



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 June 29, 2020

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

Property Owner Street	Street Address	Scope of Work	Map/Parcel	Agent
1. Great State Prop 02-0589	92 Washington Street	New dwelling	42.2.3-22	Smith-HuttonArch
2. Richard Chesley 02-0732	32 W. Chester Street	New dwelling	42.4.3-51	BPC
3. Diane Ash 06-1070	23 Pine Street	Rev 05-0940; mat/clr chg	42.3.2-113	Emeritus

IV. New Business – See attached Comments

Property Owner Street	Street Address	Scope of Work	Map/Parcel	Agent
1. Elizabeth Pagnam 03-0865	19 Lily Street	Apron/patio/steps	42.4.3-42	David Troast
2. Larry Bolan 06-1166	15 Warren Street	Garage	55.4.1-41	Val Oliver
3. Nant 62 Walsh LLC 06-1143	60 Walsh Street	New dwelling	29-85.2	Botticelli & Pohl
4. Nant 62 Walsh LLC 06-1143	60 Walsh Street	Hardscape- driveway	29-85.2	Jardins International

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

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)

* ON-GOING CONCERNS ON PROPOSAL FITTING IN W/ BWNIM - "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?

HDC +

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

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

Signatures (three members required for quorum)
MILTON ROWLAND - CHAIR

SJG Engineering LLC

6 Golden Gate Drive
Hooksett, NH 03106
(o) 603-232-6142
(c) 207-752-3274
SJGEng@Comcast.net

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

February 21, 2020

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: Massachusetts State Residential Building Code 9th Edition amendments to IRC2015, FEMA flood insurance rate maps, ASCE 24-14. Flood resistant design.

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

ASCE 24 notes design flood elevation and Massachusetts State Building Code 9th Edition, Design Flood Elevation = BFE plus 1 foot.

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 1/4".

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



VIA
ZOOM

Historic Structures Advisory Board

Meeting Memorandum

HDC/HSAB

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

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)

* SEE 6/16/2020 COMMENTS *

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 - RETAINING WALL HEIGHT?

AM - 2 1/2 STORY - MAKE PORCH WIDER - SYMMETRY HELPS - BRING DOWN ROOFLINE - REMOVE FLANKING 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 Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

Signatures (three members required for quorum)

MILTON ROWLAND = CHAIR

REVISIONS - PREVIOUS MTG = 3/3/2020

Historic Structures Advisory Board Meeting Memorandum HDC/HSAB
Date: 6/16/2020 Address: 32 WEST CHESTER ST

Scope of Work: NEW DOWELLING (OFF WESCO PLACE)

Historic information/known history Non-Contributing Contributing Individually significant

* LOT C (VALANT) OF PLAN 2019-18 *
LOT A (C. 1918-1925) GAMBREL - CONTRIBUTING
LOT B (C. 2007) CAPE COD

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/ SHED DORMERS ON BOTH SIDES + SHUTTERS ADDED ✓

NORTH - SEPARATED GANGED WINDOWS + ADDED (3) SINGLE 6/1 DH WINDOWS IN SHED DORMER

WEST ✓

SOUTH - BALCONY IS BETTER - STILL A LOT 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 Jascin Leonardo Finger Milton Rowland Brook Meerbergen
Alternate: None

Signatures (three members required for quorum)

Historic Structures Advisory Board Meeting Memorandum

HDC/HSAB

Date: 6/30/2020 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

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)

* BETTER COLOR CHOICES THAN PREVIOUS SUBMISSION OF "SEABROOK"

HSAB COMMENTS 6/29/2020

- 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

* OK W/ COLOR SKEME

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

Signatures (three members required for quorum)
MILTON ROWLAND = CHAIR

VIA
ZOOM

Historic Structures Advisory Board Meeting Memorandum

HDC/HSAB

Date: 6/29/2020 Address: 19 LILY STREET

Scope of Work: D/W APRON, HARDSCAPING, PATIO, STEPS

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

C. 1820S FEDERAL STYLE

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)

* SEE 5/4/2020 COMMENTS *

SECOND CURB CUT APPROVED BY 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)

* 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

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

Signatures (three members required for quorum)

MILTON ROWLAND = CHAIR

Date: 5/4/2020

Address: 19 LILY STREET

Scope of Work: D/W APRON, HARDSCLAPING, PATIO, STEPS

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

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

STAFF COMMENTS

Name: HOLLY BACKUS, PP

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

Visibility: Yes or No

* 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
- () Not appropriate (As noted below)

Visibility: Yes or No

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

Signatures (three members required for quorum)

* {

Date: _____

Address

15 WARREN ST

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 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)

JASIN - WOULD LIKE TO SEE W/ HOUSE

ANGUS - VIEW FROM WARREN

MICKY - DORMERS W/ FLOOR PLAN
DONT MATCH

HOUSE ==> FLOOR PLAN

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

Signatures (three members required for quorum)

PHOTOS W/ HOUSE
ELEVATION

VIA
ZOOM

Historic Structures Advisory Board Meeting Memorandum

HDC/HSAB

Date: 6/29/2020 Address: 60 WALSH STREET

Scope of Work: NEW HOUSE + HAROSCAPING

Historic information/known history Non-Contributing Contributing Individually significant

NEW LOT - GARAGE/DWELLING

STAFF COMMENTS

Name: HOLLY BACKUS, PP

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

NORTH - FACING ST - DORMER TO THE RIDGE LOOKS ODD -> AND W/ GANGED WINDOWS THIS ELEVATION IS THE STREET SIDE.

HSAB COMMENTS

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

MR - GARAGE OK STREET FACING - ODD ON WEST
 AM - FITS IN W/ GARAGE DOORS ON STREET - CONTEXT
 - STEP DORMER BACK - NOT TO RIDGE - DROP 3/6 FROM 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 Finger Milton Rowland Brook Meerbergen
Alternate: None

Signatures (three members required for quorum)
MILTON ROWLAND = CHAIR