



## Historic District Commission

### Historic Structures Advisory Board

Members: Micky Rowland, Lucy Dillon, Jascin Finger, Angus Macleod, Brook Meerbergen

Alternate Member: None

Planning and Land Use Services  
2 Fairgrounds Road  
Nantucket, Massachusetts 02554

#### MINUTES

#### Monday June 28, 2021

#### I. Procedural Business

Call to order at 1:00 pm

Attending members: Angus Macleod, Lucy Dillon, Brook Meerbergen, Mickey Rowland

Absent members: Jascin Leonardo-Finger

Late arrivals:

Early Departures:

Motion to Adopt Agenda as written made by Angus Macleod

Seconded by Lucy Dillon

Vote: carried unanimously

Approval of Minutes: N/A

Motion made by:

Vote:

#### II. Public Comment

None

**III. Old Business – See attached Comments**

Property owner	Street address	Scope of Work	Map/Parcel	Agent
1. Michael Herbert	4 Harbor View Way	Revisions to spa & hardscape	42.4.1/30	Topham Design
2. Norbonne LLC	104 Main Street	Addition	42.3.3/159.1	Lucas Velle
3. Deborah Dilworth	44 Pleasant Street	Main house roof	55.4.1/180	Linda Williams
4. Deborah Dilworth	44 Pleasant Street	Garage roof	55.4.1/180	Linda Williams
5. 22 Easton LLC	22 Easton Street	Pool, apron, and fence	42.1/12	Ahern
6. Lot 27 North Mill LLC	Lot 21 Birdsong Lane	New dwelling	55.4.4/80.1	Brook Meerbergen
7. Lot 27 North Mill LLC	Lot 21 Birdsong Lane	Studio/garage	55.4.4/80.1	Brook Meerbergen
8. Hayden Hurley Tr	5 Sandy Drive	MH move off to 11 Hulbert Ave	29/74	Val Oliver Design
9. 11 Hulbert Ave LLC	11 Hulbert Ave	MH move on fr 5 Sandy	24.2.3/2	Val Oliver Design
10. Hayden Hurley Tr	5 Sandy Drive	Studio move off to 11 Hulbert	29/74	Val Oliver Design
11. 11 Hulbert Ave LLC	11 Hulbert Ave	Studio move on fm 5 Sandy	24.2.3/2	Val Oliver Design
12. Howard Martin	2 Back Street	Move off/demo	55/359	LINK
13. Howard Martin	2 Back Street	New dwelling	55/359	LINK

Motion made to approve comments for Old Business 1-13 by Angus Macleod  
Seconded by Lucy Dillon

**IV. Other Business**

None.

**V. Adjournment**

Motion to adjourn meeting made at 2:50pm

Submitted by Kadeem McCarthy

4 Harbor view – spa & a/c corral

- a) Secondary screening (trellis/lattice) in front of A/C units
- b) lower endless pool by 12"
- c) Confirm screening of ancillary items (meters; spa; a/c units)
- d) Different alternatives for parapet wall; Three dimensional vs. skinny wall (continue roof plane from bump-out)

104 Main Street – garage addition

- a) Dormers overwhelm
- b) Clarify windows 12/12? 6/6?
- c) Minimal visibility but likely winter viz from new dollar
- d) Egress stairs visible?
- e) No factory mulls on windows (TDL vs. SDL)

44 Pleasant – Roof material change

- a) No concerns

22 Easton Street – Pool & hardscape

- a) Have buildings and siting been approved? Pool should track with application
- b) Granite apron not appropriate. Match existing brick sidewalks and other adjacent aprons
- c) Outdoor lighting plan due to town location
- d) Pool equipment location

Lot 27 (Birdsong Lane) – New dwelling

- a) Reduce the intermediate wing in scale
- b) Tone down the front door
- c) Main mass as a 5 bay?

Lot 27 (Birdsong Lane) – Garage/studio

- a) Strap hinges
- b) Paint color an open question on garage doors

5 Sandy Drive – Move off studio (no demo)

- a) No Concern

5 Sandy Drive – Move off house (no demo)

- a) No Concern

11 Hulbert – Move on house

- a) Create a panel effect instead of a wall of vertical board (NTW)
- b) Stairs can be shortened
- c) Stairs not shown on site plan
- d) Is stockade fence moving?
- e) Dark green to match existing house

11 Hulbert – Move on Garage

- a) Is dormer facing street flush or recessed? If flush it needs to be stepped or obscured. Not appropriate facing Hulbert. Acknowledge that it is a built condition, but in this situation in this location, a request to mitigate flush condition should be considered
- b) Photos of all elevations would be helpful
- c) Dark green to match existing house

2 Back Street – Move off/demo

- a) No concerns

2 Back Street – New Dwelling

- a) Shingle field too large; Larger windows? Another bay?
- b) Why is there a subrake shown? Rake needs to be shown correctly and recorded on application
- c) Taller windows on South elevation (visibility)
- d) Left second floor window on East elevation should be larger to match other units; this elevation is visible

e) Covered entry on East to break up shingled wall

f) More windows in general would help overall