



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 February 24, 2020

I. Procedural Business

Call to order at 3:31 pm

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

Absent members:

Late arrivals: Jascin Leonardo-Finger (3:45pm)

Early Departures:

Motion to Adopt Agenda made by Lucy Dillon; Seconded by Angus Macleod

Vote: carried unanimously

Approval of Minutes: **October 07, November 4 & 18, December 9, 2019; January 27 and February 10, 2020**

Motion made by: Angus Macleod; Seconded by: Mickey Rowland

Vote: carried unanimously

II. Public Comment

None.

III. Old Business – See attached Comments

Property Owner Street	Street Address	Scope of Work	Map/Parcel	Agent
1. Hulbert ACK, LLC	4 Hulbert Ave	MH lift, reno, addition	42.1.4-2	Sophie Metz

IV. New Business – See attached Comments

Property Owner Street	Street Address	Scope of Work	Map/Parcel	Agent
1. Reader, Chris	41 Easton Street	Fence	42.4.1-20	Normand Residential
2. Miller, Mike	17 Main Street	Roof and color change	42.3.1-178	Russell Simpson
3. LeCours, Robert	46 Fair Street	Window	42.3.2-154	NAG
4. Univ of Florida	11 Center Street	HVAC units	42.3.1-203	Marsha Fader
5. Lothian, Deborah	10 Easy Street	Porous paver parking spots	42.3.1-78	Nantucket Surveyors
6. Rudi 250WN.T.	19B W. Chester Street	Dormer	42.4.3-7.1	Brook Meerbergen
7. 21 Crooked, LLC	1 W. Chester	Basement addition	41-486	Brook Meerbergen
8. Frates, J.	2 Ash Street	Add dormers	42.4.2-96	Emeritus
9. Chesley	32 W. Chester Street	New dwelling	42.4.3-31	BPC
10. West, John	1 Cambridge Street	Hardscaping/color chg	42.3.1-130.2	Shelter 7
11. 12 Lincoln Ave Tr	12 Lincoln Avenue	Fenestration revisions	30-183	Emeritus
12. Brant Point R.E.	12 Brant Point Road	New guest house	29-149	Emeritus

Motion to approve comments from Old Business item 1 and New Business items 1 – 12

Motion made by Angus Macleod; Seconded by Lucy Dillon.

Vote: carried unanimously

V. Other Business

None.

VI. Adjournment

Motion to adjourn made by Mickey Rowland, Seconded by Angus Macleod at 5:08pm.

Vote: carried unanimously

Submitted by Kadem McCarthy

Date/Time 02.24.20 5:07

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod () Lucy Dillon () Jascin Leonardo Finger () Milton Rowland Brook Meerbergen
Alternate: None

Applicant HULBERT AK LLC Address 4 HULBERT

Historic information/known history

() Non-Contributing () Contributing () Individually significant

Comments

() Incomplete application () Historical information needed () No Concerns () Recommend View
() Does not meet guidelines () Not appropriate (As noted below)

North Elevation

East Elevation

West Elevation

South Elevation

Other

PREFER DIAMOND CUT-CUT STYLE SHUTTERS; MORE IN KEEPING
W/ ARCH. STYLE & TIME IN A/C. HISTORY; CONCERN ABOUT REPAIRS;
CHANGES ARE GENERALLY AN IMPROVEMENT; WATER TABLE
SHUT SHOULD BE NTW; S/DL VS T/DL WINDOWS?

Public Comment

Signatures (three members required for quorum)

Don Lucy Dillon MR. Jascin Angus MacLeod

Historic Structures Advisory Board Meeting Memorandum

HDC/HSAB

Date/Time 02.24.20 3:32

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod Lucy Dillon Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

Reuse

Applicant READER, CHRIS Address 41 SASTON

Historic information/known history

Non-Contributing Contributing Individually significant

Comments

Incomplete application Historical information needed No Concerns Recommend View
 Does not meet guidelines Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

Other

5/1 AS HORIZ LATTICE OR BALUSTRADE OK.

Public Comment

Signatures (three members required for quorum)

[Handwritten signatures]

Date/Time 02.24.20 3:30

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

[X] Angus MacLeod [X] Lucy Dillon () Jascin Leonardo Finger [X] Milton Rowland [X] Brook Meerbergen
Alternate: None

Applicant MILLER (SCOTT R.T.) Address 17 MAIN

Historic information/known history

() Non-Contributing () Contributing () Individually significant

Comments

() Incomplete application () Historical information needed () No Concerns () Recommend View

() Does not meet guidelines () Not appropriate (As noted below)

North Elevation

East Elevation

West Elevation

South Elevation

Other

* CASINGS & TRIM OK AS WHITE / SASH ONLY AS BLACK
o REAL WOOD GUTTERS!! NO FIBERGLAS

Public Comment

Signatures (three members required for quorum)

[Handwritten signatures]

Historic Structures Advisory Board Meeting Memorandum

HDC/HSAB

Date/Time 02.24.20 3:40

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod Lucy Dillon Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

Applicant LECOVES, ROBERT Address 46 FAIR

Historic information/known history

Non-Contributing Contributing Individually significant

Comments

Incomplete application Historical information needed No Concerns Recommend View

Does not meet guidelines Not appropriate *(As noted below)*

North Elevation

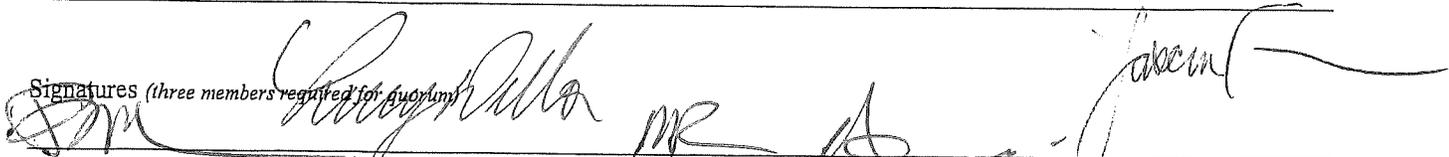
East Elevation

West Elevation

South Elevation

Other

Public Comment

Signatures (three members required for quorum)


Date/Time 02.24.20

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod Lucy Dillon Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

Applicant U OF FL Address 11 CENTER

Historic information/known history

SHERBORNE HILL

Non-Contributing Contributing Individually significant

Comments

Incomplete application Historical information needed No Concerns Recommend View
 Does not meet guidelines Not appropriate (As noted below)

North Elevation

East Elevation

West Elevation

South Elevation

Other

BOX CONDUITS (CEDAR NTW)
SCREEN UNITS (CEDAR NTW)

Public Comment

Signatures (three members required for quorum)
[Signature] [Signature] [Signature]

Date/Time 02.24.20 3:51

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod Lucy Dillon Jacsin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

Applicant LOTHIAN, DEB KILLEN Address 10 EAST

Historic information/known history

Non-Contributing Contributing Individually significant

Comments

Incomplete application Historical information needed No Concerns Recommend View
 Does not meet guidelines Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

Other

MUST USE EXISTING HISTORIC WORKS IF APPLICABLE; DOES TICKET RETURN? NO CONCERNS ABOUT GRASS PARKING; FENCE IS LISTED AS STOCKADE - IT IS TYPE 2

Public Comment ABBREVIATED RETURNS? YARD/PARKING WILL READ AS LUSH
PARKING NO LARGER THAN 135.1/138-18

Signatures (three members required for quorum)

DM Lucy Dillon MR Angus MacLeod Brook Meerbergen

Historic Structures Advisory Board Meeting Memorandum

HDC/HSAB

Date/Time 02-24-20 4:01

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

~~Angus MacLeod~~ () Lucy Dillon () Jascin Leonardo Finger () Milton Rowland () Brook Meerbergen
Alternate: None

RECURSE

Applicant RODI 250 WNT Address 19B WEST CHESTER

Historic information/known history

() Non-Contributing () Contributing () Individually significant

Comments

() Incomplete application () Historical information needed () No Concerns () Recommend View

() Does not meet guidelines () Not appropriate (As noted below)

North Elevation

East Elevation

West Elevation

South Elevation

Other Please come back w/ alternate solutions
BRING BACK TO ~~HDC~~ HSAB

Public Comment

Signatures (three members required for quorum) 

Historic Structures Advisory Board Meeting Memorandum

HDC/HSAB

Date/Time 02.24.20 4:05

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod () Lucy Dillon () Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

REUSE

Applicant ZICROVED LLC Address 1 WEST CHESTER EXT

Historic information/known history

() Non-Contributing () Contributing () Individually significant

Comments

() Incomplete application () Historical information needed () No Concerns () Recommend View

() Does not meet guidelines () Not appropriate (As noted below)

North Elevation

East Elevation

West Elevation

South Elevation

Other

Public Comment

Signatures (three members required for quorum)

[Handwritten signatures]

Date/Time 02.24.20 4:15

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod Lucy Dillon Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

Applicant FRATES, J Address 2 ASH

Historic information/known history
1876 POST FIRE

Non-Contributing Contributing Individually significant

Comments

Incomplete application Historical information needed No Concerns Recommend View
 Does not meet guidelines Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

CHIMNEYS COULD BE SMALLER? AND SET BACK 2'

Other

OVERWHELMING DORMERS; ROOF WILL APPEAR FLAT; SIGNIFICANT EXISTING FABRIC WILL BE REMOVED. CHIMNEY IS ESSENTIAL TO STRUCTURE CHARACTER; PLEASE ASK APPLICANT TO CLARIFY CHIMNEY SITUATION

Public Comment

Signatures (three members required for quorum)
[Signature] [Signature] [Signature]

Date/Time 02.24.20 4:27

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod Lucy Dillon Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

Applicant CRESLEY Address 32 W. CHESTER

Historic information/known history

Non-Contributing Contributing Individually significant

Comments

Incomplete application Historical information needed No Concerns Recommend View
 Does not meet guidelines Not appropriate (As noted below)

North Elevation

"WALL LINE BREAK FOR LOW WALL; DORMER OVERLAP; GLASS NEEDS TO BE VERTICAL (UNITED); MORE FENESTRATION"

OF MASS TRANSITION

East Elevation

"FRONT DOOR NOT APPROPRIATE; VISIBLE DECK"

West Elevation

"OVERLAP OF GLASS/COMMERCIAL APPEARANCE"

South Elevation

"EXCESSIVE FENESTRATION; REPETITIVE"

Other

"WHAT STYLE IS THIS? THIS BUILDING DOESN'T WORK w/ TURN OF CENTURY/BUNGALOWS IN IMMEDIATE VICINITY; COTTAGE MODERN NOT APPROPRIATE"
"BUILDING MASS NEEDS TO BE MORE ARTICULATED"

Public Comment

PLEASE SEND BACK THRU HSAB

Signatures (three members required for quorum)

[Handwritten signatures: Angus MacLeod, Lucy Dillon, Jascin Leonardo Finger]

Date/Time 02-24-20

4:44

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod Lucy Dillon Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

Applicant West, John Address 1 Cambridge

Historic information/known history

Non-Contributing Contributing Individually significant

Comments

Incomplete application Historical information needed No Concerns Recommend View

Does not meet guidelines Not appropriate (As noted below)

North Elevation

- ~~DOOR IS TOO FORMAL TO THIS ENTRY; SMALL LITS?; PREFER INFORMAL COTTAGE STYLE~~
- ~~WINDOW IS ORIGINAL? "EXISTING" AC APPROVED? FENCE IN FRONT OF AC IF WINDOW REMOVED!~~

East Elevation

- ~~AWNING COLOR?~~

West Elevation

South Elevation

~~PROPOSED AC SHOULD SNAP W/TRASH AREA & BE SCREENED~~

Other

~~AWNING COLOR? BOARD FENCE SLIGHTLY OVERWHELMING; BRICK PATIO PREFERRED WITH A LOWER FENCE; WHAT IS TRIM COLOR? FENCE COLOR? AREA WILL MATCH BETTER w/ LOWER FENCE~~

Public Comment

Please send Back

Signatures (three members required for authority)

[Handwritten signatures: Angus MacLeod, Jascin Leonardo Finger, Brook Meerbergen]

Date/Time 02.24.20 4:50

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod Lucy Dillon Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

Applicant 12 LINCOLN AVE N.T. Address 12 LINCOLN AVE

Historic information/known history

Non-Contributing Contributing Individually significant

Comments

Incomplete application Historical information needed No Concerns Recommend View

Does not meet guidelines Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

Other

WINDOWS SURVEY? IF EXISTING WINDOWS ARE "MODERN", NO CONCERNS W/DTL; IF EXISTING WINDOWS ARE HISTORIC, WINDOWS SHOULD BE DTL & RESTORED.

Public Comment

Signatures *(three members required for quorum)*

[Handwritten signatures: Angus MacLeod, Jascin Leonardo Finger, Brook Meerbergen]

Historic Structures Advisory Board Meeting Memorandum

HDC/HSAB

Date/Time 02-24-20 4:56

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

Angus MacLeod Lucy Dillon Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

REUSE

Applicant BRANT PT R.E. Address 12 BRANT PT RD.

Historic information/known history

Non-Contributing Contributing Individually significant

Comments

Incomplete application Historical information needed No Concerns Recommend View

Does not meet guidelines Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

Other

EDGE LINES COMPLETE W/ HOUSE (TOO HIGH); 2ND FLOOR DECK A CONCERN IF VISIBLE; PORCHES ARE TOO LARGE; BUILDING IS VERY VERTICAL IN APPEARANCE

Public Comment SEND BACK THRU

Signatures (three members required for quorum)

[Handwritten signatures]