

Proposed HDC Minutes for December 22, 2020

8. Burlingham Trust 10-2002	15 Beach Street, Sias	New dwelling	73.1.3/26	Topham Design
Voting	Pohl, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (8:29)	<p><b>Topham</b> – Confirmed Mr. Welch could read back in. Reviewed changes made per previous concerns; height 23', trim natural to weather, sashes black. The structure at 10 Beach Street at 22 feet is a secondary dwelling with the main at 24'9".</p> <p><b>Backus</b> – Read SAB comments: prefer it be a little shorter; want to see this with the existing structure for context.</p> <p><b>Thornewill</b> – Thinks a ton of work has made this more appropriate and he has provided evidence that the height is okay. Her only concern is black windows; that is very contemporary.</p> <p><b>Coombs</b> – Agrees with Ms. Thornewill; it's down to 23'6"; the windows should be grey. Appreciates the amount of work done on this to bring it down in height.</p>			
Motion	<b>Motion to Approve through staff with grey sashes. (Coombs)</b>			
Roll-call Vote	Carried 3-0//Thornewill, Coombs, and Pohl-aye	Certificate #	<b>HDC2020-10-2002</b>	
9.2A Evergreen Way Trust 11-2347	2A Evergreen Way	Revs windows/door	68/700.1	LINK
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (8:36)	<p><b>Ewing</b> – Reviewed changes made per previous concerns.</p> <p><b>Coombs</b> – There's enough room for some 1-story additions. This is the first house on your left when you enter Evergreen with two barns behind it; wants some reduction in height so it doesn't look like a downtown house.</p> <p><b>Camp</b> – North elevation, gable forward plate hits the rear mass about a 1 foot above; should be more pronounced.</p> <p><b>Oliver</b> – She's fine with the changes. Doesn't think Ms. Camp's concern will be an issue in 3D.</p> <p><b>McLaughlin</b> – Confirmed trim is grey and sash is black.</p> <p><b>Pohl</b> – Lining up the windows was enough for him.</p>			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye	Certificate #	<b>HDC2020-11-2347</b>	
10. Luis Daniel Xavier 10-2068	5 Black Fish Lane	New dwelling (GH)	73/123	CWA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (8:45)	<p><b>Webster</b> – Reviewed changes made per previous concerns; glass sliders are on the front but blocked by the main house.</p> <p><b>Backus</b> – Read HSAB comments: no concerns on redesign with reduced height and mass as long as glass sliders are not visible.</p> <p><b>McLaughlin</b> – West elevation the pent roof pitch is too shallow. No others have concerns due to lack of visibility.</p>			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #	<b>HDC2020-10-2068</b>	
11. Luis Daniel Xavier 10-2070	5 Black Fish Lane	Pool cabana	73/123	CWA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (8:50)	<p><b>Webster</b> – Reviewed changes made per previous concerns; pool mechanicals will be behind the guesthouse with a fence.</p> <p><b>Backus</b> – Read SAB comments: A lot simpler, no concerns; asked where pool equipment will go.</p> <p><b>Oliver</b> – This is inappropriate; it's bigger and taller than the guesthouse while being nothing more than walls with windows and a roof. Suggested a gazebo.</p> <p><b>Camp</b> – She agrees with Ms. Oliver; it's also the 4<sup>th</sup> structure on the lot.</p> <p><b>Coombs</b> – Agrees.</p> <p><b>McLaughlin</b> – He too agrees.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, 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°: 73 PARCEL N°: 126  
 Street & Number of Proposed Work: 5 BLACK FISH LANE  
 Owner of record: LUIS DANIEL XAVIER  
 Mailing Address: 85 OLD HYANNIS RD, YARMOUTH 02675  
 Contact Phone #: 508-367-4144 E-mail: DXAVIER\_LACK

#### AGENT INFORMATION (if applicable)

Name: CHIP WEBSTER ARCHITECTURE  
 Mailing Address: 11 SOUTH SHORE ROAD  
NANTUCKET MA 02554  
 Contact Phone #: 228-3600 E-mail: CHIP@CHIPWEBSTER.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: POOL CABANA  
 Size of Structure or Addition: Length: 19' Sq. Footage 1st floor: 361 SF Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 19' Sq. footage 2nd floor: \_\_\_\_\_ 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 17'-2" South 17'-2" East 17'-2" West 17'-2"

#### Additional Remarks

Historic Name: \_\_\_\_\_  
 Original Date: \_\_\_\_\_ (describe)  
 Original Builder: \_\_\_\_\_  
 Is there an HDC survey form for this building attached?  Yes  N/A

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

\*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  
**Skylights (flat only):** Manufacturer N/A Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
**Gutters:**  Wood  Aluminum  Copper  Leaders (material) N/A  
**Leaders (material and size):** N/A  
**Sidewall:**  White cedar shingles  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other 8" SHIP LAP  
**Trim:** A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_  
 B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_  
 C. Dimensions: Fascia 8" Rake 8" Split (Overhang) 6" Corner boards 6" Frieze 6"  
 Window Casing 3 1/2" / 5 1/2" Door Frame 3 1/2" / 5 1/2" Columns / Posts: Round \_\_\_\_\_ Square   
**Windows\*:**  Double Hung  Casement  All Wood  Other FIXED  
 True Divided Lights(muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer \_\_\_\_\_  
**Doors\* (type and material):**  TDL  SDL Front N/A Rear \_\_\_\_\_ Side \_\_\_\_\_  
 Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_  
**Hardscape materials:** Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

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

#### COLORS

Sidewall NATURAL/WHITE Clapboard (if applicable) \_\_\_\_\_ Roof NATURAL  
 Trim WHITE Sash WHITE Doors WHITE  
 Deck \_\_\_\_\_ Foundation NATURAL Fence \_\_\_\_\_ Shutters \_\_\_\_\_

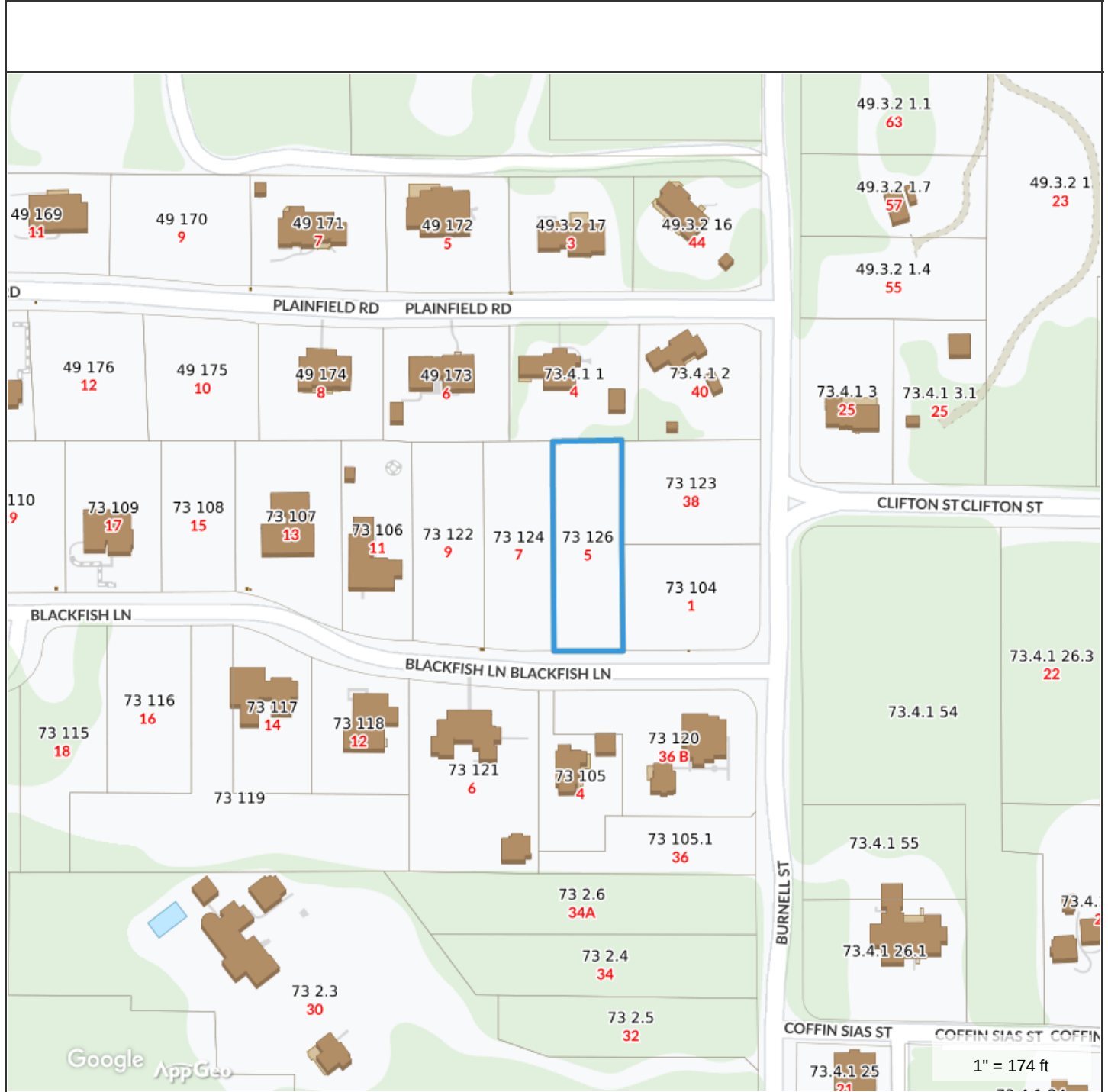
\* Attach manufacturer's color samples if color is not from HDC approval list.

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 13 OCT 2020

Signature of owner of record \_\_\_\_\_

Signed under penalties of perjury \_\_\_\_\_



**Property Information**

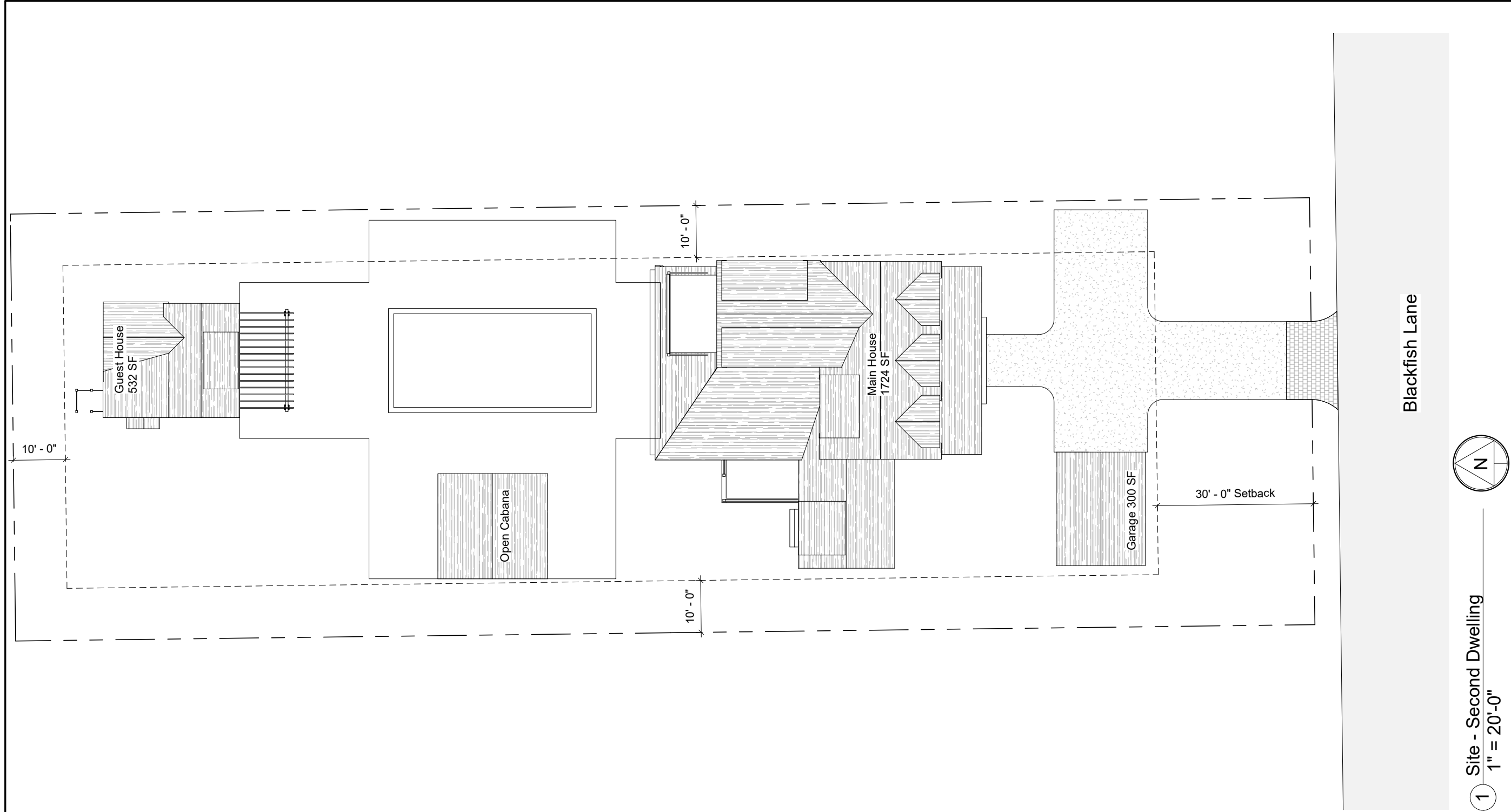
**Property ID** 73 126  
**Location** 5 BLACK FISH LN  
**Owner** DAMMIN J TRISTRAM C & BEVERLY



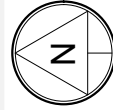
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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 Site - Second Dwelling  
 1" = 20'-0"



Blackfish Lane

# Xavier

Site  
 5 Blackfish Lane, Siasconset, MA

SD - Not For Construction

#	Date	Note
3	2020.11.12	Second Dwelling
4	2020.12.08	HDC Submission

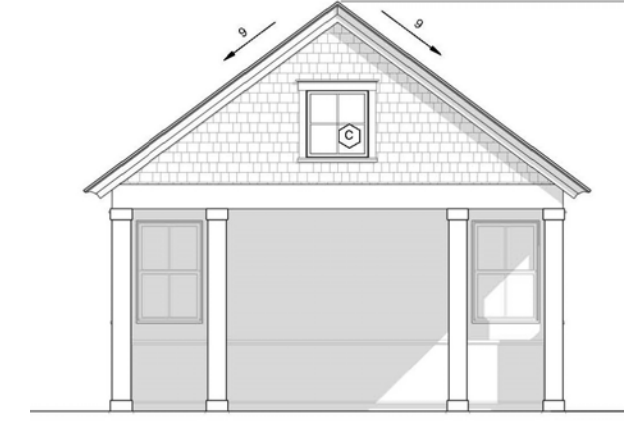
L.1



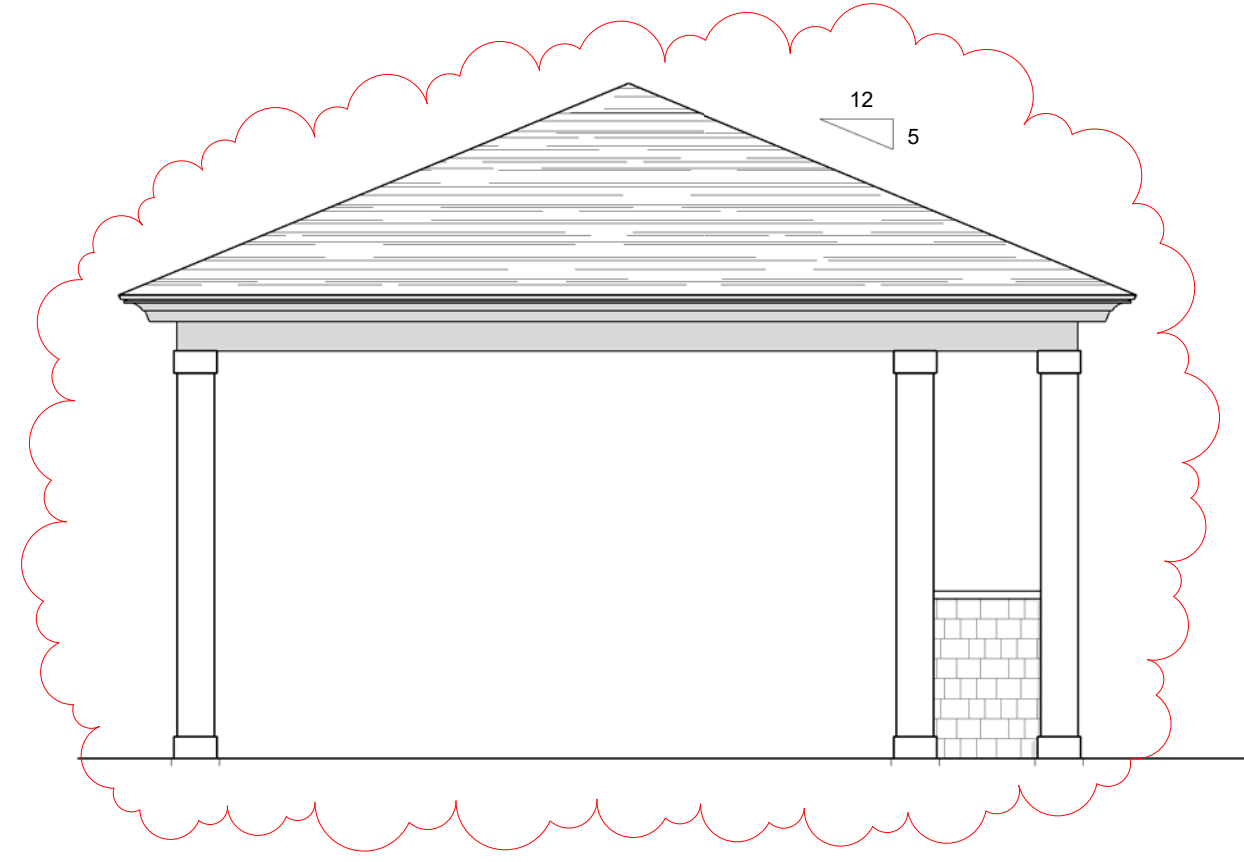
9 AMELIA DRIVE NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM



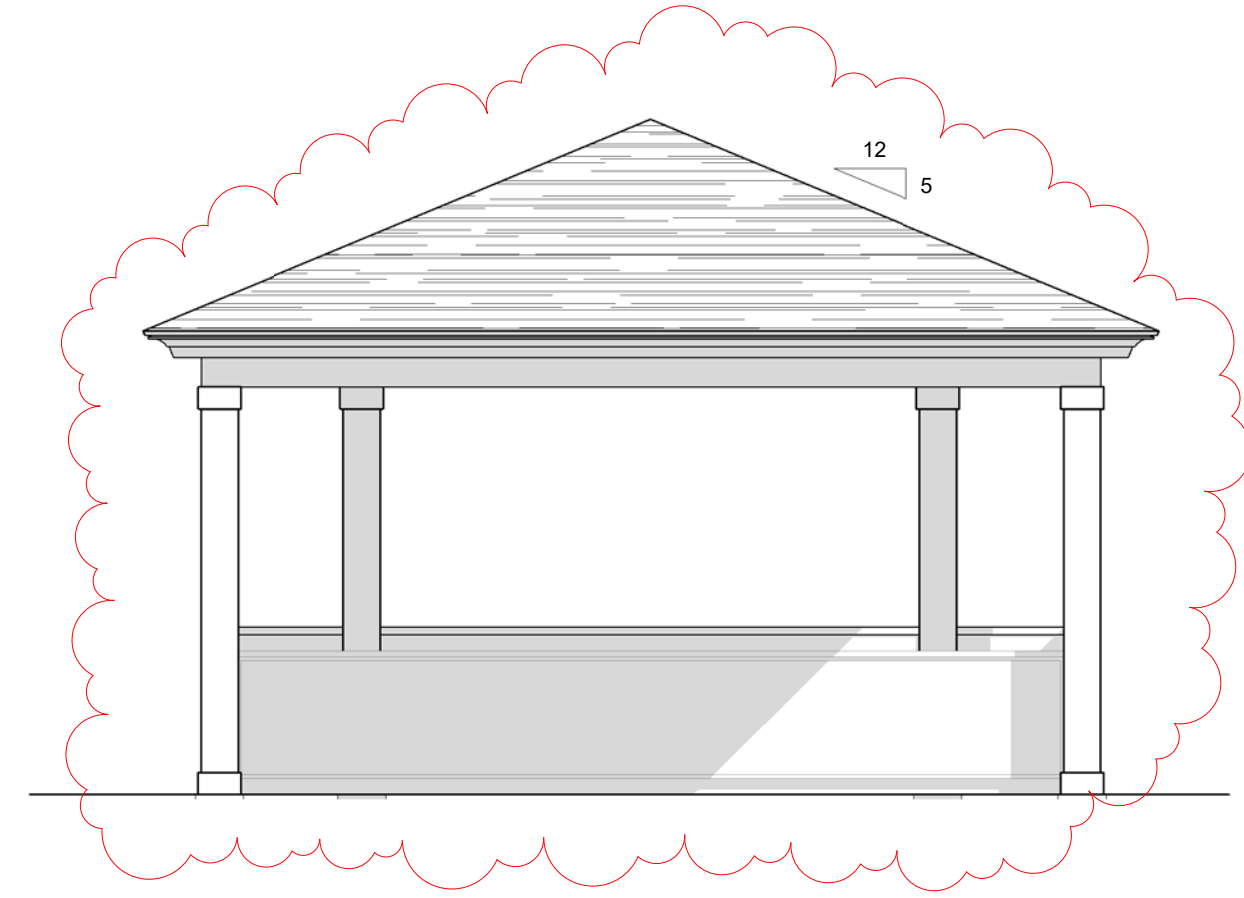
7 Previous HDC Revision North  
1/8" = 1'-0"



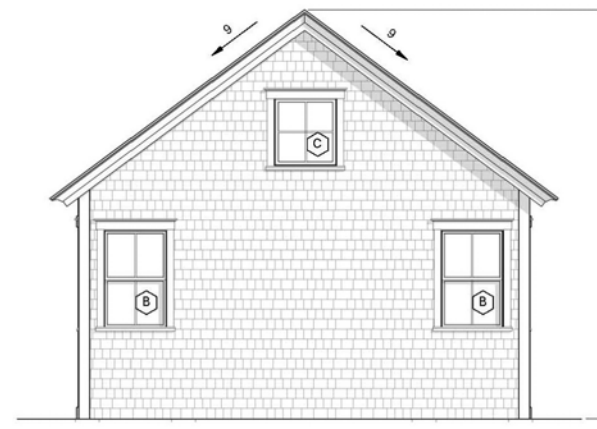
6 Previous HDC Revision East  
1/8" = 1'-0"



5 HDC North  
1/4" = 1'-0"



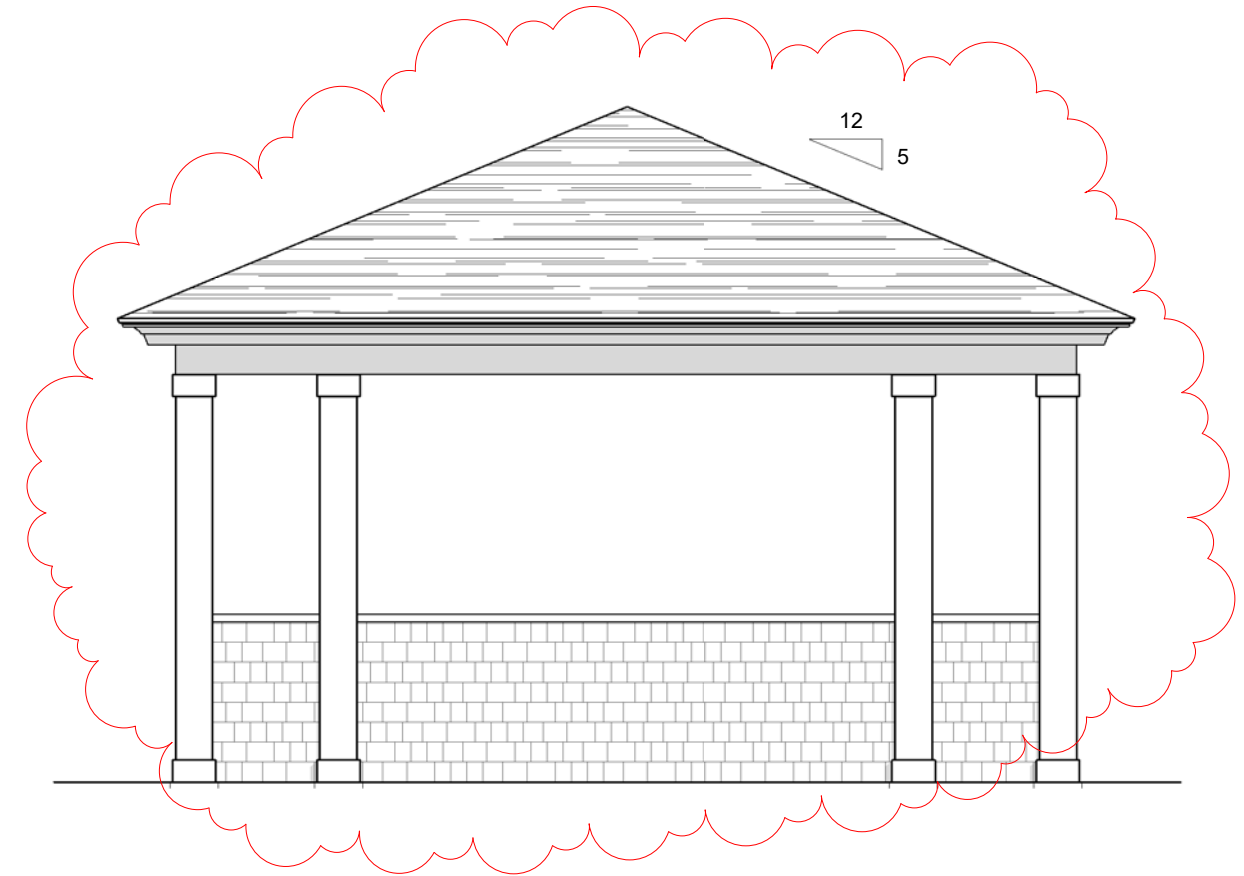
4 HDC East  
1/4" = 1'-0"



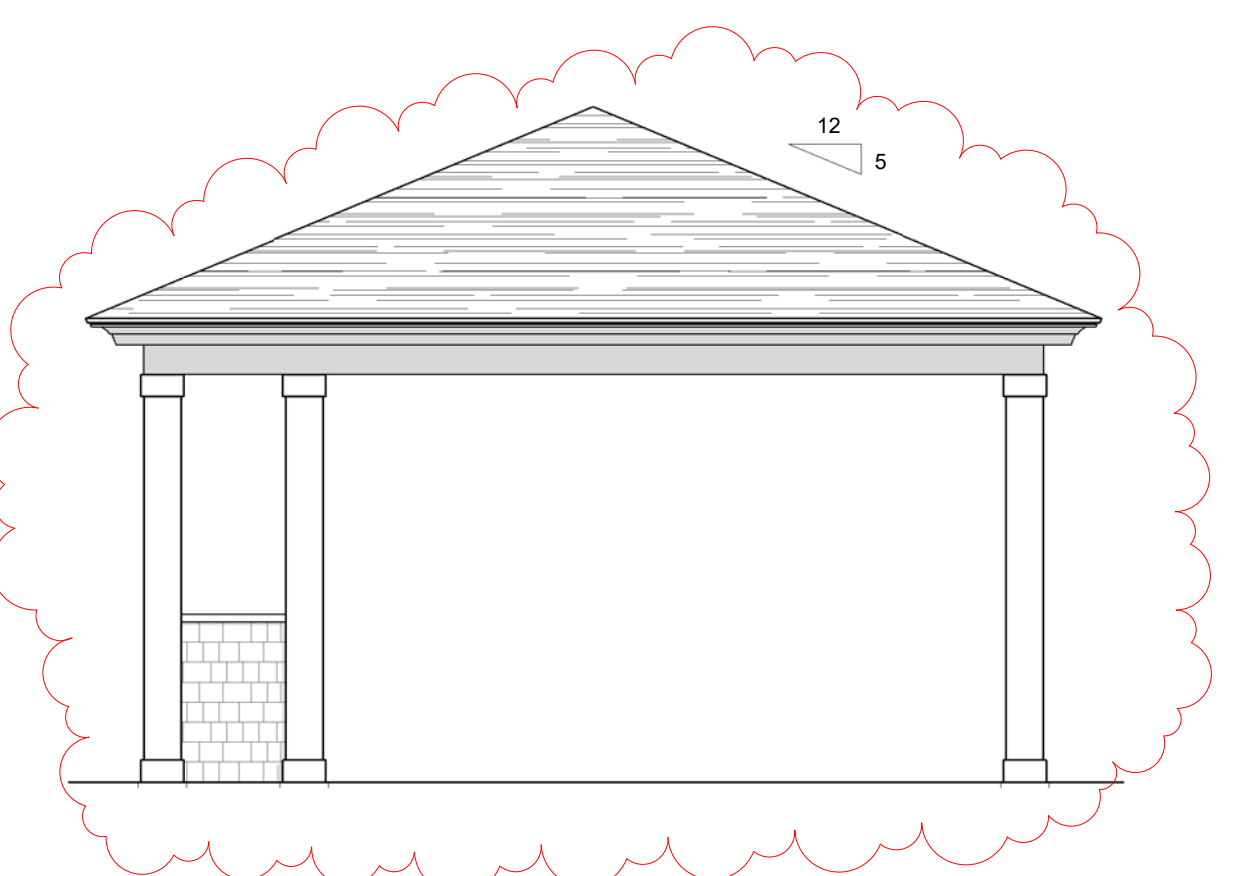
9 Previous HDC Revision West  
1/8" = 1'-0"



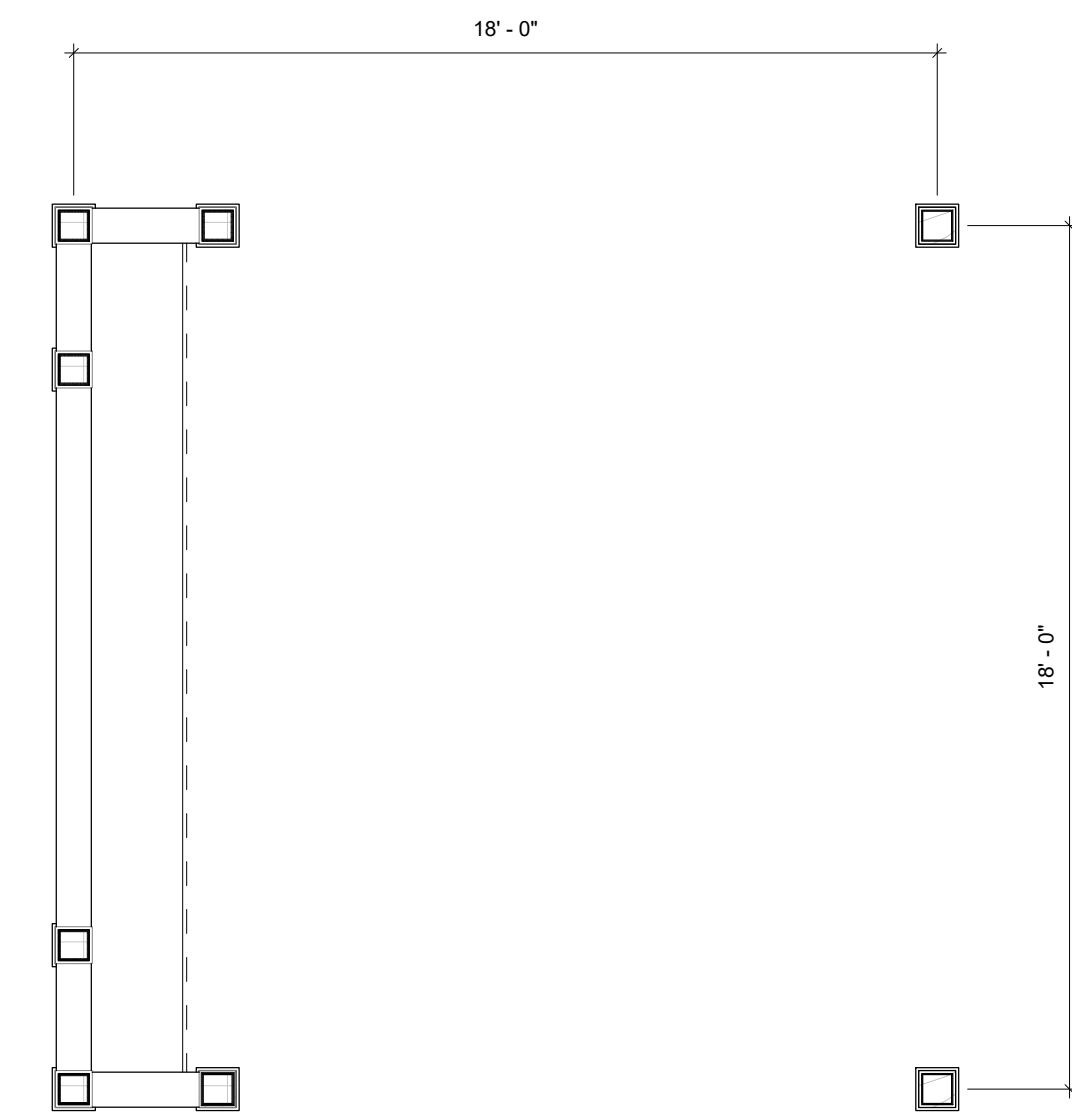
8 Previous HDC Revision South  
1/8" = 1'-0"



3 HDC West  
1/4" = 1'-0"



2 HDC South  
1/4" = 1'-0"



1 HDC Floor 1  
1/4" = 1'-0"

12/29/2020 11:11:30 AM

#	Date	Note
1	2020.10.27	HDC Submission
3	2020.12.07	HDC Revision 1
4	2020.12.29	HDC Revision 2