I. **Procedural Business**

Call to order at 1:05 pm  
Attending members: Angus Macleod, Lucy Dillon, Mickey Rowland, Jascin Leonardo-Finger  
Absent members: Brook Meerbergen  
Late arrivals:  
Early Departures: Lucy Dillon

Motion to Adopt Agenda as written made by Mickey Rowland  
Vote: carried unanimously

Approval of Minutes: **March 09, 2020**  
Motion made by: Lucy Dillon  
Vote: carried unanimously

II. **Public Comment**

Lucy Dillon as citizen: Would like AC units and electric meters to be indicated on the plans
III. Old Business – See attached Comments

<table>
<thead>
<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>Great State Prop 02-0589</td>
<td>92 Washington Street</td>
<td>New dwelling</td>
<td>42.2.3-22</td>
<td>Smith-HuttonArch</td>
</tr>
<tr>
<td>Richard Chesley 02-0732</td>
<td>32 W. Chester Street</td>
<td>New dwelling</td>
<td>42.4.3-51</td>
<td>BPC</td>
</tr>
<tr>
<td>Diane Ash 06-1070</td>
<td>23 Pine Street</td>
<td>Rev 05-0940; mat/clr chg</td>
<td>42.3.2-113</td>
<td>Emeritus</td>
</tr>
</tbody>
</table>

IV. New Business – See attached Comments

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Elizabeth Pagnam 03-0865</td>
<td>19 Lily Street</td>
<td>Apron/patio/steps</td>
<td>42.4.3-42</td>
<td>David Troast</td>
</tr>
<tr>
<td>Larry Bolan 06-1166</td>
<td>15 Warren Street</td>
<td>Garage</td>
<td>55.4.1-41</td>
<td>Val Oliver</td>
</tr>
<tr>
<td>Nant 62 Walsh LLC 06-1143</td>
<td>60 Walsh Street</td>
<td>New dwelling</td>
<td>29-85.2</td>
<td>Botticelli &amp; Pohl</td>
</tr>
<tr>
<td>Nant 62 Walsh LLC 06-1143</td>
<td>60 Walsh Street</td>
<td>Hardscape- driveway</td>
<td>29-85.2</td>
<td>Jardins International</td>
</tr>
</tbody>
</table>

No motion made to approve comments for Old Business 1-3 and New Business items 1-4

V. Other Business

None.

VI. Adjournment

Motion to adjourn meeting made at 2:10 pm
Seconded by Angus Macleod
Vote: carried unanimously

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

Date: 6/29/2020  Address 92 Washington St

Scope of Work: NEW DW (ELEVATED DUE TO FEMA)

Historic information/known history  Non-Contributing  Contributing  Individually significant

* DEMO OF EXISTING CONTRIBUTING (1960s) DWELLING PREVIOUSLY APPROVED *

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

* ONGOING CONCERNS ON PROPOSAL FITTING IN WITH BWWNM "RESILIENT NANTUCKET" DESIGN GUIDELINES.

* REC. ELEVATION CERTIFICATE + STRUCTURAL LETTER ADDRESSING DESIGN FLOOD ELEVATION METHODS

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

LD - NOTE TO ARCHITECT - DO NOT PLACE AC'S + METER BOXES ON FRONT (AND WATER SIDE) MR - SKIRTS NTW?

ARCHITECT @ MTG - PREVIOUS HSAB COMMENTS ADDRESSED:
- SIMPLIFIED SKIRTING
- QUAKER GREY TRIM + BRICK PIERS

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

Signatures (three members required for quorum)

MILTON ROWLAND - CHAIR
February 21, 2020

Blackwell & Associates
Att: Mr. Leo Asadoorian, PS LS
20 Teasdale Circle
Nantucket, MA 02554

Re: Foundation Design Flood Elevation
92 Washington St. Extension.
Nantucket, MA 02554.

Dear Leo,

Following up our conversation regarding the subject property and the height of the first floor confirming to FEMA requirements and the Massachusetts State Building Code, the following procedure was followed:


Code sections applicable to design in flood plains:
MBC 9th Edition sections R.322.2 and R322.2.1 define the use of FIRM and requires lowest floor to be elevated above design flood elevation.
FEMA Firm map notes BFE elevation 9'. Refer to FIRMETTE and close in print out of FEMA FIRM Map BFE Elevations.
ASCE 24 design application illustration of design flood flow chart.
ASCE 24 definitions of design flood elevation and dry floodproofing

Summary:
As the registered design professional, we advise an Owner by using the referenced Codes and accepted practice. The proposed construction materials for the first-floor frame will be pressure treated, which is acknowledged as flood proof materials. This allows the building to be lower than one which does not have flood resistant framing materials.

FEMA notes that the building is in an AE zone with a base flood elevation BFE=9'. The design flood elevation as noted in the Massachusetts State Building Code = BFE plus 1'.

Therefore, we establish the top of the concrete foundation elevation at el 9.0'
The joists and girders will sit on the foundation and will be connected to pressure treated 2-2x PT sill plates connected to the foundation. The floor framing is pressure 2x12s. the top of pressure treated floor framing will be at elevation 10'-2 ¾ ".

Please feel free to contact me if you have any comments or questions.

Thank You.

Sincerely,

Stephen J. Goan
Stephen J. Goan, PE, SE
Principal.

w/ encl.
CC: File
Historic Structures Advisory Board  Meeting Memorandum
Date: 6/29/2020  Address 32 West Chester St
Scope of Work: NEW DWELLING

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

* IN FILL LOT *


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

Name: Holly Backus, PP

* SEE 6/10/2020 COMMENTS *


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

LD - RETAINING WALL HEIGHT?
AM - 2 1/2 STORY - MAKE PORCH WIDER - SYMMETRY HELPS - BRING DOWN ROOFLINE - REMOVE FLAMINGO DORMER - ENTRY FEELS LOW
JF - STYLE DOES NOT FIT W/ AREA - VISIBILITY ON (3) SIDES - SOUTH = VISIBLE TO LILY POND / WEST = WALL W/ NO WINDOWS!
MR = BUNGALOW STYLE?

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

Signatures (three members required for quorum)

Milton Rowland - Chair
Historic Structures Advisory Board
Meeting Memorandum
HDC/HSAB

Date: 6/14/2020
Address: 32 WEST CHESTER ST (OFF WESCO PLACE)

Scope of Work: NEW DWELLING

Historic information/known history

☑ Non-Contributing  ( ) Contributing  ( ) Individually significant

☒ LOT C (VACANT) OF PLAN 2019-18  ☒
LOT A (C. 1918-1925) GAMBREL - CONTRIBUTING
LOT B (C. 2007) CAPE COTT

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

EAST - BALANCED W/ SHELO DORMERS ON BOTH SIDES +
SHUTTERS ADDED ☑
NORTH - SEPARATED GABERO WINDOWS + ADDED (3)
SINGLE 6/1 DH WINDOWS IN SHELO DORMER ☑
WEST ☑
SOUTH - BALCONY IS BETTER - STILL A LACK OF
FENESTRATION

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  HDC/HSAB
Date: 01/30/2020  Address  23 PINE STREET
Scope of Work: REVISIONS/MATERIAL+COLOR CHANGE
Historic information/known history  Non-Contributing  Contributing  Individually significant
C. 1957 (PER NHL DATA)

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

* BETTER COLOR CHOICES THAN PREVIOUS SUBMISSION OF "SEABROOK."

HSAB COMMENTS  01/29/2020
() Incomplete application  () Historical information needed  () No Concerns  () Recommend View
() Does not meet guidelines  Visibility: Yes or No
() Not appropriate  (As noted below)

AM - WHY ARE DOOR COLORS DIFFERENT?
MR - DOORS SHOULD MATCH

X OK IN COLOR SCHEME

() Angus MacLeod  () Lucy Dillon  ( ) Mascia Leonardo Finger  () Milton Rowland  ( ) Brook Meerbergen
Alternate: None
Signatures (three members required for quorum)
Milton Rowland = CHAIR
Historic Structures Advisory Board  Meeting Memorandum  HDC/HSAB
Date: 6/29/2020  Address: 19 ULY STREET
Scope of Work: DRAIN APRON, HARDSCAPING, PATIO, STEPS
Historic information/known history  ( ) Non-Contributing  ( ) Contributing  ( ) Individually significant
C. 1820S FEDERAL STYLE

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

* SEE 5/14/2020 COMMENTS *

SECOND CURB CUT APPROVED BY PB (PLS-2020.05.0041)

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

* NEED PHOTOS OF BUILDING FROM STREET
MR - NEED HEIGHT OF RETAINING WALL
JF - NEED BETTER VIEW - NEED ELEVATIONS
AM - NEED SECTIONS + STREET LEVEL PLANS + PHOTOS

( X ) Angus MacLeod  ( ) Inay Dillon  ( X ) Jasmin Leonardo Finger  ( ) Milton Rowland  ( ) Brook Meerbergen
REC. Alternate: None

Signatures (three members required for quorum)
MILTON ROWLAND = CHAIR
Historic Structures Advisory Board  Meeting Memorandum
Date: 5/14/2020  Address: 19 Lucy Street
Scope of Work: D/W APRON, HARDSCAPING, PATIO, STEPS

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

C. 1920s FEDERAL STYLE W/ ALTERATIONS IN LATE 1900s
(C. LANCASTER INFO)

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

X IS THIS A NEW (2ND) CURB CUT? PB SP REQUIRED!
SUBMITTED TO PB (PLSP-2020-05-0046)

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)
Scope of Work:

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

STAFF COMMENTS
  Name:
  () Incomplete application  () Historical information needed  () 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)

JASIN - WOULD LIKE TO SEE W/House

ANGUS - VIEW FROM WAXON

MICKEY - DORMERS W/FLOOR PLAN
  DOM MATCH

HOU - FLOOR PLAN

() 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  HDC/HSAB

Date: 01/29/2020  Address: 60 WALSH STREET

Scope of Work: NEW HOUSE + HARDSCAPING  

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

NEW LOT - GARAGE/DWELLING

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STAFF COMMENTS

Name: Holly Backus, PP

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

() Does not meet guidelines  Visibility: Yes or No

() Not appropriate  (As noted below)

NORTH - FACING ST - DORMER TO THE RIDGE LOOKS ODD - P AND W GANDED WINDOWS THIS ELEVATION IS THE STREET SIDE.

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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)

MR - GARAGE OR STREET FACING - ODD ON WEST AM - FITS IN W/ GARAGE DOORS ON STREET - CONTEXT - STEP DORMER BACK - NOT TO RIDGE - DROP 3/6 RPM ON ROAD SIDE

- MAYBE WINDOWS TO FLANK WEST DOOR - SO LARGE MR - SHORTER WINDOW ON DORMER (FACING ST)

JF - NO COMMENTS

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

Alternate: None

Signatures (three members required for quorum)

Milton Rowland = Chair