

HDC Appeal of 23 Ocean Ave

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.

PUBLIC HEARING NOTICE

Please be advised that a public hearing will be held by the Select Board on Wednesday, May 14, 2025 at 5:30 PM to consider the appeal of G & G Burgee LLC of Historic District Commission approval of Certificate of Appropriateness No. HDC2024-12-11707 for an addition to an existing dwelling located at 23 Ocean Ave., Map 73.3.1, Parcel 19. The hearing will be held in the Public Safety Facility Community at 4 Fairgrounds Road and by remote participation via Zoom Webinar. Please see meeting posting for remote participation and viewing links. For further information, please email TownManager@nantucket-ma.gov.

SARAH F. ALGER, P.C.

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JOHN R. ALGER

1931-2007

April 4, 2025

By Hand

Brooke Mohr, Chair of the
Nantucket Select Board, and
Members of the Select Board
Town and County Building
16 Broad Street
Nantucket, Massachusetts 02554



Re: Appeal by G & G Burgee LLC ("G&G") to the Nantucket Select Board (the "Board") from the Issuance by the Nantucket Historic District Commission (the "HDC") to Beam Reach LLC ("Beam Reach") of Certificate of Appropriateness No. 2024-12-11707 (the "COA") for an addition to existing Contributing structure formerly known as "Fort Sumter" and more commonly known as "Ye Doubbel Decker" ("Ye Doubbel Decker") on the property at 23 Ocean Avenue, Siasconset, Assessor's Map 73.3.1, Parcel 19, Nantucket, Massachusetts (the "Locus")

Dear Madam Chair and Members of the Select Board:

I represent G&G with respect to the above matter. Please consider this letter G&G's appeal of the COA pursuant to Section 11 of the Acts of 1970, Chapter 395 as amended (the "Act"), found in SA301-4 of the Code of the Town of Nantucket, and the appeals process guidelines adopted by the Board. The COA was filed with the Town Clerk on March 26, 2025.

Background

On March 18, 2025, the HDC voted 3-2 to allow Beam Reach's application for a Certificate of Appropriateness for an addition to Ye Doubbel Decker (Oliver, Paul, and Patten voting to grant; Welch and Camp voting to deny).

The HDC filed the COA with the Nantucket Town Clerk on March 26, 2025.

G&G hereby appeals the COA in its entirety. For the reasons described below, the HDC's decision to approve the

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application was arbitrary, capricious, unreasonable, an abuse of discretion, and without lawful justification. The application should have been denied.

A. The COA Application was incomplete, and no notice was given to the direct abutters as required by the HDC's own rules and regulations.

The HDC Abutter Notification Policy adopted by the HDC and revised March 2013 sets forth the requirements for notice to abutters. In conformity with that policy, the Checklist that is required to be filed with all HDC applications provides that "Abutter Notification Materials" including an "[a]butter list from Assessors [sic] Office ... are required for all applications for changes of 1000 square feet or more except in the ... 'Sconset Historic Core where the requirement for new construction is 100 square feet."

The proposed addition to Ye Doubbel Decker is for construction of more than 100 square feet, and the Locus is located in the 'Sconset Historic Core.

In addition, Nantucket Town Code §124-12 provides that the HDC shall establish regulations that "shall include a provision that notice shall be given to owners of all adjoining property ... as they appear on the most recent real estate tax list of the Board of Assessors."

The Abutter's list submitted by Beam Reach as part of its application for a Certificate of Appropriateness was not certified by the Assessor's office and does not appear to have been issued by the Assessor's Office. Notably, it did not include the two direct abutters to the Locus, being the G&G property at One Pochick Street, Assessor's Map 73.3.1, Parcel 18, and the property of Pamela Dyer Hamilton at 21 Ocean Avenue, Assessor's Map 73.3.1, Parcel 20.

Although this lack of required notice was brought to the

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attention of the HDC at its March 18th meeting, the HDC proceeded to hear the matter and act upon Beam Reach's application.

At a minimum, the COA should be vacated and the matter remanded to the HDC for proper abutter notification and a hearing after such proper notice has been given.

B. The COA is arbitrary, capricious, unreasonable, an abuse of discretion, and without lawful justification.

1. Ye Doubbel Decker is a Contributing Structure and a Significant Structure, and it and its setting are historic.

Ye Doubbel Decker was constructed in 1879. It predates Edward Underhill's ownership and creation of his historic subdivision that Ye Doubbel Decker borders. Edward Underhill owned Ye Doubbel Decker, used it as his personal residence, and incorporated it into the dwellings he designed and built. As such, Ye Doubbel Decker part of the cottages known as the "Underhill Cottages" and is a "significant structure," as defined in *Building With Nantucket In Mind*:

A *significant structure* is defined as any building on the island 50 years old or older which is either: 1) associated with one or more historic figures or events, or with broad island architectural, cultural, political, economic or social history; or 2) is historically or architecturally significant either by itself or in context with other buildings, in terms of period, style, method of building construction or association with a noted architect or builder.

The history and ownership of Ye Doubbel Decker is confirmed by the HDC's staff in her review and in the materials submitted by Beam Reach itself. The HDC's own survey, which was included in Beam Reach's application, identifies Ye Doubbel Decker as a Contributing Structure.

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Beam Reach purchased the Locus knowing or having reason to know of the historic character of Ye Doubbel Decker, including that its history related to Edward Underhill and that it is subject to the restrictions of the Act.

2. Without explanation, the HDC approved an addition it had previously indicated was inappropriate.

On July 19, 2022, the HDC reviewed an addition to Ye Doubbel Decker that was eerily similar to the addition approved in the COA. The approved minutes of that meeting, which were included in the file for the current hearing, show that the HDC felt that the addition was inappropriate, that it was not additive or subordinate in height or mass, and that it was too large and obliterated the historic structure. Commissioner Oliver, who voted to approve the COA, is noted as having said that "[t]he addition needs to be subordinate to what's there." The addition approved by the COA is not subordinate to the historic structure; rather it dominates it and overwhelms it. The HDC offered no statement of reasons to support its decision to approve the COA nor any reasons for departing from its prior stance.

3. The HDC failed to follow its own guidelines, standards, and legislative mandate.

In issuing the COA, the HDC did not adhere to the stated purposes and mandates of the Act, the Code, or its own publication *Building with Nantucket in Mind*. The HDC failed to follow its own guidelines and standards for protection of the historic setting and streetscape, including as they relate to historic associations and overall context. The HDC arrived at a decision that failed its legislative mandate under §2 of the Act to:

- preserve and protect historic places and districts of historic interest;
- develop an appropriate setting for buildings, places

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- and districts; and
- promote historic associations and thus benefit the economy of Nantucket in developing and maintaining its vacation travel industry.

Ye Doubbel Decker is an historic, Contributing, and Significant structure that is located in an area of historic interest. It is a structure and an area that should be preserved and protected. Allowing an addition that overwhelms and obliterates the historic structure is the antithesis of the HDC's mandate.

4. At least one of the commissioners who voted to approve the COA did so for an improper purpose.

At the hearing when the COA was approved, Commissioner Oliver, who voted to approve the COA, stated her belief that the abutters who expressed concerns about the addition did so out of concern for their view. This was baseless conjecture that was wholly unsupported on the record. No abutter gave testimony, either in person or in writing, that could be said to relate to private property rights. All testimony and letters from those who voiced concern about the proposed addition spoke to the historic importance and unique character of the area in general and Ye Doubbel Decker in particular and urged the HDC to preserve the scale and distinct architectural style of the structure. Only Mr. Reade, Beam Reach's counsel, raised the unfounded belief that the neighborhood opposition was driven by concerns about private views.

5. The HDC approved the COA without requiring Beam Reach to submit a demolition plan in advance, without reviewing and approving such a plan and incorporating it into the COA, and without putting in place any system for compliance with such a plan.

Experience has shown a high risk of historic buildings becoming damaged or falling apart significantly altered. When this occurs, the building and its historic value are lost. The

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most that can then be done is to order construction of a replica building, but the replica lacks the historic significance of the original. As reflected in the July 19, 2022, minutes, legitimate concerns were raised about how this addition would be made to the structure without significantly damaging it, and HDC staff requested a demolition plan. Those concerns were echoed in the objections raised in 2025.

Because of the possibility of the loss of a historic structure through deficient construction practices, it was unreasonable and arbitrary for the HDC to approve the COA without (a) first requiring the applicant to submit a detailed demolition plan set forth the proposed construction methodology and the steps that would be taken to eliminate any possibility of damage to the structure or loss of historically important elements, and an accountability mechanism to ensure compliance with the plan; (b) reviewing the plan; and (c) conditioning the approval on compliance with the plan, as modified by the HDC to the extent necessary to ensure the preservation and protection of the structure.

In this instance, the HDC voted to approve the COA without any requirement for such a demolition plan. It was unreasonable and arbitrary to approve the COA without first reviewing such a demolition plan, specifying additional safeguards, and conditioning the COA on the implementation of mechanisms for ensuring that such plan would be sufficient to protect and preserve the historic structure. Such a plan is common with approvals involving substantial alterations to historic structures, and the HDC was derelict in not including one in this case.

Conclusion

For all of the above reasons, the HDC's decision approving the COA was arbitrary, capricious, unreasonable, an abuse of discretion, void, and without lawful justification. G&G therefore requests that this Board vacate the COA.

SARAH F. ALGER, P.C.

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I am enclosing a certified copy of the HDC Certificate of Determination obtained from the Town Clerk and copy of the entire HDC record in this matter. I am also enclosing a check payable to the Inquirer and Mirror for the public hearing advertising costs. Copies of the applicable HDC minutes are not included because they are not yet available.

We are available for the Select Board meetings on April 30, May 7, 14, 21, and 28, and June 4, 2025.

Respectfully submitted,



Sarah F. Alger

SFA/

cc: Nantucket Historic District Commission

Arthur I. Reade, Jr., Attorney

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

HDC 2024-12-11907

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°: 73.3.1 PARCEL N°: 19
Street & Number of Proposed Work: 23 OCEAN AVENUE
Owner of record: MARCIA BROWNE & JEFFREY CLARK
Mailing Address: 16 CIRCUIT ROAD
CHESTNUT HILL, MA 02167
Contact Phone #: 617-939-4139 E-mail: MBROWNE@MCH.HARVARD.EDU

AGENT INFORMATION (if applicable)

Name: ANGLUS MALLON
Mailing Address: P.O. BOX 7055
WENDELL, MA 02564
Contact Phone #: 508-257-6789 E-mail: ANGUSMALLON@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: 12/12/24 Fee Paid: \$588
Must be acted on by: 6/15/25 3/18/25
Extended to:
Approved: Disapproved:
Chairman:
Member:
Member:
Member: VADOLLO
Member:

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

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: 10' Sq. Footage 1st floor: Decks/Patio: Size: 8' x 12' 1st floor 2nd floor
Width: 14' Sq. Footage 2nd floor: 140 SF PERGOLA Size: 1st floor 2nd floor
Sq. Footage 3rd floor:

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'
Height of ridge above final finish grade: North 20' (NO CHANGE) South 20'-0" East 20'-8" West 20'-0"

Additional Remarks

Historic Name: FORT SUMPTER / YE DOUBLE BECKER REVISIONS: 1. East Elevation 10' x 14' 2ND FLOOR ADDITION ABOVE EXIST. SOUTH WING

Original Date: 1870 (describe) 2. South Elevation 2ND FLOOR ADDITION ABOVE EXIST. 1ST FLOOR ROOF

Original Builder: 3. West Elevation 2ND FLOOR ADDITION ABOVE EXIST. 1ST FLOOR SOUTH ROOF

4. North Elevation NO VISIBLE CHANGES

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: N/A ☐ Block ☐ Block Parged ☐ Brick (type) ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass: 9/12 Secondary Mass: /12 Dormer: /12 Other:

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

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): 2" COPPER

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: 1x8 Rake: 1x8 Soffit (Overhang): 12" Corner boards: 1x6 Frieze: 1x8

Window Casing: 1x4 Door Frame: N/A Columns/Posts: Round 6" Square

Windows: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other: N/A

☒ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer: BOTTOM SASH

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: NATURAL Clapboard (if applicable): Roof: NATURAL
Trim: WHITE Sash: WHITE Doors: N/A
Deck: N/A Foundation: N/A 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.

MAR 26 2025

TEST: TRUE COPY
NANTUCKET TOWN & COUNTY CLERK

TO: NANTUCKET HISTORIC DISTRICT COMMISSION

FROM: SARAH ALGER, REPRESENTING G&G BURGEE LLC, OWNERS OF
1 POCHICK STREET, IMMEDIATE ABUTTERS TO THE WEST

DATE: January 2, 2025

PREPARED BY: LINDA WILLIAMS

RE: OPPOSITION TO PROPOSED ALTERATION OF 23 OCEAN AVE.

Attached please find extensive research on the history of 23 Ocean Avenue (AKA 2 Pochick Street), formerly known as "Windsor" and then "Ye Doubbel Decker". The property was part of the Underhill Cottages and on the same lot as the other cottages on the north side of Pochick Street. As shown in the photographs and Sanborn Maps, the structure dates to the early to mid-1880s and has remained relatively if not completely unchanged to the present. It can be surmised that the reason this structure is two stories is that it faced the ocean and was the only one that had a view. Otherwise the actual footprint is the same general size of 480 SF on the main mass with the same wings as found on the other Underhill Cottages. This lot is larger as it had the original storage shed on it before it was split off in 1955 and altered.

The other alterations to the Underhill Cottages on Pochick, Lily and Evelyn Streets have been done sensitively and maintained the low and eclectic architecture of the original cottage. The current proposal to construct a hipped roof 2-story addition to this historic structure would be entirely inappropriate and obliterate what makes this structure unique even among the Underhill Cottages that remain. There appear to be other options of enclosing more of the side porch or some other single-story addition.

The original plots purchased by Edward Underhill are included in the packet that created Pochick Street, Lily Street (for his daughter) and Evelyn Street (for his wife). The large tracks of land were originally part of Sunset Heights.

The Underhill Cottages need to be preserved as "significant" not just "contributing" given their unique history, setting, the people who stayed there as

part of the Siasconset Actors Colony. Some well-known actors and writers stayed there and three of them are included with this packet. Other writings, particularly one from PIN, states that these cottages should be preserved as an important part of Siasconset's history taking into account "the dynamic period in history, and the positioning of the various elements (people, place, and architecture)..."

In addition to all of the other supporting research provided, perhaps the most definitive proof that this was an Underhill Cottage is the deed from Edward Underhill's widow Eveyln to Albert Brock January 28, 1935. Until then, 23 Ocean Avenue/2 Pochick and the rest of the cottages were all on the same lot on the north side of Pochick. She was forced to sell the lots out separately due to her inability to maintain the cottages for rental, her failing health and the Depressions impact. Her husband had left the cottages to her in 1898 when he died with life-rights on the provision they remain on the same lot and not be sold individually. In the deed she specifically gave up her life right to this lot.

The Underhill Cottages are special places and are a significant part of the history of Siasconset that needs to be rigorously preserved intact. This proposed alteration and expansion to this structure would drastically alter the appearance and not be harmonious with the existing historic cottage. We are respectfully asking the HDC to either deny the proposal before the you or ask for significant revisions that do not drastically impact the existing historic architecture that has remained relatively unchanged for almost 140 years.

From: Michael May <mmaynpt@gmail.com>
Sent: Sunday, July 10, 2022 2:40 PM
To: emartinez@nantucket-ma.gov <emartinez@nantucket-ma.gov>
Subject: 23 Ocean Avenue History

External Email - Use Caution

Dear HDC Commissioners:

Several years ago, while I was working for the Nantucket Preservation Trust, NPT completed deed research on the house at 23 Ocean Avenue. For many years, historians have been puzzled by the structure and its association with Edward Underhill, because it is so different in design from the typical cottages Underhill built in the 1880s. In fact, the deed research revealed that the house predates the Underhill ownership. The date of construction is c. 1870.

In short, Edward Underhill purchased the property from the Matthew Crosby estate in 1879. At that time the property included vacant land on both sides of Pochick Avenue and a structure--now known as 23 Ocean Avenue.

Early in its history, the house was known as Fort Sumter--likely named for the Civil War battle. Newspaper accounts reveal that within six months of his purchase, Underhill began improvements on the cottage, and it became one of dozens he rented to summer tourists. He held the property throughout his life.

I hope that this information helps to clarify the property's early history.

Sincerely,
Michael May



No. 4 Pochick Street.



No. 5 Pochick Street.



No. 6 Pochick Street.



No. 10 Pochick Street.



No. 11 Pochick Street.



No. 13 Pochick Street.



No. 14 Pochick Street.



No. 1 Evelyn Street.



No. 3 Evelyn Street.



No. 8 Evelyn Street.



No. 11 Evelyn Street.



No. 12 Evelyn Street.



No. 13 Evelyn Street.



No. 2 Lily Street.



No. 3 Lily Street.



No. 8 Lily Street.



No. 9 Lily Street.



No. 14 Lily Street.

The Underhill Cottages were brought about due to the success of Sunset Heights, which drew other real estate investors to 'Sconset. In 1879, the land known as the Pochick Lot was sold by the heirs of Matthew Crosby to Edward F. Underhill of New York City. His development featured very different cottages from Robinson's Victorians. Underhill modeled the Pochick cottages after the fish shanties in the village core along Broadway, Center and Shell streets—using the same architectural vocabulary including warts, T-shaped plans and half gable roofs. He soon purchased additional land to the west—present day Evelyn and Lily Streets (named for his wife and daughter) to extend his cottage development.



Edward F. Underhill

At the Pochick lot, Underhill created a road down the middle of the parcel, and **immediately began construction on his own cottage, China Closet, at the east end, on the south side of the street (now a secondary cottage for the house on Ocean Avenue).**

Underhill was a man of many talents and was perhaps one of the most famous Sconseter's of the nineteenth century. He was a Civil War reporter for The New York Times in the 1860s, a journalist for the New York Tribune in the 1880s, a famous New York court stenographer in an era when a court stenographer could be famous, a vineyard owner, rare book and china collector, noted wit, and 'Sconset enthusiast. He was especially gifted as a writer and promoter and is responsible for luring visitors to the village from across the country.

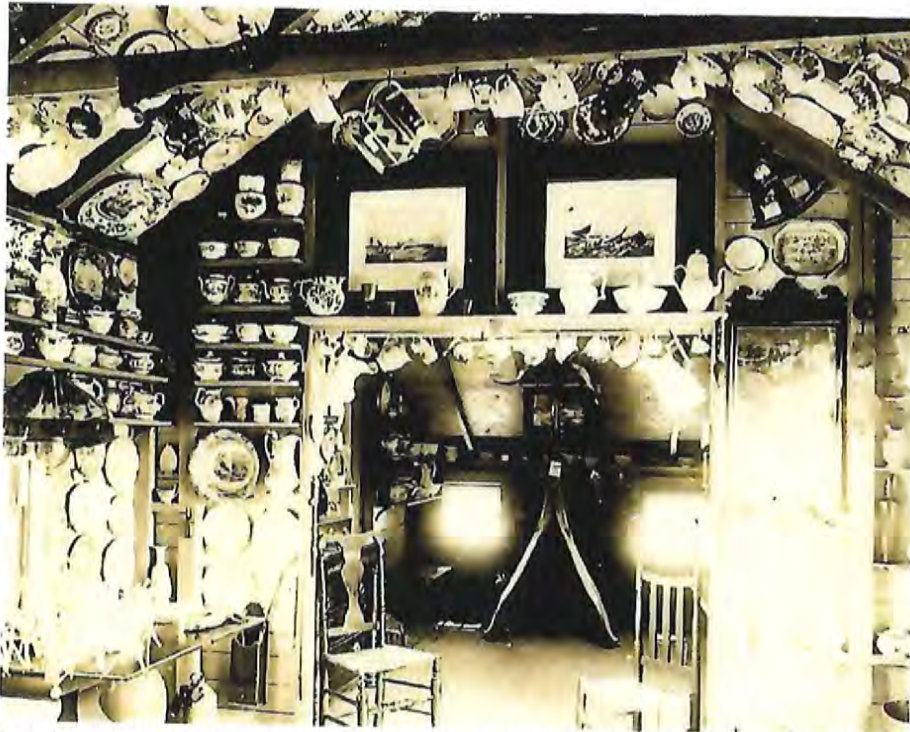
Underhill's advertising circular included a detailed description of the cottages:
They are built . . . following the traditions of the builders of a hundred years ago, who made their houses strong and compact for comfort and convenience and with no thought that the structures they reared would ever be in demand for the residences of families from distant parts during the warm season. The only variations I have made from the strict simplicity of 'Sconset architecture are to have the apartments more commodious, and to avail myself of a few accessories which improve the appearance of the dwellings without, in the least degree, giving them the ornate look of modern built cottages at our fashionable seaside resorts.

Each house has a small cellar, a cistern abundantly supplied with rain water, and is completely furnished for house-keeping, even to the extent of providing crockery, cutlery and bed and table linen. The bedsteads are of modern style and are furnished with spring bottoms and mattresses of the best quality curled hair. Each house is situated on a lot having a frontage of 55 feet with a full area of 3,300 square feet of ground.



Main Top, 9 Pochick Street, circa 1910

One of the quirkiest Underhill creations was the construction of extra rooms on wheels that could be rolled up to a cottage for additional living space. This invention was most likely constructed by Asa Jones, along with George W. Rogers, Underhill's carpenters of choice. The cottages along Pochick, and Lily and Evelyn (named for Underhill's daughter and wife), appear to have been built over several years, but individual cottages were built quickly—often completed according to newspaper accounts within 10 or 14 days.



The cottage of Mrs. Evelyn

Underhill, circa 1900. The walls and ceiling of the cottage interior were lined with china collections, dishes, and tea services.

By the early 1890s, Underhill community was complete and was thriving with nearly two dozen cottages. It quickly became known as the village's "Actors' Colony," due to it being largely populated by Broadway actors and actresses, artists and writers, and other bohemian types. The Underhill cottages continued to be rented until the mid 1920's – often by the same families, year after year.

– text originally from the NPT 2015 August Fete Brochure

House marker design proof before it is fabricated by the sign maker.

One of our most visible program at the Nantucket Preservation Trust is our house markers. Chances are, you've noticed these wooden tablets on historic homes around town. They tell you the date of construction, who built the house, the original resident (if known), and sometimes the house's original name or function. We've marked over 200 house since the program began.

We've recently completed work on two new house markers. Researching and documenting the history of Nantucket's historic homes—and the people who built them and lived in them—is important work. House markers make a great gift and help us improve Nantucket's historical record. **[Click here for more information about our house marker program](#)**, or give us a call at the office, 508.228.1387, to discuss a marker for your house.

Behind each marker is quite a bit of information—read on to learn about two of our newest marked houses.

Fort Sumter

Crosby Family

c. 1870

The house at 23 Ocean Ave to was constructed c. 1870 for the Crosby Family. Matthew Crosby was a wealth whale-oil merchant who owned many properties on Nantucket. His in-town house was 90 Main Street, and his summer estate was on 28 Main Street, 'Sconset. Crosby purchased the lot on Ocean Ave in May of 1894, one month after it was advertised for sale in *The Inquirer and Mirror*.

The lot was formerly known as the "Elkins Lot" and was owned by Captain Edward W. Gardner before Crosby. After Gardner's death, Crosby purchased the lot from his son-in-law William G. Gardner, and William's wife (and Crosby's daughter), Elizabeth B. Crosby Gardner.

Matthew Crosby and his heirs owned the property until August 1879, when it was sold to Edward Finch Underhill, who was responsible for much of the development in the Sunset Heights area of 'Sconset. Within six weeks of purchasing the property, Underhill began making improvements to the house.

In our research, we found that the house was given a name at one point (at least by 1879)—"Fort Sumter," the first battle of the American Civil War. We know that when Crosby bought the land in 1864, there was no dwelling on the lot, but there was one by the time Underhill purchased the property in 1879. We believe the house was constructed a few years after the war and the name likely chosen to honor the Union victory.



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), Diane Coombs, Vallorie Oliver, Stephen Welch,
Associate Commissioners: Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Tuesday July 19, 2022

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:02 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Thornewill

Remote Participants: None

Absent Members: Dutra

Late Arrivals: None

Early Departures: Coombs, 8:02 pm

Adoption of Agenda.

Motion Motion to Approve as amended. (Camp)

Vote Carried 5-0

I. COMMISSION COMMENTS

1. Welch – The HDC Organizational Committee update
2. Coombs – Section 106 update

II. PUBLIC COMMENT

1. None

IV. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Boys and Girls Club- 07-6693	61 Sparks Avenue	Temporary Sign	55/143	A.Cuhna
2. Nantucket Garden Club 07-6684	Various location	Temporary Sign	Various	Debbie Thomas
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	Martinez – SAC recommendations: approve Item 1&2			
Motion	Motion to Approve Items 1&2 (Coombs)			
Vote	Carried 5-0			
3. Nantaco 07-6683	21 South Water Street	Projecting Sign	Certificate # 42.4.2/102	HDC2022-(as noted) CWA
4. Nantucket Cottage Hospital 07-6682	57 Prospect Street	Wall Sign	55/3	J. Bridges/Design Co.
5. Nantucket Land Bank 07-6621	168 Hummock Pond Rd	Rock Sign	65/13.2	John Kuszpa
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	Martinez – SAC recommendations: hold Item 3-5 for revisions			
Motion	Motion to Hold Items 3-5 for revisions. (Coombs)			
Vote	Carried 5-0			
				Certificate #

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Pocomo, LLC 07-6710	1 Lilac Court	R44ev. 10-4925: new dwell	68/359	KOH
2. Scrimshaw Prop, LLC 07-6711	4 Lilac Court	Rev. 10-4926: new dwell	68/365	KOH
3. Ackaire, LLC 07-6712	29 Skyline Drive	New Shed	79/91	Structure Unlimited
4. 14 MVR, LLC 07-6694	14 Madaquecham Valley	Outdoor shower (shed)	89/13	Emeritus
5. 14 MVR, LLC 07-6695	14 Madaquecham Valley	Outdoor shower (main hse)	89/13	Emeritus
6. Christopher Christillo 07-6629	3 Bayberry Lane	New shed	67/59	Nantucket Structures
7. Town of Nantucket 07-6643	6 Fairgrounds Road #1	Renew 69938: new dwell	67/917-918	Sarah F. Alger P.C
8. Town of Nantucket 07-6644	6 Fairgrounds Road #2	Renew 69939: new dwell	67/917-918	Sarah F. Alger P.C
9. Town of Nantucket 07-6645	6 Fairgrounds Road #3	Renew 70592: drive/apron	67/917-918	Sarah F. Alger P.C
10. Town of Nantucket 07-6646	6 Fairgrounds Road #4	Renew 70593: cmrcl shed	67/917-918	Sarah F. Alger P.C
11. Town of Nantucket 07-6649	6 Fairgrounds Road #5	Renew 69936: deck etc	67/917-918	Sarah F. Alger P.C
12. Town of Nantucket 07-6648	6 Fairgrounds Road #6	Renew 70595: cmrcl shed	67/917-918	Sarah F. Alger P.C
13. Town of Nantucket 07-6663	6 Fairgrounds Road #7	Renew 70594: cmrcl shed	67/917-918	Sarah F. Alger P.C
14. Town of Nantucket 07-6664	6 Fairgrounds Road #8	Renew 70596: cmrcl shed	67/917-918	Sarah F. Alger P.C
15. Town of Nantucket 07-6647	8 Waitt Drive	Renew 69937	67/710	Sarah F. Alger P.C
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	Sarah Alger, Sarah F. Alger P.C, for the Town of Nantucket			
Public	None			
Concerns	Alger – 6 Fairgrounds Road items were approved 4 years ago; they were extended under the Permit Extension Act. No concerns			
Motion	Motion to Approve. (Coombs)			
Vote	Carried 5-0			
			Certificate #	HDC2022-(as noted)

VI. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jim & Cindy Helfrich 06-6481	37 Fair Street	Alter/ Add Covered Porch	42.3.2/212	Emeritus
• Privet will be maintained in perpetuity				
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve per noted conditions. (Oliver)			
Vote	Carried 5-0			
			Certificate #	HDC2022-(as noted)

XIV. NEW BUSINESS 06/21/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Richmond Great Pt Prop 06-6536	1 Violet Place	New commercial building	68/340	KOH
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert, KOH			
Public	None			
Concerns (4:15)	Klamert – Submitted photos of a similar structure already built; reviewed 2 options to make this different. Welch – The gable ends of the secondary masses should be hipped. Oliver – Okay with it as is; though also okay with both the options. Coombs – Agrees with Ms. Oliver. Pohl – West elevation, the hipped roof looks chopped off. The hipped roof reduces the perceived length of the ridge line. Discussion on the motion.			
Motion	Motion to Approve through staff with the west & south elevations to be hipped roofs and returned to the primary mass and no clapboard. (Welch)			
Vote	Carried 4-0			
			Certificate #	HDC2022-06-6536

2.	Richmond Great Pt Prop 06-6538	2 Violet Place	New commercial building	68/340	KOH
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH				
Public	None				
Concerns (4:34)	Klamert – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 5-0			Certificate #	HDC2022-06-6538
3.	Richmond Great Pt Prop 06-6537	3 Violet Place	New commercial building	68/340	KOH
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH				
Public	None				
Concerns (4:28)	Klamert – This is a mirror image to 1 Violet Place, so it would have the same issues. Clapboard would be platinum grey with white trim. Camp – No concerns with the same conditions as 1 Violet Place. Asked about the clapboard color pallet. Welch – Asked how many structures of this style are there (1 existing).				
Motion	Motion to Approve through staff with the flanking north and west elevation to be hipped roofs and returned to the primary mass and with clapboard to be Platinum grey and white trim. (Camp)				
Vote	Carried 5-0			Certificate #	HDC2022-06-6537
4.	Cailen Casey 06-6474	77 Sparks Avenue	Hardscape & driveway	55/138.1	Cailen Casey
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Cailen Casey				
Public	None				
Concerns (4:35)	Casey – Presented project; it was suggested that the white shell might be replaced with gravel; the retaining wall is not getting any taller. Backus – this is in the old historic district (OHD) circa 1930/1940 Cape. Belgium block apron and cobblestone wall are too formal for this area. Recommend peastone drive and brick wall and apron. Camp – Okay with the Belgium block apron. Peastone would be better for the driveway. Okay with a cobble or Pennsylvania field stone wall. Coombs – Would go with brick wall and peastone drive. Oliver – Moving the wall forces it to get taller; doesn't care about the material. Welch – Regarding the retaining wall, asked if the top will follow the grade or be level (level); no real concerns with materials. It would help to know the type of brick to be used. Pohl – The proposed wall wouldn't be taller than what exists; it's probably no more than 2' tall. Agrees with Ms. Backus on the brick apron and wall.				
Motion	Motion to Approve through staff with brick to be S&H running bond, wall to be the same brick, and the drive to be peastone. (Welch)				
Vote	Carried 4-1//Camp opposed			Certificate #	HDC2022-06-6474
5.	Susan O'Malley 06-6490	10 New Mill Street	New deck	59.4.4/9	Boris Nikolov
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Boris Nikolov				
Public	None				
Concerns (4:48)	Nikolov – Presented project. Backus – Recommend go to HSAB with better plans. Contributing OHD, early 19 th century. Pohl – The application is extremely vague; you call it a deck, but it looks like a porch. We need clear architectural drawings; the work should be reflected on the site plan.				
Motion	Motion to Hold for more information, accurate drawings, and to go to HSAB. (Camp)				
Vote	Carried 5-0			Certificate #	

6.	Susan O'Malley 06-6490	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Boris Nikolov				
Public	None				
Concerns (4:53)	Nikolov – Presented project. Pohl – The fence in the photo is a stockade, which aren't approvable. We will need more specific drawings. Also 20'-long, 5'-high board fence along New Mill Street isn't approvable. Suggested Mr. Nikolov talk to staff about what types of fencing are approvable.				
Motion	Motion to Hold for revisions, accurate drawings, and to go to HSAB. (Camp)				
Vote	Carried 5-0			Certificate #	
7.	Clarke Browne 06-6539	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Angus MacLeod				
Public	Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road Linda Williams Lynn Filipiski, 'Sconset Civic League Greg Dunbar, 1 Pochick road				
Concerns (4:56)	MacLeod – Presented project; overall height is 20' and we aren't exceeding that; 7' floor to floor. Backus – Read SAB comments 7/18: addition is thoughtful in using 'Sconset vernacular; however, the massing changes the streetscape of both Ocean Avenue and Pochick Road. Per HDC survey, circa 1885 double decker, Victorian eclectic, Underhill cottage; per Nantucket Preservation Trust (NPT) history indicates "Fort Sumpter" circa 1870 attributed to Matthew Crosby. Agrees with SAB; this dwelling has lots of history and should not be altered in height, as that's a character-defining feature. It is identified with the Artists' Colony of the 1920s. Asked for a demolition plan and window survey and recommend considering a 1-story additive mass. Reade – Challenges the assertion that this is an Underhill Cottage; explained his reasoning. Reviewed the SAB individual comments: one echoed Ms. Backus, one appreciated not building into the yard, and one had no concerns. A 1-story additive mass would intrude into the wide yard and into the view shed to the ocean. The issue should be the architecture and the public view shed. Alger – Explained why this is in fact an Underhill Cottage. Feels the proposed addition is intrusive into the view shed. There is no explanation how a 2nd story would be added without obliterating the existing 1-story element. Williams – Reviewed the historic packet she prepared. This structure has remained mostly unchanged since construction; a 1-story eclectic addition would be more appropriate. A 2nd-floor deck facing the water is inappropriate. The HDC has been consistent with requiring window surveys. The ganged windows are atypical for a structure of this age. The additive massing is not appropriate. Filipiski – Our mission is to preserve the historical character of the village. This area is a very important district developed by Mr. Underhill. The addition ignores the scale of the neighborhood; asked HDC request revisions to bring the proposed into scale with the Underhill architecture. Dunbar – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house. Camp – The historic mass shouldn't be changed. Suggested a 1-story addition off the rear or side. This is a historic structure which has been minimally added onto. The proposed design takes away from the main historic mass and makes the structure appear lopsided. Coombs – Agrees with Ms. Camp. The addition would be fine someplace else but not on this house; it's bigger than the existing house and is overwhelming. Wants to see revisions and have those revisions go back to SAB. Welch – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement. Oliver – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea. Pohl – Good points have been raised. He'd be interested in the forensics of how they would get this to work structurally. Ms. Backus requested a demolition plan; that is essential for a house of this vintage. We need a window survey and he'd like to see a framing cross section. South elevation, the ridge is the same height as the main ridge; that's troubling.				
Motion	Motion to Hold for revisions to height and mass, additional information relative to revisions, and an option for a basement. (Welch)				
Vote	Carried 5-0			Certificate #	

8.	India & Rose Tr 06-6484	28 India Street	Rev. 5776: fenst & ptl demo	42.3.4/108	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:45)	Botticelli – Presented project; the rear ell is old but has a nearly flat roof and asymmetrical gable. The flat roof will have to come off. Backus – Read HSAB comments 6/27: Traditional basement windows were never mulled; it would be preferable to have 3 separated windows. Circa 1830s Federal built for David Baxter by John Brown Coleman. HSAB discussed the proposed demolitions of a wing dating back to the 1800s; she wants more information verifying the age of the rear ell. Okay with the proposed fenestration change. Thornewill – What's being proposed is minor; she has no concerns. Didn't realize this included a demolition of the rear ell. To do the proposed additions, much would have to be demolished. Asked if any of the existing windows are reusable. We need a defining demolition plan. Welch – He's fine with the proposed changes but we need a demolition plan on file as well as a window survey. Oliver – Nothing to add. We need a demolition plan. Coombs – Wants to see the demolition plan before any approval of the work, and that should be reviewed by HSAB. Camp – Okay with the side fenestrations. She too would like to see the demo plan.				
Motion	Motion to Hold for additional information – demolition plan, window survey, and narrative list of architectural elements to be removed. (Welch)				
Vote	Carried 5-0		Certificate #		
9.	Guy Wisinski 06-6545	13 Arkansas Avenue	Solar roof array	59.4/158	Ack Smart
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacture spec sheet.				
Representing	Tobias Glidden, ACK Smart				
Public	Linda Williams, MAB				
Concerns (5:53)	Glidden – Presented project; heavy year-round vegetative screening exists; visibility is limited. Williams – Read MAB comments: There was disagreement on MAB: 2 want a ground array on the north side. Her concern is that a ground array might be more visible; feels the proposal would be only obliquely visible. The Madaket Area Plan will be reviewed to address solar arrays. Oliver – This is the type of application we find appropriate – on a 1st-floor mass on the rear. Camp and Coombs agree. Welch – This is appropriate. Cautions people against lobbying against the Energy Resiliency Workgroup. HDC aesthetics have a different concern.				
Motion	Motion to Approve. (Camp)				
Vote	Carried 5-0		Certificate #	HDC2022-06-6545	
10.	Sergey & Yuliya Chumak 06-6500	8 Parson Lane	New pool cabana	75/97	WAPD
11.					
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP, for Alan Meyer				
Concerns (6:00)	Kotchen – Presented project; contends no visibility; height 22'. Reade – This is described as a pool cabana but it's 1.5 stories with 2 bathrooms and kitchen and sauna; that doesn't seem typical for a cabana, and it's adjacent to an outdoor area with a free-standing chimney. It should be a low, 1-story structure adjacent to the pool. He thinks this is cottage masquerading as a cabana. Camp – This isn't an ordinary pool cabana; however, the size of the lot can handle the design. She has no objections. Thornewill – She agrees. If you call it a cottage, you're good; it's simple. Coombs – It's large for a cabana. Welch – He's concerned about the overall height; agrees with Mr. Reade, the term cabana doesn't suit this. This is an accessory structure and should be labeled as such; however, there are no sleeping areas. Pohl – This appellation of cabana would apply to one portion that's connected by a pergola to the structure. There's nothing objectionable about it.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 5-0		Certificate #	HDC2022-06-6500	

12. Ack N Back, LLC 06-6502	33 Quidnet Road	Move off/demo	21/27.2	WAPD
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (6:12)	Kotchen – Presented project; we are trying to determine if there are access issues to get it out; it's been advertised. Backus – Circa 1996. Not in the old core of Quidnet. Thornewill – It's a nice in great shape and it's a shame to demolish it but it's no different than other demolitions. Coombs – She's talked to people who don't want this moved. Oliver – Okay with the demolition. Camp – She is also okay with the demolition though it is a waste.			
Motion	Motion to Approve the move off/demolition. (Camp)			
Vote	Carried 5-0		Certificate #	HDC2022-06-6502
13. Ack N Back, LLC 06-6501	33 Quidnet Road	Primary dwelling	21/27.2-27.4	WAPD
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (6:17)	Kotchen – presented project; basement walk-out faces east; southeast faces the pond; white trim and windows; chimneys grey concrete. Backus – Referenced a letter from an abutter asking that the vegetative screen remain in place. Oliver – The plan has contours but no elevation numbers; a cross section through the lot would be helpful. This will be visible from the Massachusetts Audubon property. The forms are simple, but the house is 2X larger than the existing with trim going to white. The connector with glass is the same on both and will be like a lantern at night, which isn't appropriate to the Dark Skies Initiative. Most buildings in the area are 1.5 stories; this is 2 stories with parts being 3 stories. Appreciates removing the 2-story windows. Coombs – The size of the windows is a concern as well as visibility through the connector. Northwest elevation, the window will impact the Dark Skies. This is essentially 3 stories in a simple area. Too many mulled windows. Should be simpler. Camp – Doesn't think white is appropriate for this size; natural to weather or grey would be better. The front door is overly wide at 5'. The breezeway is not appropriate here where it's adverse to the environment; the amount of glass should be toned down. Thornewill – This is a very prominent hilltop. White trim isn't appropriate here; an abutting white-trim house sticks out. The wells creating a 3-story element aren't working. The 9'-tall breezeway doors are too much. Overall massing is good. The window wells should be subtle; don't open up the earth for them. Pohl – Asked if the proposed grade is the same as existing (yes). Agrees with what's been said, especially the white trim. The southwest elevation is 38' tall; the maximum zoning allows is 32' on one side. He too would like to see a cross section.			
Motion	Motion to Hold for revisions, a cross section through the site, and the existing house. (Oliver)			
Vote	Carried 5-0		Certificate #	
14. Ack N Back, LLC 06-6503	33 Quidnet Road	Garage studio	21/27.4	WAPD
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (6:34)	Kotchen – Presented project; has white trim. Backus – This property is adjacent to Massachusetts Audubon property. Oliver – Same issues with the connector piece being see-through. Coombs – The 2nd-floor deck looks out toward the water; suggested the 2nd floor be changed to a 1-story element going off the left section. Camp – Same issues as with the house – no white trim and too much glass in the connector. Thornewill – Ditto. The southeast 2nd-floor French doors add to the too much glass issue. Pohl – The 2-story gable is too narrow and vertical.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried 5-0		Certificate #	

15. Ack N Back, LLC 06-6504	33 Quidnet Road	Pool cabana	21/27.4	WAPD
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (6:40)	Kotchen – Presented project; need to table this in the event the trim color changes on the other structures. Camp – No concerns. Thornewill – She might question the amount of glass based upon the site cross section. Oliver – Of the structures, this is the most appropriate. Coombs – A good size and not overpowered by windows.			
Motion	Motion to Hold to track. (Camp)			
Vote	Carried 5-0		Certificate #	

XV. OLD BUSINESS 06/28/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Conway Family Trust 08-4328	11 Western Avenue	New dwelling	87/117	Val Oliver
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	Jane Conway, co-owner			
Concerns (6:43)	Oliver – Presented the redesign per previous concerns from August 2021; height 28' with white trim Camp – The front elevation hipped porch shouldn't wrap the corner; it partially covers the 1 st -floor triple windows. Agrees with Ms. Thornewill about the height of the windows. Welch – The porch column height should come down by making the porch deeper; it will translate to the wrap around. The cardinal points should be added to the plans. Coombs – No concerns. Thornewill – Shares Mr. Welch's concerns regarding the height of the porch columns; if it wraps, the side should be as deep as the front. Due to the location, she has no concerns with the front elevation 2 nd -floor deck. There's a lot of space between the beam of the porch and the window header height; that shingle space should be reduced. Pohl – The front door needs more of a frontispiece.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried 5-0		Certificate #	

2. Lindsay Matthews 03-5955	37 West Chester Street	Addition	41/150	NAG
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (6:57)	McGuire – Reviewed changes made per previous concerns; windows are true divided lights. Backus – Read HSAB comments 7/11: This is a better direction; however, the dormers overwhelm the main roof plane and should come in a foot on each side. The fenestration on the front and back should be traditional using all 6 over 6's; if the dormer windows are changed to 6-over-6, then an additional window can be added to avoid too much shingled wall in the dormer. The front door would be more identifiable by adding to the door surround and a different color. The east elevation open porch should have a shed or hipped roof. Screen the air-conditioning units (A/C) on the north side with fencing. HSAB would like to see revisions. Circa 1953 cape with attached garage infill in the OHD. Agrees with HSAB on the direction and fenestration. West elevation gable peak seems too steep. Suggested bringing in more details seen in the OHD. Welch – South elevation, the casement windows width is inappropriate; dormer height & window size are overwhelming. North elevation dormer has the same issues. East elevation, fenestration is a challenge due to overall mass. West elevation, dormer is overwhelming. Coombs – South elevation, the 8-over-8 windows don't relate; the north elevation dormer will be visible from Sunset and has the same issues. The dormers should come off the ridge. South elevation front door needs more trim. Oliver – Agrees with what's been said. The dormer faces should be less high and off the ridge and reduce the pitch. Thornewill – Reduce the dormer as Ms. Oliver suggested; both sides need to be sensitive. Camp – Agrees with what's been said. Dormer windows have no relation to the 1 st -floor windows.			
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)			
Vote	Carried 5-0		Certificate #	

3. Milestone Property M 04-6171	28A Evergreen Way	Guest house	68/713.2	BPC
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (7:10)	Paul – Reviewed changes made per previous concerns – brought height down to 24’3” and reduced the footprint. Oliver – This is appropriate, no concerns. Coombs – Agrees. Thornewill – Front elevation dormer should be setback from the front wall 1’. Welch – Agrees with Ms. Thornewill.			
Motion	Motion to Approve through staff with the front elevation dormer setback 6” more from the 1st-floor wall. (Coombs)			
Vote	Carried 5-0	Certificate #	HDC2022-04-6171	
4. Pocomo 53 Trust 05-6289	53 Pocomo Road	Main house	15/17	Mellows & Paladino
Voting	Welch (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Bob Paladino, Mellows & Paladino			
Public	Mike Coutu, Landscape architect.			
Concerns (7:14)	Paladino – Reviewed changes made per previous concerns. Coutu – Explained how the fill relates to the topographical and capturing the runoff. Thornewill – Still seems very formal, but visibility will be negligible. Understands topsoil not being put back but doesn’t understand why they are adding 5’ of fill. Coombs – Okay with the architecture; would like it dropped and no increasing the grade. Oliver – Architecture is fine. Doesn’t understand grading the back yard up to the level of the driveway. Welch – It’s appropriate for us to address fill now. One thing they addressed is the grade change east to west relative to filling the low spot where material was removed for removal of the previous structure. The main house is considerably lower than the road. His grading concerns have been mitigated. No concerns with the architectural elements.			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried 4-0	Certificate #	HDC2022-05-6289	
5. Pocomo 53 Trust 05-6291	53 Pocomo Road	Guest house	15/17	Mellows & Paladino
Voting	Welch, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Bob Paladino, Mellows & Paladino			
Public	Mike Coutu, Landscape architect.			
Concerns (7:35)	Paladino – Reviewed changes made per previous concerns. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 4-0	Certificate #	HDC2022-05-6291	
6. 31 Western Ave, LLC 05-6312	31 Western Avenue	Pergola & hardscape	87/94	Ahern
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:36)	Backus – Ms. Ahern asked to hold this for Next Tuesday. Not opened at this time.			
Motion	Motion to Hold for Tuesday, July 25. (Coombs)			
Vote	Carried 5-0	Certificate #		

7. K225, LLC 03-5944	126 Main Street	Renovation	42.3.2/98	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and licensed engineer letter.			
Representing	Linda Williams			
	Juraj Bencat, SB Studio			
Public	None			
Concerns (7:37)	Williams – Have an engineer's letter, which supports moving it 2' over; reviewed changes made per previous concerns. Contends it's impossible to reinforce the existing foundation from the inside. Backus – Read HSAB comments 7/11: Adding a roof walk to a house of this age that never had one is not appropriate; a roof walk drastically changes the appearance of a house; it is a huge ornament sitting on the middle of the roof distracting from the natural simplicity of a Typical Nantucket house; this house should be allowed to remain with its simple historic character intact. Raising the chimney to 6' above the ridge to accommodate the roof walk is completely out of character with the age of this house; another reason not to approve the roof walk. The chimney should remain in its original location and size, not moved to the edge of the house. Moving this house and completely rebuilding the foundation is unnecessary; there are ways to structurally reinforce the existing foundation from the interior leaving it with its original material and appearance; a newly built brick foundation will never look the same as an old one. The plans call for lowering the 1st floor and the 1st-floor windows and doors 18"; this completely alters the relationship of the fenestration on the front of the house by adding space between the 1st- and 2nd-floor windows and removing shingle space below the 1st-floor windows; the door is now oddly sitting at the level of the shingle line. This creates a conflict with the 1st-floor framing and the basement windows; the front façade should absolutely remain as is; doing this affects the other elevations as well. A flush dormer facing Main Street is not appropriate. The raised deck on the west side should have a skirt rather than leaving it open and very visible from Main Street. HSAB would like to see revisions. Circa 1750 E.W. Cobb house. Agrees with HSAB's last 2 comments and their comment regarding 1st-floor windows and relation of windows and door. Appreciates the June 11, 2022, engineer's letter but noted the proximity to the abutter was a condition the owner brought about by subdividing the lot. A new foundation is needed but should be the same material and color. The chimney should remain as is since it's a character-defining feature. Fenestration should be true-divided lights (TDL). The dormer facing the street is concerning. The east elevation addition creates a wall along the street. South elevation 2nd-floor balcony might be visible from Vestal Street. Oliver – She doesn't support moving this. Keep the existing exterior material on the foundation. She won't mind the roof walk with it sited off-center to include the chimney. Front flush dormer is inappropriate. Coombs – It never had a roof walk so that's inappropriate and the chimney shouldn't be replaced. The foundation could be reinforced from the inside without raising or moving the house; the house should not be moved. Welch – North elevation, the door sill is too low; that will present a structural problem. This has 3 steps in the grade with the base of the stair under the right-most 9-light window left of the entry. The grey paint is inappropriate and not typical to the treatment. Looking at the foundation photos, he would not be averse to wrapping the corner with granite rubble stone with the rest of the front brick. It's appropriate to lift this onto a new foundation and doesn't think moving 2' will adversely impact the historic character. Camp – The proposed addition is too wide, dormers are overwhelming, renovate to the rear of the house, don't touch the front. It should not be moved with the foundation repaired in place. The original chimney should be restored in place. Pohl – Moving the roof walk off-center of the ridge is a viable alternative. The rubble vs brick, rubble was normally used on the side with decorative brick on the front. Okay with moving it 2'. The front flush dormer is not working. There should be no roof walk skirt on the front.			
Motion	Motion to Hold for revisions and to go back to HSAB. (Camp)			
Vote	Carried 5-0			
	Certificate #			

8.	Mike Romano	05-6245	55 Easton Street	Addition & shift on site	42.4.1/68	Shelter 7
Voting	Pohl, Camp, Welch, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and "Resilient Nantucket".					
Representing	Jason Olbres, Shelter 7					
Public	None					
Concerns (8:02)	Olbres – Reviewed changes made per previous concerns; it's being lifted so want to shift to allow more side yard. Backus – Read HSAB comments 7/11: These types of porch columns were traditionally set on stone bases not shingles; if shingles were used, they would not extend into the ground but be supported on stone bases. The deck is very visible from Easton Street and feels very large; it should not extend beyond the edge of the side wing. The foundation material is shown as cement which is what is existing; however, once it is raised, much more foundation will be exposed; a more appropriate material for an elevated structure would be panels of lattice or spaced vertical boards between brick piers. HSAB would like to see revisions. Circa 1912 bungalow, "Windward", a Bradford kit house. Appreciate removal of the roof walk. Shifting on site is not appropriate. Agrees with HSAB about the columns and foundation materials. Will need to follow resiliency guidelines. Didn't see a letter from an engineer certifying the proposed lifting in height. Additions should be more subordinate to the original structure. Camp – Sees no need to move it; there's plenty of room as is. Right side additive massing, deck balusters should be simpler. Okay with the addition. Thornewill – Appreciates reducing the height of the addition; the cross-buck railing on the stairs gets distorted; okay on the front porch but not the rear, where it should be simplified. West and east elevation, the chopped off end dormers are a distraction. There will be too much white. Welch – Agrees with Ms. Thornewill except, south elevation, the upper railing should be a solid mass; layering the cross-buck railing on the stairs against the decks is very confusing; suggested picking another era-correct railing pattern. Pohl – Agrees with Mr. Welch. The cross bucks are too long and elaborate; it needs to be simplified.					
Motion	Motion to Hold for revisions and an engineer's letter confirming the flood plain elevation. (Camp)					
Vote	Carried 4-0				Certificate #	
9.	Erik Gersten	03-6027	25 India Street	Skylight	42.3.4/106	Linda Williams
Voting	Pohl, Camp, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Linda Williams					
Public	None					
Concerns (8:19)	Williams – Was held for a view; included photos with leaves on the trees supporting lack of visibility; can make it wood. Backus – Read HSAB comments 7/11: The skylight would definitely be visible from Hussey Street, and it's not where we normally want to see a skylight; perhaps an additional window would add as much light to the room. A smaller wood skylight, not a wood-boxed Velux, would be an improvement. HSAB would like to see revisions. Circa 1794 within the OHD. Camp – A smaller, wood-frame skylight would be okay. Welch – This is completely not visible; it's 3' from the wall of the house behind it. Divide it into 3 vertical panes.					
Motion	Motion to Approve through staff with a mahogany overlay frame with 3 divided vertical lights and based upon lack of visibility. (Welch)					
Vote	Carried 3-1//Camp opposed				Certificate #	HDC2022-03-6027
Rest held for Tuesday June 25 th .						
10.	High Tide Partners, LLC	04-6196	26 Douglas Way	New dwelling	39/41	BPC
11.	High Tide Partners, LLC	04-6198	26 Douglas Way	Garage	39/41	BPC
12.	High Tide Partners, LLC	04-6173	26 Douglas Way	Gazebo	39/41	BPC
13.	High Tide Partners, LLC	04-6172	26 Douglas Way	Shed	39/41	BPC
14.	High Tide Partners, LLC	04-6197	26 Douglas Way	Pool	39/41	BPC
15.	17 Ranger Rd, LLC	05-6303	17 Ranger Road	New garage	39/28	LINK
16.	ACK 71 Orange St, LLC	05-6301	71 Orange Street	New garage	55.4.1/167	LINK
17.	High Cliff Trust	04-6202	11 East Hallowell Lane	Mh addition & renovation	30/17	Botticelli + Pohl
18.	High Cliff Trust	04-6191	11 East Hallowell Lane	New garage	30/17	Botticelli + Pohl
19.	Stark Point, LLC	04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
20.	Nant. 62 Walsh St, LLC	04-3608	62 Walsh Street	Rev 12-2551: siding change	29/85	Botticelli + Pohl
21.	Sarah Murphy	05-6351	Maple Lane Lot 4	New dwelling	67/303	Emeritus
22.	Sarah Murphy	05-6380	Maple Lane Lot 4	New guest house	67/303	Emeritus
23.	Sarah Murphy		Maple Lane Lot 4	Garage	67/303	Emeritus
24.	John Wise	05-6346	10 Starbuck Road	New shed	59.3/62	Emeritus
25.	Jeffrey Greenberg	05-6381	30 Orange Street	New stoop & rev roofwalk	42.3.2/176	Emeritus

XIV. NEW BUSINESS 07/05/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	JFM Cacique, LLC 07-6642	36 Easton Street	Revisions	42.1.4/19	EMDA
2.	Girard Ruddick 07-6612	6 Bayberry Lane (Sias)	New Garage Studio	49/92	Thornewill Design
3.	11 Hulbert Ave, LLC 06-6532	11 Hulbert Avenue	Addition/Alterations	29.2.3/2	Val Oliver
4.	Ivey Braine 06-6530	10 Lily Court	Addition	73.3.1/111	Val Oliver
5.	PFox Nantucket, LLC 07-6595	20 Orange Street	Remove Exterior Stair	42.3.2/70	Botticelli + Pohl
6.	Patience Killen 06-6585	1 Old North Wharf	Demo/Move Shed	42.3.1/80.1	Linda Williams
7.	Michael Wilson	7 Cornwall Street	Fence	71.3.2/9	Linda Williams
8.	7 New St, LLC 07-6611	7 New Street	Hardscape	55.4.1/37	Ahern
9.	Island Energy 06-6564	6 New Whale Street	Fuel Tanks	42.3.1/89.1	Val Oliver
10.	Chris Gould 06-6563	7 Beach Grass Road	Duplex	68/882	Val Oliver
11.	Frederick Bisailon 07-6596	65A Surfside Road	Move On	67/223.5	DTA
12.	Sheila Coffin Harshman 06-6569	1 Windsor Road	Windows, Doors, Roof	49/195	Val Oliver
13.	30 Pearl, LLC 07-6593	30 India Street	Addition	42.3.4/137	Botticelli + Pohl
14.	Shenandoah Tr 07-6592	40 Easton Street	Rev. 11-5235	42.1.4/20	Botticelli + Pohl
15.	James Rockett 06-6574	70 Pochick Avenue	Roof Extension and Porch	79/155	Thornewill Design
16.	Ripley & Tom Petrillo Tr 07-6598	92 Washington Street	Revisions to 0589	42.2.3/22	Smith & Hutton LLC
17.	Michael Dobbert 06-6561	38 Surfside Road	Roof Mount Solar	67/15.1	Sunwind LLC
18.	36 Surfside, LLC 06-6560	36 Surfside Road	Roof Mount Solar	67/15.2	Sunwind LLC
19.	Not So Easy, LLC 06-6579	26 Easy Street	Mixed Use Structure	42.4.2/23	Emeritus
20.	55 Eel Point Hldgs, LLC 07-6619	55 Eel Point Road	New Cabana	32/47	Botticelli + Pohl
21.	Huckleberry Friend Tr 07-6620	15 E. Tristram Avenue	Adtn & windows chngs	31/4	Botticelli + Pohl
22.	Nashaquisset Corp Inc.	15 Washaman Avenue	Trash Enclosure	55/522	LINK
23.	Nashaquisset Corp Inc.	15 Washaman Avenue	New Patio Extension	55/522	LINK
24.	4 The Kids Realty Tr 07-6708	79 Pocomo Road	Rev. 10-4971	15/5	CWA
25.	Swedish Foster, LCL 07-6656	18 Cannonbury Lane	New Shed	74/13	CWA
26.	3 Tetakimmo Dr, LLC 07-6657	3 Tetakimmo Drive	Rev. 12-5374	53/30	CWA
27.	27 Cato Ln, LLC	27 Cato Lane	Rev. COA	55/118	CWA
28.	Back 41, LLC	105 Tom Nevers Road	New Pool Cabana	91/25	CWA

XV. OLD BUSINESS 07/05/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
26.	Richard Sotell 02-5632	10 Hydrangea Lane	Rooftop Solar	73/89	Coruit Solar
27.	JK Baxter, LLC 05-6336	114 Baxter Road	Deck Extension	48/35	Thornewill Design
28.	Joseph Minella 03-5939	9 Giny Lane	MH grading	41/851	SCI
29.	Joseph Minella	9 Giny Lane	MH solar	41/851	SCI
30.	Joseph Minella 03-5937	9 Giny Lane	Pool & hardscaping	41/851	SCI
31.	Greg Raiff 09-1845	100 Low Beach Road	Renovate/rebuild dwelling	75/27	Emeritus
32.	9 E Street, LLC 05-6359	9 E Street	MH solar roof array	60.2.1/6	Ack Smart
33.	9 E Street, LLC 05-6360	9 E Street	GH solar roof array	60.2.1/6	Ack Smart
34.	Brew Bean 01-5616	2 Candle House Lane	New dwelling	55.4.1/1	Concept Design

XIV. NEW BUSINESS 07/19/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Maury Associates	81 Polpis Road	New garage	44/23.4	Dustin Maury
2.	Maury Associates	81 Polpis Road	Pool/spa	44/23.4	Dustin Maury
3.	Maury Associates	81 Polpis Road	Cabana	44/23.4	Dustin Maury
4.	Maple Ln, LLC	2 Maple Lane	New garage	67/303	Dustin Maury
5.	Maple Ln, LLC	2 Maple Lane	Pool/spa	67/303	Dustin Maury
6.	Maple Ln, LLC	2 Maple Lane	Cabana	67/303	Dustin Maury
7.	Sankaty, LLC	49 Sankaty Road	Garage	49/66	Dustin Maury
8.	Sankaty, LLC	49 Sankaty Road	Pool/spa	49/66	Dustin Maury
9.	Sankaty, LLC	49 Sankaty Road	Cabana	49/66	Dustin Maury
10.	Robert Meyer	307 Polpis Road	New spa	25/39	LINK
11.	Island Orange Group, LP	129 Orange Street	Batten doors below stairs	55/147	Val Oliver
12.	Nathan and Karen McMullen	8 Austin Farm Road	Relocate ex-shed on site	56/367	McMullen Associates
13.	David and Diane	4 Quince Street	Rear stairs (egress)	42.3.4/20	McMullen Associates
14.	William Graham	53 Meadowview Dire	New garage/cottage	56/173	Thornewill Design
15.	Michael Stone	6 Marcus Way	Demo	91/9.1	Will Stephens
16.	Michael Stone	6 Marcus Way	New dwelling	91/9.1	Will Stephens
17.	Jem Cacique	36 Easton Street	Revisions – roof change	42.1.4/19	EMDA
18.	73 Vestal, LLC	73 Vestal Street	Move on site	56/192	Thornewill Design
19.	73 Vestal, LLC	73 Vestal Street	New dwelling	56/192	Thornewill Design
20.	73 Vestal, LLC	73 Vestal Street	Move garage on site	56/192	Thornewill Design
21.	Bryan and Diane Rolfe	6 Seven Mile Lane	Main house addition	72/3	Normand Residential

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22. Bryan and Diane Rolfe	6 Seven Mile Lane	New shed	72/3	Normand Residential
23. Bryan and Diane Rolfe	6 Seven Mile Lane	Pool and hardscaping	72/3	Normand Residential
24. Stephan and Kim Schaefer	86 Cliff Road	Solar roof	30/74.2	Robert Newman
25. Rorelly Jody Newman	6 Topping Lift Road	Solar roof	66/308	Robert Newman
26. James Horowitz	71 Pochick Avenue	Rooftop solar for mh	79/14	Cotuit Solar
27. James Horowitz	71 Pochick Avenue	Rooftop solar for garage	79/14	Cotuit Solar
28. James Van Tassci	42B Union Street	Replace fence	42.3.2/28	James Van Tassci
29. BIGACK, LLC	8 Meadowview Drive	Pool and hardscape	56/147	Atlantic Landscaping
30. 21 Folger Ave, LLC	21 Folger Avenue	Pool and hardscape	80/42	Atlantic Landscaping
31. Eric Silfen	3 Meadowview Drive	Rooftop solar for mh	56/92	Cotuit Solar
32. Eric Silfen	3 Meadowview Drive	Rooftop solar for cottage	56/92	Cotuit Solar
33. McGovern	26 Lincoln Street Sias	Window and door changes	73.4.2/3	Thornewill Design
34. Michael and Nancy Curren	94 Goldfinch Drive	Addition 2nd floor garage	68/696	Topham Designs
35. Margaret Owen	16 Golfview Drive	Alteration fenestration	66/188	Margaret Owen
36. William Irwin	2 North Cliff Way	Shed	30/214	William Irwin
37. Victor Healy	94 Orange Street	Addition	55.1.4/47	Paul Dreher
38. Matthew and Theresa Stone	47 Milk Street	New mh dwelling	56/201	LW/ Woodmeister
39. Matthew and Theresa Stone	47 Milk Street	Move house on lot/ reno	56/201	LW/ Woodmeister
40. Matthew and Theresa Stone	47 Milk Street	Pool and hardscape	56/201	LW/ Woodmeister
41. Matthew and Theresa Stone	47 Milk Street	Cabana	56/201	LW/ Woodmeister
42. Matthew and Theresa Stone	47 Milk Street	Garage	56/201	LW/ Woodmeister
43. Stephen Virtue	39 Pleasant Street	Fence revision	55.4.1/154	Linda Williams
44. William Steele & Chris Drake	3 Primrose Lane	Pool and hardscape	40/47.1	Jardins Int. Inc
45. John Bessie Connelly	90 Washington Street.	Addition	42.2.3/21	Bentley & Churchill
46. Willard Overlock	29 Coffin Street Sias	New shed	73.4.1/26.2	Bentley & Churchill
47. NISDA	23 – 25 Wauwinet Road	Demo west silo	20/36 + 80	Val Oliver
48. NISDA	23 – 25 Wauwinet Road	Rebuild west silo	20/36 + 80	Val Oliver
49. Clafin Patricia M Tr	131 Polpis Road	Fence	44/6	Val Oliver
50. Richard Phillips Tr	19 E. Tristram Avenue	Rev. 04-3452: otdr shower	31/4.1	Botticelli + Pohl
51. Jamie Levanthal	24 Woodbine	Sports court	80/96	Ahern
52. Jessica N. Torre	53 Miacomet Avenue	Move on from 8 holly st	67/90	LINK
53. 18 Sherburne Nom Tr	18 Sherburne Turnpike	New garage	30/196	S. Metz
54. 18 Sherburne Nom Tr	18 Sherburne Turnpike	New guest house	30/196	S. Metz
55. Lloyd Realty, LLC	7 Heather Lane	Guest house revisions	30/24.2	S. Metz
56. Lloyd Realty, LLC	7 Heather Lane	New cabana	30/24.2	S. Metz
57. Lloyd Realty, LLC	7 Heather Lane	New garage	30/24.2	S. Metz
58. Chris and Ashley Austin	Maple Lane (Lot 7)	New dwelling	67/303	Emeritus
59. Karl Slatoff	28 India Street	Fence	42.3.4/108	Time
60. RJ Glidden	47 Warren's Landing Rd	Move/ demo building	38/54	Jessie Glidden

XVI. OTHER BUSINESS

Approved Minutes	June 30 & July 5, 2022
Motion	Motion to Approve. (Oliver)
Vote	Carried 5-0
Review Minutes	July 12, 2022
Other Business	• Next HDC Meeting: Tuesday, July 26th @ 4:00 pm Hybrid – Zoom @ 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:25 pm. (Camp)**

Vote Carried 5-0

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

'Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council



REQUIRED WITH ALL APPLICATIONS:



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



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



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



4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>



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



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



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



8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:



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



2. **Exterior Elevations and Floor Plans (4 copies):** Must be 1/4-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.



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



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



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



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



(Initial to indicate read and understand)



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



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

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

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°: 73.3.1 PARCEL N°: 19
Street & Number of Proposed Work: 23 OCEAN AVENUE
Owner of record: MARCIA KROVNE
Mailing Address: 16 CURET ROAD
CHESTNUT HILL, MA 02567
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANGUS MCKEON
Mailing Address: P.O. BOX 7055
1/6 CONNETT, MA 02564
Contact Phone #: (508) 257-6787 E-mail: ANGUS@MCKEONMAIL.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: 19' Sq. Footage 1st floor: 0 Decks/Patio: Size: 5' x 11' ☐ 1st floor ☒ 2nd floor
Width: 26' Sq. Footage 2nd floor: 382 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 20' South 20' East 21' West 20'

Additional Remarks

REVISIONS: 1. East Elevation 2nd FLOOR ADDITION ABOVE EXISTING SOUTH WING
Historic Name: "PORT SUMMIT" (describe) 2. South Elevation 2nd FLOOR ADDITION ABOVE EXISTING ONE STORY
Original Date: 1975 AND BALCONY ABOVE EXISTING PORCH.
Original Builder: 3. West Elevation 2ND FLOOR ADDITION ABOVE EXISTING SOUTH WING
4. North Elevation NO CHANGE

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

NO CHANGE TO EXISTING

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9/12 EXIST. Secondary Mass 7/12 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 VELUX #C-01 Rough Opening 21" x 17" Size 21 1/2" x 27 3/8" Location NORTH ON ADDITION

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" COPPER

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 5/4 x 6 Rake 5/4 x 6 Soffit (Overhang) 12" Corner boards 5/4 x 6 Frieze 5/4 x 6

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other HOOPER

☒ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SMITH

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear _____ Side 6 LT. / 1 PANEL

Garage Door(s): Type _____ Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof N.T.W.

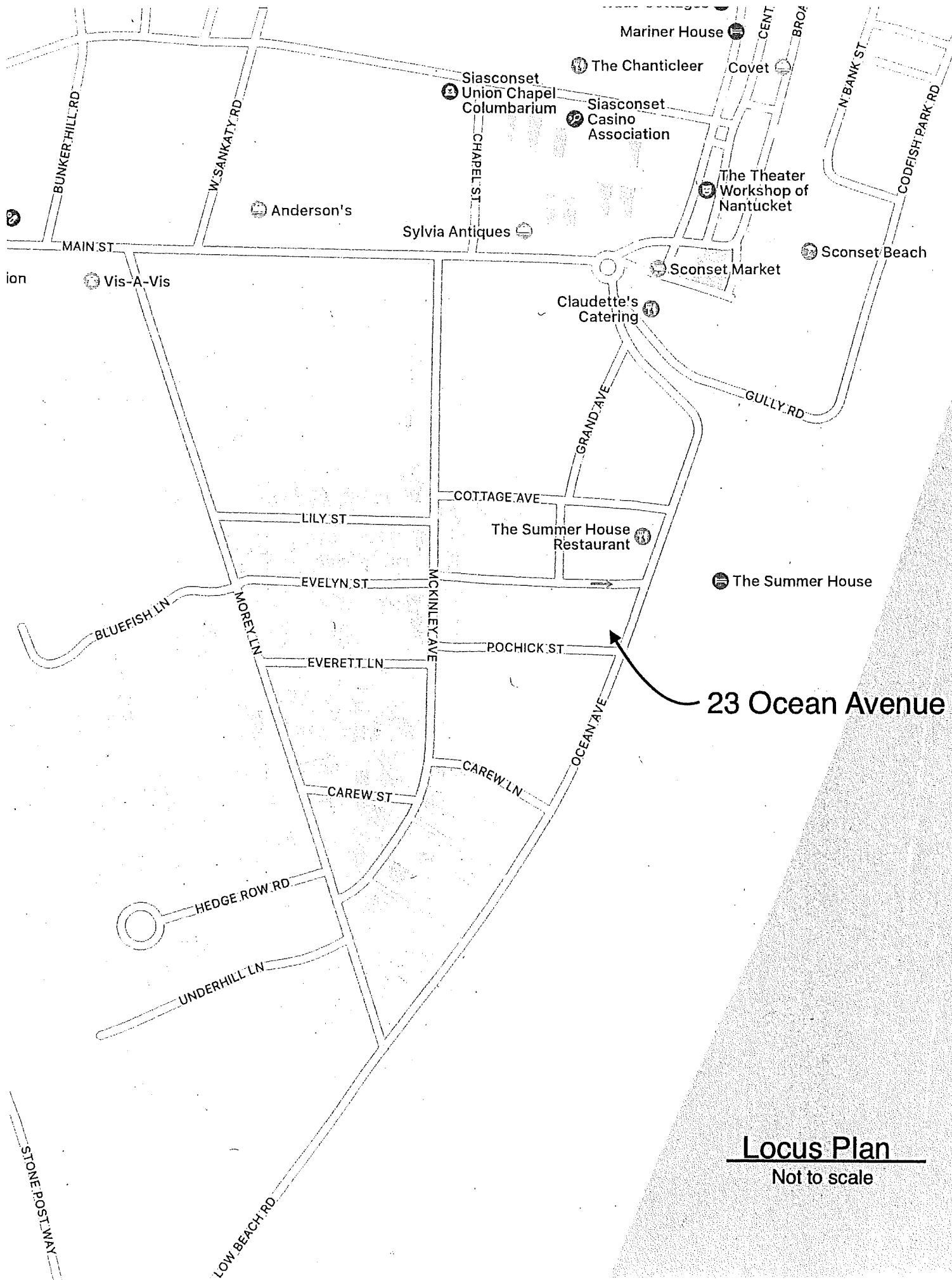
Trim WHITE Sash WHITE Doors WHITE

Deck N.T.W. Foundation EXISTING/NO CHANGE 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 11/13/2010 Signature of owner of record X Marcia Krovne Signed under penalties of perjury



23 Ocean Avenue

Locus Plan

Not to scale

POCHICK STREET

52.34

PROPOSED
ADDITION

PROPOSED
BALCONY

60.0

17'-6"

EXISTING

1/2 STORY DWELLING

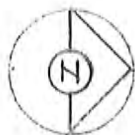
PORCH

73.44

120.6'

63.5

OCEAN AVENUE



① SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE

23 OCEAN AVE

WCONSET, MA

ANGUS MACLEOD DESIGNS

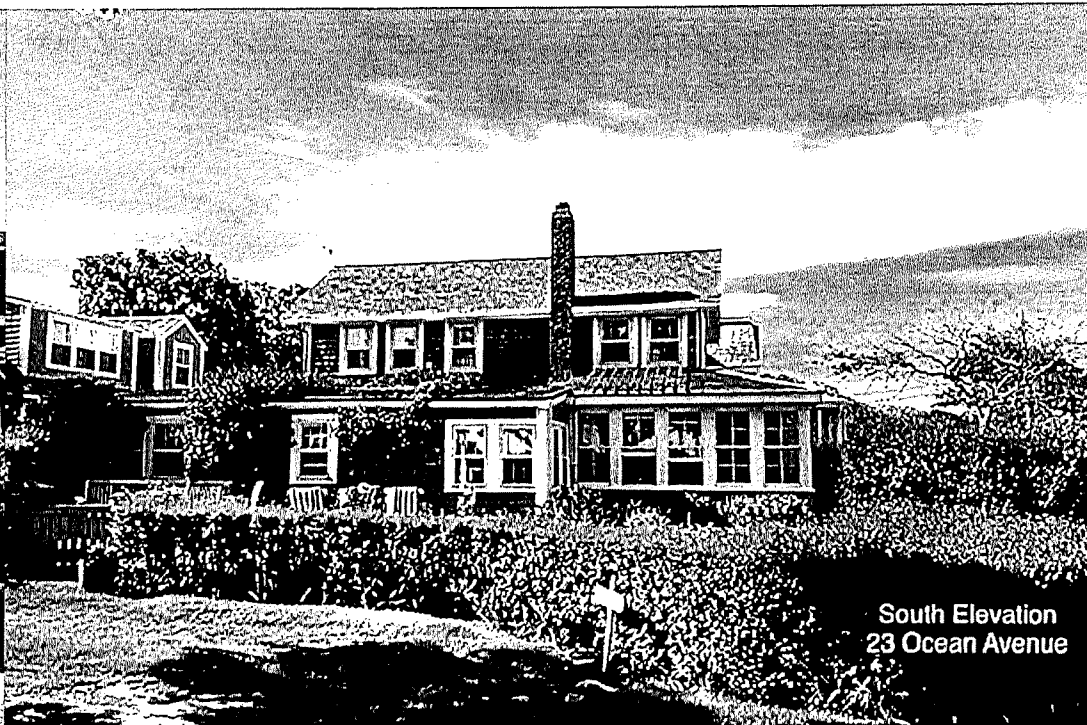
P.O. BOX 7055

WCONSET, MA

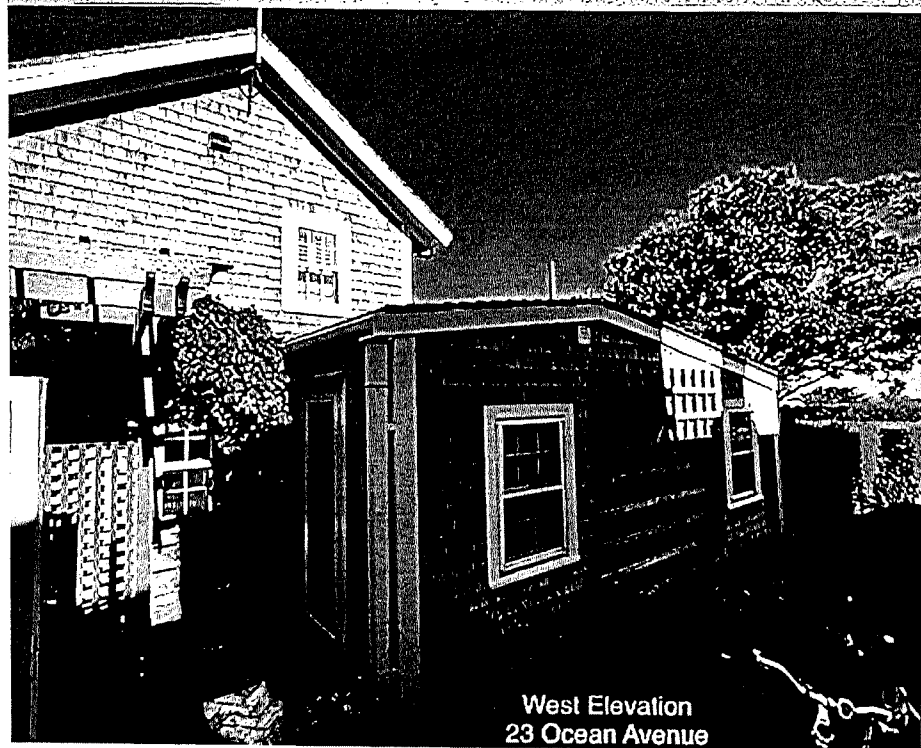
(508) 257-6789



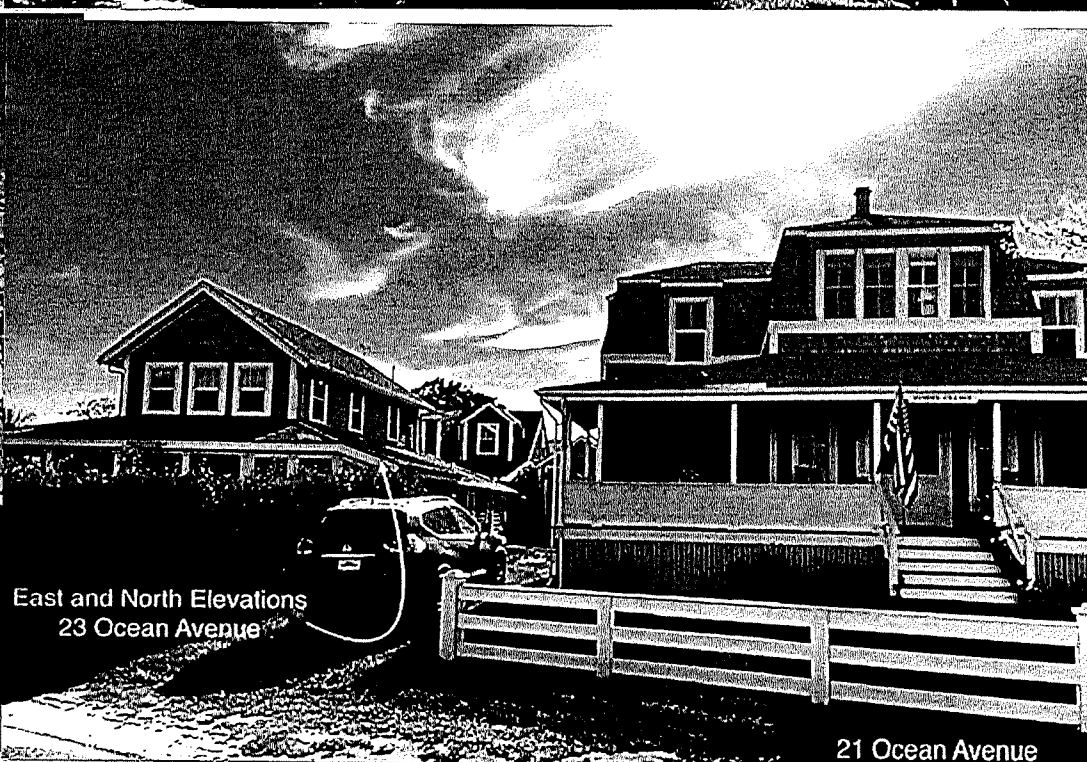
East Elevation
23 Ocean Avenue



South Elevation
23 Ocean Avenue



West Elevation
23 Ocean Avenue



East and North Elevations
23 Ocean Avenue

21 Ocean Avenue

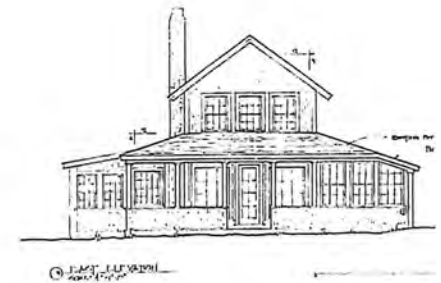
Angus MacLeod Designs
P.O.Box 7055
Sconset, MA
02564

Browne: Window Schedule

No	Unit Size	Manu.	Glass size	Type	Notes	Quant.
1	1' - 8" x 2' - 1"	Boston Sash	8 x10	4 (2H2W) Light Hopper Window	Single	1
2	2' - 8" x 1' - 1"	Boston Sash	7 x10	4 (1H4W) Light Hopper Window	Single	2
3	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Single	1
4	2' - 8" x 4' - 1"	Boston Sash	6 x 8	8/12 Double-Hung Window	Double	1
5	2' - 8" x 4' - 1"	Boston Sash	6 x 8	8/12 Double-Hung Window	Triple	1
6	2' - 4" x 6' - 0"	Custom	8 x10	6 Light/1 Panel Door	Single	1
7	2' - 4" x 3 - 5"	Mull Existing	7 x 8	6/6 Double-Hung Window	Double	1
8	1' - 9" x 2'-3"	Velux	C01	Venting Skylight	Single	1
9	2' - 8" x 3 - 5"	Boston Sash	6 x 8	8/8 Double-Hung Window	Double	1

Window Notes:

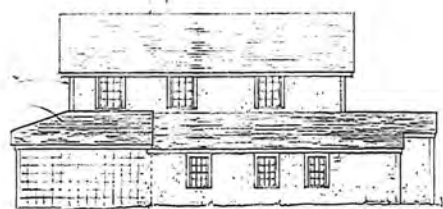
- * Casings to be 5/4 x 4 clear Cedar, primed and painted white
- * Windows to have "Western Style" Casing for inset storm/screens
- * Double-Hung windows to have concealed balances
- * All Mull windows to have double width mull-casing (7")



© EAST ELEVATION
SCALE: 1/4" = 1'-0"

BEDFORD RESIDENCE
23. OCEAN AVE
WILMINGTON, MA

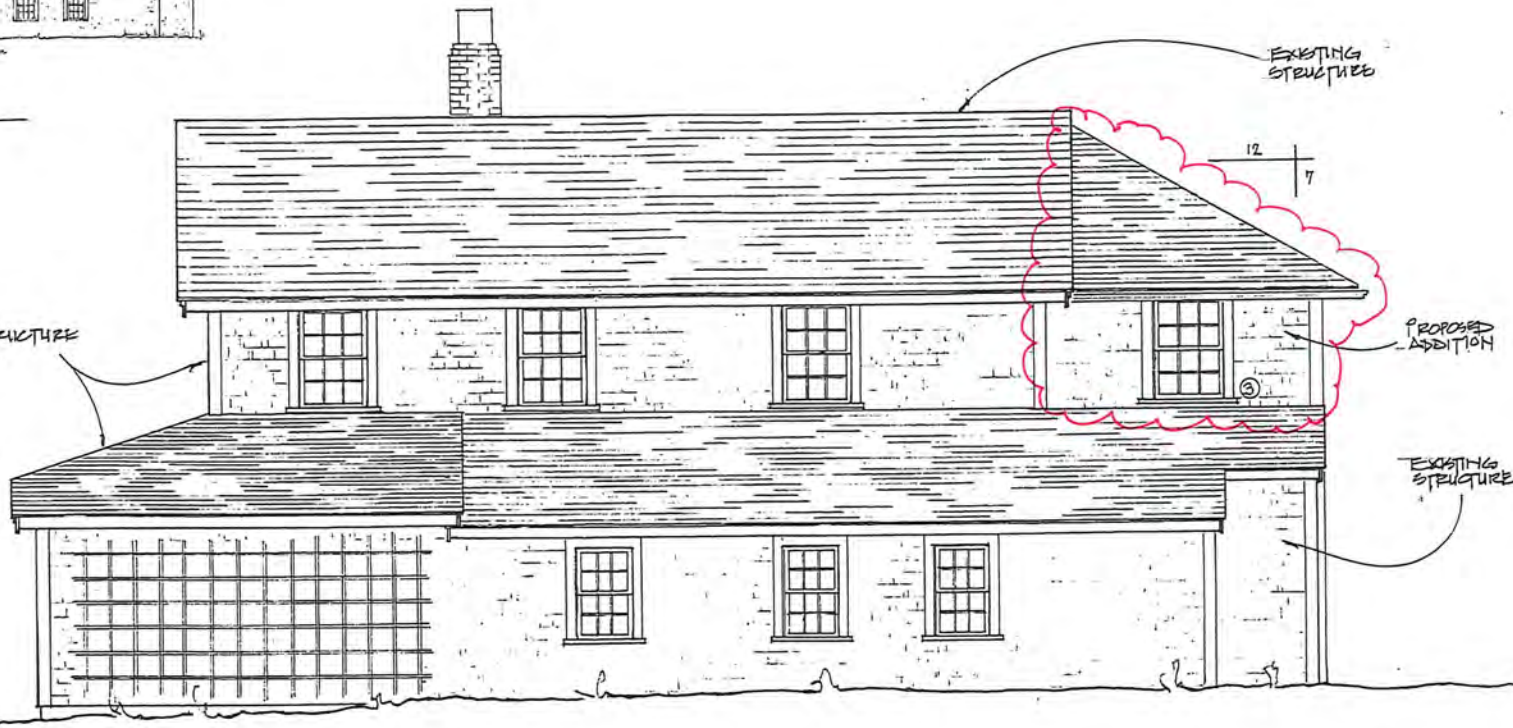
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
WILMINGTON, MA
(508) 257-6789



NORTH ELEVATION

20'-8"
EXIST. HT. (NO CHANGE)

EXISTING STRUCTURE
(NO CHANGE)



PROPOSED
ADDITION

EXISTING
STRUCTURE

© NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BEDWATER RESIDENCE
23 OCEAN AVE
WILCONSET, MA

ANNA MAREK DESIGNS
PO. BOX 7055
WILCONSET, MA
(508) 257-6789



WEST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

BEDFORD RESIDENCE
23. OCEAN AVE
SCONSET, MA

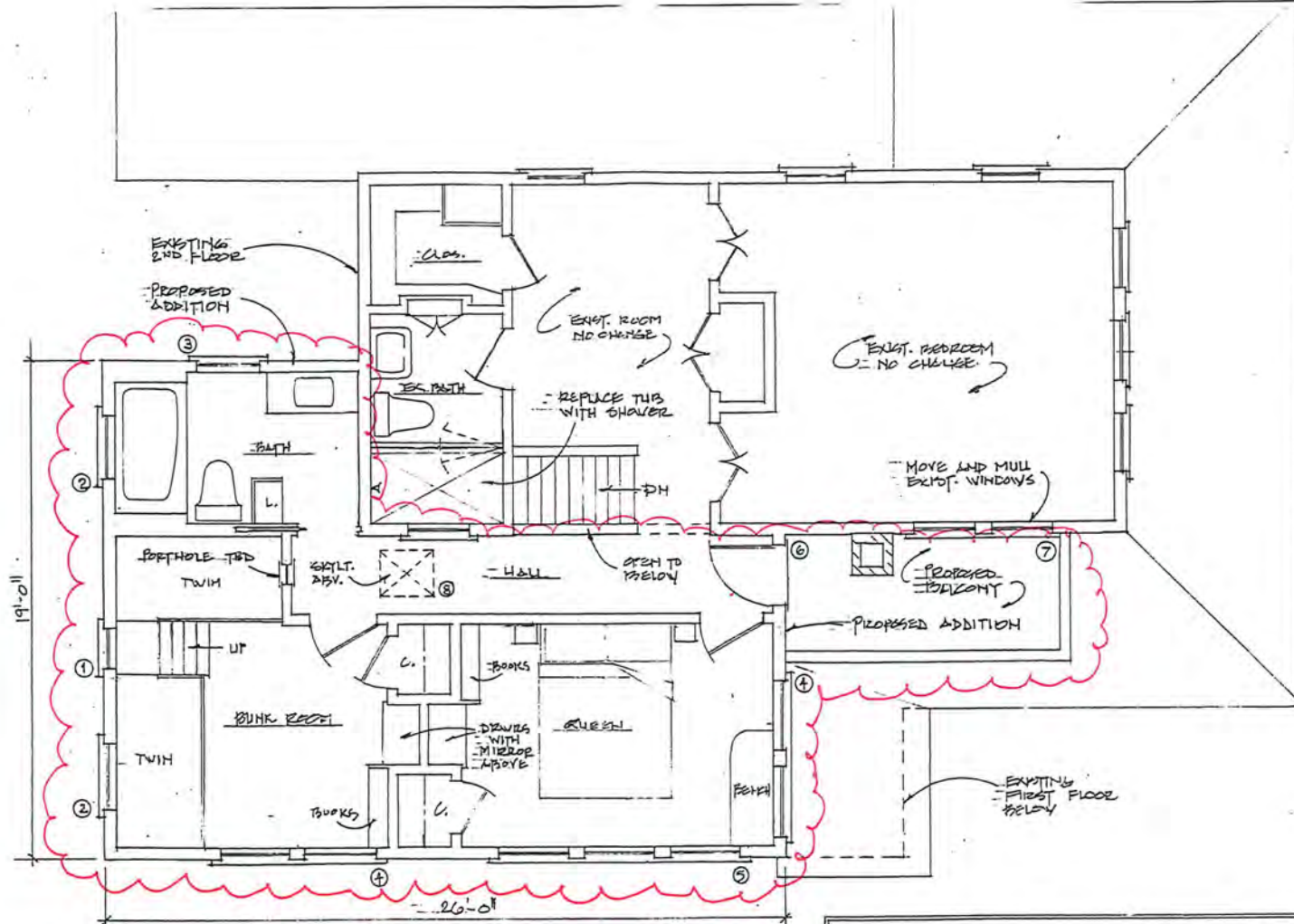
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BEDNER RESIDENCE
23. OCEAN AVE
SCONSET, MA

ALAN MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



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

OWNER RESIDENCE
23 OCEAN AVE
WENHET, MA

ANNA MACLEOD DESIGNS
P.O. BOX 7055
WENHET, MA
(508) 257-6789

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#7331-19

Recorded by: AH

Date: 09/13/89

Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE
2. Building Name: YE DOUBBEL DECKER
3. Ownership: Private
4. Present Owner: RYAN, JOHN M ET AL
5. Ownership History:
Unknown
6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? N/A
Interior: N/A

8. MAP -- 3 X 2"



GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size: N/A
 11. Approximate Frontage (ft.): N/A
 12. Setback from Street (ft.): 10 feet or less
 13. Orientation to Street Address: Gabled
 14. Surroundings: Densely Built, Residential,
Old Historic District
 15. Related Outbuildings and Property: Privet Hedge
 16. Other Notable Features:
N/A
-

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves, Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6, 4/4,
8/8
36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain, Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

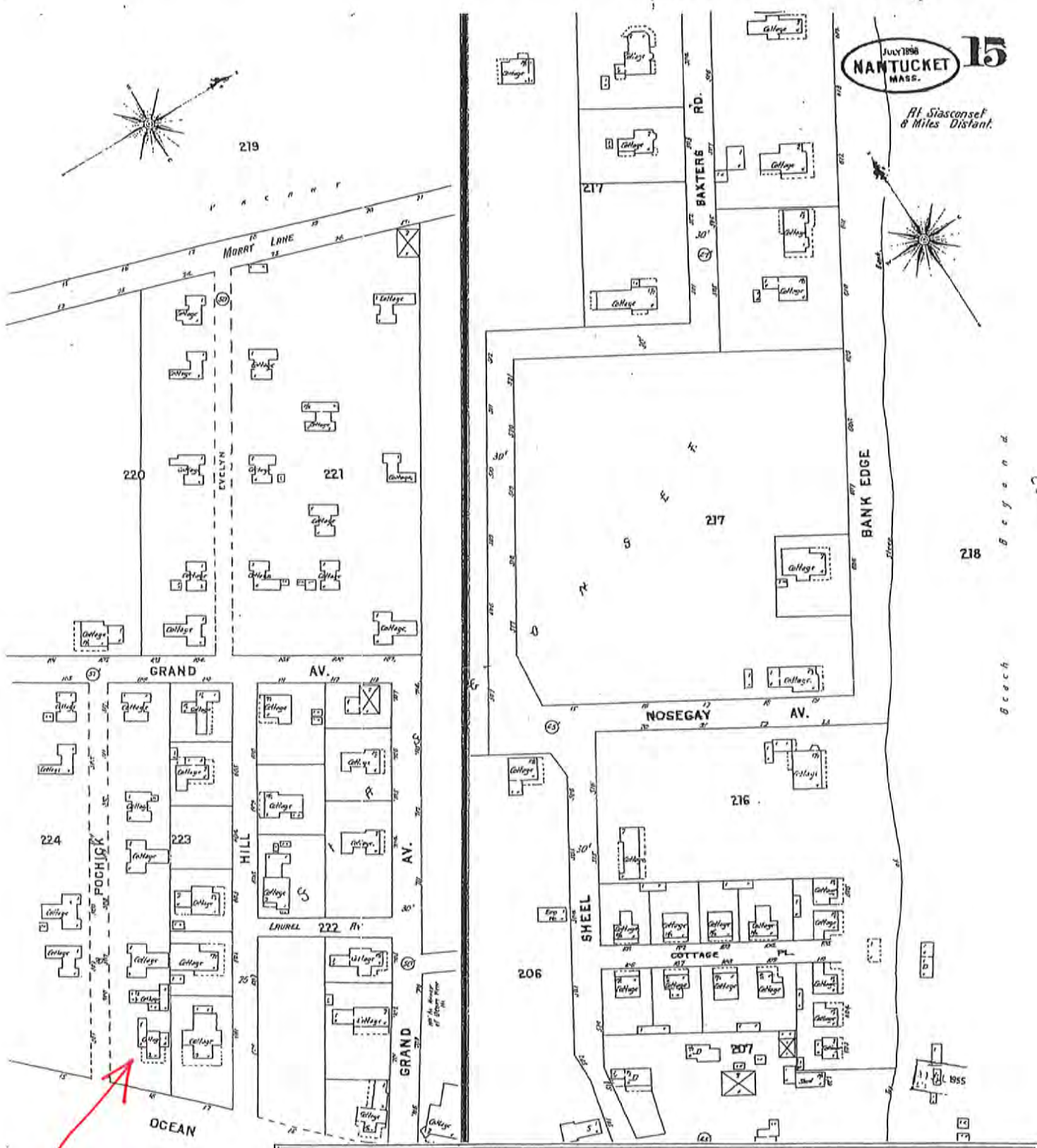
- 42. Role the Building Plays: National Register: Contributing
 - 43. Date of Initial Construction: Circa 1885
Source: 1882 Underhill Sub Division Map, 1888 Platt Map
Architect: Unknown Builder: Unknown
 - 44. Building Type: Additive, Gable Front
 - 45. Architectural Style: N/A
 - 46. Historical and Architectural Importance:
This is one of the
-

- 47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map

JULY 1896
NANTUCKET
MASS.

At Siasconset
8 Miles Distant.

15

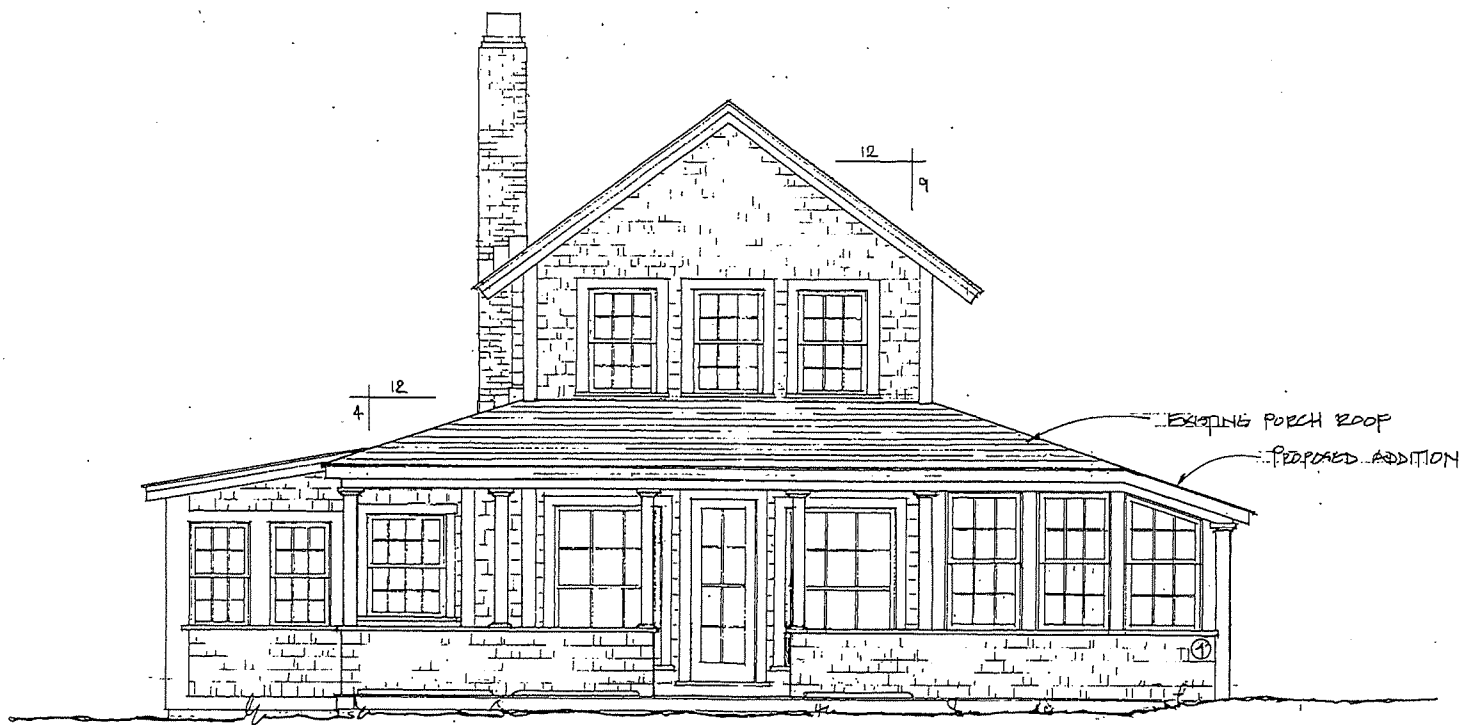


BROWN RESIDENCE

23 OCEAN AVE
NANTUCKET, MA

ANGUS MACLEOD DESIGNS

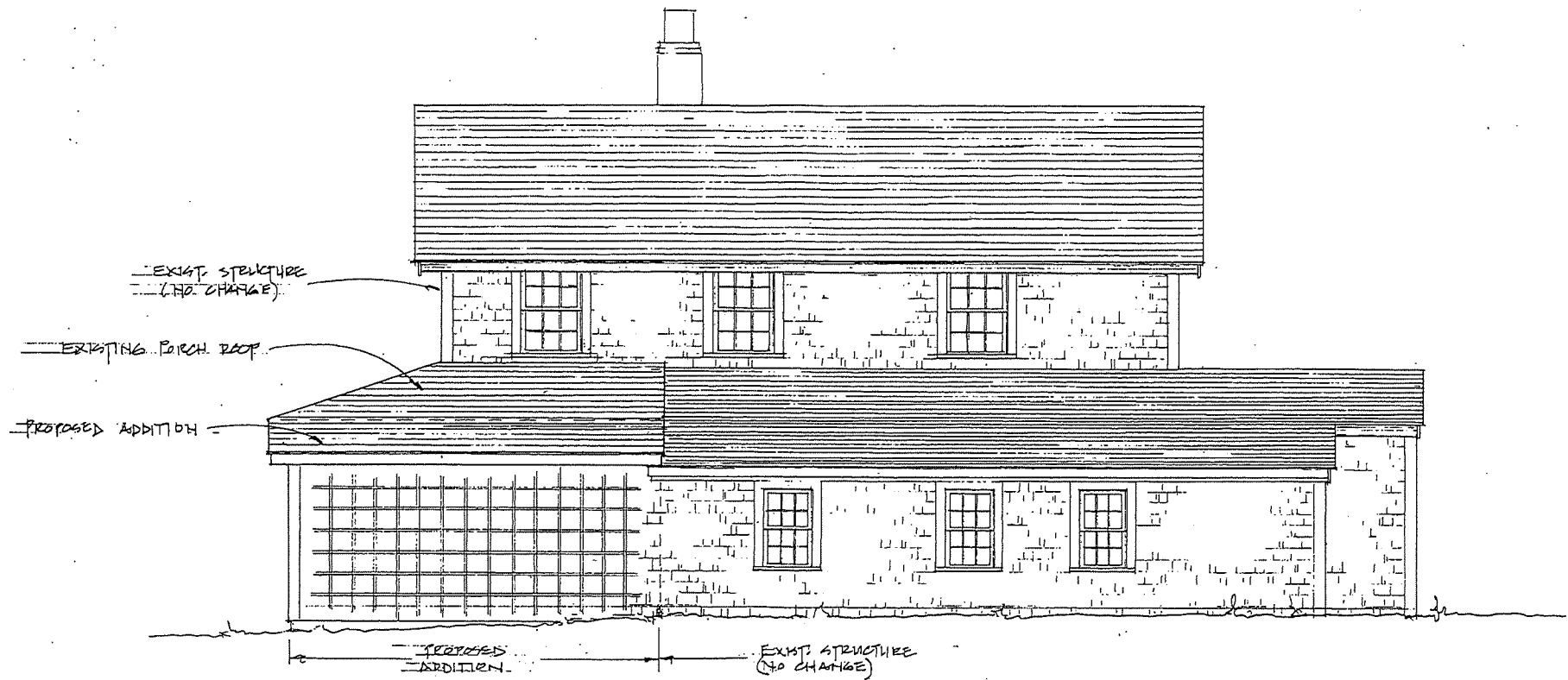
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



① EAST ELEVATION
SCALE: 1/4" = 1'-0"

BROWN RESIDENCE
23 OCEAN AVE
WILMINGTON, MA

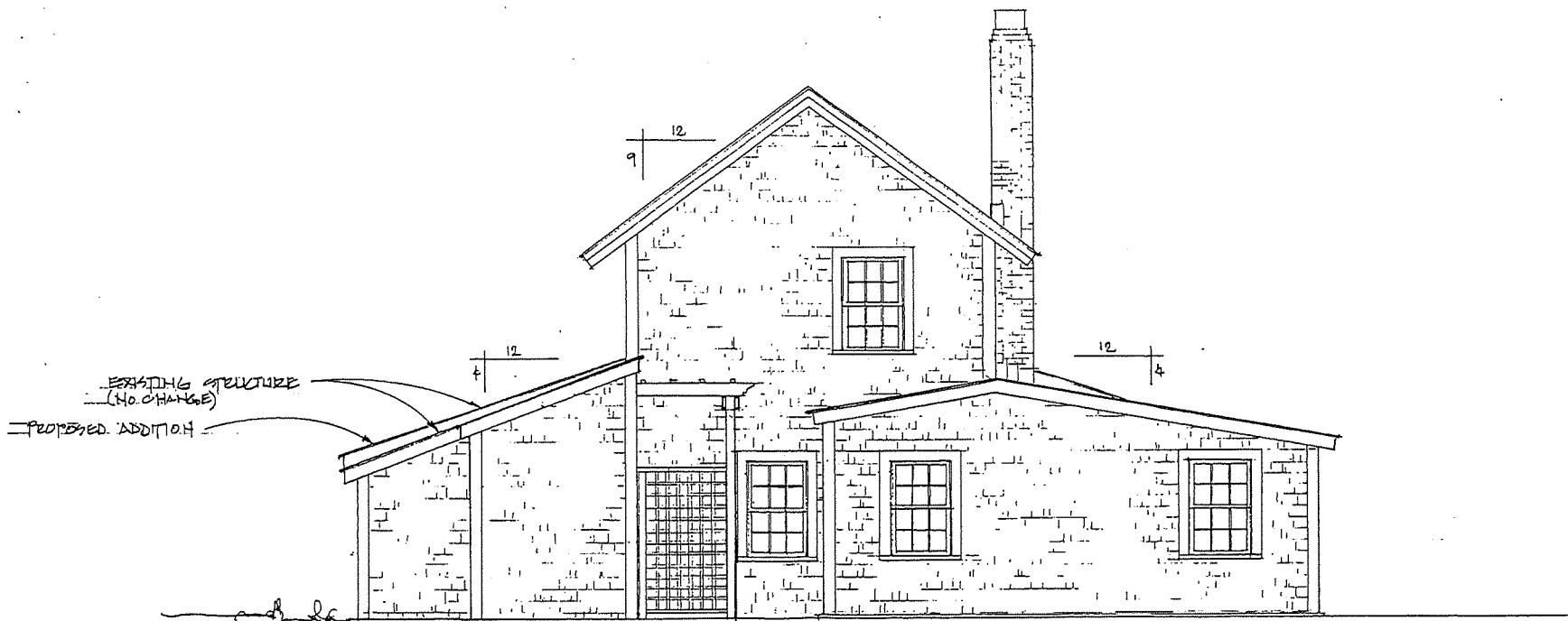
ANTHONY M. LEECH DESIGNS
P.O. BOX 7055
WILMINGTON, MA
(508) 257-6789



© NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BROWN RESIDENCE
23 OCEAN AVE
WENHET, MA

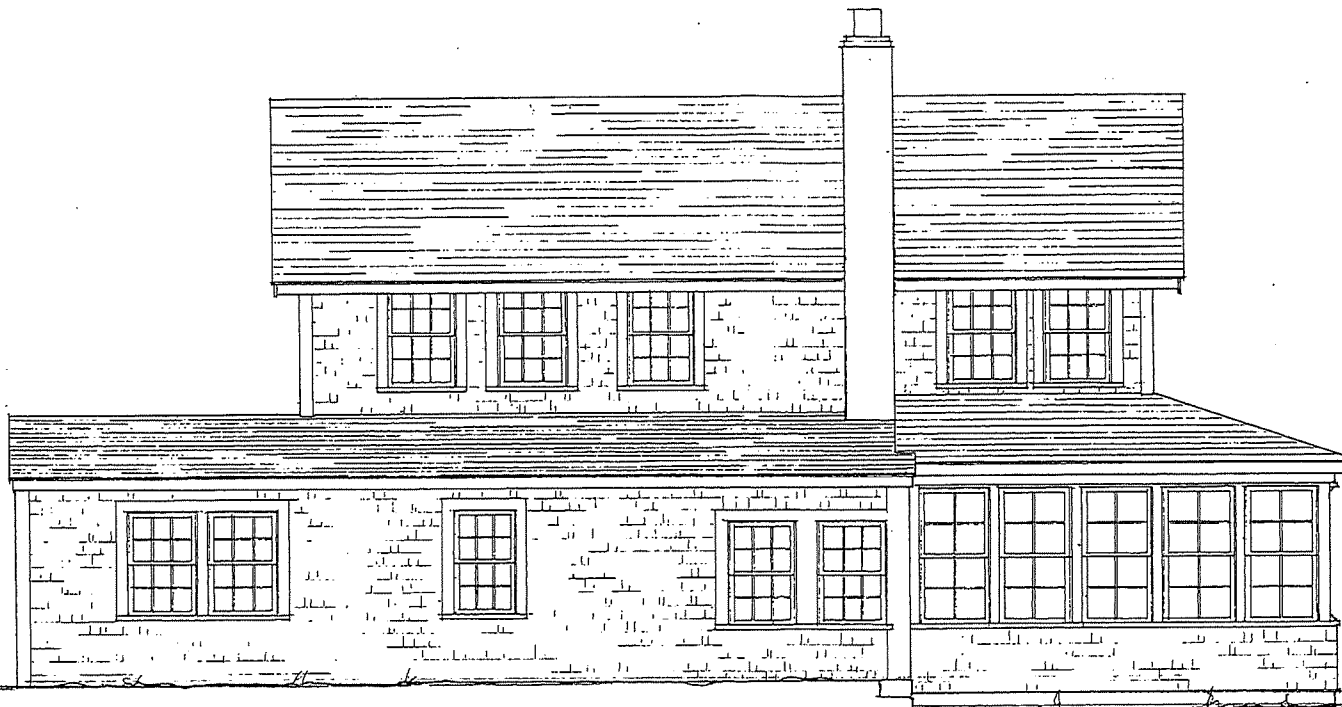
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
WENHET, MA
(508) 257-6789



WEST ELEVATION
SCALE: 1/4" = 1'-0"

BROWN RESIDENCE
23. OCEAN AVE
WCONSET, MA

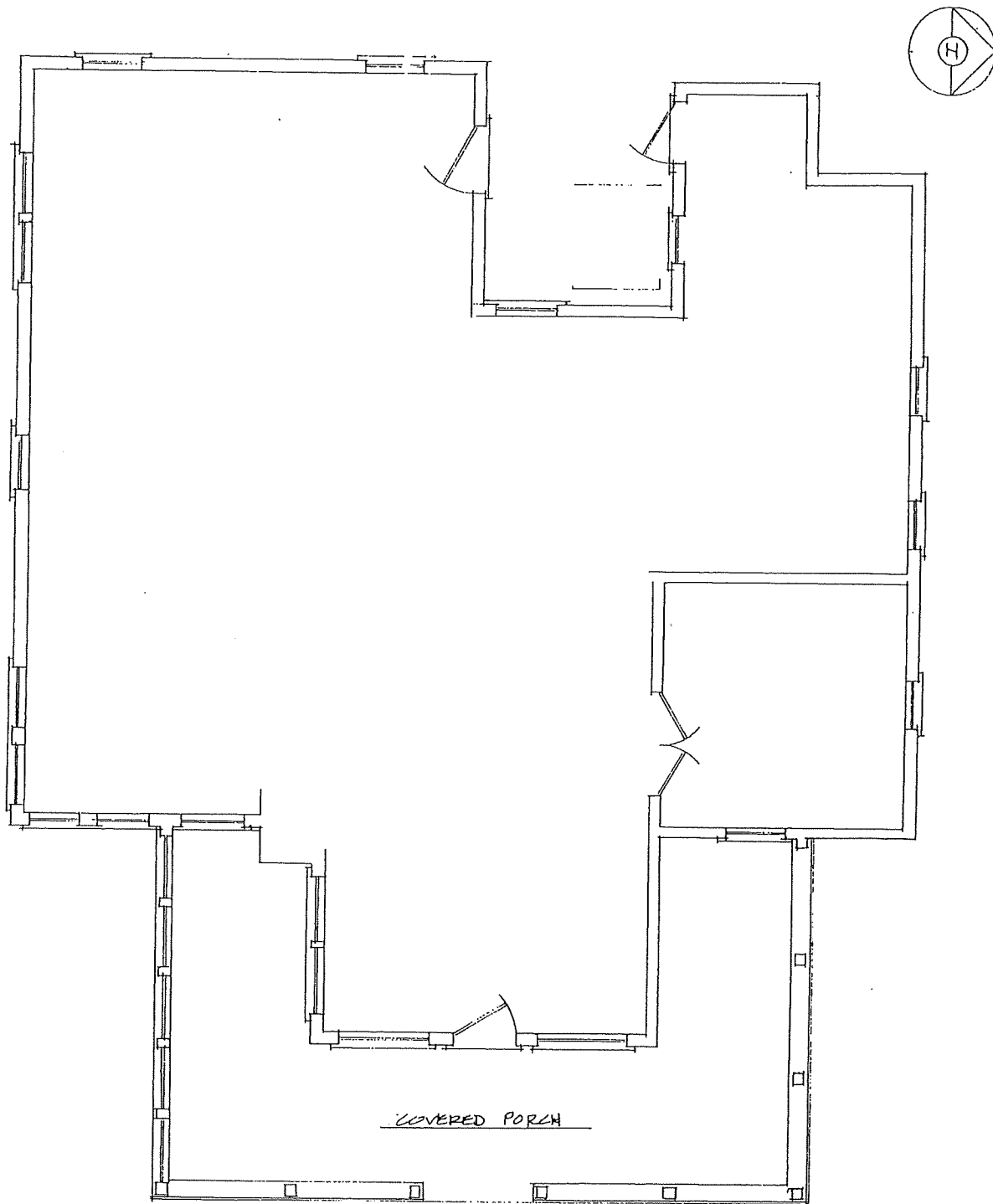
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
WCONSET, MA
(508) 257-6789



① SOUTH ELEVATION
 GRADES 1/4" = 1'-0" (NO CHANGE)

BROWN RESIDENCE
 23 OCEAN AVE
 WILMINGTON, MA

ANGUS MACLEOD DESIGNS
 P.O. BOX 7055
 WILMINGTON, MA
 (508) 257-6789



① FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" AS-BUILT

BEDON RESIDENCE
23 OCEAN AVE
ACONNET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
ACONNET, MA
(508) 257-6789

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....*Marcia Browne + Jeffrey Clark*
MAILING ADDRESS.....*16 Circuit Rd, Chestnut Hill, MA 04267*
PROPERTY LOCATION.....*23 Ocean Ave*
ASSESSORS MAP/PARCEL.....*7331 /19*
SUBMITTED BY:.....*Angus MacLeod*

SEE ATTACHED PAGES

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

June 6, 2022
DATE

**Mary Haley,
Senior Clerk,
Assessor's
Office**

Digitally signed by
Mary Haley, Senior
Clerk, Assessor's Office
Date: 2022.06.06
15:22:34 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
7324	20		STUNTZ ELIZABETH COHN TRUSTEE	THE OCEAN AVENUE NOMINEE TRUST	1055 SEAHAVEN DRIVE	MAMORONECK	NY	10543	20 OCEAN A
7331	18		BLOCK ELIZABETH & JONATHAN		4100 CATHEDRAL AVE NW APT 815	WASHINGTON	DC	20016	21 OCEAN A
7331	20		G & G BURGEE LLC		8814 PINTO PLACE	LOS ANGELES	CA	90069	1 POCHICK S
7332	13		PEEK JEFFREY & ELIZABETH		895 PARK AVE	NEW YORK	NY	10021	29 OCEAN A

Count: 4

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WASHINGTON, DC 20016

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G & G BURGEE LLC
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LOS ANGELES, CA 90069

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STUNTZ ELIZABETH COHN TRUSTEE
THE OCEAN AVENUE NOMINEE TRUST
1055 SEAHAVEN DRIVE
MAMORONECK, NY 10543

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NEW YORK, NY 10021

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 23 Ocean Avenue, Siasconset

Tax Map Number: 73.3.1 Parcel Number: 19

Owner of Record: Marcia Browne

Description of Proposal: Second Floor addition to existing Southwest
First Floor wing and add balcony to existing South porch roof, no change
to existing First Floor or other Elevations.

Anticipated HDC Submission Date: June 13th, 2022

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

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

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



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Email: plus@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance
Coordinator/Land Use
Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Angus MacLeod

AS AGENT FOR Marcia Browne

STREET ADDRESS 23 Ocean Avenue, Sconset

MAP/PARCEL 73.3.1/19

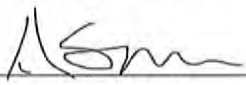
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 13, 2022

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.

 June 13, 2022
Signature Date

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021



Planning and Land Use Services

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

This checklist **MUST** be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:

<https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF>

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: <u>6/30/23</u> <u>23 Ocean Ave</u>
✓	HDC Case Number (ie HDC2020-05-0265): <u>2022-06-6490</u>
✓	<u>Copy of Minutes</u> (application item circled)
✓	<u>Reduced (8 1/2 x 11) copy of application</u>
✓	<u>Locus Map: 4 copies:</u> https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (<u>3/16" or 1/4" scale</u>) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	<u>One set reduced plans: 8 1/2 x 11</u>
✓	<u>Electronic Submission:</u> Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
✓	<u>Submit documents to PLUS at 2 Fairgrounds Road</u> <u>6/30/23</u>
✓	<u>Signed Affidavit:</u> see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan. 2021

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	IF YOUR APPLICATION WAS "HOLD TO TRACK" A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature:  Date: 6/22/23

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.
NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°: 19
Street & Number of Proposed Work: 23 Ocean Avenue
Owner of record: Marcia Browne - Beam Beach LLC
Mailing Address: 16 Circuit Road
Chestnut Hill, MA 02467
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bothicelli + Pohl
Mailing Address: 11 Old South Road
Nantucket, MA 02554
Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-4" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 19'-9" Sq. footage 2nd floor: 266 (-116) Size: _____ ☐ 1st floor ☐ 2nd floor
(Reduced size) Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

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

Additional Remarks REVISIONS: 1. East Elevation Remove 2nd floor Deck, Revise Addition Massing + Fenestration

Historic Name: YE DOUBBEL DECKER (describe) 2. South Elevation
Original Date: 1875 3. West Elevation Revise Addition Massing + Fenestration
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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer TBD Rough Opening 2'-0" x 3'-0" Size _____ Location South
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) 6" 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): _____ 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 6/30/23 Signature of owner of record [Signature] Signed under penalties of perjury

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°: 73.3.1 PARCEL N°: 19Street & Number of Proposed Work: 23 OCEAN AVENUEOwner of record: MARCIA KROVNEMailing Address: 16 CIRCUIT ROADCHESTNUT HILL, MA 01907

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANGIE MAZEDMailing Address: P.O. BOX 70551/6 CONNET, MA 02564Contact Phone #: (508) 257-6787 E-mail: ANGIE@NACK.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: 19' Sq. Footage 1st floor: 0 Decks/Patio: Size: 5' x 11' ☐ 1st floor ☒ 2nd floorWidth: 26' Sq. footage 2nd floor: 332 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0Height of ridge above final finish grade: North 20' South 20' East 21' West 20'

Additional Remarks

REVISIONS:

1. East Elevation 2nd FLOOR ADDITION ABOVE EXISTING SOUTH WING
2. South Elevation 2nd FLOOR ADDITION ABOVE EXISTING ONE STORY AND BALCONY ABOVE EXISTING PORCH
3. West Elevation 2nd FLOOR ADDITION ABOVE EXISTING SOUTH WING
4. North Elevation NO CHANGE

Original Date: 12/75

Original Builder: _____

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.NO CHANGE TO EXISTING

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ PiersMasonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____Roof Pitch: Main Mass 9/12 EAST Secondary Mass 7/12 Dormer 1/2 Other _____Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural☒ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____
 Fence: Height: _____
 Type: _____
 Length: _____
Skylights (flat only): Manufacturer VELUX #C-01 Rough Opening 21" x 17" Size 21 1/2" x 27 3/8" Location NORTH ON ADDITION

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____Leaders (material and size): 2" COPPERSidewall: ☒ 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 5/4 x 6 Rake 5/4 x 6 Soffit (Overhang) 12" Corner boards 5/4 x 6 Frieze 5/4 x 6Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other HOOPER☒ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASHDoors* (type and material): ☒ TDL ☐ SDL Front _____ Rear _____ Side 6 LT. / 1 PANELGarage Door(s): Type _____ Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof N.T.W.Trim WHITE Sash WHITE Doors WHITEDeck N.T.W. Foundation EXISTING/NO CHANGE 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.

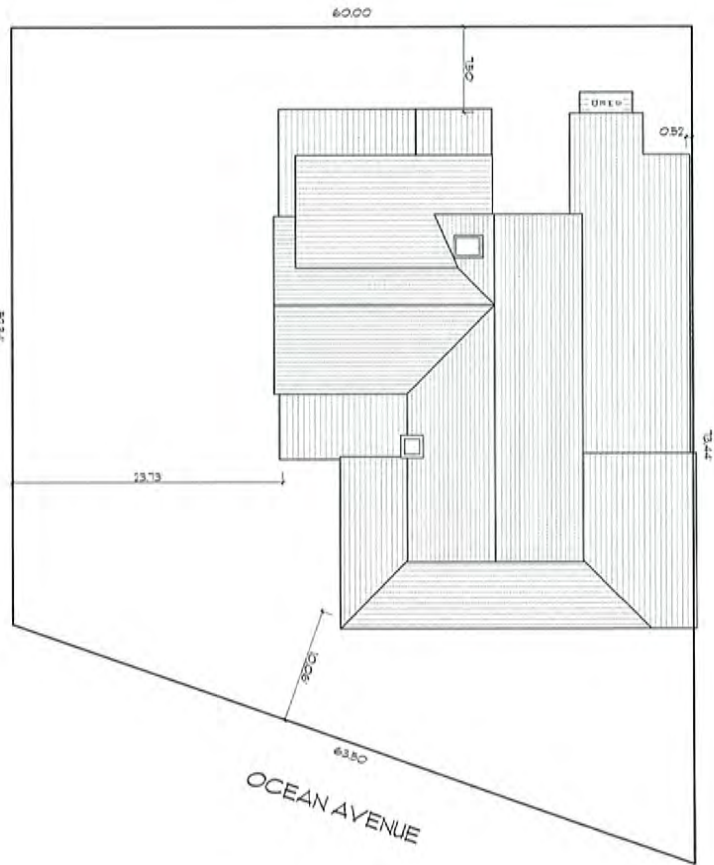
Date 12/12/00 Signature of owner of record X Marcia Krovne Signed under penalties of perjury

6.	Susan O'Malley 06-6490	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Boris Nikolov				
Public	None				
Concerns (4:53)	Nikolov – Presented project. Pohl – The fence in the photo is a stockade, which aren't approvable. We will need more specific drawings. Also 20'-long, 5'-high board fence along New Mill Street isn't approvable. Suggested Mr. Nikolov talk to staff about what types of fencing are approvable.				
Motion	Motion to Hold for revisions, accurate drawings, and to go to HSAB. (Camp)				
Vote	Carried 5-0			Certificate #	
7.	Clarke Browne 06-6539	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Angus MacLeod				
Public	Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road Linda Williams Lynn Filipiski, 'Sconset Civic League Greg Dunbar, 1 Pochick road				
Concerns (4:56)	MacLeod – Presented project; overall height is 20' and we aren't exceeding that; 7' floor to floor. Backus – Read SAB comments 7/18: addition is thoughtful in using 'Sconset vernacular; however, the massing changes the streetscape of both Ocean Avenue and Pochick Road. Per HDC survey, circa 1885 double decker, Victorian eclectic, Underhill cottage; per Nantucket Preservation Trust (NPT) history indicates "Fort Sumpter" circa 1870 attributed to Matthew Crosby. Agrees with SAB; this dwelling has lots of history and should not be altered in height, as that's a character-defining feature. It is identified with the Artists' Colony of the 1920s. Asked for a demolition plan and window survey and recommend considering a 1-story additive mass. Reade – Challenges the assertion that this is an Underhill Cottage; explained his reasoning. Reviewed the SAB individual comments: one echoed Ms. Backus, one appreciated not building into the yard, and one had no concerns. A 1-story additive mass would intrude into the wide yard and into the view shed to the ocean. The issue should be the architecture and the public view shed. Alger – Explained why this is in fact an Underhill Cottage. Feels the proposed addition is intrusive into the view shed. There is no explanation how a 2nd story would be added without obliterating the existing 1-story element. Williams – Reviewed the historic packet she prepared. This structure has remained mostly unchanged since construction; a 1-story eclectic addition would be more appropriate. A 2nd floor deck facing the water is inappropriate. The HDC has been consistent with requiring window surveys. The ganged windows are atypical for a structure of this age. The additive massing is not appropriate. Filipiski – Our mission is to preserve the historical character of the village. This area is a very important district developed by Mr. Underhill. The addition ignores the scale of the neighborhood; asked HDC request revisions to bring the proposed into scale with the Underhill architecture. Dunbar – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house. Camp – The historic mass shouldn't be changed. Suggested a 1-story addition off the rear or side. This is a historic structure which has been minimally added onto. The proposed design takes away from the main historic mass and makes the structure appear lopsided. Coombs – Agrees with Ms. Camp. The addition would be fine someplace else but not on this house; it's bigger than the existing house and is overwhelming. Wants to see revisions and have those revisions go back to SAB. Welch – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement. Oliver – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea. Pohl – Good points have been raised. He'd be interested in the forensics of how they would get this to work structurally. Ms. Backus requested a demolition plan; that is essential for a house of this vintage. We need a window survey and he'd like to see a framing cross section. South elevation, the ridge is the same height as the main ridge; that's troubling.				
Motion	Motion to Hold for revisions to height and mass, additional information relative to revisions, and an option for a basement. (Welch)				
Vote	Carried 5-0			Certificate #	



POCHICK STREET

2 Proposed Site Plan
SCALE: 1" = 5'



L-1.1

Residence at
23 Ocean Avenue
Nantucket, MA 02554
MAP NO. 73.31 ZONING INFO.
PARCEL NO. 19 PROJECT NO. REVISED: 6/10/23
All drawings and designs contained herein are the property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without written approval from Botticelli & Pohl, P.C.

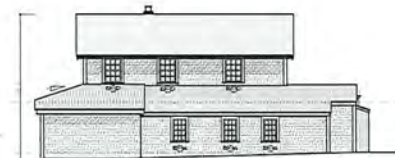
Site Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508.228.5405 P 617.482.4543

Main House							
23 Ocean Ave							
Nantucket, MA							
Window & Exterior Door Schedule							
Notes:							
1. All window and door schedules are shown as they appear on the exterior of the building. The schedule is not intended to be a specification for the manufacturer or supplier of the window or door.							
2. All window and door schedules are shown as they appear on the exterior of the building. The schedule is not intended to be a specification for the manufacturer or supplier of the window or door.							
3. All window and door schedules are shown as they appear on the exterior of the building. The schedule is not intended to be a specification for the manufacturer or supplier of the window or door.							
4. All window and door schedules are shown as they appear on the exterior of the building. The schedule is not intended to be a specification for the manufacturer or supplier of the window or door.							
Window Schedule							
No.	Qty	Type	Material	Color	Frame	Finish	Comments
1	1	Double Hung	Wood	White	6" x 6"	6" x 6"	6" x 6"
2	2	Double Hung	Wood	White	6" x 6"	6" x 6"	6" x 6"
3	2	Double Hung	Wood	White	6" x 6"	6" x 6"	6" x 6"
4	2	Double Hung	Wood	White	6" x 6"	6" x 6"	6" x 6"
5	2	Double Hung	Wood	White	6" x 6"	6" x 6"	6" x 6"
Door Schedule							
No.	Qty	Type	Material	Color	Frame	Finish	Comments
1	1	Double Door	Wood	White	6" x 6"	6" x 6"	6" x 6"



Existing North Elevation
NOT TO SCALE



Previously Submitted North Elevation
NOT TO SCALE



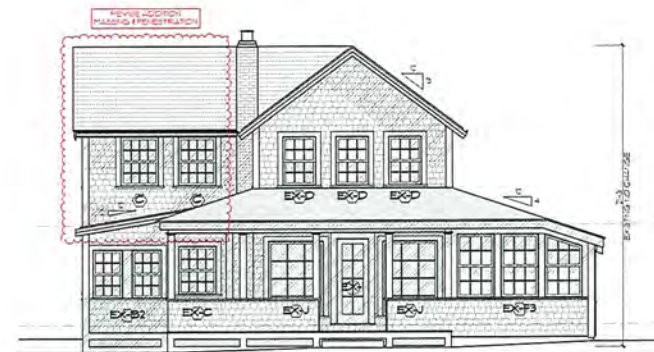
1 North Elevation
SCALE: 1/4" = 1'-0"



Existing East Elevation
NOT TO SCALE



Previously Submitted East Elevation
NOT TO SCALE



2 East Elevation
SCALE: 1/4" = 1'-0"

BOTTICELLI & POHL

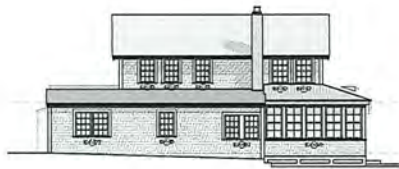
North & East Elevations

Residence at
23 Ocean Avenue
Nantucket, MA 02554

ID #
A-2.1

MAPNO: 7131 ZONING: INFO
PARCEL: 10-19 PROJECT: NO
REVISED: 4/2023

1000 SOUTH ROAD, NANTUCKET, MA 02554 | 508.225.1433
BOTTICELLIANDPOHL.COM



Existing South Elevation
NOT TO SCALE



Previously Submitted South Elevation
NOT TO SCALE



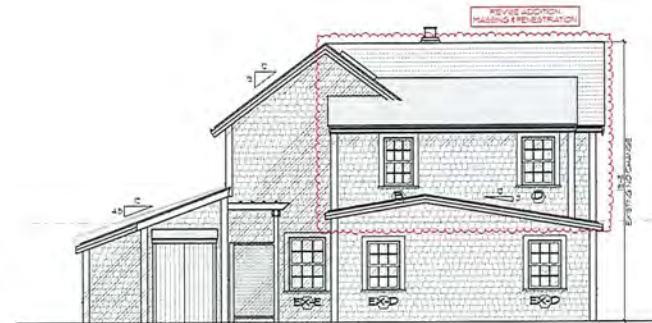
1 South Elevation
SCALE: 1/4" = 1'-0"



Existing West Elevation
NOT TO SCALE



Previously Submitted West Elevation
NOT TO SCALE



2 West Elevation
SCALE: 1/4" = 1'-0"

BOTTICELLI & POHL

South & West Elevations

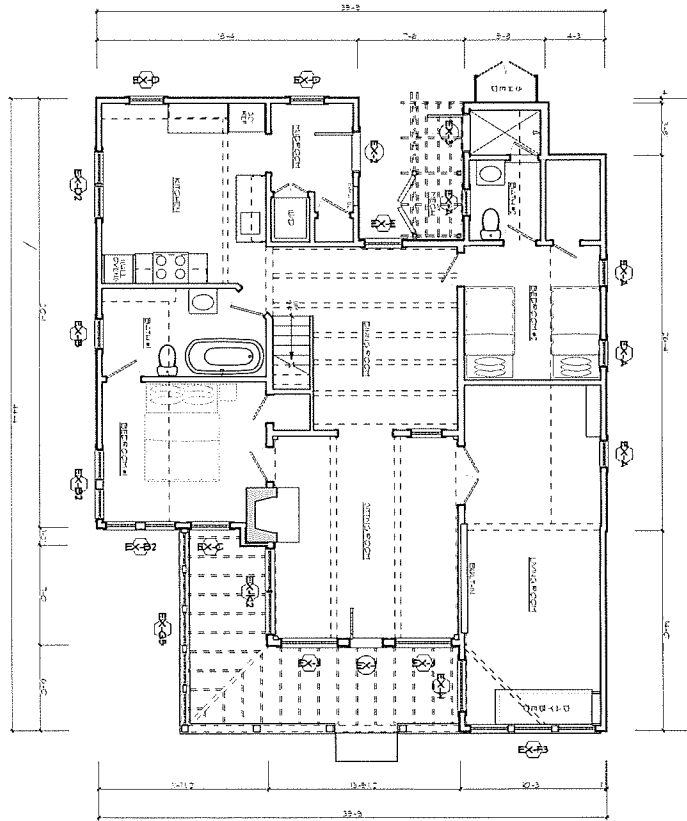
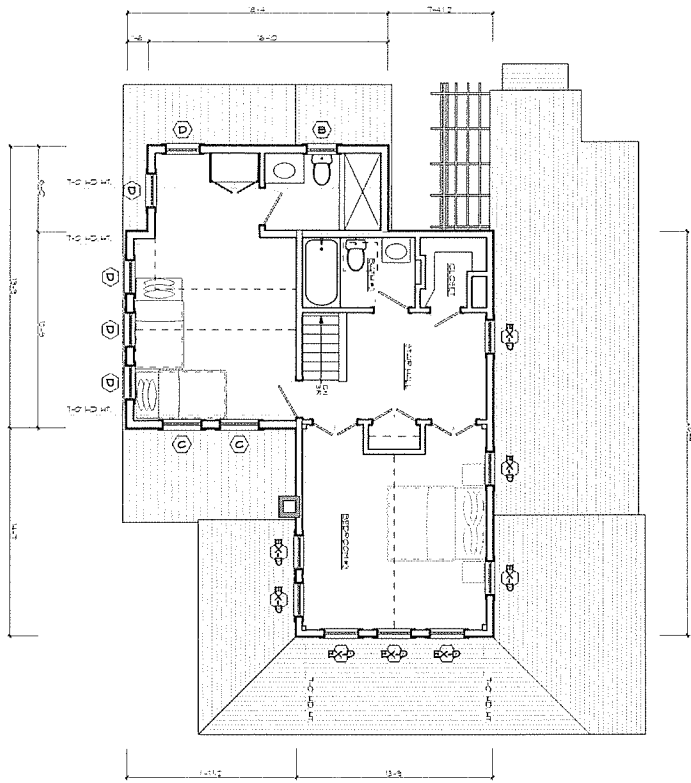
Residence at
23 Ocean Avenue
Nantucket, MA 02554

ID #
A-2.2

MAP NO. 21.31 ZONING INFO
PARCEL NO. 19 PROJECT NO.
REVISED: 4/20/23
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P: 617.412.4141
BOTTICELLIANDPOHL.COM

DATE REVISIONS



A-1.0

ID#

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO. 73.31 ZONING INFO.
PARCEL NO. 19 PROJECT NO. REVISED 6/30/23

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First & Second Floor Plans

DATE REVISIONS

BOTTICELLI & POHL

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P 508.228.5455 P 617.412.4143

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.2109
Historic Name:	Ye Doubbel Decker
Common Name:	Underhill Cottage
Address:	23 Ocean Ave
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset;
Local No:	7331-19; SC2-35;
Year Constructed:	C 1885
Architectural Style(s):	Victorian Eclectic;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, June 22, 2023 at 12:08 PM

NAN. 2109

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

Recorded by: AH

Date: 09/13/89

Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE

2. Building Name: YE DOUBBEL DECKER

3. Ownership: Private

4. Present Owner: RYAN, JOHN M ET AL

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? N/A
Interior: N/A

8. MAP -- 3 X 2"



GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size: N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built, Residential,
Old Historic District
15. Related Outbuildings and Property: Privet Hedge
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves, Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6, 4/4,
8/8
36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain, Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

- 42. Role the Building Plays: National Register: Contributing
- 43. Date of Initial Construction: Circa 1885
 Source: 1882 Underhill Sub Division Map, 1888 Platt Map
 Architect: Unknown Builder: Unknown
- 44. Building Type: Additive, Gable Front
- 45. Architectural Style: N/A
- 46. Historical and Architectural Importance:
 This is one of the

- 47. Sources: Sanborn Maps,
 1898,
 1882 Underhill Sub Division Map,
 1888 Platt Map



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Email: hdcsubmissions@nantucket-ma.gov

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John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli
AS AGENT FOR Beam Reach LLC - Marcia Browne
STREET ADDRESS 23 Ocean Avenue
MAP/PARCEL 73.3.1/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
June 30, 2023

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

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

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

[Signature]

Signature

6/30/23

Date

Subject: Re: HDC

Date: Thursday, June 22, 2023 at 11:20:11 AM Eastern Daylight Time

From: Tammy Conway

To: Tammy Conway

From: Browne, Marcia,MD <MBROWNE@mgh.harvard.edu>

Date: Thursday, June 22, 2023 at 11:15 AM

To: Tammy Conway <tammy@botticelliandpohl.com>

Subject: Re: HDC

Dear Tammy,

Yes - Botticelli and Pohl have my permission to sign. Thank you for your help.

Marcia Browne
23 Ocean ave
617-939-4139 cell

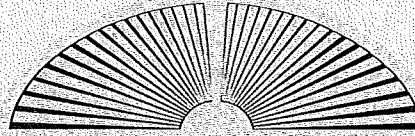
Good morning Marcia,

We received your voicemail regarding the HDC extension and abutters. Can you please respond to this email giving Botticelli & Pohl permission to sign HDC applications on your behalf for 23 Ocean Avenue?

Thank you,

Tammy Conway
Office Manager
Botticelli & Pohl
11 Old South Road
Nantucket, MA 02554
508-228-5455

--



NANTUCKET PRESERVATION TRUST

Preserving the Island's Architectural Heritage

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Caroline Ellis

Michelle Elzay

Mary Helen Fabacher

Michael Fabacher

Nancy Forster

Betsy Grubbs

Carol Kinsley

Angus MacLeod

Marcia Richards

Esta-Lee Stone

Marie Sussek

Pam Waller

Executive Director

Mary Bergman

July 18, 2023

Via email

To the Historic District Commissioners:

The proposed additions to 23 Ocean Ave would forever alter this historic streetscape. This structure predates the Underhill Cottages, built shortly after the footbridge was constructed to connect the new Sunset Heights development to old 'Sconset. Edward Underhill laid out Pochick Street in 1879 and began building his eponymous cottage colony of revival fish houses thereafter.

While there have been welcome changes made to the prior submission, (the elimination of the previously proposed second floor balcony, retention of the existing addition's roofline on the west elevation) the proposed addition still threatens the character-defining feature of the second story single gable. The proposed second story reverse gable with shed roofed dormer would alter the streetscape as one approaches Pochick Street and the Underhill Cottages from Ocean Ave. The relationship of this house to the nearby Underhill Cottages should absolutely be considered in evaluating the appropriateness of this design.

Building with Nantucket in Mind notes, on page 68, "The integrity of the front of a historic building should be maintained," and any additions to a historic structure "should not overwhelm the original building size." What is currently proposed has a ridge height the same as the main ridge and does not seem compatible with what is recommended by the guidelines. Any addition to this house should be subordinate, not just in square footage but in height.

Sincerely,

Mary Bergman
Executive Director



Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUBMITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>
5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be 1/4-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. As-Built Plans (1 copy): of existing elevations
4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.
8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

ASM
(initial to indicate
read and
understand)

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°: 19

Street & Number of Proposed Work: 23 OCEAN AVENUE

Owner of record: MARCIA BROWNE & JEFFREY CLARK

Mailing Address: 16 CIRCUIT ROAD

CHERRYHILL HILL, MA 02567

Contact Phone #: 617-939-4139 E-mail: MBROWNE@MGM.HARVARD.EDU

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD

Mailing Address: P.O. BOX 7055

WILCONSET, MA 02564

Contact Phone #: 508-257-6789 E-mail: ANGUSMACLEOD@GMAIL.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: 10' Sq. Footage 1st floor: _____ Deck/Patio: Size: 8' x 12' ☒ 1st floor ☐ 2nd floor

Width: 14' Sq. Footage 2nd floor: 140 SF PERGOLA Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 20' (NO CHANGE) South 20'-0" East 20'-8" West 20'-0"

Additional Remarks

Historic Name: FORT SUMMITTER / YE DOUBLE DECKER REVISIONS* 1. East Elevation 10' x 14' 2ND FLOOR ADDITION ABOVE EXIST. SOUTH WING

Original Date: 1870 (describe) 2. South Elevation 2ND FLOOR ADDITION ABOVE EXIST. 1ST FLOOR ROOF

Original Builder: 3. West Elevation 2ND FLOOR ADDITION ABOVE EXIST. 1ST FLOOR SOUTH ROOF

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A 4. North Elevation NO VISIBLE CHANGES

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9/12 Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar) White Cedar, Shakes, etc.) RED CEDAR

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): 2" COPPER

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 1x8 Rake 1x8 Soffit (Overhang) 12" Corner boards 1x6 Frieze 1x8

Window Casing 1x4 Door Frame N/A Columns/Posts: Round 6" Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other N/A

☒ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer NOTION SASH

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 NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim WHITE Sash WHITE Doors N/A

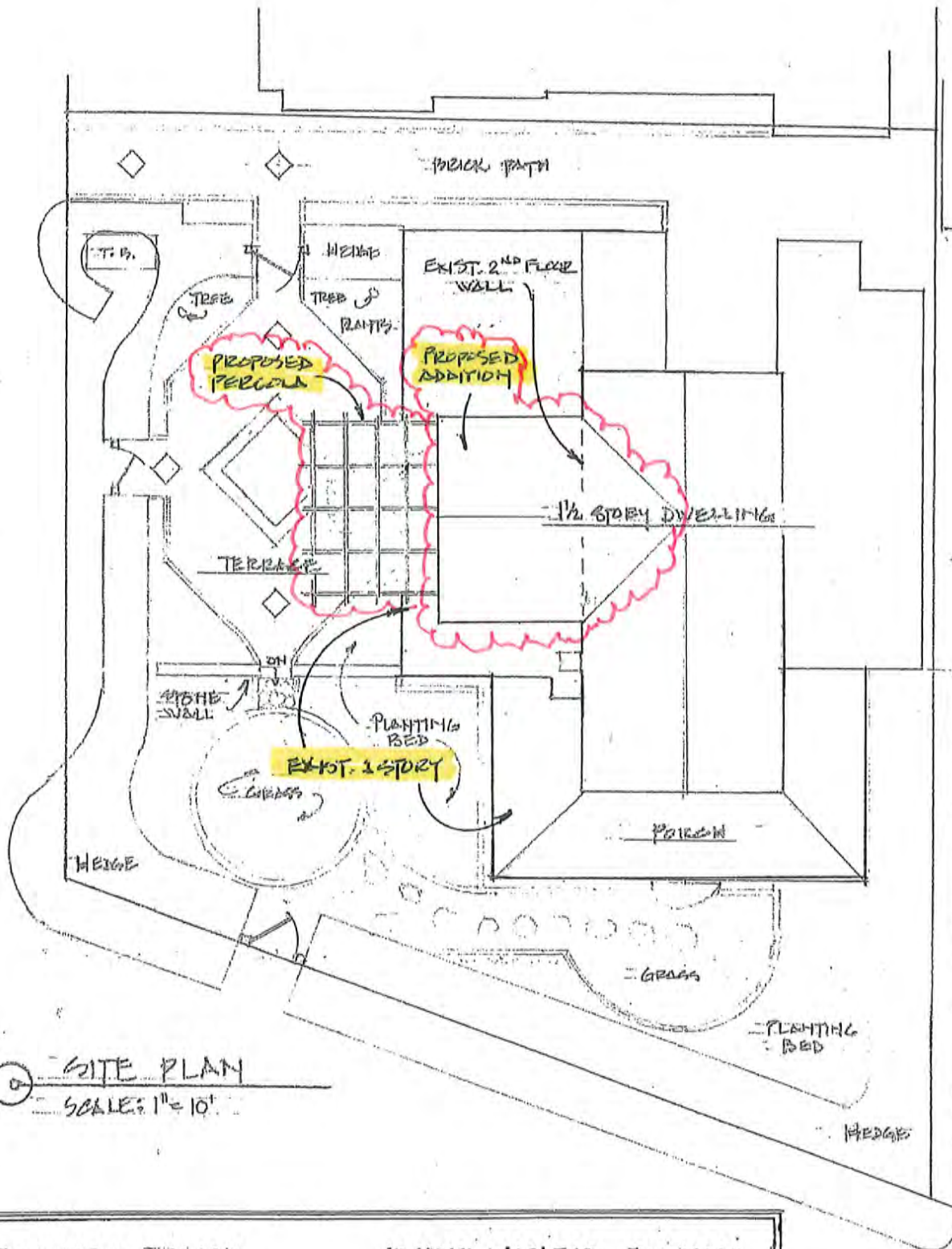
Deck N/A Foundation N/A Fence _____ Shutters _____

* 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: 10-11-2014 Signature of owner/agent: Angus MacLeod

NORTH



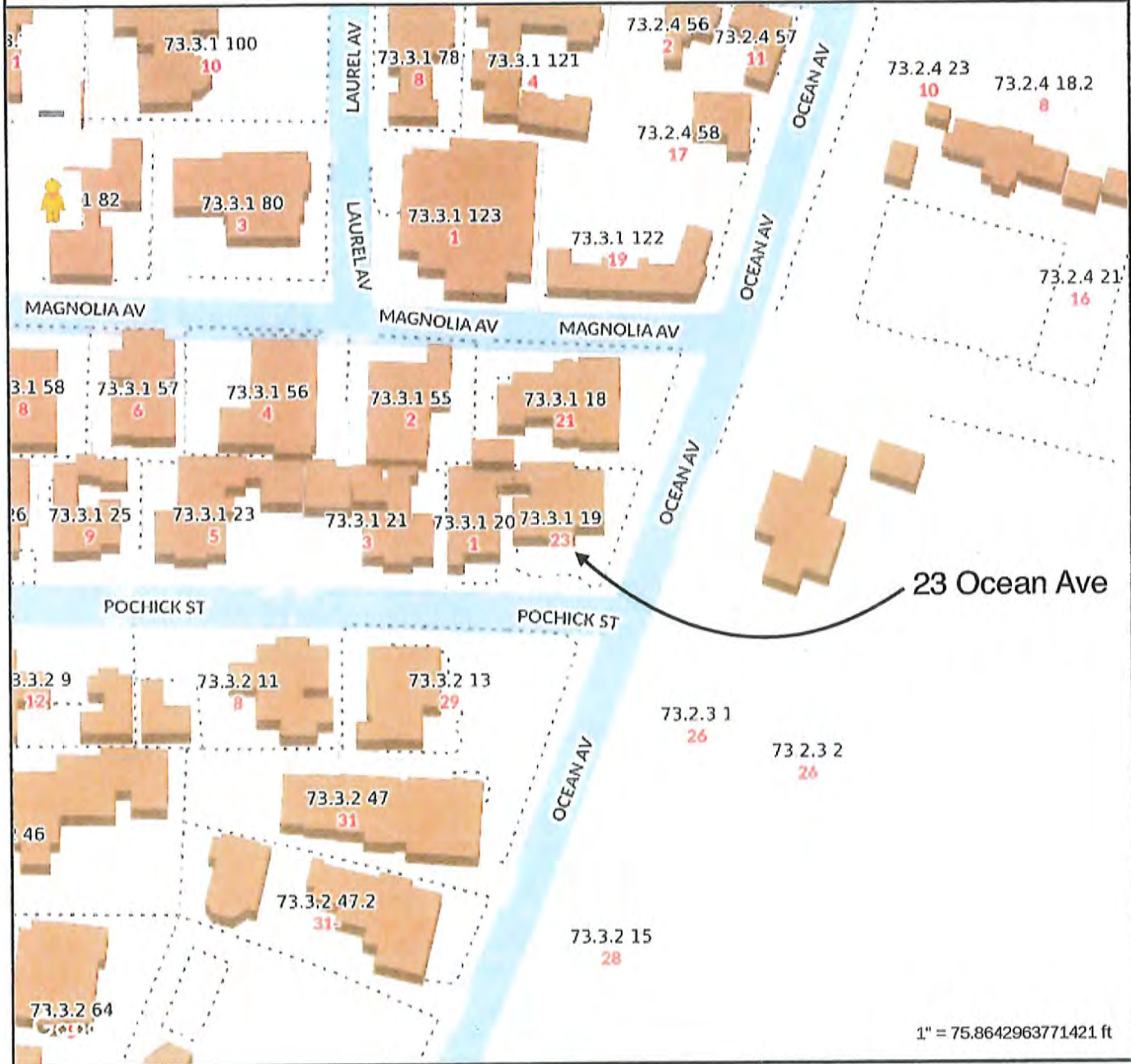
BEDVINE RESIDENCE

23 OCEAN AVE
WILCONSET, MA

ANGUS MACLEOD DESIGNS

P.O. BOX 7055
WILCONSET, MA
(508) 257-6789

Locus Map



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



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PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION
STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION
IN WRITING FROM
MICHAEL J. BROWN
DESIGNS

PROPOSED
ADDITION

PROPOSED
DECK

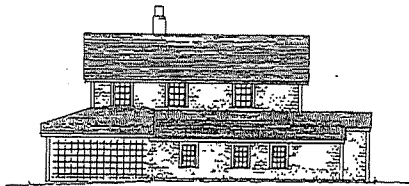
EXISTING
STRUCTURE

EXISTING
STRUCTURE

© EAST ELEVATION
SCALE: 1/4" = 1'-0"

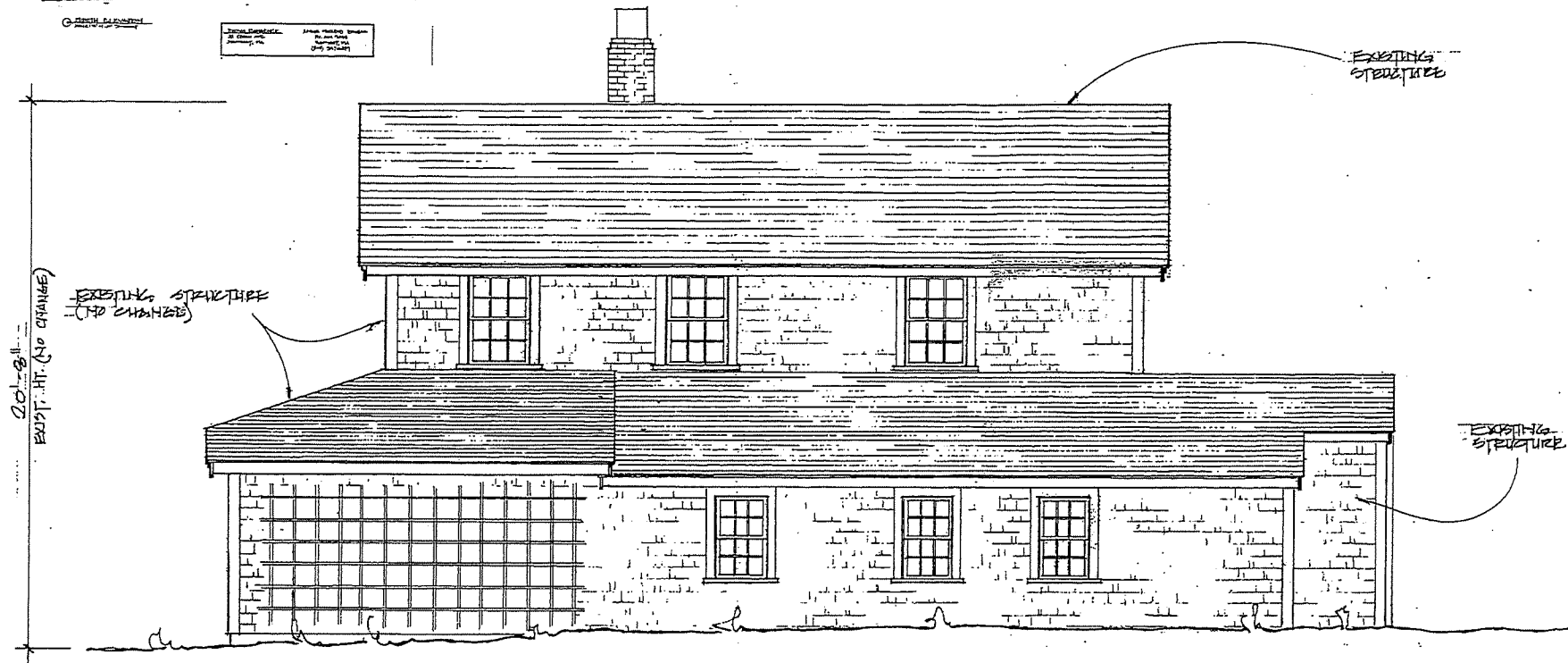
BROWN RESIDENCE
23 OCEAN AVE
WENDELL, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 11055
WENDELL, MA
(508) 257-6789



© 2018 ANAUS MACLEOD DESIGNS

EXIST. STRUCTURE
NO CHANGES
NO CHANGES
NO CHANGES
NO CHANGES



© NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BOWNE RESIDENCE
23 OCEAN AVE
ACONSET, MA

ANUS MACLEOD DESIGNS
P.O. BOX 7055
ACONSET, MA
(508) 257-6789



EXISTING STRUCTURE

PROPOSED ADDITION

EXISTING
STRUCTURE

PROPOSED
ADDITION

EXISTING
STRUCTURE
PROPOSED
PERGOLA

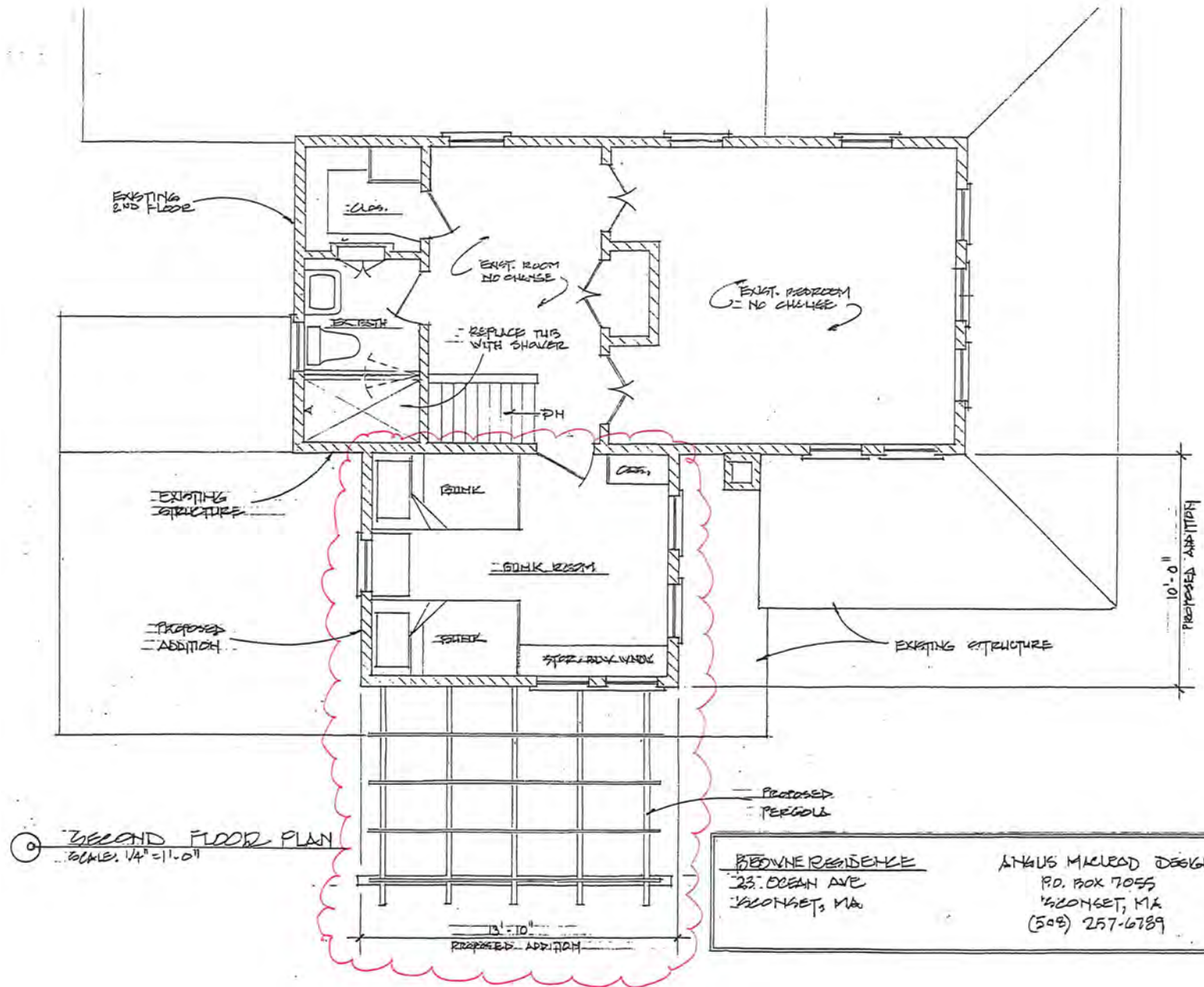
8'-0"

20'-0"
MATCH EXIST. ELEVATION

WEST ELEVATION
SCALE: 1/4" = 1'-0"

BEDFORD RESIDENCE
23 OCEAN AVE
ACONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
ACONSET, MA
(508) 257-6789



Browne: Window Schedule

[illegible]

- * Casings to be 3/4 x 4 clear Cedar, primed and painted white
- * Windows to have "Western Style" Casing for inset storm/screens
- * Double-Hung windows to have concealed balances
- * Mulled windows to have double width mull-casing (7")

23 Ocean Ave (East)



23 Ocean Ave (North & West)



23 Ocean Ave (West & South)



23 Ocean Ave (South)





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: (508) 325-7587

Fax: (508) 228-7298

Historic Structures Supplemental Application

Owner of Record: Marcia Browne and Jeffrey Clark

Address: 23 Ocean Avenue Map/Parcel: 73.3.1 / 19

Historic Name of Building: "Fort Sumpter" aka "Ye Double Decker"

Original Date of Construction: 1870 HDC Survey? ☒ Yes ☐ No

How is the structure rated? ☐ Individually Significant ☒ Contributing ☐ Non-Contributing

Describe Proposed Work:

Add a 10'x14' (140 sf) addition to the 2nd floor and 6'x12' Pergola to south courtyard.

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):

10'x14' (140 sf) of 1st floor roof below proposed addition, 14' of 2nd floor wall and a 14' triangle of roof.

All Historic Structure Applications must contain:

- ☒ 1. **Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)
- ☒ 2. **As Built Drawings** (include all elevations, floor plans, and any significant detailing)
- ☒ 3. **Black and White Photographs** (include current elevations and significant details)
- ☒ 4. **Demolition Plan** (include all existing building fabric to be removed, both interior and exterior)

Please contact the office at 228-7231 if you have any questions regarding the research or this application. This application must be completed as part of the overall Certificate of Appropriateness application. The Historic Structures Advisory Board may also request further information as part of its review. The HDC reserves the right to delay the review of an application if this information is not provided.

Revised 03/20/13



Legend

Old Historic District

CODE

GSH

RDH

Please send identification of any errors and corresponding corrections to:
GIS Coordinator
Town of Nantucket
2 Fairgrounds Rd
Nantucket, MA 02554



Old Historic Districts

Town of Nantucket - GIS Mapsheet

The data on this mapsheet represents the efforts of the Town of Nantucket and other participating organizations to create a complete, current, and accurate map of the Town of Nantucket. The data is provided as a service to the public and is not intended to be used for any other purpose. The Town of Nantucket makes no warranty as to the accuracy or reliability of these data or their use for any particular use.

9/9/2020

Particular governmental agencies will not be held responsible for any errors or omissions in this data. The user assumes all responsibility for the use of this data. The user assumes all responsibility for the use of this data. The user assumes all responsibility for the use of this data.

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL# 7331-19

Recorded by: AH

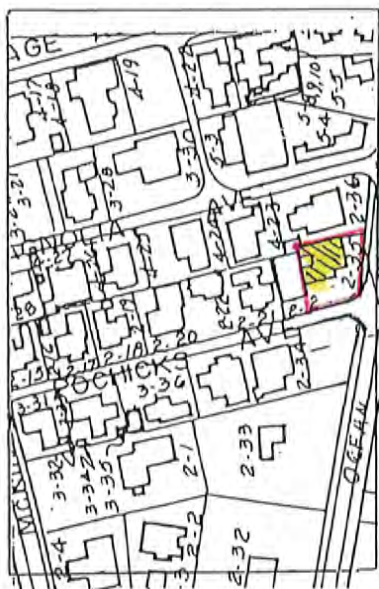
Date: 09/13/89

Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE
2. Building Name: YE DOUBBEL DECKER
3. Ownership: Private
4. Present Owner: RYAN, JOHN M ET AL
5. Ownership History:
Unknown
6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? N/A
Interior: N/A

8. MAP -- 3 X 2"



GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size: N/A
 11. Approximate Frontage (ft.): N/A
 12. Setback from Street (ft.): 10 feet or less
 13. Orientation to Street Address: Gabled
 14. Surroundings: Densely Built, Residential,
Old Historic District
 15. Related Outbuildings and Property: Privet Hedge
 16. Other Notable Features:
N/A
-

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves, Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6, 4/4,
8/8
36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain, Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1885
Source: 1882 Underhill Sub Division Map, 1888 Platt Map
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
This is one of the
-

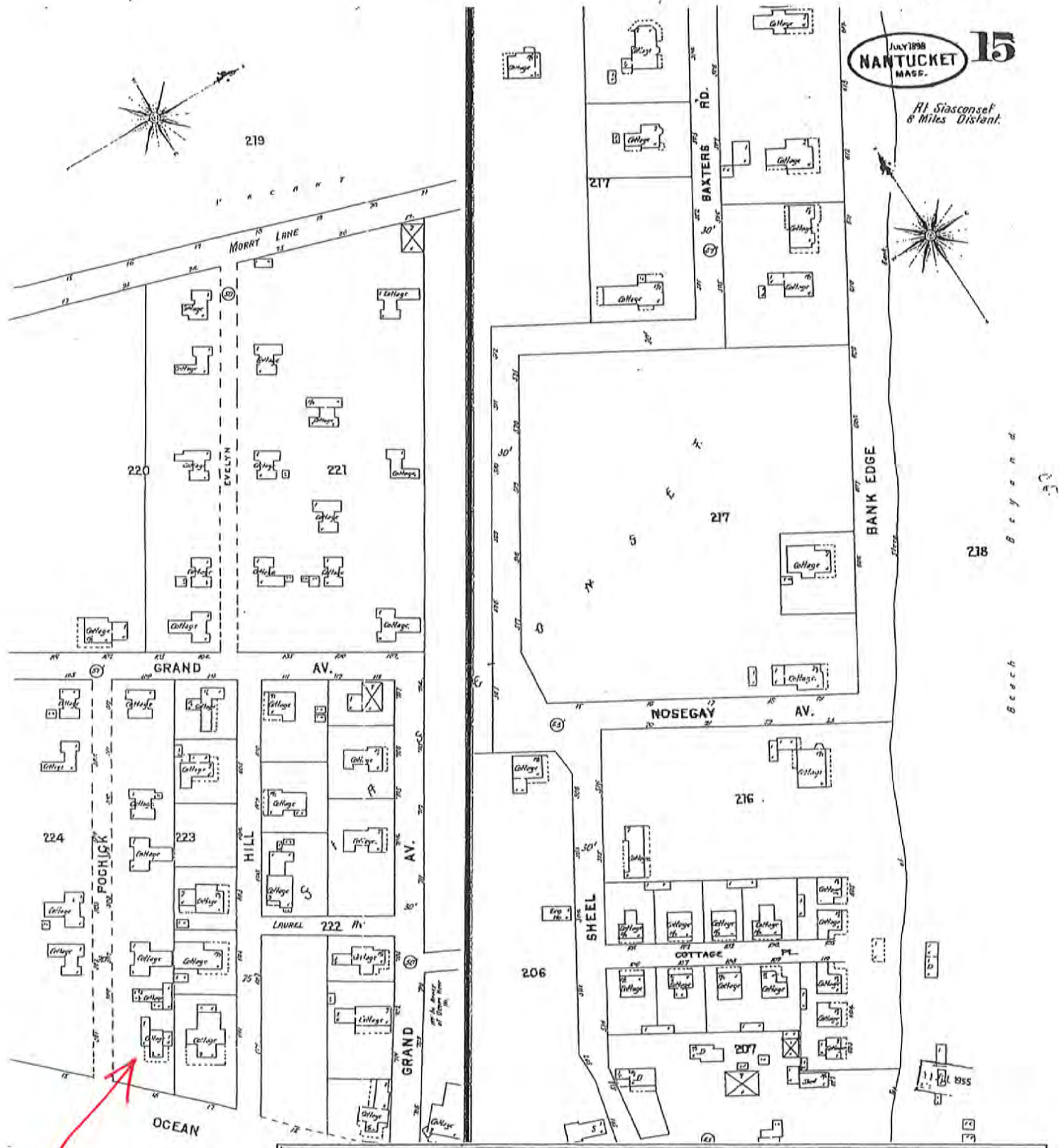
47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map

JULY 1898
NANTUCKET
MASS.

At Siasconset
8 Miles Distant.

218

Beach



BROWN RESIDENCE
23 OCEAN AVE
NANTUCKET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



Secretary of the Commonwealth of Massachusetts
William Francis Galvin

Massachusetts Historical Commission

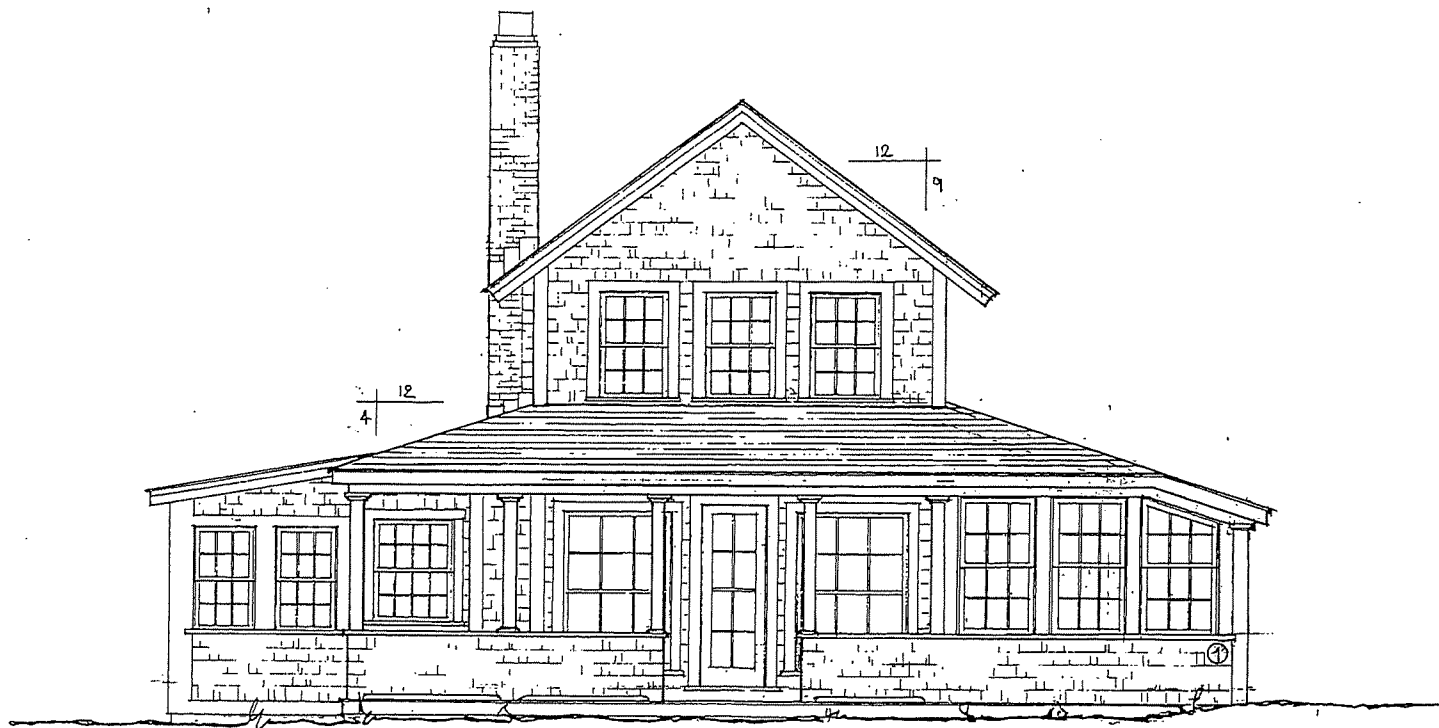
MACRIS: Massachusetts Cultural Resource Information System

Historic Building Detail: NAN.2109

Ye Doubbel Decker

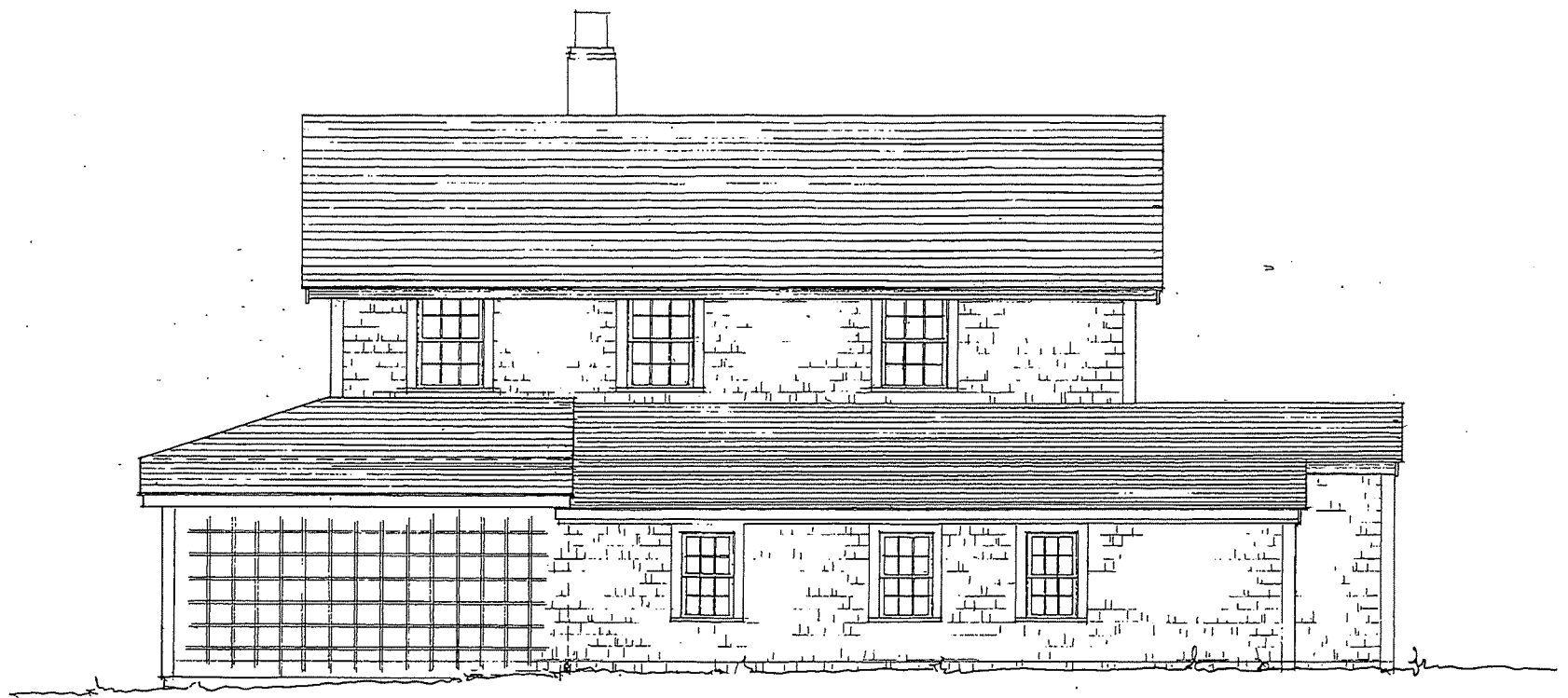
MHC ID	NAN.2109 MACRIS Maps for NAN.2109 Inventory: 
Historic Name	Ye Doubbel Decker
Common Name	Underhill Cottage
Street Address	23 Ocean Ave -
City/Town	Nantucket
Village/Neighborhood	Sankaty Head; Siasconset;
Local Number	7331-19; SC2-35;
Year Constructed	C 1885
Architects	-
Architectural Styles	Victorian Eclectic;
Uses	Single Family Dwelling House;
Significance	Architecture; NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District NR:  Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Areas	
Designations	





① EAST ELEVATION
 SCALE: 1/4" = 1'-0" AS-BUILT

BROWN RESIDENCE 23 CREAM AVE SCOTSDALE, MA	AUGUS MACLEOD DESIGNS P.O. BOX 7055 SCOTSDALE, MA (508) 257-6789
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© NORTH ELEVATION
SCALE: 1/4" = 1'-0" AS-BUILT

BROWN RESIDENCE
23 OCEAN AVE
ACONKET, MA

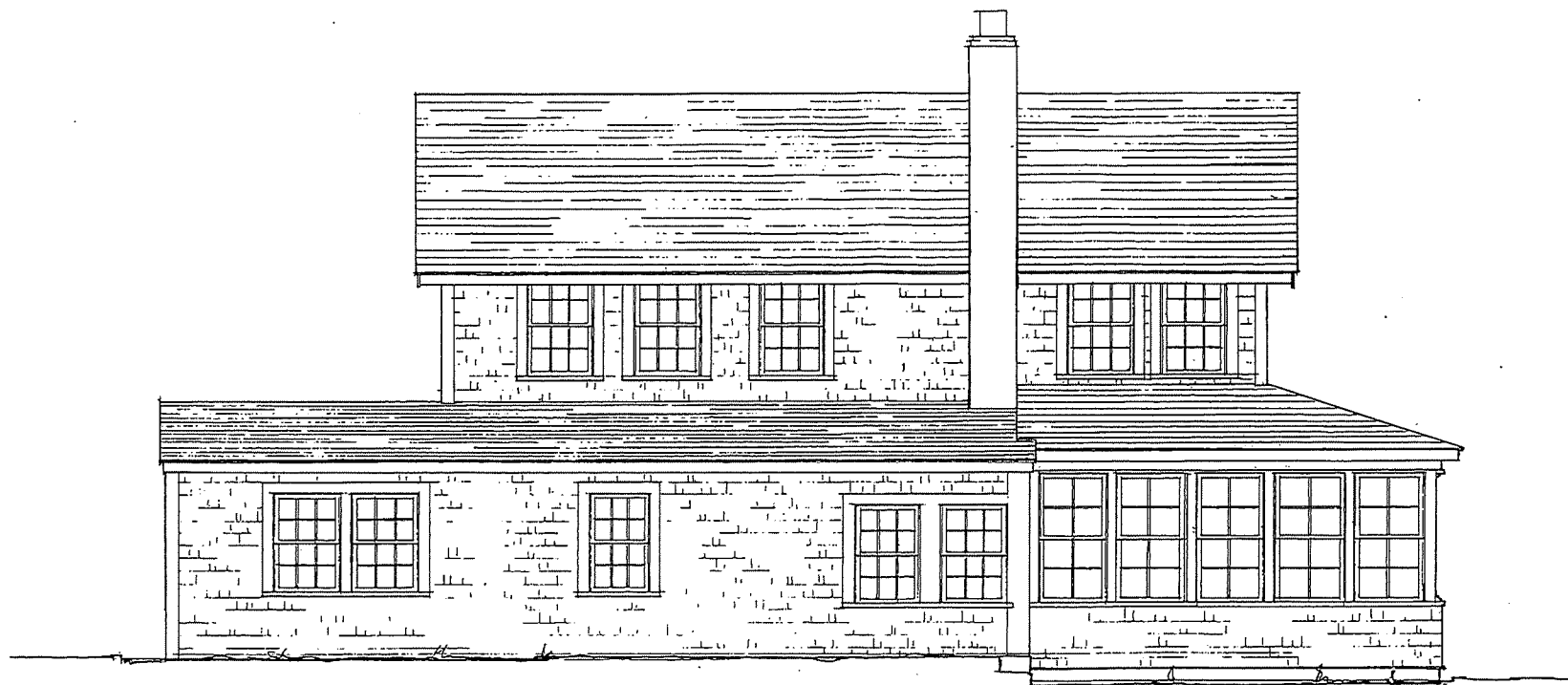
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ACONKET, MA
(508) 257-6789



WEST ELEVATION
 SCALE: 1/4" = 1'-0" AS-BUILT

BEDFORD RESIDENCE
 23 OCEAN AVE
 WILMINGTON, MA

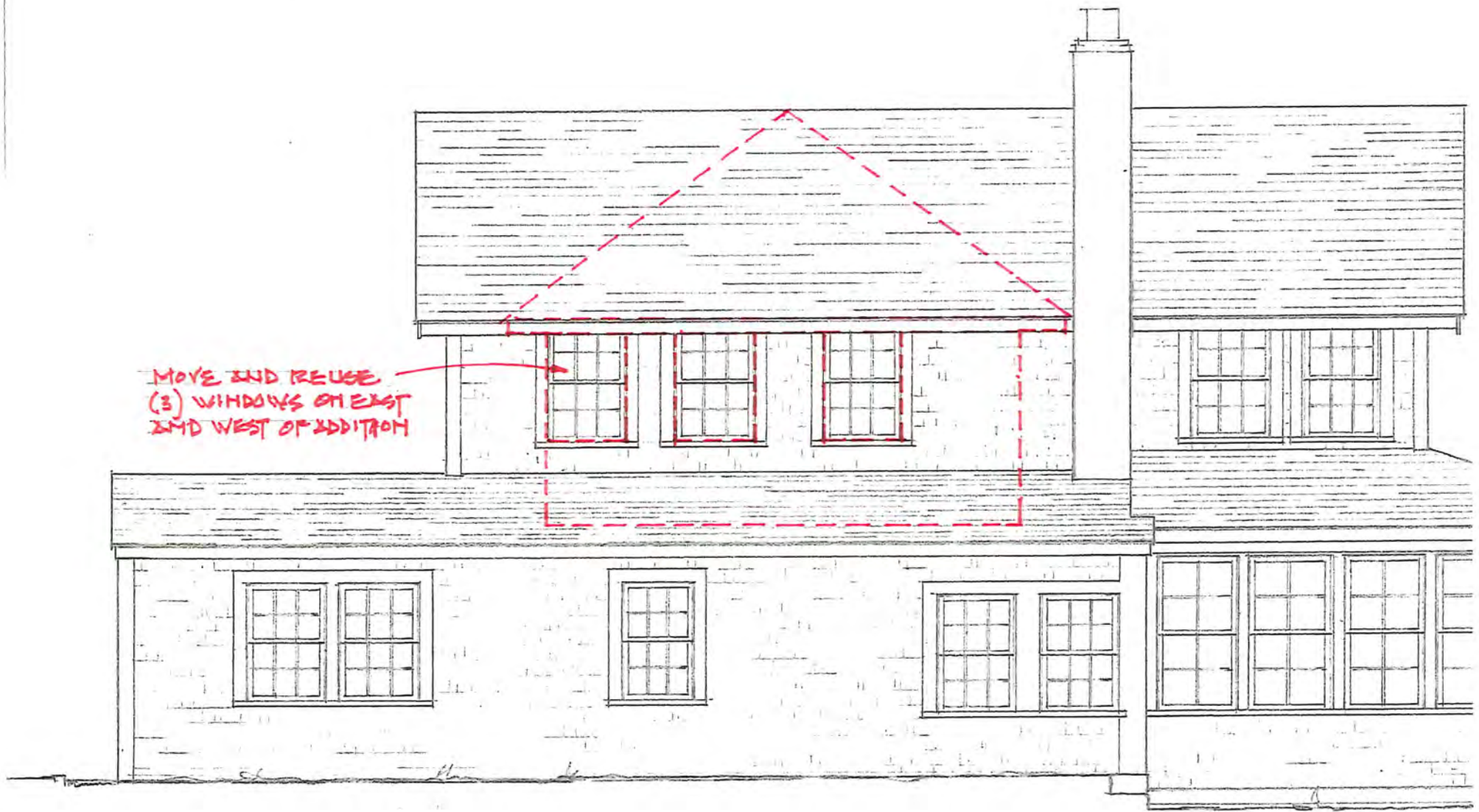
ANNA'S MACLEOD DESIGNS
 P.O. BOX 7055
 WILMINGTON, MA
 (508) 257-6789



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
 23 OCEAN AVE
 WILMINGTON, MA

ANGUS MACLEOD DESIGNS
 P.O. BOX 7055
 WILMINGTON, MA
 (508) 257-6789



MOVE AND REUSE
(3) WINDOWS ON EAST
AND WEST OF ADDITION

© SOUTH ELEVATION
SCALE: 1/4" = 1'-0" DEMO PLAN

23 Ocean Ave
Year built: c. 1870
Original Owner: Crosby Family
House Name: Fort Sumter

“Fort Sumpter”
Crosby Family
c. 1870

The house at 23 Ocean Ave was likely constructed c. 1870 for the Crosby Family. Matthew Crosby was a wealthy whale-oil merchant who owned many properties on Nantucket. His in-town house was 90 Main Street, and his summer estate was on 28 Main Street, 'Sconset. Crosby purchased the lot in May of 1894, one month after it was advertised for sale in *The Inquirer and Mirror*.

The lot was formerly known as the “Elkins” lot and was owned by Captain Edward W. Gardner before Crosby. After Gardner's death, Crosby purchased the lot from his son-in-law William. G. Gardner, and William's wife (and Crosby's daughter), Elizabeth B. Crosby Gardner.

Matthew Crosby and his heirs owned the property until August 1879, when it was sold to Edward Finch Underhill, who was responsible for much of the development in the Sunset Heights area of 'Sconset. Within six weeks of purchasing the property, Underhill began making improvements to the house.

In our research, we found that the house was given a name at one point (at least by 1879)—“Fort Sumpter,” the first battle of the American Civil War. We know that when Crosby bought the land in 1864, there was no dwelling on the lot, but there was one by the time Underhill purchased the property in 1879. We believe the house was constructed a few years after the war and the name likely chosen to honor the Union victory.

Deed Chain

Nantucket County Registry of Deeds
Book 1457, Page 30
R. Scott Toop and Laura M. Rosene to Marcia J. Browne and

Nantucket Country Registry of Deeds

Book 103, Page 46

Evelyn J. Underhill and Lily Doubleday to Albert Brock &
Frank E. Lewis 1926

Nantucket Country Registry of Deeds

Book 84, Page 432

Brock to Underhill & Doubleday

1902

“That whereas Edward F. Underhill, late of the city and state of New York, is deceased, did by a Trust Deed dated February 1, 1895, and recorded in the Registry of Deeds...in book 78, at page 443, convey to Albert G. Brock, Trustee of said Nantucket, all the real and personal estate... and whereas said Underhill died in 1898, leaving aw ill, which ahs been duly allowed and admitted to probate in Nantucket County...it appears that the parties appointed to received the remained of said estate are Evelyn J. Underhill and Lily Doubleday, the mother and daughter of said deceased.”

Nantucket Country Registry of Deeds

Book 78, Page 443

Underhill to

Brock

1895

“I, Edward F. Underhill...do herby give, grant, bargain, sell, and transfer to the said Albert G. Brock all of my real estate situated In said town of Nantucket...”

Nantucket County Registry of Deeds

Book 66, Page 62

Crosby et. al to Edward Finch

Underhill

1879

“a certain tract of land with the dwelling house and all other buildings thereon...”

Nantucket Country Registry of Deeds

Book 65, Page 195

Crosby to Crosby

1878

Said lot contains about three acres. It was well manured and put down to grass last year. For information call at the office of Alfred Macy.”

The Inquirer and Mirror, Saturday, August 2, 1879

“Real Estate Sale: Mr. George U. [sic] Underhill, a guest at the Ocean View House, Siasconset, has purchased the house south of Sunset Heights, known as “Fort Sumter,” of the estate of Matthew Crosby, for \$200. It is said he will make extensive repairs to it.”

Nantucket Journal, Wednesday, August 6, 1879

“Real Estate Sales—Mr. George U. [sic] Underhill, a guest at the Ocean View House, Siasconset, has purchased the house south of Sunset Heights, of the state of Matthew Crosby, for \$200. It is said he will make extensive repairs.”

The Inquirer and Mirror, Saturday, September 13, 1879

“Messrs. G.F. [sic] Underhill and Stephen Gorham are repairing the houses at ’Sconset recently purchased by them.”

The Inquirer and Mirror, Saturday, September 20, 1879

“Mr. E.F. Underhill proposes to erect two more cottages on his land at Sunset Heights.”

Matthew Crosby account and logbooks, NHA

“1864 6 mo 20, Assessor’s Calculation

Real Estate

House Main Street....\$1500

& Barn....\$75

Gay Street House & Barn...\$470

BJ Coffin House and Barn....\$1550

Sconset House & Barn...\$475

Store Commercial Wharf...\$150

Oil Factory...\$250

Copper’s Shops on Wharf...\$50”

“1867: I own the following Real Estate at this date: My Mansion House and Barn Sheds and territory on Main Street and Trader’s Lane. Also the Daniel Macy House on Trader’s Lane territory,



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 23 Ocean Avenue

Tax Map Number: 73.3.1 Parcel Number: 19

Owner of Record: Marcia Browne and Jeffrey Clark

Description of Proposal: _____

10'x14' (140 sf) 2nd floor addition and 6'x12' Pergola

Anticipated HDC Submission Date: 12/16/24

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

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

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

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....**Marcia Browne and Jeffrey Clark**.....
MAILING ADDRESS....**16 Circuit Road, Chestnut Hill, MA 04267**.....
PROPERTY LOCATION.....**23 Ocean Avenue, Sconset**.....
ASSESSORS MAP/PARCEL.....**73.3.1/19**.....
SUBMITTED BY:.....**Angus MacLeod**.....

SEE ATTACHED PAGES

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

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
7323	1		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	28 OCEAN AV
7324	20		STUNTZ ELIZABETH COHN TRUSTEE	THE OCEAN AVENUE NOMINEE TRUST	1055 SEAHAVEN DRIVE	MAMORONECK	NY	10543	20 OCEAN AV
7331	18		HAMILTON PAMELA DYER		106 LYME STREET	OLD LYME	CT	06371	21 OCEAN AV
7331	21		STETSON DAVID P ETAL		PO BOX 225	SIASCONSET	MA	02554	3 POCHICK ST
7331	55		GRIGGS SYLVIA R TRUSTEE	C/O BENBOW	757 TOFFLEMIRE DR	LAFAYETTE	CA	94549	2 MAGNOLIA AV
7332	13		PEEK JEFFREY & ELIZABETH		895 PARK AVE	NEW YORK	NY	10021	28 OCEAN AV

Count: 6



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Angus MacLeod

AS AGENT FOR Marcia Browne and Jeffrey Clark

STREET ADDRESS 23 Ocean Avenue

MAP/PARCEL 73.3.1/19

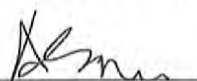
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 17th, 2024

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

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

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

 12/17/24
Signature Date

23 Ocean Ave (context)





South Elevation
23 Ocean Avenue

From: [Angus MacLeod](#)
To: [Cathy Fynn](#)
Cc: [Holly Backus](#); [Sara Johnson](#); [Fiona Johnson](#)
Subject: Context photos for 23 Ocean Ave
Date: Thursday, March 13, 2025 11:21:02 AM

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 Cathy ~

Could you please add these photos to the HDC view-pack for 3/18/25 meeting, separately from other related material due to file size.

Thanks so much,
Angus





Ocean Ave context photo







23 Ocean Ave from
intersection with Pochick

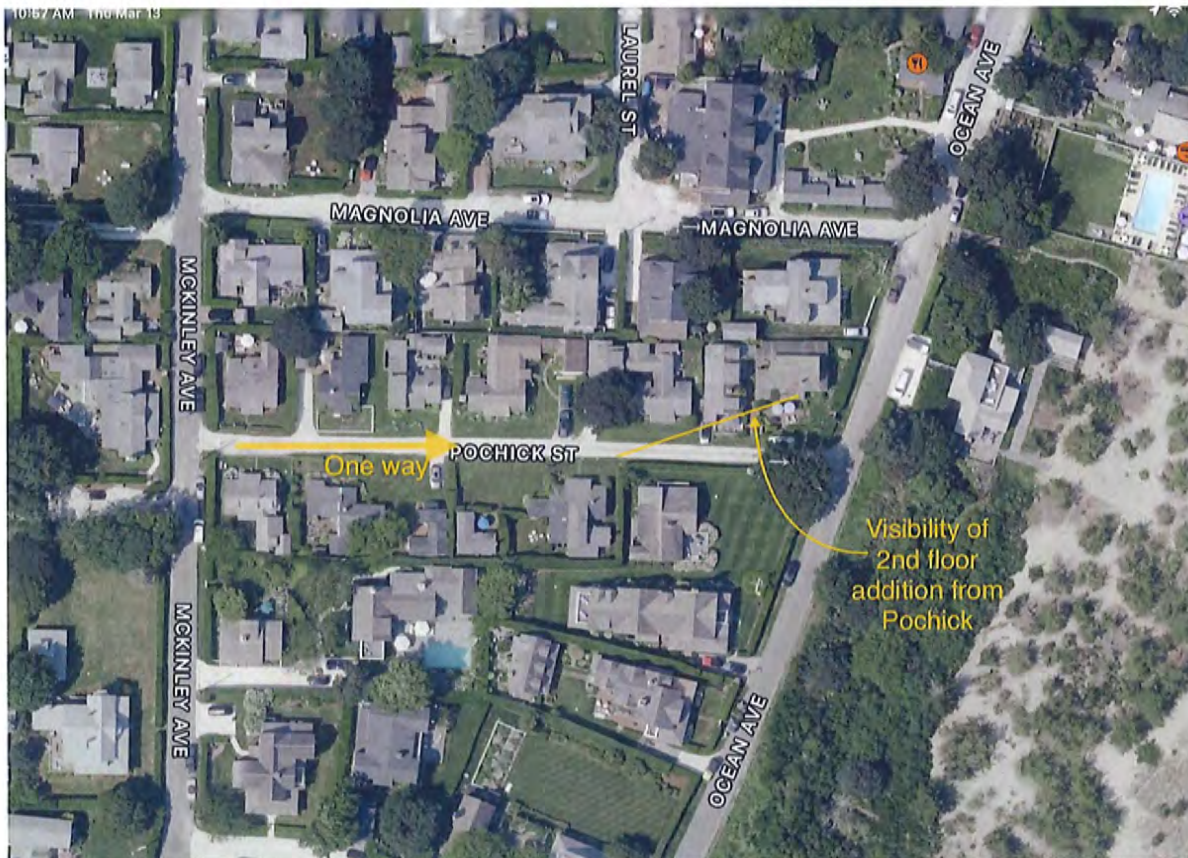


East and North Elevations
23 Ocean Avenue

21 Ocean Avenue



Ocean Ave at bridge
Context photo





23 Ocean Ave
not visible

End of Pochick,
looking East towards
Ocean Ave

MEMORANDUM

To: Chair Stephen Welch and Members of the Nantucket Historic District Commission

From: Marsha L. Fader, AIA, Architect

Date: March 14, 2025

Subj: Architectural Precedent_Cross Gable Two-Story Houses

See attached Photos

My comments represent a supplement to my Letter dated January 6, 2025 in support of the proposed design for Marcia Browne and Jeffrey Clark's house at 23 Ocean Avenue in 'Sconset by Angus MacLeod. The small gable addition draws upon all of the existing character-defining features of this typical mid-nineteenth-century house.

This supplement provides you with photographs that illustrate the architectural precedent of cross-gable, two-story houses on Nantucket.

Please note that these typical cross gable houses exist in neighborhoods with extensive diversity of architectural style. There is a mix of architectural styles from 18th, 19th, 20th and 21st centuries all in the same neighborhood providing a rich diversity within and outside of Nantucket's historic districts.

The proposed design for a small cross gable addition to 23 Ocean Avenue is historically-appropriate for its mid-nineteenth-century form and details with many similar island examples.



**A Sampling of Nantucket's
Historic Cross Gable Houses**



38 Pleasant Street



38 Pleasant Street



61 Pleasant Street



61 Pleasant Street



Wolf's Head,
8 Cottage Avenue



Wolf's Head,
8 Cottage Avenue



14 Pleasant Street



15 Hussey Street

* ABUTTERS *

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: MARCH 2025

Address: 23 OCEAN AVE

Historic info: HDC SURVEY NAN. 2109 "YE DOUBBEL DECKER"

C. 1885 VICTORIAN ECLECTIC - UNDERHILL COTTAGE

* MARSHA FADDE, AKA ^(IN FILE) HISTORY = C. 1856-1879 BY

MATTHEW CROSBY, PRIOR TO UNDERHILL'S DEVELOPMENT

Scope of Work: ADDITION + PERGOLA

Staff Comments: THE SUBJECT BUILDING DOES DATE
PRIOR TO EDWARD F. UNDERHILL'S OWNERSHIP
+ CREATION OF HIS SUBDIVISION, HOWEVER -
HE DID INCORPORATE IT INTO HIS DESIGNED DWELLINGS
OFF POCHUCK + MAGNOLIA.

WHILE THERE ARE LOTS OF PRECEDENTS TO
CROSS GABLES THROUGHOUT THE HISTORIC DISTRICT

Staff Recommendations: ISLAND-WIDE - THE ADDITION OF
THE CROSS GABLE DOES NOT HAVE TO BE THE FULL
2 STORIES. IT COULD BE SUBORDINANT IN MANNER.
APPRECIATE THE MORE SENSITIVE APPROACH VS.
THE SUBMITAL YEARS PAST.

* DOES THE CHARACTER-DEFINING CHIMNEY MOVE?
AS SEEN FROM THE WEST - IT LOOKS DIFFERENT.
* CLARIFICATION. NEEDED.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.2109
Historic Name:	Ye Doubbel Decker
Common Name:	Underhill Cottage
Address:	23 Ocean Ave
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset;
Local No:	7331-19; SC2-35;
Year Constructed:	C 1885
Architectural Style(s):	Victorian Eclectic;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, March 10, 2025 at 12:53 PM

NAN.2109

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#7331-19

Recorded by: AH

Date: 09/13/89

Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE

2. Building Name: YE DOUBBEL DECKER

3. Ownership: Private

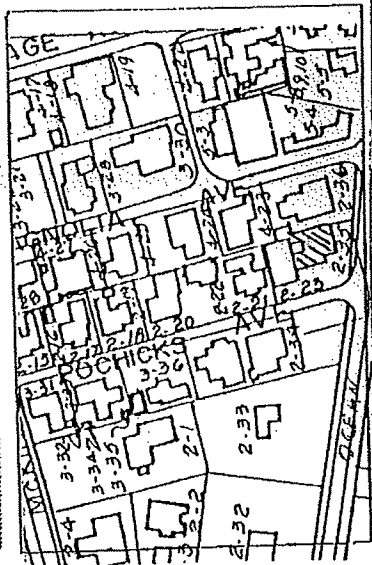
4. Present Owner: RYAN, JOHN M ET AL

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? N/A
Interior: N/A

8. MAP -- 3X2"



GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size: N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built, Residential,
Old Historic District
15. Related Outbuildings and Property: Privet Hedge
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves, Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6, 4/4,
8/8
36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain, Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

NAN.2109

2109

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1885
 Source: 1882 Underhill Sub Division Map, 1888 Platt Map
 Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
This is one of the

47. Sources: Sanborn Maps,
 1898,
 1882 Underhill Sub Division Map,
 1888 Platt Map

FROM MARSHA 3/2025

6.5 Chain of Title

Nantucket Registry of Deeds Book = NRD

- 1856 NRD Book 62, pp. 122-23
Thomas A. Gardner to Matthew Crosby
A certain tract of land near the village of Siasconset
- 1879 NRD Book 66, p. 62
William H. Crosby, Matthew Crosby, Sylvanus Crosby, Martha B. wood, Susan B. Lowden, Elizabeth B. Gardner and Emma L. Crosby, heirs of Matthew Crosby to Edward F. Underhill
a certain tract of land with the dwelling house situated near the village of Siasconset . . . containing about five acres
- 1926 NRD Book 103, p. 46
Evelyn T. Underhill and Lily Doubleday to Albert G. Brock and Frank E. Lewis

Lot 2, Ocean Avenue and Pochick, together with the dwelling house thereon and all the household goods and personal property contained in or upon the premises.
- 1926 NRD Book 103, p. 47
Albert G. Brock and Frank E. Lewis to Evelyn T. Underhill, for and during the terms of her natural life, with all the right, uses, rents and incomes and at her decease to revert to us and our heirs and assigns.

Lot 2, Ocean Avenue and Pochick
- 1935 NRD Book 107, p. 403
Evelyn T. Underhill to Albert G. Brock and Frank E. Lewis
Life right in Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property
- 1944 NRD Book 110, p. 350
William C. Brock and Mary B. Lewis, trustees under the will of Albert G. Brock to Alice Howe

Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property
- 1945 NRD Book 110, p. 351
Frank E. Lewis to Alice Howe

Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property
- 1951 NRD Book 113, p. 210
Alice Howe to Daisy Wisher

Lot 2, Plan Book 3, p. 52
- 1955 NRD Book 116, p. 151
Daisy Wisher to John L. Ryon and Katherine H. Ryon
Land in that part of Nantucket called Siasconset with the dwelling house thereonr reserving a right of way on the west side for access to kitchen door
- 1957 NRD Book 117, p. 465
John L. Ryon and Katherine H. Ryon to Katherine H. Ryon

"I, Edward F. Underhill...do hereby give, grant, bargain, sell, and transfer to the said Albert G. Brock all of my real estate situated In said town of Nantucket..."

Nantucket County Registry of Deeds

Book 66, Page 62

Crosby et. al to Edward Finch Underhill

1879

"a certain tract of land with the dwelling house and all other buildings thereon..."

Nantucket Country Registry of Deeds

Book 65, Page 195

Crosby to Crosby

1878

"Know all men by these present that we Elizabeth C. Crosby, Sarah C. Crosby, Ellen M. Crosby, Emma L. Crosby, and Susan B. Lowden, all of Nantucket...and Martha B. Wood of New Bedford...and William C. Gardner and Elizabeth B. Gardner of Brooklyn...do constitute ordain, and make in our stead and place put William H. Crosby, Matthew Crosby, and Charles C. Crosby, all of Nantucket...to be our true sufficient and lawful attorneys for us in our names and stead..."

Nantucket Country Registry of Deeds

Book 58, Page 40

William C. Gardner to Crosby

May 27, 1864

"In consideration of \$100 paid by Matthew Crosby of Nantucket...do hereby give, grant, bargain, sell, and convey unto the said Matthew Crosby and his heirs and assigns forever...a certain tract of land situated in that place of Nantucket, called Siasconset, bounded as follows, on the North by land of Matthew Crosby, on the East and South by a bank bordering on the sea, and on the West by a road,. Said lot of land is known as "Elkin's Lot," contains about three acres more or less, and was purchased by me of my father the late Edward W. Gardener [1804-1863].

In witness thereof, I, the said William C. Gardner, and I, Elizabeth B. Gardner, wife of the said William C., in token of my release of the rights and title of or to both dower and homeland in the granted premises..."

(In 1855, William C. Gardner [b 1829] married Elisabeth B. Gardener [b 1831], daughter of Matthew Crosby [1791-1878] and Elisabeth Barnard [1800-1876]. Crosby buys land from Gardner, then Gardner and Elisabeth B. inherit the land again when Crosby dies.)

Other Sources

The Inquirer and Mirror, Wednesday, April 20, 1864

"Auction Sales by T.W. Riddell

Lot for Sale

READE, GULLICKSEN, HANLEY & GIFFORD, LLP

SIX YOUNG'S WAY
NANTUCKET, MASSACHUSETTS 02554

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

NATALIE R. KAUFMAN

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

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

MARIANNE HANLEY (Retired)

January 16, 2025

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 23 Ocean Avenue, 'Sconset

Ladies and Gentlemen:

I represent Marcia J. Browne and Jeffrey W. Clark, owners of the above-referenced property, which will be before you in the near future with an application for a Certificate of Appropriateness for alterations to the single-family dwelling.

There have been a number of incorrect statements regarding this matter in correspondence received by the Commission, which we would like to correct.

In the memorandum from Sarah Alger, representing an abutter, it is stated that the subject parcel was part of the Underhill Cottages. This is not correct. As set forth in the extensive report submitted to you by Marsha L. Fader, AIA, this house antedates the Underhill Cottages, and in fact it appears that it was moved to the site. It was at one point owned by Edward Underhill, but it in no way resembles the style of the Underhill Cottages.

Likewise, the e-mail from Karel Greenberg as President of the Siasconset Civic Association argues that the proposed renovation of 23 Ocean Avenue is inconsistent with the design of the Underhill Cottages. Of course it is; this house is not one of the Underhill Cottages. It is and always has been a two-story building, unlike the single-story design of all of the Underhill Cottages. The only connection that it has to them is that it was at one time owned by Mr. Underhill, who evidently did not see fit to replace it with a structure in their style.

READE, GULLICKSEN, HANLEY, GIFFORD & COHEN, LLP

Nantucket Historic District Commission
January 16, 2025
Page Two

We believe that Attorney Alger's client's opposition to this alteration is based upon concern that it might obstruct to some extent the private views from its property toward Ocean Avenue and the ocean far beyond. We would remind you that private views are not a proper subject for consideration by the Commission in connection with the approval process.

The plans before you, prepared by Angus MacLeod, constitute an appropriate and sensitive approach to the renovation of the structure and the provision of additional living space to accommodate the family needs of the owners. I look forward to participating together with Mr. MacLeod in the presentation of these plans to the Commission.

Thank you for your consideration.

Sincerely,



Arthur I. Reade, Jr.
air@readelaw.com

AIR/irv

cc: Sarah F. Alger, Attorney
Karel Greenberg
Marcia J. Browne, M.D.
Angus MacLeod
Holly Backus

Holly Backus

From: Karel Greenberg <karel.greenberg@gmail.com>
Sent: Monday, January 6, 2025 10:38 AM
To: Holly Backus
Subject: 23 Ocean Ave, Siasconset

Categories: HDC

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.

Stephen Welch, Chairman
Historic District Commission
Nantucket, MA

Dear Mr. Welch and Members of the Commission,

The Siasconset Civic Association is dedicated to preserving the residential and historical character of our village. In line with this mission, we wish to express our concern regarding the proposed renovation of 23 Ocean Avenue.

In the late nineteenth century, Edward Underhill developed a significant portion of Siasconset, constructing small cottages designed to reflect the simple, and mimic the architecture of the existing fisherman's homes. The area encompassing Evelyn, Lily, and Pochick Streets became a cohesive and identifiable part of the village, characterized by its modest scale and distinct architectural style. These cottages were not only a unique feature of the landscape, but also served as summer retreats for actors seeking respite from New York's summer heat, solidifying their place in our cultural history.

The proposed renovation at 23 Ocean Avenue, however, stands in contrast to the scale and architectural integrity of the surrounding homes. We respectfully urge the Historic District Commission to consider the historical significance of the Underhill cottages and their contribution to the unique character of the 'Sconset neighborhood. By requiring revisions to the current plan, we believe the Commission can help preserve the charm and distinctive atmosphere that make this area so special.

Thank you for your attention to this important matter.

Sincerely,

Karel Greenberg, president
Siasconset Civic Association

N&W B

Holly Backus

From: Rick Stockton <rickstockton21@gmail.com>
Sent: Tuesday, January 28, 2025 7:20 AM
To: Holly Backus
Cc: Barbara Stockton
Subject: 23 Ocean proposed expansion

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: HDC

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.

Good afternoon, Holly.

I am writing to express our concern for the revised expansion plans of 23 Ocean Avenue in Sconset.

My family has owned 12 Pochick Street since 1988, and we live there from approximately mid-May to late September. Little has changed to the homes on Pochick since my father bought our home in 1988. The authenticity of the architecture has stood the test of time, and most families who own on the street use their home for the enjoyment of the seasons and seeing each other every spring, summer or fall. That shell street is a micro-village which has stronger ties than just about any place I have seen.

I would argue that the Underhill cottages throughout the village boast some of the most historically significant original architecture on the island, which I know I don't have to tell you given your near decade-long history of protecting and preserving architectural design and implementing zoning rights on the island. These homes reach back to a simpler time on the island, before it became what it is today.

The proposed expansion to 23 Ocean seems to be pulling away from the reason we all want to be on Nantucket. By building out, according to the latest plans I have seen, adding more beds to fit more bodies and flip more often to short term renters both significantly changes the look and feel of the home, but also reduces the ocean views in the process for neighbors as well as pedestrians walking down Pochick, and turns that cottage into something that it was never made to be.

In looking at the listing for 23 Ocean online, which boasts of Ocean views from almost every room, it is ironic that those views are exactly what they will be stealing from the neighborhood with this expansion. We are hopeful that the rights to this expansion will not be granted by the HDC.

Thank you for your consideration.

Kind regards,

Richard Stockton, Jr. and Barbara Stockton

Sent from my iPhone

Holly Backus

From: Kate O'Reilly <khoreilly@gmail.com>
Sent: Thursday, March 13, 2025 1:31 PM
To: Holly Backus
Subject: 23 Ocean Avenue, Siasconset

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: HDC

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.

37 Ocean Avenue, Siasconset, MA 02564

13 March 2025

Dear Holly and Members of the Historic District Commission,

The enduring appeal and beauty of Sconset, particularly on the South Bluff, is its scale, the balance and the rhythm of the houses, some larger, some smaller, along Ocean Avenue according to their lot sizes. The nineteenth century Underhill houses are integral to the charm and peacefulness of the neighborhood. Pochick Street invites quiet evening walks evocative of a calmer era. At the entrance to this step back in time, the soul of *Ye Double Decker*, now *Aquene* at 23 Ocean Avenue, is its 1880's spirit and unique roofline.

The proposed enlargement of *Aquene* would change the tone of that modest corner. Furthermore, *Aquene* already takes up a substantial footprint on the ground, adding another story and crowding in a pergola would destroy its character.

Over the years, several Sconseters in the Historic District have chosen to excavate basements when they wanted to increase space rather than build up. They are sensitive to their neighbors and the history of the village.

More rental capacity does not necessarily equal better quality rentals and opens the potential for more cars in the village. As it is, the owners seem to have illegally prevented Summer House parking on their verge on Ocean Avenue. This would be the appropriate place for them to park their own cars, as do other Ocean Avenue residents, instead of encroaching on Pochick Street which both ruins the mood and crowds the street.

Further, disturbing the streetscape would depress the appraised value of other houses on Pochick, and perhaps affect their tax rates.

I respectfully ask that you give weight to the irreplaceable historic character of this corner, seriously consider the impact it would have on Pochick Street residents and reject these plans.

Sincerely,

Kate Heller O'Reilly

Holly Backus

From: Marsha Fader <marsha@mfader.com>
Sent: Friday, March 14, 2025 11:58 AM
To: HDC Submissions; Holly Backus; stephen.welch.hdc
Subject: Letter of Support Supplement_23 Ocean Avenue_Marsha Fader
Attachments: HDC_23 Ocean_Architectural Precedent by Marsha Fader.pdf
Categories: HDC

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.

Dear Chair Welch and members of the Nantucket Historic District Commission,

Attached please find my Letter of Support Supplement for the 23 Ocean Avenue design submission. Please be sure to circulate this letter to the members.

The attached photographs provide a sampling of examples to support its historical-appropriateness for Nantucket's cross gable, two-story houses.

The proposed design is typical and respectful of its architectural style and history as well as that of the diverse historic neighborhood. Its integration of existing architectural form and details and its historical-appropriateness are significant.

Sincerely,

Marsha L. Fader

Marsha L. Fader, AIA, LEED AP
Architect

36 Liberty Street
Nantucket, MA 02554

marsha@mfader.com

508.228.1683

MEMORANDUM

To: Chair Stephen Welch and Members of the Nantucket Historic District Commission

From: Marsha L. Fader, AIA, Architect

Date: March 14, 2025

Subj: Architectural Precedent_Cross Gable Two-Story Houses

See attached Photos

My comments represent a supplement to my Letter dated January 6, 2025 in support of the proposed design for Marcia Browne and Jeffrey Clark's house at 23 Ocean Avenue in 'Sconset by Angus MacLeod. The small gable addition draws upon all of the existing character-defining features of this typical mid-nineteenth-century house.

This supplement provides you with photographs that illustrate the architectural precedent of cross-gable, two-story houses on Nantucket.

Please note that these typical cross gable houses exist in neighborhoods with extensive diversity of architectural style. There is a mix of architectural styles from 18th, 19th, 20th and 21st centuries all in the same neighborhood providing a rich diversity within and outside of Nantucket's historic districts.

The proposed design for a small cross gable addition to 23 Ocean Avenue is historically-appropriate for its mid-nineteenth-century form and details with many similar island examples.



**A Sampling of Nantucket's
Historic Cross Gable Houses**



38 Pleasant Street



38 Pleasant Street



61 Pleasant Street



61 Pleasant Street



Wolf's Head,
8 Cottage Avenue



Wolf's Head,
8 Cottage Avenue



14 Pleasant Street



15 Hussey Street



**Architectural & Historical Report
for
23 Ocean Avenue
Siasconset, Massachusetts**

October 21, 2024

Prepared by Marsha L. Fader, AIA Architect and
Betsy Tyler, Historian, for Marcia Browne



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1. SUMMARY AND PROJECT SCOPE

Built in the Old Historic District of Siasconset, the property at 23 Ocean Avenue also known as Fort Sumter, Windsor, Ye Double Decker, and Aquene, is a contributing resource within the Nantucket Historic District, a National Historic Landmark District, which is listed in the State and National Registers of Historic Places as well as a local historic district.

The intent of this study is to present the history of the dwelling at 23 Ocean Avenue and establish its architectural and cultural significance. This study includes a survey and study of the architecture, form and materials of the existing structure, a survey of historical maps and photographs of the property, an examination of the records on file at the town of Nantucket Registry of Deeds, Probate Court and Planning and Land Use Services (PLUS) records, as well as published and archival sources.

This report was prepared for Marcia Browne by Marsha L. Fader, AIA Architect and Betsy Tyler, Historian.

2. STATEMENT OF SIGNIFICANCE

The house at 23 Ocean Avenue is significant as a mid-nineteenth-century dwelling and contributing resource within the Old Historic District of Siasconset. It retains its original form, footprint, post-and-beam construction details and materials. This house was later incorporated into the Underhill cottage development created in the 1880s.

3. HISTORICAL INFORMATION

23 Ocean Avenue, built between 1856 and 1879 by Matthew Crosby

When Matthew Crosby's heirs sold a five-acre parcel known as the "Pochick Lot in 1879, the *Inquirer and Mirror* reported that "George U. Underhill, a guest at the Ocean View House in 'Sconset, purchased the house south of Sunset Heights, known as "Fort Sumter" of the estate of Matthew Crosby." Despite misspellings and mistaken identity, the news note refers to the recorded deed (NRD Book 66, 62) wherein Crosby's heirs sold to Edward Fitch Underhill land and a dwelling house, "being a part of the land known as the Pochick Lot." The land was situated in the middle of Sunset Heights, but was not part of that development. It can be seen as a rectangle with no lot divisions on the map of Sunset Heights (1873). The first visual depiction of a house on the lot is the footprint of the dwelling in Harry Platt's 1888 map of Siasconset.

Matthew Crosby (1791-1878) was a successful ship owner, packet master, and whale oil merchant, known for his meticulous record keeping, but nowhere in his business archive does he mention the Pochick Lot house known as Fort Sumter. His summer residence in 'Sconset was the elegant cottage at 28 Main Street, built for him in 1837. Crosby purchased the five-acre Pochick Lot from Thomas A. Gardner in 1856. That transfer deed (Book 62, p. 122) does not mention a dwelling or any other buildings on the property, suggesting that the house was built (or moved to the site) between 1856 and 1879. Like other houses along the south bluff, it faces the ocean. Presumably, the cottage was named after the attack on federal troops at Fort Sumter in 1861, an event that precipitated the Civil War.

Edward Fitch Underhill (1830-98) spent his first summer in Sconset in 1878. Fascinated by village history and architecture, he interviewed the oldest residents of the village and wrote the first history of the place, *The Credible Chronicles of the Patchwork Village, 'Sconset by the Sea* (1886). Underhill's appreciation of the quaint architecture of the village inspired his real estate investment. He created a road down the middle of the Pochick Lot and built replica fishermen's cottages along both sides. His own cottage, China Closet, was built on the south side of Pochick, opposite what is now 3 Pochick. Fort Sumter became part of his rental portfolio, but was not built by him. The cottage sported the name "Windsor" on the 1909 Sanborn Insurance Company map, but was known as Ye Double Decker on the 1923 Sanborn map, a name that distinguished it from the more prevalent one-story cottages built for Underhill. A small cottage behind 23 Ocean (now 1 Pochick) was part of the same property for most of its history, except sometime between 1909 and 1923 when it does not appear on the 1923 Sanborn map.

Underhill's cottages were popular with the crowd known as the Actors Colony in the period 1895-1925, and

he advertised them up and down the eastern seaboard in a series of entertaining and informative brochures. Members of the Actors Colony known to have stayed at Double Decker include actor George Fawcett, (1860–1937), writer Charles Henry Meltzer (1853–1936), and leading man Robert C. Hilliard (1857-1927). Both Fawcett and Hilliard acquired their own Sconset properties after several summers renting from Underhill or staying at the Ocean View. Underhill's contribution to 'Sconset cannot be overstated. He was a one-man band singing the praises of his adopted village and was instrumental in bringing the railroad to the east end of the island.

When Underhill died in 1898, his second wife, Evelyn (1851-1935), and daughter Lily Doubleday (1854-1927) inherited all the property in 'Sconset. His will stipulated that the property should not be sold, but "retained and improved with the view of producing a permanent income for my wife and daughter." It was not until 1926—when the demands for electricity and running water made the cottages a liability—that the Underhill cottages went on the market. That year, Evelyn Underhill sold Lot 2 at the corner of Ocean Avenue and Pochick Street to Albert E. Brock and Frank E. Lewis who in turn granted her life rights in the cottage in 1926, which allowed her to continue to collect rents for the cottage. In 1935, she sold the life rights and all interest in the cottage back to Brock and Lewis, who held the property until 1944, when, in two separate deeds, Lewis, and Brock's heirs, each sold their one-half interest to Alice L. Howe (1884-19??) of Bedford, Massachusetts. During the first half of the twentieth century, the Beach House hotel dominated Ocean Avenue. The massive building, with its four-story pavilions, was located next to Underhill's China Closet, the cottage that was across Pochick from Ye Double Decker.

Howe sold 23 Ocean Avenue to Daisy Wisher in 1951. Wisher subdivided the property in 1955 and moved into 1 Pochick after selling 23 Ocean to John and Katherine Ryon. The Ryons' deed includes an easement for access to Wisher's kitchen door on the east side of her cottage at 1 Pochick. Heirs of John Ryon—John L. Ryon, Jr., Nancy Muniot, and Mortimer Ryon— sold the cottage to South Bluff Properties Inc., c/o Mortimer Ryon (1929–2014) in 1988, after Bob Cicerella completed a renovation of the kitchen and utility room in 1987.

South Bluff Properties sold to Bank One Wheeling, Trustee under the will of Pearson S. Jones(1915– 44) in 1999. Pearson S. Jones was killed in WWII, and appears not to have owned property in 'Sconset or elsewhere on the island. His son, Robert Courtney Jones, (b. 1940), employed architect Christopher Holland to make some changes to the cottage noted on plans dated 1999, discussed in the following architectural report. In 2011, the property was purchased by R. Scott Toop and Laura M. Rosene, who owned it for three years before selling to medical professionals Marcia J. Browne and Jeffrey W. Clark. Browne and Clark named their cottage Aquene, which is an Algonquian word meaning "Peace."

4. ARCHITECTURAL INFORMATION

4.1 Description

The cottage at 23 Ocean Avenue is a two-story, three-bedroom, three bathroom house, with living room, dining room, den, kitchen and utility space. There are full views of the ocean to the east with a large patio on the south with a parking area. A partially closed-in porch faces east and wraps around to the south.

There is a simple gable roof with overhangs, a brick chimney on the south elevation and shed roofs on the north, south, and east wing additions. This house is favored with its presence in many historic photographs and on Sanborn maps from which its many changes can be studied. The evolution of the house is described on pages 3-6 through changes made by its eight owners. The Underhills held the longest period of ownership of forty-seven years (1879-1926) and the Ryon family for forty-four years, from 1955 to 1999.

The architectural features that are unique include exposed structural corner posts in the front rooms of the first and second floors, some of which are chamfered. Such a post-and-beam construction is typical of eighteenth and early nineteenth century houses, not one built between 1856 and 1879. The front room also has exposed horizontal beams at the north and south walls. Although the exposed ceiling beams and dining room joists relate to the corner posts, it is assumed that they are part of a later renovation and not an actual and original structural function.

The stair rail is a wood, spiral twisted, painted hand rail on one side of the stair running in an east-west

direction as pictured on 1889 floor plans by Underhill. Other finish details include all wood floors with a natural finish, excepting the kitchen tile floor. The wood floors that appear the oldest from the wide, random widths and nail heads are those found in the living and dining rooms. Most walls and ceilings are painted plaster except where tongue and groove ceilings have been introduced. Many of the rooms have wood wainscot. The doors are a combination of one-over-one and two-over-two wood panels as well as doors with glass lights - the most notable being the front door of eight lights. Also notable are two large, fixed windows, one at each side of the entry door made up of sixteen panes of glass. A smaller sliding window of twelve panes of glass is on the south wall. There are five 4/4 windows enclosing the south side of the roofed front porch. The remainder of exterior windows are 6/6 windows. One unique interior window between the living room and the dining room is of diamond glass panes. There are wood trellises on the southern walls and roofs.

This is not a house to readily disclose its complete story, despite much digging and analysis. From a study of the ownership history, the structure, construction details, plan of rooms, historic maps and photographs, there is no evidence to definitively date this house. From the deed history, it is known that the house was not there in 1856 but was part of the property sale in 1879.

It may be assumed that after Crosby's purchase of the land from Thomas A. Gardner in 1856, that a house was built or moved to the ocean-front site. It remained in Crosby's ownership for 23 years until 1879. It is possible that the Crosby family used this cottage for its ocean access in addition to their 'Sconset summer house. Three years after the sale of 23 Ocean Avenue, in 1881, the heirs of Matthew Crosby sold their house on Main Street also.

One surprising reason why the cottage is believed to have been moved is due to the presence of post-and-beam construction only in the central portion of the house. Corner posts are visible in the living room, dining room and bedroom above on the second floor. Such a structural system suggests late-eighteenth or early nineteenth century construction, not a cottage built after 1850. Even the 1837 Crosby house in 'Sconset at 28 Main Street did not have post-and-beam construction. Note that the north and south wings were not built with such corner posts and most likely, were added later. The form of a relocated Crosby cottage would have been a narrow, two-story cottage similar to the cottage image below. It is an unusual form in 'Sconset. To create harmony with his one-story cottages of predominant shed roof construction, it is likely that Underhill added the north and south wing additions with their shed roofs to 23 Ocean Avenue. The floor plans in his 1889 promotional pamphlet show an expanded six bedroom house.



GPNsg14282 Entry gate to Sunset Heights development.

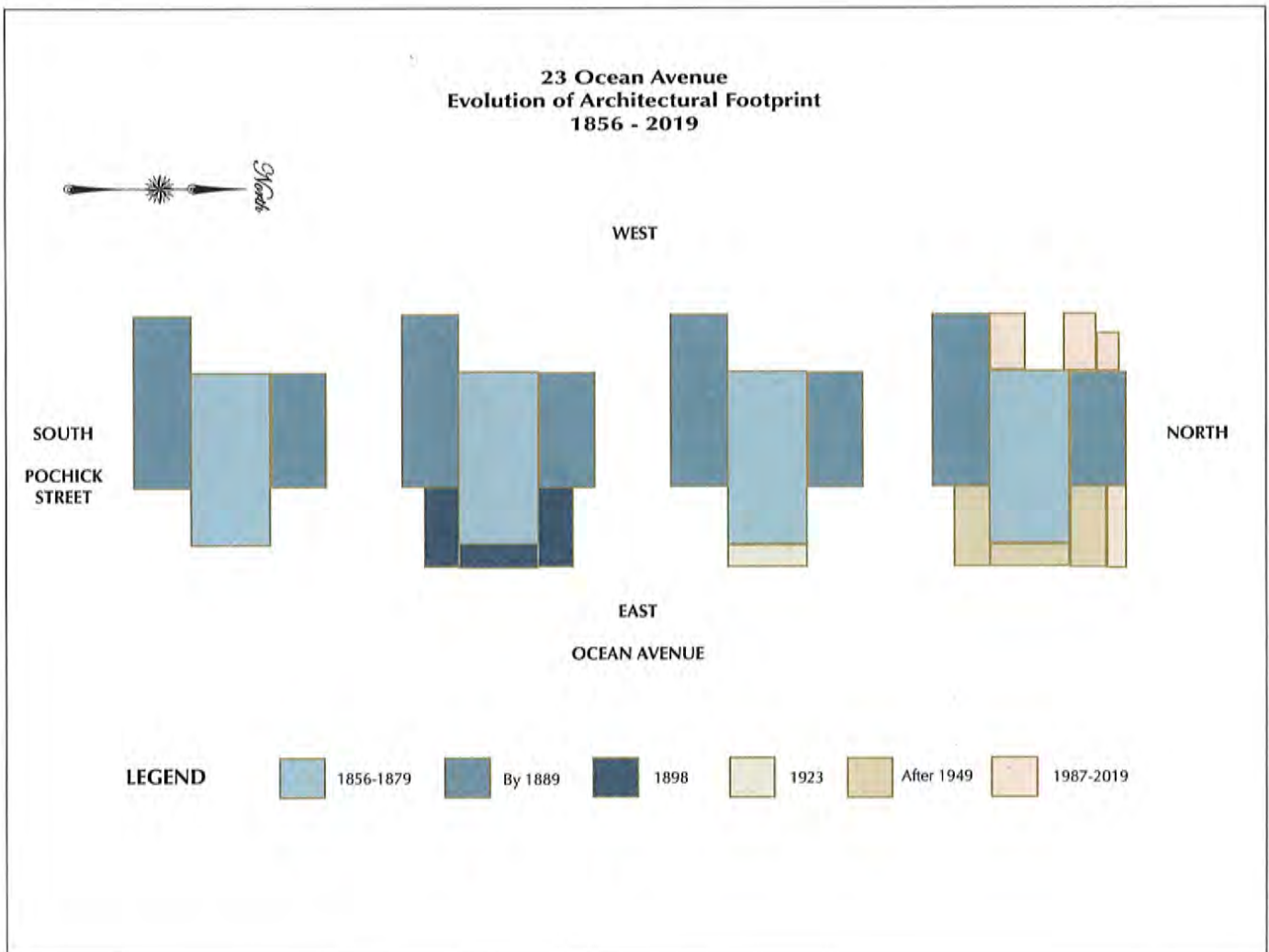
Circled house is at 8 Cottage Avenue, known as Wolf's Head. Its two-story vertical form is similar to how 23 Ocean Avenue would have appeared in its original form. Also see GPN526 on page 21 where this house and one of its arched gothic windows can be seen.

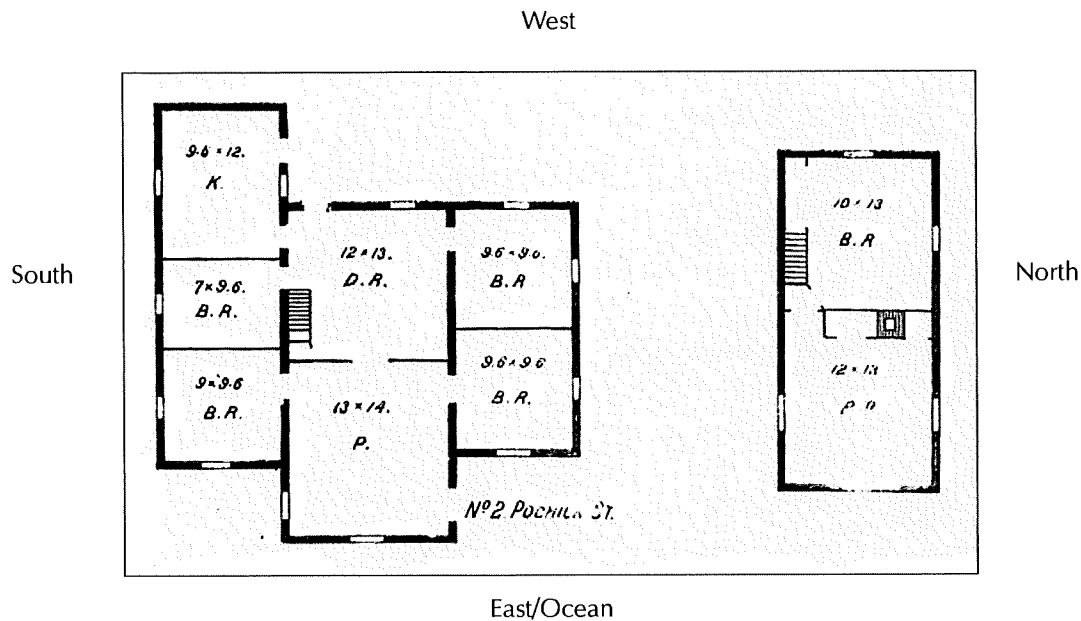
4.2 Alterations/Evolution

The evolution of the house is based upon a study of maps, historic photographs, and the form and layout of the existing house. This evolution is shown in a schematic, color-coded footprint below. All dimensions are approximate and not based upon field dimensions.

The evolution is largely focused on the one-story wings on a central portion of the two-story house. They are shed-roofed, one-story wings on the north and south sides of the house. Variations at the front porch are also one-story wings. Additions also occur at the west/rear of the house.

With the extensive renovations made from 1987 to 2019, there is not adequate physical evidence to date the north and south wing additions. It is, however, believed that both wings were added on early during the forty-seven year ownership of the Underhill family. The central two-story core of the house has a distinctly different structural system than the wings suggesting an earlier construction date than between 1856 and 1879. The style of the simple shed-roofed north and south wings is consistent with Underhill's cottage designs. They made the atypical, two-story house harmonize with his newer cottages with their shed roofs and the addition of four very small bedrooms.





Floor Plans, 1889
"The Patchwork Village, 'Sconset by the Sea,"
 by Edward F. Underhill

The footprint of these floor plans is a close match to what appears on the 1898 Sanborn map. They show the house with six (6) bedrooms, a parlor, dining room, and a kitchen. The size of the bedrooms range from a small 7' x 9'-6" to the largest at 12' x 13'. The parlor and the dining room with two bedrooms above may have been the original floor plan before the additional rooms were added as one-story wings.

From Underhill's 1889 floor plans shown above, the following changes from the existing 2024 house can be understood:

- The front/Ocean Avenue photos (GPN4150, f3584, and a85-8, see pages 19,20,23) show single central 12/12 windows on both first and second floors compared with three 6/6 second floor bedroom windows and large multi-paned fixed windows with the entry door between. This plan also shows the entry door on the north wall of the parlor/living room.
- the chimney is shown in the second floor closet and not below on the first floor where a freestanding wood/coal stove may have been located. This chimney location confirms the northern roof location for the chimney as seen in photos GPN4150, GPN528, GPN526 and f3584. By the time the 1923 Sanborn map was published, the chimney has been rebuilt on the southern roof. It may be assumed that it was built as a brick fireplace.
- there is no bathroom in the house. Town water and sewer systems were not available until the 1920s.
- there was an exterior door on the west wall of the dining room.
- there was also an exterior door on the north wall of the kitchen. Its door opening would be the same as it now exists.
- none of the rear/west additions of a bathroom, utility space, and shower had been built

Additional changes occurred in the late twentieth and early twenty-first centuries, as follows:

1987-88: For owner Mortimer Ryon, the kitchen and utility space was renovated by Robert Cicerella.

2000: Owner Robert Courtney Jones commissioned architect Christopher F. Holland and received a Building Permit for the following work estimated to cost \$51,000:

- Re-roof entire building
- Remodel Kitchen
- Add new bath
- Remodel house throughout
- Replace existing porch roof and deck
- Add piers and sills as needed

Work shown on drawing elevations (not listed on the application) include the addition of many 6/6 windows in the following locations: two on the east second floor bedroom, one on the south second floor bedroom, and two on the south second floor hall. Contractor Keith Ireland, (19 Strong Avenue, Pittsfield, MA 01201, phone 413.447.9192) has added details about the eight months of work he did for Courtney Jones in 2000, as follows:

- the large fixed front/east windows that flank the entry door were in place and not changed;
- the entire house was 'gutted' with stud framing added between the original post-and-beam construction;
- antique period doors were sourced in Pittsfield MA;
- (21) structural piers were added including at the porch;
- evidence of an early trap door was found in the living room ceiling;
- Keith felt that it had been used as a place to hang and dry fish;
- original/early wood floors in the Living Room were in place while other wood floors were sourced from an old barn in Maine

2019: Owners Marcia Browne and Jeffrey Clark commissioned Angus Macleod to design an addition to the north side of the existing porch, enclose a portion of it, and add trellis.

4.3 Character-Defining Features

- The post-and-beam construction of the original two-story dwelling that pre-dates its estimated 1856-1878 date of construction
- The expansive first floor front windows and wrap-around porch
- The abundance of nineteenth-century materials including wood floors and plaster walls and ceilings

4.4 Outbuildings

There are currently no outbuildings, although there is a history of there being several. A small structure appears in photos NHA GPN526 and GNP518 at the southwest rear corner, tight to the house with an exhaust stack that is assumed to have been a privy.

From the 1888 Platt map to the Sanborn map of 1923, a separate house or shed existed at the west of the main house. It no longer existed when the 1923 map was created and reappeared on the 1949 map. The property was subdivided in 1955 for that dwelling to become known as 1 Pochick Street.

5. PROPERTY INFORMATION

5.1 Property Identification: 23 Ocean Avenue, Nantucket Assessor's Map: 73.3.1 19, .09 acres, zone SOH

5.2 Setting: This house is located on the corner of Ocean Avenue and Pochick Street with unobstructed views of the ocean to the east. It is in the Old Historic District in a residential, densely-built area south of Main Street. There is parking on the Pochick Street side, patio, gardens, and privet hedge.

6. SOURCES OF INFORMATION

6.1 Published and Archival Sources

23 Ocean Avenue report compiled by Linda Williams and Sarah Alger, n.d.

John L. Ryon obituary: *Times Leader*, October 29, 2008

Mortimer Ryon obituary, November 22, 2014: <https://www.fhnfuneralhome.com/obituaries/Mortimer-Ryon/#!/Obituary>

Inquirer and Mirror, August 2, 1879: mention of sale of Fort Sumter

Booker, Margaret Moore. *Edward Fitch Underhill, Renaissance Man of Siasconset*. Nantucket Historical Association, 2014.

Crosby, Everett U. *The Making of Nantucket: Family Lives and Fortunes in the Nineteenth Century*. New Bedford, Spinner Publications, Inc., 2018

Lancaster, Clay. *Holiday Island: the Pageant of Nantucket's Hostelries and Summer Life from Its Beginnings to the Mid-twentieth Century*. Nantucket Historical Association, 1993.

Tyler, Betsy. *The 'Sconset Actors Colony: Broadway Offshore, 1895-1925*. Nantucket Historical Association, 2011.

Underhill, Edward F. *The Credible Chronicles of the Patchwork Village, 'Sconset by the Sea* (Underhill, 1886)

6.2 Historical Maps and Site Plans

1872 *Plan of Sunset Heights*, Nantucket, Mass. C.H. Robinson or Dr. F. A. Ellis, J. H. Bufford, Lith., Boston [1872]

1888 Platt, Harry, *Map of the Village of Siasconset on the Island of Nantucket*, published by E. T. Underhill & Co., New York, 1888.

1898 Sanborn Insurance Company, Nantucket, July 1898, Sheet 15

1903 Plan of the Estate of Edward F. Underhill at Siasconset, Nantucket, Mass. surveyed by Wm. F. Codd, Nov. 5, 1903.

1904 Sanborn Insurance Company, Nantucket, October 1904, Sheet 19

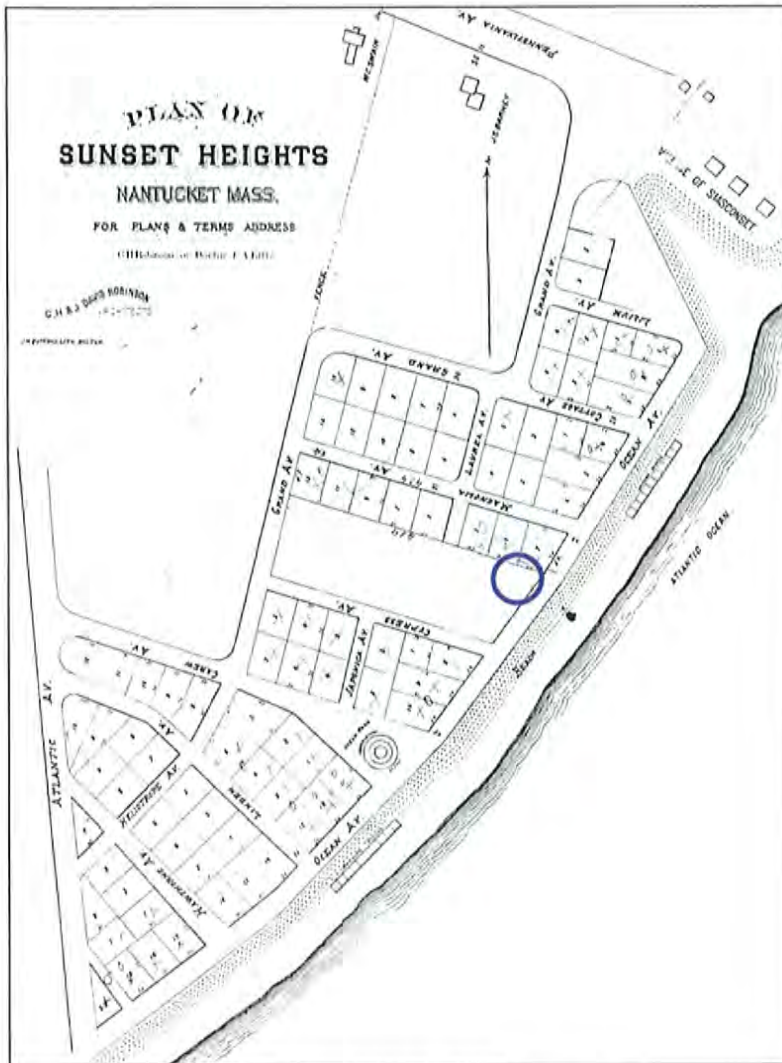
1909 Sanborn Insurance Company, Nantucket, August 1909, Sheet 21

1923 Sanborn Insurance Company, Nantucket, October 1923, Sheet 26

1949 Sanborn Insurance Company, Nantucket October 1949, Sheet 26

1955 Land of Daisy Wisher, Josiah S. Barrett, engr., October 20, 1955

- 1987 Kitchen and Utility Room Renovation, Robert Cicerella, 1987
- 1999 The Jones Residence, 23 Ocean Avenue, Christopher F. Holland, AIA, 1999
- 1999 Site Plan, Charles W. Hart & Associates, 1999



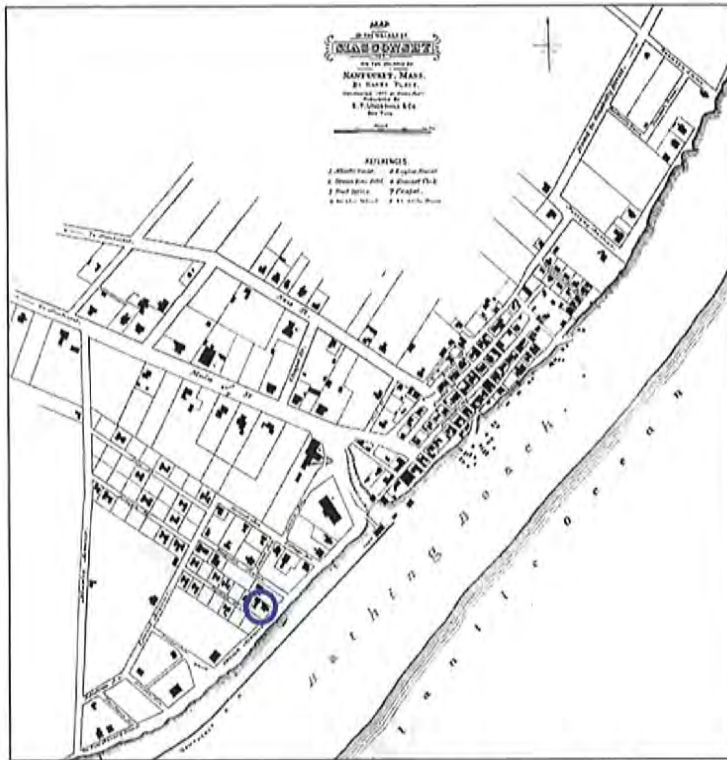
Plan of Sunset Heights, Nantucket, Mass.
C.H. Robinson or Dr. F. A. Ellis, J. H. Buf-
ford, Lith., n.d., [1872]

The land upon which the house at 23 Ocean Avenue sits was situated in the middle of Sunset Heights, but was not part of that development. It can be seen as a large rectangle with no lot divisions on the 1872 map of Sunset Heights.

Underhill created a separate development on this land with a road down the middle of the Pochick Lot and built replica fishermen's cottages along both sides. The land within the blue circle had a house on it when Underhill purchased it from the Crosby family.

The first visual depiction of a house on the lot is the footprint of the dwelling in Harry Platt's 1888 *Map of the Village of Siasconset on the Island of Nantucket*, below.

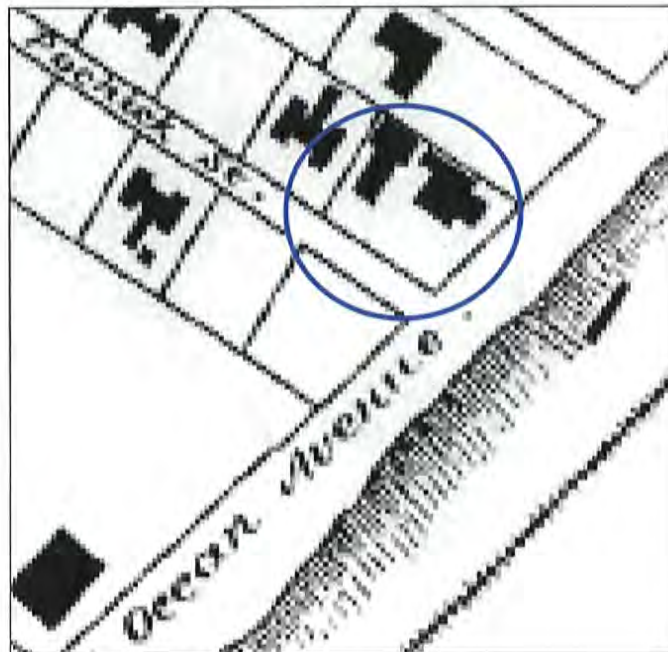
The Plan of Sunset Heights shows the land at 23 Ocean Avenue. Although the land from Ocean Avenue to Grand Avenue was surrounded by land that became subdivided for Sunset Heights, it was not owned by the developers Robinson and Ellis. Although it is believed that the house at 23 Ocean Avenue existed at the 1872 date of this plan, it is not shown since it was not part of the subdivision plan.



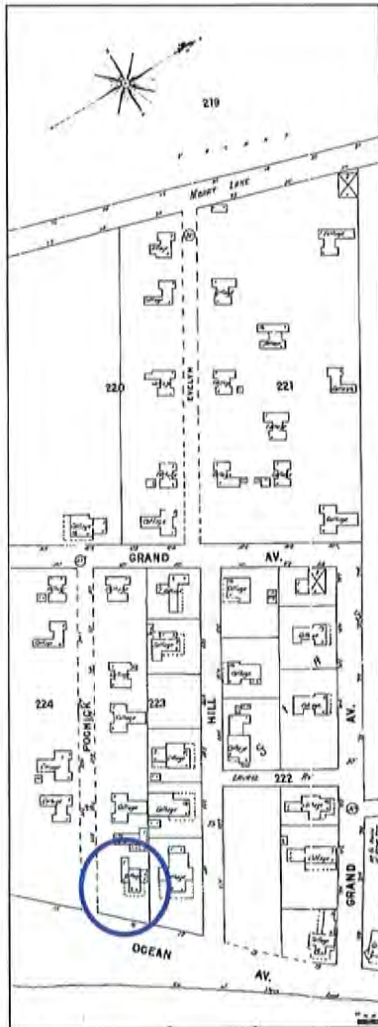
Platt, Harry, *Map of the Village of Siasconset on the Island of Nantucket*, published by E. T. Underhill & Co., New York, 1888.

The 1888 Platt map shows a footprint with two side (north & south) wings, with the northern wing longer to the west than the south wing.

This map also includes a T-shaped dwelling to the west on the same lot.



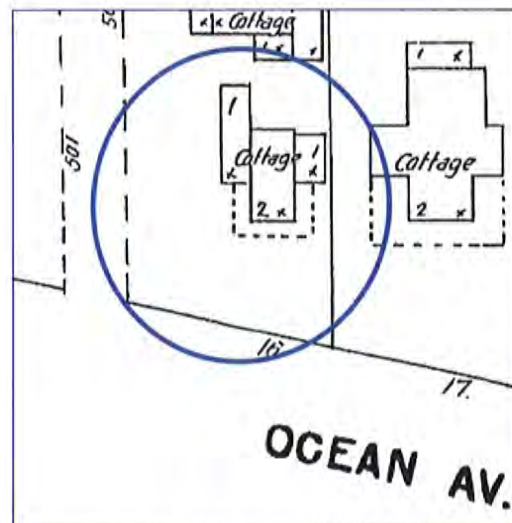
Enlarged view of house footprint



1898 Sanborn Insurance Company,
Nantucket, Sheet 15

Ten years after the 1888 Platt map, the 1898 Sanborn map shows wings reversed in their relationship to the central area. The southern wing is longer to the west and the northern wing is nearly flush with the central section. There is a three-sided, wrap-around porch facing east. The two-story dwelling to the west is labeled 'Cottage' with two, one-story sections. Pochick Street has been added although the Sanborn map does not extend beyond Pochick Street to the south because the Beach House Hotel had not yet been built.

The China Closet at 29 Ocean Avenue had been built by this 1898 map, across from 1 Pochick Street.



Enlarged view of house footprint above

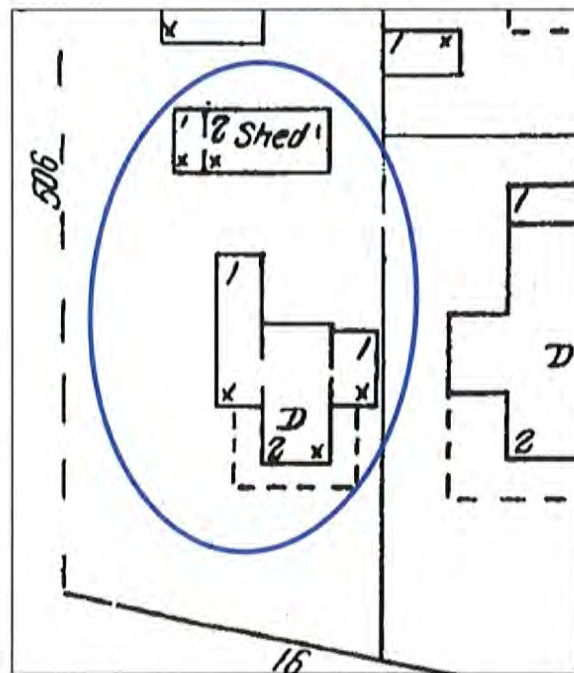


1904 Sanborn Insurance Company,
Nantucket, Sheet 19

The house footprint is the same as shown on the 1898 Sanborn map. This map, however, includes the Beach House Hotel to the south of Pochick Street.

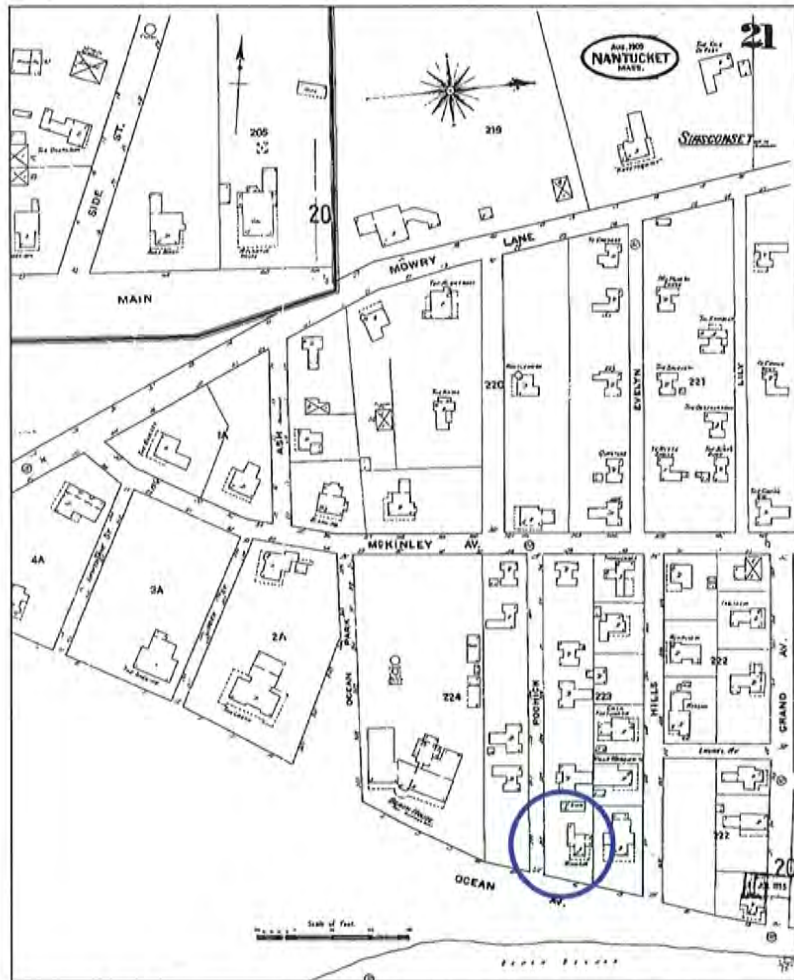
With promotional images, this hotel serves as a informative neighbor in subsequent images and maps with 23 Ocean Avenue visible at one side.

The Cottage to the west is labeled a 'Shed' with a front/south one-story addition.

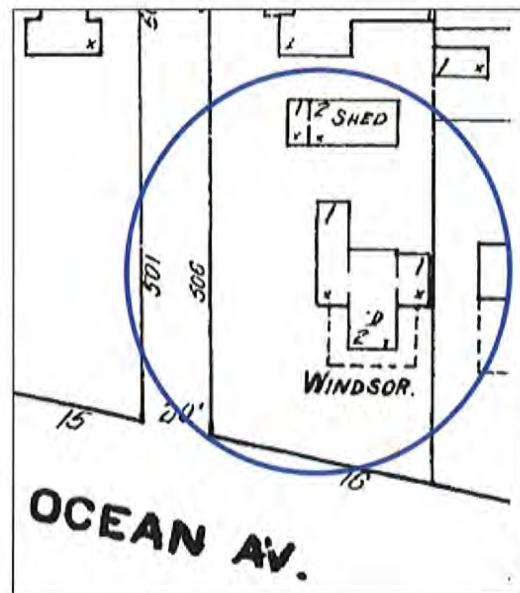


Enlarged view of house footprint

The house is labeled 'Windsor'. On the 1909 Sanborn map there are additions to the south and west at the Beach House Hotel but no changes to the footprint at 23 Ocean Avenue. The one photo NHA p20562 (p 22) that shows the Windsor sign on the house also has a striped fabric awning as a front porch roof.



1909 Sanborn Insurance Company, Nantucket, Sheet 21

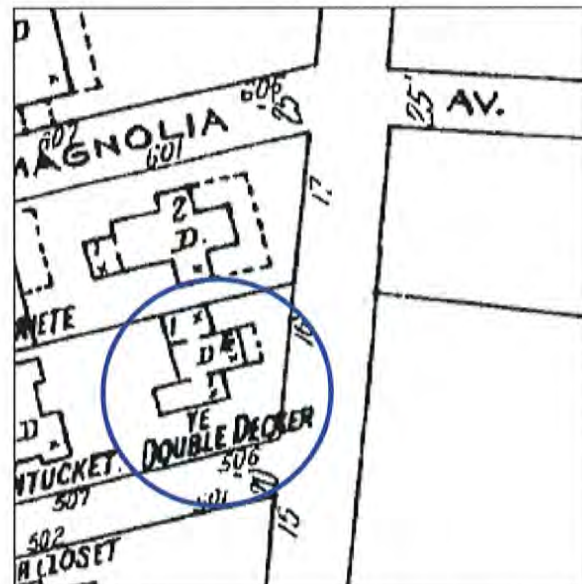


Enlarged view of house footprint

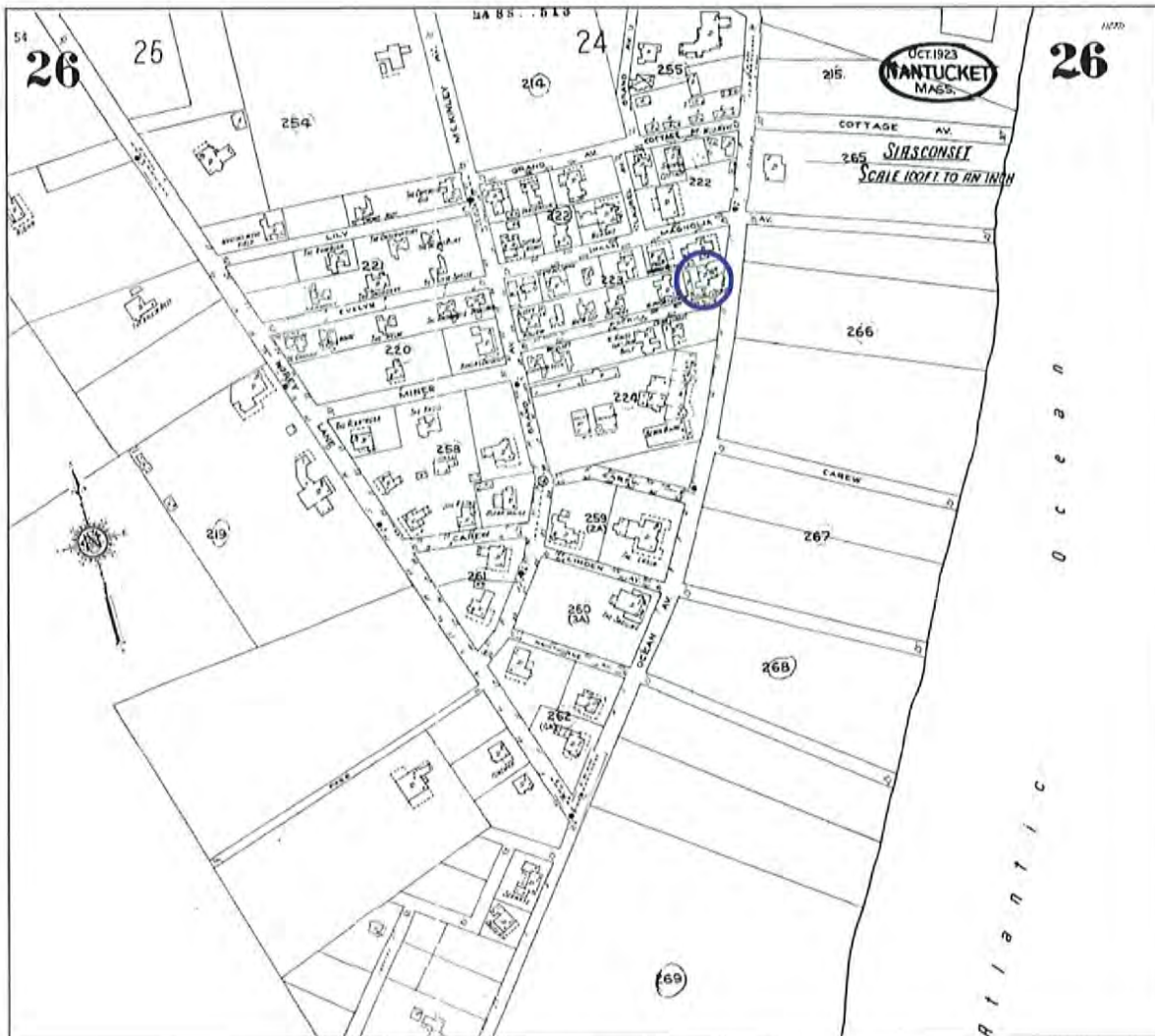


1923 Sanborn Insurance Company, Nantucket, Sheet 26

The 1923 Sanborn map labels 23 Ocean Avenue 'Ye Double Decker'. The former three-sided wrap-around east-facing porch shown on the 1898 map was reduced to being at the east only. The prior shed/cottage at the west is no longer in place.



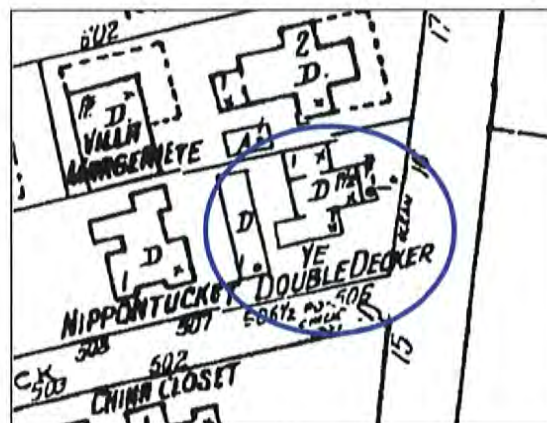
Enlarged view of house footprint



1949 Sanborn Insurance Company, Nantucket, Sheet 26

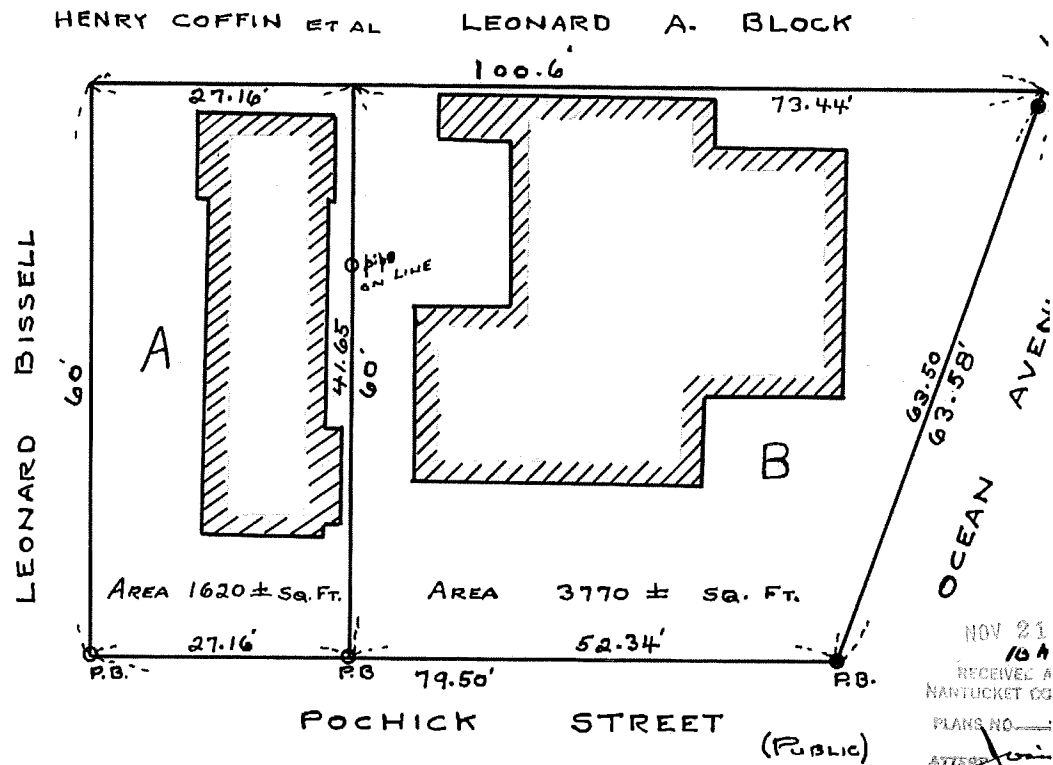
The 1949 Sanborn map shows the same footprint as the 1923 map.

A one-story rectangular dwelling was added to the west of the house. The land was subdivided as a separate lot in 1955.

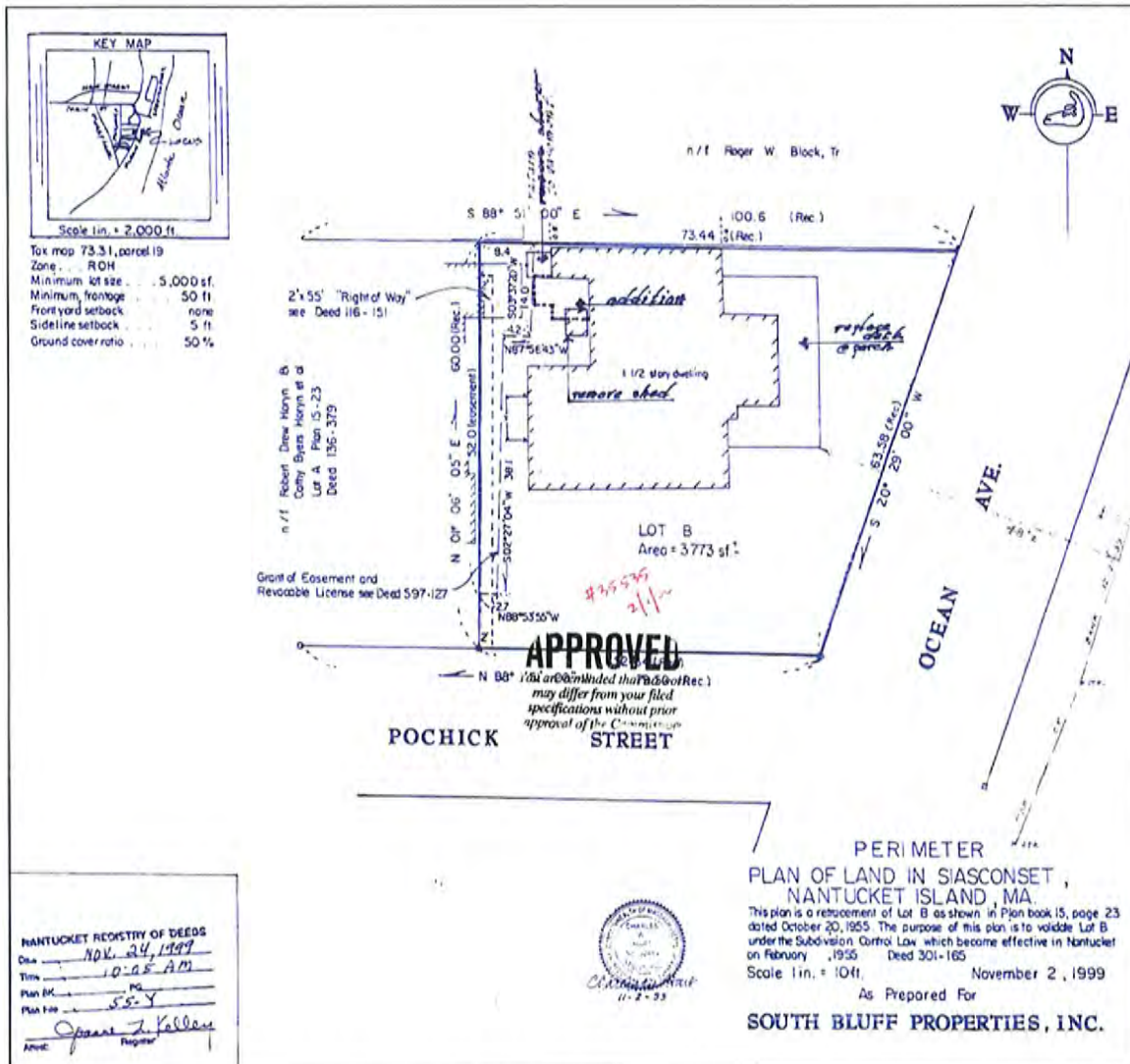


Enlarged view of house footprint

LAND OF:~ DAISY WISHER
 SCALE 15'=1" OCT. 20, 1955
 JOSIAH S. BARRETT, ENGR.



Site Plan Subdivision for Daisy Wisher
 1955, PIBk15, 23 (bottom)

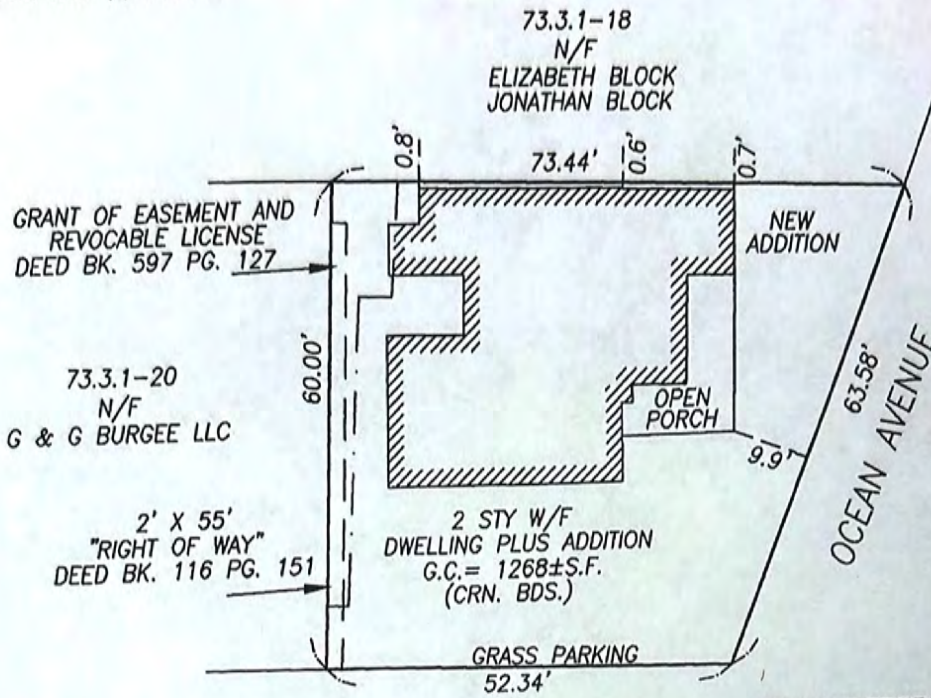


Site plan from 1999 Planning Board application by Hart for for South Bluff Properties Inc.

ZONING CLASSIFICATION: SOH

MIN. AREA: 5,000 S.F.
MIN. FRONTAGE: 50 FT.
FRONT YARD S.B.: 0 FT.
REAR & SIDE S.B.: 5 FT.
GROUND COVER (%): 50 %

EXISTING:
3,773±S.F.
SEE PLAN
SEE PLAN
SEE PLAN
SEE PLAN



SEE
ZONING ADMINISTRATOR DECISION
DEED BK. 1713 PG. 118
APPLICATION NO. 03-19

PLAN REFERENCE:
PLAN FILE 55-Y
BK. 3 PG. 52, LOT 2 (PORTION)



2020 Building Location Plan by Connolly

6.3 Historical Photographs: Courtesy of the Nantucket Historical Association and MACRIS

NHA sg14282

Entry Gate to Sunset Heights

NHA f358423

View of 'Sconset Railroad Station with 23 Ocean Avenue in the distance

NHA GPN4150

View of Sunset Heights

NHA p5431

View of Sunset Heights and 'Sconset train

NHA GPN526

View of Sunset Heights looking north

NHA GPN518

View of Sunset Heights looking north

NHA sc862-69

Beach House Hotel dated between 1909 and 1923

NHA p20562 'Windsor', 23 Ocean Avenue

NHA a85-8

Dated between 1909 and 1923 with China Closet at 29 Ocean Avenue in place to the left

1989 Massachusetts Cultural Resource Information System (MACRIS) photo, NAN.2109



GPN4150 View of Sunset Heights

The Beach House Hotel was not built at the time this photo was taken. Rudder Grange to the right of 23 Ocean Avenue, had been moved to the front of its lot between 1888-1898. There is a roof hatch near the chimney on 23 Ocean Avenue.



GPN4150 Late 19th century close-up of 23 Ocean Avenue

First floor east/front 12/12 second floor windows with shutters,
entry north at north side, 2/12 second floor windows,
chimney on the north slope of the roof with a roof hatch.
There was no front/east door flanked by windows.

The post-and-beam construction are of the same
late 18th-century/early 19th century period as the 12/12 windows.

This collection of historic photographs helps to date the various changes to 23 Ocean Avenue. Note how the chimney moves from the north to the south side of the gable roof in later photos, when China Closet is built at 29 Ocean Avenue, and how the cottage behind 23 Ocean Avenue disappears and returns.



NHA f358423 View of 'Sconset Railroad Station

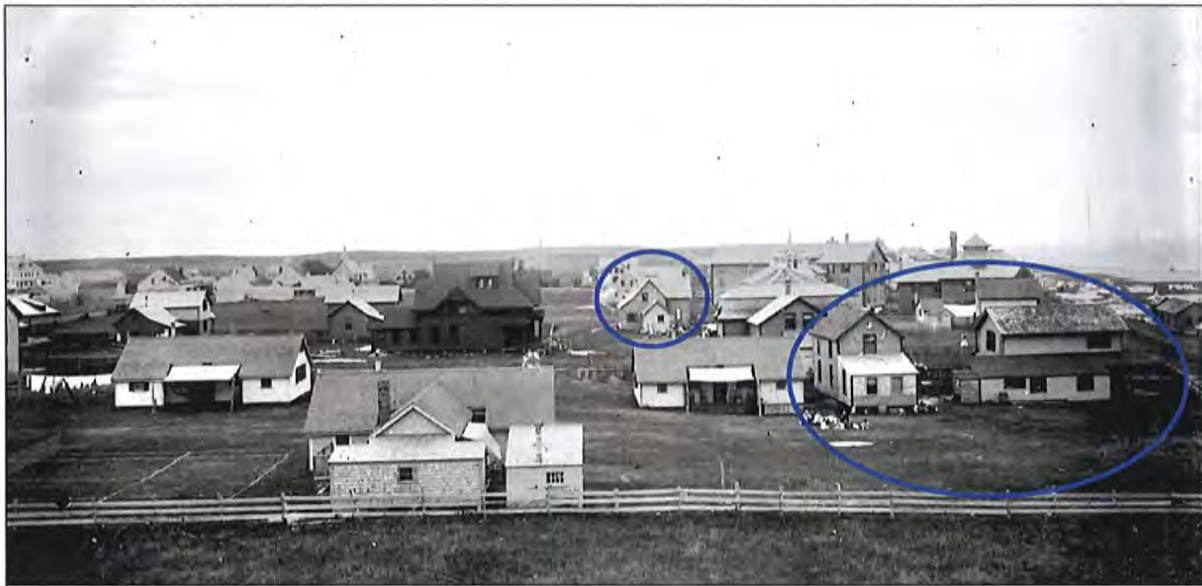
The Nantucket Railroad, aka the Nantucket Central Railroad Company was in operation from 1881 to 1917. It was extended to 'Sconset in 1884.



NHA p5431 View of Sunset Heights and 'Sconset train

The chimney is on the earlier north side of the gable roof. There are two major changes: one is the absence of the train station. The second is that Rudder Grange at 21 Ocean Avenue has been moved forward/east to be fronting the street in line with 23 Ocean Avenue.

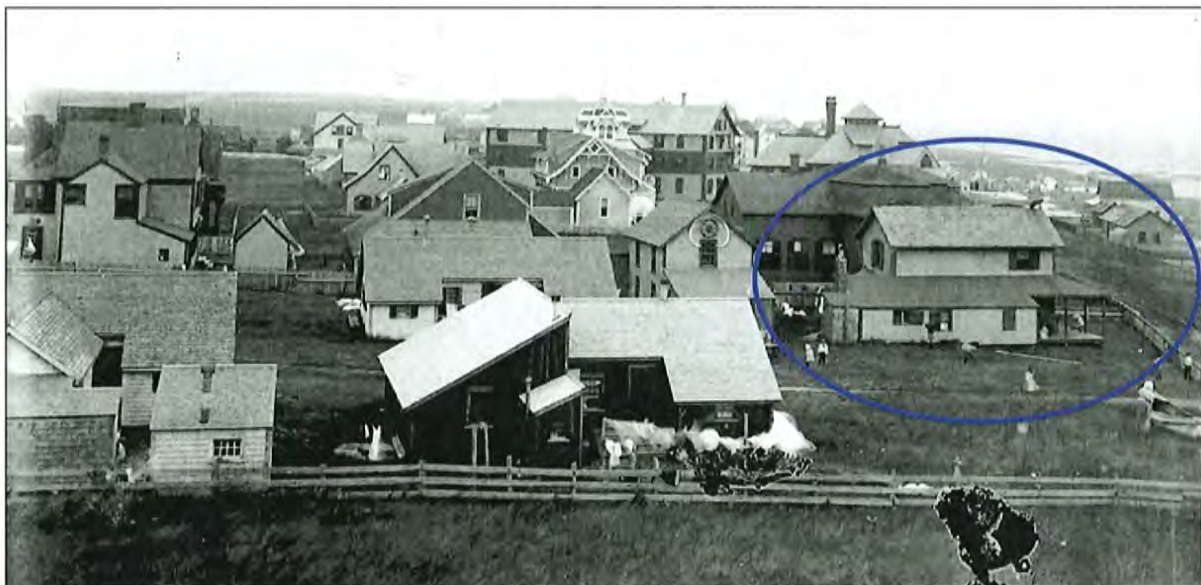
This photo would have been taken later than f358423 shown above.



NHA GPN526 View of Sunset Heights looking north

This photo was taken before the China Closet at 29 Ocean Avenue was built and before Rudder Grange at 21 Ocean Avenue was moved forward. The railroad and Sconset Chapel had been built, however, so the photo date is after 1883. Cottage marked with the smaller circle is Wolf's Head at 8 Cottage Avenue. It is the Gothic-style house seen in photo NHA sg14282 on page 3.

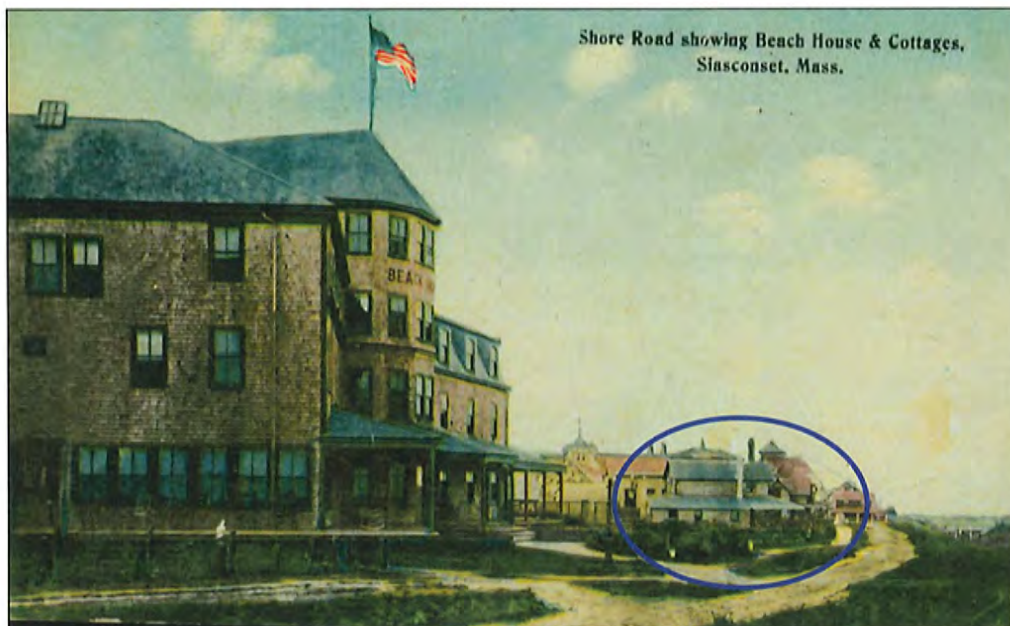
Note the windows with dark wood shutters, the privy structure attached at the back, the chimney on the north slope of the roof, as well as the two-story cottage at the rear/west of the house. The fenestration includes a second-floor, south-facing 12/12 window at the southeast corner and one at the west wall; first floor windows are unevenly-spaced along the southern wing.



NHA GPN518 View of Sunset Heights looking north

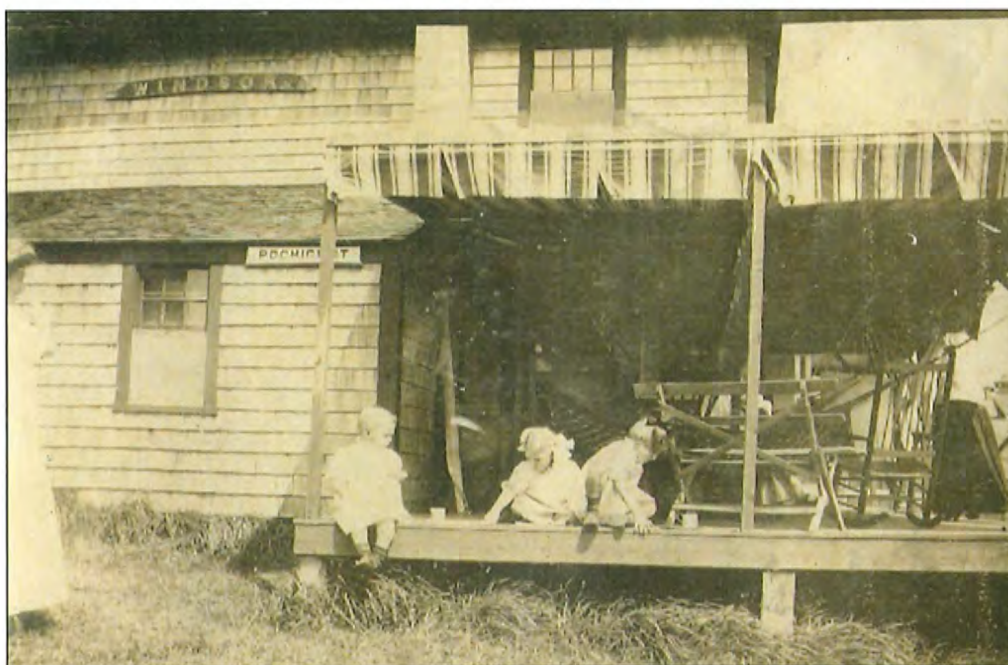
The view of this photograph is similar to NHA GPN526 but with six-eight children, clotheslines, a vertical metal pipe exhaust stack at the privy, and the China Closet having been built at 29 Ocean Avenue on the south side of Pochick Street. The house at 21 Ocean Avenue known as Rudder Grange had been moved forward on its lot in this photo (note its distinctive mansard roof).

By the 1923 Sanborn map, the entire cottage to the west (left of 23 Ocean Avenue in this photo) had been removed which confirms a photo date before 1923.



NHA sc862-69 Beach House Hotel dated between 1909 and 1923

23 Ocean Avenue circled. Note that cottage to the left/west of 23 Ocean (now 1 Pochick Street) is not in place on the Sanborn map of 1923



NHA p20562 'Windsor', 23 Ocean Avenue

'Windsor' as noted on the 1909 Sanborn map
Note the chimney on the south side of the gable roof. This is the only photographic evidence of the fabric awning roof on the wrap-around porch at the front.

Jimmie, Georgie, Francis playing on porch of cottage named Windsor, 1911



NHA a85-8 Dated between 1909 and 1923 with China Closet at 29 Ocean Avenue in place to the left.

Note the chimney on the south side of the gable roof with single window at the second floor bedroom.



1989 Massachusetts Cultural Resource Information System
(MACRIS) photo, NAN.2109

6.4 Year 2024 Photographs



Ocean Avenue Front/East Elevation



Pochick Street South Elevation



Pochick Street/South Elevation



North & East Elevations



West Elevation & Neighbor



Kitchen Entrance



West Elevation



Shower Entrance at West Elevation



Porch South



Living Room



Living Room with Fireplace



Living Room



Dining Room



Dining Room



Dining Room & Stair to Second Floor



Den/TV Room



Den/TV Room



Den/TV Room



Kitchen



Kitchen



South Bedroom First Floor



Brick Chimney, South Bedroom First Floor



South Bedroom, First Floor, 2-Panel Door



South Bedroom, First Floor



South Bathroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor & Bedroom



West Bathroom, First Floor

6.5 Chain of Title

Nantucket Registry of Deeds Book = NRD

- 1856 NRD Book 62, pp. 122-23
Thomas A. Gardner to Matthew Crosby
A certain tract of land near the village of Siasconset
- 1879 NRD Book 66, p. 62
William H. Crosby, Matthew Crosby, Sylvanus Crosby, Martha B. wood, Susan B. Lowden, Elizabeth B. Gardner and Emma L. Crosby, heirs of Matthew Crosby to Edward F. Underhill
a certain tract of land with the dwelling house situated near the village of Siasconset . . . containing about five acres
- 1926 NRD Book 103, p. 46
Evelyn T. Underhill and Lily Doubleday to Albert G. Brock and Frank E. Lewis

Lot 2, Ocean Avenue and Pochick, together with the dwelling house thereon and all the household goods and personal property contained in or upon the premises.
- 1926 NRD Book 103, p. 47
Albert G. Brock and Frank E. Lewis to Evelyn T. Underhill, for and during the terms of her natural life, with all the right, uses, rents and incomes and at her decease to revert to us and our heirs and assigns.

Lot 2, Ocean Avenue and Pochick
- 1935 NRD Book 107, p. 403
Evelyn T. Underhill to Albert G. Brock and Frank E. Lewis
Life right in Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property
- 1944 NRD Book 110, p. 350
William C. Brock and Mary B. Lewis, trustees under the will of Albert G. Brock to Alice Howe

Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property
- 1945 NRD Book 110, p. 351
Frank E. Lewis to Alice Howe

Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property
- 1951 NRD Book 113, p. 210
Alice Howe to Daisy Wisher

Lot 2, Plan Book 3, p. 52
- 1955 NRD Book 116, p. 151
Daisy Wisher to John L. Ryon and Katherine H. Ryon
Land in that part of Nantucket called Siasconset with the dwelling house thereonr reserving a right of way on the west side for access to kitchen door
- 1957 NRD Book 117, p. 465
John L. Ryon and Katherine H. Ryon to Katherine H. Ryon

The land in that part of Nantucket called Siasconset, together with the dwelling house thereon

- 1988 NRD Book 301, p. 165
John L. Ryon, Nancy R. Muniot and Mortimer Ryon to South Bluff Properties Inc., c/o Mortimer Ryon

Lot B, Plan Book 15, p. 23

- 1999 NRD Book 642, p. 209
South Bluff Properties Inc. to Bank One Wheeling, Trustee under the last will and testament of Pearson S. Jones

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue.

- 2011 NRD Book 1293, p. 283
Andrew M. Feder, V.P. for J. P. Morgan Chase Bank, successor trustee to Bank One, Wheeling-Steubenville, PA, trustee under the will of Pearson S. Jones to Laura M. Rosene and R. Scott Toop

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue.

23 Ocean Ave., Lot B, Plan Book 15 p. 23

- 2014 NRD Book 1457, p. 330
R. Scott Toop and Laura M. Rosene to Marcia J. Browne and Jeffrey W. Clark

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue. .

- 2022 NRD Book 1883, p. 213
Marcia J. Browne and Jeffrey W. Clark to Beam Reach LLC
23 Ocean Ave., Lot B, Plan Book 15 p. 23

23 Ocean Ave

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

Angus MacLeod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

Connie Patten

STAFF

Nicky Sheriff
Land Use Specialist
nsheriff@nantucket-ma.gov

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

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

May 1, 2025

RE: HDC2024-12-11707, "Ye Doubbel Decker," 23 Ocean Ave, Siasconset, MA

Dear Select Board,

On behalf of the Nantucket Historic District Commission (HDC), I am responding to the appeal filed by Sarah F. Alger, PC on behalf of G&G Burgee LLC on April 4, 2025. This appeal is related to the COA approval (3-2 vote) on March 18, 2025, Beam Reach LLC for a 140 square foot addition and pergola to the c.1856-1879 historic dwelling known as "Fort Sumter" & "Ye Doubel Decker" at 23 Ocean Avenue (HDC2024-12-11707). To watch the discussion, at the HDC on March 18, 2025 meeting, [Nantucket Historic District Commission - March 18, 2025](#) Fast forward to 33:00 timestamp.

During the March 18, 2025, meeting, an abutter mentioned the Commission's first review in 2022, as well as it was included in the appellant's file. To that end, staff has laid out the sequence of events pertinent to the record:

- (1) The application was originally submitted in June 2022 for a 382 square foot addition. This application was heard by the Commission on July 19, 2022, with a request to "hold for revisions to height and mass, additional information relative to revisions, and an option for a basement."
- (2) Revisions were resubmitted by a different agent in June 2023, however, were never heard from the board, as the agent withdrew the application July 2023 before being heard by the Commission.

The subsequent application or the application in question was received on December 17, 2024, and reviewed by the Commission on March 18, 2025, after the applicant requested the Commission to hold review until March. During this hearing, there was discussion about the historic nature of the structure, from both architectural historians and abutters. Abutters' comments were received for both applications and included in the file.

The appellant's attorney claims the abutters notification was not given. The digital file on the Town's website (and included in the appeal file) did not provide the certified abutters list from the Tax Assessor's office. However, the hard copy file that was submitted by the applicant in fact contains the signed certified list from the Town's Tax Assessor, Mr. Rob Ranney, and the green certified mail receipts, which included the appellant's address. It is recognized that Staff could have looked in the hard copy application file during the meeting to clarify this concern.

The appellant's attorney claims that the historic dwelling is a contributing structure and a significant structure, and its setting is historic. This is true, based on the HDC Survey on file and the extensive research done by Marsha Fader, AIA, Historian Betsey Tyler, and the Nantucket Preservation Trust.

The appellant's attorney claims that the HDC approved an addition that it had previously indicated as inappropriate. While there are some truths to that statement, there are some facts to consider. The Commission's vote to approve the addition was not a unanimous vote. It was a 3-2 vote, with two commissioners indicating that the addition was not appropriate. However, the addition was also substantially smaller than the 2022 proposed addition. The Commissioner's, who were in favor, explained that *"the addition was simple and sensible to the side of the building that doesn't overwhelm the historic structure."* While the Commissioners in opposition to the proposed said *"...the addition was overwhelming with the addition as tall as the main ridge..."*

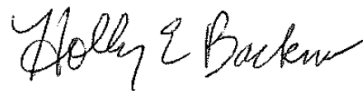
And while the composition of the sitting board from one application to the other changed, the two opposing Commissioners who sat on both applications, however, stayed true to their concerns for the historic structure. One had concerns of the proposed roof structure and top plate heights, and the other with request for *“additive mass off the rear”* of the structure *“to remove it from the simple gable”* on the façade *“to retain its historic profile.”* One of the Commissioners noted that the addition was *“inconsistent with low slung primary 1st story construction – the historical norm...”* Again, the board’s vote was not unanimous.

After a one-meeting review, the HDC approved with a 3-2 vote. While the HDC made a motion that was not unanimous, the ayes had the majority and no statements are needed to support the motion. If in fact, the majority was to deny – statements would be necessary. And while the Commission did in fact vote in favor of the proposed addition without a demolition plan, as recommended by Staff for all alterations to historic structures, the board was not arbitrary in its decision.

The full copy of the file has been submitted under separate cover, however additional documents that were not previously included, but mentioned are attached for consideration during the appeal process.

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

Sincerely,

A handwritten signature in black ink, reading "Holly E. Backus". The signature is written in a cursive, flowing style.

Holly E. Backus
Preservation Planner
Local CLG Coordinator

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... **Marcia Browne and Jeffrey Clark**.....
MAILING ADDRESS....**16 Circuit Road, Chestnut Hill, MA 04267**.....
PROPERTY LOCATION..... **23 Ocean Avenue, Sconset**.....
ASSESSORS MAP/PARCEL..... **73.3.1/19**.....
SUBMITTED BY:..... **Angus MacLeod**.....

SEE ATTACHED PAGES

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

12-17-2024

DATE

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor,
email=r-ranney@nantucket-ma.gov, c=US
Date: 2024.12.17 09:09:34 -05'00'
Adobe Acrobat version: 2024.005.20320

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TOWN OF NANTUCKET

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See Reverse for Instructions

From: [Rob Benchley](#)
To: [Holly Backus](#); [Cathy Flynn](#)
Subject: Sconset Advisory for 3/17/25
Date: Monday, March 17, 2025 2:31:30 PM

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.

Hello Holly and Cathy,

As I will be travelling, I will not be able to attend the HDC meeting for Tuesday, March 18th. As such, might you make the following comments from the Sconset Advisory Group known to the Commissioners?

Thank you in advance!

Rob Benchley, Chair
Clement Durkes
Mary Lathrop Will
Caroline Ellis

23 Ocean Ave

We believe that this addition is in keeping with the historic evolution and nature of the historic building. Prior notes from the SAG will show that we thought the original application was inappropriate as, it was then felt that the addition would "obliterate" the silhouette of the house and further would interrupt the view looking eastward down Pochick Street. With this new proposal, we believe the addition will not encroach into the view, nor will it disturb the classic outline of the building looking from the east. Lowering the ridgeline of the cross-gable addition, as a suggestion, would further protect the character of the east elevation.

25A Clifton

South elevation: It is preferable that the kick-panel doors be used, but the garage may obscure them.

22 Coffin

Would really rather see TDLs for the window units; or a different manufacturer. This little gem is so close to the road. Okay with the roof materials.

16 King St.

This tremendous 'Sconset house will be saved with a new foundation, and the 90 degree lift-and-turn puts the classic porch facing the street. A nice move.

16 Codfish Park Rd

Perhaps a couple of transom windows in the bedroom? (South elevation)

No Concerns for the following applications:

8 Sconset Ave
8 & 16 Stone Post

9 Hawks Cir
9 Towaddy
6 Meetinghouse
29 Main
12 Blackfish

Thank you!

Rob Benchley

From: [Angus MacLeod](#)
To: [Cathy Flynn](#)
Cc: [Holly Backus](#); [Fiona Johnson](#); [Sara Johnson](#)
Subject: 23 Ocean Ave ~ meeting date move to March 18th
Date: Tuesday, February 4, 2025 1:13:17 PM

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 Cathy,

We need to move our meeting date from February 18th to March 18th, please change on the agenda.

Thanks,
Angus

From: [Angus MacLeod](#)
To: [Holly Backus](#)
Subject: Re: 23 Ocean Ave
Date: Tuesday, January 21, 2025 8:57:13 AM

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.

Thanks Holly!

I found out over the weekend and I would have let you know yesterday but it was a holiday.
See you this afternoon,
Angus

On Jan 21, 2025, at 8:46 AM, Holly Backus <hbackus@nantucket-ma.gov> wrote:

Good Morning Angus,

Thank you for the early email today.
I will annotate the agenda that you are requesting continuation until February 18th's meeting.

Thanks!

Holly E. Backus
Preservation Planner**
Local CLG Coordinator
Local Hazard Mitigation Plan Coordinator
Town of Nantucket
hbackus@nantucket-ma.gov

*Check out our [West Monomoy \(New Guinea/Newtown\) Neighborhood Survey Phase I](#) (a CPC Funded project) now underway!
This is part of our [Nantucket Community-Wide Historic Properties Survey work!](#)

**Staff liaison to the Nantucket Historic District Commission (HDC)
& Nantucket Historical Commission (NHC)**

<image001.png>

From: Angus MacLeod <angusonack@gmail.com>
Sent: Tuesday, January 21, 2025 8:43 AM
To: Holly Backus <hbackus@nantucket-ma.gov>
Cc: Fiona Johnson <fjohnson@nantucket-ma.gov>; Sara Johnson <sjohnson@nantucket-ma.gov>
Subject: 23 Ocean Ave

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.

Good morning ~

Not everyone who needs to be present at today's meeting is able to be there. It'll probably be the February 18th meeting before everyone's schedules can sync up for participation, can we please continue our presentation till then.

Thanks,
Angus

Draft HDC Minutes; March 18, 2025

Commissioner Comments:	The board discussed several key points regarding 43 Sherburne. Joe Paul expressed concern about the proximity of the 8-foot-tall cedar enclosure around the generator to the road, suggesting it be pushed back further and that screening be added in front of it. The board agreed to approve the project as submitted, with the condition that the placement of the generator enclosure be adjusted and screening added. There was also a discussion about using exposed aggregate concrete for the walkways, like the material used at Hayes Overlook, which the board supported. Overall, the board was generally supportive of the project, with minor design adjustments requested for the generator enclosure.
Motion:	Ray Pohl: motion to approve as submitted by adjusting the fencing around the enclosure and condition restriction to install exposed aggregate similar to what is at the Hayes property.
Vote:	Carried 5-0 // Angus MacLeod, Ray Pohl, Abby Camp, Angus MacLeod Joe Paul

2. Selina Breskman- 12205 107A Main Street As-built roof/LK door, gutters, sills 42.3.3/151.1 Self

Voting:	Stephen Welch(chair), Joe Paul, Abby Camp, Vall Oliver, Angus MacLeod
Alternates:	
Recused:	
Representative:	Bo Wilson
Documentation:	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.
Staff Comments:	Holly said this was a c.1748 Typical Nantucket, "Zaccheus Macy / Reuben Joy House" – Individually Significant. She gave appreciation to the proposed maintenance, however, to be requested before the work starts. The roof was a 3-tab dark color with proposed of Architectural Georgetown Gray. Architectural is appropriate, but not the proposed color. It should be an approvable OHD color: Charcoal Black, Colonial Slate, or Moire Black. She recommended Charcoal Black or Moire Black, but that applicant should be clear of additional work.
Public Comments:	Mickey Rowland agreed that the as-built roof color change is not appropriate.
Commissioner Comments:	Commissioners discussed a concern on the work already done; it may be atypical, but it's not inappropriate. The color wasn't totally objectionable. There was a suggestion to take a view. This is for the roof as-built.
Motion:	Motion to approve as a test case for further determination. If roof is to be replaced, choose an approvable color in the OHD. As-built fee to be paid. (Camp)
Vote:	Carried 5-0 //Stephen Welch(chair), Joe Paul, Abby Camp, Val Oliver, Angus MacLeod

VI. NEW BUSINESS 01/07/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Browne & Clark- 11707	23 Ocean Ave	Addition pergola	73.3.1/19	Angus MacLeod
Voting:	Stephen Welch(chair), Joe Paul, Abby Camp, Val Oliver, Connie Patten			
Alternates:	None			
Recused:	Angus MacLeod, Ray Pohl			
Representative:	Angus MacLeod			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Staff Comments:	Holly began by acknowledging the unique architectural style of the building being discussed, known as the "Double Decker," a Victorian Eclectic, which was built between 1856 and 1879 by Matthew Crosby. She noted that although the building predates Underhill's development, it was incorporated into the design of surrounding dwellings. While recognizing the presence of cross gables throughout the historic district, Holly expressed appreciation for the sensitive approach taken with the proposed addition, suggesting that it could remain subordinate in height to preserve the original character. She raised a specific architectural question about whether the character-defining chimney on the west side would remain unchanged, seeking clarification on the drawings provided.			
Public Comments:	Marsha Fader, A historical architect on the island, collaborating with historian Betsy Tyler, presented a comprehensive study regarding the history of the building at 23 Ocean. The study, based on old maps, photographs, and an examination of the structure itself, aimed to clarify misconceptions about the building's origins. The architect mentioned that the house was constructed between 1856 and 1879, long before Underhill's subdivision began, and highlighted its historical context, noting nearby structures such as a railroad station and a large hotel that showcase the architectural diversity of the area. The study also documented the evolution of the building, illustrating its original two-story design and various additions over the years, including the preservation of post-and-beam construction within its core. The architect emphasized the significance of maintaining the original style and form during discussions about any proposed changes to the structure. Linda Williams, representing an abutter, raised concerns about the lack of legal notice for the application, noting her client was omitted from the abutters' list, which constituted a defect. This prompted discussions about the inadequacy of the submitted list, which lacked certification from the town clerk. She supported previous comments, emphasizing that the building is approximately 170 years old. They argued that the proposed design overwhelms the historic character and that earlier revisions were inadequate. They requested a demolition plan due to			

Draft HDC Minutes; March 18, 2025

	the building's post-and-beam construction and urged the board to deny the application or require further revisions to maintain the structure's historical integrity. Sarah Alger, representing an abutter, agreed with previous comments made by Holly and Linda Williams regarding the application. She noted that while the building may not have been originally constructed by Underhill, it was purchased by him and served as inspiration for other Underhill Cottages. Sarah emphasized its historical significance and urged the commission to uphold its earlier decisions to send the application back for revisions.
Commissioner Comments:	The board had a mixed discussion regarding the proposed addition to a historic structure. Some members felt the design was appropriate and aligned with existing architectural elements, citing that the gable mass did not overwhelm the original structure and appreciated the proposed trellis work. Others voiced concerns about the height and scale of the addition, stating it changed the essential nature of the building, which could disrupt its historic character. They expressed the need for a simpler, more harmonious design, and suggestions were made to lower the roofline to better match the original architecture. After deliberation, a motion to approve the application as submitted was voted on, resulting in a split decision (3-2.)
Motion:	Motion to approve as submitted – Val Oliver
Vote:	Carried 3-2 // Oliver(aye), Paul(aye), Patten(aye), Camp(no), Welch(no)

VII. NEW BUSINESS 01/21/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. NT Electric Co- 11863	10 New Whale	Demo Structure	42.3.1/37	LFW
Voting:	Stephen Welch(char), Abby Camp, Angus MacLeod, Ray Pohl, Val Oliver			
Alternates:				
Recused:				
Representative:				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly addressed the board regarding the application for the demolition of 10 New Whale Street, a contributing industrial building constructed in 1927 for the Citizens Gas and Electric Power Company. She noted that the board previously expressed a desire to preserve and restore the building rather than demolish it. Holly emphasized its historical significance and suggested that the owners consider rehabilitating the structure, which could qualify for historic tax credits. She referenced a similar successfully restored building, the 1923 Sea Street Pump Station, as an example. Holly recommended that the structure be stabilized to eliminate hazards and urged the commission to consult a preservation engineer for further evaluation, reinforcing its importance within the historic district.			
Public Comments:				
Commissioner Comments:	The board discussed the application for the demolition of the industrial building at 10 New Whale Street, highlighting its historical significance as a circa 1927 structure. Several members expressed concerns about the building's condition and whether it could be rehabilitated. One member noted the structural issues visible in the photographs, suggesting that the building may need to be taken down entirely due to safety hazards. Others emphasized the importance of preserving the cultural heritage represented by such utilitarian buildings and the need for any new construction to emulate the original structure's style. There was a consensus that if the building were to be demolished, plans should be made for a replacement building that replicates the original design to maintain the area's historical character. Discussions also acknowledged the challenges posed by the current state of the structure and the necessity for a preservation engineer to provide insights on possible restoration methods. Ultimately, some members expressed a willingness to support demolition only if it was linked to a commitment to construct a new building that reflects the historical significance of the original. The board continued discussing the application for the demolition of 10 New Whale Street, with various members expressing concerns about the building's historical significance and its deteriorating condition. Some members acknowledged that while the engineer provided insightful information regarding the structure's issues, they desired input from a preservation expert with specific expertise in masonry work. A motion was proposed to hold the application for more information regarding potential restoration options and to consult a preservation engineer. Members emphasized the need for clarity in the motion, suggesting that the applicant provide names of potential engineers to ensure that their qualifications are satisfactory before any further analysis. The discussion highlighted the importance of maintaining the integrity of historic structures while balancing safety concerns and the potential for future development in the area.			
Motion:	Motion is to hold the application for a report on its structural integrity and potential for restoration from an engineer or architect certified on a list from Preservation Mass or MHC – Angus MacLeod			
Vote:	Carried 5-0 // Stephen Welch(char), Abby Camp, Angus MacLeod, Ray Pohl, Val Oliver,			

23 Ocean Ave

Letters

FITCH

KURT S. KUSIAK
ksk@fitchlp.com

FITCH LAW PARTNERS LLP
84 STATE STREET
BOSTON, MA 02109

April 30, 2025

BY HAND

The Select Board of Nantucket
16 Broad Street, #2
Nantucket, MA 02554



RE: Appeal of Certificate of Appropriateness No. 2024-12-11707 for 23 Ocean Avenue, Siasconset, Nantucket, Massachusetts

Dear Members of the Select Board:

Fitch Law Partners LLP represents Beam Reach LLC (Marcia J. Browne and Jeffrey W. Clark, Managers), owner of 23 Ocean Avenue, Nantucket, and the applicants for Certificate of Appropriateness No. 2024-12-11707, ("COA"), granted by the Nantucket Historic District Commission ("HDC") at issue in this appeal. The HDC lawfully and justifiably issued the COA and did not act in an unreasonable, arbitrary or capricious manner in allowing the modest addition ("Proposed Project") to 23 Ocean Avenue, Siasconset, Massachusetts ("the Property").

A. Abutters received notice of COA Application.

Contrary to their claim, the abutters filing the instant appeal, G & G Burgee LLC ("Appellant"), were given proper notice of the application for the COA in the manner prescribed by HDC regulations. Appellant was sent the Notice of HDC Application by Certified Mail as required by the HDC Abutter Notification Policy. *See* Certified Mail stubs submitted by the Appellant, attached hereto as **Exhibit 1**. Further evidence of such notice is the fact that Appellant's counsel submitted materials and made a full presentation, with prepared witnesses, objecting to the Proposed Project at the March 19, 2025 HDC meeting. Accordingly, even if the notice were somehow technically defective, which it was not, Appellant cannot complain to have suffered any prejudice. Indeed, Appellant does not claim it suffered any prejudice or lacked actual notice of the COA application and HDC meeting. *See* Appeal by G & G Burgee LLC of COA No. 2024-12-11707.

B. 23 Ocean Ave. is not an Underhill Cottage.

Appellant, at both the HDC proceedings and in this appeal, repeatedly and incorrectly claims that the Property is an Underhill Cottage in an attempt to lend the Property greater historical cachet than it actually has. Though the Property was, at one point, purchased by

PHONE 617-542-5542
FAX 617-542-1542
FITCHLP.COM

Edward Underhill, the house on it was not designed or built by Mr. Underhill. As explained by Marsha L. Fader, AIA Architect, and Betsy Tyler, Historian, in their submission to the HDC on behalf of Marcia Browne in support of the Proposed Project, the house on the Property was actually built by a Matthew Crosby, who later sold it to Mr. Underhill. See Architectural & Historical Report for 23 Ocean Avenue Siasconset, Massachusetts at pp. 1 (attached hereto as **Exhibit 2**) and *Building with Sconset in Mind* (attached hereto as **Exhibit 3**).

Indeed, it is obvious from its appearance, which differs markedly from the Underhill Cottages, that house at 23 Ocean Avenue is not an Underhill Cottage. As explained in *Building with Sconset in Mind*, “Underhill’s cottages mimicked ‘Sconset’s old fish houses’” (p. 29) and were low-slung one story cottages (page 29, Figure 48; page 33, Figure 56), which “often have L-shaped plans typical of earlier fish houses, and side and rear wings” (p. 32). Exh. 3 at pp. 29, 32-33. In contrast, “23 Ocean Avenue is a two-story, three-bedroom, three bathroom house, with living room, dining room, den, kitchen and utility space.” Exh. 2 at p. 2. While the exact date of construction of the Property is unknown, it is clear that from the outset it was a two-story building, and may even have been constructed elsewhere and moved to its current site. Id. at 3. Additionally, the Property has been added to and expanded throughout its existence. Id. at 4.

In short, no facts were presented to the HDC by the Appellant that show the house at 23 Ocean Avenue has any particular historical significance.

C. The 2025 Proposed Project is substantially different than the 2022 Proposed Project.

Appellant continues its mischaracterization of the facts that were before the HDC by disingenuously claiming that the Proposed Project is “eerily similar” to a different proposed addition that was before the HDC in July 2022 (“2022 Proposed Addition”). See Appeal Letter at p. 4. This comparison is entirely insincere and made in the hope that the Select Board will not actually take the time to compare the two proposed additions.

The COA presently at issue approved plans for the construction of only a small bunk room for the owners’ grandchildren and a pergola. See Appeal Packet at pp. 73-77; for ease of reference the plans for the Proposed Project are attached hereto as **Exhibit 4**. As can be seen on the west and east elevation the Proposed Project’s addition stops feet short of the ridge line of the first floor of the existing structure. See id. at West and East Elevation Plans. On the south elevation, the Proposed Project’s addition also stops feet short of the western ridge line of the second floor of the existing structure. See id. at South Elevation Plans. From the north elevation, the Proposed Project’s addition is not even visible. See id. at North Elevation Plans. The Proposed Addition is clearly subordinate to the existing structure and in no way overwhelms it.

The 2022 Proposed Addition, not at issue here, was dramatically different and much larger – including a proposed balcony, bedroom, bunk room, hallway and bathroom. See Appeal Packet at pp. 35-39; for ease of reference the plans for the 2022 Proposed Addition are attached hereto as **Exhibit 5**. On the east elevation the 2022 Proposed Addition on the second floor

extended to the end of the first floor ridge line. Id. at East Elevation Plans. On the west elevation, the 2022 Proposed Addition subsumed the roof line of the first floor on the south side, extended in width to the southern edge of the existing structure, and was almost twice the width of the existing structure. Id. at West Elevation Plans. On the north elevation, the 2022 Proposed Addition was visible on the western side of the existing structure. Id. at North Elevation Plans. On the south elevation, the 2022 Proposed Addition extended to the western edge of the existing structure, and with the inclusion of the balcony, almost to the eastern edge as well. In contrast to the 2022 Proposed Addition, the 2025 Proposed Project is an extremely modest addition to the second floor that does not extend the ridge lines of the existing structure. The 2022 Proposed Addition and 2025 Proposed Project are in no way “eerily similar” such that the HDC could be seen as acting arbitrarily by rejecting the 2022 Proposed Addition but subsequently issuing a COA for the Proposed Project now at issue.

D. The HDC’s approval and issuance of the COA was appropriate and entirely in keeping with its guidelines, standards, and legislative mandate.

Allowing a modest addition, which is subordinate to the existing historical structure is well within the mandate of the HDC. In fact, the Proposed Project is completely in conformance with the suggested best practices for the Sunset Heights neighborhood, the locus of the Property, in *Building with Sconet in Mind*, which states: “Additive massing to suggest construction over time should be the rule throughout the Sunset Heights neighborhood. Importantly, any additions should be clearly subordinate to the historic section of the house. Rear additions, or small additions behind the plane of the main blocks, can be appropriate.” Exh. 2 at p. 38. The Proposed Project is just such an “addition[] behind the plane of the main block” which is “clearly subordinate to the historic section of the house” and “suggests construction over time.” Id. Thus, the Proposed Project entirely consistent with guidelines for Sconset and within the standards and legislative mandate of the HDC.

E. No Commissioner Voted for an Improper Purpose.

HDC Commissioner Oliver stated that the Proposed Project was a “gabled mass” that was entirely appropriate for the site and inkeeping with other additions in the neighborhood. Her off-hand comment was that the only reason she could see this project being such a “big deal” to those opposing it would be concern for personal views. However, as Commissioner Oliver’s full statement makes clear, her evaluation of the appropriateness of the Proposed Project was based on the scale, massing, and similar additions in the neighborhood to the Proposed Project.

Additionally, Appellant’s argument that concerns over personal views were never mentioned in the record misstates the record. Part of the HDC view pack included an email from Rick Stockton, dated January 28, 2025, in which he explains his opposition to the Proposed Project by writing “building out, . . . adding more beds to fit more bodies . . . also reduces the ocean views in the process for neighbors[.]” Appeal Packet at p. 124. Another neighbor, in part of her opposition email, raised a concern that the Proposed Project might adversely impact the appraised values of houses and tax rates. Id. at 126. There can be no question that arguments

based on issues outside the HDC's purview were raised at the HDC by neighbors. The HDC chose, correctly, not to consider issues outside of its mandate.

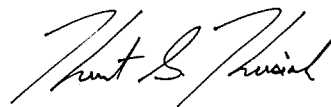
F. A demolition plan was actually provided for the Proposed Project.

In the HDC Historic Structures Supplemental Application, which was submitted to the HDC as part of the Proposed Project application, the amount of existing building fabric to be removed or altered was described and a demolition plan was included. All of the HDC requirements and guidelines were followed. This proposed addition to the house involves minimal, if any, risk to the structure of the house. The only thing that is being removed is a portion of the first floor roof and the second floor wall (putting a door where a window is) where the addition interfaces the existing home. Everything else is being left as is.¹

It should be noted that the Proposed Project has been designed by one of the most preservation-minded architects on Nantucket, Angus MacLeod, who is himself a member of the HDC. The Proposed Project has also been reviewed and approved by Marsha Fader, an architect restoration expert who won the 2020 Architectural Preservation Award from the Nantucket Preservation Trust. Both Mr. MacLeod and Ms. Fader made presentations to the HDC when it issued the COA for the Proposed Project.

The modest addition for which the HDC issued the COA in this case is completely in keeping with the neighborhood, best practices for building in Sconset, and within the spirit of the Act and HDC's mandate. The HDC did not act in an unreasonable, arbitrary or capricious manner in granting the COA. On behalf of the owners, we urge the Select Board to affirm the HDC's granting of the COA.

Sincerely,



Kurt S. Kusiak

Enclosures

cc: Sarah F. Alger, Esq.
Arthur Reade, Esq.
Malgorzata A. Mrózek, Esq.

¹ It should be noted that the interior of homes is not within the HDC's purview.

Exhibit 1

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....**Marcia Browne and Jeffrey Clark**.....
MAILING ADDRESS....**16 Circuit Road, Chestnut Hill, MA 04267**.....
PROPERTY LOCATION.....**23 Ocean Avenue, Sconset**.....
ASSESSORS MAP/PARCEL.....**73.3.1/19**.....
SUBMITTED BY:.....**Angus MacLeod**.....

SEE ATTACHED PAGES

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

12-17-2024

DATE

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor,
email=rranney@nantucket-ma.gov, c=US
Date: 2024.12.17 09:09:34 -05'00'
Adobe Acrobat version: 2024.005.20320

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

Parcel ID	Area	Owner	Address	City	State	Zip	Address
7324	20	STUNTZ ELIZABETH COHN TRUSTEE	THE OCEAN AVENUE NOMINEE TRUST	1055 SEAHAVEN DRIVE	MAMORONECK	NY 10543	20 OCEAN A
7331	18	HAMILTON PAMELA DYER		106 LYME STREET	OLD LYME	CT 06371	21 OCEAN A
7331	20	G & G BURGEE LLC		8814 PINTO PLACE	LOS ANGELES	CA 90069	1 POCHICK SI
7332	13	PEEK JEFFREY & ELIZABETH		895 PARK AVE	NEW YORK	NY 10021	29 OCEAN A
Count:	4						

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Exhibit 2



**Architectural & Historical Report
for
23 Ocean Avenue
Siasconset, Massachusetts**

October 21, 2024

Prepared by Marsha L. Fader, AIA Architect and
Betsy Tyler, Historian, for Marcia Browne



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1. SUMMARY AND PROJECT SCOPE

Built in the Old Historic District of Siasconset, the property at 23 Ocean Avenue also known as Fort Sumter, Windsor, Ye Double Decker, and Aquene, is a contributing resource within the Nantucket Historic District, a National Historic Landmark District, which is listed in the State and National Registers of Historic Places as well as a local historic district.

The intent of this study is to present the history of the dwelling at 23 Ocean Avenue and establish its architectural and cultural significance. This study includes a survey and study of the architecture, form and materials of the existing structure, a survey of historical maps and photographs of the property, an examination of the records on file at the town of Nantucket Registry of Deeds, Probate Court and Planning and Land Use Services (PLUS) records, as well as published and archival sources.

This report was prepared for Marcia Browne by Marsha L. Fader, AIA Architect and Betsy Tyler, Historian.

2. STATEMENT OF SIGNIFICANCE

The house at 23 Ocean Avenue is significant as a mid-nineteenth-century dwelling and contributing resource within the Old Historic District of Siasconset. It retains its original form, footprint, post-and-beam construction details and materials. This house was later incorporated into the Underhill cottage development created in the 1880s.

3. HISTORICAL INFORMATION

23 Ocean Avenue, built between 1856 and 1879 by Matthew Crosby

When Matthew Crosby's heirs sold a five-acre parcel known as the "Pochick Lot in 1879, the *Inquirer and Mirror* reported that "George U. Underhill, a guest at the Ocean View House in 'Sconset, purchased the house south of Sunset Heights, known as "Fort Sumter" of the estate of Matthew Crosby." Despite misspellings and mistaken identity, the news note refers to the recorded deed (NRD Book 66, 62) wherein Crosby's heirs sold to Edward Fitch Underhill land and a dwelling house, "being a part of the land known as the Pochick Lot." The land was situated in the middle of Sunset Heights, but was not part of that development. It can be seen as a rectangle with no lot divisions on the map of Sunset Heights (1873). The first visual depiction of a house on the lot is the footprint of the dwelling in Harry Platt's 1888 map of Siasconset.

Matthew Crosby (1791-1878) was a successful ship owner, packet master, and whale oil merchant, known for his meticulous record keeping, but nowhere in his business archive does he mention the Pochick Lot house known as Fort Sumter. His summer residence in 'Sconset was the elegant cottage at 28 Main Street, built for him in 1837. Crosby purchased the five-acre Pochick Lot from Thomas A. Gardner in 1856. That transfer deed (Book 62, p. 122) does not mention a dwelling or any other buildings on the property, suggesting that the house was built (or moved to the site) between 1856 and 1879. Like other houses along the south bluff, it faces the ocean. Presumably, the cottage was named after the attack on federal troops at Fort Sumter in 1861, an event that precipitated the Civil War.

Edward Fitch Underhill (1830-98) spent his first summer in Sconset in 1878. Fascinated by village history and architecture, he interviewed the oldest residents of the village and wrote the first history of the place, *The Credible Chronicles of the Patchwork Village, 'Sconset by the Sea* (1886). Underhill's appreciation of the quaint architecture of the village inspired his real estate investment. He created a road down the middle of the Pochick Lot and built replica fishermen's cottages along both sides. His own cottage, China Closet, was built on the south side of Pochick, opposite what is now 3 Pochick. Fort Sumter became part of his rental portfolio, but was not built by him. The cottage sported the name "Windsor" on the 1909 Sanborn Insurance Company map, but was known as Ye Double Decker on the 1923 Sanborn map, a name that distinguished it from the more prevalent one-story cottages built for Underhill. A small cottage behind 23 Ocean (now 1 Pochick) was part of the same property for most of its history, except sometime between 1909 and 1923 when it does not appear on the 1923 Sanborn map.

Underhill's cottages were popular with the crowd known as the Actors Colony in the period 1895-1925, and

he advertised them up and down the eastern seaboard in a series of entertaining and informative brochures. Members of the Actors Colony known to have stayed at Double Decker include actor George Fawcett, (1860–1937), writer Charles Henry Meltzer (1853–1936), and leading man Robert C. Hilliard (1857–1927). Both Fawcett and Hilliard acquired their own Sconset properties after several summers renting from Underhill or staying at the Ocean View. Underhill's contribution to 'Sconset cannot be overstated. He was a one-man band singing the praises of his adopted village and was instrumental in bringing the railroad to the east end of the island.

When Underhill died in 1898, his second wife, Evelyn (1851–1935), and daughter Lily Doubleday (1854–1927) inherited all the property in 'Sconset. His will stipulated that the property should not be sold, but "retained and improved with the view of producing a permanent income for my wife and daughter." It was not until 1926—when the demands for electricity and running water made the cottages a liability—that the Underhill cottages went on the market. That year, Evelyn Underhill sold Lot 2 at the corner of Ocean Avenue and Pochick Street to Albert E. Brock and Frank E. Lewis who in turn granted her life rights in the cottage in 1926, which allowed her to continue to collect rents for the cottage. In 1935, she sold the life rights and all interest in the cottage back to Brock and Lewis, who held the property until 1944, when, in two separate deeds, Lewis, and Brock's heirs, each sold their one-half interest to Alice L. Howe (1884–19??) of Bedford, Massachusetts. During the first half of the twentieth century, the Beach House hotel dominated Ocean Avenue. The massive building, with its four-story pavilions, was located next to Underhill's China Closet, the cottage that was across Pochick from Ye Double Decker.

Howe sold 23 Ocean Avenue to Daisy Wisher in 1951. Wisher subdivided the property in 1955 and moved into 1 Pochick after selling 23 Ocean to John and Katherine Ryon. The Ryons' deed includes an easement for access to Wisher's kitchen door on the east side of her cottage at 1 Pochick. Heirs of John Ryon—John L. Ryon, Jr., Nancy Muniot, and Mortimer Ryon— sold the cottage to South Bluff Properties Inc., c/o Mortimer Ryon (1929–2014) in 1988, after Bob Cicerella completed a renovation of the kitchen and utility room in 1987.

South Bluff Properties sold to Bank One Wheeling, Trustee under the will of Pearson S. Jones (1915– 44) in 1999. Pearson S. Jones was killed in WWII, and appears not to have owned property in 'Sconset or elsewhere on the island. His son, Robert Courtney Jones, (b. 1940), employed architect Christopher Holland to make some changes to the cottage noted on plans dated 1999, discussed in the following architectural report. In 2011, the property was purchased by R. Scott Toop and Laura M. Rosene, who owned it for three years before selling to medical professionals Marcia J. Browne and Jeffrey W. Clark. Browne and Clark named their cottage Aquene, which is an Algonquian word meaning "Peace."

4. ARCHITECTURAL INFORMATION

4.1 Description

The cottage at 23 Ocean Avenue is a two-story, three-bedroom, three bathroom house, with living room, dining room, den, kitchen and utility space. There are full views of the ocean to the east with a large patio on the south with a parking area. A partially closed-in porch faces east and wraps around to the south.

There is a simple gable roof with overhangs, a brick chimney on the south elevation and shed roofs on the north, south, and east wing additions. This house is favored with its presence in many historic photographs and on Sanborn maps from which its many changes can be studied. The evolution of the house is described on pages 3-6 through changes made by its eight owners. The Underhills held the longest period of ownership of forty-seven years (1879–1926) and the Ryon family for forty-four years, from 1955 to 1999.

The architectural features that are unique include exposed structural corner posts in the front rooms of the first and second floors, some of which are chamfered. Such a post-and-beam construction is typical of eighteenth and early nineteenth century houses, not one built between 1856 and 1879. The front room also has exposed horizontal beams at the north and south walls. Although the exposed ceiling beams and dining room joists relate to the corner posts, it is assumed that they are part of a later renovation and not an actual and original structural function.

The stair rail is a wood, spiral twisted, painted hand rail on one side of the stair running in an east-west

direction as pictured on 1889 floor plans by Underhill. Other finish details include all wood floors with a natural finish, excepting the kitchen tile floor. The wood floors that appear the oldest from the wide, random widths and nail heads are those found in the living and dining rooms. Most walls and ceilings are painted plaster except where tongue and groove ceilings have been introduced. Many of the rooms have wood wainscot. The doors are a combination of one-over-one and two-over-two wood panels as well as doors with glass lights - the most notable being the front door of eight lights. Also notable are two large, fixed windows, one at each side of the entry door made up of sixteen panes of glass. A smaller sliding window of twelve panes of glass is on the south wall. There are five 4/4 windows enclosing the south side of the roofed front porch. The remainder of exterior windows are 6/6 windows. One unique interior window between the living room and the dining room is of diamond glass panes. There are wood trellises on the southern walls and roofs.

This is not a house to readily disclose its complete story, despite much digging and analysis. From a study of the ownership history, the structure, construction details, plan of rooms, historic maps and photographs, there is no evidence to definitively date this house. From the deed history, it is known that the house was not there in 1856 but was part of the property sale in 1879.

It may be assumed that after Crosby's purchase of the land from Thomas A. Gardner in 1856, that a house was built or moved to the ocean-front site. It remained in Crosby's ownership for 23 years until 1879. It is possible that the Crosby family used this cottage for its ocean access in addition to their 'Sconset summer house. Three years after the sale of 23 Ocean Avenue, in 1881, the heirs of Matthew Crosby sold their house on Main Street also.

One surprising reason why the cottage is believed to have been moved is due to the presence of post-and-beam construction only in the central portion of the house. Corner posts are visible in the living room, dining room and bedroom above on the second floor. Such a structural system suggests late-eighteenth or early nineteenth century construction, not a cottage built after 1850. Even the 1837 Crosby house in 'Sconset at 28 Main Street did not have post-and-beam construction. Note that the north and south wings were not built with such corner posts and most likely, were added later. The form of a relocated Crosby cottage would have been a narrow, two-story cottage similar to the cottage image below. It is an unusual form in 'Sconset. To create harmony with his one-story cottages of predominant shed roof construction, it is likely that Underhill added the north and south wing additions with their shed roofs to 23 Ocean Avenue. The floor plans in his 1889 promotional pamphlet show an expanded six bedroom house.



GPNsg14282 Entry gate to Sunset Heights development.

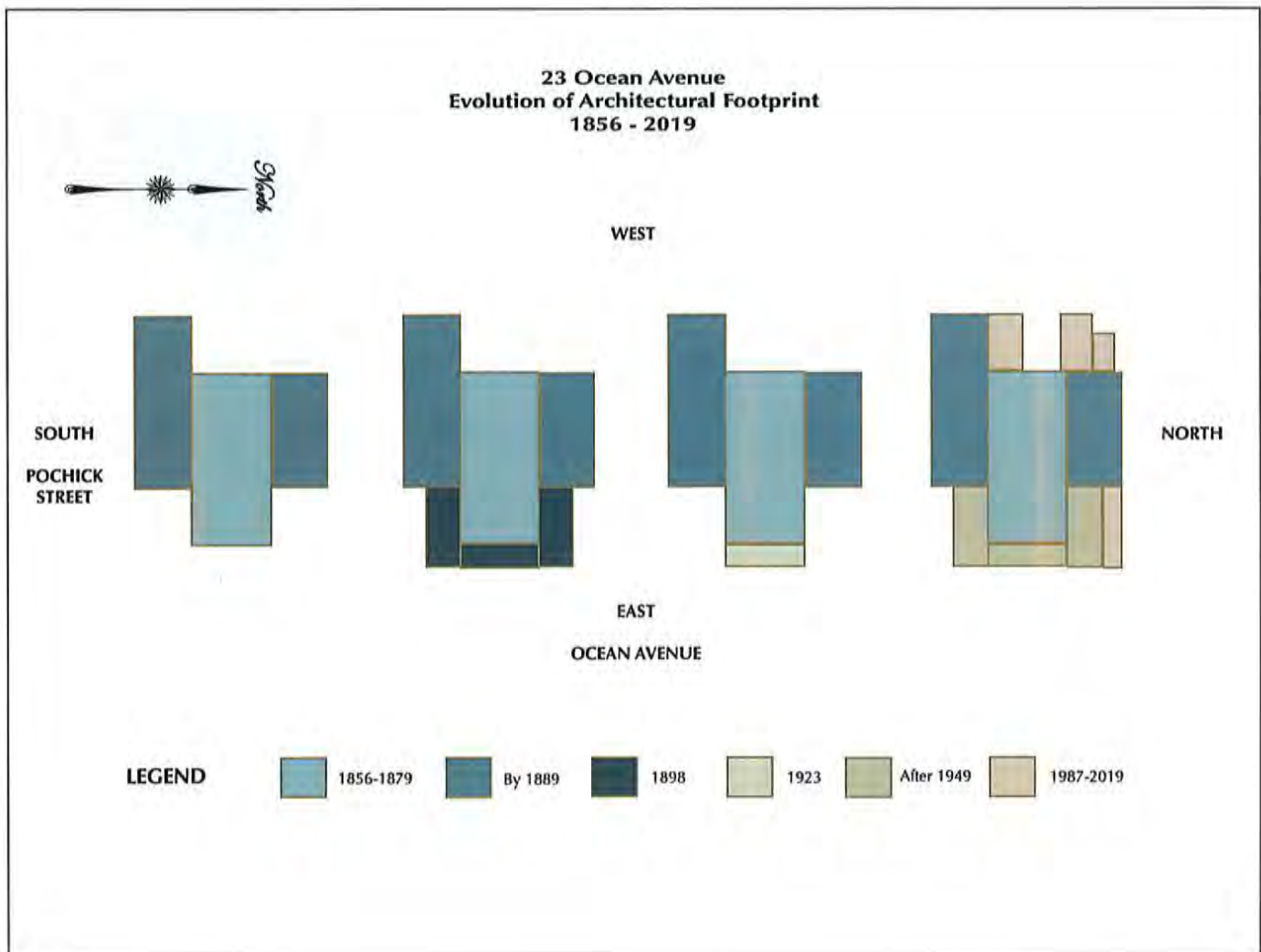
Circled house is at 8 Cottage Avenue, known as Wolf's Head. Its two-story vertical form is similar to how 23 Ocean Avenue would have appeared in its original form. Also see GPN526 on page 21 where this house and one of its arched gothic windows can be seen.

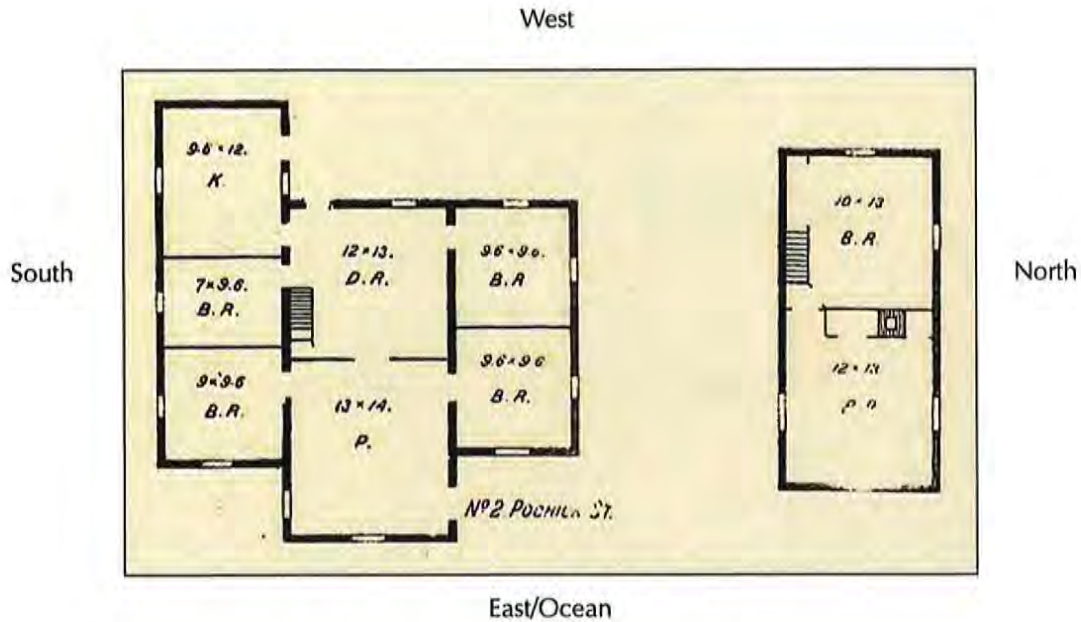
4.2 Alterations/Evolution

The evolution of the house is based upon a study of maps, historic photographs, and the form and layout of the existing house. This evolution is shown in a schematic, color-coded footprint below. All dimensions are approximate and not based upon field dimensions.

The evolution is largely focused on the one-story wings on a central portion of the two-story house. They are shed-roofed, one-story wings on the north and south sides of the house. Variations at the front porch are also one-story wings. Additions occur at the west/rear of the house.

With the extensive renovations made from 1987 to 2019, there is not adequate physical evidence to date the north and south wing additions. It is, however, believed that both wings were added on early during the forty-seven year ownership of the Underhill family. The central two-story core of the house has a distinctly different structural system than the wings suggesting an earlier construction date than between 1856 and 1879. The style of the simple shed-roofed north and south wings is consistent with Underhill's cottage designs. They made the atypical, two-story house harmonize with his newer cottages with their shed roofs and the addition of four very small bedrooms.





Floor Plans, 1889
 "The Patchwork Village, 'Sconset by the Sea,"
 by Edward F. Underhill

The footprint of these floor plans is a close match to what appears on the 1898 Sanborn map. They show the house with six (6) bedrooms, a parlor, dining room, and a kitchen. The size of the bedrooms range from a small 7' x 9'-6" to the largest at 12' x 13'. The parlor and the dining room with two bedrooms above may have been the original floor plan before the additional rooms were added as one-story wings.

From Underhill's 1889 floor plans shown above, the following changes from the existing 2024 house can be understood:

- The front/Ocean Avenue photos (GPN4150, f3584, and a85-8, see pages 19,20,23) show single central 12/12 windows on both first and second floors compared with three 6/6 second floor bedroom windows and large multi-paned fixed windows with the entry door between. This plan also shows the entry door on the north wall of the parlor/living room.
- the chimney is shown in the second floor closet and not below on the first floor where a freestanding wood/coal stove may have been located. This chimney location confirms the northern roof location for the chimney as seen in photos GPN4150, GPN528, GPN526 and f3584. By the time the 1923 Sanborn map was published, the chimney has been rebuilt on the southern roof. It may be assumed that it was built as a brick fireplace.
- there is no bathroom in the house. Town water and sewer systems were not available until the 1920s.
- there was an exterior door on the west wall of the dining room.
- there was also an exterior door on the north wall of the kitchen. Its door opening would be the same as it now exists.
- none of the rear/west additions of a bathroom, utility space, and shower had been built

Additional changes occurred in the late twentieth and early twenty-first centuries, as follows:

1987-88: For owner Mortimer Ryon, the kitchen and utility space was renovated by Robert Cicerrella.

2000: Owner Robert Courtney Jones commissioned architect Christopher F. Holland and received a Building Permit for the following work estimated to cost \$51,000:

- Re-roof entire building
- Remodel Kitchen
- Add new bath
- Remodel house throughout
- Replace existing porch roof and deck
- Add piers and sills as needed

Work shown on drawing elevations (not listed on the application) include the addition of many 6/6 windows in the following locations: two on the east second floor bedroom, one on the south second floor bedroom, and two on the south second floor hall. Contractor Keith Ireland, (19 Strong Avenue, Pittsfield, MA 01201, phone 413.447.9192) has added details about the eight months of work he did for Courtney Jones in 2000, as follows:

- the large fixed front/east windows that flank the entry door were in place and not changed;
- the entire house was 'gutted' with stud framing added between the original post-and-beam construction;
- antique period doors were sourced in Pittsfield MA;
- (21) structural piers were added including at the porch;
- evidence of an early trap door was found in the living room ceiling;
- Keith felt that it had been used as a place to hang and dry fish;
- original/early wood floors in the Living Room were in place while other wood floors were sourced from an old barn in Maine

2019: Owners Marcia Browne and Jeffrey Clark commissioned Angus Macleod to design an addition to the north side of the existing porch, enclose a portion of it, and add trellis.

4.3 Character-Defining Features

- The post-and-beam construction of the original two-story dwelling that pre-dates its estimated 1856-1878 date of construction
- The expansive first floor front windows and wrap-around porch
- The abundance of nineteenth-century materials including wood floors and plaster walls and ceilings

4.4 Outbuildings

There are currently no outbuildings, although there is a history of there being several. A small structure appears in photos NHA GPN526 and GNP518 at the southwest rear corner, tight to the house with an exhaust stack that is assumed to have been a privy.

From the 1888 Platt map to the Sanborn map of 1923, a separate house or shed existed at the west of the main house. It no longer existed when the 1923 map was created and reappeared on the 1949 map. The property was subdivided in 1955 for that dwelling to become known as 1 Pochick Street.

5. PROPERTY INFORMATION

5.1 Property Identification: 23 Ocean Avenue, Nantucket Assessor's Map: 73.3.1 19, .09 acres, zone SOH

5.2 Setting: This house is located on the corner of Ocean Avenue and Pochick Street with unobstructed views of the ocean to the east. It is in the Old Historic District in a residential, densely-built area south of Main Street. There is parking on the Pochick Steet side, patio, gardens, and privet hedge.

6. SOURCES OF INFORMATION

6.1 Published and Archival Sources

23 Ocean Avenue report compiled by Linda Williams and Sarah Alger, n.d.

John L. Ryon obituary: *Times Leader*, October 29, 2008

Mortimer Ryon obituary, November 22, 2014: <https://www.fhnfuneralhome.com/obituaries/Mortimer-Ryon/#/> Obituary

Inquirer and Mirror, August 2, 1879: mention of sale of Fort Sumter

Booker, Margaret Moore. *Edward Fitch Underhill, Renaissance Man of Siasconset*. Nantucket Historical Association, 2014.

Crosby, Everett U. *The Making of Nantucket: Family Lives and Fortunes in the Nineteenth Century*. New Bedford, Spinner Publications, Inc., 2018

Lancaster, Clay. *Holiday Island: the Pageant of Nantucket's Hostelries and Summer Life from Its Beginnings to the Mid-twentieth Century*. Nantucket Historical Association, 1993.

Tyler, Betsy. *The 'Sconset Actors Colony: Broadway Offshore, 1895-1925*. Nantucket Historical Association, 2011.

Underhill, Edward F. *The Credible Chronicles of the Patchwork Village, 'Sconset by the Sea* (Underhill, 1886)

6.2 Historical Maps and Site Plans

1872 *Plan of Sunset Heights*, Nantucket, Mass. C.H. Robinson or Dr. F. A. Ellis, J. H. Bufford, Lith., Boston [1872]

1888 Platt, Harry, *Map of the Village of Siasconset on the Island of Nantucket*, published by E. T. Underhill & Co., New York, 1888.

1898 Sanborn Insurance Company, Nantucket, July 1898, Sheet 15

1903 Plan of the Estate of Edward F. Underhill at Siasconset, Nantucket, Mass. surveyed by Wm. F. Codd, Nov. 5, 1903.

1904 Sanborn Insurance Company, Nantucket, October 1904, Sheet 19

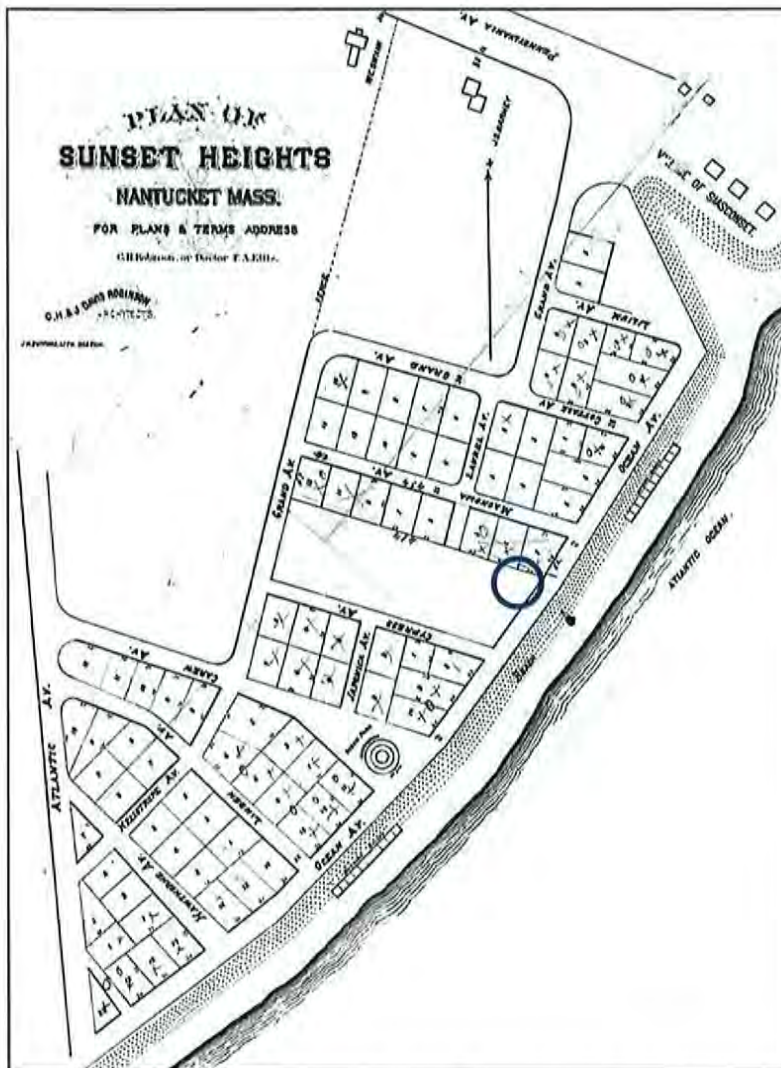
1909 Sanborn Insurance Company, Nantucket, August 1909, Sheet 21

1923 Sanborn Insurance Company, Nantucket, October 1923, Sheet 26

1949 Sanborn Insurance Company, Nantucket October 1949, Sheet 26

1955 Land of Daisy Wisher, Josiah S. Barrett, engr., October 20, 1955

- 1987 Kitchen and Utility Room Renovation, Robert Cicerella, 1987
- 1999 The Jones Residence, 23 Ocean Avenue, Christopher F. Holland, AIA, 1999
- 1999 Site Plan, Charles W. Hart & Associates, 1999



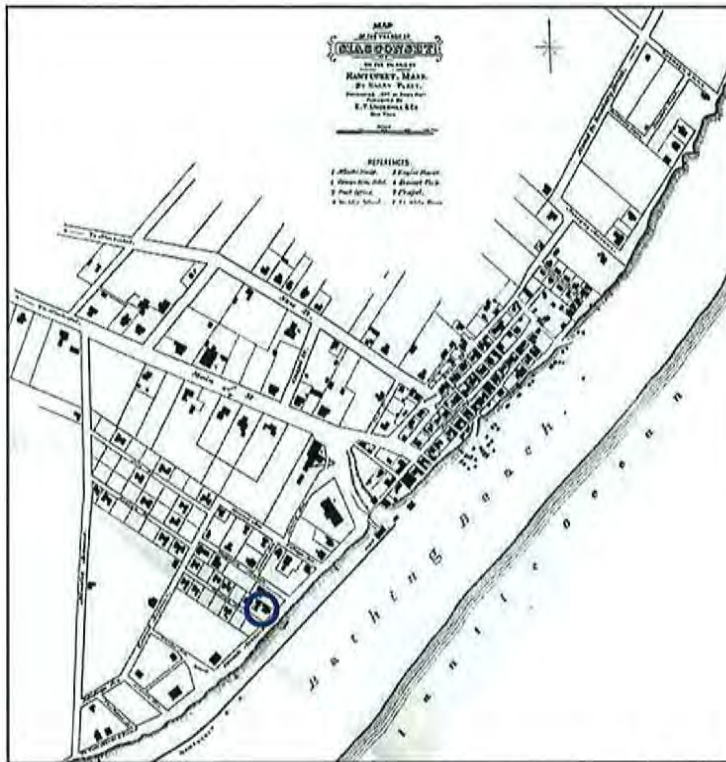
*Plan of Sunset Heights, Nantucket, Mass.
C.H. Robinson or Dr. F. A. Ellis, J. H. Buf-
ford, Lith., n.d., [1872]*

The land upon which the house at 23 Ocean Avenue sits was situated in the middle of Sunset Heights, but was not part of that development. It can be seen as a large rectangle with no lot divisions on the 1872 map of Sunset Heights .

Underhill created a separate develop-
ment on this land with a road down
the middle of the Pochick Lot and built
replica fishermen's cottages along both
sides. The land within the blue circle had
a house on it when Underhill purchased
it from the Crosby family.

The first visual depiction of a house on
the lot is the footprint of the dwelling in
Harry Platt's 1888 *Map of the Village of
Siasconset on the Island of Nantucket*,
below.

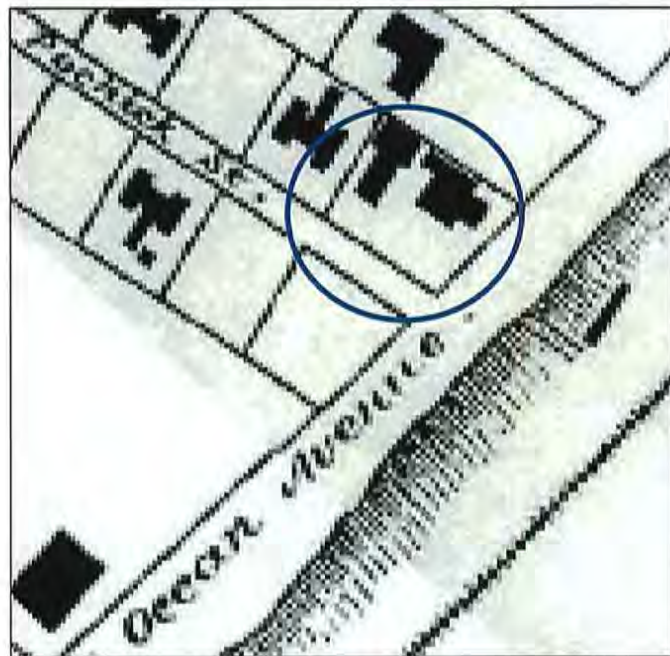
The Plan of Sunset Heights shows the land at 23 Ocean Avenue. Although the land from Ocean Avenue to Grand Avenue was surrounded by land that became subdivided for Sunset Heights, it was not owned by the developers Robinson and Ellis. Although it is believed that the house at 23 Ocean Avenue existed at the 1872 date of this plan, it is not shown since it was not part of the subdivision plan.



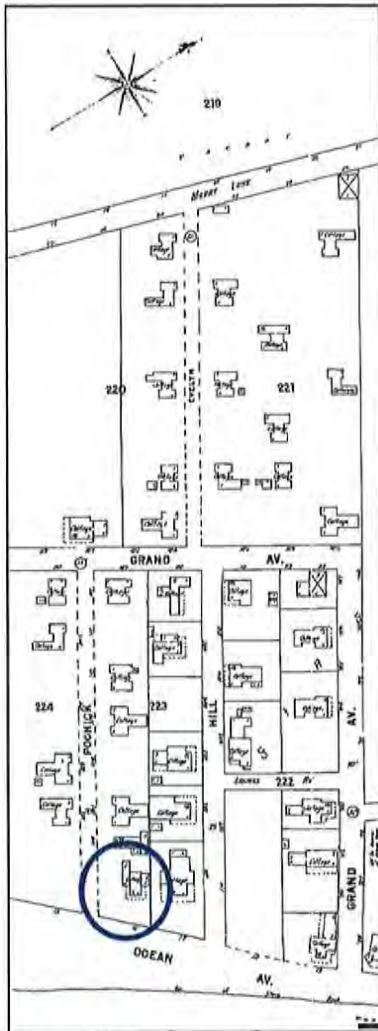
Platt, Harry, *Map of the Village of Siasconset on the Island of Nantucket*, published by E. T. Underhill & Co., New York, 1888.

The 1888 Platt map shows a footprint with two side (north & south) wings, with the northern wing longer to the west than the south wing.

This map also includes a T-shaped dwelling to the west on the same lot.



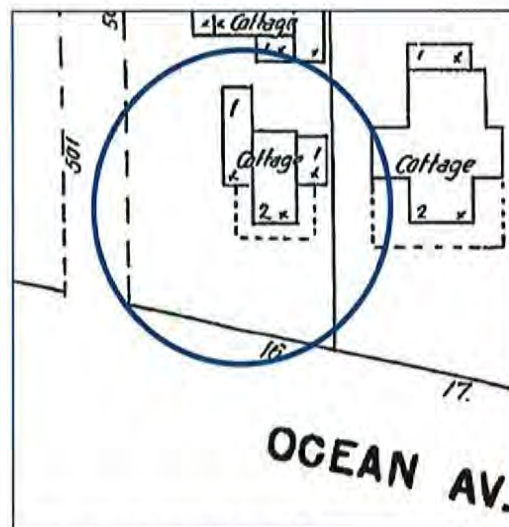
Enlarged view of house footprint



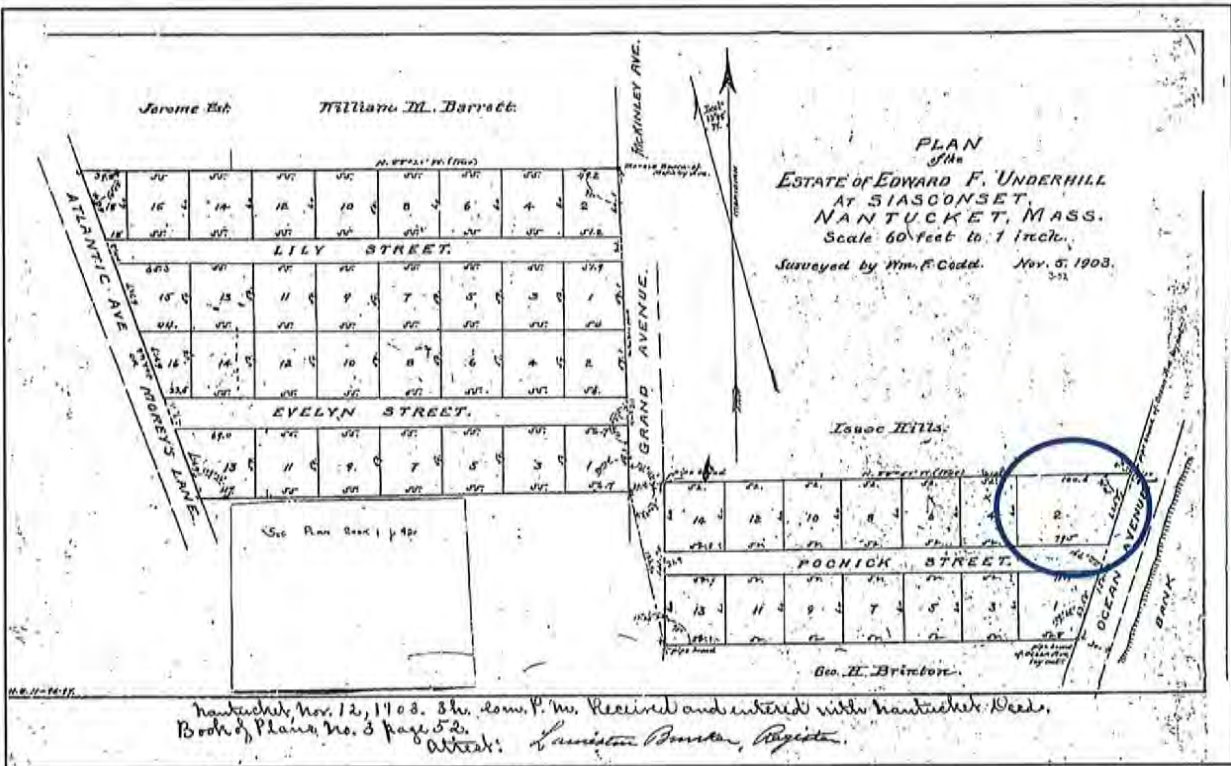
1898 Sanborn Insurance Company,
Nantucket, Sheet 15

Ten years after the 1888 Platt map, the 1898 Sanborn map shows wings reversed in their relationship to the central area. The southern wing is longer to the west and the northern wing is nearly flush with the central section. There is a three-sided, wrap-around porch facing east. The two-story dwelling to the west is labeled 'Cottage' with two, one-story sections. Pochick Street has been added although the Sanborn map does not extend beyond Pochick Street to the south because the Beach House Hotel had not yet been built.

The China Closet at 29 Ocean Avenue had been built by this 1898 map, across from 1 Pochick Street.



Enlarged view of house footprint above



Nantucket Registry of Deeds, Book of Plans No. 3, page 52.
Plan of the Estate of Edward F. Underhill at Siasconset,
Nantucket, Mass., 1903.

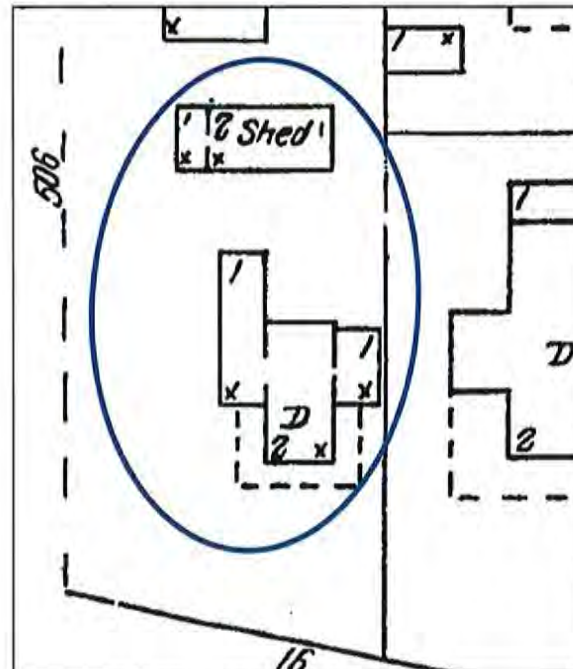


1904 Sanborn Insurance Company,
Nantucket, Sheet 19

The house footprint is the same as shown on the 1898 Sanborn map. This map, however, includes the Beach House Hotel to the south of Pochick Street.

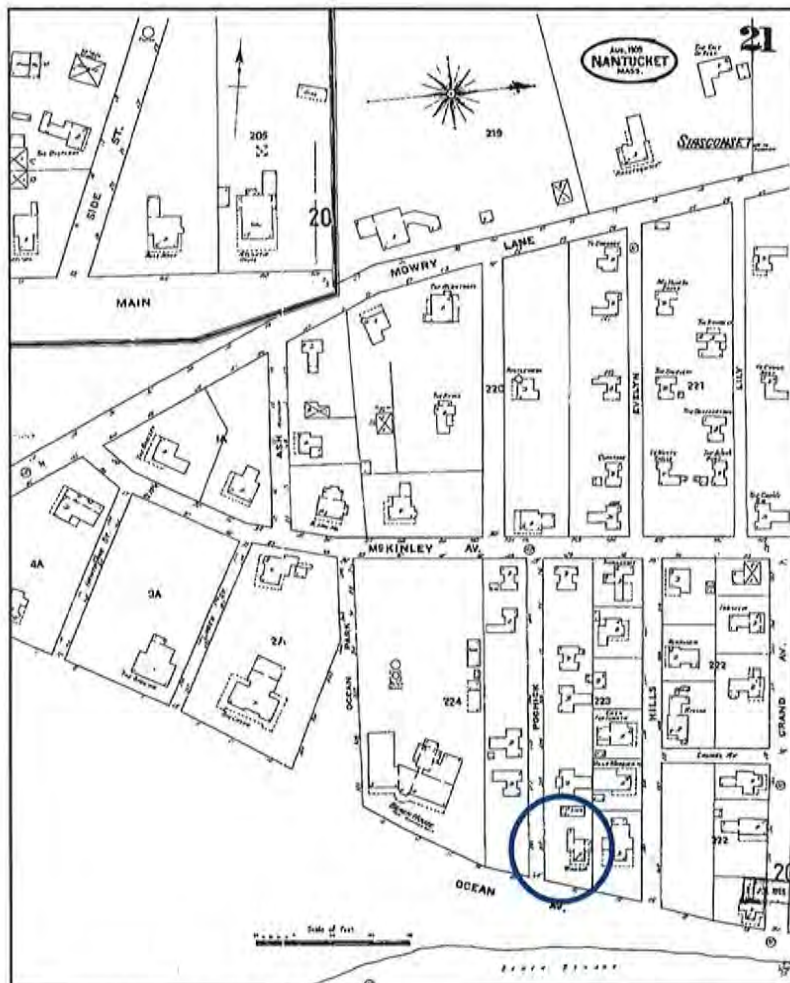
With promotional images, this hotel serves as a informative neighbor in subsequent images and maps with 23 Ocean Avenue visible at one side.

The Cottage to the west is labeled a 'Shed' with a front/south one-story addition.

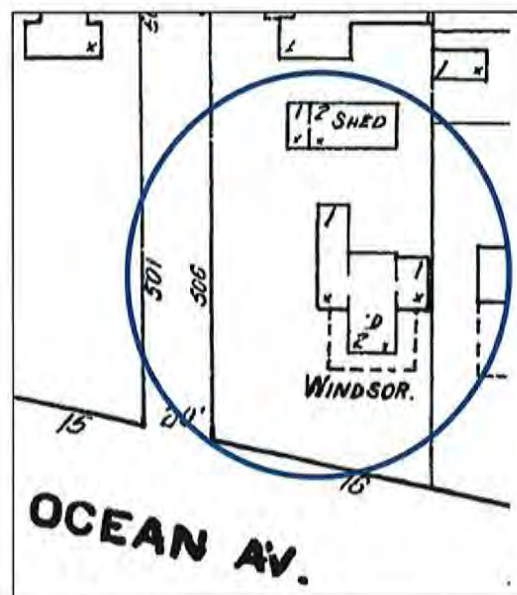


Enlarged view of house footprint

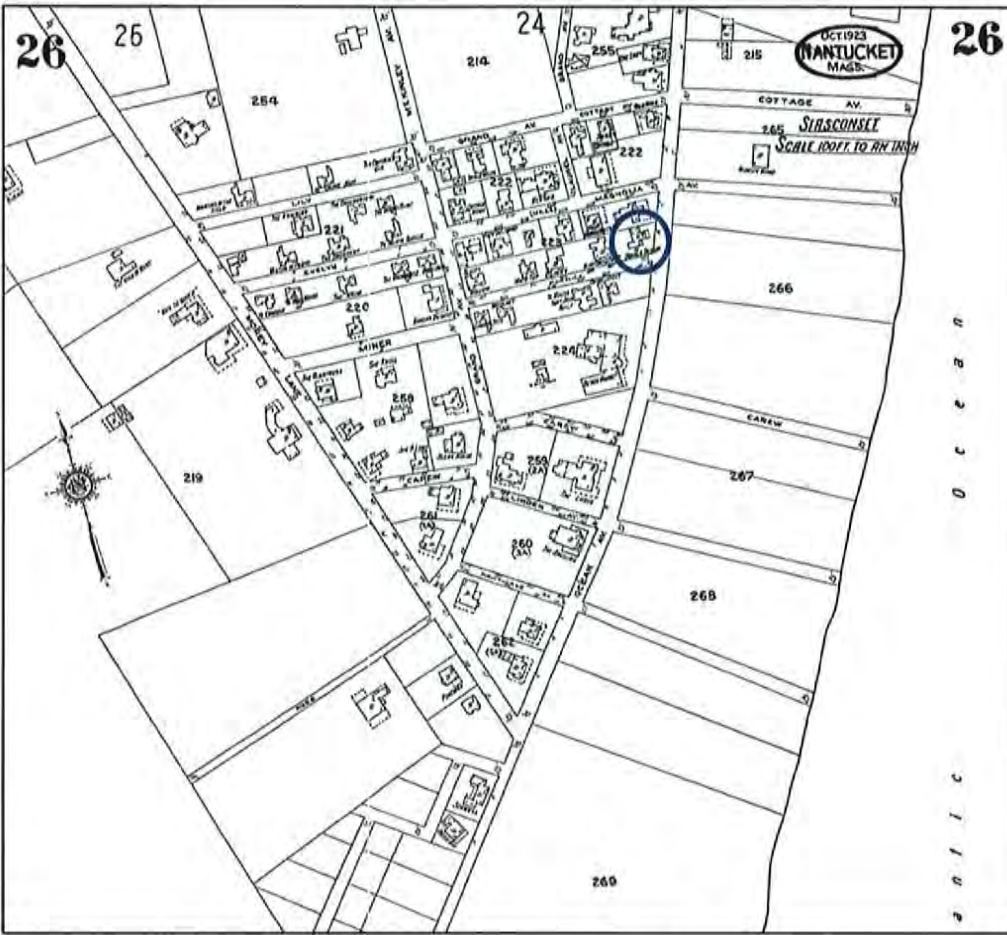
The house is labeled 'Windsor'. On the 1909 Sanborn map there are additions to the south and west at the Beach House Hotel but no changes to the footprint at 23 Ocean Avenue. The one photo NHA p20562 (p 22) that shows the Windsor sign on the house also has a striped fabric awning as a front porch roof.



1909 Sanborn Insurance Company, Nantucket, Sheet 21

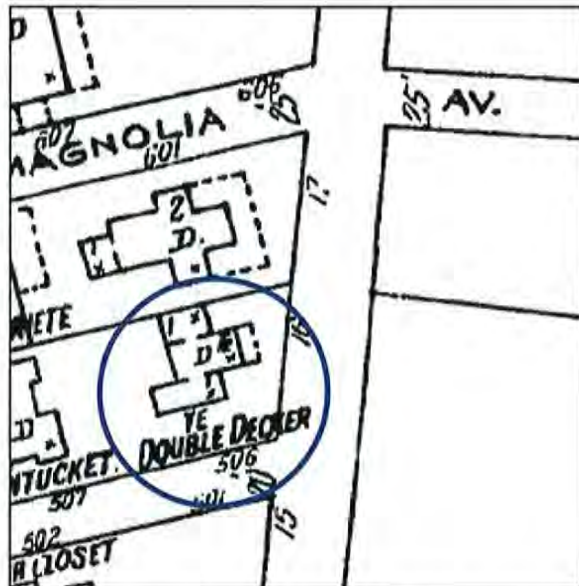


Enlarged view of house footprint

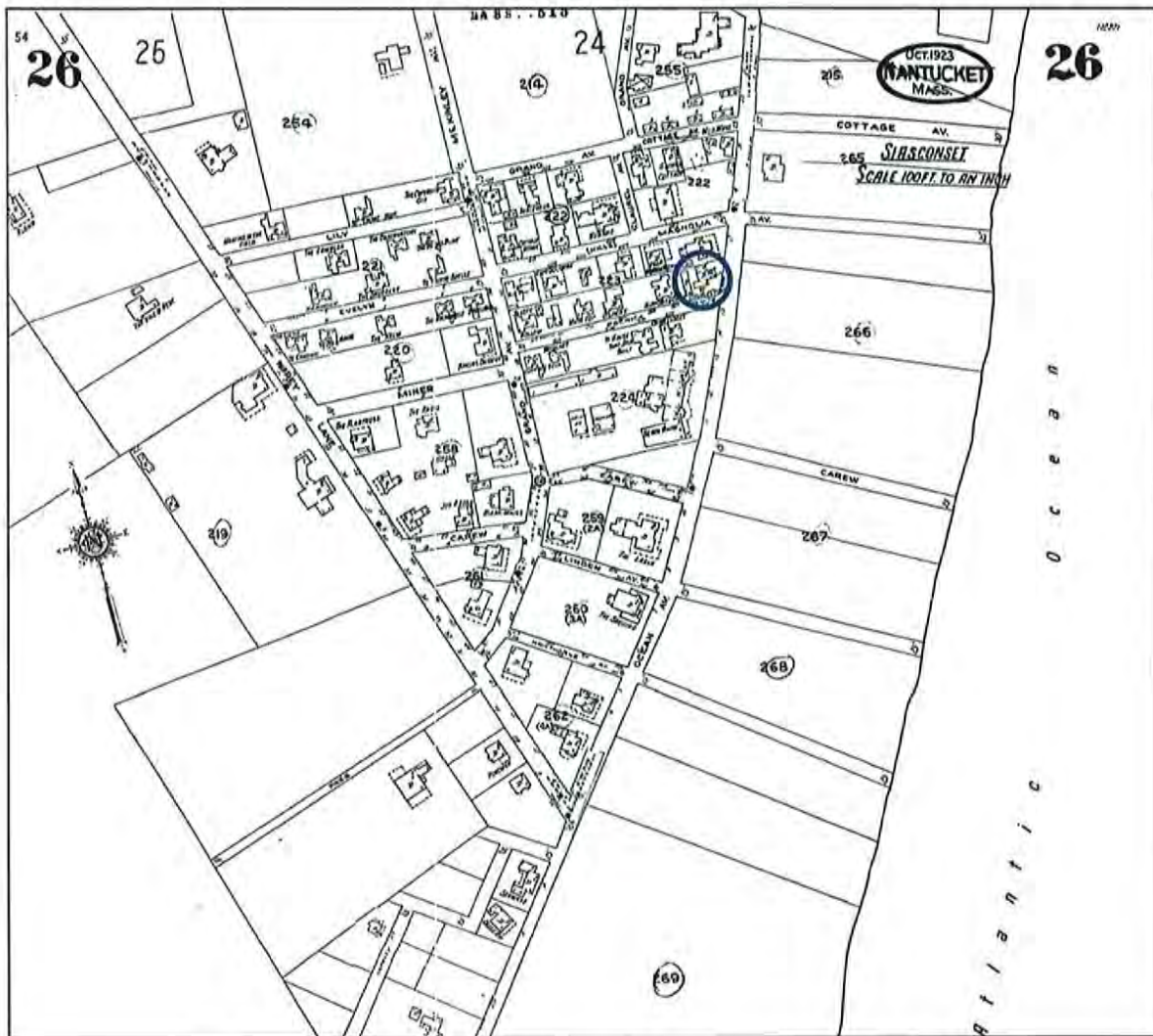


1923 Sanborn Insurance Company, Nantucket, Sheet 26

The 1923 Sanborn map labels 23 Ocean Avenue 'Ye Double Decker'. The former three-sided wrap-around east-facing porch shown on the 1898 map was reduced to being at the east only. The prior shed/cottage at the west is no longer in place.



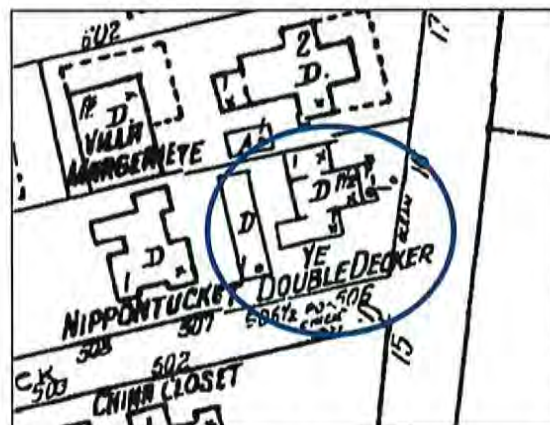
Enlarged view of house footprint



1949 Sanborn Insurance Company, Nantucket, Sheet 26

The 1949 Sanborn map shows the same footprint as the 1923 map.

A one-story rectangular dwelling was added to the west of the house. The land was subdivided as a separate lot in 1955.



Enlarged view of house footprint

LAND OF:~ DAISY WISHER
SCALE 15'=1" OCT. 20, 1955
JOSIAH S. BARRETT, ENGR.

HENRY COFFIN ET AL LEONARD A. BLOCK

100.6'

27.16' 73.44'

60' 60' 41.65'

OFFS ON LINE

A

B

AREA 1620 ± SQ. FT. AREA 3770 ± SQ. FT.

27.16' 79.50' 52.34'

LEONARD BISSELL

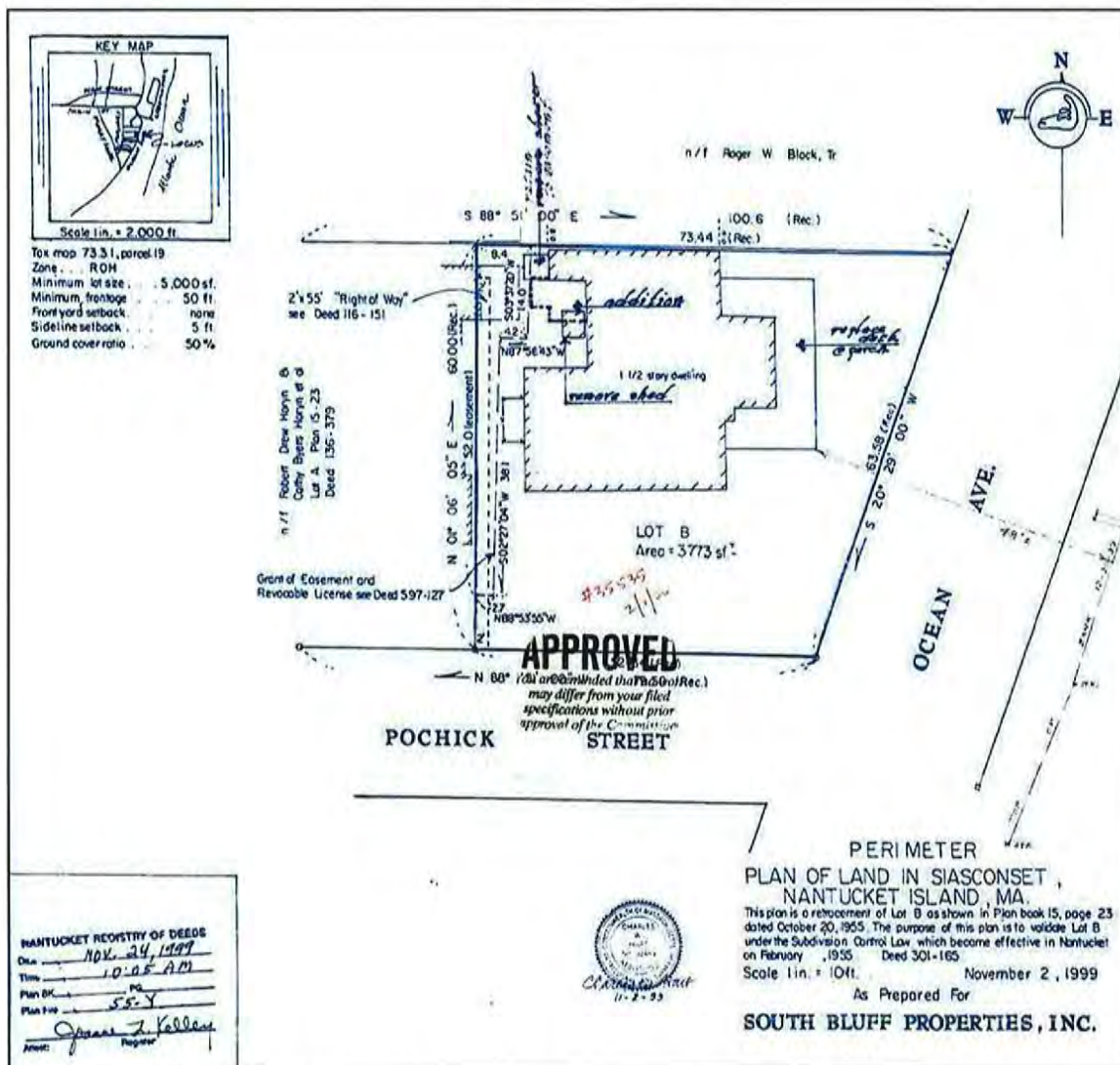
OCEAN AVENUE

63.50' 63.58'

POCHICK STREET (PUBLIC)

NOV 21 1954
RECEIVED AT
NANTUCKET CO
PLANS NO. 1
ATTORNEY

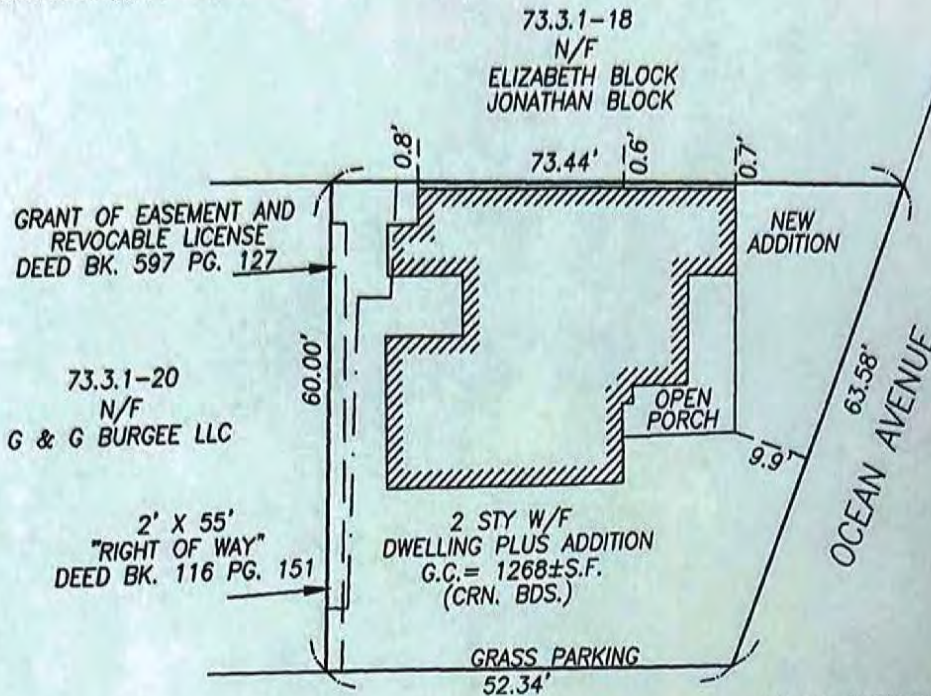
23 Ocean Avenue
Siasconset
Page 16



ZONING CLASSIFICATION: SOH

MIN. AREA: 5,000 S.F.
 MIN. FRONTAGE: 50 FT.
 FRONT YARD S.B.: 0 FT.
 REAR & SIDE S.B.: 5 FT.
 GROUND COVER (%): 50 %

EXISTING:
 3,773±S.F.
 SEE PLAN
 SEE PLAN
 SEE PLAN
 SEE PLAN



SEE
ZONING ADMINISTRATOR DECISION
 DEED BK. 1713 PG. 118
 APPLICATION NO. 03-19

PLAN REFERENCE:
 PLAN FILE 55-Y
 BK. 3 PG. 52, LOT 2 (PORTION)



2020 Building Location Plan by Connolly

6.3 Historical Photographs: Courtesy of the Nantucket Historical Association and MACRIS

NHA sg14282

Entry Gate to Sunset Heights

NHA f358423

View of 'Sconset Railroad Station with 23 Ocean Avenue in the distance

NHA GPN4150

View of Sunset Heights

NHA p5431

View of Sunset Heights and 'Sconset train

NHA GPN526

View of Sunset Heights looking north

NHA GPN518

View of Sunset Heights looking north

NHA sc862-69

Beach House Hotel dated between 1909 and 1923

NHA p20562 'Windsor', 23 Ocean Avenue

NHA a85-8

Dated between 1909 and 1923 with China Closet at 29 Ocean Avenue in place to the left

1989 Massachusetts Cultural Resource Information System (MACRIS) photo, NAN.2109



GPN4150 View of Sunset Heights

The Beach House Hotel was not built at the time this photo was taken. Rudder Grange to the right of 23 Ocean Avenue, had been moved to the front of its lot between 1888-1898. There is a roof hatch near the chimney on 23 Ocean Avenue.



GPN4150 Late 19th century close-up of 23 Ocean Avenue

First floor east/front 12/12 second floor windows with shutters,
entry north at north side, 2/12 second floor windows,
chimney on the north slope of the roof with a roof hatch.
There was no front/east door flanked by windows.

The post-and-beam construction are of the same
late 18th-century/early 19th century period as the 12/12 windows.

This collection of historic photographs helps to date the various changes to 23 Ocean Avenue. Note how the chimney moves from the north to the south side of the gable roof in later photos, when China Closet is built at 29 Ocean Avenue, and how the cottage behind 23 Ocean Avenue disappears and returns.



NHA f358423 View of 'Sconset Railroad Station

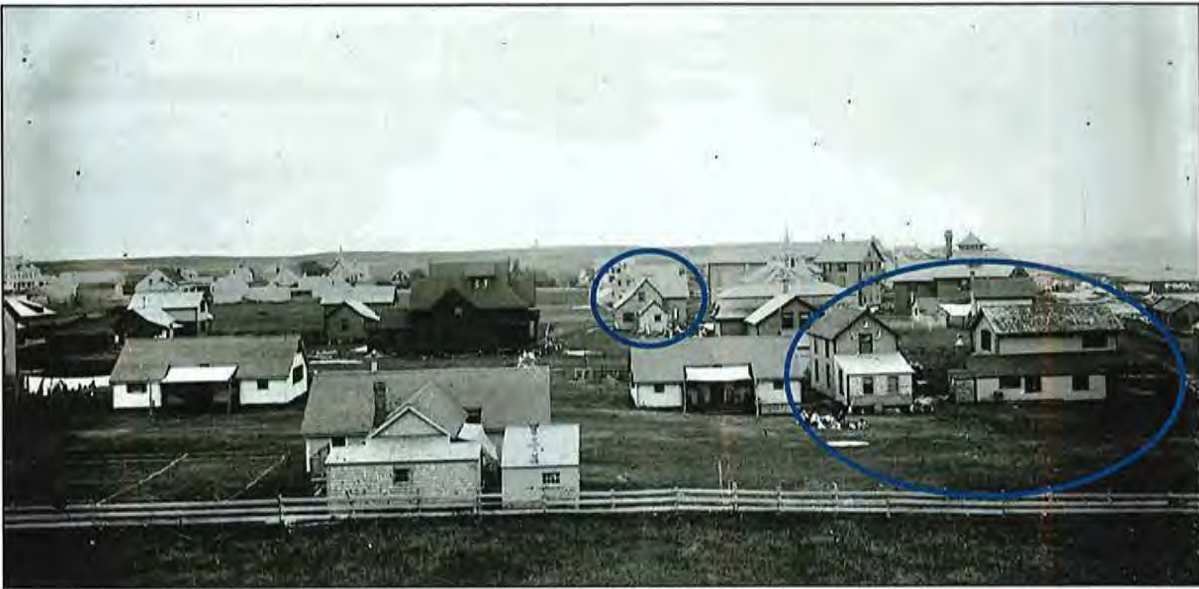
The Nantucket Railroad, aka the Nantucket Central Railroad Company was in operation from 1881 to 1917. It was extended to 'Sconset in 1884.



NHA p5431 View of Sunset Heights and 'Sconset train

The chimney is on the earlier north side of the gable roof. There are two major changes: one is the absence of the train station. The second is that Rudder Grange at 21 Ocean Avenue has been moved forward/east to be fronting the street in line with 23 Ocean Avenue.

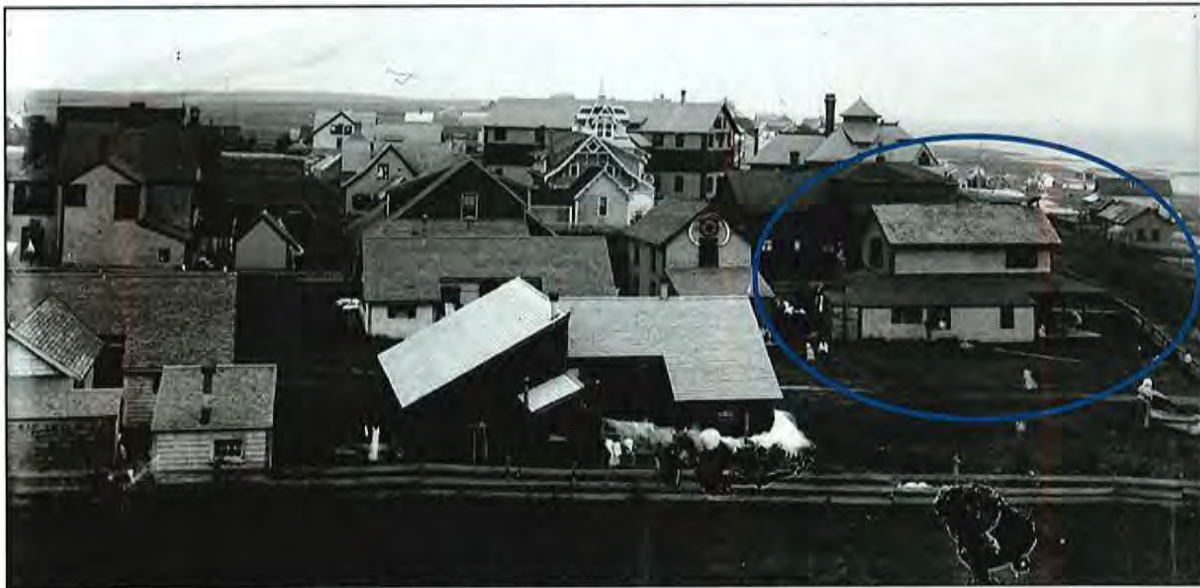
This photo would have been taken later than f358423 shown above.



NHA GPN526 View of Sunset Heights looking north

This photo was taken before the China Closet at 29 Ocean Avenue was built and before Rudder Grange at 21 Ocean Avenue was moved forward. The railroad and Sconset Chapel had been built, however, so the photo date is after 1883. Cottage marked with the smaller circle is Wolf's Head at 8 Cottage Avenue. It is the Gothic-style house seen in photo NHA sg14282 on page 3.

Note the windows with dark wood shutters, the privy structure attached at the back, the chimney on the north slope of the roof, as well as the two-story cottage at the rear/west of the house. The fenestration includes a second-floor, south-facing 12/12 window at the southeast corner and one at the west wall; first floor windows are unevenly-spaced along the southern wing.



NHA GPN518 View of Sunset Heights looking north

The view of this photograph is similar to NHA GPN526 but with six-eight children, clotheslines, a vertical metal pipe exhaust stack at the privy, and the China Closet having been built at 29 Ocean Avenue on the south side of Pochick Street. The house at 21 Ocean Avenue known as Rudder Grange had been moved forward on its lot in this photo (note its distinctive mansard roof).

By the 1923 Sanborn map, the entire cottage to the west (left of 23 Ocean Avenue in this photo) had been removed which confirms a photo date before 1923.



NHA sc862-69 Beach House Hotel dated between 1909 and 1923

23 Ocean Avenue circled. Note that cottage to the left/west of 23 Ocean (now 1 Pochick Street) is not in place on the Sanborn map of 1923



NHA p20562 'Windsor', 23 Ocean Avenue

'Windsor' as noted on the 1909 Sanborn map
Note the chimney on the south side of the gable roof. This is the only photographic evidence of the fabric awning roof on the wrap-around porch at the front.

Jimmie, Georgie, Francis playing on porch of cottage named Windsor, 1911



NHA a85-8 Dated between 1909 and 1923 with China Closet at 29 Ocean Avenue in place to the left.

Note the chimney on the south side of the gable roof with single window at the second floor bedroom.



1989 Massachusetts Cultural Resource Information System
(MACRIS) photo, NAN.2109

6.4 Year 2024 Photographs



Ocean Avenue Front/East Elevation



Pochick Street South Elevation



Pochick Street/South Elevation



North & East Elevations



West Elevation & Neighbor



Kitchen Entrance



West Elevation



Shower Entrance at West Elevation



Porch South



Living Room



Living Room with Fireplace



Living Room



Dining Room



Dining Room



Dining Room & Stair to Second Floor



Den/TV Room



Den/TV Room



Den/TV Room



Kitchen



Kitchen



South Bedroom First Floor



Brick Chimney, South Bedroom First Floor



South Bedroom, First Floor, 2-Panel Door



South Bedroom, First Floor



South Bathroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor & Bedroom



West Bathroom, First Floor

6.5 Chain of Title

Nantucket Registry of Deeds Book = NRD

- 1856 NRD Book 62, pp. 122-23
Thomas A. Gardner to Matthew Crosby
A certain tract of land near the village of Siasconset
- 1879 NRD Book 66, p. 62
William H. Crosby, Matthew Crosby, Sylvanus Crosby, Martha B. wood, Susan B. Lowden, Elizabeth B. Gardner and Emma L. Crosby, heirs of Matthew Crosby to Edward F. Underhill
a certain tract of land with the dwelling house situated near the village of Siasconset . . . containing about five acres
- 1926 NRD Book 103, p. 46
Evelyn T. Underhill and Lily Doubleday to Albert G. Brock and Frank E. Lewis

Lot 2, Ocean Avenue and Pochick, together with the dwelling house thereon and all the household goods and personal property contained in or upon the premises.
- 1926 NRD Book 103, p. 47
Albert G. Brock and Frank E. Lewis to Evelyn T. Underhill, for and during the terms of her natural life, with all the right, uses, rents and incomes and at her decease to revert to us and our heirs and assigns.

Lot 2, Ocean Avenue and Pochick
- 1935 NRD Book 107, p. 403
Evelyn T. Underhill to Albert G. Brock and Frank E. Lewis
Life right in Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property
- 1944 NRD Book 110, p. 350
William C. Brock and Mary B. Lewis, trustees under the will of Albert G. Brock to Alice Howe

Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property
- 1945 NRD Book 110, p. 351
Frank E. Lewis to Alice Howe

Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property
- 1951 NRD Book 113, p. 210
Alice Howe to Daisy Wisher

Lot 2, Plan Book 3, p. 52
- 1955 NRD Book 116, p. 151
Daisy Wisher to John L. Ryon and Katherine H. Ryon
Land in that part of Nantucket called Siasconset with the dwelling house thereonr reserving a right of way on the west side for access to kitchen door
- 1957 NRD Book 117, p. 465
John L. Ryon and Katherine H. Ryon to Katherine H. Ryon

The land in that part of Nantucket called Siasconset, together with the dwelling house thereon

- 1988 NRD Book 301, p. 165
John L. Ryon, Nancy R. Muniot and Mortimer Ryon to South Bluff Properties Inc., c/o Mortimer Ryon

Lot B, Plan Book 15, p. 23

- 1999 NRD Book 642, p. 209
South Bluff Properties Inc. to Bank One Wheeling, Trustee under the last will and testament of Pearson S. Jones

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue.

- 2011 NRD Book 1293, p. 283
Andrew M. Feder, V.P. for J. P. Morgan Chase Bank, successor trustee to Bank One, Wheeling-Steubenville, PA, trustee under the will of Pearson S. Jones to Laura M. Rosene and R. Scott Toop

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue.

23 Ocean Ave., Lot B, Plan Book 15 p. 23

- 2014 NRD Book 1457, p. 330
R. Scott Toop and Laura M. Rosene to Marcia J. Browne and Jeffrey W. Clark

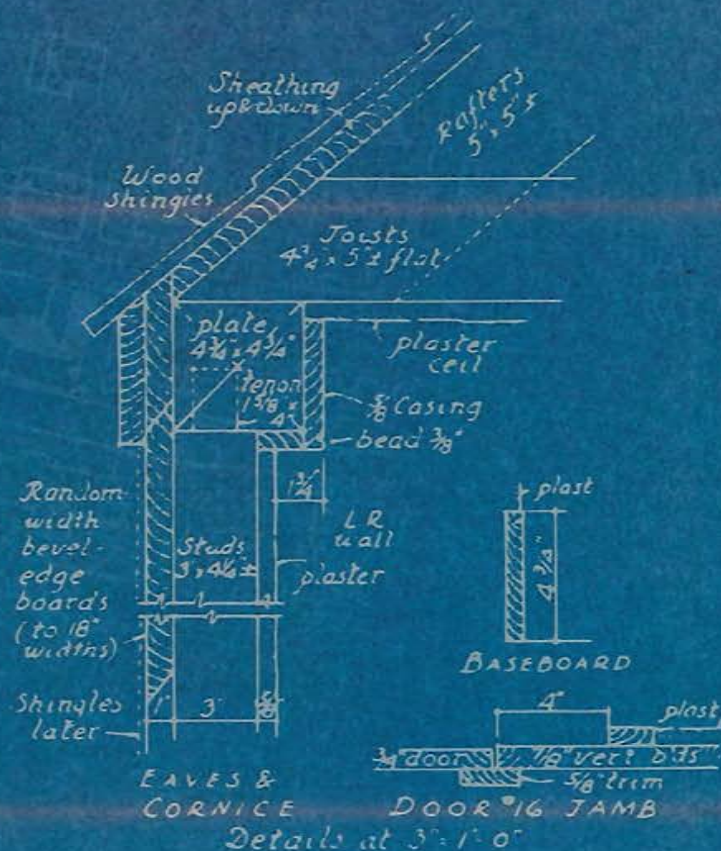
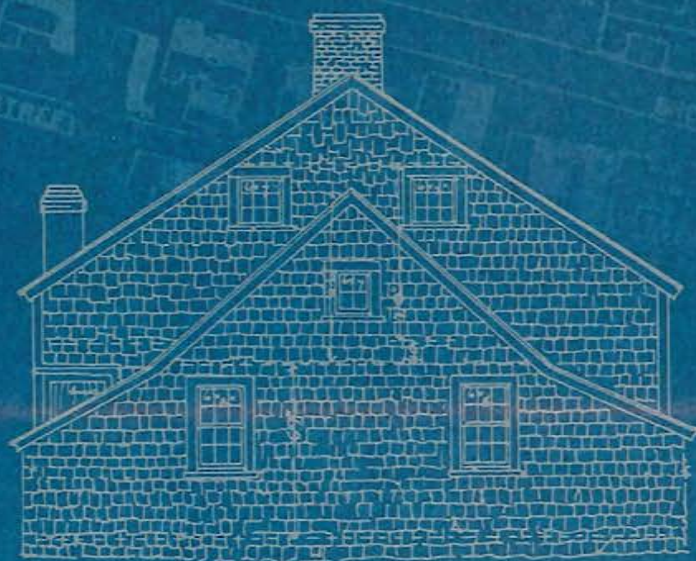
That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue. .

- 2022 NRD Book 1883, p. 213
Marcia J. Browne and Jeffrey W. Clark to Beam Reach LLC
23 Ocean Ave., Lot B, Plan Book 15 p. 23

Exhibit 3



'SCONSET TRUST
CONSERVATION & PRESERVATION SINCE 1984



Building with 'Sconset in Mind

Michael May

Wade Cottages), as well as the 'Sconset Chapel. Robinson's first structures were designed in the Gothic Revival style, featuring steep gable roofs with deep eaves and pointed-arch windows. However, he employed a variety of styles over the years, including popular modes of the day such as the French Second Empire, Italianate, and Queen Anne. In addition, he and his partner constructed a footbridge over the gully to connect the development to the old village and anchored Sunset Heights with a hotel called the Ocean View House near the foot of Main Street. Ocean View House quickly became a popular hotel for summer tourists and an important meeting place for the island community. Robinson expanded it over the years and the hotel operated into the early 20th century.

Robinson and Ellis' success may have spurred Edward F. Underhill, a New York City reporter (and early supporter of women's rights), to purchase land adjoining Sunset Heights in 1879. Underhill laid out Pochick Street through the center of his land and began the construction of small cottages. Unlike the larger Victorian dwellings built by Robinson, Underhill's cottages mimicked 'Sconset's old fish houses. In 1882, he purchased additional land and laid out Lily and Evelyn streets, eventually building a total of 17 rental cottages. The Underhill cottages attracted off-islanders, largely New Yorkers, including members of the Broadway theatre community. The large concentration of actors who summered at Underhill's complex and elsewhere in the village eventually led to 'Sconset's nickname as the Actors' Colony (*Figure 48*).

In 1885, the year after the Nantucket Railroad was extended to 'Sconset, Isaac Hills purchased land from Robinson abutting the land of Underhill. This property, along Magnolia Avenue,

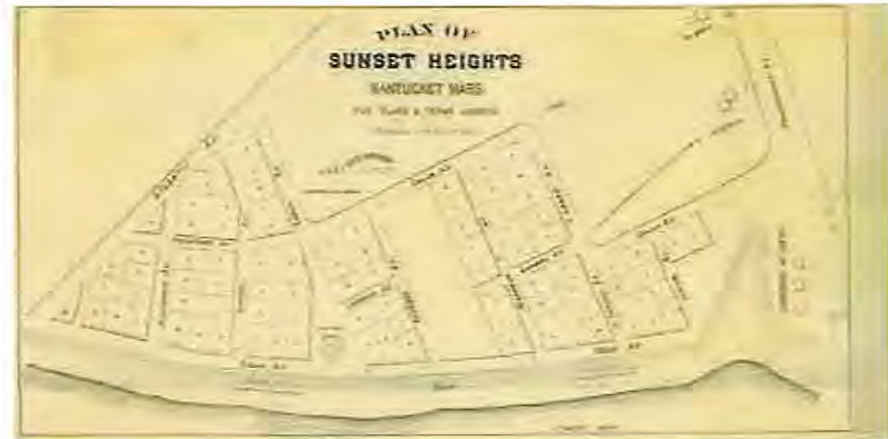


Figure 47: Robinson and Ellis's Plan of Sunset Heights.

COURTESY OF THE NANTUCKET HISTORIC ASSOCIATION. MS1000-6-3-10.



Figure 48: An Underhill cottage, c. 1890s.

COURTESY OF THE NANTUCKET HISTORIC ASSOCIATION. GPN1641.

Defining Features

Most buildings in Sunset Heights were constructed in the last quarter of the 19th century and the early years of the 20th century. The earliest buildings had simple rectangular or T-shaped plans and were decorated with Gothic Revival pointed-arched windows and elaborate vergeboard detailing along their rooflines and porches (*Figure 53*). Beginning in the 1880s, dwellings in a variety of other modes were built, including those with Italianate, Second Empire, Queen Anne, Shingle, Colonial Revival, and even Prairie-style features (*Figures 54, 55*). Although the details may vary, these dwellings are generally similar in size and are found on larger lots with front, side, and rear yards.

Perhaps the most prolific house form in Sunset Heights is the reproduction fish house built in the 1880s by Underhill. The form was also copied in the mid-20th century as part of the Moby Dick complex. These small cottages often have L-shaped plans typical of the earlier fish houses, and side and rear wings. The Underhill cottages are found on slightly larger lots than those of the original fish houses in the heart of the village or the later reproduction fish houses along Cottage Avenue and at Summer House (*Figure 56*).



Figure 53: The earliest buildings in Sunset Heights were designed in the Gothic Revival style with pointed-arch windows and doors.



CLOCKWISE FROM TOP LEFT:

Figure 54: A Queen Anne style house.

Figure 55: An example of Prairie style.

Figure 56: Fo'Castle is one of the reproduction fish houses built in the 1880s by Edward F. Underhill. Note the “warts” or extended roofs along the front that mock those in the historic core.



Recommendations: Sunset Heights

BEST PRACTICE

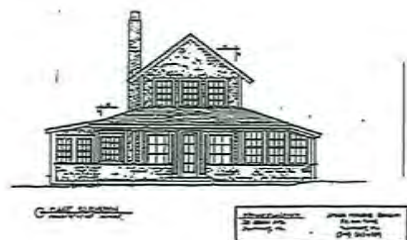
Sunset Heights not only has some of the best views in the village, affording glimpses of the Atlantic Ocean over protected moorlands, it also is a highly desirable neighborhood, largely due to its planned uniform feel and the spacing between houses. The 19th and early 20th century architecture is restrained and complements the location, and the large yards and landscaped streets offer a calm retreat from busy areas of the island. Retaining the relationship of the environment and buildings is key to protecting this special place.



- **Attention should be paid** to proposed new residential structures and additions. A review of the surrounding parcels and streetscape should be completed to ensure compatibility.
- **If any new construction is proposed** along the Underhill streets (Lily, Evelyn, Pochick) and adjoining lots on other streets, low, one-story structures should be encouraged. Taller buildings in this area would negatively impact the visual appearance of the Underhill cottages.
- **Additive massing** to suggest construction over time should be the rule throughout the Sunset Heights neighborhood. Importantly, any additions should be clearly subordinate to the historic section of the house. Rear additions, or small additions behind the plane of the main blocks, can be appropriate (*Figure 67*).
- **Restraint should be used** when designing new houses. Although there is an abundance of architectural features present in the neighborhood, new design should be simple like the historic architecture. It is important that roofs and decorative elements complement the architecture of the neighborhood (*Figure 68*).

Figure 67: The new additions to the rear and sides do not overwhelm this Underhill cottage. A new garage has also been sensitively added.

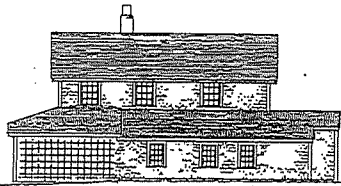
Exhibit 4



© EAST ELEVATION
SCALE: 1/4" = 1'-0"

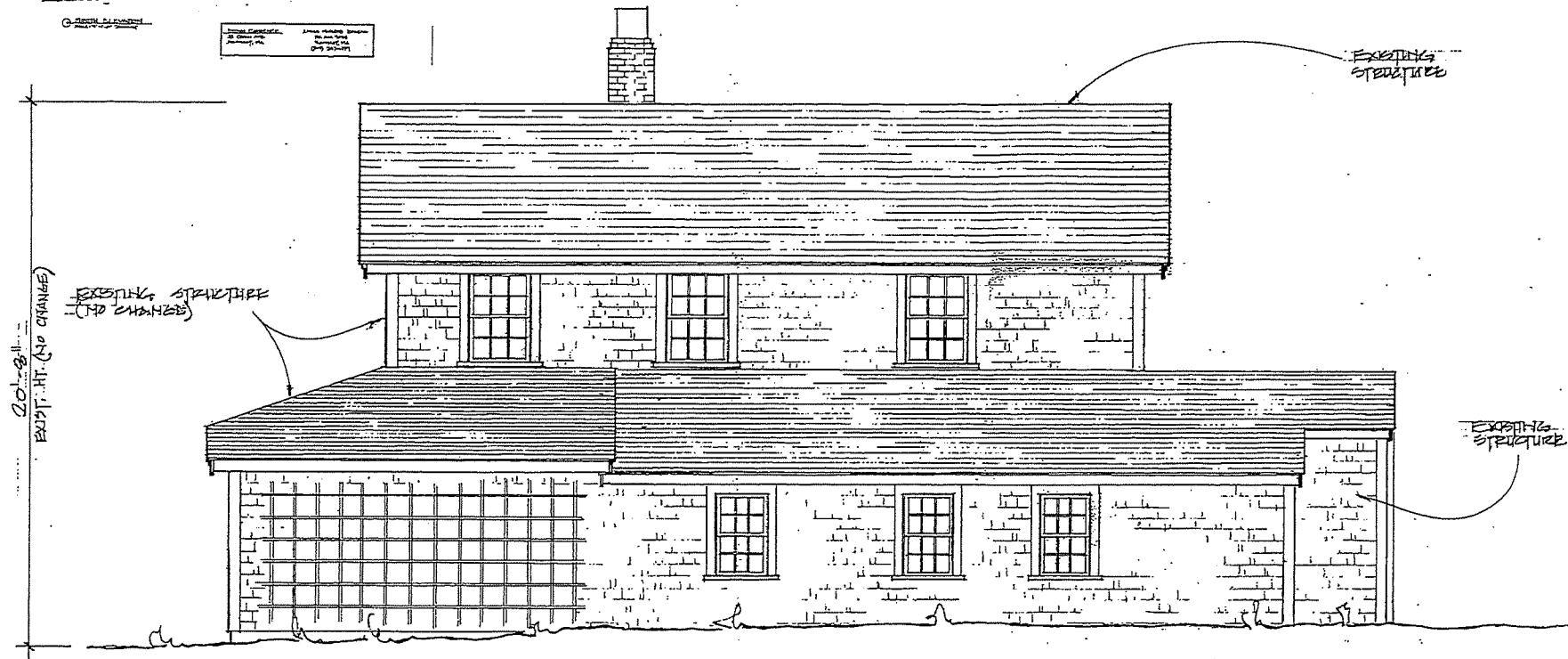
BIONNE RESIDENCE
23 OCEAN AVE
WILMINGTON, MA

ANAUS M. KIROD DESIGNS
P.O. BOX 7055
WILMINGTON, MA
(508) 257-6789



© 2018 ANAUS MACLEOD DESIGNS

ANNAUS MACLEOD DESIGNS
23 OCEAN AVE
WALTONSET, MA 01937
(508) 257-6789



© NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BEOWNER RESIDENCE
23 OCEAN AVE
WALTONSET, MA

ANNAUS MACLEOD DESIGNS
P.O. BOX 7055
WALTONSET, MA
(508) 257-6789



EXISTING
STRUCTURE

PROPOSED
ADDITION

EXISTING
STRUCTURE
PROPOSED
PERGOLA

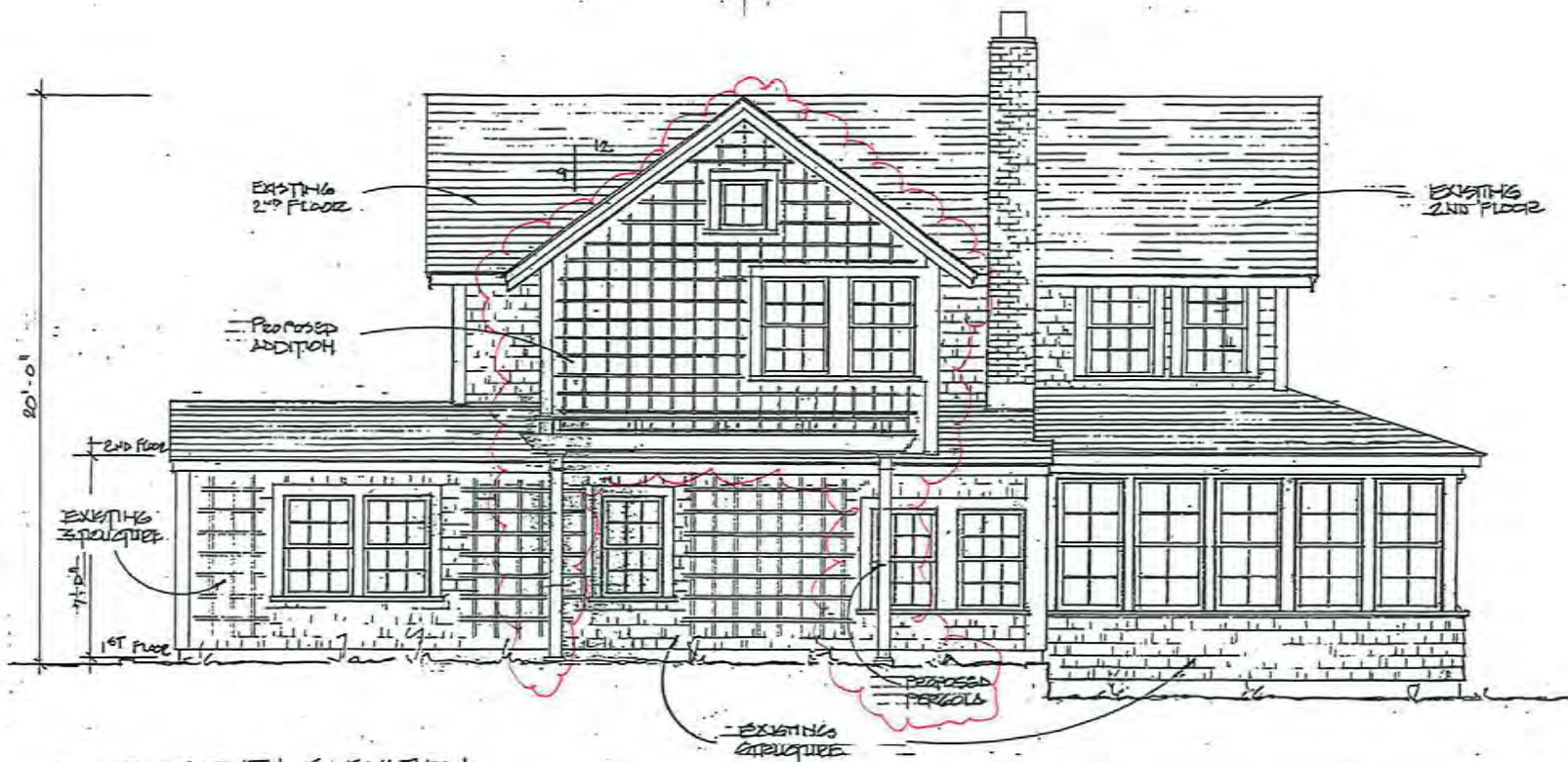
20'-0" MATCH EXIST. ELEV. HT.

8'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"

BOWNE RESIDENCE
23. OCEAN AVE
HYONSET, MA

ANUS MACLEOD DESIGNS
P.O. BOX 7055
HYONSET, MA
(508) 257-6789



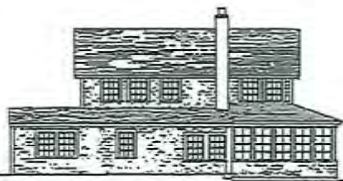
① SOUTH ELEVATION
44'-0"

BEDFORD RESIDENCE

23. OCEAN AVE
SCOTTSBORO, MA

ANNA M. MACLEOD DESIGNS

P.O. BOX 7055
SCOTTSBORO, MA
(508) 257-6789



01/10/2019
ANNA M. MACLEOD DESIGNS
P.O. BOX 7055
SCOTTSBORO, MA
(508) 257-6789

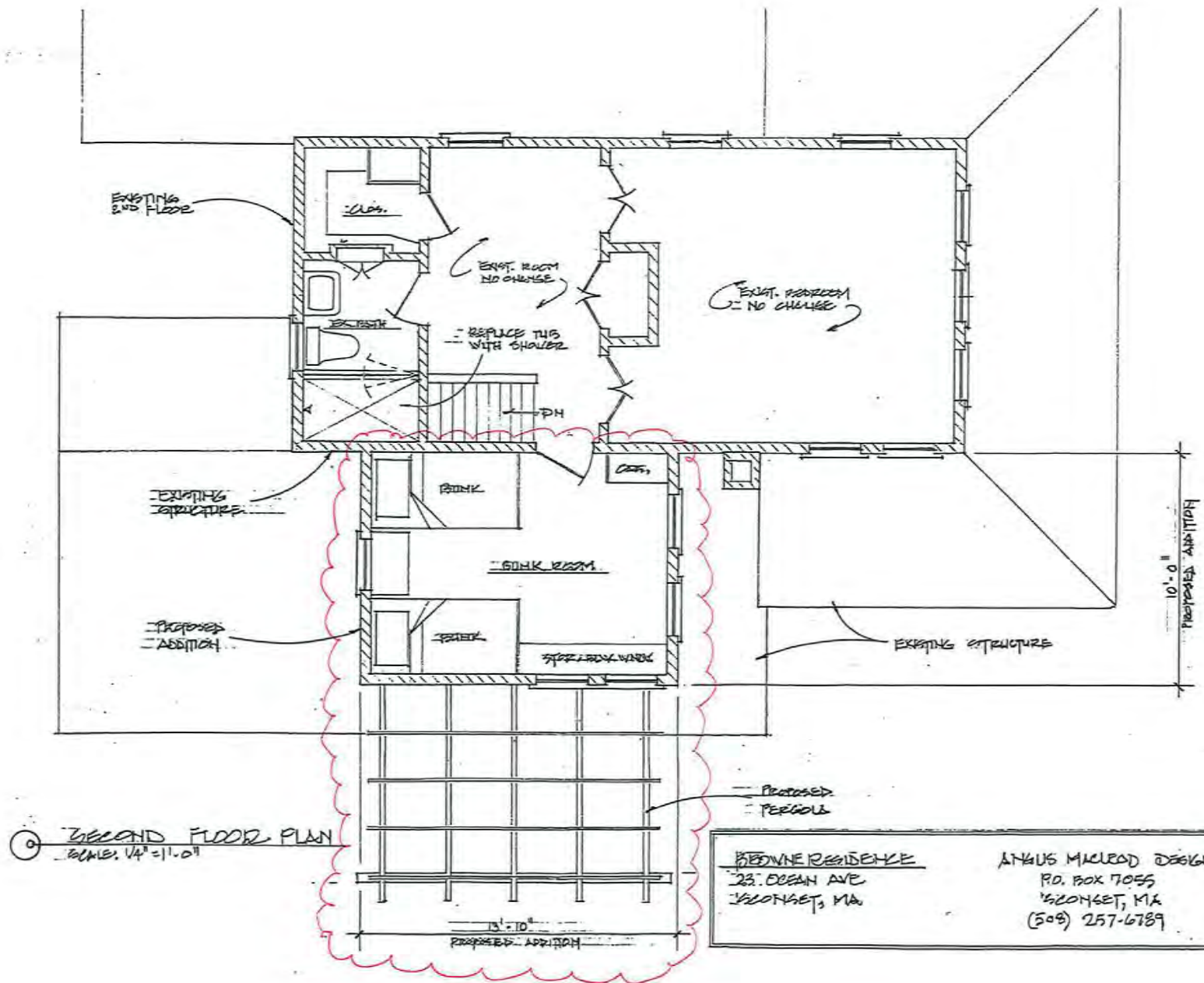


Exhibit 5

PROPOSED
ADDITION

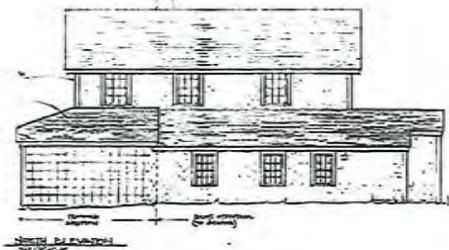
EXISTING
STRUCTURE



⑥ EAST ELEVATION
SCALE: 1/4" = 1'-0"

BEDNOR RESIDENCE
237 OCEAN AVE
WENDELL, MA

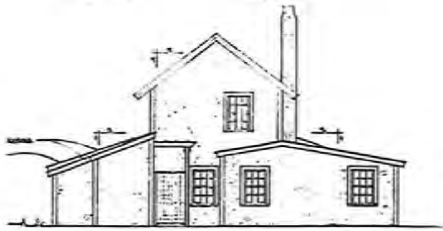
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
WENDELL, MA
(508) 257-6789



© NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BEDFORD RESIDENCE
23 OCEAN AVE
WENDELL, MA

ANNA MAREK DESIGN
P.O. BOX 7055
WENDELL, MA
(508) 257-6789



WEST ELEVATION
SCALE: 1/4" = 1'-0"



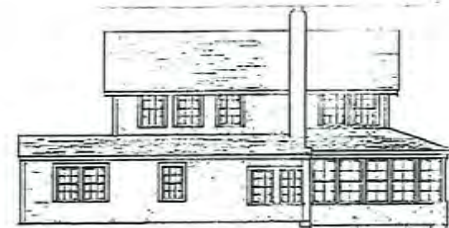
WEST ELEVATION
SCALE: 1/4" = 1'-0"

BECHWOOD RESIDENCE
23 OCEAN AVE
ACONSET, MA

ANNA MAREK DESIGNS
P.O. BOX 7055
ACONSET, MA
(508) 257-6789



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



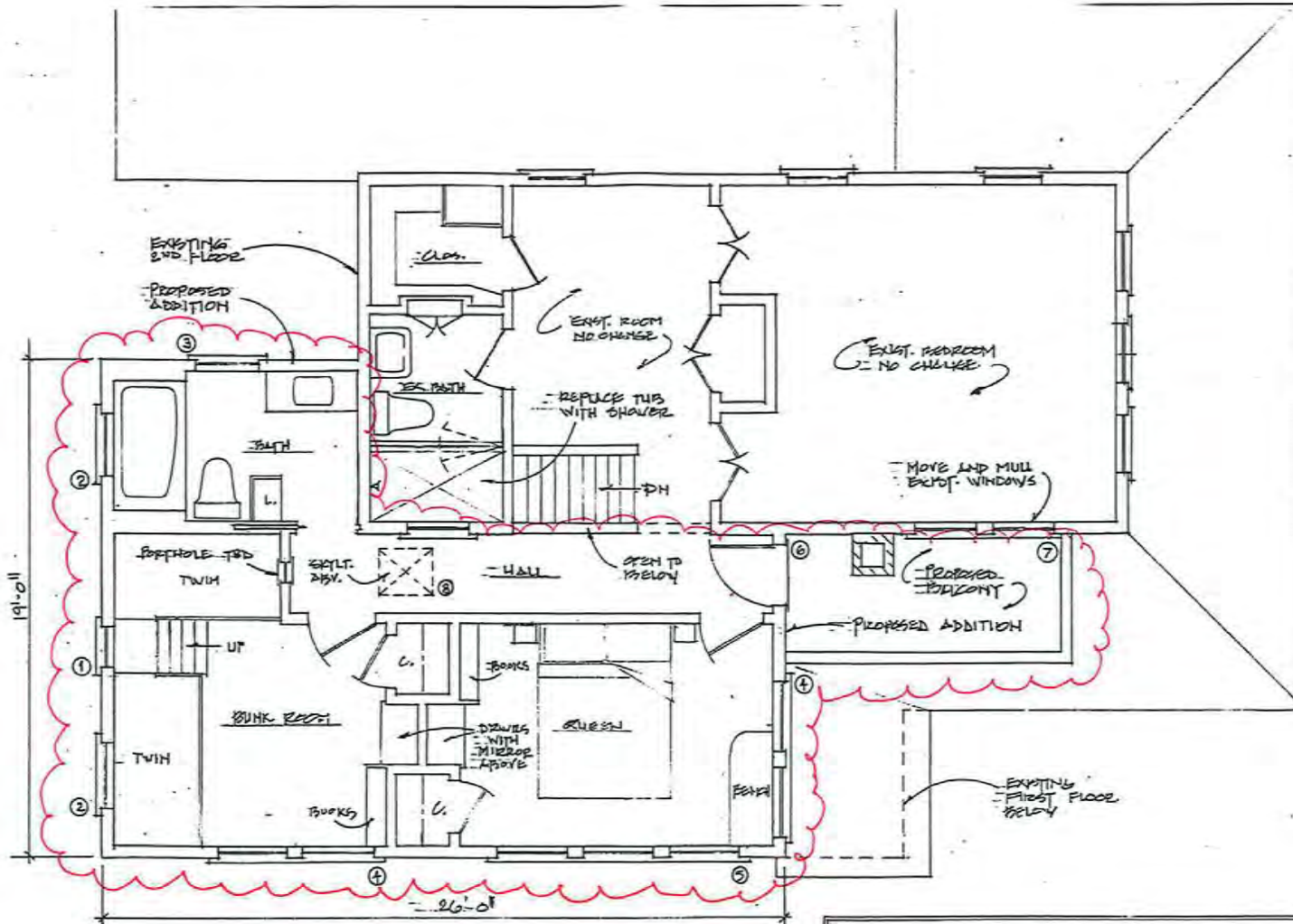
EXISTING 2ND FLOOR

MOVE EXIST. WINDOWS

PROPOSED BALCONY

BEDFORD RESIDENCE
 23 OCEAN AVE
 SCOTTSBORO, AL

AUGUS MCKEAD DESIGNS
 P.O. BOX 7055
 SCOTTSBORO, AL
 (904) 257-6789



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

BROWN RESIDENCE
 23 OCEAN AVE
 WILMINGTON, MA

ANGLUS MACLEOD DESIGNS
 P.O. BOX 7055
 WILMINGTON, MA
 (508) 257-6789

From: [Janet Eyre](#)
To: [Erika Mooney](#)
Subject: Comments on 23 Ocean Ave, Sconset
Date: Wednesday, April 23, 2025 1:49:16 PM

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.

Via email to Erika Mooney

To the Select Board of the Town of Nantucket,

I'm so disappointed that the HDC disregarded both (1) their own procedural process requiring notification of abutters and (2) prior HDC rulings against the same project to approve an expansion of 23 Ocean Avenue in Sconset. If abutters don't have to be notified, how will we find out about projects directly affecting us? If the HDC won't protect the architectural integrity and fabric of our community, who will?

I strongly feel that the recent approval must be overturned on procedural grounds and urge you to do so.

Sincerely,

Janet Eyre

18 Lindberg Avenue

Siasconset, MA

From: [Christine Meleo Bernstein](#)
To: [Erika Mooney](#)
Subject: 23 Ocean Avenue
Date: Tuesday, April 29, 2025 2:41:10 PM

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.

To the Select Board of the Town of Nantucket,

I'm writing to express my strong objection to the recent approval of the proposed addition at 23 Ocean Avenue in Sconset. This project has already been denied multiple times by the HDC, and it's troubling to see it now moving forward under questionable circumstances, including a lack of proper notice to abutters.

As neighbors, we rely on transparent procedures and consistent rulings to protect the historic nature of our community. When those procedures are set aside, it sets a troubling precedent and erodes trust in the process.

I respectfully ask the Select Board to review and reverse this approval, not only on procedural grounds, but also in support of preserving the character of Sconset that so many of us value.

Sincerely,
Christine Bernstein
15 Low Beach
Siasconset, MA

From: [Karel Greenberg](#)
To: [Erika Mooney](#)
Cc: [Sconset Civic](#); [Sarah Alger](#); [Holly Backus](#); [stephen.welch.hdc](#)
Subject: 23 Ocean Avenue, Siasconset
Date: Wednesday, April 30, 2025 8:54:57 AM
Attachments: [23 Ocean Select Board letter.docx](#)

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.

Dear Erika,
Hope this email finds you well and recovering from a very wet daffy weekend.

Attached below is a letter of concern to the members of the Select Board regarding 23 Ocean Ave. please forward at your earliest convenience.

Best regards,

Karel

Siasconset Civic Association
P.O. Box 360
Siasconset, MA 02564
sconsetcivic@gmail.com
April 28, 2025

Dear Madam Chair and Members of the Select Board,

The Siasconset Civic Association remains committed to preserving the historical and residential character of our village. In that spirit, we wish to express our concern regarding the HDC approved project at 23 Ocean Avenue.

In the late nineteenth century, Edward Underhill developed much of the Siasconset area, constructing small cottages in harmony with the modest scale and architecture of the original fisherman's homes. The area around Evelyn, Lily, and Pochick Streets became a cohesive and recognizable part of the village-defined by simple cottages and unified design. These structures not only represent a unique architectural tradition but also form part of the cultural heritage of 'Sconset once served as summer refuges for New York actors escaping New York's summer heat.

The approved plans for 23 Ocean Avenue stand in stark contrast to character, scale and integrity of this historic neighborhood. We respectfully urge the Commission to reconsider this decision, with full recognition of the historical significance of the Underhill cottages and the cohesive nature of this of this area.

This application has now come before the HDC three times. In both 2022 and 2023, the proposed expansion was unanimously denied. The latest submission, approved in March, closely resembles earlier proposals and disregards both the prior Commission guidance and the concerns of neighbors. Critically, abutters were not notified - an omission that undermines transparency and due process.

We ask: how could a proposal that was twice denied, and then resubmitted with little substantive change and no neighbor notification, be approved?

Furthermore, the property at 23 Ocean is used as a short-term rental for nearly five months each year. This commercial use underscores how out of step the proposed expansion is with the values, traditions, and residential scale of the historic district.

We respectfully request that the HDC revisit this decision in light of these concerns. By doing so, the Commission can reaffirm its role as a steward of our village's unique character and ensure that the integrity of the Siasconset historic district is preserved for generations to come.

Thank you for your time and attention to this matter.

Sincerely,

Karel Greenberg, president
Siasconset Civic Association