

# 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:	4/20/22    2/17/22 3/31/22
✓	HDC Case Number (ie HDC2020-05-0265):	10-4968
✓	Copy of Minutes (application item circled)	
✓	Reduced (8 ½ x 11) copy of application	
✓	Locus Map: 4 copies: <a href="https://www.nantucket-ma.gov/151/GIS-Maps">https://www.nantucket-ma.gov/151/GIS-Maps</a>	
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)	
✓	Four (4) Large sets of scaled plans (3/16" or 1/4" scale) (circle all that apply)	
	a. Site Plan	
	b. North Elevation	
	c. South Elevation	
	d. East Elevation	
	e. West Elevation	
	f. Window/Door Schedule	
✓	One set reduced plans: 8 ½ x 11	
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to <a href="mailto:hdcsubmissions@nantucket-ma.gov">hdcsubmissions@nantucket-ma.gov</a> .	
✓	Submit documents to PLUS at 2 Fairgrounds Road	
✓	Signed Affidavit: see below	

Historic District Commission  
**OLD BUSINESS CHECKLIST** Rev Jan.2021

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW"
	<p>A. HDC case number:            B. Copy of Minutes (application item circled)            C. ONE SET OF PICTURES</p> <p>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 <a href="mailto:hdcsubmissions@nantucket-ma.gov">hdcsubmissions@nantucket-ma.gov</a>            2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.</p> <p style="color: #e06666;">Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.</p>
HOLD TO TRACK	IF YOUR APPLICATION WAS "HOLD TO TRACK"
	<p>A. HDC case number:            B. Copy of Minutes (application item circled)</p> <p>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 <a href="mailto:hdcsubmissions@nantucket-ma.gov">hdcsubmissions@nantucket-ma.gov</a>            2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.</p> <p style="color: #e06666;">Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.</p>

\*\* 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: 1/20/22

13. Brett Fodiman	10-4968	27 Cato Lane	Guest house dwelling	55/118	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public					
Concerns (7:12)	<p><b>Webster</b> – Reviewed changes made per previous concerns. The rear basement walkout to be handled via grading.</p> <p><b>Thornewill</b> – No grade is shown regarding the area around the rear basement doors; that side is essentially 3 floors but not visible. The landscape plan for the pool would help.</p> <p><b>Oliver</b> – A cross section through the property and house parallel with the road would help. Okay with the house.</p> <p><b>McLaughlin</b> – This structure has 6 dormers and none of the meeting rails align.</p> <p><b>Coombs</b> – She'd like to see the topography regarding the rear basement doors.</p>				
Motion	<b>Motion to Hold for a grade cross section through the property and the house. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Coombs, and Oliver-aye			Certificate #	
14. Brett Fodiman	10-4970	27 Cato Lane	Garage & studio	55/118	CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (7:21)	<p><b>Webster</b> – Presented the project; garage at grade.</p> <p><b>Thornewill</b> – It should be a gable forward; it's tall and narrow, and the dormers seem long across the east and west elevations. The west elevation porch is cantilevered; it needs posts.</p> <p><b>Oliver</b> – Agrees with Ms. Thornewill.</p> <p><b>McLaughlin</b> – There are stairs coming of an unsupported deck; deck should come down on the corner and wrap around.</p>				
Motion	<b>Motion to Approve through staff with dormers to come in 3' each side, rear French doors reduced to 2, and the rear porch to have posts. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, McLaughlin, and Camp-aye			Certificate #	HDC2021-10-4970
15. Trogoh Nominee Trust	05-3640	26 Easy Street	Mixed Used building	42.4.2/23	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and Resilient Nantucket Chapter 11				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:26)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns. The deck facing the harbor is a common feature, but he's willing to it pull off until this is framed up.</p> <p><b>Backus</b> – Read HSAB comments 2/28: Everyone has consistently asked for the building to be reduced in size and the front balcony to be removed; yet the building is still too tall and massive for this corner lot, and the balcony remains. This building has roughly 18" overhanging eaves without projecting rakes, which is an unusual combination; the overhang should be reduced or eliminated to simplify the appearance. These large overhanging eaves conceal the fact that the main frieze board is several shingle courses above the 2<sup>nd</sup>-floor window head casing; the eave should sit on the window casing with no shingles above. The 9' ceiling height on the first floor could drop a foot lowering the height significantly. The reduction in the number of dormers is good but they are too wide; the 3<sup>rd</sup>-floor dormers should be just a little wider than the windows. The cupola is unnecessary and adds to the height; eliminate it. The south facing 1<sup>st</sup>-floor fenestration is shown as doors, but they are two feet off the ground, creating an inappropriate false use for doors; they should be windows. HSAB would like to see revisions.</p> <p>This is a contributing lot in the old historic district (OHD), and it must meet Resilient Nantucket Chapter 11. An engineer's certificate for elevation is required. Agrees with HSAB about the gable dormers. The balcony over a public space is inappropriate.</p> <p><b>Coombs</b> – Agrees with HSAB about the 3<sup>rd</sup>-floor dormer cheek walls being brought in. The height must come down and the front deck removed. The cupola should be replaced with a chimney. East elevation, the shutters draw the eye up and should be removed.</p> <p><b>McLaughlin</b> – South elevation, the triple doors should be reduced to 2. The cupola should be eliminated.</p> <p><b>Oliver</b> – Agrees with what's been said. Appreciates it getting simpler. Eliminate the cupola and east elevation deck.</p> <p><b>Thornewill</b> – Agrees. Her concern is the large scale of the dormers; they should be reduced by a few feet at least.</p> <p><b>Pohl</b> – Nothing to add.</p>				
Motion	<b>Motion to Hold for revisions and to go back to HSAB. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye			Certificate #	



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<sup>o</sup>: 55 PARCEL N<sup>o</sup>: 118  
 Street & Number of Proposed Work: 27 Cato Lane  
 Owner of record: Brett Fodiman  
 Mailing Address: 27 Cato Lane  
Nantucket, MA 02554  
 Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture  
 Mailing Address: 11 S. Shore Road  
Nantucket, MA 02554  
 Contact Phone #: 508-228-7600 E-mail: amy@chipwebster.com

#### FOR OFFICE USE ONLY

Date application received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_  
 Must be acted on by: \_\_\_\_\_  
 Extended to: \_\_\_\_\_  
 Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
 Chairman: \_\_\_\_\_  
 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: Guest House  
 Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 540 SF Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 18' Sq. Footage 2nd floor: 540 SF 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 24"± South 24"± East Varies West 24"±  
 REVISIONS: \_\_\_\_\_

Additional Remarks: \_\_\_\_\_  
 Historic Name: \_\_\_\_\_ (describe) 2. South Elevation  
 Original Date: \_\_\_\_\_ 3. West Elevation  
 Original Builder: \_\_\_\_\_ 4. North Elevation

\*Cloud on drawings and submit photographs of existing elevations.

#### DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
 Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
 Roof Pitch: Main Mass 9/12 Secondary Mass \_\_\_\_\_/12 Dormer 4/12 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): \_\_\_\_\_  
 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 1x3 on 1x8 Rake 1x3 on 1x8 Soffit (Overhang) \_\_\_\_\_ Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_  
 Window Casing 5/4 x 4 Door Frame 5/4 x 4 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 1/2 glass Rear \_\_\_\_\_ Side \_\_\_\_\_  
 Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_  
 Hardscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

\* Note: Complete door and window schedules are required.

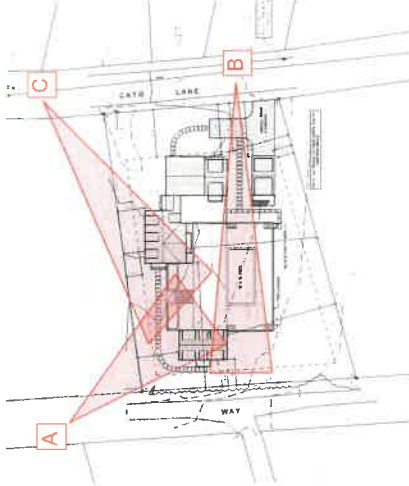
#### COLORS

Sidewall NTW Clapboard (if applicable) \_\_\_\_\_ Roof NTW  
 Trim Light Grey Sash Black Doors Black  
 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 10/19/21 Signature of owner of record [Signature] Signed under authority of owner  
 Signed under penalties of perjury



**KEY MAP FOR VIEWS**  
 NOTE: TOPOGRAPHY ELEVATIONS AT SITE PER  
 PLAT SURVEY. EXISTING FOILAGE CONDITION  
 PER SITE PHOTOS.

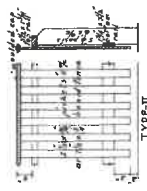
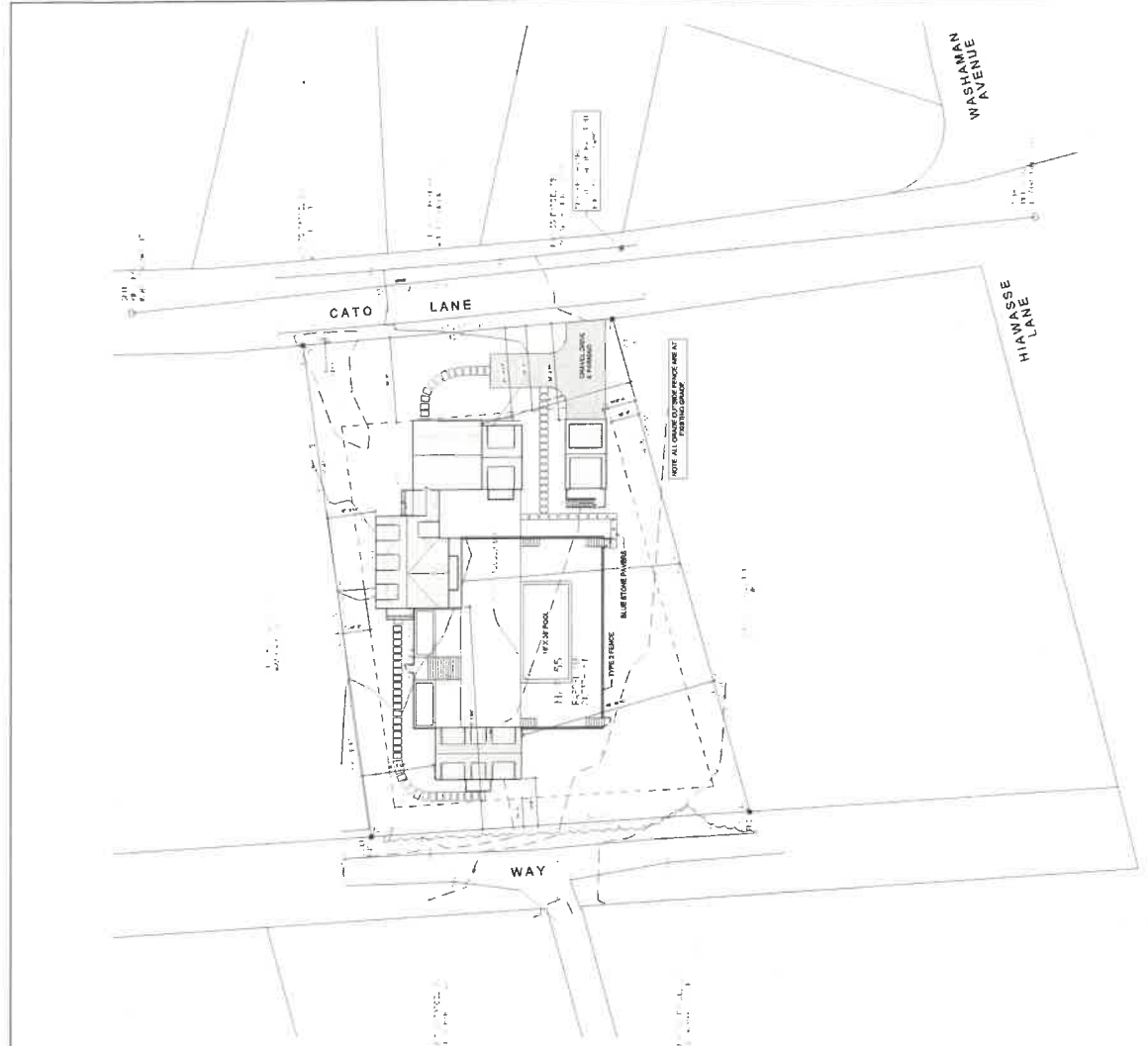


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1	DATE	10/15/2022
2	BY	CHIP WEBSTER
3	CHKD BY	CHIP WEBSTER
4	APP'D BY	CHIP WEBSTER
5	SCALE	AS SHOWN



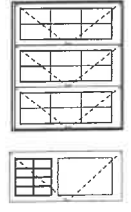
(1) SITE PLAN  
 1" = 20'-0"



TYPE II  
 TYPICAL FENCE AT POOL AND PROPERTY PERIMETER



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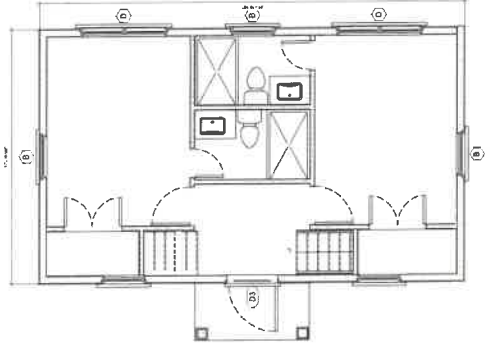
DOOR LEGEND - GUEST HOUSE  
 1/4" = 1'-0"

Door Schedule - HDC - GUEST HOUSE					
Type Mark	Manufacturer	Model	Rough Width	Rough Height	Finish
D3	Custom	3570	3' - 8 1/2"	6' - 2 1/2"	White
D5	Merritt Windows and Doors	CMCBFD1800	3' - 2 1/2"	5' - 0"	White

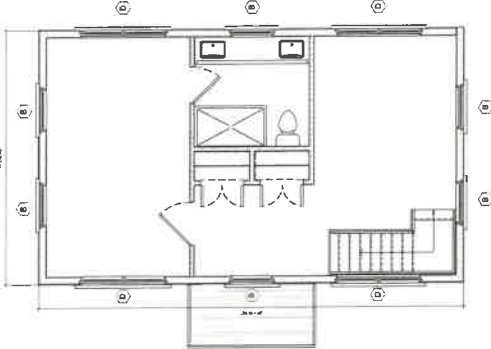


Legend 1  
 1/4" = 1'-0"

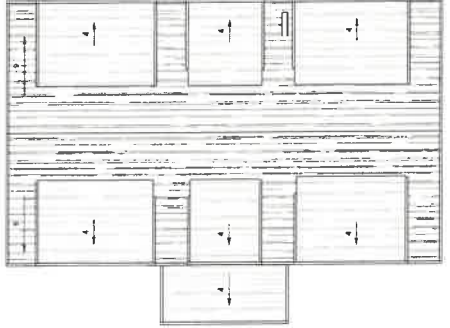
Window Schedule - HDC - GUEST HOUSE					
Type Mark	Manufacturer	Model	Rough Width	Rough Height	Finish
B	Merritt Windows and Doors	ELDR0408	3' - 0 1/2"	5' - 0 1/4"	White
D	Merritt Windows and Doors	ELDR0650	6' - 0 1/4"	5' - 0 3/8"	White



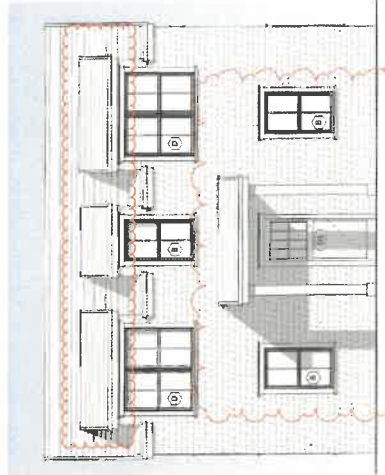
LEVEL 1 - FLOOR PLAN  
 1/4" = 1'-0"



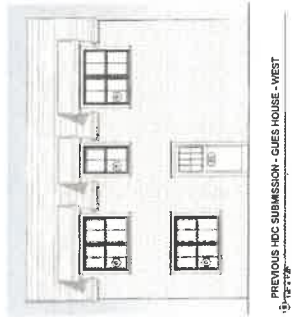
FP - Floor 2 - Guest House  
 1/4" = 1'-0"



FP - Rough Plan - Guest House  
 1/4" = 1'-0"



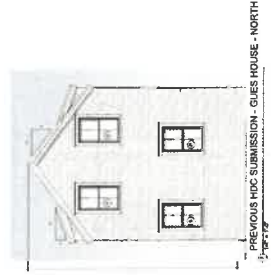
E1 - GUEST HOUSE - WEST  
 1/4" = 1'-0"



PREVIOUS HDC SUBMISSION - GUEST HOUSE - WEST  
 1/4" = 1'-0"



E1 - GUEST HOUSE - NORTH  
 1/4" = 1'-0"

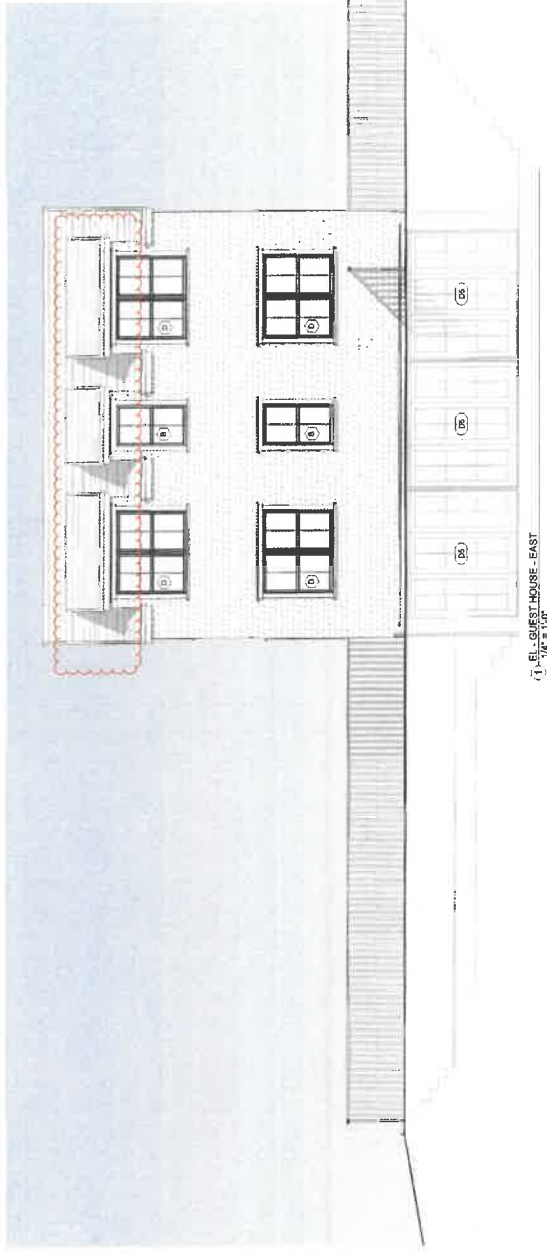


PREVIOUS HDC SUBMISSION - GUEST HOUSE - NORTH  
 1/4" = 1'-0"



Notes:  
 1. See all notes on drawings.  
 2. See all notes on drawings.  
 3. See all notes on drawings.

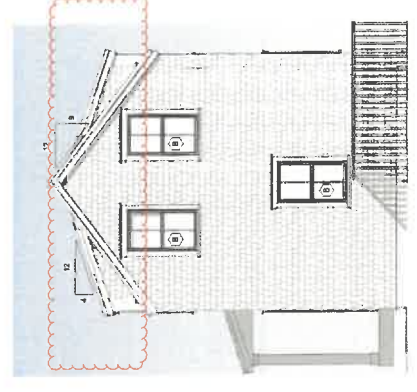
**HDC2**



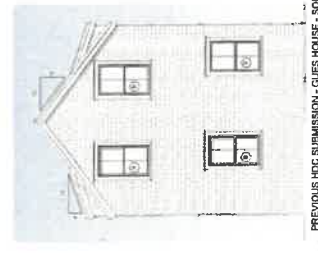
(1) EL - GUEST HOUSE - EAST  
 1/4" = 1'-0"



PREVIOUS HDC SUBMISSION - GUEST HOUSE - EAST  
 1/4" = 1'-0"



(2) EL - GUEST HOUSE - SOUTH  
 1/4" = 1'-0"



PREVIOUS HDC SUBMISSION - GUEST HOUSE - SOUTH  
 1/4" = 1'-0"

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