



## 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 16, 2021

#### I. Procedural Business

Call to order at 1:06pm

Attending members: Angus Macleod, Lucy Dillon, Mickey Rowland, Brook Meerbergen

Absent members: Jascin Leonardo-Finger

Late arrivals:

Early Departures:

Motion to Adopt Agenda as written made by Lucy Dillon

Seconded by Angus Macleod

Vote: carried unanimously

Approval of Minutes: **08/02/2021 and 08/09/2021**

Motion made by: Lucy Dillon

Seconded by: Angus Macleod

Vote: carried unanimously

**II. Public Comment**

None

**III. Old Business 08/10/21 – See attached Comments**

Property owner	Street address	Scope of Work	Map/Parcel	Agent
1. Lot 27 N Mill LLC <b>06-4021</b>	Lot 27B Birdsong	New dwelling	55.4.4/80.1	Brook Meerbergen
2. Lot 27 N Mill LLC <b>06-4022</b>	Lot 27B Birdsong	Studio	55.4.4/80.1	Brook Meerbergen
3. 22 Easton Street <b>05-3643</b>	22-24 Easton Street	Main house	42.1.4/12	Workshop APD
4. 22 Easton Street <b>05-3644</b>	22-24 Easton Street	East garage	42.1.4/12	Workshop APD
5. 22 Easton Street <b>05-3645</b>	22-24 Easton Street	West garage	42.1.4/12	Workshop APD
6. 22 Easton Street <b>05-3646</b>	22-24 Easton Street	Gym pavilion	42.1.4/12	Workshop APD
7. 22 Easton Street <b>06-4026</b>	22-24 Easton Street	Pool and hardscape	42.1.4/12	Ahern
8. Norris Building Co. <b>06-4086</b>	14A Lowell Place	Hardscape – spa	41/164	LFW/Atlantic Landscaping

**IV. New Business 08/17/21 – See attached Comments**

Property owner	Street address	Scope of Work	Map/Parcel	Agent
1. Karli Hagedorn	34 W. Chester Street	Add dormer to greenhouse	41/31	Julie Jordin
2. Richard Chesley	1 Wesco Place	Window Replacement	42.4.3/54	Hristo Rashkov
3. North Mill LLC	Lot A – Birdsong Lane	New dwelling	55.4.4/80.1	Thornewill Design
4. Susan Doughan	134 Main Street	Curb cut and hardscape	41-37.1	Gryphon Architects

Motion to approve comments made by Lucy Dillon  
Seconded by Angus Macleod

**V. Other Business**

None.

**VI. Adjournment**

Motion to adjourn meeting made by Lucy Dillon at 2:30pm  
Seconded by Angus Macleod

Submitted by Kadeem McCarthy

## HSAB Recommendations for HDC

August 16, 2021

### 27B Birdsong – main house

- The large flush dormer on the front should be broken into two small dormers.

### 27B Birdsong – studio

- Square lites in door are odd. Would prefer diamond or nothing.
- Quaker gray doors

### 22 24 Easton St – New dwelling

- Many of the changes have been positive.
- The East elevation is still a concern. The right hand extension should be lower and feel more subordinate. As proposed it looks like a slightly stepped down repetition of the left side. More variation in appearance and height is needed.
- On the West elevation the chimney mass on the right will be very visible from the harbor and looks like a tacked on afterthought. This chimney needs to be more integrated into the architecture. Detail at top should be more traditional.
- At 32' -10", this is a very tall building relative to the neighbors. The height could be lowered by lowering the roof pitch, and reducing the 9' first floor ceiling height. A height pole would be helpful.
- Outdoor shower should be at grade

### 22 24 Easton St – Guest house

- This building will be the most prominent structure on the site and could be more appealing.
- There should be a front door visible from Easton St
- The east wing is very long and massive. The roof could be broken up, stepping down to a one story section.

### 22 24 Easton St – Garage

- This is a large building placed prominently at the entrance to the site. With a little variation in the roof lines, it could easily be redesigned into a lower, more attractive building. Maybe rotate the ridge and add a broken back salt box shed to the back.
- The doors are abnormally tall at 8' 6" throwing off the scale. They should be shorter.

- The siting of this building might be improved by shifting it to the east side. This would mitigate the height of the guest house by placing it right in front of it, and it would open up the western side of the site, allowing better visibility of the front façade of the main dwelling.
- Black is not appropriate for the doors

#### 22 24 Easton St – Studio

- The triple ganged window facing Easton St should be separated into two individual units.

#### 22 24 Easton St – Hardscaping

- The apron should be brick or Belgian block. The proposed stone blocks are oversized and inappropriate for the neighborhood.
- The 4 foot high picket fence on the street side of the property is too tall. This should be at the traditional height of 3 feet or less. They can resolve the pool fence in a different way or location.
- The pool appears to be elevated out of the ground, and may be visible. It should be flush with grade.
- Where are the AC units and pool equipment?
- Planting beds are shown in front of guest house. What is the material? Prefer stone or wood – not concrete
- What are the long rectangles around the guest house? stones or boards ??

#### 14A Lowell Pl - spa

- A 10x15 spa is essentially a small pool and not appropriate in the OHD.
- Does this meet the criteria for a spa? – under 1000 gal?

#### 34 West Chester – green house revisions

- No concerns

#### 1 Wesco Pl – wdw replacement

- Need window survey showing style and condition of existing windows.
- And manufacturer information, window schedule
- The existing windows in this 1930 house do not appear to need replacement. They should be restored. This will cost less and they will last longer.

#### Lot A Birdsong – new dwelling

- The front windows feel a little pinched together. Spread them out a little.

- The 9 foot ceiling height creates a lot of shingle space between first and second floor windows. Lower the ceiling height, and possibly raise the head height of the first floor windows or lengthen the second floor windows
- The rear addition should have a lower plate height to make it feel more subordinate
- The screen porch extends out too far. This could easily be reduced in length
- The fireplace box is awkward. Bring the fireplace into the interior.
- ADL ? windows or TDL
- AC units should be screened
- Front door trim should have more detail

#### 134 Main St – driveway revisions

- Not clear what has changed from previous application
- Too much brick
- The driveway is wider than necessary for one car width. Reduce in width.