



## 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 August 2, 2021

#### I. Procedural Business

Call to order at 1:06pm

Attending members: Angus Macleod, Jascin Leonardo-Finger, Lucy Dillon, Mickey Rowland.

Absent members: Brook Meerbergen

Late arrivals:

Early Departures:

Motion to Adopt Agenda as written made by Lucy Dillon

Seconded by Jascin Leonardo-Finger

Vote: carried unanimously

Approval of Minutes: **n/a**

Motion made by:

Seconded by:

Vote: **n/a**

**II. Public Comment**

None

**III. Old Business – See attached Comments**

Property owner	Street address	Scope of Work	Map/Parcel	Agent
1. Jim Ikard <b>05-3833</b>	1 Bloom Street	Addition	42.3.3/140	Emeritus
2. Jim Helfrich <b>05-3834</b>	37 Fair Street	Addition/alteration/porch	42.3.2/212	Emeritus
3. Trogoh Nominee Trust <b>05-3640</b>	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus

Motion to approve comments made by Lucy Dillon  
Seconded by Jascin Leonardo-Finger

**IV. Other Business**

None.

**V. Adjournment**

Motion to adjourn meeting made by Lucy Dillon at 1:40pm  
Seconded by Jascin Leonardo-Finger

Submitted by Kadeem McCarthy

## HSAB Recommendations for HDC

August 2, 2021

### 1 Bloom St – addition

- At the last meeting, the HDC was pretty clear that the additions should come off of the back of the house instead of the front mass. This hasn't been addressed at all.
- The forward gable addition on the South elevation is too close to the front façade of the building. Plus an addition off of an addition this close to the street compounds the issue. Ideally it would be a single story addition pushed back another ten feet or so.
- The rearward gable addition on the South side has a modern form that does not relate at all to the character of this 1777 house. It is too wide and boxy. The fully exposed chimney should be on the interior. And the screen porch is too large and completely inappropriate – much too modern looking. A smaller, simple shed-roofed porch off the back would be more acceptable.
- The void between the two south facing gables is awkward.
- Additions to an historic building of this age should not overwhelm the original structure.
- In general this design does not show appropriate respect for the simple character of a house of this vintage – most particularly on the South side.
- Please send back to HSAB when revisions are submitted

### 37 Fair St – addition

- Dropping the roof of the addition has improved the feel of additive massing. However, on the North elevation, the flush shed dormer plate should drop down to the window head casings, and the adjacent eave should align with the meeting rails of the dormer windows.
- Pushing the addition a foot or so to the south, so that the addition steps back from the existing north face rather than projecting forward would be an improvement.
- The partial roof walk skirt will be visible from both Fair and Darling Streets and is very awkward. If a skirt is allowed, it should be NTW.
- The porch skirt boards should also be NTW.
- Would prefer Essex Green to black for doors and shutters.
- Please send back to HSAB if revisions are submitted

### 26 Easy St – mixed use structure

- The applicant has failed to address any of the concerns that the HDC had stated at the last meeting.
- Which still are:

- Height. Much too tall for this very visible and dominating corner lot. Eliminate the third floor entirely
- Second floor balconies. Should not be approved anywhere downtown. There is no historical precedent. Having people on the second floor overlooking the commercial streets of town has never been part of the character of Nantucket town whether in the commercial section or residential. It is very important to stick with the simple style of architecture that makes downtown Nantucket special. Once these balconies are allowed, we will see many new applications for them on new or renovated town property – as we already are. They may be acceptable on the back of specific buildings if they are not readily visible.
- Additive massing. There should be a main mass and a subordinate mass – not two equally proportioned masses of the same height.
- The model for the scale of this building should be the existing structure - not the very tall three story building next door. We don't want two nearly identical, oversized buildings right next door to each other.
- Please send back to HSAB when revisions are submitted.