



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Nantucket Historical Commission
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Day, Date, and Time	Friday, August 20, 2021 10:00 AM – 12:00 PM
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Location / Address	REMOTE PARTICIPATION VIA ZOOM The meeting will be aired at a later time on the Town's Government TV YouTube Channel: https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIXA
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Signature of Chair	Hillary Hedges Rayport
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WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

Subcommittee members: Commissioners Georgia Raysman, Milton Rowland, Hillary Hedges Rayport
Staff Liaison: Holly Backus

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/85958449994?pwd=MDFZc1lOdk0yR1FoM0NsaWIwT0ZlZz09>

Meeting ID: 859 5844 9994

Passcode: 268753

One tap mobile

+16465588656,,85958449994#,,,,*268753# US (New York)

- Public Comment
- Approval of Minutes
- Organizational remarks
 - Welcome new Alternate Commissioner
 - Annual Report
- Staff and Board Chair Update
 - MHC Survey Project
 - SFM #3 and Bid-Alt comments

- Arthur Cooper monument unveiling
 - Fall course with NAREB
 - Update on Preservation Collaborative/2023 Exhibit
- Discussion of CPC Grants
 - Possible Targets for Preservation
- Topics for HDC joint meeting (per Certified Local Govt. agreement)
 - Historic Preservation Tax Credit Part II Application for 2 Mayflower Circle
 - Discussion of application and possible letter of support
- Other Business
 - Workplan for the fall: Ideas for fall 2021 Projects

NHC Workplan

Updated as of 8/16/21

Topics of ongoing work for which we do not have substantive updates

1. WPI sustainability and reuse project – WPI to determine project parameters
2. Street Furniture Policy – still with Libby, waiting for feedback
3. Historic Sidewalk and Pavement Policy – Our request for a policy reflecting the steps outlined in our booklet is still outstanding.
4. Update to Select Board – requested July 6th for time to report to Select Board. No response.
5. Developing NHC guidelines, rules governing operations - not worked on as of yet.



NANTUCKET HISTORICAL COMMISSION

Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

COMMISSIONERS

*Hillary Hedges Rayport (Chair) Angus MacLeod (Vice-Chair) David Silver (Secretary)
Clement Durkes, Thomas M. Montgomery, Georgia U. Raysman, Milton Rowland, Susan B. Handy (Alternate), Ben Normand (Alternate)*

August 3, 2021

Mr. Frank Ayotte
Associate Vice President
Hazen & Sawyer
24 Federal Street, 5th Floor
Boston, MA 02110

RE: Nantucket Sewer Force Main #3
MHC # RC.60870

Dear Frank:

Thank you for sharing the Nantucket Sewer Force Main #3 100% plans with the Nantucket Historical Commission and allowing us to comment.

We appreciate the project team's commitment to identifying and protecting the artifacts in the streetscape, and to preserving the historic character of Nantucket. The NHC has the following comments on the 100% design development and specifications prior to going out to bid:

1. We request a change in the specification for "new granite curb" from 6" wide to 4" wide. Technical specification for new curb should include a split face and eased edge, per HDC specification. See attached notes and photo on page CD-11.
2. As discussed in our meetings with you and detailed in the NHC's document *Preserving Historic Pavement on Nantucket*, the existing historic curbs vary from approximately 8 inches to 12 inches deep. Therefore, the depth of the gravel base and concrete *will not be able to match the technical specification in the 100% design development* (see attached notes to page CD-11).
 - a. Please advise on how this anticipated variance will be communicated to the contractor and adequately explored in the field.
 - b. Please share any future shop drawings specific to removing and reset existing granite curbs of varying depth.
3. Meeting CMR 521 regulations for sidewalks is not always possible or straight-forward on Nantucket, given the number of obstacles in the sidewalks. NHC requests contractors communicate with local agencies (Nantucket Commission on Disabilities (COMDIS) and NHC) when resolving accessibility conflicts and preparing MAAB waiver requests.
 - a. Please note this request to liaise with local COMDIS and NHC at the appropriate location in the Design Specifications document.

- b. It may be necessary to delete or modify notes 2 and 3 under “technical specifications for Brick Sidewalk and Granite Curb” in the 100% design development document, to reconcile anticipated conflicts.
4. As an example of issue #3 (above), the design development for new sidewalk at Lily and Liberty (Bid Alternate 2) will create conflicts with traffic and accessibility due to the existing utility pole and hydrant which block access to the new crosswalk. Please consider our suggested changes to resolve conflicts (see attached).
5. We are requesting modification to several descriptive notes in the surface reconstruction plan and Bid Alternate 2, to clarify that existing curbs should be reset. See attached notes.
6. NHC requests continued consultation as construction documents are developed. Please consider including members of the NHC for visits in the field to observe removal and replacing of existing granite curbs.

Thank you for accepting our comments to date and adjusting the plans accordingly. We noted with appreciation that the design specifications, section 01046-7 (Control of Work) states that the work is located in the Nantucket Historic District and advises the Contractor to contact Holly Backus, Town Preservation Planner, when issues related to historic resources arise in the field.

Thank you as well for your collaboration and concern for the protection of Nantucket's historic streetscape, even as you move forward with this important infrastructure project. Please be in touch with the Commission through our staff liaison, Holly Backus, with comments or questions.

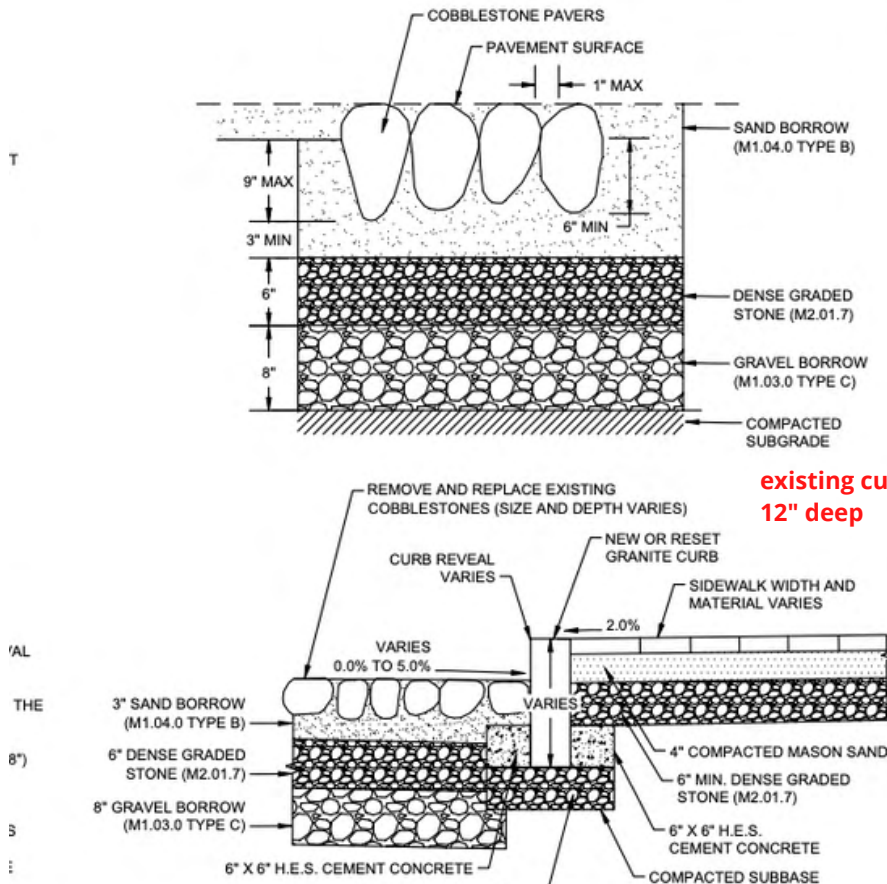
Sincerely,

A handwritten signature in black ink, reading "Hillary Rayport". The signature is fluid and cursive, with the first name "Hillary" and last name "Rayport" clearly legible.

Hillary Hedges Rayport
Chair
Nantucket Historical Commission

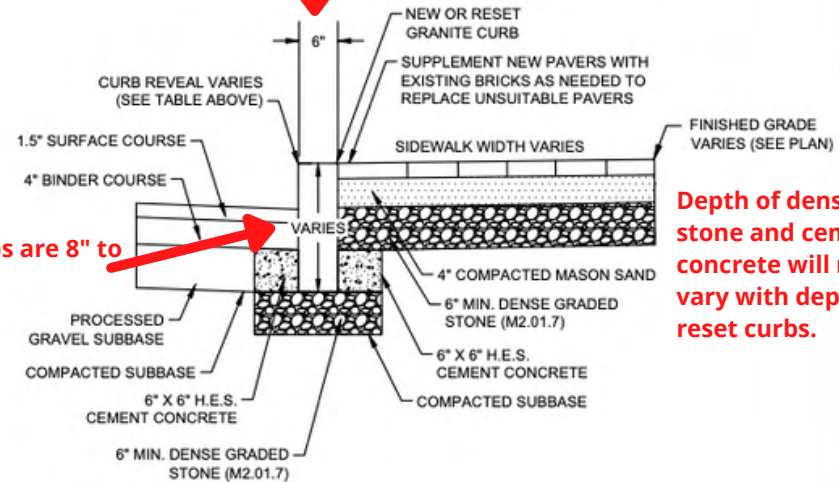
CC: Brona Simon, SHPO, Massachusetts Historical Commission
Holly Backus, Town of Nantucket Preservation Planner
David Gray, Town of Nantucket Sewer Director
Libby Gibson, Nantucket Town Manager
Ray Pohl, Chair, Nantucket Historic District Commission
Brenda McDonough, Nantucket Commission on Disabilities

change width of new granite curb from 6" to 4".



existing curbs are 8" to 12" deep

CURB REVEAL	
DESCRIPTION	REVEAL (IN)
NEW VERTICAL GRANITE CURB	4
REMOVE AND RESET VERTICAL GRANITE CURB	4
ISOLATED AREA/SERVICE TRENCH	MATCH EXISTING/ADJACENT REVEAL



Depth of dense graded stone and cement concrete will need to vary with depth of reset curbs.

NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2.0%.
2. MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESS ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
3. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'X5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.

BRICK SIDEWALK AND VERTICAL GRANITE CURB

SCALE: N.T.S.

Regarding notes 2 and 3 - see point #3 in attached letter.

New granite curb to be 4" wide, split face, eased edge, per Nantucket Historic District Commission specification. See photo of new granite curb at East Street.



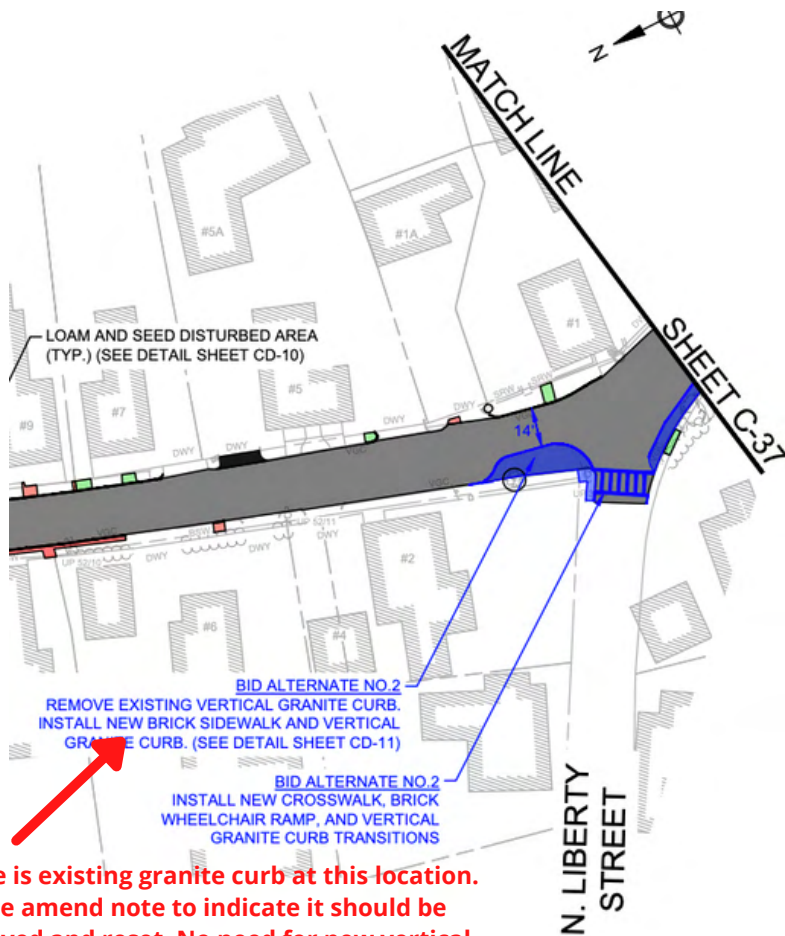


Bid Alt 2 below does not resolve access to cross walk from lily or N. Liberty Streets. See hydrant and pole in photo.

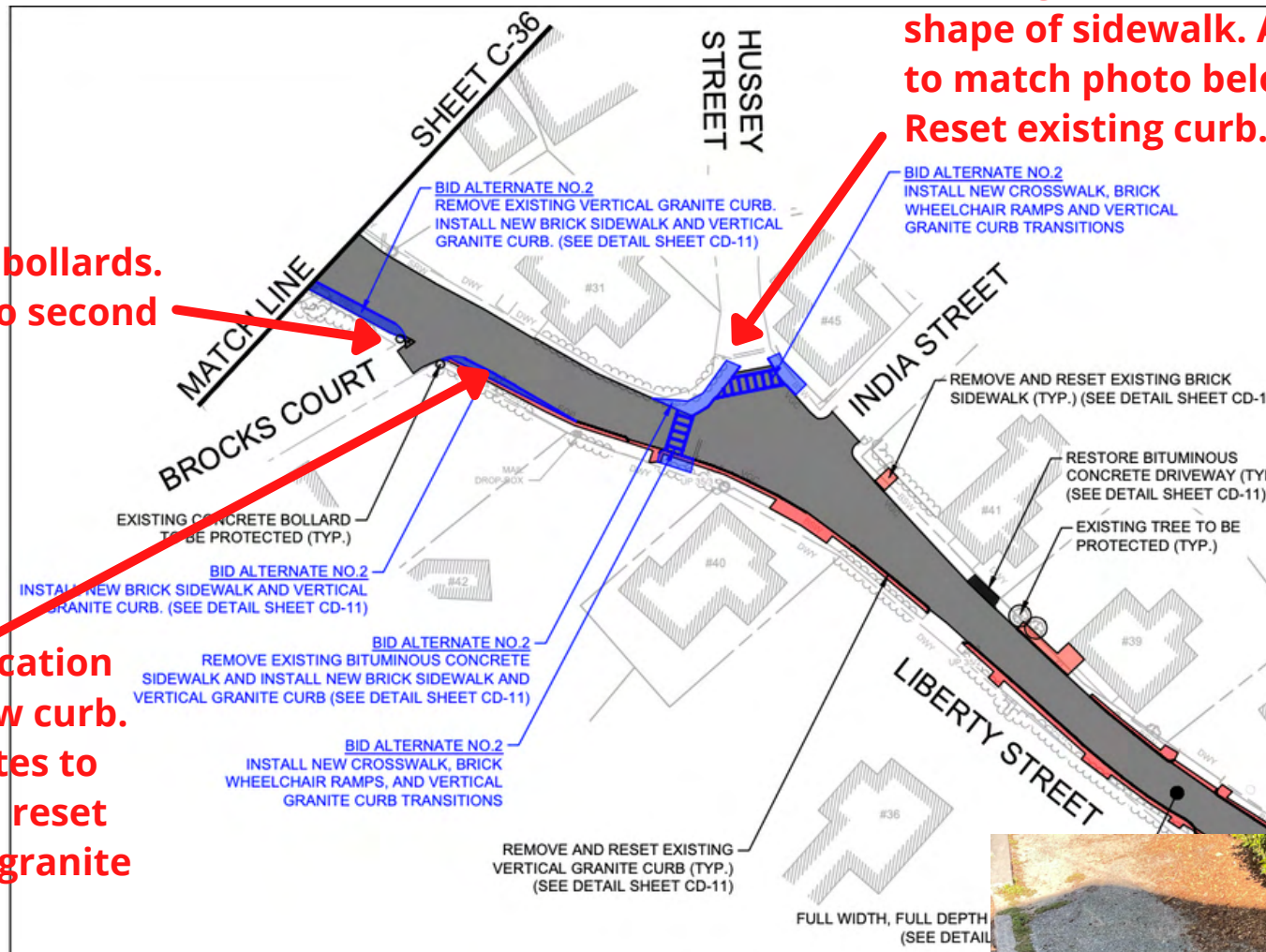


The design in blue would benefit from two revisions:

- 1) To prevent excessive narrowing of 2-way N. Liberty Street, the new sidewalk on the right should terminate at the red arrow. The new painted crosswalk should meet the sidewalk at the red arrow.**
- 2) The blue design creates conflicts for pedestrians, because the utility pole (shown on plan) and the existing hydrant on N. Liberty Street block access to the new crosswalk (see photo). To create an accessible path, the hydrant should be relocated to the wider area of new sidewalk. The new sidewalk should extend a bit more into the intersection, to allow passage around the pole.**
- 3) if the hydrant cannot be relocated, bid Alternate 2 should include a curb cut shown above at the black arrow, to allow pedestrians to descend to street, move around hydrant, and access crosswalk.**



There is existing granite curb at this location. Please amend note to indicate it should be removed and reset. No need for new vertical granite curb.



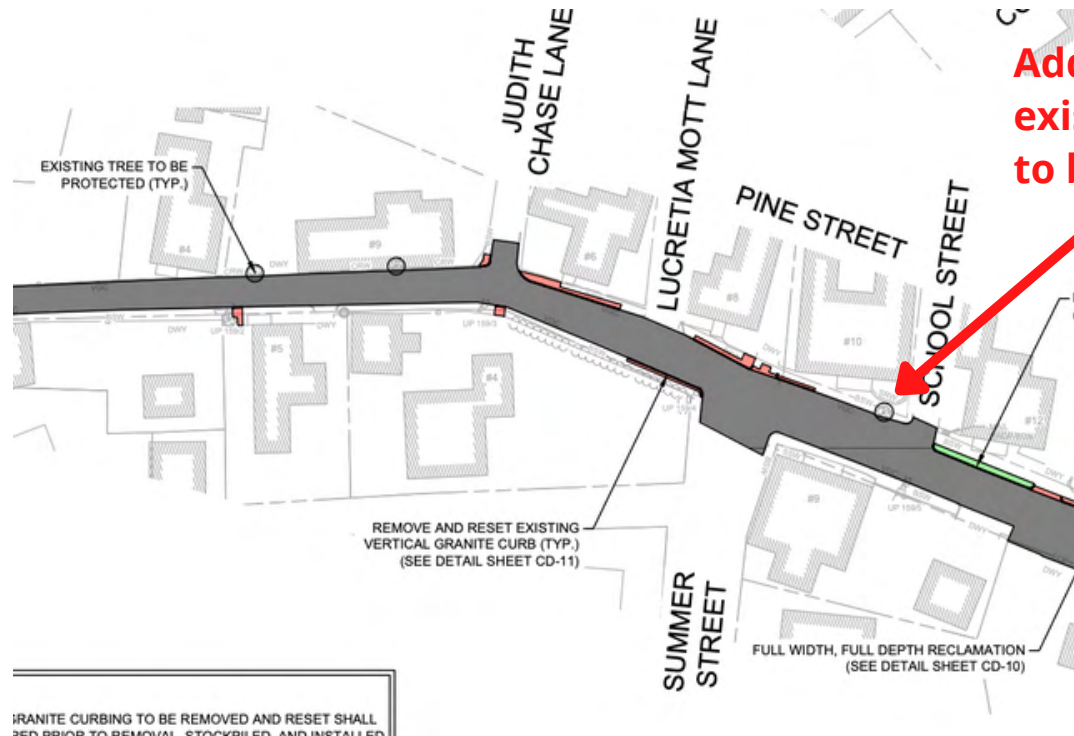
drawing does not reflect shape of sidewalk. Adjust to match photo below. Reset existing curb.

there are two bollards. insert arrow to second bollard.

this is the one location that requires new curb. Amend other notes to say "remove and reset existing vertical granite curb"

There is existing granite and schist curb at nearly all of these locations. Please amend note to indicate it should be removed and reset.





Add note here about existing tree (large elm) to be protected.



TOWN/COUNTY OF NANTUCKET TOWN ADMINISTRATION OFFICE



MEMO

TO: All Departments
All Committees/Boards/Commissions

FROM: Erika D. Mooney, Operations Administrator *Erika Mooney*

DATE: August 4, 2021

RE: FY 2021 Annual Town Report

The deadline for submission of your FY 2021 department/committee/board/commission report is **November 1, 2021.**

The information you provide should ONLY cover the period from July 1, 2020 to June 30, 2021.

- Please use Arial Narrow, 12 point, with no other formatting
- Keep to one page or less
- Your report should include a brief overview of your department/committee/board/commission, major accomplishments, and your goals for the following year
- Pictures are welcome, but should be attached separately from the document please
- Let me know if you require a copy of last year's final report

Many thanks.

Minutes of the August 6, 2021 meeting of a subcommittee to discuss possible application for Community Preservation Act (CPA) grants.

Attending:

Hillary H. Rayport

Mickey Rowland

Georgia Raysman

Holly Backus

Ken Beaugrand

Ken gave an overview of CPA Funding – it comes from two sources – surcharge on RE bill and matching grant from state.

Must be allocated to

10% open space

10% historic resources

10% to community housing

5% administration

65% is determined by the committee to make recommendations to town meeting for approval based on applications that are received.

If there aren't sufficient recommendations to award up to 10% of open space, so funds are put into reserves so they can be awarded later. Might go two or three years where have nothing for open space. So will build up reserves and can apply them to a larger grant.

100% of recommendations must go to town for approval

HP: CPC is not allowed to provide funding for things which are the responsibility for the town itself. For instance, the Town must look after cobblestones

But, development of planning for approving something that may be a town responsibility – that's something we have done and may look at.

As the NHC is part of the Town, we don't have to deal with reimbursement – we can apply that it is appropriate and request disbursement to fund work as it is done.

Generally get requests that are 3-5x greater than funds available. Have public hearings in the fall. Last year had fewer requests than funds

In 20 years only one project denied at town meeting (snow making machine)

The group came up with the following ideas:

- 1) Ongoing funding of surveys of historic structure. The matching portion of the MHC grant. Holly said it is a positive for MHC grants if Nantucket shows local taxpayers are supporting survey grants. Hillary observed that the 2021-2022 PLUS budget included \$50,000 for historic building surveys and this is what was used to fund the MHC grant.

The town has shown a willingness to fund information and research for the HDC and NHC in the past and we should encourage the continuation of this. Concern that CPA funds be available for projects the Town is not willing or able to fund out of free cash flow.

- 2) Lighthouses – Brant Point light is in need of restoration. Coast Guard not taking care of it and deprioritized care of the structure (only interested in care of the navigational light). Great Point light house is a reconstruction and is less than 50 years old. But in the same situation. A plan for restoration of the lighthouses? Could be open space and preservation?
- 3) Main Street sidewalk restoration – an important and very historic, and very dilapidated sidewalk that requires restoration. Much more than simply municipal repair. Fund a study to figure out details of the restoration, so the town can get on with actual repair in a way consistent with preservation. Could be open space and preservation? Would need to find an approach compatible with CPA guidelines.
- 4) Plant Materials – guidelines for Landscapes with Nantucket in mind?
- 5) Reuse / salvage of business plan

Next steps: brief NHC at August meeting, get consensus on best project. Continue to liaise with Holly and Ken about this. GRANTS DUE SEPT 10.
Review past projects at CPC office for ideas and help.

MEDIA CONTACT:

Jackie Haley

Director of External Affairs, Museum of African American History

(617) 725-0022 ext. 23

jhaley@maah.org

MAAH, Nantucket Land Bank, and Nantucket Historical Commission Hosts Event to Honor Island's Black History

The unveiling of a plaque dedicated to escaped enslaved Arthur Cooper honors Nantucket's diverse island history and the resilience of its Black community

Nantucket, MA., August 12, 2021 – [The Museum of African American History](#) (MAAH), [Nantucket Land Bank](#), the Town of [Nantucket Historical Commission](#) and [Town of Nantucket officials](#) today unveiled a memorial plaque dedicated to the life of self-emancipated enslaved man and distinguished Black leader, Arthur Cooper. The memorial, a 18" x 20" bronze plaque mounted on a natural boulder, is a gift donated by a local Nantucket resident and will rest in a park near the site of Cooper's Angola Street home.

Arthur Cooper (1789-1853) was a founding member of Nantucket's Zion Methodist Episcopal Church and highly respected leader of Nantucket's New Guinea community – a historical Black neighborhood that first settled its roots on the island in 1774 and is also home to MAAH's African Meeting House and along its Black Heritage Trail.

"MAAH's presence on Nantucket serves as a guide to honor, protect, and restore African American history across the island," said Leon Wilson, President and CEO of MAAH. "We're grateful to work closely with Nantucket's Land Bank and Historical Commission to remember the life and legacy of Arthur Cooper, his commitment to the abolition of slavery and segregation, and to create a space where we can share more stories of our Black ancestors."

"Today, we are remembering Arthur Cooper and the community of abolitionists that stood with him, here in this place where he lived" said Hillary Hedges Rayport, Chair of the Town of Nantucket Historical Commission. "This collective memory, presented in partnership with the Nantucket Land Bank and MAAH, is a small step towards understanding the importance of diversity and building a more inclusive Nantucket."

Arthur Cooper was one of several self-liberated enslaved people who found refuge on Nantucket alongside his freeborn wife, Mary. In October 1822, the Cooper family was pursued by bounty hunter and slave catcher, Camillus Griffith, from Virginia. Griffith's efforts were thwarted by members of Nantucket's antislavery community who banded together to hide and protect the Cooper's. Cooper went on to become a distinguished leader in the island's Black community, New Guinea, and a founding member of Nantucket's Zion Methodist Episcopal Church on West York Street. Arthur Cooper's story of resilience and success offers a model for the island community to navigate the pressing issues of race and equity.

The Museum of African American History on Nantucket features two historic sites, the African Meeting House and the recently restored Florence Higginbotham House. These buildings were at the center of a thriving 19th century African American community on the island. The Museum presents cultural programs and interpretive exhibits on the history of African Americans on Nantucket that are available to the public. Learn more about what's along Nantucket's Black Heritage Trail at https://www.maah.org/nantucket_campus.

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About the Museum of African American History Boston | Nantucket

The Museum of African American History Boston | Nantucket (MAAH) inspires all generations to embrace and interpret the authentic stories of New Englanders of African descent, and those who found common cause with them, in their quest for freedom and justice. Through its historic buildings, collections, and programs, the Museum expands cultural understanding and promotes dignity and respect for all. The Museum was founded in 1967 and is New England's largest museum dedicated to preserving, conserving and interpreting the contributions of African Americans. The Museum has two locations – one in Boston's Beacon Hill neighborhood and the other on Nantucket Island – and two Black Heritage Trails® that tell the story of organized black communities from the Colonial Period through the 19th century. For more information visit www.maah.org.

About the Nantucket Land Bank

The Nantucket Islands Land Bank is a land conservation program created to acquire, hold, and manage important open spaces and endangered landscapes for the use and enjoyment of the general public. Since 1983, the Land Bank has served as a model for communities across the country. Due to the success of these efforts, as well as those of other public and private conservation groups, nearly half the island is now permanently protected open space.

About the Nantucket Historical Commission

The Nantucket Historical Commission serves the public by protecting the National Historic Landmark of Nantucket. Nantucket's important historic resources include structures as well as their setting and context, the American and Native American artifacts, and the island's special visual quality, as expressed in the natural and built environment.

The NHC advises the Select Board on matters of preservation, and works with Nantucket's Preservation Planner, Planning Director, and other municipal agencies. It creates plans and guidelines for historic preservation, directs surveys of buildings and lands of archaeological and historic significance, and advocates for historic preservation.

The NHC complements the local Historic District Commission, which is Nantucket's regulatory architectural review board. It also liaises with the Massachusetts Historical Commission and local preservation and conservation non-profits.

**2 Mayflower
Historic Preservation Tax Credit
Part II Application**

Included:

- 1) NHC letter regarding Part I
- 2) Part II application prepared by Epsilon
- 3) TWO Dec 2020 HDC approvals for the structures.

Note from Holly (who is unable to attend our review meeting)

I confirmed with Erin that they will NOT be changing the windows from 6/6 to 6/1, as shown in the HDC approval, as it conflicted with the Part II drawings. Again, I have reiterated to Erin at Epsilon that the HDC is the one who approves architectural features, not the NHC, as erroneously indicated in their Part II.

I will request Erin's presence in the meeting and will get a draft support letter to the commission for consideration as soon as possible.



Planning and Land Use Services

Building • Historic District Commission • Planning Board • Zoning Board of Appeals

April 27, 2021

Ms. Brona Simon
State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Re: Application for Massachusetts State Historic Rehabilitation Tax Credit for 2 Mayflower Circle, Nantucket, MA

Dear Ms. Simon,

I am writing in support of the Massachusetts State Historic Rehabilitation Tax Credit application for the house and garage located at 2 Mayflower Circle. The Nantucket Historical Commission determined at their April 16th meeting that the house, garage, and adjacent 1930s cottage at this location are recognized as contributing to the Local Historic District and National Historic Landmark of Nantucket.

Specifically, the period of significance for Nantucket's historic buildings includes the 20th century up until 1975, for structures built in the revivalist style of earlier periods of significance. The 20th century was recognized as a period of significance when the National Park Service updated Nantucket's National Historic Landmark designation in 2012, and the culturally significant preservation movement on Nantucket in the 20th century was included. In 2007, the Nantucket HDC permitted the house, garage, and cottage to be moved, and at that time, the NHL did not recognize the contribution of 20th century structures. Moreover, the house and garage were believed to be built in 1987, a period which is outside of the period of significance. Fortunately, these buildings were salvaged from demolition and relocated. For this reason, the community can recognize them for what they are today. Because of the applicant's careful research, our community is now aware that the house and garage were in fact built in 1967, not 1987.

Moving a historic home with all its contributing features intact is a challenge, and significant buildings are always preferably preserved on their site. Moving historic buildings is a last resort of salvage. However, embarking on a historic rehabilitation of the structure at 2 Mayflower Circle, will present an opportunity to reconstruct the primary embellishments intended to evoke a sense of the "Colonial New England" that clearly provided the inspiration for the buildings in 1967.

These details include the shutters, picket fence and tall center chimney of the house. On the cottage, these details include the split door with strap hinges and the visor over the door, all as documented in photographs prior to relocation of the buildings. The Commission encourages these features be re-instated as part of the restoration program.

The Nantucket Historical Commission is encouraged that the proposed rehabilitation work will comply with the Secretary of the Interior's Standards for Rehabilitation and appreciates the applicant's research. As a new member of the Certified Local Government Program, the Town of Nantucket is thankful for this proposed project and asks for your favorable consideration for the State Historic Rehabilitation credits for these contributing structures.

Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

cc: (via email)
Andrew Vorce, AICP, Nantucket Planning Director
Ray Pohl, Chair, Nantucket HDC;
Hillary Hedges Rayport, Chair, NHC
Erin R. Doherty, Preservation Planner, Epsilon Associates, Inc.



March 18, 2021

PRINCIPALS

Theodore A Barten, PE
Margaret B Briggs
Dale T Raczynski, PE
Cindy Schlessinger
Lester B Smith, Jr
Robert D O'Neal, CCM, INCE
Michael D Howard, PWS
Douglas J Kelleher
AJ Jablonowski, PE
Stephen H Slocumb, PE
David E Hewett, LEED AP
Dwight R Dunk, LPD
David C Klinch, PWS, PMP
Maria B Hartnett
Richard M Lampeter, INCE
Geoff Starsiak, LEED AP BD+C
Marc Bergeron, PWS, CWS

ASSOCIATES

Alyssa Jacobs, PWS
Holly Carlson Johnston
Brian Lever

3 Mill & Main Place, Suite 250
Maynard, MA 01754
www.epsilonassociates.com

978 897 7100
FAX 978 897 0099

Ms. Brona Simon
Executive Director
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

**RE: 2 Mayflower Circle, Nantucket, MA (NPS #42856)
Historic Preservation Certification Application, Part 2**

Dear Ms. Simon:

On behalf of 2 Mayflower Circle LLC I am pleased to submit for your review and consideration the enclosed federal Part 2 Historic Preservation Certification Application for the property at 2 Mayflower Circle in Nantucket, MA.

The property is located within the National Historic Landmark designated Nantucket Historic District and holds a ca. 1967 house and garage. The property was determined a contributing resource to the Nantucket Historic District by the National Park Service on January 29, 2021. The property will be substantially rehabilitated for residential use. Please note that the parcel has been subdivided and the ca. 1930 cottage to the rear of the house is not a part of the certified rehabilitation project.

If you have any questions regarding the enclosed materials, or require any additional information, please do not hesitate to contact me at (978) 461-6279.

Sincerely,

EPSILON ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Erin Doherty', is written over a light blue horizontal line.

Erin Doherty
Preservation Planner

cc: 2 Mayflower Circle LLC



Historic Preservation Certification
Application, Part 2

2 Mayflower Circle Nantucket, MA



Submitted to:
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Submitted by:
2 Mayflower Circle LLC
257 Northampton Street, Unit 104
Boston, MA 02118

Prepared by:
Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
42856

1. Historic Property Name 2 Mayflower Circle

Street 2 Mayflower Circle

City Nantucket County Nantucket State MA Zip 02554-7018

Name of Historic District or National Register property Nantucket Historic District

☐ Listed individually in the National Register of Historic Places; date of listing _____

☐ Located in a Registered Historic District; name of district _____

☒ Part 1 – Evaluation of Significance submitted? Date submitted 11/21/2021 Date of certification 1/29/2021

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 01/01/1967

Estimated total rehabilitation costs (QRE) \$900,000

Number of buildings in project 2

Floor area before / after rehabilitation 4,637 / 4,637 sq ft

Start data (estimated) 04/01/2021

Use(s) before / after rehabilitation Res. / Res.

Completion date (estimated) 12/31/2021

Number of housing units before / after rehabilitation 2 / 2

Application includes phase(s) 1 of 1 phases

Number of low-moderate income housing units before / after rehabilitation 0 / 0

☐ Intend to elect IRS 60-month phased rehabilitation

3. Project Contact (if different from applicant)

Name Erin Doherty Company Epsilon Associates, Inc.

Street 3 Mill & Main Place, Suite 250 City Maynard State MA

Zip 01754 Telephone (978) 461-6279 Email Address edoherty@epsilonassociates.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Frank Glaser

Signature (Sign in ink) Frank Glaser

Date 3/10/21

Applicant Entity 2 Mayflower Circle LLC

SSN _____

or TIN 85-3368117

Street 257 Northampton Street, Unit 104

City Boston

State MA

Zip 02118

Telephone (617) 852-5830

Email Address dan@stayloom.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____

National Park Service Authorized Signature (Sign in ink) _____

☐ NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name 2 Mayflower Circle NPS Project Number 42856

Property Address 2 Mayflower Circle, Nantucket, MA

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information.

Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 1	Feature Exterior Wood and Masonry	Date of Feature 1967, 2007
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Describe existing feature and its condition

See attached.

Photo Numbers See attached. Drawing Numbers See attached.

Describe work to feature

See attached.

Number 2	Feature Windows	Date of Feature 1967, late 20th, 2007
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Describe existing feature and its condition

See attached.

Photo Numbers See attached. Drawing Numbers See attached.

Describe work to feature

See attached.

Number 3	Feature Exterior Entrances	Date of Feature 1967, late 20th c
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Describe existing feature and its condition

See attached.

Photo Numbers See attached. Drawing Numbers See attached.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name 2 Mayflower Circle NPS Project Number 42856

Property Address 2 Mayflower Circle, Nantucket, MA

Describe work to feature

See attached.

Number 4	Feature Interior Spaces	Date of Feature 1967, 2007
-----------------	--------------------------------	-----------------------------------

Describe existing feature and its condition

See attached.

Photo Numbers See attached Drawing Numbers See attached

Describe work to feature

See attached.

Number 5	Feature Interior Circulation	Date of Feature 1967, 2007
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Describe existing feature and its condition

See attached.

Photo Numbers See attached. Drawing Numbers See attached.

Describe work to feature

See attached.

Number 6	Feature Roof	Date of Feature Late 20th century
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Describe existing feature and its condition

See attached.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name 2 Mayflower Circle NPS Project Number 42856

Property Address 2 Mayflower Circle, Nantucket, MA

Photo Numbers See attached. Drawing Numbers See attached.

Describe work to feature

See attached.

Number 7	Feature Building Systems	Date of Feature Late 20th c, 2007
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Describe existing feature and its condition

See attached.

Photo Numbers See attached. Drawing Numbers See attached.

Describe work to feature

See attached.

Number 8	Feature Site	Date of Feature 2007
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Describe existing feature and its condition

See attached.

Photo Numbers See attached. Drawing Numbers See attached.

Describe work to feature

See attached.

5. Number 1

Architectural Feature: Exterior Wood and Masonry
Approximate Date of Feature: ca. 1967, 2007

Describe Existing Feature and its Condition:

The property at 2 Mayflower Circle is situated on the south side of Mayflower Circle in Nantucket, Massachusetts. The property holds a ca. 1967 house and garage. The main house is situated facing east on Evergreen Way. The garage is situated to the west of the main house and faces north onto Mayflower Circle.

Main House

Resting on a poured concrete foundation, the two-story main house rises to a side-gable roof. A single story gable roof addition is located at the north elevation and a single-story shed roof addition at the south elevation. The building is clad in weathered wood shingle siding. The symmetrical three-bay wide façade (east elevation) contains a central entrance accessed by a set of wood stairs. The wood paneled entry door is framed by flat pilasters and a projecting cornice and is further enhanced by half-glazed sidelights and narrow end pilasters. The entry bay is flanked by single windows to the north and south. Windows are present at all three bays at the second floor. The windows of the façade are double hung sash framed by flat board wood surrounds and sills. At the first floor windows are six-over-six and attenuated three-over-three at the second floor. The façade is framed by narrow wood corner boards. At the roofline, a shallow molded cornice lines the eave. All trim is painted. A single offset brick chimney rises from the ridgeline of the main block. The chimney is in good condition.

The north and south elevations are partially obscured by additions. Both additions rest on poured concrete foundations and are clad in weathered wood clapboards with flat wood corner boards. The north addition rises to a gable roof and extends two bays in width and depth. The north and east elevations of the addition hold six-over-six double hung windows at each bay. The west elevation of the addition holds a centrally located pair of French doors with sidelights. The entrance is accessed by wood stairs. The south addition extends a single bay in width and two bays in depth. Six-over-six double hung windows appear at each elevation. An exterior stair providing below-grade access to the basement level extends along the west elevation of the addition and is enclosed with a wood railing. Two condenser units are located adjacent to the stair. Exposed portions of the north and south elevations of the main block feature six-over-six windows. The closed gable ends of main block and north addition feature flat rake trim. Semicircular vents are located at the gable ends of the main block.

The west elevation of the main block features three-over-three windows at the second floor level. The first floor holds entrances at the center and south bays and a six-over-six window to the north. Exterior doors consist of paired French doors. The central doors features glazed sidelights. Entrances are

framed by flat board surrounds and are accessed by wood stairs. Like the façade, the rear elevation features weathered wood shingles with flat wood corner boards.

Garage

A 1 ½ -story garage is located to the rear (west) of the main house. The building rests on a concrete slab and rises to a side gable roof. Like the main house, the building is clad in weathered wood shingle siding. The façade (north elevation) measures two bays in width at the first floor and holds paired carriage doors at each bay. The façade is framed by narrow wood corner boards. The side-gable roof features a wide shed dormer which holds four six-over-one windows framed by flat board surrounds and projecting wood sills.

The east and west elevations each hold two six-over-six double hung windows at the first floor, set within flat board surrounds with projecting sills. The upper level of the west elevation holds a modern half-glazed metal door accessed by an exterior wood stair. At the east elevation, the upper level holds a single six-over-one window in a simple wood surround. The south elevation is framed by narrow wood corner boards and holds a centrally located pedestrian entrance. The entrance holds a modern half-glazed metal door and is framed by flat board trim. Like the north elevation, a wide shed dormer holds four double-hung windows with flat board surrounds and projecting sills.

Weathered wood shingle siding and exterior painted wood trim at the main house, additions, and garage are in fair condition with areas of mildew and peeling paint. The concrete foundation at the main house and concrete slab at the garage date to the relocation of the properties in 2007 and are in good condition. The brick chimney at the main house is in good condition.

Photo No.	Main House: 1-23 Garage: 1-11
Drawing No.	ED-3.0101, ED-3.0102, ED-3.0103, ED-3.0104, ED-3.0201, ED-3.0202, ED3.0203, ED-3.0204, AD-3.0101, AD-3.0102, AD-3.0103, AD-3.0104, AD-3.0201, AD- 3.0202, AD-3.0203, AD-3.0204

Describe Work and Impact on Existing Feature:

Main House

Exterior weathered wood shingles at the main house and its additions will be repaired or replaced in-kind as needed. The exterior corner boards and rake trim will be retained, scraped, feather sanded, primed, and painted. Trim elements which are beyond repair will be replaced in kind. Prior to removal of any deteriorated wood shingles or trim, the exposed reveals and profiles will be documented. New shingles and trim will replicate the existing. The centrally located main entrance and its surround will be retained, scraped, feather sanded, and painted. Secondary entry doors and surrounds at the west elevation of the main block and additions will also be retained, scraped, feather sanded, primed, and painted. Window surrounds will be retained, scraped, feather sanded, primed, and painted.

At the west elevation of the south addition, the wood railing and stairs at the below-grade basement entrance will be repaired and retained. A new low wood enclosure fence will surround the existing condenser units, which will remain in the same location.

The chimney at the main block will be retained, cleaned and capped internally. Masonry repair to the chimney and poured concrete foundation are not anticipated. As noted below in Number 2: Windows, several existing basement level window openings set within the concrete foundation wall will be expanded to accommodate egress windows. Further, a single existing basement level window at the west elevation will be infilled to match surrounding concrete surfaces.

Garage

Exterior weathered wood shingles at the garage will be repaired or replaced in-kind as needed. The exterior corner boards and rake trim will be retained, scraped, feather sanded, primed, and painted. Trim elements which are beyond repair will be replaced in kind. Prior to removal of any deteriorated wood shingles or trim, the exposed reveals and profiles will be documented. New shingles and trim will replicate the existing.

As described below in Number 2: Windows, two existing windows at the east elevation will be removed. At the west elevation, a single window at the first floor level will be removed. The former window openings will be infilled with wood shingles to match existing surfaces. Further, as noted in Number 3: Exterior Entrances, the non-historic second floor exterior entrance and its surround at the west elevation will be removed and replaced with a window. New wood trim at the window will replicate trim at existing windows and will be painted. New wood shingle siding will be installed below the window opening to match adjacent surfaces. The non-historic entry stair will be removed. A new entrance will be introduced at the first floor level. Further, at the south elevation the non-historic central entrance will be removed and infilled with wood shingle siding. New entry doors with painted flat board wood trim will be installed at the east end of the south elevation. The existing concrete slab will be repaired in kind and retained.

Exterior work was recently approved by the Nantucket Historical Commission.

5. Number 2

Architectural Feature: Windows
Approximate Date of Feature: 1967, late 20th century, 2007

Describe Existing Feature and its Condition:

Main House

The building's windows mainly consist of six-over-six and three-over-three double hung wood sash with wood trim dating the original building construction. Windows at the south addition date to its construction in 1981. All windows are covered with exterior combination aluminum storm windows.

At the main (east) elevation of the main block, the central entrance at the first floor is flanked by single windows to the north and south. Three regularly spaced windows appear at the second floor. The north and south elevations of the main block contain two windows at the exposed second floor level. The rear elevation contains a single window at the first floor and three regularly spaced windows at the second floor. Windows at the main block are six-over-six double hung wood sash at the first floor of the east and west elevations and upper floors of the north and south elevations. Second floor windows at the east and west elevations are three-over-three double hung wood sash. Windows are set within flat board wood surrounds with projecting wood sills. The north and south additions feature six-over-six double hung wood sash. As at the main block, windows are set within flat board wood surrounds with projecting wood sills.

Narrow undivided light vinyl windows dating to 2007 are set within the concrete foundation walls of the front and rear elevations of the main block and at the front and side elevations of the additions. Windows feature shallow galvanized steel window wells and deteriorated wood trim.

Wood window trim remains throughout the building interior and its additions at the first and second floors. Basement level windows lack interior trim. All windows and trim are in fair condition.

Garage

The building's windows consist of six-over-six wood and six-over-one vinyl double hung sash with wood trim. Windows at the first floor date to the late 20th century and upper floor windows post-date the building's relocation in 2007.

At the main (north) elevation, windows are limited to four six-over-one vinyl replacement windows set within the full-width north dormer. The east elevation holds two double-hung wood windows at the first floor, boarded from the exterior. The upper floor holds a single six-over-one double-hung vinyl window. At the south elevation, windows are limited to four six-over-one vinyl replacement windows set within the south dormer. The west elevation holds two double-hung six-over-six wood windows at

the first floor, boarded from the exterior. All windows are set within flat board wood surrounds with projecting wood sills.

First floor windows lack interior trim, while upper floor windows feature simple wood surrounds and sills. Late 20th century wood windows are in poor condition due to lack of regular maintenance, while modern vinyl windows are in good condition. Wood trim is in fair condition.

Photo No.	Main House: 1, 2, 3, 5, 6, 8-11, 13, 14, 16, 17, 20, 22, 23, 25, 30, 32, 35, 41-43, 47-51, 54, 55, 64, 65, 68, 70, 71, 73, 74 Garage: 1, 2, 3, 5, 7, 8, 10-13, 15, 16, 19, 20, 25-27, 29, 31, 32
Drawing No.	ED-3.0101, ED-3.0102, ED-3.0103, ED-3.0104, ED-3.0201, ED-3.0202, ED3.0203, ED-3.0204, AD-3.0101, AD-3.0102, AD-3.0103, AD-3.0104, AD-3.0201, AD-3.0202, AD-3.0203, AD-3.0204, AD-4.01, window cut sheets

Describe Work and Impact on Existing Feature:

Main House

The existing wood windows at the main block and its additions will be retained and repaired. Repairs will include scraping, sanding, and repainting at the exterior, installation of new glazing at any cracked panes, new putty glazing, and other minor repairs. All exterior trim will be retained and repaired as necessary. Trim will be retained, scraped, sanded, and painted to match the existing. Where individual wood trim elements are beyond repair, they will be replaced in kind. Existing combination storm windows will also be repaired, repainted, and retained. Interior wood window trim will be retained and repaired in kind as needed and repainted.

To meet building code requirements for emergency escape, three basement level windows at the east elevation, one basement window at the west elevation, and one basement window at the north elevation will be enlarged. Window wells will be expanded and will measure approximately 36" in depth from the face of foundation wall and 5' 3" in depth from grade. Wells will measure approximately 4' in width with the exception of the south well at the east elevation, which will hold two window openings and measure 11' 8" in width. Basement level windows in these locations will hold six-over-six double-hung aluminum-clad wood windows with simple interior wood surrounds. The height of the new windows is the minimum mandated by code to meet the required interior floor to window sill height. Open window wells will be constructed of wood and will be screened with landscaping. The majority of remaining basement level windows and galvanized steel wells will be repaired and retained.

At the west elevation of the main block, the southern basement window is located under a set of wood steps. Due to issues with water infiltration, this window will be infilled with concrete to match adjacent surfaces and its galvanized steel well will be infilled. The remaining vinyl basement windows will be repaired and retained.

Garage

Two existing windows at the first floor of the east elevation will be removed. The former window openings will be infilled with wood shingles to match existing surfaces. Also at the east elevation, the existing second floor vinyl window will be replaced with a new code-compliant egress window. The window will hold a six-over-one, aluminum-clad wood, double hung unit of slightly larger dimensions to provide adequate clearance for emergency escape and egress. The new window will be set within painted wood trim to match existing windows.

At the west elevation, the north window at the first floor will be removed and infilled to match adjacent surfaces. The southern window is in poor condition and will also be replaced with a six-over-one, aluminum-clad wood, double hung unit. Further, the non-historic second floor exterior entrance will be removed and replaced with a new window, restoring the original condition. The window will be a six-over-one, aluminum-clad wood, double hung unit sized to provide adequate clearance for emergency escape and egress. The new window will be set within painted wood trim to match existing windows.

The existing vinyl windows at the north and south roof dormers are in good condition and will be repaired as needed and retained.

The proposed windows were recently approved by the Nantucket Historical Commission.

5. Number 3

Architectural Feature: Exterior Entrances
Approximate Date of Feature: ca. 1967, late 20th century

Describe Existing Feature and its Condition:

Main House

The symmetrical façade (east elevation) contains a central entrance accessed by wood stairs. The wood paneled entry door is framed by flat pilasters and a projecting cornice and is further enhanced by half-glazed wood sidelights and narrow end pilasters.

Four secondary entrances are located at the west (rear) elevation. At the first floor level, entrances are located within the central and south bays of the main block and at the north addition. Exterior doors consist of paired multi-light glazed wood French doors. The central doors and north addition doors feature fully glazed wood sidelights. The northernmost entrance is enclosed with modern metal storm doors. Entrances are framed by flat board wood surrounds and are accessed by wood stairs. An exterior stair providing access to the basement level extends along the west elevation of the south addition. The entrance is situated within a concrete areaway with a brick cap and wood railing. The entrance holds a modern metal half-glazed door with divided lights.

Garage

The façade (north elevation) holds two garage bays at the first floor. The bays hold modern paired carriage style paneled wood doors with glazed multi-light upper panels. The doors are in poor condition due to lack of regular maintenance.

The south elevation features a pedestrian entrance added to the building after its relocation in 2007. The entrance holds a modern half-glazed metal door framed by flat board trim. The west elevation contains a second-floor entrance accessed by wood stairs. The entrance holds a modern half-glazed metal door framed by flat board wood trim.

Exterior doors are in fair condition. Exterior wood stairs at both buildings are in poor condition.

Photo No. Main House: 1-4, 13, 15-22, 26, 37, 46, 57
Garage: 1, 2, 3, 4, 6-9, 13, 14, 16-18, 23, 24
Drawing No. ED-3.0101, ED-3.0103, ED-3.0201, ED-3.0202, ED3.0203, AD-3.0101, AD-3.0103,
AD-3.0201, AD-3.0202, AD-3.0203, Door Schedule

Describe Work and Impact on Existing Feature:

Main House

The main entrance at the façade (east elevation) will be retained and repaired as necessary and will continue to serve as the primary entrance to the building. The existing wood paneled door will be retained, scraped, feather sanded, and painted. Door hardware will be retained and restored. The existing wood pilasters, sidelights, and entablature will be retained, scraped, sanded, and painted. The wood entry steps will be replaced in kind.

The secondary entrances at the rear elevation will be retained and repaired as necessary. The existing wood doors will be retained, scraped, feather sanded and painted. The existing wood surrounds will be also be retained, scraped, sanded and painted. The metal storm doors at the north addition entrance will be removed. The wood entry steps at all three secondary entrances will be replaced in kind.

The basement entrance and areaway will be retained. The existing door will be retained. The existing wood steps and railing will be repaired in kind and retained. The existing concrete areaway and brick cap will be retained; no masonry repairs are anticipated.

Garage

The non-historic carriage doors at the north elevation are in poor condition and will be replaced with new fixed carriage style doors. The wood paneled doors will approximate the appearance of the existing doors and will feature glazed multi-light upper panels.

The non-historic pedestrian entrance at the south elevation will be removed and infilled with wood shingle siding. New fully glazed wood multi-light doors and sidelights with painted flat board wood trim will be installed at the east end of the south elevation. The non-historic second floor entrance at the west elevation will be removed and a window inserted, restoring the historic condition. New fully glazed wood multi-light doors will be installed at the first floor level. The doors will be set within a painted flat board wood surround.

All new exterior doors were recently approved by the Nantucket Historical Commission.

5. Number 4

Architectural Feature: Interior Spaces
Approximate Date of Feature: ca. 1967, 2007

Describe Existing Feature and its Condition:

Main House

The interior of the building is designed with finishes typical of mid-20th century residential buildings on Nantucket, with areas of more modern finishes. The interior layout of the property consists of a below grade basement level and two upper levels. A single story historic addition is located at the north elevation. A single-story addition at the south elevation dates to 1981 and features modern finishes.

The basement level is accessed from the interior by a single set of stairs centrally located within the main block. Additional stairs exit to the exterior at the south foundation wall. The basement is partially below grade and features concrete floors and exposed concrete perimeter walls. Narrow windows are set within the foundation walls. A non-historic CMU chimney stack is located directly south of the central stair. Ceilings are exposed wood beams and decking. Mechanical systems, including exposed ductwork, are located at portions of the ceiling. The layout of the basement consists of a single open room at the main block and a single room at each addition. The south room is enclosed by a GWB partition and open doorway and contains the property's mechanical systems. The north room is enclosed by a wood plank wall and fully glazed wood door. The basement level and its finishes date to the building's relocation in 2007.

The interior layout of the first floor of the main block is organized as a central hall plan. The main entrance opens to the main stair hall. The main stair extends to the building's second floor. The secondary stair connecting the first floor and basement level is also located at the center of the plan. Two framed openings at the south wall of the stair hall open to the living room. The north wall of the stair hall was removed at an unknown date, connecting the stair hall with the kitchen at the northeast corner of the plan and dining area to the northwest. The north addition is accessed from a doorway in the north wall of the dining area. The plan of the north addition is comprised of a short corridor extending north from the dining area, a bathroom to the east of the corridor, and a bedroom to the north. The south addition holds a sitting room accessed directly from the living room. A full width opening connects the two spaces.

The second floor is accessed by the centrally located main stair. Similar in configuration to the first floor, rooms are arranged to either side of the stair hall. Rooms are accessed by short corridors to the south and east of the stair landing. A bathroom is located off the stair hall directly opposite the stair landing. A small closet is located adjacent to the stair to the south. The northern portion of the plan holds two bedrooms, while the southern portion contains a single bedroom and bathroom.

Walls throughout the first and second floor are drywall with painted wood baseboards and window surrounds. Flooring is hardwood with tile at bathrooms. Ceilings are painted drywall. The north addition features double-height ceilings with exposed painted wood beams. The southern bedroom at the second floor features double-height vaulted ceilings. Interior doors are modern wood paneled doors set within simple wood surrounds. A fireplace with a wood mantel and brick hearth remains at the south living room. Bathrooms hold modern fixtures and finishes. Doors are modern wood paneled with simple wood surrounds.

Interior finishes are in fair condition.

Garage

The interior of the utilitarian building was originally designed with finishes typical of mid-20th century accessory buildings on Nantucket. The interior layout of the property consists of two above-grade levels constructed on a concrete slab. The first floor is unfinished and the second floor holds a single residential unit dating to the mid-to-late 20th century.

The first floor is accessed by two garage bays at the north elevation. A pedestrian entrance dating to ca. 2007 is centrally located at the south elevation. The layout consists of an undivided space with two garage bays. Utilitarian in character, the first floor features concrete flooring and exposed wood framed insulated walls. Portions of walls are covered in modern paneling. Windows are set within the east and west walls and lack interior trim. Doors also lack interior trim. Ceilings are exposed wood beams and decking infilled with insulation. A metal lally column is located at the center of the plan. Mechanical systems serving the upper-level living space are located at the southwest corner of the plan, including exposed ductwork along the ceiling.

The second floor is accessed by an exterior stair at the west elevation. The interior layout consists of an open kitchen and living area to the west and a bedroom and bathroom to the east. The kitchen and living area is accessed directly from the west entry door. The bedroom and bathroom are directly accessed from the living and kitchen area. Walls are clad in bead board paneling with painted wood baseboards and window surrounds. Flooring is hardwood with tile at the bathroom. Ceilings are also painted bead board. The bathroom holds modern fixtures and finishes. Doors are hollow-core paneled units with simple wood surrounds.

Interior finishes are in fair condition.

Photo No.	Main House: 24-74 Garage: 12-32
Drawing No.	ED-1.01a, ED-1.01b, ED-1.01c, ED-1.02a, ED-1.02b, AD-1.01A, AD-1.01B, AD-1.01C, AD-1.02A, AD-1.02B

Describe Work and Impact on Existing Feature:

Main House

The proposed project will repurpose the building's interior to serve as a single short-term rental property. As proposed the project retains and preserves the building's prominent architectural features. The original floor plan, room configurations, and circulation patterns throughout the building will be retained, as will wood flooring, interior window and door trim, baseboards, and fireplace.

The unfinished basement level will be repurposed as additional living space. Specifically, the room under the main block will hold a bedroom, office, and recreation room. An additional bedroom and two bathrooms will be located at the basement of the north addition. The basement room under the south addition will remain utilitarian, holding utilities and a laundry room. New finishes will be installed including GWB walls, wide plank wood flooring, and full-height GWB ceilings. Ceramic tile will be used at bathrooms as well as the laundry room. The existing concrete flooring within the utility room will be repaired as needed and retained. New interior doors will be solid paneled set within wood surrounds. The existing entrance at the south foundation wall will be retained. The non-historic exposed CMU chimney will be finished in GWB. As noted in Number 2: Windows, several windows set within the concrete foundation wall will be enlarged for emergency egress and will be set in simple wood surrounds. The remaining narrow vinyl windows will be repaired and retained and will receive new wood trim.

At the first floor, the existing main entrance and open historic stair will be retained. New kitchen cabinets, countertops, appliances, and fixtures will be installed at the kitchen. A large island will be installed at the center of the kitchen. At the north addition, the existing bathroom will be reconfigured and divided to serve as a half-bathroom accessed from the corridor, and full bathroom accessed from the north bedroom. New fixtures and finishes will be installed. At the west side of the corridor, the existing full width closet will be divided into a pantry and linen closet. The existing living room and sitting room within the south addition will remain in their existing configurations. New lighting fixtures will be installed.

At the second floor, the stair hall, bedrooms, and bathrooms will be retained in their existing configurations. New lighting fixtures will be installed. The south bathroom will receive new finishes and fixtures, including a glass enclosed shower stall. The bathroom serving the south bedroom will be retained but will receive new finishes and fixtures. A new glass enclosed shower stall will be installed along with a freestanding tub.

Throughout the building, existing wide pine hardwood flooring will be refinished and repaired as necessary. Ceramic tile will be installed at bathrooms. All historic door casings, baseboards and other trim will be retained except where specifically noted. These features will be lightly sanded and painted to match the existing finish where required. Existing modern interior doors at bedrooms, closets, and

bathrooms will be replaced with new wood paneled doors. The decorative fireplace at the first floor living room will be repaired and retained. All wall and ceiling surfaces will be repaired and painted.

Garage

The project will repurpose the building's interior to serve as a single short-term rental property. The unfinished first floor will remain a single open space. A new kitchen will be installed at the northeast corner of the floor plan, including new cabinets, countertops, appliances, and fixtures. A living area will occupy the southeast corner of the plan and a dining area will be located to the west. Utility and laundry closets with full height partitions will be constructed at the southwest corner of the plan. As detailed below in Number 5: Interior Circulation, a new spiral stair serving the second floor will be introduced at the northwest corner of the building, set back from adjacent walls.

New finishes will be installed at the first floor, including GWB walls, wide plank wood flooring, and full-height GWB ceilings. New wood baseboards, door, and window trim will be installed matching existing trim on the second floor. Existing HVAC systems and ductwork will be replaced with floor mounted units. All ductwork will be concealed within walls. The existing metal lally column will be retained and repainted. New exterior pedestrian doors with wood trim will be installed at the south and west walls. Closet doors will be wood paneled with wood trim.

At the second floor, the general room configurations and partitions will be retained. The non-historic second floor entrance will be removed and replaced with a window, with interior surfaces repaired to match adjacent surfaces. A new GWB wall will enclose the new stair hall, subdividing the formerly open kitchen and living area. A new wood paneled door with a wood surround will be installed. The existing kitchen will be converted to a bedroom. The bedroom at the northeast corner of the plan will remain in its existing configuration. The entrance to the bedroom will be moved modestly north. Existing door trim will be carefully removed and reinstalled at the new doorway. An additional entrance to the bathroom will be introduced at the south wall of the bedroom. The bathroom will receive new fixtures, including a new glass enclosed shower stall. As noted above in Number 2: Windows, new wood windows will be installed at bedrooms for emergency escape. New wood window trim replicating the existing will be installed.

Existing hardwood flooring will be refinished and repaired as necessary. Ceramic tile will be installed at the bathroom. Existing bead board walls and ceilings will be repaired as needed and painted. All door casings, baseboards, and other trim will be retained. These features will be lightly sanded and painted to matching the existing finish where required. Existing modern interior doors at will be replaced with new wood paneled doors.

5. Number 5

Architectural Feature: Interior Circulation
Approximate Date of Feature: ca. 1967, 2007

Describe Existing Feature and its Condition:

Main House

The building contains two staircases within the main block. The main stair is centrally located opposite the main entrance and extends between the first and second floors. The wood stair features square balusters, carved handrails, and a square newel post. The stair also features stained treads and painted risers with a molded wood baseboard and plaster walls. A portion of the south stairwell wall is painted exposed brick. An open balustrade extends from the stair along the corridor of the second floor.

A secondary stair provides access between the first floor and basement and is also centrally located within the main block. The wood stair features stained treads and painted risers with plaster walls and molded wood baseboards. Like the main stair, a portion of the south stairwell wall is painted exposed brick. Similar to the main stair, an open balustrade featuring square balusters, a square newel post, and carved handrails extends along the stair at the first floor. At the basement level, the stair is enclosed by modern wood paneled doors at the east and west stairwell walls.

A below grade entrance is located at south foundation wall of the main block, accessed by an exterior wood stair. The wood stair extends along the west elevation of the south addition. The utilitarian stair features wood treads and open risers and is enclosed by a poured concrete retaining wall capped with red brick. A modern wood railing encloses the areaway.

Garage

The garage is served by a single exterior stair extending from ground level to the second floor. The stair is located at the west elevation and dates to the building's relocation to the current site in 2007. The stair is constructed of pressure treated wood and features wood treads and risers, and a wood railing with square balusters and posts. The stair is supported by square wood piers.

Photo No. Main House: 21, 29, 38, 44, 45, 48, 58, 60
Garage: 3, 6, 7, 8
Drawing No. ED-1.01a, ED-1.01b, ED-1.01c, ED-1.02a, ED-1.02b, AD-1.01A, AD-1.01B,
AD-1.01C, AD-1.02A, AD-1.02B

Describe Work and Impact on Existing Feature:

Main House

The existing main stair will be retained and preserved and will continue to be among the building's prominent architectural features. The stair will be sanded and treads and risers will be stained or painted to match the existing finishes. Existing plaster walls and molded wood baseboards will be sanded and painted and exposed painted brick will be retained. The stair connecting the first floor and basement will also be retained and repaired. The stair, including the open balustrade at the first floor, will be sanded and treads and risers will be stained or painted to match the existing finishes. Existing plaster walls and molded wood baseboards will be sanded and painted. The existing painted exposed brick at the south wall of the stairwell will be retained.

The existing below-grade exterior wood stair will be repaired and retained. The poured concrete areaway will be retained; repairs are not anticipated. The existing modern wood railing enclosing the areaway will be repaired and retained.

Garage

The existing non-historic exterior stair will be removed. A new interior spiral stair will be installed at the northwest corner of the floorplate. The stair will be constructed of metal and will feature wood treads with open risers and a simple curved metal balustrade. The stair will be set back from adjacent walls to minimize its visibility from the exterior.

5. Number 6

Architectural Feature: Roof
Approximate Date of Feature: 1967, late 20th century

Describe Existing Feature and its Condition:

Main House

The main block of the house is capped by a side gable roof. The roof is covered in asphalt shingles. The roofline is enhanced with a shallow molded cornice and flat rake trim at the closed gable ends. The gable roof is pierced by a single brick chimney at the roof ridge. The one-story addition extending from the north elevation of the main block is capped by an asphalt shingled side gable roof. The single story south addition is capped by an asphalt shingled shed roof. The additions also feature shallow molded cornices and flat rake trim. Painted metal gutters and square wood downspouts are present on the main block and additions.

The brick chimney and asphalt shingle roofing materials are in good condition. Gutters and downspouts are in fair condition.

Garage

The garage is capped with a side gable roof with full-length shed dormers at each roof slope. The roof and dormers are covered in asphalt shingles. A shallow molded cornice lines the roofline and flat rake trim lines the roof's closed gable ends. A molded cornice and rake trim also appear at dormers. Painted metal gutters and square wood downspouts are present at the north and south elevations and dormers.

Asphalt shingle roofing is in good condition. Gutters and downspouts are in fair condition.

Photo No. Main House: 1, 2, 3, 7, 9, 12, 13, 16, 17
Garage: 1, 2, 3, 8, 10
Drawing No. ED-002, ED-3.0101, ED-3.0103, ED-3.0104, ED-3.0201, ED-3.0203, AD-002,
AD-3.0101, AD-3.0103, AD-3.0104, AD-3.0201, AD-3.0203

Describe Work and Impact on Existing Feature:

Main House

The existing asphalt shingles at the main house and its additions will be retained. All trim will be scraped, primed, and painted. The chimney will be retained; no repairs are anticipated. Existing gutters and downspouts will be cleaned and repaired to ensure appropriate drainage away from the property.

Garage

The existing asphalt shingles at the garage will be retained. All trim will be scraped, primed, and painted. Existing gutters and downspouts will be cleaned and repaired to ensure appropriate drainage away from the property.

5. Number 7

Architectural Feature: Building Systems
Approximate Date of Feature: Late 20th century, 2007

Describe Existing Feature and its Condition:

Main House

Existing building systems, including heating, plumbing, and electrical systems date to the late-20th and early 21st century. The building is heated by hot water baseboard heaters and cooled by a central forced air system. Condenser units are located at the west elevation. Electrical service is located in the basement along with heating and cooling systems. The property is currently connected to a private well and septic system.

Building systems are in generally in good condition.

Garage

Existing building systems, including heating, plumbing, and electrical systems date to the late-20th and early 21st century. The first floor of the garage is unfinished and does not have existing heating or plumbing service. The second floor is heated and cooled by a forced air system. A condenser unit is located at the west elevation of the garage. Electrical service is located at the first floor along with heating and cooling systems. Like the main house, the property is currently connected to a private well and septic system.

Building systems are generally in good condition.

Photo No. Main House: 20, 25, 26, 27, 30, 31
Garage: 8, 12, 13, 15

Drawing No. N/A

Describe Work and Impact on Existing Feature:

Main House

All building systems will be maintained or upgraded as needed. Existing baseboard heating will be removed. Heating will be supplied through the existing forced air cooling systems. New plumbing service will be introduced to support the new half-bathroom at the first floor. New lighting fixtures will be installed and electrical outlets relocated and upgraded as needed throughout the building. Any surfaces disturbed by electrical or lighting repairs will be repaired in kind. Condenser units will remain in

their existing location and will be enclosed by a 4' vertical board wood fencing. The property will be connected to town water and sewer service.

Garage

All building systems will be maintained or upgraded as needed. A floor mounted ductless heating and cooling system will be installed to service the first and second floor levels. Ductwork will be concealed within walls. New lighting fixtures will be installed and electrical outlets relocated and upgraded as needed throughout the building. The existing condenser unit at the west elevation will be removed. Like the main house, the property will be connected to town water and sewer service.

5. Number 8

Architectural Feature: Site
Approximate Date of Feature: N/A

Describe Existing Feature and its Condition:

The buildings at 2 Mayflower Circle are located on the south side of Mayflower Circle in Nantucket, Massachusetts. The property is located at the southwest corner of the intersection of Mayflower Circle and Evergreen Way and the main house is situated facing east on Evergreen Way. Set on an approximately 12,000 sq. ft. lot, a grassy lawn separates the building from the adjacent sidewalk. Planting beds lines portions of the raised concrete foundation of the house.

A two-story garage is situated to the west of the main house and is accessed from Mayflower Circle. A parking court paved with crushed shells is located to the north of the garage. The majority of the western half of the parcel is occupied by an open lawn. A brick paved patio extends along the rear of the main house. A modern wood fence lines a portion of the southern property line.

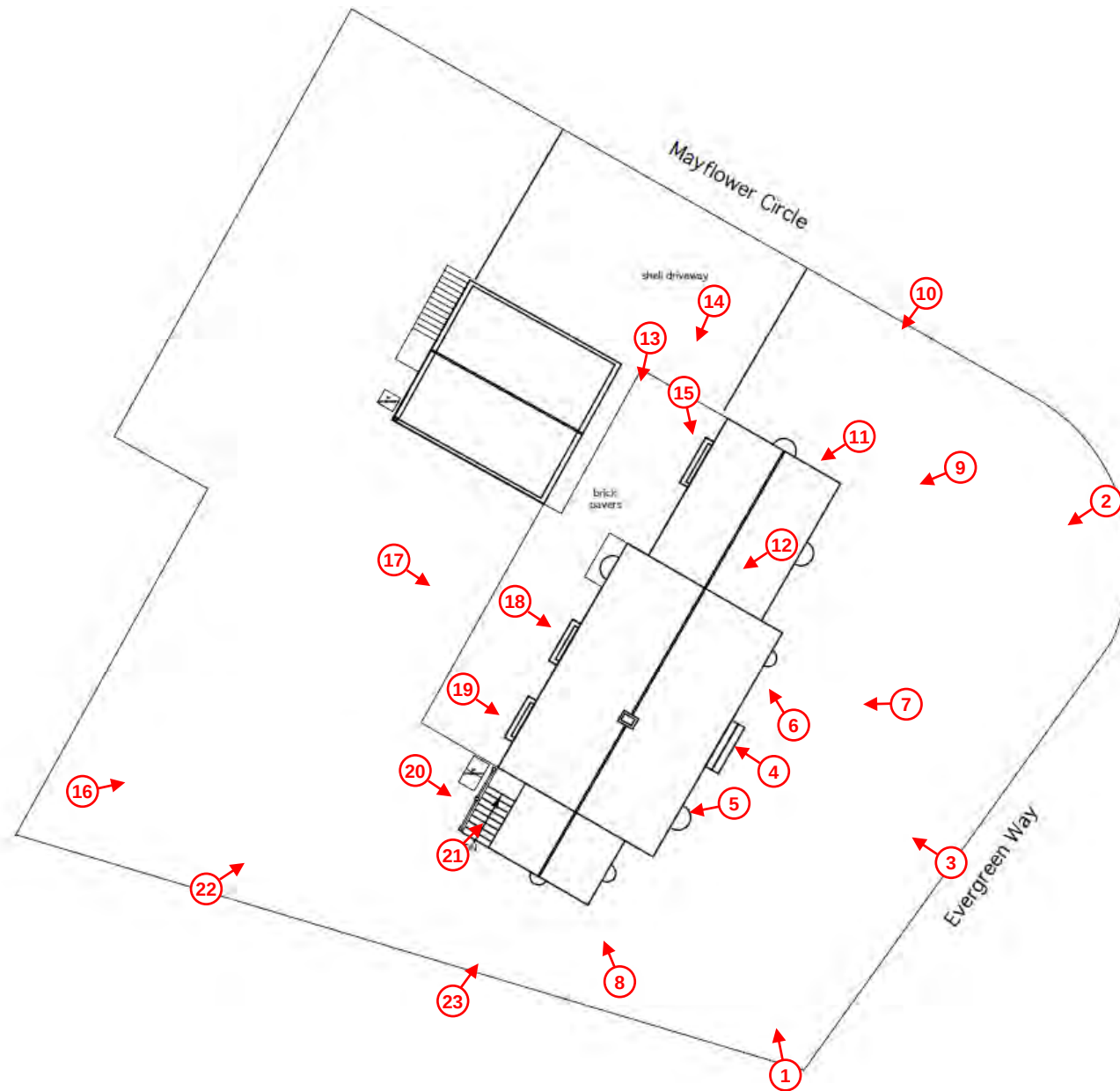
Photo No. Main House: 1, 2, 3, 8, 9, 10, 13-17, 20-23
Garage: 1, 2, 3, 6, 7, 8, 11
Drawing No. ED-002, AD-002

Describe Work and Impact on Existing Feature:

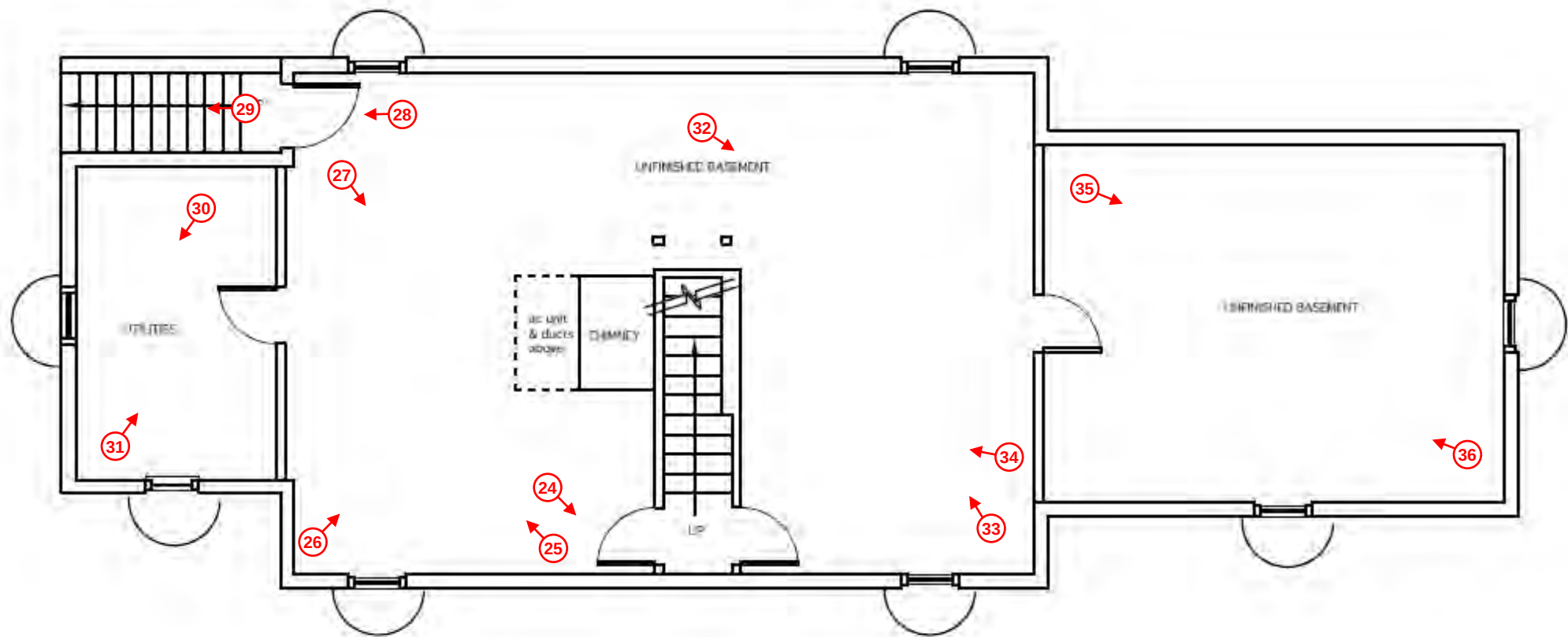
The overall site configuration will be retained and general site improvements will be made. The existing modern wood fence along the south property line will be extended east. The existing parking court to the north of the garage will be modestly widened to accommodate additional off-street parking. The parking court will be paved with crushed shells. New wood fencing will enclose the south edge of the parking area.

New brick paved patios will be constructed to the south and west of the garage. At the southeast corner of the garage, new outdoor showers will be enclosed by simple wood surrounds. Wood fencing will extend to the west of the showers, partially enclosing the garage's patio. A freestanding hot tub and outdoor kitchen faced with natural stone will be installed on the patio. These features will not result in physical alterations to the building exterior.

The existing brick patio to the west of the main house will be repaired in kind expanded to the south with brick pavers matching the existing. A freestanding outdoor kitchen faced with natural stone will be installed at the south end of the patio. An in-ground swimming pool will be constructed to the west of the main house. The pool will measure approximately 24' by 10'. A small wood fenced enclosure will be constructed at the southwest corner of the lot for storage of pool equipment.

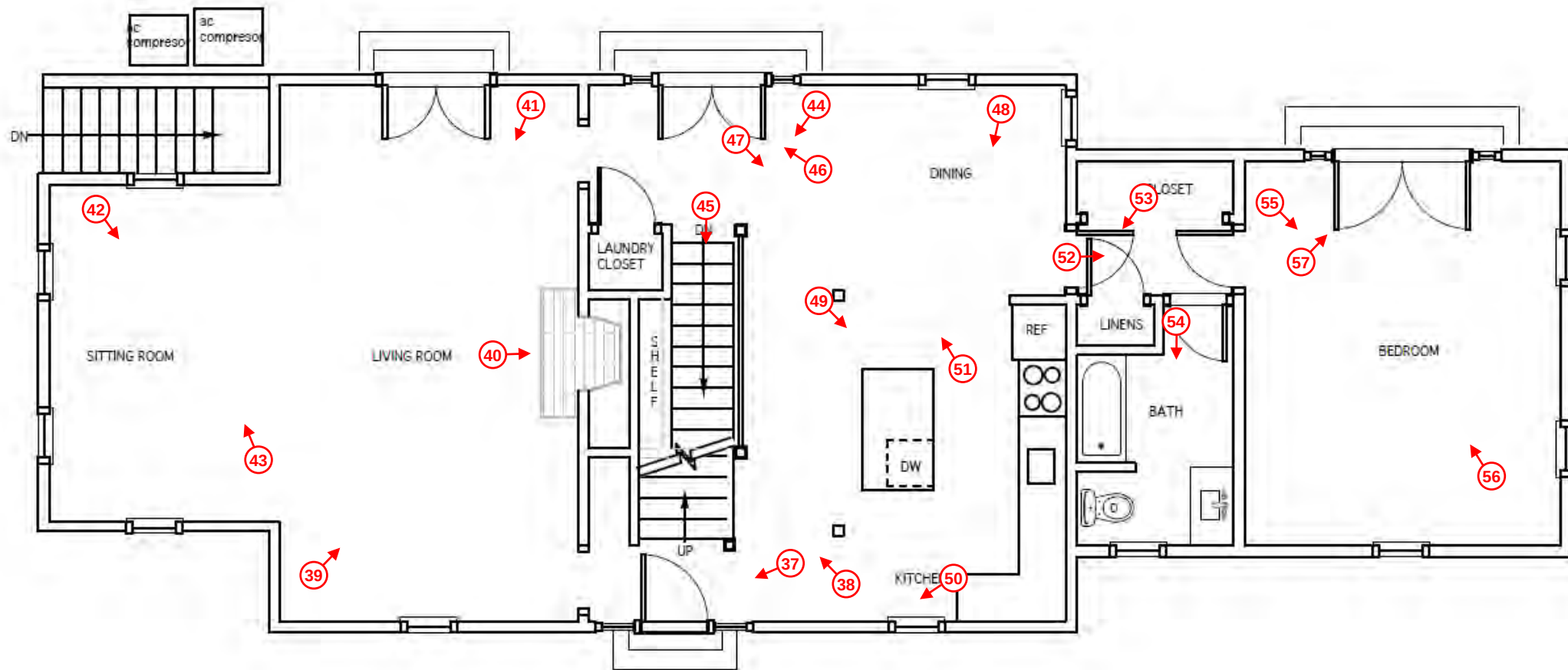


2 Mayflower Circle (Main House), Nantucket, MA

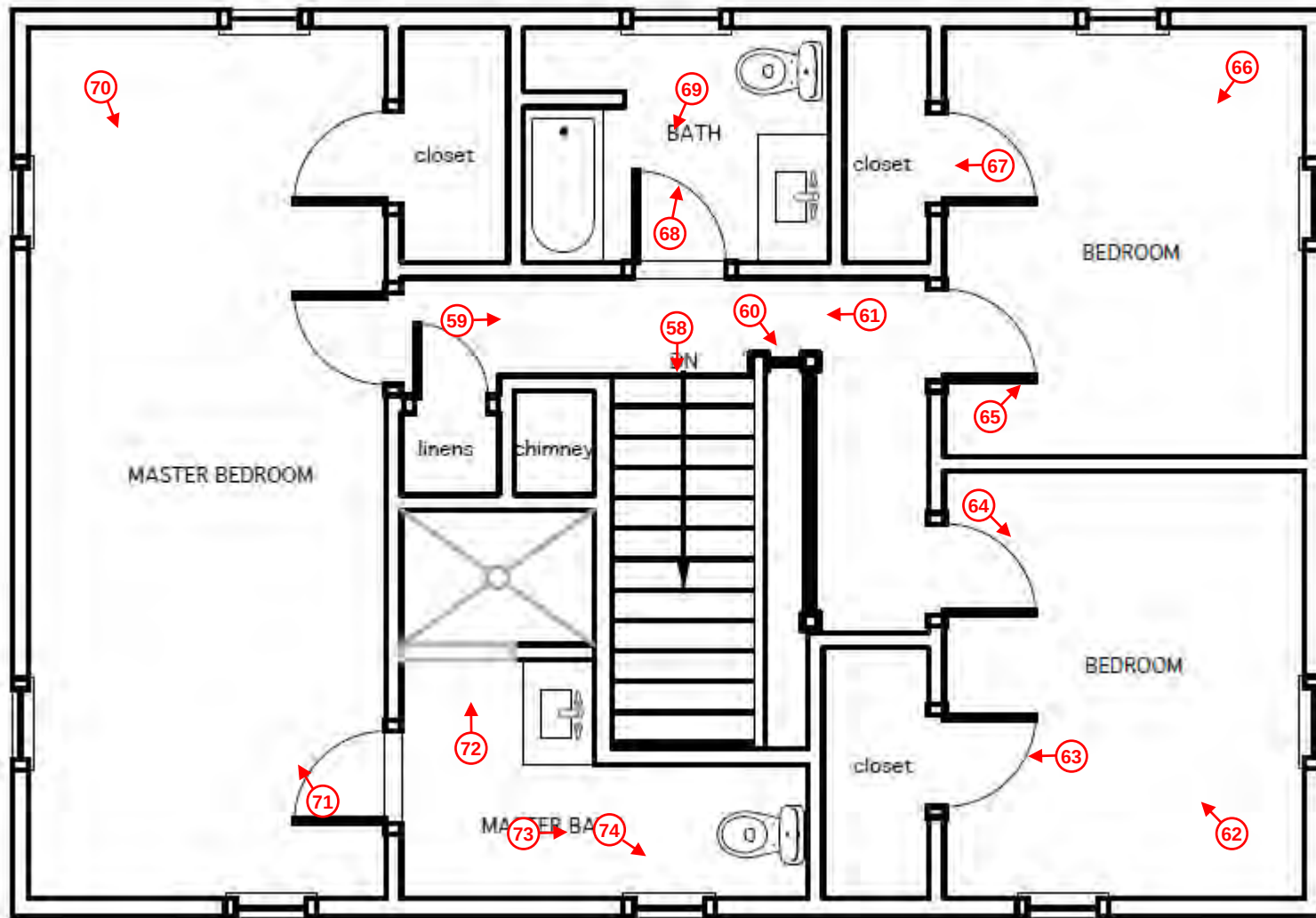


2 Mayflower Circle (Main House), Nantucket, MA





2 Mayflower Circle (Main House), Nantucket, MA



2 Mayflower Circle (Main House), Nantucket, MA



1. South elevation (left) and east elevation (right), view northwest



2. East elevation (left) and north elevation (right), view southwest



3. East elevation, view west



4. East elevation, entrance detail, view west



5. East elevation, typical existing window well, view southwest



6. East elevation, typical upper floor window, view northwest



7. Chimney at main block, view southwest



8. South elevation (left) and east elevation (right) of 1981 south addition, view northwest



9. East elevation (left) and north elevation (right) of north extension, view southwest



10. North elevation, view south



11. North elevation, first floor window detail, view south



12. North elevation gable end, view northwest



13. North elevation (left) and west elevation (right), view southwest



14. Patio between main house (left) and garage (right), view south



15. North elevation, entry doors at north extension, view southeast



16. Garage (left) and main house (right), view northeast



17. West elevation, main block, view east



18. West elevation, central entrance at main block, view east



19. West elevation, south entrance at main block, view east



20. West elevation of 1981 addition, view east



21. South elevation, basement entrance, view north



22. West elevation (left) and south elevation (right), view northeast



23. South elevation, view north



24. Basement, entrance to south room, view northeast



25. Basement, south room, view southwest



26. Basement, south room, view northwest



27. Basement, south room, view northeast



28. Basement, exterior door, view south



29. Basement, exterior stair, view north



30. Basement, utility room, view southeast



31. Basement, utility room, view northwest



32. Basement, north room, view northeast



33. Basement, north room, view southwest



34. Basement, north room, view south



35. Basement, room under north addition, view northeast



36. Basement, room under north addition, view southwest



37. First floor, main (east) entrance, view southeast



38. First floor, main stair, view southwest



39. First floor, living room, view northwest



40. First floor, living room, fireplace detail, view north



41. First floor, living room, view southeast



42. First floor, 1981 addition, view northeast



43. First floor, 1981 addition, view southwest



44. First floor, stair to basement, view southeast



45. First floor, stair to basement, view east



46. First floor, central rear (west) entrance, view southwest



47. First floor, dining/kitchen area, view northeast



48. First floor, dining/kitchen area, view southeast



49. First floor, kitchen, view northeast



50. First floor, window detail, typical conditions, view southeast



51. First floor, dining/kitchen area, view southwest



52. First floor, corridor, view north



53. First floor, closet, view east



54. First floor, north addition bathroom, view east



55. First floor, north addition, view northeast



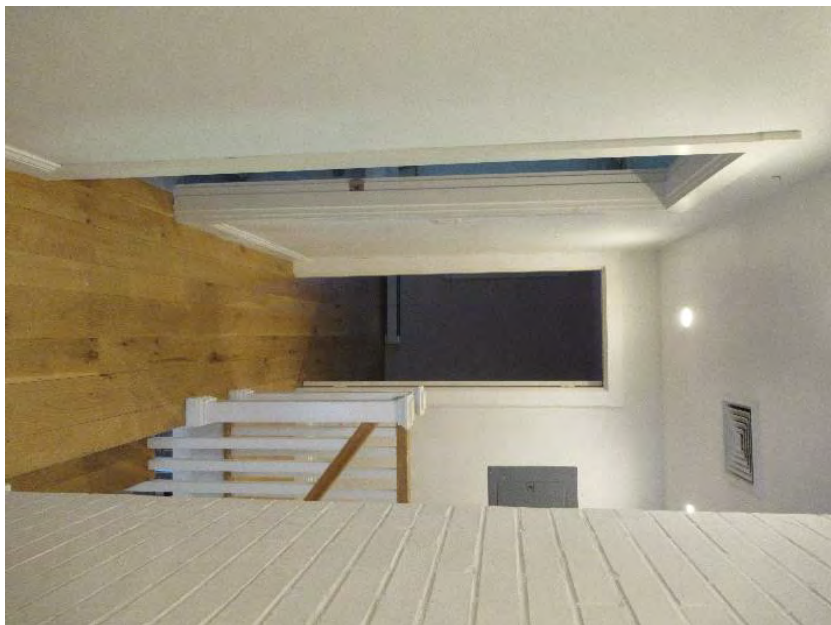
56. First floor, north addition, view southwest



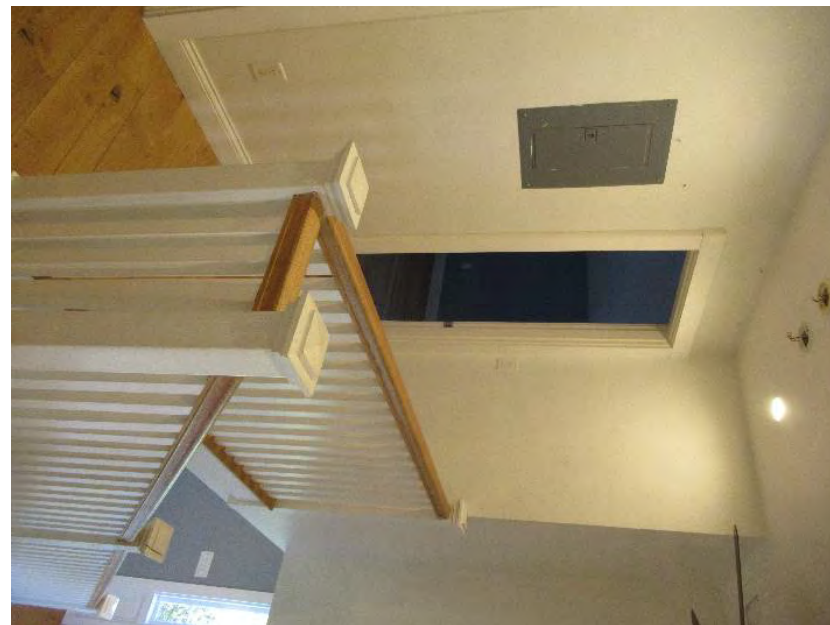
57. First floor, north addition, west entrance, view west



58. Second floor, main stair, view east



59. Second floor, stair hall, view north



60. Second floor, stair hall, view northeast



61. Second floor, stair hall, view south



62. Second floor, northeast bedroom, view southwest



63. Second floor, northeast bedroom, view south



64. Second floor, northeast bedroom, view northeast



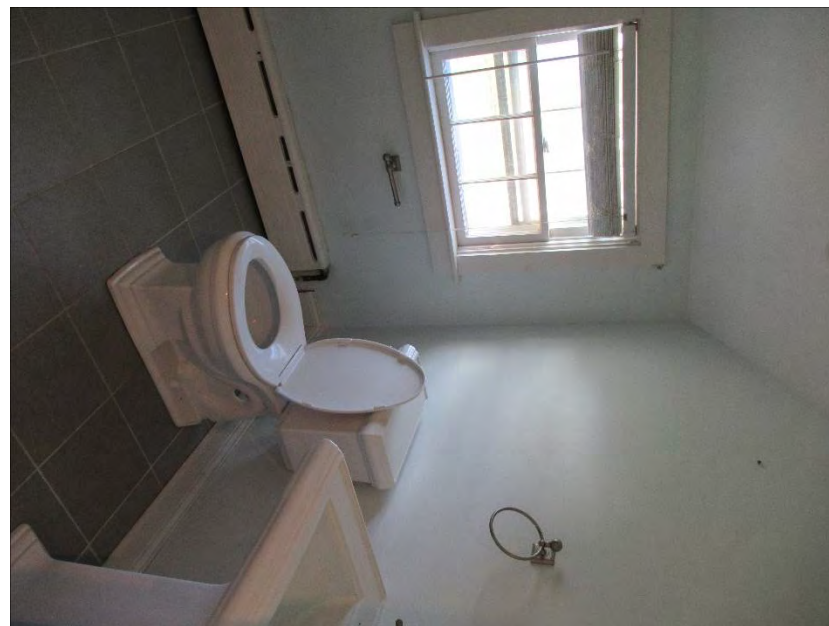
65. Second floor, northwest bedroom, view northwest



66. Second floor, northwest bedroom, view southeast



67. Second floor, northwest bedroom closet, view south



68. Second floor, west bathroom, view west



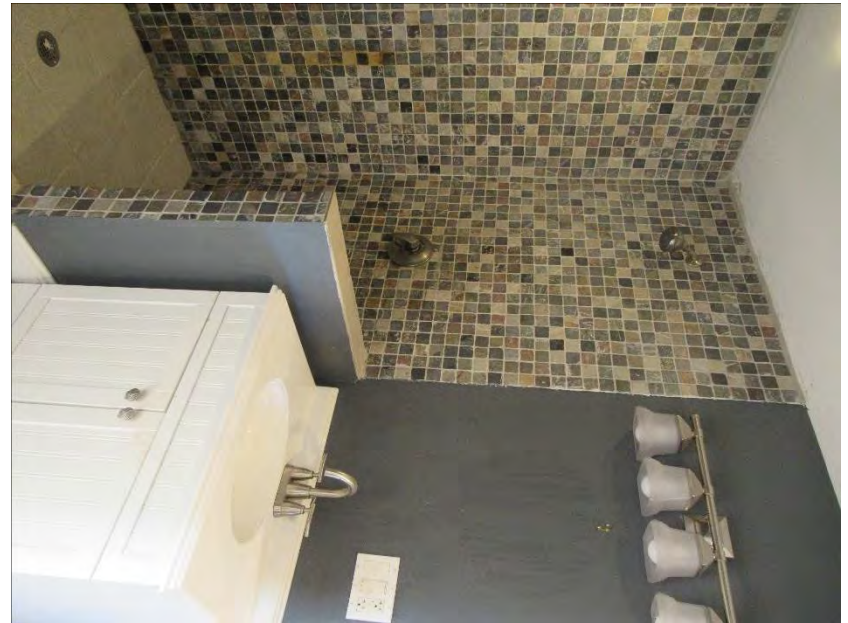
69. Second floor, west bathroom, view southeast



70. Second floor, south bedroom, view northeast



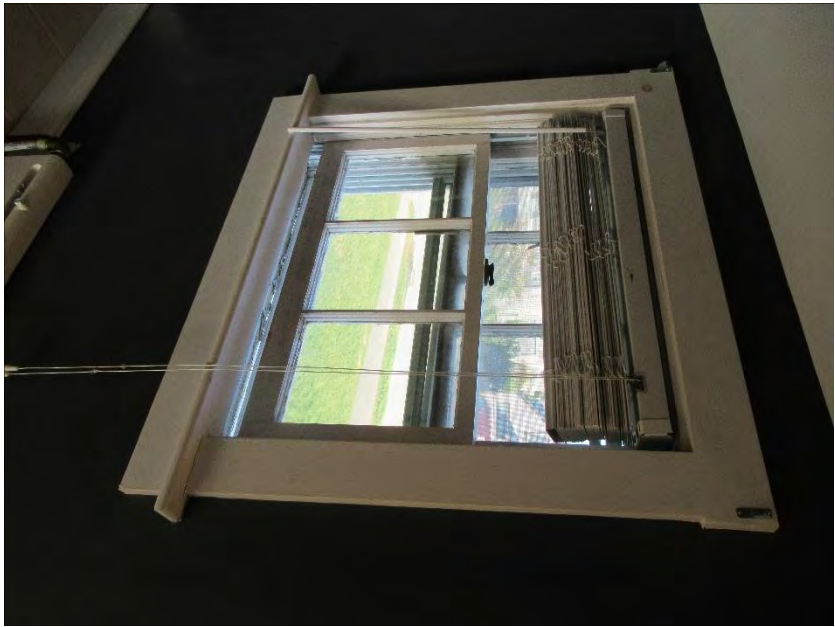
71. Second floor, south bedroom, view southwest



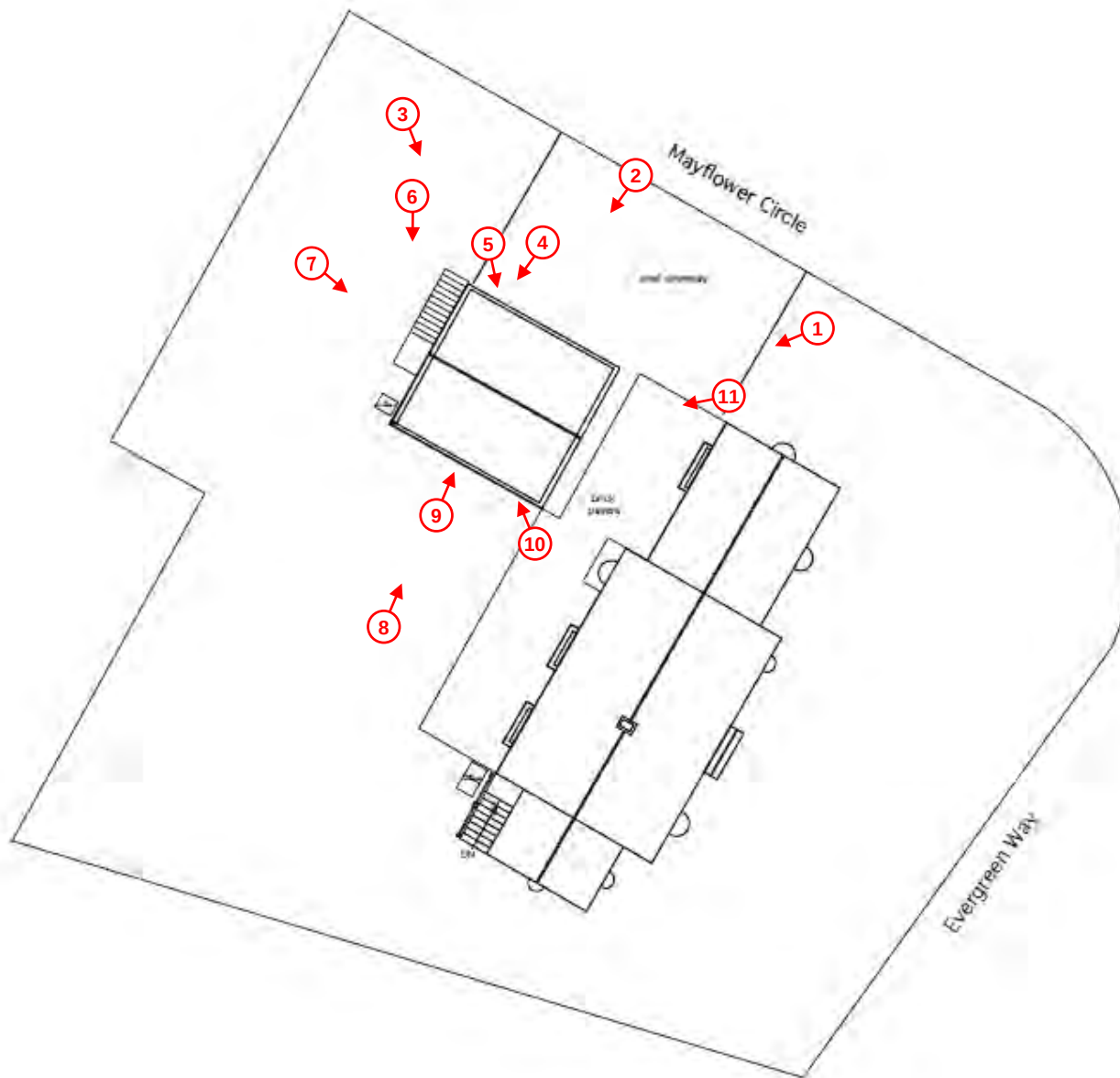
72. Second floor, east bathroom, view west



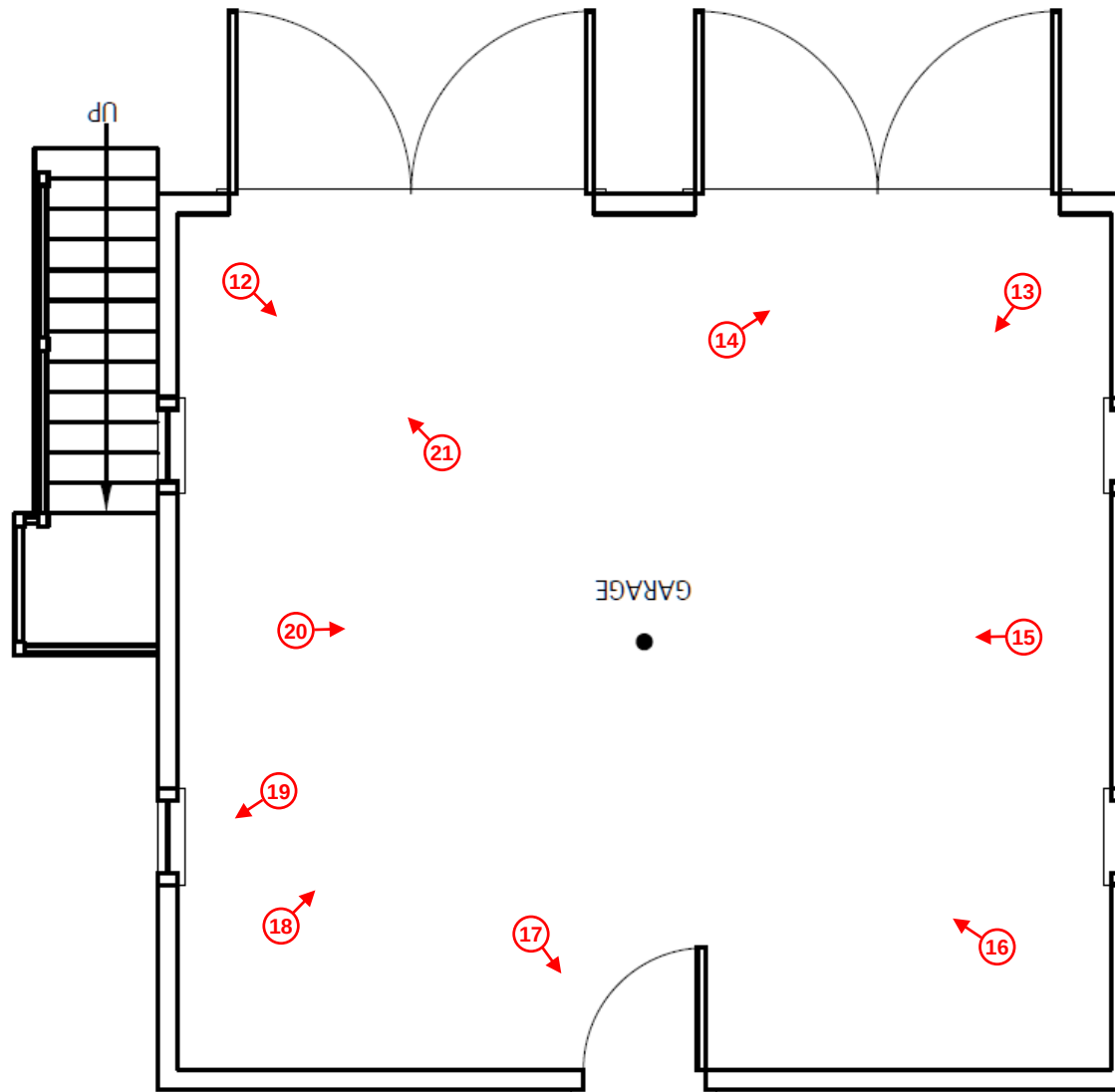
73. Second floor, east bathroom, view north



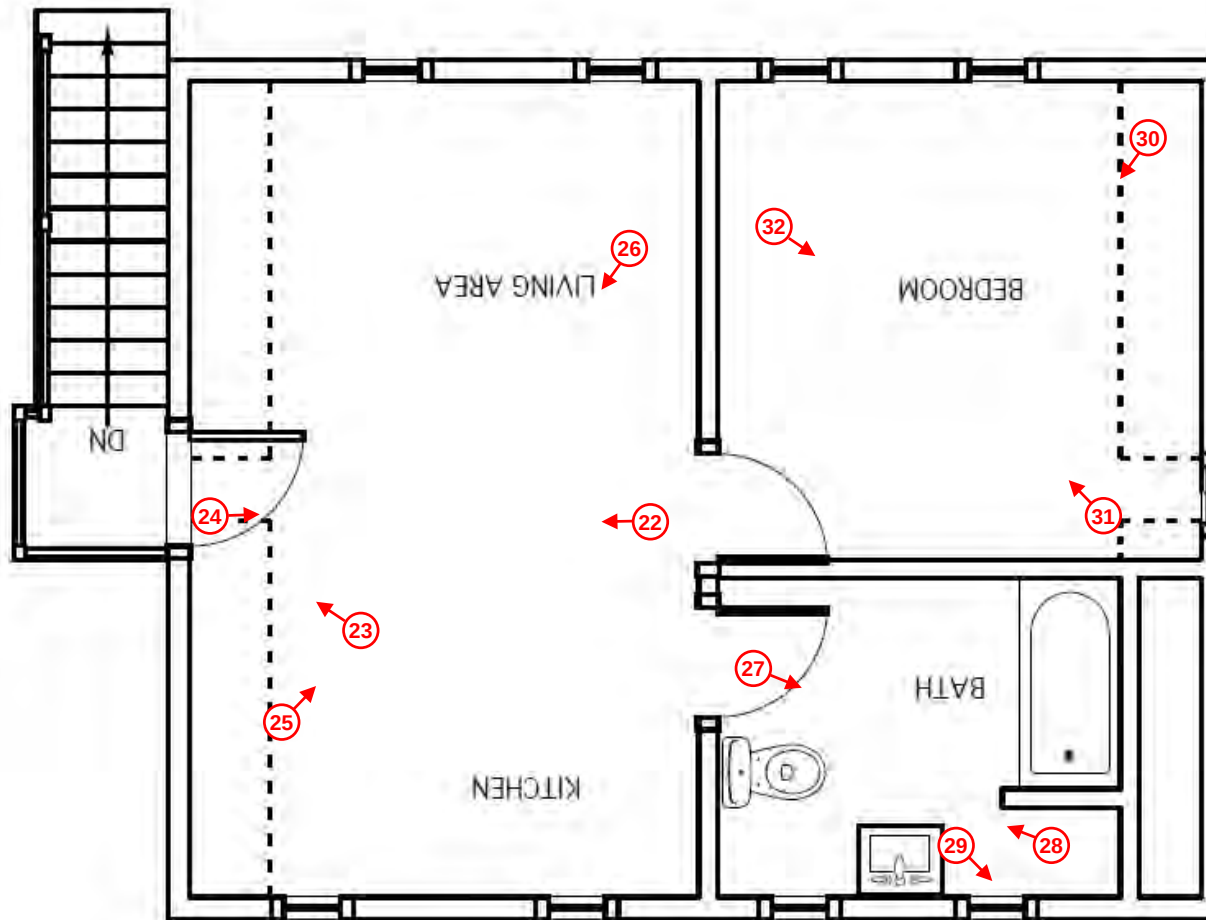
74. Second floor, typical window, view northeast



2 Mayflower Circle (Garage) Nantucket, MA



2 Mayflower Circle (Garage), Nantucket, MA



2 Mayflower Circle (Garage), Nantucket, MA



1. East elevation (left) and north elevation (right), view southwest



2. North elevation, view south



3. North elevation (left) and west elevation (right), view southeast



4. North elevation, garage door detail, view south



5. North elevation dormer window detail, view southeast



6. West elevation stair (ca. 2007), view southeast



7. West elevation, view east



8. South elevation, view north



9. South elevation entrance (ca. 2007), view north



10. South elevation dormer detail, view northwest



11. East elevation, view southwest



12. First floor, view southeast



13. First floor, view southwest



14. First floor, garage door detail, view northeast



15. First floor, view west



16. First floor, view northwest



17. First floor, south elevation entrance, view southeast



18. First floor, view northeast



19. First floor, typical window, view southwest



20. First floor, view east



21. First floor, concrete flooring detail, view northwest



22. Second floor, living/kitchen area, view west



23. Second floor entrance, view northwest



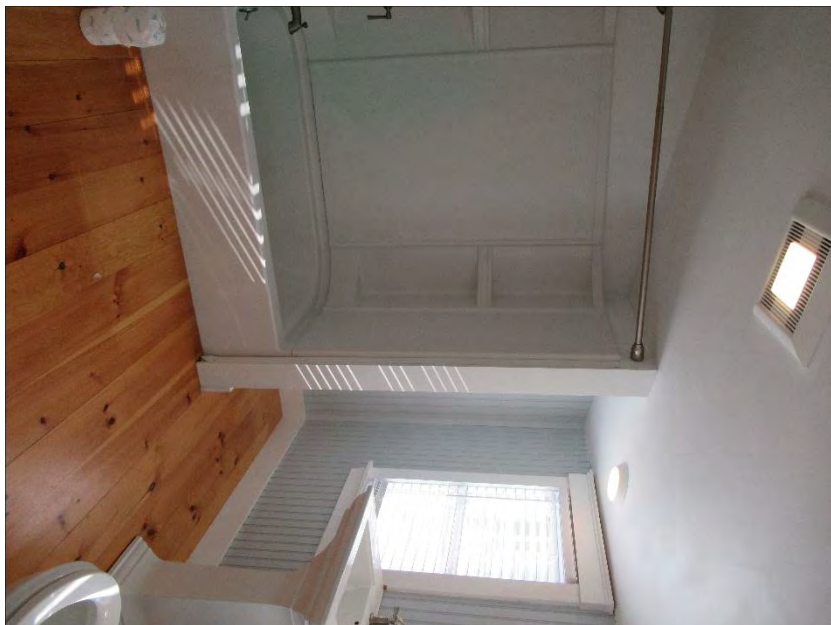
24. Second floor living/kitchen area, view east



25. Second floor living/kitchen area, view northeast



26. Second floor, kitchen, view northeast



27. Second floor, bathroom, view northwest



28. Second floor, bathroom, view southeast



29. Second floor, bathroom, typical modern vinyl replacement window



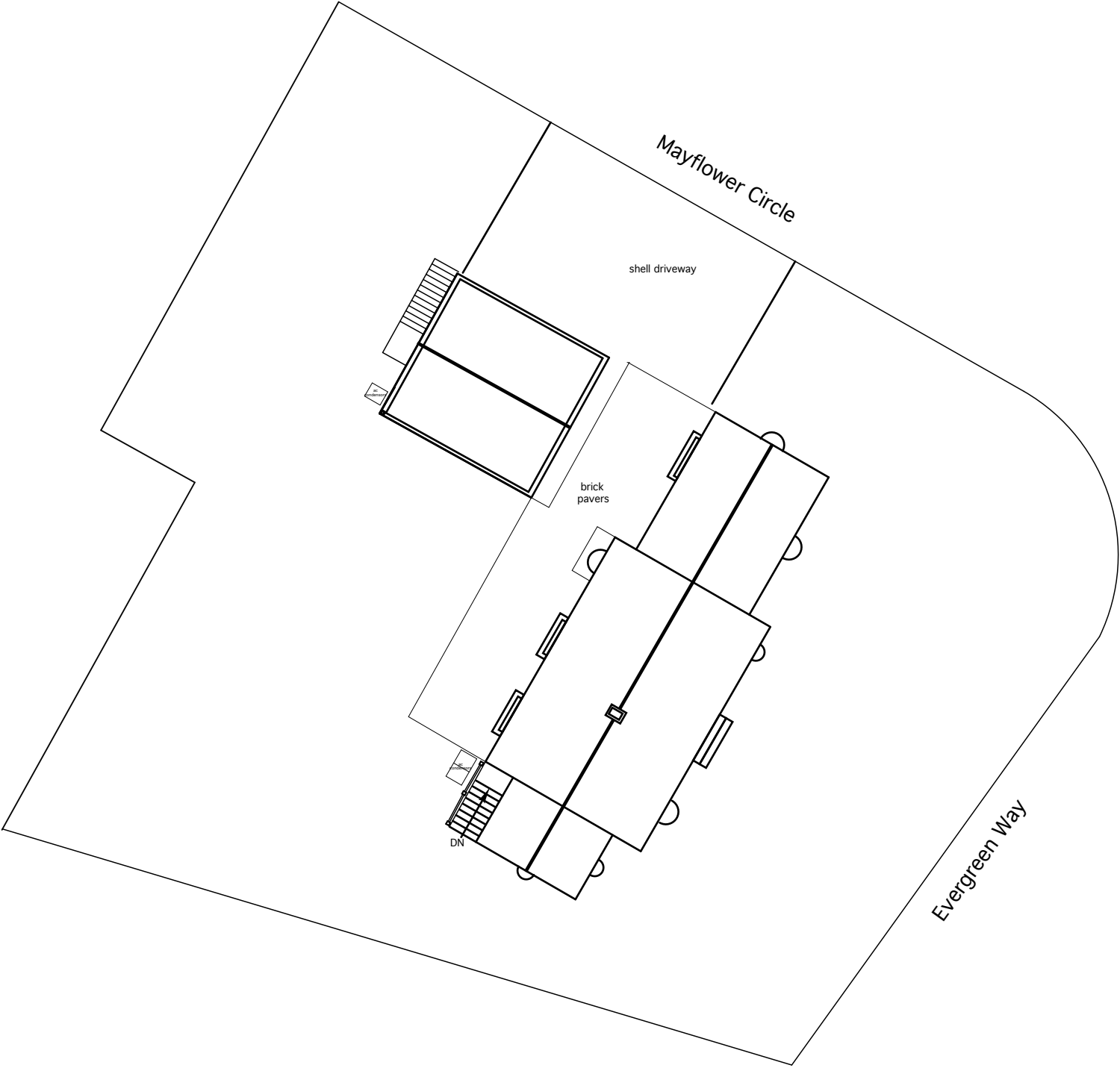
30. Second floor, bedroom, view southwest



31. Second floor, bedroom, view northwest



32. Second floor, bedroom, view southeast



Existing Site Plan

Issue date: February 10, 2021
Revision dates:

Property
2 Mayflower Circle
Nantucket, MA

ED-002



Existing East Elevation

NTS

@ Main House

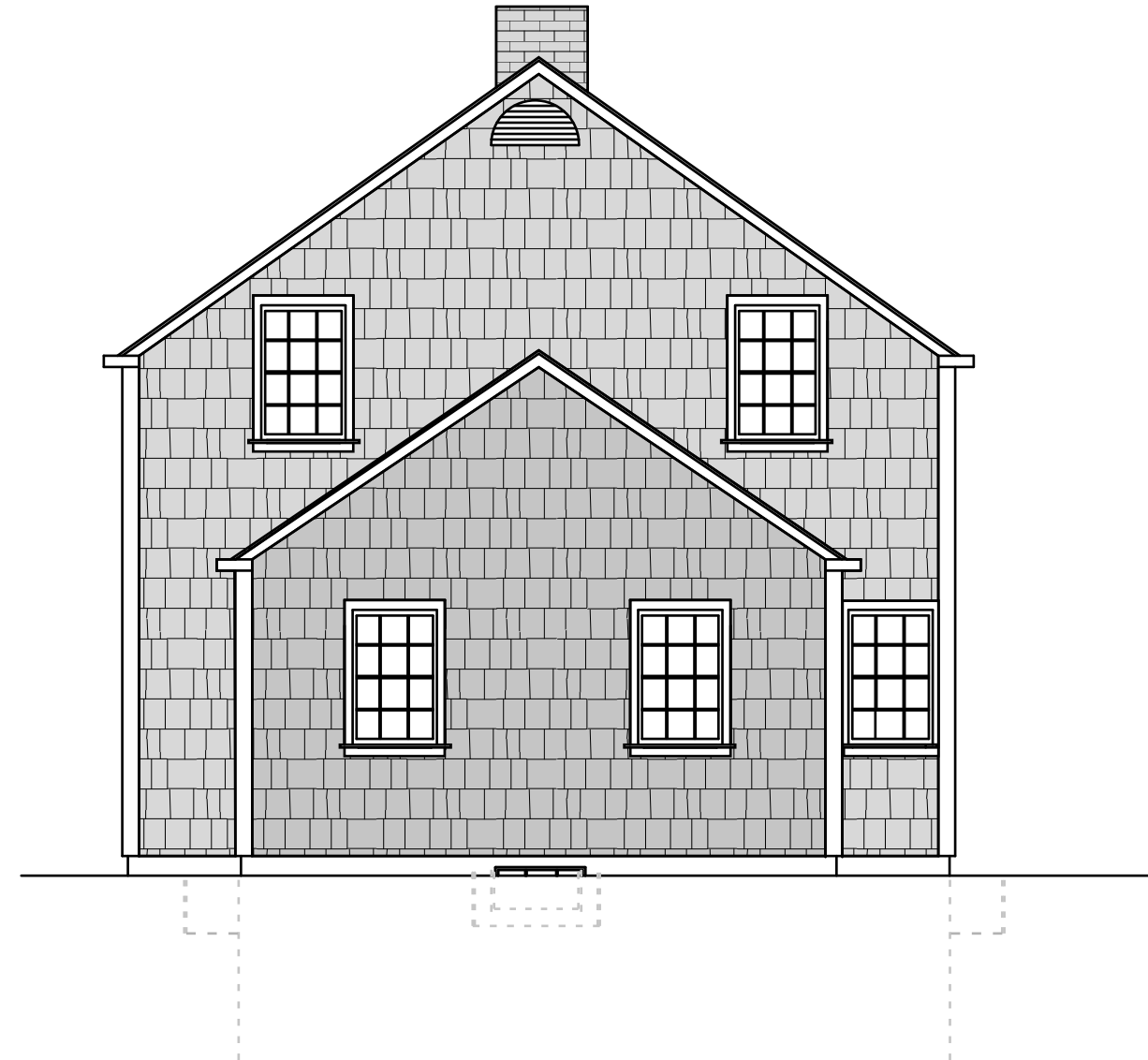
Existing East Elevation

Issue date: March 7, 2021

Revision dates:

Main House
2 Mayflower Circle
Nantucket, MA

ED-3.0101



Existing North Elevation

NTS

@ Main House

Existing North Elevations

Issue date: March 7, 2021

Revision dates:

Main House
2 Mayflower Circle
Nantucket, MA

ED-3.0102



Existing West Elevation

NTS

@ Main House



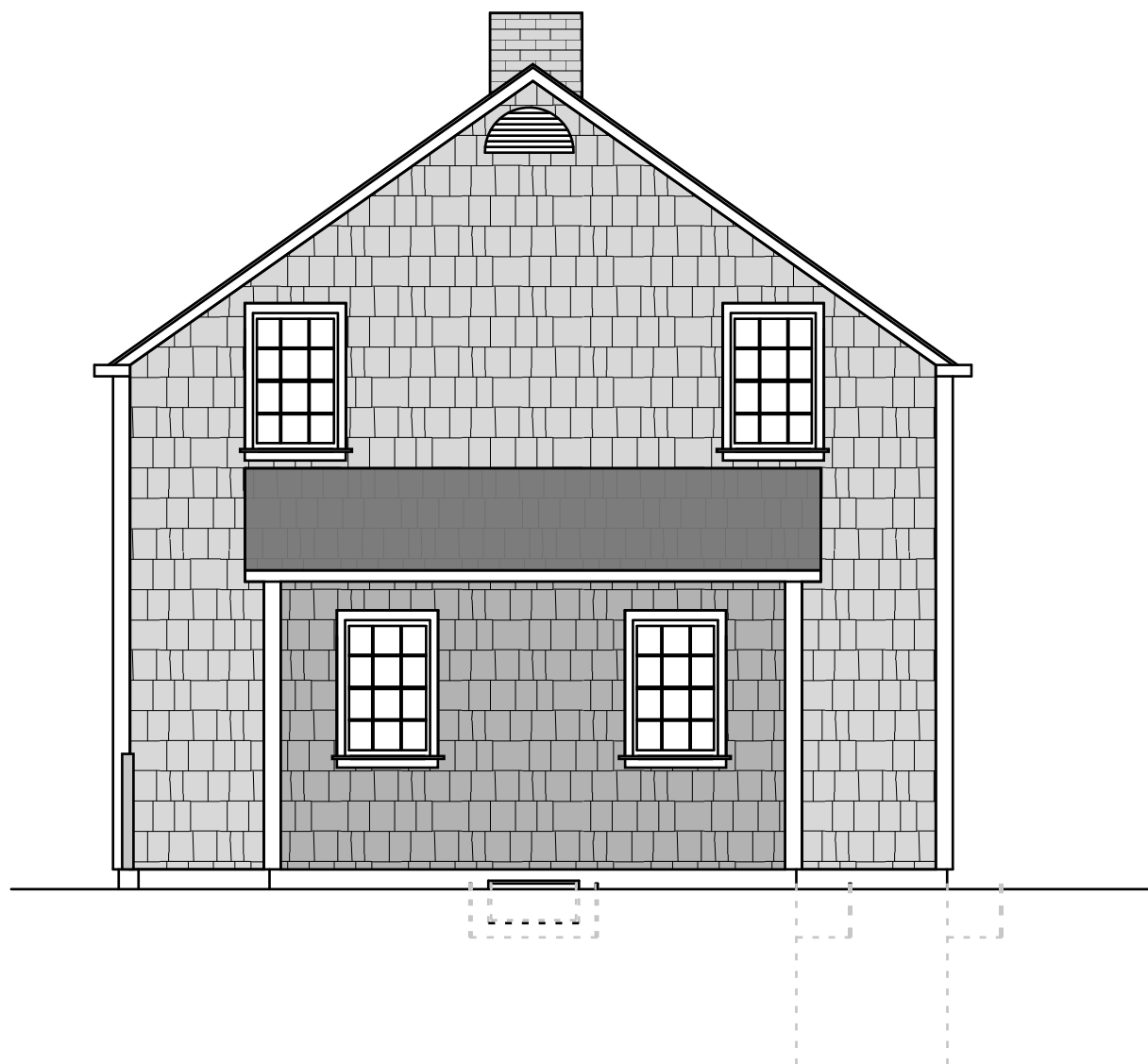
Existing West Elevation

Issue date: March 7, 2021

Revision dates:

Main House
2 Mayflower Circle
Nantucket, MA

ED-3.0103



Existing South Elevation

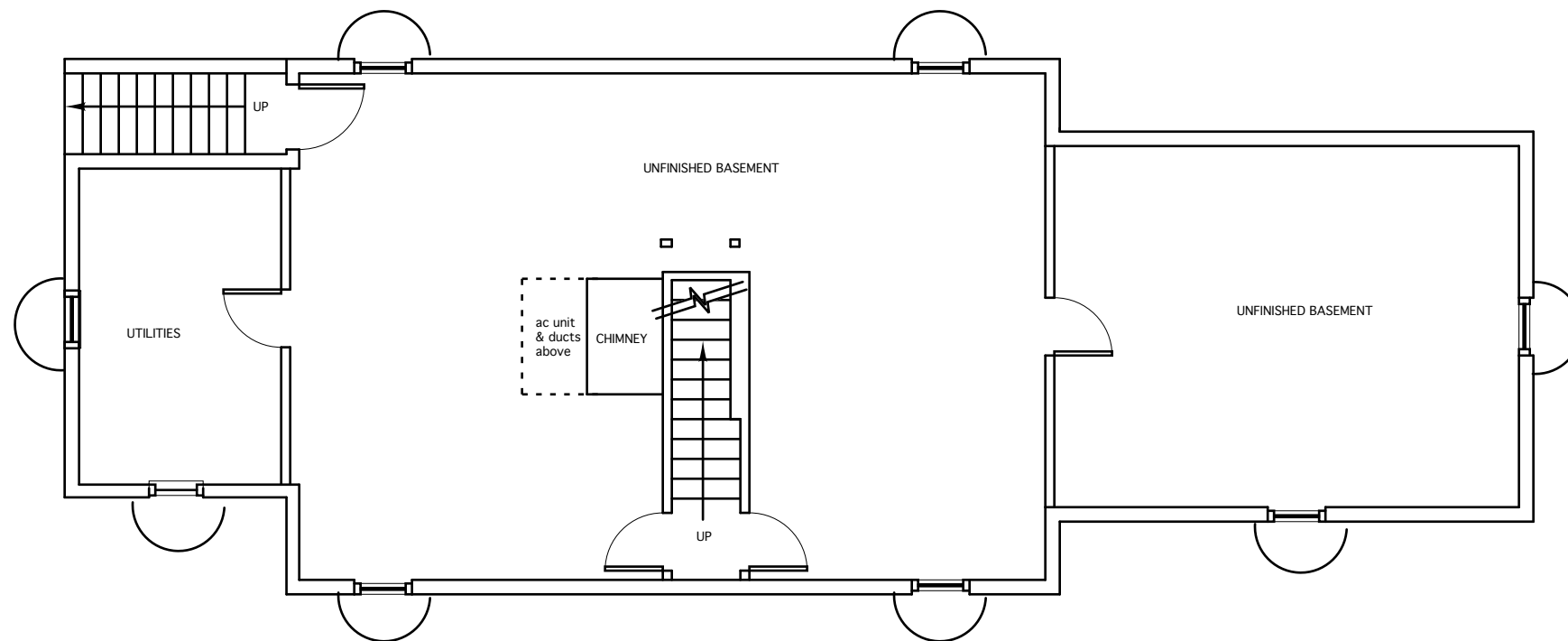
NTS

@ Main House

Existing South Elevations

Issue date: March 7, 2021

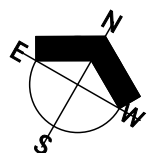
Revision dates:

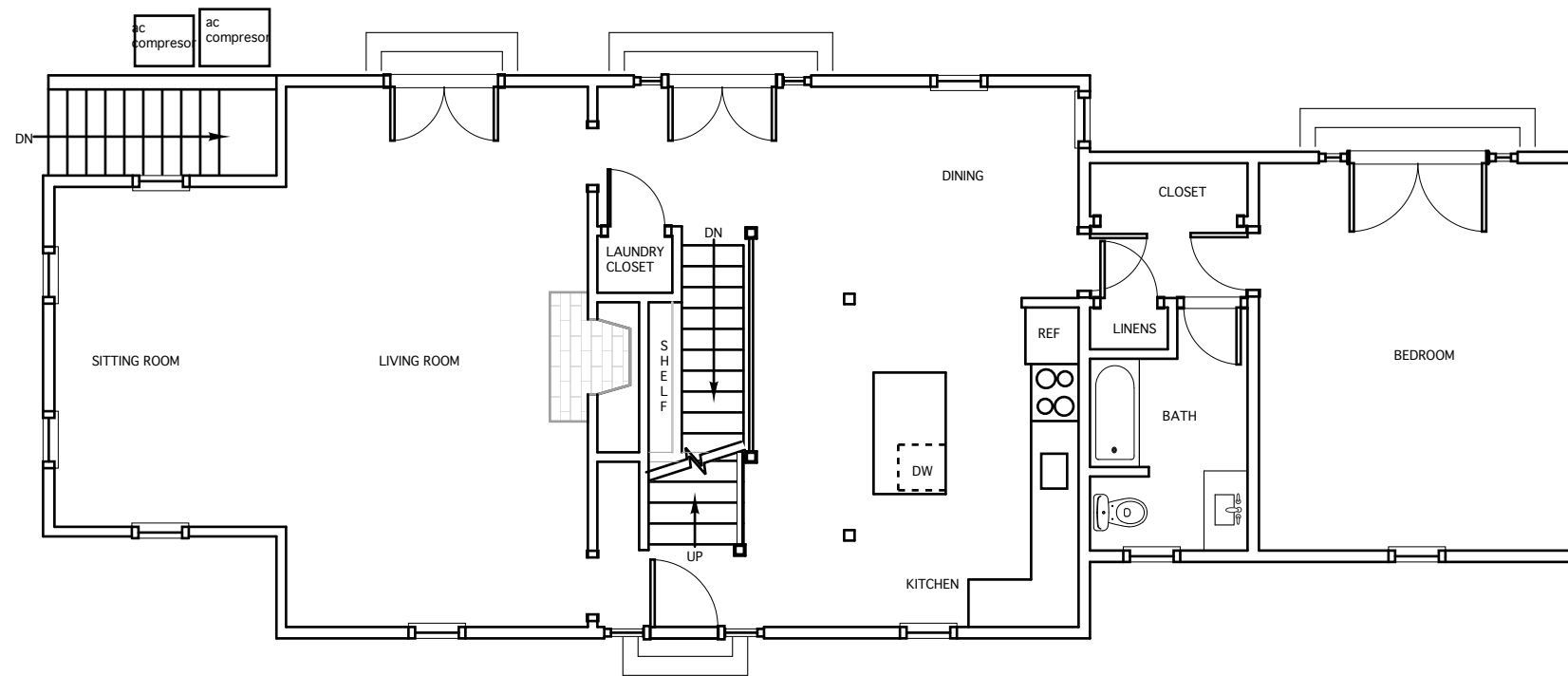


Existing Basement Floor Plan

NTS

@ Main House

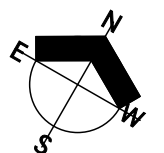


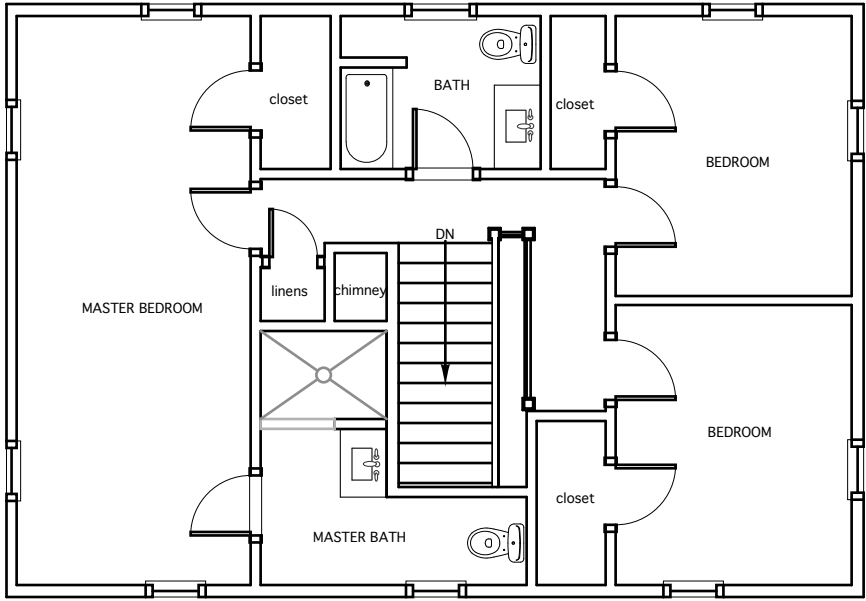


Existing First Floor Plan

NTS

@ Main House

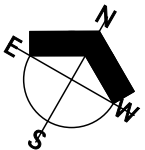




Existing Second Floor Plan

NTS

@ Main House





Existing North Elevation
NTS

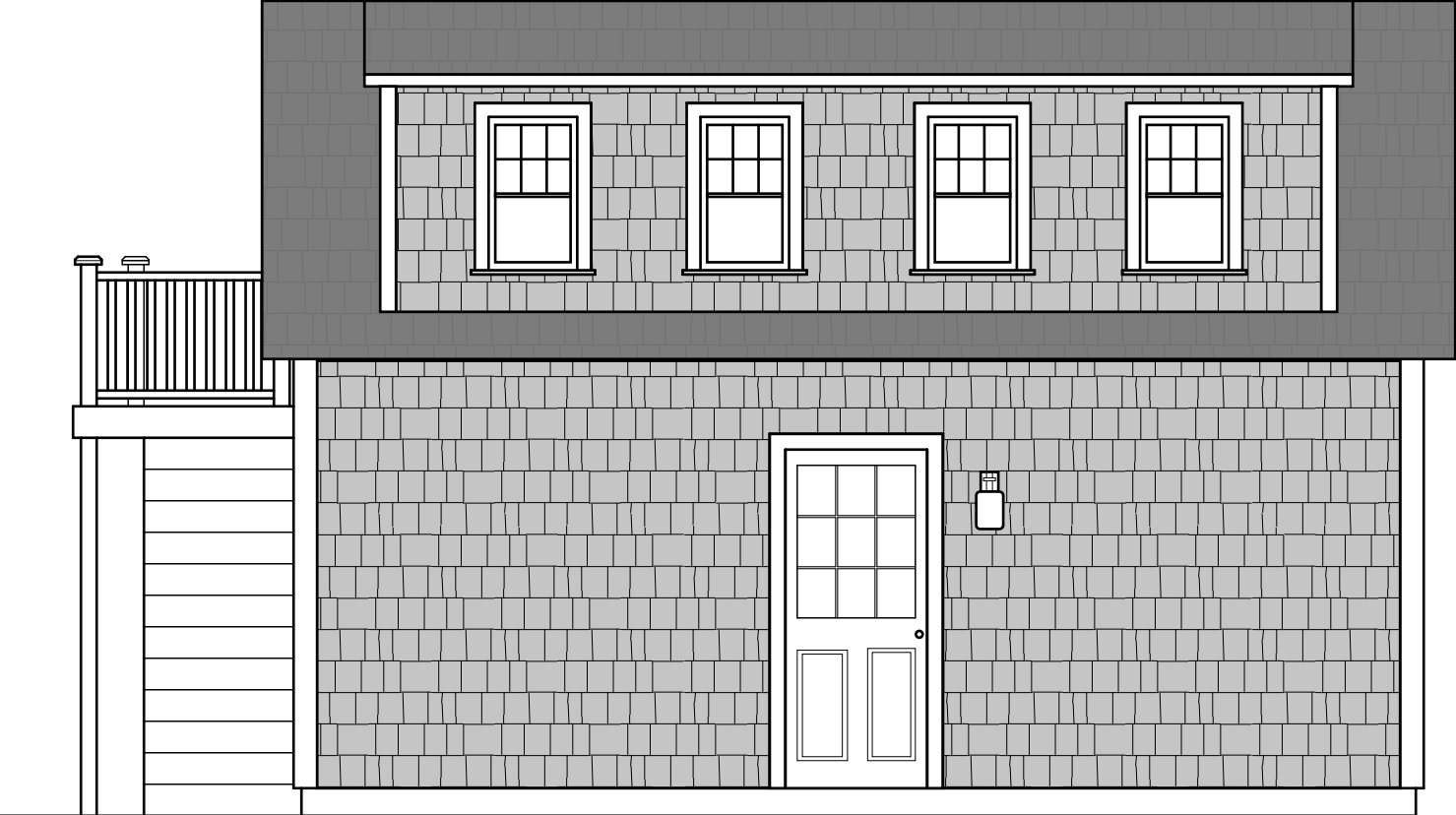
@ Carriage House



Existing West Elevation

NTS

@ Carriage House



Existing South Elevation
NTS

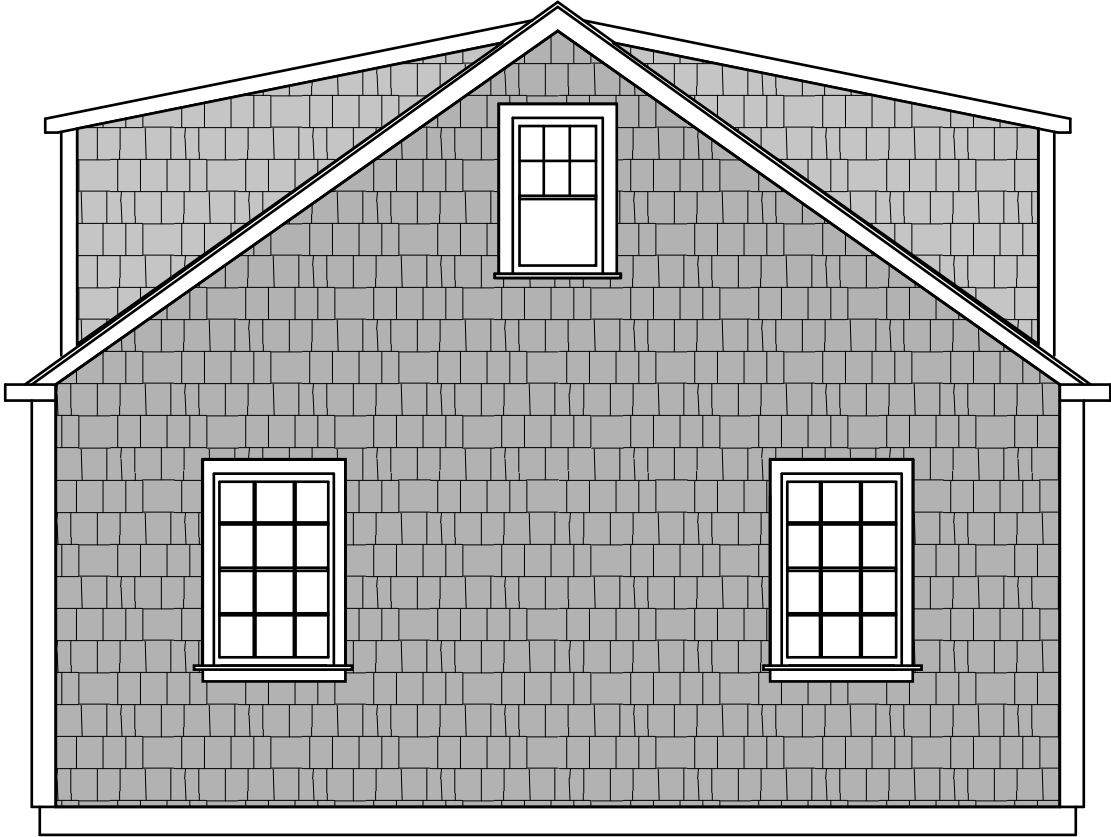
@ Carriage House

Existing South Elevation

Issue date: March 7, 2021
Revision dates:

Carriage House
2 Mayflower Circle
Nantucket, MA

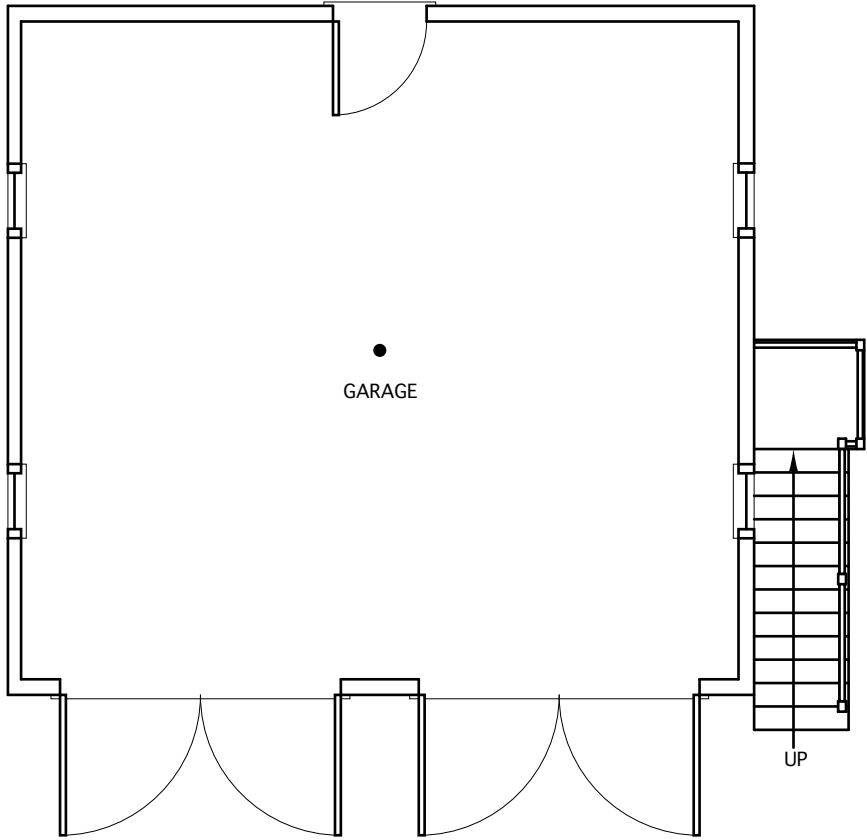
ED-3.0203



Existing East Elevation

NTS

@ Carriage House



Existing Main Floor Plan

NTS

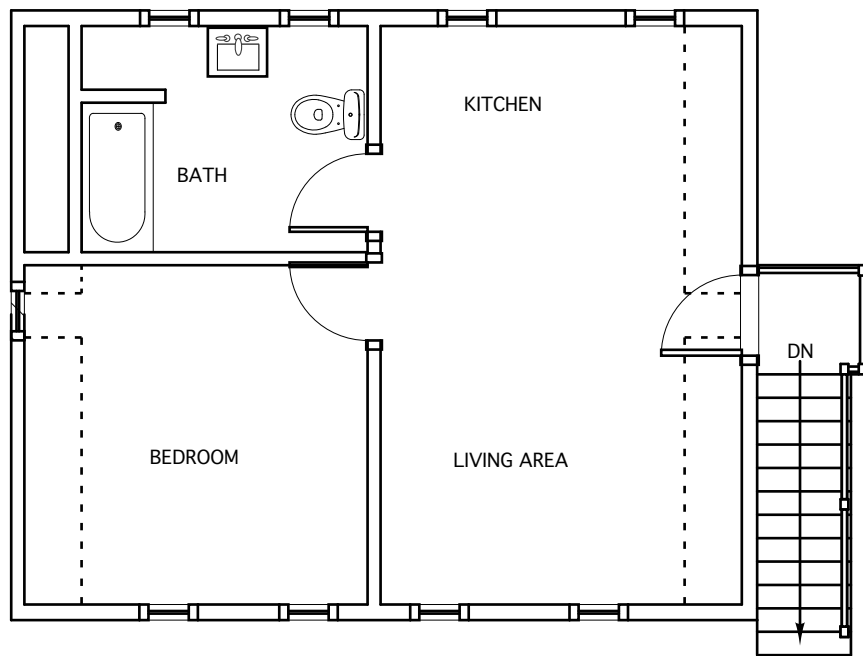
@ Carriage House

Existing First Floor Plan	
Issue date:	March 7, 2021
Revision dates:	

Carriage House 2 Mayflower Circle Nantucket, MA
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ED-1.02a

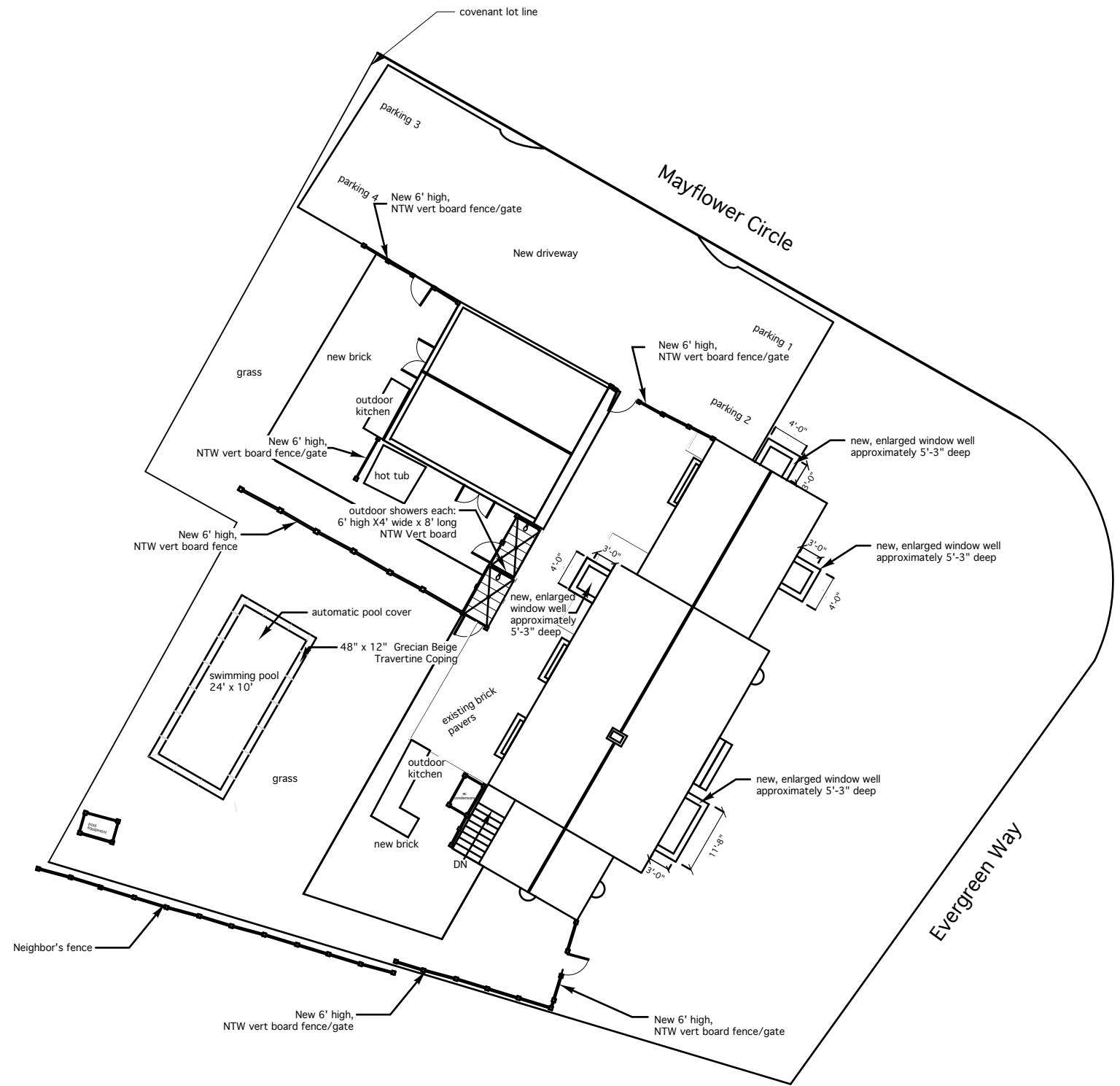




Existing Second Floor Plan

NTS

@ Carriage House



New Site Plan

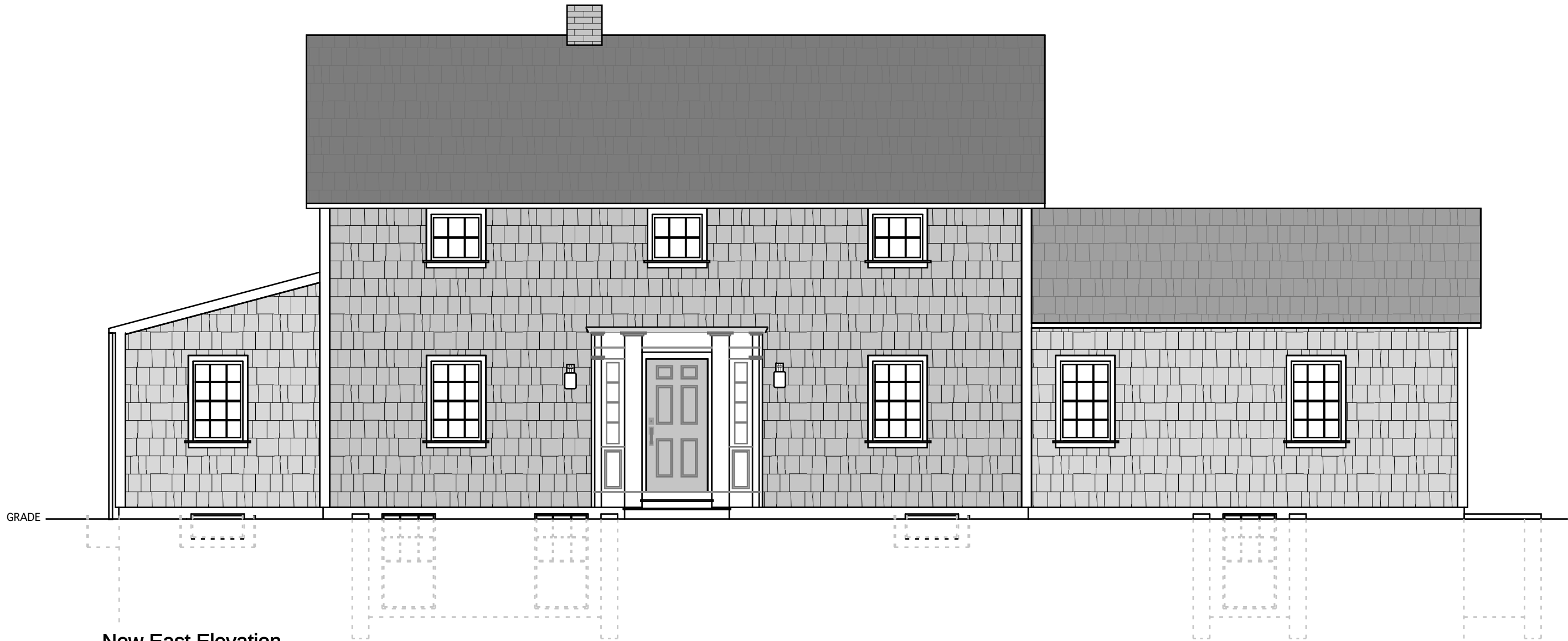
Issue date: March 7, 2021

Revision dates:

Property
2 Mayflower Circle
Nantucket, MA

AD-002





New East Elevation
NTS

@ Main House

Additional East Elevation Construction Notes:

- WINDOWS & DOORS
- repair and paint existing, wood, double hung 6/6 windows and storm windows
 - repair and paint existing, wood, exterior, front door and side lights
 - enlarge window well for new egress window
- SIDING
- patch & repair siding to weather naturally
- CHIMNEY
- clean and cap chimney

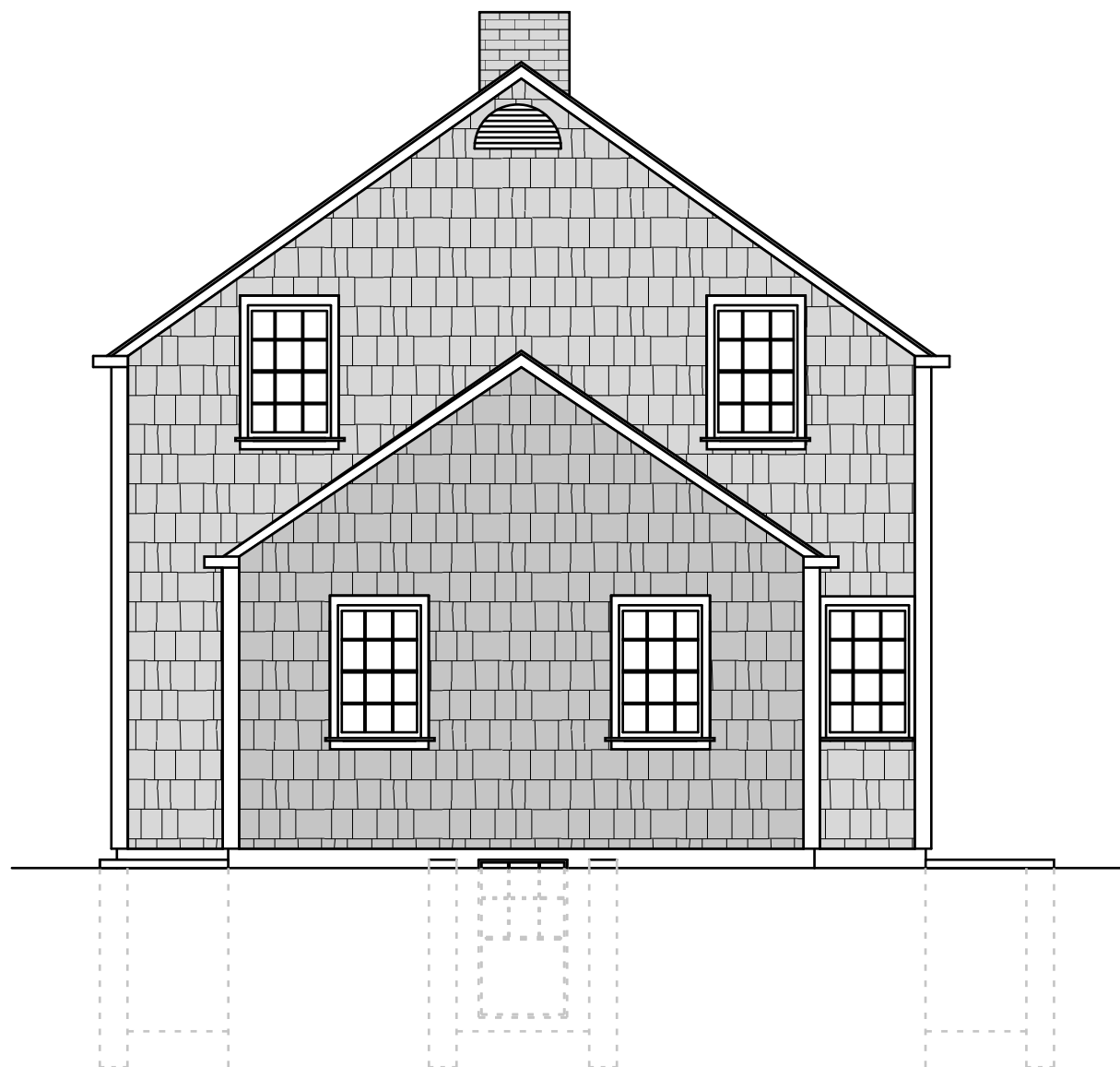


New East Elevation

Issue date: March 7, 2021
Revision dates:

Main House
2 Mayflower Circle
Nantucket, MA

AD-3.0101



New North Elevation

NTS

@ Main House

Additional North Elevation Construction Notes:

WINDOWS

repair and paint existing, wood, double hung 6/6 windows and storm windows
enlarge window well for new egress window

SIDING

patch & repair siding to weather naturally



New West Elevation

NTS

@ Main House

Additional West Elevation Construction Notes:

WINDOWS & DOORS

- repair and paint existing, wood, double hung 6/6 windows and storm windows
- repair and paint existing, wood, exterior, French doors (3 sets) and sidelights (2 sets)
- remove window & well under living room French door, fill and replace bricks
- enlarge window well under dining room for new egress window

SIDING

- patch & repair siding to weather naturally

AC CONDENSORS

- surround with 4' high vertical board fence to weather naturally



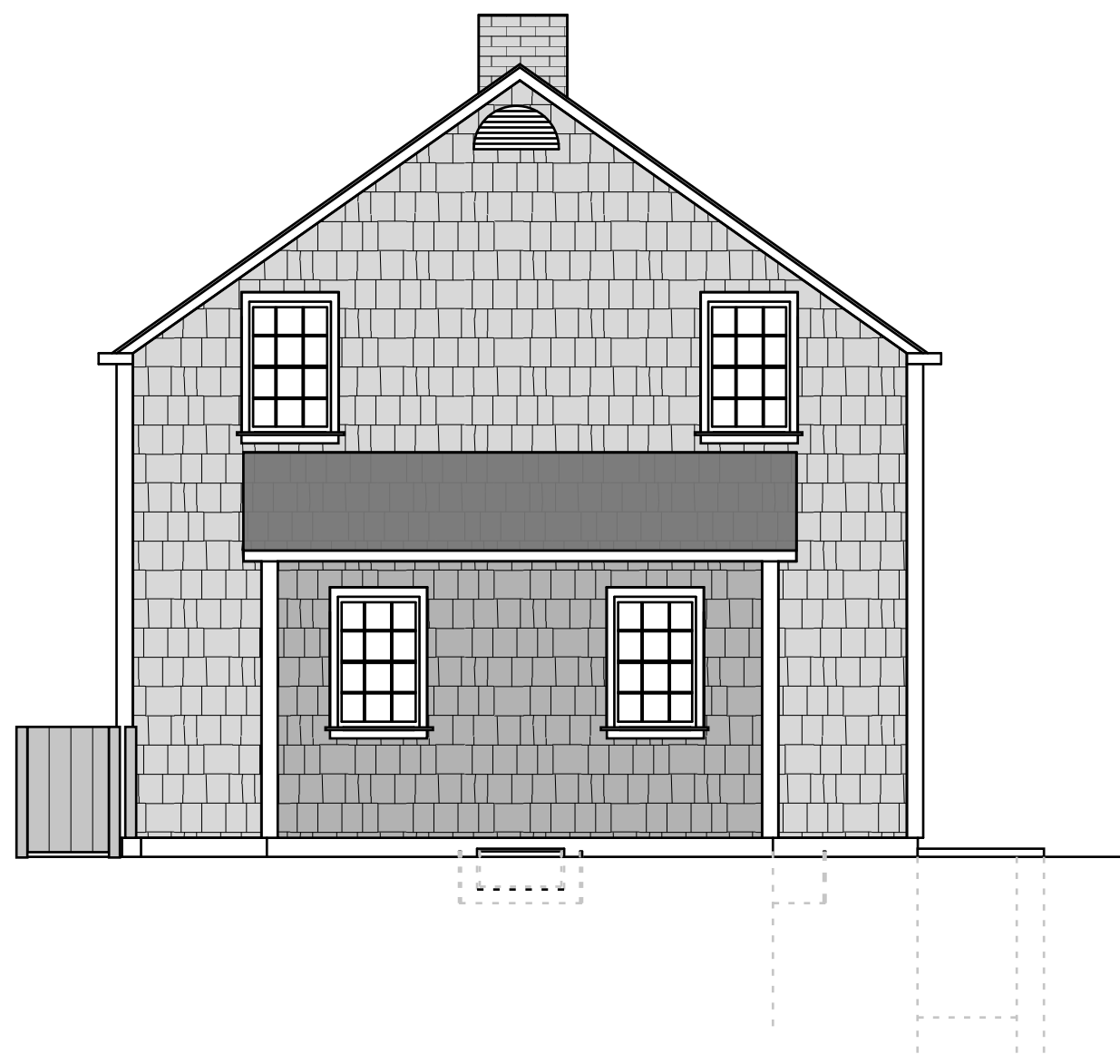
New West Elevation

Issue date: March 7, 2021

Revision dates:

Main House
2 Mayflower Circle
Nantucket, MA

AD-3.0103



New South Elevation

NTS

@ Main House

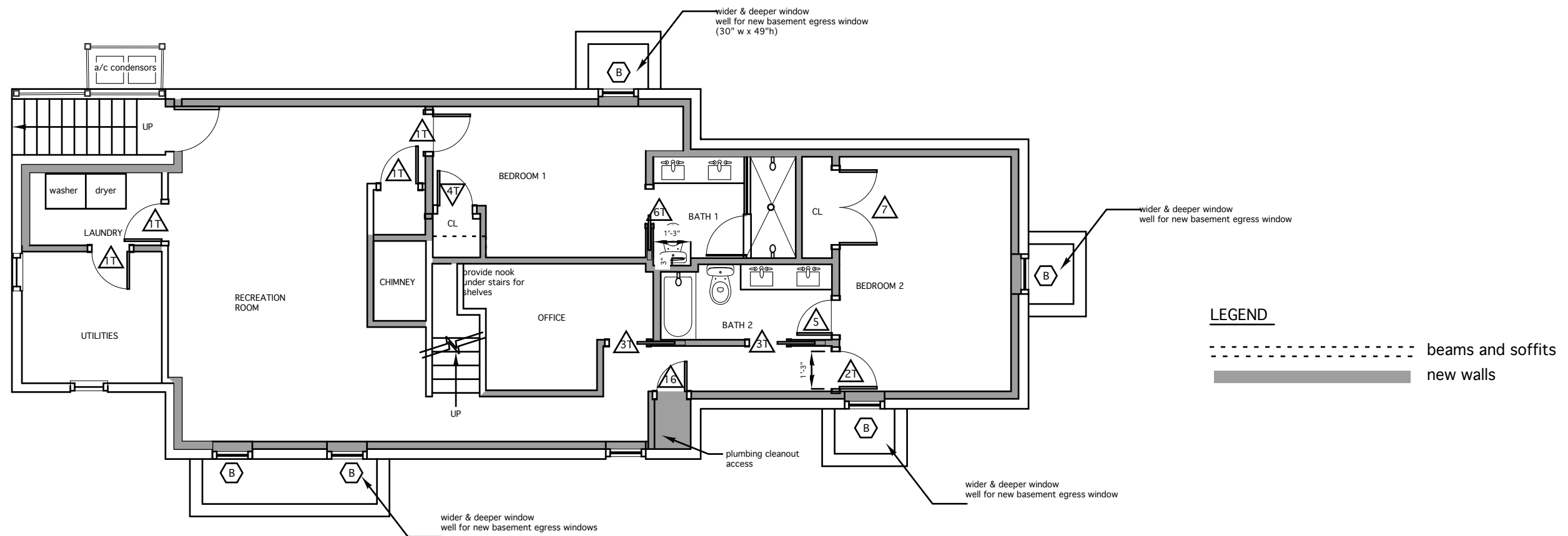
Additional South Elevation Construction Notes:

WINDOWS

repair and paint existing, wood, double hung 6/6 windows and storm windows

SIDING

patch & repair siding to weather naturally



New Basement Floor Plan

NTS

@ Main House

Additional Basement Construction Notes:

STAIRS

- retain, repair and refinish stairs
- repair and paint railing, newel posts, balusters, risers and stringers

HVAC & MECHANICAL SYSTEMS

- convert heat to forced air
- connect to town water - currently well
- connect furnace and water heater to propane tank & update remaining mechanical systems as necessary

FLOORING

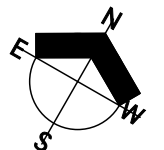
- new wide pine hardwood in bedrooms, hallways, closets, recreation room and office
- ceramic tile in bathrooms & laundry
- concrete in utility room

TRIM

- retain, patch and paint interior trim and baseboards

WINDOWS & DOORS

- remove and fill leaking window well under the living room French Doors
- enlarge 4 of the remaining windows and window wells for egress and add an additional enlarged window and well to the recreation area
- new solid core, 2-panel, Shaker-style interior doors



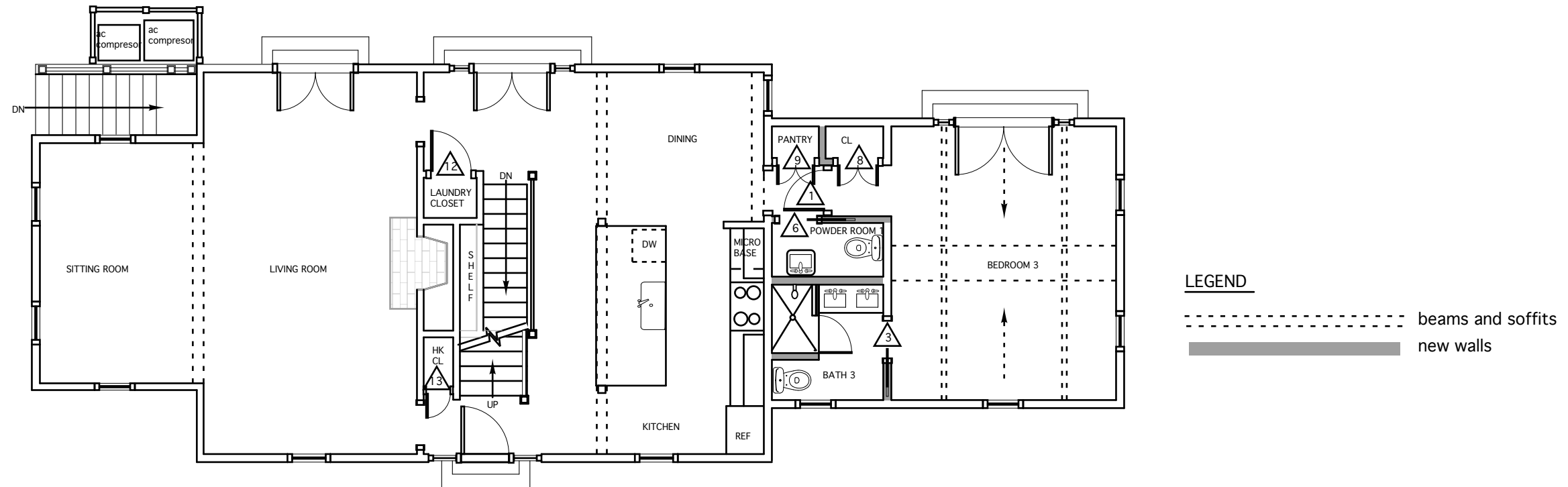
New Basement Floor Plan

Issue date: March 7, 2021

Revision dates:

Main House
2 Mayflower Circle
Nantucket, MA

AD-1.01A



New First Floor Plan

NTS

@ Main House

Additional First Floor Construction Notes:

INTERIOR STAIRS

- retain, repair and refinish stairs
- repair and paint railing, newel posts, balusters, risers and stringers

HVAC SYSTEMS

- convert heat to forced air
- remove baseboard radiators

FLOORING

- wide pine hardwood in bedroom, hallways, kitchen, dining, living room & closets - to be patched and refinished, where necessary
- ceramic tile in bathrooms

TRIM

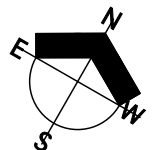
- retain, patch and paint interior trim and baseboards

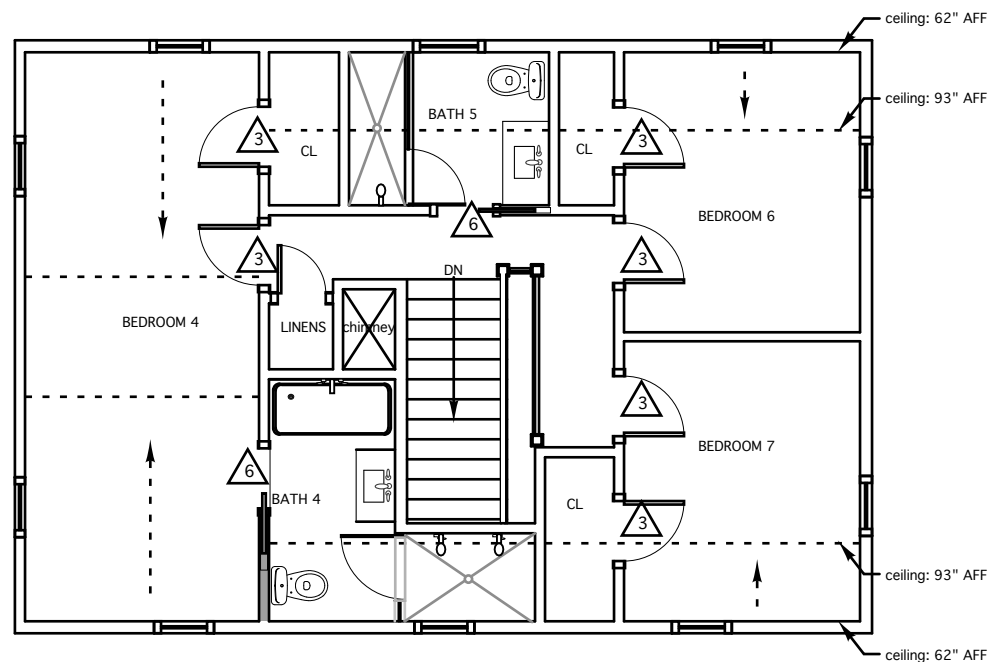
BATHROOMS

- divide existing full bathroom into a new powder room and en-suite bath

WINDOWS & DOORS

- repair and paint existing, wood, double hung 6/6 windows and storm windows
- repair and paint existing, wood, exterior, French doors (3 sets) and sidelights (2 sets)
- replace existing 6-panel, interior doors with solid core, 2-panel, Shaker-style doors





New Second Floor Plan

NTS

@ Main House

Additional Second Floor Construction Notes:

INTERIOR STAIRS

- retain, repair and refinish stairs
- repair and paint railing, newel posts, balusters, risers and stringers

HVAC SYSTEMS

- convert heat to forced air
- remove baseboard radiators

FLOORING

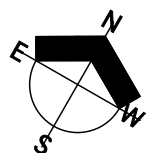
- wide pine hardwood in bedrooms, hallways & closets - to be patched and refinished, where necessary
- ceramic tile in bathrooms

TRIM

- retain, patch and paint interior trim and baseboards

WINDOWS & DOORS

- repair and paint existing, wood, double hung 6/6 windows and storm windows
- replace existing 6-panel, interior doors with solid core, 2-panel, Shaker-style doors





New North Elevation

NTS

@ Carriage House

- Additional North Elevation Construction Notes:
- WINDOWS
 - retain existing, double hung 6/0 windows
 - GARAGE DOORS
 - replace existing garage doors with inoperable garage doors
 - SIDING
 - patch & repair siding to weather naturally



New West Elevation

NTS

@ Carriage House

Additional West Elevation Construction Notes:

WINDOWS & DOORS

replace 2nd floor exterior door with new, wood egress window

replace first floor window with new wood window

install new, wood, French doors with 15 lites/door

EXTERIOR STAIRS & SECOND FLOOR DOOR

remove exterior stairs, landing, railing and second floor entry door

SIDING

patch & repair siding to weather naturally



New South Elevation

NTS

@ Carriage House

Additional South Elevation Construction Notes:

WINDOWS

retain existing, double hung 6/0 windows

EXTERIOR DOOR

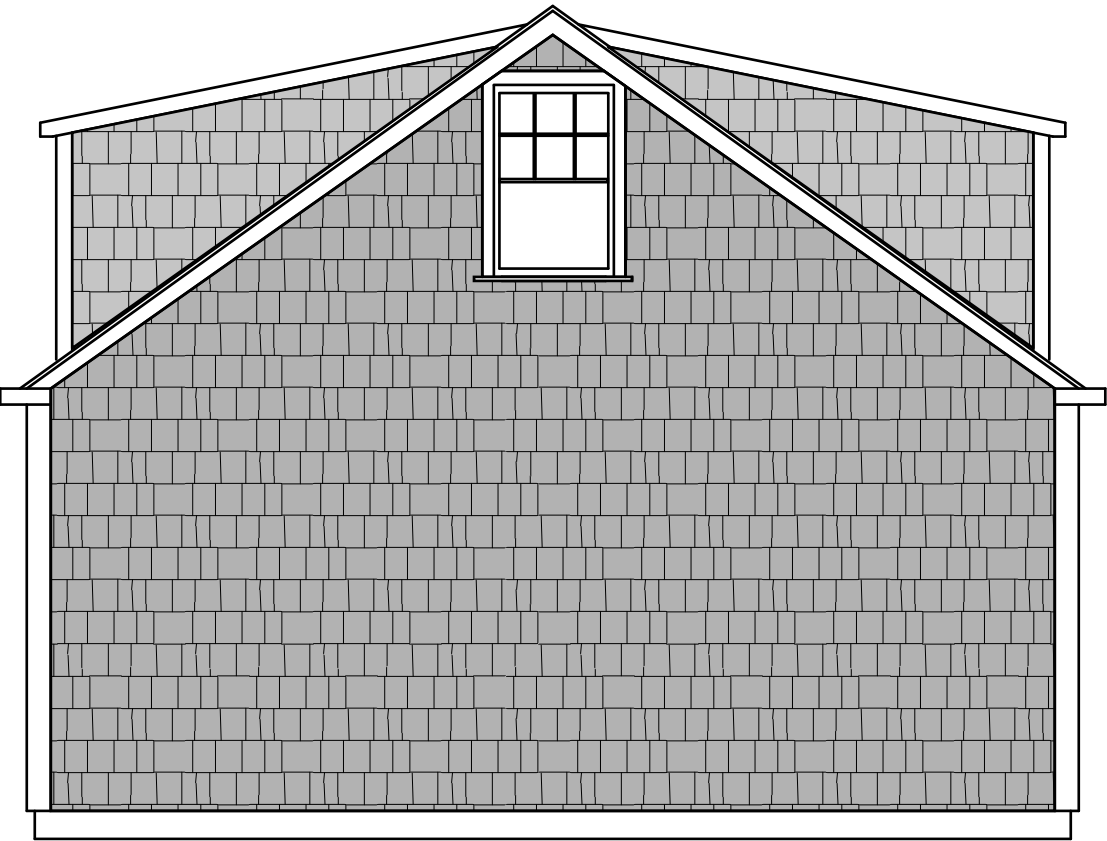
replace existing door with wood, 15-lite French doors with 10-lite sidelights

SIDING

patch & repair siding to weather naturally

OUTDOOR SHOWERS

build 4' x 8' outdoor showers from vertically boards to weather naturally



New East Elevation

NTS

@ Carriage House

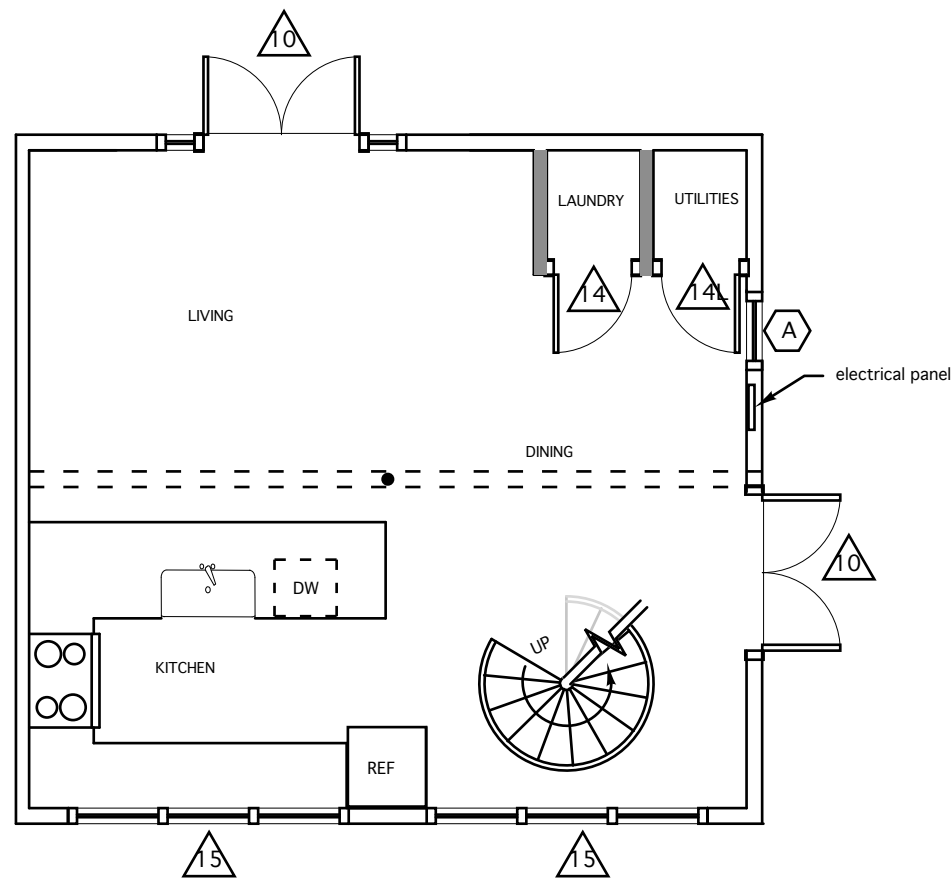
Additional East Elevation Construction Notes:

WINDOWS

- replace 2nd floor window with new, wood egress window
- remove first floor badly damaged and inoperable windows

SIDING

- patch & repair siding to weather naturally



New First Floor Plan

1/8" = 1'-0"

@ Carriage House

Additional Second Floor Construction Notes:

INTERIOR STAIRS

install new black metal interiors spiral staircase to the second floor

HVAC SYSTEMS

install floor-mounted ductless heating units with hoses run within the walls

FLOORING

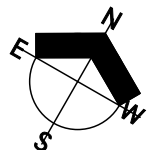
new wide-pine hardwood flooring

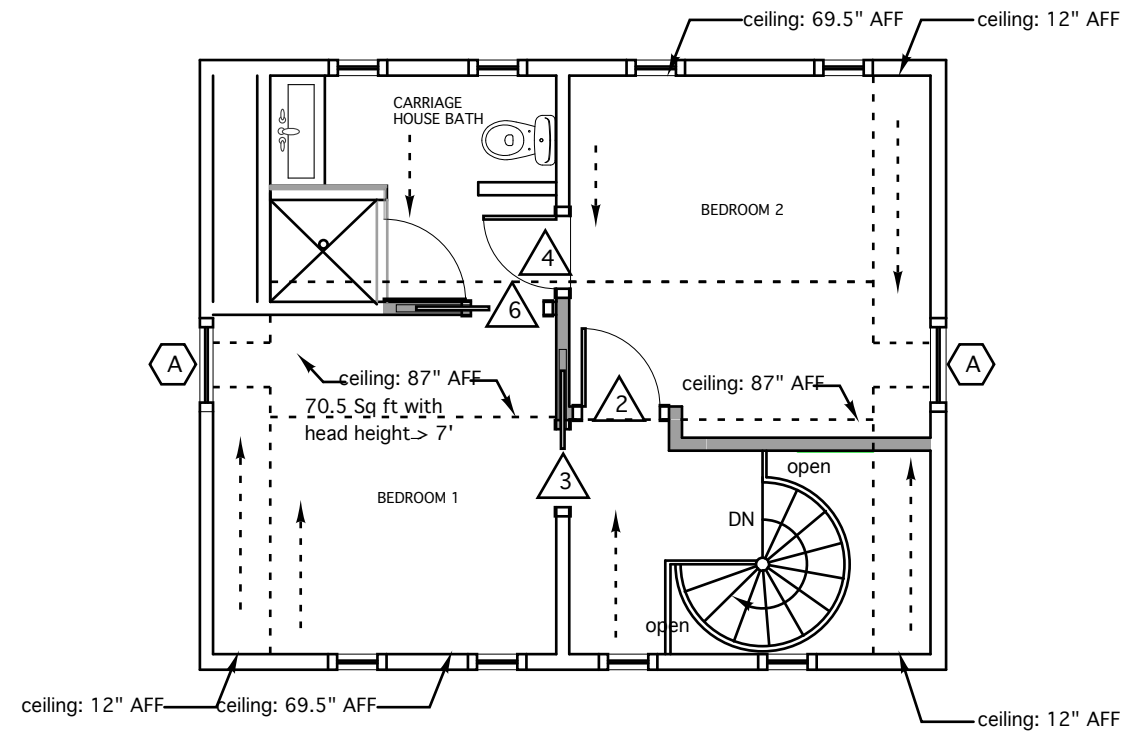
TRIM

new interior trim and baseboards to match the existing trim & baseboards on the second floor

WINDOWS & EXTERIOR DOORS

install new, wood windows and doors as indicated on the plan





New Second Floor Plan

1/8" = 1'-0"

@ Carriage House

Additional Second Floor Construction Notes:

INTERIOR WALLS

retain, patch and paint beadboard walls in the bedrooms, bathroom & landing

HVAC SYSTEMS

install floor-mounted ductless heating units with hoses run within the walls

FLOORING

wide pine hardwood - to be patched and refinished, where necessary

ceramic tile in bathrooms

TRIM

retain, patch and paint interior trim and baseboards

WINDOWS & EXTERIOR DOORS

replace bedroom 1 window with new egress window

replace exterior entrance at bedroom 2 with new egress window

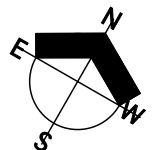
remove exterior landing and stairwell

patch siding, as necessary

INTERIOR STAIRS

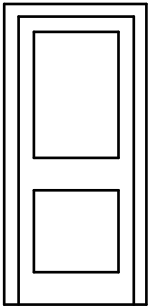
create opening for new spiral staircase

install black metal railing at the landing

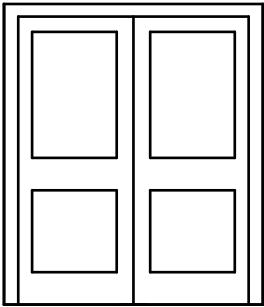


Door Schedule:

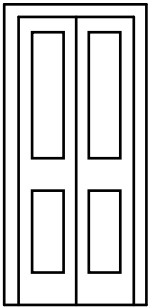
Key	Manufacturer/Series	Style	Operation	Material	Width	Height
1	TBD	D1: interior; 2-panel; solid core; pre-primed	LH	Paint grade wood	30"	6'-8"
1T	TBD	D1: interior; 2-panel; solid core; pre-primed	LH	Paint grade wood	30"	8'-0"
2	TBD	D1: interior; 2-panel; solid core; pre-primed	LH	Paint grade wood	30"	6'-8"
2T	TBD	D1: interior; 2-panel; solid core; pre-primed	RH	Paint grade wood	30"	8'-0"
3	TBD	D1: interior; 2-panel; solid core; pre-primed	Pocket & Slab	Paint grade wood	30"	6'-8"
3T	TBD	D1: interior; 2-panel; solid core; pre-primed	Pocket	Paint grade wood	30"	8'-0"
4	TBD	D1: interior; 2-panel; solid core; pre-primed	RH	Paint grade wood	28"	6'-8"
4T	TBD	D1: interior; 2-panel; solid core; pre-primed	LH	Paint grade wood	28"	8'-0"
5	TBD	D1: interior; 2-panel; solid core; pre-primed	LH	Paint grade wood	28"	8'-0"
6	TBD	D1: interior; 2-panel; solid core; pre-primed	Pocket & Slab	Paint grade wood	28"	6'-8"
6T	TBD	D1: interior; 2-panel; solid core; pre-primed	Pocket	Paint grade wood	28"	8'-0"
7	TBD	D2: interior; double doors with 2-panels/door		Paint grade wood	5'-0"	8'-0"
8	TBD	D3: interior; double doors with 2-panels/door		Paint grade wood	2'-6"	6'-8"
9	TBD	D3: interior; double doors with 2-panels/door		Paint grade wood	2'-4"	6'-8"
10	TBD	D6: exterior; French doors with 15-lites/door		Paint grade wood inside & out	5'-0"	7'-0"
11	TBD	D7: exterior; French doors with 15-lites/door, and 18" sidelights with 10 lites each		Paint grade wood inside & out	5'-0"	7'-0"
12	TBD	D1: interior; 2-panel; solid core; pre-primed	Slab	Paint grade wood	32"	6'-8"
13	TBD	D4: interior; 2-panel door	RH	Paint grade wood	1'-4"	6'-8"
14	TBD	D1: interior; 2-panel; solid core; double doors; pre-primed		Paint grade wood	32"	7'-0"
14L	TBD	D1: interior; 2-panel; solid core; double doors; pre-primed		Paint grade wood	32"	7'-0"
15	Everite Door Works	D8: exterior non operable garage doors designed to look like a series of three doors with 4-lites and a lower panel/door	Inoperable	Paint grade wood	9'-0"	7'-2"
16	TBD	D4: interior; 2-panel door		Paint grade wood	2'-0"	8'-0"
17	TBD	D4: interior; 2-panel; solid core; pre-primed	Slab	Paint grade wood	2'-0"	6'-8"



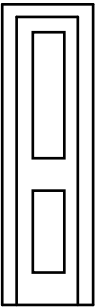
D1



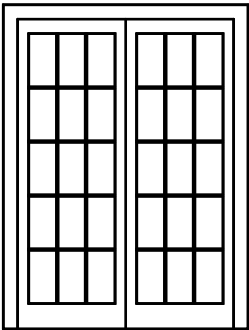
D2



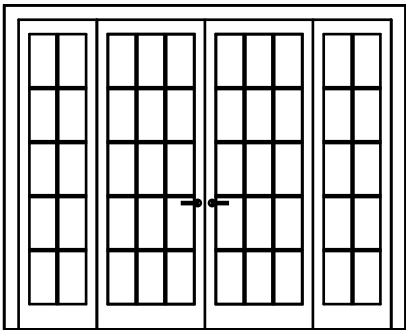
D3



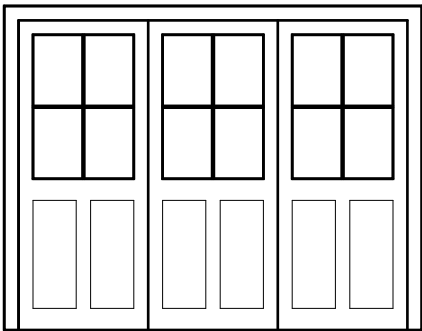
D4



D6



D7



D8



Door Schedule & Elevations

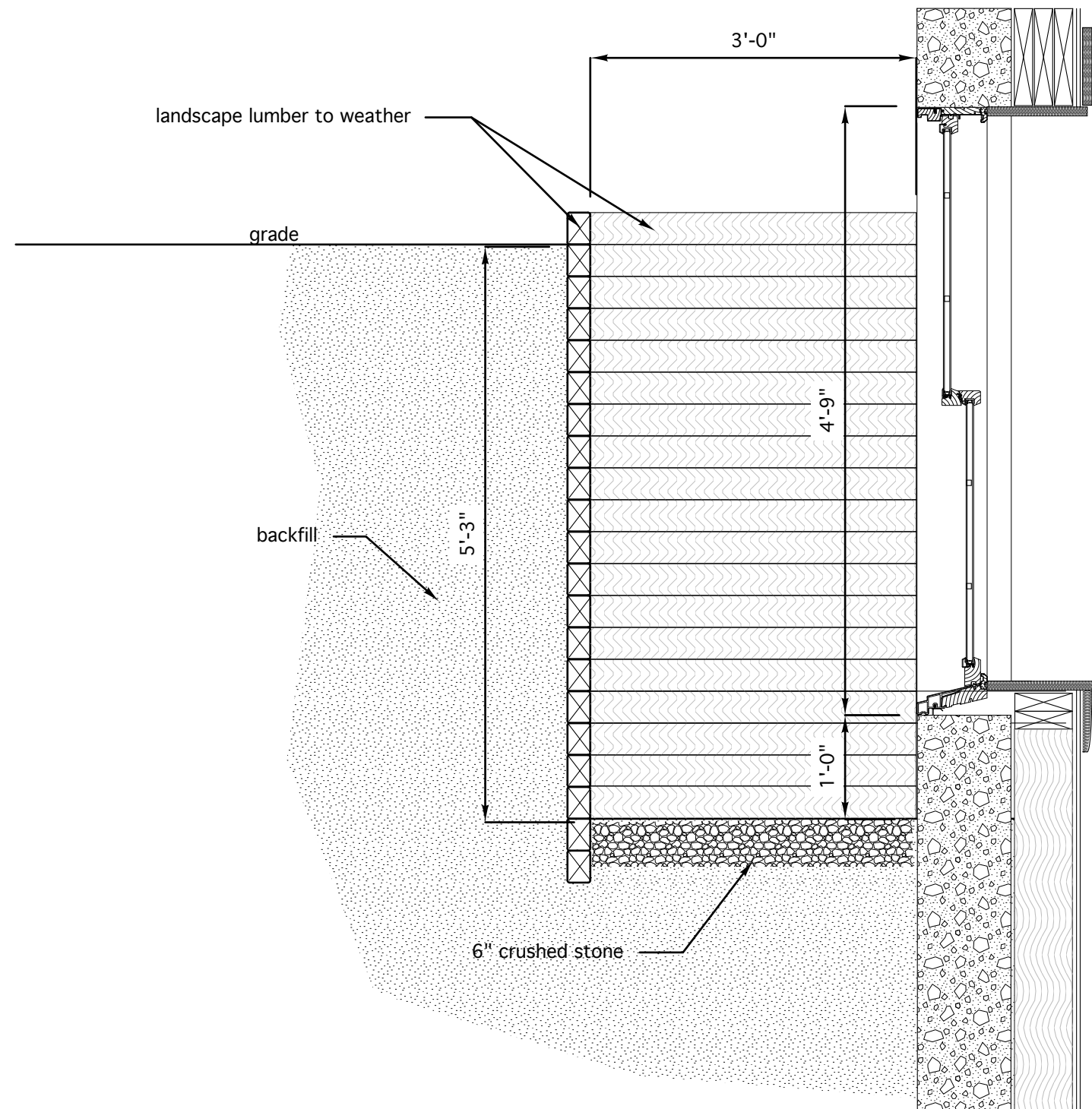
Issue date: March 7, 2021

Revision dates:

Main House & Carriage House

2 Mayflower Circle

Nantucket, MA



Window Well Section

Issue date: March 7, 2021

Revision dates:

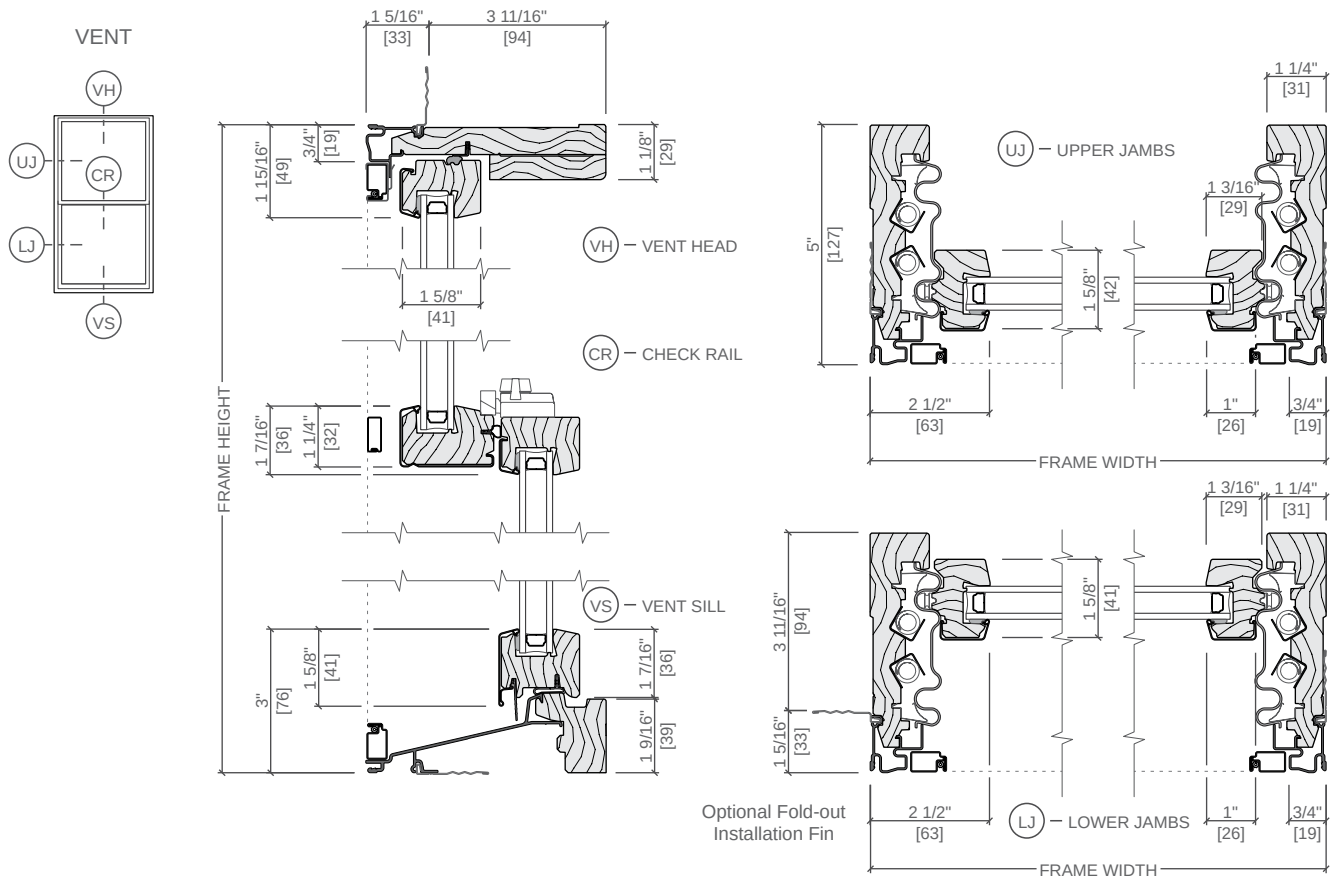
Carriage House
2 Mayflower Circle
 Nantucket, MA

AD-4.01



Lifestyle Series Double-Hung

Unit Sections



Scale 3" = 1' 0"

All dimensions are approximate.

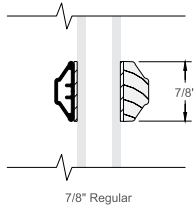


Lifestyle Series Double-Hung

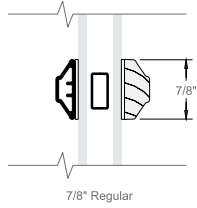
Grilles

Grille Profiles

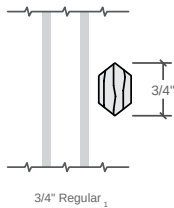
Simulated-Divided-Light Grilles



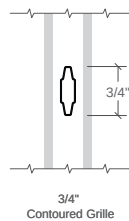
Simulated-Divided-Light Grilles with optional spacer



Roomside Removable Grilles

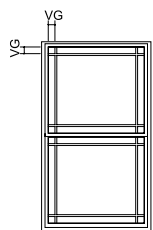


Grilles-Between-the-Glass

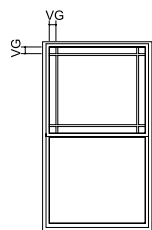


Grille Patterns

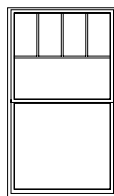
Grilles-Between-the-Glass and Simulated-Divided-Light Grilles



9-Lite Prairie



9-Lite Prairie
Top Sash Only



Top Row



Cross

9-Lite Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms $\geq$ 1'3" height and width.

Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

VG = Visible Glass

(1) Grilles are available in traditional patterns only.

Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Monday, December 07, 2020

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 4:37 p.m. and announcements by Mr. Pohl and Ms. Coombs

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members: Pohl (having internet connection issues), Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: Welch absent between 6:35 to 7:01 p.m.
Early Departures: Pohl, 7:13 p.m.; McLaughlin, 9:08 p.m.

Agenda adopted by unanimous consent.

Motion Motion to Approve as amended. (Camp)

Roll-call Vote Carried /// Camp, Oliver, McLaughlin, Welch, and Coombs-aye

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Whitney Conrad 12-2424	4 Pine Tree Road	90 sf addition	68/215.1	Topham Design
2. Margaret Toce 12-2359	18 Pequot Street	Pool house; 150sf addition	80/94	Topham Design
3. Fair Street, LLC 12-2361	3 Fair Street	Clapboard to shingles	42.3.1/152.2	JB Studios
4. Liza Hatton 12-2426	8 Meetinghouse Lane	Fence	49.2.3/55	Self
5. Hans Dalgaard 12-2364	33 Madaket Road	Rev. 70050: window/color chg	41/409	Thornewill Design
6. Chris Linder 11-2357	9 Longwood Drive	Door and window change	71/44	Ethan McMorrow
7. Dennis Meehan 12-2363	6 Nickanoose Way	Rev. 1977: window rev	55/552	McMullen & Assoc
8. Michael Stackpole 12-2385	5 Lewis Court	Fenestration + bulkhead	55/79	Thornewill Design
9. Michael Stackpole 12-2393	5 Lewis Court	ODS/fence/deck/patio	55/79	Thornewill Design
10. James Jolley 12-2375	1 Moors End Lane	Add window well	43/221	JB Studio
11. Caleb Cressman 12-2408	15 Margaret's Way	Addition	60/64	Thornewill Design
12. Bruce Hermandorfer 12-2466	11 Deer Run Road	New dwelling	57/20	Topham Design
13. Hale Everets 12-2407	46 Monomoy Road	Rev. 12-0300: fenestration	54/71	Ethan McMorrow
14. Gleaves Rhodes 12-2399	15B Vestal Street	Arbor and fenestration	42.3.3/42	Thornewill Design
15. Zack Gund 12-2402	7E Tristram Avenue	Garage	31/7	Thornewill Design
16. James Waterbury 12-2409	7 Willard Street	Colonial stone wall	42.4.1/17	The Garden Group
17. Dworetzky-Banse 12-2404	8 Shawkemo Road	Rev. 0170: hardscape	43/90	Sconset Gardner
18. William A. Carson Tr 12-2453	23R Clifton Street	Shed	49.3.2/2	Ahern, LLC
19. Thirty-Nine Hulbert, LLC 12-2418	39 Hulbert Avenue	Pergola	29/19	Botticelli + Pohl
20. Scott Pioli 12-2440	15 Plainfield Road	Pool cabana	49/168	Emeritus
21. Alan Rudikoff 12-2398	19 Pilgrim Road	Window revisions	41/213.1	Emeritus
22. Maury Rugged, LLC 12-2421	18 Bayberry Lane	Rev. 1834: door	67/67	Val Oliver
23. Blackhall Realty Tr 12-2365	6 Thurston's Way	Demo shed	66/28	Val Oliver
24. John Brescher, Trst 12-2367	3 Pond Road	Shed	56/151.1	Structures Unlimited
25. Martin McGowan 12-2374	25 Millbrook Road	Addition	56/57.2	Sconset Gardner
26. D&B Realty Tr 12-2419	11 Meadow Lane	Shed	41/44/	Ethan McMorrow
27. David Israelite 12-2475	17 Wood Lily Road	Shed	67/814	Victor Ferentella
28. David Israelite 12-2474	17 Wood Lily Road	Relocate patio on site	67/814	Victor Ferentella
29. James Feeley 12-2435	3 Evergreen Way	Fence	66/726.1	Self
30. James Feeley 12-2434	5 Evergreen Way	Fence	68/726	Self
31. John Kilmartin 12-2432	11 New Mill Street	Hardscape - fence	55.4.4/87	Linda Williams
32. Rachel Larson 12-2428	2 Mayflower Circle	Main house windows	68/728	Linda Williams
33. Rachel Larson 12-2429	2 Mayflower Circle	Garage windows/doors	68/728	Linda Williams

CERTIFICATE NO: HDC2020-12-2428

DATE ISSUED: 12/07/2020

HOUSE

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°: 68 PARCEL N°: 72.8
 Street & Number of Proposed Work: 2 MAYFLOWER CIRCLE
 Owner of record: RACHEL LARSEN / 2 MAYFLOWER CIRCLE
 Mailing Address: PO BOX 2625 257 NORTHAMP
NANTUCKET, MA 02554 UNIT 104
BOSTON, MA
 Contact Phone #: _____ E-mail: 02118

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
 Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
 Contact Phone #: 508-221-0432 E-mail: CLARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 12/11/20 Fee Paid: \$ 50.00
 Must be acted on by: 11/8/21
 Extended to: _____
 Approved: _____ Disapproved: _____
 Chairman: Dan LBC Bank (acting)
 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 REPLACE WINDOWS / DOORS
 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 REVISION East Elevation _____ East _____ West _____

Additional Remarks

Historic Name: _____ (describe) 2. South Elevation REPLACE ALL WINDOWS AND DOORS, INCLUDING BASEMENT WINDOW - SHINGLE AS NEEDED - REPLACE TRIM AS NEEDED
 Original Date: _____ 3. West Elevation
 Original Builder: _____ 4. North Elevation
 *Cloud on drawings and submit photographs of existing elevations. 12/6 TC 6/1

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
 Type: _____
 Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

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

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

☐ True Divided Lights (muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN E SERIES 6/1

Doors* (type and material): ☐ TDL ☒ SDL Front LIKE KIND Rear FRANCH Side TE MATCH GARAGE

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 GRAY

Trim WHITE TME Sash WHITE TME Doors WHITE TME

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.



1" = 125 ft

Property Information

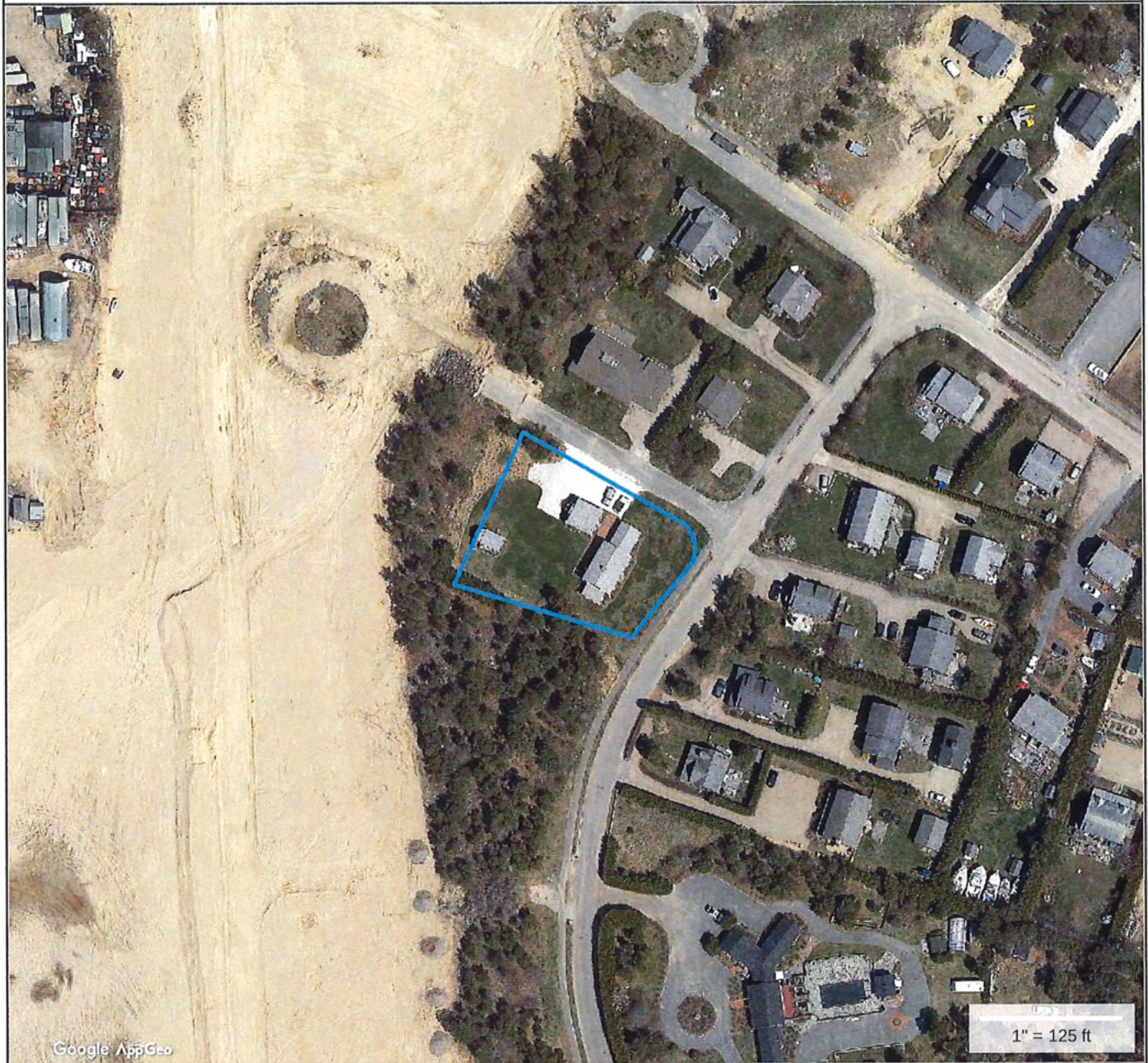
Property ID 68 728
 Location 2 MAYFLOWER CI
 Owner LARSON RACHEL L ETAL



**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



Property Information

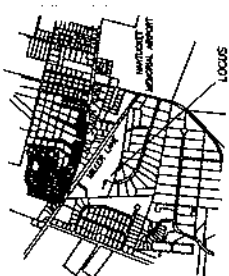
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Geometry updated 11/13/2018
 Data updated 11/19/2018



LEGEND

• DENOTES DRILL HOLE IN
FND. CONCRETE FOUND FOUND

LOT A
8,000± S.F.
MAXIMUM GROUND COVER
ALLOWED=55± S.F.

LOT B
12,070± S.F.

LOT C
12,070± S.F.

LOT D
12,070± S.F.

LOT E
12,070± S.F.

LOT F
12,070± S.F.

LOT G
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LOT H
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LOT I
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LOT V
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LOT W
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LOT X
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LOT Y
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LOT Z
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LOT AA
12,070± S.F.

LOT AB
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LOT AC
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LOT AD
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LOT AE
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LOT AF
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LOT AG
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LOT AH
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LOT BF
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LOT BG
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LOT BH
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LOT BI
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LOT BJ
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LOT BK
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LOT BL
12,070± S.F.

LOT BM
12,070± S.F.

LOT BN
12,070± S.F.

LOT BO
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LOT BP
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LOT BQ
12,070± S.F.

LOT BR
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LOT BS
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LOT BT
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LOT BU
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LOT BV
12,070± S.F.

LOT BW
12,070± S.F.

LOT BX
12,070± S.F.

LOT BY
12,070± S.F.

LOT BZ
12,070± S.F.

LOT CA
12,070± S.F.

LOT CB
12,070± S.F.

LOT CC
12,070± S.F.

LOT CD
12,070± S.F.

LOT CE
12,070± S.F.

LOT CF
12,070± S.F.

LOT CG
12,070± S.F.

LOT CH
12,070± S.F.

LOT CI
12,070± S.F.

LOT CJ
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2 MAYFLOWER CIRCLE

EAST ELEVATION FACES EVERGREEN WAY



WEST ELEVATION - REAR



NORTH ELEVATION



SOUTH ELEVATION



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WALDORF DESIGN
STUDIO

71 Mayflower Drive Westwood, MA 02090
617-970-4304 / info@waldorfdesign.com

1. THE DESIGN OF THIS PROJECT HAS BEEN PREPARED BY THE ARCHITECT OR AN ARCHITECTURAL FIRM LICENSED IN THE STATE OF MASSACHUSETTS. THE ARCHITECT OR ARCHITECTURAL FIRM HAS NOT BEEN ADVISED BY THE CLIENT OF ANY OTHER PROFESSIONAL ENGINEER OR ARCHITECTURAL FIRM THAT MAY BE INVOLVED IN THE PROJECT. THE ARCHITECT OR ARCHITECTURAL FIRM HAS NOT BEEN ADVISED OF ANY OTHER PROFESSIONAL ENGINEER OR ARCHITECTURAL FIRM THAT MAY BE INVOLVED IN THE PROJECT. THE ARCHITECT OR ARCHITECTURAL FIRM HAS NOT BEEN ADVISED OF ANY OTHER PROFESSIONAL ENGINEER OR ARCHITECTURAL FIRM THAT MAY BE INVOLVED IN THE PROJECT.

Progress Issues:

11/09/05: FRANK GLOVER & SONS WALKING
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STAY HEIRLOOM
Renovation
Main House & Carriage House
2 Mayflower Circle
Nantucket, MA

Site Plan

AD-1.00

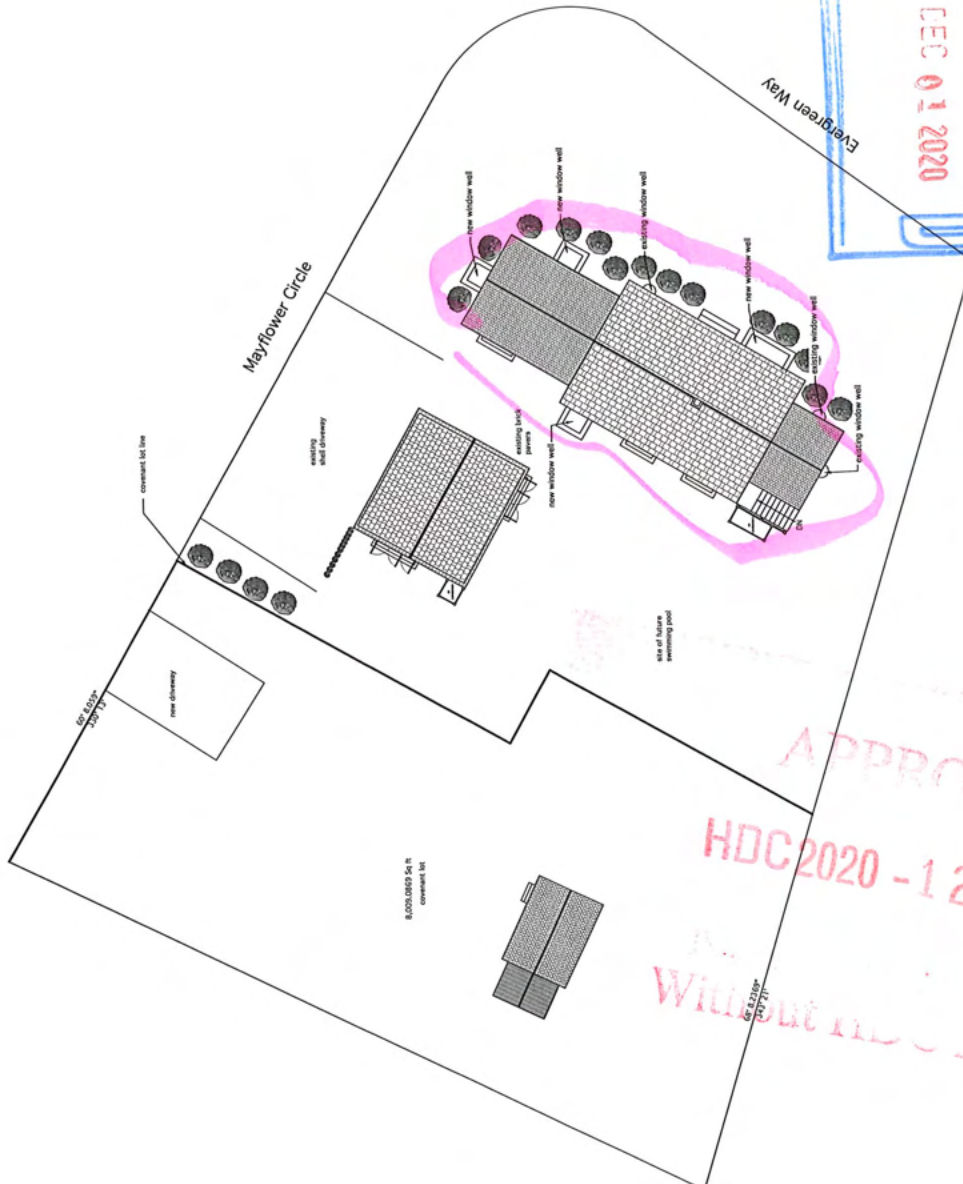
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PROGRESS ISSUE

Stay Heirloom
Renovation

2 Mayflower Circle
Nantucket, MA

STAY
HEIRLOOM

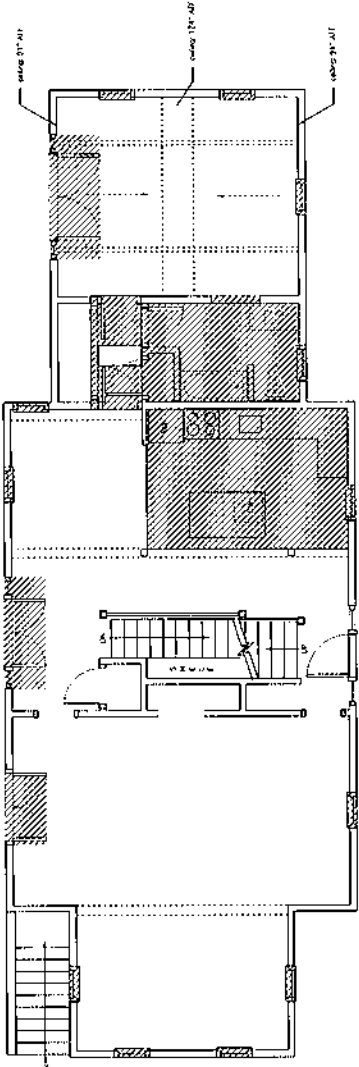




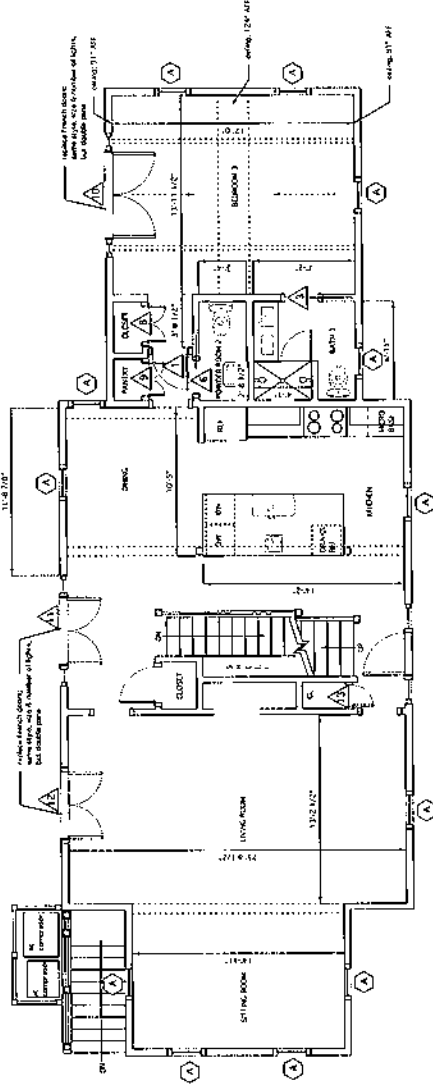
Main House & Carriage House
Renovation
Stay Heirloom
2 Mayflower Circle
Westport, MA

Main House
First Floor
Plans
AD-1.01B

DATE: 11/23/20



1.01B00: Demolition Plan
1/4" = 1'-0"



1.01B01: Floor Plan
1/4" = 1'-0"

PROGRESS ISSUE

Stay Heirloom
Renovation

2 Mayflower Circle
Westport, MA

HEIRLOOM

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WALLDORF DESIGN
STUDIO

71 Mayflower Drive Westwood, MA 02090
617-970-4304 / info@walldorfdesign.com

1. THE DESIGN IS THE PROPERTY OF WALLDORF DESIGN STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE PROJECT TITLE. ANY OTHER USE, REPRODUCTION, OR DISTRIBUTION OF THIS DESIGN IS STRICTLY PROHIBITED. VIOLATION OF THESE TERMS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

2. THE DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECT, SITE, OR LOCATION WITHOUT THE WRITTEN PERMISSION OF WALLDORF DESIGN STUDIO. ANY SUCH VIOLATION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

3. WALLDORF DESIGN STUDIO DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

4. WALLDORF DESIGN STUDIO DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

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6. WALLDORF DESIGN STUDIO DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

Progress Issues:

11/22/20 | FRANK GLASER & SARAH WOODS
11/22/20 | MANICURET DEC

Bid Issues:

Construction Issues:

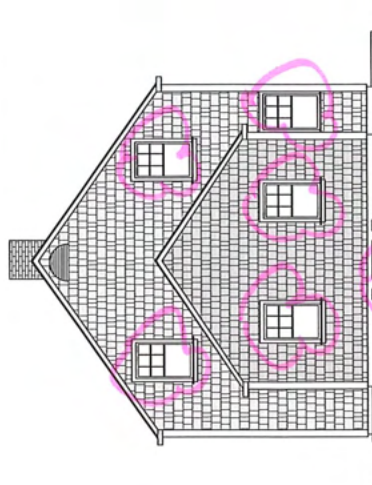
Revision Issues:

STAY HEIRLOOM
Main House & Carriage House
Renovation
2 Mayflower Circle
Nantucket, MA

Main House
Exterior
Elevations

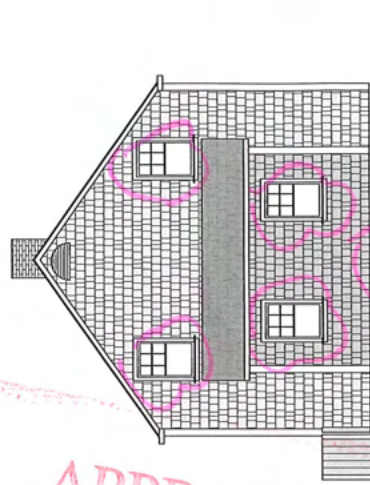
AD-3.01

DATE: 11/23/20



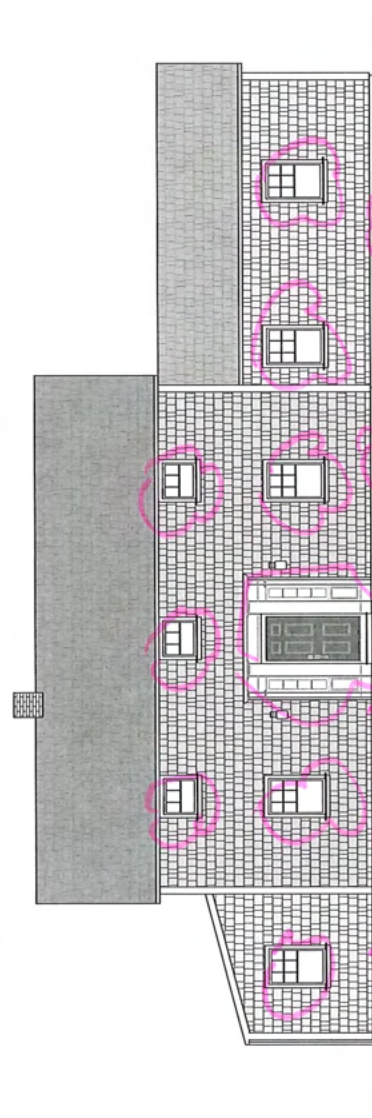
3.0102: New Elevation looking East
1/4" = 1'-0"

© Main House



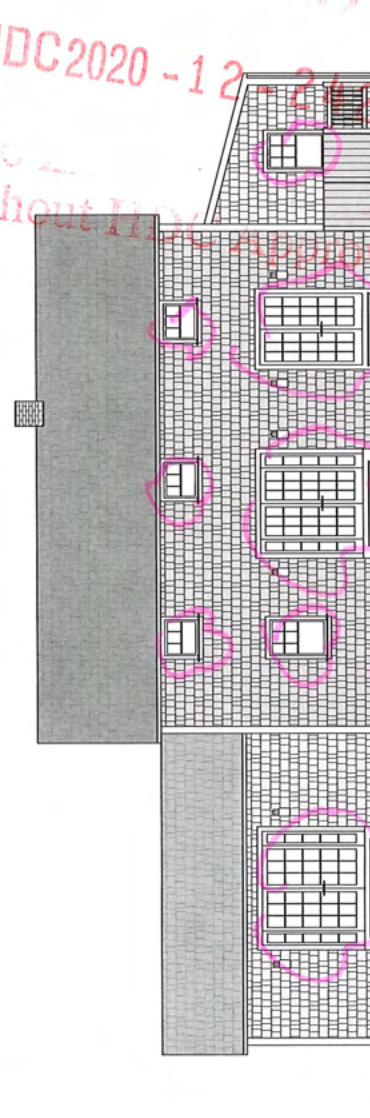
3.0104: New Elevation looking West
1/4" = 1'-0"

© Main House



3.0101: New Elevation looking North
1/4" = 1'-0"

© Main House



3.0103: New Elevation looking South
1/4" = 1'-0"

© Main House

APPROVED
HDC2020 -12-21-2018
No ...
Without HDC Approval

PROGRESS ISSUE

Stay Heirloom
Renovation

2 Mayflower Circle
Nantucket, MA

STAY
HEIRLOOM

RECEIVED
11/23/20

11/23/20



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Monday, December 07, 2020

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 4:37 p.m. and announcements by Mr. Pohl and Ms. Coombs

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members: Pohl (having internet connection issues), Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: Welch absent between 6:35 to 7:01 p.m.
Early Departures: Pohl, 7:13 p.m.; McLaughlin, 9:08 p.m.

Agenda adopted by unanimous consent.

Motion Motion to Approve as amended. (Camp)

Roll-call Vote Carried ///Camp, Oliver, McLaughlin, Welch, and Coombs-aye

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Whitney Conrad 12-2424	4 Pine Tree Road	90 sf addition	68/215.1	Topham Design
2. Margaret Toce 12-2359	18 Pequot Street	Pool house; 150sf addition	80/94	Topham Design
3. Fair Street, LLC 12-2361	3 Fair Street	Clapboard to shingles	42.3.1/152.2	JB Studios
4. Liza Hatton 12-2426	8 Meetinghouse Lane	Fence	49.2.3/55	Self
5. Hans Dalgaard 12-2364	33 Madaket Road	Rev. 70050: window/color chg	41/409	Thornewill Design
6. Chris Linder 11-2357	9 Longwood Drive	Door and window change	71/44	Ethan McMorrow
7. Dennis Meehan 12-2363	6 Nickanoose Way	Rev. 1977: window rev	55/552	McMullen & Assoc
8. Michael Stackpole 12-2385	5 Lewis Court	Fenestration + bulkhead	55/79	Thornewill Design
9. Michael Stackpole 12-2393	5 Lewis Court	ODS/fence/deck/patio	55/79	Thornewill Design
10. James Jolley 12-2375	1 Moors End Lane	Add window well	43/221	JB Studio
11. Caleb Cressman 12-2408	15 Margaret's Way	Addition	60/64	Thornewill Design
12. Bruce Hermendorfer 12-2466	11 Deer Run Road	New dwelling	57/20	Topham Design
13. Hale Everets 12-2407	46 Monomoy Road	Rev. 12-0300: fenestration	54/71	Ethan McMorrow
14. Gleaves Rhodes 12-2399	15B Vestal Street	Arbor and fenestration	42.3.3/42	Thornewill Design
15. Zack Gund 12-2402	7E Tristram Avenue	Garage	31/7	Thornewill Design
16. James Waterbury 12-2409	7 Willard Street	Colonial stone wall	42.4.1/17	The Garden Group
17. Dworetzky-Banse 12-2404	8 Shawkemo Road	Rev. 0170: hardscape	43/90	Sconset Gardner
18. William A. Carson Tr 12-2453	23R Clifton Street	Shed	49.3.2/2	Ahern, LLC
19. Thirty-Nine Hulbert, LLC 12-2418	39 Hulbert Avenue	Pergola	29/19	Botticelli + Pohl
20. Scott Pioli 12-2440	15 Plainfield Road	Pool cabana	49/168	Emeritus
21. Alan Rudikoff 12-2398	19 Pilgrim Road	Window revisions	41/213.1	Emeritus
22. Maury Rugged, LLC 12-2421	18 Bayberry Lane	Rev. 1834: door	67/67	Val Oliver
23. Blackhall Realty Tr 12-2365	6 Thurston's Way	Demo shed	66/28	Val Oliver
24. John Brescher, Trst 12-2367	3 Pond Road	Shed	56/151.1	Structures Unlimited
25. Martin McGowan 12-2374	25 Millbrook Road	Addition	56/57.2	Sconset Gardner
26. D&B Realty Tr 12-2419	11 Meadow Lane	Shed	41/44/	Ethan McMorrow
27. David Israelite 12-2475	17 Wood Lily Road	Shed	67/814	Victor Ferentella
28. David Israelite 12-2474	17 Wood Lily Road	Relocate patio on site	67/814	Victor Ferentella
29. James Feeley 12-2435	3 Evergreen Way	Fence	66/726.1	Self
30. James Feeley 12-2434	5 Evergreen Way	Fence	68/726	Self
31. John Kilmartin 12-2432	11 New Mill Street	Hardscape - fence	55.4.4/87	Linda Williams
32. Rachel Larson 12-2428	2 Mayflower Circle	Main house windows	68/728	Linda Williams
33. Rachel Larson 12-2429	2 Mayflower Circle	Garage windows/doors	68/728	Linda Williams

CERTIFICATE NO: HDC2020-12-2429

DATE ISSUED: 12/07/2021

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°: 68 PARCEL N°: 728
 Street & Number of Proposed Work: 2 MAY FLOWER CIRCLE
 Owner of record: RACHEL LARSEN / 2 MAY FLOWER CIRCLE
 Mailing Address: PO BOX 2625 257 NORTHAMPTON
NANTUCKET, MA 02584 UNIT 104
BOSTON, MA 02118
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILKINSON
 Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
 Contact Phone #: 508-221-0432 E-mail: CORINA LINDA
@COMCAST.NET

FOR OFFICE USE ONLY	
Date application received: <u>12/1/20</u>	Fee Paid: \$ <u>50.00</u>
Must be acted on by: <u>1/8/21</u>	
Extended to: _____	
Approved: _____	Disapproved: _____
Chairman: <u>Donz WBCombating</u>	
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 CONVERSION OF GARAGE TO WORKING UNIT
 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: NOTE - ALL WINDOWS AND DOORS TO BE REPLACED - RESHINGLED WALLS AS NEEDED - TRIM REPLACED AS NEEDED
 Historic Name: _____ (describe) _____
 Original Date: _____
 Original Builder: _____
 1. East Elevation REMOVE SECOND FLOOR WINDOW - ADD PAIR FRENCH DOORS
 2. South Elevation REMOVE 9 FT DOOR - ADD PAIR FRENCH DOORS
 3. West Elevation REMOVE STAIRS/WINDOWS/DOOR - ADD EGRESS WINDOW - RESHINGLE AS NEEDED
 4. North Elevation CHANGE GARAGE DOORS - FIRST FLOOR CONVERTED TO LIVING SPACE
 *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 _____ 7/16" Solid 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 ANDERSEN E SERIES 6/1
 Doors* (type and material): ☐ TDL ☒ SDL Front GARAGE DOOR STALL Side FRENCH
 Garage Door(s): Type _____ Material _____
 Hardscape materials: Driveways _____ Walkways _____ Walls _____
 * Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE Clapboard (if applicable) _____ Roof GRAY
 Trim WHITE TME Sash WHITE TME Doors WHITE TME
 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.

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°: 68 PARCEL N°: 728
Street & Number of Proposed Work: 2 MAY FLOWER CIRCLE
Owner of record: RACHEL LARSON / 2 MAY FLOWER LLC
Mailing Address: PO BOX 2625 257 NORTH AMPTON ST
NANTUCKET, MA 02584 UNIT 104
BOSTON, MA 02118
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
Contact Phone #: 508-221-0432 E-mail: CZARINA LINDA
@COMCAST.NET

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 CONVERSION OF GARAGE TO DWELLING UNIT
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: REVISIONS
1. East Elevation REMOVE SECOND FLOOR WINDOW - ADD PAIR FRENCH DOORS
2. South Elevation REMOVE GLT DOOR - ADD PAIR FRENCH DOORS
3. West Elevation REMOVE STAIRS/WINDOWS/DOOR - ADD EGRESS WINDOW - RESHINGLE AS NEEDED
4. North Elevation CHANGE GARAGE DOORS - FIRST FLOOR CONVERTED TO LIVING SPACE
Historic Name: NOTE - ALL WINDOWS AND DOORS TO BE REPLACED - RESHINGLED
Original Date: WALLS AS NEEDED - TRIM
Original Builder: REPLACED AS NEEDED
*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): _____

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

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights (muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN E SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front GARAGE DOOR STYLISH FRENCH Side FRENCH

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WTW Clapboard (if applicable) _____ Roof GRAY

Trim WHITE TME Sash WHITE TME Doors WHITE TME

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 4/30/2020 Signature of owner of record _____ Signed under penalties of perjury _____

Scanned copy



APPROVED
HDC 2020-12-2429
Without HL



Property Information

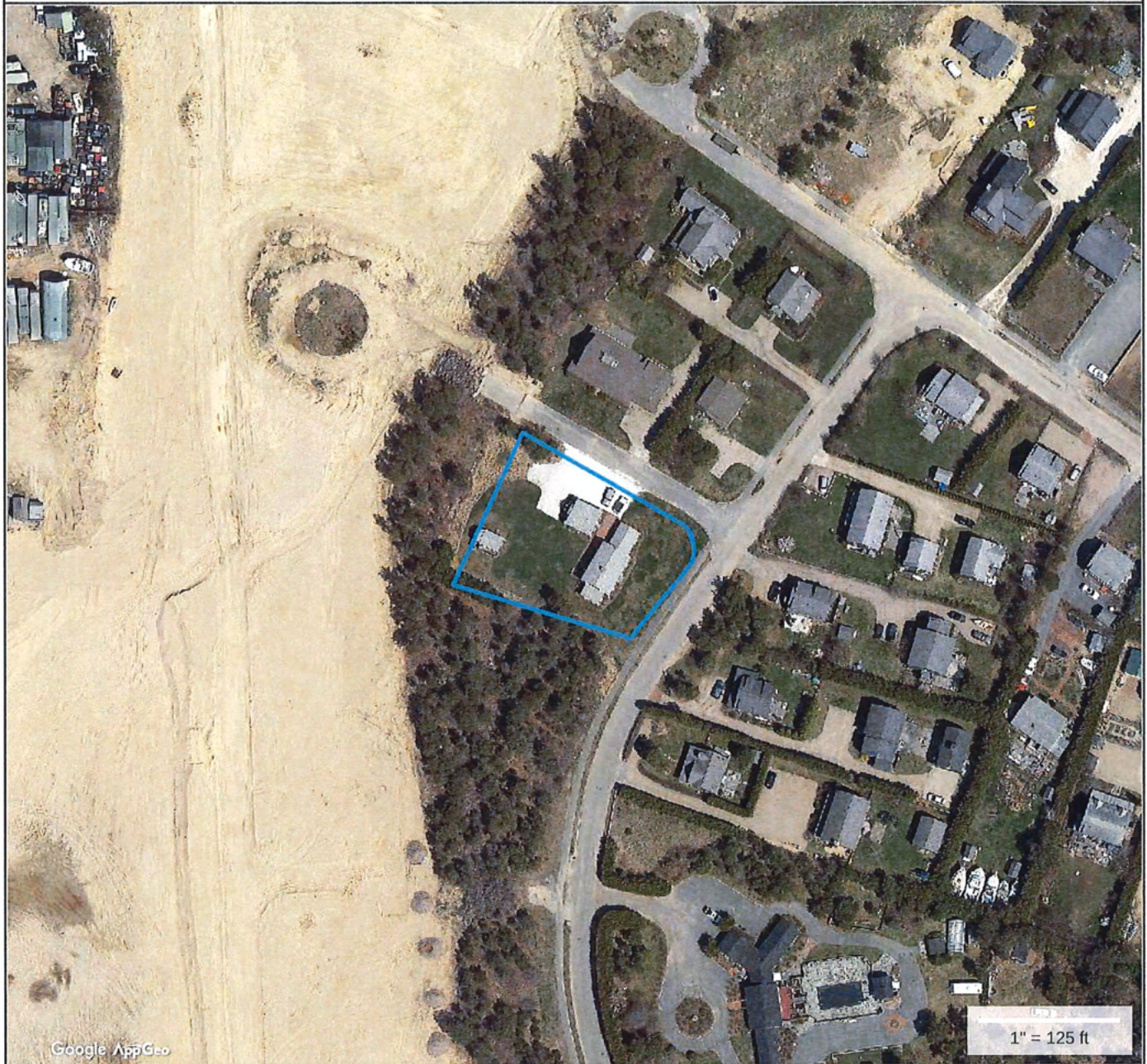
Property ID 68 728
 Location 2 MAYFLOWER CI
 Owner LARSON RACHEL L ETAL



**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



Property Information

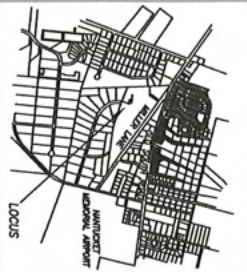
Property ID 68 728
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Geometry updated 11/13/2018
 Data updated 11/19/2018



LOCUS MAP SCALE: 1" = 4,000'

CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONT YARD SETBACK: 25 FT.
MINIMUM REAR YARD SETBACK: 10 FT.
MINIMUM SIDE SETBACK: 10 FT.
MINIMUM GROUND COVER: 12.5%

68-729
N/F
RICHMOND GREAT POINT DEVELOPMENT, LLC
L.C. 16514-125, LOT 985

68-729
N/F
RICHMOND GREAT POINT DEVELOPMENT, LLC
L.C. 16514-125, LOT 986

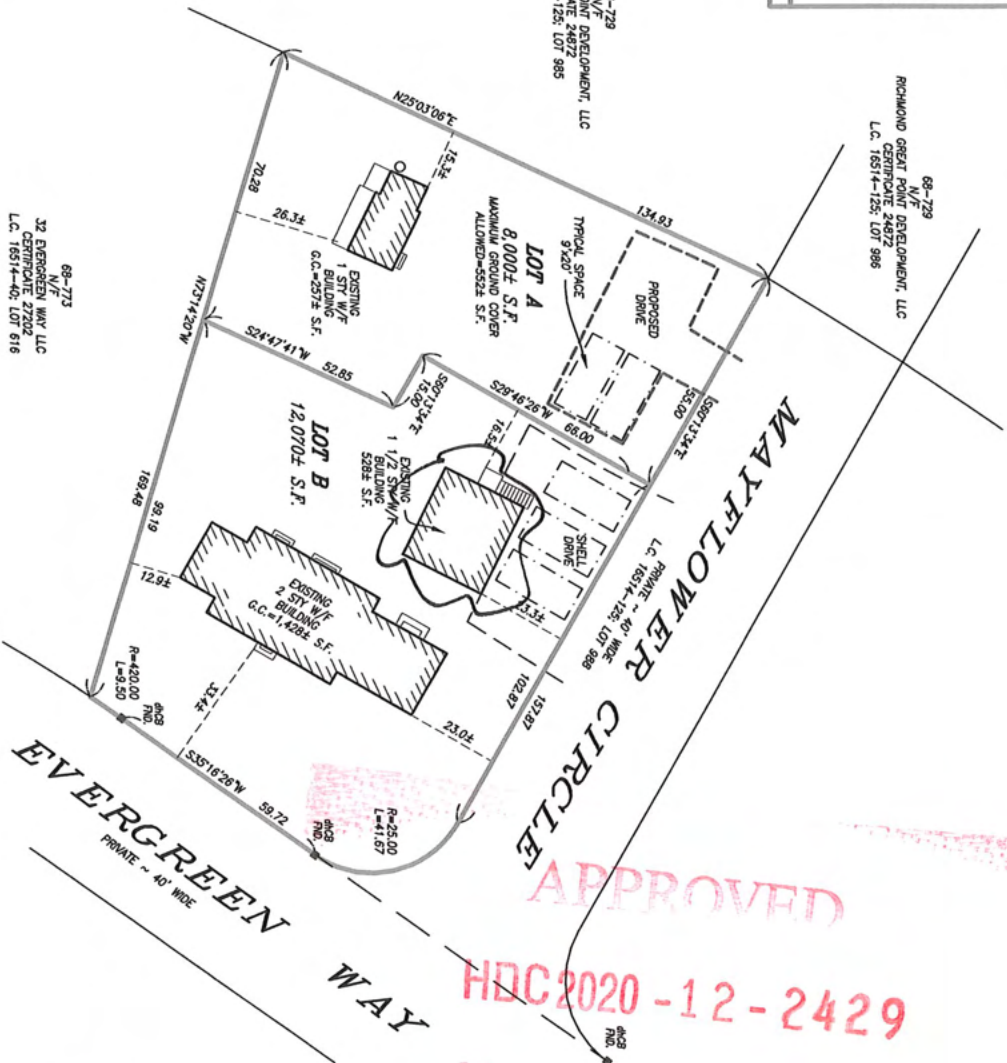
LEGEND

Ø68
R.M.
CONCRETE BOUND FOUND



* I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN
ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE
WITH THE LAND COURT INSTRUCTIONS OF 2005 ON
OR BETWEEN 9-8-2020 AND 11-16-2020*

PROFESSIONAL LAND SURVEYOR

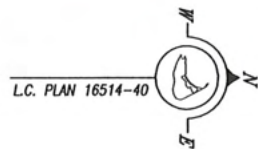


MAYFLOWER CIRCLE

EVERGREEN WAY

APPROVED
HDC 2020-12-2429

No ...
Without HDC Approval



BEING A SUBDIVISION OF LOT 617
SHOWN ON LAND COURT 16514-40
PLAN OF LAND

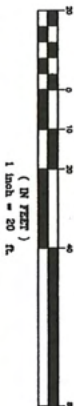
NANTUCKET, MASS.

PREPARED FOR
STAY HERRIOT
2 MAYFLOWER CIRCLE

SCALE: 1" = 20' DATE: NOVEMBER 16, 2020

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

GRAPHIC SCALE



Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED _____ FILE # _____

ASSESSOR MAP: ... 68 ... PARCEL: ... 728 ...

K-937

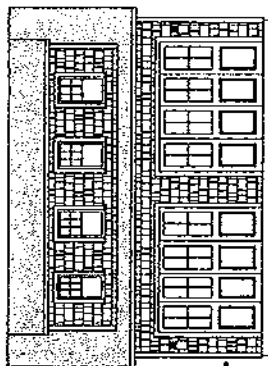
SURVEY PRECISION: 1/25,464
LOWER BOUND OF CLOSURE: 0.0188
CLOSURE ON CLOSURE: 0.0000
INSTRUMENT/ACCURACY: NAD 83/20 2 (4mm+2ppm)

TOWN CLERK

CLERK OF THE
TOWN OF NANTUCKET, HEREBY CERTIFY THAT
THE NOTICE OF APPROVAL OF THIS PLAN BY
THE PLANNING BOARD HAS BEEN RECEIVED
AND RECORDED AT THIS OFFICE AND NO
OBJECTION HAS BEEN MADE AND THAT THE
TWO DAYS NEXT AFTER SUCH RECEIPT
AND RECORDING OF SAID NOTICE.

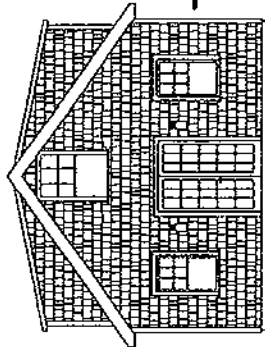
68-773
N/F
32 PERSONNEL WAY LLC
L.C. 16514-40, LOT 616

- ALL WINDOWS AND DOORS REPLACED
- RESKINGED WALLS ANSWERED



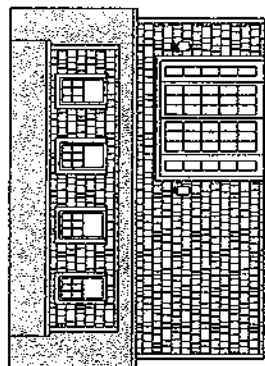
S.0201: New Elevation looking North
1/4" = 1'-0"
© Carriage House

- GARAGE DOORS REPLACED
- FIRST FLOOR CHANGED TO LIVING SPACE



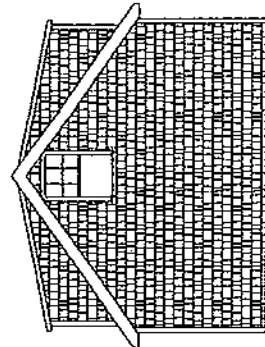
S.0202: New Elevation looking East
1/4" = 1'-0"
© Carriage House

- SECOND FLOOR WINDOW OPENING ENLARGED FOR EGRESS CODE
- PAIR OF FRENCH DOORS ADDED



S.0203: New Elevation looking South
1/4" = 1'-0"
© Carriage House

- 9th DOOR CHANGED TO FRENCH DOORS AND RELOCATED TO THE RIGHT



S.0204: New Elevation looking West
1/4" = 1'-0"
© Carriage House

- STAIRS + DOOR REMOVED
- 2 FIRST FLOOR WINDOWS REMOVED
- NEW EGRESS WINDOW ADDED
- WALL RESKINGLED

WALLDORF DESIGN STUDIO

7710 Mayflower Circle, Richmond, VA 23290
571-751-1111

Progress Issues:

S.0201: New Elevation looking North
1/4" = 1'-0"

S.0202: New Elevation looking East
1/4" = 1'-0"

S.0203: New Elevation looking South
1/4" = 1'-0"

S.0204: New Elevation looking West
1/4" = 1'-0"

Bid Issues:

Construction Issues:

Revision Issues:

Stay Heirloom
Mayflower Circle
Richmond, VA

Main House & Carriage House

Carriage House Elevations

ID-3.02

11/16/20

Stay Heirloom

Nantucket, MA

Carriage House Renovations

MAYFLOWER CIR
68-728



Scope of Work:

Convert main level garage to living area with new kitchen, dining room, laundry closet & living room
Remove existing kitchen and dining room and install new kitchen and dining room
Remove existing bathroom and install new bathroom on the second floor, add another bedroom
Install new exterior siding and trim, where necessary
Repair and refinish exterior siding and trim, where necessary
Add new French doors to the side and back yards
Paint all interior walls and trim
Upgrade all mechanical systems to accommodate expanded living space. If necessary
Add a side porch with a hot tub and outdoor shower
Add a patio in the back for an outdoor kitchen and dining area

Window Schedule:

Key	Manufacturer/Model	Style	Finish	Height
A	Anderson Windows & Doors	WT: new construction; double hung with 60 litra	Paint grade wood interior	48"
B	Anderson Windows & Doors	WT: new construction; double hung with 60 litra	Paint grade wood interior	59"
C	Anderson Windows & Doors	WT: new construction; double hung with 60 litra	Paint grade wood interior	28"

Door Schedule:

Key	Manufacturer/Model	Style	Finish	Height
1	TBD	D1: Interior: 6-panel solid core, pre-primed	Paint grade wood	6'-8"
2	TBD	D1: Interior: 6-panel solid core, pre-primed	Paint grade wood	6'-8"
3	TBD	D1: Interior: 6-panel solid core, pre-primed	Paint grade wood	6'-8"
4	TBD	D1: Interior: 6-panel solid core, pre-primed	Paint grade wood	6'-8"
5	TBD	D1: Interior: 6-panel solid core, pre-primed	Paint grade wood	6'-8"
6	TBD	D1: Interior: 6-panel solid core, pre-primed	Paint grade wood	6'-8"
7	TBD	D2: Interior: double doors with 6-panel door	Paint grade wood	6'-8"
8	TBD	D2: Interior: double doors with 6-panel door	Paint grade wood	6'-8"
9	TBD	D2: Interior: double doors with 6-panel door	Paint grade wood	6'-8"
10	Anderson Windows & Doors/ E-Series Hinged Patio Doors	D6: exterior: French doors with 15-liters and 12" wide, 5-liters on both sides	Paint grade wood interior/ Aluminum clad wood outside	6'-8"
11	Anderson Windows & Doors/ E-Series Hinged Patio Doors	D7: exterior: 3-door French doors with 15-liters	Paint grade wood interior/ Aluminum clad wood outside	6'-8"
12	Anderson Windows & Doors/ E-Series Hinged Patio Doors	D8: exterior: French doors with 15-liters	Paint grade wood interior/ Aluminum clad wood outside	6'-8"
13	TBD	D4: Interior: 3-panel door	Paint grade wood	6'-8"
14	TBD	D5: Interior: 6-panel doors with 3-panel door	Paint grade wood	6'-8"
15	TBD	D5: exterior: doors with 4-liters and two lower panels/door	Paint grade wood	6'-8"



WALLDORF DESIGN
STUDIO

71 Mayflower Drive, Nantucket, MA 02556
617-710-0304 / 905-710-0304

Progress Issues:
11/27/20 100% COMPLETE
11/27/20 100% COMPLETE
11/27/20 100% COMPLETE

Construction Issues:

Revision Issues:

Bid Issues:

Stay Heirloom

Carriage House

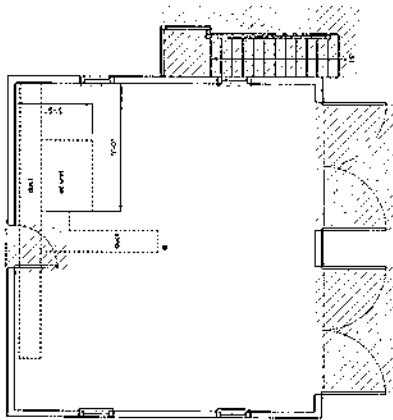
Renovations

11/24/20

AD-0.00

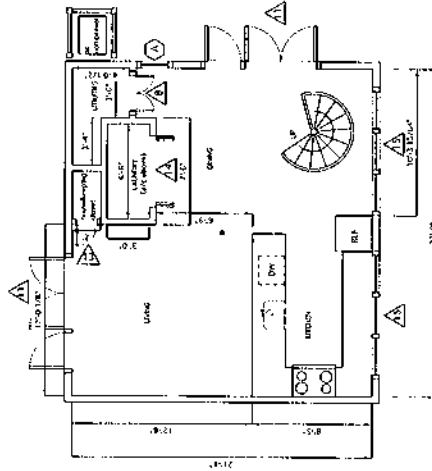
Title Page

11/24/20



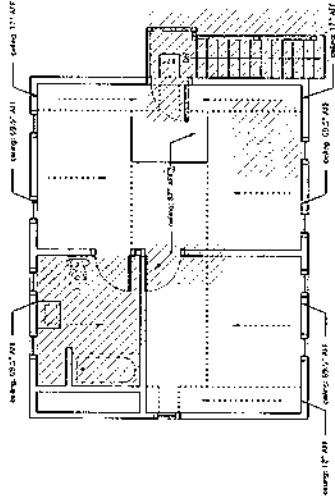
1.0201: Demolition Plan
1/8" = 1'-0"

1st Floor



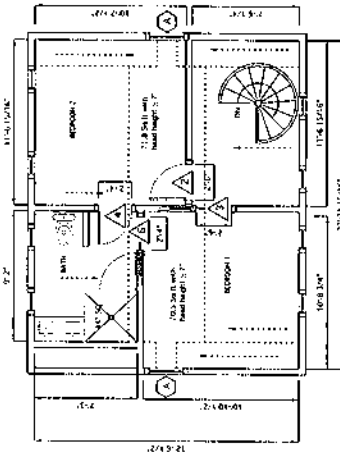
1.0203: Proposed Floor Plan
1/8" = 1'-0"

1st Floor 508 SQ. FT.



1.0202: Demolition Plan
1/8" = 1'-0"

2nd Floor



1.0204: Proposed Floor Plan
1/8" = 1'-0"

2nd Floor 413 SQ. FT.



WALLDORF DESIGN
STUDIO

11 Mayflower Drive, Northbrook, MA 02060
617-552-4337 / info@walldorfdesign.com

PROJECT: 11 Mayflower Drive, Northbrook, MA 02060
CLIENT: Slay Heirloom
ARCHITECT: WALLDORF DESIGN STUDIO
DATE: 11/21/20
SCALE: 1/8" = 1'-0"

PROGRESS ISSUES:

11/21/20 11/21/20

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HEIRLOOM
Main House & Carriage House
Renovation
Slay Heirloom
2 Mayflower Circle
Northbrook, MA

Carriage House
Floor
Plans

AD-1.02

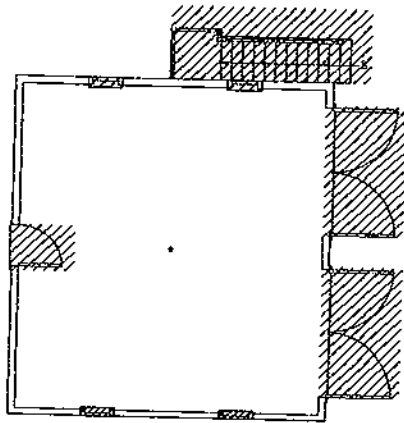
11/21/20

PROGRESS ISSUE

Stay Heirloom
Renovations

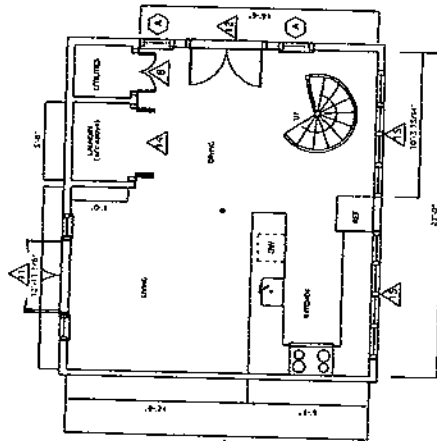
2 Mayflower Circle
Northbrook, MA

HEIRLOOM



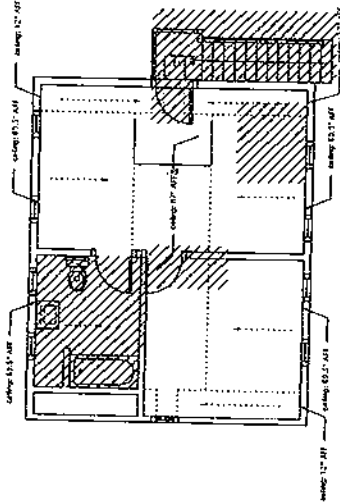
1.0201: Demolition Plan
1/4" = 1'-0"

● 1st Floor



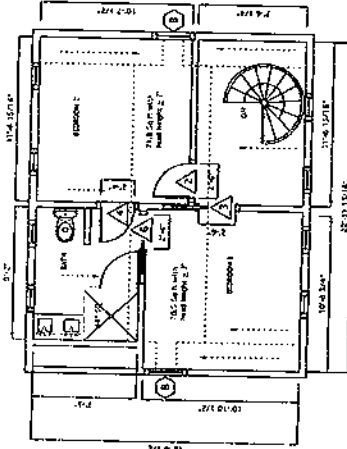
1.0203: Proposed Floor Plan
1/4" = 1'-0"

● 1st Floor 288 Sq Ft



1.0202: Demolition Plan
1/4" = 1'-0"

● 2nd Floor



1.0204: Proposed Floor Plan
1/4" = 1'-0"

● 2nd Floor = 413 Sq Ft



STAY HEIRLOOM

2 Mayflower Circle
Barnstable, MA

Stay Heirloom
Renovation

BID ISSUE

11/16/20

DATE

Approved: C

WALDORF DESIGN
STUDIO

77 Main Street, Barnstable, MA 02709
401.278.4444

Progress Issues:
11/16/20 1st Floor Kitchen
11/16/20 1st Floor Bathroom
11/16/20 1st Floor Living Room
11/16/20 1st Floor Dining Room
11/16/20 1st Floor Entry
11/16/20 1st Floor Staircase
11/16/20 1st Floor Hallway
11/16/20 1st Floor Closets
11/16/20 1st Floor Porch
11/16/20 1st Floor Deck
11/16/20 1st Floor Garage
11/16/20 1st Floor Driveway
11/16/20 1st Floor Fences
11/16/20 1st Floor Landscaping
11/16/20 1st Floor Site Work
11/16/20 1st Floor Foundation
11/16/20 1st Floor Framing
11/16/20 1st Floor Siding
11/16/20 1st Floor Roofing
11/16/20 1st Floor Windows
11/16/20 1st Floor Doors
11/16/20 1st Floor Hardware
11/16/20 1st Floor Finishes
11/16/20 1st Floor Mechanical
11/16/20 1st Floor Electrical
11/16/20 1st Floor Plumbing
11/16/20 1st Floor HVAC
11/16/20 1st Floor Security
11/16/20 1st Floor Fire Protection
11/16/20 1st Floor Pest Control
11/16/20 1st Floor Insurance
11/16/20 1st Floor Legal
11/16/20 1st Floor Other

Construction Issues:

Revision Issues:

Bid Issues:

11/16/20 1st Floor Kitchen

11/16/20 1st Floor Bathroom

11/16/20 1st Floor Living Room

11/16/20 1st Floor Dining Room

11/16/20 1st Floor Entry

11/16/20 1st Floor Staircase

11/16/20 1st Floor Hallway

11/16/20 1st Floor Closets

11/16/20 1st Floor Porch

11/16/20 1st Floor Deck

11/16/20 1st Floor Garage

11/16/20 1st Floor Driveway

11/16/20 1st Floor Fences

11/16/20 1st Floor Landscaping

11/16/20 1st Floor Site Work

11/16/20 1st Floor Foundation

11/16/20 1st Floor Framing

11/16/20 1st Floor Siding

11/16/20 1st Floor Roofing

11/16/20 1st Floor Windows

11/16/20 1st Floor Doors

11/16/20 1st Floor Hardware

11/16/20 1st Floor Finishes

11/16/20 1st Floor Mechanical

11/16/20 1st Floor Electrical

11/16/20 1st Floor Plumbing

11/16/20 1st Floor HVAC

11/16/20 1st Floor Security

11/16/20 1st Floor Fire Protection

11/16/20 1st Floor Pest Control

11/16/20 1st Floor Insurance

11/16/20 1st Floor Legal

11/16/20 1st Floor Other

STAY HEIRLOOM
Main House & Carriage House
Renovation
Stay Heirloom
77 Main Street
Barnstable, MA
401.278.4444

Carriage House
Floor
Plans

AD-1.02

2 MAYFLOWER CIRCLE GARAGE TO BE CONVERTED INTO A SECONDARY DWELLING

NORTH ELEVATION



EAST/NORTH ELEVATIONS



WEST ELEVATION – EXTERIOR STAIRS TO BE REMOVED



SOUTH ELEVATION

