2 STONE ALLEY VIEW PACK

CERTIFICATE NO: STAFF DATE ISSUED: 11/15/22

HPC2021-11-5272

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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°: 42.3.1 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 #: 917.398.2256 E-mail:

AGENT INFORMATION (if applicable)

Name: EMERITUS LTD.

Mailing Address: 8 WILLIAMS LN.
NANTUCKET, MA. 02554

Contact Phone #: 508.325.4995 E-mail:

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Date application received: 11/29/21 Fee Paid: $

Must be acted on by: ~~12/29/22~~ 6/30/22 12/31/22

Extended to:

Approved: ✓ Disapproved:

Chairman:

Member:

Member:

Member:

Member:

Notes - Comment - Restrictions - Conditions TUREK STAFF: GRADE SHALL BE AS PROVIDED GRAPHICALLY IN DRAWINGS, OR AS PER 1' CONTOUR SURVEYED DRAWING, WHICHEVER IS MORE RESTRICTIVE. 2. PINEGLASS PORCH TO BE DECREASED TO MATCH PINEGLASS W/ PORCH PROPORTIONATELY COMPRESSED. 3. EAST DORMER, 2ND FLOOR — CHANGED WINDOWS TO BE REPLACED W/ (2) #4 WINDOWS

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: ~~36.9"~~ 34'-3" Sq. Footage 1st floor: ~~906~~ 764 Decks/Patio: Size: ~~4'x19'x36"~~ ☐ 1st floor ☐ 2nd floor
Width: ~~34'-6"~~ 35' Sq. footage 2nd floor: ~~766~~ 328 Size: 6x12 ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor:

Difference between existing grade and proposed finish grade: North ~~N/A~~ 0" South VARIES East ~~N/A~~ 8" West ~~N/A~~ 0"
Height of ridge above final finish grade: North ~~(+/-)23'-4"~~ 26'-11" South ~~(+/-)23'-4"~~ East ~~(+/-)23'-4"~~ West ~~(+/-)31'-0"~~ 23'-9"

Additional Remarks *REVISIONS: 1. East Elevation REMOVE SUNROOM + DECK ADDITION

Historic Name: ELIZA CODD HOUSE (describe) 2. South Elevation REMOVE CHIMNEY, SUNROOM & DECK/ADDITION

Original Date: CIRCA 1885-1891 (BARN TURNED DW) 3. West Elevation PROPOSED CHIMNEY

Original Builder: ELIZA CODD, ARCHITECT (HDC SURVEY + HABS INCORRECT) - SEE HISTORY 4. North Elevation REMOVE SUNROOM & DECK ADDITION

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 3/12 Other 8/12 4/12 @ PORCH

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height: Type: Length:

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 1/2" 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 SASH

Doors* (type and material): ☑ TDL ☐ SDL Front SWING Rear SWING Side SWING
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 GREY - MATCH EXISTING
Trim WHITE - MATCH EXISTING Sash WHITE MATCH EXISTING = GREEN Doors GREY 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.

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

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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" 1st-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 1st impression of Nantucket. She too would like the 1st-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 #

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2. Fair City, LLC **08-6887** 115 Old South Road New building

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 #

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

Ehinger Residence

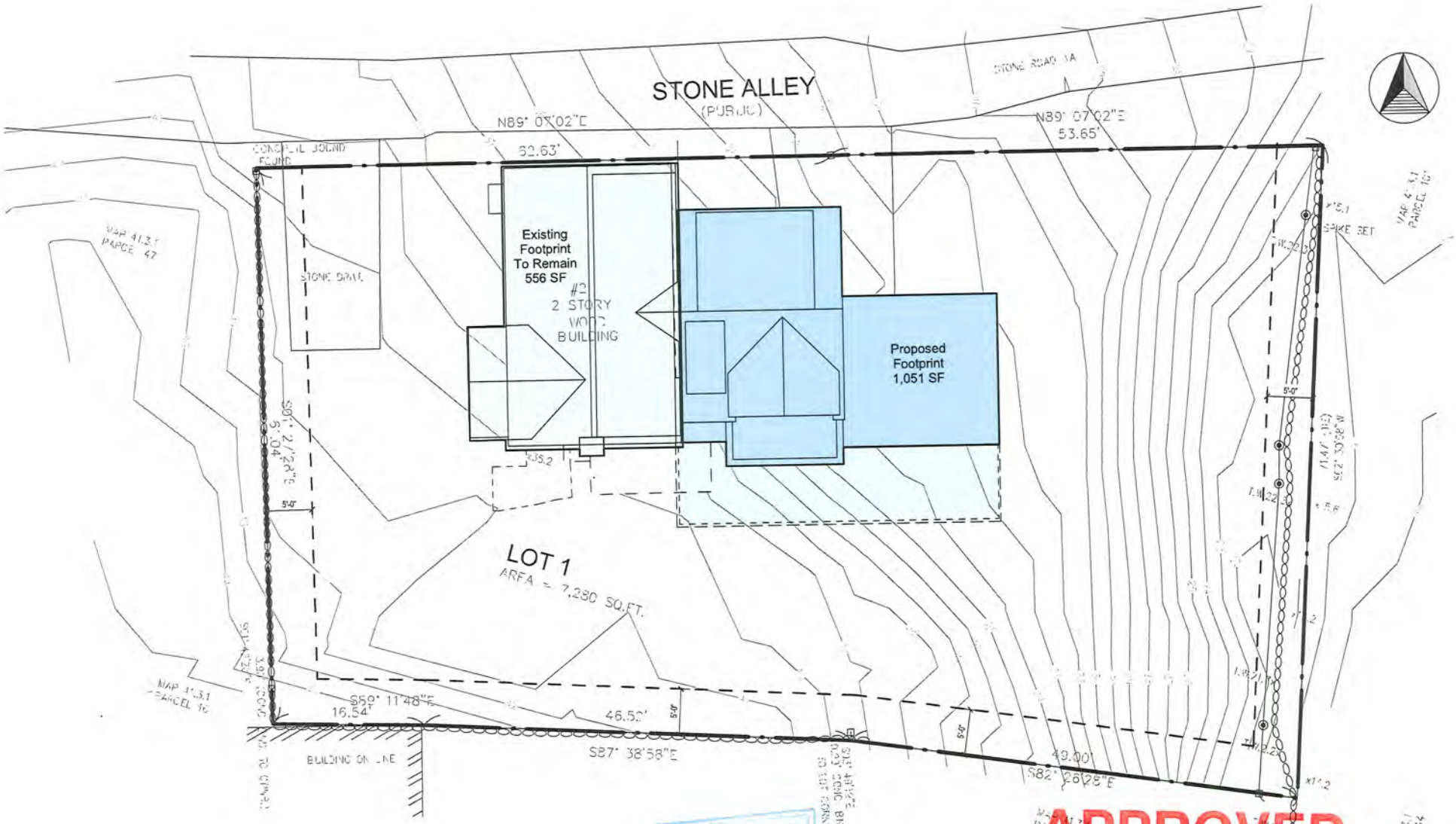
2 Stone Alley
Nantucket, MA 02554

11.17.22



Locus Map

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Site Plan

3/32" = 1'-0"

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North Elevation



East Elevation

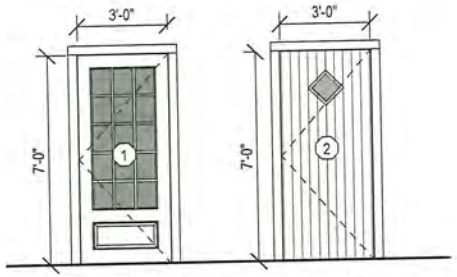


South Elevation



West Elevation

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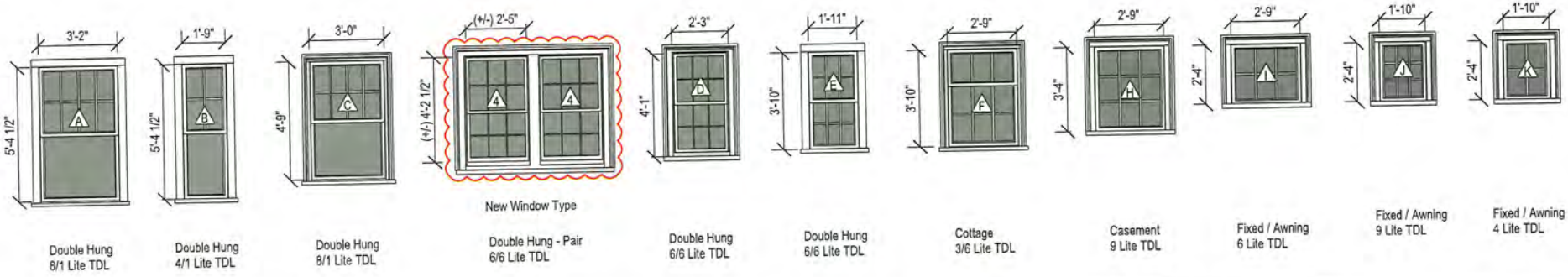
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Door Legend - Exterior Proposed

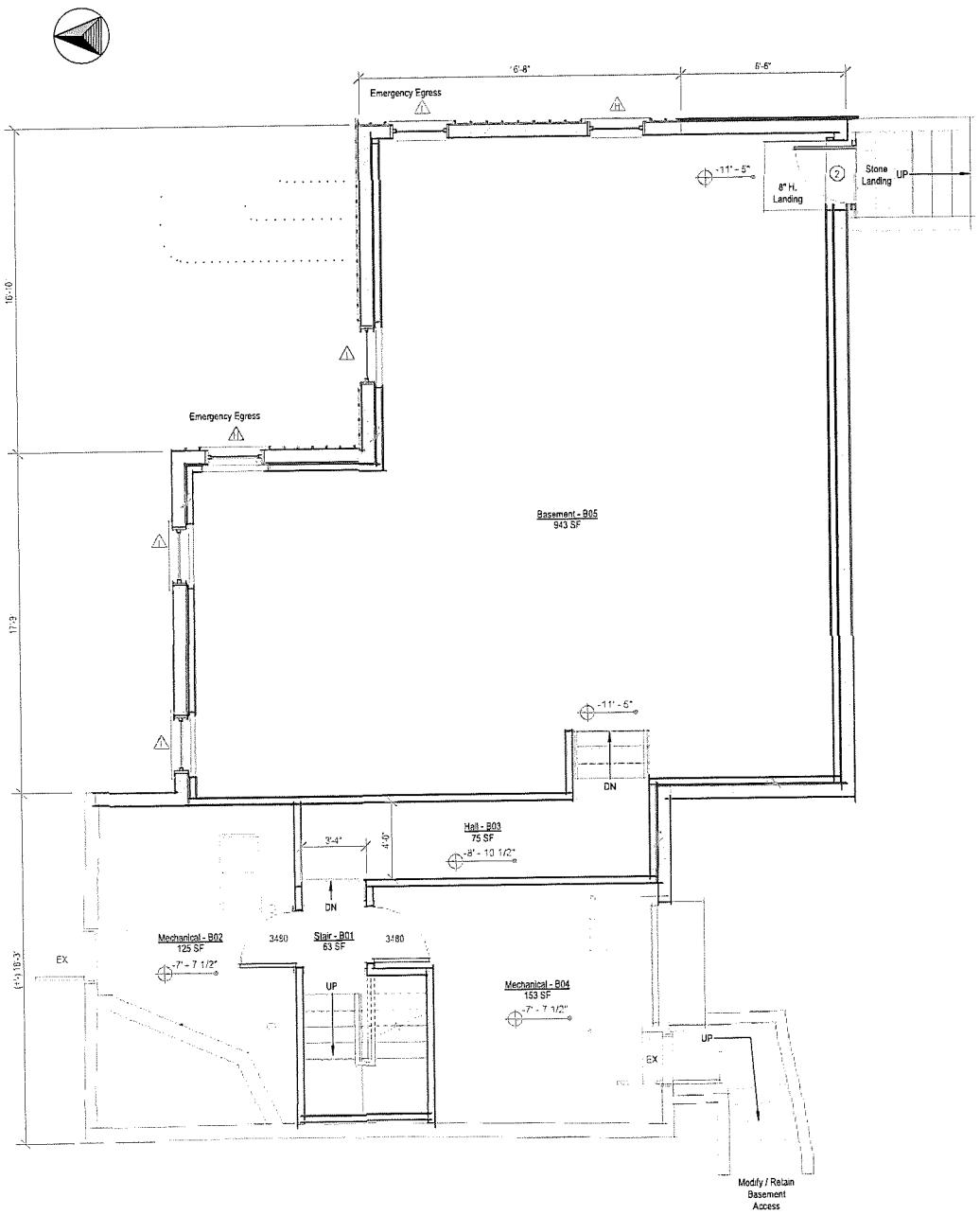
1/4" = 1'-0"



Window Legend - Proposed

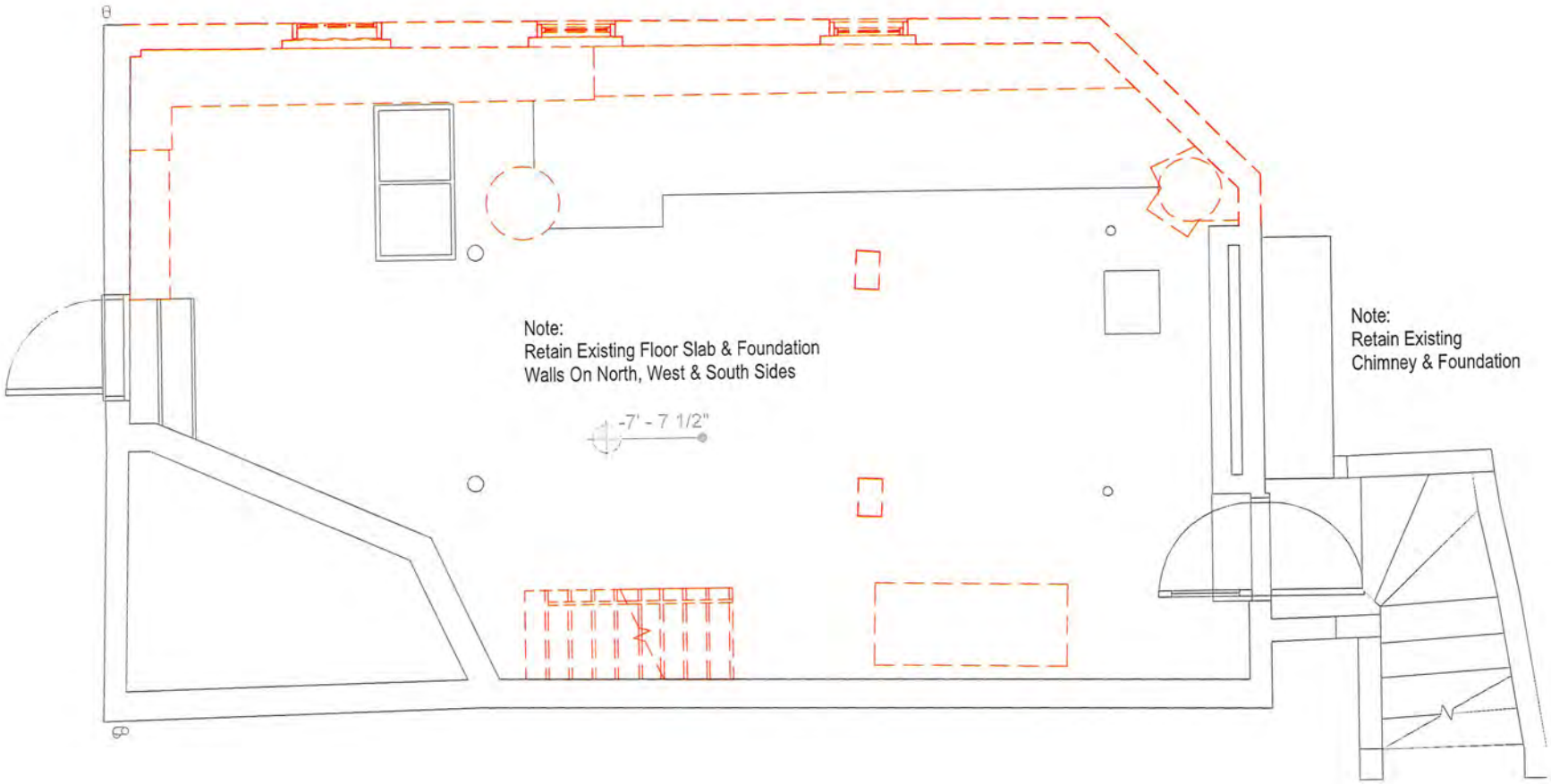
1/4" = 1'-0"

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Basement - Proposed

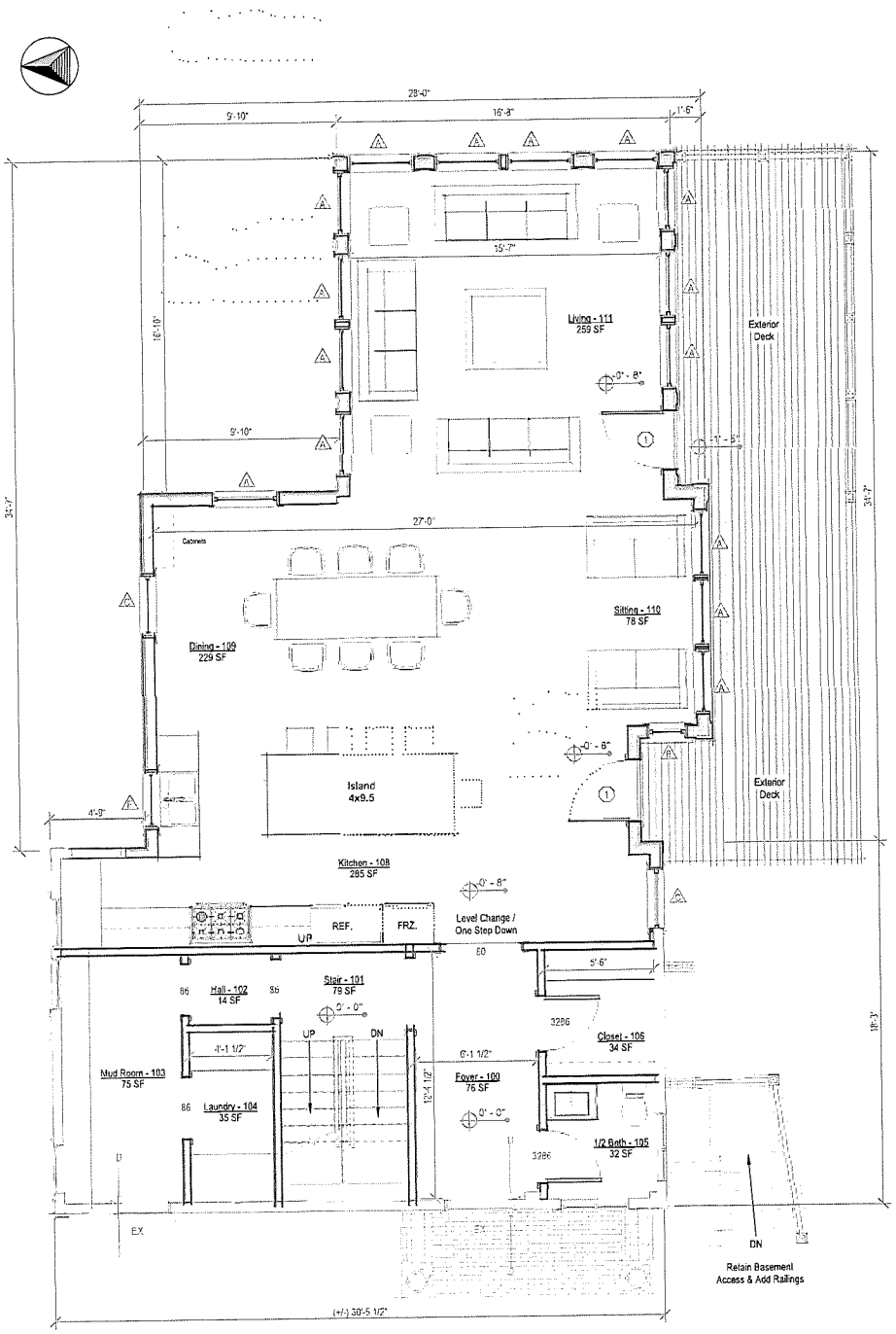
1/4" = 1'-0"



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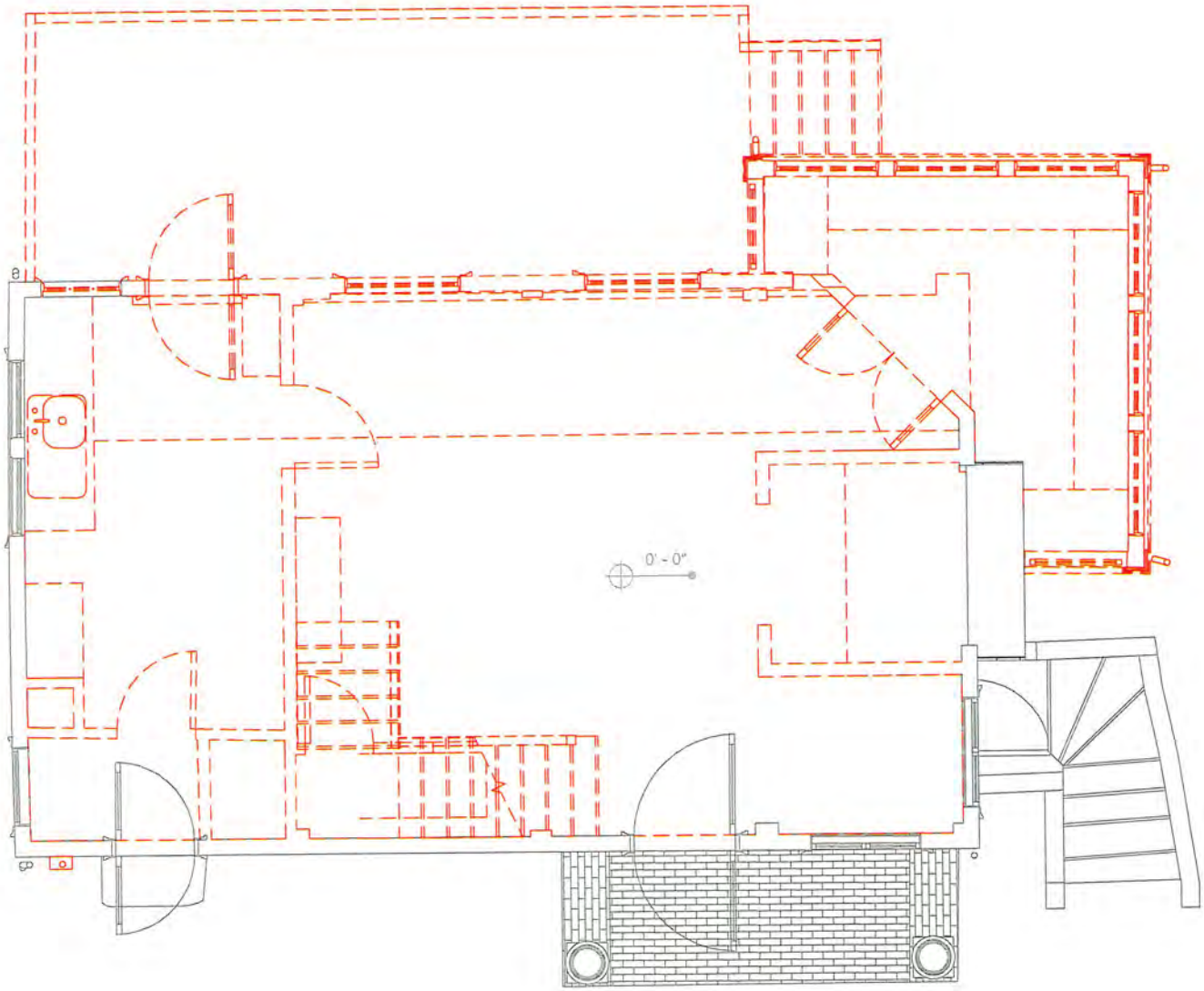
Basement Level - Demolition

1/4" = 1'-0"



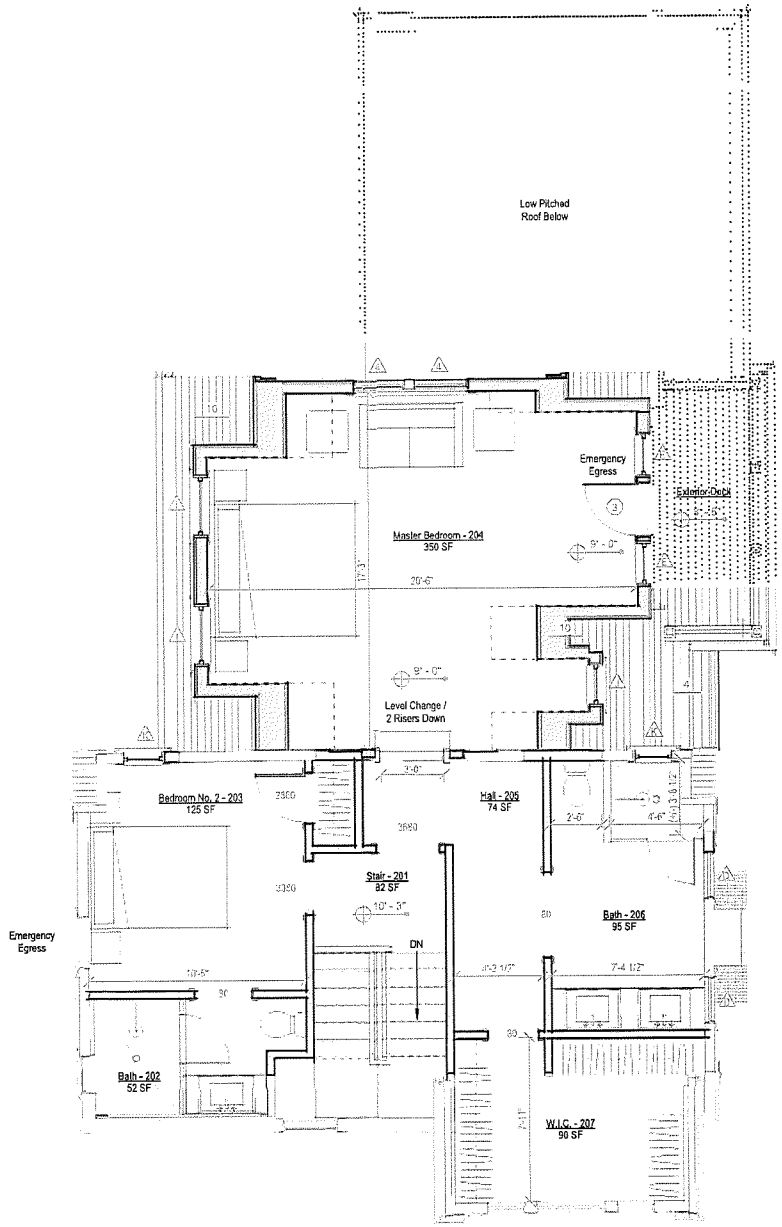
First Floor Level - Proposed

1/4" = 1'-0"



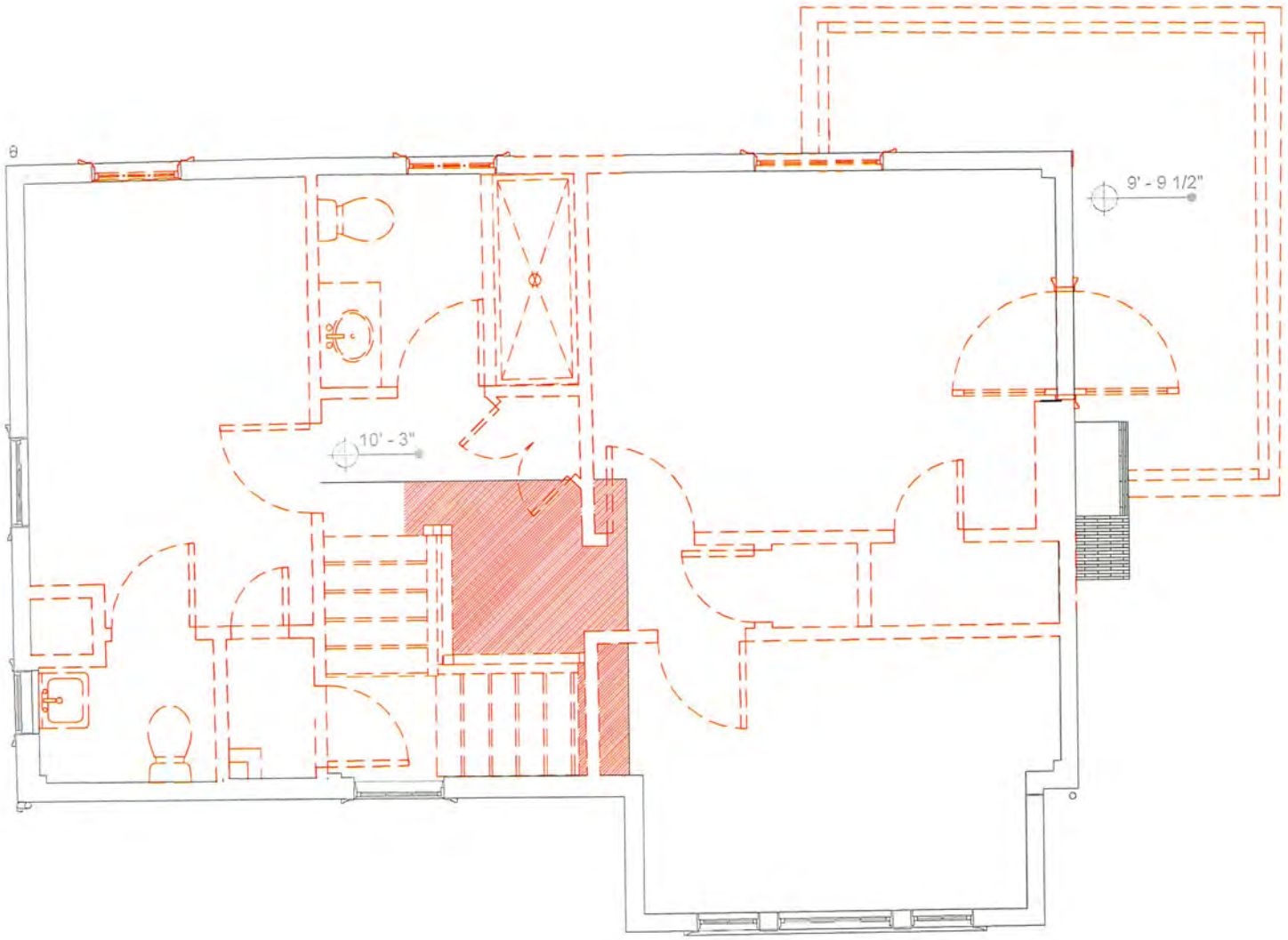
First Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Demolition

1/4" = 1'-0"

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West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"

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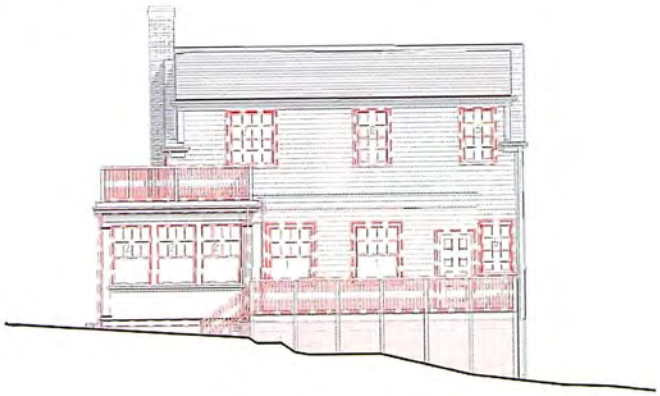
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East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

≈17'-9"

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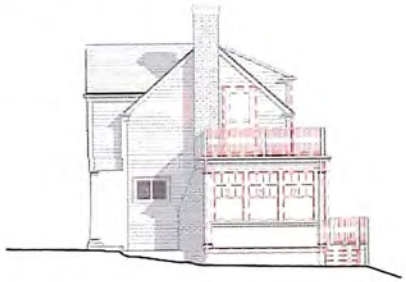
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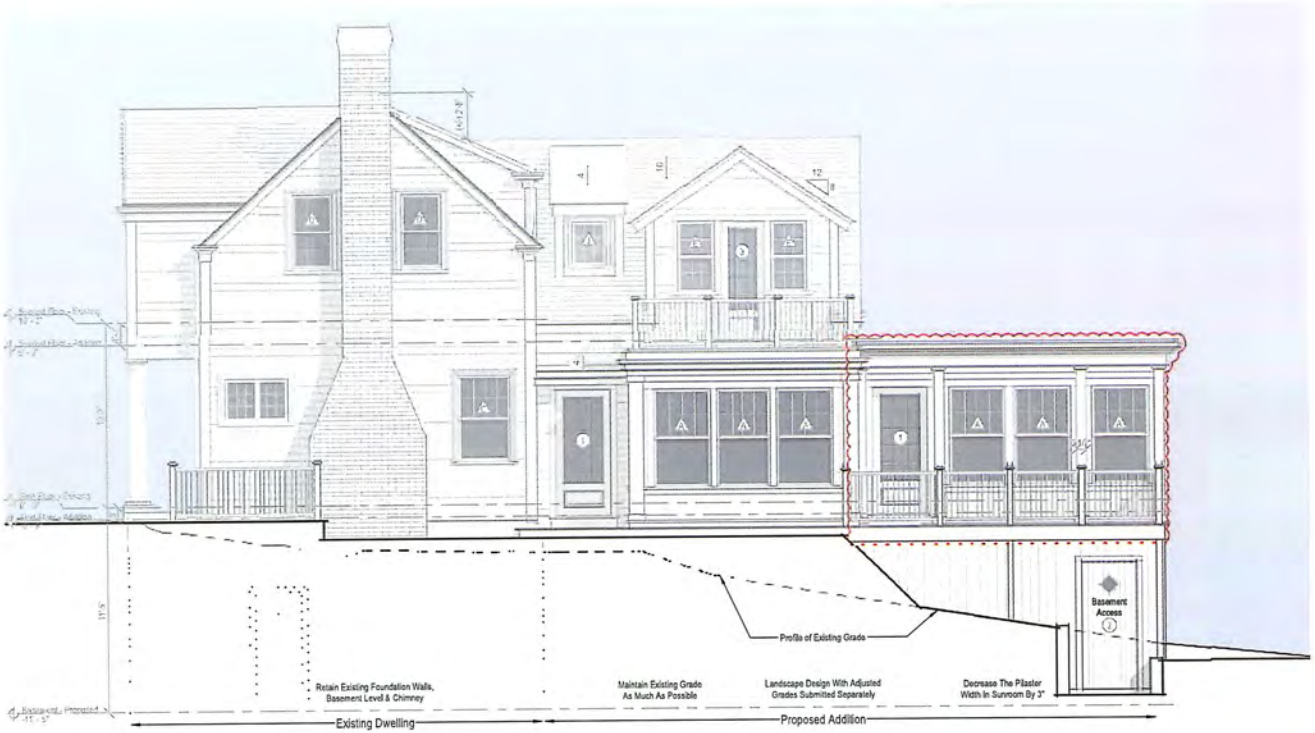
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

≈ 22'

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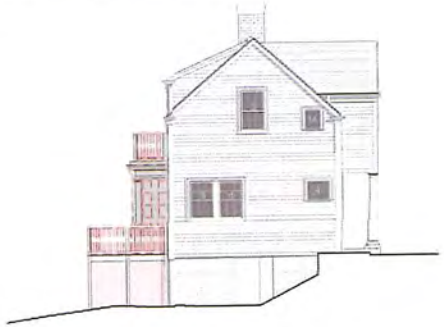
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1 Elevation - Previously Submitted



North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

≈ 26'-6"

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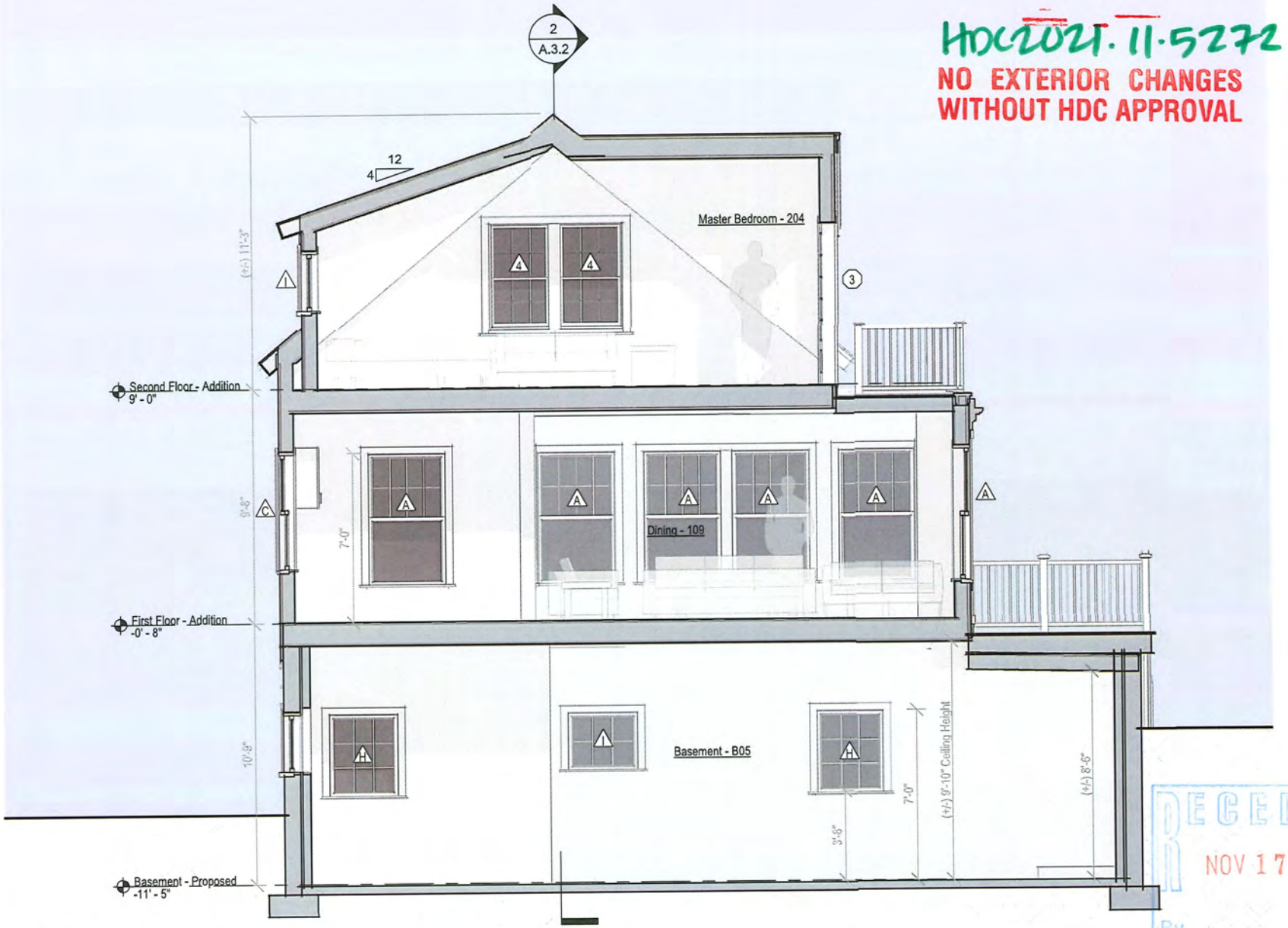
1 Cross Section Through Living Facing East

1/4" = 1'-0"

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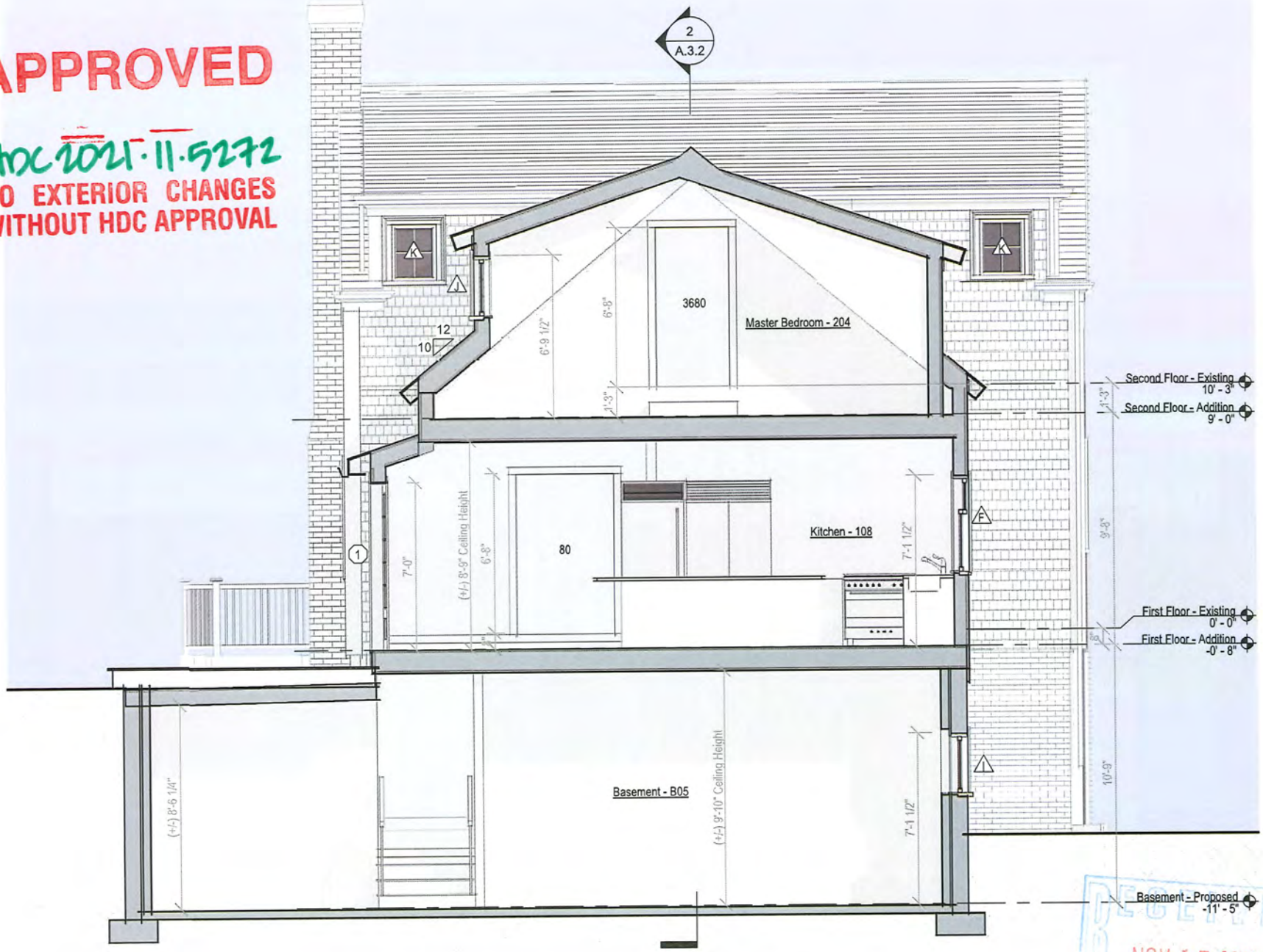
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2 Cross Section Through Master Bedroom Facing East
1/4" = 1'-0"

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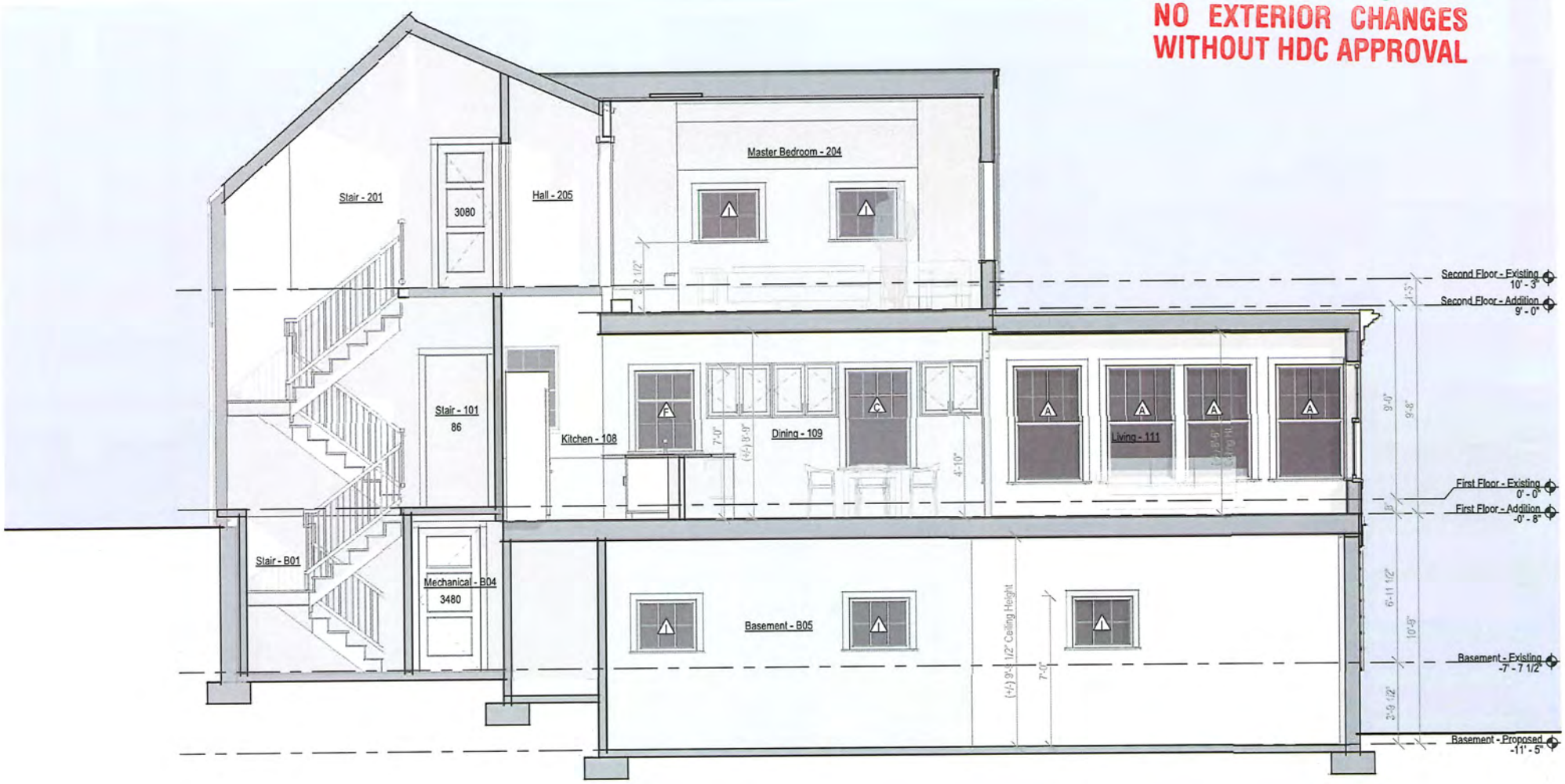
3 Cross Section Through Master Bedroom Facing West
1/4" = 1'-0"

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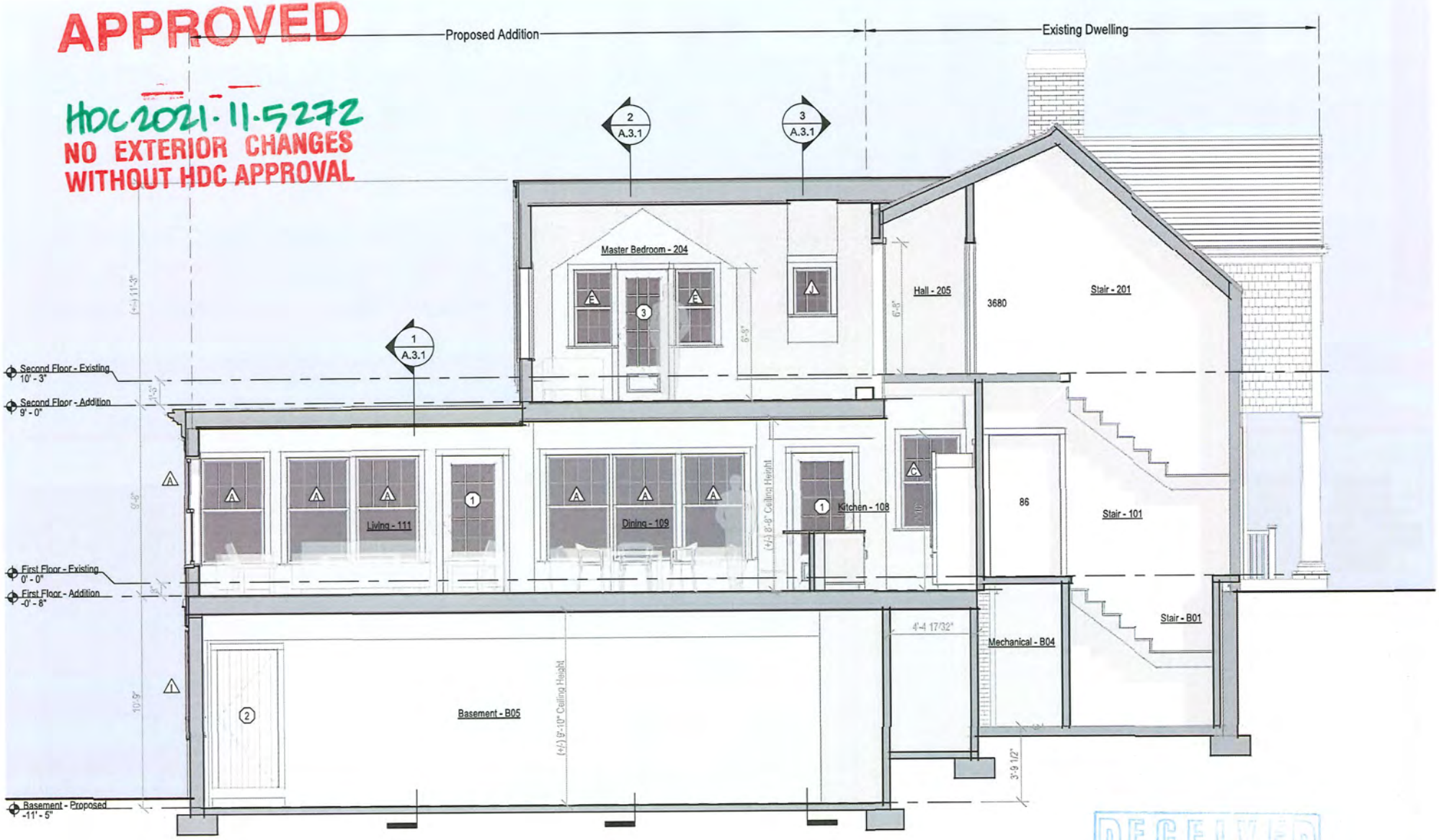


1 Longitudinal Section Facing North
1/4" = 1'-0"

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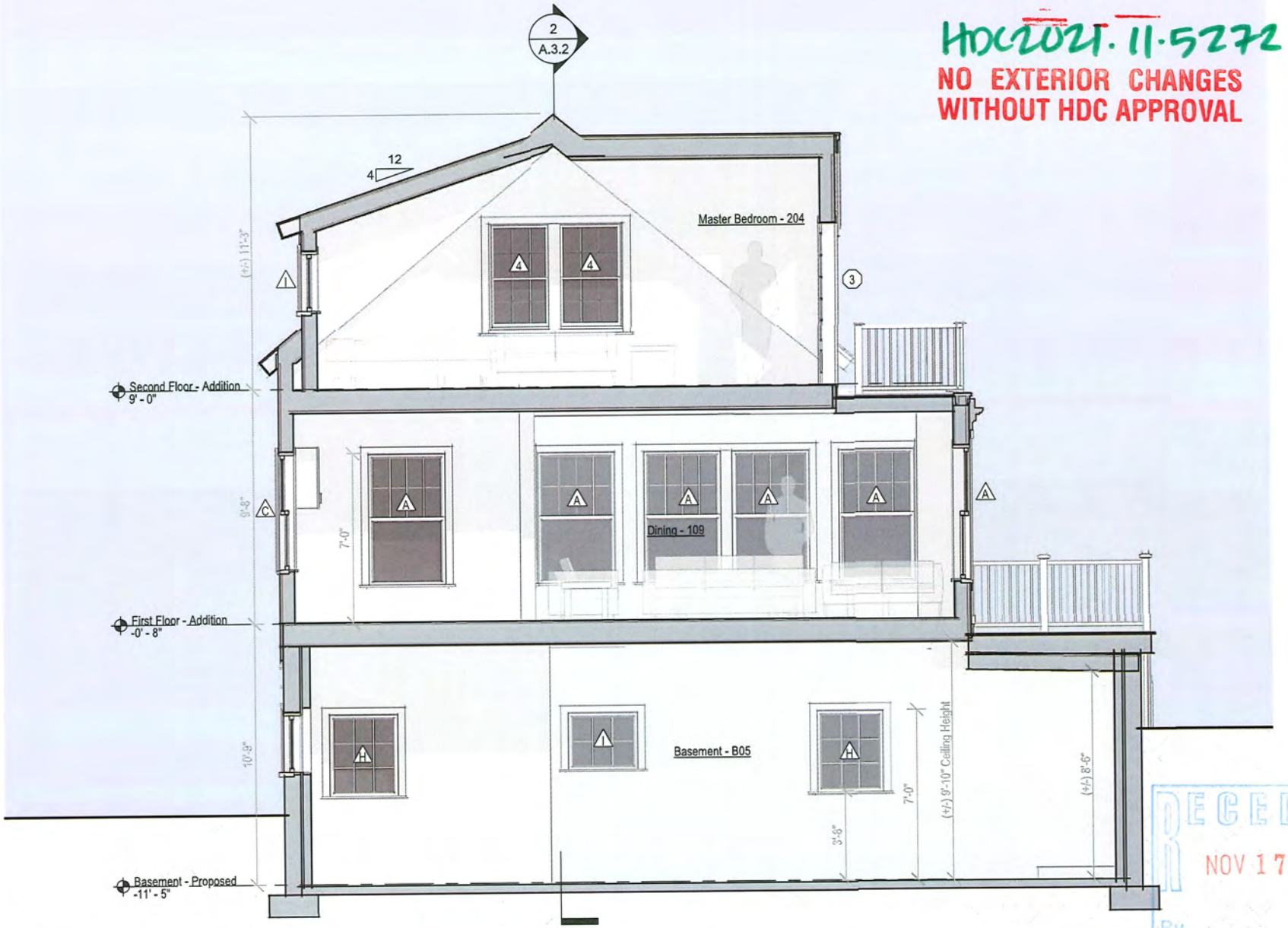
2 Longitudinal Section Facing South
1/4" = 1'-0"

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NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



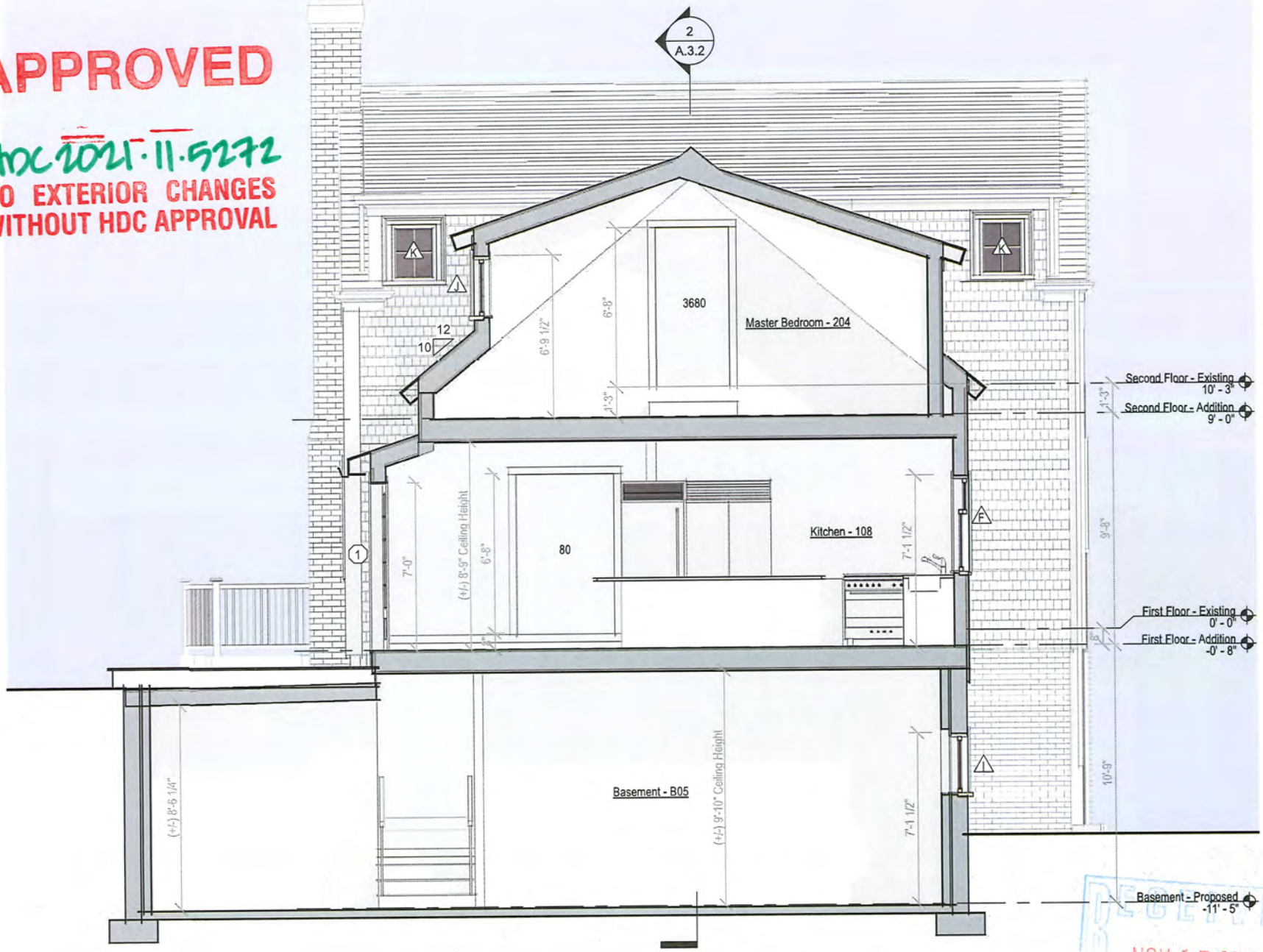
RECEIVED
NOV 17 2022
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2 Cross Section Through Master Bedroom Facing East
1/4" = 1'-0"

APPROVED

HDC 2021-11-5272

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



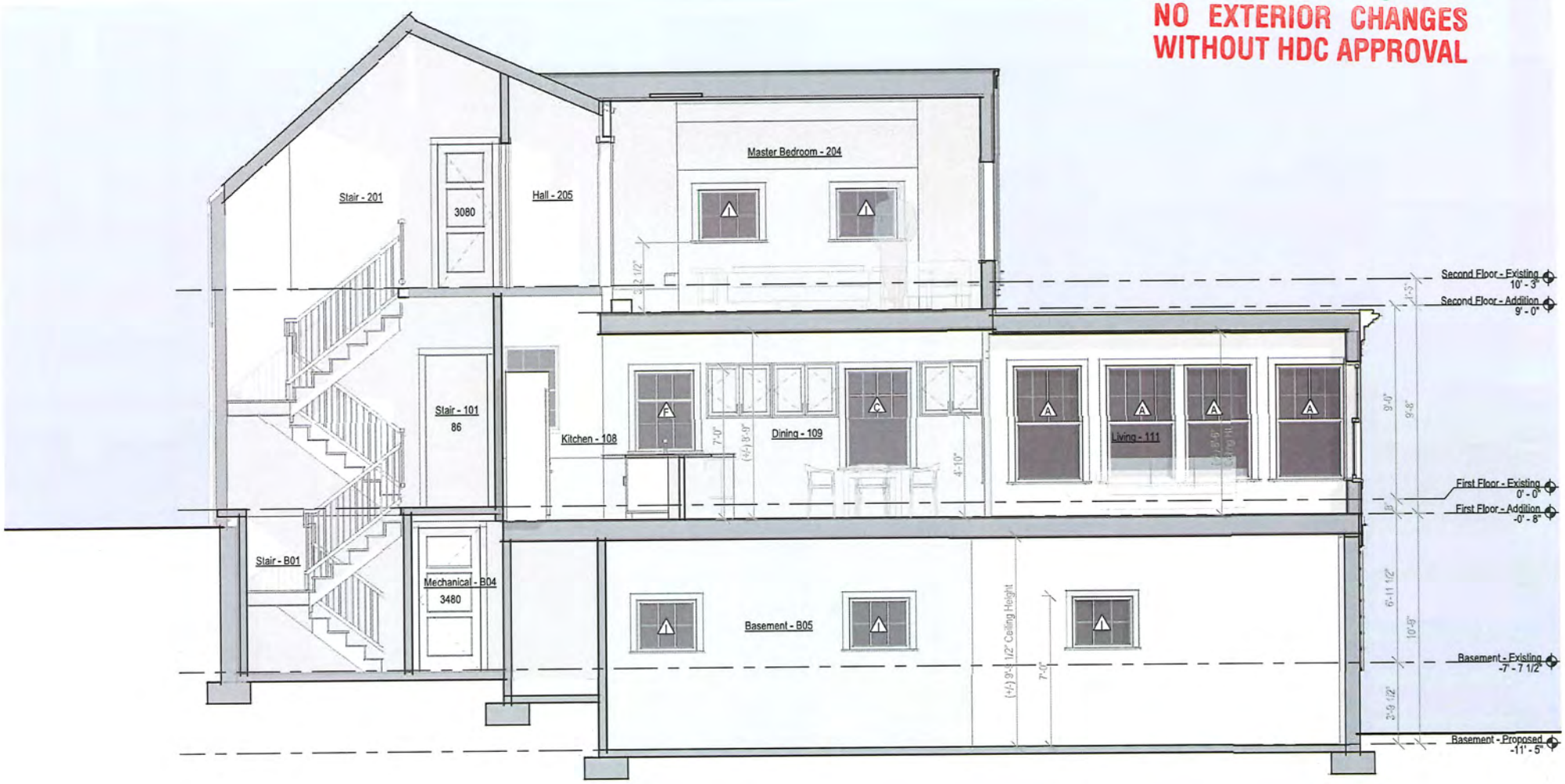
3 Cross Section Through Master Bedroom Facing West
1/4" = 1'-0"

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APPROVED

HDC 2021-11-5272

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

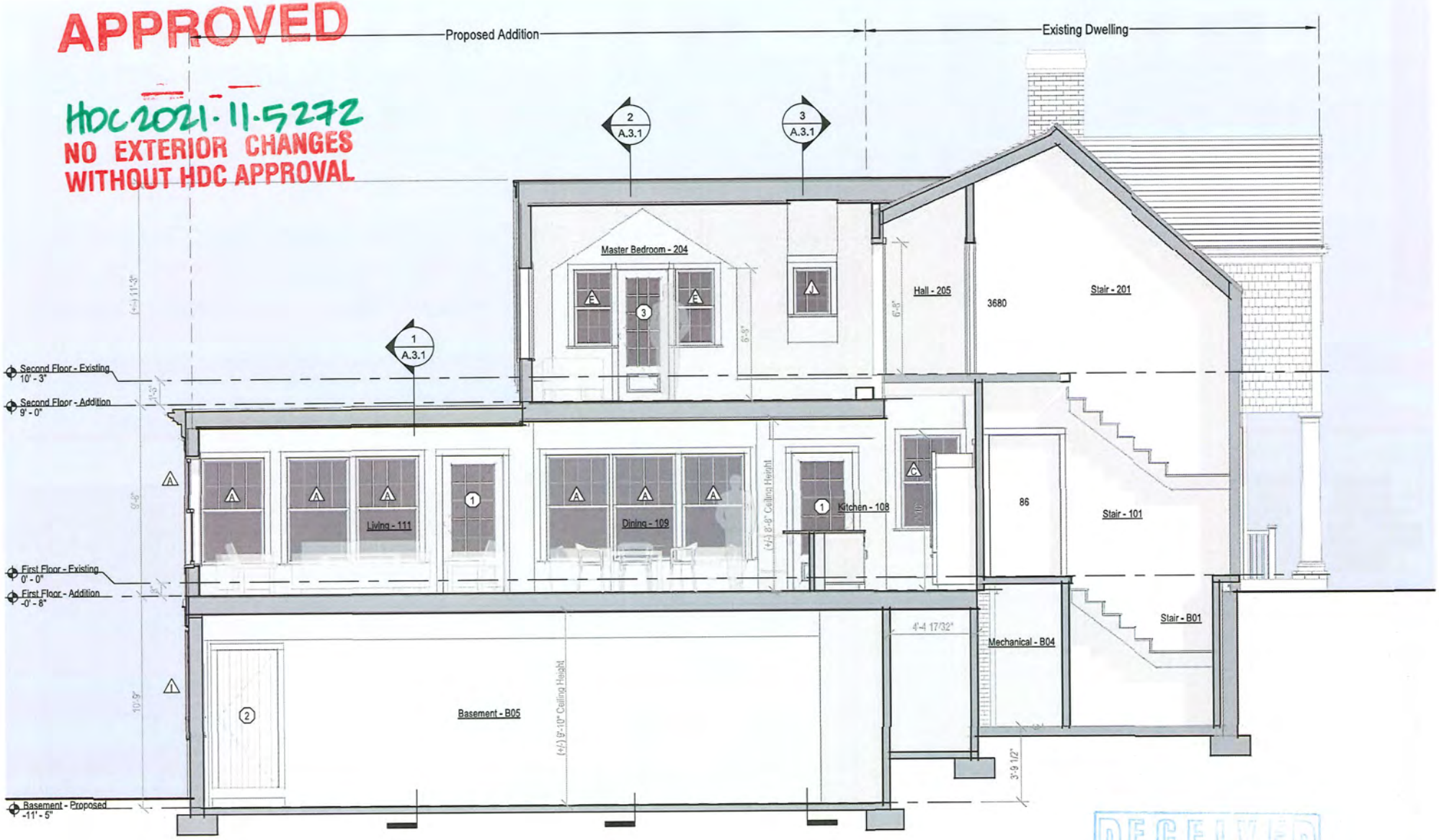


1 Longitudinal Section Facing North
1/4" = 1'-0"

RECEIVED
NOV 17 2022
By

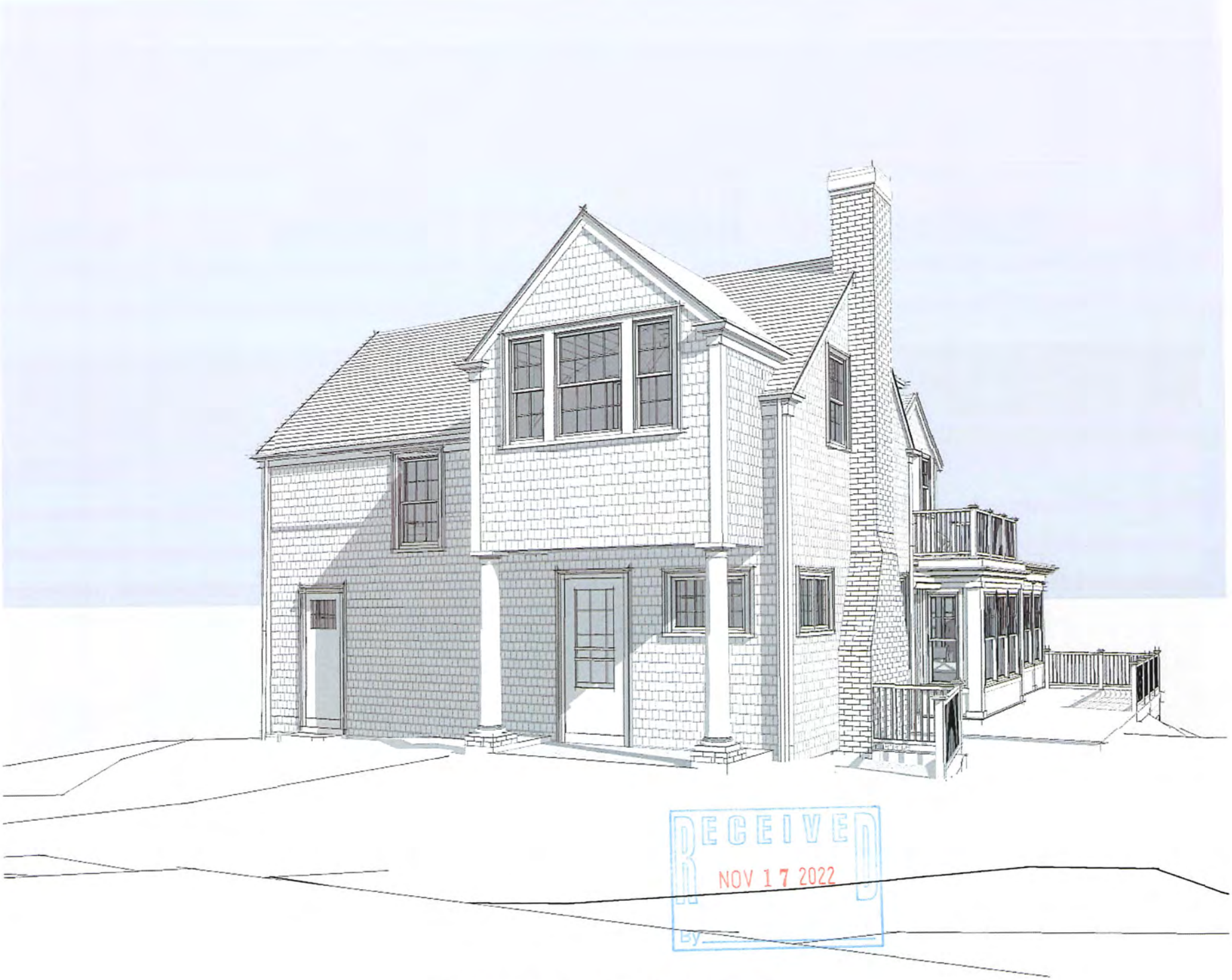
APPROVED

HDC2021-11-5272
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



2 Longitudinal Section Facing South
1/4" = 1'-0"

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Perspective View from the Southwest



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Perspective View from the Northwest



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By

Perspective View from the Northeast



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NOV 17 2022
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Perspective View from the Southeast

STAFF APPROVAL CHECKLIST

RECEIVED
NOV 17 2022
By

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your Staff Approval.

X	Sign In submission at Front Desk
X	HDC case number: (ex. HDC2020-XX-XXXX) If applicable HDC2021-11-5272
X	Meeting Approval Date: 11.15.22
X	Copy of Minutes (application item circled)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) ⓐ Site Plan ⓑ North Elevation ⓒ South Elevation ⓓ East Elevation ⓔ West Elevation ⓕ Window/door schedule
X	One set reduced plans: 8 ½ x 11
N/A	Additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

MINUTES

STAFF

,ower **08-6790**	146 Main Street	New garage, patio & pergola	41/518	Matthew Rider

Pohl, Welch (read back in), Coombs, Camp (read back in), Thornewill
None
Oliver

,ntation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
,enting Val Oliver, Val Oliver Design
Matt Rider
,lic None
oncerns (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 Concerns (4:15): None

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" 1st-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 1st impression of Nantucket. She too would like the 1st-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 Concerns (4:28): None

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 #

HOLD 4 REV.

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 *Building with Nantucket in Mind* (*BWNIM*).
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 Cobb. 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 #

450 Green Park

HOLD 4 Rep.

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 #

12/15/21

HOLD 4 Rev.

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.

450

12/31/22

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 **Motion to Hold for revisions. (Camp)**
Vote 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
10.	Chris Tofalli **08-6813**	122 Main Street	Fence replacement	42.3.3/100	Frank Daily
11.	Richmond Great Pt. **08-6868**	6 Honeysuckle Drive	New Dwelling	68/888	KOH
12.	Richmond Great Pt. **08-6866**	3 Lilac Court	New Dwelling	68/360	KOH
13.	Richmond Great Pt. **08-6867**	24a Evergreen Way	New Dwelling	68/351	KOH
14.	Richmond Great Pt. **08-6948**	6 Gooseberry Place	New Commercial Dwelling	68/341	KOH
15.	Richmond Great Pt. **08-6949**	7 Gooseberry Place	New Commercial Dwelling	68/341	KOH
16.	Richmond Great Pt. **08-6950**	8 Gooseberry Place	New Commercial Dwelling	68/341	KOH
17.	Sheep Pond Prop. **08-6849**	14 Sheep Pond Road	Move off/ demo	63/29	Emeritus LTD
18.	Sheep Pond Prop. **08-6845**	16 Sheep Pond Road	Move off/ demo	63/30	Emeritus LTD
19.	Sheep Pond Prop. **08-6852**	14 + 16 Sheep Pond Rd.	New dwelling	63/29 +30	Emeritus LTD
20.	Robert Kulin **08-6820**	9 Orange Street	Hardscape & driveway	42.3.1/150	Robert Kulin
21.	Daniel Conway **08-6883**	3 Meadow Lane	Like kind Replace doors	41/398	Daniel Conway
22.	Scott Dehm **08-6841**	8 Ash Street	Hardscape & pergola	42.4.2/94	Jardins Intl.
23.	Melissa Neier **08-6842**	11 Prospect Street	Add fenestration	55.4.4/42	Twig Perkins
24.	39 Monomoy, LLC **08-6851**	39 Monomoy Road	Addition, reno, move	54/79	Emeritus LTD
25.	Stark Point, LLC **08-6843**	16 Easton Street	New guest house/ garage	42.1.4/11	Botticelli + Pohl
26.	Auburn Cottage LLC **08-6857**	46 Easton Street	Addition & reno	42.1.4/22	Botticelli + Pohl
27.	Fair City, LLC **08-6886**	115 Old South Rd Lot F	Commercial Building	68/112	EMDA
28.	Fair City, LLC **08-6887**	115 Old South Rd Lot E	Commercial Building	68/112	EMDA
29.	Morgan Family **08-6900**	24A New Lane Sias	Demo or move off dwelling	49/395.2	Val Oliver
30.	Morgan Family **08-6901**	24A New Lane Sias	New Dwelling	49/395.2	Val Oliver
31.	NIR Retail **08-6885**	7-8 Old South Wharf	Fenestration Changes	42.4.2/2.4	Permit Plus
32.	11 Hulbert, LLC **08-6899**	11 Hulbert Avenue	"Screened-in" Porch	29.2.3/2	Val Oliver

X. OLD BUSINESS 08/23/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	30 Pear, LLC **07-6593**	20 India Street	Addition	42.3.4/137	Botticelli & Pohl
2.	David and Diane Lilly	4 Quince Street	Rear stair egress	42.3.4/20	McMullen & Assoc
3.	Riono Foot, LLC **03-5844**	9 Sherburne Way	Demo	30/37	Topham Design
4.	Victor Haley **07-6668**	94 Orange Street	Addition	55.1.4/47	Paul Dresher
5.	Soren Sorensen **03-5929**	51 Fair Street	Color change	42.3.2/40	Emeritus
6.	Chris & Ashley Austin **07-6692**	7 Maple Lane	New dwelling	67/303	Emeritus
7.	Eric Silfen **07-6665**	3 Meadow View Drive	Rooftop solar	56/92	Cotuit Solar

XI. NEW BUSINESS 08/30/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Michael Zarcone	16 Cherry Street	New shed	55/379	Structures Unlimited
2.	John Ribik	12 Chuck Hollow Road	Bulkhead shed	72/29	Linda Williams
3.	Bruce Turner	9 Long Pond Road	Solar roof array	59/33	Ack Smart
4.	Stephen Cheney	67 Bartlett Road	Roof replacement	66/435	Cheney Custom Hmes

HOLD 4 Rev / Back To HSAB

7. 450 Green Park, LLC **11-5272** 2 Stone Alley Addtn, 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 #

HOLD 4 Rev & Back to HSAB

VII. OLD BUSINESS 05/03/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
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 #

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
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 1st 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** – His comments are the same as at the last hearing. Agrees with Ms. Alger. North elevation left to right should step down; the shingled line along the porch doesn't accomplish that. The hipped roof should be reduced 3'. Feels that if we don't see material changes within 3 meetings, an application should be denied. The south elevation is very inappropriate but the least visible. North elevation, the structure should follow the grade; the concept of single-story living is driving this and not in keeping with historic structures – interior is driving the exterior. Pointed out the lack of material changes. **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 1¾-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 #

450 Green Park LLC

HOLD

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 4-9//Coombs, Welch, Camp, and Pohl-aye Certificate # **HDC2022-03-6026**

450 Green Park LLC

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 #

PROPOSED

HOLD 4 REV.

VI. OLD BUSINESS 03/08/22

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
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 ½ 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 Quanity 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 #

450 Green Park LLC

HOLD 4 HSAB Review

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: Thornewill
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 #

450 Green Park LLC 6/30/22

HOLD 4 Thurs. 2/17/22

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 Gagalis, for 11 & 13 Lincoln Avenue
Concerns (8:20)	**MacEachern** – Reviewed changes made per previous concerns; to move forward 10' and still be 70' 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. **Gagalis** – 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 #

450 Green Park LLC

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 #

6/30/22

Rest held for Thursday, February 17th.

VII. NEW BUSINESS 02/01/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
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 c 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 #

450 Green Park

6/30/22

HOLD

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 #

450 Green Park 11/4/22

EXTENSION FORMS & MULLIN FORMS

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice Chair

Abigail Camp

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

Carrie Thornewill

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 9/15/2022

Map: 42.3.1 **Parcel** 102

Address of Property: 2 Stone Alley

Applicant(s)/Owner(s)/Representative(s) Name:

Emeritus, LTD

Scope of Work: Addition

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

December 31, 2022

Month/day/year of extension termination

Anne Coderre

Signature of Applicant/Owner/Representative

Anne Coderre

Please print name of signatory

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

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2 Fairgrounds Road
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ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

Carrie Thornewill

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 2/4/22

Map: 42.3.1 **Parcel** 102

Address of Property: 2 Stone Alley

Applicant(s)/Owner(s)/Representative(s) Name:

Emeritus, LTD

Scope of Work: Addition/Alterations/Foundation

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

JUNE 30, 2022

Month/day/year of extension termination

Anne Coderre

Signature of Applicant/Owner/Representative

Anne Coderre

Please print name of signatory

RECD
TOWN CLERK
2022 SEP -8 PM 12:4

Nantucket Historic District Commission

Mullin Rule Certification (GL c. 39 Sec. 23D)

Pursuant to G.L. c. 39, § 23D, the undersigned member of a board, committee or commission of the Town of Nantucket hereby certifies that he or she has examined all of the evidence received by the said board, committee or commission at the one session of its adjudicatory hearing on the matter identified below which the undersigned member failed to attend, and that such evidence included an audio or video recording of the missed session or a transcript thereof. This Certification has been executed prior to the undersigned's participating in a vote on the matter and shall be part of the record of the hearing.

Member Name: Stephen Welch

Board, Committee or Commission: Historic District Commission

Subject Matter of Hearing: 2 Stone Alley - Addition Related

Date of Missed Session: Tuesday, September 6, 2022

Signed under the pains and penalties of perjury this 8th day of September, 20 22.

Signature

2022 SEP 14 AM 10:(

Nantucket Historic District Commission

Mullin Rule Certification (GL c. 39 Sec. 23D)

Pursuant to G.L. c. 39, § 23D, the undersigned member of a board, committee or commission of the Town of Nantucket hereby certifies that he or she has examined all of the evidence received by the said board, committee or commission at the one session of its adjudicatory hearing on the matter identified below which the undersigned member failed to attend, and that such evidence included an audio or video recording of the missed session or a transcript thereof. This Certification has been executed prior to the undersigned's participating in a vote on the matter and shall be part of the record of the hearing.

Member Name: Drew Coombs -

Board, Committee or Commission: HDC

Subject Matter of Hearing: 2 Stone Alley

Date of Missed Session: July 26, 2022

Signed under the pains and penalties of perjury this 13 day of September 2022

Drew Coombs

Signature

PUBLIC,
ABUTTERS,
REPRESENTATIVE,
NPT,
HSAB,
&
STAFF COMMENTS

X ABUTTERS
X HRAB

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: NOV. 15, 2022

Address: 2 STONE ALLEY X INDIVIDUALLY SIGNIFICANT

Historic info: 1858-1871 BARN TURNED DW BY ELIZA COOD, (HER HOME) FEMALE ARCHITECT, NANTUCKET NATIVE + DAUGHTER OF TOWN ENGINEER/SURVEYOR WILLIAM F COOD

Scope of Work: ADDITION/ALTER/HISTORIC RENO (OB)

Staff Comments: READ DEFINITION OF "SIGNIFICANCE" + "INTEGRITY"! NPS PRESERVATION BRIEF #14 "NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS: PRESERVATION CONCERNS" = "THE NEW ADDITION SHOULD BE SMALLER THAN THE HISTORIC BUILDING - IT SHOULD BE SUBORDINATE IN BOTH SIZE + DESIGN TO THE HISTORIC BUILDING!"

X THE EXISTING HISTORIC BLDG = 5516 ☐. THE PROPOSED ADDITION HAS BEEN 851 ☐, 906 ☐, 912 ☐, 950 ☐ TO NOW 1,068 ☐! MORE THAN DOUBLE IN SIZE. THE PROPOSAL INCLUDES THE DEMOLITION OF EXTERIOR WALLS OF ALL 3 FLOORS OF (BASEMENT, 1ST + 2ND FLOORS) - WHAT IS LEFT?! NOTHING OF HISTORIC INTEGRITY WILL BE LEFT OF THIS HISTORIC INDIVIDUALLY SIGNIFICANT STRUCTURE, AS ITS INTEGRITY WILL BE LOST AS THE DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING + ASSOCIATION WILL BE LOST AFTER THIS ALTERATION AND THEREFORE IT WILL NOT BE HISTORIC ANY LONGER.

Staff Recommendations:

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: NOV. 15, 2022

Address: 2 STONE ALLEY

Historic info:

* WINDOW SURVEY = (7) WINDOWS FOR DEMO
ALL ON EAST, (1) NORTH, (3) SOUTH
* HOWEVER, THERE ARE NO PHOTOS OR CONDITIONS OF WINDOWS NOTED!

Scope of Work: CONT

*ABE!

Staff Comments: A BUILDING MUST REGAIN AT LEAST A MAJORITY OF THE (7) ASPECTS OF INTEGRITY. IN MY HUMBLE OPINION, YOU MAY ONLY HAVE (2) LEFT: LOCATION + ASSOCIATION. ELIZA'S TRADEMARK SUNROOM WILL NO LONGER BE A CHARACTER DEFINING FEATURE OF THIS 1164 YEAR OLD HISTORIC STRUCTURE.

Staff Recommendations: I URGE THE COMMISSION TO THINK ABOUT THE PROPOSAL + HOW IT DOES NOT MEET THE SOI STANDARDS + THE LOSS IT WOULD BE TO OUR LOCAL + NATIONAL HISTORIC DISTRICT.

*APP. NOT ASSIGNING THE GRADE AS NPS GUIDANCE PROVIDES.

Significance is simply defined as what makes a property important, on an individual level or as part of a collective. Properties can be significant for their association with important people or events in local, state, or national history, and as representations of architectural design and methods of construction and craftsmanship. Districts can reflect concentrated patterns and themes that extend beyond a specific building. Understanding why a building is individually significant and why it is contributor to its historic district leads to an identification of its important physical features (known as character-defining features) and the time period of that significance.

Integrity is the ability of a building or property to convey its reasons for significance. Seven aspects are used to evaluate integrity, as defined by the National Park Service below. A building or property must retain a majority of these aspects after an alteration for the work to be considered appropriate.

1. **Location** is the place where the historic property was constructed or the place where the event occurred.

2. **Design** is the combination of elements that create the form, plan, space, structure and style of the property.

3. **Setting** is the physical environment of the historic property, inclusive of the landscape and spatial relationships of the buildings.

4. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

5. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.

6. **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.

7. **Association** is the direct link between an important historic event or person and a historic property.

HSAGroup Recommendations for HDC
Zoom meeting on November 14, 2022
Mickey Rowland
Angus MacLeod
Jascin Finger
Lucy Dillon
Mary Bergman

2 STONE ALLEY- ADDITION 11 14 22 SUBMISSION.PDF

- The main focus of this review should be the size of the addition relative to the existing footprint. Holly Backus, your professional staff advisor has said it multiple times, as had countless other professionals, including the HSAB. Until the addition is drastically reduced in size, the HDC should not bother wasting 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.

Nina and David King
14 .5 Orange Street
Nantucket, MA 02554



November 15, 2022
HDC
Nantucket, MA 02554

Dear Commissioners:

We are abutters to the proposed 2 Stone Alley Addition. We have written and spoken several times during this lengthy process about our objections to the size and scope of this project. As you are aware, this homeowner has been trying to get approval for this massive "addition" for years. Each time, the Commission has asked/suggested/requested that modifications be made, and some small changes have been made over the course of these proceedings. However, the result is still a new structure that is triple in volume and length when compared to the original carriage house. As Ms. Backus, P&Z Office Preservation Planner commented at the at the 11/8 meeting, "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."

Nonetheless, the HDC seems determined to approve this massive addition. The architect has cited a lengthy list of modifications, 2 inches here, 3 feet there as "significant" concessions all the while still producing a structure that is 3x the size of the original historic carriage house structure. I would ask, however, that the HDC take one last step before transforming the iconic Stone Alley, forever. PLEASE put view poles up so that the impact of the new structure will be readily identifiable and let's all see how visible this addition is from multiple public perspectives. Not one of the various visual representations included in the architect's submission, shows the new building in the actual Stone Alley setting. We see pictures of Stone Alley as it is today. Then renderings of the project as it will look, but never the two have met. It would be very illustrative to see the project "nestled" into the actual Stone Alley vista. The most effective way to do that is with view poles.

Last week, Nantucket Current posted photos of a Tom Nevers new home construction that was greeted with shock and dismay as the building turned out to be readily visible from a public way and blatantly out of character for the area. Too late for that project, it's built. It would be a shame if 2 Stone Alley was approved as it is currently proposed, built and then the public impact turned out to be far greater than imagined or as was indicated in the drawings. Given how controversial the application has been, wouldn't it be prudent to take this last step and put those poles up so that everyone could see the impact of this "addition" before it's too late?

Respectfully submitted,

Nina and David King

To the HDC:

As a neighbor of 12 Orange Street/.2 Stone Alley, we at 10 Orange Street were never contacted or consulted by our neighbors at 12 Orange (owners of 2 Stone Alley). They have ignored every concern of ours subsequently and have acted in a confrontational manner. We have only received notices from the town, and not until the process was well under way. They have never said a word to us about what they are doing next door.

Here are my concerns about the project that is being proposed at 2 Stone Alley.

1. It is a massive addition of 2 to 3 times the existing structure.

2. Stone Alley is an historic foot path in the Heart of the Historic District of Nantucket, so making this scale of a change is unusual and against the mandate of the Historical District.

3. The massive growth of the building at 2 Stone Alley is out of character with the neighborhood.

4. The large structure is in the direct line of sight for anyone from downhill facing up to the Town Clock, so highly visible.

5. The addition is being foisted up into the air, well above the grade of the land, which is on a hillside, making the entire addition hang largely up in the air.

6. Stone Alley is a footpath and the extension of this structure makes it appear to be the personal driveway to 2 Stone Alley. The way that Stone Alley is to be used both during construction and after should be clearly delineated if this project is allowed to go forward.

Sincerely,
Karen Mehra
10 Orange Street

On Nov 14, 2022, at 1:19 PM, Esmeralda Martinez <emartinez@nantucket-ma.gov> wrote:

Good afternoon,

Attached are the newest revision for 09/20 "old business" this application is on the agenda for tomorrows HDC meeting.

Regards,

*ABUTTERS -
*BVPT -

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: OCT 2022

Address: 2 STONE ALLEY *INDIVIDUALLY SIGNIFICANT* (1882-1920) - HER HOME

Historic info: 1858-1871 BARN TURNED DW BY ELIZA COOD, FEMALE MIT ARCHITECT, NANTUCKET NATIVE + DAUGHTER OF ENGINEER/SURVEYOR WILLIAM F. COOD.

Scope of Work: ADDITION (OS) + ALTER + HISTORIC RENO

Staff Comments: AGAIN - THE SOI FOR NEW ADDITIONS STATE THEY SHOULD BE SMALLER THAN THE HISTORIC STRUCTURE + SUBORDINATE IN BOTH SIZE + DESIGN. (950 □' VS. 556 □' HISTORIC STRUCTURE)

* THE PROPOSAL HAS INCREASED FROM 912 □' TO 950 □' - NOT APPROPRIATE. FOR THIS INDIVIDUALLY SIGNIFICANT STRUCTURE.

→ REDUCE THE SCALE + SIZE DOWN OF THE ADDITION PLEASE.

* AGAIN - REFER TO THE DEMO PLANS - THERE WILL NOT BE MUCH LEFT OF THE HISTORIC FABRIC LEFT. VERY SAD! AND NOT APPROPRIATE! THIS ALSO INCLUDES ELIZA COOD'S TRADEMARK SUNROOM - WHICH IS A CHARACTER DEFINING FEATURE OF THIS 164 YEAR OLD STRUCTURE. ITS A FEATURE THAT MUST BE RETAINED FOR THIS HISTORIC STRUCTURE. (AS SEEN FROM STONE ALLEY!) THE INTERIOR SHOULD NOT BE ALTERED IN ORDER TO PROVIDE THE SAME LEVEL -

Staff Recommendations:

STAFF REVIEW

Staff: _____

Date: _____

Address: 2 STONE ALLEY (CON'T)

Historic info: _____

Scope of Work: _____

Staff Comments: THE INTERIOR SHOULD NOT DICTATE THE EXTERIOR.
WE REC. A WINDOW SURVEY LAST TIME - BUT I MENTIONED CONDITIONS WEREN'T INDICATED, AND SHOULD BE.

Staff Recommendations: THE ADDITION SHOULD BE REDUCED IN SIZE (NOT INCREASED) + SHOULD BE PUSHED SOUTH, AS PREVIOUSLY REQUESTED BY THE HDC.
THIS STRUCTURE IS UNIQUE IN FORM + HISTORY - THE PROPOSAL DOES NOT DO IT JUSTICE.

HSAGroup Recommendations for HDC
Zoom meeting on October 3, 2022
Mickey Rowland
Angus MacLeod
Jascin Finger
Lucy Dillon
Mary Bergman

2 STONE ALLEY- ADDITION.PDF

- The middle section 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 for a more appropriately scaled addition.
- The proposed dormer facing Stone Alley has a 3 pitch roof. Dropping this to a 4 pitch would reduce the verticality of that dormer face and bring the window sill closer to the main roof.

October 25, 2022

Mr. Raymond Pohl, Chairman
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA
via email

Dear Chairman Pohl and Commissioners,

2 Stone Alley is a structure important to Nantucket's architectural and cultural history, and every effort should be made to ensure any proposed additions meet the guidelines laid out in *Building with Nantucket in Mind* and not overwhelm the original structure.

At more than one hundred years old, this building more than meets the threshold for what is considered historic. 2 Stone Alley is additionally significant because of its associations with historically important events, persons, or important historic trends or patterns. Namely, the architect Eliza Codd, who converted this barn into a house in the 1910s. Codd studied architecture at MIT and was the first woman architect to practice on Nantucket. As reported in *The Inquirer and Mirror,* "many of the modernized old houses of Nantucket bear the impress of [Codd's] skill in conserving the characteristics of Nantucket architecture while adding the requirements of modern times." Her own house was chief among them.

While we appreciate that there have been improvements to the design of the proposed addition over the last year, the disproportionate size relative to the existing house remains a concern. This will alter the historic streetscape of Stone Alley and should be reduced.

Sincerely,

Mary Bergman
Executive Director
Nantucket Preservation Trust

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Transmittal

HDC – 2 Stone Ally Submission

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Dear Commissioners,

I am writing in response to the recent letter submitted to the Historic District Commission objecting to my client's addition to 2 Stone Alley. In the interest of brevity at the meeting this Tuesday I felt addressing some of the concerns raised in the abutters letter would assist in expediting the process. The letter makes several claims but to be concise I need to address just a few. First, the abutter has repeatedly suggested the addition should be located to the south, or to the side of the existing structure, presumably so the addition can't be seen from the letter writer's location. Irrespective of the intent of the advice, it is not an abutter's right to dictate how a property owner makes an addition to their property. Further, an addition to the south would be contrary to the historic real "el" addition approach which is the predominant condition in the Nantucket core district. A lateral addition as suggested would be solidly atypical. It's been widely held that Nantucket architecture is one of additions or "additive massing". This vernacular is defined by additions that are the basis for almost every project, whether a new dwelling or addition, historic or otherwise. Secondly, the reference to the "sense of place" only emphasizes that this structure will be enhanced by the addition as with any appropriate addition in the core district. Thirdly, the letter's description of an "urban canyon, restricting light and air, obstruction the view of Quality Bank" is not only overtly dramatic, but highly inaccurate. Finally, the notion that the applicant has not made the substantive changes the board has requested is wholly false. We have done literally everything the board requested since being hired by the owners of 2 Stone Ally. The most significant changes made at the request of the HDC include:

- Stepping the addition an incremental 7 feet away from Stone Alley
- Eliminating the second floor program of the real "el" resulting in a 1 story mass
- Reducing the ridge line by 3' off the center roof section to create a more significant break from the existing dwelling
- Significantly shortening the length of the addition so it sits unobtrusively on the alley's gentle slope
- Changing the fenestration to 3 season porch of rear "el"
- Altering the rafter tail detail to match existing dwelling
- Dropping the interior floor height to further reduce the height of addition.

- Materially steepening the roof pitch of the addition's middle "B" component while lowering the plate height to maintain lower ridge height but address the boards comments
- Altering water table to align with decking
- Adding a trellis at the basement level to reduce perceived elevation at grade and to integrate landscape
- Revising the fenestration on sunroom to create a mimicking of window pane proportion - this required adding 1' to width of addition to create equal pane dimensions on all sides.
- Lowering plate height of addition to lower eave
- Lowering roof pitch in appropriate locations to reduce height

These are not the only changes made during the 10-month submission and review process. These multiple design alterations demonstrate our responsiveness to the board's requests. The owners of 2 Stone Ally have operated in good faith and full transparency throughout the process during my involvement. I also need to note that their previous protracted submission and withdrawal resulted in a complete reconstitution of the deign team based on feedback from the previous board.

This current plan is the collective result of the both the HDC's comments and the design team's responses. It is an architecturally appropriate addition and represents the HDC's valuable time, insight, and design directives. Most importantly, the current addition design it is approvable.

I thank you for your continued dedication, time and expertise in reviewing the island's architectural projects – this place would not be what it is today without you and your efforts.

Best



Matthew MacEachern
Assoc. AIA
Emeritus Ltd.



October 25, 2022

Mr. Raymond Pohl, Chairman
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA
via email

Dear Chairman Pohl and Commissioners,

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At more than one hundred years old, this building more than meets the threshold for what is considered historic. 2 Stone Alley is additionally significant because of its associations with historically important events, persons, or important historic trends or patterns. Namely, the architect Eliza Codd, who converted this barn into a house in the 1910s. Codd studied architecture at MIT and was the first woman architect to practice on Nantucket. As reported in *The Inquirer and Mirror,* "many of the modernized old houses of Nantucket bear the impress of [Codd's] skill in conserving the characteristics of Nantucket architecture while adding the requirements of modern times." Her own house was chief among them.

While we appreciate that there have been improvements to the design of the proposed addition over the last year, the disproportionate size relative to the existing house remains a concern. This will alter the historic streetscape of Stone Alley and should be reduced.

Sincerely,

Mary Bergman
Executive Director
Nantucket Preservation Trust

Window Survey

(7) TO BE REMOVED! * CONDITIONS?

Date: June 16. 2022
Sheet 1 of 1
Project: Eheriger Residence
2 Stone Alley

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
1	3'-8" x 4'11 3/4 DH	8/1									To Be Demolished
2	3'-4" x 5'-4" DH 3'-3 3/4 x 5'-4" DH	8/1									To Be Demolished
3	2'-7" x 4'-4 1/4 DH	6/6									Existing Remain
4	2'-7" x 4'-4 3/4" DH	6/6									Existing Remain
5	2'- 6 3/4"x4'-3 3/4" DH	6/6									To Be Demolished
6	2'-7" x 4'-3 3/4 DH	6/6									To Be Demolished
7	3'-8 1/2" x 4'-4 1/2 DH	8/8									To Be Demolished
8	5'-7 1/2" x 4'-0 1/4 DH/PAIR	6/6									Existing Remain Pair Windows
9	1'-9 1/2" x 4'-4" DH	4/4									Existing Remain
10	3'-3 1/2" x 4'-4" DH	8/8									Existing Remain
11	3'-3" x 5'-10 1/2" CASE	12									To Be Demolished
12	3'-0 1/2" x 5'-8 1/4" CASE	12									To Be Demolished
13	3'-6" x 2'-3 1/2" CASE/PAIR	9									Existing Remain
14	1'-10" x 2'-2 1/4" FIX	1									Existing Remain
15	2'-6 1/4" x 2'-1 1/2" FIX	1									Existing Remain
DH	Double Hung										
CASE	Casement										
FIX	Fixed / Awning										

2 STONE ALLEY NANTUCKET
WINDOW REPLACEMENT

Property owners and developers undertaking rehabilitation projects for both Tax Act Certification and Section 106 Compliance are encouraged to repair and retain existing historic windows. However, in some cases, the windows may have deteriorated and may need to be replaced. In order to show a need for total window replacement, the condition of the existing windows must be documented and their replacements must conform to the Secretary of Interior's *Standards for Rehabilitation.*

Survey

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced. It is recommended that the survey be conducted and completed by someone who is knowledgeable in the field of architectural conservation or building conservation.

In order to complete a window survey the following information is needed:

- Drawings
- Clear, color, detailed, photographs or representative windows (all major window types, all elevations, and windows in varying conditions of deterioration), numbered to coincide with the elevation drawings. Including the following:
    1. full frame photographs of individual windows of the exterior.
    2. close-up views of intersections of sills and frames (exterior)
    3. close up views of sash focusing on bottom rail and muntins (if existing)
    4. full frame photographs of individual windows from the interior
    5. close-up views of sills and bottom rails from the interior.
- A completed survey form. (see enclosed)

The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would b a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows." Class One,

Note:
We Intend To Retain All Existing Windows
Not Affected By The Proposed Addition

"Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, reglazing, weather-stripping, caulking, and repainting. Class Two, "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and regluing the existing material. Class Three, "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric. In Class Four, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is Class I, II, III, or IV. After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement

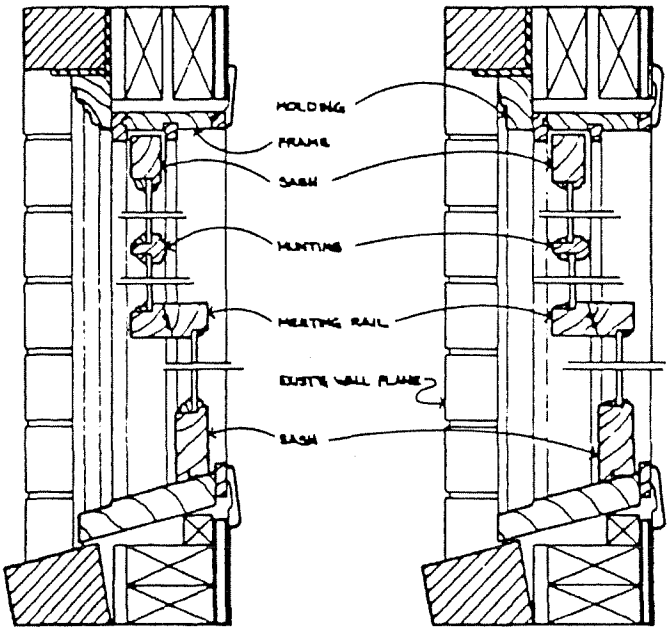
The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building.

Therefore, window sections will be required for all projects involving total window replacement. In order to compare the original and new profiles, the following information is needed:

- Full horizontal and vertical sections of the existing windows (3"=1'0")
- Full horizontal and vertical sections of the proposed replacement windows (3'=1'0"). If historic windows do not exist in the building and no evidence of the historic appearance can be located, then only proposed sections are required.

Window sections must be carefully detailed so that all parts of the window are shown and materials are specified. A section must show the profiles of muntins, meeting rails, sash, frames, and moldings. It should also show the window's relationship to the existing wall. Below are examples of vertical window sections of both a historic and a replacement window. The new window's profile closely resembles that of the existing window and therefore meets the Secretary of Interior's *Standards for Rehabilitation.*

Example:



Historic Window
Vertical Section

Figure 1

Replacement Window
Verticle Section

Figure 2

To summarize, owners are encouraged to repair the existing windows rather than replace them. If they existing condition of the window, as documented by a window survey, indicates that the window has deteriorated, then the windows may be replaced. All replacement windows will match the originals as closely as possible and must conform to the Secretary of Interior's *Standard for Rehabilitation.*

Replacements where there are no historic windows

Historic windows make a significant contribution to the character of most historic buildings, but many rehabilitation projects begin with a building that has no historic windows. Whether new windows will replace ones that have been previously replaced or will fill openings where windows are entirely missing, the new windows must be consistent with the historic character of the building. The existence of inappropriate replacement windows does not justify further replacements that are not compatible with the building.

The ideal basis for the design of a replacement window is the original historic window. Information on the appearance of the historic window can come from physical evidence that survives in the building or from historic photographs. Evidence of missing historic windows can be misinterpreted, however, and can lead to an inappropriate choice of replacement windows. Especially when working from information on a limited portion of the building, it is important to understand that all windows in a building may historically not have been the same.

Just as the quality and refinement of masonry may differ between the façade and the rear or side elevation, reflecting a hierarchy in the design of the building, the details of the windows may also vary, similarly reflecting issues of cost and appearance. It is obvious that refined face brick with tooled, tinted mortar is more costly masonry than common brick with coarse joints of plain mortar. It may be less obvious that until the 1920's a large-paned, 1/1 window was more costly than a 2/2 or 6/6 window. Prior to the mechanization of glass manufacturing, the added cost of a large piece of glass exceeded the cost of the wooden muntin structure that supported multiple smaller pieces of glass. Thus, a large, mid-19th century house might have 2/2 windows on major elevations yet have 6/6 windows on a rear wing; or a turn-of-the-century office block might have 1/1 plate glass windows on street facades, but 2/2 windows on an alley elevation. Glass size is not the only aspect of windows that may differ from one part of the building to another. In urban areas where the spread of fire was a concern, windows in close proximity to other buildings such as those that faced a narrow alley were often metal, instead of wood as would be typical on the primary façade.

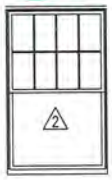
Though a single surviving historic window can provide the basis for replacement windows that can significantly improve the overall historic character of a building, such evidence must be evaluated in the context of the design of the building itself. The more that is understood about the factors affecting the choice of windows, the more likely limited historical evidence can be correctly interpreted.



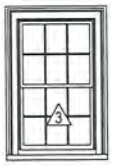
Double Hung
8/1 Lite TDL
3'-8" x 4'-11 3/4"
To Be Demolished



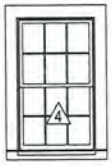
Double Hung
8/1 Lite TDL
3'-4" x 5'-4"
Existing Remain



Double Hung
8/1 Lite TDL
3'-3 3/4 x 5'-4"
To Be Demolished



Double Hung
6/6 Lite TDL
2'-7" x 4'-4 1/4"
Existing Remain



Double Hung
6/6 Lite TDL
2'-7" x 4'-4 3/4"
Existing Remain



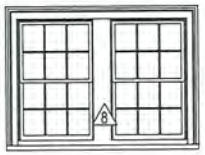
Double Hung
6/6 Lite TDL
2'-6 3/4" x 4'-3 3/4"
To Be Demolished



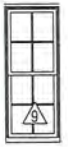
Double Hung
6/6 Lite TDL
2'-7" x 4'-3 3/4"
To Be Demolished



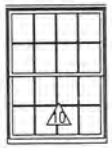
Double Hung
8/8 Lite TDL
3'-8 1/2" x 4'- 4 1/2
To Be Demolished



Double Hung
6/6 Lite TDL
5'-7 1/2" x 4'-0 1/4"
Existing Remain



Double Hung
4/4 Lite TDL
1'-9 1/2" x 4'-4"
Existing Remain



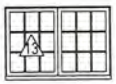
Double Hung
8/8 Lite TDL
3'-3 1/2" x 4'-4"
Existing Remain



Casement
12 Lite TDL
3'-3" x 5'-10 1/2
To Be Demolished



Casement
12 Lite TDL
3'-0 1/2" x 5'-8 1/4
To Be Demolished



Casement Pair
9 Lite TDL
3'-6" x 2'-3 1/2"
Existing Remain



Fixed / Awning
1 Light TDL
1'-10" x 2'-2 1/4"
Existing Remain



Fixed / Awning
1 Light TDL
2'-66 1/4" x 2'-1 1/2"
Existing Remain

* CONDITION + AGE OF THESE WINDOWS TO BE REMOVED / DEMO'D?

Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Window Legend
Scale: 1/4" = 1'-0"
06.14.22

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

West Elevation - existing
Scale: 1/4" = 1'-0"
06.14.22

emeritus
6 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

South Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

emeritus
8 Williams Lane
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Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

North Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

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Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

East Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

* ABUTTERS *

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 8/15/22 Address 2 STONE ALLEY

Scope of Work: ADDITION + ALTER (OB) HISTORIC BLDG

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

* 1858-1871 BARN TURNED DW BY ELIZA COOD, FEMALE MH ARCHITECT (LIVED 1882-1920) - HER HOME + NANTUCKET NATIVE, DAUGHTER OF ENGINEER/SURVEYOR WILLIAM F. COOD

STAFF COMMENTS Name: HOLLY BACKUS, RA

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

* AGAIN - THE SOI FOR NEW ADDITIONS STATE THEY SHOULD BE SMALLER THAN THE HISTORIC STRUCTURE + SUBORDINATE IN BOTH SIZE + DESIGN (912 SF VS. 556 SF HISTORIC ST.)
* THE PROPOSED DEMO PLANS ARE VERY CLEAR - THERE WILL NOT BE MUCH OF THIS HISTORIC STRUCTURE KEPT - INCLUDING ELIZA'S TRADEMARK SUNROOM - AN IMPORTANT CHARACTER DEFINING FEATURE THAT SHOULD BE RETAINED FOR THIS INDIVIDUALLY SIGNIFICANT STRUCTURE! (AS SEEN FROM STONE ALLEY)

HSAB COMMENTS

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

* SEE ATTACHED
* APP. WINDOW SURVEY
* THE EX. CHIMNEY ON THE SOUTH SHOULD BE KEPT

* ALTHOUGH THE SUN PORCH SHOULD PAY TRIBUTE TO ELIZA'S DESIGN - THE WINDOW FORMATION SHOULD MIMIC THE EXISTING (GANGED 8/1 TRIPPLE) AND NOT AS PROPOSED
- THE ADDITION SHOULD STILL BE REDUCED IN SIZE + PUSHED SOUTH AS PREVIOUSLY REQ. BY HDC
* OVERALL - SAME REQ, JUST SLIGHTLY IMPROVED BUT NOT ENOUGH!

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

Signatures *(three members required for quorum)*

COMMENTS APPROVED AT END OF MTG.

HSAB Recommendations for HDC
August 15, 2022
Angus, Lucy, Jascin and Mickey

2 STONE ALLEY - ADDITION AND ALTER AND FOUNDATION.PDF

- 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 – not triple the size.
- 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 was requested by the HDC at the last meeting.
- 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 was 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 is too much and 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.
- HSAB would like to see revisions.

9/6/22 MTG

2 Stone Alley and Eliza Codd, Nantucket Architect

History, Preservation Update, Uncategorized / By Rita Carr / March 8, 2021

This International Women's Day, we celebrate the accomplishments of the first woman to have her own architectural practice on Nantucket, Eliza Codd.



Eliza Codd was born on Nantucket on February 27, 1882. She grew up in the fine Greek Revival home at 14 Orange Street. Her father, William F. Codd, was a noted engineer and surveyor. As a child she frequently accompanied her father on surveying visits and from a young age showed an interest in measurements in line.

After attending secondary school in Bordentown, New Jersey, Eliza graduated from the Massachusetts Institute of Technology with a degree in architecture in 1904. While a student at MIT, she won the Rotch prize for best academic record. She returned home to

Eliza Codd, c. 1905. Courtesy of the Nantucket Historical Association.

Nantucket and began her architectural practice. According to the *Inquirer and Mirror*, "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."

Eliza was dedicated to public service. In 1918, she volunteered to help control the flu pandemic on Nantucket as an assistant to William Wallace, the island's Special Emergency Health Agent. She volunteered with the Red Cross in World War I and, following the conclusion of the war, traveled to France under the auspices of the YMCA to teach mechanical drawing to US army soldiers and aid in rebuilding.

While living on Nantucket, Eliza converted a c.1870 stable on her family's Orange Street property into a cottage dwelling. Her cottage, 2 Stone Alley, is a recognizable landmark along one of Nantucket's iconic pedestrian lanes. For the past three and a half years, a proposal to radically alter the structure with a large addition has been in front of Nantucket's Historic District Commission. The plans did now follow the guidelines set out in *Building with Nantucket in Mind*. The HDC commissioners repeatedly asked for revisions to draw the proposed addition to the west, away from Stone Alley, and to create a mass that was subordinate to the original building. Various rounds of revisions made subtle changes to the plans, but the proposed addition remained more than double the size of the original dwelling and continued extending southward, parallel to Stone Alley. On Friday, March 5, the HDC voted unanimously to deny the application, citing failure to address the commissioners' concerns.



2 Stone Alley

When Eliza passed away in 1920, at only 38 years old, her friend Mary Ella Mann wrote that in her short life, "She served humanity; for in the high position that she achieved in her profession she elevated the standard of women's work in the world. We who knew her and loved her best are proud and grateful to remember her as a representative woman of Nantucket." In voting to deny the inappropriate addition to Eliza's home at 2 Stone Alley, the HDC has voted to protect a physical testament to the legacy of Nantucket's pioneering first female architect.

← NPT in the Wall Street Journal

NPT Awarded 1772 Foundation Grant →

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View of 2 Stone Alley building from Washington Street looking up.
Windows facing East are proposed to be demolished – new addition will be seen.

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 7/11/22 Address 2 STONE ALLEY

Scope of Work: ADDITION / ALT / FOUNDATION

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

STAFF COMMENTS Name: HOLLY BALLEW, PP

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

* THE ADDITION IS STILL LARGER THAN THE HISTORIC STRUCTURE. THE SOI STANDARDS FOR REHABILITATION ON NEW ADDITIONS STATES THAT "THE NEW ADDITION SHOULD BE SMALLER THAN THE HISTORIC BUILDING - IT SHOULD BE SUBORDINATE IN SIZE + DESIGN."
* WHAT IS THE EXACT ☐ OF ADDITION?
* WINDOW SURVEY?

HSAB COMMENTS

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

* SEE ATTACHED *

* AGREE W/ HSAB COMMENTS
* ALT. DESIGN B IS BETTER THAN A — HOWEVER — THE SIZE + DESIGN MUST CHANGE
* THE PROGRAM STILL OVERWHELMS THE HISTORIC INDIVIDUALLY SIGNIFICANT STRUCTURE!

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

Signatures *(three members required for quorum)*

COMMENTS APPROVED AT END OF MTG.

* CLARIFY PROPOSED DEMO VS. RETENTION

BX: WEST - CHIMNEY REMOVAL?

HSAB Recommendations for HDC
July 11, 2022
Angus, Lucy, Jascin and Mickey

2 STONE ALLEY - ADDITION ALTERATION AND FOUNDATION.PDF

- The additions still overwhelm the original cottage. The middle section should be shortened by 3 or 4 feet and the enclosed porch by 5 or 6 feet.
- 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 more closely match existing.
- HSAB would like to see revisions

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 5/9/22 Address 7 STONE ALLEY

Scope of Work: ADDITION / ALT + FOUNDATION (OB)

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

1858-1871 BARN TURNED DW BY ELIZA CODD, FEMALE MIT ARCHITECT

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

X AGAIN - THE SOI FOR NEW ADDITIONS STATE THAT NEW ADDITIONS SHOULD BE SMALLER THAN THE HISTORIC BLDG + SUBORDINATE IN BOTH SIZE + DESIGN TO THE HISTORIC BLDG. (THIS IS 851 □' VS 556 □' HISTORIC)

→ X STILL PROPOSING TO ELIMINATE ELIZA'S TRADEMARK SUNROOM - AN IMPORTANT CHARACTER DEFINING FEATURE THAT SHOULD BE RETAINED FOR THIS INDIVIDUALLY SIGNIFICANT STRUCTURE

HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

X SEE ABOVE

- GARAGE ON NORTH - DOES NOT FIT
- EXISTING CHIMNEY SHOULD REMAIN AS-IS (CHARACTER DEFN)
- PLACEMENT IS STILL TOO CLOSE TO STONE ALLEY
- WINDOW SURVEY SHOULD BE FROM DESO
- APP. THE ADDITIVE MASSING BUT IT NEEDS A REDUCTION IN SIZE
- BK. CHIMNEY

(✓) Angus MacLeod (✓) Lucy Dillon ( ) Jascin Leonardo Finger (✓) Milton Rowland (✓) Brook Meerbergen

Alternate: None

Signatures *(three members required for quorum)*

COMMENTS APPROVED AT END OF MTG.

HSAB Recommendations for HDC
May 9, 2022
Brook, Angus, Lucy and Mickey

2 STONE ALLEY - ADTN ALTER AND FOUNDATION.PDF

- Very little if anything has been changed to address the massing concerns since the last version.
- The middle section is still not subordinate enough. It is 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 room 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.

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 4/11/22 Address 2 STONE ALLEY

Scope of Work: ADDITION, ALTERATION + FOUNDATION (OB)

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

1859-1871 BROWN TWO-MASS DWELLING BY ELIZA CODD, FEMALE MIT ARCHITECT

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

+ SECTIONS

* APP. CHANGES - STILL MORE THAN 1/2 THE SIZE OF THE ORIGINAL 1850S STRUCTURE
* SOI FOR NEW ADDITIONS - NEW ADDITION SHOULD BE SMALLER THAN THE HISTORIC BLDG + SUBORDINATE IN BOTH SIZE + DESIGN TO HISTORIC BLDG
* AGREE W/ HSAB ON CHIMNEY + STEPPING BACK FROM STONE ALLEY

HSAB COMMENTS

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

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* SEE ATTACHED *

__( ) Angus MacLeod ( ) Lucy Dillon (✓) Jascin Leonardo Finger (✓) Milton Rowland (✓) Brook Meerbergen

Alternate: None

Signatures *(three members required for quorum)*

COMMENTS APPROVED AT END OF MTG.

HSAB Recommendations for HDC
April 11, 2022
Brook, Jascin & Mickey

2 STONE ALLEY WAY- ALTERATIONS AND FOUNDATION.PDF

- Dropping the ridge of the middle section is an improvement but the shallower pitch of that gable creates a boxy looking addition. If the width of the addition was narrower then the roof pitch could match existing and the ridge would drop improving the 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. Shorten the rear addition by several feet.
- The exterior chimney is a character defining element and should remain.
- In general, this proposal would relate much better to the existing house if it was 6 to 8 feet shorter overall and the entire addition shifted 2 or 3 feet away from Stone Alley.
- HSAB would like to see revisions

* ABUTTERS

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 3/14/22 Address 2 STONE ALLEY

Scope of Work: ADDITION, ALTERATION (OB)

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

* 1858-1871 BARN TURNED DWELLING BY ELIZA CODD, FEMALE MIT ARCHITECT + ISLAND NATIVE

STAFF COMMENTS Name: HOLLY BALCUS, PP

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

* APP. THE STEP BACK OF THE ADDITION OFF STONE ALLEY —
* THE ADDITION IS STILL MORE THAN ½ THE SIZE OF THE ORIGINAL 1850S STRUCTURE — NOT APP.
* WINDOW SURVEY SHOULD BE PROVIDED
* APP. THE ADDITIVE MASSING W/ DROPPING THE HEIGHT AT THE REAR — HOWEVER, IT STILL PRESENTS ITSELF AS A WALL ALONG STONE ALLEY — ORIGINALLY CALLED "GUNTER" THE 1833 COFFIN MAP
* AGREE W/ HSAB ABOUT THE EXTERIOR CHIMNEY BEING PRESERVED AS A "CHARACTER DEFINING FEATURE."

HSAB COMMENTS

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

* SEE ATTACHED
* GRADING CHANGES SHOULD BE PROVIDED + SHOULD NOT BE ANY PROPOSED TO ALTER THE VIEW OFF HIST. ST

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

Signatures *(three members required for quorum)*

COMMENTS APPROVED AT END OF MTG.

HSAB Recommendations for HDC
March 14, 2022

Angus, Jascin, Lucy, Mickey

2 STONE ALLEY- ADTN, ALTER AND FOUNDATION 02 22 22 SUBMISSION.PDF

- Appears to be the same drawings we reviewed earlier

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 2/28/22 Address 2 STONE ALLEY

Scope of Work: ADDITIONS (OB)

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

* 1858-1871 BARN TURNED DWELLING BY ELIZA COOP, FEMALE MIT ARCHITECT + ISLAND NATIVE

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

HSAB COMMENTS

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

* SEE ATTACHED *

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

Signatures *(three members required for quorum)*

COMMENTS APPROVED AT END OF MTG.

HSAB Recommendations for HDC
February 28, 2022

Angus, Brook, Lucy, Mickey

2 Stone Alley - renovation

- 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.

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 11/31/22 Address 2 STONE ALLEY

Scope of Work: ADDITIONS

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

C.1885 UPTON ON HDC SURVEY = NOT CORRECT!
* 1858-1971 BARN TURNED DWELLING BY ELIZA CODD, FEMALE MIT ARCHITECT + ISLAND NATIVE

STAFF COMMENTS Name: HOLLY BACKUS, PP

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

* APP. STEPPING BACK OFF STONEWALL - BUT IT STILL PRESENTS ITSELF AS A WALL

* ORIGINAL STRUCTURE IS UNMOVED IN FORM + ANY ADDITION SHOULD BE SUBORDINATE W/ ADDITIVE MASSING - PROPOSAL STILL COMPETES W/ HISTORIC STRUCTURE
* WINDOW SURVEY IS NEEDED

HSAB COMMENTS

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

* SEE ATTACHED *

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

Signatures *(three members required for quorum)*

COMMENTS APPROVED AT END OF MTG.

HSAB Recommendations for HDC
January 31, 2022

Mickey, Angus, Brook, Lucy, Jascin

2 Stone Alley – additions

- The only significant change is that the rear ridge has dropped a little and the additions have slightly moved away from Stone Alley, but not enough. So little has changed that HSAB is resubmitting our comments from last time.
- 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.

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 12/27/24 Address 2 STONE ALLEY

Scope of Work: ADDITION/ALT/FOUNDATION

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

C.1885 VISION (NOT CORRECT) → HDC SURVEY
* 1958-1871 - BARN TURNED DWELLING BY ELIZA WOOD, MH ARCHITECT.

STAFF COMMENTS Name: HOLLY BACKUS, AP

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

* HISTORY = UNCLEAR IN FORM + ADDITION SHOULD BE SENSITIVE
* SHOULD BE SUBORDINATE W/ ADDITIVE MASSING

HSAB COMMENTS

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

* SEE ATTACHED *

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

Signatures *(three members required for quorum)*

COMMENTS APPROVED AT THE END OF MTG.

HSAB Recommendations for HDC

December 27, 2021
Lucy, Jascin, Brook, Angus and Mickey

2 Stone Alley – additions

- 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 considerably in height. And the stepped addition beyond that should be changed to a one story element or eliminated entirely. There is simply 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 compliment the scale of the existing house.
- HSAB would like to review further revisions

Orange and Union Streets Neighborhood Study
George B. Upton House
2 Stone Alley
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-1077

HABS
MASS
10-NANT
76Z-

X SEE NOTE RE: ERRORS IN THIS STUDY.

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. MASS-1077

ORANGE AND UNION STREETS NEIGHBORHOOD STUDY
GEORGE B. UPTON HOUSE

HABS
MASS
10-NANT
76Z-

Location: 2 Stone Alley (on south side, formerly known as Gunter Alley), Nantucket, Massachusetts. Stone Alley is a narrow, cobbled way opposite the Unitarian Church, running between Orange and Union Streets.

Present Owners: Walter A. and Florence H. Fairbanks

Present Occupants: Mr. and Mrs. Fairbanks

Present Use: Dwelling

Brief Statement of Significance: Erected on site of Levi Starbuck's barn, the Upton House is a well sited late nineteenth century building; part of the Orange and Union Streets Neighborhood Study (MASS-1014).

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

1854 -- James Codd bought property with barn on it from the heirs of Levi Starbuck at the same time he bought #14 Orange Street nearby.
1875 -- William F. Codd inherited the property from his father.
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.
1922 -- William F. Codd repurchased the property from Frances Hayward, one of the heirs of George B. Upton.
1927 -- William F. Codd Land Courted the property: No. 11559 B Lot #1.
1940 -- Walter D. Allen and two sisters inherited from William F. Codd.
1957 -- Helen J. Morton bought from Walter D. Allen et al.
1958 to date -- Walter A. and Florence H. Fairbanks.
(Abstract: Records Registry Deeds, Nantucket, Mass.)

2. Date of erection: 1885
(Abstract: Deed from Codd to Upton, 1885

3. Architect: Probably none.

4. Original plans, construction, etc.: This is a comparatively modern house, replacing the old barn which was taken down.

5. Notes on alterations and additions: Little changed.

B. Historical Events Connected with the Structure:

Levi Starbuck owned and lived in the house at 14 Orange Street built in 1838 and this house on Stone Alley is on the site of Starbuck's barn which was later taken down.

The old deeds give the impression that Gunter Lane may have run from this barn to Union Street and that later it was joined to Gunter Alley and the two became Stone Alley.

C. Sources of Information:

1. Old Views: Drawing of Stone Alley in Nantucket, the Far Away Island by W. O. Stevens, New York: Dodd and Mead and Co., 1936, page 93; photograph in Brief Historical Data by J. E. C. Farnham, Providence, page 87; photograph of Stone Alley in Nantucket, a Camera Impression by Samuel Chamberlain, New York: Hastings House, c. 1939; later photograph in Ninety Five Per Cent Perfect by Everett U. Crosby, Nantucket: Inquirer and Mirror Press, 1937, page 107.

Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
June 1970

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Late nineteenth century construction, wood frame, shingle exterior, two stories.

2. Condition of fabric: Good

B. Description of the Exterior:

1. Overall dimensions: 26' - 0" by 38' - 0".

2. Foundations: Stone and brick foundation walls and pins.

3. Wall construction: Wood frame shingle exterior, white trim.

4. Stoops and porches: Brick stoop, overhang space with free standing turned columns for entrance porch; roof deck above glazed porch at south and east elevations, wood balustrade; wood stoop at kitchen door, northeast corner.

5. Chimney: Brick at south wall.

6. Openings:

   a. Doorways and doors: Modern panel and glazed door, vertical board doors.

   b. Windows: Six-over-six, six-pane casements, simple trim.

7. Roof: Gable perpendicular to Stone Alley, gable roof projection at west parallel to Stone Alley, wood gutters and downspouts.

C. Description of the Interior:

1. Floor plans:

   a. Full cellar with exterior access from areaway, southwest corner.

   b. First floor: Living-dining room, kitchen, stairway to second floor and cellar, glazed porch at southeast corner.

   c. Second floor: Inaccessible at time of survey.

2. Stairway: Straight run, square newels and balusters, two balusters per tread.

3. Flooring: Wood strip and plastic tile.

4. Walls and ceiling: Plaster.

5. Doorways and doors: Paneled.

6. Decorative features: False beams and posts.

7. Notable hardware: None.

8. Lighting: None of value.

9. Heating: Modern oil-fired hotwater system; fireplace in living room.

SITE AND SURROUNDINGS

The George B. Upton House 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

PART III. PROJECT INFORMATION

These records were prepared as part of the Orange and Union Streets Neighborhood Study (MASS-1014) made in the summer of 1970 by the Historic American Buildings Survey on Nantucket, Massachusetts. This is the fifth summer project of a continuing HABS comprehensive survey of the early architecture and urban design of Nantucket financed by a grant from the Nantucket Historical Trust.

The project was under the general supervision of James C. Massey, Chief of the Historic American Buildings Survey. Project Director was Professor F. Blair Reeves, A.I.A., of the University of Florida. Historical information was provided by Mrs. Marie M. Coffin of Nantucket, Massachusetts. Photographs are by Jack E. Boucher of Linwood, New Jersey. The material was edited for deposit in the Library of Congress by Mrs. Constance Werner Ramirez, August, 1971.

* PART OF LINDA WILLIAM'S HISTORY (PROVIDED W/ LAST REVIEW)
↳ MULTIPLE PAGE DOCUMENT

	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).



BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 0+0-24-29
MAP/PARCEL#: 42.3.1 - 102

Recorded By: AEG Date: 11-21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Stone Alley 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Fairbanks, Walter A.

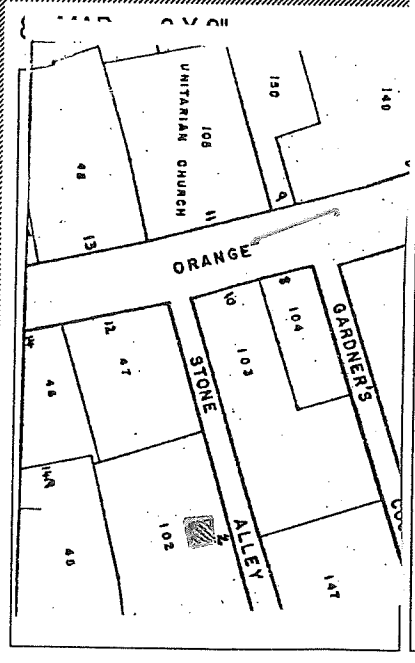
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

1871 - James Cadd bought [illegible] from heirs of Levi Starbuck and the house [illegible] 1923 - Wm. F. Cadd [illegible] 1927 - [illegible] Co. [illegible] No. 115 S 9 E, Lot 1, 1940 - Walter A. Fairbanks [illegible] Helen J. Morton [illegible] 1958 - Walter A. & Florence H. Fairbanks.

6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: no





DESCRIPTION:

10. FOUNDATION
⊘ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ⊘ d. 2 ○ f. 3

16. ROOF SHAPE: ⊘ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ⊘ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk ○ e. balustrade
⊘ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ⊘ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ⊘ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ⊘ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ⊘ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ⊘ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ⊘ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ⊘ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: raised molding left - arched trellis - rt. - under dormer overhang w/ columns

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four on original
- ○ c. five
- ○ d. N/A
- ○ e. other: 2 entrance bays

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: raised molding

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 4/4, 8/8, double 9 l. sash

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1885. SOURCE: NHA.
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Gunter Lane ran from Main to Union St. + was linked to Gunter Alley + Lower Pond Alley.

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .17 AO a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a.	at sidewalk	○ c.	20 feet or less
○ b.	10 feet or less	○ d.	other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 04HD-24-28
MAP/PARCEL#: 42.3.1-147

Recorded By: AEG Date: 11/21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 1 Stone Alley 2. BUILDING NAME:

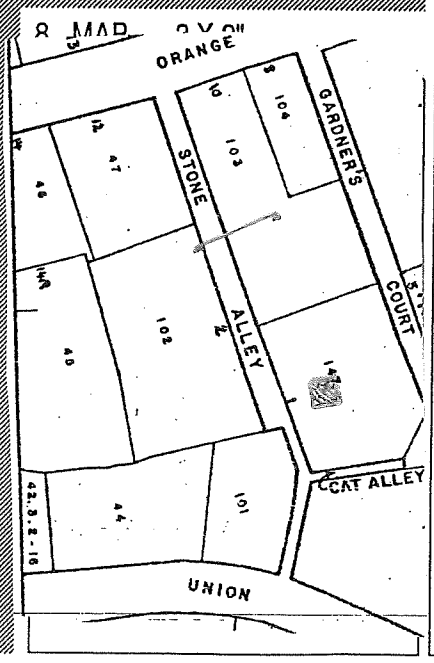
3. OWNERSHIP: O a. public ~~O~~ b. private 4. PRESENT OWNER: Andrews, Barbara + Clinton A/K/A Jon

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
Double house - east side (1) known as Solomon Gardner House, west (3) Paul Gardner House. 1-east: 1720 - Solomon Gardner owned & probably built. 1753 - to sons, Solomon Jr. & Paul, by deed. 1764 - Solomon Jr. bought out brother then passed to other brother, Stephen. Upon to son, Stephen Jr. 1774 - to Samuel Barrett. 1805 - John Nesbitt - whole double house. 1819 - Wm. Coffin. 1819 - Christopher Mitchell - whole double house. 1832 - John W. Barrett - east only. 1832 - Gorham Coffin. 1847 - Stephen Easton. 1878 Hattie E. Andrews, still Andrews heirs. West - 3: built just before 1753, probably by Paul Gardner. 1753, 1764, 1774 & 1805 same as above. 1808 - Thomas Smith. 1836 - Wm. M. Andrews "upper half." 1837 - Clarinda Swain whole west house. 1852 - Rebecca E. Andrews. 1853 - George Marvin. 1874 - Azubal G. Coffin. 1883 - Elizabeth A. Ellis. 1901 - Alvis Enas. 1906 - Sarah S. Folger. 1910 - Harriet E. Parker. 1910. Parker-Andrews heirs - no above (east & west). - Hattie E.
#3 1935 W.W. Forrester General Contractor & builder 3 Stone Alley NHA files

6. USE: Original: 2 dwellings Present: dwellings-2
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No
Interior accessible, explain: yes





DESCRIPTION:

10. FOUNDATION
○ a. brick ⊘ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ⊘ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ⊘ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ⊘ d. shed

17. ROOFING MATERIAL: ⊘ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ⊘ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
⊘ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ⊘ a. center ⊘ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ⊘ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ⊘ a. corbelling ⊘ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ⊘ a. center ⊘ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: pilasters

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ✓ c. five
- ○ d. N/A
- ○ e. other: + side additions

27. WINDOW FRAME TYPE:

- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other:

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 12 lt. fixed in basement

29. PORCH:

- ○ a. front
- ✓ b. side closed in
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ✓ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other:

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ✓ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?:

Major alterations or additions:
(with dates if known)

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1 (East) c. 1720 SOURCE:
2 (West) c. 1753
ARCHITECT:
BUILDER:

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ✓ e. side-gabled
- ○ f. other:

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
◉ d.	~~1 3/4 story~~, 3-bay 2½	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: east built before 1720, west before 1725. Solomon Gardner b. 1760 was a mariner & later a preacher. some primitive or at least rustic. Sw... Fair condition.

38. SOURCES:

○ a.	Registry of Deeds:	
○ b.	Assessor's Records:	
◉ c.	Lancaster, The Architecture of Historic Nantucket, page:	228
○ d.	H. C. Forman, Early Nantucket & Its Whaling Houses, page:	
○ e.	Sanborn Maps, date:	
◉ f.	NHA photos:	
◉ g.	HABS research:	#1014
○ h.	NHA plaque records:	
○ i.	other:	

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .19A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ◉ b. 10 feet or less ○ c. 20 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ◉ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

◉ a.	densely built-up	◉ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	◉ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a. barn	○ b. privy	○ c. shop	○ d. arbor
○ e. carriage house	○ f. shed	○ g. gardens	○ h. deck
○ i. garage	○ j. greenhouse	○ k. fence	○ l. parking

○ m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: high basement

(Building or site including interior features if known)

Nina and David King
14 .5 Orange Street
Nantucket, MA 02554



November 15, 2022
HDC
Nantucket, MA 02554

Dear Commissioners:

We are abutters to the proposed 2 Stone Alley Addition. We have written and spoken several times during this lengthy process about our objections to the size and scope of this project. As you are aware, this homeowner has been trying to get approval for this massive "addition" for years. Each time, the Commission has asked/suggested/requested that modifications be made, and some small changes have been made over the course of these proceedings. However, the result is still a new structure that is triple in volume and length when compared to the original carriage house. As Ms. Backus, P&Z Office Preservation Planner commented at the at the 11/8 meeting, "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."

Nonetheless, the HDC seems determined to approve this massive addition. The architect has cited a lengthy list of modifications, 2 inches here, 3 feet there as "significant" concessions all the while still producing a structure that is 3x the size of the original historic carriage house structure. I would ask, however, that the HDC take one last step before transforming the iconic Stone Alley, forever. PLEASE put view poles up so that the impact of the new structure will be readily identifiable and let's all see how visible this addition is from multiple public perspectives. Not one of the various visual representations included in the architect's submission, shows the new building in the actual Stone Alley setting. We see pictures of Stone Alley as it is today. Then renderings of the project as it will look, but never the two have met. It would be very illustrative to see the project "nestled" into the actual Stone Alley vista. The most effective way to do that is with view poles.

Last week, Nantucket Current posted photos of a Tom Nevers new home construction that was greeted with shock and dismay as the building turned out to be readily visible from a public way and blatantly out of character for the area. Too late for that project, it's built. It would be a shame if 2 Stone Alley was approved as it is currently proposed, built and then the public impact turned out to be far greater than imagined or as was indicated in the drawings. Given how controversial the application has been, wouldn't it be prudent to take this last step and put those poles up so that everyone could see the impact of this "addition" before it's too late?

Respectfully submitted,

Nina and David King

RECEIVED
OCT 25 2022
By

October 25, 2022

Mr. Raymond Pohl, Chairman
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA
via email

Dear Chairman Pohl and Commissioners,

2 Stone Alley is a structure important to Nantucket's architectural and cultural history, and every effort should be made to ensure any proposed additions meet the guidelines laid out in *Building with Nantucket in Mind* and not overwhelm the original structure.

At more than one hundred years old, this building more than meets the threshold for what is considered historic. 2 Stone Alley is additionally significant because of its associations with historically important events, persons, or important historic trends or patterns. Namely, the architect Eliza Codd, who converted this barn into a house in the 1910s. Codd studied architecture at MIT and was the first woman architect to practice on Nantucket. As reported in *The Inquirer and Mirror,* "many of the modernized old houses of Nantucket bear the impress of [Codd's] skill in conserving the characteristics of Nantucket architecture while adding the requirements of modern times." Her own house was chief among them.

While we appreciate that there have been improvements to the design of the proposed addition over the last year, the disproportionate size relative to the existing house remains a concern. This will alter the historic streetscape of Stone Alley and should be reduced.

Sincerely,

Mary Bergman
Executive Director
Nantucket Preservation Trust

Esmeralda Martinez

From: Paul Sullivan <prcsulliv@gmail.com>
Sent: Tuesday, October 11, 2022 10:07 AM
To: Esmeralda Martinez; Tony Ehinger
Subject: Ehinger project at 2 Stone Alley

To the HDC Commissioners

We live at 14 Orange Street and Marianne and Tony Ehinger recently shared their plans with us. Our yard abuts 2 Stone Alley on the south and the west, and we are writing in support of the proposed 2 Stone Alley addition. We walk our two King Charles spaniels down the alley several times a day. We believe the new addition will enhance Stone Alley and add to the character of the neighborhood.

The addition's small add ons create a low profile structure on Stone Alley's gradual slope. The addition's roof lines are significantly lower than the original house, allowing any passerby to continue appreciating the original home. The new addition ends well short of the land's steep grade, and the overall structure will appear much less massive along Stone Alley versus its neighboring properties.

This addition is a wonderful compliment to the existing structure, moving away from Stone Alley in such a way that the journey down the alley becomes an improved experience. We are enthusiastic backers of this project and we hope you approve this application.

The Ehingers have amended their plans on several occasions to accommodate the suggestions of the HDC and we feel they have been more than sensitive to the historic tradition of this Nantucket historic property.

Paul and Melinda Sullivan
14 Orange Street

This email was scanned by Bitdefender

RECEIVED
OCT 11 2022
By

Dear HDC Commissioners,

I am writing as a frequent Stone Alley user and as a neighbor on 16 Orange Street. I have seen the plans for the 2 Stone Alley renovation and I have also listened to the September 6, 2022 NHDC meeting. I understand your responsibility to the town and can appreciate the concerns for staying true to the charm of Nantucket but, in my opinion, the Stone Alley addition is in keeping with the neighborhood and it also represents a nice improvement to Stone Alley. I keep referring to my many photographs of this exact space and I can't imagine that the addition will be offensive or looming. It appears proportional and deferential to the existing 2 Stone Alley cottage, from each of the three points of view. The Stone Alley passageway has several structures along the alley that are much larger and closer to pedestrians as they walk along the passageway. This addition is far less imposing than its neighboring structures and it represents an elegant improvement to the existing Stone Alley walkway. The use of smaller bump out components, and its significantly lower profile roof ridge lines, absolutely accomplish a Nantucket style addition that honors the existing home. I wholeheartedly trust the capability and responsiveness of Matt MacEachern. I truly believe he has the NHD's best interest in mind and heart. Stone Alley will benefit from this addition, and anyone who walks down the alley in future won't even know the project took place. Please consider my strong support for this project.

Kristen Klabin
16 Orange Street



PLANNING OFFICE
OCT 17 REC'D
RECEIVED

Holly Backus

From: gingernantucket@comcast.net
Sent: Tuesday, October 18, 2022 3:11 PM
To: Holly Backus; Sarah F. Alger
Subject: letter, some visuals re 2 Stone Alley
Attachments: IMG_5462 (2)view from Stone Alley looking south, 2016 or early 2017.jpg; IMG_1690 (2) view of 2 Stone Alley from Gardner Court.jpg

Dear Chairman Pohl, Ms. Backus, and Commissioners.

Please add these pix and letter to the 2 Stone Alley file. Stone Alley was and is one of the least changed, most historic rights of way on Nantucket. The current proposal would transform Stone Alley into an urban canyon, restricting light and air, obstructing the view of Quanity Bank at the north edge of its excavation. It would rob the visual record of significant historic changes to the land forming both Orange and Union Streets. The proposal would forever alter Stone Alley, causing it to lose its most of its charm, significance, and sense of place.

It would undo the early work of a significant local architect whose work should be recognized as being of national importance.

The "before" view shows the land-form as it was before construction of an earthen berm and plantings of trees. Bear in mind that even with the incremental paring down of the middle section roof height, the ridge will still be approximately double the current height of the trees. These now not only line the northern edge of the property, but slop into Stone Alley itself, as they were planted directly on the property line, not inside it. The asphalt parking area still exists under the berm.

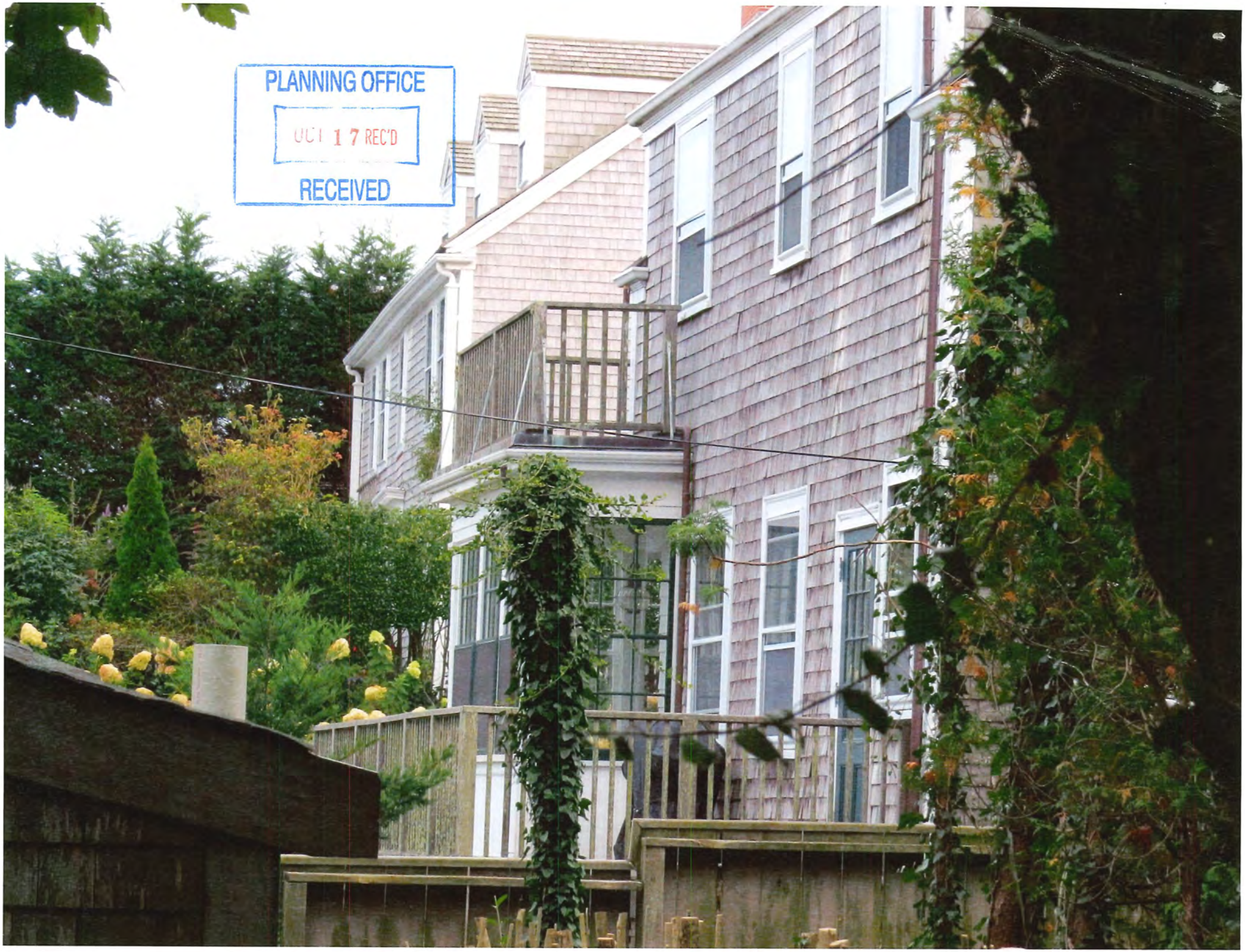
The current photo of Eliza Codd's cottage at 2 Stone Alley was taken last week from Gardner Court, a Town Street, which is at that point approximately 4 to 5 feet higher than Stone Alley. Visible in the background is the north side of 14R Orange Street, the George B. Upton house, which was itself originally on Stone Alley.

The proposed addition fails to meet the guidelines for additions to historic structures. It overwhelms the original. In fact, the "addition" was not "pulled south" as commissioner Welch directed, but expanded south. It adds an extra 100 square feet of deck to the proposal. It ignores existing grades. It does not follow the land form. After one actual change to the east section, which is duly appreciated, the tiny incremental gestures that followed have attempted to make the outrageous seem somehow reasonable without in any real way addressing the commissions original responses. Those called for a change in concept. That has not occurred.

Sincerely,
Virginia F. Andrews

This email was scanned by Bitdefender


PLANNING OFFICE
OCT 17 REC'D
RECEIVED


PLANNING OFFICE
OCT 17 REC'D
RECEIVED

FROM WASHINGTON STREET



FROM UNION STREET

RECEIVED
SEP 0 1 2022
By

August 30, 2022

Historic District Commission
Two Fairgrounds Road
Nantucket, MA 02554

Dear Commissioners:

By way of introduction, my wife and I are the new owners of 9 Union St. When we purchased the property, we were aware of the potential project but never did we imagine that the HDC would approve such an abomination. I have reviewed the previous filings, and completely agree with the HDC (and my neighbors) view of this project. What is being described as an "addition" is effectively a new McMansion more at home in the Hamptons than the most historic district in Nantucket, and arguably in the U.S.

Not only am I concerned with our view impacts as their eastern neighbor, but I am equally concerned with the views up Stone Alley and from Union St. Quite frankly, this single project as currently designed, will negatively alter the entire aesthetic of our neighborhood. The easy answer here, as suggested by all affected parties, is for them to expand their property westward, not southward.

I strongly urge the HDC to stifle their repeated attempts at wearing down the opposition, and deny any approval that does not comply with the HDC's clearly stated directives.

Sincerely,

Sam Youneszadeh

RECEIVED
AUG 30 2022
By

David G. King, Jr.
14 ½ Orange Street
Nantucket, MA 02554



August 23, 2022

Historic District Commission
Two Fairgrounds Road
Nantucket, MA 02554

Dear Commissioners:

The owner/developer of 2 Stone Alley has filed numerous applications for an "addition" to the historic carriage house next door to us and now has filed another application. The use of the word "addition" is a misnomer as what is proposed practically triples the size and massing of the existing historic structure and creates a structure that would be more in keeping with buildings in the Hamptons, not Nantucket's historic district. The newest application is essentially a retread of past efforts which the HDC has already rejected. This proposal extends the building footprint virtually all the way down Stone Alley towards Union Street and turns a quaint two-story carriage house into an imposing, three story monolith which would dominate Stone Alley and create a new, highly visible wall of a house from Union Street.

The south wall of the proposed building is still substantially glass - now 3 sets of double windows instead of the three sets of French doors – which is completely out of character with the architecture in the core part of the Historic District. This wall of glass faces our house directly, and we hope the HDC would not approve a building wall that is effectively a wall of windows.

There have been numerous HDC applications for this property over the past 36 months, and they all seem to do the same thing – attach a massive new structure to the Union Street side of the carriage house which is a complete contradiction to the historic fabric and character of Stone Alley. Why not locate whatever addition may be approvable on the west side of the existing structure so that it does not have such an imposing presence and impact on Stone Alley and Union Street? That might make for a better result all the way around.

The latest proposal does not address any of the past comments from neighbors or from HDC commissioners and in some ways – such as the four competing rooflines in the south elevation – it has become even less consistent with the core historic district architecture rather than more.

Sincerely,

Esmeralda Martinez

From: Karen Mehra <kpm5454@gmail.com>
Sent: Tuesday, August 23, 2022 1:48 PM
To: Esmeralda Martinez
Cc: Sanjeev Mehra
Subject: Nantucket application for 2 Stone Alley, letter in opposition to the proposal

To:

Esmeralda C. Martinez

Land Use Specialist
HDC Compliance Coordinator

emartinez@nantucket-ma.gov
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Tel: 508-325-7587 X 7050
Fax: 508-325-5346
www.nantucket-ma.gov

RECEIVED
AUG 23 2022
BY

From Karen & Sanjeev Mehra
10 Orange Street
Nantucket, MA

August 23, 2022

Re: Proposed project at 2 Stone Alley

We are the direct next door neighbor to this proposed major expansion of the house at 2 Stone Alley. Our home is at 10 Orange Street along Stone Alley.

This is the third time we are writing to opppose expansion plans at 2 Stone Alley.

If this project is built, it will completely obliterate the view that our house enjoys of Nantucket Harbor. Our house has looked out over the harbor for nearly 200 years and the proposed expansion will vastly change the neighborhood and in particular, it will box in our property. We will lose our view of the Harbor. We will also be living check to jowl with a much larger structure than what currently exists. It will block our view, our sunlight, will add noise. There is also very little room for a driveway to the proposed structure. The construction would impede on our property, and the finished project would loom over our historic house and our yard. We are strongly opposed to allowing any change at all in the existing structure.

Sincerely,

Karen & Sanjeev Mehra

David G. King, Jr.
14 ½ Orange Street
Nantucket, MA 02554

August 23, 2022



Historic District Commission
Two Fairgrounds Road
Nantucket, MA 02554

Dear Commissioners:

The owner/developer of 2 Stone Alley has filed numerous applications for an "addition" to the historic carriage house next door to us and now has filed another application. The use of the word "addition" is a misnomer as what is proposed practically triples the size and massing of the existing historic structure and creates a structure that would be more in keeping with buildings in the Hamptons, not Nantucket's historic district. The newest application is essentially a retread of past efforts which the HDC has already rejected. This proposal extends the building footprint virtually all the way down Stone Alley towards Union Street and turns a quaint two-story carriage house into an imposing, three story monolith which would dominate Stone Alley and create a new, highly visible wall of a house from Union Street.

The south wall of the proposed building is still substantially glass - now 3 sets of double windows instead of the three sets of French doors – which is completely out of character with the architecture in the core part of the Historic District. This wall of glass faces our house directly, and we hope the HDC would not approve a building wall that is effectively a wall of windows.

There have been numerous HDC applications for this property over the past 36 months, and they all seem to do the same thing – attach a massive new structure to the Union Street side of the carriage house which is a complete contradiction to the historic fabric and character of Stone Alley. Why not locate whatever addition may be approvable on the west side of the existing structure so that it does not have such an imposing presence and impact on Stone Alley and Union Street? That might make for a better result all the way around.

The latest proposal does not address any of the past comments from neighbors or from HDC commissioners and in some ways – such as the four competing rooflines in the south elevation – it has become even less consistent with the core historic district architecture rather than more.

Sincerely,

Esmeralda Martinez

From: nmking94 <nmking94@aol.com>
Sent: Tuesday, August 23, 2022 12:30 PM
To: Esmeralda Martinez
Cc: David King
Subject: Letter from 14R Orange Objecting to 2 Stone Alley Addition
Attachments: 2 Stone Alley - 8-23-22.docx



Good morning Esmeralda,

Attached please find another letter from us regarding the 2 Stone Alley proposed addition.

This email was scanned by Bitdefender

I would also add that in contacting the other abutting neighbors this morning, it appeared that non of them were aware of this application. In looking at page 13 of the application and the address used to notify us of the application, there was no address for Hamatha Realty attached. I am wondering if that is why we never received certified notice.

Thank you for being so helpful this morning and I hope that this letter is sufficient to address our concerns about 2 Stone Alley to the HDC Commission.

Best, Nina King

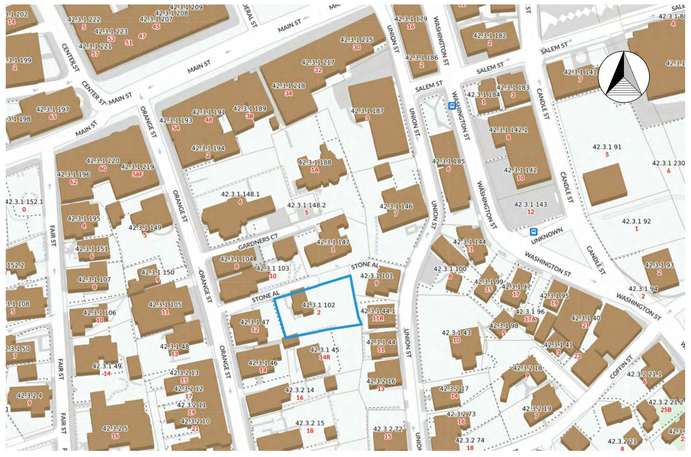
ORIGINAL SUBMISSION & REVISIONS

Ehinger Residence

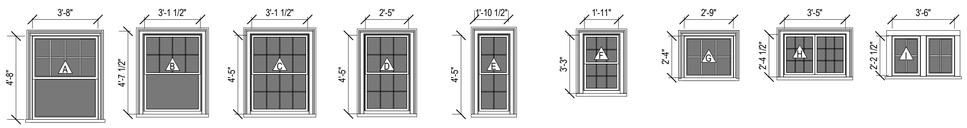
2 Stone Alley
Nantucket, MA 02554

11.29.21

HDC Submission



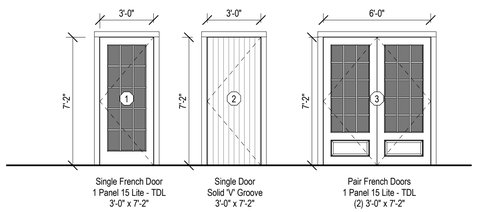
Locus Map



Double Hung 8/1 Lite TDL | Double Hung 8/1 Lite TDL | Double Hung 8/8 Lite TDL | Double Hung 6/6 Lite TDL | Double Hung 4/4 Lite TDL | Double Hung 6/6 Lite TDL | Fixed / Awning 6 Lite TDL | Fixed / Awning 9 Lite TDL | Fixed / Awning Pair 4Lite TDL

Window Legend

1/4" = 1'-0"



Single French Door 1 Panel 15 Lite - TDL 3'-0" x 7'-2" | Single Door Solid "V" Groove 3'-0" x 7'-2" | Pair French Doors 1 Panel 15 Lite - TDL (2) 3'-0" x 7'-2"

Door Legend - Exterior

1/4" = 1'-0"



North Elevation



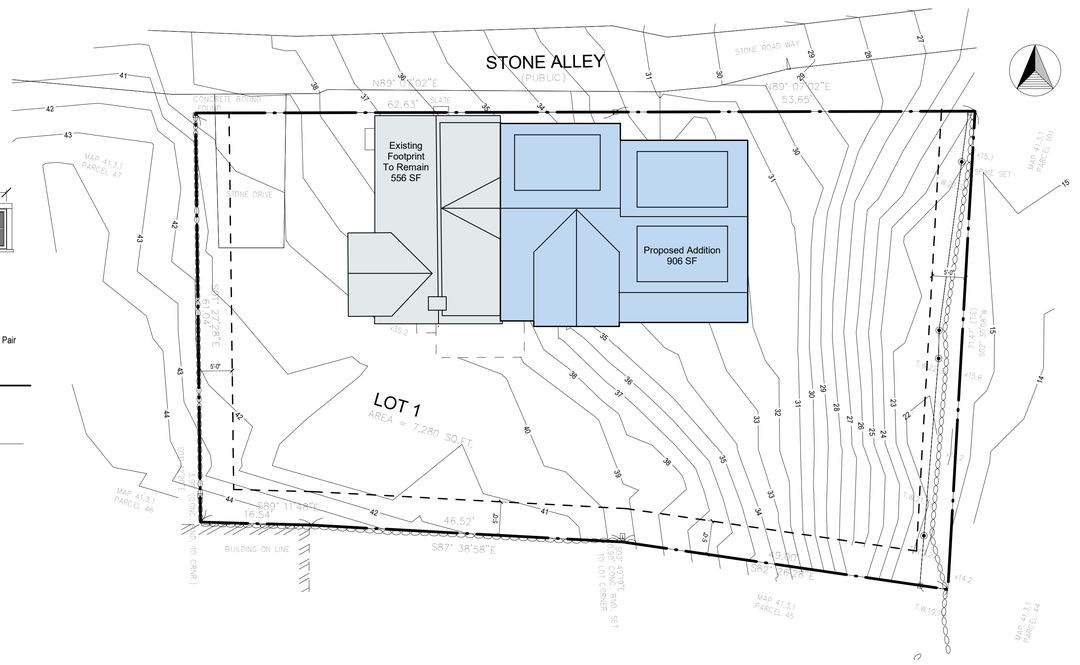
East Elevation



South Elevation



West Elevation



Site Plan

3/32" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
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www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	906 sq. ft.
Total Proposed G.C.:	1,462 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.2.1 Exterior Elevations

Revisions

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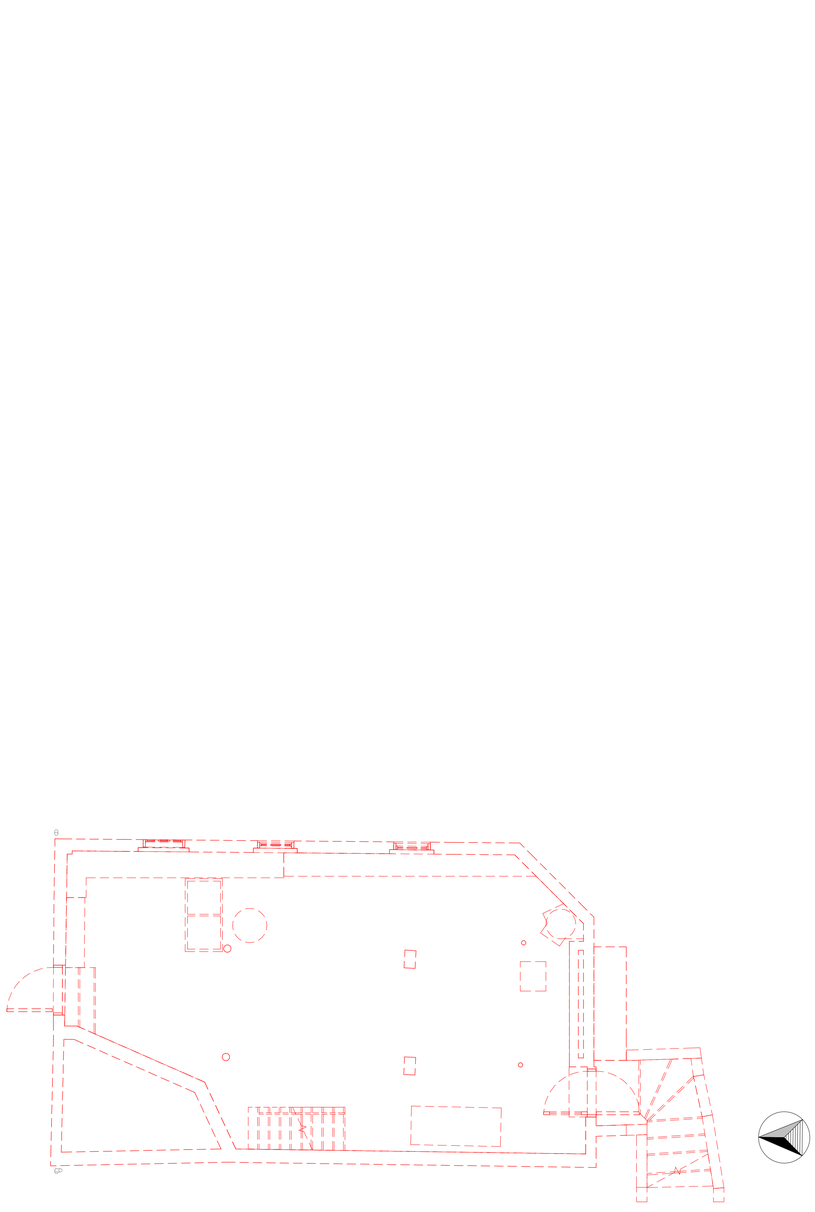
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G.1.0

2110

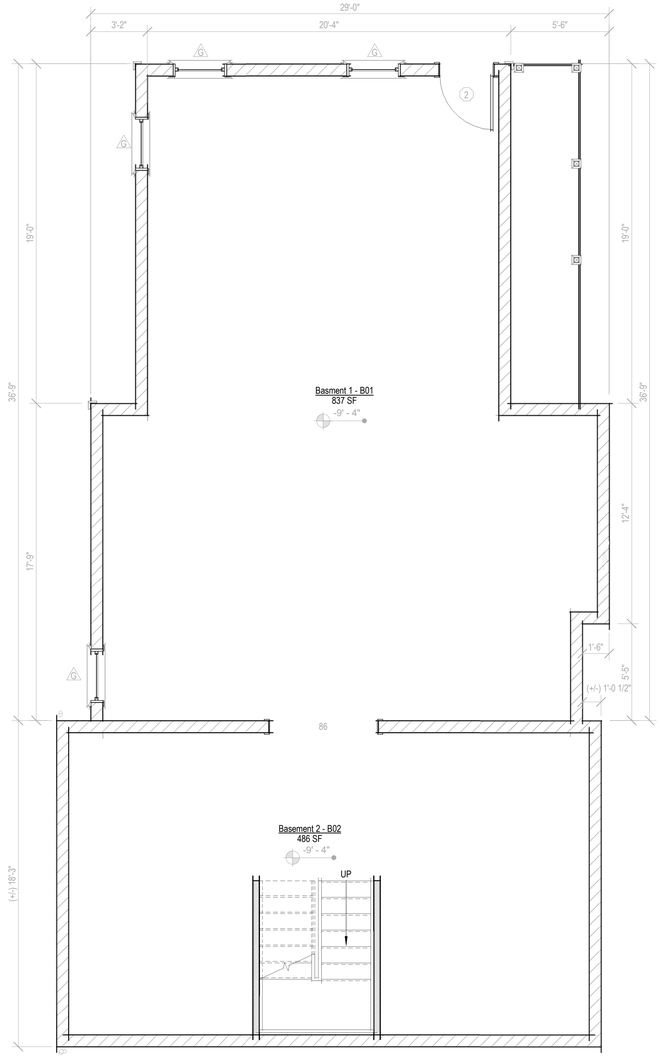
11.29.21

HDC Submission



Basement Level - Demolition

1/4" = 1'-0"



Basement Level - Proposed

1/4" = 1'-0"

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2 Stone Alley
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Floor Plans

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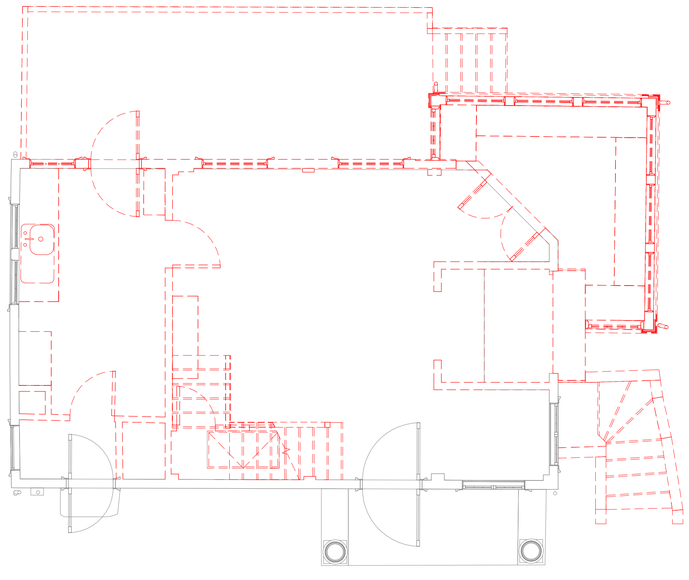
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A.1.0

2110

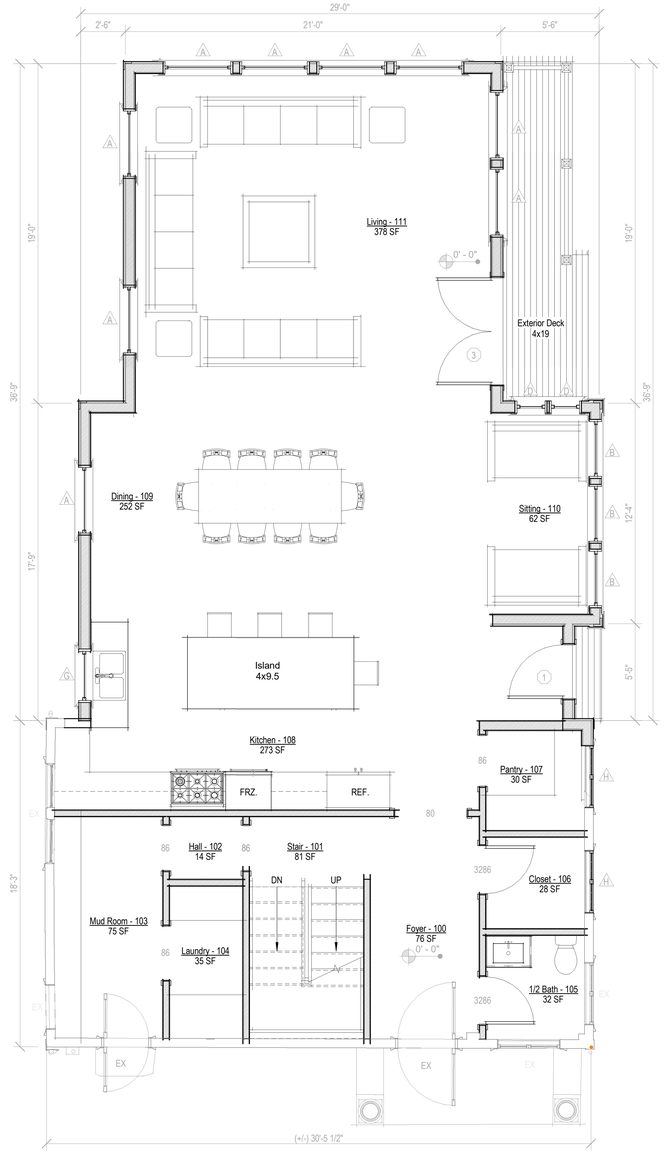
11.29.21

HDC Submission



First Floor Level - Demolition

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

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2 Stone Alley
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Floor Plans

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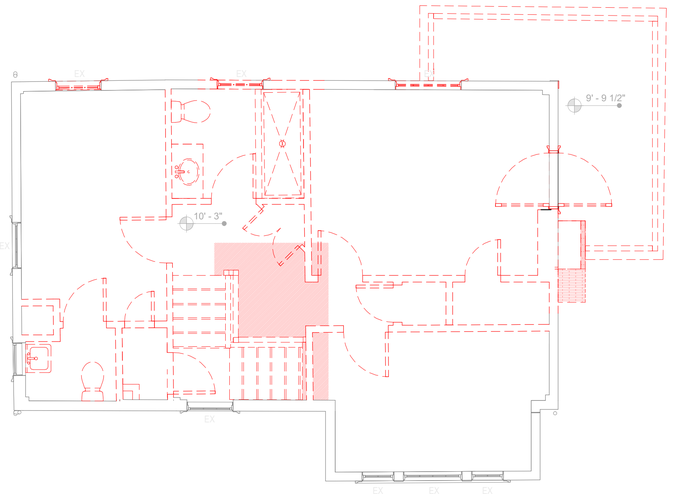
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A.1.1

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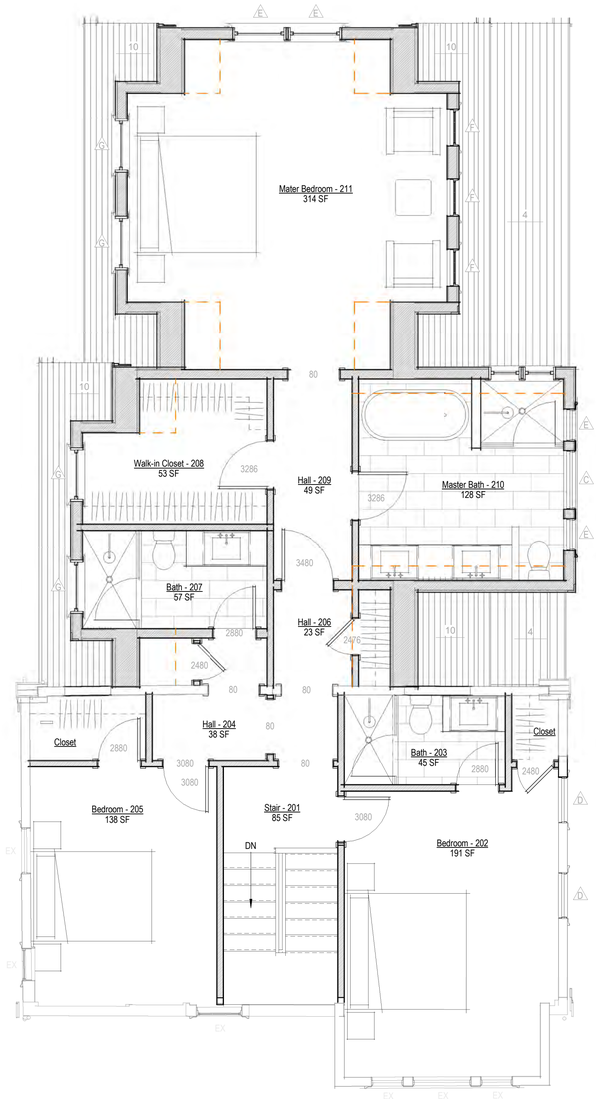
11.29.21

HDC Submission



Second Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"

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2 Stone Alley
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Floor Plans

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A.1.2

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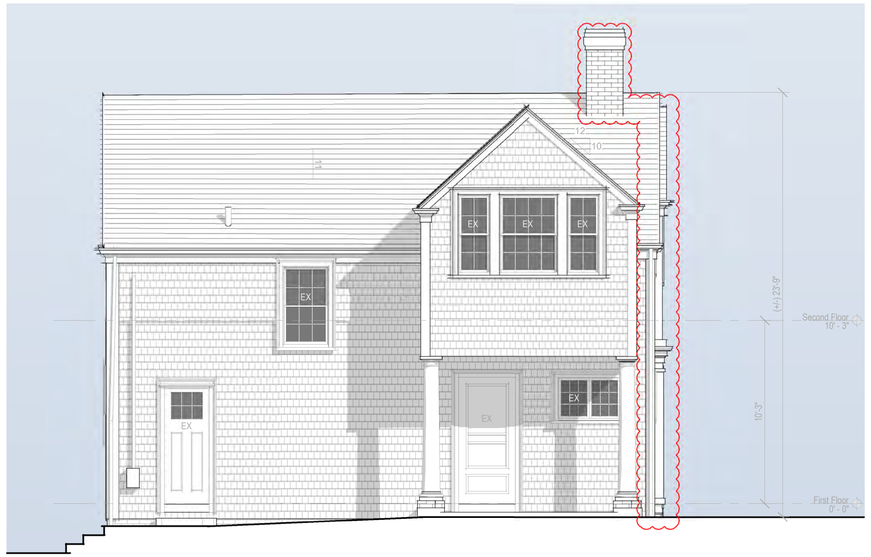
11.29.21

HDC Submission



West Elevation - Demolition

1/8" = 1'-0"



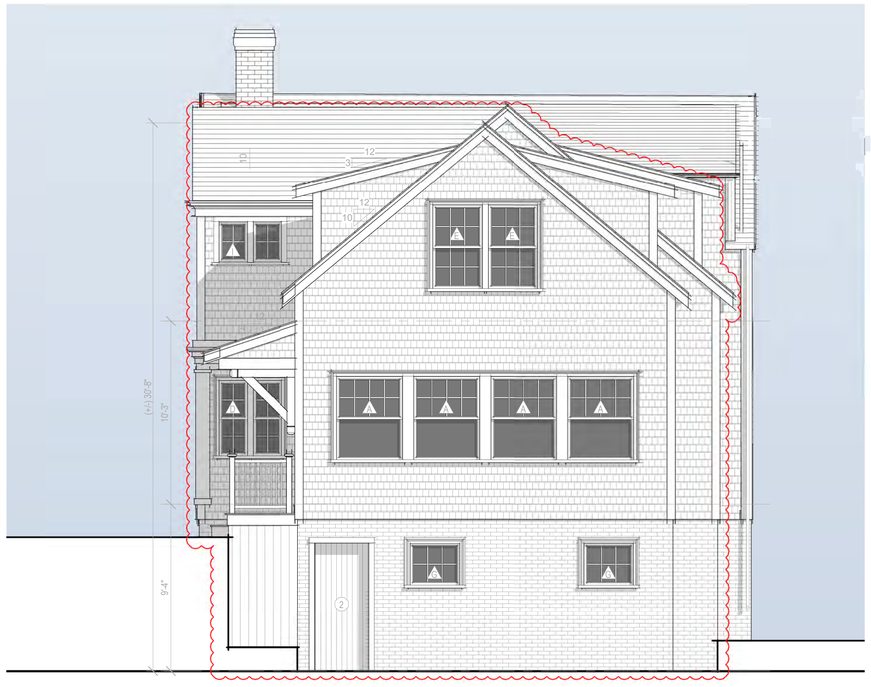
West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

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2 Stone Alley
Nantucket, MA 02554

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Exterior Elevations

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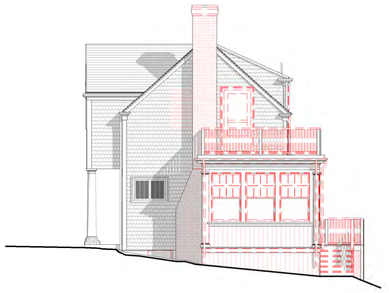
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A.2.0

2110

11.29.21

HDC Submission



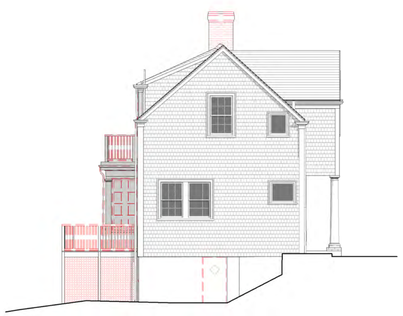
South Elevation - Demolition

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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Exterior Elevations

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A.2.1

2110

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1 copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

X 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

D.K. 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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°: 42.3.1 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: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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: 36'-9" Sq. Footage 1st floor: 906 Decks/Patio: Size: 4x19 ☑ 1st floor ☐ 2nd floor
Width: 34'-0" Sq. footage 2nd floor: 766 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A
Height of ridge above final finish grade: North (+/-)33'-4" South (+/-)33'-4" East (+/-)33'-4" West (+/-)31'-0"

Additional Remarks

Historic Name:

Original Date: CIRCA 1885

Original Builder:

REVISIONS* (describe)
1. East Elevation REMOVE SUNROOM+DECK ADDITION
2. South Elevation REMOVE CHIMNEY SUNROOM & DECK/ADDITION
3. West Elevation PROPOSED CHIMNEY
4. North Elevation REMOVE SUNROOM & DECK ADDITION

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 /12 Other ~~6~~ 4/12 @ PORCH

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): 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 7½" Soffit (Overhang) 8" Corner boards 4½" Frieze 7¼"
Window Casing 3½" Door Frame 3½" 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 SASH

Doors* (type and material): ☑ TDL ☐ SDL Front SWING Rear SWING Side SWING
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 GREY - MATCH EXISTING
Trim WHITE - MATCH EXISTING Sash WHITH MATCH EXISTING Doors GREY MATCH EXISTING
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 11/29/21 Signature of owner of record _____ Signed under penalties of perjury

8 Williams Lane.Nantucket.MA.02554
508.325.4995



8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

2 Stone Alley, Nantucket, MA 02554 — Nantucket Historic District Commission

April 14, 2021

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I John A. Elsinger, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

John A. Elsinger 4/5/21

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR 450 Green Park LLC

STREET ADDRESS 2 Stone Alley

MAP/PARCEL 42.3.1 / 102

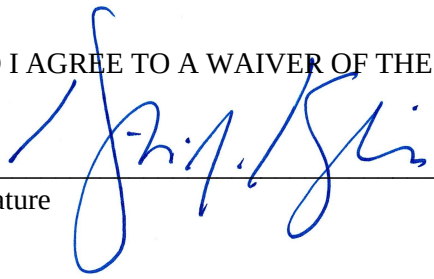
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

November 29, 2021

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



November 29, 2021

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... John Ehinger

MAILING ADDRESS..... 5 Hartley Farms Road, Morristown, NJ 07960

PROPERTY LOCATION..... 2 Stone Alley

ASSESSORS MAP/PARCEL..... 42.3.1 / 102

SUBMITTED BY:..... Emeritus on 11.09.21

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 9, 2021

DATE

Mary Haley,
Senior Clerk,
Assessor's Office

Digitally signed by Mary Haley, Senior Clerk, Assessor's Office
Date: 2021.11.09 09:54:05 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 2 Stone Alley

Tax Map Number: 42.3.1 Parcel Number: 102

Owner of Record: John Ehinger

Description of Proposal: Single Family Residence - Addition & Alterations

Anticipated HDC Submission Date: November 15, 2021

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

Abutters Listing

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
4231	44	1	DAGG1 LLC		670 HOLLOW TREE RIDGE RD	DARIEN	CT	06820	11R UNION ST
4231	45		HAMATHA REALTY TRUST	KING DAVID G & NINA TRS	C/O KING DAVID G JR	GREENWICH	CT	06831	14R ORANGE ST
4231	46		SULLIVAN PAUL & MELINDA		245 LITTLE HARBOUR LN	NAPLES	FL	34102	14 ORANGE ST
4231	47		EHINGER JOHN A & MARIANNE E		5 HARTLEY FARMS RD	MORRISTOWN	NJ	07960	12 ORANGE ST
4231	101		MHY ENTERPRISES LLC		162 ATLANTIC AV	PALM BEACH	FL	33480	9 UNION ST
4231	103		PETERSEN KAREN M TRSTEE	10 ORANGE ST REALTY TRUST	44 MAYFAIR LANE	GREENWICH	CT	06831	10 ORANGE ST
4231	147		ANDREWS VIRGINIA		PO BOX 1182	NANTUCKET	MA	02554	1 STONE AL
Count:	**7**								

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DAGG1 LLC
670 HOLLOW TREE RIDGE RD
DARIEN, CT 06820

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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HAMATHA REALTY TRUST
KING DAVID G & NINA TRS
C/O KING DAVID G JR
GREENWICH, CT 06831

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SULLIVAN PAUL & MELINDA
245 LITTLE HARBOUR LN
NAPLES, FL 34102

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EHINGER JOHN A & MARIANNE E
5 HARTLEY FARMS RD
MORRISTOWN, NJ 07960

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PETERSEN KAREN M TRSTEE
10 ORANGE ST REALTY TRUST
44 MAYFAIR LANE
GREENWICH, CT 06831

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MHY ENTERPRISES LLC
162 ATLANTIC AV
PALM BEACH, FL 33480

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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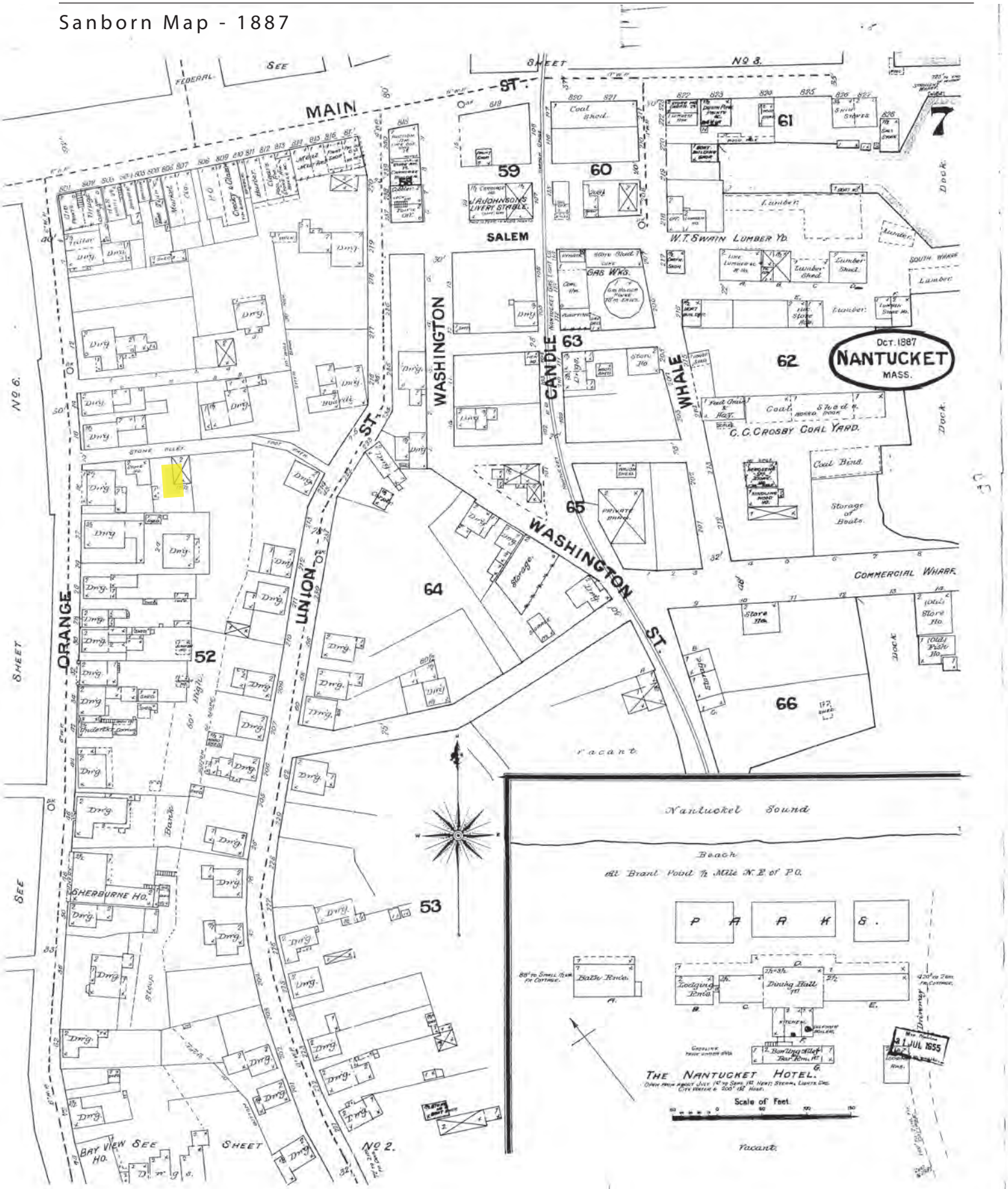
ANDREWS VIRGINIA
PO BOX 1182
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2 Stone Alley
Nantucket, MA 02554

emeritus

Sanborn Map - 1887



2 Stone Alley
Nantucket, MA 02554

emeritus

Historical Documents & Images

MAP & PARCEL: 4231/102

YEAR BUILT: 1885

SUBMITTED: NOVEMBER 29, 2021

CONTENTS

- Historical Survey
- Sanborn Maps
- Property Card
- Historic Images
- Current Photos



2 Stone Alley
Nantucket, MA 02554

emeritus

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 0410-24-29
MAP/PARCEL#: 42-3-1-102

Recorded By: AEG Date: 11-1 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Stone Alley 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ◔ b. private 4. PRESENT OWNER: Fairbanks, Walter A.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

1771 - Tax Ref. book ... 1835 - Beers Atlas ... 1927 - ... 1949 - ... Walter F. ... Florence Fairbanks ...

6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ◔ a. Yes ○ b. No
Interior accessible, explain: no





Revised 5/89

DESCRIPTION:

10. FOUNDATION
✓ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ✓ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk ○ e. balustrade
✓ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ✓ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ✓ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ✓ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ✓ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ✓ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: raised molding

left - arched trellis - rt. - under dormer overhang w/ columns

26. NUMBER OF BAYS:
- ○ a. three
- ○ b. four on average
- ○ c. five
- ○ d. N/A
- ○ e. other: 2 [illegible]

27. WINDOW FRAME TYPE:
- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: raised molding

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 4/4, 8/8, [illegible]

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)
- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other:

31. CONDITION:
- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?:

Major alterations or additions:
(with dates if known)

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
- ○ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1895 SOURCE: NHA
ARCHITECT:
BUILDER:

35. BUILDING TYPE:
- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other:

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- O f. Greek Revival
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: _____
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- O f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .17 A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- O a. at sidewalk
- O b. 10 feet or less
- O c. 20 feet or less
- O d. other: _____

42. ORIENTATION TO STREET ADDRESS: O a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- O a. densely built-up
- O b. scattered buildings
- O c. open land
- O d. residential
- O e. commercial
- O f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

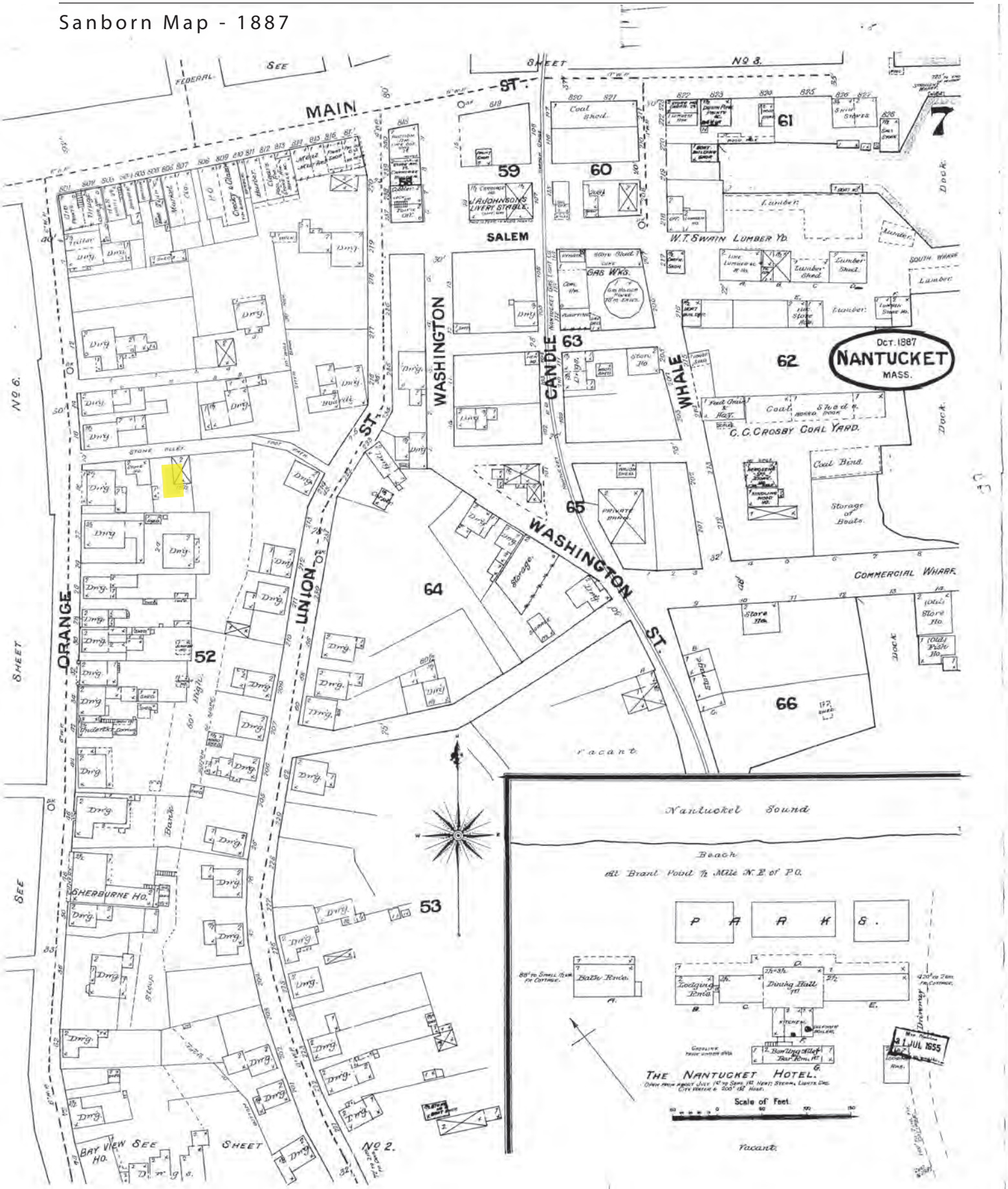
- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- O g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- O k. fence
- O l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

2 Stone Alley
Nantucket, MA 02554

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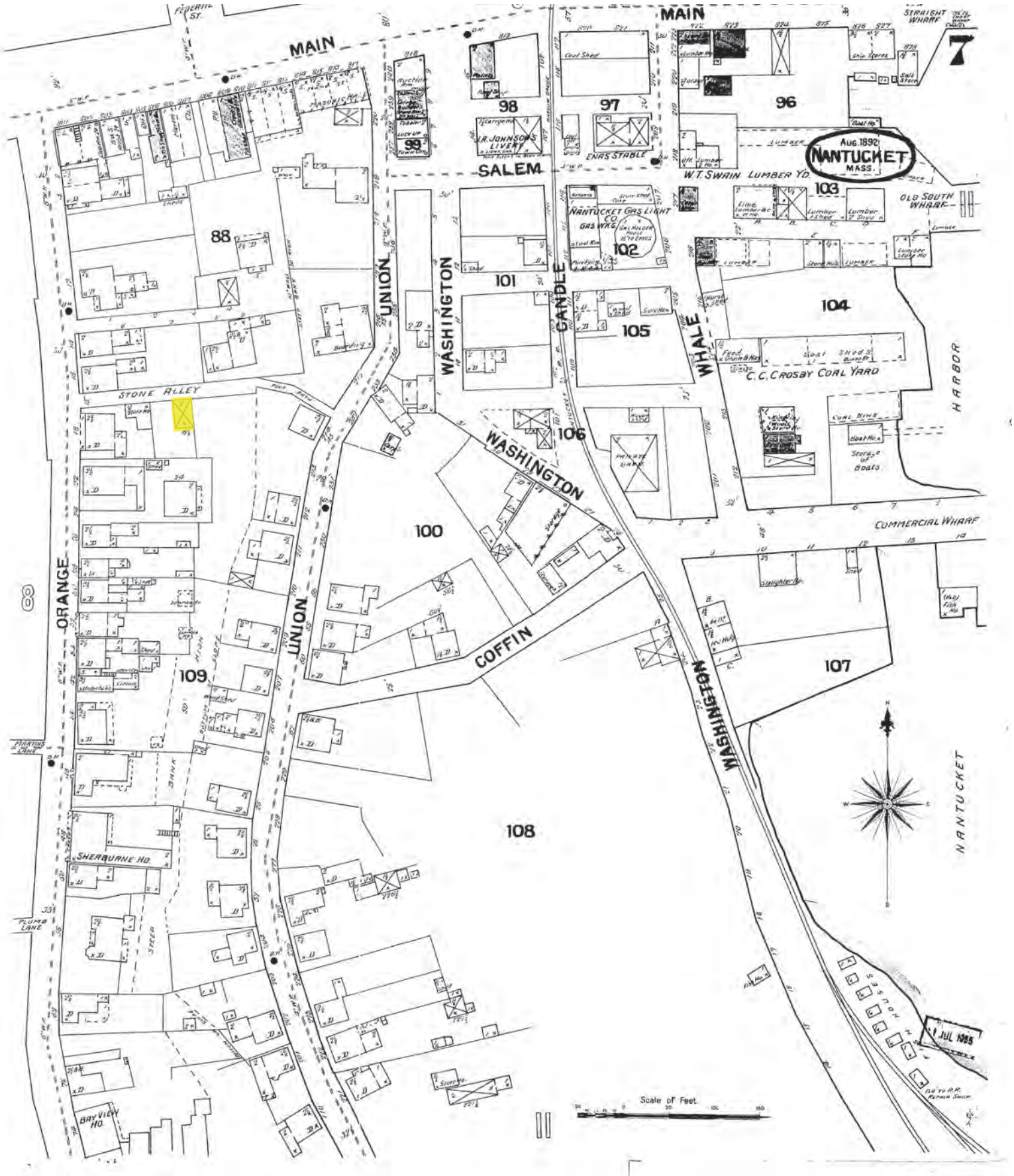
Sanborn Map - 1887



2 Stone Alley
Nantucket, MA 02554

emeritus

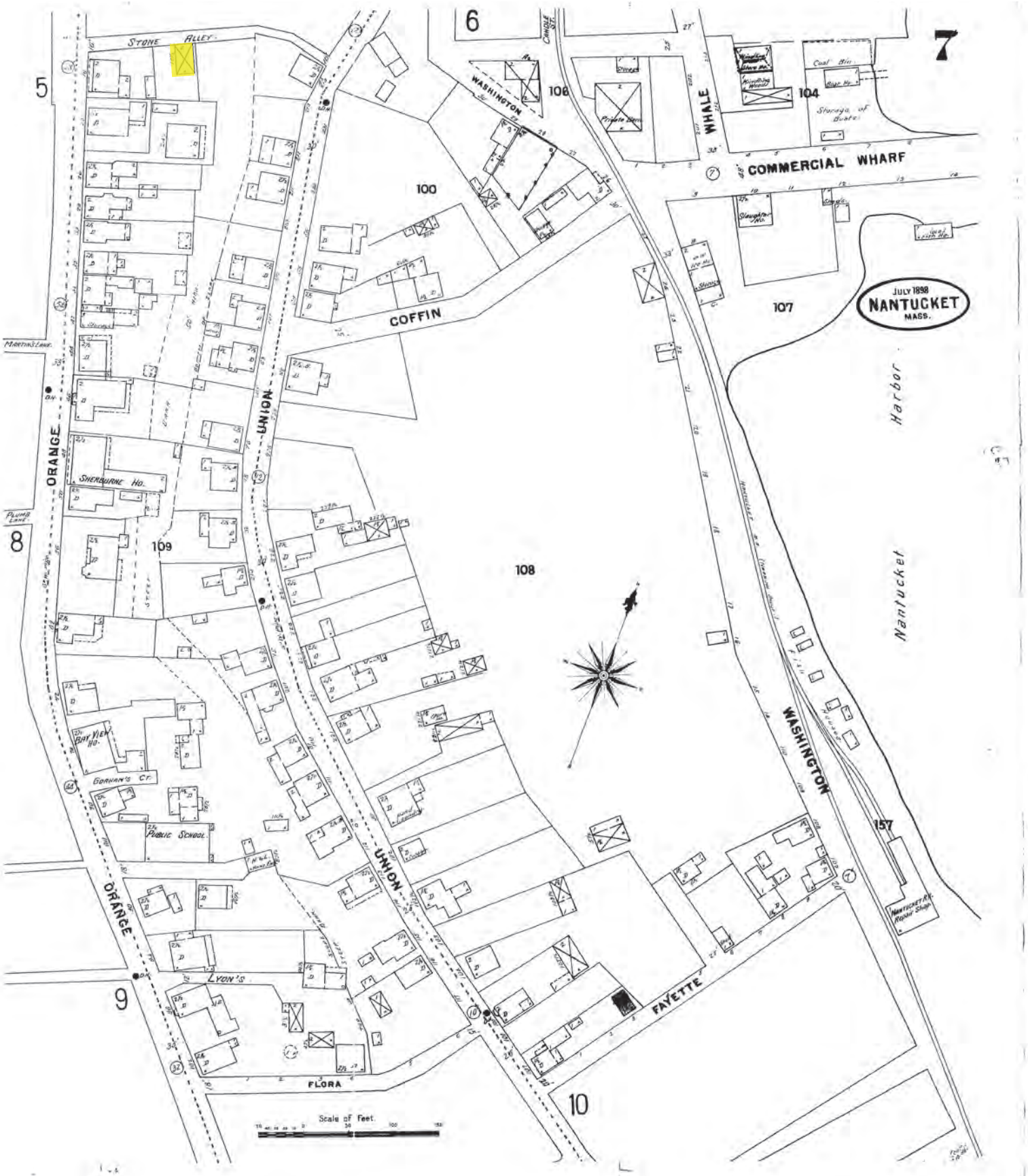
Sanborn Map - 1892



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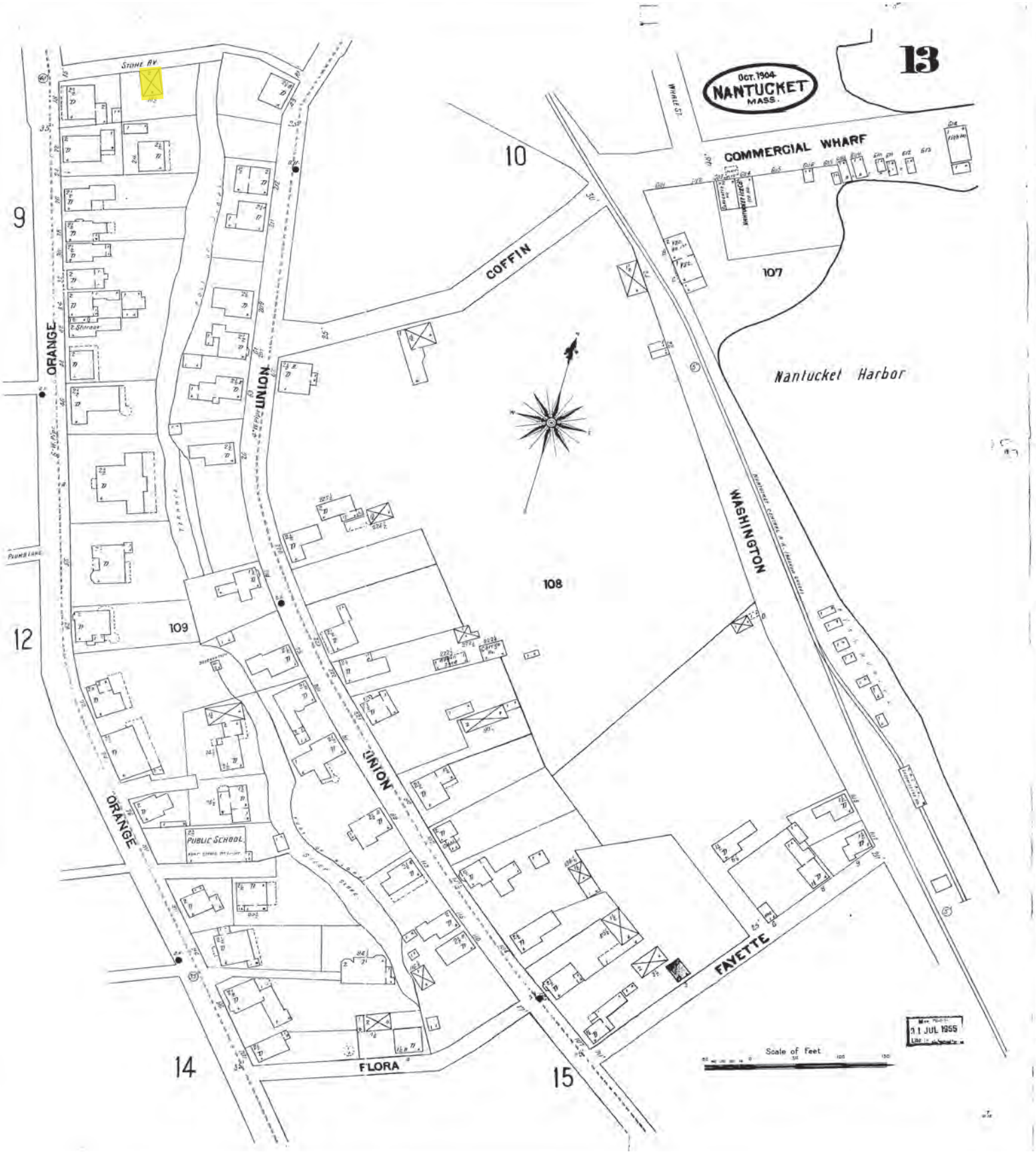
Sanborn Map - 1898



2 Stone Alley
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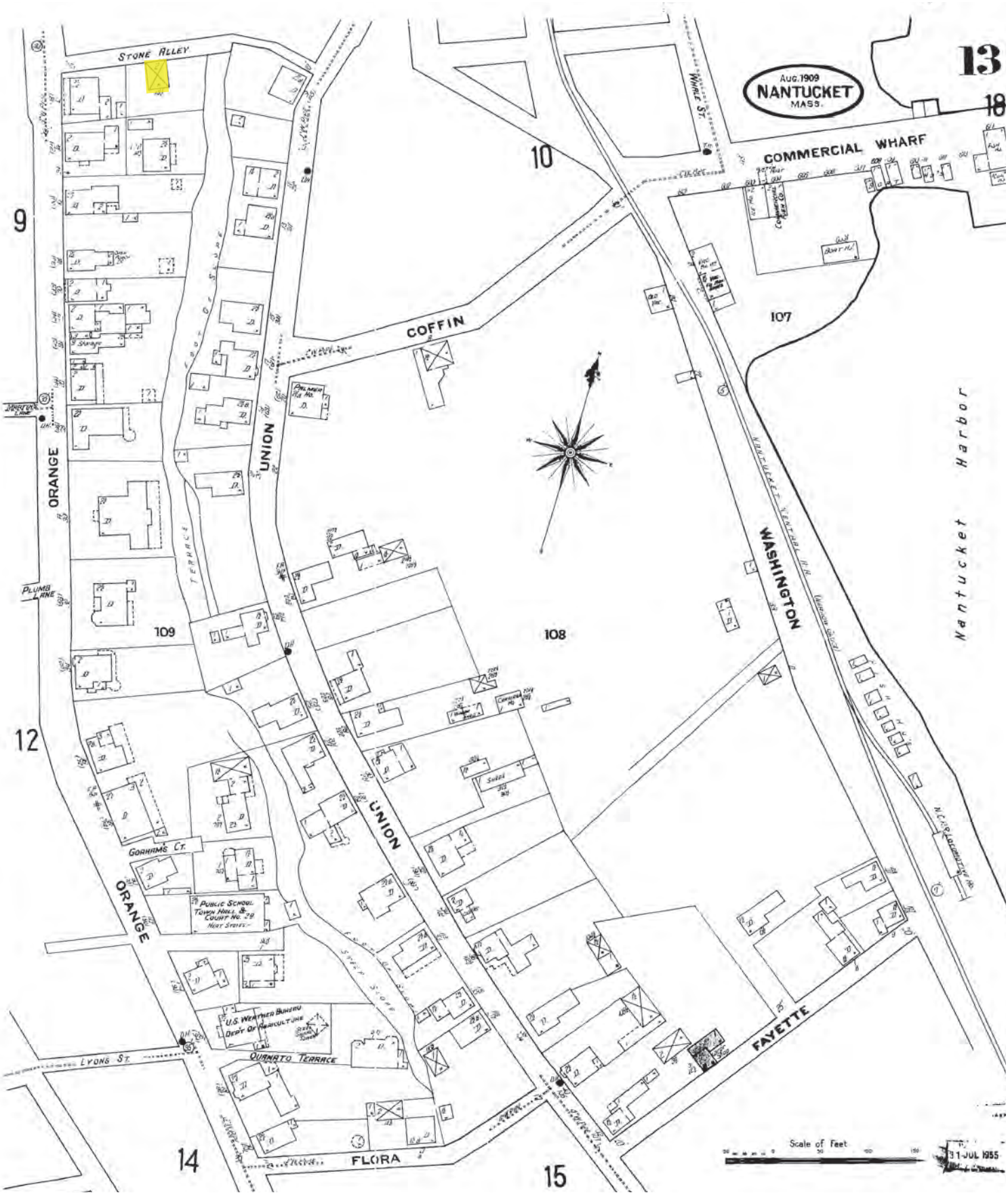
Sanborn Map - 1904



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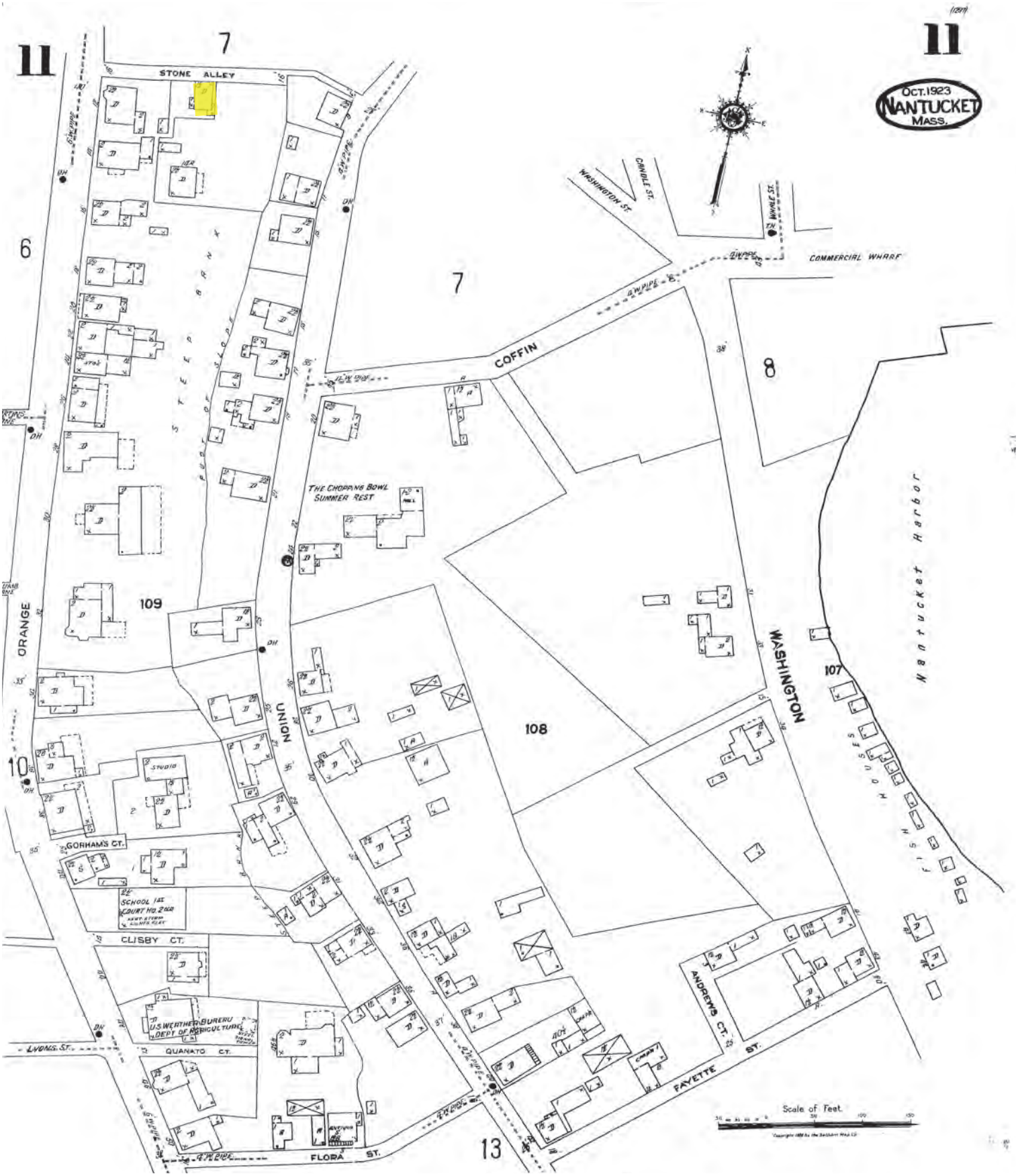
Sanborn Map - 1909



2 Stone Alley
Nantucket, MA 02554

emeritus

Sanborn Map - 1923





2 STONE AL

Location	2 STONE AL	**Mblu**	4231/ / 102/ /
Acct#	00009555	**Owner**	450 GREEN PARK LLC
Assessment	$1,809,500	**PID**	9555
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$399,000	$1,410,500	$1,809,500

Owner of Record

Owner	450 GREEN PARK LLC	**Sale Price**	$1,600,000
Co-Owner		**Certificate**	
Address	5 HARTLEY FARMS RD MORRISTOWN, NJ 07960	**Book & Page**	C0024475/0
		Sale Date	11/02/2012
		Instrument	1C

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
450 GREEN PARK LLC	$1,600,000		C0024475/0	1C	11/02/2012
DOWNEY ANDRIENNE & STEVENS TRST	$0		C0022169/0	99	03/20/2006
DOWNEY ADRIENNE	$0		C0016/0168	99	02/09/1994
FAIRBANKS WALTER A	$0		C0004/0286		

Building Information

Building 1 : Section 1

Year Built:	1870
Living Area:	997
Replacement Cost:	$526,548
Building Percent Good:	75
Replacement Cost Less Depreciation:	$394,900

Building Attributes

2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1970



2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



2 Stone Alley
Nantucket, MA 02554

emeritus

Street Photos
Current / Nantucket Historical Association



View Towards Union Street - 2021



View Towards Union Street - 1994



View Towards Orange Street - 2021

2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs



2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs



2 Stone Alley
Nantucket, MA 02554

emeritus

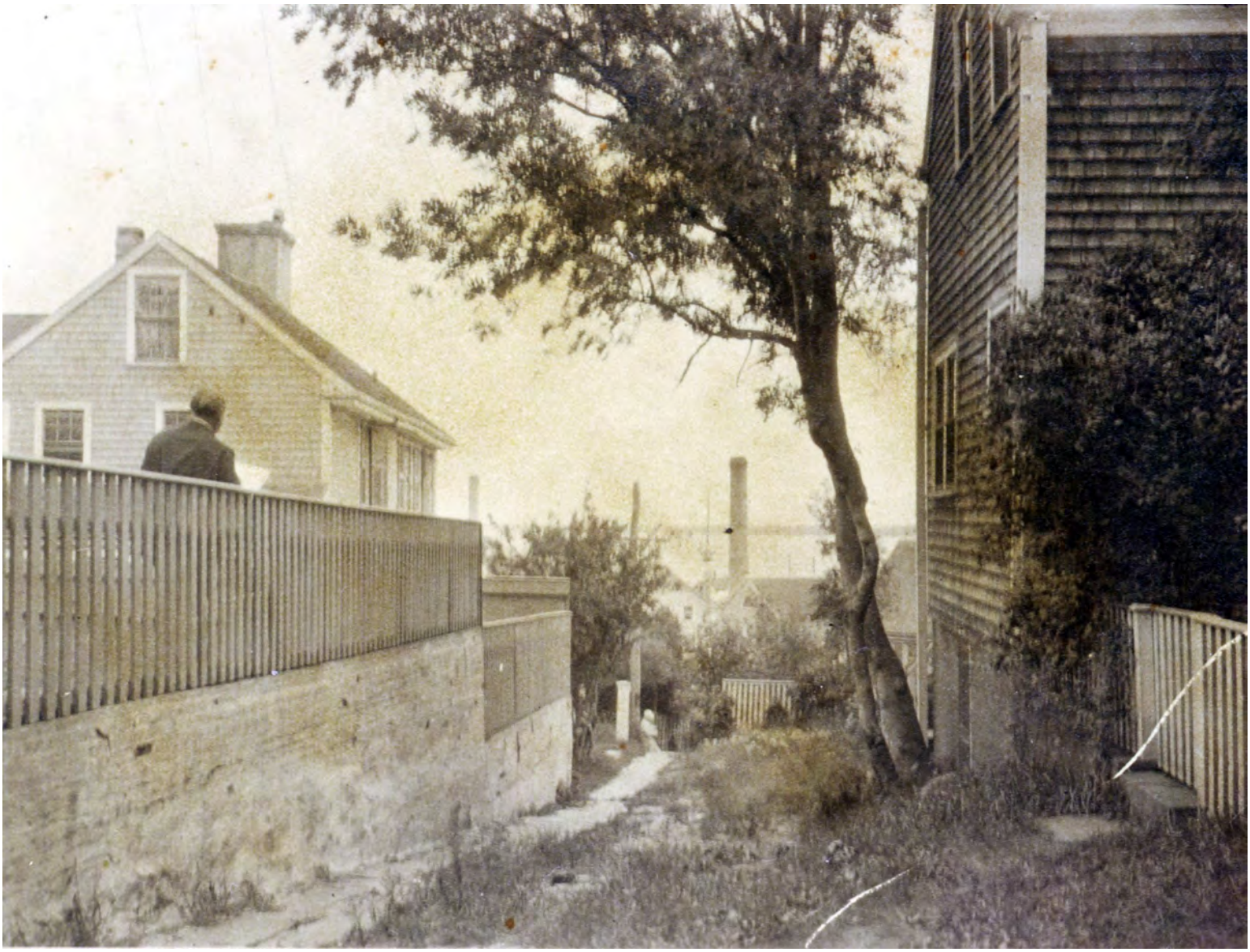
Historic Photographs



2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs



2 Stone Alley
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Historic Photographs



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Historic Photographs



2 Stone Alley
Nantucket, MA 02554

emeritus

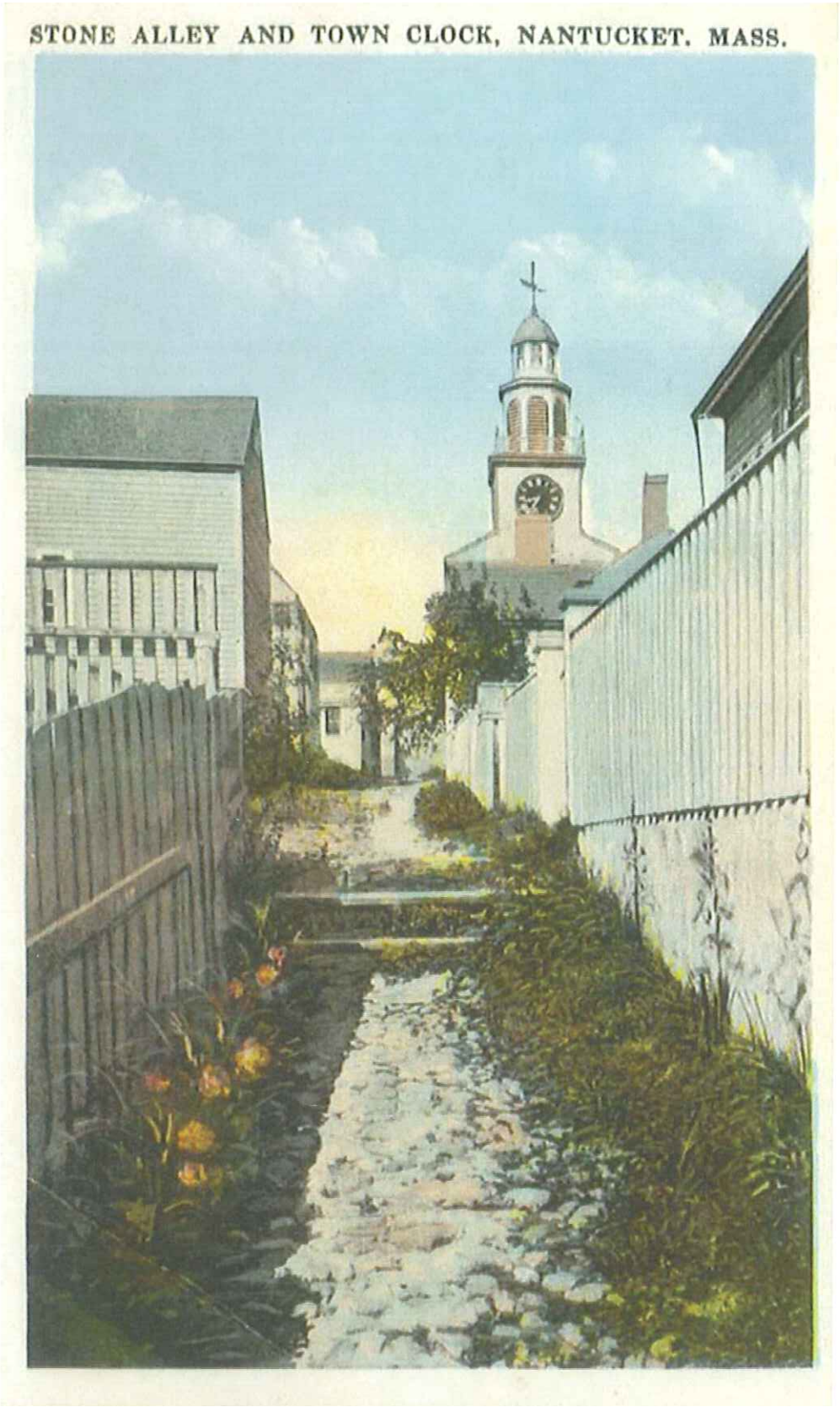
Historic Photographs (1905)



2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs (1900's)



2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs (1920's)



2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs (1890's)

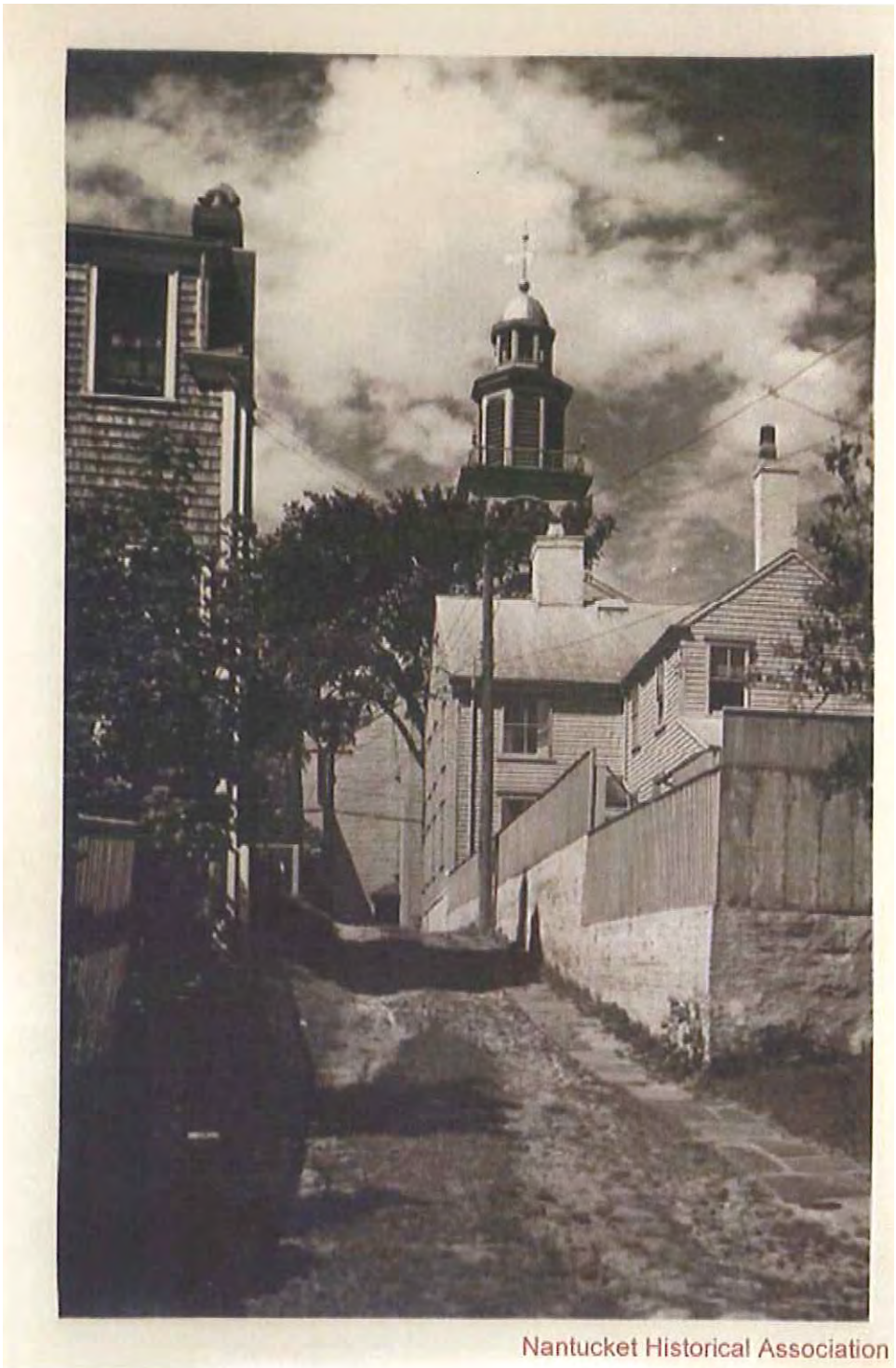
Record no. 7 of 84



2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs (1940's)



Nantucket Historical Association

2 Stone Alley
Nantucket, MA 02554

emeritus

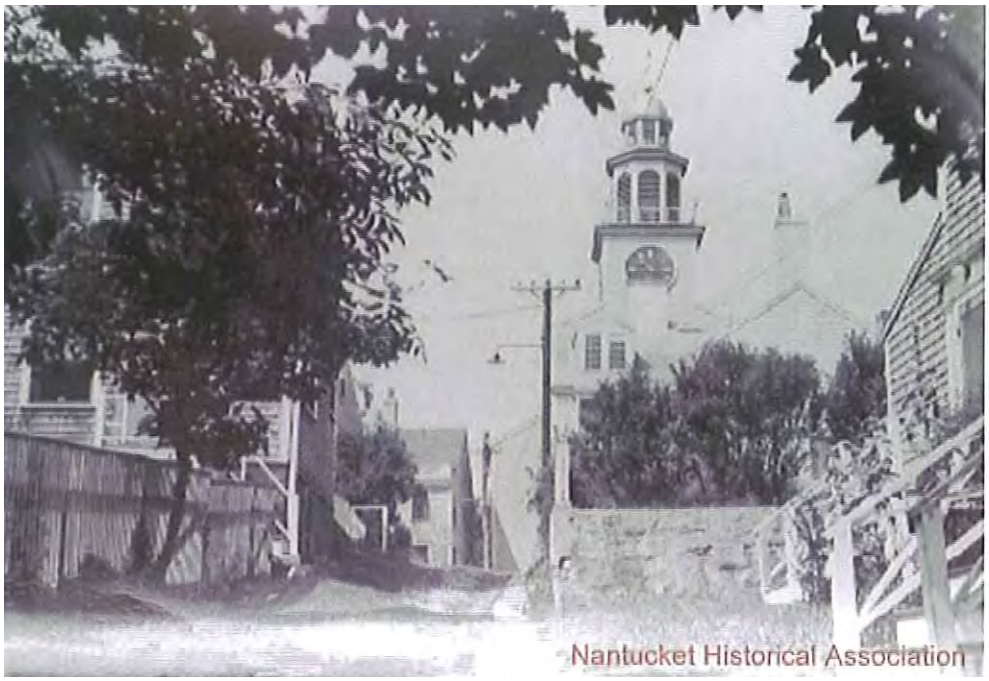
Historic Photographs (Historical Association)



2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs (1928)



2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs (1900's)



2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs (1930's)



2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Father* Daniel Upton
Mother* Hannah ?



George B. Upton married Ann C. Hussey, daughter of Peter Hussey and Mary Mooers. George B. Upton was born on 11 October 1804; of Boston. He Left Nant. in 1845. in 1845. He died on 1 July 1874 at age 69.

Family Ann C. Hussey b. 20 Mar 1807, d. 6 Jan 1881
Children
- Daniel P. Upton
- William C. Upton
- Frances Upton
- Ellen Upton
- George Bauer Upton Jun. b. 15 Jul 1829, d. 7 Feb 1904
- Ann C. Upton+ b. 1831, d. 2 Dec 1883
- Mary H. Upton+ b. 20 Dec 1839

Charles E. Hussey
M, b. 21 August 1809
Pop-up Pedigree

Father* Peter Hussey b. 26 Jan 1775, d. 8 Mar 1815
Mother* Mary Mooers b. 15 Apr 1776, d. 2 Dec 1840

Charles E. Hussey was born on 21 August 1809.

Frederic W. Lawrence
M, b. 30 October 1807, d. 5 December 1881
Pop-up Pedigree

Father* James Lawrence b. 1776, d. 1809
Mother* Jedida Swain b. 3 Sep 1777, d. 18 Sep 1861

Frederic W. Lawrence married Susan Hussey, daughter of Peter Hussey and Mary Mooers. Frederic W. Lawrence was born on 30 October 1807. He died on 5 December 1881 at San Francisco, Cal., at age 74.

Family Susan Hussey b. 14 Jun 1811, d. 24 Dec 1872
Children
- Ann Y. Lawrence b. 1841
- Amelia H. Lawrence b. 1843
- Everett Lawrence b. 1849

Susan Hussey
F, b. 14 June 1811, d. 24 December 1872

person page - 874

barney genealogical record
nantucket historical association research library

Mary Hussey Jun.

F, b. 25 June 1799, d. 18 January 1864

Pop-up Pedigree

Father*	Peter Hussey b. 26 Jan 1775, d. 8 Mar 1815
Mother*	Mary Mooers b. 15 Apr 1776, d. 2 Dec 1840

Her married name was Mitchell Jun. Mary **Hussey** Jun. married **George G. Mitchell**, son of **Paul Mitchell** and **Merab Coffin**. Mary Hussey Jun. was born on 25 June 1799. She died on 18 January 1864 at age 64.

Family	George G. Mitchell b. 4 Apr 1798, d. 8 Oct 1831
Children	◦ Frederic Mitchell b. 1821, d. 13 Jan 1850 ◦ Mary Mitchell b. 1822 ◦ Elisabeth C. Mitchell+ b. 1824, d. 20 Jan 1864 ◦ George G. Mitchell b. 1825, d. 1858 ◦ Charles E. Mitchell b. 1827 ◦ Alfred Mitchell b. 1829

Ann C. Hussey

F, b. 20 March 1807, d. 6 January 1881

Pop-up Pedigree

Father*	Peter Hussey b. 26 Jan 1775, d. 8 Mar 1815
Mother*	Mary Mooers b. 15 Apr 1776, d. 2 Dec 1840

Ann C. **Hussey** Left Nant. in 1845.
Her married name was Upham. She married **George B. Upton**, son of **Daniel Upton** and **Hannah ?**. Ann C. Hussey was born on 20 March 1807. She died on 6 January 1881 at age 73.

Family	George B. Upton b. 11 Oct 1804, d. 1 Jul 1874
Children	◦ Daniel P. Upton ◦ William C. Upton ◦ Frances Upton ◦ Ellen Upton ◦ George Bauer Upton Jun. b. 15 Jul 1829, d. 7 Feb 1904 ◦ Ann C. Upton+ b. 1831, d. 2 Dec 1883 ◦ Mary H. Upton+ b. 20 Dec 1839

George B. Upton

M, b. 11 October 1804, d. 1 July 1874

Pop-up Pedigree

After he moved back to Boston Upton served as a member of the Massachusetts Executive Council in 1853, and as a member of the Massachusetts Constitutional Convention of 1853.[1]

Whig National Convention

Upton served as delegate to the Whig National Convention in 1844.[3]

	In office
	1837[2] – 1837[2]
	Personal details
Born	October 11, 1804 Eastport, Maine
Died	July 1, 1874 Boston, Massachusetts
Nationality	American
Political party	Whig[3]
Children	George Bruce Upton
Occupation	Dry goods clerk, Shipbuilder
Signature	

References

1. Allen, Walter (January 1875), The New England Historical and Genealogical Register, *Volume XXIX*, Boston, Massachusetts: New England Historic Genealogical Society, p. 6.
2. Starbuck, Alexander (July 26, 1911), Proceedings of the Nantucket Historical Association, *SEVENTEENTH ANNUAL MEETING, July Twenty-sixth, Nineteen Hundred Eleven*, Nantucket, Massachusetts: Nantucket Historical Association, p. 32.
3. Cutter, William Richard (1907), Memorial Biographies of the New England Historic Genealogical Society, Towne Memorial Fund, *Volume VII, 1871-1880; HON. GEORGE BRUCE UPTON*, Boston, Massachusetts: New England Historic Genealogical Society, p. 109.
4. Allen, Walter (January 1875), The New England Historical and Genealogical Register, *Volume XXIX*, Boston, Massachusetts: New England Historic Genealogical Society, p. 3.
5. Cutter, William Richard (1907), Memorial Biographies of the New England Historic Genealogical Society, Towne Memorial Fund, *Volume VII, 1871-1880; HON. GEORGE BRUCE UPTON*, Boston, Massachusetts: New England Historic Genealogical Society, p. 110.

Retrieved from "https://en.wikipedia.org/w/index.php?title=George_Bruce_Upton&oldid=746450212"

Categories: 1804 births | Members of the Massachusetts House of Representatives | Massachusetts State Senators | Massachusetts Whigs | 19th-century American politicians | People from Eastport, Maine | Politicians from Boston | People from Nantucket, Massachusetts | Members of the Massachusetts Governor's Council | United States presidential election, 1844 | Whig National Conventions | 1874 deaths | Businesspeople from Boston

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George Bruce Upton

From Wikipedia, the free encyclopedia

George Bruce Upton (October 11, 1804-July 1, 1874) was an American shipbuilder and politician who served as a member of the Massachusetts House of Representatives in the Massachusetts Senate[2] and in the Massachusetts Executive Council.[1]

Contents

- 1 Early life
- 2 Family life
- 3 Business career
- 4 Public service
- 5 Whig National Convention
- 6 References

Early life

Upton was born on October 11, 1804 to Daniel Putnam Upton and Hannah (Bruce) Upton[4] in Eastport, Maine (then a part of Massachusetts).[3]

Family life

Upton married Ann Coffin Hussey of Nantucket on May 2, 1826. They had eight children.[5]

Business career

Upton served as the treasurer of the Michigan Central Railroad for eight years.[5]

Public service

While he lived in Nantucket Upton was a member of the Massachusetts House of Representatives in 1837, and a member of the Massachusetts Senate in 1843.[2]

George Bruce Upton



Member of the
Massachusetts Executive Council[1]
In office
1853[1] – 1853[1]

Member of the
Massachusetts Constitutional Convention of 1853[1]
In office
1853[1] – 1853[1]

Member of the
Massachusetts Senate
Nantucket and Dukes County District[2]
In office
1843[2] – 1843[2]

Preceded by	Barker Burnell
Succeeded by	Obed Barney

Member of the
Massachusetts House of Representatives
Nantucket District[2]

Orange and Union Streets Neighborhood Study
George B. Upton House
2 Stone Alley
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-1077

HABS
MASS
10-NANT
76Z-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. MASS-1077

ORANGE AND UNION STREETS NEIGHBORHOOD STUDY
GEORGE B. UPTON HOUSE

HABS
MASS
10-NANT
76Z-

Location: 2 Stone Alley (on south side, formerly known as Gunter Alley), Nantucket, Massachusetts. Stone Alley is a narrow, cobbled way opposite the Unitarian Church, running between Orange and Union Streets.

Present Owners: Walter A. and Florence H. Fairbanks

Present Occupants: Mr. and Mrs. Fairbanks

Present Use: Dwelling

Brief Statement of Significance: Erected on site of Levi Starbuck's barn, the Upton House is a well sited late nineteenth century building; part of the Orange and Union Streets Neighborhood Study (MASS-1014).

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

1854 -- James Codd bought property with barn on it from the heirs of Levi Starbuck at the same time he bought #14 Orange Street nearby.
1875 -- William F. Codd inherited the property from his father.
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.
1922 -- William F. Codd repurchased the property from Frances Hayward, one of the heirs of George B. Upton.
1927 -- William F. Codd Land Courted the property: No. 11559 B Lot #1.
1940 -- Walter D. Allen and two sisters inherited from William F. Codd.
1957 -- Helen J. Morton bought from Walter D. Allen et al.
1958 to date -- Walter A. and Florence H. Fairbanks.
(Abstract: Records Registry Deeds, Nantucket, Mass.)

2. Date of erection: 1885
(Abstract: Deed from Codd to Upton, 1885

3. Architect: Probably none.

4. Original plans, construction, etc.: This is a comparatively modern house, replacing the old barn which was taken down.

5. Notes on alterations and additions: Little changed.

B. Historical Events Connected with the Structure:

Levi Starbuck owned and lived in the house at 14 Orange Street built in 1838 and this house on Stone Alley is on the site of Starbuck's barn which was later taken down.

The old deeds give the impression that Gunter Lane may have run from this barn to Union Street and that later it was joined to Gunter Alley and the two became Stone Alley.

C. Sources of Information:

1. Old Views: Drawing of Stone Alley in Nantucket, the Far Away Island by W. O. Stevens, New York: Dodd and Mead and Co., 1936, page 93; photograph in Brief Historical Data by J. E. C. Farnham, Providence, page 87; photograph of Stone Alley in Nantucket, a Camera Impression by Samuel Chamberlain, New York: Hastings House, c. 1939; later photograph in Ninety Five Per Cent Perfect by Everett U. Crosby, Nantucket: Inquirer and Mirror Press, 1937, page 107.

Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
June 1970

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Late nineteenth century construction, wood frame, shingle exterior, two stories.

2. Condition of fabric: Good

B. Description of the Exterior:

1. Overall dimensions: 26' - 0" by 38' - 0".

2. Foundations: Stone and brick foundation walls and pins.

3. Wall construction: Wood frame shingle exterior, white trim.

4. Stoops and porches: Brick stoop, overhang space with free standing turned columns for entrance porch; roof deck above glazed porch at south and east elevations, wood balustrade; wood stoop at kitchen door, northeast corner.

5. Chimney: Brick at south wall.

6. Openings:

   a. Doorways and doors: Modern panel and glazed door, vertical board doors.

   b. Windows: Six-over-six, six-pane casements, simple trim.

7. Roof: Gable perpendicular to Stone Alley, gable roof projection at west parallel to Stone Alley, wood gutters and downspouts.

C. Description of the Interior:

1. Floor plans:

   a. Full cellar with exterior access from areaway, southwest corner.

   b. First floor: Living-dining room, kitchen, stairway to second floor and cellar, glazed porch at southeast corner.

   c. Second floor: Inaccessible at time of survey.

2. Stairway: Straight run, square newels and balusters, two balusters per tread.

3. Flooring: Wood strip and plastic tile.

4. Walls and ceiling: Plaster.

5. Doorways and doors: Paneled.

6. Decorative features: False beams and posts.

7. Notable hardware: None.

8. Lighting: None of value.

9. Heating: Modern oil-fired hotwater system; fireplace in living room.

SITE AND SURROUNDINGS

The George B. Upton House 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

PART III. PROJECT INFORMATION

These records were prepared as part of the Orange and Union Streets Neighborhood Study (MASS-1014) made in the summer of 1970 by the Historic American Buildings Survey on Nantucket, Massachusetts. This is the fifth summer project of a continuing HABS comprehensive survey of the early architecture and urban design of Nantucket financed by a grant from the Nantucket Historical Trust.

The project was under the general supervision of James C. Massey, Chief of the Historic American Buildings Survey. Project Director was Professor F. Blair Reeves, A.I.A., of the University of Florida. Historical information was provided by Mrs. Marie M. Coffin of Nantucket, Massachusetts. Photographs are by Jack E. Boucher of Linwood, New Jersey. The material was edited for deposit in the Library of Congress by Mrs. Constance Werner Ramirez, August, 1971.



Downloa JPEG

About t

Title
Orange & one Alley, Nantucket

Contribut
Historic Ar

Created /
Documen

Subject H
- neighbo
- Massach

Notes
- Significa span Nantucket's history from the mid-eighteenth century to 1925 and is 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.
- Unprocessed Field note material exists for this structure: FN-224
- Survey number: HABS MA-1014
- Building/structure dates: ca. 1795 Initial Construction

Back to top

NANTUCKET HISTORICAL ASSOCIATION
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Manuscripts Database Search Results Expanded

Record 1 of 1

Collection:
2000 - Individual house plans

Location:
no. 60 Flat file, map room

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

Size:
Measured Drawing(s): 12 (18 x 24 in.)

Comments:
Full report on shelf, HABS no. 95

Summary note:
Drawings of several Orange Street, Union Street, and Stone Alley houses.
HABS MASS-1014
1 set of 19 sheets, 1 of 12 sheets

Explanation of Abbreviations used in Manuscript Database

Historical note:
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 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.

Contents:
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 Crevecoeur, 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. Anartisan 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 Quanaty 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.

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Record 1 of 1

Title:
Orange and Union Streets Neighborhood Study. George B. Upton House (**2 Stone Alley**)

Author:
Historic American Building Survey (HABS)

Imprint:
Washington. : Library of Congress.

Location:
HABS report

Call number:
NAN 728.09 H62 no. 117

Subjects:
Upton, George B.
Architecture--Massachusetts--Nantucket.

Available online:
Click to listen or view online.

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Image Number
PC-Stone-16

Location
Postcards

Process
Printed material, color process

Format or Mount
Postcard

Photographer or Artist
unknown

Date
1900s (circa)
1910s (circa)
1920s (circa)

Title
Stone Alley and Town Clock, Nantucket, Mass.

Notes
Postcard image of **Stone Alley** looking up towards the South Church.

Historical note
This unused postcard is located in Postcard Box #1.
Image very similiar to PC-Stone-17

Subjects
Churches
Stone Alley
Unitarian Universalist Church

Condition
Good

Credit Line
Courtesy of the Nantucket Historical Association.

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Image Number
A22-73

Photo Collection
A22 - Nantucket Portraits Photoalbum, 1900s

Location
Album collection

Other Numbers
GPN1265

Process
Cyanotype

Format or Mount
Paper

Photographer or Artist
Unknown

Date
1860s (circa)

Notes
George B. Upton

Historical note
b. 11 October 1804, d. 1 July 1874; wife: Ann C. Hussey Upton. Resided at 2 Stone Alley; in Nantucket 1821-1846; clerk at Baker and Barrett dry goods.

Subjects
Portraits
Upton, George B. (1804-1874)

Credit Line
Courtesy of the Nantucket Historical Association.

Written to CD
462

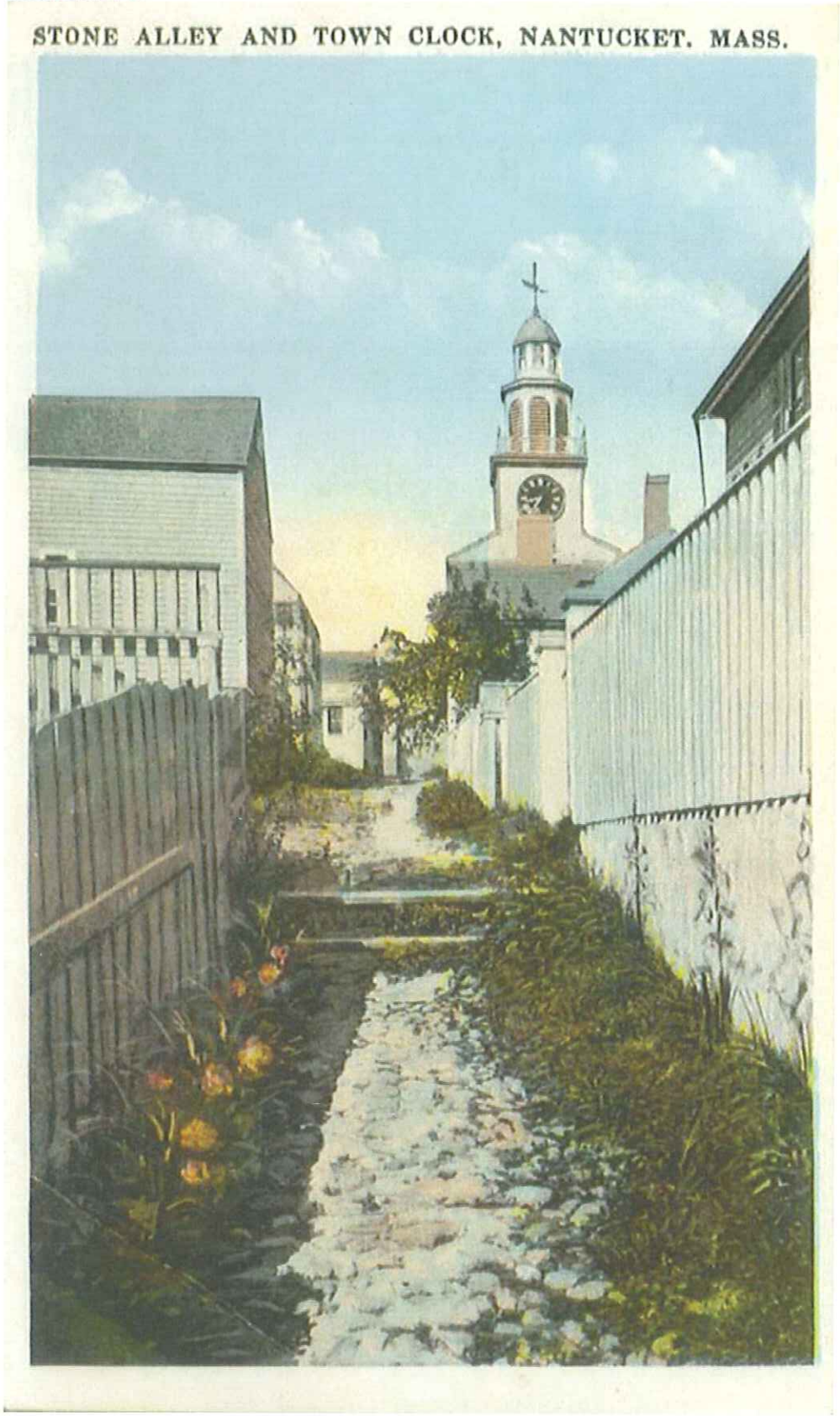
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Record no. 57 of 107



1900's POST CARD

NANTUCKET HISTORICAL ASSOCIATION
RESEARCH LIBRARY & ARCHIVES

Historic Image Database Search Results Expanded

Record no. 8 of 84

1920
ILLUSTRATION



Image Number
GPN2330

Location
Glass-plate negatives

Process
Negative

Format or Mount
Glass

Size
5" x 7"

Photographer or Artist
Gardiner, H. Marshall

Date
1920s (circa)

Notes
Stone Alley, view "C", photograph of a illustration depicting a stone walkway with wooden stairs, flowers, houses and trees and the clock tower in the distance. Signed H. Marshall Gardiner.

Historical note
See image: GPN2322

Subjects
Churches
Roads
Stone Alley

Credit Line
Courtesy of the Nantucket Historical Association.

Written to CD
533

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NANTUCKET HISTORICAL ASSOCIATION
RESEARCH LIBRARY & ARCHIVES

Manuscripts Database Search Results Expanded

Record 1 of 2

Collection:
2000 - Individual house plans

Location:
no. 13 Flat file, map room

Creator:
Historic American Buildings Survey (Library of Congress)

Title:
James Codd House, 14 Orange Street

Dates:
1967

Summary note:
14 Orange Street.
HABS MASS-912
10 sheets

Explanation of Abbreviations used in Manuscript Database

Historical note:
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. Anartisan 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.

Available online:
Click to listen or view online.

Purchased Barn From Starbuck

Subjects:
ARCHITECTURE

Size
4" x 5"

Photographer or Artist
Unknown

Date
1880s (circa)
1890s (circa)

Notes
Stone Alley, view "B", stone walkway leading up towards church

Historical note
An edited detail version of this image was used for postcards in the 1900s. See image: PC-Stone-3 and PC-Stone-1

See image: GPN2330

Subjects
Churches
Stone Alley
Unitarian Universalist Church

Credit Line
Courtesy of the Nantucket Historical Association.

image

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NANTUCKET HISTORICAL ASSOCIATION
RESEARCH LIBRARY & ARCHIVES

Historic Image Database Search Results Expanded

Record no. 7 of 84

1890's



Image Number
GPN2322

Location
Glass-plate negatives

Other Numbers
PC-Stone-1

Process
Negative

Format or Mount
Glass

New Historic Images Search

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Format or Mount
Paper

Photographer or Artist
Palmer, Fred W.

Date
1900s (circa)
1900s (circa)

Notes
Stone Alley looking east from Orange Street.

From MS35, Henry Barnard Worth Collection, Book 13. Each entry contains a 1905 photograph and information about the house, including a list of owners.

Subjects
Stone Alley

Condition
Very good.

Credit Line
Courtesy of Nantucket Historical Association.

Written to CD
298

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1900's

Record no. 25 of 107



Image Number

MS35-13-130a

Location
Manuscript collection

Process
Digital photograph or scan

New Historic Images Search

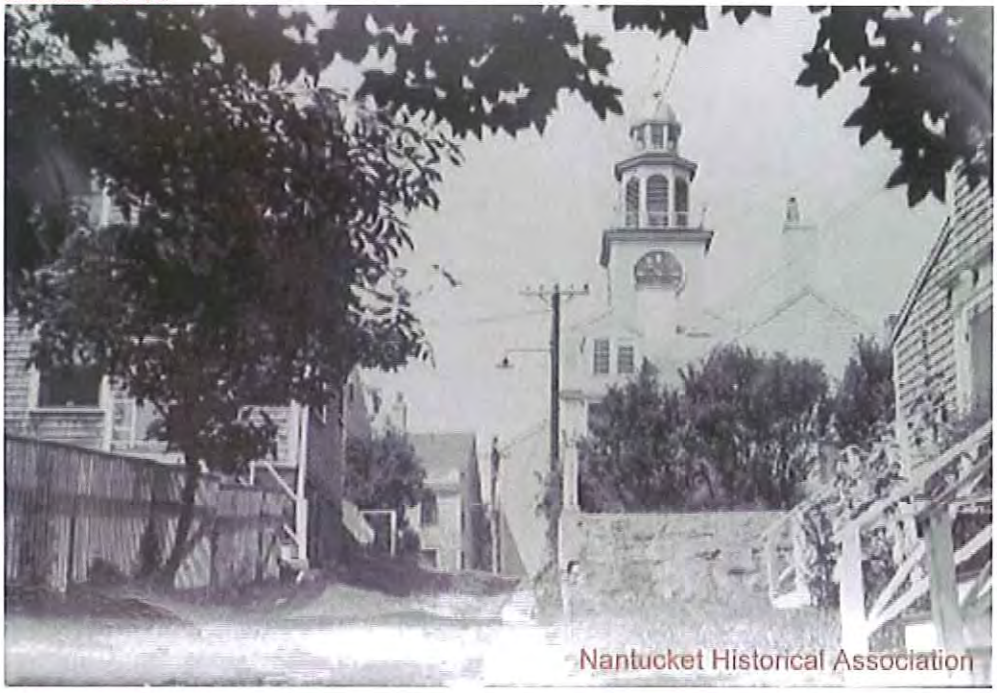
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Purchase an 11" x 14" print

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Historic Image Database Search Results Expanded

Record no. 37 of 107



1928

Image Number

P46

Location
Regular sized P-prints

Other Numbers
487

Format or Mount
Paper

Photographer or Artist
Unknown

Date
1928 (circa)
1920s (circa)

New Historic Images Search

Purchase an 8 1/2" x 11" print

Purchase an 11" x 14" print

Become a member

Report broken link to image

Permission to use

Format or Mount
Glass

Photographer or Artist
Unknown

Date
1930s (circa)

Notes
Stone Alley, with car at top.

Subjects
Houses
Stone Alley

Credit Line
Courtesy of the Nantucket Historical Association.

Written to CD
524

Purchase an 11" x 14" print

Become a member

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Record no. 17 of 84

1930's

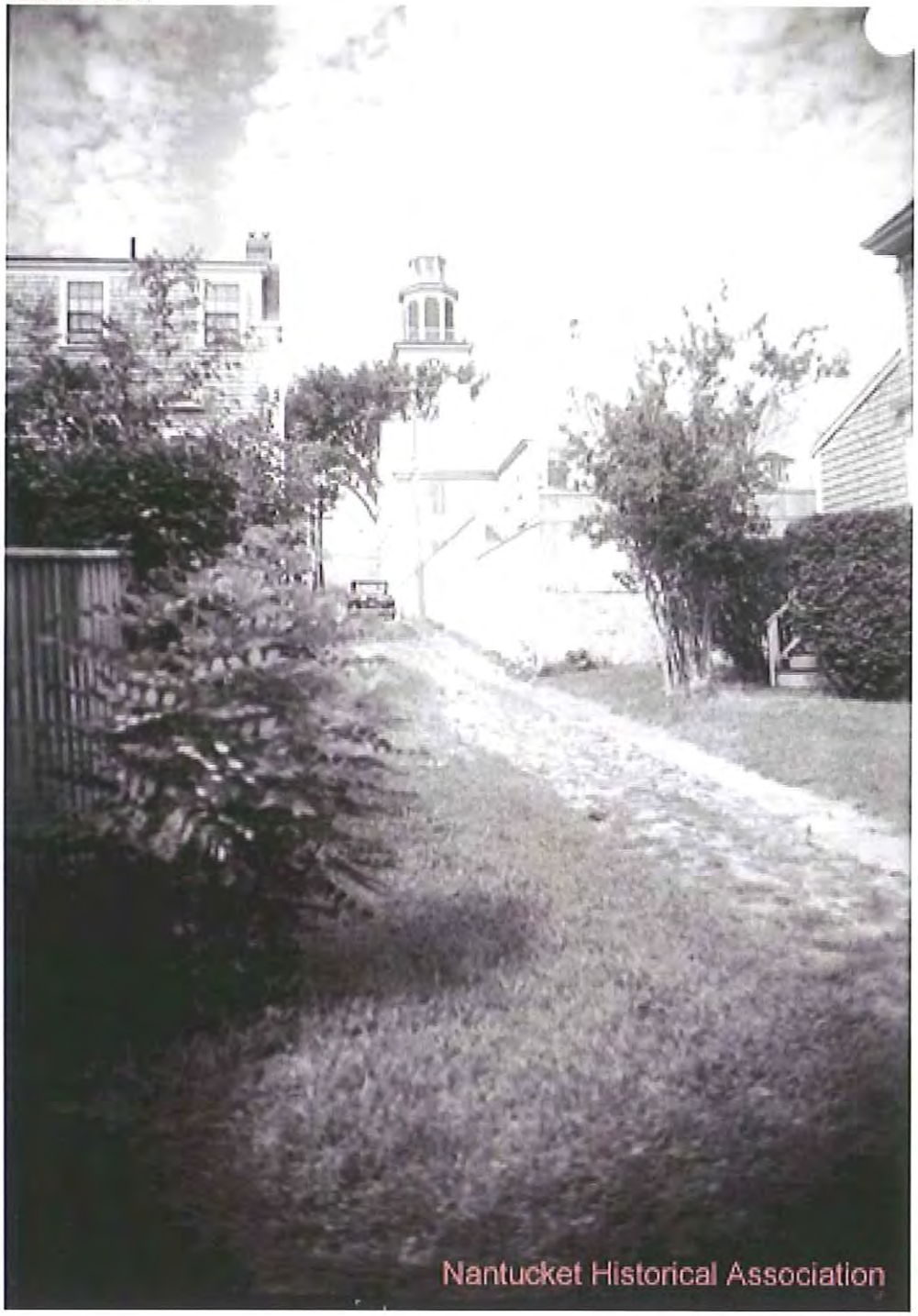


Image Number
GPN3964

Location
Glass-plate negatives

Process
Negative

New Historic Images Search

Purchase an 8 1/2" x 11" print

Process
Black-and-white photographic print

Format or Mount
Paper

Photographer or Artist
Barker, James F.

Date
1940s (circa)
1940s (circa)

Notes
Looking west to Unitarian Church

Subjects
Stone Alley

Credit Line
Courtesy of the Nantucket Historical Association.

x 11" print

Purchase an 11" x 14" print

Become a member

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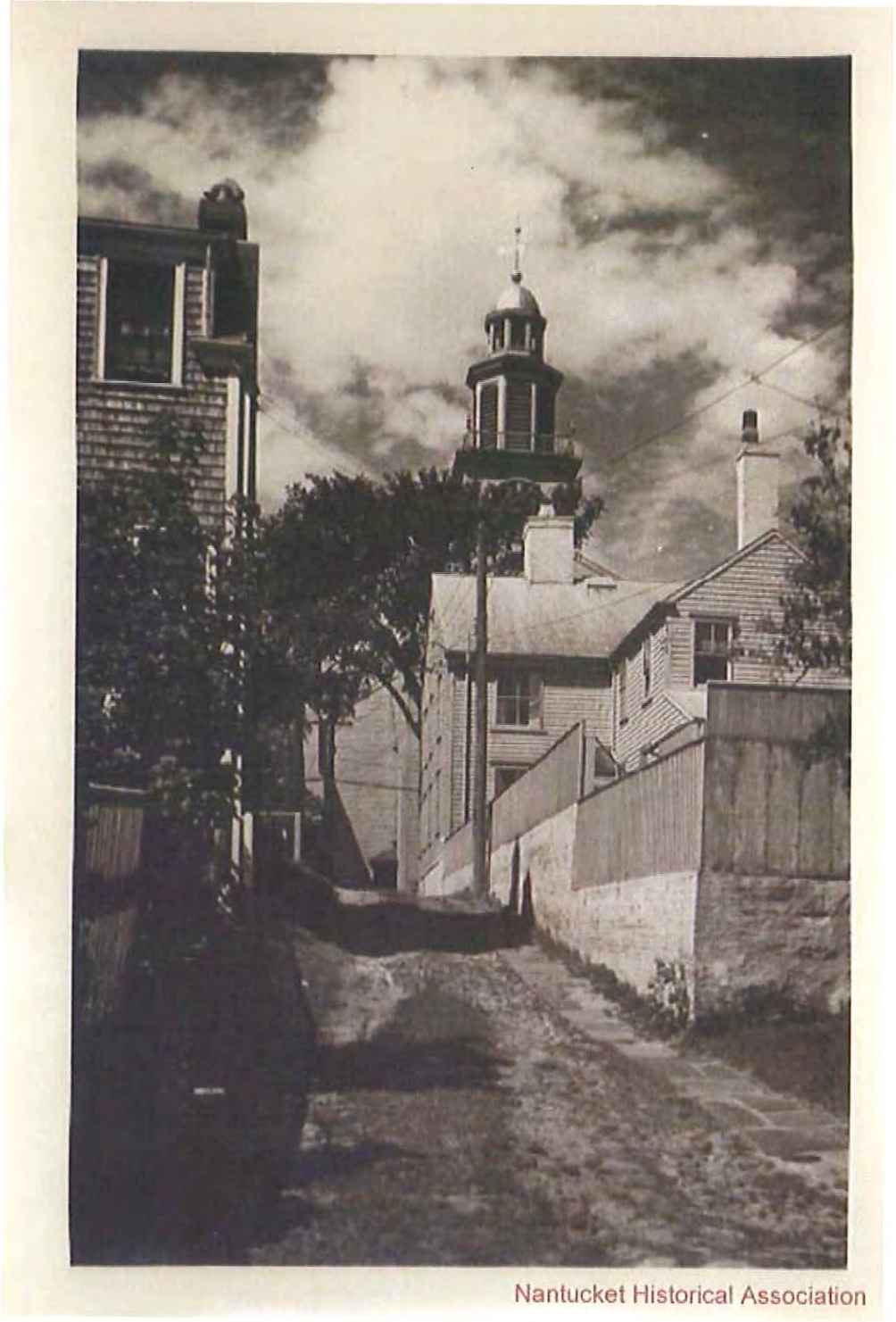
Multi-Database Search | Books Search | Manuscripts Search | Cemeteries Search | New Historic Images Search | Collections Search | Barney Genealogical Record Search
NHA Home | NHA Research Library Home

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Record no. 40 of 107

1940's



Nantucket Historical Association

Image Number

P50

Location
Regular sized P-prints

New Historic Images Search

Purchase an 8 1/2"

Record no. 38 of 107

DATE UNKNOWN



Image Number

P47

Location
Regular sized P-prints

Process
Black-and-white photographic print

New Historic Images Search

Purchase an 8 1/2" x 11" print

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Gunter Lane ran from burn to Union St. + later joined to Gunter Alley + formed Stone Alley.

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ⊖ f. NHA photos: _____
- ⊖ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .17 AO a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ⊖ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ⊖ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ⊖ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ⊖ d. residential
- ○ e. commercial
- ⊖ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊖ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊖ k. fence
- ⊖ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

12 Orange

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-24-29
MAP/PARCEL#: 4231-102

Recorded By: AEG Date: 11-1 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Stone Alley 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ⊖ b. private 4. PRESENT OWNER: Fairbanks, Walter A.

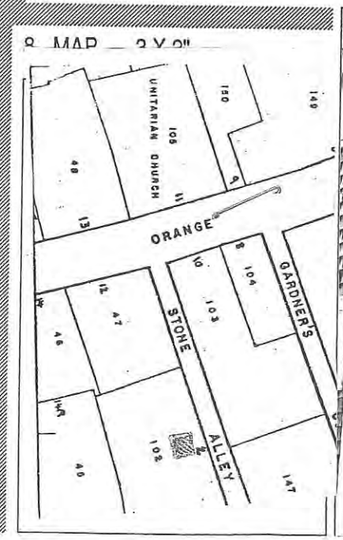
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1854 - James Cobb bought property with barn from heirs of Levi Starbuck - same time bought house at 14 Orange. 1875 - Wm. F. Cobb son inherits. 1885 - George B. Upton, barn taken down + house erected. 1922 - Wm. F. Cobb reinherits from Upton heirs. 1927 - Cobb Lane & Court are platted as No. 11559 & 1 of its 1. 1940 - Walter D. Allen + 3 sisters inherited from Cobb. 1951 Helen J. Morton from Allen et al. 1958 - Walter A. + Florence H. Fairbanks.

6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊖ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP — 3 X 9"





DESCRIPTION:

10. FOUNDATION
⊘ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ⊘ d. 2 ○ f. 3

16. ROOF SHAPE: ⊘ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ⊘ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk ○ e. balustrade
⊘ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ⊘ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ⊘ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ⊘ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ⊘ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ⊘ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ⊘ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ⊘ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: raised molding

26. NUMBER OF BAYS: ○ a. three ○ c. five
⊘ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: raised molding

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
⊘ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ○ e. blinds
⊘ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ⊘ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
⊘ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ⊘ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1885 SOURCE: NHA
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ⊘ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

All Formats Search Loc.gov

PHOTOS, PRINTS, DRAWINGS

George B. Upton House, 2 Stone Alley, Nantucket, Nantucket County, MA



[Photos from Survey HABS MA-1077]

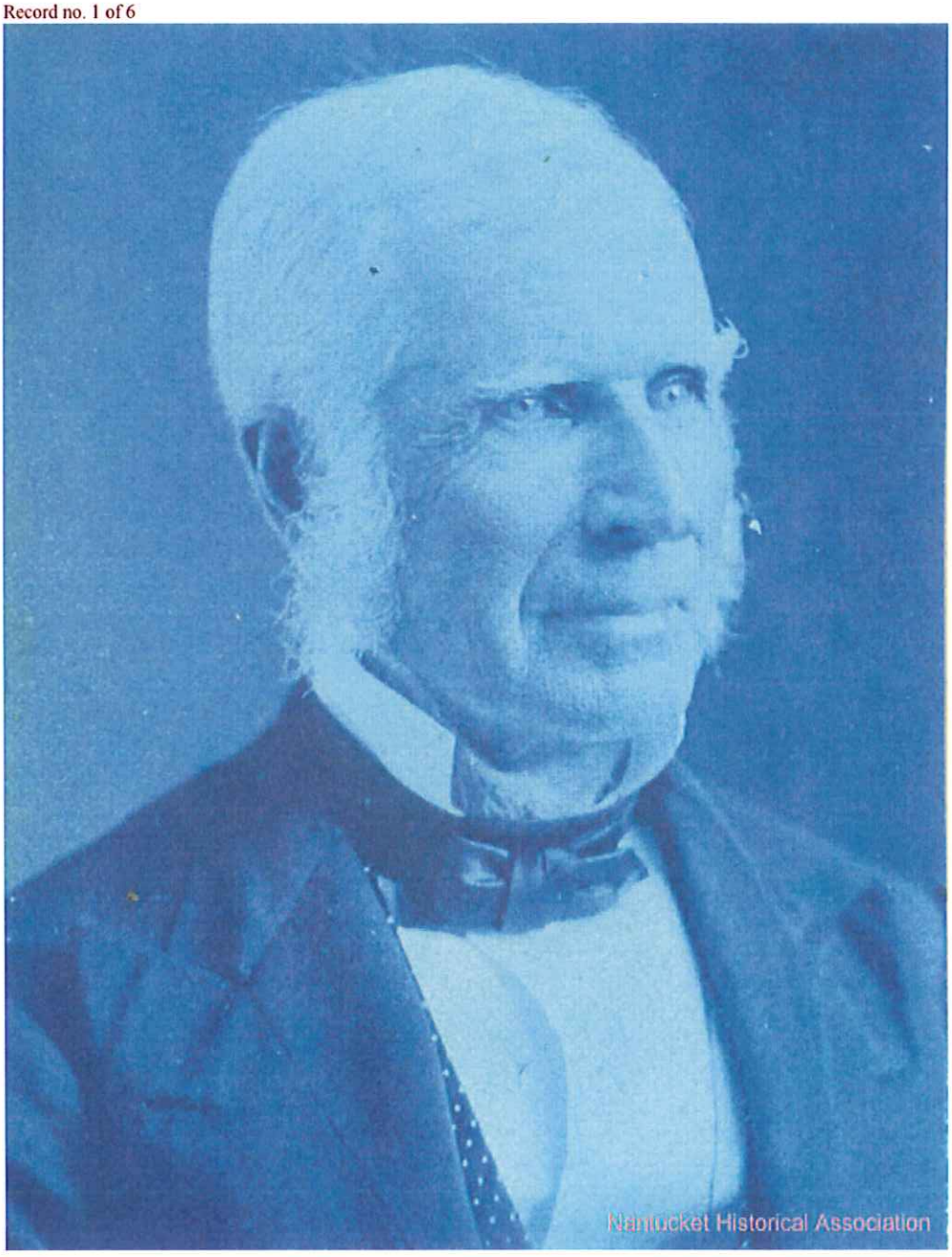
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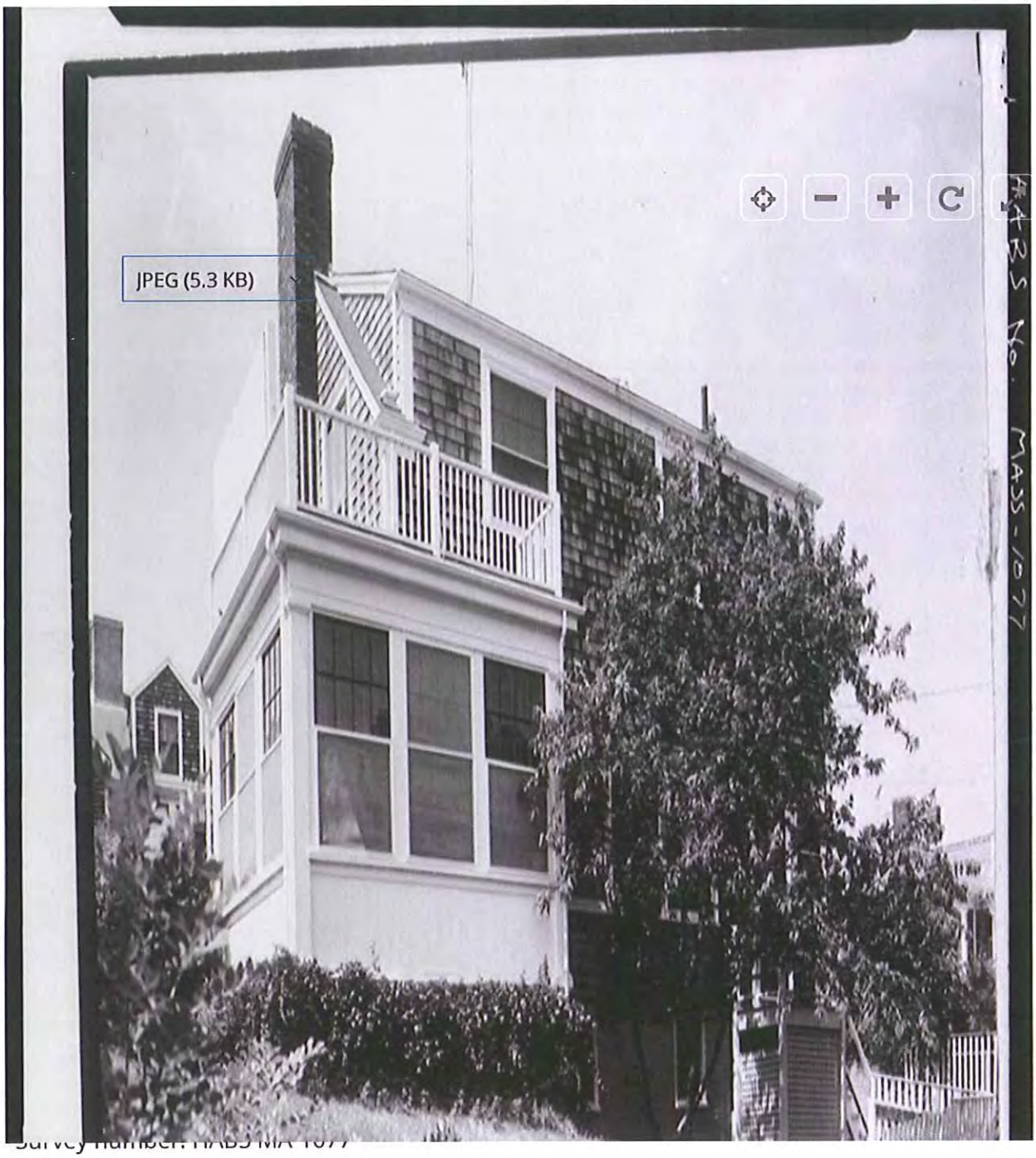
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Record no. 1 of 6





- Survey Number: HABS MA-1077
- Building/structure dates: 1885 Initial Construction

Medium
Photo(s): 2

Data Page(s): 5

Call Number/Physical Location
HABS MASS,10-NANT,76Z-

Back to top

Source Collection
Historic American Buildings Survey (Library of Congress)

Repository
Library of Congress Prints and Photographs Division Washington, D.C. 20540 USA
http://hdl.loc.gov/loc.pnp/pp.print

Digital Id
hhh linkma0401-data 1 //www.loc.gov:8081/pictures/search/?q=Photograph: ma0401&fi=number&op=PHRASE&va=exact&co =hh&st=gallery&sg = true

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Tashama Farm, Surfside Road,



Thomas Starbuck Homestead, 11 Milk



Robert Wyer House, 33 Orange Street, Nantucket,

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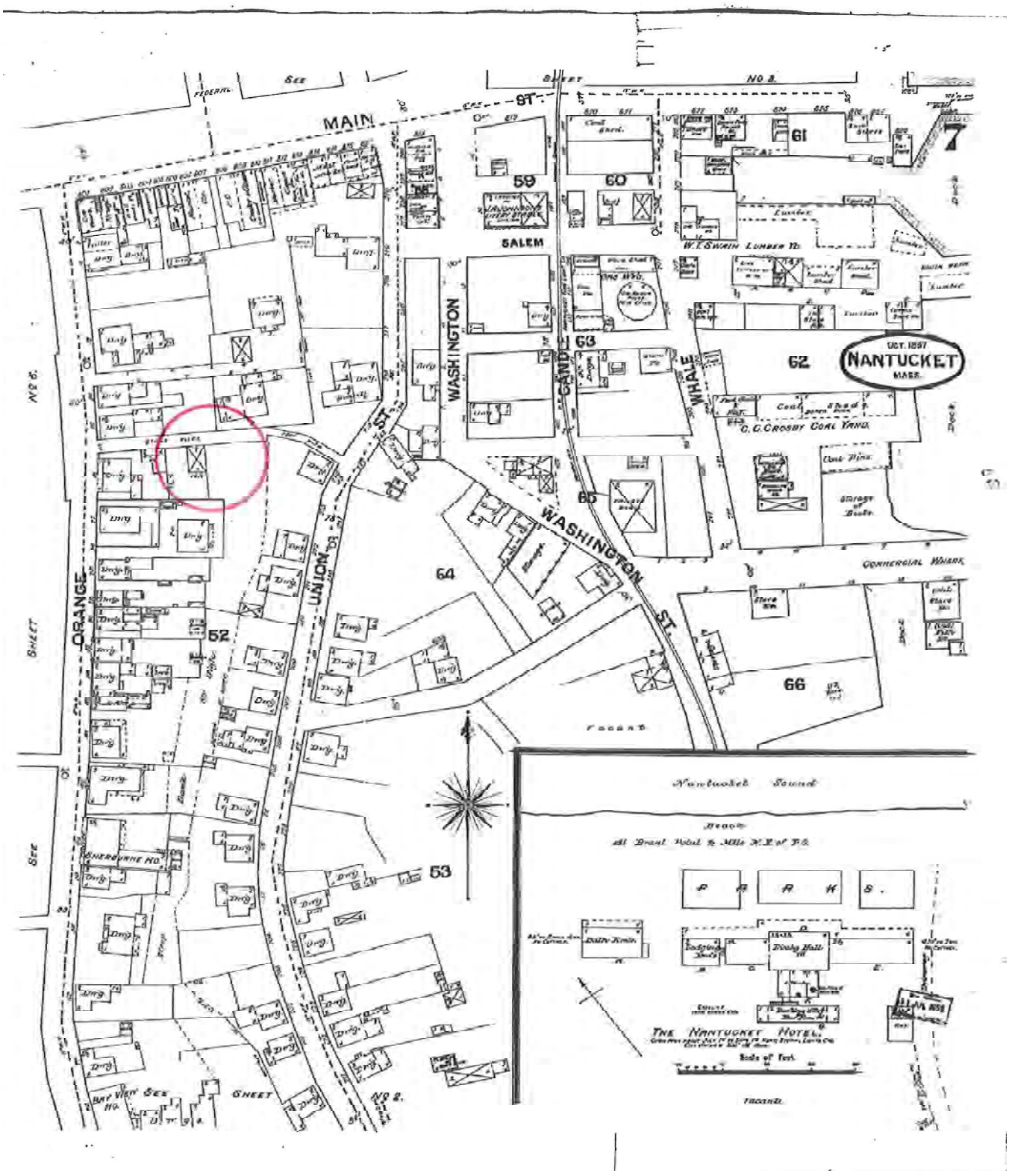



HABS No. MASS-1027

2 Stone Alley
Nantucket, MA 02554

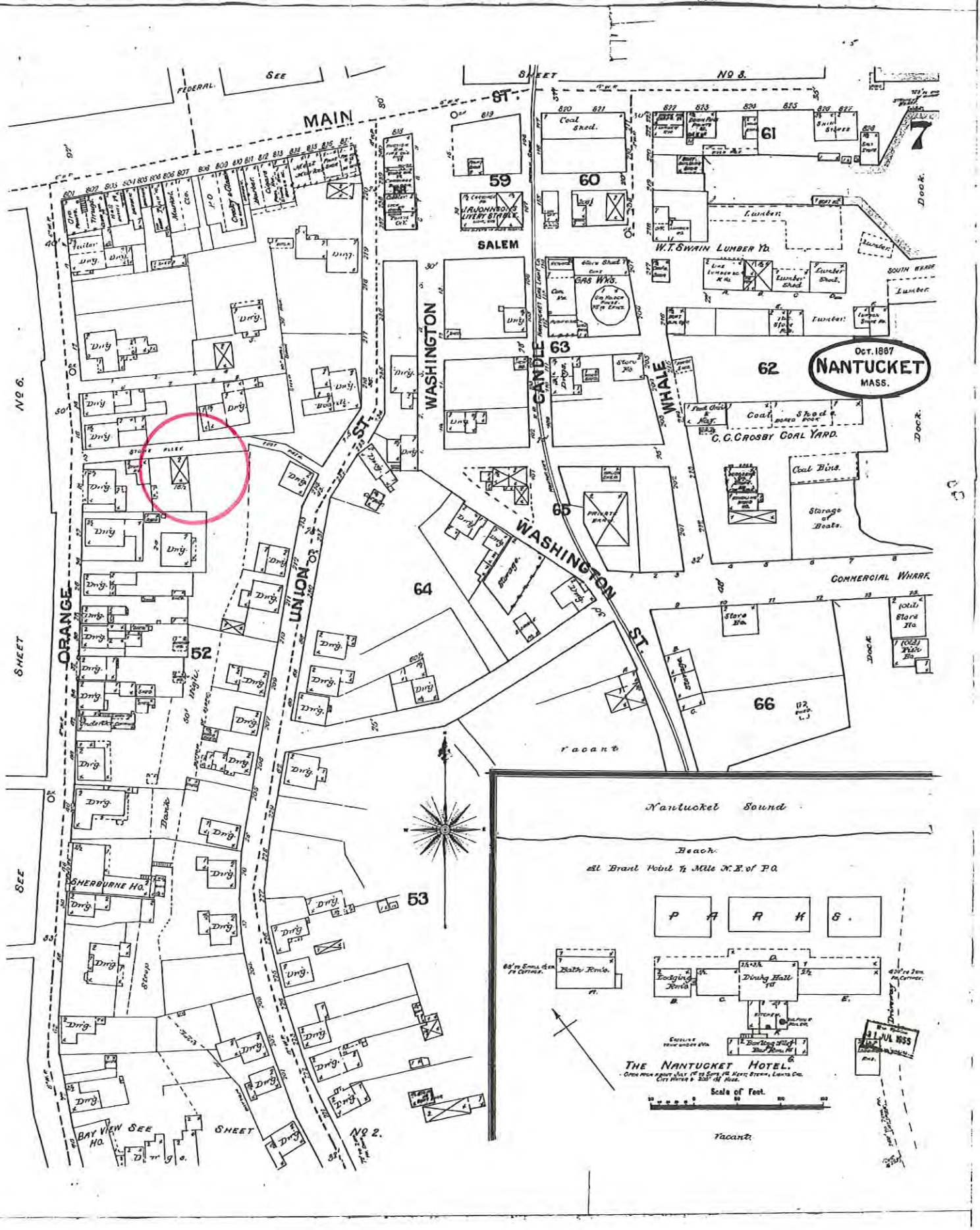
emeritus

Sanborn Map - 1887

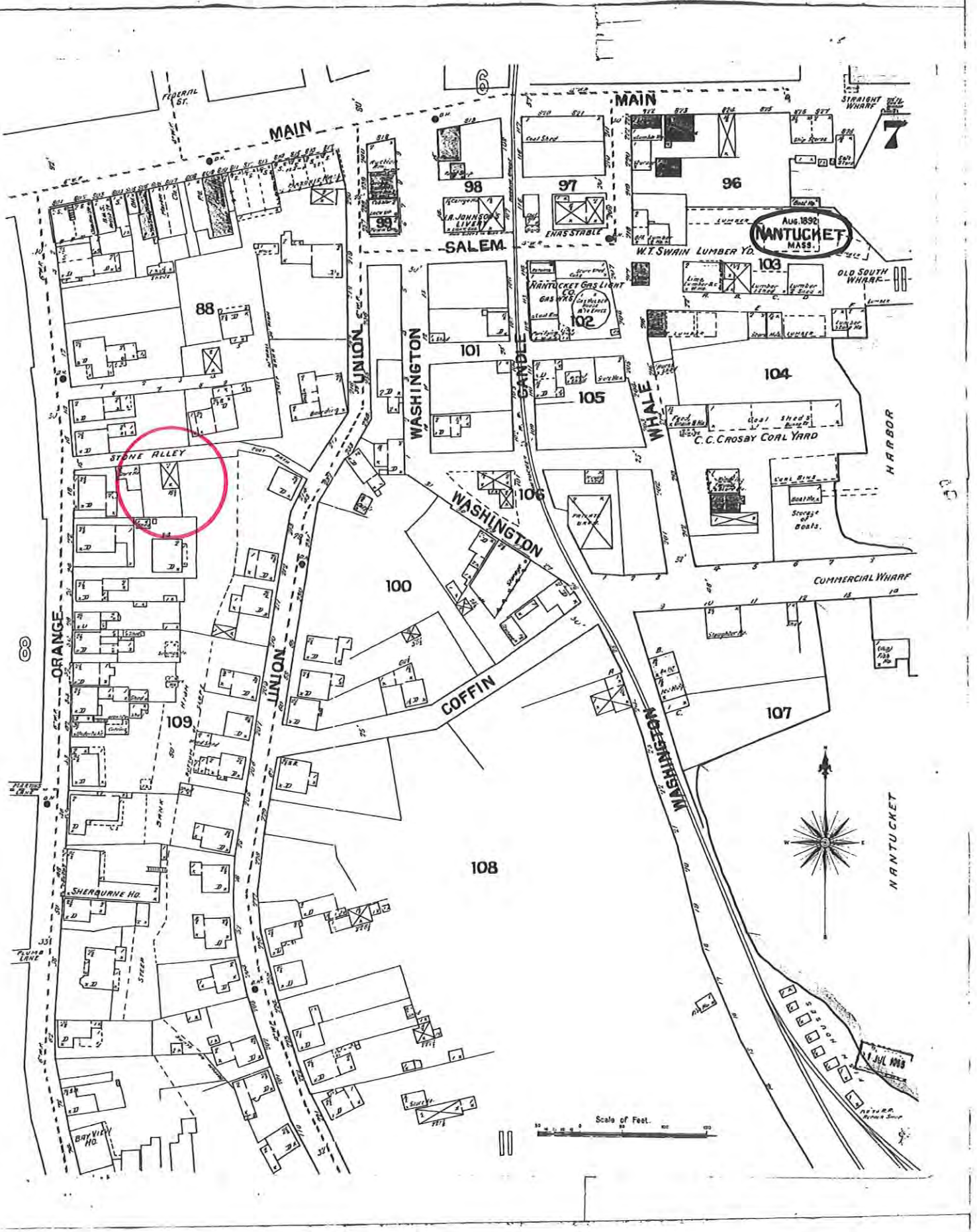


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Date: 11/22/2021

1887

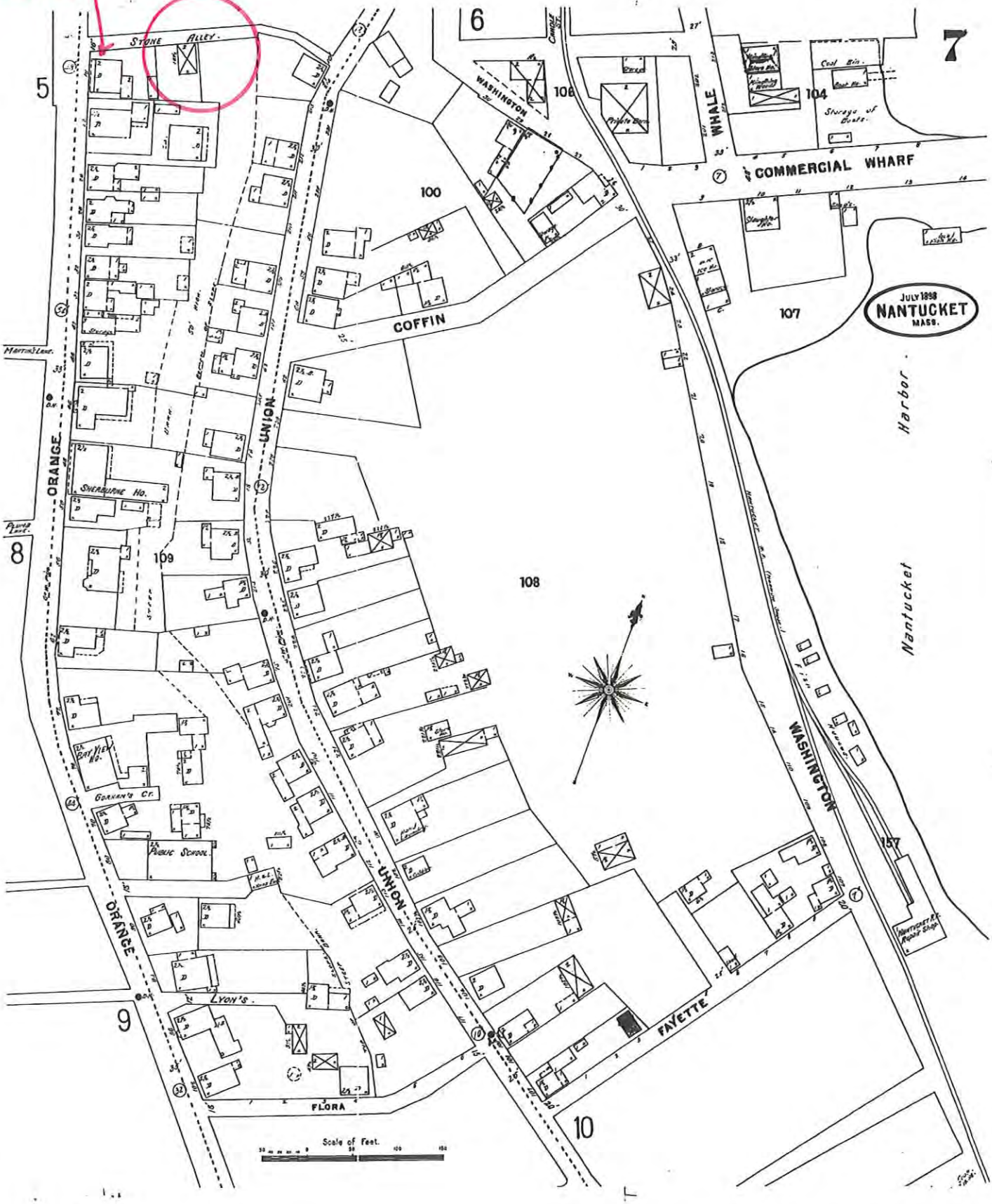

MAIN ST.
FEDERAL
SEE SHEET No 8.
SEE SHEET No 6.
SEE SHEET No 2.
ORANGE ST.
UNION ST.
WASHINGTON ST.
CANDLE WHALE ST.
SALEM
W. T. SWAIN LUMBER Yd.
C. C. CROSBY COAL YARD.
COMMERCIAL WHARF.
Oct. 1887
NANTUCKET
MASS.
SHERBURNE Ho.
BAY VIEW Ho.
Nantucket Sound
Beach
at Brant Point, ¼ Mile N.E. of P.O.
PARK
THE NANTUCKET HOTEL.
Scale of Feet.
Vacant
Vacant
Coal Shed.
Lumber
Lumber Shed.
Coal Bins.
Storage of Boats.
Store No.
Dwg.
Bath Rooms.
Lodging Rooms.
Dining Hall
Kitchen.
Bowling Alley
59
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62
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64
65
66
52
53

1892


MAIN
FEDERAL ST.
SALEM
STRAIGHT WHARF
OLD SOUTH WHARF
Aug. 1892
NANTUCKET
MASS.
W.T. SWAIN LUMBER YD.
NANTUCKET GAS LIGHT CO. GAS WKS
C.C. CROSBY COAL YARD
HARBOR
STONE ALLEY
UNION
WASHINGTON
CANDLE
WHALE
ORANGE
MONTT
COFFIN
COMMERCIAL WHARF
WASHINGTON
NANTUCKET
SHERBURNE HO.
BAY VIEW HO.
PLUMB LANE
BANK
STEAM
Scale of Feet.
88
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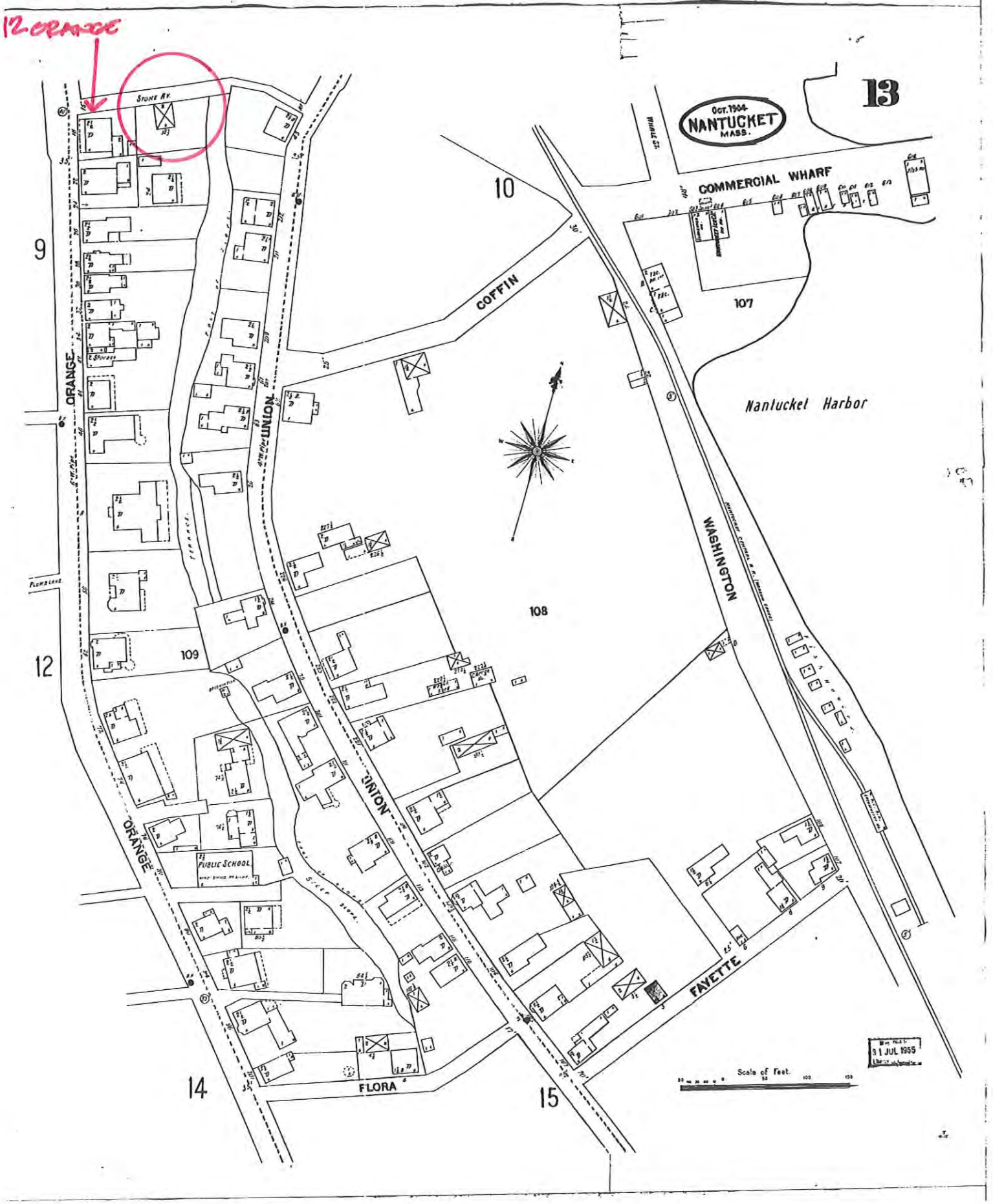
1898

12 ORANGE

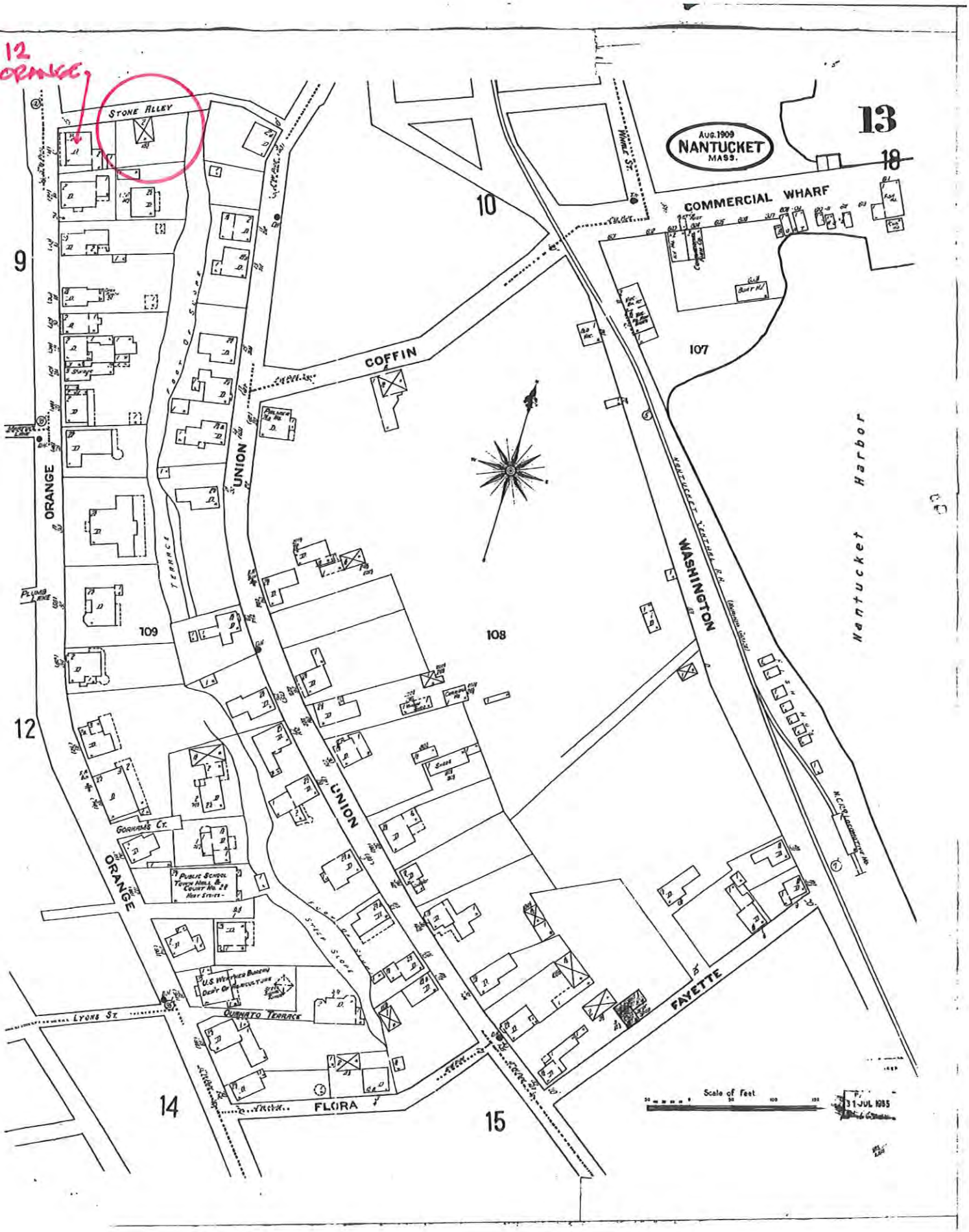


1904

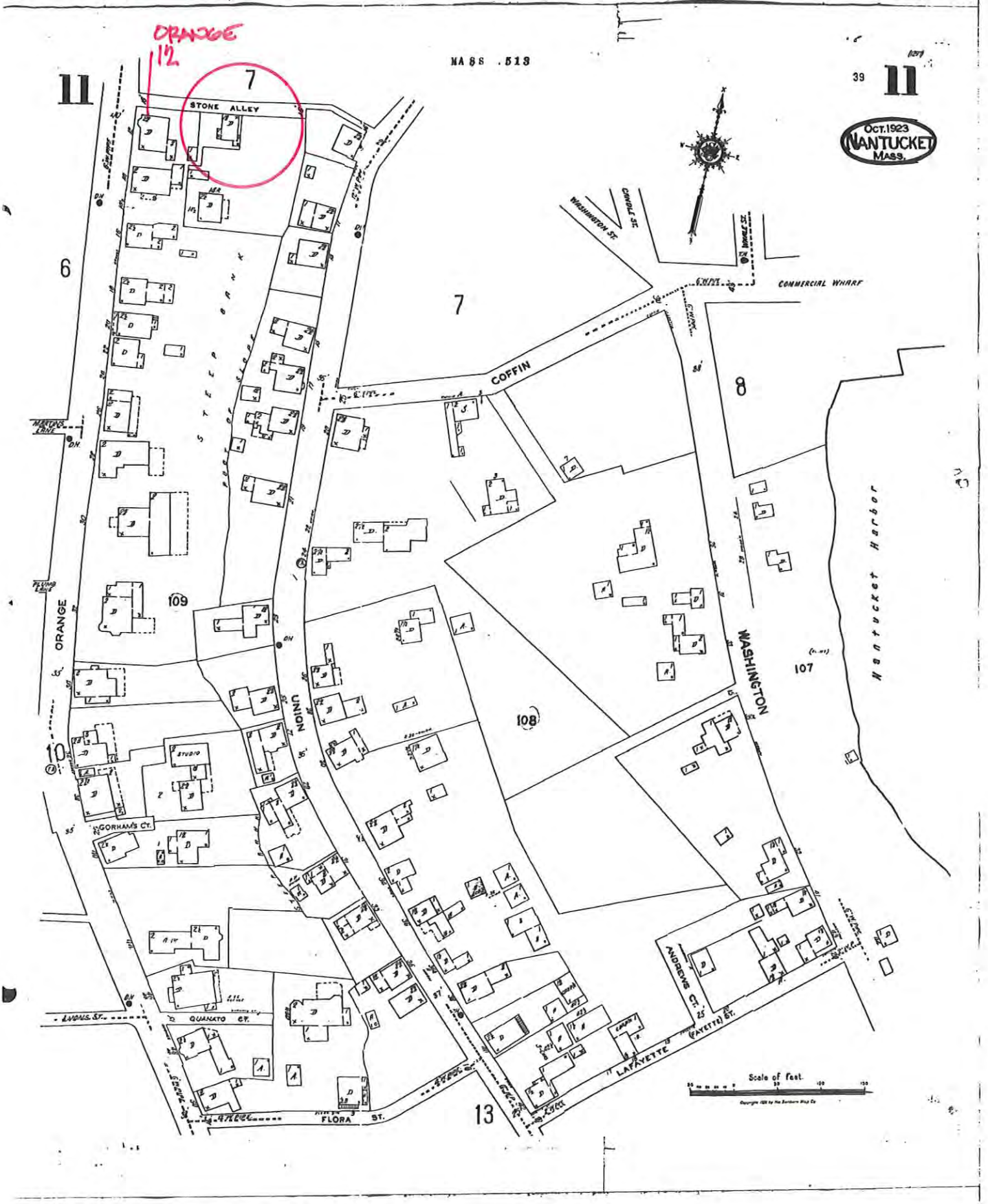
12 ORANGE



1909


12
ORANGE
STONE ALLEY
Aug. 1909
NANTUCKET
MASS.
13
18
COMMERCIAL WHARF
WHALE ST.
10
9
COFFIN
107
UNION
ORANGE
WASHINGTON
Nantucket Harbor
109
108
12
GORHAM CT.
PUBLIC SCHOOL
TOWN HALL &
COURT No. 28
MAY STREET
LYONS ST.
QUINATO TERRACE
FLORA
FAYETTE
14
15
Scale of Feet
31 JUL 1985

1923-1949.


ORANGE 12
MASS. 513
11
39
11
OCT. 1923
NANTUCKET
MASS.
STONE ALLEY
6
7
8
STEEP BANK
COFFIN
WASHINGTON ST.
CONDLE ST.
WHARF ST.
COMMERCIAL WHARF
MARTIN'S LANE
FLYING LANE
ORANGE
109
UNION
108
107
WASHINGTON
Nantucket Harbor
10
STUDIO
GORHAM'S CT.
EVANS ST.
QUANATO CT.
FLORA ST.
13
ANDREWS CT.
LAFAYETTE (FAYETTE) ST.
Scale of Feet

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

11.29.21



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



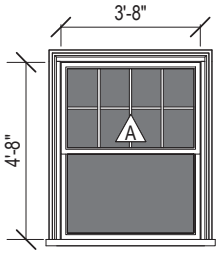
East Elevation



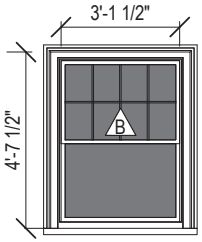
South Elevation



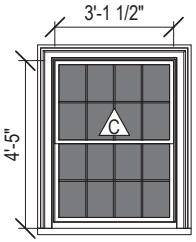
West Elevation



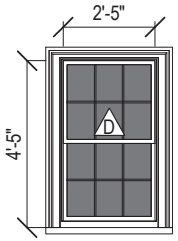
Double Hung
8/1 Lite TDL



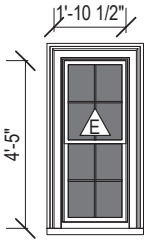
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8/1 Lite TDL



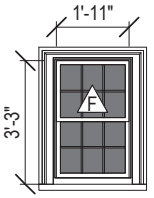
Double Hung
8/8 Lite TDL



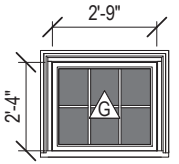
Double Hung
6/6 Lite TDL



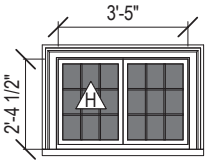
Double Hung
4/4 Lite TDL



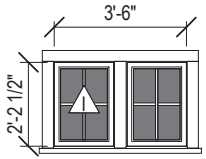
Double Hung
6/6 Lite TDL



Fixed / Awning
6 Lite TDL



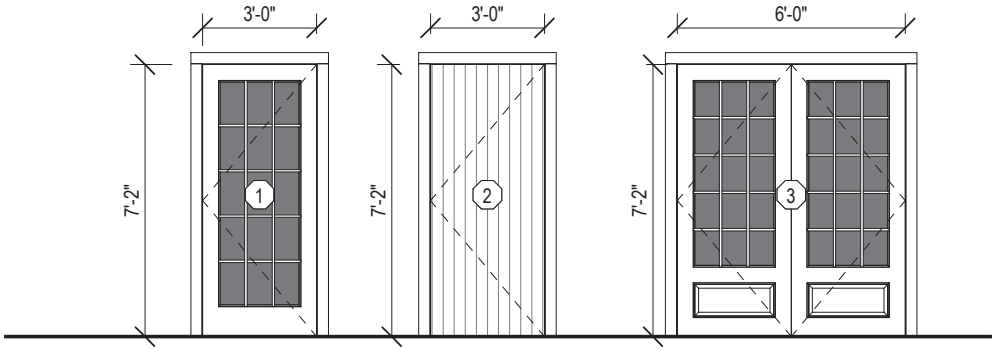
Fixed / Awning
9 Lite TDL



Fixed / Awning Pair
4Lite TDL

Window Legend

1/4" = 1'-0"



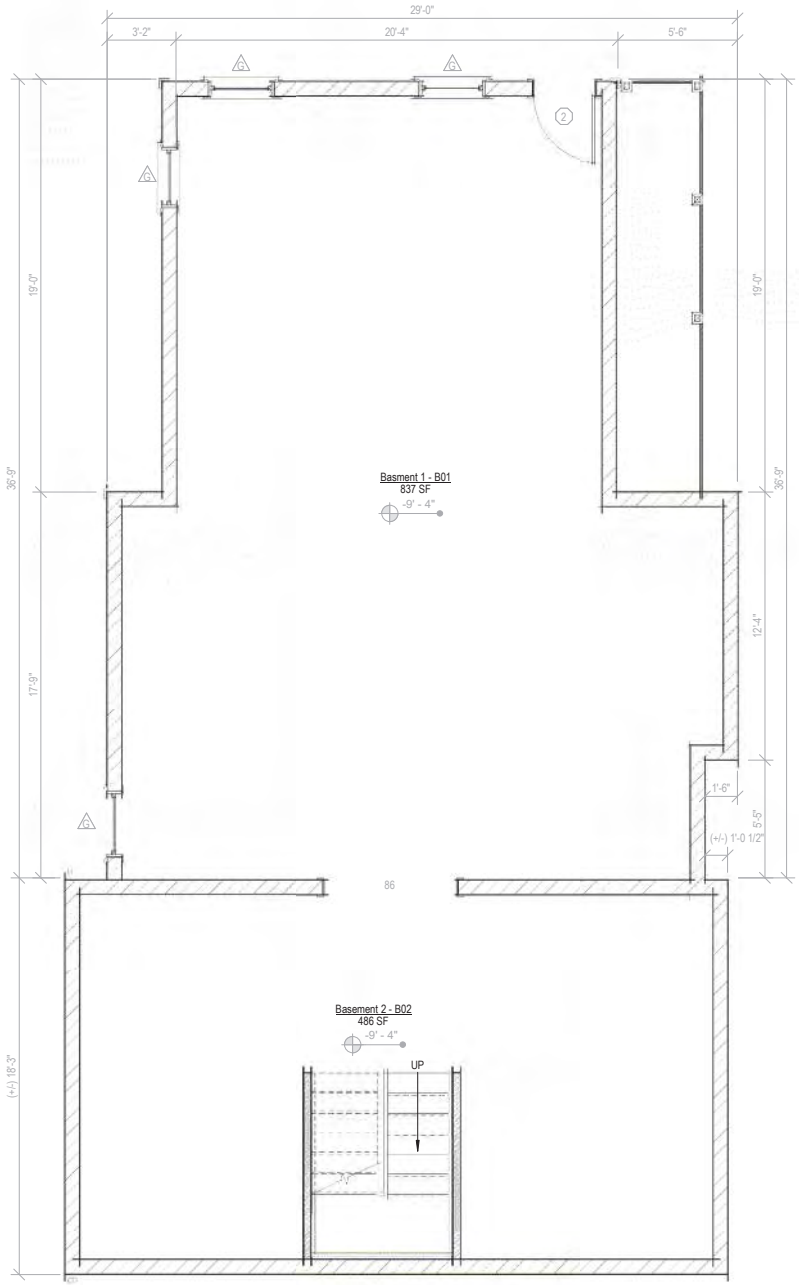
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-2"

Single Door
Solid 'V' Groove
3'-0" x 7'-2"

Pair French Doors
1 Panel 15 Lite - TDL
(2) 3'-0" x 7'-2"

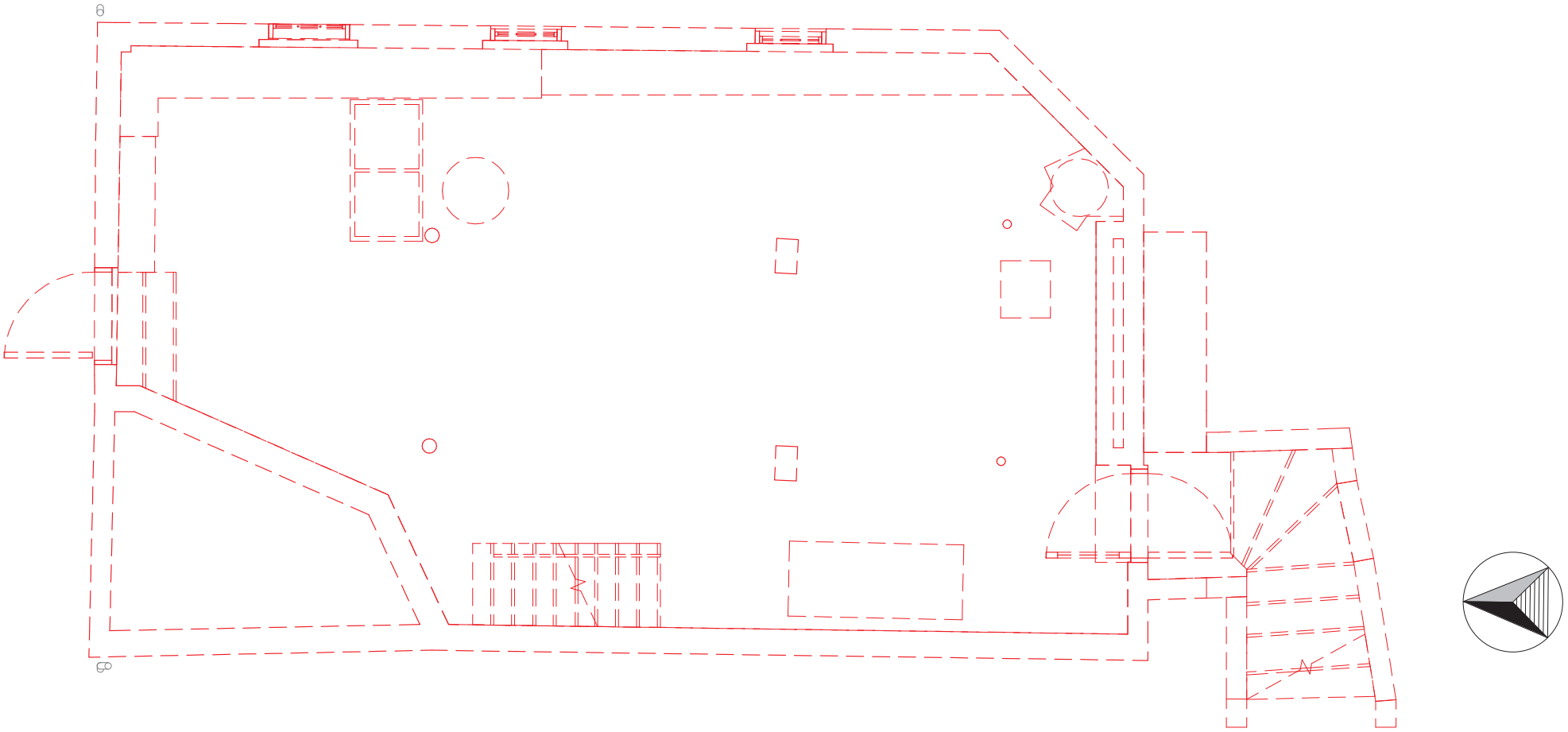
Door Legend - Exterior

1/4" = 1'-0"



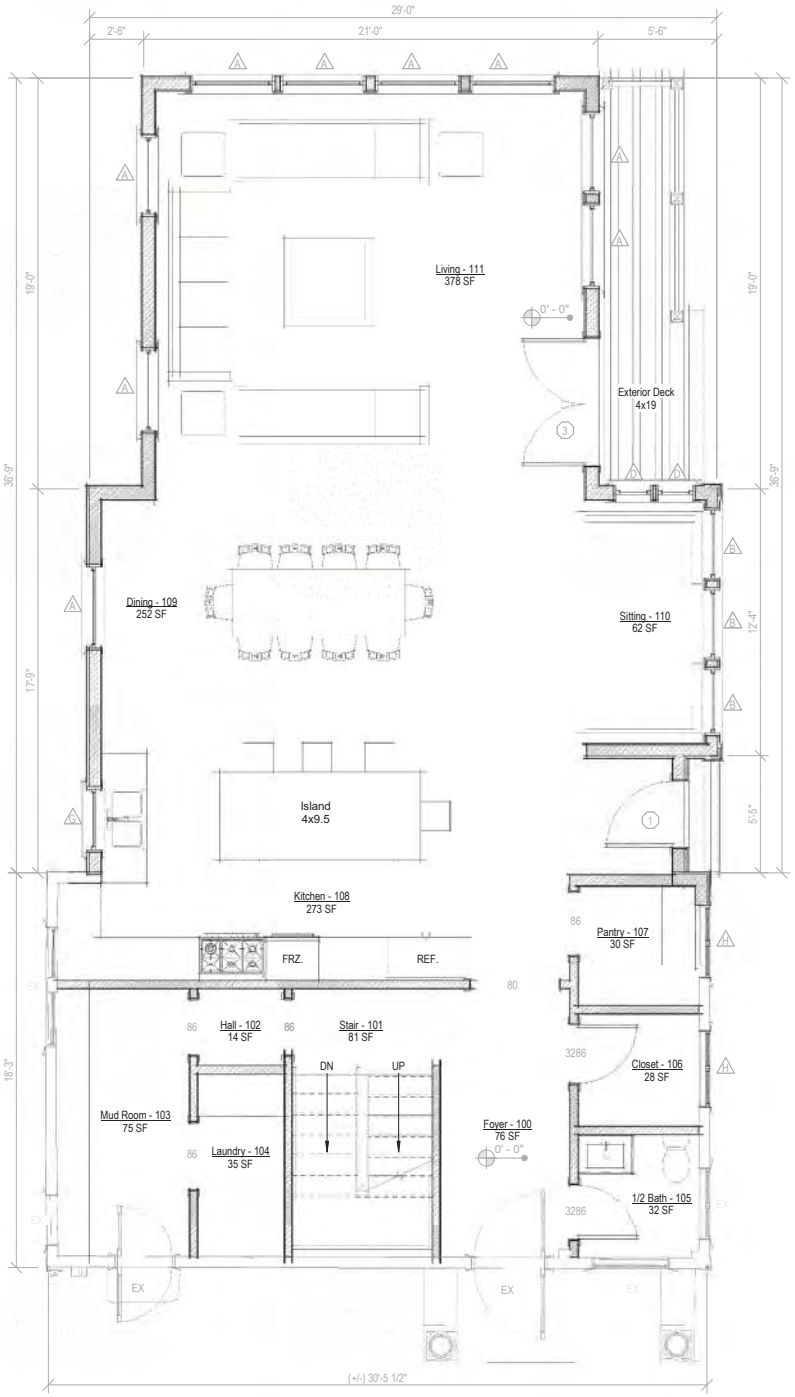
Basement Level - Proposed

1/4" = 1'-0"



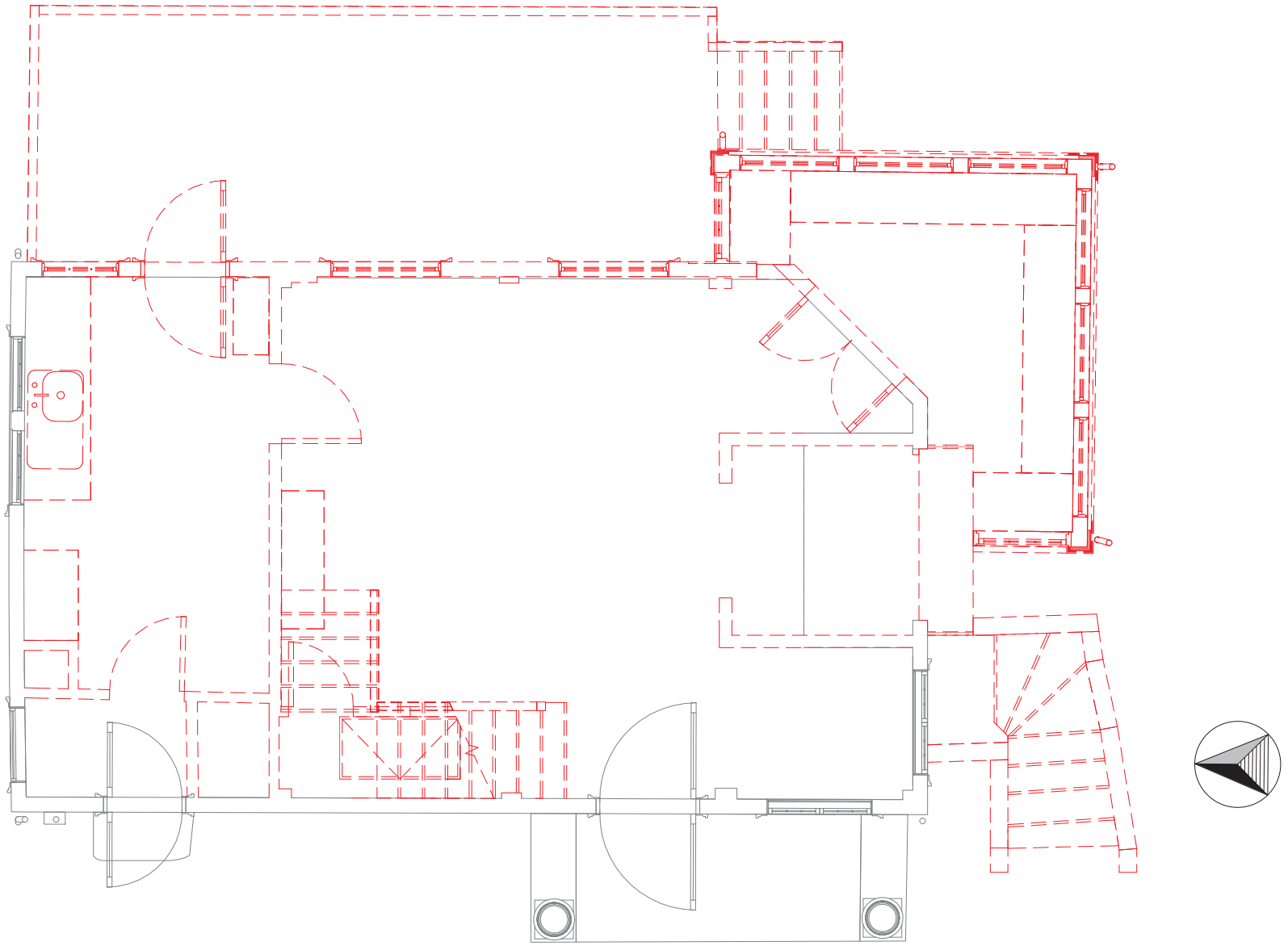
Basement Level - Demolition

1/4" = 1'-0"



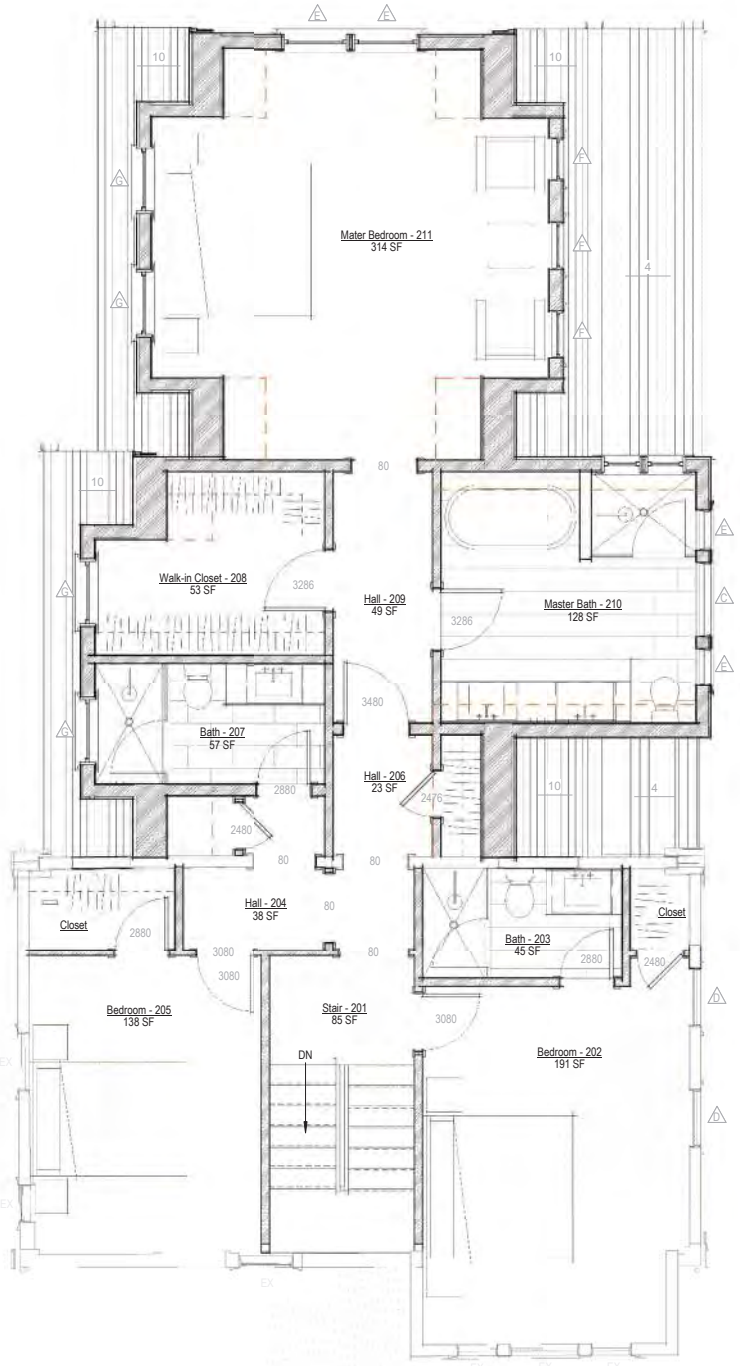
First Floor Level - Proposed

1/4" = 1'-0"



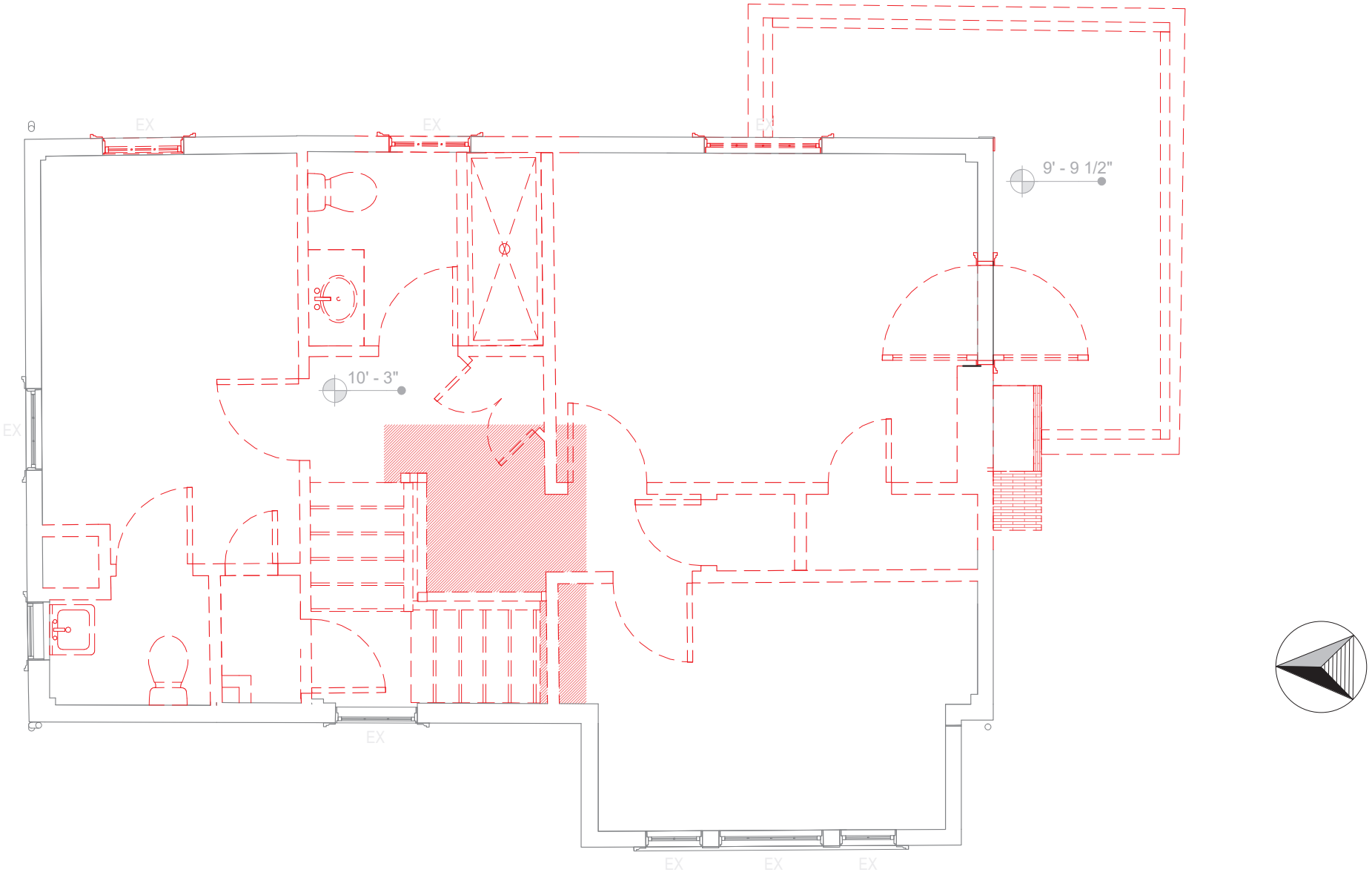
First Floor Level - Demolition

1/4" = 1'-0"



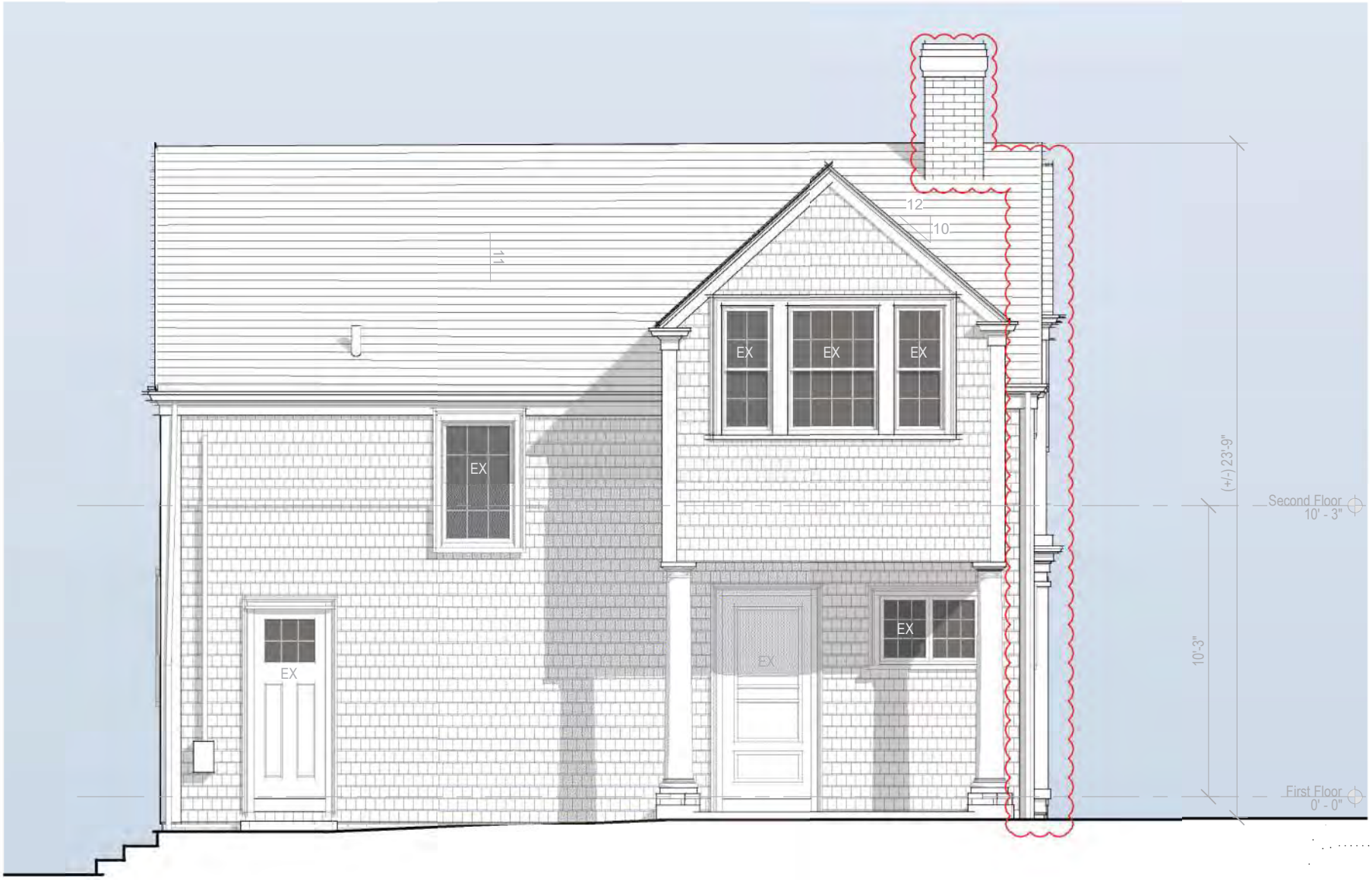
Second Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Demolition

1/4" = 1'-0"



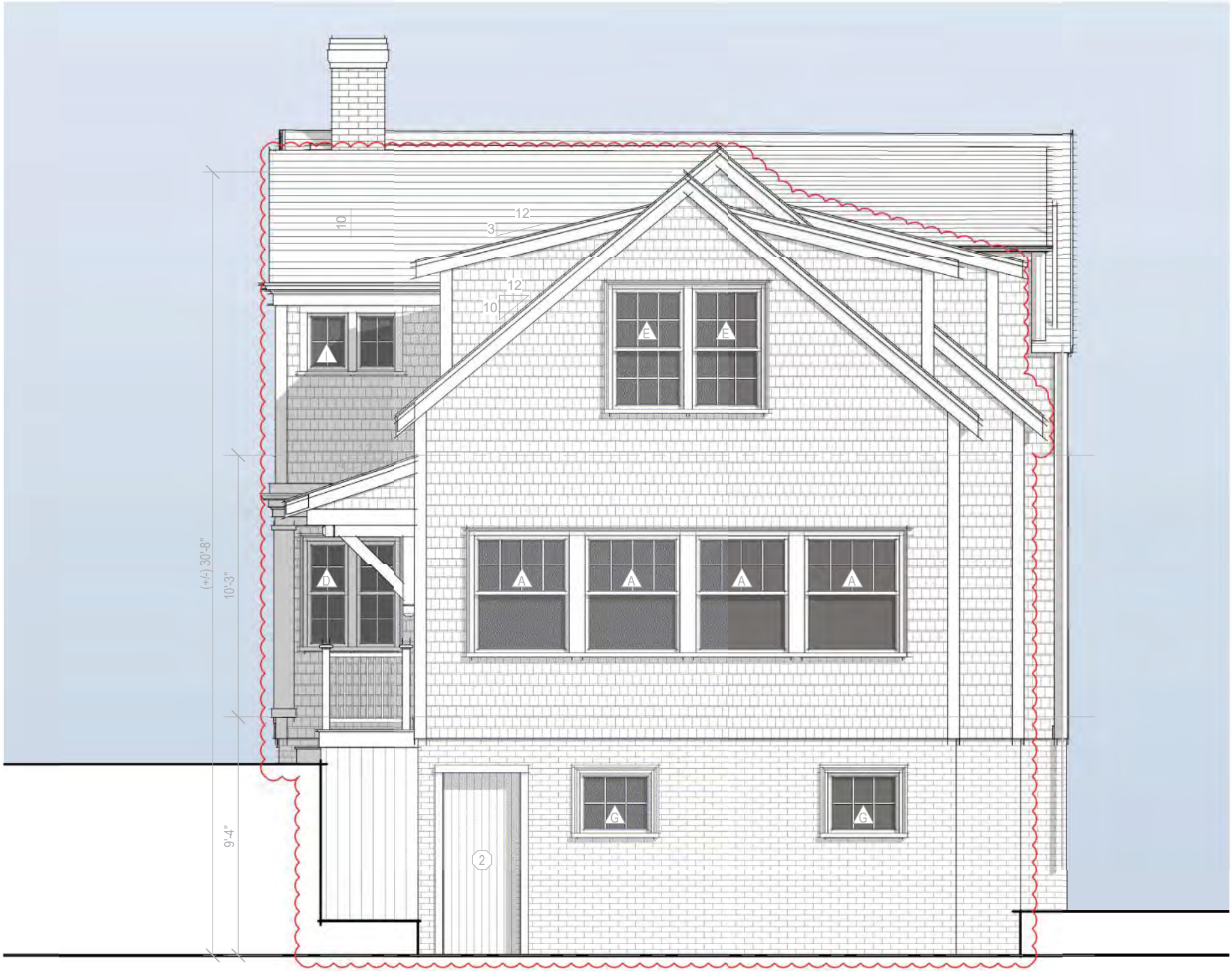
West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



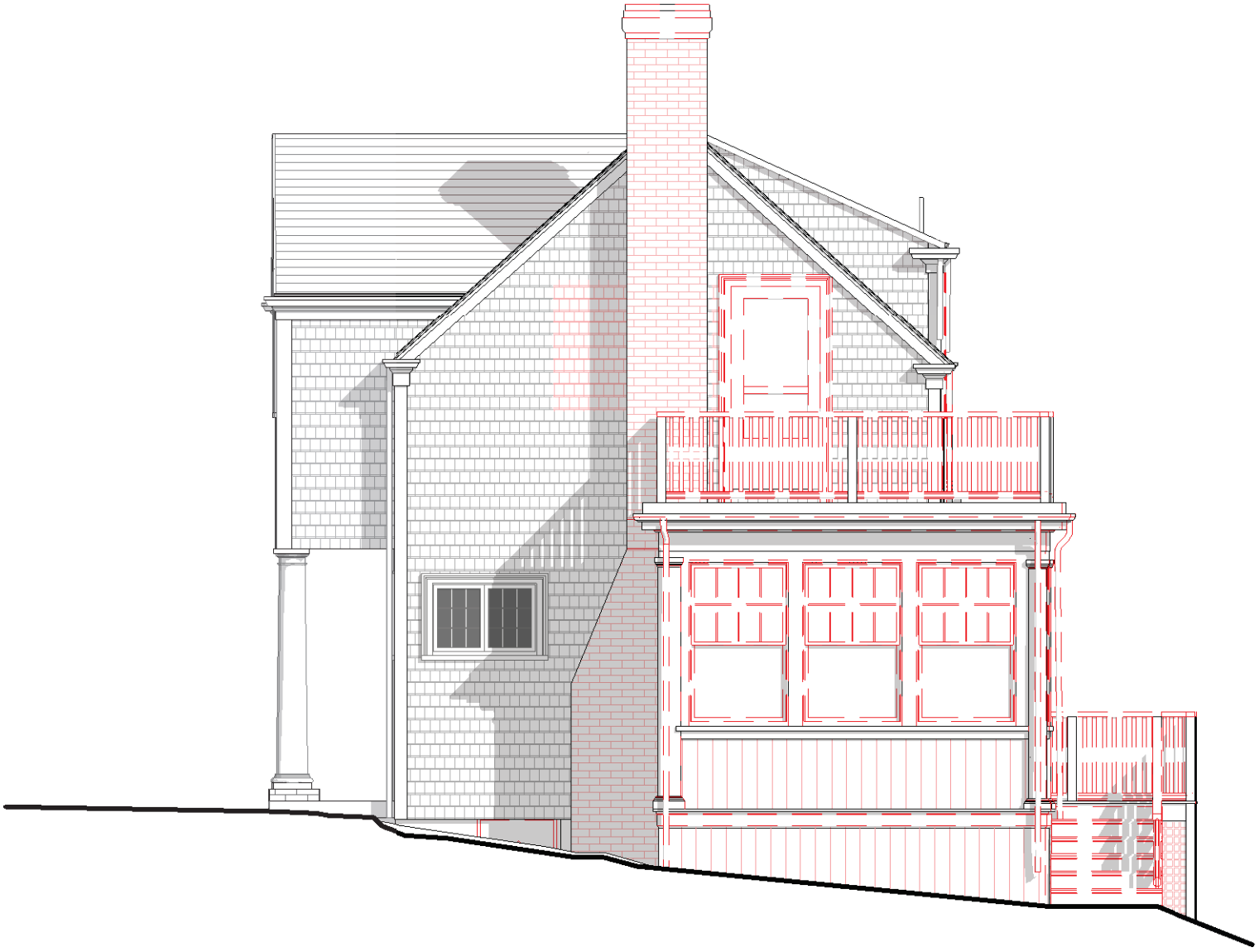
East Elevation - Demolition

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2021-11-5272
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) ⓐ Site Plan ⓑ North Elevation ⓒ South Elevation ⓓ East Elevation ⓔ West Elevation ⓕ Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 01.20.22

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 #

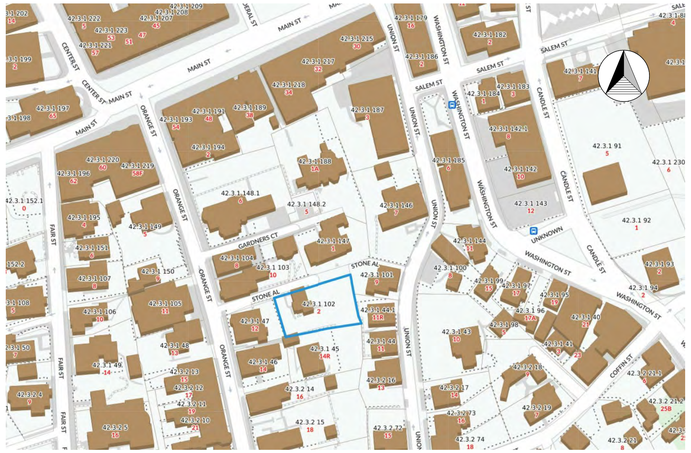
PROPOSED

Ehinger Residence

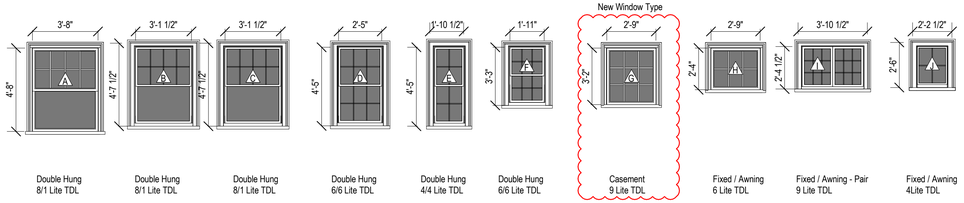
2 Stone Alley
Nantucket, MA 02554

01.20.22

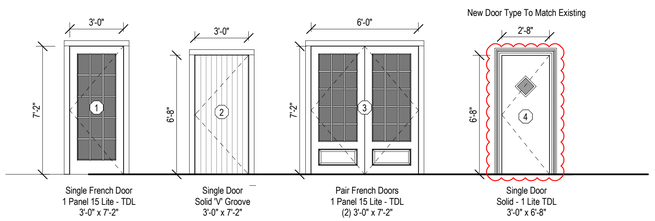
HDC Submission



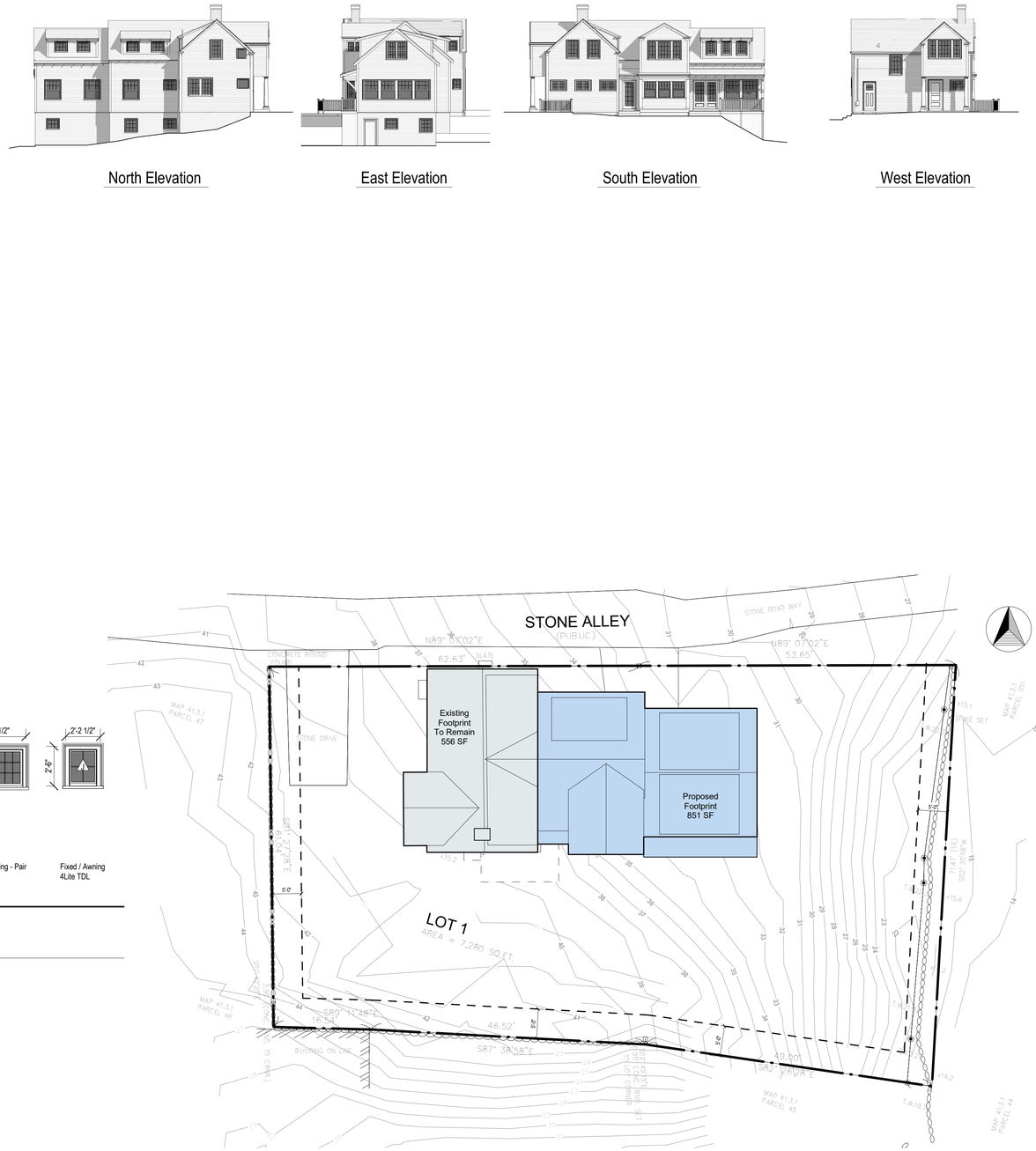
Locus Map
Not to Scale



Window Legend
1/4" = 1'-0"



Door Legend - Exterior
1/4" = 1'-0"



Site Plan
3/32" = 1'-0"

2110
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	851 sq. ft.
Total Proposed G.C.:	1,407 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0	Cover Sheet
A.1.0	Floor Plans
A.1.1	Floor Plans
A.1.2	Floor Plans
A.2.0	Exterior Elevations
A.2.1	Exterior Elevations
A.3.1	Perspective Views

Revisions

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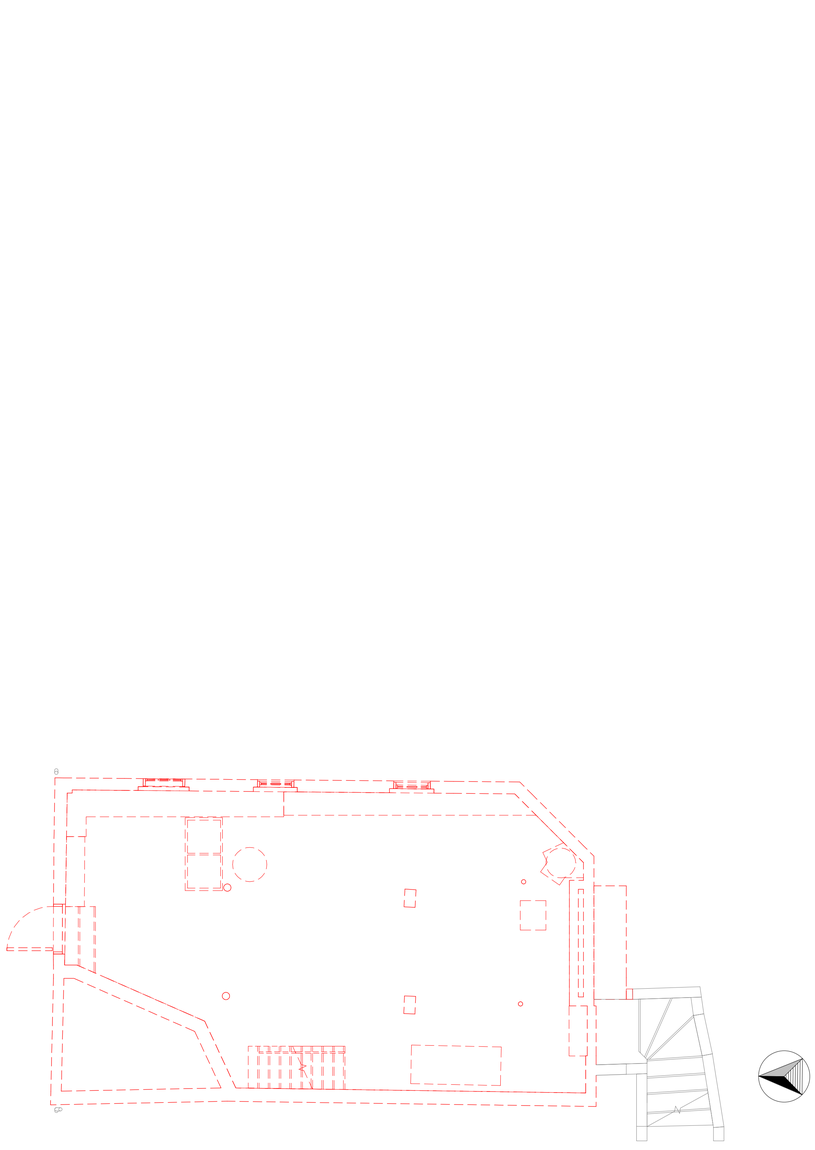
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G.1.0

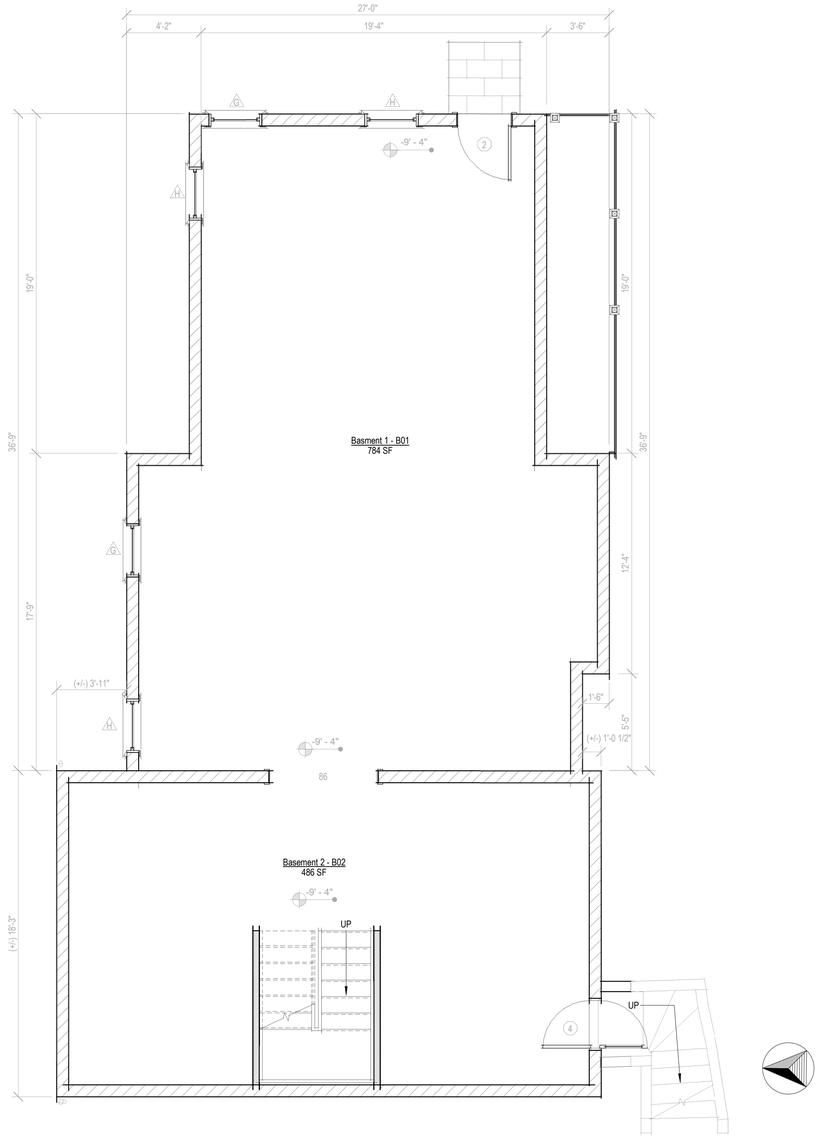
2110

01.20.22

HDC Submission



Basement Level - Demolition
1/4" = 1'-0"



Basement Level - Proposed
1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
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Floor Plans

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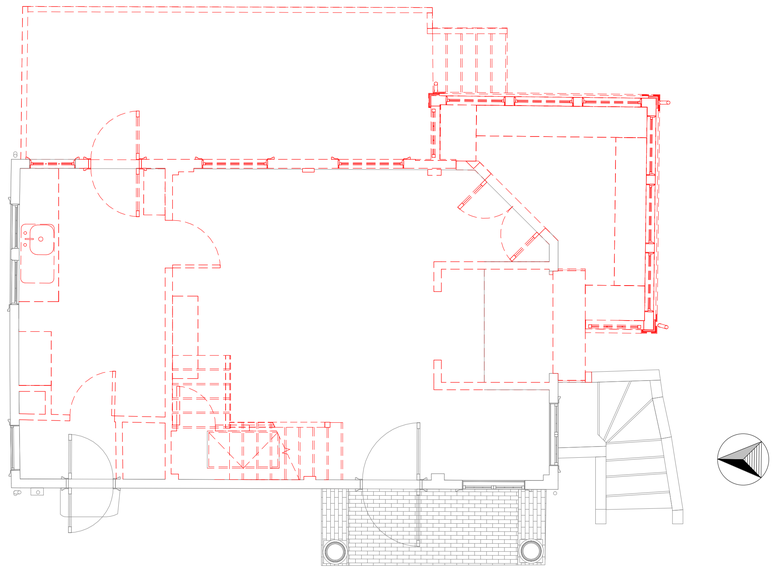
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A.1.0
2110

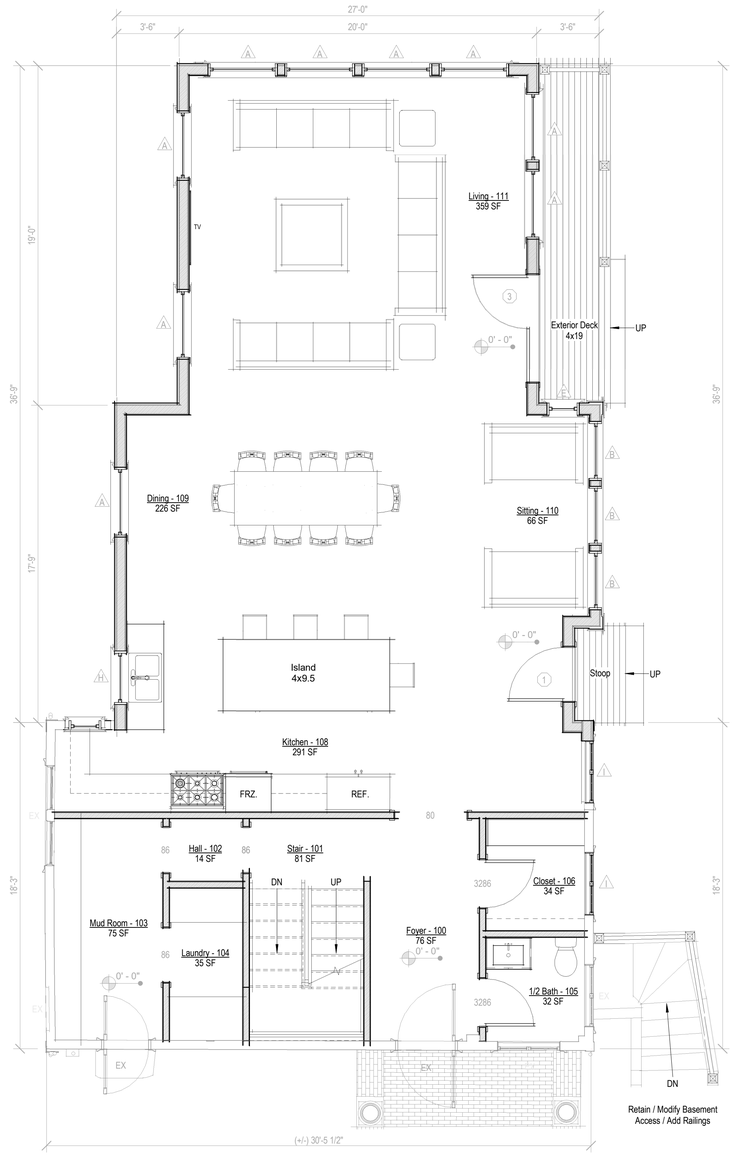
01.20.22

HDC Submission



First Floor Level - Demolition

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

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Revisions

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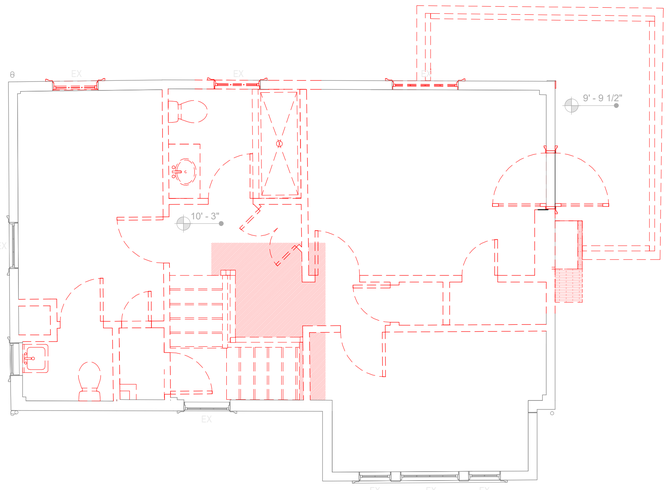
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A.1.1

2110

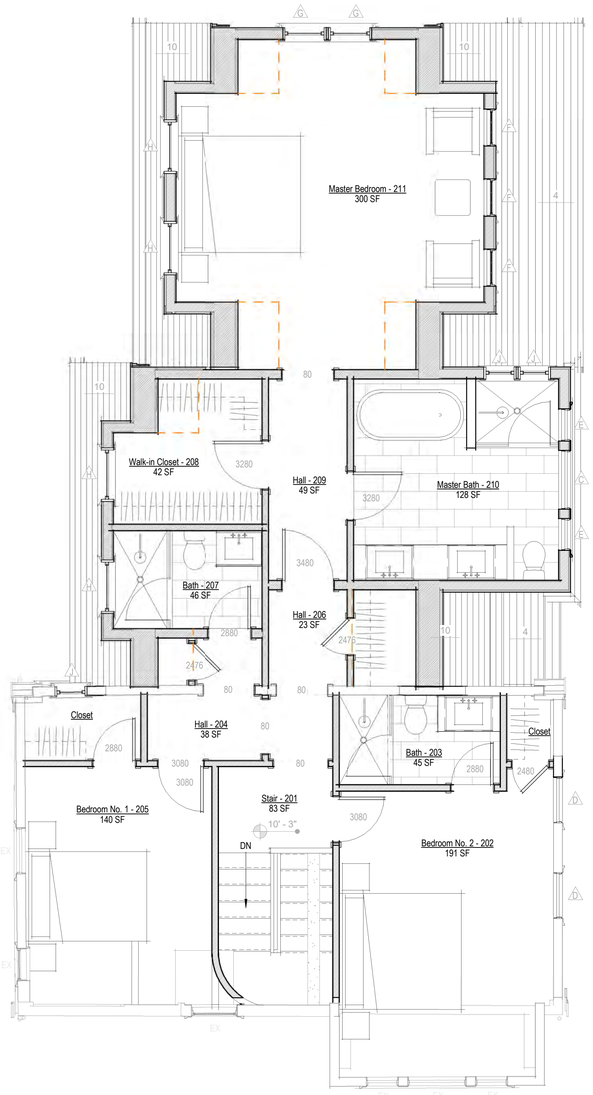
01.20.22

HDC Submission



Second Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	851 sq. ft.
Total Proposed G.C.:	1,407 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.1.1 Floor Plans
A.1.2 Floor Plans
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A.2.1 Exterior Elevations
A.3.1 Perspective Views

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A.1.2

2110

01.20.22

HDC Submission



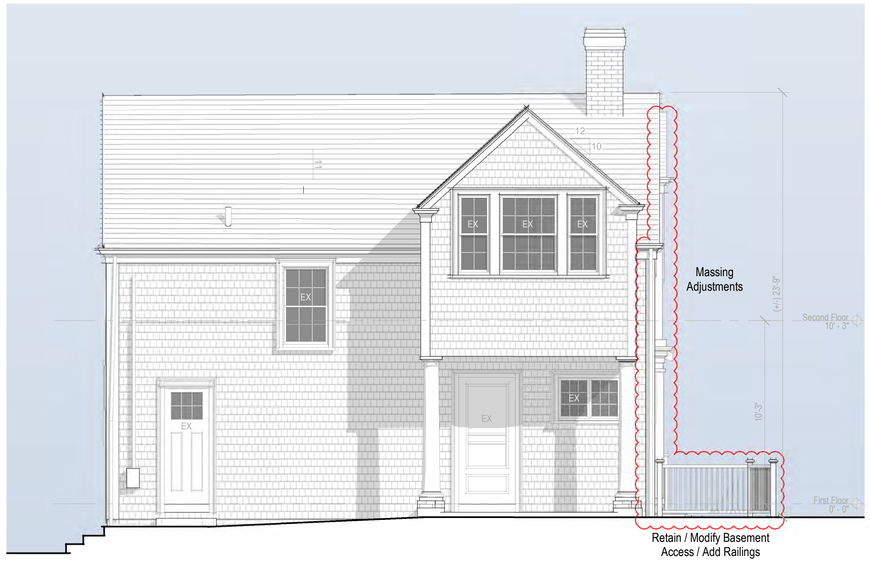
West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



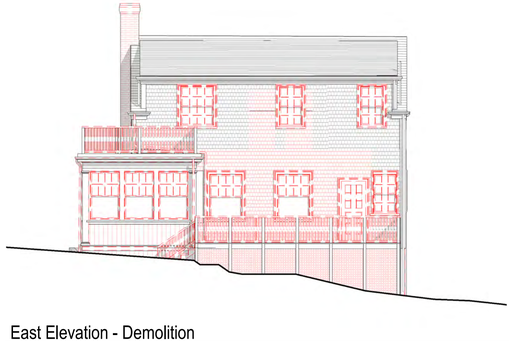
West Elevation - Proposed

1/4" = 1'-0"



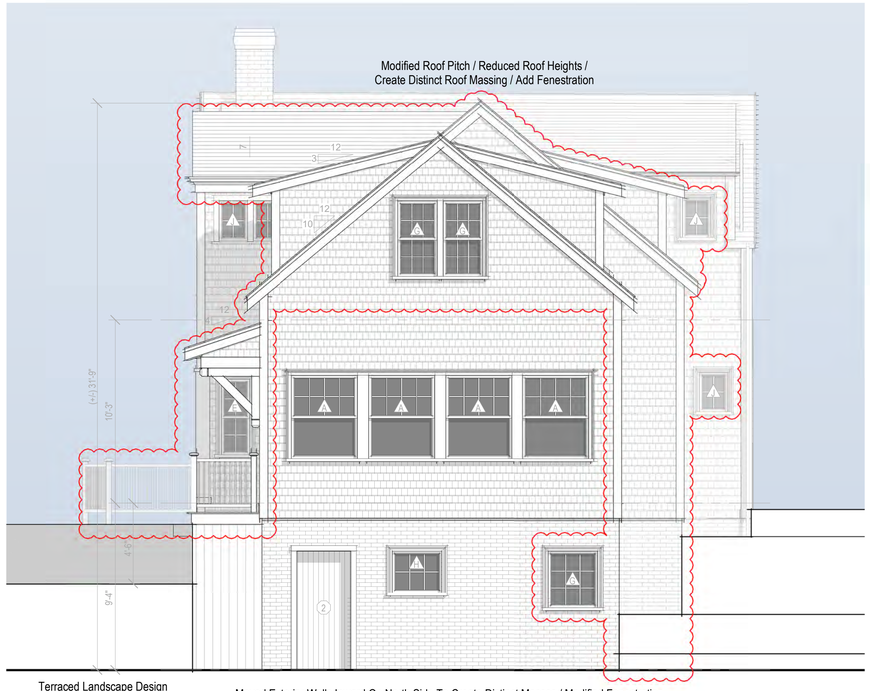
East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

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A.2.0

2110

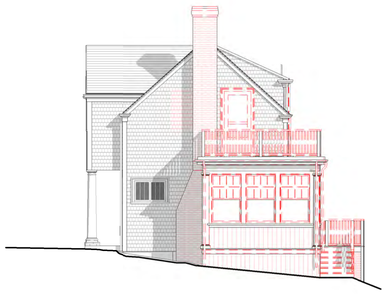
01.20.22

HDC Submission



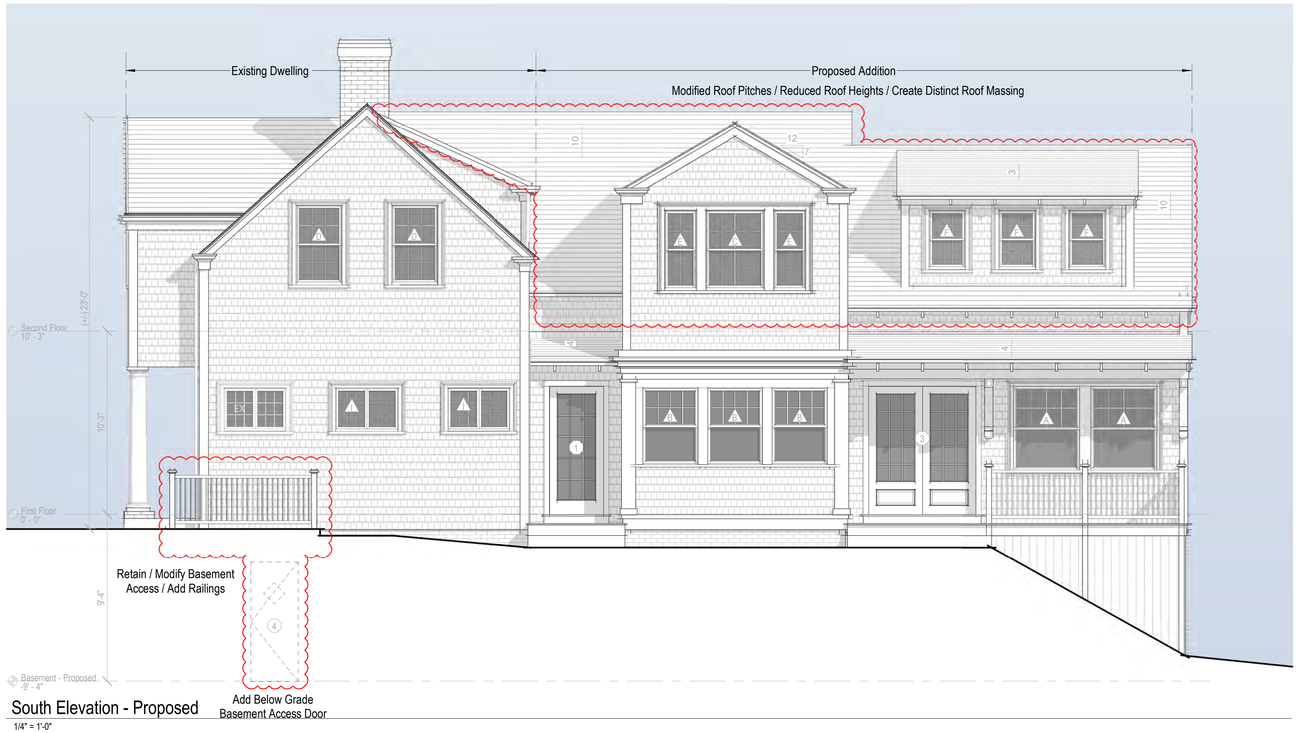
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



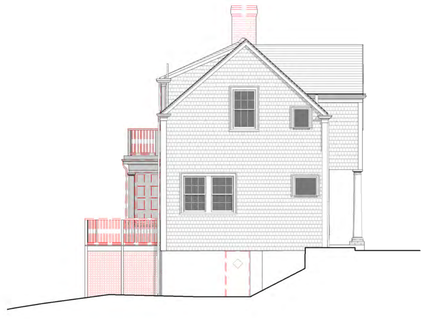
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

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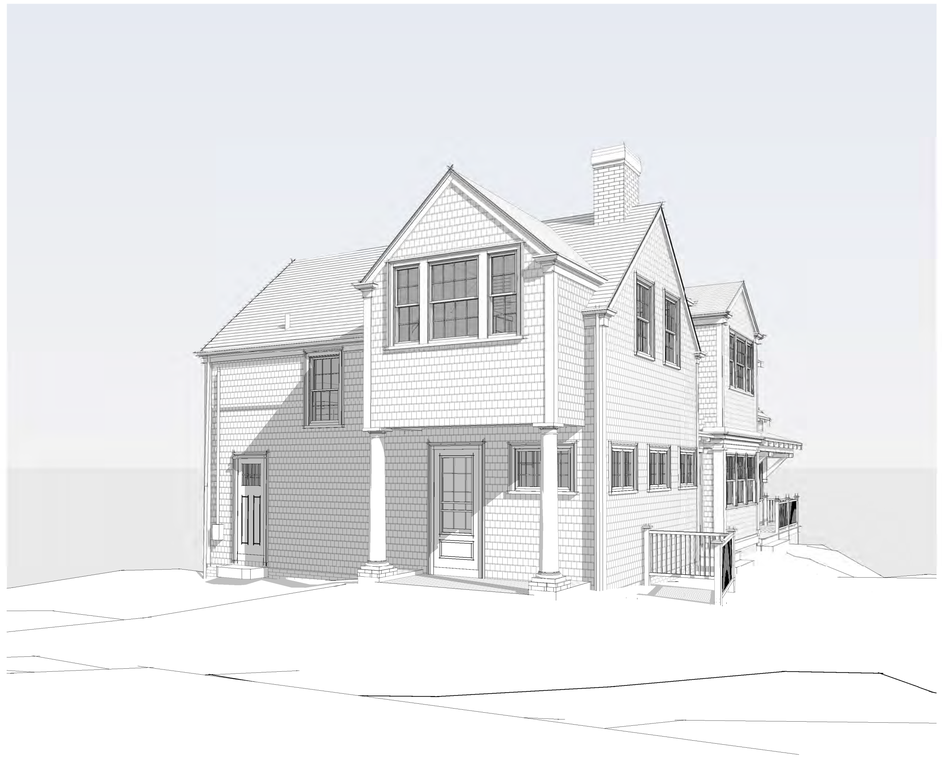
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A.2.1

2110

01.20.22

HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

Ehinger Residence

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A.3.1

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

01.20.22



Locus Map

Not to Scale



Site Plan

3/32" = 1'-0"



North Elevation



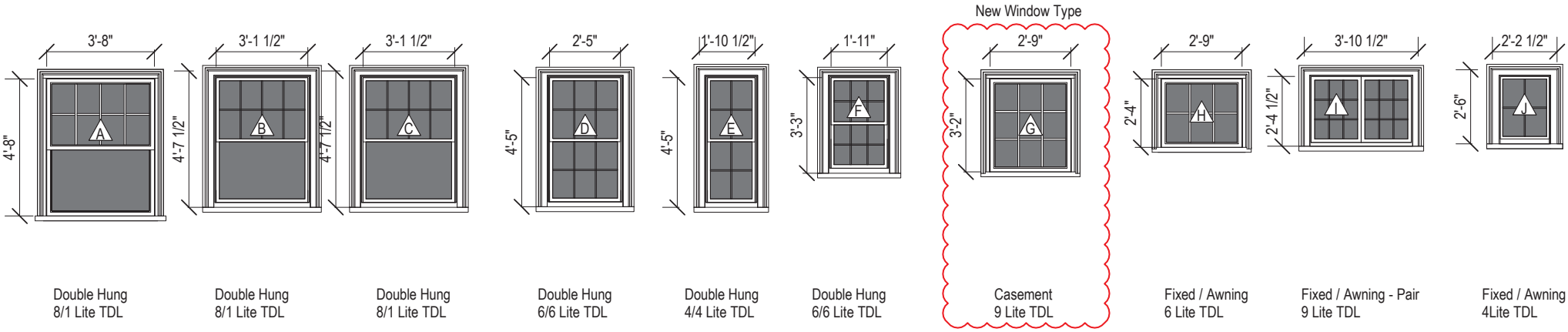
East Elevation



South Elevation

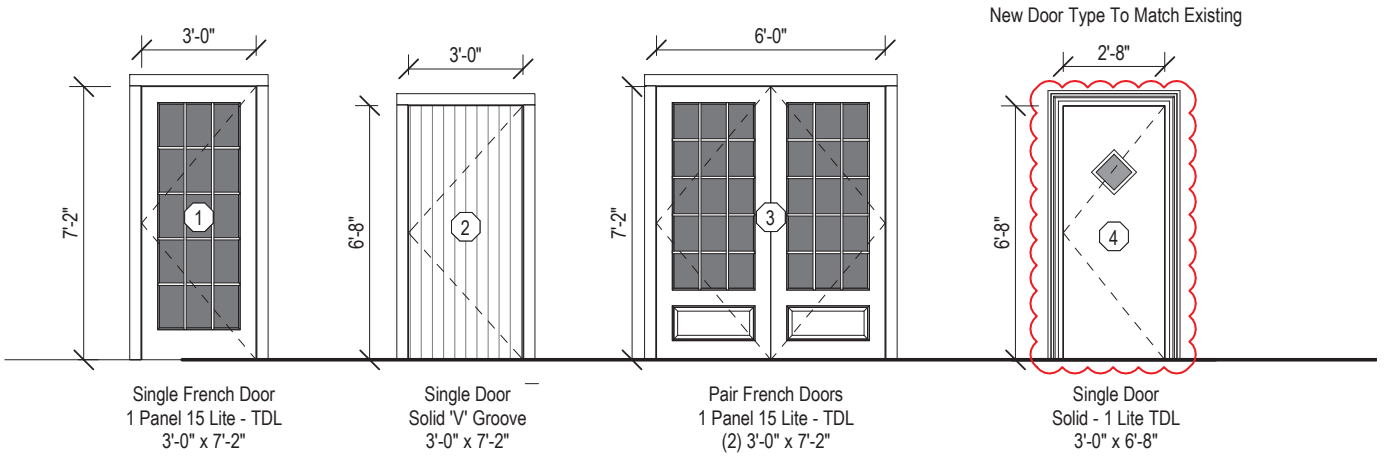


West Elevation



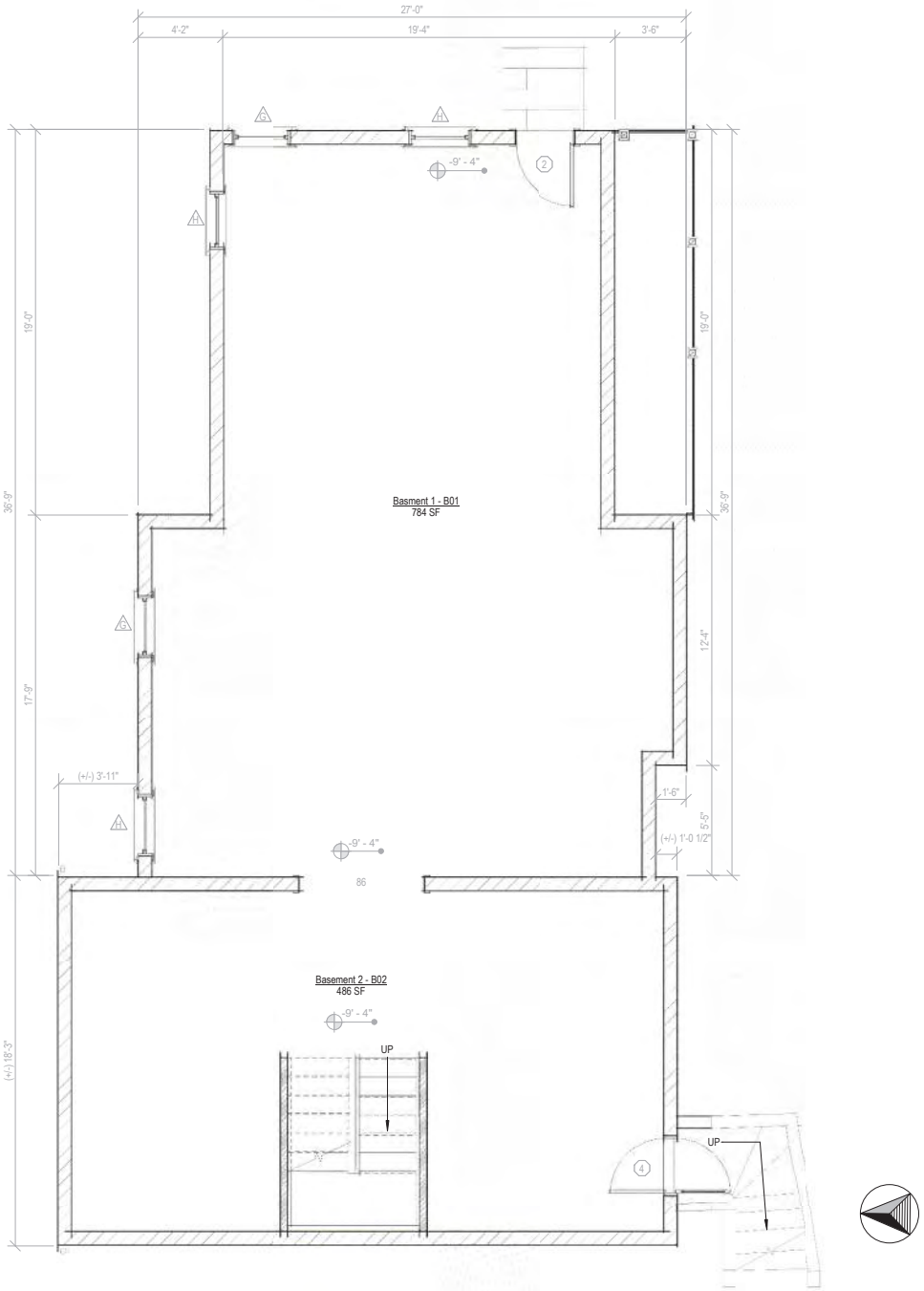
Window Legend

1/4" = 1'-0"



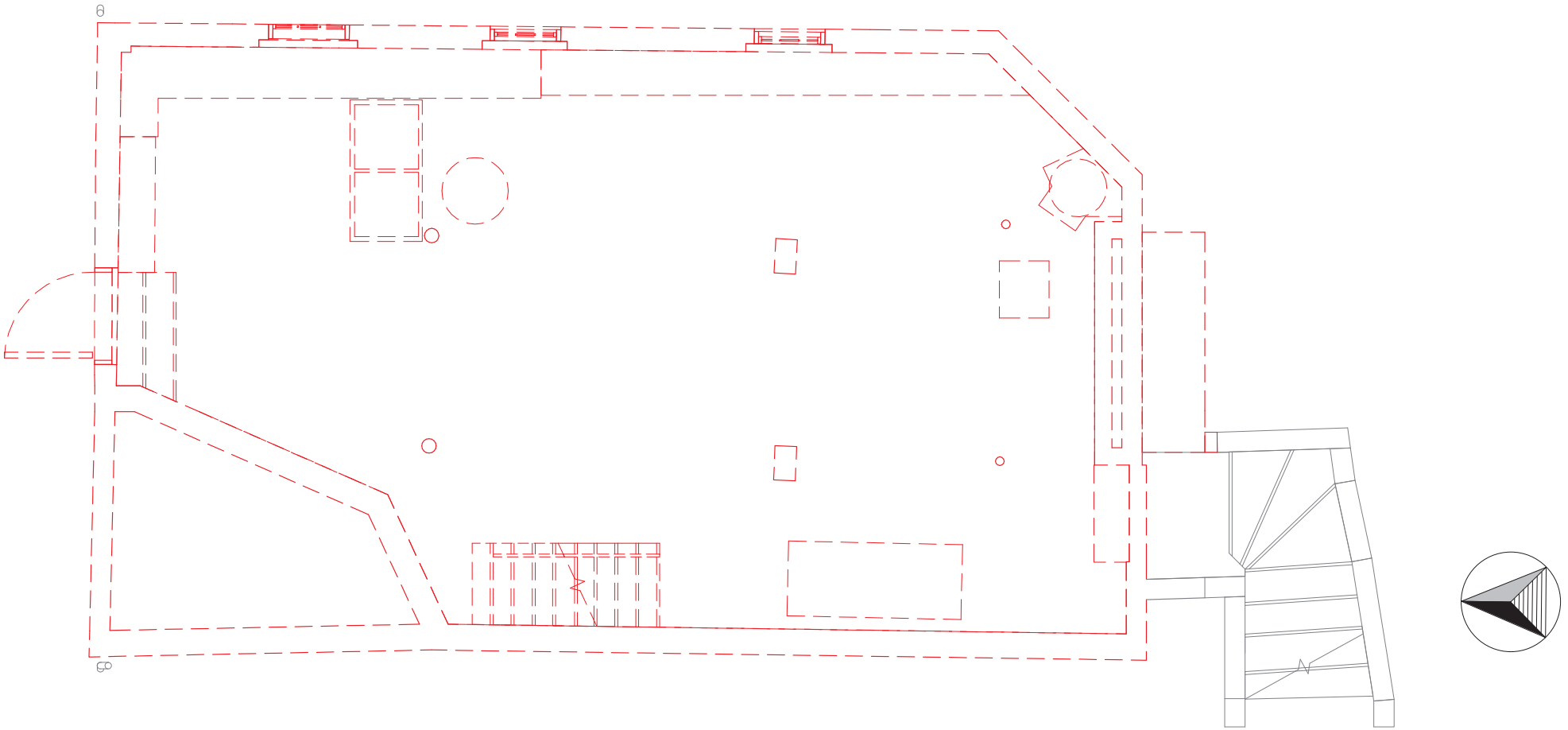
Door Legend - Exterior

1/4" = 1'-0"



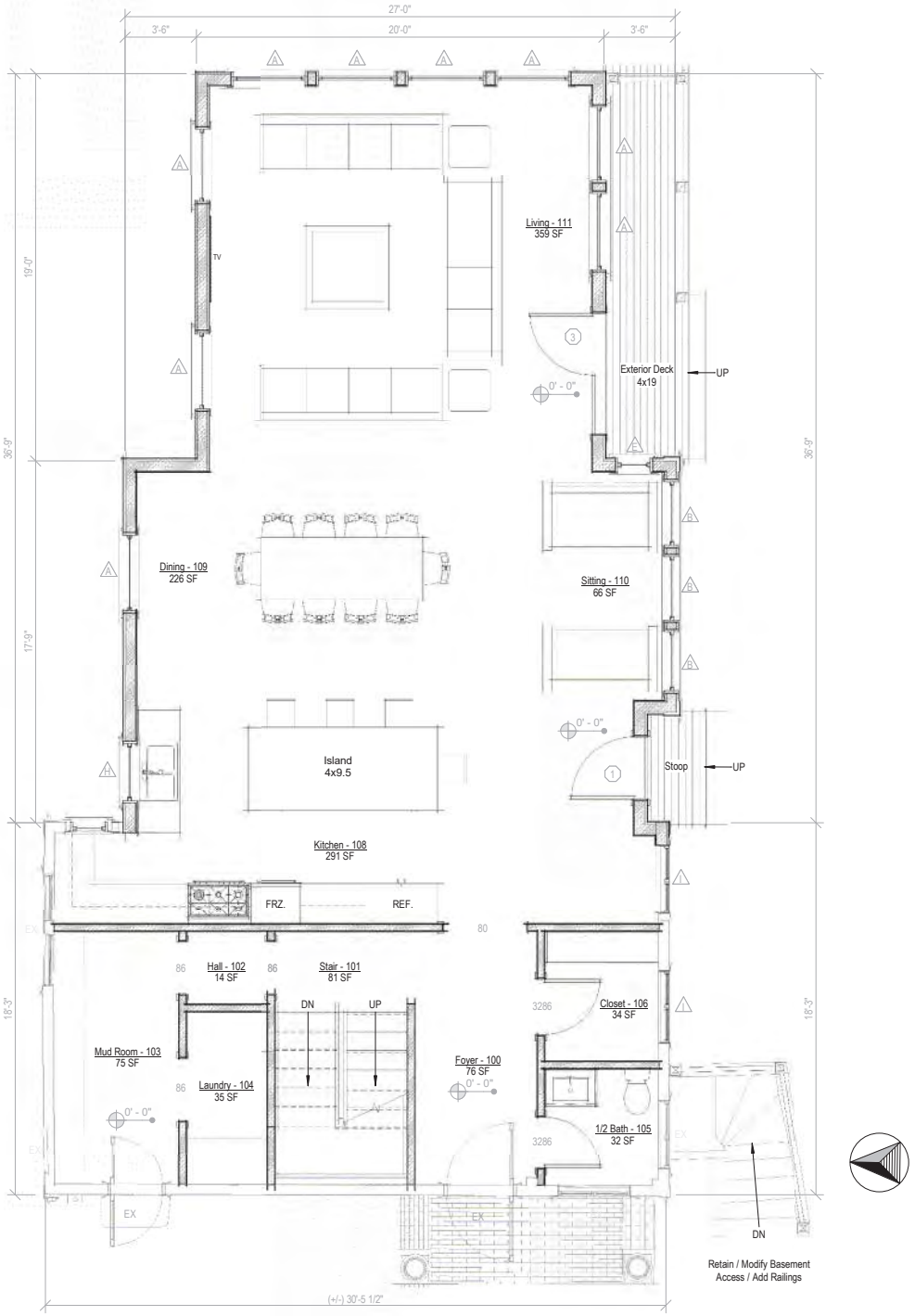
Basement Level - Proposed

1/4" = 1'-0"



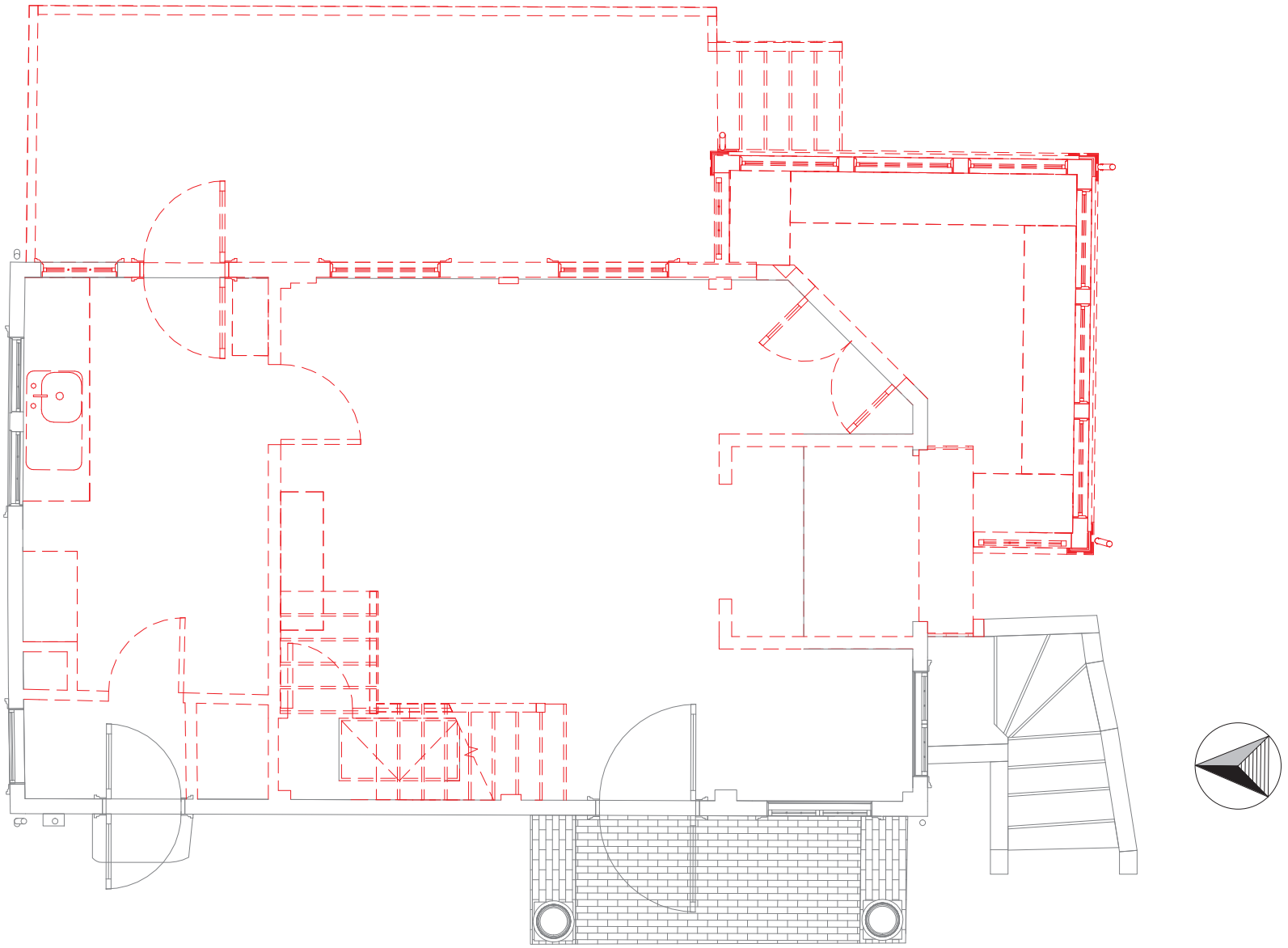
Basement Level - Demolition

1/4" = 1'-0"



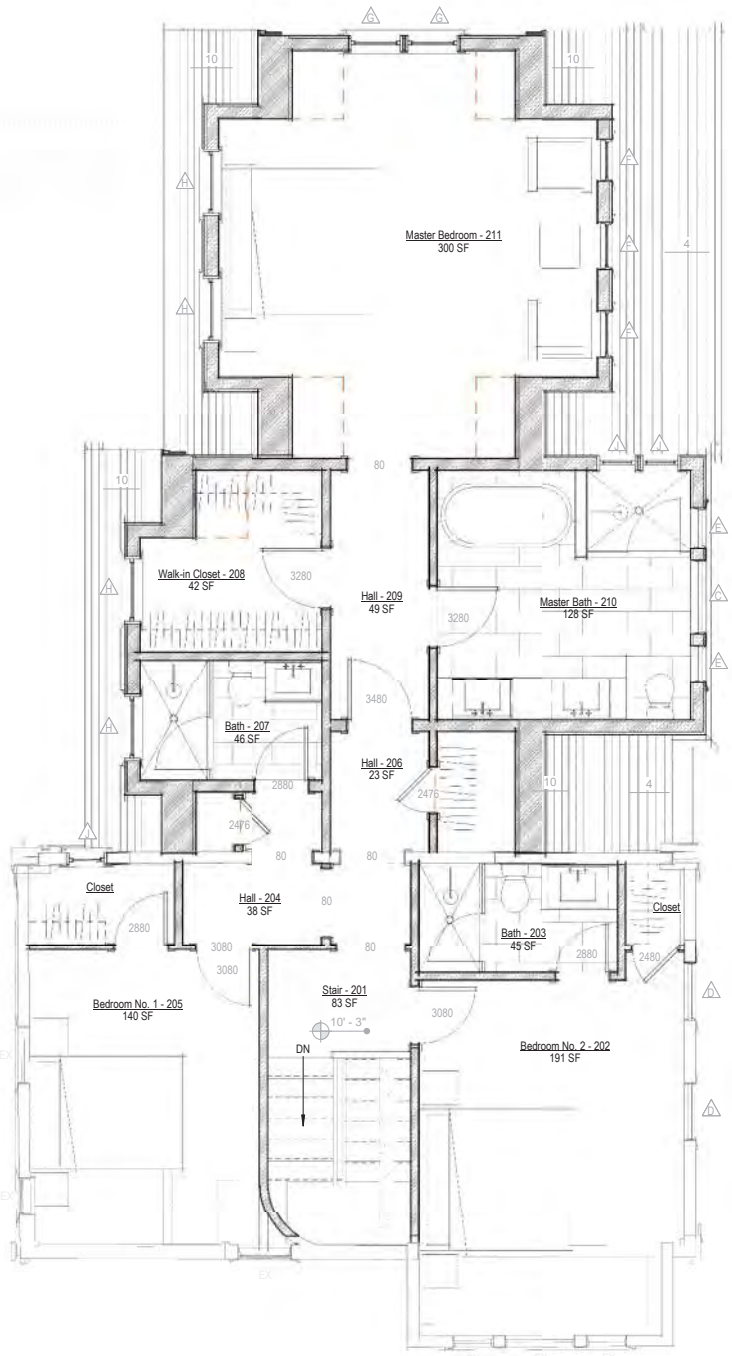
First Floor Level - Proposed

1/4" = 1'-0"



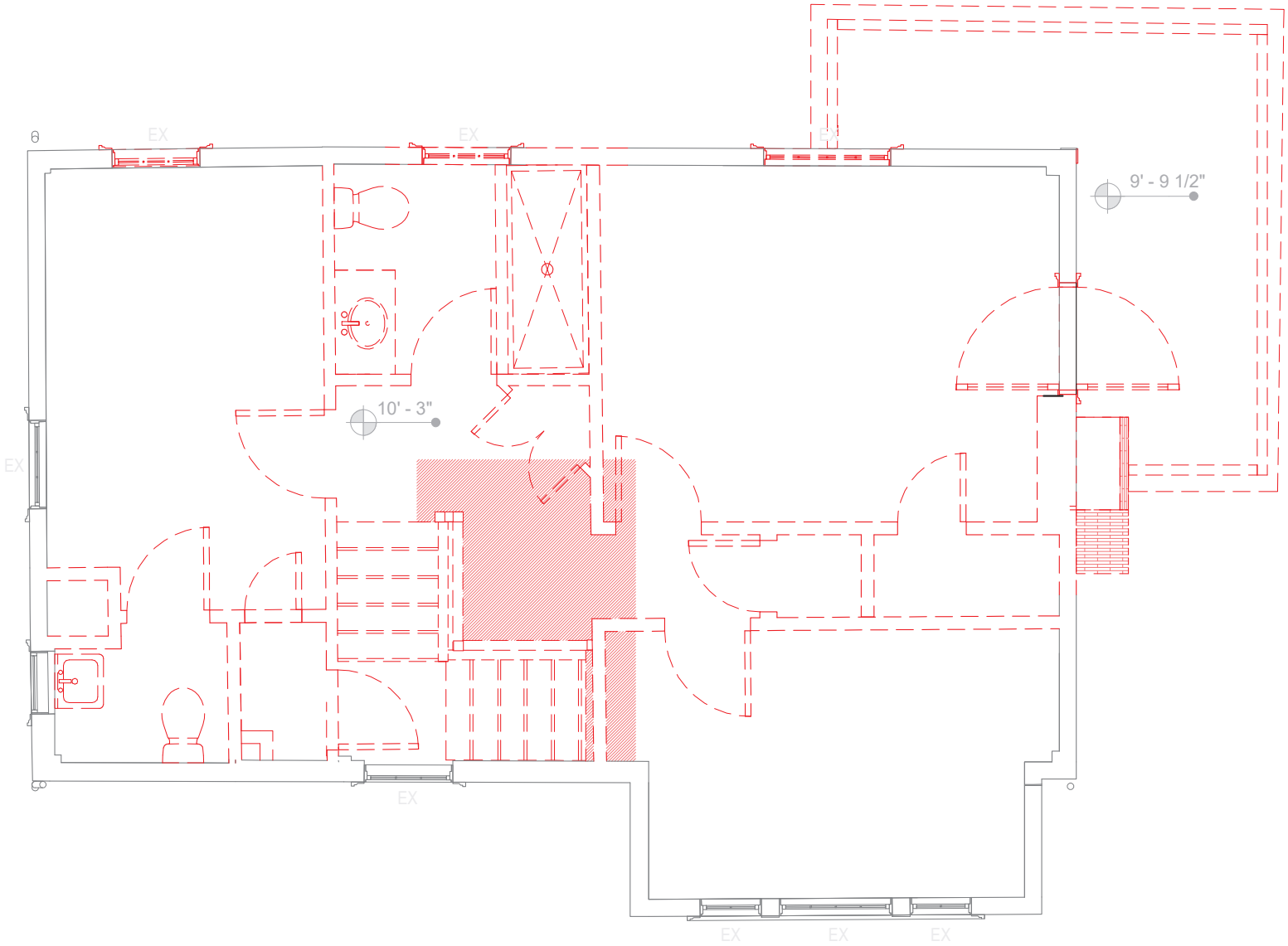
First Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Demolition

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



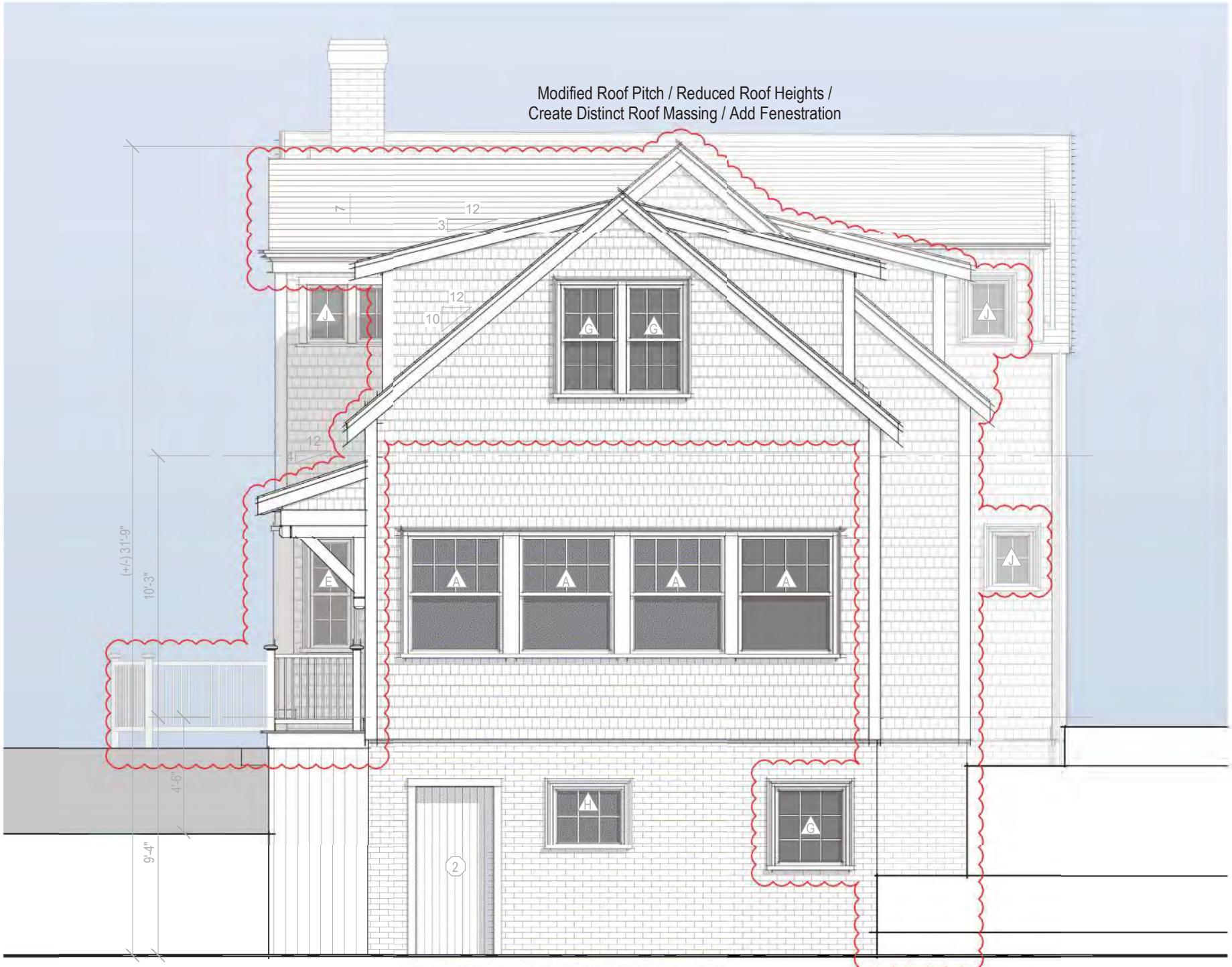
West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



Terraced Landscape Design
Submitted Separately

Moved Exterior Walls Inward On North Side To Create Distinct Masses / Modified Fenestration

East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



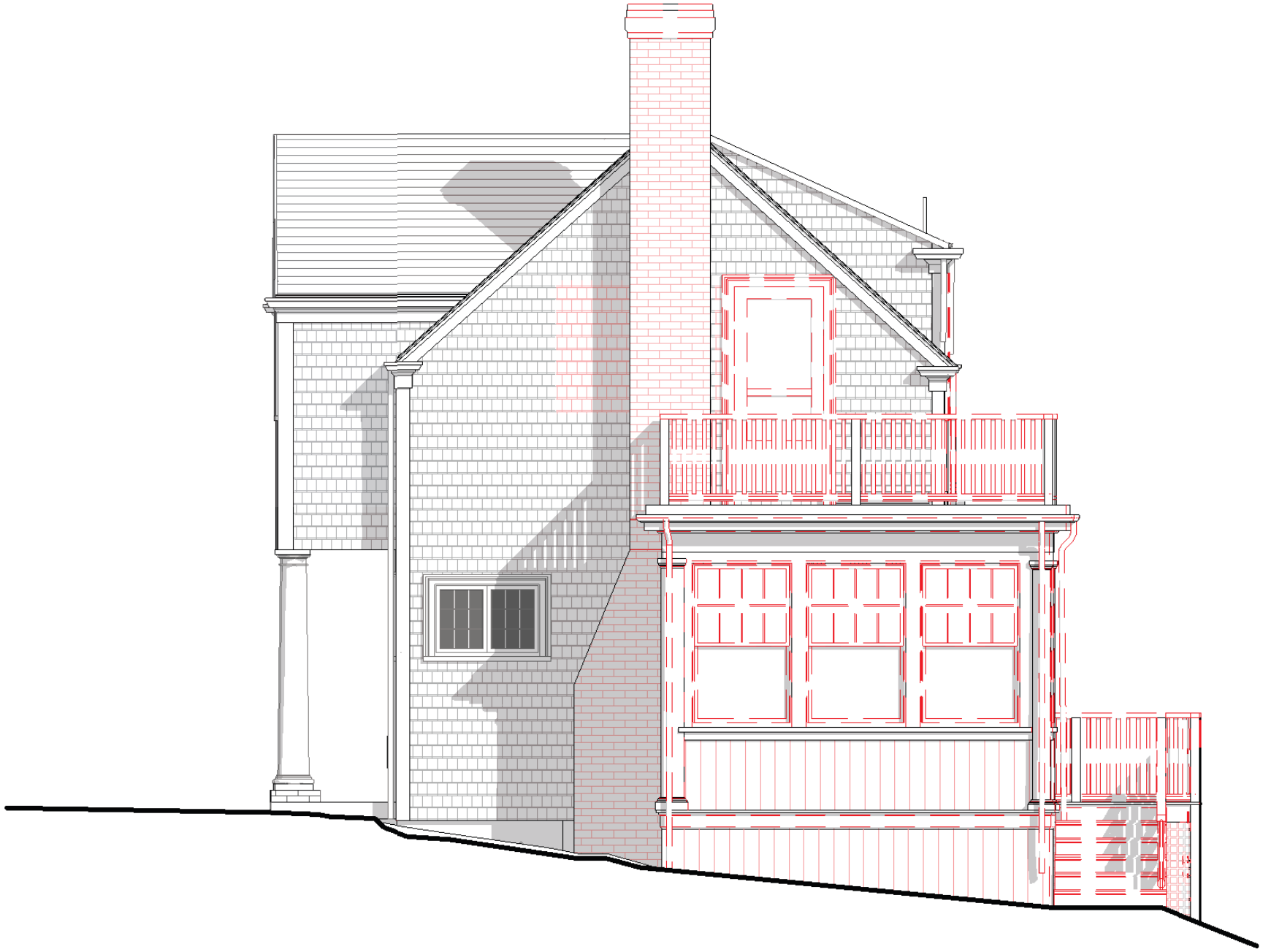
South Elevation - Proposed

1/4" = 1'-0"



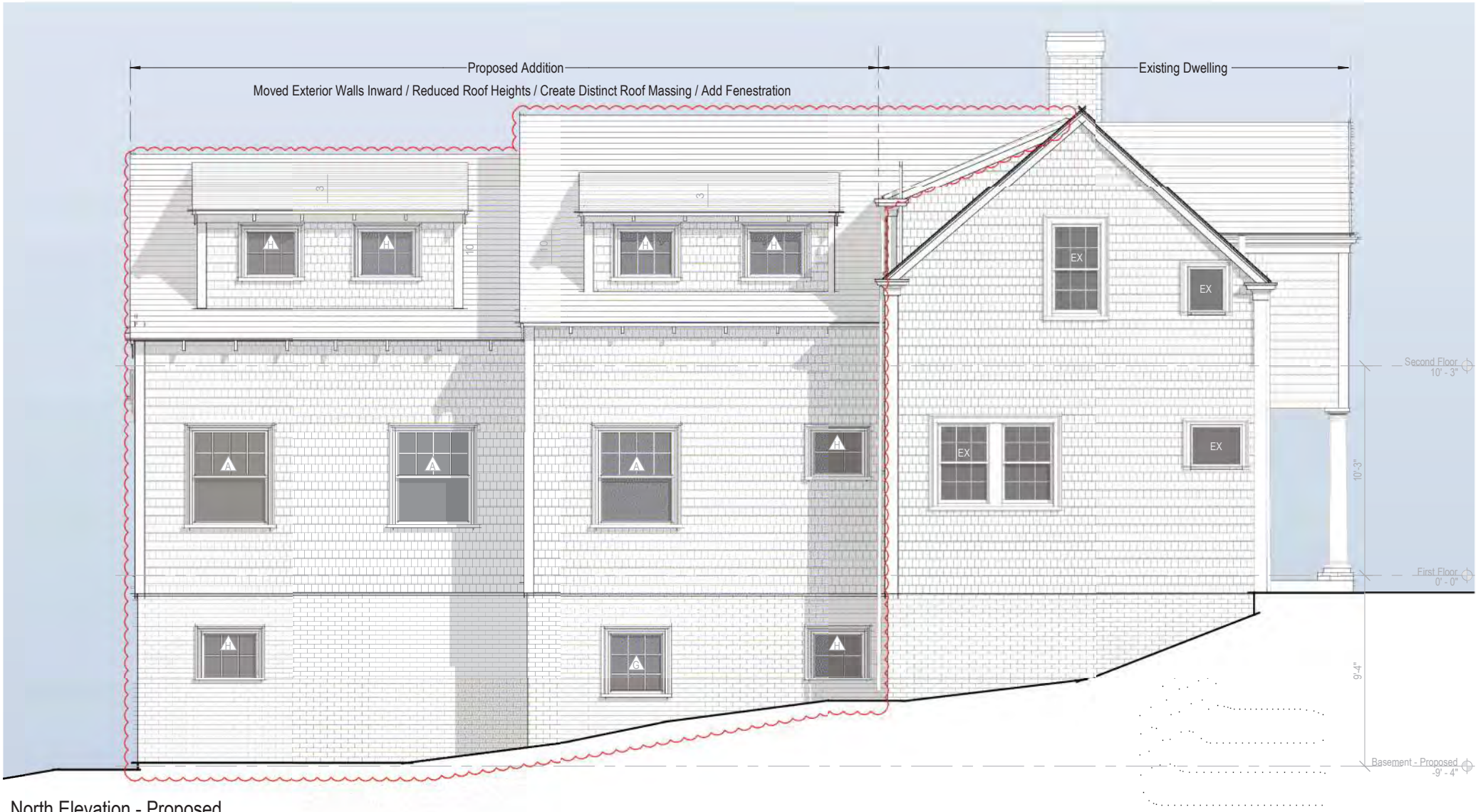
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2021-11-5272
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 01.20.22

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 Gagalis, for 11 & 13 Lincoln Avenue
Concerns (8:20)	**MacEachern** – Reviewed changes made per previous concerns; to move forward 10' and still be 70' 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. **Gagalis** – 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

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
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

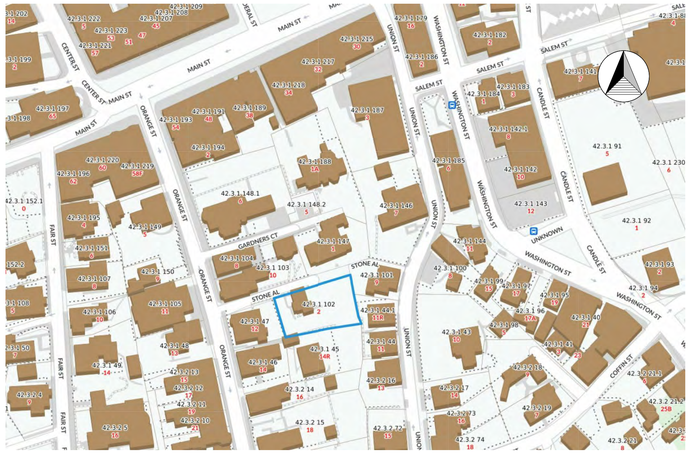
PROPOSED

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

02.21.22

HDC Submirrion

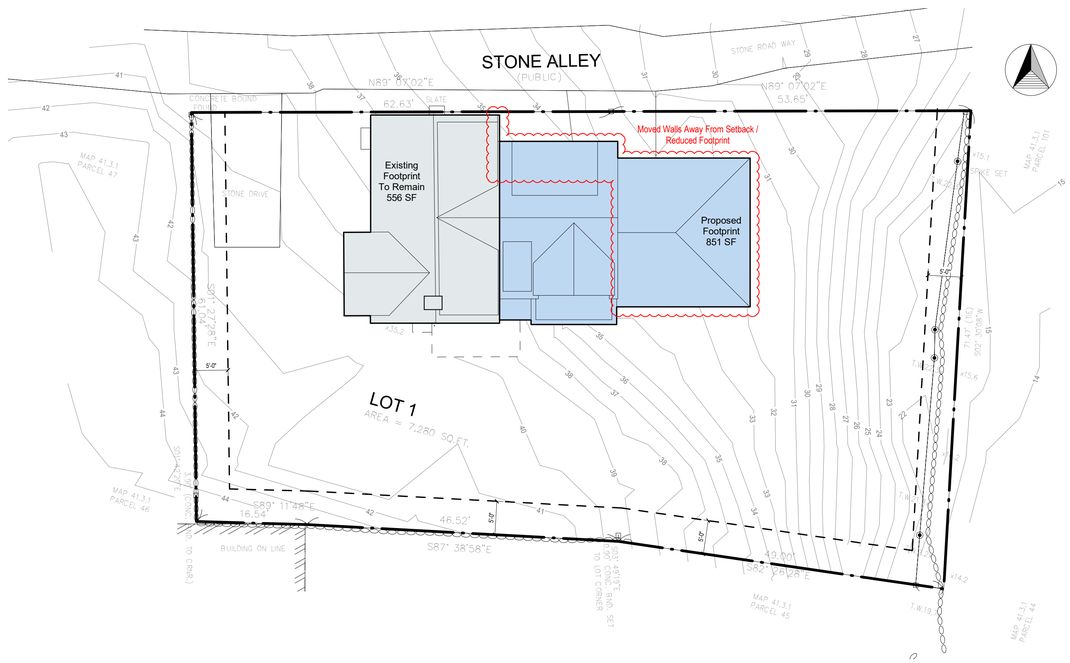


Locus Map

Not to Scale



North Elevation | East Elevation | South Elevation | West Elevation



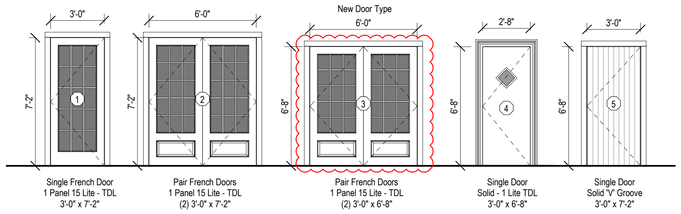
Site Plan

3/32" = 1'-0"



Window Legend

1/4" = 1'-0"



Door Legend - Exterior

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	851 sq. ft.
Total Proposed G.C.:	1,407 sq. ft.

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A.1.0 Floor Plans
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.0 Exterior Elevations
A.2.1 Exterior Elevations
A.3.1 Perspective Views

Revisions

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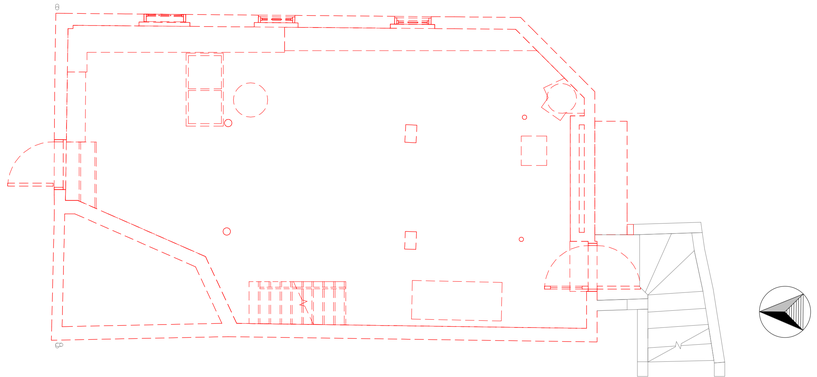
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G.1.0

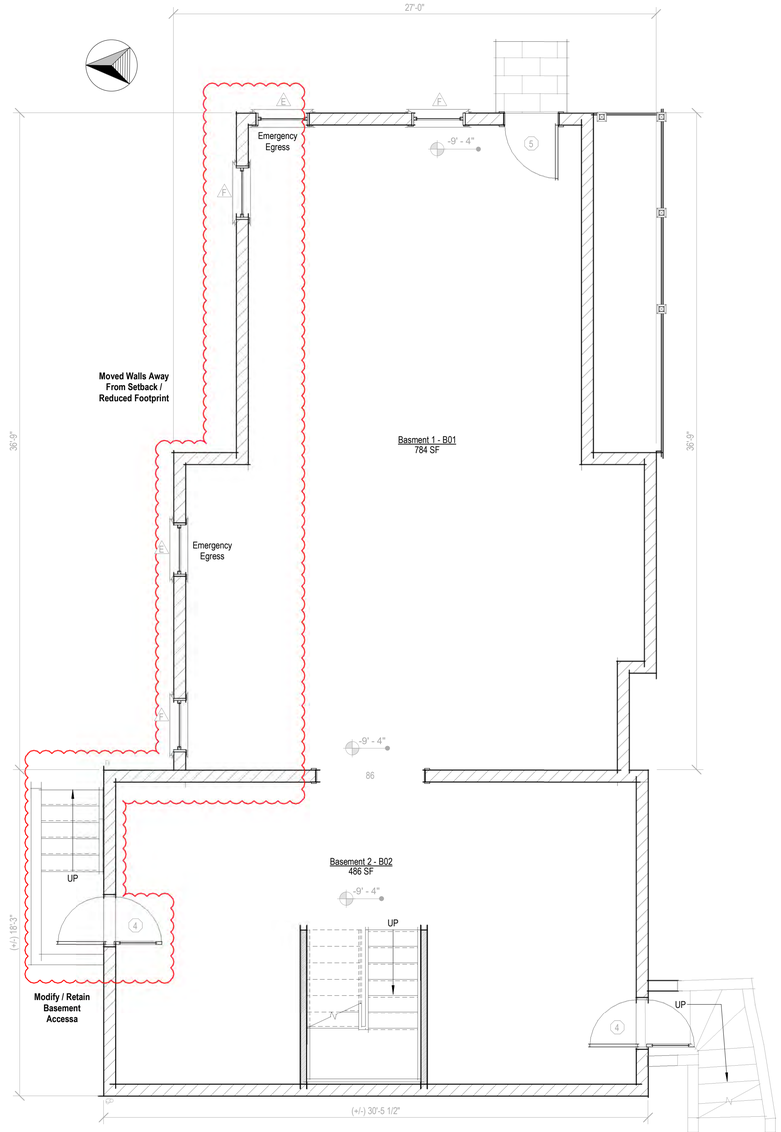
2110

02.21.22

HDC Submirrion



Basement Level - Demolition
1/4" = 1'-0"



Basement Level - Proposed
1/4" = 1'-0"

2110

Ehinger Residence

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Floor Plans

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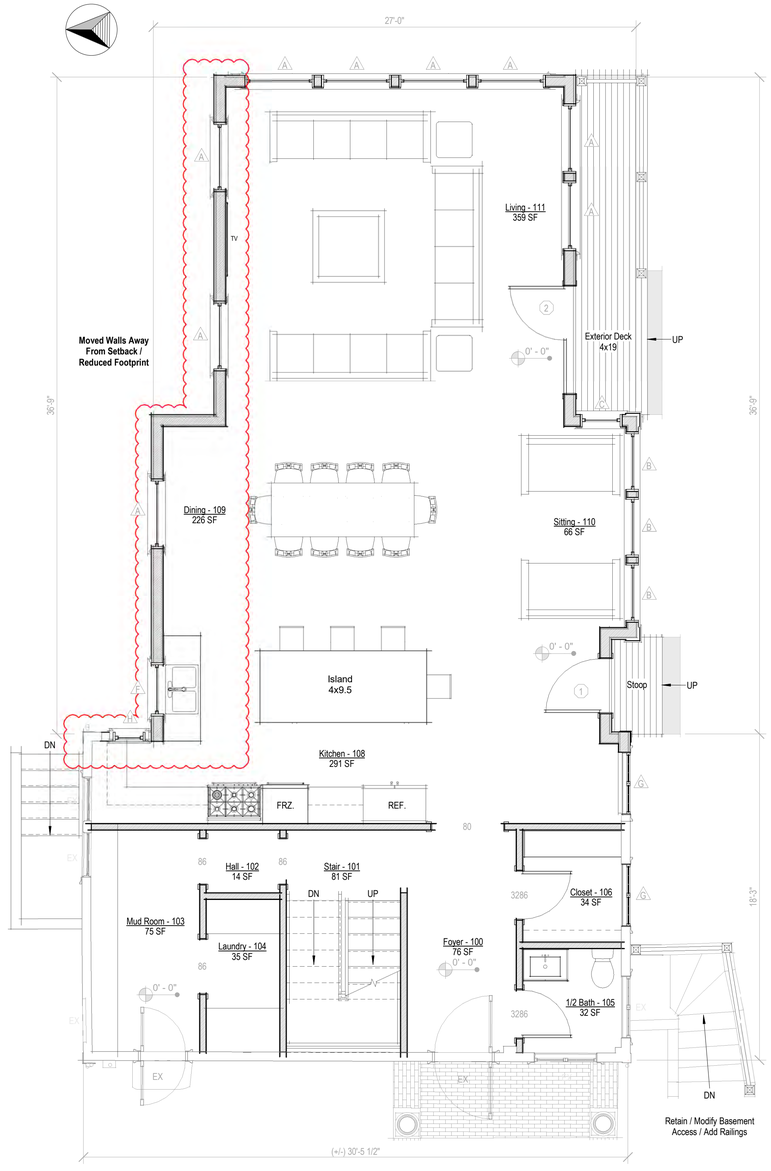
A.1.0
2110

02.21.22

HDC Submirrion

First Floor Level - Demolition

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

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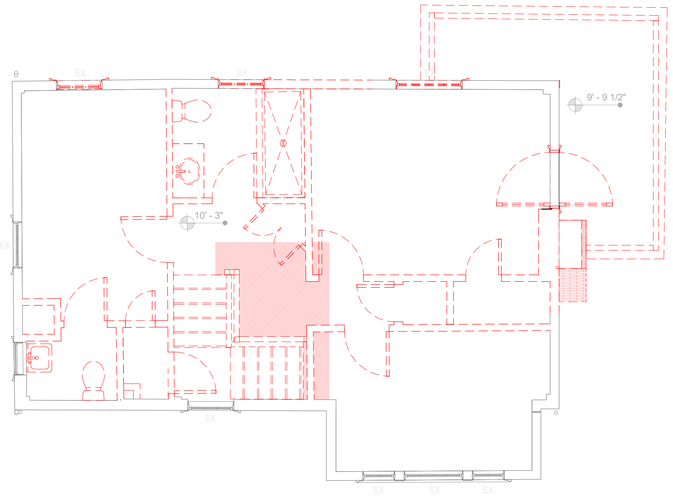
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A.1.1

2110

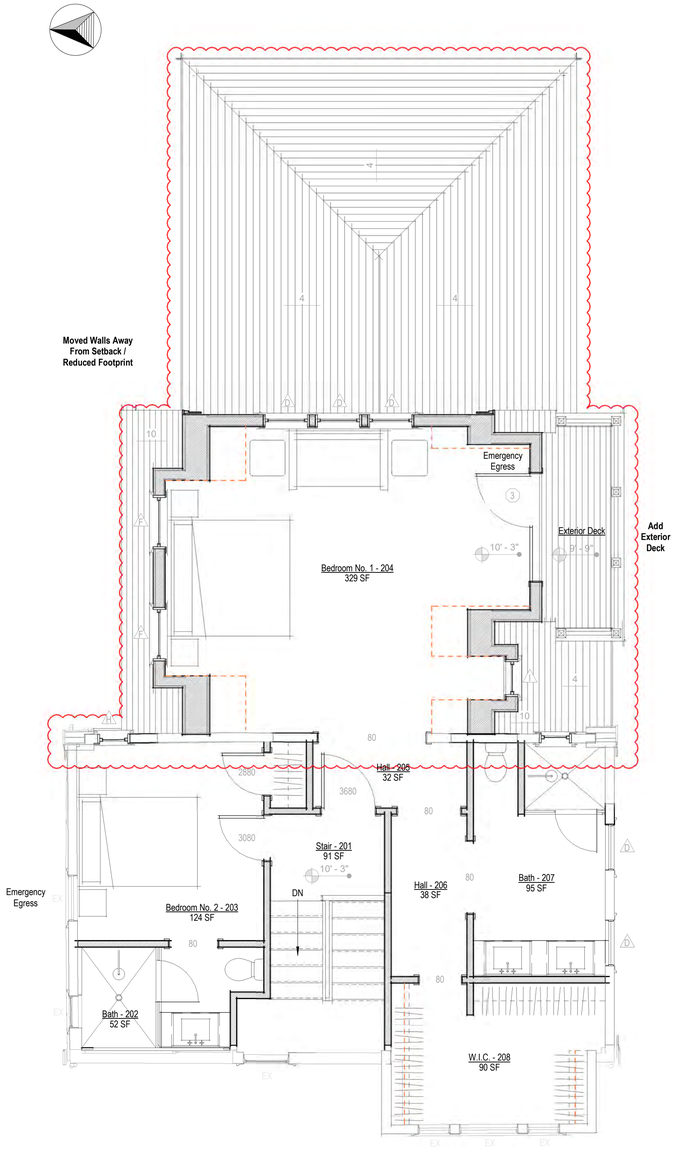
02.21.22

HDC Submirrion



Second Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"

2110

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A.1.2

2110

02.21.22

HDC Submirrion



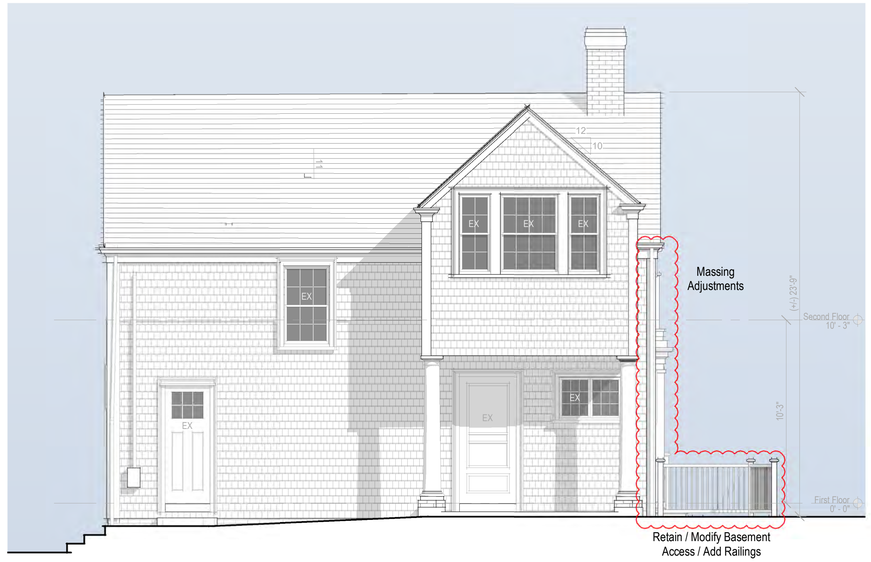
West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



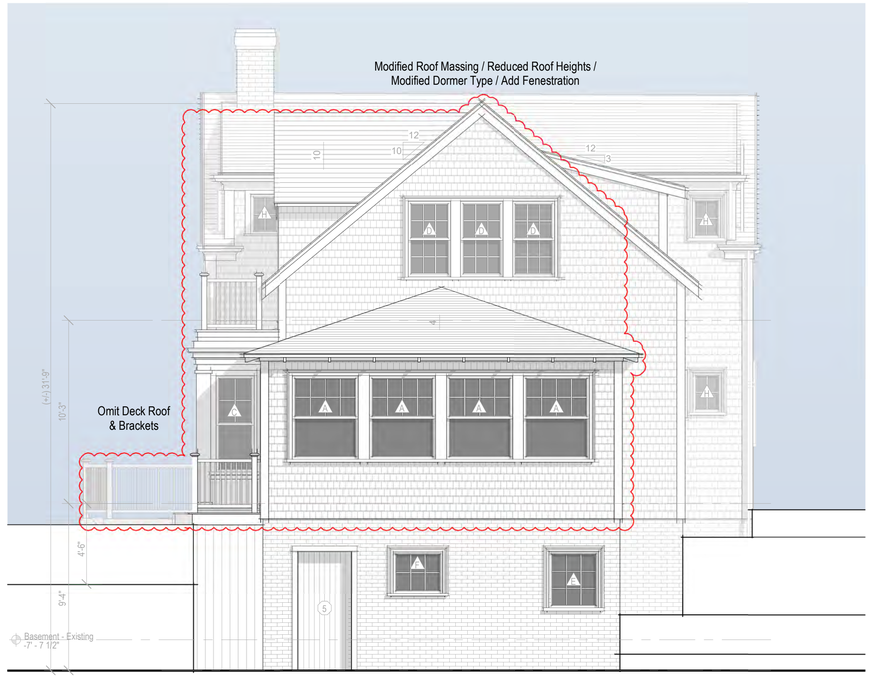
East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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Exterior Elevations

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02.21.22

HDC Submirrion



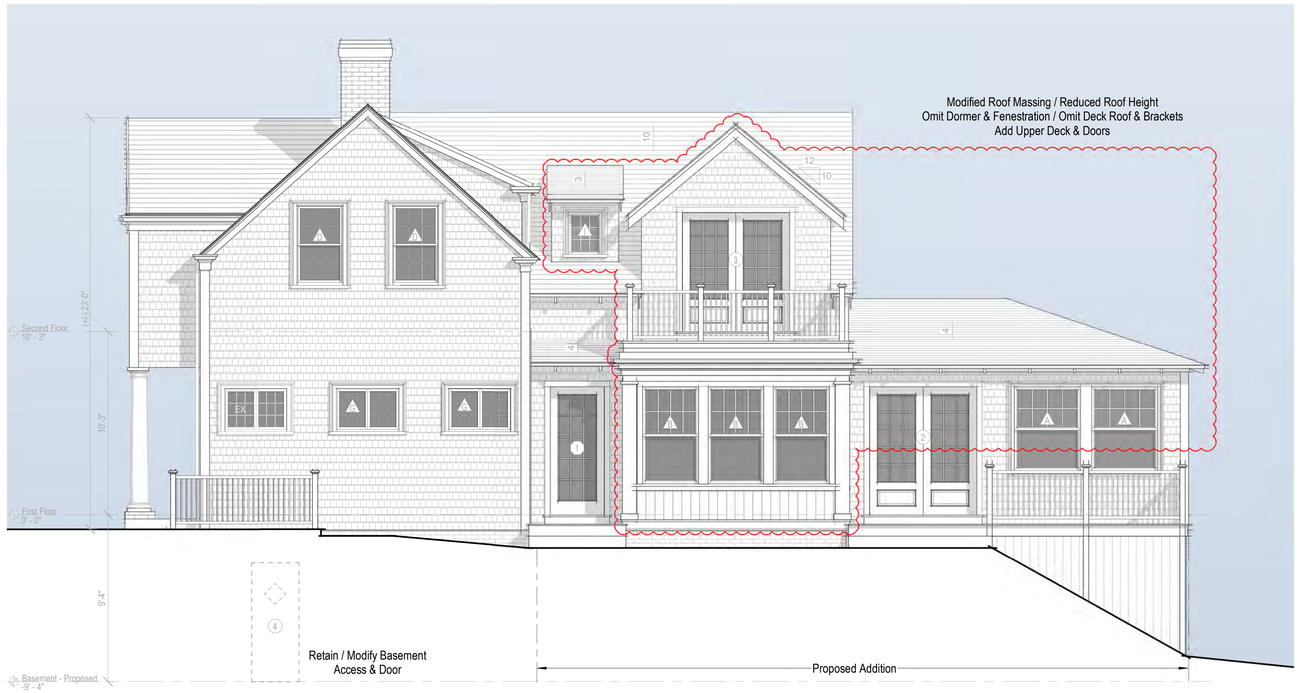
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



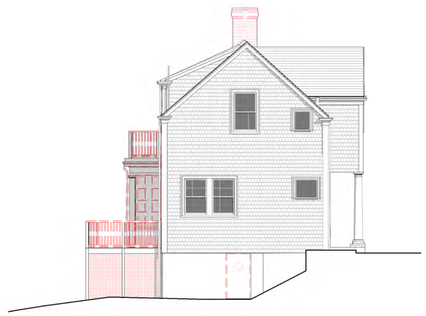
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

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Exterior Elevations

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A.2.1

2110

02.21.22

HDC Submirrion



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Perspective Views

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
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A.3.1

2110

Ehinger Residence

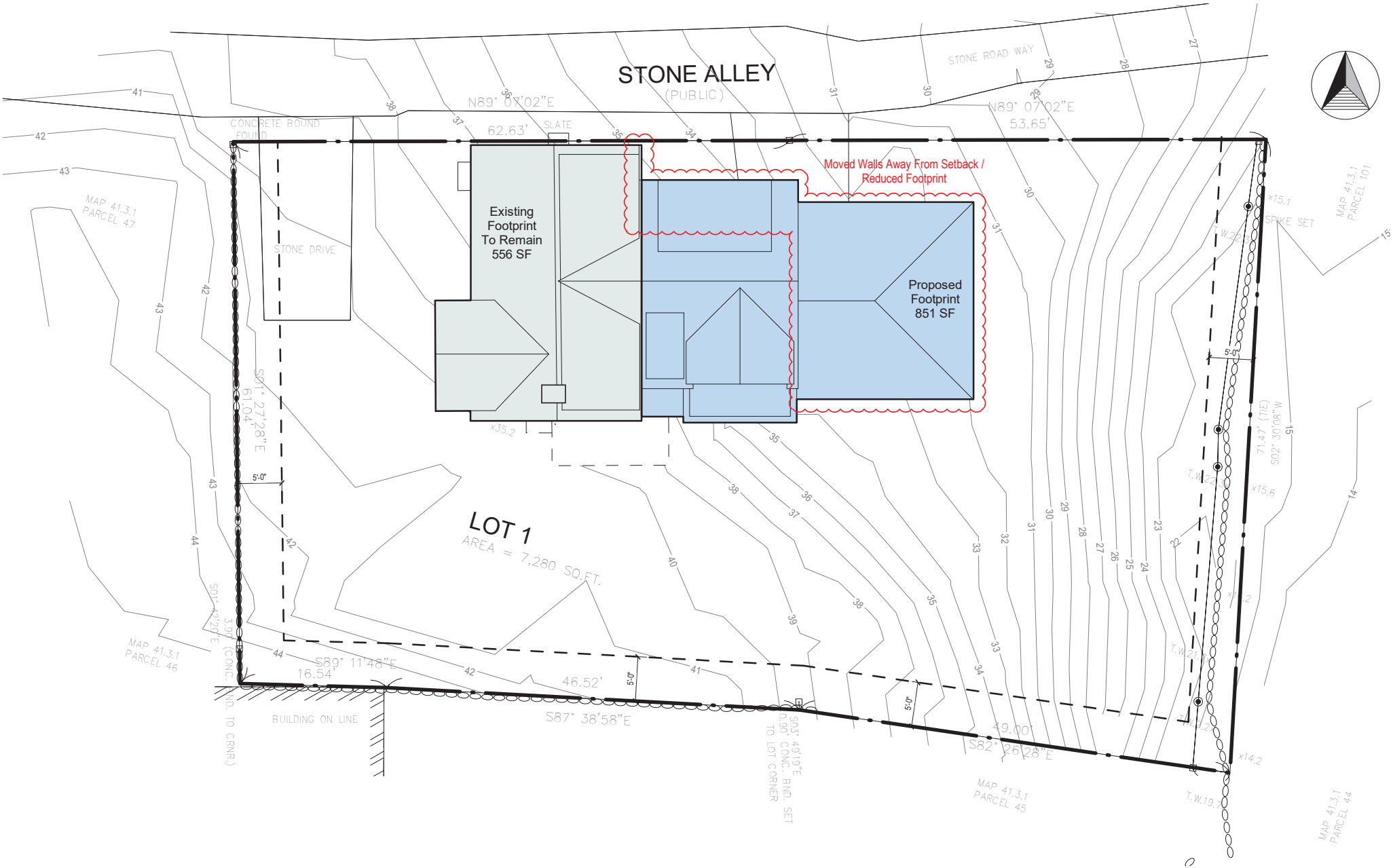
2 Stone Alley
Nantucket, MA 02554

02.21.22



Locus Map

Not to Scale



Site Plan

3/32" = 1'-0"



North Elevation



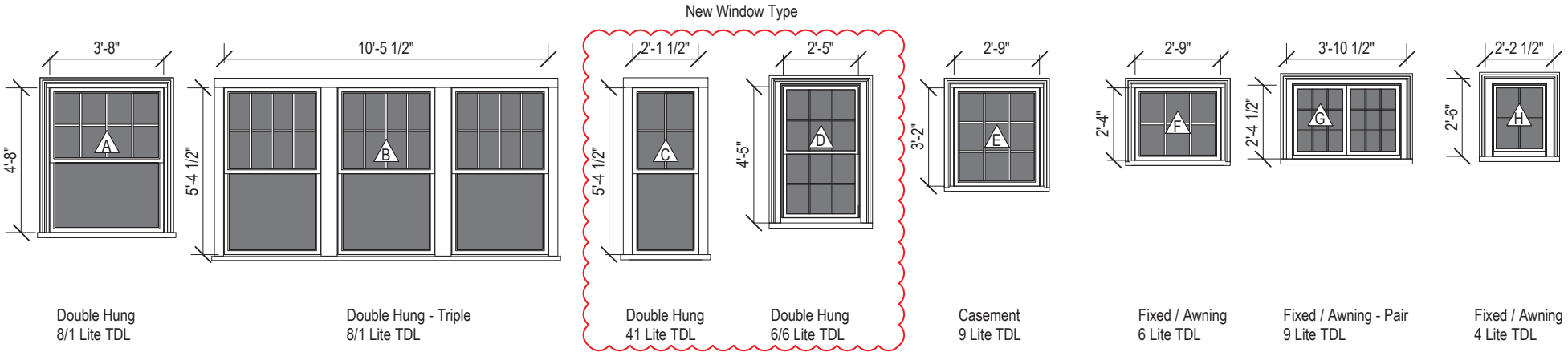
East Elevation



South Elevation



West Elevation



Double Hung
8/1 Lite TDL

Double Hung - Triple
8/1 Lite TDL

Double Hung
41 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

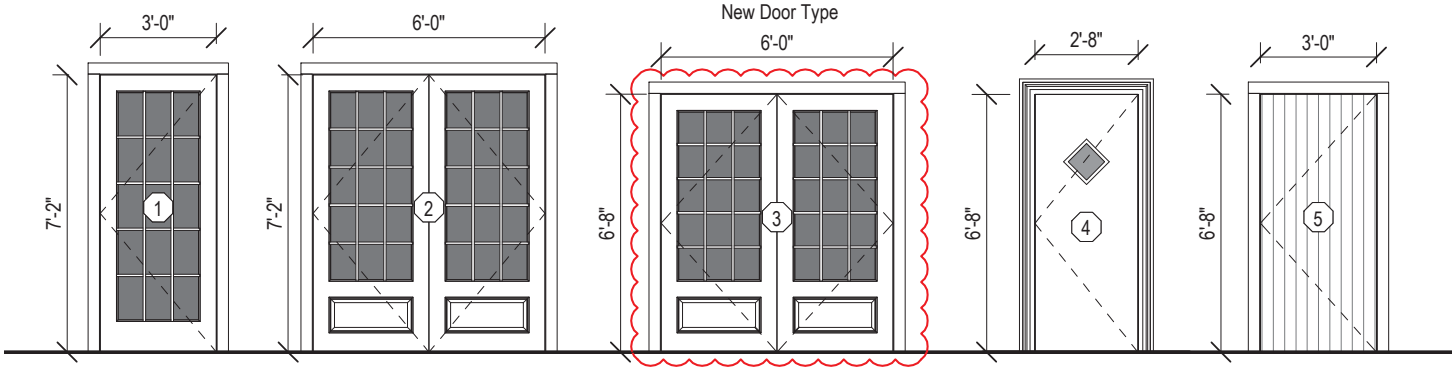
Fixed / Awning
6 Lite TDL

Fixed / Awning - Pair
9 Lite TDL

Fixed / Awning
4 Lite TDL

Window Legend

1/4" = 1'-0"



Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-2"

Pair French Doors
1 Panel 15 Lite - TDL
(2) 3'-0" x 7'-2"

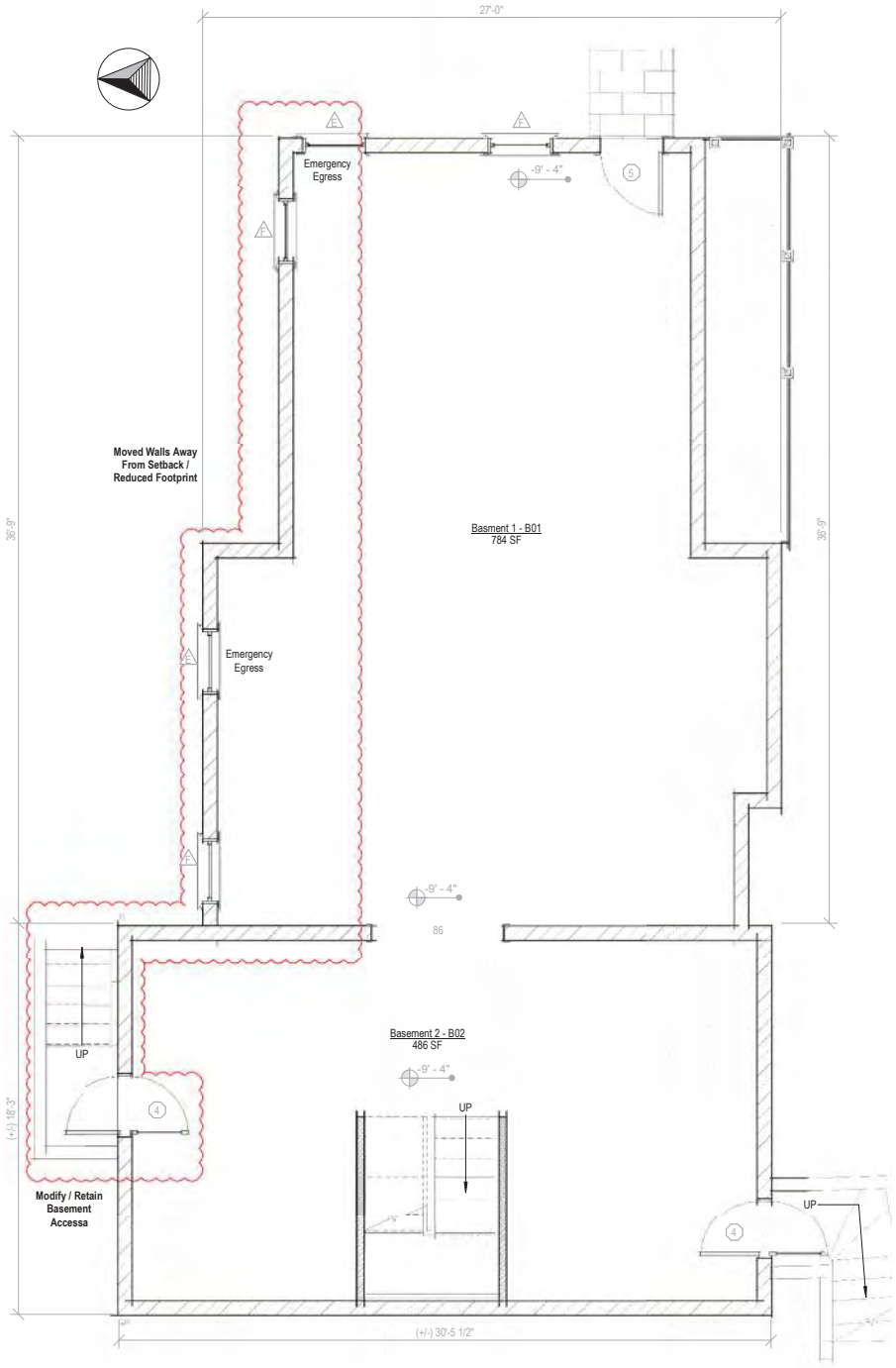
Pair French Doors
1 Panel 15 Lite - TDL
(2) 3'-0" x 6'-8"

Single Door
Solid - 1 Lite TDL
3'-0" x 6'-8"

Single Door
Solid 'V' Groove
3'-0" x 7'-2"

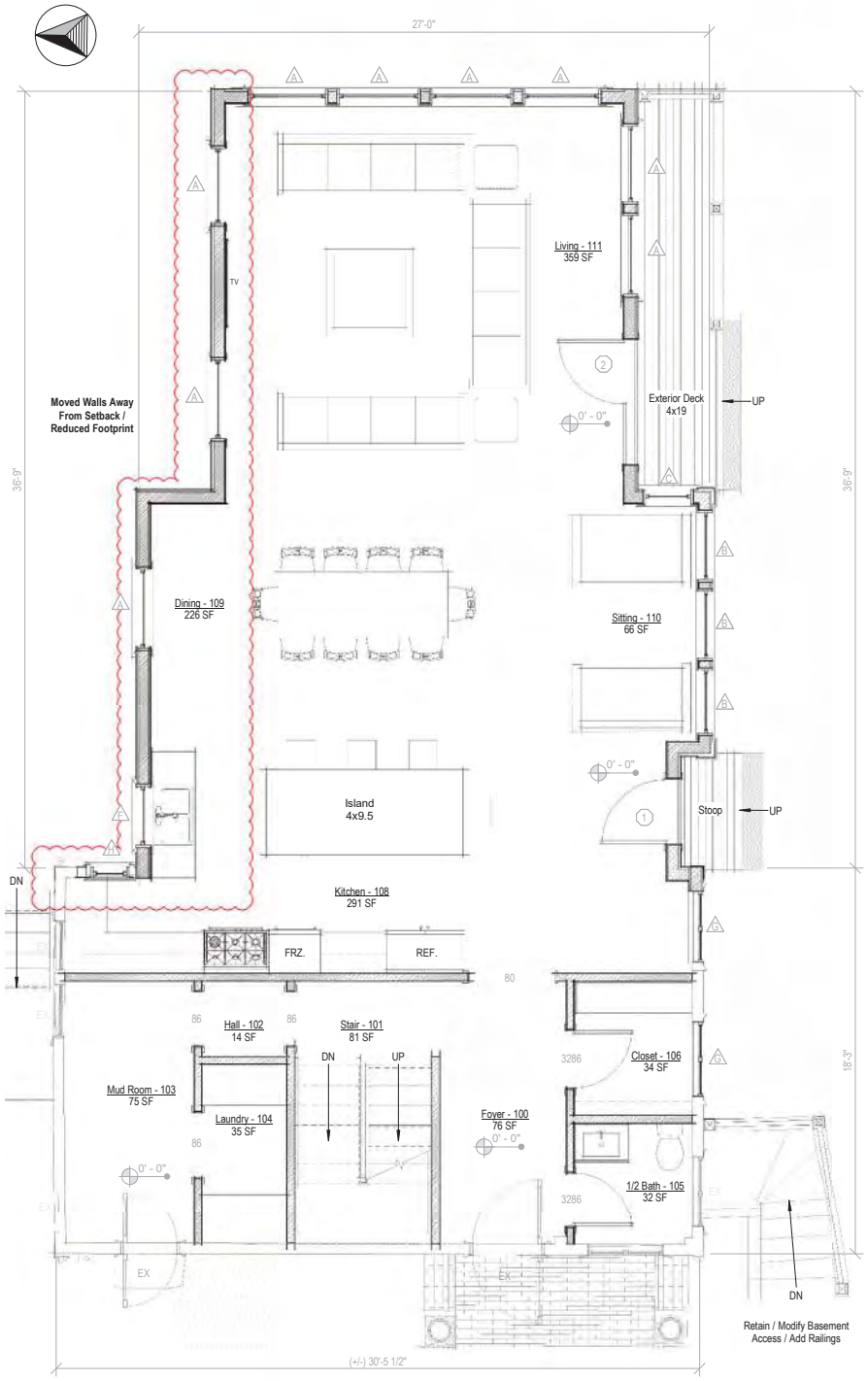
Door Legend - Exterior

1/4" = 1'-0"



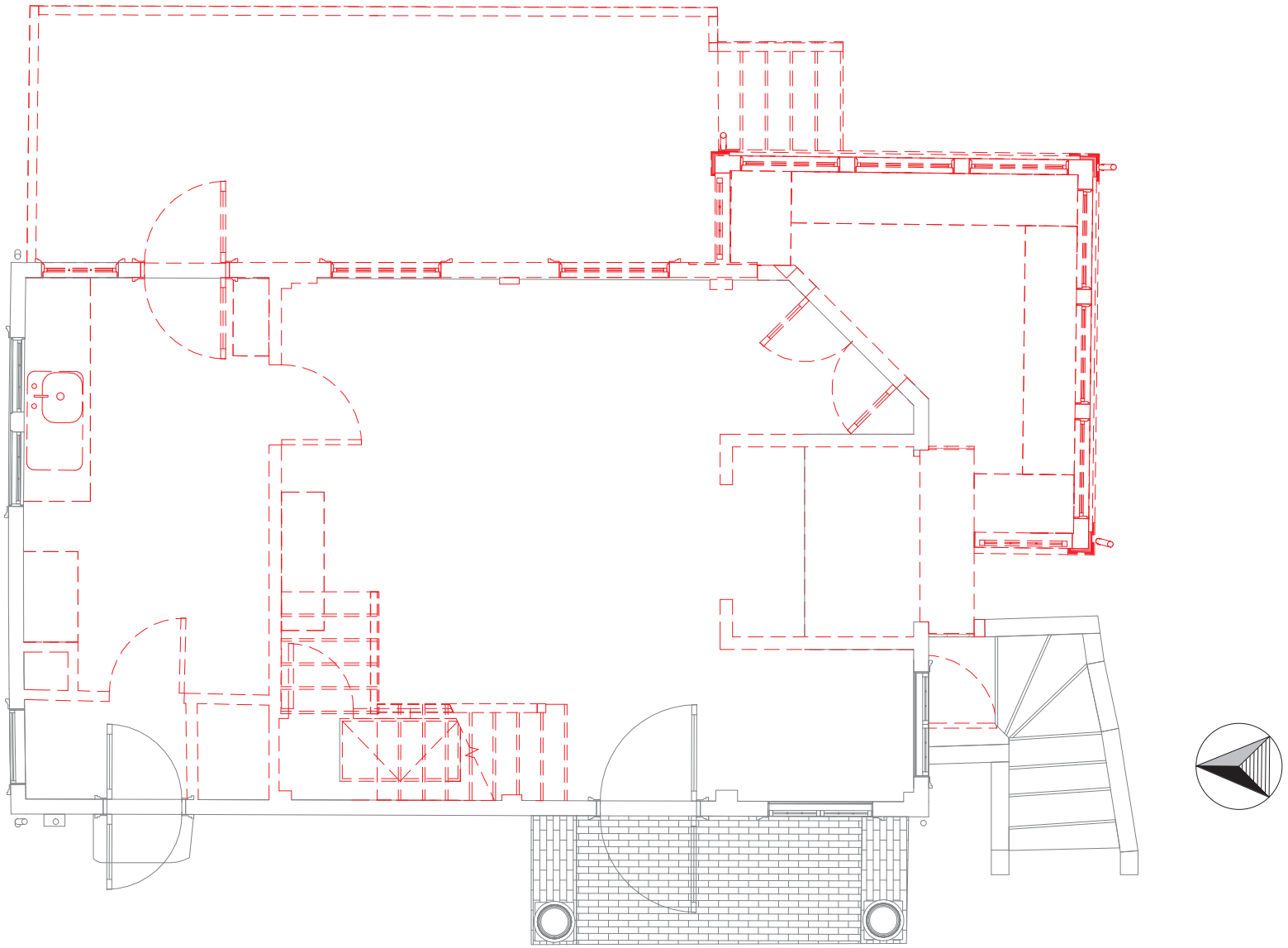
Basement Level - Proposed

1/4" = 1'-0"



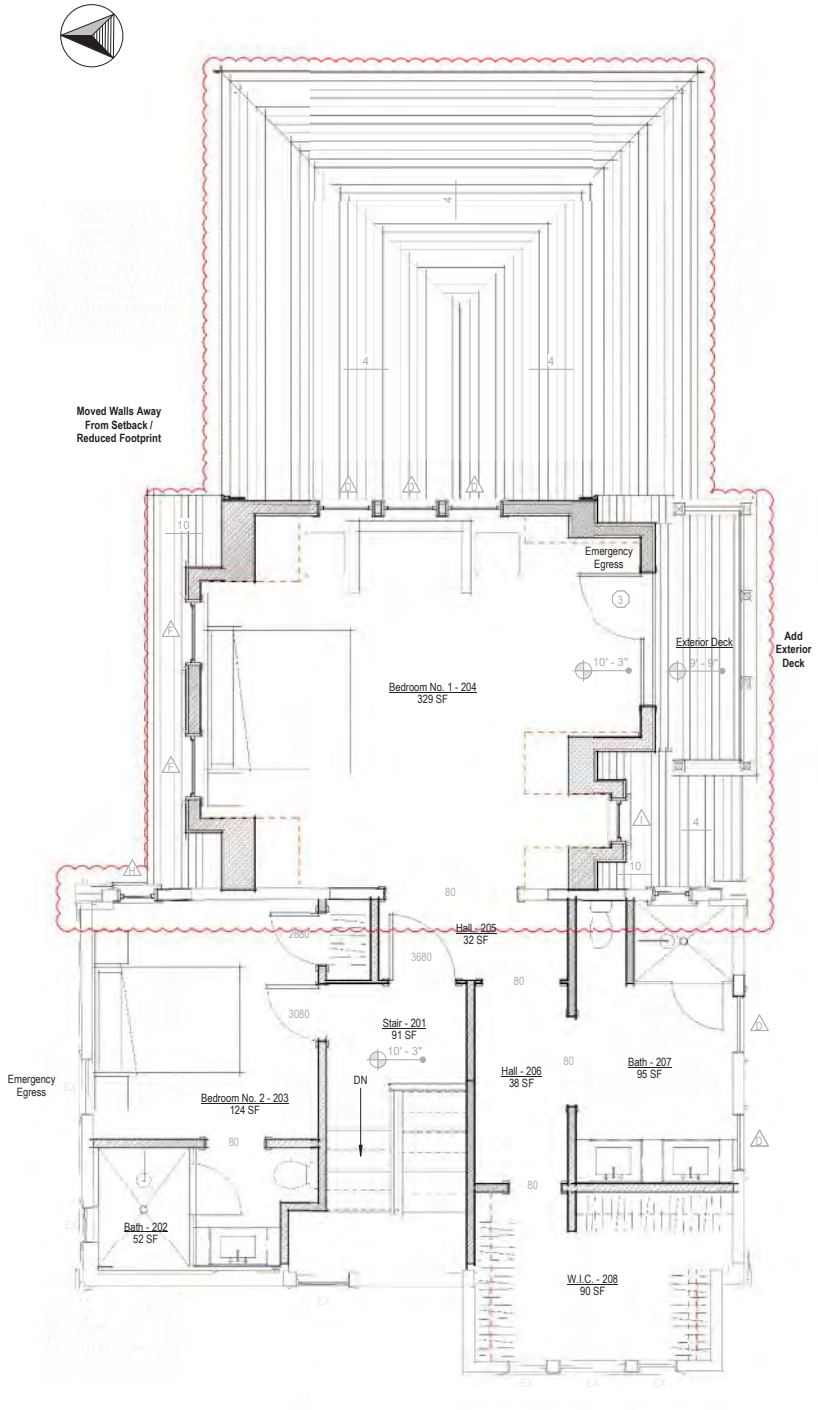
First Floor Level - Proposed

1/4" = 1'-0"



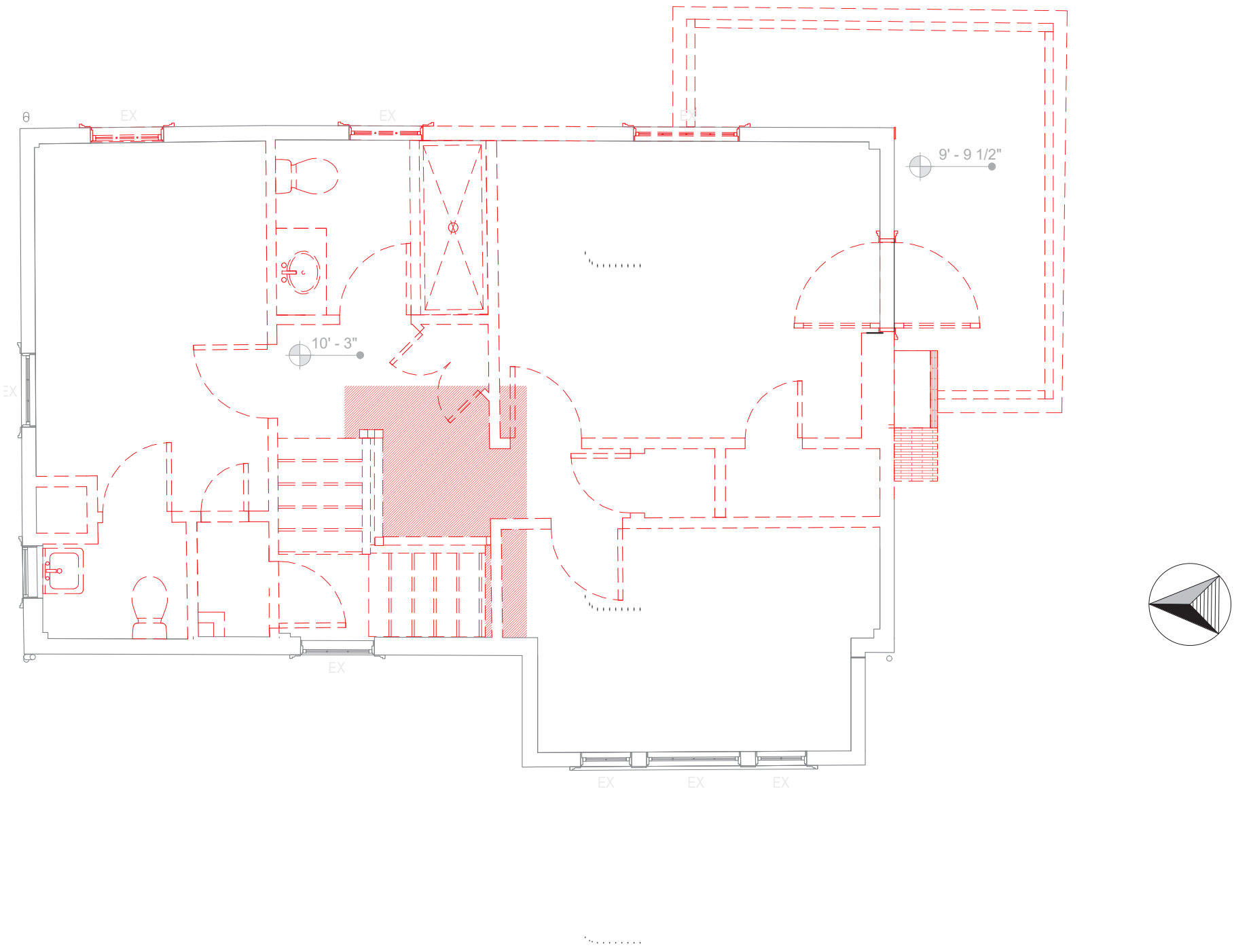
First Floor Level - Demolition

1/4" = 1'-0"



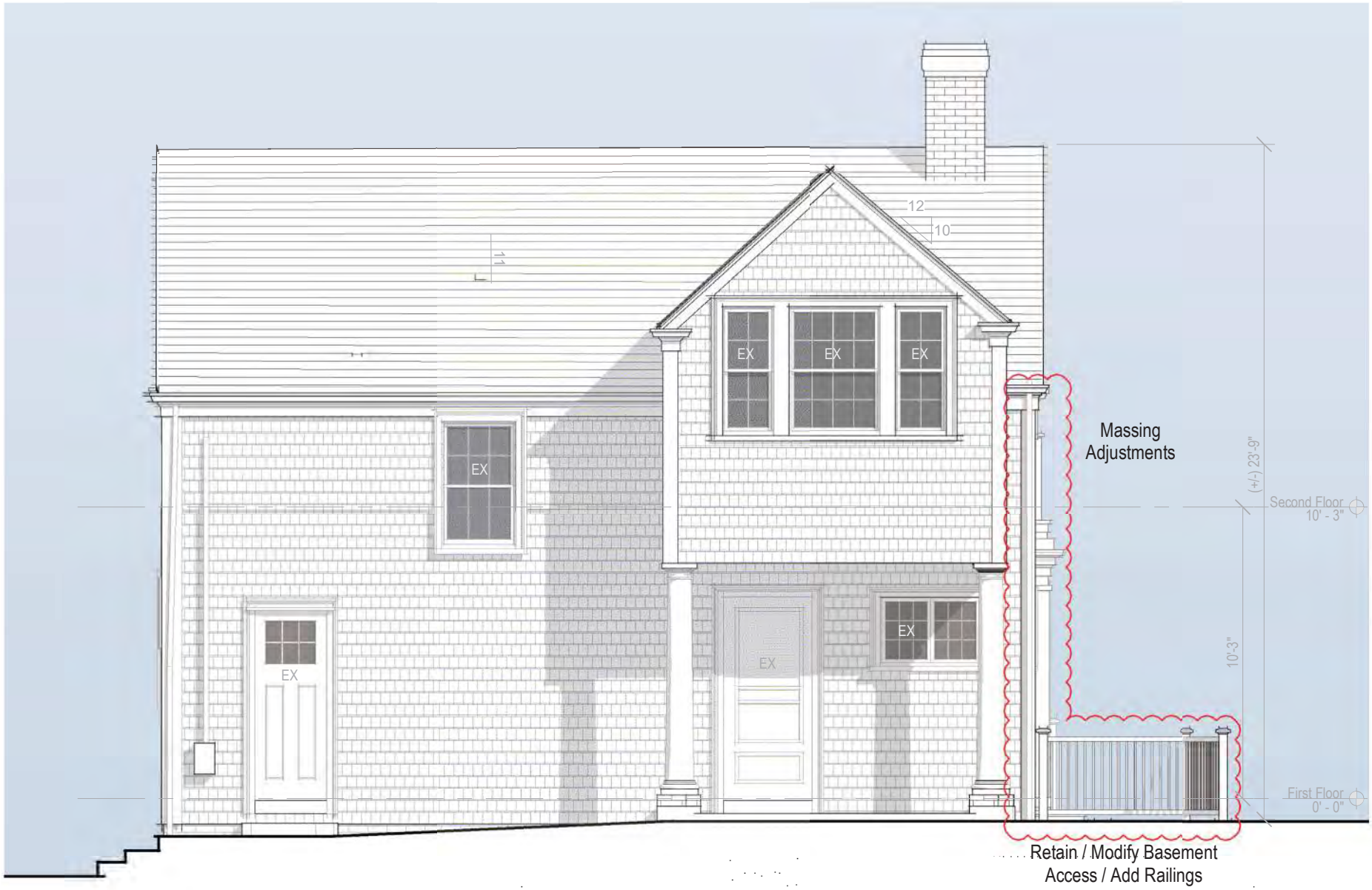
Second Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Demolition

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



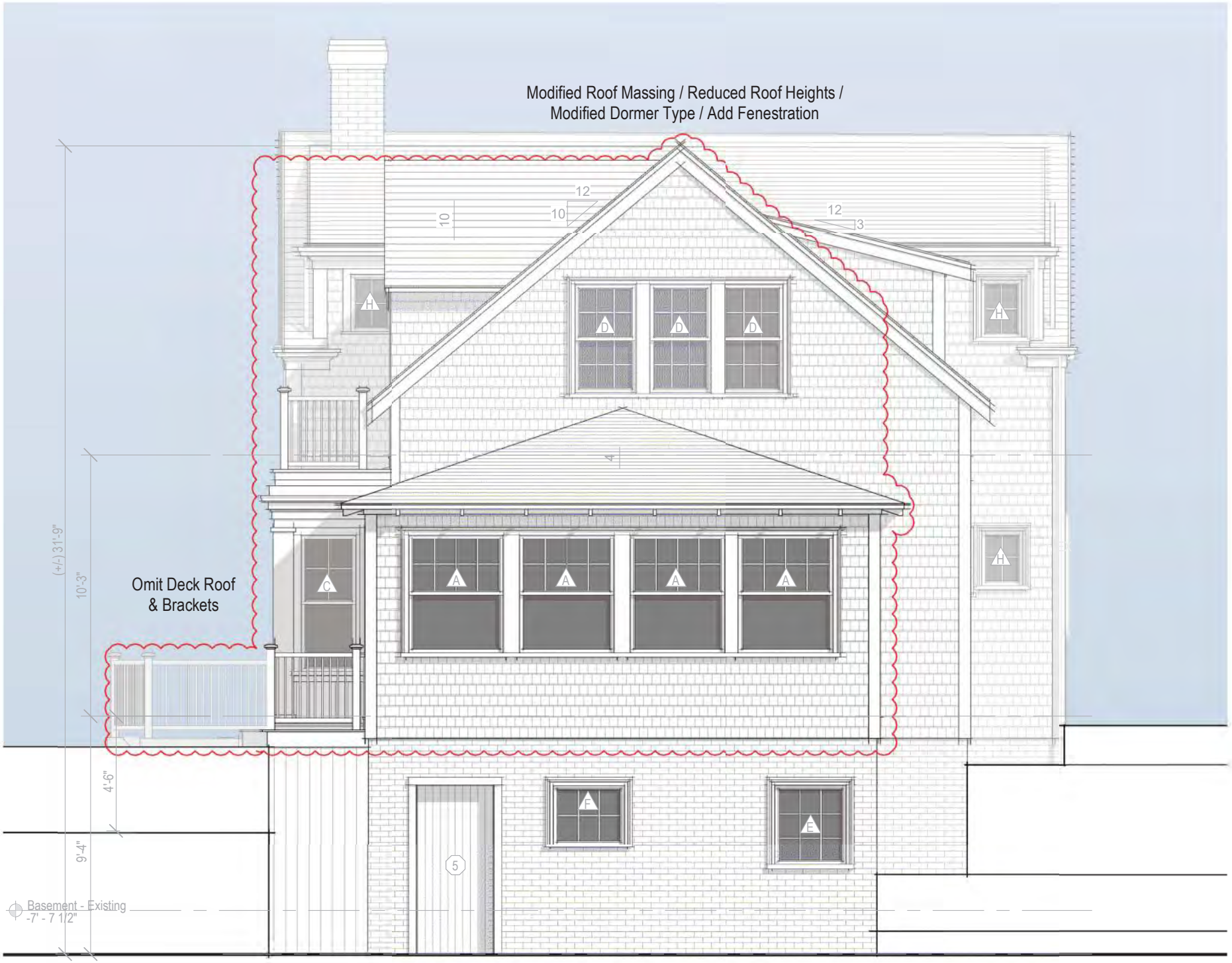
West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



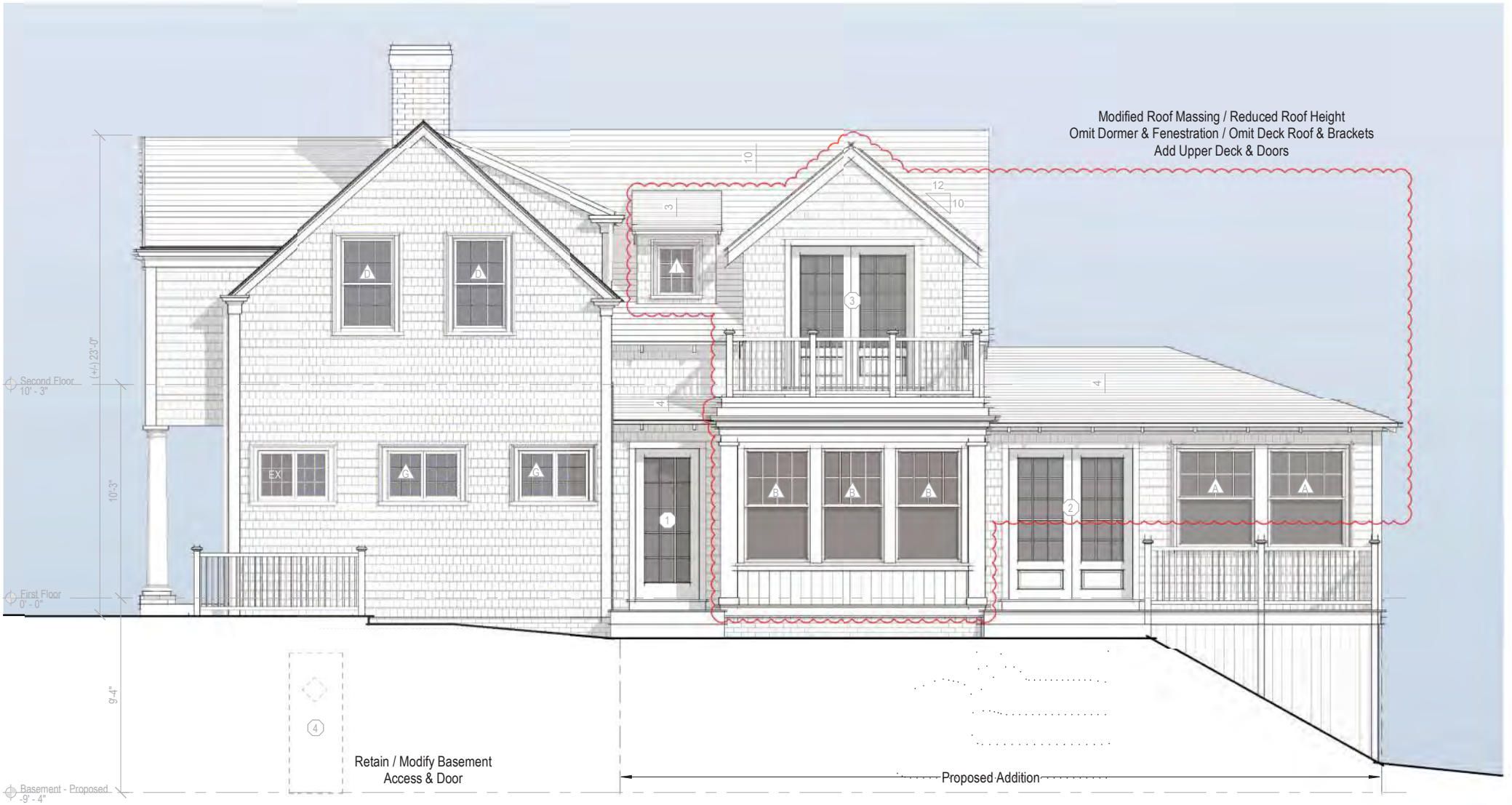
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East Elevation - Demolition

1/8" = 1'-0"



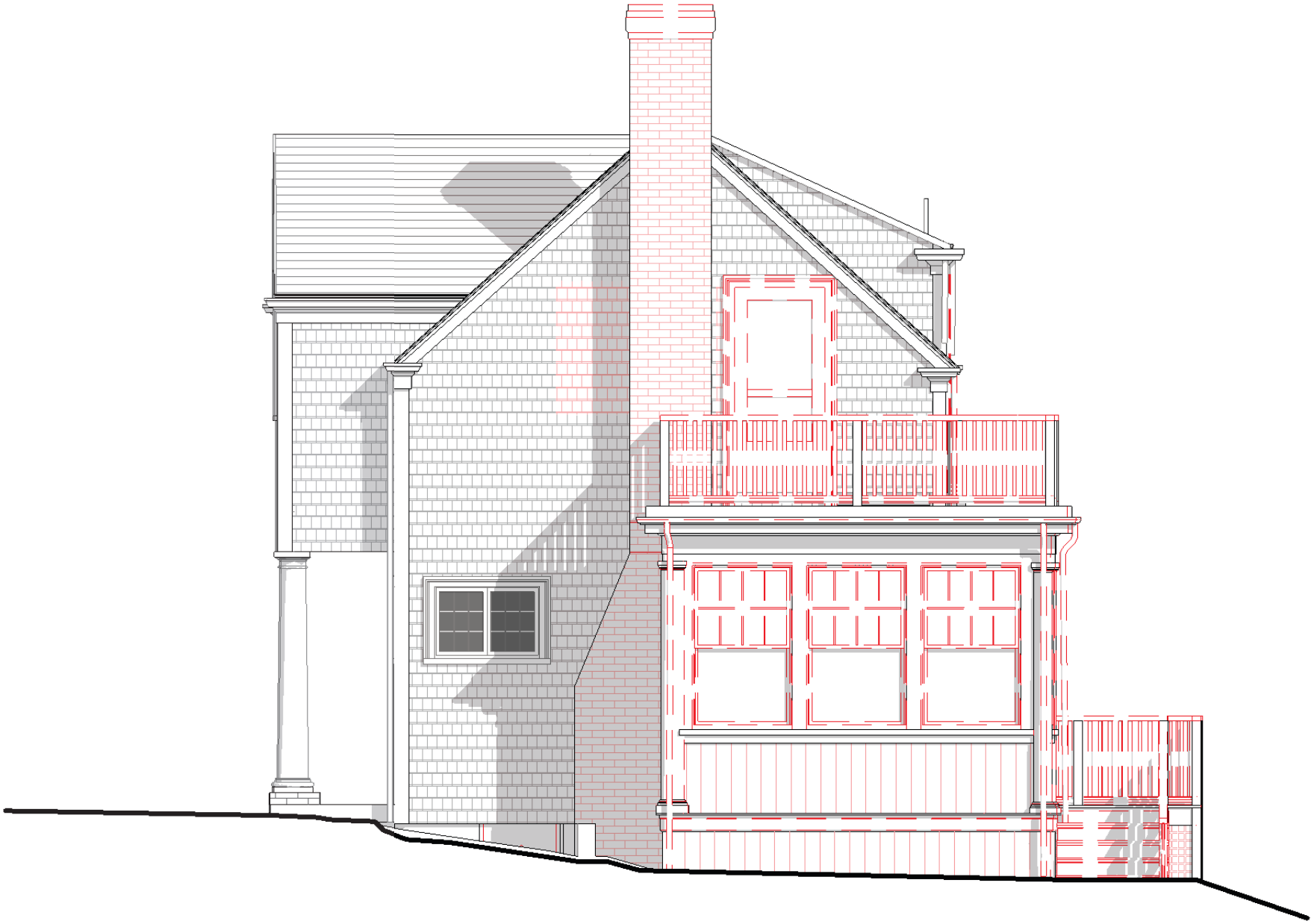
South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



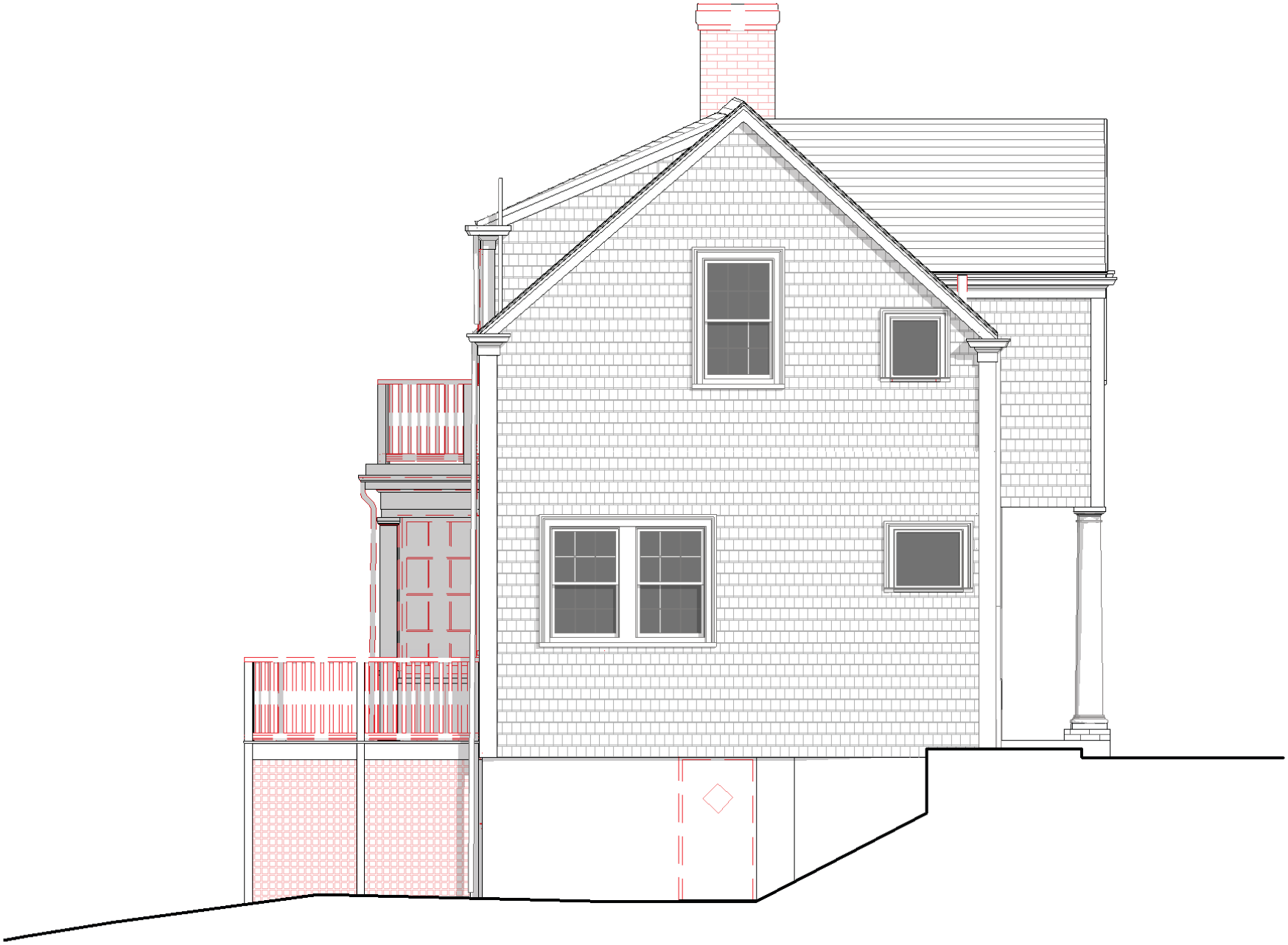
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2021-11-5272
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 01.20.22

VI. OLD BUSINESS 03/08/22

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
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 ½ 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 Quanity 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 #

PROPOSED

Ehinger Residence

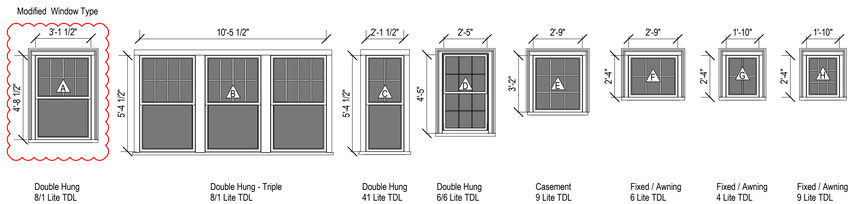
2 Stone Alley
Nantucket, MA 02554

03.30.22

HDC Submission



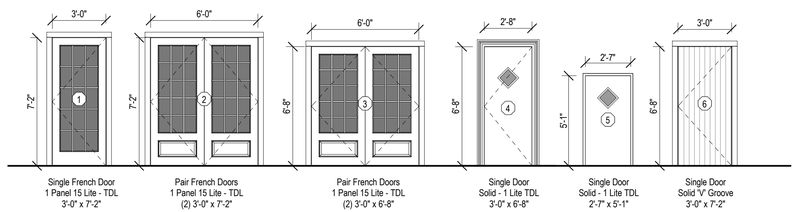
Locus Map



Double Hung 8/1 Lite TDL | Double Hung - Triple 8/1 Lite TDL | Double Hung 41 Lite TDL | Double Hung 6/6 Lite TDL | Casement 9 Lite TDL | Fixed / Awning 6 Lite TDL | Fixed / Awning 4 Lite TDL | Fixed / Awning 9 Lite TDL

Window Legend

1/4" = 1'-0"



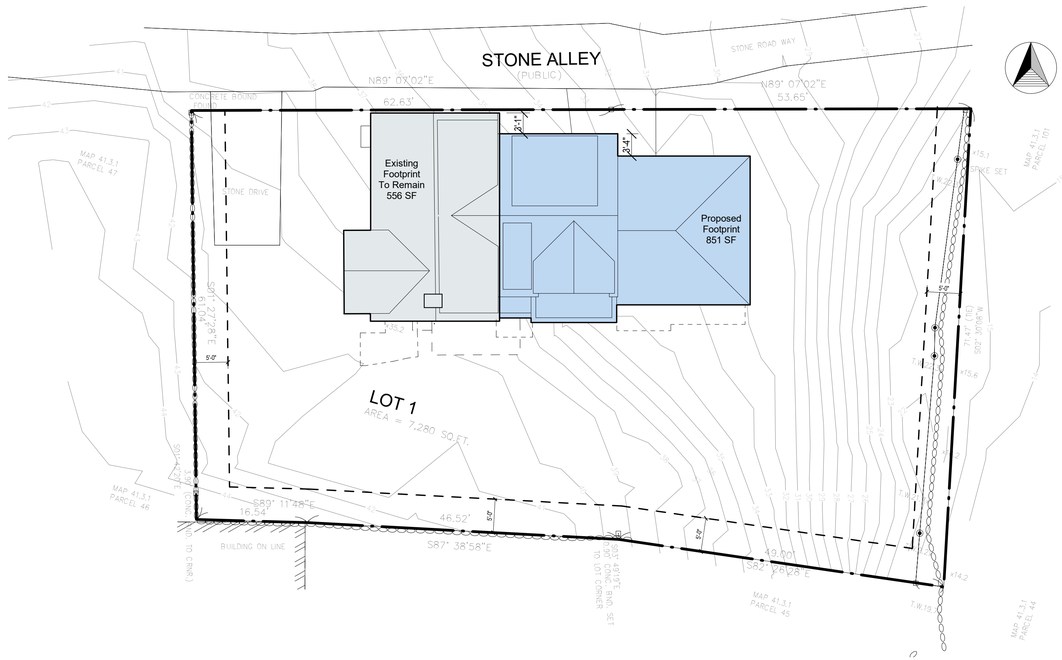
Single French Door 1 Panel 15 Lite - TDL 3'-0" x 7'-2" | Pair French Doors 1 Panel 15 Lite - TDL (2) 3'-0" x 7'-2" | Pair French Doors 1 Panel 15 Lite - TDL (2) 3'-0" x 6'-8" | Single Door Solid - 1 Lite TDL 3'-0" x 6'-8" | Single Door Solid - 1 Lite TDL 2'-7" x 5'-1" | Single Door Solid 'V' Groove 3'-0" x 7'-2"

Door Legend - Exterior

1/4" = 1'-0"



North Elevation | East Elevation | South Elevation | West Elevation



Site Plan

3/32" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	851 sq. ft.
Total Proposed G.C.:	1,407 sq. ft.

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A.4.1 Perspective Views

Revisions

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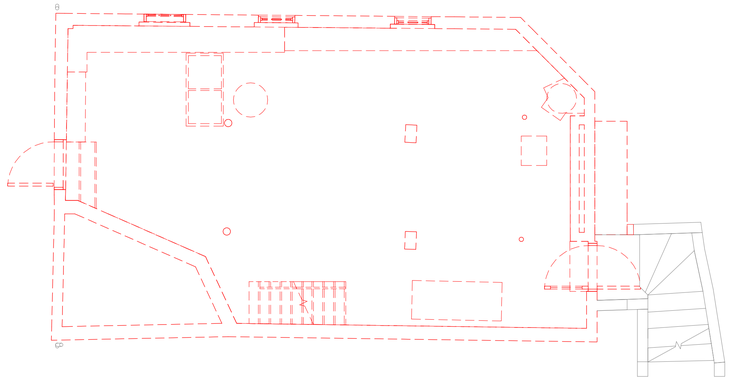
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G.1.0

2110

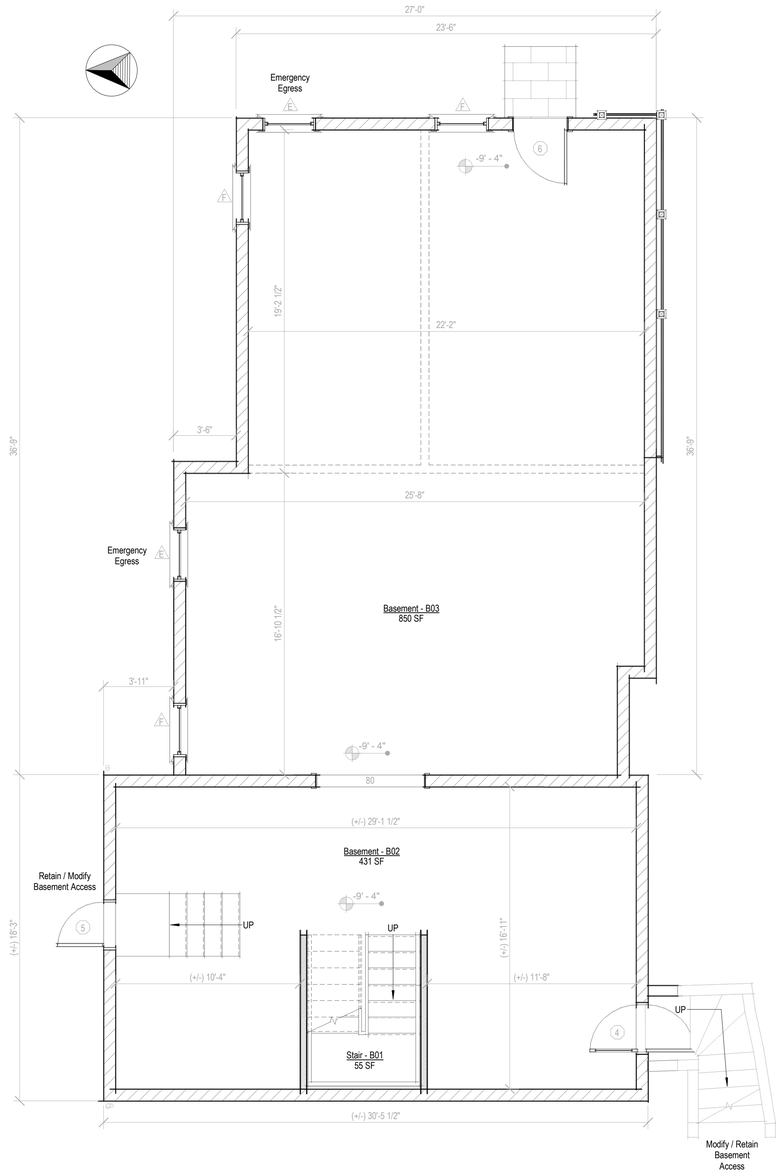
03.30.22

HDC Submission



Basement Level - Demolition

1/4" = 1'-0"



Basement Level - Proposed

1/4" = 1'-0"

2110

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Floor Plans

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A.1.0

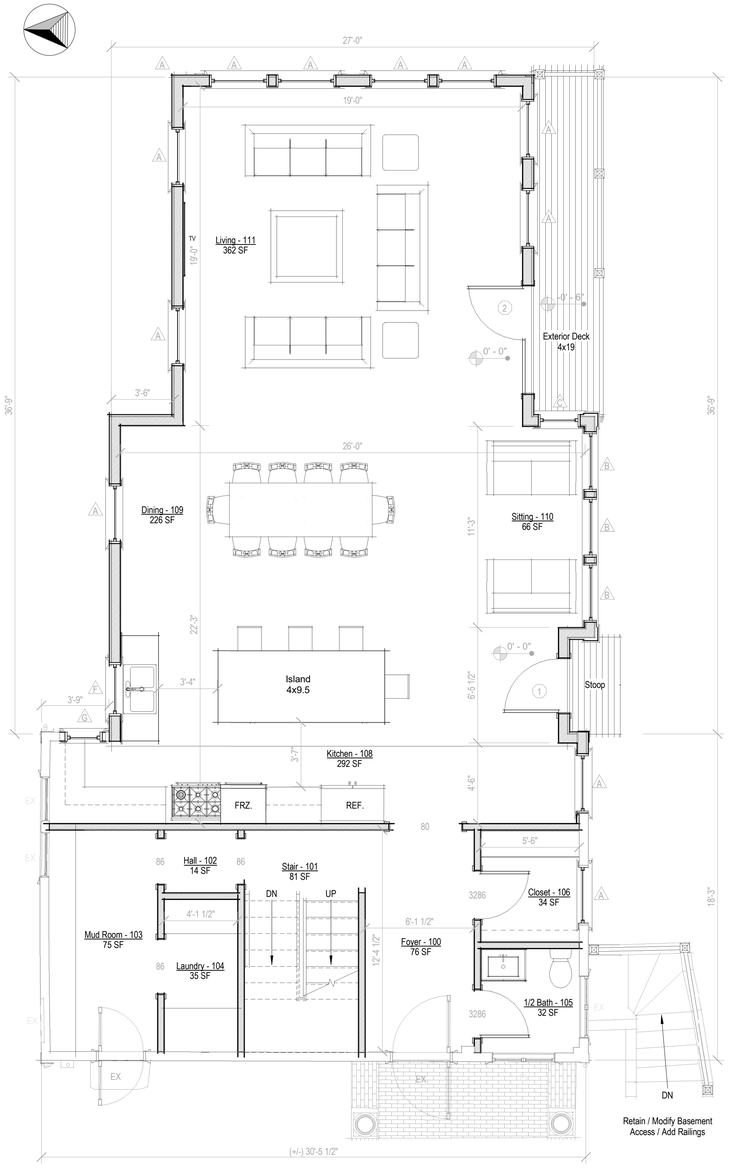
2110

03.30.22

HDC Submission

First Floor Level - Demolition

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

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Floor Plans

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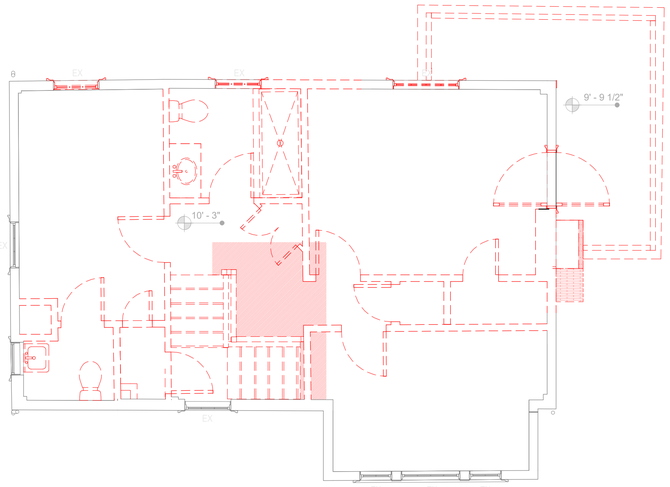
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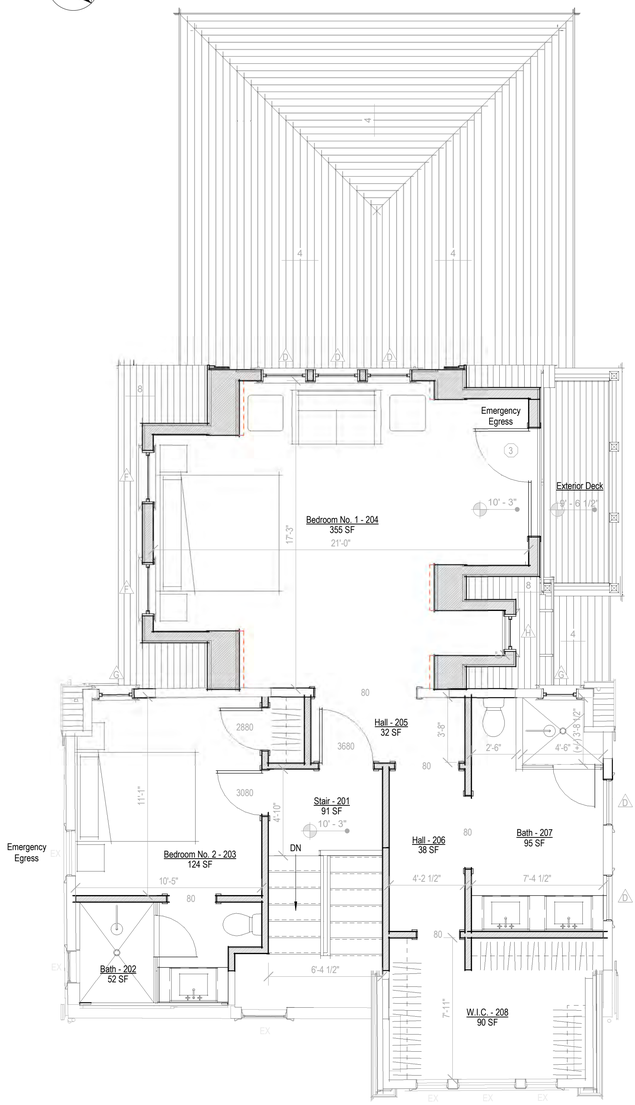
03.30.22

HDC Submission



Second Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"

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A.1.2

2110

03.30.22

HDC Submission



West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



No Visible Changes This View

West Elevation - Proposed

1/4" = 1'-0"



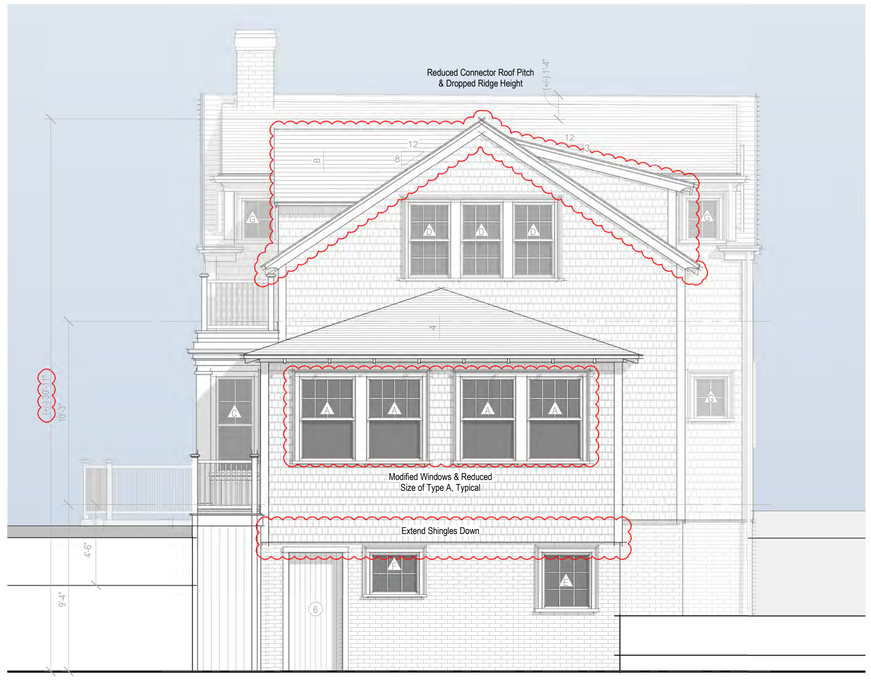
East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

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Exterior Elevations

Site Information

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A.2.0

2110

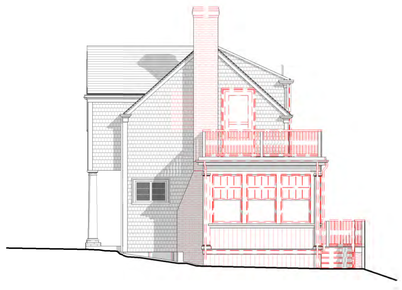
03.30.22

HDC Submission



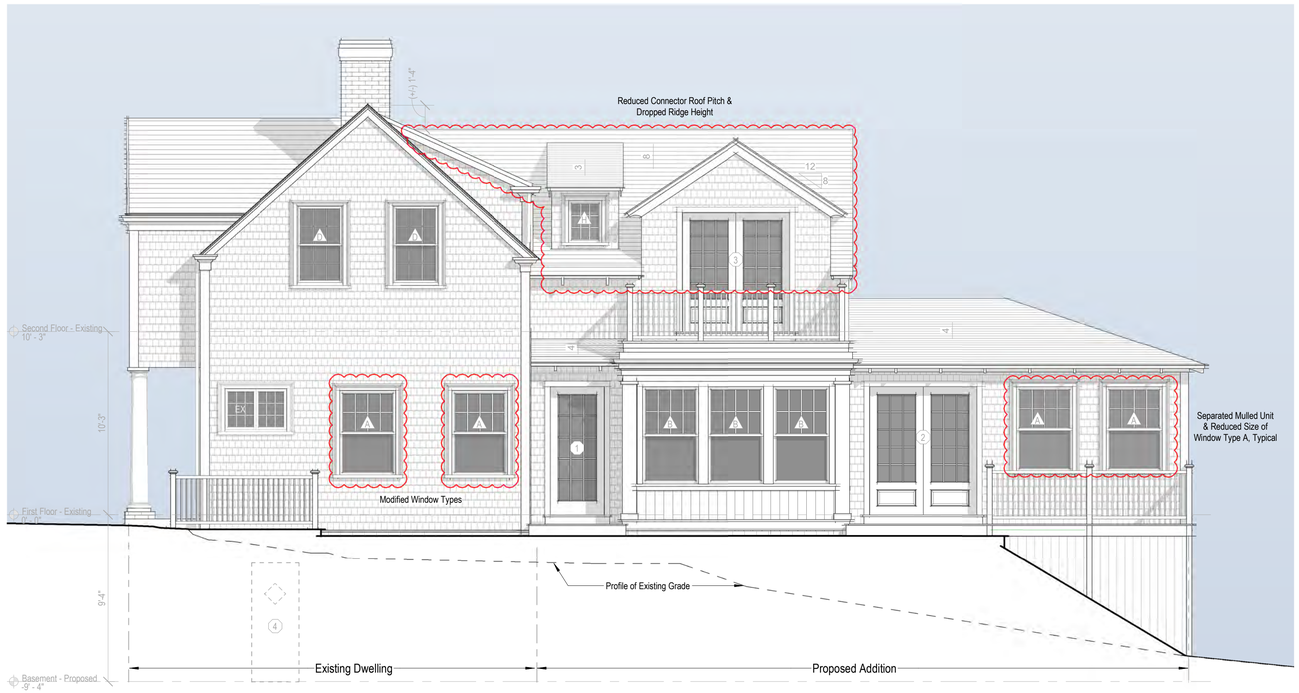
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



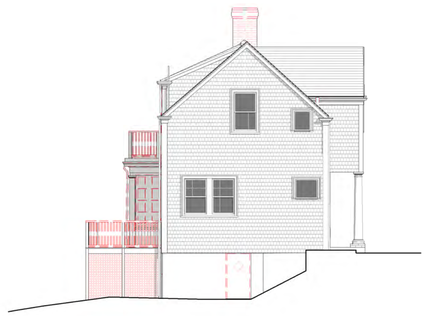
South Elevation - Proposed

1/4" = 1'-0"



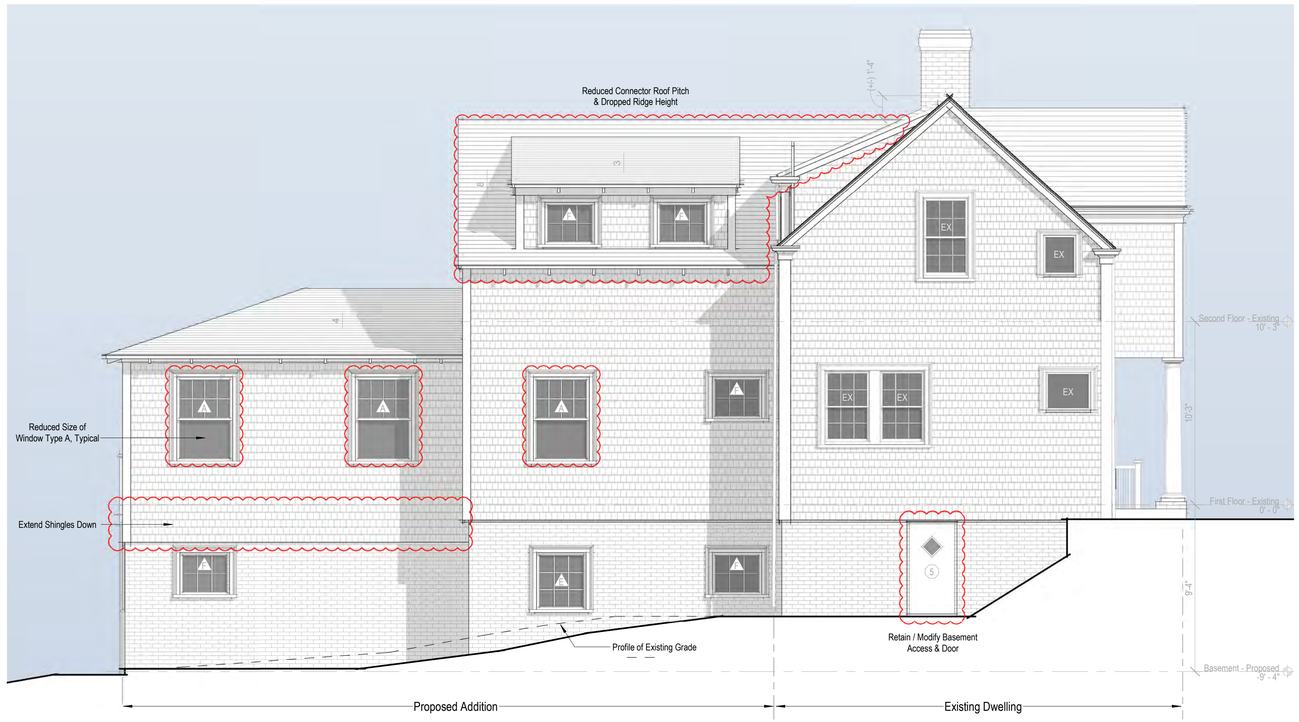
North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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Exterior Elevations

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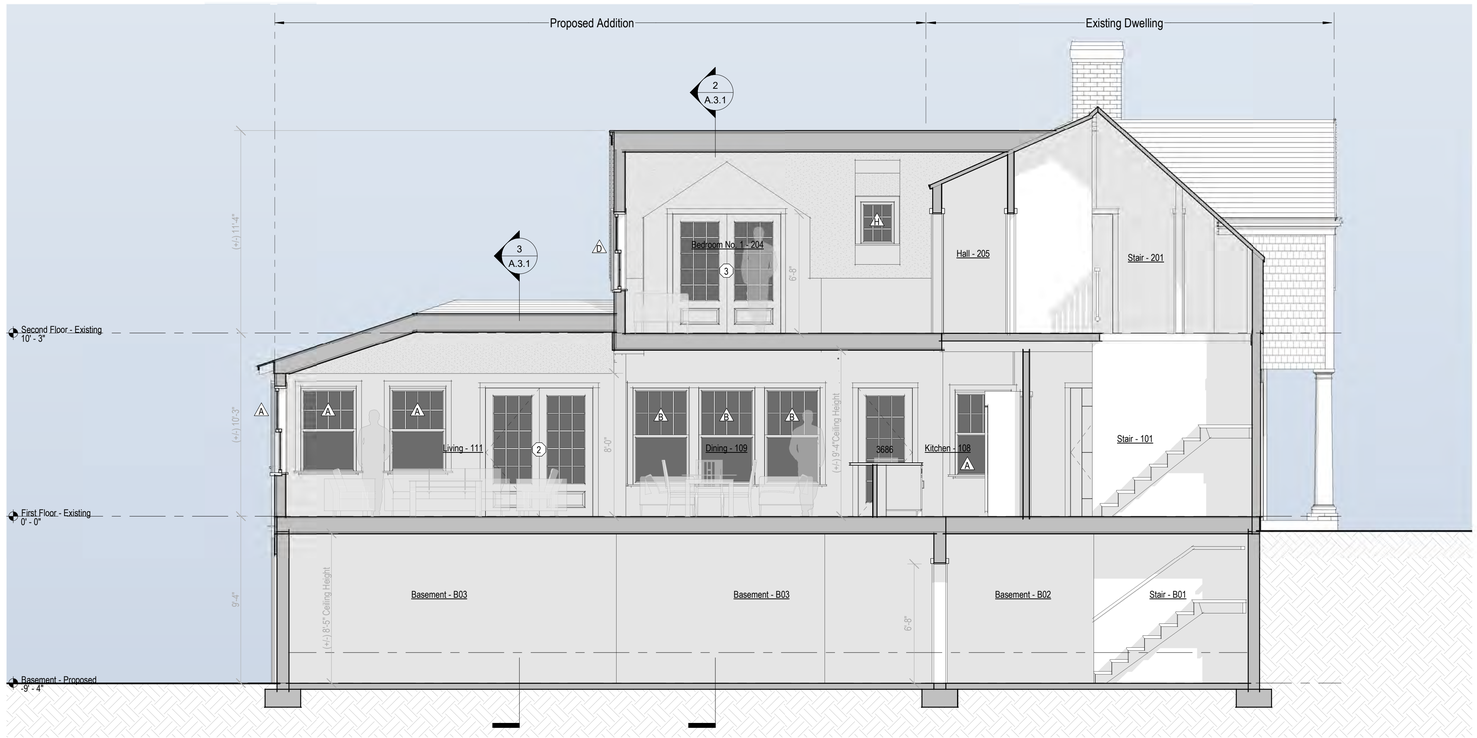
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A.2.1

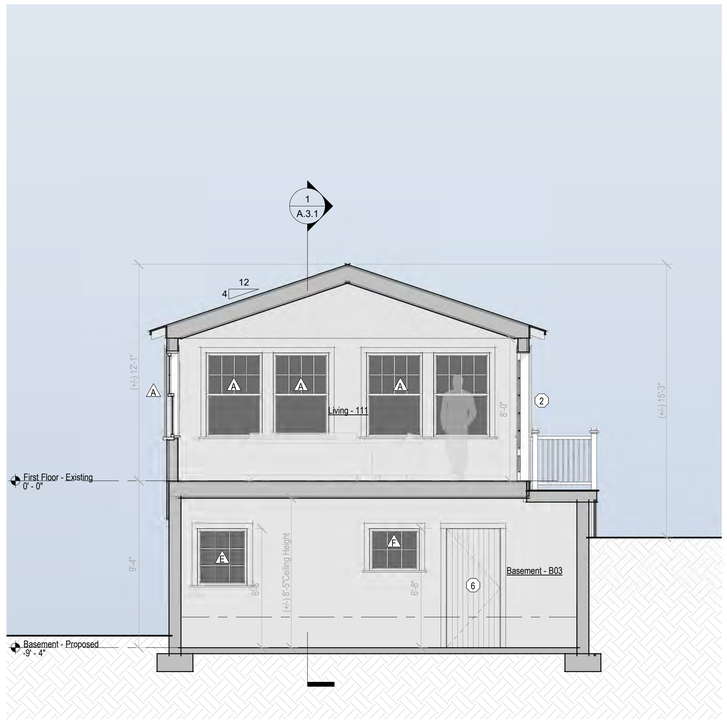
2110

03.30.22

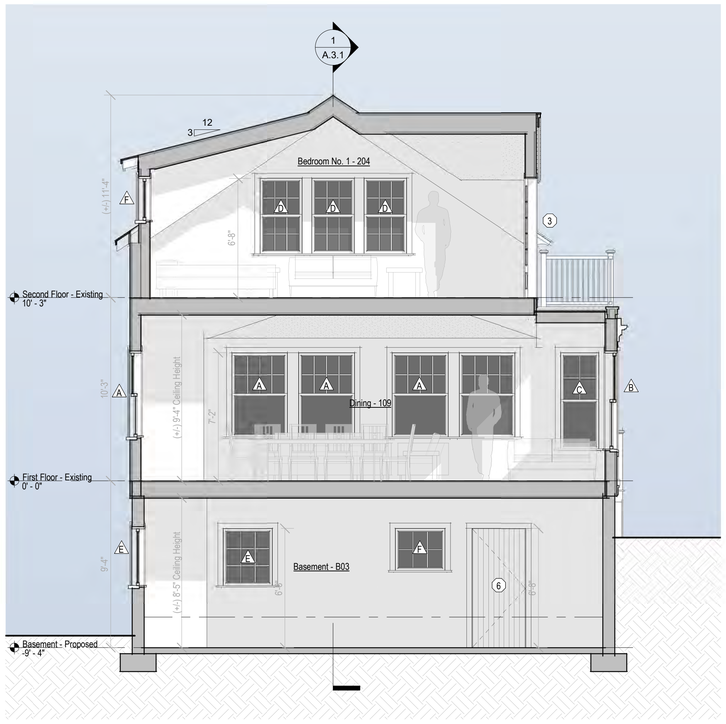
HDC Submission



1 Longitudinal Section Facing South
1/4" = 1'-0"



3 Cross Section Through Living Facing East
1/4" = 1'-0"



2 Cross Section Through Master Bedroom Facing East
1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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Building Sections

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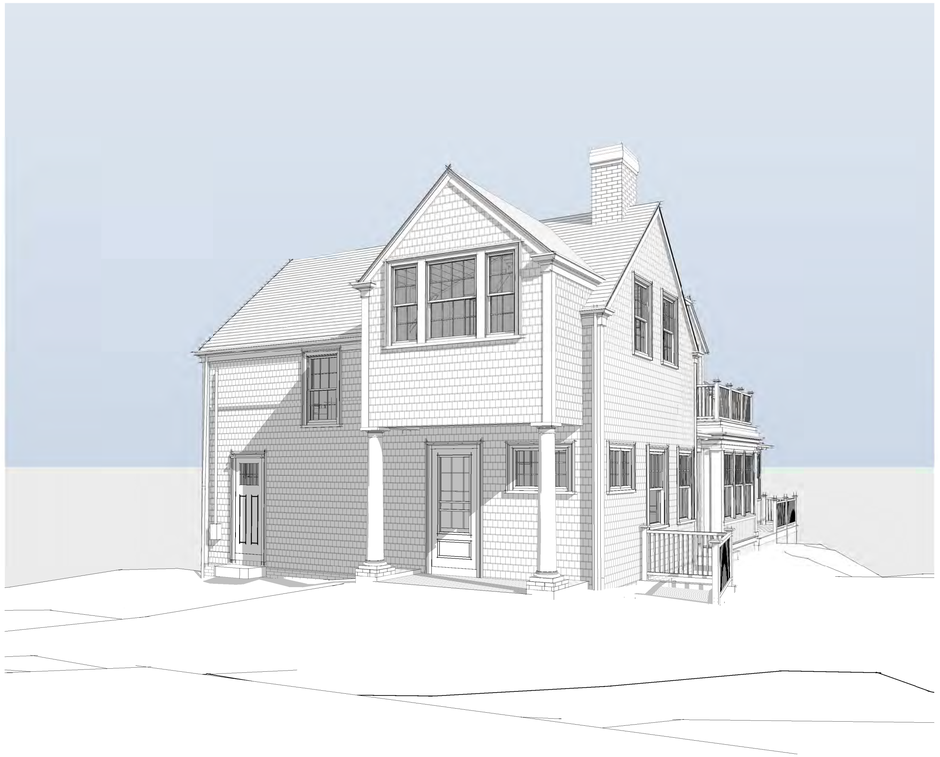
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A.3.1

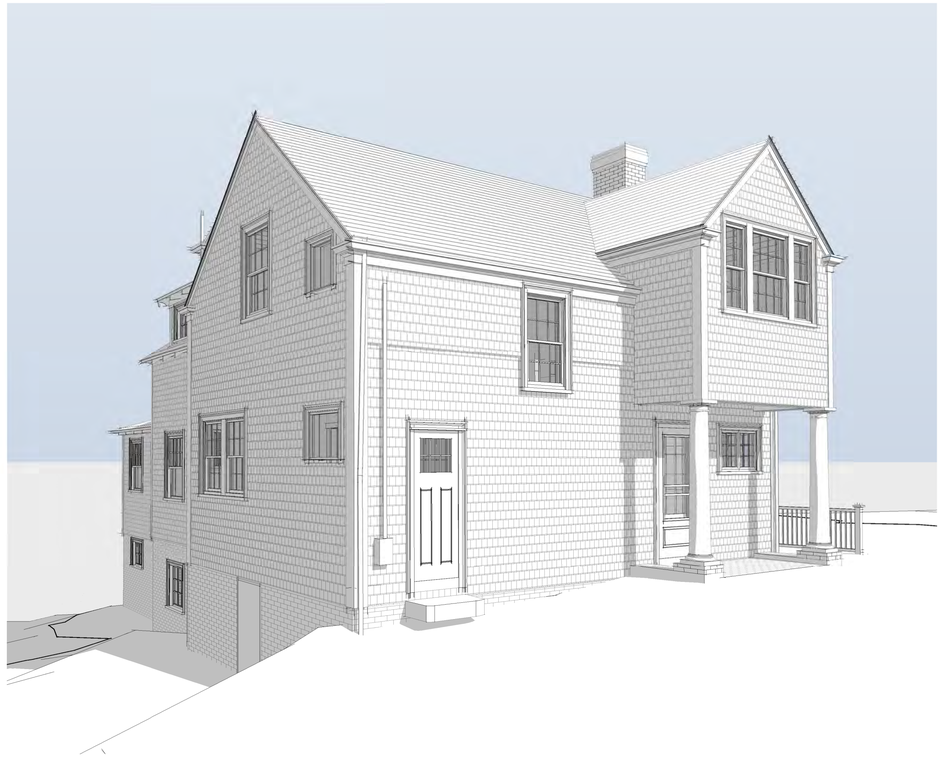
2110

03.30.22

HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

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A.4.1

2110

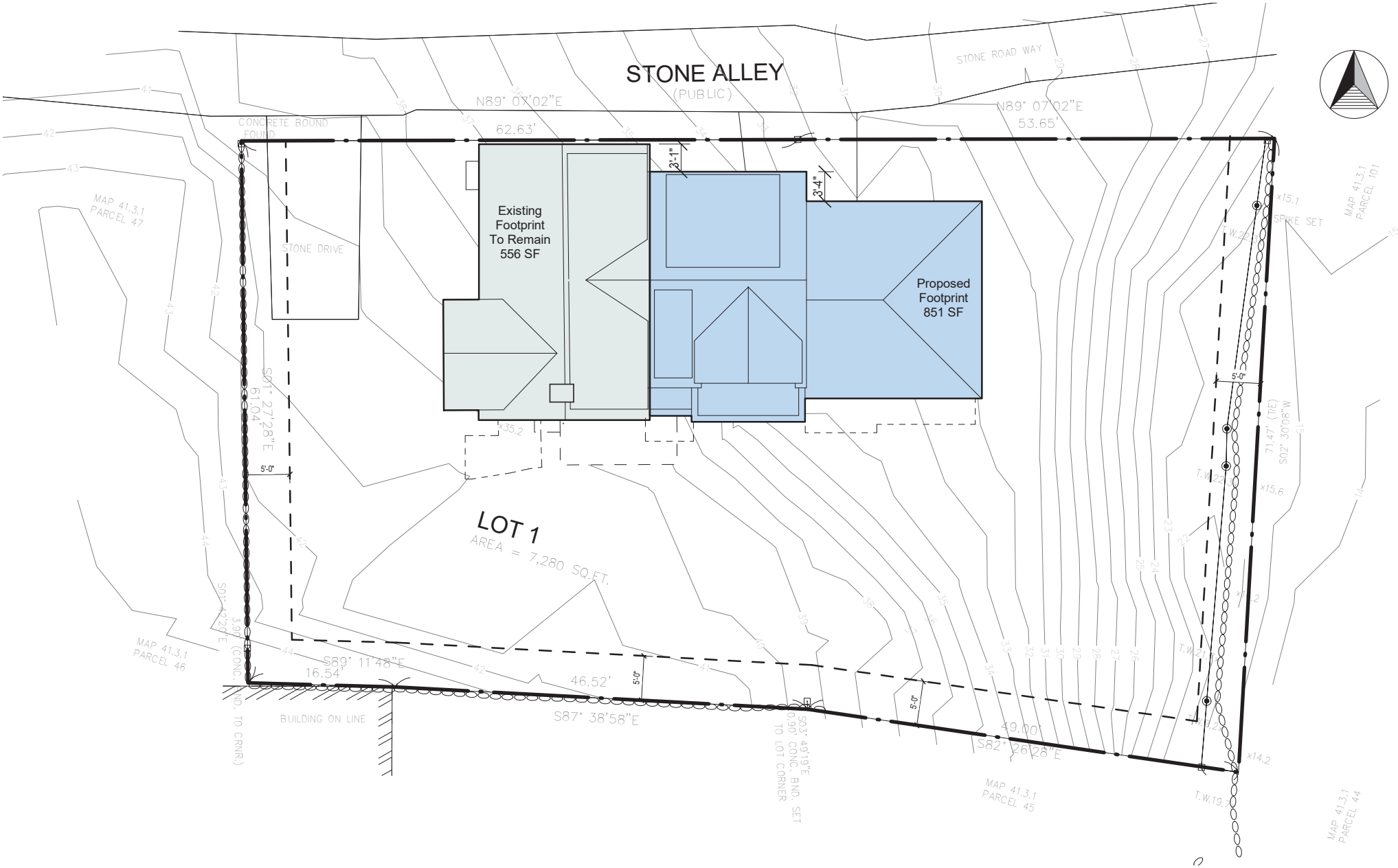
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

03.30.22



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



East Elevation

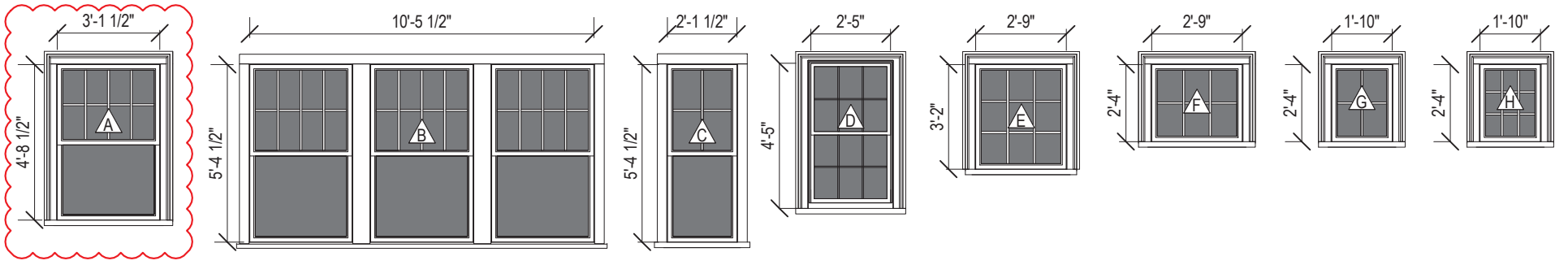


South Elevation



West Elevation

Modified Window Type



Double Hung
8/1 Lite TDL

Double Hung - Triple
8/1 Lite TDL

Double Hung
41 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

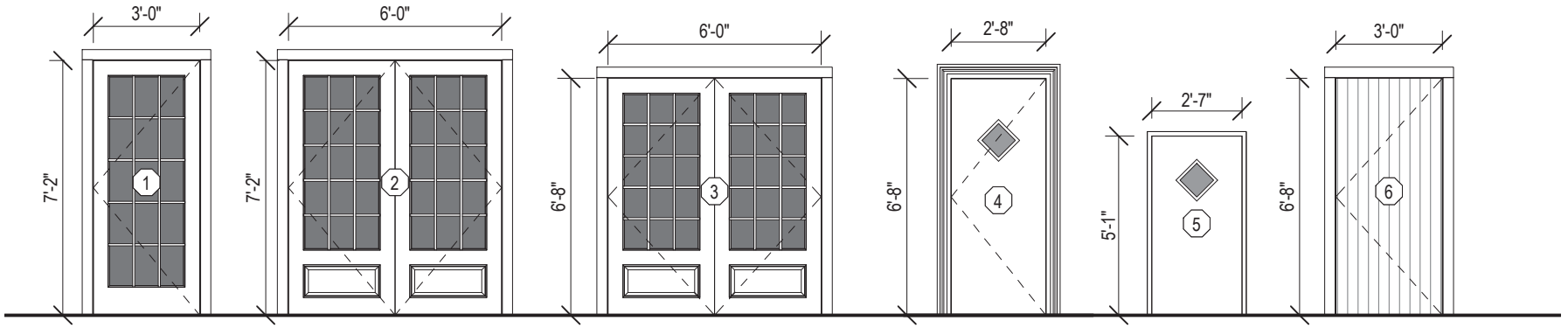
Fixed / Awning
6 Lite TDL

Fixed / Awning
4 Lite TDL

Fixed / Awning
9 Lite TDL

Window Legend

1/4" = 1'-0"



Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-2"

Pair French Doors
1 Panel 15 Lite - TDL
(2) 3'-0" x 7'-2"

Pair French Doors
1 Panel 15 Lite - TDL
(2) 3'-0" x 6'-8"

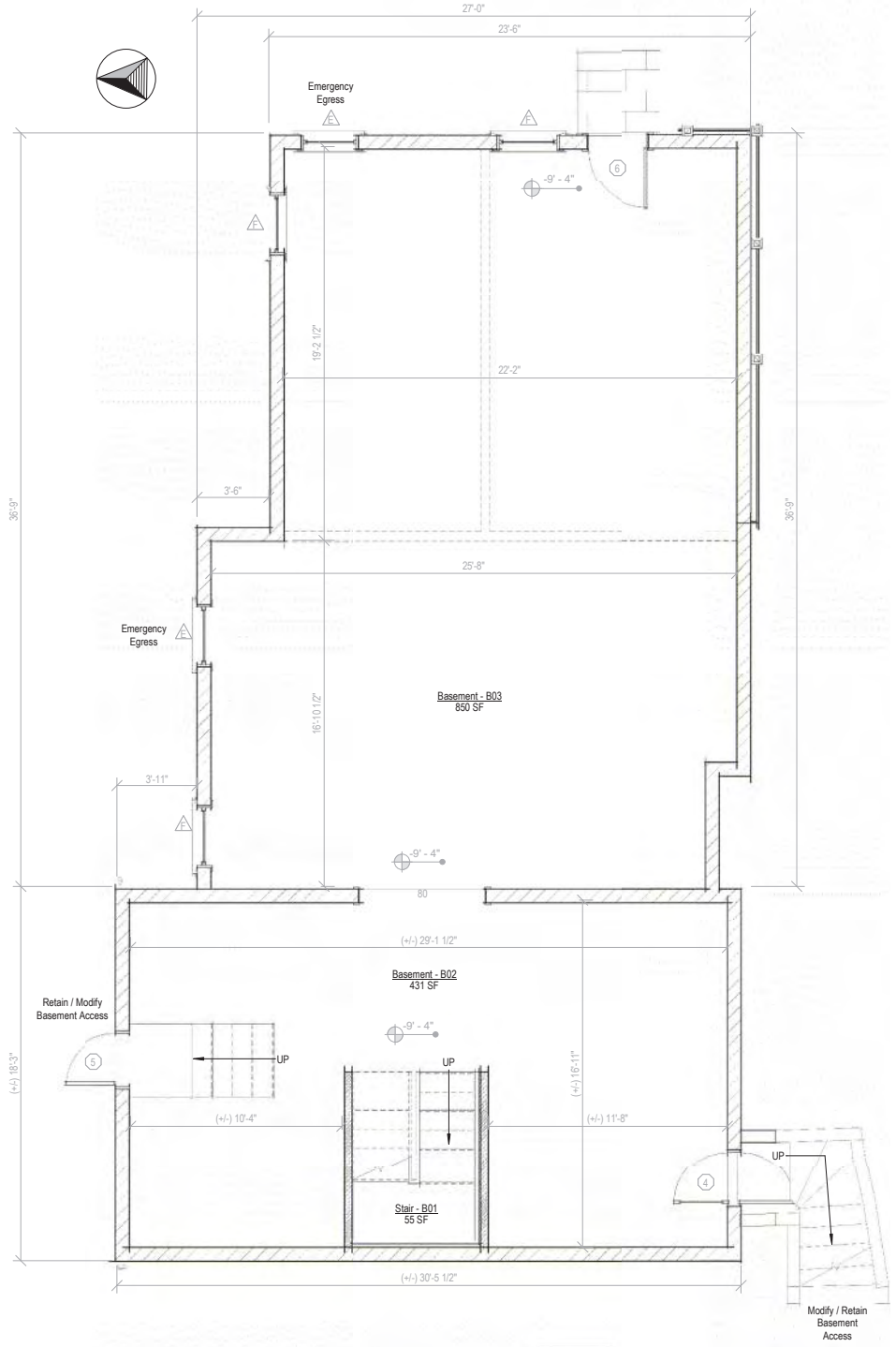
Single Door
Solid - 1 Lite TDL
3'-0" x 6'-8"

Single Door
Solid - 1 Lite TDL
2'-7" x 5'-1"

Single Door
Solid 'V' Groove
3'-0" x 7'-2"

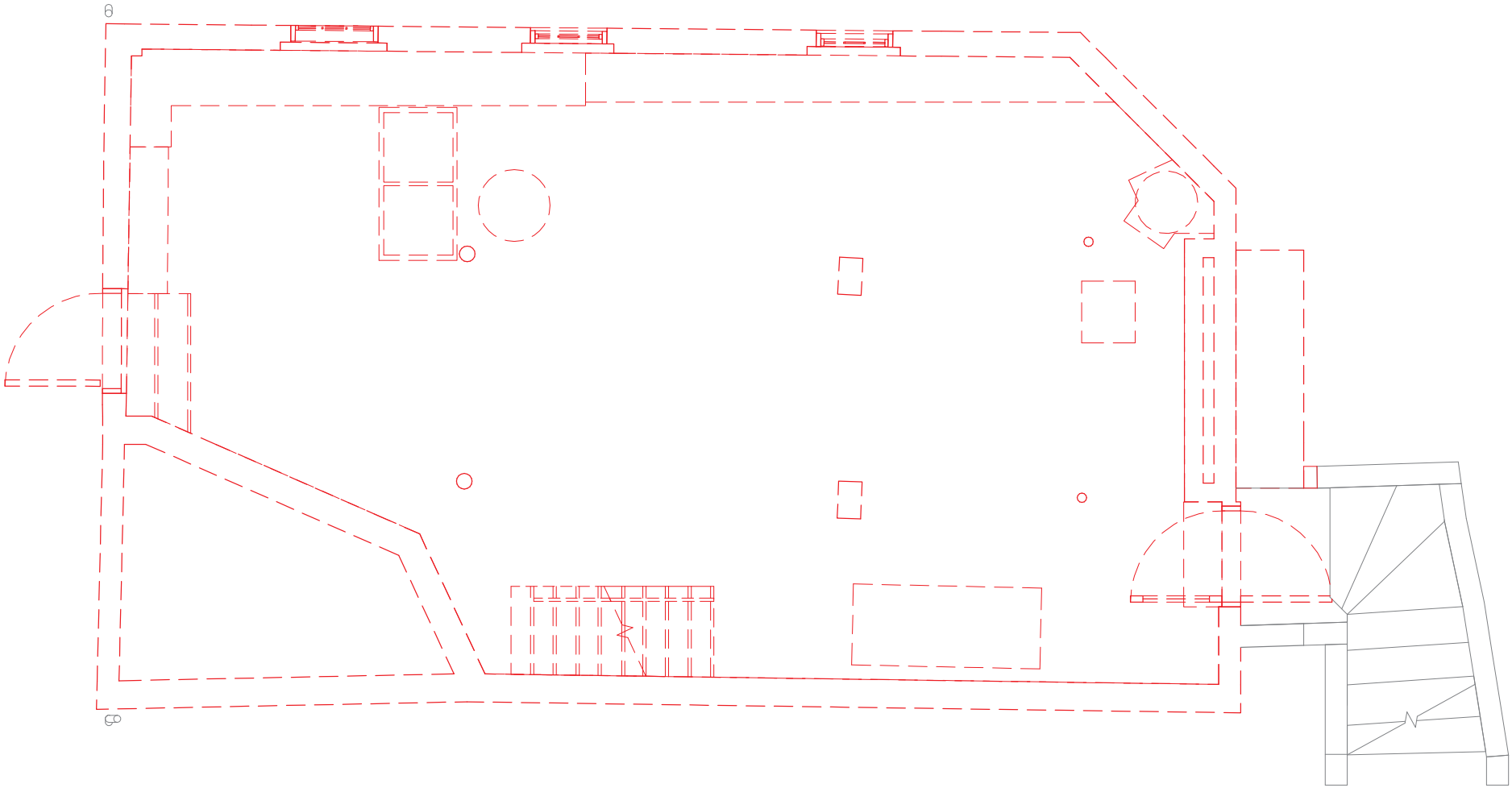
Door Legend - Exterior

1/4" = 1'-0"



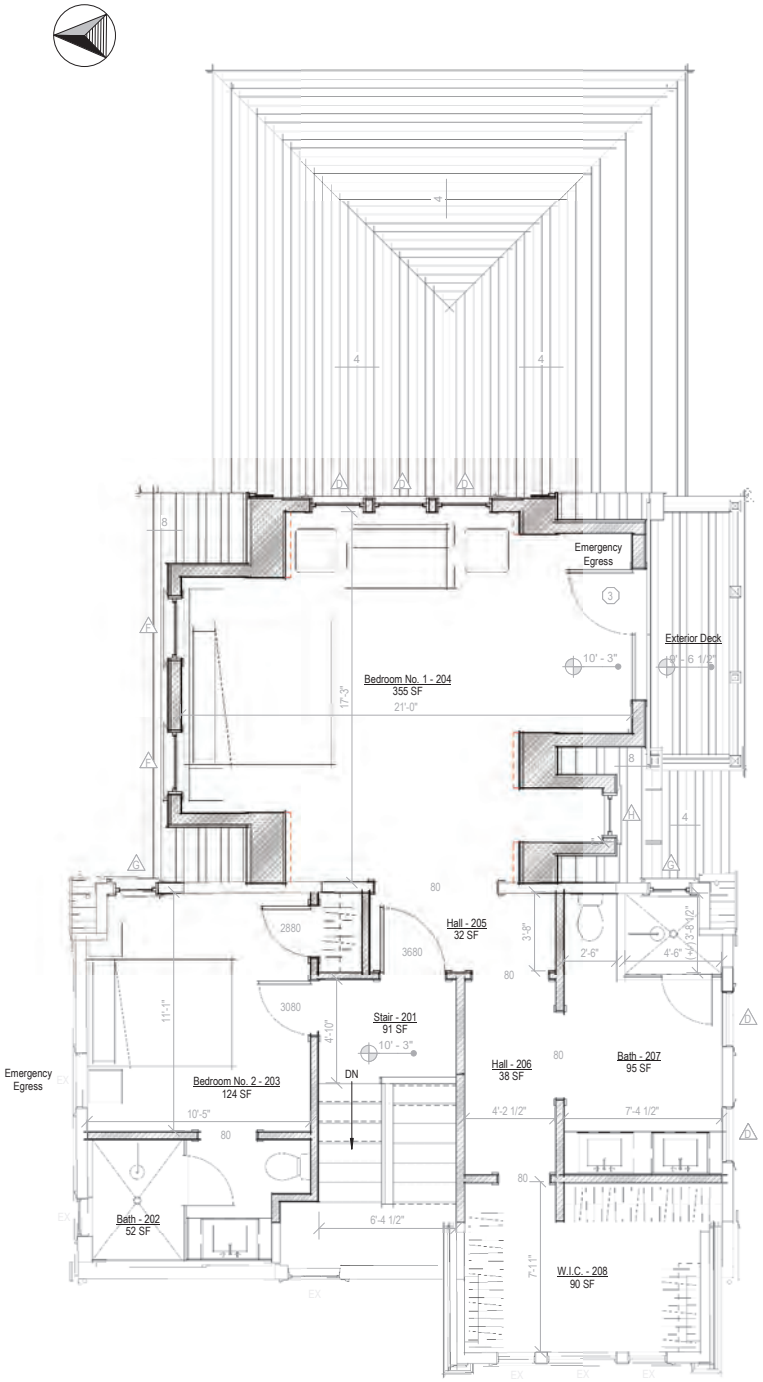
Basement Level - Proposed

1/4" = 1'-0"



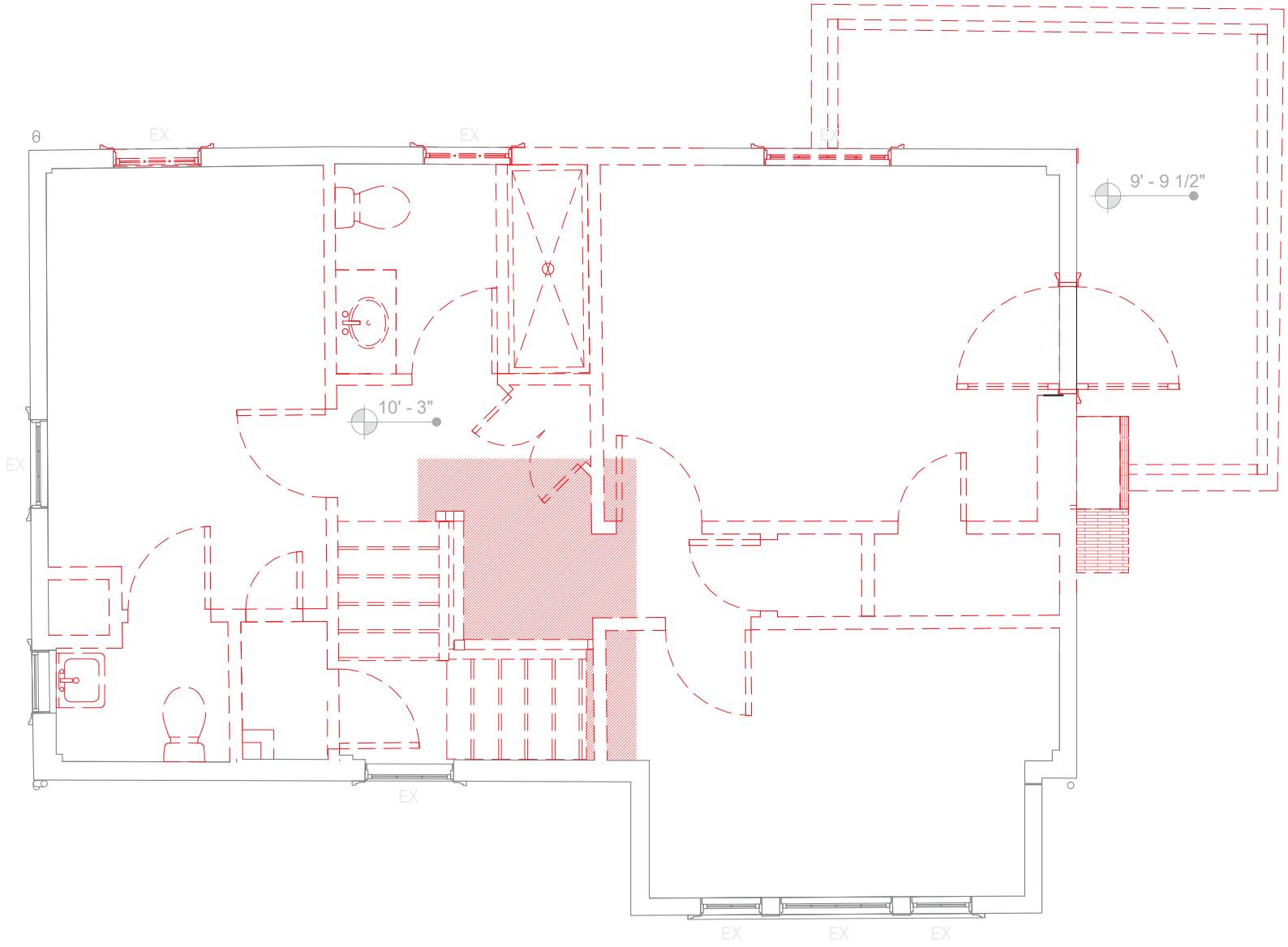
Basement Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Demolition

1/4" = 1'-0"



No Visible Changes This View

West Elevation - Proposed

1/4" = 1'-0"



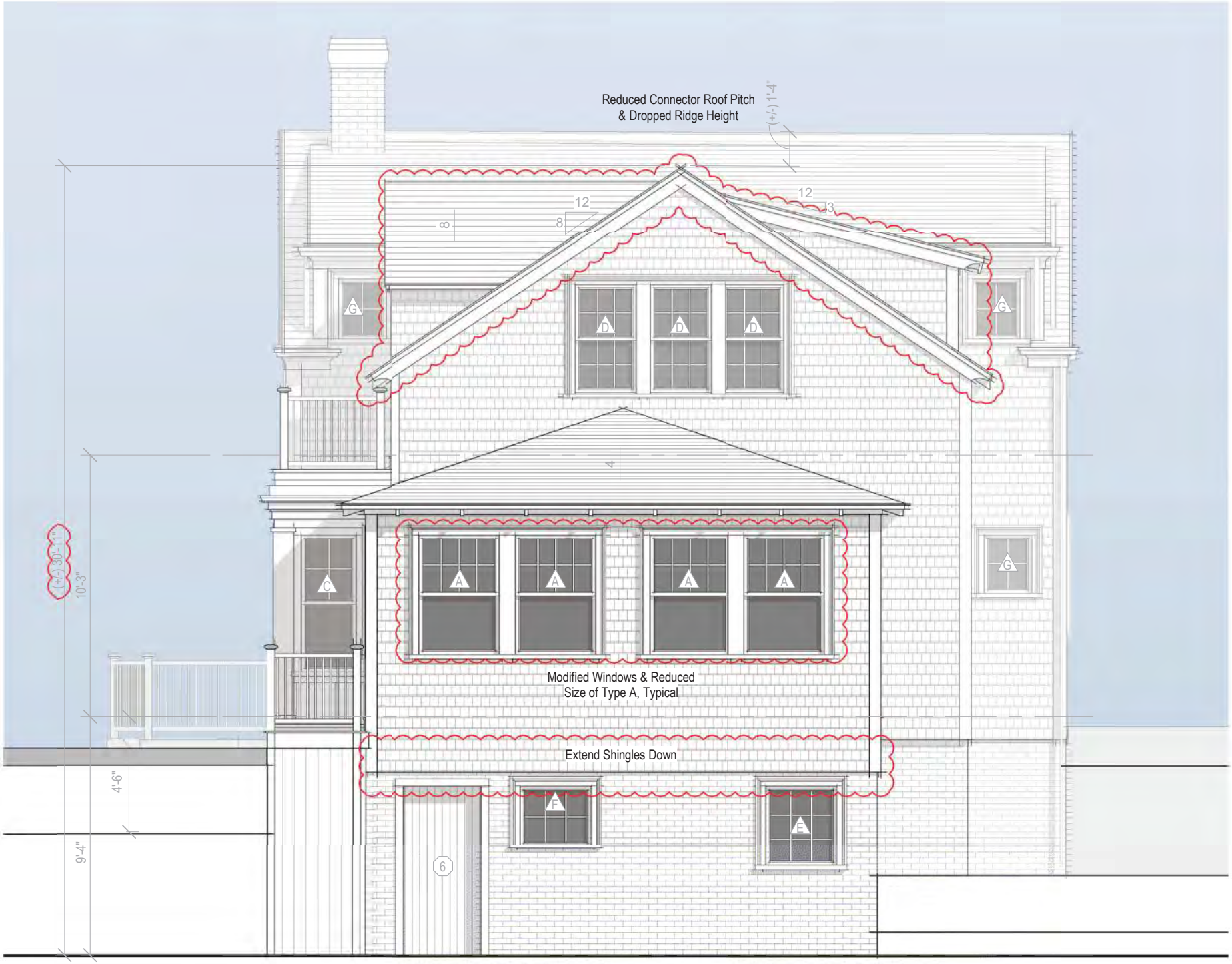
West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



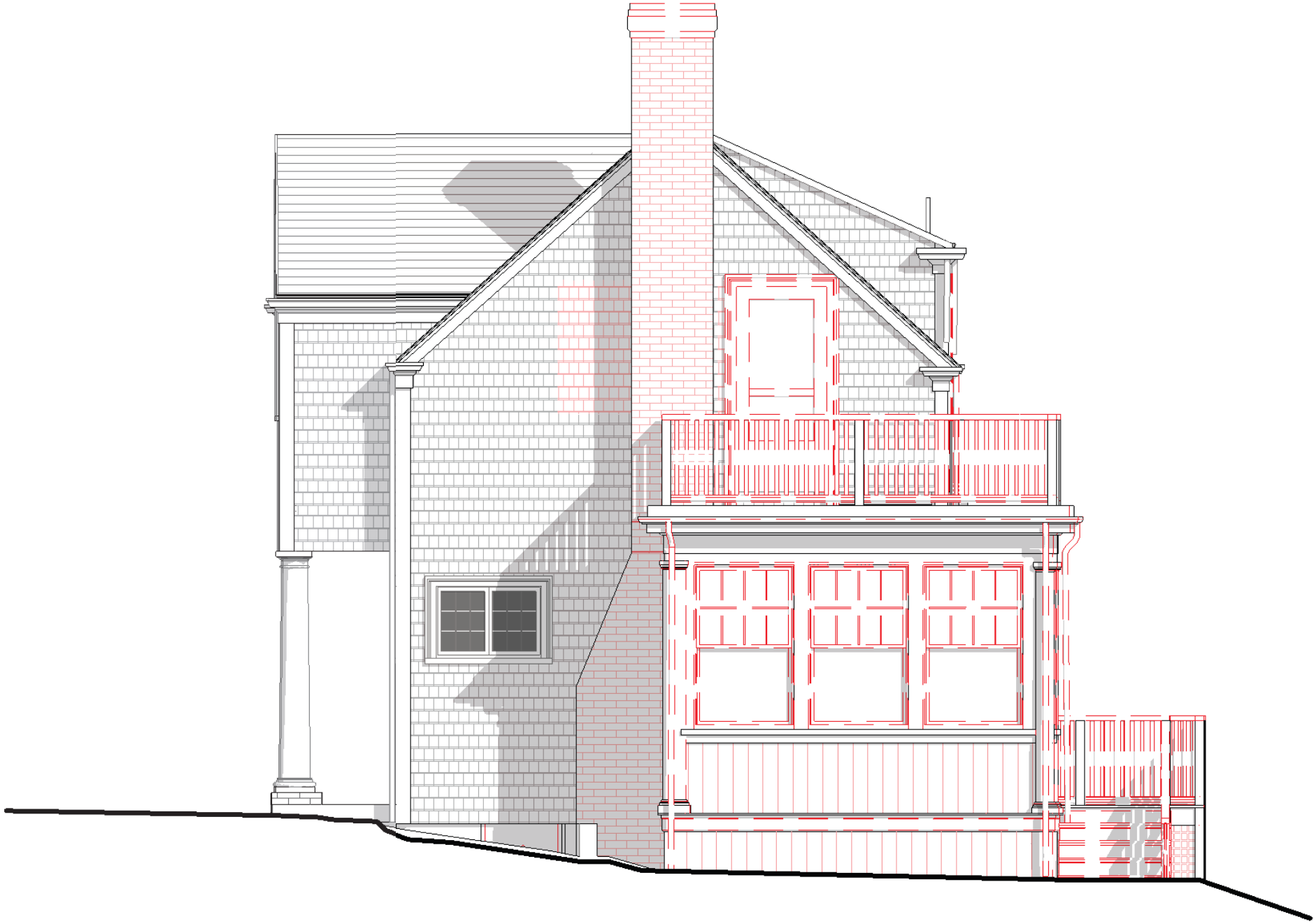
South Elevation - Proposed

1/4" = 1'-0"



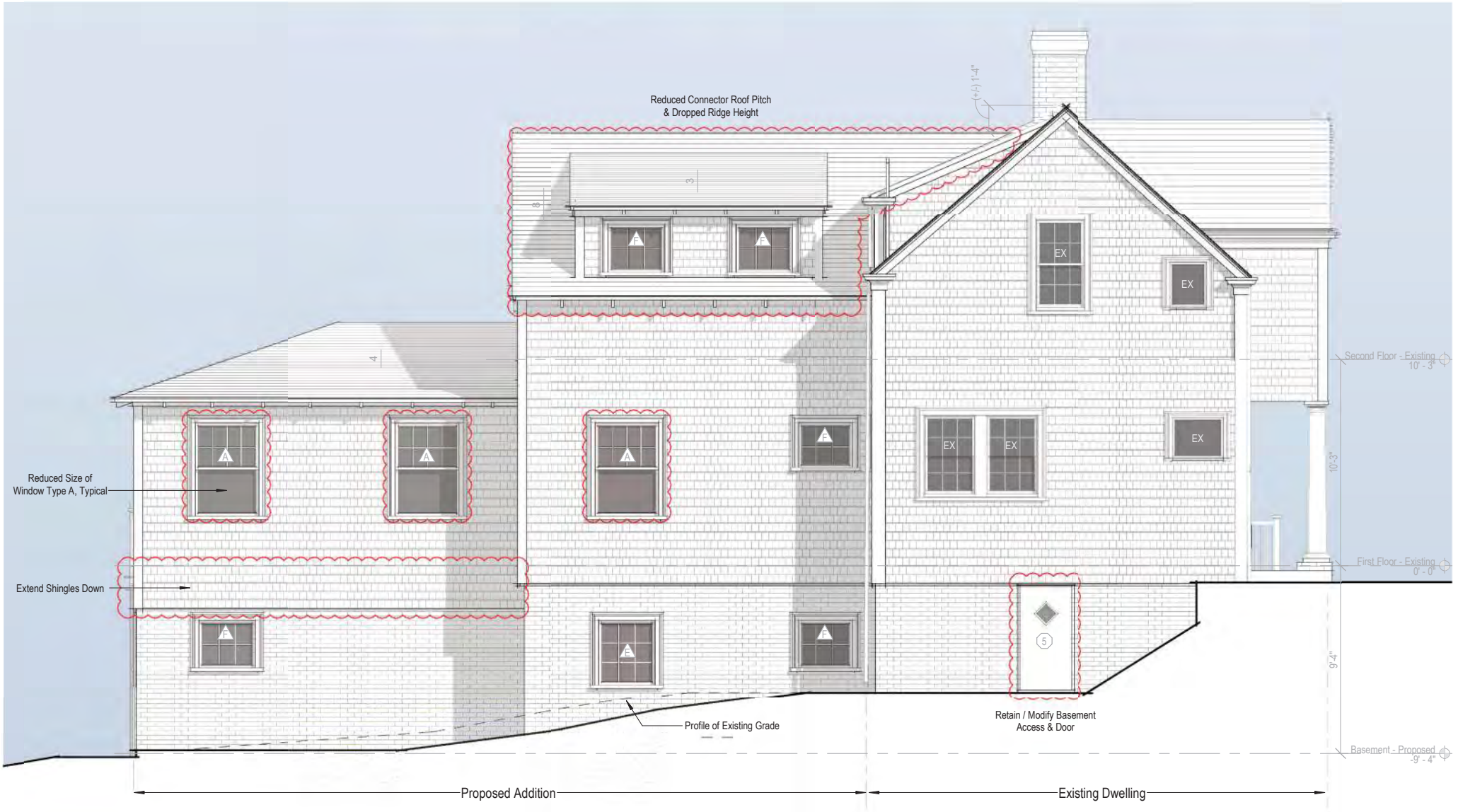
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



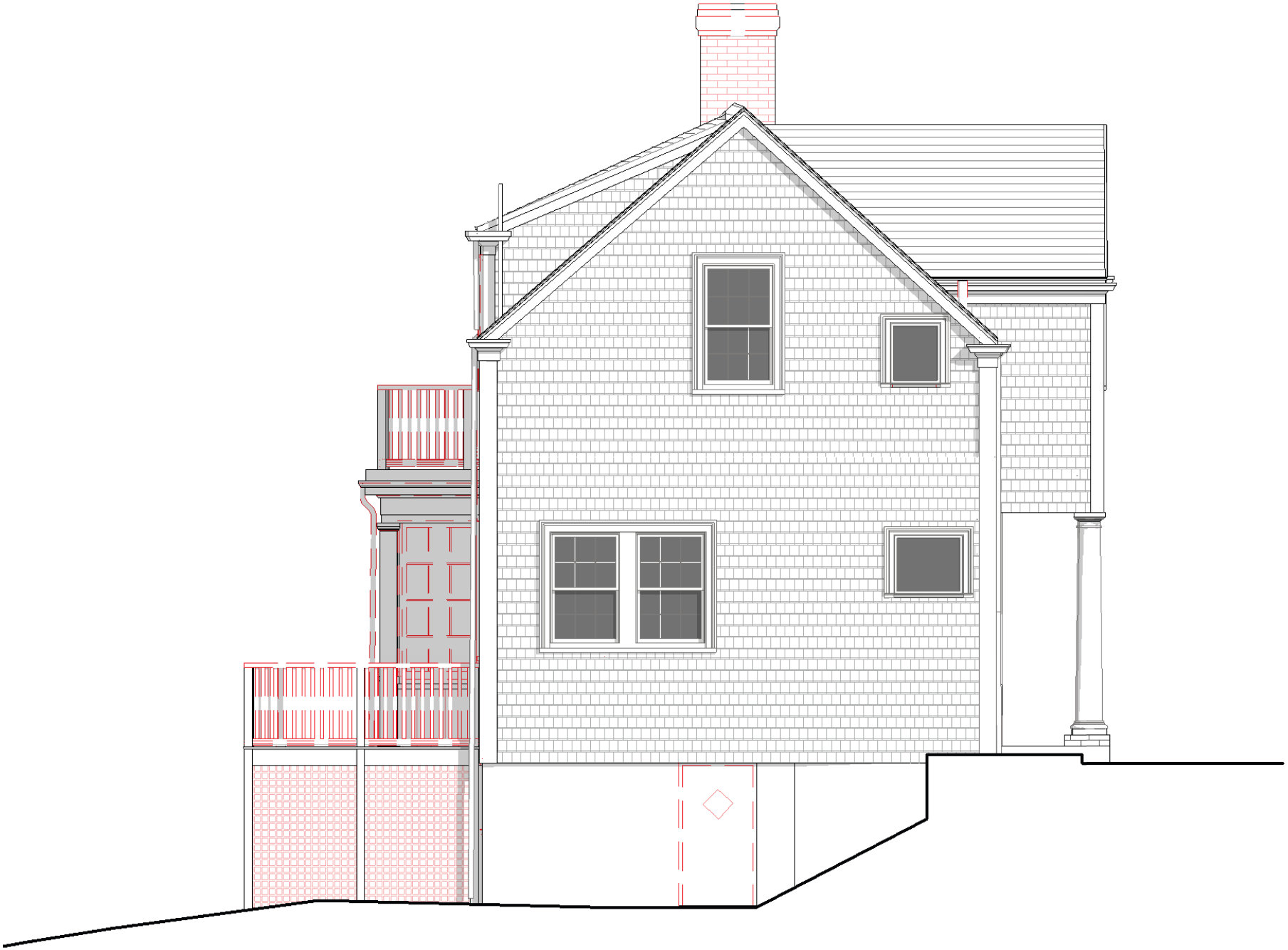
North Elevation - Proposed

1/4" = 1'-0"



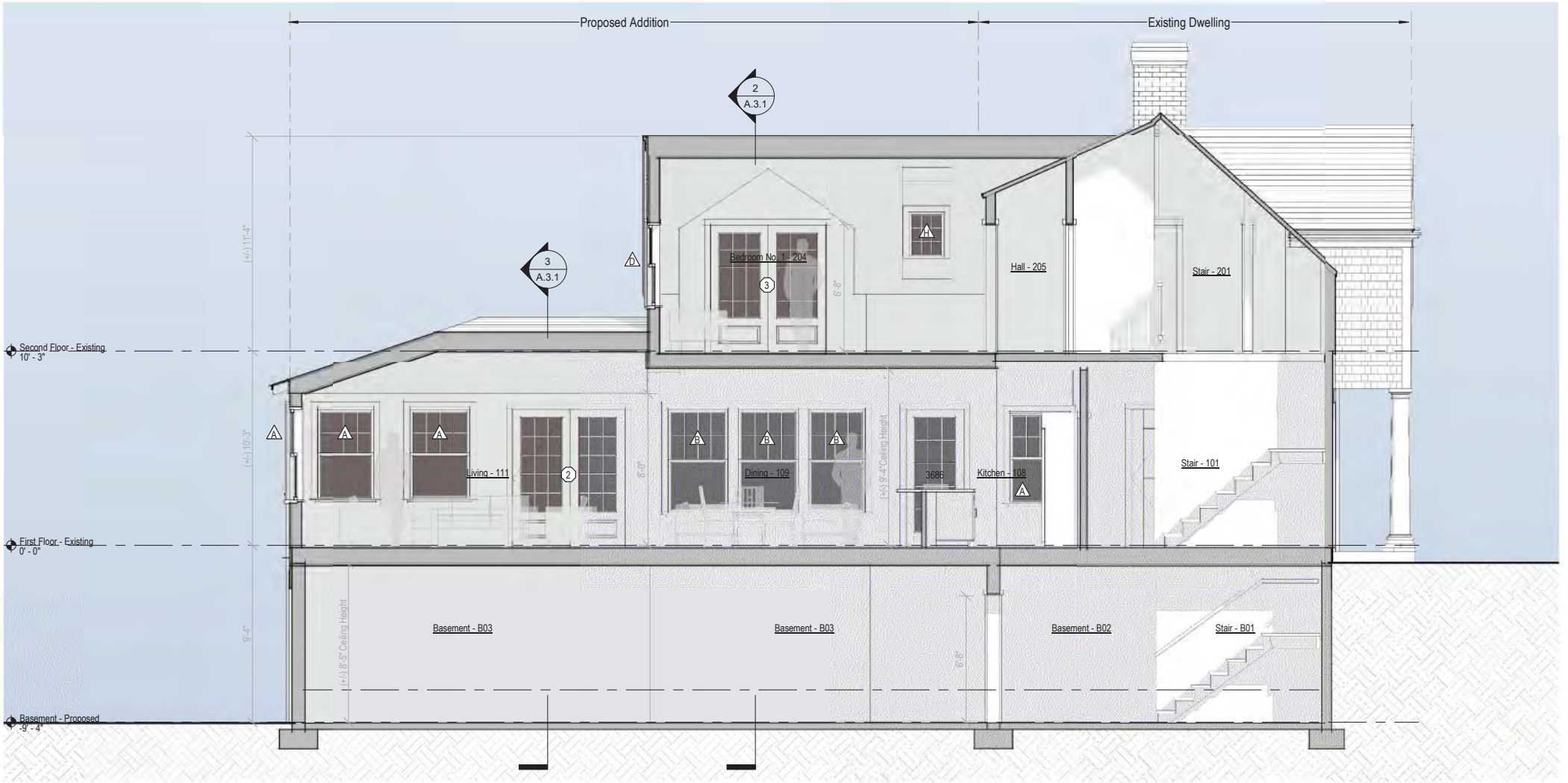
North Elevation - Previously Submitted

1/8" = 1'-0"



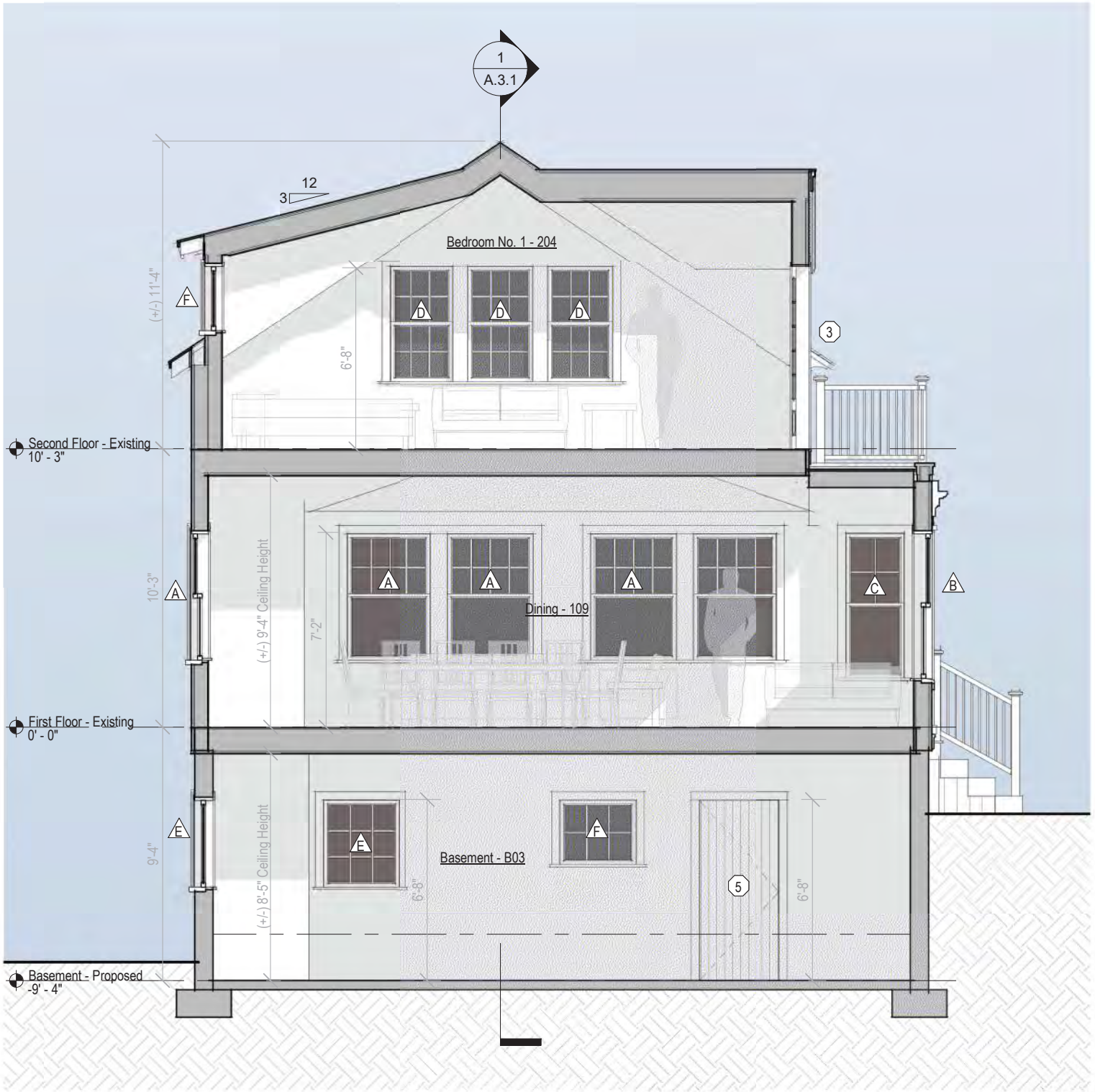
North Elevation - Demolition

1/8" = 1'-0"



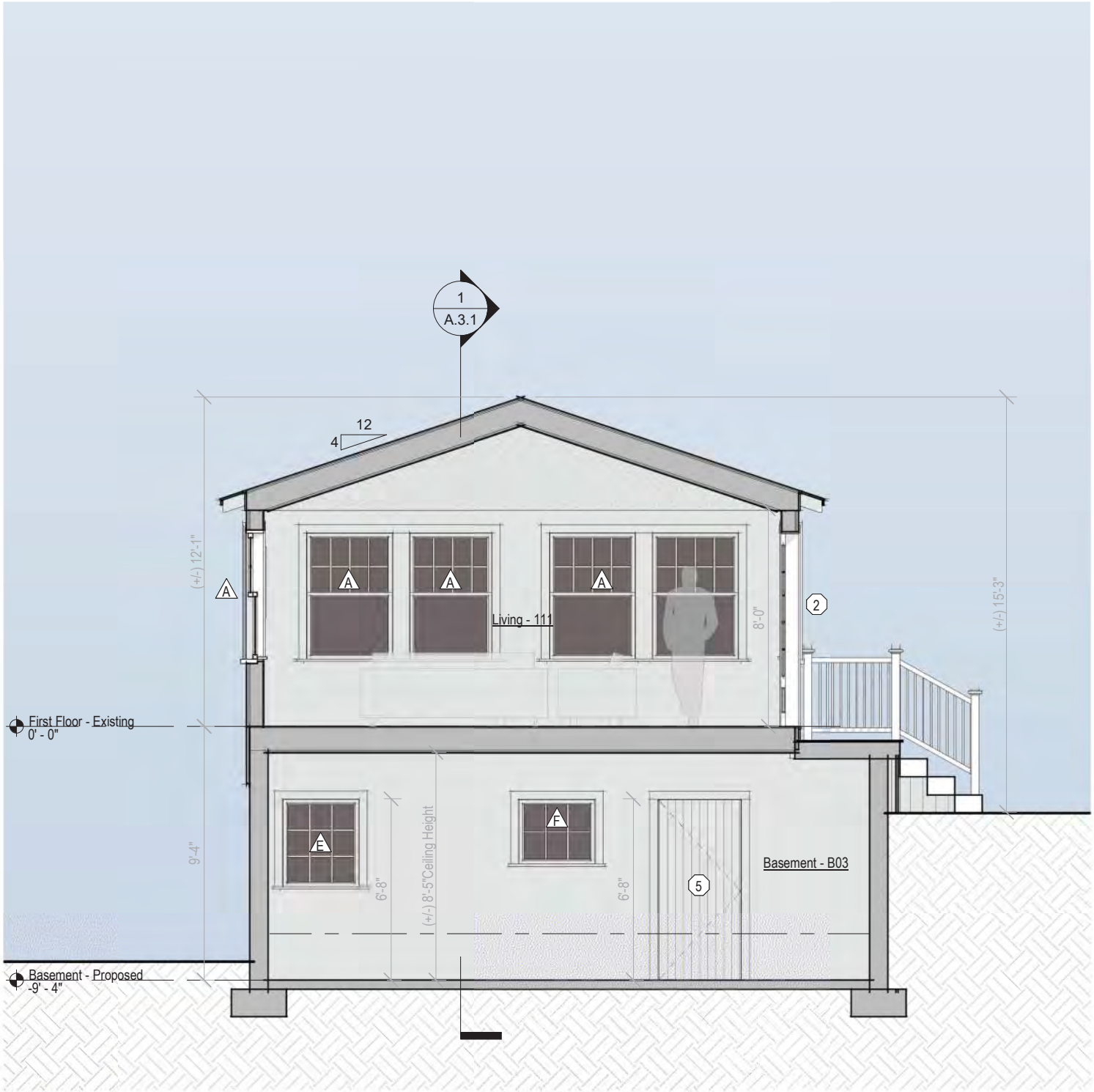
1 Longitudinal Section Facing South

1/4" = 1'-0"



2 Cross Section Through Master Bedroom Facing East

1/4" = 1'-0"



3 Cross Section Through Living Facing East

1/4" = 1'-0"



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Northeast



Perspective View from the Southeast

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2021-11-5272
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 01.20.22

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 #

PROPOSED

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

04.28.22

HDC Submission



Locus Map

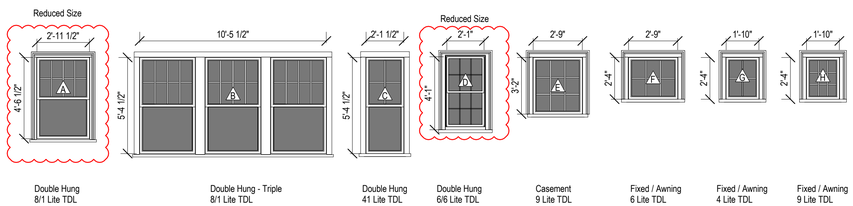


North Elevation

East Elevation

South Elevation

West Elevation



Double Hung
8/1 Lite TDL

Double Hung - Triple
8/1 Lite TDL

Double Hung
41 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

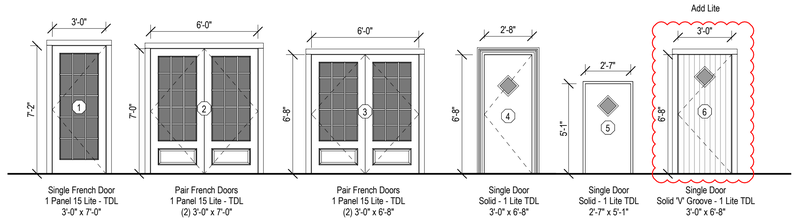
Fixed / Awning
6 Lite TDL

Fixed / Awning
4 Lite TDL

Fixed / Awning
9 Lite TDL

Window Legend

1/4" = 1'-0"



Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Pair French Doors
1 Panel 15 Lite - TDL
(2) 3'-0" x 7'-0"

Pair French Doors
1 Panel 15 Lite - TDL
(2) 3'-0" x 6'-8"

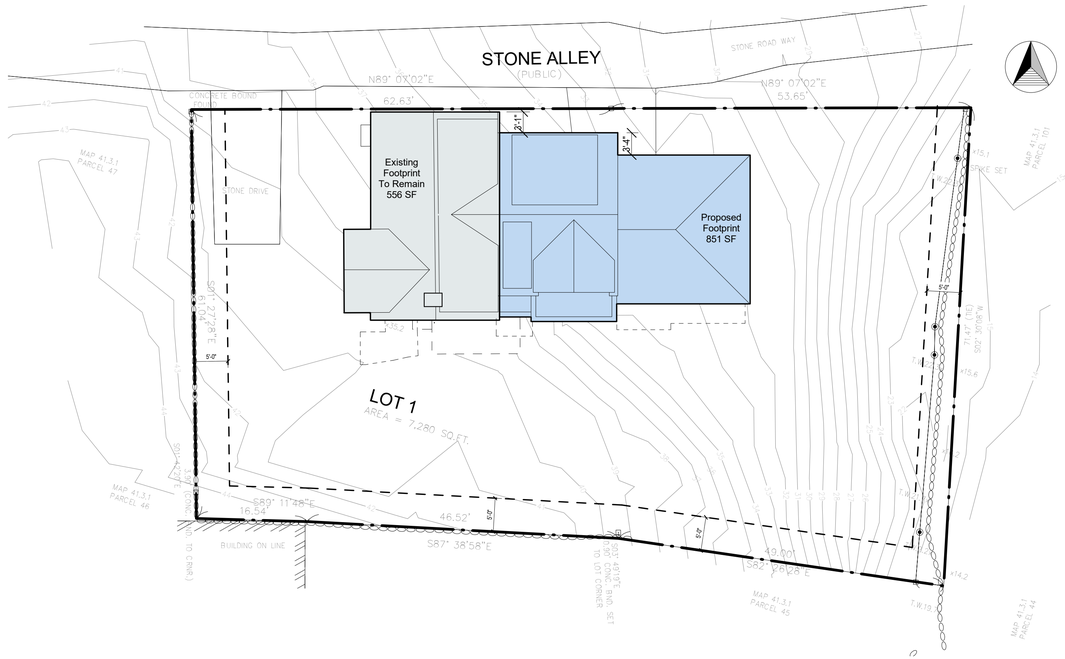
Single Door
Solid - 1 Lite TDL
3'-0" x 6'-8"

Single Door
Solid - 1 Lite TDL
2'-7" x 5'-1"

Single Door
Solid "V" Groove - 1 Lite TDL
3'-0" x 6'-8"

Door Legend - Exterior

1/4" = 1'-0"



Site Plan

3/32" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
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Front Setback:	0 ft
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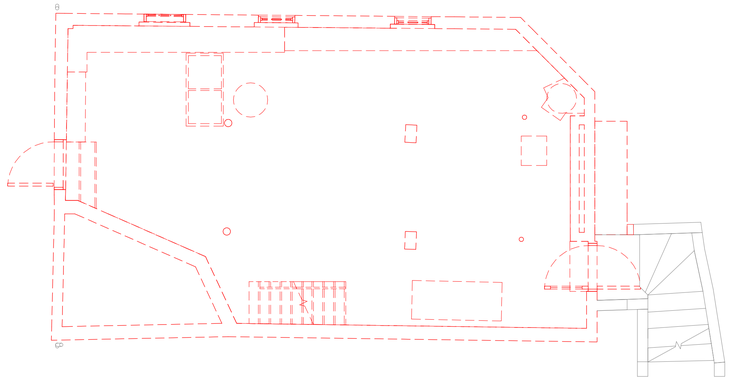
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G.1.0

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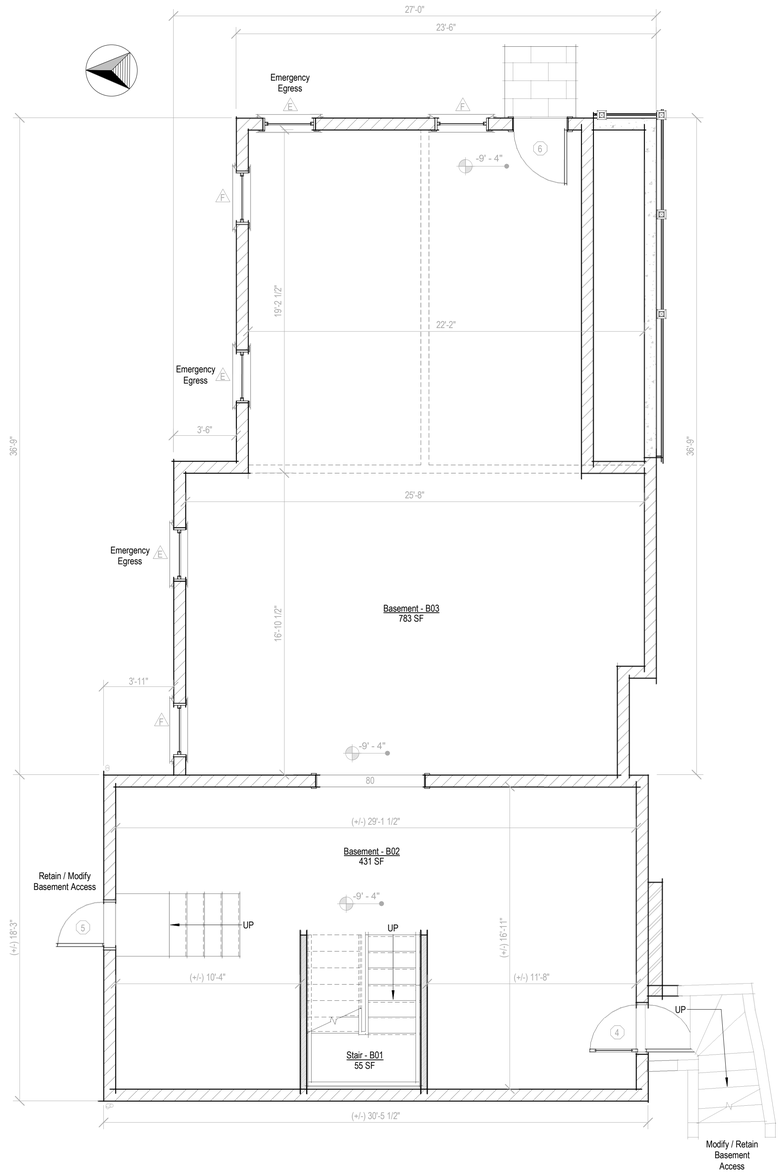
04.28.22

HDC Submission



Basement Level - Demolition

1/4" = 1'-0"



Basement Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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Floor Plans

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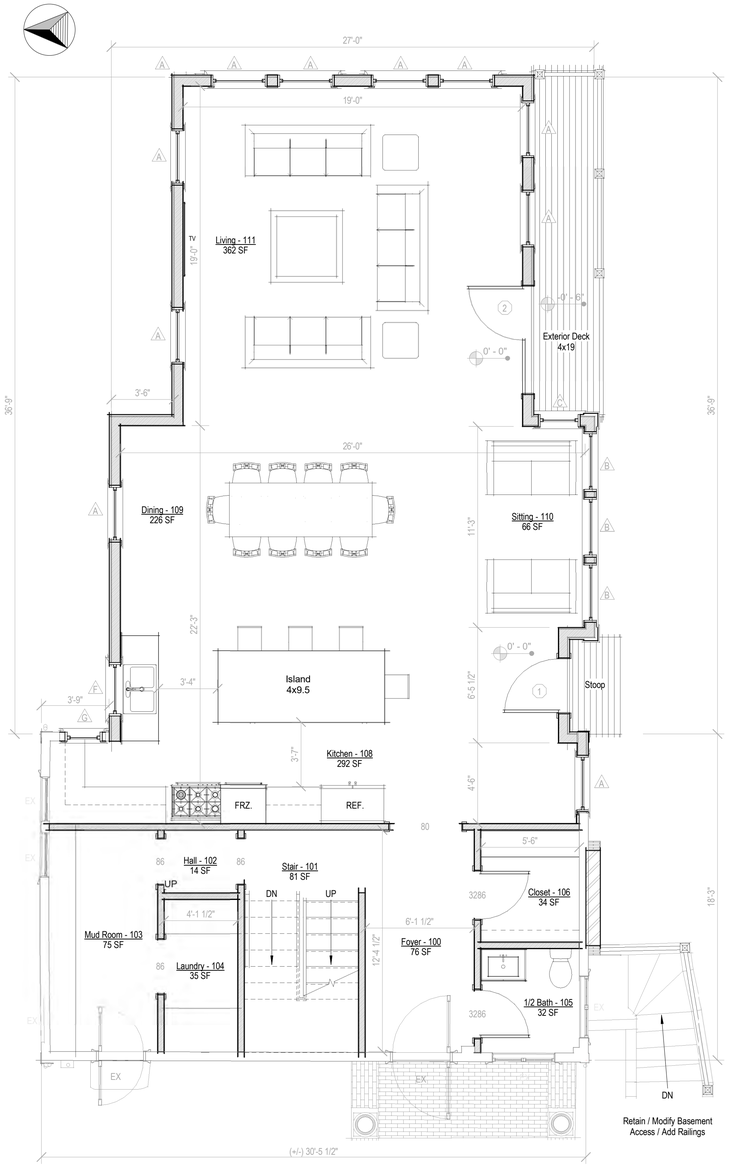
2110

04.28.22

HDC Submission

First Floor Level - Demolition

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

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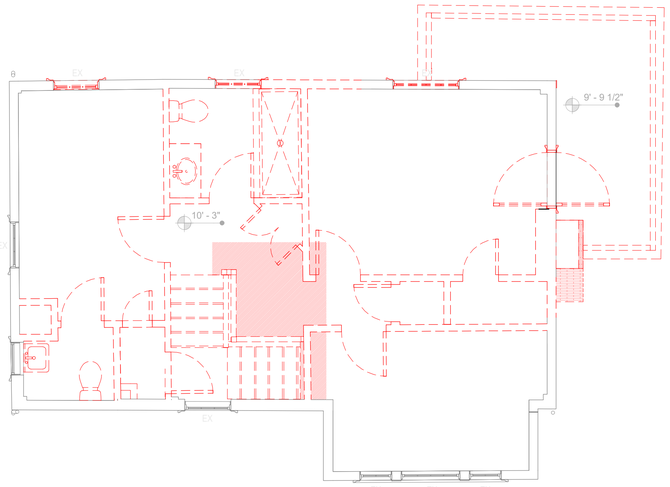
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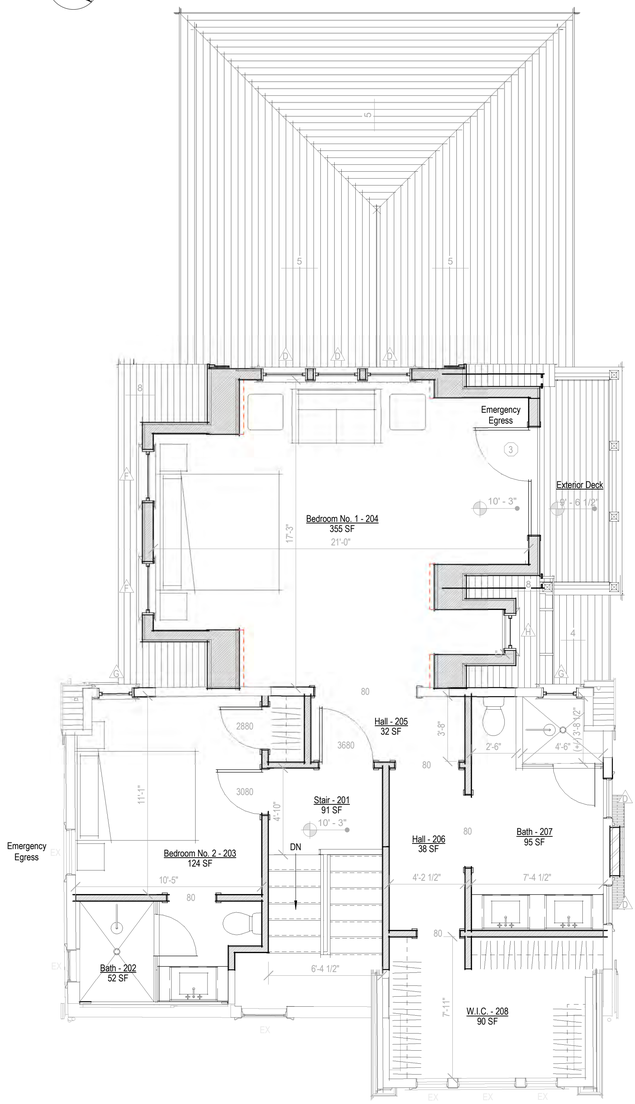
04.28.22

HDC Submission



Second Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

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Nantucket, MA 02554

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A.1.2

2110

04.28.22

HDC Submission



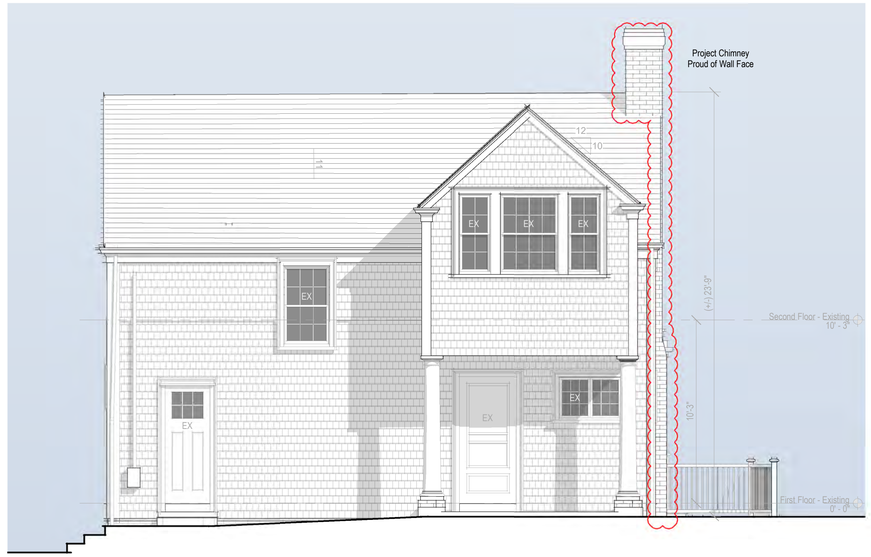
West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



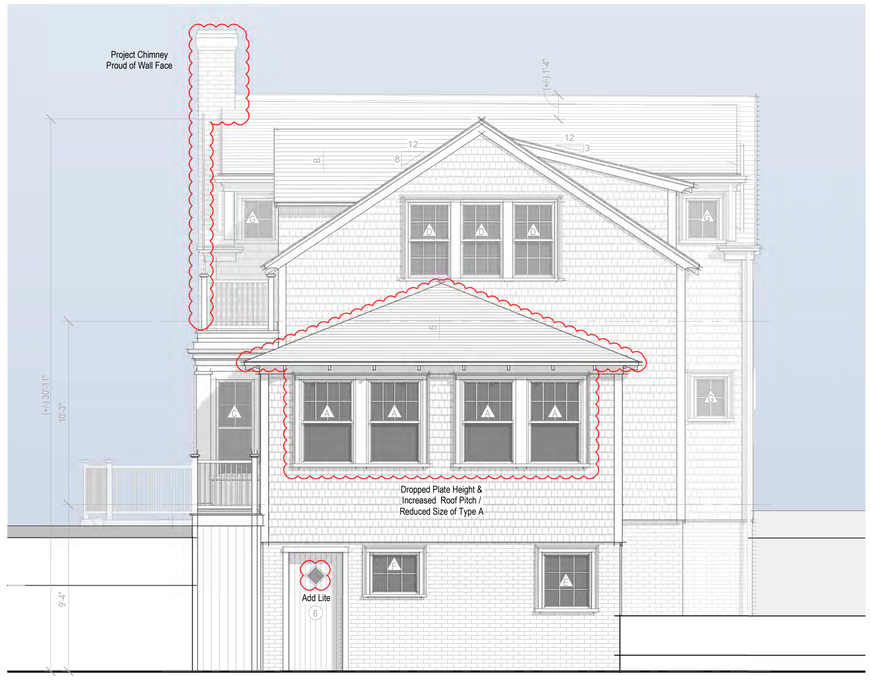
East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	851 sq. ft.
Total Proposed G.C.:	1,407 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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G.1.0 Cover Sheet
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A.1.2 Floor Plans
A.2.0 Exterior Elevations
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A.4.1 Perspective Views

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A.2.0

2110

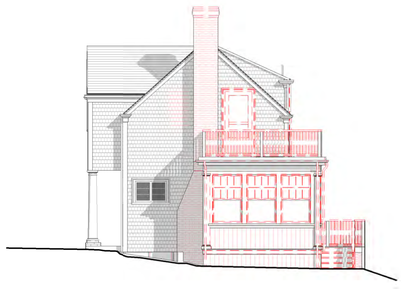
04.28.22

HDC Submission



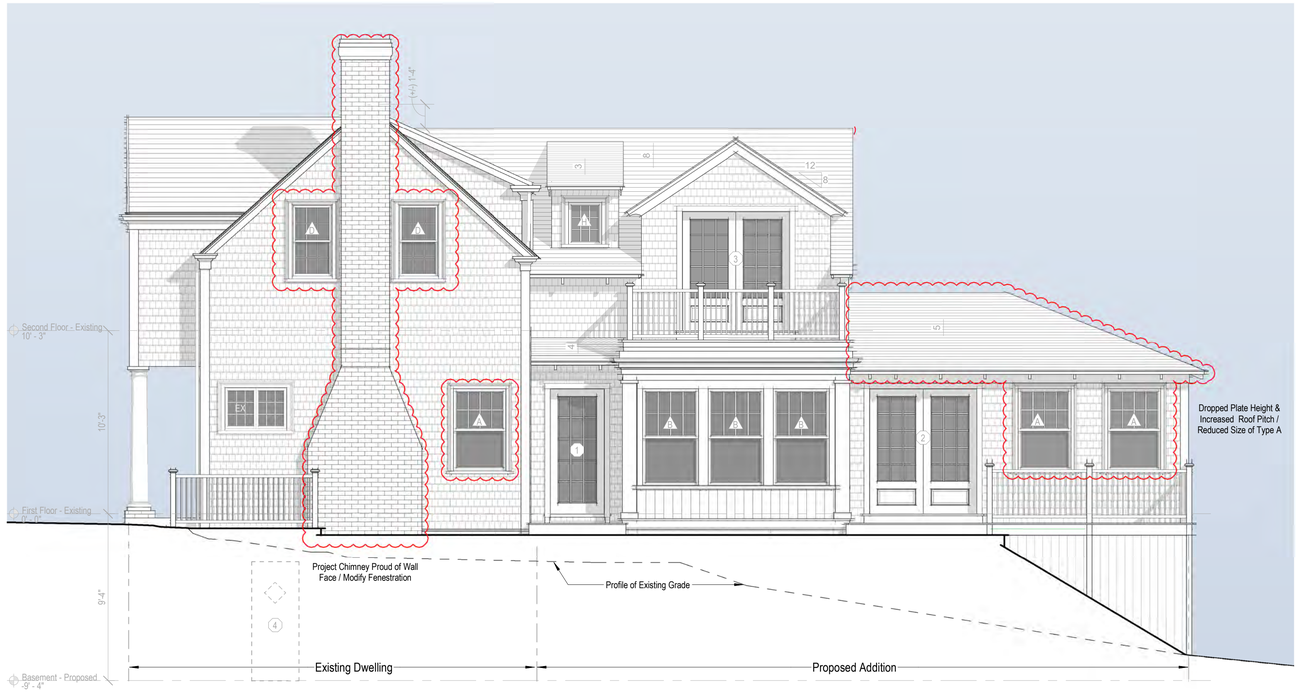
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



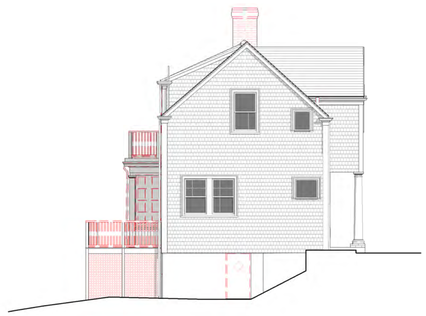
South Elevation - Proposed

1/4" = 1'-0"



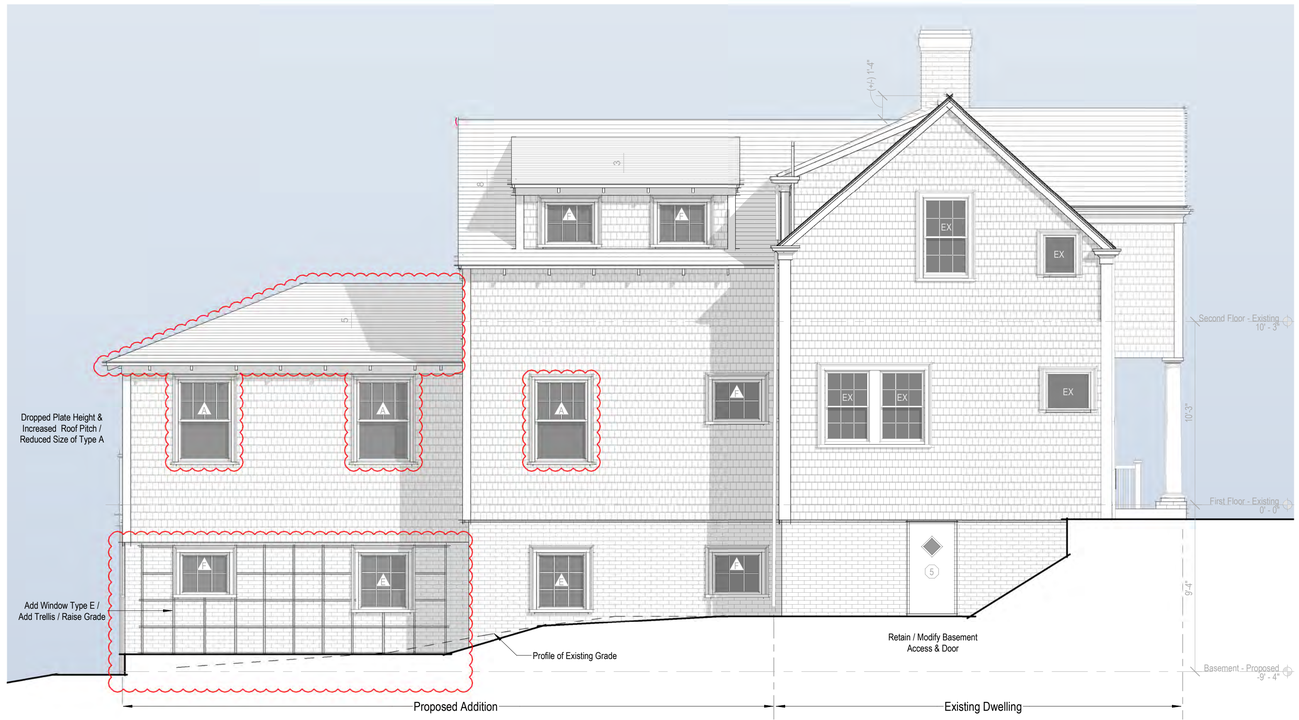
North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

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Exterior Elevations

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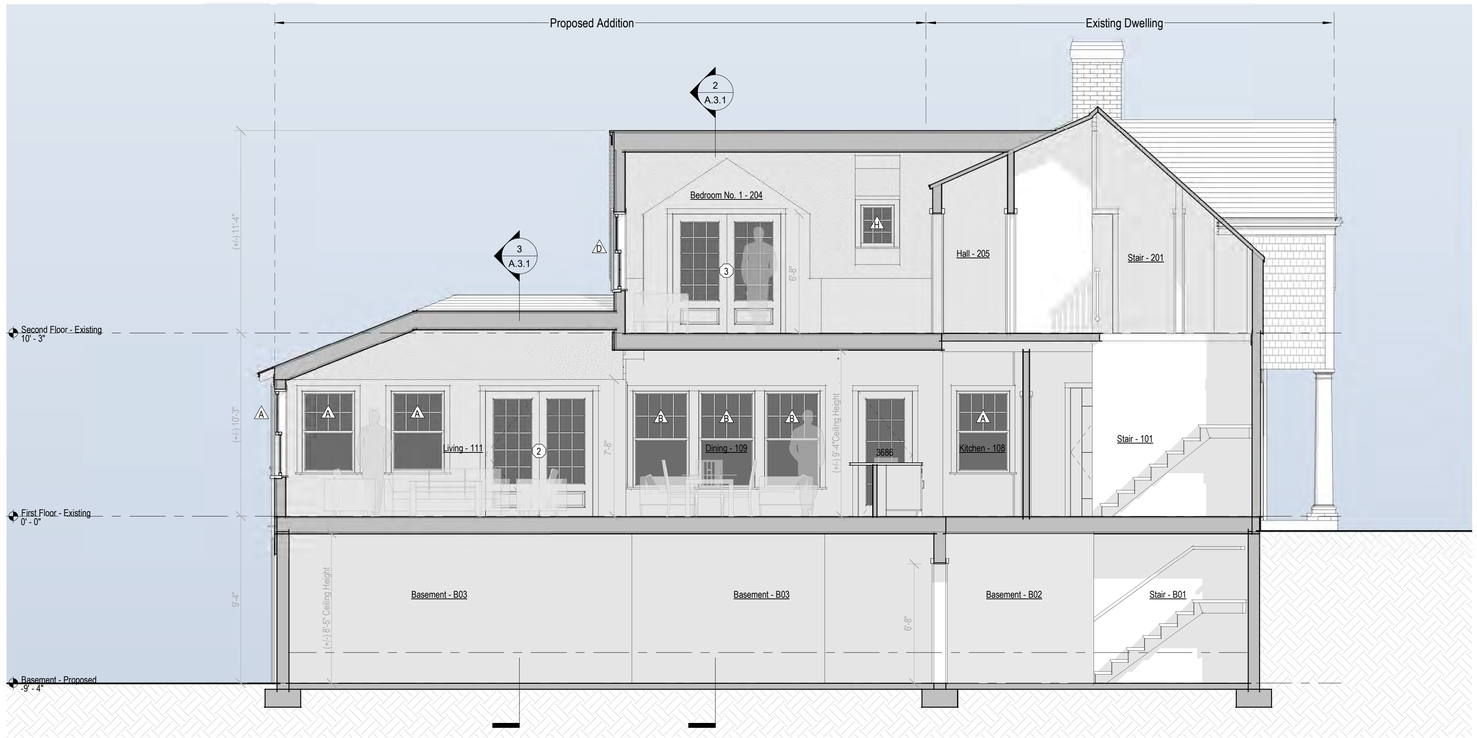
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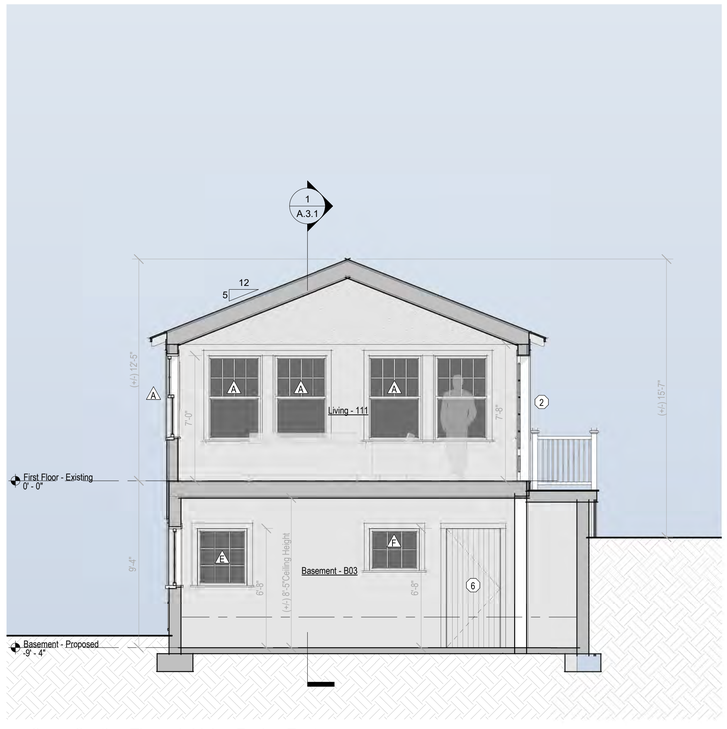
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04.28.22

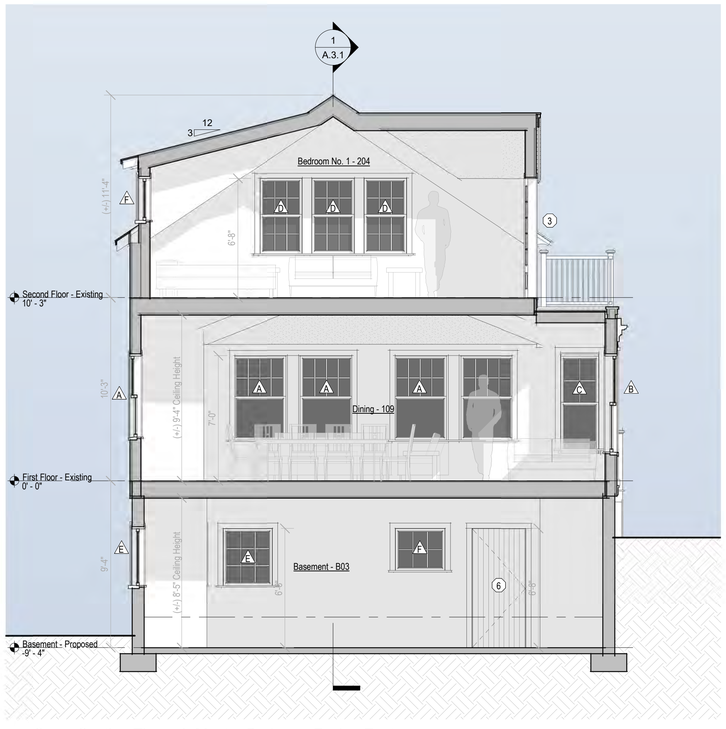
HDC Submission



1 Longitudinal Section Facing South
1/4" = 1'-0"



3 Cross Section Through Living Facing East
1/4" = 1'-0"



2 Cross Section Through Master Bedroom Facing East
1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
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Building Sections

Site Information

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A.3.1

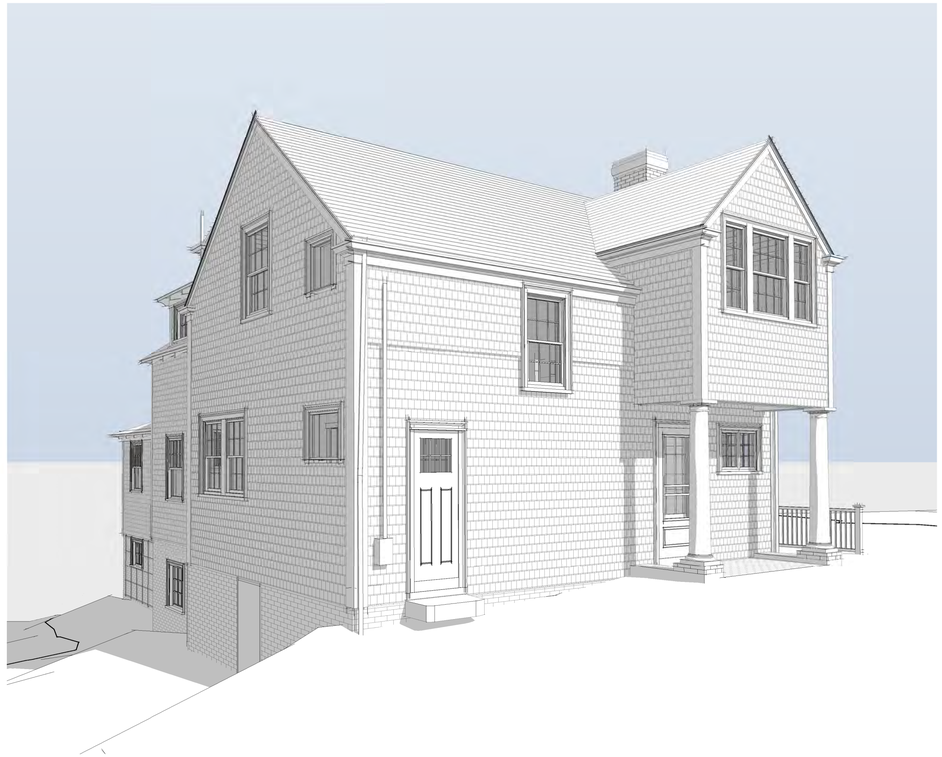
2110

04.28.22

HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

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2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
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Perspective Views

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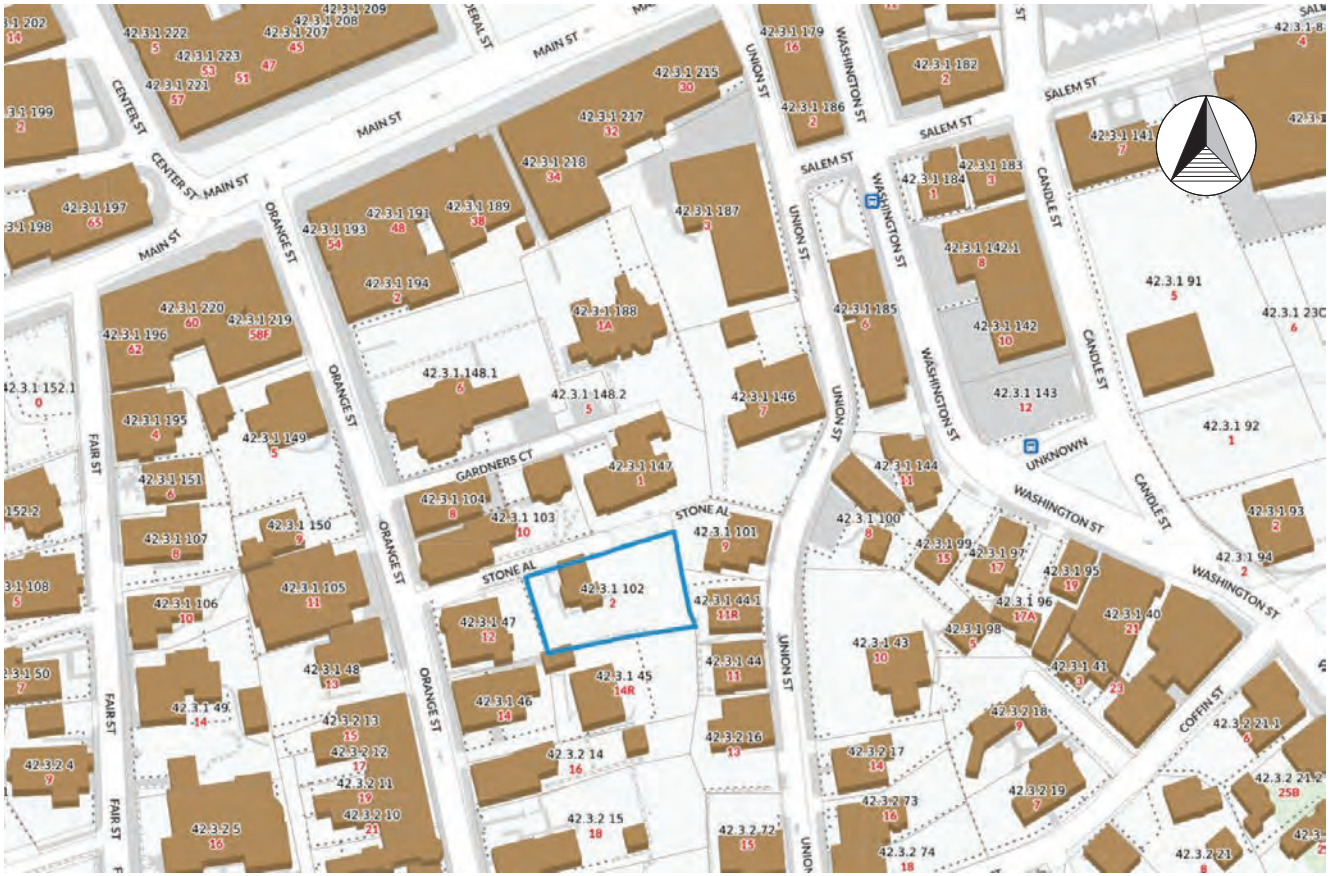
A.4.1

2110

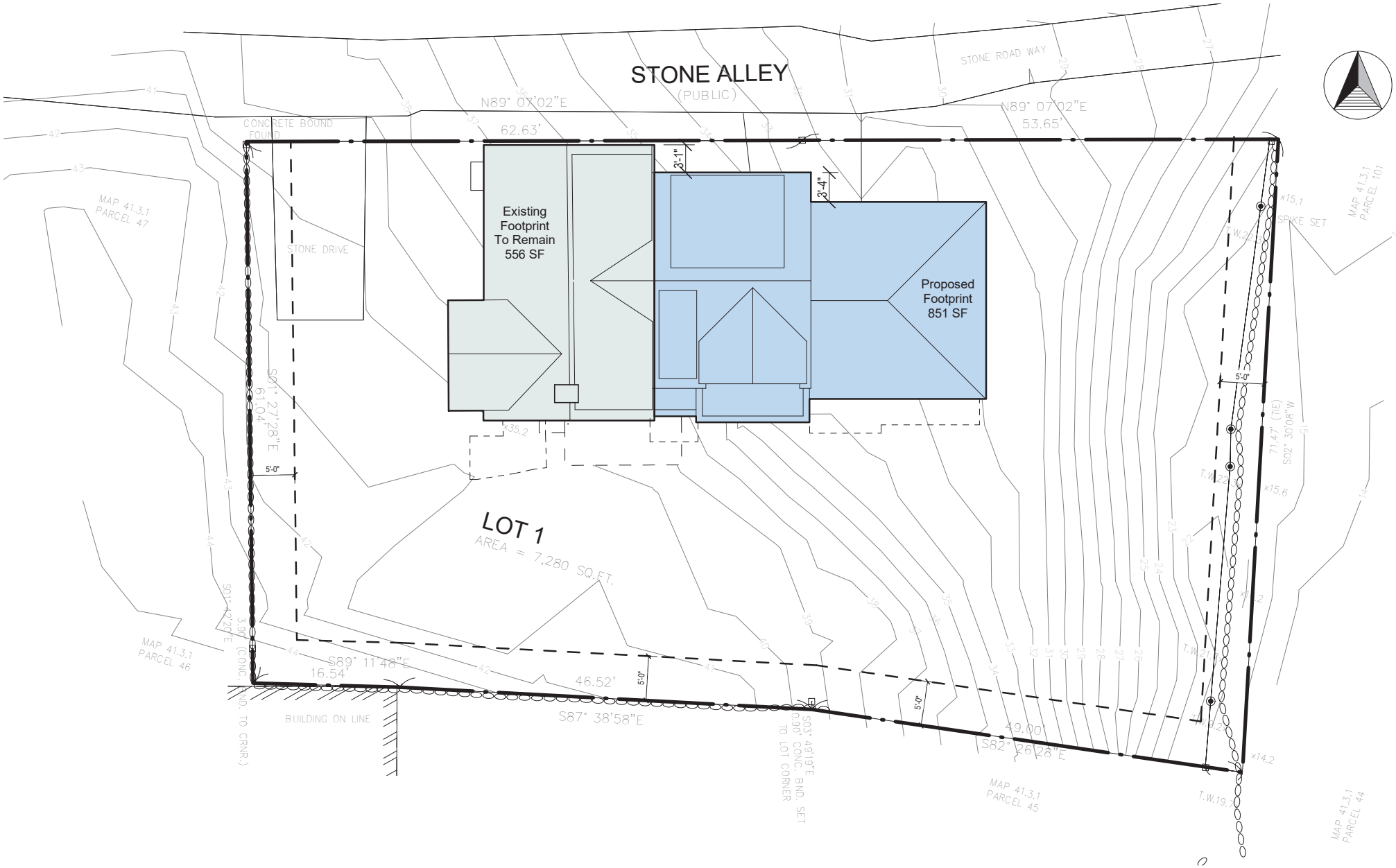
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

04.28.22



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



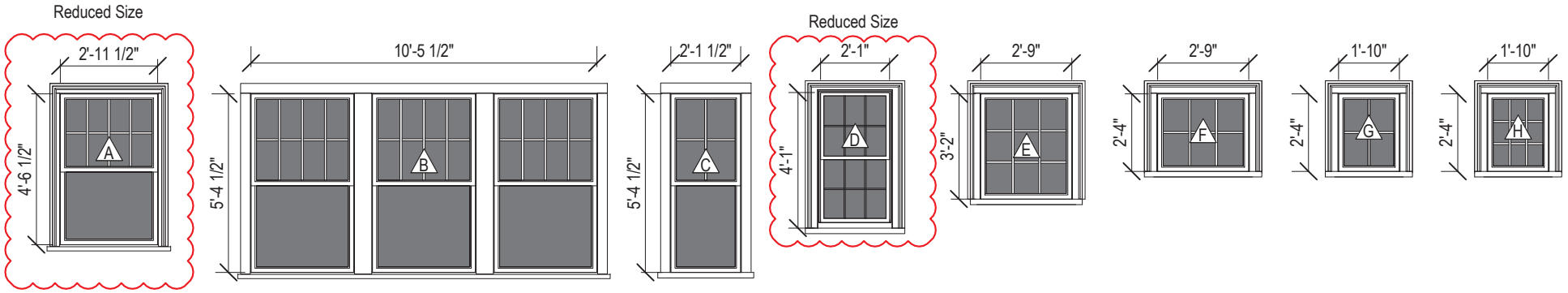
East Elevation



South Elevation



West Elevation



Double Hung
8/1 Lite TDL

Double Hung - Triple
8/1 Lite TDL

Double Hung
41 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

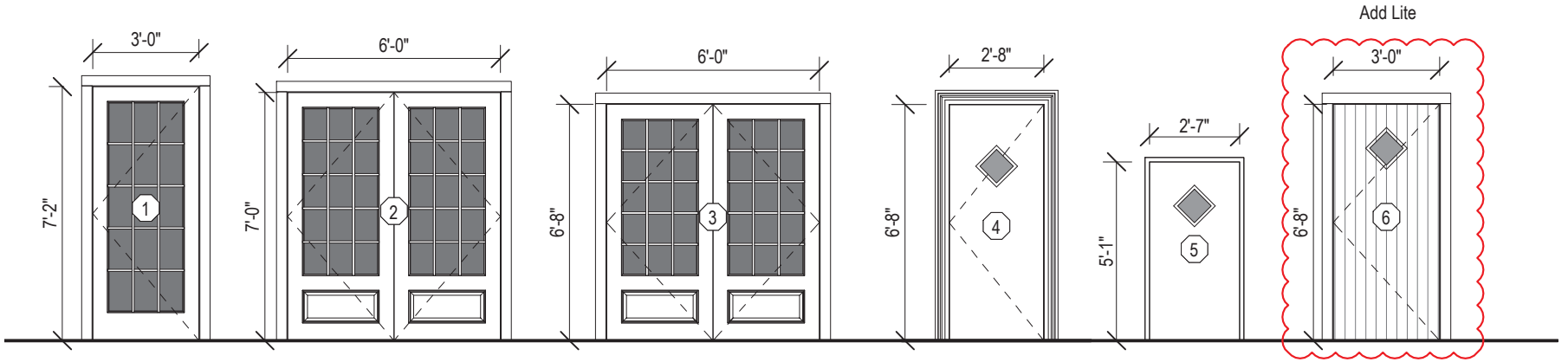
Fixed / Awning
6 Lite TDL

Fixed / Awning
4 Lite TDL

Fixed / Awning
9 Lite TDL

Window Legend

1/4" = 1'-0"



Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Pair French Doors
1 Panel 15 Lite - TDL
(2) 3'-0" x 7'-0"

Pair French Doors
1 Panel 15 Lite - TDL
(2) 3'-0" x 6'-8"

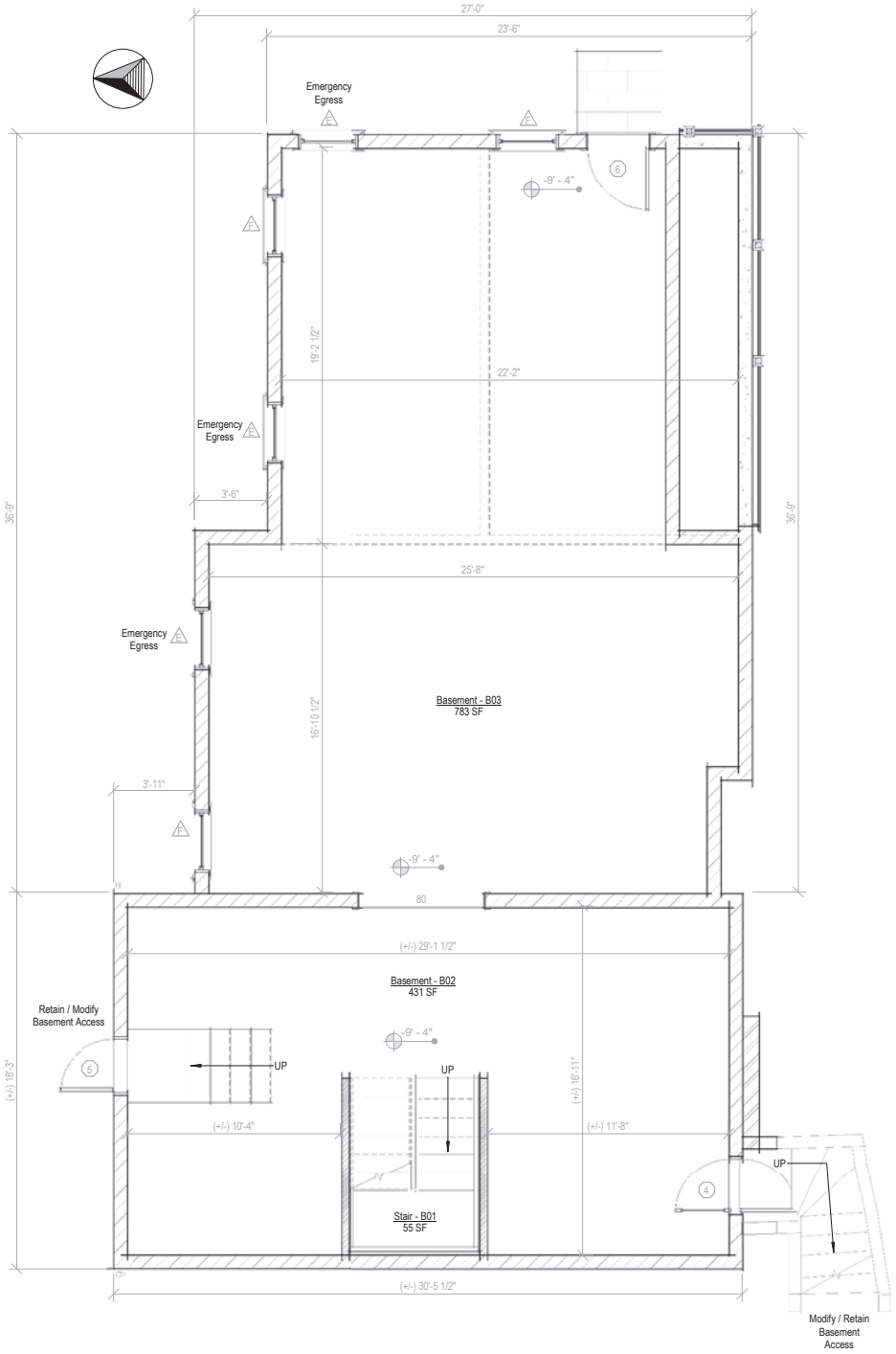
Single Door
Solid - 1 Lite TDL
3'-0" x 6'-8"

Single Door
Solid - 1 Lite TDL
2'-7" x 5'-1"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 6'-8"

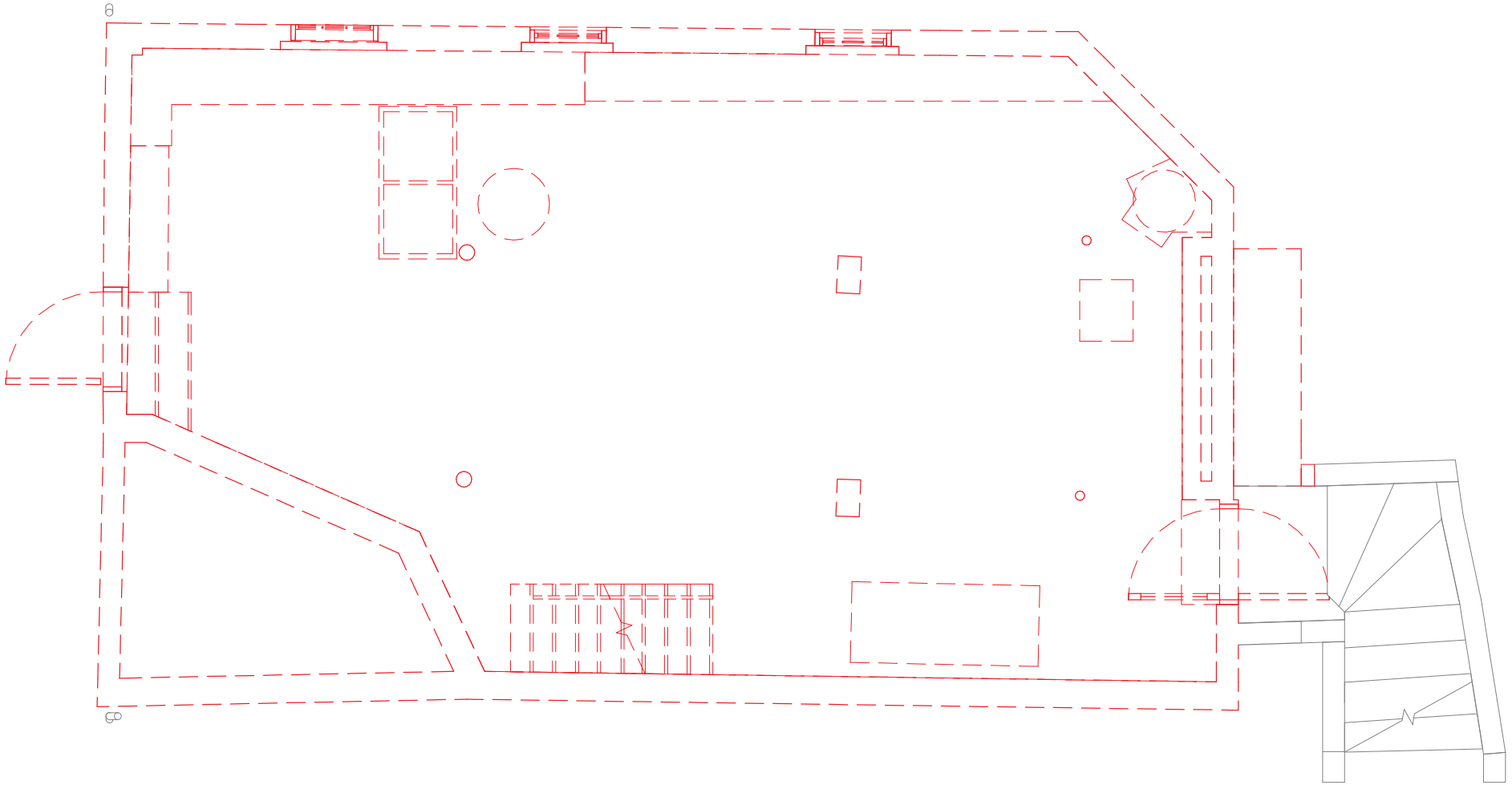
Door Legend - Exterior

1/4" = 1'-0"



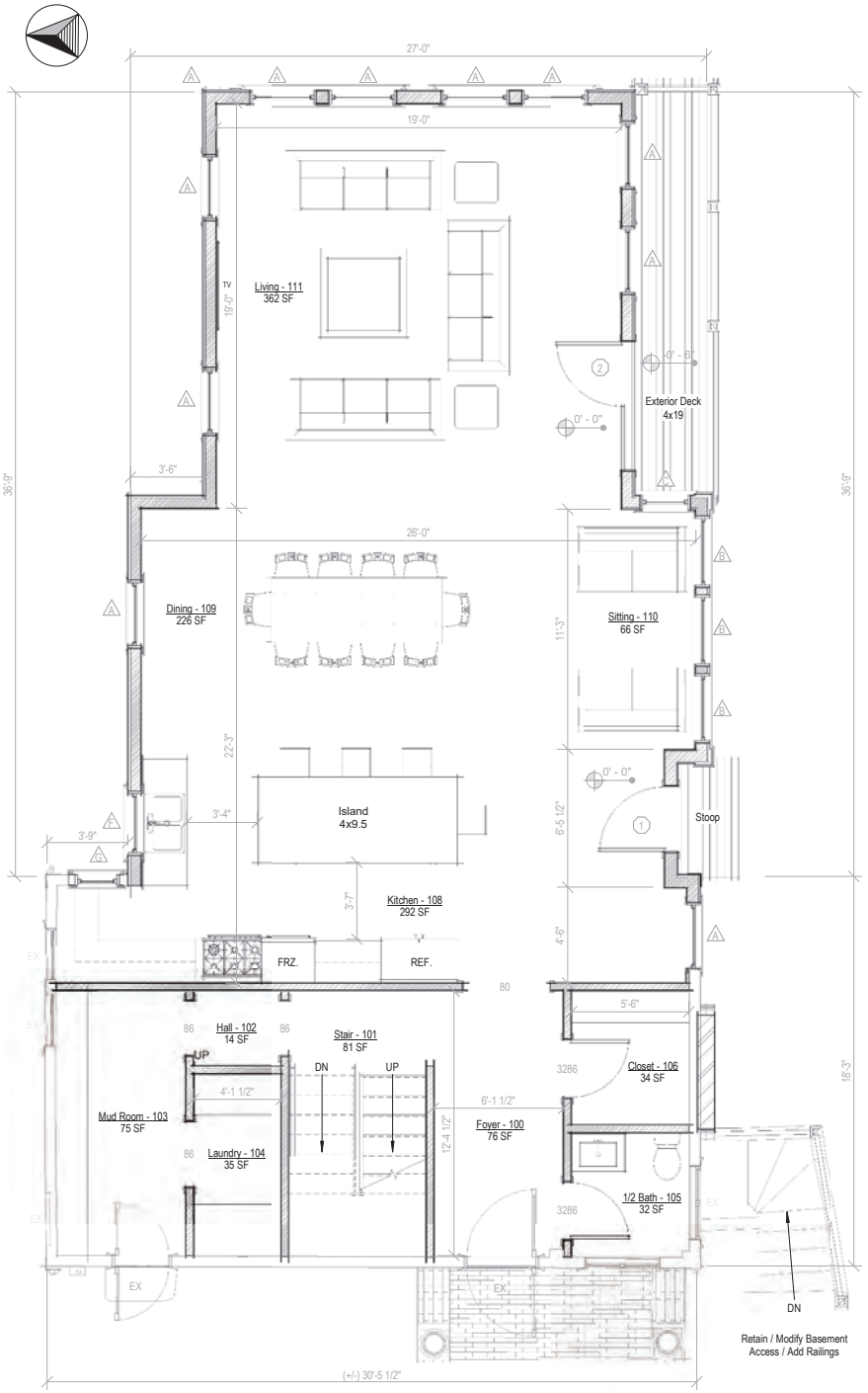
Basement Level - Proposed

1/4" = 1'-0"



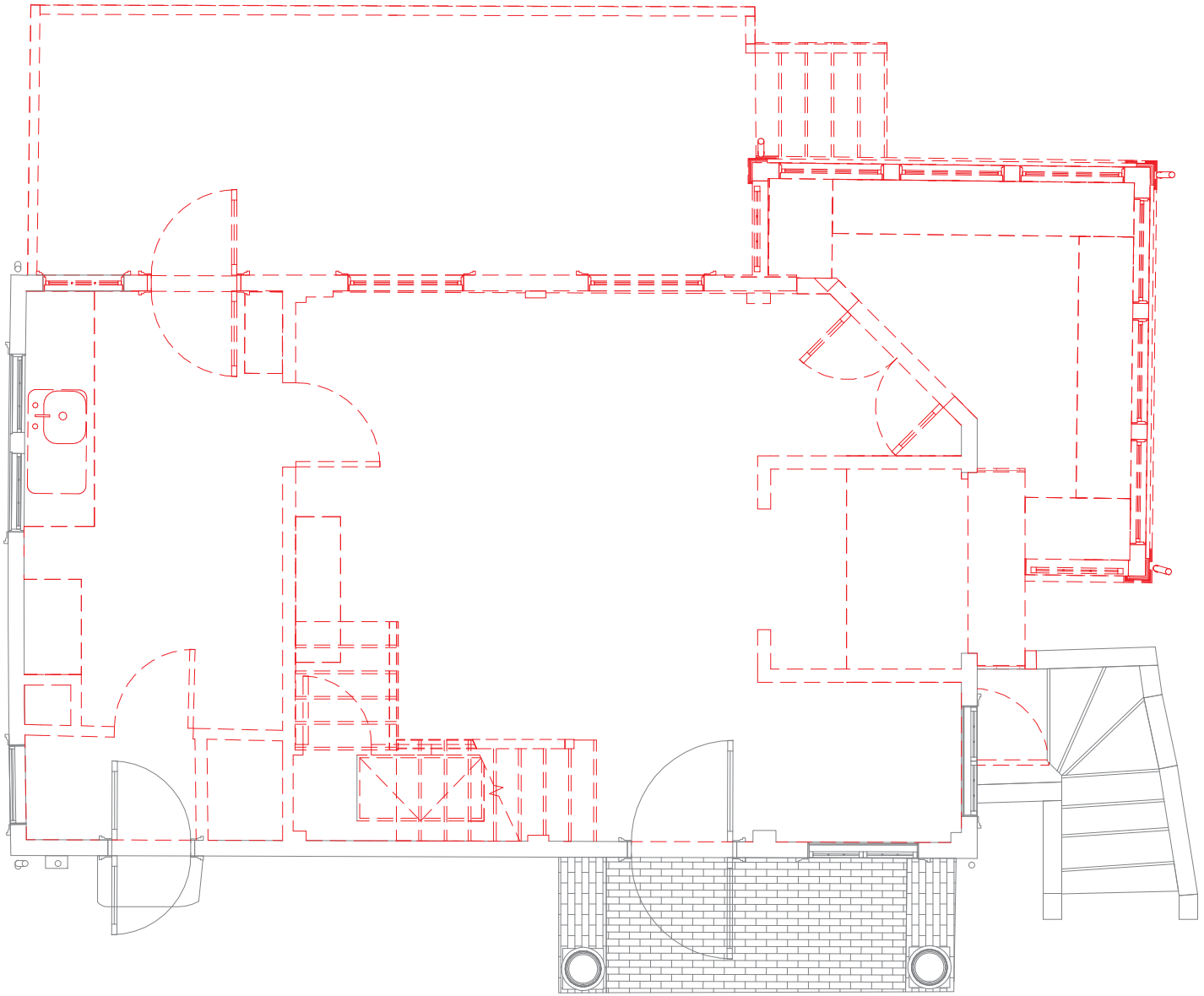
Basement Level - Demolition

1/4" = 1'-0"



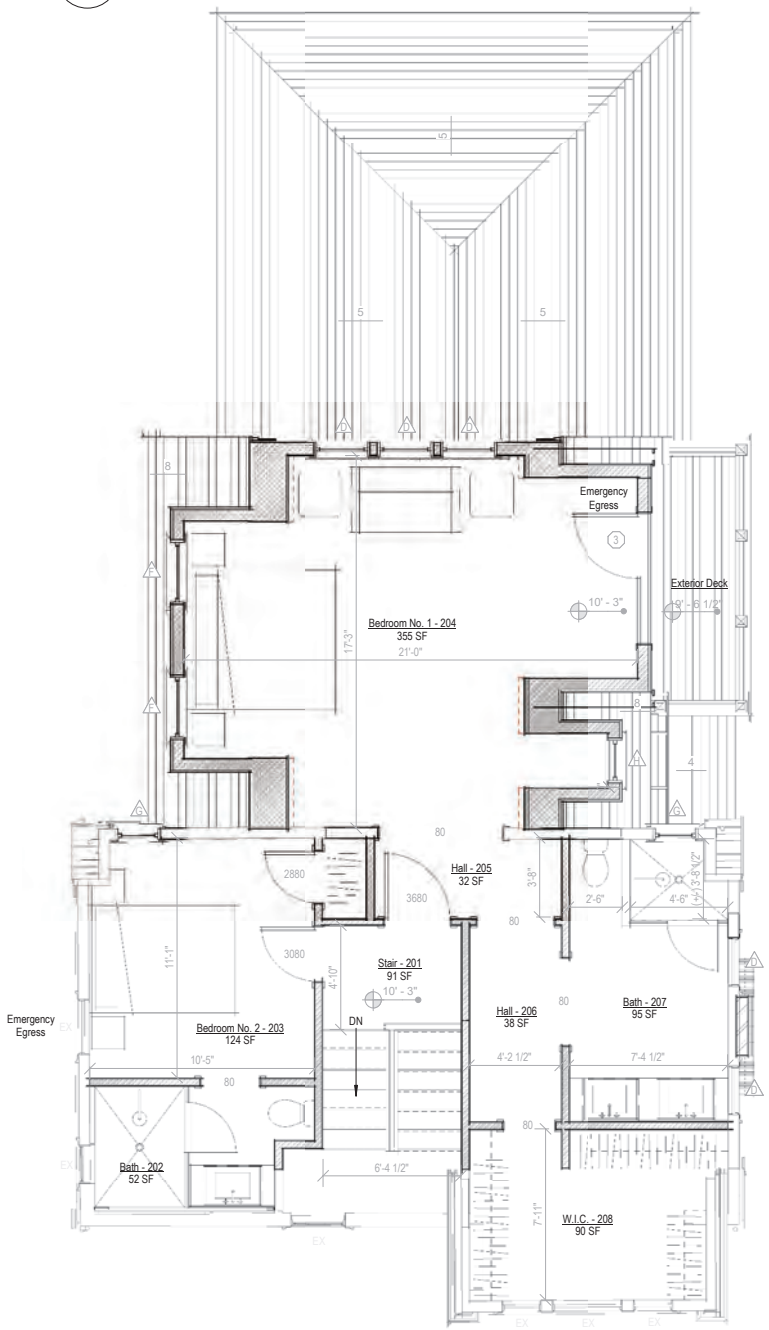
First Floor Level - Proposed

1/4" = 1'-0"



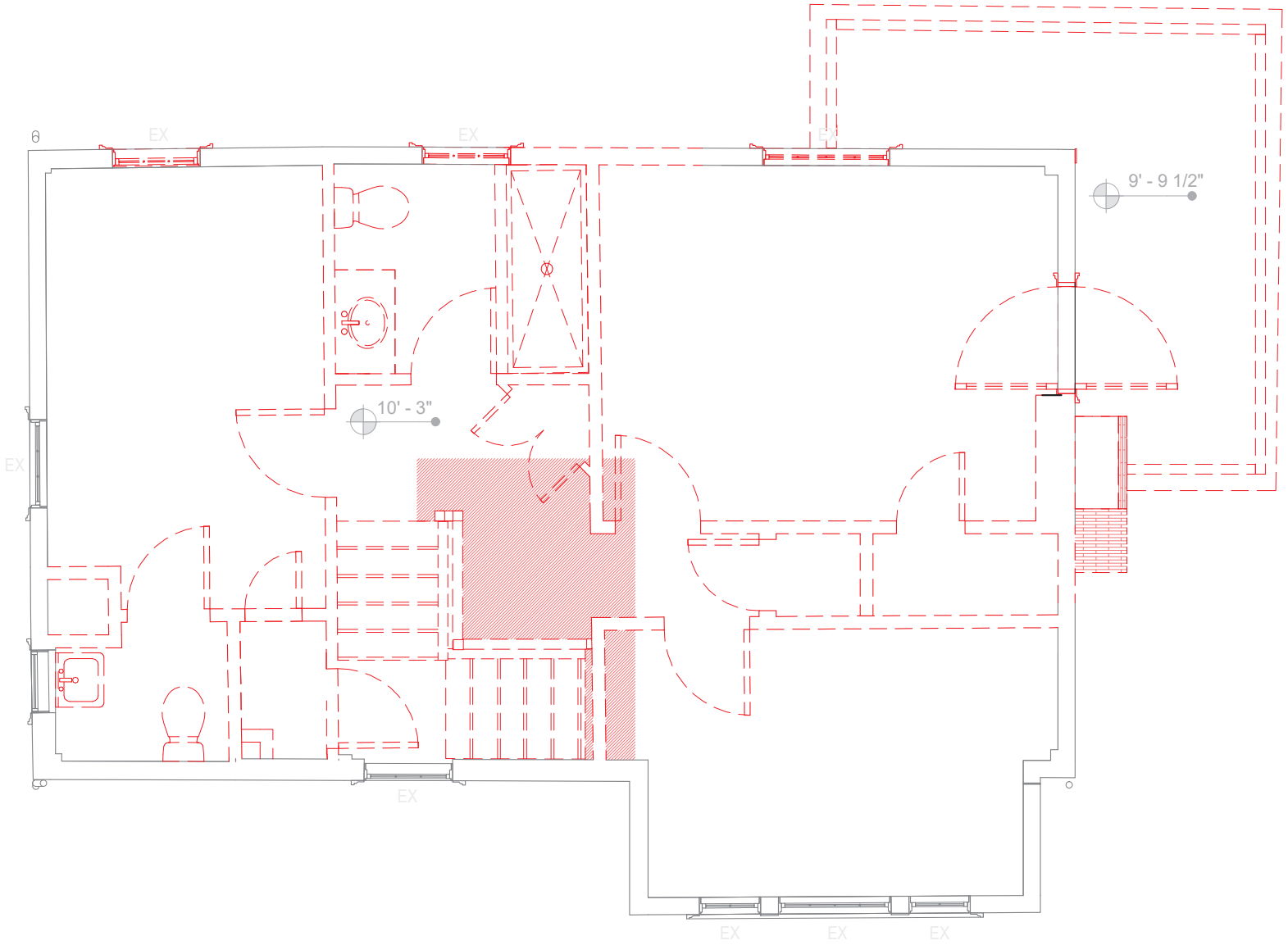
First Floor Level - Demolition

1/4" = 1'-0"



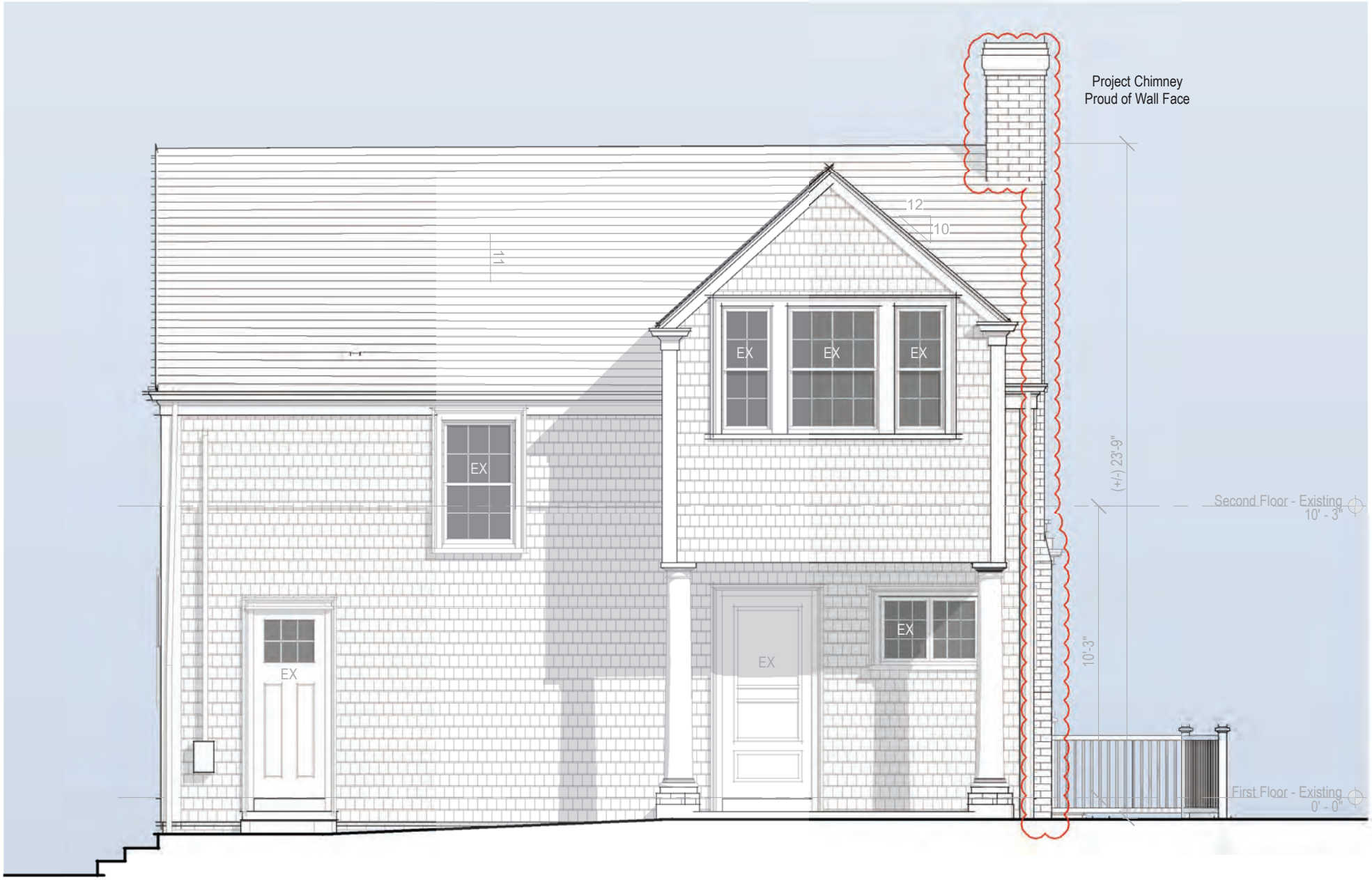
Second Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Demolition

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



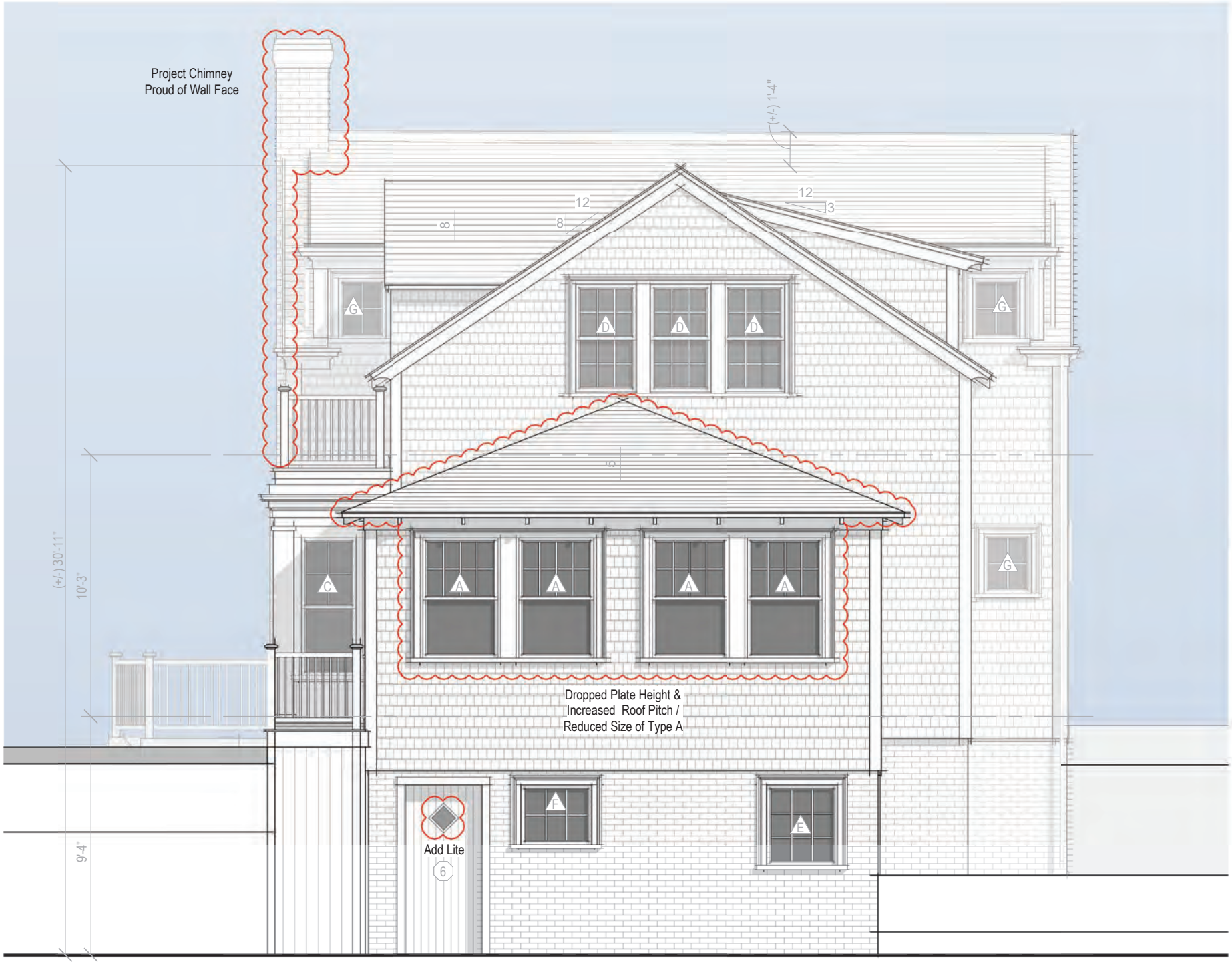
West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



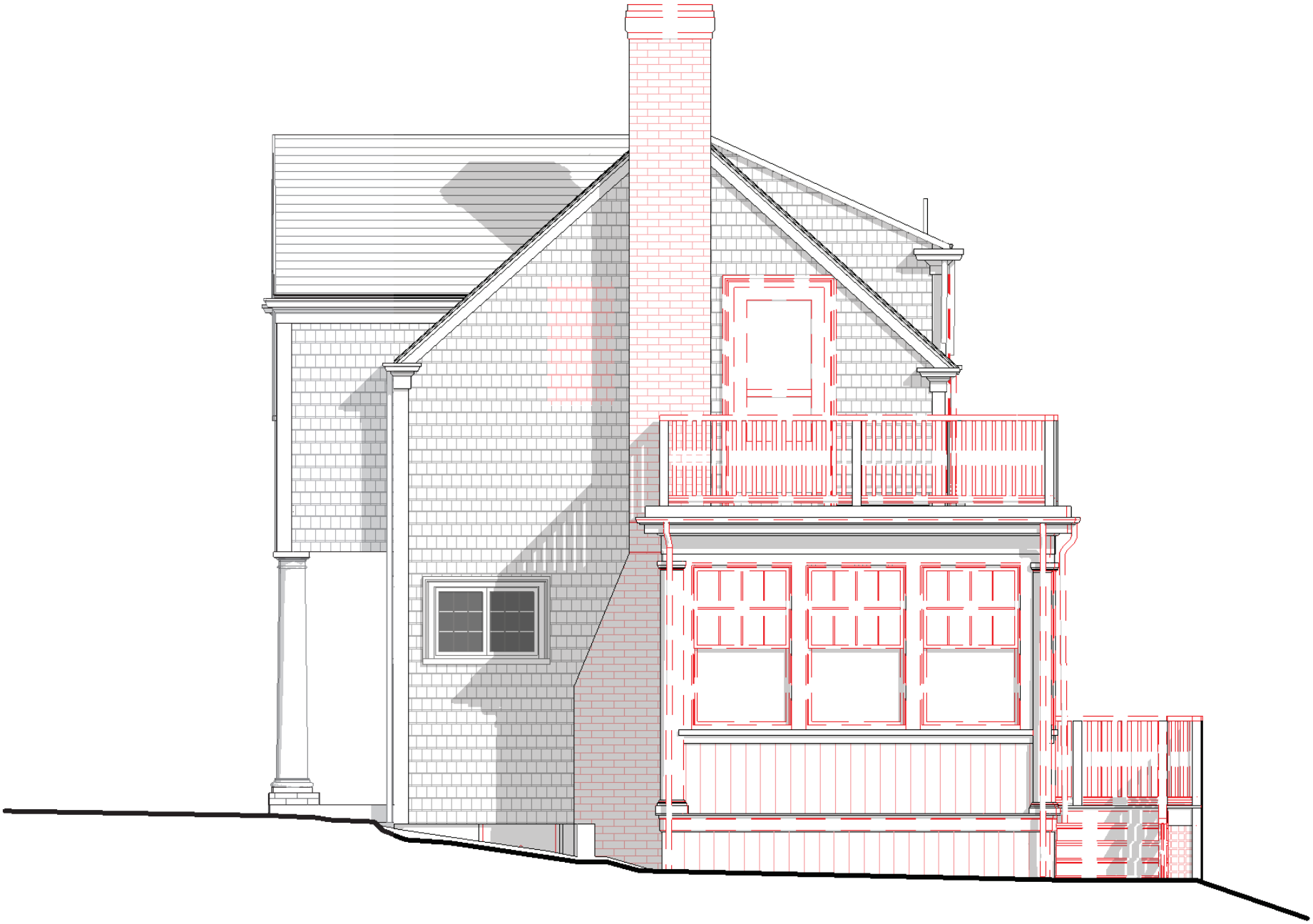
South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



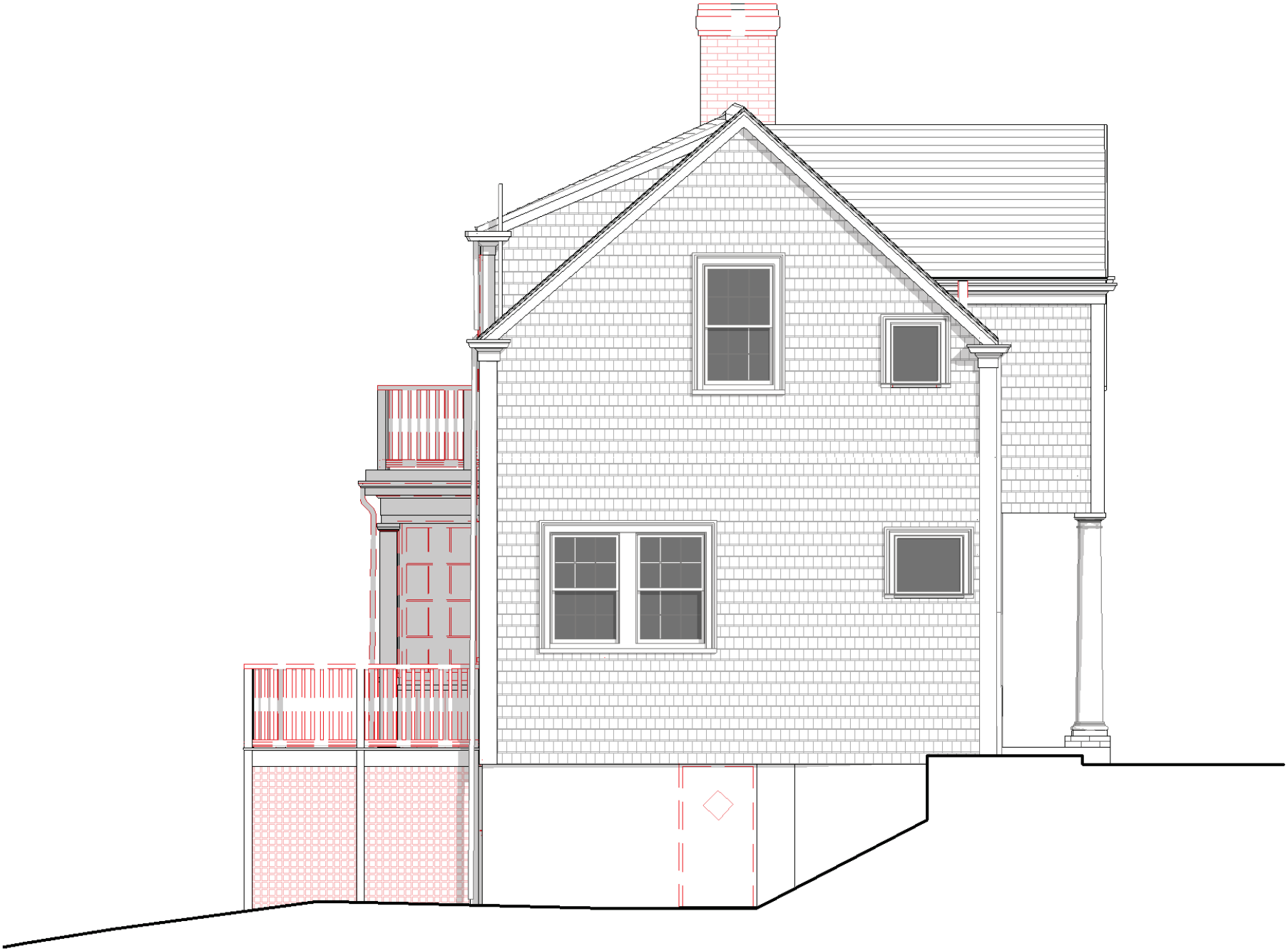
North Elevation - Proposed

1/4" = 1'-0"



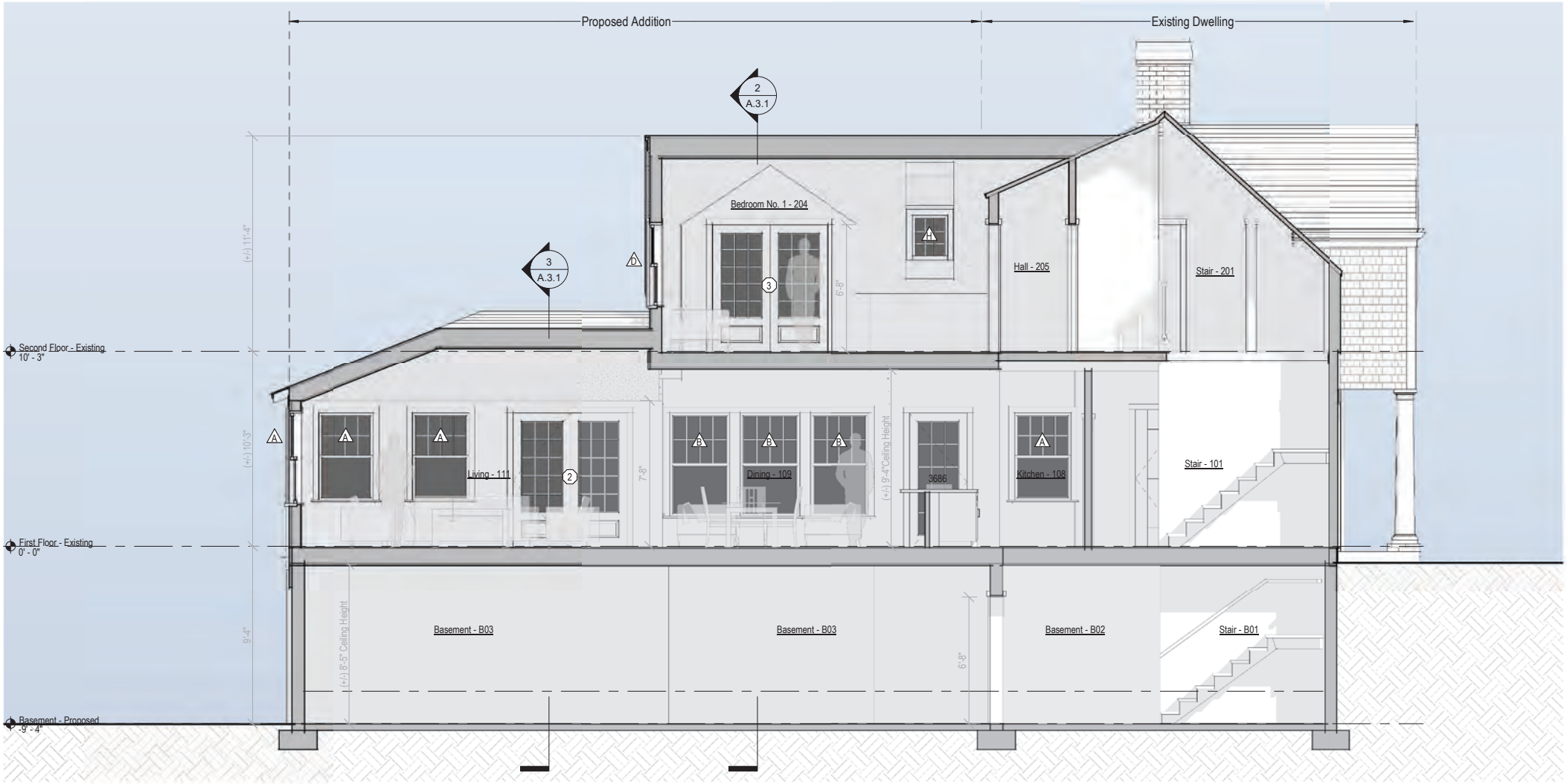
North Elevation - Previously Submitted

1/8" = 1'-0"



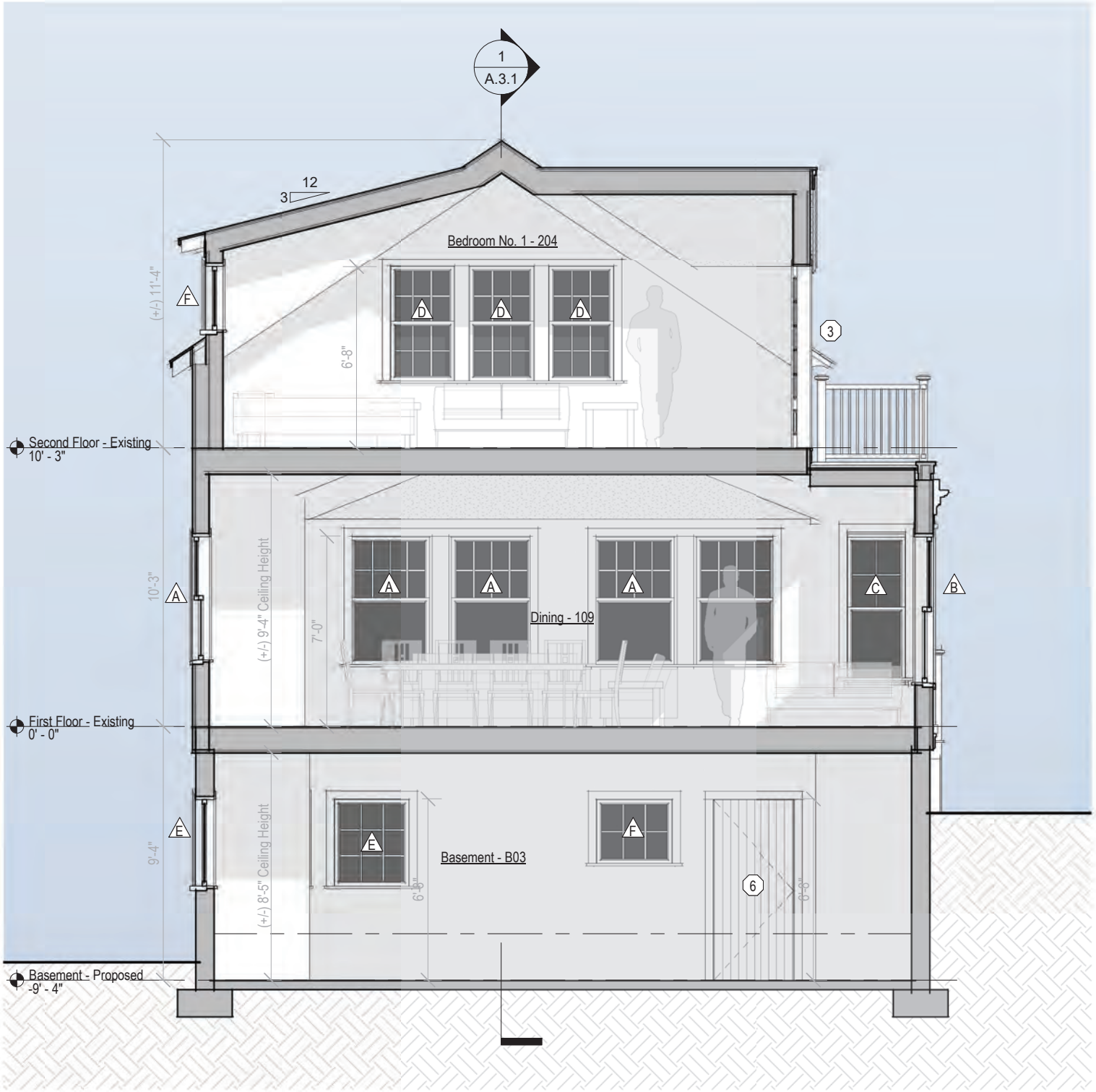
North Elevation - Demolition

1/8" = 1'-0"



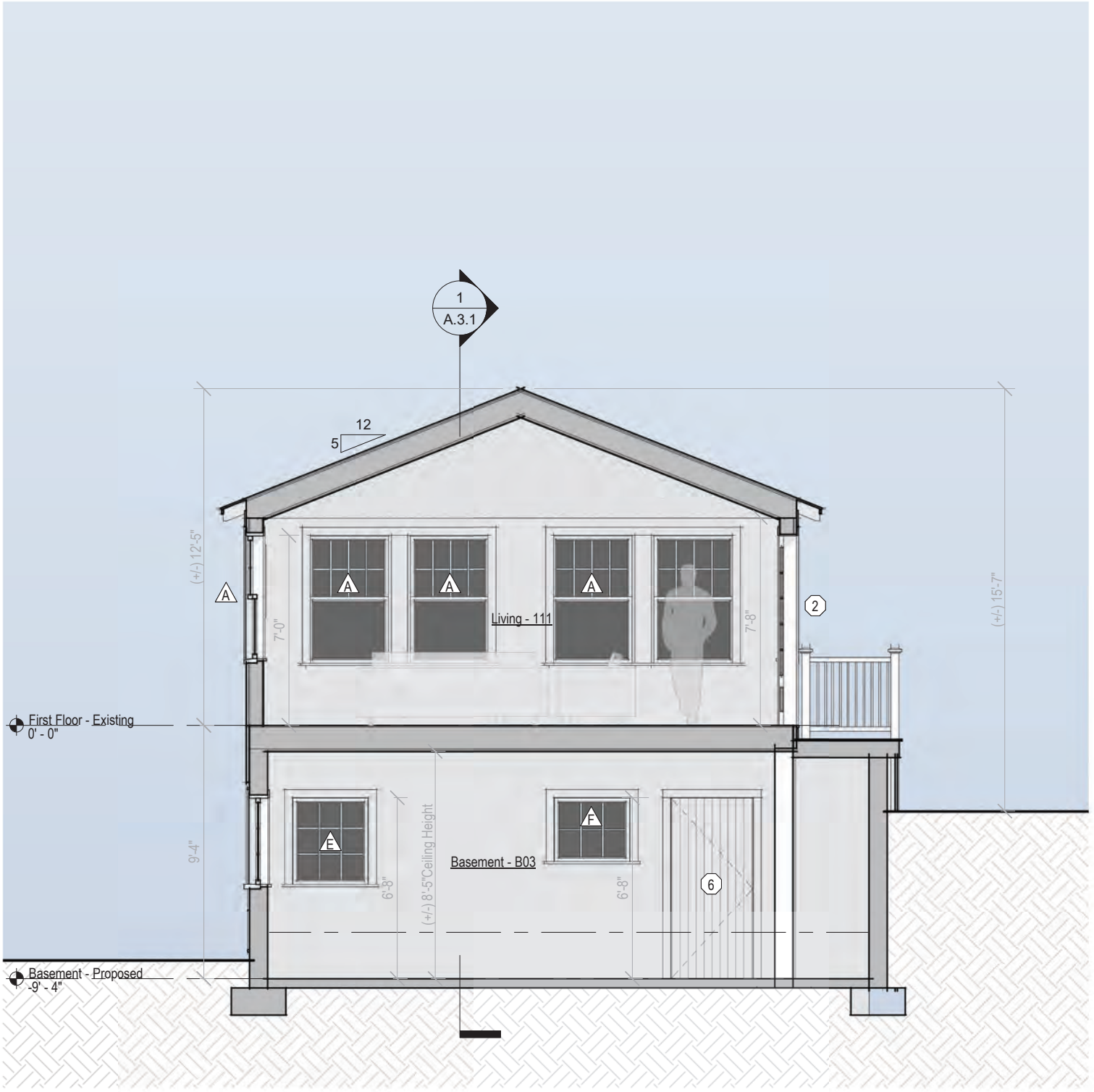
1 Longitudinal Section Facing South

1/4" = 1'-0"



2 Cross Section Through Master Bedroom Facing East

1/4" = 1'-0"



3 Cross Section Through Living Facing East

1/4" = 1'-0"



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Northeast



Perspective View from the Southeast

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

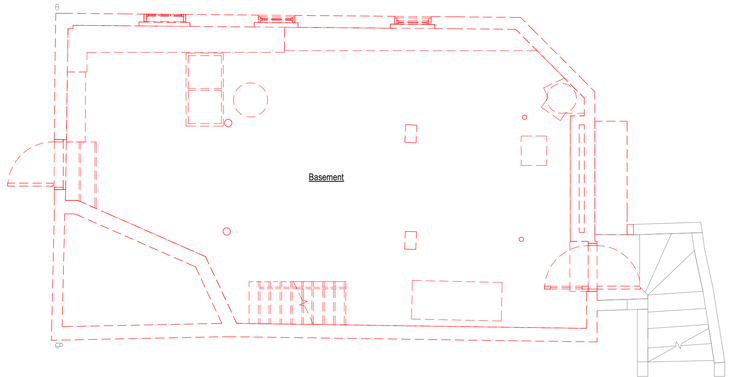
06.23.22

HDC Submission



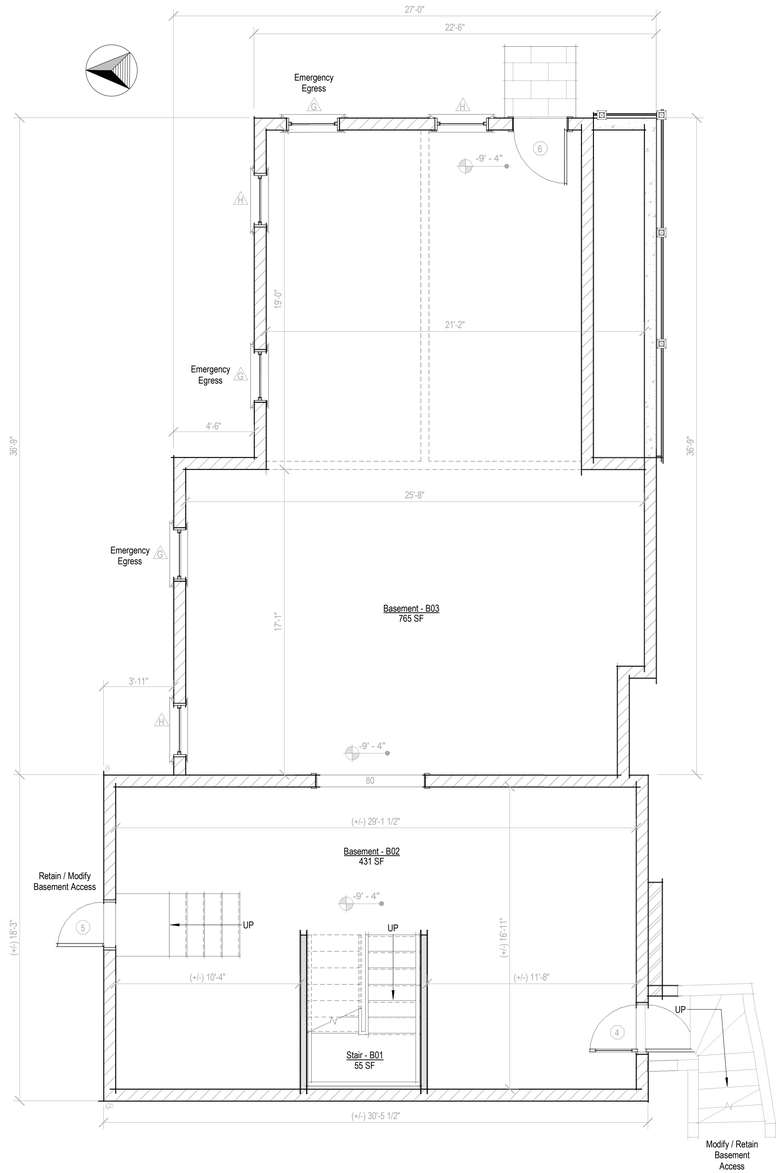
06.23.22

HDC Submission



Basement Level - Demolition

1/4" = 1'-0"



Basement Level - Proposed

1/4" = 1'-0"

2110

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Floor Plans

Site Information

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A.3.1	Building Sections
A.4.1	Perspective Views

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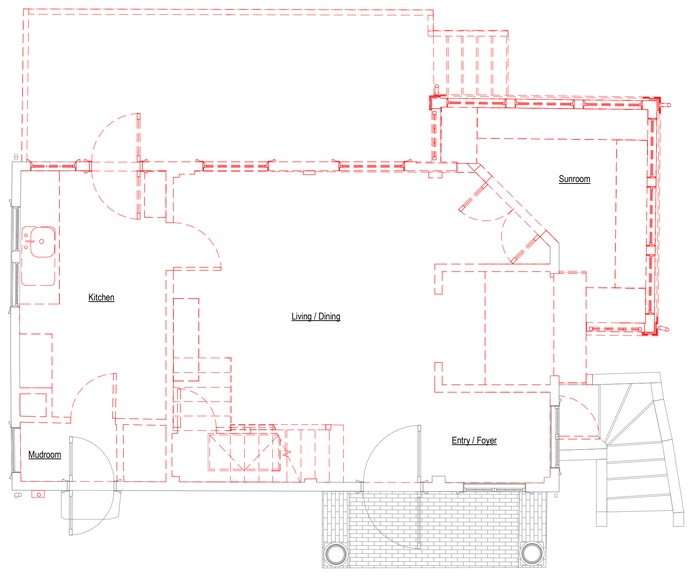
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A.1.0

2110

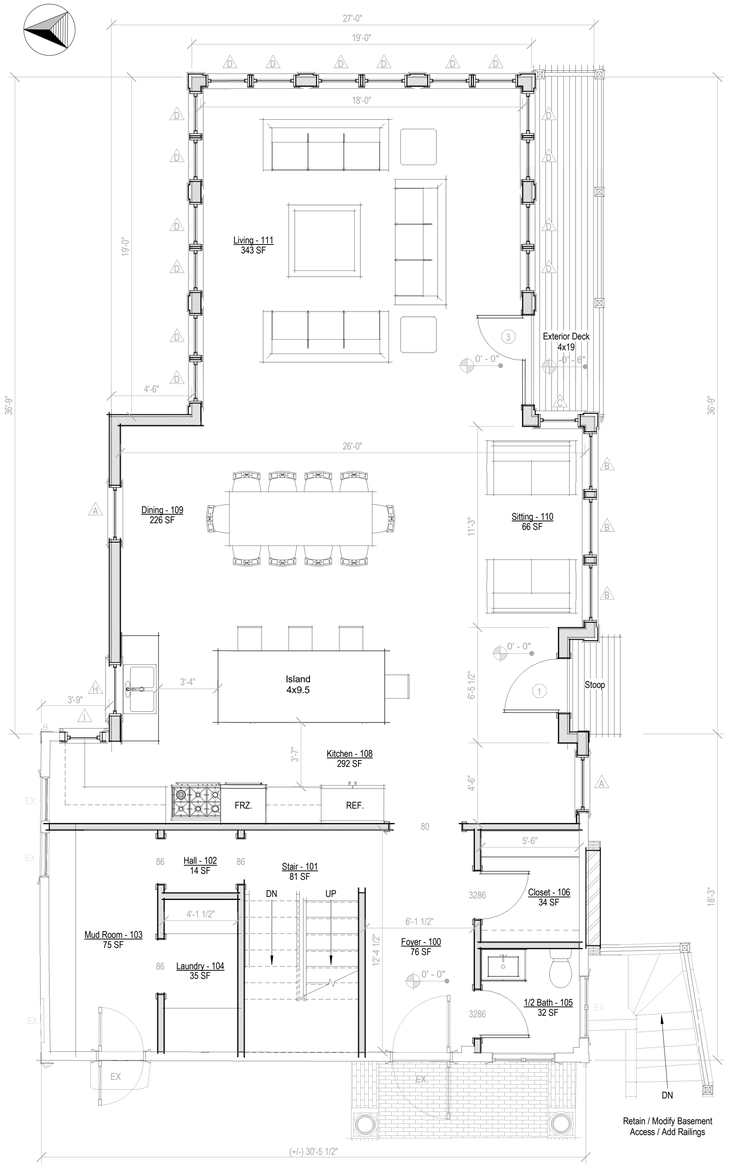
06.23.22

HDC Submission



First Floor Level - Demolition

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
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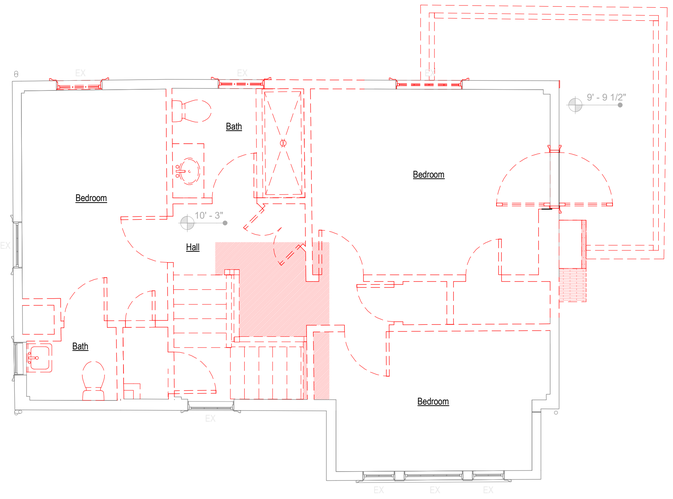
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A.1.1

2110

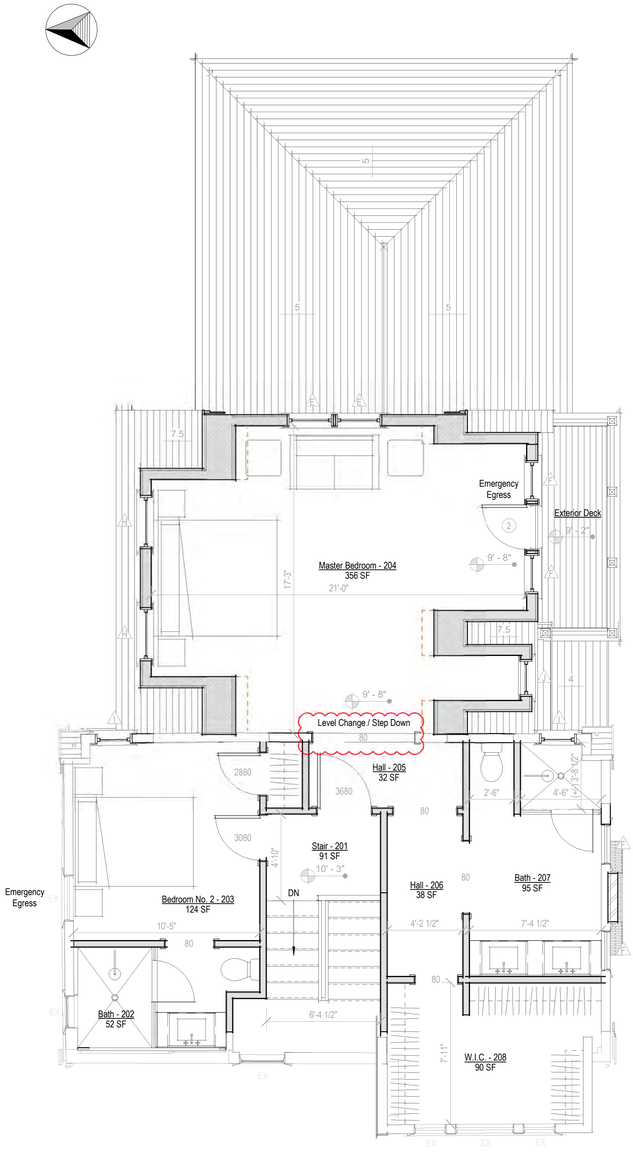
06.23.22

HDC Submission



Second Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

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A.1.2

2110

06.23.22

HDC Submission



West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



No Vissible Changes This View

West Elevation - Proposed

1/4" = 1'-0"



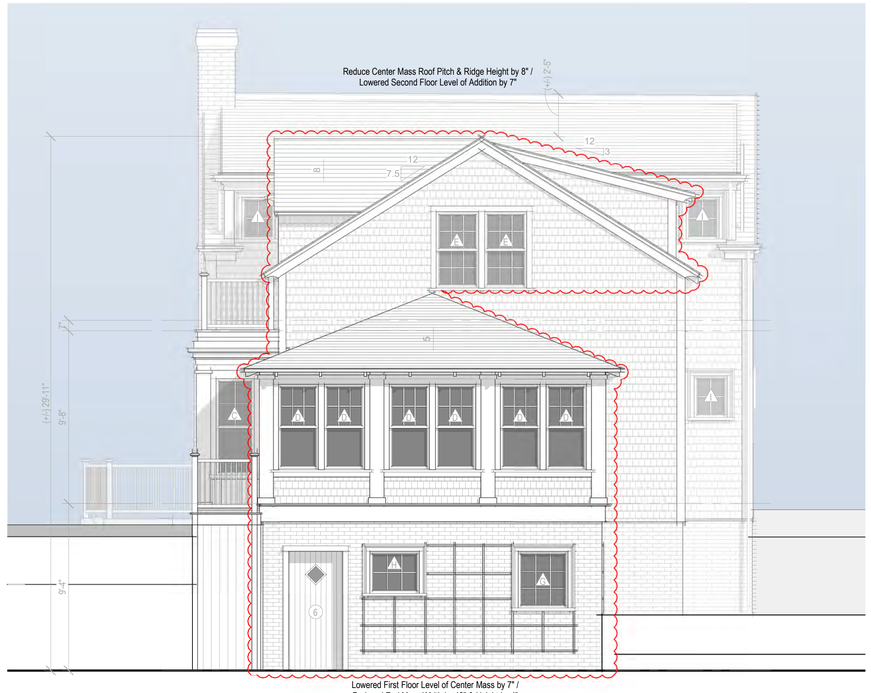
East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

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Exterior Elevations

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A.2.0

2110

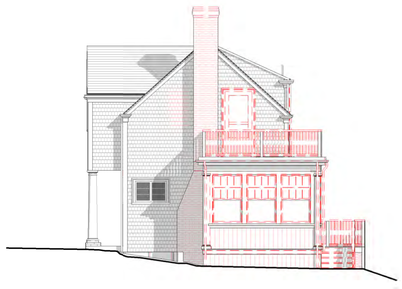
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HDC Submission



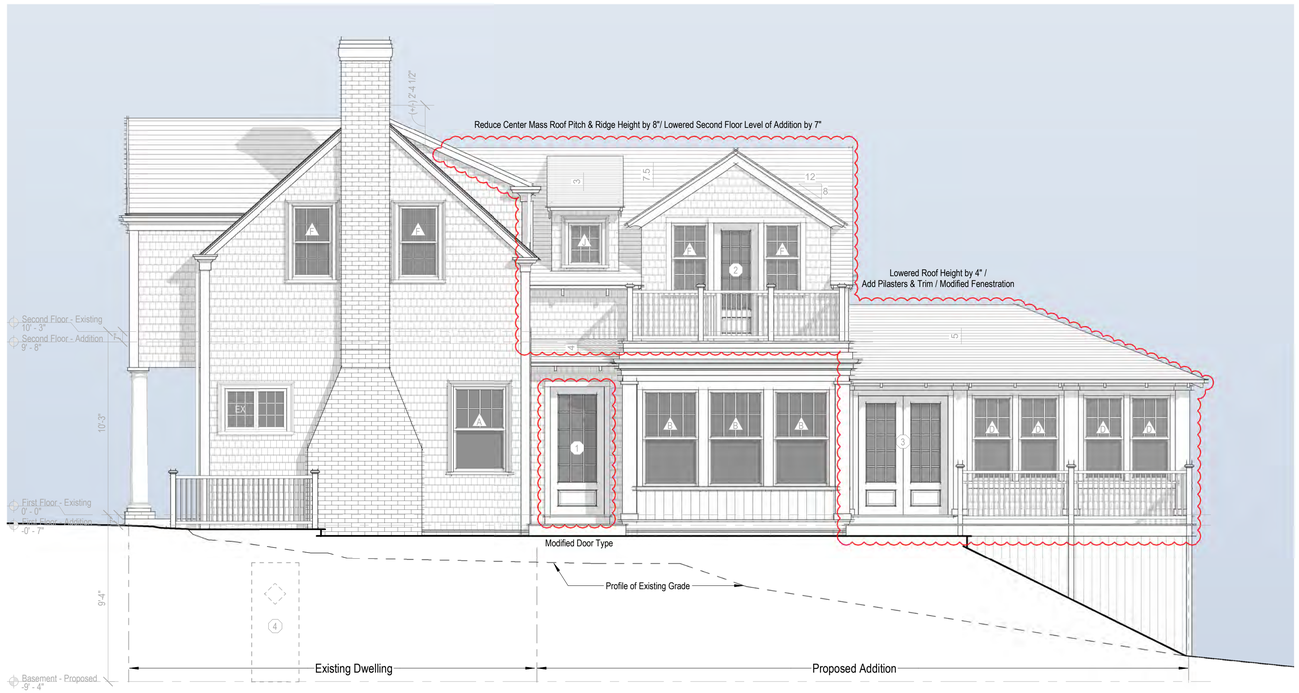
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



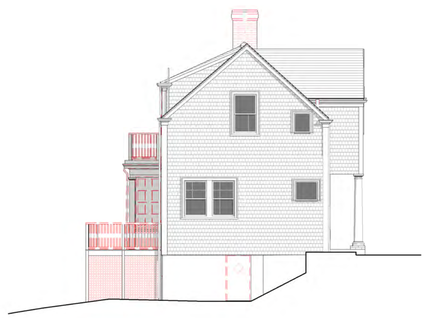
South Elevation - Proposed

1/4" = 1'-0"



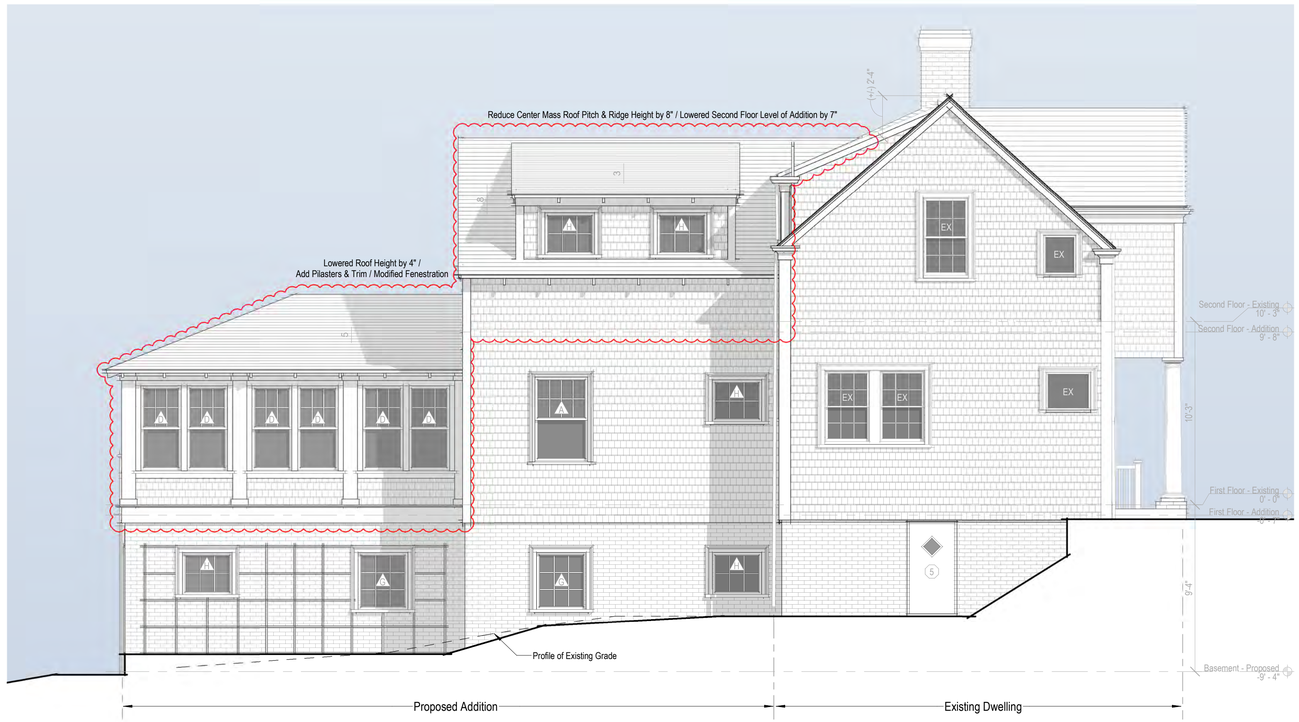
North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

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Exterior Elevations

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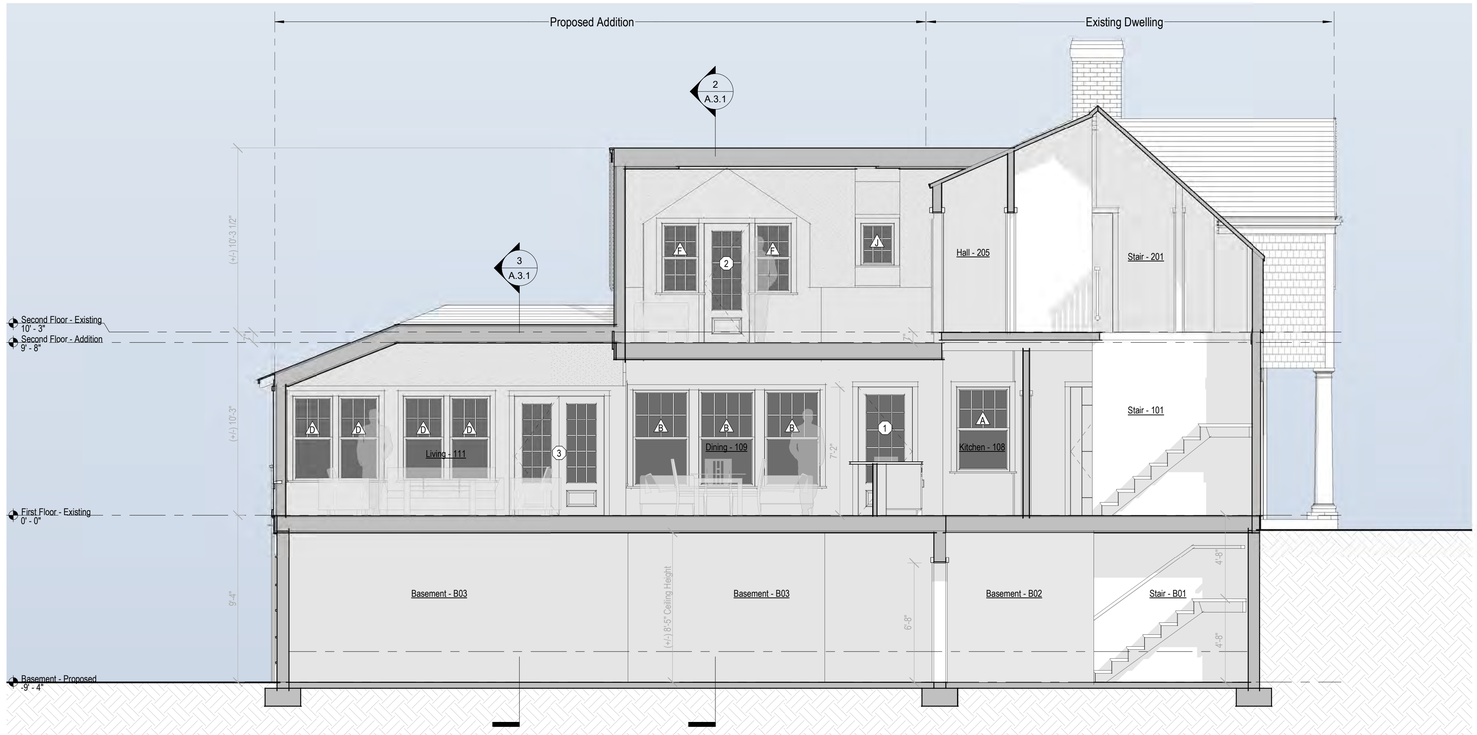
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A.2.1

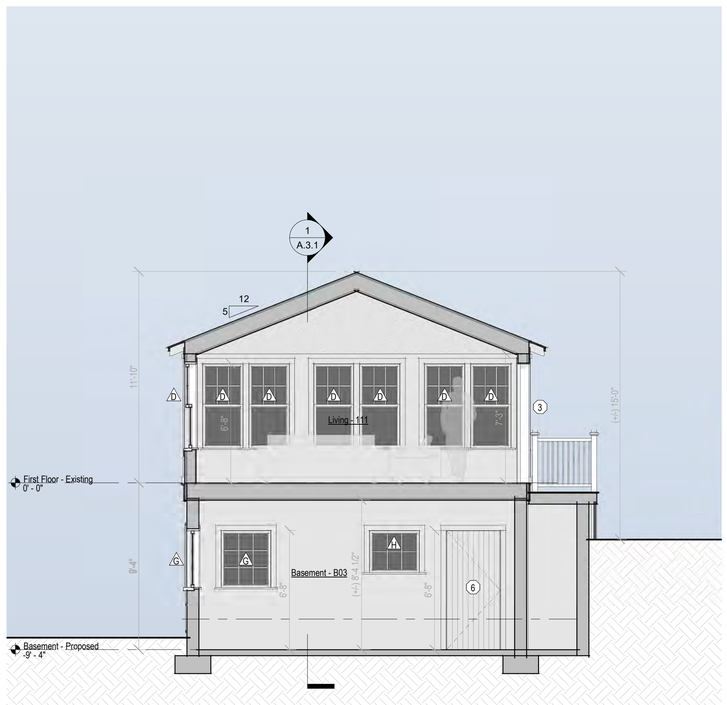
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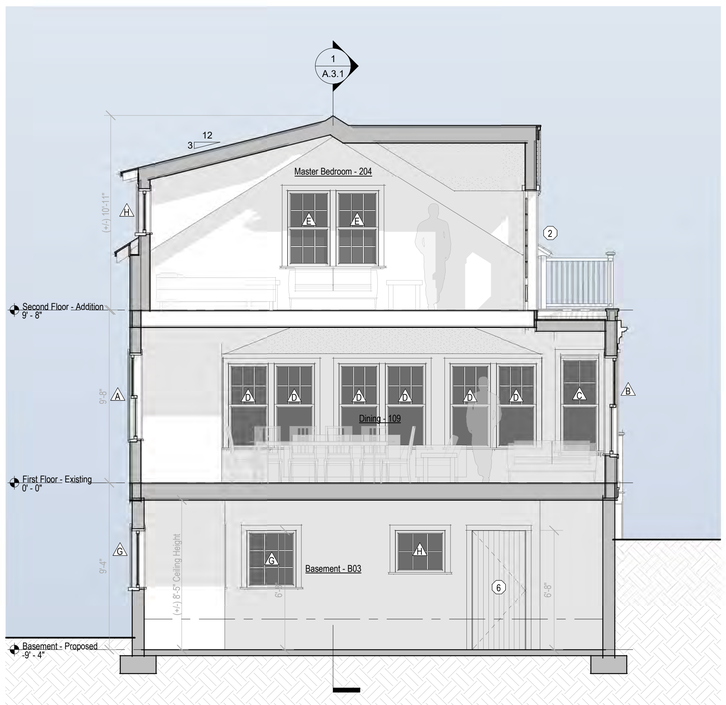
HDC Submission



1 Longitudinal Section Facing South
1/4" = 1'-0"



3 Cross Section Through Living Facing East
1/4" = 1'-0"



2 Cross Section Through Master Bedroom Facing East
1/4" = 1'-0"

2110

Ehinger Residence

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Building Sections

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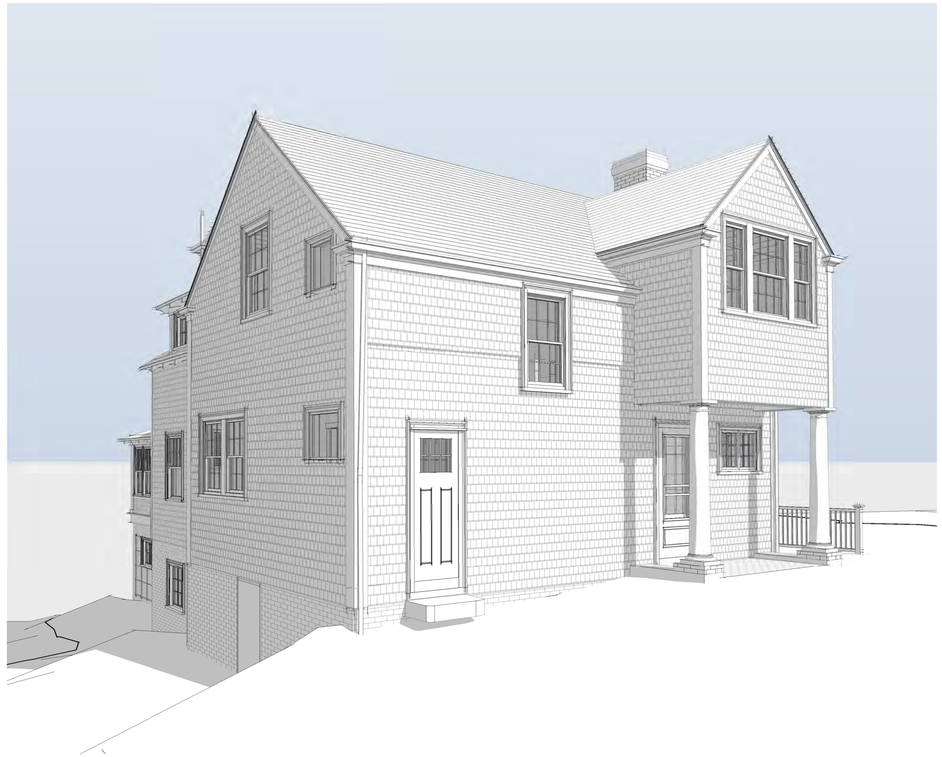
A.3.1
2110

06.23.22

HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

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Perspective Views

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A.4.1

2110

HDC Draft Submission

06.20.22

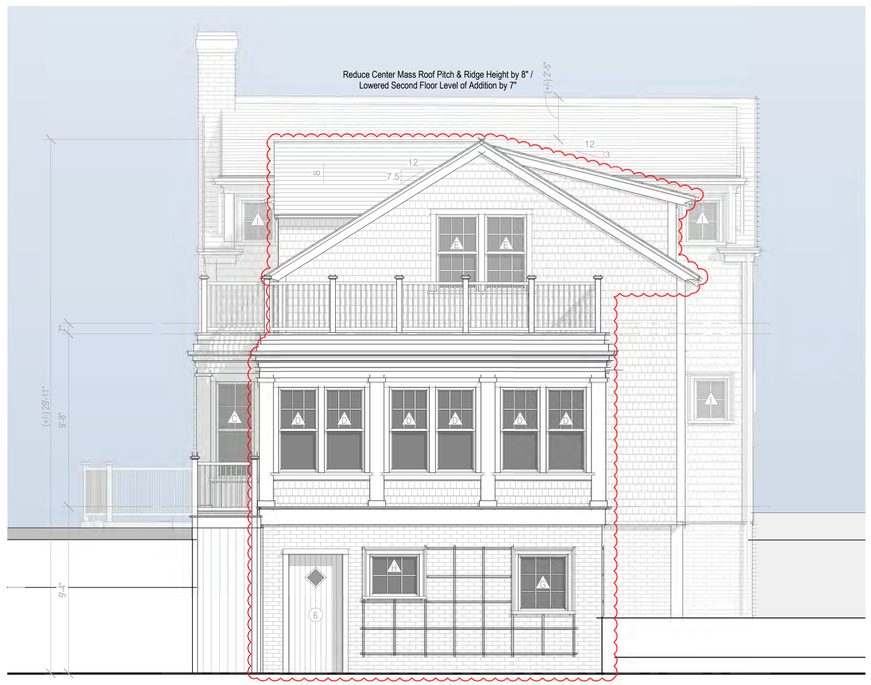


NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"

DESIGN ALTERNATE A



East Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
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Exterior Elevations

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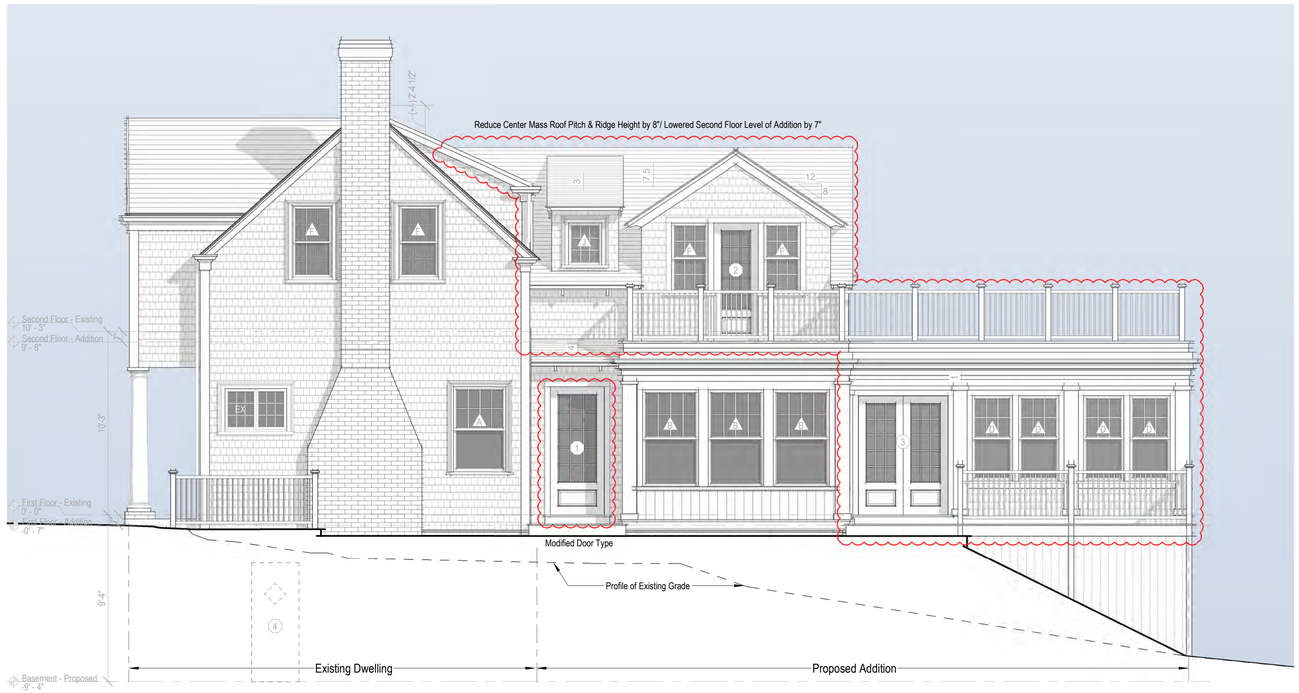
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A.2.0

2110

HDC Draft Submission

06.20.22



South Elevation - Proposed

1/4" = 1'-0"

DESIGN ALTERNATE A



North Elevation - Proposed

1/4" = 1'-0"

2110

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A.2.1

2110

06.20.22

HDC Draft Submission



Perspective View from the Southwest

DESIGN ALTERNATE A



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

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HDC Draft Submission

06.20.22



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"

DESIGN ALTERNATE B



East Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

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A.2.0

2110

HDC Draft Submission 06.20.22



South Elevation - Proposed

1/4" = 1'-0"

DESIGN ALTERNATE B



North Elevation - Proposed

1/4" = 1'-0"

2110

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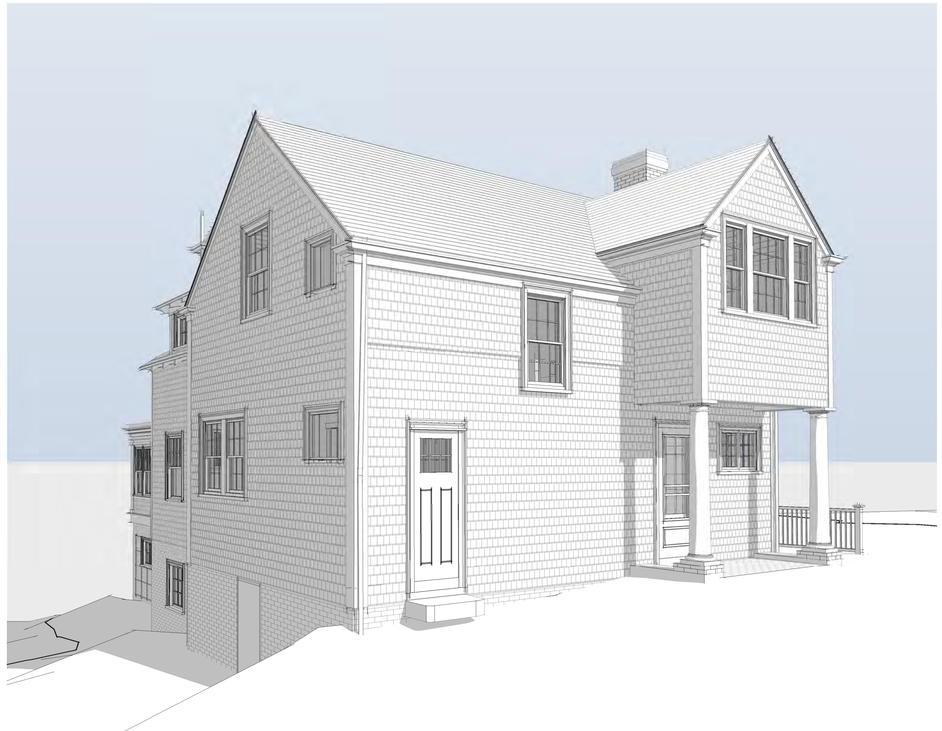
2110

HDC Draft Submission

06.20.22



Perspective View from the Southwest



Perspective View from the Northwest

DESIGN ALTERNATE B



Perspective View from the Southeast



Perspective View from the Northeast

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Perspective Views

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	832 sq. ft.
Total Proposed G.C.:	1,388 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.0 Floor Plans
A.1.1 Floor Plans
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A.2.0 Exterior Elevations
A.2.1 Exterior Elevations
A.3.1 Building Sections
A.4.1 Perspective Views

Revisions

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A.4.1

2110

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2021-11-5272
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 01.20.22

VII. OLD BUSINESS 05/03/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
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 1st 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** – His comments are the same as at the last hearing. Agrees with Ms. Alger. North elevation left to right should step down; the shingled line along the porch doesn't accomplish that. The hipped roof should be reduced 3'. Feels that if we don't see material changes within 3 meetings, an application should be denied. The south elevation is very inappropriate but the least visible. North elevation, the structure should follow the grade; the concept of single-story living is driving this and not in keeping with historic structures – interior is driving the exterior. Pointed out the lack of material changes. **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 1¾-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 #

PROPOSED

Window Survey

Date: June 16. 2022
Sheet 1 of 1
Project: Eheriger Residence
2 Stone Alley

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
1	3'-8" x 4'11 3/4 DH	8/1									To Be Demolished
2	3'-4" x 5'-4" DH 3'-3 3/4 x 5'-4" DH	8/1									To Be Demolished
3	2'-7" x 4'-4 1/4 DH	6/6									Existing Remain
4	2'-7" x 4'-4 3/4" DH	6/6									Existing Remain
5	2'- 6 3/4"x4'-3 3/4" DH	6/6									To Be Demolished
6	2'-7" x 4'-3 3/4 DH	6/6									To Be Demolished
7	3'-8 1/2" x 4'-4 1/2 DH	8/8									To Be Demolished
8	5'-7 1/2" x 4'-0 1/4 DH/PAIR	6/6									Existing Remain Pair Windows
9	1'-9 1/2" x 4'-4" DH	4/4									Existing Remain
10	3'-3 1/2" x 4'-4" DH	8/8									Existing Remain
11	3'-3" x 5'-10 1/2" CASE	12									To Be Demolished
12	3'-0 1/2" x 5'-8 1/4" CASE	12									To Be Demolished
13	3'-6" x 2'-3 1/2" CASE/PAIR	9									Existing Remain
14	1'-10" x 2'-2 1/4" FIX	1									Existing Remain
15	2'-6 1/4" x 2'-1 1/2" FIX	1									Existing Remain
DH	Double Hung										
CASE	Casement										
FIX	Fixed / Awning										

2 STONE ALLEY NANTUCKET
WINDOW REPLACEMENT

Property owners and developers undertaking rehabilitation projects for both Tax Act Certification and Section 106 Compliance are encouraged to repair and retain existing historic windows. However, in some cases, the windows may have deteriorated and may need to be replaced. In order to show a need for total window replacement, the condition of the existing windows must be documented and their replacements must conform to the Secretary of Interior's *Standards for Rehabilitation.*

Survey

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced. It is recommended that the survey be conducted and completed by someone who is knowledgeable in the field of architectural conservation or building conservation.

In order to complete a window survey the following information is needed:

- Drawings
- Clear, color, detailed, photographs or representative windows (all major window types, all elevations, and windows in varying conditions of deterioration), numbered to coincide with the elevation drawings. Including the following:
    1. full frame photographs of individual windows of the exterior.
    2. close-up views of intersections of sills and frames (exterior)
    3. close up views of sash focusing on bottom rail and muntins (if existing)
    4. full frame photographs of individual windows from the interior
    5. close-up views of sills and bottom rails from the interior.
- A completed survey form. (see enclosed)

The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would b a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows." Class One,

Note:
We Intend To Retain All Existing Windows
Not Affected By The Proposed Addition

"Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, reglazing, weather-stripping, caulking, and repainting. Class Two, "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and regluing the existing material. Class Three, "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric. In Class Four, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is Class I, II, III, or IV. After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement

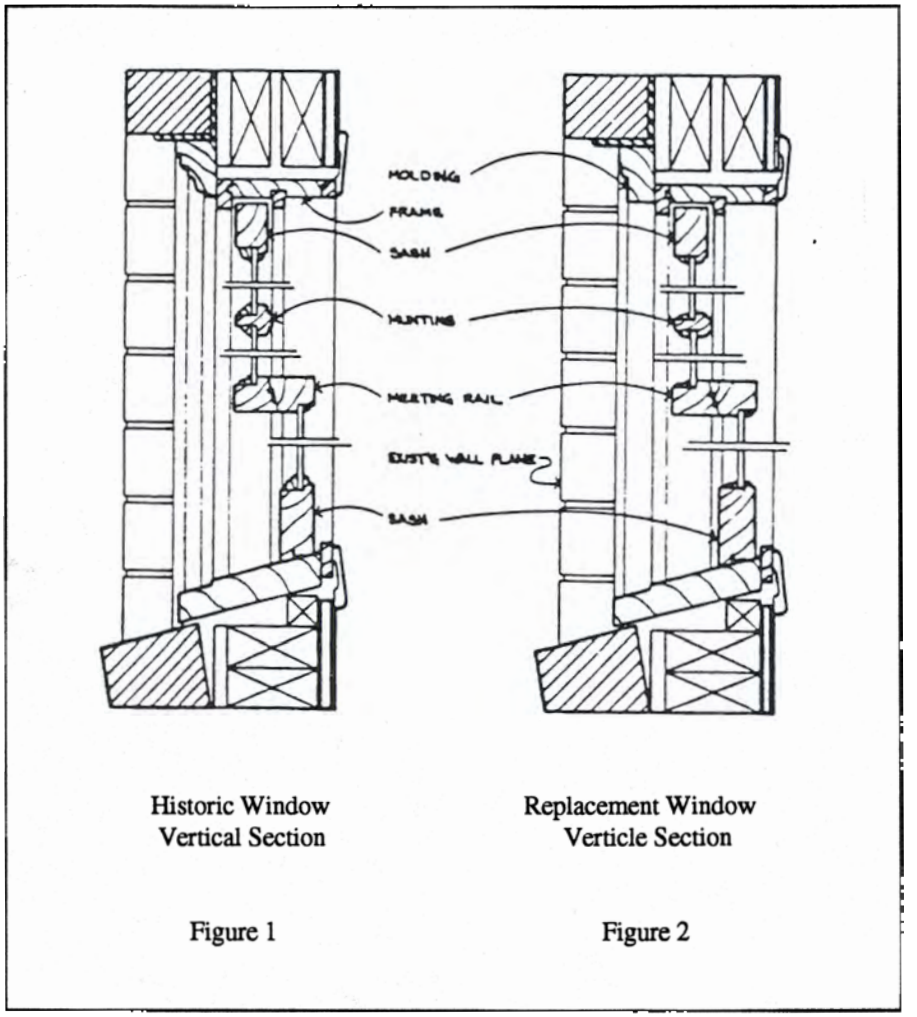
The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building.

Therefore, window sections will be required for all projects involving total window replacement. In order to compare the original and new profiles, the following information is needed:

- Full horizontal and vertical sections of the existing windows (3"=1'0")
- Full horizontal and vertical sections of the proposed replacement windows (3'=1'0"). If historic windows do not exist in the building and no evidence of the historic appearance can be located, then only proposed sections are required.

Window sections must be carefully detailed so that all parts of the window are shown and materials are specified. A section must show the profiles of muntins, meeting rails, sash, frames, and moldings. It should also show the window's relationship to the existing wall. Below are examples of vertical window sections of both a historic and a replacement window. The new window's profile closely resembles that of the existing window and therefore meets the Secretary of Interior's *Standards for Rehabilitation.*

Example:



Historic Window
Vertical Section

Figure 1

Replacement Window
Verticle Section

Figure 2

To summarize, owners are encouraged to repair the existing windows rather than replace them. If they existing condition of the window, as documented by a window survey, indicates that the window has deteriorated, then the windows may be replaced. All replacement windows will match the originals as closely as possible and must conform to the Secretary of Interior's *Standard for Rehabilitation.*

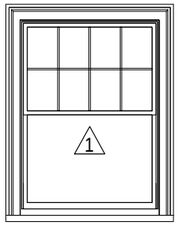
Replacements where there are no historic windows

Historic windows make a significant contribution to the character of most historic buildings, but many rehabilitation projects begin with a building that has no historic windows. Whether new windows will replace ones that have been previously replaced or will fill openings where windows are entirely missing, the new windows must be consistent with the historic character of the building. The existence of inappropriate replacement windows does not justify further replacements that are not compatible with the building.

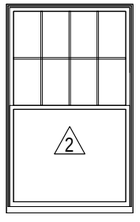
The ideal basis for the design of a replacement window is the original historic window. Information on the appearance of the historic window can come from physical evidence that survives in the building or from historic photographs. Evidence of missing historic windows can be misinterpreted, however, and can lead to an inappropriate choice of replacement windows. Especially when working from information on a limited portion of the building, it is important to understand that all windows in a building may historically not have been the same.

Just as the quality and refinement of masonry may differ between the façade and the rear or side elevation, reflecting a hierarchy in the design of the building, the details of the windows may also vary, similarly reflecting issues of cost and appearance. It is obvious that refined face brick with tooled, tinted mortar is more costly masonry than common brick with coarse joints of plain mortar. It may be less obvious that until the 1920's a large-paned, 1/1 window was more costly than a 2/2 or 6/6 window. Prior to the mechanization of glass manufacturing, the added cost of a large piece of glass exceeded the cost of the wooden muntin structure that supported multiple smaller pieces of glass. Thus, a large, mid-19th century house might have 2/2 windows on major elevations yet have 6/6 windows on a rear wing; or a turn-of-the-century office block might have 1/1 plate glass windows on street facades, but 2/2 windows on an alley elevation. Glass size is not the only aspect of windows that may differ from one part of the building to another. In urban areas where the spread of fire was a concern, windows in close proximity to other buildings such as those that faced a narrow alley were often metal, instead of wood as would be typical on the primary façade.

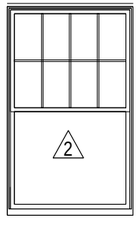
Though a single surviving historic window can provide the basis for replacement windows that can significantly improve the overall historic character of a building, such evidence must be evaluated in the context of the design of the building itself. The more that is understood about the factors affecting the choice of windows, the more likely limited historical evidence can be correctly interpreted.



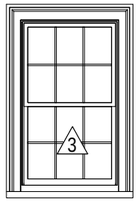
Double Hung
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3'-8" x 4'-11 3/4"
To Be Demolished



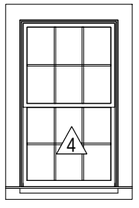
Double Hung
8/1 Lite TDL
3'-4" x 5'-4"
Existing Remain



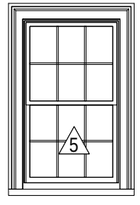
Double Hung
8/1 Lite TDL
3'-3 3/4 x 5'-4"
To Be Demolished



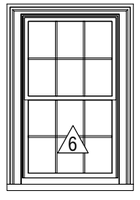
Double Hung
6/6 Lite TDL
2'-7" x 4'-4 1/4"
Existing Remain



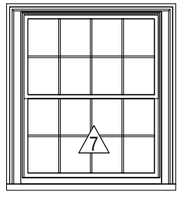
Double Hung
6/6 Lite TDL
2'-7" x 4'-4 3/4"
Existing Remain



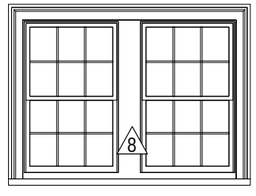
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6/6 Lite TDL
2'-6 3/4" x 4'-3 3/4"
To Be Demolished



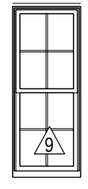
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6/6 Lite TDL
2'-7" x 4'-3 3/4"
To Be Demolished



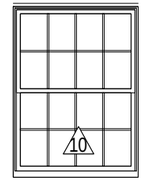
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8/8 Lite TDL
3'-8 1/2" x 4'- 4 1/2
To Be Demolished



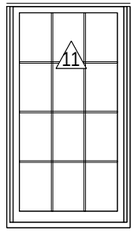
Double Hung
6/6 Lite TDL
5'-7 1/2" x 4'-0 1/4"
Existing Remain



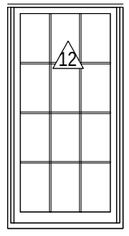
Double Hung
4/4 Lite TDL
1'-9 1/2" x 4'-4"
Existing Remain



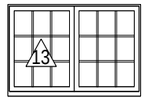
Double Hung
8/8 Lite TDL
3'-3 1/2" x 4'-4"
Existing Remain



Casement
12 Lite TDL
3'-3" x 5'-10 1/2
To Be Demolished



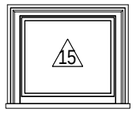
Casement
12 Lite TDL
3'-0 1/2" x 5'-8 1/4
To Be Demolished



Casement Pair
9 Lite TDL
3'-6" x 2'-3 1/2"
Existing Remain



Fixed / Awning
1 Light TDL
1'-10" x 2'-2 1/4"
Existing Remain



Fixed / Awning
1 Light TDL
2'-66 1/4" x 2'-1 1/2"
Existing Remain

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Window Legend

Scale: 1/4" = 1'-0"
06.14.22

e m e r i t u s

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Front Setback:	0 ft
Side/Rear Setback:	5 ft

West Elevation - existing

Scale: 1/4" = 1'-0"
06.14.22

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Zoning Information

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Side/Rear Setback:	5 ft

South Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

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North Elevation - Existing
Scale: 1/4" = 1'-0"
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Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

East Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

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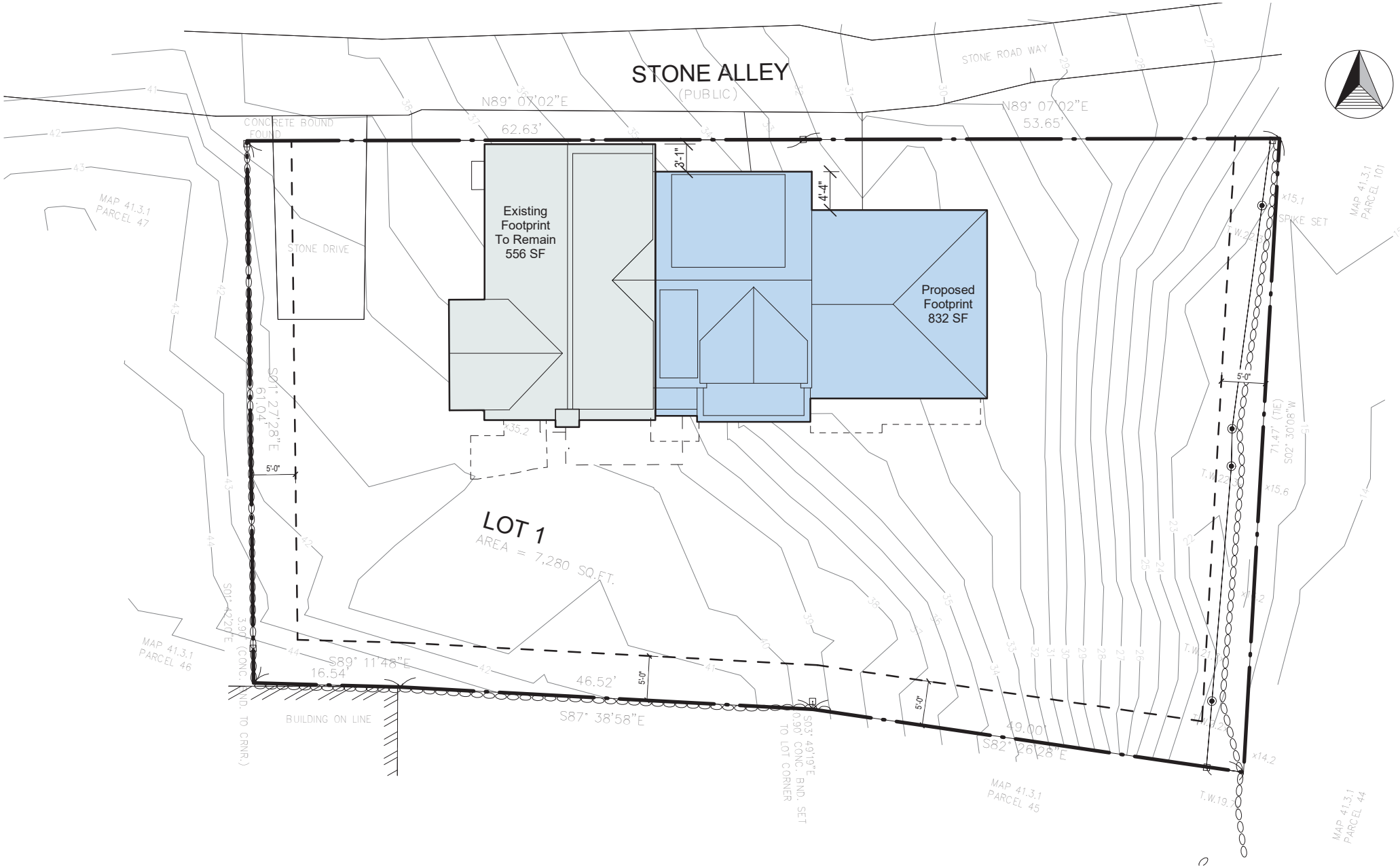
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

06.23.22



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



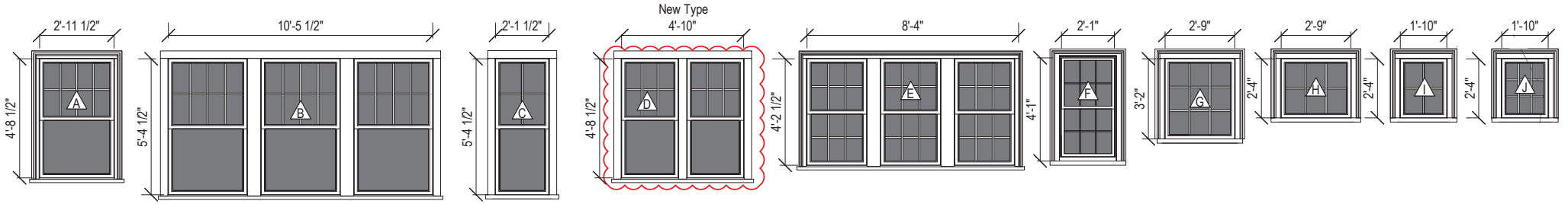
East Elevation



South Elevation



West Elevation



Double Hung
8/1 Lite TDL

Double Hung - Triple
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung - Pair
6/1 Lite TDL

Double Hung - Triple
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

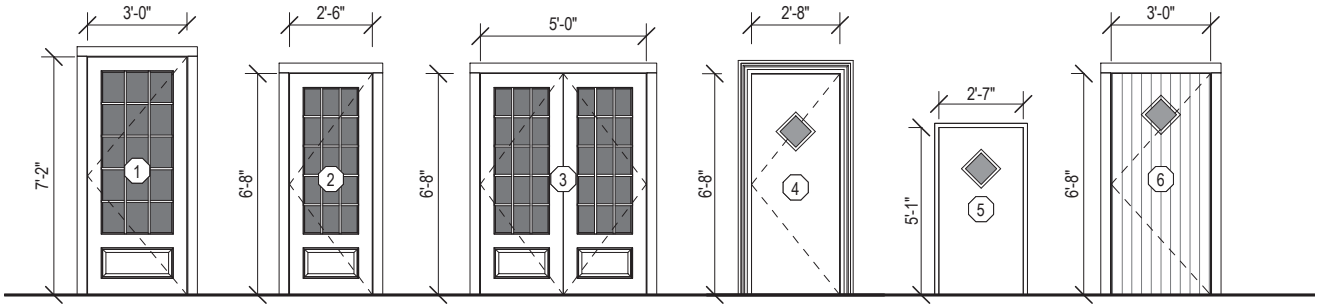
Fixed / Awning
6 Lite TDL

Fixed / Awning
4 Lite TDL

Fixed / Awning
9 Lite TDL

Window Legend

1/4" = 1'-0"



Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-2"

French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Pair French Doors
1 Panel 15 Lite - TDL
(2) 2'-6" x 6'-8"

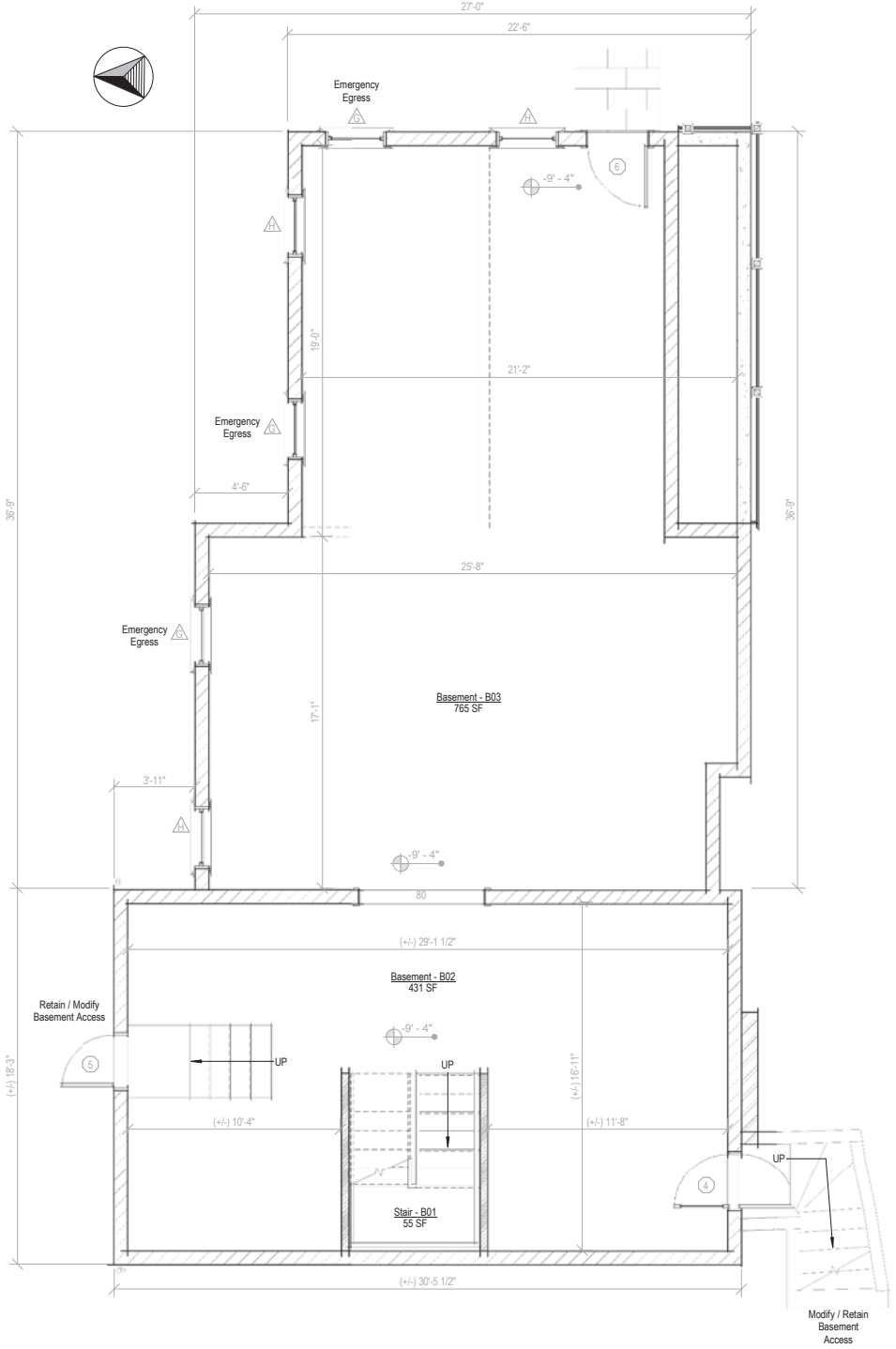
Single Door
Solid - 1 Lite TDL
2'-8" x 6'-8"

Single Door
Solid - 1 Lite TDL
2'-7" x 5'-1"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 6'-8"

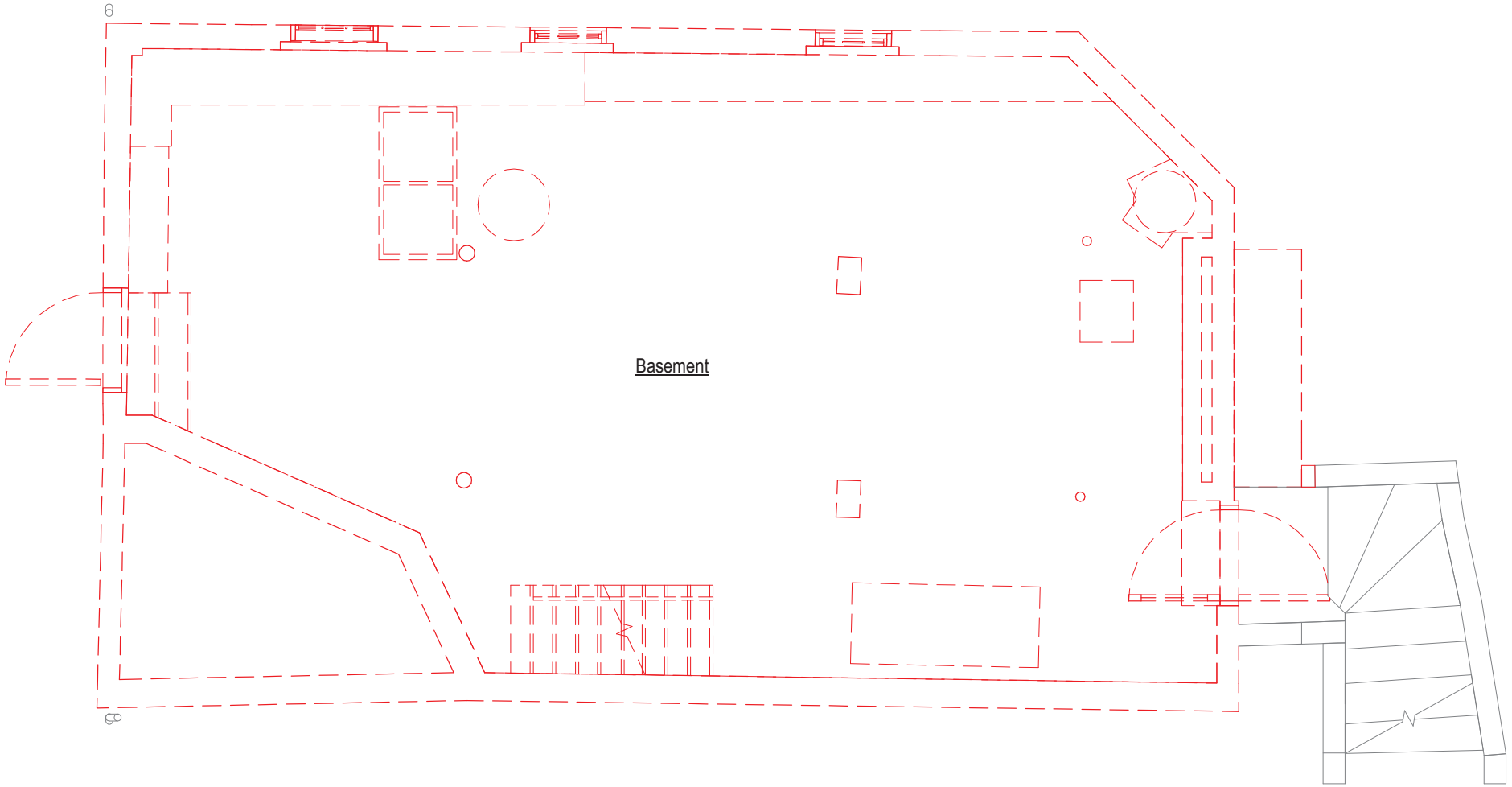
Door Legend - Exterior

1/4" = 1'-0"



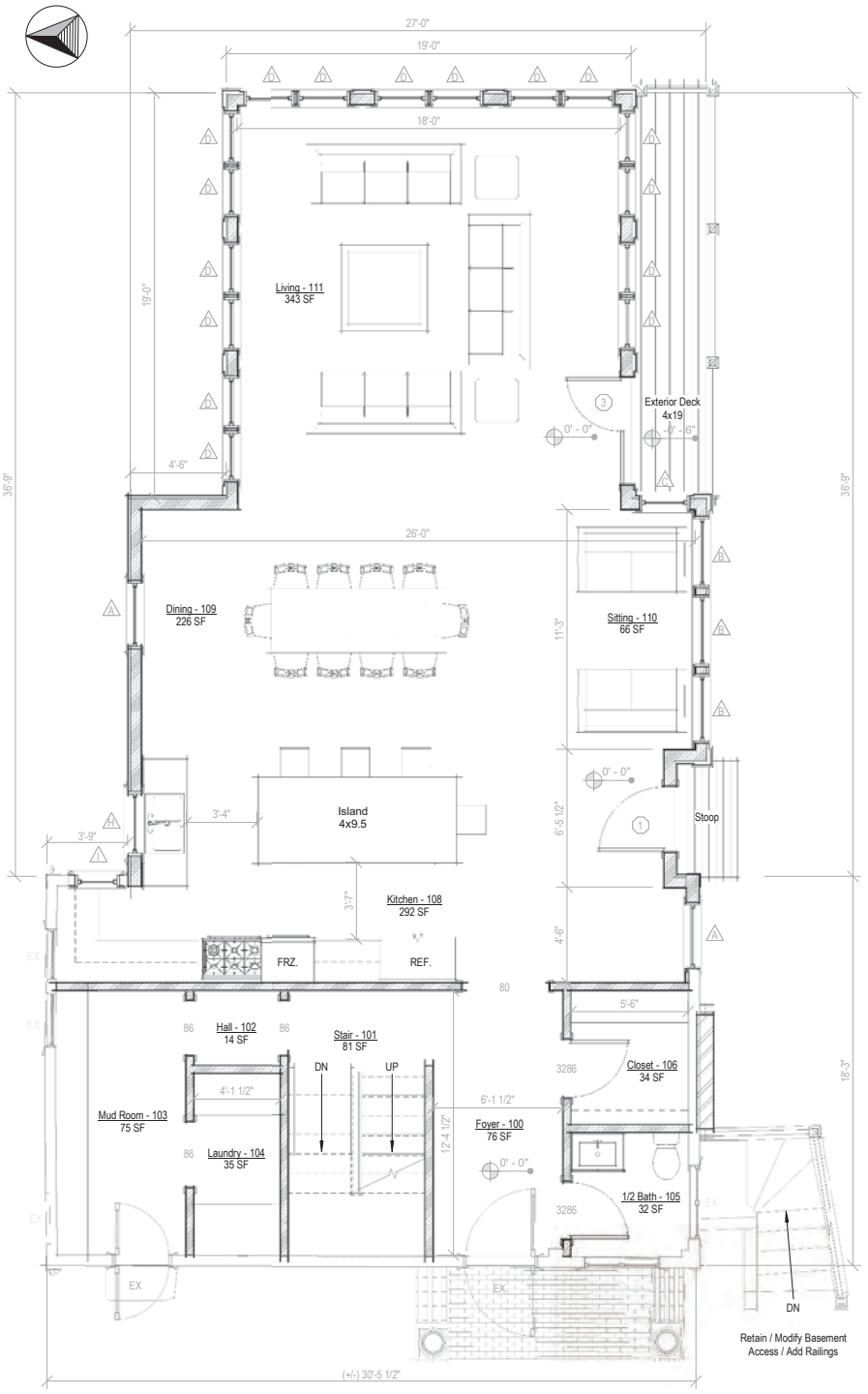
Basement Level - Proposed

1/4" = 1'-0"



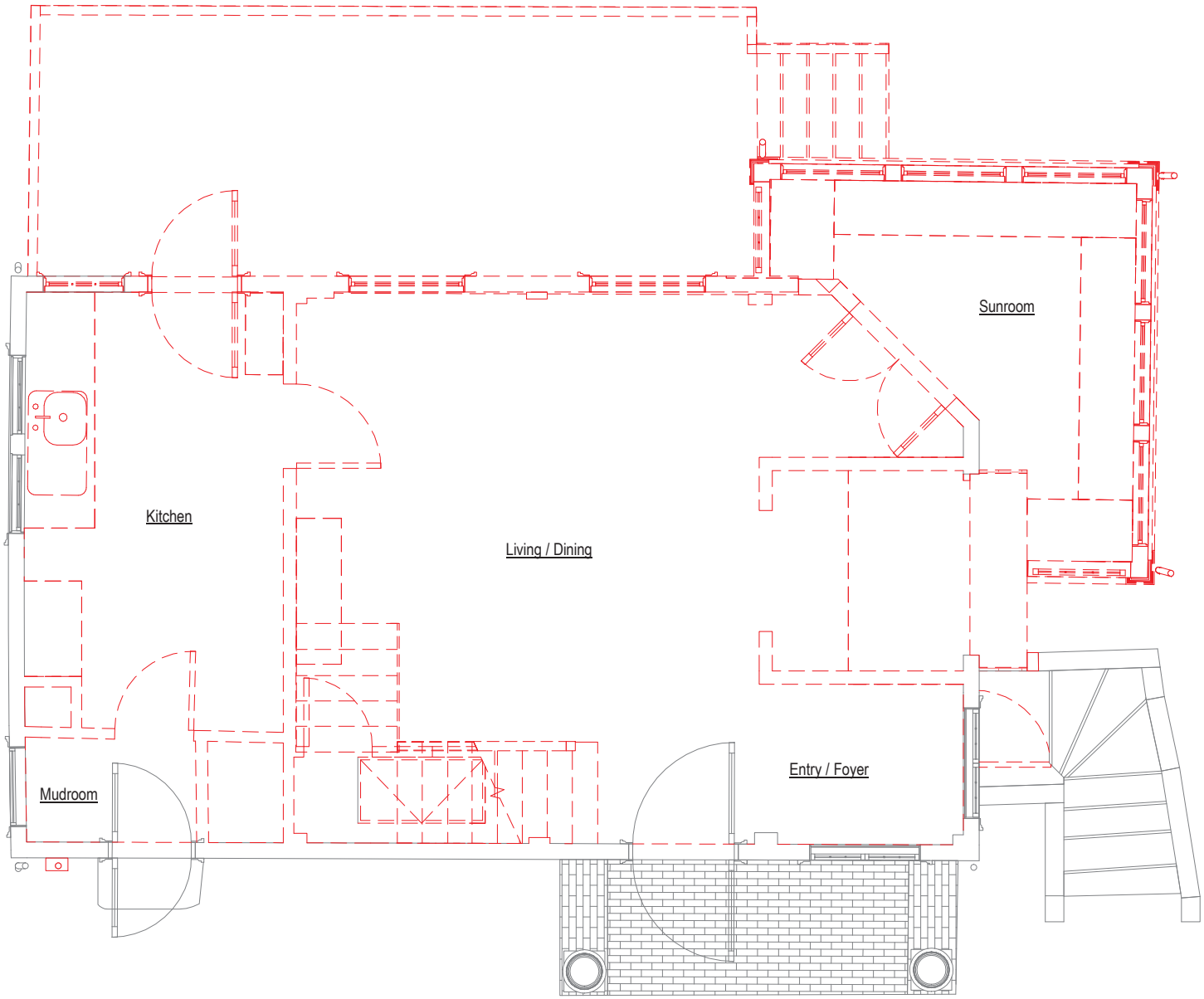
Basement Level - Demolition

1/4" = 1'-0"



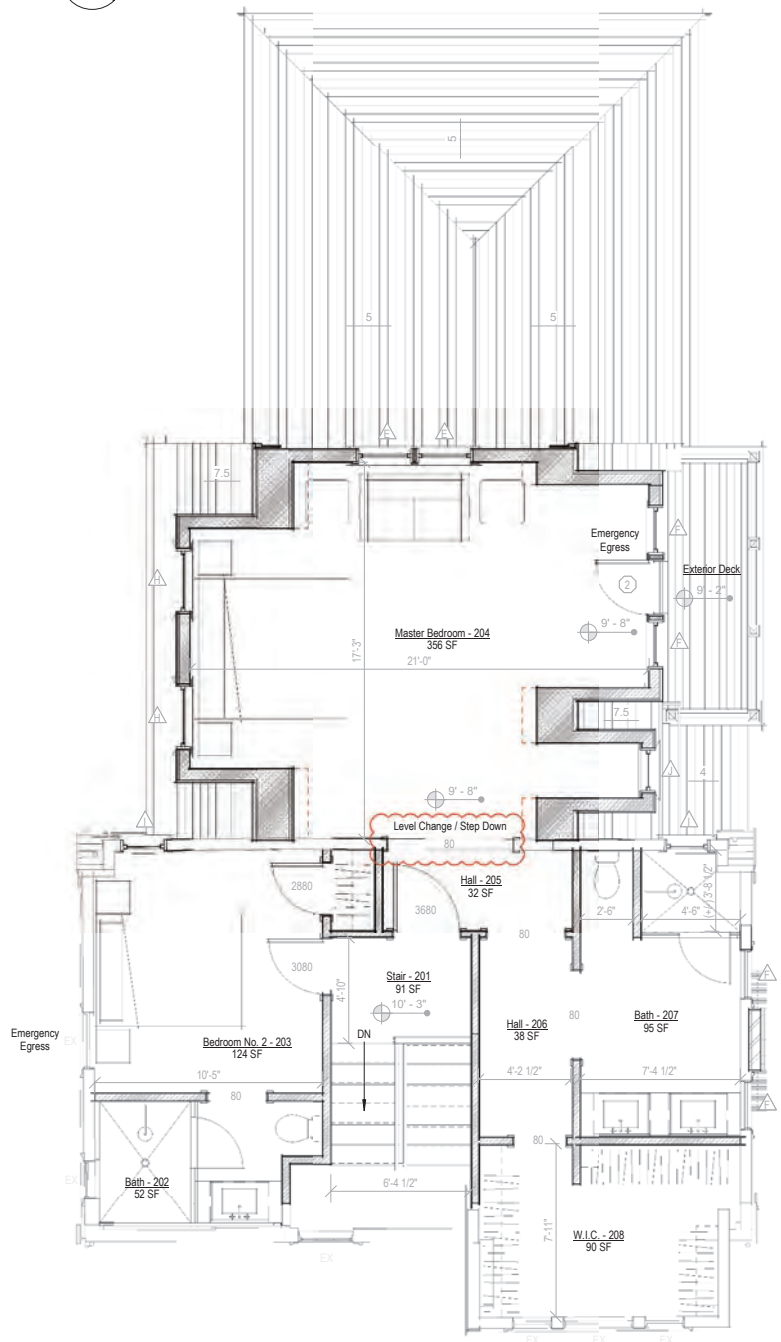
First Floor Level - Proposed

1/4" = 1'-0"



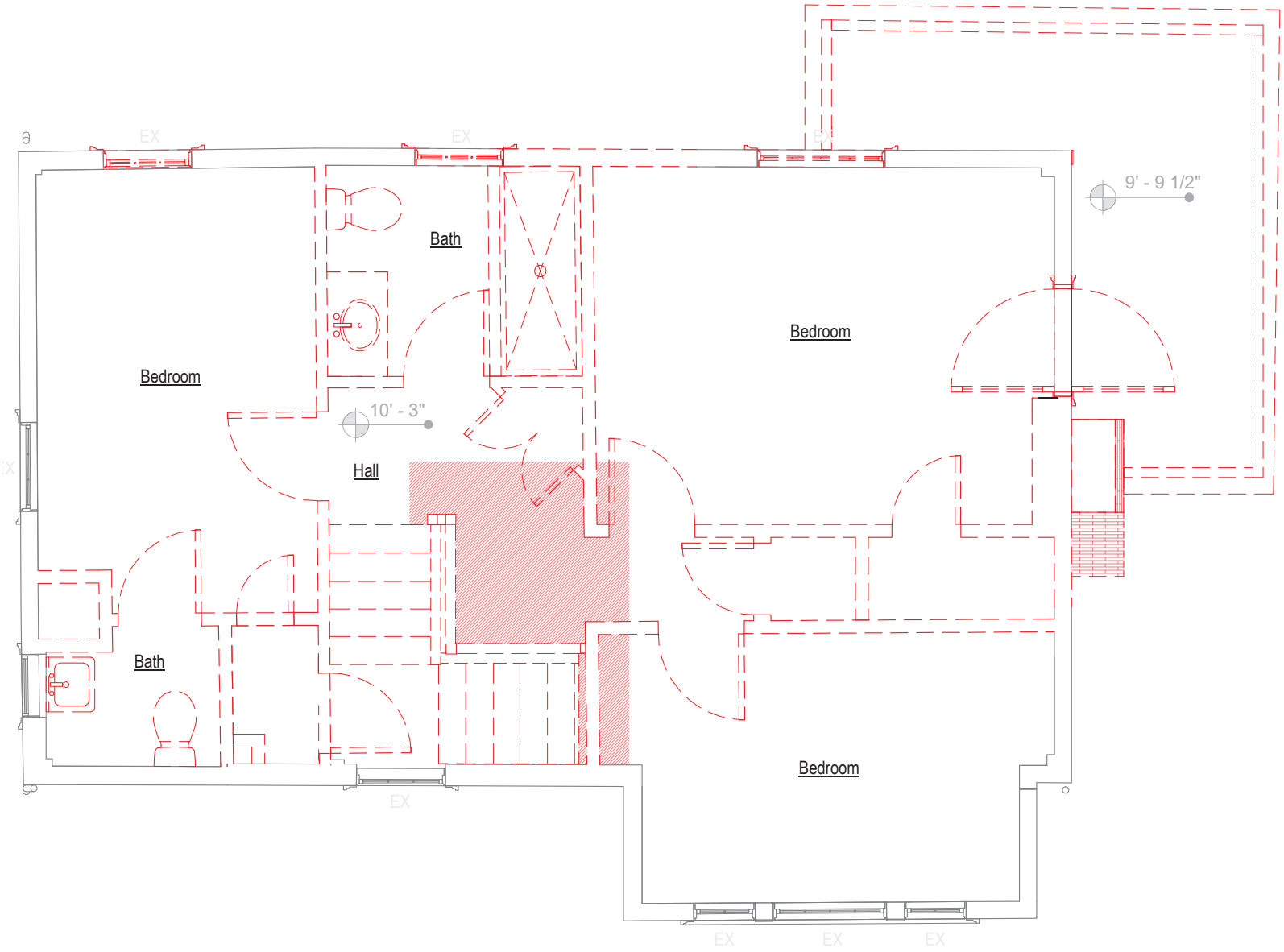
First Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Demolition

1/4" = 1'-0"



No Vissible Changes This View

West Elevation - Proposed

1/4" = 1'-0"



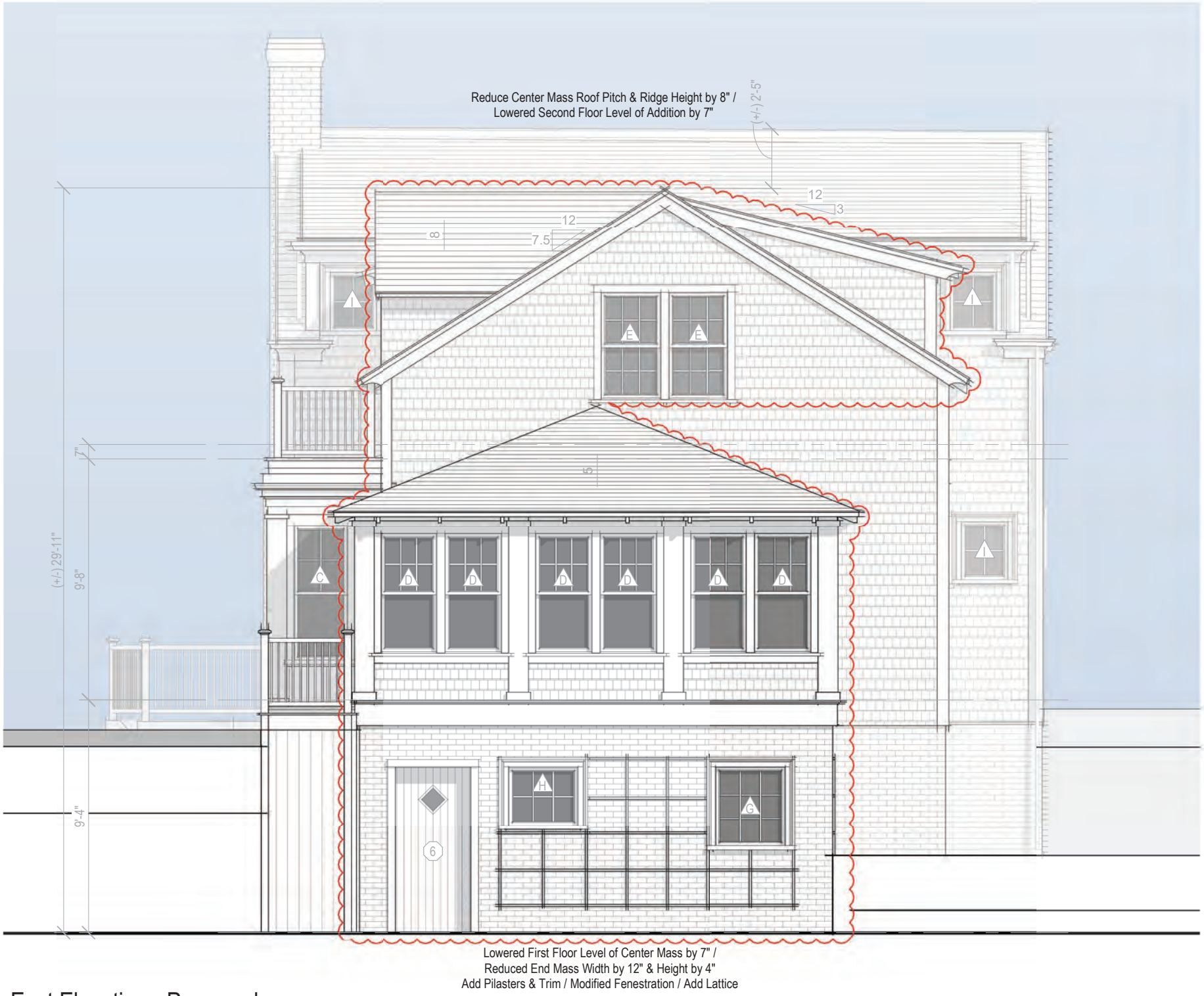
West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



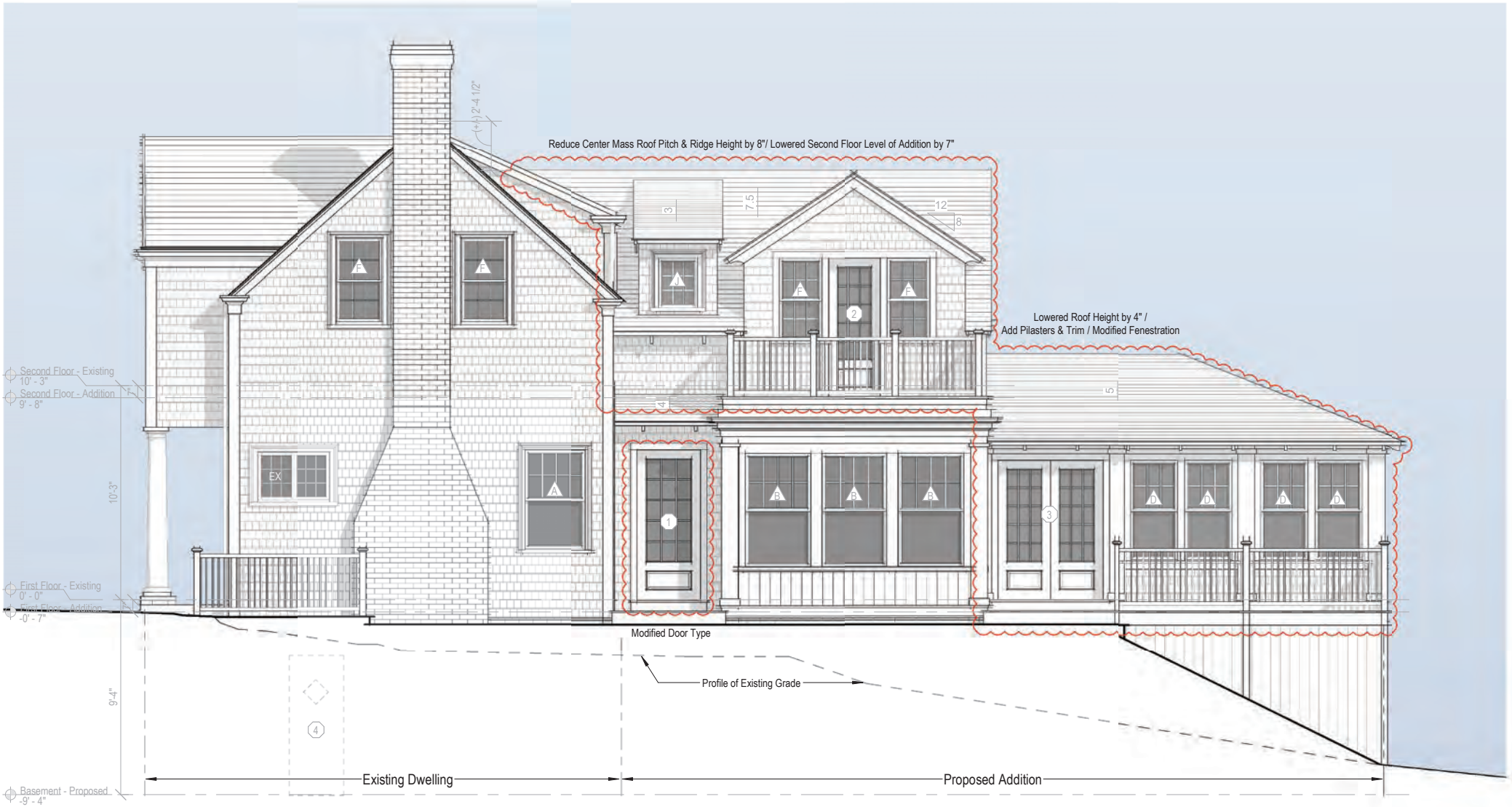
East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



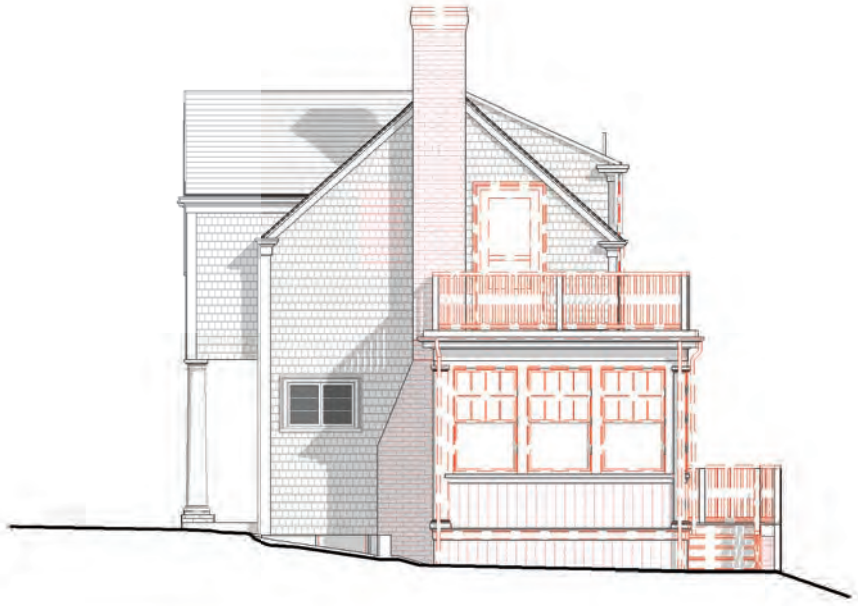
South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2021-11-5272
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 01.20.22

Ehinger Residence

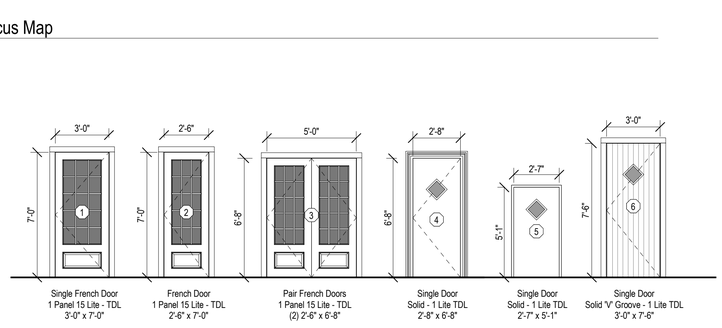
2 Stone Alley
Nantucket, MA 02554

08.04.22

HDC Submission

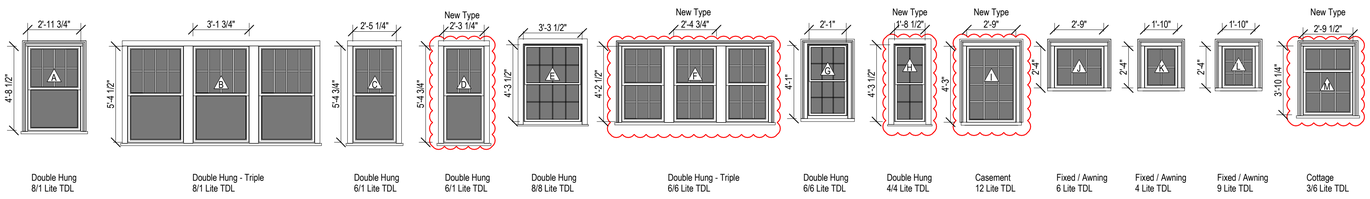


Locus Map



Door Legend - Exterior

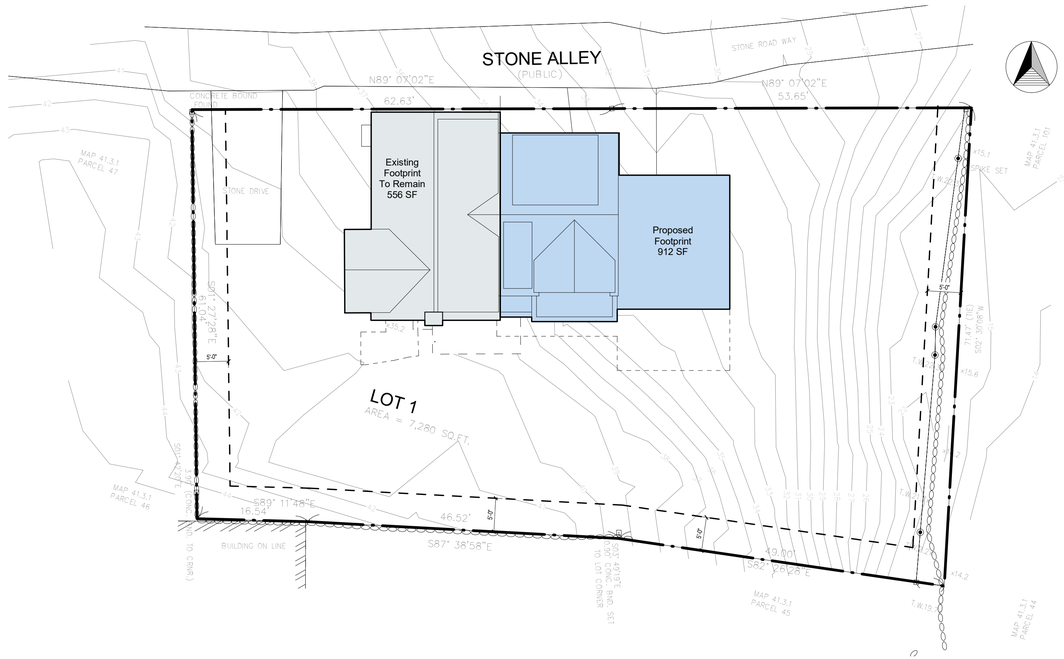
1/4" = 1'-0"



Window Legend

1/4" = 1'-0"





Site Plan

3/32" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

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A.2.1	Exterior Elevations
A.3.1	Building Sections
A.4.1	Perspective Views

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G.1.0

2110

7. 450 Green Park, LLC **11-5272**	2 Stone Alley	Addtn, 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 #

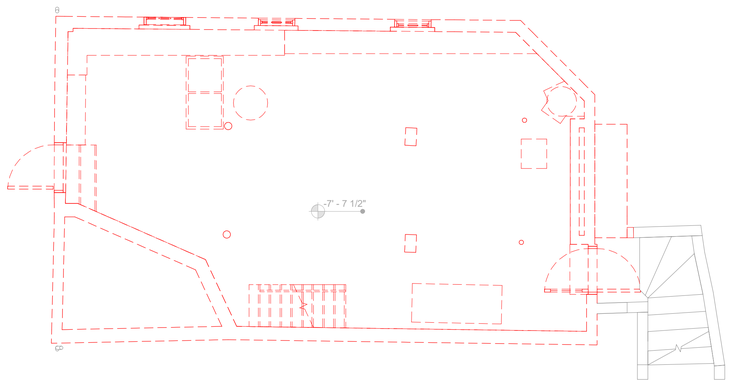
8. 17 Ranger Rd, LLC **05-6303**	17 Ranger Road	New garage	39/28	LINK

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 #

PROPOSED

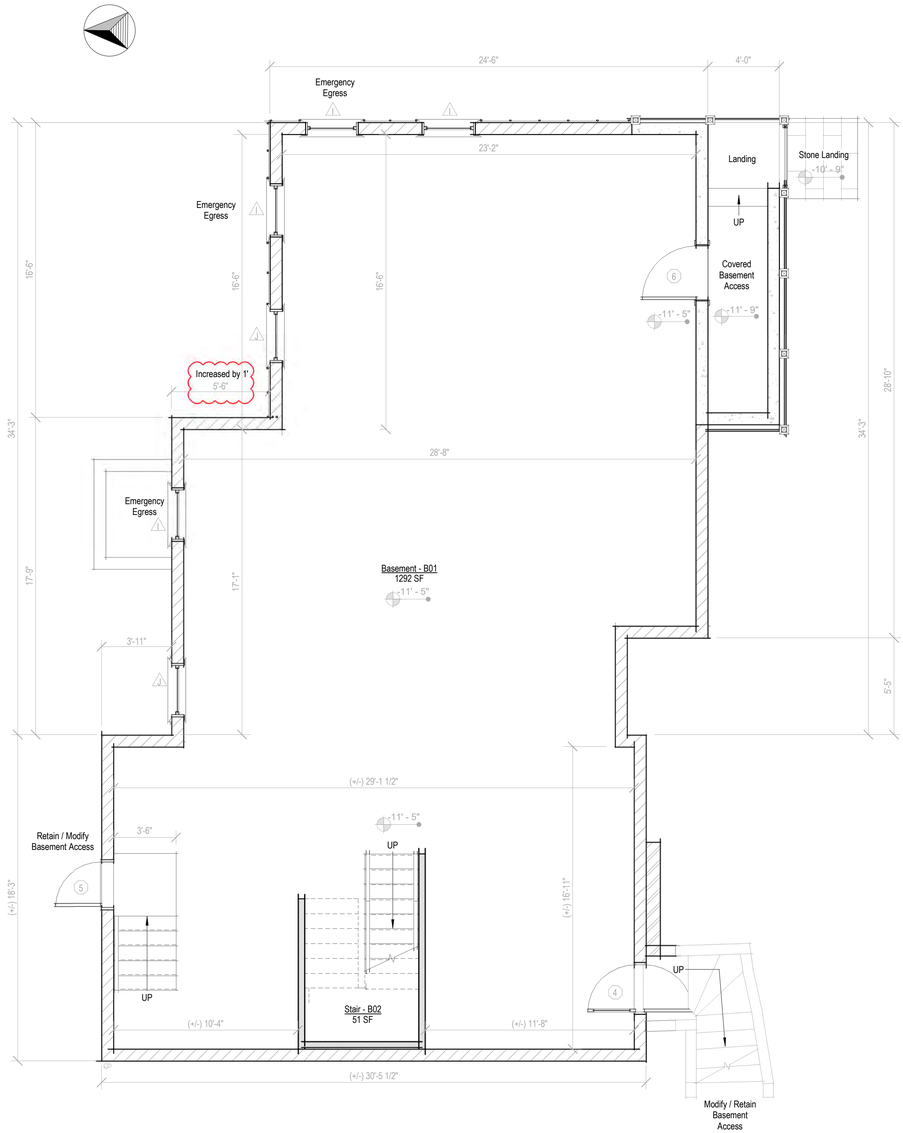
08.04.22

HDC Submission



Basement Level - Demolition

1/4" = 1'-0"



Basement Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

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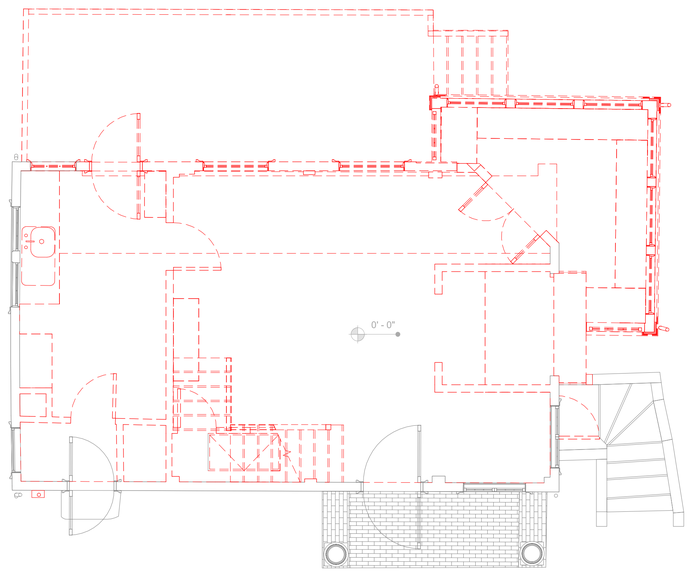
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A.1.0

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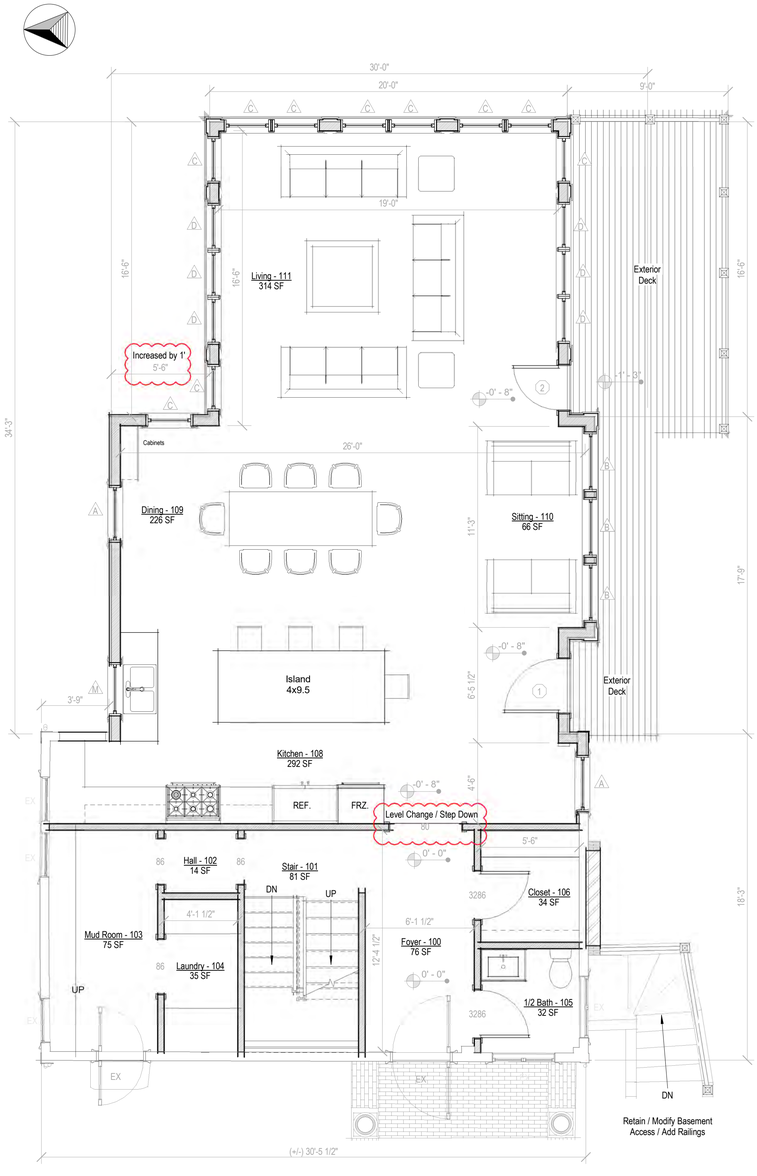
08.04.22

HDC Submission



First Floor Level - Demolition

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

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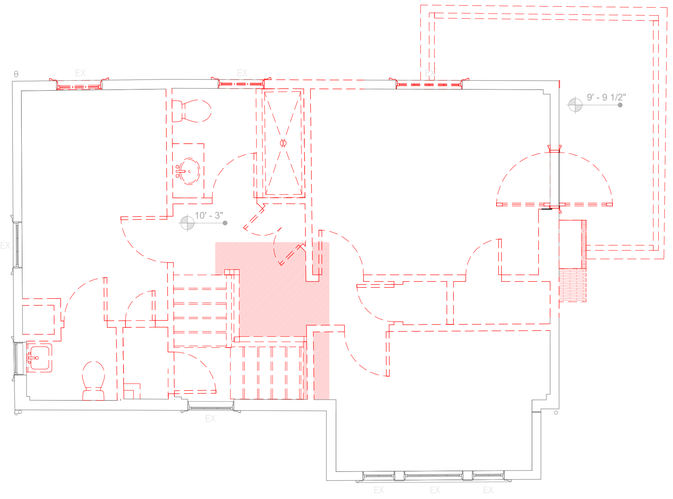
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A.1.1

2110

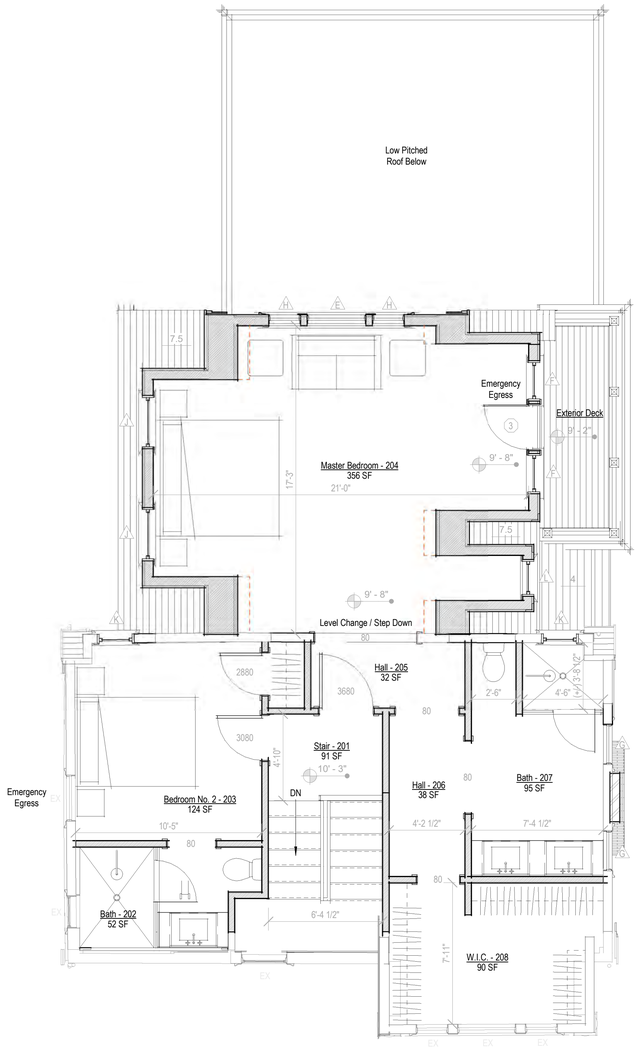
08.04.22

HDC Submission



Second Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

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2110

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A.1.2

2110

08.04.22

HDC Submission



West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

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East Elevation - Proposed

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Exterior Elevations

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A.2.0

2110

08.04.22

HDC Submission



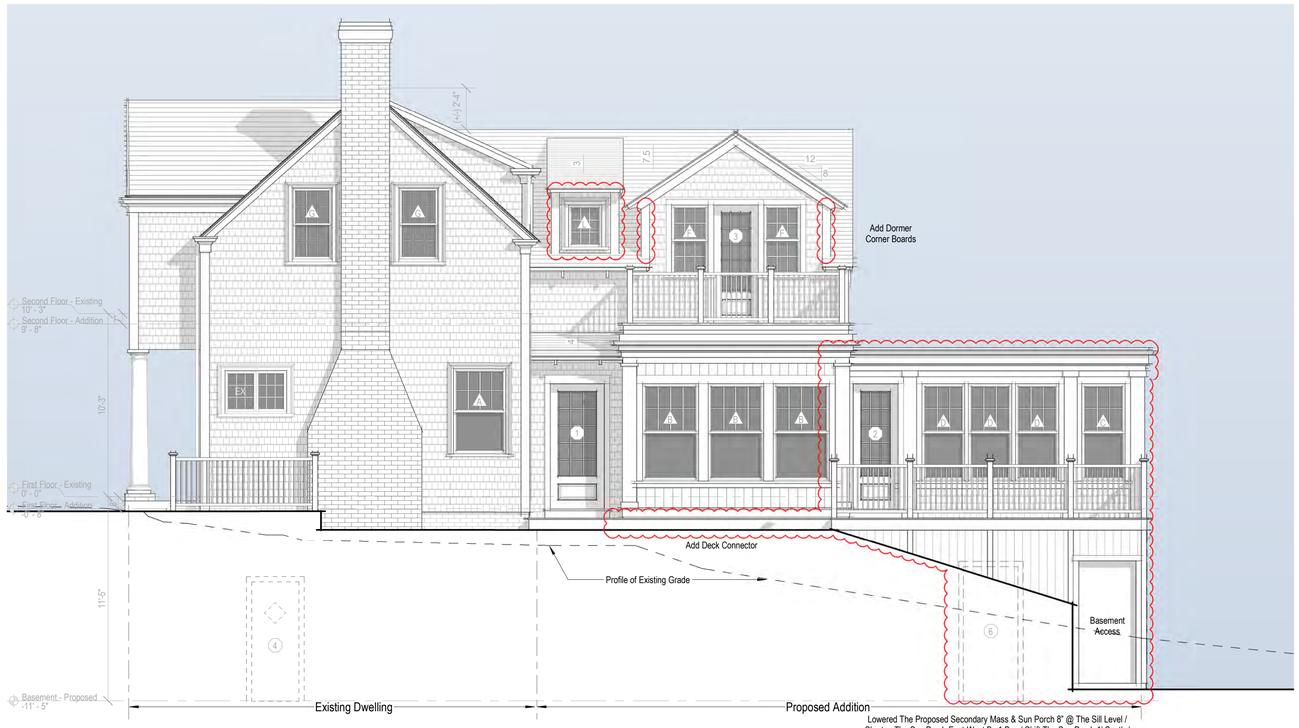
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



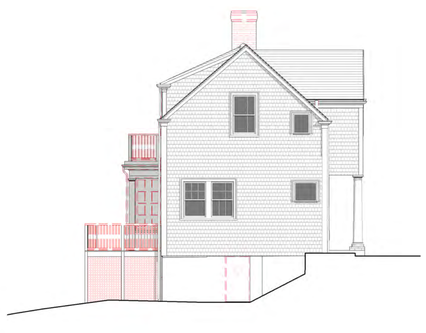
South Elevation - Proposed

1/4" = 1'-0"



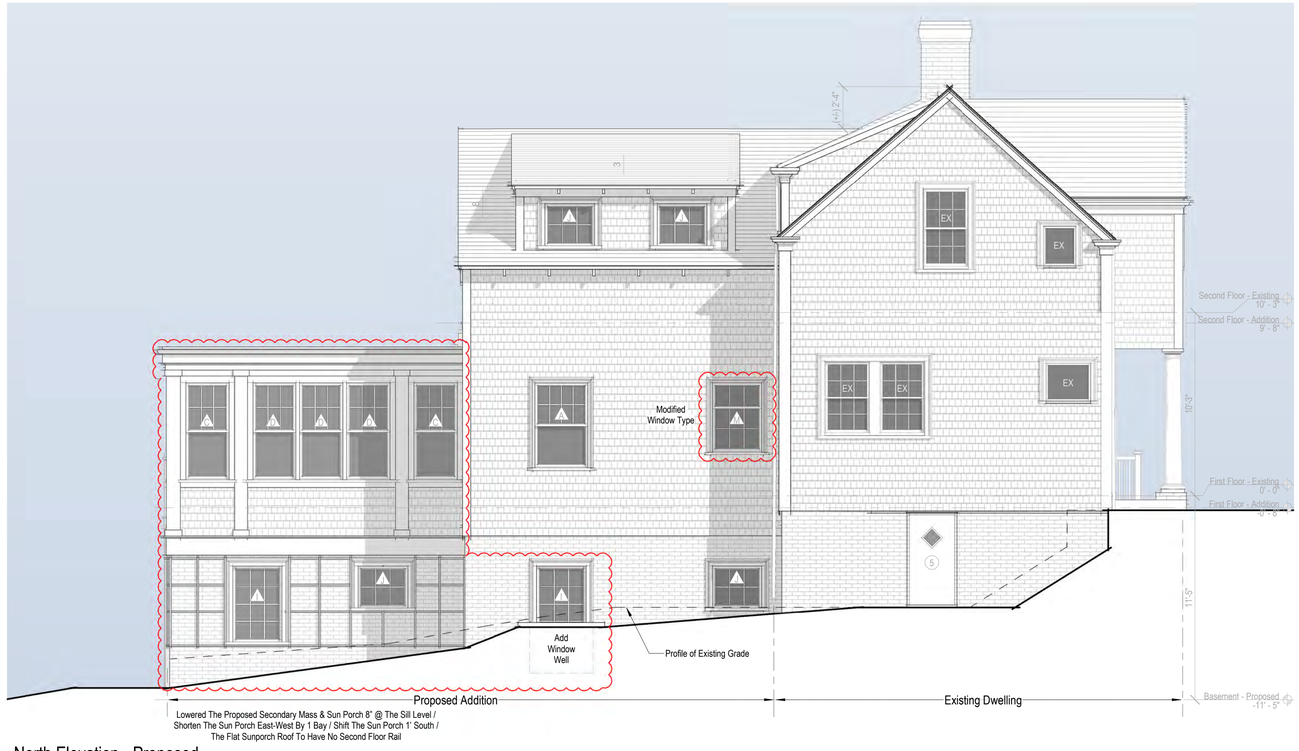
North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	912 sq. ft.
Total Proposed G.C.:	1,468 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0	Cover Sheet
A.1.0	Floor Plans
A.1.1	Floor Plans
A.1.2	Floor Plans
A.2.0	Exterior Elevations
A.2.1	Exterior Elevations
A.3.1	Building Sections
A.4.1	Perspective Views

Revisions

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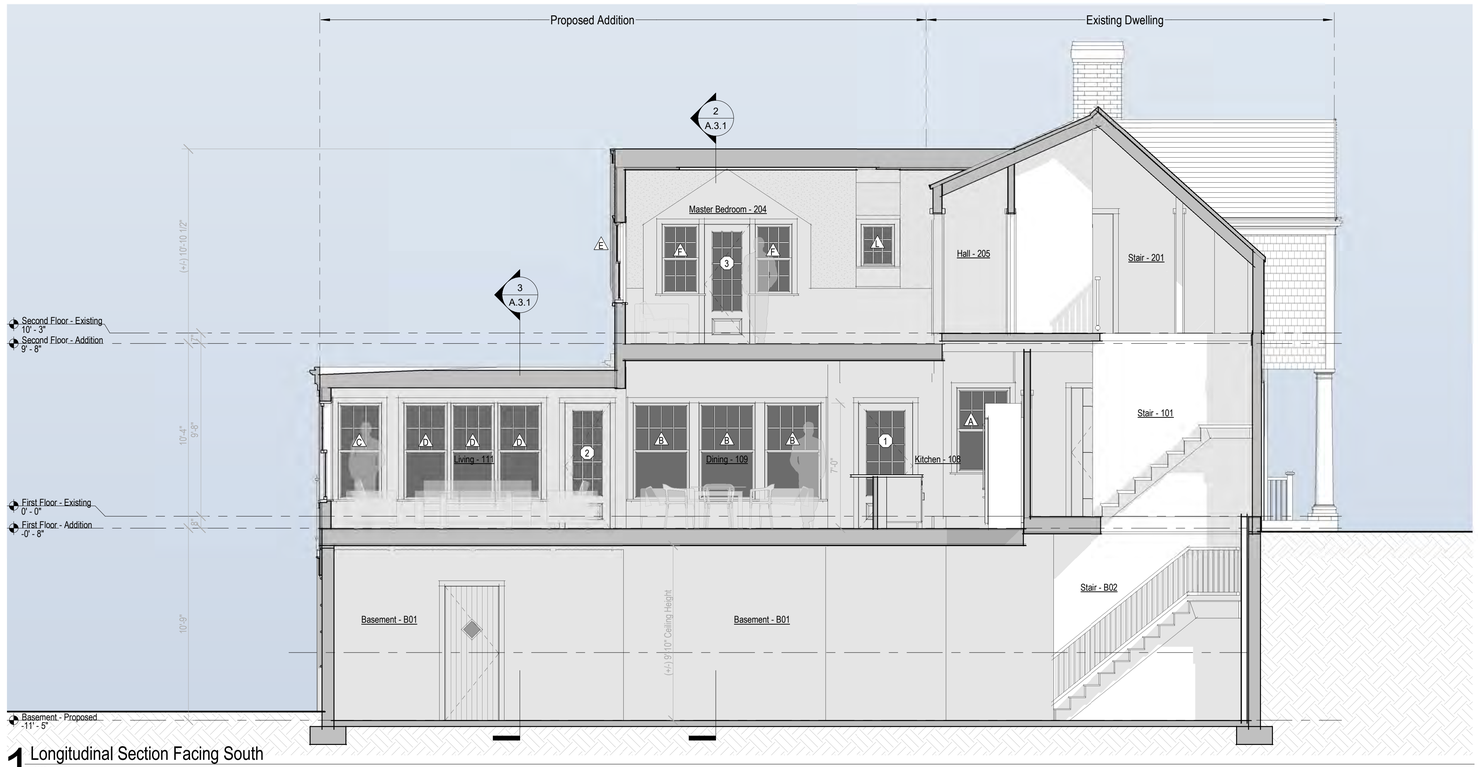
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A.2.1

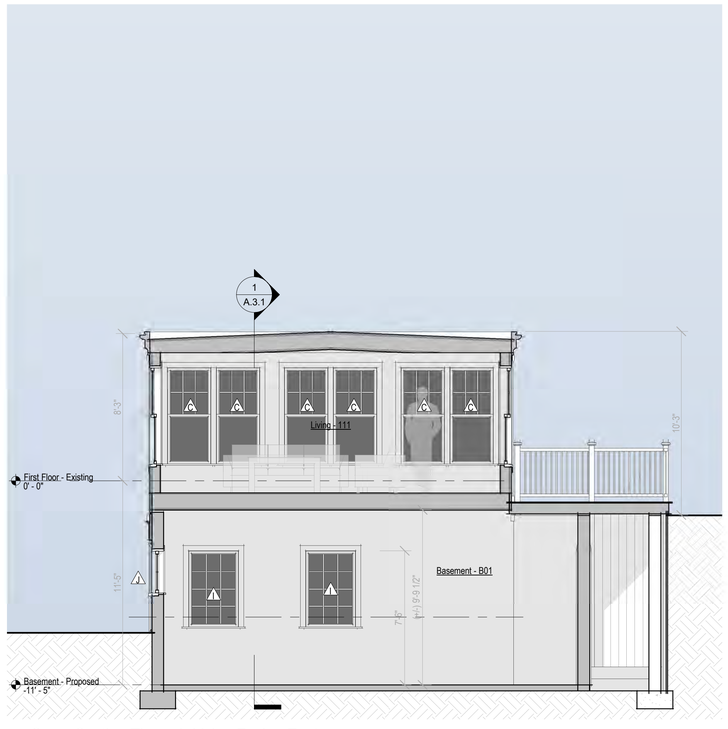
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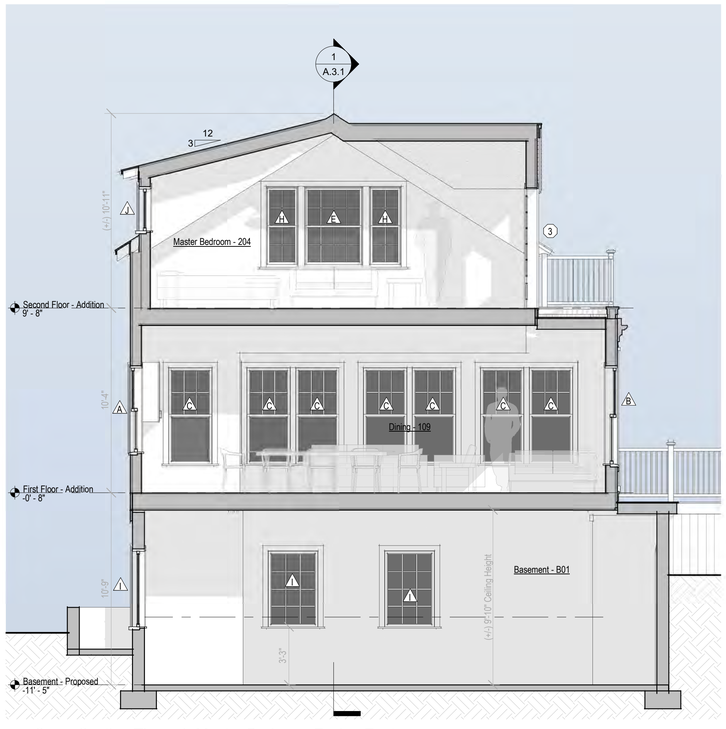
HDC Submission



1 Longitudinal Section Facing South
1/4" = 1'-0"



3 Cross Section Through Living Facing East
1/4" = 1'-0"



2 Cross Section Through Master Bedroom Facing East
1/4" = 1'-0"

2110

Ehinger Residence

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Building Sections

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A.4.1 Perspective Views

Revisions

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A.3.1

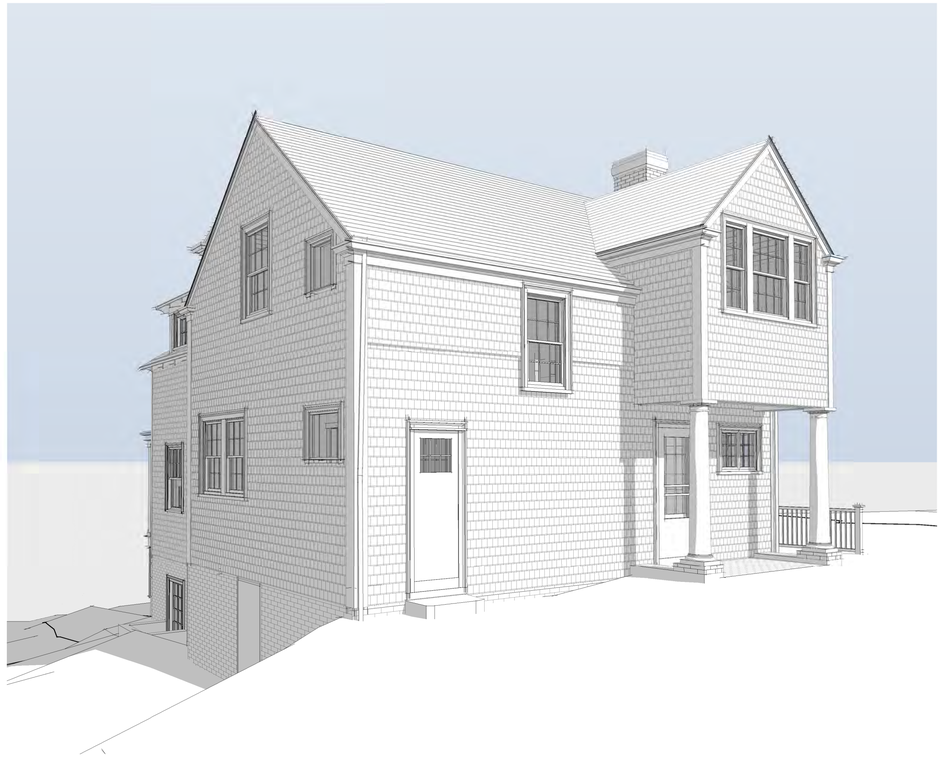
2110

08.04.22

HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

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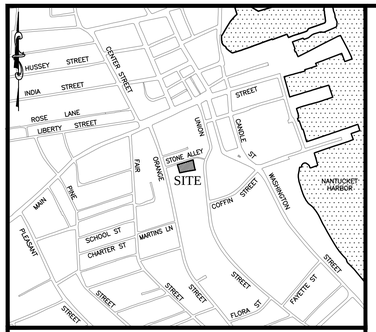
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LOCUS NOT TO SCALE

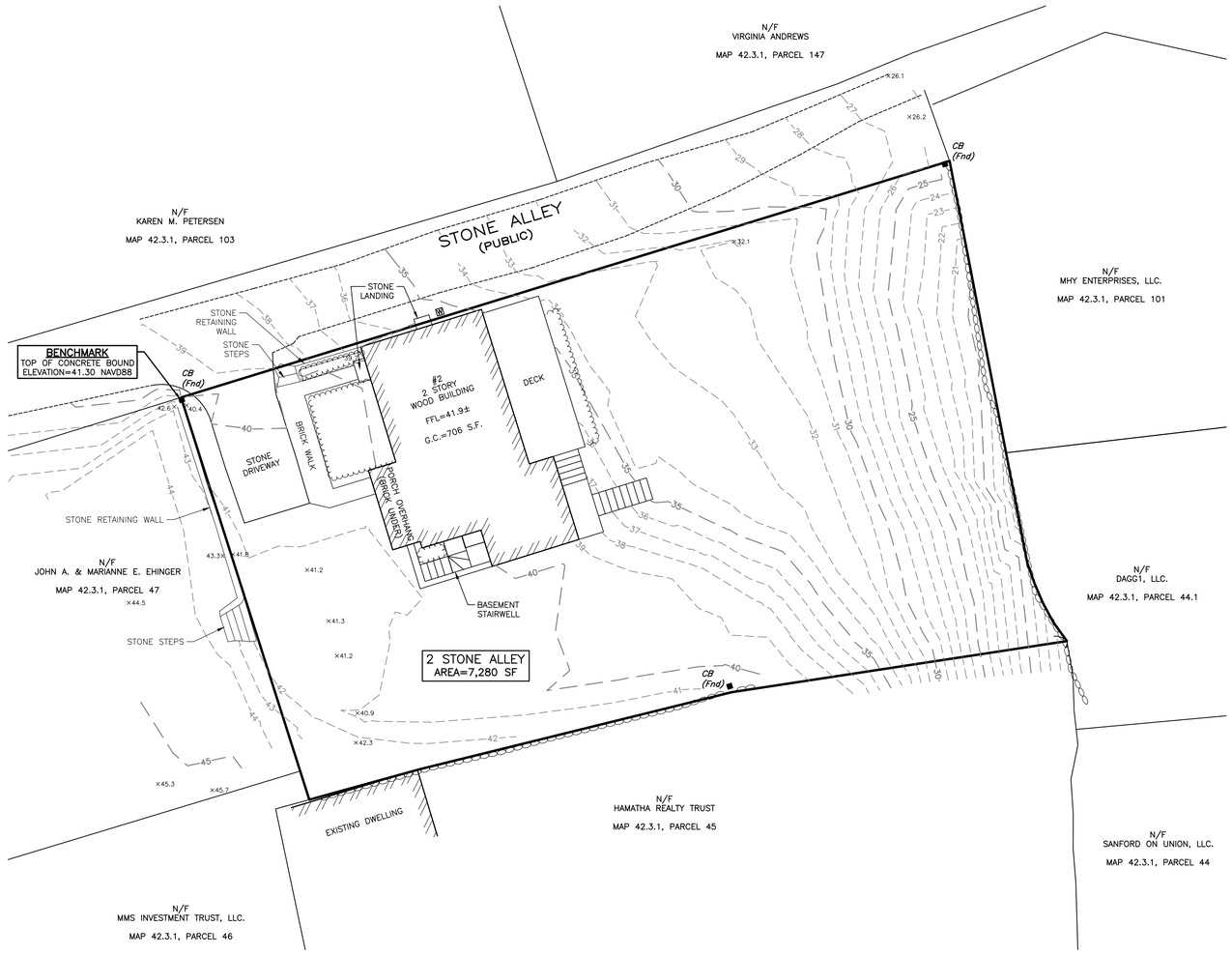
ZONING REQUIREMENTS:

THE SITE IS ZONED HISTORIC (ROH)

	REQUIRED
LOT AREA	5,000 S.F.
LOT FRONTAGE	50 FT.
FRONT YARD SETBACK	0 FT.
REAR YARD SETBACK	5 FT.
SIDE YARD SETBACK	5 FT.
MAX GROUND COVER RATIO	40 %

OVERLAY DISTRICT APPLICABILITY

HDC OLD HISTORIC
HARBOR WATERSHED PROTECTION ZONE 'A'
TOWN
TOWN SEWER



10 0 5 10 20
SCALE: 1 INCH = 10 FEET

LEGEND

	PROPERTY LINE
CB (Fnd)	CONCRETE BOUND/FOUND
33	TOPOGRAPHIC CONTOUR
41.3×	SPOT ELEVATION
	STONE WALL
	LANDSCAPING
W	WATER METER

CURRENT OWNER:

450 GREEN PARK, LLC.
5 HARTLEY FARMS ROAD
MORRISTOWN, NJ 07960

TITLE REFERENCE:
L.C. CERT. 24475

PLAN REFERENCE:
L.C. PLAN 11559-B (LOT 1)

SITE LOCATION:
2 STONE ALLEY
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 42.3.1, PARCEL 102

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING AND J. MARCKLINGER & ASSOCIATES, INC., AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IN NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0086 G, DATED JUNE 9, 2014.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JULY 29, 2022

DRAWN BY:	DESIGN BY:	CHECK BY:
SKD	DCM	DCM

PROJECT NO. 16105

ISSUED FOR: REVIEW

EXISTING CONDITIONS PLAN

2 STONE ALLEY
ASSESSORS MAP 42.3.1, PARCEL 102
NANTUCKET, MASSACHUSETTS

PREPARED FOR 450 GREEN PARK, LLC.

DRAWING TITLE:
EXISTING CONDITIONS PLAN

SCALE: 1"=10'

SHEET NO.
1 OF 1

Window Survey

Date: June 16. 2022
Sheet 1 of 1
Project: Eheriger Residence
2 Stone Alley

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
1	3'-8" x 4'11 3/4 DH	8/1									To Be Demolished
2	3'-4" x 5'-4" DH 3'-3 3/4 x 5'-4" DH	8/1									To Be Demolished
3	2'-7" x 4'-4 1/4 DH	6/6									Existing Remain
4	2'-7" x 4'-4 3/4" DH	6/6									Existing Remain
5	2'- 6 3/4"x4'-3 3/4" DH	6/6									To Be Demolished
6	2'-7" x 4'-3 3/4 DH	6/6									To Be Demolished
7	3'-8 1/2" x 4'-4 1/2 DH	8/8									To Be Demolished
8	5'-7 1/2" x 4'-0 1/4 DH/PAIR	6/6									Existing Remain Pair Windows
9	1'-9 1/2" x 4'-4" DH	4/4									Existing Remain
10	3'-3 1/2" x 4'-4" DH	8/8									Existing Remain
11	3'-3" x 5'-10 1/2" CASE	12									To Be Demolished
12	3'-0 1/2" x 5'-8 1/4" CASE	12									To Be Demolished
13	3'-6" x 2'-3 1/2" CASE/PAIR	9									Existing Remain
14	1'-10" x 2'-2 1/4" FIX	1									Existing Remain
15	2'-6 1/4" x 2'-1 1/2" FIX	1									Existing Remain
DH	Double Hung										
CASE	Casement										
FIX	Fixed / Awning										

2 STONE ALLEY NANTUCKET
WINDOW REPLACEMENT

Property owners and developers undertaking rehabilitation projects for both Tax Act Certification and Section 106 Compliance are encouraged to repair and retain existing historic windows. However, in some cases, the windows may have deteriorated and may need to be replaced. In order to show a need for total window replacement, the condition of the existing windows must be documented and their replacements must conform to the Secretary of Interior's *Standards for Rehabilitation.*

Survey

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced. It is recommended that the survey be conducted and completed by someone who is knowledgeable in the field of architectural conservation or building conservation.

In order to complete a window survey the following information is needed:

- Drawings
- Clear, color, detailed, photographs or representative windows (all major window types, all elevations, and windows in varying conditions of deterioration), numbered to coincide with the elevation drawings. Including the following:
    1. full frame photographs of individual windows of the exterior.
    2. close-up views of intersections of sills and frames (exterior)
    3. close up views of sash focusing on bottom rail and muntins (if existing)
    4. full frame photographs of individual windows from the interior
    5. close-up views of sills and bottom rails from the interior.
- A completed survey form. (see enclosed)

The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would b a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows." Class One,

Note:
We Intend To Retain All Existing Windows
Not Affected By The Proposed Addition

"Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, reglazing, weather-stripping, caulking, and repainting. Class Two, "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and regluing the existing material. Class Three, "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric. In Class Four, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is Class I, II, III, or IV. After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement

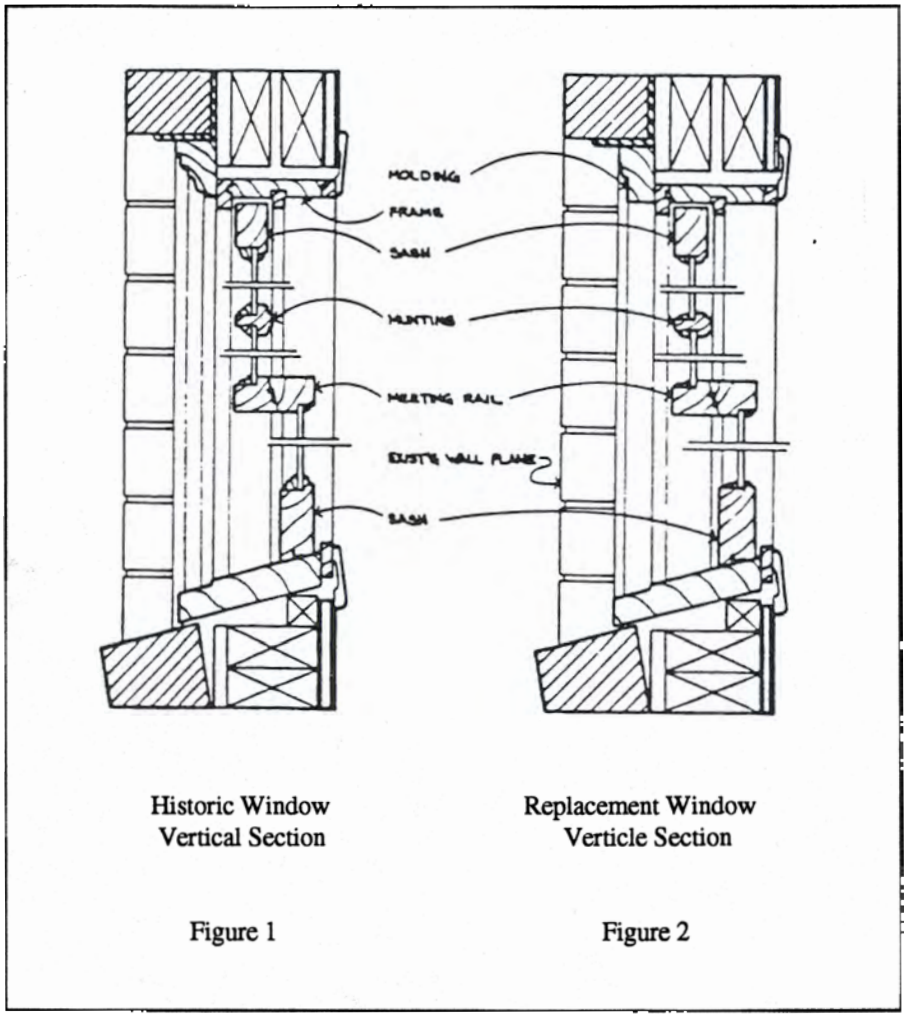
The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building.

Therefore, window sections will be required for all projects involving total window replacement. In order to compare the original and new profiles, the following information is needed:

- Full horizontal and vertical sections of the existing windows (3"=1'0")
- Full horizontal and vertical sections of the proposed replacement windows (3'=1'0"). If historic windows do not exist in the building and no evidence of the historic appearance can be located, then only proposed sections are required.

Window sections must be carefully detailed so that all parts of the window are shown and materials are specified. A section must show the profiles of muntins, meeting rails, sash, frames, and moldings. It should also show the window's relationship to the existing wall. Below are examples of vertical window sections of both a historic and a replacement window. The new window's profile closely resembles that of the existing window and therefore meets the Secretary of Interior's *Standards for Rehabilitation.*

Example:



Historic Window
Vertical Section

Figure 1

Replacement Window
Verticle Section

Figure 2

To summarize, owners are encouraged to repair the existing windows rather than replace them. If they existing condition of the window, as documented by a window survey, indicates that the window has deteriorated, then the windows may be replaced. All replacement windows will match the originals as closely as possible and must conform to the Secretary of Interior's *Standard for Rehabilitation.*

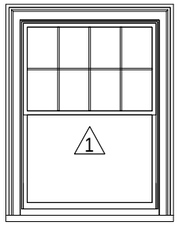
Replacements where there are no historic windows

Historic windows make a significant contribution to the character of most historic buildings, but many rehabilitation projects begin with a building that has no historic windows. Whether new windows will replace ones that have been previously replaced or will fill openings where windows are entirely missing, the new windows must be consistent with the historic character of the building. The existence of inappropriate replacement windows does not justify further replacements that are not compatible with the building.

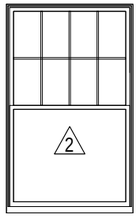
The ideal basis for the design of a replacement window is the original historic window. Information on the appearance of the historic window can come from physical evidence that survives in the building or from historic photographs. Evidence of missing historic windows can be misinterpreted, however, and can lead to an inappropriate choice of replacement windows. Especially when working from information on a limited portion of the building, it is important to understand that all windows in a building may historically not have been the same.

Just as the quality and refinement of masonry may differ between the façade and the rear or side elevation, reflecting a hierarchy in the design of the building, the details of the windows may also vary, similarly reflecting issues of cost and appearance. It is obvious that refined face brick with tooled, tinted mortar is more costly masonry than common brick with coarse joints of plain mortar. It may be less obvious that until the 1920's a large-paned, 1/1 window was more costly than a 2/2 or 6/6 window. Prior to the mechanization of glass manufacturing, the added cost of a large piece of glass exceeded the cost of the wooden muntin structure that supported multiple smaller pieces of glass. Thus, a large, mid-19th century house might have 2/2 windows on major elevations yet have 6/6 windows on a rear wing; or a turn-of-the-century office block might have 1/1 plate glass windows on street facades, but 2/2 windows on an alley elevation. Glass size is not the only aspect of windows that may differ from one part of the building to another. In urban areas where the spread of fire was a concern, windows in close proximity to other buildings such as those that faced a narrow alley were often metal, instead of wood as would be typical on the primary façade.

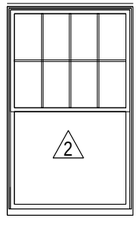
Though a single surviving historic window can provide the basis for replacement windows that can significantly improve the overall historic character of a building, such evidence must be evaluated in the context of the design of the building itself. The more that is understood about the factors affecting the choice of windows, the more likely limited historical evidence can be correctly interpreted.



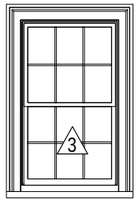
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3'-8" x 4'-11 3/4"
To Be Demolished



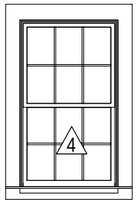
Double Hung
8/1 Lite TDL
3'-4" x 5'-4"
Existing Remain



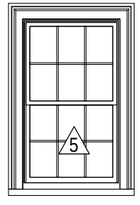
Double Hung
8/1 Lite TDL
3'-3 3/4 x 5'-4"
To Be Demolished



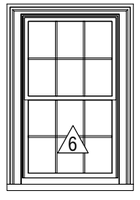
Double Hung
6/6 Lite TDL
2'-7" x 4'-4 1/4"
Existing Remain



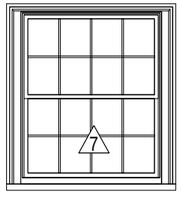
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2'-7" x 4'-4 3/4"
Existing Remain



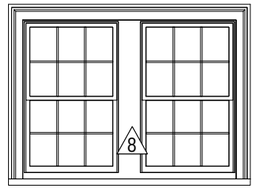
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2'-6 3/4" x 4'-3 3/4"
To Be Demolished



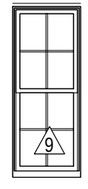
Double Hung
6/6 Lite TDL
2'-7" x 4'-3 3/4"
To Be Demolished



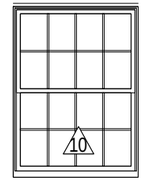
Double Hung
8/8 Lite TDL
3'-8 1/2" x 4'- 4 1/2
To Be Demolished



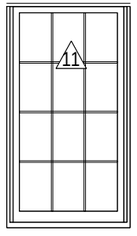
Double Hung
6/6 Lite TDL
5'-7 1/2" x 4'-0 1/4"
Existing Remain



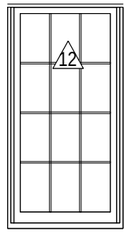
Double Hung
4/4 Lite TDL
1'-9 1/2" x 4'-4"
Existing Remain



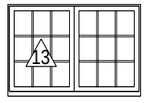
Double Hung
8/8 Lite TDL
3'-3 1/2" x 4'-4"
Existing Remain



Casement
12 Lite TDL
3'-3" x 5'-10 1/2
To Be Demolished



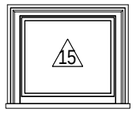
Casement
12 Lite TDL
3'-0 1/2" x 5'-8 1/4
To Be Demolished



Casement Pair
9 Lite TDL
3'-6" x 2'-3 1/2"
Existing Remain



Fixed / Awning
1 Light TDL
1'-10" x 2'-2 1/4"
Existing Remain



Fixed / Awning
1 Light TDL
2'-66 1/4" x 2'-1 1/2"
Existing Remain

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Window Legend

Scale: 1/4" = 1'-0"
06.14.22

e m e r i t u s

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

West Elevation - existing

Scale: 1/4" = 1'-0"
06.14.22

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

South Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

emeritus
8 Williams Lane
Nantucket, MA 02554
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www.emeritusltd.com



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

North Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

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Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

East Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

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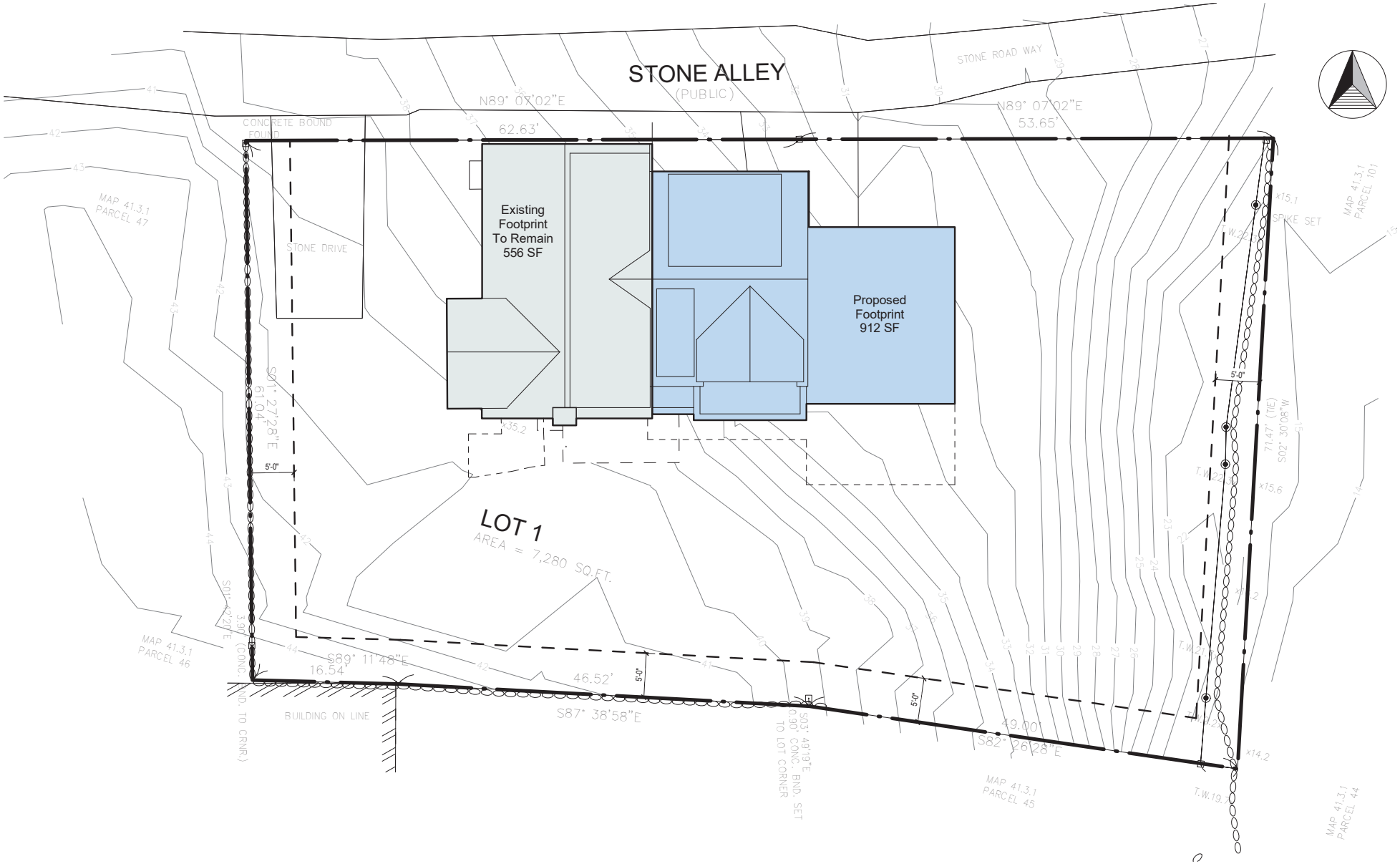
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

08.04.22



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



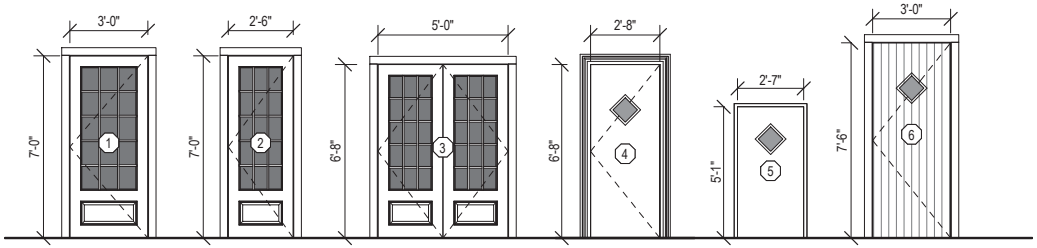
East Elevation



South Elevation

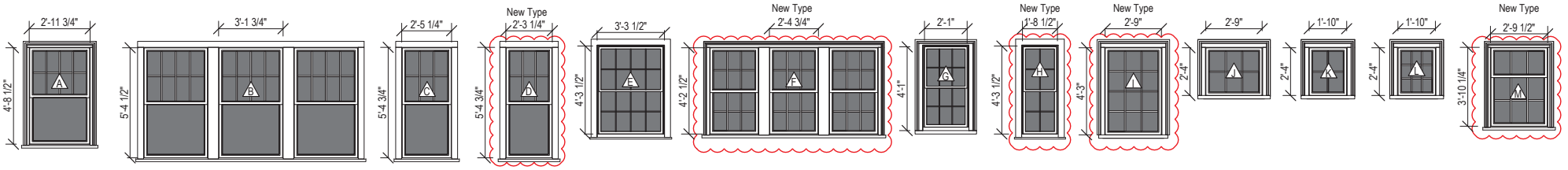


West Elevation



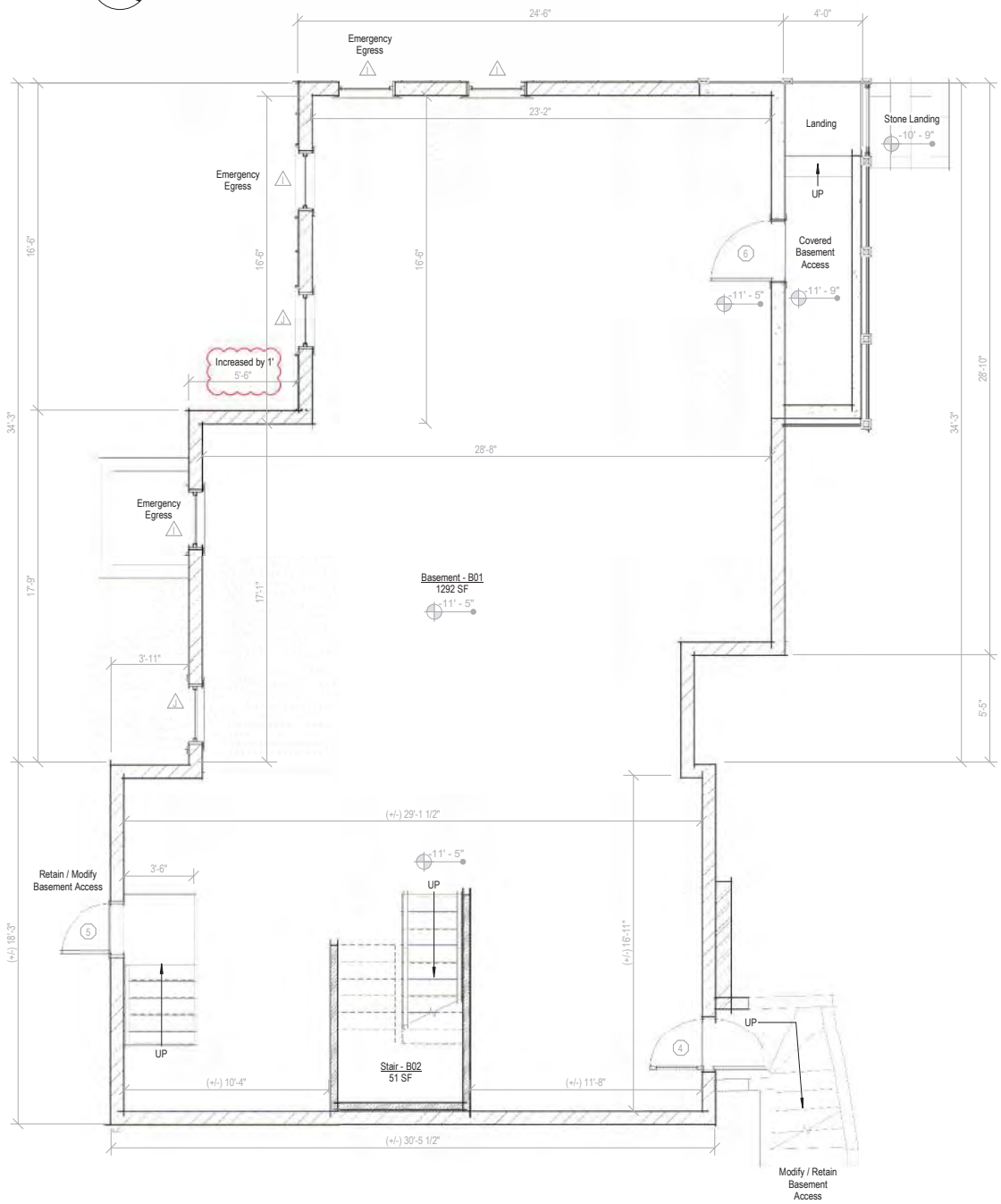
Door Legend - Exterior

1/4" = 1'-0"



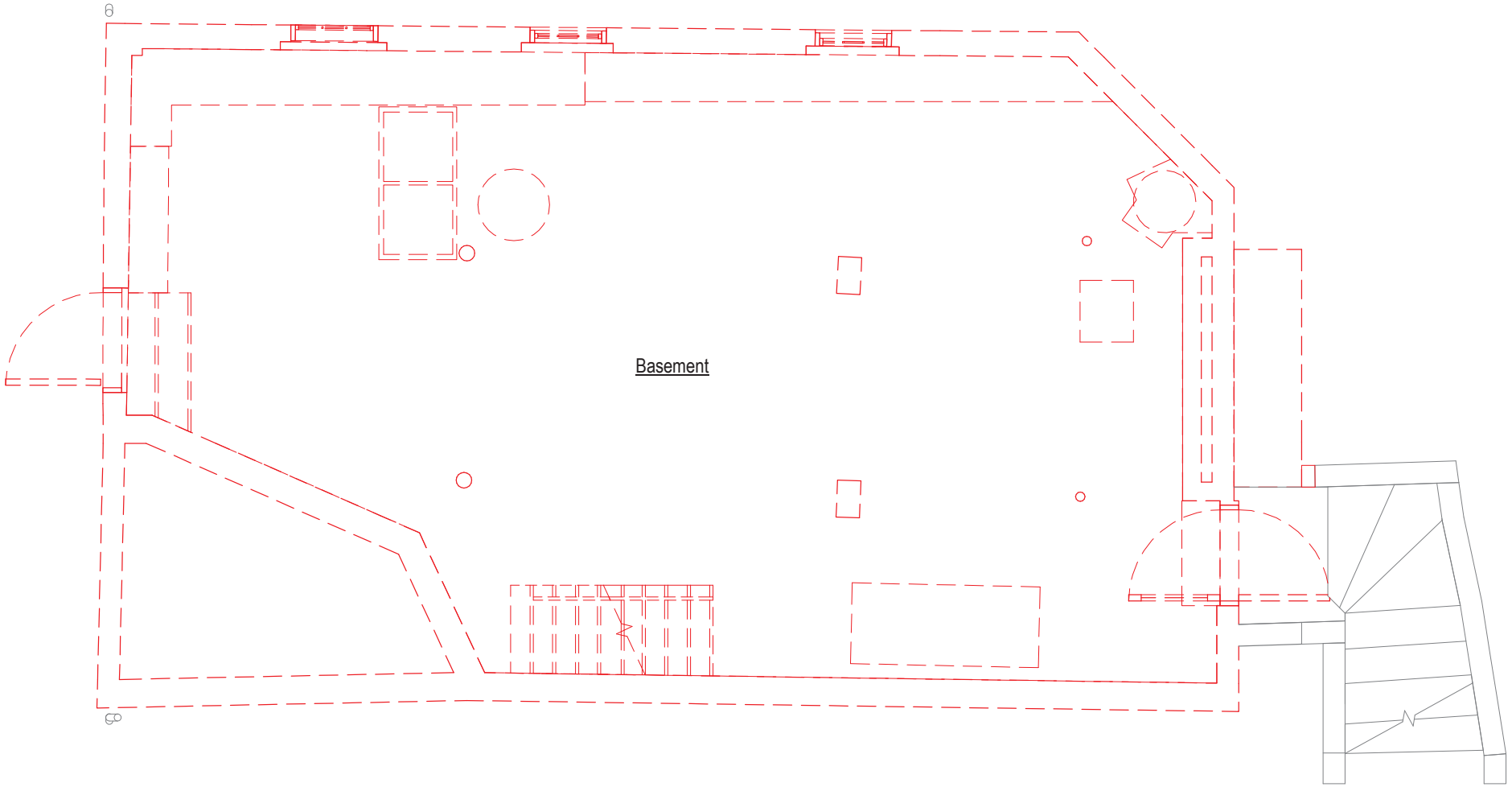
Window Legend

1/4" = 1'-0"



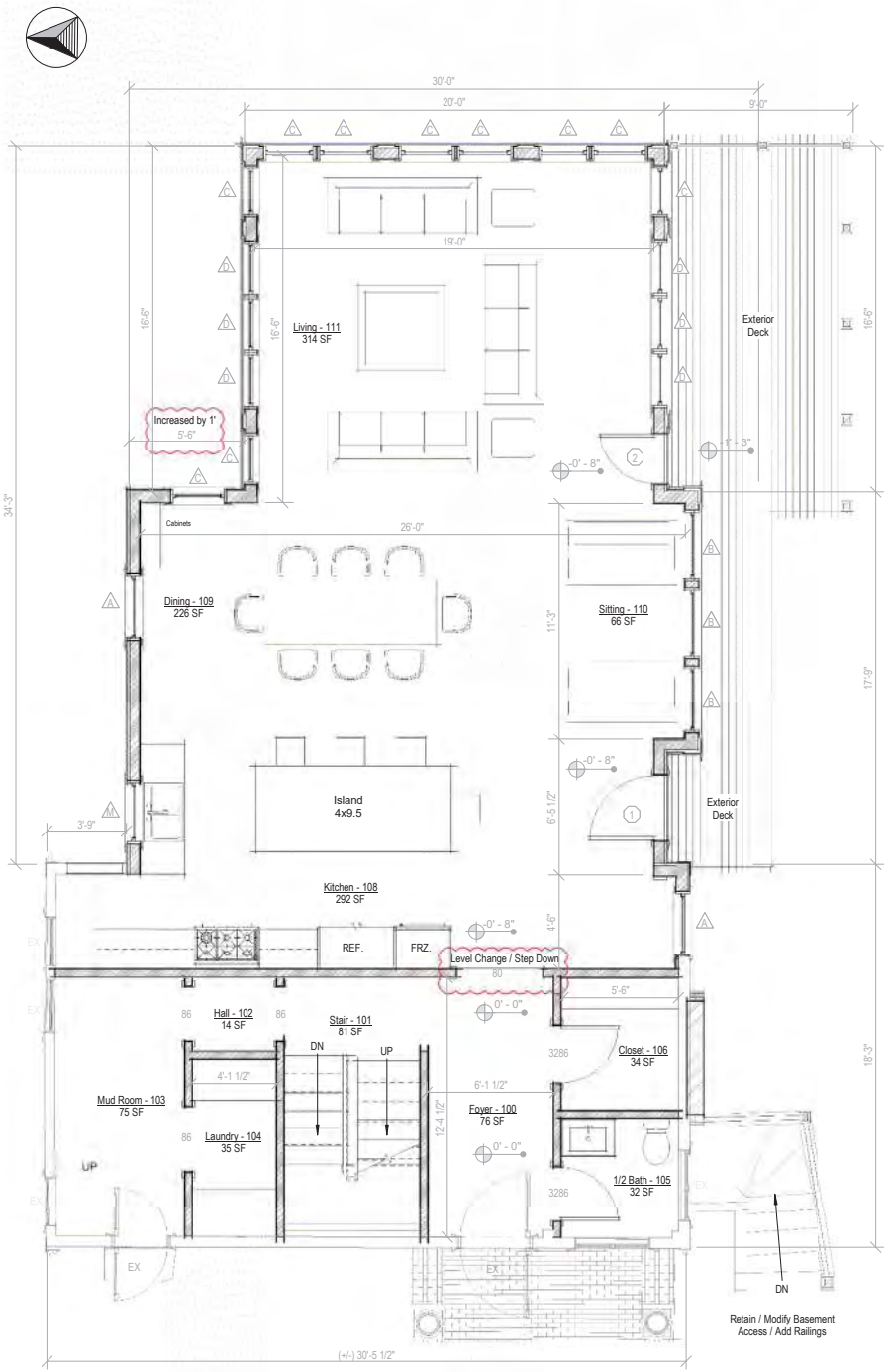
Basement Level - Proposed

1/4" = 1'-0"



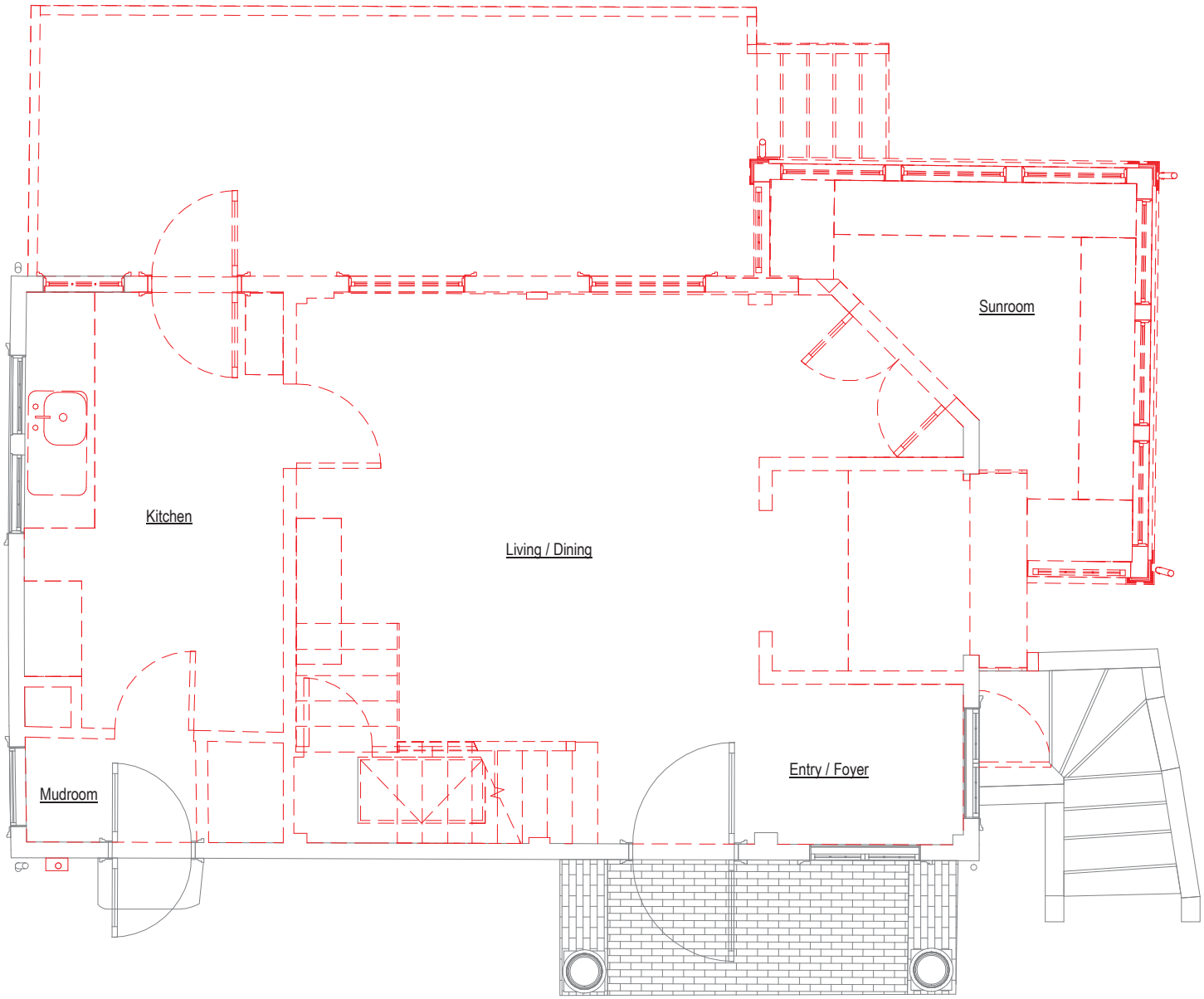
Basement Level - Demolition

1/4" = 1'-0"



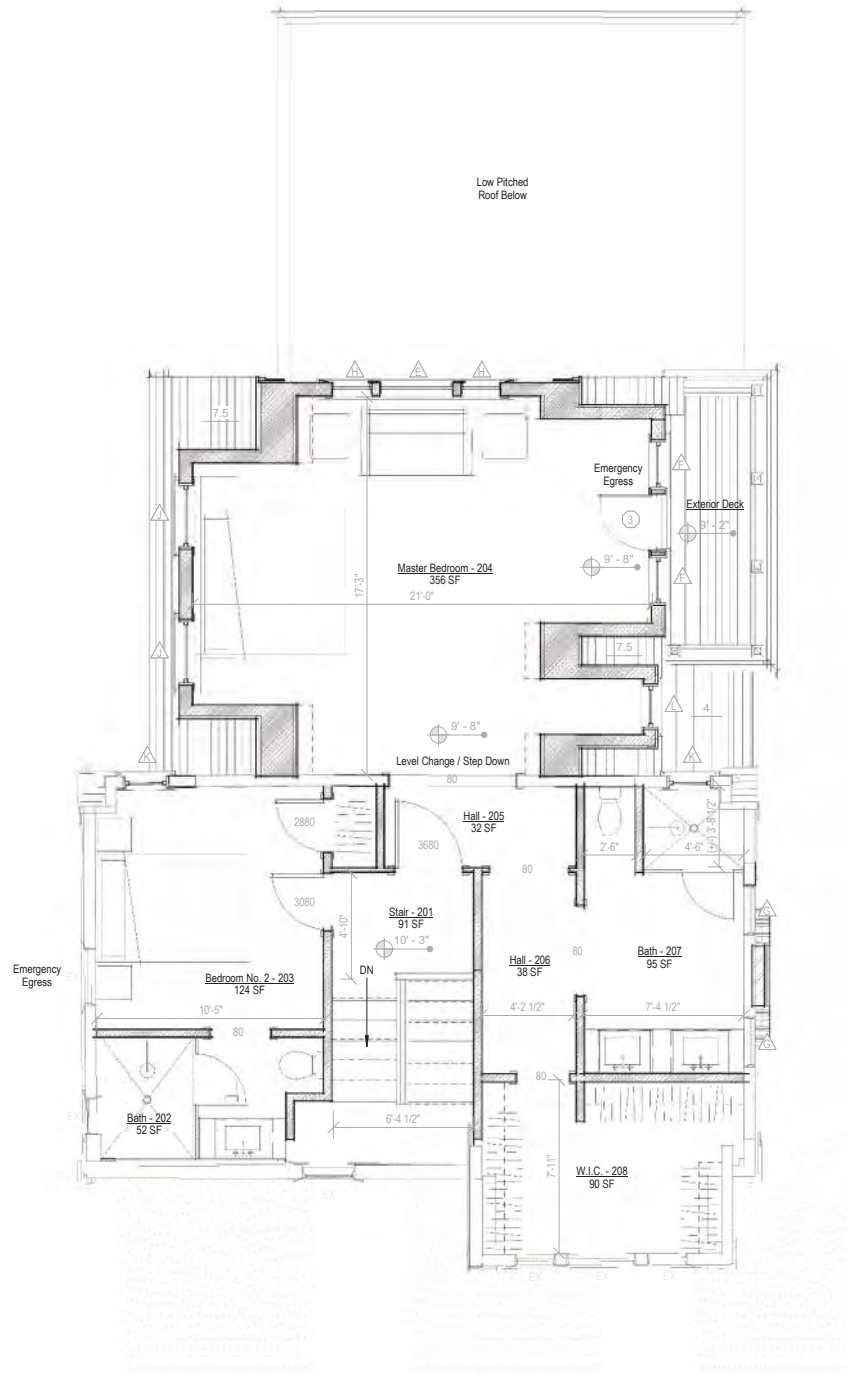
First Floor Level - Proposed

1/4" = 1'-0"



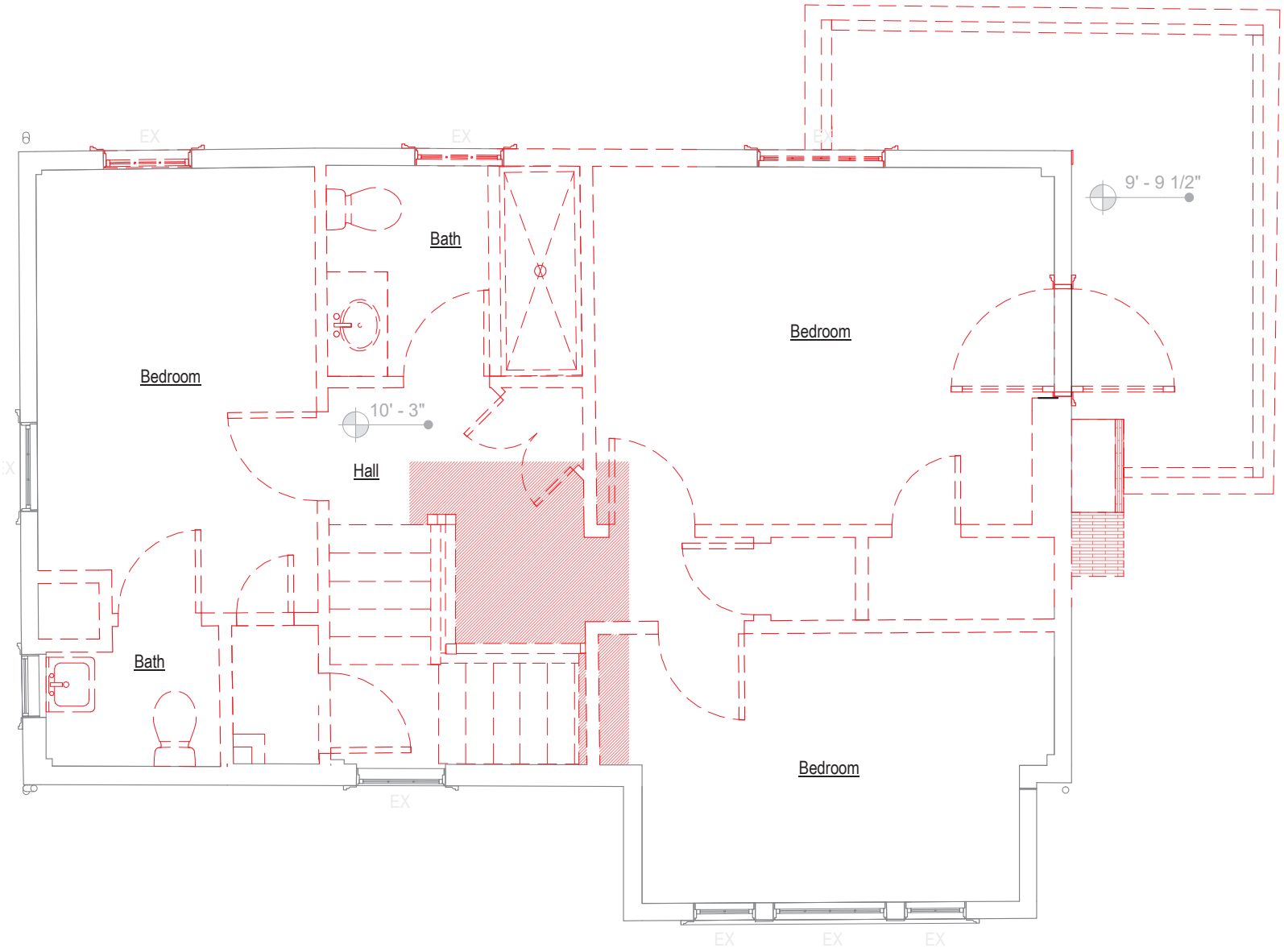
First Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Demolition

1/4" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



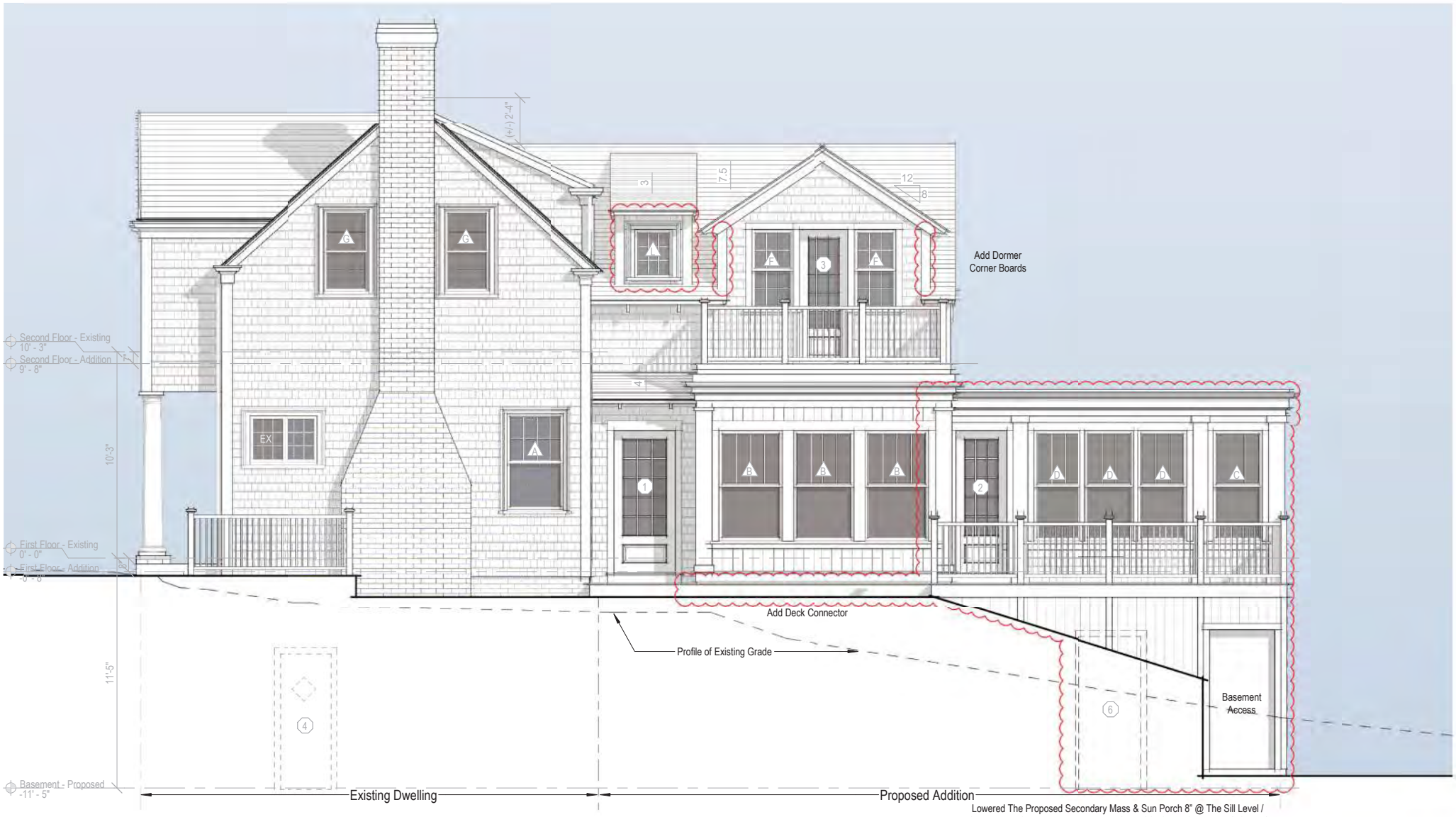
East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



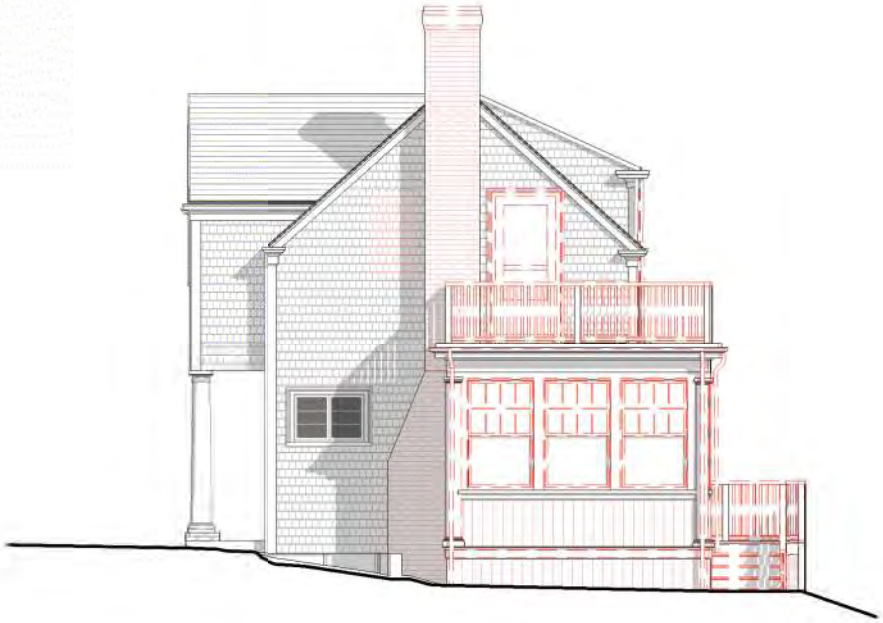
South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



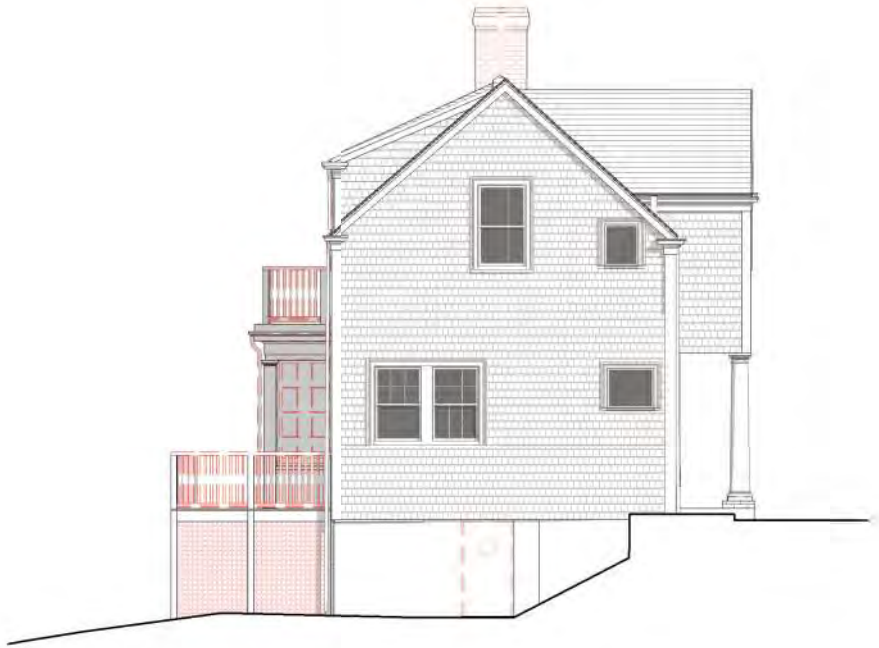
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"

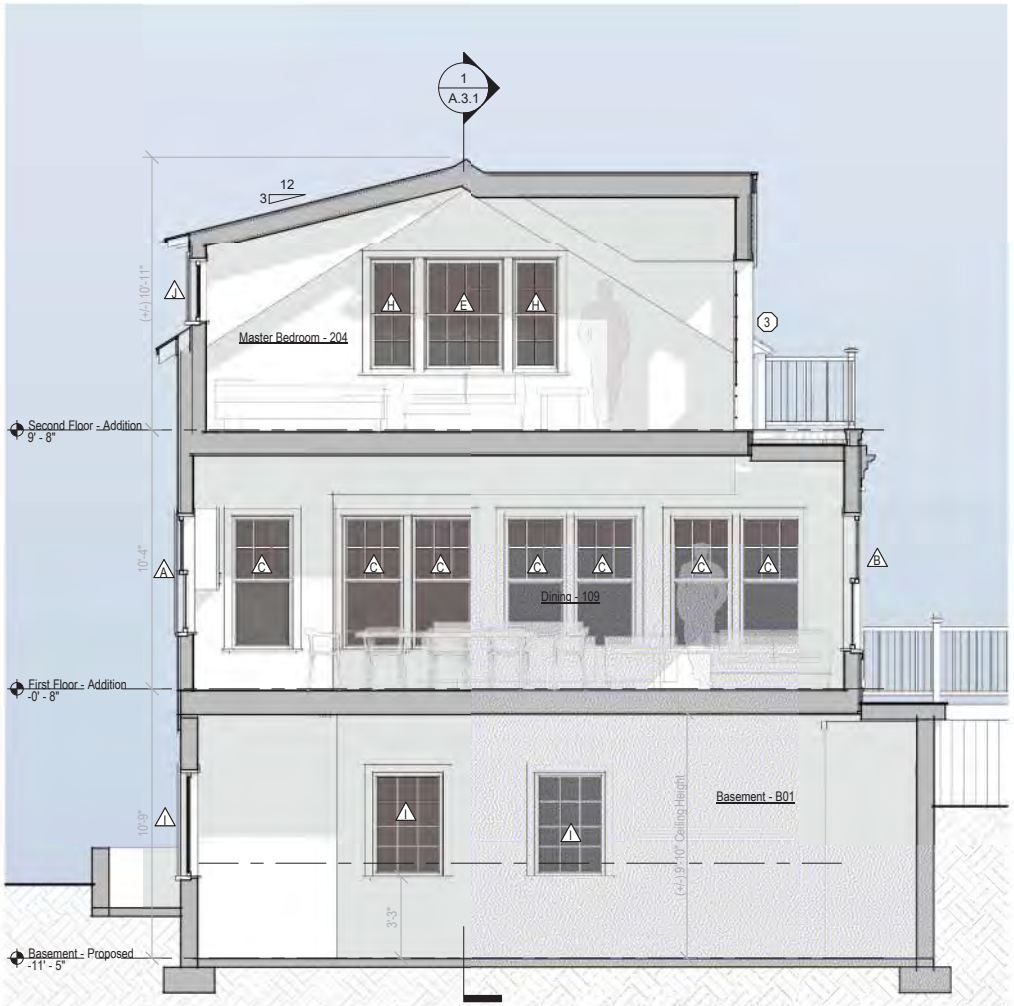


1 Longitudinal Section Facing South

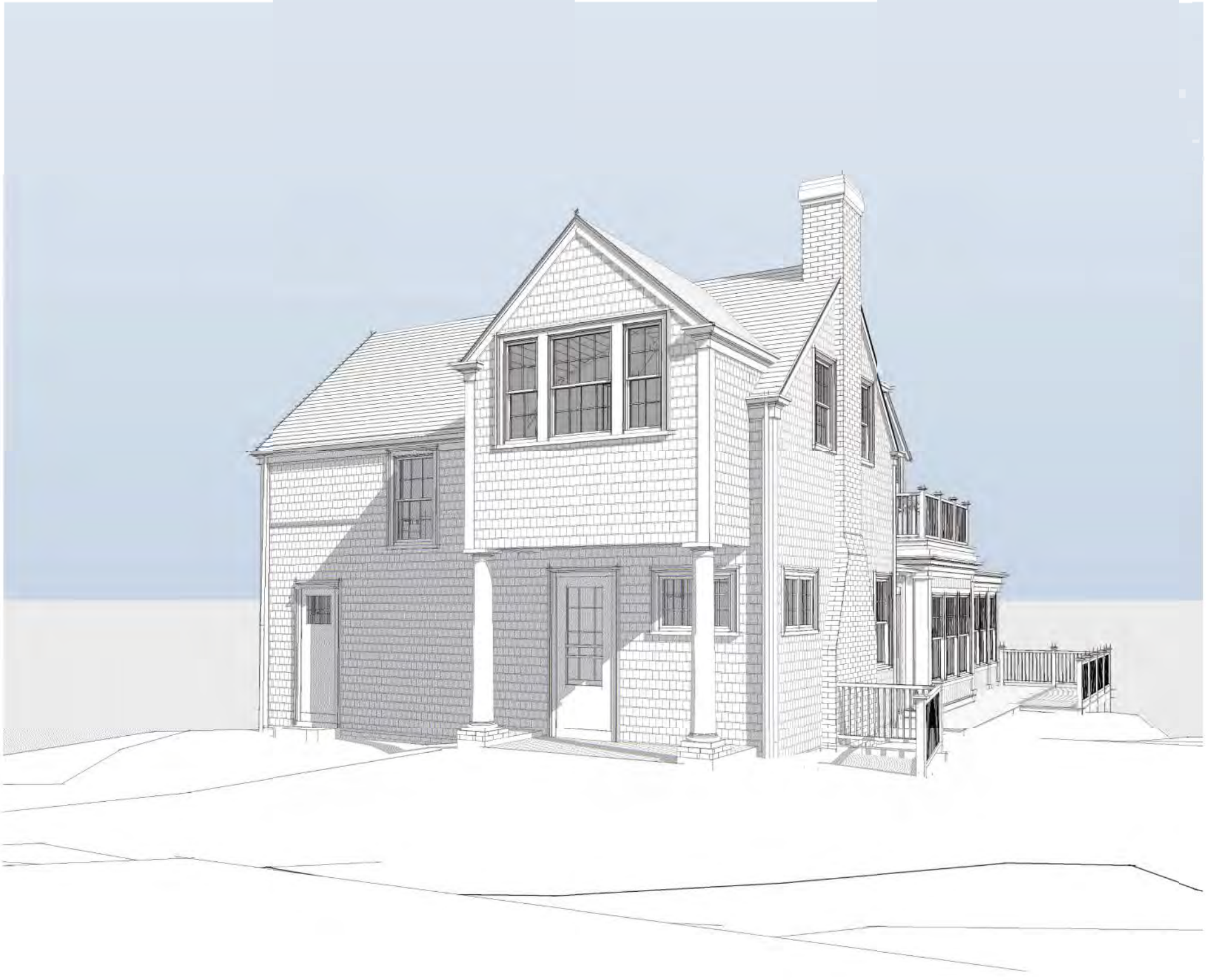
1/4" = 1'-0"



3 Cross Section Through Living Facing East
1/4" = 1'-0"



2 Cross Section Through Master Bedroom Facing East
1/4" = 1'-0"



Perspective View from the Southwest



Perspective View from the Southeast



Perspective View from the Northwest



Perspective View from the Northeast

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Transmittal

HDC – 2 Stone Ally Submission

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Dear Commissioners,

I am writing in response to the recent letter submitted to the Historic District Commission objecting to my client's addition to 2 Stone Alley. In the interest of brevity at the meeting this Tuesday I felt addressing some of the concerns raised in the abutters letter would assist in expediting the process. The letter makes several claims but to be concise I need to address just a few. First, the abutter has repeatedly suggested the addition should be located to the south, or to the side of the existing structure, presumably so the addition can't be seen from the letter writer's location. Irrespective of the intent of the advice, it is not an abutter's right to dictate how a property owner makes an addition to their property. Further, an addition to the south would be contrary to the historic real "el" addition approach which is the predominant condition in the Nantucket core district. A lateral addition as suggested would be solidly atypical. It's been widely held that Nantucket architecture is one of additions or "additive massing". This vernacular is defined by additions that are the basis for almost every project, whether a new dwelling or addition, historic or otherwise. Secondly, the reference to the "sense of place" only emphasizes that this structure will be enhanced by the addition as with any appropriate addition in the core district. Thirdly, the letter's description of an "urban canyon, restricting light and air, obstruction the view of Quality Bank" is not only overtly dramatic, but highly inaccurate. Finally, the notion that the applicant has not made the substantive changes the board has requested is wholly false. We have done literally everything the board requested since being hired by the owners of 2 Stone Ally. The most significant changes made at the request of the HDC include:

- Stepping the addition an incremental 7 feet away from Stone Alley
- Eliminating the second floor program of the real "el" resulting in a 1 story mass
- Reducing the ridge line by 3' off the center roof section to create a more significant break from the existing dwelling
- Significantly shortening the length of the addition so it sits unobtrusively on the alley's gentle slope
- Changing the fenestration to 3 season porch of rear "el"
- Altering the rafter tail detail to match existing dwelling
- Dropping the interior floor height to further reduce the height of addition.

- Materially steepening the roof pitch of the addition's middle "B" component while lowering the plate height to maintain lower ridge height but address the boards comments
- Altering water table to align with decking
- Adding a trellis at the basement level to reduce perceived elevation at grade and to integrate landscape
- Revising the fenestration on sunroom to create a mimicking of window pane proportion - this required adding 1' to width of addition to create equal pane dimensions on all sides.
- Lowering plate height of addition to lower eave
- Lowering roof pitch in appropriate locations to reduce height

These are not the only changes made during the 10-month submission and review process. These multiple design alterations demonstrate our responsiveness to the board's requests. The owners of 2 Stone Ally have operated in good faith and full transparency throughout the process during my involvement. I also need to note that their previous protracted submission and withdrawal resulted in a complete reconstitution of the deign team based on feedback from the previous board.

This current plan is the collective result of the both the HDC's comments and the design team's responses. It is an architecturally appropriate addition and represents the HDC's valuable time, insight, and design directives. Most importantly, the current addition design it is approvable.

I thank you for your continued dedication, time and expertise in reviewing the island's architectural projects – this place would not be what it is today without you and your efforts.

Best



Matthew MacEachern
Assoc. AIA
Emeritus Ltd.

Dear HDC Commissioners,

I am writing as a frequent Stone Alley user and as a neighbor on 16 Orange Street. I have seen the plans for the 2 Stone Alley renovation and I have also listened to the September 6, 2022 NHDC meeting. I understand your responsibility to the town and can appreciate the concerns for staying true to the charm of Nantucket but, in my opinion, the Stone Alley addition is in keeping with the neighborhood and it also represents a nice improvement to Stone Alley. I keep referring to my many photographs of this exact space and I can't imagine that the addition will be offensive or looming. It appears proportional and deferential to the existing 2 Stone Alley cottage, from each of the three points of view. The Stone Alley passageway has several structures along the alley that are much larger and closer to pedestrians as they walk along the passageway. This addition is far less imposing than its neighboring structures and it represents an elegant improvement to the existing Stone Alley walkway. The use of smaller bump out components, and its significantly lower profile roof ridge lines, absolutely accomplish a Nantucket style addition that honors the existing home. I wholeheartedly trust the capability and responsiveness of Matt MacEachern. I truly believe he has the NHD's best interest in mind and heart. Stone Alley will benefit from this addition, and anyone who walks down the alley in future won't even know the project took place. Please consider my strong support for this project.

Kristen Klabin
16 Orange Street



Esmeralda Martinez

From: Paul Sullivan <prcsulliv@gmail.com>
Sent: Tuesday, October 11, 2022 10:07 AM
To: Esmeralda Martinez; Tony Ehinger
Subject: Ehinger project at 2 Stone Alley

To the HDC Commissioners

We live at 14 Orange Street and Marianne and Tony Ehinger recently shared their plans with us. Our yard abuts 2 Stone Alley on the south and the west, and we are writing in support of the proposed 2 Stone Alley addition. We walk our two King Charles spaniels down the alley several times a day. We believe the new addition will enhance Stone Alley and add to the character of the neighborhood.

The addition's small add ons create a low profile structure on Stone Alley's gradual slope. The addition's roof lines are significantly lower than the original house, allowing any passerby to continue appreciating the original home. The new addition ends well short of the land's steep grade, and the overall structure will appear much less massive along Stone Alley versus its neighboring properties.

This addition is a wonderful compliment to the existing structure, moving away from Stone Alley in such a way that the journey down the alley becomes an improved experience. We are enthusiastic backers of this project and we hope you approve this application.

The Ehingers have amended their plans on several occasions to accommodate the suggestions of the HDC and we feel they have been more than sensitive to the historic tradition of this Nantucket historic property.

Paul and Melinda Sullivan
14 Orange Street

This email was scanned by Bitdefender



OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2021-11-5272
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 01.20.22

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.

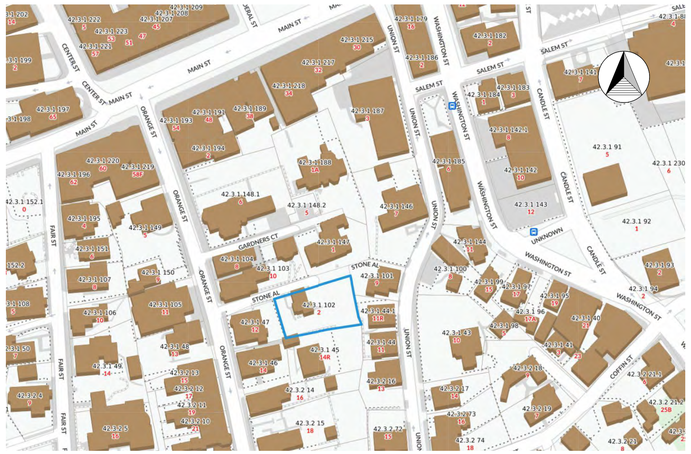
PROPOSED

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

09.20.22

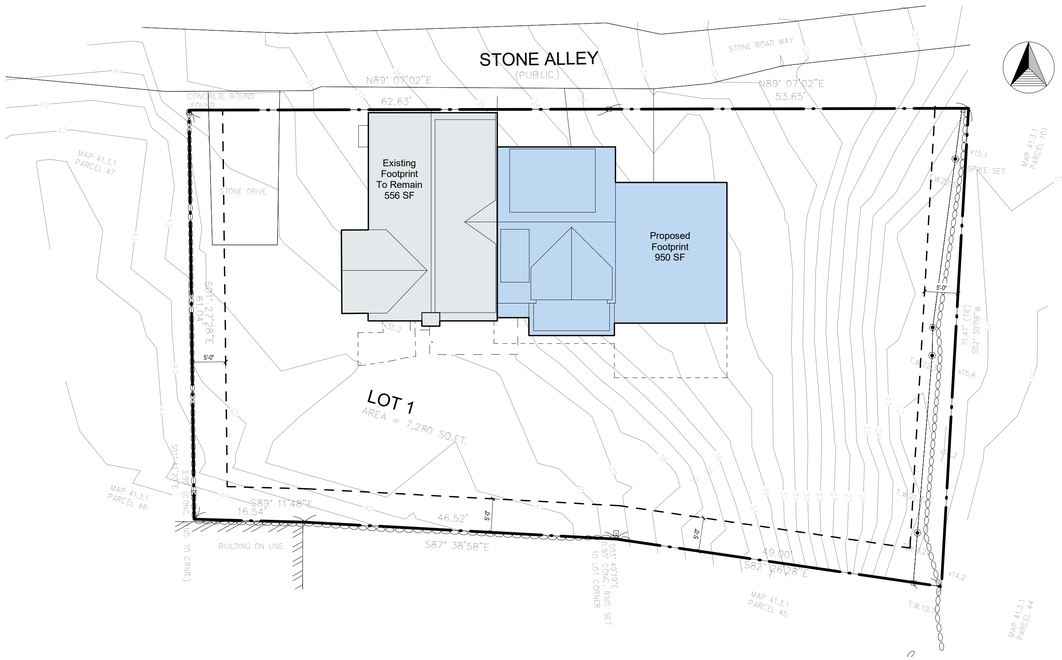
HDC Submission



Locus Map

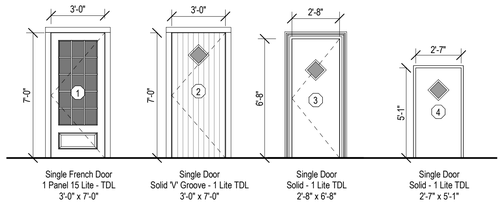


North Elevation | East Elevation | South Elevation | West Elevation



Site Plan

3/32" = 1'-0"



Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

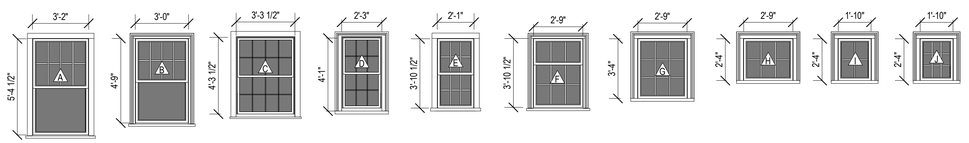
Single Door
Solid "V" Groove - 1 Lite TDL
3'-0" x 7'-0"

Single Door
Solid - 1 Lite TDL
2'-8" x 6'-8"

Single Door
Solid - 1 Lite TDL
2'-7" x 5'-1"

Door Legend - Exterior

1/4" = 1'-0"



Double Hung
8/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
8/8 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Cottage
3/6 Lite TDL

Casement
9 Lite TDL

Fixed / Awning
6 Lite TDL

Fixed / Awning
4 Lite TDL

Fixed / Awning
9 Lite TDL

Window Legend

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
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A.4.1 Perspective Views

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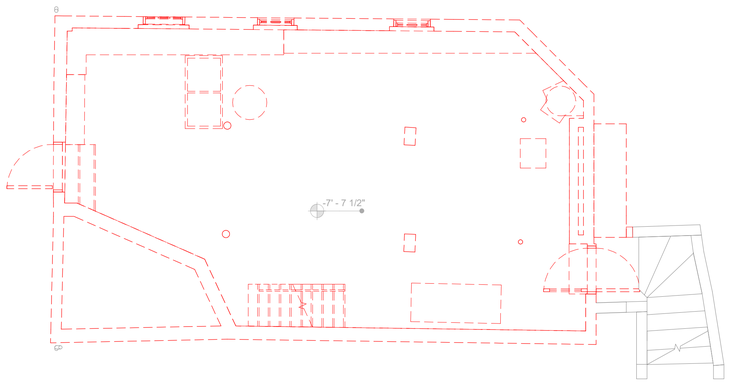
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G.1.0

2110

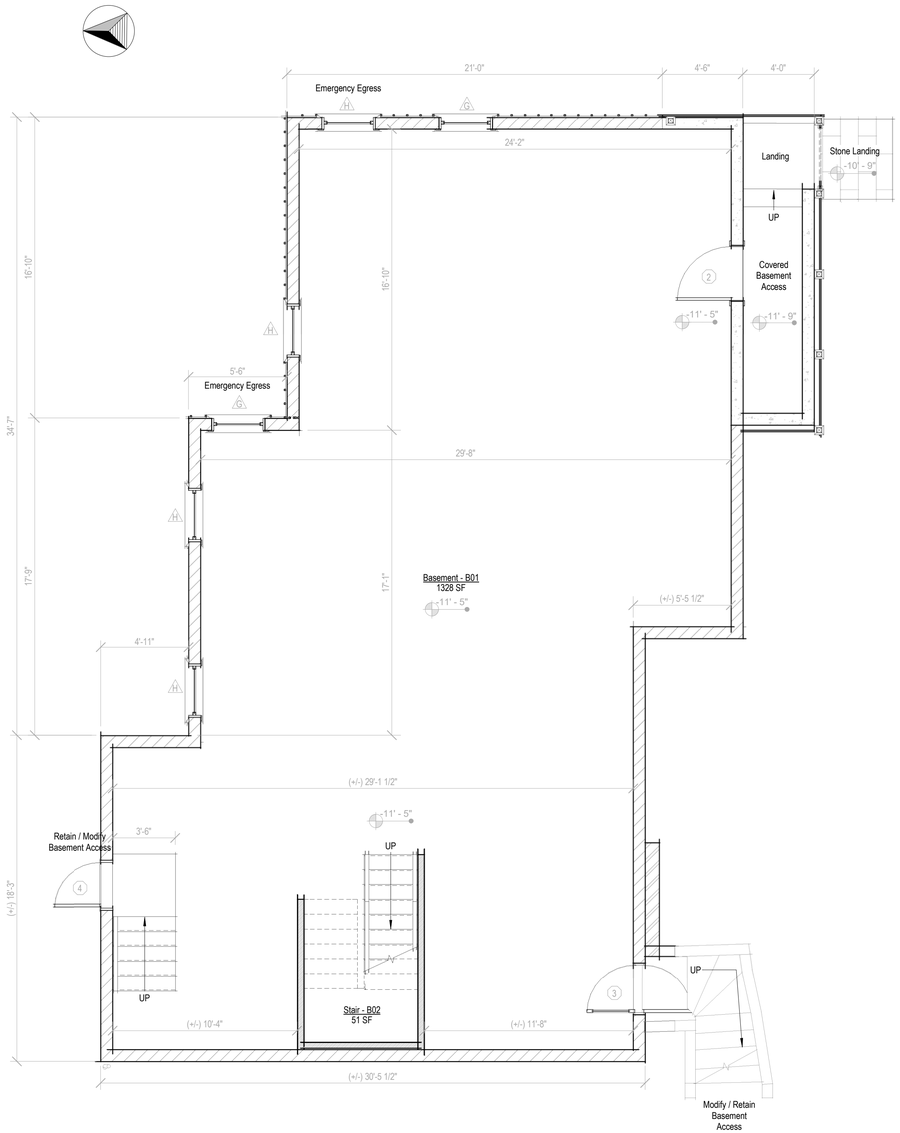
09.20.22

HDC Submission



Basement Level - Demolition

1/4" = 1'-0"



Basement Level - Proposed

1/4" = 1'-0"

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Floor Plans

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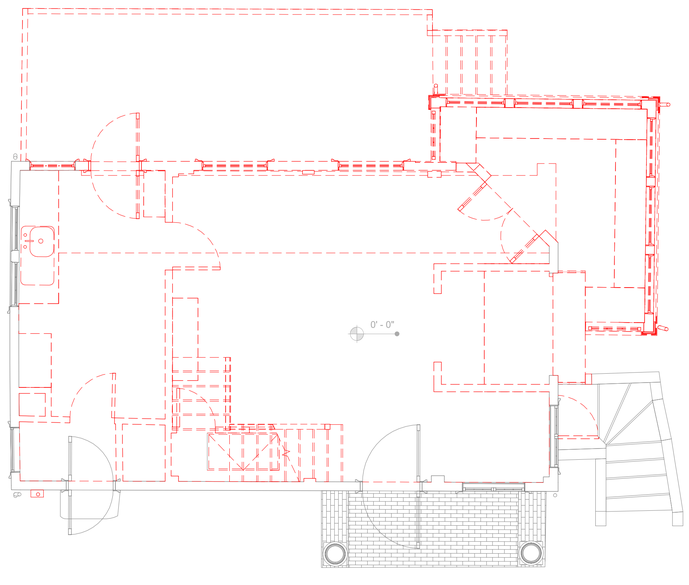
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A.1.0

2110

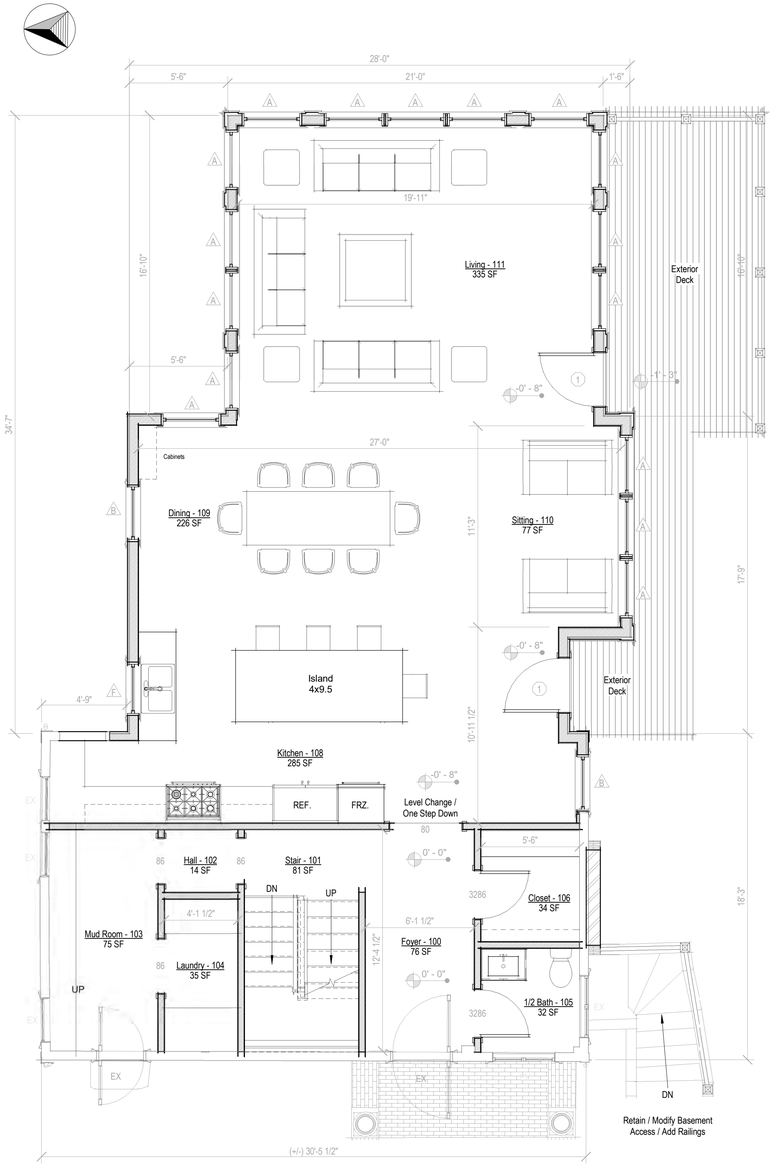
09.20.22

HDC Submission



First Floor Level - Demolition

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

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Floor Plans

Site Information

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Current Zoning:	ROH
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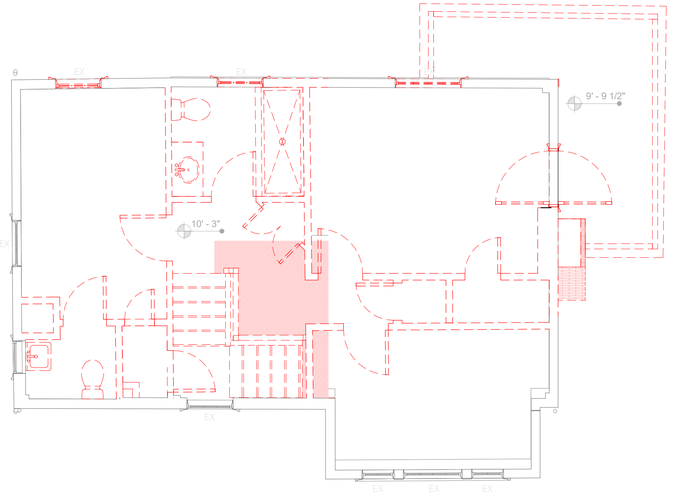
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A.1.1

2110

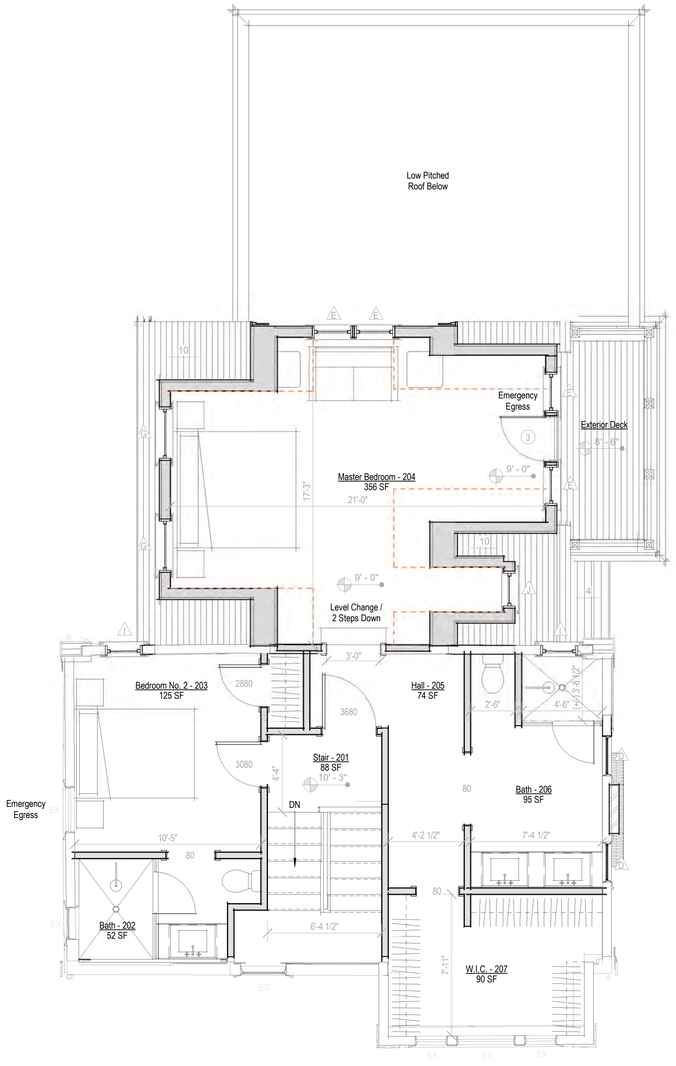
09.20.22

HDC Submission



Second Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"

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Floor Plans

Site Information

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A.1.2

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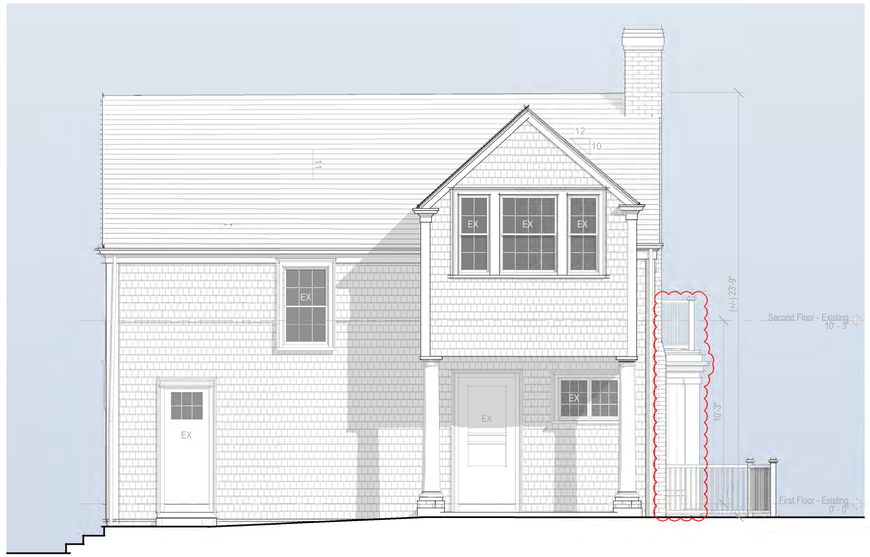
West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



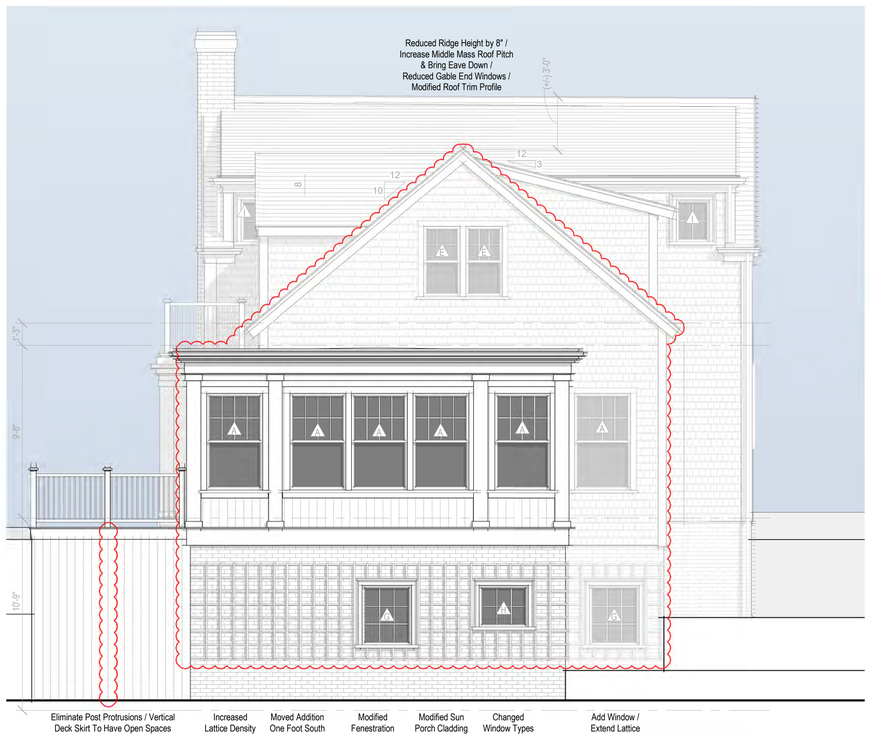
East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

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Exterior Elevations

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A.2.0

2110

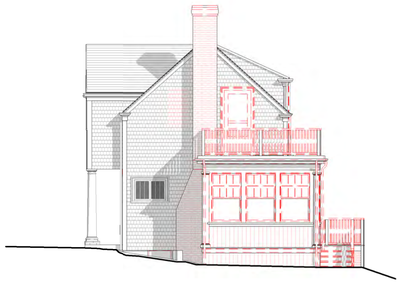
09.20.22

HDC Submission



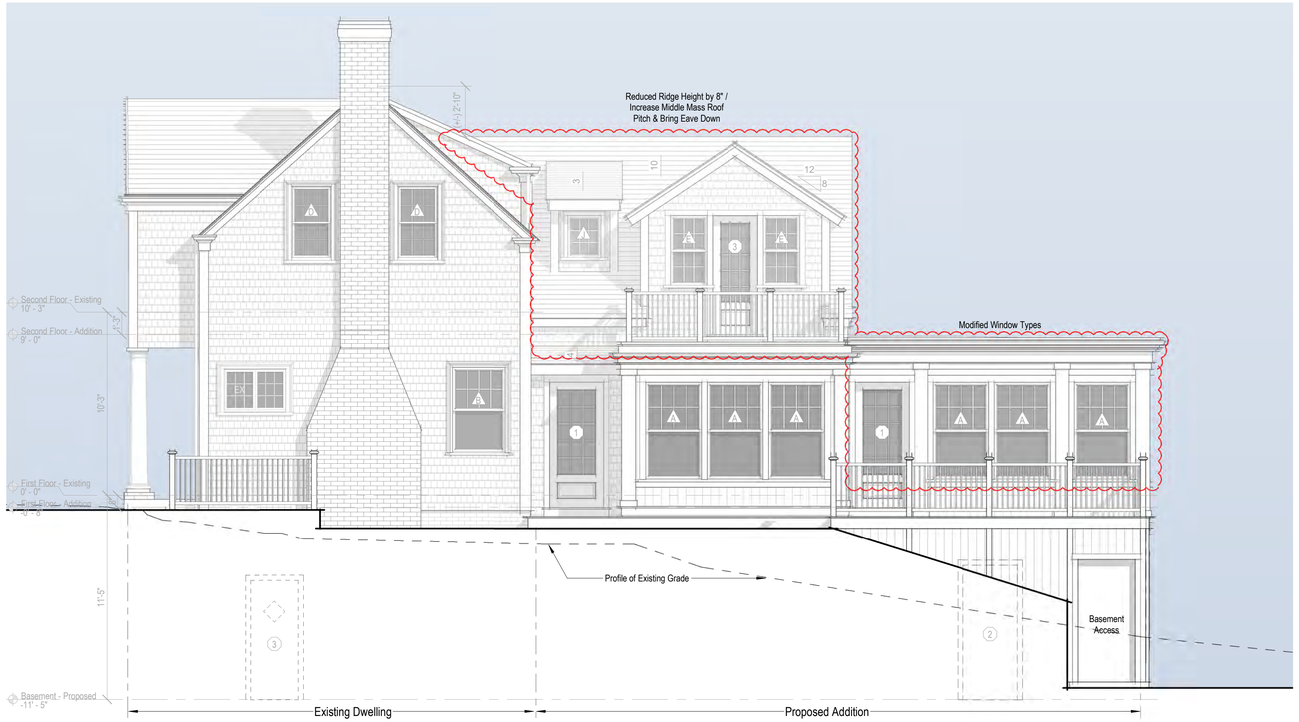
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



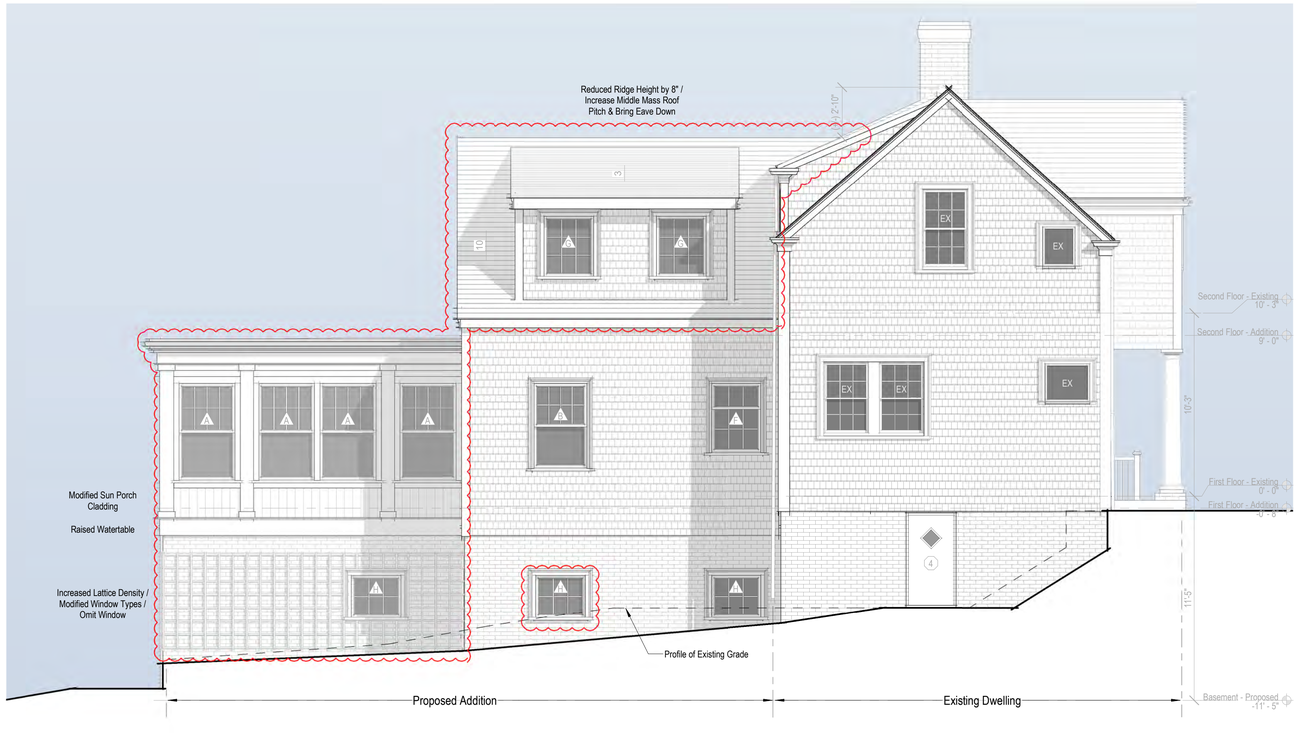
North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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8 Williams Lane
Nantucket, MA 02554
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Exterior Elevations

Site Information

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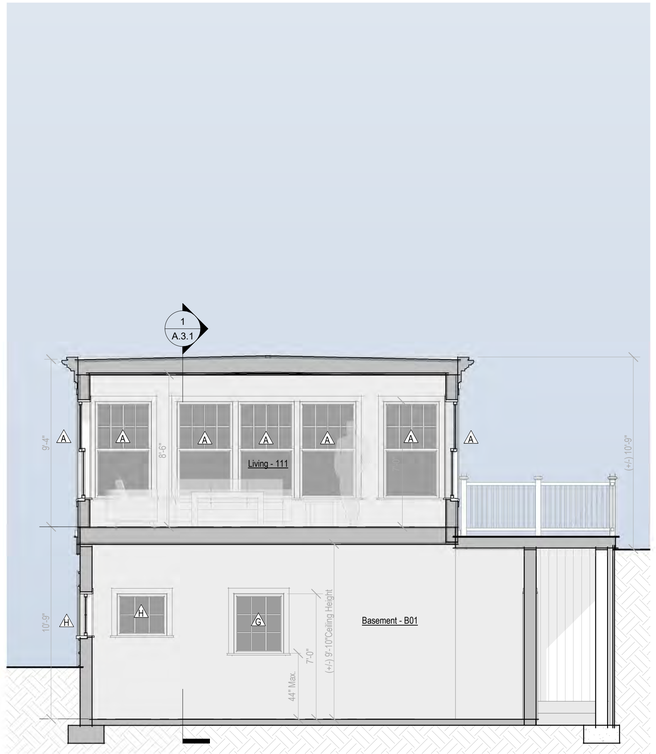
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A.2.1

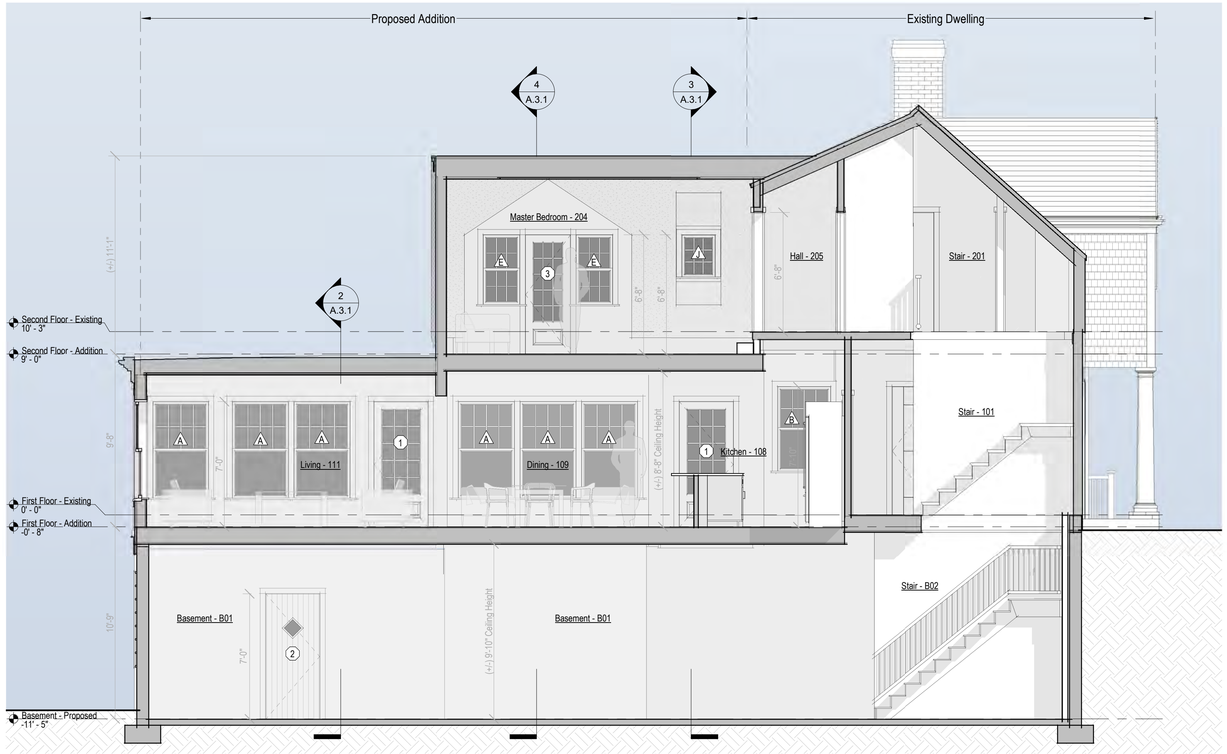
2110

09.20.22

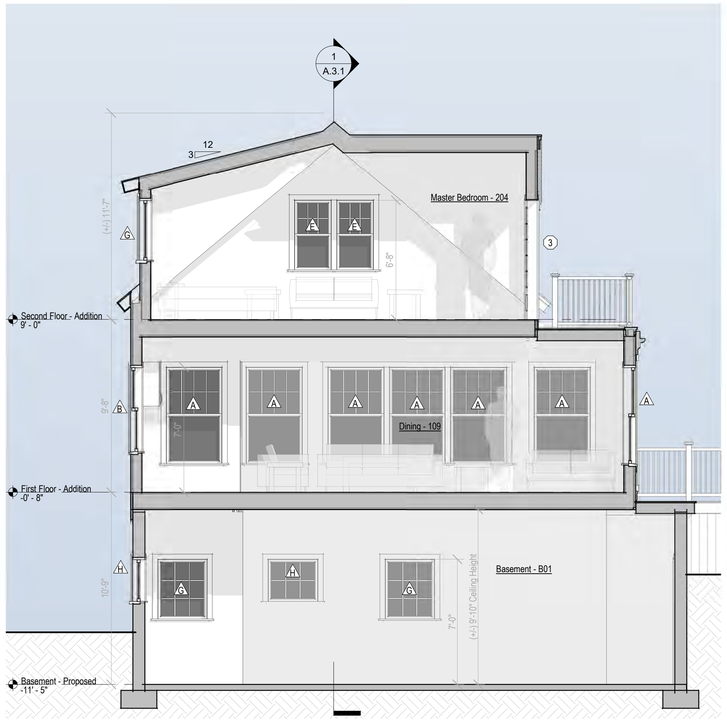
HDC Submission



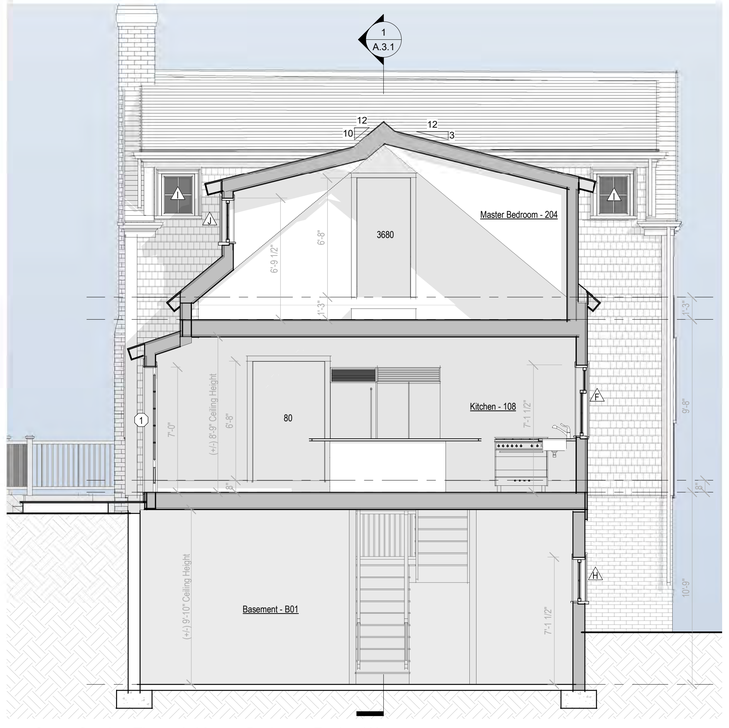
2 Cross Section Through Living Facing East
1/4" = 1'-0"



1 Longitudinal Section Facing South
1/4" = 1'-0"



4 Cross Section Through Master Bedroom Facing East
1/4" = 1'-0"



3 Cross Section Through Master Bedroom Facing West
1/4" = 1'-0"

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Building Sections

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A.3.1

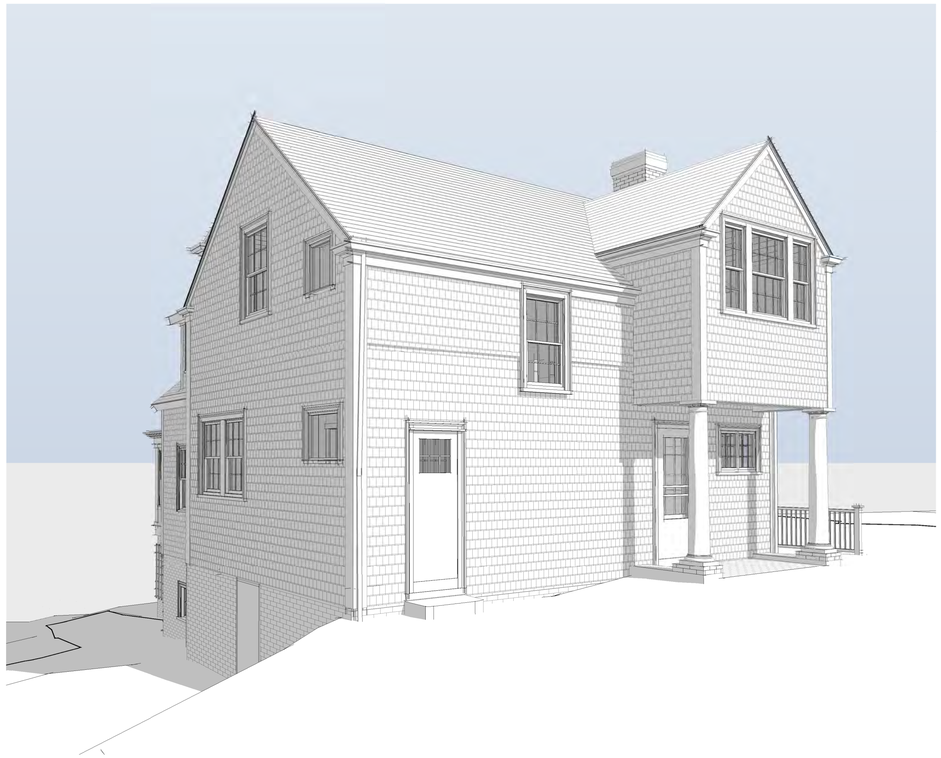
2110

09.20.22

HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

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Perspective Views

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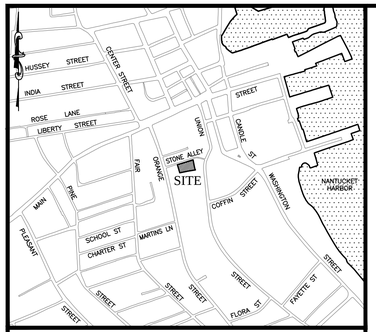
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A.4.1

2110



LOCUS NOT TO SCALE

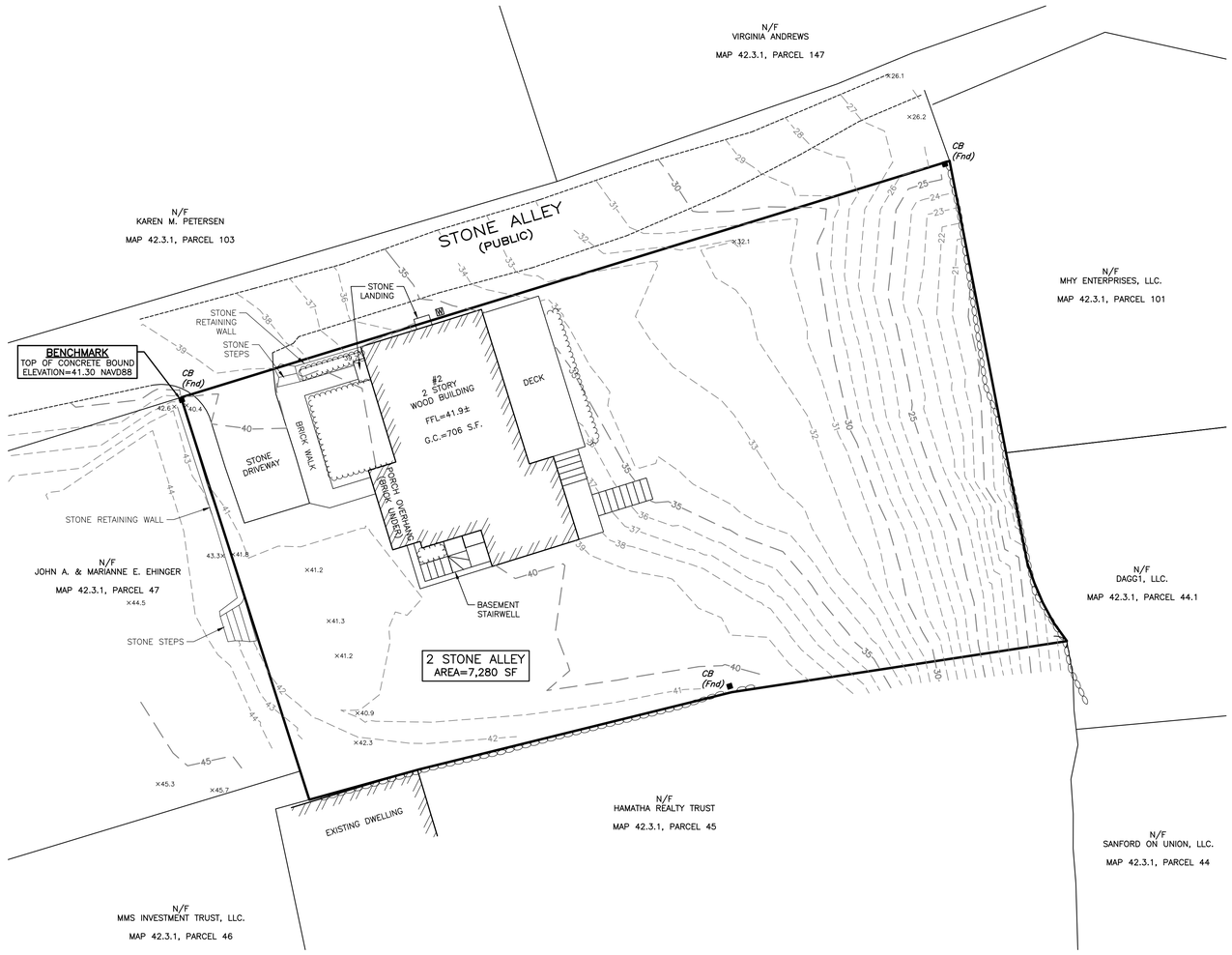
ZONING REQUIREMENTS:

THE SITE IS ZONED HISTORIC (ROH)

	REQUIRED
LOT AREA	5,000 S.F.
LOT FRONTAGE	50 FT.
FRONT YARD SETBACK	0 FT.
REAR YARD SETBACK	5 FT.
SIDE YARD SETBACK	5 FT.
MAX GROUND COVER RATIO	40 %

OVERLAY DISTRICT APPLICABILITY

HDC OLD HISTORIC
HARBOR WATERSHED PROTECTION ZONE 'A'
TOWN
TOWN SEWER



10 0 5 10 20
SCALE: 1 INCH = 10 FEET

LEGEND

	PROPERTY LINE
CB (Fnd)	CONCRETE BOUND/FOUND
33	TOPOGRAPHIC CONTOUR
41.3×	SPOT ELEVATION
	STONE WALL
	LANDSCAPING
W	WATER METER

CURRENT OWNER:

450 GREEN PARK, LLC.
5 HARTLEY FARMS ROAD
MORRISTOWN, NJ 07960

TITLE REFERENCE:
L.C. CERT. 24475

PLAN REFERENCE:
L.C. PLAN 11559-B (LOT 1)

SITE LOCATION:
2 STONE ALLEY
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 42.3.1, PARCEL 102

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING AND J. MARCKLINGER & ASSOCIATES, INC., AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IN NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0086 G, DATED JUNE 9, 2014.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JULY 29, 2022

DRAWN BY:	DESIGN BY:	CHECK BY:
SKD	DCM	DCM

PROJECT NO. 16105

ISSUED FOR: REVIEW

EXISTING CONDITIONS PLAN

2 STONE ALLEY
ASSESSORS MAP 42.3.1, PARCEL 102
NANTUCKET, MASSACHUSETTS

PREPARED FOR 450 GREEN PARK, LLC.

DRAWING TITLE:
EXISTING CONDITIONS PLAN

SCALE: 1"=10'

SHEET NO.
1 OF 1

Window Survey

Date: June 16. 2022
Sheet 1 of 1
Project: Eheriger Residence
2 Stone Alley

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
1	3'-8" x 4'11 3/4 DH	8/1									To Be Demolished
2	3'-4" x 5'-4" DH 3'-3 3/4 x 5'-4" DH	8/1									To Be Demolished
3	2'-7" x 4'-4 1/4 DH	6/6									Existing Remain
4	2'-7" x 4'-4 3/4" DH	6/6									Existing Remain
5	2'- 6 3/4"x4'-3 3/4" DH	6/6									To Be Demolished
6	2'-7" x 4'-3 3/4 DH	6/6									To Be Demolished
7	3'-8 1/2" x 4'-4 1/2 DH	8/8									To Be Demolished
8	5'-7 1/2" x 4'-0 1/4 DH/PAIR	6/6									Existing Remain Pair Windows
9	1'-9 1/2" x 4'-4" DH	4/4									Existing Remain
10	3'-3 1/2" x 4'-4" DH	8/8									Existing Remain
11	3'-3" x 5'-10 1/2" CASE	12									To Be Demolished
12	3'-0 1/2" x 5'-8 1/4" CASE	12									To Be Demolished
13	3'-6" x 2'-3 1/2" CASE/PAIR	9									Existing Remain
14	1'-10" x 2'-2 1/4" FIX	1									Existing Remain
15	2'-6 1/4" x 2'-1 1/2" FIX	1									Existing Remain
DH	Double Hung										
CASE	Casement										
FIX	Fixed / Awning										

2 STONE ALLEY NANTUCKET
WINDOW REPLACEMENT

Property owners and developers undertaking rehabilitation projects for both Tax Act Certification and Section 106 Compliance are encouraged to repair and retain existing historic windows. However, in some cases, the windows may have deteriorated and may need to be replaced. In order to show a need for total window replacement, the condition of the existing windows must be documented and their replacements must conform to the Secretary of Interior's *Standards for Rehabilitation.*

Survey

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced. It is recommended that the survey be conducted and completed by someone who is knowledgeable in the field of architectural conservation or building conservation.

In order to complete a window survey the following information is needed:

- Drawings
- Clear, color, detailed, photographs or representative windows (all major window types, all elevations, and windows in varying conditions of deterioration), numbered to coincide with the elevation drawings. Including the following:
    1. full frame photographs of individual windows of the exterior.
    2. close-up views of intersections of sills and frames (exterior)
    3. close up views of sash focusing on bottom rail and muntins (if existing)
    4. full frame photographs of individual windows from the interior
    5. close-up views of sills and bottom rails from the interior.
- A completed survey form. (see enclosed)

The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would b a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows." Class One,

Note:
We Intend To Retain All Existing Windows
Not Affected By The Proposed Addition

"Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, reglazing, weather-stripping, caulking, and repainting. Class Two, "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and regluing the existing material. Class Three, "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric. In Class Four, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is Class I, II, III, or IV. After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement

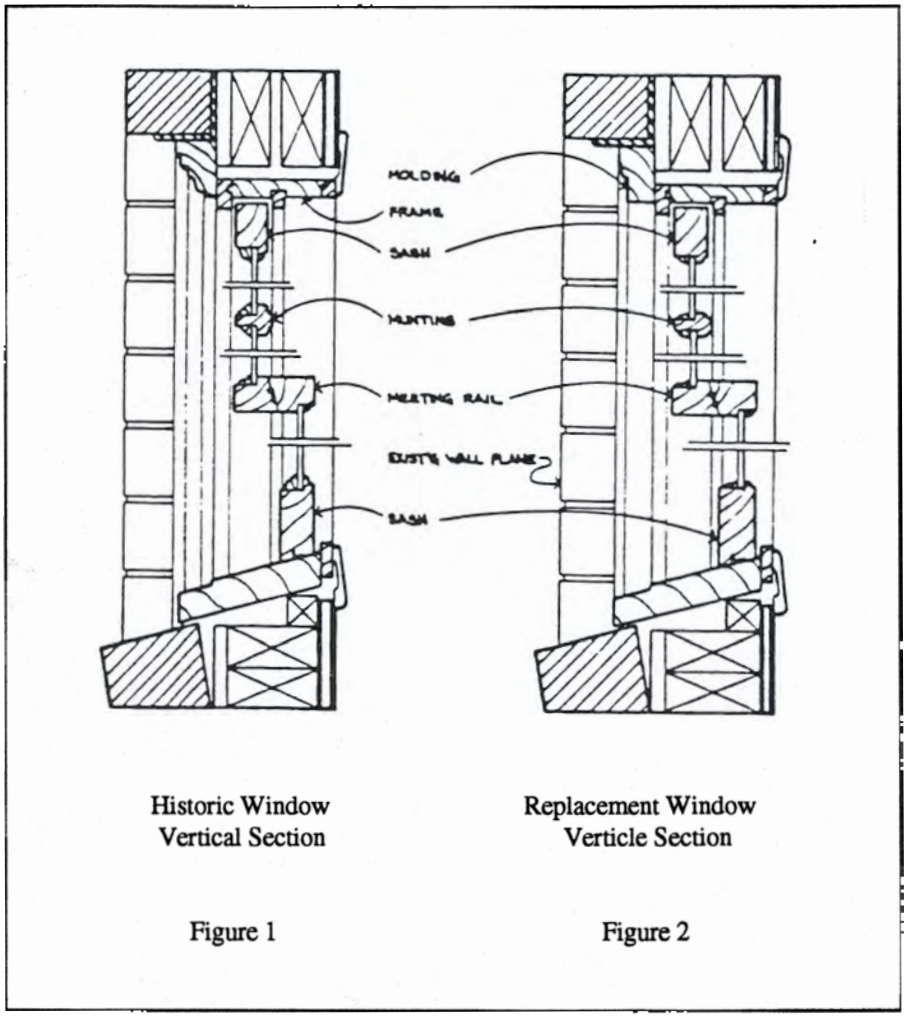
The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building.

Therefore, window sections will be required for all projects involving total window replacement. In order to compare the original and new profiles, the following information is needed:

- Full horizontal and vertical sections of the existing windows (3"=1'0")
- Full horizontal and vertical sections of the proposed replacement windows (3'=1'0"). If historic windows do not exist in the building and no evidence of the historic appearance can be located, then only proposed sections are required.

Window sections must be carefully detailed so that all parts of the window are shown and materials are specified. A section must show the profiles of muntins, meeting rails, sash, frames, and moldings. It should also show the window's relationship to the existing wall. Below are examples of vertical window sections of both a historic and a replacement window. The new window's profile closely resembles that of the existing window and therefore meets the Secretary of Interior's *Standards for Rehabilitation.*

Example:



Historic Window
Vertical Section

Figure 1

Replacement Window
Verticle Section

Figure 2

To summarize, owners are encouraged to repair the existing windows rather than replace them. If they existing condition of the window, as documented by a window survey, indicates that the window has deteriorated, then the windows may be replaced. All replacement windows will match the originals as closely as possible and must conform to the Secretary of Interior's *Standard for Rehabilitation.*

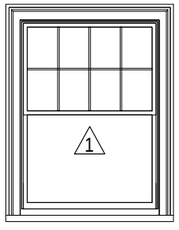
Replacements where there are no historic windows

Historic windows make a significant contribution to the character of most historic buildings, but many rehabilitation projects begin with a building that has no historic windows. Whether new windows will replace ones that have been previously replaced or will fill openings where windows are entirely missing, the new windows must be consistent with the historic character of the building. The existence of inappropriate replacement windows does not justify further replacements that are not compatible with the building.

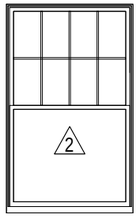
The ideal basis for the design of a replacement window is the original historic window. Information on the appearance of the historic window can come from physical evidence that survives in the building or from historic photographs. Evidence of missing historic windows can be misinterpreted, however, and can lead to an inappropriate choice of replacement windows. Especially when working from information on a limited portion of the building, it is important to understand that all windows in a building may historically not have been the same.

Just as the quality and refinement of masonry may differ between the façade and the rear or side elevation, reflecting a hierarchy in the design of the building, the details of the windows may also vary, similarly reflecting issues of cost and appearance. It is obvious that refined face brick with tooled, tinted mortar is more costly masonry than common brick with coarse joints of plain mortar. It may be less obvious that until the 1920's a large-paned, 1/1 window was more costly than a 2/2 or 6/6 window. Prior to the mechanization of glass manufacturing, the added cost of a large piece of glass exceeded the cost of the wooden muntin structure that supported multiple smaller pieces of glass. Thus, a large, mid-19th century house might have 2/2 windows on major elevations yet have 6/6 windows on a rear wing; or a turn-of-the-century office block might have 1/1 plate glass windows on street facades, but 2/2 windows on an alley elevation. Glass size is not the only aspect of windows that may differ from one part of the building to another. In urban areas where the spread of fire was a concern, windows in close proximity to other buildings such as those that faced a narrow alley were often metal, instead of wood as would be typical on the primary façade.

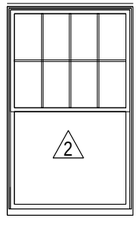
Though a single surviving historic window can provide the basis for replacement windows that can significantly improve the overall historic character of a building, such evidence must be evaluated in the context of the design of the building itself. The more that is understood about the factors affecting the choice of windows, the more likely limited historical evidence can be correctly interpreted.



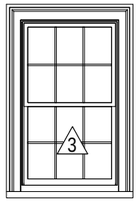
Double Hung
8/1 Lite TDL
3'-8" x 4'-11 3/4"
To Be Demolished



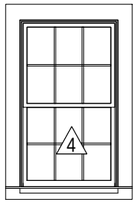
Double Hung
8/1 Lite TDL
3'-4" x 5'-4"
Existing Remain



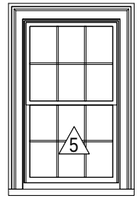
Double Hung
8/1 Lite TDL
3'-3 3/4 x 5'-4"
To Be Demolished



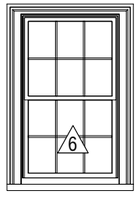
Double Hung
6/6 Lite TDL
2'-7" x 4'-4 1/4"
Existing Remain



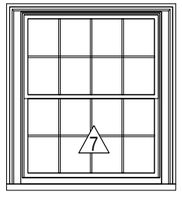
Double Hung
6/6 Lite TDL
2'-7" x 4'-4 3/4"
Existing Remain



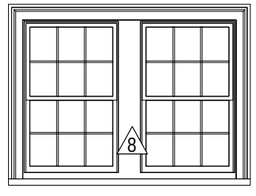
Double Hung
6/6 Lite TDL
2'-6 3/4" x 4'-3 3/4"
To Be Demolished



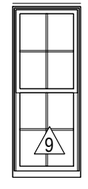
Double Hung
6/6 Lite TDL
2'-7" x 4'-3 3/4"
To Be Demolished



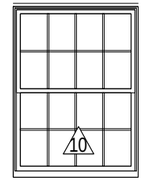
Double Hung
8/8 Lite TDL
3'-8 1/2" x 4'- 4 1/2
To Be Demolished



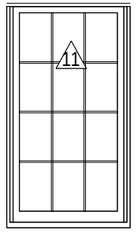
Double Hung
6/6 Lite TDL
5'-7 1/2" x 4'-0 1/4"
Existing Remain



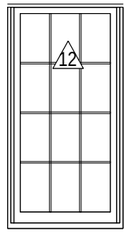
Double Hung
4/4 Lite TDL
1'-9 1/2" x 4'-4"
Existing Remain



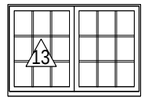
Double Hung
8/8 Lite TDL
3'-3 1/2" x 4'-4"
Existing Remain



Casement
12 Lite TDL
3'-3" x 5'-10 1/2
To Be Demolished



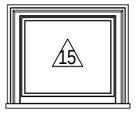
Casement
12 Lite TDL
3'-0 1/2" x 5'-8 1/4
To Be Demolished



Casement Pair
9 Lite TDL
3'-6" x 2'-3 1/2"
Existing Remain



Fixed / Awning
1 Light TDL
1'-10" x 2'-2 1/4"
Existing Remain



Fixed / Awning
1 Light TDL
2'-66 1/4" x 2'-1 1/2"
Existing Remain

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Window Legend

Scale: 1/4" = 1'-0"
06.14.22

e m e r i t u s

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

West Elevation - existing

Scale: 1/4" = 1'-0"
06.14.22

emeritus

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Ehinger Residence
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Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

South Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

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Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

North Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

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Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

East Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

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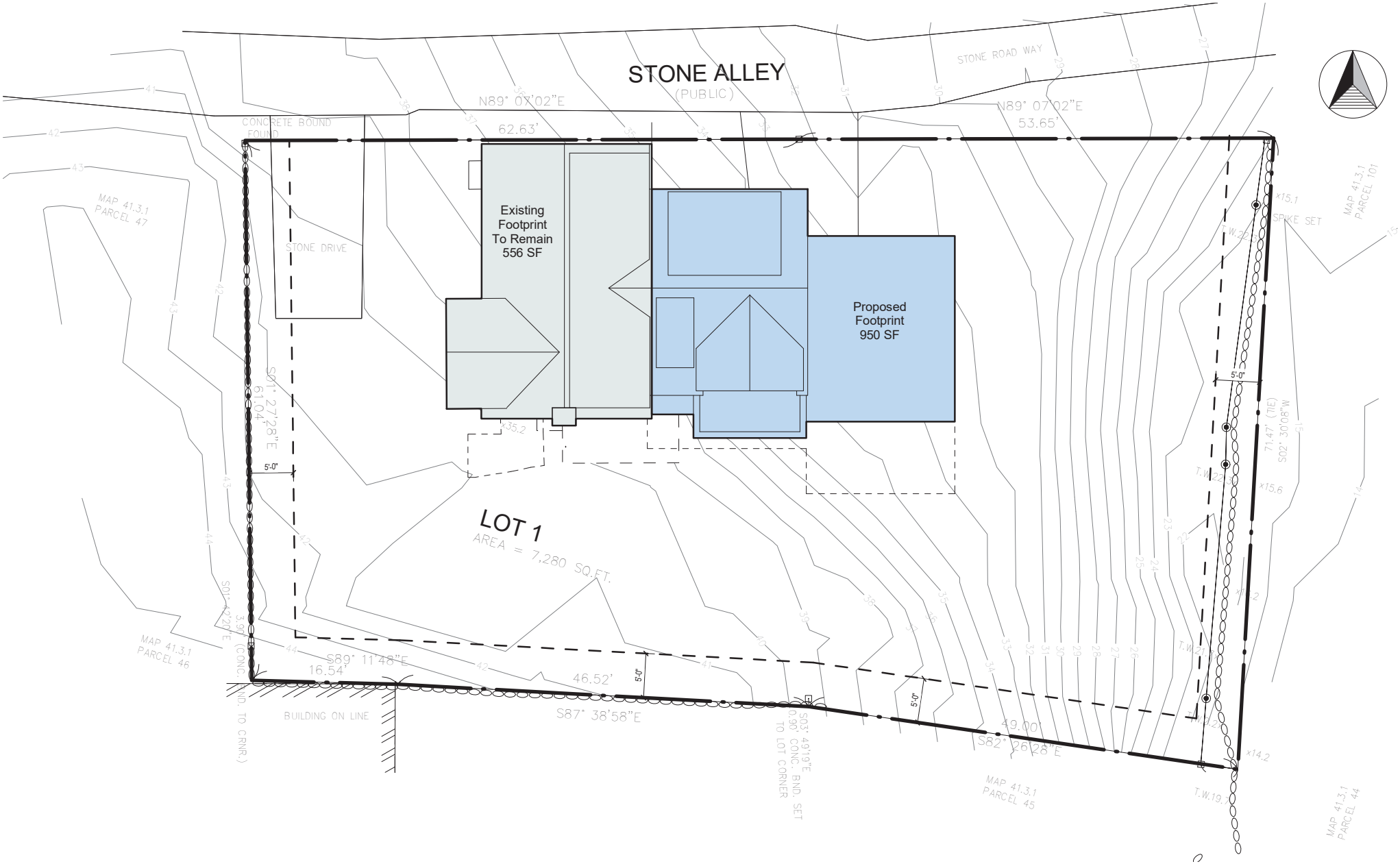
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

09.20.22

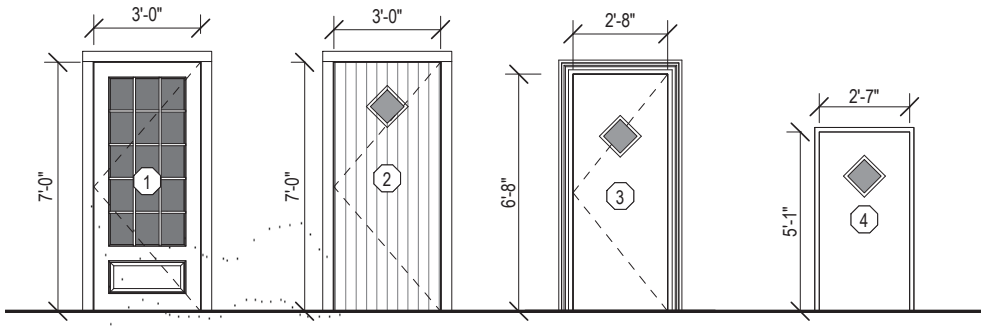


Locus Map



Site Plan

3/32" = 1'-0"



Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

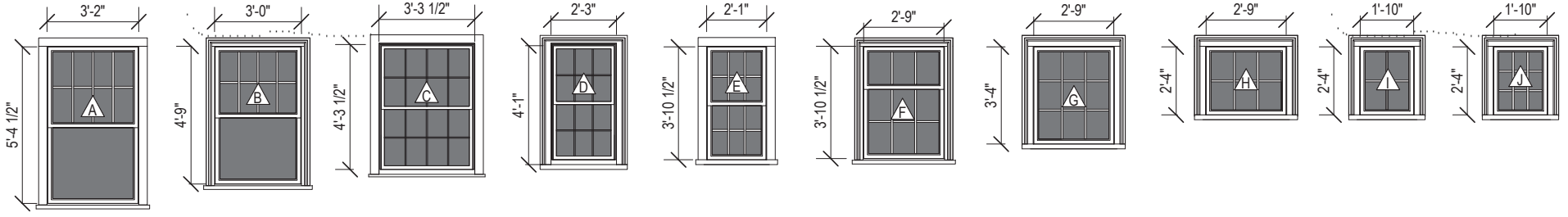
Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

Single Door
Solid - 1 Lite TDL
2'-8" x 6'-8"

Single Door
Solid - 1 Lite TDL
2'-7" x 5'-1"

Door Legend - Exterior

1/4" = 1'-0"



Double Hung
8/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
8/8 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Cottage
3/6 Lite TDL

Casement
9 Lite TDL

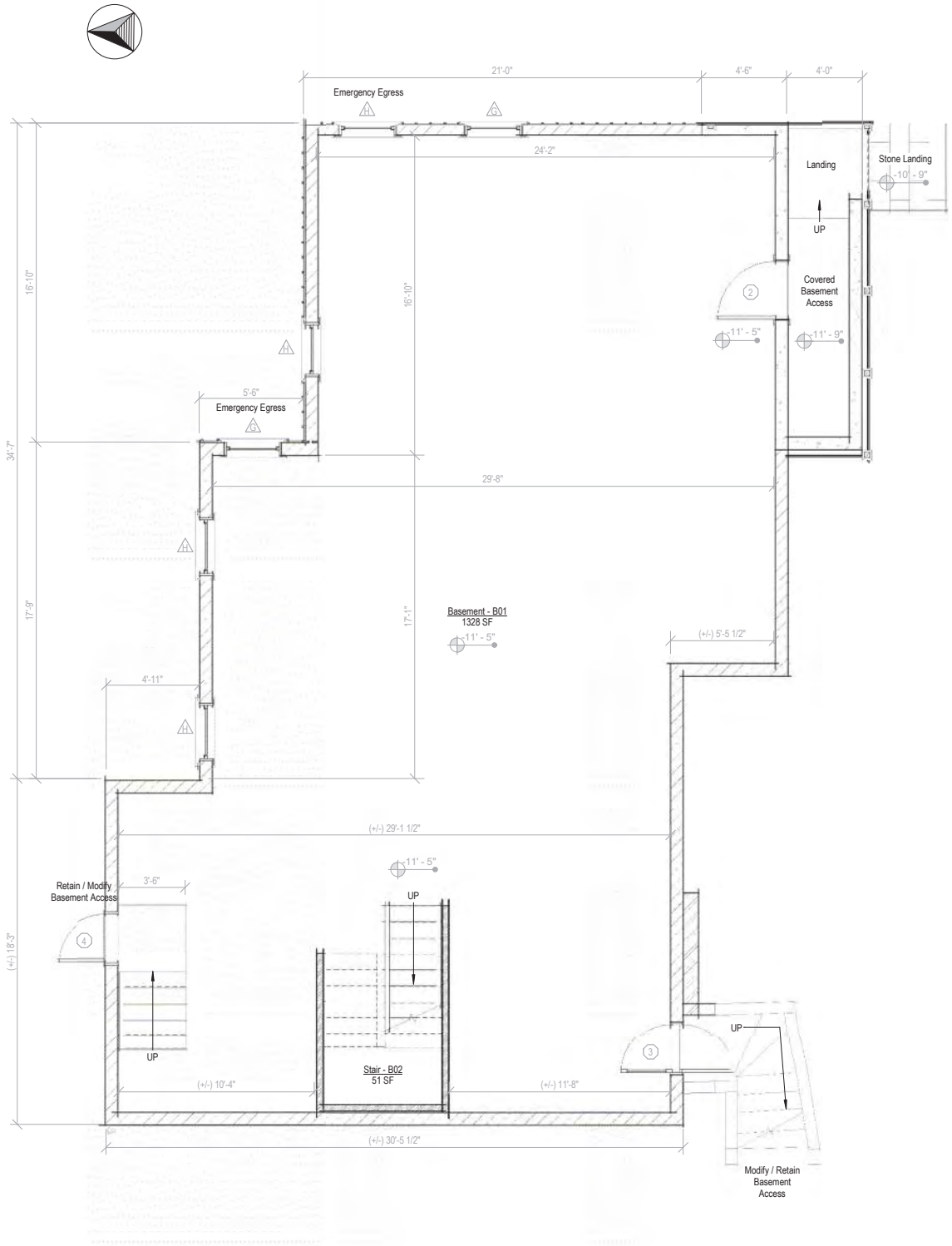
Fixed / Awning
6 Lite TDL

Fixed / Awning
4 Lite TDL

Fixed / Awning
9 Lite TDL

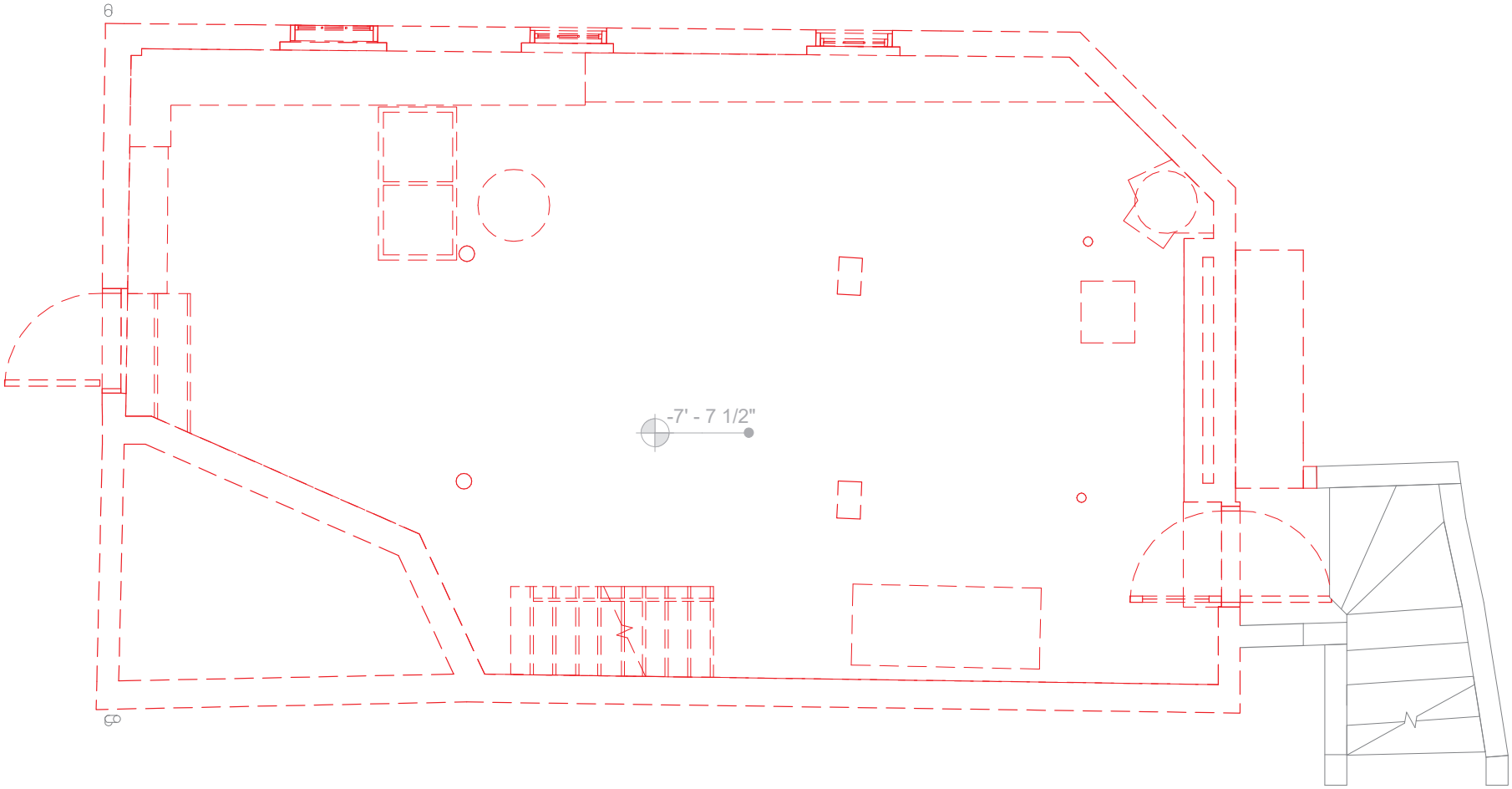
Window Legend

1/4" = 1'-0"



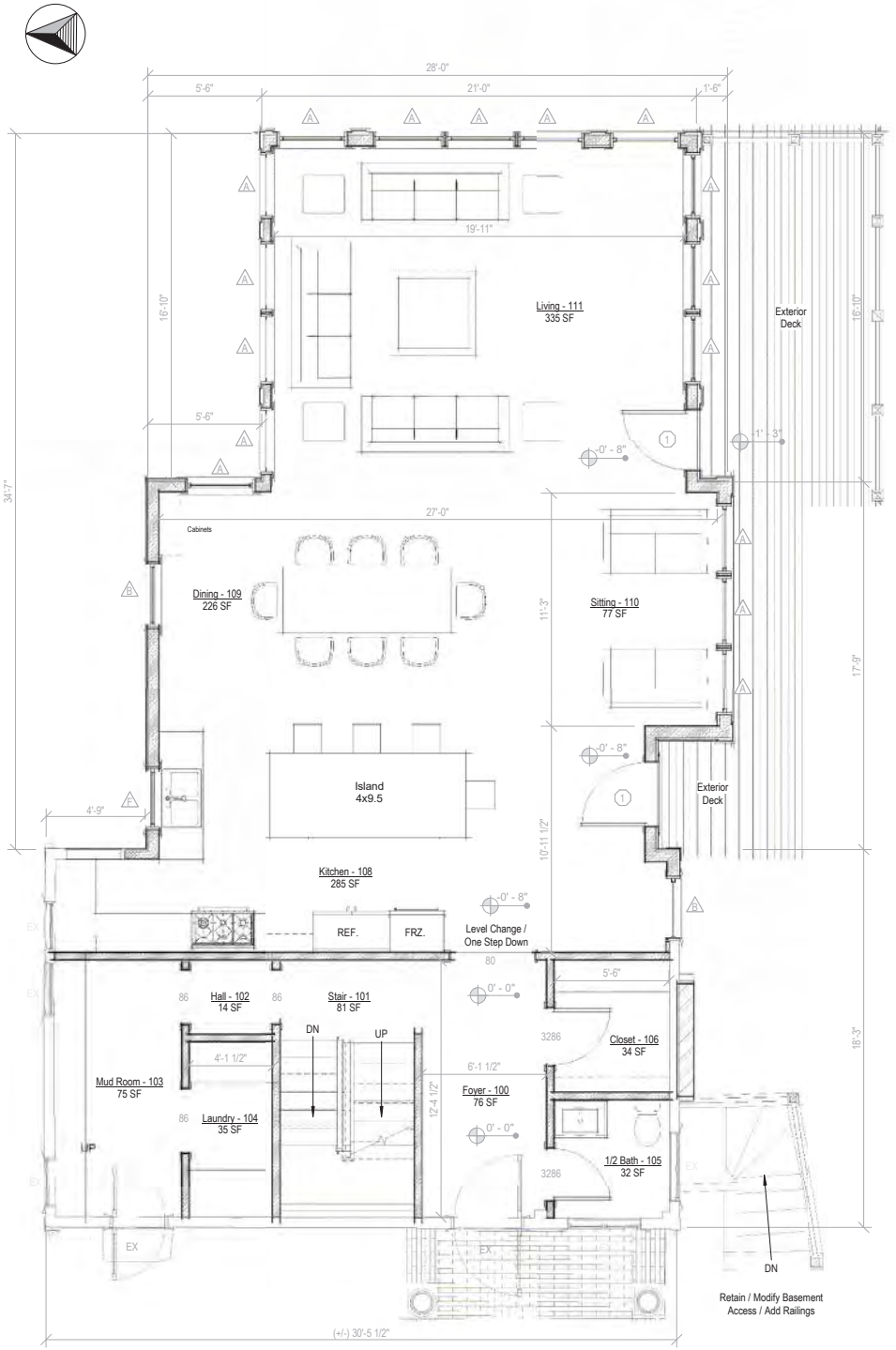
Basement Level - Proposed

1/4" = 1'-0"



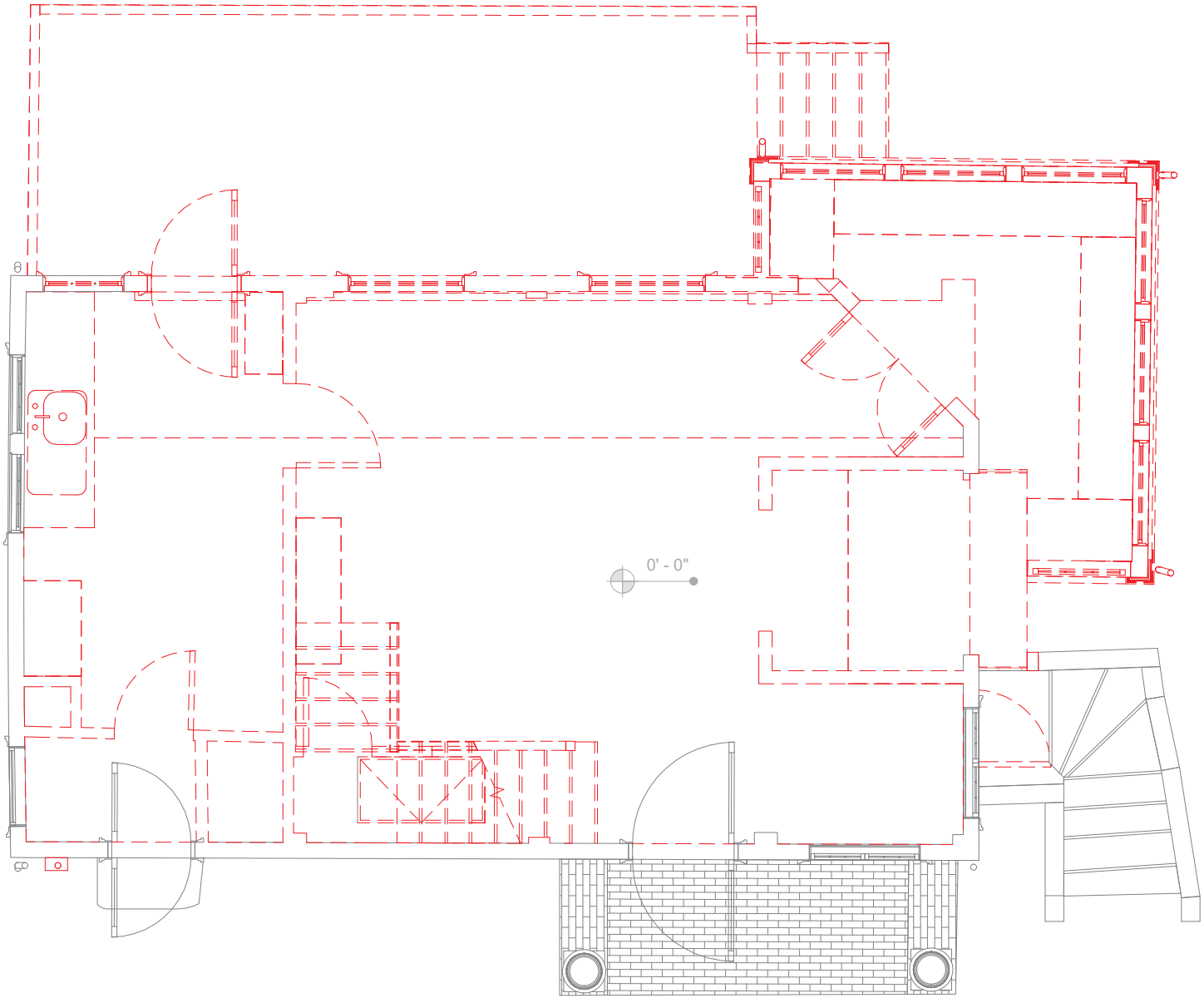
Basement Level - Demolition

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"



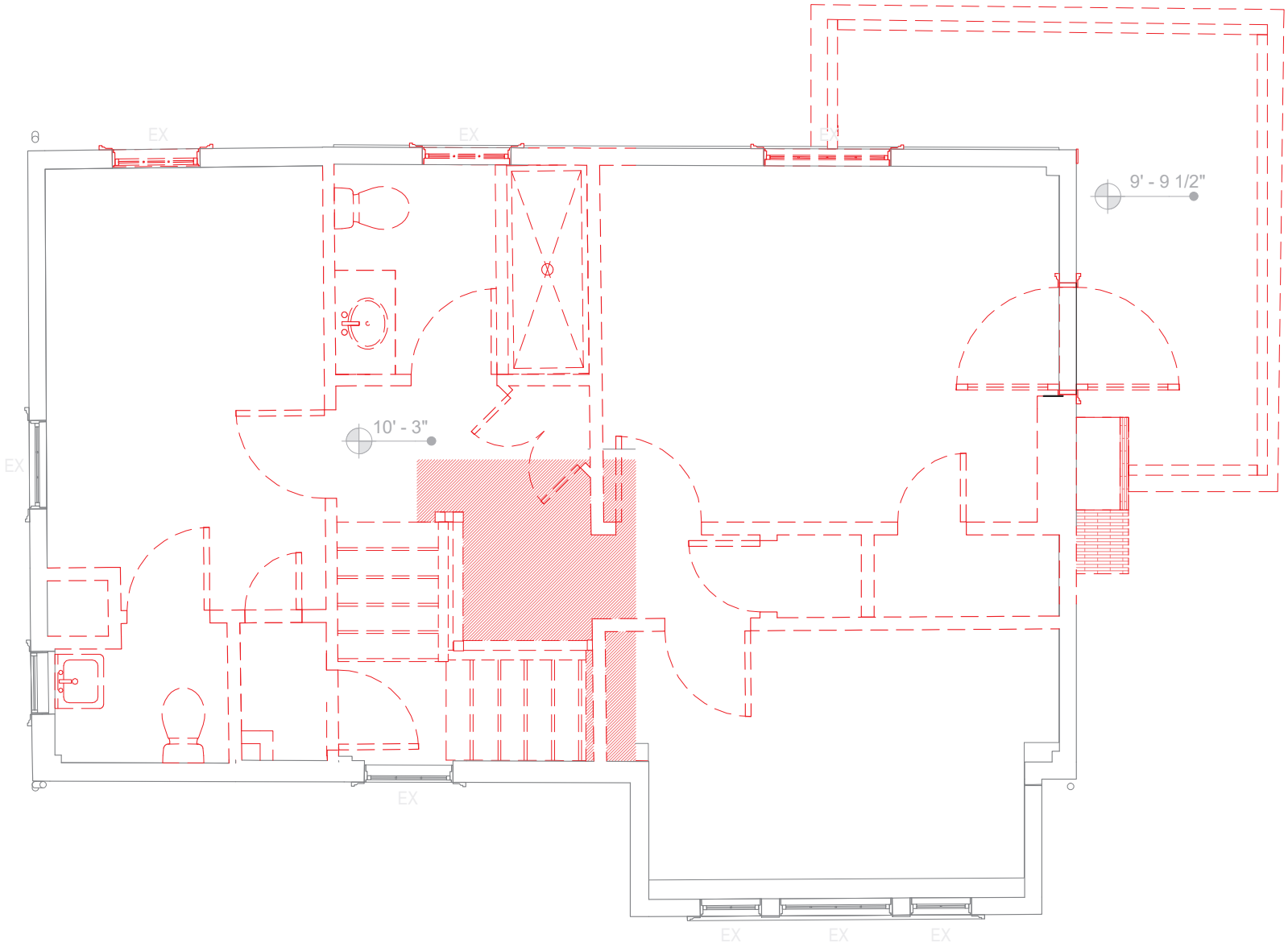
First Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Demolition

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



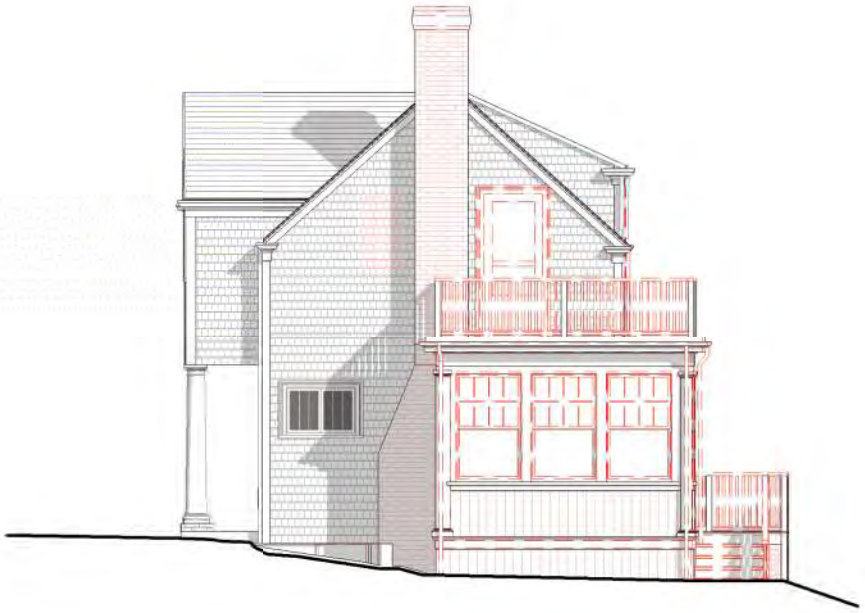
South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



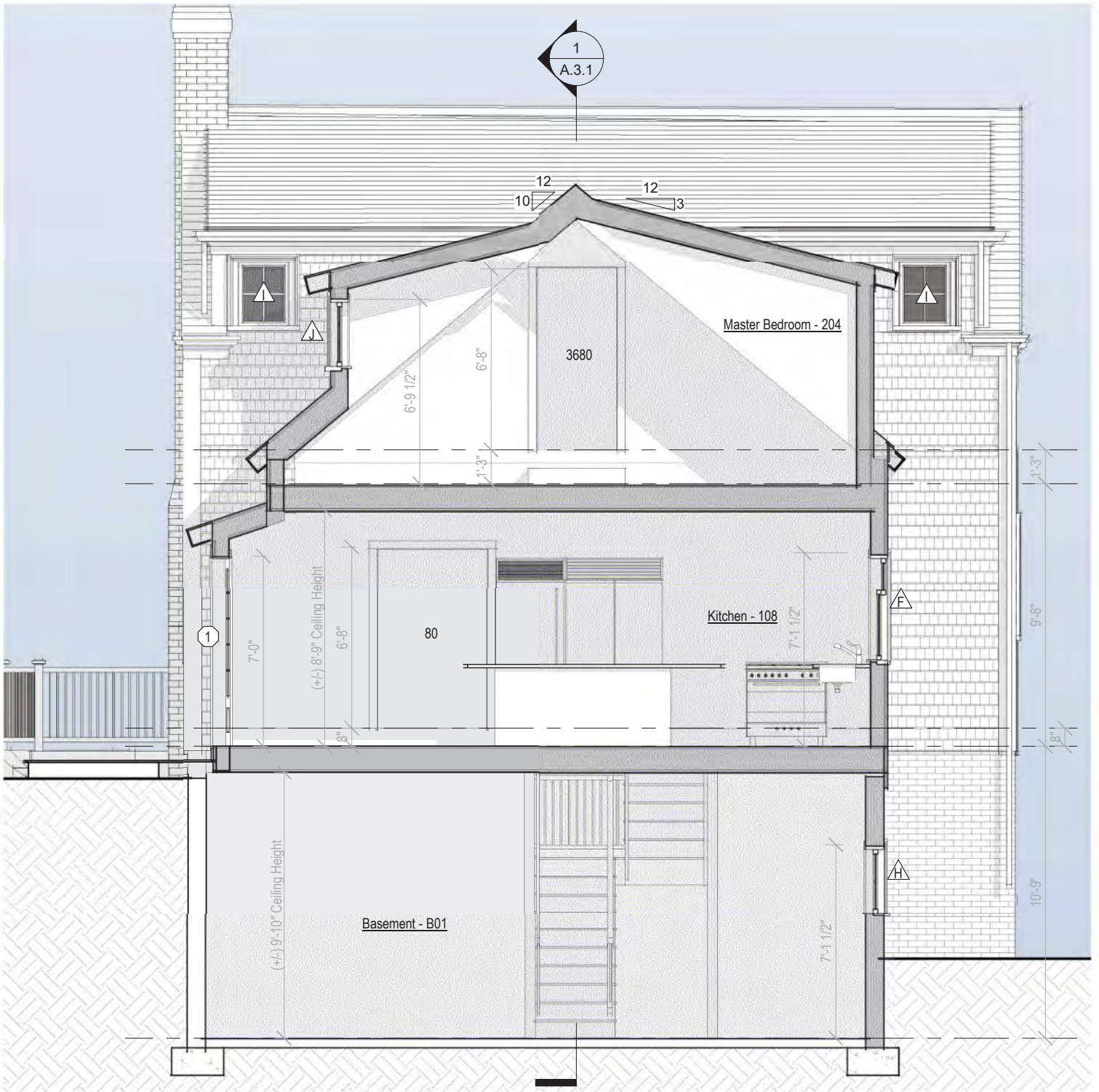
1 Longitudinal Section Facing South

1/4" = 1'-0"



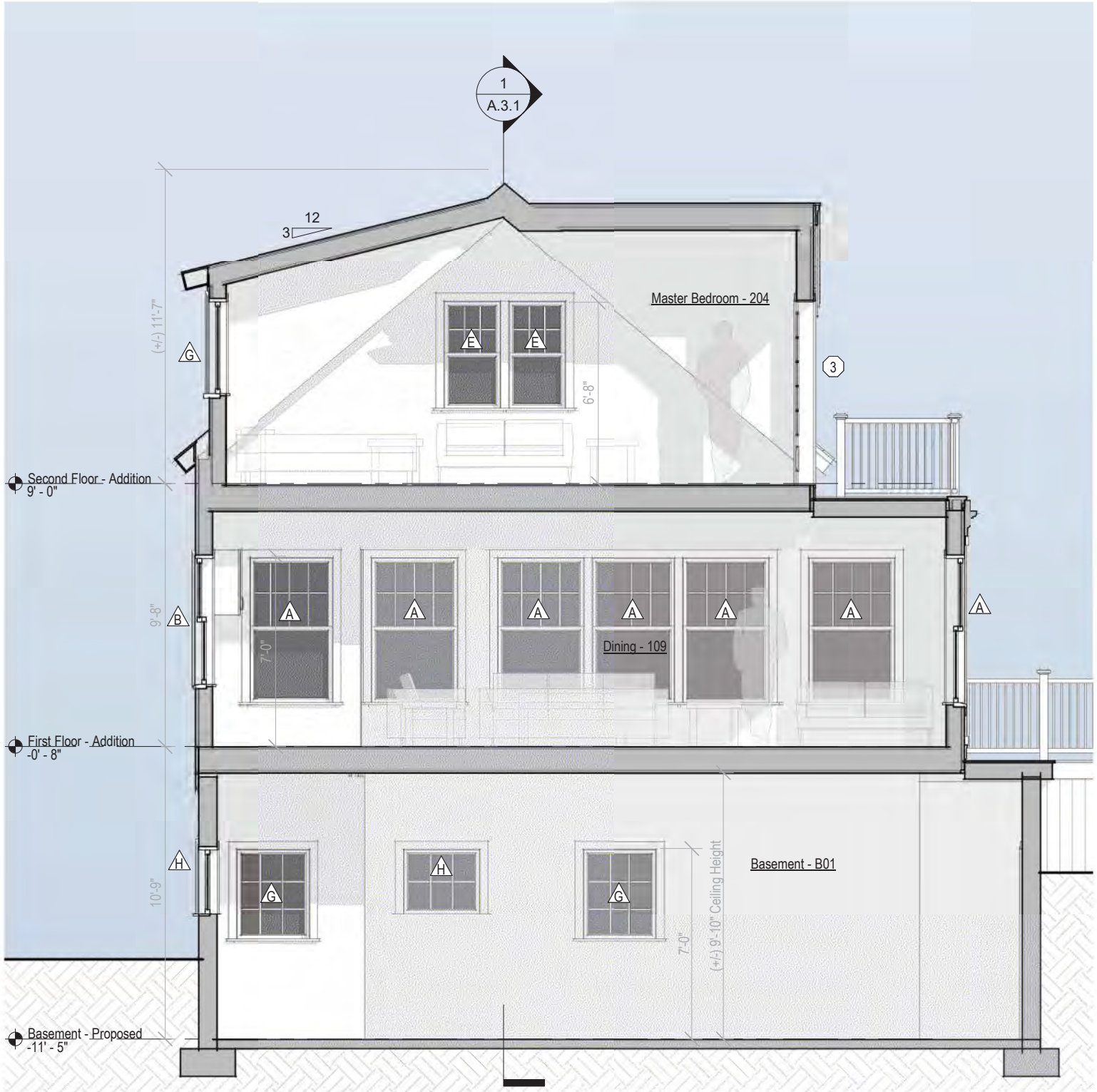
2 Cross Section Through Living Facing East

1/4" = 1'-0"



3 Cross Section Through Master Bedroom Facing West

1/4" = 1'-0"



4 Cross Section Through Master Bedroom Facing East

1/4" = 1'-0"



Perspective View from the Northwest



Perspective View from the Northeast



Perspective View from the Southeast



Perspective View from the Southwest

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2021-11-5272
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 01.20.22

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

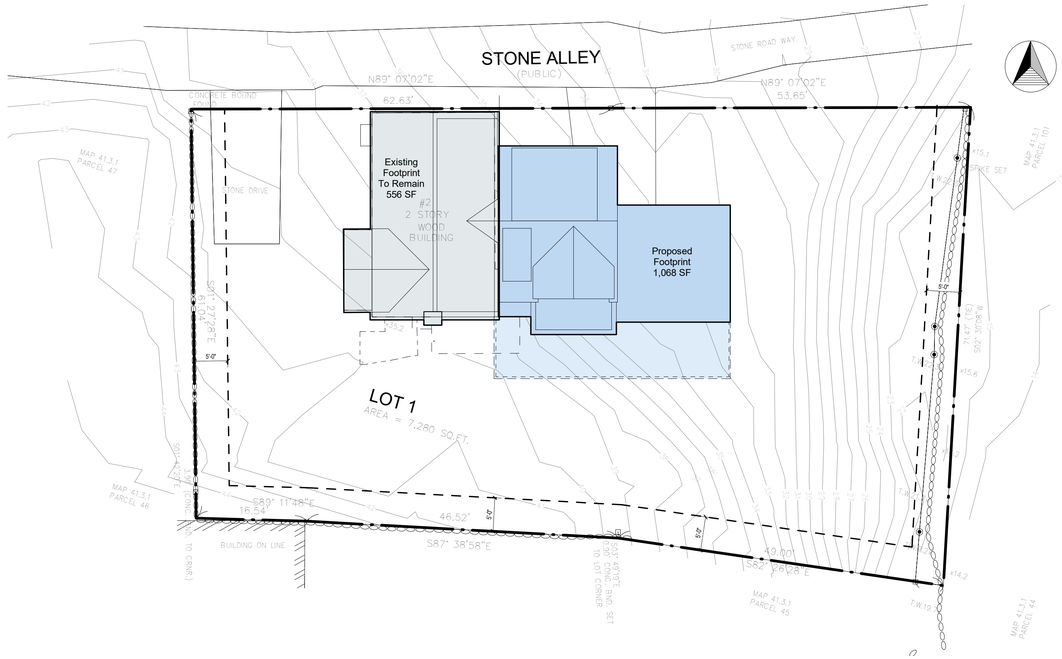
11.14.22

HDC Submission



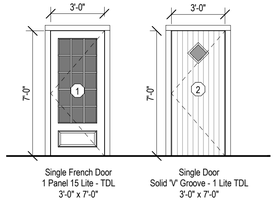
Locus Map





Site Plan

3/32" = 1'-0"

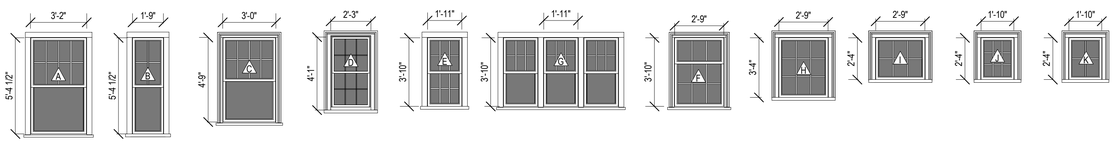


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single Door
Solid "V" Groove - 1 Lite TDL
3'-0" x 7'-0"

Door Legend - Exterior Proposed

1/4" = 1'-0"



Double Hung 8/1 Lite TDL
Double Hung 4/1 Lite TDL
Double Hung 8/1 Lite TDL
Double Hung 6/6 Lite TDL
Double Hung 6/6 Lite TDL
Double Hung - Triple 6/1 Lite TDL
Cottage 3/6 Lite TDL
Casement 9 Lite TDL
Fixed / Awning 6 Lite TDL
Fixed / Awning 9 Lite TDL
Fixed / Awning 4 Lite TDL

Window Legend - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,068sq. ft.
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Revisions

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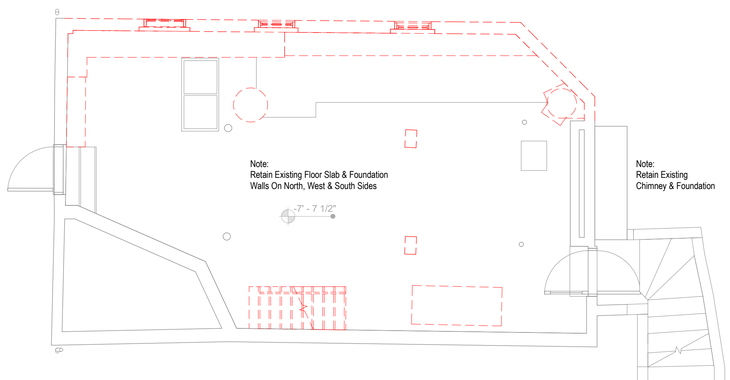
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.0

2110

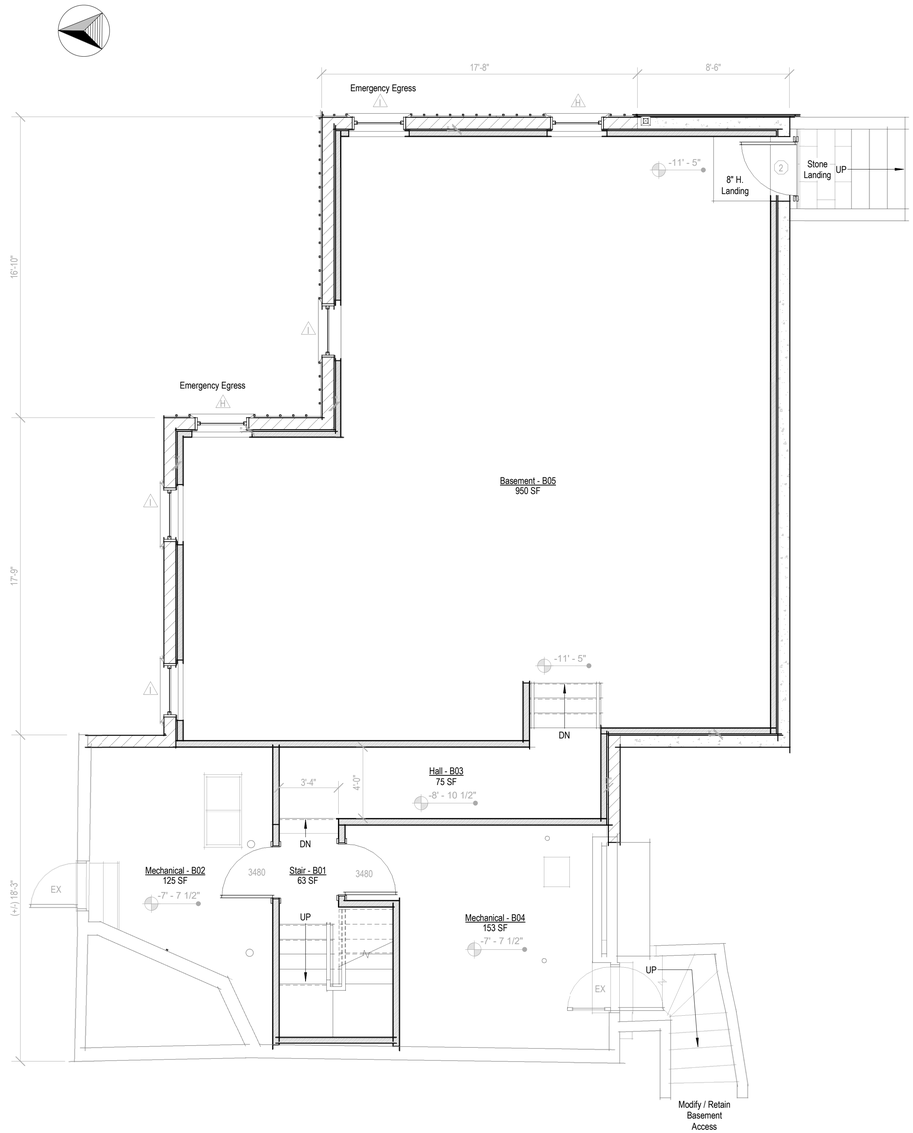
11.14.22

HDC Submission



Basement Level - Demolition

1/4" = 1'-0"



Basement - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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Floor Plans

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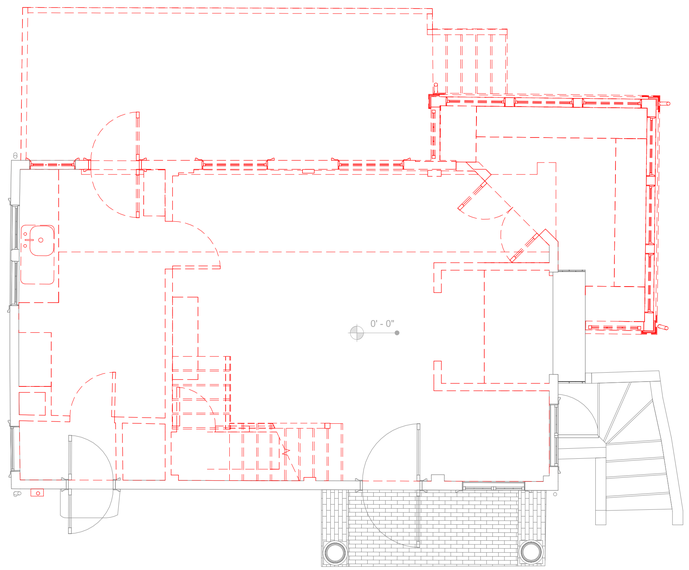
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A.1.0

2110

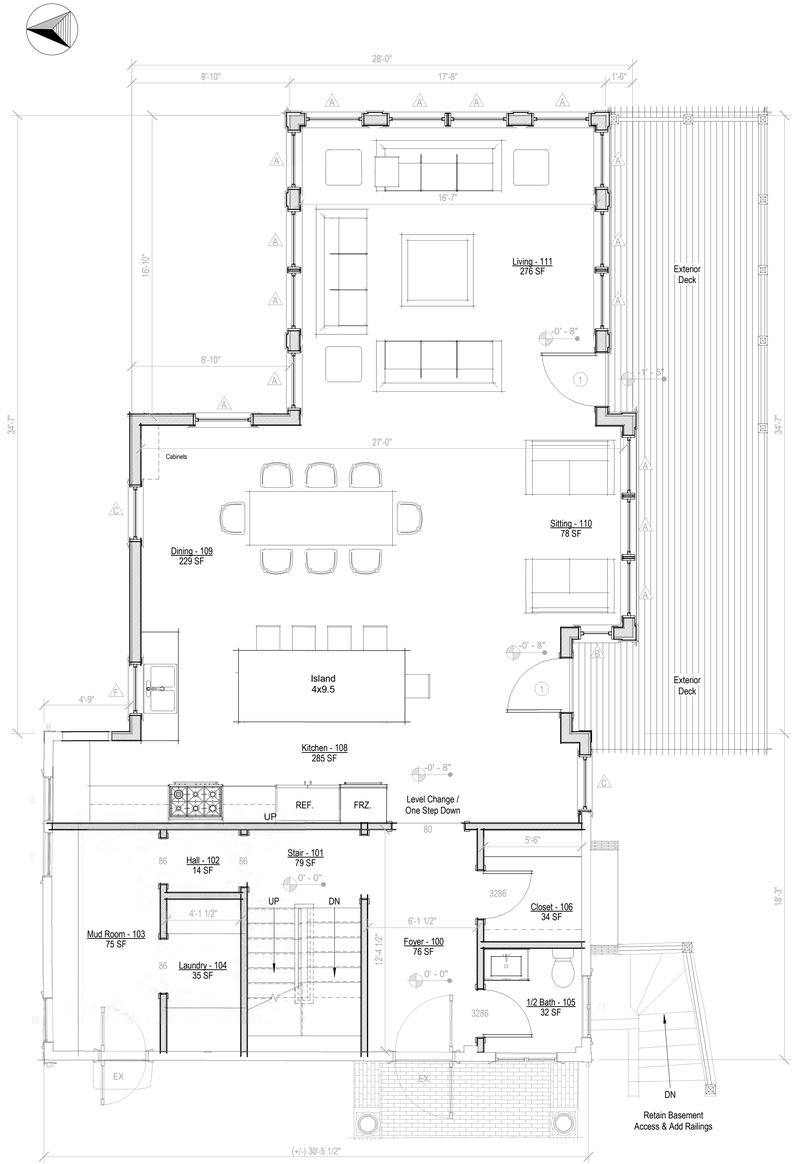
11.14.22

HDC Submission



First Floor Level - Demolition

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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Floor Plans

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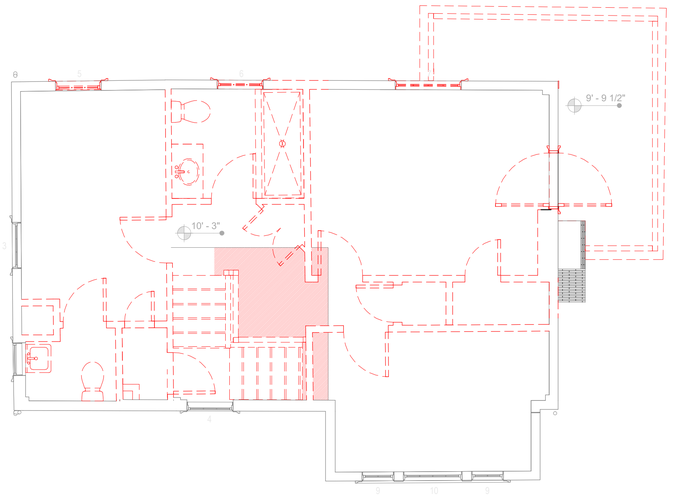
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A.1.1

2110

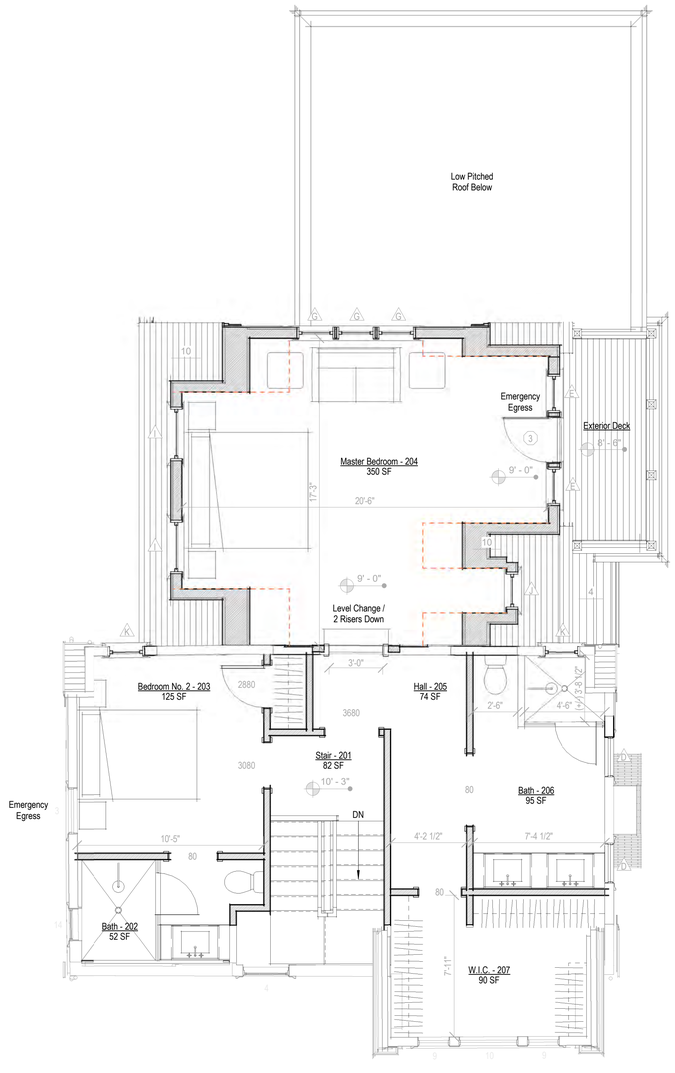
11.14.22

HDC Submission



Second Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	42.3.1 / 102
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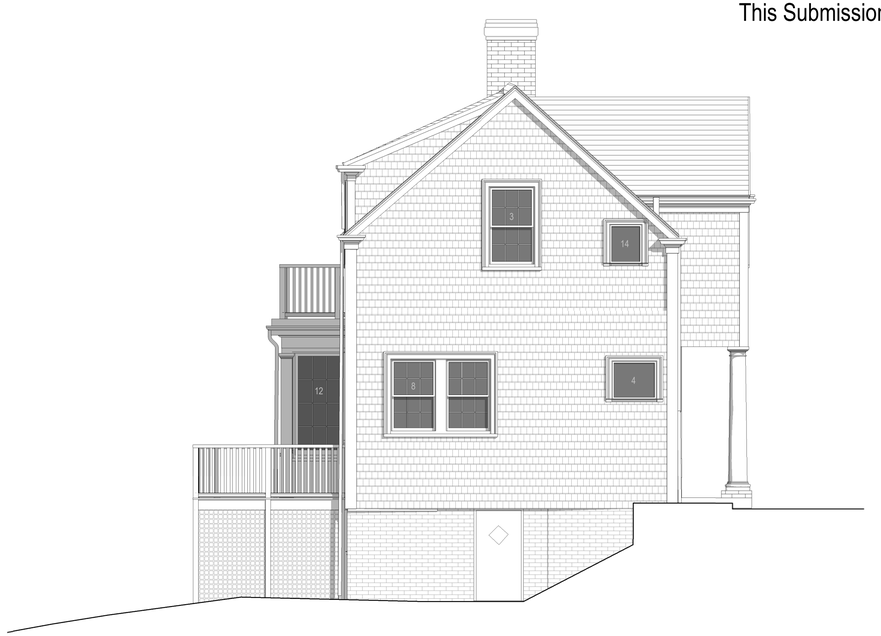
A.1.2

2110

11.14.22

HDC Submission

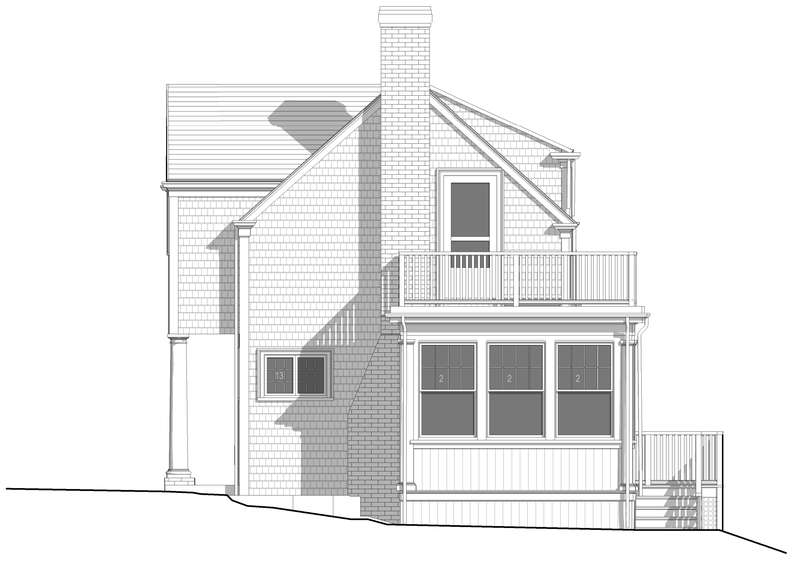
Note:
See Existing Window Survey Included In
This Submission For Detailed Information



North Elevation - Existing
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"



South Elevation - Existing
1/4" = 1'-0"



East Elevation - Existing
1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Exterior Elevations

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A.2.0

2110

11.14.22

HDC Submission



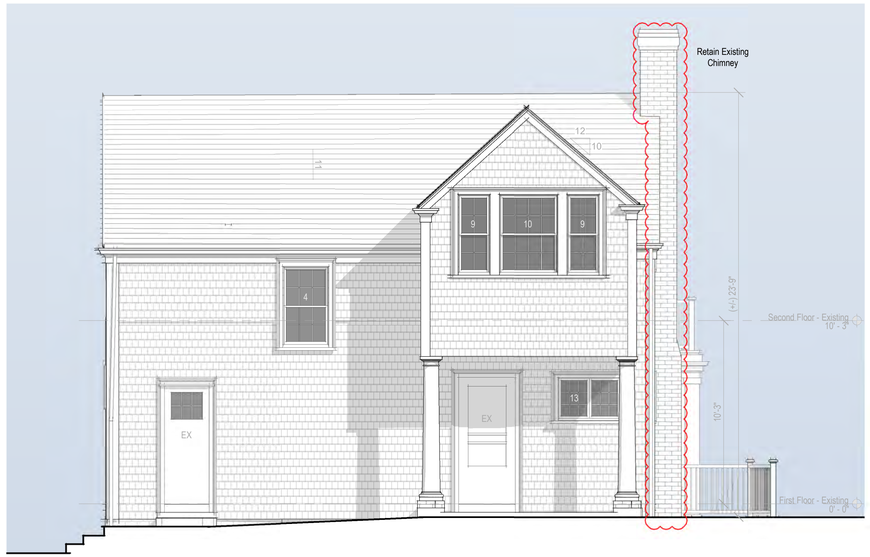
West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



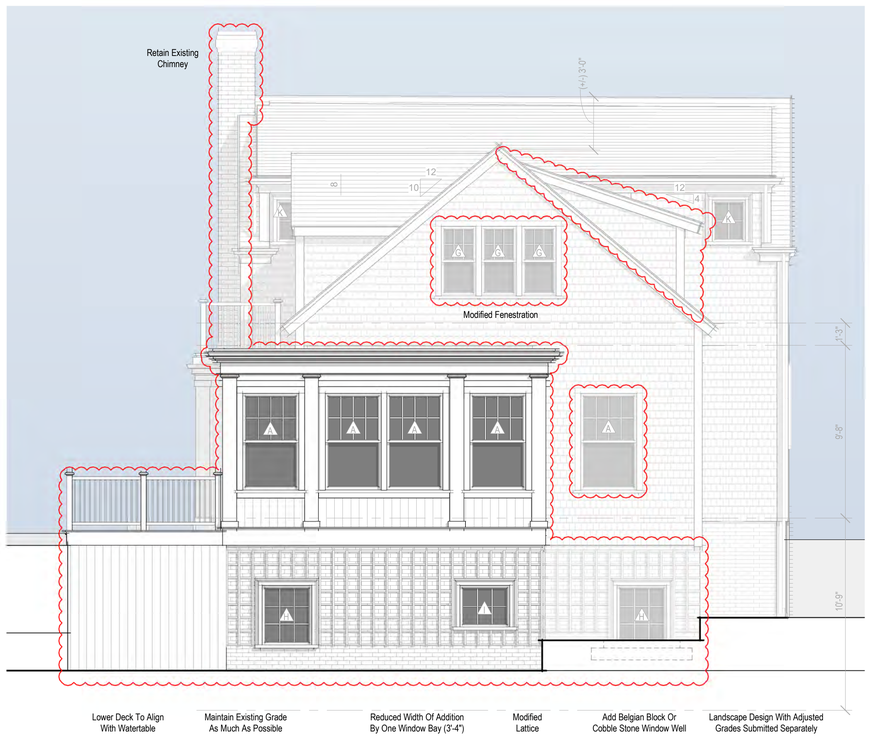
East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

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A.2.1

2110

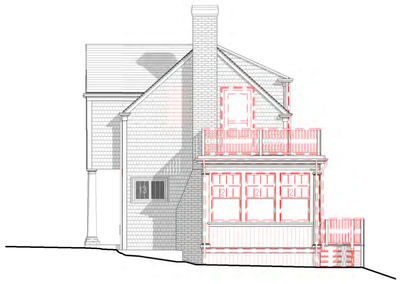
11.14.22

HDC Submission



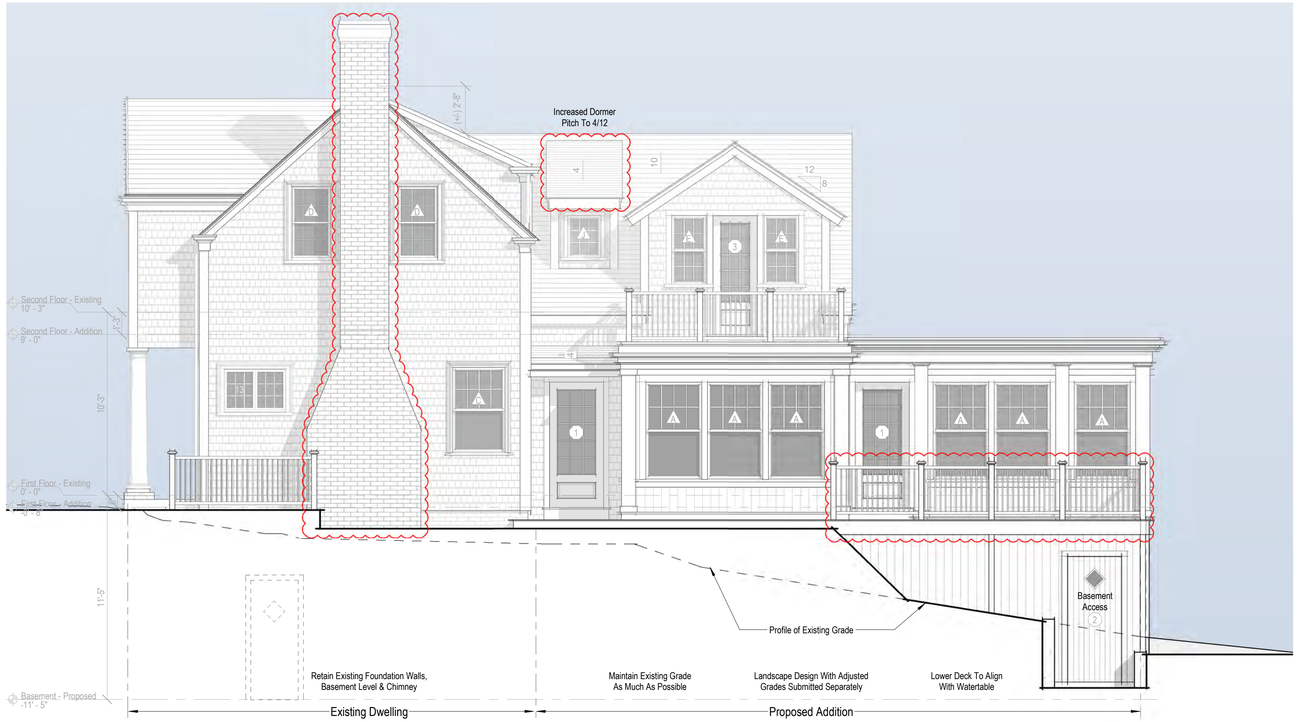
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



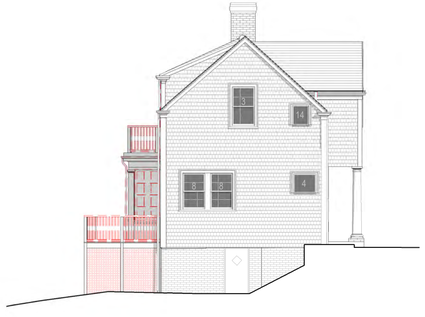
South Elevation - Proposed

1/4" = 1'-0"



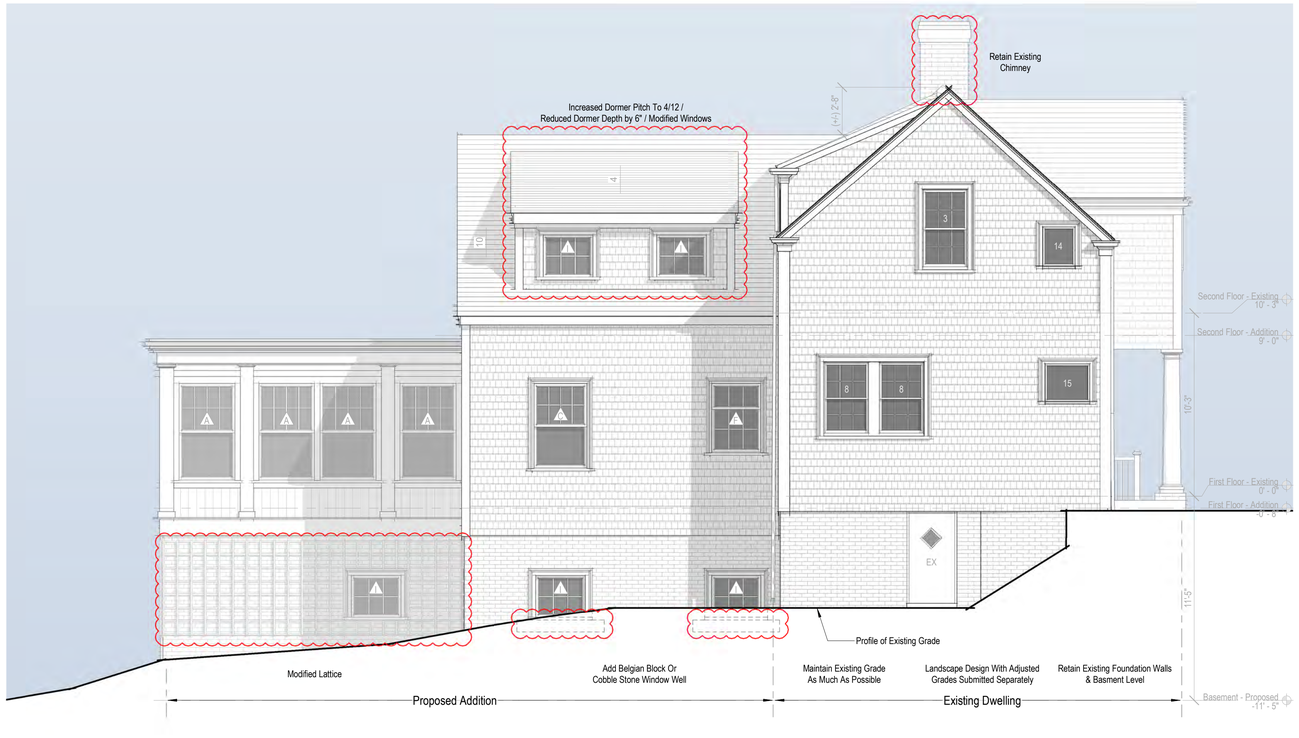
North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

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Exterior Elevations

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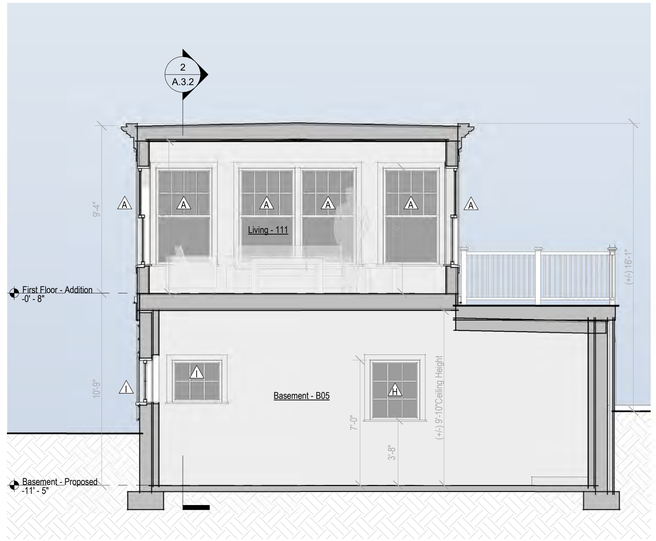
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A.2.2

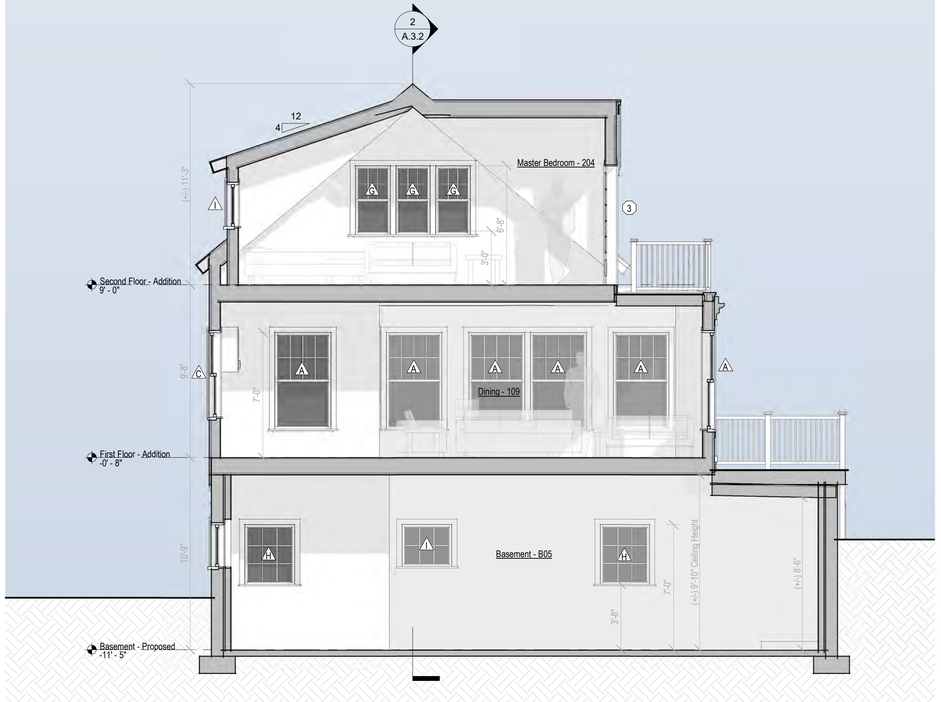
2110

11.14.22

HDC Submission



1 Cross Section Through Living Facing East
1/4" = 1'-0"



2 Cross Section Through Master Bedroom Facing East
1/4" = 1'-0"



3 Cross Section Through Master Bedroom Facing West
1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Building Sections

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,068sq. ft.
Total Proposed G.C.:	1,624 sq. ft.

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G.1.0 Cover Sheet
A.1.0 Floor Plans
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.0 Exterior Elevations
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.3.1 Building Sections
A.3.2 Building Sections
A.4.1 Perspective Views

Revisions

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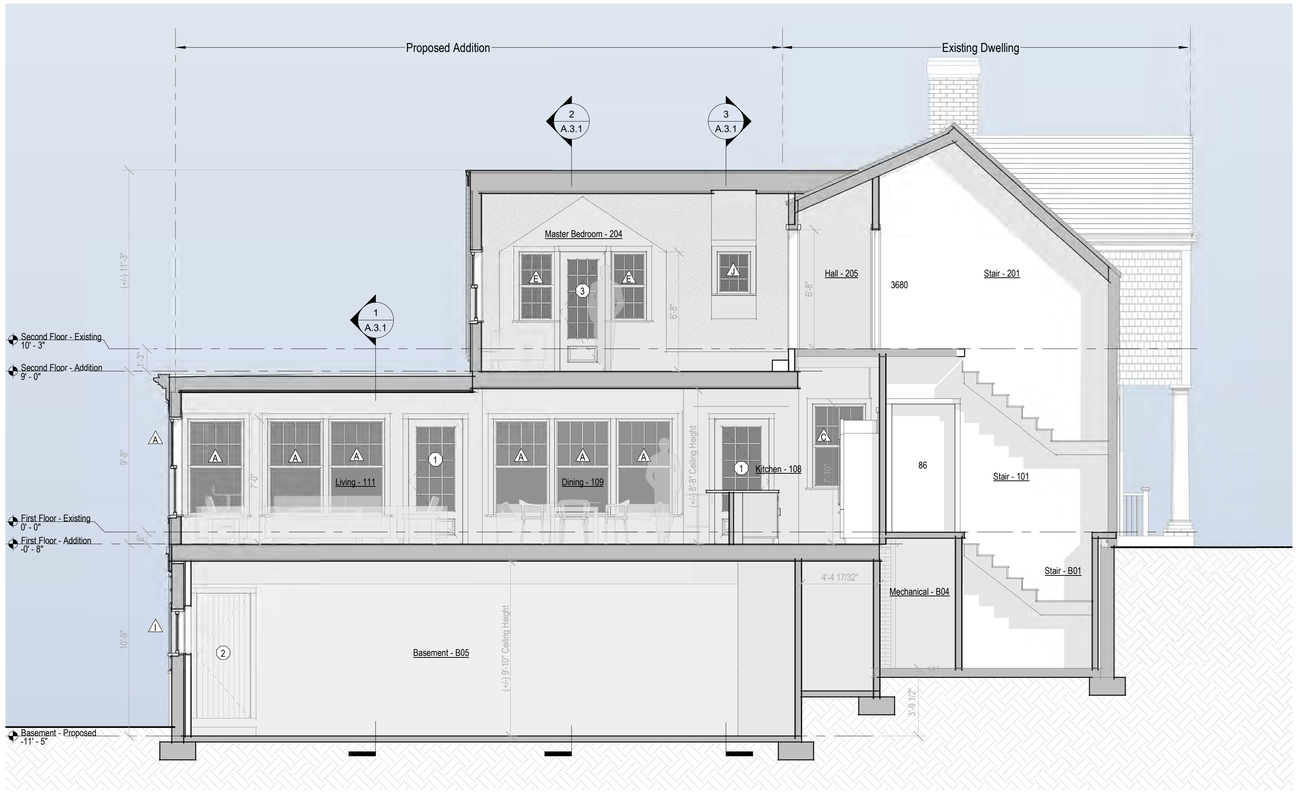
A.3.1
2110

11.14.22

HDC Submission



1 Longitudinal Section Facing North
1/4" = 1'-0"



2 Longitudinal Section Facing South
1/4" = 1'-0"

2110

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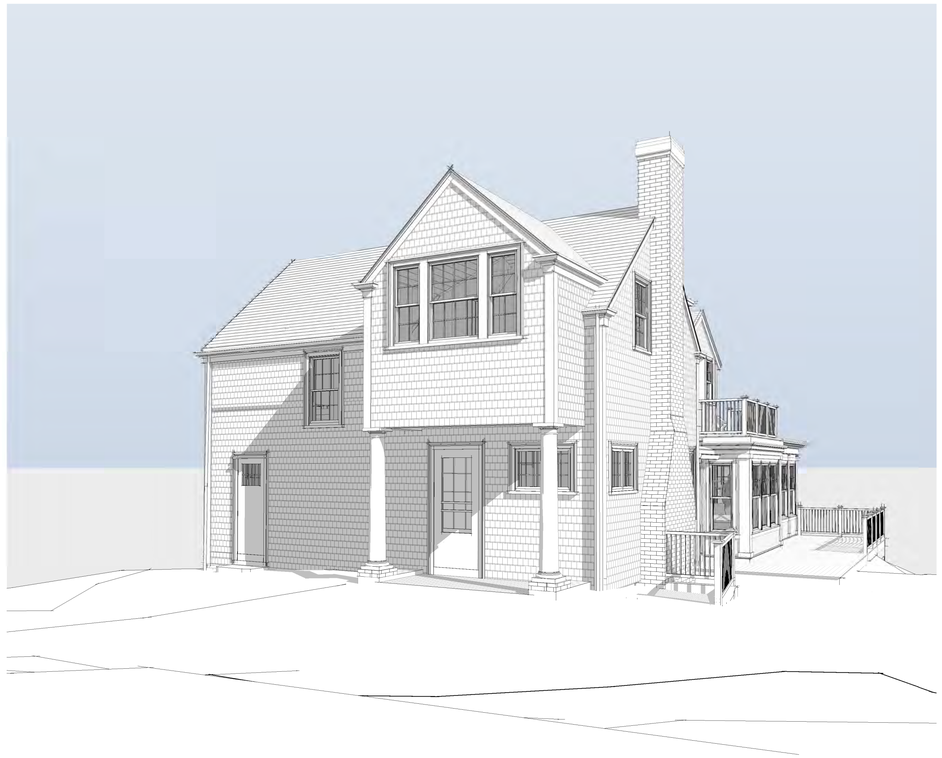
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A.3.2

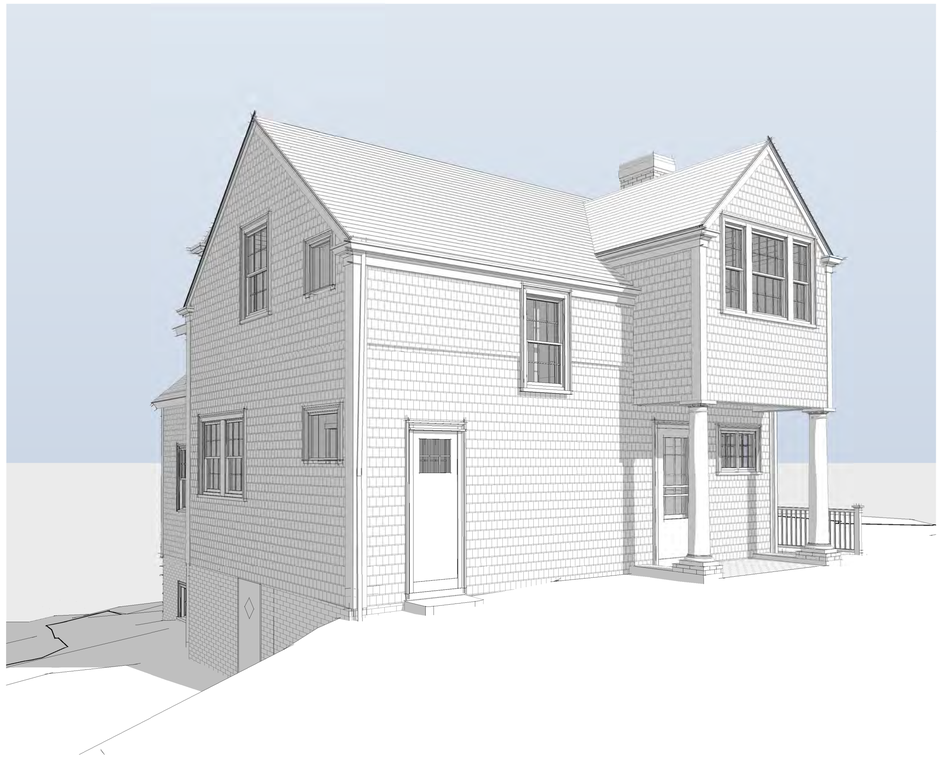
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11.14.22

HDC Submission



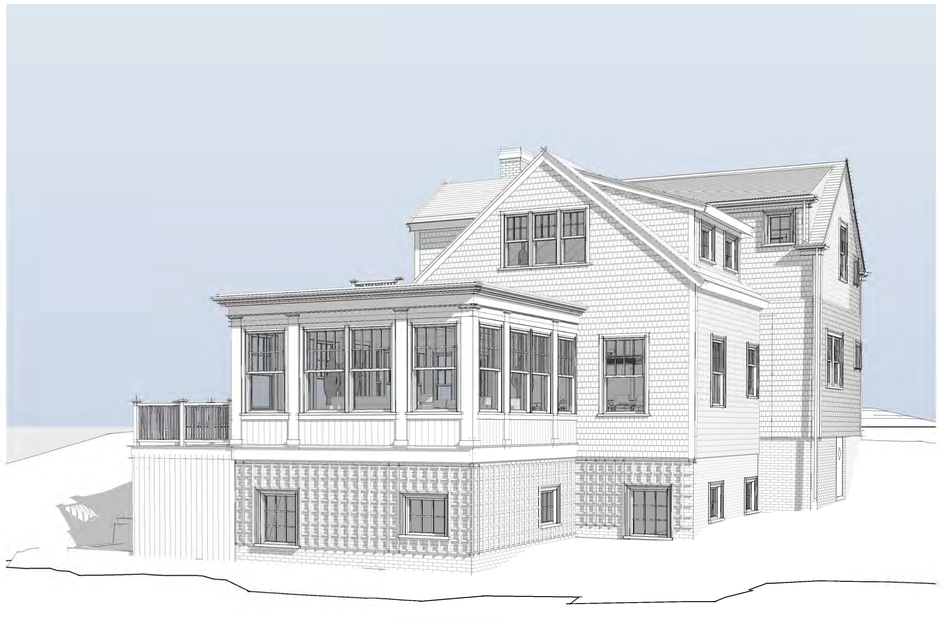
Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

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Nantucket, MA 02554

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Perspective Views

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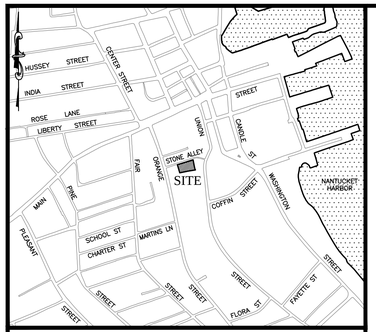
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A.4.1

2110



LOCUS NOT TO SCALE

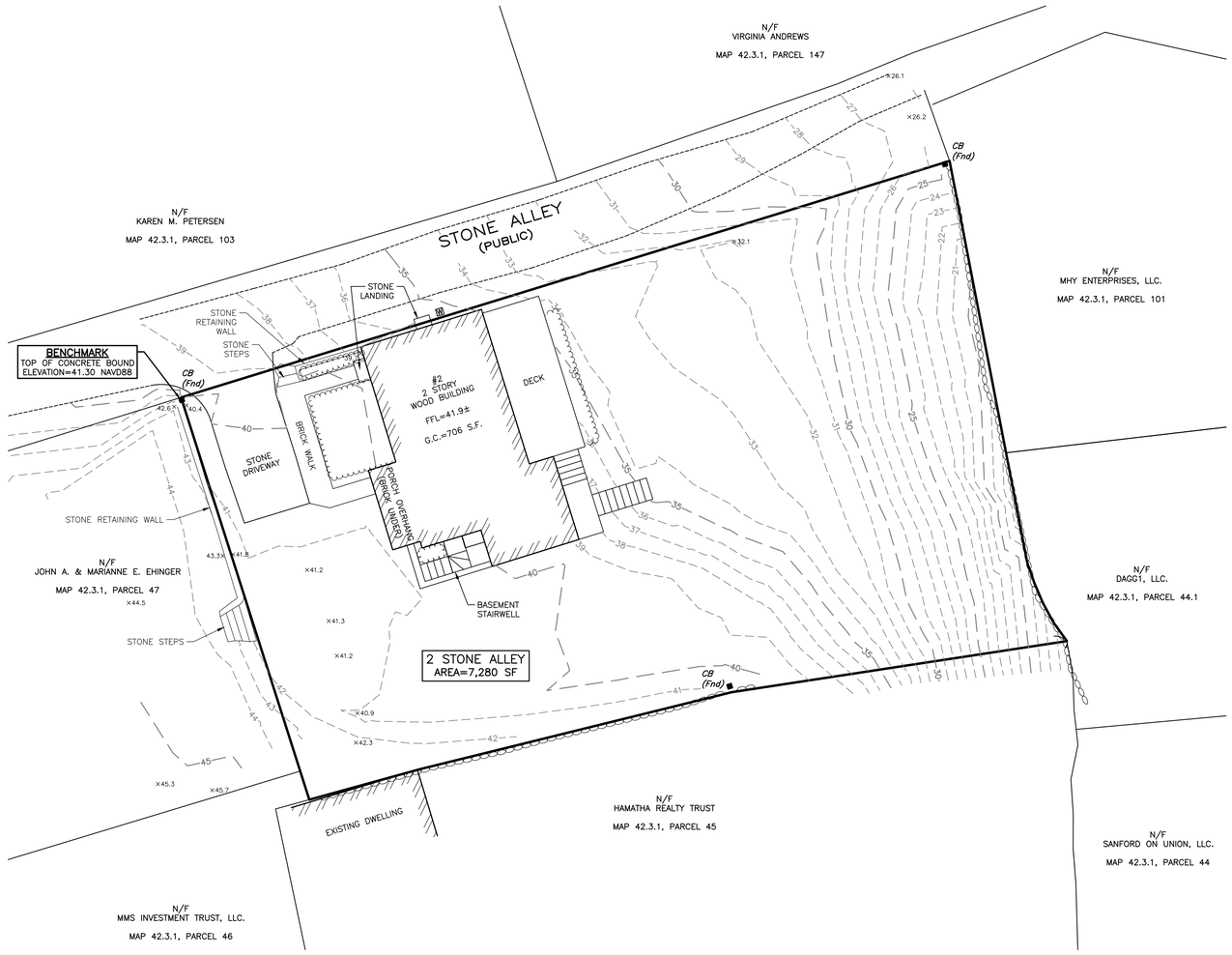
ZONING REQUIREMENTS:

THE SITE IS ZONED HISTORIC (ROH)

	REQUIRED
LOT AREA	5,000 S.F.
LOT FRONTAGE	50 FT.
FRONT YARD SETBACK	0 FT.
REAR YARD SETBACK	5 FT.
SIDE YARD SETBACK	5 FT.
MAX GROUND COVER RATIO	40 %

OVERLAY DISTRICT APPLICABILITY

HDC OLD HISTORIC
HARBOR WATERSHED PROTECTION ZONE 'A'
TOWN
TOWN SEWER



10 0 5 10 20
SCALE: 1 INCH = 10 FEET

LEGEND

	PROPERTY LINE
CB (Fnd)	CONCRETE BOUND/FOUND
33	TOPOGRAPHIC CONTOUR
41.3×	SPOT ELEVATION
	STONE WALL
	LANDSCAPING
W	WATER METER

CURRENT OWNER:

450 GREEN PARK, LLC.
5 HARTLEY FARMS ROAD
MORRISTOWN, NJ 07960

TITLE REFERENCE:
L.C. CERT. 24475

PLAN REFERENCE:
L.C. PLAN 11559-B (LOT 1)

SITE LOCATION:
2 STONE ALLEY
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 42.3.1, PARCEL 102

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING AND J. MARCKLINGER & ASSOCIATES, INC., AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IN NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0086 G, DATED JUNE 9, 2014.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JULY 29, 2022

DRAWN BY:	DESIGN BY:	CHECK BY:
SKD	DCM	DCM

PROJECT NO. 16105

ISSUED FOR: REVIEW

EXISTING CONDITIONS PLAN

2 STONE ALLEY
ASSESSORS MAP 42.3.1, PARCEL 102
NANTUCKET, MASSACHUSETTS

PREPARED FOR 450 GREEN PARK, LLC.

DRAWING TITLE:
EXISTING CONDITIONS PLAN

SCALE: 1"=10'

SHEET NO.
1 OF 1

Existing Window Survey

Date: June 16. 2022
Sheet __/__ of __/__
Project: Eheriger Residence
2 Stone Alley

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
1	3'-8" x 4'11 3/4 DH	8/1									To Be Demolished
2	3'-4" x 5'-4" DH 3'-3 3/4 x 5'-4" DH	8/1									To Be Demolished
3	2'-7" x 4'-4 1/4 DH	6/6									Existing Remain
4	2'-7" x 4'-4 3/4" DH	6/6									Existing Remain
5	2'- 6 3/4"x4'-3 3/4" DH	6/6									To Be Demolished
6	2'-7" x 4'-3 3/4 DH	6/6									To Be Demolished
7	3'-8 1/2" x 4'-4 1/2 DH	8/8									To Be Demolished
8	5'-7 1/2" x 4'-0 1/4 DH/PAIR	6/6									Existing Remain Pair Windows
9	1'-9 1/2" x 4'-4" DH	4/4									Existing Remain
10	3'-3 1/2" x 4'-4" DH	8/8									Existing Remain
11	3'-3" x 5'-10 1/2" CASE	12									To Be Demolished
12	3'-0 1/2" x 5'-8 1/4" CASE	12									To Be Demolished
13	3'-6" x 2'-3 1/2" CASE/PAIR	9									Existing Remain
14	1'-10" x 2'-2 1/4" FIX	1									Existing Remain
15	2'-6 1/4" x 2'-1 1/2" FIX	1									Existing Remain
DH	Double Hung										
CASE	Casement										
FIX	Fixed / Awning										

Existing Window Survey

2 STONE ALLEY NANTUCKET
WINDOW REPLACEMENT

Property owners and developers undertaking rehabilitation projects for both Tax Act Certification and Section 106 Compliance are encouraged to repair and retain existing historic windows. However, in some cases, the windows may have deteriorated and may need to be replaced. In order to show a need for total window replacement, the condition of the existing windows must be documented and their replacements must conform to the Secretary of Interior's *Standards for Rehabilitation.*

Survey

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced. It is recommended that the survey be conducted and completed by someone who is knowledgeable in the field of architectural conservation or building conservation.

In order to complete a window survey the following information is needed:

- Drawings
- Clear, color, detailed, photographs or representative windows (all major window types, all elevations, and windows in varying conditions of deterioration), numbered to coincide with the elevation drawings. Including the following:
    1. full frame photographs of individual windows of the exterior.
    2. close-up views of intersections of sills and frames (exterior)
    3. close up views of sash focusing on bottom rail and muntins (if existing)
    4. full frame photographs of individual windows from the interior
    5. close-up views of sills and bottom rails from the interior.
- A completed survey form. (see enclosed)

The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would b a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows." Class One,

Note:
We Intend To Retain All Existing Windows
Not Affected By The Proposed Addition

Existing Window Survey

"Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, reglazing, weather-stripping, caulking, and repainting. Class Two, "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and regluing the existing material. Class Three, "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric. In Class Four, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is Class I, II, III, or IV. After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement

The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building.

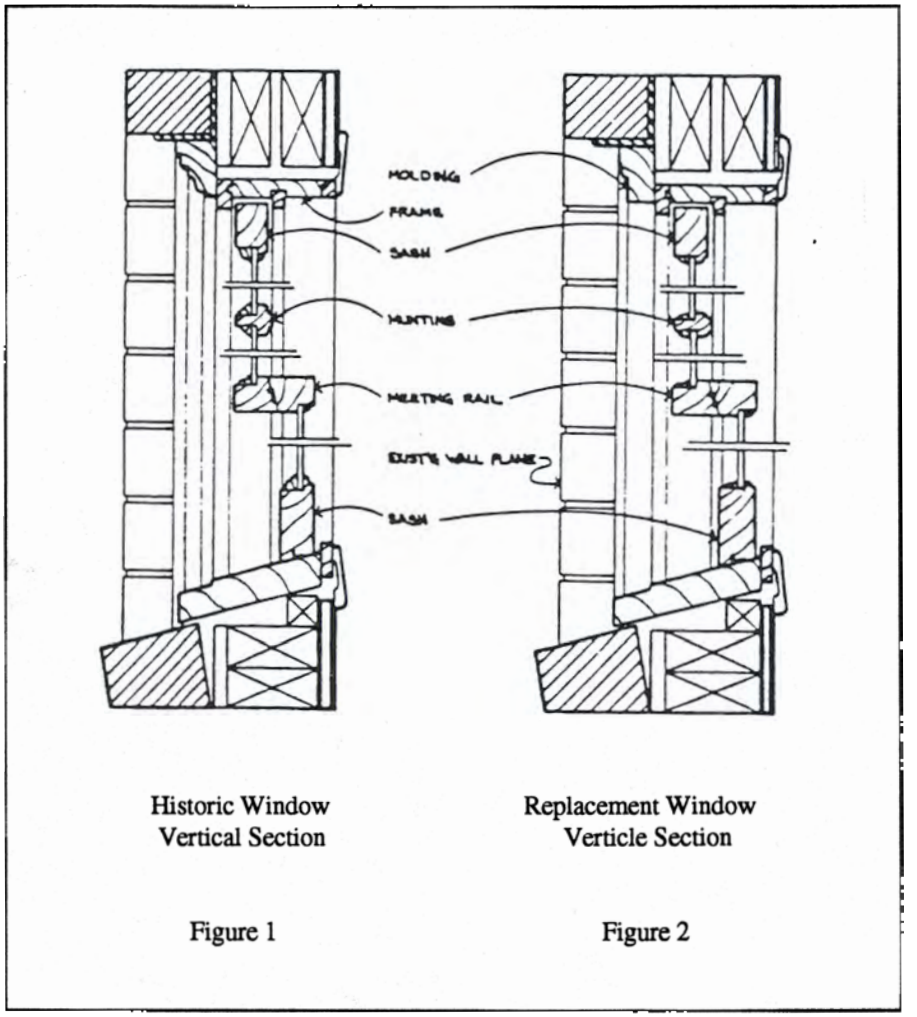
Therefore, window sections will be required for all projects involving total window replacement. In order to compare the original and new profiles, the following information is needed:

- Full horizontal and vertical sections of the existing windows (3"=1'0")
- Full horizontal and vertical sections of the proposed replacement windows (3'=1'0"). If historic windows do not exist in the building and no evidence of the historic appearance can be located, then only proposed sections are required.

Window sections must be carefully detailed so that all parts of the window are shown and materials are specified. A section must show the profiles of muntins, meeting rails, sash, frames, and moldings. It should also show the window's relationship to the existing wall. Below are examples of vertical window sections of both a historic and a replacement window. The new window's profile closely resembles that of the existing window and therefore meets the Secretary of Interior's *Standards for Rehabilitation.*

Existing Window Survey

Example:



Historic Window
Vertical Section

Figure 1

Replacement Window
Verticle Section

Figure 2

To summarize, owners are encouraged to repair the existing windows rather than replace them. If they existing condition of the window, as documented by a window survey, indicates that the window has deteriorated, then the windows may be replaced. All replacement windows will match the originals as closely as possible and must conform to the Secretary of Interior's *Standard for Rehabilitation.*

Existing Window Survey

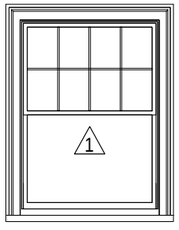
Replacements where there are no historic windows

Historic windows make a significant contribution to the character of most historic buildings, but many rehabilitation projects begin with a building that has no historic windows. Whether new windows will replace ones that have been previously replaced or will fill openings where windows are entirely missing, the new windows must be consistent with the historic character of the building. The existence of inappropriate replacement windows does not justify further replacements that are not compatible with the building.

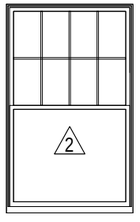
The ideal basis for the design of a replacement window is the original historic window. Information on the appearance of the historic window can come from physical evidence that survives in the building or from historic photographs. Evidence of missing historic windows can be misinterpreted, however, and can lead to an inappropriate choice of replacement windows. Especially when working from information on a limited portion of the building, it is important to understand that all windows in a building may historically not have been the same.

Just as the quality and refinement of masonry may differ between the façade and the rear or side elevation, reflecting a hierarchy in the design of the building, the details of the windows may also vary, similarly reflecting issues of cost and appearance. It is obvious that refined face brick with tooled, tinted mortar is more costly masonry than common brick with coarse joints of plain mortar. It may be less obvious that until the 1920's a large-paned, 1/1 window was more costly than a 2/2 or 6/6 window. Prior to the mechanization of glass manufacturing, the added cost of a large piece of glass exceeded the cost of the wooden muntin structure that supported multiple smaller pieces of glass. Thus, a large, mid-19th century house might have 2/2 windows on major elevations yet have 6/6 windows on a rear wing; or a turn-of-the-century office block might have 1/1 plate glass windows on street facades, but 2/2 windows on an alley elevation. Glass size is not the only aspect of windows that may differ from one part of the building to another. In urban areas where the spread of fire was a concern, windows in close proximity to other buildings such as those that faced a narrow alley were often metal, instead of wood as would be typical on the primary façade.

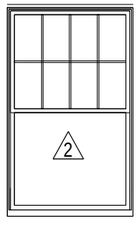
Though a single surviving historic window can provide the basis for replacement windows that can significantly improve the overall historic character of a building, such evidence must be evaluated in the context of the design of the building itself. The more that is understood about the factors affecting the choice of windows, the more likely limited historical evidence can be correctly interpreted.



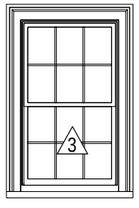
Double Hung
8/1 Lite TDL
3'-8" x 4'-11 3/4"
To Be Demolished



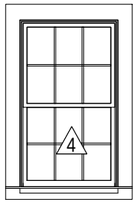
Double Hung
8/1 Lite TDL
3'-4" x 5'-4"
Existing Remain



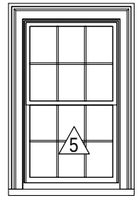
Double Hung
8/1 Lite TDL
3'-3 3/4 x 5'-4"
To Be Demolished



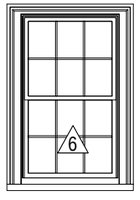
Double Hung
6/6 Lite TDL
2'-7" x 4'-4 1/4"
Existing Remain



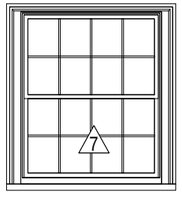
Double Hung
6/6 Lite TDL
2'-7" x 4'-4 3/4"
Existing Remain



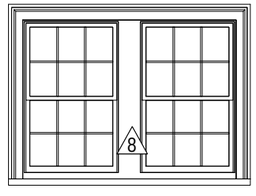
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2'-6 3/4" x 4'-3 3/4"
To Be Demolished



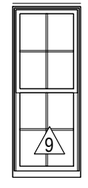
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6/6 Lite TDL
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To Be Demolished



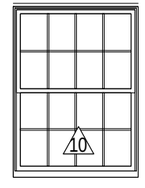
Double Hung
8/8 Lite TDL
3'-8 1/2" x 4'- 4 1/2
To Be Demolished



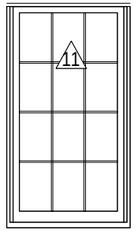
Double Hung
6/6 Lite TDL
5'-7 1/2" x 4'-0 1/4"
Existing Remain



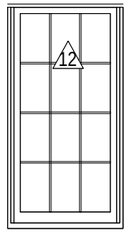
Double Hung
4/4 Lite TDL
1'-9 1/2" x 4'-4"
Existing Remain



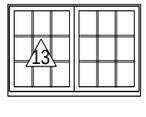
Double Hung
8/8 Lite TDL
3'-3 1/2" x 4'-4"
Existing Remain



Casement
12 Lite TDL
3'-3" x 5'-10 1/2
To Be Demolished



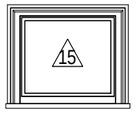
Casement
12 Lite TDL
3'-0 1/2" x 5'-8 1/4
To Be Demolished



Casement Pair
9 Lite TDL
3'-6" x 2'-3 1/2"
Existing Remain



Fixed / Awning
1 Light TDL
1'-10" x 2'-2 1/4"
Existing Remain



Fixed / Awning
1 Light TDL
2'-66 1/4" x 2'-1 1/2"
Existing Remain

Existing Window Survey

Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Window Legend
Scale: 1/4" = 1'-0"
06.14.22

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Existing Window Survey

Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

West Elevation - existing
Scale: 1/4" = 1'-0"
06.14.22

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Existing Window Survey

Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

South Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

emeritus
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Nantucket, MA 02554
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Existing Window Survey

Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

North Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Existing Window Survey

Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

East Elevation - Existing
Scale: 1/4" = 1'-0"
06.14.22

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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°: 42.3.1 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: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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: 36'-9" Sq. Footage 1st floor: 906 Decks/Patio: Size: 4x19 ☑ 1st floor ☐ 2nd floor
Width: 34'-6" Sq. footage 2nd floor: 766 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A
Height of ridge above final finish grade: North (+/-)33'-4" South (+/-)33'-4" East (+/-)33'-4" West (+/-)31'-0"

Additional Remarks

Historic Name:

Original Date: CIRCA 1885

Original Builder:

REVISIONS* (describe)
1. East Elevation REMOVE SUNROOM + DECK ADDITION
2. South Elevation REMOVE CHIMNEY SUNROOM & DECK/ADDITION
3. West Elevation PROPOSED CHIMNEY
4. North Elevation REMOVE SUNROOM & DECK ADDITION

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 /12 Other ~~8/12~~ 4/12 @ PORCH

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): 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 7½" Soffit (Overhang) 8" Corner boards 4½" Frieze 7¼"
Window Casing 3½" Door Frame 3½" 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 SASH

Doors* (type and material): ☑ TDL ☐ SDL Front SWING Rear SWING Side SWING
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 GREY - MATCH EXISTING
Trim WHITE - MATCH EXISTING Sash WHITH MATCH EXISTING Doors GREY MATCH EXISTING
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 11/29/24 Signature of owner of record _____ Signed under penalties of perjury

2 STONE AL

Location	2 STONE AL	**Mblu**	4231/ / 102/ /
Acct#	00009555	**Owner**	450 GREEN PARK LLC
Assessment	$1,809,500	**PID**	9555
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$399,000	$1,410,500	$1,809,500

Owner of Record

Owner	450 GREEN PARK LLC	**Sale Price**	$1,600,000
Co-Owner		**Certificate**	
Address	5 HARTLEY FARMS RD MORRISTOWN, NJ 07960	**Book & Page**	C0024475/0
		Sale Date	11/02/2012
		Instrument	1C

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
450 GREEN PARK LLC	$1,600,000		C0024475/0	1C	11/02/2012
DOWNEY ANDRIENNE & STEVENS TRST	$0		C0022169/0	99	03/20/2006
DOWNEY ADRIENNE	$0		C0016/0168	99	02/09/1994
FAIRBANKS WALTER A	$0		C0004/0286		

Building Information

Building 1 : Section 1

Year Built:	1870
Living Area:	997
Replacement Cost:	$526,548
Building Percent Good:	75
Replacement Cost Less Depreciation:	$394,900

Building Attributes

2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1970



2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



2 Stone Alley
Nantucket, MA 02554

emeritus

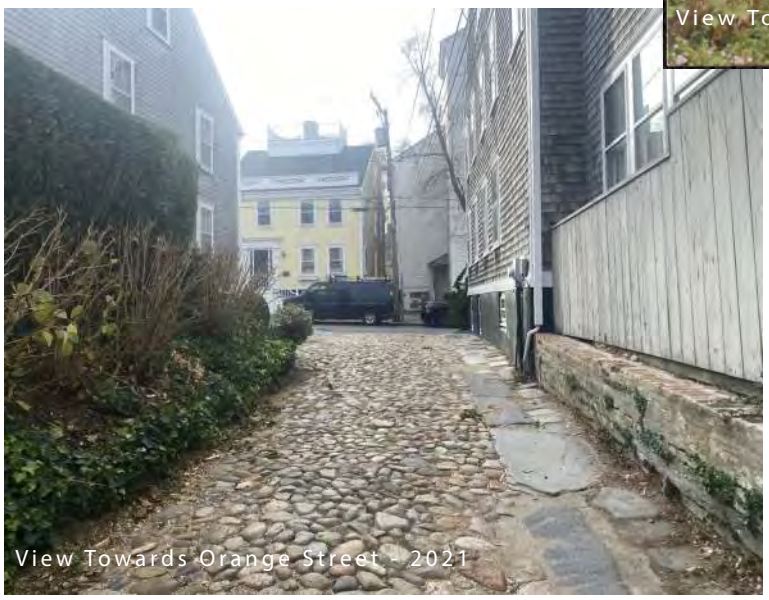
Street Photos
Current / Nantucket Historical Association



View Towards Union Street - 2021



View Towards Union Street - 1994



View Towards Orange Street - 2021

2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs



2 Stone Alley
Nantucket, MA 02554

emeritus

Historic Photographs



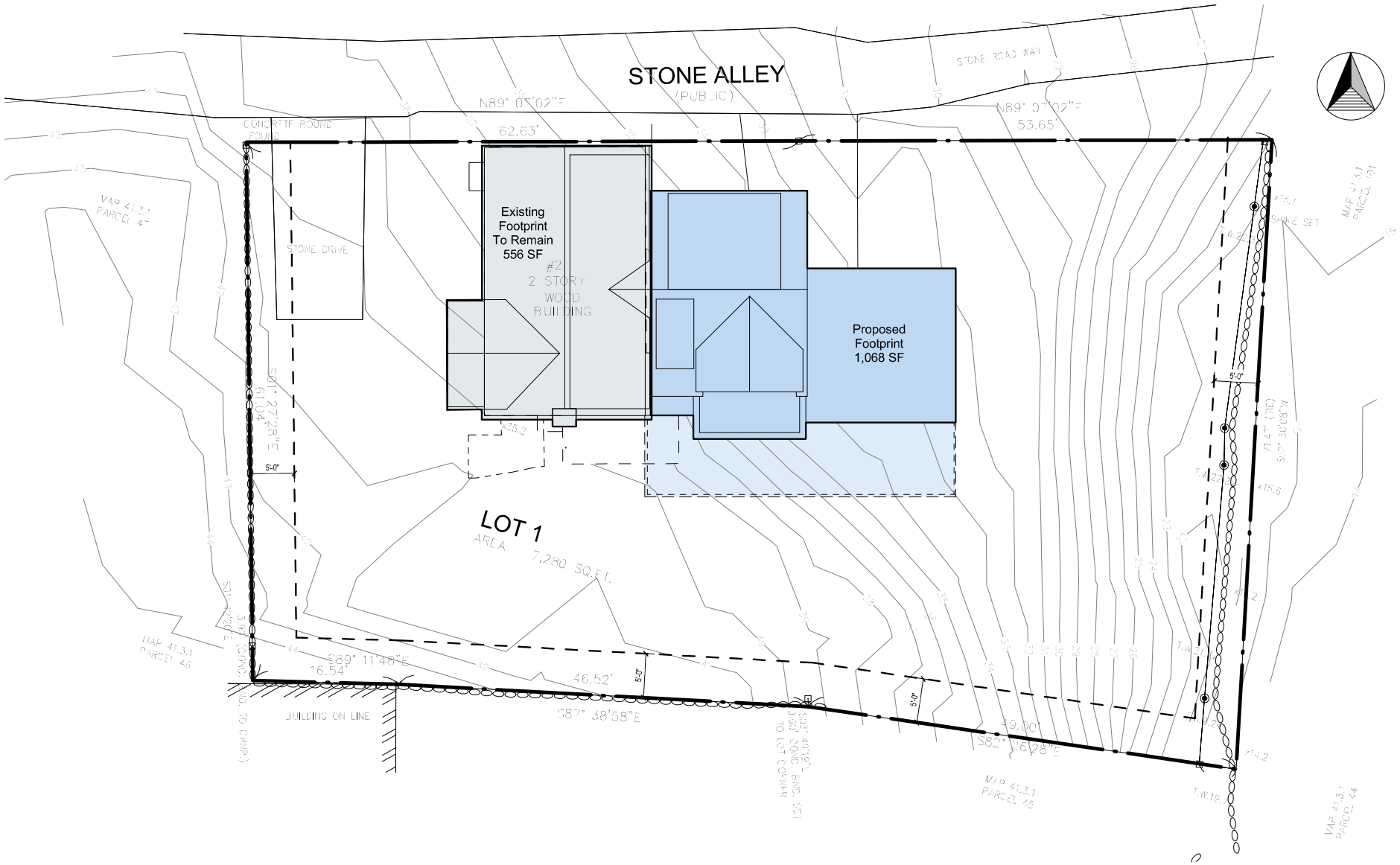
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

11.14.22



Locus Map


STONE ALLEY
(PUBLIC)
N89° 07'02"E
62.63'
N89° 07'02"E
53.65'
CONCRETE BOUND FOUND
Existing Footprint To Remain 556 SF
#2
2 STORY
WOOD
BUILDING
Proposed Footprint 1,068 SF
STONE DRIVE
MAP 41.3.1 PARCEL 47
MAP 41.3.1 PARCEL 101
S01° 27'28"E
61.04'
5'-0"
LOT 1
AREA 7,280 SQ.FT.
MAP 41.3.1 PARCEL 46
S89° 11'48"E
16.54'
46.52'
5'-0"
BUILDING ON LINE
S87° 58'58"E
49.00'
S82° 06'28"E
MAP 41.3.1 PARCEL 45
MAP 41.3.1 PARCEL 44
T.W.22.0
T.W.19.0
T.W.18.0
X15.1
X15.6
X14.2
X14.7
X15.2
X15.4
X15.8
X16.2
X16.5
X16.8
X17.2
X17.5
X17.8
X18.2
X18.5
X18.8
X19.2
X19.5
X19.8
X20.2
X20.5
X20.8
X21.2
X21.5
X21.8
X22.2
X22.5
X22.8
X23.2
X23.5
X23.8
X24.2
X24.5
X24.8
X25.2
X25.5
X25.8
X26.2
X26.5
X26.8
X27.2
X27.5
X27.8
X28.2
X28.5



North Elevation



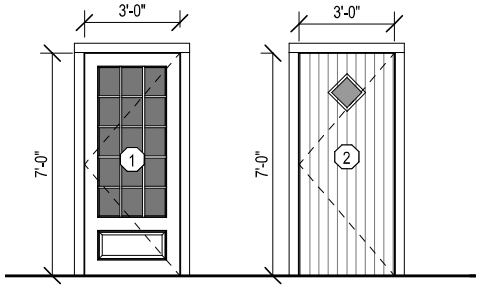
East Elevation



South Elevation



West Elevation

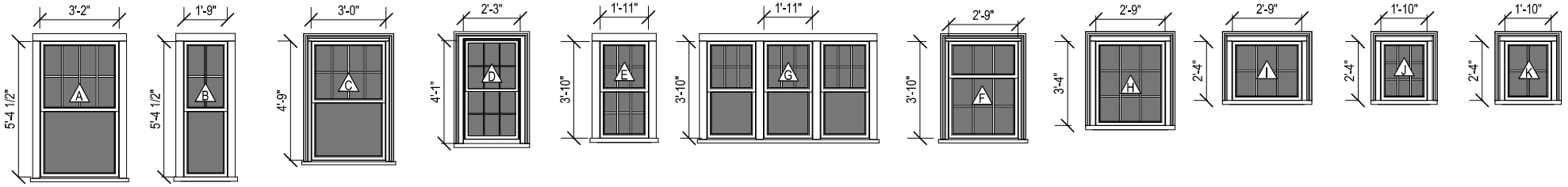


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

Door Legend - Exterior Proposed

1/4" = 1'-0"



Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Triple
6/1 Lite TDL

Cottage
3/6 Lite TDL

Casement
9 Lite TDL

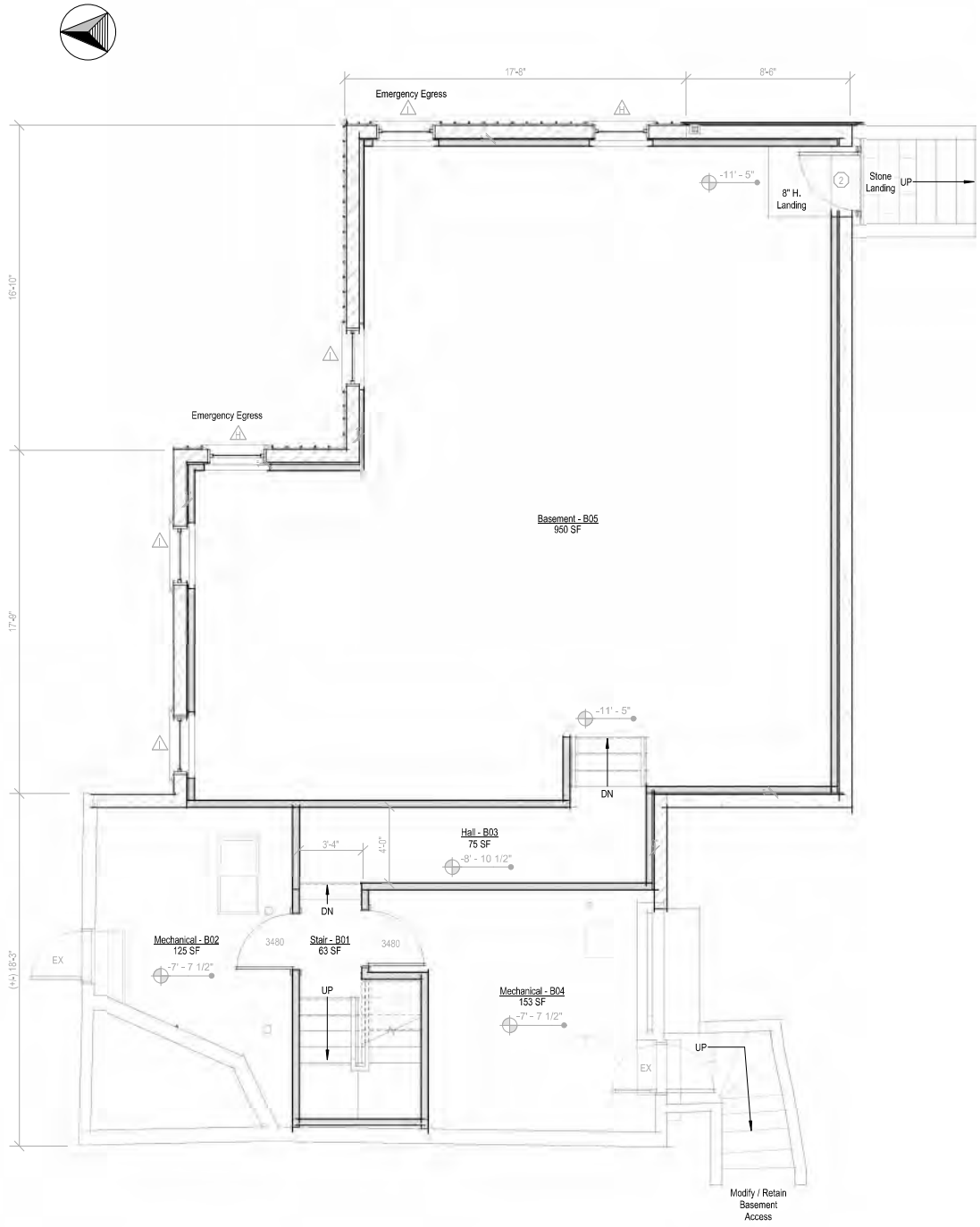
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

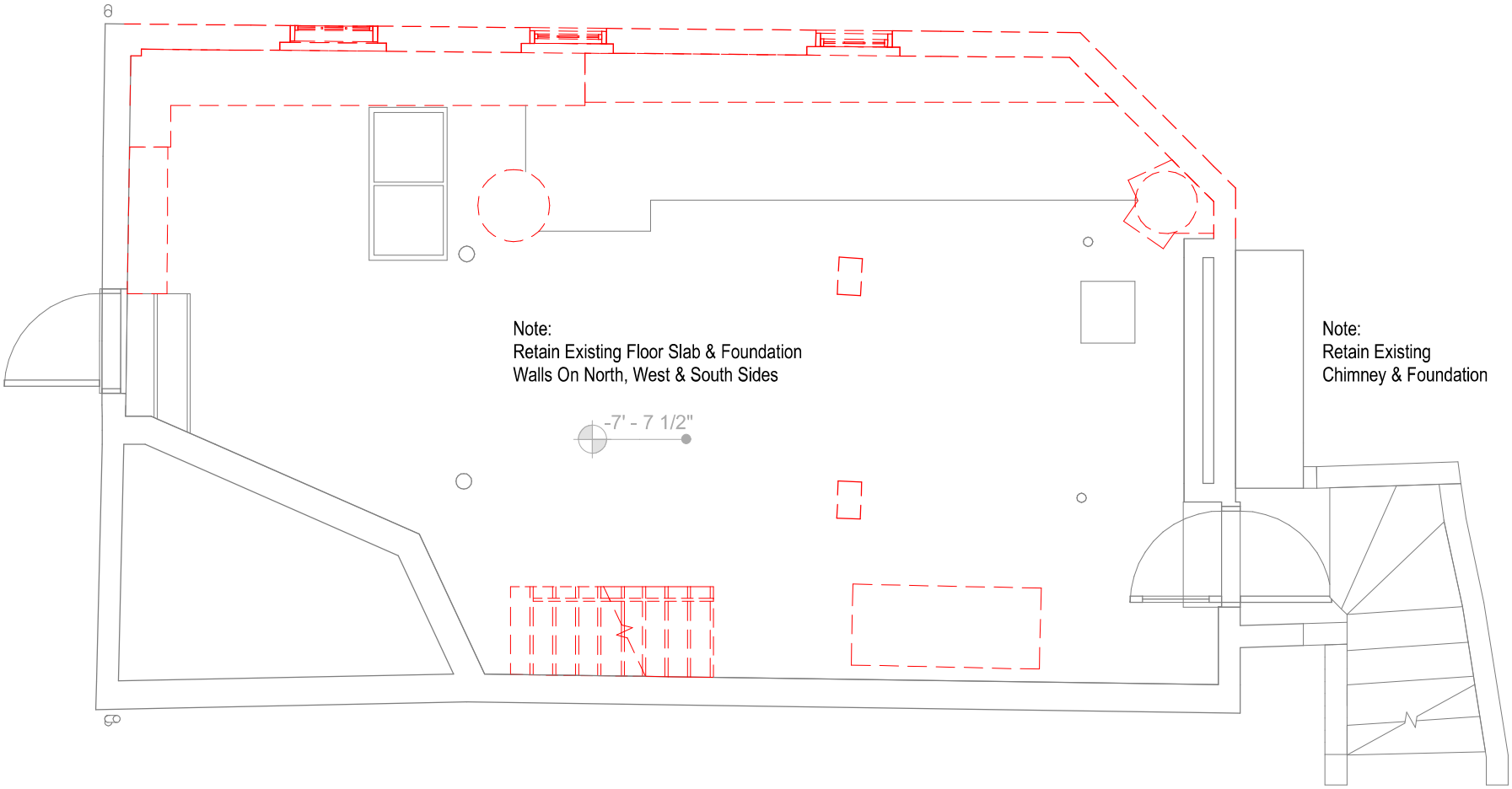
Window Legend - Proposed

1/4" = 1'-0"



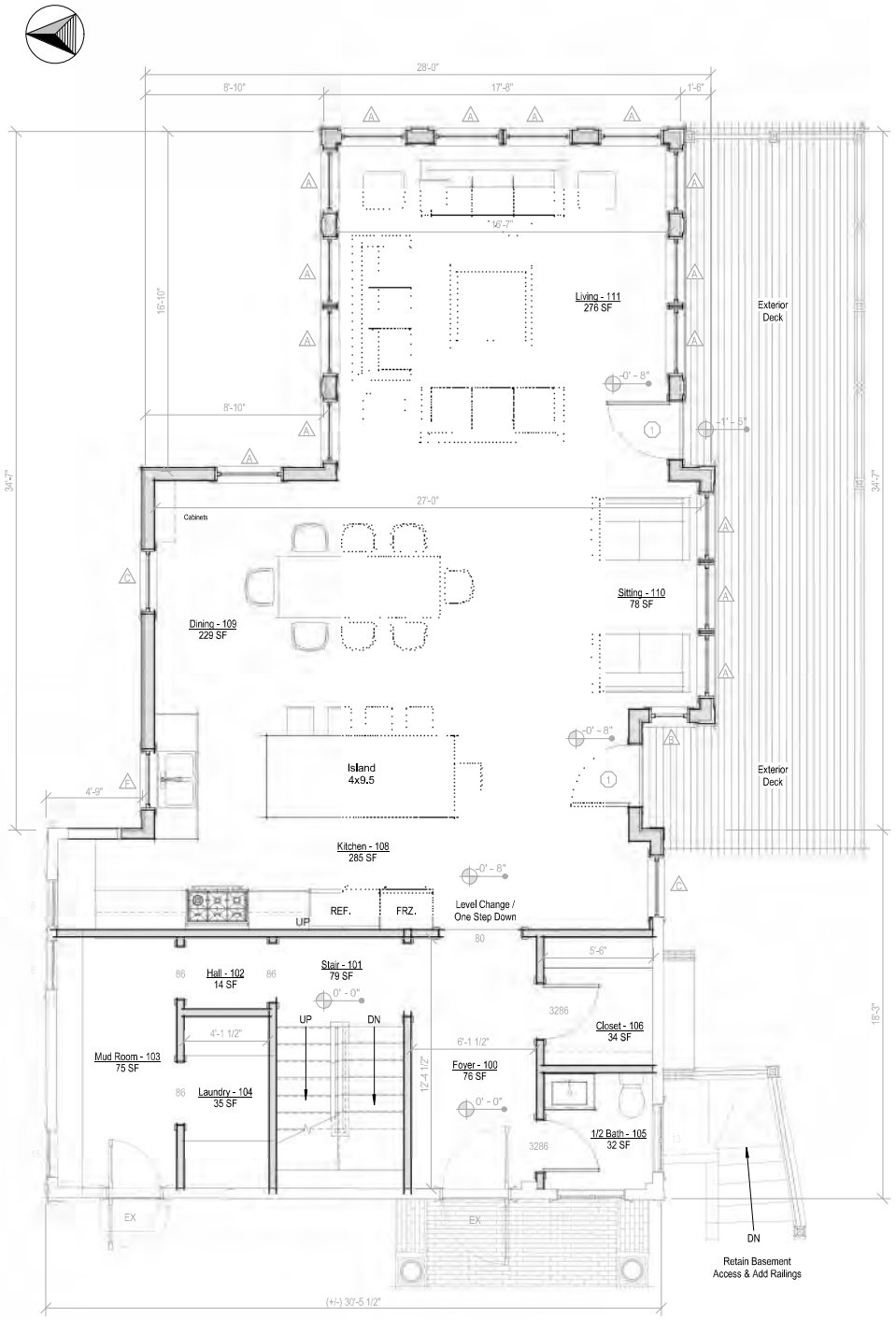
Basement - Proposed

1/4" = 1'-0"



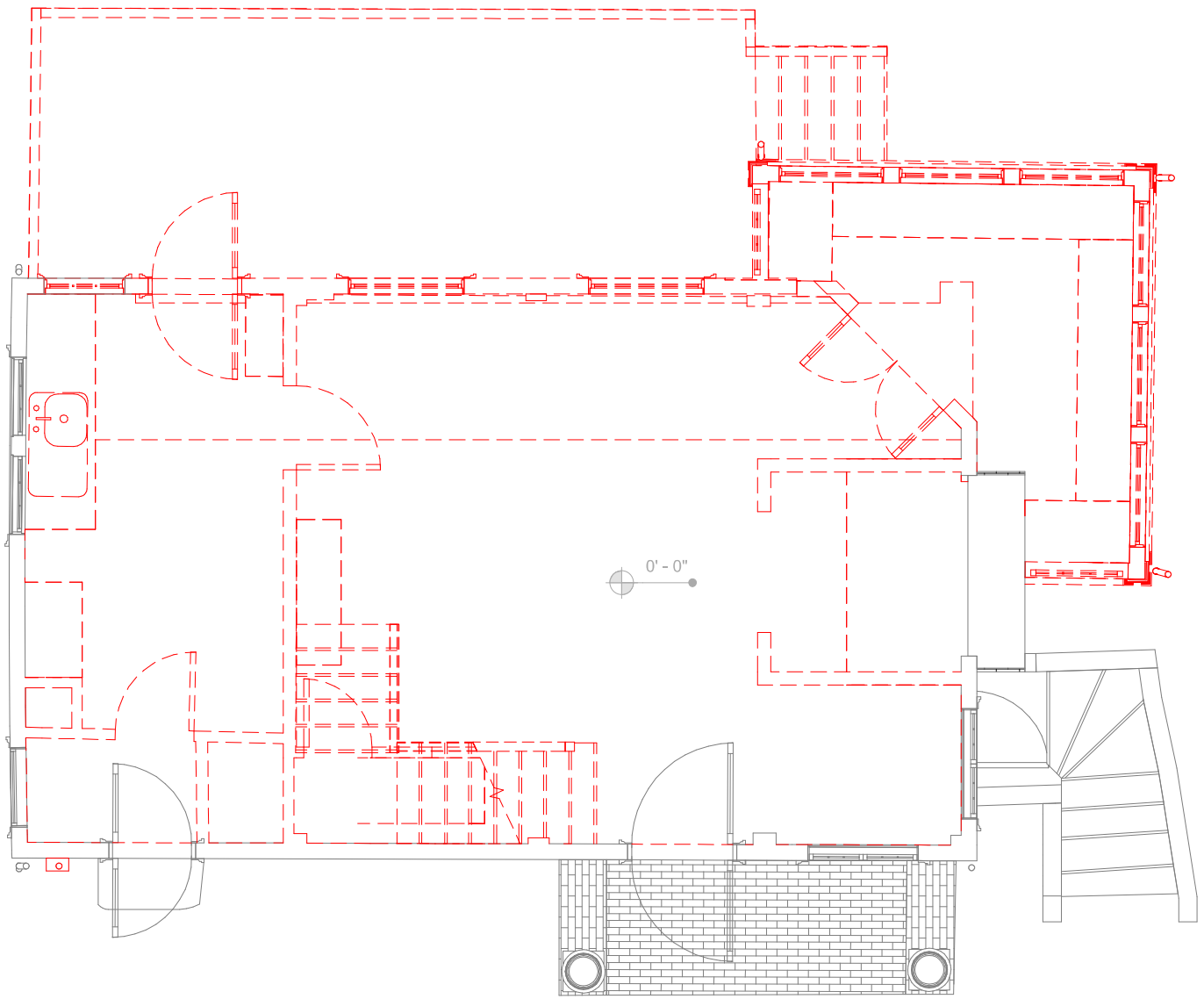
Basement Level - Demolition

1/4" = 1'-0"



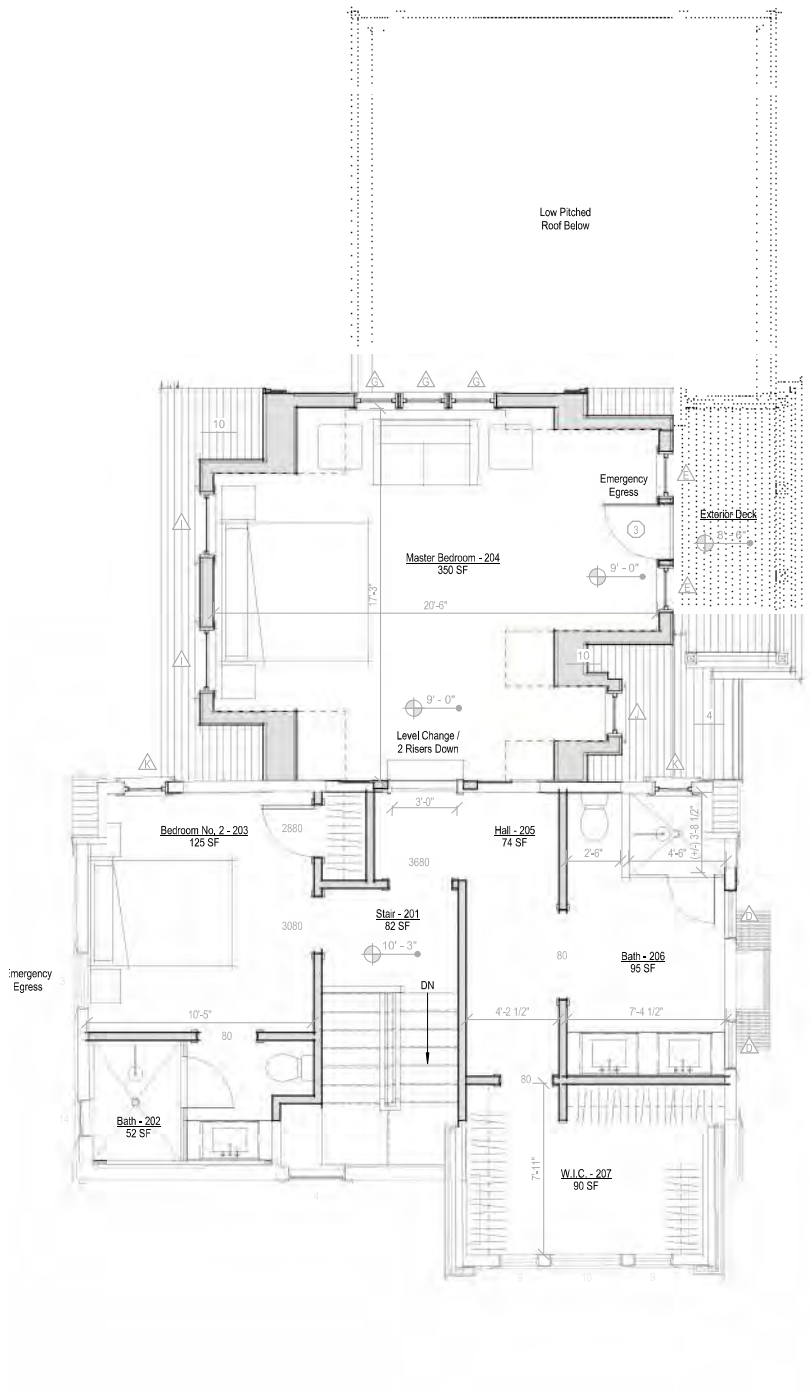
First Floor Level - Proposed

1/4" = 1'-0"



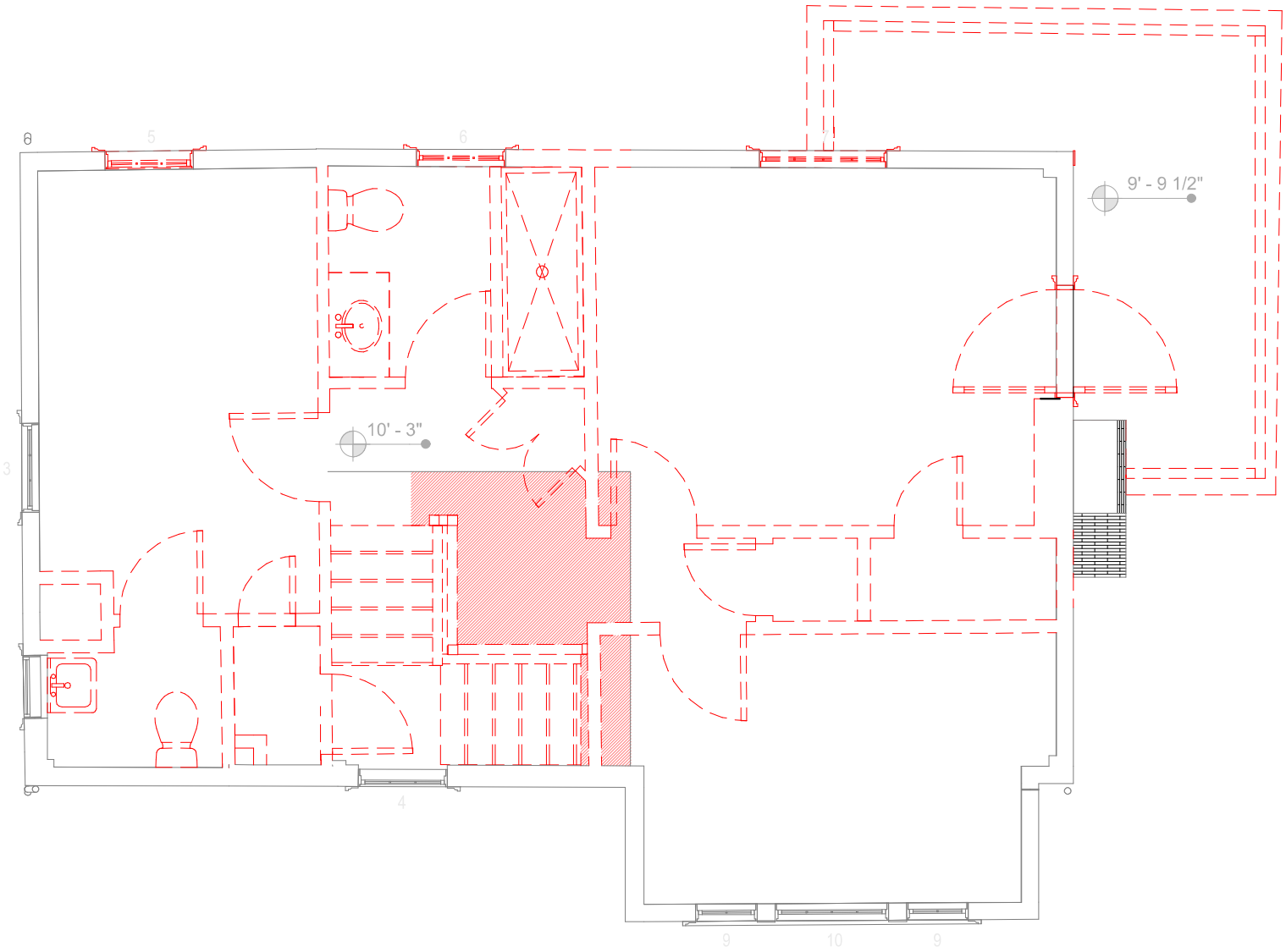
First Floor Level - Demolition

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Demolition

1/4" = 1'-0"

Note:
See Existing Window Survey Included In
This Submission For Detailed Information



North Elevation - Existing
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"



South Elevation - Existing

1/4" = 1'-0"



East Elevation - Existing

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



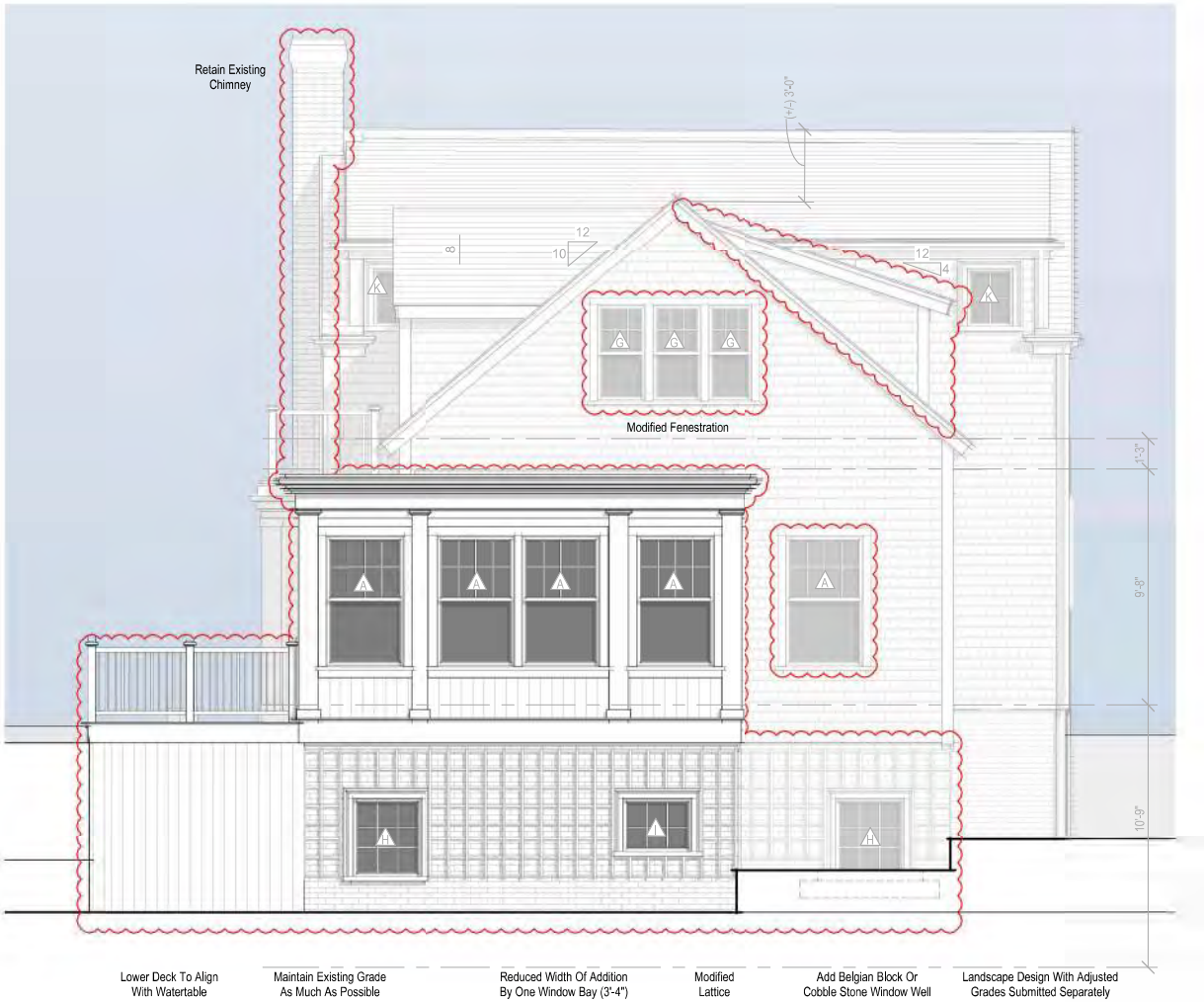
East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



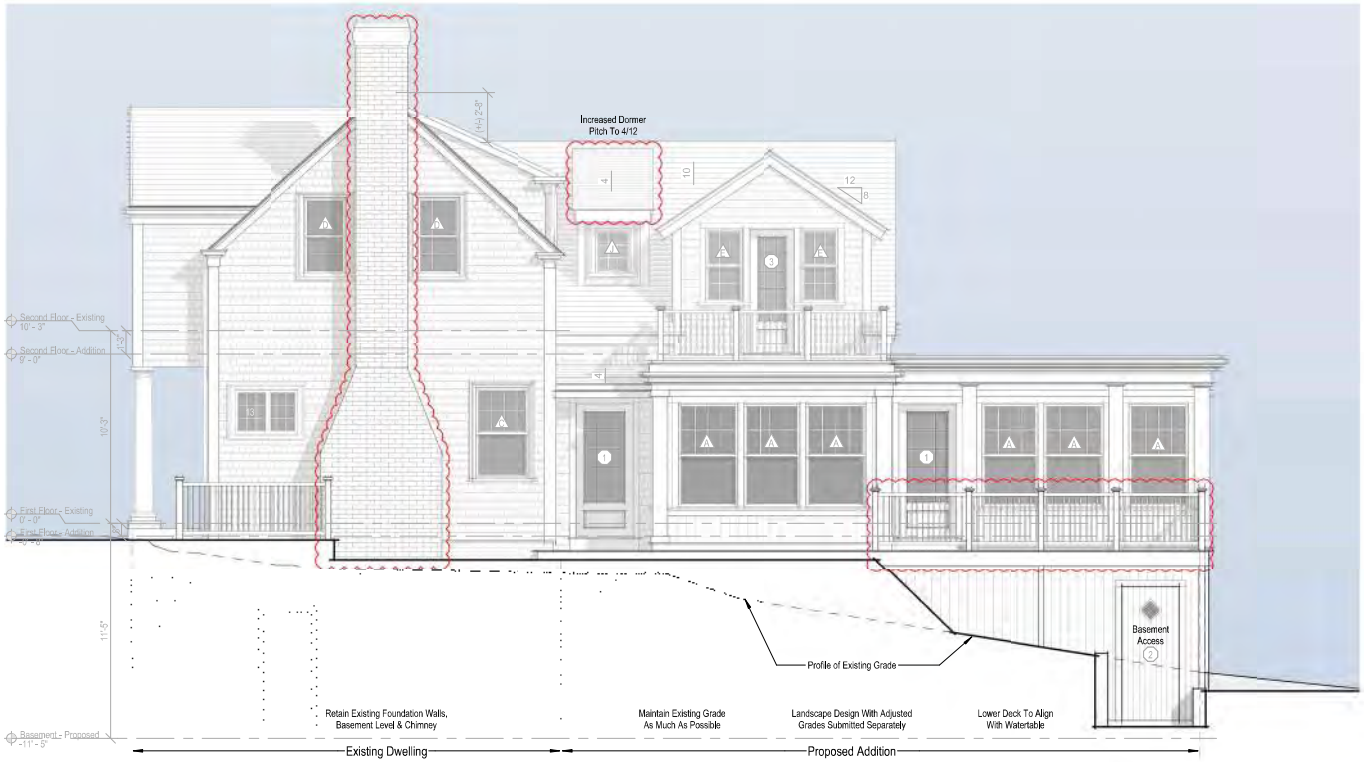
South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



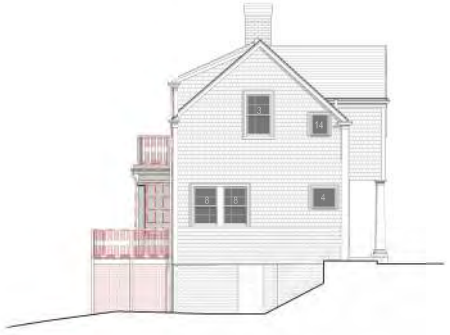
South Elevation - Proposed

1/4" = 1'-0"



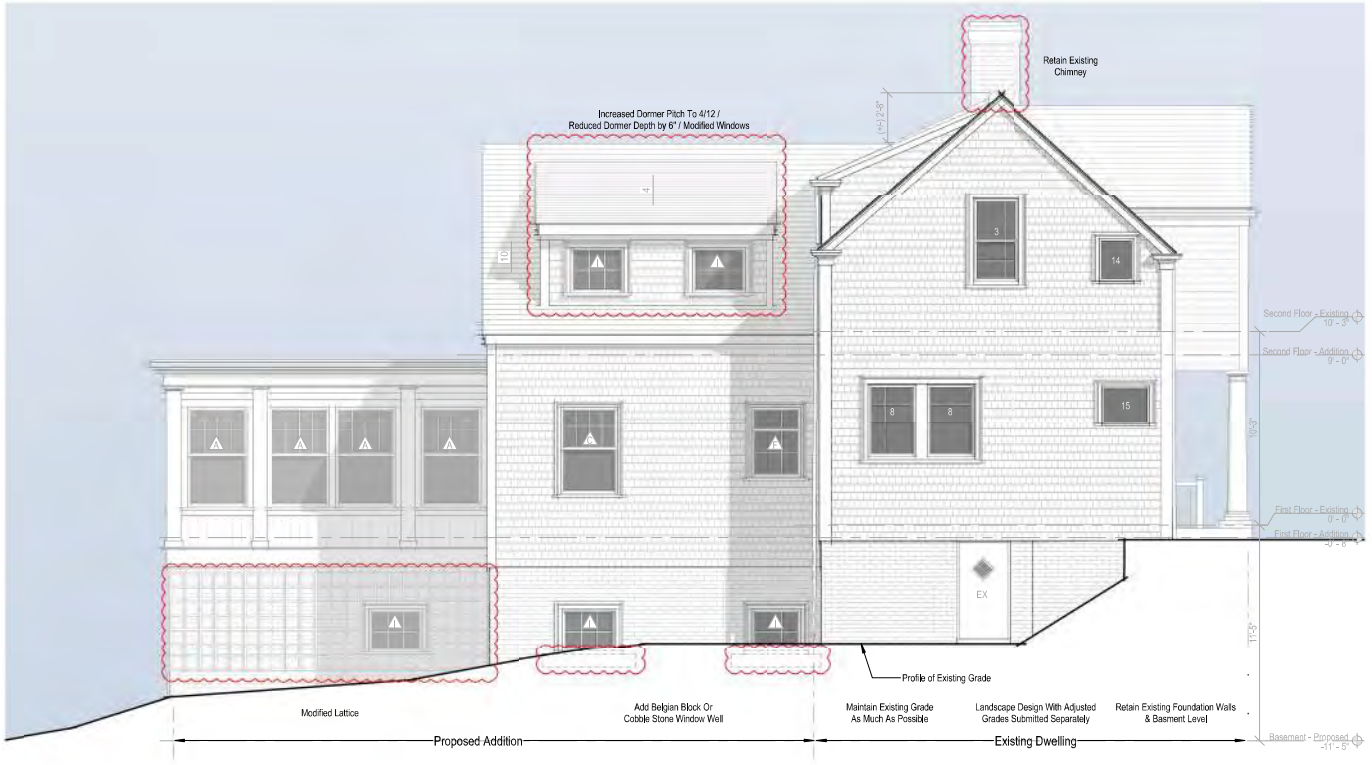
North Elevation - Previously Submitted

1/8" = 1'-0"



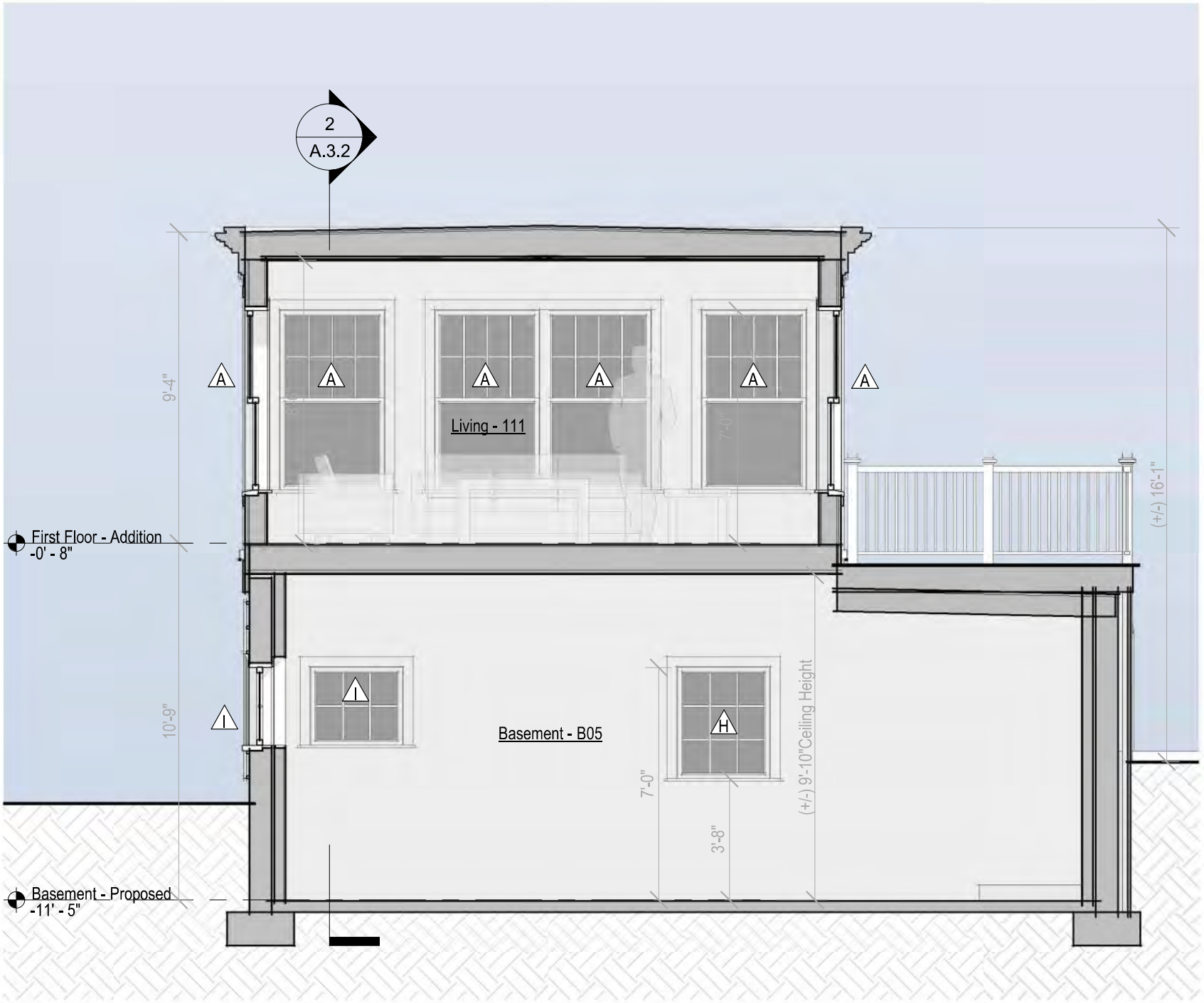
North Elevation - Demolition

1/8" = 1'-0"



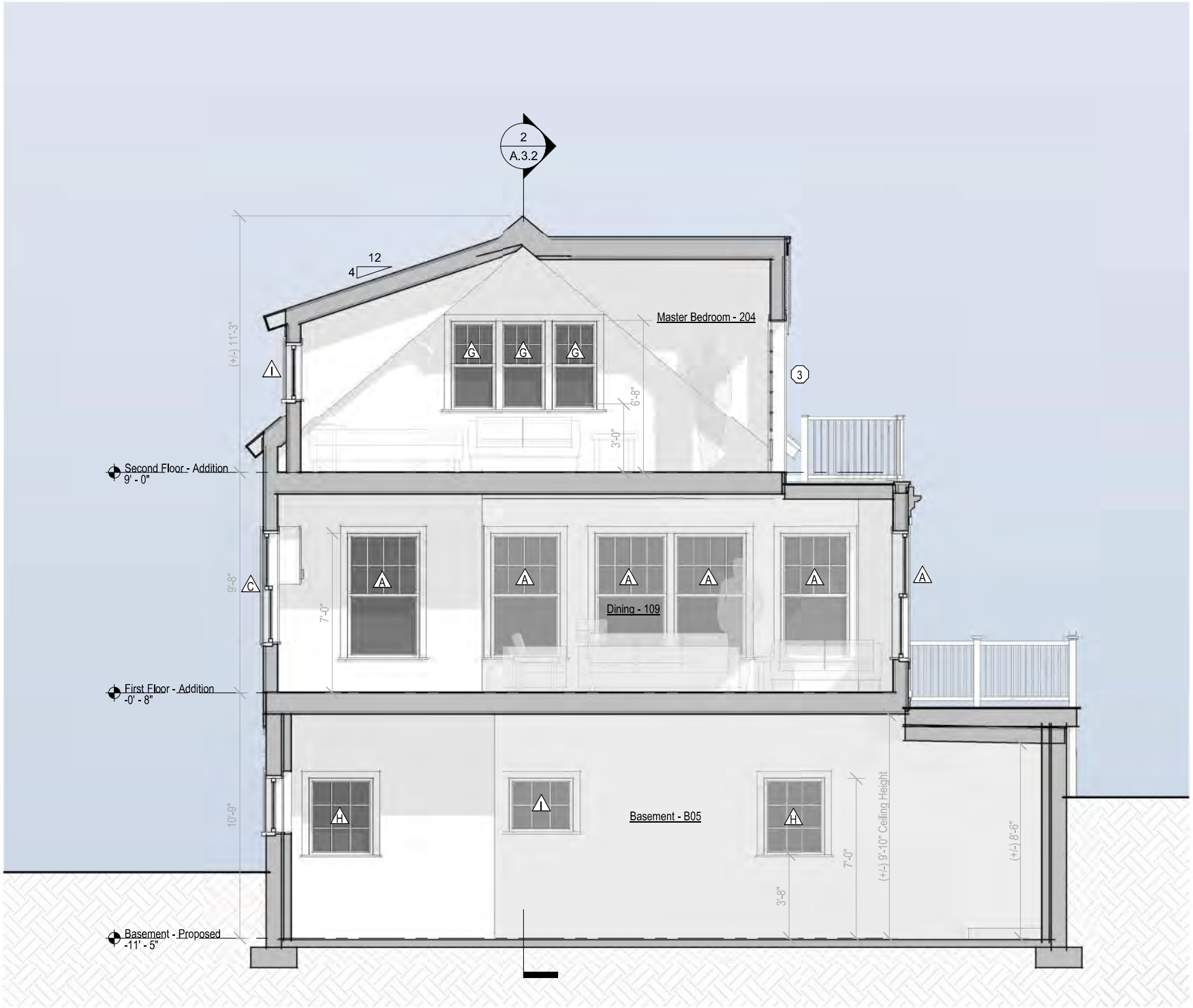
North Elevation - Proposed

1/4" = 1'-0"



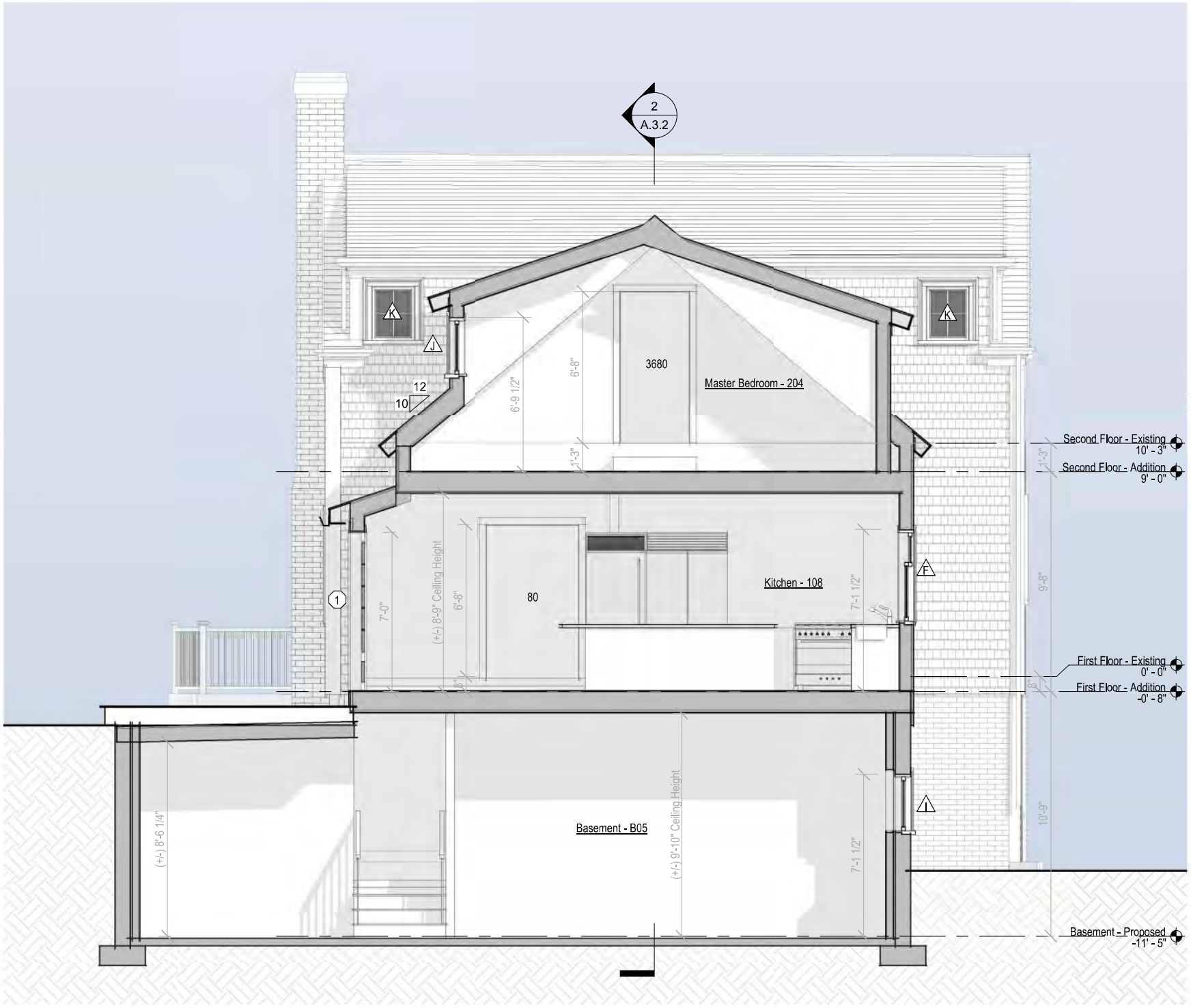
1 Cross Section Through Living Facing East

1/4" = 1'-0"



2 Cross Section Through Master Bedroom Facing East

1/4" = 1'-0"



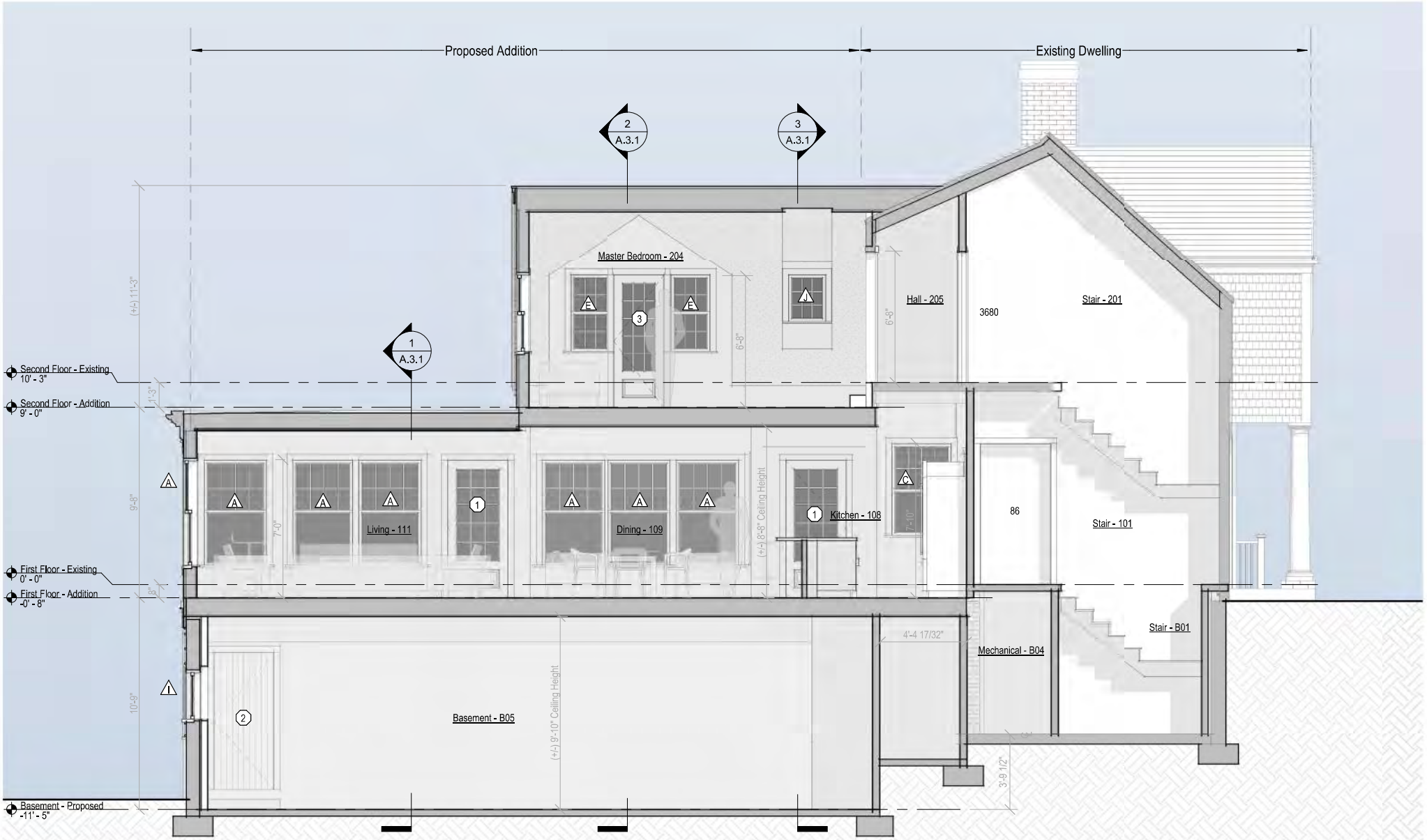
3 Cross Section Through Master Bedroom Facing West

1/4" = 1'-0"



1 Longitudinal Section Facing North

1/4" = 1'-0"



2 Longitudinal Section Facing South

1/4" = 1'-0"



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Northeast



Perspective View from the Southeast

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

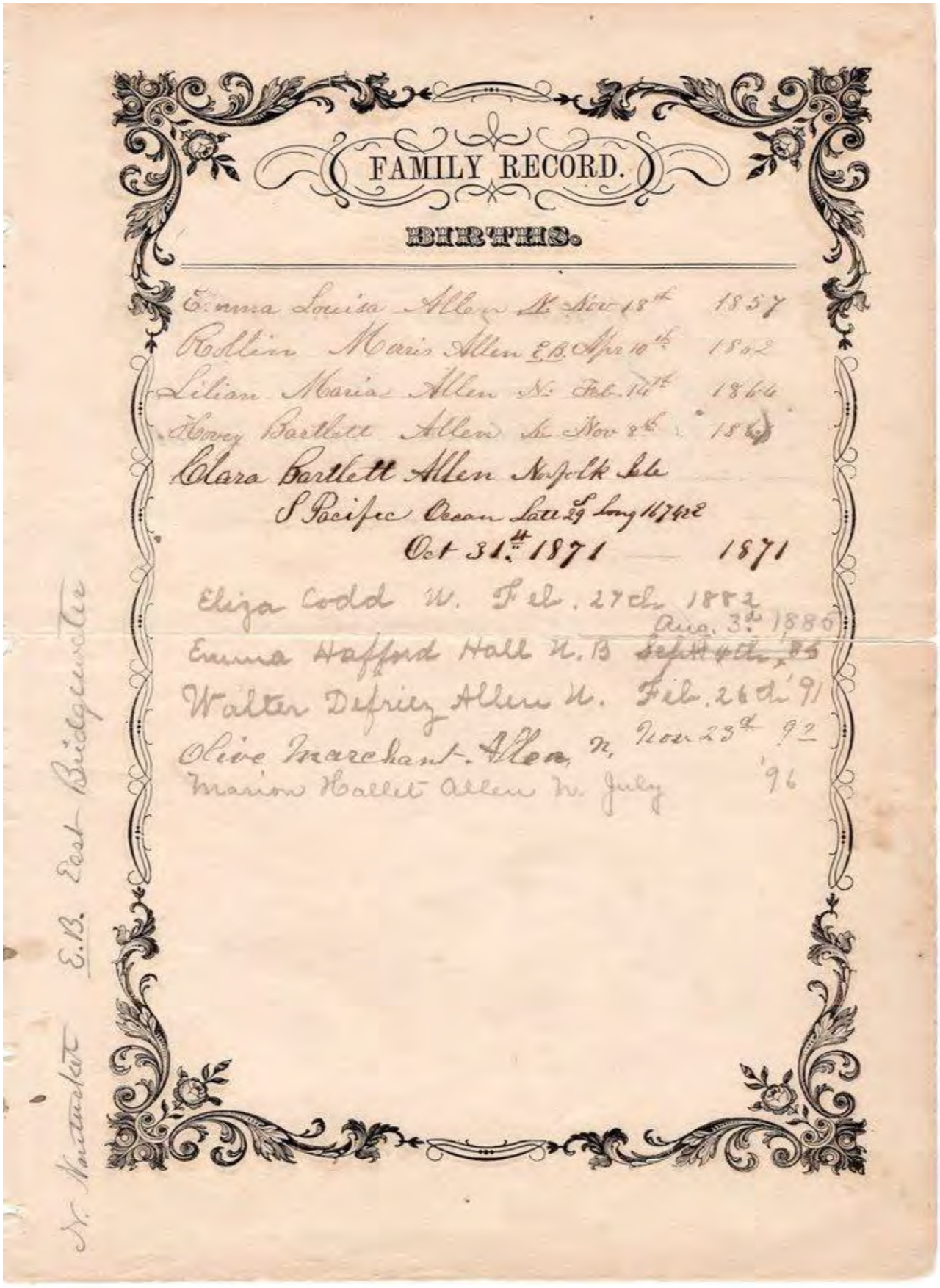
1 Gardner Court – Four original pencil drawings for House for Mrs. William Barnes, or 1 Gardner Court, by Eliza Codd. Two of the drawings are dated 1914 and are in color, two are undated and black and white. Includes photocopies of all the drawings as well as a history of Gardner Court and invoices from 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 Maris Allen E.B. Apr 10th 1862
Lilian Maria Allen N. Feb. 14th 1864
Harvey Bartlett Allen N. Nov 8th 1867
Clara Bartlett Allen Norfolk Isle
S Pacific Ocean Lat 29 long 167 E
Oct 31st 1871 — 1871

Eliza Codd W. Feb. 27th 1852
Emma Hafford Hall N.B ~~Sept 4th 85~~ Aug. 3d 1880
Walter Defriz Allen N. Feb. 26th 91
Olive Marchant Allen N. Nov 23d 92
Marion Hallet Allen N. July '96

N. Mutual at 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 Feree (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 Eaton.

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.

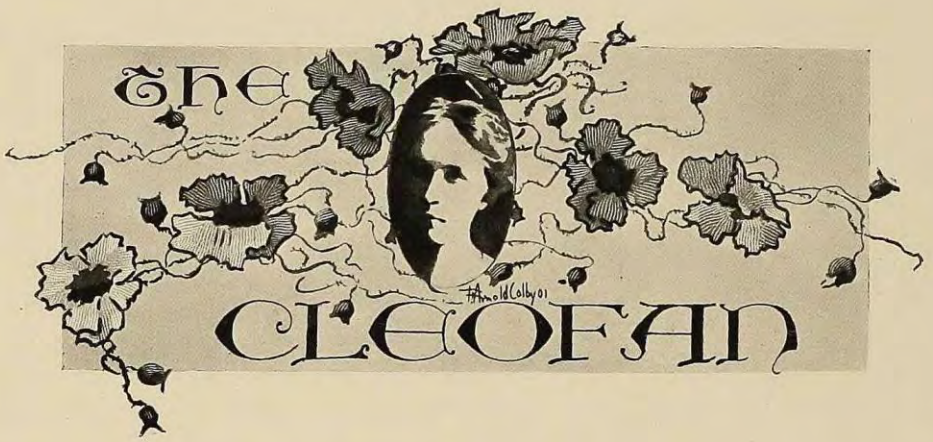
MASSACHUSETTS INSTITUTE OF TECHNOLOGY ("MIT")

YEAR BOOK 1902

Young Women at the 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
Edith A. Beckler
E. May W. Best
Alice F. Blood
Marion L. Cade
Eliza Codd
Laura A. Colbath
Llora R. Culver
Kathrine Dexter
Alice N. Dike
Anna B. Gallup
Jessie G. Gibson
Greta Gray
Beulah C. Hill
Edith M. Hobbs
Laura M. Lundin
Grace MacLeod
Alice McCarthy
Elvira Wood
Eleanor Rathbun
Fanny Ropes
Cecilia Sephton
Lucy M. Stevenson
Ava M. Stoddard
Edna D. Stoddard
Lydia G. Weld
Florence L. Wetherbee
Elizabeth L. Williams

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 "builded 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.

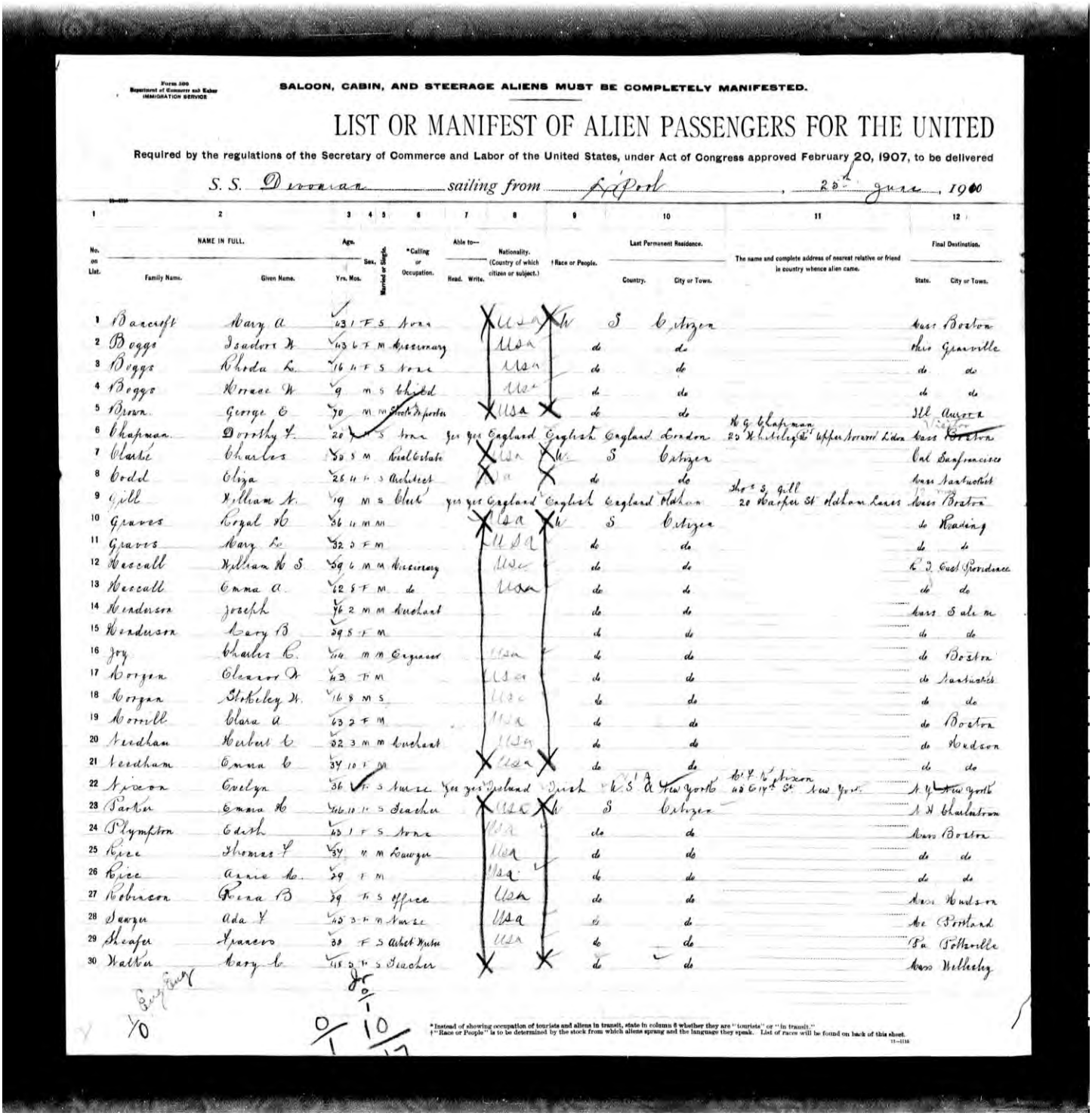
In the London, England, Workhouse Admission and Discharge Records, 1764 1930 – IT WAS ALSO AN INFIRMARY OPENED IN 1905 FOR SMALL POX EPIDEMIC

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



Form 500
Department of Commerce and Labor
IMMIGRATION SERVICE

SALOON, 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

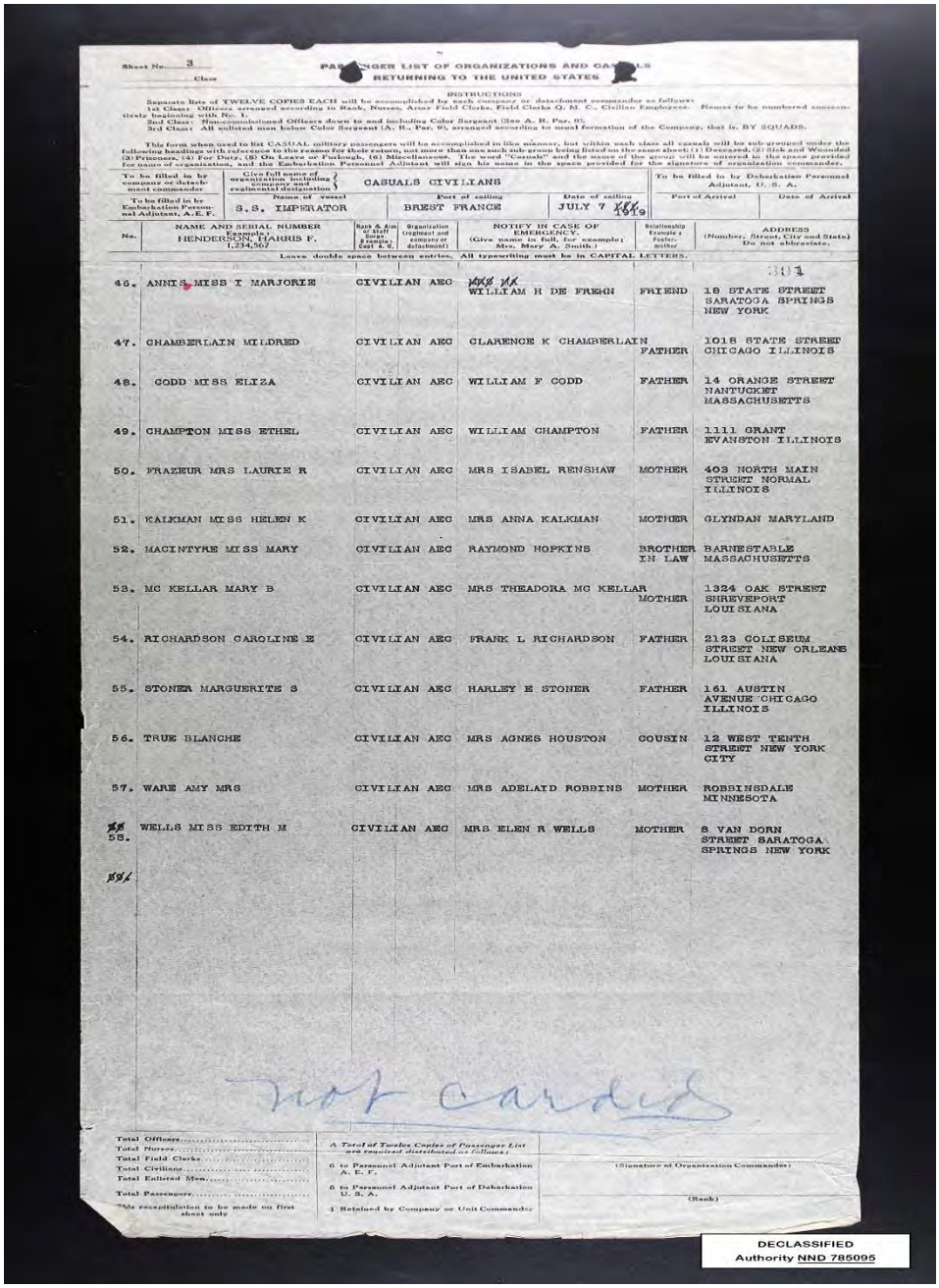
S. S. Devonian sailing from Liverpool, 25th June, 1910

1	2		3	4	5	6	7	8	9	10		11	12	
No. on List.	NAME IN FULL. Family Name.	Given Name.	Age. Yrs.	Mos.	Sex.	*Calling or Occupation.	Able to— Read.	Write.	Nationality. (Country of which citizen or subject.)	†Race or People.	Last Permanent Residence. Country.	City or Town.	The name and complete address of nearest relative or friend in country whence alien came.	Final Destination. State.	City or Town.
1	Barcroft	Mary A	43	1	F	S Nurse			USA		S	Citizen		Mass	Boston
2	Boggs	Isadore H	43	6	F	M Missionary			USA		do	do		Ohio	Granville
3	Boggs	Rhoda L	16	4	F	S None			USA		do	do		do	do
4	Boggs	Horace W	9	m	S	Child			USA		do	do		do	do
5	Brown	George E	70	M	M	Stock Reporter			USA		do	do		Ill	Aurora
6	Chapman	Dorothy F	20		S	None	yes	yes	England	English	England	London	H G Chapman 23 N Whitelegate Upper Norwood	Mass	~~Boston~~
7	Clarke	Charles	50	8	M	Real Estate			USA		S	Citizen		Cal	San Francisco
8	Codd	Eliza	26	11	F	S Architect			[illegible]		do	do		Mass	Nantucket
9	Gill	William A	19	M	S	Clerk	yes	yes	England	English	England	Oldham	Thos S Gill 20 Harper St Oldham Lancs	Mass	Boston
10	Graves	Loyal H	36	11	M	M			USA		S	Citizen		do	Reading
11	Graves	Mary Le	32	5	F	M			USA		do	do		do	do
12	Heccall	William H S	59	6	M	M Missionary			USA		do	do		R I	East Providence
13	Heccall	Emma A	62	5	F	M do			USA		do	do		do	do
14	Henderson	Joseph	76	2	M	M Merchant					do	do		Mass	Salem
15	Henderson	Mary B	69	5	F	M					do	do		do	do
16	Joy	Charles C	40	m	M	Engineer			USA		do	do		do	Boston
17	Morgan	Eleanor A	43	7	F	M			USA		do	do		do	Nantucket
18	Morgan	Stokeley H	16	8	M	S			USA		do	do		do	do
19	Morrill	Clara A	63	2	F	M			USA		do	do		do	Boston
20	Needham	Herbert C	22	3	M	M Merchant			USA		do	do		do	Hudson
21	Needham	Emma C	34	10	F	M			USA		do	do		do	do
22	Nixon	Evelyn	36		F	S Nurse	yes	yes	England	Irish	U S A	New York	Mrs F V Nixon 43 E 19th St New York	N Y	New York
23	Parker	Emma M	46	10	F	S Teacher			USA		S	Citizen		N H	Charlestown
24	Plympton	Edith	42	1	F	S None			USA		do	do		Mass	Boston
25	Rice	Thomas F	37	4	M	Lawyer			USA		do	do		do	do
26	Rice	Annie M	39		F	M			USA		do	do		do	do
27	Robinson	Reza B	39	5	F	S Office			USA		do	do		Mass	Hudson
28	Sawyer	Ada F	45	3	F	M Nurse			USA		do	do		Me	Portland
29	Shaefer	Frances	30		F	S Asst Matron			USA		do	do		Pa	Pottsville
30	Walker	Mary L	48	2	F	S Teacher					do	do		Mass	Wellesley

*Instead of showing occupation of tourists and aliens in transit, state in column 6 whether they are "tourists" or "in transit."
†"Race or People" is to be determined by the stock from which aliens sprang and the language they speak. List of races will be found on 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



Sheet No. 3
Class

PASSENGER LIST OF ORGANIZATIONS AND CASUALS RETURNING TO THE UNITED STATES

INSTRUCTIONS

Separate lists of TWELVE COPIES EACH will be accomplished by each company or detachment commander as follows:
1st Class: Officers arranged according to Rank, Nurses, Army Field Clerks, Field Clerks Q. M. C., Civilian Employees. Names to be numbered consecutively beginning with No. 1.
2nd Class: Noncommissioned Officers down to and including Color Sergeant (See A. R. Par. 9).
3rd Class: All enlisted men below Color Sergeant (A. R., Par. 9), arranged according to usual formation of the Company, that is, BY SQUADS.

This form when used to list CASUAL military passengers will be accomplished in like manner, but within each class all casuals will be sub-grouped under the following headings with reference to the reason for their return, not more than one such sub group being listed on the same sheet: (1) Deceased, (2) Sick and Wounded, (3) Prisoners, (4) For Duty, (5) On Leave or Furlough, (6) Miscellaneous. The word "Casuals" and the name of the group will be entered in the space provided for name of organization, and the Embarkation Personnel Adjutant will sign his name in the space provided for the signature of organization commander.

To be filled in by company or detachment commander: Give full name of organization including regimental designation	CASUALS CIVILIANS			To be filled in by Debarkation Personnel Adjutant, U. S. A.:	
To be filled in by Embarkation Personnel Adjutant, A.E.F.: Name of vessel	S.S. IMPERATOR	Port of sailing: BREST FRANCE	Date of sailing: JULY 7 XXX 1919	Port of Arrival	Date of Arrival

No.	NAME AND SERIAL NUMBER	Rank & Arm of Service (Example: Capt. Inf.)	Organization (regiment and company or detachment)	NOTIFY IN CASE OF EMERGENCY. (Give name in full, for example: Mrs. Mary A. Smith.)	Relationship (Example: Father, mother)	ADDRESS (Number, Street, City and State) Do not abbreviate.
	HENDERSON HARRIS F. 1,234,567					

Leave double space between entries. All typewriting must be in CAPITAL LETTERS.

301

46.	ANNIS MISS I MARJORIE	CIVILIAN AEC	XXX XX WILLIAM H DE FREHN	FRIEND	18 STATE STREET SARATOGA SPRINGS NEW YORK
47.	CHAMBERLAIN MILDRED	CIVILIAN AEC	CLARENCE K CHAMBERLAIN	FATHER	1018 STATE STREET CHICAGO ILLINOIS
48.	CODD MISS ELIZA	CIVILIAN AEC	WILLIAM F CODD	FATHER	14 ORANGE STREET NANTUCKET MASSACHUSETTS
49.	CHAMPTON MISS ETHEL	CIVILIAN AEC	WILLIAM CHAMPTON	FATHER	1111 GRANT EVANSTON ILLINOIS
50.	FRAZEUR MRS LAURIE R	CIVILIAN AEC	MRS ISABEL RENSHAW	MOTHER	403 NORTH MAIN STREET NORMAL ILLINOIS
51.	KALKMAN MISS HELEN K	CIVILIAN AEC	MRS ANNA KALKMAN	MOTHER	GLYNDAN MARYLAND
52.	MACINTYRE MISS MARY	CIVILIAN AEC	RAYMOND HOPKINS	BROTHER IN LAW	BARNESTABLE MASSACHUSETTS
53.	MC KELLAR MARY B	CIVILIAN AEC	MRS THEADORA MC KELLAR	MOTHER	1324 OAK STREET SHREVEPORT LOUISIANA
54.	RICHARDSON CAROLINE E	CIVILIAN AEC	FRANK L RICHARDSON	FATHER	2123 COLISEUM STREET NEW ORLEANS LOUISIANA
55.	STONER MARGUERITE S	CIVILIAN AEC	HARLEY E STONER	FATHER	161 AUSTIN AVENUE CHICAGO ILLINOIS
56.	TRUE BLANCHE	CIVILIAN AEC	MRS AGNES HOUSTON	COUSIN	12 WEST TENTH STREET NEW YORK CITY
57.	WARE AMY MRS	CIVILIAN AEC	MRS ADELAID ROBBINS	MOTHER	ROBBINSDALE MINNESOTA
XX 58.	WELLS MISS EDITH M	CIVILIAN AEC	MRS ELEN R WELLS	MOTHER	8 VAN DORN STREET SARATOGA SPRINGS NEW YORK

XXX

not carded

Total Officers.....
Total Nurses.....
Total Field Clerks.....
Total Civilians.....
Total Enlisted Men.....
Total Passengers.....
This recapitulation to be made on first sheet only

A Total of Twelve Copies of Passenger List are required distributed as follows:
6 to Personnel Adjutant Port of Embarkation A. E. F.
5 to Personnel Adjutant Port of Debarkation U. S. A.
1 Retained by Company or Unit Commander

(Signature of Organization Commander)

(Rank)

DECLASSIFIED
Authority NND 785095

MISCELLANEOUS



Eyeglasses of Eliza Codd in case

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

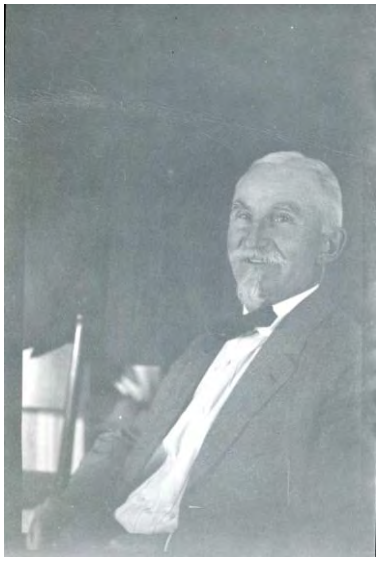
“Origins of the Rainbow Fleet” by the NHA mentions Eliza Codd as part of the small group of successful independent women sailors in her own one-person cat boat “Pronto”.

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 Family:	Son of James Codd and Eliza Codd 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

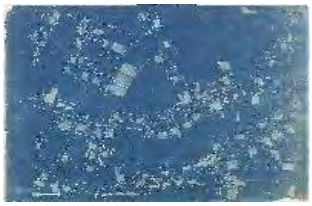
At time of marriage, occupation was mariner; A later census listed his occupation as civil engineer.

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.



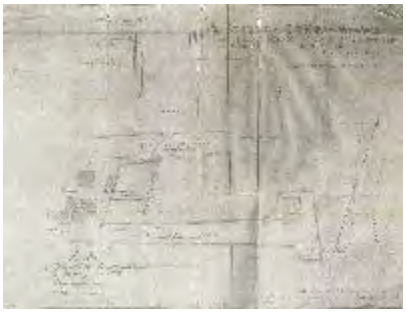
MS1000 - Map & Chart Collection, 1626-[open]

[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



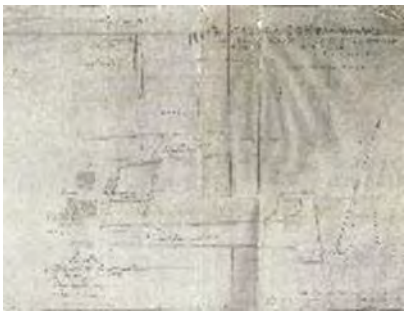
Plan of the Straight & Old North Wharves and the dock between: showing space proposed to be filled by Capt. John Killen at Nantucket, Mass. / William F. Codd, surveyor. -- Scale: 4 feet = 1 inch -- Surveyed Oct. 29, 1895; recorded in Nantucket Deeds Book of Plans No. 3, page 7, January 30, 1896 (Lauriston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

The Inquirer and Mirror, Saturday, March 16, 1940

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



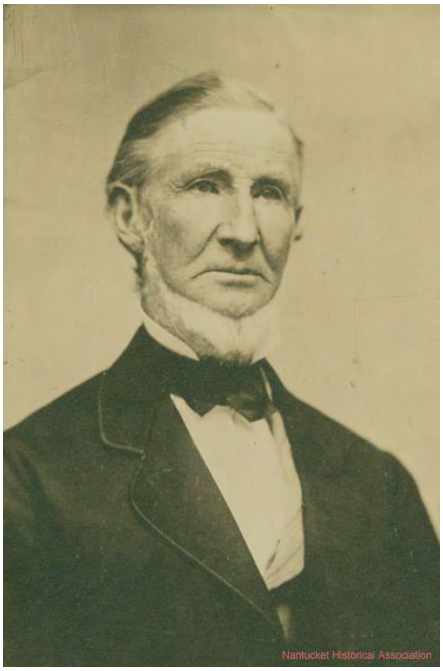
CAPTAIN JAMES CODD HOUSE – 14 ORANGE STREET

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 Quanaty 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 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.

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 Crevecoeur, 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 Quanaty 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 Quanaty Bank (or Long Hill) in 1720. This was a decade before Quanaty 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 Quanaty bank was cut off. It is on the down slope of Quanaty 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 is 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 Quanaty 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 Quanaty 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 MIRCROFILM 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, 1975. 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.**

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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.**

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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**

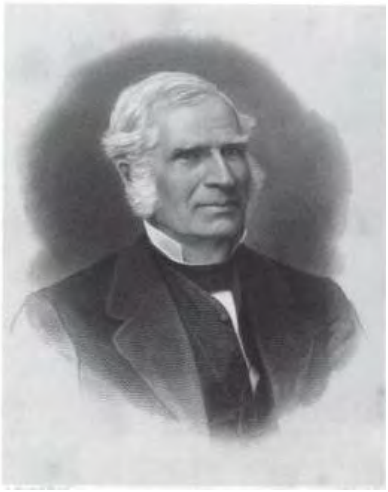
	remaining at $1800.
Note:	**After the barn was transferred to Eliza from her father William Codd, the barn was removed from his tax record and only 14 Orange Street remained under his name in this area ($1800).**
1921	**Eliza died on April 4, 1920. The converted barn property has been combined back into William Codd's 14 Orange Street lot with the assessment remaining at $1800.**
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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.**

2 STONE ALLEY
CODD FAMILY
INFORMATION

2 STONE ALLEY AND THE CODD FAMILY



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73	CAPTAIN JAMES CODD
74	LEVI STARBUCK
75 – 77	ORANGE/UNION/STONE ALLEY
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INTRODUCTION

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 Quanaty bank was cut off so this is the only point of access connecting Union and Orange Streets for a substantial distance. It is on the down slope of Quanaty 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 was disrupted by the current 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. After graduating, Eliza Codd worked 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 recombined with William Codd's lot at 14 Orange Street and some years later it sold out of the family. At no time was the area vacant from at least 1871 where the barn is now. Thus, the barn structure never left the property and current converted barn is at least 150 years old. Per the maps, it was built between 1858 and 1871.

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 Quanaty Bank profile at the northerly end of the Bank, whereas immediately south, the severe excavation of the Bank can be clearly seen. As noted, 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 Quanaty 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 significant members of the Nantucket community and their importance to Nantucket's history cannot be ignored or minimized.

The applicants first made application to the HDC in December, 2017, withdrew the application after a year and a half and then reapplied with substantially the same design, a large projection to the east down the bank making the existing historic structure subordinate to the new "addition". Despite repeated requests by the HDC, the applicants continue to make minor changes and no address the concerns expressed on multiple occasions. Those in opposition have also repeatedly asked for the application to be denied due to lack of response to the concerns expressed by the neighbors, HDC and HSAB to subdue the addition and put it on the southern end.

ASSESSOR'S MIRCROFILM 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, 1975. 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.

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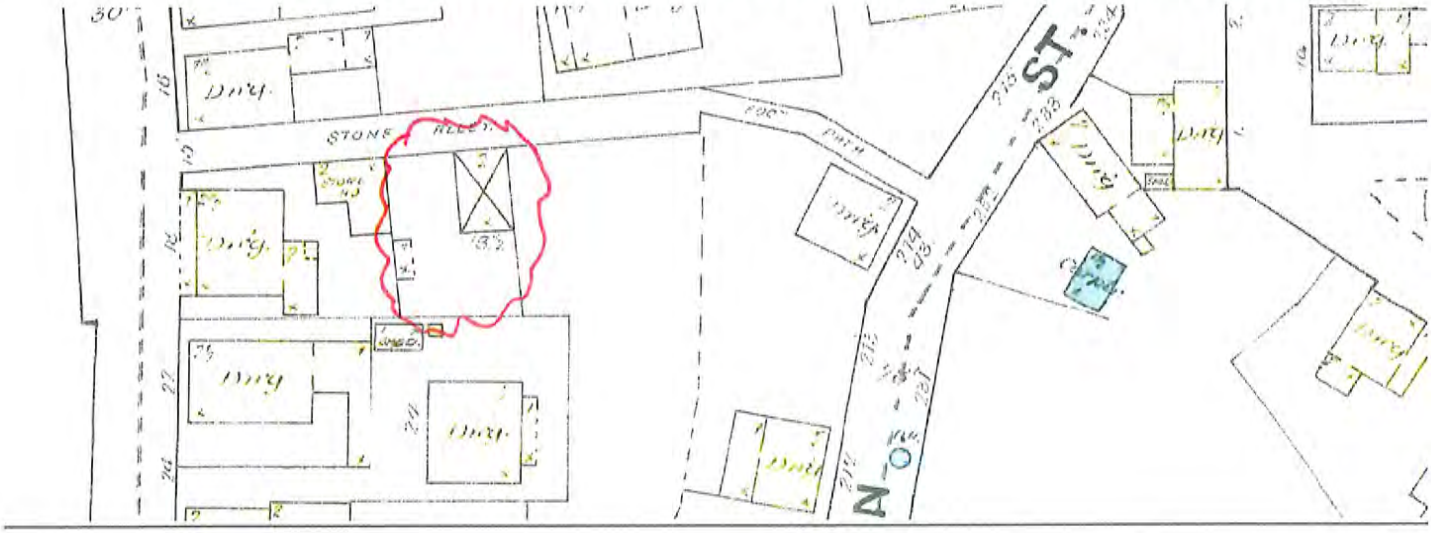
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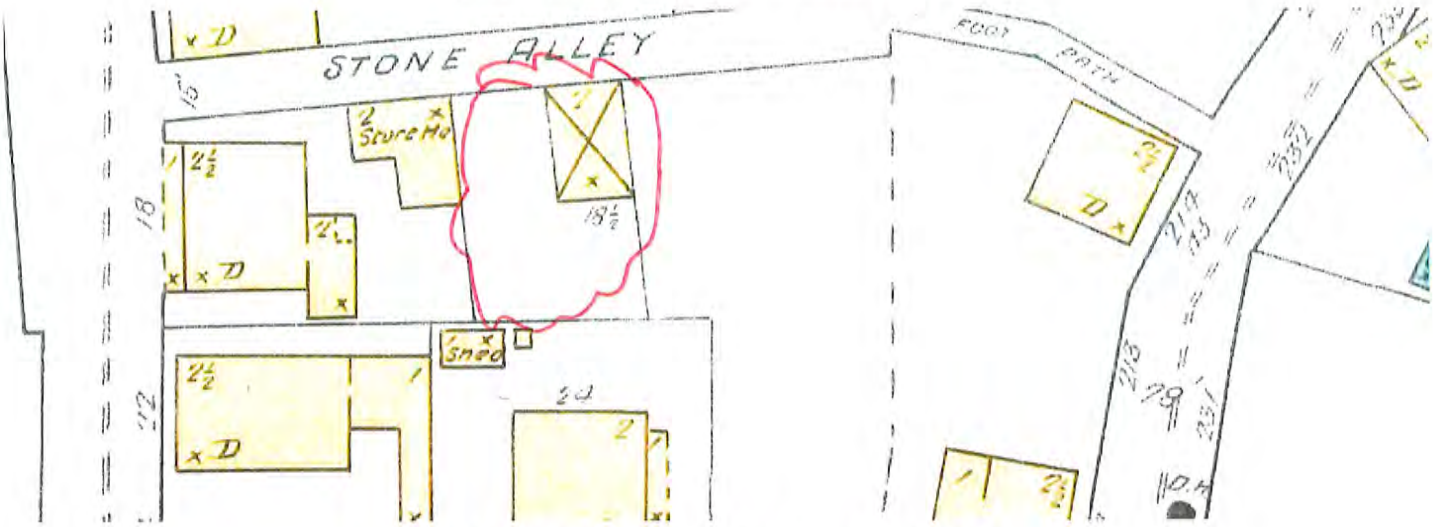


1887 – SANBORN MAP – HABS DATA

BARN IS PRESENT WITH THE ADDRESS OF 18 ½ ORANGE STREET AT THIS TIME



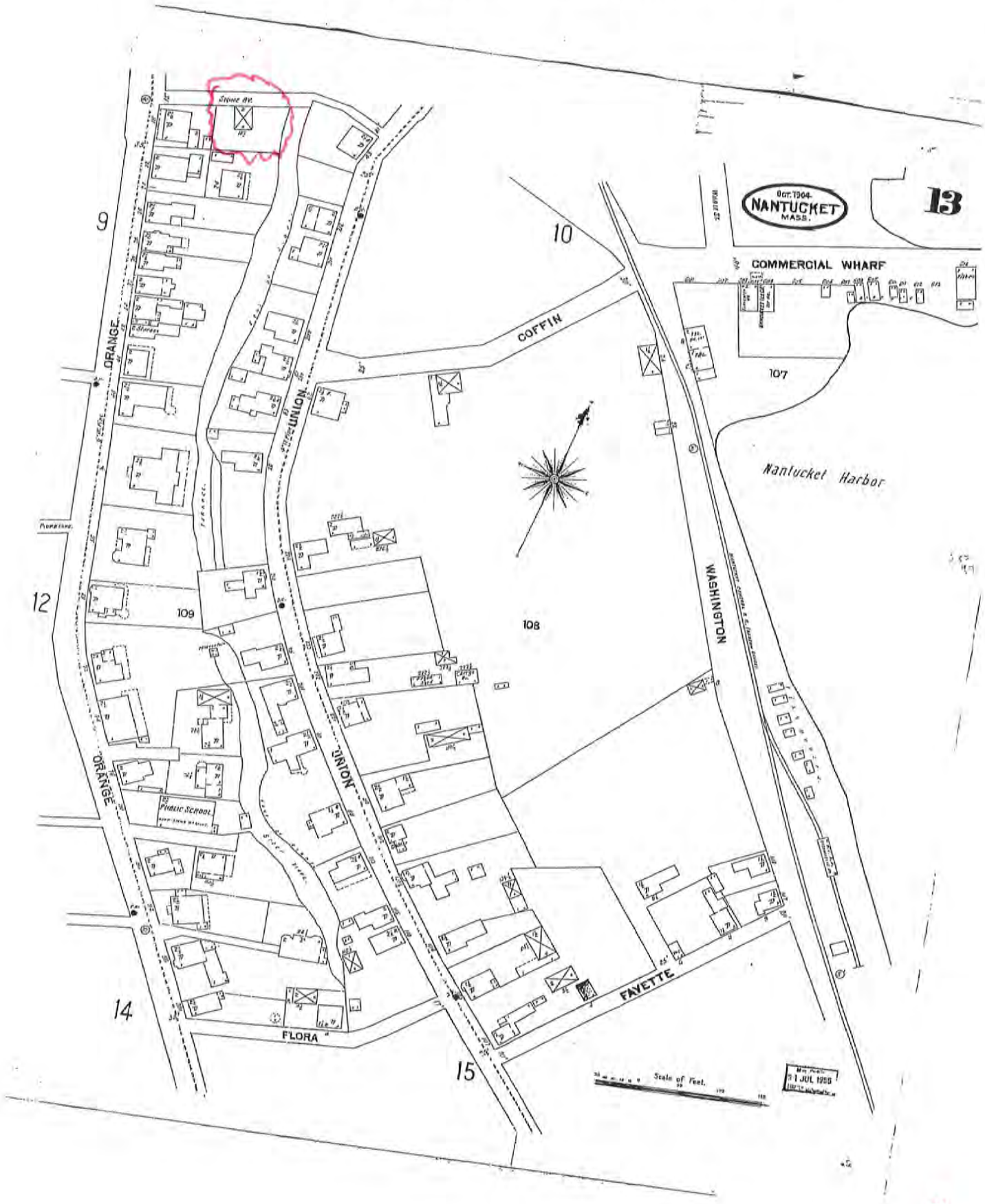
1892 SANBORN MAP – HABS DATA



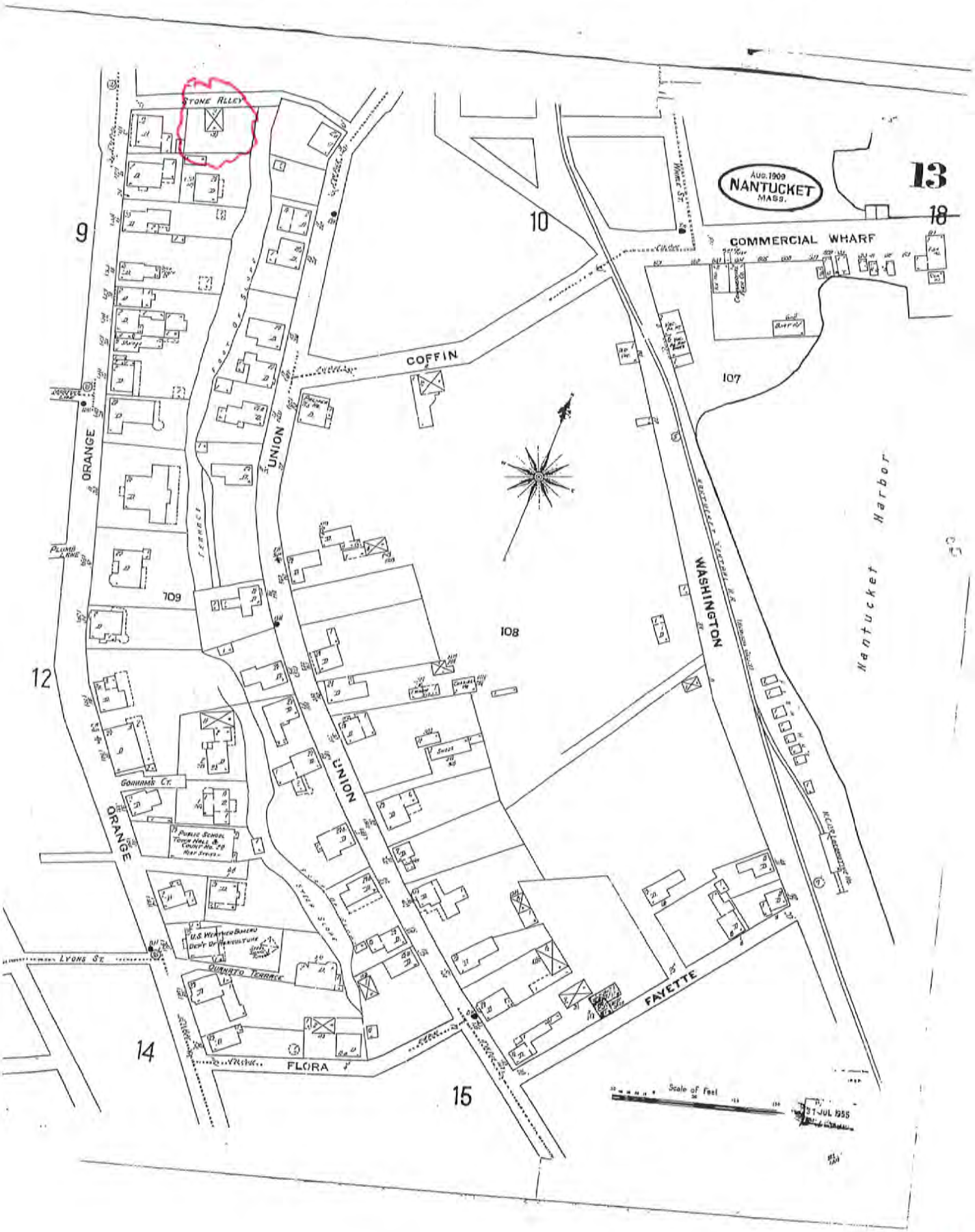
1898 – SANBORN MAP – HABS DATA



1904 SANBORN MAP – NHA – BARN PRESENT AND ABUTTING STORE ON 18 ORANGE STREET REMOVED BY NOW – FOOT OF SLOPE INDICATED – LARGER LOT

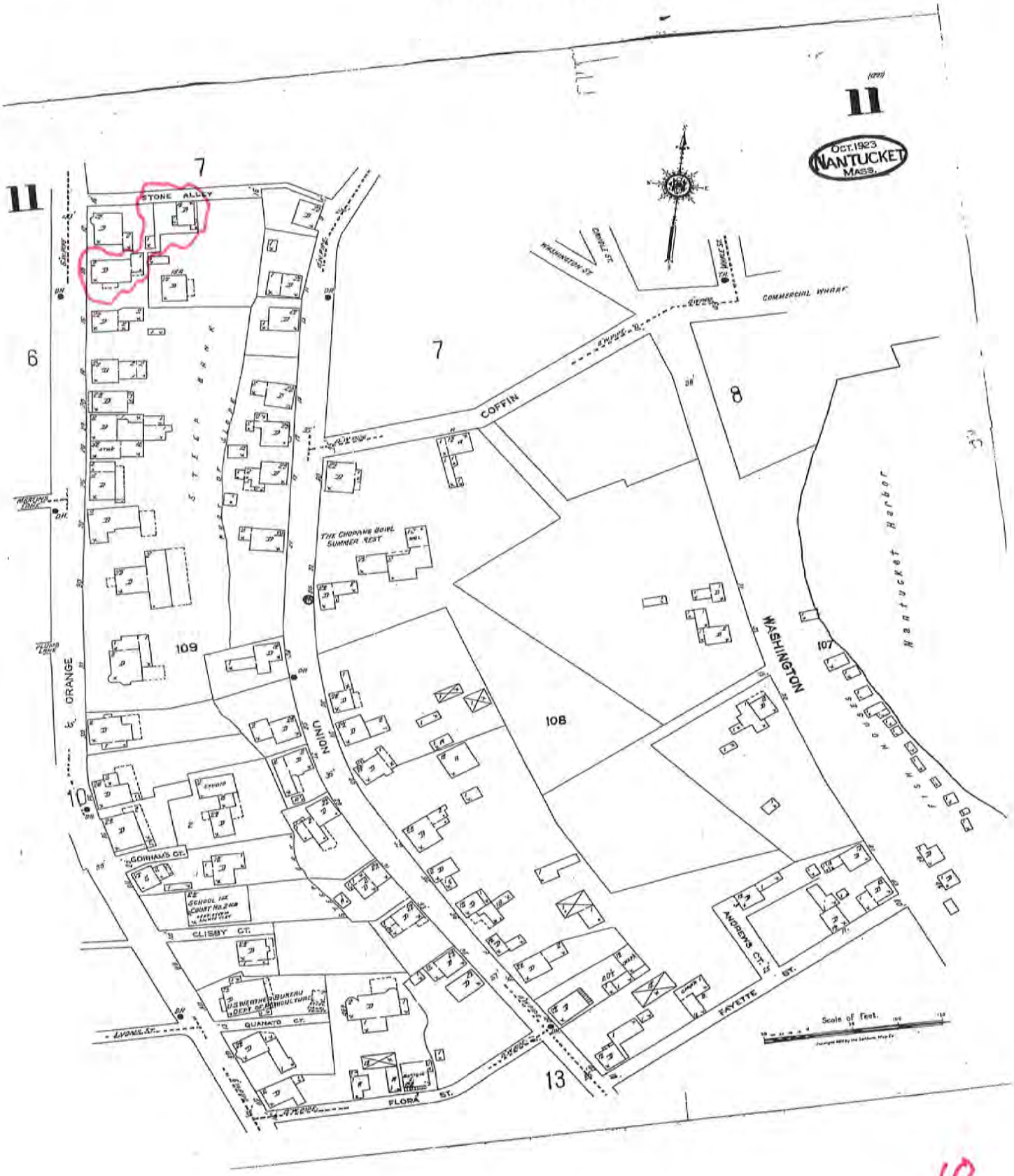


1909 SANBORN MAP – NHA NO CHANGE – FOOT OF SLOPE STILL NOTED – LARGER LOT



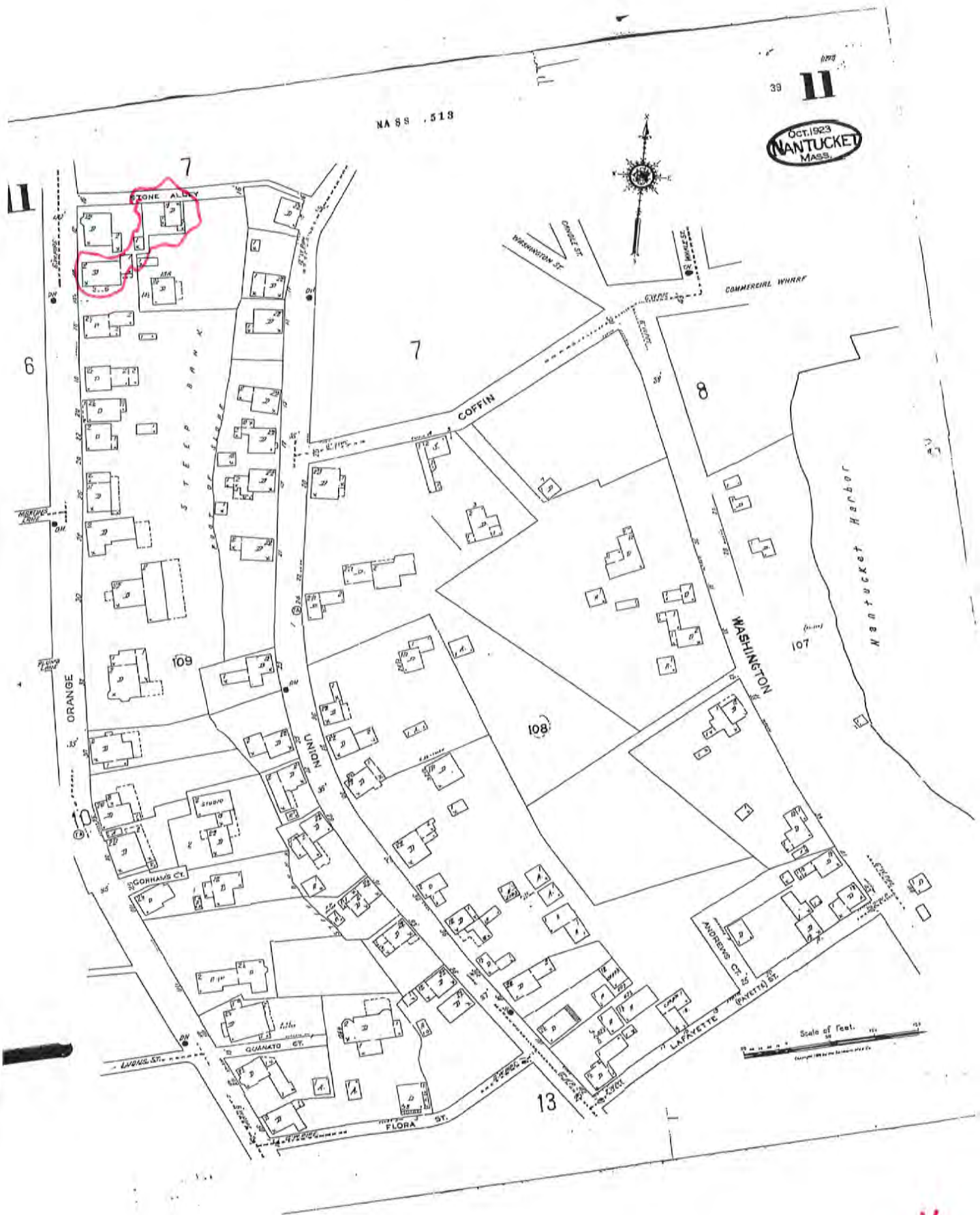
1923 SANBORN MAP – NHA – SMALLER LOT COMBINED WITH 14 ORANGE STREET

THE AREA TO THE EAST OF THE HOUSE WAS PURCHASED FROM UPTON FAMILY AND COMBINED IN 1926 LAND COURT PLAN WIITH THE CONVERTED BARN AS NOTED TODAY AS PART OF LOT 1



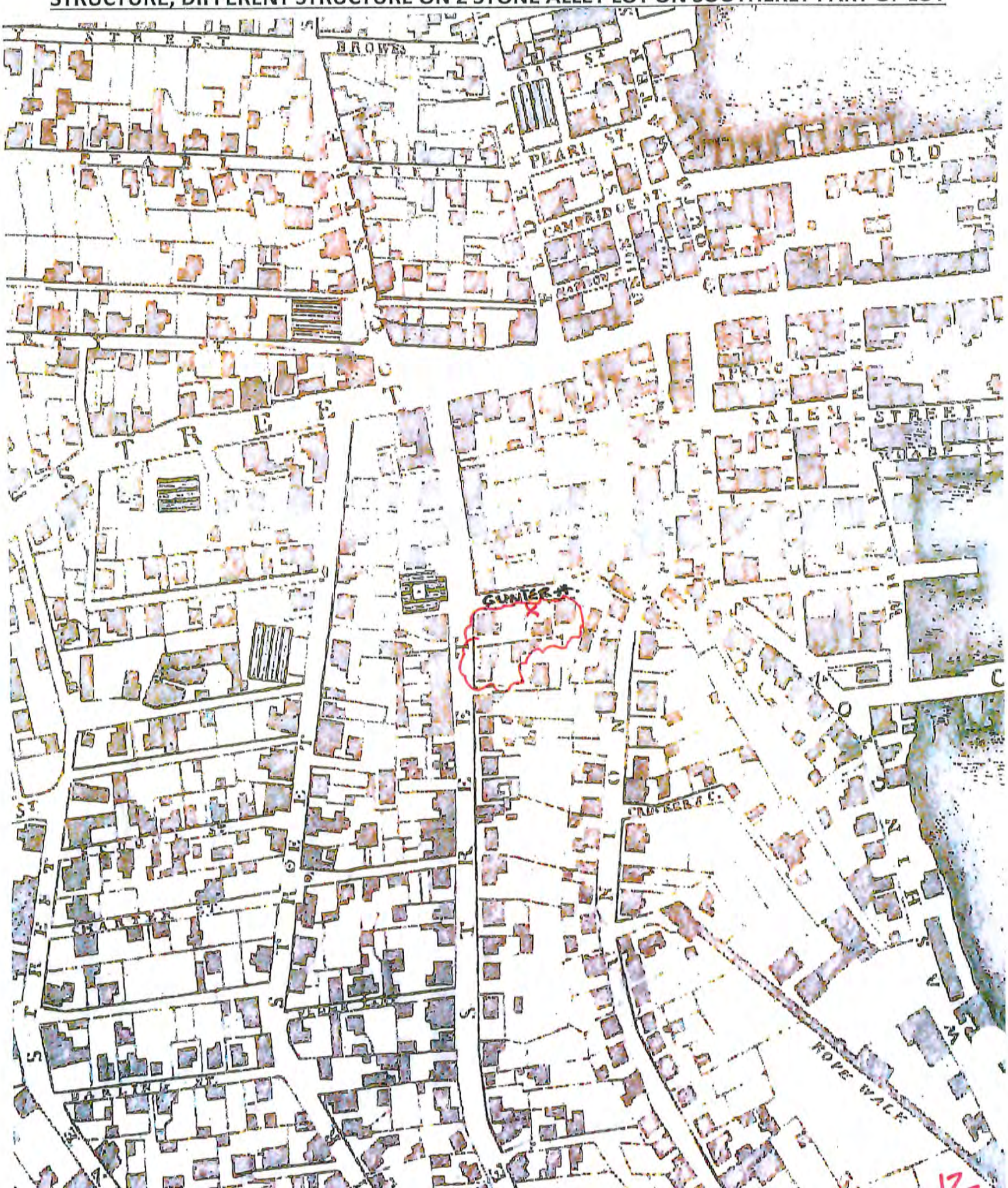
10

1949 SANBORN MAP – NHA - SMALLER LOT- STILL PART OF 14 ORANGE STREET

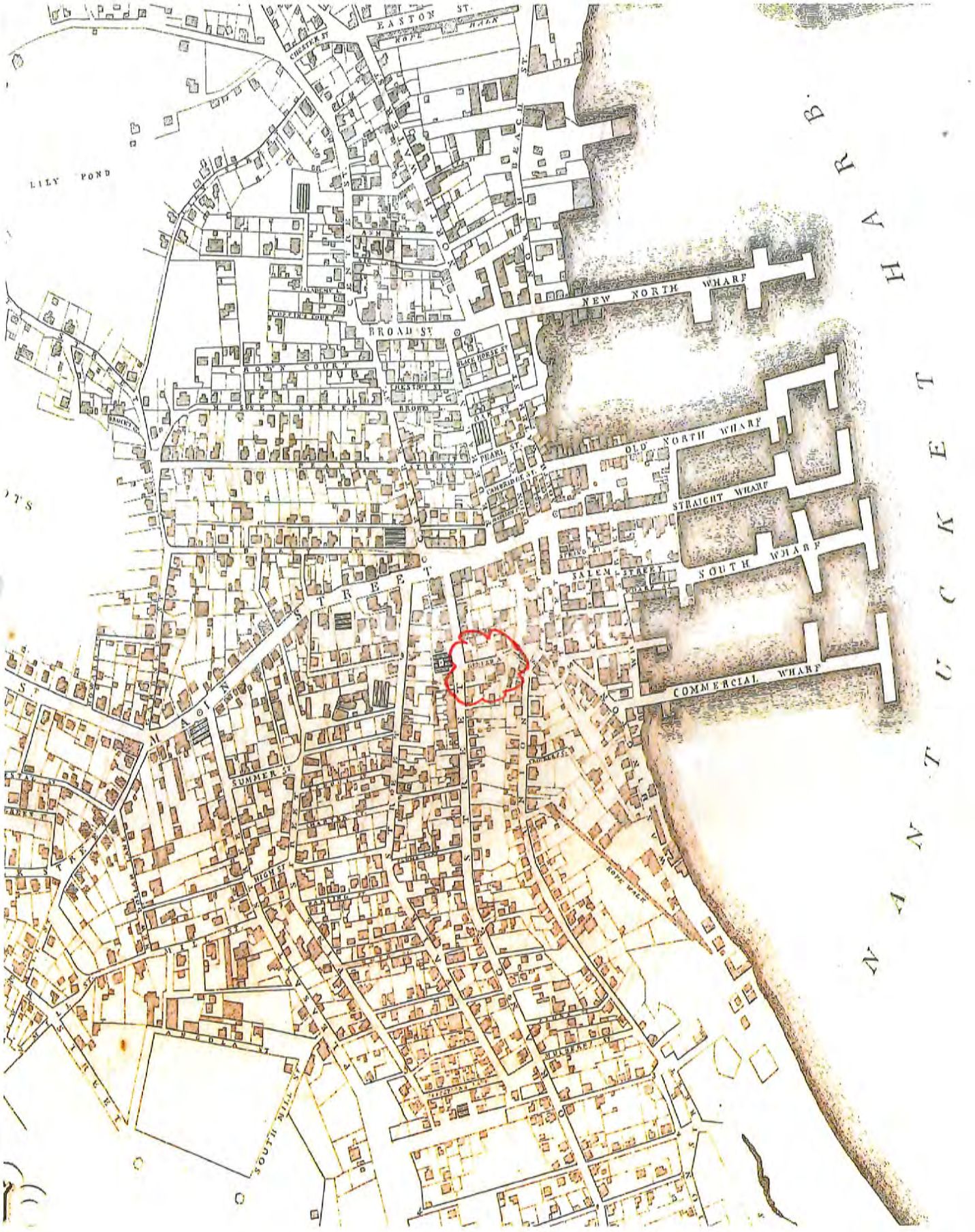


1833 MAP

LARGER STRUCTURE ON GUNTER ALLEY BELOW BANK, NOT CURRENT CONVERTED BARN STRUCTURE, DIFFERENT STRUCTURE ON 2 STONE ALLEY LOT ON SOUTHERLY PART OF LOT

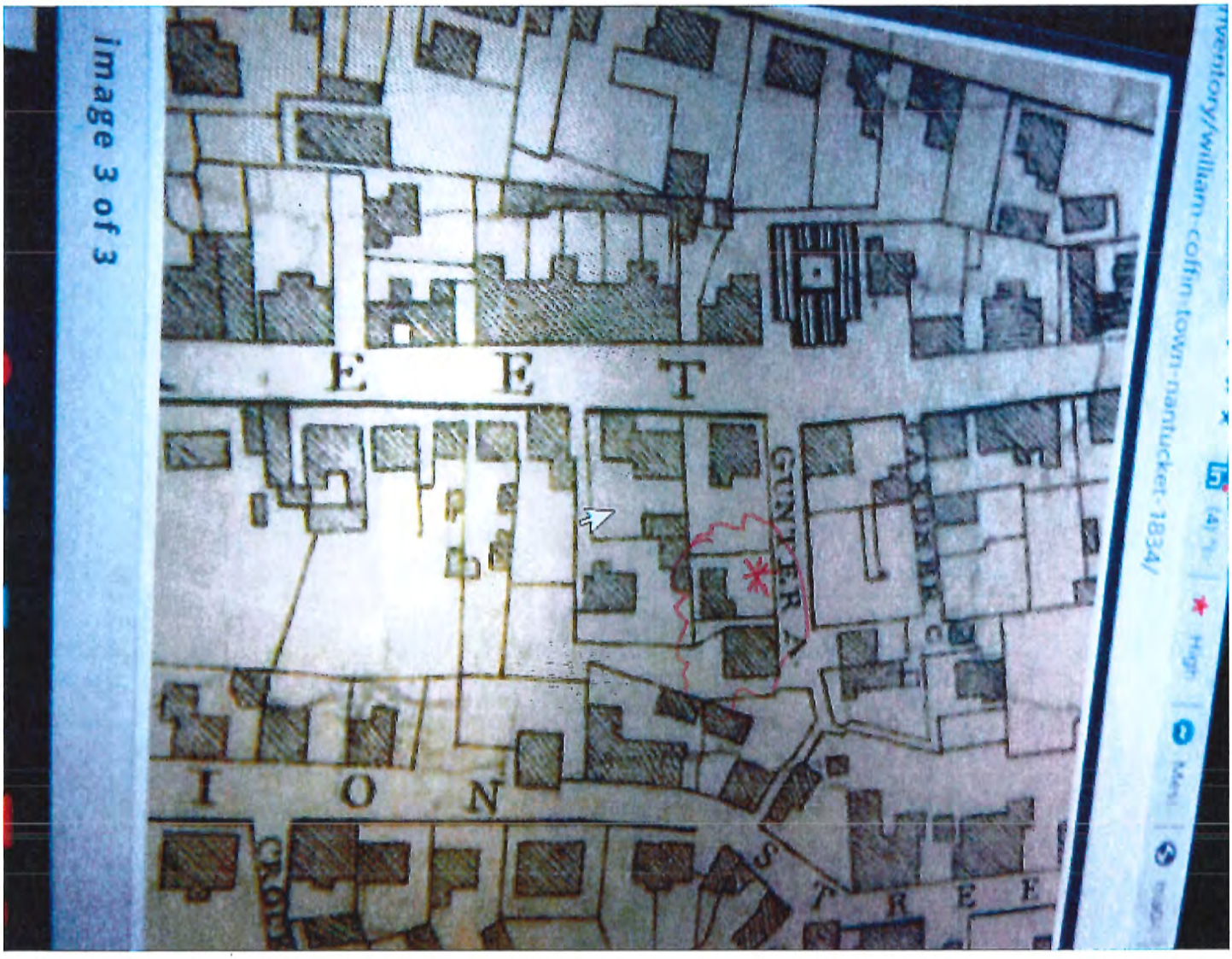


1833

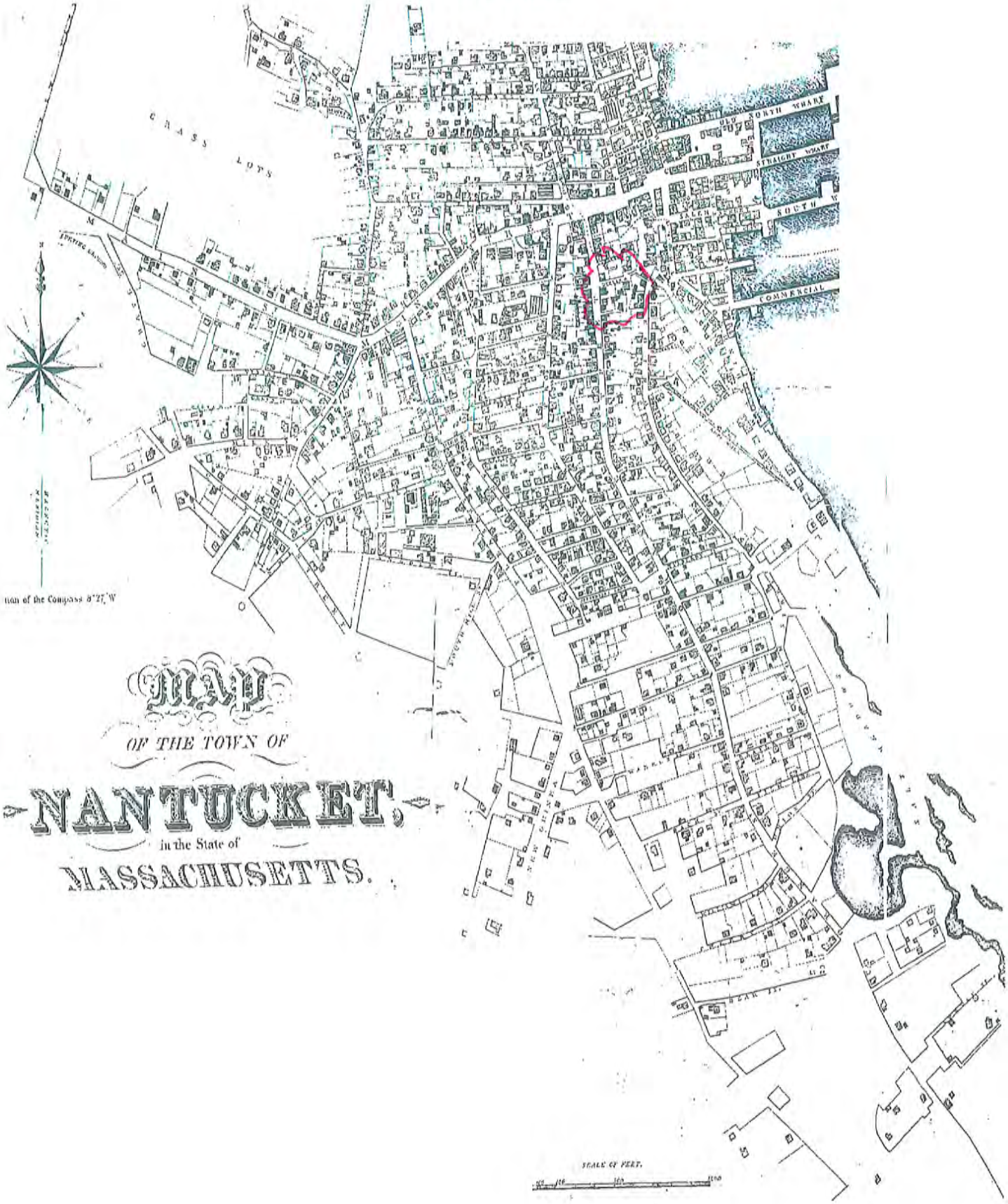

EASTON ST.
LILY POND
BROAD ST.
NEW NORTH WHARF
OLD NORTH WHARF
STRAIGHT WHARF
SOUTH WHARF
COMMERCIAL WHARF
MAIN STREET
SALEM STREET
PEARL ST.
SUMMER ST.
HIGH ST.
ROPE WALK
SOUTH MILL ST.
NANTUCKET HARBOR

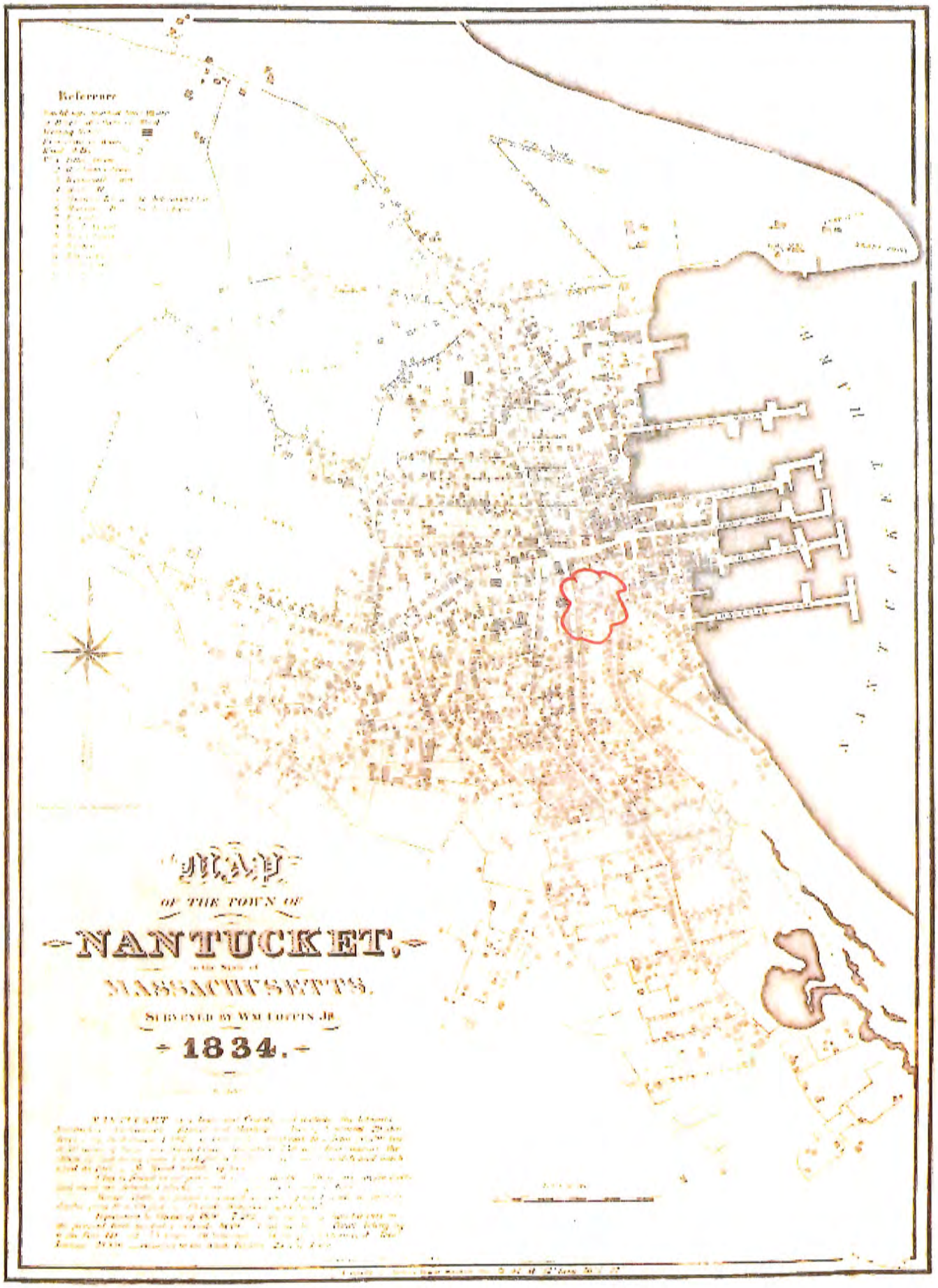
1834 MAP – CLOSE UP

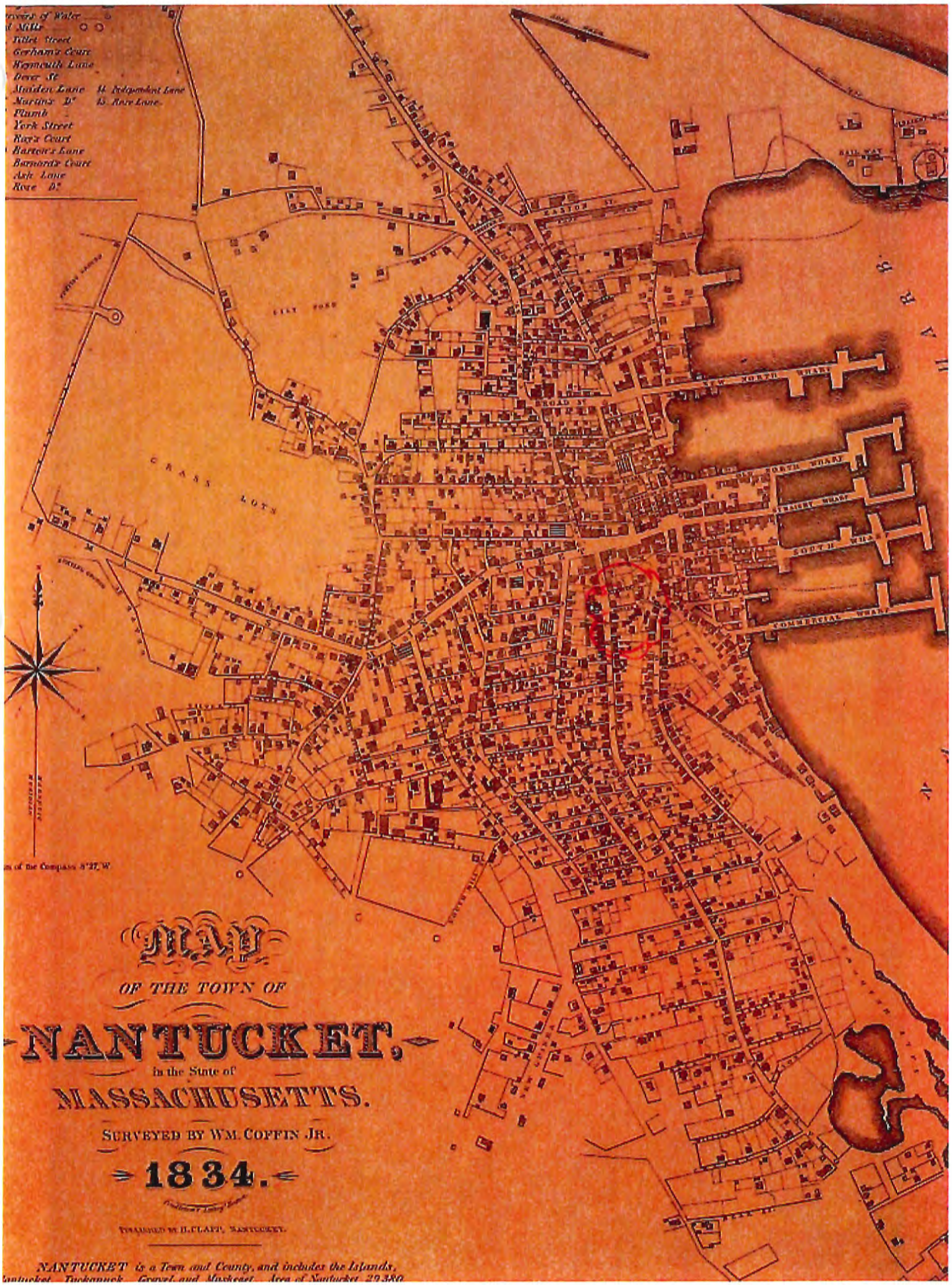
GUNTER ALLEY – LARGER STRUCTURE EAST BELOW BANK, ANOTHER SMALLER STRUCTURE ON SOUTHERLY PORTION OF 2 STONE ALLEY LOT (GUNTER ALLEY)



1834 MAP


GRASS LOTS
NORTH WHARF
STRAIGHT WHARF
SOUTH WHARF
COMMERCIAL
tion of the Compass 8°27' W
MAP
OF THE TOWN OF
NANTUCKET,
in the State of
MASSACHUSETTS.
SCALE OF FEET.


Reference
MAP
OF THE TOWN OF
NANTUCKET,
IN THE STATE OF
MASSACHUSETTS.
SURVEYED BY WM COFFIN JR
1834.

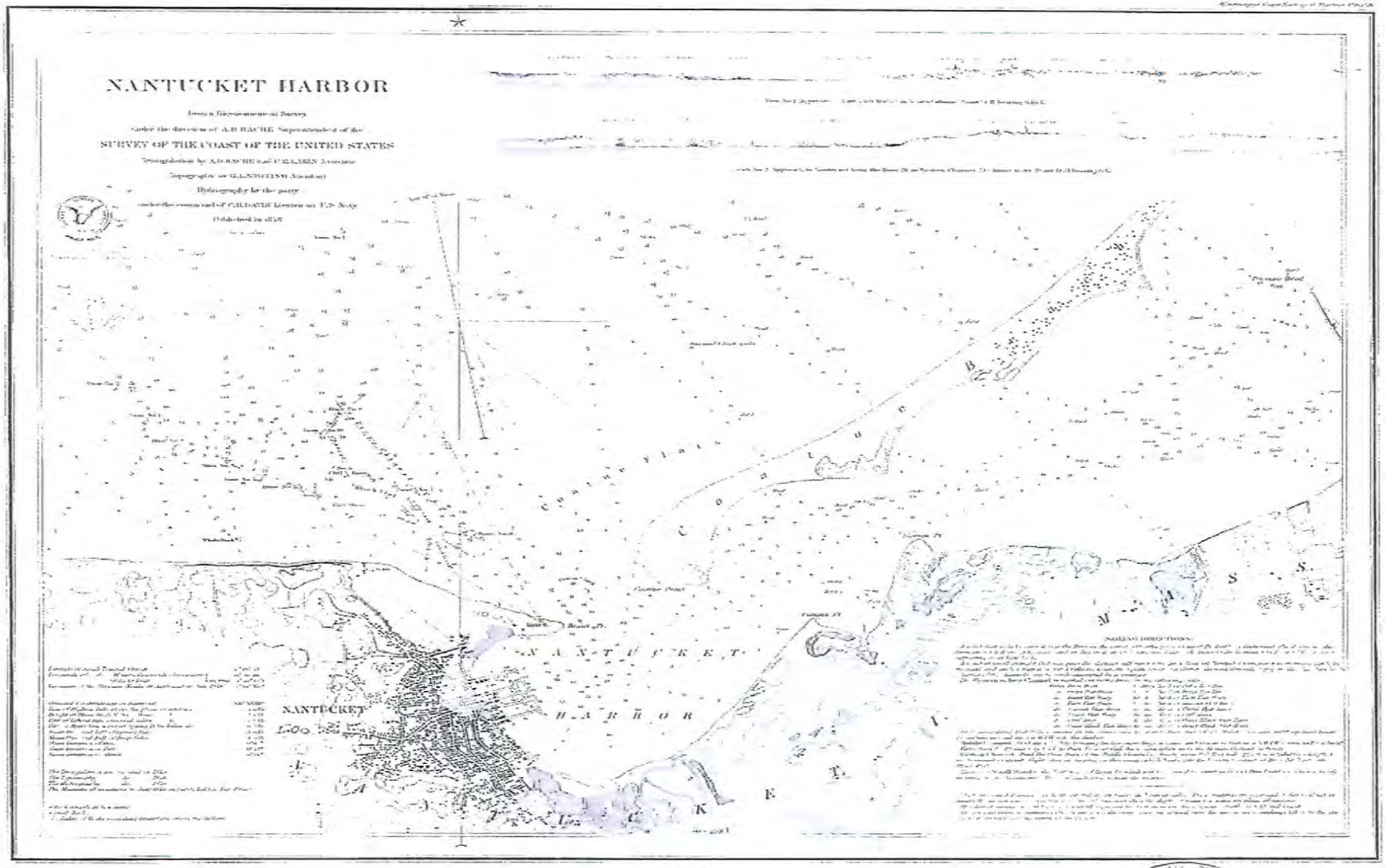

Rivers of Water
Mills
Tillet Street
Gorhams Court
Weymouth Lane
Dover St
Maiden Lane
Martins Pl
Plumb
York Street
Rays Court
Barkers Lane
Barnards Court
Ash Lane
Rose Pl
H. Independent Lane
B. Rose Lane
CRASS LOTS
NEW NORTH WHARF
NORTH WHARF
STRAIGHT WHARF
SOUTH WHARF
COMMERCIAL WHARF
MAP
OF THE TOWN OF
NANTUCKET,
in the State of
MASSACHUSETTS.
SURVEYED BY WM. COFFIN JR.
1834.
NANTUCKET is a Town and County, and includes the Islands,

17

1848 – TWO STRUCTURES ARE STILL PRESENT



81



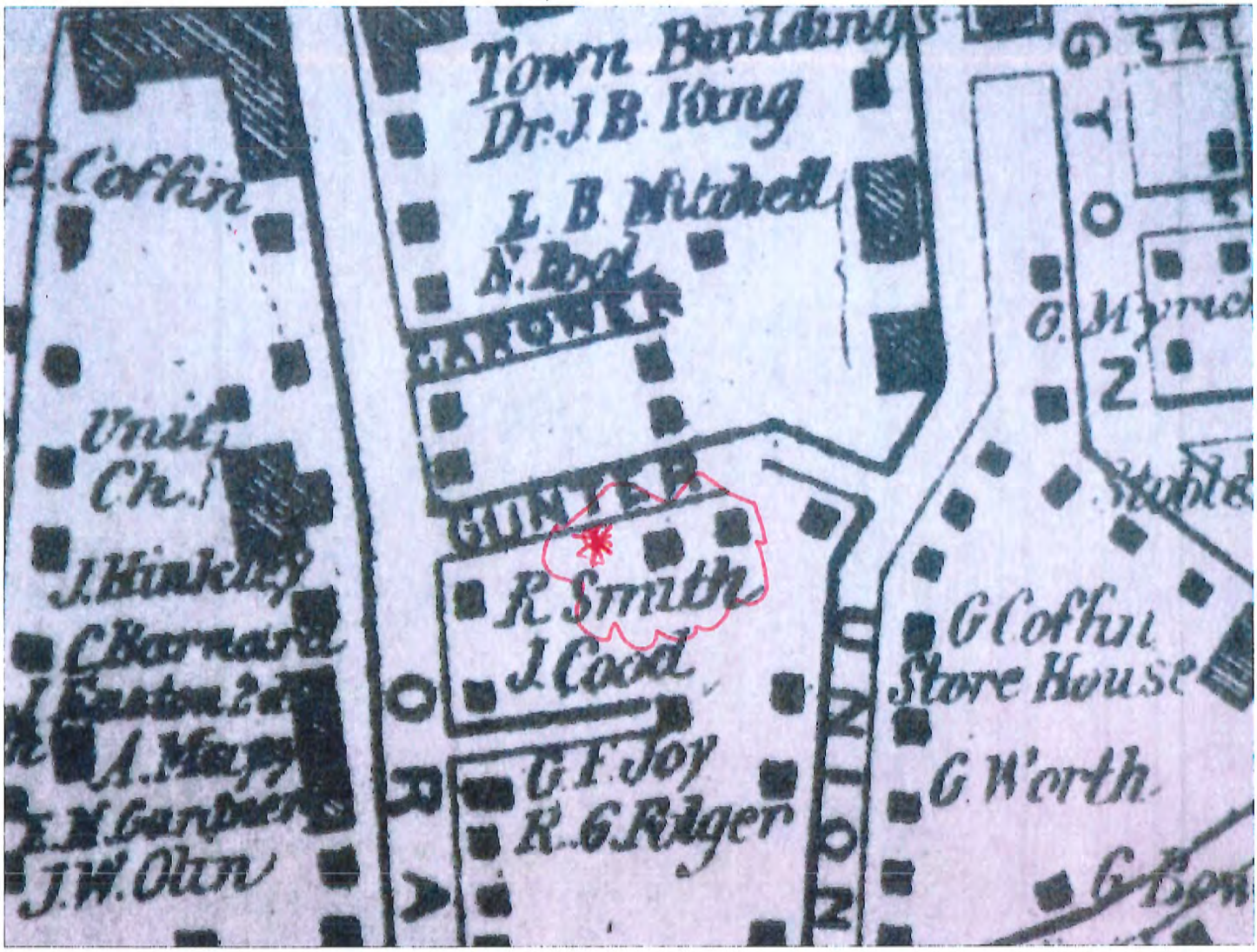
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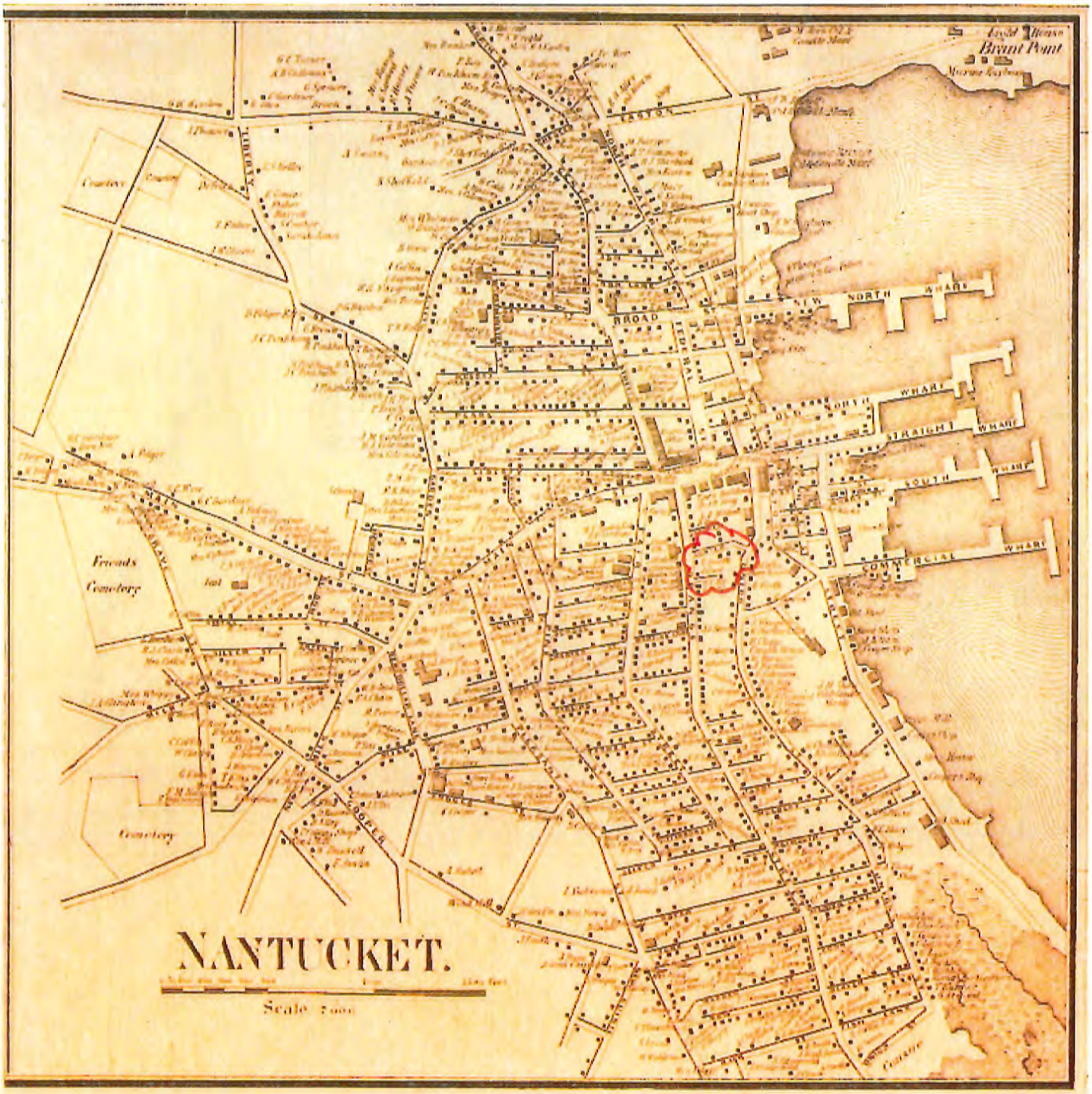
Published at Washington, D.C.
U.S. DEPARTMENT OF COMMERCE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NATIONAL OCEAN SURVEY

G3162.N2 9PE 3-3 15 1979

1858 MAP – CLOSE UP OF TWO STRUCTURES REMAINING ON GUNTER ALLEY – BARN NOT PRESENT AS YET – APPEARED BY 1887 SANBORN MAY AND OTHER TWO STRUCTURES REMOVED



Nantucket Village 1858



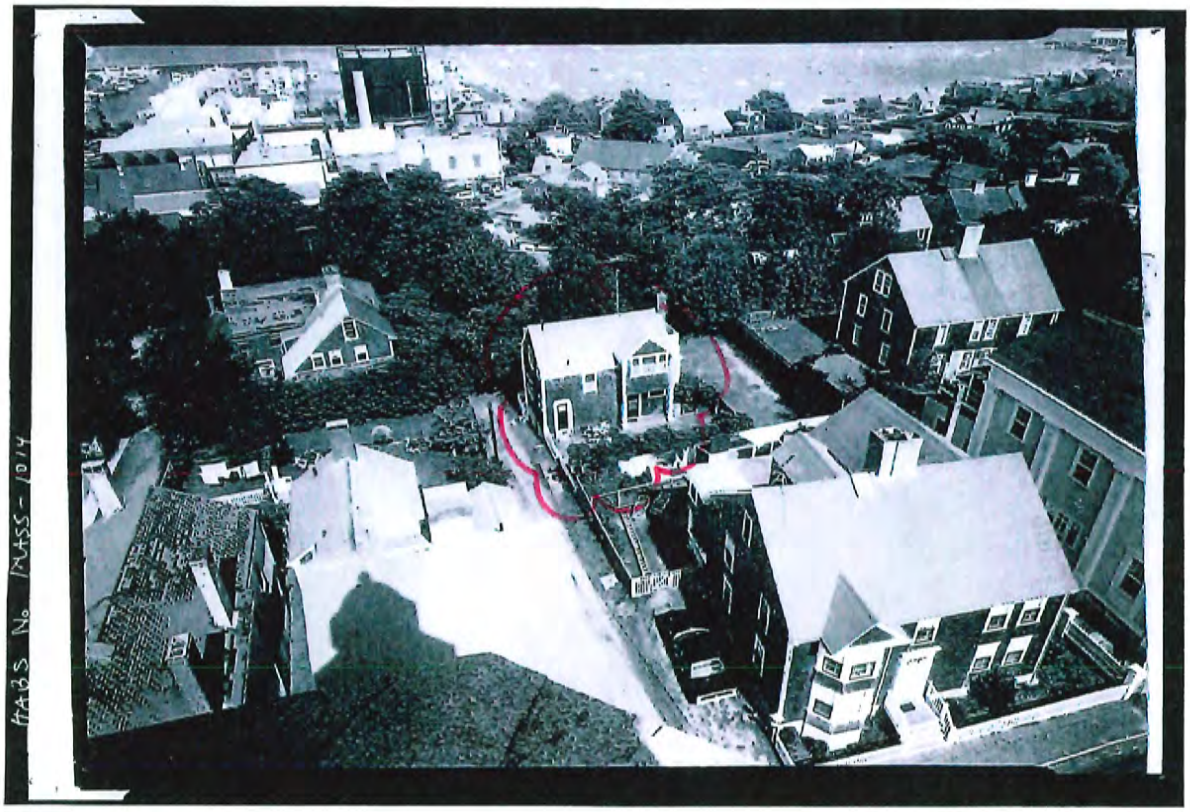
Excerpt from the Map of Barnstable, Dukes & Nantucket County, Massachusetts 1858 H.F. Walling

Reprint. www.old-maps.com


Map of Nantucket
Massachusetts 1858
OF THE COUNTIES OF
BARNSTABLE, DUKES & NANTUCKET
Massachusetts.
1858.
SIASCONSET
Scale 4 Miles
NANTUCKET.
Scale 1 Mile
BUSINESS DIRECTORY.
NANTUCKET COUNTY
NANTUCKET VILLAGE
SIASCONSET
Head of the Harbor
Hummock Island
Tuckernuck Island
Muskeget Island
Hanks Shoal

2 STONE ALLEY

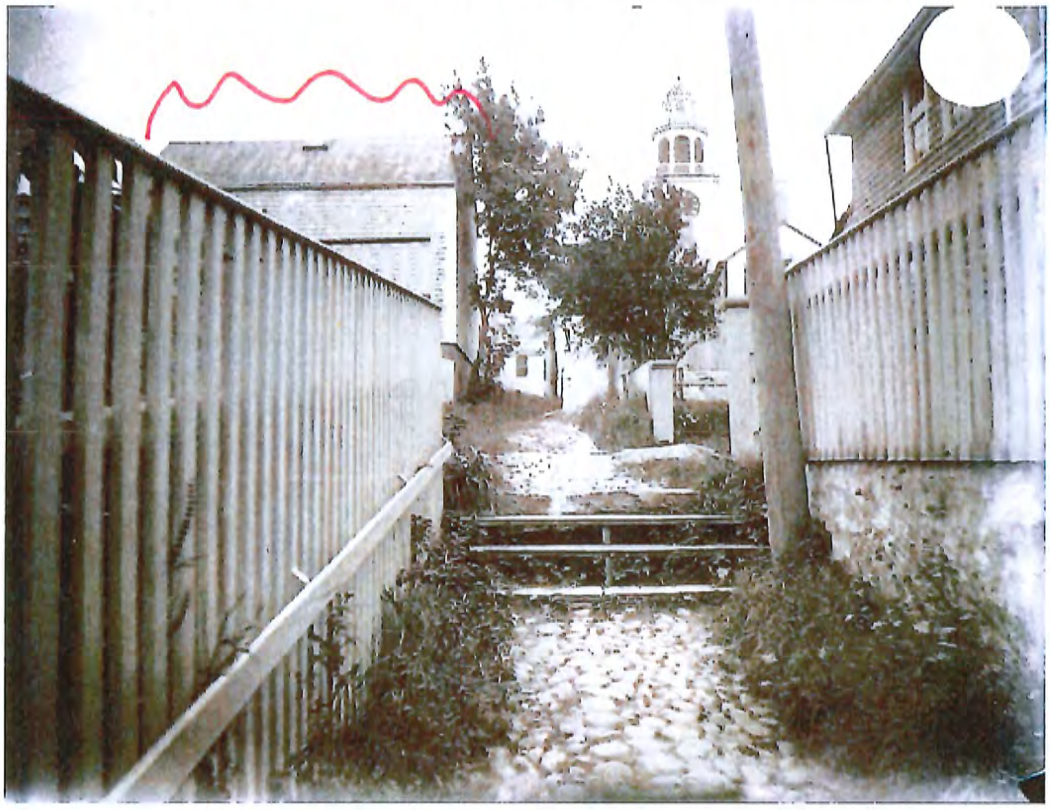
1970



1890 – BARN CLEARLY VISIBLE – The Store is visible behind it on 12 Orange Street



LATE 1800s- EARLY 1900s – Barn still in original state







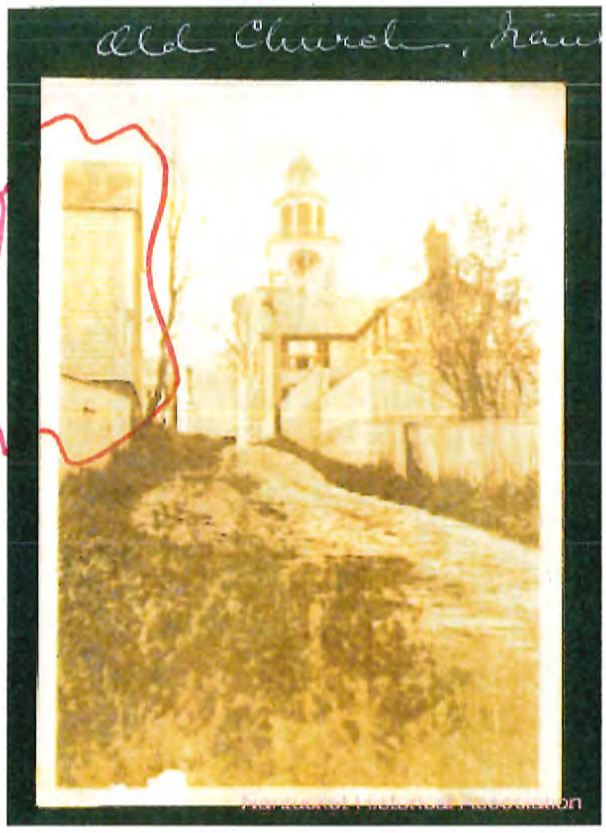


1905 – Barn is still in original state



Stone Alley and South Tower, Nantucket, Mass.

1910 – Barn still visible in original state



1920 – DWELLING - BARN CONVERTED – VIEW FROM ORANGE STREET – DORMER ADDED TO EAST ELEVATION



Nantucket Historical Association

1928 – Dwelling, looking east on Stone Alley



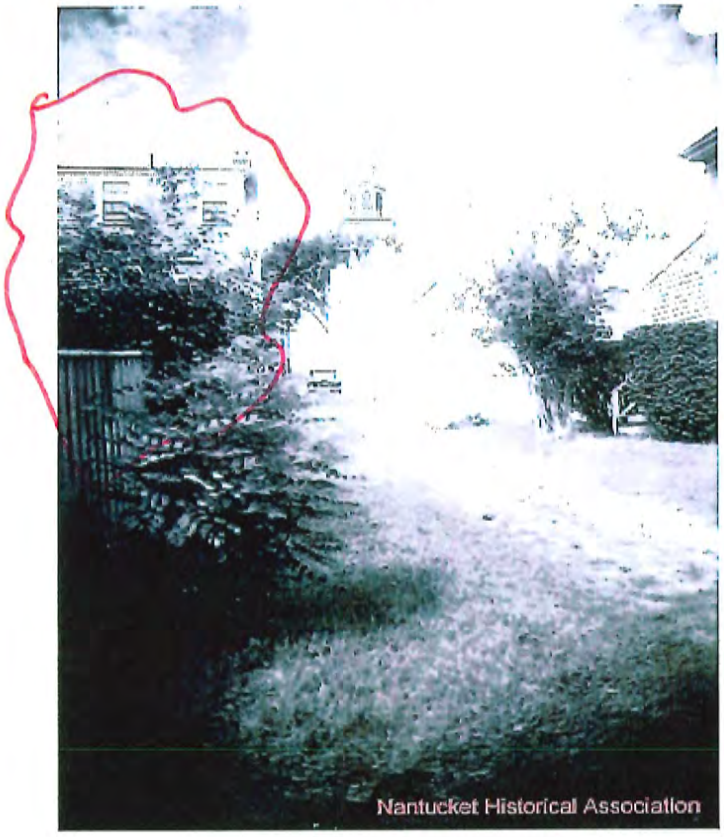
1928 – Looking west up hill to Orange Street



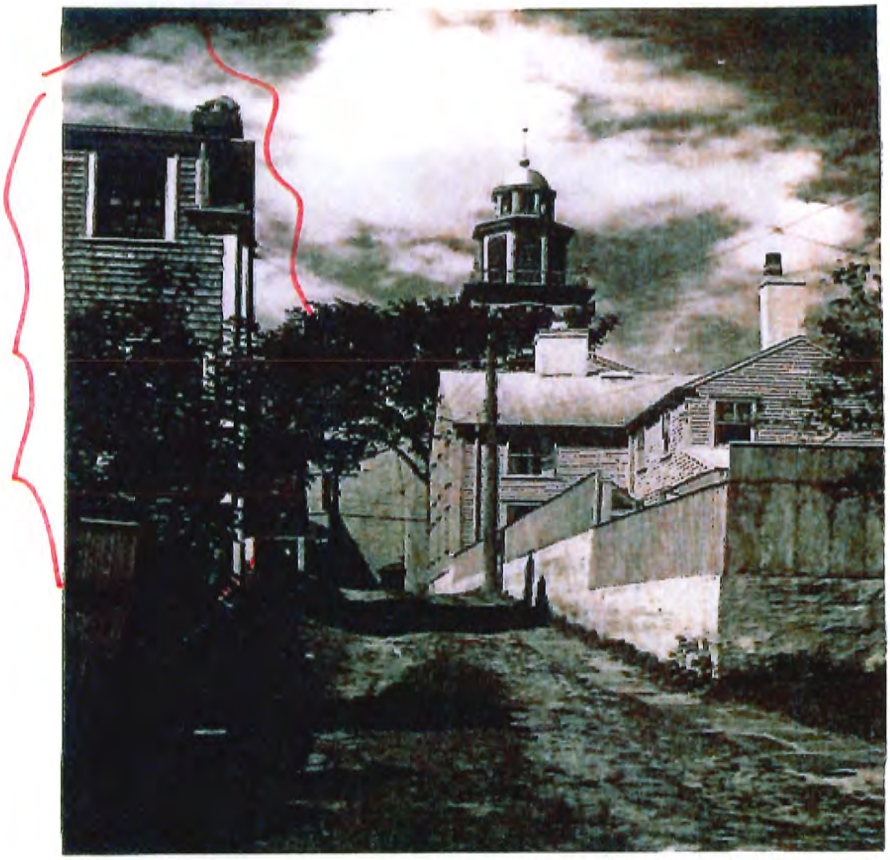
1930s



1930s

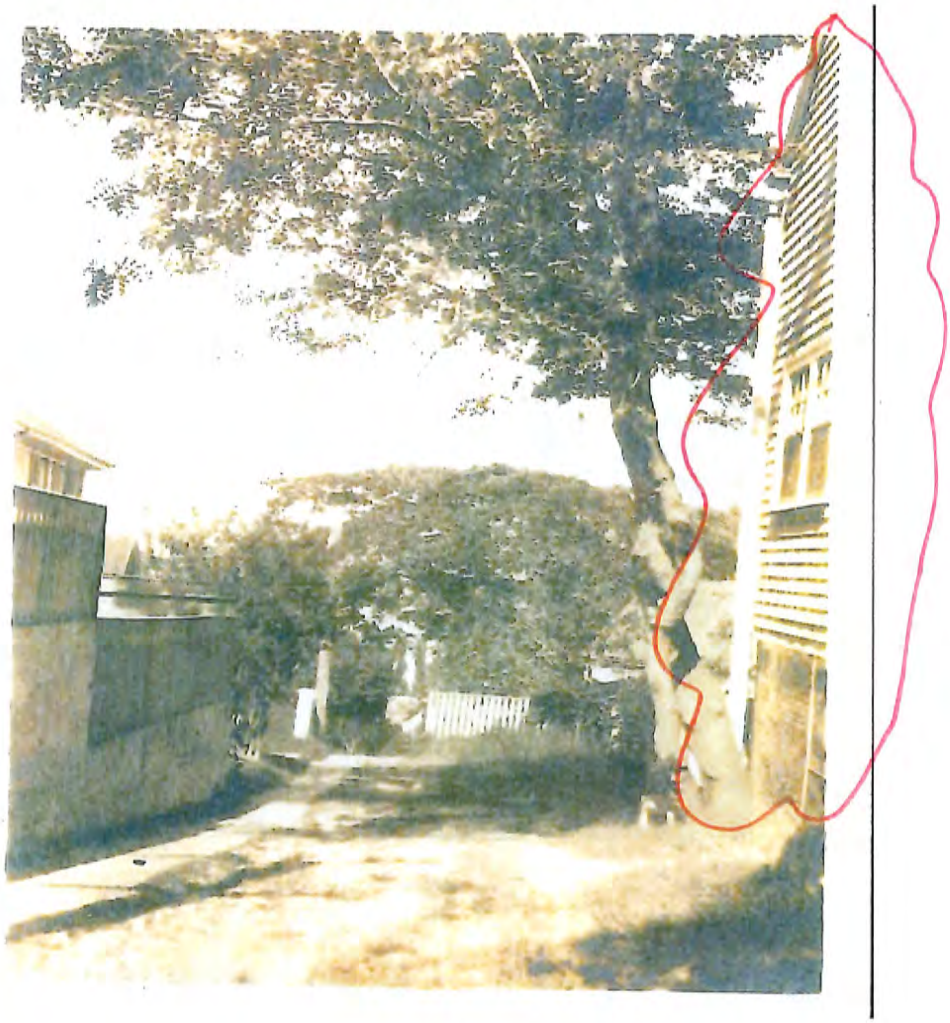


1940

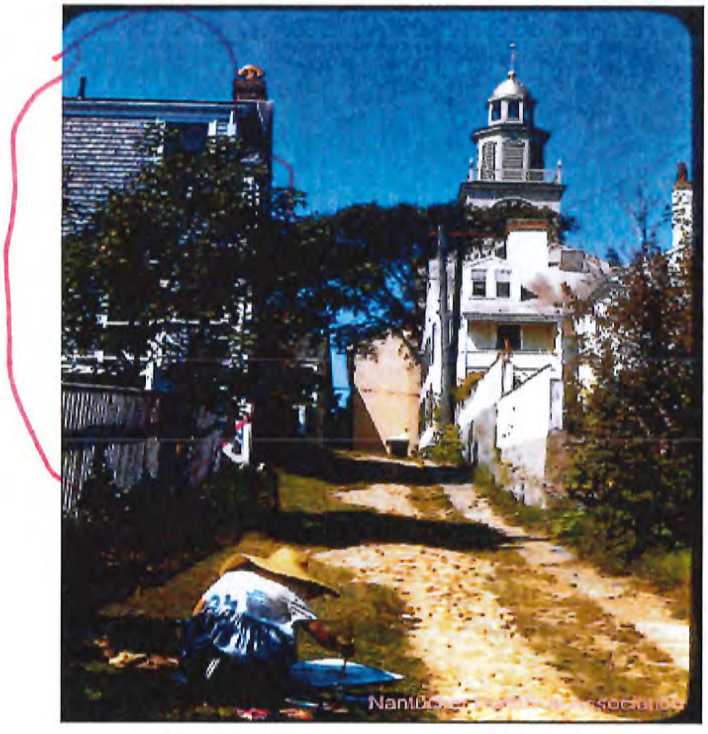


Nantucket Historical Association

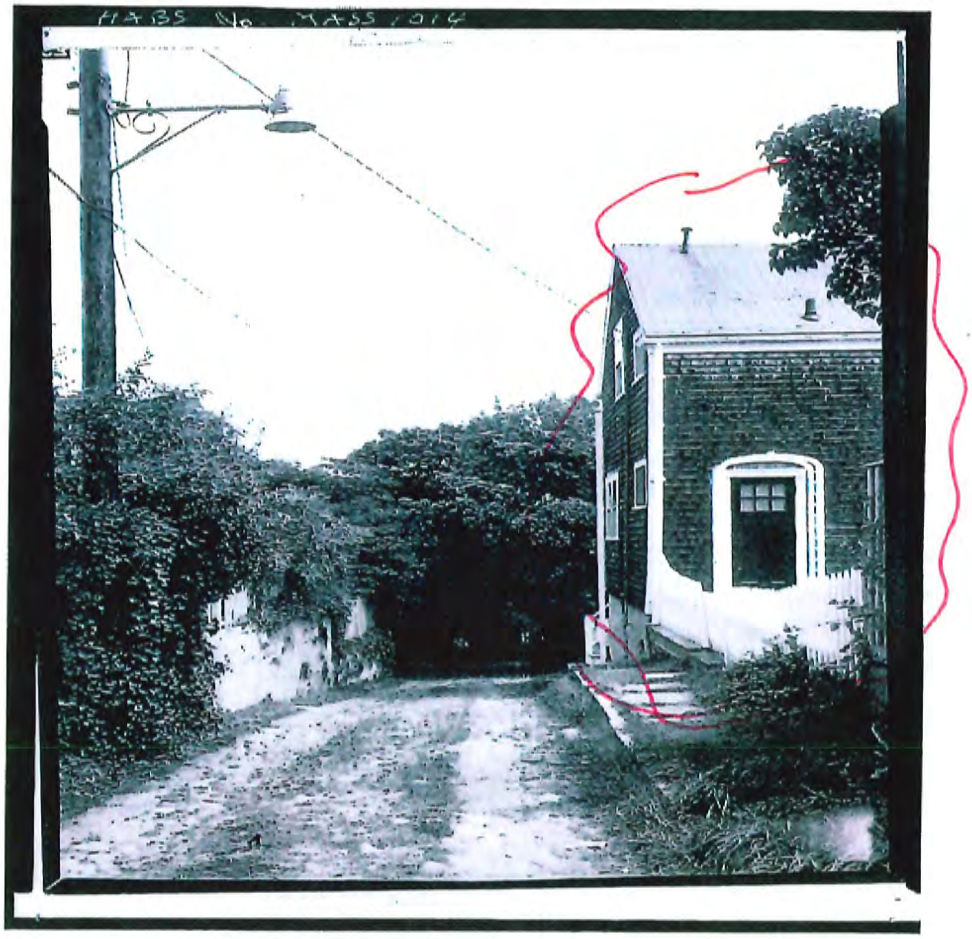
1940s



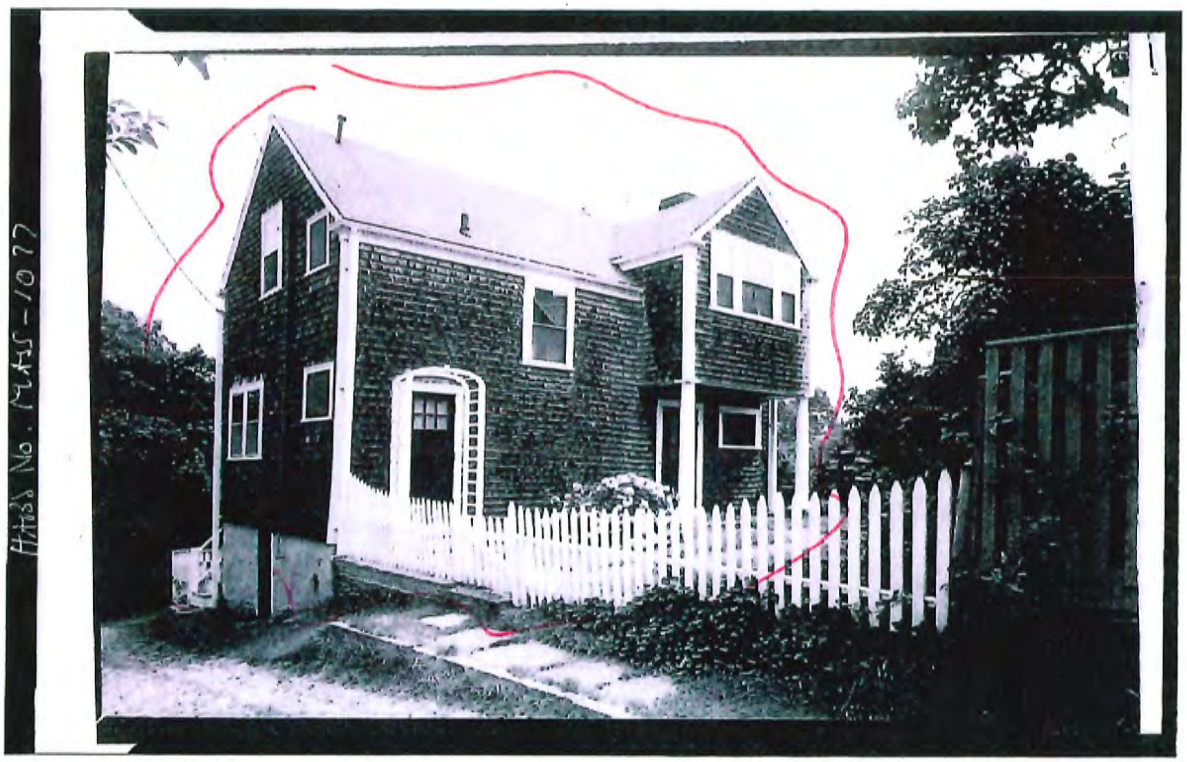
1960s



1970 – LOOKING EAST DOWN STONE ALLEY



NORTH/WEST ELEVATION



SOUTH/EAST ELEVATION

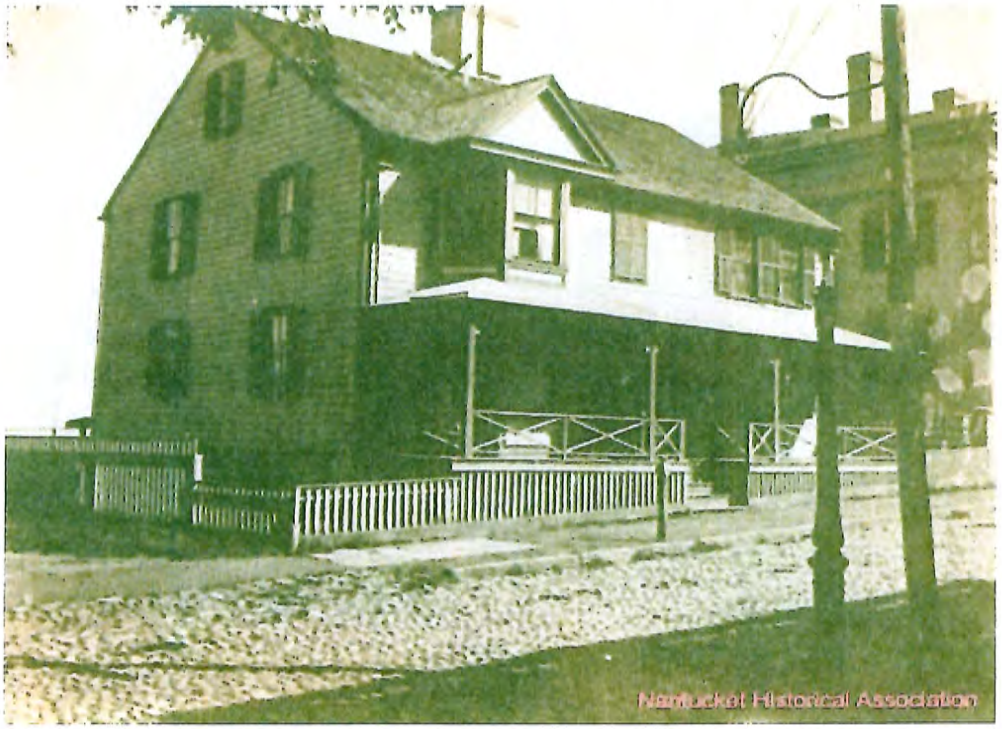


Christopher Hussey House, 12 Orange Street, 14 Orange Street and "Store" visible behind 12 Orange Street visible on the 1892 Sanborn Map

1895



1900 – The Store on 12 Orange Street has been removed as shown on the 1904 Sanborn Map – it was located next to the barn at 2 Stone Alley



2 STONE ALLEY JANUARY 21, 2020

FROM UNION STREET – GLASSED-IN PORCH ORIGINAL TO STRUCTURE – DORMER ADDED TO THE EAST SIDE TO THE ORIGINAL BARN – IMPACT OF ADDITION COMING DOWN THE SLOPE- PROPOSED ADDITION COVERS ENTIRE EAST SIDE OF STRUCTURE – POLES ARE CENTER AND NOT ON NORTH AND SOUTH ELEVATIONS





FROM STONE ALLEY LOOKING EAST TOWARDS THE HARBOR

VIEW NOW OBSTRUCTED BY PLANTINGS AND PROPOSED STRUCTURE WILL BE SITED ALONG STONE ALLEY TO BLOCK THE REST OF THE PUBLIC VIEW SOUTH TO QUANATY BANK



VIEW TO THE SOUTH PART OF THE YARD – AREA AVAILABLE TO EXPAND THE STRUCTURE



ANY ADDITION TO THE SOUTH AS REQUESTED FOR TWO+ YEARS WILL BE AT A LOWER GRADE THAN THE DWELLING OWNED BY THE SAME ENTITIY AND WOULD HAVE MINIMAL IMPACT ON 12 ORANGE STREET VIEW



PLANTINGS PUT IN ON A 2-3 FOOT BERM HAVE ALREADY NEGATIVELY IMPACTED THE HISTORIC PUBLIC VIEW OF THE HARBOR – DIRT HAS FLOWED DOWN THE COBBLESTONES





THE GRADE WILL CHANGE DRAMATICALLY AS IT FALLS AWAY FROM THE HOUSE WITH NO EXISTING LEVEL AREA AS THE LOT FALLS DOWN THE BANK TO THE EAST



POLES ARE NOT IN CORRECT PLACE – DEAD CENTER OF THE ADDITIONS AND NOT PLACED IN PROPER LOCATION CLOSE TO STONE ALLEY LAYOUT – FALSE IMPRESSION IT IS THAT FAR AWAY FROM STONE ALLEY



ADDITION WILL BLOCK VIEW OF THE BLUFF AND OVERWHELM STONE ALLEY AND UNION STREET BELOW



HOUSES BELOW BANK FRONTING ON UNION STREET – ADDITION IS COMING DOWN JUST ABOVE THE HOUSE BELOW



LOOKING SOUTH ALONG QUANATY BANK – VISIBLE NOW ONLY FROM STANDING ON THE FRONT PORCH OF 1-3 STONE ALLEY – ABUTTER IN OPPOSITION TO THE PROPOSAL







THE PROPOSED ADDITION WILL OBLITERATE THE EAST ELEVATION OF THE EXISTING STRUCTURE – EXPANSION OF THE EXISTING GLASSED IN PORCH, A DISTINCTIVE ELEMENT OF ELIZA CODD DESIGNS- TO CREATE A VERY LARGE FLAT ROOFED ELEMENT OF THE SECOND STORY PORCH WILL BE ATYPICAL AND NOT GENERALLY APPROVED BY THE HDC





THE ADDITION WILL BE HIGHLY VISIBLE FROM STONE ALLEY AND BLOCK ALL LIGHT AND AIR ON THE SOUTH SIDE





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



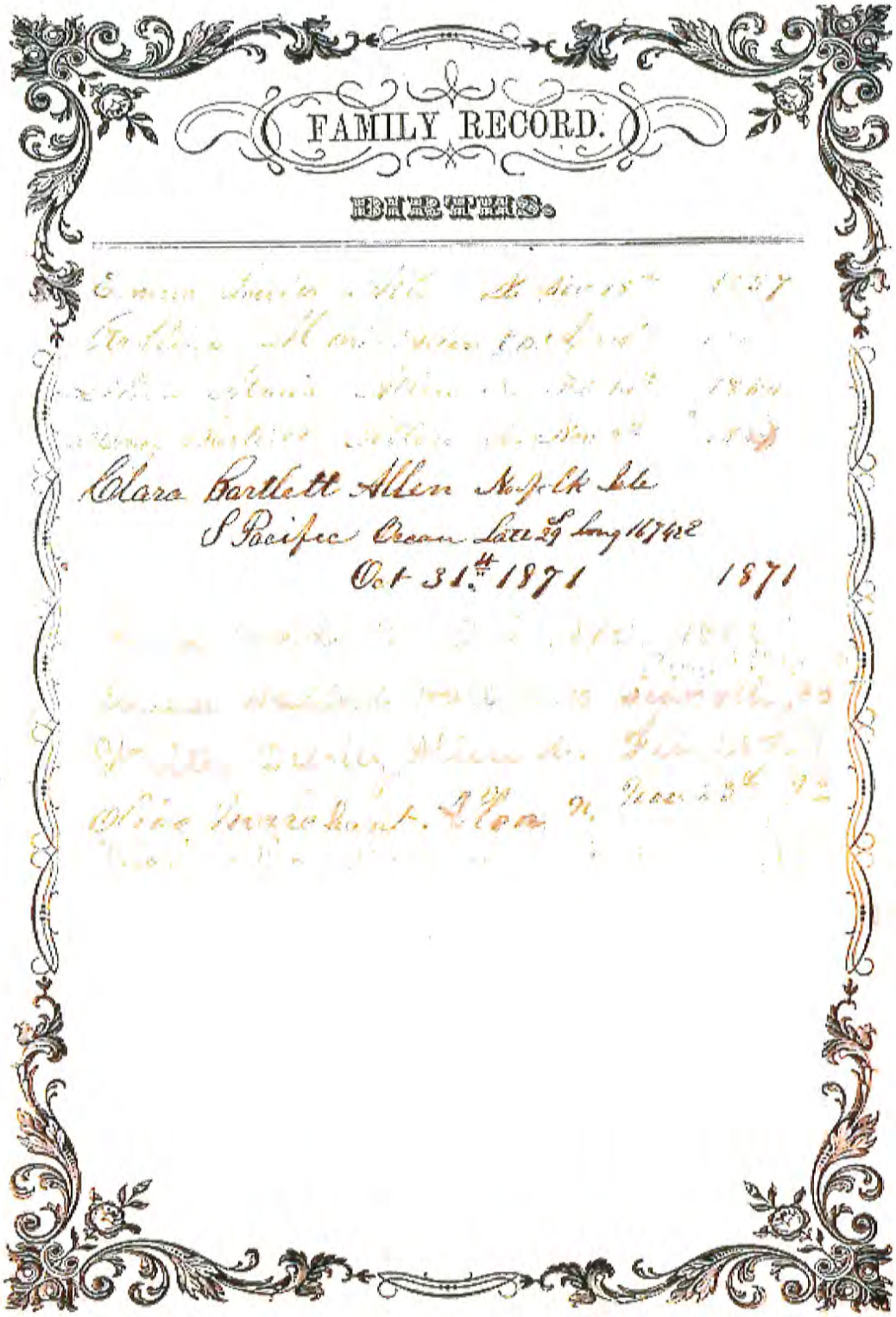
Leeds Mitchell House



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

ELIZA CODD PERSONAL INFORMATION

FAMILY BIRTH RECORDS FROM BIBLE



FAMILY RECORD.

BIRTHS.

Clara Bartlett Allen Norfolk Co
S Pacific Ocean Lat 29 Long 117 W
Oct 31st 1871 1871

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 Feree (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 Eaton.

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.

Ancestry.com

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.

Young Women at the 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*

Course IV. Architecture

Lewis Cutler Clarke, Jr.,
Candidate for a Degree.
Born Oct. 5, 1881, Cambridge, Mass.
Home address, 264 Green St., Cambridge, Mass.
Prepared at Cambridge English High School.
Member Architectural Society.
THESIS: *A Marine Custom House for a Large City.*

Eliza Codd,
Candidate for a Degree.
Born Feb. 27, 1882, Nantucket, Mass.
Home address, Nantucket, Mass.
Prepared at Braislin School and Cushing Academy.
THESIS: *A Conservatory of Music.*

Linda Susan Fraser,
Candidate for a Degree.
Born May 13, 1880, Boston, Mass.
Home address, New Dorchester, Mass.
Prepared at Chauncey Hall School.
THESIS: *A College for Women.*

Moise H. Goldstein, B. E.
Candidate for a Degree.
Born Sept. 1882, New Orleans, La.
Home address, 1736 St. Charles Ave., New Orleans, La.
Graduated from Tulane University of Louisiana.
Member Architectural Society.
THESIS: *A Gymnasium for a Southern University.*

George Garfield Hall,
Candidate for a Degree.
Born March 25, 1881, Stony Creek, Ct.
Home address, Stony Creek, Ct.
Prepared at Bradford High School.
THESIS: *A "Town Hall" for a Town of Considerable Importance.*

Herbert Meletiah Hathaway,
Born Aug. 8, 1878.
Home address, Stoughton, Mass.
Prepared at Stoughton High School.
Member Architectural Society.

Cyrus Pierce Howes,
Candidate for a Degree.
Born April 15, 1882, So. Yarmouth, Mass.
Home address, So. Yarmouth, Mass.
Prepared at Friends School, Providence, R. I.
Member Architectural Society.
THESIS: *An Investigation of Foundations for Office Buildings on Bad Soil.*

Alfred Henry Jacobs,
Candidate for a Degree.
Born Jan. 29, 1882, San Francisco, Cal.
Home address, 204 Sansome St., San Francisco, Cal.
Prepared at University of California.
Member Technology Club.
THESIS: *An Alumni Hall.*

4847

MIT ARCHIVES

51 Livingstone Avenue, Pittsfield, Mass.; George H. Garcelon, 1200 Macon Avenue, Swissvale, Penn.; Carlton F. Green, 253 Main Street, Spencer, Mass.; Edwin F. Green, 60 Federal Street, Boston, Mass.; Capt. Walter B. Greeves, Box 642, Beaumont, Texas; Thomas M. Hamilton, Lewiston, Montana; Albert A. Haskell, 498 Belmont Street, Watertown, Mass.; Raymond Haskell, in care of Texas Company, 17 Battery Place, New York City; Mellen Chamberlain Hatch, 25 Broad Street, Railway and Industrial Engineering Company, Inc., New York City; E. Winchester Howell, 151 River Road, Bagota, N. J.; Robert J. King, 48 Bishop Street, East Haven, Conn.; Major Richard M. Lawton, Bayles Shipyard, Port Jefferson, L. I.; Frederick K. Lord, 120 Broadway, New York City; George M. Macdonald, 380 Galena Avenue, Pasadena, Calif.; Charles J. McIntosh, 221 Prospect Avenue, Milwaukee, Wis.; John A. McKenna, 383 O'Connor Street, Ottawa, Ontario, Can.; Benjamin Madero, Ernesto Maderoy Hnos, Parras Coah, Mexico; Arthur S. Martin, United Fruit Company., Preston, Cuba.; George H. Noone, (Mrs.), 198 High Street, Brookline, Mass.; Frederick A. Olmsted, Hood River Spray Company, Hood River, Oregon; Joseph Philbrick, in care of Columbia Chemical Works, 167-41 Street, Brooklyn, N. Y.; Samuel G. Porter, Canadian Pacific Railway Company, A. R. and I. Building, Lethbridge, Alberta, Can.; Miss Julia Pulsifer, 8 Hamilton Avenue, Auburn, N. Y.; Harrie B. Pulsifer, School of Mines, Butte, Montana; Louis B. Rapp, 616 Crawford Street, Middleton, Ohio; Philip B. Rice, Woolworth Building, New York City; Robert L. Richardson, P. O. Box 536, Pawtucket, R. I.; Oliver P. Scudder, 523 Newhouse Building, Salt Lake City, Utah; Casper A. Schmidt, in care of The Empire Zinc Company, Box 1860, Denver, Colo.; George B. Seyms, 224 South Third Street, Philadelphia, Penn.; James S Sheafe, 5801 Blackstone Street, Chicago, Ill.; George E. Sibbett, 3034 Hillegass Avenue, Berkeley, Calif.; Harry A. Stiles, 97 Oliver Street, Boston, Mass.; Frank Toohey, R. F. D., Concord Junction, Mass.; Irving Williams, 527 Lincoln Way East, Chambersburg, Penn.; Daniel S. Wilson, 34 Powder House Bouvelard, West Somerville, Mass.

1904

HENRY W. STEVENS, *Secretary*, 12 Garrison Street, Chestnut Hill, Mass.

Eliza Codd, of the Class of '04, Course IV, died in Nantucket, Easter Sunday, April 4, of scarlet fever. After graduation from Technology Miss Codd worked for some time as a draftsman in the office of Lois L. Howe. She studied and travelled in Europe and on her return opened an office in Nantucket for the practice of architecture in which she has done very good work. She was interested in Nantucket Cottage Hospital and served efficiently both on its board of trustees and as treasurer of the corporation. During the war she organized and managed the Red Cross work in Nantucket, her native town. She volunteered for overseas war service with the Young Men's Christian Association, and was sent to France after the armistice was signed, and served as an instructor in drawing in the Hospital Work of the Army Educational Commission. After six months in France she returned to Nantucket and took up her work there, which she carried on until three weeks before her death. Her death will be felt deeply not only by her family and her friends but as a loss to the community in which she lived, whose interests she had close at heart and to whose service she gave herself freely. She was the daughter of William F. Codd of the Class of '76.

1905

GROSVENOR DEWITT MARCY, *Secretary*, 246 Summer Street, Boston, Mass.
CHARLES W. HAWKES, *Assistant Secretary*, 23 Saxon Road, Newton Highlands, Mass.

It is with a deep sense of loss that the death of Robert N. Turner, our sophomore class president, is reported. He died on February 25 after a short illness from pneumonia, which suddenly took a turn for the worse after he was thought to be out of danger. The following clipping from the Boston *Herald*, and Resolutions passed by the Associated Industries of Massachusetts, show only in part his accomplishments and the estimation in which he was held by the community:

"Robert N. Turner, well known Boston attorney, and at one time commisioner of Labor for Massachusetts, died yesterd[illegible] Arlington. Death resulted from [illegible] about

48B



484

MIT CLASS 1904












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
EDITH A. BECKLER
E. MAY W. BEST
ALICE F. BLOOD
MARION L. CADE
ELIZA CODD
LAURA A. COLBATH
LLORA R. CULVER
KATHRINE DEXTER
ALICE N. DIKE
ANNA B. GALLUP
JESSIE G. GIBSON
GRETA GRAY
BEULAH C. HILL
EDITH M. HOBBS
LAURA M. LUNDIN
GRACE MACLEOD
ALICE MCCARTHY
ELVIRA WOOD
ELEANOR RATHBUN
FANNY ROPES
CECILIA SEPHTON
LUCY M. STEVENSON
AVA M. STODDARD
EDNA D. STODDARD
LYDIA G. WELD
FLORENCE L. WETHERBEE
ELIZABETH L. WILLIAMS

PIONEERING WOMEN OF AMERICAN ARCHITECTURE

ELIZA CODD'S FIRST EMPLOYER

Lois Lilley Howe





Cambridge High School, 1877–82, School of the Museum of Fine Arts, Boston, 1882–86

Massachusetts Institute of Technology, Bachelor of Science (partial architecture), 1888–90

MAJOR PROJECT (EDITED TO TIME ELIZA CODD WORKED FOR FIRM)

Burrage House, Beech Street, Brookline, Mass., 1904

AWARDS/HONORS (EDITED)

Second Prize, Women's Building, Chicago World's Fair, 1893 Fellow, American Institute of Architects, 1931

FIRMS (EDITED) Lois L. Howe, Boston, 1894–1913

PROFESSIONAL ORGANIZATIONS American Institute of Architects, member, 1901

Council of the School of the Boston Museum of Fine Arts, 1897–1931

By Andrea Jeanne Merrett, Columbia University

Lois Lilley Howe (1864–1964) was the founding member of Howe, Manning and Almy, Boston's first all-female architecture partnership, and only the second such practice in the United States. The success of the firm was due in great part to the perseverance of Lois Lilley Howe, who founded the office in the 1890s. In 1931, she was the first woman elected as a fellow of the American Institute of Architects.

In 1940, she wrote, "Always interested in houses, I had wanted to be an architect but had been suppressed by my pastors and masters on the ground that I could not be an architect because I was a woman.". Howe spent four years (1882–1886) at the School of the Museum of Fine Arts in Boston studying drawing and design rather than taking classes at the Harvard Annex (later Radcliffe College), as most of her classmates had done. In 1888, Howe entered the two-year program in architecture at MIT. She was the only woman in a class of sixty-six and only one of two women in the school. While there, she helped found MIT's first women's student group, Eta Sigma Mu, which later became the sorority Cleofan. **(NOTE: Eliza Codd joined this student group at MIT, see other attachment)**,

By 1900, Howe had established her firm on Tremont Street in Boston, and she was soon busy with commissions for renovations and new houses. Stereotypes about women and their close association with the domestic sphere limited their options. While these attitudes were a disadvantage for obtaining other types of projects, they were also seen by Howe and her partners as conferring an advantage in obtaining domestic commissions. An unidentified newspaper clipping about the firm reported that their slogan was "the woman's touch in architecture."

From 1890 to the 1920s, Howe mastered the Colonial Revival and Georgian Revival. In 1901, she was made an AIA member, the second woman after Louise Blanchard Bethune. It is possible that Howe was elected to the AIA because her first name, Lois, was confused for Louis. Her election was particularly notable in Boston at the time, where women were not allowed to be members of the Boston Society of Architects, a requirement for AIA membership.

Howe often hired female graduates from MIT to work as draftswomen in the office. Women who had completed their architectural studies at MIT began flocking to the Firm, as many in Boston called Howe's practice at the time. Alumnae sought out Howe's practice not only for the camaraderie among the women but because most firms run by men tended to favor male applicants. Eventually, Howe would invite two of her draftsmen to become partners. Eleanor Manning, Class of 1906, (**NOTE: Eliza Codd was in class with Manning at MIT)**, served as the engineering expert.



Shaw House, Wellesley, Mass., 1918–21

NOTE: A very distinctive design from the firm with the same projecting gable, with posts under it creating negative massing, as seen on the west elevation of Stone Alley today. A review of other designs from the firm tend to have a projecting gable, negative massing with columns and flat-roofed glassed in sunrooms at odd angles as seen on 2 Stone Alley.



49 Hawthorne, Cambridge

Portico with columns and a rounded door entry similar to the west door on 2 Stone Alley.

NHA INFORMATION

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

Container no. 87 Scope and content
1 Gardner Court - original pencil drawings for house for Mrs. William Barnes, for 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.

NOTE: Eliza Codd worked for Lois Lilley Howe who specialized in stucco with smooth sides, rounded elements, slight overhangs, steep pitches and flat-roofed glassed-in porches. All of this could be seen on the house Eliza Codd designed at 1 Gardner Court that is still intact today despite being converted into several condo units. Her hand-drawn floor plans are attached along with pictures. The glassed-in porch on 2 Stone Alley is very similar along with the projecting gable, negative massing and simple lines.

SOUTH ELEVATION



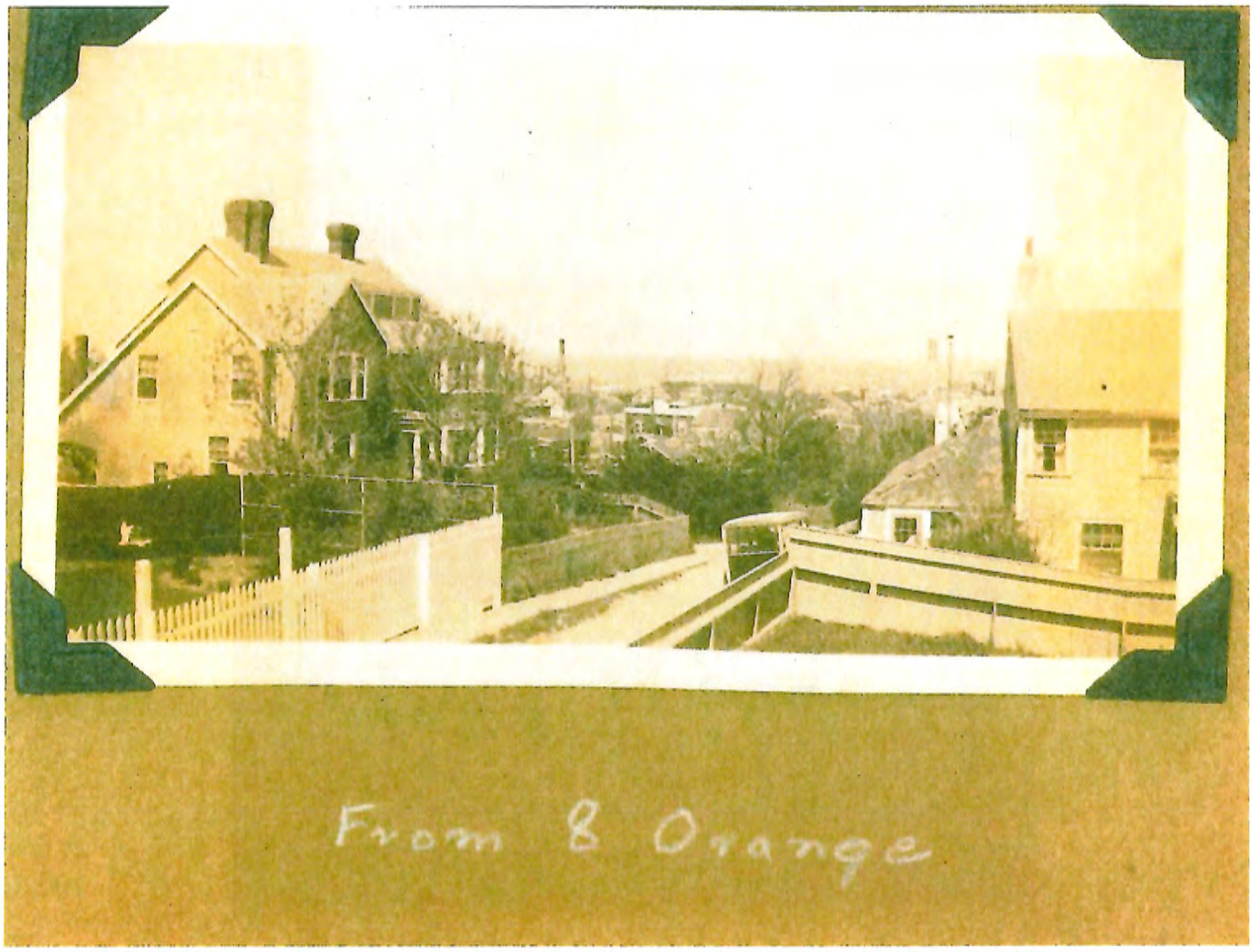








1930



1 GARDNER COURT INFORMATION

LETTER TO OWNER MRS. BARNES

ELIZA GODD
ARCHITECT
NANTUCKET, MASS.

August 20, 1917.

My dear Mrs. Barnes:

This is my final account, which I wrote you a while ago was in store for you. I am rather surprised at the amount of it, for I didn't realize I was so far behind in my payments.

I enclose a list of all bills paid through me, and also a package of those bills receipted.

I hope to get the little center circle made for the sun room soon, and am also trying to find out why the vacuum cleaner outlet covers have never gone on, as I supposed they had long ago.

If there is anything about this account which you don't understand, let me know and come and explain it. There is no hurry about paying my bill.

Yours sincerely,

Eliza Godd

ELIZA GODD
ARCHITECT
NANTUCKET, MASS.

August 20, 1917.

Mrs. William Barnes,

To Eliza Godd, DR.

To 10% commission on total cost of house,		$2526.15
" 8% " " amount of Adams' bill,		46.58
No commission charged on Wingate's or Davis's bill.		
1 1/2 days in Boston on hangings and hardware,		no charge.
20 ft. sheathing quilt,		.85
Express on fire extinguishers,		.41
Total amount,		$2563.93

CREDIT. By cash.

May, 1916.	$1000.	
Oct. "	200.	
Jan. 1917.	500.	
May "	300.	
	2000.	2000.00
Balance due,		$563.93

Received Payment,

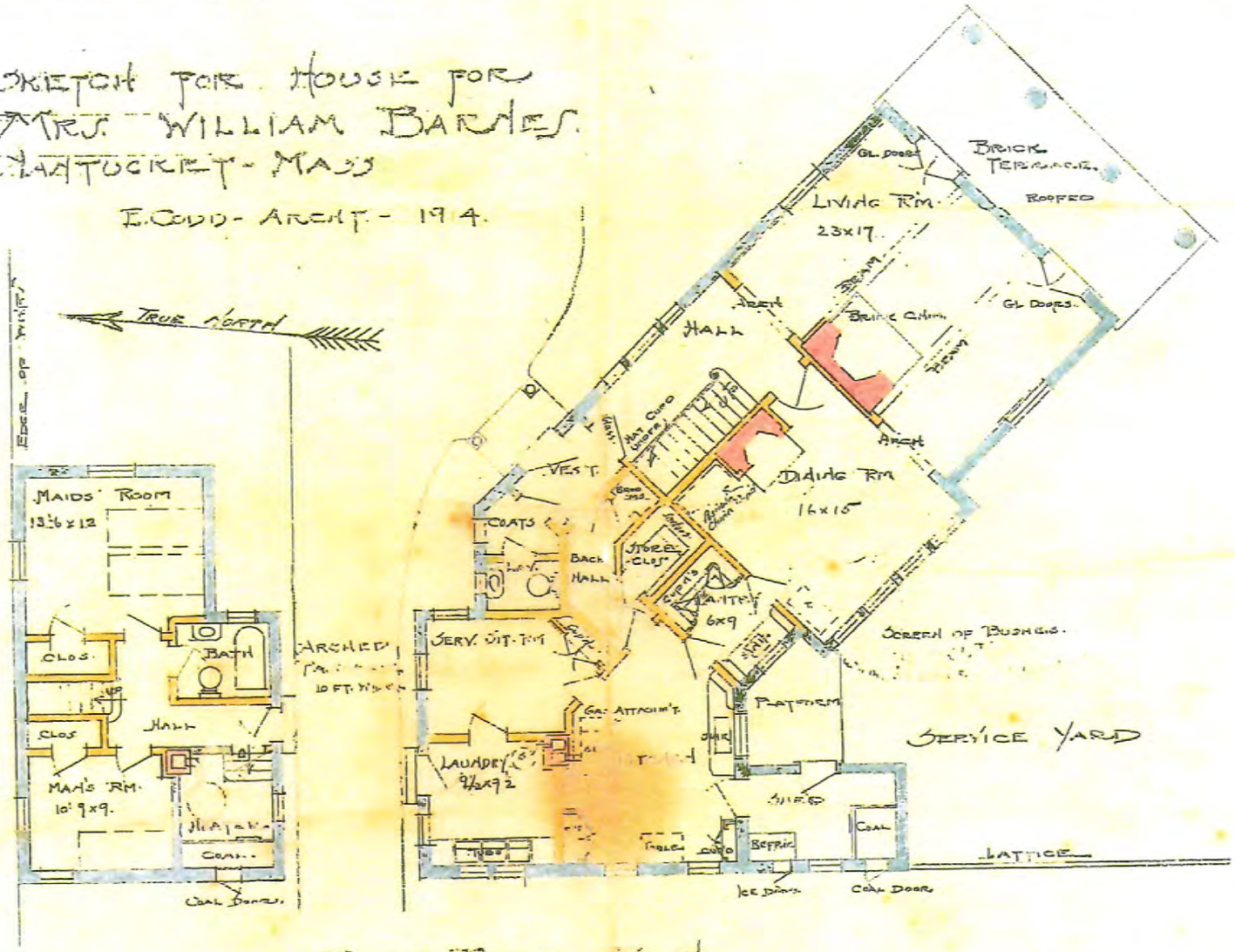
ELIZA GODD
ARCHITECT
NANTUCKET, MASS.

TOTAL COST OF BARNES HOUSE.

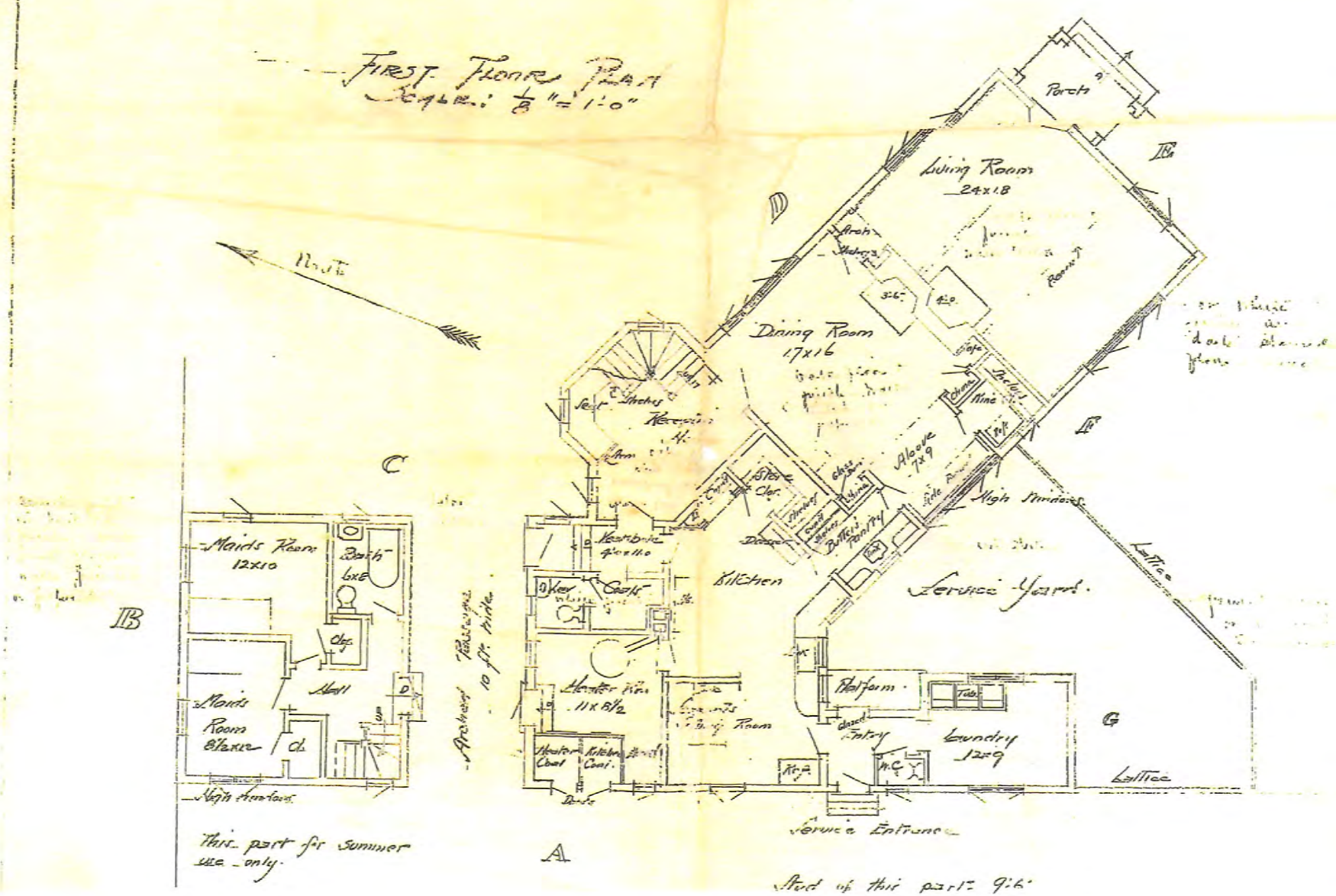
John CO Ring,		$5237.46
Holmes and Co.		1358.01
H. Paddack and Co.		1098.84
G. H. Lake,		4300.62
A. C. Lake,		1161.53
Keene Screen Co.		348.10
Holbrook Co.	hardware,	2.14
Chelsea Elevator Co.,	dumb waiter,	47.00
Sanitary Furniture Co.,	med. cabinets,	46.00
Fuller and Warren Co.,	stoves,	87.79
E. C. Stearns and Co.,	garbage burner,	65.00
McNee Refrigerator Co.,		122.70
Bigelow, Kennard Co.,	lighting fixtures,	286.65
Colonial Brass Co.,	iron rails,	41.00
..now Iron Works,	iron gate,	30.00
Waldo Bros.	tiling,	927.25
Chandler and Barber,	hardware,	7.70
rown and Co.,	"	205.20
McConney and Waterbury,	fireplace hooks,	6.10
Pantry refrigerator,	"	32.00
		$25341.58
. S. Adams,		775.35

SKETCH FOR HOUSE FOR
MRS. WILLIAM BARNES
NANTUCKET - MASS

E. CODD - ARCHT. - 1914.

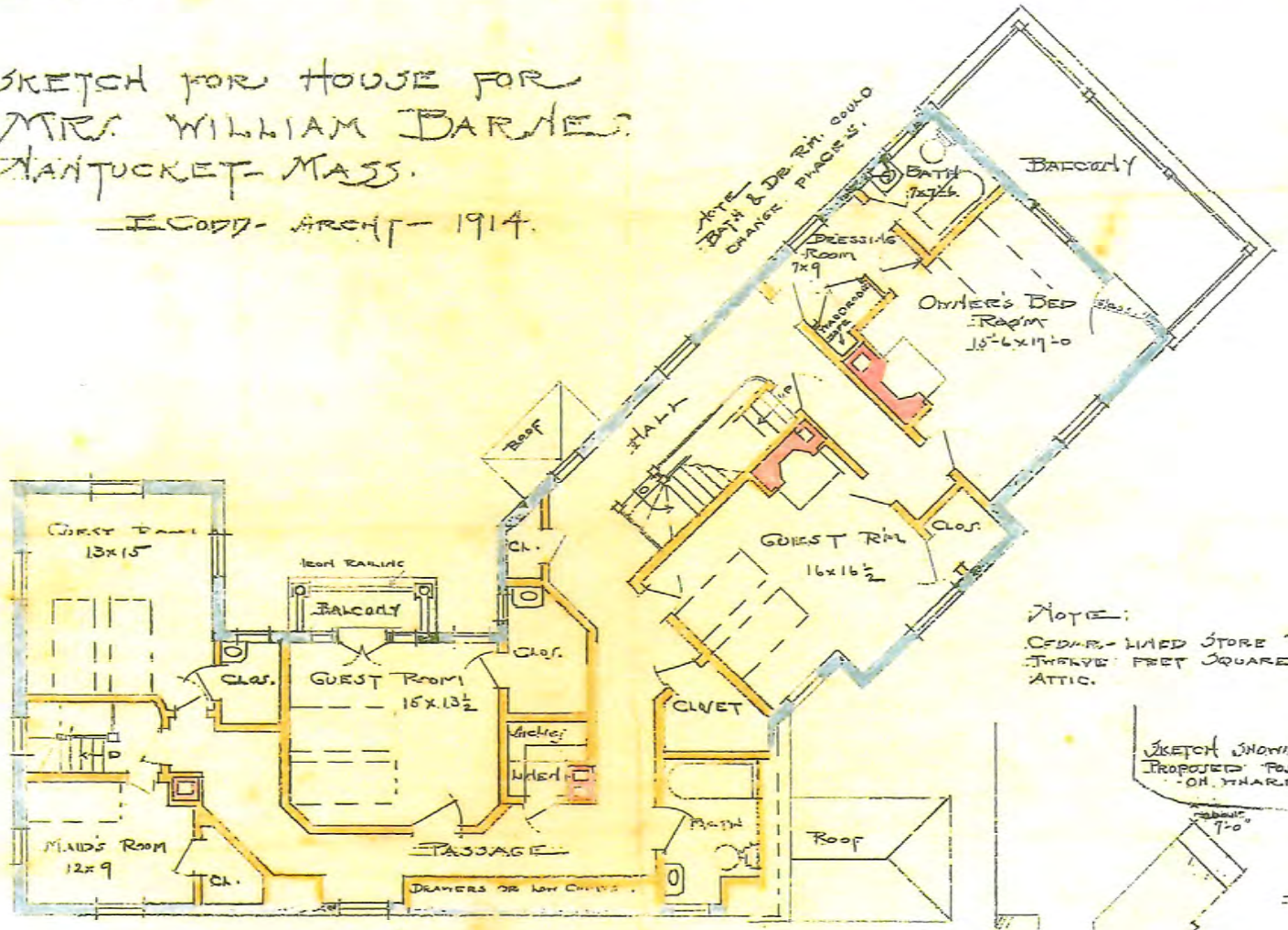


FIRST FLOOR PLAN
ONE EIGHTH INCH SCALE


First Floor Plan
Scale: 1/8" = 1'-0"
North
Porch
Living Room
24x18
Dining Room
17x16
Above 7x9
High Windows
Lattice
Kitchen
Service Yards
Maids Room
12x10
Bath
6x6
Maids Room
Bl'kie
Hall
Heater Fire
11x8 1/2
Platform
Laundry
12x9
Lattice
Service Entrance
B
C
D
A
G
This part for summer use only.
End of this part 9'6"

578

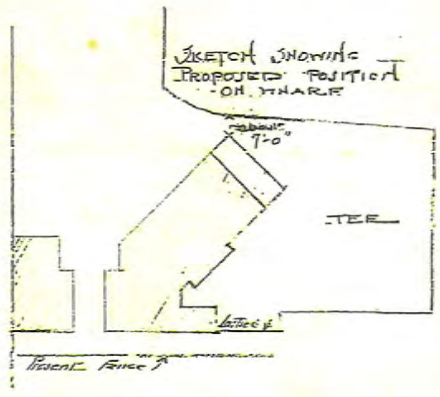
SKETCH FOR HOUSE FOR
MRS. WILLIAM BARNES
NANTUCKET - MASS.
- ECODD - ARCHT - 1914.



NOTE - ROOF COMES DOWN LOWER ON THIS SIDE.

SECOND FLOOR PLAN
SCALE: ⅛ IN = 1 FOOT.

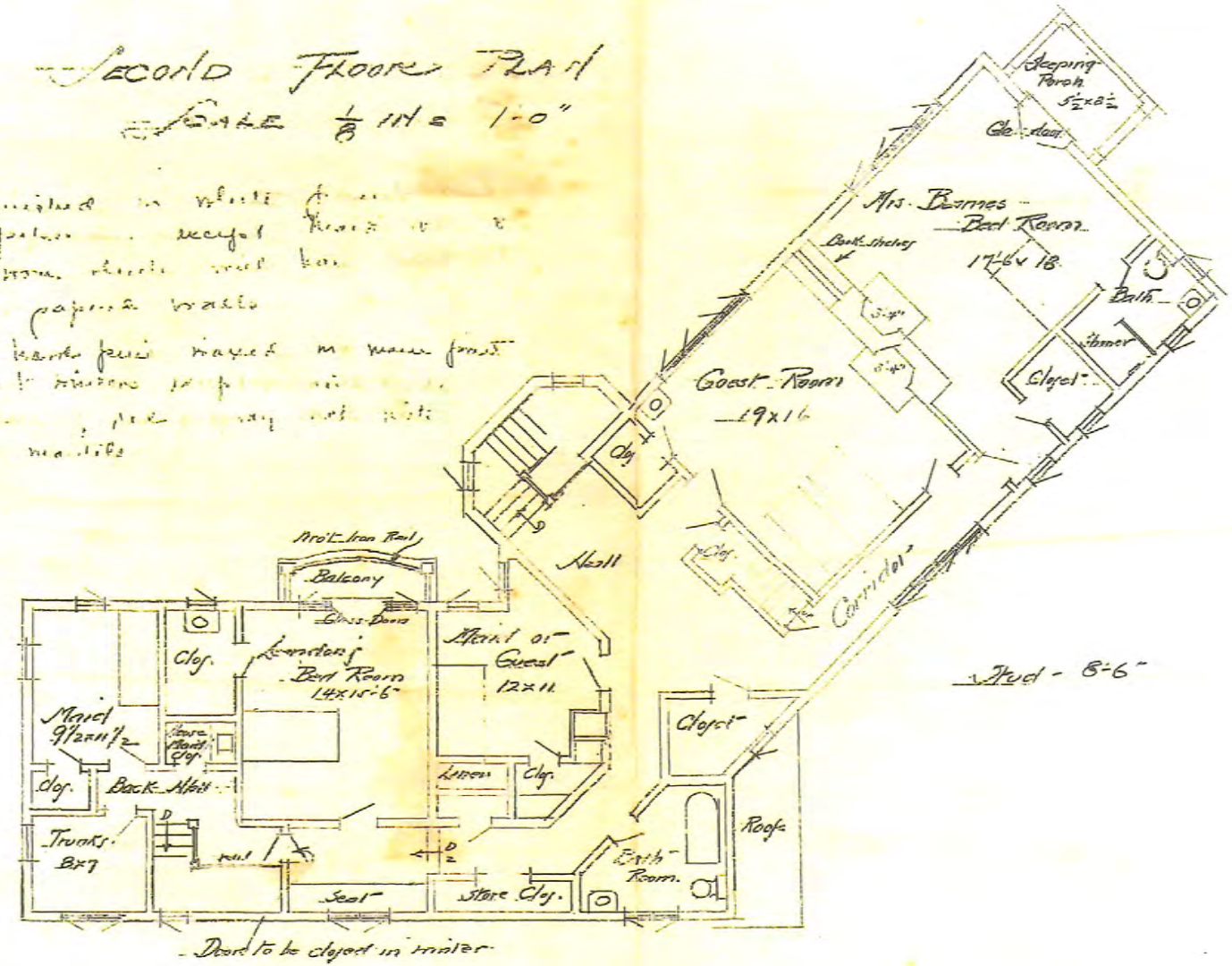
NOTE:
CEDAR-LINED STORE ROOM TWELVE FEET SQUARE IN ATTIC.



584

Second Floor Plan

Scale 1/8 in = 1'-0"



Hwd - 8-6"

5848

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 10/25/12
Admission Place:	Hammersmith and 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

Form 505
Department of Commerce and Labor
IMMIGRATION SERVICE

SALOON, 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. Devonian sailing from Liverpool, 25th January, 1910

1	2		3	4	5	6	7	8	9	10		11	12
No. on List.	NAME IN FULL. Family Name.	Given Name.	Age. Yrs.	Mos.	Sex.	*Calling or Occupation.	Able to— Read.	Able to— Write.	Nationality. (Country of which citizen or subject.)	Race or People.	Last Permanent Residence. Country.	Last Permanent Residence. City or Town.	The name and complete address of nearest relative or friend in country whence alien came.	Final Destination. State.	Final Destination. City or Town.
1	Bancroft	Mary A.	43		F	S. Assn					S	Citizen		Mass	Boston
2	Boggs	Isadore N.	43		M	Missionary				do		do		Ohio	Granville
3	Boggs	Rhoda L.	46		F	S. Assn				do		do		do	do
4	Boggs	Horace N.	9		M	Child				do		do		do	do
5	Brown	George E.	70		M	Merchant				do		do		Ill.	Aurora
6	Chapman	Dorothy Y.	20		S	Assn	yes	yes	England	English	England	London	Mr. G. Chapman 22 Hartington Upper Norwood Lndn	Mass	Boston
7	Clarke	Charles	50		M	Bookseller				do		Citizen		Cal.	San Francisco
8	Dodd	Eliza	26		S	Architect				do		do		Mass	Dorchester
9	Gill	William A.	19		M	Clerk	yes	yes	England	English	England	Eltham	Mrs. E. Gill 20 Harpur St. Holborn London	Mass	Boston
10	Graves	Hazel M.	26		M					do		Citizen		do	Reading
11	Graves	Mary L.	52		F	M				do		do		do	do
12	Driscoll	William M. S.	59		M	M	Attorney			do		do		Mass	E. Boxford
13	Driscoll	Emma A.	52		F	M	do			do		do		do	do
14	Henderson	Joseph	26		M	M	Merchant			do		do		Mass	Salem
15	Henderson	Mary B.	29		F	M				do		do		do	do
16	Joy	Charles C.	40		M	M	Engineer			do		do		do	Boston
17	Morgan	Eleanor A.	43		F	M				do		do		do	Scituate
18	Morgan	Berkeley H.	16		M	S				do		do		do	do
19	Morrill	Clara A.	63		F	M				do		do		do	Boston
20	Needham	Herbert C.	32		M	M	Merchant			do		do		do	Hudson
21	Needham	Emma C.	34		F	M				do		do		do	do
22	Nixon	Evelyn	36		S	Assn	yes	yes	England	British	U.S.A.	New York	Mr. N. Nixon 48 City of St. New York	N.Y.	New York
23	Parkin	Emma M.	46		S	Teacher				do		Citizen		N.H.	Charlestown
24	Plympton	Edith	45		F	S. Assn				do		do		Mass	Boston
25	Rice	Horace P.	34		M	Lawyer				do		do		do	do
26	Rice	Annie M.	29		F	M				do		do		do	do
27	Robinson	Rena B.	29		S	Office				do		do		Mass	Hudson
28	Sawyer	Ada Y.	45		F	M	Nurse			do		do		Me.	Portland
29	Sleeper	Spencer	38		M	S	Artist	Writer		do		do		Pa.	Pottsville
30	Walden	Mary L.	58		F	S	Teacher			do		do		Mass	Wellesley

*Instead of showing occupation of tourists and aliens in transit, state in column whether they are "tourists" or "in transit."
†"Race or People" is to be determined by the stock from which aliens spring and the language they speak. List of races will be found on back of this sheet.

E 6 3

60

SECOND TRIP HOME FROM THE WWI

Name: Miss Eliza Codd

Departure Date: 7 Jul 1919

Departure Place: Brest, France

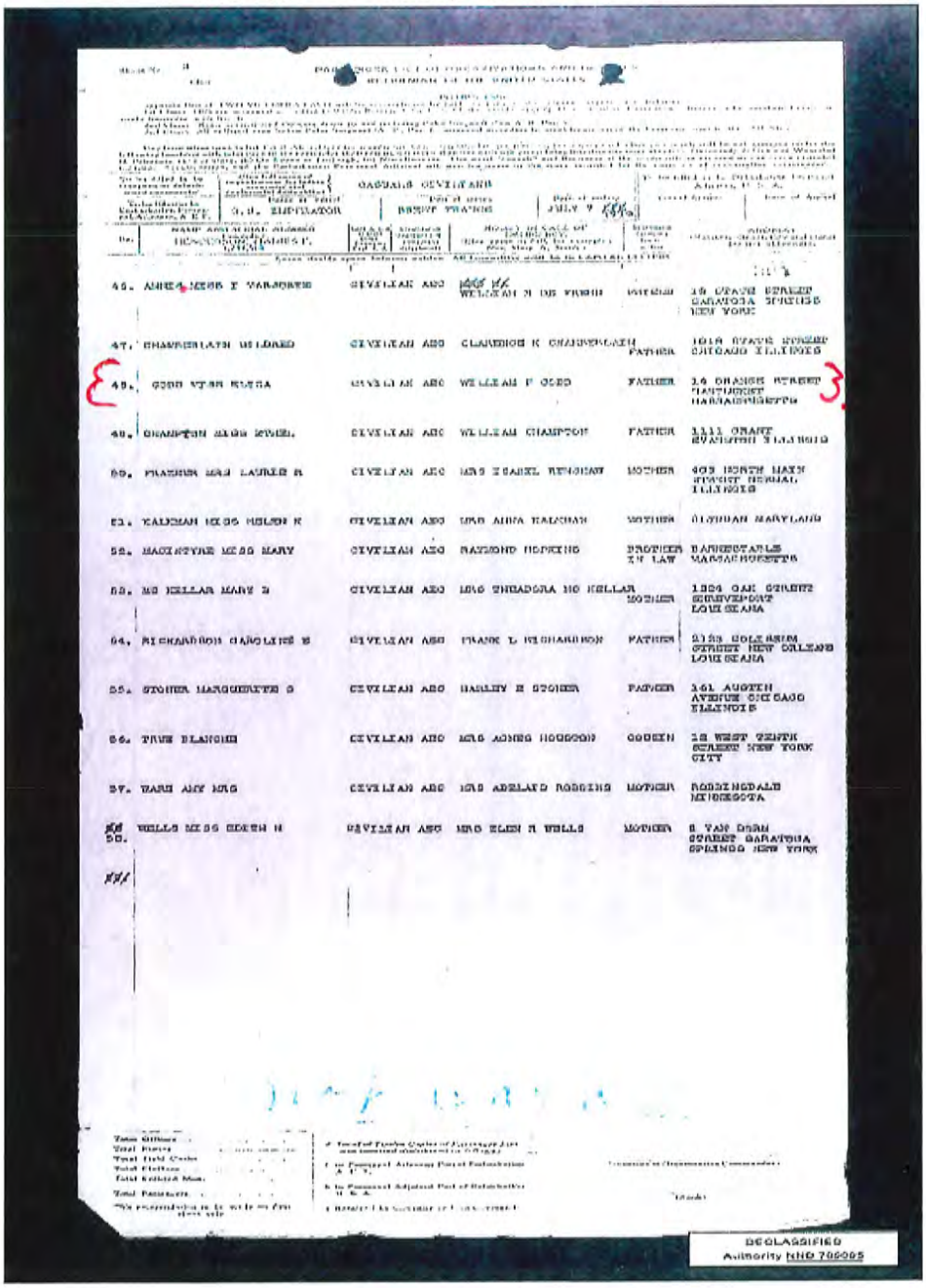
Arrival Date: 13 Jul 1919, Hoboken, NJ

Address: 14 Orange Street, Nantucket, MA

Father: William F Codd

Ship: IMPERATOR

Military Unit: AEC, Rank: CIVILIAN



46.	[illegible]	CIVILIAN AEC	WELCOME H DE FOREST	BROTHER	19 GRAND STREET SARATOGA SPRINGS NEW YORK
47.	CHAMBERLAIN MILDRED	CIVILIAN AEC	CLARENCE K CHAMBERLAIN	FATHER	1818 STATE STREET CHICAGO ILLINOIS
48.	CODD MISS ELIZA	CIVILIAN AEC	WILLIAM F CODD	FATHER	14 ORANGE STREET NANTUCKET MASSACHUSETTS
49.	CHAMPION MISS EVEL.	CIVILIAN AEC	WILLIAM CHAMPION	FATHER	1111 GRANT EVANSTON ILLINOIS
50.	FRANCIS MRS LAURIE R	CIVILIAN AEC	MRS ISABEL BENGHAM	MOTHER	403 NORTH MAIN STREET NORMAL ILLINOIS
51.	KALDHAM MISS HELEN K	CIVILIAN AEC	MRS ANNA KALDHAM	MOTHER	BALDWIN MARYLAND
52.	MACINTYRE MISS MARY	CIVILIAN AEC	RAYMOND HOPKINS	BROTHER IN LAW	BARNSTABLE MASSACHUSETTS
53.	MC KELLAR MARY S	CIVILIAN AEC	MRS SHADRACH MC KELLAR	MOTHER	1324 OAK STREET SHREVEPORT LOUISIANA
54.	RICHARDSON CAROLINE E	CIVILIAN AEC	FRANK L RICHARDSON	FATHER	3123 DOLHAM STREET NEW ORLEANS LOUISIANA
55.	STOKES MARGUERITE S	CIVILIAN AEC	HARLEY E STOKES	FATHER	161 AUSTEN AVENUE CHICAGO ILLINOIS
56.	TRUE BLANCHE	CIVILIAN AEC	MRS AGNES HODGSON	GOODEN	28 WEST TENTH STREET NEW YORK CITY
57.	WARE AMY MRS	CIVILIAN AEC	MRS ADELAIDE ROGGINS	MOTHER	ROSEMEDALE MINNESOTA
58.	WELLS MISS EDEEN H	CIVILIAN AEC	MRS ELEN R WELLS	MOTHER	8 VAN DORN STREET SARATOGA SPRINGS NEW YORK

DECLASSIFIED
Authority NND 760095

61

PASSPORT APPLICATION – NOTABLE FOR THE LETTERS OF SUPPORT FROM OTHER PROFESSIONALS

DEPARTMENT OF STATE
WASHINGTON.

NEW PASSPORT REGULATIONS CONCERNING COMMERCIAL TRAVELERS.

In view of the enactment by Congress of the "Trading with the Enemy Act" (Public No. 91, 65th Congress, approved October 6, 1917), the Department of State finds it necessary to make the following regulations governing the issuance of passports to persons going abroad on commercial business:

I.

(a) AFFIDAVITS FROM COMMERCIAL FIRMS, ETC.—A person who applies for a passport in order that he may go abroad on commercial business must support his application with an affidavit, *executed in duplicate*, from the head of the firm in the interests of which he is to go abroad. If the applicant represents a corporation, such affidavit must be subscribed by the president, vice president, or secretary of such corporation.

(b) HEAD OF CONCERN GOING ABROAD, ETC.—If the applicant is himself the head of the concern for which he is going abroad the affidavit must be subscribed by another officer of the concern, or if there is no other officer of such concern, the applicant must subscribe the affidavit and support his statements by documentary evidence or by letters from some other reputable concern which has had business transactions with the applicant and has knowledge of the business in which the applicant is engaged and the object and necessity of his journey abroad.

(c) EXPORT AND IMPORT LICENSE, ETC.—If the concern making the affidavit has at any time prior to the signing thereof applied to the War Trade Board for an export or import license, the date and number of such license, if granted, must be stated. Otherwise, an explanation must be made.

(d) PERIOD OF TIME IN BUSINESS, ETC.—Such affidavit must state for what period of time such firm or corporation has been engaged in business and for what period of time the applicant has been known to such firm or corporation, whether he is a salaried employee, and for what period of time he has been in their employ. If the applicant is going abroad merely on a commission basis, that fact must be specifically stated.

(e) NAMES OF COUNTRIES, ETC.—Such affidavit must state the names of the foreign countries which the applicant expects to visit, the object of his visit is to sell for export or purchase for import any article of commerce, manufactured or otherwise, the name and nature of kind of article must be stated.

(f) NAMES OF CONCERNS ABROAD, ETC.—Such affidavit must show the names and addresses of the persons or firms in each country named in the application with which he expects to transact business.

II.

BLANK FORMS OF AFFIDAVIT.—Forms of affidavits covering the above requirements will be furnished by the Department to persons who apply for them. Supplies of blank affidavits are also furnished by the Department to clerks of courts and to the Department's passport agents.

ROBERT LANSING,
Secretary of State.

FEBRUARY 18, 1918.

NAMES OF FIRMS ABROAD WHICH APPLICANT EXPECTS TO VISIT.

NAME OF FIRM.	ADDRESS.

54313

The application must be in duplicate and accompanied by three unmounted photographs of the applicant, not larger than three by three inches in size, one of which is to be affixed to the passport by the Department; the other two must be attached to the application and its duplicate, respectively. The photographs must be on thin paper and should have a light background. The one not attached to the application should be signed by the applicant across its face, so as not to obscure the features.

The Oath must be completely filled out. The legal fee of one dollar, in currency or postal money order, must accompany the application.

A woman's application must state whether she is married or not, and a married woman must state whether her husband is a native citizen.

The rules should be carefully read before mailing the application to the Department of State, Bureau of Citizenship, Washington, D. C.

[EDITION OF 1917.]

[FORM FOR NATIVE CITIZEN.]

No. _____

Issued _____

UNITED STATES OF AMERICA,

STATE OF Massachusetts } ss:
COUNTY OF _____ }

JAN 3 1918 JAN 3 1918

I, Elsie Todd, a NATIVE AND LOYAL CITIZEN OF THE UNITED STATES, hereby apply to the Department of State, at Washington, for a passport.

I solemnly swear that I was born at Nantucket, in the State of Massachusetts, on or about the 27 day of February, 1887,* that my {father / husband} William F Todd, was born in Nantucket, and is now residing at Nantucket

[†that he emigrated to the United States from the port of _____, on or about _____, 1____; that he resided _____ years, uninterruptedly, in the United States, from 1____ to 1____, at _____; that he was naturalized as a citizen of the United States before the _____ Court of _____, at _____, on _____, 1____, as shown by the accompanying Certificate of Naturalization];

that I have resided outside the United States at the following places for the following periods:
Italy, France, England, Holland, Belgium, from Oct. 1909 to June 1910
_____, from _____ to 14 Orange St.

and that I am domiciled in the United States, my permanent residence being at Nantucket, in the State of Massachusetts, where I follow the occupation of Architect

My last passport was obtained from _____, on _____, and was _____ (Delivered or withheld.) I am about to go abroad temporarily; and I intend to return to the United States within One {months / years} with the purpose of residing and performing the duties of citizenship therein; and I desire a passport for use in visiting the countries hereinafter named for the following purpose:

~~England~~ Belgium (Name of country.)	Y.M.C.A. work (Object of visit.) H FEE
France. (Name of country.)	Y.M.C.A. work (Object of visit.) DETACHED
_____ (Name of country.)	_____ (Object of visit.)

I intend to leave the United States from the port of New York N.Y. (Port of departure.)

sailing on board the _____ (Name of vessel.) on _____ (Date of departure.), 191 9

OATH OF ALLEGIANCE.

Further, I do solemnly swear that I will support and defend the Constitution of the United States against all enemies, foreign and domestic; that I will bear true faith and allegiance to the same; and that I take this obligation freely, without any mental reservation or purpose of evasion: So help me God.

Elsie Todd (Signature of applicant.)

Sworn to before me this 26th day of November, 1918

[SEAL OR DOUBLE.]

Deputy Clerk of the U. S. District Court at Boston

* A person born in the United States should submit a birth certificate with his application, or if the birth was not officially recorded, affidavits from the attending physician, parents, or other persons having actual knowledge of the birth.

† If the applicant's father was born in this country, lines should be drawn through the blanks in brackets.

[OVER.]

DEPARTMENT OF STATE

BIRTH CERTIFICATE SEEN

62

DESCRIPTION OF APPLICANT.

Age: 36 years.
Stature: 5 feet, 8 inches, Eng.
Forehead: High
Eyes: Hazel
Nose: Straight
Mouth: Straight
Chin: Round
Hair: Dark Brown
Complexion: Ruddy
Face: Oval
Distinguishing marks

IDENTIFICATION.

November 26, 1918.

I, Clarence H. Cooper, solemnly swear that I am a {native / naturalized} citizen of the United States; that I reside at Boston, Massachusetts; that I have known the above-named Eliza Codd personally for fifteen years and know {him / her} to be a native citizen of the United States; and that the facts stated in {his / her} affidavit are true to the best of my knowledge and belief.

Clarence H. Cooper
Clerk Supreme Judicial Court
(Occupation)
165 Court House, Boston
(Address of witness.)

Sworn to before me this 26 day of November, 1918.

[SEAL.]

Deputy Clerk of the U. S. District Court at Boston.

Applicant desires passport to be sent to the following address:

2 Rutland St
Worcester Mass

N. Y. M.
June 11.

A duplicate of the photograph to be attached here must be sent to the Department with the application, to be affixed to the passport with an impression of the Department's seal.



RECEIVED
1247
NOV 29 1918
Ans.

Military Intelligence Division

In replying refer to
M. I. 11-B

WAR DEPARTMENT
OFFICE OF THE CHIEF OF STAFF
WASHINGTON

Dec. 28, 1918.

The War Department has no objection

to Codd, Eliza,

of 14 Orange St., Nantucket, Mass.

being sent for duty with the A. E. F., in connection with Y. M. C. A.

M. Churchill,
Brigadier General, General Staff,
Director of Military Intelligence.

By J. S. Moore
J. S. Moore, 2nd
Captain, U. S. Army.

63

RECEIVED
1247
NOV 29 1918
Ans.

I do solemnly swear that I have no near male relative other than brother who is now an officer or enlisted man with the United States military forces either at home or abroad.

Sloane, Chairman
Cleveland H. Dodge, Treasurer
John R. Mott, General Secretary
Associate General Secretaries: F. S. Brockman, J. E. Tichenor, Chas. R. Towson, C. V. Hibbard

NATIONAL WAR WORK COUNCIL
OF THE
YOUNG MEN'S CHRISTIAN ASSOCIATIONS OF THE UNITED STATES

Headquarters: 347 Madison Avenue
New York

WAR PERSONNEL BOARD

Lucien T. Warner, Chairman
A. O. Kneedel, Executive Secretary

John R. Mott
Lyman L. Pierce
Oliver C. Reynolds
Edwin L. Shuey
William Sloane
George D. Wilson

Sirs:

This is to certify that Eliza Codd has been appointed a Secretary of the National War Work Council of the Y.M.C.A. of the United States for service with the troops of the American Expeditionary Force in France. We hereby endorse his application for a passport to visit France and Great Britain. Miss Codd is under contract with us for one year.

Very respectfully yours,

EC

Bureau of Citizenship,
Department of State,
Washington, D. C.

RECEIVED
1247
NOV 29 1918
Ans.



64

RECEIVED
1247
NOV 29 1918
Ans.

I do solemnly swear that I have no near male relative other than brother who is now an officer or enlisted man with the United States military forces either at home or abroad.

I do further swear that I have no near male relative other than brother who is now employed in Europe in a civilian capacity with the Red Cross, the Y. M. C. A. or any other organization of a similar nature; neither have I any near male relative other than brother who is now employed in, or attached to, the American Expeditionary Forces in Europe in a civilian capacity.

I do further swear that I am going to France, and the British Isles, as a worker, and not as a relative; that I shall make no effort to visit my male relatives in France whether sick, or well; and that if I marry an officer or soldier in the American Expeditionary Forces, after my arrival, I shall return to the United States immediately.

Olga Codd

Signed and sworn to before me
on this date
November 26, 1918.

Frank D. Thomson
Notary Public.

Passport Agent,
Department of State,
Boston.

against all enemies, foreign and domestic; that I will bear true faith and allegiance to the same; and that I take this obligation freely, without any mental reservation or purpose of evasion: So help me God.

Margaret R. Broderick
(Signature of applicant.)

Sworn to before me this 17 day
of DEC 1918

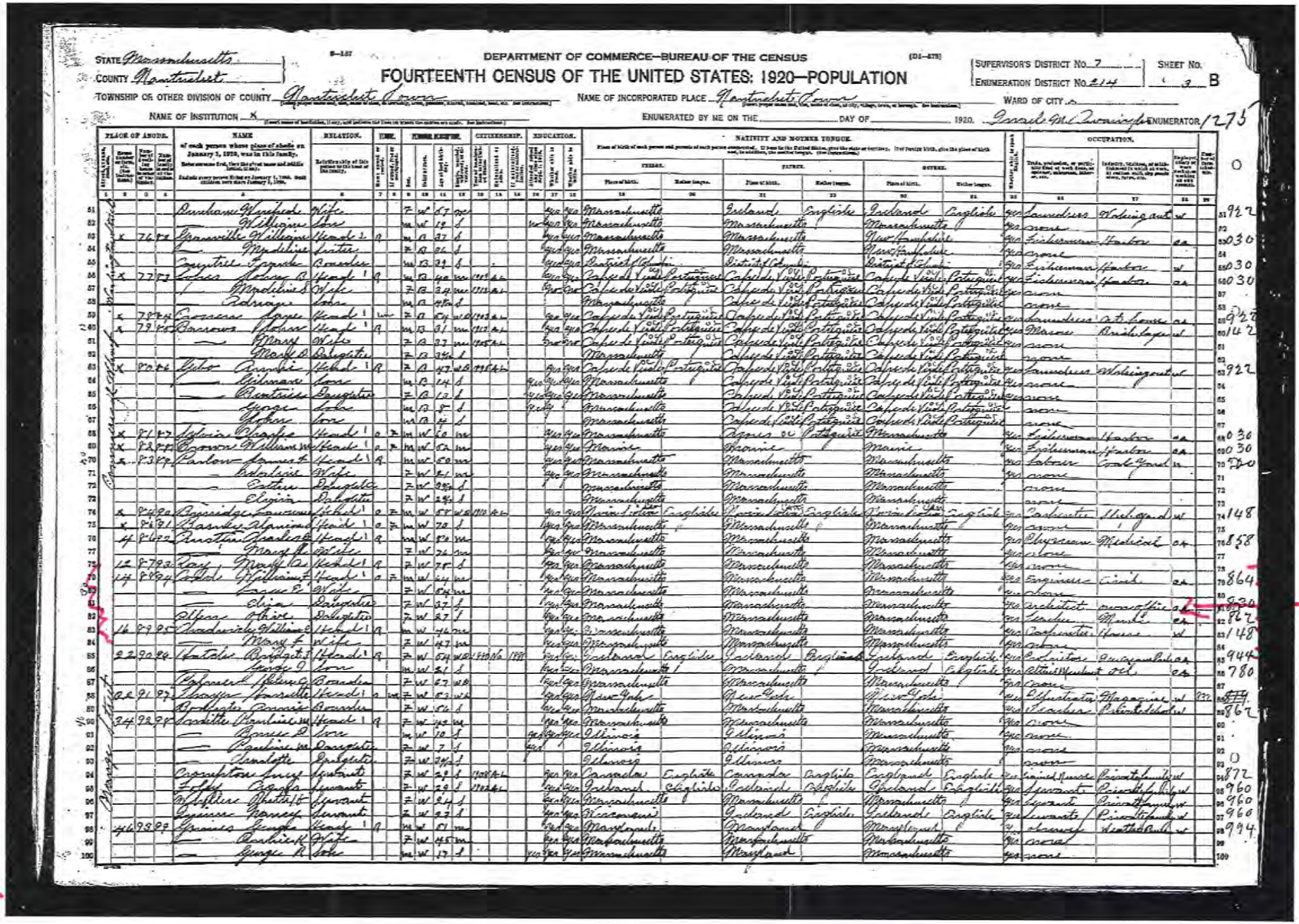
[SEAL OF PASSPORT AGENCY.]

H. D. Thomson
Passport Agent, Department of State.

* A person born in the United States should submit a birth certificate with his application, or if the birth was not officially recorded, affidavits from the attending physician, parents, or other persons having actual knowledge of the birth.

[OVER.]

1920 CENSUS TAKEN WHILE ELIZA CODD WAS STILL ALIVE – LISTED AS ARCHITECT WITH HER OWN OFFICE ON THE ISLAND



STATE Massachusetts
COUNTY Nantucket
TOWNSHIP OR OTHER DIVISION OF COUNTY Nantucket Town
NAME OF INSTITUTION X

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

SUPERVISOR'S DISTRICT No. 7
ENUMERATION DISTRICT No. 214
SHEET No. 3 B
NAME OF INCORPORATED PLACE Nantucket Town
WARD OF CITY
ENUMERATED BY ME ON THE ... DAY OF ... 1920. Isaac M. Cronin, ENUMERATOR

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 "builded 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.



MISCELLANEOUS



Eyeglasses of Eliza Codd in case

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 Family:	Son of James Codd and Eliza Codd 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 Icehouse 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.

WILLIAM F. CODD OBITUARY

The Inquirer and Mirror, Saturday, March 16, 1940:

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 1929, 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.

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 Quanaty 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 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.

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 Crevecoeur, 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 Quanaty 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 Quanaty Bank (or Long Hill) in 1720. This was a decade before Quanaty 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. **(NOTE: There is not indication as to what structure this was in the records.)**

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.

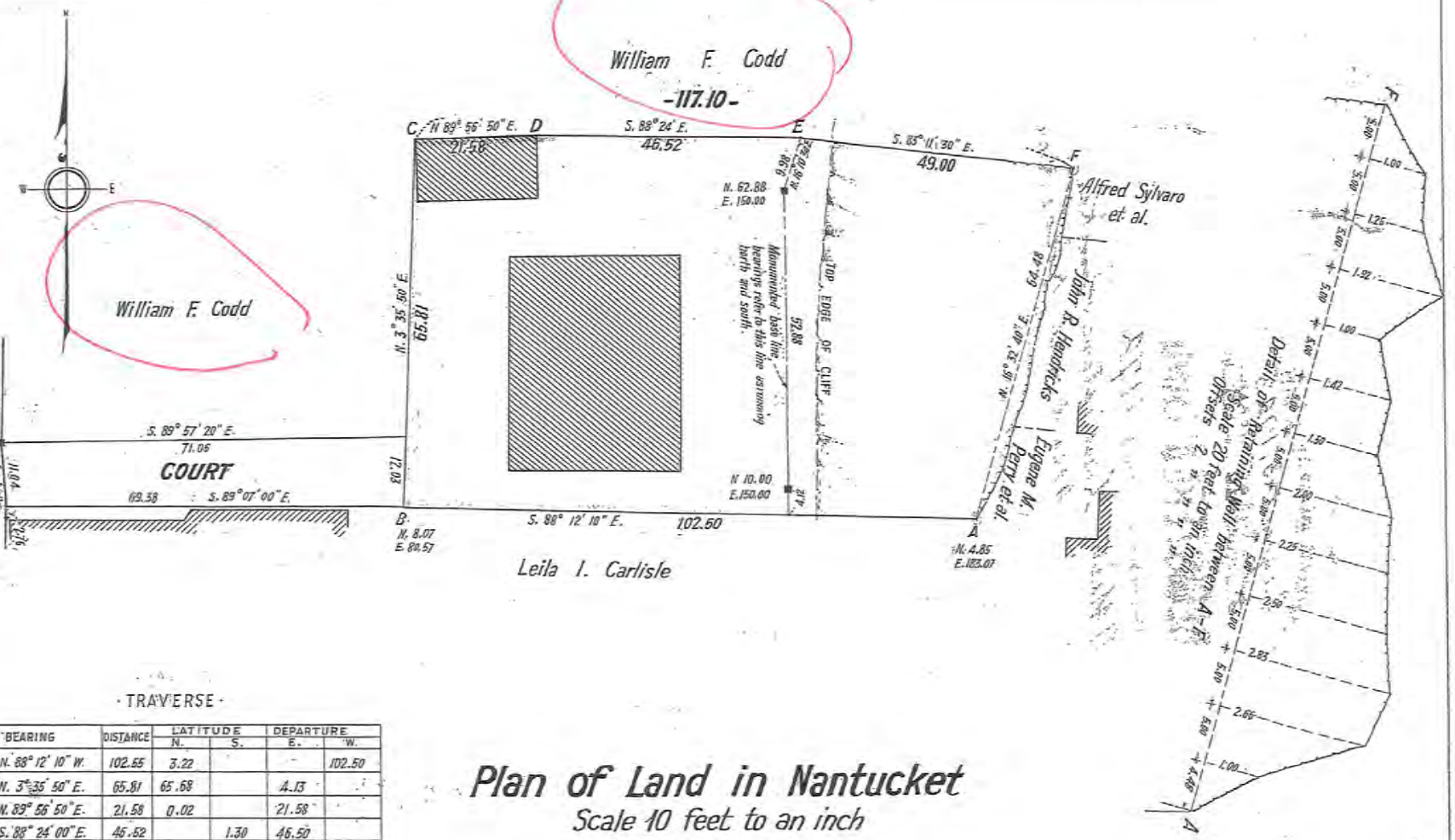
LAND COURT PLAN

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.

Copy of part of plan filed in LAND REGISTRATION OFFICE Oct. 9, 1922
Scale of this plan 20 feet to an inch
C.B. Humphrey, Engineer for Court



TRAVERSE

STA.	BEARING	DISTANCE	LATITUDE N.	LATITUDE S.	DEPARTURE E.	DEPARTURE W.
A	N. 88° 12' 10" W.	102.55	3.22			102.50
B	N. 3° 35' 50" E.	65.81	65.68		4.13	
C	N. 89° 56' 50" E.	21.58	0.02		21.58	
D	S. 88° 24' 00" E.	46.52		1.30	46.50	
E	S. 85° 11' 30" E.	49.00		5.81	48.65	
F	S. 16° 32' 40" W.	64.48		61.81		18.36
			68.92	68.92	120.86	120.86

Plan of Land in Nantucket

Scale 10 feet to an inch

AUG. 22, 1922

William S. Swift- Surveyor.

90194

This plan filed with Certificate No. 1172

12

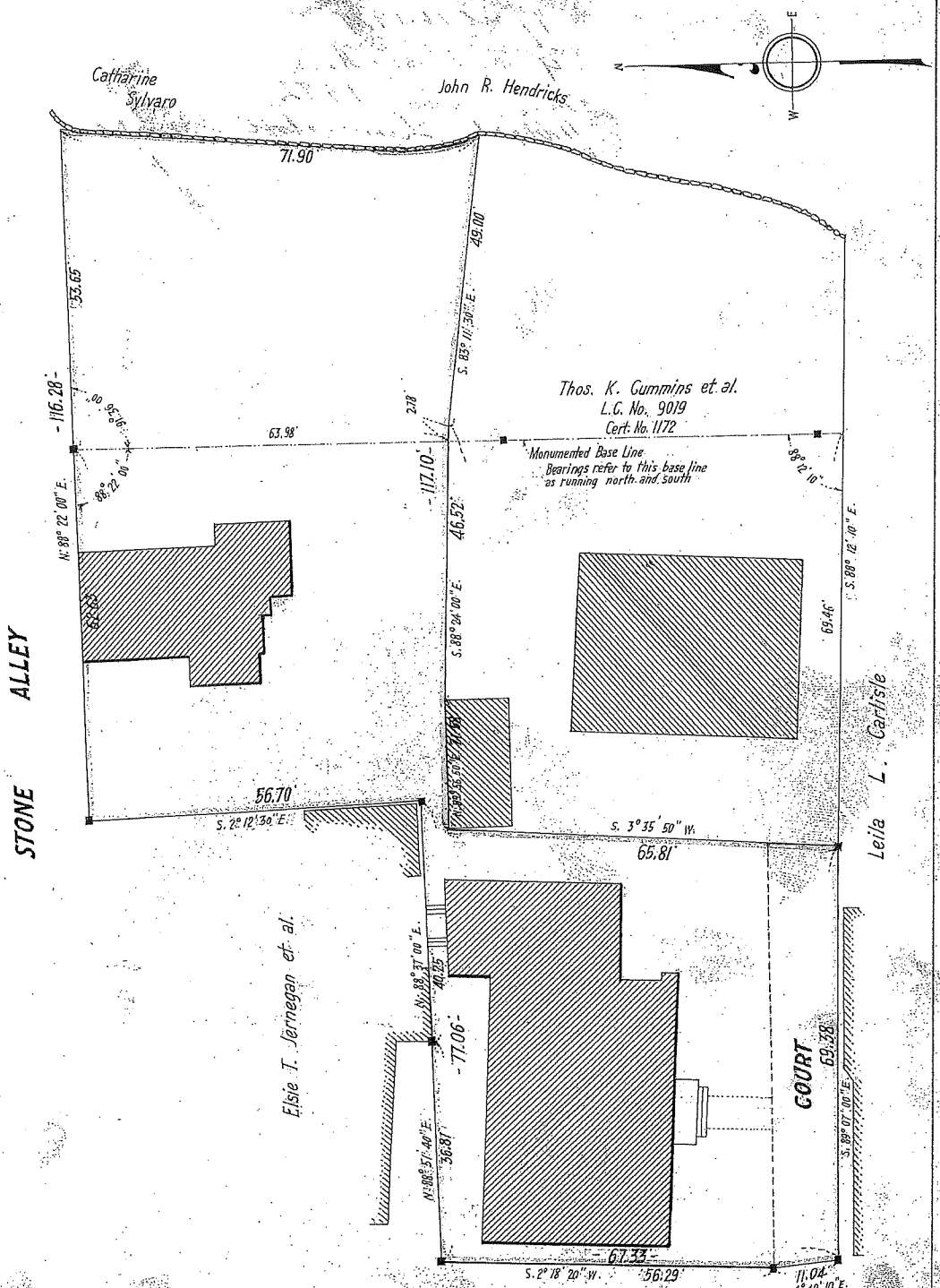
11559A

PLAN OF LAND IN NANTUCKET

Scale 10 feet to an inch

MAY 1926.

J. H. Robinson, Surveyor



Copy of part of plan filed in LAND REGISTRATION OFFICE JUNE 9 1926

Scale of this plan 20 feet to an inch

C.B. Humphrey, Engineer for Court

This plan goes with Certificate No. 13821

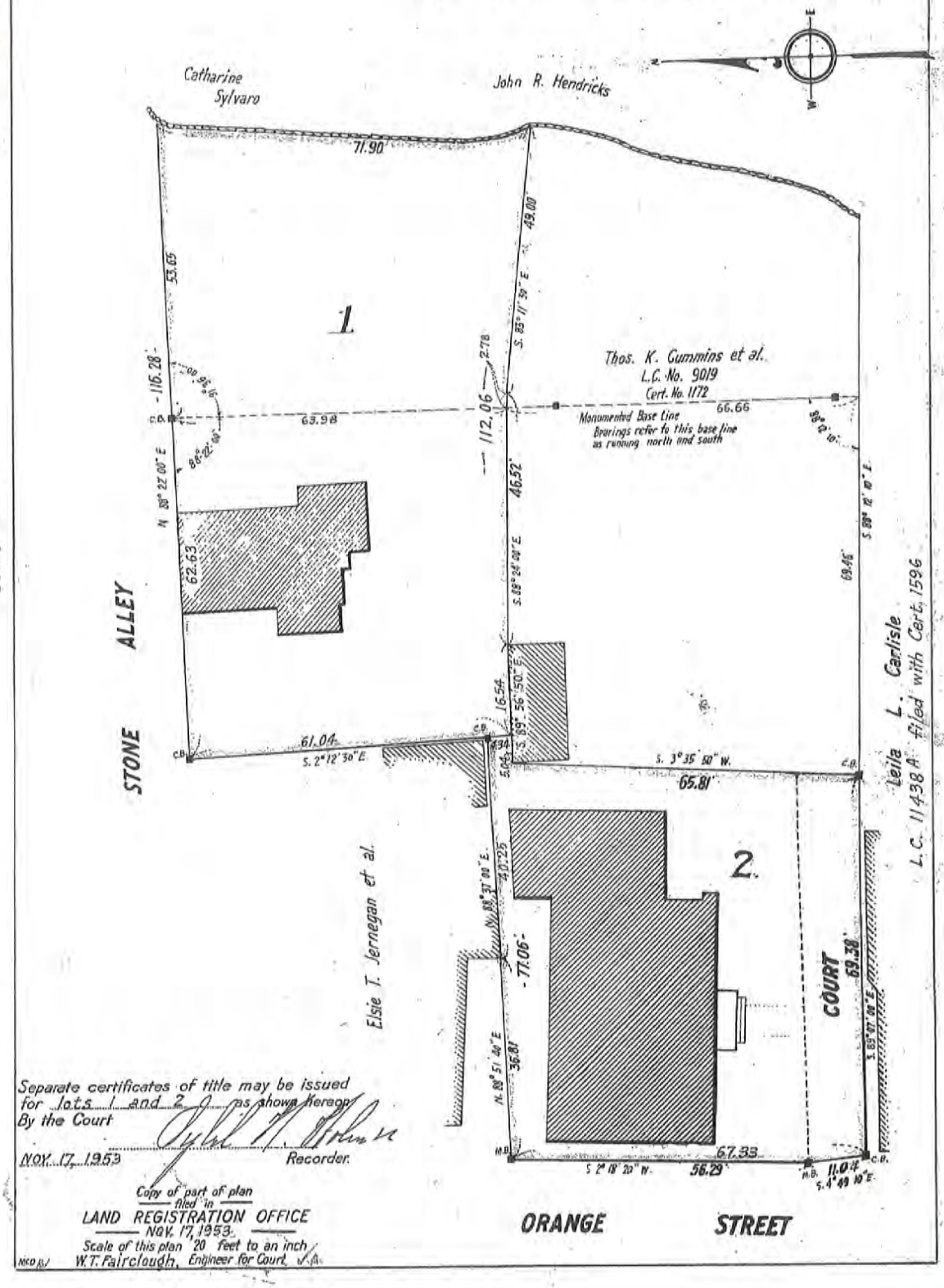
11559B

SUBDIVISION PLAN OF LAND IN NANTUCKET

Josiah S. Barrett, Engineer

November 5, 1953

Subdivision of Land
Shown on plan 11559A
Filed with Cert. of Title No. 1382
Registry District of Nantucket County



Separate certificates of title may be issued for lots 1 and 2 as shown hereon By the Court

NOV. 17, 1953 Recorder.

Copy of part of plan filed in LAND REGISTRATION OFFICE NOV. 17, 1953.

Scale of this plan 20 feet to an inch

W.T. Fairclough, Engineer for Court

JUN 7 1954

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REGISTRY OF DEEDS TITLE RECORDS

1. 1927 Stipulation between William Codd and Leila Carlisle (owner of 14½ Orange Street. Description of the access easement to Orange Street for her lot indicates that William Codd owned the land to the north and east on the bank.

2. 1927 Land Court submission – his lot at 14 Orange Street, now Combined with 2 Stone Alley after Eliza Codd's death, is bounded on the north by Stone Alley, and easterly by property of Sylvaro which fronts on Union Street below the bank. The purchase of the Upton property from his heirs made the Codd holdings go down the bank to the back of Sylvaro's property.

3. 1945 In the transfer of title from William Codd's heirs of 14 Orange Street, the description indicates that 2 Stone Alley on the north was owned by William Codd and easterly by Sylvaro et al.

4. 1958 Transfer of title for 2 Stone Alley from Peter Morton for Helen Morton to the Fairbanks. Description is that the property is bounded by Stone Alley on the north, east by Sylvaro and westerly by 12 Orange Street.

5. 1964 Transfer of title of 12 Orange Street notes that the property is bounded by Gunter Alley on the north "now called Stone Alley" and on east (Stone Alley) by "land of William F. Codd, formerly of Levi Starbuck", southerly by 14 Orange Street "land of William F. Codd, formerly of Levi Starbuck"...

6. 2006 Description of 2 Stone Alley notes that the property is bounded by Stone Alley on the north, Sylvaro on the east

COMMONWEALTH OF MASSACHUSETTS

Land Court No. 11559

WILLIAM F. CODD,
Petitioner

v.

LEILA L. CARLISLE,
Respondent.

S T I P U L A T I O N

In the above-entitled matter it is agreed that so much of the premises sought to be registered by the petitioner as is bounded and described as follows, to wit:

> A strip of land bounded southerly by land of Leila L. Carlisle 69.38 feet; westerly by Orange Street 11.04 feet; northerly by land of the petitioner 71.06 feet and easterly by land of William F. Codd, et al, 12.03 feet.

is forever to remain open and unobstructed as a private way for use as a way, vehicular and otherwise, and for such other purposes as those for which private ways are commonly used, and said easements shall be for the benefit of Leila L. Carlisle, her heirs and assigns forever, owners of land lying southerly of said strip of land and abutting thereon, in common with William F. Codd, his heirs and assigns forever, owners of land lying northerly of said strip and abutting thereon and with William F. Codd and Sarah E. Codd, their heirs and assigns forever, owners of land lying easterly of said strip and abutting thereon, and shall run with the land both as to the benefit and to the burden thereof.

William F. Codd
Petitioner

Dated January 26, 1927.

Leila L. Carlisle
Respondent

Filed Jan. 31, 1927.

A TRUE COPY.
ATTEST:
Charles A. Southworth
RECORDER

76

COMMONWEALTH OF MASSACHUSETTS.

LAND COURT.

In the Matter of the Petition of William F. Codd,

numbered 11559 after consideration, the Court doth adjudge and decree that said

William F. Codd,

of Nantucket, in the County of Nantucket and Commonwealth of Massachusetts married to Sarah E. Codd

is the owner in fee simple

of that certain parcel of land situate in Nantucket in the County of Nantucket and Commonwealth of Massachusetts, bounded and described as follows:

Westerly by Orange Street sixty-seven and 33/100 (67.33) feet;
Northerly seventy-seven and 6/100 (77.06) feet, and
Westerly fifty-six and 70/100 (56.70) feet by land now or formerly of Elsie T. Jernegan et al;
Northerly by Stone Alley one hundred sixteen and 28/100 (116.28) feet;
Easterly by lands now or formerly of Catharine Sylvare and of John R. Hendricks seventy-one and 90/100 (71.90) feet;
Southerly one hundred seventeen and 10/100 (117.10) feet, and
Easterly sixty-five and 81/100 (65.81) feet by land now or formerly of Thos. K. Cummins et al; and
Southerly by land now or formerly of Leila L. Carlisle sixty-nine and 38/100 (69.38) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by J. H. Robinson, Surveyor, dated May 1926, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which will be filed with the original certificate of title issued on this decree.

87

The land hereby registered is subject to easements appurtenant to said Carlisle land on the southerly portion shown as "Court" on said plan, as set forth in a stipulation between William F. Codd and Leila L. Carlisle, filed with the papers in this case on Jan. 31, 1927, a copy of which will be filed at Nantucket Registry of Deeds with the copy of this decree.

And the Court doth adjudge and decree that said land be brought under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

William F. Codd,

to said land be confirmed and registered, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter which may be subsisting; and subject also as aforesaid.

Witness, CHARLES THORNTON DAVIS, Esquire, Judge of the Land Court at Boston in the County of Suffolk, the fourteenth day of April, in the year nineteen hundred and twenty-seven, at 10 o'clock and 30 minutes in the fore noon.

Attest with the Seal of said Court.

[SEAL]

A TRUE COPY. Attest with the Seal of said Court

CHARLES A. SOUTHWORTH,
Recorder.

Charles A. Southworth
Recorder.

89

1517 Res. Front St. Harrisburg Pa.

Walter D. Allen, married to Marion C. Allen, both of Peabody, County of Essex, Commonwealth of Massachusetts; Marian H. Allen, unmarried, of New York in the State of New York; and Olive M. Allen, unmarried, of Englewood, New Jersey; for consideration paid, grant to Martha Bailey Crichton of Harrisburg, Pennsylvania, married to Powell Crichton of New York, New York, with quitclaim covenants the land in Nantucket together with the buildings thereon, bounded and described as follows:

NORTHERLY by land now or formerly of William F. Codd one hundred seventeen and 10/100 (117.10) feet;

EASTERLY by lands now or formerly of Alfred Sylvaro et al, of John R. Hendricks, and of Eugene M. Perry et al;

SOUTHERLY by land now or formerly of Leila L. Carlisle one hundred two and 50/100 (102.50) feet; and

WESTERLY by the easterly end of a Court and by land now or formerly of William F. Codd sixty-five and 81/100 (65.81) feet.





All of said boundaries are determined by the Court to be located as shown upon plan numbered 9019A, which will be filed with the original certificate of title issued on this decree, the same being compiled from a plan drawn by William S. Swift-Surveyor, dated Aug. 22, 1922, and additional data on file in the Land Registration Office, all as modified and approved by the Court.

There is appurtenant to the land herein conveyed a right of way to Orange Street over the Court as shown on said plan, and further as set forth in a stipulation between William F. Codd and Leila L. Carlisle, filed in the Nantucket Registry of Deeds with the copy of the decree in Land Court Case numbered 11559 and referred to in Certificate of Title No. 1382.



No building shall be erected north of the northerly line of the building now standing on said premises, the so-called woodshed as now exists being allowed to remain or repaired or rebuilt on present location but not higher than present height.



Subject to taxes assessed by the Town of Nantucket on January 1, 1945

Walter D. Allen, Marion C. Allen, wife of said grantor, releases to said grantee all rights of dower and homestead and other interests therein.



WITNESS our hands and seals this fourth day of April, 1945.



Walter D. Allen

Marion C. Allen

Olive M. Allen

Marian H. Allen

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk. ss. Apr. 4 1945

Then personally appeared the above named Walter D. Allen and acknowledged the foregoing instrument to be his free act and deed, before me

Gardner W. Russell
Notary Public

My commission expires Oct. 13, 1945

DOCUMENT No. 4243

DOCUMENT No. 4243

April 9, 1945

Approved for Registration to be entered upon Certificate of Title to be issued pursuant to the Order dated April 3, 1945 in Case No 9019S and upon outstanding Certificate of Title No 1382

J. Wayne Sleeper
Judge

V. 7

Nantucket Registry District
APR 13 1945
RECEIVED FOR REGISTRATION
10 O'CLOCK 32 m AM
NOTED ON CERTIFICATE NO. 1179
IN REGISTRATION BOOK PAGE

Also Noted on
1382 As EASEMENT

TRANSFER CERTIFICATE OF TITLE ISSUED
AND TRANSCRIBED INTO
REGISTRATION BOOK 14 PAGE 159
BEING CERTIFICATE NO. 2714
NANTUCKET COUNTY REGISTRY DISTRICT

Attest Josiah S. Barrett
Assistant Recorder

92

COMMONWEALTH OF MASSACHUSETTS

L A N D C O U R T

Case No. 11559-S
(Seal)

Upon the petition of Walter D. Allen et al, representing the death of William F. Codd, testate, on March 14, 1940, and administration on his estate by the Probate Court for the County of Nantucket; and further representing that said William F. Codd was the registered owner of the ~~land described in Certificate of Title No. 1382, issued from~~ the Registry District of Nantucket County, after due proceedings, it is

O R D E R E D that said Certificate of Title No. 1382 be cancelled and a new Certificate be issued to said Walter D. Allen, of Peabody, in the County of Essex and said Commonwealth, married to Marion C. Allen, Marian H. Allen, of New York, in the State of New York, unmarried, and Olive M. Allen, of Englewood, in the State of New Jersey, unmarried, each for one undivided third part of the land described in said Certificate.

By the Court.

Attest:

Joseph I. Bennett,
Deputy Recorder

Dated: August 6, 1945.

WDA-44 Andover Street, Peabody, Mass.
MHA-132 East 57th St., Allerton House, New York
OMA-Englewood, New Jersey

Sarah E. Codd died on April 14, 1940.

A TRUE COPY,
ATTEST,

DEPUTY RECORDER

93

I, PETER MORTON, of the Town and County of Nantucket, as he is

~~EXECUTOR OF THE WILL OF~~—ADMINISTRATOR of the ESTATE of—~~TRUSTEE UNDER GUARDIAN~~
~~OF CONSERVATOR OF RECEIVER OF THE ESTATE OF~~ HELEN J. MORTON,

by power conferred by license of the Probate Court by decree dated August 14, 1958,

and every other power,

for fourteen thousand five hundred ($14,500.) Dollars
paid, grant to Walter A. Fairbanks and Florence M. Fairbanks, husband and wife as tenants by the entirety
the land~~s~~ with the dwelling house and all buildings thereon located in the Town

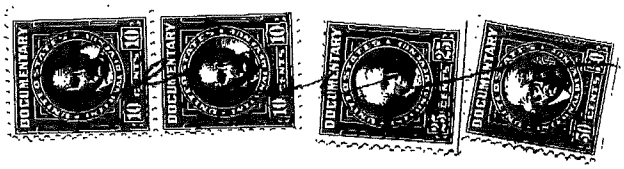
and County of Nantucket and bounded and described as follows:

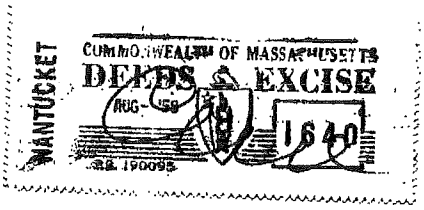
NORTHERLY: by Stone Alley, one hundred and sixteen and 28/100 (116.28) feet;

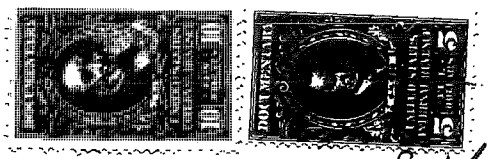
EASTERLY: by land now or formerly of Catharine Sylvaro and by land of John R. Hendricks, seventy-one and 90/100 (71.90) feet;

SOUTHERLY: by land now or formerly of Thomas K. Cummins et al, one hundred and twelve and 06/100 (112.06) feet; and

WESTERLY: by Lot 2 on plan hereinafter mentioned and by land now or formerly of Elsie T. Jernegan, sixty-one and 04/100 (61.04) feet. Said land is shown as Lot 1, Plan 11559B, filed with Certificate of Title 3573.







Witness my hand and seal this Second day of September 1958.

Peter Morton
Administrator aforesaid

The Commonwealth of Massachusetts

Nantucket, ss. Sept 2nd 1958.

Then personally appeared the above named Peter Morton

and acknowledged the foregoing instrument to be his free act and deed, before me

Roy E. Davenport
Notary Public—~~Justice of the Peace~~

My commission expires Oct 27 1962

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A.C. 77

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. PROBATE COURT

To Peter Morton administrator

of the estate ~~of the will~~ of Helen J. Morton late of Nantucket in said County, deceased, in testate.

You are licensed to sell and convey at any time within one year from the date hereof ~~at public auction~~ at private sale for the sum of fourteen thousand five hundred ($14,500.) dollars, or for a larger sum, the following described real estate of said deceased ~~for the payment of debts, legacies, charges and administration~~

Northerly: by Stone Alley, one hundred and sixteen and 28/100 (116.28) feet;

Easterly: by land now or formerly of Catharine Sylvaro and by land of John R. Hendricks, 71.90 feet;

Southerly: by land now or formerly of Thomas K. Cummins et al, 112.06 feet; and

Westerly: by lot 2 on plan hereinafter mentioned and by land now or formerly of Elsie T. Jernegan, 61.04 feet. Said land is shown as Lot 1, Plan 11559B, filed with Certificate of Title 3573.

~~and you may become the purchaser of said real estate~~

And — if, notwithstanding, you deem it best to sell said real estate at public auction — you are required to give public notice of the time and place of such sale at auction, by publishing a notification thereof once in each week, for three successive weeks, in the Inquirer & Mirror a newspaper published in Nantucket and, within one year after such sale, return your affidavit of having given such notice, with a copy thereof, to the Probate Court.

Witness, Jeremiah J. Sullivan, Esquire, Judge of said Court, at Nantucket this fourteenth day of August in the year of our Lord one thousand nine hundred fifty-eight.

Expy 1958

I certify that no appeal has been entered relating to the above license

Register

95

DOCUMENT No. 7568

Statute Form of

Executor's — Administrator's

Trustee's — Guardian's — Conservator's

Receiver's — Commissioner's — (Fiduciary)

Deed

Peter Morton

TO

Walter A. Fairbanks et ux

.....19.....

at..... o'clock and..... minutes.....m.

Received and entered with.....

.....Deeds

Book..... Page.....

Attest:

.....

Register

FROM THE OFFICE OF

Roy E. Sanguinetti
Nantucket, Mass.

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS
BOSTON - MASS.
Form 925

SEP 5 1958
LAND COURT
APPROVED FOR REGISTRATION

By John B. Mattson
Chief Title Examiner

DOCUMENT No. 7568

Nantucket Registry District
SEP 8 1958

RECEIVED FOR REGISTRATION
10 O'CLOCK 17 m 9
NOTED ON CERTIFICATE NO. 3573
IN REGISTRATION BOOK 18 PAGE 136

TRANSFER CERTIFICATE OF TITLE ISSUED
AND TRANSCRIBED INTO
REGISTRATION BOOK 21 PAGE 177
BEING CERTIFICATE NO. 4286
NANTUCKET COUNTY REGISTRY DISTRICT

Attest Josine J. Bonta
Assistant Recorder

A.C. 77 BOOK 126 PAGE 303

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. PROBATE COURT

To ....Robert.D., Congdon..... executor of the will of ..Elsie.T..Jernegan..... late of Nantucket in said County, deceased, ... testate.

You are licensed to sell and convey at any time within one year from the date hereof

— at private sale for the sum of seventeen Thousand.. dollars, or for a larger sum, — the following described real estate of said deceased

.A certain tract of land with the dwelling house and all other..... buildings thereon, situate on the Easterly side of Orange Street. in said Nantuck t, bounded North by Gunter Alley now called Stone Alley; East by Land of William F. Codd, formerly of Levi Starbuck, South by Land of William F. Codd, formerly of said Starbuck and... West by Orange Street. Containing 4125 sq. ft. more or less.....

Witness, Jeremiah J. Sullivan, Esquire, Judge of said Court, at Nantucket this ..... fifteenth... day of ...May..... in the year of our Lord one thousand nine hundred sixty-four.

..... Register

97

We, ROBERT D. CONGDON and HELEN CONGDON, husband and wife, individually, and I, ROBERT D. CONGDON,

EXECUTOR under the WILL of—~~ADMINISTRATOR of the ESTATE of—TRUSTEE of—GUARDIAN of—CONSERVATOR of—RECEIVER of the ESTATE of—(FIDUCIARY of)—COMMISSIONER~~

Elsie T. Jernegan, late of Nantucket, Massachusetts,

by power conferred by License of the Probate Court of Nantucket dated May 15, 1964,

and every other power,

for - - - Seventeen Thousand and no/100 (17,000.00) - - - - - - - Dollars paid, grant to JAMES H. OLDERICH and GERTRUDE M. OLDERICH, husband and wife, as tenants by the entirety, both of the Town and County of ~~the~~ Nantucket, Commonwealth of Massachusetts, a certain tract of land with the dwelling house and all other buildings thereon, situate on the Easterly side of Orange Street in said Nantucket, bounded North by Gunter Alley now called Stone Alley; East by land of William F. Codd, formerly of Levi Starbuck, South by land of William F. Codd, formerly of said Starbuck and West by Orange Street. Containing 4125 sq. ft. more or less.

COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
NANTUCKET
1915

Witness our hands and seals this 20th day of July 19 64.

Helen Congdon
Individually

Robert D. Congdon
Individually

Robert D. Congdon
Executor u/w Elsie T. Jernegan

The Commonwealth of Massachusetts

Nantucket ss. July 20 1964

Then personally appeared the above named ROBERT D. CONGDON

and acknowledged the foregoing instrument to be his free act and deed, before me

Grace M. Klingenfuss
Notary Public—Justice of the Peace

My commission expires July 2, 1965

JUL 20 1964 10-46 AM
Received and Entered

Attest: Dorothy A. Barrett
Register
NANTUCKET COUNTY

98

063635 REGISTER THIS COPY

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

CASE NO. 11559-S-1944-01

(SEAL) Upon the petition of Adrienne Downey representing that Walter A. Fairbanks was the surviving registered owner in Certificate of Title No. 4286 issued from the Registry District of Nantucket County;

and ~~representing that said Walter A. Fairbanks held~~ said property as a tenant by the entirety with Florence M. Fairbanks, who predeceased;

and further representing the death of said Walter A. Fairbanks, testate, on March 25, 1992 and the allowance of his will by the Probate Court for the County of Nantucket in said Commonwealth.

and praying for a new Certificate of Title, after due proceedings, it is **ORDERED**: that said Certificate of Title No. 4286 be cancelled and a new certificate for the land described therein be issued to Adrienne Downey of Watertown, in the County of Middlesex, and said Commonwealth of Massachusetts.

By the Court.

Attest:

Charles W. Trombly, Jr.
Recorder

Dated: January 28, 1994

A TRUE COPY
ATTEST:

Charles W. Trombly, Jr.
RECORDER

AD: 12 Frank Street, Watertown, MA 02172

TO BE REGISTERED WITH ORDER:
1. Death Certificate of Florence M. Fairbanks

MDC/as

99

115569

2 Total Pages

2006 00115569
Cert: 22166 Doc: DD
Registered: 03/15/2006 02:43 PM

QUITCLAIM DEED

I, Adrienne Downey, of Watertown, Middlesex County, Massachusetts, for consideration of one ($1.00) dollar paid,

GRANT TO: Adrienne Downey and Adrienne Stevens, Trustees of The 2 Stone Alley Nominee Trust, under declaration of Trust, dated February 15, 2006 to be filed and registered herewith,

WITH QUITCLAIM COVENANTS,

That certain parcel of land situate in Nantucket with the buildings thereon, in the County of Nantucket and said Commonwealth, bounded and described as follows:

NORTHERLY: by Stone Alley one hundred sixteen and 28/100 (116.28) feet;

EASTERLY: by land now or formerly of Catherine Sylvaro and of John R. Hendricks seventy-one and 90/100 (71.90) feet;

SOUTHERLY: by land now or formerly of Thos. K. Cummins et al one hundred twelve and 06/100 (112.06) feet; and

WESTERLY: by Lot 2 on plan hereinafter mentioned, and by land now or formerly of Elsie T. Jernegan sixty-one and 04/100 (61.04) feet.

Address of the Property: 2 Stone Alley
Natucket, Massachusetts 02554

Address of the Grantee: 12 Frank Street
Watertown, Massachusetts 02472

RETURN TO: PETER C. HARDY, ESQUIRE
Attorney At Law
1st Floor
135 Beaver Street
Waltham, MA 02452

100

All of said boundaries are determined by the Court to be located as shown on a plan numbered 11559-B, drawn by Josiah S. Barrett, Engineer, dated November 5, 1953, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 3573 at the Registry District of Nantucket County. Said land is shown thereon as Lot 1.

For Title see, Certificate of Title No. 16,168 Registered with the Nantucket Land Registration Office in Registration Book 87, Page 51.

EXECUTED as an instrument under seal this 15th day of February, 2006.

Adrienne Downey

Adrienne Downey

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. February 15, 2006

On this 15th day of February, 2006, before me, the undersigned Notary Public, personally appeared Adrienne Downey, personally known to me to be the person whose name is signed above on the attached document and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and that she signed it voluntarily for its stated purpose.

Peter C. Hardy

Notary Public: Peter C. Hardy
My Commission Expires: 9/20/2007

NANTUCKET LAND BANK
CERTIFICATE
☐ Paid $
☑ Exempt Cana D
☐ Non-applicable
26815 3/15/06
No. Date
Authorization

PETER C. HARDY NOTARY PUBLIC COMMONWEALTH OF MASS. EXPIRES 2007

PCH/th
0659.Quitclaim.Deed

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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 [illegible]s 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.

[illegible]ificate is valid for three years from date of issuance. No structure may differ [illegible].e approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°: 102

Street & Number of Proposed Work: 2 Stone Alley

Owner of record: 450 Greenpark LLC

Mailing Address: 5 Hartley Farms Rd
Morristown, NJ 07960

Contact Phone #: 508 680-4612 E-mail: Sandra@Castlegroup99.com

AGENT INFORMATION (if applicable)

Name: The Castle Group

Mailing Address: 41 Washington St
Concord, MA 01742

Contact Phone #: 508 680-4612 E-mail: Sandra@Castlegroup99.com

FOR OFFICE USE ONLY 10349

Date application received: 11/28/17 Fee Paid: $ 440 —

Must be acted on by: 2/2/18

Extended to: 4/6/18, 7/26/18, 10/4/18, 12/7/18, 1/29/19, 4/15/19, 6/14/19

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: Withdrawn 4/30/19

Member: _____

Member: J. Eq

Notes - Comments - Restrictions - Conditions

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 _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 1200 Decks/Patio: Size: 54'x12' ☒ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 1000 Size: 6'x24' ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East 3'6" West —

Height of ridge above final finish grade: North 29'6" South 28'6" East 34' West 26'6"

Additional Remarks

Name: George Bunker House

Date: 1855

Original Builder:

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Bump out elevation out, add dormer windows ADD 1st + 2nd floor Deck + Basement windows
2. South Elevation ADD windows, ~~ADD~~ EXPAND Deck. ADD 2nd floor window; Remove chimney.
3. West Elevation RAISE main Ridge.
4. North Elevation Move Rear wall out ADD windows + doors + Decks

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☒ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): WOOD

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia Match Existing Rake M-E Soffit (Overhang) M-E Corner boards M-E Frieze M-E
Window Casing Match Existing Door Frame M-E Columns/Posts: Round ✓ Square _____

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

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

Garage Door(s): Type ✓ Material _____

Hardscape materials: Driveways T.B.D Walkways T.B.D Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ 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 11/28/17 Signature of owner of record _____

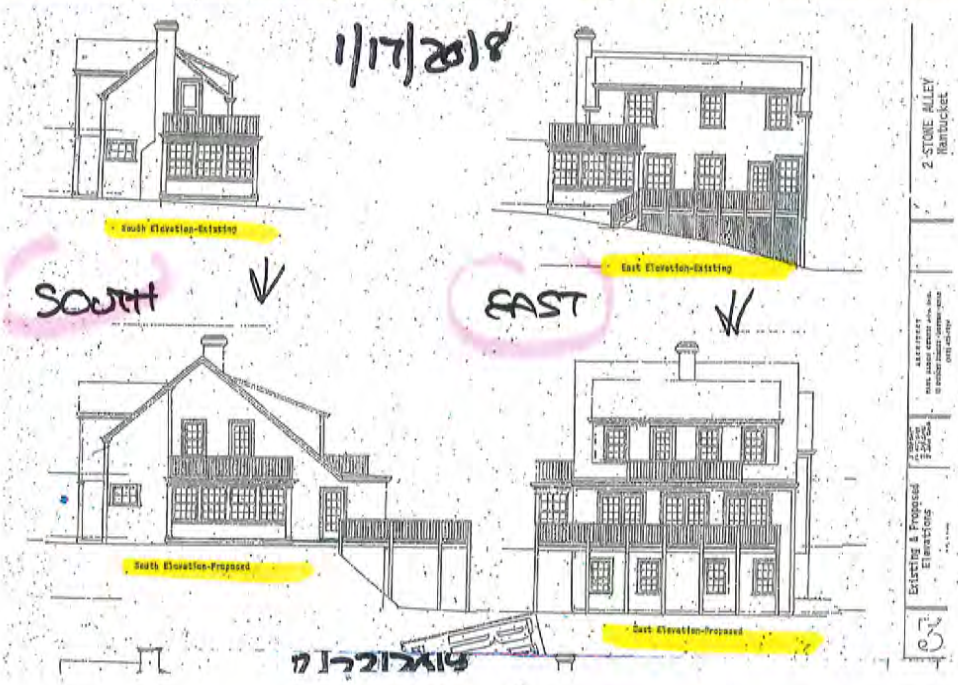
103

1/17/2018



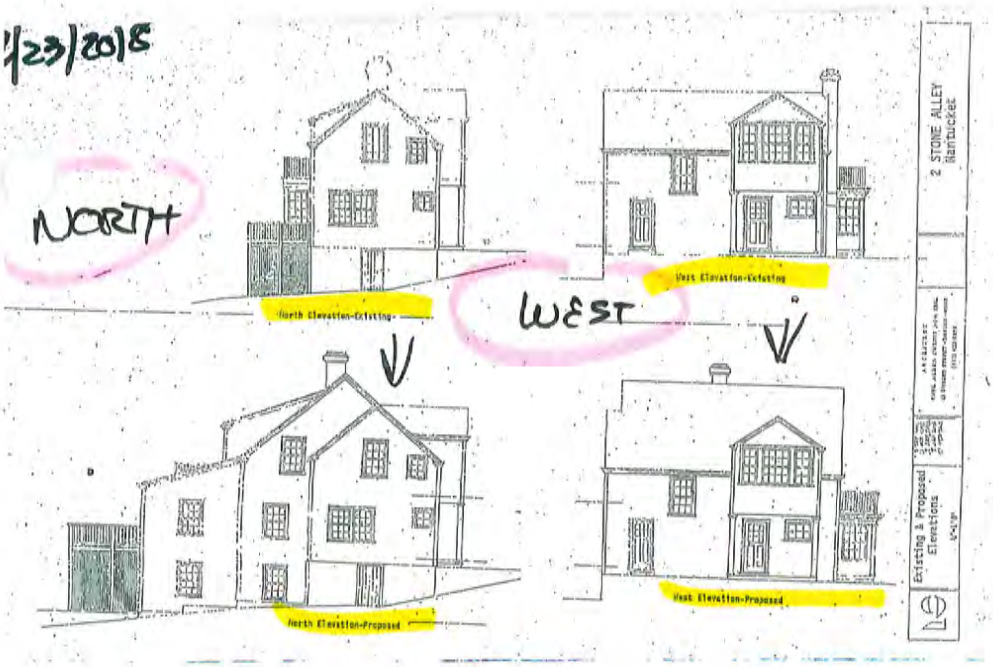
RECEIVED
JUN 05 2018
By J.H.

1/17/2018



RECEIVED
JUN 05 2018
By


4/23/2018
South Elevation-Existing
East Elevation-Proposed
East Elevation-Existing
SOUTH
EAST
South Elevation-Proposed
East Elevation-Proposed
2 STONE ALLEY
Remodeled
Existing & Proposed Elevations
BY


4/23/2018
NORTH
North Elevation-Existing
West Elevation-Existing
WEST
North Elevation-Proposed
West Elevation-Proposed
2 STONE ALLEY
Remodeled
Existing & Proposed Elevations

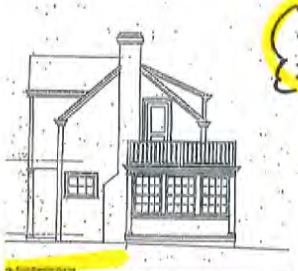
ORIGINAL APPLICATION

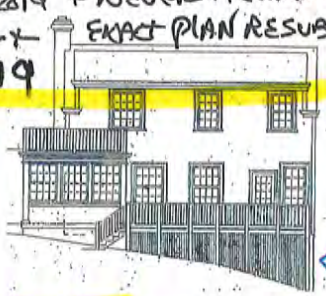
~~CURRENT~~ ORIGINALLY SUBMITTED 3/2019 + NEVER HEARD AS IT WAS WITHDRAWN + EXACT PLAN RESUBMITTED FOR 5/29/2019

3/28/2019

Paul Alden Curtis Inc.
Architect
13 Dwight Street
Boston, MA 02118

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BY
MAR 28 2019

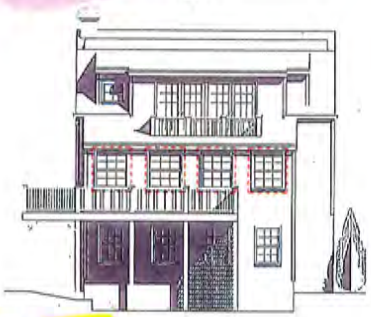




SOUTH



EAST



No.	Description	Date

STONE ALLEY

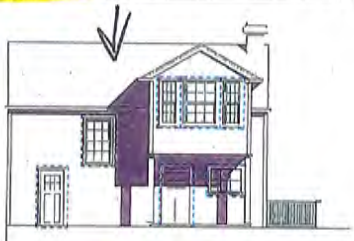
South and East Elevations

Project Number	
Issue Date	
Author	
Checker	

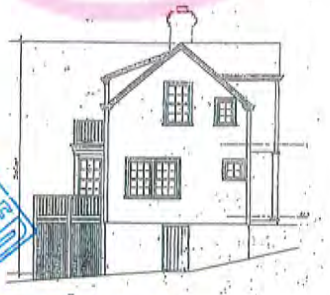
A101

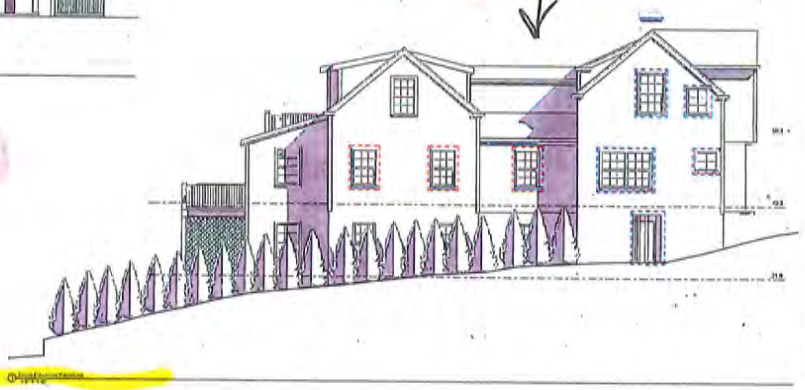
1/4" = 1'-0"





NORTH





WEST

Paul Alden Curtis Inc.
Architect
13 Dwight Street
Boston, MA 02118

No.	Description	Date

STONE ALLEY

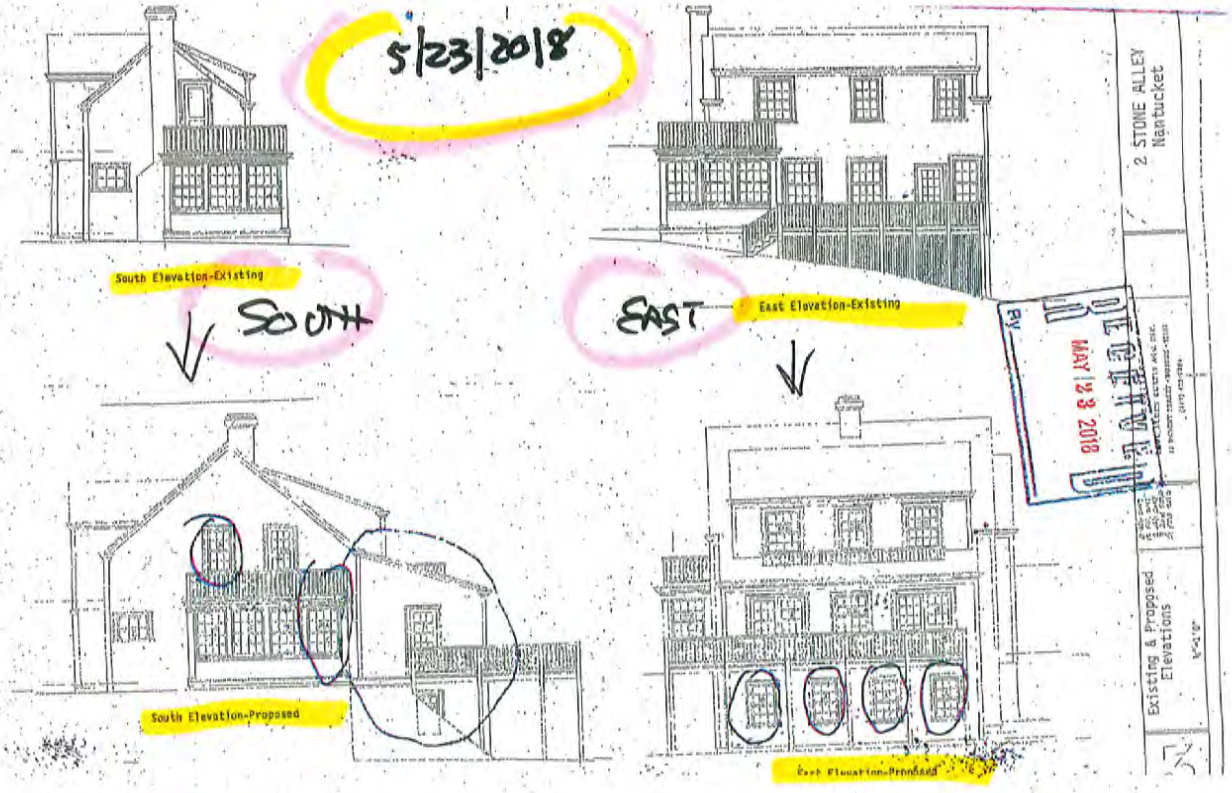
West and North Elevations

Project Number	
Issue Date	
Author	
Checker	

A102

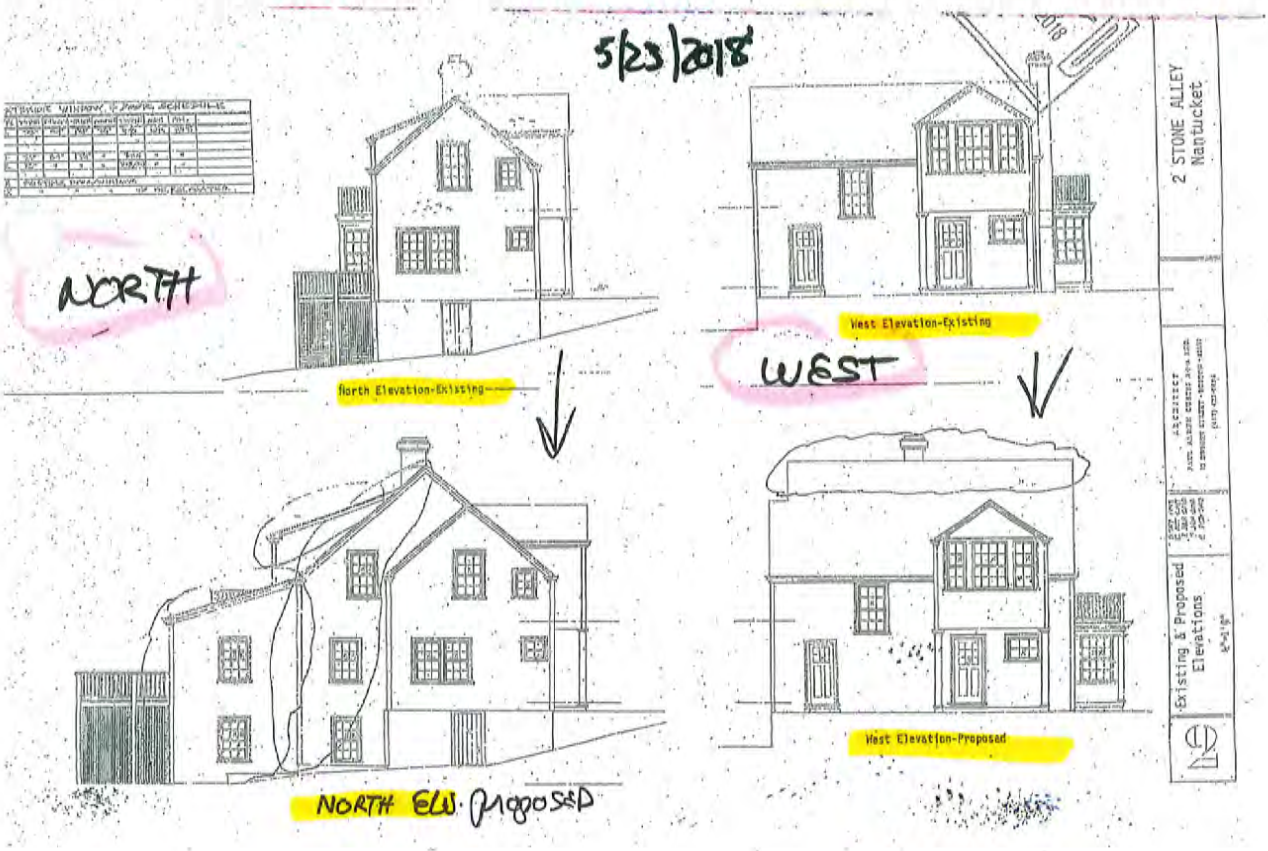
1/4" = 1'-0"

5/23/2018



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MAY 23 2018
By

5/23/2018



7/6/2018



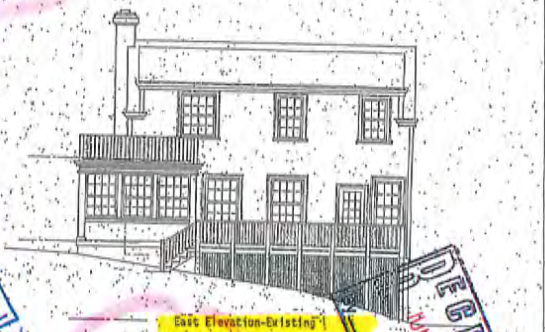
South Elevation-Existing

SOUTH



South Elevation-Proposed

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JUL 17 2018
BY: J.H.
Packet Submitted by Linda Williams



East Elevation-Existing

RECEIVED
JUL 06 2018

EAST



East Elevation-Proposed

2 STONE ALLEY
Nantucket

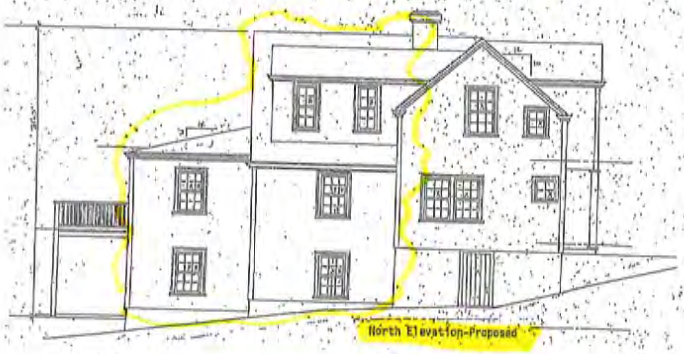
Existing & Proposed Elevations

7/6/2018

NORTH



North Elevation-Existing



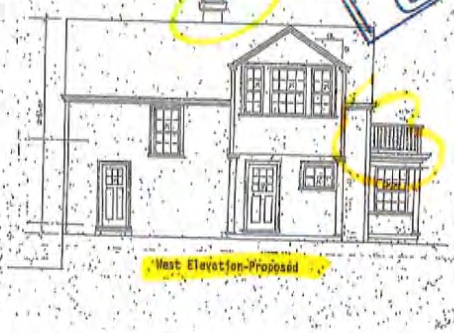
North Elevation-Proposed

WEST



West Elevation-Existing

RECEIVED
BY:
JUL 06 2018



West Elevation-Proposed

2 STONE ALLEY
Nantucket

Existing & Proposed Elevations

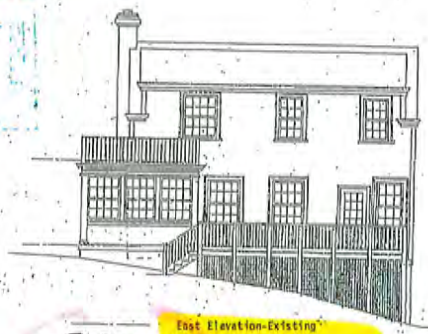
106

AUGUST 2018



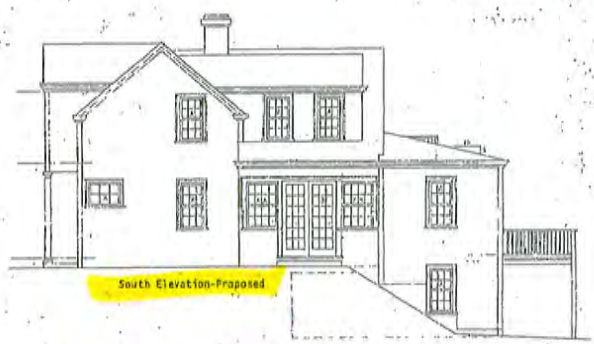
South Elevation-Existing

SOUTH

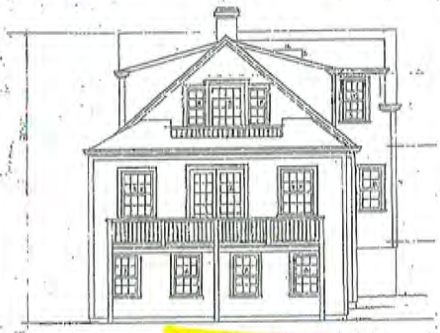


East Elevation-Existing

EAST



South Elevation-Proposed

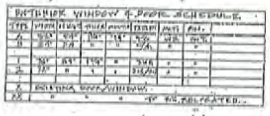


East Elevation-Proposed

2 STONE ALLEY
Nantucket

Existing & Proposed Elevations

NORTH



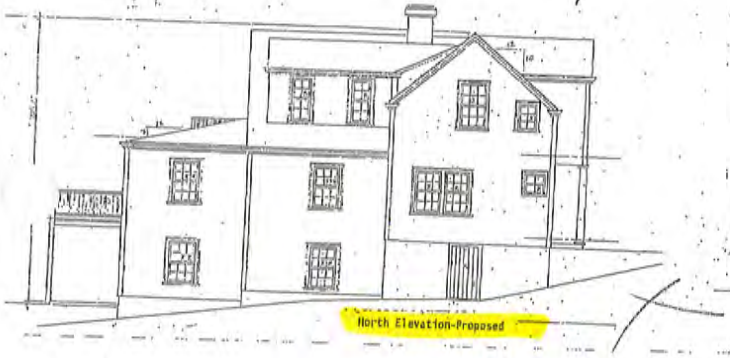


North Elevation-Existing

WEST



West Elevation-Existing



North Elevation-Proposed

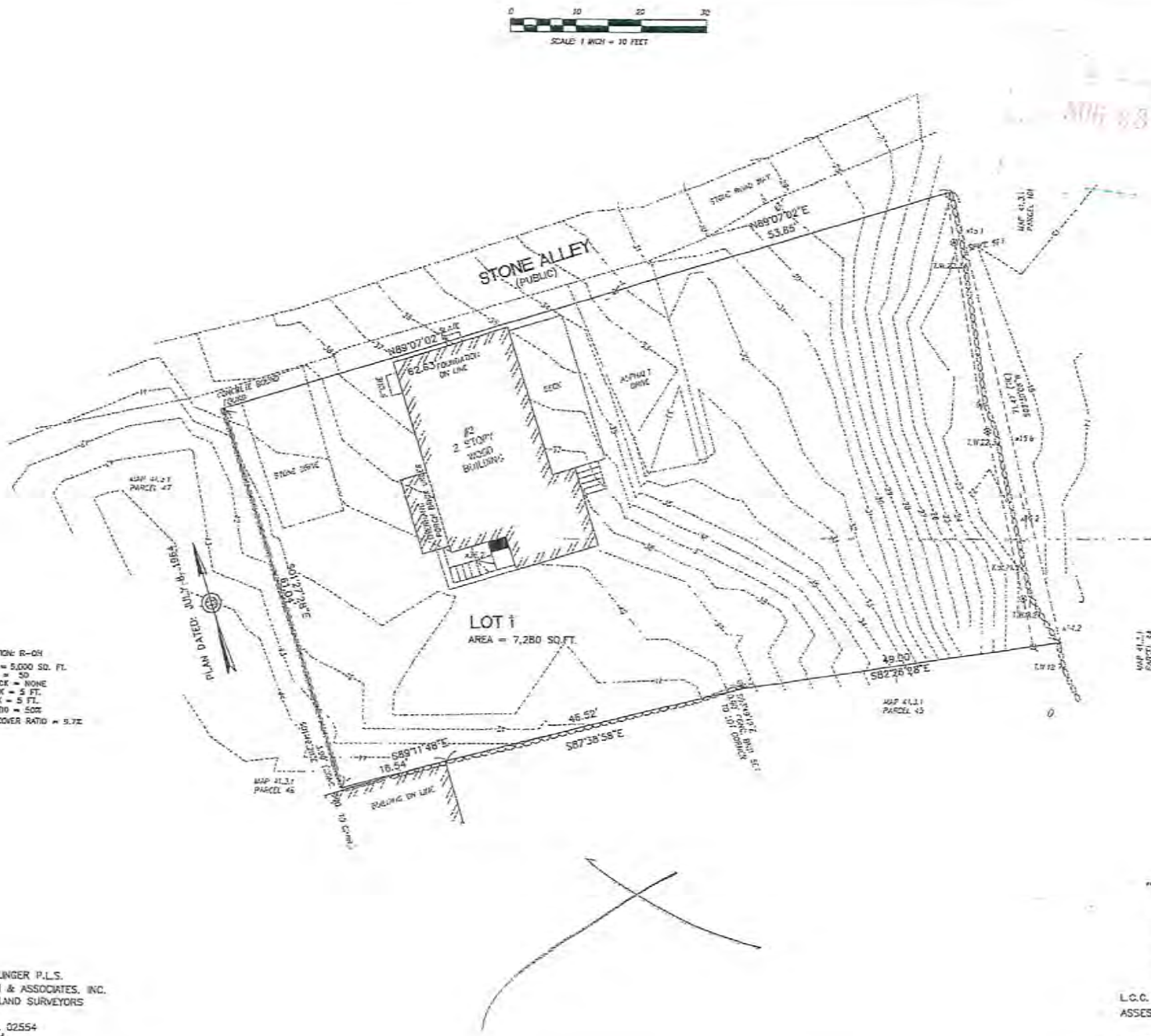


West Elevation-Proposed

2 STONE ALLEY
Nantucket

Existing & Proposed Elevations

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JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

"TOPOGRAPHIC" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN.= 10 FT
2 STONE ALLEY
JANUARY 30, 2017

L.C.C. 11559-9 CERT.: 24475
ASSESSORS MAP 42.3.1, PARCEL 102

OWNER: 450 GREEN PARK LLC

EXISTING/2017

2 Stone Alley,

10

7/6/2018



8/02/17

3/28/2019



OLD

6. Gauvin, Tris	3 Gold Star Drive	Second dwelling	55-194	Topham Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	**Joe Topham**, Topham Design – Presented project. **Tris Gauvin**, owner – The southwest side is the rear and will not be visible.			
Public	None3			
Concerns (7:38)	(6:31) Motion to Hold for arrival of representation. (Camp) Carried unanimously **Pohl** – The 22.5 height scales out at 31 feet; the plans aren't ¼-scale. The window panes are all very horizontal; need to pay attention to the panes sizes and proportions. **Coombs** – Southwest elevation, there is the main door, the sliding doors and the French door all on the same façade. **Oliver** – There are a lot of awning windows; the ones on the front should be fixed. **McLaughlin** – Agrees with Ms Oliver about the awning windows. No other comments. **Camp** – The panes are too horizontal; a little-bit square is okay.			
Motion	**Motion to Hold for revisions. (Coombs)**			
Vote	Carried 5-0	Certificate #		

7. Lampe, John	10 Delaney Road	New dwelling	41-120	Jeff Kaschuluk
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:31)	No comments at this time.			
Motion	**Motion to Hold for representation (Coombs)**			
Vote	Carried 5-0	Certificate #		

8. 450 Green Park LLC	2 Stone Alley	Addition	42.3.1-102	Castle Group
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	**Chris Skehel**, Castle Group – Presented project.			
Public	None			
Concerns (6:31)	(6:31) Motion to Hold for arrival of representation. (Camp) Carried unanimously **Pohl** – Read HSAB comments. **Coombs** – This is a very simple building that fits in; the proposed fenestration changes how it relates to Stone Alley. The east elevation will be visible from Main Street. **Camp** – Agrees with HSAB; this is an old house and every elevation is being worked over and enlarged; that will cause the loss of the historical nature of this house. Feels the east elevation will require retainage. **Oliver** – Should rethink this to use more additive massing and retain the original structure along Stone Alley; there is plenty of room to telescope off the rear. Would like to see the topography of the site. **McLaughlin** – No comments. **Pohl** – We want to see more of the historic building; raising the existing roof obliterates the original gable. The entire length of the south elevation is 34 feet high; according to zoning, one side cannot exceed 32 feet hall.			
Motion	**Motion to View with topography and hold for revisions. (Coombs)**			
Vote	Carried 5-0	Certificate #		

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By

13

III. CONSENT WITH CONDITIONS

1. Great Harbor Yacht Club – **69608**	68 Cato Lane	Fencing	56-424	Amy Manning
• Fence to begin 30 feet back from	the edge of the road			





Voting	Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates	Watterson, Dutra
Recused	None
Documentation	None
Representing	None
Public	None
Concerns	No additional concerns
Motion	**Motion to Approve through staff per noted condition. (Welch)**
Vote	Carried 4-0//McLaughlin abstain **Certificate #** 69608

IV. OLD BUSINESS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 450 Green Park LLC	2 Stone Alley	Addition	42.3.1-102	Castle Group

Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.
Representing	**Chris Skehel**, Castle Group – Reviewed changes made per previous concerns.
Public	**Linda Williams**, for Ginger Andrews at 1 Stone Alley – She agrees with HSAB; reviewed the history of the structure, listed as contributing; all four sides are visible; addition obliterates the original structure. Asked that the design be simplified; there's room for the addition toward the back away from Stone Alley.
Concerns (4:40)	**Coombs** – East elevation, the 8-over-8 windows should remain; this should not give the impression of being 3 stories so the porch should have trellis; the grading should not be changed to open up the basement level; the decking is excessive; the 1st-floor deck should be cut back to no more than 8 feet deep. The height of the existing building should be maintained; the addition is huge compared to the existing structure. The west and east elevations should not change. Would like a topographical map of the lot as it exists. **Oliver** – The bulk of the house could be left as is; suggested using the sunroom as a connector to an addition on the south away from the street. **Dutra** – Likes Ms Oliver's suggestion; it maintains the integrity of the existing building. The large east elevation deck and the long north-south roof line are his greatest concerns. **McLaughlin** – The east elevation deck should be reduced in depth by four feet; the dormer should be set back three feet from the sides; the three double French doors should be reduced to a single door and two windows. The current chimney is nice and should be retained. The height should not go up 5 feet; the saltbox element needs to be reassessed. **Pohl** – He doesn't believe the grade is being changed. Agrees with Ms. Oliver's suggestion and about the ridge height, the amount of decking, and the French doors. There is enough real estate for an addition that doesn't swallow up the building.
Motion	**Motion to Hold for revisions and a topographical map and to go back for HSAB review. (Coombs)**
Vote	Carried 5-0 **Certificate #**

2. Penn, Wendy & John	45 Pine Street	Rev. 69320: roof change	55.4.1-184	Self

Voting	Pohl, Coombs, McLaughlin, Oliver
Alternates	None
Recused	Welch
Documentation	Architectural elevation plans, site plan, photos, advisory board comments, shingle color sample.
Representing	**Linda Williams**, for owner – Per the conversation at the Organizational Meeting, she got a sample of driftwood and weatherwood shingles. The owner has been waiting two months for a decision; this should be approved with findings.
Public	**Chris Skehel**, Castle Group – They should wait for the HDC to make a decision. **Lucy Dillon**, 37 Liberty Street – HSAB should be informed of the view of the shingles samples.
Concerns (5:11)	**Pohl** – Reviewed the discussion from the Organizational Meeting; consensus view agreed darker grey shingles could be approved in the old historic districts (OHD) on a case-by-case issue. Agrees with the applicant that black would be too heavy for this roof. Three tab shingles are not being warranted on Nantucket because of the high winds. **Coombs** – The driftwood shingles have too much variation in color between each shingle. Doesn't think this is the house to try out a new color. **Oliver** – This had a black roof prior to the cedar shingles. **McLaughlin** – Only medium grey and black 3-tab, black architectural, and wood are approvable in the OHD. **Pohl** – He has given this application a lot of thought and he believes this is one small house on the edge of the OHD and he is willing to try out the driftwood; it's predominantly grey with brown tones. Discussion about viewing samples of shingle colors in sunlight.
Motion	**Motion to Hold for beginning of February 13 meeting after discussion on all colors. (McLaughlin)**
Vote	Carried 3-1//Pohl opposed **Certificate #**

Held

4. 450 Green Park LLC	2 Stone Alley	Addition	42.3.1-102	Castle Group

Voting	Coombs, McLaughlin, Oliver, Welch, Dutra
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.
Representing	Chris Skehel, Castle Group
Public	Linda Williams, for Ginger Andrews
Concerns (4:55)	**Williams** – She can't be here later when Mr. Skehel said he could be here; asked to present her concerns now. In regards to the submitted revisions, contends nothing has changed. Read the previous HSAB comments. Still at 34 feet. There was a request to keep the chimney but it was put back in a different location. Asked this be held until all the requested information and changes are submitted. **Coombs** – Read HSAB comments: many concerns not addressed; asked for a demolition plan; wants to see again. **Oliver** – This is not a complete application. Staff – Stated he informed the applicant that the package was incomplete.
Motion	**Motion to Hold for revisions, a complete set of plans showing changes, topographical information, and more information. (Oliver)**
Vote	Carried 5-0 Certificate #
Concerns (7:26)	Motion to Reopen. (Camp) Carried 5-0 **Oliver** – We don't have floor plans, a window schedule, a demolition plan, and the changes aren't bubbled. **Skehel** – The owners approach was to build 4-feet to the right to maintain the existing façade.
Motion	**Motion to Hold for further information as previously noted and a completed application. (Oliver)**
Vote	Carried 5-0 Certificate #

5. Valero, Scott	9 Exeter Street	New dwelling	76.4.1-410.1	Val Oliver

Voting	Coombs, McLaughlin, Camp, Welch, Dutra
Alternates	None
Recused	Oliver
Documentation	Architectural elevation plans, site plan, and photos
Representing	Val Oliver Scott Valero
Public	None
Concerns (5:02)	**Oliver** – Presented project; wants to turn the house 45 degrees counterclockwise. **Camp** – No concerns. **Dutra** – North elevation, suggested a hipped roof over the outdoor shower to match the other side. **McLaughlin** – North elevation, noted drafting error, the shower doesn't show from the east elevation. **Welch** – No concerns. **Coombs** – The front door could use more trim to fill in space or bring the railing in.
Motion	**Motion to Approve through staff with the plans corrected to show the shower as viewed from the east elevation and the front balustrade brought in to the door and the structure rotated 45 degrees counterclockwise. (Camp)**
Vote	Carried 5-0 Certificate # 69855

6. Saulius, Vita	21 Greglen Avenue	New duplex	68-142.1	Self

Voting	Coombs, McLaughlin, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos
Representing	Vita Saulius
Public	None
Concerns (5:10)	**Saulius** – Reviewed changes made per previous concerns. **Oliver** – Made the changes we asked; no concerns. **McLaughlin** – Contends the air-conditioning units (A/C) will be visible from DaveKim; should be enclosed in a fence. **Welch** – The approval should state that no A/C equipment or components will be visible from any street. If mini-split conduits will be visible, they need to come back to HDC.
Motion	**Motion to Approve as submitted subject to A/C condenser and compressor are not visible from the street and to return to the HDC if mini-split line sets are to be installed. (Welch)**
Vote	Carried 4-0 Certificate # 69856

450 Green Park 3/20/2018

115

~~OLD~~ 612

3. Glidden, Tobias	8 Broad Street	Sign	44.4.2-71	Self

Voting	Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates	None
Recused	None
Documentation	Sign design plans, site plan, photos, and advisory board comments.
Representing	Bone
Sign Advisory	Kevin Kuester, Sign Advisory Committee – Recommend this be held.
Concerns	No comments at this time.
Motion	Motion to Hold per SAC recommendations. (Oliver)
Vote	Carried 4-0//McLaughlin abstain Certificate #

4. Nant Historical Assn.	15 Broad Street	Wall sign	42.4.2-61	Self

Voting	Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates	None
Recused	None
Documentation	Sign design plans, site plan, photos, and advisory board comments.
Representing	None
Sign Advisory	Kevin Kuester, Sign Advisory Committee – Recommend approval
Concerns	No concerns.
Motion	Motion to Approve. (Oliver)
Vote	Carried 4-0//McLaughlin abstain Certificate # 70372

5. Nant Boys & Girls Club	61 Sparks Avenue	Temporary sign	55-143	David Bernard

Voting	Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates	None
Recused	None
Documentation	Sign design plans, site plan, photos, and advisory board comments.
Representing	None
Sign Advisory	Kevin Kuester, Sign Advisory Committee – Recommend approval
Concerns	No concerns.
Motion	Motion to Approve. (Oliver)
Vote	Carried 4-0//McLaughlin abstain Certificate # 70373

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IV. OLD BUSINESS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 450 Green Park, LLC	2 Stone Alley	Additions/renovations	42.3.1-102	Chris Skehel

Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Dutra
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, packet, historic documentation, and advisory board comments.
Representing	Chris Skehel, Castle Group – Reviewed changes made and information submitted per previous concerns.
Public	Linda Williams, for Ms Andrews – The HDC asked for a lot of changes and information, which the applicant did not do or provide. Her client is in agreement with HSAB. There is no true plot plan; the plans are incomplete. She is asking this not go forward until all requested information is submitted and requested changes made. Concerned the applicant will cause a "tacit" approval. Contends nothing on the bluff side is 34-feet high. Virginia Andrews, 1 Stone Alley
Concerns (4:35)	Coombs – Read HSAB comments: Contributing; new ridgeline to be no higher than existing; addition obliterates existing and highly visible. We asked the addition to telescope. On March 20, this was held; we asked for a topographical map. There are no measurements on the elevations of the addition specifically in regards to height. Welch – We have to have all the information in one package; we need a complete set with site plan, topography, elevations with dimensions and height. The consensus supports the addition going off the south as a connected mass. Oliver – This needs more additive massing; this design makes the original house the additive mass, especially on the north; suggested a connector that is lower than the original structure ridge. This has not changed significantly in regards to arrangement and massing. The plans must be clear what existing fabric is being removed and what is remaining. McLaughlin – Roof pitches are not shown. There is 78 feet of decking, which exceeds the guidelines. South elevation, the deck should be no more than 8 feet deep. There is no description of the types or sizes or existing the windows. Dutra – Agrees with Ms Oliver and Mr. Welch about the need for more information. It feels like too much is being attached to the existing building. Coombs – This needs more true additive massing; it needs to come down. The main building should stay. East elevation, there are too many windows and decks not found on a historic building; this side has no additive massing. The eave of the existing house should be the tallest. We've suggested this be telescoped off to the south; telescoping in that it should step down to one story.
Motion	Motion to Hold for revisions and further information and a complete package. (Welch)
Vote	Carried 5-0 Certificate #

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3. Drazen, Jeffrey	41 Low Beach Road	Shed	74-5	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	**Paul Johnson** – Presented project; the owner intends to maintain the vegetation around the shed.			
Public	None			
Concerns (4:44)	**Pohl** – Read SAB comments: no concerns. **Camp** – No concerns as long as the vegetation is kept intact. No other concerns.			
Motion	**Motion to Approve as submitted with colors to match the house. (McLaughlin)**			
Vote	Carried 5-0	Certificate #	7058	

4. Booth, Scott	34 Pocomo Road	Outdoor pizza oven & patio	14-78	Wilder Designs
Voting	Pohl, Coombs, McLaughlin, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	**Jordan Dennis**, Wilder Designs – Presented project; contends lack of visibility. Explained why the rear yard is not preferred.			
Public	None			
Concerns (4:49)	**McLaughlin** – Confirmed the exterior material of the fireplace and oven. **Welch** – It's atypical and inappropriate but it could be approved if it's screened at time of inspection and thereafter. This is the Pocomo Road side but the rear of the house. He's worked on this road and feels it won't be visible; however, he thinks it should be viewed with a height pole with tape on it. **Coombs** – This is in front of the house and visible from Pocomo Road with an 8-foot tall chimney; that is inappropriate. It should be moved to the rear. There are several proposed materials for different aspects of the project; she wants to see a photo of the proposed material. Would like to view this with a height pole and the distance from the road noted on the plans. She'd also like to see photos of the proposed stone. **Pohl** – The stone in the photo of a fireplace is the stone that is to be proposed.			
Motion	**Motion to View with an 8-foot height pole with colored marking tape at the top. (Welch)**			
Vote	Carried 4-0	Certificate #		

5. 450 Green Park, LLC	2 Stone Alley	Additions	42.3.1-102	Chris Skehel
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	None			
Public	**Linda Williams** – Since Mr. Skehel is not here at this time, asked this not be heard without the abutters present.			
Concerns (5:04)	Discussion about whether to allow the public to speak to the project now or hold until Mr. Skehel arrives and whether is should come back up later or held for another meeting. No discussion of the project itself at this time.			
Motion	**Motion to Hold for the Tuesday, July 17 meeting. (Welch)**			
Vote	Carried 4-0	Certificate #		

6. Anderson, Scott	282 Madaket Road	Addition	59.4-68	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	**Matt MacEachern**, Emeritus Development – Presented project.			
Public	None			
Concerns (5:10)	Discussion about the age of the structure. **Camp** – West elevation, the front door should be a more typical door. **McLaughlin** – There are two doors on the front elevation; the left door should be a 6-panel door. **Welch** – He's concerned about the height of the addition in relation to the existing; this is missing transitionary elements between the existing mass and the new addition. **Coombs** – The addition is 23'8.5"; the center gable is too tall and makes the building heavy. The existing chimney should remain.			
Motion	**Motion to Hold for revisions. (Coombs)**			
Vote	Carried 5-0	Certificate #		

2. Booth, Scott	34 Pocomo Road	Outdr pizza oven/patio	14-78	Wilder Designs	
Voting	Pohl, Coombs, McLaughlin, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	**Rita Higgins**, Wilder Designs - Reviewed the project and the proposed vegetative screen.				
Public	None				
Concerns (4:37)	**Pohl** – This was held for a view with bright orange height pole to resolve the issue of visibility. **Coombs** – She couldn't see anything. **Welch** – He didn't think it would be visible, but it was important to review. It is atypical Nantucket yard work and should be approved with the caveat that it isn't visible. **McLaughlin** – No comments.				
Motion	**Motion to Approve with the caveat that it is not visible at the time of the inspection or anytime thereafter. (Welch)**				
Vote	Carried 4-0		Certificate #	70625	

3. 450 Green Park, LLC	2 Stone Alley	Addition	42.3.1-102	Chris Skehel	
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	**Chris Skehel**, Cottage & Castle – Reviewed changes made per previous concerns. Expressed concern about information Ms Williams distributed at the table.				
Public	**Arthur Reade**, Reade, Gullicksen, Hanley, & Gifford LLP, for Pierre & Connie Crosby – His clients continue to be concerned about the project. Believe the addition going down the hill is inappropriate, out of character for the neighborhood, and visible from public areas. Repeatedly this board has requested a topographical plans, but what has been submitted is not a plan stamped and indicated as being prepared by a professional surveyor or civil engineer. The applicant should be requested to supply a proper site plan and a stamped and certified topographical map. **Linda Williams**, for Virginia Andrews – Asserted that the information she distributed at the table is already in the file; it is organized to show progressions over the hearings. Reviewed the packet she submitted. No attempt has been made to follow the HDC request to extend the addition to the south in a more additive manner. Grade shown on the north side doesn't relate to the existing; we don't know how the grade is being manipulated and if retaining walls will be necessary. The proposed addition changes the characteristic of the bluff and it doubles, even triples the existing mass and will loom over Orange Street. We're not sure this is a coastal bank and feels the topographical information submitted does not address the sensitivity of the bank. It is atypical to telegraph down the hill; it's out of neighborhood context; and the gable overwhelms structure. The sunroom is original to this structure, which is very rare for structures of this era. **Virginia Andrews**, 1 Stone Alley – Her main concerns is the massing in a three-house neighborhood and that the proposed addition will completely alter the area. **Sarah Alger**, Sarah F. Alger P.C., for Virginia Andrews – This is a contributing structure being obliterated by the size and massing of the addition; the addition should be much more additive. **Karen Mehre**, 10 Orange Street – This is a historic area that survived the Great Fire. She fears that when you look up toward the church, all you'll see is a massive block of structure. Doesn't think it serves the neighborhood. **Pierre Crosby**, 9 Union Street – Believes the comment that the architect sensitively addressed HDC concerns is a falsehood; there is too much being added to the building and makes the original structure the additive mass. Nantucket Preservation Trust has expressed concerns about the massing and that HDC concerns have not been addressed and have indicated hopes for a denial of the project.				
Concerns (4:41)	**Coombs** – Read HSAB comments: Contributing house; integrated shed overwhelms roof plane. Gable overwhelms but moving in right direction; reduce length and width to match existing; west elevation is atypical; chimney should remain; primary existing mass should be maintained. Staff – It is the board prerogative to hold this to review the new information or go forward with the hearing. The representative has the right to ask for the project to be held in order to review the information. Discussion about how to proceed and whether or not meeting protocol has been breached. **Skehel** – Asked that this be held without commissioner comments for one week to allow time to provided legal representation. This is adding 1200 square feet (SF) with the final groundcover to be about 2000 SF, which is 25% groundcover. Discussion on the motion. **Oliver** – Will not be able to make the meeting before 6:00 p.m. on July 24.				
Motion	**Motion to Hold for representation for Tuesday July 24 after 6:00 p.m. without commissioner comments on the architectural aspects at applicant's request. (Welch)**				
Vote	Carried 5-0		Certificate #		

5. 450 Green Park, LLC	2 Stone Alley	Revisions	42.3.1-102	Chris Skehel

Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Dutra
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.
Representing	**Chris Skehel**, Castle Group – Reviewed changes made per previous concerns. Asserted that he made changes commensurate with HDC suggestions; the 3rd-floor deck is an existing feature on this house.
Public	**Virginia Andrews**, 1 Stone Alley – This radically changes the character of the neighborhood; it looms. **Linda Williams**, for Virginia Andrews – Reiterated HSAB's concerns. The addition is not shown on the topo map. We don't know how the addition runs through the bank. Don't have a demolition plan. They've added a 3rd-floor balcony facing Union Street. The pitch is incongruous with the rest of the structure. This has been going on for several months; asked the board to deny this due to lack of response to HDC concerns or withdrawn without prejudice. **Constance Crosby**, 9 Union Street – Her main concern is rain runoff and erosion. They were told not to go down Stone Alley but to run the addition south. **Steven L. Cohen**, Cohen & Cohen Law PC, for Ms Crosby – Asked for a denial based upon: there is nothing approvable about the design; this design does not fit the nature of the neighborhood; and the HDC has consistently taken the position that additions are acceptable with maintenance of the historic structure.
Concerns (5:33)	**Coombs** – Read HSAB comments as of Sept. 10: Contributing; application not appropriate; overwhelms original structure; no additive massing; proposed addition will be highly visible; topo not certified by surveyor; suggested a smaller addition going south; applicant made little effort to accommodate HDC concerns; this addition would be inconsistent with the established context; please send changes back to HSAB. On the east elevation, a gable is being added toward the water but there is no gable on the existing structure on the east elevation. Asked if the original chimney is being demolished. **Skehel** – The original chimney is being demolished and relocated into the addition. **Dutra** – It looks the same to him; the addition overwhelms the original structure. He recalls the suggestion about going south was to attach a smaller addition with a small breezeway to the original house. The north elevation doesn't even look like the same house; reiterated a smaller addition attached with a small connector. **Oliver** – None of the additive pieces should be larger than the original house. The most successful side is the south elevation. The east elevation obliterates the existing east elevation. She spent two hours giving Mr. Skehel her thoughts on this and none have been incorporated. The large living/dining space is hurting in terms of additive massing. **McLaughlin** – The decks exceed guidelines by 16 feet. The window schedule doesn't explain what the window types are. **Welch** – He'd like to see a site plan showing what's proposed. Based upon that and elevations, his concern is basically massing. The east elevation should be subordinate to the existing, contributing structure. In his opinion, the additive massing would be more appropriate to the south; that would absorb height in relation to the drop off and moves the addition away from historic Stone Alley. With respect to specific design elements, if the architect makes changes in keeping with the commission, he sees no concerns with the fenestration. The free-standing southern deck should have a lattice to mitigate its visibility, having this to the South and further away from Stone Alley and the historic vista **Skehel** – Argued that there is no way to add onto a 25-foot wide structure without impacting that façade. **Cohen** – The original house is 25 feet wide and this addition is tripling that; it should be obvious where the historic is. **Coombs** – The proposed east elevation, obliterates the façade of the old building. The free-standing, south-elevation deck is not typical in the old historic district (OHD). We do not want the original historic building to be hidden by this addition. Discussion on the motion: **Welch** – Asked for a site plan showing the proposed roof layout and decks. **Williams** – Asked for a surveyor-stamped topographical map.
Motion	**Motion to Hold for revisions and a stamped site plan and cross section. (Dutra)**
Vote	Carried 5-0 Certificate #

6. Frankel, Frank	5 Beaver Street	Color change	55.1.4-88	Self

Voting	Pohl, McLaughlin, Welch
Alternates	None
Recused	None
Documentation	None
Representing	None
Public	None
Concerns (6:07)	**Pohl** – Mr. Frankel has made no effort to come before the board. There was no mention in the application made about the sidelights. **Welch** – During the process of review, it was determined that the door sidelights are not true-divided light; feels it would behoove us to address those. McLaughlin – Asked for an amendment; we've denied due to the lack of response
Motion	**Motion to Deny as-built color change due to the historical inappropriate color context in the OHD and lack of applicant response; and, to authorize staff to send a violation notice for the apparent violation of installing simulated-divided side lights at the front door on a historic-registered home. (Welch)**
Vote	Carried 3-0 Certificate # 70927

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 12.04.17

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

( ) Matthew Kuhnert (X) Michael May (X) Jascin Leonardo Finger · ( ) Milton Rowland (X) Brook Meerbergen

Applicant 450 Greenpark LLC Address 2 Stone Alley

Historic information/known history

( ) Non-Contributing (X) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines (X) Not appropriate *(As noted below)*

North Elevation
- New Mass overwhelms ~~new~~ existing structure
- There will be significant loss of historic fabric
- Stone Alley presentation will be ~~historically~~ disfigured.

East Elevation
- Height change is significant departure from historic massing
- Over fenestrated/highly visible

West Elevation
- Prefer to maintain existing chimney
- New Roofline will overwhelm streetscape as viewed from Orange Street

South Elevation
- See concerns expressed in North

Other
- What will be left of this building? This structure is highly visible and sits on a historically significant street. The building has been featured in many paintings and photos and its importance to the streetscape cannot be understated.

Signatures *(three members required for quorum)*

Jascin Leonardo Finger

Cathy Flynn

From: Brook Meerbergen Designs [brooksdesigns@hotmail.com]
Sent: Friday, February 23, 2018 9:18 AM
To: Cathy Flynn
Subject: Re: 2 Stone Alley pdf

Dear Cathy,

It appears that nothing has changed from the previous proposal. These additions are still overwhelming to the existing structure and therefore not appropriate. Given the scope of this project, there is no way this structure could be expanded without completely gutting it.

Small additive massing would be more acceptable.

This building is very visible and is a contributing structure.

This email has been sent exclusively to Cathy Flynn. No BCC or CC.



Thank you,
Brook Meerbergen

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554

508.228.1388

From: Cathy Flynn <cflynn@nantucket-ma.gov>
Sent: Friday, February 23, 2018 2:10:20 PM
To: 'Brook Meerbergen Designs'; Matthew Kuhnert; 'Michael May'; Jascin Finger
Cc: John Hedden; Cathy Flynn
Subject: 2 Stone Alley pdf

Hi all,

Mickey asked me to send you this for your review and/or comments.

As a reminder PLEASE **DO NOT REPLY ALL**, to avoid violation of the Open Meeting Law.

Thank you,

Cathy

Cathy Flynn
Administrative Specialist
Town of Nantucket
Planning and Land Use Services

124

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 3/12/18

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

(X) Matthew Kuhnert ( ) Michael May (X) Jascin Leonardo Finger (X) Milton Rowland ( ) Brook Meerbergen

Applicant 450 Green Park LLC Address 2 Stone Alley

Historic information/known history

( ) Non-Contributing (X) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

Other

Macro levels concerns have not been addressed. See HSAB concerns from 12-4-17. HSAB requests a window schedule and a demo plan in order to determine how much existing historic fabric is proposed for removal. Please send application back to HSAB for review.

Signatures *(three members required for quorum)*

JMR Jascin Leonardo Finger

125

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 03.26.18

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

( ) Matthew Kuhnert ( ) Michael May ( ) Jascin Leonardo Finger (X) Milton Rowland (X) Brook Meerbergen

Applicant 450 Green Park LLC Address 2 Stone Alley

Historic information/known history

( ) Non-Contributing (X) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

Other Nothing new to see so not possible to comment — previous concerns still stand

Signatures *(three members required for quorum)*

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 04.30.18

To: Historic District Commission
From: Historic Structures Advisory Board

NO QUORUM

Members Present

(X) Matthew Kuhnert ( ) Michael May ( ) Jascin Leonardo Finger · ( ) Milton Rowland (X) Brook Meerbergen

Applicant 450 GREEN PARK LLC Address 2 STONE ALLEY

Historic information/known history

( ) Non-Contributing (X) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

Other
Representation was at HSAB appreciated
NO CHANGES EVIDENT ON MOST RECENT DRAWINGS; ~~REVIEWED~~
HSAB comments unchanged (covering/mid existing building, exit/scale)

Signatures *(three members required for quorum)*

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 06·04·18

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

( ) Matthew Kuhnert (X) Michael May ( ) Jascin Leonardo Finger (X) Milton Rowland (X) Brook Meerbergen

Applicant 450 GREEN PARK LLC Address 2 STONE ALLEY

Historic information/known history

( ) Non-Contributing (X) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

Other

- NEW RIDGE LINES SHOULD BE NO HIGHER THAN EXISTING RIDGE LINE
- NEW ADDITION ~~OVER~~ OBLITERATES EXISTING STRUCTURE
- STRUCTURE IS HIGHLY VISIBLE

Signatures *(three members required for quorum)*

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 07.09.18

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present

(X) Angus MacLeod (X) Michael May (X) Jascin Leonardo Finger (X) Milton Rowland (X) Brook Meerbergen

Applicant 450 GREEN PARK LLC Address 2 STONE ALLEY

Historic information/known history

( ) Non-Contributing (X) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation
INTEGRATED SHED OVERWHELMS ROOF PLANE HSAB wants hat!

East Elevation
~~ERD~~ GABLE OVERWHELMS BUT MOVING IN RIGHT DIRECTION
REDUCE LENGTH & WIDTH TO MATCH EXISTING HOUSE DIMENSIONS OR LESS

West Elevation
Atypical telescoping down hill to neighborhood context

South Elevation
Chimney / FIREPLACE SHOULD ~~BE~~ REMAIN; INTEGRATED SHED OVERWHELMS ROOF PLANE

Other
GENERAL IMPROVEMENT; PRIMARY MASSING OF EXISTING STRUCTURE ~~IS~~ BEING MAINTAINED (A GOOD THING); MASSING STEPPING DOWN HILL IS APPROPRIATE; CONSIDER TAKING ADDITIONS TO THE SOUTH

Public Comment
LINDA WILLIAMS; ADDITION OVERWHELMS EMBANKMENT & HIGHLY VISIBLE; MOVE ADDITIONS TO SOUTH & ADDITIVE; ADDITION IS STILL TOO MASSIVE & OBLITERATES EXISTING STRUCTURE MAKE IT

Signatures *(three members required for quorum)* 129

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 09.10.18 – 3:48pm ⇒ 4:07

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
( ) Angus MacLeod (X) Michael May (X) Jascin Leonardo Finger ( ) Milton Rowland (X) Brook Meerbergen
Alternate: (X) Lucy Dillon

Applicant 450 GREEN PARK LLC Address 2 STONE ALLEY

Historic information/known history

( ) Non-Contributing (X) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines (X) Not appropriate *(As noted below)*

North Elevation
→ ADDITION OVERWHELMS ORIGINAL HISTORIC STRUCTURE
→ NO ADDITIVE MASSING!
→ SITE PLAN NEEDS TO SHOW THE PROPOSED ADDITION!!

East Elevation → WILL BE HIGHLY VISIBLE FROM UNION & STONE ALLEY
→ EXCESSIVE GLASS
→ TOPO IS NOT CERTIFIED BY SURVEYOR (STAMP)

West Elevation → CONSIDER ADDITION GOING TO SOUTH THAT IS SMALLER & LESS COMPETITIVE W/PRIMARY MASS
→ IT SEEMS THAT APPLICANT HAS MADE LITTLE EFFORT TO ADDRESS HDC & HSAB CONCERNS GOING BACK TO ORIGINAL APPLICATION

South Elevation → ALL EXISTING ORANGE STREET BUILDINGS MAINTAIN YARD OR OTHER LANDSCAPED BUFFER BETWEEN CROWN OF BLUFF & BUILDING PERIMETERS

Other THIS ADDITION WOULD BE INCONSISTENT WITH THIS ESTABLISHED CONTEXT

Please send back through HSAB

Public Comment

L30

Signatures *(three members required for quorum)*
BM Jascin L. Leonardo Finger Lucy Dillon

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time OCT 1, 2018 5:04

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
(X) Angus MacLeod ( ) Michael May ( ) Jascin Leonardo Finger (X) Milton Rowland (X) Brook Meerbergen
Alternate: ( ) Lucy Dillon

Applicant 450 GREEN PARK LLC Address 2 STONE ALLEY

Historic information/known history

( ) Non-Contributing (X) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation NOTHING NEW SUBMITTED!

South Elevation Concerns remain

Other

Public Comment

Signatures *(three members required for quorum)*

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 4/3/19 4:51

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
( ) Angus MacLeod ( ) Michael May ( ) Jascin Leonardo Finger ( ) Milton Rowland ( ) Brook Meerbergen
Alternate: ( ) Lucy Dillon

Applicant 450 GREEN PARK Address 2 STONE ALLEY

Historic information/known history

( ) Non-Contributing ( ) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

Other

AGREE WITH HDC COMMENTS / NOTHING APPROVABLE ABOUT THIS PROPOSAL. HORIZONTAL WINDOW PANES ARE AWFUL! ☹ Recommend denial.

Public Comment

132

Signatures *(three members required for quorum)*

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Abigail Camp

Val Oliver

Diane Coombs
Vice Chairman

John McLaughlin

ASSOCIATE COMMISSIONERS

TJ Watterson

Stephen Welch

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 1/18/18

Map: 42.3.1 **Parcel** 102

Address of Property: 2 Stone Alley

Applicant(s)/Owner(s)/Representative(s) Name:

430 Green Park LLC

Scope of Work: Addition

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

April 6, 2018
Month/day/year of extension termination

Castle Group
Signature of Applicant/Owner/Representative

Please print name of signatory

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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John McLaughlin

ASSOCIATE COMMISSIONERS

TJ Watterson

Stephen Welch

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 3/22/2018

Map: 42.3.1 **Parcel** 102

Address of Property: 2 STONE ALLY

Applicant(s)/Owner(s)/Representative(s) Name:

450 Green Park LLC

Scope of Work: ADDITION

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

RECEIVED MAR 22 2018

July 20, 2018
Month/day/year of extension termination

Signature of Applicant/Owner/Representative

CHRIS SKEMER
Please print name of signatory

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

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Vice Chairman

John McLaughlin

ASSOCIATE COMMISSIONERS

Vatterson

Stephen Welch

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 07/10/2018.

Map: 42.3.1 **Parcel** 102.

Address of Property: 2 Stone Alley.

Applicant(s)/Owner(s)/Representative(s) Name:

450 Green Pixel L.L.C.

Scope of Work: Addition

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

Oct 09, 2018
Month/day/year of extension termination

Signature of Applicant/Owner/Representative

Christopher Skemer
Please print name of signatory

135

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Abigail Camp

Val Oliver

Diane Coombs
Vice Chairman

John McLaughlin

ASSOCIATE COMMISSIONERS

TJ Watterson

Stephen Welch

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 9/19/2018

Map: 42.3.1 **Parcel** 102

Address of Property: 2 STONE ALLEY

Applicant(s)/Owner(s)/Representative(s) Name:

Scope of Work: ADDITIONS / RENOVATIONS

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

Dec 07, 2018
Month/day/year of extension termination

Signature of Applicant/Owner/Representative

CHRISTOPHER SKEHEL
Please print name of signatory

136

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Abigail Camp

Val Oliver

Diane Coombs
Vice Chairman

John McLaughlin

ASSOCIATE COMMISSIONERS

Vatterson

Stephen Welch

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 11/7/18

Map: 42.3.1 **Parcel** 102

Address of Property: 2 Stone Alley

Applicant(s)/Owner(s)/Representative(s) Name:

450 green park, LLC

Scope of Work: Addition

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

Jan 28, 2019
Month/day/year of extension termination

Signature of Applicant/Owner/Representative

Chris Skehel
Please print name of signatory

137

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

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Chairman

Abigail Camp

Val Oliver

Diane Coombs
Vice Chairman

John McLaughlin

ASSOCIATE COMMISSIONERS

TJ Watterson

Stephen Welch

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 1/4/19

Map: 42.3.1 **Parcel** 102

Address of Property: 2 Stone Alley

Applicant(s)/Owner(s)/Representative(s) Name:

458 green park LLC

Scope of Work: Revisions / Addition

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

April 5, 2019
Month/day/year of extension termination

Signature of Applicant/Owner/Representative

CHRISTOPHER SKEHEL
Please print name of signatory

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Abigail Camp

Val Oliver

Diane Coombs
Vice Chairman

John McLaughlin

ASSOCIATE COMMISSIONERS

Vatterson

Stephen Welch

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 3.27.2019

Map: 42.3.1 **Parcel** 102

Address of Property: 2 STONE ALLEY

Applicant(s)/Owner(s)/Representative(s) Name:

CHRIS SKEHEL

Scope of Work: REVISIONS

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

June 4, 2019
Month/day/year of extension termination

Signature of Applicant/Owner/Representative

V. ENING FOR C. SKEHEL
Please print name of signatory

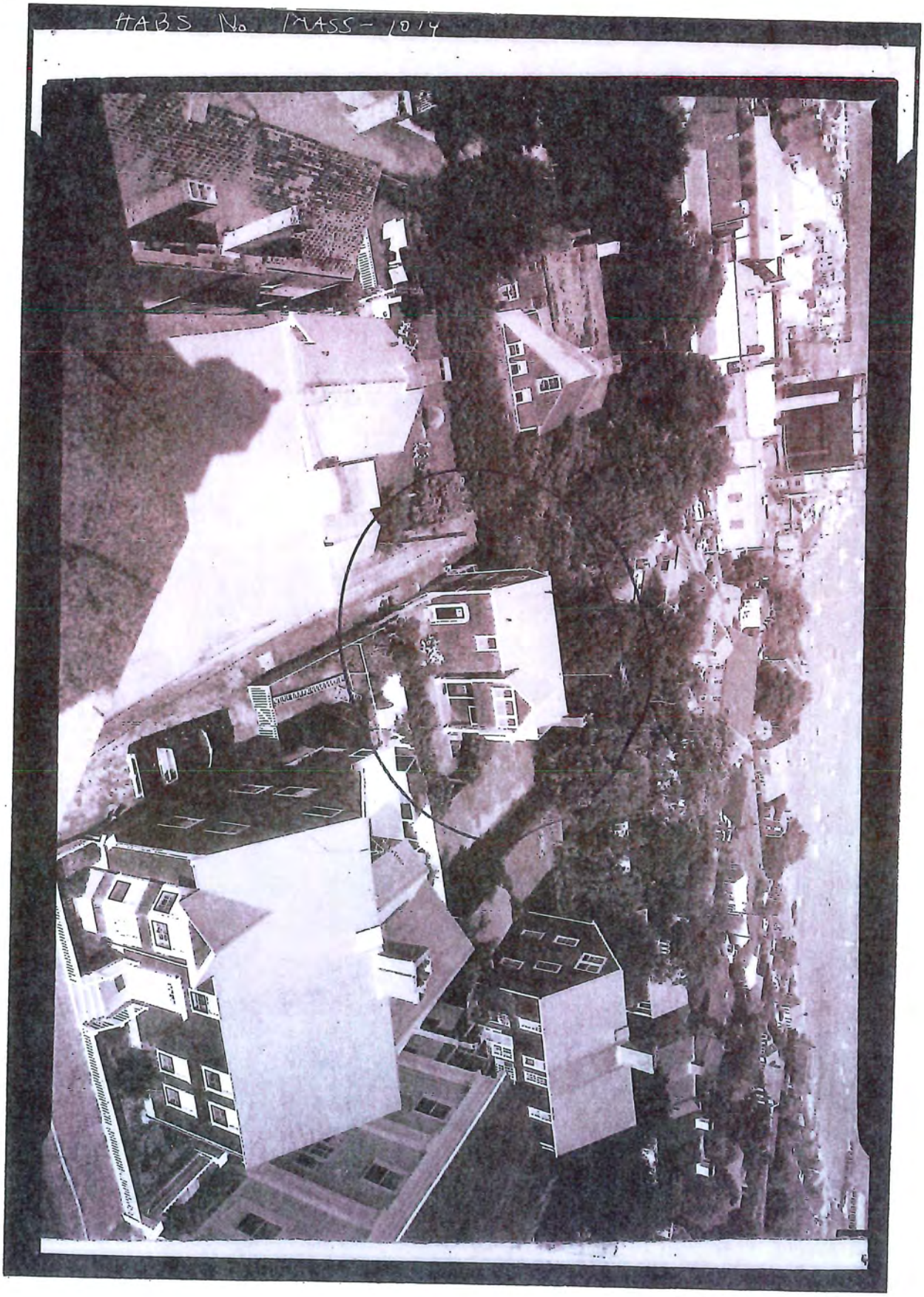


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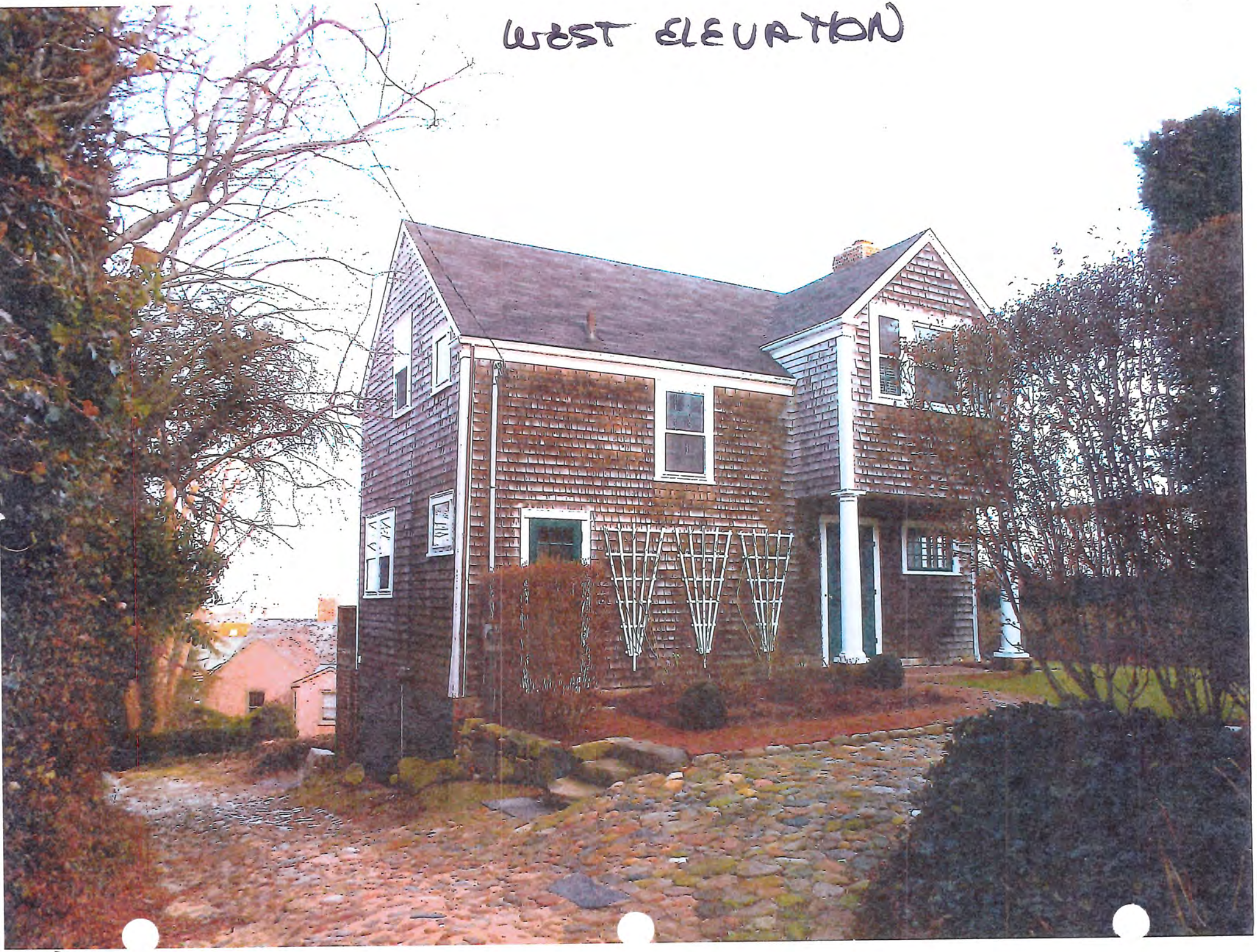
P10449 1890s

EH1

HABS No. MASS-1014



WEST ELEVATION




LOOKING EAST

EAST ELEVATION

EAST ELEVATION

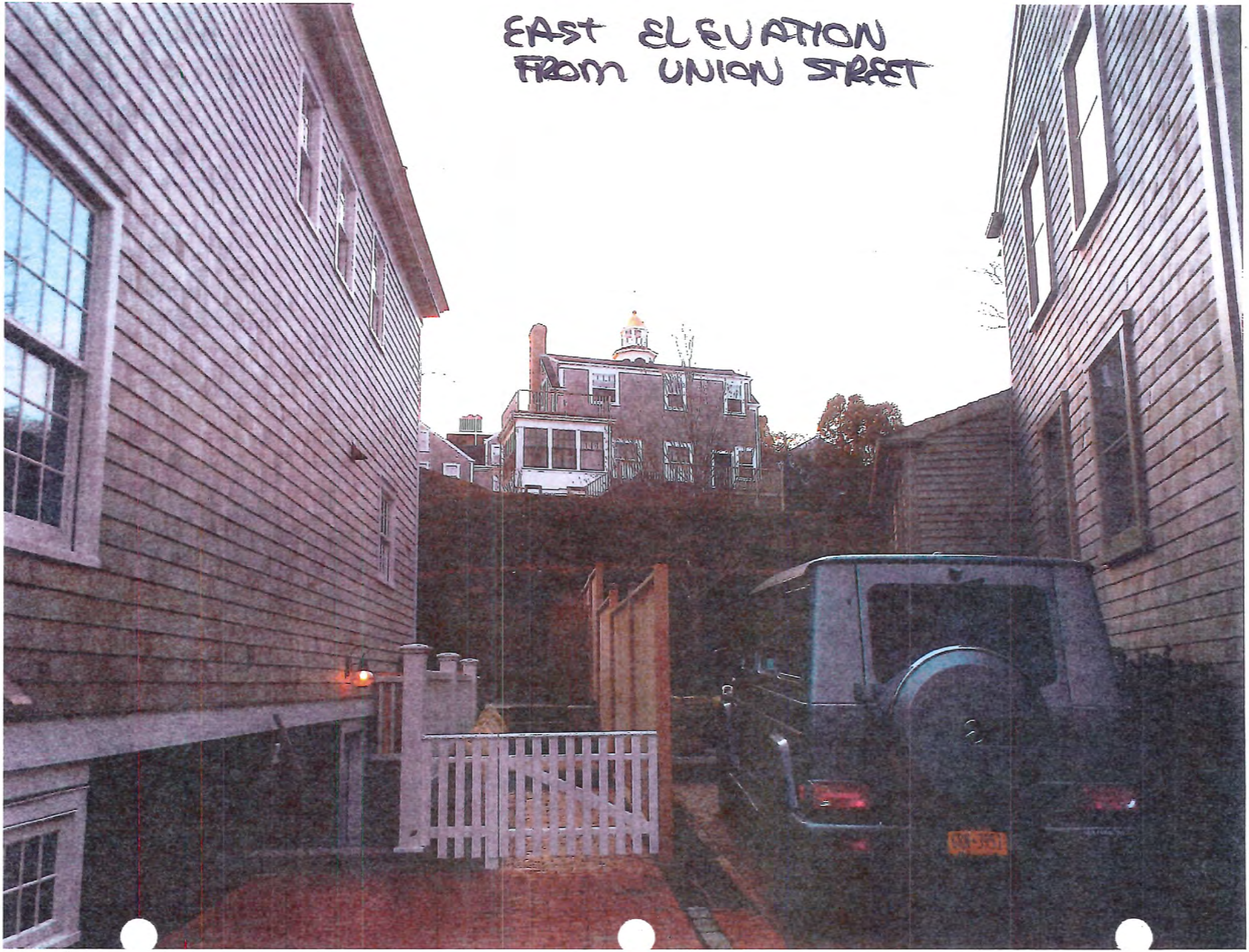


NORTH FACING
STONE ALLEY

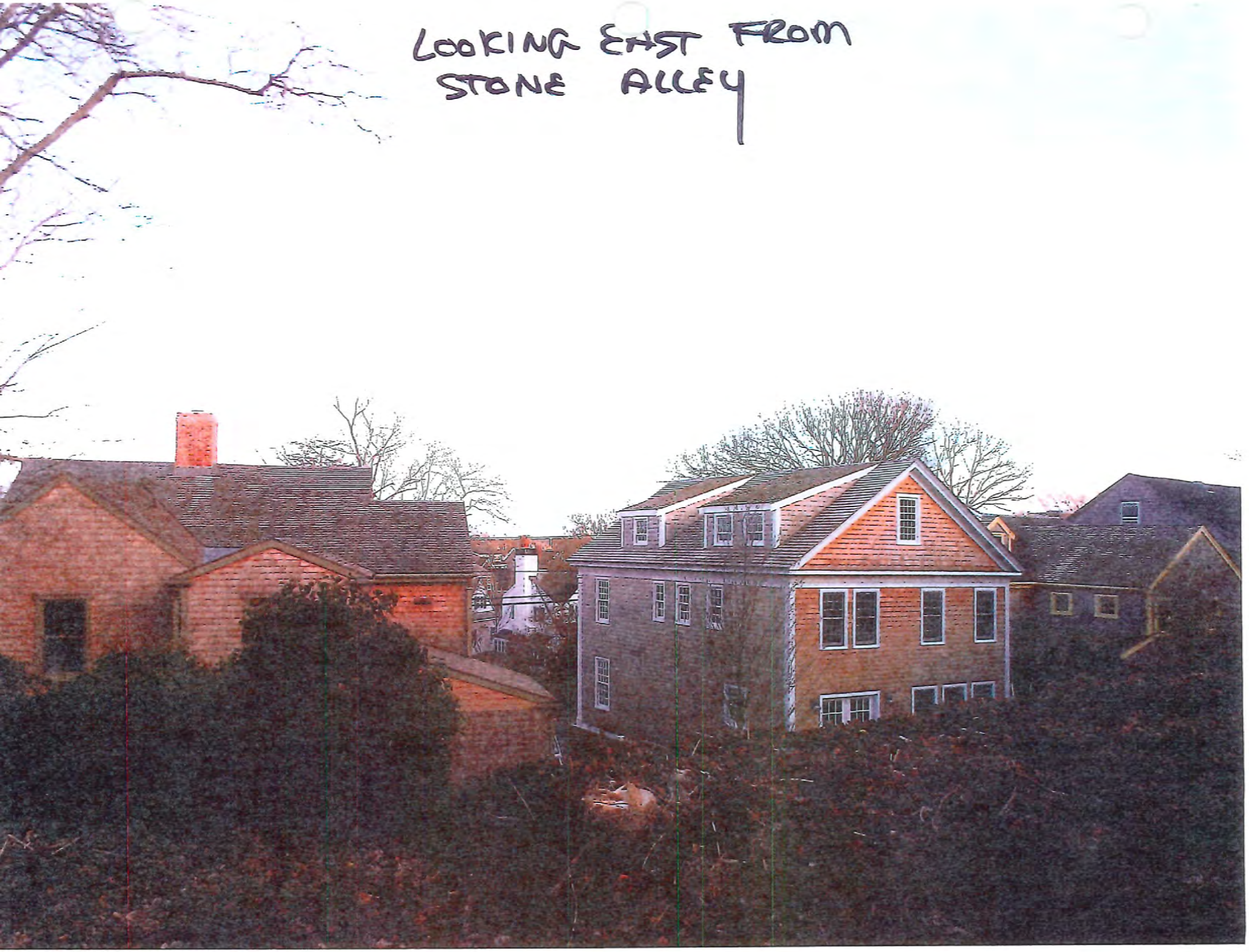


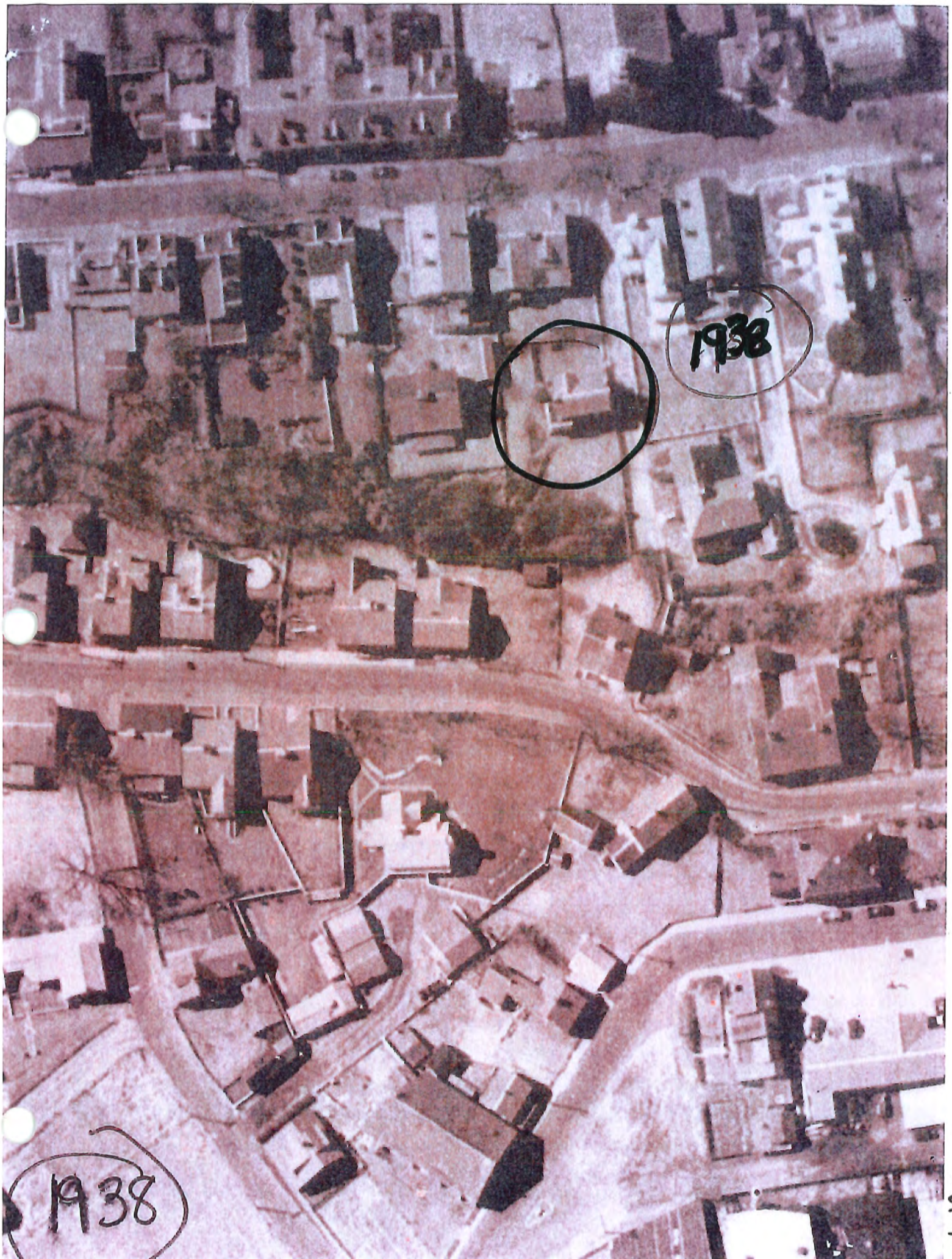

LOOKING EAST
DOWN STONE ALLEY

EAST ELEVATION
FROM UNION STREET



LOOKING EAST FROM STONE ALLEY




1938
1938


1957

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 2 STONE ALLEY

Owner of record: 450 GREEN PARK LLC

Mailing Address: 5 HARDSCRABBLE FARMS ROAD

MORRISTOWN, NJ 07960

Contact Phone #(508) 680-4612 E-mail: SANDBOX@CASTLEGROUP.COM

AGENT INFORMATION (if applicable)

Name: LINK PERMITTING & DESIGN

Mailing Address: PO BOX 1681

NANTUCKET MA 02554

Contact Phone #(508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY ✓11228

Date application received: 5/29/19 Fee Paid: $ 440

Must be acted on by: ~~8/02/19, 10/8/19, 12/11/19~~ 2/07/20

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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 _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 1200

Width: 30' Sq. footage 2nd floor: 1000

Sq. footage 3rd floor: _____

Decks/Patio: Size: 34'X12' ☑ 1st floor ☐ 2nd floor

Size: 6'X24' ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 29'6" South 26'6" East 34' West 26'6"

Additional Remarks

Historic Name: GEORGE B. UPTON HOUSE

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation BUMP REAR ELEVATION OUT, ADD DOORS + WINDOWS ADD 1ST FLOOR + 2ND FLOOR DECK BSMT WINDOWS
2. South Elevation ADD WINDOW, EXPAND DECK, ADD 2ND FLR WINDOWS
3. West Elevation RELOCATE CHIMNEY
4. North Elevation RAISE MAIN RIDGE MOVE REAR WALL OUT, ADD WINDOWS, DOORS, DECKS

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☑ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): WOOD

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

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

C. Dimensions: Fascia MATCH EXISTING Rake MATCH Soffit (Overhang) MATCH Corner boards MATCH Frieze MATCH

Window Casing MATCH Door Frame MATCH Columns/Posts: Round ✓ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways TBD Walkways TBD Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ 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.

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6/4/2019 — OLD BUSINESS —

RECEIVED
AUG 27 2019
By

33. 450 Green Park, LLC — 2 Stone Alley — Addition — 42.3.1-102 — LINK

Voting	Pohl, Coombs, Oliver, Welch, Watterson
Alternates	
Recused	McLaughlin
Documentation	Architectural elevation plans, site plan, photos, minutes from hearings on previous submittal, correspondence, historic documentation, and advisory board comments.
Representing	**Victory Ewing**, LINK – Presented project; willing to provide a window survey.
	Chris Skehel, Cottage Group – The dashes delineate which windows are remaining; the window schedule clarifies that.
Public	**Linda Williams**, for Virginia Andrews – Asked that the information in the packet submitted at the table be entered into this record. They've been asked to add on toward the south. It's the only lot that doesn't front on Orange Street and is below the bluff. This is very visible from Orange and Union Streets and Stone Alley. The addition is not properly scaled and has no additive massing. The owner has bermed and planted trees along Stone Alley, which completely changed the view and context of Stone Alley.
	Steven Cohen, Cohen & Cohen Law P.C., for J. Crosby – The design as proposed is basically the same as previously submitted; this board has told the applicant what an appropriate addition would be. The applicant should do a small addition off the other side as has been asked. This addition is 3 stories at the rear and overwhelms the historic structure; recommends the HDC deny the application because concerns have not been addressed. Asked that HDC accept the prior information into the record. The siting is inappropriate; this design overwhelms Stone Alley. Nantucket's historical architecture is Quaker, which is simple.
	Sarah Alger, Sarah F. Alger P.C., for Virginia Andrews – Agrees with Mr. Cohen. Asked the HDC to look at the berm. This is an inappropriate addition; asked for a denial or a complete redesign.
	Whitney Gifford, Reade, Gullicksen, Hanley, & Gifford LLP, for 14R Orange Street – Most of his comments were covered by Mr. Cohen and Ms. Alger. His client's quality of life will be completely undone by this addition. It is inappropriate for the reasons previously stated. Asked the Chair about the ridge height from grade of the east elevation as shown on Page A101. South elevation fenestration is close or exceeds the 50% rule.
	Virginia Andrews, 1 Stone Alley – What's proposed will change the character of the Stone Alley neighborhood. The berm and trees have already changed Stone Alley.
Concerns (8:04)	**Pohl** – Read HSAB comments: Not appropriate; redesign or deny due to lack of response to HSAB & HDC concerns; ask to step down; overwhelms building and site; 1-story wrap-around deck overly large; parallel ridge create competing masses; need window survey; changing stone alley topography need survey stamp. That the plans aren't to scale is a big problem. The east elevation ridge is 35 feet from grade. We need to have floor plans.
	Welch – We should redouble our efforts. Asked for clarification if the HSAB comments are voted; the comments seem to contradict themselves. If we are going to accept the new application as an extension of the previous, and/or the previous record of materials are to be accepted, what we hear now and going forward should not be a rehash of what we've heard before – relevant material already entered into the record should simply be referred to. Feels the commission should establish a process; if we are going to submit past information, we don't need to hear that information repeated. He believes the new application should be discussed as such, on its own merits. Having acknowledged the fact that the drawings aren't ¼-inch scale, asked if the scale is consistent throughout.
	Coombs – The drawings are not to scale; they should be ¼-inch scale. We should look at this as a new application and not bring up the last submittal, unless it is relevant to this design.
	Oliver – This massing idea is far better than previous iterations of big boxes; this has started to move in a good direction. She agrees it would be nice for the original structure to sit by itself with the addition trailing to the south. Pulling away from the street would also help. We need properly scaled drawings and changes need to be bubbled. The overhangs are very large as compared to the existing. Asked what the windows with dash lines signifies; it's not clear on the window schedule. West elevation, the skinny side windows on the cantilevered façade look like they are at an angle. She feels there will be substantial retaining; we need heights from fill or grade noted on the plans. The dormer pitches are too shallow. The middle section seems to have a 2nd-floor wall with a roof and no windows. Consider stepping the addition down more. Agrees that the wrap-around deck is too large; it swallows up the house.
	Coombs – She would like to see more 1-story additive massing; the addition makes the house too large for the piece of land it's on. We have discussed going south and not running down the hill. The pictures of structures on Union and Orange Streets don't reflect the character of Stone Alley.
	Watterson – Agrees with Ms. Coombs. Massing is the most fundamental thing: it should be put outward rather than eastward; there is a 12-foot grade change leaving an atypical massive addition; 1-story massing is critical in being subordinate to the existing.
	Welch – The berm and planting is out of line; however, it's not part of the HDC application process. We have to address plantings in the Act to, if not part of an application, make it an architectural feature. With regard to public comments on the priorities of Zoning, those and HDC priorities are sometimes in conflict; for instance, the master plan allows over 34-foot structures in some areas but HDC looks at historical, lower, additive massing. With regard to persons speaking on the application, he doesn't want it to be misconstrued that someone is denying a person's right to be heard or for information to be entered into the record; the procedure is simply to not rehash old topics and if something previously submitted or stated is relevant to simply reference that fact. The elephant in the room is the lack of additive massing and the proximity of what is proposed, so close to Stone Alley. The east is an inappropriate location due to extending down the hill and it is inappropriate for such a small structure to have such a large addition. In terms of inappropriateness, the 1st-floor deck is

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inappropriately large as a single mass for this existing structure. The 2nd-floor deck is appropriate. If would be more appropriate to bring the massing off to the south, the flat roof element would be replicated or preserved. The south elevation window glazing proportions are off, square vs. traditional rectangular forms; that might be a drafting issue. Fenestration needs to be cleaned up to using a common vernacular. Agrees with previous comments about the soffits and overhangs and dormer roof pitches. Agrees with other comments on additive massing. Requested: Cross section of north-south and east-west, a retainage plan with cross sections, the elevations and floor plans in full ¼-inch scale, hardscaping related to retainage, window survey that conforms with HDC specifications as noted on the website, history of the deck and to what extent it is historical, clarification with respect to windows being reused or relocated or new on the elevations, and heights on the elevations.

Pohl – The applicant has said they are nowhere near allowable groundcover; that fact in combination with the desire for more single-story massing means there is plenty of room to do that. Agrees with what's been said. We need a new topo plan showing the new grade to include spot grades and retaining; he'd prefer not to see retainage and for the natural slope to be left alone. We need properly scaled elevations with ridge height from grade and the fenestration markers to reference back to details; we need floor plans; we need a window survey. It's obvious to us all that the wide windows are inappropriate. We'd all love to see more of this addition going south; trying to make the entire addition go east presents two problems – creating a wall on Stone Alley and fighting the natural grade. There was talk about us voting to deny this application; in reality this is a new application and should be given a little time.

Motion **Motion to Hold for additional information and revisions and the list of additional information as previously stated and the application not be put back on the agenda until all requested information is submitted and to go back to HSAB. (Welch)**

Vote Carried 5-0 Certificate #

VI. OTHER BUSINESS	
Approve Minutes	May 21, 2019 – no action at this time.
Review Minutes	April 10, and May 28, 2019
Other Business	• Discussion of update on Vineyard Wind project. • Discussion of synthetic materials. • Review and possible vote on upcoming HDC schedule. Voted May 30, 2019 • Discussion of sidewalk work performed in front of 86 Main Street. • Discussion and update of Sidewalk Work Group.
Commission Comments	None

List of additional documents used at the meeting:

1. None

Adjourned at 9:17 p.m. by unanimous consent

Submitted by:
Terry L. Norton

9/17/2019 HDRB12 Hold

.incoln Ave N.T.	12 Lincoln Avenue	2nd dwelling	30-183	Emeritus
Lincoln Ave N.T.	12 Lincoln Avenue	Pool	30-183	Emeritus

ing	Pohl, McLaughlin, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (8:00)	Welch – We had concerns about the location of the cottage; that impacts the visibility of the pool. Oliver – Suggested staking the cottage and pool.
Motion	Motion to View with stakes at the gable ridge and corners of the pool and hold to track the main house. (Camp)
Vote	Carried 5-0 Certificate #

26. Keller, Dennis	3 Nosegay Lane	Roof top solar	73.1.4-14	ACK Smart

Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Watterson
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory board comments.
Representing	Tobias Glidden, ACK Smart – Reviewed planting changes to mitigate visibility. SAB said they had no issues.
Public	None
Concerns (8:03)	Camp – She went to see it but that was a while ago. She wants to view this again. Coombs – Read into the record letter from the owner. Suggested a stake where the maple tree would go. Oliver – The driveway on the plan doesn't reflect the existing driveway. Discussion about planting something other than the red maple; Welch suggested red cedar. McLaughlin – This structure is within the 'Sconset historic area. He feels it will be visible.
Motion	Motion to View. (Camp)
Vote	Carried 5-0 Certificate #

27. Donato, Mark	106 Orange Street	Roof top solar	55-400.1	ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson
Recused	
Documentation	
Representing	Tobias Glidden, ACK Smart – This is really old from January.
Public	
Concerns (8:15)	Staff – Sitting are Pohl, Coombs, and Dutra. There is no Quorum. Pohl – Can hold for the three commissioners or withdraw and resubmit for a full board.
Motion	Held due to lack of quorum.
Vote	N/A Certificate #

28. 450 Green Park, LLC	**2 Stone Alley**	**Addition**	**42.3.1-102**	**LINK**

Voting	Pohl, Coombs, Oliver, Welch, Watterson
Alternates	
Recused	
Documentation	Architectural elevation plans, site plan, photos, window survey, historic documentation, and advisory board comments.
Representing	Victory Ewing, LINK Christopher Skehel, Castle Group
Public	Linda Williams, for Virginia Andrews Virginia Andrews, 1 Stone Alley Sarah Alger, Sarah F. Alger P.C. for Virginia Andrews Constance Crosby, 9 Union Street Jay Maroni
Concerns (8:18)	(4:30) Staff – The representative has asked this be moved to the end of the agenda. Pohl – There are people here to speak in opposition to this who he wants to ensure they have the chance to speak. Motion to Move to the end of old business. (Camp) Carried 5-0 Welch – Asked that we move through this without repetition or cross talk; no one should address the commission without addressing the chair first. Pohl – Read HSAB comments: historic intel on file; north elevation massing overwhelms, horizontal panes too tall, windows don't match as built, wall along Stone Alley, peculiar step down, massing should go south; east elevation terracing massive, hardscaping is unapproved as-built, oversized dormer, too much glass, no mass relation, grade cut unapproved flat roof projects toward Union, large and overwhelming; west elevation, proposed windows don't match; south elevation massing out of scale, grade cut and filled, addition overwhelms; over glazed; too similar to previous application and should be denied, roof height should be shown, original windows being moved, window survey inadequate, demo plan, chimney is fake, stone alley grade non-existing. Read public comments made to HSAB.

450 Green Park LLC

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reduced by at least 2, which pulls the porch addition away from Stone Alley by making it narrower, which necessitates changing 2nd-floor windows adjusted to align accordingly. Not redesigning, simply illustrating types of concepts that are appropriate to him. Provided examples of other concepts: South elevation, the height of the secondary gable needs to read as purely secondary to the main structure which can be accomplished by decreasing the width, which also lowers the height; doors on the 1st floor are 7'6", which can be decreased North elevation, comments on width and height and porch trim details stand; rim board header at the dormer windows and doors would allow a decrease in height. If the addition has to be a shift south and east, that could make a dramatic difference.

Oliver – We have consistently said it should move to the south and taken off the street; she did a sketch on how to do that. Massing of the addition has no additive interplay. Asked about the possibility of a completely separate structure leaving the existing as is. It would go a long way if the connector were only one story.

Discussion about the possibility of a second structure versus an addition.

Pohl – He is certain the maximum ridge height on one side, which is measured 4 feet away from the wall, exceeds the allowed zoning height on the north and south side; he checks that every time this comes in and no change has been made. Supports moving this more south. The foundation plan shows the wall 1-foot thick that doesn't allow for a veneer over the concrete. This addition is too tall because it is being built on a precipitous slope.

Discussion about measuring the maximum allowable zoning ridge height.

Welch – Requested any rebuttals to comments at this hearing be submitted in writing prior to the next hearing.

Motion **Motion to Hold for revisions. (Welch)**
Vote Carried 4-0 Certificate #

3. ACK Crazy, LLC 01-0484 9 West Chester Street Add front exterior stairs 42.4.3-112 JB Studios

Voting Pohl, McLaughlin, Oliver, Dutra
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing Juraj Bencat, JB Studios
Public None
Concerns (5:50) **Bencat** – Reviewed changes made per previous concerns.

Oliver – There is way too much parking with two driveways and way too much brick. We asked that the brick parking be broken up and that existing parking be given up.

Dutra – Agrees with Ms. Oliver. We requested changes that weren't made.

Pohl – Cross parking off this application. We are only reviewing the friendship stairs.

McLaughlin – No comments.

Motion **Motion to Approve the stairs as drawn and through staff with the understanding parking is not included. (Dutra)**
Vote Carried 4-0 Certificate #

4. Borislav, Iliev 12-0380 9 Maclean Lane Rev.12-0340: roof/windows 55-485 JB Studios

Voting Coombs (acting Chair), McLaughlin, Camp, Oliver, Dutra
Alternates Welch
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Juraj Bencat, JB Studios
Iliev Borislav, owner
Public None
Concerns (5:56) **Bencat** – Reviewed the proposal.

Camp – At 30 feet, this seems tall; asked if the neighborhood has similar heights. Basement access on the front is not approvable.

Dutra – Okay with the design and height. The basement access being on the front is a concern.

Oliver – If the rear deck were reduced, there would be room for the basement stairs. Not as concerned about the height. Suggested eliminating the friendship stairs; put in a porch across the front with the basement access incorporated into the porch. Feels the roof is being raised to much for one small window; would like to see the ridge brought down.

McLaughlin – South elevation right, the basement access on the front. Casement window should be fixed.

Coombs – This is too tall at 30 feet; most buildings are 1.5 stories. Agrees with Ms. Oliver about the basement access.

Motion **Motion to Hold for revisions. (Camp)**
Vote Carried 5-0 Certificate #

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Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 06.03.19 4:14

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
(X) Angus MacLeod ( ) Michael May (X) Jascin Leonardo Finger (X) Milton Rowland (X) Brook Meerbergen
Alternate: ( ) Lucy Dillon

Applicant ~~450~~ 450 GREEN PARK LLC Address 2 STONE ALLEY

Historic information/known history

( ) Non-Contributing ( ) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines (X) Not appropriate *(As noted below)*

North Elevation Please bring back

East Elevation

REDESIGN OR DENIAL

West Elevation DUE TO LACK OF RESPONSE

TO HSAB & HDC CONCERNS OVER

South Elevation PAST 18 PLUS MONTHS

Other

- MASSING SHOULD STEP DOWN AS IT MOVES DOWN THE HILL; ADDITION OVERWHELMS EXIST'G BLDG.
- OVERWHELMS SITE; HORIZONTAL PANES & OVER FENESTRATION FACING EAST & SOUTH
- ONE STORY WRAPPING DECK IS OVERLARGE / IF MASS STEPS DOWN DECK WOULD BE LESS IMPACTFUL; PARALLEL RIDGE LINES CREATE COMPETING MASSES; NEEDS WINDOW SURVEY!! THE VIEW FROM STONE ALLEY IS AN HISTORIC & ICONIC VIEW

Public Comment

LINDA WILLIAMS ⇒ BERMING W/OUT PERMISSION; CHANGING STONE ALLEY TOPOGRAPHY!! NEEDS STAMP FROM SURVEYOR (CURRENT COMES FURTHER DOWN HILL THAN PRIOR SUBMISSIONS TOPO)

Signatures *(three members required for quorum)* 163

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 09.16.19

To: Historic District Commission
From: Historic Structures Advisory Board

Members Present
( ) Angus MacLeod ( ) Lucy Dillon (X) Jascin Leonardo Finger (X) Milton Rowland (X) Brook Meerbergen
Alternate: (X) Michael May

Applicant 450 GREEN PARK LLC Address 2 STONE ALLEY

Historic information/known history
~~Stone Garage converted to Studio? Proposed Demolition suggested for this building~~ Historic info in file

( ) Non-Contributing ( ) Contributing ( ) Individually significant

Public: Virginia Andrea
Linda Williams
Connie Crosby
Jay Mahoney

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation
~~noted~~ • Concerns remain; massing overwhelms; horizontal pan
→ Too Tall; windows proposed don't match as built
- Creates a wall on Stone Alley; peculiar stepped dorme
- Massing should go to South

East Elevation
• Terracing is massive. This hardscaping is an as built (unapproved); Oversized dormer; Too much glass; No relationship between each mass; Grade has been cut (unapproved); ~~Massing~~; Flat roofed element projects toward Union St larger and overwhelming

West Elevation
Is structure being retained or is this a demo?; proposed windows don't match the existing windows;

South Elevation • Massing is out of scale; grade has been cut and filled without approval addition overwhelms main house; over glazed

Other Too similar to previous application and should be denied!
Roof heights need to be shown; Original Windows are being removed; Window Survey is inadequate; Demo PLAN!? Chimney is obviously fake Stone Alley Grade is not existing as described on North elev;
~~Massing~~

Public Comment ⇒ other side for public comment

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Signatures *(three members required for quorum)*
BM MK Jascin Leonardo Finger

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 12/16/19

To: Historic District Commission
From: Historic Structures Advisory Board

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

Applicant _____ Address _____

Historic information/known history

( ) Non-Contributing ( ) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation

East Elevation As a concerned citizen I would like to see the

West Elevation Revised plans at HSAB.

Thanks!

South Elevation

Lucy

Other

Public Comment

165

Signatures *(three members required for quorum)*

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date/Time 1/13/20 3:51 3:39

To: Historic District Commission
From: Historic Structures Advisory Board No Quorum

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

Applicant _____ Address 2 Stone Alley

Historic information/known history

( ) Non-Contributing ( ) Contributing ( ) Individually significant

Comments

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

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

North Elevation

East Elevation

West Elevation

South Elevation

Other
APPRECIATE MASSING BREAKS ON STONE ALLEY BUT PREFER IT TO STEP MORE TO SOUTH - REAL STONE RETAINING, NO VENEER; APPRECIATE MINOR MODS TO FENESTRATION

Public Comment

Signatures *(three members required for quorum)* Lucy Dillon

166

NO HSAB QUORUM FOR MEETING 1/21/2020

Cathy Flynn

From: Angus Macleod <angusonack@gmail.com>
Sent: Sunday, January 19, 2020 9:26 PM
To: Cathy Flynn
Subject: Re: 2 Stone Alley pdf from the 1/13/20 HSAB meeting- PLEASE DO NOT REPLY ALL

To whom it may concern ~

I don't understand why we are continually asked to review what hasn't changed in scope and scale since I first saw this application many many months ago.

The "bump out" triples the size of the existing structure (projecting out over a highly visible hill over 30'?!), obliterating the existing scale and style of this modest historic home, which in turn would irreversibly compromise the iconic Stone Alley. We've repeatedly asked for a complete redesign which is still what is required. Please take our recommendations to heart, reduce the program, and the overall scale of you proposed additional.

Thank you,
Angus MacLeod

On Jan 17, 2020, at 3:14 PM, Cathy Flynn <cflynn@nantucket-ma.gov> wrote:

Hi,

Since there was no quorum for HSAB 1/13/20 and the Commissioners really would like your feedback on the most recent documents provided at the HSAB meeting for 2 Stone Alley, would you all send my your comments individually?

This application is on the agenda for 1/21/20: https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_01212020-8224

please do not reply all

thanks,

cathy

Cathy Flynn
Land Use Specialist
Town of Nantucket
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Ma 02554
cflynn@nantucket-ma.gov
508-325-7587 x7027
fax: 508-228-7298

<image001.png>

167

Cathy Flynn

From: Mick Rowland <mick@miltonrowland.com>
Sent: Friday, January 17, 2020 4:13 PM
To: Cathy Flynn
Subject: RE: 2 Stone Alley pdf from the 1/13/20 HSAB meeting- PLEASE DO NOTREPLY ALL

2 Stone Alley

- This is a historic structure and any modifications need to be done respectfully without overwhelming or significantly altering the original structure
- The proposed addition does not follow any of the principals of additive massing.
- The addition is larger than the existing building and visually competes with the main mass.
- The addition completely alters the streetscape of Stone Alley by turning a simple form into a massive, complex and sprawling form - cascading down the hill.
- Creating 2 structures with a 2 story connector is completely inappropriate
- This is a simple case of the owner trying to add too much space to a relatively modest structure.
- A smaller, sensitively designed addition conforming to the principals of additive massing is required
- Other concerns are:
    - Shed dormers are too big and overwhelm roof
    - Flat roofed/decked sunroom is too big and dominates east elevation
    - Way too much exposed foundation on Stone Alley

This project needs to be completely rethought and brought back with a new more sensitively designed approach.
Thank you for allowing me to provide my feedback in this format.
Mickey Rowland, HSAB member

From: Cathy Flynn
Sent: Friday, January 17, 2020 3:18 PM
To: Brook Meerbergen; Lucy Dillon; Micky Rowland; Jascin Finger; Angus Macleod
Cc: Esmeralda Martinez; Holly Backus
Subject: RE: 2 Stone Alley pdf from the 1/13/20 HSAB meeting- PLEASE DO NOTREPLY ALL

Sorry forgot the pdf.

☺
☺
☺

Cathy Flynn
Land Use Specialist
Town of Nantucket
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Ma 02554
cflynn@nantucket-ma.gov
508-325-7587 x7027
fax: 508-228-7298

168

Cathy Flynn

From: Jascin Finger <jfinger@mariamitchell.org>
Sent: Tuesday, January 21, 2020 9:18 AM
To: Cathy Flynn
Subject: RE: 2 Stone Alley pdf from the 1/13/20 HSAB meeting- PLEASE DO NOT REPLY ALL

Argh. Still ridiculously huge and eats the bluff and Stone Alley. It's too much for a tiny house and its not subservient to the original main mass – it's a gigantic tail wagging the animal. Whole I appreciate that its basically off the north (front) façade – its totally and completely dismissing and destroying this historic structure.

From: Cathy Flynn [mailto:cflynn@nantucket-ma.gov]
Sent: Friday, January 17, 2020 3:17 PM
To: Brook Meerbergen <brooksdesigns@hotmail.com>; Lucy Dillon <lucysdillon@comcast.net>; Micky Rowland <mick@miltonrowland.com>; Jascin Finger <jfinger@mariamitchell.org>; Angus Macleod <angusonack@gmail.com>
Cc: Esmeralda Martinez <emartinez@nantucket-ma.gov>; Holly Backus <hbackus@nantucket-ma.gov>
Subject: RE: 2 Stone Alley pdf from the 1/13/20 HSAB meeting- PLEASE DO NOT REPLY ALL

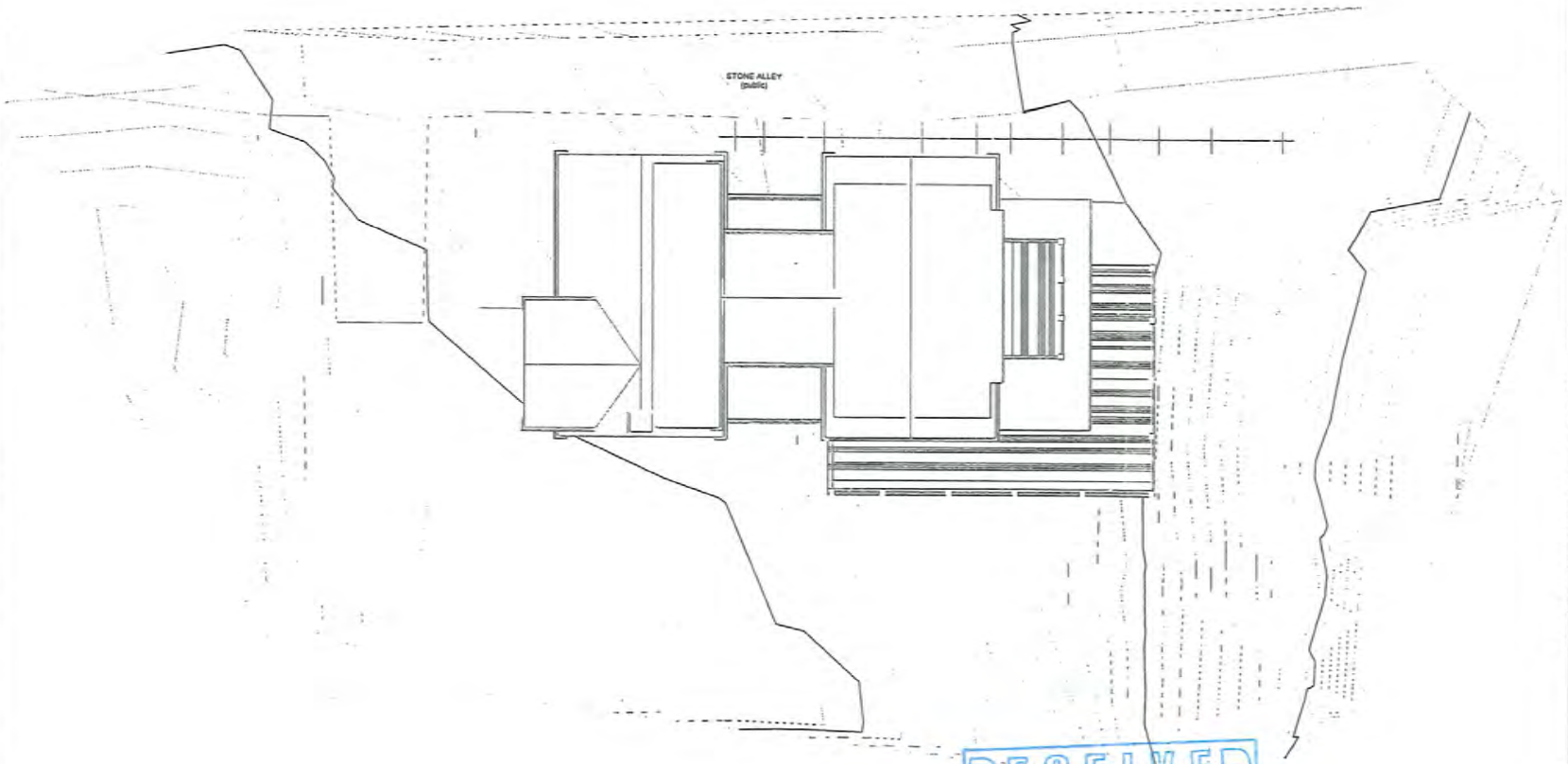
Sorry forgot the pdf.

☺
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Cathy Flynn
Land Use Specialist
Town of Nantucket
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Ma 02554
cflynn@nantucket-ma.gov
508-325-7587 x7027
fax: 508-228-7298

From: Cathy Flynn
Sent: Friday, January 17, 2020 3:14 PM
To: Brook Meerbergen <brooksdesigns@hotmail.com>; Lucy Dillon <lucysdillon@comcast.net>; Micky Rowland <mick@miltonrowland.com>; Jascin Finger <jfinger@mariamitchell.org>; Angus Macleod <angusonack@gmail.com>
Cc: Cathy Flynn <cflynn@nantucket-ma.gov>; Esmeralda Martinez <emartinez@nantucket-ma.gov>
Subject: 2 Stone Alley pdf from the 1/13/20 HSAB meeting- PLEASE DO NOT REPLY ALL

169



1 Roof Plan Proposed

Paul Alden Curtis Inc.
Architect
13 Dwight Street
Boston, MA 02118

Consultant
Address
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Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
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Phone

Consultant
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Consultant
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Phone

5/29/2019

No.	Description	Date

STONE ALLEY

Roof Plan

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A103

Scale

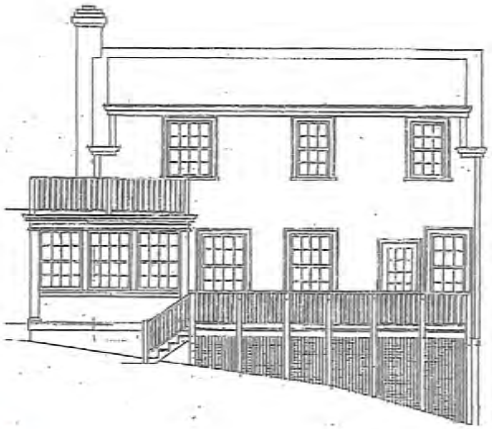
3/19/2019 10:23:53 PM

RECEIVED
MAY 29 2019
By

22



4 South Elevation Existing
1/4" = 1'-0"



3 East Elevation Existing
1/4" = 1'-0"

RECEIVED
MAY 29 2019
By



2 South Elevation Proposed
1/4" = 1'-0"



1 East Elevation Proposed
1/4" = 1'-0"

Paul Alden Curtis Inc.
Architect
13 Dwight Street
Boston, MA 02118

Consultant
Address
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Consultant
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Phone

No.	Description	Date

STONE ALLEY

South and East Elevations

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A101

Scale 1/4" = 1'-0"

3/19/2019 1:02:37 PM

21



④ West Elevation Existing
1/4" = 1'-0"



② West Elevation Proposed
1/4" = 1'-0"



③ North Elevation Existing
1/4" = 1'-0"



① North Elevation Proposed
1/4" = 1'-0"

Paul Alden Curtis Inc.
Architect
13 Dwight Street
Boston, MA 02118

Consultant
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Consultant
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Address
Phone

Consultant
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Address
Address
Phone

No.	Description	Date

STONE ALLEY

West and North Elevations

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A102

Scale 1/4" = 1'-0"

3/19/2019 1:02:43 PM

RECEIVED
MAY 29 2019
By

LOCUS MAP 42.3.1 PARCEL 102



FIELD STONE RISERS TO MATCH EXISTING



EXISTING FIELD STONE WALL



EXISTING FIELD STONE WALL



FIELD STONE FOUNDATION WALL



BASE PLAN INFORMATION

ZONING CLASSIFICATION: R-OH
MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50
FRONT YARD SETBACK = NONE
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%
EXISTING GROUND COVER RATIO = 9.7%

"TOPOGRAPHIC" PLOT PLAN
NANTUCKET, MA.

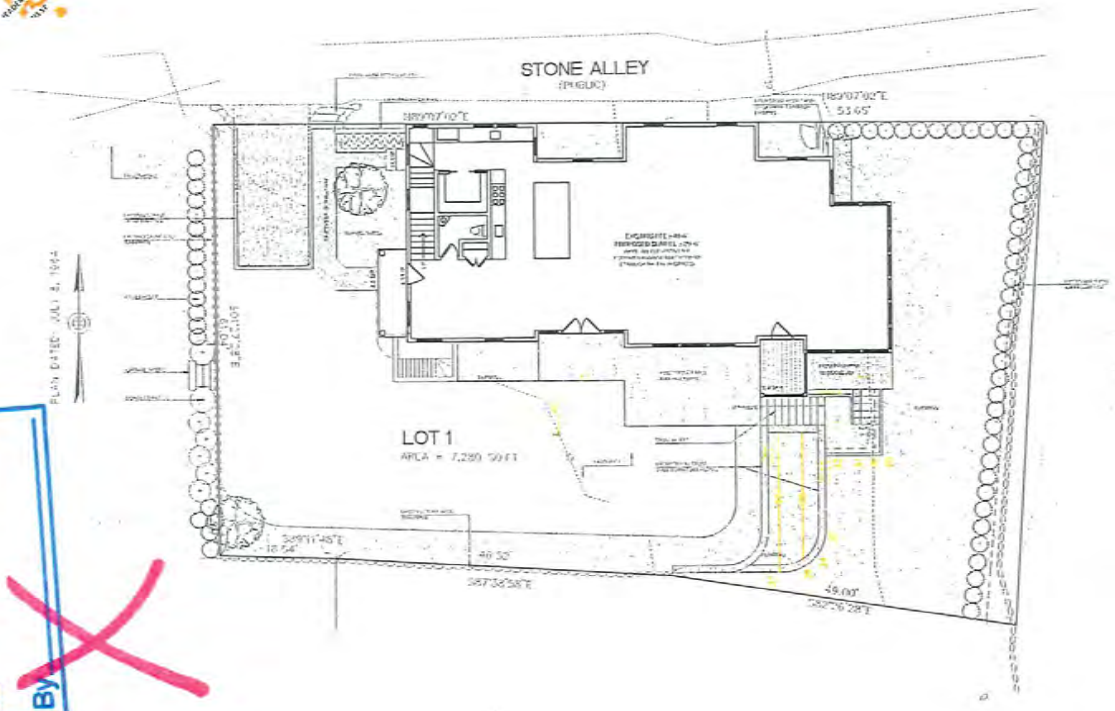
(NANTUCKET COUNTY)

SCALE 1 IN.= 10 FT
2 STONE ALLEY
JANUARY 30, 2017

L.C.C. 11558-B CERT.: 24475
ASSESSORS MAP 42.3.1, PARCEL 102

OWNER: 450 GREEN PARK LLC

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 899
NANTUCKET, MA. 02554
(310) 945-7054



RECEIVED
AUG 27 2019
BY

ATHERN
LANDSCAPE DESIGN STUDIO

PROJECT

2 STONE ALLEY
RESIDENCE

ARCHITECT

SURVEYOR

6/02/19

SITE PLAN

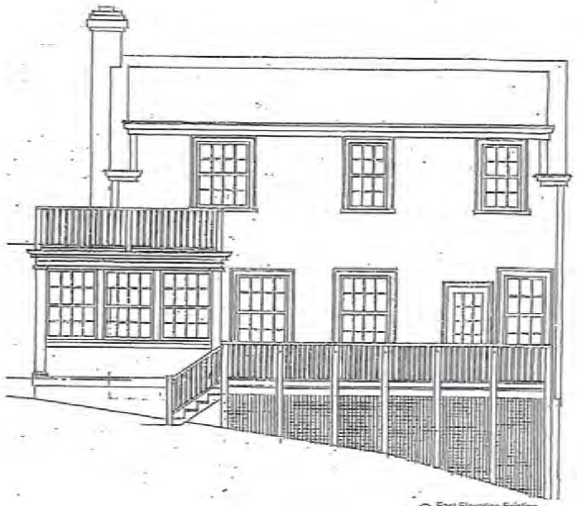
DRAWING INFO

DATE AUGUST 23, 2019
SCALE 1/8" = 1'-0"

REVISIONS

L00

127



① East Elevation Existing
1/4" = 1'-0"

RECEIVED
AUG 27 2019
By



② East ElevationProposed
1/4" = 1'-0"

EXTERIOR WINDOW + DOOR SCHEDULE

TYP.	WIDTH	HEIGHT	THICK	MANTL	PATTERN	MAT.	FIN.	MANUFACTURER
A	32"	64"	1¼"	3½"	6/6	WD.	PNT.	BOSTON SASH
B	24"	48"	"	"	6/6	"	"	" "
C	30"	17"	"	"	2x2	"	"	" "
1	36"	84"	1¾"	"	3x5	"	"	ANDERSEN DOOR
2	72"	"	"	"	3+5/3+5	"	"	" "
X	EXISTING DOOR/WINDOW.							
XX	" " " TO BE RELOCATED.							

NOTE: ALL GLAZING TO BE TRUE DIVIDED LIGHTS.

PROJECT

2 STONE ALLEY
NANTUCKET, MA

DRAWING

ELEVATION

AUGUST 20, 2019
1/4" = 1'

REVISIONS

EL-1

821

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AUG 27 2019
By

PROJECT

2 STONE ALLEY
NANTUCKET, MA



③ South Elevation Existing
1/4" = 1'-0"



② South Elevation Proposed
1/4" = 1'-0"

DRAWING

ELEVATION

REVISIONS

EL-2

127

LOCUS MAP 42.3.1 PARCEL 102



FIELD STONE RISERS TO MATCH EXISTING



EXISTING FIELD STONE WALL



EXISTING FIELD STONE WALL



FIELD STONE FOUNDATION WALL



RECEIVED
NOV 12 2019
By

BASE PLAN INFORMATION

ZONING CLASSIFICATION: R-OH
MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50
FRONT YARD SETBACK = NONE
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%
EXISTING GROUND COVER RATIO = 9.7%

"TOPOGRAPHIC" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

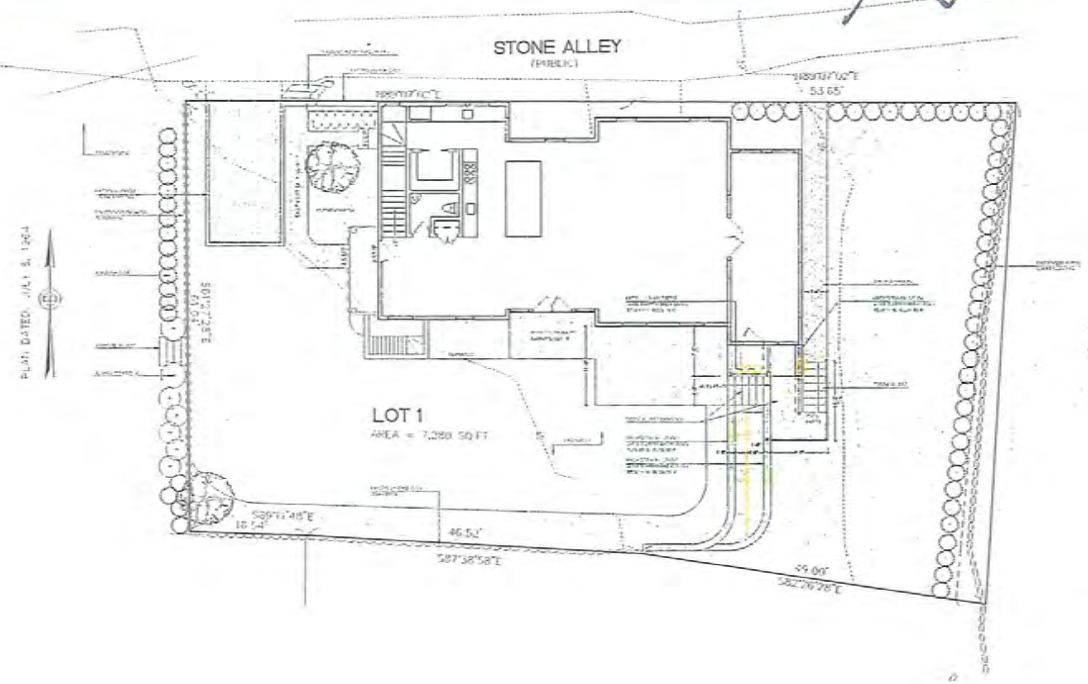
SCALE 1 IN.= 10 FT
2 STONE ALLEY
JAMUARY 30, 2017

L.C.C. 11559-B CERT.: 24475

ASSESSORS MAP 42.3.1, PARCEL 102

OWNER: 450 GREEN PARK LLC

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054



ARIERN
LANDSCAPE DESIGN STUDIO

PROJECT

2 STONE ALLEY
RESIDENCE
13 HOCKS HOLLOW ROAD
NANTUCKET MA 02554

ARCHITECT
PAUL ALDO H CURTIS

SURVEYOR
J. MARCKLINGER & ASSOCIATES, INC.

11/12/19

SITE PLAN

DRAWING INFO
DATE NOVEMBER 11, 2019
SCALE 1/8" = 1'-0"

REVISIONS
DATE AUGUST 22, 2019

L00

83

RECEIVED
NOV 12 2019
By

PROJECT

2 STONE ALLEY
NANTUCKET, MA



① East Elevation Existing
1/4" = 1'-0"



② East ElevationProposed
1/4" = 1'-0"



Previous Submission

Window Left in Place

Reused Window

New Window

DRAWING

ELEVATION

NOVEMBER 11, 2019
1/4" = 1'

REVISIONS
AUGUST 25, 2019
NOVEMBER 4, 2019

EL-1

184

RECEIVED
NOV 12 2019
By

PROJECT

2 STONE ALLEY
NANTUCKET, MA



③ South Elevation Existing
1/4" = 1'-0"





Previous Submission

② South Elevation Proposed
1/4" = 1'-0"

Window Left in Place

Reused Window

New Window

DRAWING

ELEVATION

NOVEMBER 11, 2019
1/4" = 1'

REVISIONS
AUGUST 25, 2019
OCTOBER 4, 2019
NOVEMBER 4, 2019

EL-2

581



⑤ West Elevation Existing
1/4" = 1'-0"



⑥ West Elevation Proposed
1/4" = 1'-0"

Window Left in Place

Reused Window

New Window



Previous Submission

PROJECT

2 STONE ALLEY
NANTUCKET, MA

RECEIVED
NOV 12 2019
By

DRAWING

ELEVATION

NOVEMBER 5, 2019
1/4" = 1'

REVISIONS
AUGUST 26, 2019
OCTOBER 4, 2019
NOVEMBER 4, 2019

EL-3

184

PROJECT

2 STONE ALLEY
NANTUCKET, MA





Previous Submission

RECEIVED
NOV 12 2019
By

Window Left in Place
Reused Window
New Window

(7) North Elevation Existing
1/4" = 1'-0"



(8) North Elevation Proposed
1/4" = 1'-0"

DRAWING

ELEVATION

NOVEMBER 11, 2019
1/4" = 1'

REVISIONS
AUGUST 23, 2019
OCTOBER 8, 2019
NOVEMBER 4, 2019

EL-4

187

LOCUS MAP 42.3.1 PARCEL 102



FIELD STONE RISERS TO MATCH EXISTING



EXISTING FIELD STONE WALL



EXISTING FIELD STONE WALL



FIELD STONE FOUNDATION WALL



RECEIVED
JAN 08 2020
By

BASE PLAN INFORMATION

ZONING CLASSIFICATION: R-GH
MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50
FRONT YARD SETBACK = NONE
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%
EXISTING GROUND COVER RATIO = 0.7%

"TOPOGRAPHIC" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

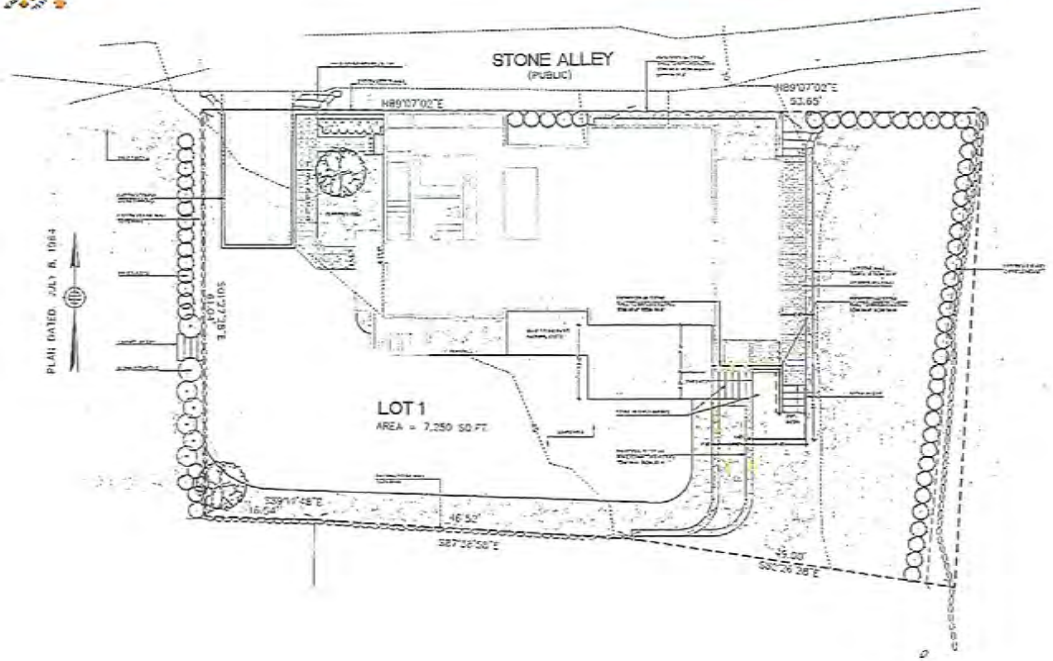
SCALE 1 IN.= 10 FT
2 STONE ALLEY
JANUARY 30, 2017

L.C.C. 11559-B CERT.: 24475

ASSESSORS MAP 42.3.1, PARCEL 102

OWNER: 450 GREEN PARK LLC

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 850
NANTUCKET, MA. 02554
(318) 945-7024



AHERN
NANTUCKET DESIGN STUDIO

PROJECT

2 STONE ALLEY
RESIDENCE

ARCHITECT

SURVEYOR

SITE PLAN

DRAWING INFO

REVISIONS

L00

189

		REVISIONS			
		NO	DESCRIPTION	BY	DATE
			INITIAL ISSUE	JOS	11/19/19
			REVISED	JOS	12/12/19

JOB LOCATION:

2 STONE ALLEY
NANTUCKET, MA

ROOF PLANS

SHEET
A4

FILE#: JDS19056
DATE: 12/12/19
PROJ.
C.M. N/A

N

PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



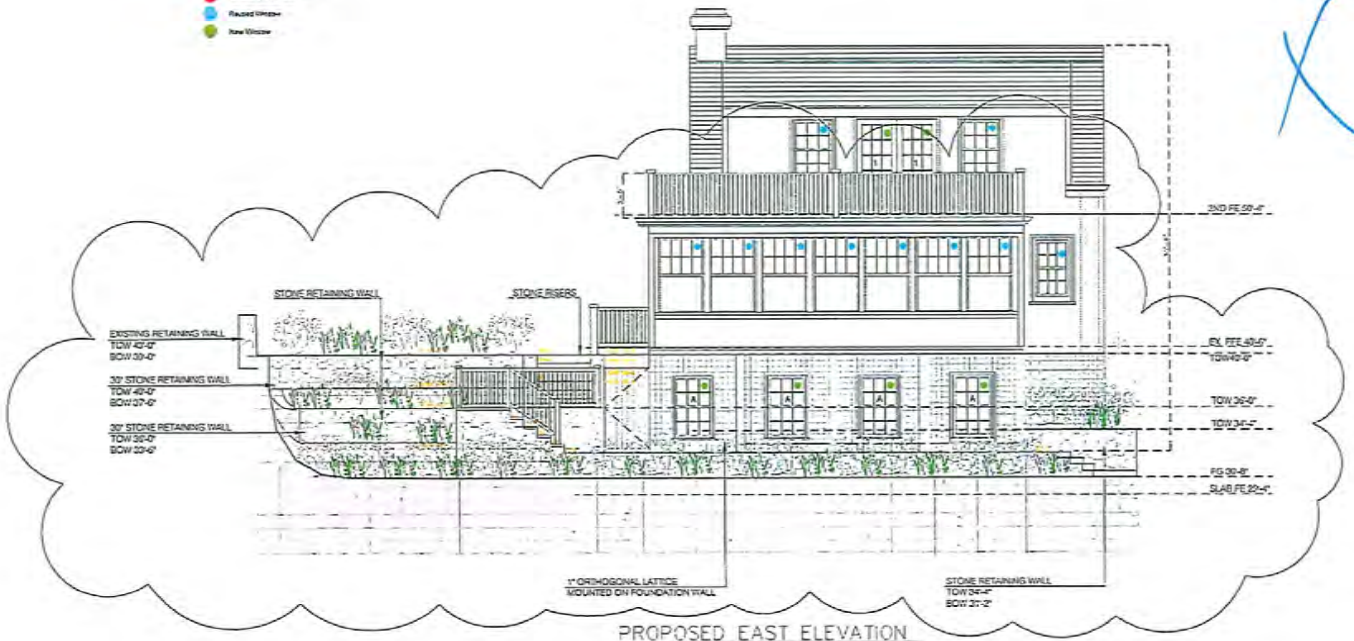
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 08 2020
By

Window Left in Place
Raised Window
New Window



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS		
NO	DESCRIPTION	DATE
1	INITIAL ISSUE	11/20/19
	REVISED	12/13/19

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

EAST & WEST ELEVATIONS

SHEET
A5

FILE#: JD519055
DATE: 12/13/19 (REV)
PROJ. [redacted]
C.M. N/A

181

SOUTH ELEVATIONS

2 STONE ALLEY
NANTUCKET, MA

SHEET
A6

FILE#: 20191206
DATE: 12/13/19
PROJ:
C.M.: N/A

REVISIONS

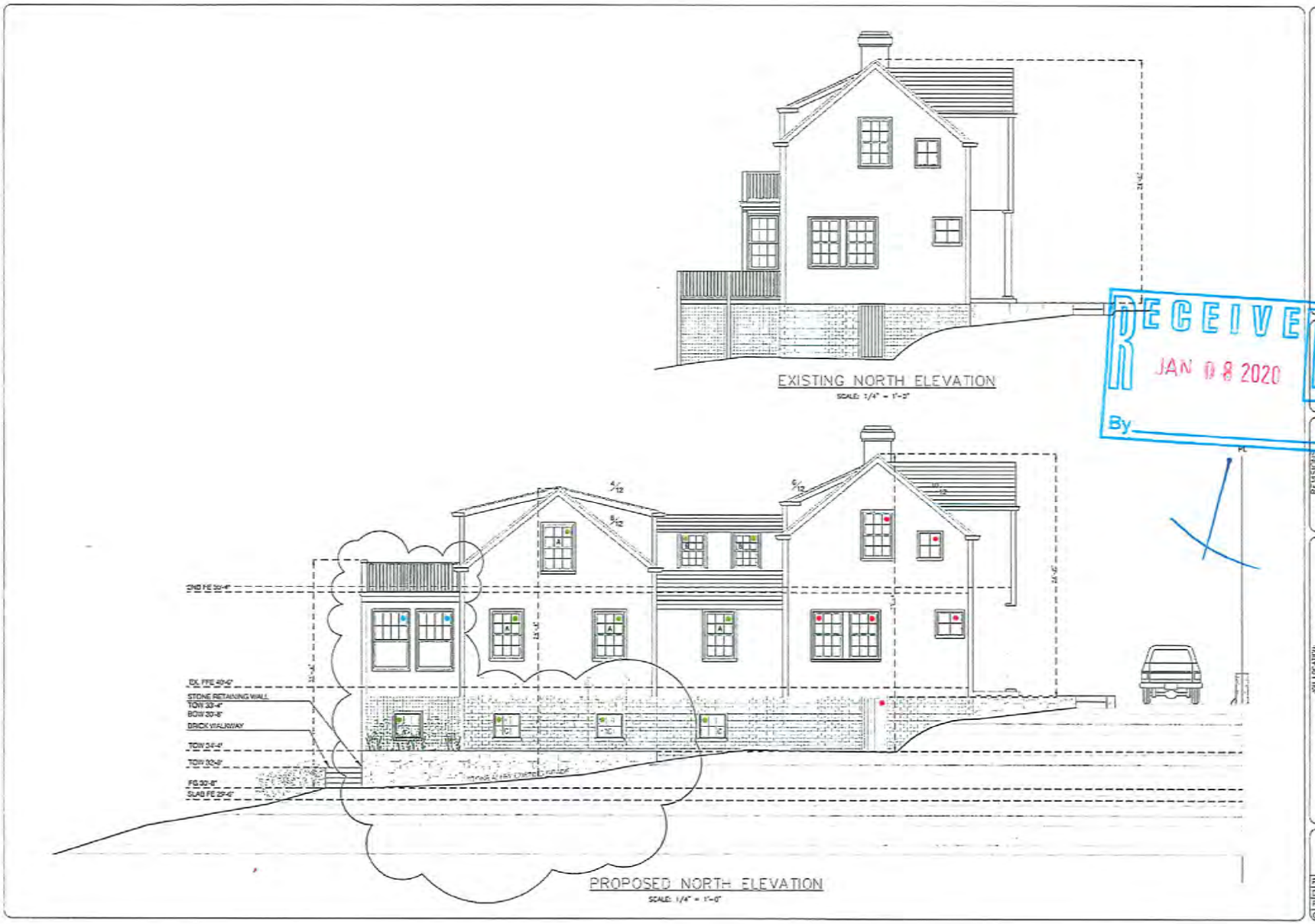
NO	DESCRIPTION	BY	DATE
	ORIGINAL ISSUE	JDS	11/19/19
	REVISED	JDS	12/13/19

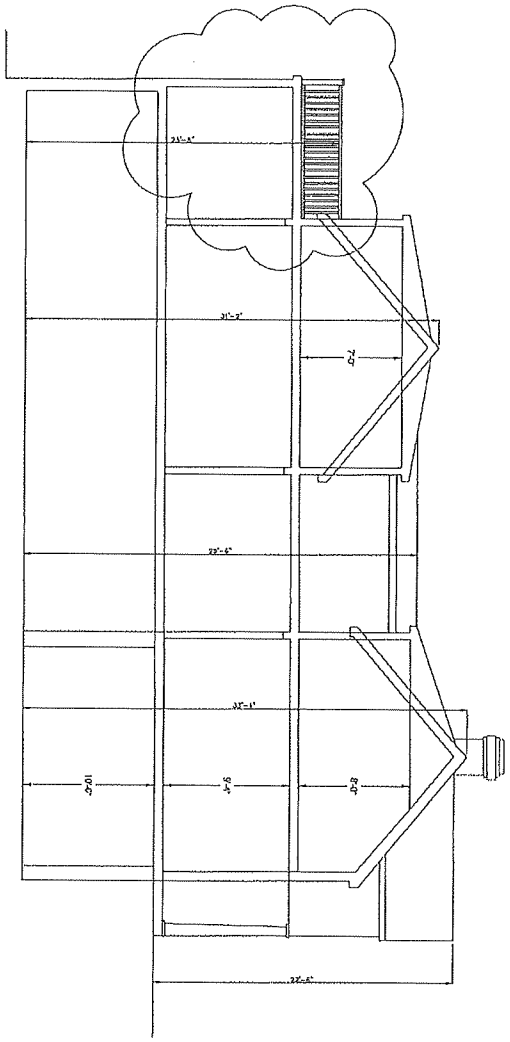
RECEIVED
JAN 08 2020
By

PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

192


EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"
RECEIVED
JAN 08 2020
By
REVISIONS
NO DESCRIPTION BY DATE
1 PLANS REVISED JPF 1/16/19
2 REVISED JPF 1/17/19
JOB LOCATION
2 STONE ALLEY
NANTUCKET, MA
NORTH ELEVATIONS
SHEET
A7
FILE#: JOS19056
DATE: 12/12/19 (REV)
PROJ.
C.M. N/A



EAST-WEST BUILDING SECTION

SCALE: 1/4" = 1'-0"

FILE #:	JOS19058
DATE:	12/12/19
PROJ. MGR.:	JOS
DWN.:	N/A

SHEET S1

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

BUILDING SECTION

REVISIONS

NO	DESCRIPTION	BY	DATE
	INITIAL ISSUE	JOS	11/19/19
	REISSUE	JOS	12/12/19

LOCUS MAP 42.3.1 PARCEL 102



FIELD STONE RISERS TO MATCH EXISTING



EXISTING FIELD STONE WALL



EXISTING FIELD STONE WALL



FIELD STONE FOUNDATION WALL



RECEIVED
JAN 15 2020
By

BASE PLAN INFORMATION

ZONING CLASSIFICATION: R-GH
MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50
FRONT YARD SETBACK = NONE
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%
EXISTING GROUND COVER RATIO = 9.7%

"TOPOGRAPHIC" PLOT PLAN
NANTUCKET, MA.

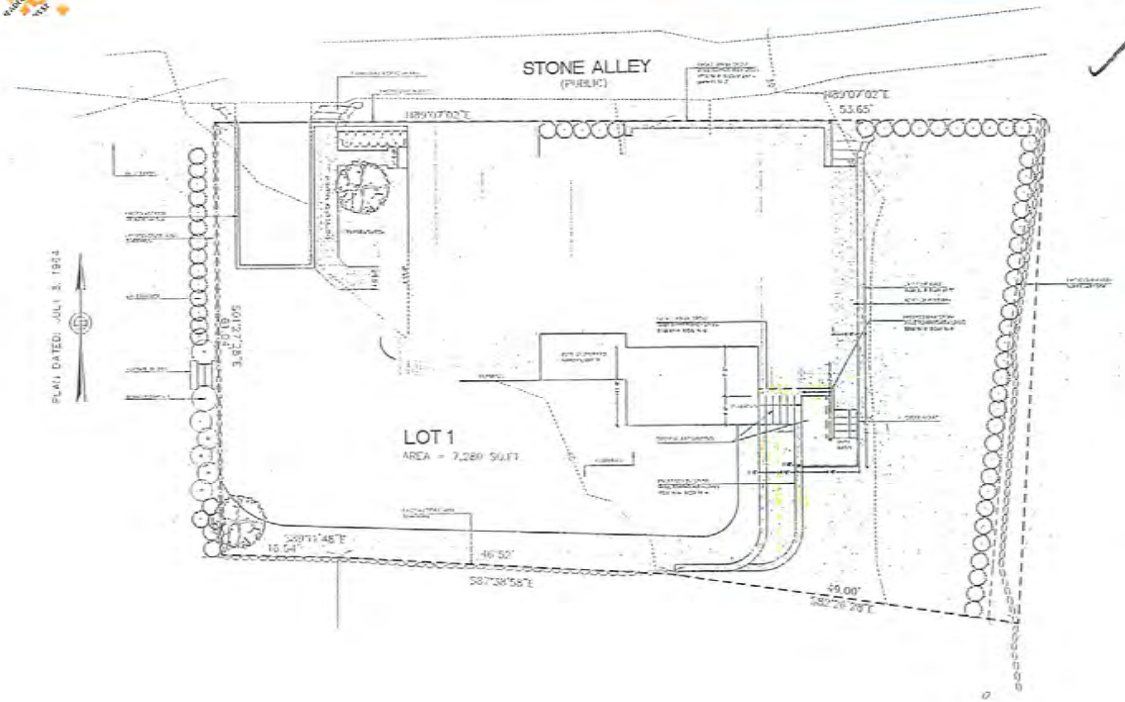
(NANTUCKET COUNTY)

SCALE 1 IN.= 10 FT
2 STONE ALLEY
JANUARY 30, 2017

L.C.C. 11559-B CERT.: 24475
ASSESSORS MAP 42.3.1, PARCEL 102

OWNER: 450 GREEN PARK LLC

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 895
NANTUCKET, MA. 02554
(310) 945-7054



X

1/15/2020

AHERN
AN INSIGHT DESIGN STUDIO

PROJECT

2 STONE ALLEY RESIDENCE
2 STONE ALLEY
NANTUCKET, MA. 02554

ARCHITECT
PAUL AHERN CURTIS

SURVEYOR
J. MARCKLINGER & ASSOCIATES, INC.

SITE PLAN

DRAWING INFO
DATE: DECEMBER 12, 2019 (PZC)
SCALE: 1/8" = 1'-0"

REVISIONS
DATE: AUGUST 22, 2019
DATE: NOVEMBER 11, 2019
DATE: NOVEMBER 26, 2019
DATE: NOVEMBER 26, 2019

L00

561



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

Window Left in Place
Revised Window
New Window



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 15 2020
By

NO	DESCRIPTION	BY	DATE
	INITIAL ISSUE	JDS	11/27/19
	REVISED	JDS	12/12/19

JOB LOCATION
2 STONE ALLEY
NANTUCKET, MA

EAST & WEST ELEVATIONS

SHEET
A5

FILE#: JDS19056
DATE: 12/12/19 (REV)
PROJ. MGR. JDS
C.M. N/A

SOUTH ELEVATIONS

2 STONE
NANTUC

SHEET
A6

FILE#: JDS19056
DATE: 12/12/19
PROJ. MGR.: JDS
CAL: N/A

NO	DESCRIPTION	DATE
1	PLANNING RESUBMITTAL	11/18/19
2	PLANNING RESUBMITTAL	12/12/19

REVISIONS

RECEIVED
JAN 15 2020
By

PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

197


NORTH ELEVATIONS
12 STONE ALLEY
NANTUCKET, MA.
SHEET
A7
FILE#: JDS19056
DATE: 12/12/19 (REV)
PROJ. MGR: JDS
C.U.: N/A
RECEIVED
JAN 15 2020
By
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"
EXIST. PIPE 40'-0"
STONE RETAINING WALL
TOW 33'-4"
BOW 26'-8"
BRICK WALKWAY
TOW 34'-4"
TOW 32'-6"
FG 32'-6"
SLAB EE 29'-0"

198

LOCUS MAP 42.3.1 PARCEL 102



FIELD STONE RISERS TO MATCH EXISTING



EXISTING FIELD STONE WALL



EXISTING FIELD STONE WALL



FIELD STONE FOUNDATION WALL



BASE PLAN INFORMATION

ZONING CLASSIFICATION: R-OH
MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50
FRONT YARD SETBACK = NONE
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%
EXISTING GROUND COVER RATIO = 9.7%

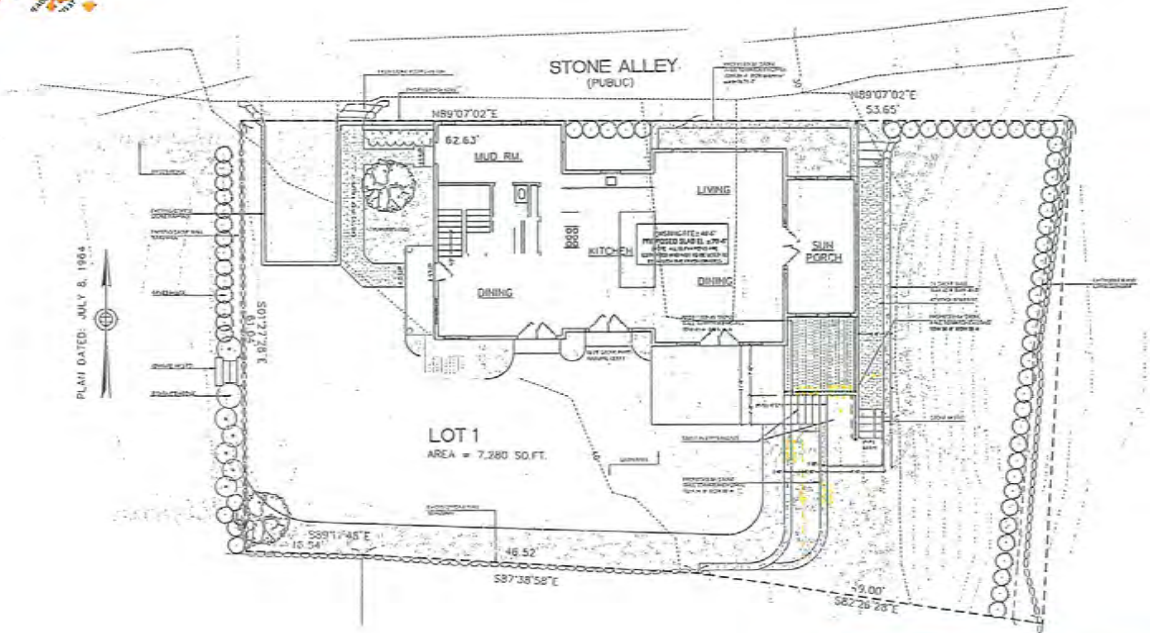
"TOPOGRAPHIC" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)
SCALE 1 IN.= 10 FT
2 STONE ALLEY
JANUARY 30, 2017

L.C.C. 11559-B CERT.: 24475
ASSESSORS MAP 42.3.1, PARCEL 102

OWNER: 450 GREEN PARK LLC

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054



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By

617

APIERN LLC
LANDSCAPE DESIGN STUDIO

PROJECT

2 STONE ALLEY RESIDENCE
2 STONE ALLEY
NANTUCKET MA 02554

ARCHITECT
PAUL ALDEN CURTIS

SURVEYOR
J. MARCKLINGER & ASSOCIATES, INC.

3/12/2020

SITE PLAN

DRAWING INFO
DATE MARCH 11, 2019 (REV)
SCALE 1/8" = 1'-0"

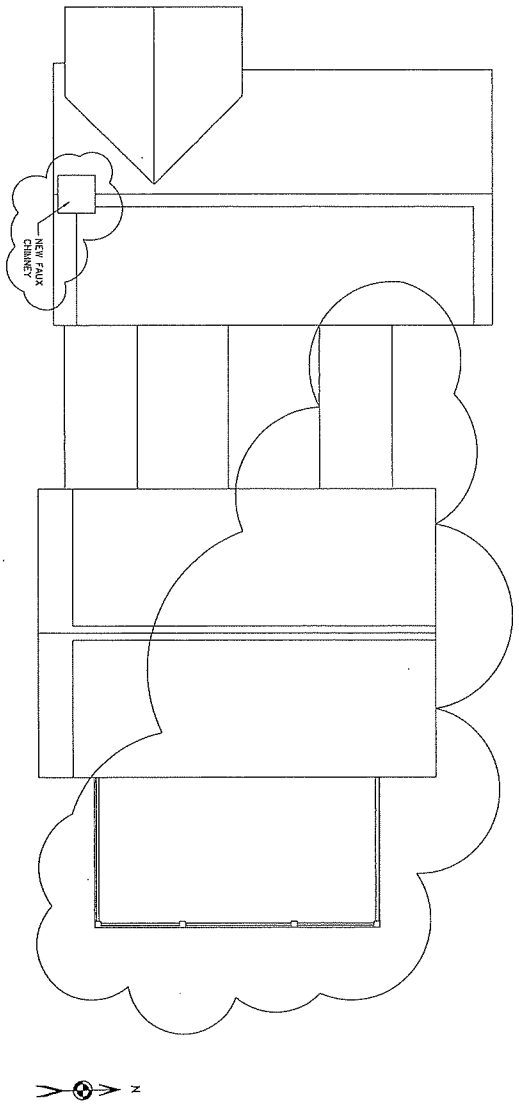
REVISIONS
DATE AUGUST 23, 2019
DATE NOVEMBER 11, 2019
DATE NOVEMBER 26, 2019
DATE NOVEMBER 26, 2019
DATE DECEMBER 12, 2019

L00

202

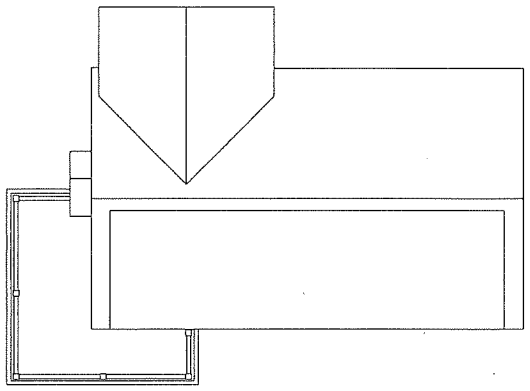
PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"



C.M. N/A
PROJ. MGR.: JDS
DATE: 03/10/20
FILE#: JDS19056

SHEET
A4

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

ROOF PLANS

REVISIONS			
NO.	DESCRIPTION	BY	DATE
	INITIAL ISSUE	JDS	11/19/19
	REVISED	JDS	03/10/20



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

Window Left In Place
Reused Window
New Window



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
MAR 12 2020
By

REVISIONS

NO	DESCRIPTION	BY	DATE
	INITIAL ISSUE	JDS	11/19/19
	REVISED	JDS	12/12/19

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

EAST & WEST ELEVATIONS

SHEET
A5

FILE: J0519056
DATE: 12/12/19
PROJ. MGR. JDS
C.M. N/A

20



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
MAR 12 2020
By

REVISIONS

NO	DESCRIPTION	BY	DATE
	INITIAL ISSUE	JDS	11/19/19
	REVISED	JDS	12/12/19

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

SOUTH ELEVATIONS

SHEET
A6

FILE#: JDS19056
DATE: 12/12/19
PROJ. MGR. JDS
C.M. N/A

202



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

RECEIVED
MAR 12 2020
By

REVISIONS

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JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

NORTH ELEVATIONS

SHEET
A7

FILE#: JDS19056
DATE: 12/12/19
PROJ. MGR: JDS
C.M.: N/A

203

Ginger Andrews

Submitted 1/21/2020
By Andrews

From: Ginger Andrews <gingernantucket@comcast.net>
Sent: Monday, January 20, 2020 9:06 PM
To: 'Ginger Andrews'
Subject: FW: 2 Stone Alley



From: M Kuhnert <mkuhnert@gmail.com>
Sent: Thursday, January 16, 2020 5:26 PM
To: Ginger Andrews <gingernantucket@comcast.net>
Subject: Re: 2 Stone Alley

Hi Ginger,

Thank you for getting in touch and for sending the application for the addition at 2 Stone Alley, which is regrettable in most every way.

As you know, Eliza Codd, the architect responsible for converting this barn into a house in the 1910s, also resided here. Codd studied architecture at MIT and graduated in 1904. She later apprenticed in the firm of Lois Lilley Howe, the second oldest female-owned architecture firm in the United States.

Codd established her architectural practice on Nantucket in 1911 and was the first female architect to practice on the island. Until her death in 1920, she was considered to be the island's leading designer by such publications as American Architect.

Codd made a lasting impression as an early pioneer in a field dominated by men, and, in my opinion, it would a terrible mistake for any aspect of this application to be approved. Instead, the current owners should be grateful stewards of the treasure they have and allow it to continue to inspire Nantucket girls to follow their passions to improve their island and the world.

Please be sure to keep me updated.

Much best,

Matthew

Matthew Kuhnert
mkuhnert@gmail.com

205

Cathy Flynn

From: Mary Bergman <mbergman@nantucketpreservation.org>
Sent: Wednesday, January 22, 2020 4:14 PM
To: Cathy Flynn
Subject: 2 Stone Alley

Hi Cathy,

Hoping I can submit these comments re: 2 Stone Alley for the file and commissioners.
thank you
Mary

To the Commissioners,

I'm writing in regards to the historical significance of the structure at 2 Stone Alley. As you know, age is not the only factor that contributes to the importance of a historic structure, though 2 Stone Alley is now more than 100 years old and is certainly historic. Resources may be significant based on their associations with historically important events, persons, or important historic trends or patterns.

Nantucket has a long and proud history of being at the forefront of many social movements, including women's equality. The historic owner of 2 Stone Alley, Eliza Codd, was the architect who converted this barn into a house in the 1910s. Codd studied architecture at MIT and was the first woman architect to practice on Nantucket.

A remembrance written in 1920, after Codd's death, notes that "in her hands, a barn became a home of beauty and comfort." (*I&M)* She was best known for her renovations of historic buildings and Colonial Revival designs. (*Collecting Nantucket)* Codd honored Nantucket's architecture by preserving the characteristics that make these historic buildings unique. Her memory and contributions to Nantucket should be honored by thoughtful stewardship of her cottage. I urge you to consider the significance of this structure, for its age, its owner, and its relationship to the important streetscape of Stone Alley, with regards to this application.

Thank you,
Mary Bergman
Executive Director
Nantucket Preservation Trust



206

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 . Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Abigail Camp

Val Oliver

Diane Coombs
Vice Chairman

John McLaughlin

ASSOCIATE COMMISSIONERS

TJ Watterson

Stephen Welch

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket.net

EXTENSION AGREEMENT

Date Signed: 7-17-2019

Map: 42.3.1 **Parcel** 102

Address of Property: 2 STONE ALLEY

Applicant(s)/Owner(s)/Representative(s) Name:

LINK PERMITTING & DESIGN
VICTORIA EWING

Scope of Work: RENOVATION / ADDITION
TO EXISTING STRUCTURE

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

October 8, 2019
Month/day/year of extension termination

Victoria P. Ewing
Signature of Applicant/Owner/Representative

VICTORIA P. EWING
Please print name of signatory

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
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Telephone: 508.325.7587 Fax: 508.228.7298

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Chairman

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Val Oliver

Diane Coombs
Vice Chairman

John McLaughlin

ASSOCIATE COMMISSIONERS

TJ Watterson

Stephen Welch

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 10/1/19

Map: 42.3.1 **Parcel** 102

Address of Property: 2 Store Alley

Applicant(s)/Owner(s)/Representative(s) Name:

480 Green Park, LLC

Scope of Work: Addition

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

December 10, 2019
Month/day/year of extension termination

Signature of Applicant/Owner/Representative

Chris Scholl
Please print name of signatory

206

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice Chair

Abigail Camp

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

TJ Watterson

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 12/04/19

Map: 30 **Parcel** 183

Address of Property: 2 Stone Alley

Applicant(s)/Owner(s)/Representative(s) Name:

450 Green Park LLC

Scope of Work: addition

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

February 7, 2020
Month/day/year of extension termination

Signature of Applicant/Owner/Representative

Chris Skehel
Please print name of signatory

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

EXTENSION AGREEMENT

Date Signed: 1.24.2020

Map: 42.3.1 Parcel 162

Address of Property: 2 Stone Alley

Applicant(s)/Owner(s)/Representative(s) Name:

450 Green Park LLC

Scope of Work: Addition

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

April 7, 2020
Month/day/year of extension termination

Victoria P Emmons
Signature of Applicant/Owner/Representative

Victoria Emmons
Please print name of signatory

210







W-N

BY GUEST ADDRESS
RUNOFF FROM STONE PILES
TREES BEEN REMOVED