



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

Property Owner Street	Street Address	Scope of Work	Map/Parcel	Agent
1. Olympic Equity	91 Main Street	Shed roof	42.3.3-18	Ethan McMorrow
2. Randel Freeman	68 Union St	Lift cottage	55.1.4-68	Normand Residential
3. Bogan, Pauline	15 Warren Street	Front door changes	55.4.1-41	Val Oliver
4. Nan. Lightship Basket	49 Union Street	Remove fencing	55.1.4-31	Lucy Dillon
5. NIR Retail LLC	Straight Wharf	Pergola	42.2.4-1	Ethan McMorrow
6. Roan Tamas LLC	80 Center Street	Color change	42.4.3-63	Neil Ferguson
7. Nan. Electric Co	2 Commercial Street	Curb cut	42.3.1-91	Bowditch
8. ACK 007 Prop LLC	46 Walsh Street	Shed	29-101.1	Lewis Kelsey
9. NIR Retail LLC	21 Old South Wharf	Deck extension + fenestration	42.2.4-2	Emeritus
10. Ickes Harold ETAL	33 Milk Street	French door change	41-458	JB Studio
11. 62 Cliff Road LLC	62 Cliff Road	Addition	41-20	Val Oliver
12. Diane Ash	23 Pine Street	Rev 01-0546; window chg	42.3.2-113	Emeritus
13. 17A Washington St 02-0757	9 Coffin Street	Window and door changes	42.3.2-18	Permits Plus
14. Pauline Spencer	38 York Street	Shed	55.4.1-50	Ross Goodwin

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 () No Concerns () Recommend View
() Does not meet guidelines Visibility: Yes or No
() Not appropriate (As noted below)

Name: Olympic Equity

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)

Handwritten signatures of Angus MacLeod and Lucy Dillon.

4:05

Historic Structures Advisory Board

Meeting Memorandum

HDC/HSAB

Date: 3/10/2020

Address 68 UNION STREET

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

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

C. 1835 GREEK REVIVAL - MAIN DWELLING

* 2002 COTTAGE

STAFF COMMENTS

Name: HOLLY BACKUS
Visibility: Yes or No PARTIAL

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

* CONCERNS WITH PROPOSED ELEVATION WITHOUT VETTED GUIDELINES.
 * WHO 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
- 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

4:09

Historic Structures Advisory Board Meeting Memorandum
Date: 3/10/2020 Address 15 WARREN STREET

HDC/HSAB

Scope of Work: REVISIONS TO # 2020-01-0550

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

1850 GREEK REVIVAL

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)

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~~ 1-0550 (2020) OR BE MORE SIMILAR TO HISTORIC PHOTO ON COV. SHEET

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

Signatures (three members required for quorum)

pm [Signature]
No Quorum

Date: 3/10/2020

Address 49 UNION STREET

Scope of Work: REMOVE SPLIT-RAIL FENCE

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

C. 1821 W/ GREEK REVIVAL FEATURES

NOW => NANTUCKET LIGHTSHIP BASKET MUSEUM

STAFF COMMENTS

Name: HOLLY BACKUS

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

X JUST CURIOUS ON THE REASON FOR THE REMOVAL? ROTTED

HSAB COMMENTS

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

reused

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

Signatures (three members required for quorum)

[Signature]

Historic Structures Advisory Board Meeting Memorandum

HDC/HSAB

Date: 03/09

Address: STRAIGHT WILLARD

3:40

Scope of Work: Pergola

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

STAFF COMMENTS

Name: NIR LLC

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

HSAB COMMENTS

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

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

Signatures (three members required for quorum)

Handwritten signatures of Angus MacLeod, Lucy Dillon, and Brook Meerbergen.

4:03

HDC/HSAB

Historic Structures Advisory Board Meeting Memorandum
Date: 3/10/2020 Address 80 CENTRE STREET

Scope of Work: COLOR CHANGE

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

C. 1890 COLUMBIAN REVIVAL (COMMERCIAL ^{NON} STRUCTURE)
* OTHER INFO AVAILABLE?

STAFF COMMENTS

Name: HOLLY BACKUS

- Incomplete application
- Historical information needed
- No Concerns
- Recommend View
- Does not meet guidelines
- Visibility: Yes No
- 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 REVISED ACCORDINGLY.

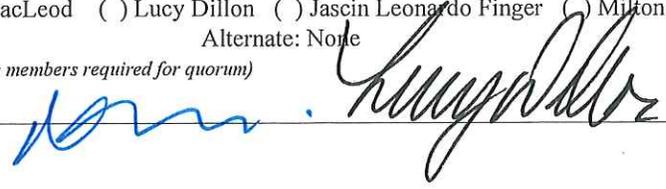
HSAB COMMENTS

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

Is menu 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 () Jascin Leonardo Finger () Milton Rowland () Brook Meerbergen
Alternate: None

Signatures (three members required for quorum)



Date: 3/10/2020

Address 2 COMMERCIAL ST, (NATIONAL GRID)

Scope of Work: DRIVEWAY APRON/HARDSCAPING 4+ 6 COMMERCIAL ST + 10 NEW WHALE ST

Historic information/known history Non-Contributing (2 COM. ST) Contributing (10 NEW WHALE ST) Individually significant

- * C. 1996 (SUBSTATION STRUCTURE) - 2 COMMERCIAL ST
- * MID 1800'S - GREEK REVIVAL - ELECTRIC CO. BLDG - 10 NEW WHALE ST

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)

- * 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.) →

HSAB COMMENTS

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

Recommend extending cobble to west edge of new curb cut - Recommend cobble apron

Angus MacLeod Lucy Dillon Jascin Leonardo Finger Milton Rowland Brook Meerbergen

Alternate: None

Signatures (three members required for quorum)

[Handwritten signatures]

Date: _____ Address _____

Scope of Work: _____

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

* CONT. MEMO PG#2

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)

* WE DO NOT KNOW THE AGE OF THIS SECTION OF GRANITE CURBS 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.

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)

4/12

Historic Structures Advisory Board Meeting Memorandum

HDC/HSAB

Date: FOR 3/10/2020 Address 46 WALSH ST

HDC2020-02-0644

Scope of Work: NEW SHED

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

HOME = C. 1984

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)

- o PHOTOS OF DWELLING INCLUDED ✓
- o LOCATED BEHIND DWELLING ✓
- o DESIGN = 7/12 PITCH → SHOULD BE 12/8 - 12/12 MAX
- * → ROOF ARCH. SHINGLES → IS THAT BLACK?
- * → TRIM = WHITE PAINT ✓ → WOOD TYPE?
- * → WINDOW SHOULD MATCH DWELLING → 1/4 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)

[Signature] [Signature]
No Quorum

4:19

HDC 2020.03.0785
HDC/HSAB

Historic Structures Advisory Board Meeting Memorandum

Date: 3/10/2020

Address: 21 OLD SOUTH WHARF

Scope of Work: FENESTRATION CHANGES + DECK EXPANSION

Historic information/known history

() Non-Contributing Contributing () Individually significant

C. 1969 - MARINA COTTAGES -> WALTER BEINECKE

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)

* 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 FWE VISIBILITY THOUGH
 SLIP 14 & ANGLER'S CLUB MAY HAVE SIMILAR
 APPENDAGES - NO CONCERNS ABOUT DECK

Recommend cleaning up AC units

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

Signatures (three members required for quorum)

NO QUORUM

Date: 3/10/2020

Address 33 MILK STREET

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

Historic information/known history

() Non-Contributing

(x) Contributing

() Individually significant

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

STAFF COMMENTS

Name: HOLLY BACKUS

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

() Does not meet guidelines

Visibility: Yes or No

(x) Not appropriate (As noted below)

↳ POSSIBLE!

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

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

* THIS HOUSE HAS HAD VERY FEW ALTERATIONS OVER THE YEARS.
* 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 Lt / 1 panel door; some visibility likely

(x) Angus MacLeod

(x) Lucy Dillon

() Jascin Leonardo Finger

() Milton Rowland (x) Brook Meerbergen

Alternate: None

Signatures (three members required for such an)

[Handwritten signature]

[Handwritten signature]

Historic Structures Advisory Board Meeting Memorandum
Date: 3/10/2020 Address 62 CLIFF ROAD

HDC/HSAB

Scope of Work: ADDITION TO DWELLING (23X10) + DECK

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

C. 1956 "TOOTH ACRES"
* BEEN ADDED ONTO OVER THE YEARS

STAFF COMMENTS

Name: HOLLY BACKUS

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

* ADDITION TO EAST, WEST + SOUTH ELEVATIONS ONLY
* AS LONG AS IT ALL MATCHES EXISTING DWELLING

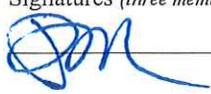
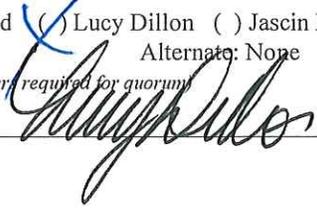
HSAB COMMENTS

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

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

Alternate: None

Signatures (three members required for quorum)

  NO QUORUM

Date: 3/16/2020

Address 23 PINE STREET

Scope of Work: REVISIONS TO #01-6540 - CHANGE WINDOWS TO 2/2

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

C. 1957

STAFF COMMENTS

Name: HOLLY BACKUS

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

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

abstain

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

Signatures (three members required for quorum)

[Handwritten signatures]

4:24

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 (X) Contributing () Individually significant

C. 1930s - ATTRIBUTED TO BACKUS FAMILY - HARRIET W. L.D PER ASSESSOR'S PROPERTY CARD ONLY

STAFF COMMENTS

Name: HOLLY BACKUS

- (X) Incomplete application (X) 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 (X) 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 (X) Brook Meerbergen

Alternate: None

Signatures (three members required for quorum) [Handwritten signatures]

NO QUORUM

4:28

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 (x) Contributing () Individually significant

C. 1800 (DWELLING)

STAFF COMMENTS

Name: HOLLY BACKUS

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

*-NO PHOTOS OF DWELLING INCLUDED!
 o LOCATED BEHIND DWELLING ✓
 o 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 6/6 + 4 LITE?

HSAB COMMENTS

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

VERY LIMITED VISIBILITY; REMINISCENT OF AN OLD SHUCKING SHACK

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

Alternate: None

Signatures (three members required for quorum)

[Signature]

[Signature]

NO QUORUM