

HDC Appeal of 29 Commercial Wharf

APPEALS PROCEDURE before the Select Board

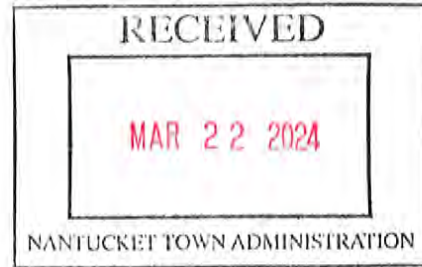
The appeal to the Select Board concerns the HDC decision and is not a new hearing of the matter already heard by the HDC. No new information may be brought forth during the appeal process before the Select Board. Any information not previously submitted to the HDC will not be allowed.

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

BY EMAIL

emooney@nantucket-ma.gov

Nantucket Town Administration
16 Broad Street
1st Floor
Nantucket, MA 02554



March 22, 2024

RE: Appeal of Demolition Permit for 29 Commercial Wharf (HDC #2023-11-9542)

To the Select Board:

On behalf of the Nantucket Preservation Trust, I am filing this notice of appeal of the decision of the Historic District Commission (HDC) granting a Certificate of Appropriateness (COA) in the above matter. The COA was issued on Friday, March 15, but the cottage was demolished in the days immediately preceding.

29 Commercial Wharf (Nantucket Property ID: 42.2.4 3) also known as Meridian Cottage, is a vernacular broken back saltbox cottage constructed c. 1955 for Eben Hutchinson, Jr., and June P. Hutchinson, who owned Commercial Wharf (now called Swain's Wharf) at the time. In May 1956, the Hutchinsons begin advertising "Charming, modern cottages, 2 to 6 Bedrooms, at Siasconset, Quaise, and Commercial Wharf, Town." This marks an important shift in the development of Nantucket's mid-century resort economy. Previously, the waterfront had been Nantucket's industrial "back yard." For 67 years, this cottage has been part of the viewshed along Commercial Wharf and the waterfront.

The Hutchinsons sold 29 Commercial Wharf in 1968 to the Island Service Company.¹ In January 1974, the Island Service Company liquidated their assets, including Commercial Wharf, to Sherburne Associates.²

The revitalization of Nantucket's waterfront—Straight Wharf, Old South Wharf, and Commercial Wharf—as undertaken by Sherburne Associates and Walter Beinecke, Jr., is of local and national importance. This redevelopment of Nantucket's wharves "single handedly turned the island's economy around," as cited in the HDC's own guidebook.³ Beinecke's leadership in historic preservation on Nantucket was recognized in 1988 when he was awarded the President's Historic Preservation Award presented by President Ronald Reagan, and again in 1997 when he received the Louise du Pont Crowninshield Award of the National Trust for Historic

¹ Nantucket Registry of Deeds, Document No. 8053, Certificate of Title No. 4475

² Nantucket Registry of Deeds, Document No. 15152, Certificate of title No. 7079

³ *Building with Nantucket in Mind*, 20.

Preservation. Beinecke also received the Boston Society of Architects Award for Historic Preservation in 1974 “for his leadership in renewing the decayed waterfront of Nantucket.”

Nantucket’s National Historic Landmark period of significance extends to 1975 because of Beinecke’s nationally significant historic preservation work on Nantucket.⁴

On December 5, 2023, the Nantucket Historic District Commission approved an application to demolish the building at 29 Commercial Wharf and allow a non-contributing structure (15 Commercial Wharf) to be moved-on to this location.

There are procedural and substantive errors that render HDC’s decision arbitrary. Allowing the removal of 29 Commercial Wharf further erodes the integrity of the Nantucket National Historic Landmark.

The grounds for this appeal are:

- The HDC arbitrarily disregarded the recommendations of the Town of Nantucket’s Preservation Planner. The Preservation Planner attempted to present 29 Commercial Wharf’s association with a historic person or event, namely Walter Beinecke, Jr., and the broad architectural, cultural, political, economic, or social history of the Island or the Commonwealth, namely the development of lodging for tourists.⁵ The HDC failed to consider this historical information.
- The HDC did not follow the Demolition Policy as described on pages 20-22 of *Building with Nantucket in Mind* and Appendix C of *Building with Nantucket in Mind*.

The Select Board should remand the demolition application for a new process that follows the process outlined in *Building with Nantucket in Mind* for this and all subsequent contributing buildings that appear before the HDC for demolition.

We reserve the right to file additional materials prior to the Select Board hearing.

Thank you for your attention to this matter.

Sincerely,



Mary Bergman
Executive Director

⁴ Nantucket National Historic Landmark Nomination, <https://www.nantucket-ma.gov/DocumentCenter/View/37711/National-Historic-Landmark-Registration-Report-PDF>.

⁵ *Building with Nantucket in Mind*, 162.

Nantucket Preservation Trust Select Board Meetings Availability:

March 27

April 3

April 10

May 15

May 22

June 6

CERTIFICATE NO: _____

DATE ISSUED: 12/5/23

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

CERTIFICATE OF APPROPRIATENESS
for structural work.

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 NO: 4224/3 PARCEL NO: 3
Street and Number of Proposed Work: 29 Commercial St Bld 12
Owner of record: NANTUCKET BOAT BASIN LLC c/o NEW ENGLAND DEV.
Mailing Address: 75 PARK PLAZA #3
BOSTON MA 02116
Contact Phone #: 508-939-0399 E-mail: dj@newdevelopment.com

AGENT INFORMATION (if applicable)

Name: DEAN PATRICK DENNIS
Mailing Address: 75 PARK PLAZA #3
BOSTON MA 02116
Contact Phone #: 508-939-0391 E-mail: dj@newdevelopment.com

FOR OFFICE USE ONLY	
Date application received: <u>11/24/23</u>	Fee Paid: \$ <u>100</u>
Must be acted on by: <u>11/24/23</u>	
Extended to: _____	
Approved: <u>[Signature]</u>	Disapproved: _____
Chairman: <u>[Signature]</u>	
Member: <u>[Signature]</u>	
Member: _____	
Member: _____	
Member: _____	
Notes - Comments - Restrictions - Conditions: <u>CONDITIONS: APPROVAL IS 1. BASED ON ALL EFFORTS WILL BE MADE TO SALVAGE EXISTING MATERIALS FOR REUSE AND THAT THE APPROVED "ROMANO" HOUSE WILL REPAIR IT (AS NANTUCKET TOWN APPROVED)</u>	

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: 24 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ 1st floor ☐ 2nd floor ☐
Width: 26 Sq. Footage 2nd floor: _____ Size: _____ 1st floor ☐ 2nd floor ☐
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: CONTRIBUTING REVISIONS: 1. East Elevation
Historic Name: THE MERIDIAN COTTAGE (describe) 2. South Elevation
Original Date: C. 1960S 3. West Elevation
Original Builder: PART OF SHEPHERD WHARF COTTAGES 4. North Elevation

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 _____ ☐ 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): _____

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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ 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 _____ Walkways _____ 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 of 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: 11/14/2023

Signature of owner of record: [Signature]

As Agent For

Signed under penalties of perjury

2024 MAR 15 PM 12:00

NANTUCKET TOWN & COUNTY CLERK

[Signature]

ATTEST: TRUE COPY



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, December 5, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:04p.m. and announcements by Chair Pohl

Staff in Attendance:	Esmeralda Martinez, Land Use Specialist, Adrian Rodriguez, Administrative Specialist & Fiona Johnson, Administrative Specialist, Holly Backus, Preservation Planner.
Attending Members:	Pohl, Welch, Camp, Oliver, Patten, Paul
Remote Participants:	Coombs, Thornewill
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AMENDED AGENDA

Motion:	Motion to approve amended agenda. (Welch) (1:36)
Vote:	Carried 5-0 // Pohl, Welch, Camp, Coombs Oliver (Aye)

I. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. David Fredericks	31 Old South rd.	Wall sign	68/3	Lauriane Araujo Lima
3. VTT LLC	48 Center St.	Projecting sign	42.3.1/1	Hannah Poindexter

Esmeralda Martinez explained that due to a lack of a quorum, the Sign Committee was not able to take any action on the two above items. These items will be continued, and no action taken.

2. Richard Valero	62 Old South rd.	Wall sign	68/58.2	Mac Davis
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Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Patten, Paul, Thornewill
Recused:	-
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Esmeralda Martinez - Explained that Chris Young, Chair of the Sign Committee did review this request and recommended approval with their conditions since there are two separate businesses.
Public Comments:	-
Concerns:	-
Motion:	Motion to approve, subject to the recommendations of Sign Committee Chairperson. (Welch) (3:58)
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

II. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Christopher Emery	7 West Way	Apron & driveway	38/135	Chris Emery em
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Patten, Paul, Thornewill			
Recused:	-			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Concerns:	-			
Motion:	Motion to approve. (Welch) (4:51)			
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)			

Motion:	Motion to hold for revisions. (Camp) (3:17:33)			
Roll-Call Vote:	Carried – 5:0 // Pohl, Coombs, Camp, Paul, Thornewill (Aye)		Certificate # HDC2023 – 11-9535	
23. Matt & Alison Smith 11-9534	232 Madaket Rd	Hardscape driveway/apron	59.4/120.1	Brook Meerbergen
Voting:	Pohl, Camp, Coombs, Paul, Thornewill			
Alternates:	Welch, Oliver, Patten			
Recused:	None			
Representative:	Brook Meerbergen			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus - Highlighting the importance of compliance with zoning bylaw section 139-20.1, which pertains to driveways.			
Public Comments:	-			
Concerns:	Camp - Suggested the possibility of adjusting the driveway layout to create a more curved and visually appealing approach to the property. - Expressed the view that the driveway going right up to the corner of the house seems awkward and suggested it might be improved by being positioned on the other side of the structure. Paul - Suggested creating a more buffered and visually appealing approach to the property while considering the need for a straight shot to the first structure, which serves as a garage. Thornewill - Suggested going from Belgian block to pavement across the bike path and then transitioning to shell as needed. Coombs - Emphasized the preference for a consistent design for the aprons, suggesting the use of cobble or Belgian block throughout, with uniform size and flow across the bike path. Pohl - Agreed with Holly's suggestion to align with the prevailing theme on the road and adhere to what is approvable at the Department of Public Works (DPW).			
Motion:	Motion to hold for more information and revisions. (Camp) (3:27:07)			
Roll-Call Vote:	Carried – 5:0 // Pohl, Coombs, Camp, Paul, Thornewill (Aye)		Certificate #HDC2023 – 11-9534	
24. Nantucket Boat Basin LLC 11-9542	29 Commercial Wf	Demo structure	42.2.4/3	Dennis Patnaude
Voting:	Pohl, Welch, Coombs, Camp, Oliver			
Alternates:	Patten, Paul, Thornewill			
Recused:	-			
Representative:	Dennis Patnaude/Paul Beaulieu			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus - Stated that the commission had previously approved a move-off only for Meridian Cottage. - Provided historical information about the cottage, dating back to the late 1960s when it was built by Sherburne Associates and owned by Walter Beinecke Jr. since 1963. - Mentioned that the cottage is part of the historic wharf cottages. - Expressed the view that, despite potential issues with the existing structure, retaining and possibly rebuilding the cottage is more appropriate than demolition. - Noted that a letter from the Nantucket Preservation Trust was received, urging the commission to deny the demolition and emphasizing the historic significance of Meridian Cottage. - Recommended a move-off only as an alternative to demolition, highlighting its potential to alter the streetscape while promoting salvage and adaptive reuse. - Acknowledged the commission's previous vote in favor of a move-off and suggested fixing the cottage in situ as another option. - Identified oneself as a professional preservation planner with credentials under the Secretary of the Interior Standards. - Stressed the importance of considering contributing characteristics beyond just the date of the structure. - Referenced the contributions made by Walter Beinecke's to the historic district, emphasizing the basis for the National Historic Landmark (NHL) update. - Mentioned Walter Beinecke's awards through the Nantucket Historical Trust and his involvement in significant preservation projects, including the Jared Coffin House and the Historic American Building Survey of Nantucket. - Highlighted the preservationist role of Walter Beinecke's in the town's history.			
Public Comments:	Mickey Rowland			

	- Stated that the group had nothing further to add to their previous comments. - Personally confirmed witnessing significant weathering and storm damage to the building over many years. - Mentioned the building's frequent flooding during winters. Jessie Bell - Described the efforts made to offer the Rowland building to affordable housing entities before considering other options. - Shared the challenges faced in moving the Rowland building outside the immediate vicinity. - Noted the contact with NIR (Nantucket Island Resorts) and the proposal to move the building to the other side of Petrel Landing. - Mentioned the construction year of the Rowland House (2010) and questioned the level of historic significance of a structure from the late 1960s. - Highlighted the proposal to move the building only 20 feet away and urged the commission to consider the broader goals of opening up the harbor to the public. - Expressed the need for the Historic District Commission to understand the full picture and the overarching public purposes involved.
Concerns:	Coombs - Expressed uncertainty about the importance of having every building in a historic area be perfect. - Shared the opinion that buildings with some imperfections and a history of standing are preferable. - Highlighted the building's slight dip in the ridge but emphasized the significance of keeping what has existed. - Stated a preference for holding and fixing the building rather than removing it due to its longevity and exposure to storms. - Emphasized the idea that older buildings need not be perfect but should reflect their history. Oliver - Recalled the initial proposal for the structure and mentioned information on Mr. Beinecke. - Shared information about Beinecke's actions, including taking down buildings from the 1800s to replace them with 1960s buildings. - Expressed a lack of outrage during that time. - Compared the height and context of the current building to the one next to it. - Stated the belief that the building's significance doesn't prevent it from being taken down and replaced with the neighboring structure. - Highlighted that it's not equivalent to demolishing a turn-of-the-century building. Welch - Expressed concern about using age alone as a criterion for determining historic status. - Mentioned personal age relative to the structure's construction and questioned the concept of contributing structures based solely on age. - Voiced disagreement with the idea of structures from the 1960s and 1970s being automatically considered contributing. - Agreed that the structure is not from the turn of the century or mid-century and lacks established historic value. - Pointed out the structure's poor condition as attested by others. - Acknowledged the regrettable nature of the situation but emphasized the need for removal, noting a replacement with a beautiful structure nearby. - Expressed the view that the mentioned accomplishments and legacy of Walter Beinecke are not directly relevant to the discussion about the specific structure in question. - Acknowledged that Walter Beinecke was involved in the construction of the structure. - Emphasized the need to focus on whether the structure itself possesses historic characteristics that justify its retention and its current condition for potential rehabilitation. - Expressed a preference for renovating structures. - Acknowledged the architect's professional opinion that renovation might not be feasible or sensible. - Highlighted the dilemma of trying to preserve a historic structure when significant portions may need replacement, questioning the true preservation of historic elements in such cases. - Shared discomfort with the decision-making process but recognized the need to make a decision based on the presented evidence. Pohl - Acknowledged the charm of sagging roofs and windows with broken panes. - Recognized practical considerations, such as the need for bulkhead repair and lifting the building. - Expressed support for the previous proposal to replace the structure with the Rolland house, considering it head and shoulders above other alternatives. - Emphasized the importance of understanding the sequence of events, specifically the approval for demolition and subsequent replacement with another building.

	- Linked the progression of the Nantucket built landscape to the proposed actions. Camp - Expressed a desire to see the structure renovated. - Pointed out that any renovation would need to address sea level rise concerns by raising the structure. - Mentioned doubts about the structure's eligibility for historic status due to its construction date in the mid-1960s (1963). - Mentioned that information is sourced from both applicants and the historic staff person. - Indicated a need to consider the perspectives of both parties in the decision-making process.
Motion:	Motion to approve as submitted, with the condition that salvageable parts will be reused and will be based on the previous approval for moving the Rowland building to this location. (Oliver) (3:56:21)
Roll-Call Vote:	Carried – 3:2 // Pohl, Welch, Oliver (Aye) // Camp, Coombs Certificate #HDC2023 – 11-9542

25. John Lancaster 11-9501	15 Burnell St	Addition	73.4.2/48	Greg Nichols
Voting:	Pohl, Welch, Coombs, Camp, Oliver			
Alternates:	Patten, Paul, Thornewill			
Recused:	None			
Representative:	Greg Nichols			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Concerns:	-			
Motion:	Motion to approve as submitted. (Welch) (3:59:47)			
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Camp, Oliver (Aye) Certificate #HDC2023 – 11-9501			

26. 146 Surfside Rd LLC 11-9493	146 Surfside Rd	Pool & Hardscape	80/315	Atlantic Landscaping
Voting:	Pohl, Welch, Coombs, Camp, Oliver			
Alternates:	Patten, Paul, Thornewill			
Recused:	None			
Representative:	Lindsay Congelton			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Concerns:	Oliver - Expressed discomfort with the patio and pool encroaching into the setback. - Suggested that it would be better if the patio went closer to the house and did not encroach into the setback. Camp - Concurred with the concern about the pool and its location. - Mentioned the existing vegetation and expressed that, even with the hedge, the proposed pool location is not suitable for Surfside Road. Welch - Highlighted concern about the pool wall being in the setback, stating it is not zoning approvable. - Recommended moving the pool at least two feet closer to the house. - Expressed discomfort with the concept of having structures right against the setback. - Suggested that a vegetative buffer of at least five feet from the property line be implemented. - Mentioned the importance of the buffer running parallel to the length of the pool, especially on the southern border. Coombs - Agreed with the concern that the pool is over the line right to the very end. - Suggested moving the entire structure over towards the other end to address the issue. - Emphasized that the distance from Surfside Road (whether 120 ft or 150 ft) doesn't significantly affect visibility, so the overhang should be addressed by moving it. Pohl - Stated the desire for the coping, which needs to be outside of the setback, to be addressed. - Expressed concern that the current drawing does not comply with the setback requirements. - Proposed moving the entire structure further north, away from the lot line, to address the issue.			
Motion:	Motion to approve with Exhibit A (through staff) with the condition of a vegetative buffer on the south side and parallel to the length of the pool and at least five feet from the property line. (Welch) (4:08:14)			
Roll-Call Vote:	Carried – 4:1 // Pohl, Welch, Coombs, Oliver (Aye) // Camp (Nay) Certificate # HDC2023 – 11-9493			



United States Department of the Interior



NATIONAL PARK SERVICE
Interior Region 1
North Atlantic-Appalachian
1234 Market Street, 20th Floor
Philadelphia, PA 19107

IN REPLY REFER TO:

8.A.1.(NER-RSS)

June 5, 2024

Mary Bergman, Executive Director
Nantucket Preservation Trust
11 Centre Street
Post Office Box 158
Nantucket, Massachusetts 02554
[Replied by email to: mbergman@nantucketpreservation.org]

Dear Mary Bergman:

Thank you for your email to the National Park Service Interior Region 1 North Atlantic-Appalachian National Historic Landmarks Program regarding the Nantucket Historic District National Historic Landmark in Massachusetts. We appreciate the notification of events which affect our National Historic Landmarks.

Nantucket Historic District was originally designated a National Historic Landmark in 1966, with a boundary expansion in 1975 and an update and additional documentation approved in 2012. It consists of 5,027 contributing buildings on the three islands of Nantucket, Tuckernuck, and Muskeget spanning the period 1659 to 1975. Of importance in the most recent update was the recognition of Nantucket's areas of significance during the mid-twentieth century and associated contributing resources: 1,498 contributing resources date between 1945 and 1975; 879 contributing resources date between 1965 and 1975. At the time of designation, all contributing resources were determined to have a high degree of integrity, which is the ability of a property to convey its historical associations or attributes. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. Please note that although a property's condition may impact aspects of integrity, such as materials, the condition of a property is not an integrity aspect used for evaluation.

We are now aware of a potential threat to the nationally significant district through the demolition of a contributing resource as well as ongoing district-wide threats presented by these same patterns of relocation, demolition, and infill. We are concerned about the recent demolition of contributing resource 29 Commercial Wharf and the impending adverse effect on the district that would be created by the relocation of non-contributing resource 15 Commercial Wharf. It also appears that 15 Commercial Wharf, recorded in the designation as a 1960 cottage contributing to the district, has been demolished and replaced by the larger present-day structure, another example of loss of integrity.

The wharves are an important component of the Nantucket Historic District, and there are limited remaining examples of fishing shacks (cottages) on Nantucket; nearly all of the buildings on the wharves are contributing. These vernacular structures express the importance of small-scale development that facilitated Nantucket's mid-twentieth century economy, as articulated in the National Historic Landmark designation. This was manifested in the form of recreational use, including artist's retreats owned by Florence and Henry Lange and used by members of the Nantucket Art Colony, including Frank Swift Chase and Anne Ramsdell Congdon. Furthermore, Commercial Wharf (including 29 Commercial Wharf) is associated with the nationally significant preservation work of Walter Beinecke, founding member of the Nantucket Historical Trust (NHT). As described in the designation, Beinecke and the NHT sought to

develop a long-term plan for Nantucket's development and preservation, and in 1962 they released "A Program for the Continued Development of Nantucket" [that] recognized the increasing pressure of tourism and the need to develop an economy that would improve the standard of living for the entire island." The historic efforts to preserve the finite and significant resources of Nantucket is a historic event recognized in the designation.

Despite these nationally significant preservation efforts, Nantucket still appears to struggle with the pressures of development and tourism. In addition, it appears that a number of contributing resources, including 112 Wauwinet Avenue and 19 North Water Street, have undergone extensive alterations. Other examples, such as the proposed "move off" (relocation) or demolition of the contributing resource 5 North Beach Street, raise great concern over the continued integrity of the National Historic Landmark district. During a recent staff visit to Nantucket, the scale of new construction and infill development observed at Brant Point was particularly concerning. In the case of 5 North Beach Street, it appears from the Nantucket Historic District Commission minutes that the removal of the contributing property (loss of integrity) was approved with approval of new construction in its place. A similar situation occurred with the contributing resource 22 Vestal Street, the 1975 cottage "Tiger Lily," which also appears to have been approved for relocation (loss of integrity) with approval of new construction in its place.

A review of the recent March 12, 2024, minutes of the Nantucket Historic District Commission reveals continued troubling loss to the National Historic Landmark district that is occurring monthly. The emergency demolition of contributing resource 287 Hummock Pond Road was approved (due to significant erosion). Infill is occurring at contributing resource 4 North Water Street. This pattern suggests the need for an evaluation of the integrity of the Nantucket Historic District National Historic Landmark to determine the amount of loss, relocation, or infill that has occurred impacting the integrity of contributing resources and the district at large. This kind of study will assist planners and stewards in identifying key threatened resources and developing strategies for their protection, which may potentially include waterfront properties, vernacular fishing and recreational buildings, and properties associated with historic African American communities.

While owners of National Historic Landmarks are not regulated by the National Park Service in the treatment of their properties, the National Historic Landmarks Program is required to "encourage the long range preservation of nationally significant properties that illustrate or commemorate the history and prehistory of the United States." (36 CFR § 65.1) Furthermore, the program "recognizes and promotes the preservation efforts of Federal, State and local agencies, as well as of private organizations and individuals and encourages the owners of landmark properties to observe preservation precepts." (36 CFR § 65.2.a)

Section 110(f) of the National Historic Preservation Act requires that before approval of any Federal undertaking (including direct or indirect funds or permits), which may directly and adversely affect any National Historic Landmark, the head of the responsible Federal agency shall, "to the maximum extent possible, undertake such planning and actions as may be necessary to minimize harm to such landmark....The agency official shall notify the Secretary [of the Interior] of any consultation involving a National Historic Landmark and invite the Secretary to participate in the consultation where there may be an adverse effect; the NHL Program regional office serves in this role." (36 CFR § 800.10.c)

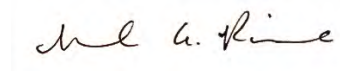
The National Historic Landmarks Program also is mandated to monitor National Historic Landmarks by "periodic visits, contacts with State Historic Preservation Officers, and other appropriate means...to determine whether landmarks retain their integrity, to advise owners concerning accepted preservation standards and techniques and to update administrative records on the properties." (36 CFR § 65.7.a) If the integrity of a landmark has not been retained, the National Historic Landmarks Program may initiate its evaluation and, if needed, a proposal for withdrawal. Note that any loss of contributing resources of a National Historic Landmark would be considered a loss of integrity. Designation as a National Historic Landmark may be withdrawn as outlined in 36 CFR § 65.9.b:

- 1) The property has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed, or such qualities were lost subsequent to nomination, but before designation;

- 2) Additional information shows conclusively that the property does not possess sufficient significance to meet the National Historic Landmark criteria;
- 3) Professional error in the designation; and
- 4) Prejudicial procedural error in the designation process.

We welcome the opportunity to advise the preservation stewards of Nantucket Historic District National Historic Landmark concerning the appropriate standards for its preservation. Please contact Dr. Amanda Casper, Historian, at 215-597-1655 or amanda_casper@nps.gov with any questions or concerns.

Sincerely,

A handwritten signature in dark ink, appearing to read "Laurel A. Racine". The signature is fluid and cursive, with the first name "Laurel" being more prominent.

Laurel A. Racine
Supervisory Historian and Program Manager
History and Preservation Assistance

29

Commercial Wharf

HDC File



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

COMMISSIONERS

Stephen Welch
Chairman

Ray Pohl
Vice-Chairman

Val Oliver

Abigail Camp

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

Connie Patton

STAFF

Billy Saad
Land Use Specialist
Wsaad@nantucket-ma.gov

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

May 31, 2024

Dear Select Board,

On behalf of the Nantucket Historic District Commission (HDC), I am responding to the appeal filed by Mary Bergman, Executive Director of Nantucket Preservation Trust on March 22, 2024. This appeal is related to the COA Approval dated December 5, 2023, Nantucket Boat Basin LLC / New England Development, for demolition of a structure (HDC2023-11-9542). To watch the discussion, at the HDC December 5, 2023 meeting, please click on the following link: [Nantucket Historic District Commission - 12/5/2023 - YouTube](#) Fast forward to 3:28.

This application was reviewed by the Commission on December 5, 2023. During this hearing, there was much discussion about the historic nature of the structure known as "Meridian Cottage." After due consideration, the HDC approved the demolition of the "Meridian Cottage". The full copy of the file has been submitted under separate cover, for the Select Board's consideration during the appeal process.

Should you require any additional information, please do not hesitate to contact this office.

Sincerely,

William Saad
Land Use Specialist / Zoning Administrator

Motion:	Motion to hold for revisions. (Camp) (3:17:33)			
Roll-Call Vote:	Carried – 5:0 // Pohl, Coombs, Camp, Paul, Thornewill (Aye)		Certificate # HDC2023 – 11-9535	
23. Matt & Alison Smith 11-9534 232 Madaket Rd Hardscape driveway/apron 59.4/120.1 Brook Meerbergen				
Voting:	Pohl, Camp, Coombs, Paul, Thornewill			
Alternates:	Welch, Oliver, Patten			
Recused:	None			
Representative:	Brook Meerbergen			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus - Highlighting the importance of compliance with zoning bylaw section 139-20.1, which pertains to driveways.			
Public Comments:	-			
Concerns:	Camp - Suggested the possibility of adjusting the driveway layout to create a more curved and visually appealing approach to the property. - Expressed the view that the driveway going right up to the corner of the house seems awkward and suggested it might be improved by being positioned on the other side of the structure. Paul - Suggested creating a more buffered and visually appealing approach to the property while considering the need for a straight shot to the first structure, which serves as a garage. Thornewill - Suggested going from Belgian block to pavement across the bike path and then transitioning to shell as needed. Coombs - Emphasized the preference for a consistent design for the aprons, suggesting the use of cobble or Belgian block throughout, with uniform size and flow across the bike path. Pohl - Agreed with Holly's suggestion to align with the prevailing theme on the road and adhere to what is approvable at the Department of Public Works (DPW).			
Motion:	Motion to hold for more information and revisions. (Camp) (3:27:07)			
Roll-Call Vote:	Carried – 5:0 // Pohl, Coombs, Camp, Paul, Thornewill (Aye)		Certificate #HDC2023 – 11-9534	

24. Nantucket Boat Basin LLC 11-9542 29 Commercial Wf Demo structure 42.2.4/3 Dennis Patnaude			
Voting:	Pohl, Welch, Coombs, Camp, Oliver		
Alternates:	Patten, Paul, Thornewill		
Recused:	-		
Representative:	Dennis Patnaude/Paul Beaulieu		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Staff Comments:	Holly Backus - Stated that the commission had previously approved a move-off only for Meridian Cottage. - Provided historical information about the cottage, dating back to the late 1960s when it was built by Sherburne Associates and owned by Walter Beinecke Jr. since 1963. - Mentioned that the cottage is part of the historic wharf cottages. - Expressed the view that, despite potential issues with the existing structure, retaining and possibly rebuilding the cottage is more appropriate than demolition. - Noted that a letter from the Nantucket Preservation Trust was received, urging the commission to deny the demolition and emphasizing the historic significance of Meridian Cottage. - Recommended a move-off only as an alternative to demolition, highlighting its potential to alter the streetscape while promoting salvage and adaptive reuse. - Acknowledged the commission's previous vote in favor of a move-off and suggested fixing the cottage in situ as another option. - Identified oneself as a professional preservation planner with credentials under the Secretary of the Interior Standards. - Stressed the importance of considering contributing characteristics beyond just the date of the structure. - Referenced the contributions made by Walter Beinecke's to the historic district, emphasizing the basis for the National Historic Landmark (NHL) update. - Mentioned Walter Beinecke's awards through the Nantucket Historical Trust and his involvement in significant preservation projects, including the Jared Coffin House and the Historic American Building Survey of Nantucket. - Highlighted the preservationist role of Walter Beinecke's in the town's history.		
Public Comments:	Mickey Rowland		

	- Stated that the group had nothing further to add to their previous comments. - Personally confirmed witnessing significant weathering and storm damage to the building over many years. - Mentioned the building's frequent flooding during winters. Jessie Bell - Described the efforts made to offer the Rowland building to affordable housing entities before considering other options. - Shared the challenges faced in moving the Rowland building outside the immediate vicinity. - Noted the contact with NIR (Nantucket Island Resorts) and the proposal to move the building to the other side of Petrel Landing. - Mentioned the construction year of the Rowland House (2010) and questioned the level of historic significance of a structure from the late 1960s. - Highlighted the proposal to move the building only 20 feet away and urged the commission to consider the broader goals of opening up the harbor to the public. - Expressed the need for the Historic District Commission to understand the full picture and the overarching public purposes involved.
Concerns:	Coombs - Expressed uncertainty about the importance of having every building in a historic area be perfect. - Shared the opinion that buildings with some imperfections and a history of standing are preferable. - Highlighted the building's slight dip in the ridge but emphasized the significance of keeping what has existed. - Stated a preference for holding and fixing the building rather than removing it due to its longevity and exposure to storms. - Emphasized the idea that older buildings need not be perfect but should reflect their history. Oliver - Recalled the initial proposal for the structure and mentioned information on Mr. Beinecke. - Shared information about Beinecke's actions, including taking down buildings from the 1800s to replace them with 1960s buildings. - Expressed a lack of outrage during that time. - Compared the height and context of the current building to the one next to it. - Stated the belief that the building's significance doesn't prevent it from being taken down and replaced with the neighboring structure. - Highlighted that it's not equivalent to demolishing a turn-of-the-century building. Welch - Expressed concern about using age alone as a criterion for determining historic status. - Mentioned personal age relative to the structure's construction and questioned the concept of contributing structures based solely on age. - Voiced disagreement with the idea of structures from the 1960s and 1970s being automatically considered contributing. - Agreed that the structure is not from the turn of the century or mid-century and lacks established historic value. - Pointed out the structure's poor condition as attested by others. - Acknowledged the regrettable nature of the situation but emphasized the need for removal, noting a replacement with a beautiful structure nearby. - Expressed the view that the mentioned accomplishments and legacy of Walter Beinecke are not directly relevant to the discussion about the specific structure in question. - Acknowledged that Walter Beinecke was involved in the construction of the structure. - Emphasized the need to focus on whether the structure itself possesses historic characteristics that justify its retention and its current condition for potential rehabilitation. - Expressed a preference for renovating structures. - Acknowledged the architect's professional opinion that renovation might not be feasible or sensible. - Highlighted the dilemma of trying to preserve a historic structure when significant portions may need replacement, questioning the true preservation of historic elements in such cases. - Shared discomfort with the decision-making process but recognized the need to make a decision based on the presented evidence. Pohl - Acknowledged the charm of sagging roofs and windows with broken panes. - Recognized practical considerations, such as the need for bulkhead repair and lifting the building. - Expressed support for the previous proposal to replace the structure with the Rolland house, considering it head and shoulders above other alternatives. - Emphasized the importance of understanding the sequence of events, specifically the approval for demolition and subsequent replacement with another building.

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25. John Lancaster 11-9501	15 Burnell St	Addition	73.4.2/48	Greg Nichols
Voting:	Pohl, Welch, Coombs, Camp, Oliver			
Alternates:	Patten, Paul, Thornewill			
Recused:	None			
Representative:	Greg Nichols			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Concerns:	-			
Motion:	Motion to approve as submitted. (Welch) (3:59:47)			
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)			Certificate #HDC2023 – 11-9501

26. 146 Surfside Rd LLC 11-9493	146 Surfside Rd	Pool & Hardscape	80/315	Atlantic Landscaping
Voting:	Pohl, Welch, Coombs, Camp, Oliver			
Alternates:	Patten, Paul, Thornewill			
Recused:	None			
Representative:	Lindsay Congelton			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Concerns:	Oliver - Expressed discomfort with the patio and pool encroaching into the setback. - Suggested that it would be better if the patio went closer to the house and did not encroach into the setback. Camp - Concurred with the concern about the pool and its location. - Mentioned the existing vegetation and expressed that, even with the hedge, the proposed pool location is not suitable for Surfside Road. Welch - Highlighted concern about the pool wall being in the setback, stating it is not zoning approvable. - Recommended moving the pool at least two feet closer to the house. - Expressed discomfort with the concept of having structures right against the setback. - Suggested that a vegetative buffer of at least five feet from the property line be implemented. - Mentioned the importance of the buffer running parallel to the length of the pool, especially on the southern border. Coombs - Agreed with the concern that the pool is over the line right to the very end. - Suggested moving the entire structure over towards the other end to address the issue. - Emphasized that the distance from Surfside Road (whether 120 ft or 150 ft) doesn't significantly affect visibility, so the overhang should be addressed by moving it. Pohl - Stated the desire for the coping, which needs to be outside of the setback, to be addressed. - Expressed concern that the current drawing does not comply with the setback requirements. - Proposed moving the entire structure further north, away from the lot line, to address the issue.			
Motion:	Motion to approve with Exhibit A (through staff) with the condition of a vegetative buffer on the south side and parallel to the length of the pool and at least five feet from the property line. (Welch) (4:08:14)			
Roll-Call Vote:	Carried – 4:1 // Pohl, Welch, Coombs, Oliver (Aye) // Camp (Nay)			Certificate # HDC2023 – 11-9493

8. Nantucket Boat Basin 8836	29 Commercial WF	Move on	42.2.4/3	D Patnaude
Voting	Pohl, Coombs, Oliver, Patten, Paul			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Dennis Patnaude			
Public	-			
Concerns	(See above application, both applications were discussed together.)			
Motion	Motion to track - hold for further information and streetscape, updated Elevation Certificate. (Coombs)			
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul-aye	Certificate #	HDC2023-	

9. Tom Kershaw 8873	121 Washington ex	Deck Windows	55.1.4/14	Val Oliver
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
Motion	No action. Held for next week 08/15			
Roll-call Vote		Certificate #	HDC2023-	

10. Keegan Hodges 8865	32 Union St	Fence, Gate, Pergola	42.3.2/85	Thornewill Designs
Voting	Pohl, Coombs, Oliver, Paul, Patten			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Carrie Thornewill			
Public	Mickey Rowland- HSAG			
Concerns	- Concerns about the proposed rounded-top arbor, suggesting that it might not be in line with the historical character of the 1789 house. They recommended considering a simpler square-top arbor or even no arbor at all. - Mentioned that upon reviewing the plan, they didn't initially understand that the four-foot board fence would be placed behind the existing type 2 picket fence. - Placement of the four-foot board fence facing Union Street to be inappropriate.			
	Holly Backus-			
	- The house is a William Coffin, built around 1786, and is individually significant, constructed sometime after the American Revolution. - Expressed that the proposed gates and fences seem appropriate within the Old Historic District (OHD). - Questioned about the existing type 2 picket fence painted white in combination with the four-foot natural weathered board fence behind it, considering it an unusual combination. They are curious if this combination is common in the OHD or if there are any precedents for it. - Mentioned the concern of having multiple types of fences on the property, especially considering the topographical changes. They would like to see a more detailed plan to better understand these changes.			
	Paul-			
	- Suggested the possibility of having a painted fence in the same style as this type 2 fence, particularly at the far end of the bump-out. This fence would be more transparent than a board fence but still painted white. This alternative would avoid terminating the driveway with a fence and instead create a green space before introducing the fence. - Mentioned that the fence could be 48 inches tall and could change in height as it wraps around the property.			
	Coombs-			
	- Suggested the idea of placing the fence behind the existing structure rather than increasing its height to four feet. She questioned the need for a taller fence in this location. - Proposed keeping the existing fence and simply painting it white while adding the little Gambrel detail on this side of the fence. Diane believes this approach would serve the purpose of privacy without making it overly complicated. - Emphasized the simplicity of this approach, maintaining the fence behind the Gambrel and using a natural weathered fence in the back to blend with the house.			
	Patten-			
	- Concerns about the board fence positioned behind the picket fence. While she understands the desire for privacy, she questions the necessity of having such a fence in the side yard, suggesting that there may already be sufficient privacy in the backyard.			
Motion	Motion to hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Paul, Patten-aye	Certificate #	HDC2023-	

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°: 4224 3 PARCEL N°: 3
 Street & Number of Proposed Work: 29 Commercial W.E. BLD 12
 Owner of record: NANTUCKET BEEF BASIN c/o NEW ENGLAND DEVELOPMENT
 Mailing Address: 75 PARK PLAZA #3
BOSTON MA 02116
 Contact Phone #: 508 939-0391 E-mail: dpatnaude@NEDEVELOPMENT.COM

AGENT INFORMATION (if applicable)

Name: DENNIS PATNAUDE
 Mailing Address: 75 PARK PLAZA
BOSTON MA 02116
 Contact Phone #: 508 939-0391 E-mail: dpatnaude@NEDEVELOPMENT.COM

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 _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 708 Decks/Patio: Size: 172 ☒ 1st floor ☐ 2nd floor
 Width: 29' 3" Sq. footage 2nd floor: 708 Size: 159 ☐ 1st floor ☒ 2nd floor
 Sq. footage 3rd floor: 193

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 25' 6" 1st floor South 29' 5" FROM GARAGE East _____ West _____

Additional Remarks

REVISIONS*

Historic Name: _____ (describe)
 Original Date: _____
 Original Builder: _____

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 2' 4" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12/12 Secondary Mass 12/12 Dormer 12/12 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) FRONT STOOD ONLY WOOD w/ COPPER

Leaders (material and size): _____

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 N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A

Window Casing N/A Door Frame N/A Columns/Posts: Round N/A 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 N/A Material _____

Hardscape materials: Driveways _____ Walkways STONE / BLUE STONE Walls

* Note: Complete door and window schedules are required.

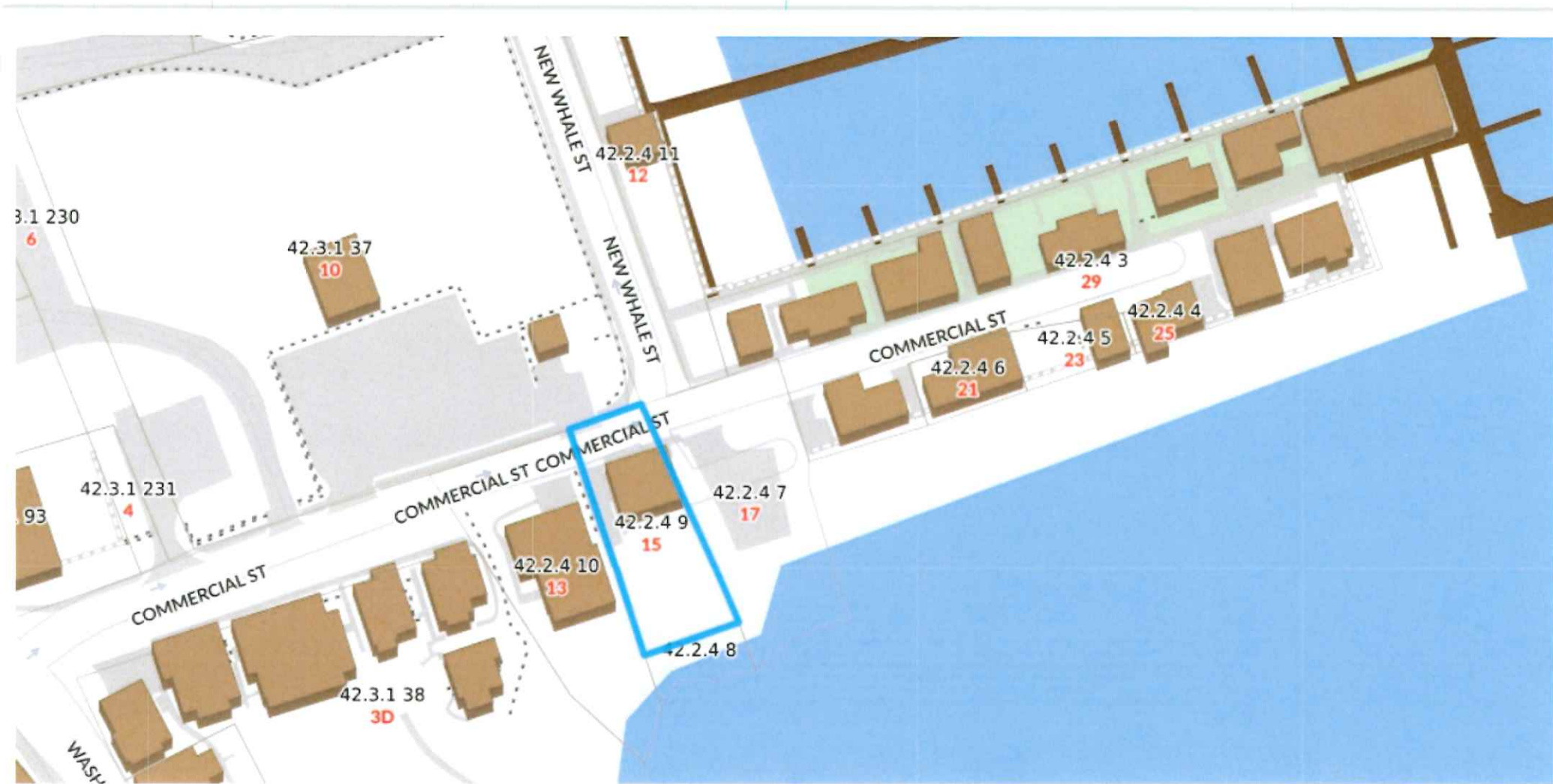
COLORS

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 7/19/23 Signature of owner of record [Signature] AS 237 Signed under penalties of perjury











1 EXISTING FRONT ELEVATION
EX-2 SCALE: 1/4"=1'-0"



3 EXISTING REAR ELEVATION
EX-2 SCALE: 1/4"=1'-0"



2 EXISTING LEFT-SIDE ELEVATION
EX-2 SCALE: 1/4"=1'-0"



4 EXISTING RIGHT-SIDE ELEVATION
EX-2 SCALE: 1/4"=1'-0"

25 Main Street Dr.
Weymouth, MA
01978
TEL: 781-331-4444
FAX: 781-331-4497

Main Street
Architects

NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA

EXISTING ELEVATIONS

REVISIONS

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 07-14-2023
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO: 2022.24

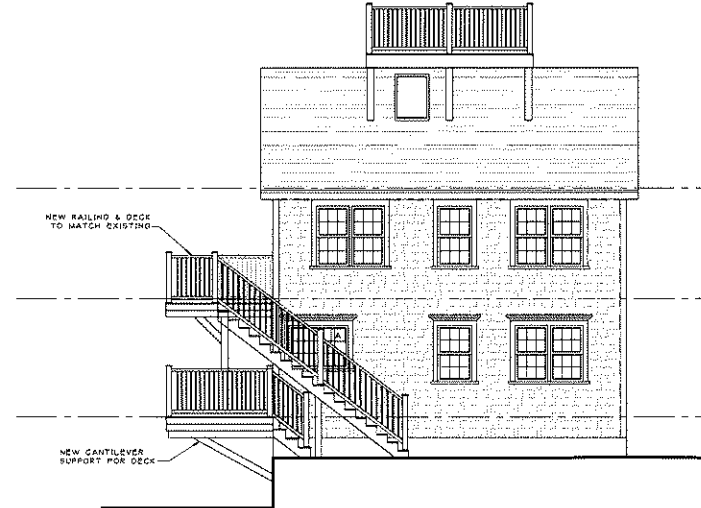
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07-14-2023

DRAWING NO

EX-2

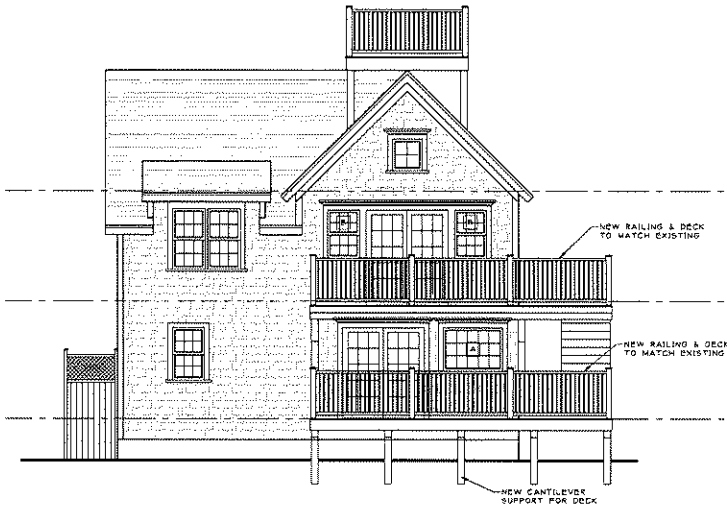


1 PROPOSED FRONT ELEVATION
SCALE 1/4"=1'-0"

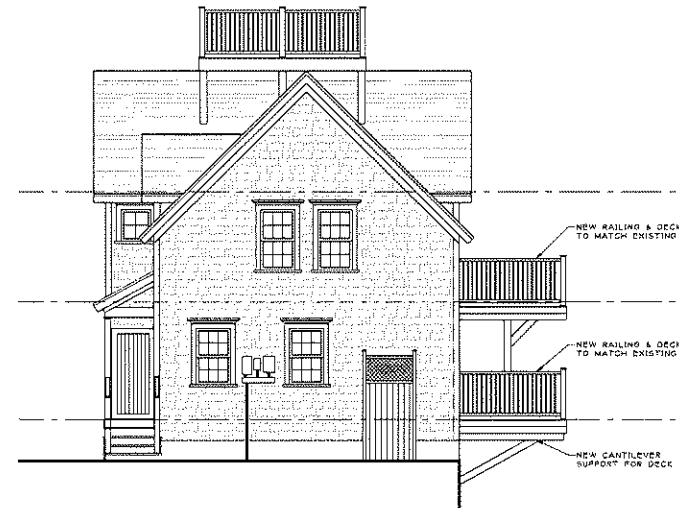


2 PROPOSED LEFT-SIDE ELEVATION
SCALE 1/4"=1'-0"

WINDOW SCHEDULE		
A	4'-4" X 3'-2"	PICTURE
B	2'-4" X 3'-6"	DBL. HUNG
C	2'-6" X 4'-5"	DBL. HUNG
D	3'-4 3/4" X 4'-1"	DBL. HUNG
ALL NEW WINDOWS TO MATCH EXISTING STYLE AND FINISH		



3 PROPOSED REAR ELEVATION
SCALE 1/4"=1'-0"



4 PROPOSED RIGHT-SIDE ELEVATION
SCALE 1/4"=1'-0"

20 Main Street
Nantucket, MA
01906
TEL: 781-331-4455
FAX: 781-331-4467

Architects

Main Street

NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA

PROPOSED ELEVATIONS

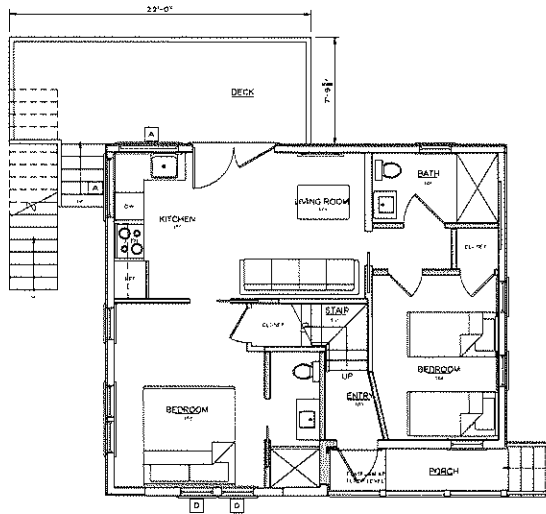
REVISIONS

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE 07-14-22
SCALE AS NOTED
DRAWN BY CAD
JOB NO. 2023.34

HOC FILING
07-14-2023

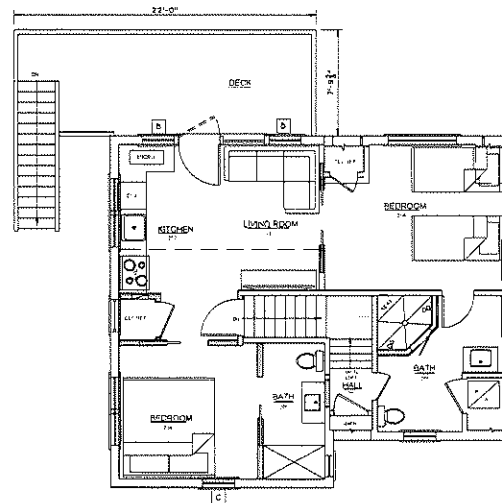
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A-2

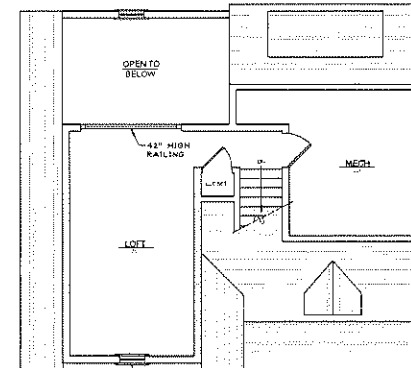


1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

WINDOW SCHEDULE		
A	4'-4" X 3'-3"	PICTURE
B	2'-4" X 3'-6"	OBL. HUNG
C	2'-6" X 4'-5"	OBL. HUNG
D	2'-4" X 4'-4"	OBL. HUNG
ALL NEW WINDOWS TO MATCH EXISTING STYLE AND FINISH		



2 PROPOSED SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



3 PROPOSED LOFT FLOOR PLAN
SCALE 1/4"=1'-0"

FLOOR PLAN LEGEND	
NOTE: ALL STUDS AROUND PERIMETER TO BE 2x6 WOOD STUDS @ 16" OC WITH BATT INSULATION, 5 MIL VAPOR BARRIER, AND 1/2" GYP BOARD INSIDE OF WALL.	
ALL WET WALLS TO BE 2x6 WOOD STUDS @ 16" OC WITH 1/2" MOISTURE RESISTANT GYP BOARD BATHROOM SIDE	
WALL	LOCATION OF DOORS UNLESS OTHERWISE NOTED
6" TYR	
NEW WALL 2x4 STUD WALL @ 16" OC WITH 1/2" GYP EACH SIDE (PERIMETER WALLS SEE NOTE)	
NEW WALL 2x4 STUD WALL @ 16" OC WITH 1/2" GYP INSIDE ONLY & 5 MIL VAPOR BARRIER (BUILT TO COVER FOUND)	
WINDOW TYPE TAG, SEE WINDOW SCHEDULE	

30 Main Street Dr.
Nantucket, MA
02554-2448
TEL: 508-331-4448
FAX: 508-331-4007

Main Street
Architects

NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA

CONCEPTUAL FLOOR PLANS

REVISIONS:

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 07-14-23
SCALE: AS NOTED
DRAWN BY: GAO
JOB NO: 202334

HDC FILING
07-14-2023

DRAWING NO:

A-1

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°: 4224 3 PARCEL N°: 3
 Street & Number of Proposed Work: 29 Commercial W.E. BLD 12
 Owner of record: NANTUCKET BEEF BASIN c/o NEW ENGLAND DEVELOPMENT
 Mailing Address: 75 PARK PLAZA #3
BOSTON MA 02116
 Contact Phone #: 508 939-0391 E-mail: dpatnaude@NEDEVELOPMENT.COM

AGENT INFORMATION (if applicable)

Name: DENNIS PATNAUDE
 Mailing Address: 75 PARK PLAZA
BOSTON MA 02116
 Contact Phone #: 508 939-0391 E-mail: dpatnaude@NEDEVELOPMENT.COM

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 _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 708 Decks/Patio: Size: 172 ☒ 1st floor ☐ 2nd floor
 Width: 29' 3" Sq. footage 2nd floor: 708 Size: 159 ☐ 1st floor ☒ 2nd floor
 Sq. footage 3rd floor: 193

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 25' 6" 1st floor South 29' 5" FROM GARAGE East _____ West _____

Additional Remarks _____ REVISIONS* 1. East Elevation

Historic Name: _____ (describe) 2. South Elevation

Original Date: _____ 3. West Elevation

Original Builder: _____ 4. North Elevation

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 2' 4" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12/12 Secondary Mass 12/12 Dormer 12/12 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) FRONT STOOD ONLY WOOD w/ COPPER

Leaders (material and size): _____

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 N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A

Window Casing N/A Door Frame N/A Columns/Posts: Round N/A 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 N/A Material _____

Hardscape materials: Driveways _____ Walkways STONE / BLUE STONE Walls

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

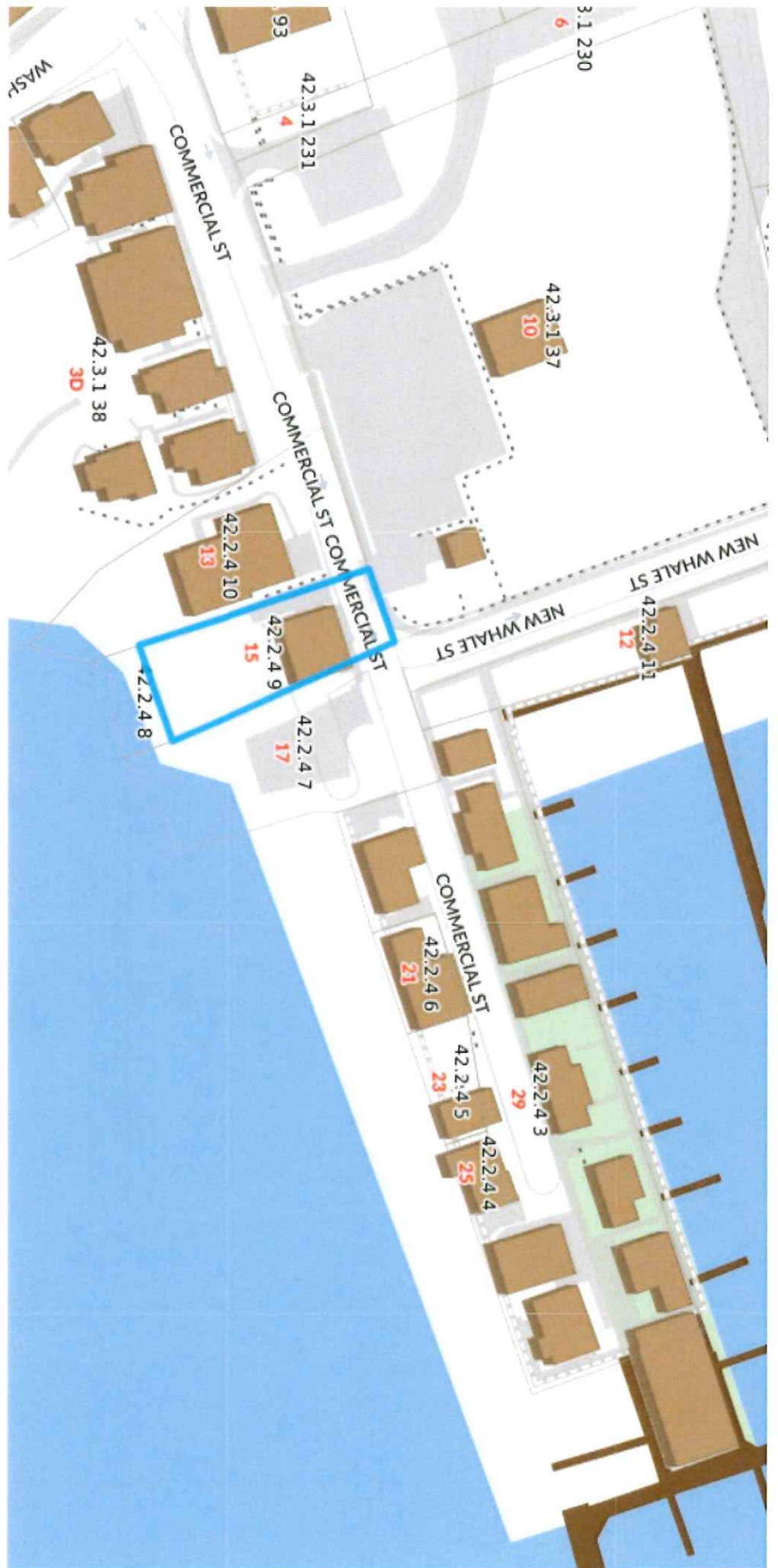
Trim _____ Sash _____ Doors _____

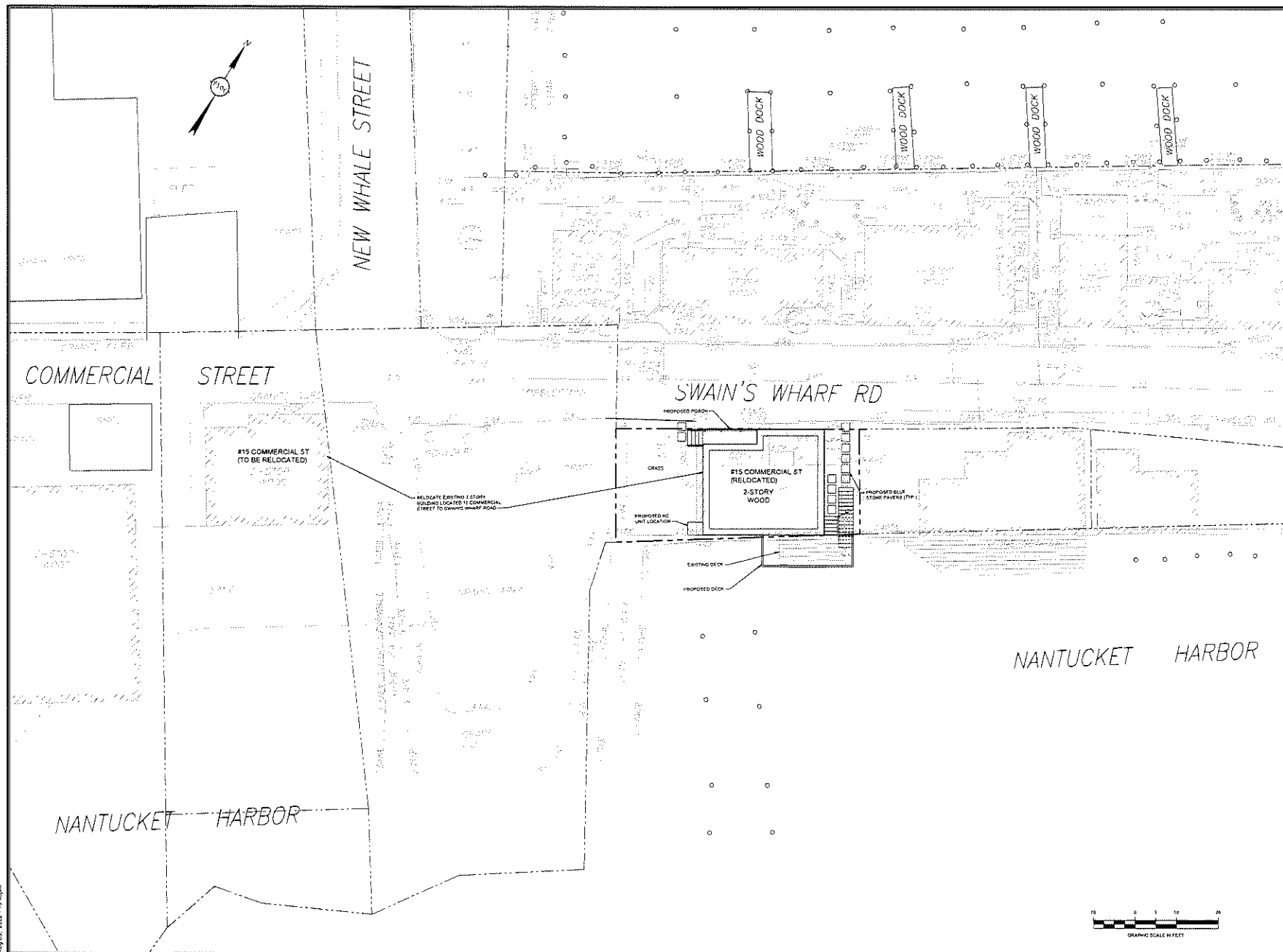
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 7/19/23 Signature of owner of record [Signature] AS 237 Signed under penalties of perjury





PREPARED BY
**RJO'CONNELL
& ASSOCIATES, INC.**
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
85 NORTHVALE AVENUE SUITE 201 STONINGHAM MA 02180
PHONE 781.229.0180 rjoc@rjoc.com









1 EXISTING FRONT ELEVATION
EX-2 SCALE: 1/4"=1'-0"



3 EXISTING REAR ELEVATION
EX-2 SCALE: 1/4"=1'-0"



2 EXISTING LEFT-SIDE ELEVATION
EX-2 SCALE: 1/4"=1'-0"



4 EXISTING RIGHT-SIDE ELEVATION
EX-2 SCALE: 1/4"=1'-0"

25 Main Street Dr.
Weymouth, MA
01978
TEL: 781-331-4444
FAX: 781-331-4497

Main Street
Architects

NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA

EXISTING ELEVATIONS

REVISIONS

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 07-14-2023
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO: 2022.24

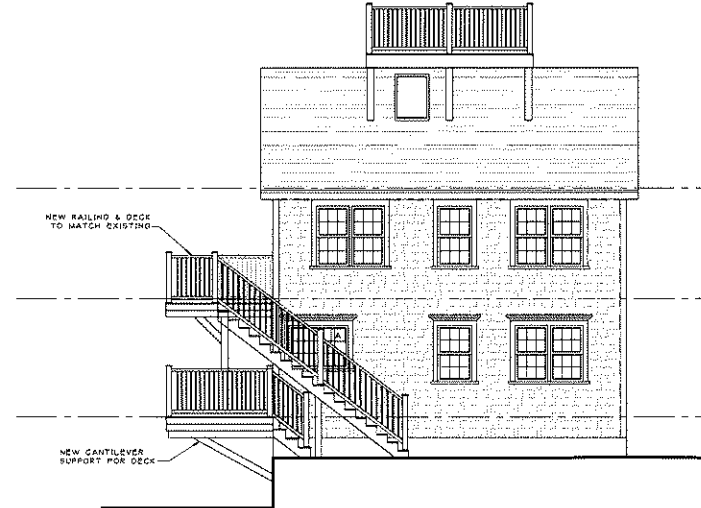
HQS FILING
07-14-2023

DRAWING NO

EX-2

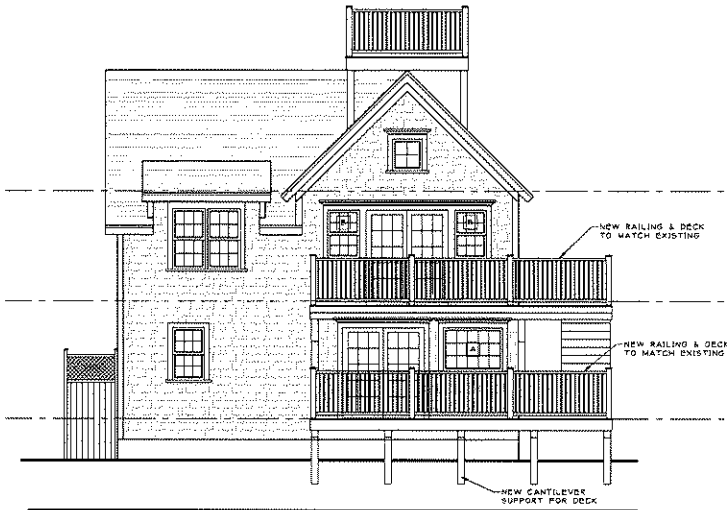


1 PROPOSED FRONT ELEVATION
A-2 SCALE 1/4"=1'-0"

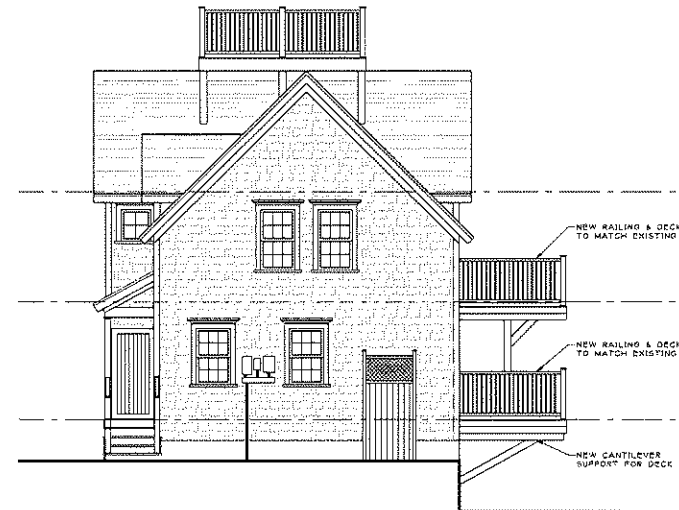


2 PROPOSED LEFT-SIDE ELEVATION
A-2 SCALE 1/4"=1'-0"

WINDOW SCHEDULE		
A	4'-4" X 3'-2"	PICTURE
B	2'-4" X 3'-6"	DBL. HUNG
C	2'-6" X 4'-5"	DBL. HUNG
D	3'-4 3/4" X 4'-1"	DBL. HUNG
ALL NEW WINDOWS TO MATCH EXISTING STYLE AND FINISH		



3 PROPOSED REAR ELEVATION
A-2 SCALE 1/4"=1'-0"



4 PROPOSED RIGHT-SIDE ELEVATION
A-2 SCALE 1/4"=1'-0"

20 Main Street
Nantucket, MA
01903
TEL: 781-331-4455
FAX: 781-331-4467

Architects

Main Street

NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA

PROPOSED ELEVATIONS

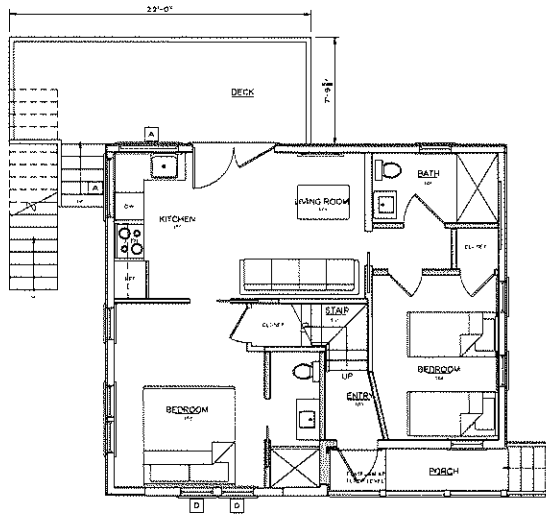
REVISIONS

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE 07-14-22
SCALE 1/4"=1'-0"
DRAWN BY CAD
JOB NO. 2023.34

HOC FILING
07-14-2023

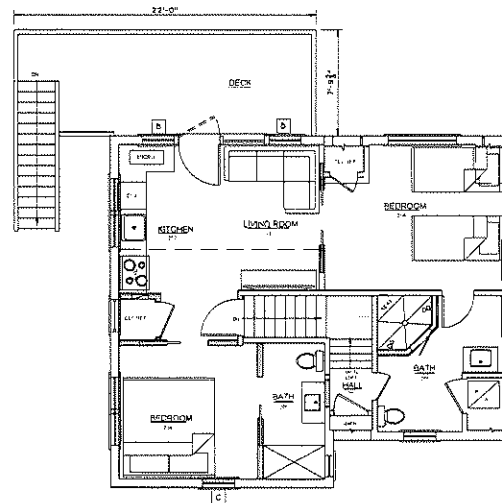
DRAWING NO.

A-2

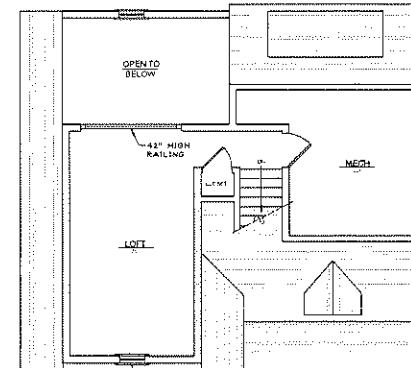


1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

WINDOW SCHEDULE		
A	4'-4" X 3'-3"	PICTURE
B	2'-4" X 3'-6"	OBL. HUNG
C	2'-6" X 4'-5"	OBL. HUNG
D	2'-4" X 4'-4"	OBL. HUNG
ALL NEW WINDOWS TO MATCH EXISTING STYLE AND FINISH		



2 PROPOSED SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



3 PROPOSED LOFT FLOOR PLAN
SCALE 1/4"=1'-0"

FLOOR PLAN LEGEND	
NOTE ALL STUDS AROUND PERIMETER TO BE 2x6 WOOD STUDS @ 16" OC WITH BATT INSULATION, 5 MIL VAPOR BARRIER, AND 1/2" GYP BOARD INSIDE OF WALL. ALL WET WALLS TO BE 2x6 WOOD STUDS @ 16" OC WITH 1/2" MOISTURE RESISTANT GYP BOARD BATHROOM SIDE LOCATION OF DOORS UNLESS OTHERWISE NOTED	
	NEW WALL 2x4 STUD WALL @ 16" OC WITH 1/2" GYP EACH SIDE (PERIMETER WALLS SEE NOTE)
	NEW WALL 2x4 STUD WALL @ 16" OC WITH 1/2" GYP INSIDE ONLY & 5 MIL VAPOR BARRIER (BUILT TO COVER FOUND)
	WINDOW TYPE TAG, SEE WINDOW SCHEDULE

30 Main Street Dr.
Nantucket, MA
01906-2400
TEL: 508-331-4448
FAX: 508-331-4007

Main Street Architects

**NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA**

CONCEPTUAL FLOOR PLANS

REVISIONS:

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 07-14-23
SCALE: AS NOTED
DRAWN BY: GAO
JOB NO: 202334

HDC FILING
07-14-2023

DRAWING NO:
A-1

CERTIFICATE NO: _____

DATE ISSUED: 12/5/23

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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 Street & Number of Proposed Work: 29 Commercial St BLD 12
 Owner of record: NANTUCKET BOAT BASIN LLC c/o NEW ENGLAND DEV
 Mailing Address: 75 PARK PLAZA #3
BOSTON MA 02116
 Contact Phone #: 508-939-0391 E-mail: dpatnaude@nedevelopment.com

AGENT INFORMATION (if applicable)

Name: DENNIS PATNAUDE, DENNIS
 Mailing Address: 75 PARK PLAZA #3
BOSTON MA 02116
 Contact Phone #: 508-939-0391 E-mail: dpatnaude@nedevelopment.com

FOR OFFICE USE ONLY	
Date application received: <u>11/24/23</u>	Fee Paid: \$ <u>100</u>
Must be acted on by: <u>11/27/24</u>	
Extended to: _____	
Approved: <u>[Signature]</u>	Disapproved: _____
Chairman: _____	Member: _____
Member: <u>[Signature]</u>	Member: _____
Member: _____	Member: _____
Notes - Comments - Restrictions - Conditions: <u>CONTRIBUTING</u>	
<u>APPROVAL IS 1</u>	
<u>BASED ON AN EFFORTS WILL BE MADE TO SALVAGE</u>	
<u>EXISTING MATERIALS FOR REPAIR AND THAT THE</u>	
<u>APPROVED "ROMANO" HOUSE WILL REPLACE IT (AS</u>	
<u>PREVIOUSLY APPROVED)</u>	

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: 24 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: 26 Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: CONTRIBUTING REVISIONS: 1. East Elevation

Historic Name: THE MERIDIAN COTTAGE (describe) 2. South Elevation

Original Date: C. 1960s 3. West Elevation

Original Builder: PART OF SHERBURNE WHARF COTTAGES 4. North Elevation

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 _____ ☐ 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): _____

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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ 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 _____ Walkways _____ 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 11/14/2023 Signature of owner of record [Signature] As Agent For _____ Signed under penalties of perjury

2024 MAR 15 PM 12:00

6.	Matthew & Marta Judson 8877	143 Orange St	Addition	55/154	Permit +
Voting	-				
Alternates	-				
Recused	-				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	-				
Public	-				
Concerns	Application not opened.				
Motion	No action. Held for next week 08/15				
Roll-call Vote				Certificate #	HDC2023-

7.	Nantucket Boat Basin 8835	29 Commercial WF	Move off/ demo	42.2.4/3	D Patnaude
Voting	Pohl, Coombs, Oliver, Patten, Paul				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Dennis Patnaude				
Public	Mickey Rowland- HSAG				
	- Ok for the building being moved as long as it's not demolished.				

Concerns

Holly Backus-

- The Meridian Cottage was built during the late 1960s by Sherman Associates, owned by Walter Beinecke Jr.
- Walter Beinecke Jr. initiated the redevelopment of the Wharf in 1963, aiming to preserve Nantucket's unique characteristics.
- A plan was developed to extend Straight Wharf, build a boat basin, and create new streets while removing structures built after 1890.
- The goal was to provide modern community needs while reflecting the island's characteristics in architecture.
- Walter Beinecke Jr. received several historic preservation awards for his contributions to Nantucket.
- The existing Meridian Cottage is an original part of the waterfront revitalization movement, restored by Sherman Associates.
- It's recommended not to demolish or move the structure but instead raise it in compliance with resilient Nantucket guidelines.
- Moving the proposed new structure down the wharf would disrupt the historical vernacular from the 1960s.
- The structure built in 2009 must conform to FEMA standards if it's moved, as it is non-contributing in the historic district.
- The existing Meridian Cottage is a contributing structure and does not have to meet the full FEMA standards.
- Adding a non-contributing structure that needs to comply with FEMA standards would create visual inconsistency.
- Recommends focusing on updating the Meridian Cottage without the need for excessive elevation, given its contributing structure status.
- The goal is to maintain a cohesive look in flood adaptation and elevation efforts.

Oliver-

- appreciates Holly's historical perspective on the matter.
- supports the idea of moving the building rather than demolishing it.
- The building is in need of significant repairs and has experienced substantial flooding.
- asks whether the existing building is exempt from certain regulations and suggests a historic determination might be needed.
- Suggests creating a streetscape drawing to visualize how the proposed structure will fit in with existing buildings. This drawing would help everyone understand the impact of the new structure in the context of the surrounding area.
- The goal is to assess how the new addition aligns with the existing streetscape for better planning and aesthetics.

Paul-

- Requests more visual documentation of the waterfront, particularly photographs.
- Notes that the adjacent building appears tall, which could affect the overall scale of the area.
- Highlights the potential visual impact of relocating the Roland building to this location, especially at a visible corner.

Coombs-

- Expresses sadness at the potential removal or relocation of the existing buildings on the dock.
- Believes the current buildings were carefully designed to fit in with the dock's aesthetics and functionality.
- Questions about the need to replace them with open space.
- Not enthusiastic about demolishing or moving the building.

Pohl-

- Recommends gathering more information to thoroughly evaluate the proposal.
- Emphasizes the importance of a "waterscape" visual representation to understand how the new structure will integrate into the context.

Motion **Motion to hold for further information and streetscape, updated Elevation Certificate. (Coombs)**
Roll-call Vote Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul-aye Certificate # **HDC2023-**

8.	Nantucket Boat Basin 8836	29 Commercial WF	Move on	42.2.4/3	D Patnaude
Voting	Pohl, Coombs, Oliver, Patten, Paul				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Dennis Patnaude				
Public	-				
Concerns	(See above application, both applications were discussed together.)				
Motion	Motion to track - hold for further information and streetscape, updated Elevation Certificate. (Coombs)				
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul-aye			Certificate #	HDC2023-
9.	Tom Kershaw 8873	121 Washington ex	Deck Windows	55.1.4/14	Val Oliver
Voting	-				
Alternates	-				
Recused	-				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	-				
Public	-				
Concerns	Application not opened.				
Motion	No action. Held for next week 08/15				
Roll-call Vote				Certificate #	HDC2023-
10.	Keegan Hodges 8865	32 Union St	Fence, Gate, Pergola	42.3.2/85	Thornewill Designs
Voting	Pohl, Coombs, Oliver, Paul, Patten				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Carrie Thornewill				
Public	Mickey Rowland- HSAG				
Concerns	- Concerns about the proposed rounded-top arbor, suggesting that it might not be in line with the historical character of the 1789 house. They recommended considering a simpler square-top arbor or even no arbor at all. - Mentioned that upon reviewing the plan, they didn't initially understand that the four-foot board fence would be placed behind the existing type 2 picket fence. - Placement of the four-foot board fence facing Union Street to be inappropriate.				
	Holly Backus-				
	- The house is a William Coffin, built around 1786, and is individually significant, constructed sometime after the American Revolution. - Expressed that the proposed gates and fences seem appropriate within the Old Historic District (OHD). - Questioned about the existing type 2 picket fence painted white in combination with the four-foot natural weathered board fence behind it, considering it an unusual combination. They are curious if this combination is common in the OHD or if there are any precedents for it. - Mentioned the concern of having multiple types of fences on the property, especially considering the topographical changes. They would like to see a more detailed plan to better understand these changes.				
	Paul-				
	- Suggested the possibility of having a painted fence in the same style as this type 2 fence, particularly at the far end of the bump-out. This fence would be more transparent than a board fence but still painted white. This alternative would avoid terminating the driveway with a fence and instead create a green space before introducing the fence. - Mentioned that the fence could be 48 inches tall and could change in height as it wraps around the property.				
	Coombs-				
	- Suggested the idea of placing the fence behind the existing structure rather than increasing its height to four feet. She questioned the need for a taller fence in this location. - Proposed keeping the existing fence and simply painting it white while adding the little Gambrel detail on this side of the fence. Diane believes this approach would serve the purpose of privacy without making it overly complicated. - Emphasized the simplicity of this approach, maintaining the fence behind the Gambrel and using a natural weathered fence in the back to blend with the house.				
	Patten-				
	- Concerns about the board fence positioned behind the picket fence. While she understands the desire for privacy, she questions the necessity of having such a fence in the side yard, suggesting that there may already be sufficient privacy in the backyard.				
Motion	Motion to hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Paul, Patten-aye			Certificate #	HDC2023-

CERTIFICATE OF APPROPRIATENESS

for structural work.

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 Member: _____
 Member: _____
 Member: _____
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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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 Width: 26 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS*

Historic Name: _____ (describe) 1. East Elevation
 Original Date: _____ 2. South Elevation
 Original Builder: _____ 3. West Elevation
 4. North Elevation

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 _____ ☐ 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): _____

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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ 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 _____ Walkways _____ 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 of 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 11/19/2023

Signature of owner of record _____

Signed under penalties of perjury



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez

HDC Compliance

Coordinator/Land Use

Specialist

emartinez@nantucket-ma.gov

Billy Saad

LandUse Specialist

wsaad@nantucket-ma.gov

HDC Liaison

Holly Backus

Preservation Planner

hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I JENNIS PATNAUDE

AS AGENT FOR NANTUCKET BOAT BASIN / CB NE DEVELOPMENT

STREET ADDRESS 79 COMMERCIAL WF

MAP/PARCEL 4224 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/15/2023

**WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE
INCREASE DEMAND, 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.

[Signature]
Signature

11/14/2023
Date

29 Commercial Wharf



Locus Map

Main Street Architects

25 Mathewson Drive
Weymouth, Ma.
02189-2345
TELE: 781-331-4458
FAX: 781-331-4997

29 Commercial Wharf

Move off Evaluation



Arial view of cottage

Summary of Conditions

Main Street Architects (MSA) was retained by New England Development (NED) to investigate the viability of moving the existing Meridian Cottage at 29 Commercial Wharf off site to a yet to be determined location. This investigation revealed multiple structural deficiencies that would prevent the jacking, shoring, and ultimately relocation and setting of this structure to a new location.

Throughout the lifespan of this dwelling, it has weathered numerous hurricanes, severe storms, and flooding, which has caused significant deterioration to the structural framework. The main structural supports have slipped from their connection points and have decayed beyond repair (refer to photos 27-32). The floor joists, which are undersized for current Building Codes, are slipping from connections and as a result the floors are out of level by 8" in some areas (refer to photos 13-22).

The exterior walls and main structural frame of the dwelling have bowed and cannot be repaired without causing a full structural collapse (refer to photos 7-12). To prepare this dwelling for relocation, it would need to be significantly demolished and reframed, including the main structure below grade which has little to no access for replacement. The kitchen is not connected structurally to the main dwelling and would need to be demolished completely to shore or make repairs.

In conclusion, it is the professional opinion of Main Street Architects that this building cannot be relocated without significant structural repair. Such repair will necessitate demolishing the dwelling to access the critical structural members and to install proper foundation supports. The lack of structural integrity prohibits this building from being moved at this time. Photos of the interior and exterior condition of this dwelling are included for reference.

Paul Beaulieu, RA

Vice President

Paul Beaulieu



Photo 1 -Exterior view from Petral Landing



Photo 2-Exterior view from Petral Landing



Photo 3- Exterior view from water



Photo 4- Exterior view from Commercial Wharf (bowed ridge)



Photo 5- Waterside exterior corner

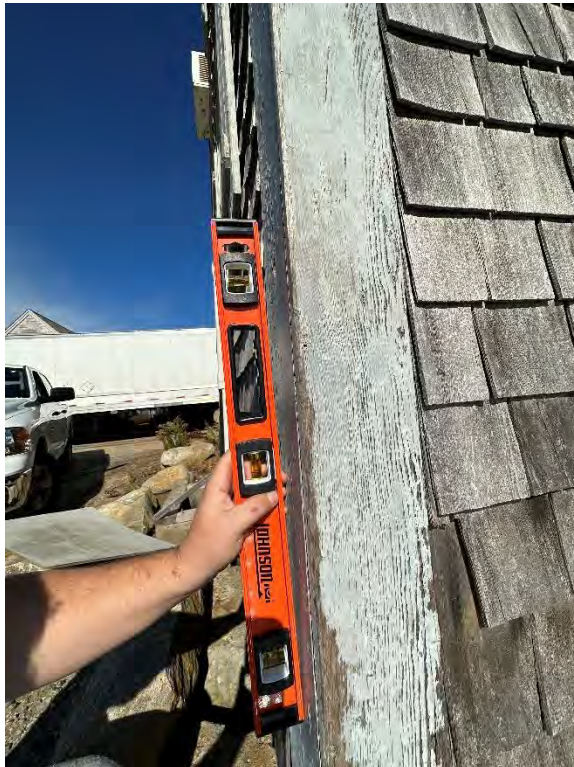


Photo 6- Waterside exterior corner



Photo 7 - Waterside exterior corner



Photo 8 - Waterside bearing wall bow



Photo 9 - Waterside bearing wall bow



Photo 10 - Petral landing gable end wall bow



Photo 11 - Petral landing gable end wall bow



Photo 12 - Bearing wall waterside bow



Photo 13 - Ceiling/Second floor slope (Interior)



Photo 14 - First floor waterside slope (Interior)



Photo 15 - Waterside bedroom floor slope (Interior)



Photo 16 - Kitchen wall/bearing wall (Interior)

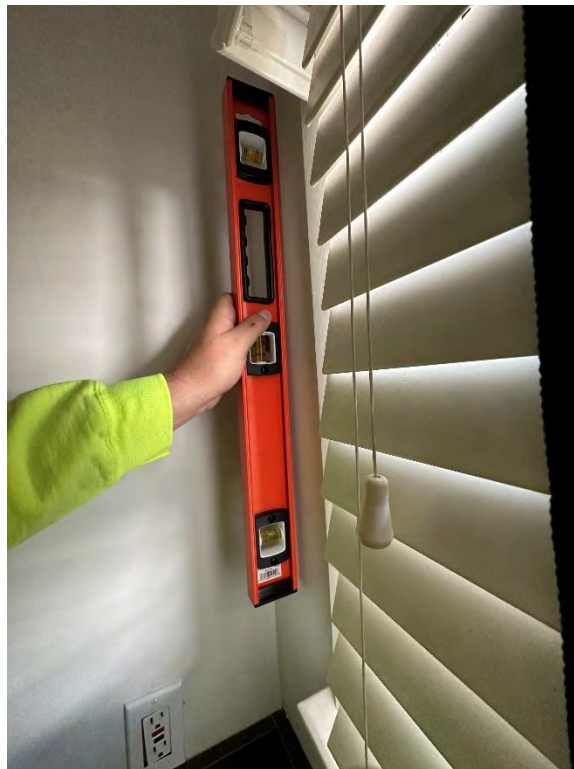


Photo 17 - Gable wall bow Kitchen (Interior)



Photo 18 - Main floor level (Interior)



Photo 19 - Main floor level (Interior)



Photo 20 - Main floor level (Interior)



Photo 21 - Second level gable end wall (Interior)



Photo 22 - Second floor level (Interior)



Photo 23 - Evidence of constant water intrusion (Crawl Space)



Photo 24 - Floor joist failure and fixes (Crawl Space)



Photo 25 - Exterior support beam buried under sand/dirt (Crawl Space)



Photo 26 - Floor joists/support beam buried under sand/dirt (Crawl Space)

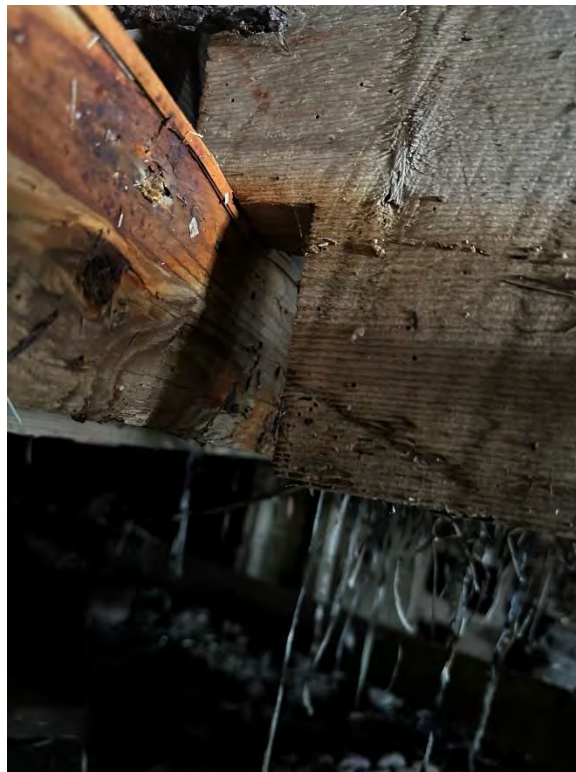


Photo 27 - Notched joists falling off support end sill beam (Crawl Space)



Photo 28 - Notched joists falling off support end sill beam (Crawl Space)

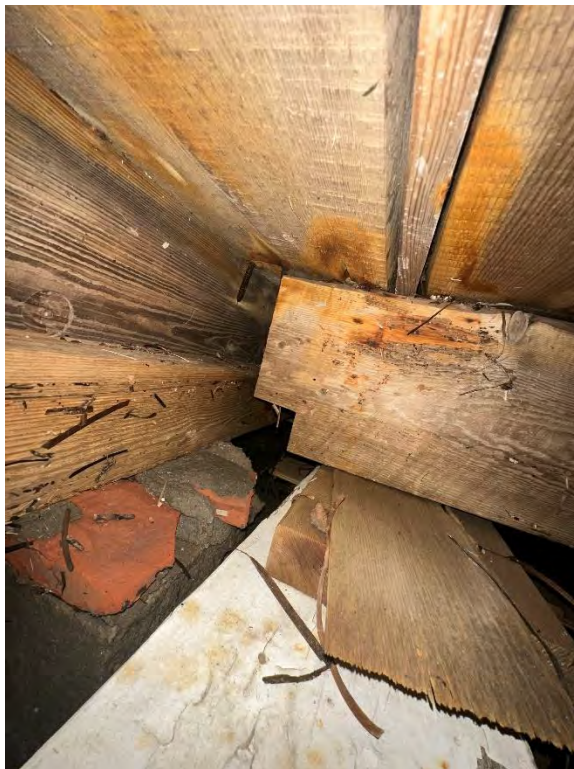


Photo 29 - Notched joists off support end sill beam (Crawl Space)



Photo 30 - Notched joists off support end sill beam (Crawl Space)



Photo 31 - Framing built on chimney (Crawl Space)



Photo 32 - Support end sill beam rot (Crawl Space)



Photo 33 - 2x8 floor joists @ 16" o.c. undersized (Crawl Space)

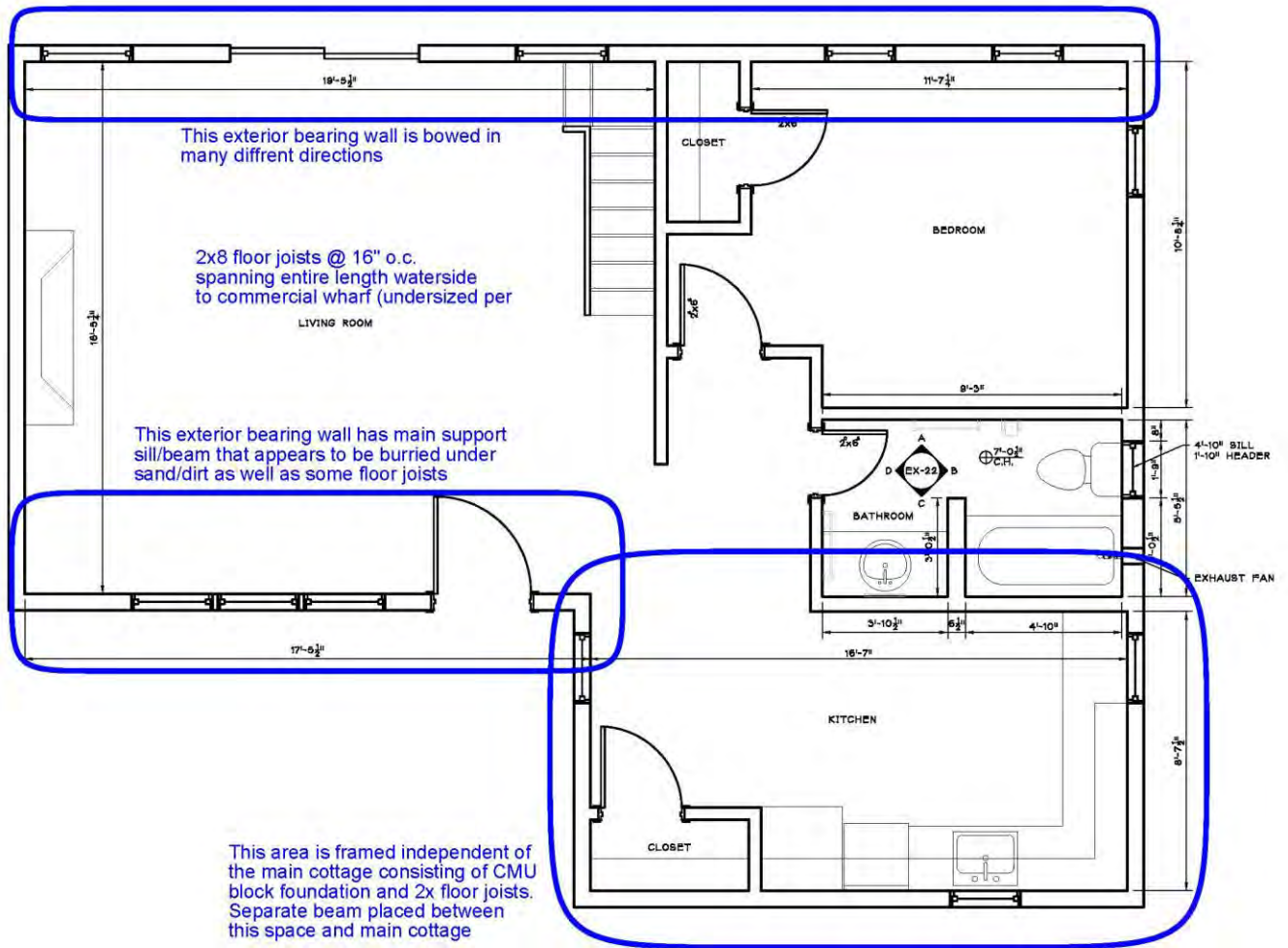
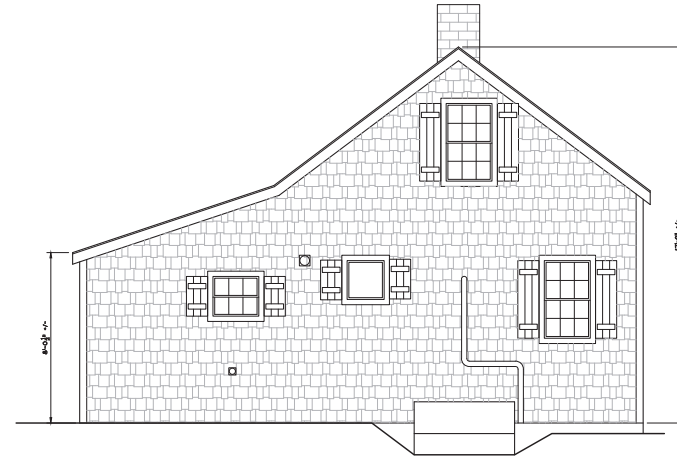


Figure 1



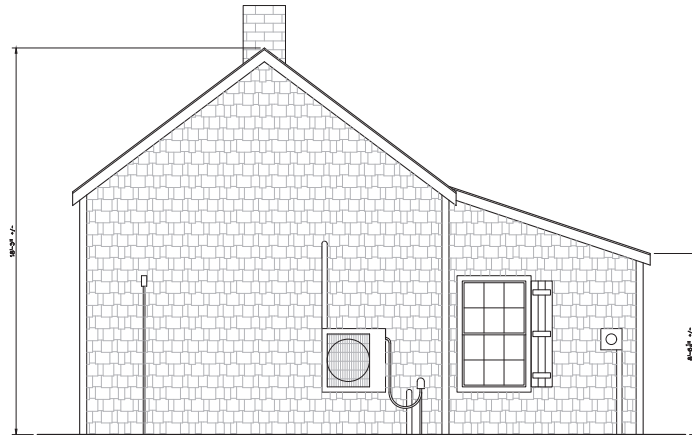
1 MERIDIAN - FRONT EXTERIOR ELEVATION
EX-1 SCALE 3/8"=1'-0"



2 MERIDIAN - RIGHT EXTERIOR ELEVATION
EX-1 SCALE 3/8"=1'-0"



3 MERIDIAN - REAR EXTERIOR ELEVATION
EX-1 SCALE 3/8"=1'-0"



2 MERIDIAN - LEFT EXTERIOR ELEVATION
EX-1 SCALE 3/8"=1'-0"

20 Main Street
Nantucket, MA 02554
TEL: 508-556-0000
FAX: 508-556-0001

Main Street Architects

BOAT BASIN COTTAGES + LOFTS
NEW ENGLAND DEVELOPMENT
24 OLD SOUTH WHARF
NANTUCKET, MA 02554

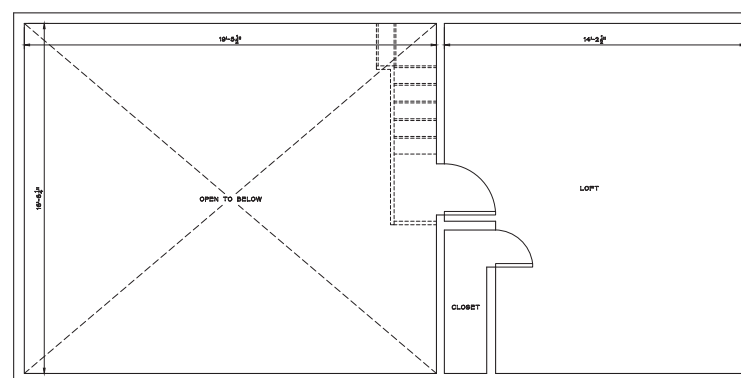
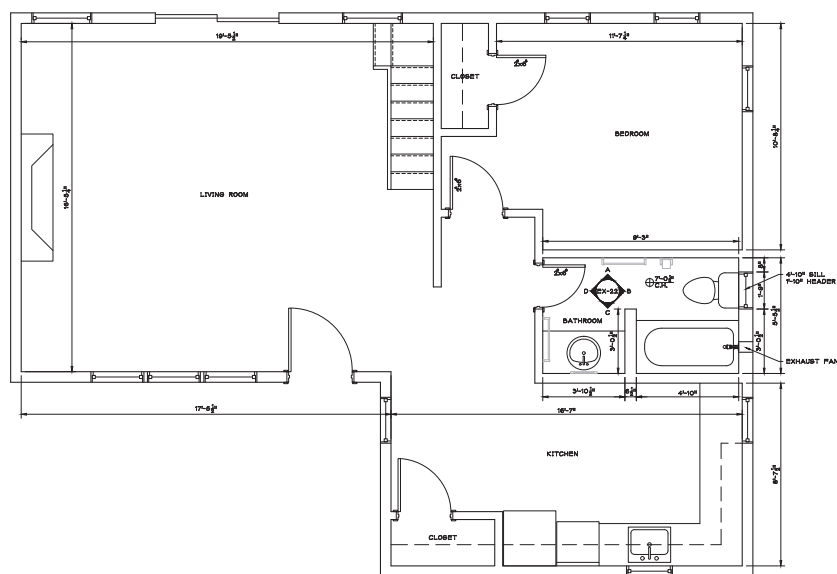
MERIDIAN - EXIST. EXTERIOR ELEVATIONS

REVISIONS:

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 07/14/2023
SCALE: AS NOTED
DRAWN BY:
JOB NO:

HCC FILING
07-14-2023

DRAWING NO:
EX-1



Main Street
Architects

251 Mathews Dr.
Box 100
Waycross, Ga.
02189-2245
TEL: 770-321-4433
FAX: 770-321-4527

**BOAT BASIN COTTAGES + LOFTS
NEW ENGLAND DEVELOPMENT
24 OLD SOUTH WHARF
NANTUCKET, MA 02554**

REVISIONS:

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 07/14/2023
SCALE: AS NOTED
DRAWN BY:
JOB NO.:

HDC FILING
07-14-2023

DRAWING NO:

EX-2

Paul Beaulieu

From: Patnaude, Dennis <dpatnaude@nedevdevelopment.com>
Sent: Tuesday, November 14, 2023 3:13 PM
To: Paul Beaulieu
Subject: FW: Ad proof

From: Bryan Swain <bryan@nantucketlawfirm.com>
Sent: Thursday, July 27, 2023 2:45 PM
To: Patnaude, Dennis <dpatnaude@nedevdevelopment.com>
Cc: Rick Beaudette <rick@nantucketlawfirm.com>
Subject: RE: Ad proof

Hi Dennis,

The legal advertisement for Meridian's demolition ran in today's I&M.

Best,

Bryan

From: Bryan Swain
Sent: Monday, July 24, 2023 1:17 PM
To: Patnaude, Dennis <dpatnaude@nedevdevelopment.com>
Cc: Rick Beaudette <rick@nantucketlawfirm.com>
Subject: FW: Ad proof

Hi Dennis,

Here is the proof of the legal ad for the Meridian demo.

Best,

Bryan

From: Leighton Gray <lgray@inkym.com>
Sent: Monday, July 24, 2023 11:44 AM
To: Bryan Swain <bryan@nantucketlawfirm.com>
Subject: Ad proof

Hi Bryan,

Here is a copy of the ad that is set to run on 07/27. The cost is \$295.53. Please let me know if you have any edits.

Thank you,

Leighton Gray

--

The Inquirer and Mirror
1 Old South Rd.
Nantucket, MA, 02554
ACK.net

Paul Beaulieu

From: Patnaude, Dennis <dpatnaude@nedevdevelopment.com>
Sent: Tuesday, November 14, 2023 3:13 PM
To: Paul Beaulieu
Subject: FW: Inquirer and Mirror Legal ad proof attached
Attachments: H54.pdf

From: Bryan Swain <bryan@nantucketlawfirm.com>
Sent: Tuesday, October 10, 2023 1:06 PM
To: Patnaude, Dennis <dpatnaude@nedevdevelopment.com>
Cc: Rick Beaudette <rick@nantucketlawfirm.com>
Subject: FW: Inquirer and Mirror Legal ad proof attached

Hi Dennis,

Attached is the legal ad for Meridian, which will run in this week's paper. I'll be on the lookout for it and confirm it was printed on Thursday.

Best

Bryan

From: Karen Orlando <korlando@inkym.com>
Sent: Tuesday, October 10, 2023 10:51 AM
To: Bryan Swain <bryan@nantucketlawfirm.com>
Subject: Inquirer and Mirror Legal ad proof attached

Hi Bryan,

Please see the attached proof H54 - Meriden Cottage 2 for your approval or any edits you may have. The cost for the ad will be \$295.53 and will run in the 10/12 paper.

Thank you,
Karen Orlando
CSR- Classifieds/Circulation
Inquirer & Mirror
508-228-0001 ext 10
Korlando@inkym.com

Paul Beaulieu

From: William O'Brien <wobrien@neddevelopment.com>
Sent: Friday, November 10, 2023 8:44 AM
To: Paul Beaulieu
Cc: Sjostedt, Kurt
Subject: FW: 29 Commercial Wharf

FYI

William O'Brien CDP

Senior Vice President Construction
T 617.243.7852 | **F** 617.243.7385
wobrien@NEDevelopment.com

New England Development

Preferred locations. Compelling opportunities.

75 Park Plaza
Boston, Massachusetts 02116
NEDevelopment.com

From: Kim Glowacki <kinglowacki@comcast.net>
Date: Thursday, November 9, 2023 at 9:38 PM
To: William O'Brien <wobrien@neddevelopment.com>
Subject: 29 Commercial Wharf

Dear William,

Thank you for your time meeting with me to discuss moving the cottage on the wharf. After further examination, and given its questionable structural integrity, I wish to pass on my request to move it. I wish you all the best.

Sincerely

Kim Glowacki
508-325-3119

CERTIFICATE NO: _____

Per Exhibit A

DATE ISSUED: 9/26/23

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

CERTIFICATE OF APPROPRIATENESS
for structural work.

HDC2023-07-8834

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°: 4224 1 PARCEL N°: 3
Street & Number of Proposed Work: 29 Commercial Wf Bld 12
Owner of record: NANTUCKET BAY FARMER c/o NEW ENGLAND DEVELOPMENT
Mailing Address: 75 PARK PLAZA #3
BOSTON MA 02116
Contact Phone #: 939-0391 E-mail: dpatnaude@NEDEVELOPMENT.COM

AGENT INFORMATION (if applicable)

Name: DENNIS PATNAUDE
Mailing Address: 75 PARK PLAZA
BOSTON MA 02116
Contact Phone #: 939-0391 E-mail: dpatnaude@NEDEVELOPMENT.COM

FOR OFFICE USE ONLY

Date application received: 9/26/23 Fee Paid: \$ 321.80
Must be acted on by: 9/15/23
Extended to: _____
Approved: [Signature] Disapproved: _____
Chairman: [Signature]
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions
See Exhibit "A1 + A2" (Sketch, Data + Elevation) - Elevation Annotations - Changes

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 Move on from 15 Commercial Wf
Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 708 Decks/Patio: Size: 172 ☒ 1st floor ☐ 2nd floor
Width: 29' 3" Sq. Footage 2nd floor: 708 Size: 159 ☐ 1st floor ☒ 2nd floor
Sq. Footage 3rd floor: 193
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 25' 6" 1st floor South 29' 5" 2nd floor East _____ West _____

Additional Remarks: REVISIONS: 1. East Elevation
Historic Name: _____ (describe) 2. South Elevation
Original Date: _____ 3. West Elevation
Original Builder: _____ 4. North Elevation
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 2' 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
Roof Pitch: Main Mass 12/12 Secondary Mass 12/12 Dormer 12/12 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 _____
Gutters: ☒ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) FRONT STOOD ONLY WOOD w/ COPPER
Leaders (material and size): _____
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 N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A
Window Casing N/A Door Frame N/A Columns/Posts: Round N/A 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 _____ Walkways STONE / BLUE STONE 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.

2. Nantucket Boat Basin	29 Commercial Wharf	Move off/demo	42.2.4/3	Dennis Patnaude
Voting	Pohl, Coombs, Oliver, Patten, Paul			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Dennis Patnaude / Paul Buer			
Public	Mickey Rowland			
	- Regarding the old building, the commission was previously okay with the move, but not demolition. - For the new designs, facing Commercial Street, the two ganged windows should be separated and made larger, matching the size of the window above. - The exterior stairs should be placed adjacent to the building rather than suspended outside. - The outdoor shower (possibly concealing HVAC equipment) facing Pearl Street should be located on the other side of the building to make it less visible.			
Concerns	Holly Backus - Suggests combining the two applications. - Notes that the Meridian Cottage is a contributing structure to the local National Historic District and should be exempt from substantial compliance with building codes. - Highlights the need to follow FEMA regulations, which could result in the proposed structure being taller than the existing one. - Mentions the removal of the roof walk but expresses concerns about the view perspectives provided. - Requests an elevation certificate, which was not included in the application. - Specifies that the old building at Commercial Wharf already has approval to be moved off the site, so it does not preclude the Land Bank from proceeding with its plans. Oliver - Would like to see the old structure reused if possible. - After considering the history, she has fewer concerns about the old structure. - Appreciates removing the roof walk, which simplifies the new structure. - Agrees with the comments about tucking the stairs next to the building. Coombs - Agrees with Holly and Val regarding the old building, suggesting it may not be considered historic. - Supports the idea of moving the old building instead of demolishing it. - Also agrees with the suggestion to move the stairs in closer to the building. Patten - Hopes the old Meridian building can be saved and reused rather than demolished. - Appreciates the removal of the roof walk on the new building. - Agrees with the suggestion to relocate or tighten up the exterior stairs on the new building. Paul - Agrees with the points made by other members, including the window changes and the need to revise the deck and stairs. - Concerned that the deck extends too far into the water. - Notes that the second-floor windows have shrunk in scale due to the railings, which affects the building's aesthetic. - Is reluctantly in support of moving the Meridian Cottage and relocating the Roland building to the end.			
Motion	Motion to approve as a move off. (Coombs)			
Roll-call Vote	Carried 4-1// Pohl, Coombs, Patten, Paul-aye // Oliver-nay		Certificate #	HDC2023-
3. Nantucket Boat Basin	29 Commercial Wh	Move on	42.2.4/3	Dennis Patnaude
Voting	Pohl, Coombs, Oliver, Patten, Paul			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Dennis Patnaude			
Public	-			
Concerns	-			
Motion	Motion to approve through staff with the appropriate flood certification and making sure the elevations appropriately reflect that, moving the stair in towards the building and separating the first-floor double windows slightly and making those windows match the size of the rest, changes to be bubbled on the plans to accurately reflect what is changing and what already exists, per exhibit A. (Oliver)			
Roll-call Vote	Carried 5-0// Pohl, Coombs, Oliver, Patten, Paul		Certificate #	HDC2023- ✓



1 PROPOSED FRONT ELEVATION
A-2 SCALE 1/4"=1'-0"



2 PROPOSED LEFT-SIDE ELEVATION
A-2 SCALE 1/4"=1'-0"



3 PROPOSED REAR ELEVATION
A-2 SCALE 1/4"=1'-0"

WINDOW SCHEDULE		
A	4'-4" X 5'-5"	PICTURE
B	2'-4" X 2'-4"	DBL HUNG
C	2'-4" X 4'-5"	DBL HUNG
D	2'-4 3/4" X 4'-1"	DBL HUNG
*ALL NEW WINDOWS TO MATCH EXISTING STYLE AND FINISH		



4 PROPOSED RIGHT-SIDE ELEVATION
A-2 SCALE 1/4"=1'-0"

APPROVED
HDC 2023.07.8831
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

25 Main Street Dr.
Nantucket, MA 02554-3243
PHONE: 508-225-4400
FAX: 508-225-4407

Main Street Architects

**NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA**

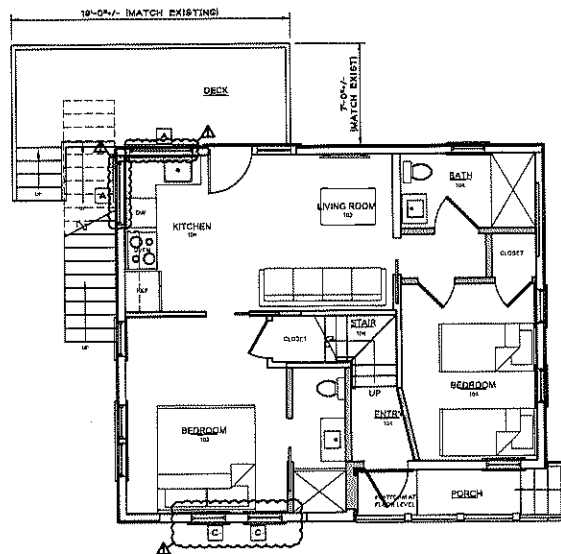
PROPOSED ELEVATIONS

REVISIONS

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 08-08-23
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO: 2023-24

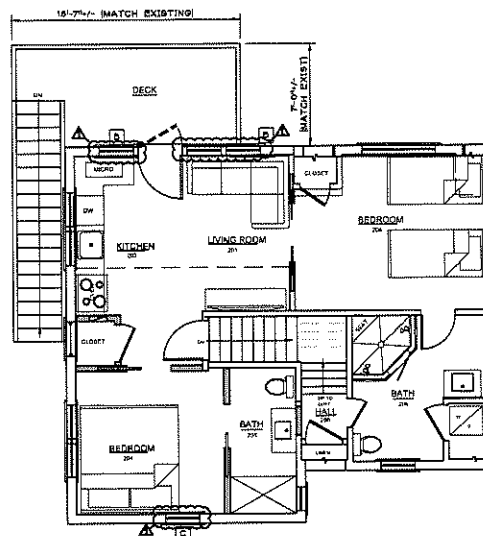
HDC FILING
08-08-2023

DRAWING NO
A-2

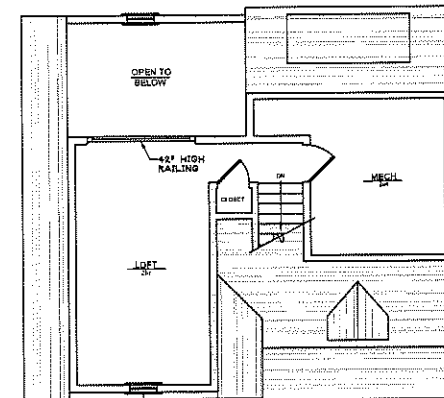


1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

WINDOW SCHEDULE		
A	4'-6" X 3'-2"	PICTURE
B	2'-6" X 3'-8"	DBL. HUNG
C	2'-8" X 4'-5"	DBL. HUNG
D	2'-4" 3/4" X 4'-1"	DBL. HUNG
ALL NEW WINDOWS TO MATCH EXISTING STYLE AND FINISH		



2 PROPOSED SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



3 PROPOSED LOFT FLOOR PLAN
SCALE 1/4"=1'-0"

FLOOR PLAN LEGEND	
NOTE: ALL STUDS AROUND PERIMETER TO BE 2x8 WOOD STUDS @ 16" OC WITH BATT INSULATION, 6 MIL VAPOR BARRIER, AND 1/2" GYP BOARD INSIDE OF WALL. ALL WET WALLS TO BE 2x8 WOOD STUDS @ 16" OC WITH 1/2" MOISTURE RESISTANT GYP BOARD BATHROOM SIDE. LOCATION OF DOORS UNLESS OTHERWISE NOTED.	
WALL	NEW WALL 2x4 STUD WALL @ 16" OC WITH 1/2" GYP EACH SIDE (PERIMETER WALLS SEE NOTE)
NEW WALL 2x4 STUD WALL @ 16" OC WITH 1/2" GYP INSIDE ONLY & 6 MIL VAPOR BARRIER (BUILT TO COVER FOUND)	WINDOW TYPE TAG, SEE WINDOW SCHEDULE

30 Main Street
Nantucket, MA
02554-2004
TEL: 781-551-1468
FAX: 781-551-1467

Main Street Architects

NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA

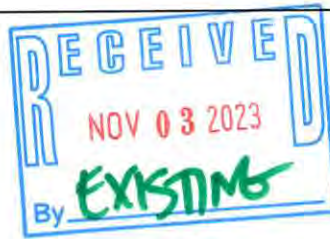
CONCEPTUAL FLOOR PLANS

REVISIONS
10-24-23

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 08-06-23
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO: 2023374

HOC FILING
08-06-2023

DRAWING NO:
A-1



1 EXISTING FRONT ELEVATION
EX-2 SCALE 1/4"=1'-0"



2 EXISTING LEFT-SIDE ELEVATION
EX-2 SCALE 1/4"=1'-0"



3 EXISTING REAR ELEVATION
EX-2 SCALE 1/4"=1'-0"



4 EXISTING RIGHT-SIDE ELEVATION
EX-2 SCALE 1/4"=1'-0"

25 Main Street Dr.
Worcester, MA
TELE 781-331-4468
FAX 781-331-4997

Main Street
Architects

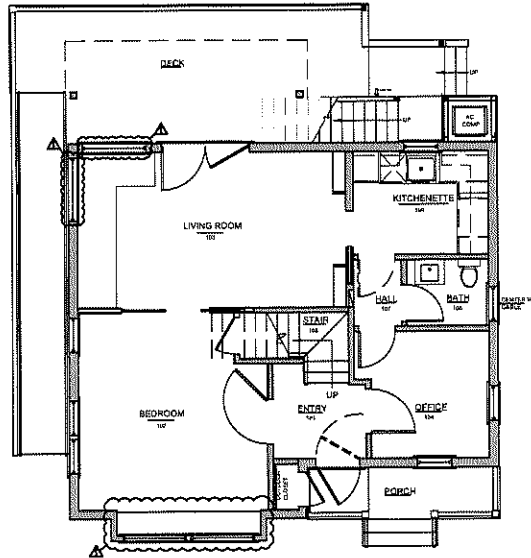
NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA
EXISTING ELEVATIONS

REVISIONS:
10-24-23

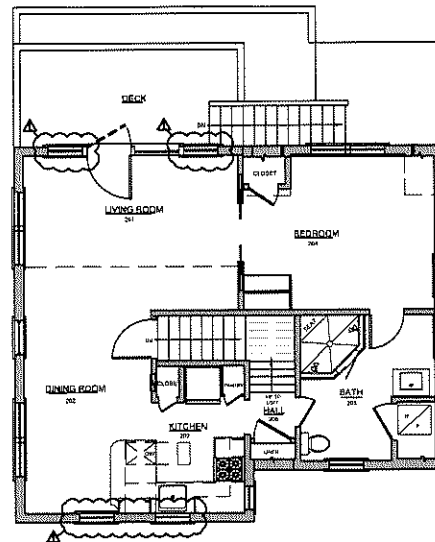
ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 09-06-23
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO.: 2023.34

HDC FILING
09-06-2023

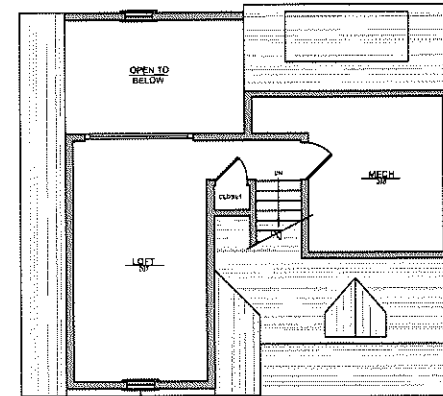
DRAWING NO:
EX-2



1 EXISTING 1ST FLOOR PLAN
SCALE 1/4"=1'-0"



2 EXISTING 2ND FLOOR PLAN
SCALE 1/4"=1'-0"



3 EXISTING LOFT FLOOR PLAN
SCALE 1/4"=1'-0"

25 Middlesex St.
Weymouth, MA 01988
TEL: 781-331-4400
FAX: 781-331-4897

Main Street
Architects

NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA

EXISTING FLOOR PLANS

REVISIONS
10-24-23

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 08-08-23
SCALE: AS NOTED
DRAWN BY: CAD
JOB NO.: 10233.54

HDC FILING
09-06-2023

DRAWING NO:
EX-1

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

HDC 2023.07.8836

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Nantucket Boat Basin LLC</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>29 Commercial Wharf</u>		Company NAIC Number: _____
City: <u>Nantucket</u> State: <u>MA</u> ZIP Code: <u>02554</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Map 42.2.4 Parcel 3</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Commercial</u>		
A5. Latitude/Longitude: Lat. <u>41.282557</u> Long. <u>-70.095320</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84		
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): _____ sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☐ N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____		
d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: _____ sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☐ N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____		
d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>Town of Nantucket</u>		B1.b. NFIP Community Identification Number: <u>250230</u>
B2. County Name: <u>Nantucket</u>	B3. State: <u>MA</u>	B4. Map/Panel No.: <u>25019C0086</u> B5. Suffix: <u>G</u>
B6. FIRM Index Date: <u>06/09/2014</u>		B7. FIRM Panel Effective/Revised Date: _____
B8. Flood Zone(s): <u>VE</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>11</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____		
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☒ Yes ☐ No		

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

29 Commercial Wharf

City: Nantucket

State: MA

ZIP Code: 02554

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS-Smartnet Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 6.50 ☒ feet ☐ meters

b) Top of the next higher floor (see Instructions): 15.20 ☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions): 5.50 ☒ feet ☐ meters

d) Attached garage (top of slab): ☐ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): ☐ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished 3.20 ☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished 3.60 ☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 3.20 ☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

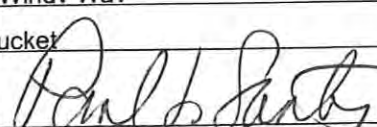
Certifier's Name: Paul J. Santos License Number: 36124

Title: Land Surveyor

Company Name: Nantucket Surveyors, LLC

Address: 5 Windv Way

City: Nantucket State: MA ZIP Code: 02554

Signature:  Date: 10/02/2023

Telephone: (508) 228-0240 Ext.: _____ Email: psantos@nantucketsurveyors.com

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
Waterproofing per ASCE/SEI 24-05 & 24-14 (Elevation 9+/-)



Place Seal Here

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>29 Commercial Wharf</u>	FOR INSURANCE COMPANY USE
City: <u>Nantucket</u> State: <u>MA</u> ZIP Code: <u>02554</u>	Policy Number: _____
	Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>29 Commercial Wharf</u>	FOR INSURANCE COMPANY USE
City: <u>Nantucket</u> State: <u>MA</u> ZIP Code: <u>02554</u>	Policy Number: _____
	Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

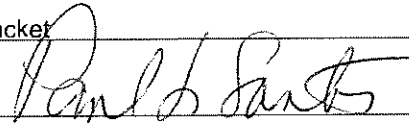
City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>29 Commercial Wharf</u> City: <u>Nantucket</u> State: <u>MA</u> ZIP Code: <u>02554</u>	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)	
The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). <i>Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.</i> H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG): a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom _____ <u>6.50</u> ☒ feet ☐ meters ☐ above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram? ☒ Yes ☐ No	
SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION	
The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. <i>The statements in Sections A, B, and H are correct to the best of my knowledge. Note:</i> If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G. ☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area. Property Owner or Owner's Authorized Representative Name: <u>Paul J. Santos PLS. Nantucket Surveyors, LLC</u> Address: <u>5 Windy Way</u> City: <u>Nantucket</u> State: <u>MA</u> ZIP Code: <u>02554</u> Signature: <u></u> Date: <u>10/02/2023</u> Telephone: (508) 228-0240 Ext.: _____ Email: <u>osantos@nantucketsurveyors.com</u> Comments:	

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>29 Commercial Wharf</u> City: <u>Nantucket</u> State: <u>MA</u> ZIP Code: <u>02554</u> Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9. Photo One	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
Photo One Caption:	Clear Photo One
Photo Two	
Photo Two Caption:	Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>29 Commercial Wharf</u> City: <u>Nantucket</u> State: <u>MA</u> ZIP Code: <u>02554</u> Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
Photo Three	
Photo Three Caption:	Clear Photo Three
Photo Four	
Photo Four Caption:	Clear Photo Four



1 PROPOSED FRONT ELEVATION
A-2 SCALE 1/8"=1'-0"



2 PROPOSED LEFT-SIDE ELEVATION
A-2 SCALE 1/8"=1'-0"

WINDOW SCHEDULE		
A	4'-4" X 3'-2"	PICTURE
B	2'-4" X 3'-6"	DBL HUNG
C	2'-6" X 4'-5"	DBL HUNG
D	2'-4 3/4" X 4'-1"	DBL HUNG
ALL NEW WINDOWS TO MATCH EXISTING STYLE AND FINISH		



3 PROPOSED REAR ELEVATION
A-2 SCALE 1/8"=1'-0"



4 PROPOSED RIGHT-SIDE ELEVATION
A-2 SCALE 1/8"=1'-0"

25 Main Street
Weymouth, MA
01978-3348
TEL: 781-334-4658
FAX: 781-334-4657

Main Street
Architects

NEW ENGLAND DEVELOPMENT
15 COMMERCIAL WHARF
NANTUCKET, MA
PROPOSED ELEVATIONS

REVISIONS

ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 09-06-2023
SCALE: AS SHOWN
DRAWN BY: SLD
JOB NO: 2023-34

NOI FILING
09-06-2023

DRAWING NO
A-2

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone C
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2023 at 10:58 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-8527

STAFF APPROVAL CHECKLIST

This checklist **MUST** be submitted with your Staff Approval.

	<u>Date of Drop Off & Sign</u> In submission at Front Desk <u>11/3/23</u>
	Address & HDC case number: (ex. HDC2020-XX-XXXX) If applicable <u>29 Commercial St</u> <u>HDC 2023-07-8836</u>
	Meeting Approval Date: <u>9/26/23</u> Copy of Minutes (application item circled)
	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 
	One set reduced plans: 8 1/2 x 11
	Additional information requested by Commission- if applicable (ex pictures, FEMA flood Certificate, etc)
	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.

CERTIFICATE NO: HAC0021-DI-2787

DATE ISSUED: 01/26/2021

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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°: 42.2.4 PARCEL N°: 9

Street & Number of Proposed Work: 15 Commercial Wharf

Owner of record: Nantucket Islands Land Bank

Mailing Address: 22 Broad St.

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 726-2044 E-mail: _____

FOR OFFICE USE ONLY	
Date application received: <u>1/14/2021</u>	Fee Paid: \$ <u>100</u>
Must be acted on by: <u>02/28/2021</u>	
Extended to: _____	
Approved: <u>[Signature]</u>	Disapproved: _____
Chairman: _____	
Member: _____	
Member: _____	
Member: _____	
Member: _____	
Notes - Comments - Restrictions - Conditions	

COPY
MOVE OFF

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 or ☒ Demolition ☐ Revisions to previous Cert. No.

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 710 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: _____ Sq. Footage 2nd floor: 694 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: _____ (describe) 2. South Elevation Move off or Demolition existing structure

Original Date: 2009 3. West Elevation

Original Builder: _____ 4. North Elevation

*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): _____

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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ 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 _____ Walkways _____ 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: 01/18/2021 Signature of owner of record: [Signature] Signed under penalties of perjury

Proposed HDC Minutes for January 26, 2021

15. Shlosser Family Trust 01-2745	6 Elbow Lane	Outdoor shower + fence	73.2.4/31	McMullen + Assoc.
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornevill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Nathan McMullen, McMullen & Associates			
Public	None			
Concerns (8:07)	McMullen – Presented project; white, 4&1 fence with diagonal lattice. Backus – Read SAB comments: backs up to the bridge; in an appropriate location. We didn't realize the lattice is diagonal. McLaughlin – Lattice should be square. Camp – Okay with picket as exists; the 4&1 should be natural to weather. Consensus agrees.			
Motion	Motion to Approve through staff with the 4&1 fence to be natural to weather and to have square lattice. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-01-2745	
16. 7 Lily Street, LLC 01-2779	7 Lily Street, Sias	Add window	73.3.1/114	McMullen + Assoc.
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornevill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Nathan McMullen, McMullen & Associates			
Public	None			
Concerns (8:12)	McMullen – Presented project. Backus – Read SAB comments: No concerns. Underhill cottage circa 1850s. No concerns.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-01-2779	
17. Nan. Westmoor Farm LLC 01-2778	8 Old Westmoor Farm	Pool and hardscape	41/833	Ahern
Voting	Pohl, Coombs, McLaughlin, Camp, Thornevill			
Alternates	Welch			
Recused	Oliver stepped out			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (8:15)	Ahern – Presented project; pool is not visible. Coombs – The fence shouldn't be 6-feet tall. It's a big pool but won't be visible. Thornevill – Agrees it won't be visible. Camp – She objects to the length of the pool. McLaughlin – With the proposed screening, he has no concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 4-1//Coombs, Thornevill, McLaughlin, and Pohl-aye; Camp - nay	Certificate #	HDC2021-01-2778	
18. Nant. Island Land Bank 01-2787	15 Commercial Wharf	Move off/demo	42.2.4/9	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornevill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (8:21)	Normand – Presented project; have received inquiries to take it; a section of the roof walk fell off in a storm. Backus – Read HSAB comments: okay with move but prefer it not be demolished. No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Welch, and Pohl-aye	Certificate #	HDC2021-01-2787	

 **COPY**

CERTIFICATE NO: _____

DATE ISSUED: 12/5/23

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°: 4224/3 PARCEL N°: 3
 Street & Number of Proposed Work: 29 Commercial St Bld 12
 Owner of record: NANTUCKET BOAT BASIN LLC c/o NEW ENGLAND DEV
 Mailing Address: 75 PARK PLAZA #3
BOSTON MA 02116
 Contact Phone #: 508.939.0391 E-mail: dpatnaude@redevelopment.com

AGENT INFORMATION (if applicable)

Name: DENNIS PATNAUDE, DENNIS
 Mailing Address: 75 PARK PLAZA #3
Boston MA 02116
 Contact Phone #: 508.939.0391 E-mail: dpatnaude@redevelopment.com

FOR OFFICE USE ONLY	
Date application received: <u>11/24/23</u>	Fee Paid: \$ <u>100</u>
Must be acted on by: <u>11/5/24</u>	
Extended to: _____	
Approved: <u>[Signature]</u>	Disapproved: _____
Chairman: <u>[Signature]</u>	_____
Member: <u>[Signature]</u>	_____
Member: _____	_____
Member: _____	_____
Notes - Comments - Restrictions - Conditions <u>CONDITIONS: APPROVAL IS BASED ON ALL EFFORTS WILL BE MADE TO SALVAGE EXISTING MATERIALS FOR REUSE AND THAT THE APPROVED "ROWAND" HOUSE WILL REPLACE IT (AS PREVIOUSLY APPROVED)</u>	

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: 24 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: 26 Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTING REVISIONS* 1. East Elevation

Historic Name: THE MERIDIAN COTTAGE (describe) 2. South Elevation

Original Date: C. 1960S 3. West Elevation

Original Builder: PART OF SHEPHERD WHARF COTTAGES 4. North Elevation

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 _____ ☐ 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): _____

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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ 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 _____ Walkways _____ 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.

Motion:	Motion to hold for revisions. (Camp) (3:17:33)		
Roll-Call Vote:	Carried – 5:0 // Pohl, Coombs, Camp, Paul, Thornewill (Aye)	Certificate # HDC2023 – 11-9535	
23. Matt & Alison Smith 11-9534 232 Madaket Rd Hardscape driveway/apron 59.4/120.1 Brook Meerbergen			
Voting:	Pohl, Camp, Coombs, Paul, Thornewill		
Alternates:	Welch, Oliver, Patten		
Recused:	None		
Representative:	Brook Meerbergen		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Staff Comments:	Holly Backus - Highlighting the importance of compliance with zoning bylaw section 139-20.1, which pertains to driveways.		
Public Comments:	-		
Concerns:	Camp - Suggested the possibility of adjusting the driveway layout to create a more curved and visually appealing approach to the property. - Expressed the view that the driveway going right up to the corner of the house seems awkward and suggested it might be improved by being positioned on the other side of the structure. Paul - Suggested creating a more buffered and visually appealing approach to the property while considering the need for a straight shot to the first structure, which serves as a garage. Thornewill - Suggested going from Belgian block to pavement across the bike path and then transitioning to shell as needed. Coombs - Emphasized the preference for a consistent design for the aprons, suggesting the use of cobble or Belgian block throughout, with uniform size and flow across the bike path. Pohl - Agreed with Holly's suggestion to align with the prevailing theme on the road and adhere to what is approvable at the Department of Public Works (DPW).		
Motion:	Motion to hold for more information and revisions. (Camp) (3:27:07)		
Roll-Call Vote:	Carried – 5:0 // Pohl, Coombs, Camp, Paul, Thornewill (Aye)	Certificate #HDC2023 – 11-9534	

24. Nantucket Boat Basin LLC 11-9542 29 Commercial Wf Demo structure 42.2.4/3 Dennis Patnaude			
Voting:	Pohl, Welch, Coombs, Camp, Oliver		
Alternates:	Patten, Paul, Thornewill		
Recused:	-		
Representative:	Dennis Patnaude/Paul Beaulieu		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Staff Comments:	Holly Backus - Stated that the commission had previously approved a move-off only for Meridian Cottage. - Provided historical information about the cottage, dating back to the late 1960s when it was built by Sherburne Associates and owned by Walter Beinecke Jr. since 1963. - Mentioned that the cottage is part of the historic wharf cottages. - Expressed the view that, despite potential issues with the existing structure, retaining and possibly rebuilding the cottage is more appropriate than demolition. - Noted that a letter from the Nantucket Preservation Trust was received, urging the commission to deny the demolition and emphasizing the historic significance of Meridian Cottage. - Recommended a move-off only as an alternative to demolition, highlighting its potential to alter the streetscape while promoting salvage and adaptive reuse. - Acknowledged the commission's previous vote in favor of a move-off and suggested fixing the cottage in situ as another option. - Identified oneself as a professional preservation planner with credentials under the Secretary of the Interior Standards. - Stressed the importance of considering contributing characteristics beyond just the date of the structure. - Referenced the contributions made by Walter Beinecke's to the historic district, emphasizing the basis for the National Historic Landmark (NHL) update. - Mentioned Walter Beinecke's awards through the Nantucket Historical Trust and his involvement in significant preservation projects, including the Jared Coffin House and the Historic American Building Survey of Nantucket. - Highlighted the preservationist role of Walter Beinecke's in the town's history.		
Public Comments:	Mickey Rowland		

	- Stated that the group had nothing further to add to their previous comments. - Personally confirmed witnessing significant weathering and storm damage to the building over many years. - Mentioned the building's frequent flooding during winters. Jessie Bell - Described the efforts made to offer the Rowland building to affordable housing entities before considering other options. - Shared the challenges faced in moving the Rowland building outside the immediate vicinity. - Noted the contact with NIR (Nantucket Island Resorts) and the proposal to move the building to the other side of Petrel Landing. - Mentioned the construction year of the Rowland House (2010) and questioned the level of historic significance of a structure from the late 1960s. - Highlighted the proposal to move the building only 20 feet away and urged the commission to consider the broader goals of opening up the harbor to the public. - Expressed the need for the Historic District Commission to understand the full picture and the overarching public purposes involved.
Concerns:	Coombs - Expressed uncertainty about the importance of having every building in a historic area be perfect. - Shared the opinion that buildings with some imperfections and a history of standing are preferable. - Highlighted the building's slight dip in the ridge but emphasized the significance of keeping what has existed. - Stated a preference for holding and fixing the building rather than removing it due to its longevity and exposure to storms. - Emphasized the idea that older buildings need not be perfect but should reflect their history. Oliver - Recalled the initial proposal for the structure and mentioned information on Mr. Beinecke. - Shared information about Beinecke's actions, including taking down buildings from the 1800s to replace them with 1960s buildings. - Expressed a lack of outrage during that time. - Compared the height and context of the current building to the one next to it. - Stated the belief that the building's significance doesn't prevent it from being taken down and replaced with the neighboring structure. - Highlighted that it's not equivalent to demolishing a turn-of-the-century building. Welch - Expressed concern about using age alone as a criterion for determining historic status. - Mentioned personal age relative to the structure's construction and questioned the concept of contributing structures based solely on age. - Voiced disagreement with the idea of structures from the 1960s and 1970s being automatically considered contributing. - Agreed that the structure is not from the turn of the century or mid-century and lacks established historic value. - Pointed out the structure's poor condition as attested by others. - Acknowledged the regrettable nature of the situation but emphasized the need for removal, noting a replacement with a beautiful structure nearby. - Expressed the view that the mentioned accomplishments and legacy of Walter Beinecke are not directly relevant to the discussion about the specific structure in question. - Acknowledged that Walter Beinecke was involved in the construction of the structure. - Emphasized the need to focus on whether the structure itself possesses historic characteristics that justify its retention and its current condition for potential rehabilitation. - Expressed a preference for renovating structures. - Acknowledged the architect's professional opinion that renovation might not be feasible or sensible. - Highlighted the dilemma of trying to preserve a historic structure when significant portions may need replacement, questioning the true preservation of historic elements in such cases. - Shared discomfort with the decision-making process but recognized the need to make a decision based on the presented evidence. Pohl - Acknowledged the charm of sagging roofs and windows with broken panes. - Recognized practical considerations, such as the need for bulkhead repair and lifting the building. - Expressed support for the previous proposal to replace the structure with the Rolland house, considering it head and shoulders above other alternatives. - Emphasized the importance of understanding the sequence of events, specifically the approval for demolition and subsequent replacement with another building.

	- Linked the progression of the Nantucket built landscape to the proposed actions.	
	Camp - Expressed a desire to see the structure renovated. - Pointed out that any renovation would need to address sea level rise concerns by raising the structure. - Mentioned doubts about the structure's eligibility for historic status due to its construction date in the mid-1960s (1963). - Mentioned that information is sourced from both applicants and the historic staff person. - Indicated a need to consider the perspectives of both parties in the decision-making process.	
Motion:	Motion to approve as submitted, with the condition that salvageable parts will be reused and will be based on the previous approval for moving the Rowland building to this location. (Oliver) (3:56:21)	
Roll-Call Vote:	Carried – 3:2 // Pohl, Welch, Oliver (Aye) // Camp, Coombs	Certificate #HDC2023 – 11-9542

25. John Lancaster 11-9501		15 Burnell St	Addition	73.4.2/48	Greg Nichols
Voting:	Pohl, Welch, Coombs, Camp, Oliver				
Alternates:	Patten, Paul, Thornewill				
Recused:	None				
Representative:	Greg Nichols				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments				
Staff Comments:	-				
Public Comments:	-				
Concerns:	-				
Motion:	Motion to approve as submitted. (Welch) (3:59:47)				
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)		Certificate #HDC2023 – 11-9501		

APPROVED
HDC2023-11-9542
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

26. 146 Surfside Rd LLC 11-9493		146 Surfside Rd	Pool & Hardscape	80/315	Atlantic Landscaping
Voting:	Pohl, Welch, Coombs, Camp, Oliver				
Alternates:	Patten, Paul, Thornewill				
Recused:	None				
Representative:	Lindsay Congelton				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Staff Comments:	-				
Public Comments:	-				
Concerns:	Oliver - Expressed discomfort with the patio and pool encroaching into the setback. - Suggested that it would be better if the patio went closer to the house and did not encroach into the setback. Camp - Concurred with the concern about the pool and its location. - Mentioned the existing vegetation and expressed that, even with the hedge, the proposed pool location is not suitable for Surfside Road. Welch - Highlighted concern about the pool wall being in the setback, stating it is not zoning approvable. - Recommended moving the pool at least two feet closer to the house. - Expressed discomfort with the concept of having structures right against the setback. - Suggested that a vegetative buffer of at least five feet from the property line be implemented. - Mentioned the importance of the buffer running parallel to the length of the pool, especially on the southern border. Coombs - Agreed with the concern that the pool is over the line right to the very end. - Suggested moving the entire structure over towards the other end to address the issue. - Emphasized that the distance from Surfside Road (whether 120 ft or 150 ft) doesn't significantly affect visibility, so the overhang should be addressed by moving it. Pohl - Stated the desire for the coping, which needs to be outside of the setback, to be addressed. - Expressed concern that the current drawing does not comply with the setback requirements. - Proposed moving the entire structure further north, away from the lot line, to address the issue.				
Motion:	Motion to approve with Exhibit A (through staff) with the condition of a vegetative buffer on the south side and parallel to the length of the pool and at least five feet from the property line. (Welch) (4:08:14)				
Roll-Call Vote:	Carried – 4:1 // Pohl, Welch, Coombs, Oliver (Aye) // Camp (Nay)		Certificate # HDC2023 – 11-9493		

Main Street

Architects

25 Mathewson Drive
Weymouth, Ma.
02189-2345
TELE: 781-331-4458
FAX: 781-331-4997



Dear HDC Board Members,

I am writing to inform you that we have successfully completed the requests from the board to salvage all usable materials, appliances, equipment, furniture, etc.

Sincerely,

Paul Beaulieu

Paul Beaulieu, Vice President

March 13, 2024

APPROVED
HOC 2023.11.9542
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-8527

STAFF APPROVAL CHECKLIST

This checklist MUST be submitted with your Staff Approval.

	<u>Date of Drop Off & Sign In</u> submission at Front Desk 3/13/24
	Address & HDC case number: (ex. HDC2020-XX-XXXX) If applicable HDC 2023 - 11-9542
	Meeting Approval Date: 12/5/23 Copy of Minutes (application item circled)
	Three (3) 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
	One set reduced plans: 8 1/2 x 11
	Additional information requested by Commission- if applicable (ex pictures, FEMA flood Certificate, etc)
	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.

29 Commercial Wharf



Locus Map

Main Street

Architects

25 Mathewson Drive
Weymouth, Ma.
02189-2345
TELE: 781-331-4458
FAX: 781-331-4997

29 Commercial Wharf

Move off Evaluation



Arial view of cottage

APPROVED
HDC 2023.11.9542
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Summary of Conditions

Main Street Architects (MSA) was retained by New England Development (NED) to investigate the viability of moving the existing Meridian Cottage at 29 Commercial Wharf off site to a yet to be determined location. This investigation revealed multiple structural deficiencies that would prevent the jacking, shoring, and ultimately relocation and setting of this structure to a new location.

Throughout the lifespan of this dwelling, it has weathered numerous hurricanes, severe storms, and flooding, which has caused significant deterioration to the structural framework. The main structural supports have slipped from their connection points and have decayed beyond repair (refer to photos 27-32). The floor joists, which are undersized for current Building Codes, are slipping from connections and as a result the floors are out of level by 8" in some areas (refer to photos 13-22).

The exterior walls and main structural frame of the dwelling have bowed and cannot be repaired without causing a full structural collapse (refer to photos 7-12). To prepare this dwelling for relocation, it would need to be significantly demolished and reframed, including the main structure below grade which has little to no access for replacement. The kitchen is not connected structurally to the main dwelling and would need to be demolished completely to shore or make repairs.

In conclusion, it is the professional opinion of Main Street Architects that this building cannot be relocated without significant structural repair. Such repair will necessitate demolishing the dwelling to access the critical structural members and to install proper foundation supports. The lack of structural integrity prohibits this building from being moved at this time. Photos of the interior and exterior condition of this dwelling are included for reference.

Paul Beaulieu, RA

Vice President

Paul Beaulieu



Photo 1 -Exterior view from Petral Landing



Photo 2-Exterior view from Petral Landing



Photo 3- Exterior view from water



Photo 4- Exterior view from Commercial Wharf (bowed ridge)



Photo 5- Waterside exterior corner



Photo 6- Waterside exterior corner

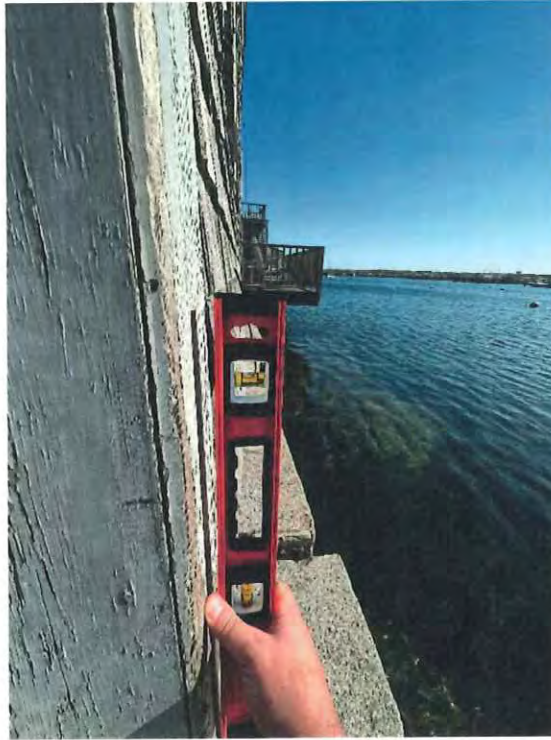


Photo 7 - Waterside exterior corner

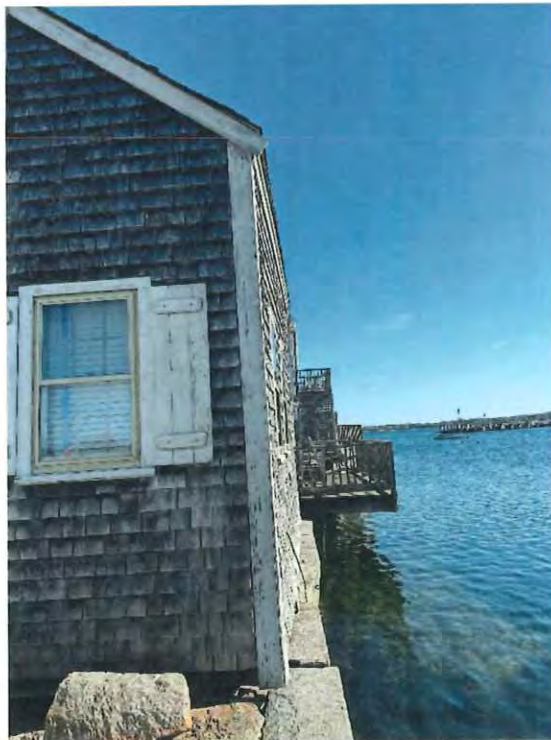


Photo 8 - Waterside bearing wall bow



Photo 9 - Waterside bearing wall bow



Photo 10 - Petral landing gable end wall bow



Photo 11 - Petral landing gable end wall bow



Photo 12 - Bearing wall waterside bow



Photo 13 - Ceiling/Second floor slope (Interior)



Photo 14 - First floor waterside slope (Interior)



Photo 15 - Waterside bedroom floor slope (Interior)



Photo 16 - Kitchen wall/bearing wall (Interior)



Photo 17 - Gable wall bow Kitchen (Interior)



Photo 18 - Main floor level (Interior)



Photo 19 - Main floor level (Interior)



Photo 20 - Main floor level (Interior)



Photo 21 - Second level gable end wall (Interior)



Photo 22 - Second floor level (Interior)



Photo 23 - Evidence of constant water intrusion (Crawl Space)



Photo 24 - Floor joist failure and fixes (Crawl Space)



Photo 25 - Exterior support beam buried under sand/dirt (Crawl Space)



Photo 26 - Floor joists/support beam buried under sand/dirt (Crawl Space)



Photo 27 - Notched joists falling off support end sill beam (Crawl Space)



Photo 28 - Notched joists falling off support end sill beam (Crawl Space)

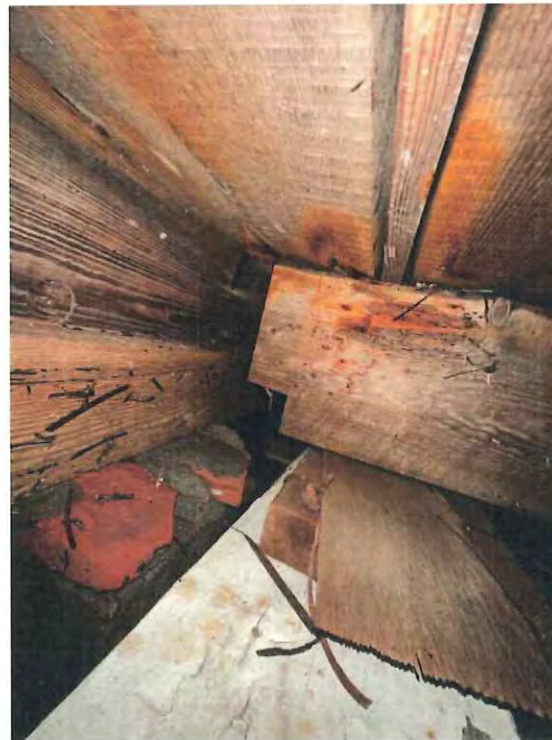


Photo 29 - Notched joists off support end sill beam (Crawl Space)



Photo 30 - Notched joists off support end sill beam (Crawl Space)



Photo 31 - Framing built on chimney (Crawl Space)



Photo 32 - Support end sill beam rot (Crawl Space)



Photo 33 - 2x8 floor joists @ 16" o.c. undersized (Crawl Space)

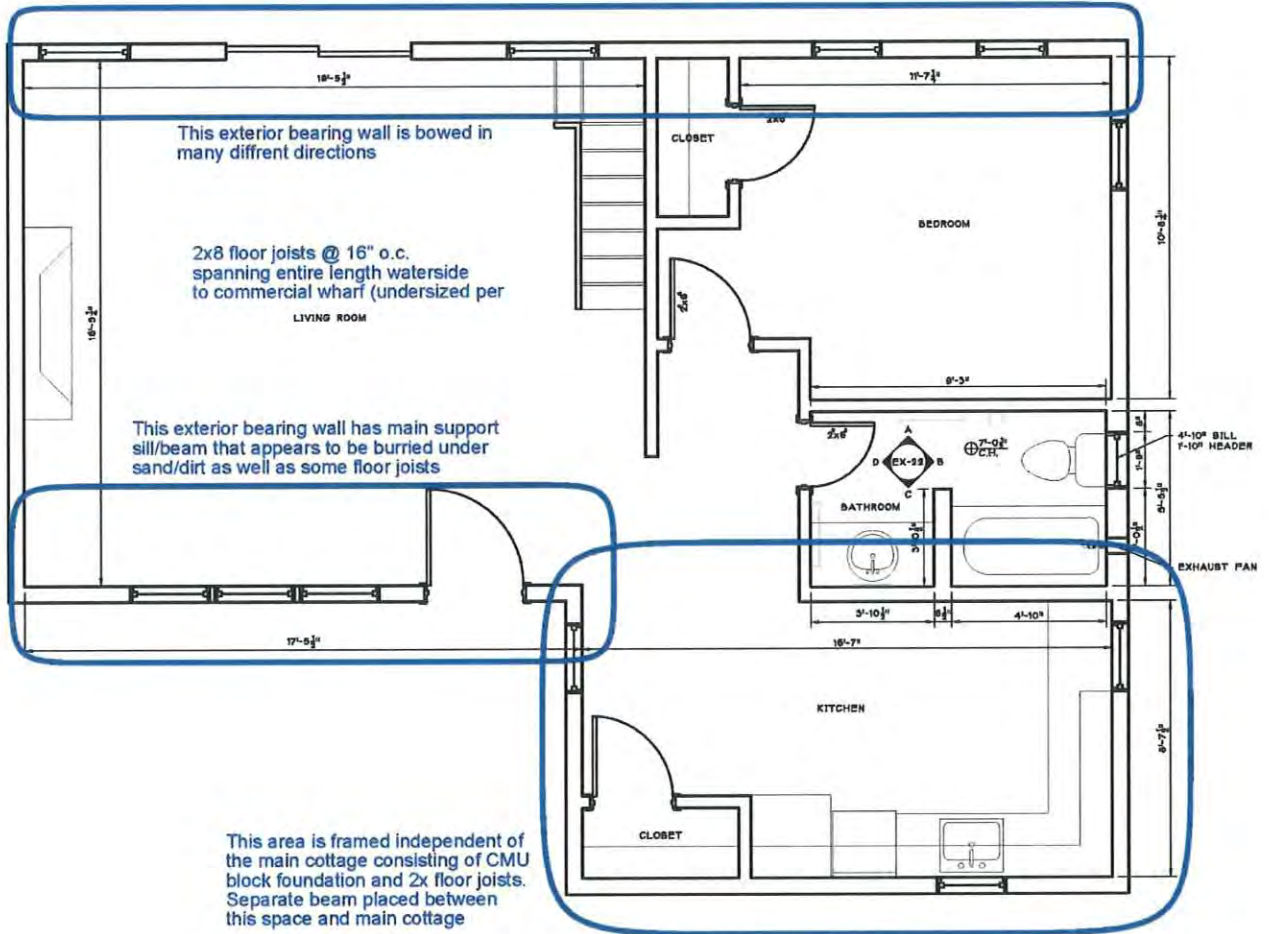
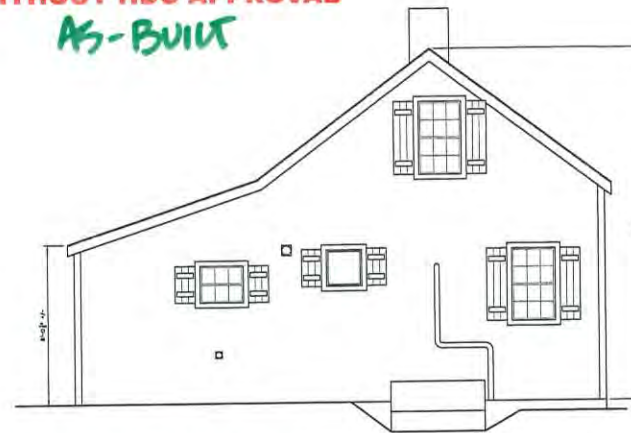


Figure 1

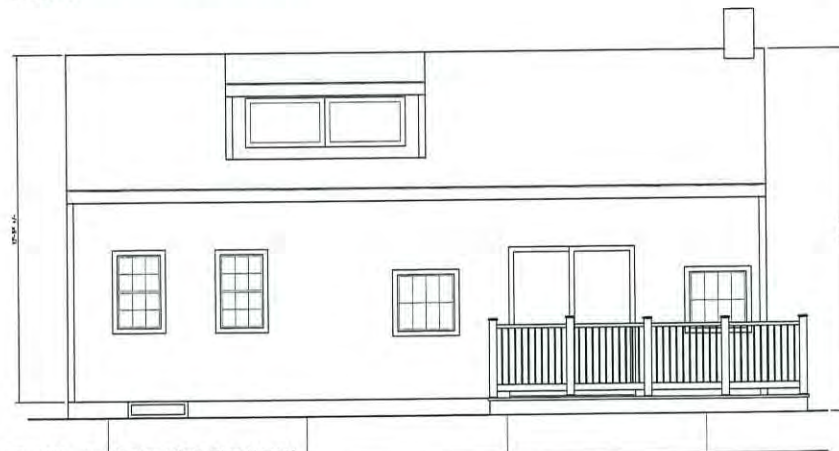
APPROVED
HDC 2023.11.9542
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
AS-BUILT



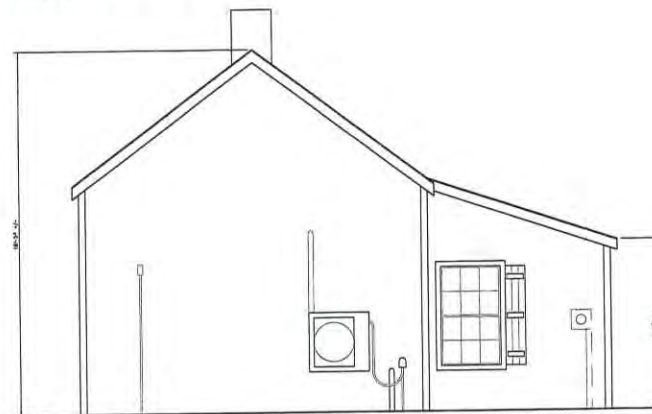
1 MERIDIAN - FRONT EXTERIOR ELEVATION
SCALE 3/8"=1'-0"



2 MERIDIAN - RIGHT EXTERIOR ELEVATION
SCALE 3/8"=1'-0"



3 MERIDIAN - REAR EXTERIOR ELEVATION
SCALE 3/8"=1'-0"



2 MERIDIAN - LEFT EXTERIOR ELEVATION
SCALE 3/8"=1'-0"

25 Ashdown Dr.
Worcester, MA
01605
TEL: 781-331-4188
FAX: 781-331-4187

Main Street
Architects

BOAT BASIN COTTAGES + LOFTS
NEW ENGLAND DEVELOPMENT
24 OLD SOUTH WHARF
NANTUCKET, MA 02554

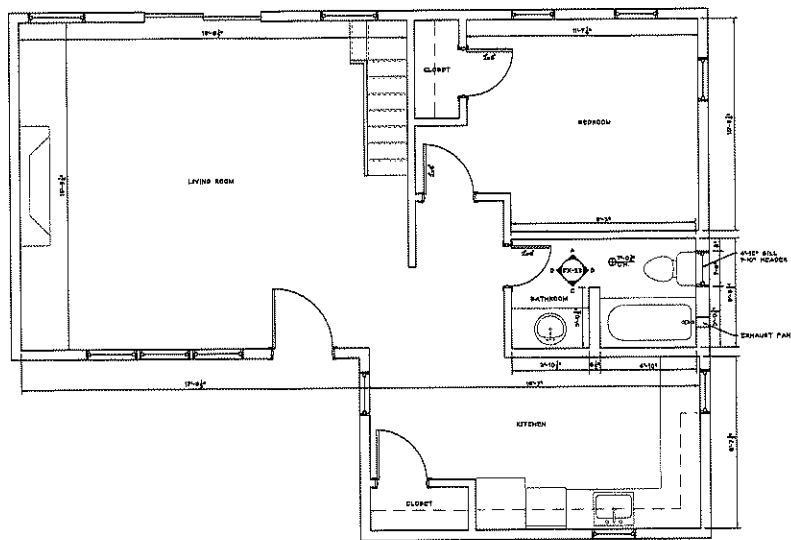
MERIDIAN - EXIST. EXTERIOR ELEVATIONS

REVISIONS:

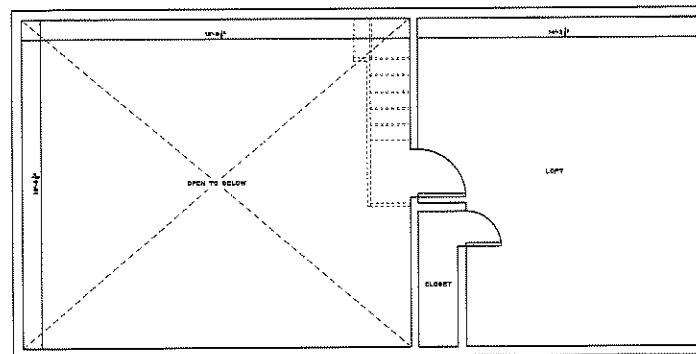
ISSUED FOR PERMITTING
ISSUED FOR PRICING
ISSUED FOR CONSTRUCTION
DATE: 07/14/2023
SCALE: AS NOTED
DRAWN BY:
JOB NO:

HDC FILING
07-14-2023

DRAWING NO:
EX-1



1 MERIDIAN - EXISTING FIRST FLOOR PLAN
EX-2 SCALE 3/8"=1'-0"



2 MERIDIAN - EXISTING SECOND FLOOR PLAN
EX-3 SCALE 3/8"=1'-0"

25 Mill Street
Nantucket, MA
02554
TEL: 508-331-4055
FAX: 508-331-4057

Main Street Architects

**BOAT BASIN COTTAGES + LOFTS
NEW ENGLAND DEVELOPMENT
24 OLD SOUTH WHARF
NANTUCKET, MA 02554
MERIDIAN - EXISTING FLOOR PLANS**

REVISIONS:

ISSUED FOR PERMITTING	
ISSUED FOR PRICING	
ISSUED FOR CONSTRUCTION	
DATE	07/14/2023
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
JOB NO.	

HCC FILING
07-14-2023

DRAWING NO:

EX-2

HOC 2023.11.9542

Paul Beaulieu

From: Patnaude, Dennis <dpatnaude@neddevelopment.com>
Sent: Tuesday, November 14, 2023 3:13 PM
To: Paul Beaulieu
Subject: FW: Inquirer and Mirror Legal ad proof attached
Attachments: H54.pdf

From: Bryan Swain <bryan@nantucketlawfirm.com>
Sent: Tuesday, October 10, 2023 1:06 PM
To: Patnaude, Dennis <dpatnaude@neddevelopment.com>
Cc: Rick Beaudette <rick@nantucketlawfirm.com>
Subject: FW: Inquirer and Mirror Legal ad proof attached

Hi Dennis,

Attached is the legal ad for Meridian, which will run in this week's paper. I'll be on the lookout for it and confirm it was printed on Thursday.

Best

Bryan

From: Karen Orlando <korlando@inkym.com>
Sent: Tuesday, October 10, 2023 10:51 AM
To: Bryan Swain <bryan@nantucketlawfirm.com>
Subject: Inquirer and Mirror Legal ad proof attached

Hi Bryan,

Please see the attached proof H54 - Meriden Cottage 2 for your approval or any edits you may have. The cost for the ad will be \$295.53 and will run in the 10/12 paper.

Thank you,
Karen Orlando
CSR- Classifieds/Circulation
Inquirer & Mirror
508-228-0001 ext 10
Korlando@inkym.com

Paul Beaulieu

From: William O'Brien <wobrien@neddevelopment.com>
Sent: Friday, November 10, 2023 8:44 AM
To: Paul Beaulieu
Cc: Sjostedt, Kurt
Subject: FW: 29 Commercial Wharf

FYI

William O'Brien CDP

Senior Vice President Construction
T 617.243.7852 | **F** 617.243.7385
wobrien@NEDevelopment.com

New England Development

Preferred locations. Compelling opportunities.

75 Park Plaza
Boston, Massachusetts 02116
NEDevelopment.com

From: Kim Glowacki <kinglowacki@comcast.net>
Date: Thursday, November 9, 2023 at 9:38 PM
To: William O'Brien <wobrien@neddevelopment.com>
Subject: 29 Commercial Wharf

Dear William,

Thank you for your time meeting with me to discuss moving the cottage on the wharf. After further examination, and given its questionable structural integrity, I wish to pass on my request to move it. I wish you all the best.

Sincerely

Kim Glowacki
508-325-3119

XMP

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: DEC 2023

Address: 29 COMMERCIAL WHARF

* Historic info: MENDIAN COTTAGE - BUILT BY SHELBURNE ASSOCIATES OWNED BY WALTER BENNETT JR 1960S - BUILT PART OF WHARF COTTAGES

Scope of Work: DEMO

Staff Comments: NOT APPROPRIATE TO DEMOLISH THIS HISTORICAL STRUCTURE. YOU HAVE ALREADY VOTED FOR A MOVE-OFF.

Staff Recommendations: MOVE ONLY OR FIX!

Holly Backus

From: Mary Bergman <mbergman@nantucketpreservation.org>
Sent: Tuesday, November 28, 2023 1:54 PM
To: Holly Backus
Subject: Meridien Cottage

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Holly,

Would you be able to pass these comments along to the Historic District Commissioners?

With thanks,
Mary

--

To the Nantucket Historic District Commissioners:

I am writing to ask you to deny the demolition of Meridien Cottage. Meridien Cottage on Commercial Wharf is a contributing structure and part of the history of the redevelopment of Nantucket's wharves throughout the mid-twentieth century.

Throughout the mid-1960s, Waler Beinecke, Jr. acquired extensive holdings on South, Straight, and Commercial Wharves. Following in the tradition established by progenitor of the Nantucket artists' colony, Florence Lang, who in the 1920s acquired properties on Commercial Wharf and operated them as artists' studios, Beinecke's Sherburne Associations retained small fishing shacks and storage buildings and adapted them to commercial use. Newer rental cottages, like Meridian, were built within this period and context. Beinecke's attempts to reconcile modern commercial uses with the historic character of the island brought Nantucket to national prominence as a resort destination.

To demolish this 1.5 story historic structure and replace it with a taller non-contributing structure will change the historic character and streetscape of this part of Commercial Wharf.

The Commission has already voted this would be appropriate as a move-off only. While such a move would still alter the streetscape, it would promote salvage and adaptive reuse, two important element of Nantucket's architectural history and would be far preferable to demolition.

Please deny the demolition of this historic structure.

Sincerely,
Mary Bergman
Executive Director

NANTUCKET PRESERVATION TRUST

11 Centre Street
PO Box 158
Nantucket, MA 02554
508.228.1387

mbergman@nantucketpreservation.org

Become a [MEMBER](#) and support our work!

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: Aug. 2023

Address: 29 COMMERCIAL WHARF C. LATE 1960S

* Historic info: "MERIDIAN" COTTAGE - SHERBURNE ASSOCIATES

OWNED BY WALTER BIENKE JR SINCE 1963 + THIS BUILDING WAS BUILT PART OF "THE WHARF COTTAGES" (40 IN EXISTENCE AT ONE POINT)

Scope of Work: MOVE - OFF DEMO

(AS-BUILTS PROVIDED)

Staff Comments: WHILE I APPRECIATE RETAINING A BUILDING FROM BEING DEMOLISHED - THE BUDG IN QUESTION WAS BUILT + DESIGNED BY MICKEY ROWLAND IN C. 2009 - ITS NON CONTRIBUTING.

* THE EXISTING MERIDIAN COTTAGE IS ORIGINAL TO THE REVITALIZATION MOVEMENT OF OUR WORKING WATERFRONT THAT WAS RESTORED BY

Staff Recommendations: SHERBURNE ASSOCIATES W/ MR. WALTER BIENKE JR AT THE HELM. *

→ INFO ON BIENKE'S CONTRIBUTIONS

* THE CONTRIBUTING BUDG CAN BE LIFTED IN COMPLIANCE W/ "RESILIENT NANTUCKET" TO AN



Old South Wharf, 1968—Sherburne
Associates' Boat Basin P11562

1957 Nantucket Historical Trust was founded by Walter Beinecke Jr, Henry B Coleman & George W. Jones

Nantucket Historical Trust funded some of the town's most important preservation projects that include restoring the Jared Coffin House in 1961, who assisting in incorporating the Nantucket Conservation Foundation with Roy Laresen in 1963, supporting the Historic American Buildings Survey of Nantucket starting in 1965 and helping establish the University of Florida's Preservation Institute Nantucket PIN program in 1972. During the 1960s & 1970s,

Nantucket Awarded Architects' Citation

4/25/70

* The American Institute of Architects has awarded the Town of Nantucket a signal honor with an award for "Excellence in Community Architecture." The citation is in recognition of the architectural plan for the restoration of a major section of the waterfront, and thus constitutes a commendation of the work accomplished by the Sherburne Associates.

In the citation the national association has in mind the efforts of individuals who lead the way in bringing about improvements to communities in an orderly way. With these changes, the Institute also considers the comprehensive plan, its landscaping, and its building techniques in blending with the town itself — an

enviromental respectability.

The waterfront development at Nantucket still has its critics, but the American Institute of Architects can be described as an impartial body. The combination of boating facilities, local simplicity of design, unique public parking lot, business structures and landscaping which the Sherburne Associates have brought about, together with the rebuilding of three wharves, constitutes a major development, and the Institute's recognition of this unusual combination is a distinct tribute to the man who both visualized and supported the far-reaching venture — Walter Beinecke, Jr.

Swain's Wharf

large Victorian style Old Ladies Home opened a large parcel which was developed with a modern apartment house that roused residents to action, while on Nantucket the threat of motel-scale construction intruding upon the exceptional residential architecture of Main Street pushed residents to seek zoning and design controls while abandoning their former “gentlemen’s agreements” as ineffective in the new business climate that followed World War II. In 1971, Nantucket Town Meeting expanded the District review jurisdiction to include the entire island, as well as Tuckernuck and Muskeget islands, an expansion that was mirrored in 1975 by the expansion of the Nantucket National Historic Landmark District.

Throughout this period, Nantucket continued to express a preference for voluntary action through the private purchase of houses, such as was carried out by Everett U. Crosby and by a community-wide “gentlemen’s agreement” also promoted by Crosby. With the expansion of tourism on nearby Cape Cod and the increasing pressure for tourist development on Nantucket, Nantucketers accepted in 1955 that only governmental zoning regulations could provide effective protection for the island’s large number of historic buildings and for their unique setting.

Since 1955, guidelines for the Historic District Commission have evolved to become more comprehensive including landscape as well as building features. Several amendments initiated by Town Meeting voters, include the 1971 action that expanded the Commission’s jurisdiction to the entire island. Other amendments have been written to conform with the Commonwealth’s subsequent historic preservation enabling legislation (Chapter 40C) and to include standards set by the National Park Service.

Establishment of Historic Preservation Priorities (1955–1975)

Although the conversion of the William Swain House (1883 – 76 Main Street) to a guest house with a motel addition sparked the creation of the local historic district, local zoning continued to permit damaging changes in the community. In 1957, a proposal to convert the John Barrett House (1832 – 72 Main Street) stirred a new and more activist approach to historic preservation led by Walter Beinecke, Jr. When efforts to persuade the Nantucket Historical Association to acquire the property failed because the organization could neither decide the question nor raise the money for the purchase in a short time, Walter Beinecke incorporated the Nantucket Historical Trust (NHT) with Henry Coleman and George Jones, both active members in the Nantucket Historical Association. The group’s intention was “to provide a financial and business vehicle for protecting the physical appearance and environment of Old Nantucket.” NHT’s broad mission would increasingly support a more comprehensive approach to historic preservation, an approach that would include land conservation, economic development, historical documentation, acquisition of artifacts, and educational programs in addition to the actual preservation and restoration of buildings. An earlier effort, the Nantucket Foundation, had been formed under Everett U. Crosby with related goals but approached them more as a civic association. With Crosby’s death in 1960, the NHT assumed supervision of the Nantucket Foundation’s activities and responsibilities in accordance with an agreement reached with the Foundation in 1958, thus merging the two efforts.

The leader of this new organization who would become strongly identified with Nantucket and nationally known for his preservation work was Walter Beinecke, Jr. (1918–2004), heir to the S&H Green Stamp fortune, who grew up spending summers at his family’s house at 10 Sankaty Road in ‘Sconset on Nantucket beginning in 1923. An active businessman living in Short Hills, New Jersey, Beinecke came to the belief by the mid-1950s that the swarms of new visitors brought by frequent ferries or through the new airport in the prosperous post-war era—many of whom came as “day trippers” to be bussed around the island—did not spend nearly enough money to justify the damage they were doing to the island’s fragile resources. To address the problem, he developed a comprehensive vision of reviving both Nantucket’s still flagging economy and its historic charm by appealing to wealthy tourists. His frankly elitist approach, as he told *Time* magazine in 1968, was to “attract fewer people who would buy six postcards and two hot dogs and more people who would rent a hotel room and buy a couple of sports coats.” Beinecke believed the island,

and his investors, would ultimately be best served if the former whaling capital of the world became an upscale resort community, one that offered its visitors the best hotels, restaurants, yachting facilities and a diverse downtown shopping district occupied by independently owned businesses.

By 1961, the NHT under Beinecke's leadership began pursuing much more active economic development to protect the historic character of the community. The organization's purchase of the Ocean House, originally the Jared Coffin House (1845 – 29 Broad Street) marked a major expansion of its long-term plan both to improve economic conditions on Nantucket and to generate capital which could be used for other Trust activities. The organization launched a two-year restoration and renovation with the intention of creating a luxury hotel to attract affluent visitors to the island throughout the year thereby extending the summer season, which had been Nantucket's main economic resource.

Another important element of the NHT's mission was to encourage the collection of local artifacts and to encourage their display as part of creating a tourist setting that represented the island and its history. To this end, the organization purchased and donated land at the corner of Broad and Washington Streets to the Nantucket Historical Association in 1961 for the purpose of constructing the Peter Foulger Museum (15 Broad Street – Errol Coffin, architect). In addition, the NHT acquired and donated examples of local scrimshaw, rare ships' logs, and other whaling era artifacts to the collection.

In 1962, the NHT commissioned a business and community-wide study to map out a long-term plan for Nantucket's development and preservation with the objective of making an appraisal of the Island as one of America's important historical assets, devoting particular attention to all aspects of the Island's important visitor business and suggesting guidelines for future development of the Island as well as ways in which the Trust might most usefully participate in this development. Completed in September 1962, "A Program for the Continued Development of Nantucket" recognized the increasing pressure of tourism and the need to develop an economy that would improve the standard of living for the entire island. The study recommended coordination of the efforts of public agencies, the Chamber of Commerce and citizens' advisory boards to direct the island's future, and it recognized that the task was far bigger than the resources of the NHT.

Following the 1962 study, the NHT continued to expand its programs, but less through direct development of properties. In 1963, it made the first in a series of grants to local institutions that eventually supported the reconstruction of the steeple as well as interior restoration at the First Congregational Church (62 Centre Street) and interior restoration at the Unitarian Meetinghouse (11 Orange Street). In the same year, Walter Beinecke became one of the incorporators of the Nantucket Conservation Foundation to which the NHT donated land on Cliff Road that had been donated by Beinecke's parents. Subsequently, Beinecke became instrumental in the organization's growth and ability to acquire and protect 30 percent of the island's open land and unique habitats.

In 1965, NHT began its support of documenting the island's architecture and publications as essential elements in creating awareness and encouraging protection. With the Trust as principal sponsor, Historic American Buildings Survey (HABS) teams in the 1960s recorded over 80 buildings and several neighborhoods in Nantucket. In 1968, the Trust helped develop and fund a study conducted on Nantucket by Cornell University's Division of Urban Studies. Conceived by James Massey, Chief of HABS, in conversations with Walter Beinecke, the study was designed to supplement HABS documentation by including the context in which structures were built, their setting, and total environment. In 1971–1972, the NHT, in cooperation with the University of Florida in Gainesville (UFG), the National Trust for Historic Preservation and the National Park Service, formed Preservation Institute: Nantucket (PI:N), a center for summer programs of pre-professional and professional education in historic preservation utilizing the unique assets of Nantucket Island to provide summer college level courses in historic preservation and restoration taught by UFG faculty and adjunct preservation professionals and focusing on the historic

architecture and environment of the island. PIN's work has resulted in the creation of more detailed drawings of Nantucket buildings than any other place of its size in the country. Graduates of the Institute have gone on to serve as State Historic Preservation Officers in numerous states and in other key preservation positions, and it has become a model for Preservation Institute: Caribbean and other efforts.



During this period, Beinecke began private acquisition and development of properties on the waterfront. In 1962, he acquired the White Elephant (50 Easton Street), demolished existing buildings and began construction of a hotel to complement work then underway on the Jared Coffin House. Recognizing that twenty fuel storage tanks, two gas stations, an ice-house and other semi-industrial uses had cut the waterfront off from the central business district, Beinecke formed Sherburne Associates in 1965 with Lawrence Miller and Lawrence Miller, Jr. who already owned portions of the area. As with the NHT, Beinecke took the lead in developing a plan for the area by commissioning Architectural Design Associates to develop a plan and designs for the area. Led by Richard H. Keuhl and Gary E. Daughn, graduates of the Rhode Island School of Design, the firm developed a plan reflecting Beinecke's strong wish to preserve the unique characteristics of Nantucket and to reconcile them with the demands of the modern world that would avoid the free-form honky-tonk development that he deplored on Cape Cod. As a result of this collaboration, a plan was developed to extend Straight Wharf, build a boat basin, and create several new streets that would improve access to the waterfront. Within the area all structures built after 1890 were removed and replaced with one and two-story wood-frame buildings clad with Nantucket's characteristic weathered shingles. The goal was not to re-create the historic waterfront, but rather to provide for the modern needs of the community at a scale and in an architectural idiom that reflected the island's characteristics.

As part of Beinecke's plan the refurbished and new buildings would attract higher rent retailers. Other elements of the plan included restricting ferries to the island unless they agreed to carry fewer passengers for higher fares, and the reorganization of several streets in the waterfront development area to accommodate increased traffic. As the success of his efforts made the island more desirable to other developers, Beinecke worked for a zoning code banning out-of-scale development. He also worked with conservationists to preserve open land on the island, turning over several large parcels of land on Cliff Road and West Chester Street to the Nantucket Conservation Foundation for protection from further development. By the time he sold more than 100 downtown properties to First Winthrop Corp. of Boston in 1987 for \$55 million, he had largely realized his plan. Beinecke's leadership role in historic preservation and his success on Nantucket both as a philanthropist and businessman were recognized in 1988 when he was awarded the President's Historic Preservation Award presented to him by President Ronald Reagan, and in 1994 when he received the Louise du Pont Crowninshield Award of the National Trust for Historic Preservation.

As the revitalized historic district boomed, development pressure spread from the protected town and village centers to remote corners of the island at a pace not seen since the 1880s. By the late 1960s, one large development proposal in particular, for land between Madaket Road and Long Pond with frontage on the South Shore, alarmed Nantucketers. Despite promises that the buildings would be harmonious with the landscape and with traditional island architecture, agitation over the "Towne House Village" component of the Tristram's Landing project increased, with the result that the Historic District was extended to the entire island in 1971.

Meanwhile, as development pressure escalated, Nantucket kept up its efforts to preserve the historic character of the island by moving in the 1960s to secure the natural landscape by placing conservation restrictions on large areas, and in the 1980s became a national leader in the environmental conservation movement with its Land Bank. These efforts built on a tradition of bringing into later centuries the original Proprietors' provisions for conserving some lands and important access routes to the water for public use. This practice dated back at least to 1821, when the Proprietors took steps to ensure that the public and its livestock would continue to have access to the remaining common land and to both fresh and salt water by

laying out ways to them, and to the late 19th and early 20th centuries, efforts to maintain the ‘Sconset footpath.

The Nantucket Conservation Foundation was established in 1963 by a group of nine individuals led by Roy E. Larsen and W. Ripley “Rip” Nelson, who had been a key proponent of the historic district. A few years later, Walter Beinecke Jr. became involved, brokering a deal that gave the Foundation control of the Milestone Cranberry Bog, a key element of the island’s historic landscape. The Conservation Foundation now protects more than 8,800 acres of open space across the island, nearly 30 percent of the island’s total area, including vast tracts in the middle moors and the island’s only working cranberry bogs. The Nantucket Land Council, founded in 1974, resolved complicated ownership issues and consolidated titles to protect former common lands, and has protected over 1,000 acres.

Post 1975 Development and Conservation (1975–present)

In the early 1980s, a new program was conceived by Nantucket’s Planning Commission to use the proceeds from a two percent real estate transfer fee to purchase open space for both active and passive public uses. The Nantucket Islands Land Bank, the first of its kind in the nation, was adopted by the voters of Nantucket, and established by a special act of the Massachusetts Legislature in 1983 (Chapter 669 of the Act of 1983). It has since used funds from the real estate transfer fee to purchase some 3,400 acres of open space, as of 2020. As with its early historic district and Walter Beinecke’s heritage tourism program, Nantucket’s Land Bank is still considered a national model.

Today, 74 percent of open space on Nantucket is controlled and preserved from development by the Nantucket Conservation Foundation, Nantucket Islands Land Bank, Trustees of Reservations, Audubon Society, and other Nantucket land trusts. Some additional lands are conserved by private individuals and entities. These conservation efforts have preserved a large portion of the natural context in which the island’s villages originally stood. In addition, management of part of the land by annual burns on Milestone Road has returned the quality of open pasture/moor land in that area that historic residents would have known.

Large numbers of modern, non-contributing buildings, built after the district’s period of significance, have been added since the original NHL nomination in 1966, mostly in outlying areas immediately south and east of the town center and in clusters at Madaket, and the periphery of ‘Sconset that were characterized in that nomination as largely open land. Nonetheless, large open areas of cranberry bog and moor remain at the center of the island, from Polpis northward to Coatie, at Surfside/Tom Nevers and around ponds on the south side of the island. As a result of the creation of the Nantucket HDC in 1955, all new construction in the local historic district, which was expanded in 1971 to cover the whole island, has been required to conform to the historic character of the district under review by the HDC. Criteria include: height, massing and roof type; features such as windows, doors, front steps and sidewalks where relevant; and materials, predominantly weathered shingle. The overall effect of these controls has been to reduce intrusiveness into the historic character of the island, which might otherwise have been overwhelming.

At present (2022), Nantucket remains a highly desirable destination for residents and visitors to enjoy with a vibrant and active consortium of public and private entities continuing to advance preservation initiatives. In 2001, Nantucket became one of the first communities in the Commonwealth to adopt the Community Preservation Act which provides funds, through a surcharge on local property tax, for the preservation of historic buildings and open space, and the provision of affordable housing. The Town has awarded more than \$50 million to such projects since its inception, with about 38 percent dedicated to historic preservation. The Land Bank has expanded its agricultural lands focus to intentionally incorporate acreage dedicated to sustainable farming in order to support and preserve local farms. In March 2021, the Town of Nantucket became the 27th community within the Commonwealth of Massachusetts to be certified under

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/

FILM ROLL #: 8HD-14-9

MAP/PARCEL #: 4229-007

Recorded By: AEG Date: 10/27 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: (L) Commercial Wharf ^{between 17 + 21} 2. BUILDING NAME: Meridian

3. OWNERSHIP: ☐ a. public ☒ b. private 4. PRESENT OWNER: _____

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

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 2"



DESCRIPTION:

10. FOUNDATION

- ☐ a. brick ☐ b. rubblestone ☐ c. concrete ☐ d. other: none-visible

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 shingle ☐ 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: <u>9/14</u> |

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: _____ |

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

- | | |
|--------------------------------|---|
| ☐ a. 12/12 | ☐ d. 2/2 |
| ☐ b. 9/9 | ☐ e. casement |
| ☐ c. 6/6 | ☐ f. other: <u>3/3, 6/1</u> |

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: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- | | | |
|-----------------------------------|--------------------------------------|---|
| ☐ a. box | ☐ c. gable front | ☒ e. side-gabled |
| ☐ b. additive | ☐ d. gable ell | ☐ 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: Cape style cottage

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

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: ☐ 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: ☒ a. densely built-up ☒ d. residential
 (check several ☐ b. scattered buildings ☐ e. commercial
 if appropriate) ☐ 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)

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: Aug. 2023

Address: 29 COMMERCIAL WHARF C. LATE 1960S

* Historic info: "MERIDIAN" COTTAGE - SHERBURNE ASSOCIATES
OWNED BY WALTER BIENKE JR SINCE 1963 + THIS
BUILDING WAS BUILT PART OF "THE WHARF COTTAGES"
(40 IN EXISTANCE AT ONE POINT)

Scope of Work: MOVE - OFF DEMO
(AS-BUILTS PROVIDED)

Staff Comments: WHILE I APPRECIATE RETAINING A
BUILDING FROM BEING DEMOLISHED - THE
BUDG IN QUESTION WAS BUILT + DESIGNED BY
MICKEY ROWLAND IN C. 2009 - ITS NON CONTRIBUTING.

* THE EXISTING MERIDIAN COTTAGE IS ORIGINAL
TO THE REVITALIZATION MOVEMENT OF OUR
WORKING WATERFRONT THAT WAS RESTORED BY

Staff Recommendations: SHERBURNE ASSOCIATES W/ MR.
WALTER BIENKE JR AT THE HELM. *

→ INFO ON BIENKE'S CONTRIBUTIONS

* THE CONTRIBUTING BUDG CAN BE LIFTED IN
COMPLIANCE W/ "RESILIENT NANTUCKET" TO AN
APP. HEIGHT W/ THE APP. W/ FLOOD PROOFING METH.



Old South Wharf, 1968—Sherburne
Associates' Boat Basin P11562

1957 Nantucket Historical Trust was founded by Walter Beinecke Jr, Henry B Coleman & George W. Jones

Nantucket Historical Trust funded some of the town's most important preservation projects that include restoring the Jared Coffin House in 1961, who assisting in incorporating the Nantucket Conservation Foundation with Roy Laresen in 1963, supporting the Historic American Buildings Survey of Nantucket starting in 1965 and helping establish the University of Florida's Preservation Institute Nantucket PIN program in 1972. During the 1960s & 1970s,

6/25/70

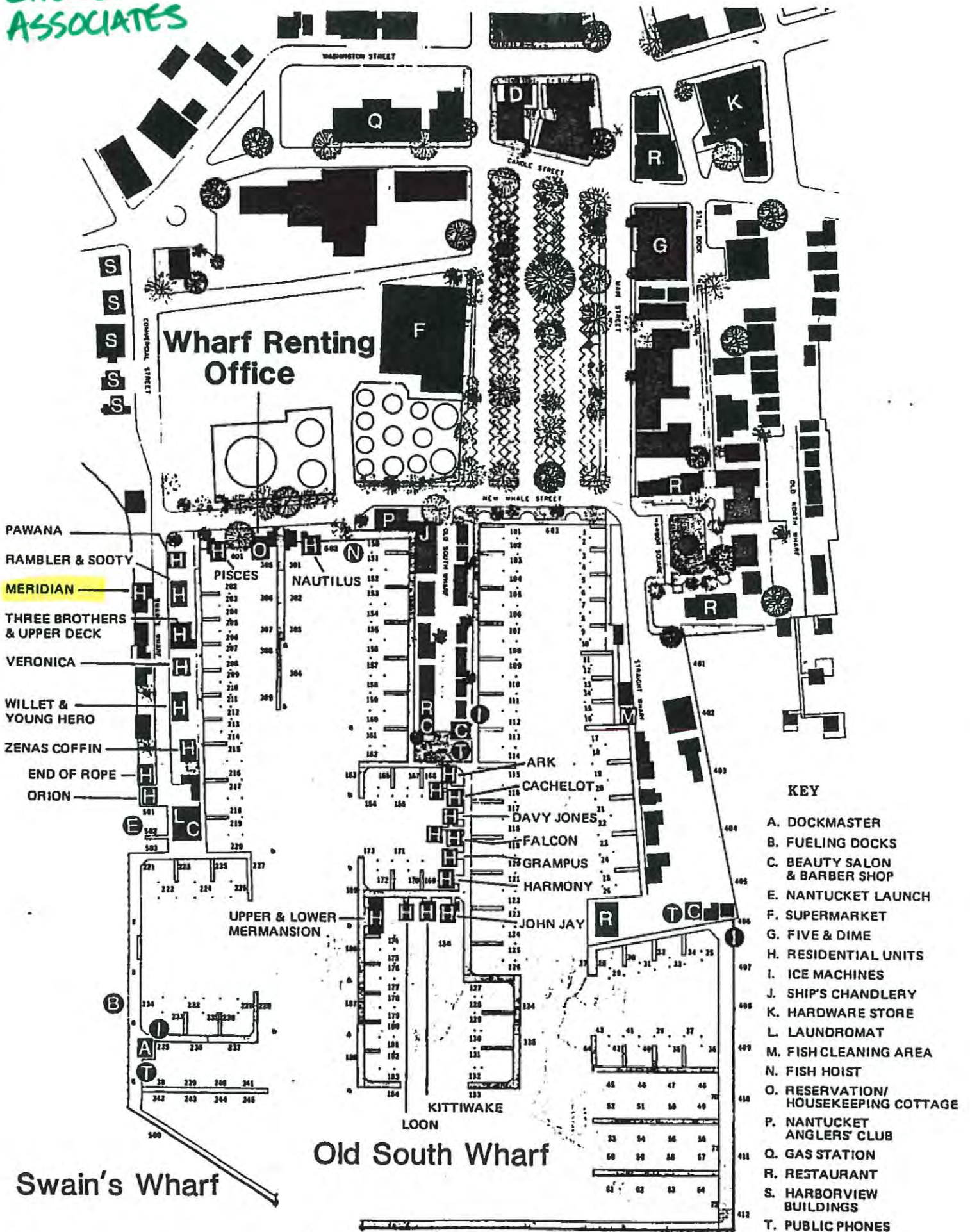
Nantucket Awarded Architects' Citation

* The American Institute of Architects has awarded the Town of Nantucket a signal honor with an award for "Excellence in Community Architecture." The citation is in recognition of the architectural plan for the restoration of a major section of the waterfront, and thus constitutes a commendation of the work accomplished by the Sherburne Associates.

In the citation the national association has in mind the efforts of individuals who lead the way in bringing about improvements to communities in an orderly way. With these changes, the Institute also considers the comprehensive plan, its landscaping, and its building techniques in blending with the town itself — an

enviromental respectability.

The waterfront development at Nantucket still has its critics, but the American Institute of Architects can be described as an impartial body. The combination of boating facilities, local simplicity of design, unique public parking lot, business structures and landscaping which the Sherburne Associates have brought about, together with the rebuilding of three wharves, constitutes a major development, and the Institute's recognition of this unusual combination is a distinct tribute to the man who both visualized and supported the far-reaching venture — Walter Beinecke, Jr.



large Victorian style Old Ladies Home opened a large parcel which was developed with a modern apartment house that roused residents to action, while on Nantucket the threat of motel-scale construction intruding upon the exceptional residential architecture of Main Street pushed residents to seek zoning and design controls while abandoning their former “gentlemen’s agreements” as ineffective in the new business climate that followed World War II. In 1971, Nantucket Town Meeting expanded the District review jurisdiction to include the entire island, as well as Tuckernuck and Muskeget islands, an expansion that was mirrored in 1975 by the expansion of the Nantucket National Historic Landmark District.

Throughout this period, Nantucket continued to express a preference for voluntary action through the private purchase of houses, such as was carried out by Everett U. Crosby and by a community-wide “gentlemen’s agreement” also promoted by Crosby. With the expansion of tourism on nearby Cape Cod and the increasing pressure for tourist development on Nantucket, Nantucketers accepted in 1955 that only governmental zoning regulations could provide effective protection for the island’s large number of historic buildings and for their unique setting.

Since 1955, guidelines for the Historic District Commission have evolved to become more comprehensive including landscape as well as building features. Several amendments initiated by Town Meeting voters, include the 1971 action that expanded the Commission’s jurisdiction to the entire island. Other amendments have been written to conform with the Commonwealth’s subsequent historic preservation enabling legislation (Chapter 40C) and to include standards set by the National Park Service.

Establishment of Historic Preservation Priorities (1955–1975)

Although the conversion of the William Swain House (1883 – 76 Main Street) to a guest house with a motel addition sparked the creation of the local historic district, local zoning continued to permit damaging changes in the community. In 1957, a proposal to convert the John Barrett House (1832 – 72 Main Street) stirred a new and more activist approach to historic preservation led by Walter Beinecke, Jr. When efforts to persuade the Nantucket Historical Association to acquire the property failed because the organization could neither decide the question nor raise the money for the purchase in a short time, Walter Beinecke incorporated the Nantucket Historical Trust (NHT) with Henry Coleman and George Jones, both active members in the Nantucket Historical Association. The group’s intention was “to provide a financial and business vehicle for protecting the physical appearance and environment of Old Nantucket.” NHT’s broad mission would increasingly support a more comprehensive approach to historic preservation, an approach that would include land conservation, economic development, historical documentation, acquisition of artifacts, and educational programs in addition to the actual preservation and restoration of buildings. An earlier effort, the Nantucket Foundation, had been formed under Everett U. Crosby with related goals but approached them more as a civic association. With Crosby’s death in 1960, the NHT assumed supervision of the Nantucket Foundation’s activities and responsibilities in accordance with an agreement reached with the Foundation in 1958, thus merging the two efforts.

The leader of this new organization who would become strongly identified with Nantucket and nationally known for his preservation work was Walter Beinecke, Jr. (1918–2004), heir to the S&H Green Stamp fortune, who grew up spending summers at his family’s house at 10 Sankaty Road in ‘Sconset on Nantucket beginning in 1923. An active businessman living in Short Hills, New Jersey, Beinecke came to the belief by the mid-1950s that the swarms of new visitors brought by frequent ferries or through the new airport in the prosperous post-war era—many of whom came as “day trippers” to be bussed around the island—did not spend nearly enough money to justify the damage they were doing to the island’s fragile resources. To address the problem, he developed a comprehensive vision of reviving both Nantucket’s still flagging economy and its historic charm by appealing to wealthy tourists. His frankly elitist approach, as he told *Time* magazine in 1968, was to “attract fewer people who would buy six postcards and two hot dogs and more people who would rent a hotel room and buy a couple of sports coats.” Beinecke believed the island,

and his investors, would ultimately be best served if the former whaling capital of the world became an upscale resort community, one that offered its visitors the best hotels, restaurants, yachting facilities and a diverse downtown shopping district occupied by independently owned businesses.

By 1961, the NHT under Beinecke's leadership began pursuing much more active economic development to protect the historic character of the community. The organization's purchase of the Ocean House, originally the Jared Coffin House (1845 – 29 Broad Street) marked a major expansion of its long-term plan both to improve economic conditions on Nantucket and to generate capital which could be used for other Trust activities. The organization launched a two-year restoration and renovation with the intention of creating a luxury hotel to attract affluent visitors to the island throughout the year thereby extending the summer season, which had been Nantucket's main economic resource.

Another important element of the NHT's mission was to encourage the collection of local artifacts and to encourage their display as part of creating a tourist setting that represented the island and its history. To this end, the organization purchased and donated land at the corner of Broad and Washington Streets to the Nantucket Historical Association in 1961 for the purpose of constructing the Peter Foulger Museum (15 Broad Street – Errol Coffin, architect). In addition, the NHT acquired and donated examples of local scrimshaw, rare ships' logs, and other whaling era artifacts to the collection.

In 1962, the NHT commissioned a business and community-wide study to map out a long-term plan for Nantucket's development and preservation with the objective of making an appraisal of the Island as one of America's important historical assets, devoting particular attention to all aspects of the Island's important visitor business and suggesting guidelines for future development of the Island as well as ways in which the Trust might most usefully participate in this development. Completed in September 1962, "A Program for the Continued Development of Nantucket" recognized the increasing pressure of tourism and the need to develop an economy that would improve the standard of living for the entire island. The study recommended coordination of the efforts of public agencies, the Chamber of Commerce and citizens' advisory boards to direct the island's future, and it recognized that the task was far bigger than the resources of the NHT.

Following the 1962 study, the NHT continued to expand its programs, but less through direct development of properties. In 1963, it made the first in a series of grants to local institutions that eventually supported the reconstruction of the steeple as well as interior restoration at the First Congregational Church (62 Centre Street) and interior restoration at the Unitarian Meetinghouse (11 Orange Street). In the same year, Walter Beinecke became one of the incorporators of the Nantucket Conservation Foundation to which the NHT donated land on Cliff Road that had been donated by Beinecke's parents. Subsequently, Beinecke became instrumental in the organization's growth and ability to acquire and protect 30 percent of the island's open land and unique habitats.

In 1965, NHT began its support of documenting the island's architecture and publications as essential elements in creating awareness and encouraging protection. With the Trust as principal sponsor, Historic American Buildings Survey (HABS) teams in the 1960s recorded over 80 buildings and several neighborhoods in Nantucket. In 1968, the Trust helped develop and fund a study conducted on Nantucket by Cornell University's Division of Urban Studies. Conceived by James Massey, Chief of HABS, in conversations with Walter Beinecke, the study was designed to supplement HABS documentation by including the context in which structures were built, their setting, and total environment. In 1971–1972, the NHT, in cooperation with the University of Florida in Gainesville (UFG), the National Trust for Historic Preservation and the National Park Service, formed Preservation Institute: Nantucket (PI:N), a center for summer programs of pre-professional and professional education in historic preservation utilizing the unique assets of Nantucket Island to provide summer college level courses in historic preservation and restoration taught by UFG faculty and adjunct preservation professionals and focusing on the historic

architecture and environment of the island. PI:N's work has resulted in the creation of more detailed drawings of Nantucket buildings than any other place of its size in the country. Graduates of the Institute have gone on to serve as State Historic Preservation Officers in numerous states and in other key preservation positions, and it has become a model for Preservation Institute: Caribbean and other efforts.



During this period, Beinecke began private acquisition and development of properties on the waterfront. In 1962, he acquired the White Elephant (50 Easton Street), demolished existing buildings and began construction of a hotel to complement work then underway on the Jared Coffin House. Recognizing that twenty fuel storage tanks, two gas stations, an ice-house and other semi-industrial uses had cut the waterfront off from the central business district, Beinecke formed Sherburne Associates in 1965 with Lawrence Miller and Lawrence Miller, Jr. who already owned portions of the area. As with the NHT, Beinecke took the lead in developing a plan for the area by commissioning Architectural Design Associates to develop a plan and designs for the area. Led by Richard H. Keuhl and Gary E. Daughn, graduates of the Rhode Island School of Design, the firm developed a plan reflecting Beinecke's strong wish to preserve the unique characteristics of Nantucket and to reconcile them with the demands of the modern world that would avoid the free-form honky-tonk development that he deplored on Cape Cod. As a result of this collaboration, a plan was developed to extend Straight Wharf, build a boat basin, and create several new streets that would improve access to the waterfront. Within the area all structures built after 1890 were removed and replaced with one and two-story wood-frame buildings clad with Nantucket's characteristic weathered shingles. The goal was not to re-create the historic waterfront, but rather to provide for the modern needs of the community at a scale and in an architectural idiom that reflected the island's characteristics.

As part of Beinecke's plan the refurbished and new buildings would attract higher rent retailers. Other elements of the plan included restricting ferries to the island unless they agreed to carry fewer passengers for higher fares, and the reorganization of several streets in the waterfront development area to accommodate increased traffic. As the success of his efforts made the island more desirable to other developers, Beinecke worked for a zoning code banning out-of-scale development. He also worked with conservationists to preserve open land on the island, turning over several large parcels of land on Cliff Road and West Chester Street to the Nantucket Conservation Foundation for protection from further development. By the time he sold more than 100 downtown properties to First Winthrop Corp. of Boston in 1987 for \$55 million, he had largely realized his plan. Beinecke's leadership role in historic preservation and his success on Nantucket both as a philanthropist and businessman were recognized in 1988 when he was awarded the President's Historic Preservation Award presented to him by President Ronald Reagan, and in 1994 when he received the Louise du Pont Crowninshield Award of the National Trust for Historic Preservation.

As the revitalized historic district boomed, development pressure spread from the protected town and village centers to remote corners of the island at a pace not seen since the 1880s. By the late 1960s, one large development proposal in particular, for land between Madaket Road and Long Pond with frontage on the South Shore, alarmed Nantucketers. Despite promises that the buildings would be harmonious with the landscape and with traditional island architecture, agitation over the "Towne House Village" component of the Tristram's Landing project increased, with the result that the Historic District was extended to the entire island in 1971.

Meanwhile, as development pressure escalated, Nantucket kept up its efforts to preserve the historic character of the island by moving in the 1960s to secure the natural landscape by placing conservation restrictions on large areas, and in the 1980s became a national leader in the environmental conservation movement with its Land Bank. These efforts built on a tradition of bringing into later centuries the original Proprietors' provisions for conserving some lands and important access routes to the water for public use. This practice dated back at least to 1821, when the Proprietors took steps to ensure that the public and its livestock would continue to have access to the remaining common land and to both fresh and salt water by

laying out ways to them, and to the late 19th and early 20th centuries, efforts to maintain the ‘Sconset footpath.

The Nantucket Conservation Foundation was established in 1963 by a group of nine individuals led by Roy E. Larsen and W. Ripley “Rip” Nelson, who had been a key proponent of the historic district. A few years later, Walter Beinecke Jr. became involved, brokering a deal that gave the Foundation control of the Milestone Cranberry Bog, a key element of the island’s historic landscape. The Conservation Foundation now protects more than 8,800 acres of open space across the island, nearly 30 percent of the island’s total area, including vast tracts in the middle moors and the island’s only working cranberry bogs. The Nantucket Land Council, founded in 1974, resolved complicated ownership issues and consolidated titles to protect former common lands, and has protected over 1,000 acres.

Post 1975 Development and Conservation (1975–present)

In the early 1980s, a new program was conceived by Nantucket’s Planning Commission to use the proceeds from a two percent real estate transfer fee to purchase open space for both active and passive public uses. The Nantucket Islands Land Bank, the first of its kind in the nation, was adopted by the voters of Nantucket, and established by a special act of the Massachusetts Legislature in 1983 (Chapter 669 of the Act of 1983). It has since used funds from the real estate transfer fee to purchase some 3,400 acres of open space, as of 2020. As with its early historic district and Walter Beinecke’s heritage tourism program, Nantucket’s Land Bank is still considered a national model.

Today, 74 percent of open space on Nantucket is controlled and preserved from development by the Nantucket Conservation Foundation, Nantucket Islands Land Bank, Trustees of Reservations, Audubon Society, and other Nantucket land trusts. Some additional lands are conserved by private individuals and entities. These conservation efforts have preserved a large portion of the natural context in which the island’s villages originally stood. In addition, management of part of the land by annual burns on Milestone Road has returned the quality of open pasture/moor land in that area that historic residents would have known.

Large numbers of modern, non-contributing buildings, built after the district’s period of significance, have been added since the original NHL nomination in 1966, mostly in outlying areas immediately south and east of the town center and in clusters at Madaket, and the periphery of ‘Sconset that were characterized in that nomination as largely open land. Nonetheless, large open areas of cranberry bog and moor remain at the center of the island, from Polpis northward to Coatee, at Surfside/Tom Nevers and around ponds on the south side of the island. As a result of the creation of the Nantucket HDC in 1955, all new construction in the local historic district, which was expanded in 1971 to cover the whole island, has been required to conform to the historic character of the district under review by the HDC. Criteria include: height, massing and roof type; features such as windows, doors, front steps and sidewalks where relevant; and materials, predominantly weathered shingle. The overall effect of these controls has been to reduce intrusiveness into the historic character of the island, which might otherwise have been overwhelming.

At present (2022), Nantucket remains a highly desirable destination for residents and visitors to enjoy with a vibrant and active consortium of public and private entities continuing to advance preservation initiatives. In 2001, Nantucket became one of the first communities in the Commonwealth to adopt the Community Preservation Act which provides funds, through a surcharge on local property tax, for the preservation of historic buildings and open space, and the provision of affordable housing. The Town has awarded more than \$50 million to such projects since its inception, with about 38 percent dedicated to historic preservation. The Land Bank has expanded its agricultural lands focus to intentionally incorporate acreage dedicated to sustainable farming in order to support and preserve local farms. In March 2021, the Town of Nantucket became the 27th community within the Commonwealth of Massachusetts to be certified under

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/

FILM ROLL #: 8HD-14-9

MAP/PARCEL#: 4229-007

Recorded By: AEG Date: 10/27 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: (L) Commercial Wharf ^{between 17 + 21} 2. BUILDING NAME: Meridian

3. OWNERSHIP: ☐ a. public ☒ b. private 4. PRESENT OWNER: _____

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

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 2"



DESCRIPTION:

10. FOUNDATION

- ☐ a. brick ☐ b. rubblestone ☐ c. concrete ☐ d. other: none-visible

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 shingle ☐ 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: 9/4

26. NUMBER OF BAYS:

- ☐ a. three
☐ b. four
☐ c. five
☐ d. N/A
☐ e. other: _____

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: 3/2, 6/1

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: _____ SOURCE: _____
 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
☐ 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: Cape style cottage

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

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: ☐ 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)

XMP

STAFF REVIEW

Staff:

HOLLY BACKUS, PP

Date:

DEC 2023

Address:

29 COMMERCIAL WHARF

* Historic info:

MENDIAN COTTAGE - BUILT BY SHORNBURNE ASSOCIATES OWNED BY WALTER BENNETT JR 1960S - BUILT PART OF WHARF COTTAGES

Scope of Work:

DEMO

Staff Comments:

NOT APPROPRIATE TO DEMOLISH THIS HISTORICAL STRUCTURE. YOU HAVE ALREADY VOTED FOR A MOVE-OFF.

Staff Recommendations:

MOVE ONLY OR FIX!

Holly Backus

From: Mary Bergman <mbergman@nantucketpreservation.org>
Sent: Tuesday, November 28, 2023 1:54 PM
To: Holly Backus
Subject: Meridien Cottage

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Holly,

Would you be able to pass these comments along to the Historic District Commissioners?

With thanks,
Mary

--

To the Nantucket Historic District Commissioners:

I am writing to ask you to deny the demolition of Meridien Cottage. Meridien Cottage on Commercial Wharf is a contributing structure and part of the history of the redevelopment of Nantucket's wharves throughout the mid-twentieth century.

Throughout the mid-1960s, Waler Beinecke, Jr. acquired extensive holdings on South, Straight, and Commercial Wharves. Following in the tradition established by progenitor of the Nantucket artists' colony, Florence Lang, who in the 1920s acquired properties on Commercial Wharf and operated them as artists' studios, Beinecke's Sherburne Associations retained small fishing shacks and storage buildings and adapted them to commercial use. Newer rental cottages, like Meridian, were built within this period and context. Beinecke's attempts to reconcile modern commercial uses with the historic character of the island brought Nantucket to national prominence as a resort destination.

To demolish this 1.5 story historic structure and replace it with a taller non-contributing structure will change the historic character and streetscape of this part of Commercial Wharf. The Commission has already voted this would be appropriate as a move-off only. While such a move would still alter the streetscape, it would promote salvage and adaptive reuse, two important element of Nantucket's architectural history and would be far preferable to demolition.

Please deny the demolition of this historic structure.

Sincerely,
Mary Bergman
Executive Director

NANTUCKET PRESERVATION TRUST

11 Centre Street

PO Box 158

Nantucket, MA 02554

508.228.1387

mbergman@nantucketpreservation.org

Become a [MEMBER](#) and support our work!

STAFF REVIEW

Staff:

HOLLY BACKUS, PP

Date:

Aug. 2023

Address:

29 COMMERCIAL WHARF C. LATE 1960S

Historic info:

"MERIDIAN" COTTAGE - SHERBURNE ASSOCIATES
OWNED BY WALTER BIENKE JR SINCE 1963 + THIS
BUILDING WAS BUILT PART OF "THE WHARF COTTAGES"
(40 IN EXISTENCE AT ONE POINT)

Scope of Work:

MOVE - OFF DEMO
(AS-BUILTS PROVIDED)

Staff Comments:

WHILE I APPRECIATE RETAINING A
BUILDING FROM BEING DEMOLISHED - THE
BUDG IN QUESTION WAS BUILT + DESIGNED BY
MICKEY ROWLAND IN C. 2009 - ITS NON CONTRIBUTING.

* THE EXISTING MERIDIAN COTTAGE IS ORIGINAL
TO THE REVITALIZATION MOVEMENT OF OUR
WORKING WATERFRONT THAT WAS RESTORED BY

Staff Recommendations:

SHERBURNE ASSOCIATES W/ MR.
WALTER BIENKE JR AT THE HELM. *

→ INFO ON BIENKE'S CONTRIBUTIONS

* THE CONTRIBUTING BUDG CAN BE LIFTED IN
COMPLIANCE W/ "RESILIENT NANTUCKET" TO AN
BODY THAT IS IN THE AREA OF THE WHARF...



Old South Wharf, 1968—Sherburne Associates' Boat Basin P11562

1957 Nantucket Historical Trust was founded by Walter Beinecke Jr, Henry B Coleman & George W. Jones

Nantucket Historical Trust funded some of the town's most important preservation projects that include restoring the Jared Coffin House in 1961, who assisting in incorporating the Nantucket Conservation Foundation with Roy Laresen in 1963, supporting the Historic American Buildings Survey of Nantucket starting in 1965 and helping establish the University of Florida's Preservation Institute Nantucket PIN program in 1972. During the 1960s & 1970s,

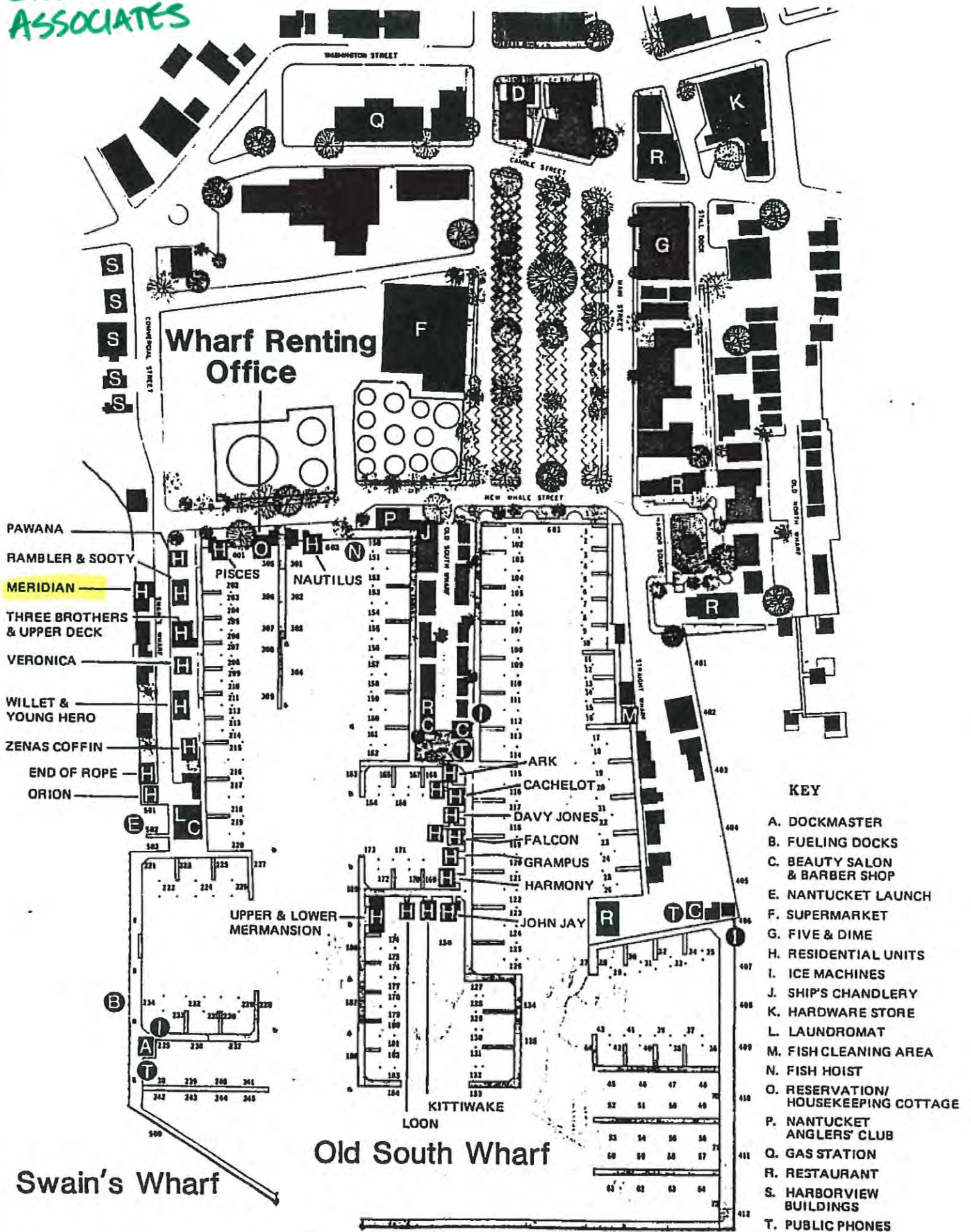
Nantucket Awarded Architects' Citation

WY
* The American Institute of Architects has awarded the Town of Nantucket a signal honor with an award for "Excellence in Community Architecture." The citation is in recognition of the architectural plan for the restoration of a major section of the waterfront, and thus constitutes a commendation of the work accomplished by the Sherburne Associates.

In the citation the national association has in mind the efforts of individuals who lead the way in bringing about improvements to communities in an orderly way. With these changes, the Institute also considers the comprehensive plan, its landscaping, and its building techniques in blending with the town itself — an

4/25/70
enviromental respectability.

The waterfront development at Nantucket still has its critics, but the American Institute of Architects can be described as an impartial body. The combination of boating facilities, local simplicity of design, unique public parking lot, business structures and landscaping which the Sherburne Associates have brought about, together with the rebuilding of three wharves, constitutes a major development, and the Institute's recognition of this unusual combination is a distinct tribute to the man who both visualized and supported the far-reaching venture — Walter Beinecke, Jr.



large Victorian style Old Ladies Home opened a large parcel which was developed with a modern apartment house that roused residents to action, while on Nantucket the threat of motel-scale construction intruding upon the exceptional residential architecture of Main Street pushed residents to seek zoning and design controls while abandoning their former “gentlemen’s agreements” as ineffective in the new business climate that followed World War II. In 1971, Nantucket Town Meeting expanded the District review jurisdiction to include the entire island, as well as Tuckernuck and Muskeget islands, an expansion that was mirrored in 1975 by the expansion of the Nantucket National Historic Landmark District.

Throughout this period, Nantucket continued to express a preference for voluntary action through the private purchase of houses, such as was carried out by Everett U. Crosby and by a community-wide “gentlemen’s agreement” also promoted by Crosby. With the expansion of tourism on nearby Cape Cod and the increasing pressure for tourist development on Nantucket, Nantucketers accepted in 1955 that only governmental zoning regulations could provide effective protection for the island’s large number of historic buildings and for their unique setting.

Since 1955, guidelines for the Historic District Commission have evolved to become more comprehensive including landscape as well as building features. Several amendments initiated by Town Meeting voters, include the 1971 action that expanded the Commission’s jurisdiction to the entire island. Other amendments have been written to conform with the Commonwealth’s subsequent historic preservation enabling legislation (Chapter 40C) and to include standards set by the National Park Service.

Establishment of Historic Preservation Priorities (1955–1975)

Although the conversion of the William Swain House (1883 – 76 Main Street) to a guest house with a motel addition sparked the creation of the local historic district, local zoning continued to permit damaging changes in the community. In 1957, a proposal to convert the John Barrett House (1832 – 72 Main Street) stirred a new and more activist approach to historic preservation led by Walter Beinecke, Jr. When efforts to persuade the Nantucket Historical Association to acquire the property failed because the organization could neither decide the question nor raise the money for the purchase in a short time, Walter Beinecke incorporated the Nantucket Historical Trust (NHT) with Henry Coleman and George Jones, both active members in the Nantucket Historical Association. The group’s intention was “to provide a financial and business vehicle for protecting the physical appearance and environment of Old Nantucket.” NHT’s broad mission would increasingly support a more comprehensive approach to historic preservation, an approach that would include land conservation, economic development, historical documentation, acquisition of artifacts, and educational programs in addition to the actual preservation and restoration of buildings. An earlier effort, the Nantucket Foundation, had been formed under Everett U. Crosby with related goals but approached them more as a civic association. With Crosby’s death in 1960, the NHT assumed supervision of the Nantucket Foundation’s activities and responsibilities in accordance with an agreement reached with the Foundation in 1958, thus merging the two efforts.

The leader of this new organization who would become strongly identified with Nantucket and nationally known for his preservation work was Walter Beinecke, Jr. (1918–2004), heir to the S&H Green Stamp fortune, who grew up spending summers at his family’s house at 10 Sankaty Road in ‘Sconset on Nantucket beginning in 1923. An active businessman living in Short Hills, New Jersey, Beinecke came to the belief by the mid-1950s that the swarms of new visitors brought by frequent ferries or through the new airport in the prosperous post-war era—many of whom came as “day trippers” to be bussed around the island—did not spend nearly enough money to justify the damage they were doing to the island’s fragile resources. To address the problem, he developed a comprehensive vision of reviving both Nantucket’s still flagging economy and its historic charm by appealing to wealthy tourists. His frankly elitist approach, as he told *Time* magazine in 1968, was to “attract fewer people who would buy six postcards and two hot dogs and more people who would rent a hotel room and buy a couple of sports coats.” Beinecke believed the island,

and his investors, would ultimately be best served if the former whaling capital of the world became an upscale resort community, one that offered its visitors the best hotels, restaurants, yachting facilities and a diverse downtown shopping district occupied by independently owned businesses.

By 1961, the NHT under Beinecke's leadership began pursuing much more active economic development to protect the historic character of the community. The organization's purchase of the Ocean House, originally the Jared Coffin House (1845 – 29 Broad Street) marked a major expansion of its long-term plan both to improve economic conditions on Nantucket and to generate capital which could be used for other Trust activities. The organization launched a two-year restoration and renovation with the intention of creating a luxury hotel to attract affluent visitors to the island throughout the year thereby extending the summer season, which had been Nantucket's main economic resource.

Another important element of the NHT's mission was to encourage the collection of local artifacts and to encourage their display as part of creating a tourist setting that represented the island and its history. To this end, the organization purchased and donated land at the corner of Broad and Washington Streets to the Nantucket Historical Association in 1961 for the purpose of constructing the Peter Foulger Museum (15 Broad Street – Errol Coffin, architect). In addition, the NHT acquired and donated examples of local scrimshaw, rare ships' logs, and other whaling era artifacts to the collection.

In 1962, the NHT commissioned a business and community-wide study to map out a long-term plan for Nantucket's development and preservation with the objective of making an appraisal of the Island as one of America's important historical assets, devoting particular attention to all aspects of the Island's important visitor business and suggesting guidelines for future development of the Island as well as ways in which the Trust might most usefully participate in this development. Completed in September 1962, "A Program for the Continued Development of Nantucket" recognized the increasing pressure of tourism and the need to develop an economy that would improve the standard of living for the entire island. The study recommended coordination of the efforts of public agencies, the Chamber of Commerce and citizens' advisory boards to direct the island's future, and it recognized that the task was far bigger than the resources of the NHT.

Following the 1962 study, the NHT continued to expand its programs, but less through direct development of properties. In 1963, it made the first in a series of grants to local institutions that eventually supported the reconstruction of the steeple as well as interior restoration at the First Congregational Church (62 Centre Street) and interior restoration at the Unitarian Meetinghouse (11 Orange Street). In the same year, Walter Beinecke became one of the incorporators of the Nantucket Conservation Foundation to which the NHT donated land on Cliff Road that had been donated by Beinecke's parents. Subsequently, Beinecke became instrumental in the organization's growth and ability to acquire and protect 30 percent of the island's open land and unique habitats.

In 1965, NHT began its support of documenting the island's architecture and publications as essential elements in creating awareness and encouraging protection. With the Trust as principal sponsor, Historic American Buildings Survey (HABS) teams in the 1960s recorded over 80 buildings and several neighborhoods in Nantucket. In 1968, the Trust helped develop and fund a study conducted on Nantucket by Cornell University's Division of Urban Studies. Conceived by James Massey, Chief of HABS, in conversations with Walter Beinecke, the study was designed to supplement HABS documentation by including the context in which structures were built, their setting, and total environment. In 1971–1972, the NHT, in cooperation with the University of Florida in Gainesville (UFG), the National Trust for Historic Preservation and the National Park Service, formed Preservation Institute: Nantucket (PI:N), a center for summer programs of pre-professional and professional education in historic preservation utilizing the unique assets of Nantucket Island to provide summer college level courses in historic preservation and restoration taught by UFG faculty and adjunct preservation professionals and focusing on the historic

architecture and environment of the island. PIN's work has resulted in the creation of more detailed drawings of Nantucket buildings than any other place of its size in the country. Graduates of the Institute have gone on to serve as State Historic Preservation Officers in numerous states and in other key preservation positions, and it has become a model for Preservation Institute: Caribbean and other efforts.



During this period, Beinecke began private acquisition and development of properties on the waterfront. In 1962, he acquired the White Elephant (50 Easton Street), demolished existing buildings and began construction of a hotel to complement work then underway on the Jared Coffin House. Recognizing that twenty fuel storage tanks, two gas stations, an ice-house and other semi-industrial uses had cut the waterfront off from the central business district, Beinecke formed Sherburne Associates in 1965 with Lawrence Miller and Lawrence Miller, Jr. who already owned portions of the area. As with the NHT, Beinecke took the lead in developing a plan for the area by commissioning Architectural Design Associates to develop a plan and designs for the area. Led by Richard H. Kuehl and Gary E. Daughn, graduates of the Rhode Island School of Design, the firm developed a plan reflecting Beinecke's strong wish to preserve the unique characteristics of Nantucket and to reconcile them with the demands of the modern world that would avoid the free-form honky-tonk development that he deplored on Cape Cod. As a result of this collaboration, a plan was developed to extend Straight Wharf, build a boat basin, and create several new streets that would improve access to the waterfront. Within the area all structures built after 1890 were removed and replaced with one and two-story wood-frame buildings clad with Nantucket's characteristic weathered shingles. The goal was not to re-create the historic waterfront, but rather to provide for the modern needs of the community at a scale and in an architectural idiom that reflected the island's characteristics.

As part of Beinecke's plan the refurbished and new buildings would attract higher rent retailers. Other elements of the plan included restricting ferries to the island unless they agreed to carry fewer passengers for higher fares, and the reorganization of several streets in the waterfront development area to accommodate increased traffic. As the success of his efforts made the island more desirable to other developers, Beinecke worked for a zoning code banning out-of-scale development. He also worked with conservationists to preserve open land on the island, turning over several large parcels of land on Cliff Road and West Chester Street to the Nantucket Conservation Foundation for protection from further development. By the time he sold more than 100 downtown properties to First Winthrop Corp. of Boston in 1987 for \$55 million, he had largely realized his plan. Beinecke's leadership role in historic preservation and his success on Nantucket both as a philanthropist and businessman were recognized in 1988 when he was awarded the President's Historic Preservation Award presented to him by President Ronald Reagan, and in 1994 when he received the Louise du Pont Crowninshield Award of the National Trust for Historic Preservation.

As the revitalized historic district boomed, development pressure spread from the protected town and village centers to remote corners of the island at a pace not seen since the 1880s. By the late 1960s, one large development proposal in particular, for land between Madaket Road and Long Pond with frontage on the South Shore, alarmed Nantucketers. Despite promises that the buildings would be harmonious with the landscape and with traditional island architecture, agitation over the "Towne House Village" component of the Tristram's Landing project increased, with the result that the Historic District was extended to the entire island in 1971.

Meanwhile, as development pressure escalated, Nantucket kept up its efforts to preserve the historic character of the island by moving in the 1960s to secure the natural landscape by placing conservation restrictions on large areas, and in the 1980s became a national leader in the environmental conservation movement with its Land Bank. These efforts built on a tradition of bringing into later centuries the original Proprietors' provisions for conserving some lands and important access routes to the water for public use. This practice dated back at least to 1821, when the Proprietors took steps to ensure that the public and its livestock would continue to have access to the remaining common land and to both fresh and salt water by

laying out ways to them, and to the late 19th and early 20th centuries, efforts to maintain the ‘Sconset footpath.

The Nantucket Conservation Foundation was established in 1963 by a group of nine individuals led by Roy E. Larsen and W. Ripley “Rip” Nelson, who had been a key proponent of the historic district. A few years later, Walter Beinecke Jr. became involved, brokering a deal that gave the Foundation control of the Milestone Cranberry Bog, a key element of the island’s historic landscape. The Conservation Foundation now protects more than 8,800 acres of open space across the island, nearly 30 percent of the island’s total area, including vast tracts in the middle moors and the island’s only working cranberry bogs. The Nantucket Land Council, founded in 1974, resolved complicated ownership issues and consolidated titles to protect former common lands, and has protected over 1,000 acres.

Post 1975 Development and Conservation (1975–present)

In the early 1980s, a new program was conceived by Nantucket’s Planning Commission to use the proceeds from a two percent real estate transfer fee to purchase open space for both active and passive public uses. The Nantucket Islands Land Bank, the first of its kind in the nation, was adopted by the voters of Nantucket, and established by a special act of the Massachusetts Legislature in 1983 (Chapter 669 of the Act of 1983). It has since used funds from the real estate transfer fee to purchase some 3,400 acres of open space, as of 2020. As with its early historic district and Walter Beinecke’s heritage tourism program, Nantucket’s Land Bank is still considered a national model.

Today, 74 percent of open space on Nantucket is controlled and preserved from development by the Nantucket Conservation Foundation, Nantucket Islands Land Bank, Trustees of Reservations, Audubon Society, and other Nantucket land trusts. Some additional lands are conserved by private individuals and entities. These conservation efforts have preserved a large portion of the natural context in which the island’s villages originally stood. In addition, management of part of the land by annual burns on Milestone Road has returned the quality of open pasture/moor land in that area that historic residents would have known.

Large numbers of modern, non-contributing buildings, built after the district’s period of significance, have been added since the original NHL nomination in 1966, mostly in outlying areas immediately south and east of the town center and in clusters at Madaket, and the periphery of ‘Sconset that were characterized in that nomination as largely open land. Nonetheless, large open areas of cranberry bog and moor remain at the center of the island, from Polpis northward to Coatue, at Surfside/Tom Nevers and around ponds on the south side of the island. As a result of the creation of the Nantucket HDC in 1955, all new construction in the local historic district, which was expanded in 1971 to cover the whole island, has been required to conform to the historic character of the district under review by the HDC. Criteria include: height, massing and roof type; features such as windows, doors, front steps and sidewalks where relevant; and materials, predominantly weathered shingle. The overall effect of these controls has been to reduce intrusiveness into the historic character of the island, which might otherwise have been overwhelming.

At present (2022), Nantucket remains a highly desirous destination for residents and visitors to enjoy with a vibrant and active consortium of public and private entities continuing to advance preservation initiatives. In 2001, Nantucket became one of the first communities in the Commonwealth to adopt the Community Preservation Act which provides funds, through a surcharge on local property tax, for the preservation of historic buildings and open space, and the provision of affordable housing. The Town has awarded more than \$50 million to such projects since its inception, with about 38 percent dedicated to historic preservation. The Land Bank has expanded its agricultural lands focus to intentionally incorporate acreage dedicated to sustainable farming in order to support and preserve local farms. In March 2021, the Town of Nantucket became the 27th community within the Commonwealth of Massachusetts to be certified under

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/

FILM ROLL #: SHD-14-9

MAP/PARCEL#: 4224-007

Recorded By: AES Date: 10/27 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: (L) Commercial Wharf 2. BUILDING NAME: Noridian

3. OWNERSHIP: ☐ a. public ☒ b. private 4. PRESENT OWNER: _____

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

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 2"



DESCRIPTION:

10. FOUNDATION

- ☐ a. brick ☐ b. rubblestone ☐ c. concrete ☐ d. other: none-visible

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 shingle ☐ 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: 9/14

26. NUMBER OF BAYS:

- ☐ a. three
☐ b. four
☐ c. five
☐ d. N/A
☐ e. other: _____

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: 3/3, 6/1

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: _____ SOURCE: _____
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: Cape style cottage

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- | |
|--|
| ☐ a. Registry of Deeds: _____ |
| ☐ b. Assessor's Records: _____ |
| ☐ c. Lancaster, <u>The Architecture of Historic Nantucket</u> , page: _____ |
| ☐ d. H. C. Forman, <u>Early Nantucket & Its Whaling Houses</u> , 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: ☐ 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)

HDC Appeal 29 Commercial Wharf

Public Letters

BEAUDETTE AND SWAIN
PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
35 OLD SOUTH ROAD, SUITE D
P.O. BOX 2049
NANTUCKET, MASSACHUSETTS 02584

RICHARD P. BEAUDETTE
BRYAN J. SWAIN

PHONE: (508) 226-4155
FAX: (508) 226-3070
WWW.NANTUCKETLAWFIRM.COM

OF COUNSEL
KEVIN F. DALE
WILLIAM F. HUNTER

May 28, 2024

Dawn E. Hill Holdgate
Nantucket Select Board
Town of Nantucket
16 Broad Street, Room 113
Nantucket, MA 02554
EMooney@nantucket-ma.gov

Re: HDC Appeal Commercial Wharf

Dear Members of the Select Board:

I represent Nantucket Boat Basin LLC, the record owner of 29 Commercial Wharf (the "Premises"), regarding the appeal of a Certificate of Appropriateness by the Nantucket Preservation Trust (the "Trust") dated March 22, 2024 (the "Appeal"). The decision of the Historic District Commission should be upheld and the Trust's appeal be denied for three simple reasons. First, the HDC's decision was supported by substantial evidence and was well within the Commission's authority. Second, the Trust does not have legal standing to bring the Appeal. Finally, the demolition approved by the HDC's decision has already taken place and therefore, the issues presented in the Appeal are now moot.

FACTS

The relevant facts are as follows:

1. Nantucket Boat Basin filed an original application for a Certificate of Appropriateness ("COA") with the Historic District Commission ("HDC") on July 18, 2023. Nantucket Boat Basin requested the issuance of a COA to permit the demolition or "move-off" of one of the structures on the Premises known as Meridian Cottage. At the time, the applicant's basis for the requested demolition or move off was that Meridian had been damaged by flooding. On August 8, 2023, the HDC heard a presentation on the matter during which the Historic Preservation Planner voiced her opinion that the structure may be historic. The HDC held the matter for further information. At its meeting on September 26, 2023, the HDC approved only a "move-off" by a vote of 4 to 1.

2. Nantucket Boat Basin filed a new application for a Certificate of Appropriateness ("COA") with the Historic District Commission ("HDC") on November 24, 2023. Nantucket Boat Basin requested the issuance of a COA to permit the demolition of the Meridian Cottage. At its meeting on December 5, 2023, the HDC approved Nantucket Boat Basin's application for the COA by a vote of 3 to 2. The HDC issued a COA numbered 2023-11-9542 dated December 5, 2023, a copy of which is appended hereto as Exhibit A. Nantucket Boat Basin simultaneously received approval to move the existing dwelling at 15 Commercial Wharf to the Premises to replace Meridian once demolished.

3. On March 13, 2024, the Building Department issued a Building Permit allowing Nantucket Boat Basin to demolish Meridian Cottage, and repair and rebuild its foundation for move over of the 15 Commercial Structure. A copy of the Building Permit is attached hereto as Exhibit B.

4. On March 14, 2024, Nantucket Boat Basin demolished Meridian Cottage, as permitted by the COA and the Building Permit. Neither the Trust nor any other entity filed a judicial action and/or otherwise sought to enjoin the demolition. Nantucket Boat Basin was not legally required to forebear proceeding under the COA and the Building Permit during the pendency of the appeal period.

5. On March 22, 2024, almost a week after Meridian Cottage was demolished, the Trust filed the instant appeal with the Select Board. The Trust never voiced concerns at any of the hearings held by the HDC over the proposed demolition.

6. In its appeal, the Trust requests the following relief: "The Select Board "should remand the application for a new process that follows the process outlined in *Building with Nantucket in Mind*...."

ARGUMENT

I. The Appellant Has Not Shown That HDC Exceeded Its Authority

The HDC did not act arbitrarily or capriciously in issuing the COA. The HDC extensively studied the physical characteristics and history of Meridian Cottage. The Appellant's assertion that Meridian Cottage is historic rests entirely on the fact that it was purchased by Walter Beinecke in 1974. Although the Appellant concedes that Meridian Cottage was not built by Mr. Beinecke, it nonetheless contends that the cottage is historic and should be preserved simply by virtue of Mr. Beinecke's ownership at one point. The Appellant claims that the HDC acted arbitrarily in that it failed to consider the Preservation Planner's presentation of the structure as historic on the basis of Mr. Beinecke's ownership.

There is absolutely no merit to Appellant's claim that the HDC failed to consider the historical information presented by the Preservation Planner. To the contrary, the minutes reflect the Commissioners' consideration of the issues raised by the Preservation Planner in the context of the Meridian Cottage. Specifically, the minutes reflect that Commissioner Oliver "mentioned information on Mr. Beinecke" and "shared information about Beinecke's actions, including taking down buildings from the 1800s to replace them with 1960s buildings.....and highlighted [this demolition is] not equivalent to demolishing a turn-of-the-century building." See minutes

attached hereto as Exhibit C p. 16. Commissioner Welch “voiced disagreement with the idea that structures from the 1960s or 1970s being automatically considered contributing.” Exhibit C. p. 16. Commissioner Welch further stated that “the mentioned accomplishments and legacy of Walter Beineke are not directly relevant to the discussion about the specific structure in question.” Exhibit C p. 16. Even Commissioner Camp, who voted against the demolition, “mentioned doubt about the structure’s eligibility for historic status.” Exhibit C, p. 17. Contrary to Appellant’s contention, the foregoing comments clearly demonstrate that the HDC reviewed the historic information presented about Meridian Cottage and reasonably determined after a thoughtful deliberation to permit its demolition.

The HDC’s Decision is furthermore supported and justified by the evidence presented concerning the significant structural deficiencies of the Cottage. These structural impairments included decay and slipping of the main structural supports from their connection points; the slipping of the floor joists from their connections; and the bowing of the exterior walls and main structural frame of the building. See Move Off Evaluation attached hereto as Exhibit D. After a thorough investigation, the architect retained by Nantucket Boat Basin determined that the damage to the Meridian Cottage was so extensive that the structure could not be moved without significant structural repairs that would necessitate demolition to access the critical structural members and to install proper foundation supports. The HDC’s decision to allow demolition of a structure that would need to be demolished to be moved or repaired was fully supported by the evidence, and was not arbitrary or capricious.

II. The Appellant Has No Standing

The Appeal should also be dismissed because the Trust does not have legal standing to pursue it. Section 11 of the Nantucket Historic District Commission Act (the “HDC Act”) provides that appeals of the issuance of a certificate of appropriateness may be taken to the Board of Selectmen only by a “person aggrieved.” Although the HDC Act does not define the term “person aggrieved,” courts construe the term as limited to someone who “suffers some infringement of his legal rights.” See *Montgomery v. Nantucket*, 95 Mass. App. Ct. 65, 71-72 (2019). In order to confer standing, the harms suffered must be appreciable and particularized to the appellant; they must be different in nature or magnitude from those of the general public. See *id.* The Trust, whose office is located .4 miles away from the Premises, has not alleged harms sufficient to establish standing.

The Trust does not allege that it is a “person aggrieved” by the COA but merely asserts that the approval “erodes the integrity of the Nantucket Historical Landmark.” This allegation, on its face, describes purported harms to the general public and not harms specific or unique to the Trust. The Trust cannot establish standing on the basis of this allegation under the HDC Act even though the Trust’s mission includes protection and preservation of the island’s architectural heritage. After all “[a] mere statement of corporate purpose which expresses a general civic interest in the preservation of [an area], is not enough to confer standing.” *Harvard Sq. Def. Fund, Inc. v. Planning Bd. of Cambridge*, 27 Mass. App. Ct. 491, 495-96 (1989); *Chongris v. Bd. of Appeals of Andover*, 17 Mass. App. Ct. 999 (1984) (“It is settled that a statement of organizational purpose cannot clothe a civic association with aggrieved person status”). The Trust’s inability to identify particularized harms is fatal to its ability to maintain this appeal.

III. The Relief Sought is Moot

Even if the Trust had standing, which it does not, its Appeal to this Select Board should be dismissed for the independent reason that the relief it seeks is moot. A case is moot when a court cannot give any effectual relief whatever to the potentially prevailing party.” 18C Mass. Prac., Municipal Law and Practice § 40.34 (5th ed.). As noted above, Nantucket Boat Basin received a Building Permit on March 13, 2024 and proceeded to demolish the structure on March 16, 2024, almost a week prior to the Trust’s filing of the Appeal. Nonetheless, in its Appeal, the Trust asks the Select Board to “remand the demolition application for a new process...”. *See* March 22, 2024 letter to Select Board. As Meridian Cottage has already been demolished, a remand to the HDC would be futile; the HDC would not be able to provide any relief upon the requested remand. “In *Ayscough v. Town of Andover*, the Massachusetts Appeals Court dismissed an appeal as moot where “[t]he questioned conduct had been completed by the date of the hearing of this appeal” and “[i]njunctive or declaratory relief, even if warranted, were the conduct prospective or current, would now be inapposite.” 19 Mass. App. Ct. 125, 125-26 (1984). Similarly, the Select Board recently declined to remand a determination by the HDC concerning demolition of a dwelling and a barn at 121 Orange Street, which were already demolished. *See* https://www.youtube.com/watch?v=FqOq_DBlNk4. The Select Board appropriately determined that a remand of the HDC decision would be moot. The same result is appropriate here. The relief sought by the Trust to prevent the demolition of Meridican Cottage is illusory—the demolition has already occurred pursuant to a validly issued COA and Building Permit. The Select Board should not proceed any further.

CONCLUSION

In conclusion, Nantucket Boat Basin submits that there is no merit to the Appeal of the Trust. Moreover, the HDC's approval of the COA by a vote of 3 to 2 was supported by substantial evidence in the record before it.

However, the Select Board need not consider the merits of the appeal because the Trust does not have legal standing. *Kenner v. Zoning Board of Appeals of Chatham*, 459 Mass. 115, 116 (2011) (“We conclude that the Kenners lacked standing to obtain judicial review of the Board's decision and, accordingly, need not reach the merits of this case.”) Further, even if the Select Board reaches the merits (which it should not), the appeal is moot because there is no remedy available on remand to the HDC.

Accordingly, Nantucket Boat Basin respectfully requests that Select Board deny the appeal of the Nantucket Preservation Trust

Sincerely,



Richard P. Beaudette

EXHIBIT A

CERTIFICATE NO: _____

DATE ISSUED: 12/5/23

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

CERTIFICATE OF APPROPRIATENESS for structural work.

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^o: 4224/3 PARCEL N^o: 3
Street & Number of Proposed Work: 29 Commercial St Bld 12
Owner of record: NANTUCKET BOAT BASIN LLC 40 NEW ENGLAND
Mailing Address: 25 PARK PLAZA #3
BOSTON MA 02116
Contact Phone #: 508-939-0391 E-mail: dp@nabdevelopment.com

AGENT INFORMATION (if applicable)

Name: DEBBIE PATRICK DENNIS
Mailing Address: 25 PARK PLAZA #3
BOSTON MA 02116
Contact Phone #: 508-939-0391 E-mail: dp@nabdevelopment.com

FOR OFFICE USE ONLY	
Date application received: <u>11/24/23</u>	Fee Paid: \$ <u>100</u>
Must be acted on by: <u>11/24</u>	
Extended to: _____	
Approved: <u>[Signature]</u>	Disapproved: _____
Chairman: <u>[Signature]</u>	_____
Member: <u>[Signature]</u>	_____
Member: _____	_____
Member: _____	_____
Notes - Comments - Restrictions - Conditions <u>CONDITIONS:</u>	
<u>PHOTOGRAPHS WILL BE REQUIRED TO SUBMIT</u>	
<u>EXISTING MATERIALS FOR REVIEW AND THAT THE</u>	
<u>APPROVED "REPAIR" HOUSE WILL REPAIR IT AS</u>	
<u>PHOTOGRAPHS WILL BE REQUIRED</u>	

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: 24 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 26 Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: CONTRIBUTING REVISIONS: 1. East Elevation

Historic Name: THE MERIDIAN COTTAGE (describe) 2. South Elevation

Original Date: C. 1960s 3. West Elevation

Original Builder: PART OF SHERBURNE WHARF LOTAGES 4. North Elevation

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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
Roof Pitch: Main Mass 1/12 Secondary Mass 1/12 Dormer 1/12 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): _____

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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ 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 _____ Walkways _____ 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 of 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.

EXHIBIT B



COMMONWEALTH OF
MASSACHUSETTS
Town of Nantucket
Planning and Land Use Services
2 Fairgrounds Road - Nantucket, MA 02554

Permit

Permit NO.: BLDR-2024-03-5133

Permit Type: Building (Residential)

Work Classification: Demolition

Permit Status: Issued

Issue Date: 03/13/2024

Expiration: 09/09/2024

Location Address

Parcel Number

29 COMMERCIAL WF, Nantucket, MA 02554

42.2.4 3

Contacts

NANTUCKET BOAT BASIN LLC
COMMERCIAL WHARF

Owner/Builder

NANTUCKET BOAT BASIN LLC
COMMERCIAL WHARF

Parcel Owner

WILLIAM O'BRIAN

Applicant

(617)803-6669

WOBRIEN@NEDEVELOPMENT.COM

Description: DEMO "MERIDIAN" COTTAGE TO REPAIR BUILD
FOUNDATION FOR MOVE OVER OF 15 COMMERCIAL
STRUCTURES TO BE FILED LATER UNDER SEPARATE PERMIT
APPLICATION

Valuation: \$0.00

Total Sq Feet: 0.00

Inspection Requests:

(508) 325-7587

Fees	Amount
Miscellaneous	\$100.00
Total:	\$100.00

Payments	Amt Paid
Total Fees	\$100.00
Cash	\$100.00
Amount Due:	\$0.00

Inspections:

Inspection Type

Foundation

Framing

Insulation

Final

Steel

Throat Inspection -
Chimney

Final - Chimney

HDC

Planning Board

Provided that the person accepting this Permit shall conform to the terms of the application on file in the Building Department and to the provisions of the Statutes and the Ordinances relating to the Construction, Maintenance and Inspection of buildings in the Town of Nantucket, and the Massachusetts State Building Code 780 CMR 9th Edition.

A certificate of Occupancy will be issued upon return of this Permit only after all the required Inspections have been signed and dated by the appropriate Inspector.

This Permit shall become Invalid SIX (6) months from the date of issue if the work permitted has not commenced or is not progressing continuously to completion as far as reasonably practicable.

Persons contracting with unregistered contractors do not have access to the Guaranty Fund 780 CMR/MGL c142A.

Issued By: Department Building

March 13, 2024

Date

Date

BDR

PAID
MAR 13 2024
BY: _____

RECEIVED
MAR 13 2024
By: _____

2024-03-5433
BUILDING PERMIT NUMBER

**APPLICATION FOR
BUILDING PERMIT**

IMPORTANT - Applicant to complete all items in Sections: 1, 2, 3, 4, and 5

Please Print

**1.
LOCATION
OF
BUILDING**

OWNERS NAME (print): NANTUCKET BOAT BASIN LLC
Last First Middle Initial
C/O NEW ENGLAND DEVELOPMENT, 75 PARK PLAZA, BOSTON, MA 02116
No. Street 29 Commercial Wharf "Meridian"
Assessor's Map No. 42.24 Assessor's Parcel No. 3

2. TYPE AND COST OF BUILDING - All applicants complete Parts A-E

A. TYPE OF IMPROVEMENT

- ☐ New Building
☐ Addition
☐ Alteration
☐ Repair, replacement
☒ Demolition
☐ Moving

B. OWNERSHIP

- ☒ Private
☐ Public

C. COST

TOTAL COST OF IMPROVEMENT

\$ 25,000

D. DIMENSIONS

Dimensions of Structure

First Floor Area: 469

Second Floor Area: 140

Third Floor Area: _____

Total Floor Area: 539

Full Cellar Area: _____

E. PROPOSED USE

Residential

- ☐ One Family
☐ Studio
☒ Two or more family - Enter
number of units _____
☐ Hotel, Motel, Dormitory
enter number of units _____
☐ Second Dwelling
☐ Garage
☐ Pool
☐ Other - Specify _____

Detail scope of work by floor & provide the
square footage.

DEMO "MERIDIAN" COTTAGE TO REPAIR
BUILD FOUNDATION FOR MOVE OVER OF
15 COMMERCIAL STRUCTURE TO BE
FILED LATER UNDER SEPARATE PERMIT
APPLICATION

3. SELECTED CHARACTERISTICS OF BUILDING

For new buildings and additions, complete Parts D-N
for Demolition, complete only Part 1., for all others skip to 4.

F. PRINCIPLE TYPE OF FRAME

- ☐ Wood frame
☐ Other - Specify _____

H. TYPE OF SEWAGE DISPOSAL

- ☐ Public
☐ Private (septic tank, etc.)

K. ACCESSORY HEAT SOURCE

No. of fireplaces _____

No. of Wood Stoves _____

Other: _____

G. PRINCIPLE TYPE OF HEATING

- ☐ Gas ☐ Electricity
☐ Oil ☐ Heat Pump
☐ Other - Specify _____

I. TYPE OF WATER SUPPLY

- ☐ Public
☐ Private (well)

J. SMOKE DETECTORS

No. of Detectors _____

See Plan for Location

L. RESIDENTIAL BUILDINGS

Number of Bedrooms _____

Number of Bathrooms _____

Full _____ Partial _____

3. Continued**M. ENERGY CONSERVATION**

Type

Thickness

R Value

Foundation or Floor Insulation _____

Wall Insulation _____

Ceiling or Roof Insulation _____

Window Glazing: Insulated Glass _____

Double Glass _____

Storm _____

Doors: Insulated Yes _____

No _____

Weatherstripped: Yes _____

No _____

Percentage of Window Area to Wall Area: _____

N. STRUCTURAL CHARACTERISTICS OF BUILDING

Applicant is required to submit complete structural framing plans with application due to the complexity of the structure, if the following information is insufficient for proper plan review.

Foundation

Footing size: _____

Footing reinforcing: _____

Wall material: _____

Wall thickness: _____

Wall height: _____

Wall reinforcing: _____

Pier or column size: _____

Pier or column spacing: _____

Pier or column footing size: _____

Pier or column reinforcing: _____

No. of crawl space vents: _____

Crawl space: ☐ Full ☐ Partial**FRAMING: Main Carrying members: Size: _____**

Support Spacing: _____

First Floor Framing

Joist size: _____

Maximum Span: _____

Maximum Spacing: _____

Second Floor Framing

Joist size: _____

Maximum Span: _____

Maximum Spacing: _____

Ceiling Framing

Joist size: _____

Maximum Span: _____

Maximum Spacing: _____

Roof Framing

Joist size: _____

Maximum Span: _____

Maximum Spacing: _____

Roof Truss

Applicant must submit design calculations for all wood trusses stamped by a Registered Professional Engineer.

SKETCH OF PROPOSED WORK (minor projects)**NOTES AND DATE (For Department Use)****FEE CALCULATIONS**

4. ZONING COMPLIANCE To be completed by all applicants

Applicant is required to submit a registered plot plan with application, showing location of all structures.

Zoning District: _____ Total Land Area: _____
Frontage on Street: _____ Lot No.: _____
Plan Book No. and Page: _____ Land Court Plan No.: _____
Date Lot Purchased: _____ Certificate No.: _____
Name of Previous Owner: _____

SUBDIVISION INFORMATION

Name of Owner: _____
Date of Plan Approval: _____
Type of Approval: ANR _____ AR _____
Planning Board File No.: _____
Is the Subdivision subject to a Covenant: YES _____ NO _____
Is a Release required: YES _____ NO _____
Has Plan been filed with the Registry of Deeds? YES _____ NO _____
If YES: Plan Book and Page No.: _____ Date _____

**TIME SHARING
INFORMATION**
Is there a declaration of
Covenants and Restrictions of
Interval Ownership noted on
your Title or Deed?

Yes _____ No X

DIMENSIONS

Distance from Property Lines: FRONT _____ REAR _____ LEFT _____ RIGHT _____
Distance between Principal and Secondary Dwelling: _____ (12ft. minimum)
Height of structure above finish grade: N _____ E _____ S _____ W _____
Number of off-street parking spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: _____
Secondary Dwelling: _____
Addition: _____
Garage: _____
Accessory Building: _____
Swimming Pool: _____
Other: _____

Total: _____ SF.
Allowable: _____ SF.

MISCELLANEOUS

Was a request to "Determine Applicability of the Protection Act" filed with the Nantucket Conservation Committee? YES _____ NO _____
If answered YES, include "Order of Conditions" with application.
What date was the "Order of Conditions" with application. _____
What date was the "Order of Conditions" filed with the Registry of Deeds? _____
Is the property located within a Flood Hazard district? YES _____ NO _____
Was a Variance or Special Permit granted by the Board of Appeals? YES _____ NO _____
If answered YES, what date was the decision filed with the Town Clerk? _____

FOR ZONING OFFICER

Minimum Lot Size: _____ Ground Cover Ratio: _____
Frontage on Street: _____ Side and Rear Setback: _____
Front Yard: _____ Secondary Dwelling approval _____
Additional Comments: _____ Board of Appeals _____
Lot Release Form _____

Date: 3/13/24

APPROVED BY: PM

Zoning Officer

5. IDENTIFICATION - To be completed by all applicants

Name		Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	NANTUCKET BOAT	C/O NEW ENGLAND DEVELOPMENT	02116	617-965-8700
	BASIN LLC	75 PARK PLAZA, BOSTON, MA		
2. Contractor	Print Name MOHAWK	170 CANAL ST	Builder's License	CS-110268
	Signature	PLANTSVILLE, CT	Date	02/27/24
3. Contact Person	WILLIAM O'BRIEN		Date 2/27/24	617-965-8700

Works Compensation Insurance Certificate or Affidavit must be submitted with this application.

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant

Address

Telephone # 617-803-6669



Print name WILLIAM O'BRIEN

E-Mail Address: WOBRIEN@NEDEVELOPMENT.COM

DO NOT WRITE BELOW THIS LINE**6. PLAN REVIEW RECORD - For Office Use**

Plans Review Required				
HISTORIC DISTRICTS COMMISSION				
SEPTIC				
SEWER				
WATER WELL COMPLETION REPORT				
CONSERVATION COMMISSION				
FIRE CHIEF				
OVER-THE-ROAD (Board of Selectmen)				
ROAD OPENING PERMIT (DPW)				
PLUMBING				
ELECTRICAL				

7. VALIDATION

Building

Permit Issued _____

Building

Permit Fee 1000

Date of Issuance of

Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. _____

Approved by:



Building Commissioner

3/13/24

CERTIFICATE NO: 11-4542

DATE ISSUED: 11/10/23

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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°: 4224/3 PARCEL N°: 3

Street & Number of Proposed Work: 29 Commercial St Bld 12

Owner of record: NANTUCKET BOAT BASIN LLC c/o NEW ENGLAND DEV

Mailing Address: 75 PARK PLAZA #3
Boston MA 02116

Contact Phone #: 508.939.0399 E-mail: dpalmundo@newdevelopment.com

AGENT INFORMATION (if applicable)

Name: DENNIS PALMAUNDO, DENNIS

Mailing Address: 75 PARK PLAZA #3
Boston MA 02116

Contact Phone #: 508.939.0391 E-mail: dpalmundo@newdevelopment.com

FOR OFFICE USE ONLY	
Date application received: <u>11/10/23</u>	Fee Paid: \$ <u>100</u>
Must be acted on by: <u>11/10/23</u>	
Extended to: _____	
Approved: <u>[Signature]</u>	Disapproved: _____
Chairman: <u>[Signature]</u>	_____
Member: <u>[Signature]</u>	_____
Member: <u>[Signature]</u>	_____
Member: _____	_____
Notes - Comments - Restrictions - Conditions <u>APPROVAL 1</u> <u>RECEIVED BY THE HISTORIC DISTRICT COMMISSION 10/10/23</u> <u>APPROVED "REPAIR" WORK WITH REPAIR 11/10/23</u> <u>PHOTOGRAPHS 11/10/23</u>	

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: 24 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 26 Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTOR REVISIONS* 1. East Elevation

Historic Name: 1900s (describe) 2. South Elevation

Original Date: 1900s 3. West Elevation

Original Builder: PART OF SHERBURN WHARF CO. 1900s 4. North Elevation

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 _____ ☐ 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):

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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ 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 _____ Walkways _____ 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 11/10/2023

Signature of owner of record [Signature]

Signed under penalties of perjury

EXHIBIT C

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Motion:	Motion to hold for revisions. (Camp) (3:17:33)		
Roll-Call Vote:	Carried – 5:0 // Pohl, Coombs, Camp, Paul, Thornewill (Aye)	Certificate # HDC2023 – 11-9535	
23. Matt & Alison Smith 11-9534 232 Madaket Rd Hardscape driveway/apron 59.4/120.1 Brook Meerbergen			
Voting:	Pohl, Camp, Coombs, Paul, Thornewill		
Alternates:	Welch, Oliver, Patten		
Recused:	None		
Representative:	Brook Meerbergen		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Staff Comments:	Holly Backus - Highlighting the importance of compliance with zoning bylaw section 139-20.1, which pertains to driveways.		
Public Comments:	-		
Concerns:	Camp - Suggested the possibility of adjusting the driveway layout to create a more curved and visually appealing approach to the property. - Expressed the view that the driveway going right up to the corner of the house seems awkward and suggested it might be improved by being positioned on the other side of the structure. Paul - Suggested creating a more buffered and visually appealing approach to the property while considering the need for a straight shot to the first structure, which serves as a garage. Thornewill - Suggested going from Belgian block to pavement across the bike path and then transitioning to shell as needed. Coombs - Emphasized the preference for a consistent design for the entire driveway, suggesting the use of Belgian block throughout, with uniform size and flow across the bike path. Pohl - Agreed with Holly's suggestion to align with the prevailing theme on the road and adhere to what is approvable at the Department of Public Works (DPW).		
Motion:	Motion to hold for more information and revisions. (Camp) (3:27:07)		
Roll-Call Vote:	Carried – 5:0 // Pohl, Coombs, Camp, Paul, Thornewill (Aye)	Certificate #HDC2023 – 11-9534	

24. Nantucket Boat Basin LLC 11-9542 29 Commercial Wf Demo structure 42.2.4/3 Dennis Patnaude			
Voting:	Pohl, Welch, Coombs, Camp, Oliver		
Alternates:	Patten, Paul, Thornewill		
Recused:	-		
Representative:	Dennis Patnaude/Paul Beaulieu		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Staff Comments:	Holly Backus - Stated that the commission had previously approved a move-off only for Meridian Cottage. - Provided historical information about the cottage, dating back to the late 1960s when it was built by Sherburne Associates and owned by Walter Beinecke Jr. since 1963. - Mentioned that the cottage is part of the historic wharf cottages. - Expressed the view that, despite potential issues with the existing structure, retaining and possibly rebuilding the cottage is more appropriate than demolition. - Noted that a letter from the Nantucket Preservation Trust was received, urging the commission to deny the demolition and emphasizing the historic significance of Meridian Cottage. - Recommended a move-off only as an alternative to demolition, highlighting its potential to alter the streetscape while promoting salvage and adaptive reuse. - Acknowledged the commission's previous vote in favor of a move-off and suggested fixing the cottage in situ as another option. - Identified oneself as a professional preservation planner with credentials under the Secretary of the Interior Standards. - Stressed the importance of considering contributing characteristics beyond just the date of the structure. - Referenced the contributions made by Walter Beinecke's to the historic district, emphasizing the basis for the National Historic Landmark (NHL) update. - Mentioned Walter Beinecke's awards through the Nantucket Historical Trust and his involvement in significant preservation projects, including the Jared Coffin House and the Historic American Building Survey of Nantucket. - Highlighted the preservationist role of Walter Beinecke's in the town's history.		
Public Comments:	Mickey Rowland		

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	- Stated that the group had nothing further to add to their previous comments. - Personally confirmed witnessing significant weathering and storm damage to the building over many years. - Mentioned the building's frequent flooding during winters. Jessie Bell - Described the efforts made to offer the Rowland building to affordable housing entities before considering other options. - Shared the challenges faced in moving the Rowland building outside the immediate vicinity. - Noted the contact with NIR (Nantucket Island Resorts) and the proposal to move the building to the other side of Petrel Landing. - Mentioned the construction year of the Rowland House (2010) and questioned the level of historic significance of a structure from the late 1960s. - Highlighted the proposal to move the building only 20 feet away and urged the commission to consider the broader goals of opening up the harbor to the public. - Expressed the need for the Historic District Commission to understand the full picture and the overarching public purposes involved.
Concerns:	Coombs - Expressed uncertainty about the importance of having every building in a historic area be perfect. - Shared the opinion that buildings with some imperfections and a history of standing are preferable. - Highlighted the building's slight dip in the ridge but emphasized the significance of keeping what has existed. - Stated a preference for holding and fixing the building rather than removing it due to its longevity and exposure to storms. - Emphasized the idea that older buildings need not be perfect but should reflect their history. Oliver - Recalled the initial proposal for the structure and mentioned information on Mr. Beinecke. - Shared information about Beinecke's actions, including taking down buildings from the 1800s to replace them with 1960s buildings. - Expressed a lack of outrage during that time. - Compared the height and context of the current building to the one next to it. - Stated the belief that the building's significance doesn't prevent it from being taken down and replaced with the neighboring structure. - Highlighted that it's not equivalent to demolishing a turn-of-the-century building. Welch - Expressed concern about using age alone as a criterion for determining historic status. - Mentioned personal age relative to the structure's construction and questioned the concept of contributing structures based solely on age. - Voiced disagreement with the idea of structures from the 1960s and 1970s being automatically considered contributing. - Agreed that the structure is not from the turn of the century or mid-century and lacks established historic value. - Pointed out the structure's poor condition as attested by others. - Acknowledged the regrettable nature of the situation but emphasized the need for removal, noting a replacement with a beautiful structure nearby. - Expressed the view that the mentioned accomplishments and legacy of Walter Beinecke are not directly relevant to the discussion about the specific structure in question. - Acknowledged that Walter Beinecke was involved in the construction of the structure. - Emphasized the need to focus on whether the structure itself possesses historic characteristics that justify its retention and its current condition for potential rehabilitation. - Expressed a preference for renovating structures. - Acknowledged the architect's professional opinion that renovation might not be feasible or sensible. - Highlighted the dilemma of trying to preserve a historic structure when significant portions may need replacement, questioning the true preservation of historic elements in such cases. - Shared discomfort with the decision-making process but recognized the need to make a decision based on the presented evidence. Pohl - Acknowledged the charm of sagging roofs and windows with broken panes. - Recognized practical considerations, such as the need for bulkhead repair and lifting the building. - Expressed support for the previous proposal to replace the structure with the Rolland house, considering it head and shoulders above other alternatives. - Emphasized the importance of understanding the sequence of events, specifically the approval for demolition and subsequent replacement with another building.

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	- Linked the progression of the Nantucket built landscape to the proposed actions.
Camp	- Expressed a desire to see the structure renovated. - Pointed out that any renovation would need to address sea level rise concerns by raising the structure. - Mentioned doubts about the structure's eligibility for historic status due to its construction date in the mid-1960s (1963). - Mentioned that information is sourced from both applicants and the historic staff person. - Indicated a need to consider the perspectives of both parties in the decision-making process.
Motion:	Motion to approve as submitted, with the condition that salvageable parts will be reused and will be based on the previous approval for moving the Rowland building to this location. (Oliver) (3:56:21)
Roll-Call Vote:	Carried – 3:2 // Pohl, Welch, Oliver (Aye) // Camp, Coombs Certificate #HDC2023 – 11-9542

25. John Lancaster 11-9501		15 Burnell St	Addition	73.4.2/48	Greg Nichols
Voting:	Pohl, Welch, Coombs, Camp, Oliver				
Alternates:	Patten, Paul, Thornewill				
Recused:	None				
Representative:	Greg Nichols				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Staff Comments:	-				
Public Comments:	-				
Concerns:	-				
Motion:	Motion to approve as submitted. (Welch) (3:59:47)				
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Camp, Oliver (Aye) Certificate #HDC2023 – 11-9501				

APPROVED
HDC 2023-11-9542
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

26. 146 Surfside Rd LLC 11-9493		146 Surfside Rd	Pool & Hardscape	80/315	Atlantic Landscaping
Voting:	Pohl, Welch, Coombs, Camp, Oliver				
Alternates:	Patten, Paul, Thornewill				
Recused:	None				
Representative:	Lindsay Congelton				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Staff Comments:	-				
Public Comments:	-				
Concerns:	Oliver - Expressed discomfort with the patio and pool encroaching into the setback. - Suggested that it would be better if the patio went closer to the house and did not encroach into the setback. Camp - Concurred with the concern about the pool and its location. - Mentioned the existing vegetation and expressed that, even with the hedge, the proposed pool location is not suitable for Surfside Road. Welch - Highlighted concern about the pool wall being in the setback, stating it is not zoning approvable. - Recommended moving the pool at least two feet closer to the house. - Expressed discomfort with the concept of having structures right against the setback. - Suggested that a vegetative buffer of at least five feet from the property line be implemented. - Mentioned the importance of the buffer running parallel to the length of the pool, especially on the southern border. Coombs - Agreed with the concern that the pool is over the line right to the very end. - Suggested moving the entire structure over towards the other end to address the issue. - Emphasized that the distance from Surfside Road (whether 120 ft or 150 ft) doesn't significantly affect visibility, so the overhang should be addressed by moving it. Pohl - Stated the desire for the coping, which needs to be outside of the setback, to be addressed. - Expressed concern that the current drawing does not comply with the setback requirements. - Proposed moving the entire structure further north, away from the lot line, to address the issue.				
Motion:	Motion to approve with Exhibit A (through staff) with the condition of a vegetative buffer on the south side and parallel to the length of the pool and at least five feet from the property line. (Welch) (4:08:14)				
Roll-Call Vote:	Carried – 4:1 // Pohl, Welch, Coombs, Oliver (Aye) // Camp (Nay) Certificate # HDC2023 – 11-9493				

EXHIBIT D

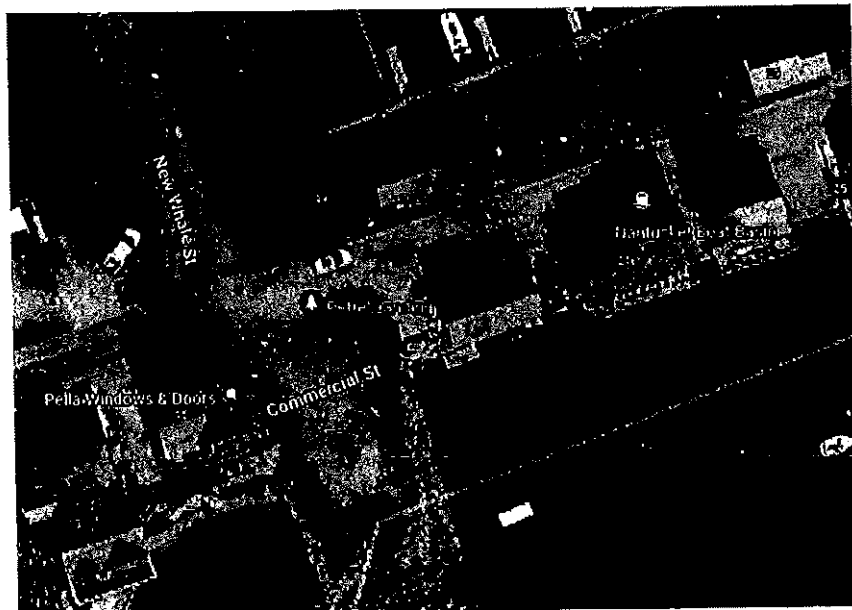
Main Street

Architects

25 Mathewson Drive
Weymouth, Ma.
02189-2345
TELE: 781-331-4458
FAX: 781-331-4997

29 Commercial Wharf

Move off Evaluation



Arial view of cottage

APPROVED
HOL 2023.11.9592
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Summary of Conditions

Main Street Architects (MSA) was retained by New England Development (NED) to investigate the viability of moving the existing Meridian Cottage at 29 Commercial Wharf off site to a yet to be determined location. This investigation revealed multiple structural deficiencies that would prevent the jacking, shoring, and ultimately relocation and setting of this structure to a new location.

Throughout the lifespan of this dwelling, it has weathered numerous hurricanes, severe storms, and flooding, which has caused significant deterioration to the structural framework. The main structural supports have slipped from their connection points and have decayed beyond repair (refer to photos 27-32). The floor joists, which are undersized for current Building Codes, are slipping from connections and as a result the floors are out of level by 8" in some areas (refer to photos 13-22).

The exterior walls and main structural frame of the dwelling have bowed and cannot be repaired without causing a full structural collapse (refer to photos 7-12). To prepare this dwelling for relocation, it would need to be significantly demolished and reframed, including the main structure below grade which has little to no access for replacement. The kitchen is not connected structurally to the main dwelling and would need to be demolished completely to shore or make repairs.

In conclusion, it is the professional opinion of Main Street Architects that this building cannot be relocated without significant structural repair. Such repair will necessitate demolishing the dwelling to access the critical structural members and to install proper foundation supports. The lack of structural integrity prohibits this building from being moved at this time. Photos of the interior and exterior condition of this dwelling are included for reference.

Paul Beaulieu, RA

Vice President

Paul Beaulieu



Photo 1 -Exterior view from Petral Landing



Photo 2-Exterior view from Petral Landing

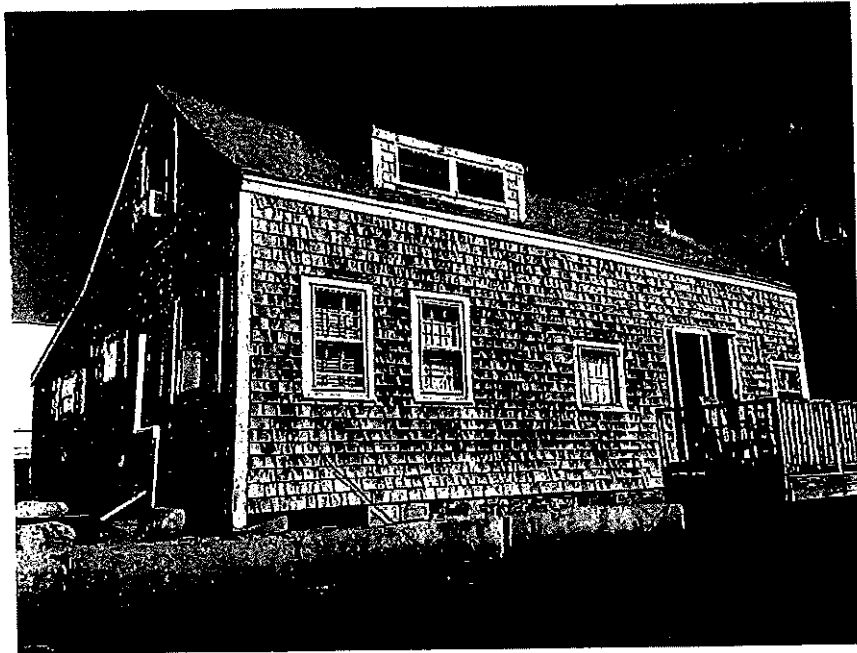


Photo 3- Exterior view from water

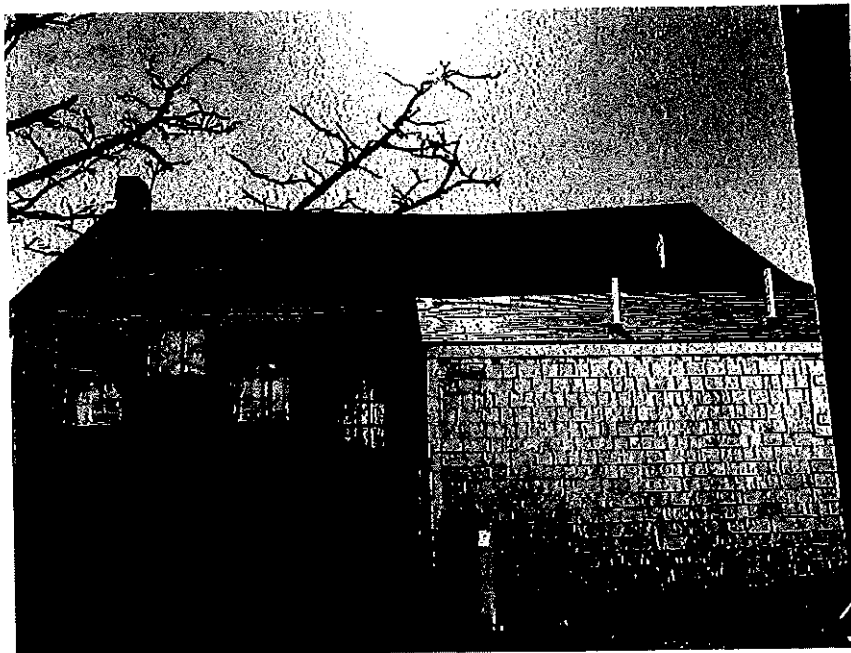


Photo 4- Exterior view from Commercial Wharf (bowed ridge)



Photo 5- Waterside exterior corner



Photo 6- Waterside exterior corner



Photo 7 - Waterside exterior corner



Photo 8 - Waterside bearing wall bow



Photo 9 - Waterside bearing wall bow



Photo 10 - Petral landing gable end wall bow

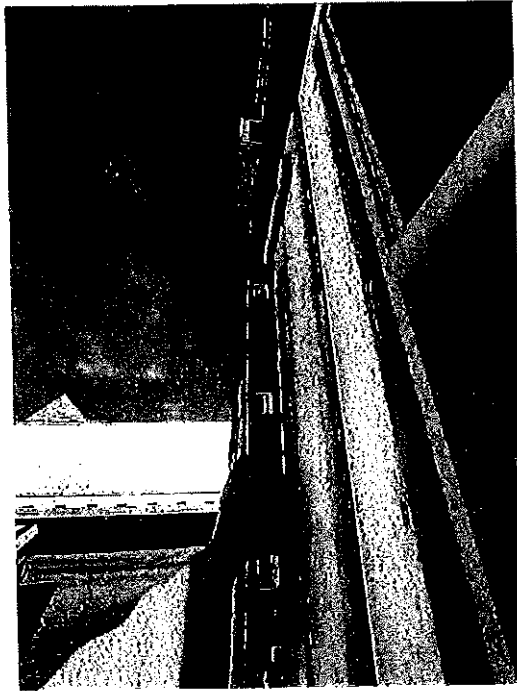


Photo 11 - Petral landing gable end wall bow



Photo 12 - Bearing wall waterside bow

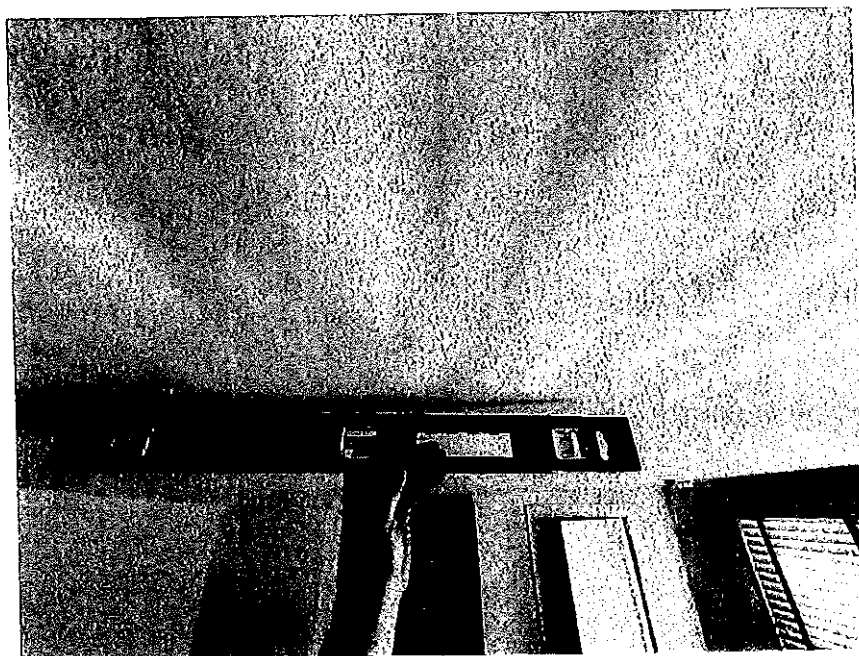


Photo 13 - Ceiling/Second floor slope (Interior)

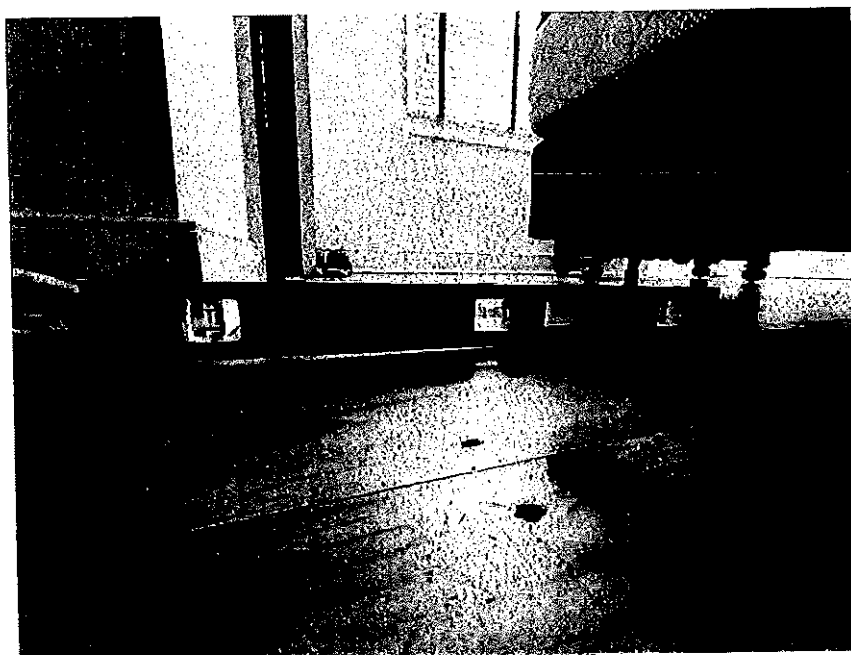


Photo 14 - First floor waterside slope (Interior)

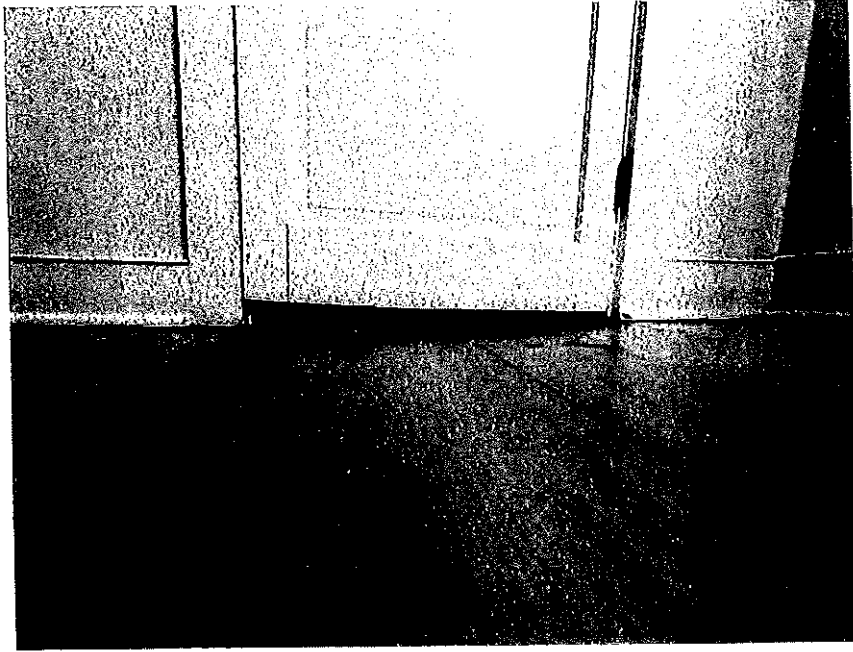


Photo 15 - Waterside bedroom floor slope (Interior)

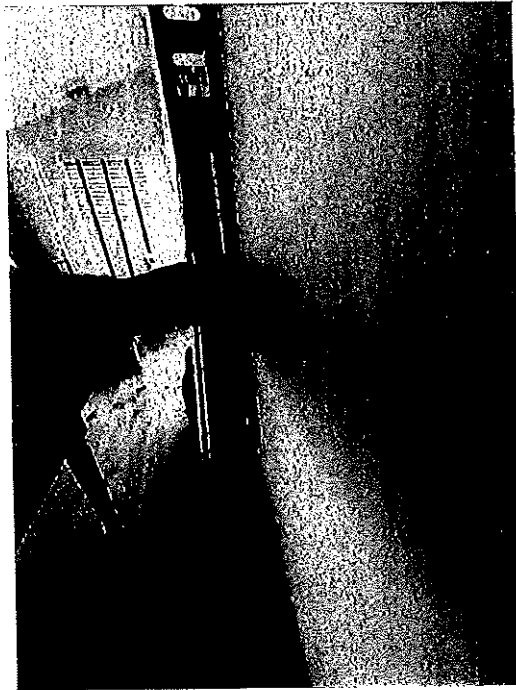


Photo 16 - Kitchen wall/bearing wall (Interior)



Photo 17 - Gable wall bow Kitchen (Interior)

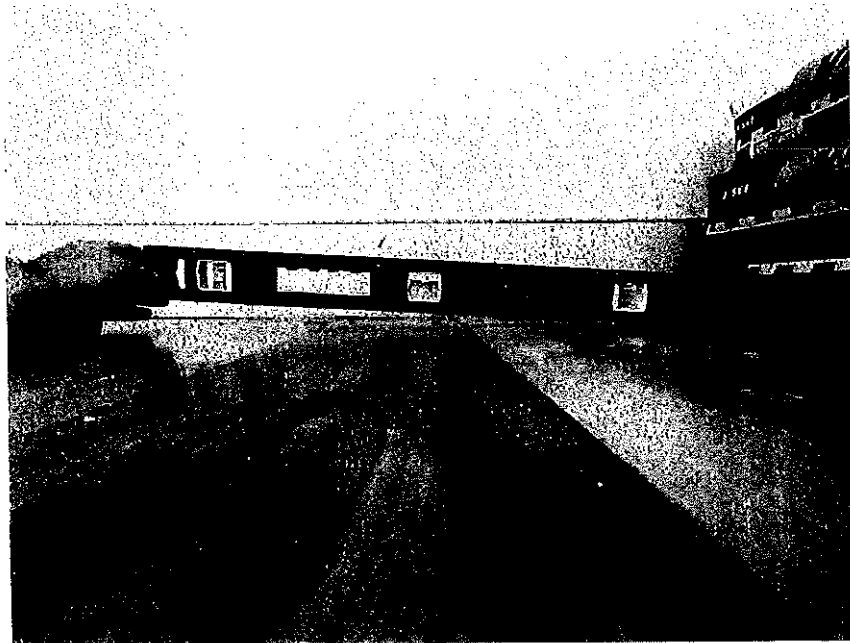


Photo 18 - Main floor level (Interior)

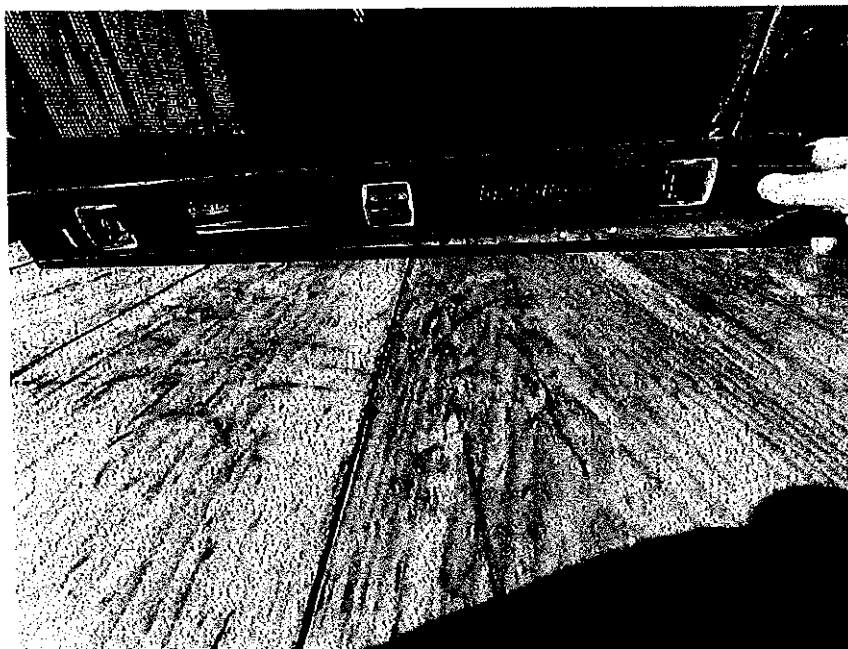


Photo 19 - Main floor level (Interior)

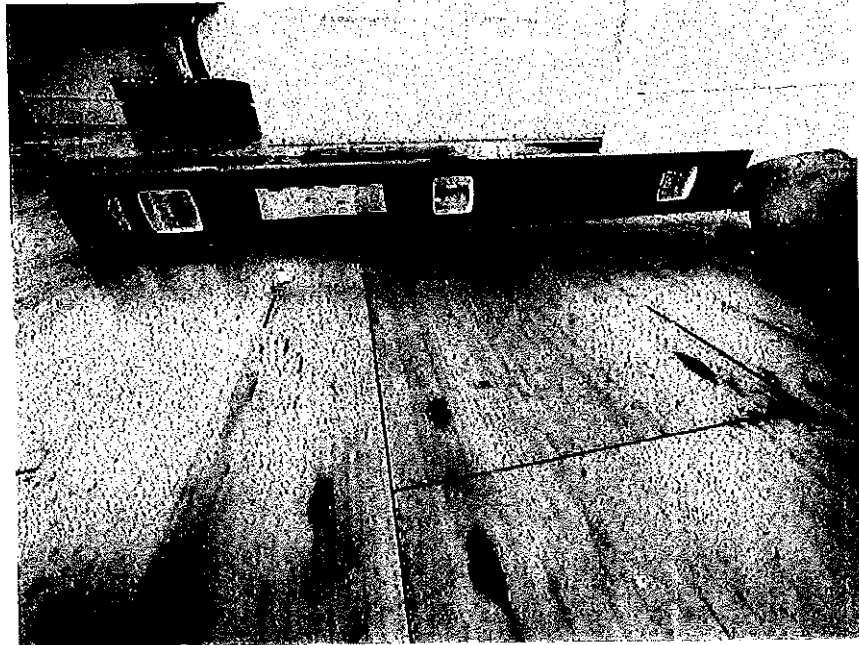


Photo 20 - Main floor level (Interior)



Photo 21 - Second level gable end wall (Interior)

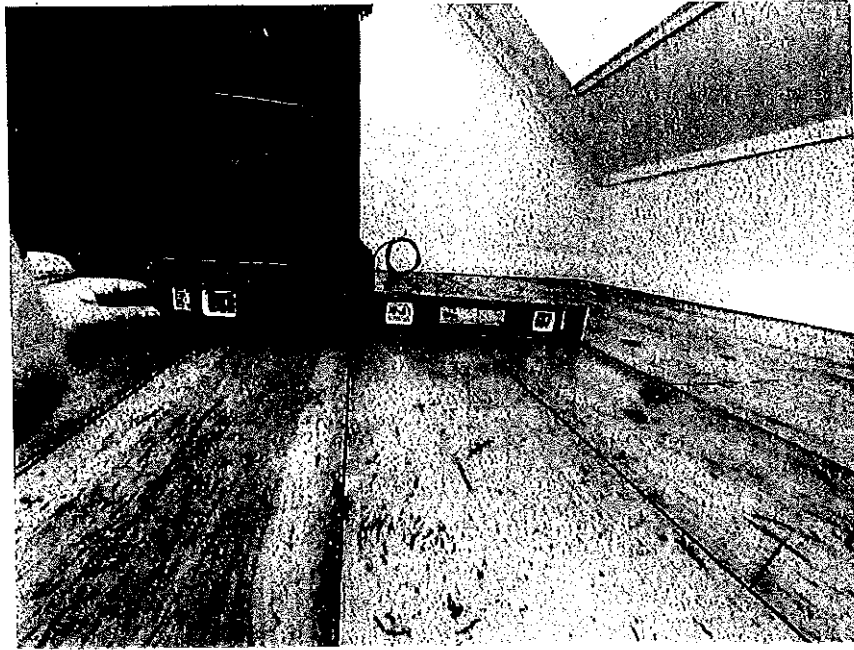


Photo 22 - Second floor level (Interior)

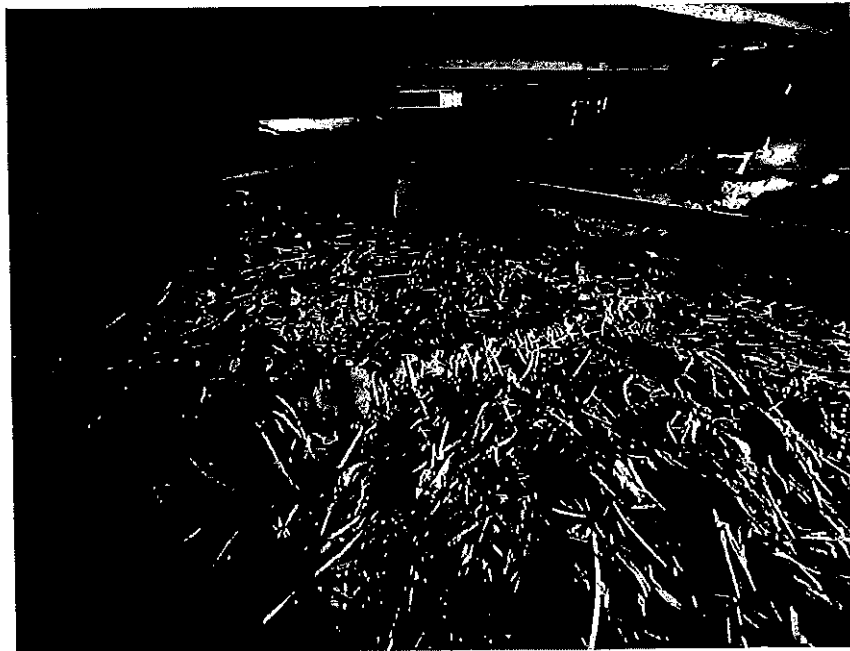


Photo 23 - Evidence of constant water intrusion (Crawl Space)

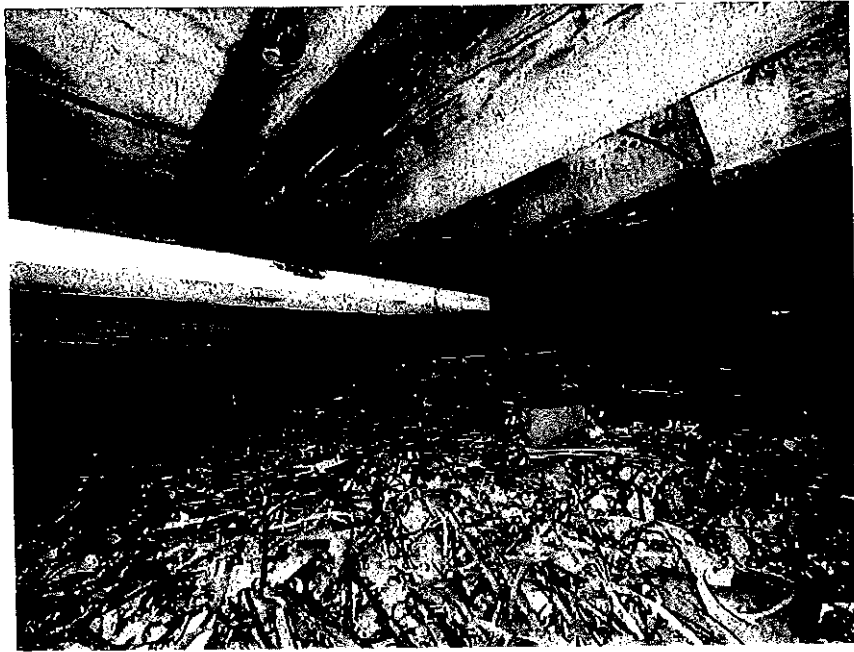


Photo 24 - Floor joist failure and fixes (Crawl Space)

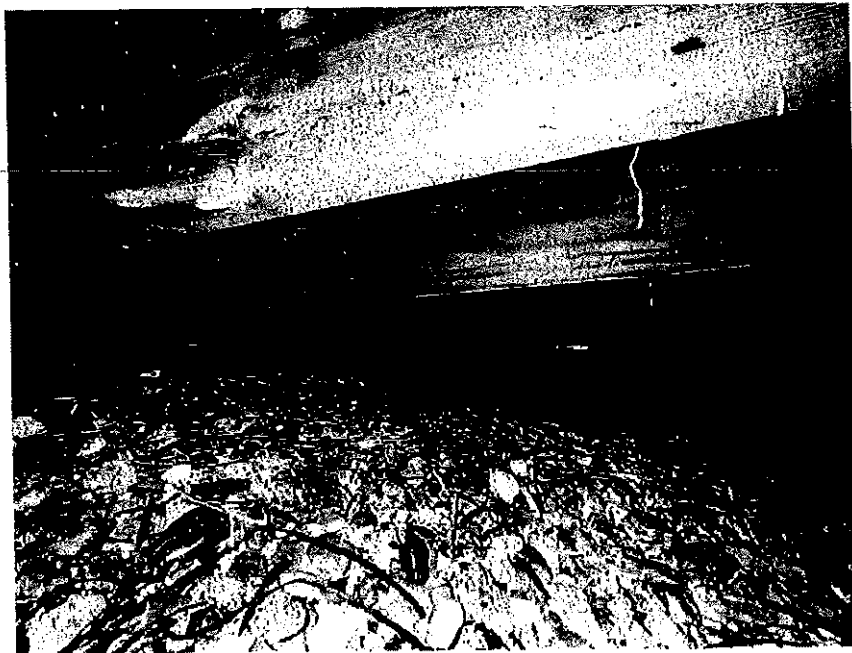


Photo 25 - Exterior support beam buried under sand/dirt (Crawl Space)

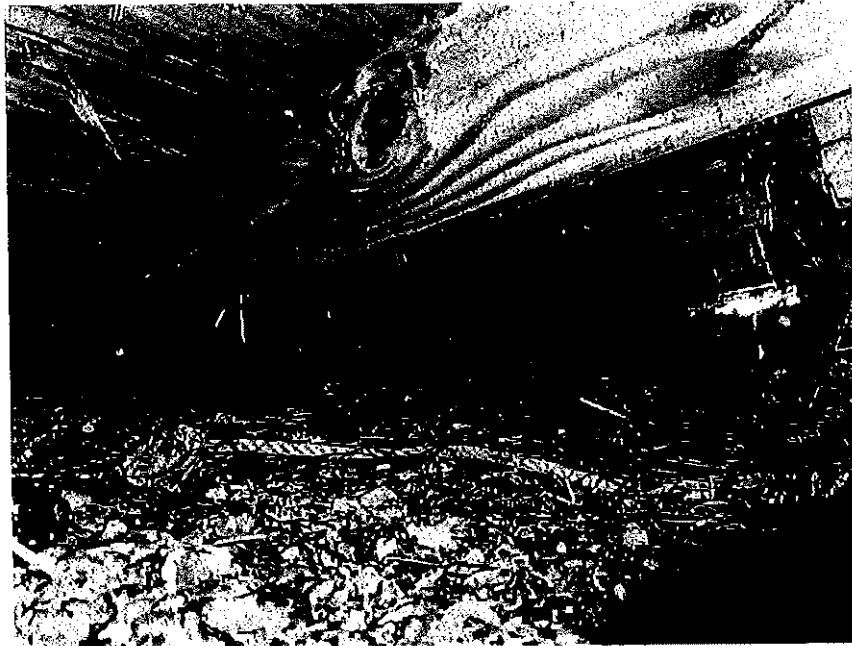


Photo 26 - Floor joists/support beam buried under sand/dirt (Crawl Space)

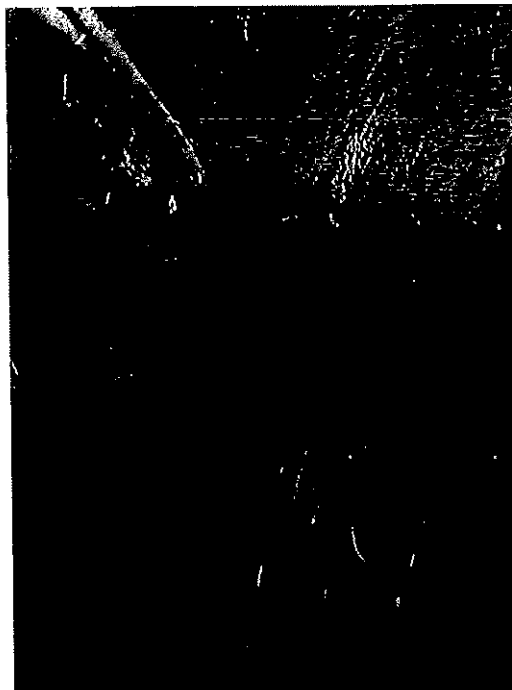


Photo 27 - Notched joists falling off support end sill beam (Crawl Space)



Photo 28 - Notched joists falling off support end sill beam (Crawl Space)



Photo 29 - Notched joists off support end sill beam (Crawl Space)

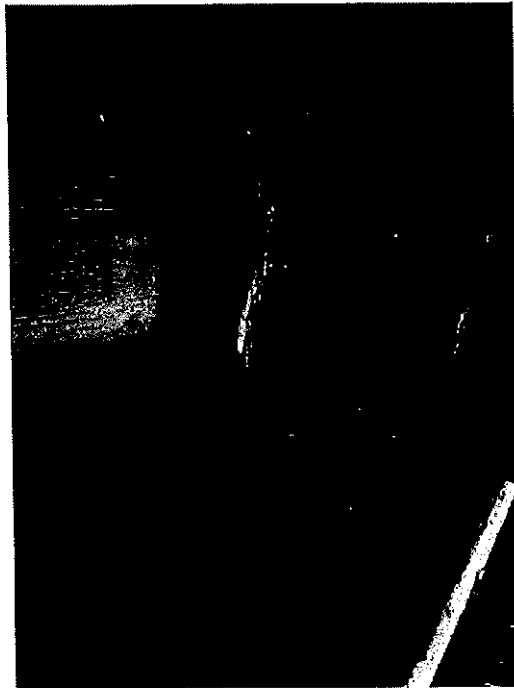


Photo 30 - Notched joists off support end sill beam (Crawl Space)

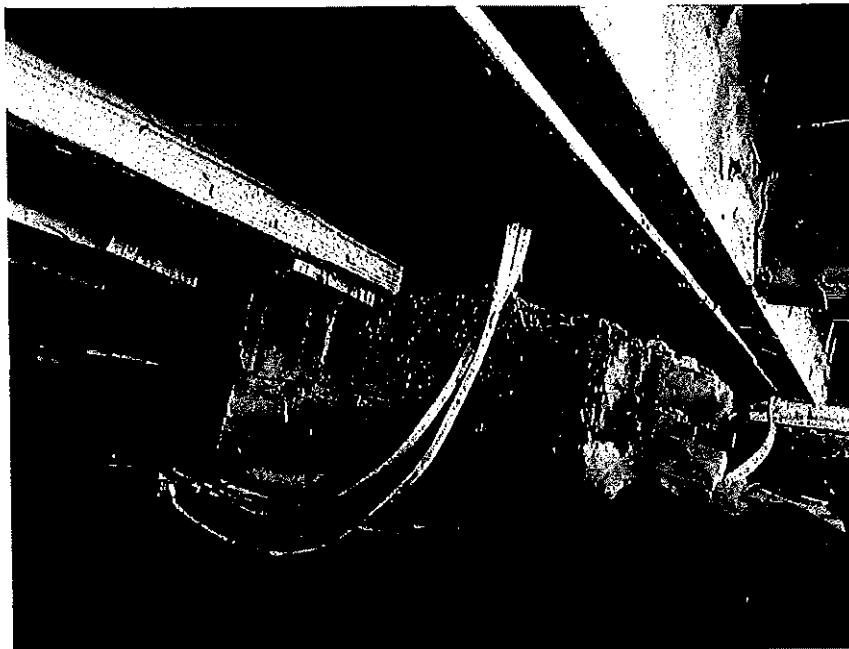


Photo 31 - Framing built on chimney (Crawl Space)



Photo 32 - Support end sill beam rot (Crawl Space)

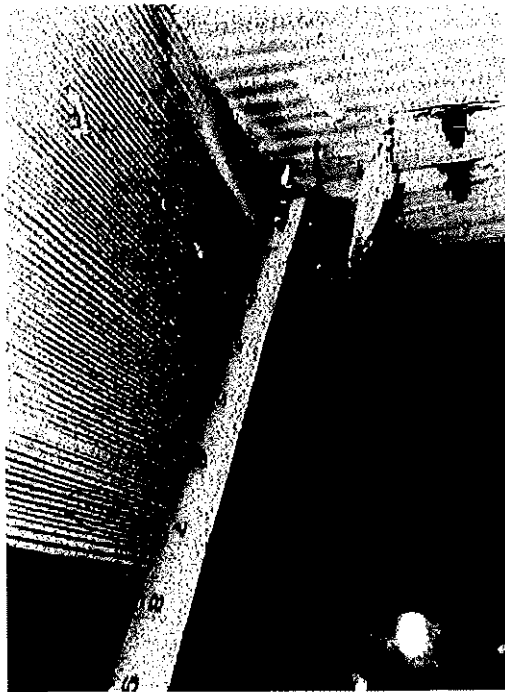


Photo 33 - 2x8 floor joists @ 16" o.c. undersized (Crawl Space)

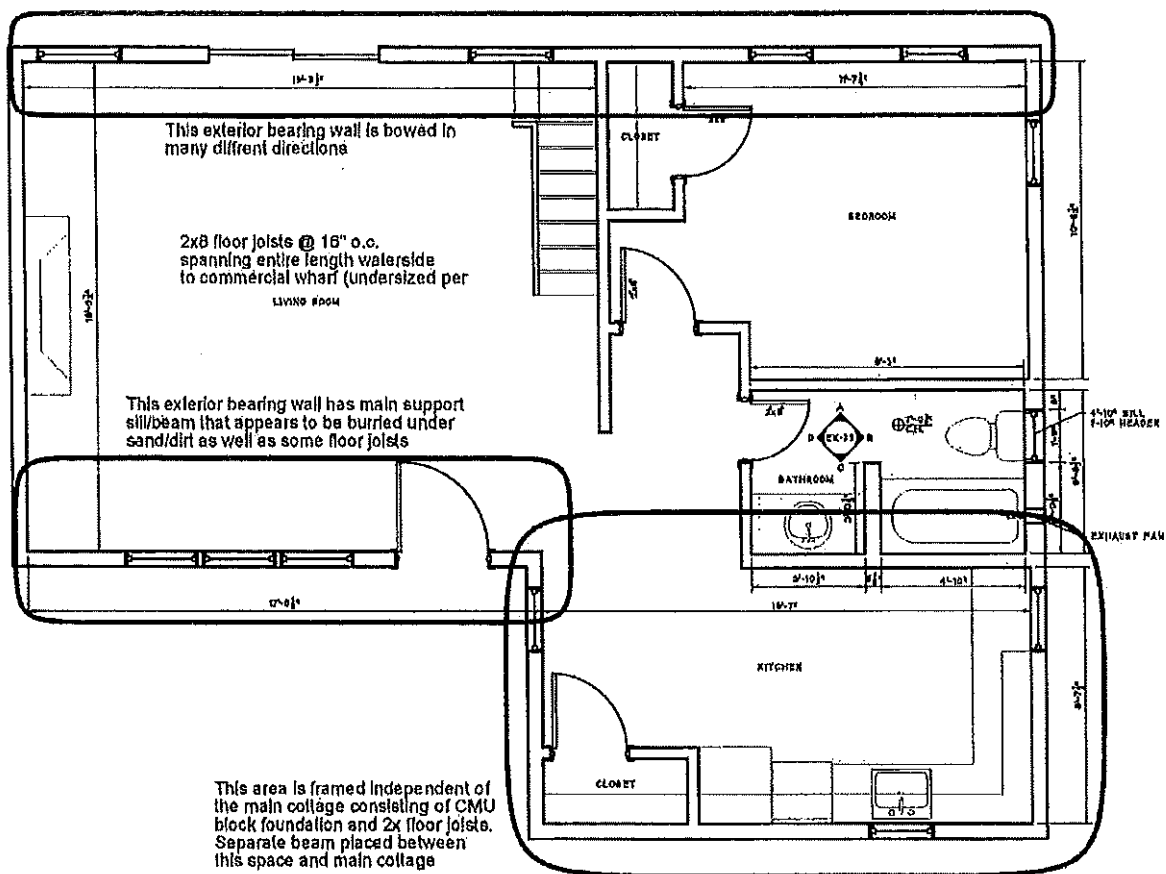


Figure 1