Approved Minutes March 09, 2020; Adopted June 29, 2020

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 March 09, 2020

I. Procedural Business
Call to order at 3:36 pm
Attending members: Angus Macleod, Lucy Dillon, Brook Meerbergen
Absent members: Mickey Rowland, Jascin Leonardo-Finger
Late arrivals:
Early Departures: Angus Macleod (4:03pm)

Motion to Adopt Agenda made by Angus Macleod; Seconded by Lucy Dillon
Vote: carried unanimously

Approval of Minutes: February 24, 2020
Motion made by: Lucy Dillon Seconded by: Angus Macleod
Vote: carried unanimously

II. Public Comment
None.
III. New Business – See attached Comments

<table>
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<tr>
<th>Property Owner</th>
<th>Street Address</th>
<th>Scope of Work</th>
<th>Map/Parcel</th>
<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Olympic Equity</td>
<td>91 Main Street</td>
<td>Shed roof</td>
<td>42.3.3-18</td>
<td>Ethan McMorrow</td>
</tr>
<tr>
<td>Randel Freeman</td>
<td>68 Union St</td>
<td>Lift cottage</td>
<td>55.1.4-68</td>
<td>Normand Residential</td>
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<tr>
<td>Bogan, Pauline</td>
<td>15 Warren St</td>
<td>Front door changes</td>
<td>55.4.1-41</td>
<td>Val Oliver</td>
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<tr>
<td>Nan. Lightship Basket</td>
<td>49 Union Street</td>
<td>Remove fencing</td>
<td>55.1.4-31</td>
<td>Lucy Dillon</td>
</tr>
<tr>
<td>NIR Retail LLC</td>
<td>Straight Wharf</td>
<td>Pergola</td>
<td>42.2.4-1</td>
<td>Ethan McMorrow</td>
</tr>
<tr>
<td>Roan Tamas LLC</td>
<td>80 Center Street</td>
<td>Color change</td>
<td>42.4.3-63</td>
<td>Neil Ferguson</td>
</tr>
<tr>
<td>Nan. Electric Co</td>
<td>2 Commercial Street</td>
<td>Curb cut</td>
<td>42.3.1-91</td>
<td>Bowditch</td>
</tr>
<tr>
<td>ACK 007 Prop LLC</td>
<td>46 Walsh Street</td>
<td>Shed</td>
<td>29-101.1</td>
<td>Lewis Kelsey</td>
</tr>
<tr>
<td>NIR Retail LLC</td>
<td>21 Old South Wharf</td>
<td>Deck extension + fenestration</td>
<td>42.2.4-2</td>
<td>Emeritus</td>
</tr>
<tr>
<td>Ickes Harold ETAL</td>
<td>33 Milk Street</td>
<td>French door change</td>
<td>41-458</td>
<td>JB Studio</td>
</tr>
<tr>
<td>62 Cliff Road LLC</td>
<td>62 Cliff Road</td>
<td>Addition</td>
<td>41-20</td>
<td>Val Oliver</td>
</tr>
<tr>
<td>Diane Ash</td>
<td>23 Pine Street</td>
<td>Rev 01-0546; window chg</td>
<td>42.3.2-113</td>
<td>Emeritus</td>
</tr>
<tr>
<td>17A Washington St 02-0757</td>
<td>9 Coffin Street</td>
<td>Window and door changes</td>
<td>42.3.2-18</td>
<td>Permits Plus</td>
</tr>
<tr>
<td>Pauline Spencer</td>
<td>38 York Street</td>
<td>Shed</td>
<td>55.4.1-50</td>
<td>Ross Goodwin</td>
</tr>
</tbody>
</table>

Motion to approve comments from New Business items 1, 5, 7, 10
Motion made by Angus Macleod; Seconded by Lucy Dillon.
Vote: carried unanimously

No Quorum for New Business items 2, 3, 4, 6, 8, 9, 11, 12, 13, 14

IV. Other Business
None.

V. Adjournment
No quorum to make motion and/or vote after Angus’ departure at 4:03pm.

Submitted by Kadeem McCarthy
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB

Date: 03/09  Address: 91 Main St  3:25

Scope of Work: New Roof

Historic information/known history  ( ) Non-Contributing  ( ) Contributing  ( ) Individually significant

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

Name: Olympic Equity

Visibility: Yes or No

HSAB COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

Signatures (three members required for approval)

Alternate: None
Historic Structures Advisory Board  

Meeting Memorandum  

HDC/HSAB  

Date: 3/16/2010  

Address: 68 UNION STREET  

Scope of Work: RAZE EXISTING COTTAGE 2' TO MEET FLOOD REQ. ON PIERS  

Historic information/known history  

Name: HOLLY BACKUS  

Visibility: Yes or No  

PARTIAL  

CONCERNS WITH PROPOSED ELEVATION WITHOUT VETTED GUIDELINES.  

WAS RECOMMENDED 2'?  

THE ELEVATION IS ON PIERS - A SKIRT IS REQUIRED.  

NOT SURE THE PROPOSED BOARD SKIRT IS APPROPRIATE.  

THE COTTAGE HAS A BUNGALOW-TYPE FEEL - SHINGLED SKIRT MAY BE MORE APPROPRIATE  

HSAB COMMENTS  

Incomplete application  

Historical information needed  

No Concerns  

Recommend View  

Does not meet guidelines  

Visibility: Yes or No  

Not appropriate (As noted below)  

Angus MacLeod  

Lucy Dillon  

Jascin Leonardo Finger  

Milton Rowland  

Brook Meerbergen  

Alternate: None  

Signatures (three members required for quorum)  

NO QUORUM
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB
Date: 3/10/2020  Address  15 Warren Street
Scope of Work: REVISIONS TO #2020-01-0550

Historic information/known history
( ) Non-Contributing  ( ) Contributing  ( ) Individually significant

1850 Greek Revival

STAFF COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

SAD FOR THE REQUEST TO NOT REPLACING HISTORICALLY APPROPRIATE DOOR+ KEEPING EXISTING 6 PANEL DOOR.

HSAB COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

DOOR SHOULD REMAIN AS APPROVED ON #2020-0550 (2020) OR BE MORE SIMILAR TO HISTORIC PHOTO ON COV. SHEET

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

Signatures (three members present for quorum)

No Quorum
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB

Date: 3/10/2020  Address: 49 Union Street

Scope of Work: REMOVE SPLIT-RAIL FENCE

Historic information/known history  () Non-Contributing  () Contributing  () Individually significant

C. 1824 W. GREEK REVIVAL FEATURES
NOW = D. NANTUCKET LIGHTSHIP BASKET MUSEUM

STAFF COMMENTS
() Incomplete application  () Historical information needed  () No Concerns  () Recommend View
() Does not meet guidelines  Visibility: Yes or No
() Not appropriate  (As noted below)

* JUST CURIOUS ON THE REASON FOR THE REMOVAL? ROTTED

HSAB COMMENTS
() Incomplete application  () Historical information needed  () No Concerns  () Recommend View
() Does not meet guidelines  Visibility: Yes or No
() Not appropriate  (As noted below)

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

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

Meeting Memorandum

Date: 03/09

Address: Straight Wilkerson

Scope of Work: Pergola

Historic information/known history

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

STAFF COMMENTS

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

HSAB COMMENTS

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

Signatures (three members required for quorum):

Angus MacLeod  Lucy Dillon  Jasmin Leonardo Finger  Milton Rowland  Brook Meerbergen

Alternate: None
Historic Structures Advisory Board  Meeting Memorandum

Date: 31042020  Address 80 Centre Street

Scope of Work: COLOR CHANGE

Historic information/known history  ( ) Non-Contributing  ( ) Contributing  ( ) Individually significant

C. 1890 COLONIAL REVIVAL (COMMERCIAL STRUCTURE)  NOW

* OTHER INFO AVAILABLE?

STAFF COMMENTS

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

( ) Does not meet guidelines

( ) Not appropriate  (As noted below)

* THIS TIME FRAME LOOKS TO EARTHY COLORS—ALTHOUGH CONTRASTING FEATURES (TRIM, WINDOW SASH, ETC.) IS APPROPRIATE.

* FURTHER, THE COLORS SHOULD COME FROM THE HDC'S APPROVABLE COLOR LIST—OR IT SHOULD BE RENIED ACCORDINGLY.

HSAB COMMENTS

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

( ) Does not meet guidelines

( ) Not appropriate  (As noted below)

IS MEAN BOX IN THIS APPLICATION
IS THIS WINDOW FRAME OR WINDOW SASH?

PREFER DARK GREEN APPROACH ON REFERENCED COMPONENTS—NO BLACK ANYWHERE—DARK GREEN GOES W/ EXISTING AWNING

( ) Angus MacLeod  ( ) Lucy Dillon  ( ) Jasin Leonardo Finger  ( ) Milton Rowland  ( ) Brook Meerbergen

Alternate: None

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

Date: **3/10/2020**  
Address: 2 COMMERCIAL ST (NATIONAL GRID)  

Scope of Work: **Driveway Apron/Hardscaping + 10 New Whales St**

Historic information/known history:  
- Non-Contributing  
- Contributing  
- Individually significant

- **X** 1996 (Substation Structure) - 2 Commercial St  
- **X** Mid 1800's - Greek Revival - Electric Co. Building - 10 New Whale St

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**STAFF COMMENTS**

- Incomplete application  
- Historical information needed  
- No Concerns  
- Recommend View

- Does not meet guidelines

- Visibility: **✓ Yes**

**PROPOSED ENLARGEMENT OF EXISTING CURB CUT ON PROPERTY THAT THE HISTORIC GREEK REVIVAL ELECTRIC CO. BUILDING IS LOCATED.**

**THE EXISTING D/W WILL BE ENCLOSED TO ACCOMODATE THE SCREENING OF THE FLOOD PROTECTION PLATFORM (PREVIOUSLY APPROVED) AND A NEW 25' WIDE D/W WILL BE CREATED, TAKING OUT EXISTING GRANITE CURBING. (SEE ATTACHED FROM STAFF.)**

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**HSAB COMMENTS**

- Incomplete application  
- Historical information needed  
- No Concerns  
- Recommend View

- Does not meet guidelines

- Visibility: **✓ Yes**

- Not appropriate  

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Recommended: extend cul-de-sac to west edge of new curb cut - Recommend curb apron.

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Angus MacLeod  
Lucy Dillon  
Jacin Leonardo Finger  
Milton Rowland  
Brook Meerbergen

Signatures (three members required for approval):  

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

Date:  
Address:  

Scope of Work:  

Historic information/known history  
( ) Non-Contributing  
( ) Contributing  
( ) Individually significant  

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**STAFF COMMENTS**

Name: **Holly Backus**

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

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**WE DO NOT KNOW THE AGE OF THIS SECTION OF GRANITE CURB TO BE REMOVED, HOWEVER STAFF RECOMMENDS THAT THEY ARE USED TO CREATE THE "CORNER-ROUNDING" FOR THE D/W. (RE-USE EXISTING MATERIAL) - BRICK TOO!!**

**SINCE THE PROPOSED D/W WILL BE IN FRONT OF EXISTING COBBLESTONES AND NOT ASPHALT - STAFF RECOMMENDS A DIFFERENT MATERIAL FOR THE APRON. DON'T WANT IT TO OVERLAY THE EXISTING COBBLESTONES.**

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**HSAB COMMENTS**

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

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( ) Angus MacLeod  
( ) Lucy Dillon  
( ) Jascin Leonardo Finger  
( ) Milton Rowland  
( ) Brook Meerbergen  
Alternate: None  
Signatures (three members required for quorum)
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB
Date:  For 3/10/2020  Address  414 WALSCH ST  HDC2020-02-0647
Scope of Work:  NEW SHED

Historic information/known history  ☑ Non-Contributing  ( ) Contributing  ( ) Individually significant

Home = c.1984

STAFF COMMENTS

☑ PHOTOS OF DWELLING INCLUDED
☐ LOCEATED BEHIND DWELLING
☐ DESIGN = 3/12 PITCH → SHOULD BE 12/8 – 12/12 MAX
☒ ROOF ARCH. SHINGLES → IS THAT BLACK?
☒ TRIM - WHITE PAINT → DIR WOOD TYPE?
☒ WINDOW SHOULD MATCH DWELLING → 9/4 WHITE SASH
☑ WHITE BATTEN DOOR

HSAB COMMENTS

☐ Incomplete application  ( ) Historical information needed  ☑ No Concerns  ( ) Recommend View
☐ Does not meet guidelines  Visibility: Yes or No
☐ Not appropriate  (As noted below)

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

Signatures (three members required for quorum)

[Signatures]  No Quorum
Historic Structures Advisory Board  Meeting Memorandum  Historic information/known history
Date: 3/10/2020  Address: 21 OLD SOUTH WHARF  Contributing  ( ) Non-Contributing  ( ) Individually significant
Scope of Work: FENESTRATION CHANGES + DECK EXPANSION

C.1969 - MARINA COTTAGES - D WALTER BEINECKE

STAFF COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

*PROPOSED ADDITION OF DECK MAKES SENSE.
* WINDOW REPLACEMENT MATCHES OTHER SIDE

HSAB COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes or No
( ) Not appropriate  (As noted below)

CONCERNED ABOUT FENCE VISIBILITY THROUGH SLIP 14 & ANGLERS CLUB MAY HAVE SIMILAR APPENDAGES - NO CONCERNS ABOUT DECK

Recommend cleaning up AC units

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

Signatures (three members required for quorum)

THOMAS DILLON

NO QUORUM
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB
Date: 3/10/2020  Address: 33 MILK STREET

Scope of Work: REVISIONS TO #2019-11-024G

Historic information/known history  () Non-Contributing  () Contributing  () Individually significant

C. 1820 - TYPICAL NANTUCKET - BUILT FOR GEORGE COFFIN
HABS DOCUMENTS ATTACHED  (WHALE BOAT BUILDER)
X GREAT EXAMPLE OF TRADITIONAL BUILDING ON-ISLAND
DURING 18TH + 19TH CENTURIES.

STAFF COMMENTS  Name: HOLLY BACKUS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes  or  No
( ) Not appropriate  (as noted below)

THE PROPOSED 12 LITE FRENCH DOOR W/ 8 LITE TRANSOM,
WHILE NICE TO THE FRONT DOORWAY, IS OVER THE TOP
FOR THE STYLE. (SEE ATTACHED HABS DOCS.) IT NEEDS TO
BE SCALLOPED BACK!

X SUGGEST LESS LITES IN THE FRENCH DOOR AND A SIMPLE
MANTLE SHELF DETAIL - LESS THAN FRONT DOOR.

X THIS HOUSE HAS HAD VERY FEW ALTERATIONS OVER THE YEARS.
X PLANS NEED TO BE CLEAR WHICH EAST ELEVATION!

HSAB COMMENTS
( ) Incomplete application  ( ) Historical information needed  ( ) No Concerns  ( ) Recommend View
( ) Does not meet guidelines  Visibility: Yes  or  No
( ) Not appropriate  (as noted below)

Agree w/ Staff; Recommend simple trim and
a 12 lite/1 panel door; some visibility likely

— Angus MacLeod  — Lucy Dillon  — Jascin Leonardo Finger  — Milton Rowland  — Brook Meerbergen

Alternate: None

Signatures (three required for action)

[Signatures]
Historic Structures Advisory Board  Meeting Memorandum
Date: 3/10/2020  Address: 62 Cliff Road
Scope of Work: ADDITION TO DWELLING (23x10) + DECK

Historic information/known history  ( ) Non-Contributing  ✓ Contributing  ( ) Individually significant

C.1956 "TOOTH ACRES" × BEEN ADDED ON TO OVER THE YEARS

STAFF COMMENTS
( ) Incomplete application  ( ) Historical information needed  ✓ No Concerns  ( ) Recommend View  Visibility: Yes □ No
( ) Does not meet guidelines
( ) Not appropriate (As noted below)

✓ ADDITION TO EAST, WEST & SOUTH ELEVATIONS ONLY
✓ AS LONG AS IT ALL MATCHES EXISTING DWELLING

HSAB COMMENTS
( ) Incomplete application  ( ) Historical information needed  × No Concerns  ( ) Recommend View  Visibility: Yes □ No
( ) Does not meet guidelines
( ) Not appropriate (As noted below)

__ ( ) Angus MacLeod  ( ) Lucy Dillon  ( ) Jascin Leonardo Finger  ( ) Milton Rowland  ✓ Brook Meerbergen
Alternate: None
Signatures (three members required for quorum)

[Signatures: One signature is visible.]
NO QUORUM
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB

Date: 3/16/2020  Address  23 PINE STREET

Scope of Work: REVISIONS TO #01-05410 - CHANGE WINDOWS TO 2/2

Historic information/known history  ( ) Non-Contributing  ( ) Contributing  ( ) Individually significant

C. 1957

STAFF COMMENTS

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

Name: Holly Backus

HSAB COMMENTS

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

Prefer 6/6

Signatures (three members needed for quorum)
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB

Date: 3/10/2020  Address  9 COFFIN ST (TOWN)

Scope of Work:  REMOVE DOORS+ADD WINDOWS (AS-BUILT)

Historic information/known history  ( ) Non-Contributing  ( ) Contributing  ( ) Individually significant

C. 1930s - ATTRIBUTED TO BACKUS FAMILY - HARRIET W. LIPPER ASSessor's PROPERTY CARD ONLY

STAFF COMMENTS

Name: HOLLY BACKUS

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

- NO REAL CONCERNS W/ PROPOSAL

- HAVE QUESTION RE: NE ELEVATION WHERE A DOOR + 2 WINDOWS WILL BE REMOVED - W/OUT PROPOSED ELEVATIONS, IT SEEMS FROM THE FLOOR PLAN (SHEET A-1) THAT THERE WILL BE NO WINDOWS + DOORS!

ELEVATION PLANS WOULD BE HELPFUL!

HSAB COMMENTS

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

BUT AGREE W/ STAFF

ABOUT ELEVATIONS BEING HELPFUL

( ) Angus MacLeod  ( ) Lucy Dillon  ( ) Jascin Leonardo Finger  ( ) Milton Rowland  ( ) Brook Meerbergen

Alternates: None

Signatures (three members required for approval)

[Signatures]

[No Quorum]
Historic Structures Advisory Board

Meeting Memorandum

HDC/HSAB

Date: 3/10/2020
Address: 38 York St

Scope of Work: SHED (IN ADDITION TO EXISTING ZONING SHED??)

Historic information/known history
( ) Non-Contributing ( ) Contributing ( ) Individually significant

C. 1860 (DWELLING)

STAFF COMMENTS

Name: Holly Backus

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

- NO PHOTOS OF DWELLING INCLUDED!
- LOCATED BEHIND DWELLING
- DESIGN = 4/12 PITCH → SHOULD BE 12/8 - 12/12 MAX
- ROOF + TRIM MUST MATCH HISTORIC DWELLING!
- DOES THE DWELLING HAVE RED CEDAR SHINGLES + NTW TRIM
- WINDOWS MUST MATCH!
- DOES THE DWELLING HAVE 6/10 + 4 LITE?

HSAB COMMENTS

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

VERY LIMITED VISIBILITY; REMINISCENT OF AN OLD SHUCKING SHACK

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

Signatures (three members required for quorum)

___

No Quorum