

Town and County of Nantucket Select Board • County Commissioners

Jason Bridges, Chair
Matt Fee
Dawn E. Hill Holdgate
Malcolm W. MacNab
Brooke Mohr



16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
MARCH 8, 2023 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS***

YOU TUBE LINK FOR VIEWING ONLY:

<https://youtu.be/xwCV20f9I68>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_jJEIHU2wT8-Rh-yzhmCLMg

- I. CALL TO ORDER***
- II. SELECT BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
 1. The Select Board Meeting is Being Audio/Video Recorded.
 2. Select Board Announcements/Comments.
- IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS***
- V. PUBLIC COMMENT****
- VI. NEW BUSINESS****
- VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS***
 1. Approval of Minutes of February 22, 2023 at 5:30 PM.
 2. Approval of Payroll Warrants for March 5, 2023
 3. Approval of Treasury Warrants for March 1, 2023; March 8, 2023.
 4. Approval of Pending Contracts for March 8, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CONSENT ITEMS

1. Gift Acceptances: Human Services; Planning and Land Use Services.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Robert B. Our Co., Inc.: Request for Waiver of Town Noise Bylaw for Third Sewer Force Main Project on Surfside Road from April 24, 2023 to June 2, 2023, 4:00 PM to 3:00 AM, Monday through Thursday Nights.

X. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports.

XI. HDC APPEAL

1. Public Hearing to Consider the Appeal of Virginia F. Andrews of Historic District Commission Approval of Certificate of Appropriateness No. HDC2021-11-5272 for an Addition and Alterations to a Dwelling Located at 2 Stone Alley, Map 42.3.1, Parcel 102.

XII. ADJOURNMENT

****Identified on Agenda Protocol Sheet***

SELECT BOARD AGENDA PROTOCOL:

Roberts Rules: The Select Board follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Board. The Board welcomes concise statements on matters that are within the purview of the Select Board. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action, if any. Except in emergencies, the Board will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Board to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with state and federal free speech laws:

- The agenda for regular Select Board meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Board to take up first. This time is reserved for speakers to address the Board on matters that are not related to any other Agenda item. If a speaker wishes to address the Board on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.
- All speakers are encouraged to present their remarks in a respectful manner.
- All remarks will be addressed through the Chair of the meeting.
- The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not constitutionally protected because it constitutes true threats, incitement to imminent lawless conduct, comments that were found by a court of law to be defamatory, and/or sexually explicit comments made to appeal to prurient interests. Verbal comments may also be curtailed if they exceed three (3) minutes and to the extent they exceed the scope of the Board's authority.

Disclaimer: Public Comment is not a time for debate or response to comments by the Board. Comments made during the Public Comment period do not reflect the views or positions of the Board. Because of constitutional free speech principles, the Board does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

New Business: For topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Board welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at his/her sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on the clarity of the information presented. The Board will hear any staff input and then deliberate on a course of action.

Select Board Report and Comment: Individual Board Members may have matters to bring to the attention of the Board during a meeting. If the matter contemplates action by the Board, Board Members will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting and/or schedule the matter for a future Board meeting. Otherwise, except in emergencies, the Board will not normally take action on Select Board Comment.

Approved on February 17, 2021

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
MARCH 8, 2023

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Professional Service Agreement	Town Administration	CDM Smith, Inc.	\$18,000	Bidding phase engineering services for water system expansion west of the Airport	Article 18 ATM FY23	March 8, 2023 - June 30, 2023
Professional Service Agreement	Town Administration	GLOBO Language Solutions, LLC	\$7,500	Over-the-phone Town-wide interpretation services in multiple languages, 24/7, 365 days a year; public document translation in multiple languages; simultaneous translation into other languages during public meetings (when needed)	Town Administration Budget	March 8, 2023 - March 1, 2024
Professional Service Agreement	Fire Department	Fire Tech & Safety of New England, Inc	\$43,618	Purchase of fire safety equipment for new Engine 4	Fire Budget	March 8, 2023 - June 30, 2023
Professional Service Agreement	Human Resources	Public Safety Consultants, LLC	\$17,250	Consultant services to assist Town of Nantucket with hiring of Police Chief	Human Resources Budget	March 8, 2023 - March 31, 2024
Professional Service Agreement	Natural Resources	Arcadis Us, Inc.	\$560,000	Nantucket Harbor Sediment Transport Study and development of Dredge Plan, including permitting	Article 10 ATM FY23	March 8, 2023 - September 30, 2024
Professional Service Agreement	Our Island Home	South Shore Generator, Inc.	\$9,779.85	Fuel remediation services with on-site technician to ensure operability and reliability of emergency generator	Our Island Home Budget	March 8, 2023 - September 7, 2023
Memorandum of Understanding	Our Island Home	Fairwinds Nantucket's Counseling Center	N/A	Psychiatric mediation management Intake, medication follow-ups and discharge back to OIH	N/A (direct bill to clients)	N/A
Amendment to Grant Agreement	PLUS - Preservation Office	Secretary of Commonwealth - The Massachusetts Historical Commission	(\$40,000) (unchanged)	Grant for FY22 Survey & Planning Grant Project to extend grant assisted work	Mass Historical Commission Grant	July 1, 2022 - September 30, 2023 September 30, 2024

Amendment to Professional Service Agreement	PLUS - Preservation Office	The Public Archeology Laboratory, Inc.	\$40,000 (unchanged)	Amend contract for Fish Lots- Brand Point/Climside Neighborhoods Historic Properties Survey to revise scope of work and extend the completion date	Mass Historical Commission Grant	October 21, 2022 - November 30, 2023 September 30, 2024
Professional Service Agreement	Public Works - Facility	T.T. Roofing, LLC	\$23,875	Roof replacement for salt shed at DPW, by removal of asphalt roof and installation of metal roof	DPW Budget	March 8, 2023 - March 7, 2024
Professional Service Agreement	Public Works	Greenman-Pederson, Inc.	\$43,230	Design and survey services for Coffin Street-Sankaty Road intersection	DPW Budget	March 8, 2023 - March 1, 2025
Amendment to Professional Service Agreement	Sewer Department	Weston & Sampson Engineers, Inc.	Add \$147,400 to the original contract amount of \$816,900 for a new contract total of \$964,300	Amend contract for Construction Administration Services - Surfside Road Area Sewer System Improvements to increase the contract amount and extend the contract date due to supply delays	Article 12 ATM FY19	July 1, 2020 - June 30, 2023 June 30, 2024
Professional Service Agreement	Sewer Department	Weston & Sampson Engineers, Inc	\$38,760	Engineering and design services for the Surfside WWTF Advanced Treatment Building Roof Condition Assessment and Replacement Project	Sewer Budget	March 8, 2023 - March 1, 2024
Professional Service Agreement	Solid Waste	ACV Environmental Services, Inc.	\$150,000	Renewal of contract for household hazardous waste collection events for 2023 (total of 6 events)	Solid Waste Budget	April 15, 2023 - December 31, 2023
Professional Service Agreement	Solid Waste	Waste Options Nantucket, LLC	\$728,849	Construction/installation of MRF bag opener, conveyor belt and sorting station	Article 16 ATM FY21	January 31, 2023 - January 30, 2026

CONSENT AGENDA ITEMS FOR 3/8/2023 SELECT BOARD MEETING

1. Gift Acceptances

Recommend the acceptance of the following gifts to Town agencies:

- Human Services:
 - o Gift of \$20,000 from the Sandbar to support one of the following non-profit groups: A Safe Place, Addiction Solutions and/or Our House
 - o Gift of \$500 for Saltmarsh Senior Center
- Planning & Land Use Services Department:
 - o Gift of \$12,000 from Harbor Fuel Oil Corp. for pedestrian infrastructure and improvements in connection with the Rupert's Way subdivision approval

Recommended Motion: To accept all gifts for their designated purposes, with thanks to the donors.

Town Administration will ensure that letters of thanks are sent.

Town of Nantucket

Select Board

To Whom It May Concern:

Sandbar at Jetties Beach would like to continue to donate to Nantucket's Non Profit groups in need of funding this year. We'd like to present a donation check of \$20,000 to the Town in hopes that one of the following groups can be supported; A Safe Place, Addiction Solutions and or Our House. We rely on your judgement for where the funds can be most helpful to the community and islanders in need of assistance. Sandbar is committed to help and support in any way we can!

Thank you,

A handwritten signature in black ink, appearing to be 'George & Nick', written in a cursive style with a long horizontal line extending to the right.

George & Nick



MEMO

Date: February 22, 2023

TO: Jason Bridges, Select Board Chair

CC: Jerico Mele, Director of Human Services

FROM: Laura Stewart, Saltmarsh Senior Center, Program Coordinator

RE: Request for acceptance of gift

I am writing to request acceptance of the following gift donation:

From Hal Miller: \$500.00 gift to the Saltmarsh Senior Center

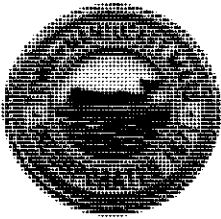
Thank you,

Laura Stewart

from the desk of.....

Laura Stewart
Program Coordinator,
Senior Services
81 Washington Street
Nantucket, MA 02554
508-228-4490

phone: 508-228-4490
fax: 508-325-5366
e-mail: lstewart@nantucket-ma.gov



Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals

Memo

To: Nantucket Select Board
From: Megan Trudel, AICP, Land-Use Specialist
cc: Erika Mooney, Operations Administrator
Date: February 24, 2023
Re: Gift Acceptance

To Members of the Select Board:

Please accept \$12,000.00 from Harbor Fuel Oil Corporation as a gift to the Town of Nantucket to be utilized for pedestrian infrastructure and improvements. This contribution is being made in connection with the Rupert's Way subdivision approval, granted by the Planning Board on November 15, 2018.

Thank you,

Megan Trudel, AICP
Land-Use Specialist
PLUS Town of Nantucket



Agenda Item Summary

Agenda Item #	IX. 1.
Date	3/8/2023

Staff

Erika D. Mooney, Operations Administrator

Subject

Robert B. Our Co., Inc. (RBO) Request for Waiver of Town Noise Bylaw

Executive Summary

RBO, the Town's contractor on the Third Sewer Force Main Project is requesting a waiver of the Town Noise Bylaw from 4:00 PM to 3:00 AM, Monday through Thursday nights from April 24, 2023 to June 2, 2023. Work will not be ongoing the entire requested time; it will provide a window for RBO to complete the work.

Staff Recommendation

Approve the Noise Bylaw Waiver as requested.

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Construction noise

Board/Commission Recommendation

N/A

Public Outreach

Abutter notification to affected areas will occur prior to the work being done.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

N/A

Attachments

Waiver request from RBO





March 2, 2023

Ms. Erika Mooney
Operations Administrator
Town of Nantucket
16 Broad Street
Nantucket MA 02554

RE: Request to work on Surfside Road, nights 4 PM – 3 AM

Dear Ms. Mooney:

The Robert B. Our Company respectfully requests permission to work on Surfside Road nights from 4 PM – 3 AM . We are requesting permission for night work, from **April 24 – June 2, 2023**

While we will not be working the entire duration , the time frame requested will give us a window to complete the work on the new Sewer Forcemain.

Sincerely,

Abigail O. Rose

Abigail Rose
Project Manager

HDC Appeal of 2 Stone Alley

APPEALS PROCEDURE before the Select Board

The appeal to the Select Board concerns the HDC decision and is not a new hearing of the matter already heard by the HDC. No new information may be brought forth during the appeal process before the Select Board. Any information not previously submitted to the HDC will not be allowed.

1. The chairman opens the public hearing and may outline the procedure to be followed including the time allotment for the statements and rebuttals.
2. The appellant states his/her case and the reason for the appeal.
3. The Historic District Commission defines its position.
4. Rebuttals follow.
5. Public comment may be taken although any separate interests that may be expressed will not become part of the argument.
6. The chairman invites questions from the Board and closes the public hearing.
7. The Board makes a decision or may take the matter under advisement.
8. A written decision is prepared for Board signature.

READE, GULLICKSEN, HANLEY & GIFFORD, LLP

SIX YOUNG'S WAY
NANTUCKET, MASSACHUSETTS 02554

ARTHUR I. READE, JR., P.C.
KENNETH A. GULLICKSEN
WHITNEY A. GIFFORD

NATALIE R. KAUFMAN

(508) 228-3128
FAX: (508) 228-5630
www.readelaw.com

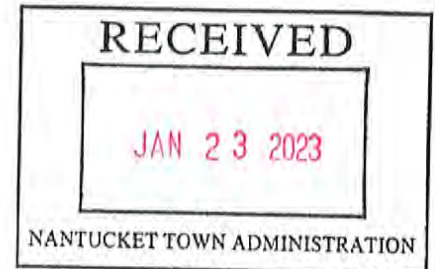
MAILING ADDRESS:
POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

MARIANNE HANLEY (Retired)

January 19, 2023

Select Board
Town of Nantucket
Town and County Building
16 Broad Street
Nantucket, Massachusetts 02554

BY HAND DELIVERY



Re: HDC 2021-11-5272
2 Stone Alley
Map 42.3.1, Parcel 103
450 Green Park LLC, Owner

Ladies and Gentlemen:

On behalf of my client, Virginia F. Andrews, I am filing this notice of appeal from the decision of the Historic District Commission (HDC) granting a Certificate of Appropriateness in the above matter.

The grounds for this appeal are:

- The subject structure is qualified as individually significant. The HDC approval would increase the structure by 1658 square feet, more than double the size of the original house, and will remove anything of historic significance from the structure, leaving it no longer historic.
- The structure's significance derives in part from its historic association with its former owner, Eliza Codd, a pioneering woman architect, who converted it from a stable to a cottage dwelling; the iconic sunroom designed by her would no longer exist, and the appearance of the building would be forever changed.
- Because of the slope of the topography in this area, the structure will loom up and be highly visible, and have an incongruous appearance when viewed from Union Street, a public way.
- Accordingly, the action of the HDC in issuing the Certificate of Appropriateness approving this project is

READE, GULLICKSEN, HANLEY & GIFFORD, LLP

Select Board, Town of Nantucket
January 19, 2023
Page Two

arbitrary and capricious, exceeds the authority of the HDC,
and must be annulled.

- The appellant, Virginia F. Andrews, is a person aggrieved by the action of the HDC in this matter. She owns and resides in the property at 1 Stone Alley, directly across Stone Alley from the locus.

I enclose a copy of a research report which has been compiled regarding the history and significance of the property, including its association with Eliza Codd.

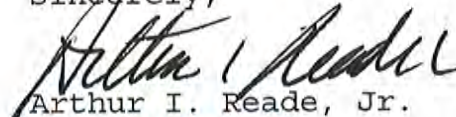
Enclosed herewith is a check payable to The Inquirer and Mirror for the advertising cost.

We would be available for a public hearing before the Select Board on any Wednesday in February; on March 1, 8 and 15; and on any Wednesday in April.

A certified copy of the HDC Certificate of Determination from the Town Clerk is also enclosed, along with copies of HDC minutes of the meetings at which this matter was reviewed by the HDC.

Thank you.

Sincerely,



Arthur I. Reade, Jr.

air@readelaw.com

AIR/irv

cc: Historic District Commission (by hand)
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Emeritus Ltd.
8 Williams Lane
Nantucket, Massachusetts 02554

450 Green Park LLC
5 Hartley Farms Road
Morristown, New Jersey 07960

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.31 PARCEL N°: 102
Street & Number of Proposed Work: 2 STONE ALLEY
Owner of record: 450 GREEN PARK LLC
Mailing Address: 5 HARTLEY FARMS RD.
MORRISTOWN N.J. 07960
Contact Phone #: 917-348-2256 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS LTD.
Mailing Address: 8 WILLIAMS LN.
NANTUCKET, MA. 02554
Contact Phone #: 508-325-4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 11/29/22 Fee Paid: \$ 225
Must be acted on by: 11/30/22
Extended to: _____
Approved: [Signature] Disapproved: _____
Chairman: [Signature]
Member: [Signature]
Member: [Signature]
Member: [Signature]
Notes - Comment: THRU STAFF GRADE SHALL BE AS PROVIDED UNAPPROXIMATELY IN PARALLEL, OR AS PER 1" CONTOUR SURVEYED DRAWING, WHICHEVER IS MORE RESTRICTIVE. PROTECT E. PORCH TO BE DISCARDED TO MATCH BRICK & GR. W/ POLY. PROPORTIONATELY COMPRESSED & EAST BASE, 2ND FLOOR LANDING

ATTEST: TRUE COPY
[Signature]
COUNTY CLERK

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other ADDITION/ALTERATIONS/REBUILD FOUNDATION.
Size of Structure or Addition: Length: 30'9" 3'4" 3" Footage 1st floor: 905 764 Decks/Patio: Size: 4'9" 9'3" 4" 1st floor ☐ 2nd floor
Width: 34'6" 3'5" Sq. footage 2nd floor: 366 328 Size: 6'x12' ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A 0" 2" South N/A 2" East 1' 1" 1" 1" West 1' 1" 1" 1"
Height of ridge above final finish grade: North (+/-) 23' 4" South (+/-) 23' 4" East (+/-) 23' 4" West (+/-) 23' 4"
Additional Remarks: 26' REVISIONS

Historic Name: ELIZA CODO HOUSE (describe) 2. South Elevation REMOVE CHIMNEY, SUNROOM & DECK/ADDITION
Original Date: CIRCA 1885-1871 (BARN TOWN ROAD) 3. West Elevation PROPOSED CHIMNEY
Original Builder: ELIZA CODO, ARCHITECT 4. North Elevation REMOVE SUNROOM & DECK ADDITION
HDC SURVEY + MAPS INCORPORATED - SEE HISTORY
Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed VARIES ☐ Block ☐ Block Parged ☒ Brick (type) TO MATCH EXISTING ☒ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
Roof Pitch: Main Mass 10/12 Secondary Mass _____/12 Dormer 3/4 Other 4/12 @ PORCH
Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) COPPER

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ Side ☐

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other PAINTED

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 7 1/4" Soffit (Overhang) 8" Corner boards 4 1/2" Frieze 7 1/4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square _____

Windows: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other FIXED
☒ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SOUTH

Doors* (type and material): ☒ TDL ☐ SDL Front SLUNG Rear SLUNG Side SLUNG

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof GRAY - MATCH EXISTING
Trim WHITE - MATCH EXISTING Sash WHITE MATCH EXISTING = GREEN GRAY MATCH EXISTING = GREEN
Deck NATURAL Foundation BRICK + CONCRETE Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/29/22 Signature of owner of record _____ Signed under penalties of perjury

2.	Brandon Lower 08-6790	146 Main Street	New garage, patio & pergola	41/518	Matthew Rider
Voting	Pohl, Welch (read back in), Coombs, Camp (read back in), Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
	Matt Rider				
Public	None				
Concerns (4:41)	Rider – Reviewed color pallet; asking for the pergola in the rear to be white. Backus – Existing garage is circa 1940 contributing. Appreciate the revisions; white pergola in OHD not appropriate but probably not visible. French doors should remain as is and to be 12 lights with kick panel. Camp – All the pergolas should be natural to weather. Coombs – Agrees the rear pergola should be natural to weather; the French door should be 12 lights with kick panel. West elevation French doors should remain 2 doors and have a kick panel. Thornewill – White is too formal; pergola should be natural to weather. Welch – Nothing to add. Pohl – Pergola frame and beam could be white and the lattice natural to weather.				
Motion	Motion to Approve through staff with the west elevation pergola to have natural to weather lattice on the walls and rafters and the rest painted. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye			Certificate #	HDC2022-08-6790
3.	450 Green Park 11-5272	2 Stone Alley	Addition	42.3.1/103	Emeritus
Voting	Pohl, Welch, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments, and National Park Service Historic Building Brief Nr 14				
Representing	Matt MacEachern, Emeritus Development				
	Steven Cohen, Cohen & Cohen Law P.C				
Public	Linda Williams, for Virginia Andrews				
	Virginia Andrews, 1 & 3 Stone Alley				
	Sarah Alger, Sarah F. Alger P.C				
	Diane Coombs, 44 Union Street				
	Nina King, 14R Orange Street				
Concerns (4:50)	(4:13 Held for Mr. Pohl's arrival) MacEachern – Reviewed changes made per previous concerns. On the Nantucket survey, this is listed as contributing, not individually significant. Backus – Reviewed the history of this individually significant structure. She has indicated that this is a significant structure; read the definition of a significant structure and what are considered appropriate changes to a significant, historical structure. The proposed addition is now 1658 square feet, more than double the size of the original house and will remove anything of historical integrity leaving this house no longer historic. Eliza Codd's sunroom, which is a character-defining feature, will no longer exist. Staff recommends HDC consider how this doesn't meet the Secretary of Interior standards. Comments from abutters have been passed to the Commissioners. Read advisory group comments: The focus should be the size of the addition relative to the existing footprint; Ms. Backus and other professionals have said that multiple times; until the addition is drastically reduced in size, the HDC should not waste time on the details. The addition is still twice the size of the existing house; the HDC should request a revision stating that the footprint of the addition be no greater than the existing footprint; if they don't comply with the request, the revised application should not be accepted. Williams – The person who did the 1989 survey, thought this was the Upton building. Agrees with Ms. Backus' findings and advisory group. This is getting larger, not smaller. This porch is a flat roof element visible from traveled ways and projects 16' off the wall. The exterior should drive the interior. Comments on the grading are vague. Feels this should be viewed again with a height pool at the end of the porch. advisory group recommends denying due to lack of response; she is asking that they get no approval until they respond to the comments that it goes south, and is subordinate to the existing structure. This will obliterate the view of Quantity Bank from Stone Alley. Andrews – Mr. MacEachern has made improvements, and she appreciates that. However, a major view is from Union Street and the original ridge is about 80 above Union Street. It looks great on the plan but that won't be the public view. Alger – Agrees with Ms. Backus. Fears HDC is being worn down and so edging toward an approval of something that shouldn't be. Coombs – As a member of the public who lives on Union Street, asked that HDC please listen to Ms. Backus and advisory group; this is important to Union Street and once gone we can never get it back. King – She too requested a view with poles; we haven't seen how this will look in the historic setting. Camp – Understands this is a difficult site; we talked about telescoping off historical houses and in this case stepping it to the south. She is okay with what's before her now. She can still see the front and sides of the historic structure. The				

new sunporch reflects the proportions of Ms. Codd's sunroom. She'd agree with a view with polls. Landscaping will be important in that the drop is so steep.

Oliver – She viewed this from the Alley and took photos, which she has shared with Commissioners. Read a prepared statement. She feels the applicant has responded significantly to HDC's major concerns; cited those changes. The present design leaves most of the original structure intact except for the east elevation. Feels this is in spirit with the neighborhood and Eliza Codd's original vision.

Welch – Agrees with Ms. Oliver. Suggest standards be fairly and evenly followed. The Secretary of the Interior standards are not strictly preservation of a structure.

Pilasters on the rear porch are a little too large and should mirror the original; the original covered porch was a flat roof with balustrade. Appreciates taking to heart his comments on the grade change; the existing should remain intact and windows and doors below grade should have minimal wells. A 1" increment of the grade should be done and entered into the file. He doesn't have any more to request. Pilasters are 3" wider than existing.

Pohl – The discussion about the square footage of the addition exceeding the existing could run as a danger to historic structures and severely impacts what a person could do with a property with a contributing structure. Our purview is from a publicly travelled way and much of this extends into the back; "subordinate" should be used more than "square footage." The ridges and masses are stepping down and away from Stone Alley. Feels HDC has done its due diligence. He's satisfied with the results. Regarding the vagueness of the language about the grade, if this is approved tonight, the grade as shown on the plan is what we approve. The 3 small windows on the east elevation, those are very small and 2 larger windows would be more harmonious.

Motion

Motion to Approve through staff with the east elevation 2nd-floor triple windows to be changed to 2 Nr. 4 windows; the grade to be as provided in the drawing or a 1' survey drawing, whichever is more restrictive; and the pilasters of the sunroom to be decreased 3" and the porch compressed accordingly. (Welch)

Roll-call Vote

Carried 4-0//Oliver, Camp, Welch, and Pohl-aye

Certificate # HDC2021-11-5272

VII. OLD BUSINESS 10/04/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Fair City, LLC 08-6886	115 Old South Road	New building	68/112	Emeritus
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Tom Hanlon, owner Matt MacEachern, Emeritus Development			
Public	None			
Concerns (4:15)	Hanlon – Reviewed the proposed screening from Old South Road. MacEachern – He did an example using vertical board-and-batten. Thornewill – She's concerned about the view from Macy's Lane; this building is big enough to be visible. The new pitch is too low; there's room to drop the plate to just above the windows. Asked if it's metal siding on the short end (yes); that will be visible from Macy's and should be shingled. The 14'3" 1 st -floor plate height seems excessive and makes this so very tall. Camp – She has the same concerns; because it's so close to neighborhoods, asked if it could be broken up in different heights and shingled to look more residential. Coombs – Agrees with Ms. Thornewill and Ms. Camp. It's a mistake to have these very commercial-looking buildings in proximity to residential areas. Also, this is coming from the Airport so could be a person's 1 st impression of Nantucket. She too would like the 1 st -floor ceiling dropped and the upstairs windows rearranged to look more residential. Oliver – Suggested moving the driveways to the outer edges and moving the buildings closer together away from the residences to the south. Batten is better than metal. Welch – Suggested considering the utility of the driveways versus lowering the shop ceiling height and breaking up the ridge lines. Relocating them doesn't address the height concerns. This is setting a tone and precedent in this new area.			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Thornewill, and Welch-aye		Certificate #	
2. Fair City, LLC 08-6887	115 Old South Road	New building	68/112	Emeritus
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Tom Hanlon, owner Matt MacEachern, Emeritus Development			
Public	None			
Concerns (4:28)	Same comments on the above.			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Thornewill, and Welch-aye		Certificate #	

6.	450 Green Park 11-5272	2 Stone Alley	Addition	42.3.1/103	Emeritus
Voting	Pohl, Welch, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments, and <i>Building with Nantucket in Mind (BWNIM)</i> .				
Representing	Matt MacEachern, Emeritus Development Steven Cohen, Cohen & Cohen Law P.C				
Public	Linda Williams, for Virginia Andrews Virginia Andrews, 1 & 3 Stone Alley Sarah Alger, Sarah F. Alger P.C Nina King, 14R Orange Street Karen Mehra, 10 Orange Street				
Concerns (6:26)	MacEachern – Reviewed changes made per previous concerns. Backus – Circa 1858-1871 Individually significant by Eliza Codd. Additions should be smaller than the original and smaller and subordinate in size and design. This addition has increased in footprint; that is not appropriate. Ms. Codd's sunroom is a character defining feature. Received a window survey. Read letter from Mary Bergman, Nantucket Preservation Trust (NPT) Executive Director, into the record. We do have some letters of support. Read advisory group: The middle roof line is an improvement, but the additions are still too long; both the middle and rear additions need to be reduced several feet each, or better yet, remove the entire rear wing. The proposed dormer facing Stone Alley has a 3/12 roof; dropping this to a 4/12 would reduce the verticality of that dormer face and bring the windowsill closer to the main roof. The disproportionate size of the addition relative to the existing house is still the overriding concern; the addition needs to be significantly reduced in size. Williams – Agrees with Ms. Backus and Ms. Bergman. The advisory group has asked this be denied. Despite revision, there are still major objections to the size of the addition. The 16X21 flat roof element is visible from 2 public ways and not appropriate; it will loom over Union Street. The interior is driving the exterior. They have been repeatedly asked to have the addition go south. The addition doesn't look like additive massing. At one point, it was asked that the structure follows the grade; the floor levels are still all at one height. This is significant because of its place and time in history. Secretary of Interior standards are not being met. Quantity Bank goes down to the harbor; it will be destroyed with the addition to this house, which doesn't front on Orange Street. Andrews – She spent time looking at the plans; she has concerns with the demolition, particularly of the foundation. Questions the number of stairs from the basement to reach Stone Alley because the Alley isn't at the grade of the berm. The distance the section was pulled off the Alley should be measured from the property line. This is better than the previous submission; however, there were some ideas floated that called for a change in concept which hasn't happened. It looks good on paper but ignores the context. This is also visible from Gardner Court and Washington Street. Alger – This structure is individually significant. None of the changes have been fully responsive to requests, such as not coming down the hill. We're still up against Stone Alley which changes the streetscape of this history way. Ms. Cobb's sunroom and design is being obliterated by the proposed mass. King – The footprint of this structure goes from 556 square feet (sf) to 1500 sf, which is more than 3X its size; it cascades down the hill. View poles would really help. Cohen – This applicant has been through dozens of meetings and made substantial changes in line with the Board comments. Feels the notes and comments are going back to the beginning. He feels the additions is responsible and sensitive. Mehra – Surprised that a historic house could increase 3X in size within the OHD. This is a big mass of a building. Welch – There have been substantial changes over time; though, he would prefer it went to the south. Asked that on the window schedule the windows to be demolished be labeled with an alpha-numeric code. East elevation, the deck as it presents is more appropriate below the fascia water table of the section to its right. South elevation, this is over fenestrated but not visible; looking at the profile of the existing grade from the segment of the 1 story going down the hill, it would be appropriate to keep and work with the existing grade and use wells at the windows; the dormer should be 4/12 pitch and moved back 6" from Stone Alley. East elevation, with existing grade, would have step downs to the doors and also decrease the brick face. It would be most appropriate to reduce the north and south elevations of the sunroom down to a 3 bay and decrease the east-west by 1 bay or shift it to the side away from Stone Alley. Camp – Appreciates the middle mass dropping an additional 8". For the sunporch, feels they succeeded with the historic scale of the windows. Asked if the flat roof could have a slight hipped-roof pitch. In the original sunporch, the sashes were dark; that should be done here. Height poles would help to understand how big it will look. Oliver – Agrees with the Board members. The sunroom doesn't look significantly different from the photo from the Alley. Agrees with Mr. Welch about keeping the existing grade and taking off the extra 3' feet from the sunroom. Pohl – Regarding the grading, the building will look shorter with the existing grade; also, it would make the perceived size of the east elevation shorter and ground the south elevation. Likes the idea of removing 1 bay off the sunroom thus shifting it away from Stone Alley. Though we don't normally approve flat roofs, that doesn't mean it's not a historic detail; cited an example of a flat-roof sunroom.				
Motion	Motion to Hold for revisions and a full window survey and to be heard at the next meeting at which the applicant can present. (Welch)				
Roll-call Vote	Carried 4-0//Camp, Oliver, Welch, and Pohl-aye			Certificate #	

Welch – He's looking at this as the table has been reset and everyone is working in good faith. If HDC has a question of merit, we anticipate a timely response on what is or is not legal. Town Counsel should be receptive to providing us information regarding the courtesy letters and violation notices will be acknowledged and approved by the Chair HDC. We would like to have 2 more alternates on the board; it could be used to test out the appointment process.

Motion

No action at this time.

Vote

N/A

II. COMMISSION COMMENTS

- Coombs** – Reviewed a meeting she had with John Giorgio regarding making HDC an agency independent of PLUS. Mr. Giorgio suggested making a motion to the Select Board to amend the Memorandum of Understanding, which had made HDC part of PLUS.
Pohl – We need to circulate that opinion and put it on under other business next week. It isn't currently noticed.
- Backus** – There are applications being held 55 Easton Street, 79 Pocomo Road, 2 Stone Alley, and both 126R Main Street applications.
- Welch** – In the interest of making up some time, the Organizational Focus Committee has resurrected pursuit of best practices. Recommend requisitioning tablets for members who require them for use at home with reviewing applications and replacing paper in the meetings; if anyone objects, they can do so through staff for discussion. He'd like to put it on the agenda for a vote; if you object, reach out to Ms. Martinez.

III. PUBLIC COMMENT

- Hillary Rayport** – She sent a letter to Staff requesting a response on how the items are held and fall off. Commissioner should be aware this creates a lack of transparency about what's being discussed in a meeting and is a burden to the public as well as a burden of cost to the public who come on with their attorneys. Read the email into the record.
Pohl – We can't discuss this at this time. He's making notes because he does have some thoughts on this.

IV. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Nantaco 07-6683	21 South Water Street	Projecting sign	42.4.2/102	Lee Milazo
2. Nantaco 09-7150	21 South Water Street	Menu/wall sign	42.4.2/102	Lee Milazo

V. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. ACKUIRE, LLC 10-7338	29 Skyline Drive	Shed size rev	79/91	Structure Unlimited
2. 55 Road, LLC 10-7267	56 South Shore Road	New Shed	80/114	EMDA
3. Ken Ansin 10-7268	6 Todd Circle	Roof replacement	66/294	EMDA
4. Ack Living, LLC 10-7262	3 Winn Street	Rev 08-4335	41/593	EMDA
5. Decatur XIX, LLC 10-7335	12 Westerwyck Way	New Shed	82/64	Val Oliver
6. Stephen Alfeleri Trust 10-7282	28 Gardner Avenue	Addition	43/132	EMDA
7. Michael Altman Trst Et al 09-7143	37 Sankaty Head Road	Main house revision	48/2	BPC
8. Michael Altman Trst Et al 09-7144	37 Sankaty Head Road	Guest house revision	48/2	BPC
9. Michael Jemison 10-7272	195C Hummock Pd Rd	Rev. 04-6108: cabana	65/2302	Botticelli +Pohl
10. Joe Tirone 10-7339	25 Honeysuckle Drive	Rev. 11-5054: duplex	68/389	David Pekarcik
11. Vilma Merlos 10-7269	3 Celtic Drive	Window replacement	67/660	Vilma Merlos
12. 14 North Road, LLC 10-7301	14 North Road	Rev. 10-2058: dele chimney	43/83	Workshop/APD
13. Chris & Ashley Austin 10-7304	Maple Lane Lot 7	New shed	67/303	Emeritus LTD
14. Marsha Shiff 10-7293	20 Starbuck Road	Addition	60/117	Permit Plus
15. Jay Harmon 10-7331	Lot 2 Maple Lane	Porch addition	67/303	LINK
16. Howard Martin 10-7341	2 Back Street	Rev. 06-4019: color	35/359	Howard Martin

Voting	Welch, Coombs, Thornewill, Patten
Alternates	None
Recused	Pohl, Oliver
Documentation	None
Representing	None
Public	None
Concerns	No concerns.
Motion	Motion to Approve. (Coombs)
Vote	Carried 4-0

Certificate # HDC2022-(as noted)

VI. CONSENTS WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Leo Mullen 10-7328	19 Brewster Road	Solar roof array	54/175.1	ACK Smart
• Not to be visible at time of inspection and thereafter.				
2. Paul & Cecilie Horvath 10-7299	200 Polpis Road	Pool Replacement	26/37	Ahern
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
3. Tom Garrette 10-7334	1 Spindrift	Pool & hardscape	66/313	Atlantic Landscape
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				

15. 450 Green Park 11-5272	2 Stone Alley	Addition	42.3.1/103	Emeritus
16. John Lancaster 09-7147	15 Burnell Street	Solar roof array	73.4.2/48	Ack Smart
Voting	Welch, Coombs, Oliver, Thornewill (read back in)			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and manufacturer spec sheet.			
Representing	Tobias Glidden, Ack Smart			
Public	None			
Concerns (7:16)	Glidden – Reviewed project; no visibility from Burnell; a small amount of visibility from Sunset Ridge; client planted a hedge along the south side. Backus – This is non-contributing. The roof is wood. Oliver – If the hedge gets as high as the one in front, she could accept it. Coombs – The hedge should be heavier and cover the porch. Trim the privet 1' and it'll grow back in better. Thornewill – She drove by it; there's a lot of vegetation in front. The rear elevation roof to have the array isn't visible. Welch – The privet is anemic and needs good fertilization.			
Motion	Motion to Approve with a promise the hedge will be bolstered to mitigate the visibility. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7049	

XIII. NEW BUSINESS 09/27/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. McGovern Moriarty 09-7157	26 Lincoln Avenue Sias	Rev. 07-6633: rear doors	73.4.2/3	Thornewill Design
Voting	Pohl, Welch, Coombs, Oliver, Patten			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Luke Thornewill, Thornewill Design			
Public	None			
Concerns (7:22)	Thornewill – Presented project; don't believe it will be visible. Backus – This ne infill within SOHD. Nano doors are not an appropriate feature; however, won't be visible. Previously approved plans are more appropriate for 'Sconset. Oliver – These doors won't be visible. No concerns. Coombs – It won't be visible. She could approve this. Welch – He agrees. Patten – Also agrees.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7157	
2. Ron Lefevre 09-7101	7a Mary Ann Drive	New 2 nd dwelling	68/216	SCI
Voting	Pohl, Coombs, Oliver, Thornewill, Patten			
Alternates	Welch "sat off"			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (7:25)	Newman – Presented project; white trim & sash, Hamilton blue door and dual grey roof. Thornewill – The dormers on the front could come in off the side a little and could support more windows. Oliver – It's simple and lovely. Coombs – No concerns. Patten – No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-09-7101	

7. Petrillo & Ripley 09-7124	92 Washington Street	Hardscape	42.4.1/22	Studio 2112
Voting	Welch, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, advisory comments, and "Resilient Nantucket".			
Representing	Lynne Giesecke, Studio 2112 Landscape Architecture			
Public	None			
Concerns (4:22)	Giescke – Presented the hardscaping. The existing top of bank is 5.5; intent is to bring that grade up so that water drains away from the structure. Backus – This site will need to comply with Chapter 5 "Resilient Nantucket" regarding impervious surfaces. Retention of existing vegetation is encouraged; fence should be Type II picket. "Resilient Nantucket" encourages air conditioning units (A/C) be elevated and shown on plans. Read advisory comments: Driveway material should remain as shell or pea stone; the proposed granite cobble apron is too formal and should be eliminated. The patio on the east will be very visible from the beach, and it is too large, and bluestone is not an appropriate material. Reduce the size; the proposed fence with capped posts is not traditional. It should be a standard type 2 fence. Asked where the A/C units are located. Oliver – Agrees Patio #11 should be smaller. Asked for clarification about the raising of the grade. The proposed grade change would raise the patio higher and so more visible from the water; right now, the bulkhead mitigates the view of the patio. Coombs – Asked if there is an engineer's proposal on how drainage will flow away from the house(no); she'd like to see that. Camp – Patio #11 should be smaller and have a more organic shape with grass between the pavers; it's right on the beach. Welch – Confirmed that the cobble, which is shown as square cut; is not Belgium block. He's okay with the concept for the grade pitching away from the house; the overall height, 1.5' increase in grade is a concern. Asked how that will work relative to the structure. We will be requiring more information on the grade change in the form of a cross section east-west showing existing and proposed.			
Motion	Motion to Hold for minor revisions and a cross site-section and include A/C location. (Coombs)			
Vote	Carried unanimously Certificate #			
8. Mike Romano 05-6245	55 Easton Street	Addition & move on site	42.4.1/68	Shelter 7
9. Ack N Back, LLC 06-6502	33 Quidnet Road	New dwelling	21/27.2-27.4	WAPD
10. Ack N Back, LLC 06-6503	33 Quidnet Road	Garage & studio	21/27.2-27.4	WAPD
11. Ack N Back, LLC 06-6504	33 Quidnet Road	Pool cabana	21/27.2-27.4	WAPD
12. Ack N Back, LLC 08-6785	33 Quidnet Road	Pool & hardscape	21/27.2-27.4	Ahern Design
13. 4 The Kids Realty Tr 07-6708	79 Pocomo Road	Rev. 10-4971: add roof walk	15/5	CWA
14. Brandon Lower 08-6790	146 Main Street	New garage, patio & pergola	41/518	Matthew Rider
15. Brandon Lower 08-6781	146 Main Street	MH clapbrd, perg, trim clr	41/518	Matthew Rider
16. Not so Easy, LLC 06-5679	26 Easy Street	New mixed-use structure	42.4.2/23	Emeritus
17. 450 Green Park 11-5272	2 Stone Alley	Addition	42.3.1/103	Emeritus
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Items 8-17 not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Vote	Carried unanimously Certificate #			

9. High Tide Partners, LLC 04-6196	26 Douglas Way	Main House	39/41	BPC
Voting	Pohl, Welch, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (7:25)	Paul – Reviewed site topography and changes made per previous concerns; platinum grey trim, dove grey sash and doors. Thornewill – There are a lot of very large windows sitting opposite each other so that you can see through the house; it would be especially evident at night. Camp – Now that she understands the site, north elevation at 113' long will be a big mass on a hill and the fenestration will light it up; massing and fenestration need to be reduced. She feels like it doesn't matter what we'll say because this is already on the market. Expressed concern about the retaining wall. Welch – He gets the lantern concept but doesn't know if it will hold water because you won't see the other window; for him it's a benefit to see something green or blue through it. The amount of glass and light is a different point he agrees with. Should downsize the connectors so it doesn't look like one huge structure. The treatment of fenestration and size gives it the perception of being a very large mass. Oliver – It's very large compared to other houses. If the connectors downsize and simplify, it would be very helpful; the windows should be smaller. Pohl – A reduction in the size of the windows and connectors would take away from the overall mass. Properties around this have a higher grade.			
Motion	Motion to Hold for revisions. (Welch)			
Vote	Carried unanimously			Certificate #
10. High Tide Partners, LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
11. High Tide Partners, LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
12. High Tide Partners, LLC 04-6193	26 Douglas Way	Gazebo	39/41	BPC
13. High Tide Partners, LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
Voting	Pohl, Welch, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (7:52)	Not opened at this time.			
Motion	Motion to Hold to track. (Welch)			
Vote	Carried unanimously			Certificate #
14. 450 Green Park, LLC 11-5272	2 Stone Alley	Addition	43.3.1/103	Emeritus LTD
Voting	Pohl, Welch, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
	Steven Cohen, Cohen & Cohen Law P.C.			
Public	Linda Williams, for Ms. Andrews			
	Virginia Andrews, 1&3 Stone Alley			
	David & Nina King, 14R Orange Street			
	Karen Mehra, 10 Orange Street			
Concerns (7:52)	Clarification of sitting board.			
	MacEachern – Reviewed revisions made per previous concerns.			
	Cohen – Cited how much the proposal has successfully addressed expressed concerns over the length of its review.			
	Backus – Reviewed individually significant structure's history. Reviewed Secretary of Interior design guidelines for new additions; this addition is 912 square feet (sf) while the existing structure is 556 sf. The proposed demo plans indicate very little of the trademark elements of the historic structure will be kept, as seen from Stone Alley. The sunporch window formation should mimic the existing, not the 8-over-1 triple ganged. The addition should be reduced and pushed south. Appreciate the window survey; seven will be removed but conditions aren't indicated. The south elevation chimney should be retained. The original structure is unique in form and history.			
	Read advisory comments 8/15: The size of the addition is almost twice the footprint of the existing house; additions should be subordinate in height and footprint to the existing house. The roof pitch of the middle section should match the main roof; this will lower the plate height of that section and reduce the amount of blank shingled wall facing Stone Alley. The living Room is too massive an addition and needs to be shortened east to west by 1 bay as previously requested by the HDC. Shortening it north to south by a bay would also reduce the scale as viewed from the east. The flat roof could only be successful if that wing were significantly smaller in scale and simpler in design to match the			

original porch; the hipped-roof options were simpler and more appropriate. The rear deck facing east has extraordinary tall legs and an enclosed skirt causing this to look like a flat-topped room rather than the base of a deck; the grade should be returned to its existing slope in order to lower the height of the deck. The triple mullion window facing east should go back to a double. At each new submission, minor revisions have been made, but the main issue of size and scale has not been adequately addressed; the HDC should require that unless significant changes are made to the proposed additions, this application should be denied or withdrawn.

Williams – This has been going on for 4 years and been death by 1000 cuts. Appreciates its improvement from previous submittals. It still overwhelms the historic structure, Stone Alley, and Union Street. It still comes down the hill with a high wall visible from Union Street; there's a photo indicating it will be visible from Washingtons Street. We've repeatedly asked them to go south. We've asked this be denied due to lack of response to our requests.

Andrews – The square footage of the addition has increased from 812 sf to 912 sf; she asked that the addition be moved to the south elevation, not be expanded to the south. The original structure now looks like a wart on the main house.

D. King – Not one thing the HDC has asked for has been done. Mr. MacEachern's proposal is almost exactly the same as the 1st application. This is not a renovation; the new footprint is almost 3 times the original structure. The addition height is 30' and 3 times longer than the original structure. Agrees the density should be moved to the south, not east down Stone Alley; moved to the south would hide it from Stone Alley and Union Street.

Mehra – This will loom above Stone Alley; it's very dense and massive. It will also change the view of historic downtown and the view of the Town Clock. Its height doesn't make sense; it feels like it will be raised and 3' of dirt has been bermed along the edge of the property.

N. King – Part of HDC responsibilities is protecting our view from publicly travelled way. If this is built, it will forever change Stone Alley.

Welch – Appreciates the changes. East elevation, noted scalloped angled edge detailing of the rake is not consistent with the existing; there is a "glass room" that is considered part of the contributing structure; you moved the east most portion of the sunroom south 1'. The 18" on center lattice panel would be better with woven lattice reflecting existing; the water table detail was lowered to create the perception of a stepdown but is only partially successful – it throws the off proportions of the shingled wall under the windows and without lowering the deck, it creates an odd detail. Lower the deck so that you step down 1 or 2 steps to put it below the water table. Lose the tower-like nature of the vertical-board section below by removing the center post as a visible structure; the vertical board should have spaces between it. On window structure, you need to go back to larger 8-over-8 windows; the 6-over-1 proportions are inappropriate. The secondary addition mass was lowered. South elevation, given the windows aren't visible, it's okay but this elevation points out the lack of traditional proportions. North elevation, same comments as for the east: lattice, sunroom fenestration.

Camp – If the middle massing shrank and came down in height, that would help this a lot.

Oliver – The south elevation is successful because of the 1-story element and the dormers; it appears more grounded and more additive. The basement window well on Stone Alley is not appropriate. Agrees about the windows in the sunroom; a lot of houses have sunrooms. Mitigating the middle section is imperative. Window proportions should mimic what's there. Change the east elevation gable window. Lower the addition eave lines.

Pohl – The middle mass, as seen from Stone Alley, still has a very high eave height; increase that roof pitch and bring the eave down; there's a huge amount of wall spacer between the tops of windows to the eave.

Motion
Vote

Motion to Hold for revisions. (Camp)
Carried 3-0

Certificate #

Rest held for Tuesday, September 13th

15. Mike Romano 05-6245	55 Easton Street	Addition & move on site	42.4.1/ 68	Shelter 7
16. CC VTACK, LLC 04-6106	120 Old South Road	New commercial bldg. A	68/969	Link/CWA
17. CC VTACK, LLC 04-6105	122 Old South Road	New commercial bldg. B	68/969	Link/CWA
18. CC VTACK, LLC 04-6104	124 Old South Road	New commercial bldg. C	68/969	Link/CWA
19. Amanda & Kevin Jacobs 04-6226	4 Rays Court	Addition & historical reno	42.3.2/3	Design Assoc. Inc.
20. K225, LLC 03-5944	126 Main Street	Renovation	42.3.2/98	Linda Williams
21. Bank of America 06-6494	15 Sparks Avenue	Lighting plan	55/177	Bisbano Assoc.
22. Bank of America 06-6396	65 Main Street	Lighting plan	42.3.1/197	Bisbano Assoc.
23. Not So Easy, LLC 06-5679	26 Easy Street	New mixed-use structure	42.4.2/23	Emeritus

IX. NEW BUSINESS 08/16/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Gail Johnson 08-6865	21 South Water Street	Replace awning	42.4.2/102	Gail Johnson
2.	Michael Dubois 08-6823	5 Lilac Court	Solar roof top array	68/361	Ack Smart
3.	37 Starbuck, LLC 08-6884	37 Starbuck Road	Move on site	60/37	NAG
4.	37 Starbuck, LLC 08-6810	37 Starbuck Road	Renovation	60/37	NAG
5.	Erin Wilson 08-6856	6 Swayzes Drive	Addition	66/162	EMDA
6.	John Sully 08-6894	47 Pleasant Street	As-built Window replace	55/17.1	Aldain Allen
7.	KMS126 NT 08-6893	126.5 Main Street	New dwelling	42.3.3/98	Linda Williams
8.	Lisa Lawler 08-6814	80 Orange Street	Demo or move off garage	55.4.1/24	Gryphon Architects
9.	Lisa Lawler 08-6863	80 Orange Street	New garage studio	55.4.1/24	Gryphon Architects

7.	450 Green Park, LLC 11-5272	2 Stone Alley	Addn, alter. & foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Ginger Andrews, 1 & 3 Stone Alley Linda Williams, for Ms. Andrews Sarah Alger, Sarah F. Alger P.C for Ms. Andrews				
Concerns (4:42)	MacEachern – Reviewed changes made per previous concerns and roof options. The certified survey is forthcoming. Presented an option showing a 3' reduction in length; the chimney is moving slightly interior so will be rebuilt. Backus – Reviewed the history of the structure. Read HSAB comments 7/11: The additions still overwhelm the original cottage; the middle section should be shortened by 3' or 4' and the enclosed porch by 5' or 6'. The proportions of the porch are too deep and not in keeping with what might have ever been built as an open porch. The plate height for the middle addition should drop a couple more feet and the roof pitch should be steeper to match the existing more closely. HSAB would like to see revisions. The addition is still too large; the Secretary of Interior standards state the addition should be subordinate in size to the historic structure. Agrees with HSAB. Design B is more appropriate but still overwhelms this significantly historical structure. Asked for clarification on proposed demolition of the existing sunroom, which is a defining feature. Andrews – Appreciates some of the changes. Still agrees the height and massing are overwhelming. Doesn't think the perspective views reflect reality. Would prefer the addition be pulled farther off Stone Alley and reduced. What Mr. MacEachern presented at the table is a step in the right direction; however, we haven't had a chance to review it. Oliver – The shortened sun porch is preferable, but the railing is too busy; removing it would make it more subordinate; it should be very simple. Camp – Agrees with Ms. Oliver about the shortened alternative with no railing on the flat roof; the 2, northeast gable windows don't relate with the sun porch. South elevation, the 2nd-floor gable dormer with door and windows might look better with columns to reflect the porch below. Welch – Agrees the shorter version, but without the 2nd-floor rail, is best. His concerns are consistent: stepping down going south would reduce the massing. Moving the porch 1' south would be beneficial. South elevation is in keeping with the vocabulary and guidelines. The sun porch windows should be closer to the size of the windows in the existing sunroom. With stepping down the addition 1', the shingle line would drop as a function of the form. Pohl – There is a natural step-down spot; what Mr. Welch proposes isn't an unreasonable request. He'd like to see that with the reduced sun porch. Discussion about the best location to step down the addition's 1st floor. Williams – (Did not see the revisions Mr. MacEachern presented at the table.) Stated she just arrived and asked to speak. The exterior should drive the interior. Run the sun porch off the south; it comes down the hill too far with a drastic grade change. Windows are too large for this structure. Alger – Agrees with Ms. Andrews and Ms. Williams; the changes aren't enough.				
Motion	Motion to Hold for revisions: lower the proposed 2ndary mass and sun porch 8" at the sill level; shorten the sun porch east-west by 1 bay; and shift the sun porch 1' south; and the flat roof to have no 2nd-floor rail; and to go back to HSAB. (Welch)				
Roll-call Vote	Carried 4-0//Oliver, Camp, Welch, and Pohl-aye			Certificate #	
8.	17 Ranger Rd, LLC 05-6303	17 Ranger Road	New garage	39/28	LINK
Voting	Pohl, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (5:39)	Ewing – Reviewed the project and changes made per previous concerns. Welch – The dormer wall introduces a new element into Nantucket architectural vocabulary that is not appropriate. Suggested turning the structure 180 degrees, then the dormer-deck combo wouldn't be visible. Thornewill – Agrees the detail is not typical. Need to come up with a dormer and deck that is more traditional; the gable dormers aren't successful on this simple structure. Oliver – Agrees; the dormers should follow the language of the main house; as proposed, the gable dormers and deck overwhelm the structure. Suggested making the south elevation dormer a full dormer. Pohl – Agrees with what's been said.				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye			Certificate #	

VII. OLD BUSINESS 05/03/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jessica Millard 06-4017	5 Cudweed Road	Alterations	82/423	Oliver
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (5:43)	Oliver – Asked to hold this to next week. Not opened at this time.				
Motion	Motion to Hold for next Tuesday. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Camp, Welch, and Pohl-aye			Certificate #	
2.	450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Ginger Andrews, 1 & 3 Stone Alley Linda Williams, for Ginger Andrews Sarah Alger, Sarah F. Alger P.C, for Ginger Andrews				
Concerns (5:44)	MacEachern – Reviewed changes made per previous concerns; north elevation trellis can wrap to the east elevation. Backus – Read HSAB comments 5/9: Very little if anything has been changed to address the massing concerns since the last version. The middle section is still not subordinate enough, still too massive and boxy; it should have a lower ridge and a lower plate; making it a couple feet narrower with a roof pitch that matches the main roof would lower the ridge and drop the plate. The hipped-roof addition to the east should have more of an appearance of an enclosed porch; simply adding a large, hipped roof to the back of this house is not a traditional massing approach; reducing the depth east to west to 10 or 12 feet would make it feel like an open porch that was later enclosed. These additions are considerably larger than the existing house; they overwhelm the original cottage and completely change the scale. HSAB would like to see revisions. Reviewed the history of this structure and its importance. Secretary of Interior standards state new additions should be smaller and subordinate to the historic structures. Eliza Codd's sunroom should be retained. The north gable doesn't match any existing element. A window survey would be appreciated. Andrews – This was a typical New England barn set up on the hill. Concern about the massing has been brought up consistently; their treatment has been insufficient and concerns still remain. North elevation, the foundation is right on Stone Alley; she's concerned about maintaining the integrity of Stone Alley during reconstruction. The ridge height of the 1 st addition is overwhelming. Williams – For 4½ years, HDC and HSAB have been consistent about asking that the addition go south rather than down the hill; she was told they don't want to block their view of the harbor from the kitchen. The floor structure should follow the existing grade of Quantity Bluff; the exposed foundation will be 100% visible from Union Street. This proposal creates a new vernacular for Stone Alley and the bluff. The existing has a unique setting and place in time. The proposed will obliterate the view of Quantity Bluff. Alger – Supports the comments of HSAB and Ms. Backus. Camp – Reduce the height of the middle mass a couple of feet so it relates to the sunporch. On the sunporch, she would like wrap-around windows, so it looks like a sun porch; the hipped roof should be flat; the triple ganged above that should be 2 separated windows. Welch – He sees no material changes; his comments are the same as at the last hearing. Agrees with Ms. Alger reposed addition is consuming the historic structure. North elevation, which is left to right along Stone Alley, should step down; only lowering the shingle line along the leftmost structure, the porch, doesn't accomplish this. That porch and the hipped roof are still too long, no length has been taken out, all other things equal this should be reduced 3'. Feels that if we don't see material changes within 3 meetings, an application should be denied—this is fair to other applicants, abutters, and Commissioners. North elevation, the structure should follow the grade; the concept of single-story living is driving the external programming and not in keeping with historic structures; those typically followed grade. In response to applicant's agent asserting many changes have been made, pointed out lack of material changes is the concern. Coombs – We've been doing this for 4 years and she's repeatedly asked that the center addition ridge be dropped and for the addition to go south; it repeatedly comes back with no change. They are designing around a historic house and their view is immaterial. The center section should be dropped considerably. East elevation, the hipped roof should go. Oliver – Feels this has come a long way and is moving in the right direction. It still overwhelms the historic house. South elevation, the sunroom was moved, not lost; the double door in the dormer should be a single door. Drop a foot out of the middle section height. Pohl – The middle mass troubles him the most; it should be reduced so it doesn't compete with the original house.				

Motion **Motion to Hold to either step the 1¼-story ridge down, step the hipped porch down, and create a 3-season look on the porch or provide a design solution to the south and to go back to HSAB. (Welch)**
 Roll-call Vote Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye Certificate #

VIII. NEW BUSINESS 05/10/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jason & Jennifer Mendelson	05-6328 7A Sherburn Turnpike	New dwelling	30/112	Studio Ppark
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	James Krapp, Studio Ppark			
Public	None			
Concerns (6:26)	Pohl – He represents the abutter to the north but feels there is no conflict. Krapp – Presented project. Backus – This was subdivided off a 1920 colonial revival. The proposal is boxy; additive massing should be lower and more subordinate. The French door lights are not appropriate. Thornewill – The massing suggests a typical 5 bay, but it reads differently. The eave height, windows and deck rails don't work with a 5-bay as well as the use of dormers on the front. The main mass is a little tall. Camp – South elevation, the right addition overwhelms the front façade; the front door should be centered with something over it to give it emphasis. The proposed driveway will span the entire front façade. Welch – Agrees with what's been said about the right massing, but the perspective drawing indicates the spacing is mitigated. Front elevation, the meeting rails should align with the eaves; the lack of 2nd-floor symmetry should be translated to the 1st floor. Bringing the addition down would be an important concession. Coombs – Agrees with what's been said. Front elevation, the front door or what's above should be moved to align; right addition looks very flat; would prefer 3 windows on the 1st floor and a smaller 2-window dormer. Pohl – The same eave wraps the entire building; the eave should change on the garage wing; the eave should be dropped to align with the garage dormer meeting rail; the garage is too tall. Motion to Hold for revisions. (Camp)			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Coombs, Camp, and Pohl-aye		Certificate #	

2. Robert Moore	05-6286	29 Cliff Road	Addition dormer	42.4.5/6	NAG
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	Camp				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (6:43)	Theroux – Presented project. Backus – Read HSAB comments 5/23: Unlike the existing dormer on the north side, this dormer faces Cliff Road; the dormer takes up too much of the roof plane and has too much blank shingled wall on the ends. This should either be 2 small single window dormers or one dormer with 2 separated windows with minimal shingled wall on either side of the windows. Lowering the dormer plate height would also reduce the scale of the dormer. West elevation and garage door are drawn incorrectly. HSAB would like to see revisions. Circa 2004 associated with circa 1850 house. The triple-ganged window configuration within the long dormer is atypical. The provided photos show historic context for contemporary additions with appropriately spaced windows. Welch – Agrees the windows Ms. Backus mentioned are atypical; south elevation, suggested the window header and casing be one and the same allowing lowering the window height thus lowering the eave. Oliver – Spreading the windows out to fill the north elevation dormer would help. Coombs – Agrees with Mr. Welch about the south elevation dormer. Dutra – He's concerned about making the changes proposed by Mr. Welch would cause the 2 sides not to be the same. Pohl – He likes separating the windows and dropping the eave; the north elevation is not visible. Motion to Approve through staff per Exhibit A. (Welch)				
Motion	Motion to Approve through staff per Exhibit A. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Dutra, Coombs, Welch, and Pohl-aye		Certificate #		HDC2022-05-6286

3.	450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (1:44)	MacEachern – Asked to hold for Tuesday and a full board. Not opened at this time.				
Motion	Motion to Hold at applicant's request. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, Camp, Coombs, and Pohl-aye			Certificate #	
4.	31 Western, LLC 03-6026	31 Western Avenue	Hotel, fenest, stairs & ramp	87/94	Emeritus
Voting	Pohl, Camp, Coombs, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Mary Bergman, Executive Director Nantucket Preservation Trust (NPT)				
Concerns (1:49)	MacEachern – Reviewed changes made per previous concerns and 3 options for the south elevation doors. Backus – Read HSAB comments 5/9: HSAB had varied opinions on the proper approach regarding the front doors. One approach is to accept the repurposing of the old boat house to a residential use, choosing traditional French doors as presented in Option A, but to change the doors to 12 lights with kick panels. The alternate approach is to try to maintain the original large boathouse opening by eliminating the transom and using 2 large plate-glass doors with very minimal metal frames. The old photos show that the swinging boat house doors had the diagonal surface on the inside rather than outside. HSAB would like to see revisions. This is “Star of the Sea”, circa 1874; preservation restriction held by NPT and so changes require their approval. Agrees with HSAB about eliminating the transom; suggest 2 plate-glass with light metal frame to feel like a boathouse opening. Bergman – Agrees with HSAB and Ms. Backus - simple is better; the south elevation door would be an open void. They are moving in a positive direction. Coombs – The interior of the boathouse doors should be diagonal with the exterior vertical; likes the idea the inner doors being 2 plate-glass with no frame but should be shorter. The ramp change is more in keeping with what's there. Camp – South elevation doors, likes the transoms; also likes having only 2, glass, inner doors, Welch – South elevation, prefers the transom if it were more a decorative architectural element. Not concerned about the boardwalks; they won't be visible and there is precedent on the site. If we go with plate glass doors, the glass should be non-reflective. Pohl – He agrees with HSAB about the south elevation inner doors disappearing – 2, large, glass doors with no frame.				
Motion	Motion to Approve through staff with the south elevation inner doors to be similar to those at the Mace Warehouse – no handles, little frame, and anti-reflective glass. (Camp)				
Roll-call Vote	Carried 4-0//Coombs, Welch, Camp, and Pohl-aye			Certificate #	HDC2022-03-6026

4. Ocean Dojo, LLC 01-5569	24 Bartlett Farm Road	New Dwelling	65/76	BPC
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (5:59)	Paul – Reviewed changes made per previous concerns. Thornewill – Platinum grey with black isn't appropriate in this area; would prefer Nantucket or Cobblestone grey. Camp – No concerns. Coombs – Agrees with Ms. Thornewill about platinum grey. She thinks black is being overused. McLaughlin – West elevation, the front door has more glass than wood.			
Motion	Motion to Approve through staff with the trim to be Cobblestone grey. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2022-01-5569

5. 450 Green Park LLC, 11-5272	2 Stone Alley Way	Adtn, Alter & foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	Virginia Andrews, 1 Stone Alley Way			
	Sarah Alger, Sarah F. Alger P.C. for Ms. Andrews			
Concerns (6:03)	MacEachern – Reviewed changes made per previous concerns. Backus – Read HSAB comments 4/11: Dropping the ridge of the middle section is an improvement but the shallower pitch of that gable creates a boxy looking addition; narrow the width of the addition to match existing and to drop the ridge thus improving proportions and lessening the amount of shingled wall facing Stone Alley. The rear hipped roof addition is too long and extends the building too far down the hill; the rear addition should be shortened several feet. The exterior chimney should remain as it's a character defining element. This proposal would relate much better to the existing house if it were 6 to 8 feet shorter and shifted 2 or 3 feet away from Stone Alley. HSAB would like to see revisions. Reviewed the history as previously stated. Appreciates the changes but the addition is still more than half the size of the original structure; the Secretary of Interior standards suggest additions be smaller than the existing. Agrees about the chimney and addressing Stone Alley. Andrews – Agrees with HSAB and Ms. Backus. The board should address demolition of the south elevation sunroom. The addition's ridge height is dropped only 16"; that visually doesn't create additive massing as intended. The perspective views don't fit with Stone Alley as it is; suggested the commission view this proposal with height poles. Alger – Echoes Ms. Andrews, Ms. Backus and HSAB. Given the comments made over the "years", feels sufficient progress hasn't been made to get this approved. The addition overwhelms the Eliza Cobb house. It needs to go the other direction and be away from the alley. Camp – This is the best rendition so far; it steps down and has additive massing. Prefers the windows as sized in Ms. Cobb's sunroom. The foundation should have a trellis or landscaping to mitigate the 7' wall of brick. Welch – Agrees with Ms. Alger this hasn't come far enough; the concept of this "eating the house" paints the picture. North elevation, there need to be step downs from left to right; the lowered shingle line doesn't sufficiently accomplish that; the hipped roof porch is too long left to right and should be reduced about 3'; the foundation should be rebated below. The perspectives give a sense of how large the addition is relative to the existing house. Coombs – The addition is too big and overpowers the original house; we've lost all the important elements as seen coming down Stone Alley. We've asked repeatedly that some of this go off the south elevation. Viewing from Union Street, it's the old house that should be visible. The second chimney should be put back on. Oliver – Appreciates the changes. The addition's eaves should be more subordinate to the existing and the "A" windows are a little too wide. Agrees some level step down and lowering the ceiling of the middle section would help. Pohl – The brick foundation could be mitigated by adding windows into it; pulling the grade up on the north around to the eastern side with the basement door cut in would help mitigate the foundation. The roof pitch is too shallow.			
Motion	Motion to Hold for revisions and to back to HSAB. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye		Certificate #	

HDC Minutes for April 19, 2022, adopted May 5

7.	450 Green Park LLC, 11-5272	2 Stone Alley Way	Adtn, Alter & foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
8.	Zero India, LLC 01-5514	1 Cambridge Street	Reduce footprint & chng roof	42.3.1/130.2	Emeritus
Voting	Pohl, Camp, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:03)	Not opened at this time.				
Motion	Motion to Hold Items 7 & 8 for Thursday. (Coombs)				
Roll-call Vote	Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye			Certificate #	
9.	Arline Bartlett 12-5454	21 Pleasant Street	Windows, doors, addition	55.4.1/1	LINK
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (7:58)	(7:04) Held for representation. (Coombs)				
	Ewing – Reviewed the topography and changes made per previous comments; only the Holly tree is on this lot. No demolition of any existing is proposed. She feels the engineer's dimensions regarding grade and fill is accurate.				
	McLaughlin – He has no concerns and would motion to approve.				
	Backus – HSAB didn't get to review the revisions. We do not have the topographical plan in our packet. Post 1923 pre-1949, individually significant. The approved driveway location should be included on the topographical map. Recommend this go back to HSAB. Plans should be clearer regarding material and proposed demolition. Need a window survey. The submitted cross section is not clear. Read the minutes from the prior hearing; those are still pertinent.				
	Coombs – Doesn't feel the topographical information as submitted is adequate; wants to see how much fill is being asked for, which requires the topography of existing and proposed. South elevation has 21 windows and east elevation windows are all mulled. The proposed fenestration is overwhelming.				
	Welch – North elevation, the existing the grade isn't accurately depicted; the proposal shows a dramatic change for which we need more accurate information. West elevation will need retainage. South elevation, the grade is again not accurate. The foundation of the house is concrete blocks 8" tall; the north elevation exposes 4' of foundation; the topography is reflecting some of the fill. The proposed grade changes are extreme and inappropriate; they change the character and setting of this home and the home to the right. Pointed out that if the proposed grade change is approved, it will cause drainage issues, similar to what happened at the Mill Hill subdivision.				
	He's okay with the mulled units; it looks like the same frames with different sashes; if they are proposed to be new, the existing unit for a home of this era are mulled with a wider fascia than the side casing; that detail should be maintained and is historically correct and important to this structure. The 6-over-1 windows are too intense; perhaps 2-over-1 would be better. The grade is of critical importance, and we should have a retaining plan.				
	Oliver – Agrees with Mr. Welch about the grade and retaining. She likes adding grills to the windows. South and north back wing needs to drop below the eave line of the main house to be more additive. Agrees the south is over fenestrated; the number of basement windows exacerbates the fenestration issue. The rear elevation is almost 34'.				
	Camp – We need an east-west cross section showing existing versus proposed grade. We need information about retainage.				
Motion	Motion to Approve. (McLaughlin) Not carried 1-4				
	Motion to Hold for revisions showing accurate fill on the elevations and an east-west topographical cross section with information on retainage. (Welch)				
Roll-call Vote	Carried 4-1//Oliver, Coombs, Welch, and Camp-aye; McLaughlin-nay			Certificate #	

VI. OLD BUSINESS 03/08/22

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, Alteration foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development Steven Cohen, Cohen & Cohen Law P.C.				
Public	Virginia Andrews, 1 Stone Alley Linda Williams, for Virginia Andrews Sarah Alger, Sarah F. Alger P.C., for Virginia Andrews				
Concerns (7:21)	MacEachern – Reviewed changes made per previous concerns; there might be some grade change at the right side of the north elevation; not proposing any significant grade changes. Backus – Read HSAB comments 3/2/28: Changing the back wing to one story is a positive step; however, the new east-facing gable should step down significantly from the main ridge. The 4-ganged east-facing windows should be separated, at least into 2 pairs, and they should be narrower so that the proportions match the originals. The 2 new small windows on the south elevation should be larger double hung. The existing exterior chimney is a character defining element and should remain. The existing grade lines should be shown to better understand how relates to the existing slope of the bank. HSAB would like to see revisions. This is individually significant circa 1858-1871, barn turned into house by Eliza Codd. Appreciates the setback off Stone Alley; addition is more than 1/2 the size of the original; need window survey; rear still presents as a wall along Stone Alley. Agree about preserving the exterior chimney. Topographical information would be helpful. Andrews – Concerned how grading is shown and delineation of the north property line. Digging out Quantity Bank. It looks like the north-side cellar door will require digging a hole in Stone Alley to provide steps into the basement. Concerned about demolition of the south elevation sun porch, which was a signature element of Eliza Codd. Williams – The Board has been consistent about going south but there has been no effort to do that. Feels the grading as shown is not correct; the foundation, as seen from Union Street, will be 12' out of the ground. The sun porch is part of the original design. The way it looms along Stone Alley and how it will loom over Union Street has not been addressed. Alger – Agrees with everything Ms. Andrews and Ms. Williams have said. Cohen – Feels Mr. MacEachern has been responsive to comments: moved away from Stone Alley, lowered the additional massing, and preserved key architectural elements of the design. HSAB comments about windows and breaking the middle ridge are good and making those changes would be historically responsible. The Board has encouraged going to the south but it's not the only way this can be done. As proposed it's architecturally appropriate. Welch – Appreciates the overall direction of the changes. It would be appropriate to have cross sections of the length of the house with the addition showing existing and proposed structure with a dash line showing change if floor height. East elevation, as proposed is busy but mitigated by the fact the left side won't be visible; the hipped roof window sizes as opposed to what's proposed; the hipped roof is foreign to the structure, but it could be successful if you marry the windows from the existing wrap-around porch; it's a known element and thinks it will communicate back in time. North elevation, the rear porch could integrate the existing porch under the gable; there needs to be a step down in the ridge of the secondary mass and 1st-floor level of the hipped-roof porch. Oliver – She agrees with much Mr. Welch said. Appreciates the direction of the changes. Agrees making the rear element more like the existing sun porch; the windows are too wide. Agrees with stepping down the secondary mass more. North elevation, the fenestration is chaotic. Coombs – The windows in the new section are too wide; should match those in the old section. The secondary mass needs to be dropped. There is no indication of why some of the program can't be moved south; there's plenty of room without so much of a drop. Agrees with HSAB. Camp – East elevation, the windows are too modern; they should duplicate the sunroom windows. The existing sunroom is the essence of Nantucket; would like it duplicated on the east elevation porch. East elevation, the 2nd-floor triple-ganged windows should be reduced to 2. Pohl – This has vastly improved. North elevation, to Mr. Welch's point of moving with the grade, if you are determined to go down the hill, the house should follow down the hill; with no change in the 1st floor, you have a lot of exposed foundation.				
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, Welch, and Pohl-aye			Certificate #	

2. Zero India St, LLC 01-5514	1 Cambridge Street	Rdc footprint and chg roof	42.3.1/130.2	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornehill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	Eric McKechnie, owner Unit 1			
Concerns (5:34)	MacEachern – Presented project. He had changed the pitch from 10/12 to 11/12 so it did get taller. Backus – The brick section was built after the 1849 fire and the other section is circa 1940s. Read into the record Mr. McKechnie's letter of concerns. Read HSAB comments 1/18: This proposal detracts from the simplicity of the previous approval. The 3rd-floor dormers add to the volume and height of the street façade. The west-facing gable end flush dormer totally overwhelms that roof plane. These changes are not appropriate, and the original should remain. The building can become slightly narrower without changing the appearance to accommodate the property line encroachment. Pohl – Change of use is not the purview of HDC; if vents and fans are required, this will have to come back the HDC for them. Landscaping would be reviewed under a separate application. Coombs – Agrees with HSAB; this is a historic building, and this is yet another 3-story building that was never there. It should be reduced. Camp – South elevation, the dormers diminish the history of the structure; simple is better. Agrees with HSAB. Oliver – Agrees with HSAB and Ms. Camp. The beauty of the previously approved was its simplicity. The steep pitch is incongruent; cross gables make it feel taller; eliminate the 3rd-floor dormer. It seems taller than the previously approved. It's next to a small, 1-story building so the height stands out. McLaughlin – North elevation, too much glass. Mr. McKechnie's letter touched on some good points. This is a straight commercial building that doesn't match the historic structure. Pohl – He agrees with what's been said, especially the 3rd-floor dormers.			
Motion	Motion to Hold for revisions and to go back to HSAB for review. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #

V. OLD BUSINESS 01/25/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	Virginia Andrewes, 1&3 Stone Alley			
	Sarah Alger, Sarah F. Alger P.C			
Concerns (5:50)	MacEachern – Reviewed changes made per previous concerns. Backus – These plans have not been vetted by staff or HSAB. Reviewed the history. The original structure is unique in form. We should see a window survey for any window changes. Requested any revisions go back to HSAB. Andrews – She had not seen this set of plans; feels submitted plans changed after HSAB review is not appropriate by not allowing time for anyone to review them. Because of its location, any addition will have a significant visual impact. The setback measurement, on the plans which HSAB reviewed, was from the middle of Stone Alley, not the edge of the road. Any proposed grade changes should be accompanied by current and proposed elevations. The demolition plan contemplated a large amount of demolition and she's glad that's been reduced. Welch – He thinks it's premature to review plans that no one has had a chance to look at. Pohl – The fact is the earlier submission was opened at the end of the last Tuesday evening; subsequent to that, Mr. MacEachern made additional changes. Thinks everyone would think the reduction in mass is a step in the right direction. We are hearing requests for additional information. Holding this for HSAB to review would give everyone time to review the revised plans. He can't put this to the Board without due process for the neighbors. Alger – Asked when the plans will be available. Backus – We received them today.			
Motion	Motion to Hold for HSAB review. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye			Certificate #

9. Anthony Noto	11-5270	10 Lincoln Avenue	Addition & reno	30/184	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Kristen Gagalys, for 11 & 13 Lincoln Avenue				
Concerns (8:20)	MacEachern – Reviewed changes made per previous concerns; to move forward 15' and still be 84' from the road. Backus – Circa 1908 Queen Anne; this has a distinctive style and setting that should be maintained; it shouldn't be moved to accommodate a program in the rear; this is a double-frontage lot. It's debatable whether or not the rear would be visible. There had been a request for a window survey. The shingle style should be maintained. The plans should also show the structure as it exists. Should bring back the shingle-style elements; shed dormers would be more appropriate. Read HSAB comments 1/31: The house should not move forward on the property; to preserve the large front lawn, the driveway and parking should remain on the back of the property. The modified shed dormers on the front are preferred and should drop so that the tops of the dormers intersect the roof at the break in the gambrel roofs. The south-facing 3rd-floor window/door unit still has too much glass; the windows should be reduced in size to create at least a foot of shingles between the doors and windows. The French doors on the front balcony should be changed to 12 lights with kick panel; to minimize the visibility of the front balcony French doors, shingle the lower half of the balustrade rail. On the south, the 6-unit French door is too expansive and should be broken up or reduced. HSAB would like to review further revisions. Gagalys – Moving this forward dramatically changes the historic streetscape as does the addition of a front driveway. Camp – On this side of the street, large lawns are the streetscape; access should remain of Capaum Road. The shed dormers are quieter and likes the upper gambrel being the top of the dormer roof. If the garage is beside the house, it will create a massively long block. An eyebrow window would harken back to shingle style. East elevation, the 3rd floor is over fenestrated; it needs more shingles. Coombs – East elevation 3rd floor, there should be one door with 2 windows; it's over fenestrated. South elevation, reduce the number of doors and windows; the 1st-floor fenestration should match the 2nd floor. Agrees with what's been said. Oliver – Agrees with HSAB. There is precedent for the east 2nd-floor deck. The dormers should be below the main roof. Welch – Agrees with Ms. Oliver about the dormers. He's definitely against moving this. Pohl – He agrees with what's been said. Pointed out that 12 Lincoln was approved moved forward because of the location of this house, which is now being proposed to change.				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye			Certificate #	

10. 450 Green Park, LLC	11-5272	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Alger Linda Williams				
Concerns (8:50)	MacEachern – Reviewed changes made per previous concerns. Backus – Reviewed it's history. Appreciates the stepping back but it still presents as a wall along Stone alley (check tape 8:54) We need a window survey since windows are being replaced. Pohl – This is too complicated to review in the time left today. Asked to hold for Thursday.				
Motion	Motion to Hold for Thursday, February 17th. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye			Certificate #	

Rest held for Thursday, February 17th.**VII. NEW BUSINESS 02/01/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Glenn Lajeunesse 01-5553	4 Mioxes Way	New Cabana	65/87	Thornewill Designs
2.	34B Walsh St N.T. 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
3.	Peter Michalowski 01-5573	34 Dukes Road	Rev. 72768: hardscape	56/187	Linda Williams
4.	BPC 4 Dolphin Ct., LLC 01-5574	4 Dolphin Court	Addition	42.4.1/65.2	Linda Williams
5.	BPC 8 N. Beach St., LLC 01-5572	8 North Beach Street	Addition	42.4.1/65.1	Linda Williams
6.	S & R Island Dev. 01-5576	26 Woodland Drive	Demo dwelling	68/260	Linda Williams
7.	Sam Nicholson 01-5534	22 Brewster Road	Addition	54/196.1	Val Oliver
8.	Steve Theroux 01-5536	25 Broadway	Storage/ garbage bins	73.1.3/108	NAG
9.	Steve & Kim Schaefer 01-5526	86 Cliff Road	Shed/ Fence	30/74.2	Robert Newman
10.	Steve & Kim Schaefer 01-5525	86 Cliff Road	New dwelling	30/74.2	Robert Newman
11.	All Vines, LLC 01-5537	9 Prospect Street	Roof Shingle Change	55.4.4/41	T & T Roofing
12.	Hollis Webb 01-5586	30 Dukes Road	Demolition	56/189	Hollis Webb
13.	The Sandbar 01-5527	4 Bathing Beach Road	Roof Overhang	29/1	Val Oliver
14.	36 Easton St. Corp. 01-5520	36 Easton Street	Rev.: Move AC to west	42.1.4/19	EMDA

3.	450 Green Park LLC 11-5272	2 Stone Alley	Adtn/Alter/foundation	42.3.1/102	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Linda Williams, for Virginia Andrews Virginia Andrews, 1 Stone Alley				
Concerns (6:00)	MacEachern – Presented project. He reached out to Ms. Andrew's counsel to understand her concerns with the previous submission and he addressed those. South elevation isn't highly visible. Backus – There are multiple references to this structure which are incorrect. Constructed as a barn circa 1853; circa 1871 it was converted to a home by Elisa Codd, a female architect. Read HSAB comments: The proposed additions are still much too massive for the scale of this house. The rear ridge is at the same height as the existing main ridge and needs to drop; the stepped addition beyond that should be changed to a one-story element or eliminated entirely. There is too much building attached to the back of this relatively modest home. The existing glassed-in porch is visible from Stone Alley and Union Street; it is an important character defining element and should be retained. The existing exterior chimney should also be retained. The proposed drawings should show the proposed grade changes. The HDC and HSAB have been very clear from the start that any additions to this house need to be sensitively designed to complement the scale of the existing house. HSAB would like to review further revisions. Williams – She provided a very detailed history on this structure. There have been consistent concerns about this extending down the hill and being tall. It is completely visible from Union Street and Stone Alley and Orange Street. This is a better design, but it still looms over Union Street and obliterates the view of the historic structure and those elements critical to its unique design. Andrews – Agrees with HSAB. We haven't thought about the representation that there is a lack of lawn; that isn't true. There is a parking area off Stone Alley; eliminating that is not a good idea. Oliver – She's looked closely at this and the past iterations. To her this is fairly similar to those and reads as a single plane along Stone Alley. Agrees the new section should have some element to separate it from the original, but not sure the exposed rafter tails are appropriate with this style. The building should step down the hill; additions should be smaller in height and scale. Site and setting should help set standards of simplicity and unintrusiveness. This is very visible, and the north elevation would dwarf Stone Alley. Suggested a hyphen massing then add on, that would make the existing more prominent; an alternative is a separate structure. Camp – Agrees the addition should be subordinate and the roof ridge dropped then telescope back. Liked the prior idea of ending in a sunroom. This doesn't go with the nature of the hill. The chimney should remain. Coombs – The addition is 2/3rd larger than the original house. It needs to drop with the grade going south; we've asked for that on every iteration. This proposal is too large for Stone Alley. The history of this structure should be maintained. North elevation, the 30'5" at the lower ridge is excessive; all the sections need to drop down. The addition windows should be 6-over-6 to match the existing; also, the ridge is very long before it drops. The addition should run parallel with Union Street, not perpendicular. There needs to be a split of at least 3' between the ridge height of the original and the first addition with the second addition dropping further. Welch – He supports subservient massing with distinctiveness between the old and new. This is an unconventional design; inspiration should come from that and the immediate surrounding area to be sensitive to this hillside. This should flow down the hill away from Stone Alley. Pohl – East elevation, there is plenty of room to move the addition farther south away from Stone Alley without impacting the view if the owner's other house. The south elevation has a richness to its design that humanizes it. The north elevation is 3 flat planes very close to Stone Alley. Take some of the good stuff from the south side to give the north side a human face. Agrees with HSAB and that the right answer is to extend laterally working with the grade.				
Motion	Motion to Hold for revisions and to go back to HSAB. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl-aye			Certificate #	

V. NEW BUSINESS 12/07/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rose R.T. 11-5107 (OB)	28 India Street	Spa	42.3.4/8	Jardins Int.
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:07)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver Thornewill, Camp, and Coombs-aye		Certificate #	
2. Jim & Karen Poole 11-5232	43 Main Street	Fence	73/18	Brent Young
Voting	Camp, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Brent Young			
	Val Oliver			
Public	None			
Concerns (1:09)	Young – Presented project. He had suggested they do a wire fence between a double row of hedge. Backus – SAB did not look at this. This is just outside the old historic district (OHD) in 'Sconset; it will be seen especially in the winter. Oliver – Mr. Young's pictures of the hedge were taken in November. Thornewill – This type is fence, 5&1, isn't found in 'Sconset; it should be natural to weather and of a type found in 'Sconset. Suggested 40" Type II picket. She'd be okay with double privet and embedded wire. Coombs – Agrees that a 6' fence is inappropriate on Main Street in 'Sconset. Privet doesn't give protection in the winter. This should be a picket fence natural to weather behind the hedge. She's okay with the wire in privet. Camp – She could approve a different type of fence. Double privet with wire is a different story.			
Motion	Motion to Approve through staff with a double privet hedge with wire between as shown on the landscape plan and screening maintained in perpetuity. (Coombs)			
Roll-call Vote	Carried 3-0//Thornewill, Camp, and Coombs-aye		Certificate #	HDC2021-11-5232
3. Anthony Noto 11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:17)	Backus – Mr. MacEachern has asked his projects be held for a full board.			
Motion	Motion to Hold for Tuesday, January 11th. (Coombs)			
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Camp, and Coombs-aye		Certificate #	
4. 450 Green Park LLC 11-5272	2 Stone Alley	Adtn/Alter/foundation	42.3.1/102	Emeritus
Voting	Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:10)	Not opened at this time.			
Motion	Motion to Hold for Tuesday, January 11th. (Coombs)			
Roll-call Vote	Carried 4-0// Thornewill, Oliver, Camp, and Coombs-aye		Certificate #	

4.	450 Green Park LLC 11-5272	2 Stone Alley	Adtn/Alter/foundation	42.3.1/102	Emeritus
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:10)	Backus – Mr. MacEachern has asked to hold his items as well due to the short board. Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye			Certificate #	

VI. OLD BUSINESS 12/14/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Rich Gillis	38 Prospect Street Lot 29	Hardscape		Linda Williams
Voting	Camp, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments				
Representing	Linda Williams				
Public	None				
Concerns (5:11)	Williams – Asked this be held for a full board. Not opened at this time.				
Motion	Motion to Hold for a full board. (Thornewill)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, and Coombs-aye			Certificate #	
2.	23 Broad St, LLC	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:10)	Backus – Mr. MacEachern has asked to hold his items as well due to the short board. Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Oliver-aye			Certificate #	

VII. NEW BUSINESS 12/21/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Andrew Sievers 12-5305	12 Codfish Park	New shed	73.2.4/9	Salt Spray Sheds
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:15)	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Roll-call Vote	Carried 4-0//Coombs, Camp, Thornewill, and Oliver-aye			Certificate #	
2.	Wayne & Janet Berman 12-5310	98 Tom Nevers Road	Addition	91/40	NAG
Voting	Camp, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Bill McGuire, Nantucket Architectural Group				
Public	None				
Concerns (5:16)	McGuire – This was held for updated drawings with the revised garage doors; the doors are not visible. Oliver – She wouldn't support white garage doors since they'll take away from the house; they should be natural to weather. Coombs – Agrees with Ms. Oliver; they shouldn't be white. Thornewill – Agrees.				
Motion	Motion to Approve through staff with the garage doors to be natural to weather. (Oliver)				
Roll-call Vote	Carried 3-1//Thornewill, Coombs, and Oliver-aye; Camp-nay			Certificate #	HDC2021-12-5310

22. Marshall & Molly Pagon 12-5279	28 & 32 Baxter Road	Pool & spa	49.2.3/29	Jardins Intl.
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Elisabeth O'Rourke, Jardins International			
Public	None			
Concerns (8:38)	O'Rourke – Presented project; they've gone to extreme lengths to hide the pool; equipment will be on the north side of the main house enclosed in wood; the back access is only used by her client. Backus – Read SAB comments 12/20: Concern is an apparent encroachment on the public way on the north. This is for 28 Baxter Road but sits on 32 Baxter Road. This pool is large within this historic neighborhood; the closest pool is currently at 31 Sankaty Road. Pohl – We're relying on the existing hedge for screening but it's actually not on their property; it's in the public way. There's room to put the privet on their property. Oliver – She's okay with it; they can find a way to screen it if necessary. Coombs – The buildings and hedge block it pretty well. McLaughlin – No comments. Thornewill – She agrees this is fine.			
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2021-12-5279
23. Michael Robinson 11-5261	13 Fayette Street	Roof walk	42.3.2/28	Sanne Payne
Voting	Pohl, McLaughlin, Oliver, Thornewill			
Alternates	None			
Recused	Coombs			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:47)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	
24. Anthony Noto 11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus
25. 450 Green Park, LLC 11-5272	2 Stone Alley	Additn/alter foundation	42.3.1/102	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:48)	Backus – Mr. MacEachern requested these be held for Tuesday. Not opened at this time.			
Motion	Motion to Hold for Tuesday, December 28. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	
26. Jim Ikard 11-5268	1 Bloom Street	Basement walkout	42.3.3/140	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Alex Bagmet, Emeritus Development			
Public	None			
Concerns (8:49)	Bagmet – Presented project; this is the only place and will be landscaped. Backus – HSAB did not review this. She was at the site 2 weeks ago; all they had done was remove the chimney. This is individually significant, circa 1727, typical Nantucket. The stairwell is not appropriate; it's right on the street. Oliver – The basement access shouldn't be that close to the front. Coombs – Agrees. McLaughlin – The small chimney has been removed. Thornewill – It should go on the other side of the bumpout, away from the street. We were really trying to preserve the front of this house. She'd like to see photos of the existing bulkhead. Pohl – There's not a lot of support for this as drawn. Discussion about ways to have an approvable walkdown.			
Motion	Motion to Hold for revisions, basement plan, photos, and to go back to HSAB for review. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	

ELIZA CODD



Photographic portrait of Eliza Codd made in Dec. 1889

Ancestry.com information

Birthdate:	February 27, 1882
Birthplace:	Nantucket, Nantucket, MA, United States
Death:	April 4, 1920, Nantucket, MA USA
Place of Burial:	New North Cemetery, New Lane, Nantucket, Nantucket, MA, United States
Immediate Family:	Daughter of William F Codd and Emma Louise Allen
Occupation:	Architect

NANTUCKET HISTORICAL ASSOCIATION INFORMATION

Eliza F. Codd (1882–1920), architect, was the daughter of William F. Codd, an engineer and surveyor, and Emma Louise Allen. As a child, she assisted her father in his surveying work for the Wannacomet Water Company. She attended Nantucket's Coffin School, the Priscilla Braislin School for Girls in Bordentown, New Jersey, and, starting in 1900, the Massachusetts Institute of Technology, where she studied architecture under Francis Ward Chandler, Constant-Désiré Despradelle, and Guy Lowell. She graduated in 1904, winning the Rotch Prize for the highest scholarship in the department. Afterwards, Codd worked as a draftsman for fellow alumna Lois Lilley Howe, founder of the first woman owned architectural firm in Boston—and only the second such firm in the United States.

In 1911, Codd opened her own practice on Nantucket and soon established a reputation as the island's leading designer: "From her busy atelier comes much of the best work of recent years," wrote a correspondent for the American Architect. She is best known for her renovations of historic buildings and Colonial Revival designs for affluent seasonal residents, such as the William Wallace house on South Beach Street (1915), the W. S. Keith residence on Cliff Road (1916–17), and the Leeds Mitchell house at Brant Point (addition, 1919).

Actively interested in the island's welfare, Codd served on the board of trustees of the Nantucket Cottage Hospital and organized Red Cross operations on island during World War I. She also went overseas to teach architectural drafting to American servicemen. She returned to Nantucket and continued her work until her unexpectedly early death in 1920. She was so highly esteemed that members of the island's building trades made up her funeral cortege and created a memorial fund at the hospital to honor her legacy.

EXAMPLES OF HOUSES ELIZA CODD WORKED ON:



South Beach St Wallace boat house 2 Easton Street Leeds Mitchell House



1918, addition to rear of Coffin School, serve home economics courses.

Sketch for the House for Mrs. William Barnes, Nantucket, Mass. E. Codd - Archt. 1914

NHA Container no. 87 Scope and content

1 Gardner Court – Four original pencil drawings for House for Mrs. William Barnes, or 1 Gardner Court, by Eliza Codd. Two of the drawings are dated 1914 and are in color, two are undated and black and white. Includes photocopies of all the drawings as well as a history of Gardner Court and invoices from Eliza Codd to the Barnes family.
[Collection] 2000 – Individual house plans



Note: Some of the same architectural features that are on this house are also on the house at 2 Stone Alley. Particularly as to the attached glassed in flat-roofed sun porches on the sides of the structure and projecting gable form. It is now a multi-unit building.

ELIZA CODD PERSONAL INFORMATION

FAMILY BIRTH RECORDS FROM BIBLE

FAMILY RECORD.

BIRTHS.

Emma Louisa Allen N. Nov 18th 1857

Rollin Maria Allen E.B. Apr 10th 1862

Lilian Maria Allen N. Feb 10th 1866

Henry Bartlett Allen N. Nov 8th 1868

Clara Bartlett Allen Norfolk Is.

S Pacific Ocean Lat 29 Long 174 1/2

Oct 31st 1871 1871

Eliza Codd W. Feb. 27th 1872

Emma Hafford Hall N. B. Sept 4th 1880

Walter Defriez Allen N. Feb. 26th '91

Olive Marchant. Allen N. Nov 23rd '92

Marion Ballet Allen W. July '96

N. Westchester E.B. East-Bridgewater

NANTUCKET LINEAGE

Daughter of Oliver R. Harr (b. 1842) and Mary Browning (b. 1844), his wife, m. 1873.
 Granddaughter of William E. Harr (1804-71) and Susannah Ferree (1808-96), his wife.
 Gr-granddaughter of James Ferree and Catherine Lafevre, his wife.
 Gr-gr-granddaughter of Philip Ferree (Firee) and Anna Copeland (1735-1807), his wife.
 Philip Ferree (1720-96) served as a private in Capt. John Slaymaker's company, Lancaster County militia. He was born in Lancaster County, Pa.

MISS ELIZA CODD.

73340

Born in Nantucket, Mass.
 Descendant of Elias Coffin, Jr.
 Daughter of William Fitzgerald Codd and Emma Louisa Allen, his wife.
 Granddaughter of James Codd and Eliza Fitzgerald, his 2nd wife.
 Gr-granddaughter of Nicholas Codd and Margaret Coffin, his wife.
 Gr-gr-granddaughter of Elias Coffin, Jr., and Abigail —, his wife.
 Elias Coffin, Jr. (1741-80), was a town officer of Nantucket, a member of the Society of Friends, but loyal to the cause of Independence.
 He was born in Nantucket, Mass.; died at sea.
 Also No. 20963.

MRS. EMMA PACKARD BASS.

73341

Wife of Frank E. Bass.
 Descendant of Ebenezer Phillips, of Massachusetts.
 Daughter of Thomas L. Smith (1824-82) and Esther White Mears (b. 1824), his 1st wife, m. 1847.
 Granddaughter of Elijah Mears (1799-1862) and Esther White (1789-1883), his wife, m. 1821.
 Gr-granddaughter of John Mears (1760-1809) and Mercy Phillips (1762-1816), his wife.
 Gr-gr-granddaughter of Ebenezer Phillips and Susannah Manley (1726-64), his 1st wife, m. 1745.
 Ebenezer Phillips (1726-96) served, 1775, as a private in Capt. Francis Luscombe's company, Col. Timothy Walker's regiment, Massachusetts Line. He was born in Falmouth.

MISS GRACE MAY TILDEN.

73342

Born in Cohasset, Mass.
 Descendant of Lieut.-Col. Thomas Lothrop, of Massachusetts.
 Daughter of Caleb F. B. Tilden (1841-99) and Priscilla Nichols (1843-1901), his wife.

Source Citation for Daughters of the American Revolution Lineage Books (152 Vols.)

Ancestry RecordCitation Detail Associated FactsMedia

Daughters of the American Revolution Lineage Books (152 Vols.)

View Record

		Name
Miss Eliza Codd		
		Gender
Female		
		Birth Place
Nantucket, Mass.		
		Relative
Elias Coffin, Jr.		
		Father
William Fitzgerald Codd		
		Mother
Emma Louisa Allen		
Comments		

Miss Eliza Codd.DAR ID Number: 73340; Born in Nantucket, Mass. ; Descendant of Elias Coffin, Jr. ; Daughter of William Fitzgerald Codd and Emma Louisa Allen, his wife. ; Granddaughter of James Codd and Eliza Fitzgerald, his 2nd wife. ; Gr-granddaughter of Nicholas Codd and Margaret Coffin, his wife. ; Gr-gr-granddaughter of Elias Coffin, Jr., and Abigail —, his wife. ; Elias Coffin, Jr. (1741-80), was a town officer of Nantucket, a member of the Society of Friends, but loyal to the cause of Independence. He was born in Nantucket, Mass.; died at sea.

MASSACHUSETTS INSTITUTE OF TECHNOLOGY ("MIT")

YEAR BOOK 1902

*Young
at . the*



*Women
Institute*

ANDERSON, MARY PERLE, B. S.	Biology
BAILEY, EDNA GREENWOOD, '04	Regular
BARRETT, SARA E.	Physics, Mathematics
BATES, SARAH LOVELAND	Chemistry, Language, Mathematics, Political Science
BECKLER, EDITH ARTHUR, VII., '02	Regular
BEST, EDNA MAY WILLISTON, V., '02	Regular
BLOOD, ALICE FRANCES, V., '03	Regular
BROWN, MARTHA BROOKS	Architecture, Biology, Civil Engineering, Drawing
CODD, ELIZA, '04	Regular
COLBATH, LAURA ANNE	Biology, Geology, Chemistry, Physics
COURTNEY, ANGELIA MARTHA	Chemistry
CULVER, LLORA ROBINSON, V., '02	Regular
DAY, ALICE CORA	Biology
DIKE, ALICE NORTON, B. L.	Biology, Chemistry, Physics
FRASER, LINDA SUSAN, '04	Regular
GALLUP, ANNA BILLINGS, VII., '01	Regular
GAMMON, MAUD GERTRUDE	Biology
GIBSON, JESSIE GILBERT, IV., '03	Regular
GRAY, GRETA, IV., '01	Regular
HAMLEN, GERTRUDE LORING	Biology
HILL, BEULAH CHAPIN, VIII., '02	Regular
HOBBS, EDITH MORRILL	Political Science
HUNNEWELL, MARY PEELE	Biology
KINCAIDE, MARTHA CHRISTIE	Chemistry
KITE, REBECCA	Biology
LUNDIN, LAURA MARIE, VIII., '01	Regular
MACLEOD, GRACE, V., '01	Regular
MCCARTHY, ALICE, '04	Regular



THE Cleofan is the outcome of a society organized in 1890 by the young women at the Institute. This society, the Eta Sigma Mu, was at first secret but soon it was decided to give up the secrecy and make it a purely social organization welcoming all young women who cared to join. In the fall of '95 the name was changed to "Cleofan." An Annual Meeting is held in May for the election of officers. Regular meetings are held every Friday afternoon at 4.30 in the Margaret Cheney Room in the Pierce Building, and at the Annual Meeting in May, officers are chosen for the coming year.

All women students coming to the Institute are invited to join the club.

OFFICERS

President, ANNA B. GALLUP

Vice-President, EDITH A. BECKLER

Treasurer, BEULAH C. HILL

Secretary, AVA M. STODDARD

MEMBERS

SARAH E. BATES

ALICE N. DIKE

ELEANOR RATHBUN

EDITH A. BECKLER

ANNA B. GALLUP

FANNY ROPES

E. MAY W. BEST

JESSIE G. GIBSON

CECILIA SEPHTON

ALICE F. BLOOD

GRETA GRAY

LUCY M. STEVENSON

MARION L. CADE

BEULAH C. HILL

AVA M. STODDARD

ELIZA CODD

EDITH M. HOBBS

EDNA D. STODDARD

LAURA A. COLBATH

LAURA M. LUNDIN

LYDIA G. WELD

LLORA R. CULVER

GRACE MACLEOD

FLORENCE L. WETHERBEE

KATHRINE DEXTER

ALICE MCCARTHY

ELIZABETH L. WILLIAMS

ELVIRA WOOD

DEATH NOTICE

SHE DIED OF BRONCHIAL PNEUMONIA/EMPHYSEMA ON APRIL 29, 1920 AT AGE 38, 1 MONTH AND 8 DAYS AND IS LISTED AS AN ARCHITECT, BURIED ON NANTUCKET

The Inquirer and Mirror, Saturday, May 08, 1920; Pa

Miss Eliza Codd—An Appreciation.

Time brings a deepening sense of loss in the passing of Miss Codd as we realize her value to the community. Of rare strength and fineness of character, she impressed all with whom she came in touch with a sense of genuineness in all that she was and in all that she did.

Probably the first inclination toward her profession began when as a child she was often the companion and assistant of her father, William F. Codd, on his surveying expeditions. Her earliest work focused on measures and lines; hence it was but the natural trend of her education that it should later find its best expression in the profession in which she achieved such signal success.

Following her school days in Nantucket and in Bordentown, N. J., she distinguished herself as a student of the Massachusetts Institute of Technology, graduating in the class in architecture in 1904.

Woman is ever a home builder, and in that field Miss Codd excelled. She had the genius to develop the best possibilities of anything to which she applied herself. In her hands a barn became a home of beauty and comfort; and many of the modernized old houses of Nantucket bear the impress of her skill in conserving the characteristics of Nantucket architecture while adding the requirements of modern times.

The addition to the Coffin School, built for the Department of Domestic Science, is an example of Miss Codd's work, of public importance in its relation to the educational interests of Nantucket, and students of that department may be justly proud that it was designed by a graduate of the Coffin School.

Her patriotic work in the Red Cross and in every department in which she served during the great war, is an example of enthusiastic fidelity, whether in small details, or in a wider scope, as, when under the auspices of the Y. M. C. A. she went to France and in the army taught mechanical drawing to classes of soldiers.

She "built better than she knew," better than any of us knew until we remembered how much in her short life she accomplished.

She served humanity; for in the high position that she achieved in her profession she elevated the standard of woman's work in the world. We who knew and loved her best are proud and grateful to remember her as a representative woman of Nantucket.

Mary Ella Mann.



TRAVEL TO EUROPE DURING WWI

There is some evidence that when Eliza traveled to Europe twice during WWI she became hospitalized twice. The last time she signed herself out on her own recognizance. This may have contributed to her dying young in 1920. She traveled to London and France to teach architecture to the troops and work for the Red Cross.

In the London, England, Workhouse Admission and Discharge Records, 1764 1930 – IT WAS ALSO AN INFIRMARY OPENED IN 1905 FOR SMALL POX EPIDEMIC

Name: Eliza Codd
Admission Age: 30
Discharge Age: 30
Record Type: Admission and Discharge
Birth Date: abt 1882
Admission Date: 1912 and Discharge date
Date: 10/25/12
Admission Place: Hammersmith and
Place: Fulham, Hammersmith,
London, England

Massachusetts, Passenger and Crew Lists, 1820-1963 **First trip to Europe**

Name: Eliza Codd
Gender: Female
Age: 28
Birth Date: abt 1882
Departure Place: Liverpool, England
Arrival Date: 1 Jul 1910
Arrival Place: Boston, Massachusetts,
USA
Ship: Devonian
Occupation: Architect

FIRST TRIP HOME IN 1910 FROM ENGLAND – SHIP'S MANIFEST

BALCON, CABIN, AND STEERAGE ALIENS MUST BE COMPLETELY MANIFESTED.

LIST OR MANIFEST OF ALIEN PASSENGERS FOR THE UNITED

Required by the regulations of the Secretary of Commerce and Labor of the United States, under Act of Congress approved February 20, 1907, to be delivered

S. S. ② 112211 sailing from April 20 1900

NAME IN FULL		Age	Calling or Occupation	Address (Country of birth, county or village)	Place of Birth	Last Permanent Residence	The name and complete address of nearest relative or friend in every instance of non return	Final Destination
Family Name	Given Name	Yrs. Res.		Res. Name	Country	City or Town		State
1	Baccroft	Mary H	43 1 F 3	Ames	X	3	6 1/2 yrs	Ames Boston
2	Beggs	Donald H	44 6 1 M	Secretary	USA	do	do	Ames Greenville
3	Beggs	Charles L	46 6 1 S	Teacher	USA	do	do	do do
4	Beggs	Kenneth H	49 11 1 M	Student	USA	do	do	do do
5	Berna	George C	70 11 1 M	Banker	X	3	do	Ames Boston
6	Bhompson	Elizabeth Y	21 11 1 M	Teacher	England	England	London	Ames Boston
7	Black	Charles	48 11 1 M	Student	X	3	do	Ames Boston
8	Boyd	Oliver	24 11 1 M	Student	X	3	do	Ames Boston
9	Boyd	William A	49 11 1 M	Student	England	England	London	Ames Boston
10	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
11	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
12	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
13	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
14	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
15	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
16	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
17	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
18	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
19	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
20	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
21	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
22	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
23	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
24	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
25	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
26	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
27	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
28	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
29	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston
30	Boyd	Robert	46 11 1 M	Student	X	3	do	Ames Boston

"Instead of observing segregation of Germans and others in towns, state is anxious to know how they are - 'welcome' or 'not welcome' - in towns."
 "Place of People" is to be determined by the race from which aliens sprung and the language they speak. List of places will be found in back of this sheet.

SECOND TRIP HOME FROM THE WWI

Name: Miss Eliza Codd
Departure Date: 7 Jul 1919
Departure Place: Brest, France
Arrival Date: 13 Jul 1919, Hoboken, NJ
Address: 14 Orange Street, Nantucket,
MA
Father: [William F Codd](#)
Ship: IMPERATOR
Military Unit: AEC, Rank: CIVILIAN

DECLASSIFIED
Authority NND 786005

Round spectacles with plastic frame, saddle bridge and baleen straight temples with tear drop ends; brass hinges; clear lenses; wooden case with flap lid and steel snap; leatherette on entire case; inscribed on inside "E. Codd"



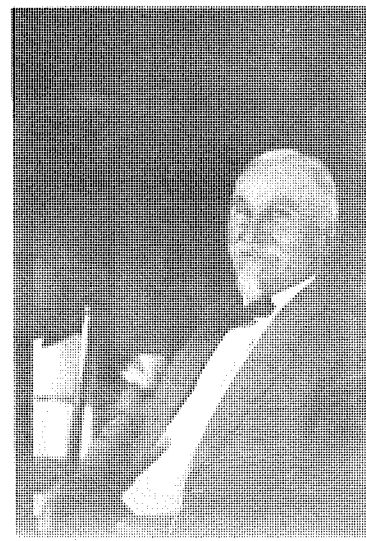
Eliza Codd sailing the "Maybe" in the boat basin.

Preferred citation Courtesy of the Nantucket Historical Association
Eliza Codd sailing the "Maybe" in the boat basin.

"Architect Eliza Codd sailing her Karl Sharp designed 13 ft. catboat." Photographer unknown. From the collections of the Nantucket Historical Association collections, P4209

"Origins of the Rainbow Fleet" by the NHA mentions Eliza Codd as part of the small group of successful independent women sailors in her own one-person cat boat "Pronto".

WILLIAM F. CODD – FATHER OF ELIZA CODD AND OWNER OF 2 STONE ALLEY



William/Emma Codd, Eliza's Father/Mother

William F. Codd, 1895

Nantucket Mass Wannacomet Water Company's engineer-director. Photographer: William F Codd (self portrait). From the collections of the Nantucket Historical Association collections

Ancestry.com data - William Fitzgerald Codd 🌐 FATHER OF ELIZA CODD

Gender: Male

Birth: February 4, 1855

Death: March 14, 1940
Nantucket, Nantucket, Massachusetts, United States

Place of Burial: New North Cemetery, Nantucket, Nantucket, MA, United States

Immediate: Son of James Codd and Eliza Codd

Family: Husband of Emma Louise Allen and Sarah Elizabeth Allen

Immediate Family

- Sarah Elizabeth Allen second wife
- Emma Louise Allen first wife mother of Eliza born in East Bridgewater, MA 1857-1904
- Eliza Codd daughter
- James Codd father
- Eliza Codd mother
- Marian Hallet Allen stepdaughter
- Olive Allen Marchant stepdaughter
- Walter Defriez Allen stepson

At time of marriage, occupation was mariner; A later census listed his occupation as civil engineer.

WILLIAM CODD HISTORY

William Codd was a well-known surveyor and engineer. At one point he did all of the Wannacomet Water Company maps as well as primary surveyor for town and private properties. Below are examples of his work, much of which is in the town and NHA records.

Floor plan of the Old North Vestry • Item

Floor plan of Old North Vestry church according to the recollection of Mrs. Eliza W. Mitchell and Mrs. Anna G. Derrick. Drawn by William F. Codd, 1895. Shows location of pews and names of owners.



MS1000 - Map & Chart Collection, 1626-[open]

[Water Company Maps of the Town of Nantucket] / William F. CODD (did all of the Water Co. maps for town - 1890)

Container Drawer 6 FOLDER 5 no. 2 Scope and content

[Water Company Maps of the Town of Nantucket] / William F. Codd (?). -- Scale indeterminable. -- Printed ca. 1890. -- 1 map on blue paper. -- Encapsulated. -- This map is one of a group that shows the details of water service in Nantucket. They include the names of property owners and buildings and show road and wharf details. The grid numbers are different from the ones currently used by the Water Company which were in place in 1895. William F. Codd to whom these drawings are attributed created the grid.

EXAMPLE OF PLAN DONE BY WILLIAM CODD WHO DID MOST OF THE SURVEYING AT THAT TIME



Plan of the Straight & Old North Wharves and the dock between: showing space proposed to be filled by Capt. John Killen at Nantucket, Mass. / William F. Codd, surveyor. -- Scale: 4 feet = 1 inch -- Surveyed Oct. 29, 1895; recorded in Nantucket Deeds Book of Plans No. 3, page 7, January 30, 1896 (Lauriston Bunker, Register). -- 1 plat; 46 x 59 cm. -- Positive photocopy. The plat portrays the harbor area between

Straight and Old North Wharves to be filled with "Earth, Brick, Stone and Rubbish" and held in place by a bulkhead which is also detailed. Main Street is shown as are buildings owned by W. T. Swain and G. A. Ray together with other buildings owned by John Killen. The Ice House and Coal Pen owned Killen are shown and the foundation of "old" Old North Wharf is drawn. An arrow indicates North and the magnetic meridian is also shown.

THE NHA HAS DOZENS OF HIS SURVEY PLANS SUCH AS:



Plan of Monomoy Heights, Nantucket, Massachusetts 1889



January 30, 1896 (Lauriston Bunker, Register)

The plat portrays the harbor area between Straight and Old North Wharves to be filled with "Earth, Brick, Stone and Rubbish" and held in place by a bulkhead which is also detailed. Main Street is shown as are buildings owned by W. T. Swain and G. A. Ray together with other buildings owned by John Killen. The Ice House and Coal Pen owned Killen are shown and the foundation of "old" Old North Wharf is drawn. An arrow indicates North and the magnetic meridian is also shown.

Death of William F. Codd on Thursday Evening.

William F. Codd, for many years one of the most prominent citizens of Nantucket, and a man well-known and highly-respected by all, passed away Thursday evening at his home on Orange street, at the age of eighty-five. A few weeks ago, Mr. Codd met with a bad fall, but he did not consider it serious, yet the effects doubtless had much to do with his last illness.

He was born in Nantucket, February 4, 1855, and throughout his long life he had been active in the interests of Nantucket and had been connected with various enterprises. At one time he entered into a partnership with his brother-in-law, the late Rollin M. Allen, in the plumbing business. In 1906 Mr. Codd, with the late John R. Bacon, conceived the idea of inaugurating an electric stage coach line between town and Sconset, but the project did not materialize, as the following year the steam railroad resumed operations.

As the island surveyor, however, he probably rendered the greatest service to his native town and his work will live for generations in the town records as examples of neatness and precision.

Although the son of Capt. James Codd, a Nantucket whaling master, he did not evince the inclination of other boys for a sea-faring life. However, in 1876, together with his boyhood chum, the late William M. Robinson, he constructed a small steamer which they called the "Island Belle," and inaugurated the first service by "power" to and from Wauwinet. The craft was built during the winter and spring months in the shop of Charles H. Robinson on Fair street, from plans drawn by the young men themselves.

The "Island Belle" was only 36 feet long, yet it was a practical steamboat, capable of transporting about fifty passengers. It was a triumphant ride

the little steamer took down Fair and Main streets for the launching. That was the first time the name of William F. Codd aroused community interest in Nantucket.

But in the years that have since passed no name ever won more confidence and respect from the community. Mr. Codd became superintendent of the Wannacomet Water Company and served in that capacity for many years, his technical training and his knowledge of the streets proving of great value in the steady development of the water system. He held the position of superintendent until 1920, when he retired.

In the capacity of surveyor, Mr. Codd's experience proved of great value to Nantucket in many ways and he was frequently placed on town committees, always being ready and willing to render service and give information and assistance to help along any public movement.

He never aspired to public office, but always showed a keen interest in town affairs. A man of sound judgment and careful thought, he was often heard on the town meeting floor in the days before the consideration of the annual warrant was placed in the hands of the finance committee. He was the last survivor of the body of men who were looked upon as the "leaders" in town affairs more than a quarter of a century ago, all of whom have been called to their reward.

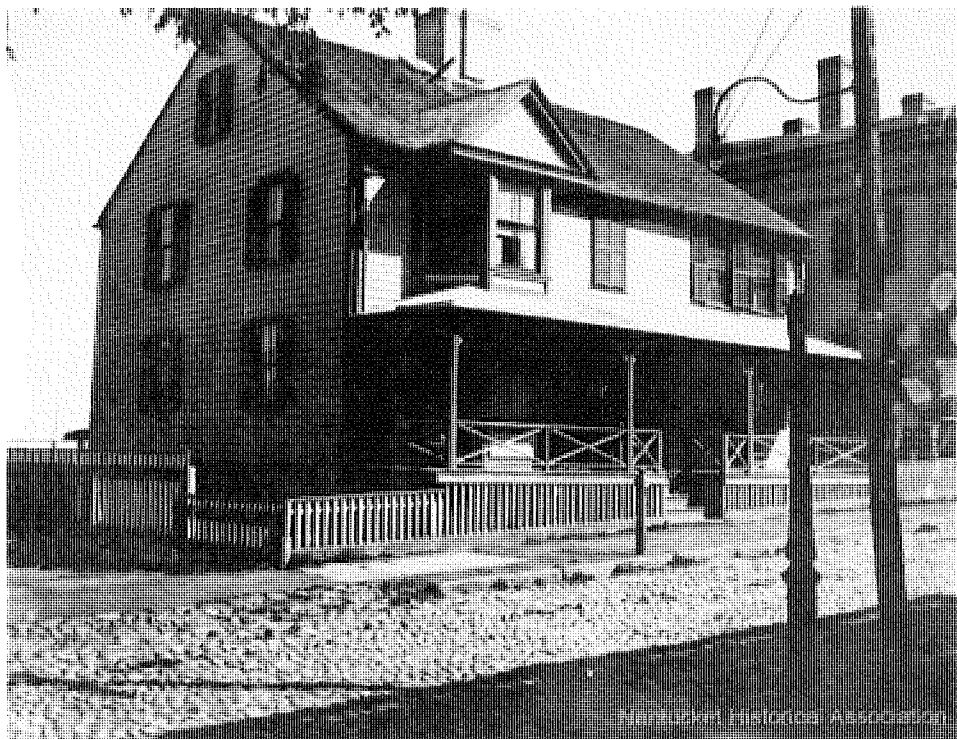
The deceased was twice married, and is survived by his widow, the former Sarah E. (Marchant) Allen, to whom he was married in 1908. An only daughter by the former marriage, Miss Eliza Codd, passed away in 1920. There were no other children.

Christopher Codd House, 12 Orange Street, 14 Orange Street and
"Store" visible behind 12 Orange Street visible on the 1892
Sanborn Map

1895



1900 – The Store has been removed as shown on the 1904 Sanborn Map



CAPTAIN JAMES CODD HOUSE – 14 ORANGE STREET

WILLIAM CODD'S FATHER AND ELIZA CODD'S GRANDFATHER

Historic American Buildings Survey (Library of Congress)
(<http://hdl.loc.gov/loc.pnp/hhh.ma0399>)

Building/structure dates: 1837 initial construction Significance: One of Nantucket's most beautiful Greek Revival houses, and one of the first to reveal the Island's interest in the revival of classical design; part of the Orange and Union Streets Neighborhood Study (MASS-1014). It appears that in 1838 William M. Andrews, housewright, purchased the land and built the house, probably on order of **Levi Starbuck**. When the job was completed, he deeded the house and land to Starbuck, as was the custom at that time. An artisan by the name of John Coleman may have had some part in it as many features of the house attest to skills such as his. In 1874 heirs of Starbuck sold the house to **James Codd**, master mariner. Codd could well afford residential luxury. In only two voyages he brought home nearly 10,000 barrels of oil and 35,000 pounds of whale bone. One of the most elaborate plaster cornices to be found in Nantucket is in the double parlor on the Orange Street side of the house. Originally the entry porch had four Ionic columns instead of two, as well as steps facing Orange Street. Stored in the house are the extra two columns. Recent restoration work has uncovered painted decoration on the walls of the double parlor. Also known as Levi Starbuck House.

JAMES CODD 1870

1870

1960



Birth/ Year: September 8, 1808, Maine, died February 12, 1875, buried New North Cemetery

Marriage Date: 9 Oct 1853, Eliza Fitzgerald

Marriage Place: Nantucket, Massachusetts, USA

Father/Mother: Michael/Margaret Codd

THE LEVI STARBUCK HOUSE

Orange Street was known as the street of whaling captains because many of them built houses there. This house is an example of Greek Revival architecture, is built on what was known as Quaaty Bank.

MAY 18, 2018 MARY BERGMAN – NANTUCKET PRESERVATION TRUST

We're thrilled to add another house to our 2018 Nantucket Preservation Symposium. The Levi Starbuck house at 14 Orange Street (built 1837) was home to whale oil merchant Levi Starbuck and is an iconic example of a grand Nantucket home. Built by William M. Andrews, 14 Orange Street is one of the earliest examples of Greek Revival architecture on Nantucket.

Andrews was only 26 years old when he completed 14 Orange Street, after completing another house with Greek Revival features at 22 Hussey Street. Andrews may also have built 24 Hussey and 8 Orange Street.

Levi Starbuck purchased the Andrews house in 1838, by which point the 69-year-old was already a successful businessman. He was a member of one of the most prominent whaling and merchant families on the island. He spent the last ten years of his life in the opulent new house on Orange Street.

(Note: William Andrews', an early carpenter and house wright, construction of 14 Orange Street and the barn on the same lot, that became 2 Stone Alley, was a speculative project that was then sold to Levi Starbuck then to Captain James Codd. Andrews' house at 22 Hussey Street was the first residence on the island of Nantucket to be designed and constructed by Andrews in 1836. The building is noteworthy because it is a rare example of early speculative housing on the island.



Captain Levi Starbuck (1769-1849), circa 1800.

Orange & Union Streets Neighborhood Study, 8-31 Orange Street, 9-21 Union Street & Stone Alley, Nantucket, Nantucket County, MA

<http://hdl.loc.gov/loc.pnp/hhh.ma0378>

Administrative/biographical history

Building/structure dates: 1795 initial construction Significance: Part of one of the earliest sections of the town to be laid out, the dwellings span Nantucket's history from the mid-eighteenth century to 1925 and lie both on and below Quanty Bank. This neighborhood study considers buildings on Orange Street, Stone Alley and Union Street in the area known as Quanty Bank. Orange Street was laid out in 1726. In 1730 the east slope of the hill was cut away with material used as fill in lowlands near the harbor and forming Union Street. Stone Alley, formerly Gunter Alley, was opened c. 1800. Architecture in this area reflects the wealth gained by 19th century whaling captains, but includes a number of pre-Revolutionary war dwellings.

Scope and content

Drawings of several Orange Street, Union Street, and Stone Alley houses. HABS MASS-1014 1 set of 19 sheets, 1 of 12 sheets Full report on shelf, HABS no. 95 Measured Drawing(s): 12 (18 x 24 in.) Joshua Bunker House, 25 Orange Street. Building/structure dates: 1819 initial construction Significance: Greatly enlarged and altered typical Nantucket house William Nichols House or Timothy G. Clapp House, 15 Union Street. Building/structure dates: 1803 initial construction Significance: A particularly fine example of the typical Nantucket house Benjamin Coggeshall House, 8 Orange Street. Building/structure dates: 1841 initial construction. Significance: Handsome Greek Revival home of a famous Nantucket whaler John Beard House or Lucinda Mooers homestead, 20 Orange Street. Building/structure dates: 1816 initial construction. Significance: A typical Nantucket four-bay house Nathan Beebe House, 11 Union Street. Building/structure dates: 1802 initial construction. Significance: One of a row of typical Nantucket four-bay houses Henry Pinkham House, 13 Orange Street. Building/structure dates: 1800 initial construction. Significance: A typical Nantucket four-bay house. Elisha Green House, 9 Union Street. Building/structure dates: 1820 initial construction. Significance: Typical Nantucket four-bay house. Josiah Gorham House or Elizabeth Blackburn, 29 Orange Street. Building/structure dates: 1844 initial construction. Significance: Example of five-bay Nantucket house of the early nineteenth century. Francis Barker House, 13 Union Street. Building/structure dates: 1796 initial construction. Significance: One of a row of typical four-bay Nantucket houses. Peleg Coggeshall House or Captain Nathaniel Cary House, 10 Orange Street. Building/structure dates: 1802 initial construction. Significance: A large early nineteenth century house and home of a Nantucket sea-captain. Tupper-Folger House or Benjamin Tupper House, 28 Orange Street. Building/structure dates: 1755 initial construction, 1820 subsequent work. Significance: The rear or east section is one of the first houses built in this section and believed to be the home where Crèvecoeur, author of Letters From an American Farmer, was entertained in 1772; the west section is typical of the five-bay Greek Revival "mansions" built in Nantucket at the time of the greatest whaling prosperity. Levi Starbuck House or James Codd House, 14 Orange

Street. Building/structure dates: 1837 initial construction. Significance: One of Nantucket's most beautiful Greek Revival houses, and one of the first to reveal the Island's interest in the revival of classical design; part of the Orange and Union Streets Neighborhood Study (MASS-1014). / One of Nantucket's most beautiful Greek Revival houses, it is one of the first to reveal the island's interest in the revival of classical design. It appears that in 1838 William M. Andrews, housewright, purchased the land and built the house, probably on order of Levi Starbuck. When the job was completed, he deeded the house and land to Starbuck, as was the custom at that time. An artisan by the name of John Coleman may have had some part in it as many features of the house attest to skills such as his. In 1874 heirs of Starbuck sold the house to James Codd, master mariner. Codd could well afford residential luxury. In only two voyages he brought home nearly 10,000 barrels of oil and 35,000 pounds of whale bone. One of the most elaborate plaster cornices to be found in Nantucket is in the double parlor on the Orange Street side of the house. Originally the entry porch had four Ionic columns instead of two, as well as steps facing Orange Street. Stored in the house are the extra two columns. Recent restoration work has uncovered the painted decoration on the walls of the double parlor. Pierce, Easton, Russell, Bunker, & Gardner Houses, 15, 17, 19, 21 & 23 Orange Street. Building/structure dates: 1831 initial construction. Significance: Only row houses in Nantucket; part of the Orange and Union Streets Neighborhood Study (MASS-1014). / The James Easton House, built as part of five row houses, by Philip H. Folger, was purchased by Easton, a Nantucket silversmith, shortly after its construction in 1831. A later resident of the house, Louise S. Baker, was a preacher at the North Congregational Church. The Easton House is the least altered of the "The Orange Street Block." Andrew Myrick House, 16 Orange Street. Building/structure dates: 1755 initial construction. Significance: A mid-eighteenth century house. Christopher Hussey House, 12 Orange Street. Building/structure dates: 1788 initial construction. Significance: An eighteenth century house, among the first to be built on Wesco Hill. William F. Macy House, 31 Orange Street. Building/structure dates: 1925 initial construction Significance: Twentieth century house Joseph West House, 17 Union Street. Building/structure dates: 1802 initial construction Significance: One of the several merchants' homes of same type of construction erected here on "madeland" about 1800. Seth Folger House, 26 Orange Street. Building/structure dates: 185 initial construction. Significance: One of the first dwellings built in the early eighteenth century in this new location of the town Silvanus Ewer House, 19 Union Street. Building/structure dates: 1803 initial construction. Significance: One of the several typical four-bay Nantucket houses erected here after land below Quaaty Bank was dug away to make room for houses on Union Street. Nathaniel Woodbury House, 22 Orange Street. Building/structure dates: 1760 initial construction. Significance: Pre-Revolutionary War house built in Fish Lot Share No. 5 when the town was moved to this new location. George B. Upton House, 2 Stone Alley. Building/structure dates: 1885 initial construction. Significance: Erected on site of Levi Starbuck's barn, the Upton House is a well sited late nineteenth century building. Matthew Beard House or Sally Beard Gardner House, 18 Orange Street. Building/structure dates: 1770 initial construction. Significance: Pre-Revolutionary War house built in the section known as

Quanaty Bank. Solomon & Paul Gardner Houses, 1 & 3 Stone Alley. Building/structure dates: 1720 initial construction; 1750 subsequent work. Significance: First half of the eighteenth century abutting houses were built on historic alley at edge of Quanaty Bank. Isaac Chase House, 14 1/2 Orange Street. Building/structure dates: 1761 initial construction. Significance: Early dwelling erected in the Fish Lot Shares on Wesco Hill.

INCORRECT INFORMATION CONTAINED IN NHA RECORDS AS TO AGE OF 2 STONE ALLEY STRUCTURE

NHA Historical note:

Significance: Part of one of the earliest sections of the town to be laid out, the dwellings span Nantucket's history from the mid-eighteenth century to 1925, and, ie both on and below Quanaty Bank.

This neighborhood study considers buildings on Orange Street, **Stone Alley** and Union Street in the area known as Quanaty Bank. Orange Street was laid out in 1726. In 1730 the east slope of the hill was cut away with material used as fill in lowlands near the harbor and forming Union Street. **Stone Alley**, formerly Gunter Alley, was opened c. 1800. Architecture in this area reflects the wealth gained by 19th century whaling captains, but includes a number of pre-Revolutionary war dwellings.

George B. Upton House, 2 **Stone Alley**. Building/structure dates: 1885 initial construction. Significance: Erected on site of Levi Starbuck's barn, the Upton House is a well sited late nineteenth century building.

Solomon & Paul Gardner Houses, 1 & 3 **Stone Alley**. Building/structure dates: 1720 initial construction; 1750 subsequent work. Significance: First half of the eighteenth century abutting houses were built on historic alley at edge of Quanaty Bank.

1769-1849 Levi Starbuck, barn and foundation is OLDER than this house.

NOTE: The highlighted section supports the fact that the foundation is the original foundation from the barn that was present on the site by 1887 Sanborn Map and potentially when James Codd purchased the house at 14 Orange Street with the barn in 1854.

NOTE: SITE AND SURROUNDINGS

2 Stone Alley is located on the south side of Stone Alley, facing west, well adapted to terraced site allowing full cellar and entrance at grade; macadam drive at east of house; wood picket fence and informal planting, ivy used as ground cover at property lines and at foundation walls, brick walks.

Prepared by F_ Blair Reeves, A.I.A.

Nantucket, Massachusetts

July 1970

What is the history of Stone Alley?

By Frances Karttunen, Nantucket History

Stone Alley is a cobbled passage with a few steps midway as it descends from Orange Street down to Union Street. For many decades, the view up Stone Alley to the tower of the Unitarian Church with the Town Clock and its famous Portuguese bell was just as representative of Nantucket as the Old Mill. The scene was reproduced on souvenir tiles, plates, and silver spoons on offer to summer visitors in the shops that lined Centre Street's Petticoat Row.



GPN2322, Photo Collection: PH170 –

Collection of Glass Plate Negatives

Back in the 1880s Henry C. Platt, William C. Coffin, David Cullen Griggs, and Clara E. Pitman, early photographers on Nantucket, reproduced the scene on postcards. They were joined a bit later by photographers Henry S. Wyer, James F. Barker, Maurice Boyer, John W. Macy, Alanson S. Barney, and H. Marshall Gardiner producing yet more popular postcards.

Gardiner is well known for his hand-colored postcards, but William C. Coffin had produced a hand-colored image of Stone Alley already in the 1890s. Gardiner manipulated his images in other ways as well. One of his Stone Alley postcards features hand-drawn plants flanking the steps in the alley. Soon genuine plants appeared. Beautified by hollyhocks lining its side, Stone Alley had become iconic of Nantucket.

Artists followed the photographers' lead, with works by, among others, James Walter Folger, J. B. Reed, Ruth Haviland Sutton, W. O. Stevens, Mary Cowees Clark, and Robert Brooks. Purchasers of their works carried them far and wide. A letter to the editor of the *Inquirer and Mirror* in 1914 boasted of a watercolor painting of Stone Alley in the possession of the writer in California.

The oldest remaining house on Stone Alley is a double house known as the Solomon and Paul Gardner house. 1 Stone Alley was built on the ridge of Quaaty Bank (or Long Hill) in 1720. This was a decade before Quaaty Bank was excavated for fill for the wetlands between the bank and the harbor, thereby making room along its steep new face for Union Street.

The correspondent who wrote to the *Inquirer and Mirror* about his watercolor painting of Stone Alley also related that, "The bluff between Orange and Union Streets, now terraced and built up, was called by the children of past years 'the jumping hill' because it was a sandy cliff, just right to slide and jump down."

In 1750 the house at the top of the bank was expanded. Today the address is 1–3 Stone Alley. Generations of related families have occupied the house. Among them was Clinton Parker (1854–1932), who followed his father into the blacksmith business and whose shop on Straight Wharf passed on at his retirement to fellow blacksmith Aquila Cormie. Clinton Parker was famed for his knowledge of Nantucket's whaling captains. According to his obituary, "He was never a seafaring man, but he was associated with seafaring men, and his memory was reliable and authentic."

A widower, Clinton Parker had four daughters. The oldest, Clara Parker (1877–1970), had her own remarkable history. In 1898 she was hired as assistant librarian of the Nantucket Atheneum, and in 1906 she became head librarian, a position she occupied for fifty years, serving three generations of Nantucket readers. Upon her retirement she was named Librarian Emerita. She had been only the third librarian of the Atheneum in over a hundred years of its history.

Clinton Parker remarried, and in 1920 his wife Harriet and daughter Clara, both resident at 1 Stone Alley, were listed together in the *Inquirer and Mirror* as two of sixty-nine Nantucket women registered as "New Voters."

Clinton and Harriet had three distinguished grandchildren: Nantucket fisherman George Andrews, naturalist and author Clinton Andrews, and Barbara Andrews, yet another Atheneum librarian.

Across the alley from 1–3 Stone Alley is the Upton House, named for George P. Upton, who lived on Nantucket 1821–1846. **(NOTE: this cannot be the current converted barn as it was not on the map until after 1958 and was there by 1871 as far as tax records note.)** Yet another Stone Alley house was the James Law house. That house was moved to Hulbert Avenue in 1883 and replaced with a new house built by James H. Gibbs, bell ringer for the nearby Town Clock.

The alley was a subject for nostalgic art well into the mid-twentieth century, but that art was increasingly retrospective. In 1939, the *Inquirer and Mirror* carried a vintage photo

with the caption: "Stone Alley before poles and wires spoiled the picture." Not only were there utility poles, but a sewer line had been installed under Stone Alley to serve the houses located across the alley from each other just before the steps and even one down on Union Street.

Over time there has been significant degradation of the alley. The cobbles of the section from the steps down to Union Street have suffered from lack of maintenance and become treacherous. There are no hollyhocks, and bushes have grown up to obstruct the view of the Town Clock.

In 1954 plans by the town to somehow modernize Stone Alley inspired an editorial in the *Inquirer and Mirror* and a letter to the editor from Washington D.C. calling for the alley to be left just as it was.

Twenty years later the Nantucket Garden Club carried out a cleanup of Stone Alley, cutting back overgrown ivy, raking up wet leaves, weeding among the cobbles, and gathering a great deal of broken glass left behind by people who took advantage of the unlighted alley for nighttime drinking.

The call for Stone Alley to be preserved continues to resonate among people who know and cherish the place. Brush cutting could restore a sight line to the Town Clock. Efforts to plant hollyhocks have yet to meet with success. The cobbles need attention. Yet it is not at all clear who is responsible for Stone Alley, and therein lies a mystery.

In Assessor Isaac Coffin's 1799 list of streets and ways in the Town of Nantucket, there is no mention of Stone Alley, although many other little lanes, alleys and courts do make the list. According to Merle Turner, writing in 1929, the earlier name of Stone Alley was Gunter's Alley, but Gunter's Alley does not appear in the 1799 list either. Nonetheless, by the 1820s the foot of Stone Alley repeatedly appears in Nantucket newspapers as a location on Union Street.

Turner cryptically remarks that the alley was "opened after 1800." Yet houses built on the alley in the 1700s must have had access from Orange Street. Perhaps Turner meant that the way down from where the old houses are located to Union Street was opened after 1800, and possibly that date follows from the fact that the alley does not appear on the 1799 street list.

Ultimately the 1799 streets were grandfathered as public ways for which the Town of Nantucket is responsible. Since then additional streets have been laid out, taken, and registered. But Stone Alley, so significant a part of Nantucket's history and popular culture, remains in limbo and thereby vulnerable.

SUPPORTING DISCUSSION

When you get the opportunity to preserve something that is in its original state and setting, with a unique history, such as this converted barn structure, minimal intrusion and disruption into the design should be done.

This structure is in a unique setting along an historic way – Stone Alley (formerly Gunter Alley) which was laid out in 1800 to create a walking path between Union and Orange Streets. The rest of the Bank was too steep to allow walking access after Quaaty bank was cut off. It is on the down slope of Quaaty Bank and is the only structure that is so sited today as the rest of the Bank had been removed in 1726 in order to create Union and Washington Streets, and dirt used to fill areas where the town parking lot is today. There has been little disturbance to Stone Alley since that time until recently when the views were to be disrupted by the current proposal and currently atypical plantings.

The structure is also significant for several reasons. The property at 14 Orange Street (the large Greek Revival) was a large vacant lot until William Andrews built the house and barn as one of the first speculative projects on Nantucket. He then sold it to Levi Starbuck with the barn on Stone Alley being subsequently known as Levi Starbuck's barn.

The property was sold to Captain James Codd, then left to his son William Codd. William was the father of Eliza Codd, his only child. He was the primary surveyor for the Town and an engineer. His daughter worked with him on many occasions. The structure at 2 Stone Alley and house at 14 Orange Street were on the same lot as shown on the Land Court Plan No. 11559A dated May 1926. The structure at 2 Stone Alley is the current structure with the exact footprint and basic profile as seen today except for the addition of the deck and stairs.

On Land Court Plan 11559B, dated November 5, 1953, the house at 14 Orange Street (Lot 2) was separated from the house at 2 Stone Alley (Lot 1). Also noted on the plan is a reference to the edge of the bank. The footprint remained unchanged from 1927 to the present. There are only two properties that have Stone Alley addresses and front on the Alley, 1-3 and 2 Stone Alley. 1-3 Stone Alley has no relevance to any arguments made to support the proposed alterations to 2 Stone Alley. See the extensive and unique history of the 1700s house at 1-3 Stone Alley contained elsewhere in this report.

The wooden barn structure was noted as a barn with the "cross" mark common on the Sanborn Maps and noted on the tax assessor's records from at least 1871. It can be surmised that when Eliza Codd returned to Nantucket in 1911 to open her own architectural office, after graduating from MIT in 1904 and working for an all women architecture firm in Boston, the barn was altered to be a dwelling unit designed by her shortly thereafter for her use. It showed on the 1923 map that it was now a "d"welling. The tax records support this conversion. It was still part of her father's property. After Eliza died young at 38 in 1920, it was sold out of the family.

The existing foundation appears to be original to the barn, same dimensions, same location at zero setback from Stone Alley. The bank to the east of the house appears to maintain the original Quaaty Bank profile at the northerly end of the Bank, whereas immediately south, the severe excavation of the Bank can be clearly seen. This historic view has been obstructed by the plantings of the current owner.

Changes to the structure cannot and should not be made in a vacuum without consideration of its place in history as to site, architect, style, grading and being part of the historic Quaaty Bank and Stone Alley neighborhood. Changes to the original structure should be minimal and additions to it should be subordinate to the original structure and moved away from the house to the south at a low level so as not to compete with the original structure. The Bank should also not be re-graded significantly given its relevance to the history and importance to the island. The Codds were not insignificant members of the Nantucket community and their importance to Nantucket's history cannot be ignored nor minimized.

ASSESSOR'S MICROFILM TAX RECORDS

Note: The microfilm records only go back to 1871, however there are independent records prior to that time.

- 1854** James Codd bought the property with barn on it fronting on Stone Alley from the heirs of Levi Starbuck at the same time he bought 14 Orange Street (1838).
- 1871 – 1874*** Captain James Codd owned 14 Orange Street with a separate barn – dwelling assessed at \$2000 and barn at \$100. During that same time period George Upton owned a separate property with an address of “Orange Street” assessed at \$1200. Thus the current converted barn and the Upton house are not the same structure.
- 1875** James Codd’s 14 Orange Street dwelling was assessed at \$2200 and barn at \$100. Upton had died on July 1, 1874. His property is still listed as “Orange Street” but under the “Estate of George Upton”, assessment of \$1200 remained unchanged.
- 1876 - 1879** Captain James Codd died on February 12, 1875. 14 Orange Street is now listed under the “Estate of James Codd”. Last assessment remained unchanged. The Upton property data remained unchanged as well.
- 1880 – 1884** No data was included while the Codd property was in probate.
- 1880 – 1881** The Upton data did not change.
- 1882** The structure that was likely owned by Upton was removed as indicated on the 1887 Sanborn Map. It had been shown sited below the current barn at 2 Stone Alley (formerly Gunter Alley) on the 1833, 1834, 1858 independent maps. It was given the 2 Stone Alley address at some point, thus creating a confusion as to the current barn which subsequently became noted as 2 Stone Alley. As is clear, the Codd lot had the current barn on their lot at the same time that Upton owned

his house just below the current barn which was not indicated on the maps from 1833, 1834, 1858 but was clearly visible on the 1887 Sanborn Map. Thus, the current barn and the house owned By Upton could not be the same building on the site.

- 1885 – 1889** 14 Orange Street has been transferred to James Codd's son William Codd by this time. The dwelling assessment of \$2200 remained unchanged and the barn has been reassessed at the change of title to \$150. Only change in data was that William's wife Emma was listed in the tax data as an owner of 14 Orange Street.
- 1908 – 1910** William Codd continued to own the property with assessments of \$2500 and \$200.
- 1911** Tax collector has reassessed the property after the census. The dwelling is now \$3000 and the barn remained at \$200.
- 1912 – 1913*** Data remained the same. However, the barn for the first time has been called out with a "Stone Alley" address which it maintained to the present.
- 1914*** William Codd has given the barn to his only child, Eliza Codd who undertook improvements to convert into a "dwelling" as noted on the tax records. It was reassessed at \$800, which is a typical assessment for small dwellings at that time. At no time was the lot "vacant". *Thus, this structure seen today is the previous barn converted to her home. It never left the lot and is dated from at least 1871 making it at least 150 years old.*
- 1915*** Eliza continued to make improvements to the structure with the tax assessment validating that by increasing it to \$1000.
- 1916*** Final improvements as seen today have been made with the structure now being noted as a "bungalow" and assessed at \$1800.
- 1918 – 1920** Eliza continued to own the converted barn with the assessment

remaining at \$1800.

- Note:** After the barn was transferred to Eliza from her father William Codd, the barn was removed from his tax record and only 14 Orange Street remained under his name in this area (\$1800).
- 1921** Eliza died on April 4, 1920. The converted barn property has been combined back into William Codd's 14 Orange Street lot with the assessment remaining at \$1800.
- 1922*** William Codd repurchased the property that had contained George Upton's house from Frances Hayward his heir from below the converted barn section on Stone Alley.
- 1926** William Codd filed Land Court Plan #11559A formally recombining the converted barn lot with 14 Orange Street.
- 1927** William Codd filed Land Court Plan #11559B separating Lot 2, 14 Orange Street dwelling, from Lot 1, the converted barn.
- 1922 – 1940** William Codd died on March 14, 1940.
- 1940** Walter Allen and two sisters inherited the property.
- 1957** Helen Morton bought the property.
- 1958** Property was sold to Walter and Florence Fairbanks.
- 1994** Property was sold to Adrienne Downey.
- 2012** Property was sold out of Downey control to 450 Green Park LLC.

NOTE: The multiple references to this dwelling being George Upton's home in the NHA, HDC survey form and the Historic American Buildings Survey HABS No. MASS-1077 data in Washington DC are incorrect.

HABS states "1885 — George B. Upton bought from William F. Codd "with right to put windows into a building to be erected by said grantee conveyed with full privilege of light and air on north and west sides. The barn which had belonged to Levi Starbuck had been taken down at the time the present house was built."

However, Upton died in 1875 and there were no structures shown below the Codd barn by 1887. In addition, James and William Codd owned the barn with 14 Orange Street that never left the property at the same time Upton owned his home on Stone Alley though it was listed as Orange Street. Stone Alley being noted as Gunter Alley at that time.

George Bruce Upton (October 11, 1804 in Eastport, Maine -July 1, 1874 in Boston, MA) Upton married Ann Coffin Hussey of Nantucket on May 2, 1826. They had eight children. Upton served as the treasurer of the Michigan Central Railroad for eight years. He was an American shipbuilder and politician who served as a member of the Massachusetts House of Representatives (1837) in the Massachusetts Senate (1843) and in the Massachusetts Executive Council. He moved back to Boston and served as a member of the Massachusetts Executive Council (1853), and as a member of the Massachusetts Constitutional Convention (1853).



LAND COURT PLAN

- 1. Land Court Plan No. 9019A was dated August 22, 1922, done by William S. Swift, Surveyor. It was done for William F. Codd and the owners of the property down the "Court" to provide access for the property that is now known as 14R Orange Street. What is notable on this Plan is that the property immediately abutting 14R Orange Street is owned by William F. Codd. That area is now 2 Stone Alley. The property below 2 Stone Alley on Union Street is noted as being owned by Sylvaro. This owner is noted elsewhere on transfer deeds as the immediate abutter to the east.**
- 2. Land Court Plan No. 11559A was dated May, 1926/June 9, 1926, done by J.H. Robinson, Surveyor. Interestingly, William F. Codd was a partner of Robinson in his surveying business at one point. This Plan shows the recombining of Eliza Codd's home at 2 Stone Alley with his property at 14 Orange Street. The footprint of the converted barn is the same as shown today other than addition of steps. It also clearly shows that the structure is sited at zero feet from Stone Alley. Any change other than to the south side of the structure would have a significant impact on Stone Alley. A significant change in grade is indicated on the Plan.**
- 3. Land Court Plan No. 11559B was dated November 5, 1953/November 17, 1953, done by Josiah S. Barrett, Engineer. This separated the property into two (2) lots. Lot 2 contained the dwelling at 14 Orange Street. Lot 1 contained the converted barn at 2 Stone Alley. The lower portion of the lot is also shown as well as the zero setback from Stone Alley.**

HDC File



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Stephen Welch
Vice-Chairman

Diane Coombs

Val Oliver

Abigail Camp

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda Martinez
Land Use Specialist
emartinez@nantucket-ma.gov

STAFF LIAISON

Holly E. Backus
Preservation Planner
hbackus@nantucket-ma.gov

February 22, 2023

Dear Select Board,

On behalf of the Nantucket Historic District Commission ("HDC"), I am responding to the appeal filed with the Select Board related to the issuance of the COA # HDC2022-11-5272 ("COA"), issued November 15, 2022, to 450 Green Park LLC. The approval was for an addition and other alterations to the existing dwelling. The granting of the COA and discussion at the final public hearing can be viewed at the following link: [Nantucket Historic District Commission - November 15, 2022](#) Fast forward to minute 48:39 – 1:30:04.

This application was reviewed by the Commission on (01/11/22, 02/22/22, 03/22/22, 04/26/22, 06/07/22, 07/26/22, 09/06/22, 11/08/22, and 11/15/22.). The record also incorporates the prior application materials that started in December, 2018. The subject application was the result of a withdrawal and resubmission. During the nine (9) public hearings, there were substantial concerns expressed from the public, abutters and their representatives, NPT, the HSAB advisory group, and some HDC Commissioners for substantial revisions to the proposed addition and renovation and negative impact on the existing historic structure sited within the Old Historic District. As with any contentious application, the HDC file includes extensive material submitted by the aforementioned entities for the Commission's consideration in the review of the application.

At the last public hearing on this project on November 15, 2022, four (4) sitting members were present. The motion was approved by a unanimous vote after brief discussion, with further information to be submitted through the staff approval process prior to formal issuance of the COA. Given the lengthy public hearing process and duly considered extensive opposition, the decision was thoroughly considered, and approval of the application was not arbitrary nor capricious as alleged by the direct 1 Stone Alley abutter of 2 Stone Alley. Based on the foregoing, the HDC asks the Select Board to overturn the appeal and uphold the decision and approval of the COA #HDC2022-11-5272.

Sincerely,

Esmeralda C. Martinez
Land Use Specialist / HDC Compliance Coordinator