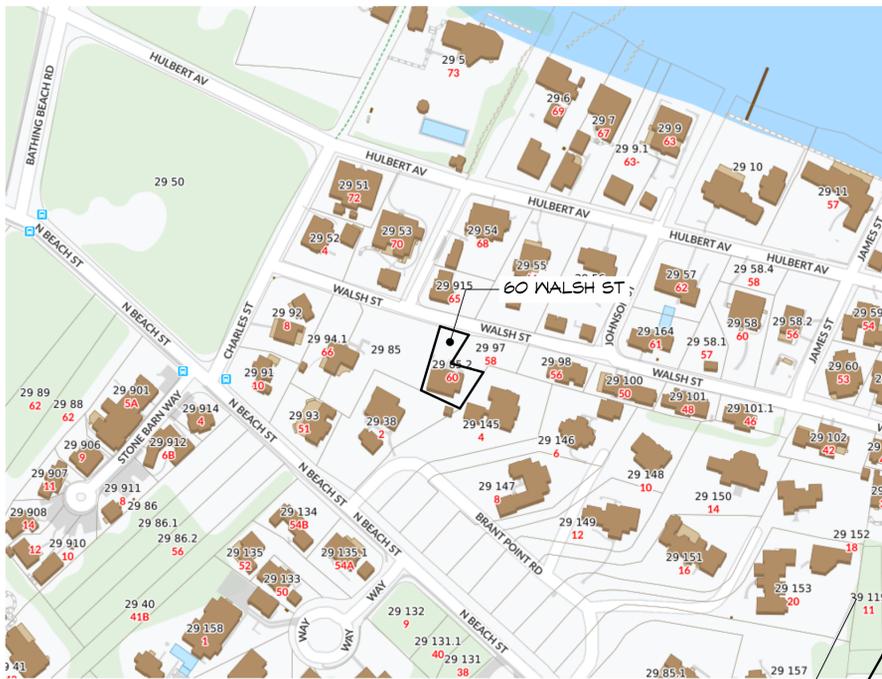


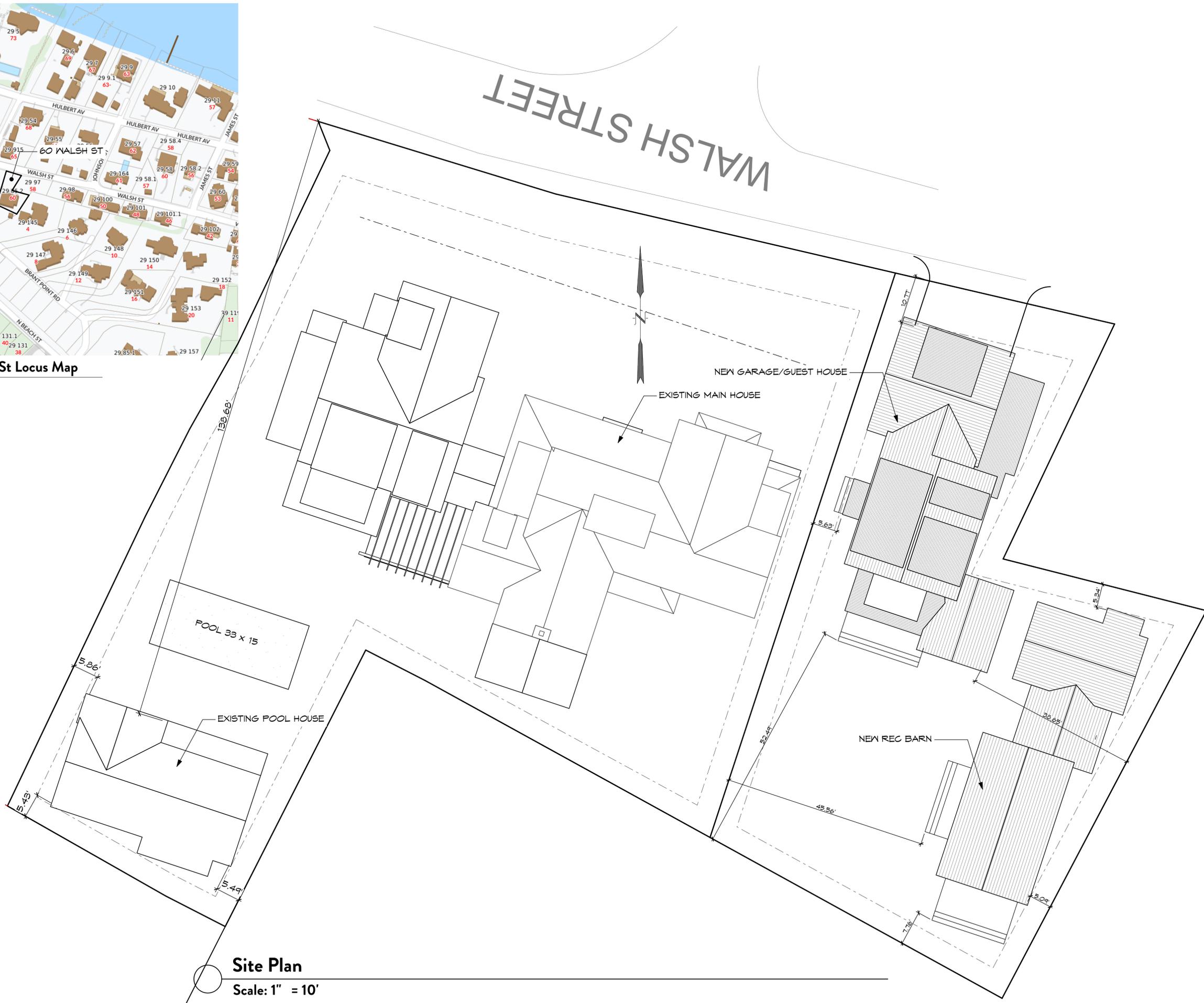
1. Viewpack

Documents:

60 WALSH ST - NEW GYM REC BARN - OB SUB 08 25 2020.PDF
32 WEST CHESTER ST - NEW DWELLING - OB SUB 08 25 2020.PDF
5 N LIBERTY ST - DOOR REPLACEMENT - OB SUB 08 25 2020.PDF
32 N LIBERTY ST - NEW ADDITION - OB SUB 08 25 2020.PDF
32 N LIBERTY ST - LETTER FROM OWNER 08 25 2020.PDF



60 Walsh St Locust Map



Site Plan

Scale: 1" = 10'

DATE	REVISIONS

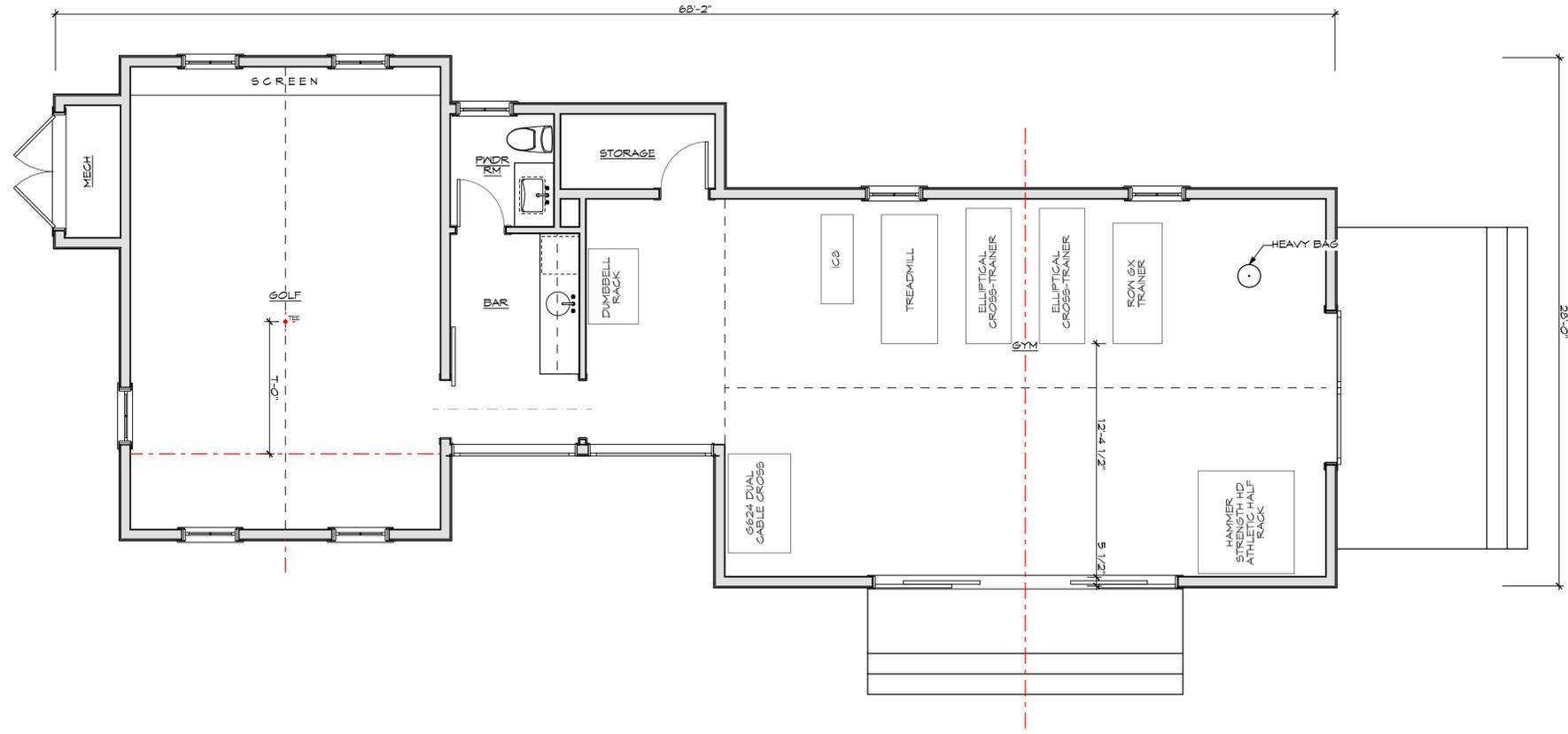
Site Plan

Garage/Guest House
60 Walsh St
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1 REVISION: 7/23/20
PARCEL NO: 85.2 PROJECT NO: 17
All drawings and designs contained are the sole property of Battistelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Battistelli & Pohl, P.C.

ID #

L-1.1



1 First Floor Plan
SCALE: 1/4" = 1'-0"

R-1.1

ID #

Rec Barn
60 Walsh St
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 85.2 PROJECT NO: 17 REVISED: 7/28/20

Rec Barn Floor Plan

DATE	REVISIONS

All drawings and designs contained are the sole property of Bestisill & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Bestisill & Pohl, P.C.



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



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



Prev Sub North
SCALE: 1' = 1'-0"



Prev Sub West
SCALE: 1' = 1'-0"

REVISIONS	DATE

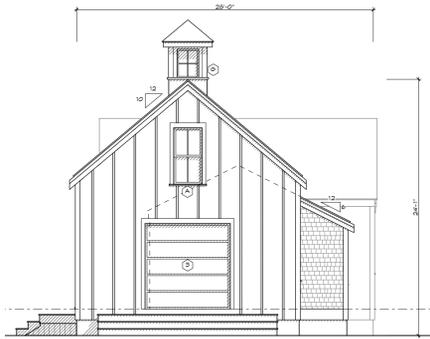
North & West Elevations

Rec Barn 60 Walsh St Nantucket, MA Window & Exterior Door Schedule								HDC Submission: 1/28/20, 8/19/20 Old Bus. Building Dept. Sub. Rev:
Window Schedule								
No.	Qn	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	3	Double Hung	LePage	XL 2875	35 5/8" x 68 1/8"	36 5/8" x 69 3/8"	2 over 2	V.G. = 21 1/2" x 28 3/8"
D	6	Double Hung	LePage	XL 2875	35 5/8" x 61 3/8"	36 5/8" x 61 3/8"	2 over 2	V.G. = 21 1/2" x 24 3/8"
F	1	Casement	LePage	WCH-2216	78" x 37"	78" x 37 1/2"	4	V.G. = 21 1/8" x 28"
H	2	Fixed Casement	Hopes	N/A	6'-6" x 8'-0"	TBD	6	Provide shop clips for review
Door Schedule								
No.	Qn	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Sliding French Doors	Hopes	N/A	(4) 4'-0" x 8'-0"	TBD	4	Provide shop clips for review
2	1	Outswing Shed Doors	Custom	N/A	(2) 3'-0" x 6'-6"	TBD	N/A	6" diagonal in-groove doors-see elevations
3	1	Sliding Barn Doors	Custom	Custom	8'-0" x 8'-0"	TBD	8 EA	Provide shop clips for review
Notes:								
1. All windows will be LePage (LON) wood double glazed 1/8" Puddy exterior SDL & 1/8" Davis interior SDL with bronze spacer bars & muntin configuration as shown on drawings. DP 30 rated Min U-value = .33								
All glazing to come with compliance sticker as required by local building codes or manuf. affidavit verifying compliance w/ design pressure ratings & U-values.								
2. All French doors will be by Hopes, wood double glazed 1/8" Puddy ext. SDL & 1/8" Ogee int. SDL w/ bronze spacer bars & muntin configuration as shown on drawings. DP 30 rated Min U-value = .33.								
All glazing to come with compliance sticker as required by local building codes or manuf. affidavit verifying compliance w/ design pressure ratings & U-values.								
3. Window and door glass to be Lou E-366 Argon filled double pane by Cardinal Corp.								
4. Mill shop will provide shops drawings for all window and door units to architect for approval prior to placing window and door order.								
5. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany screen panels. Provide custom mahogany storm/screen combo doors for all exterior doors.								
6. Provide tempered glass in all locations required by code.								

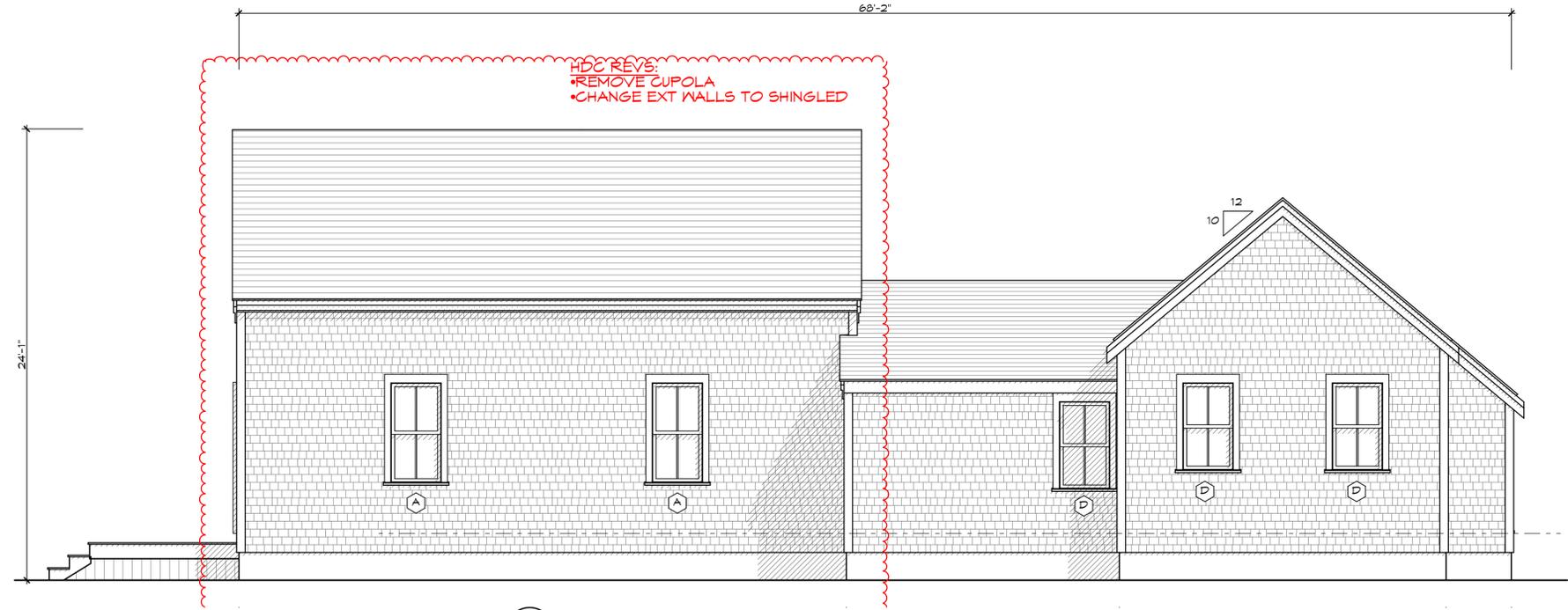
Rec Barn
60 Walsh St
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 85.2 PROJECT NO: 17
REVISED: 7/28/20
All drawings and designs contained are the sole property of Battistelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Battistelli & Pohl, P.C.



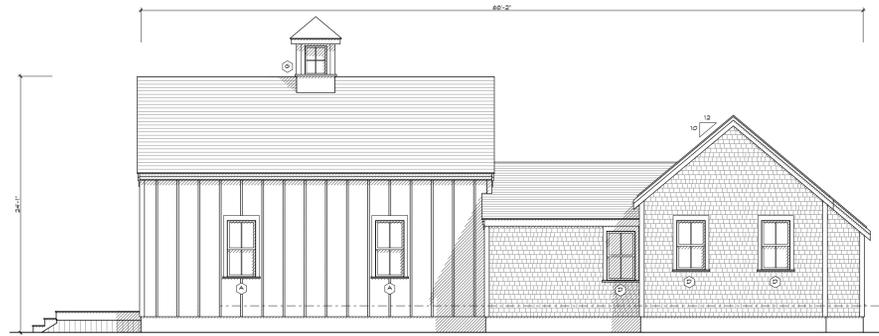
2 South Elevation
SCALE: 1/4" = 1'-0"



Prev Sub South
SCALE: 1' = 1'-0"



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



Prev Sub East
SCALE: 1' = 1'-0"

DATE	REVISIONS

South & East Elevations

Rec Barn
60 Walsh St
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 85.2 PROJECT NO: 17
REVISED: 7/28/20
All drawings and designs contained are the sole property of Battistelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Battistelli & Pohl, P.C.

Historic District Commission

OLD BUSINESS CHECKLIST

Chesher



Planning and Land Use Services

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

This checklist **MUST** be submitted with your application.

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

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

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

	<u>Sign in submission at Front Desk</u>
✓	<u>HDC case number:</u> (ex HDC2020-xx-xxxx), if applicable 05-0895 02-0732
✓	<u>Copy of Minutes</u> (application item circled)
✓	<u>Reduced (8 1/2 x 11) copy of application</u>
✓	<u>Locus Map:</u> 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
ND	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of plans <u>at 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:</u> 8 1/2 x 11
	<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>Signed Affidavit:</u> see reverse side

Historic District Commission
OLD BUSINESS CHECKLIST

** 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 Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature:  _____ Date: 8/19/2020

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference. The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.43 PARCEL N°: portion of 51
Street & Number of Proposed Work: portion of 32 W Chester on west side of P1
Owner of record: Chesley, Richard + Dianna
Mailing Address: 2035 N Orleans St Unit M1
Chicago IL 60614
Contact Phone #: 773-2722 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC
Mailing Address: 17 Brook St
Nantucket MA 02554
Contact Phone #: 773 2722 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: _____ Sq. Footage 1st floor: 1632 Decks/Patio: Size: _____ 1st floor 2nd floor
Width: _____ Sq. Footage 2nd floor: 1244 Size: _____ 1st floor 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-12" South 0-12" East 0-12" West 0-12"
Height of ridge above final finish grade: North 29'2" South 29'2" East 29'2" West 26'

Additional Remarks

- REVISIONS***
1. East Elevation
 2. South Elevation
 3. West Elevation
 4. North Elevation

Historic Name: _____

Original Date: _____

Original Builder: _____

Is there an HDC survey form for this building attached? Yes N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-12" Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) Water Struck - Painted - gray Other _____
Roof Pitch: Main Mass 10/12 Secondary Mass 10+6/12 Dormer 6/12 Other _____
Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

C. Dimensions: Fascia _____ Rake 1x6 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8"

Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): TDL SDL Front 4x4 Rear _____ Side 15x4

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 Black
Trim light gray Sash Black Doors Black
Deck _____ Foundation natural 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 2/2/2010

Signature of owner of record [Signature]

Signed under penalties of perjury

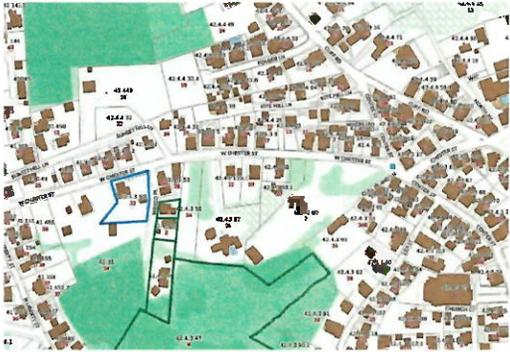
Proposed HDC Minutes August 10, 2020

7. Brian Harris 06-1162 50 Weweeder Avenue Cabana 79/15 M. Cutone Architecture
 Voting Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Mark Cutone, Mark Cutone Architecture
 Public None
 Concerns (6:21) **Cutone** – Presented the project; dropped the pitch to match the house and thus reduce the height.
Oliver – Likes the new arrangement; however, the siding should be all shingle, not mixed material; simple is better. Suggested the pool turn 90 degrees.
Welch – He'd be okay if the siding were all vertical board; agrees simpler is better. The retainage will be at the pool with the step down to the left. No other concerns.
 Motion **Motion to Approve through staff with the horizontal board to be vertical. (Welch)**
 Roll-call Vote Carried unanimously//Oliver, Welch, and Coombs-aye Certificate # **HDC2020-06-1162**

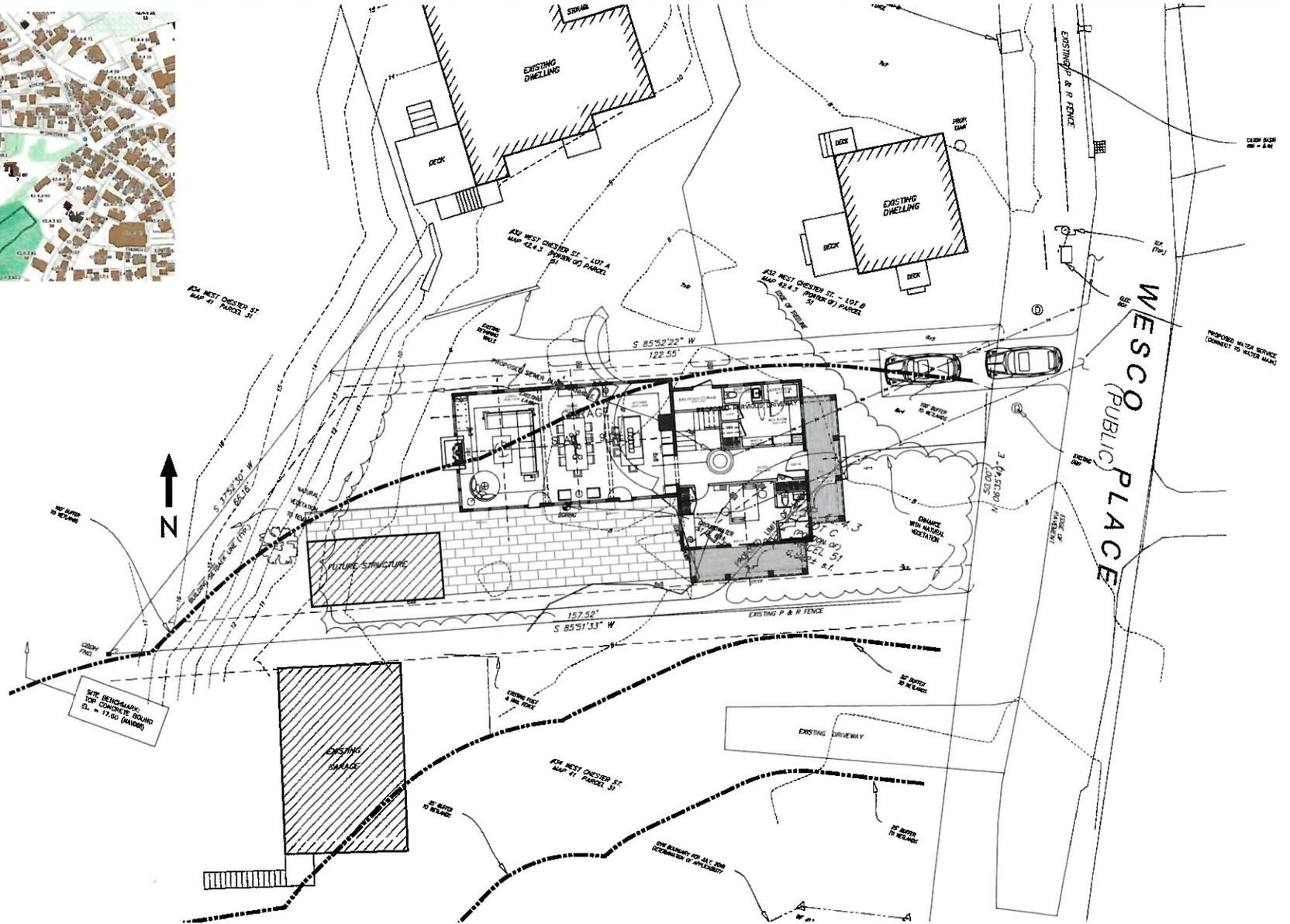
8. Richard Chesley 02-0732 32 West Chester Street New Dwelling 42.43/31 BPC
 Voting Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Joe Paul, BPC
 Public None
 Concerns (6:27) **Paul** – Reviewed changes made per previous concerns; feels some HSAB comments were left over from their last hearing.
Backus – Read HSAB comments; they felt the concerns regarding the retaining walls and massing weren't addressed. This is visible across the Lily Pond. The 2nd-floor balcony should not have both balusters and crossbucks.
Welch – East elevation, this has a "squat" presentation; suggested a 9/12 pitch and corner boards on the main mass. North elevation, the eave height between the main and secondary masses would diverge with the change with the main-mass pitch; that would address his concerns about lack of change between the main and secondary masses. He's no longer concerned about the retainage as he was initially.
Oliver – Agrees that the front door be a 2-panel with 6 lights. Agrees about adding corner boards on the front mass and rear. Her main concern is visibility of the west and south elevations; there is a lot of fenestration on the south. The railing should be simple: all balusters or shingled. South elevation needs some sort of mitigation because it will be visible across the pond; the French doors should be more traditional with kick panels. The massing is fine.
 Motion **Motion to Hold for minor revisions. (Welch)**
 Roll-call Vote Carried unanimously//Oliver, Welch, and Coombs-aye Certificate #

9. Thompson 07-1292 73 Baxter Road Garage 49/27 Emeritus
 Voting Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (6:44) **MacEachern** – Reviewed changes made per previous concerns.
Camp – This is getting better. Her concern is what faces Baxter Road; feels the gable is forced and should come down as a shed roof with a broke back; suggested attaching to the house with a traditional breezeway.
Oliver – She likes Ms. Camps idea of an open breezeway. This is a good direction.
Welch – The concept of the connector would help the overhangs, which otherwise look out of proportion. Don't overpower the dormer: smaller windows work in keeping this subsidiary. Likes the gable forward to maintain the existing street view.
Coombs – She'd like to see the garage reused; it's part of the history of the house. Likes Ms. Camp's idea of attaching it and getting rid of the doors.
 Motion **Motion to Hold for revisions. (Camp)**
 Roll-call Vote Carried unanimously//Oliver, Welch, Camp, and Coombs-aye Certificate #

Chesley - Wesco Place



LOCUS: NTS



12 B OAK STREET
NANTUCKET, MA 02554
P 508.223.2322

Wesco Place
NANTUCKET, MA 02551
MAP 42-6-3 PARCEL: PORTION OF 91

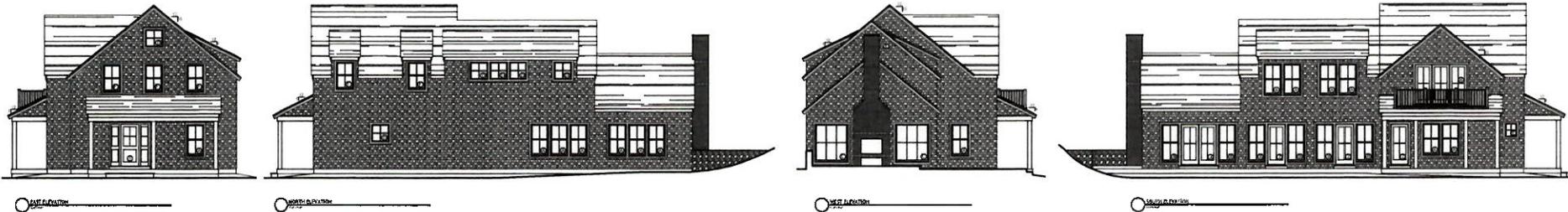
HDC

SITE PLAN: 1/8" = 1'-0"

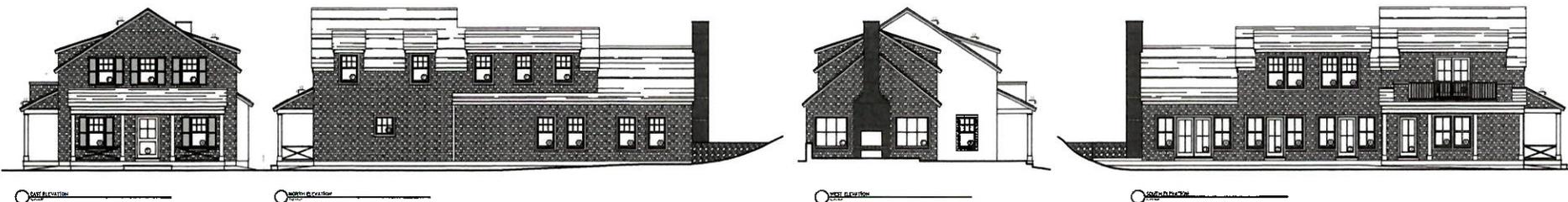
COVER SHEET

C1.1
AUGUST 20, 2020

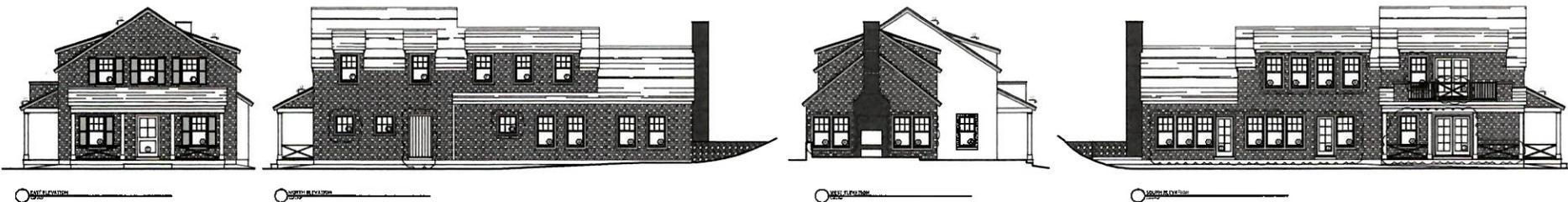
2/19/2020 HDC



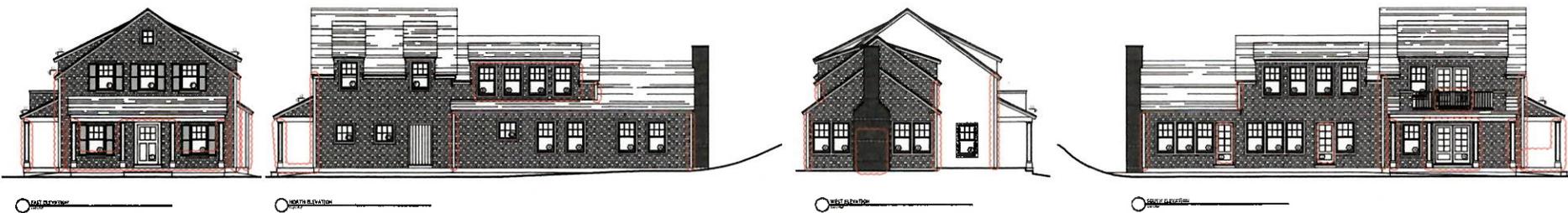
6/11/2020 HDC



8/5/2020 HDC



CURRENT



PREVIOUS



WEST ELEVATION
17'-0" x 11'-0"



SOUTH ELEVATION
17'-0" x 11'-0"

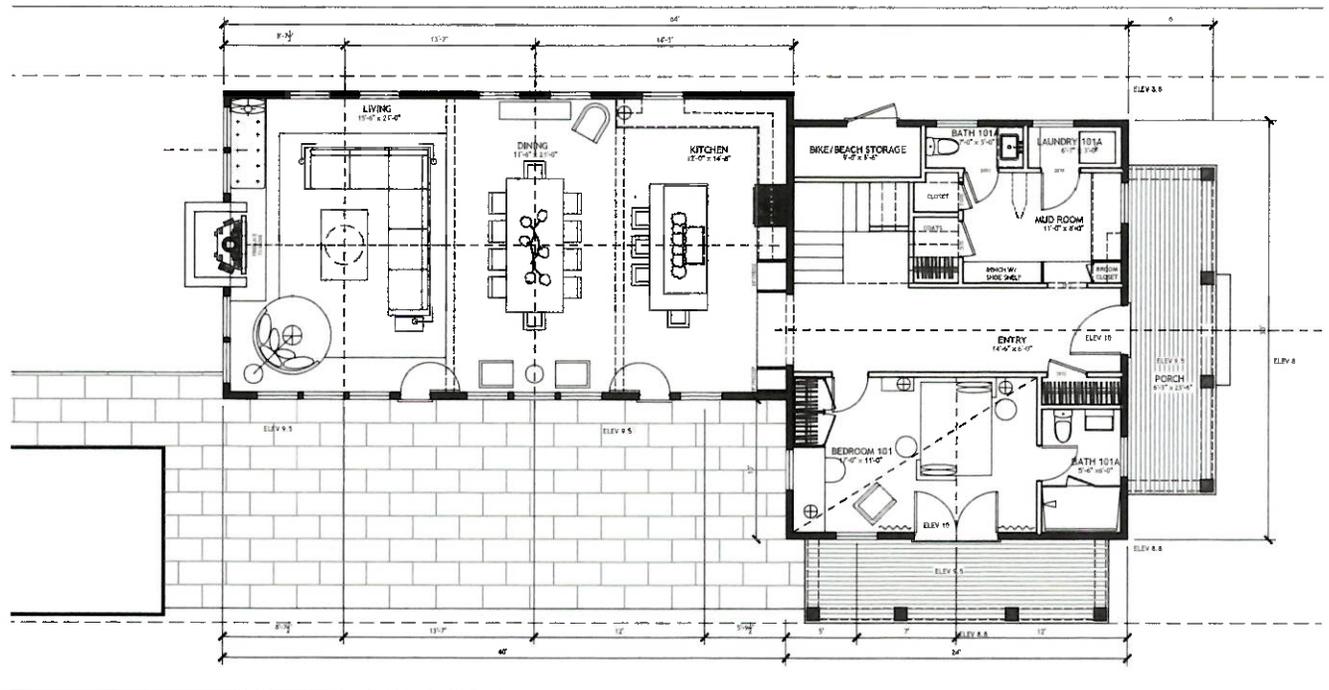


WEST ELEVATION
17'-0" x 11'-0"

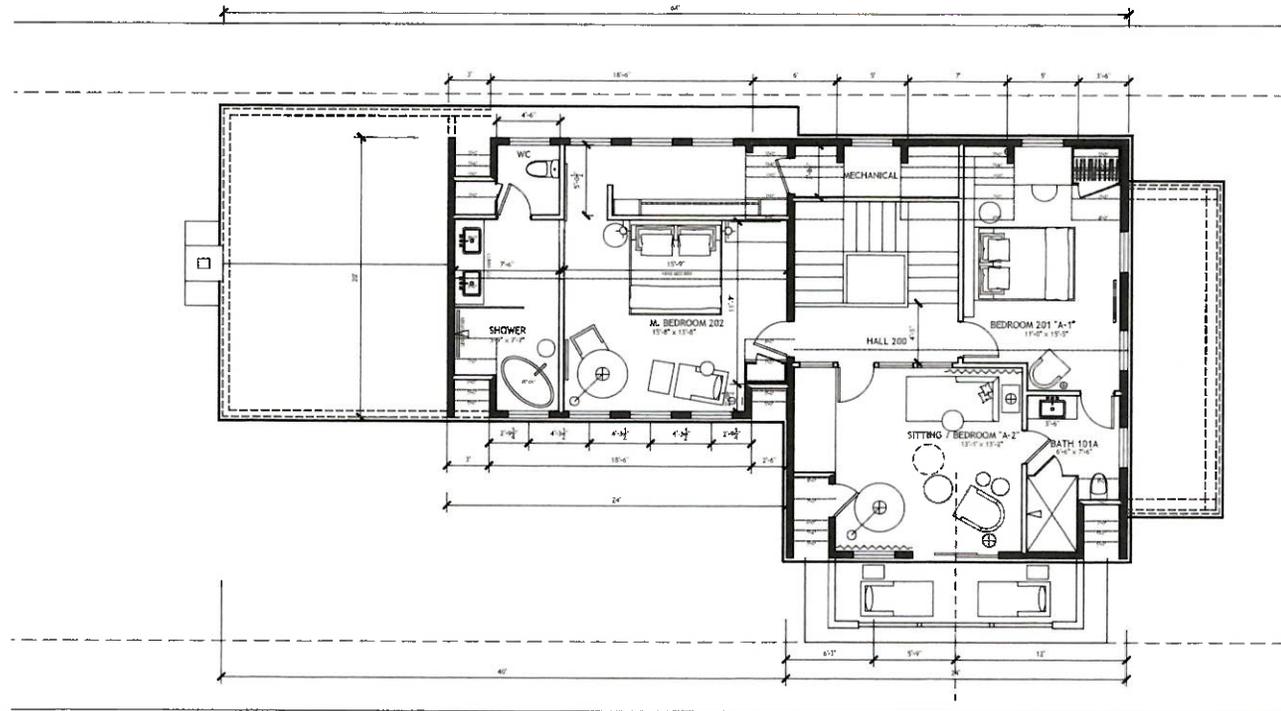


SOUTH ELEVATION
17'-0" x 11'-0"

PROPOSED




FIRST FLOOR - CURRENT "B" - 1601 SF
 1/4" = 1'-0"




SECOND FLOOR - CURRENT "A" - 1200 SF
 1/4" = 1'-0"

17. Wayne L Rogers Trust 08-1522	5 North Liberty Street	Door replacement	42.3.4/7	NAG
----------------------------------	------------------------	------------------	----------	-----

Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing Steve Theroux, Nantucket Architectural Group
 Public None
 Concerns (7:29) **Backus** – Circa 1930; theater 1940 through 1960s; recommends approval. Read HSAB comments.
Theroux – Presented project; owner wants the Dutch door and front door to match
Oliver – The 9-light Dutch door is okay, but she doesn't support a 9-light front door.
Camp – She supports this.
Coombs – A 9-light Dutch door would have to be the same width as the front door.
Welch – A Dutch door on the left with current proportions is way out of whack; it won't look like the "new spec" drawing. It needs to be wider or it'll look strange. Suggested, a different configuration than 9 lights in both doors; a 12-light would pick up the existing fenestration.
 Motion **Motion to Hold for revisions with actual drawings of the size and configuration both doors. (Camp)**
 Roll-call Vote Carried 5-0//Coombs, Welch, Oliver, Camp, and Pohl-aye Certificate #

18. Town of Nantucket 08-1510	34 Washington Street	New Harbormaster bldg.	42.2.3/2	Charles Gibson
-------------------------------	----------------------	------------------------	----------	----------------

Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing Charles Gibson
 Public None
 Concerns (7:43) **Backus** – Read HSAB comments. Circa 1980s; design needs to fit guidelines.
Gibson – In 1977 when the pier was built, there was a small structure. Can't do any further renovations to the existing structure. Presented project.
Oliver – Simple is better. Asked if the 6-light windows are operable (not in the toilet spaces). The 6-light and single pane stacked windows could be 6-over-1 double hung; that would be more in keeping with Town. The 6-light proportions could have one more row of vertical panes to be 8-lights. Suggested eliminating the banding. West elevation is the best visual. We try to keep the simulated-divided lights (SDL) out of downtown. Suggested a shingled ramp with handrails on the interior. On the application it says the roof shingle is "weathered" but has no brand or type; clarified what was meant by weathered trim and sandtone sash.
Welch – Clean up the fenestration and eliminate the band. The corner boards are undersized; should be 1X8. He thinks the tower, with woven corners and cleaned up fenestration without the band, would have a chance. Noted there are true-divided light (TDL) options to SDLs that are wind-rated; Andersen architectural simulated TDL windows might work. Suggested the porch railing be different from the ramp. A shingle flare would be useful but suggested it be placed higher than the band as shown. The proposed fenestration isn't in keeping with the historic area.
Camp – She likes it; reminds her of a building in Newport. The banding could be flared around the windows. Doesn't mind the proposed window configuration. Likes the chimney but wishes the louver weren't necessary. The little windows should be more vertical.
Coombs – This is 33.35 feet high; doesn't know that a building this large is necessary. Agrees with Ms. Oliver about the windows. Would prefer TDL in the historic area. North elevation, the five doors are a lot. This is a very formal building. Would like to see more proposals for window configurations; this is an important, working building in a very visible location.
Pohl – 33.35 is ridge elevation above sea level; the ridge height of the tower is 29'11". Agrees about reducing the trim; suggested reducing the casing on the north elevation doors. On the tower, the band between 1st & 2nd floor could be a shingle flare. South elevation, there is a lot of shingle wall and there will be vertical board beneath; would like that expanse of shingle broken up somehow. Asked for a color sample of the sandtone.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, Welch, Oliver, Coombs, and Pohl-aye Certificate #

19. Ryan Sillery 08-1471	11 Finback Lane	New Dwelling	66/512	Brook Meerbergen
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Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Brook Meerbergen
 Public None
 Concerns (8:15) **Meerbergen** – presented project.
 No concerns.
 Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 5-0//Welch, Camp, Coombs, Oliver, and Pohl-aye Certificate # **HDC2020-08-1471**

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.34 PARCEL N°: 7
 Street & Number of Proposed Work: 5 N. LIBERTY ST.
 Owner of record: WAYNE L. ROGERS TRUST
 Mailing Address: 5 N. LIBERTY ST.
NANTUCKET MA.
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE CORP
 Mailing Address: PO BOX 1814
NANTUCKET MA
 Contact Phone #: 228-5621 x 2 E-mail: _____
WWW.NANTUCKETARCHITECTURE.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: DOOR REPLACEMENT
 Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ 1st floor 2nd floor
 Width: _____ Sq. Footage 2nd floor: _____ Size: _____ 1st floor 2nd floor
 Sq. Footage 3rd floor: _____

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

Additional Remarks

Historic Name: _____
 Original Date: _____
 Original Builder: _____
 Is there an HDC survey form for this building attached? Yes N/A
 REVISIONS*
 1. East Elevation
 2. South Elevation REPLACE TWO DOORS ON SOUTH ELEV.
 3. West Elevation
 4. North Elevation
 *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ Block Block Parged Brick (type) _____ Poured Concrete Piers
 Masonry Chimney: Block Parged Brick (type) _____ Other _____
 Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____
 Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
 Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Gutters: Wood Aluminum Copper Leaders (material) _____
 Leaders (material and size): _____
 Siding: White cedar shingles _____ Clapboard (exposure: _____ inches) Front Side
 Other _____
 Trim: A. Wood Pine Redwood Cedar Other _____
 B. Treatment Paint Natural to weather Other _____
 C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
 Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____
 Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____
 Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____
 Garage Door(s): Type _____ Material _____
 Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

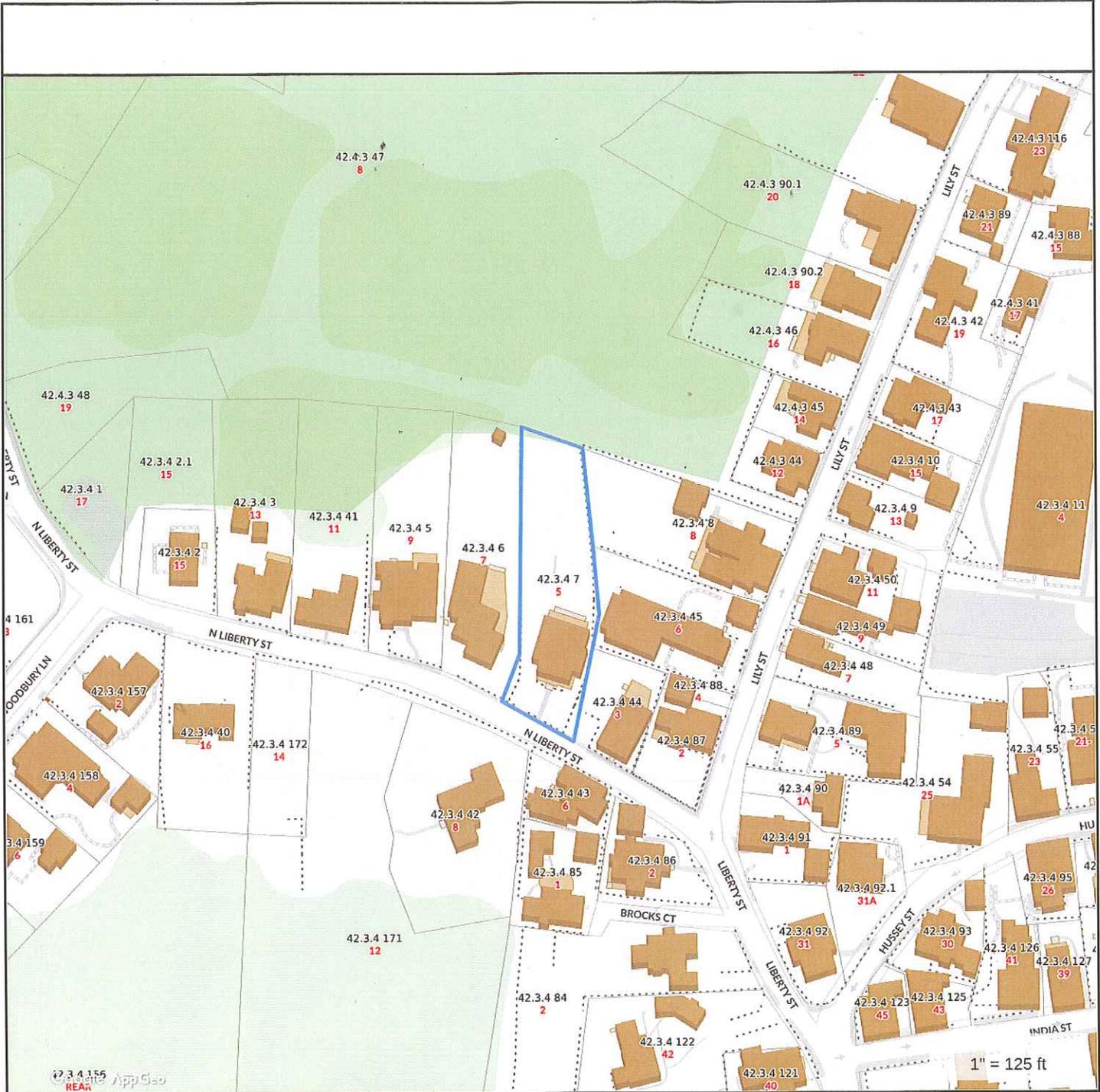
Sidewall NTW Clapboard (if applicable) _____ Roof EXIST
 Trim White Sash EXIST Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 8/1/2020 Signature of owner of record _____

Signed under penalties of perjury



Property Information

Property ID	42.3.4.7
Location	5 N LIBERTY ST
Owner	ROGERS WAYNE L TRST


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 11/13/2018
 Data updated 11/19/2018

1" = 125 ft



2013 00000055
 Bk: Pg: 0 Page: 0
 Doc: PLAN 09/26/2013 03:38 PM

NANTUCKET REGISTRY
 OF DEEDS
 Date: 09/25/2013
 Time: 3:36 PM
 Plan No: 2013-55
 Registrar: *Demetri H. Fournier*
 Assistant: _____

Sheet 1 of 1

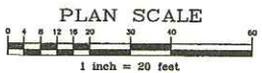
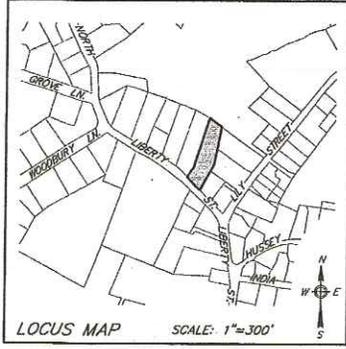
RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

9/24/13
 ALAN M. GRADY
 No. 37732
 PROFESSIONAL
 LAND SURVEYOR
 ALAN M. GRADY, PLS
 MASSACHUSETTS REG.
 NO. 37732

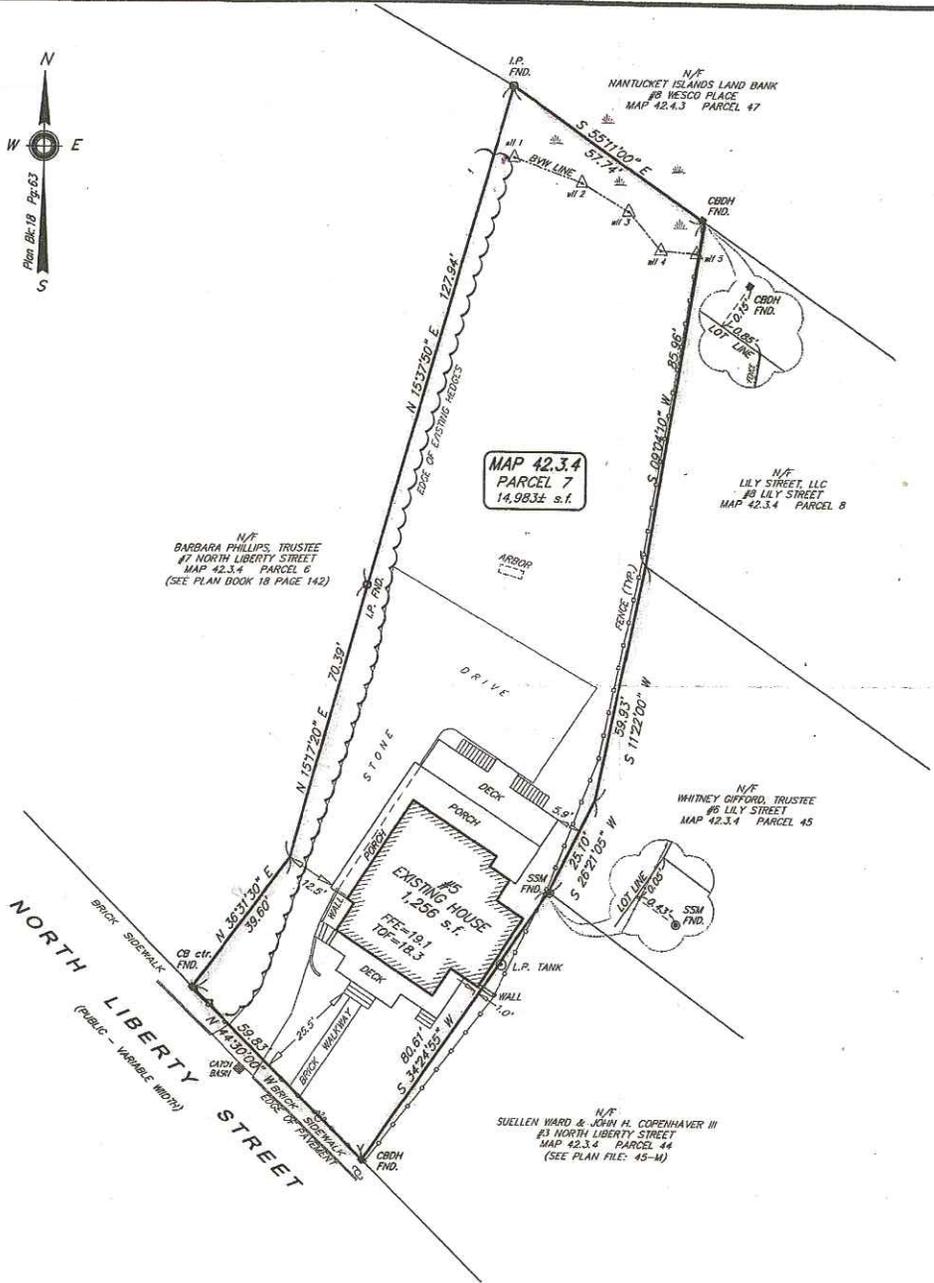
PLAN OF LAND
 IN
 NANTUCKET, MASS.
 OWNED BY
**JOHN A. DUNNING &
 ACKLEN R. DUNNING**
 #5 NORTH LIBERTY STREET
 PREPARED BY
BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 tel: (508) 325-0044
 fax: (508) 833-2282
 SCALE: 1" = 40' SEPT. 24, 2013



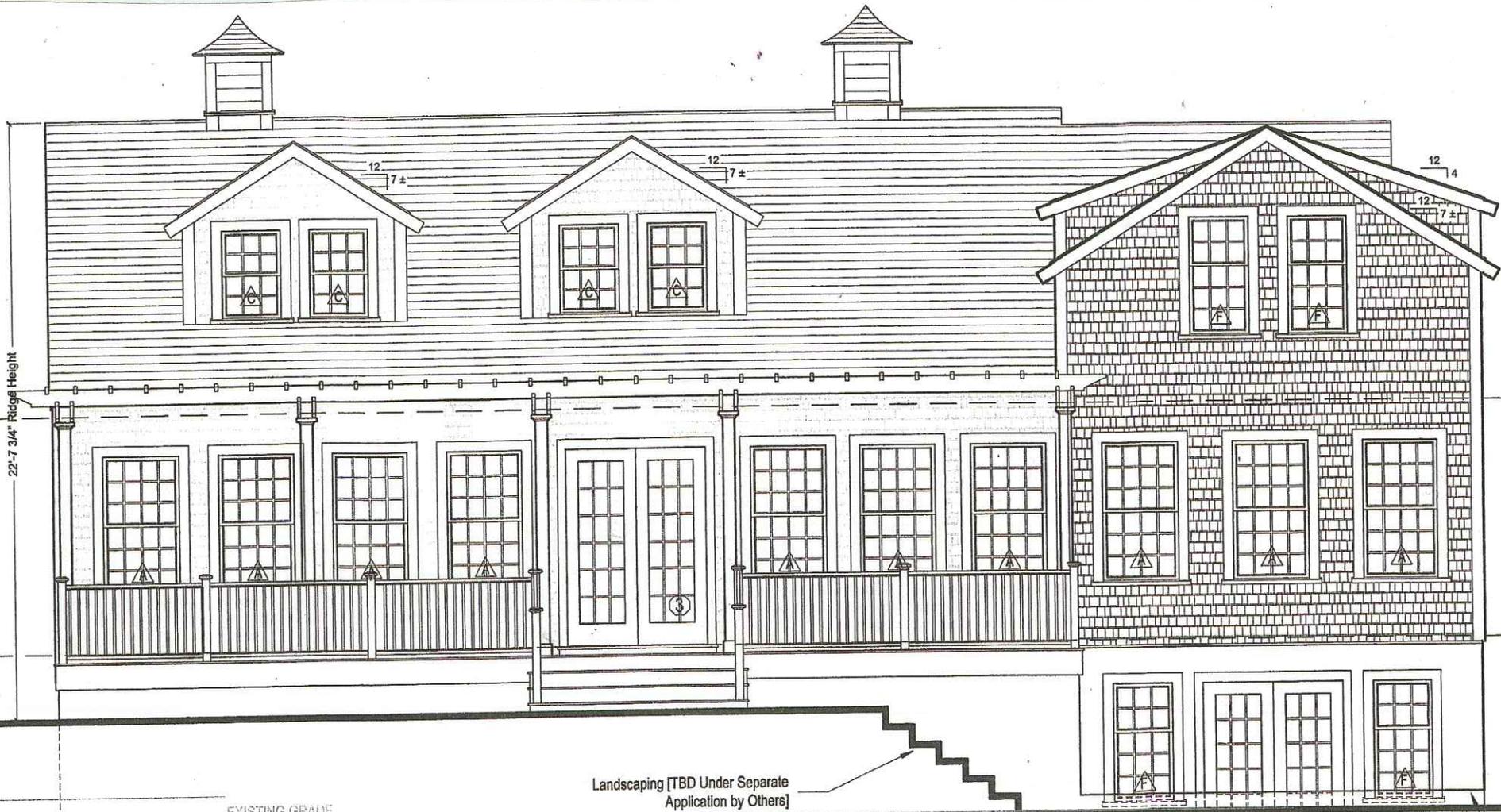
Notes

- LOCUS: #5 NORTH LIBERTY STREET MAP 42.3.4 PARCEL 7
- OWNER: JOHN A. DUNNING and ACKLEN R. DUNNING 230 NORTH OCEAN BLVD. DELRAY BEACH, FL 33483
- DEED REF: Bk:1133 Pg:342(REFERS TO PLAN BOOK 18 PAGE 63)
- ALSO SEE BOUNDARY LINE AGREEMENT IN BOOK 131 PAGE 51.(MARGINAL REFERENCE ALSO TO PLAN BOOK 18 PAGE 63)
- SEVERAL DEEDS IN THE LOCUS CHAIN OF TITLE (BK 653 PGS 128 & 130, AND BK 162 PG 226) REFER TO LOT 4 IN PLAN BOOK 18 PAGE 142. SAID PLAN ATTEMPTED TO SHOW THE LOCUS AND DIVIDE ADJACENT LAND TO THE WEST. HOWEVER, THE PLAN DOES NOT TAKE THE ABOVE REFERENCED BOUNDARY LINE AGREEMENT INTO ACCOUNT. PLAN ALSO CONTAINS MATHEMATICAL ERRORS WITH RESPECT TO THE WESTERLY LINE OF THE LOCUS.
- LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 250230-0011-D dated 07/02/1992.
- LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
- ZONE: ROH

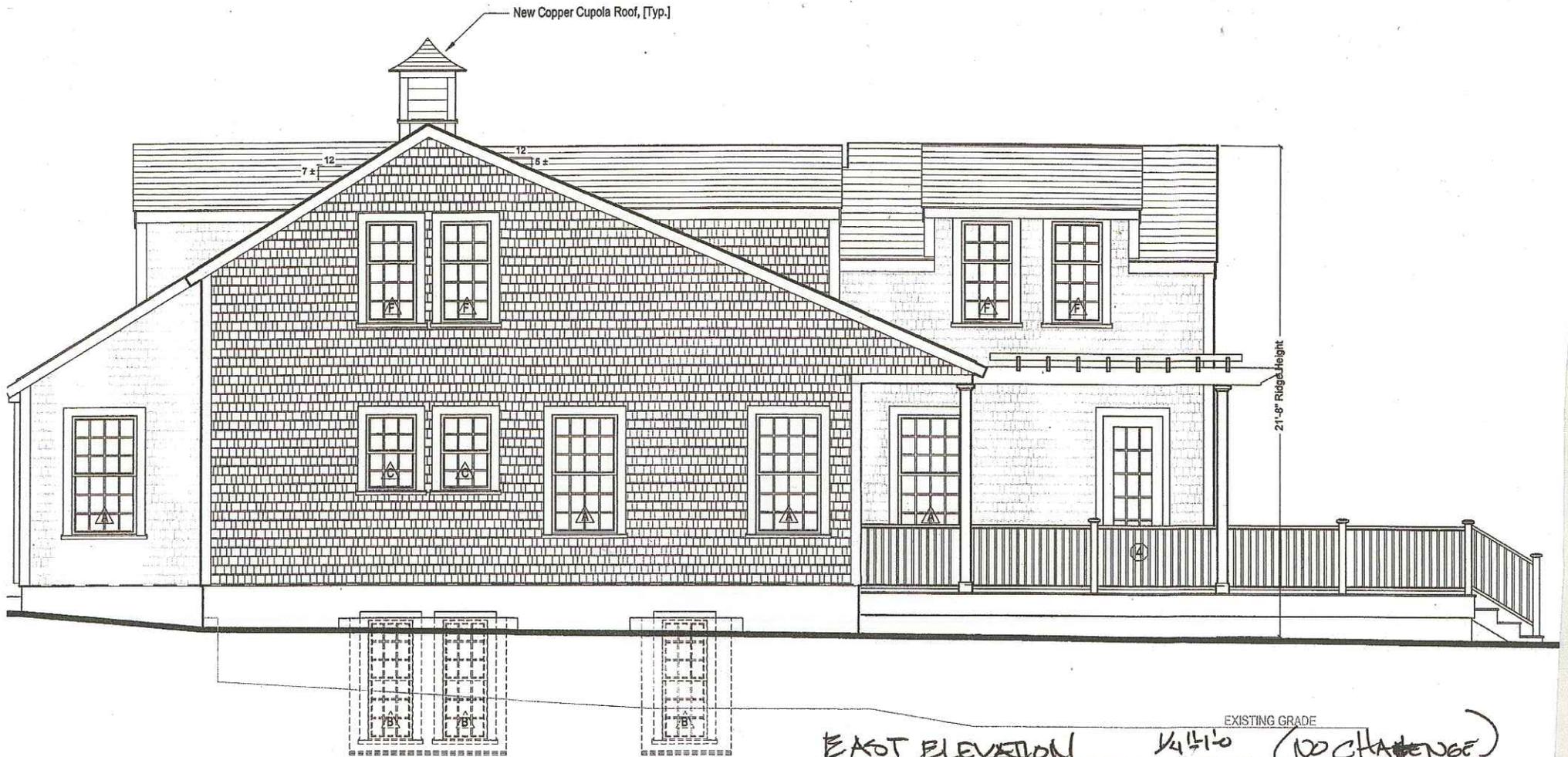
	REQUIRED
LOT AREA:	5,000 s.f.
FRONTAGE:	50'
FRONT YARD:	0'
SIDE YARD:	5'
REAR YARD:	5'
COVERAGE:	50% (MAX)

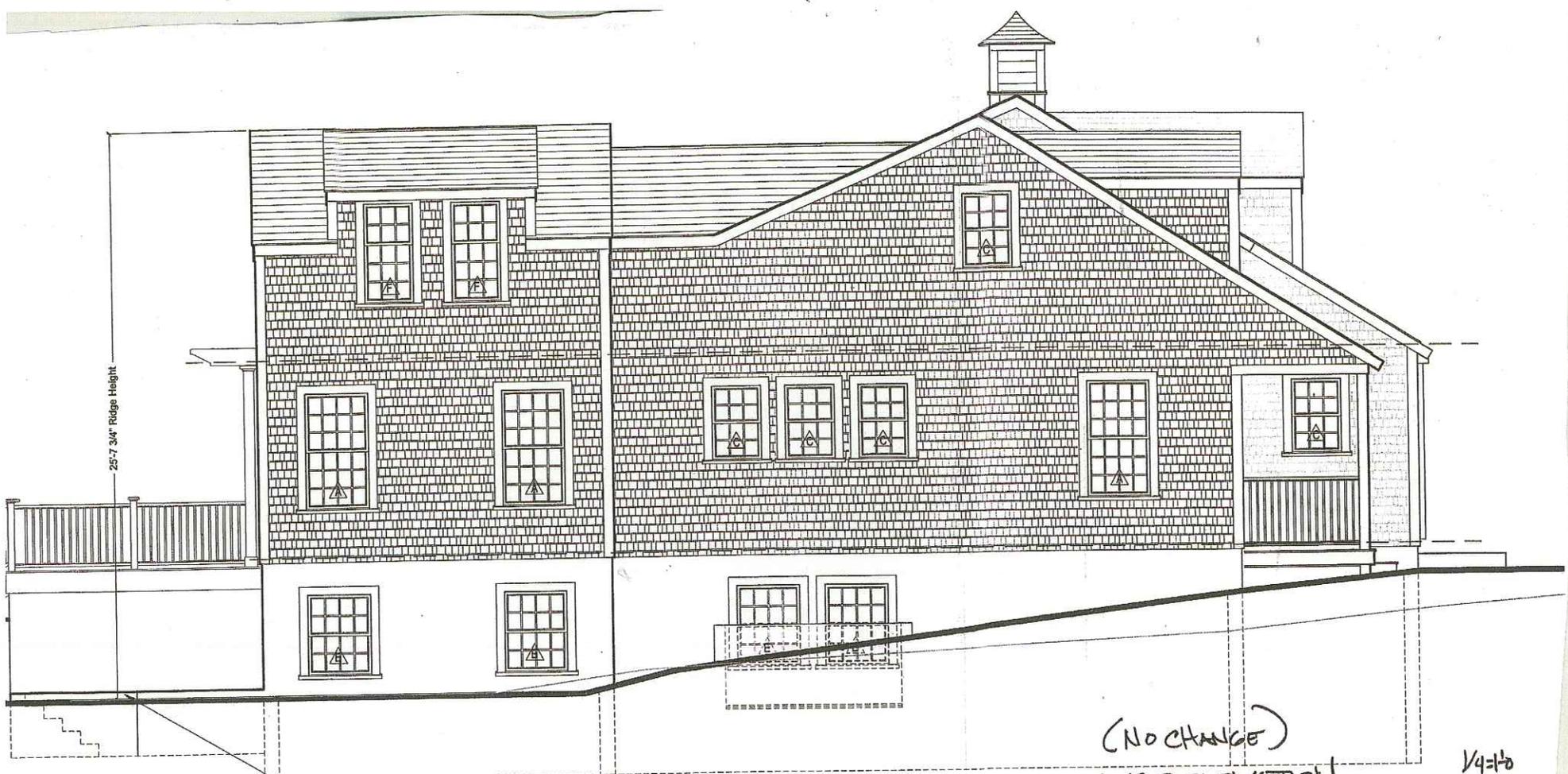


5:\ntucket Drawings\Nantucket\North Liberty Street\15 North Liberty Street\15 North Liberty Street - Ex. Conting



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





Stone Retaining Wall [Stone TBD Under
Separate Application by Others]

(NO CHANGE)
WEST ELEVATION

1/4=1/8



(A)

PROPOSED 9 LIGHT DOOR
 3'-0" x 7'-6 1/2" BOTH DOORS
 SAME SIZE



EXISTING GRADE

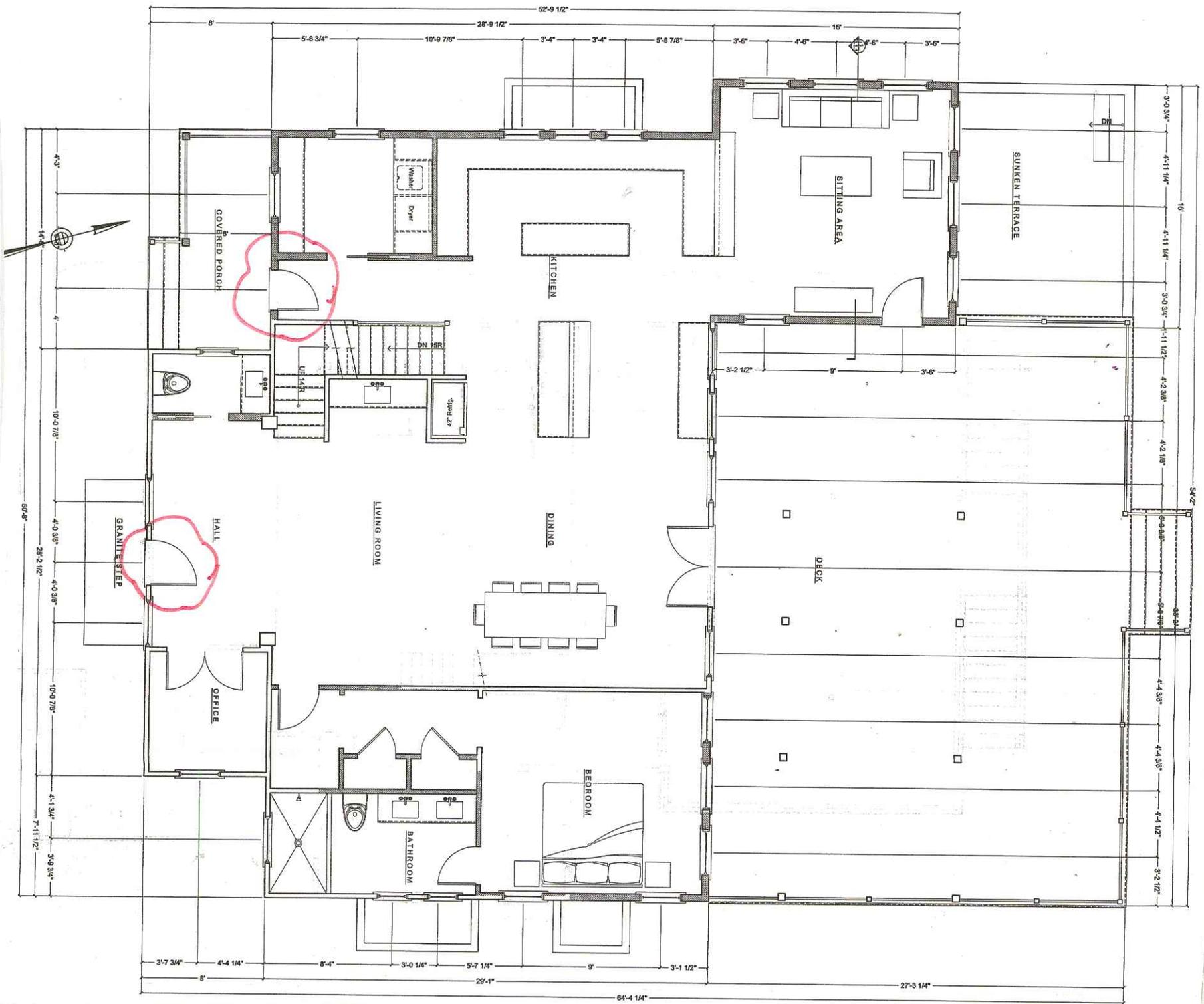
(B)

PROPOSED 12 LIGHT DOOR
3'-0" x 7'-6 1/2" BOTH DOORS
SAME SIZE

SOUTH ELEVATION

1/4" = 1'-0"

21'-4 1/4' Ridge Height



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

SURVEY/
FILM ROLL #: CR5-33
MAP/PARCEL#: 4234-7

Recorded by: AH

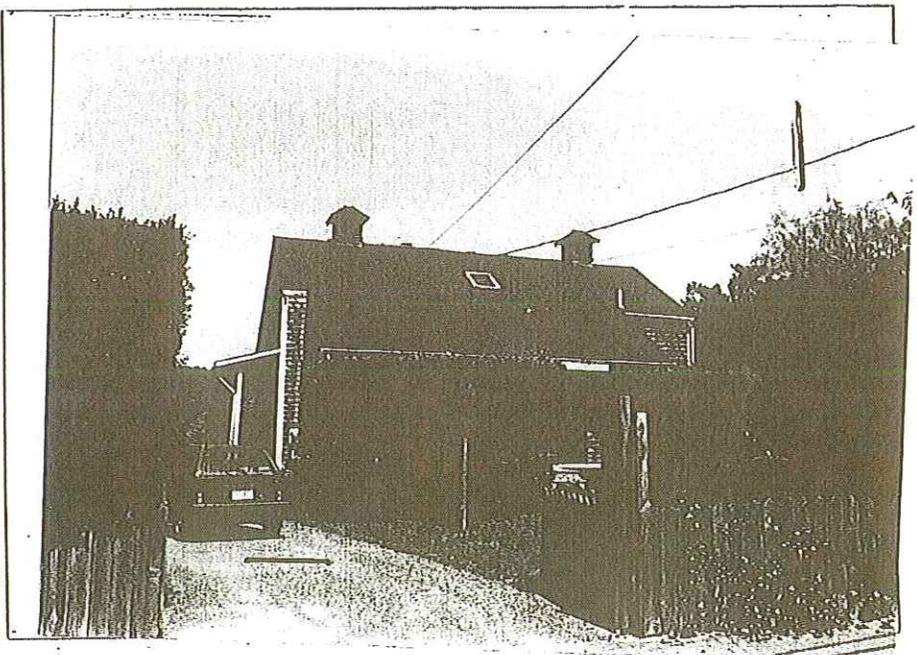
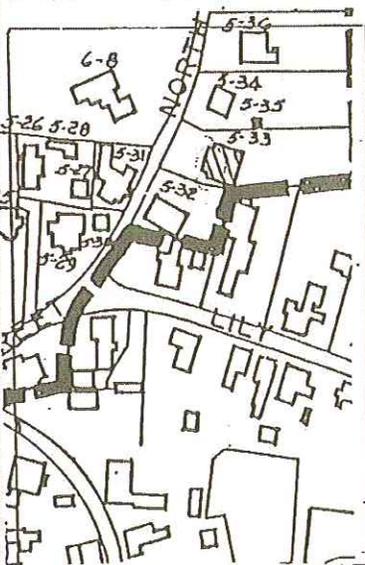
Date: 08/08/89

Organization: AGS

IDENTIFICATION

1. Street Name & No.: 5 NORTH LIBERTY ST
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: DUNNING, JOHN A & ACKLEN, R.
5. Ownership History:
Unknown
6. Use: Original: Garage Present: Dwelling
Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? Yes
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.): 20 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings, Residential, Old Historic District
15. Related Outbuildings and Property: Fence, Deck, Parking, Privet Hedge
16. Other Notable Features:
N/A

DESCRIPTION

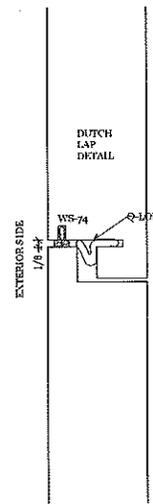
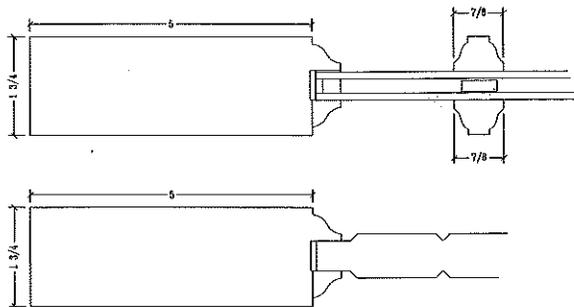
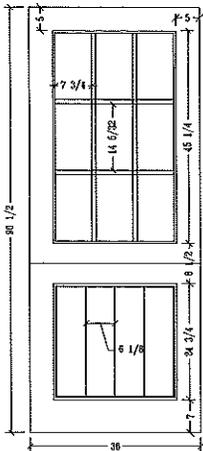
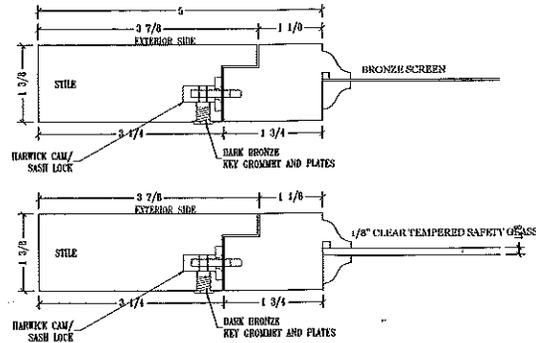
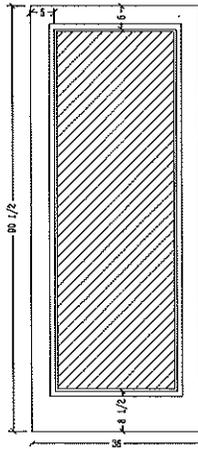
17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 3/4
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Skylight, Cupola
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off 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: N/A

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain, Entry Stairs with Balustrade
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 1930
Source: Sanborn Maps, Aerial Photo 1938
Architect: Unknown Builder: Unknown
- 44. Building Type: Additive, Side Gabled
- 45. Architectural Style: N/A
- 46. Historical and Architectural Importance:
Used as a Theater "Barn Stages" starting around 1940,
through 1960's (Mrs. Hussey)

- 47. Sources: Sanborn Maps 1923, 1923/49,
Nantucket Historical Association Photos,
P2398,
Aerial Photo 1938



DRAWINGS ARE SOLE PROPERTY OF
 CREEKSIDE MILLWORK, LLC.
 Manufactured by:
CREEKSIDE MILLWORK, LLC
 7180 Route 94, Arcade, NY 14009

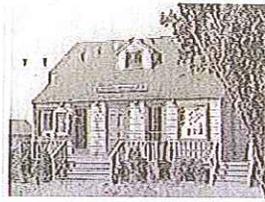
NAME: MANUCKEY-5 NORTH LIBERTY
 SCALE: 1"=10" | DATE: 8/5/20

DWG-1



Inquirer and Mirror calendar page photograph, by Louis David.

1950's



Scans collection

Inquirer and Mirror calendar page photograph, by Louis David...

SC944

1950s

Creator

- Davidson, Louis (browse 14 records)

Preferred citation

Courtesy of the Nantucket Historical Association

Administrative/biographical history

This calendar page is from the North Liberty Street Blue File.

Scope and content

Inquirer and Mirror calendar page photograph, by Louis Davidson, of 5 North Liberty Street, known as Barn Stages. The poster on the front of the house advertises the play Yes My Darling Daughter.

Hierarchy

[Collection] Scans collection

↳ [Item SC944] [notitle], 1950s

Subject - name

- North Liberty Street (browse 118 records)

Subject - topical

- Theaters (browse 108 records)
- Houses (browse 5371 records)

Share:

EXIST NORTH



EXIST NORTH



EXIST SOUTH 2



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°: 41 PARCEL N°: 159
 Street & Number of Proposed Work: 32 N Liberty St
 Owner of record: Stephen Frohwein
 Mailing Address: 32 N Liberty Street
Nantucket, MA 02554
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus
 Mailing Address: 8 Williams Ln
Nantucket, MA 02554
 Contact Phone #: 325-4995 E-mail: _____

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 22 ft Sq. Footage 1st floor: 550 Decks/Patio: Size: +/- 20sf 1st floor 2nd floor
 Width: 26 ft Sq. footage 2nd floor: 550 Size: _____ 1st floor 2nd floor
 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 6" South +/- 6" East +/- 6" West +/- 6"
 Height of ridge above final finish grade: North +/- 20' 10" South +/- 20' 10" East +/- 20' 10" West +/- 20' 10"

Additional Remarks

Historic Name: n/a
 Original Date: 1840
 Original Builder: _____
 Is there an HDC survey form for this building attached? Yes N/A

REVISIONS*

1. East Elevation New addition, add pent roof
2. South Elevation New addition
3. West Elevation New addition, add pent roof, new ODS
4. North Elevation Fenestration changes, add pent roof and ODS

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed +/- 8" Block Block Parged Brick (type) _____ Poured Concrete Piers

Masonry Chimney: Block Parged Brick (type) red brick Other _____

Roof Pitch: Main Mass 12/12 Secondary Mass 12/12 Dormer 4/12 Other pent roof 3/12

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

Fence: Height: _____
 Type: _____
 Length: _____

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) n/a Corner boards 5/4x6 Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights(muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____

Garage Door(s): Type n/a Material _____

Hardscape materials: Driveways n/a Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) n/a Roof asphalt black
 Trim white Sash white Doors front existing, patio white
 Deck natural Foundation natural Fence n/a Shutters black-exis

* 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 6.29.20 Signature of owner of record _____ Signed under penalties of perjury

4. Stephen Frohwein 07-1285 32 North Liberty Street Addition 41-159 Emeritus					
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:31)	<p>MacEachern – Presented project; circa 1907.</p> <p>Backus – Based upon National Historic Landmark (NHL) data circa 1835 and 1840; recommend every effort used to create an addition sensitive to the existing structure and secondary in scale. Read HSAB comments: addition overwhelms and dominates original structure; should have same windows and pitch; 2nd-floor connector too high; additions should a be lower ell off the rear; no east elevation pent roof and large added chimney; lower plate and eave.</p> <p>Camp – Agrees with HSAB: should be diminutive to historic massing; should be a turned gable pushed back from street; the addition should telescope back.</p> <p>Oliver – Agrees with Ms. Camp and HSAB. It seems it has the same knee-wall height as the main structure; that should drop down much more. The new chimney is way bigger than main house existing chimney.</p> <p>Coombs – The addition is too tall and too big; it should drop down. Current additions are all 1 story and keep the main house important. The addition chimney should be finished off the same as the existing. East elevation porch doesn't fit this style of the house. South elevation is not sensitive to the old house.</p> <p>Welch – Agree with HSAB and staff's comments. Suggested an addition off the south would be better than this ambitious addition to the west which isn't historical. To get 2nd-floor space, it would have to be smaller. Regarding the ell concept, that would expand the foot print and retain the bay window; it would be a shame to lose that window.</p> <p>Pohl – Agrees with his fellow board members, HSAB, and Ms. Backus.</p>				
Motion	Motion to Hold for revision. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye.			Certificate #	
5. Kathleen Krall 06-1252 15 Masaquet Avenue Demo-move MH 80-141 Botticelli & Pohl					
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:49)	<p>Botticelli – Presented project.</p> <p>Backus – Non-contributing, circa 1982 according to NHL. No comments.</p>				
Motion	Motion to Approve as a move off or demolition. (Camp)				
Roll-call Vote	Carried 4-0//Camp, Oliver, Welch, and Coombs-aye			Certificate #	HDC2020-06-1252
6. Kathleen Krall 06-1254 15 Masaquet Avenue Demo-move garage 80-141 Botticelli & Pohl					
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:54)	<p>Botticelli – Presented project; addition built in 1983. No concerns.</p>				
Motion	Motion to Approve as a move off or demolition. (Oliver)				
Roll-call Vote	Carried 4-0//Welch, Oliver, Camp, and Coombs-aye			Certificate #	HDC2020-06-1254
7. Kathleen Krall 06-1255 15 Masaquet Avenue New dwelling 80-141 Botticelli & Pohl					
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:56)	<p>Botticelli – Presented project; visibility is of the north elevation.</p> <p>Oliver – No concerns with massing or the details.</p> <p>Welch – Appreciates that the north isn't a gable parallel to the street. Asked depth of 2nd-floor deck; looks appropriate.</p> <p>Camp – Asked why the front door isn't centered in the main mass; it's the only thing off balance.</p> <p>Coombs – The front door feels wide.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 4-0//Welch, Camp, Oliver, and Coombs-aye			Certificate #	HDC2020-06-1255

OLD BUSINESS CHECKLIST



Planning and Land Use Services

Historic District Commission

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

This checklist **MUST** be submitted with your application.

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

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

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

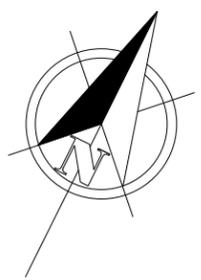
	HDC case number: (ex HDC2020-xx-xxxx), if applicable
	<u>Copy of Minutes</u> (application item circled)
	<u>Reduced (8 1/2 x 11) copy of application</u>
	<u>Locus Map</u> : 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	<u>One set reduced plans</u> : 8 1/2 x 11
	<u>Electronic Submission</u> : ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov .

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

Affidavit Certifying Completeness of Application

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

Signature: Anton Dimov Date: _____



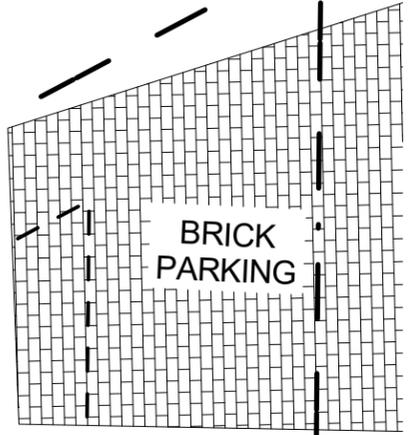
To Be Demolished or Moved Off
TBD

Demolish existing footprint, typ.

Add New Addition
+/- 465 SF

MB-BT
FD

FD



BRICK
PARKING

FD

3.3'±

2.8'±

5.1'±

4.9'±

67.50'

61.64'

4.5'±

95.01'

0.6'±

0.6'±

1 1/2 STRY.
W/F DWELLING
1,064 S.F.±
#32 NORTH LIBERTY
STREET

STOOP

ROOF OVERHANG

1 STRY.
W/F STRUCTURE
217 S.F.±

EDGE OF PAVEMENT

Property Setback, typ.

Property Line, typ.

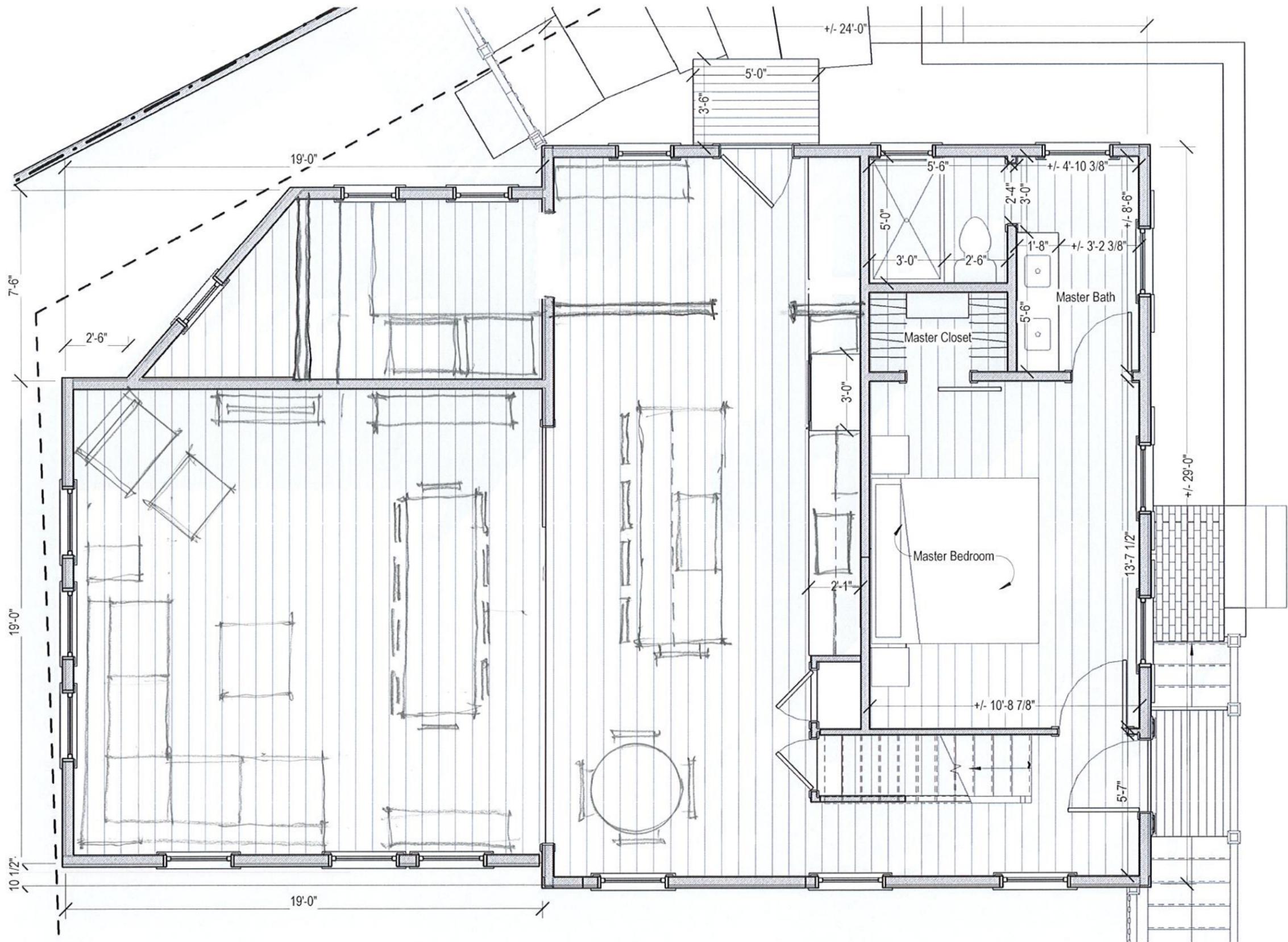
51.08'

41-160
N/F
HOYT LIVING TRUST
Deed Bk./Pg.: 1595/241
Plan Bk./Pg.: NONE FOUND
#30 NORTH LIBERTY STREET

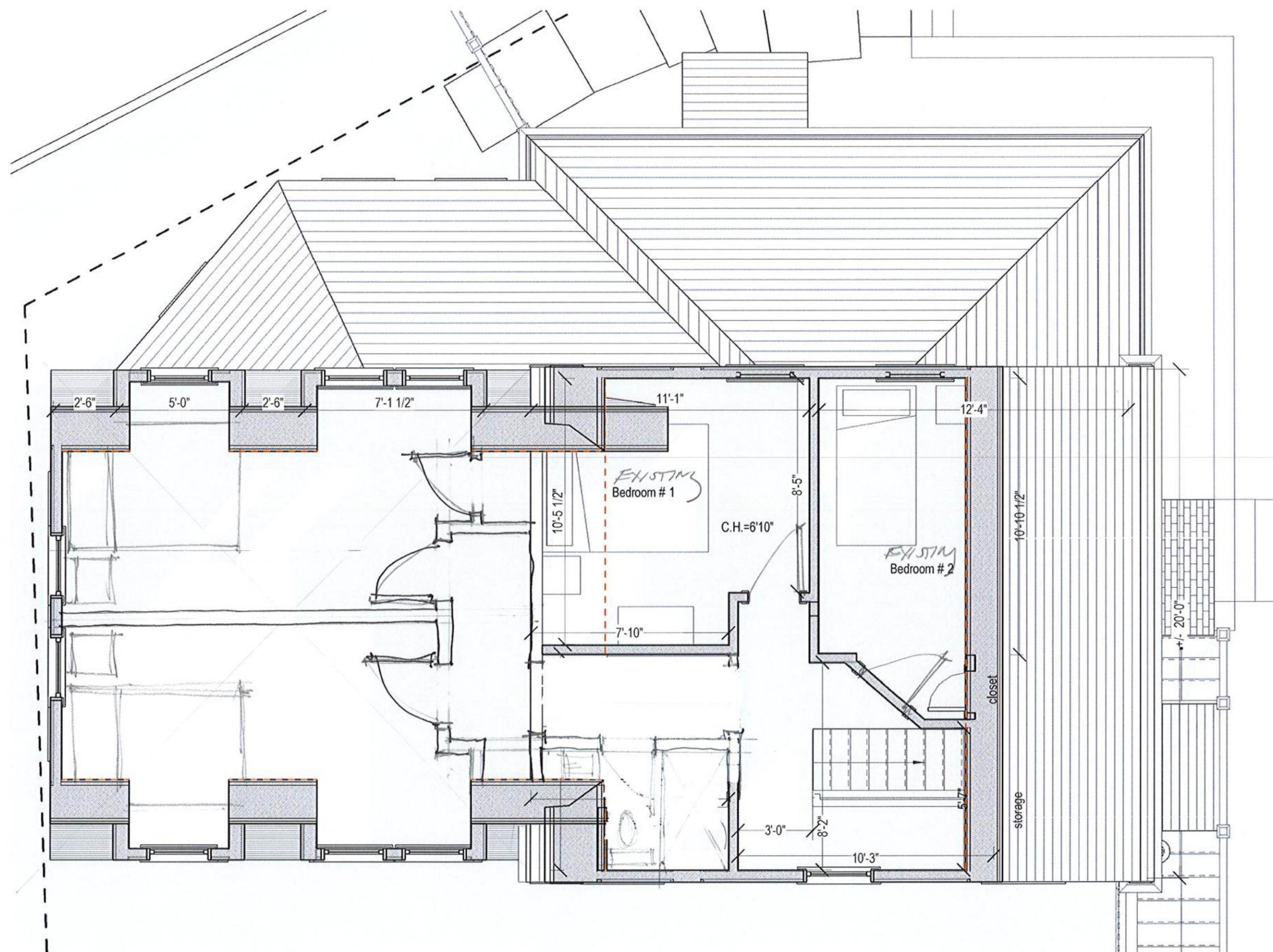
41-269
N/F
TON C. KORNACK
Cert. 15213
C. 35852-B, LOT 2
#31 NORTH LIBERTY STREET

Locus Map





1 First Floor - Proposed
 1/4" = 1'-0"



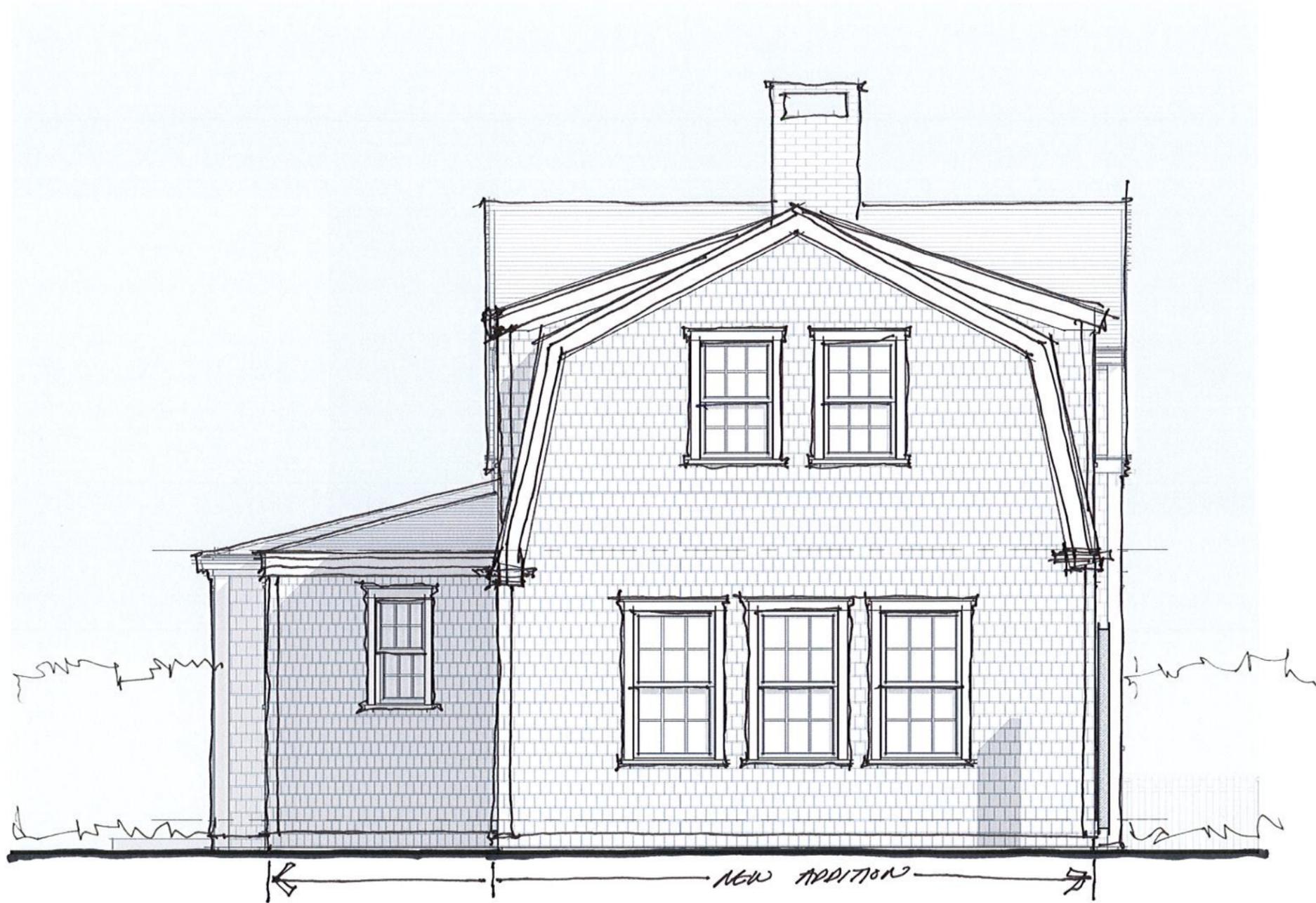
1 Second Floor - Proposed
 1/4" = 1'-0"



1 East Elevation
1/4" = 1'-0"



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



1 West Elevation
1/4" = 1'-0"



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

Kadeem McCarthy

From: Anton Dimov <ADimov@emeritusdevelopment.com>
Sent: Thursday, August 20, 2020 9:00 AM
To: Anton Dimov
Subject: FW: HDC - 32 North Liberty

From: LAURA ZIMMERMANN <laurafrohwein@me.com>
Date: August 6, 2020 at 4:42:12 PM EDT
To: Matthew MacEachern <Matt@emeritusdevelopment.com>
Cc: Steve Frohwein <stevefrohwein@gmail.com>
Subject: HDC - 32 North Liberty

HDC,

I'd like to address you all, members of the HDC, after viewing the meeting and hearing your comments of our purposed renovation of 32 North Liberty when it was presented by Matt MacEachern on July 21st.

I will preface my thoughts by saying that I have had the experience of renovating two homes in Atlanta before, both of which required approval by the HDC. I understand and fully respect the purpose of the HDC. Before the HDC was established in our area, many home renovations were intrusive and detracted from the aesthetic and historic values of the district, which was very disappointing to us and like-minded neighbors. Steve and I worked closely with Matt MacEachern to ensure that our renovation would not fit into that category. You all did not agree. My husband bought our home in January 2004, almost 17 years ago. He bought it from someone who had owned it for 10 years prior. We know that it had previously been owned by Goldy, as many islanders have shared that information and their memories with us. Goldy's granddaughter walked by last summer and we shared a conversation. She said she and her husband were married in the side courtyard. I invited her in, and she walked through the house, reminiscing. It has now been almost 30 years since Goldy owned our home.

One board member posed the question as to why Steve bought this home in 2004, instead of a bigger house. Steve bought the home in January 2004 for his partner, Ellen, who was raised in Randolph, MA. She loved Nantucket. She also had Stage IV

breast cancer. Ellen spent the last two years of her life updating her beloved 32 North Liberty. She passed away in early 2006.

Steve 'inherited' a large family when he married me, becoming a stepfather to four children, which now includes our first grandchild. And hopefully, our family will continue to grow. So clearly, our needs have changed.

Life has presented many challenges through our years together, as I'm sure it has for all of you. I'm a breast cancer survivor since 2011, Steve has survived Hodgkin Lymphoma since 2015, and our 34 year old son-in-law was just diagnosed with a brain tumor on July 18th, after his first child was born 2 months prematurely on July 8th.

I was told that the HDC isn't interested in these details, but I feel compelled to reach out to each of you on a personal level. Our dream, which we have been working and saving diligently to achieve, is to retire full time on Nantucket.

Matt has revised the plans, addressing your concerns of our initial plan. I appreciate his dedication and hard work, and I feel his revisions maintain the exterior architectural features which are visible from public view, which I believe is your utmost concern.

Thank you for your reconsideration of our new plans. I am hopeful that you will find these changes acceptable.

Regards,

Laura Frohwein