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

<table>
<thead>
<tr>
<th>Property Owner Street</th>
<th>Street Address</th>
<th>Scope of Work</th>
<th>Map/Parcel</th>
<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Hulbert ACK, LLC</td>
<td>4 Hulbert Ave</td>
<td>MH lift, reno, addition</td>
<td>42.1.4-2</td>
<td>Sophie Metz</td>
</tr>
</tbody>
</table>

IV. New Business – See attached Comments

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

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 Kadeem McCarthy
Historic Structures Advisory Board  Meeting Memorandum

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 ___________________________ Address ___________________________

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-OUT STYLE SHUTTERS, MORE IN KEEPING W/ARCH. STYLE & TIME IN ART-HISTORY, CONSIDER ABT REVERSAL CHANGES AS GENERAL IMPROVEMENT, WIDER TABLE & SHUTTERS SHOUL BE WHITE, SDL VS TDL WINDOWS?

Public Comment

________________________________________________________________________

Signatures (three members required for quorum)
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

Applicant READER CHRIS  Address 41 EASTON

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,

S/1 AS HORIZ LATTICE OR BALUSTRADE, OK.

________________________________________________________________________

Public Comment

________________________________________________________________________

Signatures (three members required for quorum)

________________________________________________________________________
Date/Time 02.24.20 3:30

To: Historic District Commission
From: Historic Structures Advisory Board

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

Applicant MILLER (GLOT 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

- CASING, STEAM OR AS WHITE/SHADE ONLY AS BLACK
- REAL WOOD GUTTERS!! NO STALLING

Public Comment

Signatures (three members required for quorum)
Historic Structures Advisory Board  Meeting Memorandum

Date/Time 02.24.20  3:40

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
\(\checkmark\) Angus MacLeod  \(\checkmark\) Milton Rowland
\(\checkmark\) Lucy Dillon  \(\checkmark\) Brook Meerbergen
Jasmin Leonardo Finger
Alternate: None

Applicant LeCure, Robert
Address 46 Fair

Historic information/known history

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

Comments

( ) Incomplete application  ( ) Historical information needed  \(\checkmark\) 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 action)

[Signatures]
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB

Date/Time 02.24.20

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
☑ Angus MacLeod  ☐ Lucy Dillon  ☐ Jacein Leonardo Finger  ☐ Milton Rowland  ☑ Brook Meerbergen
Alternate: None

Applicant  ☐ OF EL  Address  [illegible]

Historic information/known history
[illegible]

( ) 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

[illegible]

East Elevation

[illegible]

West Elevation

[illegible]

South Elevation

[illegible]

Other

[illegible]

Public Comment

[illegible]

Signatures (three members required for signature)
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB

Date/Time 02.24.20  3:51

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
Angus MacLeod  Lucy Dillon  Jessica Leonard-Finger  Milton Rowland
Alternate: None

Applicant LETHAIR DES KILLER  Address 10 EASY

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

MUST USE EXISTING HISTORIC CURB IF APPLICABLE. DOES PICKET RETURN? NO CONCERNS ABOUT GROSS PARKING.
FENCE IS LISTED AS STAKED - IT IS TYPE 1.

D. ABERRATED RETURNS? YARD/PARKING WILL READ TO LAWN
   P. PARKING NO LARGER THAN 139. J/138-18

Signatures (three members required for quorum)

[Signatures]

[Note: The handwritten text at the bottom appears to be a comment or a note related to the application or meeting.
Date/Time: 02.24.20

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
X Angus MacLeod ( ) Lucy Dillon ( ) Jascin Leonardo Finger ( ) Virginie Rowland ( ) Brook Meerbergen
Alternate: None

Applicant: Rod 250 WNT
Address: 1973 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

Public Comment

Signatures (three members required for approval)
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

Applicant ZL CreWeed 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)
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB

Date/Time 02.24.20  4:15

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
X Angus MacLeod  ( ) Lucy Dillon  ( ) Jescin Leonardo-Pinger  ( ) Milton Rowland  X Brook Meerbergen
Alternate: None

Applicant ( ) Address 2 Asp

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

OVERWHELMING REARS; REEF WILL APPEAR FLAT; REARIZE EXISTING REEF WILL BE REMOVED; CHIMNEY IS ESSENTIAL TO STRUCTURE CHARACTER; PLEASE ASK APPPLICANT TO CLARIFY CHIMNEY SOLUTION

Public Comment


Signatures (three members required for quorum)
Date/Time 02.24.20 14:27

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
✓ Angus MacLeod  ( ) Lucy Dillen  ( ) Jasaun Leonardo-Pinger  ( ) Milton Rowland  ( ) Brooke Meerbergen
Alternate: None

Applicant CHESELY
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 LACY WALL; DORMER OVERLAPS GLASS
  NEEDS TO BE VERTICAL (UNTD); MORE FENESTRATION

East Elevation
* FRONT DOOR NOT APPROPRIATE; VISIBLE DECK

West Elevation
* OVER-LARGE GLASS/COMMERCIAL APPEARANCE

South Elevation
* EXCESSIVE FENESTRATION; REPETITIVE

Other
* WHAT STYLE IS THIS? THE BUILDING DOESN'T WORK IN TURN OF CENTURY/BOUWKLOOS NO 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)
Historic Structures Advisory Board  
Meeting Memorandum

Date/Time: 02.24.20  
4:44

To: Historic District Commission  
From: Historic Structures Advisory Board

Members Present
- Angus MeeLeod
- Lucy Dilton
- Jascin Leonardo Finger
- Milton Rowland
- Brook Meerbergen  
Alternate: None

Applicant: [Last Name]  
Address: 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
- [Notes and observations]

East Elevation
- [Notes and observations]

West Elevation
- [Notes and observations]

South Elevation
- Proposed A.C. should swap win/trash area & be screened

Other
- [Additional comments or observations]

Public Comment
- Please send back

Signatures (three members required for approval)
Date/Time 02-24-20 4:50

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
( ) Angus MacLeod ( ) Lucy Dillon ( ) Jascin Leonardo Fingers ( ) Milton Rowland ( ) Brook Meerbergen
Alternate: None

Applicant 12 Lincoln Avenue 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

Why? If existing windows are "modern", no concerns were; if existing windows are historically windows should be restored.

Public Comment

Signatures (three members required for quorum)
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 Brant Pt Rd.
Address:

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

[TOC]

PUBLIC LINES COMPLETE W/HOUSE (HIGHER); 2ND FLOOR.

IF VISIBLE, DOORS ARE TOO LARGE. BUILDING IS VERY VERTICAL.

IN APPEARANCE

Public Comment: SEND BACK THRU

Signatures (three members required for quorum)