1. SIGNS

   Documents:

   31 OLD SOUTH RD- COLOR UP- WALL SIGN.PDF
   48 CENTER ST- FORNOW-HANGING SIGN.PDF
   5 BAYBERRY LN - WALL SIGN 1.PDF
   5 BAYBERRY LN - WALL SIGN 2.PDF

2. CONSENTS, & CONSENTS WITH CONDITIONS

   Documents:

   128 HUMMOCK POND RD ADD WINDOW AND DOORS BARN.PDF
   190 HUMMOCK POND RD NEW DWELLING.PDF
   13 EVERGREEN NEW DWELLING.PDF
   22 NONAMTUM - MH FENS REVS.PDF
   22 NONANTUM - GH FENS REVS.PDF
   8 WALBANG AVE - NEW SHED.PDF
   9 OLD WESTMOOR FARM RD GARAGE.PDF
   47 POCOMO SHED.PDF
   53 POCOMO RD SHED.PDF
   13 WOOD HOLLOW - MAIN HOUSE WINDOWS.PDF
   13 WOOD HOLLOW - GARAGE ROOF.PDF
   14 CATHCART REPLACE DOORS AND TRIM.PDF
   244 MADAKET RD ADD DORMER.PDF
   69 MILESTONE NEW RIDGELINE ADDITION.PDF
   10 BAILEY RD WINDOW MODS.PDF
   28 PEQUOT ST COVERED PORCH PERGOLA.PDF
   8 NETOWA LN - HARDSCAPING.PDF
   21A DAFFOLIL LN ROOF.PDF
   12 MOORS END LN POOL PATIO.PDF
   13A WILLARD ST REV RAISE ABOVE FLOOD PLAIN.PDF
   8 WALBANG HDC POOL.PDF
   74 N LIBERTY ST PORCH.PDF
   100 SANKATY RD ROOF ARMSTRONG.PDF
   27 CATO LANE_POOL SPA AUTO COVER.PDF

3. OLD BUSINESS 11/21/2023

   Documents:

   43 W MIACOMET_11.17.23-HDC OLD BUSINESS SUBMISSION.PDF
   3 EAGLE WING WAY- ROOFTOP SLAR.PDF

4. NEW BUSINESS 11/28/2023

   Documents:

   43 W MIACOMET_SHED_.PDF
   2 FORREST AVENUE MIXED USE REV 8905.PDF
   8 GRAY AVE_MH.PDF
   151 SURFSIDE RD_MAIN HOUSE REVISIONS.PDF
   122 MAIN ST_MH.PDF
   4 WEEWEEDER-EXISTING HOUSE MOVE ON LOT.ROTATE.PDF
   4 WEEWEEDER-EXISTING SHED MOVE ON LOT.RENOVATE.PDF

4 WEEWEEDER- COTTAGE PLUNGE POOL.PDF
9 THIRTHY ACRES- FENCE.PDF
61 FAIRGROUNDS RD_LOT D_MH.PDF
61 FAIRGROUNDS RD_LOT B_POOL.PDF
61 FAIRGROUNDS RD_LOT C_POOL.PDF
61 FAIRGROUNDS RD_LOT D_POOL.PDF
4 LAVENDAR LN_POOL.PDF
10 SILVER STREET_MH_HDC_11202023.PDF
10 SILVER ST_COTTAGE_HDC_11202023.PDF
10 SILVER ST_CABANA_HDC_11202023.PDF

5. OLD BUSINESS 12/05/2023

Documents:

OB- 34 EASTON SIDEWALK SUPPLEMENT INFORMATION.PDF
OB-19 N WATER LOT 11 - HARDSCAPE -11 28 2023.PDF
OB-19 N WATER LOT 7- HARDSCAPE-11 28 2023.PDF
OB-19 N WATER LOT 7- NEW DWELLING- 11 28 2023.PDF
OB-12 ANGOLA- MH REVISION- PART 1.PDF
OB-12 ANGOLA- MH REVISION- PART 2.PDF
OB-12 ANGOLA- FREE STANDING GARAGE- TO TRACK.PDF
OB-12 ANGOLA- HARDSCAPE- TO TRACK.PDF
OB-305 POLPIS RD- FENCE- 11 14 2023.PDF
OB-11 OSPREY WAY- MOVE OFF OR DEMO - 10 31 2023.PDF
OB- 63A HULBERT- REV TO COA - 11 28 2023.PDF
OB-32 POCOMO RD- GATE AND FENCE- 11 21 2023.PDF
OB-2-4 HIGHLAND AVE- NEW DWELLING - 11 21 2023.PDF
OB-6 HIGHLAND AVE- NEW DWELLING - 11 21 2023.PDF
OB-1 SCONSET AVE -SHED - TO TRACK.PDF
OB-1 SCONSET AVE- POOL AND HARDSCAPE- 11 28 2023.PDF

6. NEW BUSINESS 12/12/2023

Documents:

2 ANNS LANE - POOL REDUCTION REVISION TO COA 2023-05-8469.PDF
24 ALMANACK POND RD ALTERATIONS.PDF
9 COFFIN ST- ADD DORMERS REV 2021-02-3060.PDF
148 POLPIS-ADDITION.PDF
82 POLPIS RD GUEST HOUSE DEMO RAILS DECK.PDF
11 STARBUCK RD SHED.PDF
25 WILLARD ST PATIOS.PDF
43 NORTH LIBERTY - REVS TO 09-9167 ADDITION.PDF
31 SQUAM ROAD - PARTIAL DEMO MOVE ADDITIONS.PDF
1 N SWIFT ROCK_NEW DWELLING.PDF
1 N SWIFT ROCK_GARAGE DEMO-MOVE.PDF

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

Application is hereby made for the issuance of a Certificate of Appropriateness under Section 7 of Chapter 394, Acts and Resolves of Massachusetts 1970, for erection or display of an occupational or other sign as described below and on drawings and photographs accompanying this application.

TAX MAP #: 68 PARCEL #: 3
Street & Number of Proposed Sign: 31 old south rd
Owner of Building: David Fredericks
Mailing Address: 31 Old South rd

Telephone: 508 325 3669 Email: dfredericks@harborfuel.com
I hereby authorize the agent named below 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.

Lauriane L J A Lima
Signature of Owner of Record

Agent/Owner of Business
Name: Lauriane Darling Araujo Lima
Mailing Address: 12B Essex rd

Telephone: 508-901-3304 Email: limalauriane823@gmail.com

FOR OFFICE USE ONLY
Date application received: _____ Fee Paid: $ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

A. TYPE OF SIGN
1. Wall Sign
2. Projecting Sign
3. Window Sign
4. Temporary Sign
5. Flag Sign
6. Fence Sign
7. Other (specify)

B. MATERIAL
1. Wood (not plywood)
2. Other (specify)

C. EDGING DETAILS
1. Edgebanding
2. Moulding
3. Beveled
4. Other (specify)

D. LETTER TYPE
1. Applied
2. Painted
3. Incised
4. Carved

E. FINISH
1. Lettering
a. Gold Leaf
b. Paint
2. Ground
a. Paint
b. Sand Paint
3. Edgebanding
a. Paint
b. other (specify)
4. Moulding
a. Paint
b. other (specify)

F. COLOR(S)
1. Lettering Gold
2. Ground Beige - Shell Pink BM
3. Edgebanding Gold
4. Moulding

G. WORDING ON SIGN
Color Up Nails & Spa

H. SIZE OF SIGN 50 x 32"

I. SHAPE OF SIGN
oval

J. LOCATION OF SIGN ON BUILDING
above door

K. TYPE OF SUPPORT BRACKETS
N/A

L. TYPE OF LIGHTING AND LOCATION (if any)

Date: 11-14-2023 Signature of Applicant [signature] Signed under penalties of perjury



Property Information

Property ID	68 3
Location	31 OLD SOUTH RD
Owner	FREDERICKS DAVID & PERKINS JASON

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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






50" W
x 32" T
ISLAND
VARIETY

Wall Sign
Single Sided
Gold & Biege (Shell Pink BM)
50 inches x 32 inches



Shell Pink
883


Color up
NAILS & SPA


4feet
10feet

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

Attendance is required at the Sign Advisory Council Meeting. Please check with Staff for further information on meeting schedules.

The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:
https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.
	Sign up for a New Business Meeting at Front Desk
	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
	Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used.
	Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable.
	Paint Sample: of proposed colors.

Historic District Commission
SIGN CHECKLIST

	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov
	Signed Affidavit- see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

A completed application will be checked by staff, evaluated by the Sign Advisory Council, and acted upon by the HDC. The HDC has 60 days in which to act on an application once received and determined to be complete. Usually the process is shorter, but you are urged to keep this time frame in mind when planning your project. Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission.

Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission

No changes may be made from the approved COA. You may reapply for additional changes. Other signage, including temporary signs, may require further approval. Please review the Sign Book or check with staff. Violations may accrue up to $300. Each day that a violation to exist shall constitute a separate offense.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have reviewed The Sign Book: Regulations and Guidelines for Signs on Nantucket Island. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: November 16, 2023

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a

SIGN

Application is hereby made for the issuance of a Certificate of Appropriateness under Section 7 of Chapter 394, Acts and Resolves of Massachusetts 1970, for erection or display of an occupational or other sign as described below and on drawings and photographs accompanying this application.

TAX MAP #: _____ PARCEL #: 42.3.1.1
Street & Number of Proposed Sign: 48 Centre St
Owner of Building: VTT
Mailing Address: 1 Clarks Hill, Ste 100
Framingham, MA 01702
Telephone: 508 820 4161 Email: _____
I hereby authorize the agent named below 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. (via email)

Signature of Owner of Record

Agent/Owner of Business
Name: Hannah Poindexter
Mailing Address: 61 Old South Road, Ste 575
Nantucket, MA 02554
Telephone: (616) 610-7640 Email: hannah@masterminds by design.com

FOR OFFICE USE ONLY
Date application received: _____ Fee Paid: $ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

A. TYPE OF SIGN
1. Wall Sign
2. Projecting Sign
3. Window Sign
4. Temporary Sign
5. Flag Sign
6. Fence Sign
7. Other (specify) Suspended Sign

B. MATERIAL
(1.) Wood (not plywood)
2. Other (specify) _____

C. EDGING DETAILS
(1.) Edgebanding
2. Moulding
3. Beveled
4. Other (specify) _____

D. LETTER TYPE
1. Applied
(2.) Painted
3. Incised
4. Carved

E. FINISH
1. Lettering
a. Gold Leaf
(b.) Paint
2. Ground
a. Paint
b. Sand Paint
3. Edgebanding
(a.) Paint
b. other (specify) _____
4. Moulding
a. Paint
b. other (specify) N/A

F. COLOR(S)
1. Lettering White
2. Ground _____
3. Edgebanding White
4. Moulding –

G. WORDING ON SIGN
For Now
Chappywrap

H. SIZE OF SIGN
24 inches x 24 inches

I. SHAPE OF SIGN
Square

J. LOCATION OF SIGN ON BUILDING
East-facing side, hanging from upper porch beam

K. TYPE OF SUPPORT BRACKETS
Screw eye bolts

L. TYPE OF LIGHTING AND LOCATION (if any)
Nonfunctional

Date: 11/16/23 Signature of Applicant _____ Signed under penalties of perjury

Town and County of Nantucket, MA

November 15, 2023



Property Information

Property ID	42.3.1 1
Location	48 CENTER ST
Owner	VTT 48 CENTRE STREET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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

From: Hannah Poindexter <hannah@mastermindsbydesign.com>
Sent: Thursday, October 26, 2023 6:43 PM
To: Jaclyn Manchester <jaclynm@vttmanagement.com>
Cc: dee@mastermindsbydesign.com
Subject: Re: 48 Center St Lease

Hi Jaclyn,

Thanks for sharing this updated version. A few edits and questions:

- #2: Are there additional details to add about the space? E.g. floor plan, square footage etc. **I can add the square footage into this section.**
- #3: This still is listed as 1 year 11/1/23 - 10/31/24 **This will be updated to reflect the correct dates/length.**
- #4: This year-over-year increase in base rent was not something we discussed and not a change we were expecting. Is there an opportunity instead to increase the term (e.g. 5 years) while keeping the base rent consistent? **We are typically seeing a 7-8% increase year over year, but I worked with Vaios and was able to bring this number down to 4%. However, we do want you to be comfortable with the rent and any escalations. I cannot keep the rent at the same rate for years, but if there is a different number on the increase that you would be more comfortable with let me know. I cannot guarantee that we will be able to match, but I will definitely try!**
- #5: The wording about the last month's rent is unclear, it should be 'held' until 31 days before the end of the lease term as it would pay the last month's rent, correct? **Correct, I will update this section.**
- #7: We will sell more than clothing, fine on our end if "Clothing Boutique" encompasses other items for this purpose (home goods, candles, etc.) but wanted to clarify **Not a problem! If we updated the use to just Boutique, would that more accurately reflect the business?**
- #10A / #21(3): There clearly used to be a sign on the Broad Street corner of the building. I'm assuming we'd be able to replace this as well as the existing Stoke ACK signage without written approvals? Photo attached below for clarity with a circle around the main area in question. **Absolutely! You would just want to send me a mock up of the design for approval.**


FOR NOW
CHAPPYWRAP
48
SURF'S UP!
STAY STOKED
SURF'S UP!
STAY STOKED

Square Sign (24 x 24 inches, 2-tone blue and white)





Certificate No. HDC2023-12-9595 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

RECEIVED DEC 04 2023 By _____

Application is hereby made for the issuance of a Certificate of Appropriateness under Section 7 of Chapter 394, Acts and Resolves of Massachusetts 1970, for erection or display of an occupational or other sign as described below and on drawings and photographs accompanying this application.

TAX MAP #: 55 PARCEL #: 705.1
Street & Number of Proposed Sign: 5 Bayberry Ct.
Owner of Building: US Reif Marine
Mailing Address: 1270 Soldiers Field Rd. Boston, MA 02135
Telephone: _____ (on island) _____ (off island)

I hereby authorize the agent named below 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.

X Walter J. Spokowski
Signature of Owner of Record

FOR OFFICE USE ONLY ✓143963
Date application received: 12/4/23 Fee Paid: $ 50.00
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business
Name: Walt Spokowski
Mailing Address: 134 Orange St. Nantucket, MA 02554
Telephone: 508-228-0900 (on island) 617-605-4620 (off island)
waltspokowski@marinehomecenter.com

A. TYPE OF SIGN
(1) Wall Sign
2. Projecting Sign
3. Window Sign
4. Temporary Sign
5. Flag Sign
6. Fence Sign
7. Other (specify) _____

B. MATERIAL
(1) Wood (not plywood)
2. Other (specify) _____

C. EDGING DETAILS
(1) Edgebanding
2. Moulding
3. Beveled
4. Other (specify) _____

D. LETTER TYPE
1. Applied
(2) Painted
3. Incised
4. Carved

E. FINISH
1. Lettering — a. Gold Leaf; (b) Paint
2. Ground — (a) Paint; b. Sand Paint
3. Edgebanding — (a) Paint; b. other (specify) _____
4. Moulding — a. Paint; b. other (specify) _____

F. COLOR(S)
1. Lettering HDC: 'Gardner Green'
2. Ground HDC: 'White'
3. Edgebanding HDC: 'Gardner Green'
4. Moulding _____

G. WORDING ON SIGN
_____

H. SIZE OF SIGN 60" x 6"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
On trim above back entrance

K. TYPE OF SUPPORT BRACKETS
screwed to wall w/ back spacers

L. TYPE OF LIGHTING AND LOCATION (if any)
N/A

Date: 11/29/23 X Signature of Applicant Walter J. Spokowski Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST





Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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

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Attendance is required at the Sign Advisory Council Meeting. Please check with Staff for further information on meeting schedules.

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https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

✓	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.
✓	Sign up for a New Business Meeting at Front Desk
✓	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
✓	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
✓	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
✓	Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used.
✓	Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable.
✓	Paint Sample: of proposed colors.

Historic District Commission
SIGN CHECKLIST

✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov
✓	Signed Affidavit- see below

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

A completed application will be checked by staff, evaluated by the Sign Advisory Council, and acted upon by the HDC. The HDC has 60 days in which to act on an application once received and determined to be complete. Usually the process is shorter, but you are urged to keep this time frame in mind when planning your project. Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission.

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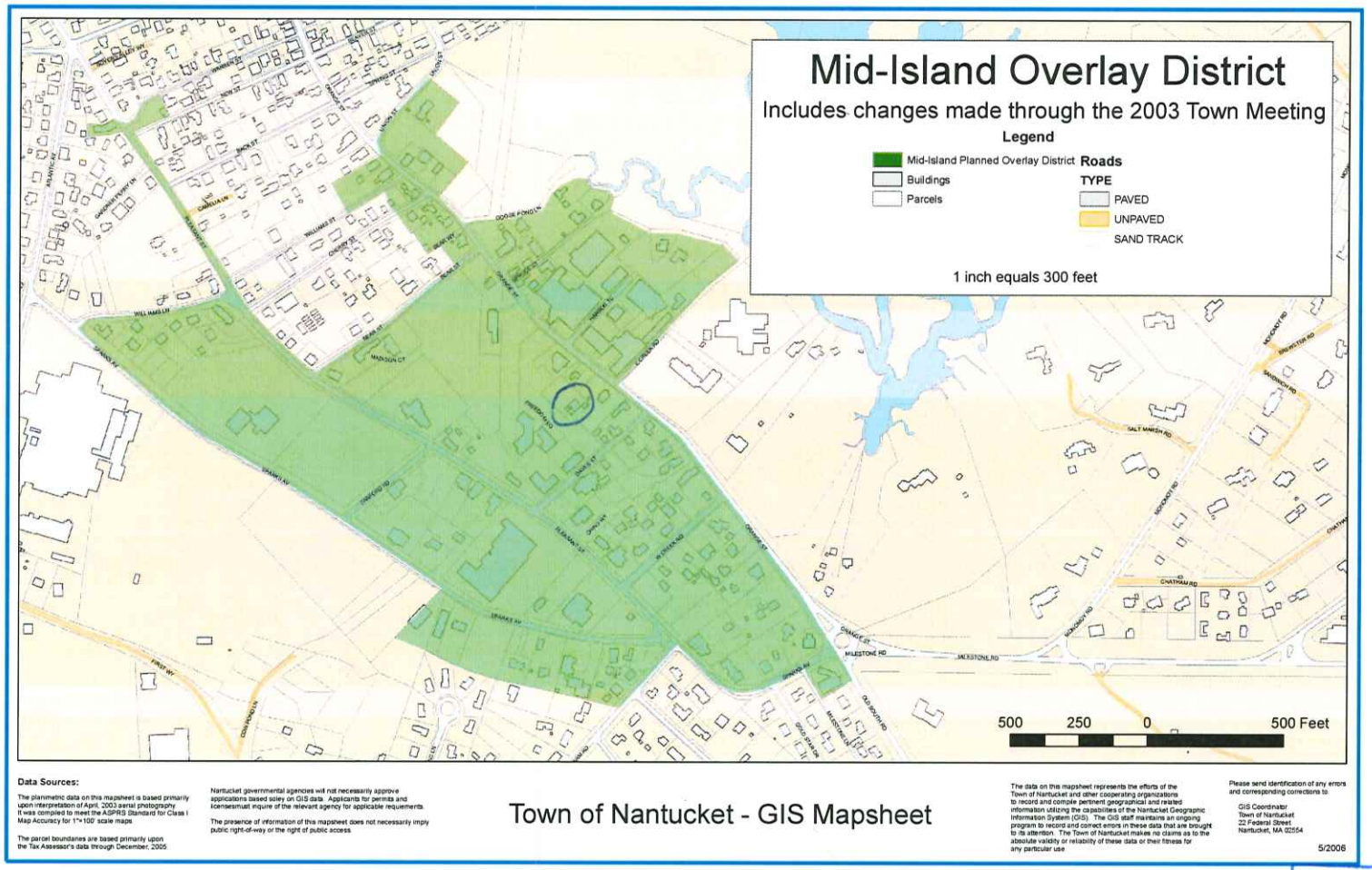
Affidavit Certifying Completeness of Application

I hereby acknowledge that I have reviewed The Sign Book: Regulations and Guidelines for Signs on Nantucket Island. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: L. Mitchell Andrews Date: 11/29/23



Data Sources:

The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2005.

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

Town of Nantucket - GIS Mapsheet

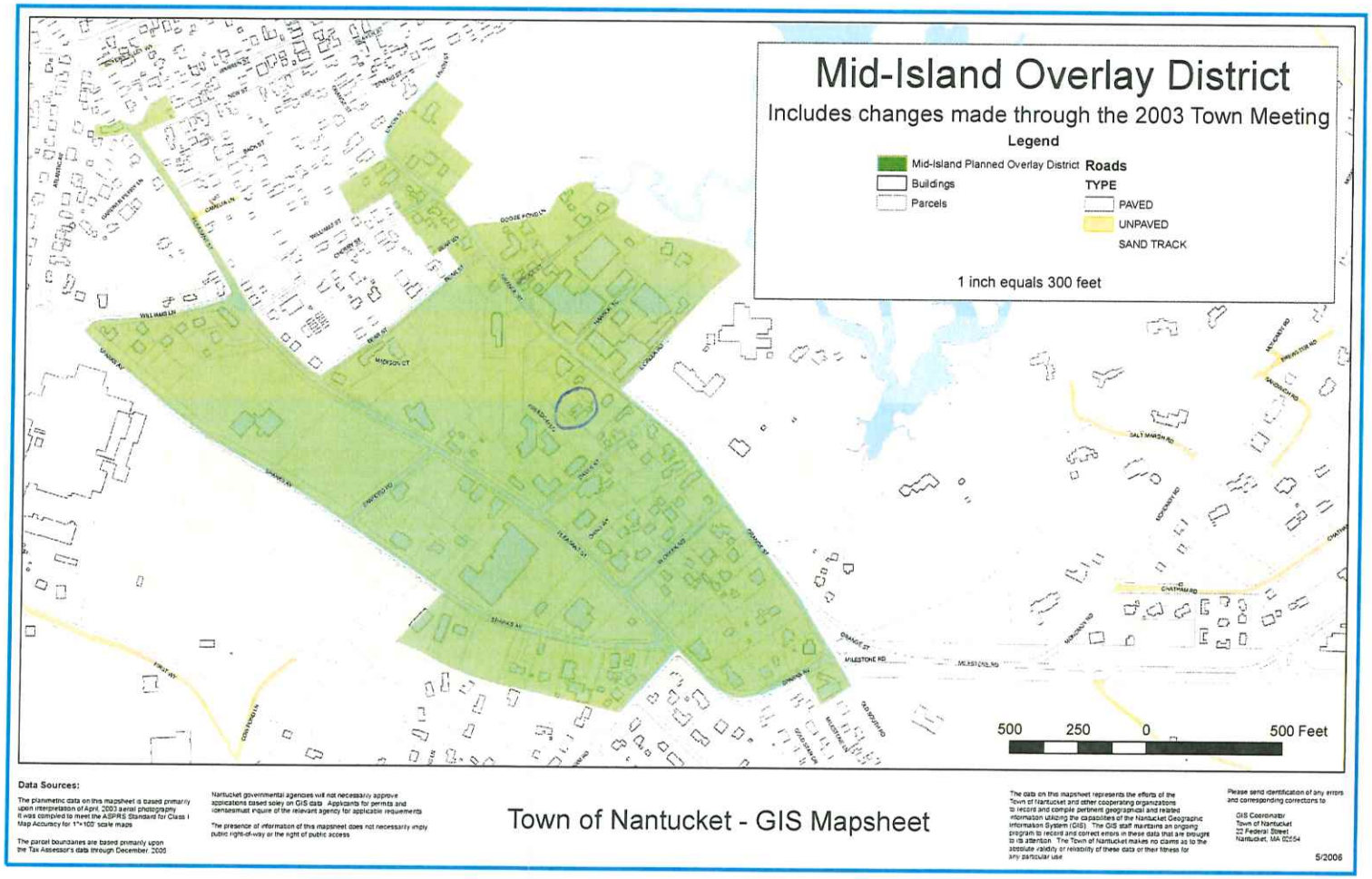
The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
22 Federal Street
Nantucket, MA 02554

5/2006

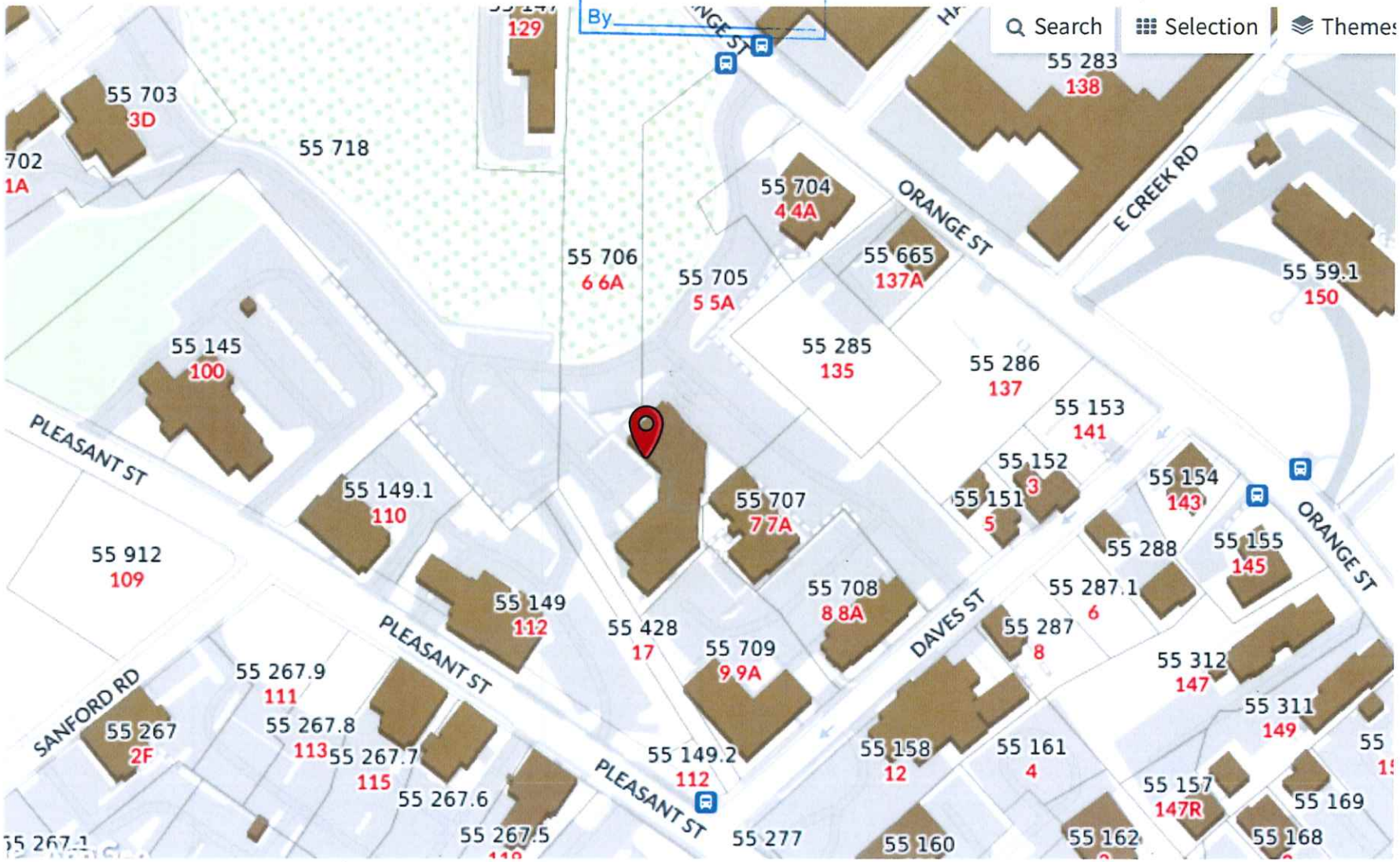
RECEIVED
DEC 04 2023
By



RECEIVED
DEC 04 2023
By

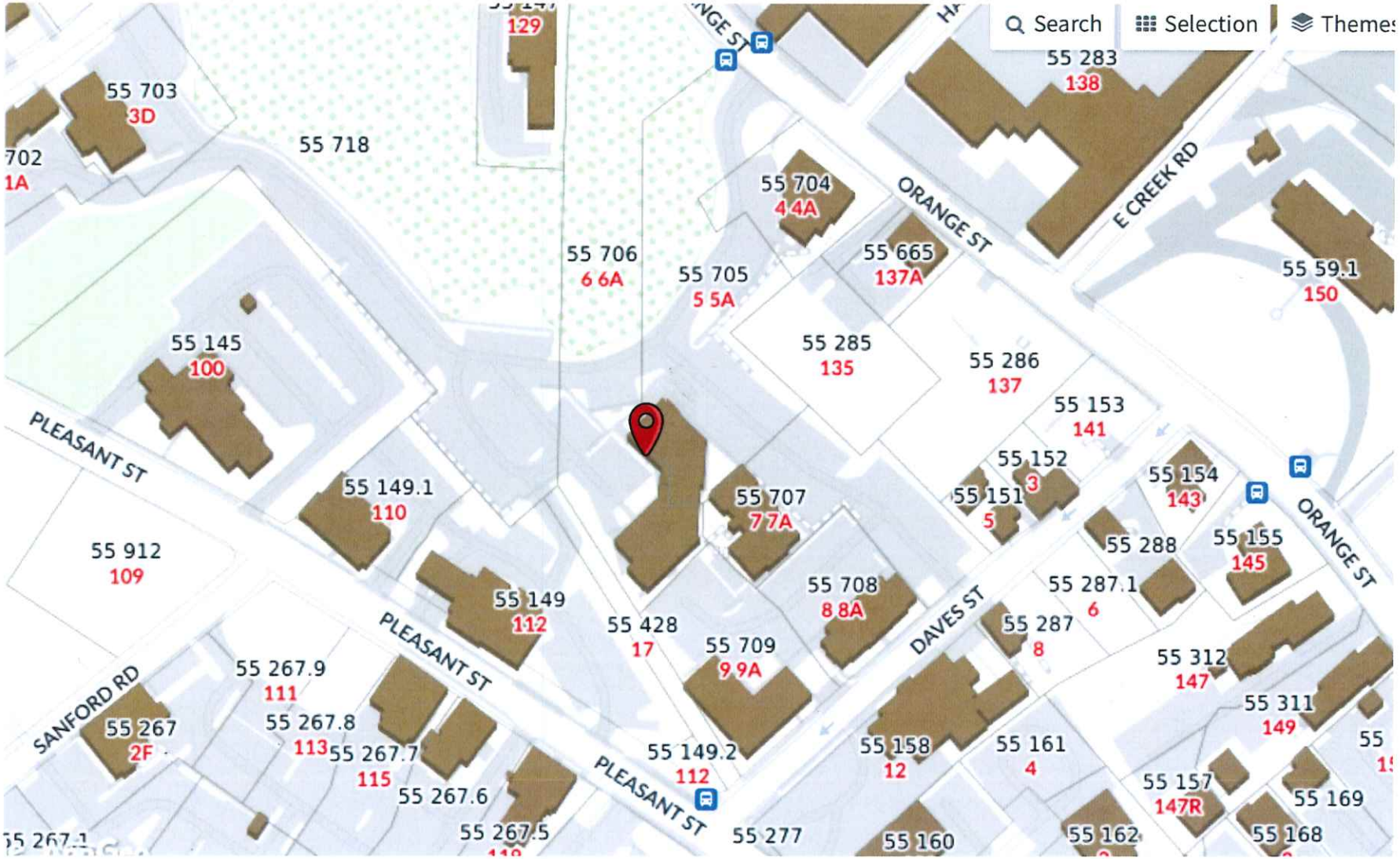
Marine Home Center - Appliance Service
Back Entrance - 5 Bayberry Court

RECEIVED
DEC 04 2023
By



Marine Home Center - Appliance Service
Back Entrance - 5 Bayberry Court

RECEIVED
DEC 04 2023
By





RECEIVED
DEC 04 2023
By



RECEIVED
DEC 04 2023
By



RECEIVED
DEC 04 2023
By



RECEIVED
DEC 0 4 2023
By

Certificate No. HDC2023-12-9579 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

RECEIVED
DEC 04 2023
By _____

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Mailing Address: 1270 Soldiers Field Rd. Boston, MA 02135
Telephone: 228-0900 (on island) _____ (off island)

I hereby authorize the agent named below 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.

X Walter A. Spokowski
Signature of Owner of Record

Agent/Owner of Business
Name: Walt Spokowski
Mailing Address: 134 Orange St. Nantucket, MA 02554
Telephone: 508 228-0900 (on island) 617-605-4620 (off island)

FOR OFFICE USE ONLY ✓143963
Date application received: 12/4/23 Fee Paid: $ 50.00
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

A. TYPE OF SIGN
(1) Wall Sign
2. Projecting Sign
3. Window Sign
4. Temporary Sign
5. Flag Sign
6. Fence Sign
7. Other (specify) _____

B. MATERIAL
(1) Wood (not plywood)
2. Other (specify) _____

C. EDGING DETAILS
(1) Edgebanding
2. Moulding
3. Beveled
4. Other (specify) _____

D. LETTER TYPE
1. Applied
(2) Painted
3. Incised
4. Carved

E. FINISH
1. Lettering — a. Gold Leaf; (b) Paint
2. Ground — (a) Paint; b. Sand Paint
3. Edgebanding — (a) Paint; b. other (specify) _____
4. Moulding — a. Paint; b. other (specify) _____

F. COLOR(S)
1. Lettering HDC 'Gardner Green'
2. Ground HDC 'White'
3. Edgebanding HDC 'Gardner Green'
4. Moulding _____

G. WORDING ON SIGN
Logo + Appliance Service

H. SIZE OF SIGN
60" X 6"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
entrance On trim above door

K. TYPE OF SUPPORT BRACKETS
screwed to wall w/ back spacers

L. TYPE OF LIGHTING AND LOCATION (if any)
N/A

Date: 11/29/23 X Signature of Applicant Walter A. Spokowski Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

RECEIVED
DEC 0 4 2023
By_____

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587 x7050

This checklist **MUST** be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

Attendance is required at the Sign Advisory Council Meeting. Please check with Staff for further information on meeting schedules.

The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:
https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

✓	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.
✓	Sign up for a New Business Meeting at Front Desk
✓	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
✓	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
✓	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
✓	Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used.
✓	Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable.
✓	Paint Sample: of proposed colors.

Historic District Commission
SIGN CHECKLIST

✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov
✓	Signed Affidavit- see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

A completed application will be checked by staff, evaluated by the Sign Advisory Council, and acted upon by the HDC. The HDC has 60 days in which to act on an application once received and determined to be complete. Usually the process is shorter, but you are urged to keep this time frame in mind when planning your project. Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission.

Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission

No changes may be made from the approved COA. You may reapply for additional changes. Other signage, including temporary signs, may require further approval. Please review the Sign Book or check with staff. Violations may accrue up to $300. Each day that a violation to exist shall constitute a separate offense.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have reviewed The Sign Book: Regulations and Guidelines for Signs on Nantucket Island. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Lh Mitndrews Date: 11/29/23

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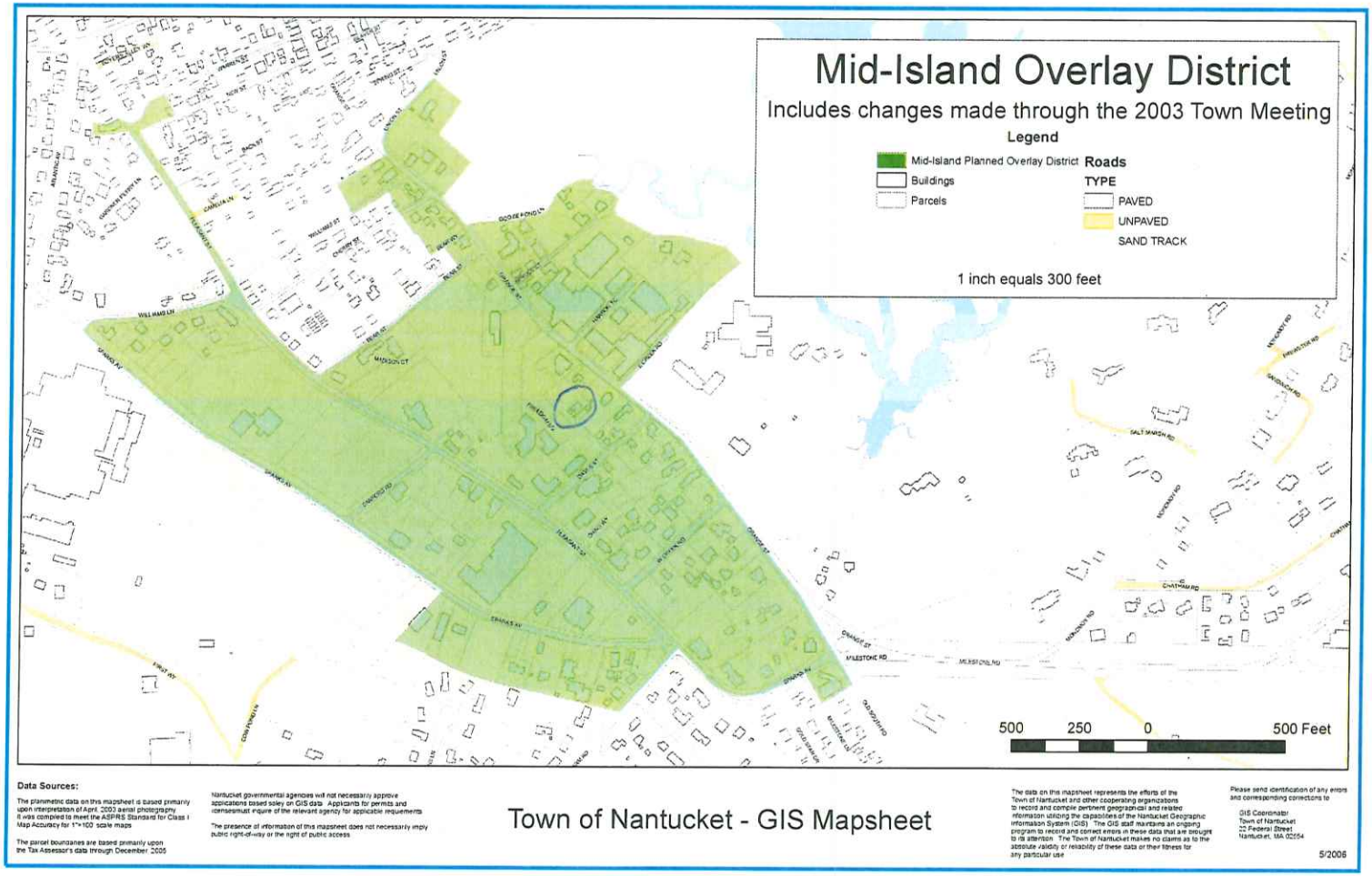
DEC 04 2023
By



Data Sources:

The planimetric data on this mapsheet is based primarily upon interpretation of April 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps

The parcel boundaries are based primarily upon the Tax Assessor's data through December 2005

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access

Town of Nantucket - GIS Mapsheet

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use

Please send identification of any errors and corresponding corrections to

GIS Coordinator
Town of Nantucket
22 Federal Street
Nantucket, MA 02554

5/2006

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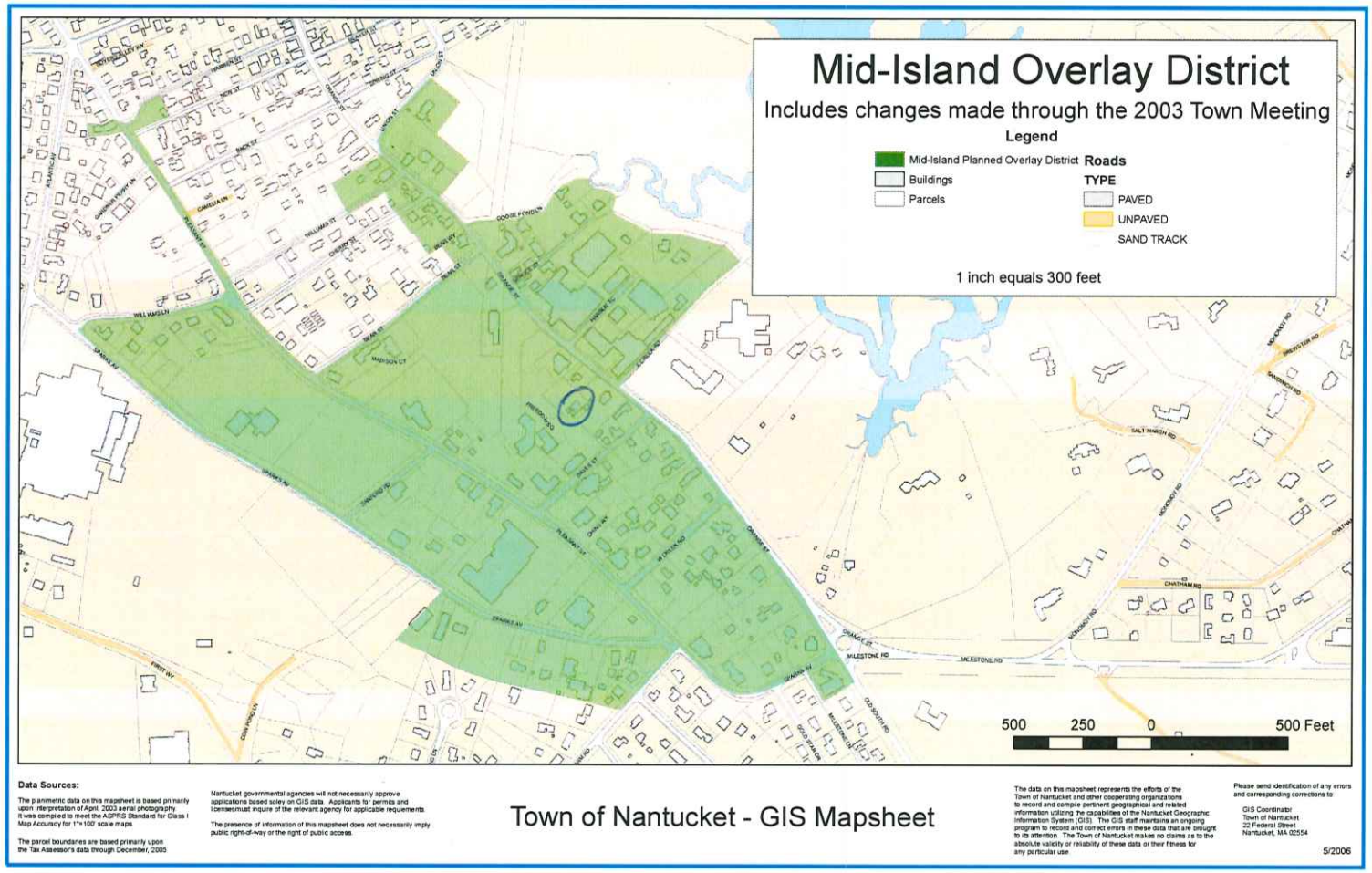
By



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Town of Nantucket
22 Federal Street
Nantucket, MA 02554

5/2006

Marine Home Center - Appliance Service
Entrance 5 Bayberry Court

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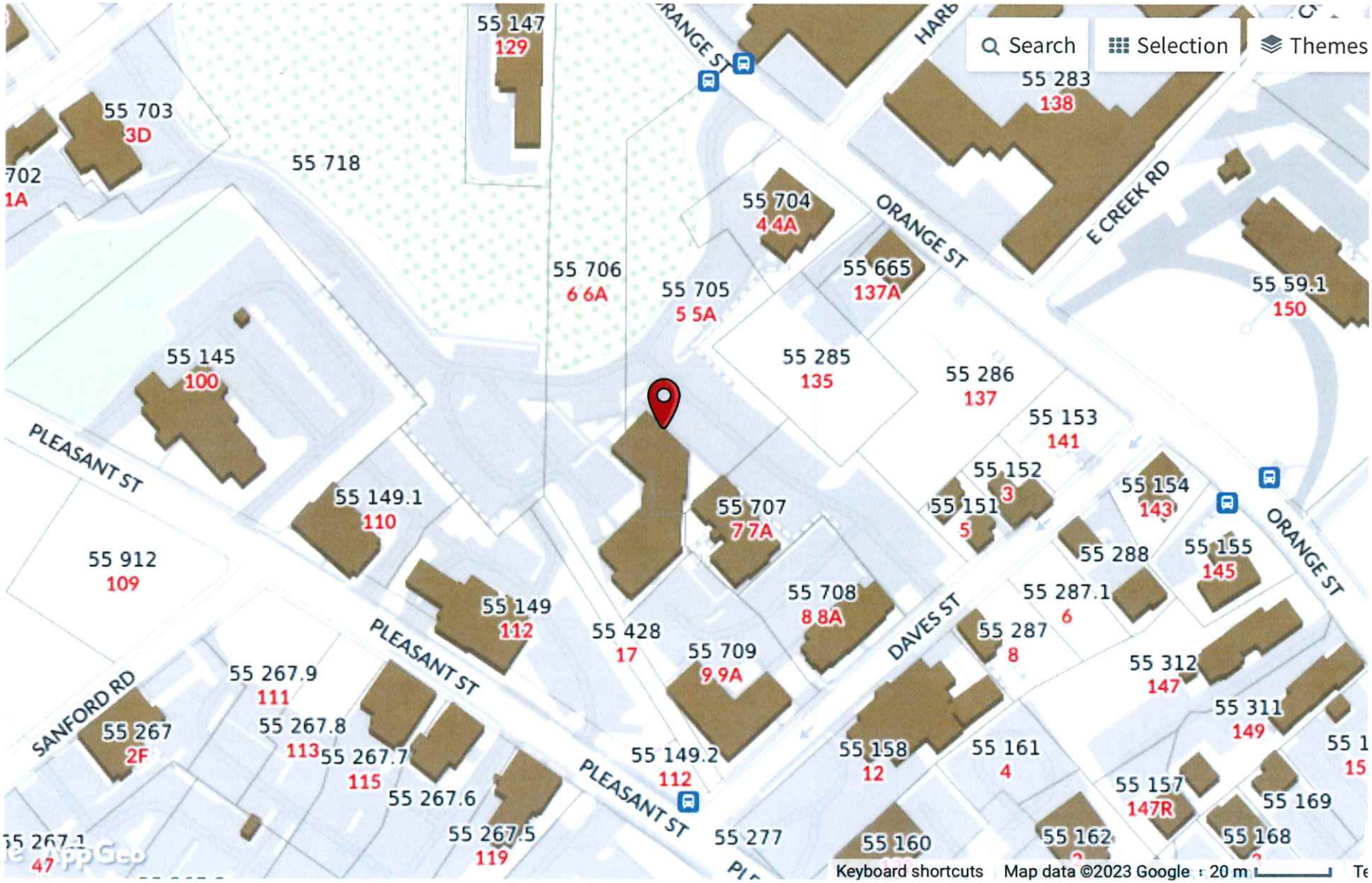

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Entrance 5 Bayberry Court

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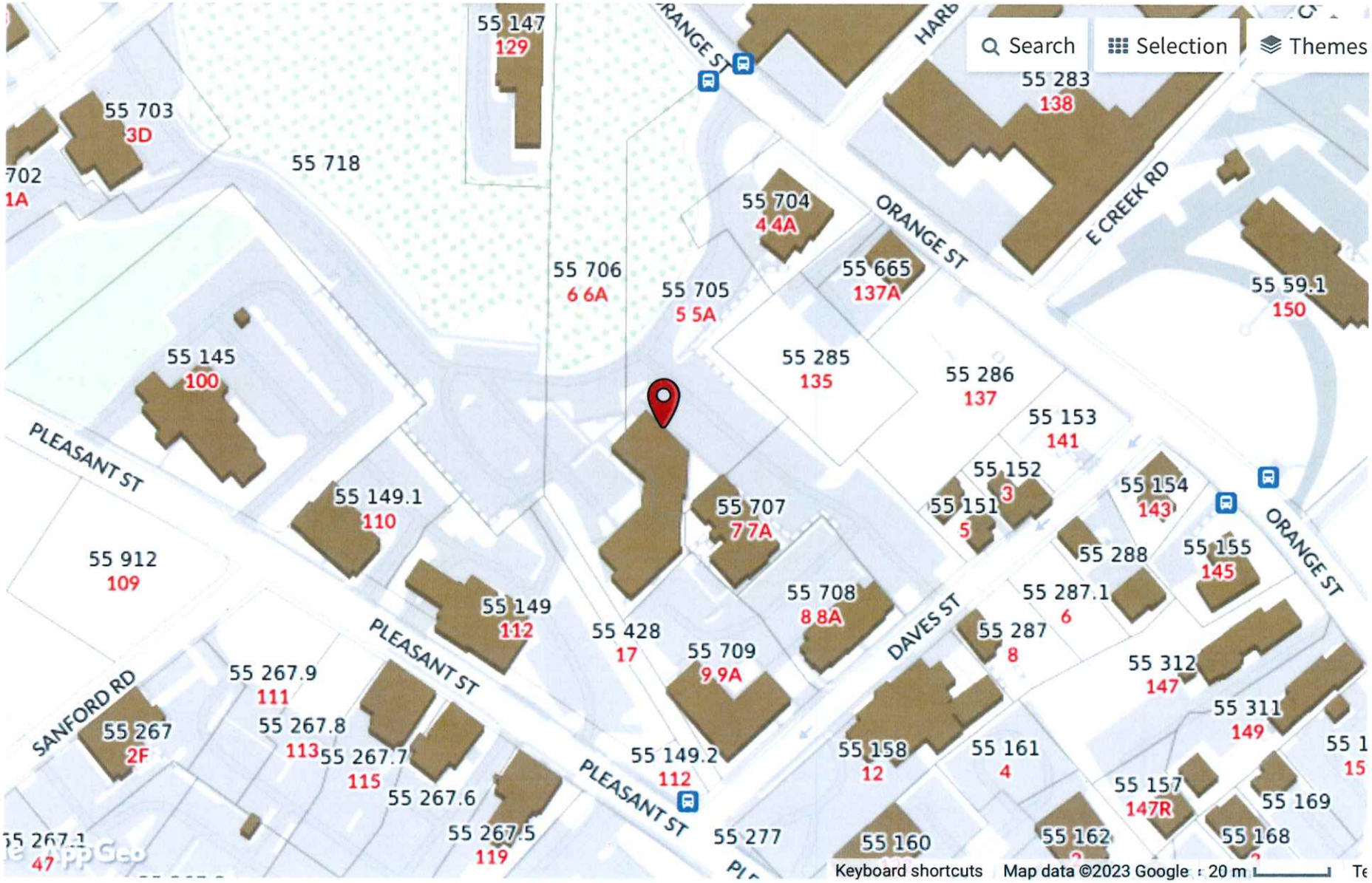

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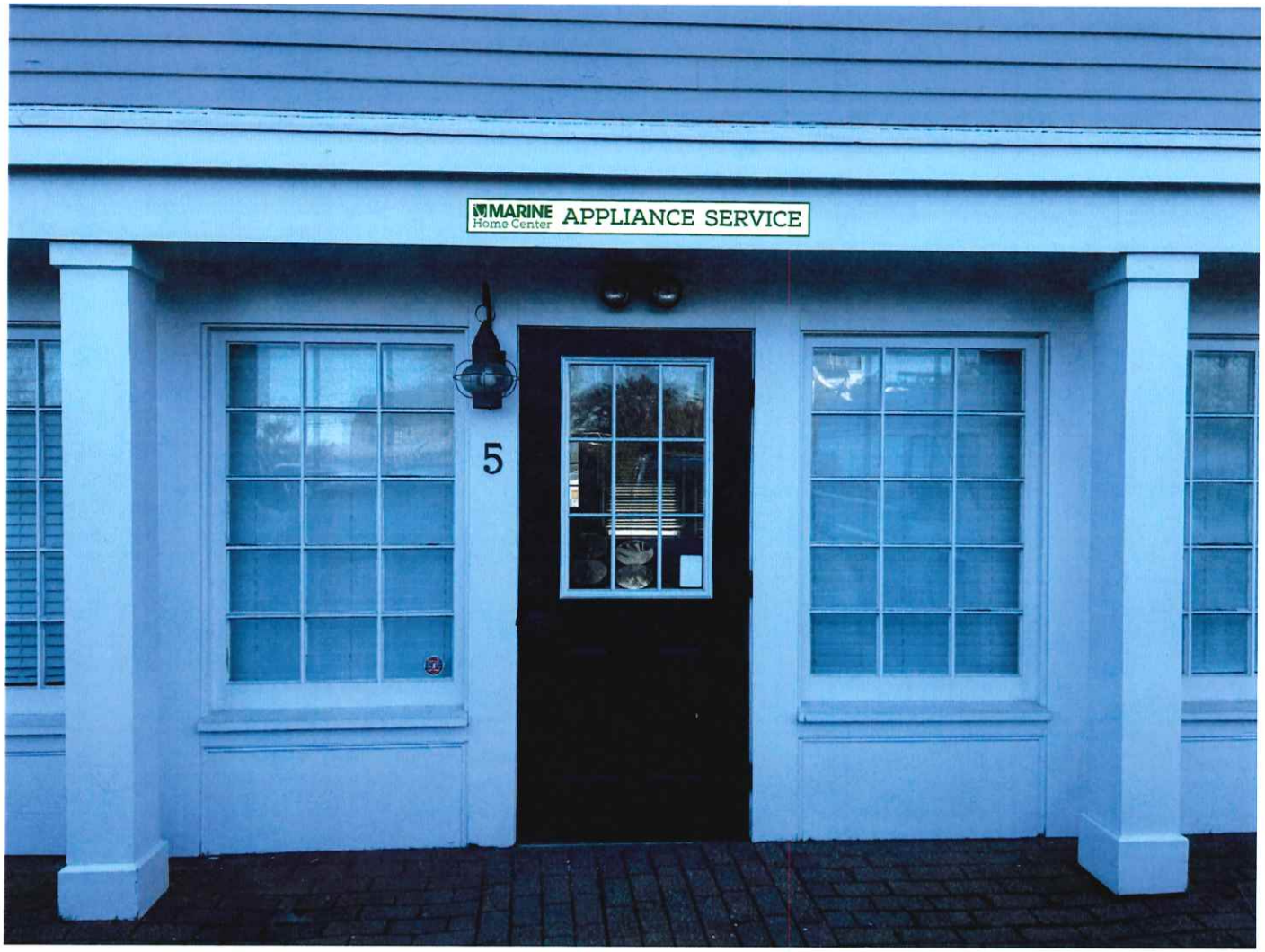

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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(initial to indicate read and understand)

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

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

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°: 66 PARCEL N°. 129

Street & Number of Proposed Work: 128 Hummock Pond Rd

Owner of record: Kimarick Farm LLC

Mailing Address: 5 Bartlett Farm Rd

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Orphan Architects

Mailing Address: PO Box 325

02554

Contact Phone #: 228 2820 E-mail: hello@o-a-c.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation Add window & French Doors
3. West Elevation Add Door
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/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 Rosco

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear French Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

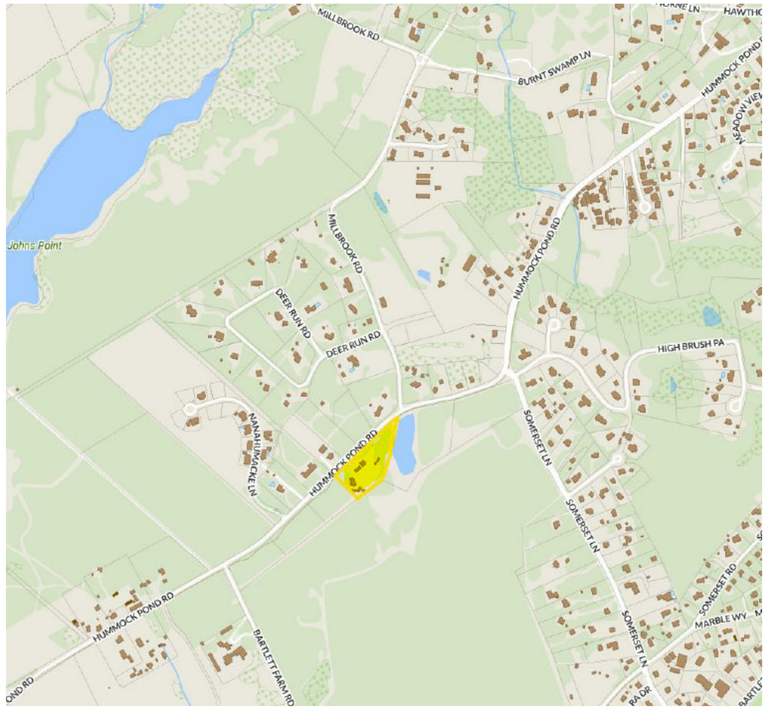
Sidewall ATW Clapboard (if applicable) _____ Roof _____
Trim ATW Sash White Doors Dark Bronze / Brown
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 12.1.23 Signature of owner of record _____ Signed By GL under AU

Signed under penalties of perjury



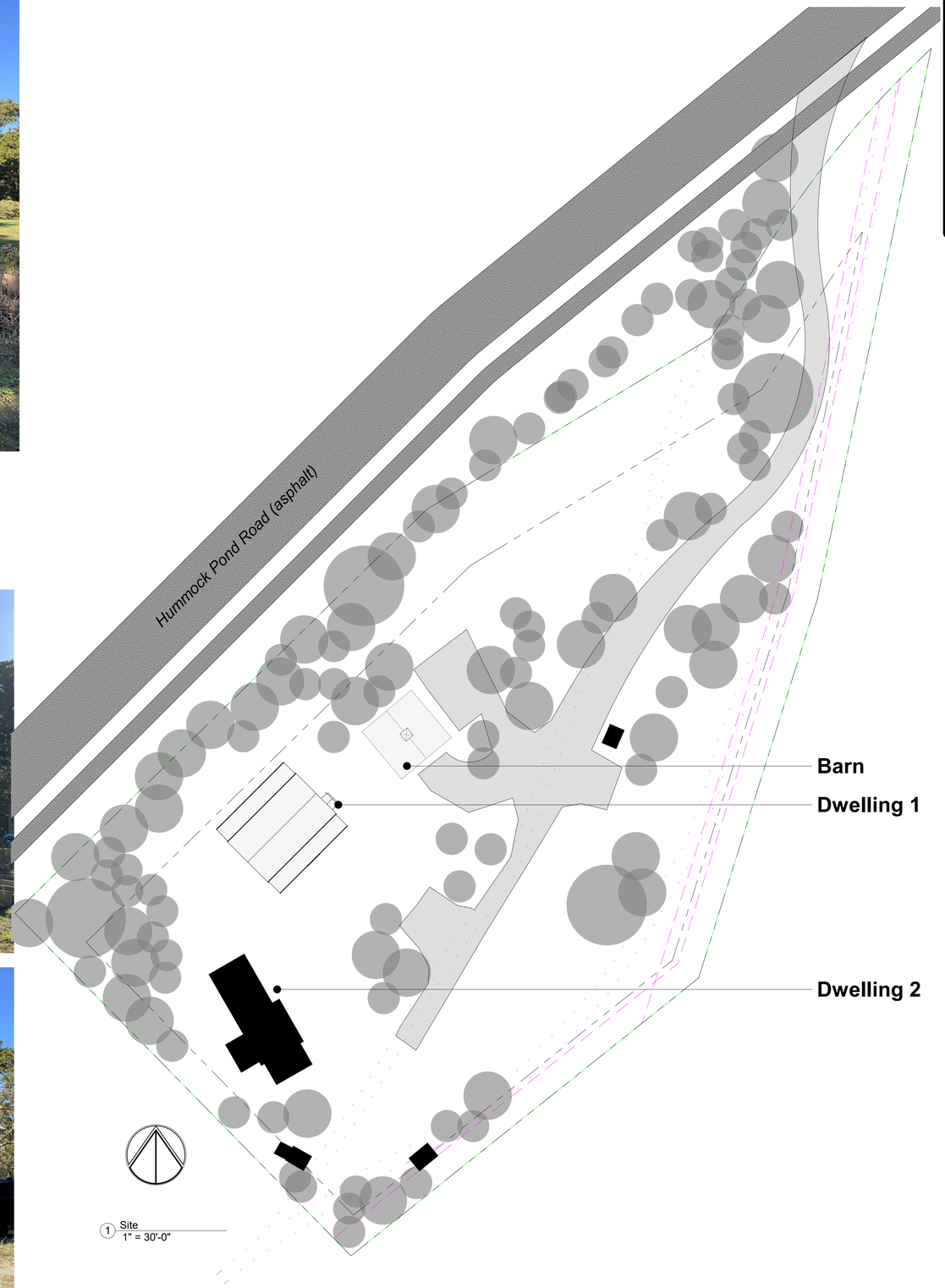












1 Site
1" = 30'-0"

HDC Submission

This drawing represents a design intent and concept only. The documents and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 11/04/2020 6:05:16 PM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Kimarick Farm LLC

Location
128 Hummock Pond Road
Nantucket MA

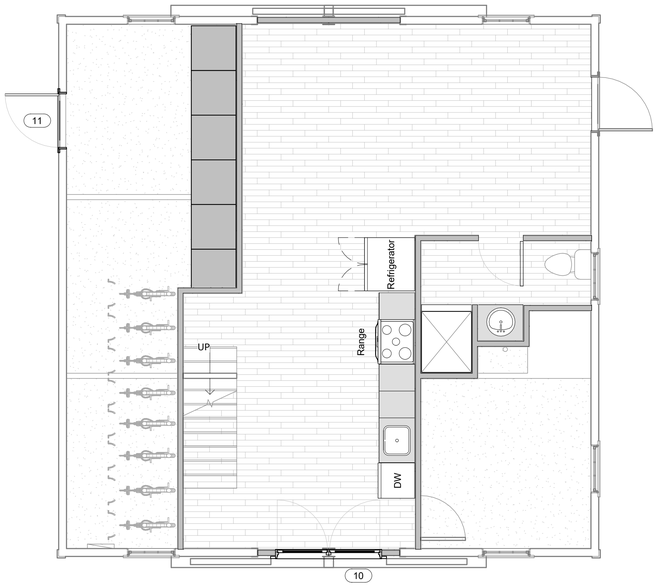
66 / 129

Structure
Site Plan

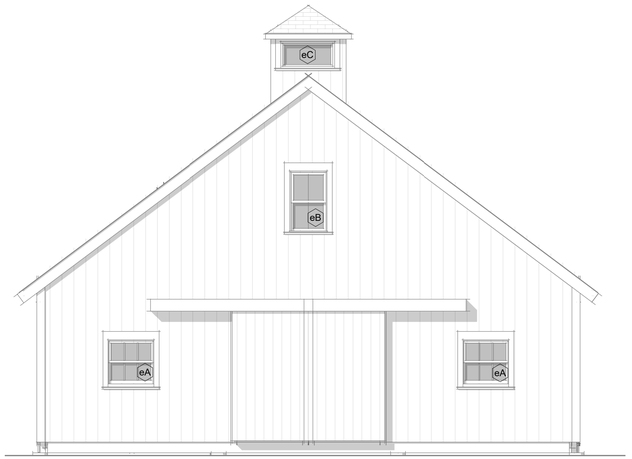
#	Description	Date
6	HDC Submission	2023.12.04

HDC Site

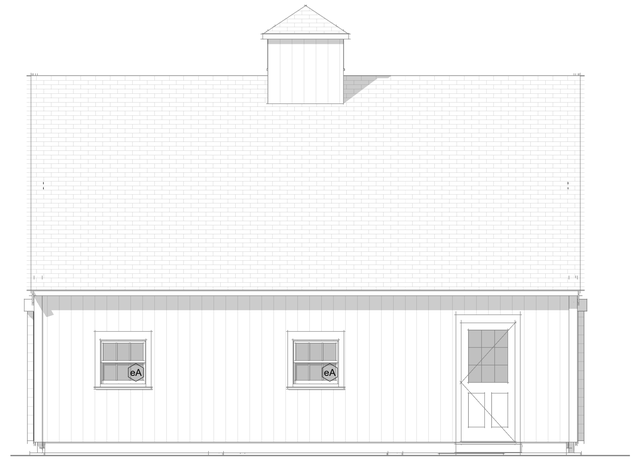
HDC1.0



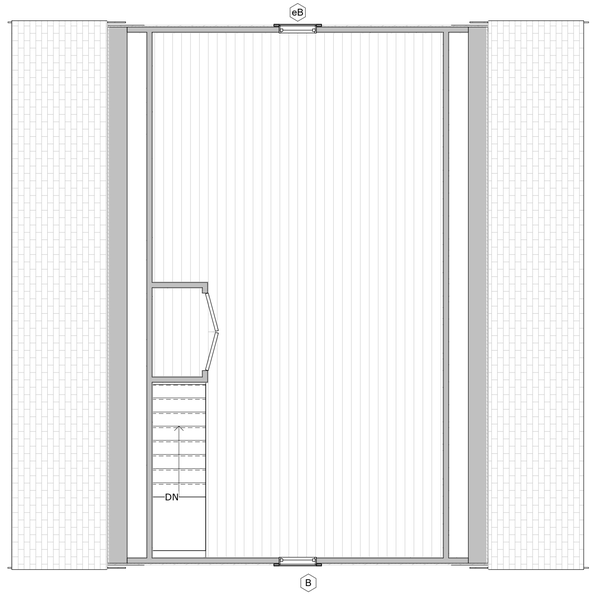
1 **Floor 1 HDC**
1/4" = 1'-0"



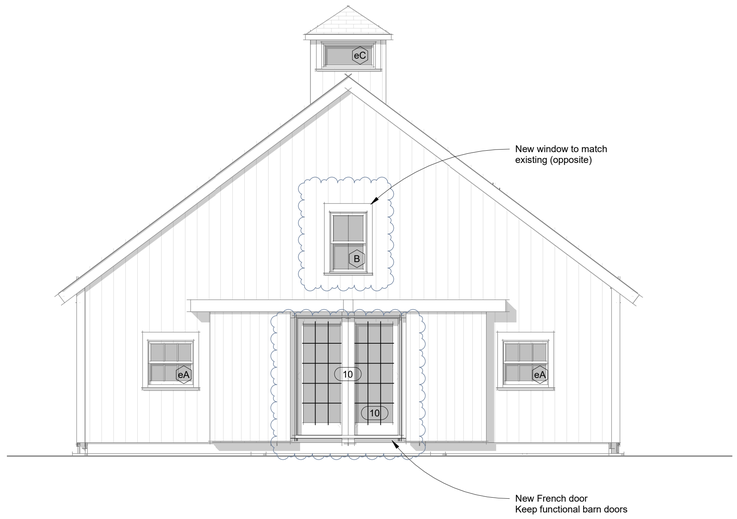
4 **North - Proposed**
1/4" = 1'-0"



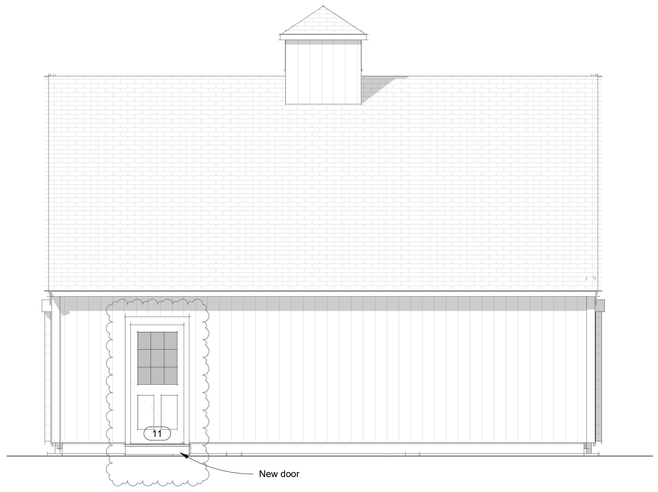
3 **East - Proposed**
1/4" = 1'-0"



2 **Floor 2 HDC**
1/4" = 1'-0"



5 **South - Proposed**
1/4" = 1'-0"



6 **West - Proposed**
1/4" = 1'-0"

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Type	Rough Width	Rough Height	Phase Created	Comments
Floor 1	eA	Brosco	3/3 DH	9x12	2'-9"	2'-9"	Existing	
Floor 2	B	Brosco	2/2 DH	10.5x18			New Construction	
Floor 2	eB	Brosco	2/2 DH	10.5x18 EX			Existing	
Collar Ties	eC			36x18			Existing	

Door Schedule

Mark	Manufacturer	Model	Designation	Rough Width	Rough Height	Function	Phase Created	Exterior Unit Finish	Description	Comments
10	Andersen Corporation	400 Series	FWH60611	5'-11 3/4"	6'-10 7/8"	Exterior	New Construction	Vinyl - Andersen - Dark Bronze	Vinyl-clad wood inswing double door	
11	Thermatru			3'-2"	6'-9"	Exterior	New Construction			

gryphon
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PO Box 325 02554
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Owner
Kimarick Farm LLC

Location
128 Hummock Pond Road
Nantucket MA

66 / 129

Structure
Barn

SD

#	Description	Date
1	SD1	2023.11.21
2	HDC Submission	2023.12.04

HDC Submission

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HDC1.1

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

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(initial to indicate read and understand)

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

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

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°: 65 PARCEL N°. 33

Street & Number of Proposed Work: 190 Hummock Pond Rd

Owner of record: Stephen & Vickery Chesnes

Mailing Address: 1482 East Valley Rd., ST 47
Santa Barbara, CA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Kristopher Megna

Mailing Address: 2A Blueberry Ln.
NANTUCKET MA 02554

Contact Phone #: 508-525-5500 E-mail: KrisMegna@Dreamlinemodular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 56' Sq. Footage 1st floor: 1298 Decks/Patio: Size: 5'x18'6" ☑ 1st floor ☐ 2nd floor
Width: 28' Sq. footage 2nd floor: 897 Size: 4'x16' ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 28'3" South 28'3" East 28'3" West 28'3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7 /12 8 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 N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6" Corner boards 1x6 Frieze 6"
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer And 400

Doors* (type and material): ☐ TDL ☒ SDL Front NANTUCKET Millwork Rear AND 400 Side NANTUCKET Millwork
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways Shells Walkways Shells Walls _____

* Note: Complete door and window schedules are required.

COLORS

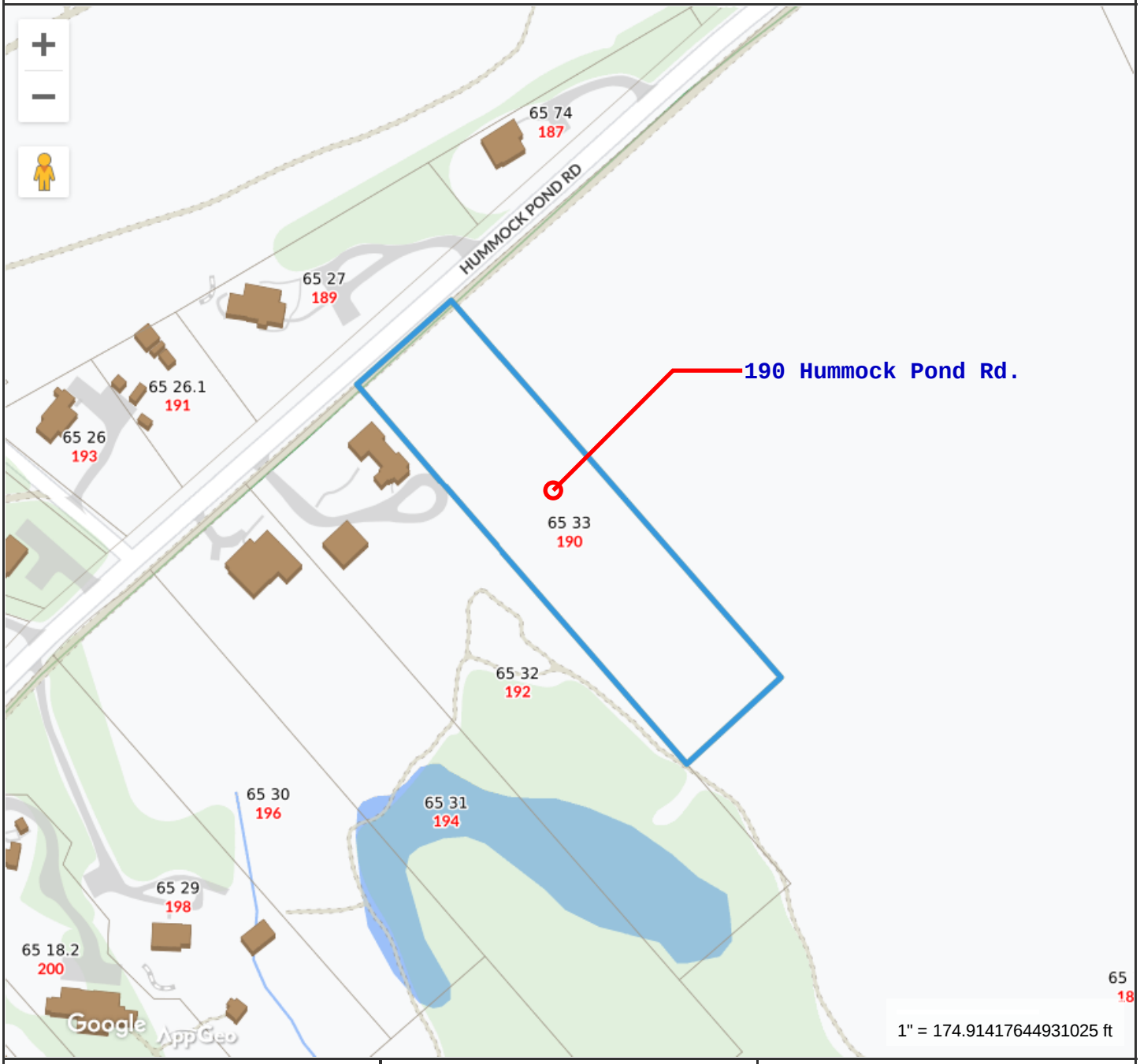
Sidewall NTW White Cedar Shingles Clapboard (if applicable) N/A Roof Dual Black
Trim NTW Sash Black Doors Rear Black / FRONT HAMILTON BLUE
Deck MAHOGANY Foundation Grey Fence N/A Shutters N/A

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/1/23 Signature of owner of record _____ Signed under penalties of perjury

190 HUMMOCK POND RD- LOCUS MAP



Property Information

Property ID	65 33
Location	190 HUMMOCK POND RD
Owner	CHERNER STEPHEN P & VICKERY ME

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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

CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.–2)

		EXISTING	PROPOSED
MINIMUM LOT SIZE:	80,000 S.F.	87,120± S.F.	87,120± S.F.
MINIMUM FRONTAGE:	150 FT.	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN	SEE PLAN
GROUND COVER % :	4%	0 %	1.5% ±

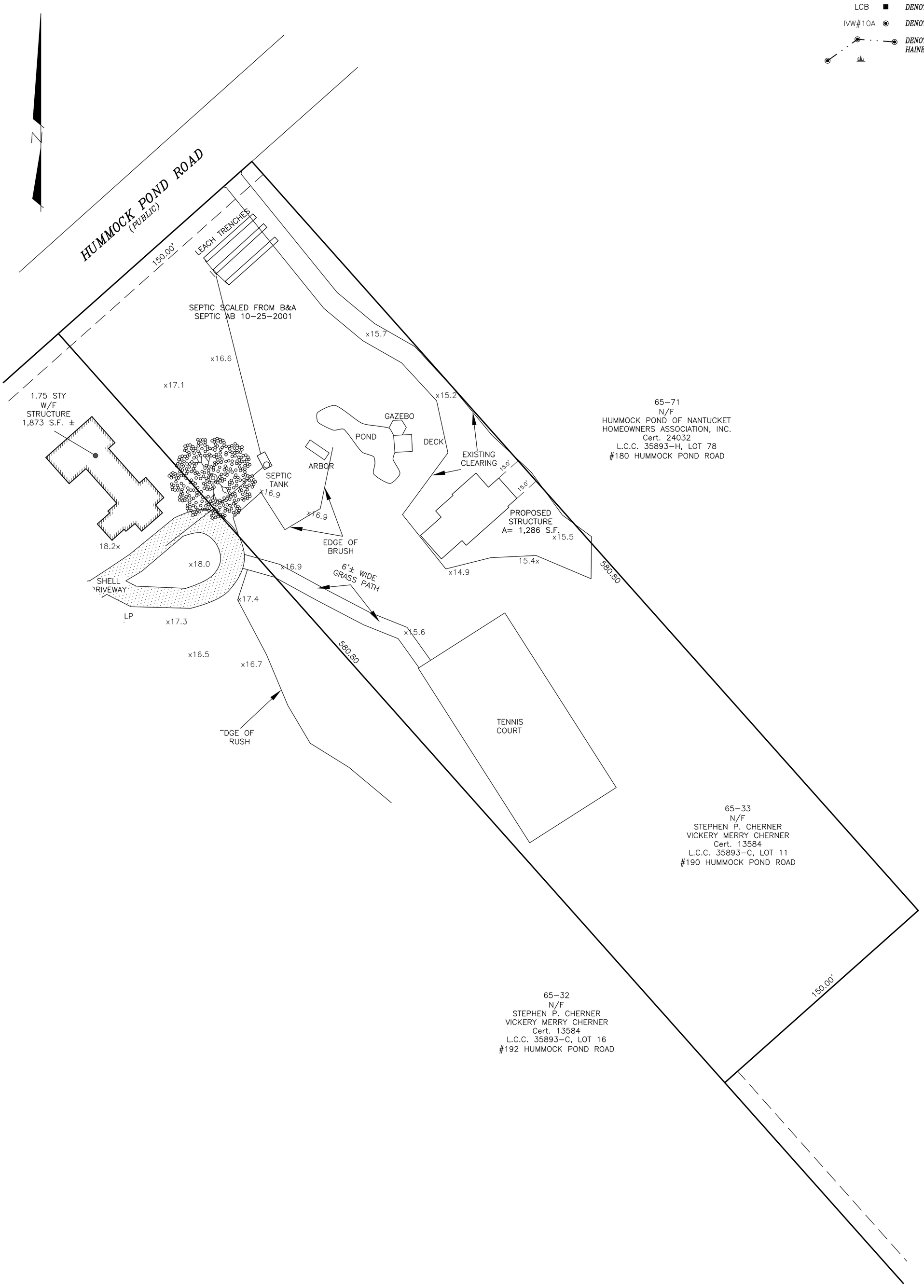
LEGEND

dhCB ■ *DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*

LCB ■ *DENOTES LAND COURT BOUND FOUND*

IVW#10A ◉ *DENOTES EXIST. WETLAND FLAG FOUND*

DENOTES EXIST. WETLAND DELINEATION BY HAINES HYDROGEOLOGIC CONSULTANTS



Site Plan of Land
in
Nantucket, Mass.
Prepared for
STEPHEN P. CHERNER
VICKERY M. CHERNER

Scale: 1"= 30' November 21, 2023

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER INFORMATION

STEPHEN P. CHERNER
VICKERY MERRY CHERNER
CERT. OF TITLE #13584
L.C.C. 35893–C, LOT 11
ASSESSOR'S MAP 65, PARCELS 33
#190 HUMMOCK POND ROAD

B9171

T:\HENRY 25 JOB 4

FRONT ELEVATION **NORTHWEST**



REAR ELEVATION **SOUTHEAST**



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

190 HUMMOCK POND RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
190 HUMMOCK POND RD

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44826
2-STORY

TITLE:
ELEVATIONS

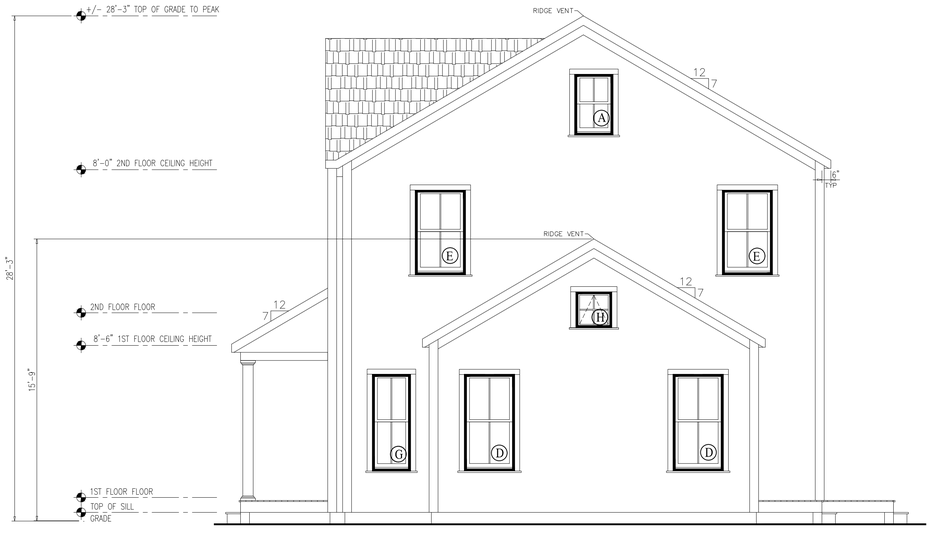
DRAWN BY: DLN
DATE: 10/13/23
SCALE: 1/4"=1'-0"
FILENAME: 44826 PD

SHEET:
ELEV-

LEFT ELEVATION **NORTHEAST**



RIGHT ELEVATION **SOUTHWEST**



NOTES:

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190 HUMMOCK POND RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
190 HUMMOCK POND RD

ENGINEER'S / ARCHITECT'S SEAL

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PROJECT:
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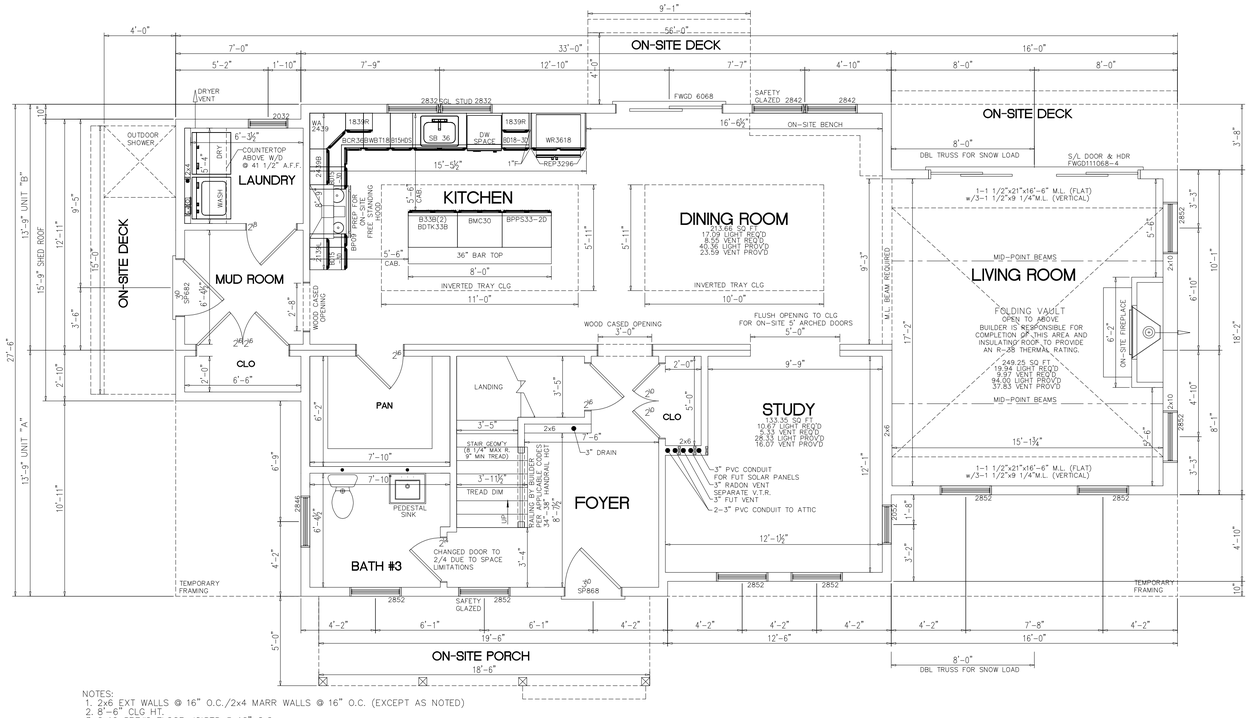
TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 10/13/23
SCALE: 1/4"=1'-0"
FILENAME: 44826 PD

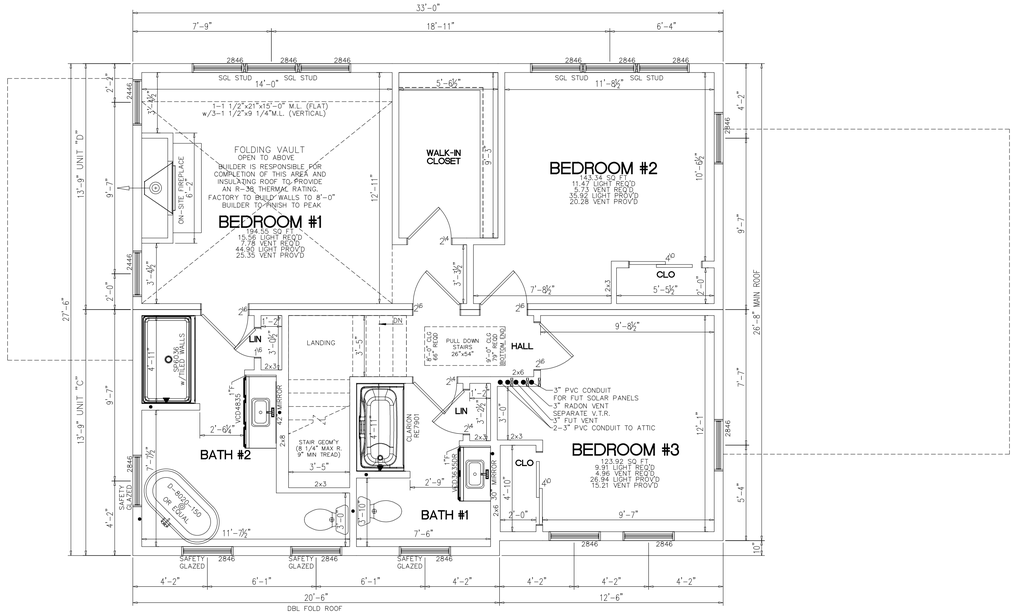
SHEET:
ELEV- (2)

FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS

190 HUMMOCK POND RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
190 HUMMOCK POND RD

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

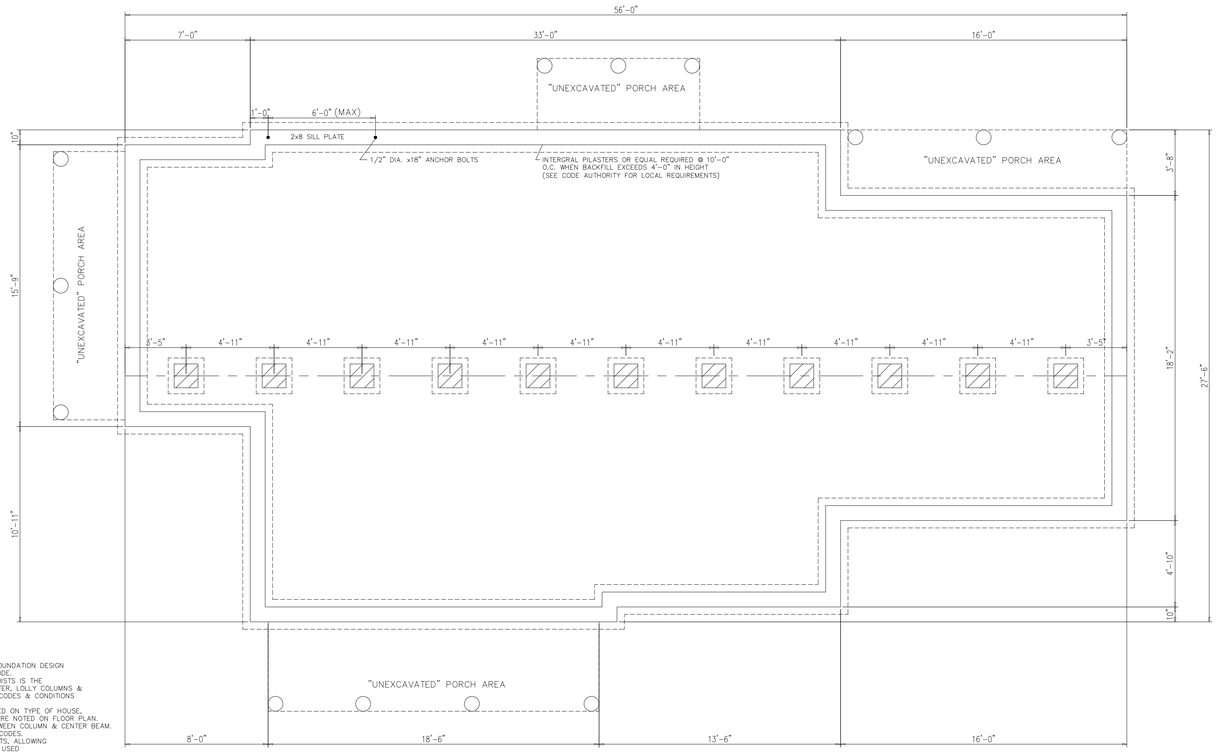
PROJECT:
44826
2-STORY

TITLE:
FLOOR PLANS

DRAWN BY: DLN
DATE: 10/13/23
SCALE: 1/4"=1'-0"
FILENAME: 44826 PD

SHEET:
PLAN -

FOUNDATION

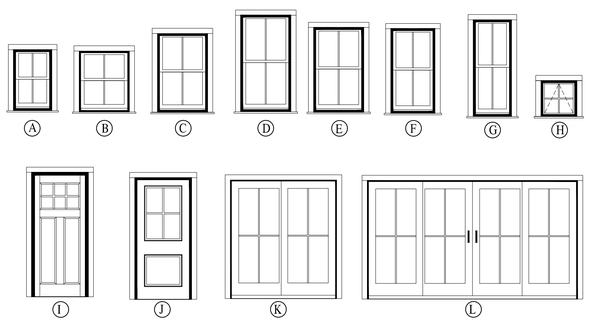


NOTES:

1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE - FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE								
WINDOWS - ANDERSEN 400 SERIES								
MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2032	A	26 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.31	7.27	4.21	2.45
2832	B	34 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.31	9.54	5.98	3.39
2842	C	34 1/8"x52 7/8"	ANDERSEN 400	DH WINDOW	.31	12.34	8.23	4.64
2852	D	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.31	15.14	10.48	5.88
2846	E	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.30	13.28	8.98	5.07
2446	F	30 1/8" x 56 7/8"	ANDERSEN 400	DH WINDOW	.30	11.70	7.65	4.39
2052	G	26 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.31	11.54	7.37	4.31
A21	H	24 5/8" X 24 5/8"	ANDERSEN 400	AWNING-FIXED	.30	4.0	2.60	–
DOORS								
SP868	I	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
SP682	J	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
FWGD6068	K	72" x 80"	ANDERSEN "A"	SLIDING GLASS DOOR	.30	39.34	23.90	14.31
FWGD11068-4	L	142"x80"	ANDERSEN "A"	SLIDING GLASS DOOR	.30	77.84	52.08	14.31



190 HUMMOCK POND RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
190 HUMMOCK POND RD

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44826
2-STORY

TITLE:
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN

DATE: 10/13/23

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

FILENAME: 44826 PD

SHEET:
PLAN - (2)


#190
#192


#190


#190


#190

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Cherner, Stephen & Vickery

MAILING ADDRESS 1482 East Valley Rd, ST 47, Santa Barbara, CA

PROPERTY LOCATION 190 Hummock Pond Road

ASSESSORS MAP/PARCEL 65/33

SUBMITTED BY: Doug Carlson

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.12.01 13:04:04 -05'00'

December 1, 2023
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
65	25		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	181 HUMMOCK POND RD
65	32		CHERNER STEPHEN P & VICKERY ME	C/O MAXIM FINANCIAL CORP	1482 EAST VALLEY RD STE 847	SANTA BARBARA	CA	93018	192 HUMMOCK POND RD
65	71		HUMMOCK POND OF N H A INC		PO BOX 3762	NANTUCKET	MA	02584	180 HUMMOCK POND RD
Count:	**3**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 190 Hummock Pond Road

Tax Map Number: 65 Parcel Number: 33

Owner of Record: Cherner, Stephen & Vickery

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 12/5/2023

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

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

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



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Nantucket, MA 02584

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Certified Mail Fee $4.35

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $1.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.66

Total Postage and Fees $5.01

Postmark Here

DEC 2023 USPS NANTUCKET MA 02584

0056 03

12/01/2023

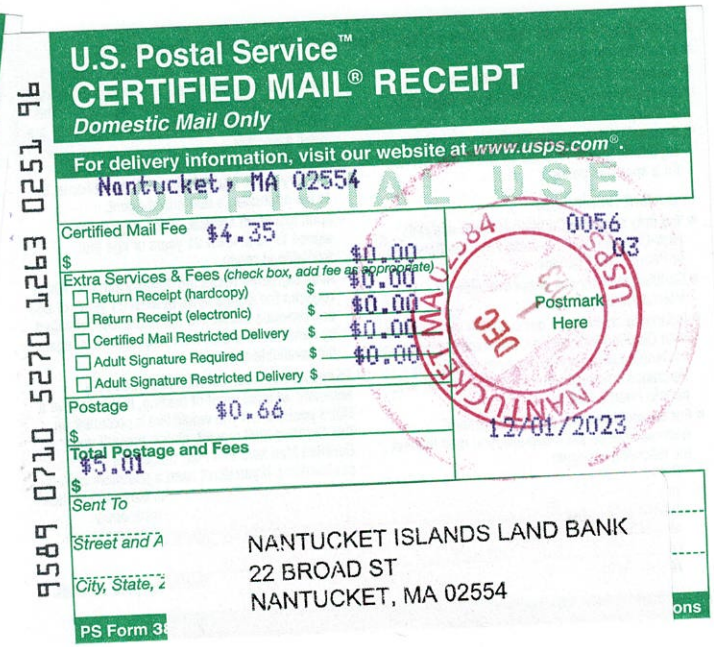
Sent To
HUMMOCK POND OF N H A INC

Street and
PO BOX 3762

City, State
NANTUCKET, MA 02584

PS Form

9589 0710 5270 1263 0252 02



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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.35

Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.66

Total Postage and Fees $5.01

Postmark Here

DEC 2023 USPS NANTUCKET MA 02584

0056 03

12/01/2023

Sent To
NANTUCKET ISLANDS LAND BANK

Street and
22 BROAD ST

City, State,
NANTUCKET, MA 02554

PS Form 3

9589 0710 5270 1263 0251 96

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

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°. 718

Street & Number of Proposed Work: 13 Evergreen Way

Owner of record: Lori Geddes

Mailing Address: 13 Evergreen Way
Nantucket, MA 02554

Contact Phone #: 508-825-9930 E-mail: lori@bessey construction.com

AGENT INFORMATION (if applicable)

Name: Reik Yerxa

Mailing Address: 54 Old South rd
Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyerxa@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 51'-6" Sq. Footage 1st floor: 1298 Decks/Patio: Size: 26'-4"X5'-0" ☒ 1st floor ☐ 2nd floor
Width: 27'-6" Sq. footage 2nd floor: 1274 Size: 13'9"-X4'-0" ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North [illegible] 0' South [illegible] 0' East [illegible] 0' West [illegible] 0'

Height of ridge above final finish grade: North 26'-10" South 26'-10" East 26'-10" West 26'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer 5 /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) N/A

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 5/4X6 Rake 5/4X6 Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____
Window Casing 3.5" Door Frame 4" Columns/Posts: Round _____ Square 7"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Anderson 400 series

Doors* (type and material): ☒ TDL ☐ SDL Front wood Rear 6-lite-wood Side wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White cedar (WTW) Clapboard (if applicable) _____ Roof Moray Grey
Trim Grey Sash Black Doors _____
Deck Cedar Foundation Grey 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 _____ Signature of owner of record _____ Signed under penalties of perjury

Patricia Halsted

To: Michael Wilson
Cc: Wilson Law Admin
Subject: RE: Geddes to Yenor authorization

From: Michael Wilson <mjw@mjwilsonlaw.com>
Sent: Friday, December 1, 2023 4:03 PM
To: Patricia Halsted <patricia@halstedlaw.com>
Cc: Wilson Law Admin <admin@mjwilsonlaw.com>
Subject: Geddes to Yenor authorization

Patricia-
Good morning. I have received confirmation from my client, Lori Geddes, that Reid Yenor, has permission to apply to the local permitting authorities as agent for the contract purchaser of 13R Evergreen Way Nantucket, MA prior to the actual closing.If you need anything for me to sign just let me know.
Have a great weekend
Mike

Michael Wilson
1 Hooper Farm Road
Nantucket, MA. 02554
508-228-1929
mjw@mjwilsonlaw.com

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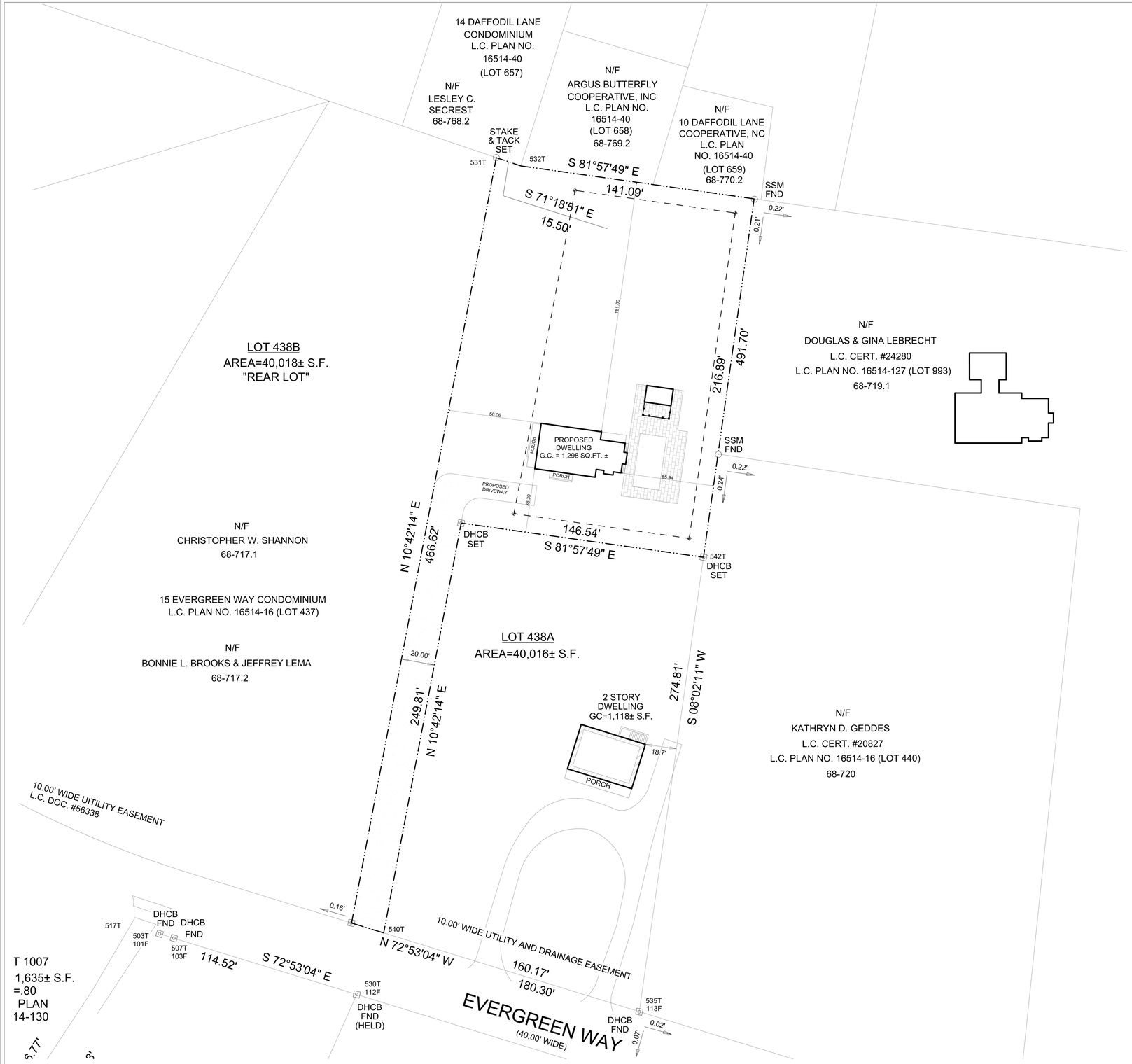
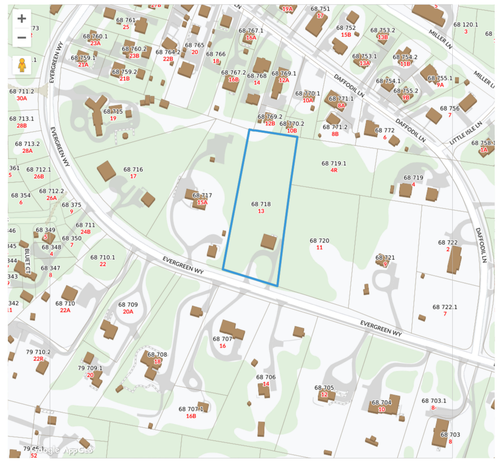
WIRE FRAUD ALERT: Email hacking to fraudulently misdirect funds is on the rise. ALWAYS CONFIRM WIRE INSTRUCTIONS. If you receive an email or other communication from this office requesting that you wire or otherwise transfer funds, please contact this office to confirm the request and any corresponding instructions before you initiate any transfer. We are not responsible for any wires sent by you to an incorrect bank account. Our wiring instructions NEVER change.



1 SITE PLAN
SCALE : 1:30



2 LOCUS MAP

NOTES

- ADDRESS: 13-R EVERGREEN WAY
  - ***13-R SUBDIVIDED IN LAND COURT***
- MAP/PARCEL: 68 / 178
- ZONING CODE: R-40
- LOT AREA = 40,018 SQ.FT. ±
- SETBACKS
  - FRONT = 30'
  - SIDE/REAR = 10'
- GROUND COVER
  - TOTAL ALLOWABLE = 4,018 SQ.FT. ±
  - TOTAL OCCUPIED= 1,458 SQ.FT. ±
  - MAIN HOUSE = 1,298 SQ.FT. ±
  - CABANA = 160 SQ.FT. ±

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44401
TWO STORY

TITLE:
SITE PLAN

DRAWN BY:DLN
DATE: 2/17/23
SCALE: 1/4"=1'-0"
FILENAME:44401 PD4

SHEET:
A-0.00

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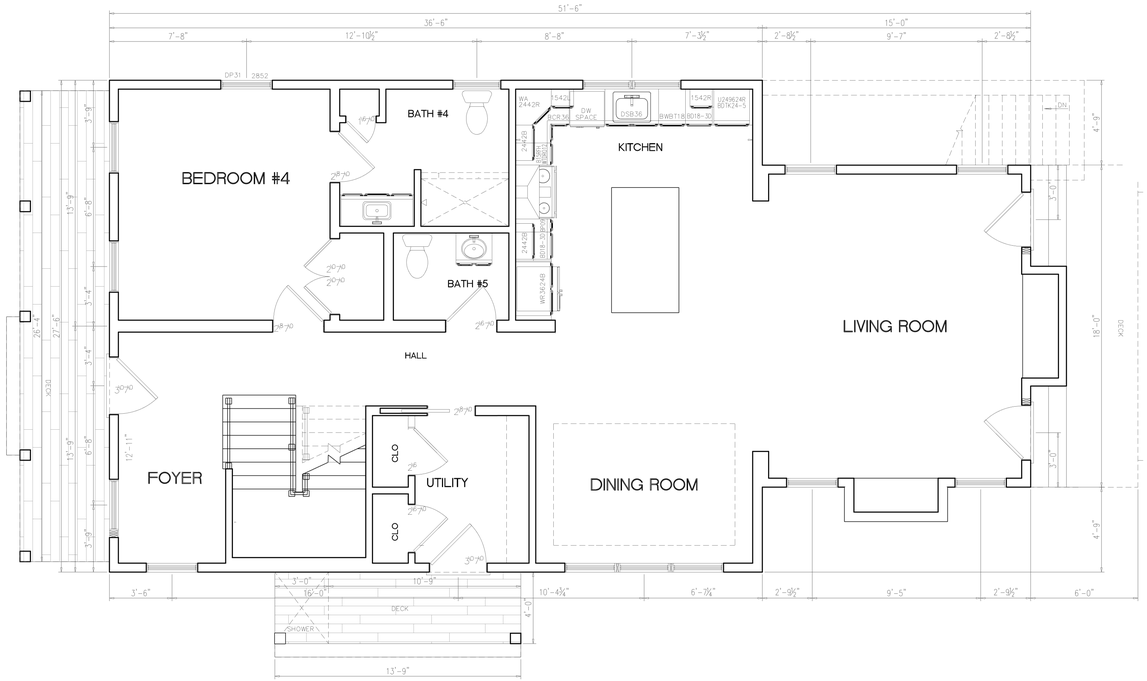
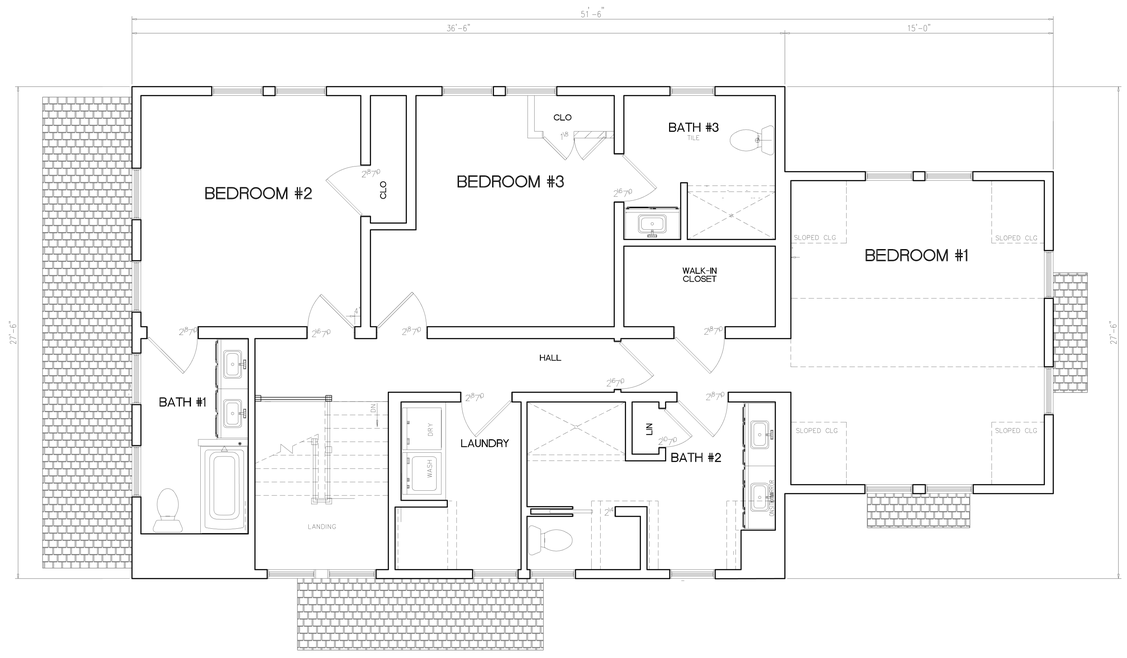


FIRST FLOOR PLAN



SECOND FLOOR PLAN

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44401
TWO STORY

TITLE:
FIRST/SECOND FLOOR PLANS

DRAWN BY:DLN
DATE: 2/17/23
SCALE: 1/4"=1'-0"
FILENAME:44401 PD4

SHEET:
A-1.00

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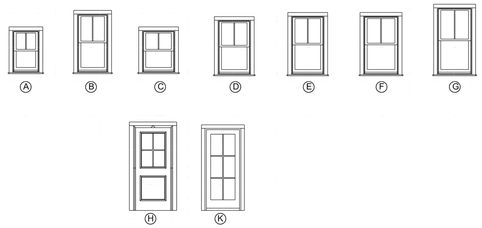
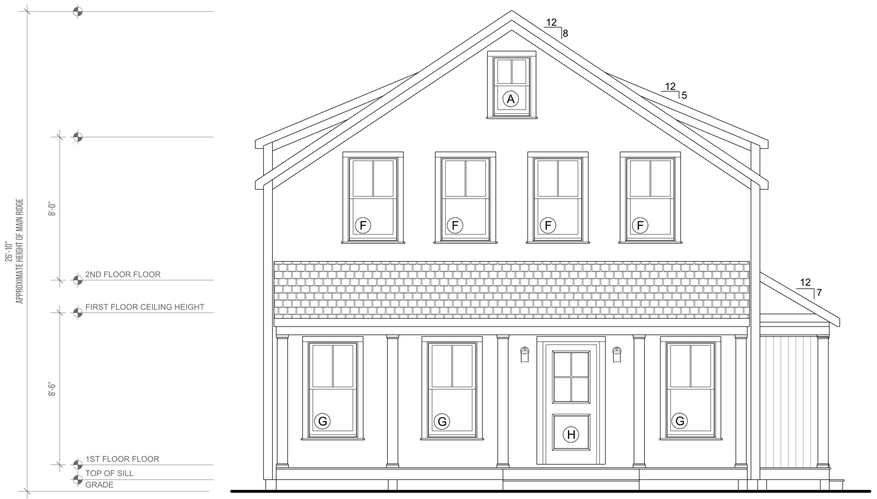
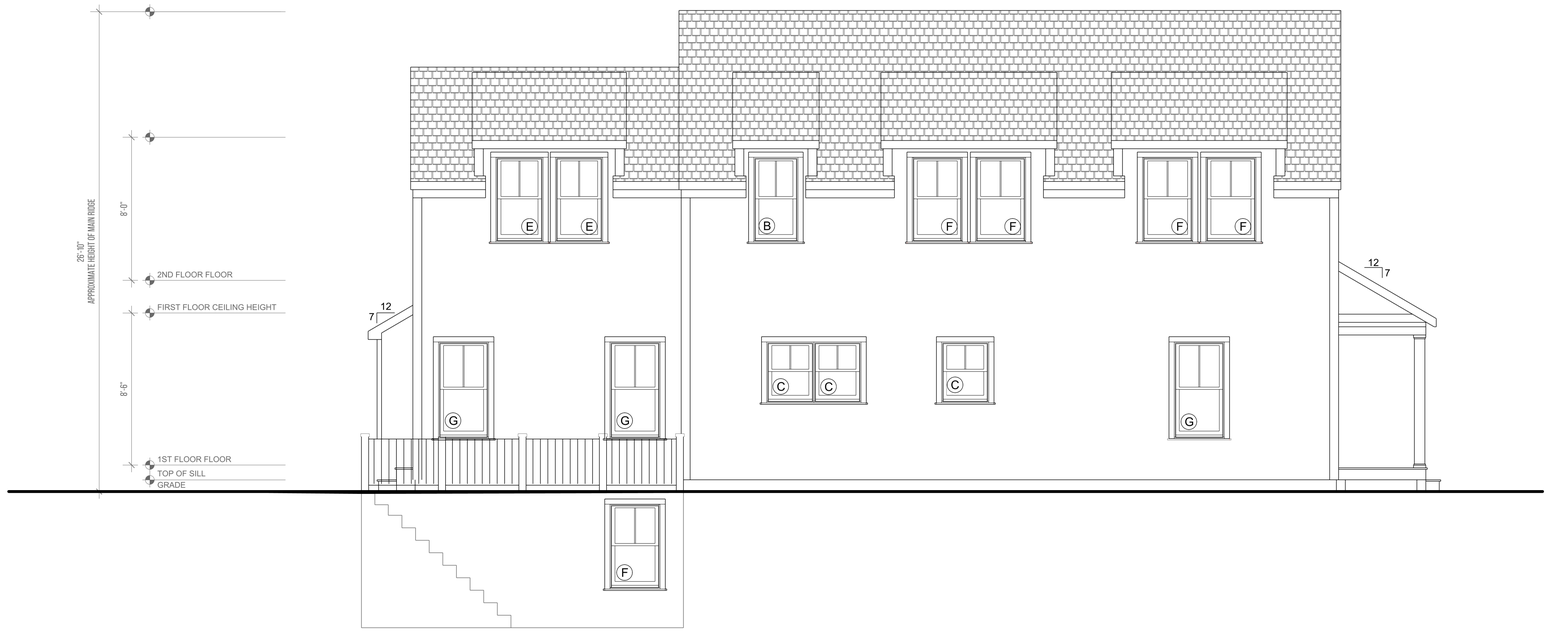
44287 DOOR/WINDOW SCHEDULE								
WINDOWS - ANDERSON 400 SERIES - SIMULATED DIVIDED								
MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2032	A	26 1/8" X 40 7/8"	ANDERSON 400	DH WINDOW	.30	7.27	4.21	2.48
2446	B	30 1/8" X 56 7/8"	ANDERSON 400	DH WINDOW	.30	11.70	7.65	4.38
2632	C	32 1/8" x 40 7/8"	ANDERSON 400	DH WINDOW	.31	8.97	5.54	3.17
2642	D	32 1/8" X 52 7/8"	ANDERSON 400	DH WINDOW	.31	11.61	7.62	4.33
2646	E	32 1/8" X 56 7/8"	ANDERSON 400	DH WINDOW	.31	12.48	8.31	4.71
2846	F	34 1/8" X 56 7/8"	ANDERSON 400	DH WINDOW	.30	13.28	8.98	5.05
2852	G	34 1/8" x 64 7/8"	ANDERSON 400	DH WINDOW	.31	15.14	10.48	5.88
DOORS								
SP862	H	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.25	22.3	1.5	19.26
FWH3668	K	36" x 80"	ANDERSEN	6-LITE OUTSWING				





WEST ELEVATION (FRONT)



SOUTH ELEVATION (RIGHT)

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44401
TWO STORY

TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY:DLN
DATE: 2/17/23
SCALE: 1/4"=1'-0"
FILENAME:44401 PD4

SHEET:
A-3.00

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44287 DOOR/WINDOW SCHEDULE								
WINDOWS - ANDERSON 400 SERIES - SIMULATED DIVIDED								
MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2032	A	26 1/8" X 40 7/8"	ANDERSON 400	DH WINDOW	.30	7.27	4.21	2.48
2446	B	30 1/8" X 56 7/8"	ANDERSON 400	DH WINDOW	.30	11.70	7.65	4.38
2632	C	32 1/8" x 40 7/8"	ANDERSON 400	DH WINDOW	.31	8.97	5.54	3.17
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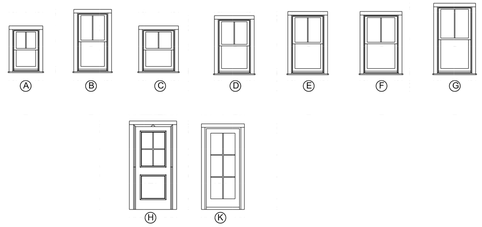
2646	E	32 1/8" X 56 7/8"	ANDERSON 400	DH WINDOW	.31	12.48	8.31	4.71
2846	F	34 1/8" X 56 7/8"	ANDERSON 400	DH WINDOW	.30	13.28	8.98	5.05
2852	G	34 1/8" x 64 7/8"	ANDERSON 400	DH WINDOW	.31	15.14	10.48	5.88
DOORS								
SP862	H	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.25	22.3	1.5	19.26
FWH3668	K	36" x 80"	ANDERSEN	6-LITE OUTSWING				





EAST ELEVATION (REAR)



NORTH ELEVATION (LEFT)

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44401
TWO STORY

TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY:DLN
DATE: 2/17/23
SCALE: 1/4"=1'-0"
FILENAME:44401 PD4

SHEET:
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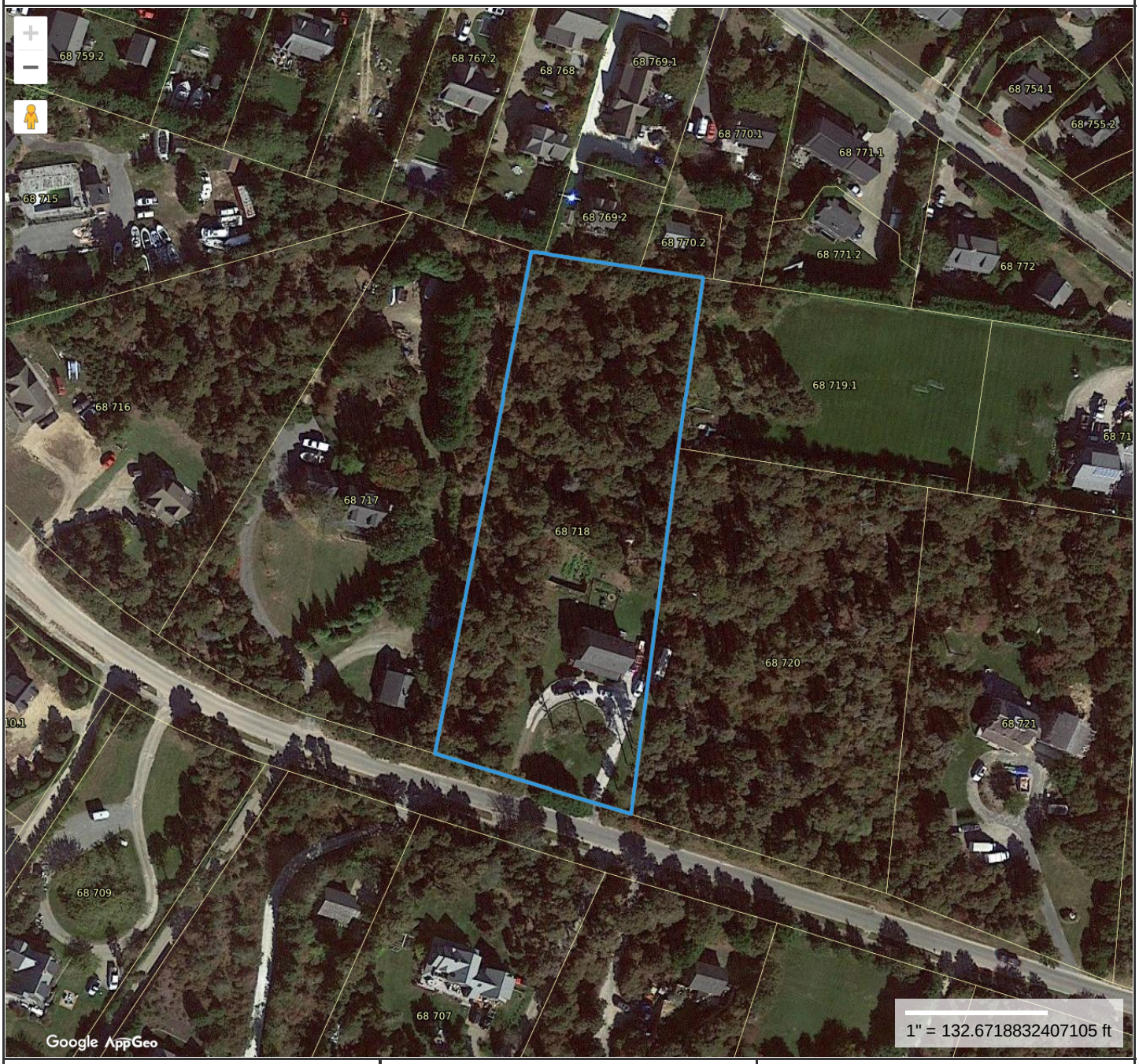

Property Information

Property ID	68 718
Location	13 EVERGREEN WY
Owner	GEDDES LORI A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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

13 EVERGREEN WAY EXISTING VIEW FROM PUBLIC WAY









TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER....GEDDES LORI A.....

MAILING ADDRESS....13 EVERGREEN WY, NANTUCKET, MA 02554.....

PROPERTY LOCATION....13 EVERGREEN WY, NANTUCKET, MA 02554.....

ASSESSORS MAP/PARCEL....68/718.....

SUBMITTED BY:....REID YENOR.....

SEE ATTACHED PAGES

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

NOVEMBER 30, 2023

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 13 Evergreen Way Nantucket, MA 02554

Tax Map Number: 68 Parcel Number: 178

Owner of Record: Lori A Geddes

Description of Proposal: The proposed work for 13 Evergreen Way includes a new two-story dwelling with a footprint of 1,274 square feet. This dwelling has an overall size of 27'-6" x 51-'6". The proposed height of the structures main ridge is approximately 26'-9" above finish grade.

Anticipated HDC Submission Date: December 4th, 2023

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

RYDER BRIAN T & LORRI A RYDER TR
18 EVERGREEN WY
NANTUCKET, MA 02554

SHANNON CHRISTOPHER
15 EVERGREEN WY
NANTUCKET, MA 02554

BROOKS BONNIE L & LEMA JEFFREY
15A EVERGREEN WY
NANTUCKET, MA O2554

LEBRECHT DOUGLAS & GINA
4 DAFFODIL LN
NANTUCKET, MA 02554

GEDDES KATHRYN D
PO BOX 1320
NANTUCKET, MA 02554

ARGUS BUTTERFLY COOPERATIVE INC
RACHEL GATES
NANTUCKET, MA 02554

10 DAFFODIL LANE COOP INC
JOHNSON JILL M & LAPIENE HAYLEY
10A DAFFODIL LANE
NANTUCKET, MA 02554

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Nantucket, MA 02554

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Extra Services & Fees (check box, add fee as appropriate) $0.00
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.66

Total Postage and Fees $ $5.01

0056 03

Postmark Here

NANTUCKET MA 02584 DEC 1 2023 USPS

12/01/2023

Sent To Lebrecht Douglas & Gina

Street and Apt. No., or PO Box No. 4 Daffodil Ln

City, State, ZIP+4® Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 9294 3185

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- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $ $0.66

Total Postage and Fees $ $5.01

0056 03

Postmark Here

NANTUCKET MA 02584 DEC 1 2023 USPS

12/01/2023

Sent To 10 Daffodil Lane Coop INC

Street and Apt. No., or PO Box No. 10A Daffodil Lane

City, State, ZIP+4® Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate) $0.00
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- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $ $0.66

Total Postage and Fees $ $5.01

0056 03

Postmark Here

NANTUCKET MA 02584 DEC 1 2023 USPS

12/01/2023

Sent To Argus Butterfly Cooperative Inc.

Street and Apt. No., or PO Box No. Rachel Gates

City, State, ZIP+4® Nantucket, MA, 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate) $3.55
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $ $0.66

Total Postage and Fees $ $8.56

0056 03

Postmark Here

NANTUCKET MA 02584 DEC 1 2023 USPS

12/01/2023

Sent To Shannon Christopher

Street and Apt. No., or PO Box No. 15 Evergreen WY

City, State, ZIP+4® Nantucket, MA, 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 4636 9637

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Nantucket, MA 02554

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12/01/2023

Sent To Ryder Brian T & Lorri A Ryder TR

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City, State, ZIP+4® Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To Geddes Kathryn D

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Postage	$0.66
Total Postage and Fees	$5.01

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Sent To: Brooks Bonnie L & Lema Jeffrey

Street and Apt. No., or PO Box No.: 15A Evergreen Wy

City, State, ZIP+4®: Nantucket, MA 02554

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Vice-Chair

Abigail Camp

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Val Oliver

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Carrie Thornewill

Connie Patten

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Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR Lori Geddes

STREET ADDRESS 13 Evergreen Way Nantucket, MA 02554

MAP/PARCEL 68 / 718

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 4th, 2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Reid Yenor 11/30/23

Signature Date

22 Nonantum
MH Revs

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

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

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

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

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°: 87 PARCEL N°. 19

Street & Number of Proposed Work: 22 Nonantum Avenue

Owner of record: 22N LLP

Mailing Address: 22 Nonantum Avenue
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-07-8795
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Add Railings
2. South Elevation Revise Porch + Fenestration, Add railing
3. West Elevation Revise Fenestration
4. North Elevation Add Columns + Railings, Revise Fenestration

*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.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): 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 Half Round Fixed
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

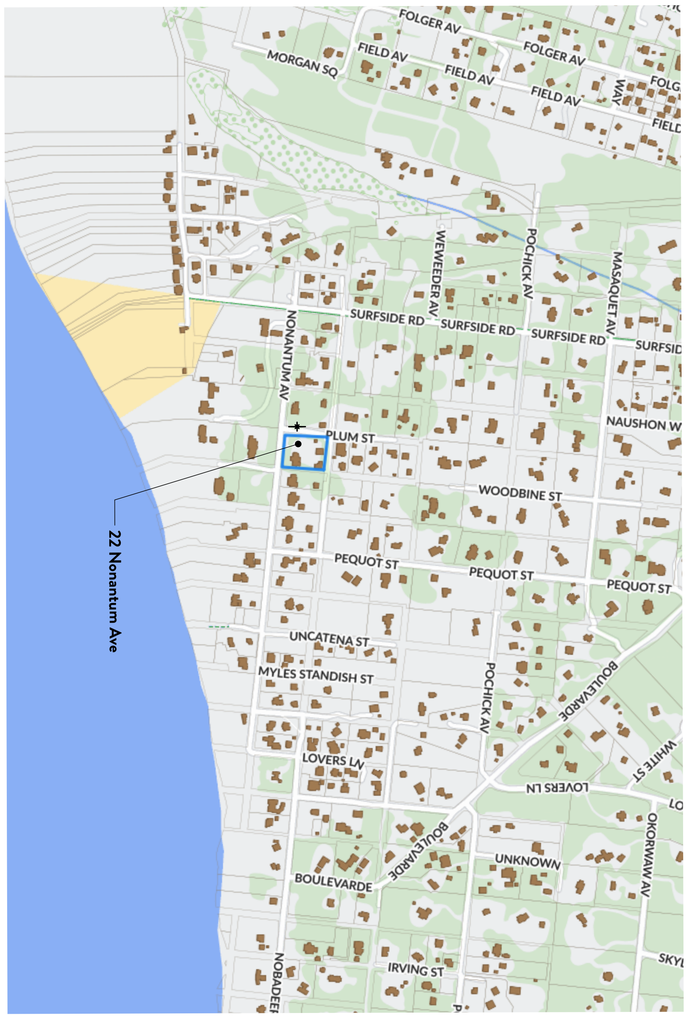
COLORS

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

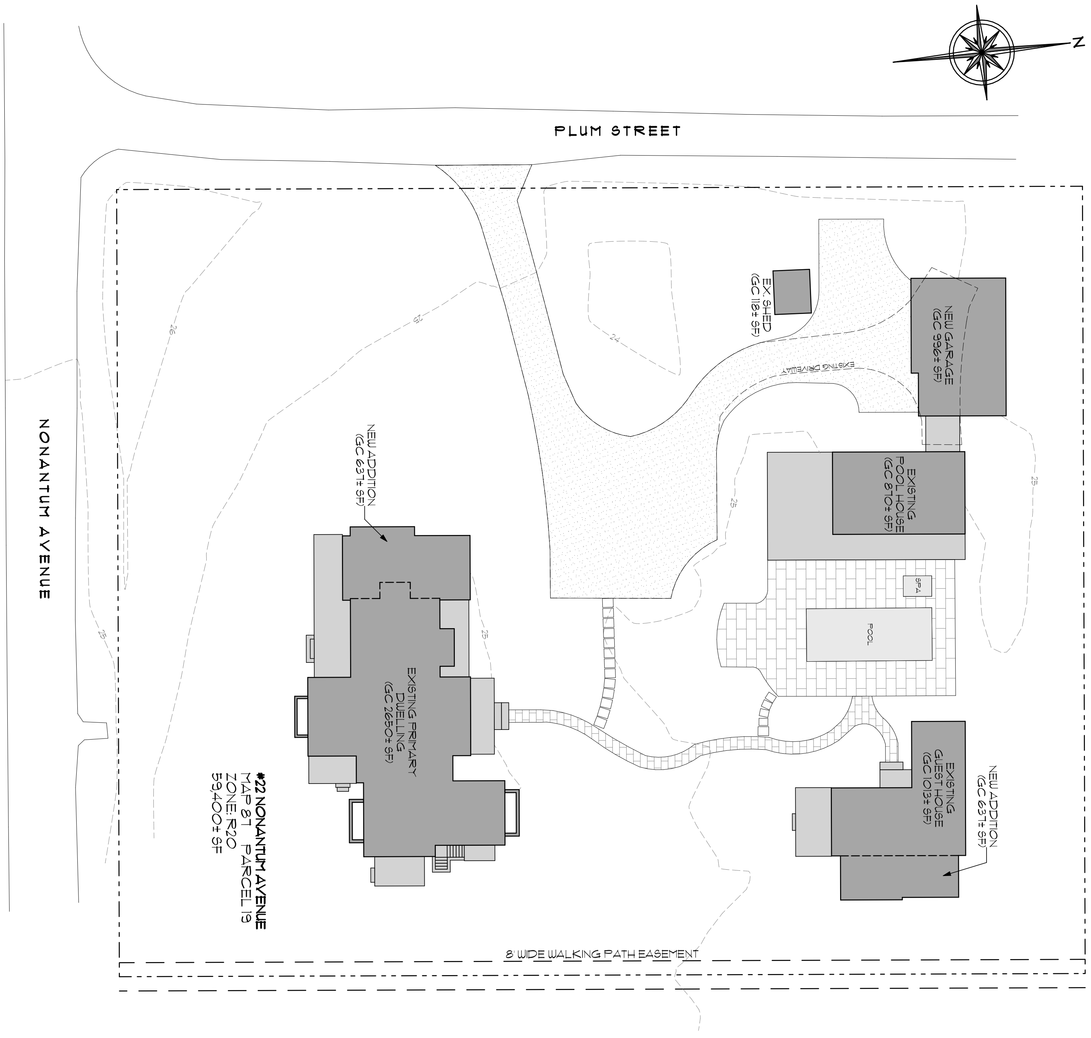
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/4/23 Signature of owner of record _____ Signed under penalties of perjury



Locus Map



Site Plan
SCALE: 1" = 20'

ID #
L-1.1

Main House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554

MAP NO: 87 ZONING INFO: R20
PARCEL NO: 19 PROJECT NO: REVISED: 12/4/23

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Site Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



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

Main House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12/4/23
Build. Dept. Sub:
Revs: 12/4/23

Window Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Model	Lights	Comments
A	18	Double Hung	Marvin	2'-11 3/8" x 5'-9"	3'-0 3/8" x 5'-9 1/2"	UWDH3030	6 over 1	
A2	1	(2) Double Hung	Marvin	(2) 2'-11 3/8" x 5'-9"	5'-11 3/4" x 5'-9 1/2"	(2) UWDH3030	6 over 1	Narrow mull, no stud pockets
A3	1	(3) Double Hung	Marvin	(3) 2'-11 3/8" x 5'-9"	8'-11 1/8" x 5'-9 1/2"	(3) UWDH3030	6 over 1	Narrow mull, no stud pockets
B	7	Double Hung	Marvin	2'-11 3/8" x 5'-1"	3'-0 3/8" x 5'-1 1/2"	UWDH3026	6 over 1	
B3	1	(3) Double Hung	Marvin	(3) 2'-11 3/8" x 5'-1"	8'-11 1/8" x 5'-1 1/2"	(3) UWDH3026	6 over 1	Narrow mull, no stud pockets
C	5	Double Hung	Marvin	2'-11 3/8" x 4'-9"	3'-0 3/8" x 4'-9 1/2"	UWDH3024	6 over 1	
C3	2	(3) Double Hung	Marvin	(3) 2'-11 3/8" x 4'-9"	8'-11 1/8" x 4'-9 1/2"	(3) UWDH3024	6 over 1	Narrow mull, no stud pockets
D3	2	(3) Double Hung	Marvin	(3) 2'-11 3/8" x 6'-1"	8'-11 1/8" x 6'-1 1/2"	(3) UWDH3032	6 over 1	Narrow mull, no stud pockets
E	3	Double Hung	Marvin	2'-11 3/8" x 4'-1"	3'-0 3/8" x 4'-1 1/2"	UWDH2620	6 over 1	
E2	1	(2) Double Hung	Marvin	(2) 2'-11 3/8" x 4'-1"	5'-11 3/4" x 4'-1 1/2"	(2) UWDH2620	6 over 1	Narrow mull, no stud pockets
F	2	Half Round Fixed	Marvin	Verify in field	Verify in field	TBD	5	Sunburst muntin configuration, refer to elevations
G	1	Casement	Marvin	2'-0" x 4'-0 1/16"	2'-1" x 4'-0 9/16"	UWCA2448	6	
H	1	Casement	Marvin	2'-0" x 2'-4 1/16"	2'-1" x 2'-4 9/16"	UWCA2428	4	

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
1	1	Insuing Entry Door	Upstate	3'-0" x 7'-0"			9	Over 2 panel, U-value = .23 w/ stormdoor, .36 without stormdoor.
		w/ Sidelights	Upstate	(2) 1'-4" x 7'-0"	TBD		3 ea	Over 1 panel
2	1	Insuing Side Door	Upstate	3'-0" x 7'-0"	TBD		6	
3	4	Insuing French Doors	Upstate	(2) 3'-0" x 7'-0"	TBD		6 ea	
4	1	Insuing Side Door	Upstate	2'-8" x 7'-0"	TBD		6	
5	1	Insuing Side Door	Upstate	2'-8" x 7'-8"	TBD		6	
6	1	Insuing Side Door	Upstate	2'-6" x 7'-4"	TBD		6	
7	1	Insuing Side Door	Upstate	2'-8" x 7'-4"	TBD		6	



Previously Approved North Elevation
SCALE: 1/8" = 1'-0"

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM

REVISIONS
DATE

North Elevation

Main House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554
MAP NO: 87 ZONING INFO: R20 REVISED: 12/4/23
PARCEL NO: 19 PROJECT NO:

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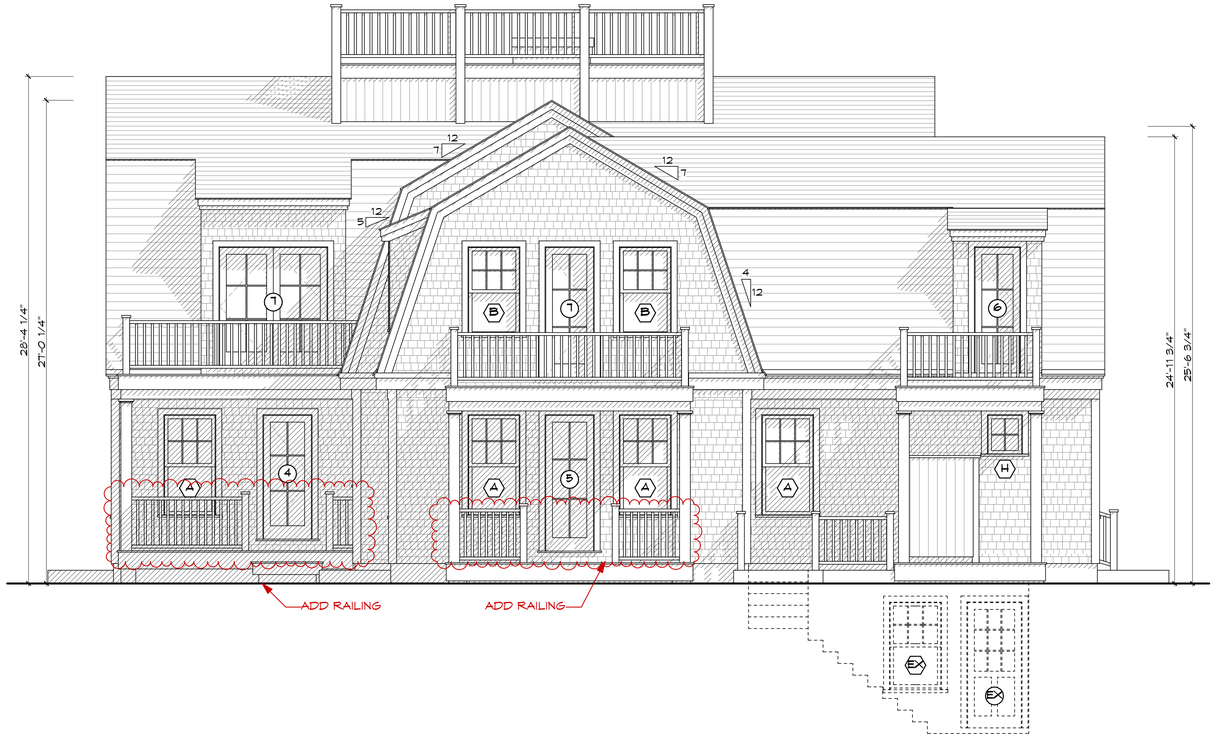
A-2.1



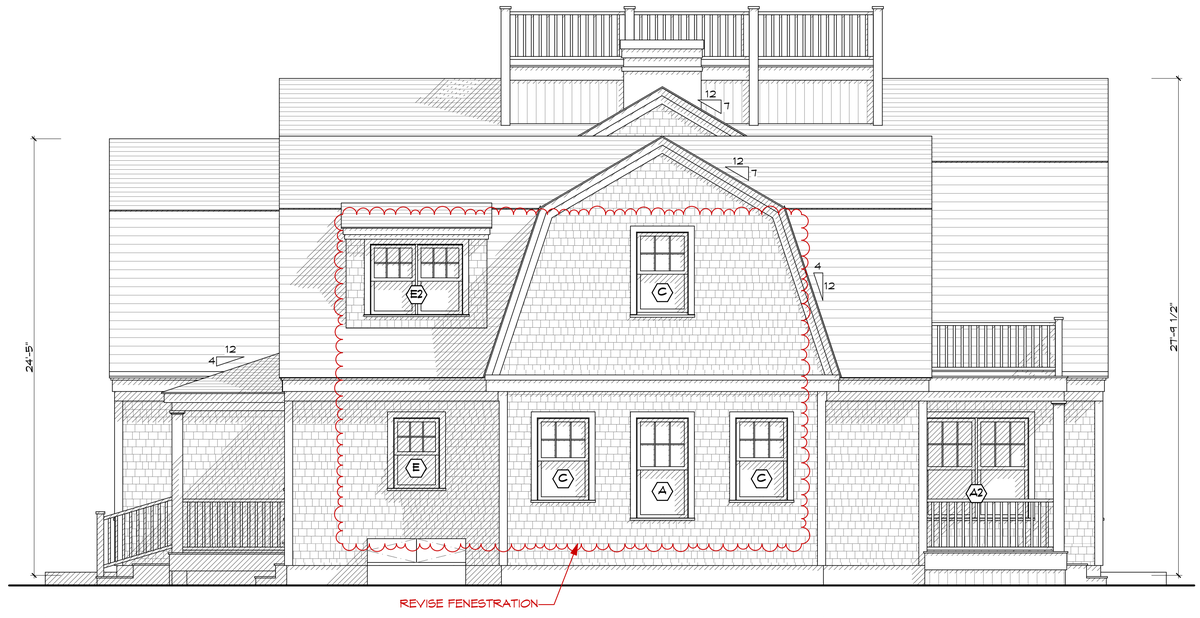
Previously Approved East Elevation
SCALE: 1/8" = 1'-0"



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



Previously Approved West Elevation
SCALE: 1/8" = 1'-0"



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

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DATE
REVISIONS

East & West Elevation

Main House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554

MAP NO: 87 ZONING INFO: R20 REVISED: 12/4/23
PARCEL NO: 19 PROJECT NO:

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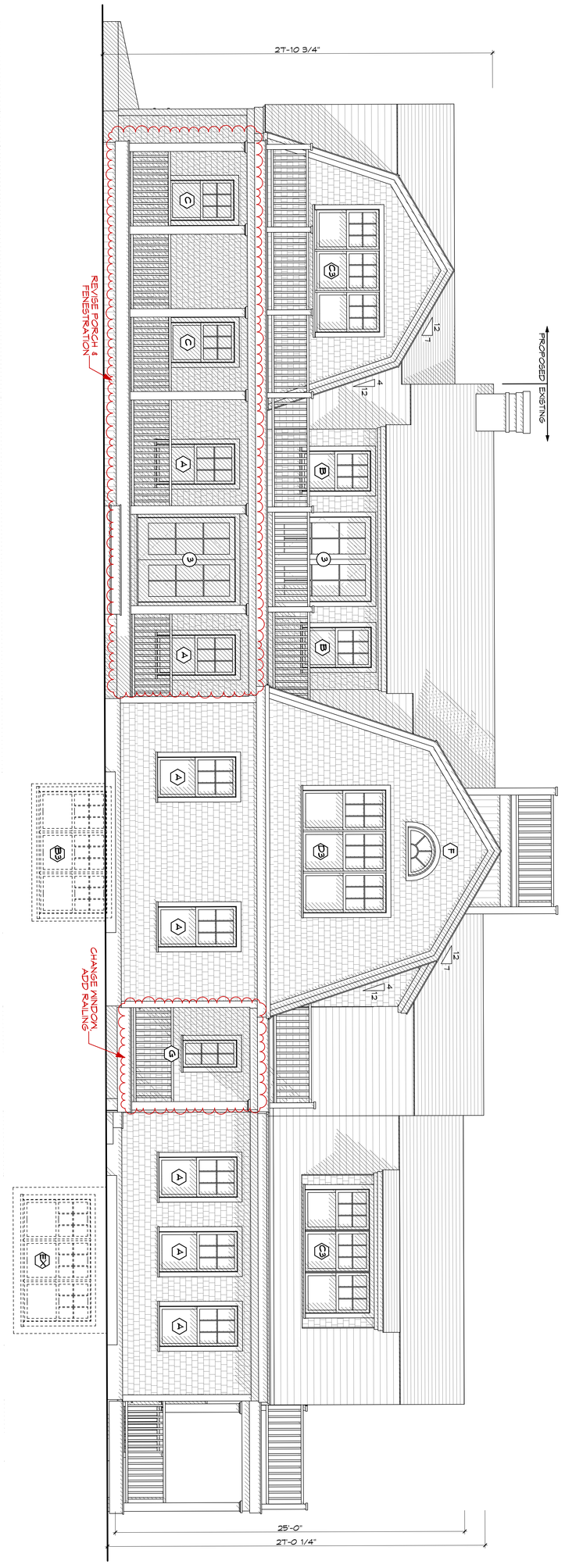
A-2.2



Previously Approved South Elevation
SCALE: 1/8" = 1'-0"



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

ID # **A-2.3**

Main House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554

MAP NO: 87 ZONING INFO: R20
PARCEL NO: 19 PROJECT NO: REVISED: 12/4/23

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South Elevation

DATE	REVISIONS

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11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

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PROPOSED EXISTING

26'-10 3/4"

8'-10 3/4" 18'-0"

35'-9"

4'-6"

5'-6"

2'-0"

18'-0"

5'-9"

UP

UNFINISHED STORAGE

UNFINISHED STORAGE

MECHANICAL

STORAGE

MECH.

STAIR HALL

WINE

CLOSET

BUNK ROOM

DN 3 R @ 8" O.C.

UP 13 R @ 7 15/16" (8-1 1/8")

ELEC. PANEL

RO HD-7'-2"

PWDR RM

MUDROOM ENTRY

MECH.

UP 14R

MEDIA ROOM

UP 3R

REUSE EXISTING 85" TV 75"W x 43"H

BASEMENT BATH

UP 3R

2'-6" 18'-0"

20'-6"

WALL LEGEND:

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

NEW WALL

Basement Floor Plan

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

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DATE REVISIONS

Basement Floor Plan

Main House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554

MAP NO: 87 ZONING INFO: R20 REVISED: 12/4/23

PARCEL NO: 19 PROJECT NO:

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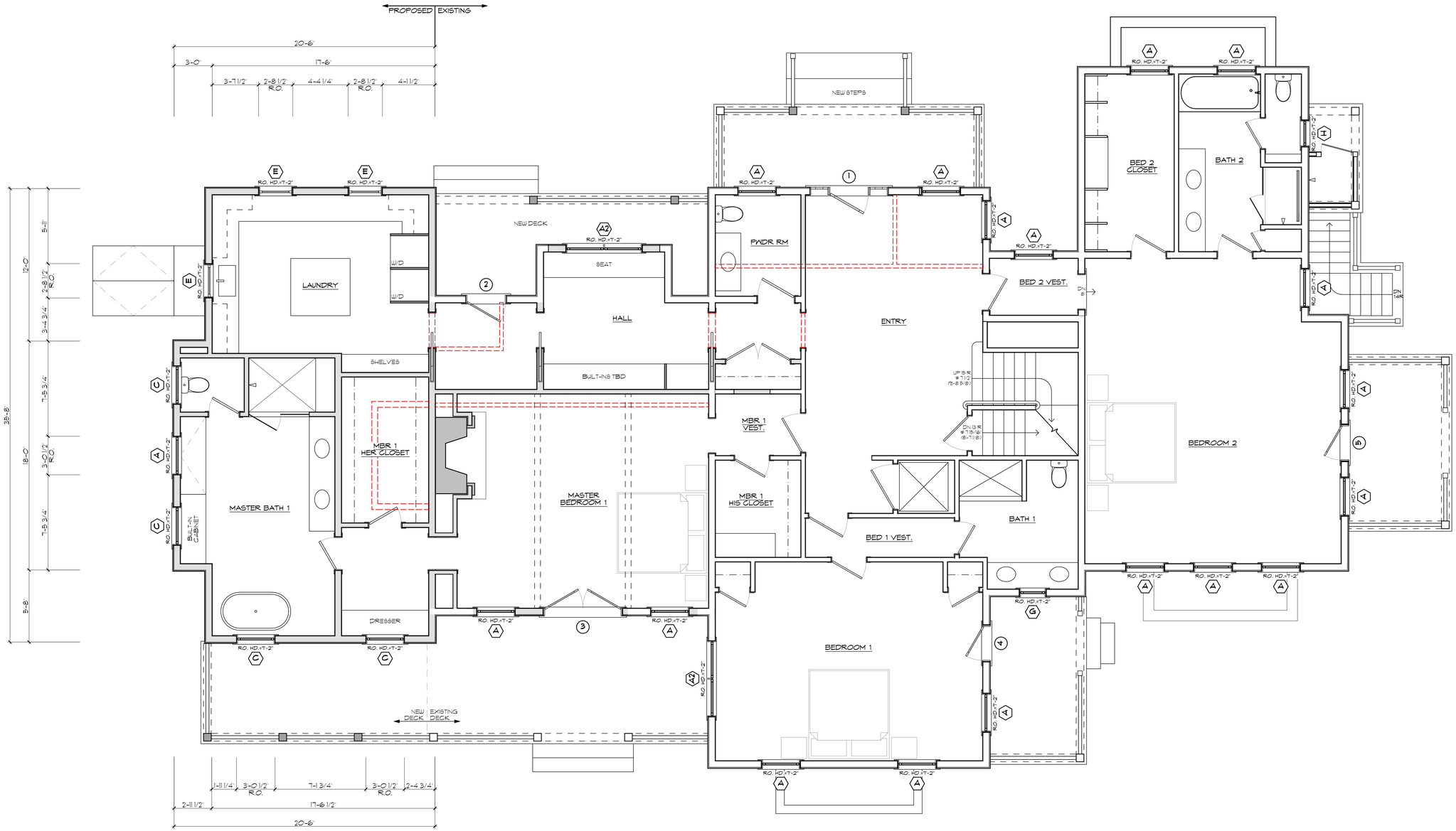
ID#

A-1.0



WALL LEGEND:

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

NEW WALL

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

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DATE REVISIONS

First Floor Plan

Main House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554

MAP NO: 87 ZONING INFO: R20 REVISED: 12/4/23
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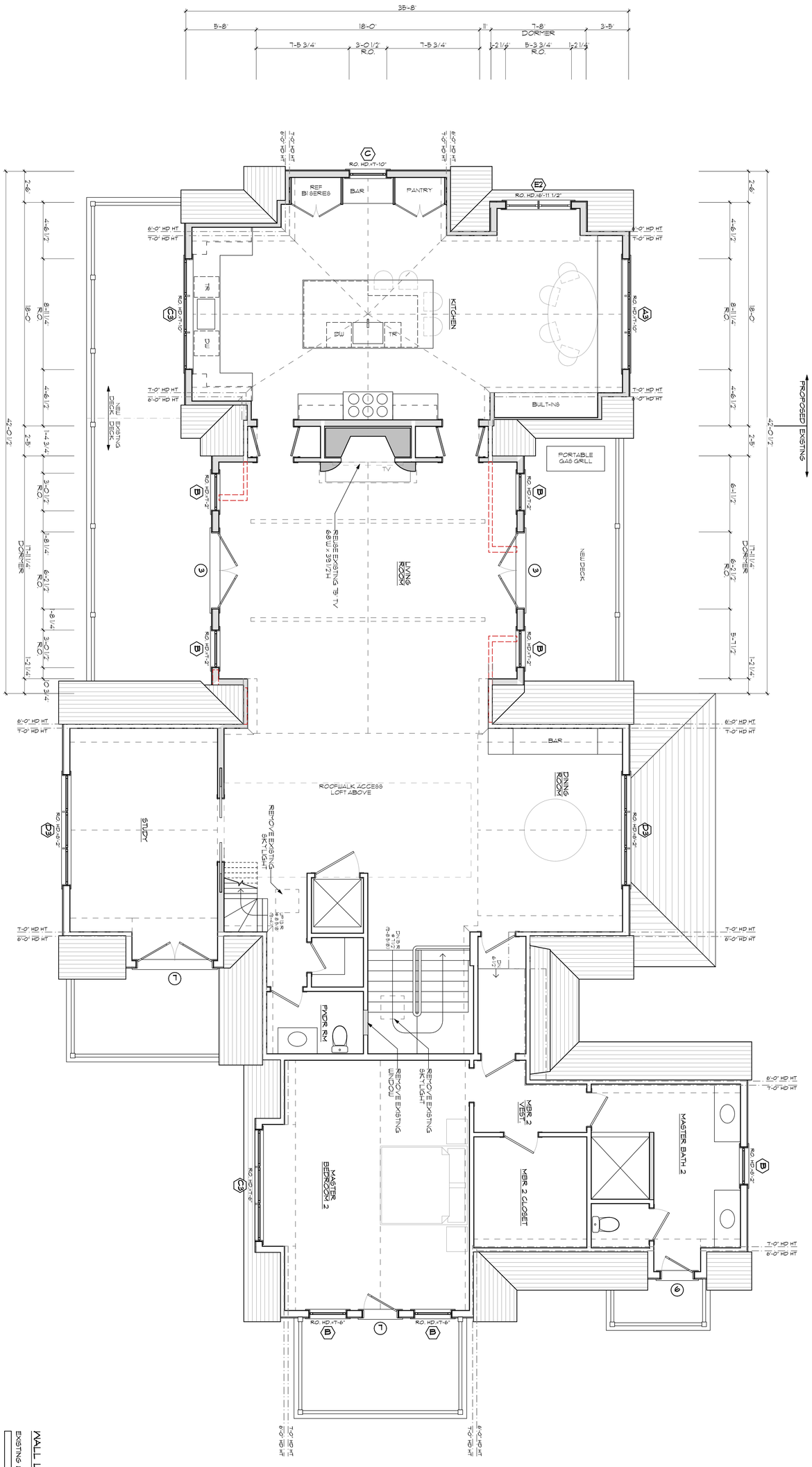

WALL LEGEND:

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

NEW WALL

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

ID # **A-1.2**

Main House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554

MAP NO: 87 ZONING INFO: R20
PARCEL NO: 19 PROJECT NO: REVISED: 12/4/23

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Second Floor Plan

DATE REVISIONS

BOTTICELLI & POHL

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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STAFF

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 22N LLP

STREET ADDRESS 22 Nonantum Ave

MAP/PARCEL 87/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 4, 2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature

12/4/23
Date

Subject: Re: HDC Authorization
Date: Friday, July 14, 2023 at 11:38:56 AM Eastern Daylight Time
From: Rick Noel
To: Tammy Conway

You have my authorisation to sign on my behalf.

Will you be sending over an electronic version of what is submitted so we can review?

Rick

Rick Noel
+19522000147

> On 14 Jul 2023, at 11:32 am, Tammy Conway <tammy@botticelliandpohl.com> wrote:
>
> Hi Rick,
> I hope this email finds you well. We are preparing to submit to the HDC on Monday and we just need authorization from you to sign HDC applications on your behalf for 22 Nonantum Avenue. You may reply to this email stating you give us permission.
> Best,
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

22 Nonantum
GH Fens Revs

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

$50 3. **Application Fee**: See back of application for fee schedule or call the office

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** . All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

(Initial to indicate read and understand)

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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°: 87 PARCEL N°. 19

Street & Number of Proposed Work: 22 Nonantum Avenue

Owner of record: 22N LLP

Mailing Address: 22 Nonantum Avenue
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-07-8796
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Revise Fenestration
2. South Elevation Revise Fenestration
3. West Elevation N/C
4. North Elevation Shift Window + Change size

*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.) _____

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 Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

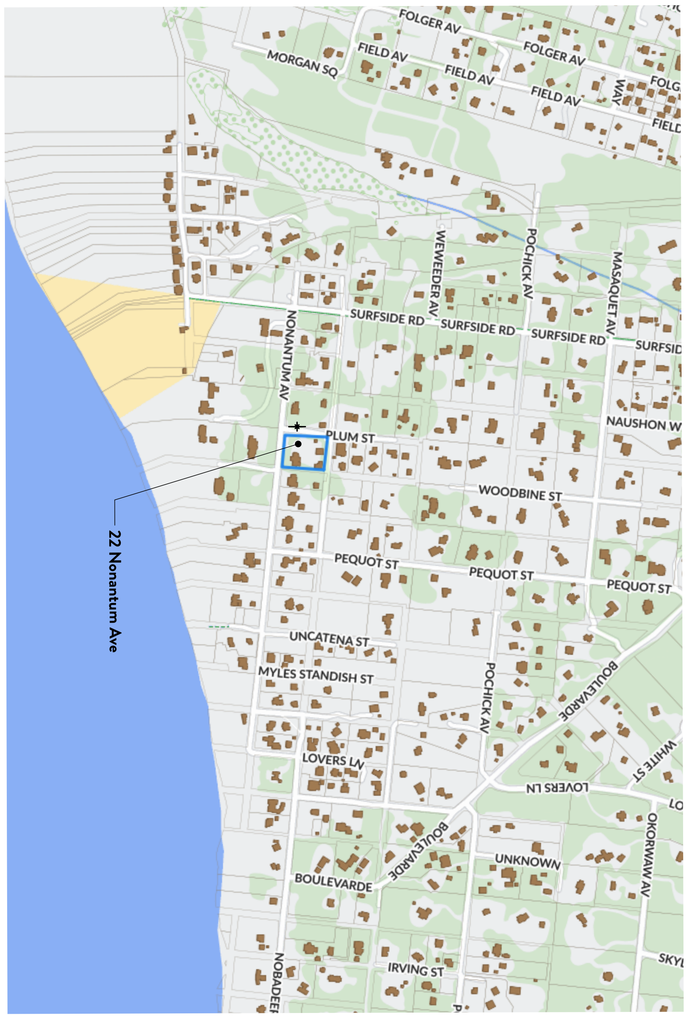
COLORS

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

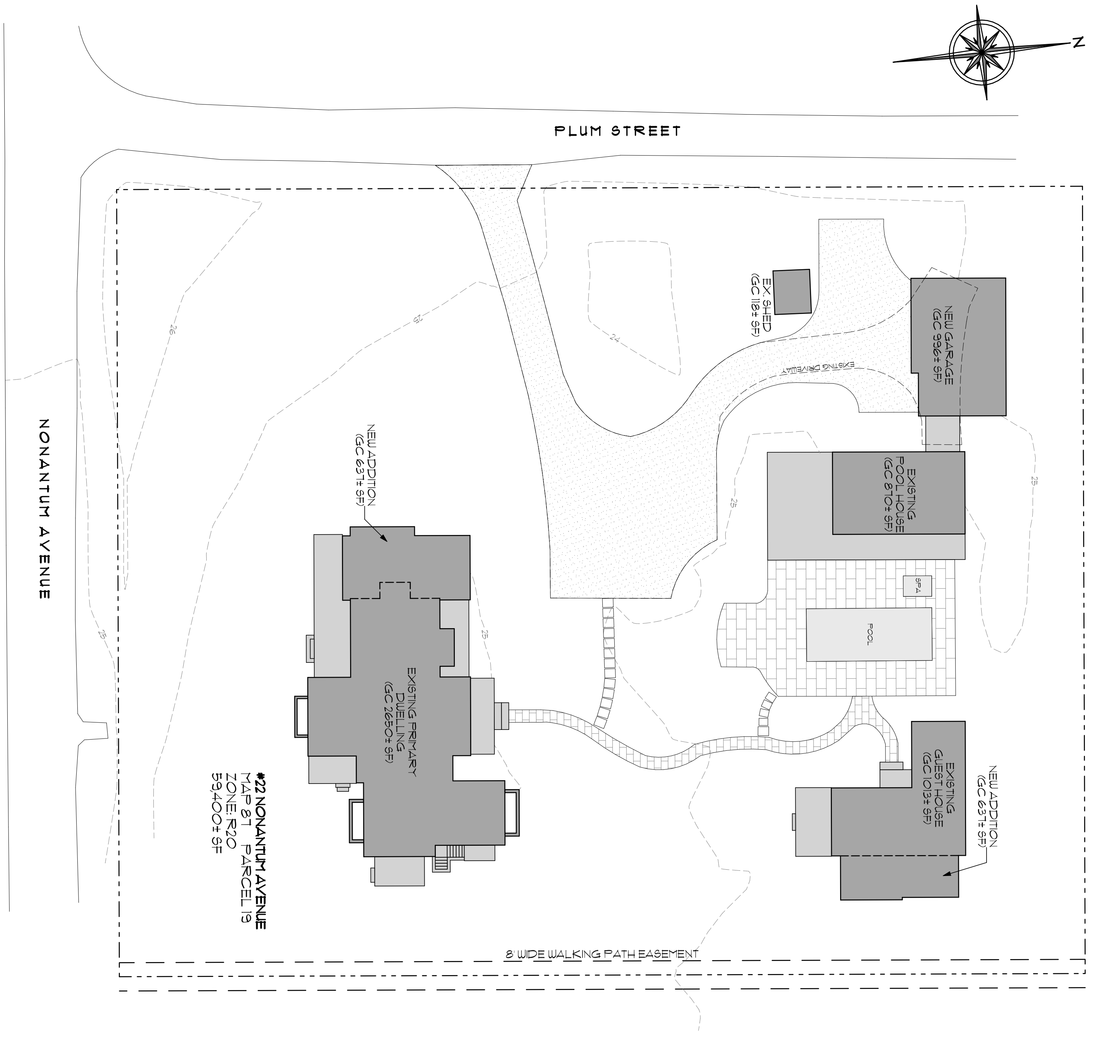
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/4/23 Signature of owner of record _____ Signed under penalties of perjury



Locus Map



Site Plan
SCALE: 1" = 20'

ID #
L-1.1

Main House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554

MAP NO: 87 ZONING INFO: R20
PARCEL NO: 19 PROJECT NO: REVISED: 12/4/23

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

Site Plan

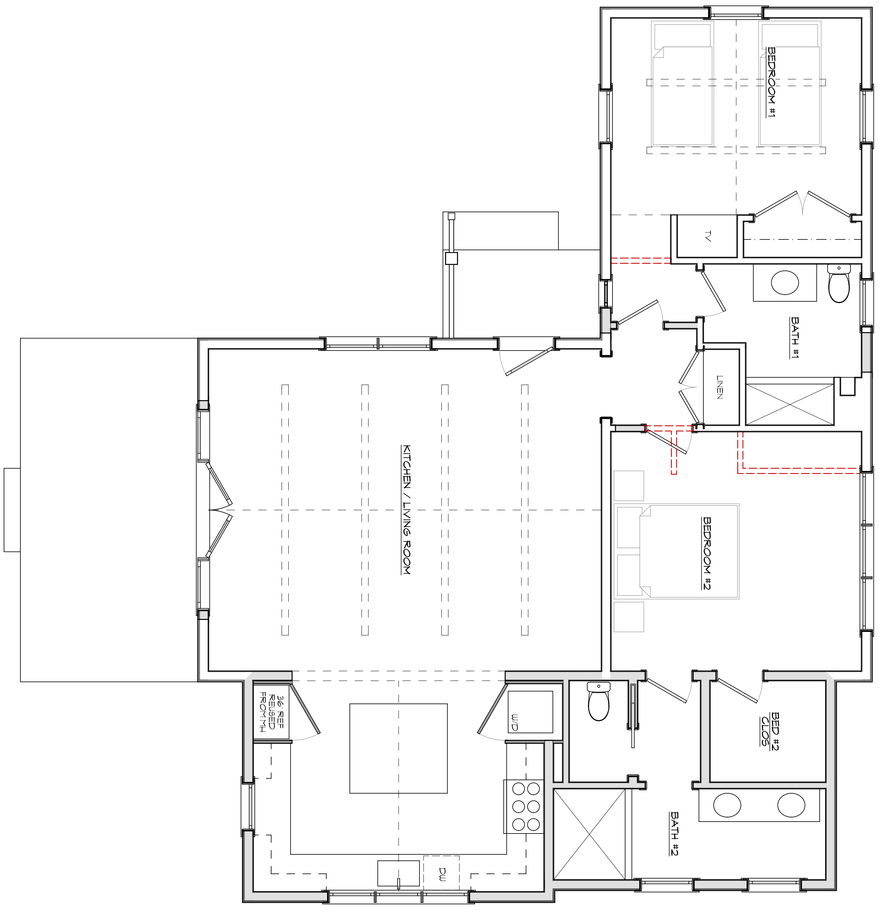
DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



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

GH-1.1
ID #

Guest House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554

MAP NO: 87 ZONING INFO: R20
PARCEL NO: 19 PROJECT NO: REVISED: 12/4/23

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Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

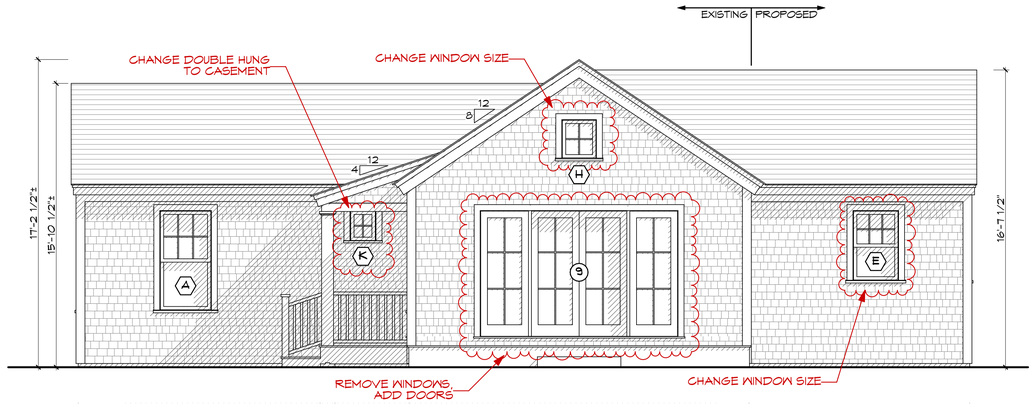
11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



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



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



Prev. Approved West Elevation
SCALE: 1/8" = 1'-0"



Prev. Approved South Elevation
SCALE: 1/8" = 1'-0"

Guest House Renovation & Addition
22 Nonantum Avenue
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 12/4/23
Build. Dept. Sub:
Revs: 12/4/23

Window Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Model	Lights	Comments
A	3	Double Hung	Marvin	2'-11 3/8" x 5'-9"	3'-0 3/8" x 5'-9 1/2	UWDH3030	6 over 1	
A2	1	(2) Double Hung	Marvin	(2) 2'-11 3/8" x 5'-9"	5'-11 3/4" x 5'-9 1/2"	(2) UWDH3030	6 over 1	Narrow mull, no stud pockets
A3	1	(3) Double Hung	Marvin	(3) 2'-11 3/8" x 5'-9"	8'-11 1/8" x 5'-9 1/2"	(3) UWDH3030	6 over 1	Narrow mull, no stud pockets
C	2	Double Hung	Marvin	2'-11 3/8" x 4'-9"	3'-0 3/8" x 4'-9 1/2"	UWDH3024	6 over 1	
E	2	Double Hung	Marvin	2'-11 3/8" x 4'-1"	3'-0 3/8" x 4'-1 1/2"	UWDH2620	6 over 1	
E3	1	(3) Double Hung	Marvin	(3) 2'-11 3/8" x 4'-1"	8'-11 1/8" x 4'-1 1/2"	(3) UWDH2620	6 over 1	Narrow mull, no stud pockets
H	2	Casement	Marvin	2'-0" x 2'-4 1/16"	2'-1" x 2'-4 9/16"	UWCA2428	4	
K	1	Casement	Marvin	Verify in field	Verify in field	TBD	4	

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
8	1	Inswing Entry Door	Upstate	3'-0" x 7'-0"	TBD		9	Over 2 panel, U-value = .23 w/ stormdoor, .36 without stormdoor.
9	1	Inswing French Doors	Upstate	(2) 2'-8" x 7'-0"			6 ea	

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM

REVISIONS
DATE

South & West Elevation

Guest House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554
MAP NO: 87 ZONING INFO: R20 REVISED: 12/4/23
PARCEL NO: 19 PROJECT NO:

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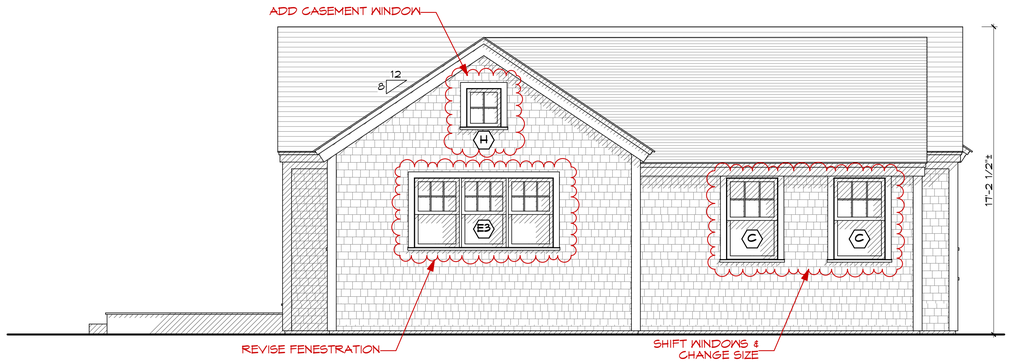
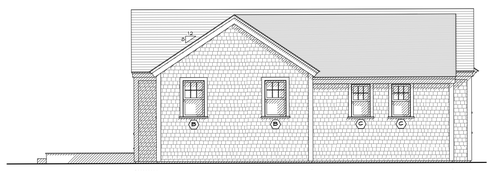


East Elevation
SCALE: 1/4" = 1'-0"



Prev. Approved East Elevation
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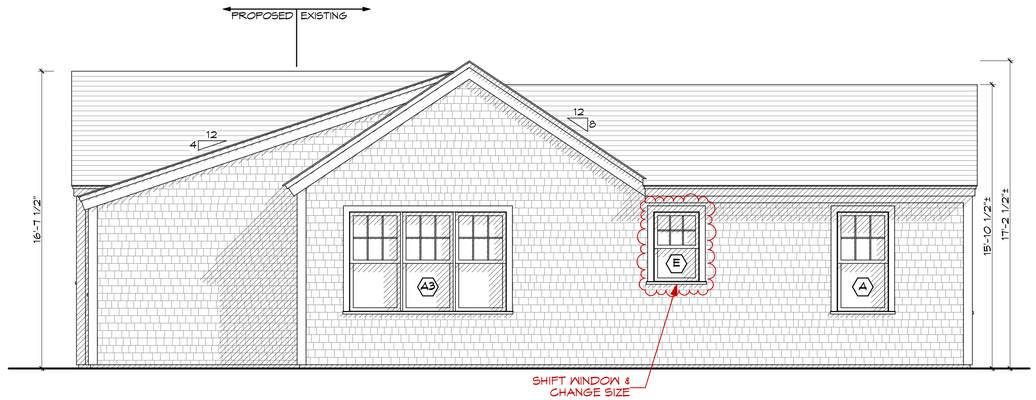

North Elevation
SCALE: 1/4" = 1'-0"



Prev. Approved North Elevation
SCALE: 1/8" = 1'-0"

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

DATE | REVISIONS

North & East Elevation

Guest House Renovation & Addition at
22 Nonantum Avenue
Nantucket, MA 02554

MAP NO: 87 ZONING INFO: R20
PARCEL NO: 19 PROJECT NO: REVISED: 12/4/23

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ID#
GH-2.2

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> 508-228-5455

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 22N LLP

STREET ADDRESS 22 Nonantum Avenue

MAP/PARCEL 87/19

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Signature

12/1/23
Date

8 Wolbang Ave
New Shed

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

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Rev Mar 2020

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CERTIFICATE OF APPROPRIATENESS

for structural work.

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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°: 82 PARCEL N°. 146

Street & Number of Proposed Work: 8 Walbang Avenue

Owner of record: 8 Walbang Nom Trust; Steven Cohen Trustee

Mailing Address: C/o Cohen + Cohen PC 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-6" Sq. Footage 1st floor: 198 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 14'-4" South 14'-4" East 14'-4" West 14'-4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /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 _____

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 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☑ SDL Front 6 Lite Vertical Board Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

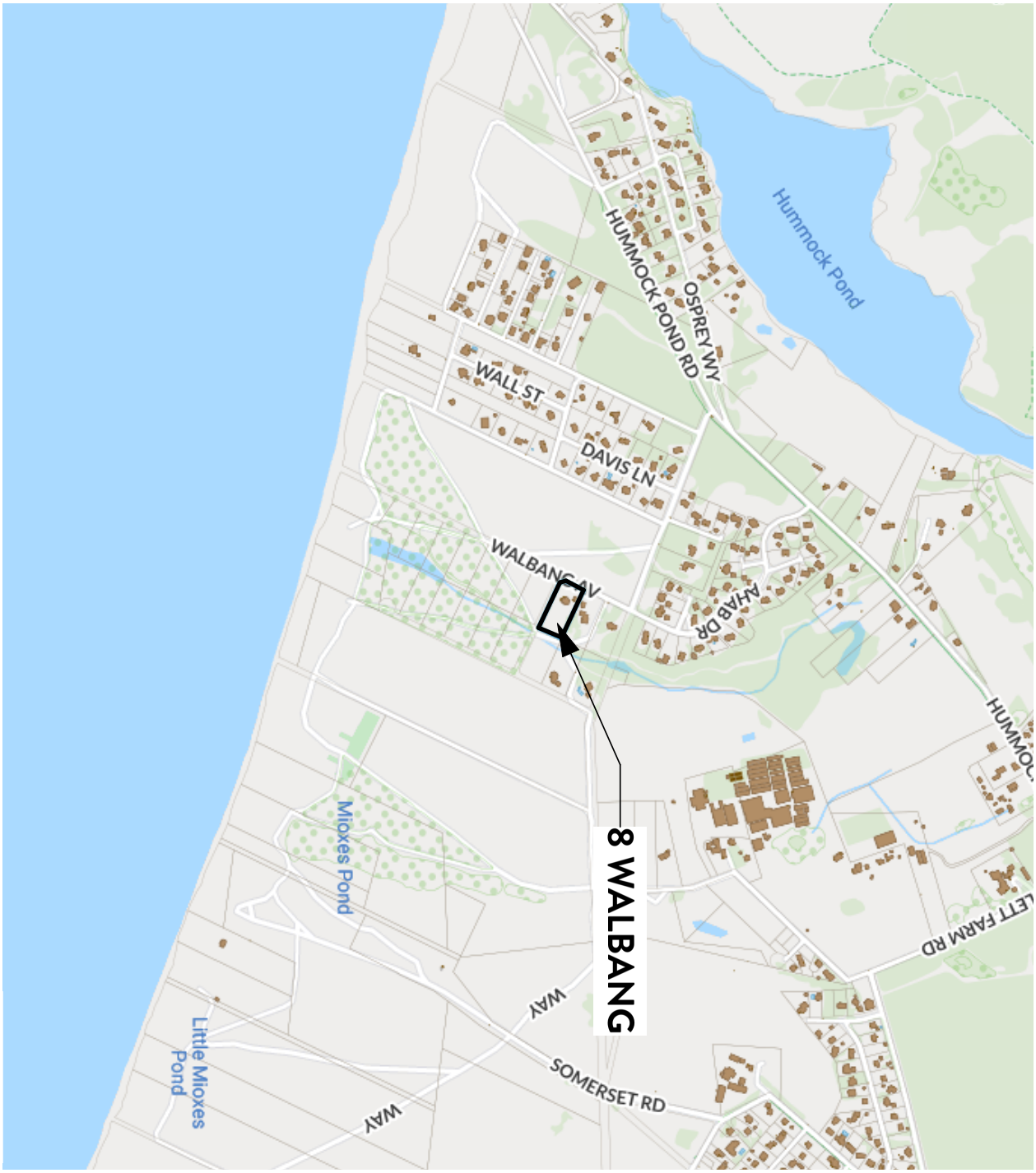
COLORS

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

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/7/23 Signature of owner of record _____ Signed under penalties of perjury



ID #
L-1.1

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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

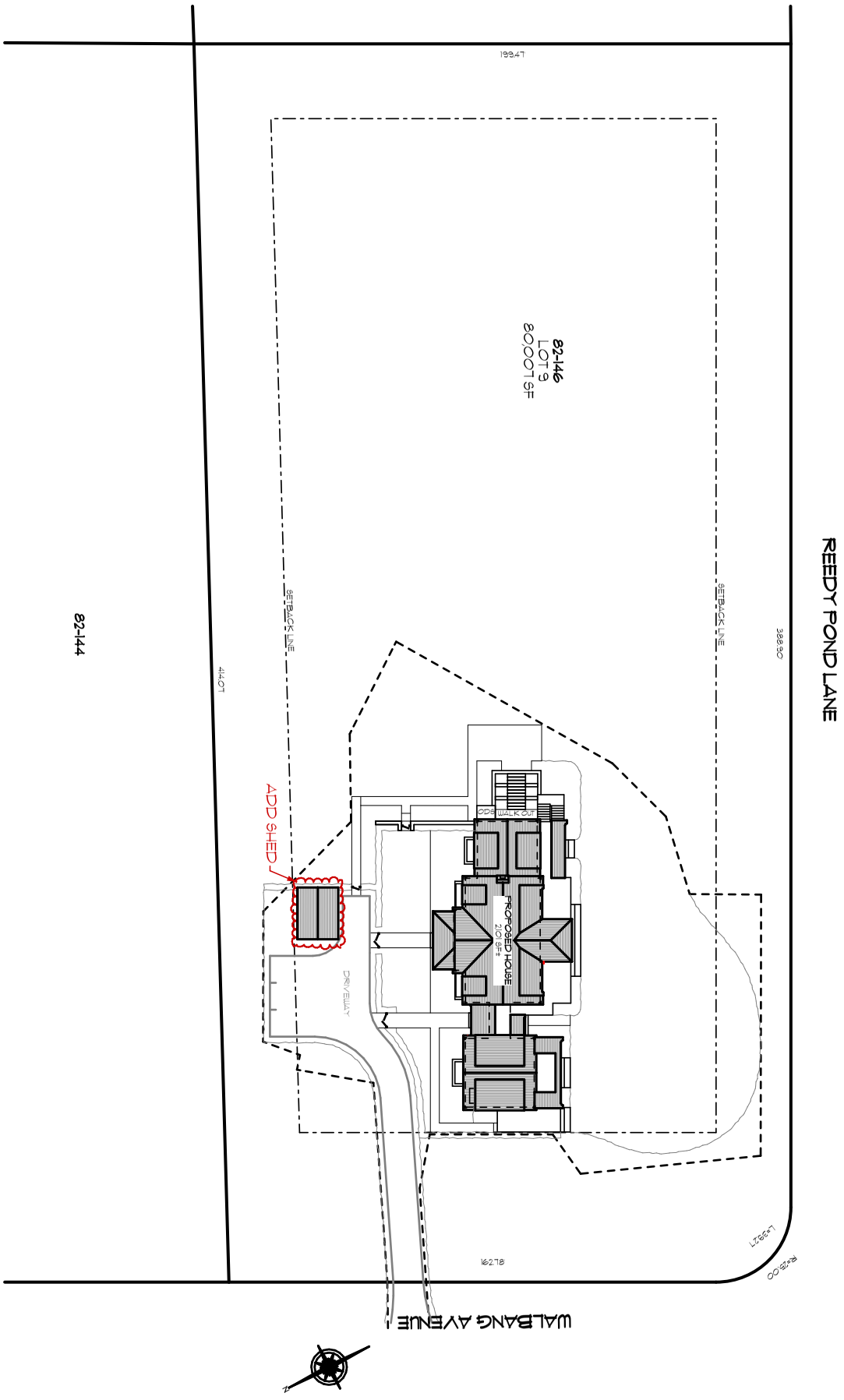
Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID #
L-1.2

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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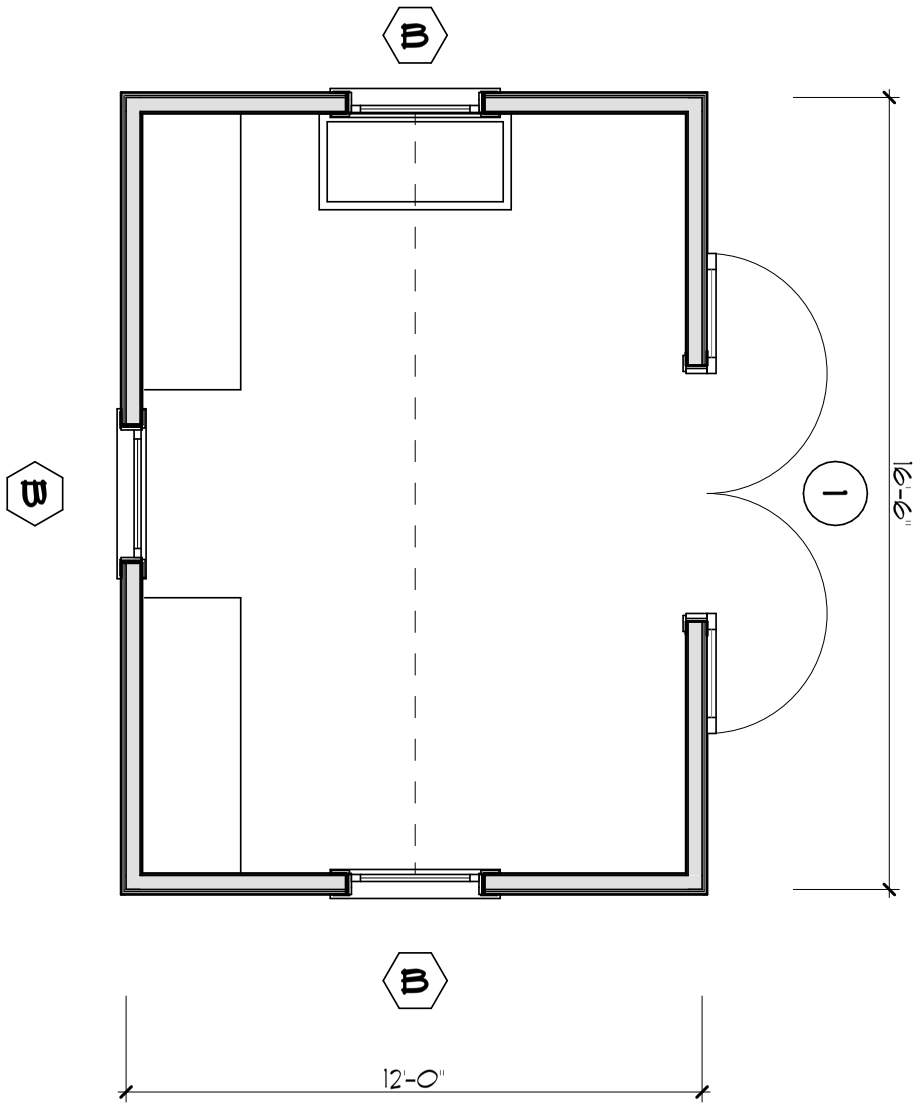
Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.0

ID #

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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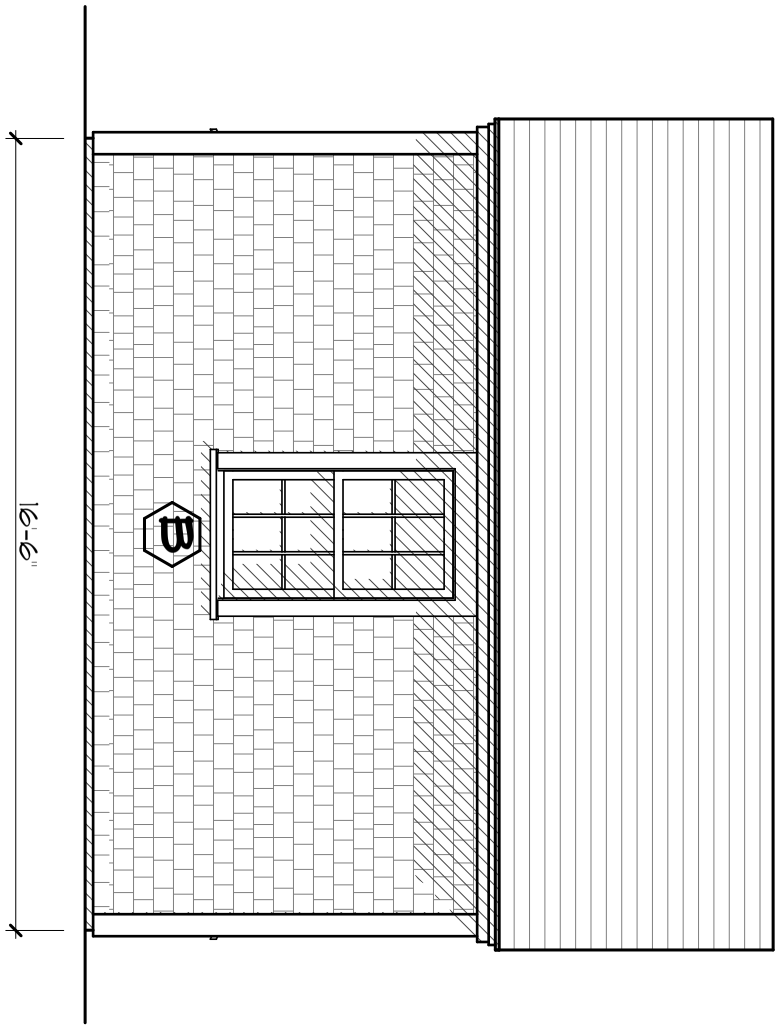
First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-2.1

ID #

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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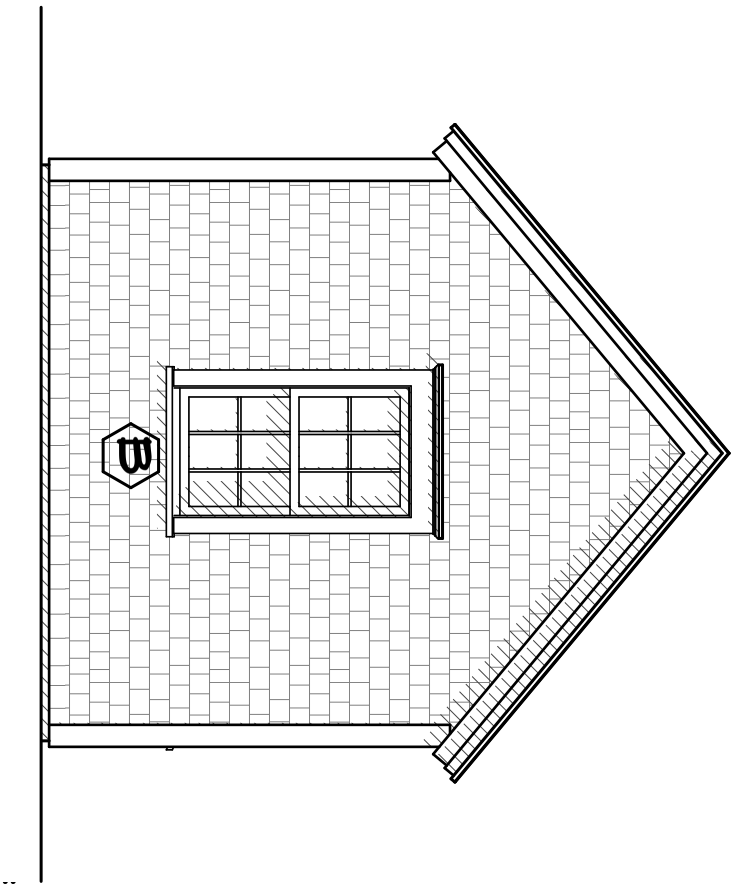
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-2.2

ID #

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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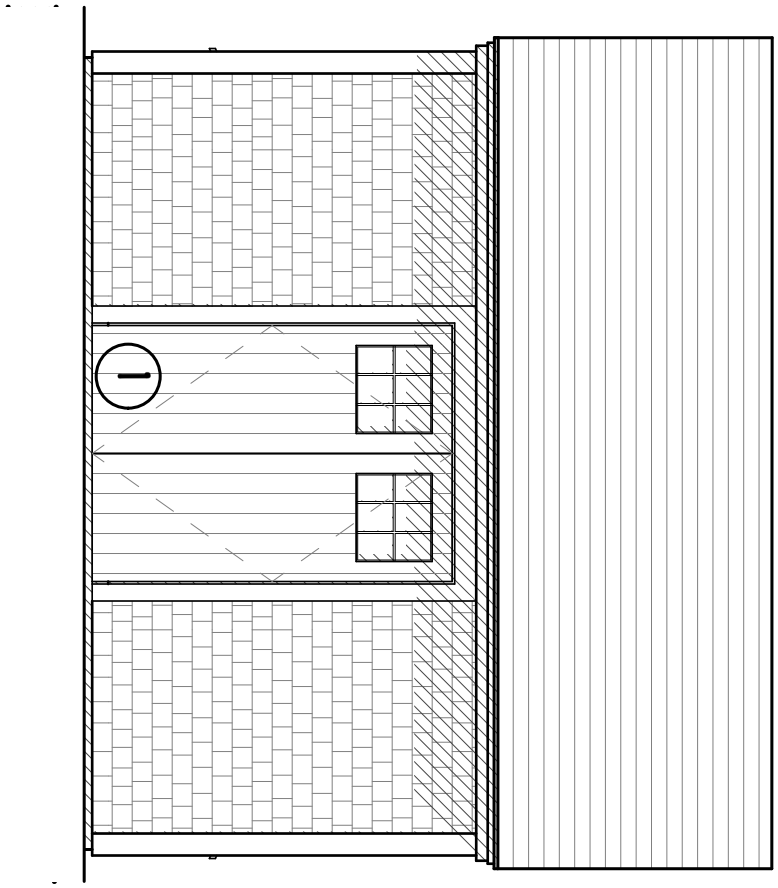
East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID# A-2.3

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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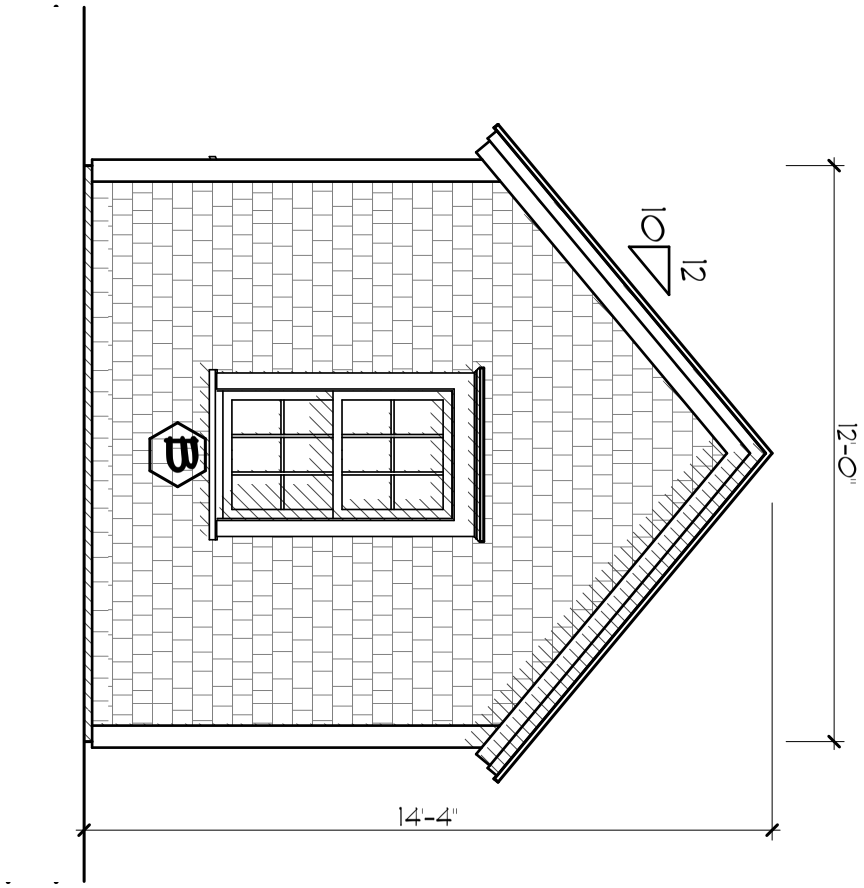
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-2.4

ID #

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

September 2, 2021

To the Commissioners,

I, Steven Cohen, Trustee of 8 Walbang Nominee Trust , owners of record of property located at 8 Walbang Avenue, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Steven Cohen

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
cmartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 8 Walbang Nominee TNST

STREET ADDRESS 8 Walbang Avenue

MAP/PARCEL 82/146

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON December 7, 2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature

12/7/23
Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

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Vice-Chair

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Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I SAMUEL TITONE (AS REPRESENTATIVE OF WORKSHOP/APD)

AS AGENT FOR LORD ROBIN B

STREET ADDRESS 9 Old Westmoor Farm Road

MAP/PARCEL 41 / 829

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2023.12.04

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Samuel Titone (AS REPRESENTATIVE OF WORKSHOP/APD) 2023.11.27

Signature Date

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

LR2 - GARAGE

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 829

Street & Number of Proposed Work: 9 Old Westmoor Farm Road

Owner of record: LORD ROBIN B

Mailing Address: 931 Weed Street

New Canaan, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521

NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 24'-0" Sq. Footage 1st floor: 312 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 13'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 15'-4" South 15'-4" East 15'-4" West 15'-4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other N/A

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /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 NATURAL ☒ Clapboard (exposure: 5 inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) _____ Corner boards 1X8 Frieze _____
Window Casing 1X3 Door Frame 1X3 Columns/Posts: Round _____ Square 9 1/4" X 9 1/4"

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

Doors* (type and material): ☐ TDL ☐ SDL Front SWING (PAINTED) Rear N/A Side N/A
Garage Door(s): Type SWING SHIP-LAP (PAINTED) Material CEDAR

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE
Deck 1X4 MAHOGANY Foundation PARGED Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/27/2023 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... LORD ROBIN B

MAILING ADDRESS..... 931 Weed Street, New Canaan, CT 06840

PROPERTY LOCATION..... 9 Old Westmoor Farm Rd

ASSESSORS MAP/PARCEL..... 41 / 829

SUBMITTED BY:..... ANDREW KOTCHEN (WORKSHOP/APD)

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.11.15 14:24:55 -05'00'

November 15, 2023

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 9 Old Westmoor Farm Road

Tax Map Number: 41 Parcel Number: 829

Owner of Record: LORD ROBIN B

Description of Proposal: Construction of new secondary dwelling and detached 1 car garage.

Anticipated HDC Submission Date: 12/4/23

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	824		MORROW MARGARET M TR	BOLAND MORROW NOMINEE TRUST	360 SOUTH GRAND AV	PASADENA	CA	91105	12 OLD WESTMOOR FARM RD
41	825		MCCASLAND THOMAS H III MONICA D TR		1603 ELMHURST AV	NICHOLS HILLS	OK	73120	14 OLD WESTMOOR FARM RD
41	828		EICHLER TERR S TR	ACK LUCKY REALTY TRUST	11 OLD WESTMOOR FARM RD	NANTUCKET	MA	O2554	11 OLD WESTMOOR FARM RD
41	830		IZEN CAROL R TR		C/O MARK IZEN	NANTUCKET	MA	02554	7 OLD WESTMOOR FARM RD
41	831		DIMEO KIMBERLY M TRST ETAL		75 CHAPMAN ST	PROVIDENCE	RI	02905	5 OLD WESTMOOR FARM RD
41	93	1	KRUPA JEFFREY N & KATHLEEN A		PO BOX 357	NANTUCKET	MA	O2554	95 W CHESTER ST
Count:	**6**								


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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total
Sent To
Street
City
MIDTOWN STATION NEW YORK NY
NOV 22 2023
10018 USPS
Postmark Here
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Return Receipt (electronic)
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total
Sent To
Street
City
MIDTOWN STATION NEW YORK NY
NOV 22 2023
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Postmark Here
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C/O MARK IZEN
NANTUCKET, MA 02554
PS Form 3800, April 2015
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EICHLER TERR S TR
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LR2 GARAGE

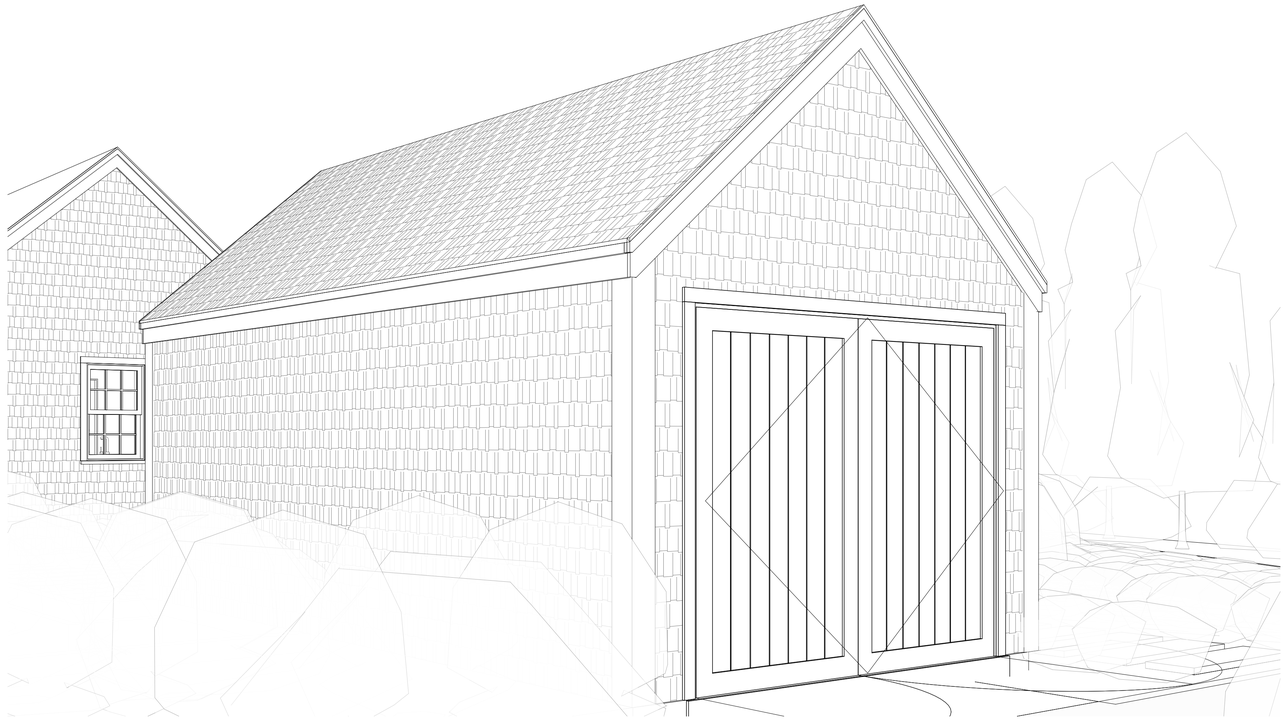
HDC SUBMISSION & APPLICATION

NEW GARAGE

04 DECEMBER 2023

9 OLD WESTOOR FARM ROAD
NANTUCKET, MA 02554

PERSPECTIVE VIEW - PROPOSED



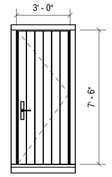
WINDOW LEGEND



Ⓒ

TYPE: 4 LITE
FINISH: SASH: WHITE
TRIM: WHITE
MODEL: CASEMENT
MFGR: CUSTOM

DOOR LEGEND



03

TYPE: SWING DOOR
DOOR: WHITE
TRIM: WHITE
MODEL: SWING
MFGR: CUSTOM

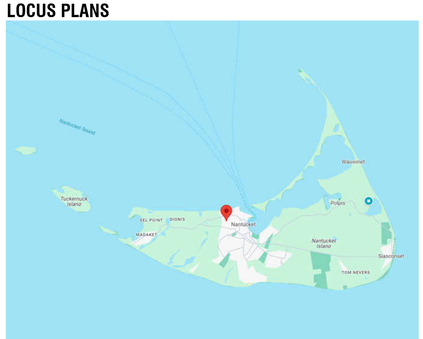
04

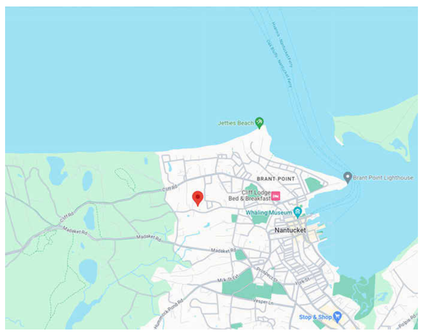
TYPE: CARRIAGE DOORS
DOOR: WHITE
TRIM: WHITE
MODEL: SWING
MFGR: CUSTOM

DRAWING INDEX

SHEET NUMBER	SHEET NAME	12/03/2023 - HDC SUBMISSION
TITLE		
T-000	TITLE SHEET	•
GENERAL		
G-001	GENERAL NOTES	•
G-002	EXISTING CONDITIONS	•
G-003	EXISTING CONDITIONS SITE PLAN	•
ZONING		
L-100	SITE PLAN	•
ARCHITECTURAL		
A-100	FLOOR PLAN	•
A-200	BUILDING ELEVATIONS	•

LOCUS PLANS







NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 41/829
CURRENT ZONING: R-20

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	20,000 SF	28,480 SF - EXISTING LOT	IN COMPLIANCE
EXISTING GROUND COVER	ARTICLE V - 16.A	12.5 %	7.6%	
		3,560 SF	2,185 SF - EXISTING GC	
PROPOSED GROUND COVER			1,052 SF - NEW GUEST HOUSE GC	
			312 SF - NEW GARAGE GC	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30'-0"	19' 4 1/4"	IN COMPLIANCE
		2 STORIES	1 STORY	
MINIMUM FRONTAGE	ARTICLE V - 16.A	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	35'-0"	N/A	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	15'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	15'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,560 SF	3,549 SF	IN COMPLIANCE
ZONING SHED	ARTICLE V - 16.A	200 SF	198 SF	IN COMPLIANCE

COLORS

SASH: WHITE (TO MATCH EXISTING MAIN HOUSE)
TRIM: WHITE (TO MATCH EXISTING MAIN HOUSE)

LR2

GARAGE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER
LORD ROBIN B
931 WEED ST, NEW CANAAN, CT 06840

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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T: (508) 333-5138 DESIGN@AHERNLLC.OM

SURVEYOR
NANTUCKET SURVEYORS, LLC
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NANTUCKET, MA 02554
T: (508) 228-0240

CONTRACTOR
REID BUILDERS
7 WINDY WAY
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STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

12/04/2023	HDC SUBMISSION

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT
CHECKED BY:	ADK/TJZ/MLW
DATE:	12/04/2023
SCALE:	No Scale
PROJ. NO.	323025

TITLE SHEE

T-001

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GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OFDISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED. CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISION SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES:

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONTRACTOR AND SUBCONTRACTORS SHALL USE CLEAN SAND, WELL GRADED AND FREE FROM ANY DELETERIOUS SUBSTANCES, AND CLEAN WATER,TAKEN FROM A SOURCE SUITABLE FOR DOMESTIC CONSUMPTION.
11. FOR ALL BRICK OR STONE FINISHES THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE DESIGNER FOR APPROVAL, PRIOR TO INSTALLATION.
12. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.
13. COLD WEATHER INSTALLATIONS FOR CONCRETE, WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F, REQUIRE APPROVAL BY THE DESIGNER.
14. MASONRY WORK SHALL BE PLUMB, TRUE TO LINE, WITH COURSES LEVEL. BUILD IN ALL METAL TIES AND ANCHORS AS WORK PROGRESSES.
15. CONCRETE MASONRY UNIT CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS: HOLLOW UNITS - ASTM C-90; SOLID UNITS - ASTM C-145;PORTLAND CEMENT - ASTM C-150; MASONRY CEMENT - ASTM C-91 (NON-STAINING CEMENT SHALL BE USED WHERE NON-STAINING MORTAR IS REQUIRED);HYDRATED LIME - ASTM C-207. 6. C.M.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN A FULL BED OF MORTAR WITH JOINTS OF UNIFORM THICKNESS ANDHEAD JOINTS IN ALTERNATE COURSES PLUMB OVER THE ONES BELOW.
16. ALL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AFTER INITIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
17. REFER TO DETAILS FOR FURTHER INFORMATION.

EXTERIOR FINISH NOTES:

1. BUILDING PAPER SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WALLS SHALL HAVE MINIMUM 15#FELT PAPER, ROOFS SHALL HAVE MINIMUM 30# ASPHALT IMPREGNATED FELT PAPER, WITH NOT LESS THAN 4" OVERLAP. FELT SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
3. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
4. EXTERIOR FOUNDATION TO BE PARGE.
5. DECKS SHALL USE 1" X 4" MAHOGANY, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
6. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
7. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
8. PORCH CEILINGS SHALL BE 1X8 CEDAR NATURAL TO WEATHER, SQUARE GROVE.
9. PORCH POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ 5 1/4" SQ. NATURAL CEDAR TRIM.
10. SIDEWALL SHINGLES SHALL HAVE A MAXIMUM EXPOSURE OF 5", WITH DOUBLED SHINGLES AT ALL EAVES AND STARTER COURSE. BUTTS OF THE SHINGLES SHALL PROJECT 1 1/2" MINIMUM FROM THE EDGE OF THE ROOF EAVES TO ENSURE PROPER SPILLAGE.
11. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING.FLASHING FOR RED CEDAR SHINGLES SHALL BE COPPER. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPERAND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
12. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
13. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
14. SIDEWALL SHALL BE WHITE CEDAR SHINGLES, GRADE B. SHINGLES SHALL BEAR THE OFFICIAL GRADE MARKED LABEL OF THE CEDAR SHINGLE BUREAU.
15. CEDAR SHINGLES SHALL HAVE NATURAL FINISH.
16. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
17. EXTERIOR TRIM SHALL BE SPECIFIED AS FOLLOWS:
    A. WINDOW AND DOOR JAMBS: 1"X5" RED CEDAR WINDOW AND DOOR HEADS: 5/4"X4" RED CEDAR, EXTENDED 3/4" BEYOND JAMB CASING. HEADS TOHAVE CONTINUOUS COPPER DRIP CAP.
    B. WINDOW SILLS: WHEN NOT WOOD BY MANUFACTURER SHALL BE PRIMED PINE 2X2 W/ 7D TOP BEVEL EXTENDED 3/4" BEYOND JAMB CASING. DOORSILLS: INSTALLED BY MANUFACTURER
    C. CORNER BOARDS: 6" EA. WY. RED CEDAR (IF APPLICABLE)
    D. RAKE BOARDS: 1X8 RED CEDAR
    E. FASCIA BOARDS: 1X8 RED CEDAR
    F. RAKE/FASCIA TRIM BOARDS: 1X3 RED CEDAR
    G. FRIEZE BOARDS TO BE 1X6 BLOCKED OUT 1 1/2" TO ACCOMMODATE SOFFIT VENTING & TOP OF SHINGLES (IF APPLICABLE)
    H. ALL TRIM TO BE PAINTED: WHITE, DOOR AND WINDOW SASHES PAINTED: WHITE
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
20. INSULATION SHALL BE SPECIFIED AS FOLLOWS:
    A. EXTERIOR WALLS: 5" R-21 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
    B. ROOF: R 9/4" R-38 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS
    C. INTERIOR WALLS AND CEILINGS: USG 3" TERMAFIBER SOUND ATTENUATION BLANKETS
    D. FOUNDATION INSULATION: 4" RIGID INSULATION SECURED TO EXTERIOR FACE OF WALL
    E. FIRST FLOOR INSULATION: 9 1/4" R-30 BATT INSULATION
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BEWDHEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

FRAMING NOTES:

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO OUTSIDE OF FRAMING MEMBERS AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS; PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE MASSACHUSETS STATE BUILDING CODE, NANTUCKET, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.

WINDOW AND DOOR NOTES: EGRESS & RESCUE REQUIREMENTS PER MASS RESIDENTIAL CODE

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1 MINIMUM OPENING AREA

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 FT² (0.530 M²). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTIONS:
1. GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN FIVE FT² (0.465 M²).
2. SINGLE-HUNG AND/OR DOUBLE HUNG WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 3.3 FT² (0.31M²). IN SUCH CASES, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES (508 MM) BY 24 INCHES (610 MM) IN EITHER DIRECTION.

R310.2.2 WINDOW SILL HEIGHT

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS

THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M²), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

EXCEPTION:
THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

R310.2.3.1 LADDER AND STEPS

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

R311.2 EGRESS DOOR

A PRIMARY AND SECONDARY EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT AND SHALL BE AS REMOTE AS POSSIBLE FROM EACH OTHER. THE PRIMARY EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90° (1.57 RAD). THE SECONDARY EGRESS DOOR SHALL BE SIDE-HINGED OR SLIDING, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 28 INCHES (711 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90° (1.57 RAD). THE CLEAR HEIGHT OF SIDE-HINGED DOOR OPENINGS SHALL BE NOT LESS THAN 78 INCHES (1,981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. SLIDING DOOR CLEAR WIDTH MAY BE SLIGHTLY LESS THAN 28 INCHES (711 MM) TO CONFORM TO INDUSTRY FABRICATION STANDARDS. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE CAPABLE OF BEING READILY OPENED FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R311.2.1 INTERIOR DOORS

ALL DOORS PROVIDING ACCESS TO HABITABLE ROOMS SHALL HAVE A MINIMUM NOMINAL WIDTH OF 30 INCHES (762 MM) AND A MINIMUM NOMINAL HEIGHT OF SIX FEET, SIX INCHES (1,981 MM).

EXCEPTIONS:
1. DOORS PROVIDING ACCESS TO BATHROOMS ARE PERMITTED TO BE 28 INCHES (711 MM) IN NOMINAL WIDTH.
2. DOORS PROVIDING ACCESS TO BATHROOMS IN EXISTING BUILDINGS ARE PERMITTED TO BE 24 INCHES (610 MM) IN NOMINAL WIDTH.

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS

LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 11/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

EXCEPTION:
THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

R312.2.1 WINDOW SILLS

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.

2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

GARAGE NOTES: FIRE RESISTANT CONSTRUCTION REQUIREMENTS PER MASS RESIDENTIAL CODE

R302.5 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION

OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.

R302.5.1 OPENING PROTECTION

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.

R302.5.2 DUCT PENETRATION

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

R302.5.3 OTHER PENETRATIONS

PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

R302.6 DWELLING-GARAGE FIRE SEPARATION

THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

TABLE R302.6 DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INC



STREET VIEW - FROM WESTMOOR FARM RD LOOKING WEST



STREET VIEW - FROM WESTMOOR FARM RD LOOKING EAST



START OF DRIVEWAY - FROM WESTMOOR FARM ROAD LOOKING SOUTH/WEST



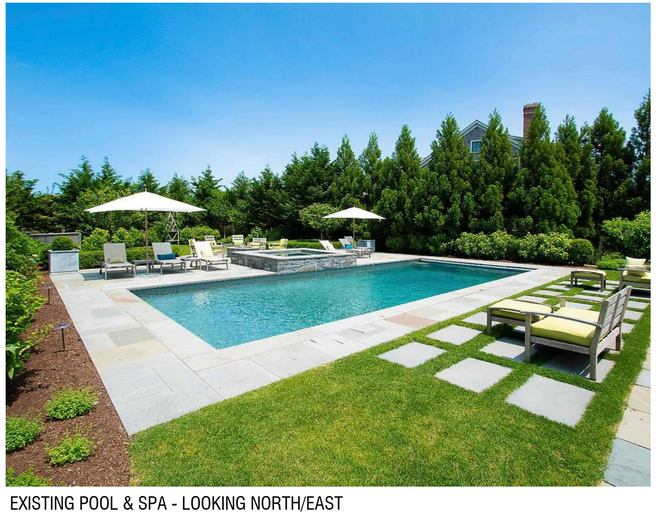
VIEW FROM DRIVEWAY - LOOKING SOUTH



STREET VIEW - FROM WESTMOOR FARM RD LOOKING SOUTH



EXISTING CONDITIONS - SATELLITE VIEW



EXISTING POOL & SPA - LOOKING NORTH/EAST



AERIAL VIEW - LOOKING SOUTH



EXISTING MAIN HOUSE ENTRY - WEST ELEVATION

LR2

GARAGE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER

LORD ROBIN B
931 WEED ST, NEW CANAAN, CT 06840

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MEP ENGINEER

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ISSUES

12/04/2023	HDC SUBMISSION

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EXISTING CONDITIONS

G-002

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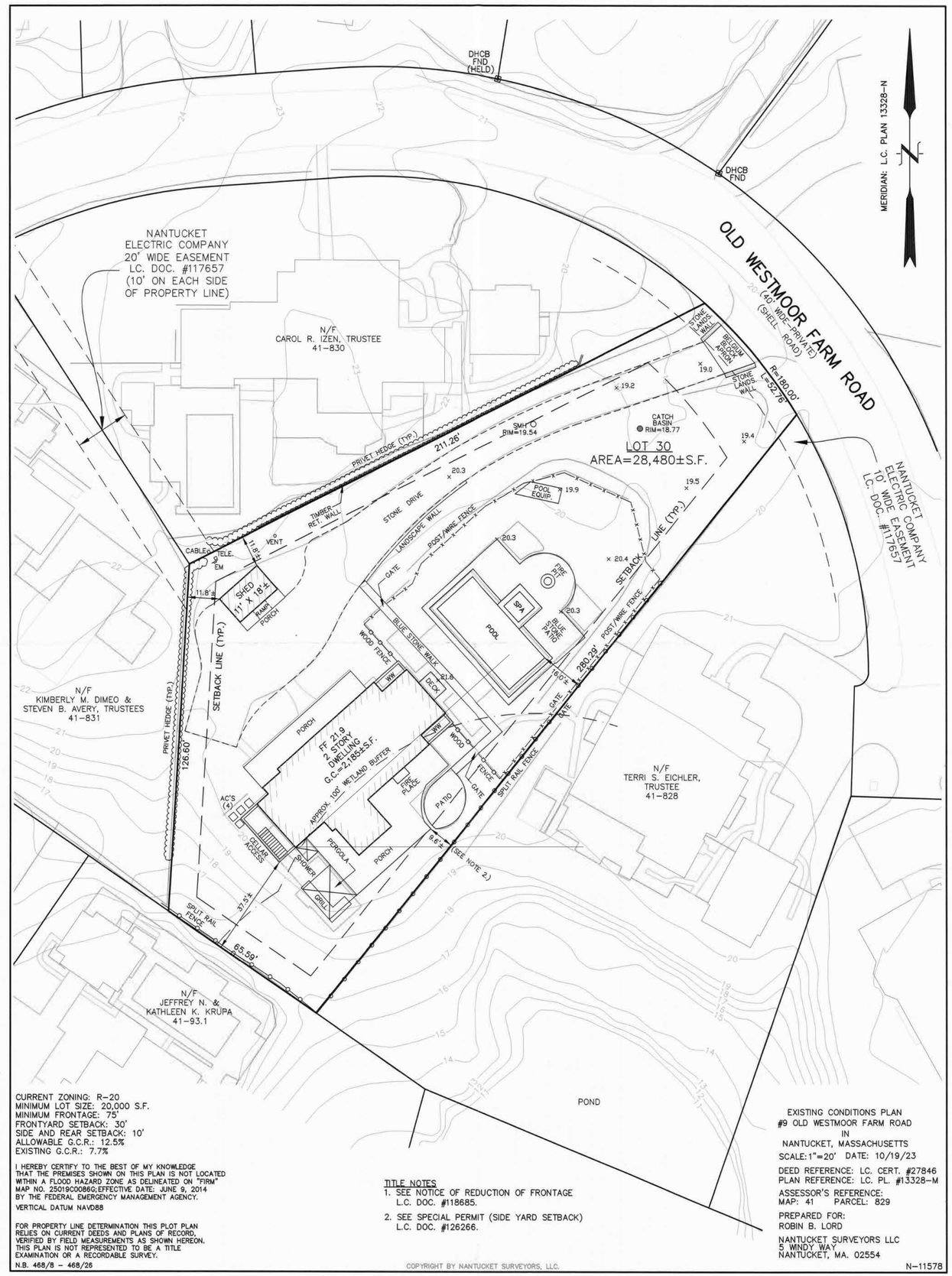

CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 7.7%

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0086G;EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

VERTICAL DATUM NAVD88

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 468/8 - 468/26

TITLE NOTES
1. SEE NOTICE OF REDUCTION OF FRONTAGE L.C. DOC. #118685.
2. SEE SPECIAL PERMIT (SIDE YARD SETBACK) L.C. DOC. #126266.

EXISTING CONDITIONS PLAN
#9 OLD WESTMOOR FARM ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: 10/19/23

DEED REFERENCE: LC. CERT. #27846
PLAN REFERENCE: LC. PL. #13328-M

ASSESSOR'S REFERENCE:
MAP: 41 PARCEL: 829

PREPARED FOR:
ROBIN B. LORD

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

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N-11578

LR2

GARAGE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER
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EXISTING CONDITIONS SITE PLAN

G-003

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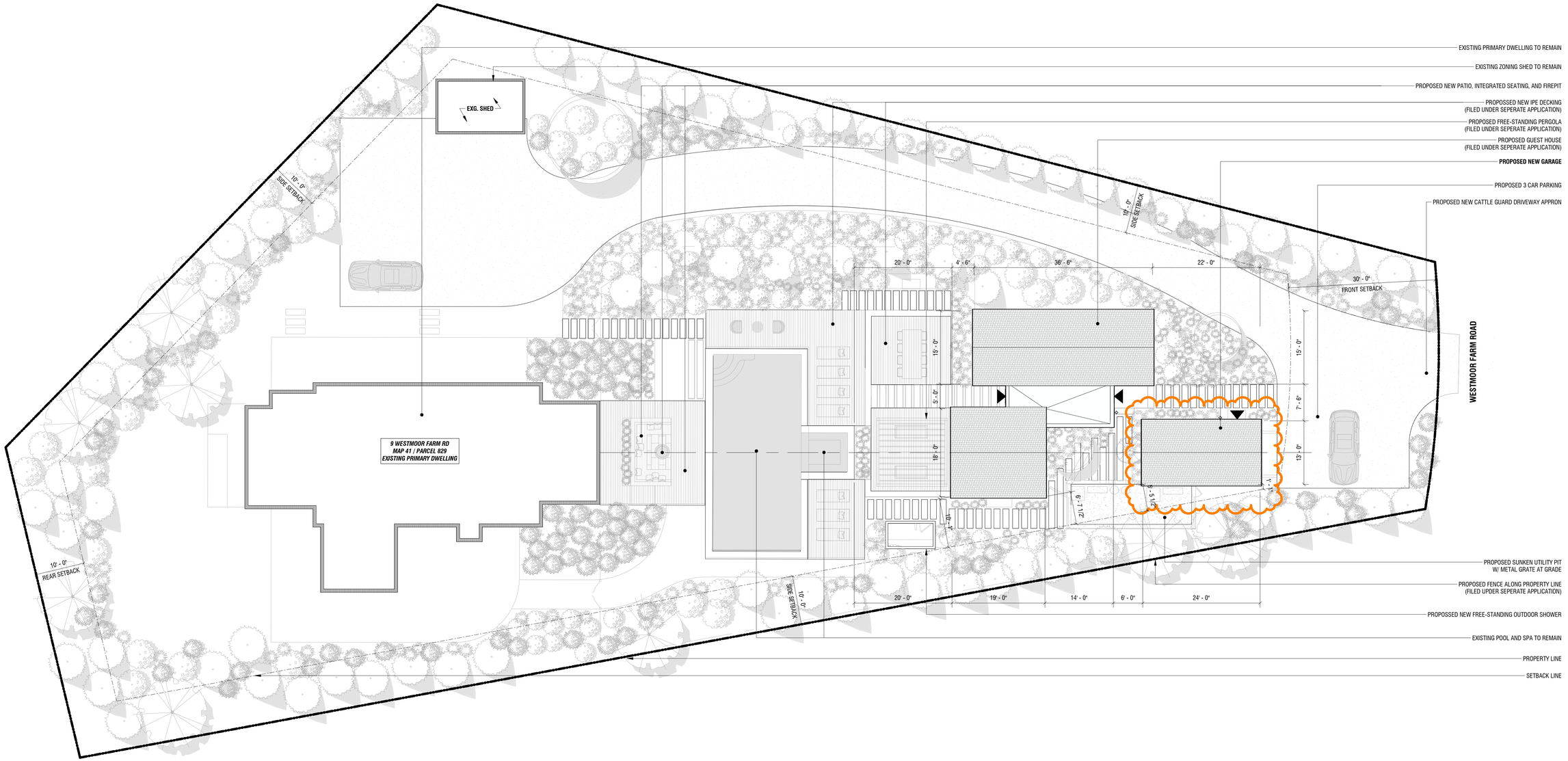

1 **SITE PLAN**
1" = 10'-0"

LR2

GUEST HOUSE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER

LORD ROBIN B
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SITE PLAN - GARAGE

L-101

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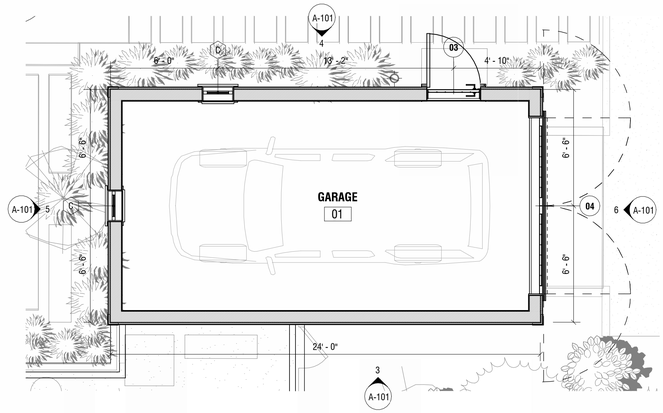
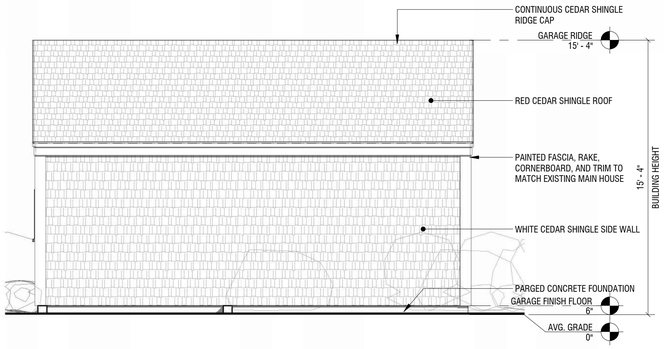


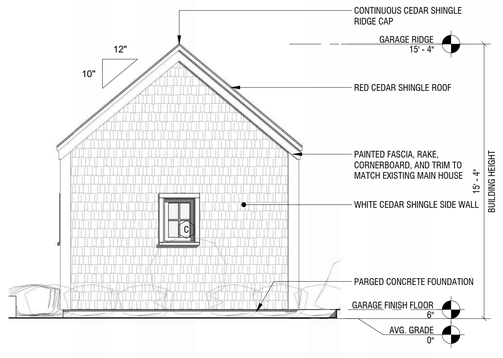
1 FIRST FLOOR PLAN - GARAGE

1/4" = 1'-0"



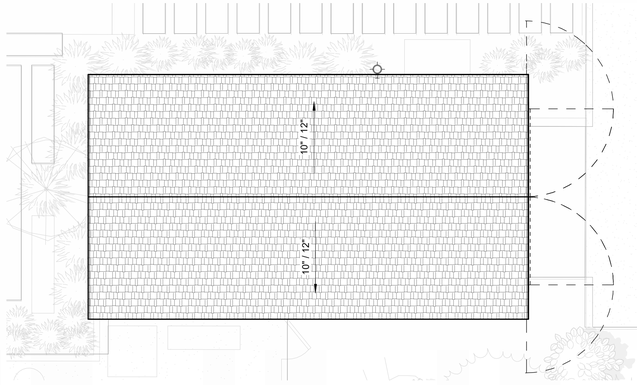
3 BUILDING ELEVATION - GARAGE - SOUTH/EAST

1/4" = 1'-0"



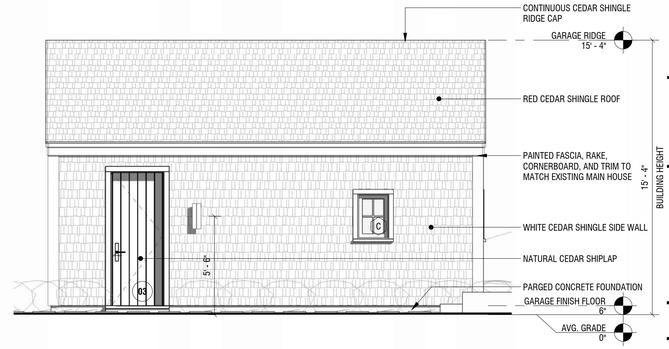
5 BUILDING ELEVATION - GARAGE - SOUTH/WEST

1/4" = 1'-0"



2 ROOF PLAN - GARAGE

1/4" = 1'-0"



4 BUILDING ELEVATION - GARAGE - NORTH/WEST

1/4" = 1'-0"



6 BUILDING ELEVATION - GARAGE - NORTH/EAST

1/4" = 1'-0"

LR2

GARAGE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER

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931 WEED ST, NEW CANAAN, CT 06840

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PROJ. NO.	323025

GARAGE PLANS & ELEVATIONS

A-101

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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°: 15 PARCEL N°. 19

Street & Number of Proposed Work: 47 Pocomo Road

Owner of record: Savel Nominee Trust

Mailing Address: 47 Pocomo Road
Nantucket, MA 02554

Contact Phone #: 857-957-0809 E-mail: masey50me charlesbank.com

AGENT INFORMATION (if applicable)

Name: Robert Paladino / Mellowes & Paladino

Mailing Address: 63 South St / Ste 280
Hopkinton, MA 01748

Contact Phone #: 508-625-1371 E-mail: bobe mellowespaladino.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 19'-2" Sq. Footage 1st floor: 195 ϕ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10'-2" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 12'-6" South 12'-6" East 12'-6" West 12'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5" Rake N/A Soffit (Overhang) 3" Corner boards N/A Frieze 2½"
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type custom pld vgroove Material cedar

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof natural
Trim white Sash white Doors white
Deck _____ Foundation piers Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record Robert Paladino (as agent) Signed under penalties of perjury

Charlesbank
CAPITAL PARTNERS LLC

BOSTON | NEW YORK

MICHAEL R. EISENSON
MANAGING DIRECTOR AND CO-CHAIRMAN

April 27, 2022

Historic District Commission
Nantucket, MA

To Whom It May Concern,

I authorize Robert Paladino to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application to compliance with the HDC guidelines.

Thank you very much for your consideration.

Sincerely,

Michael R. Eisenson

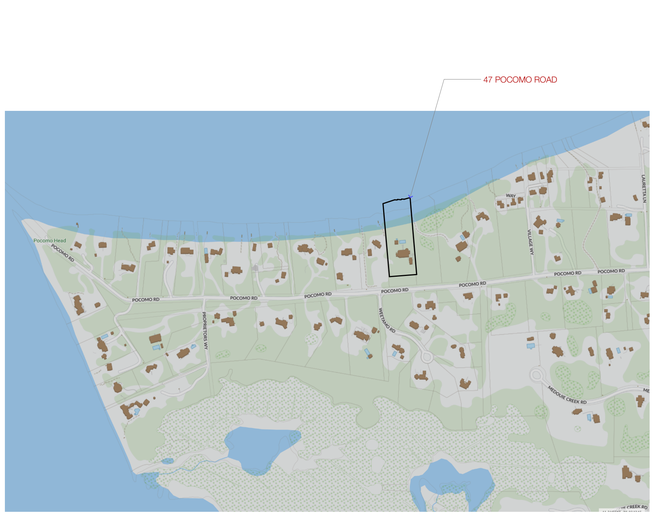
200 CLARENDON STREET
FLOOR 54
BOSTON, MA 02116
T: 617 619 5461
F: 617 619 5404
meisenson@charlesbank.com

47 POCOMO ROAD SHED
HDC APPLICATION

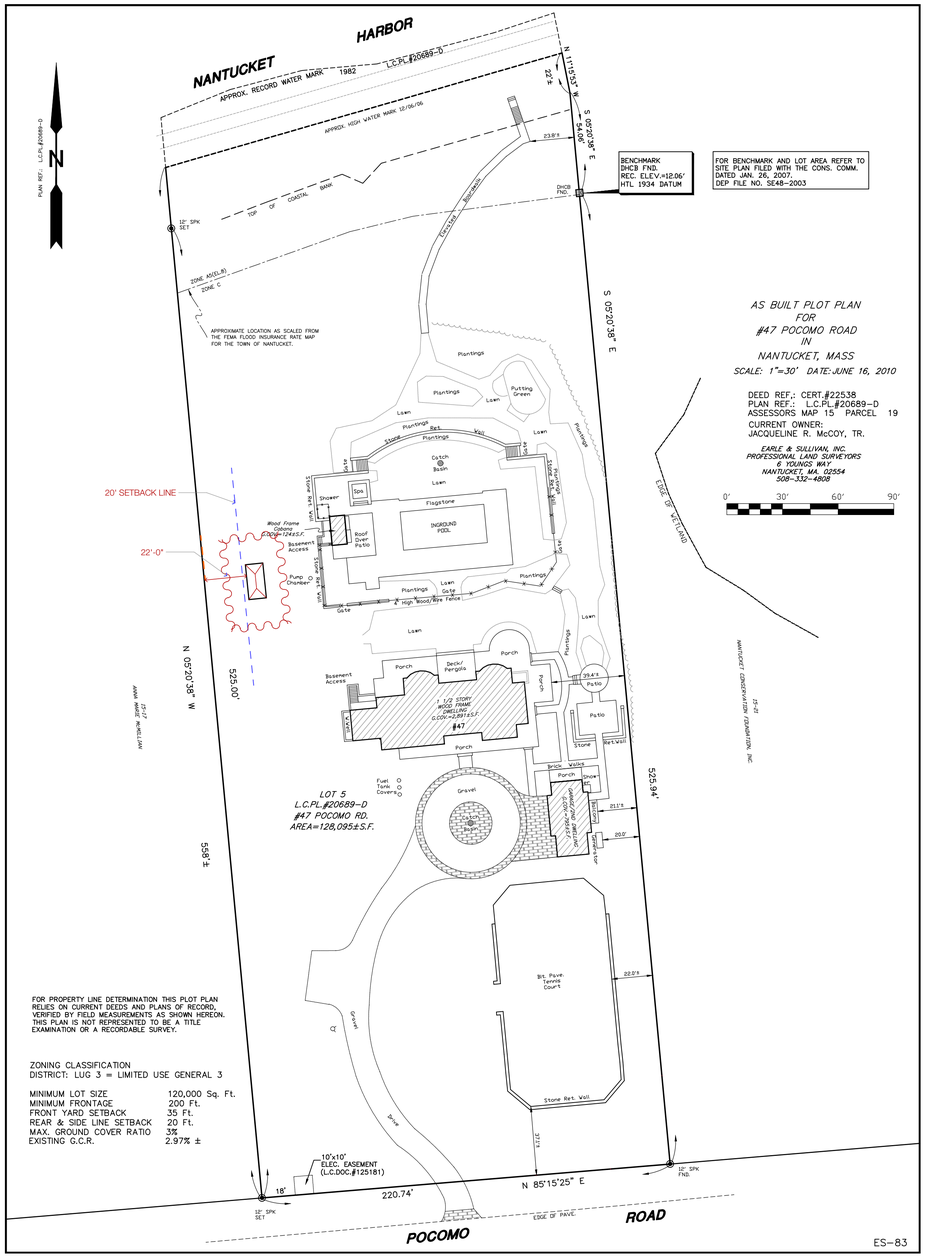
December 4, 2023

Architect

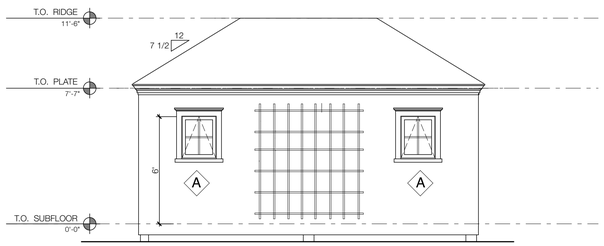
Mellowes & Paladino Inc.
63 South Street / Suite 280
Hopkinton, MA 01748
508.625.1371
info@mellowespaladino.com



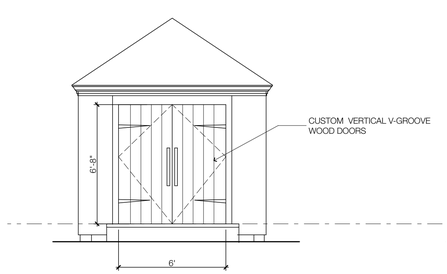
LOCUS PLAN



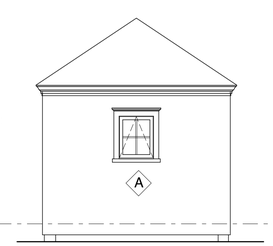
SITE PLAN



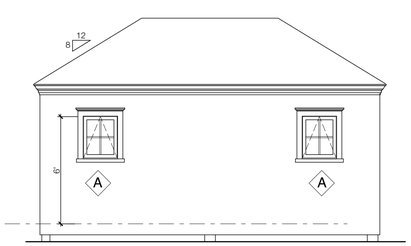
1 EAST ELEVATION



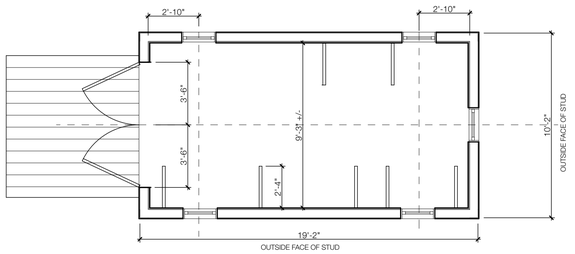
2 NORTH ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION



5 PLAN

EXTERIOR WINDOW SCHEDULE:

MANUFACTURER / SERIES:
ALL WINDOWS AND DOORS LISTED AND SPECIFIED BELOW ARE TO BE:
"MARVIN - WOOD ULTIMATE SERIES" WINDOWS

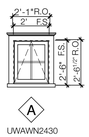
COORDINATE WITH AND REFER TO SPECIFICATION SECTION 8.1 AND THE ARCHITECTURAL DRAWINGS (FLOOR PLANS, EXTERIOR ELEVATIONS, SECTIONS AND DETAILS)FOR THE COMPLETE SCOPE OF WORK.

INTERIOR / EXTERIOR FINISH:
PROVIDE EXTERIOR WOOD PRIME PAINTED FINISH AND INTERIOR PRIMED PAINTED FINISH FOR ALL UNITS.

DIVIDED LIGHTS:
PROVIDE SIMULATED DIVIDED LIGHTS (SDL) WITH 7/8" MUNTINS & STAINLESS STEEL SPACER BARS IN BETWEEN THE GLASS.
PROVIDE MUNTIN CONFIGURATIONS AS INDICATED ON THE ELEVATIONS.

GLAZING:
PROVIDE STANDARD ARGON FILLED LOW-E2 INSULATING GLASS THROUGHOUT.
PROVIDE TEMPERED (SAFETY) GLAZING IN WINDOWS AND DOORS AS REQUIRED BY CODE.
REFER TO THE BUILDING ELEVATIONS WHERE SAFETY / TEMPERED GLAZING IS REQUIRED.

INTERIOR TRIM / JAMB EXTENSIONS:
ALL WINDOWS TO HAVE 4 9/16" JAMB DEPTH. JAMB EXTENSIONS AND MISC. INTERIOR TRIM ARE TO BE PROVIDED BY AND APPLIED IN THE FIELD BY OTHERS



UWAWN2430



1 VIEW FROM POCOMO ROAD



2 REAR FACADE OF RESIDENCE



3 LOCATION OF SHED @ SHRUBBERY TO THE RIGHT OF THE IMAGE



4 LOOKING TOWARD PROPOSED SHED LOCATION TO THE LEFT OF THE POOL PAVILLION

Mellowes & Paladino *inc.*

Architects

63 South Street / Suite 280
Hopkinton, Massachusetts 01748
508.625.1371

NO	DESCRIPTION	DATE

REVISIONS

47 POCOMO ROAD

47 POCOMO ROAD
NANTUCKET, MA 02554

SHED
PLANS, ELEVATIONS AND PHOTOS

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PROJECT NO: 5252
DRAWN BY:
CHECKED BY:
DATE: 12/4/23
SCALE: 1/4"= 1'-0"

A-1

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°: 15 PARCEL N°. 17

Street & Number of Proposed Work: 53 Pocomo Road

Owner of record: 53 Pocomo Nominee Trust

Mailing Address: 31 St James Ave, Suite 740
Boston, MA 02116

Contact Phone #: 617-639-5400 E-mail: meisen@one charlesbank.com

AGENT INFORMATION (if applicable)

Name: Robert Paladino / Mellowes & Paladino

Mailing Address: 63 South St, Ste 2B0
Hopkinton, MA 01748

Contact Phone #: 508-625-1371 E-mail: bob@mellowes paladino.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 16'-6" Sq. Footage 1st floor: 195 sf
Width: 11'-10" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 13'-10" South 13'-10" East 13'-10" West 13'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

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 5 Rake 2½ Soffit (Overhang) 3 Corner boards N/A Frieze 2½
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type wood v-groove Material cedar (ptd)

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof natural
Trim white Sash white Doors white
Deck _____ Foundation piers Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/28/23 Signature of owner of record Robt Palad (as agent) Signed under penalties of perjury

Charlesbank
CAPITAL PARTNERS LLC

BOSTON | NEW YORK

MICHAEL R. EISENSON
MANAGING DIRECTOR AND CO-CHAIRMAN

April 27, 2022

Historic District Commission
Nantucket, MA

To Whom It May Concern,

I authorize Robert Paladino to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application to compliance with the HDC guidelines.

Thank you very much for your consideration.

Sincerely,

Michael R. Eisenson

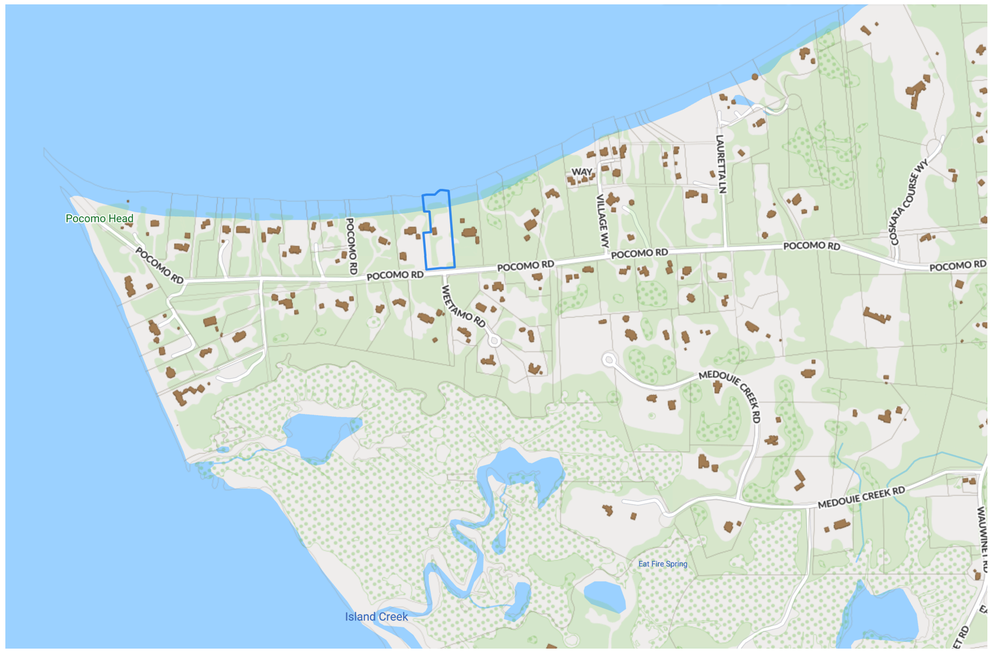
200 CLARENDON STREET
FLOOR 54
BOSTON, MA 02116
T: 617 619 5461
F: 617 619 5404
meisenson@charlesbank.com

53 POCOMO ROAD SHED
HDC APPLICATION

December 4, 2023

Architect

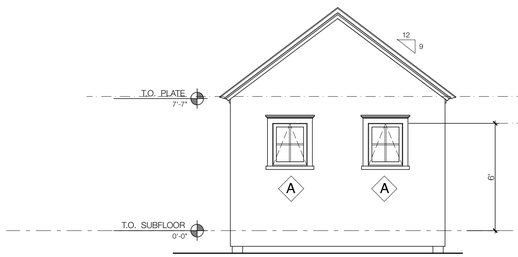
Mellowes & Paladino Inc.
63 South Street / Suite 280
Hopkinton, MA 01748
508.625.1371
info@mellowespaladino.com



1 LOCUS PLAN



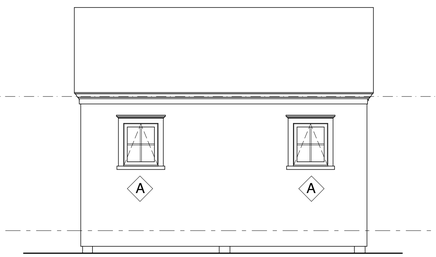
2 LOCATION PLAN



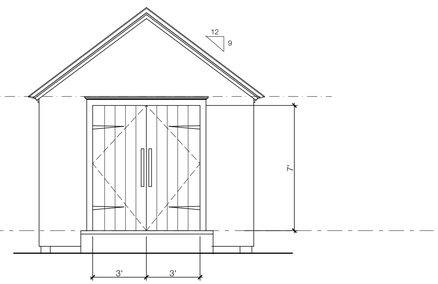
1 SOUTH ELEVATION



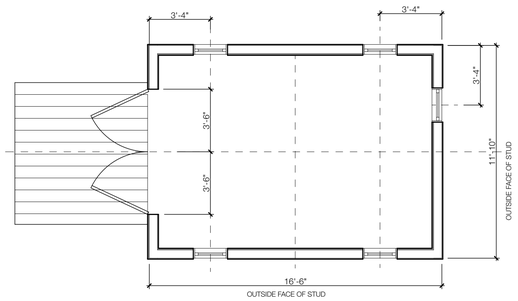
2 WEST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION



5 PLAN



DRIVEWAY FROM POCOMO ROAD



LOOKING NORTH TOWARD RESIDENCE



LOOKING SOUTH TOWARD SHED LOCATION

EXTERIOR WINDOW SCHEDULE:

MANUFACTURER / SERIES:
ALL WINDOWS AND DOORS LISTED AND SPECIFIED BELOW ARE TO BE:
"MARVIN - WOOD ULTIMATE SERIES" WINDOWS

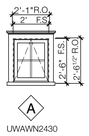
COORDINATE WITH AND REFER TO SPECIFICATION SECTION 8.1 AND THE ARCHITECTURAL DRAWINGS (FLOOR PLANS, EXTERIOR ELEVATIONS, SECTIONS AND DETAILS)FOR THE COMPLETE SCOPE OF WORK.

INTERIOR / EXTERIOR FINISH:
PROVIDE EXTERIOR WOOD PRIME PAINTED FINISH AND INTERIOR PRIMED PAINTED FINISH FOR ALL UNITS.

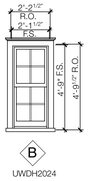
DIVIDED LIGHTS:
PROVIDE SIMULATED DIVIDED LIGHTS (SDL) WITH 7/8" MUNTINS & STAINLESS STEEL SPACER BARS IN BETWEEN THE GLASS.
PROVIDE MUNTIN CONFIGURATIONS AS INDICATED ON THE ELEVATIONS.

GLAZING:
PROVIDE STANDARD ARGON FILLED LOW-E2 INSULATING GLASS THROUGHOUT.
PROVIDE TEMPERED (SAFETY) GLAZING IN WINDOWS AND DOORS AS REQUIRED BY CODE.
REFER TO THE BUILDING ELEVATIONS WHERE SAFETY / TEMPERED GLAZING IS REQUIRED.

INTERIOR TRIM / JAMB EXTENSIONS:
ALL WINDOWS TO HAVE 4 9/16" JAMB DEPTH. JAMB EXTENSIONS AND MISC. INTERIOR TRIM ARE TO BE PROVIDED BY AND APPLIED IN THE FIELD BY OTHERS



UWAWN2430



UWDH2024

Mellowes & Paladino *inc.*

Architects

63 South Street / Suite 280
Hopkinton, Massachusetts 01748
508.625.1371

NO	DESCRIPTION	DATE
	REVISIONS	

53 POCOMO ROAD

53 POCOMO ROAD
NANTUCKET, MA 02554

PLANS / ELEVATIONS AND PHOTOS

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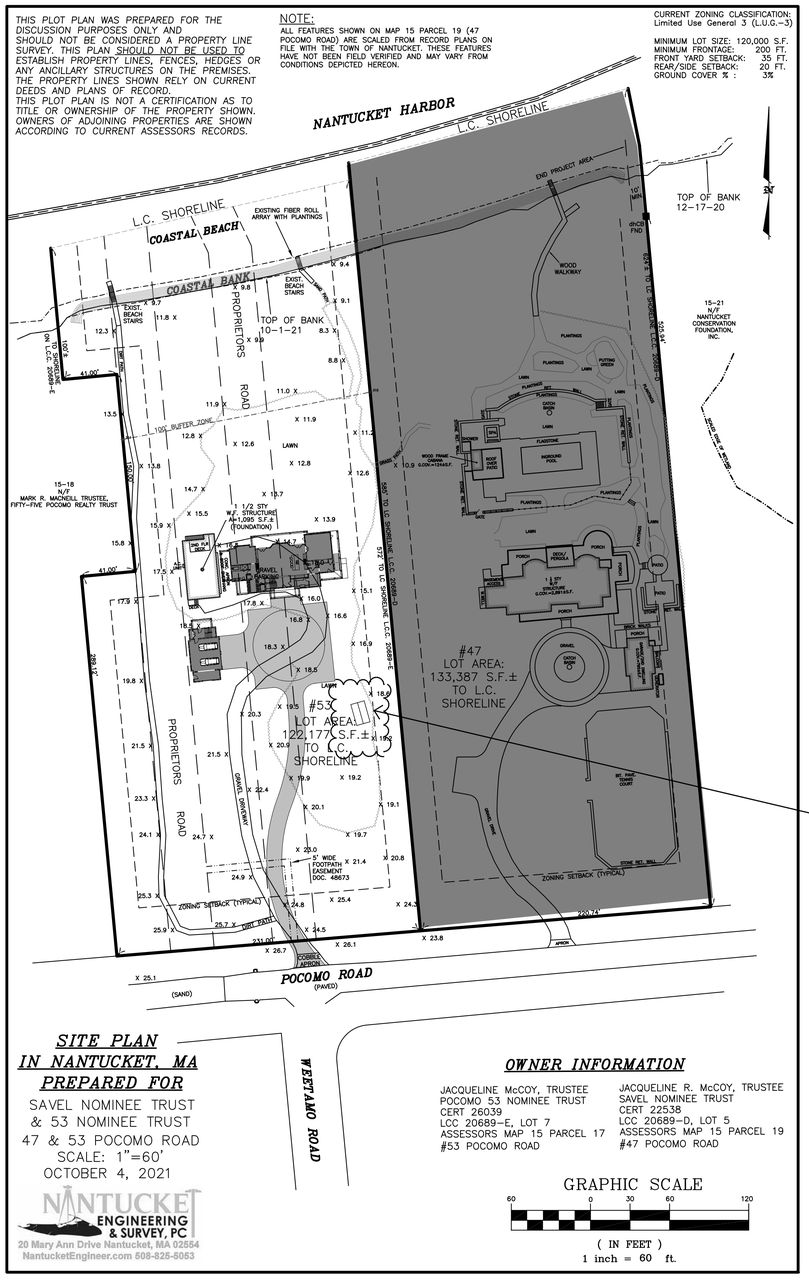
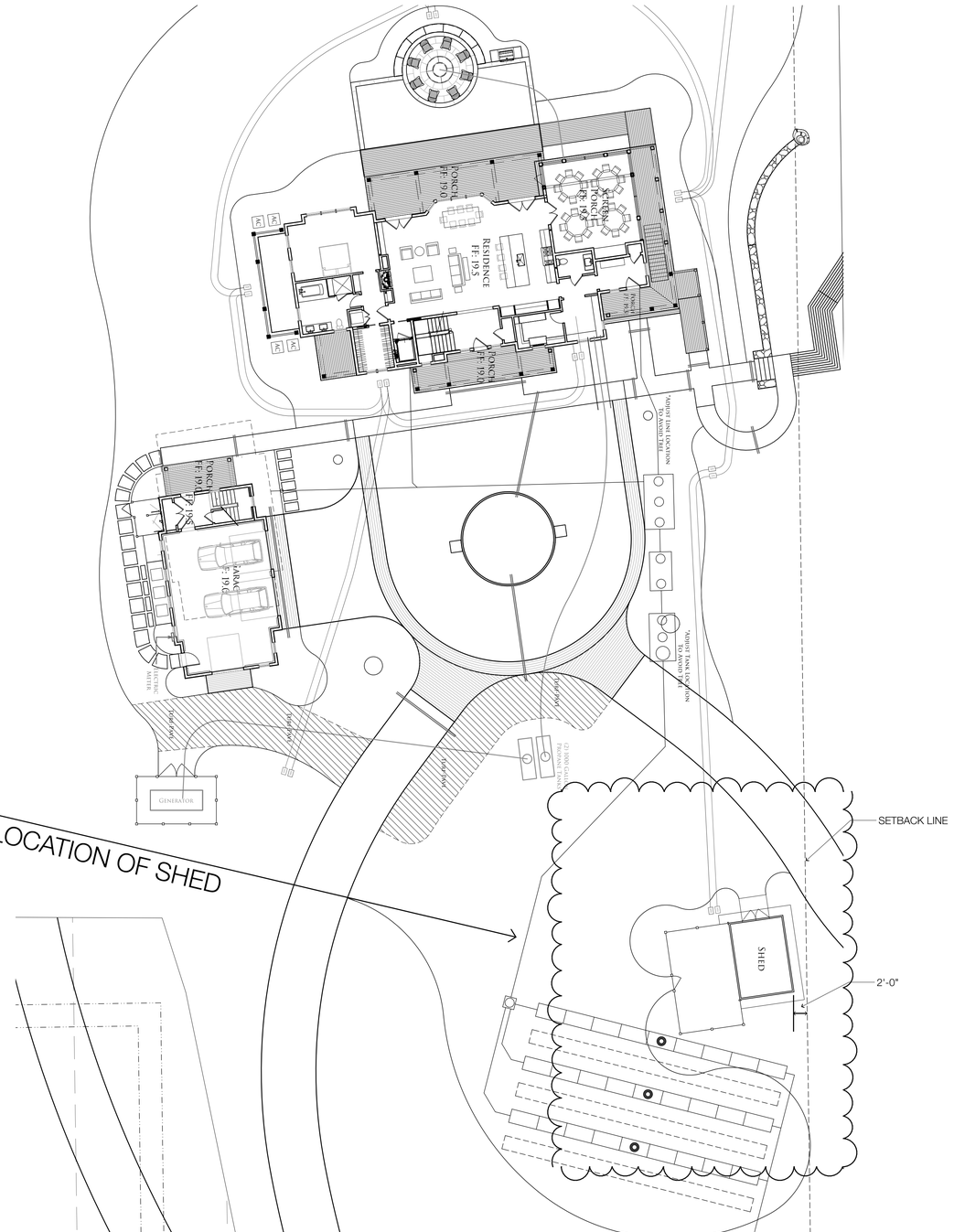
ALL RIGHTS RESERVED

PROJECT NO: 5260
DRAWN BY:
CHECKED BY:
DATE: 12/4/23
SCALE: 1/4"= 1'-0"

A-1.2





3 EXISTING SITE PLAN W/ PROPOSED OVERLAY

Mellowes & Paladino *inc.*

Architects

63 South Street / Suite 280
Hopkinton, Massachusetts 01748
508.625.1371

NO	DESCRIPTION	DATE
	REVISIONS	

53 POCOMO ROAD

53 POCOMO ROAD
NANTUCKET, MA 02554

SITE PLANS

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ALL RIGHTS RESERVED

PROJECT NO: 5260
DRAWN BY:
CHECKED BY:
DATE: 12/4/23
SCALE: NTS

A-1.1

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°: 72 PARCEL N°. 23

Street & Number of Proposed Work: 13 Wood Hollow Road

Owner of record: Wood Hollow Properties LLC

Mailing Address: PO Box 37
Plantsville, CT 06479

Contact Phone #: 860-990-5420 E-mail: lheinke21@gmail.com

AGENT INFORMATION (if applicable)

Name: Paul Beaulieu (Main Street Architects)

Mailing Address: 25 Mathewson Drive Suite #120
Weymouth, MA 02189

Contact Phone #: 508 726 4209 E-mail: pbeaulieu@mainstreet architects.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 replace windows "Match Garage Finish"

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 6 x 21 ☐ 1st floor ☑ 2nd floor Exist.

Width: _____ Sq. footage 2nd floor: _____ Size: 11-6 x 21 ☐ 1st floor ☑ 2nd floor Propos

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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

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 See elevations

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Marvin "color to match garage"

Doors* (type and material): ☐ TDL ☐ SDL Front Marvin - See attached Rear Marvin - See attached Side Marvin - See attached

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof GAF Pewter Grey

Trim Natural Cedar Sash _____ Doors Pebble "Match Garage"

Deck Natural Cedar Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/28/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Paul Beaulieu (Main Street Architects)

AS AGENT FOR Wood Hollow Properties LLC

STREET ADDRESS 13 Wood Hollow Rd

MAP/PARCEL 72/23

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11/22/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

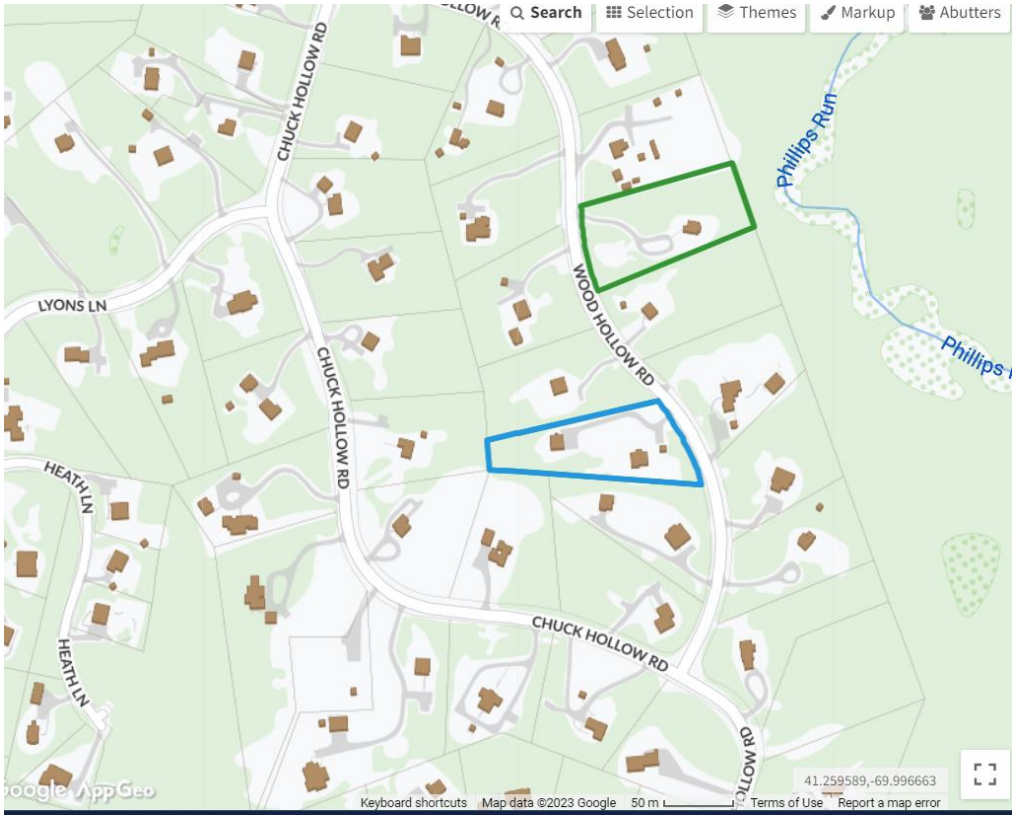
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Paul Beaulieu 11/22/23

Signature Date

Wood Hollow Properties LLC

13 Wood Hollow Road



Locus Map



Public Way (View #1)



Public Way (View #2)



Existing House (Front)



Existing House (Side)



Existing House (Rear)



Existing House (Side)



Existing Garage (Front) “Match color”



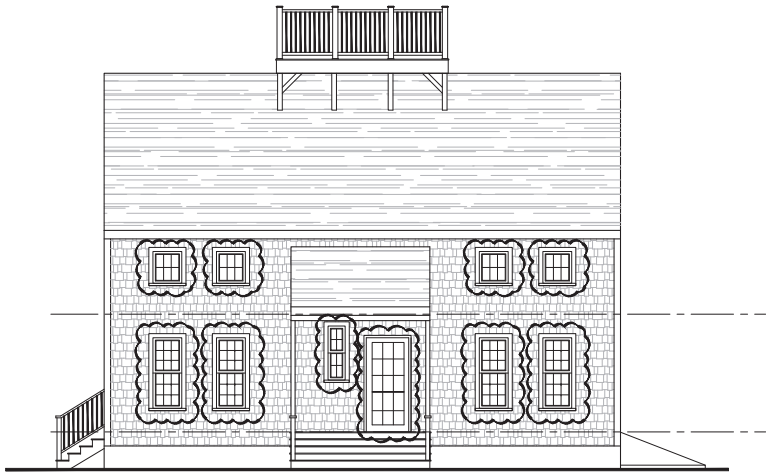
EXISTING FRONT ELEVATION



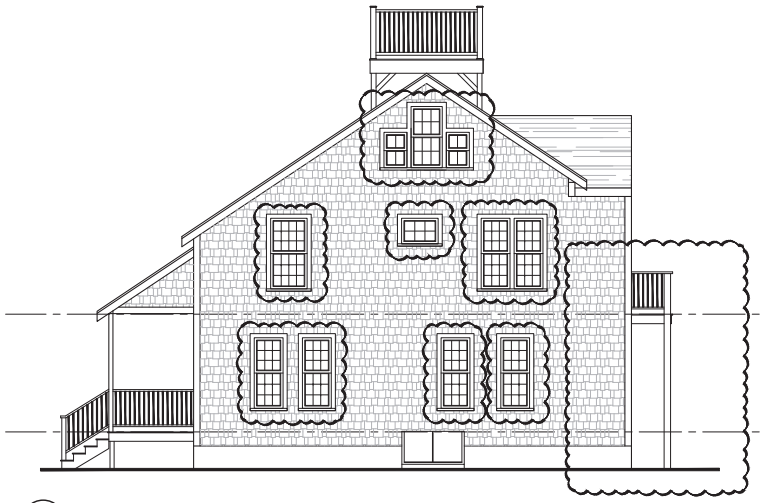
PROPOSED FRONT ELEVATION

13 WOOD HOLLOW, NANTUCKET

Main Street Architects
25 Mathewson Dr,
Suite 120
Weymouth, MA
02189-2345
TEL: 781-331-4458
FAX: 781-331-4997



1 EX-1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 EX-1 EXISTING RIGHT-SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 EX-1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



4 EX-1 EXISTING LEFT-SIDE ELEVATION
SCALE: 1/4"=1'-0"

Main Street Architects
25 Mallinckrodt Dr.
Weymouth, Ma.
02769-3546
TELE: 781-331-4488
FAX: 781-331-4997

WOOD HOLLOW PROPERTIES LLC
13 WOOD HOLLOW ROAD
NANTUCKET, MA

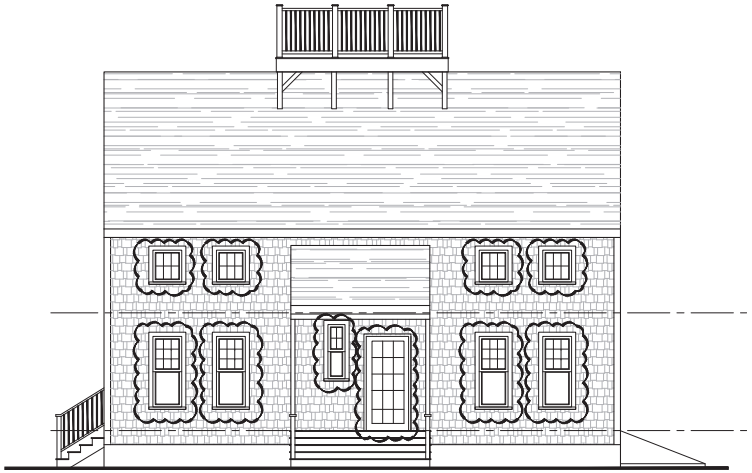
EXISTING ELEVATIONS

REVISIONS:

	ISSUED FOR PERMITTING
	ISSUED FOR PRICING
	ISSUED FOR CONSTRUCTION
DATE:	11-15-23
SCALE:	AS NOTED
DRAWN BY:	CAD
JOB NO.:	2023.34

HDC FILING
11-15-2023

DRAWING NO:
EX-1



1 A-1 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 A-1 PROPOSED RIGHT-SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 A-1 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



4 A-1 PROPOSED LEFT-SIDE ELEVATION
SCALE: 1/4"=1'-0"

Main Street Architects
25 Mallowstone Dr.
Weymouth, Ma.
02769-3546
TELE: 781-331-4488
FAX: 781-331-4997

WOOD HOLLOW PROPERTIES LLC
13 WOOD HOLLOW ROAD
NANTUCKET, MA

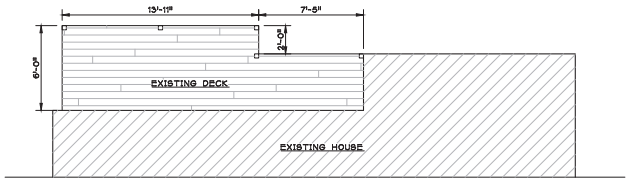
EXISTING ELEVATIONS

REVISIONS:

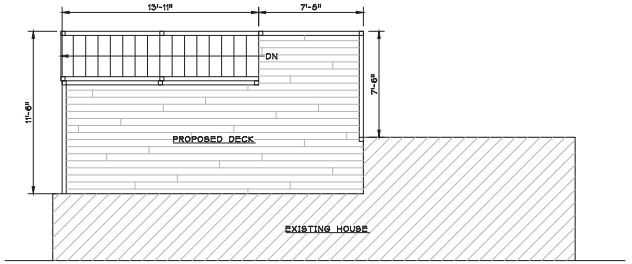
	ISSUED FOR PERMITTING
	ISSUED FOR PRICING
	ISSUED FOR CONSTRUCTION
DATE:	11-15-23
SCALE:	AS NOTED
DRAWN BY:	CAD
JOB NO.:	2023.34

HDC FILING
11-15-2023

DRAWING NO:
A-1



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



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

Main Street Architects
25 Mallinson Dr.
Weymouth, Ma.
02769-2546
TELE: 781-331-4466
FAX: 781-331-4997

WOOD HOLLOW PROPERTIES LLC
13 WOOD HOLLOW ROAD
NANTUCKET, MA

DECK EXISTING VS PROPOSED

REVISIONS:

	ISSUED FOR PERMITTING
	ISSUED FOR PRICING
	ISSUED FOR CONSTRUCTION
DATE:	11-15-23
SCALE:	AS NOTED
DRAWN BY:	CAD
JOB NO.:	2023.34

HDC FILING
11-15-2023

DRAWING NO:
A-2

Wesley Santos
Nantucket Windows

Quote #: NL1LVYT

A Proposal for Window and Door Products prepared for:
Shipping Address:
WOODBURY SUPPLY, A MARVIN DESIGN GALLERY
103 WILLENBROCK RD
OXFORD, CT 06478-1032

DJ LABONTE
WOODBURY SUPPLY, A MARVIN DESIGN GALLERY
103 Willenbrock Road
Oxford, CT 06478
Phone: (203) 263-4441

Email: djlabonte@woodburysupply.com

This report was generated on 10/3/2023 10:02:13 PM using the Marvin Order Management System, version 0004.04.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN

Wesley Santos
Nantucket Windows
Quote Number: **NL1LVYT**

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

U Lines with Errors Exist on Project - Unit Pricing is not Valid

NUMBER OF LINES: 18 TOTAL UNIT QTY: 49 EXT NET PRICE: USD 110,455.50

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	*A	Ultimate	Double Hung G2 RO 26" X 61 1/2" Entered as FS 25" X 61"	1,356.81	24	32,563.44
2	*B	Ultimate	Awning RO 28 1/8" X 26 3/4" Entered as FS 27 1/8" X 26 1/4"	953.53	4	3,814.12
3	*C	Ultimate	Double Hung G2 RO 33 1/8" X 61 1/2" Entered as FS 32 1/8" X 61"	1,560.58	1	1,560.58
U4	*D	Ultimate	Marvin Assembly RO 63 1/8" X 39 1/2" Entered as FS 62 1/8" X 39"	3,368.24	1	3,368.24
5	*E - Shower tempered	Ultimate	Awning RO 37" X 19 1/2" Entered as FS 36" X 19"	958.50	1	958.50
6	*F - LH	Ultimate	Casement RO 21" X 31 1/2" Entered as FS 20" X 31"	982.64	2	1,965.28
7	*F - RH	Ultimate	Casement RO 21" X 31 1/2" Entered as FS 20" X 31"	982.64	2	1,965.28
8	*G	Ultimate	Double Hung G2 RO 29" X 55 1/2" Entered as FS 28" X 55"	1,417.87	2	2,835.74
U9	*H - Tempered	Ultimate	Double Hung G2 RO 21 1/8" X 47 1/2" Entered as FS 20 1/8" X 47"	1,454.79	2	2,909.58
U10	*H	Ultimate	Double Hung G2 RO 21 1/8" X 47 1/2" Entered as FS 20 1/8" X 47"	1,232.56	2	2,465.12
11	*Shed	Ultimate	Double Hung G2 RO 27" X 43 1/2" Entered as FS 26" X 43"	1,233.98	1	1,233.98
12	*Kitchen door Option 1	Ultimate	Sliding French Door RO 103 3/8" X 82 1/2" Entered as FS 102 3/8" X 82"	9,490.57	1	9,490.57

For product warranty information please visit, www.marvin.com/support/warranty.

13	Kitch door Opt 2 -No screen	Ultimate	Bi-Fold Door RO 103 3/8" X 82 1/2" Entered as FS 102 3/8" X CN 68 Total RO:	15,203.23	1	15,203.23
14	*Kitch door Opt 3 -No screen	Ultimate	Multi-Slide Door Stacked RO 103 3/8" X 82 1/2" Entered as FS 102 3/8" X 82" Total RO:	14,611.09	1	14,611.09
15	*D1	Ultimate	Inswing French Door G2 CN 3068 RO 38 7/16" X 82 1/2" Entered as CN 3068	4,269.23	1	4,269.23
16	*D2	Ultimate	Inswing French Door G2 CN 3068 RO 38 7/16" X 82 1/2" Entered as CN 3068	4,370.76	1	4,370.76
17	*D3	Ultimate	Inswing French Door G2 CN 3068 RO 38 7/16" X 82 1/2" Entered as CN 3068	4,370.76	1	4,370.76
18	DELIVERY	Non-Marvin	Labor CHARGE PER DELIVERY TO NANTUCKET .	2,500.00	1	2,500.00

For product warranty information please visit, www.marvin.com/support/warranty.

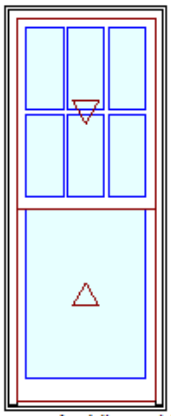
Wesley Santos
Nantucket Windows
Quote Number: **NL1LVYT**

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 24	Mark Unit: *A	Net Price: Ext. Net Price:	 USD	1,356.81 32,563.44

MARVIN



As Viewed From The Exterior

Entered As: FS
FS 25" X 61"
RO 26" X 61 1/2"
Egress Information
Width: 21 13/32" Height: 25 7/16"
Net Clear Opening: 3.78 SqFt
Performance Information
U-Factor: 0.23
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.41
Condensation Resistance: 66
CPD Number: MAR-N-425-24452-00001
ENERGY STAR: N, NC

Mixed Exterior Colors
Stone White Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2
Frame Size 25" X 61"
Rough Opening 26" X 61 1/2"
Top Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Stone White Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
White Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Combination
Pebble Gray Surround
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.
Charcoal Aluminum Wire
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

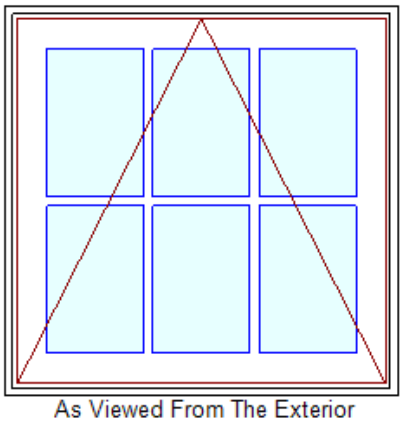
Line #2 Qty: 4	Mark Unit: *B	Net Price: Ext. Net Price:	 USD	953.53 3,814.12

MARVIN

Stone White Clad Exterior
Bare Pine Interior
Ultimate Awning - Roto Operating
Frame Size 27 1/8" X 26 1/4"
Rough Opening 28 1/8" X 26 3/4"
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4"
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H

For product warranty information please visit, www.marvin.com/support/warranty.

Wesley Santos
Nantucket Windows
Quote Number: **NL1LVYT**


As Viewed From The Exterior

Stone White Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
Bronze Folding Handle
Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Bare Pine
Ogee Interior Screen Profile
***Screen/Combo Ship Loose
6 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

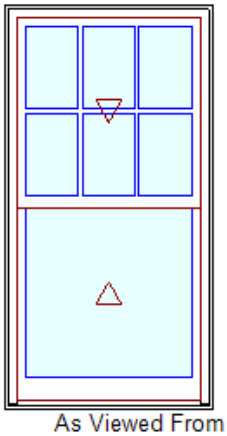
Seller: _____

Buyer: _____

Entered As: FS
FS 27 1/8" X 26 1/4"
RO 28 1/8" X 26 3/4"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.44
Condensation Resistance: 57
CPD Number: MAR-N-343-21702-00001
ENERGY STAR: NC

Line #3 Qty: 1	Mark Unit: *C	Net Price: Ext. Net Price:	USD	1,560.58 1,560.58

MARVIN


As Viewed From The Exterior

Mixed Exterior Colors
Stone White Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2
Frame Size 32 1/8" X 61"
Rough Opening 33 1/8" X 61 1/2"
Top Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Stone White Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
White Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Combination
Pebble Gray Surround
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.
Charcoal Aluminum Wire
***Screen/Combo Ship Loose
6 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Entered As: FS
FS 32 1/8" X 61"
RO 33 1/8" X 61 1/2"
Egress Information
Width: 28 17/32" Height: 25 7/16"
Net Clear Opening: 5.04 SqFt
Performance Information
U-Factor: 0.23
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.41
Condensation Resistance: 66
CPD Number: MAR-N-425-24452-00001
ENERGY STAR: N, NC

For product warranty information please visit, www.marvin.com/support/warranty.

Wesley Santos
Nantucket Windows
Quote Number: **NL1LVYT**

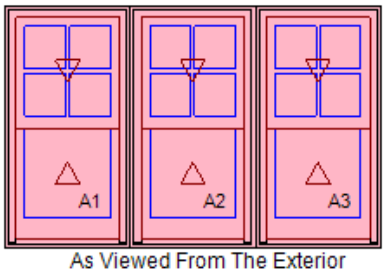
Initials required

Seller: _____

Buyer: _____

Line #4 Qty: 1	Mark Unit: *D	Net Price: Ext. Net Price:	USD	3,368.24 3,368.24

MARVIN



As Viewed From The Exterior

Entered As: FS
FS 62 1/8" X 39"
RO 63 1/8" X 39 1/2"
Egress Information A1, A2, A3
Width: 17 7/64" Height: 14 7/16"
Net Clear Opening: 1.72 SqFt
Performance Information A1, A2
U-Factor: 0.23
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.41
Condensation Resistance: 66
CPD Number: MAR-N-425-24452-00001
ENERGY STAR: N, NC
Performance Information A3
U-Factor: 0.23
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.41
Condensation Resistance: 66
CPD Number: MAR-N-425-24452-00001
ENERGY STAR: N, NC
Performance Information OA

Mixed Exterior Colors
Stone White Clad Exterior
Bare Pine Interior
3W1H - Rectangle Assembly
Assembly Frame Size
62 1/8" X 39"
Assembly Rough Opening
63 1/8" X 39 1/2"

Unit: A1
Ultimate Double Hung G2
Basic Frame 20 45/64" X 39"
Rough Opening 21 45/64" X 39 1/2"
Top Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Stone White Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
White Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Combination
Error: Minimum Frame Width is 21 1/4" when applying a Combination.
Pebble Gray Surround
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.
Charcoal Aluminum Wire
***Screen/Combo Ship Loose

Unit: A2
Ultimate Double Hung G2
Basic Frame 20 45/64" X 39"
Rough Opening 21 45/64" X 39 1/2"
Top Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Stone White Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite

For product warranty information please visit, www.marvin.com/support/warranty.

Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
White Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Combination
Error: Minimum Frame Width is 21 1/4" when applying a Combination.
Pebble Gray Surround
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.
Charcoal Aluminum Wire
***Screen/Combo Ship Loose

Unit: A3
Ultimate Double Hung G2
Basic Frame 20 45/64" X 39"
Rough Opening 21 45/64" X 39 1/2"
Top Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Stone White Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
White Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Combination
Error: Minimum Frame Width is 21 1/4" when applying a Combination.
Pebble Gray Surround
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.
Charcoal Aluminum Wire
***Screen/Combo Ship Loose
Standard Mull Charge
6 9/16" Jambs
Nailing Fin
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
***Note: Unit Availability and Price is Subject to Change
***Error: Pricing is not Valid

Initials required

Seller: _____

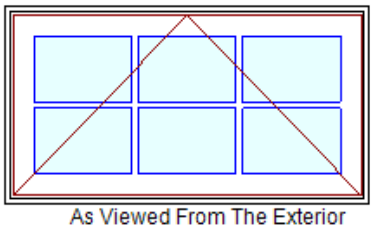
Buyer: _____

Line #5 Qty: 1	Mark Unit: *E - Shower tempered	Net Price: Ext. Net Price:	 USD	958.50 958.50

MARVIN

Stone White Clad Exterior
Bare Pine Interior
Ultimate Awning - Roto Operating

For product warranty information please visit, www.marvin.com/support/warranty.


As Viewed From The Exterior

Entered As: FS
FS 36" X 19"
RO 37" X 19 1/2"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.44
Condensation Resistance: 57
CPD Number: MAR-N-343-21702-00001
ENERGY STAR: NC

Frame Size 36" X 19"
Standard CN Width 36
Rough Opening 37" X 19 1/2"
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4"
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Stone White Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
Satin Taupe Folding Handle
Satin Taupe Multi - Point Lock
Aluminum Screen
Satin Taupe Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

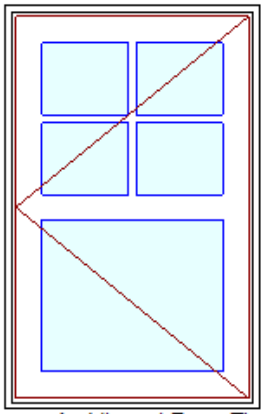
Initials required

Seller: _____

Buyer: _____

Line #6 Qty: 2	Mark Unit: *F - LH	Net Price: Ext. Net Price:	 USD	982.64 1,965.28

MARVIN


As Viewed From The Exterior

Entered As: FS
FS 20" X 31"
RO 21" X 31 1/2"
Egress Information
Width: 12 57/64" Height: 25 57/64"
Net Clear Opening: 2.32 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.4
Condensation Resistance: 58
CPD Number: MAR-N-342-40394-00001
ENERGY STAR: NC, SC, S

Pebble Gray Clad Exterior
Bare Pine Interior
Ultimate Casement - Left Hand
Frame Size 20" X 31"
Standard CN Width 20
Rough Opening 21" X 31 1/2"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4"
Low E2 w/Argon
Black Perimeter and Spacer Bar
1 15/16" Simulated Rail Rectangular
Standard 1.0:2.0
5/8" SDL - With Spacer Bar - Black
Top Cut 2W2H - Bottom Cut 1W1H
5 Rect Lites
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Bronze Folding Handle
Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Bare Pine
Ogee Interior Screen Profile
***Screen/Combo Ship Loose
6 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

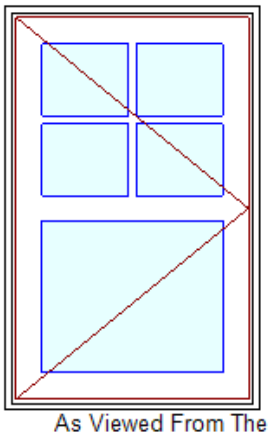
Initials required

Seller: _____

Buyer: _____

Line #7	Mark Unit: *F - RH	Net Price:		982.64
Qty: 2		Ext. Net Price:	USD	1,965.28

MARVIN



As Viewed From The Exterior

Entered As: FS
FS 20" X 31"
RO 21" X 31 1/2"
Egress Information
Width: 12 57/64" Height: 25 57/64"
Net Clear Opening: 2.32 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.4
Condensation Resistance: 58
CPD Number: MAR-N-342-40394-00001
ENERGY STAR: NC, SC, S

Pebble Gray Clad Exterior
Bare Pine Interior
Ultimate Casement - Right Hand
Frame Size 20" X 31"
Standard CN Width 20
Rough Opening 21" X 31 1/2"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4"
Low E2 w/Argon
Black Perimeter and Spacer Bar
1 15/16" Simulated Rail Rectangular
Standard 1.0:2.0
5/8" SDL - With Spacer Bar - Black
Top Cut 2W2H - Bottom Cut 1W1H
5 Rect Lites
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Bronze Folding Handle
Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Bare Pine
Ogee Interior Screen Profile
***Screen/Combo Ship Loose
6 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

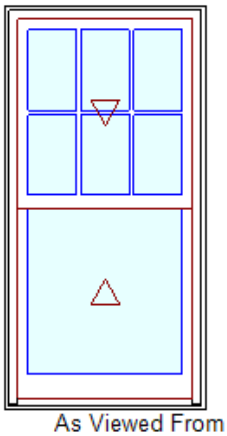
Initials required

Seller: _____

Buyer: _____

Line #8	Mark Unit: *G	Net Price:		1,417.87
Qty: 2		Ext. Net Price:	USD	2,835.74

MARVIN



As Viewed From The Exterior

Entered As: FS

Mixed Exterior Colors
Stone White Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2
Frame Size 28" X 55"
Rough Opening 29" X 55 1/2"
Top Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Stone White Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon

FS 28" X 55"
RO 29" X 55 1/2"
Egress Information
Width: 24 13/32" Height: 22 7/16"
Net Clear Opening: 3.80 SqFt
Performance Information
U-Factor: 0.23
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.41
Condensation Resistance: 66
CPD Number: MAR-N-425-24452-00001
ENERGY STAR: N, NC

Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
White Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Combination
Pebble Gray Surround
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.
Charcoal Aluminum Wire
***Screen/Combo Ship Loose
6 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

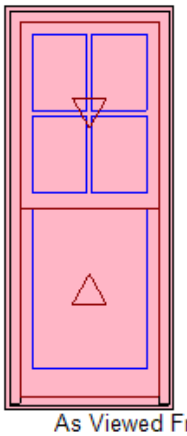
Initials required

Seller: _____

Buyer: _____

Line #9 Qty: 2	Mark Unit: *H - Tempered	Net Price: Ext. Net Price:	USD	1,454.79 2,909.58

MARVIN



As Viewed From The Exterior

Entered As: FS
FS 20 1/8" X 47"
RO 21 1/8" X 47 1/2"
Egress Information
Width: 16 17/32" Height: 18 7/16"
Net Clear Opening: 2.12 SqFt
Performance Information
U-Factor: 0.23
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.41
Condensation Resistance: 66
CPD Number: MAR-N-425-24452-00001
ENERGY STAR: N, NC

Mixed Exterior Colors
Stone White Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2
Frame Size 20 1/8" X 47"
Rough Opening 21 1/8" X 47 1/2"
Top Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Stone White Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
White Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Combination
Error: Minimum Frame Width is 21 1/4" when applying a Combination.
Tempered Clear
Pebble Gray Surround
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.
Charcoal Aluminum Wire
***Screen/Combo Ship Loose
6 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change
***Error: Pricing is not Valid

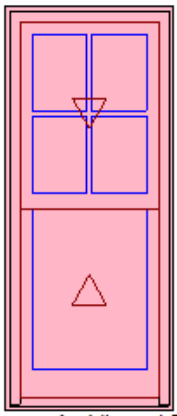
Initials required

Seller: _____

Buyer: _____

Line #10 Qty: 2	Mark Unit: *H	Net Price: Ext. Net Price:	USD	1,232.56 2,465.12

MARVIN



As Viewed From The Exterior

Entered As: FS
FS 20 1/8" X 47"
RO 21 1/8" X 47 1/2"
Egress Information
Width: 16 17/32" Height: 18 7/16"
Net Clear Opening: 2.12 SqFt
Performance Information
U-Factor: 0.23
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.41
Condensation Resistance: 66
CPD Number: MAR-N-425-24452-00001
ENERGY STAR: N, NC

Mixed Exterior Colors
Stone White Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2
Frame Size 20 1/8" X 47"
Rough Opening 21 1/8" X 47 1/2"
Top Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Stone White Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
White Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Combination
Error: Minimum Frame Width is 21 1/4" when applying a Combination.
Pebble Gray Surround
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.
Charcoal Aluminum Wire
***Screen/Combo Ship Loose
6 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change
***Error: Pricing is not Valid

Initials required

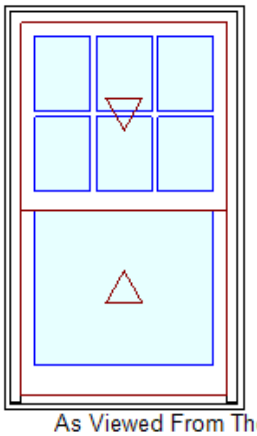
Seller: _____

Buyer: _____

Line #11 Qty: 1	Mark Unit: *Shed	Net Price: Ext. Net Price:	USD	1,233.98 1,233.98

MARVIN

Mixed Exterior Colors
Stone White Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2
Frame Size 26" X 43"
Rough Opening 27" X 43 1/2"
Top Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Stone White Clad Ext - Bare Pine Int



As Viewed From The Exterior

Entered As: FS
FS 26" X 43"
RO 27" X 43 1/2"
Egress Information
Width: 22 13/32" Height: 16 7/16"
Net Clear Opening: 2.56 SqFt
Performance Information
U-Factor: 0.23
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.41
Condensation Resistance: 66
CPD Number: MAR-N-425-24452-00001
ENERGY STAR: N, NC

Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
White Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Combination
Pebble Gray Surround
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.
Charcoal Aluminum Wire
***Screen/Combo Ship Loose
6 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

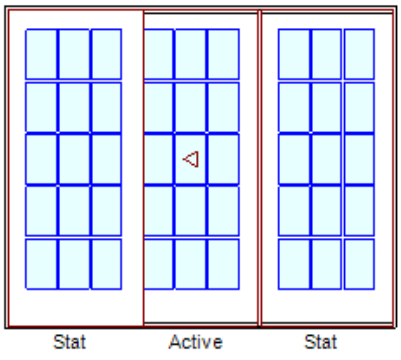
Initials required

Seller: _____

Buyer: _____

Line #12 Qty: 1	Mark Unit: *Kitchen door Option 1	Net Price: Ext. Net Price:	USD	9,490.57 9,490.57

MARVIN



As Viewed From The Exterior

Entered As: FS
FS 102 3/8" X 82"
RO 103 3/8" X 82 1/2"
Egress Information
Width: 25 45/64" Height: 77 37/64"
Net Clear Opening: 13.85 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.23
Visible Light Transmittance: 0.39
Condensation Resistance: 57
CPD Number: MAR-N-270-05619-00001
ENERGY STAR: N, NC, SC, S

Pebble Gray Clad Exterior
Bare Pine Interior
Ultimate Sliding French Door - OXO Left Hand
Frame Size 102 3/8" X 82"
Standard CN Height 68
Rough Opening 103 3/8" X 82 1/2"
**Operator Panels Ship Separate
Left Panel
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W5H
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Center Panel
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W5H
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Right Panel
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W5H
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Non Finger-Jointed Door Option for Secondary Surface
Traditional Handle(s)
3 Point Multi-Point Lock on Active Panel
Oil Rubbed Bronze PVD Active Exterior Handle Set on Active Panel Keyed
Oil Rubbed Bronze PVD Active Interior Handle Set on Active Panel
Keyed Alike - Keyed Alike Group 1
Exterior Ultimate Sliding Screen G2
Pebble Gray Surround
Bright View Mesh
***Screen/Combo Ship Loose
Std Ultrex Sill
Bronze Ultrex Sill
Beige Weather Strip
Bare Oak Sill Liner
6 9/16" Jambs
Nailing Fin
Skid Plate Applied
***Note: Unit Availability and Price is Subject to Change

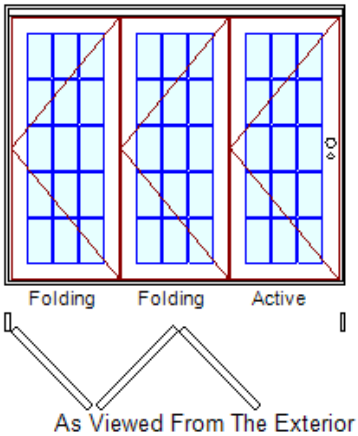
Initials required

Seller: _____

Buyer: _____

Line #13 Qty: 1	Mark Unit: Kitch door Opt 2 -No screen	Net Price: Ext. Net Price:	 USD	15,203.23 15,203.23

MARVIN



Entered As: FS x CN
FS 102 3/8" X 82"
RO 103 3/8" X 82 1/2"
Egress Information
Width: 29 3/4" Height: 76"
Net Clear Opening: 15.70 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.21
Visible Light Transmittance: 0.35
Condensation Resistance: 55
CPD Number: MAR-N-439-04082-00005
ENERGY STAR: N, NC, SC, S

Pebble Gray Clad Exterior
Bare Pine Interior
Ultimate Bi-Fold Door - 3L
Frame Size 102 3/8" X Call Number 68
Rough Opening 103 3/8" X 82 1/2"
The header deflection cannot exceed 1/8" fully loaded.
Knocked Down
Contemporary Panels
**Panels Ship Separate
Panel 1
Pebble Gray Clad Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W5H
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Panel 2
Pebble Gray Clad Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W5H
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Panel 3
Pebble Gray Clad Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W5H

Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
Beige Exterior Weather Strip Package
Traditional Lever(s)
Multi-Point Lock on Active Panel
Oil Rubbed Bronze PVD Active Exterior Handle Set on Active Panel
Keyed
Oil Rubbed Bronze PVD Active Interior Handle Set on Active Panel
Keyed Alike - Keyed Alike Group 1
Bronze Panel Handle
Bronze Hinges to Exterior
Bronze Hinges to Interior
Bronze Performance Sill
Black Weather Strip
Bronze Sill Liner
5 9/16" Jambs
Nailing Fin
***Note: Reference the Ultimate Bi-Fold Door Site Prep Handbook for construction guidelines.
***Note: Reference the Bi-Fold Door Field Calculations for non-standard size unit calculations and when a screen is included.
***Note: Product is shipped Knocked Down (KD).
***Note: Unit Availability and Price is Subject to Change

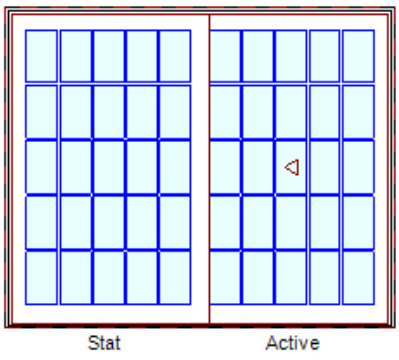
Initials required

Seller: _____

Buyer: _____

Line #14 Qty: 1	Mark Unit: *Kitch door Opt 3 -No screen	Net Price: Ext. Net Price:	 USD	14,611.09 14,611.09

MARVIN



As Viewed From The Exterior

Entered As: FS
FS 102 3/8" X 82"
RO 103 3/8" X 82 1/2"
Egress Information
Width: 45 41/64" Height: 78 13/64"
Net Clear Opening: 24.79 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.41
Condensation Resistance: 55
CPD Number: MAR-N-436-02665-00009
ENERGY STAR: N, NC, SC, S

Pebble Gray Clad Exterior
Bare Pine Interior
Ultimate Multi-Slide Door Stacked - OX
Frame Size 102 3/8" X 82"
Rough Opening 103 3/8" X 82 1/2"
Knocked Down
**Panels Ship Separate
Panel 1
Pebble Gray Clad Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 5W5H
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Panel 2
Pebble Gray Clad Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 5W5H
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Oil Rubbed Bronze PVD Exterior Flush Handle on Primary Panel
Oil Rubbed Bronze PVD Interior Flush Handle with Latch on Primary Panel
Bronze Performance Sill
Black Weather Strip
6 25/32" Jambs
Nailing Fin

For product warranty information please visit, www.marvin.com/support/warranty.

***Note: Ultimate-Clad units are certified to CN 40100 panel size. Units outside these parameters are not WDMA certified.
***Note: Ultimate Multi-Slide Doors are shipped Knocked Down (KD).
***Note: Please reference the Ultimate Multi-Slide Door Site Prep Handbook for construction guidelines.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #15 Qty: 1	Mark Unit: *D1	Net Price: Ext. Net Price:	USD	4,269.23 4,269.23

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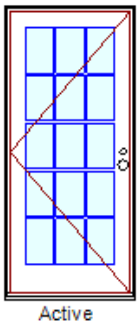
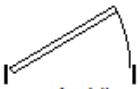


Active



As Viewed From The Exterior

Entered As: CN
CN 3068
FS 37 7/16" X 82"
RO 38 7/16" X 82 1/2"
Egress Information
Width: 32 1/16" Height: 78 11/32"
Net Clear Opening: 17.45 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.21
Visible Light Transmittance: 0.36
CPD Number: MAR-N-476-02989-00001

Pebble Gray Clad Exterior
Bare Pine Interior
Ultimate Inswing French Door G2 4 9/16" - X Left Hand
CN 3068
Rough Opening 38 7/16" X 82 1/2"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Standard Cut 3W5H
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Non Finger-Jointed Door Option for Secondary Surface
Traditional Lever(s)
Multi-Point Lock on Active Panel
Oil Rubbed Bronze PVD Active Exterior Handle Set on Active Panel Keyed
Oil Rubbed Bronze PVD Active Interior Handle Set on Active Panel
Keyed Alike - Keyed Alike Group 1
Dark Bronze Adjustable Hinges 3 Per Panel-
Exterior Ultimate Swinging Screen G2
Pebble Gray Surround
Dark Bronze Contemporary Handle
Bright View Mesh
***Screen/Combo Ship Loose
Bronze Ultrex Sill
Black Weather Strip
5 1/4" Jambs
Thru Jamb Installation w/ Nailing Fin
***Note: Because of the jamb extension, this door may not open beyond 90 degrees.
***Note: Unit Availability and Price is Subject to Change

Initials required

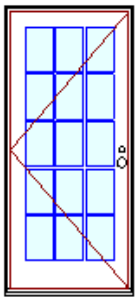
Seller: _____

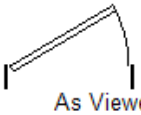
Buyer: _____

Line #16 Qty: 1	Mark Unit: *D2	Net Price: Ext. Net Price:	USD	4,370.76 4,370.76

MARVIN

Pebble Gray Clad Exterior
Bare Pine Interior
Ultimate Inswing French Door G2 6 9/16" - X Left Hand
CN 3068
Rough Opening 38 7/16" X 82 1/2"
Pebble Gray Clad Sash Exterior





As Viewed From The Exterior

Entered As: CN
CN 3068
FS 37 7/16" X 82"
RO 38 7/16" X 82 1/2"
Egress Information
Width: 32 1/16" Height: 78 11/32"
Net Clear Opening: 17.45 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.21
Visible Light Transmittance: 0.36
CPD Number: MAR-N-476-02989-00001

Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Standard Cut 3W5H
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Non Finger-Jointed Door Option for Secondary Surface
Traditional Lever(s)
Multi-Point Lock on Active Panel
Oil Rubbed Bronze PVD Active Exterior Handle Set on Active Panel Keyed
Oil Rubbed Bronze PVD Active Interior Handle Set on Active Panel
Keyed Alike - Keyed Alike Group 1
Dark Bronze Adjustable Hinges 3 Per Panel-
Exterior Ultimate Swinging Screen G2
Pebble Gray Surround
Dark Bronze Contemporary Handle
Bright View Mesh
***Screen/Combo Ship Loose
Bronze Ultrex Sill
Black Weather Strip
6 9/16" Jambs
Thru Jamb Installation w/ Nailing Fin
***Note: Unit Availability and Price is Subject to Change

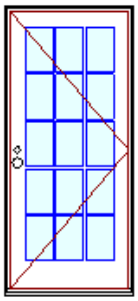
Initials required

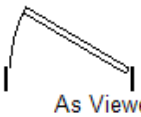
Seller: _____

Buyer: _____

Line #17 Qty: 1	Mark Unit: *D3	Net Price: Ext. Net Price:	USD	4,370.76 4,370.76

MARVIN





As Viewed From The Exterior

Entered As: CN
CN 3068
FS 37 7/16" X 82"
RO 38 7/16" X 82 1/2"
Egress Information
Width: 32 1/16" Height: 78 11/32"
Net Clear Opening: 17.45 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.21
Visible Light Transmittance: 0.36
CPD Number: MAR-N-476-02989-00001

Pebble Gray Clad Exterior
Bare Pine Interior
Ultimate Inswing French Door G2 6 9/16" - X Right Hand
CN 3068
Rough Opening 38 7/16" X 82 1/2"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Standard Cut 3W5H
Pebble Gray Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Non Finger-Jointed Door Option for Secondary Surface
Traditional Lever(s)
Multi-Point Lock on Active Panel
Oil Rubbed Bronze PVD Active Exterior Handle Set on Active Panel Keyed
Oil Rubbed Bronze PVD Active Interior Handle Set on Active Panel
Keyed Alike - Keyed Alike Group 1
Dark Bronze Adjustable Hinges 3 Per Panel-
Exterior Ultimate Swinging Screen G2
Pebble Gray Surround
Dark Bronze Contemporary Handle
Bright View Mesh
***Screen/Combo Ship Loose
Bronze Ultrex Sill
Black Weather Strip
6 9/16" Jambs
Thru Jamb Installation w/ Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Wesley Santos
Nantucket Windows
Quote Number: **NL1LVYT**

Seller: _____

Buyer: _____

Line #18 Qty: 1	Mark Unit: DELIVERY	Net Price: Ext. Net Price:	 USD	2,500.00 2,500.00

Labor CHARGE PER DELIVERY TO NANTUCKET

.
Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD	107,955.50
Non-Taxable Labor: USD	2,500.00
6.250% Sales Tax: USD	6,747.22
Project Total Net Price: USD	117,202.72

U Lines with Errors Exist on Project - Project Pricing is not Valid

For product warranty information please visit, www.marvin.com/support/warranty.

TERMS AND CONDITIONS

GENERAL INFORMATION AND RETURN POLICY

This proposal represents the information that was provided to Woodbury Supply Company, Inc., by you the customer. Woodbury Supply Company, Inc. is not responsible for any errors or omissions made during the quoting process. It is the responsibility of you, the customer/purchaser, to verify all details including any building code requirements.

Building Code: (CT ONLY)
"Window Operating Control Devices"
R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

You, the customer/purchaser, agree to adhere to all installation instructions and warranty information as provided by the manufacturer.

Due to the fact that all window and door products along with any custom millwork is made to order, cancellations and returns cannot be accepted, nor will there be any credit, exchange, or refund available.

All Woodbury Supply obligations are contingent upon strikes, war, acts of God, pandemics, governmental ordered shutdowns and/or restrictions, accidents, weather, unavailability of supplies or materials, labor shortages, delays caused by Customer's contractors or other contractors not under the control and supervision of Woodbury Supply, or delays beyond the control of Woodbury Supply.

TAXES

This proposal may be subject to applicable state sales tax which may not be included in the total.

DELIVERY

Woodbury Supply Company, Inc. will make every effort available to ensure a timely delivery of the ordered product. However, Woodbury Supply Company, Inc. is not responsible for any unforeseen circumstances that should arise in causing a delay of the delivery.

Deliveries are based on first floor/tailgate delivery basis. Any other arrangement is subject to additional charges.

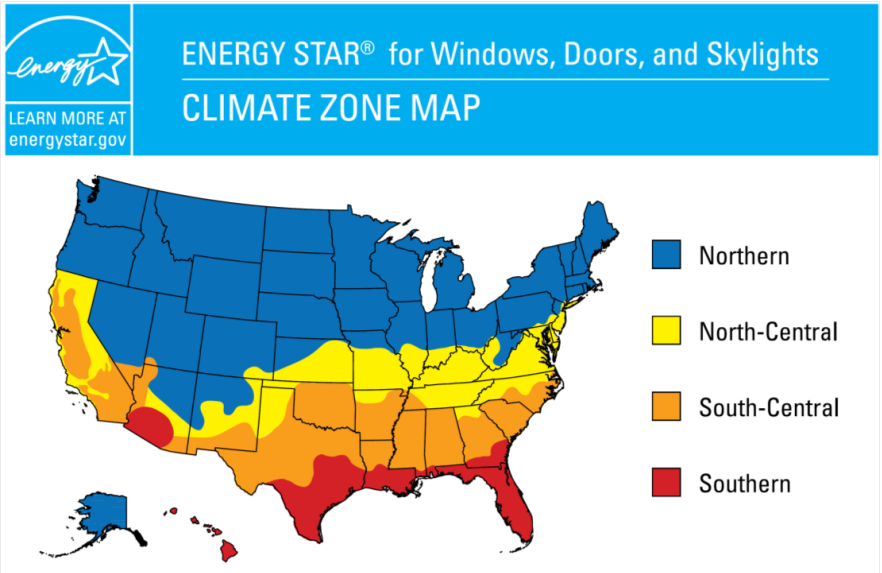
PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

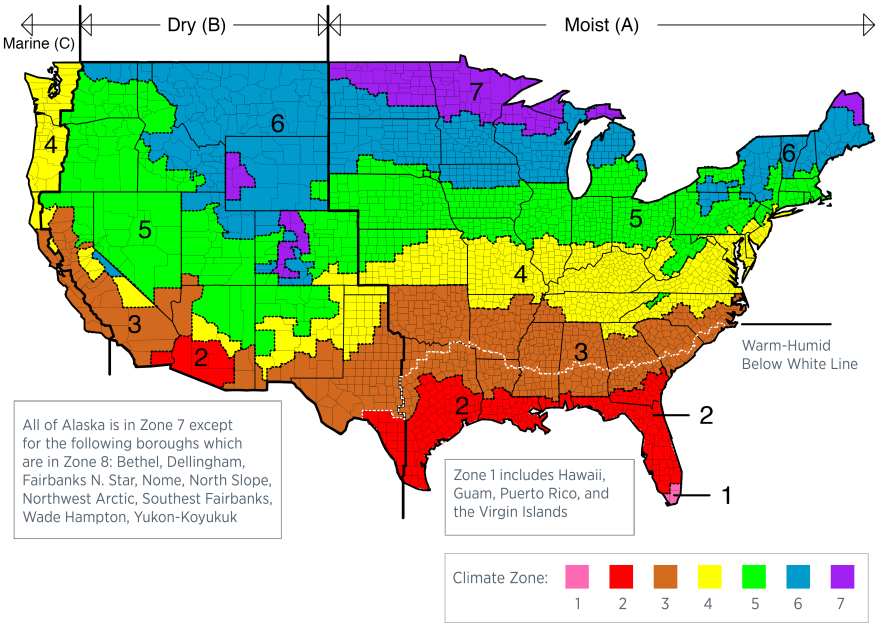
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



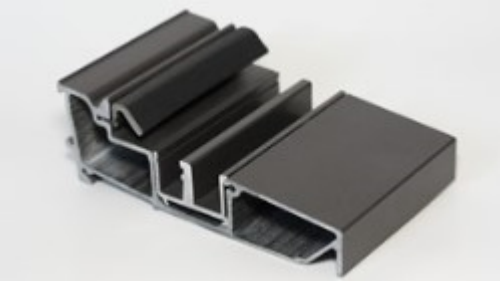
International Energy Conservation Code (IECC) Climate Regions



Wesley Santos
Nantucket Windows
Quote Number: **NL1LVYT**

Door Sill Limitations

Performance Sill -



Performance Sill -



WDMA certification is limited to clad units up to CN 40100 panel size. Determining the suitability of these products for use in connection with any building design or design elements (such as appropriate overhangs) and site - specific environmental conditions is the responsibility of the architect, designer, or other building professionals.

Contact your Marvin inside service representative for Sliding Door Automatic Control installation pricing.

Sliding Door Automatic Control may not be suitable for corner posts, 90 degree corner units or concrete block applications. The motorized solution requires a minimum of 12 inches between studs for mounting. Please refer to Marvin's site prep guide for additional details.

Wesley Santos
Nantucket Windows
Quote Number: **NL1LVYT**

PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 107,955.50
Non-Taxable Labor: USD 2,500.00
6.250% Sales Tax: USD 6,747.22
Project Total Net Price: USD 117,202.72
U Lines with Errors Exist on Project - Project Pricing is not Valid

---

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

STANDARD SALES ORDER - ACKNOWLEDGEMENT

SOLD TO A.W. HASTINGS OF CT, INC.
2 PEARSON WAY
ENFIELD CT 06082

SHIP TO A.W. HASTINGS OF MA, INC.
230 BALLARDVALE STREET
WILMINGTON MA 01887

ORDER NUMBER	14128186
ENTRY DATE	06-NOV-01
CUSTOMER	1408-020
CUSTOMER P.O	272409 72
TERMS	2% 10, NET 11
F.O.B.	
SHIP VIA	OUR TRUCK
REQ. DATE	
PROFILE NO	0
DISC. AUTH	

JOB NAME

LINE#	DESCRIPTION	QTY	UNIT PRICE	EXTENDED PRICE
1	MARK UNIT: 076599L / DARTMOUTH			
	C ULTIMATE DOUBLE HUNG	10	318.00	3,180.00
	CN 3020			
	RO 36 3/8" X 48 7/8"			
	**S1			
	G.S. 30" X 20"			
	IG - 1 LITE			
	LOW E II W/ARGON	10	25.00	250.00
	7/8" RECT SDL W/SBAR - STD CUT 3W2H	10	120.00	1,200.00
	PEBBLE CLAD EXT. - BA INT.			
	**S2			
	G.S. 30" X 20"			
	IG - 1 LITE			
	LOW E II W/ARGON	10	25.00	250.00
	SCREEN	10	27.00	270.00
	PEBBLE SURROUND			
	6 9/16" JAMBS	10	28.00	280.00
	BA INTERIOR			
	PEBBLE CLAD EXTERIOR			
	NO CSG			
	TOTAL LIST PRICE	10	543.00	5,430.00

STANDARD SALES ORDER - ACKNOWLEDGEMENT

SOLD TO A.W. HASTINGS OF CT, INC.
2 PEARSON WAY
ENFIELD CT 06082

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TERMS	2% 10, NET 11
F.O.B.	
SHIP VIA	OUR TRUCK
REQ. DATE	
PROFILE NO	0
DISC. AUTH	

JOB NAME

LINE#	DESCRIPTION	QTY	UNIT PRICE	EXTENDED PRICE
2	MARK UNIT: 076599L / DARTMOUTH			
	C ULTIMATE DOUBLE HUNG	1	328.00	328.00
	CN 3022			
	RO 36 3/8" X 52 7/8"			
	**S1			
	G.S. 30" X 22"			
	IG - 1 LITE			
	LOW E II W/ARGON	1	27.00	27.00
	7/8" RECT SDL W/SBAR - STD CUT 3W2H	1	120.00	120.00
	PEBBLE CLAD EXT. - BA INT.			
	**S2			
	G.S. 30" X 22"			
	IG - 1 LITE			
	LOW E II W/ARGON	1	27.00	27.00
	SCREEN	1	28.00	28.00
	PEBBLE SURROUND			
	6 9/16" JAMBS	1	30.00	30.00
	BA INTERIOR			
	PEBBLE CLAD EXTERIOR			
	NO CSG			
	TOTAL LIST PRICE	1	560.00	560.00
3	MARK UNIT: 076599L / DARTMOUTH			
	18600399 - CLIP,MULL,A104-150",PBHP	2	4.55	9.10
	TOTAL LIST PRICE	2	4.55	9.10

STANDARD SALES ORDER - ACKNOWLEDGEMENT

SOLD TO A.W. HASTINGS OF CT, INC.
2 PEARSON WAY
ENFIELD CT 06082

SHIP TO A.W. HASTINGS OF MA, INC.
230 BALLARDVALE STREET
WILMINGTON MA 01887

ORDER NUMBER	14128186
ENTRY DATE	06-NOV-01
CUSTOMER	1408-020
CUSTOMER P.O	272409 72
TERMS	2% 10, NET 11
F.O.B.	
SHIP VIA	OUR TRUCK
REQ. DATE	
PROFILE NO	0
DISC. AUTH	

JOB NAME

LINE#	DESCRIPTION	QTY	UNIT PRICE	EXTENDED PRICE
4	MARK UNIT: 076599L / DARTMOUTH			
	C AWNING - ROTO	7	250.00	1,750.00
	CN 2824			
	RO 29" X 23 5/8"			
	IG - 1 LITE			
	LOW E II W/ARGON	7	19.00	133.00
	7/8" RECT SDL W/SBAR - STD CUT 3W2H	7	120.00	840.00
	PEBBLE CLAD EXT. - BA INT.			
	SCREEN	7	15.00	105.00
	BRONZE SURROUND			
	6 9/16" JAMBS	7	18.00	126.00
	BA INTERIOR			
	PEBBLE CLAD EXTERIOR			
	NO CSG			
	TOTAL LIST PRICE	7	422.00	2,954.00

TOTAL ORDER 8,953.10

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°: 72 PARCEL N°. 23

Street & Number of Proposed Work: 13 Wood Hollow Road

Owner of record: Wood Hollow Properties LLC

Mailing Address: PO Box 39

Plantsville, CT 06479

Contact Phone #: 860-990-5420 E-mail: theinke21@gmail.com

AGENT INFORMATION (if applicable)

Name: Paul Beaulieu (Main Street Architects)

Mailing Address: 25 Mathewson Drive Suite #120

Weymouth, MA 02189

Contact Phone #: 508 726 4789 E-mail: pbeaulieu@mainstreetarchitects.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 _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof GAF Pewter Grey

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/28/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Paul Beaulieu (Main Street Architects)

AS AGENT FOR Wood Hollow Properties LLC

STREET ADDRESS 13 Wood Hollow Rd

MAP/PARCEL 72/23

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11/22/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

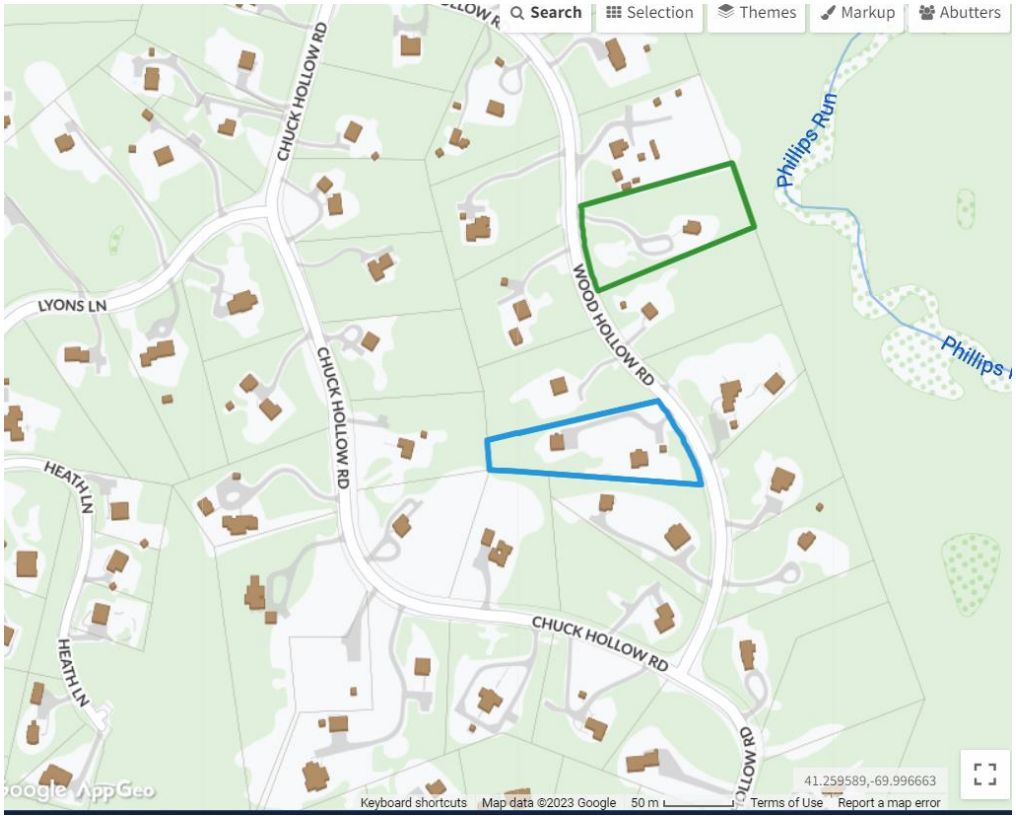
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Paul Beaulieu 11/22/23

Signature Date

Wood Hollow Properties LLC

13 Wood Hollow Road



Locus Map



Public Way (View #1)



Public Way (View #2)



Existing House (Front)



Existing Garage (Front)



Existing Garage (Side)



Existing Garage (Rear)



Existing Garage (Side)



EXISTING GARAGE FRONT.



PROPOSED GARAGE FRONT

13 WOOD HOLLOW, NANTUCKET

Main Street Architects
25 Mathewson Dr,
Suite 120
Weymouth, MA
02189-2345
TEL: 781-331-4458
FAX: 781-331-4997

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

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°: 43 PARCEL N°. 101

Street & Number of Proposed Work: 14 Cathcart

Owner of record: Nantucket Island Land Bank

Mailing Address: 22 Broad St
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228 2820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS (describe)

1. East Elevation Change trim from White to NTW
2. South Elevation
3. West Elevation Replace French Doors, trim, & garage Doors
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): 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 _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear French Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

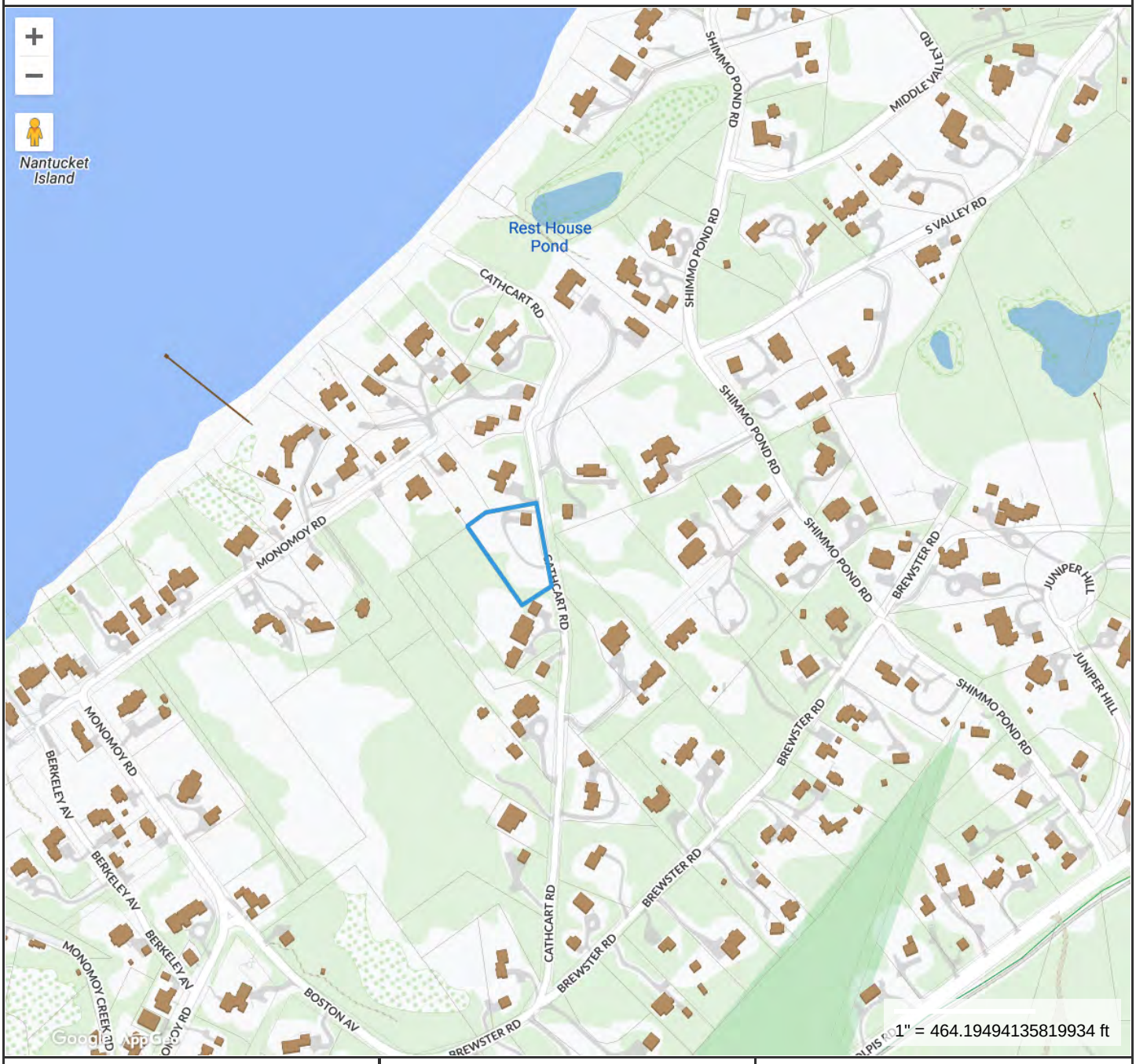
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim White to NTW Sash _____ Doors White (match existing)
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 11.29.23 Signature of owner of record _____ Signed under penalties of perjury



Property Information

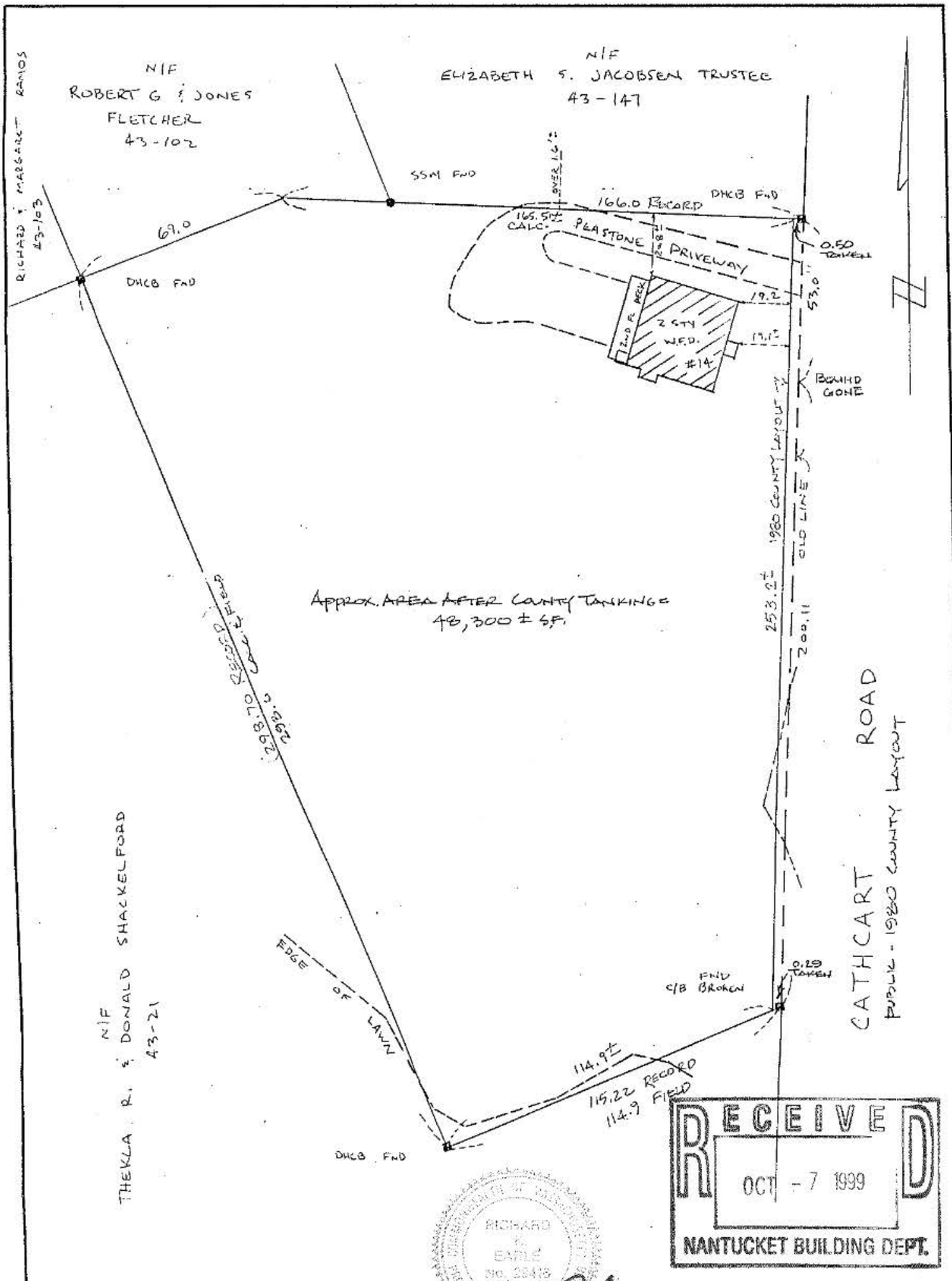
Property ID	43 101
Location	14 CATHCART RD
Owner	NANTUCKET ISLANDS LAND BANK

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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



RECEIVED
OCT - 7 1999
NANTUCKET BUILDING DEPT.

RICHARD K. EARLE No. 25416

Richard K. Earle
*for area correction

CURRENT ZONING MAP: LUG-1
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 100 FT.
FRONTYARD SETBACK: 35 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 7%
EXISTING G.C.R.: 1.8%

PROPERTY LINES SHOWN ARE TAKEN FROM RECORDED DEED AND PLAN REFERED TO HEREON. BUILDINGS, MONUMENTS, ETC. ARE PLOTTED FROM FIELD MEASUREMENTS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REVISED 11/6/96

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1" = 40' DATE: 7-28-98
PREPARED FOR:
HELEN O. SMITH

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

DEED REFERENCE: Dd BK 149 PG.129
PLAN REFERENCE: PL BK 15 PG 6 & 17 PG 15
ASSESSOR'S MAP: 43 PCL. 101

N.B. 210/31

* REVISED 9-10-99

N-6188


Typical paint condition at trim


West


South


North East


East

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gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Nantucket Islands Land Bank

Location
14 Cathcart Road
Nantucket MA

43 / 101

Structure
House

Design Team

Structural Engineer
Coastal Engineering Company Inc.
260 Cranberry Highway
Orleans, MA 02653
508.255.6511

Ownership Team

Project Management
Architectural Consulting Group LLC
2206 Acushnet Avenue
New Bedford MA 02745
774.202.7991

Coordination

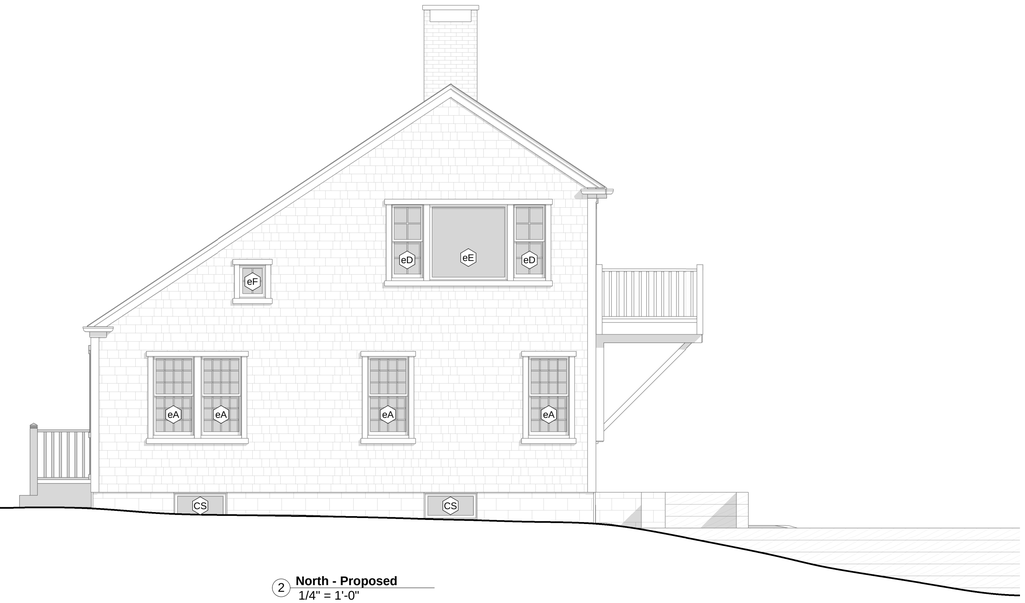
#	Description	Date
5	Bid Documents	2023.08.08
6	HDC Submission	2023.12.04

Photos

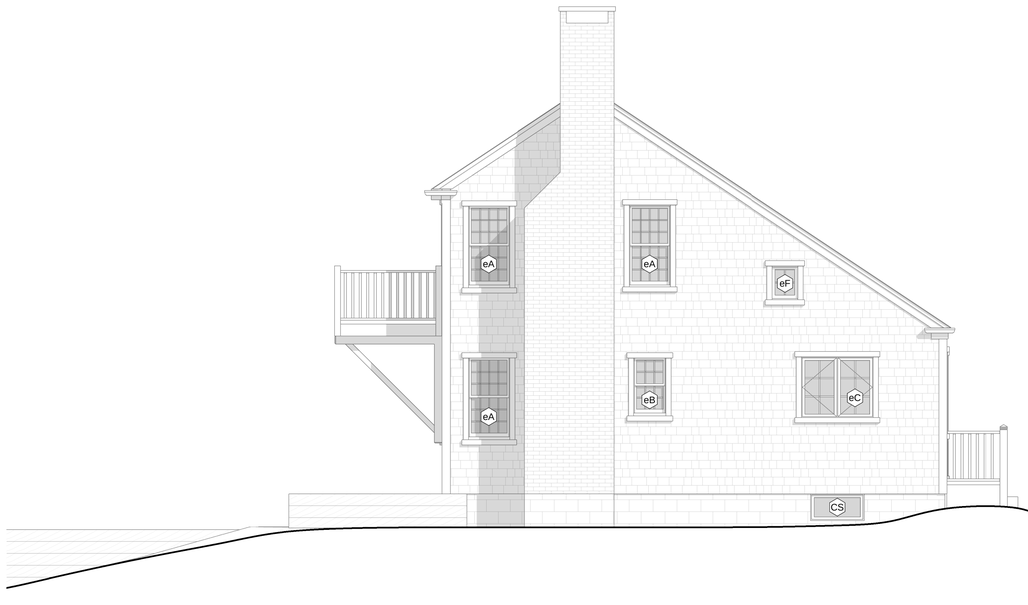
A004



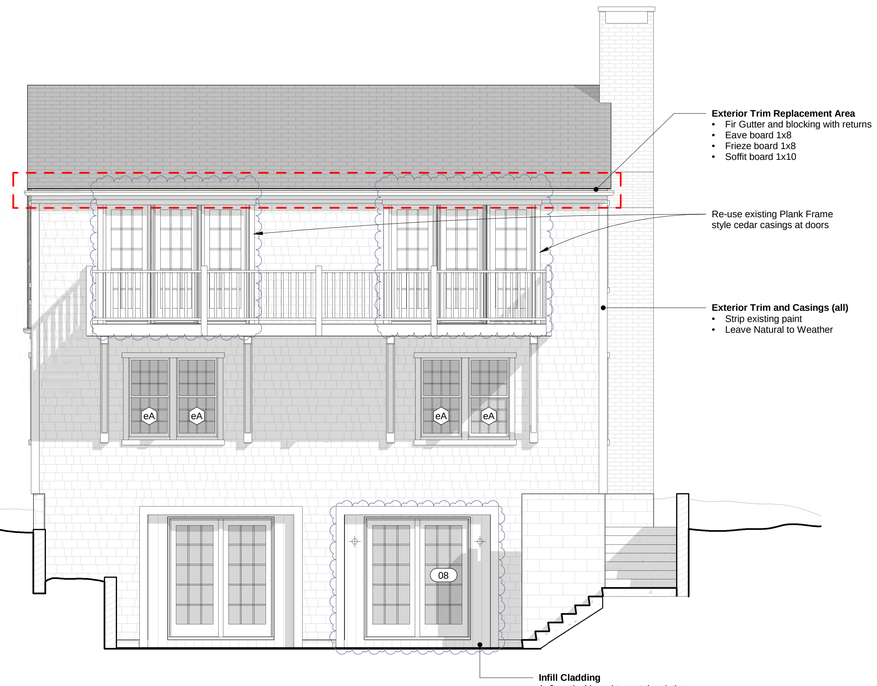
1 **East - Proposed**
1/4" = 1'-0"



2 **North - Proposed**
1/4" = 1'-0"



3 **South - Proposed**
1/4" = 1'-0"



4 **West - Proposed**
1/4" = 1'-0"

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Coordination

#	Description	Date
5	Bid Documents	2023.08.08
6	HDC Submission	2023.12.04

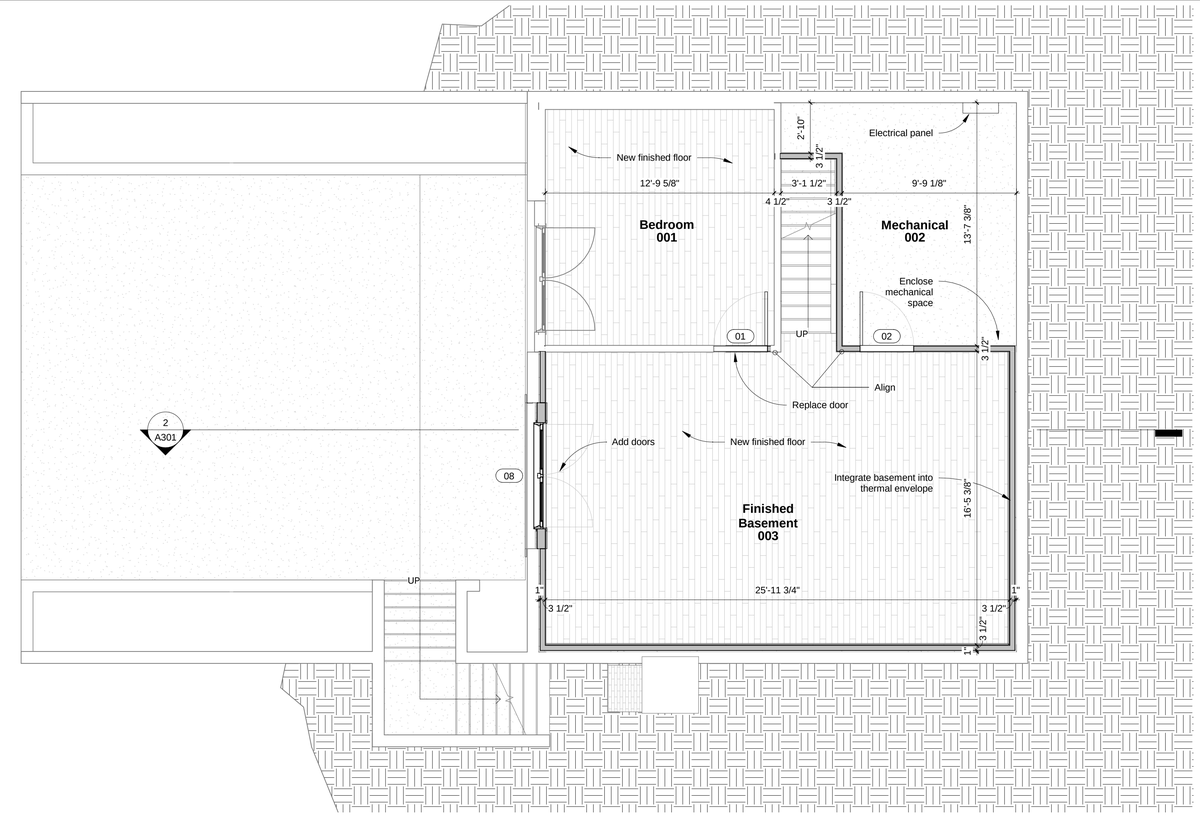
Elevations

A201

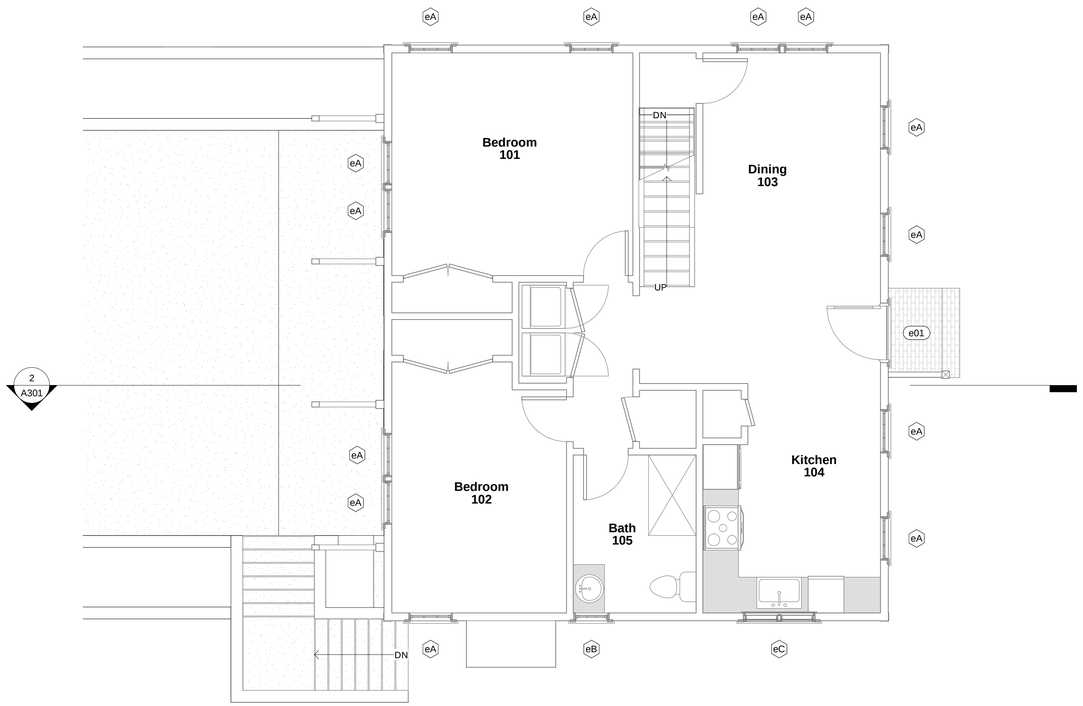
NOT FOR CONSTRUCTION

Door Schedule

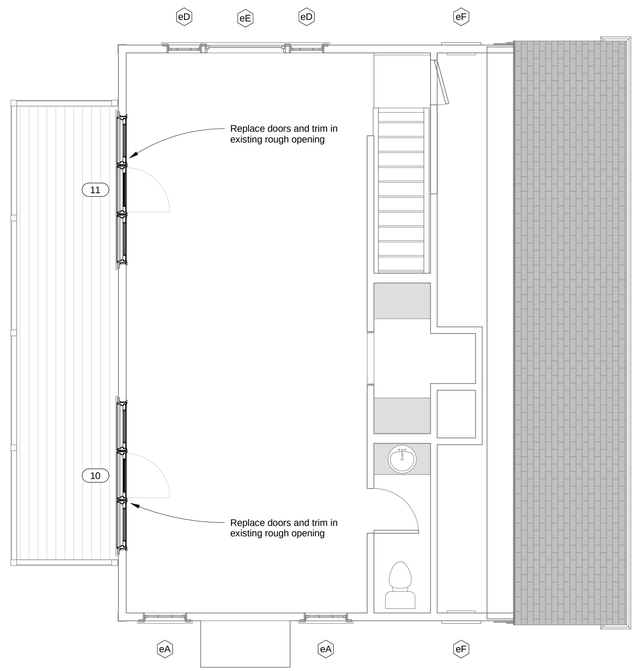
Mark	Description	Rough Width	Rough Height	Count	Finish	Function	Phase Created	Comments
08	Vinyl-clad wood inswing double door	5'-11 3/4"	6'-10 7/8"	1	White	Exterior	Phase 1	Or comparable model
10	Vinyl-clad wood three panel door - Left panel: fixed, Center panel: inswing door, Right panel: fixed	8'-0 7/8"	6'-10 7/8"	1	White	Exterior	Phase 1	Or comparable model
11	Vinyl-clad wood three panel door - Left panel: fixed, Center panel: inswing door, Right panel: fixed	8'-0 7/8"	6'-10 7/8"	1	White	Exterior	Phase 1	Or comparable model



1 **Floor 0 - Permit**
1/4" = 1'-0"



2 **Floor 1 - Permit**
1/4" = 1'-0"



3 **Floor 2 - Permit**
1/4" = 1'-0"

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New Bedford MA 02745
774.202.7991

Coordination

#	Description	Date
5	Bid Documents	2023.08.08
6	HDC Submission	2023.12.04

Floor Plans

A101

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°: 59.4 PARCEL N°. 118

Street & Number of Proposed Work: 244 MADAKET ROAD

Owner of record: JOYCE GRANIK

Mailing Address: 94 EAST ELM STREET #2
GREENWICH, CT 06830-6639

Contact Phone #: MADAKET244@gmail.com E-mail: rgranik@gmail.com

AGENT INFORMATION (if applicable)

Name: WILLIAM McGUIRE FOR NANTUCKET ARCHITECTURE GRAP LTD

Mailing Address: P.O. BOX 1814
NANTUCKET MA 02554

Contact Phone #: 508.228.5621 x1 E-mail: bill@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 4'-6" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-0 Sq. footage 2nd floor: 54 ft Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 20'-4" South NA East 20'-4" West NA

Additional Remarks

Historic Name:

Original Date: 1988

Original Builder:

REVISIONS* (describe)
1. East Elevation - ADD DORMER
2. South Elevation
3. West Elevation
4. North Elevation ADD DORMER

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 10 /12_____ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): 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 TME Rake TME Soffit (Overhang) TME Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways NA Walkways NA Walls NA

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER
Clapboard (if applicable) _____
Roof RED CEDAR- TME
Trim TO WEATHER - TME
Sash WHITE - TME
Doors _____
Deck _____
Foundation _____
Fence _____
Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 29 NOV 2023 Signature of owner of record _____ Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I WILLIAM McGUIRE FOR NANTUCKET ARCHITECTURE GROUP LTD

AS AGENT FOR JOYCE GRANIK

STREET ADDRESS 244 MADAKET ROAD

MAP/PARCEL 59.4 / 118

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

30, NOVEMBER, 2023

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

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

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

Signature

29 NOV 2023
Date

WILLIAM McGUIRE
FOR NANTUCKET ARCHITECTURE GROUP LTD

244 Madaket Road

Russell Granik <rgranik@gmail.com>

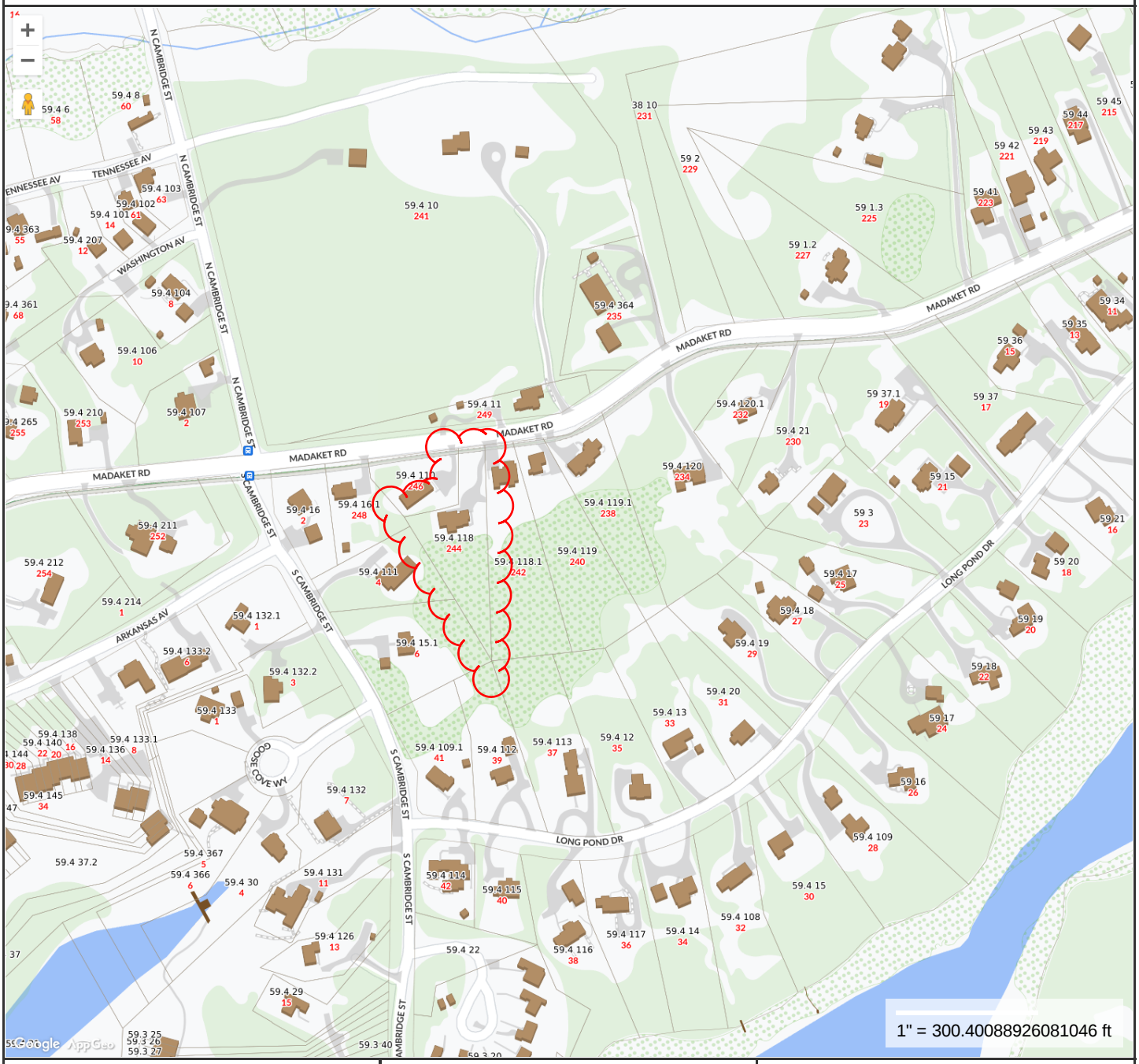
Mon 11/13/2023 11:54 AM

To:mike Freedman <m_freedman@hotmail.com>
Cc:Joyce Granik <madaket244@gmail.com>

To Whom it May Concern:

This is to confirm that Mike Freedman is acting as contractor on a proposed project at our home at 244 Madaket Road and is designated to sign any applications with HDC or any other appropriate entity for building permits or other necessary documents. If you require any further information, please contact us at this email address or by phone at 347-675-2276. Thank you. Russell Granik and Joyce Granik

Sent from my iPad



MAP FOR REFERENCE ONLY
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Geometry updated 10/03/2023
Data updated Jan. 2021

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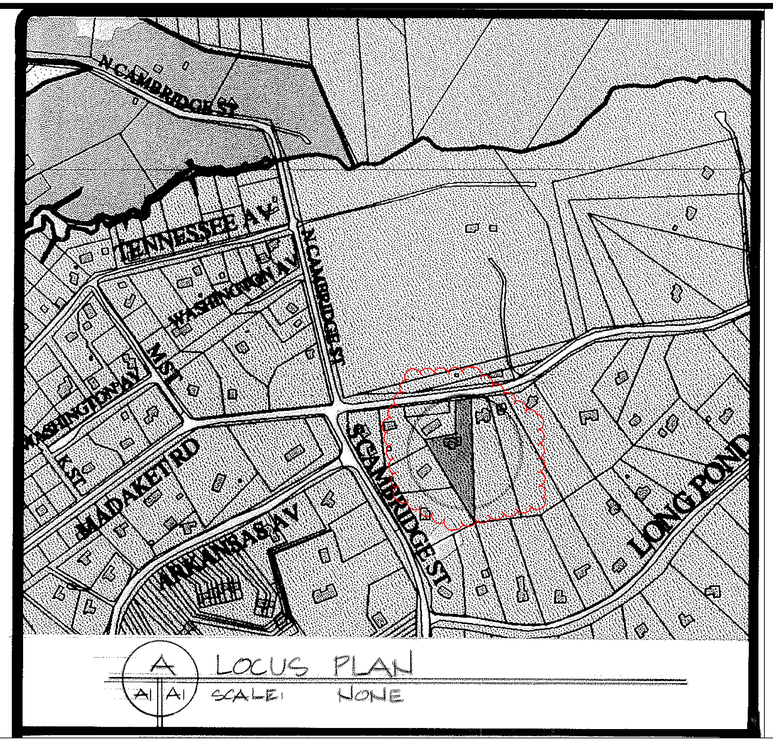
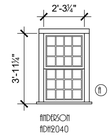
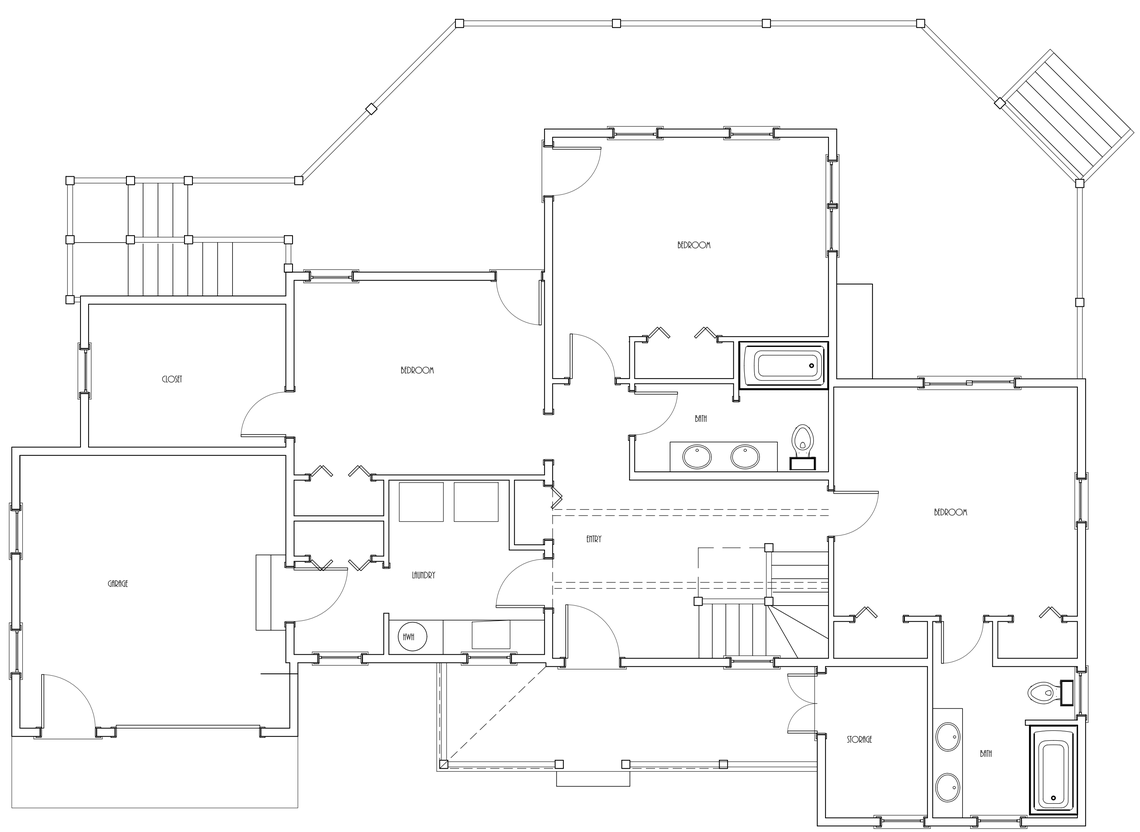


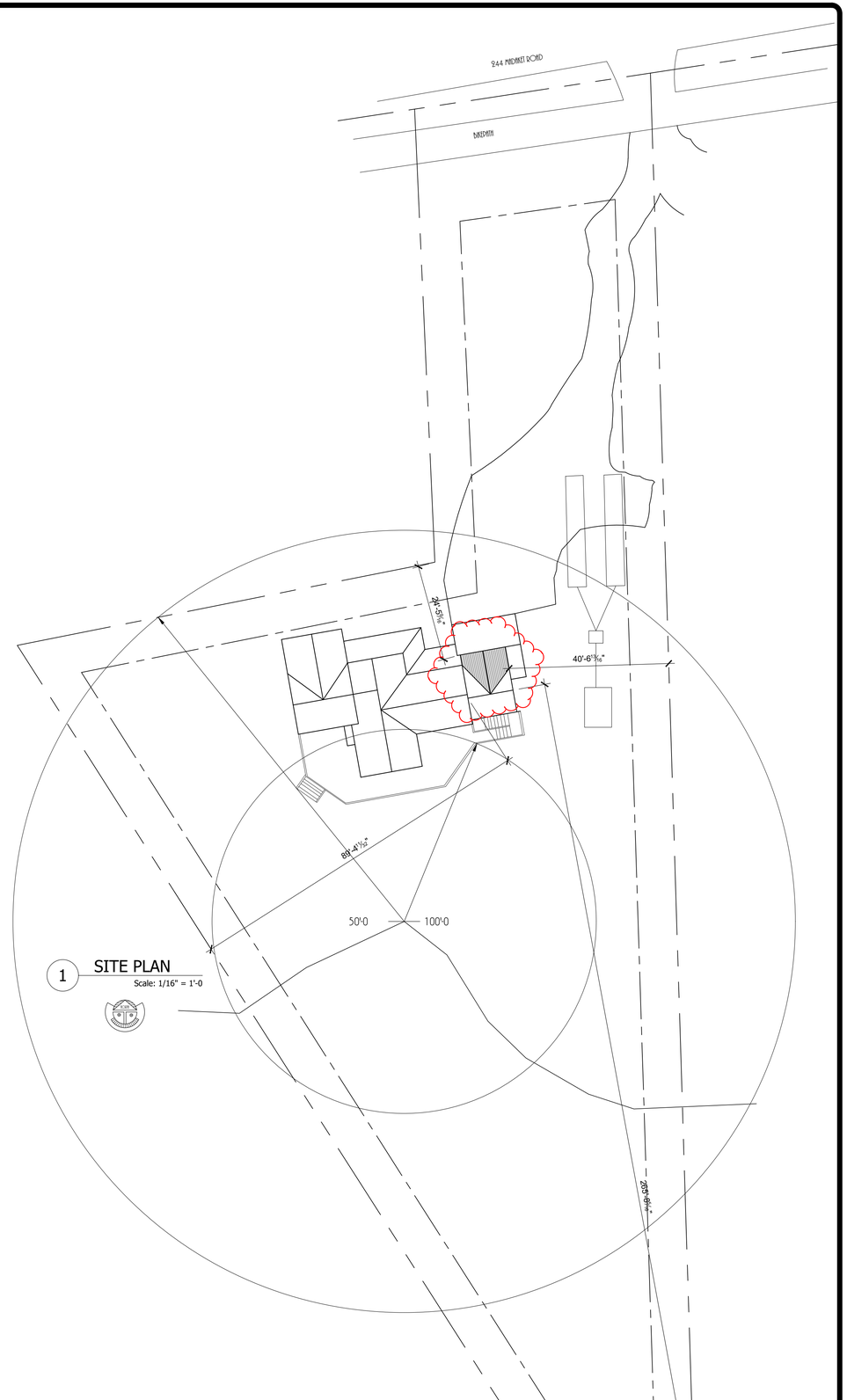
A LOCUS PLAN
A1 A1 SCALE: NONE



1 WINDOW SCHEDULE
Scale: 1/4" = 1' -0



1 EXISTING FIRST FLOOR PLAN NO CHANGE
Scale: 1/4" = 1' -0



1 SITE PLAN
Scale: 1/16" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATIONS FOR:
THE GRANIK RESIDENCE:
244 MADAKET ROAD:
NANTUCKET, MASSACHUSETTS 02554
MAP: 59.4 PARCEL:118

EXTERIOR ELEVATIONS
SCALE: ¼" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS: 2311.28
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

0108.07

HDC1



VIEW FROM STREET



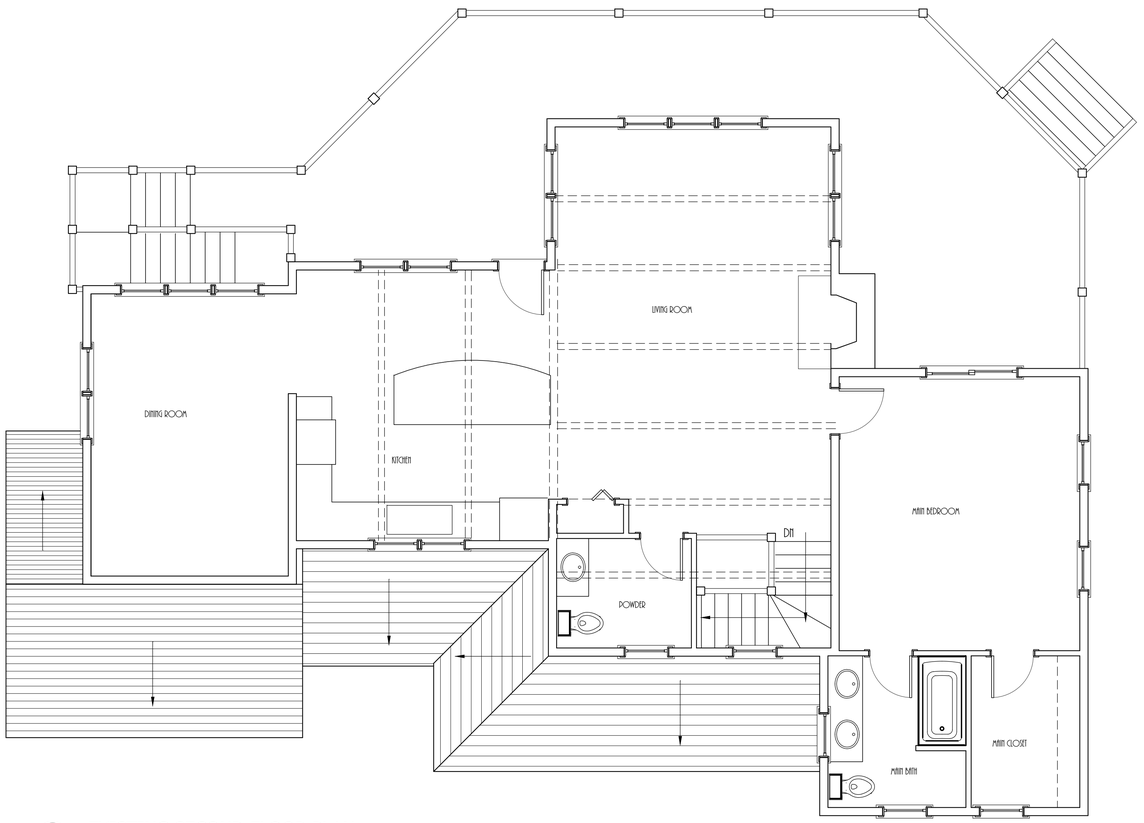
NORTH EAST ELEVATION



EAST ELEVATION

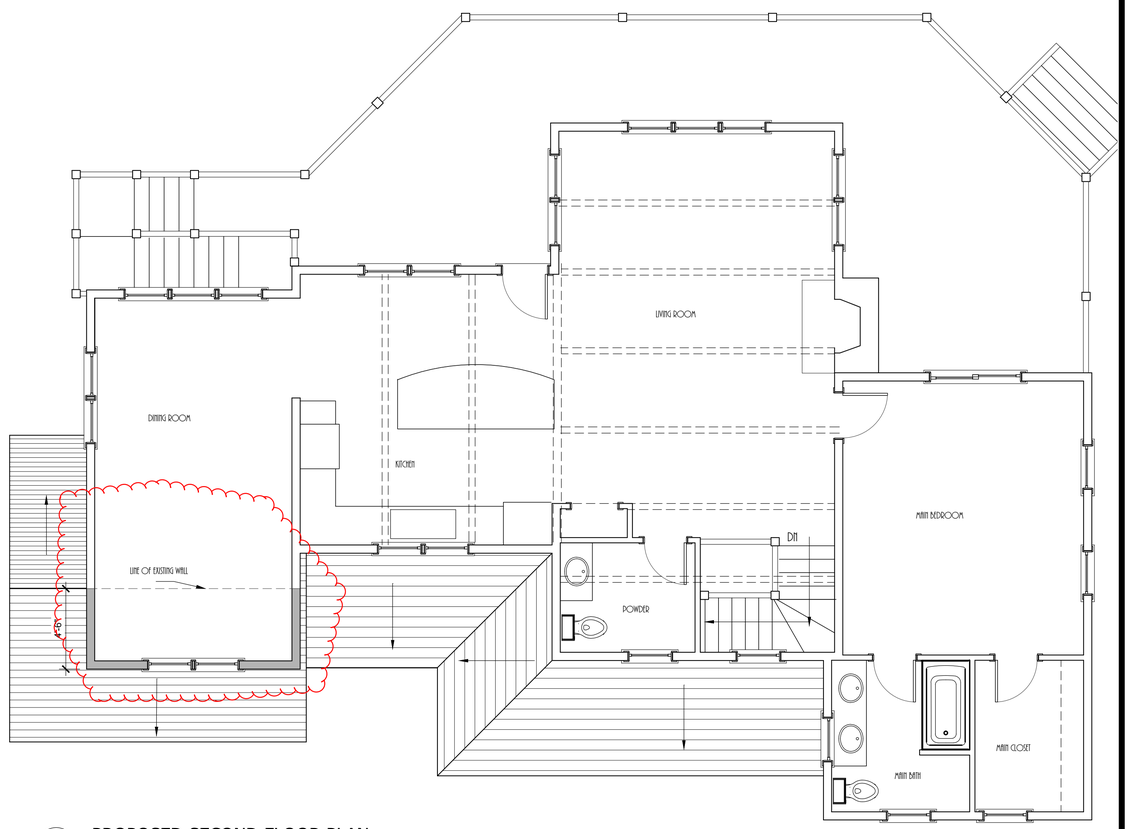


SOUTH EAST ELEVATION



1 EXISTING SECOND FLOOR PLAN

Scale: 1/4" = 1' -0



1 PROPOSED SECOND FLOOR PLAN

Scale: 1/4" = 1' -0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

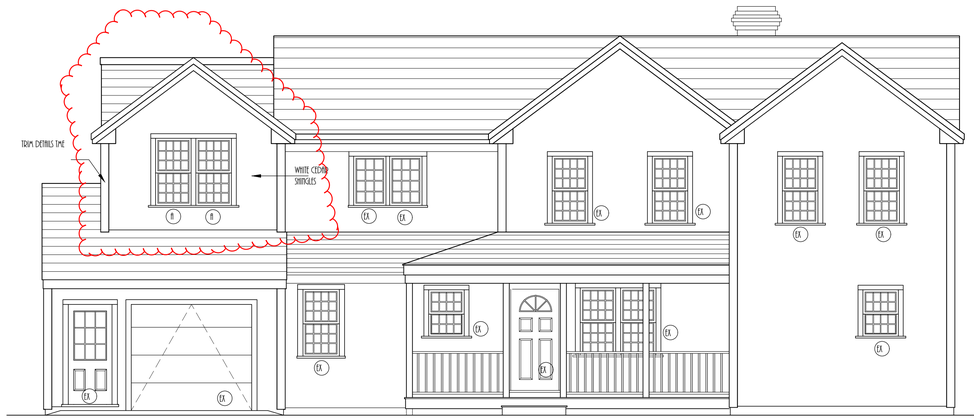
RENOVATIONS FOR:
THE GRANIK RESIDENCE:
244 MADAKET ROAD:
NANTUCKET, MASSACHUSETTS O2554
MAP: 59.4 PARCEL:118

EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2.11.98
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

0108.07

HDC



1 PROPOSED NORTH ELEVATION

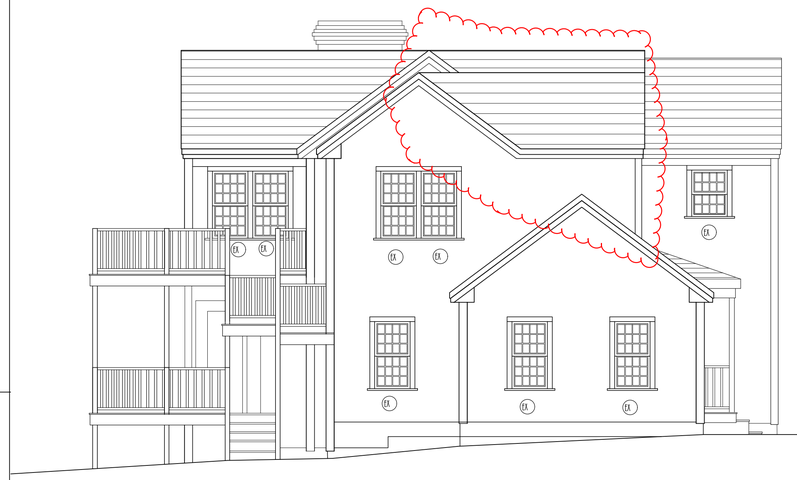
Scale: 1/4" = 1' -0



VIEW FROM STREET



EAST ELEVATION



1 PROPOSED EAST ELEVATION

Scale: 1/4" = 1' -0



1 EXISTING NORTH ELEVATION

Scale: 1/4" = 1' -0



SOUTH EAST ELEVATION



1 EXISTING WEST ELEVATION

Scale: 1/4" = 1' -0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATIONS FOR:
THE GRANIK RESIDENCE:
244 MADAKET ROAD:
NANTUCKET, MASSACHUSETTS 02554
MAP: 59.4 PARCEL:118

EXTERIOR ELEVATIONS
SCALE: 1/4" = 1' -0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	9.11.18
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

0108.07

HDC3

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR King - Edward etal

STREET ADDRESS 69 Milestone

MAP/PARCEL 68 / 28.3

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

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Brook F Meerbergen — Signature

11-30-2023 — Date

Mudroom addition

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°. 28.3

Street & Number of Proposed Work: 69 MILESTONE

Owner of record: EDWARD F KING ETAL

Mailing Address: 69 MILESTONE RD
02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 811388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 12 Sq. Footage 1st floor: 72¢ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

$50 Width: 6 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 16'-5" South 16'-5" East Ø West 16'-5"

Additional Remarks REVISIONS* 1. East Elevation ~~6x12 additions, no~~ N/A

Historic Name: 2. South Elevation 6x12 addition, NEW RIDGELINE

Historic Name: (describe) 2. South Elevation 6X12 addition; NEW RIDGE

Original Date: 3. West Elevation 6X12 " "; NEW RIDGELINE

Original Builder: 4. North Elevation " " "; " "

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 12/12 Secondary Mass ____/12 Dormer 5/12 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 1X8 TME Rake 1X8 TME Soffit (Overhang) TME Corner boards 8 TME Frieze _____
Window Casing 5/4/4 Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof TME
Trim NTW Sash FOREST GREEN (TME) Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.30.23 Signature of owner of record Brook P Meef FOR KING Signed under penalties of perjury

MK

Maxwell King <mepking44@gmail.com>

To: You

Thu 11/30/2023 9:38 AM

Cc: Peggy King; Ned King

Thanks, Brook. These plans look just right. Please sign the HDC plans on our behalf. Peggy is taking outside pictures from three sides.

Best,

Max

...

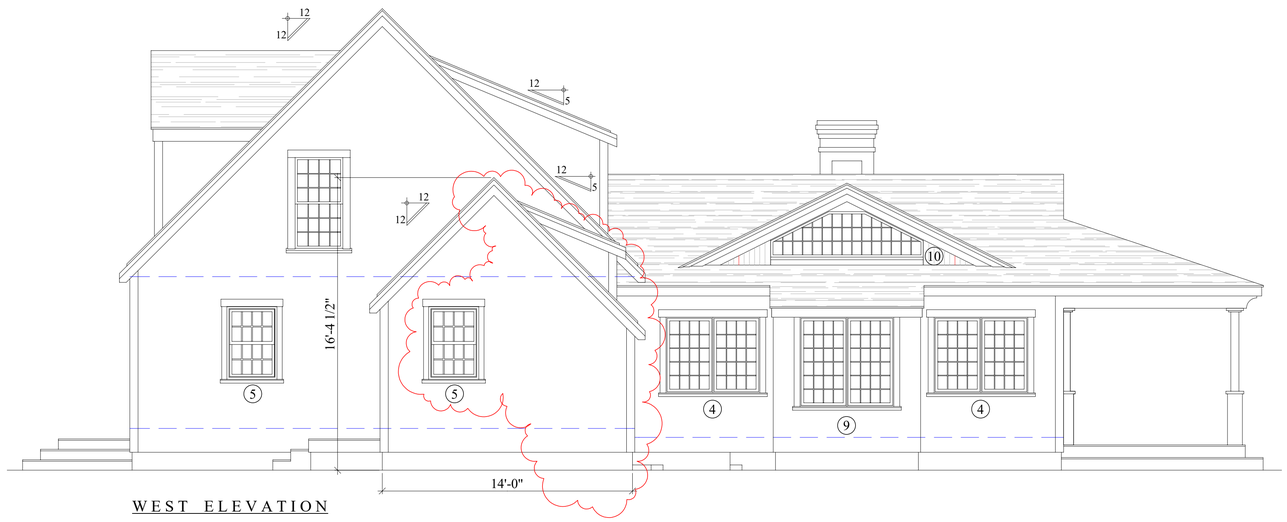




69 MILESTONE - REAR STRUCTURE
MUDROOM ADDITION - KING



NORTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



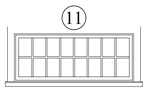
WEST ELEVATION



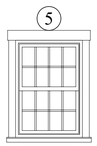
SOUTH ELEVATION



EAST ELEVATION



ANDERSEN A51
16 LT AWNING
R.O.: 5'-0 3/8" X 2'-0 5/8"
QTY: ONE



ANDERSEN TW28310
DOUBLE-HUNG
UNIT: 2'-9 5/8" X 4'-0 7/8"
R.O.: 2'-10 1/8" X 4'-0 7/8"
QTY: ONE



SOUTH ELEVATION

EAST ELEVATION

1

MAP - 68
PCL - 28.3

ADDITION FOR KING
69 MILESTONE ROAD
NANTUCKET, MA

2023

NORTH & WEST ELEVATIONS
SCALE: 1/4" = 1'-0"
DATE: 11-30-23

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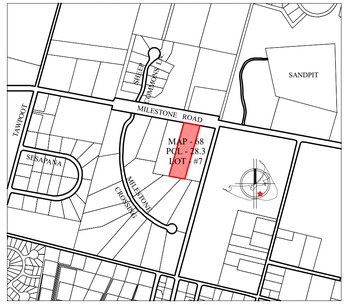
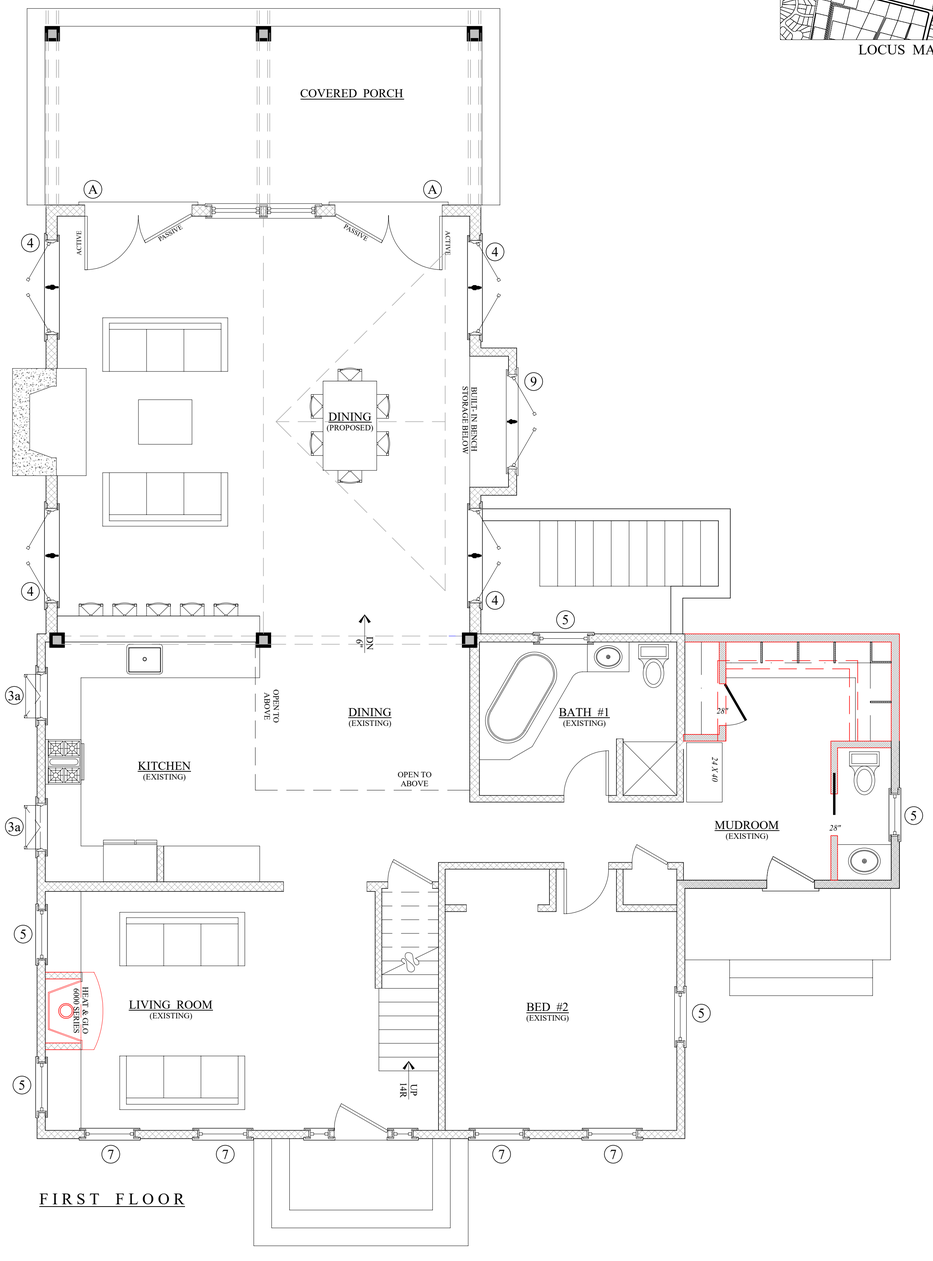
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

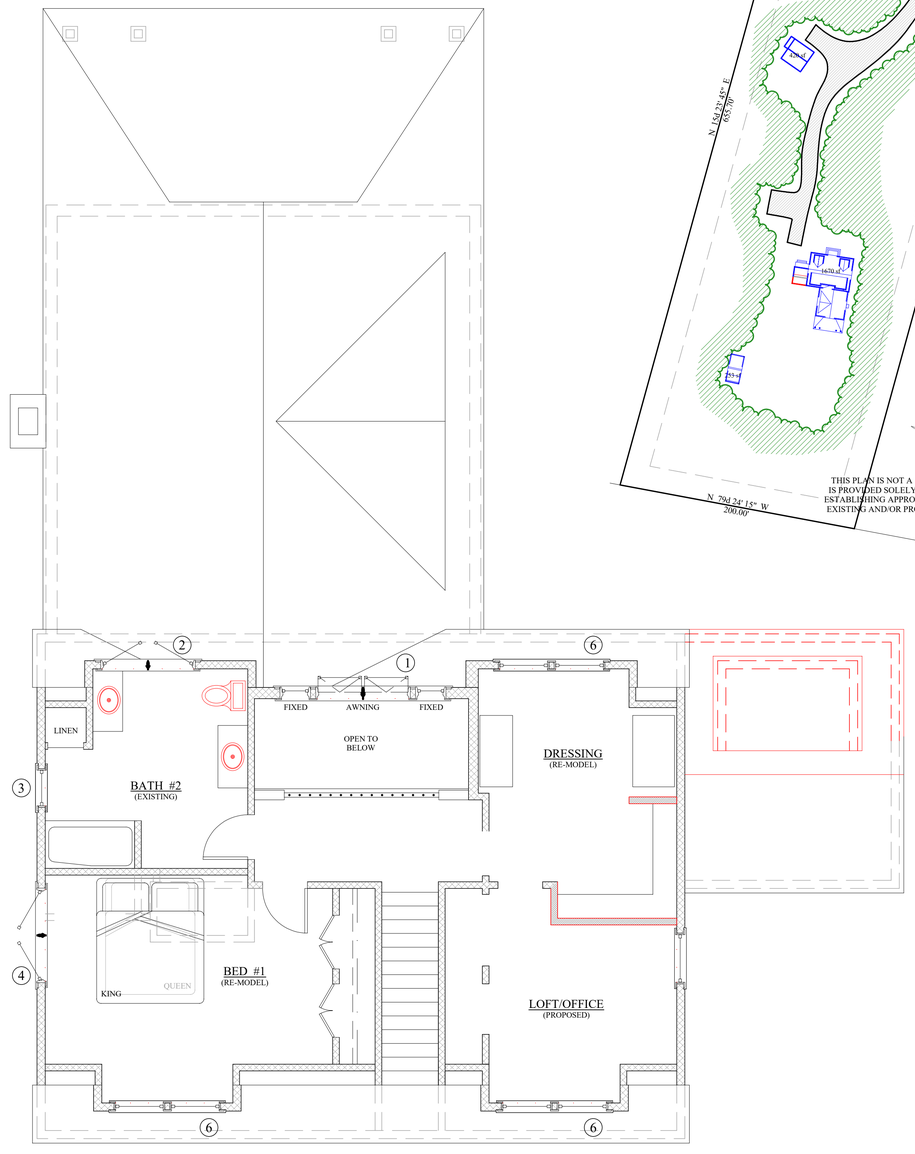
KING - 69 MILESTONE ROAD



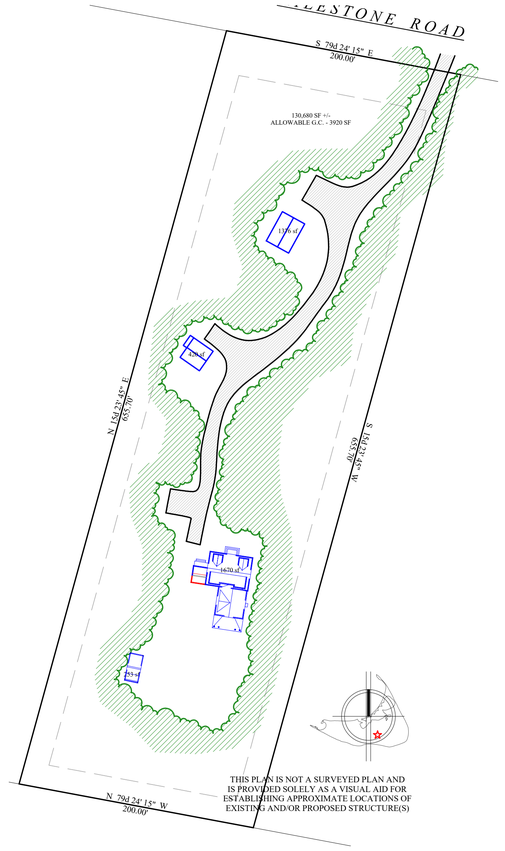
LOCUS MAP - NO SCALE



FIRST FLOOR



SECOND FLOOR



THIS PLAN IS NOT A SURVEYED PLAN AND IS PROVIDED SOLELY AS A VISUAL AID FOR ESTABLISHING APPROXIMATE LOCATIONS OF EXISTING AND/OR PROPOSED STRUCTURE(S)

2

MAP - 68
PCL - 28.3

ADDITION FOR KING
69 MILESTONE ROAD
NANTUCKET, MA

2023

FLOOR PLANS, SITE, LOCUS
SCALE: 1/4" = 1'0"
SITE SCALE: 1" = 60'0"
DATE: 11-30-23

these designs are the property of meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Jan Quebe & Jurga Danylaite

STREET ADDRESS 10 Bailey Road

MAP/PARCEL 55/ 106.3

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

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Brook Meerbergen 11-30-2023

Signature Date

Window &
Skylights

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°: 55 PARCEL N°. 106.3

Street & Number of Proposed Work: 10 BAILEY RD

Owner of record: JAN QUEBE & JURGA DANYLAITE

Mailing Address: 10 BAILEY
NANTUCKET 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other WINDOW MODS; SKYLIGHTS

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: _____

$50

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 - MULLED 6/6 DH

Historic Name: 2. South Elevation

Historic Name: (describe)

Original Date:

Original Builder:

2. South Elevation

3. West Elevation - MULLED 6/6 DH

4. North Elevation - SKYLIGHTS (x2) - NOT VISIBLE

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/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 VELUX C04 - BRONZE FRAME Rough Opening 22x38 Size 22x36 Location NORTH (NOT VIS.)

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 5/4x4 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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof _____

Trim NTW Sash WHITE UNITS Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.30.23 Signature of owner of record Brooke P Neel FOR QUEBE/DANYLAITE Signed under penalties of perjury

Bailey tweaks

SG

Sunshine Gardening <shinygardens@gmail.com>

To: You

Tue 11/28/2023 4:27 PM

We hereby give Brook Meerbergen permission to submit the application on our behalf. Jan Quebe and Jurga Quebe, 10 Bailey rd. Thank you.

...

Jurga and Jan,
Sunshine Gardening
508 360 6476
508 680 4778
sunshinegardeningnantucket.com





**WEST ELEVATION -
MINIMALLY VISIBLE**

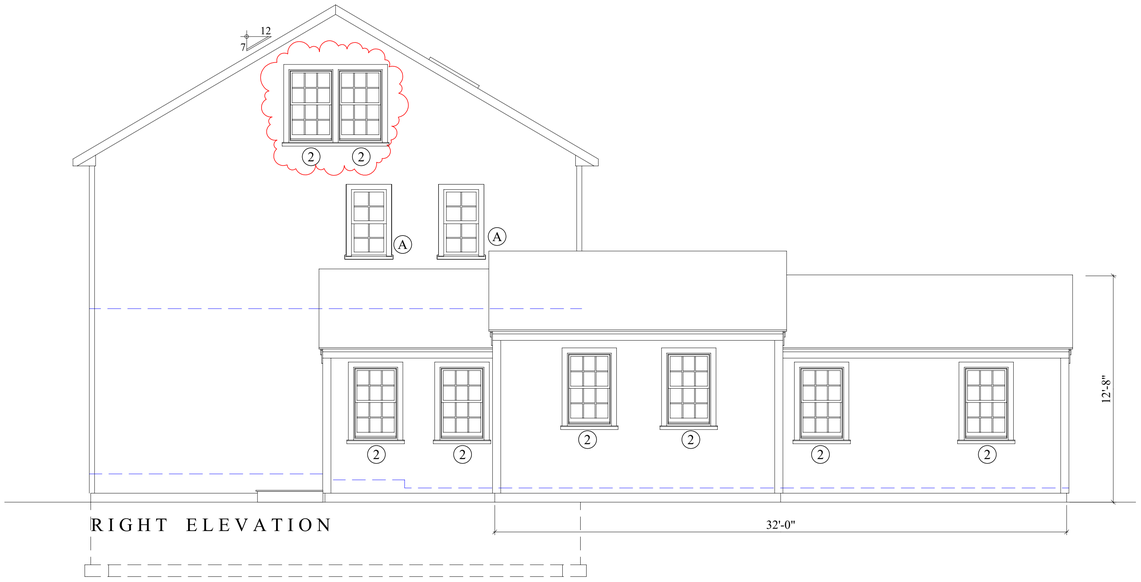


10 BAILEY ROAD - EXISTING CONDITIONS
QUEBE-DANYLAITE

H.D.C. SUBMISSION



FRONT ELEVATION



RIGHT ELEVATION



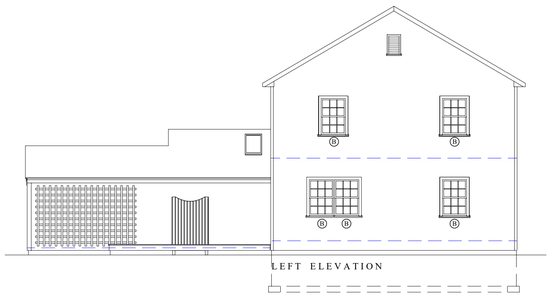
FRONT ELEVATION



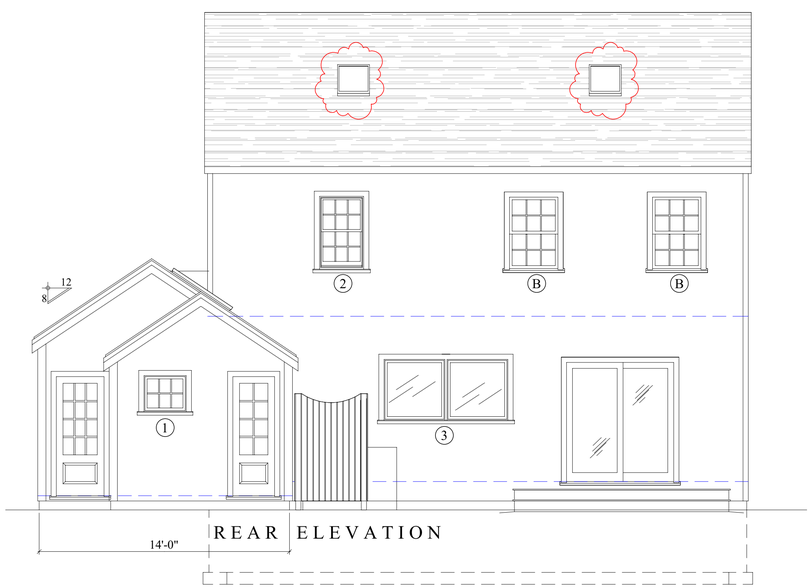
RIGHT ELEVATION



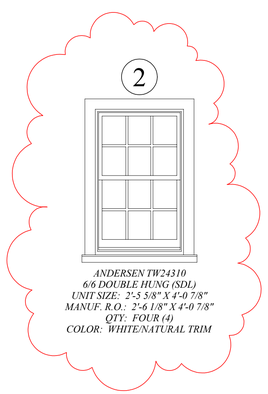
REAR ELEVATION



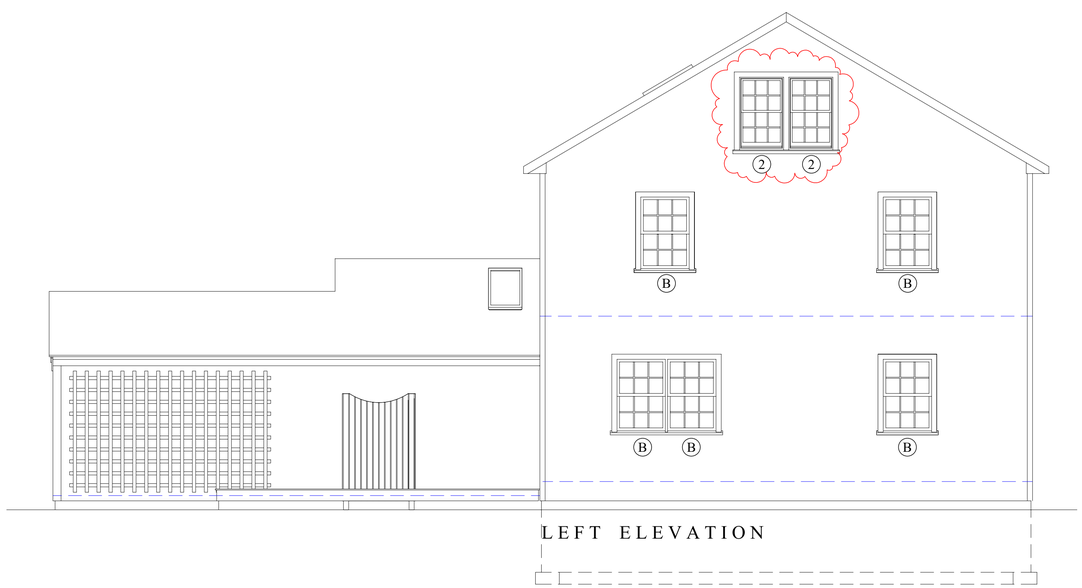
LEFT ELEVATION



REAR ELEVATION



ANDERSEN TW24310
6/6 DOUBLE HUNG (SDL)
UNIT SIZE: 2'-5 5/8" X 4'-0 7/8"
MANUF. R.O.: 2'-6 1/8" X 4'-0 7/8"
QTY: FOUR (4)
COLOR: WHITE/NATURAL TRIM



LEFT ELEVATION

2

MAP - 55
PCL - 106.3

QUEBEDANYLAITE - MINOR MODS
10 BAILEY ROAD
NANTUCKET, MA

2023
PRINT DATE

ELEVATIONS
SCALE 1/4" = 1'0"
AS BUILT SCALE 1/8" = 1'0"
DATE 4/29/23

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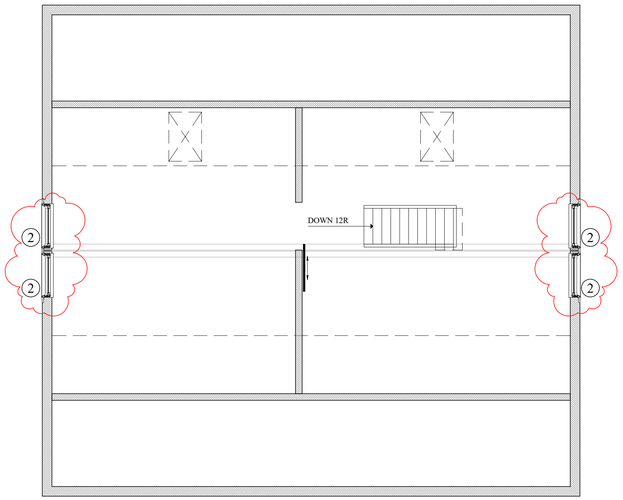
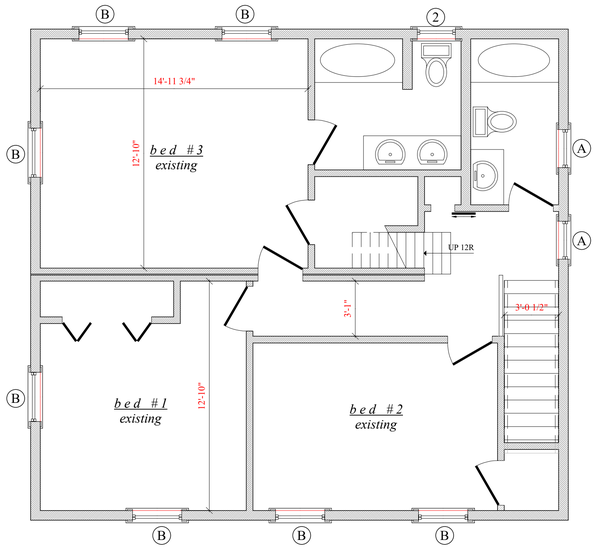
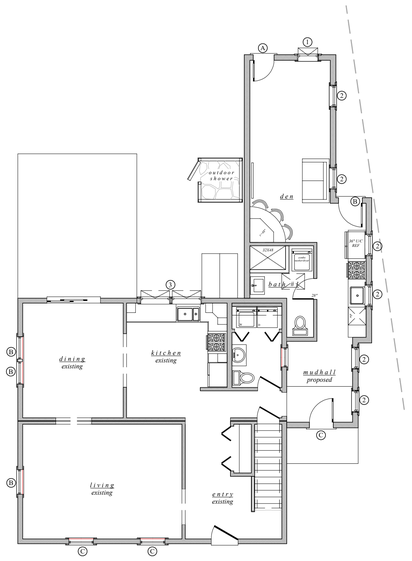
REVISIONS

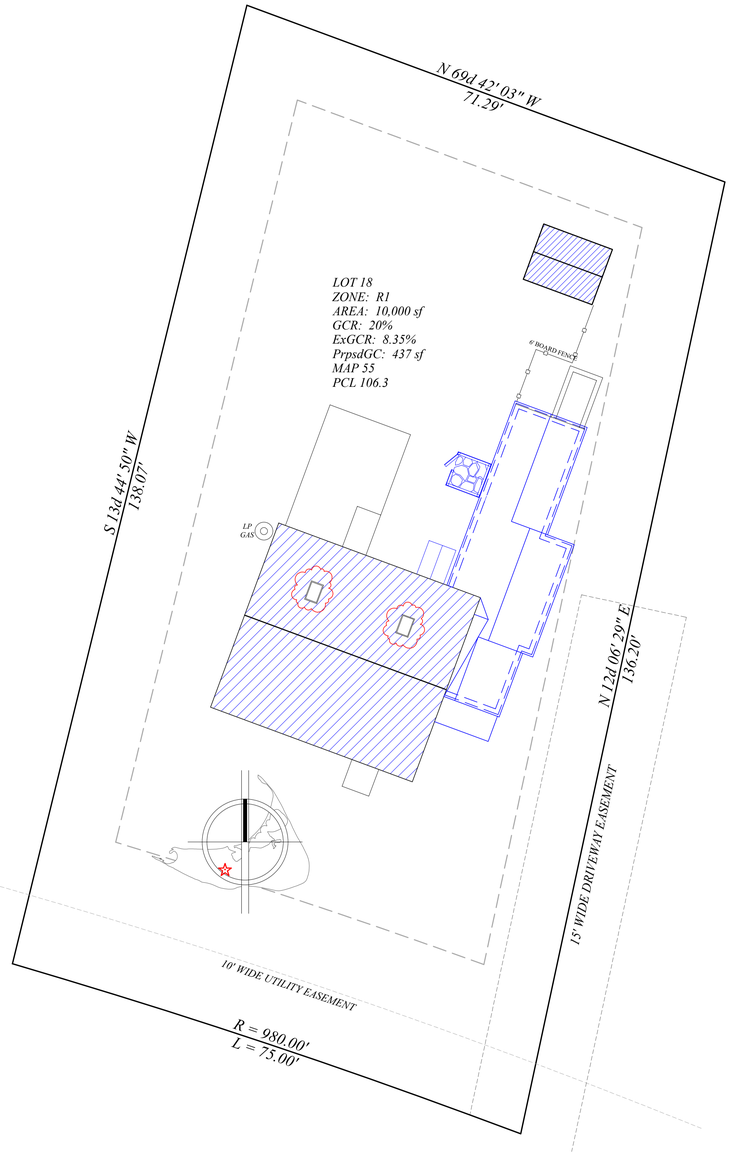
BROOK MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

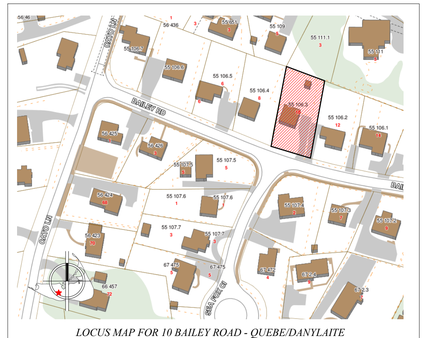
H.D.C. SUBMISSION











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°: 80 PARCEL N°. 186

Street & Number of Proposed Work: 28 Pequot St.

Owner of record: Robert & Michelle Atkinson

Mailing Address: 16 Niles Lane
Winchester, MA 0890

Contact Phone #: 339.223.2800 E-mail: cpaeadage capital.com

AGENT INFORMATION (if applicable)

Name: Robert Paladino / Mellowes & Paladino

Mailing Address: 63 South St, Ste 280
Hopkinton, MA 01748

Contact Phone #: 508.625.1371 E-mail: bobemellowespaladino.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other covered porch / pergola (located in existing patios)

Size of Structure or Addition: Length: 17'-6" Sq. Footage 1st floor: 228¢ / Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 13-6 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 12'-0" South 12'-0" East 12'-0" West 12'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): copper 3¢ cased in wood

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

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

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

C. Dimensions: Fascia 8" Rake N/A Soffit (Overhang) 4" Corner boards N/A Frieze 4"

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

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front N/A Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof natural

Trim White Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/29/23 Signature of owner of record Robert Paladino (see attached owner letter) Signed under penalties of perjury

Adage | Capital Management, L.P.

January 10, 2017

Historic District Commission
Nantucket, MA

To Whom It May Concern,

I authorize Robert Paladino to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application to compliance with the HDC guidelines.

Thank you very much for your consideration.

Sincerely,

Bob Atchinson

200 CLARENDON STREET, 52ND FLOOR BOSTON, MA 02116 TEL: 617.867.2800

28 PEQUOT STREET
PORCH/PERGOLA HDC APPLICATION

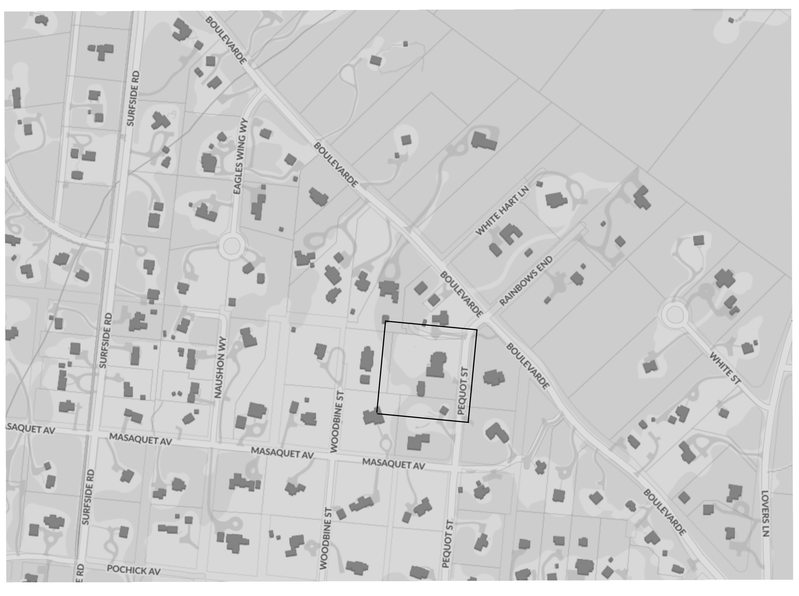
December 4, 2023

Architect

Mellowes & Paladino Inc.
63 South Street / Suite 280
Hopkinton, MA 01748
508.625.1371 Fax: 508.625.1647



VIEW FROM PEQUOT STREET



LOCUS MAP



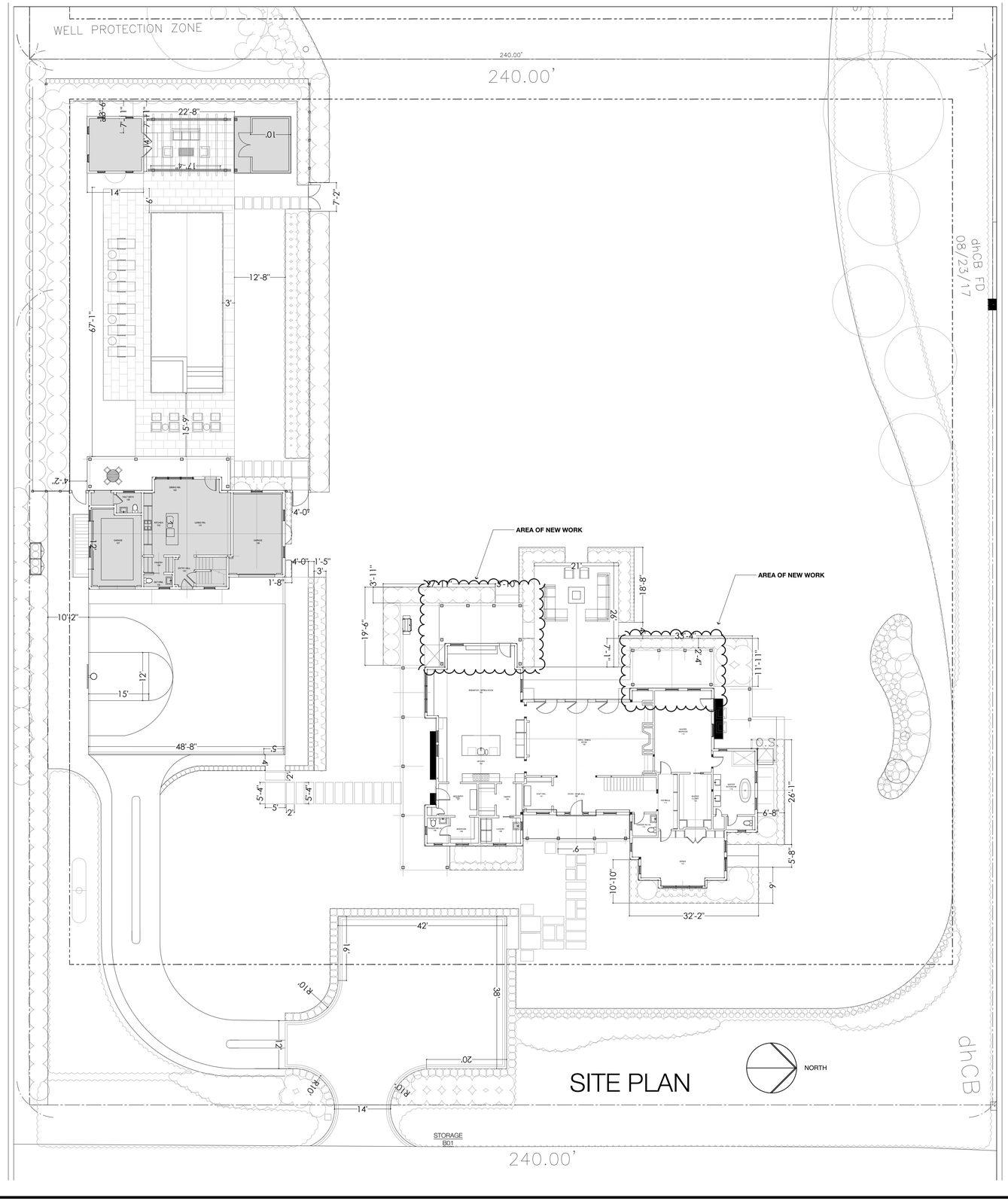
LOOKING EAST TO REAR FACADE



LOOKING WEST FROM FRONT OF HOUSE



LOOKING NORTHEAST TOWARD REAR FACADE

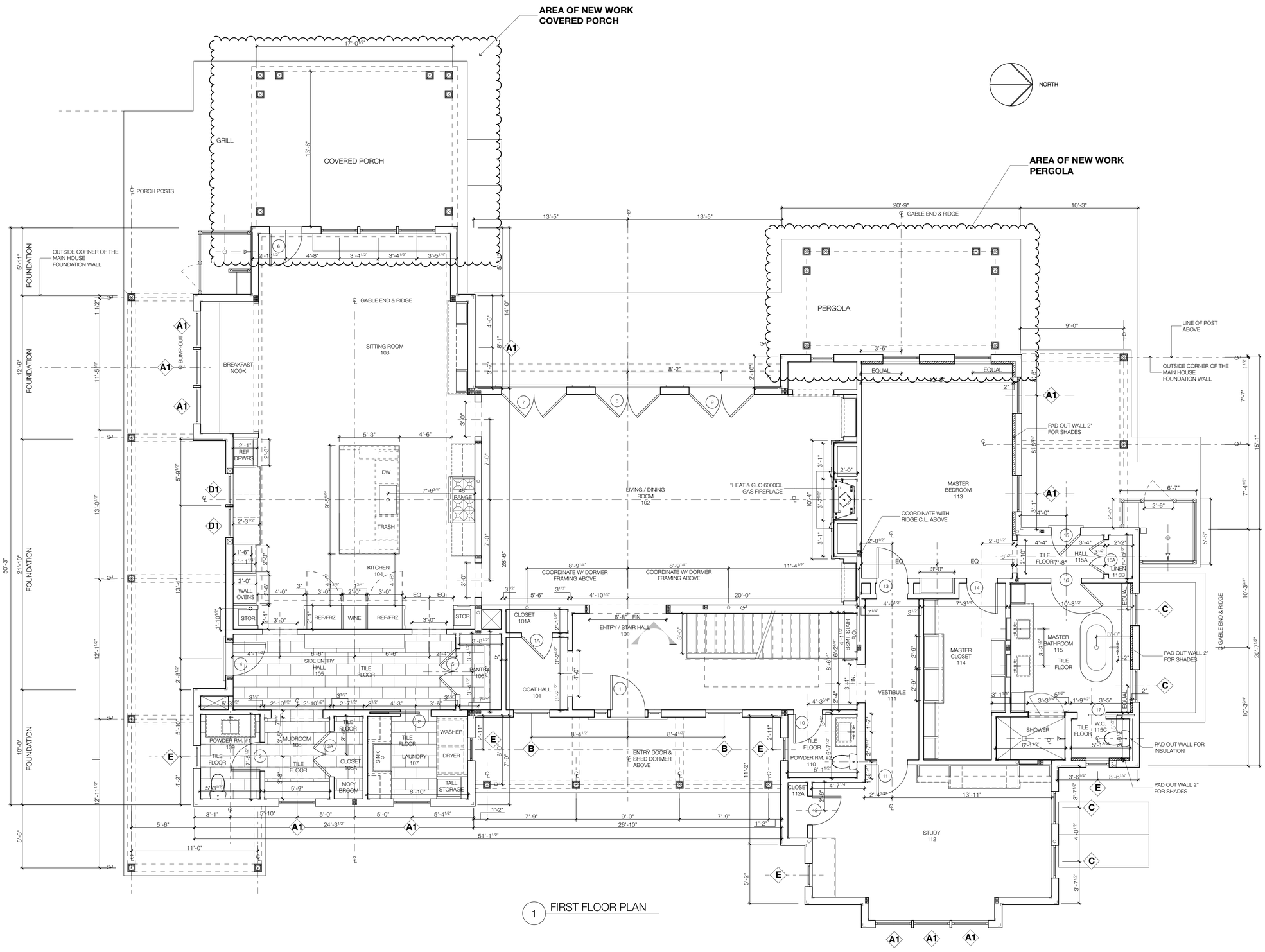


Mellowes & Paladino *inc.*

Architects

63 South Street / Suite 280
Hopkinton, Massachusetts 01748
508.625.1371

NO	DESCRIPTION	DATE



1 FIRST FLOOR PLAN

Mellowes & Paladino *inc.*

Architects

63 South Street / Suite 280
Hopkinton, Massachusetts 01748
508.625.1371

NO	DESCRIPTION	DATE
	REVISIONS	

PORCH AND PERGOLA AT 28 PEQUOT STREET

28 PEQUOT STREET
NANTUCKET, MASSACHUSETTS

FIRST FLOOR PLAN

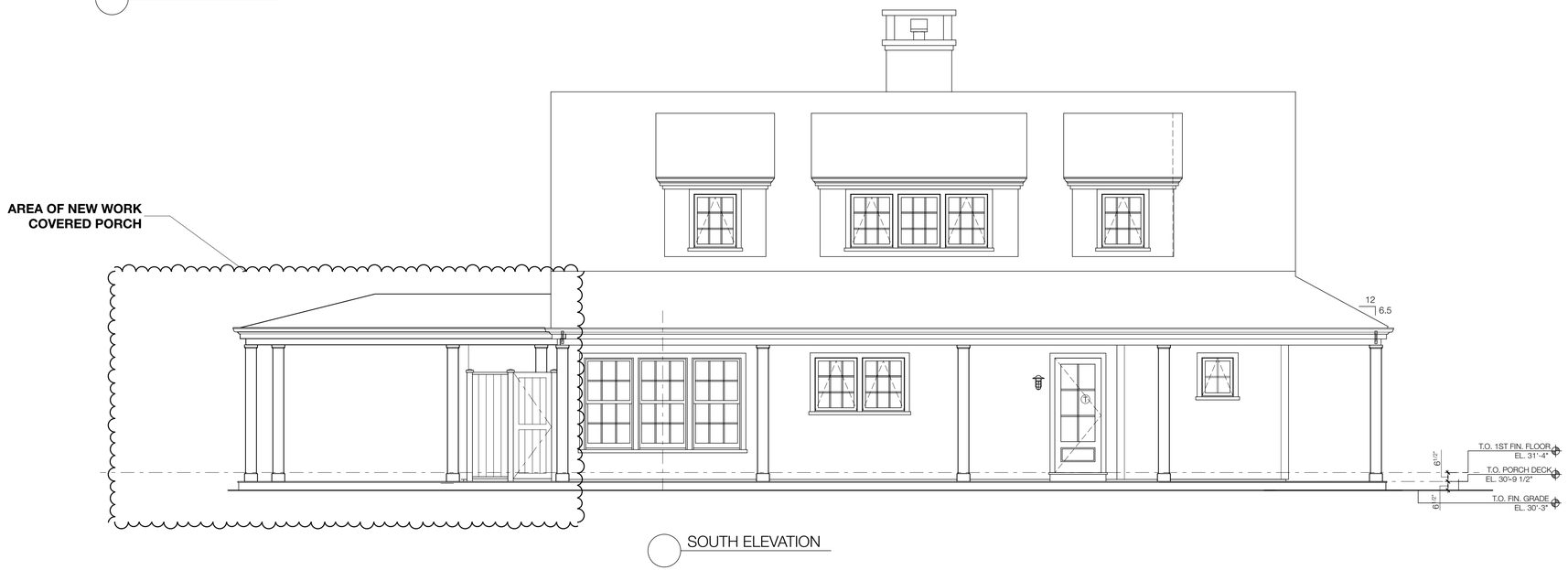
© 2023 Mellowes & Paladino, Inc.
ALL RIGHTS RESERVED

PROJECT NO: 5226
DRAWN BY:
CHECKED BY:
DATE: 12/4/23
SCALE: 1/4"= 1'-0"

A-1.1



WEST ELEVATION



SOUTH ELEVATION

Mellowes & Paladino *inc.*

Architects

63 South Street / Suite 280
Hopkinton, Massachusetts 01748
508.625.1371

NO	DESCRIPTION	DATE



NORTH ELEVATION

Mellowes & Paladino *inc.*

Architects

63 South Street / Suite 280
Hopkinton, Massachusetts 01748
508.625.1371

NO	DESCRIPTION	DATE

REVISIONS

PORCH AND PERGOLA AT 28 PEQUOT STREET

28 PEQUOT STREET
NANTUCKET, MASSACHUSETTS

EXTERIOR ELEVATIONS

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ALL RIGHTS RESERVED

PROJECT NO
5226

DRAWN BY

CHECKED BY

DATE
12/4/23

SCALE
1/4"= 1'-0"

A-2.2

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 58.1

Street & Number of Proposed Work: 8 Netowa Ln.

Owner of record: Peter K. O'Brien

Mailing Address: 177 Lake Ave.
Greenwich, CT 06830

Contact Phone #: 646-541-9266 E-mail: pobrien@hortenAK.com

AGENT INFORMATION (if applicable)

Name: Robert Pyke

Mailing Address: P.O. Box 3702
Nantucket, MA 02584

Contact Phone #: 802-393-7669 E-mail: robert.t.pyke@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Change brick walkway going from street to front porch. Eliminate semi-circle and go straight from sidewalk to porch with brick. Move porch steps from sides to the front. Add a 2nd step.

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☒ Brick (type) red brick ☐ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Use existing brick Walls _____

* Note: Complete door and window schedules are required.

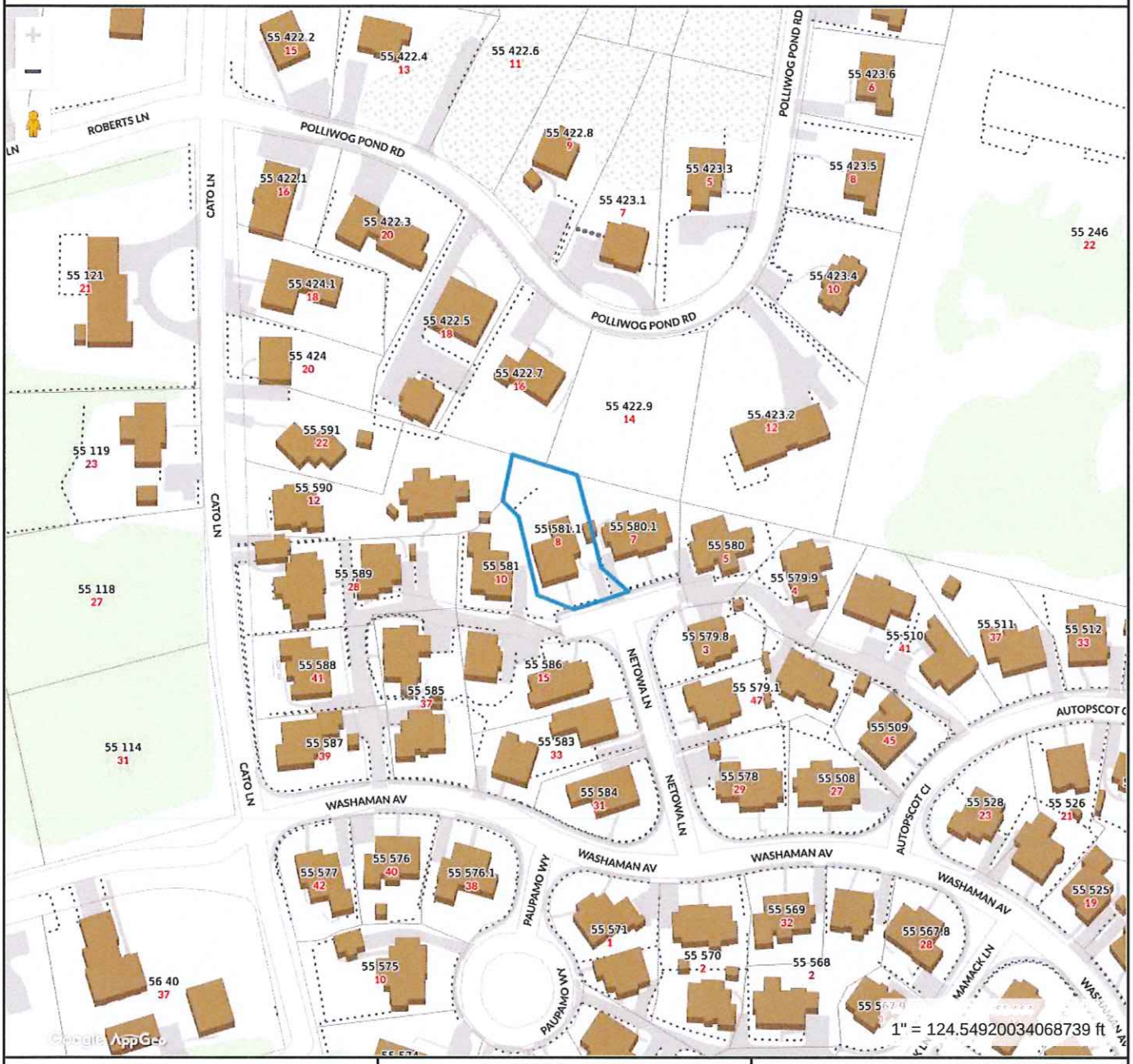
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck White trim 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 11/16/23 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	55 581.1
Location	8 NETOWA LN
Owner	NASHAQUISSET COOPERATIVE INC

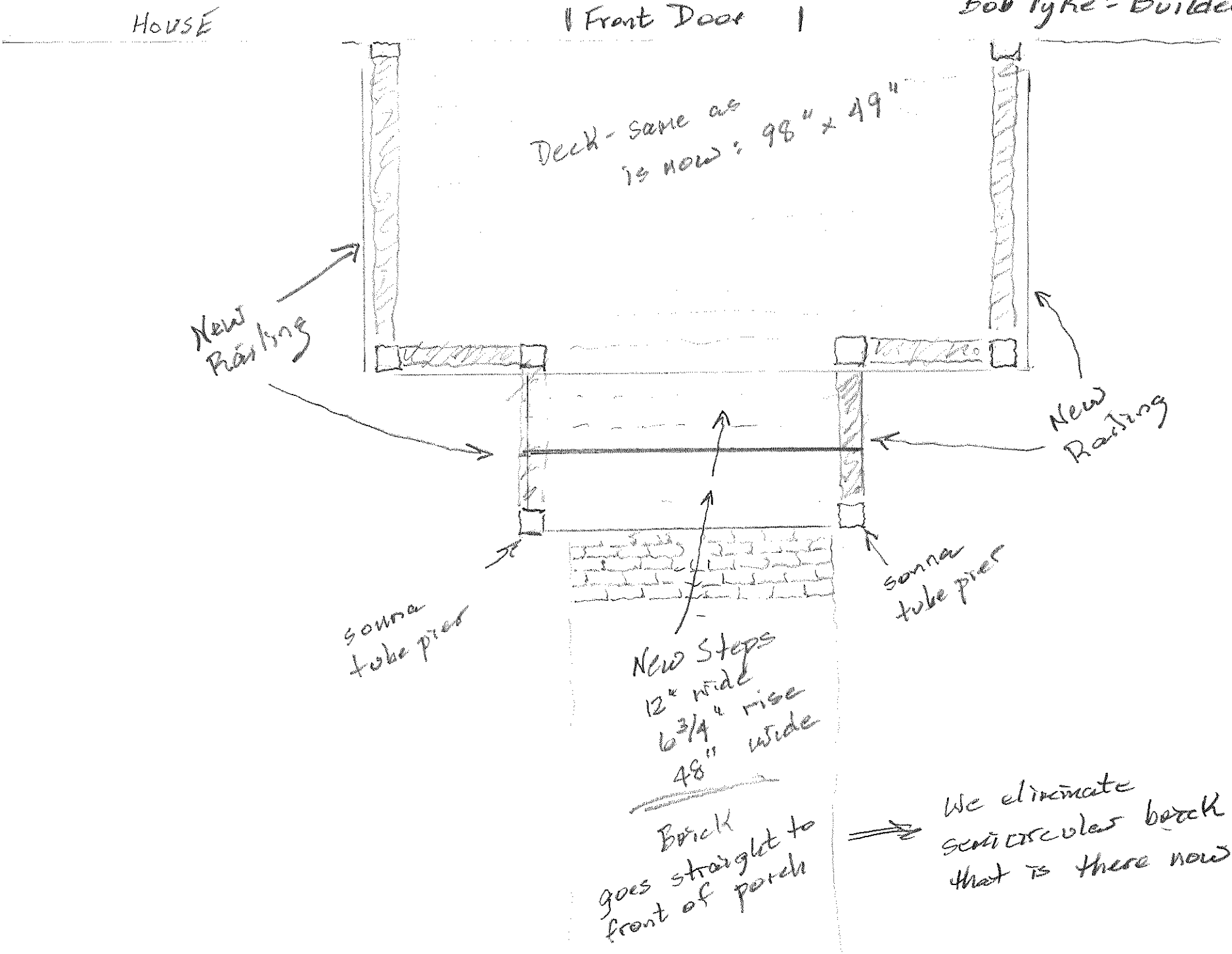
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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

Pete O'Brien
8 Netowa Ln.
Bob Pyke = Builder



Existing

Existing

Existing



7 Netowa Lane



32 Washaman Ave



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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

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

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Michelle Agagon

AS AGENT FOR Matthew Roberts

STREET ADDRESS 21A Daffodil Lane

MAP/PARCEL Map 68 Parcel 749.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Michelle Agagon — 06/13/2023

Signature — Date

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°. 749.1

Street & Number of Proposed Work: 21A Daffodil Lane

Owner of record: Matthew Roberts

Mailing Address: 21A Daffodil Lane
Nantucket MA 02554

Contact Phone #: 5086852163 E-mail: drs.roberts@icloud.com

AGENT INFORMATION (if applicable)

Name: Michelle Agagon - Apex Construction Services

Mailing Address: 30 Old Kings Hwy S # 1001
Darien CT 06820

Contact Phone #: (475) 685-3385 E-mail: info@apexconstruction.pro

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☑ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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

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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof Charcoal

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

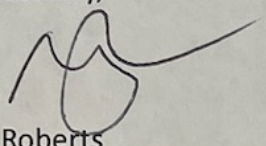
Date _____ **Signature of owner of record** _____ Signed under penalties of perjury

To Whom it may Concern:

June 9th, 2023

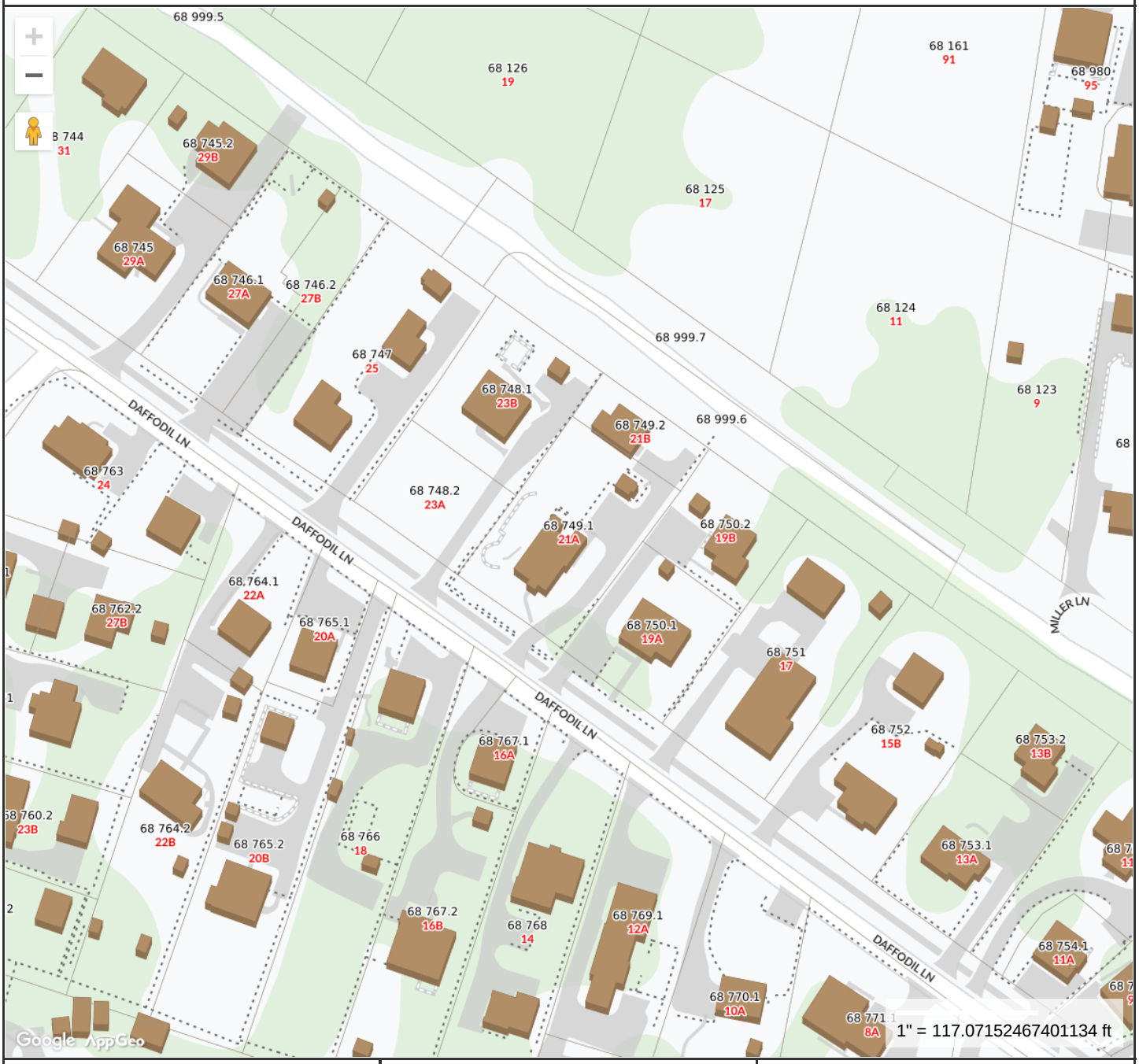
We Matthew and Jamie Roberts, owners of 21A Daffodil Lane authorize Apex construction to complete all necessary work and permitting needed to replace the roof at 21A Daffodil Lane in preparation for Solar panel project.

Very Respectfully,



Matthew Roberts

21A Daffodil Lane



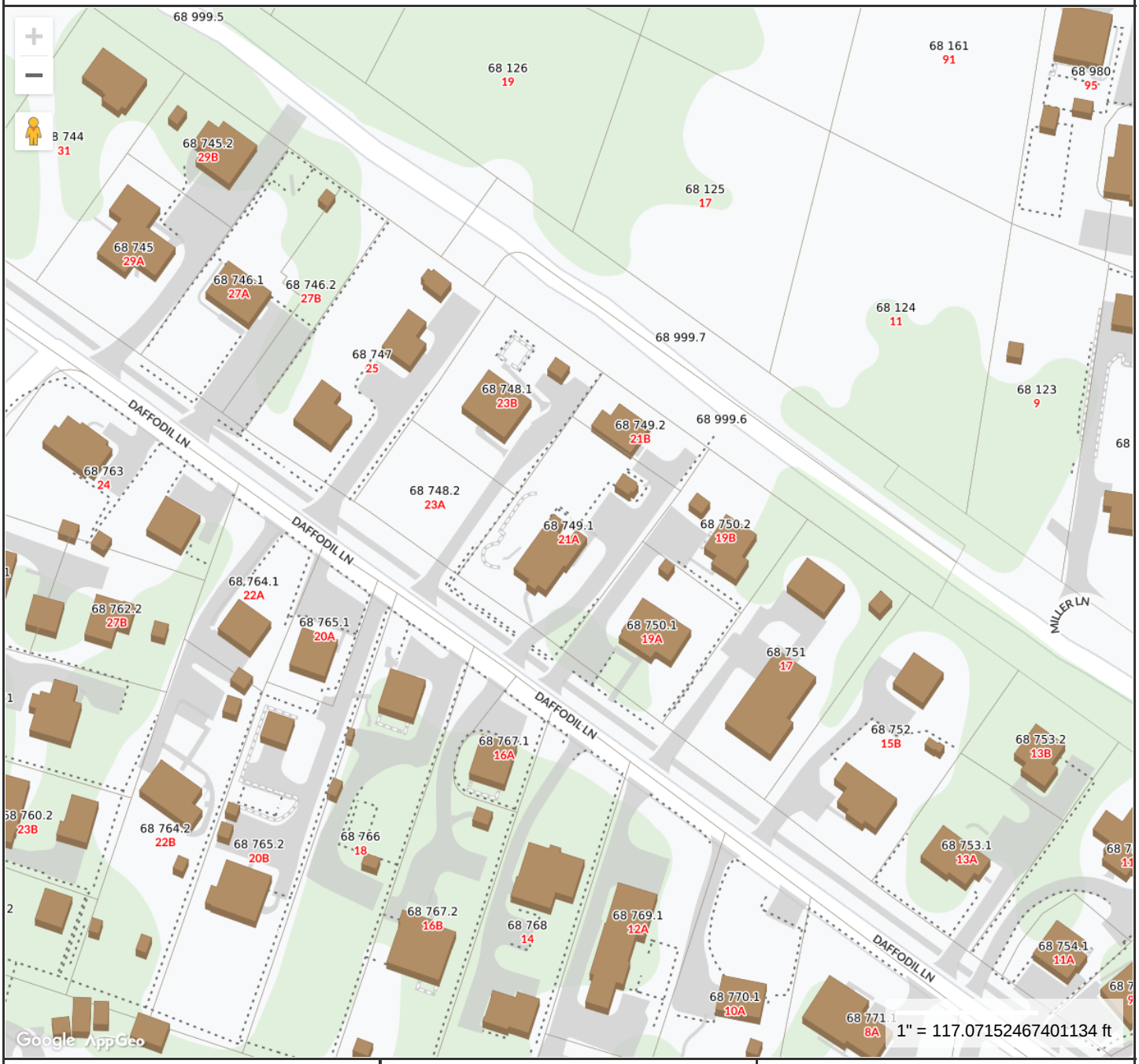
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 11/14/2022
Data updated Jan. 2021

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

21A Daffodil Lane



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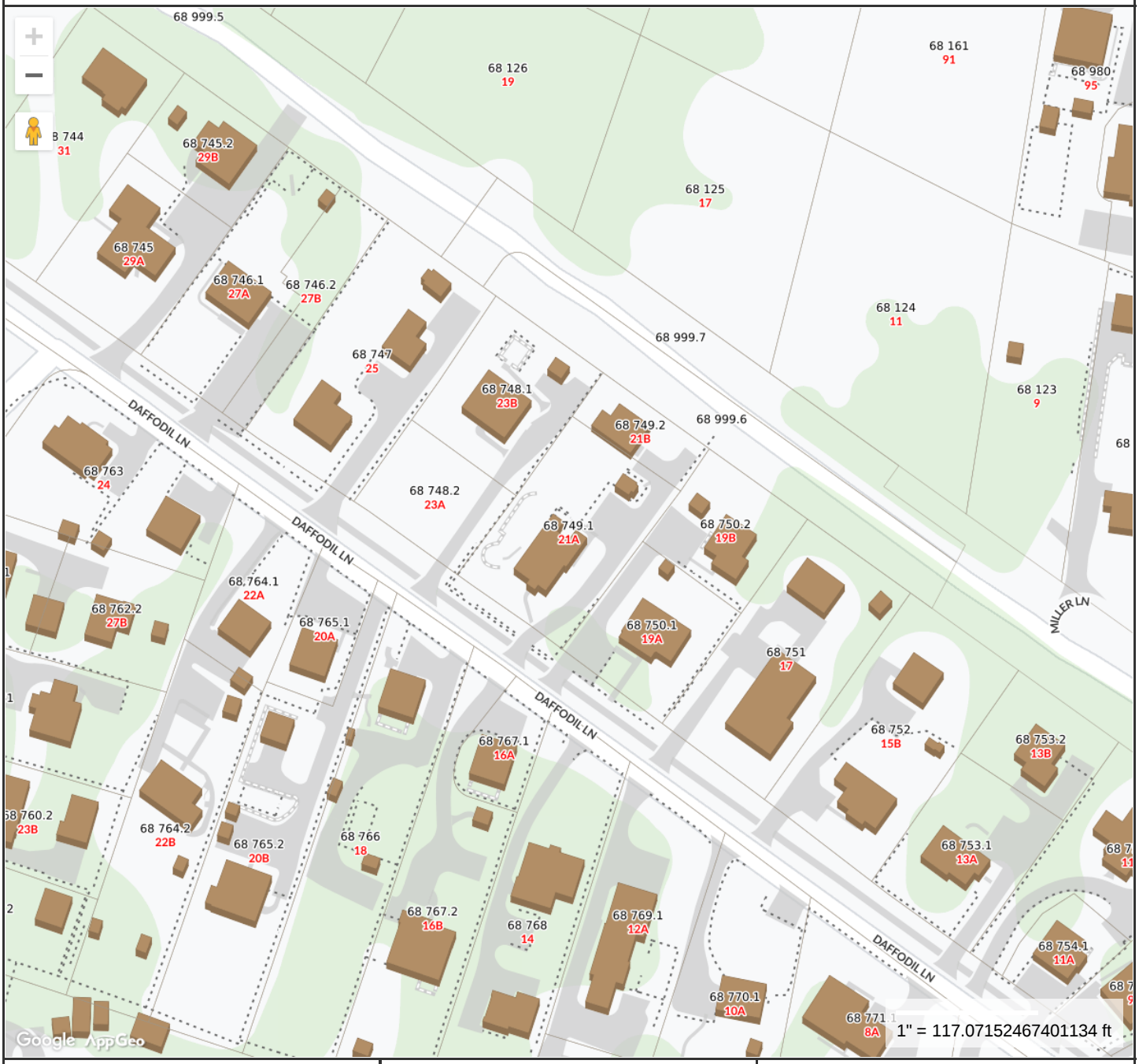
21A Daffodil Lane



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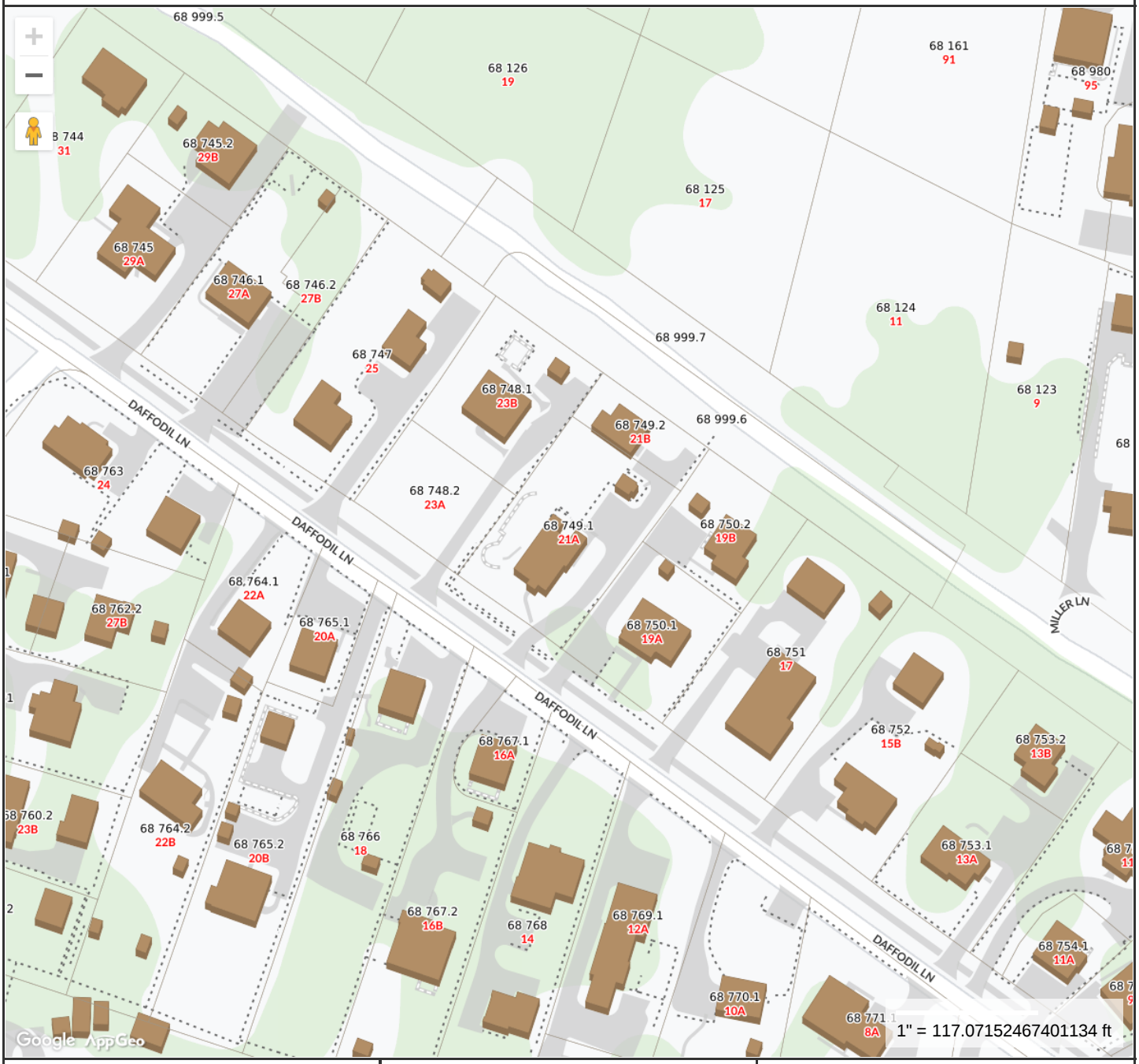

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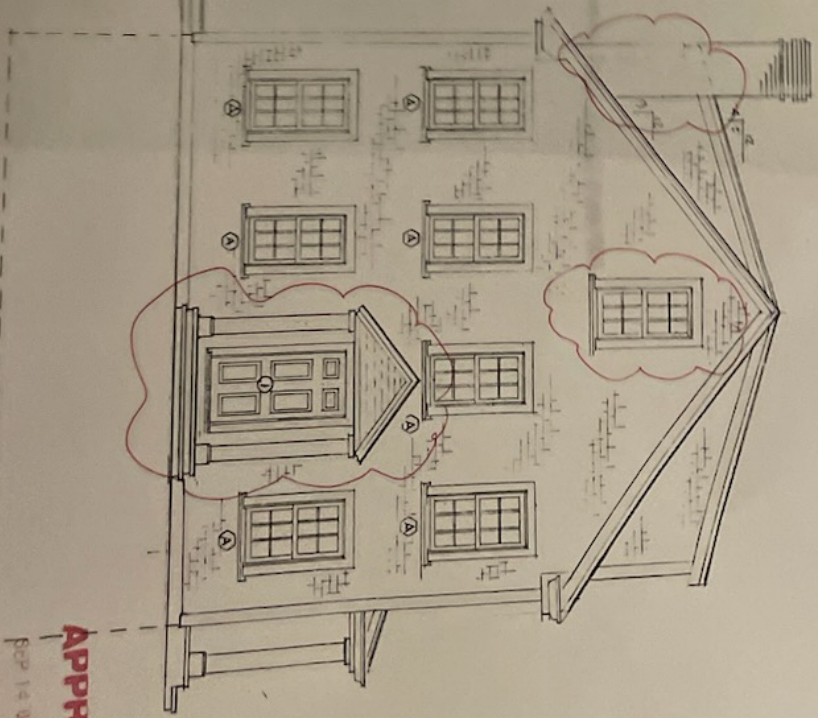

NORTHEAST ELEVATION

SOUTHWESTERLY ELEVATION

APPROVED

NO EXTERIOR CHANGES WITHOUT H.D.C. APPROVAL

SEP 14 04

RECEIVED

SEP 10 2004

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COHEN/GAZAILLE RESIDENCE • DAFFODIL LANE

D. Neil Parent ASSOCIATES
Residential & Commercial Design Corporation
NANTUCKET:
508.228.5722 Fax: 508.228.3904 | P.O. Box 2458, Nantucket, MA 02584
HARWICH PORT:
508.432.6722 Fax: 508.430.1345 | P.O. Box 298, Harwich Port, MA 02646
www.dnparchitects.com

SOUTHWEST & NORTHEAST ELEVATIONS

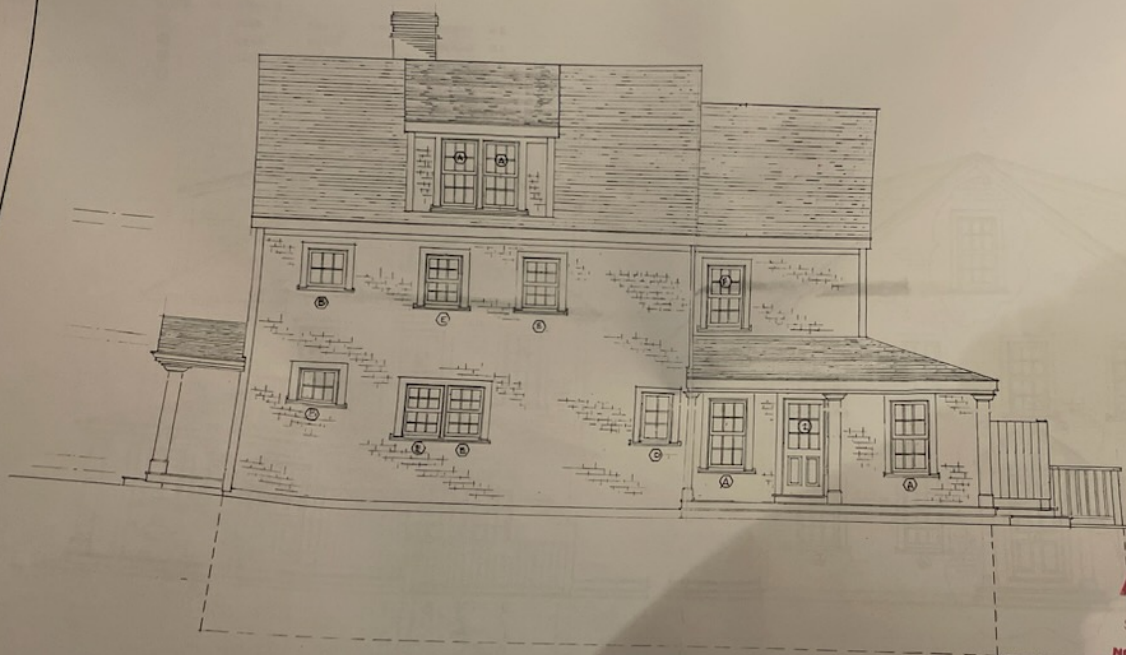
DATE: 07.14.04 | SCALE: 1/4"=1'-0" | REVISED 08.04

DRAWN BY: DNP

DRAWING NUMBER: N-0104.111

SHEET A-3

WASTE TO
THE FUTURE OF SPORT



SOUTHEASTERLY ELEVATION

APPROVED
SEP 14 04 44604
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

APPROVED
SEP 14 04
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

RECEIVED
SEP 10 2004

COHENTGAZAILLE RESIDENCE • DAFFODIL LANE

SOUTHEAST ELEVATION

DATE: 07.23.04 SCALE: 1/4"=1'0" REV: 08.06.04

DRAWN BY: DNP

DRAWING NUMBER: N.0704.1222

SHEET A-4

dnp D. Neil Parent ASSOCIATES
Residential & Commercial Design Corporation

NANTUCKET:
508.228.3722 Fax: 508.228.3904 | P.O. Box 2458, Nantucket, MA 02584

HARWICH PORT:
508.432.6722 Fax: 508.430.1545 | P.O. Box 298, Harwich Port, MA 02646

www.dnparentinc.com

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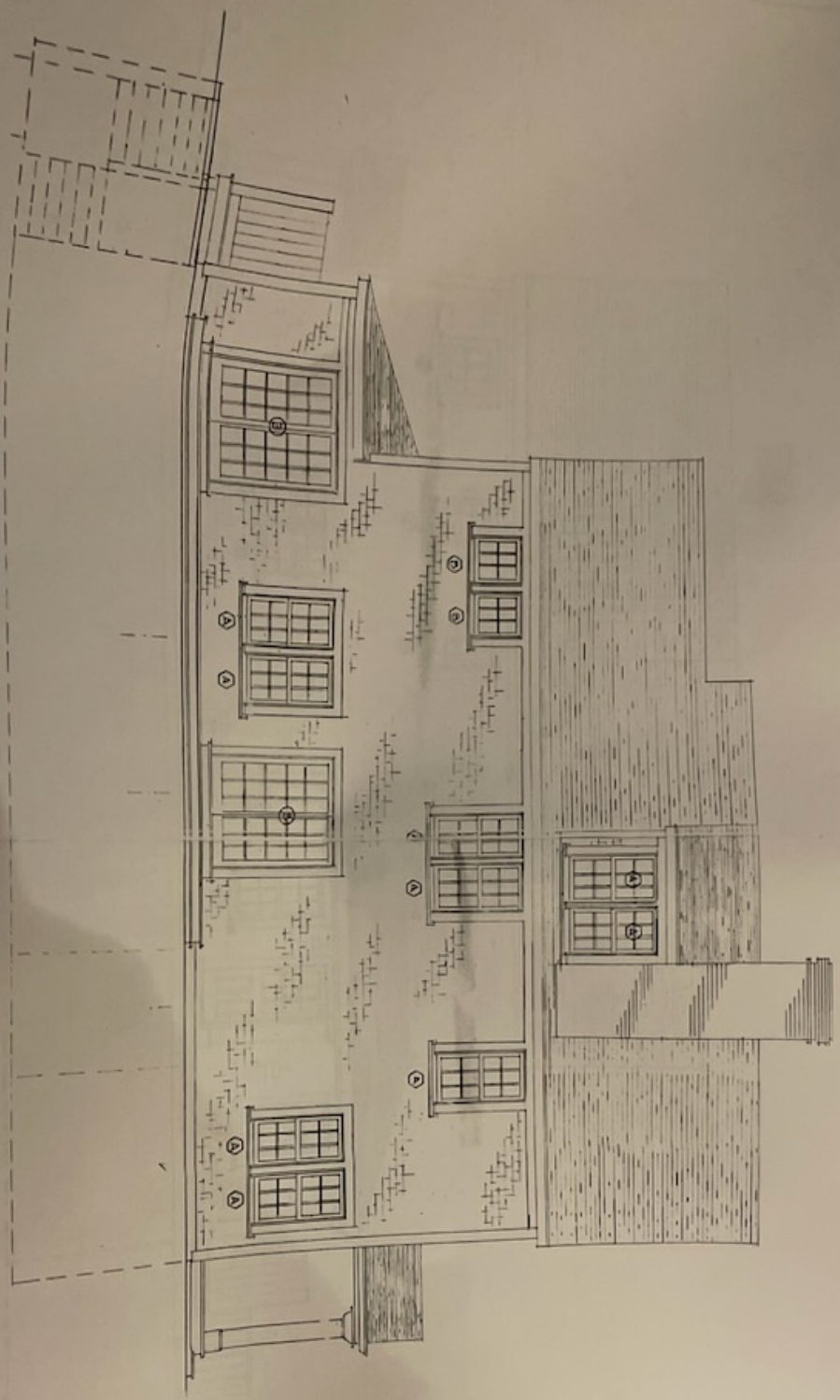

NORTHWESTERLY ELEVATION

APPROVED
SEP 14 04 44A04
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

RECEIVED
SEP 10 2004

COHEN/GAZAILLE RESIDENCE • DAFFODIL LANE

NORTHWESTERLY ELEVATION

DATE: 07.25.04	SCALE: 1/4"=1'-0"	REV: 08.08.04	SHEET A-5
DRAWN BY: DNP			
DRAWING NUMBER N • 0704 • 1222			

dnp D. Neil Parent ASSOCIATES
• Residential & Commercial Design Corporation

NANTUCKET:
508.228.5722 Fax: 508.228.5904 | P.O. Box 2458, Nantucket, MA 02584

HARWICH PORT:
508.432.6722 Fax: 508.430.1545 | P.O. Box 298, Harwich Port, MA 02646

www.dnpassociates.com

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2023-04-15 14:47:45 EDT


2023-04-15 14:48:11 EDT


2023-04-15 14:50:03 EDT


2023-04-15 14:50:22 EDT


2023-04-15 14:50:13 EDT

Roofing Contract

This Contract for Roofing Services is made effective as of 05 / 04 / 2023, by and between Matthew Roberts ("Customer") of 21 Daffodil Lane Nantucket MA 02554 and Apex Construction Services LLC ("Apex") of 30 OLD KINGS HWY S #1001 Darien, CT 06820.

DESCRIPTION OF SERVICES. Beginning on 05 / 04 / 2023, Apex will provide to the Customer the following roofing services (collectively, the "Services"):

Strip and re-roof includes roof strip, dumpster rental, dumpster haul away/cost to dispose by weight, ice water shield on the entire house, GAF HDZ in Charcoal is recommended, lead Chimney Flashing (if applicable), replacing up to 2 sheets of plywood (if we discover damaged plywood under the shingles) at no additional cost.

The services will be performed at the property of Matthew Roberts located at: 21 Daffodil Lane Nantucket MA 02554 (the "Worksite").

SCOPE OF WORK.

a. Apex shall provide all labor and materials, to do the above described services on Customer's property.
b. No Work will begin until this Contract is signed by both parties and a copy is provided to the Customer.
c. The Roofing work will be performed Monday through Saturday, statutory holidays excluded, unless the parties mutually agree otherwise, provided that the Services will be performed only if weather conditions are favorable, in order to ensure an acceptable finished product.

WORK SITE. The Customer hereby authorizes Apex to commence and complete the usual and customary excavation and grading on the Work Site as may be required in the judgment of Apex to complete the Roofing Work. Unless called for in the drawings or specifications, no landscaping, finish grading, filling or excavation is to be performed at the Work Site by Apex.

PAYMENT. Payment shall be made to Apex Construction Services LLC 30 Old Kings Hwy S #1001 Darien, CT 06820. Customer agrees to pay the sum of $13,380.00 as follows:

Event and Payment Amount

Contract Execution: 50% payment: $6,690

Remaining Balance Due **Before** Commencement of Work: $6,690

If any invoice is not paid when due, interest will be added to and payable on all overdue amounts at 25 percent (25%) per year, or the maximum percentage allowed under applicable laws, whichever is less. Customer shall pay all costs of collection, including without limitation, reasonable attorney fees.

If the sum of this contract value is being bundled into a solar package, it may be paid to Apex by the solar company of financier, however, the customer is ultimately responsible for the payment of services and products rendered. Should the solar company or financier fail to pay Apex for any reason OR should the Customer cancel their solar package, the Customer will be responsible for any and all payments to Apex for services and products rendered and outlined in this contract.

In addition to any other right or remedy provided by law, if Customer fails to pay for the Services when due, Apex has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and/or seek legal remedies.

RIGHT TO A LIEN. Customer is advised that by performing work at the property, Contractor acquires a mechanic's lien on the property for the value of the work performed. Contractor may take steps to perfect and record its lien in the event of non-payment

PERMITS. Apex shall apply for and obtain such permits and regulatory approvals as may be required by the local municipal/county government, the cost thereof shall be included as part of the Payment to Apex under this Contract.

INSURANCE. Apex shall maintain insurance in accordance with the minimum requirements of the state throughout the duration of the Services. Apex shall provide Customer with proof of insurance upon the request of Customer.

SURVEY AND TITLE. Customer will indicate the property lines to Apex and will provide boundary stakes by a licensed land surveyor if Customer is in doubt about the property boundaries required for Apex to do the scope of work.

CHANGE ORDERS. Customer may make changes to the scope of the work during the term of this Contract. However, any such change or modification shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Customer agrees to pay any increase in the cost of the work as a result of a Change Order. In the event the cost of a Change Order is not known at the time a Change Order is executed, Apex shall estimate the cost thereof and Customer shall pay the actual cost whether or not it is in excess of the estimated cost.

ACCESS. Customer will allow full and complete access to work areas for workers and vehicles and will allow areas for the storage of materials and debris. Driveways will be kept clear for the

movement of vehicles during work hours. Apex will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation.

WARRANTY. Apex shall perform the work in a timely and workmanlike manner pursuant to generally accepted standards in the region. Apex's warranty shall be limited to defects in workmanship within the scope of work performed by Apex and which arise and become known within 10 years from the date hereof. Apex agrees to repair any roofing leaks under normally anticipated weather conditions. Ice damming is not a normally anticipated condition. Damage done to the roof system through no fault of Apex are not warranted by Apex. All said defects arising after 10 years and defects in material are not warranted by Apex. Apex hereby assigns to Customer all warranties on materials as provided by the manufacturer of such materials.

COMPLETION OF SERVICES. Upon completion of the Work, Contractor shall restore the Worksite to the condition that it was in prior to the performance of the Work

RIGHT TO SUBCONTRACT. The Company reserves the right to subcontract the performance of the work and any other duties or obligations under this Agreement to a third party (a "Subcontractor").

DEFAULT. The occurrence of any of the following shall constitute a material default under this Contract:

a. The failure to make a required payment when due.

b. The insolvency or bankruptcy of either party.

c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

d. The failure to make available or deliver the Services in the time and manner provided for in this Contract.

REMEDIES. In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 30 days from the effective date of such notice to cure the default(s). Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Contract.

FORCE MAJEURE. If performance of this Contract or any obligation under this Contract is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision

shall be suspended to the extent necessary by such event. The term Force Majeure shall include, without limitation, acts of God, plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions, fire, explosion, vandalism, storm or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages, or other labor disputes, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates.

ARBITRATION. Any controversies or disputes arising out of or relating to this Contract shall be resolved by binding arbitration in accordance with the then-current Commercial Arbitration Rules of the American Arbitration Association. The parties shall select a mutually acceptable arbitrator knowledgeable about issues relating to the subject matter of this Contract. In the event the parties are unable to agree to such a selection, each party will select an arbitrator and the two arbitrators in turn shall select a third arbitrator, all three of whom shall preside jointly over the matter. The arbitration shall take place at a location that is reasonably centrally located between the parties, or otherwise mutually agreed upon by the parties. All documents, materials, and information in the possession of each party that are in any way relevant to the dispute shall be made available to the other party for review and copying no later than 30 days after the notice of arbitration is served. The arbitrator(s) shall not have the authority to modify any provision of this Contract or to award punitive damages. The arbitrator(s) shall have the power to issue mandatory orders and restraint orders in connection with the arbitration. The decision rendered by the arbitrator(s) shall be final and binding on the parties, and judgment may be entered in conformity with the decision in any court having jurisdiction. The agreement to arbitration shall be specifically enforceable under the prevailing arbitration law. During the continuance of any arbitration proceeding, the parties shall continue to perform their respective obligations under this Contract.

ENTIRE AGREEMENT. This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

SEVERABILITY. If any provision of this Contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

AMENDMENT. This Contract may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

GOVERNING LAW. This Contract shall be construed in accordance with the laws of the Commonwealth of Massachusetts.

NOTICE. Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

ASSIGNMENT. Neither party may assign this Contract without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

SIGNATORIES. This Agreement shall be signed on behalf of Customer by Matthew Roberts and on behalf of Apex by Michelle Agagon and effective as of the date first above written.

Home Owner / Customer:

Name: Matthew Roberts

Signature: 

Date: 05 / 04 / 2023

Contractor:

Apex Construction Services LLC

Name: Michelle Agagon

Signature: Michelle Agagon

Date: 04 / 26 / 2023

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS CONTRACT, WITHOUT PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE DATE YOU SIGNED THE CONTRACT.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT, AND ANY NEGOTIABLE INSTRUMENTS EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOU CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE CONTRACT WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DESPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE TO CONTRACTOR AT THE ADDRESS ON THE FIRST PAGE OF THE CONTRACT NOT LATER THAN MIDNIGHT OF THE THIRD BUSINESS DAY AFTER SIGNING THE CONTRACT.

I HEREBY CANCEL THIS TRANSACTION.

Date:_____ **Customer's Signature:**_____

Doc ID: 70745ba515ed29dc9df2011421b15c26ae52a5d5

Dropbox Sign

Audit trail

Title	Roofing Agreement - Apex Construction Services LLC
File name	MA - Roofing Contract .pdf
Document ID	70745ba515ed29dc9df2011421b15c26ae52a5d5
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History

SENT	**04 / 26 / 2023** 14:13:30 UTC	Sent for signature to Michelle Agagon (info@apexconstruction.pro) and Matthew Roberts (drs.roberts@icloud.com) from michelle.a@apexconstruction.pro IP: 49.148.244.156
VIEWED	**04 / 26 / 2023** 14:16:11 UTC	Viewed by Michelle Agagon (info@apexconstruction.pro) IP: 49.148.244.156
SIGNED	**04 / 26 / 2023** 14:19:33 UTC	Signed by Michelle Agagon (info@apexconstruction.pro) IP: 49.148.244.156
VIEWED	**05 / 04 / 2023** 21:54:32 UTC	Viewed by Matthew Roberts (drs.roberts@icloud.com) IP: 76.24.56.167
SIGNED	**05 / 04 / 2023** 23:54:40 UTC	Signed by Matthew Roberts (drs.roberts@icloud.com) IP: 24.218.12.236
COMPLETED	**05 / 04 / 2023** 23:54:40 UTC	The document has been completed.

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

12 Moors End Ln
Pool/Hardscape

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 12.04.2023 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

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

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

200, ck 0522 3. **Application Fee:** See back of application for fee schedule or call the office.

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

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

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

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

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

X Covid 10 Day Waiver

X

REQUIRED WHERE APPLICABLE:

Owners Authorization Letter

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR 2020 Flax Family Irr Trust

STREET ADDRESS 12 Moors End Ln

MAP/PARCEL 43/215

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12.04.2023

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

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

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

Signature 12.04.2023
Date

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°: 43 PARCEL N°. 215

Street & Number of Proposed Work: 12 MOORS END LN.

Owner of record: 2020 FLAX FAMILY IRR. TRUST

Mailing Address: 5205 CHAMBER LINE AVE
CHEVY CHASE MD. 20815

Contact Phone #: [redacted] E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 5083673012 E-mail: _____
landsay@atlanticlandsaypicyinc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District LUG3 ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 264 ☑ 1st floor ☐ 2nd floor

Width: 18 Sq. footage 2nd floor: _____ BLUESTONE Size: 308 ☑ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST. Walkways BLUESTONE 2X3 Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/4/2023 Signature of owner of record [signature] Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER....2020 FLAX FAMILY IRR TRUST.....

MAILING ADDRESS...5205 CHAMBERLINE AVE, CHEVY CHASE MD 20815.....

PROPERTY LOCATION.....12 MOORS END LN.....

ASSESSORS MAP/PARCEL.....43/215.....

SUBMITTED BY:.....ATLANTIC LANDSCAPING.....

SEE ATTACHED PAGES

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

December 4, 2023

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.12.04 09:50:18 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	214		WYNN THOMAS J & PATRICIA H TR	TEN MOORS END LN REALTY TRUST	433 MARLBOROUGH ST UNIT 1	BOSTON	MA	02115	10 MOORS END LN
43	218		BERGER FRANCIS E & ANNE K		7 MOORS END LN	NANTUCKET	MA	O2554	7 MOORS END LN
43	216		AKSEIZER JEFFREY		1910 RUSSELL RD	ALEXANDRIA	VA	22301	14 MOORS END LN
44	91		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	11 N PASTURE LN EXT
54	33		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	71 POLPIS RD
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 12 Moors End Ln

Tax Map Number: 43 Parcel Number: 215

Owner of Record: 2020 Flax Family Irr Trust

Description of Proposal:

18 x 36 Pool with Autocover and spa, Bluestone patio and Fire pit

Anticipated HDC Submission Date: 12.04.2023

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

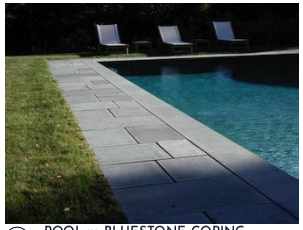
In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

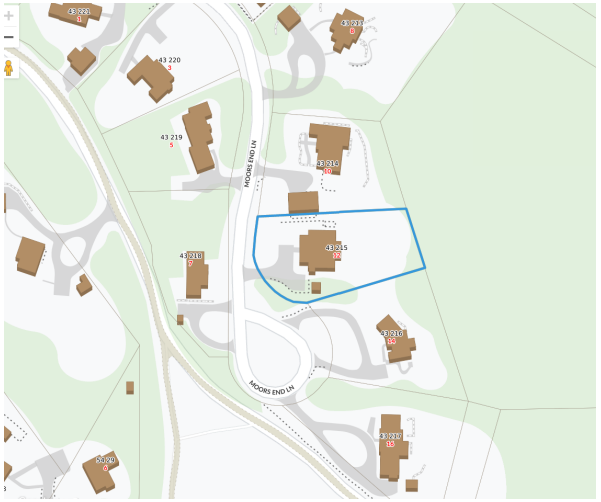
The above meeting policies may be waived at the discretion of the Chair.

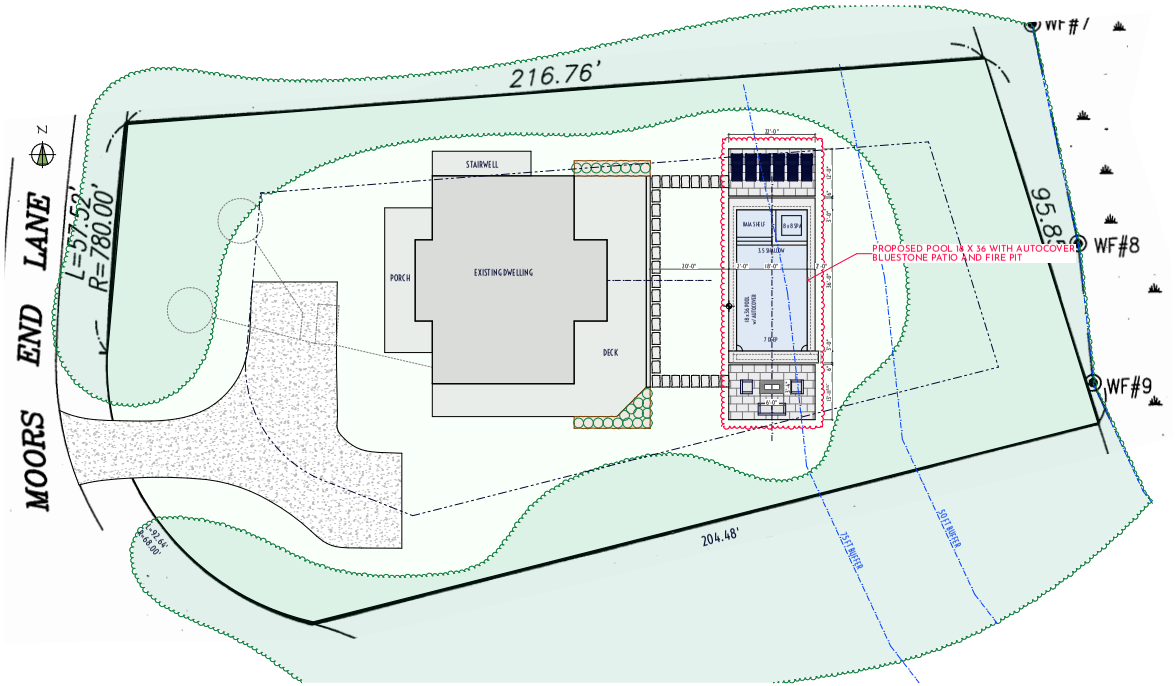


2 POOL w: BLUESTONE COPING



4 COLONIAL STONE FIRE PIT





1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

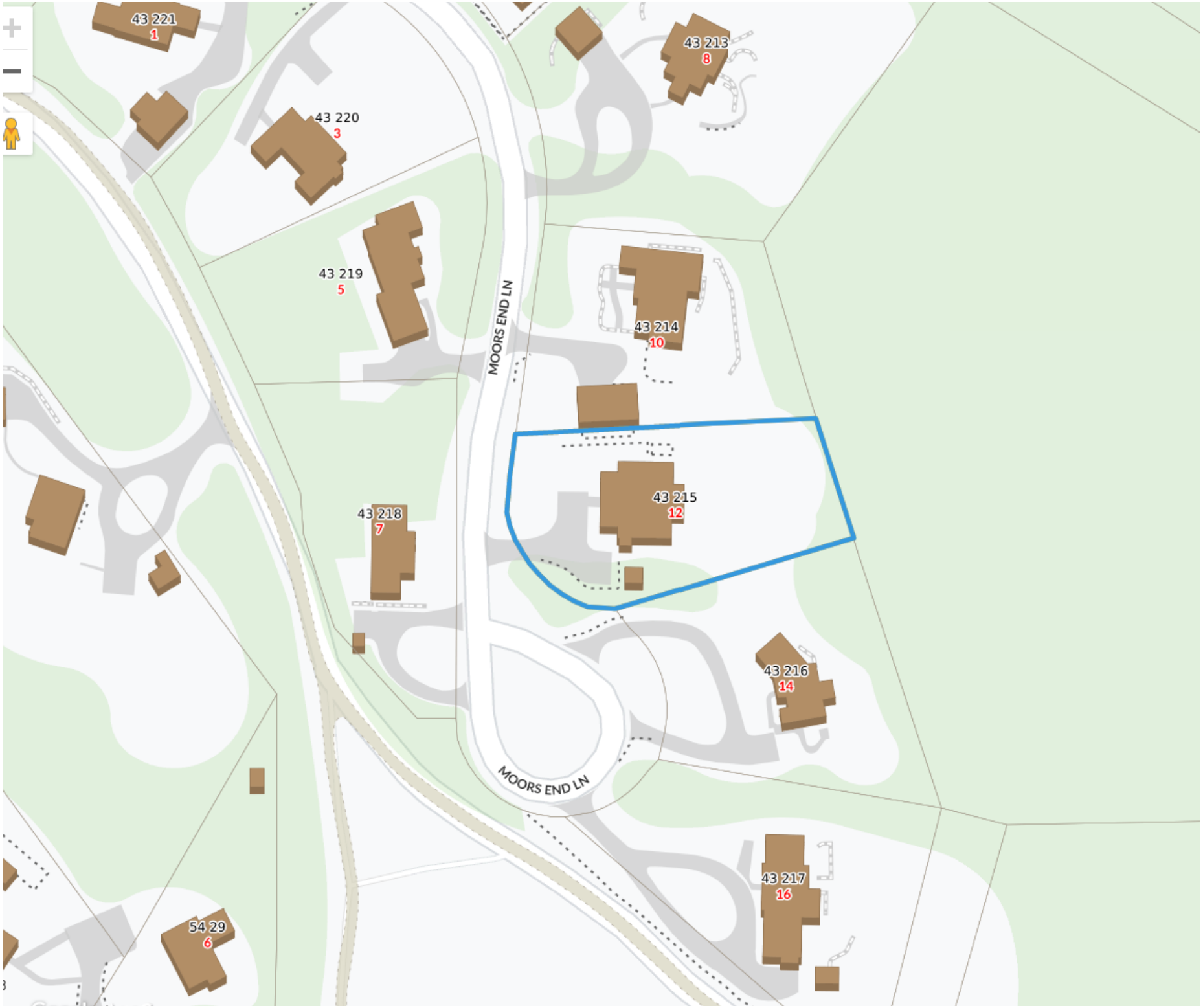
Landscape at
12 Moors End Ln
Nantucket, Ma.
02554

M: 43
P: 215
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 12/4/23
Drawing No.:

HDC-1

Surveyor	Contact
Blackwell	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
12 Moors End Ln
Nantucket, Ma.
02554
M: 43
P: 215
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 12/4/23
Drawing No.:

HDC-A

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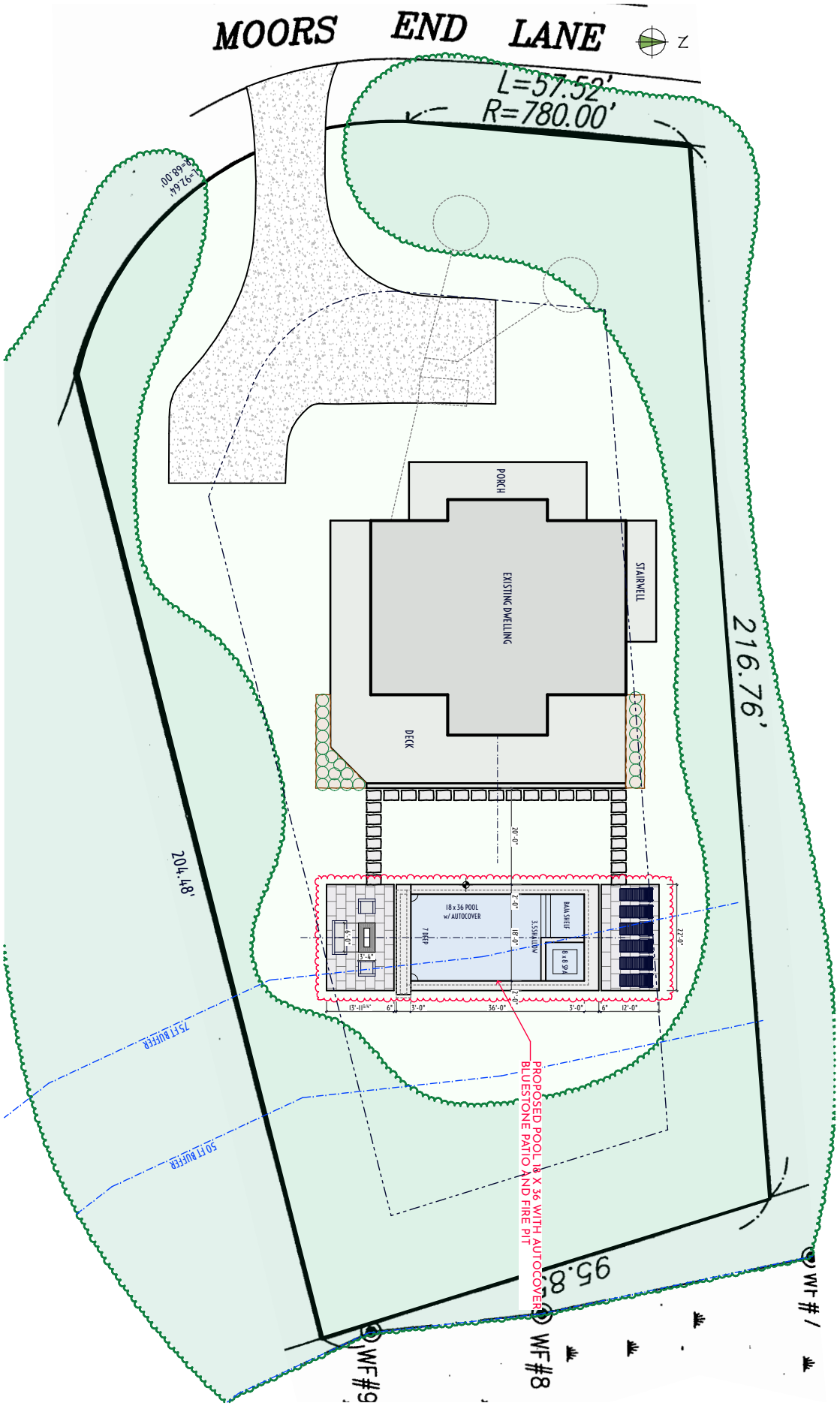
1

HDC LANDSCAPE PLAN



Landscape at
12 Moors End Ln
Nantucket, Ma.
02554
M: 43
P: 215
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 12/4/23
Drawing No.:
HDC-B

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HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

MARK	DATE

atlantic LANDSCAPING, INC



1 12 Moors End View 1



2 12 Moors End View 2



3 12 Moors End View 3



4 12 Moors End View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
12 Moors End Ln
Nantucket, Ma.
02554
M: 43
P: 215
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 12/4/23
Drawing No.:
HDC-C

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1 POOL w: BLUESTONE COPING



2 COLONIAL STONE FIRE PIT

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
12 Moors End Ln
Nantucket, Ma.
02554
M: 43
P: 215
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 12/4/23
Drawing No.:
HDC-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Mark Howard

STREET ADDRESS 132 Willard St

MAP/PARCEL 42.4.1 / 15.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/5/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Luke Thornewill 12/5/23

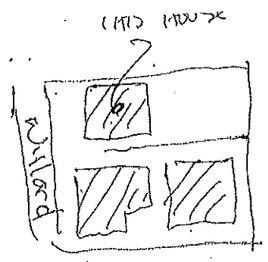
Signature Date

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/9/23 Signature of owner of record Mark Howard

Signed under penalties of perjury

UNCLEAR



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Mark Howard

MAILING ADDRESS

PROPERTY LOCATION 13A Willard Street

ASSESSORS MAP/PARCEL 42.4.1 / 15.1 (Condo)

SUBMITTED BY: Thornemill

SEE ATTACHED PAGES

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

October 10, 2023
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2023.10.10 09:58:24 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

any revisions to this application will initiate a new sixty-day review period.

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

NEWELLBROS 15 LLC
4 MAPLEWOOD RD
MIDDLETON, MA 01949

TRAYNOR DOUGLAS P & DEIRDRE N
160 JUDSON RD
FAIRFIELD, CT 06824

COLUNTINO JOSEPH A JR TR
13C WILLARD NOMINTEE TR
699 BOYLSTON ST 12TH FL
BOSTON, MA 02116

AMONTEA ADAM & AJA
6 BEACH PLUM LN
SCITUATE, MA 02066

WORLD APART RESIDENCE TRST
12 WILLARD ST
NANTUCKET, MA 02554

JACOBS STEPHEN R & SUZANNE C
1830 RITTENHOUSE SQ APT #17
PHILADELPHIA, PA 19103

AUGUST POINTE LLC
C/O GARY BELLER
PO BOX 7138
GARDEN CITY, NY 11530

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 13A WILLARD STREET.

Tax Map Number: 42.4.1 Parcel Number: 15.1

Owner of Record: Mark Howard

Description of Proposal: New House previously approved by HDC raised additional 12"± to get out of flood plane EXISTING HOUSE previously approved for "Move off" Submitted" for demolition". Abutter notifications sent again to assesors list provided

Anticipated HDC Submission Date: 12/5/23

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

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

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

DREAMLINE
MODULAR HOMES

61 Old South Road, Suite 520
Nantucket, MA 02554
Phone & Fax: 781-862-8453
www.dreamlinemodular.com

November 24th, 2023

Historic District Commission
2 Fairground Road
Nantucket MA 02554

RE: 13A Willard Nantucket MA 02554 increase of height

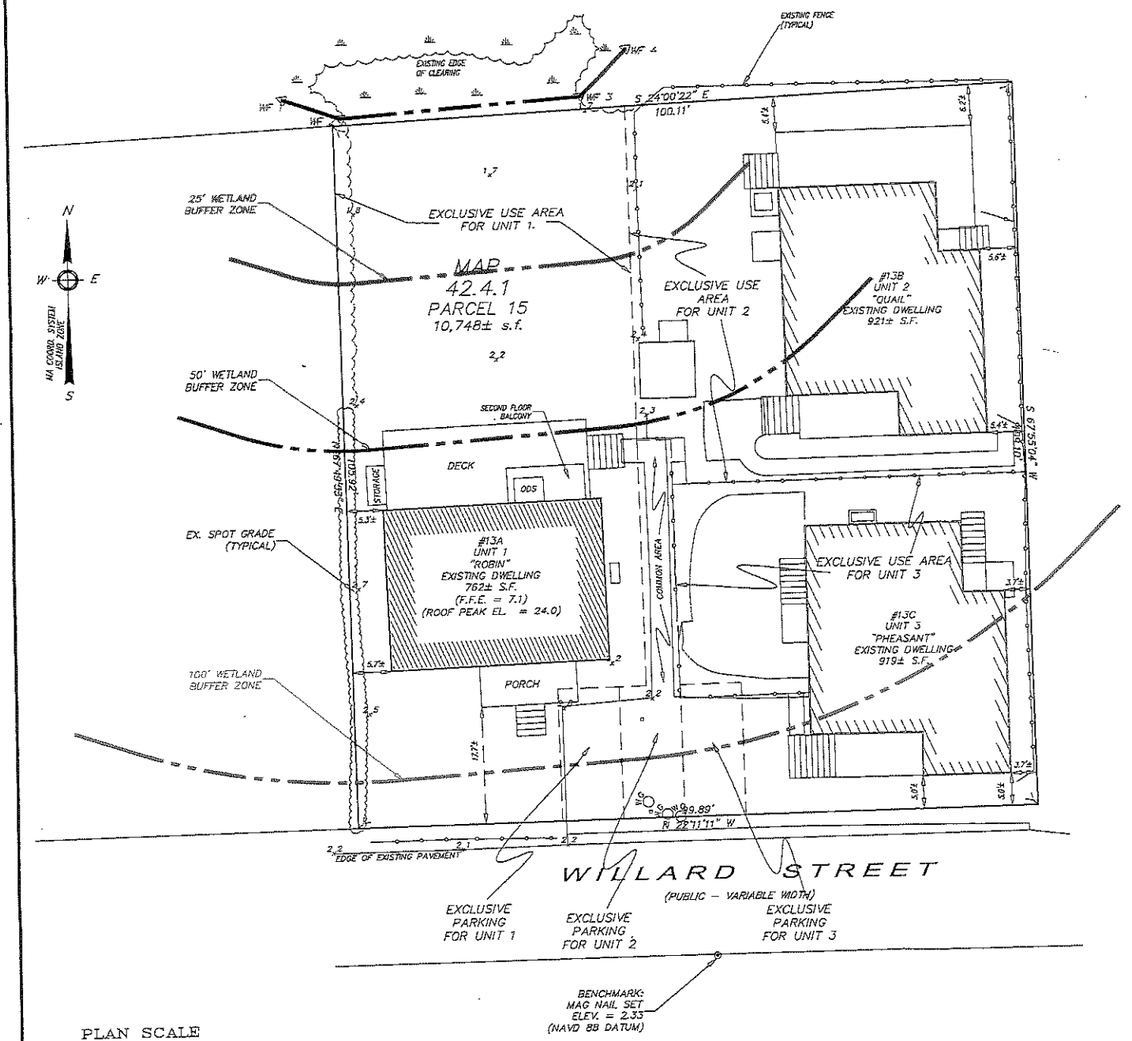
Dear HDC Board,

I graciously write this letter to you in support to raise the previously approved structure, on 13A Willard, to where the first floor joists will be out of the floodplain. Due to the nature of this build and the numerous challenges that come with the proposed first floor elevation being in the floodplain (MEP's, Insurance challenges, structural challenges), we would appreciate your consideration in what Mr. Thornewill is proposing. Co-signing this is our factory engineer who has concerns with the current location. I, Kris Megna, live on Nantucket full time and in driving by the proposed build, there is a significant amount of new builds in this area that exceed 35+ feet from grade. We would be proposing an increase which would bring us less than 31'6", which would get us the height required to get all MEP's and the first floor out of the floodplain. Thank you again for your consideration in this matter.

Kind Regards,

Kristopher Megna, President
Dreamline Modular Homes
508-525-5500

Aaron Trometter, Engineer
Dreamline Modular Homes



PLAN SCALE

0 1 2 3 4 5 7.5 10 15

1 inch = 5 feet

Notes

1. LOCUS: #13A WILLARD STREET MAP 42.4.1 PARCEL 15.1
2. OWNER: MARK W. and KRISTINA M. HOWARD, TRUSTEES OF THE HOWARD LIVING TRUST
3. CERT. REF: U 42139
4. PLAN REF: PLAN FILE 55-V(UNIT 1 - DRIFTWOOD COTTAGES CONDOMINIUM)
5. SEE MASTER DEED OF DRIFTWOOD COTTAGES CONDOMINIUM RECORDED AS LAND COURT DOCUMENT # 87146.
5. LOCUS FALLS WITHIN SPECIAL FLOOD HAZARD ZONE AE(EL 7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
6. LOCUS DOES FALL WITHIN ZONE A OF THE HARBOR WATERSHED PROTECTION ZONE.
7. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: R-1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	10,748± s.f.
FRONTAGE:	50'	99.89'
FRONT YARD:	10'	5.0'±(UNIT 3)
SIDE/REAR YARD:	5'	3.7'±(UNIT 3)
GROUND COVER:	30% (MAX)	24.2% (UNITS 1, 2 & 3 = 2,602± s.f.)

Prepared By:

BRACKEN ENGINEERING, INC.

48 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET, MA

Prepared For:

MARK W. and KRISTINA M. HOWARD

13A WILLARD STREET
MAP 42.4.1 PARCEL 15.1

No.	Date	Revision Description	By
-	-	-	-

Date:	Drawn:	Checked:	Sheet:
SEPTEMBER 6, 2023	RMM/ERC/BB	DFB/AMC	1 of 1

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 15.1

Street & Number of Proposed Work: 13A Willard St.

Owner of record: Mark Howard

Mailing Address: 3740 Via Mar Monte
Carmel, Ca 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill design llc

Mailing Address: 48 Dukes Rd
Nantucket Ma

Contact Phone #: 508 228 9161 E-mail: office@thornewill design.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RAISE ABV. FLOOR PLANE 100% TO EL. 9.1

*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.) _____

Fence: Height: _____
Type: _____
Length: _____

NO CHANGES.

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

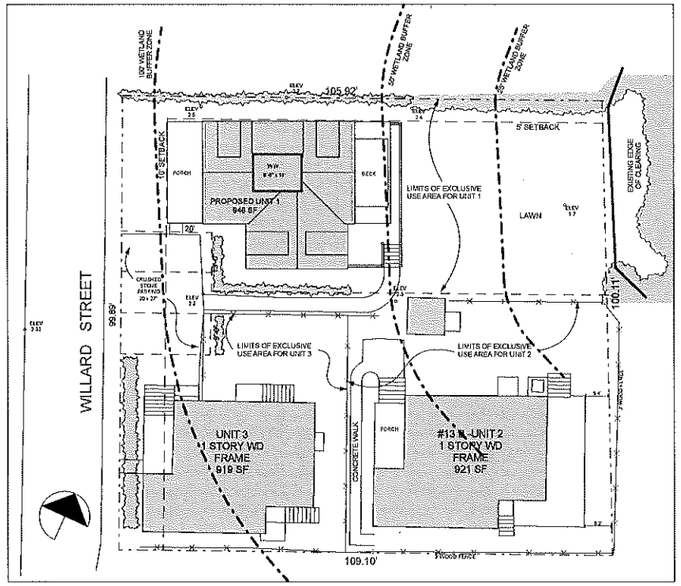
COLORS NO CHANGES

Sidewall Nat Clapboard (if applicable) _____ Roof Weathered wood
Trim white Sash white Doors _____
Deck Nat Foundation _____ Fence _____ Shutters _____

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

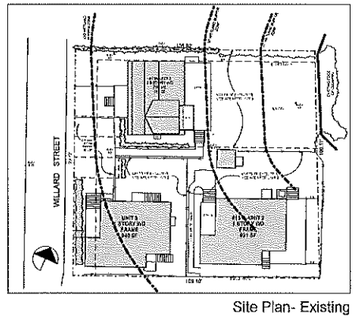
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/4/13 Signature of owner of record Office Thornewill for Mark Howard Signed under penalties of perjury



Site Plan- Proposed

SCALE: 1" = 10'



Site Plan- Existing

SCALE: 1" = 20'

ZONING INFORMATION
MAP 42.4.1 PARCEL 15.1
ZONE: R-1

		EXISTING
MINIMUM LOT SIZE-	5,000 SF	10,749 SF
MINIMUM FRONTAGE-	50 SF	99 SF
FRONT YARD SETBACK-	10 FT	5.6' +/- (UNIT 3)
REAR/SIDE SETBACK-	5 FT	9.1' +/- (UNIT 3)
GROUND COVER RATIO-	30% (MAX)	24.2% (UNITS 1, 2, & 3 = 2602 +/- S.F.)

EXCLUSIVE USE AREA	
UNIT 1-	3542 SF
UNIT 2-	2339 SF
UNIT 3-	1482 SF
TOTAL BLDG. FOOTPRINT AREA-	2660 SF
TOTAL EXCLUSIVE USE AREA-	7363 SF
TOTAL COMMON AREA-	725 SF
LOT AREA	10,749 SF

A New House for The Howard's

13A Willard Street
Nantucket , Massachusetts

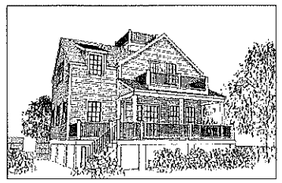


Southwest Perspective

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS
	A1.2	FLOOR PLANS
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS



Locus



Southeast Perspective

ISSUES/REVISION	DATE
HDC 1	9/22/23
	10/10/23
STAFF APPRL	10/12/23
HDC 2	10/24/23

A New House for The Howard's
13A Willard Street
Nantucket, Massachusetts

USE OF DRAWING

© Thorsewill Design LLC 2023

Thorsewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3169

Sheet No:
A0.0

First Floor Plan- Proposed

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

Ground Floor- Proposed

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

ISSUED/REVISION DATE	
HDC 1	9/23/23
	10/10/23
STAFF APPVL	10/23/23
HDC 2	10/24/23

A New House for
The Howard's
13A Willard Street
Nantucket, Massachusetts

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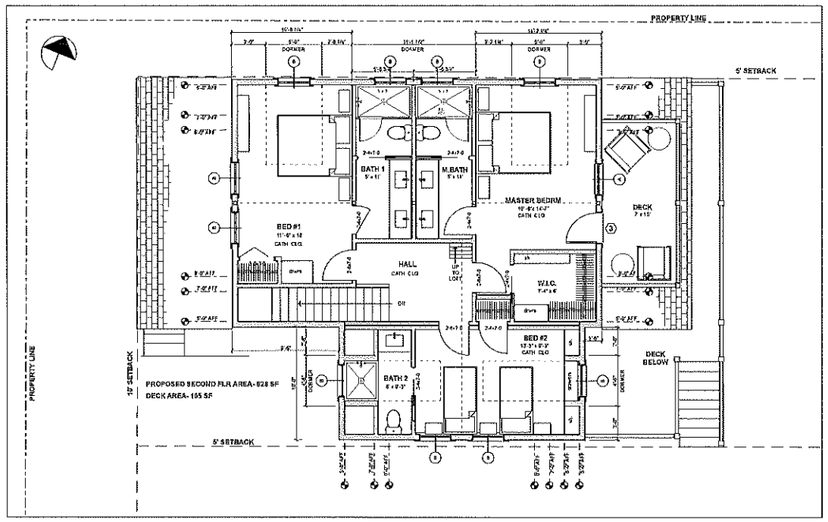
Tele. 508 228 9161 Fax 508 228 3765

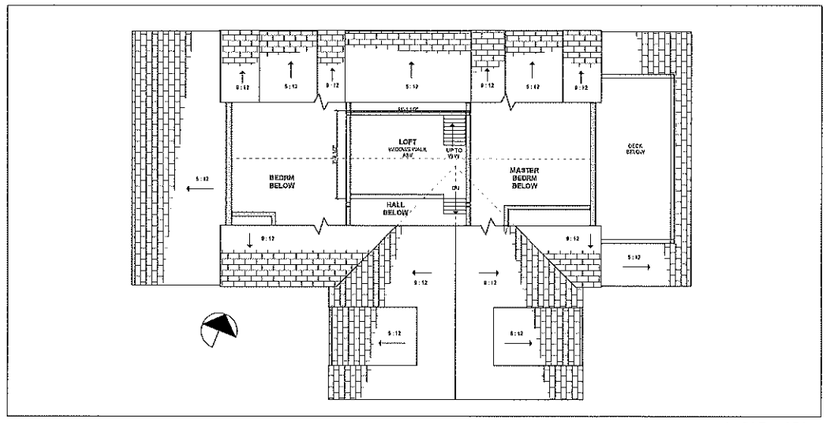
Sheet No:

A1.1



Second Floor- Proposed

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



Loft/ Roof Plan

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

ISSUE/REVISION DATE	
HDC 1	8/23/23
	10/10/23
BOARD APPRL	10/17/23
HDC 2	10/24/23

A New House for
The Howard's
13A Willard Street
Nantucket, Massachusetts

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Sheet No:
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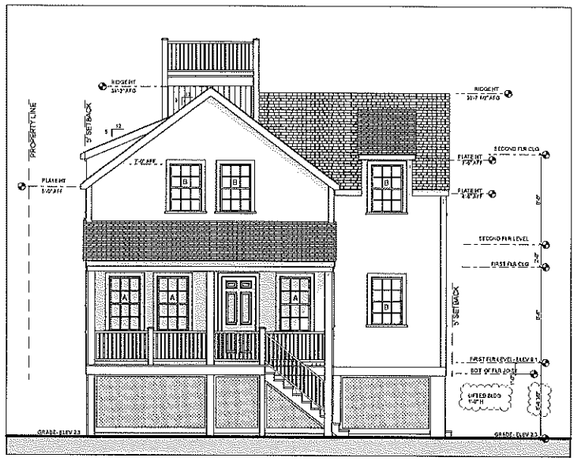
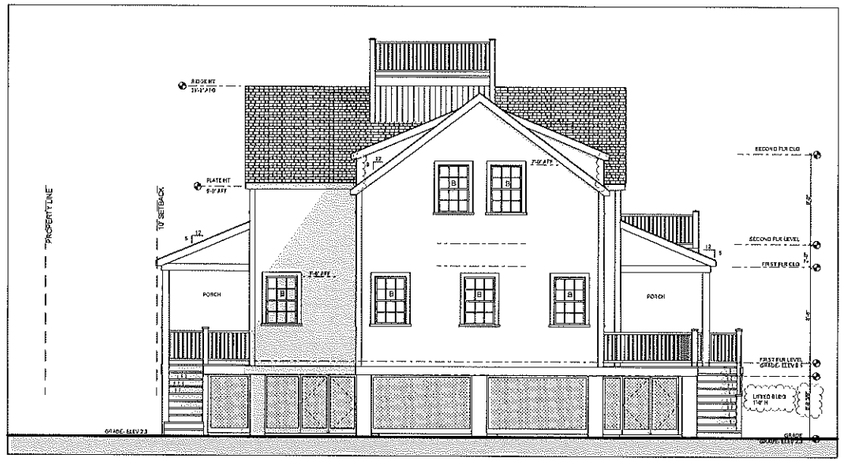


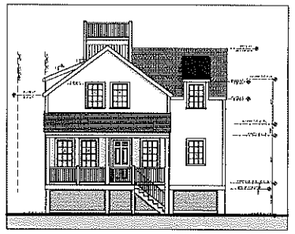
West Elevation- Proposed

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



South Elevation- Proposed

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



West Elevation Proposed- Staff Approval

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

WINDOW SCHEDULE

ID	QUANTITY	MANUFACTURER	ROUGH OPENING	UNIT DIMENSION	REMARKS	DP RATING	U VALUE	SCHG VALUE
A	9	ANDERSON TW2841D	2'-10 1/8" x 5'-0 7/8"	2'-9 5/8 x 5'-0 7/8"	DOUBLE HUNG 5/8			
B	15	ANDERSON TW2842	2'-10 1/8" x 4'-4 7/8"	2'-9 5/8 x 4'-4 7/8"	DOUBLE HUNG 5/8			
C	2	AW361	2'-9" x 2'-8"	2'-7 1/2" x 2'-7 1/2"	AWNING 5/8 LITE			
D	1	VELUX		20" x 30"	SKYLIGHT			

GENERAL NOTE: ANDERSON STORM WATCH TILT WASH DOUBLE HUNG WINDOWS. THERMAL PANED, IMPACT GLASS, 5/8 MUNTINS , LOW E4 GLASS, INTERIOR HARDWARE WHITE, WHITE EXTERIOR, EXTERIOR TRIM 5/4 X 4 PTD CEDAR, BATHROOM, CLAD COLOR WHITE COASTAL HARDWARE.
R.O's TO BE CONFIRMED BY MANUFACTURER IN ADVANCE .

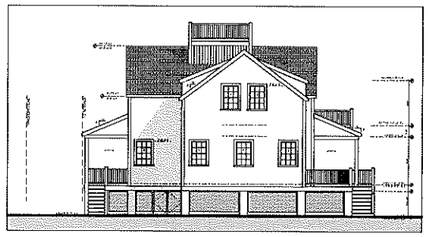
FIRST FLOOR HEADER HT.- 7'-6"
SECOND FLOOR HEADER HT.- 7'-3"

DOOR SCHEDULE

ID	QUANTITY	MANUFACTURER	ROUGH OPENING	UNIT DIMENSION	REMARKS
1	1	NANTUCKET MILLWORKS OR EQ		3'-0" x 7'-0"	WOOD 6 PANEL
2	1	ANDERSON		6'-0" x 7'-6"	2/3 LIGHT (6) FANCI SLIDER
3	1	ANDERSON		2'-6" x 6'-6"	12 LIGHTS FIXED BELOW

WOOD UNIT, PNT., 1 1/2" MUNTINS, COMBINATION STORM/ SCREEN UNIT , BUILDER TO CONFIRM ALL R.O.'s.
ANDERSON DOORS CLAD WHITE, THERMAL PAYED GLASS LOW E4, STANDARD HARDWARE.

GENERAL NOTES MATERIALS
ROOF- ASPHALT ARCHITECTURAL SHINGLES.
CERTAINTEED LANDMARK WEED WOOD
EXT. GABLE- PAINTED CEDAR SHINGLES
EAVE- 1 x 6 WHITE
FASIA- 1 x 8 WHITE
RAKES- 1 x 8 1/2" X 3" SHINGLED - NATURAL
FOUNDATION WALL- PARGED CONCRETE PERS
DR & WINDOW TRIM- 5/4 x 4 WHITE
FRONT DOOR- NEWPORT BLUE
DECK- 1 x 4 IPE WINDWARD NATURAL
POSTS- 6"x 6" WHITE
ROOF WALK- NATURAL CEDAR
ROOF WALK RAIL- NATURAL 2 x 6 CEDAR w/ 1" BALUSTERS



South Elevation Proposed- Staff Approval

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

ISSUES/REVISION DATE
HDC 1 9/22/23
10/10/23
STAFF APPRL 10/22/23
HDC 2 10/24/23

A New House for The Howard's
13A Willard Street
Nantucket, Massachusetts

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Sheet No:
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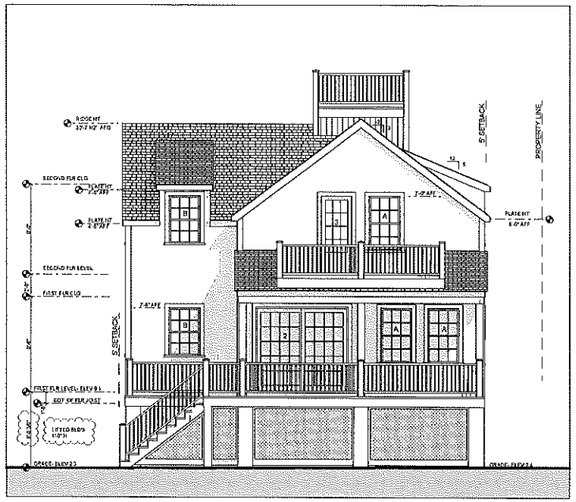
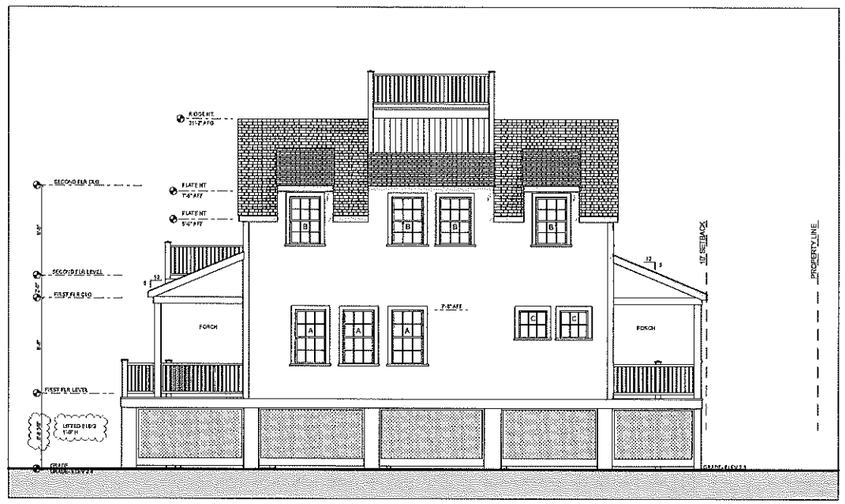


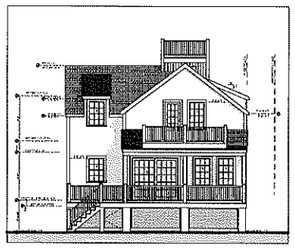
East Elevation- Proposed

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



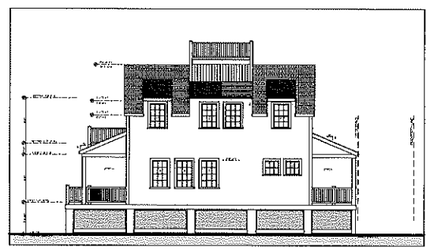
North Elevation- Proposed

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



East Elevation Proposed- Staff Proposal

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



North Elevation Proposed- Staff Approval

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

GENERAL NOTES MATERIALS

ROOF- ASPHALT ARCHITECTURAL SHINGLES- "CERTAINTEED WEATHERED WOOD"

EAT WALLS- WHITE CEDAR SHINGLES

EAVE- 1 x 8 WHITE

FACIA- 1 x 8 WHITE

RAILS- 1 x 8 1/4" SHADOW BD - NATURAL

FOUNDATION WALL - PARGED CONCRETE PIERS

DR & WINDOW TRIM- 1 x 4- WHITE

FRONT DOOR- NEWPORT BLUE

DECK- 1 x 4 MAHOGANY NATURAL

POSTS- 8"- WHITE

ROOF WALK- NATURAL CEDAR

ROOF WALK BARS- NATURAL 1 x 6 CEDAR w/ 1" SPACES

ISSUES/REVISION DATE	
HDC 1	8/22/23
	10/10/23
STAFF APPRL	10/22/23
HDC 2	10/24/23

A New House for
The Howard's
13A Willard Street
Nantucket, Massachusetts

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 9161 Fax 508 228 3163

Sheet No:
A2.2

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR 8 Walbang Nominee Trust

STREET ADDRESS 8 Walbang Avenue

MAP/PARCEL 82/146

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/04/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Miroslava Ahern *12/04/2023*

Signature Date

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°: 82 PARCEL N°. 146

Street & Number of Proposed Work: 8 Walbang Ave.

Owner of record: 8 Walbang Nom. Trust

Mailing Address: 8 Walbang Ave., Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY

NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District MMD) ☐ Roof ☐ Other Swimming Pool w/Autocover

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls Coping - Granite

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/4/2023 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

_____
(initial to indicate read and understand)

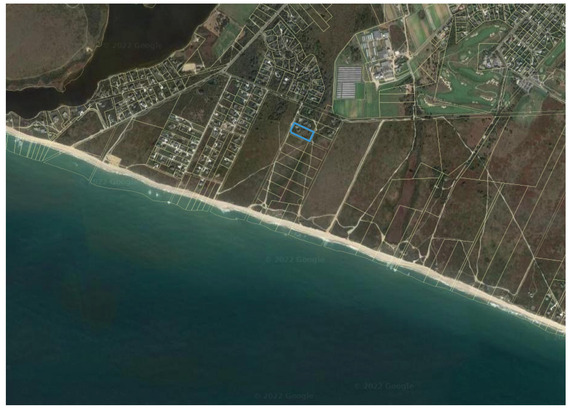
_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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

GIS MAP - 82/146



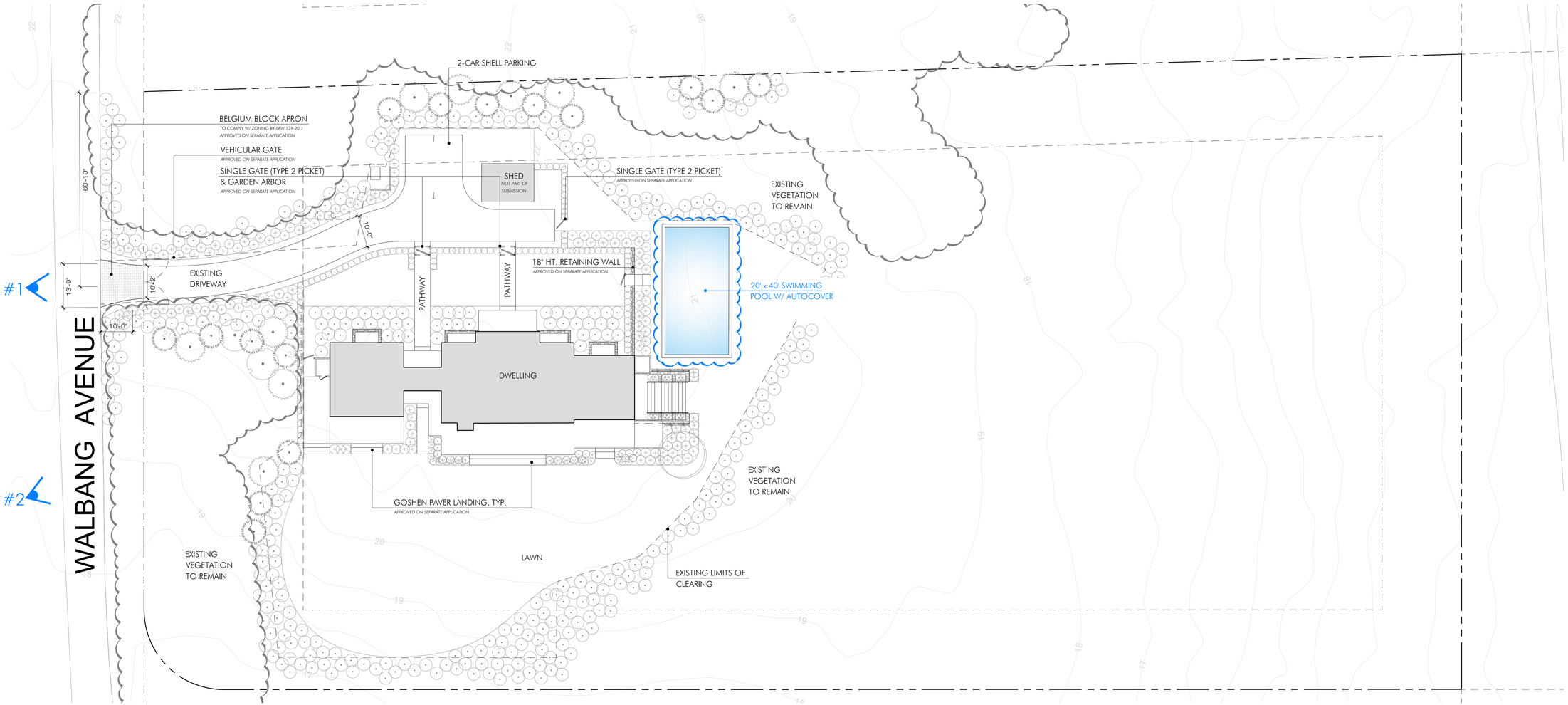
AERIAL MAP - 82/146



DESIGN INTENT IMAGERY



POOL SET IN LAWN AND LANDSCAPE



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

8 WALBANG RESIDENCE

8 WALBANG AVENUE
NANTUCKET, MA

OWNER

8 WALBANG NOMINEE TRUST
8 WALBANG AVENUE
NANTUCKET, MA

ARCHITECT

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET MA
T (508) 228 5455

SURVEYOR

PROPERTY INFO

ZONE:	MMD
MAP / PARCEL:	82 / 146
LOT SIZE:	1.84 AC
MIN. LOT SIZE:	10 AC
FRONTAGE:	300 FT
FRONT SETBACK:	50 FT
SIDE SETBACK:	50 FT
REAR SETBACK:	50 FT
GROUND COVER:	0.5 % MAX

HDC SUBMISSION

DRAWING INFO

DATE	DECEMBER 4, 2023
SCALE	3/16" = 1'-0"
DRAWN BY	CP

REVISIONS

DATE
DATE

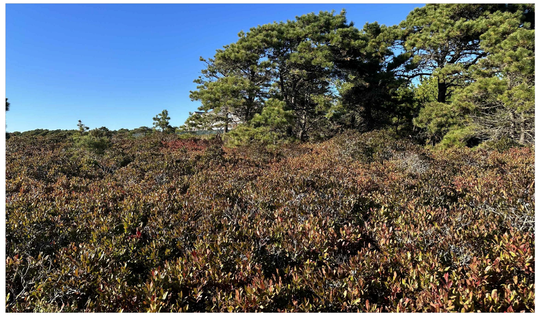
HDC.01

STREET VIEWS


VIEW #1


VIEW #2


VIEW #5


VIEW #6


VIEW #3


VIEW #4


VIEW #7


VIEW #8

CROSS SECTION



SCREENING PLANT MATERIAL


SUMMER SNOWFLAKE VIBURNUM


BAYBERRY


EASTERN RED CEDAR


AMERICAN HOLLY


SUMMERSWEET


INKBERRY


SWITCHGRASS

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PROJECT

8 WALBANG RESIDENCE

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FRONT SETBACK:	50 FT
SIDE SETBACK:	50 FT
REAR SETBACK:	50 FT
GROUND COVER:	0.5 % MAX

HDC SUBMISSION

DRAWING INFO

DATE	DECEMBER 4, 2023
SCALE	3/16" = 1' - 0"
DRAWN BY	CP

REVISIONS

DATE
DATE

HDC.02

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 236

Street & Number of Proposed Work: 74 N LIBERTY ST

Owner of record: N. LIBERTY ST. LLC

Mailing Address: 20 BEACH AVE
DARIEN, CT. 06820

Contact Phone #: (212) 777-1514 E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OMAL DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: acwall62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

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 PORCH ROOF OVER REAR DOOR

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: @ 8'x19' ☒ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation - N/A
2. South Elevation
3. West Elevation
4. North Elevation

ROOF OVER REAR DOOR @ 8'x19'

*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 (TIME)
☐ 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) 10"-8" Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 10"-8"

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS TIME

Sidewall NTW Clapboard (if applicable) — Roof BLACK ASPHALT
Trim WHITE Sash WHITE Doors WHITE
Deck NTW 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 11/20/23 Signature of owner of record _____ Signed under penalties of perjury

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.1868
Historic Name:	
Common Name:	
Address:	74 North Liberty St
City/Town:	Nantucket
Village/Neighborhood:	Nantucket;
Local No:	41-236; NC16-12;
Year Constructed:	1920
Architectural Style(s):	No style;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No

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

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

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

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

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

This file was accessed on: Friday, November 24, 2023 at 10:46 AM

NAN.1868

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC16-12
MAP/PARCEL#: 41-236

1868

Recorded by: CR Date: 07/12/89 Organization: AGS

CD
PL MAN
USGS MAN

IDENTIFICATION

1. Street Name & No.: 74 NORTH LIBERTY ST

2. Building Name: N/A

3. Ownership: Private

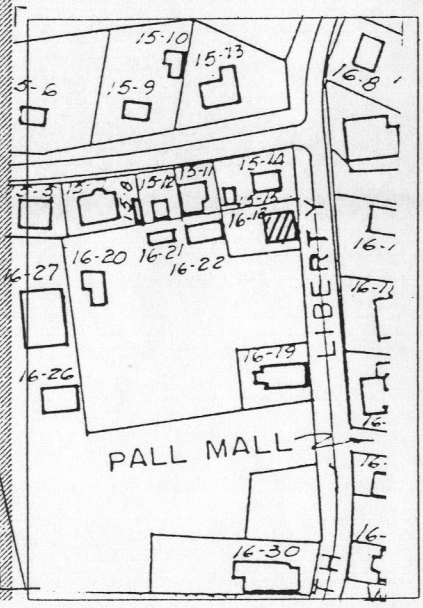
4. Present Owner: HAMMOND, BRADFORD C. & PHYLLIS, R.

5. Ownership History:
Unknown

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

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

8. MAP -- 3 X 2"





Revised 5/89

1868

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-L
11. Approximate Frontage (ft.): 45
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Fence
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable,Hip
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade
26. Dormer Roof(s): Gable
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 2
30. Chimney Features: Corbelling,Chimney Pots
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

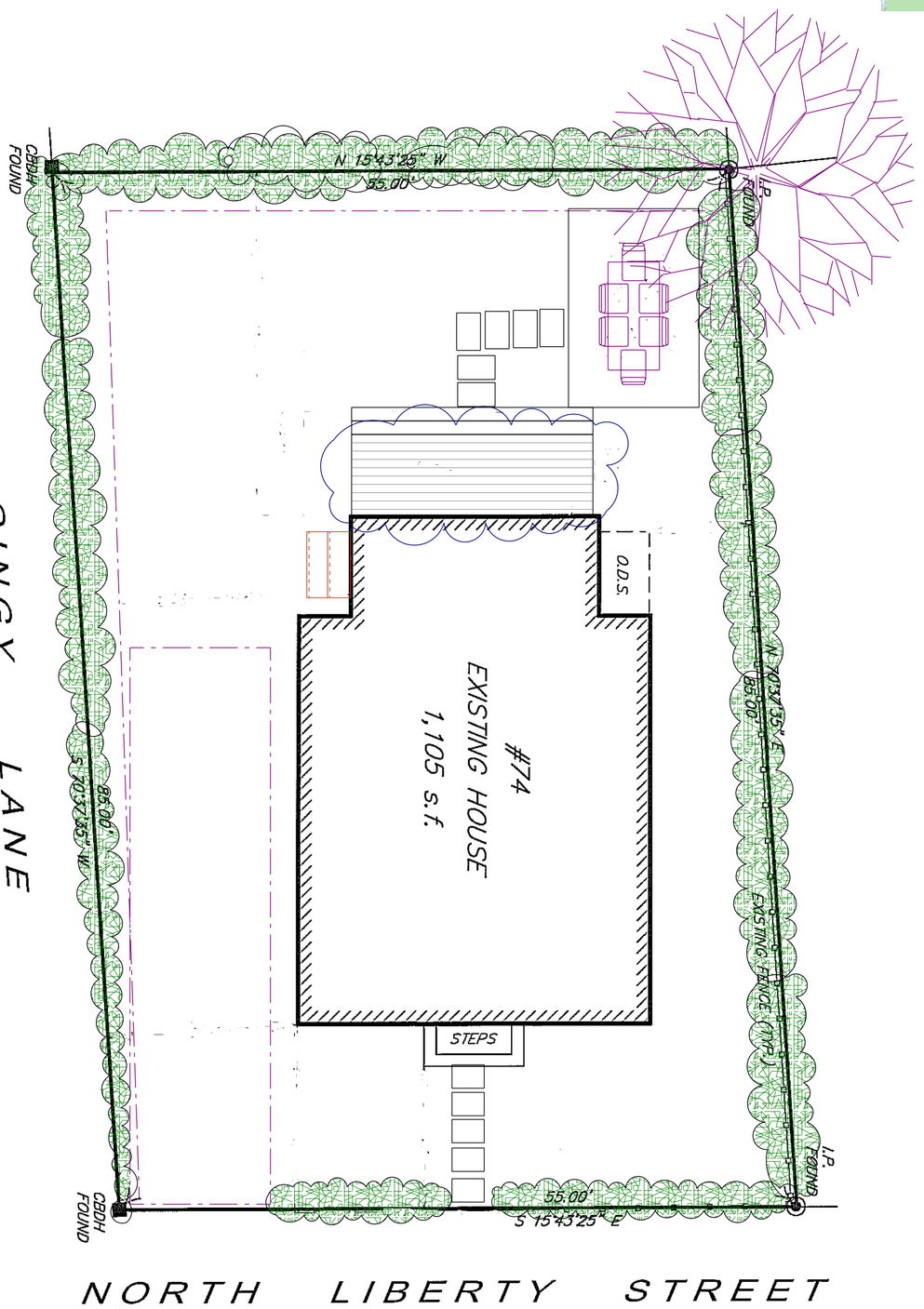
42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1920
  Source: Assessors Records
  Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
  Unknown

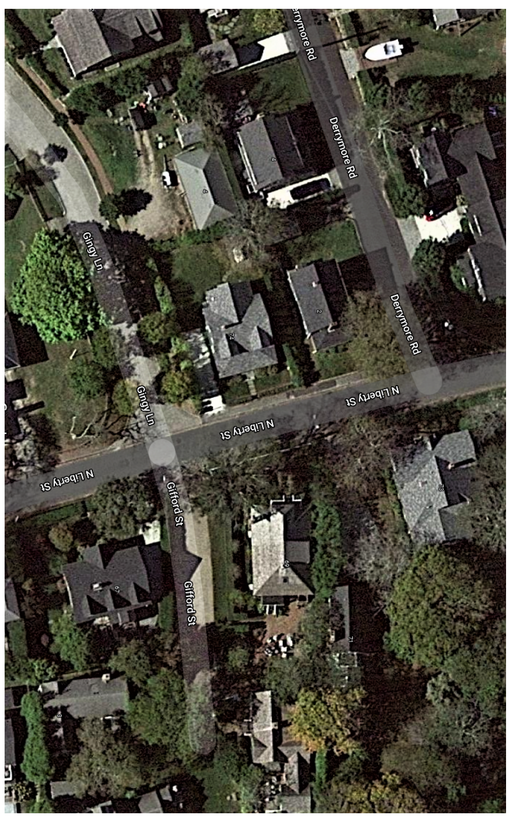
47. Sources: N/A











VAL OLIVER DESIGN INC
3B NEWTOWN RD
NANTUCKET, MA 02554

MASTELLONE- 74 N. LIBERTY ST
ADD REAR PORCH

SCALE: 1/4"=1'

DRAWN BY: VO

DATE:9-1-23



REAR (WEST)



LEFT (SOUTH) FACING GINGY LANE



RIGHT (NORTH)



FRONT (NO CHANGES) EAST

SCALE: 1/4"=1'

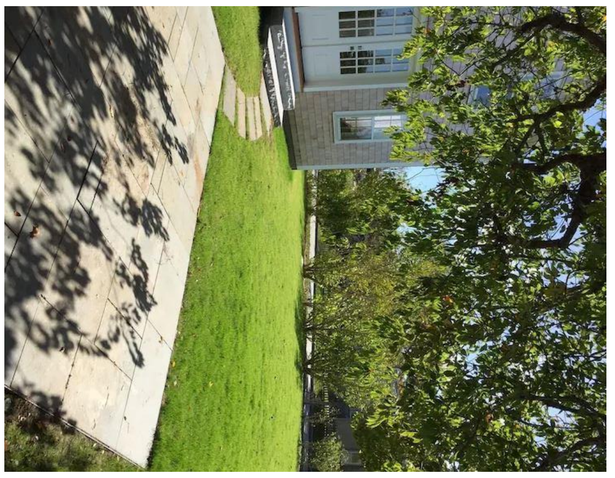
DRAWN BY: VO

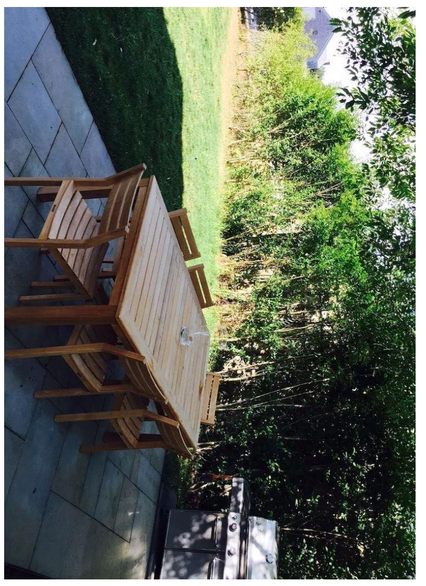
DATE:9-1-23

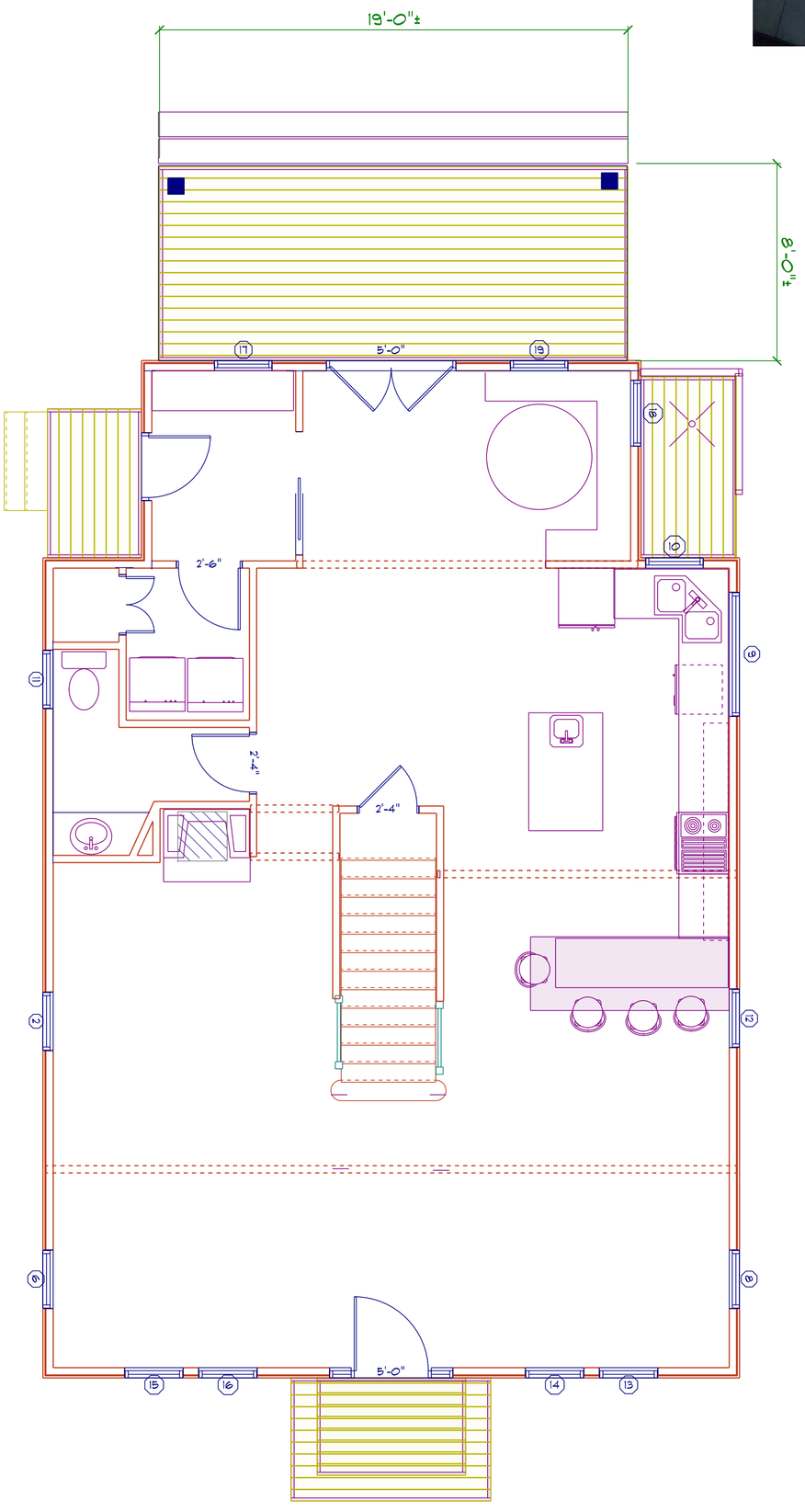
MASTELLONE- 74 N. LIBERTY ST
ADD REAR PORCH

VAL OLIVER DESIGN INC
38 NEWTOWN RD
NANTUCKET, MA 02554

EXISTING PATIO







VAL OLIVER DESIGN INC
3B NEWTOWN RD
NANTUCKET, MA 02554

MASTELLONE- 74 N. LIBERTY ST
ADD REAR PORCH

SCALE: 1/4"=1'
DRAWN BY: VO
DATE:9-1-23

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 2

Street & Number of Proposed Work: 100 Sankaty Road

Owner of record: Sankaty Head Golf Club

Mailing Address: ~~PO 293~~ 100 Sankaty rd Siasconset 02564

Contact Phone #: 5092576391 E-mail: Jesse@SankatyHeadGC.com

AGENT INFORMATION (if applicable)

Name: Jesse Smith

Mailing Address: 100 Sankaty Road Siasconset, MA 02564

Contact Phone #: 207 740 7966 E-mail: Jesse@SankatyHeadGC.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☑ Roof ☐ Other _____ Three tabs Changing to Arch.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

~~REVISIONS~~ (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof Georgetown Gray Certainteed

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/30/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Jesse Smith

AS AGENT FOR Sankaty Head Golf Club

STREET ADDRESS 100 Sankaty Road

MAP/PARCEL 49-2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/1/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

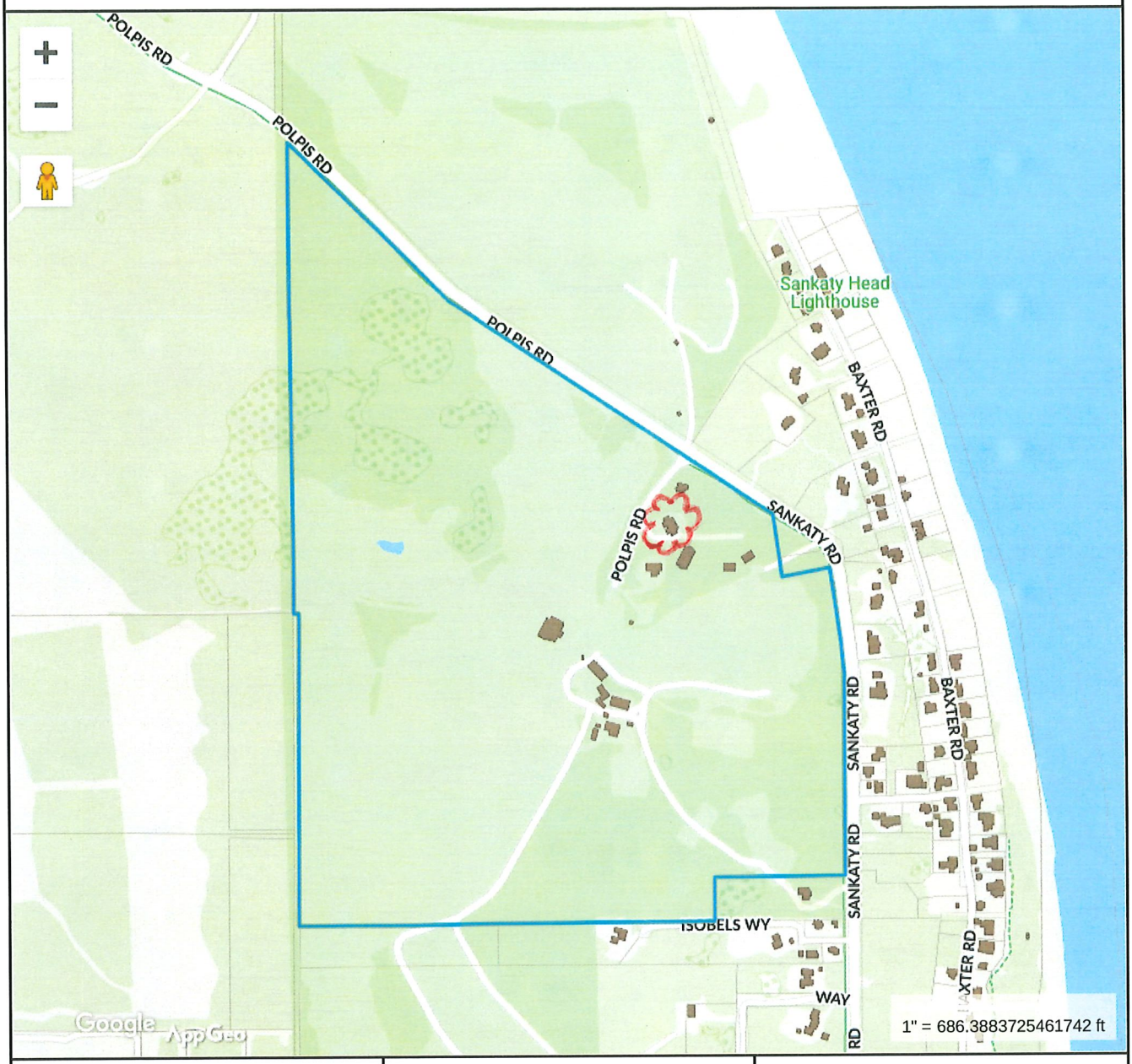
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

Signature

12/01/23
Date

LOCUS - G.I.S DATA : 100 SANKATY ROAD



Property Information

Property ID	49 2
Location	100 SANKATY RD
Owner	SANKATY HEAD GOLF CLUB INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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

100 SANKATY ROAD MAP 49-2 ARMSTRONG NEW ROOF



100 SANKATY ROAD MAP 49-2 ARMSTRONG NEW ROOF



100 SANKATY ROAD MAP 49-2 ARMSTRONG NEW ROOF



100 SANKATY ROAD MAP 49-2 ARMSTRONG NEW ROOF



Date:11.22.23

To: The Nantucket District Commission

As requested by the Commission:

I Authorize Elisabeth O'Rourke of Jardins Intl. Inc to sign HDC forms on our behalf, and represent our application in front of the Board, for the property located at 27 Cato Lane, Nantucket MA 02554

Yours Truly,

Name: BRETT FOOTMAN

Signature: 

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°: 55 PARCEL N°. 118

Street & Number of Proposed Work: 27 Cato Lane

Owner of record: 27 Cato Lane LLC

Mailing Address: 25 Channel Center St. #203 Boston Ma 02210

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jardins International Inc.

Mailing Address: 53 Pleasant St. Nantucket Ma 02554

Contact Phone #: 508-325-9911 E-mail: co@jardinsintl.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District ____) ☐ Roof ☐ Other 40'x20' Pool w/ inset 9'x9' Spa & Autocover

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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: 4' / 4'
Type: 11 Picket / Board
Length: +/- 96'5" / +/- 298'

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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Peastone Walkways Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Board - NTW Shutters _____
Picket - White

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/22/23 Signature of owner of record E. Allen (agent) Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Elisabeth O'Rourke

AS AGENT FOR 27 Cato LLC

STREET ADDRESS 27 Cato Lane

MAP/PARCEL 55/118

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11.22.2023

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

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

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

Elisabeth O'Rourke 11.22.2023

Signature Date

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

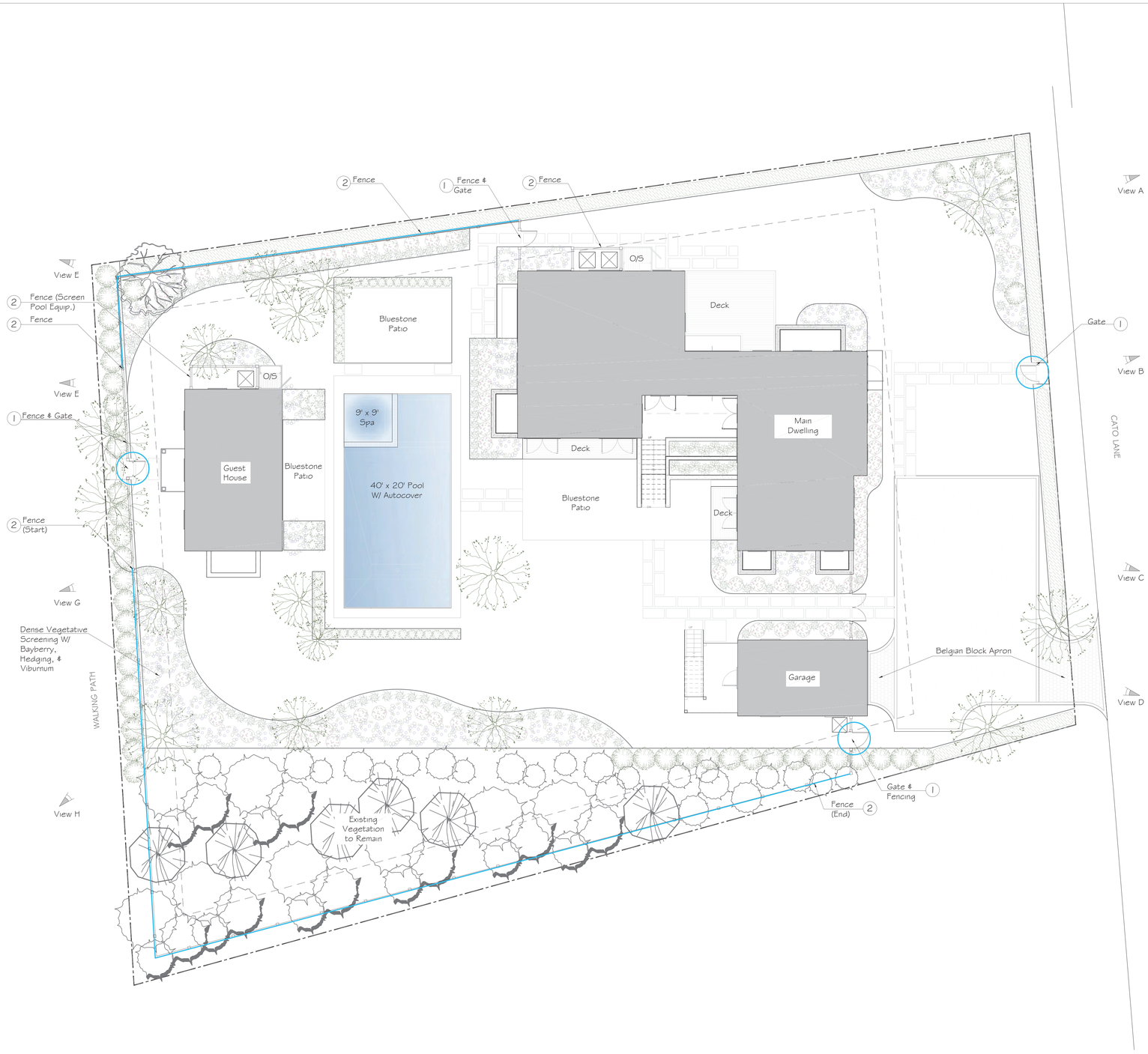
____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

(initial to indicate read and understand)

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

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




View A


View B


View C

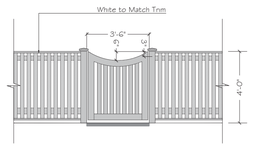

View D


View E


View F


View G


View H

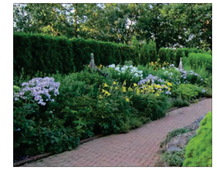


1 4' White Picket Fence & Gate
Scale: 1/4"= 1'-0"

2 4' NTW Board Fence
Scale: 1/4"= 1'-0"


Blue Stone Image Example


Mixed Screening Layer W/ Viburnum, and Bayberry


Hedge Screening

27 CATO LANE LLC
RESIDENCE
27 CATO LANE
NANTUCKET
MA

HDC Plan
Scale: 1" = 10'-0"
11.22.2023
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North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com



Property Information

Property ID	55 118
Location	27 CATO LN
Owner	27 CATO LANE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 11.17.17
	Address & HDC Case Number (ie HDC2020-05-0265): 43 W. Miacomet RD
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Elisabeth O'Rourke Date: 11.17.2023

V. NEW BUSINESS 10/31/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	CMR 11 Osprey Way LLC	11 Osprey Way	move off /Demo primary dwg.	82/3	Chris Hall Architects
2.	CMR 11 Osprey Way LLC	11 Osprey Way	move off/ Demo 2nd dwelling	82/3	Chris Hall Architects
3.	Nantucket Development *not anticipated within 48 hours*	8 Sconset Ave	New Garage	49.3.2/28	LINK
4.	Ann Teasdale	24 India St	New dwelling	42.3.4/66	EMDA
5.	Hans Dalgaard	51 Weweeder Rd	Main House	88/12	Thornewill Designs
6.	43 W Miacomet LLC	43 W Miacomet Ave	Pool & hardscape	86/13.2	Jardins Intl
7.	NIR Retail LLC	4 Harbor Sq.	Structure rev 03-8063	42.2.4/1	WAPD
8.	Lisa Morse	199 Madaket rd.	Deck stairs	59/58.1	NAG
9.	Whitney A Gifford, TRust	32 Pocomo Rd	Gate & fence	14/77	Emeritus LTD
10.	Jana Oddleifson	2 Dukes Rd	Move off /demo dwelling	41/187	LFW
11.	Jana Oddleifson	2 Dukes Rd	Move off/demo cottage	41/187	LFW
12.	NHA	99 Main St	Fence	42.3.3/110	LFW
13.	KMS126 NT	126R Main St	Reno Relocate Garage	42.3.3/98.1	LFW
14.	Matthew Stone	47 Milk st	Rev Pool Location	56/201	LFW
15.	5 Surfside Road LLC	5 Surfside Rd	Pool & Hardscape	55/253	LFW
16.	Valerie Osley	305 Polpis Rd	Fence	25/9.7	Sandcastle Const
17.	Lauren Gudonis Trust	69 Hulbert Ave	Replace all windows	29/6	Jeff Morash
18.	John Fones	126 Somerset Rd	New dwelling	66/151	Val Oliver
19.	John Fones	126 Somerset Rd	Garage	66/151	Val Oliver
20.	45 Shawkemo Rd LLC	45 Shawkemo Rd	Hardscape Rev 2021-10-4894	27/18	Ahern LLC
21.	Robert Atlee	4 Sunset Hill Rd.	Window & door change	41/502	S. Metz
22.	Richmond Meadows II	20 Nancy Ann ln	Commercial dwelling revs	68/339.1	KOH

VI. OLD BUSINESS 11/07/2023

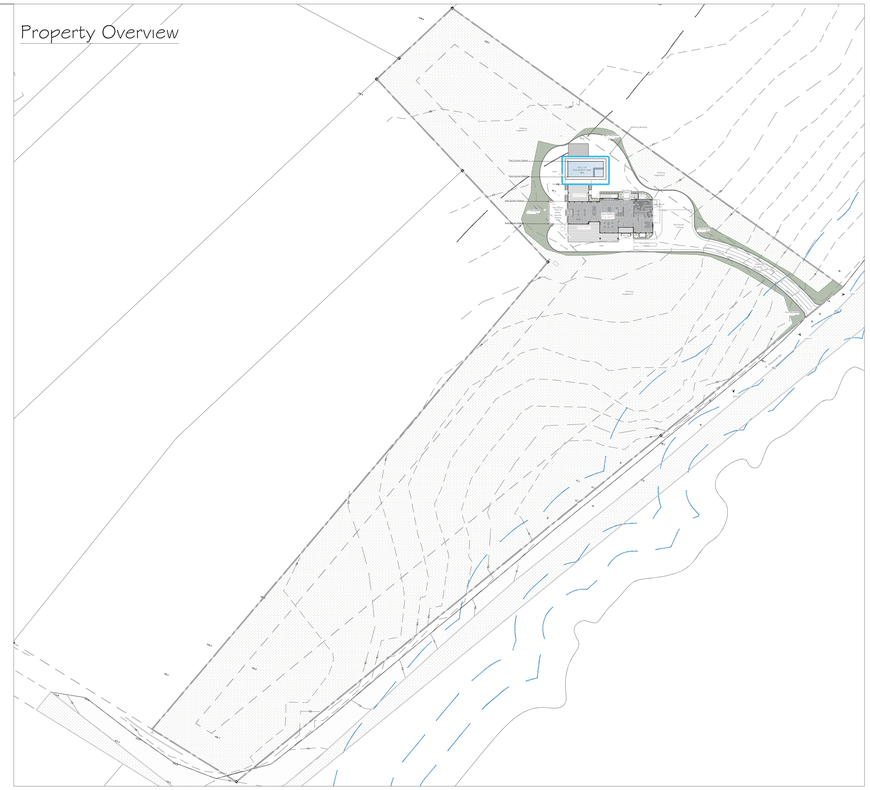
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Luckity Trust LLC	Tuckernuck	Alteration to existing	96/8	Val Oliver
	• *Commissioners: Welch, Coombs, Camp, Patten, Paul, Thornewill; Recused Oliver.*				
2.	Graux Dahlin	12 Darling St	Fenestration revision	42.3.2/115	Gryphon Architects
	• *Commissioners: Welch, Coombs, Oliver, Paul; Alternates: None; Recused: Pohl.*				
3.	Robert Stock **08-9002 – Hold 11/21/2023.**	50 Squam Rd	As-built fence	13/31	Robert Stock
	• *Commissioners: Coombs, Camp, Oliver, Patten, Paul; Alternates: None Recused: None.*				
4.	Rob Sarkisian **03-8052**	8 North Mill St	Main house revisions	55.4.44/78.2	Topham Designs
	• *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Patten; Recused: Oliver*				
5.	Rob Sarkisian	8 North Mill St	Studio/ garage	55.4.4/78.2	Topham Designs
	• *New business to track with main house*				
6.	Rob Sarkisian	8 North Mill St	Hardscape	55.4.4/78.2	Mitchell Designs
	• *New business to track with main house.*				
7.	Adam Glick	31 Eel Point Rd	New dwelling	39/52	WAPD
	• *Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: Paul, Pohl; Recused: None.*				
8.	WSH Holding LLC **10-9288**	1 Sconset Ave	Pool & patio	73.4.1/8	Atlantic Landscaping
	• *Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: Welch, Thornewill Recused: None.*				
9.	Dennis Weller	8 Walsh St	Hardscape	42.4.1/83	Weller Arch
	• *Commissioners: Welch, Camp, Oliver, Patten, Paul; Alternates: None; Recused: Coombs.*				
10.	Geoffrey Tressell **08-8965**	26 Rabbit Run Rd	Addition	28/9	Ben Herter
	• *Commissioners: Camp, Oliver, Patten, Paul, Coombs; Alternates: None; Recused: None.*				
11.	Ack Midisland LLC **08-8888**	18-26 Sparks Ave	New mixed used building	55/231.1	LFW
	• *Commissioners: Pohl, Welch, Camp, Patten, Paul, Alternates: None, Recused: Oliver, Coombs.*				
12.	SeaHero LLC **05-8447**	12 Pilgrim Rd	New dwelling	41/476	LFW
	• *Commissioners: Pohl, Welch, Camp, Thornewill: Alternates: None; Recused: None.*				
13.	SeaHero LLC **05-8450**	12 Pilgrim Rd	New shed	41/476	LFW
	• *Commissioners: Pohl, Welch, Camp, Thornewill: Alternates: None; Recused: None.*				

VII. NEW BUSINESS 11/14/2023

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Forby the Sea LLC	4 Harborview Way	Omit spa	42.4.1/30	Forby the Sea LLC
2. HWGC Property LLC	7a Sherburne Rp	Studio revision	30/112.1	Studio PPark
3. HWGC Property LLC	7a Sherburne Rp	Main dwelling revision	30/112.1	Studio PPark
4. Frank Viano	7a Crooked Lane	New Garage	41/80.1	Val Oliver

Existing Vegetation
Existing Building
Re-Naturalized Area
Pool Corner Staked
Pool Corner Staked
Lawn
32' x 12' Pool W/ 8'x7' Inset Spa
Existing Vegetation
Pea Stone Entry
F.D.E 18.75
Wall Corner Staked
Elev.
Pea Stone Patio & Ashlar Granite Sitting Wall
Re-Naturalized Area
Main Dwelling F.F.E 19.27
Pea Stone Entry
Wall Corner Staked
F.D.E 18.75
Pea Stone Parking
Re-Naturalized Area
Lawn
Pea Stone Tracks
Existing Driveway
Existing Vegetation
View 1
Re-Naturalized Area
View 2
W. Miacomet RD
View 3

Property Overview





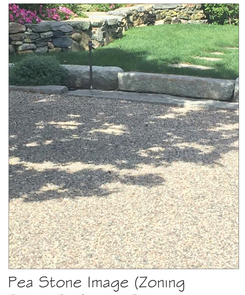
Street View 1



Street View 2



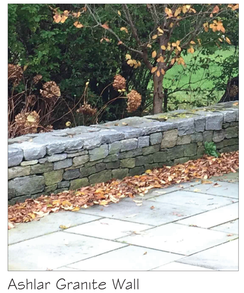
Street View 3



Pea Stone Image (Zoning Board Preferred Driveway Material)



Irregular Grey Granite Coping



Ashlar Granite Wall

43 WEST MIACOMET LLC
RESIDENCE
43 W. MIACOMET RD.
NANTUCKET
MA

HDC Plan
Scale: 1/16" = 1'-0"
Plan Overview Scale: 1/64" = 1'-0"
10.20.23
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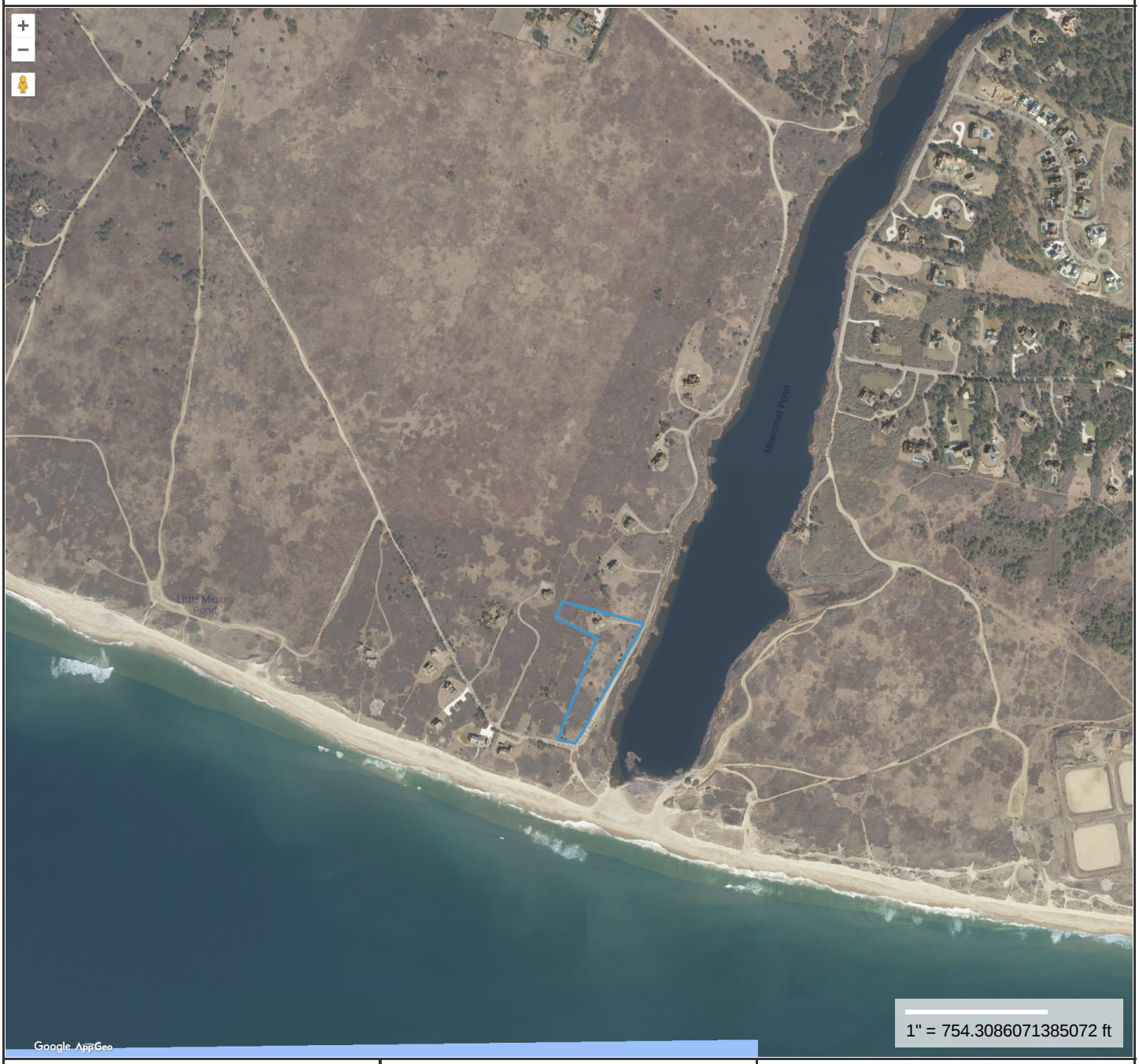
North

JARDINS INTL. LANDSCAPE ARCHITECTURE

JARDINS INTL., INC.

53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com



Property Information

Property ID	86 13.2
Location	43 W MIACOMET RD
Owner	43 WEST MIACOMET LLC

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 09/14/2023
Data updated Jan. 2021

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



Street View Images Of
Flagged Landscape Elements







Images of Staked Wall
Corners Within the Property
Boundaries



Images of Staked Pool
Corners Within the Property
Boundaries



View From The South

43 WEST MIACOMET LLC
RESIDENCE
43 W. MIACOMET RD.
NANTUCKET
MA

HDC Images
11.22.23
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North

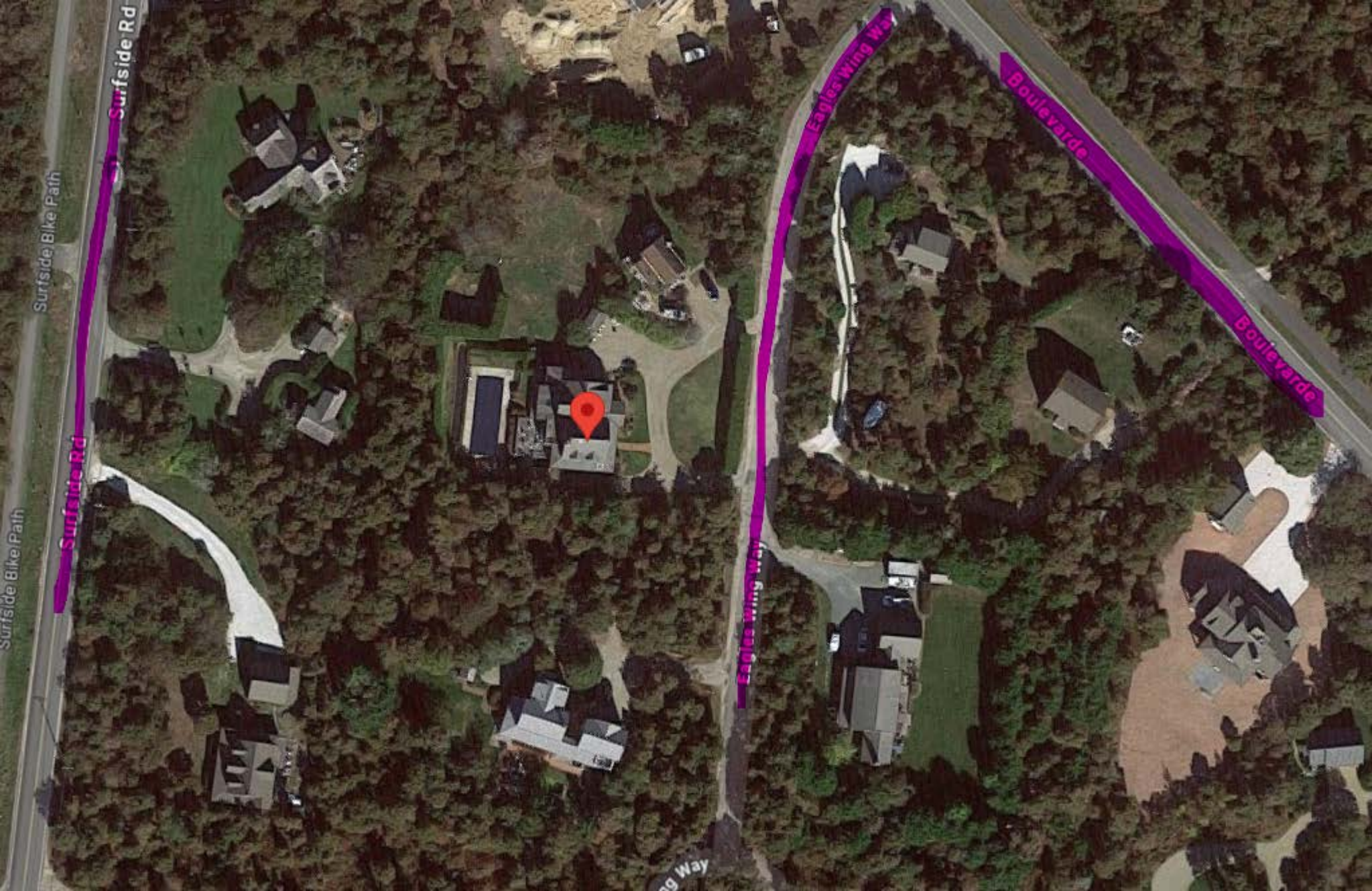
JARDINS INTL., INC.

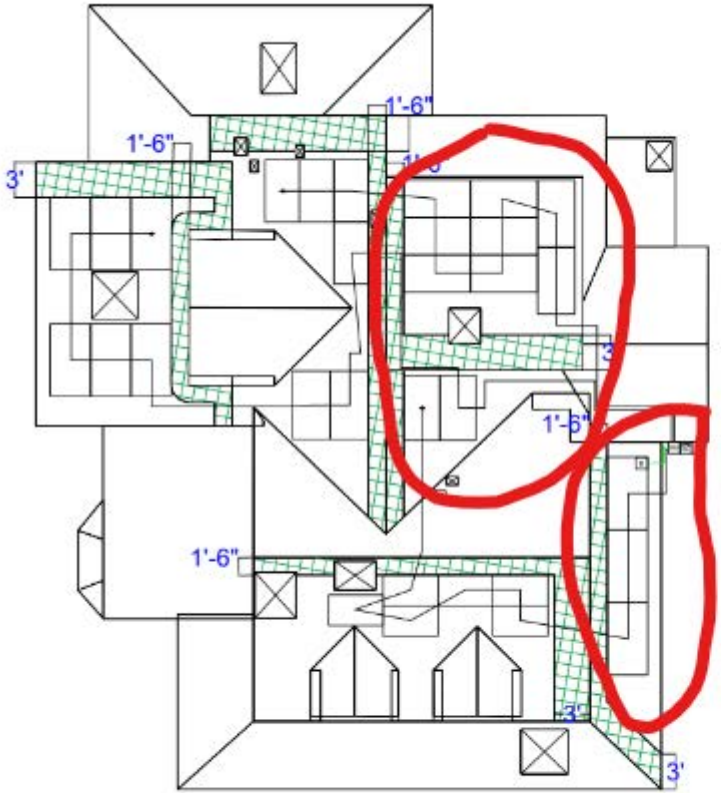
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

This project failed during the historical District meeting due to the following reasons:

- Modify the pre-design report's color scheme: align the roof color with that of the house, and depict the panels in a darker shade.
- Ensure a more systematic panel placement rather than scattering them randomly.
- Please include photos of the house taken from publicly traveled pathways. Circle the roof planes where the panels will be located.
- Follow the solar guidelines indicated in the Sustainable Preservation which can be found on the Town website.

- Point 1 - The Pre-design report is system-generated and we don't have an option to change the colors.
- Point 2 - We have only portrait panels in MP1 and if we are changing those panels to landscape then we will need to remove 2 panels. Also, we have placed the panels like this because only in this way we can fit more panels, otherwise, we have to remove some panels to make a symmetry.
- Point 3 - Please see the below images for MP1, 3, 4, and 5 as we have only images of these MPs.
- Point 4 - Please confirm if you want us to remove marked panels as it is visible from the road, In that case, we will need to remove some panels from the system because there are 13 panels that are visible from the road and we don't have another place on the roof to place 13 panels.


Surfside Rd
Surfside Bike Path
Surfside Rd
Surfside Bike Path
Eagles Wing Way
Eagles Wing Way
Boulevarde
Boulevarde

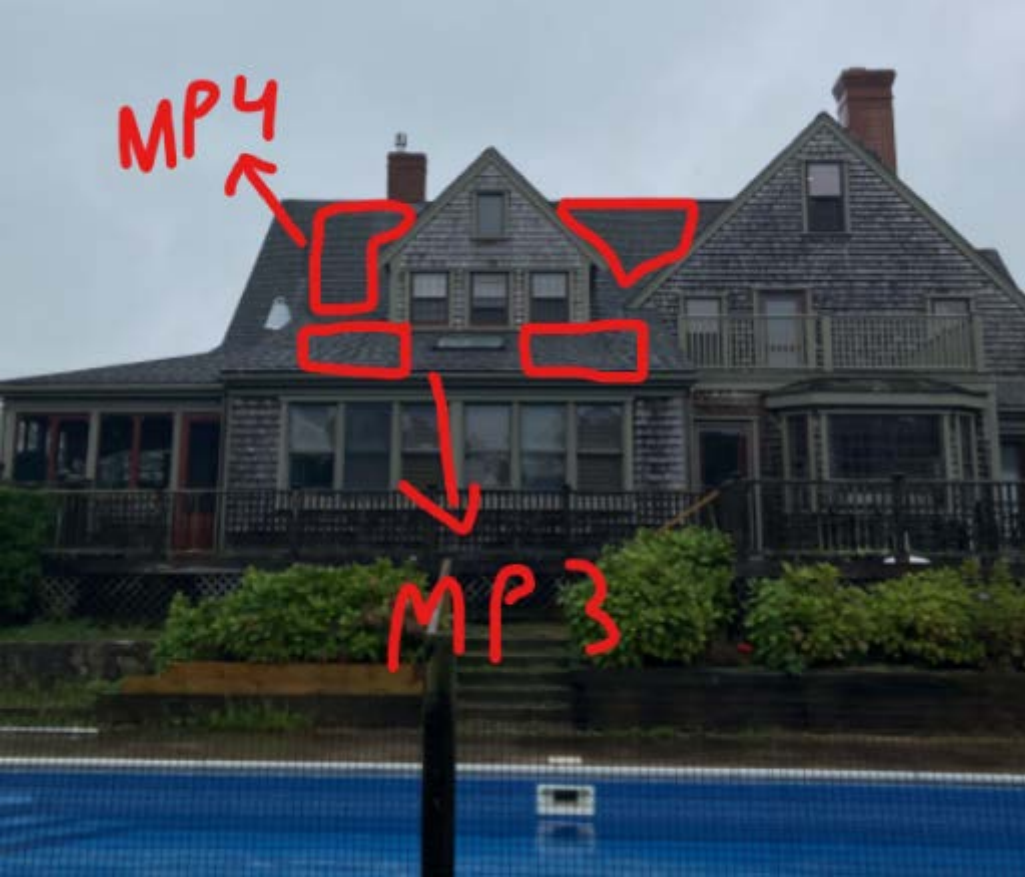


FOH

DRIVEWAY

WING WAY


MP1


MP4
MP3


MP5

43 W Miacomet Rd : 86 / 13.2 (Shed)

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
X	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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°: 86 PARCEL N°. 13.2

Street & Number of Proposed Work: 43 W Miacomet Road

Owner of record: 43 W Miacomet LLC

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln. Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18' Sq. Footage 1st floor: 198 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 11' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South _____" East _____" West _____"

Height of ridge above final finish grade: North 13'-1" +/- South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

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

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

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 4" Rake 4" Soffit (Overhang) 2" Corner boards _____ Frieze 2"

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

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

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim Natural Sash Black Doors Black

Deck Natural Foundation Natural Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/13/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR 43 West Miacomet LLC

STREET ADDRESS 43 West Miacomet Road

MAP/PARCEL 86 / 13.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11.20.23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature 11.13.23
Date

emeritus

Nantucket, MA 02554 Nantucket Historic District Commission

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I Peter Harris, Manager 43 West Miacomet LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

Peter Harris (Aug 28, 2023 22:27 GMT+2) Aug 28, 2023

Client Signature Date

Harris Residence

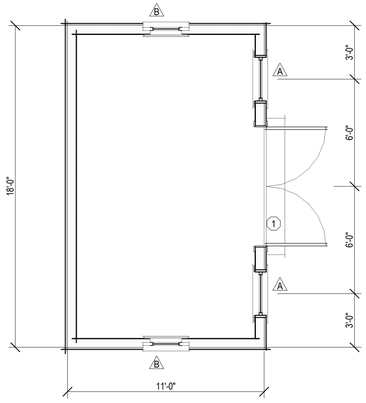
43 W Miacomet Road
Nantucket, MA 02554

11.20.23

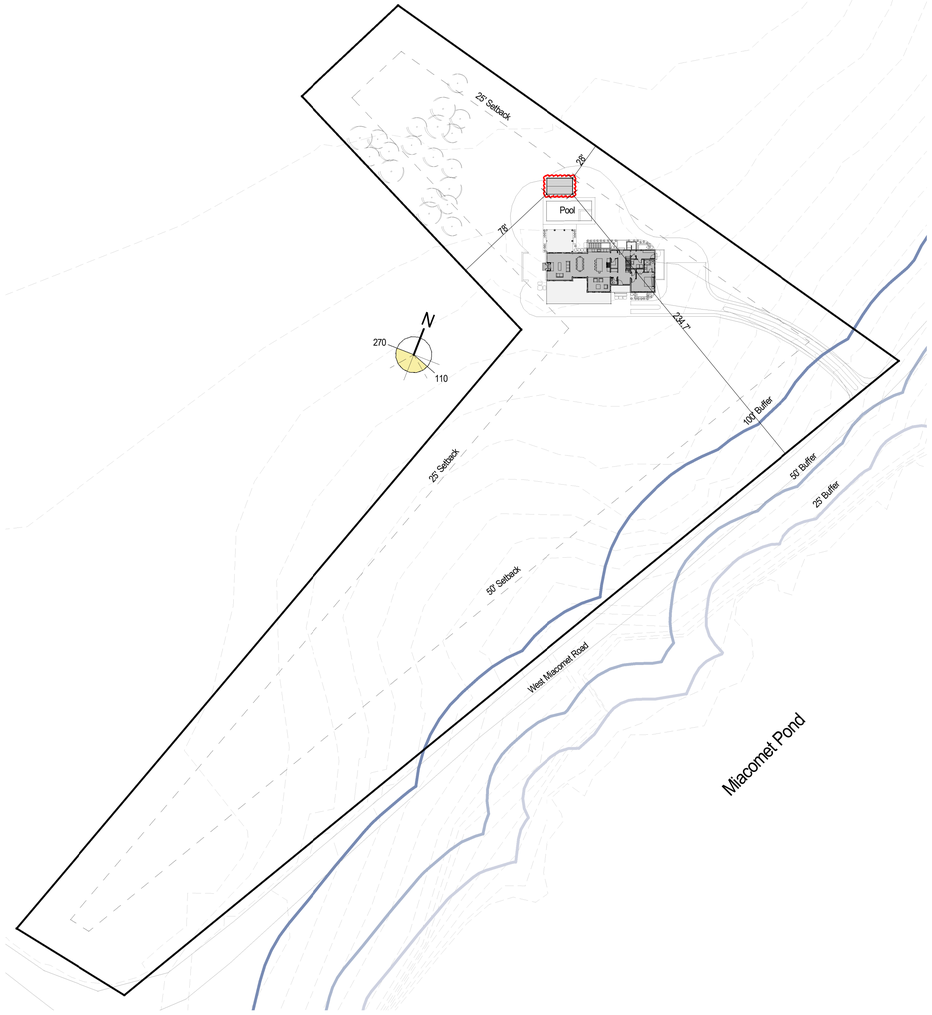
HDC Submission



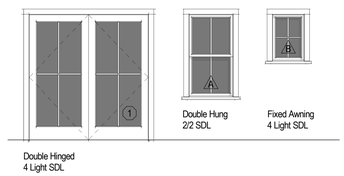
1 Locus Map
Not to Scale



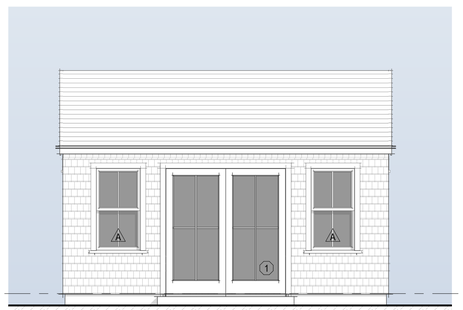
2 Floor Plan
1/4" = 1'-0"



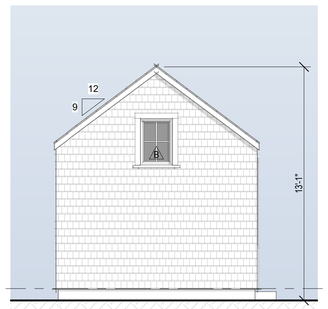
3 Site Plan
1" = 50'-0"



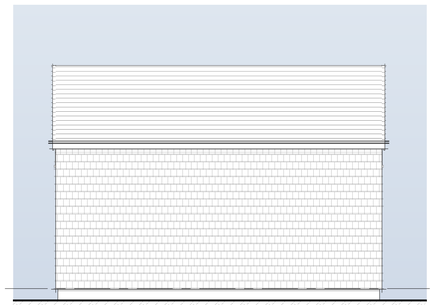
4 Window & Door Legend
1/4" = 1'-0"



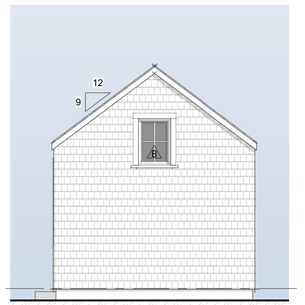
5 South Elevation
1/4" = 1'-0"



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



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



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

2240

Harris Residence

43 W Miacomet Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	86 / 13.2
Current Zoning:	MMD
Minimum Frontage:	300'
Front Setback:	50'
Side/Rear Setback:	25' * Per 139-33E(2)(b)
Lot Size:	127,875 SF +/-
Min. Lot Size:	435,600 SF +/-
Allowable G.C.:	0.5% or 639 SF +/-
Existing G.C.:	1,932 SF +/-
Proposed G.C.:	1,896 SF +/-
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
A.1.1 Plan & Elevations

Revisions

Revision 1	Date 1

Plan & Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2240



Street View @ Driveway



Street View

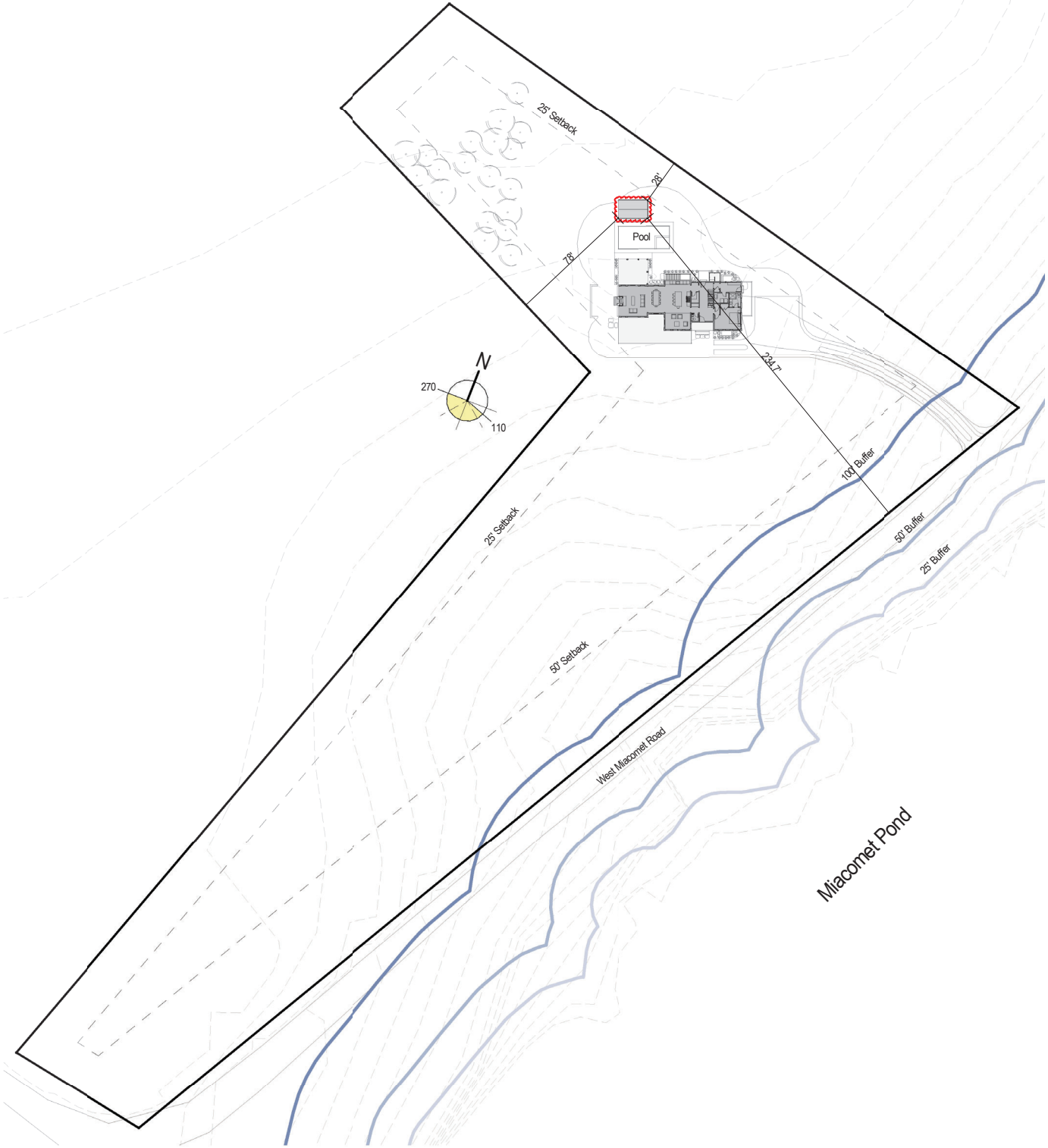


Street View

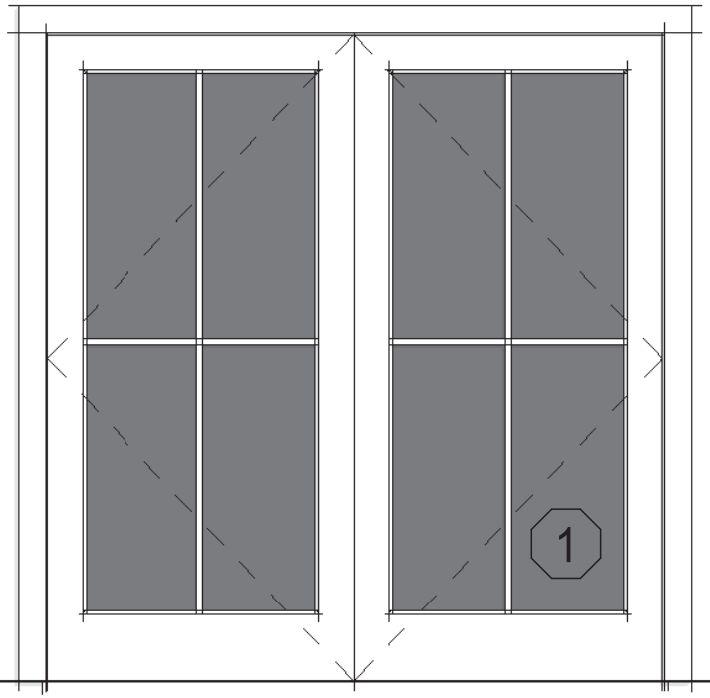


1 Locus Map

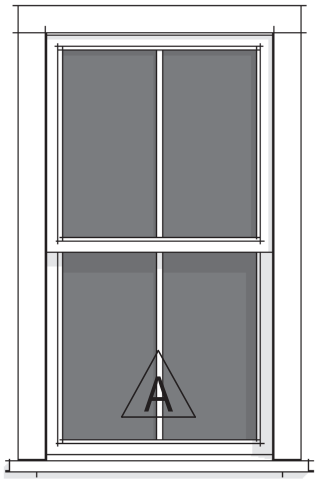
Not to Scale



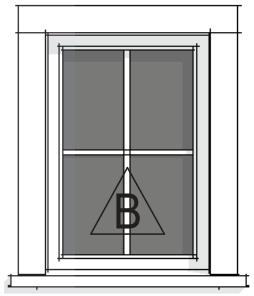
3 Site Plan
1" = 50'-0"



Double Hinged
4 Light SDL



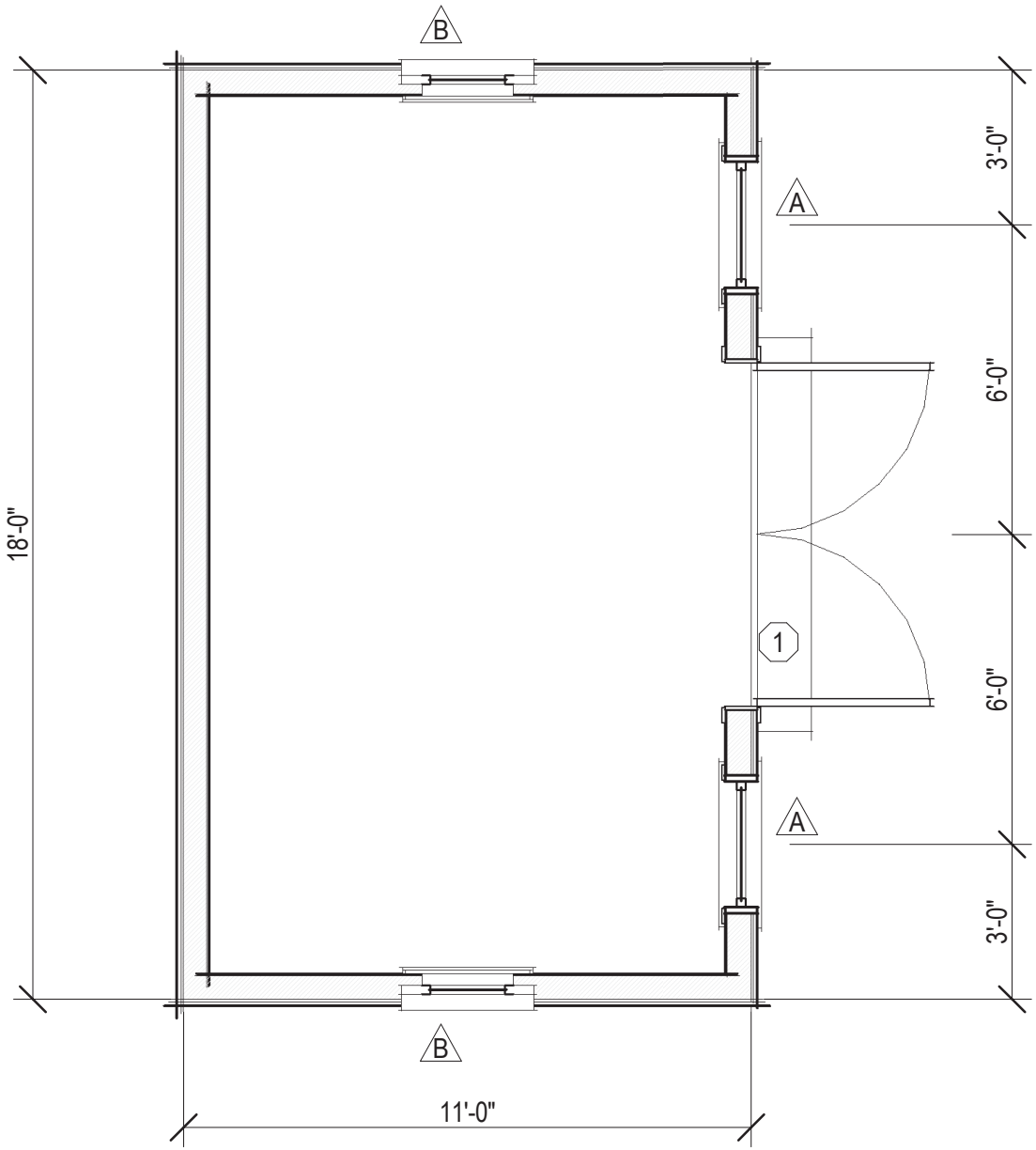
Double Hung
2/2 SDL



Fixed Awning
4 Light SDL

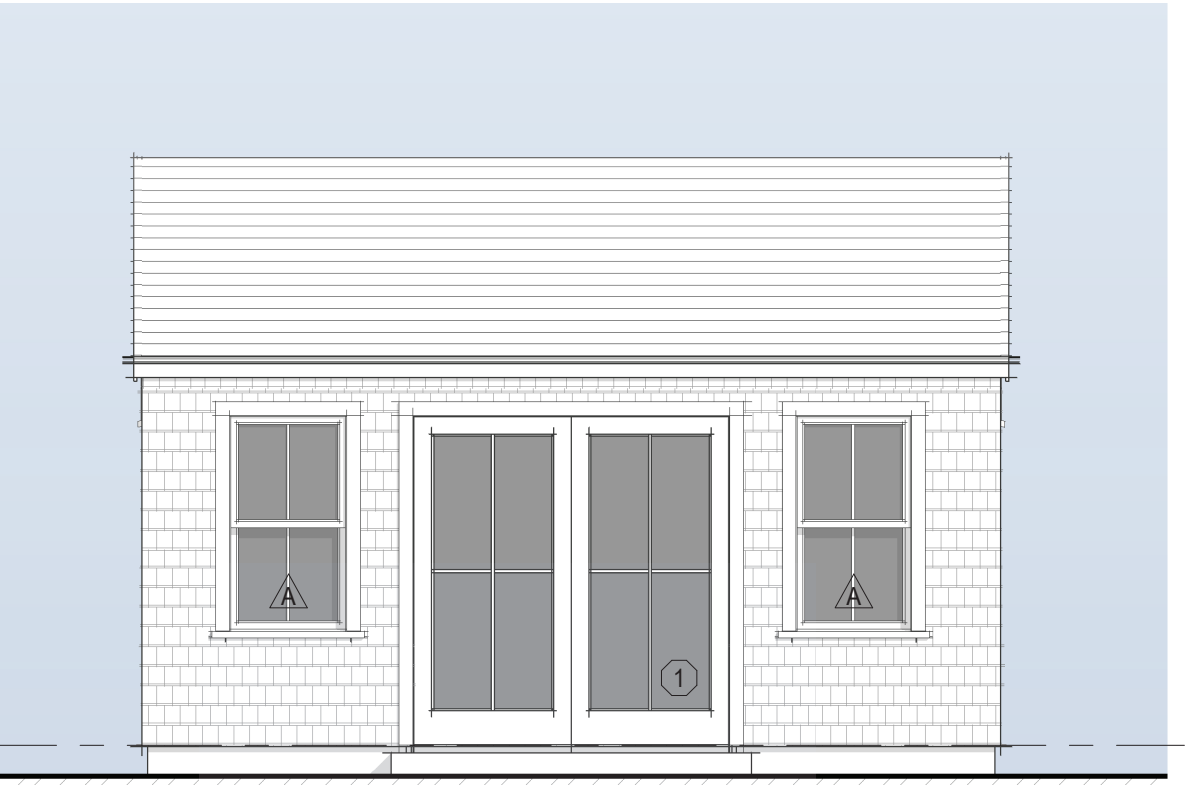
8 Window & Door Legend

1/4" = 1'-0"



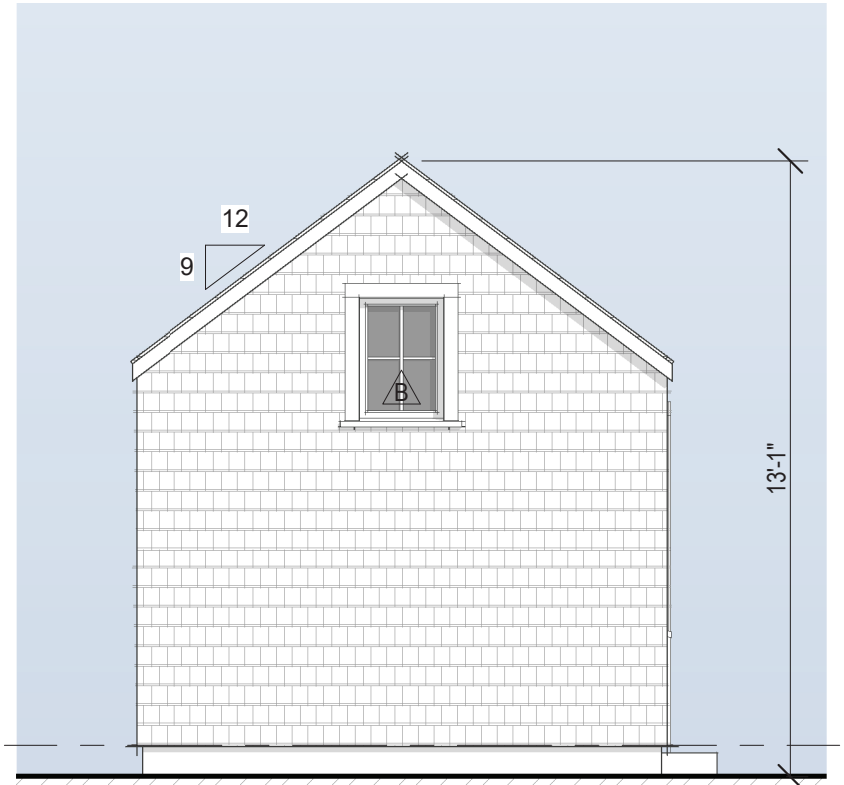
2 Floor Plan

1/4" = 1'-0"



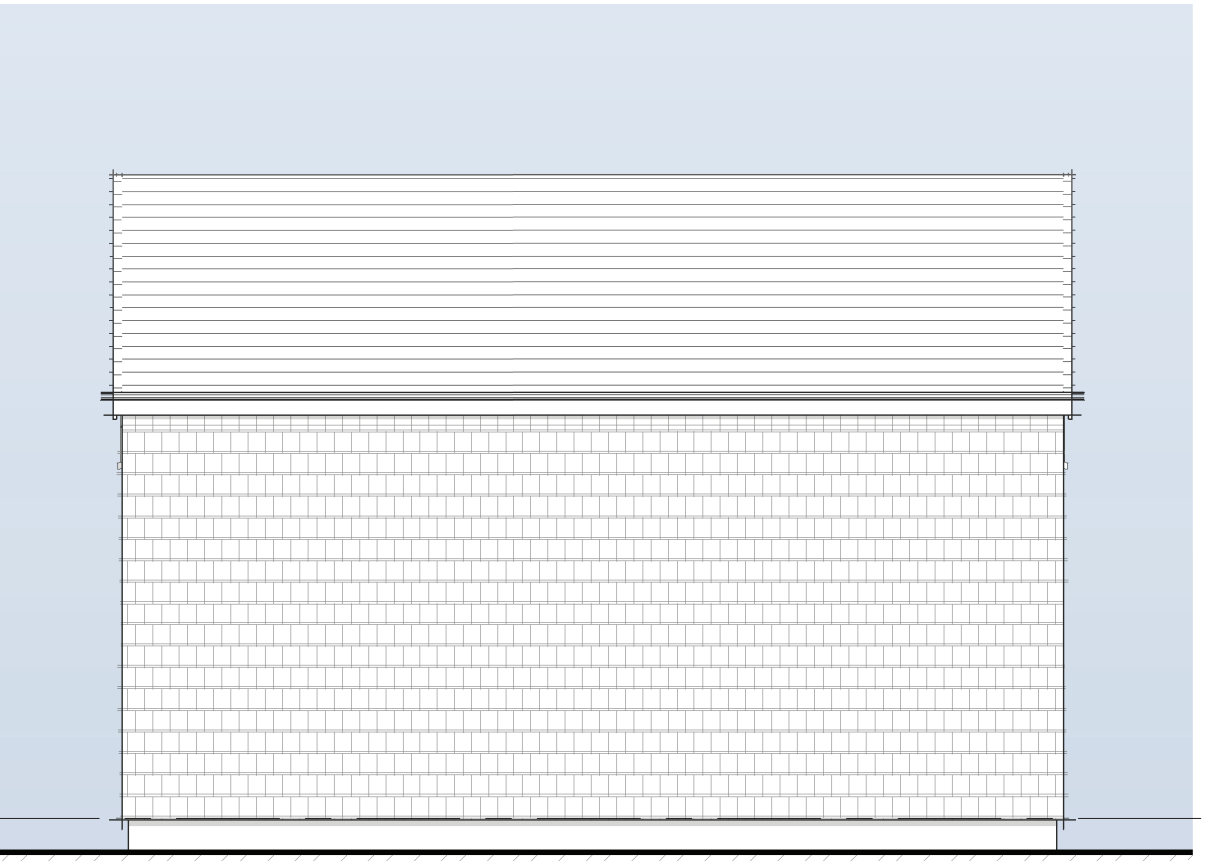
5 South Elevation

1/4" = 1'-0"



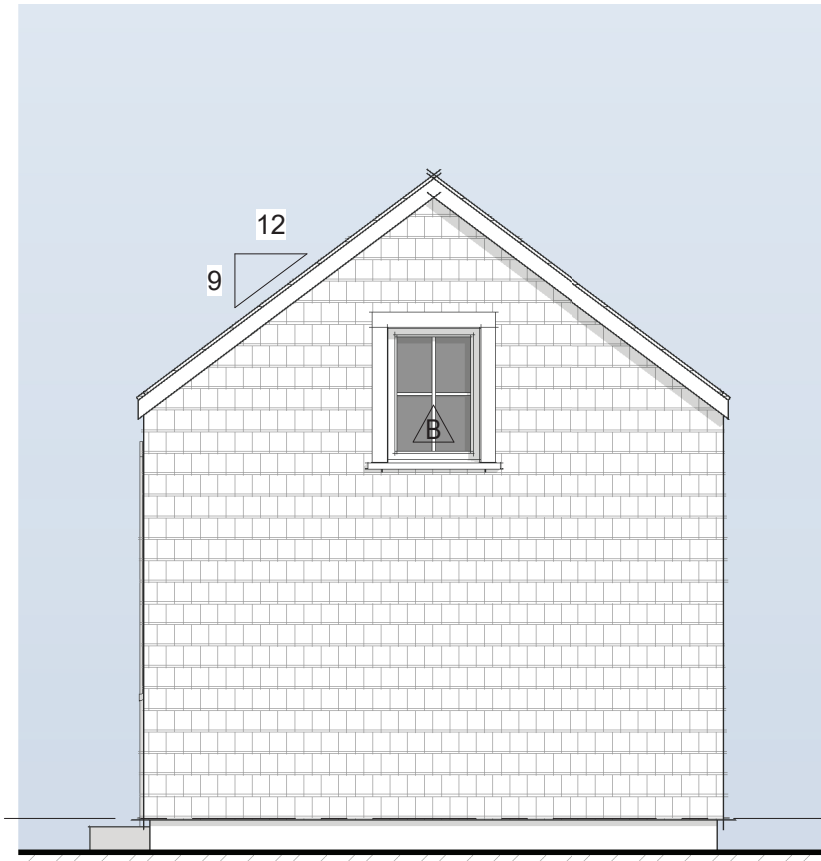
6 West Elevation

1/4" = 1'-0"



7 North Elevation

1/4" = 1'-0"



8 East Elevation

1/4" = 1'-0"

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°: 69 PARCEL N°. 10

Street & Number of Proposed Work: 2 Forrest Avenue

Owner of record: 40 OSR LLC

Mailing Address: PO Box 23
Nantucket MA 02554

Contact Phone #: _____ E-mail: shandala30@aol.com

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-08-8905
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Mixed use - Assembly (Restaurant) & Residential

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 4,728 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: No Change Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No Change South No Change East No Change West No Change
Height of ridge above final finish grade: North " South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Add Entrance Roof & Doors/Modify Fen. & Roof Height
2. South Elevation Increase BLDG width by 4'/omit centerboard trim & Door Add Recess & Trim
3. West Elevation Modify Fenestration & Roof Height/Elevator Penthouse
4. North Elevation Increase BLDG width by 4'/omit centerboard Trim/ Elevator Penthouse

*Cloud on drawings and submit photographs of existing elevations.

— NO CHANGES — DETAIL OF WORK TO BE PERFORMED NO CHANGE —

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

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

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record _____ Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

2 Forrest Avenue • Submitted on November 20, 2023

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

August 31, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I W Cassidy (FOR 40 OSR LLC), the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

_____, 8/31/22
Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR 40 OSR, LLC

STREET ADDRESS 2 Forrest Avenue

MAP/PARCEL 68 / 10

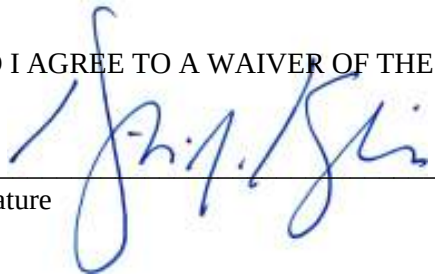
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

November 20, 2023

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

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

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



November 20, 2023

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: 8/8/23

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

Hpc2023-08-8905

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°: 69 68 PARCEL N°. 10

Street & Number of Proposed Work: 2 FORREST AVE

Owner of record: 40 OSR LLC

Mailing Address: PO Box 23
Nantucket MA 02554

Contact Phone #: _____ E-mail: shardaba30@gmail.com

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: 8/7/23 Fee Paid: $ 0

Must be acted on by: 9/25/23

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2022-12-7527

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Mixed use - Assembly (Restaurant) & Residential

Size of Structure or Addition: Length: No Change Sq. Footage 1st floor: 4,436 Decks/Patio: Size: 29' x 37' ☑ 1st floor ☐ 2nd floor

Width: No Change Sq. footage 2nd floor: 4,839 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No CHANGE South No Change East No Change West No Change

Height of ridge above final finish grade: North No Change South No Change East NO Change West No change

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation MODIFIED Fenestration & Entry Roof
2. South Elevation OMit Guardrails / Add lift Exhaust-Vent / Add Guardrails
3. West Elevation Modified Entry Roof / Add dormers / omit Guardrails
4. North Elevation Modified Fenestration & Entry Roof / omit Guardrails

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

NO CHANGES NO CHANGES

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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGES

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/31/23 Signature of owner of record _____ Signed under penalties of perjury

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

HDC Submission 07.31.23



Locus Map



Fixed - Pair
6 Lite SDL
5'-4" W. x 6'-0" H.

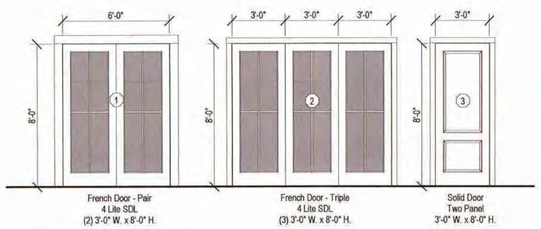
Double Hung - Pair
2/2 SDL
2'-6" W. x 5'-4" H.

Double Hung
2/2 SDL
2'-2" W. x 4'-4" H.

Double Hung - Pair
2/2 SDL
2'-6" W. x 3'-0" H.

Fixed / Awning - Pair
4 Lite SDL
2'-6" W. x 3'-0" H.

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



French Door - Pair
4 Lite SDL
(2) 3'-0" W. x 8'-0" H.

French Door - Triple
4 Lite SDL
(3) 3'-0" W. x 8'-0" H.

Solid Door
Two Panel
3'-0" W. x 8'-0" H.

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



South Elevation



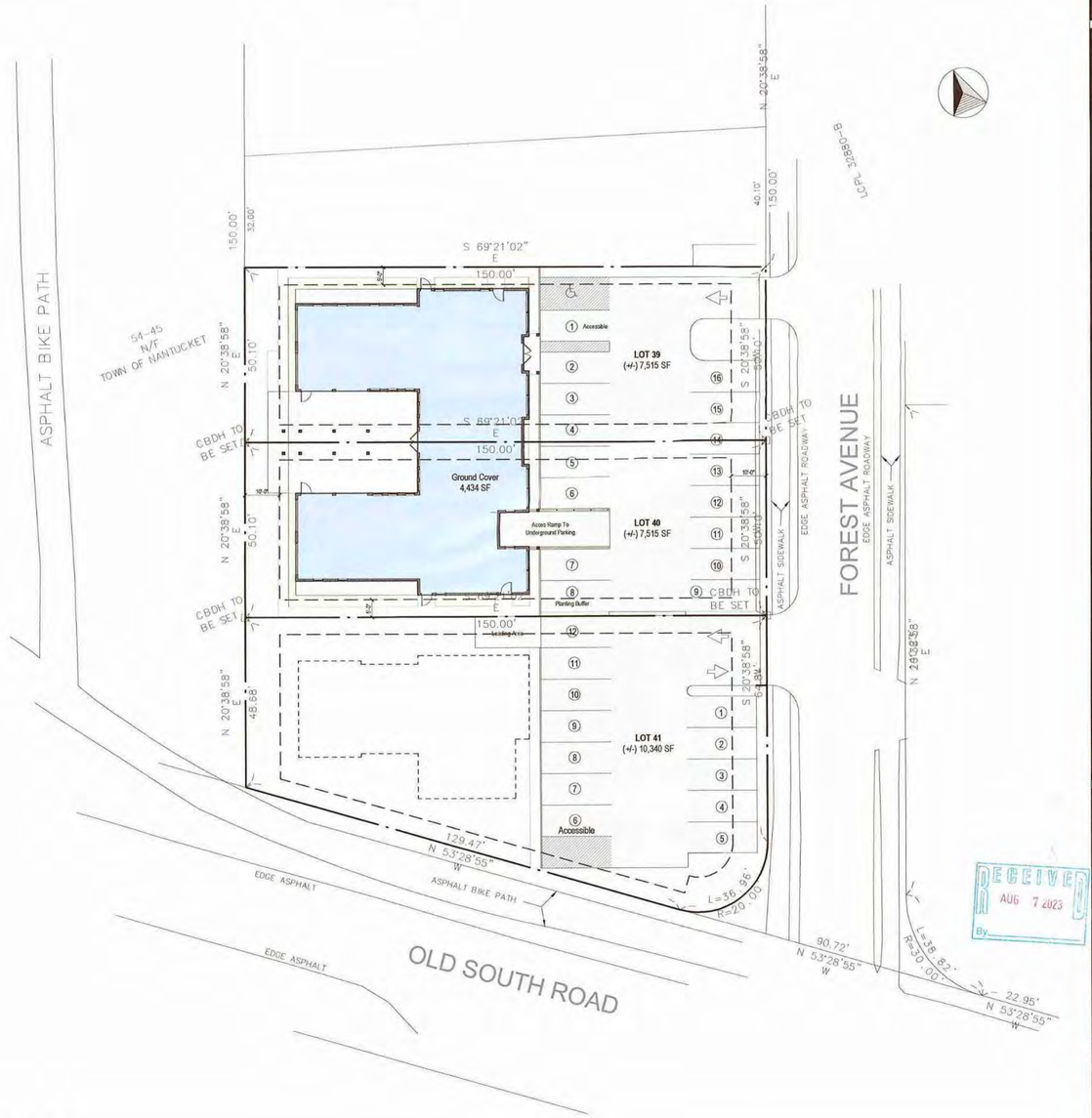
East Elevation



North Elevation



West Elevation



Site Plan
1" = 20'-0"

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68/10
Current Zoning:	CN
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft / 10 ft
Lot Size:	(+/-) 15,030 sq ft
Min. Lot Size:	(+/-) 7,000 sq ft
Allowable G.C.:	40% / (+/-) 6,012 sq ft
Existing G.C.:	(+/-) 0 sq ft
Proposed G.C.:	(+/-) 4,436 sq ft
Total Proposed G.C.:	(+/-) 4,436 sq ft

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.1.0 Floor Plan
A.1.1 Floor Plan
A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

APPROVED
HDC 2023-08-8905
[illegible] Approval

RECEIVED
AUG 7 2023
By

Revisions

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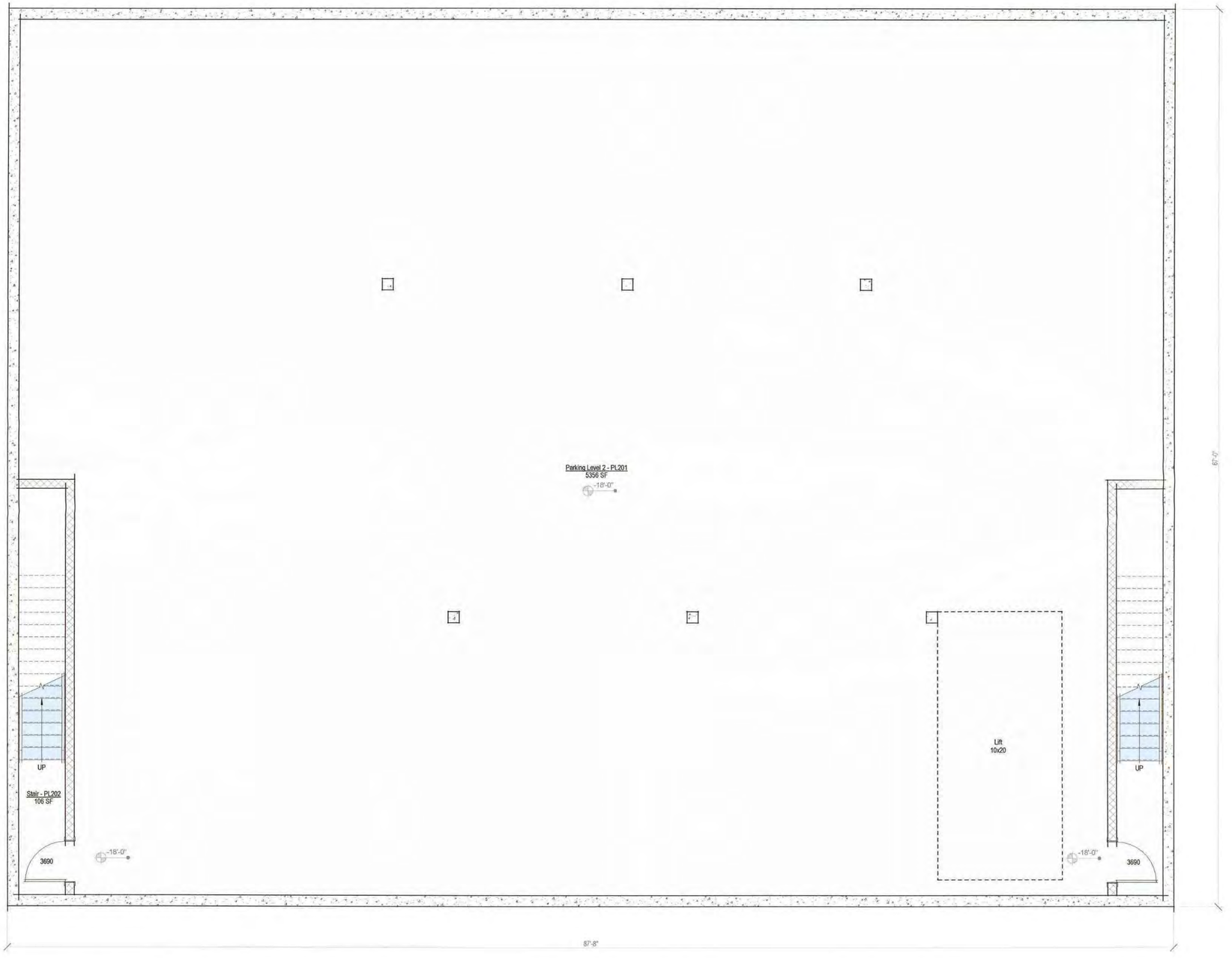
G.1.1
2221

HDC Submission 07.31.23



Parking Level 2
1/4" = 1'-0"

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4066
www.emeritusltd.com
emeritus

Floor Plan

Site Information

Map & Parcel:	68/10
Current Zoning:	CN
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft / 10 ft
Lot Size:	(+/-) 15,030 sq ft
Min. Lot Size:	(+/-) 7,000 sq ft
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A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

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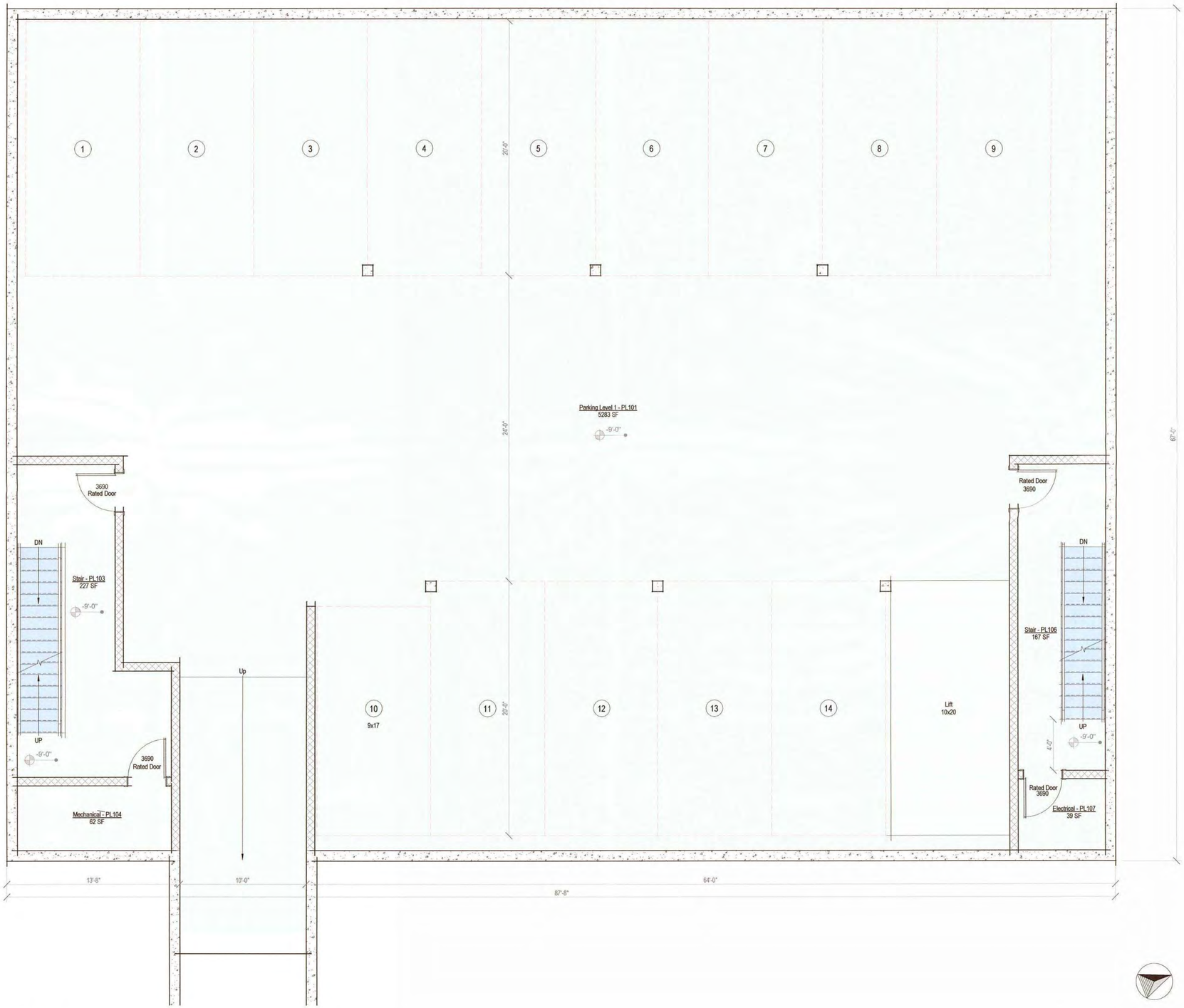
A.1.0
2221

07.31.23

HDC Submission



Parking Level 1

1/4" = 1'-0"

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plan

Site Information

Map & Parcel:	68/10
Current Zoning:	CN
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft / 10 ft
Lot Size:	(+/-) 15,030 sq ft
Min. Lot Size:	(+/-) 7,000 sq ft
Allowable G.C.:	40% / (+/-) 6,012 sq ft
Existing G.C.:	(+/-) 0 sq ft
Proposed G.C.:	(+/-) 4,436 sq ft
Total Proposed G.C.:	(+/-) 4,436 sq ft

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A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

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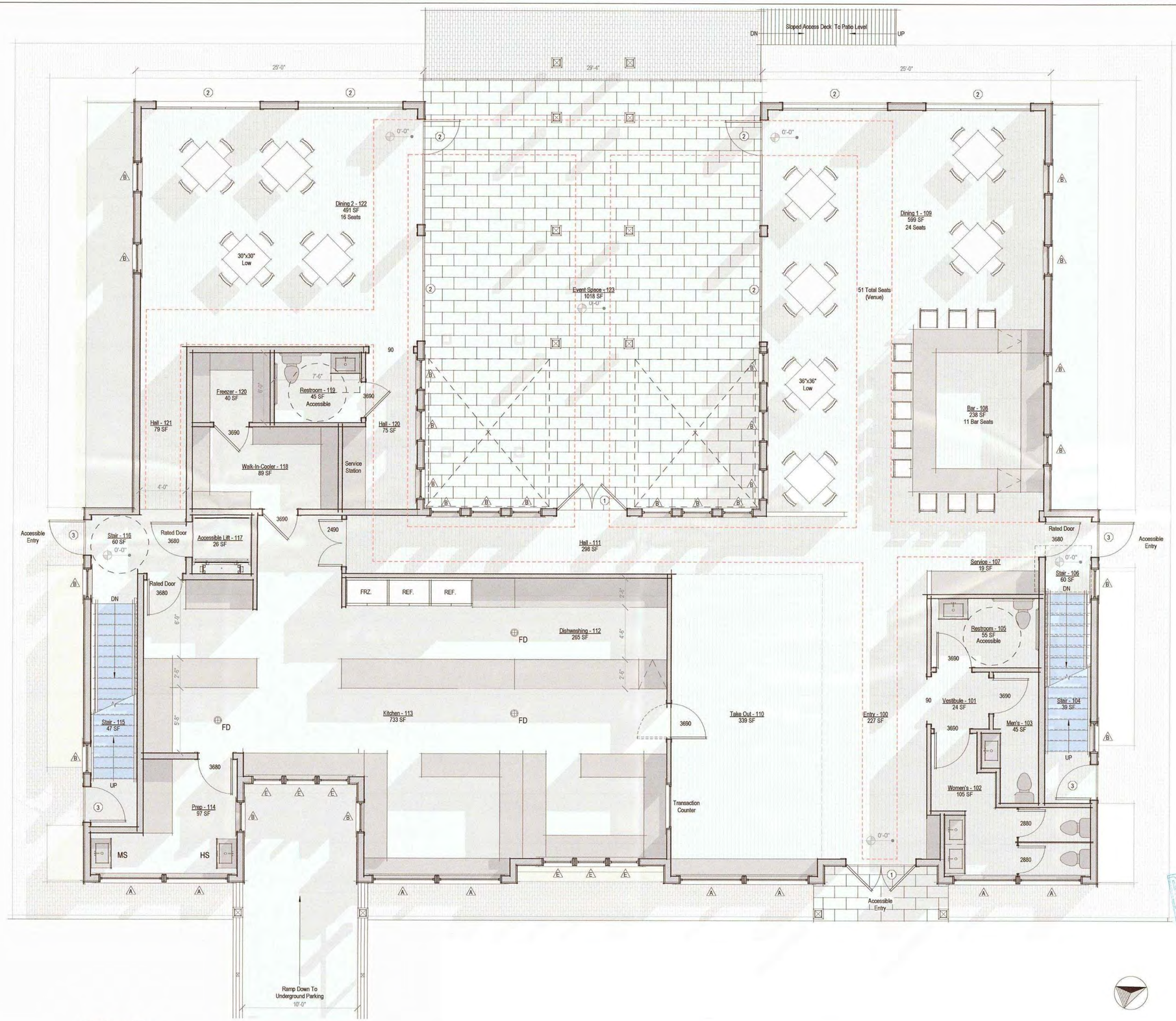
A.1.1

2221

HDC Submission 07.31.23



First Floor Plan

1/4" = 1'-0"

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2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plan

Site Information

Map & Parcel:	68/10
Current Zoning:	CN
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft / 10 ft
Lot Size:	(+/-) 15,030 sq ft
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Total Proposed G.C.:	(+/-) 4,436 sq ft

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A.2.3	Exterior Elevations
A.2.4	Exterior Elevations

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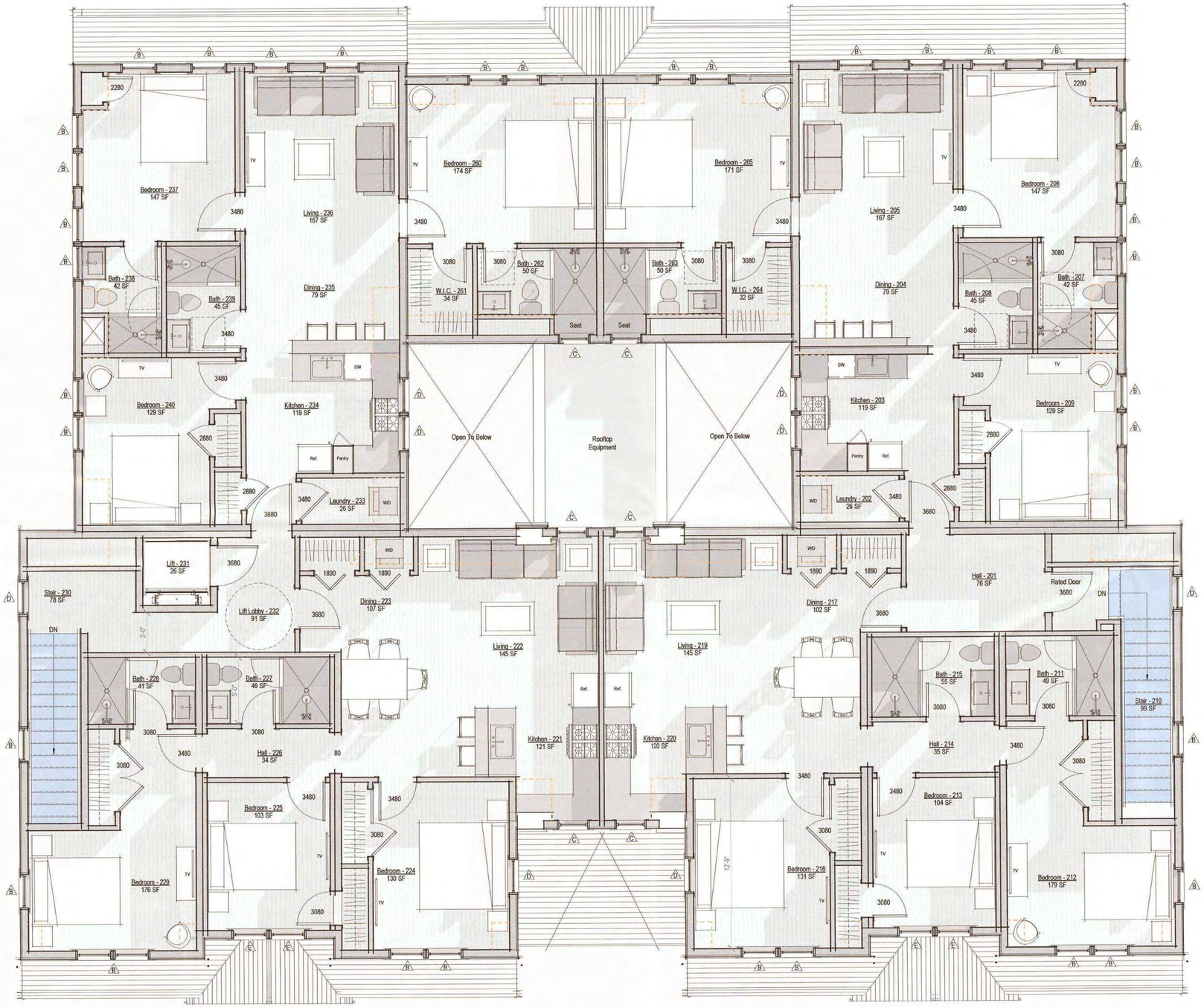
A.1.2

2221

HDC Submission 07.31.23



Second Floor Plan

1/4" = 1'-0"

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plan

Site Information

Map & Parcel:	68/10
Current Zoning:	CN
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A.2.4 Exterior Elevations

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A.1.3

2221

07.31.23

HDC Submission



Elevation - East Proposed

1/4" = 1'-0"



East Elevation - Previously Approved - HDC2022-12-7527

1/8" = 1'-0"

APPROVED
HDC 2022-12-7527

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2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Exterior Elevations

Site Information

Map & Parcel:	68/10
Current Zoning:	CN
Minimum Frontage:	50 ft
Front Setback:	10 ft
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A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

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A.2.1

2221

HDC Submission 07.31.23



Elevation - South Proposed

1/4" = 1'-0"



South Elevation - Previously Approved - HDC2022-12-7527

1/8" = 1'-0"

APPROVED
HDC 2023-08-8905

RECEIVED
AUG 7 2023

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4905
www.emeritusltd.com
emeritus

Exterior Elevations

Site Information

Map & Parcel:	68/10
Current Zoning:	CN
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft / 10 ft
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Existing G.C.:	(+/-) 0 sq ft
Proposed G.C.:	(+/-) 4,436 sq ft
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A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

Revisions

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A.2.2
2221

07.31.23

HDC Submission



Elevation - West Proposed

1/4" = 1'-0"



West Elevation - Previously Approved - HDC2022-12-7527

1/8" = 1'-0"

APPROVED
HDC 2023-08-9915
Not Without HDC Approval

RECEIVED
AUG 7 2023

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	68/10
Current Zoning:	CN
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft / 10 ft
Lot Size:	(+/-) 15,030 sq ft
Min. Lot Size:	(+/-) 7,000 sq ft
Allowable G.C.:	40% / (+/-) 6,012 sq ft
Existing G.C.:	(+/-) 0 sq ft
Proposed G.C.:	(+/-) 4,436 sq ft
Total Proposed G.C.:	(+/-) 4,436 sq ft

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.1.3 Floor Plan
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A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

Revisions

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A.2.3

2221

HDC Submission 07.31.23



Elevation - North Proposed

1/4" = 1'-0"



North Elevation - Previously Approved - HDC2022-12-7527

1/8" = 1'-0"

APPROVED
HDC 2023-08-8905
No ... Without HDC Approval

RECEIVED
AUG 7 2023
By

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Exterior Elevations

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A.2.4 Exterior Elevations

Revisions

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A.2.4

2221

HDC Submission 07.31.23



Perspective View Facing Southwest

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Perspective View

Site Information

Map & Parcel:	68/10
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A.2.4 Exterior Elevations

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By

Revisions

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A.3.2
2221

HDC Submission 07.31.23



Perspective View Facing Northeast

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Perspective View

Site Information

Map & Parcel:	68/10
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A.2.4 Exterior Elevations

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A.3.3

2221

Mixed-Use Building

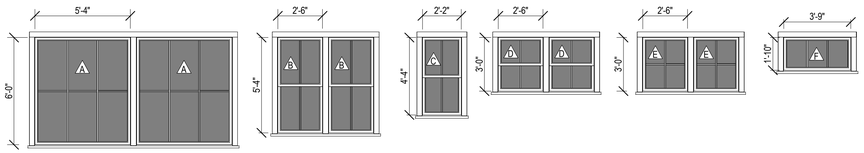
2 Forrest Avenue
Nantucket, MA 02554

11.20.23

HDC Submission



Locus Map



Fixed - Pair
6 Lite SDL
5'-4" W. x 6'-0" H.

Double Hung - Pair
2/2 SDL
2'-6" W. x 5'-4" H.

Double Hung
2/2 SDL
2'-2" W. x 4'-4" H.

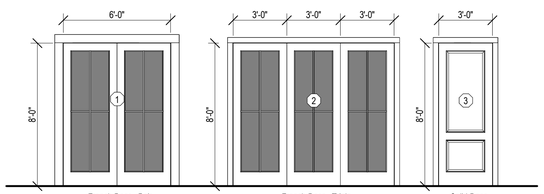
Double Hung - Pair
2/2 SDL
2'-6" W. x 3'-0" H.

Fixed / Awning - Pair
4 Lite SDL
2'-6" W. x 3'-0" H.

Fixed / Awning
3 Lite SDL
3'-9" W. x 1'-10" H.

Window Legend

1/4" = 1'-0"



French Door - Pair
4 Lite SDL
(2) 3'-0" W. x 8'-0" H.

French Door - Triple
4 Lite SDL
(3) 3'-0" W. x 8'-0" H.

Solid Door
Two Panel
3'-0" W. x 8'-0" H.

Door Legend

1/4" = 1'-0"

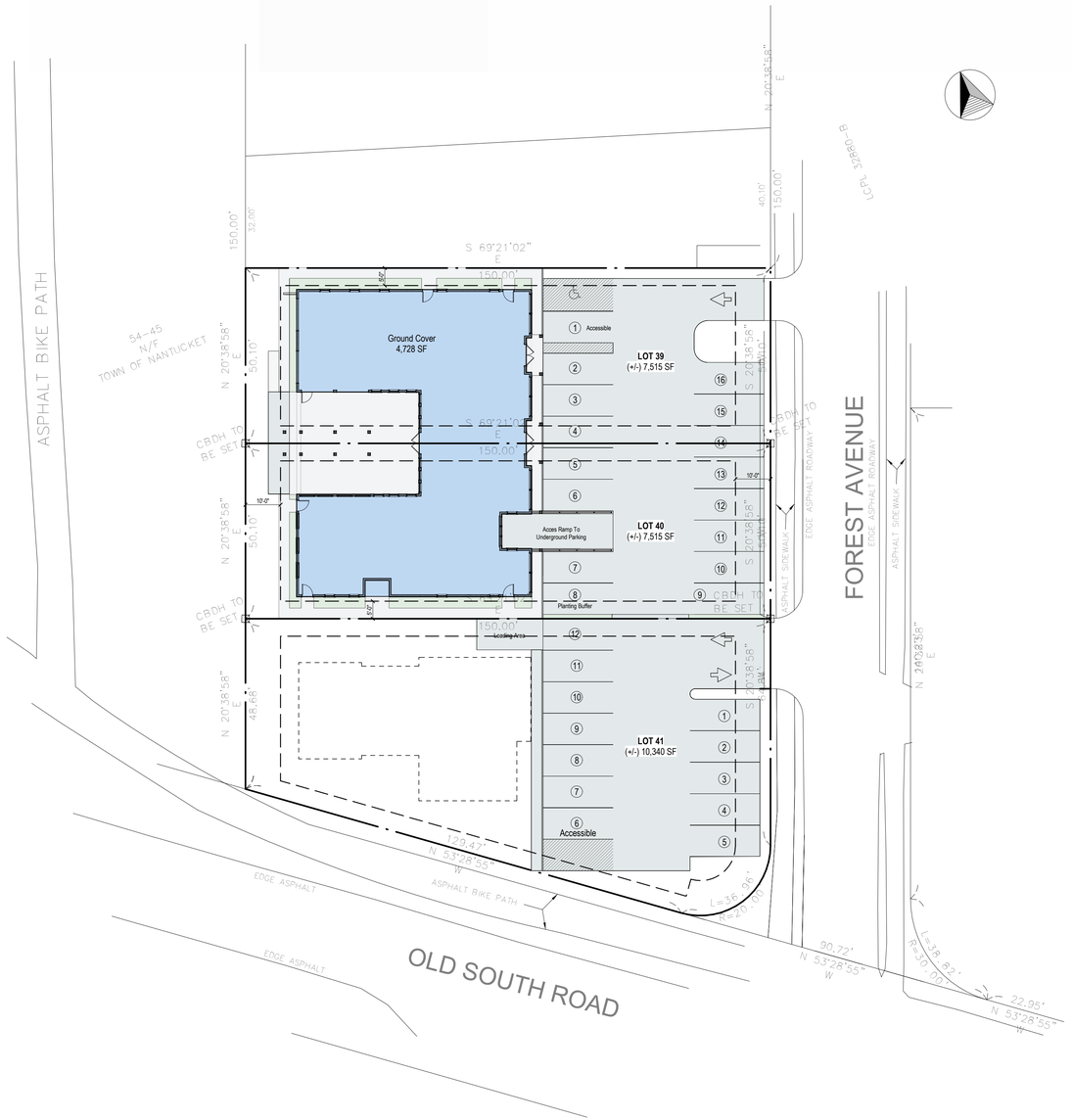


South Elevation

East Elevation

North Elevation

West Elevation



Site Plan

1" = 20'-0"

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68/10
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A.3.1 Perspective View

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G.1.1
2221

11.20.23

HDC Submission



Parking Level Plan

1/4" = 1'-0"

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plan

Site Information

Map & Parcel:	68/10
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A.3.1 Perspective View

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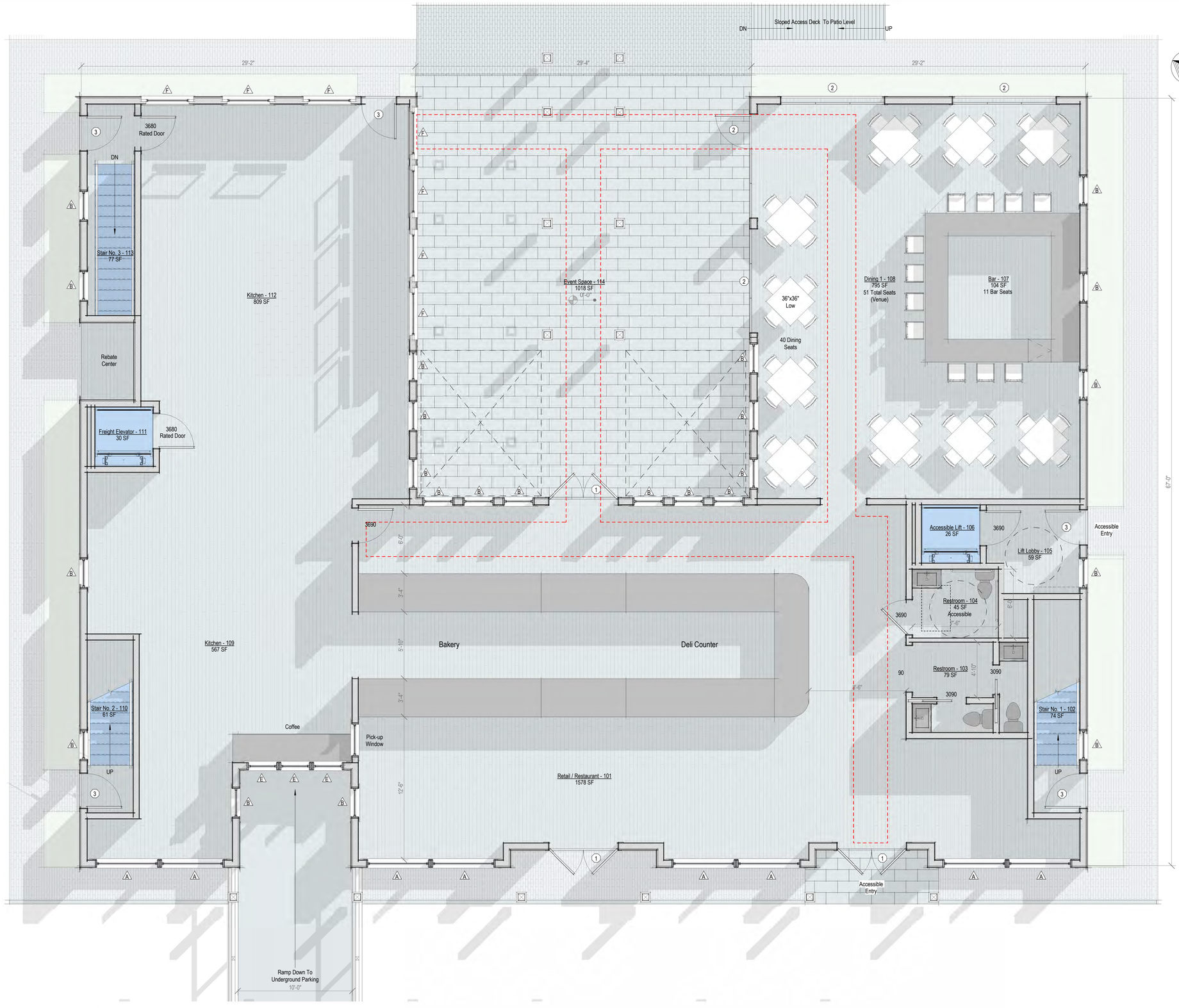
A.1.1

2221

11.20.23

HDC Submission



First Floor Plan

1/4" = 1'-0"

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plan

Site Information

Map & Parcel:	68/10
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A.3.1 Perspective View

Revisions

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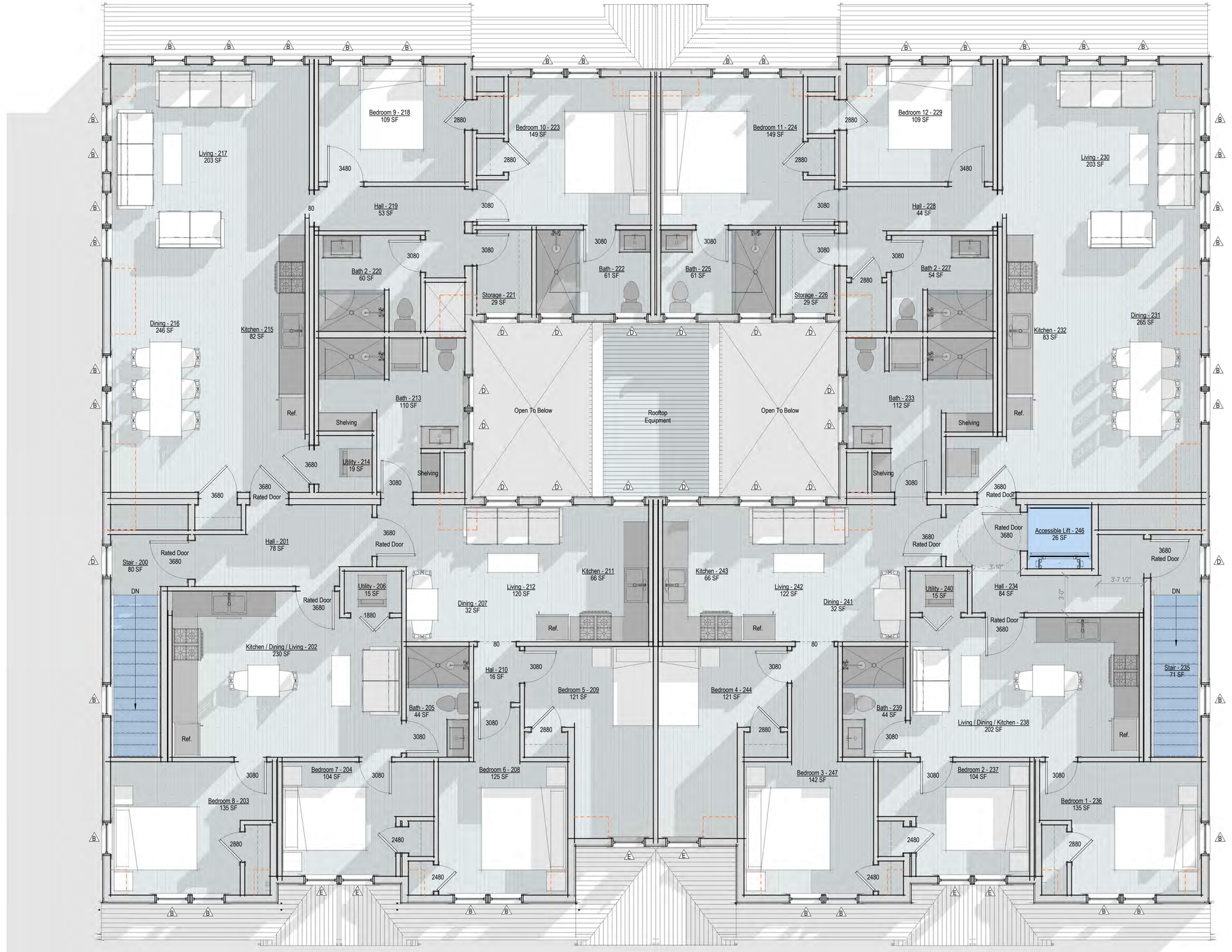
A.1.2

2221

HDC Submission 11.20.23



Second Floor Plan

1/4" = 1'-0"

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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Floor Plan

Site Information

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A.2.4 Exterior Elevations
A.3.1 Perspective View

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A.1.3

2221

11.20.23

HDC Submission



Elevation - East Proposed

1/4" = 1'-0"



East Elevation - Previously Approved - HDC2023-08-8905

1/8" = 1'-0"

2221

Mixed-Use Building

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Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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Exterior Elevations

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A.2.3 Exterior Elevations
A.2.4 Exterior Elevations
A.3.1 Perspective View

Revisions

Revision 1 Date 1

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A.2.1

2221

11.20.23

HDC Submission



Elevation - West Proposed

1/4" = 1'-0"



West Elevation - Previously Approved - HDC2023-08-8905

1/8" = 1'-0"

2221

Mixed-Use Building

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emeritus
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Exterior Elevations

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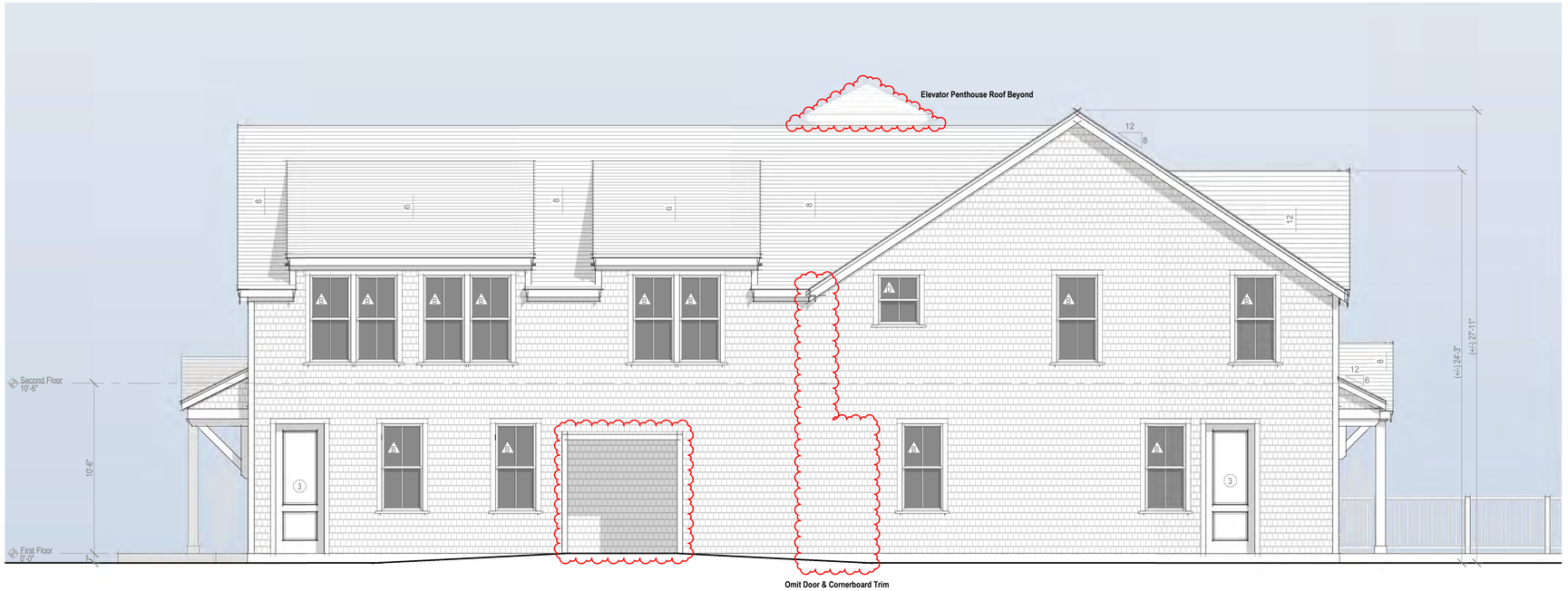
A.2.2

2221

11.20.23

HDC Submission



Elevation - South Proposed

1/4" = 1'-0"



South Elevation - Previously Approved - HDC2023-08-8905

1/8" = 1'-0"

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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Exterior Elevations

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A.3.1 Perspective View

Revisions

Revision 1 Date 1

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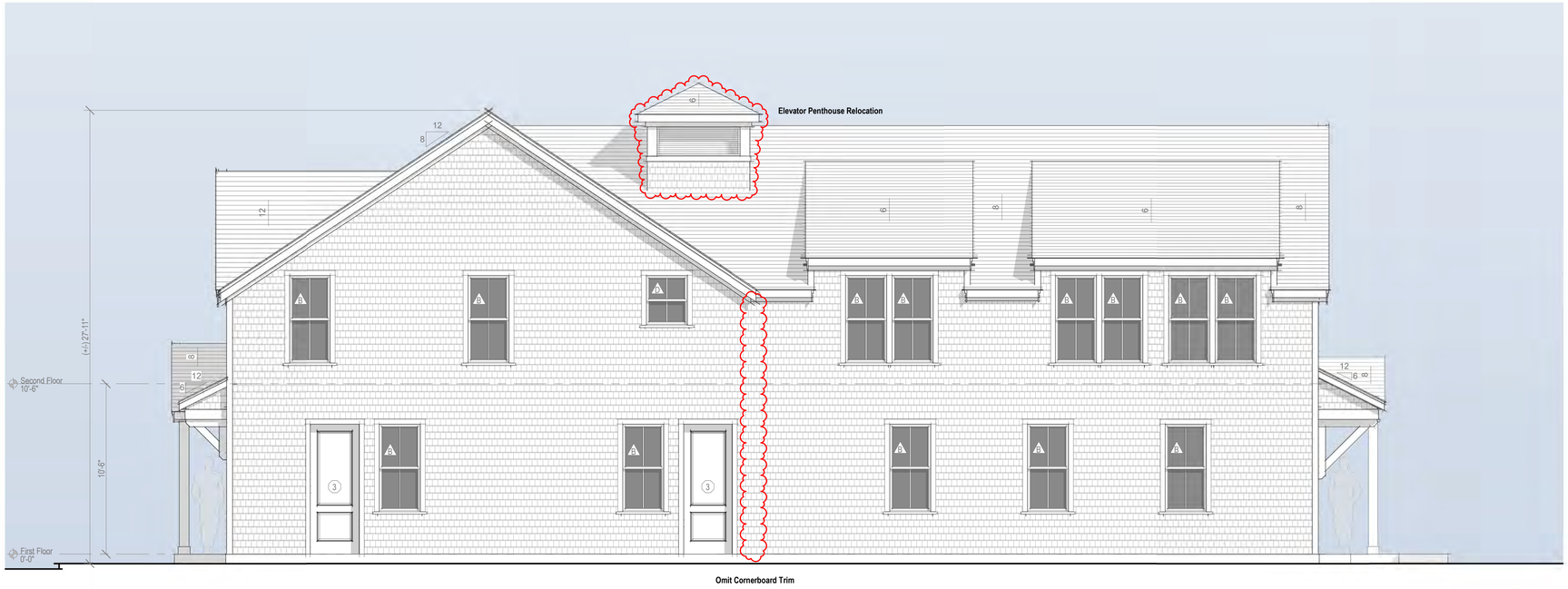
A.2.3

2221

11.20.23

HDC Submission



Elevation - North Proposed

1/4" = 1'-0"



North Elevation - Previously Approved - HDC2023-08-8905

1/8" = 1'-0"

2221

Mixed-Use Building

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Revisions

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A.2.4

2221

HDC Submission 11.20.23



Perspective View Facing Northwest

2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Perspective View

Site Information

Map & Parcel:	68/10
Current Zoning:	CN
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft / 10 ft
Lot Size:	(+/-) 15,030 sq ft
Min. Lot Size:	(+/-) 7,000 sq ft
Allowable G.C.:	40% / (+/-) 6,012 sq ft
Existing G.C.:	(+/-) 0 sq ft
Proposed G.C.:	(+/-) 4,728 sq ft
Total Proposed G.C.:	(+/-) 4,728 sq ft

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plan
A.1.2 Floor Plan
A.1.3 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations
A.3.1 Perspective View

Revisions

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A.3.1
2221

Mixed-Use Building

2 Forrest Avenue
Nantucket, MA 02554

11.20.23



Locus Map



South Elevation



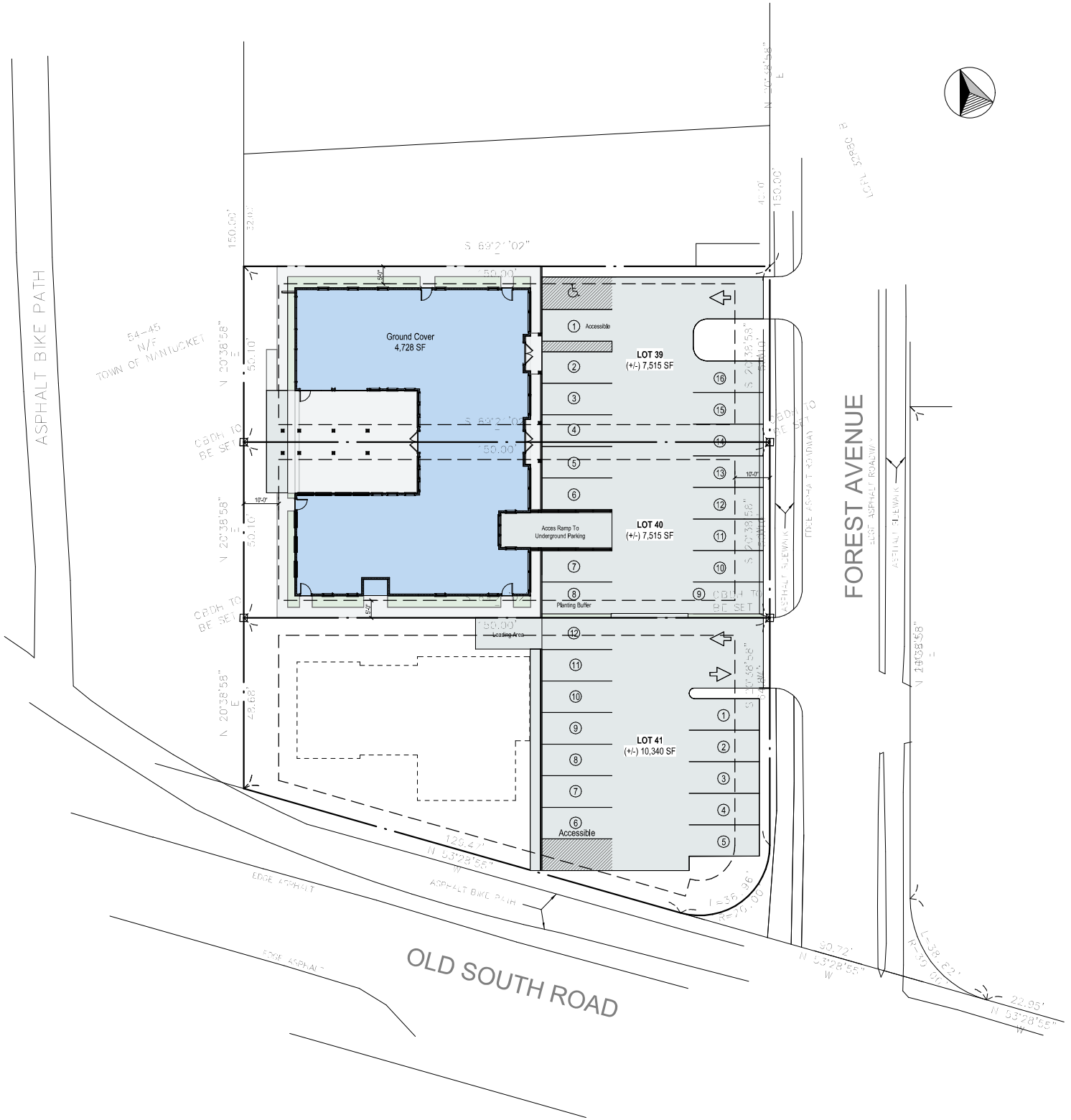
East Elevation



North Elevation

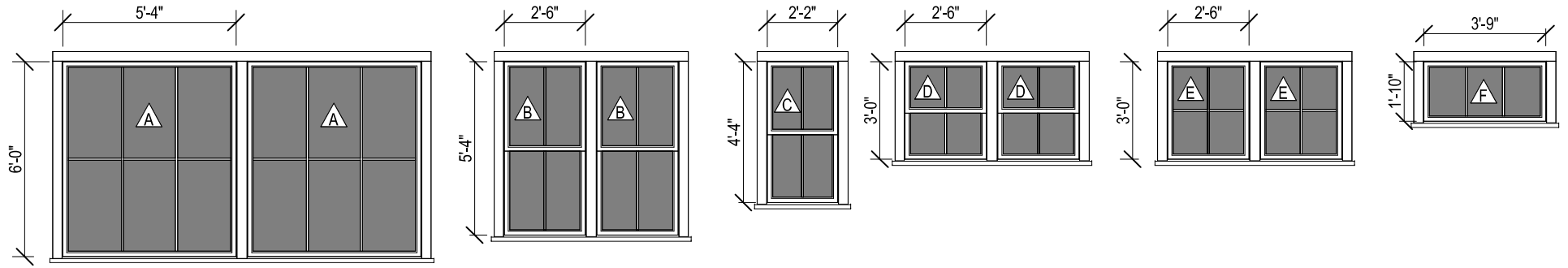


West Elevation



Site Plan

1" = 20'-0"



Fixed - Pair
6 Lite SDL
5'-4" W. x 6'-0" H.

Double Hung - Pair
2/2 SDL
2'-6" W. x 5'-4" H.

Double Hung
2/2 SDL
2'-2" W. x 4'-4" H.

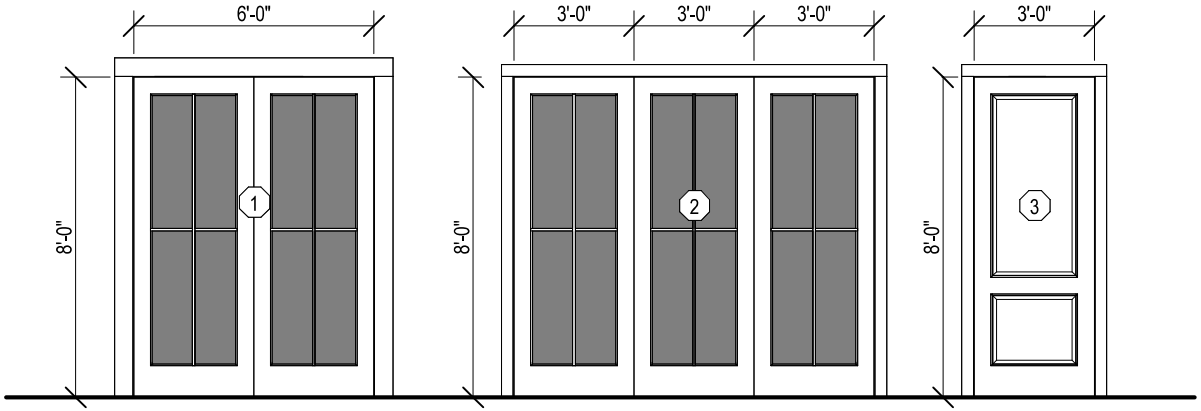
Double Hung - Pair
2/2 SDL
2'-6" W. x 3'-0" H.

Fixed / Awning - Pair
4 Lite SDL
2'-6" W. x 3'-0" H.

Fixed / Awning
3 Lite SDL
3'-9" W. x 1'-10" H.

Window Legend

1/4" = 1'-0"



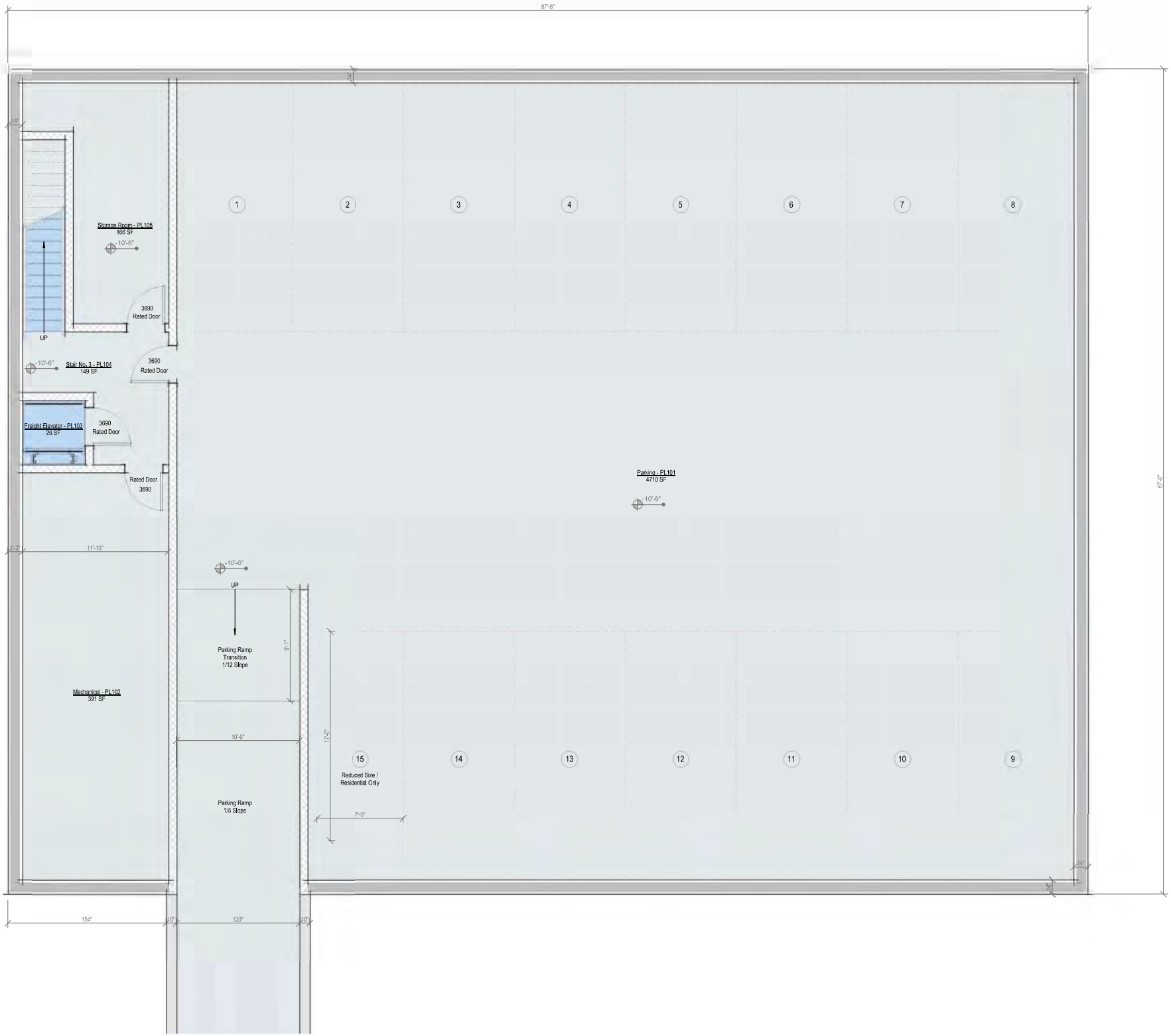
French Door - Pair
4 Lite SDL
(2) 3'-0" W. x 8'-0" H.

French Door - Triple
4 Lite SDL
(3) 3'-0" W. x 8'-0" H.

Solid Door
Two Panel
3'-0" W. x 8'-0" H.

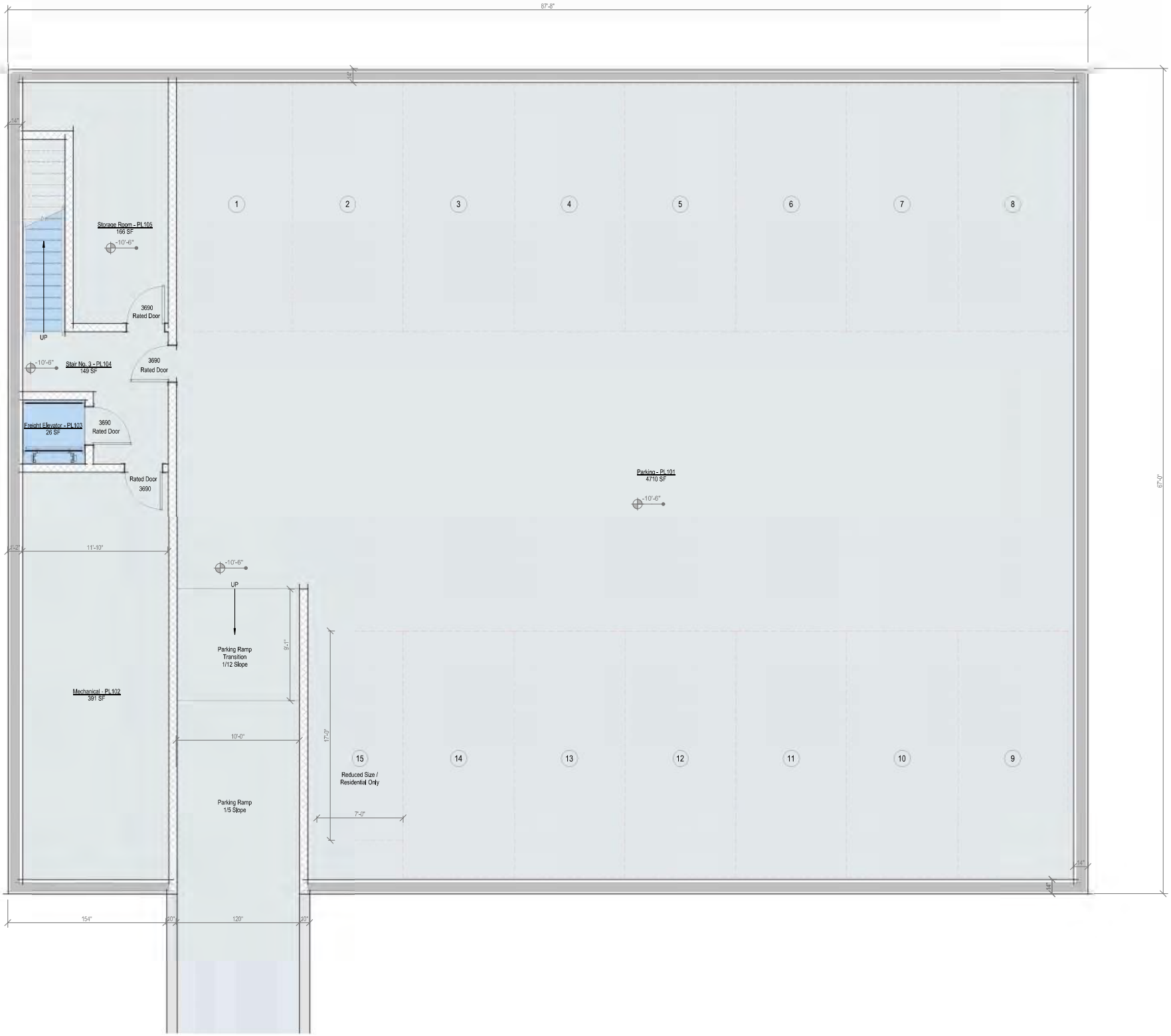
Door Legend

1/4" = 1'-0"



Parking Level Plan

1/4" = 1'-0"



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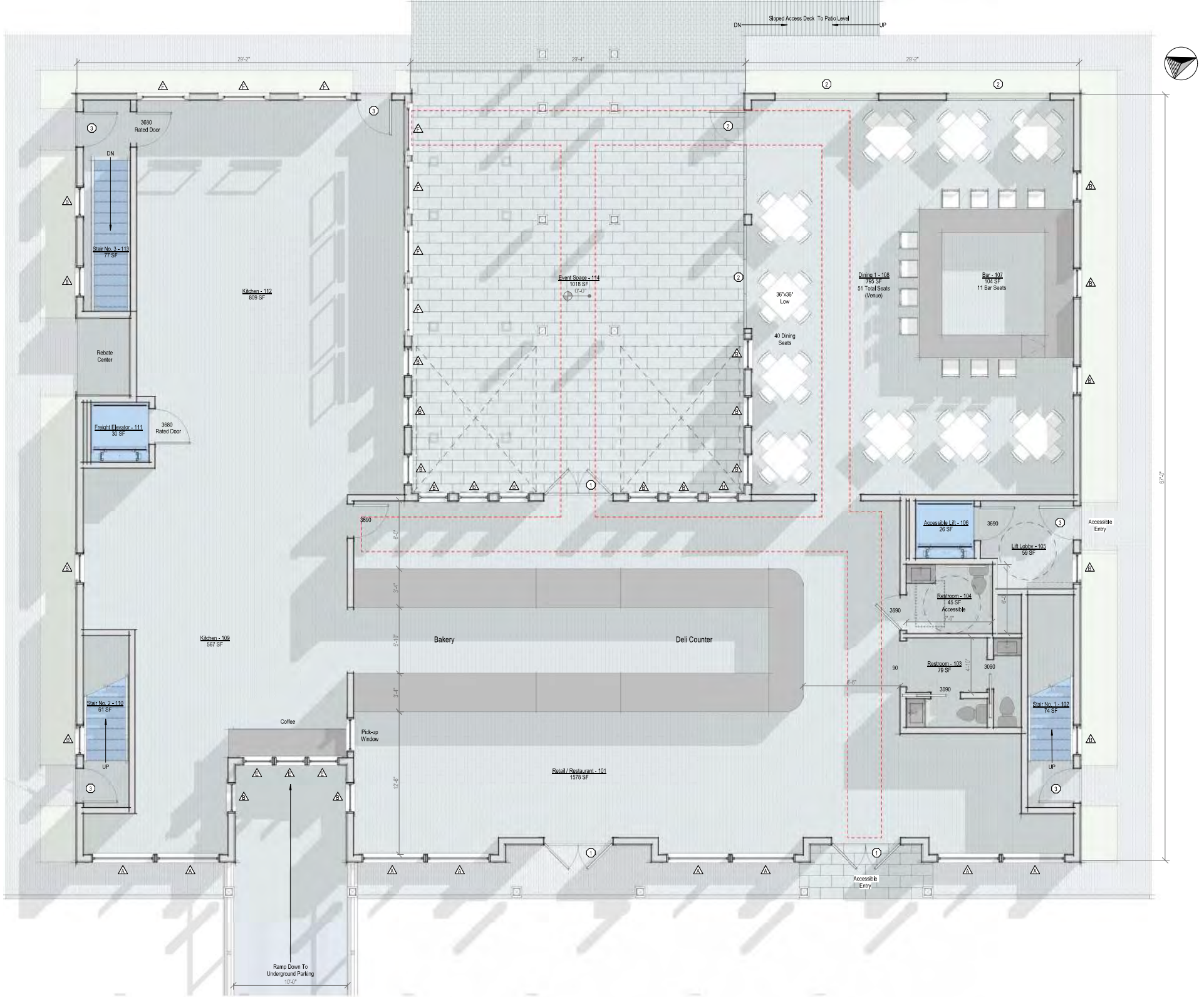
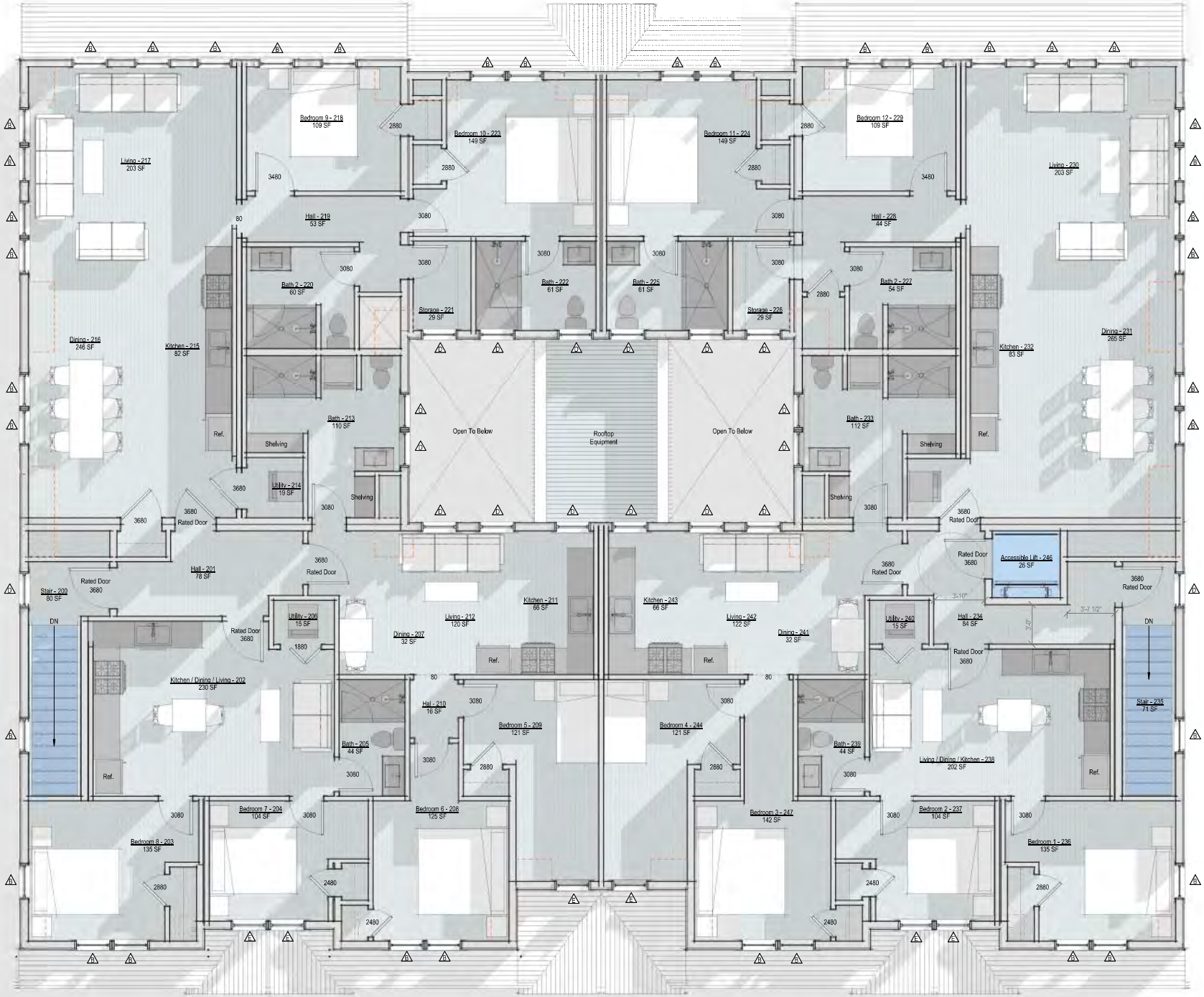


First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"



Elevation - East Proposed

1/4" = 1'-0"



East Elevation - Previously Approved - HDC2023-08-8905

1/8" = 1'-0"



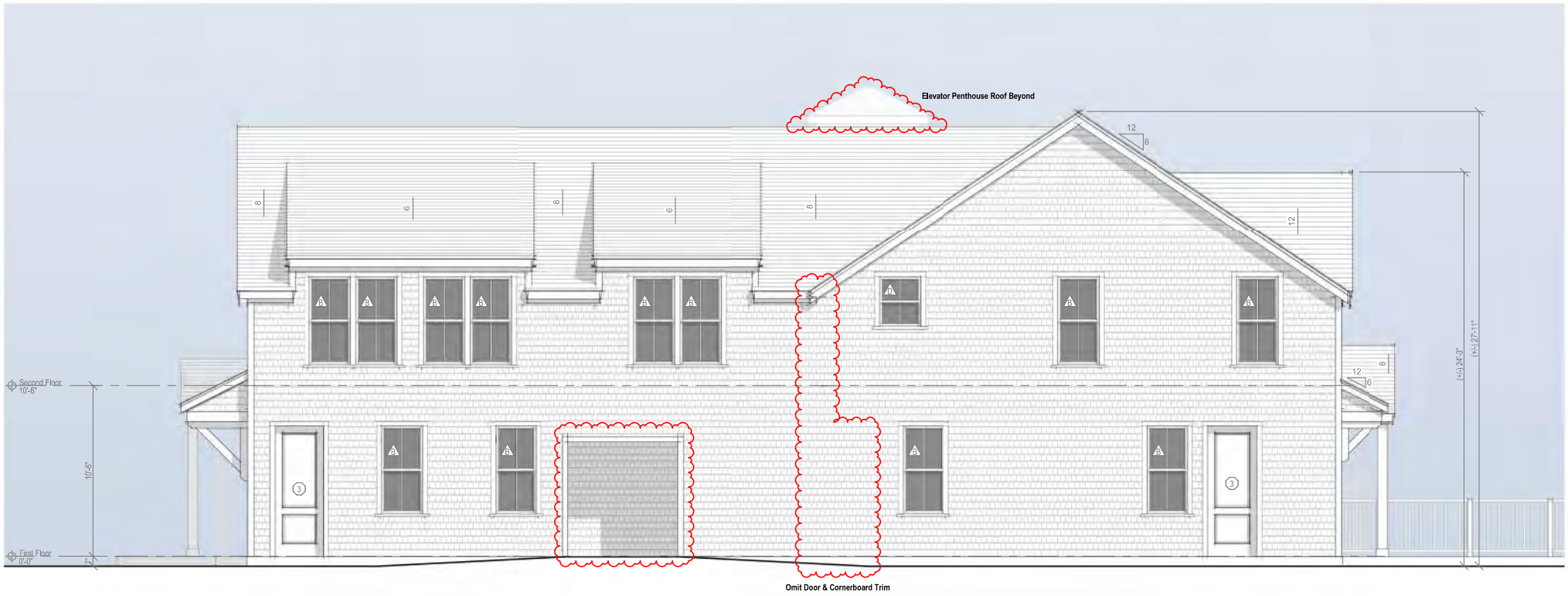
Elevation - West Proposed

1/4" = 1'-0"



West Elevation - Previously Approved - HDC2023-08-8905

1/8" = 1'-0"



Elevation - South Proposed

1/4" = 1'-0"



South Elevation - Previously Approved - HDC2023-08-8905

1/8" = 1'-0"

HDC Submission 07.31.23



Perspective View Facing Northwest

2221

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Revisions

RECEIVED
AUG 7 2023
By

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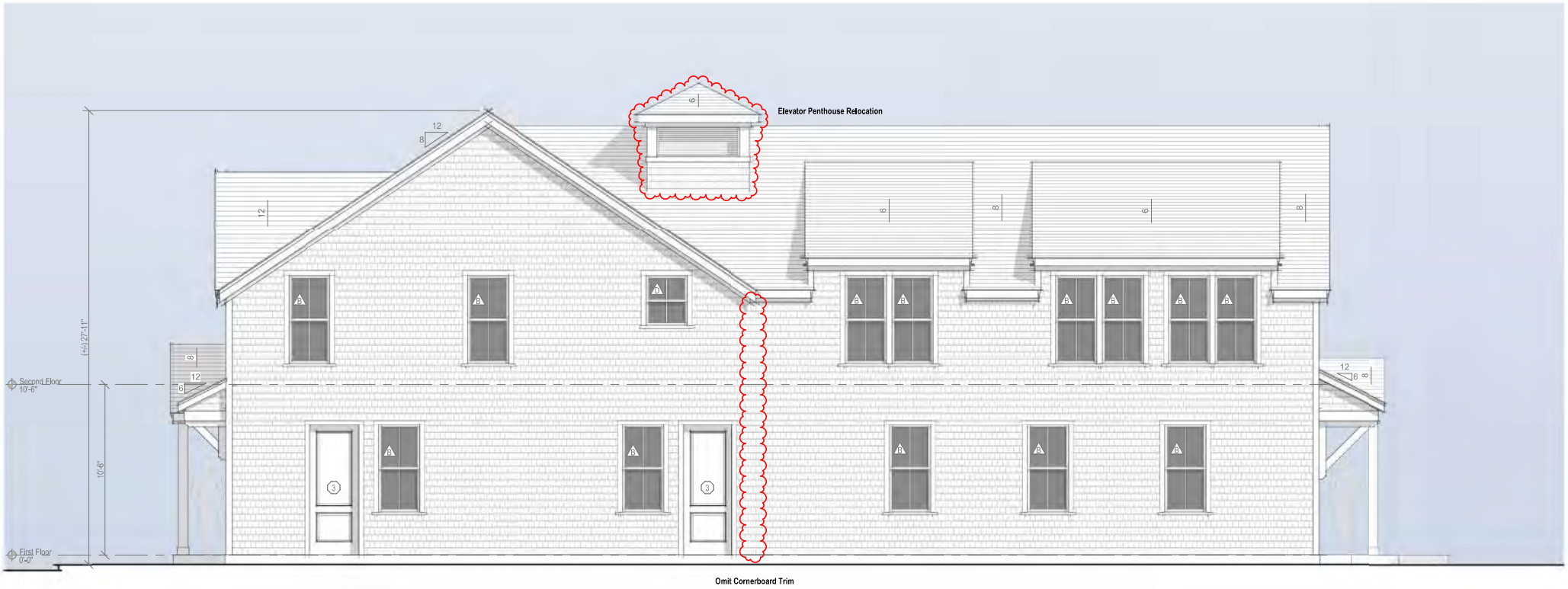
A.3.1
2221



Elevation - North Proposed

1/4" = 1'-0"



North Elevation - Previously Approved - HDC2023-08-8905

1/8" = 1'-0"



Perspective View Facing Northwest

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°: 67 PARCEL N°. 772

Street & Number of Proposed Work: 8 Gray Av.

Owner of record: Shubin Yaneni Y

Mailing Address: 8 Gray Av, Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741 Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: jun@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Revisions - Fenestration, Pentroof

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 No change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Fenestration changes

Add Roof above side door entry

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7 /12 Exist Secondary Mass _____/12_____ Dormer _____/12_____ Other 4/12

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 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 5" Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6x6

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

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen, Match exist.

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Black

Trim White Sash White Doors White

Deck NTW Foundation NTW Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/2023 Signature of owner of record _____ Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS: 8 Gray dr.

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Shubin Yauheni Y

STREET ADDRESS 8 Gray Av

MAP/PARCEL 67/772

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Juraj Bencat — 11/20/2023

Signature — Date

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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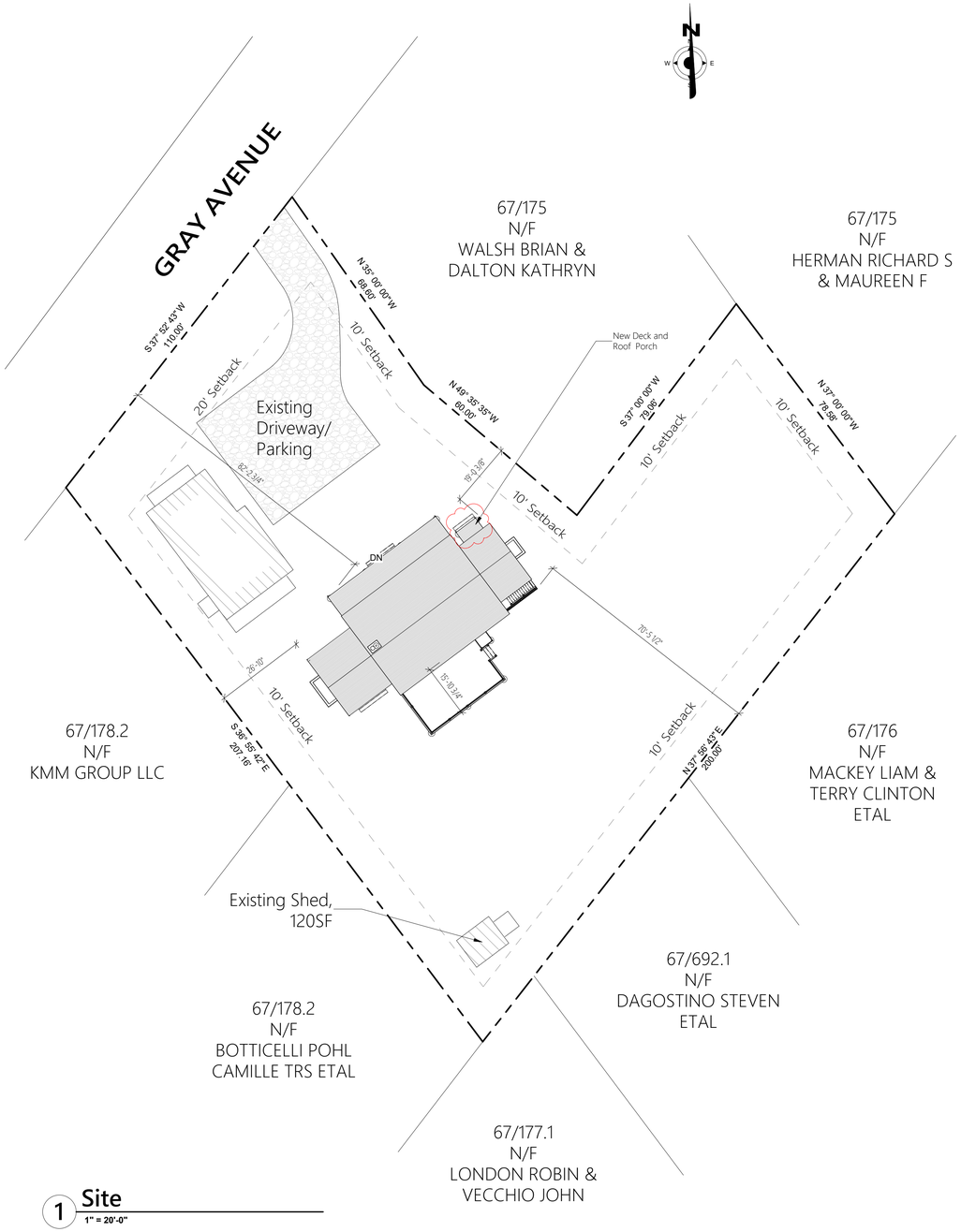
2 3D View 1

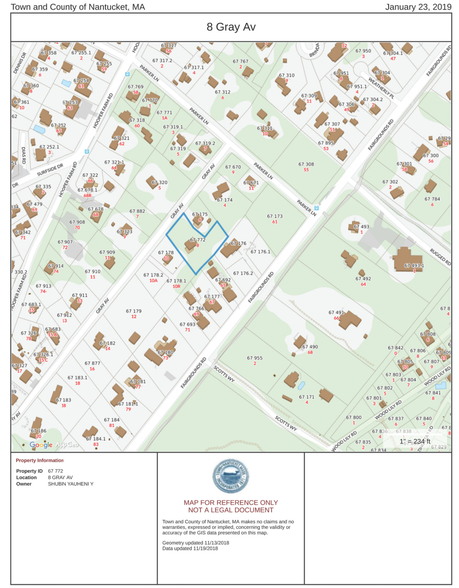


3 3D View 2



1 Site
1" = 20'-0"

Town and County of Nantucket, MA — January 23, 2019



Locus Map, NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Shubin Residence

8 Gray Ave,
Nantucket, MA 02554

Sheet
Site Plan

Date
11.19.2023

Revisions

C.101

Scale 1" = 20'-0"

11/20/2023 6:12:58 PM

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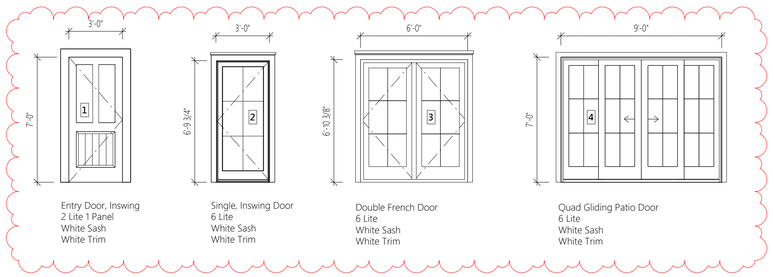
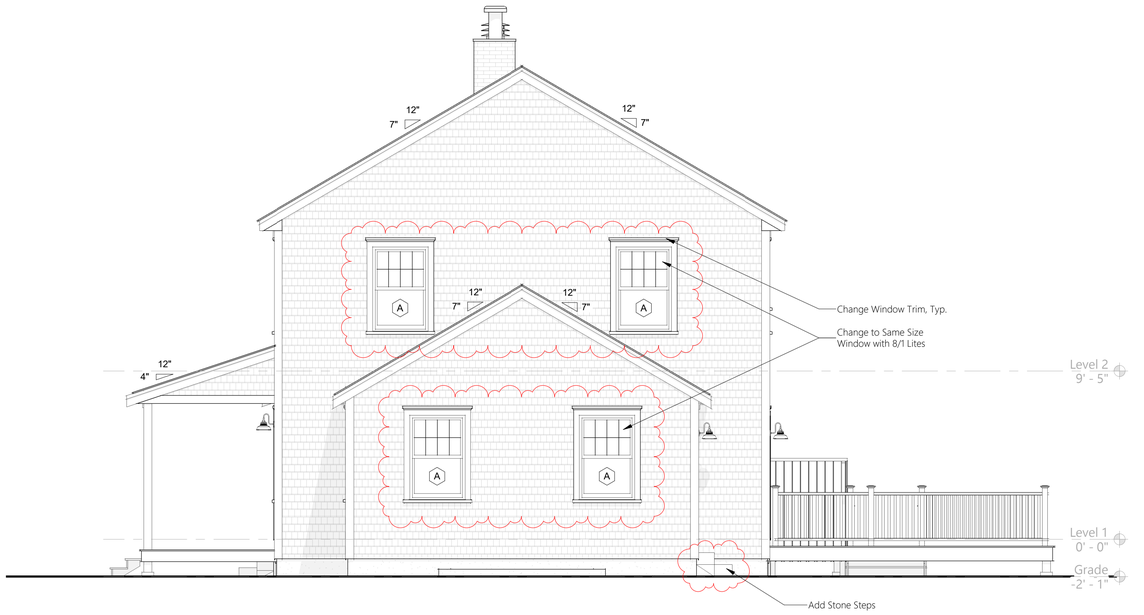
2 Existing North Elevation

3/16" = 1'-0"



Door Schedule

1/4" = 1'-0"



3 New West Elevation

1/4" = 1'-0"



4 Existing West Elevation

3/16" = 1'-0"



1 New North Elevation

1/4" = 1'-0"

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Sheet

Elevations

Date

11.19.2023

Revisions

A.201

Scale As indicated

11/20/2023 6:13:01 PM

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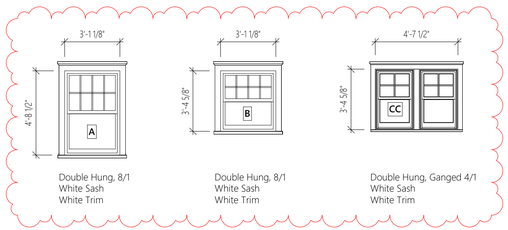
4 Existing East Elevation
3/16" = 1'-0"



Window Schedule
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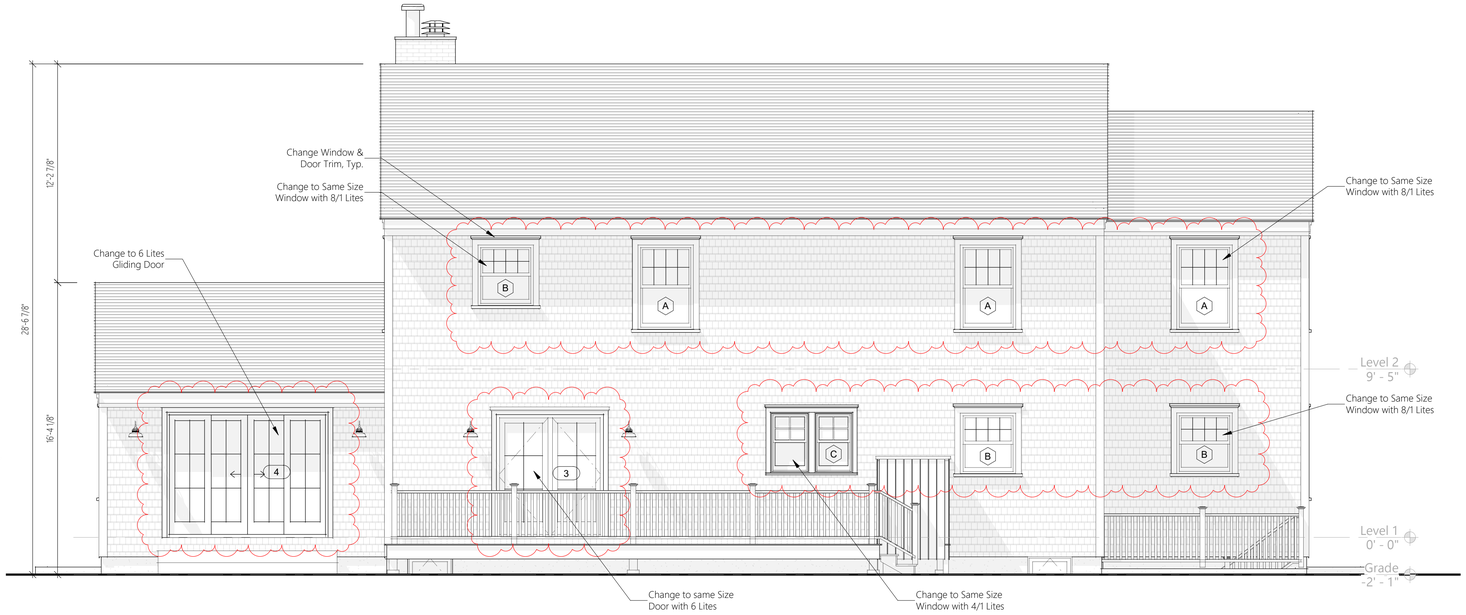
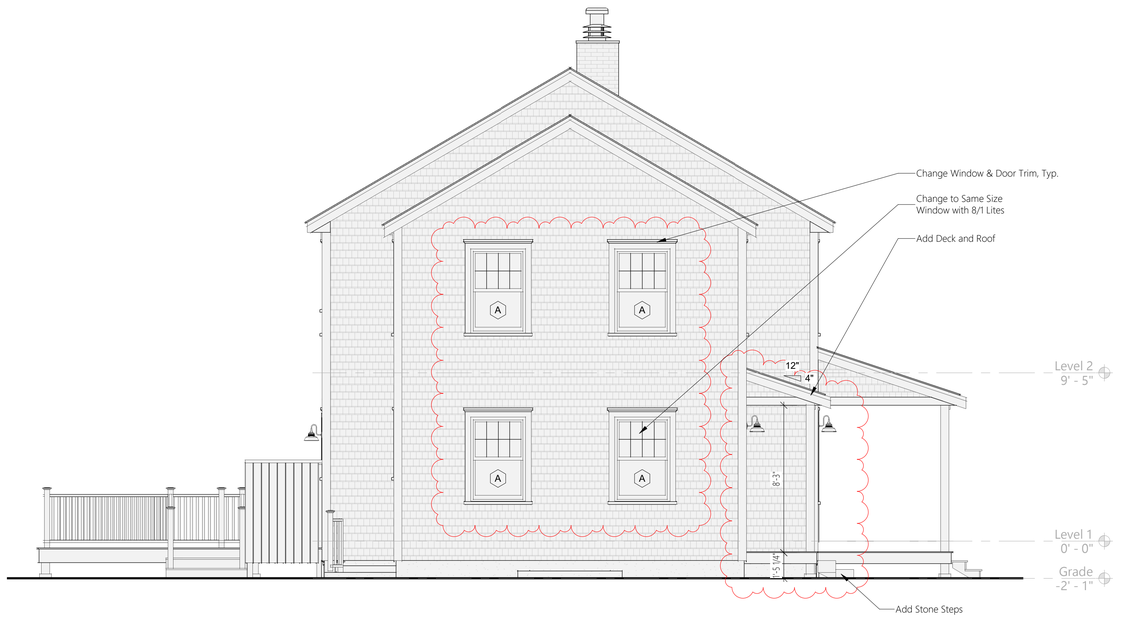


1 New South Elevation
1/4" = 1'-0"



2 Existing South Elevation
3/16" = 1'-0"



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

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tel: (508) 332-9654
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Project

Shubin Residence

8 Gray Ave,
Nantucket, MA 02554

Sheet
Elevations

Date
11.19.2023

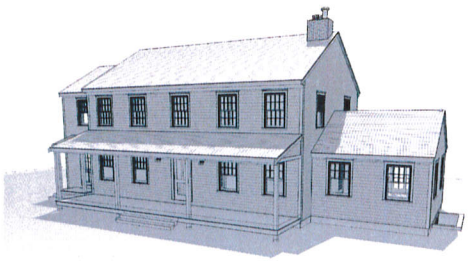
Revisions

A.202

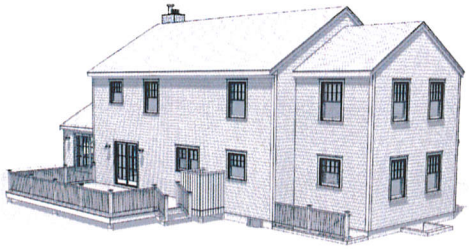
Scale As indicated

11/20/2023 6:13:04 PM

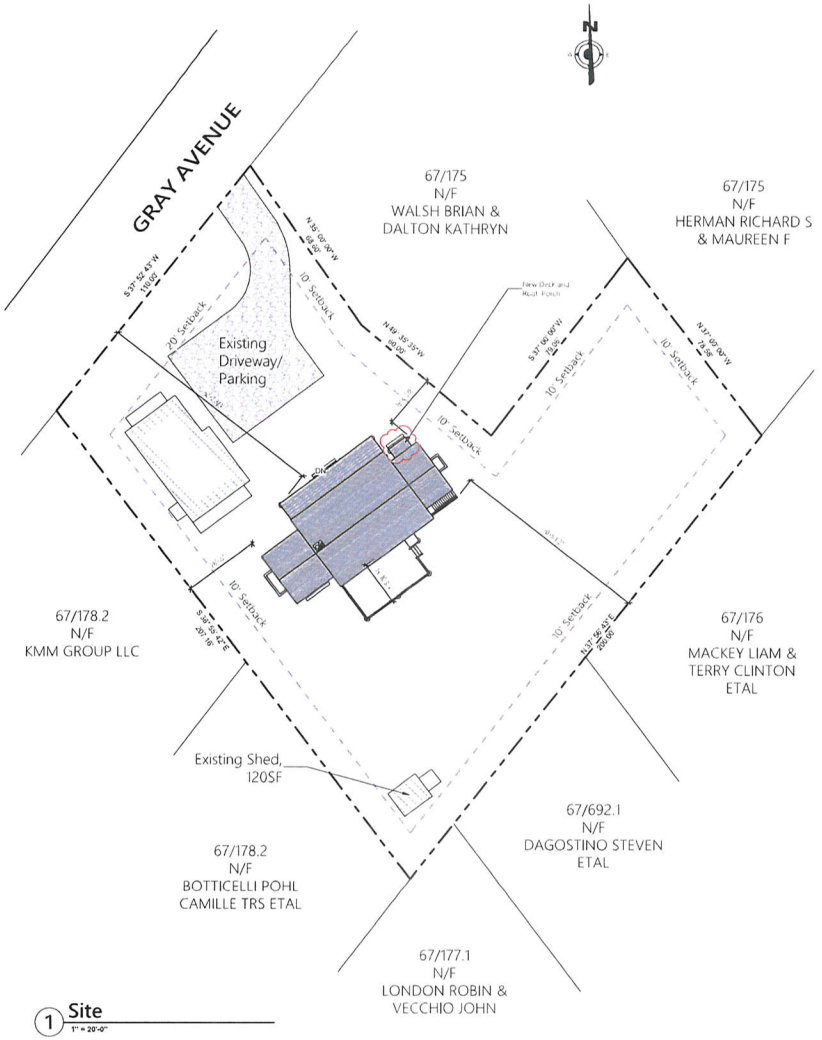
HDC Submission Only - Not For Construction



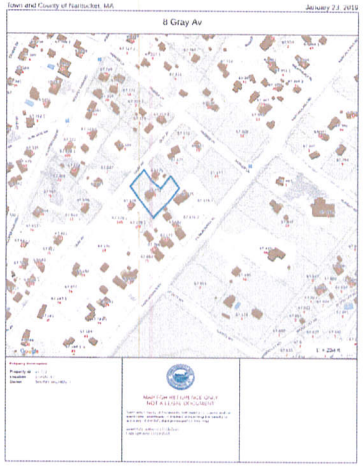
2 3D View 1



3 3D View 2



1 Site
1" = 20'-0"



Locus Map, NTS

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Shubin Residence
8 Gray Ave,
Nantucket, MA 02554

Sheet

Site Plan

Date

11.19.2023

Revisions

C.101

Scale 1" = 20'-0"

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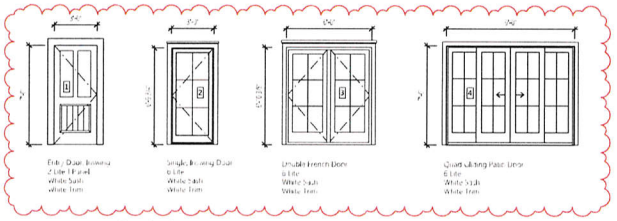
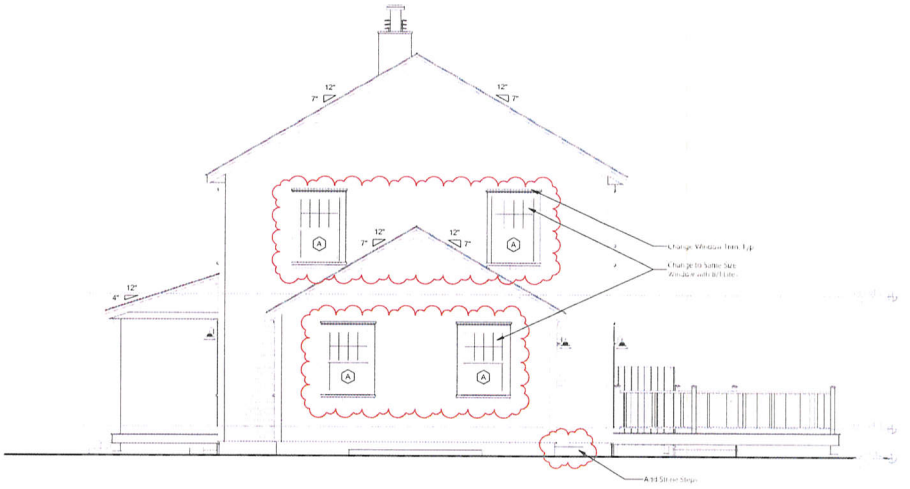
2 Existing North Elevation
3/16" = 1'-0"



Door Schedule
1/4" = 1'-0"



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



4 Existing West Elevation
3/16" = 1'-0"



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

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Sheet

Elevations

Date

11.19.2023

Revisions

A.201

Scale

As indicated

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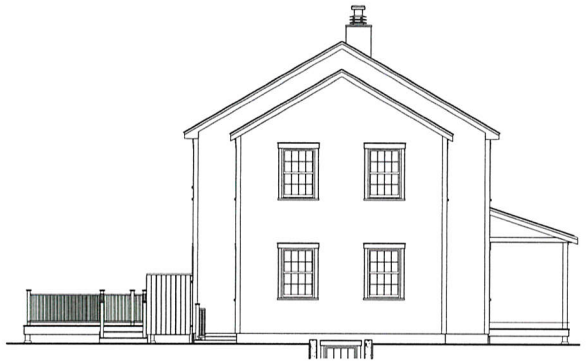
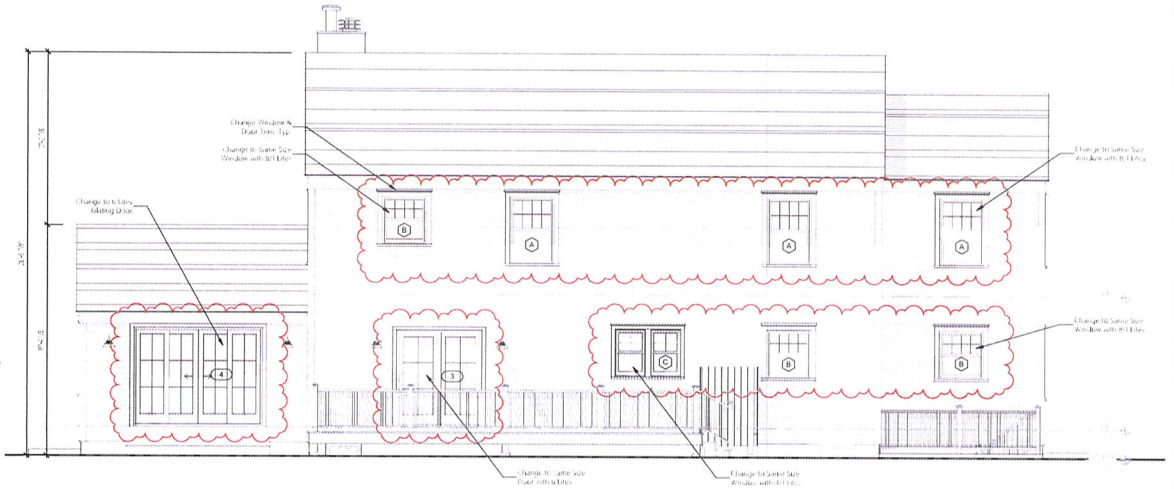
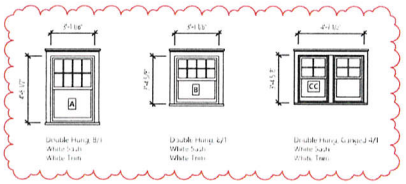


4 Existing East Elevation
3/16" = 1'-0"



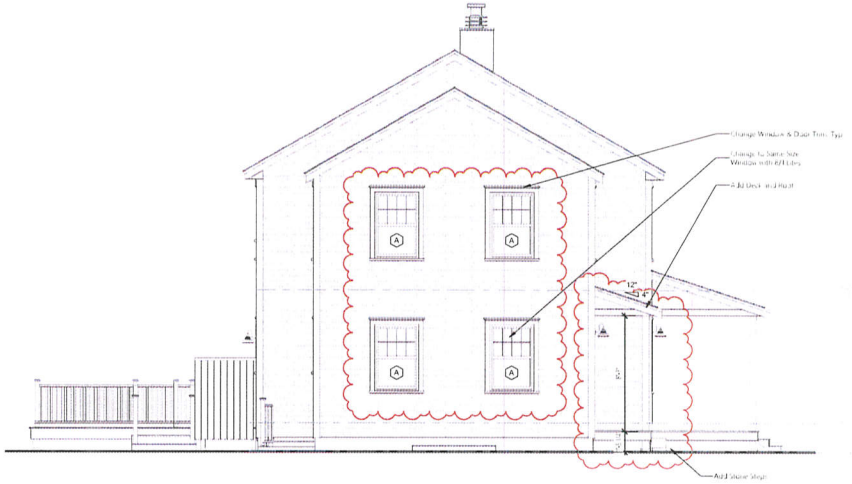
1 New South Elevation
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"



2 Existing South Elevation
3/16" = 1'-0"



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

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Shubin Residence

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Nantucket, MA 02554

Sheet

Elevations

Date

11.19.2023

Revisions

A.202

Scale

As indicated

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°: 80 PARCEL N°. 36.1

Street & Number of Proposed Work: 151 Surfside Rd.

Owner of record: Connolly Margaret T & Michael E Tr.

Mailing Address: PO Box 242

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 332 9655 E-mail: jurajabbstudio.co

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. Not available

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Add Roof walk

Fenestration Revisions

Extend Front covered porch

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer 4 /12 Other 6/12 porch

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 1x8 Rake 1x8 Soffit (Overhang) — Corner boards 6 x 6 Frieze —

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6 x 6

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Black

Trim White Sash White Doors NTW

Deck NTW Foundation NTW Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record _____ Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS: 151 Surfside Rd MH

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Connolly Invest Realty Trust II

STREET ADDRESS 151 Surfside Rd

MAP/PARCEL 80/36.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Juraj Bencat — 11/20/2023

Signature — Date

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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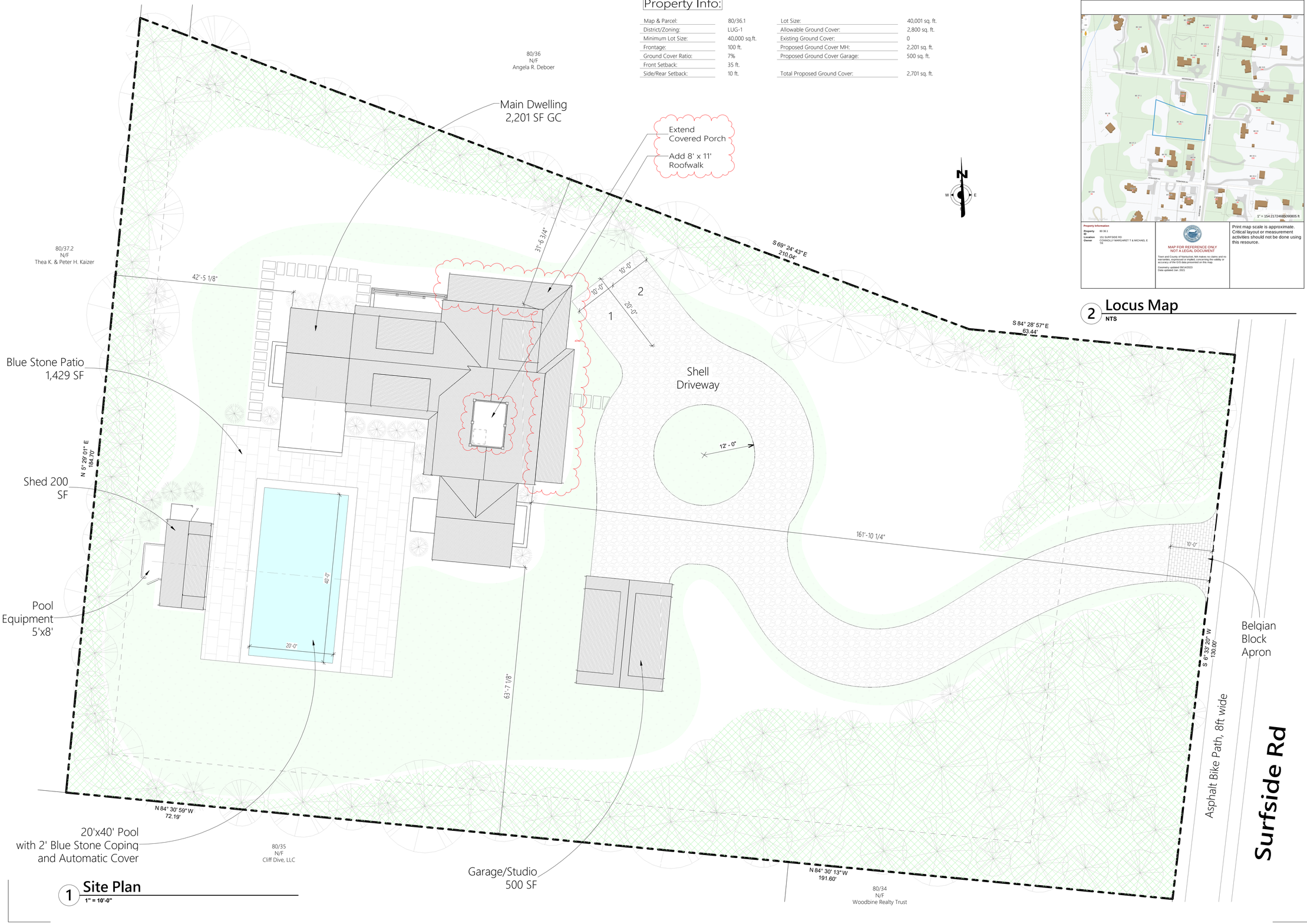
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel:	80/36.1	Lot Size:	40,001 sq. ft.
District/Zoning:	LUG-1	Allowable Ground Cover:	2,800 sq. ft.
Minimum Lot Size:	40,000 sq.ft.	Existing Ground Cover:	0
Frontage:	100 ft.	Proposed Ground Cover MH:	2,201 sq. ft.
Ground Cover Ratio:	7%	Proposed Ground Cover Garage:	500 sq. ft.
Front Setback:	35 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Cover:	2,701 sq. ft.



1 Site Plan
1" = 10'-0"

Town and County of Nantucket, MA — September 27, 2023

Property Information
Property ID: 80 36.1
Location: 151 SURFSIDE RD
Owner: CONNOLLY MARGARET T & MICHAEL E TR

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 09/14/2023
Data updated Jan. 2021

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

2 Locus Map
NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Phillip Residence
Main
151 Surfside Rd., Nantucket MA
02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
C.102 Site – 3D Views
A.101 Exterior Elevations – East
A.102 Exterior Elevations – South
A.103 Exterior Elevations – West
A.104 Exterior Elevations – North
Grand total: 6

Date
11.19.2023

Revisions

C.101

Scale: As indicated

11/20/2023 6:00:58 PM

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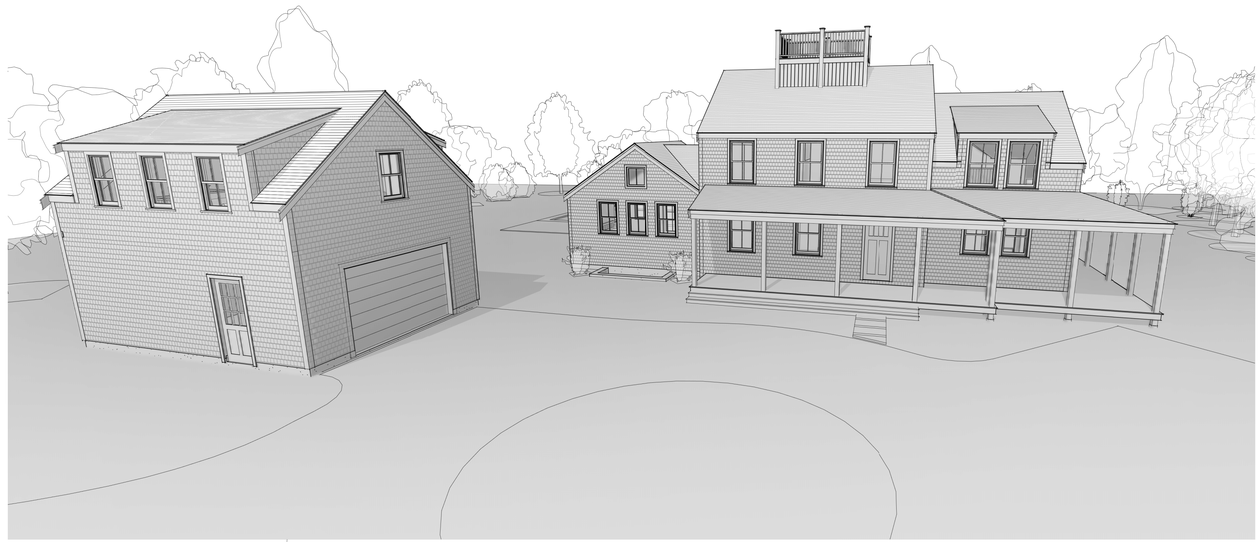
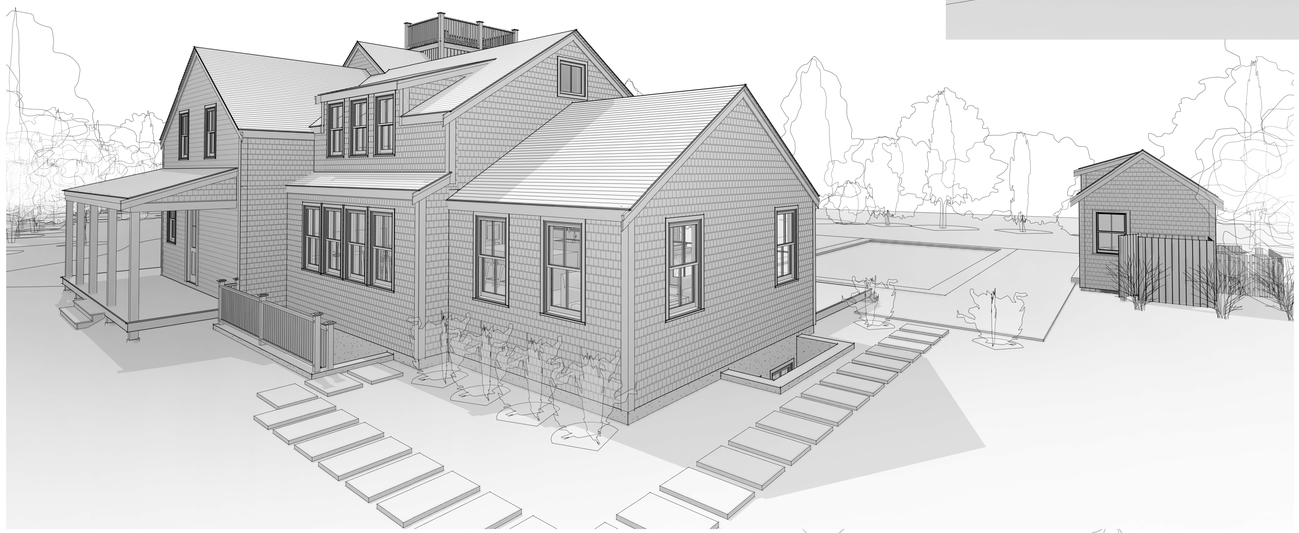
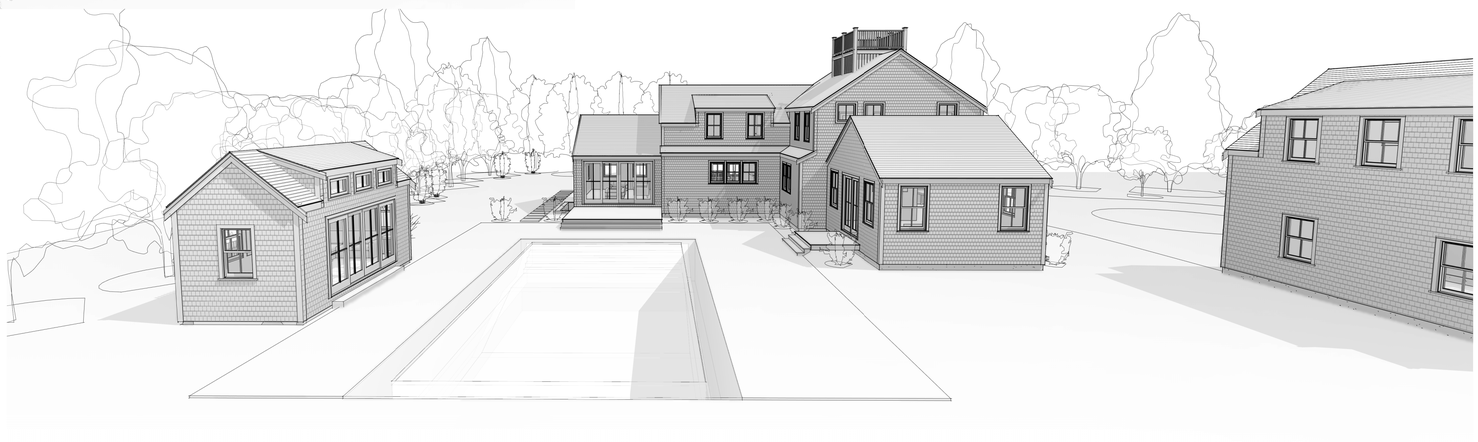


1 3D View 3



2 3D View 2



3 3D View 1

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Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Phillip Residence Main

151 Surfside Rd., Nantucket MA 02554

Sheet

Site - 3D Views

SHEET INDEX

C.101 Site Plan
C.102 Site – 3D Views
A.101 Exterior Elevations – East
A.102 Exterior Elevations – South
A.103 Exterior Elevations – West
A.104 Exterior Elevations – North
Grand total: 6

Date

11.19.2023

Revisions

C.102

Scale

11/20/2023 6:01:17 PM

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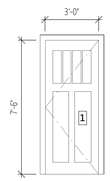
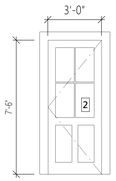
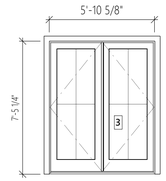


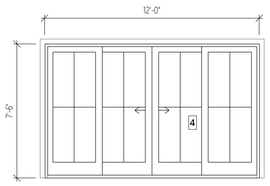
Main Door, 4 Lite/2 Panel
White Sash
White Trim



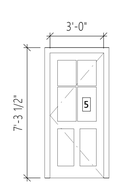
Side Door, 4 Lite/2 Panel
White Sash
White Trim



Double French Door, 4 Lite
White Sash
White Trim

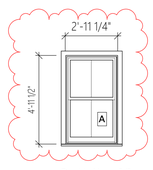


Double Gliding Door, 4 Lite
White Sash
White Trim

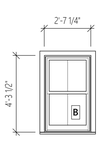


Basement Door, 4 Lite/2 Panel
White Sash
White Trim

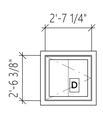
Door Schedule
1/4" = 1'-0"



Double Hung 2/2
White Sash
White Trim



Double Hung 2/2
White Sash
White Trim

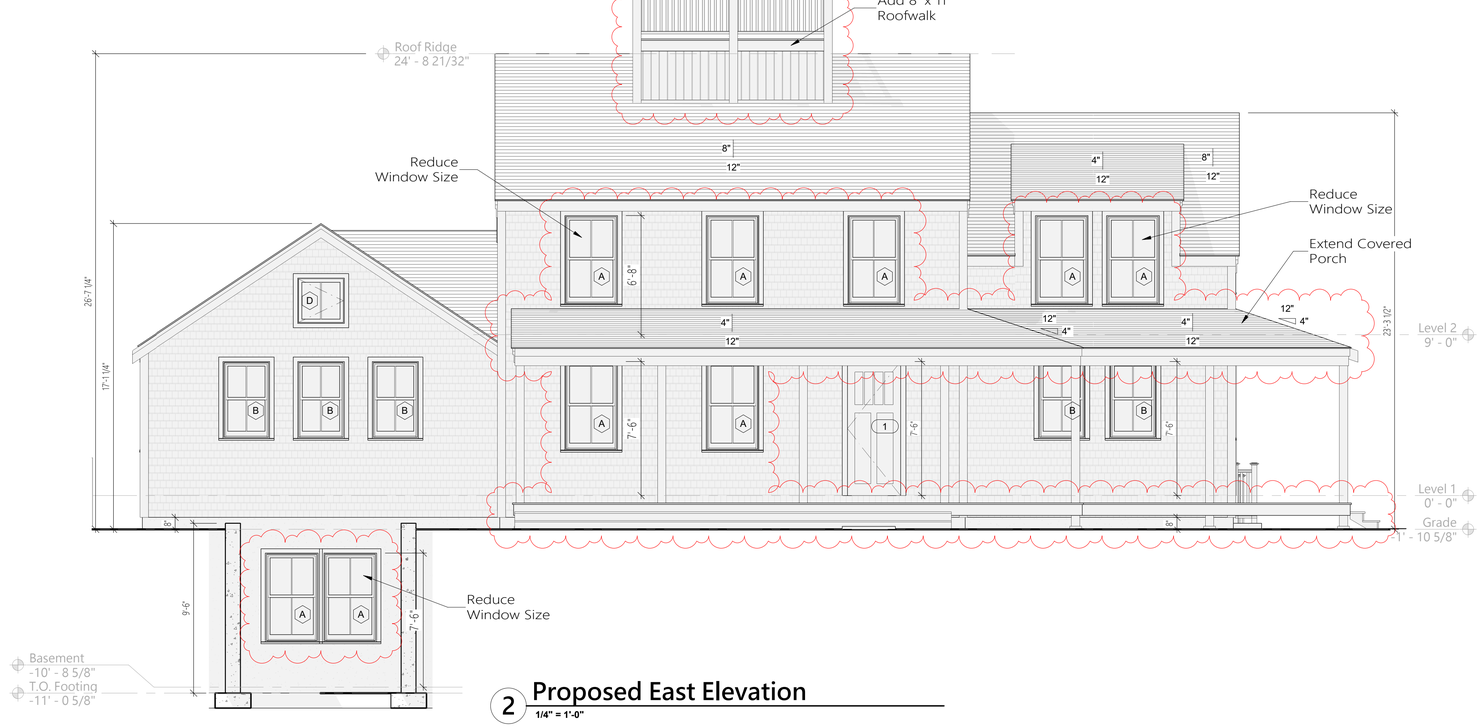


Casement Fixed 2/2
White Sash
White Trim

Window Schedule
1/4" = 1'-0"



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



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

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PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Phillip Residence Main

151 Surfside Rd., Nantucket MA 02554

Sheet

Exterior Elevations - East

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Date

11.19.2023

Revisions

A.101

Scale 1/4" = 1'-0"

11/20/2023 6:01:24 PM

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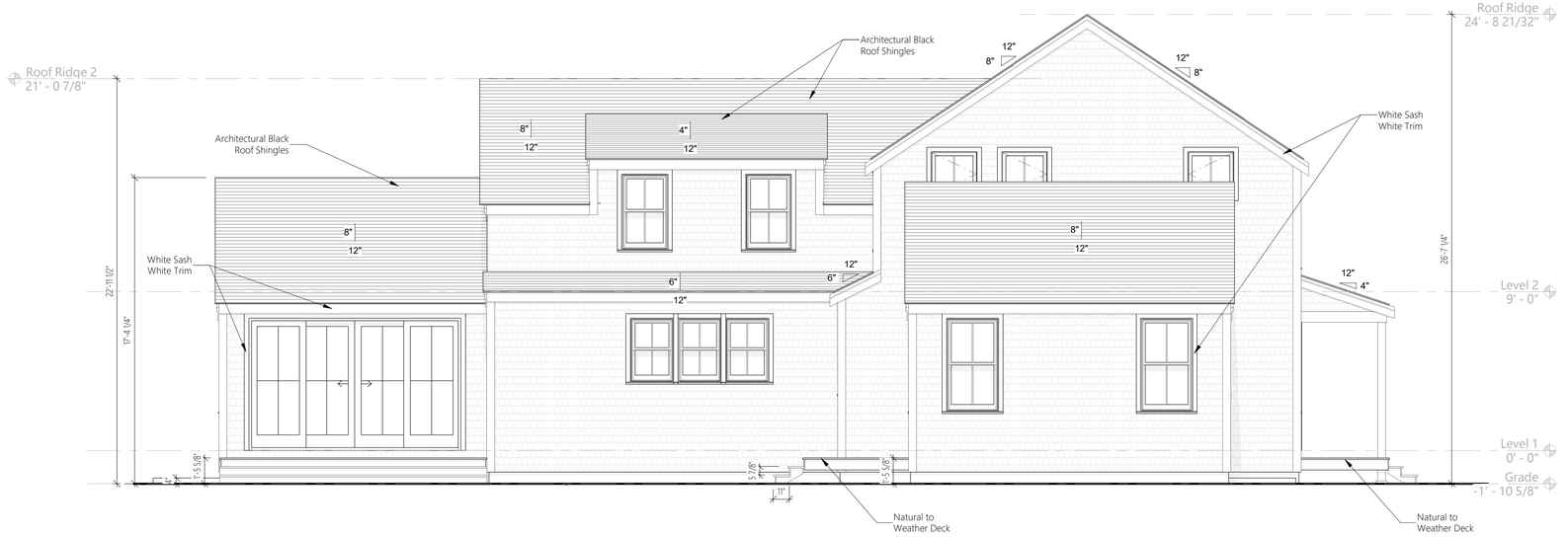
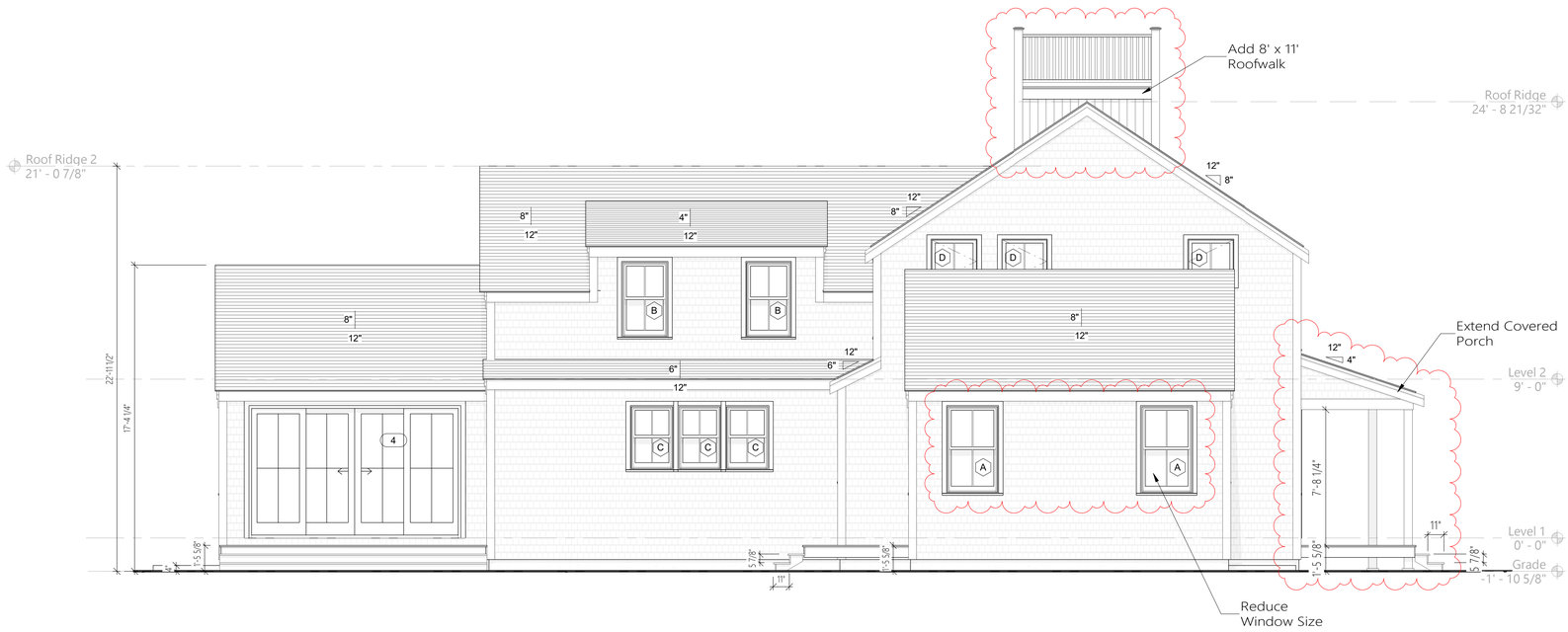


1 Previously Approved South Elevation

1/4" = 1'-0"



2 Proposed South Elevation

1/4" = 1'-0"

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Revisions

A.102

Scale 1/4" = 1'-0"

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1 **Previously Approved North Elevation**
1/4" = 1'-0"

2 **Proposed North Elevation**
1/4" = 1'-0"

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11.19.2023

Revisions

A.103

Scale 1/4" = 1'-0"

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1 **Previously Approved West Elevation**
1/4" = 1'-0"



2 **Proposed West Elevation**
1/4" = 1'-0"

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Revisions

A.104

Scale 1/4" = 1'-0"

11/20/2023 6:01:41 PM

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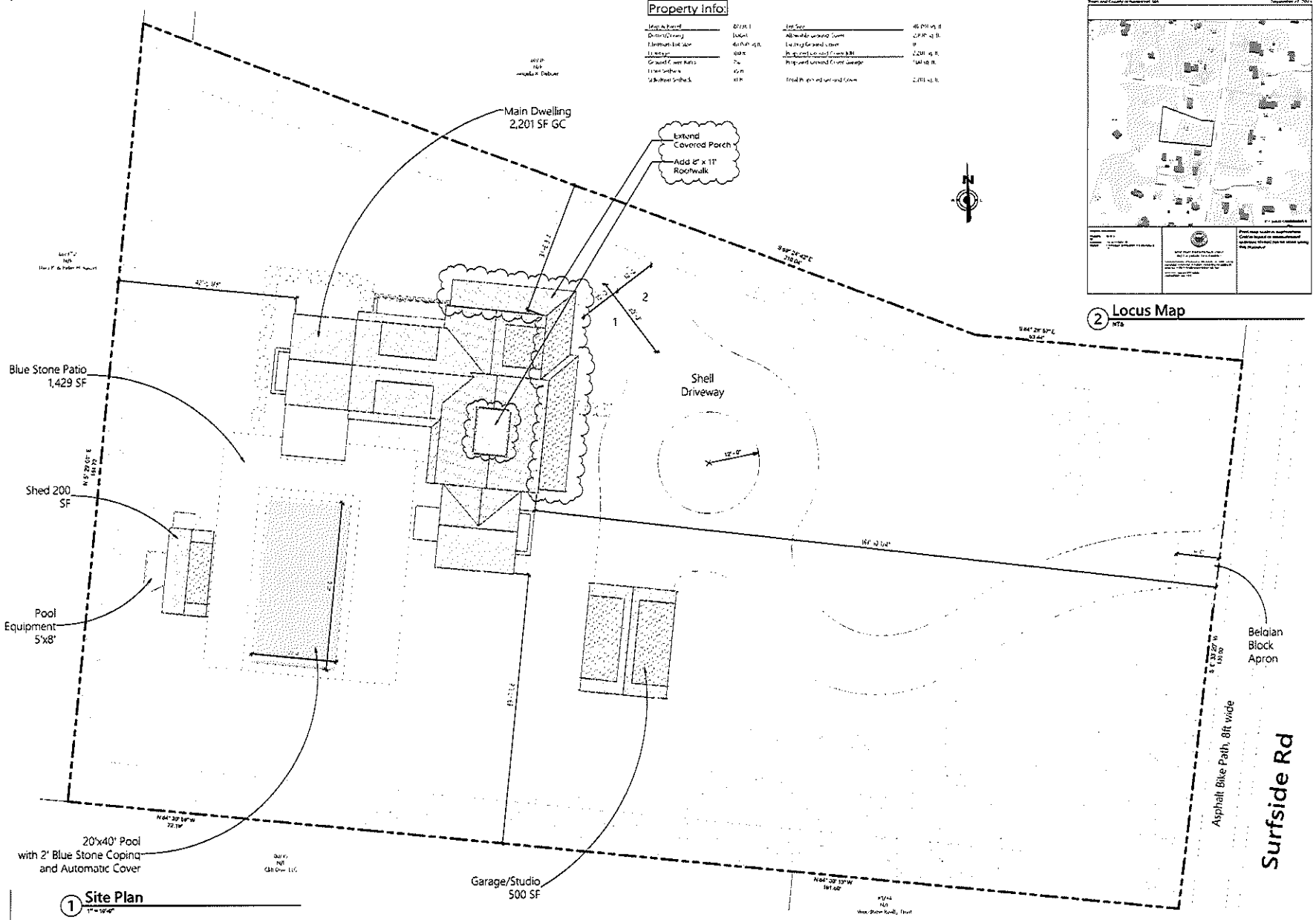
Property Info:



1 Site Plan

2 Locus Map

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Site Plan

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Revisions

C.101

Scale As indicated

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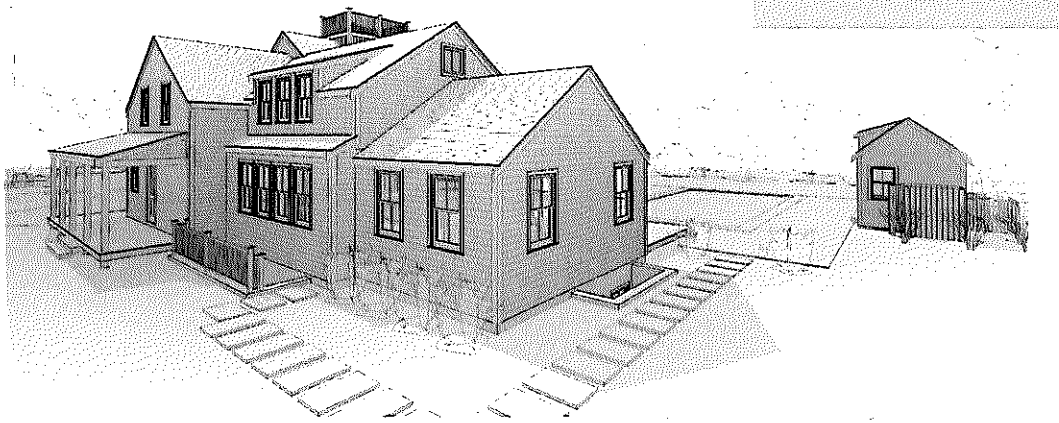
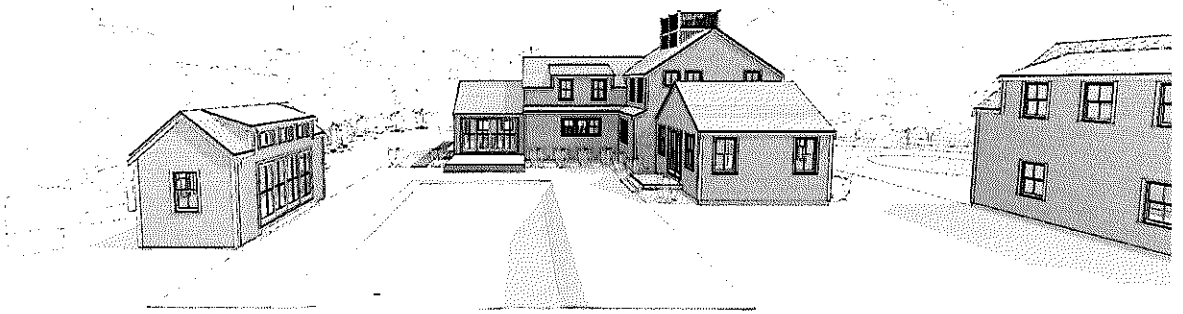
1 3D View 3



2 3D View 2



3 3D View 1

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Site - 3D Views

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Revisions

C.102

Scale

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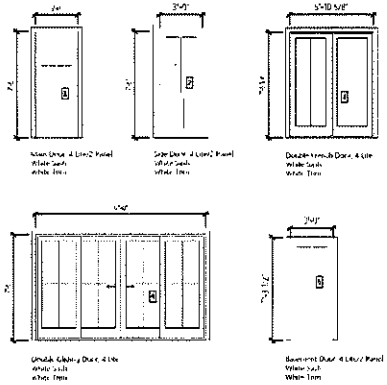
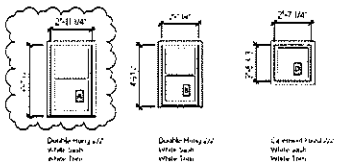


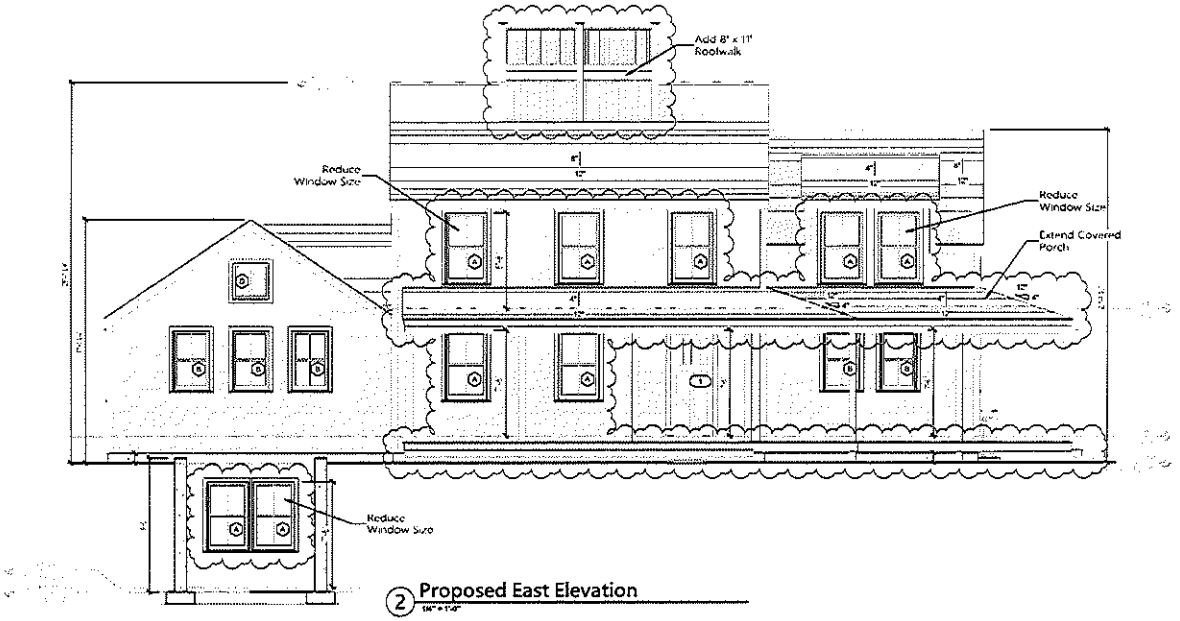
Door Schedule



Window Schedule



1 Previously Approved East Elevation



2 Proposed East Elevation

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A.101

Scale 1/4" = 1'-0"

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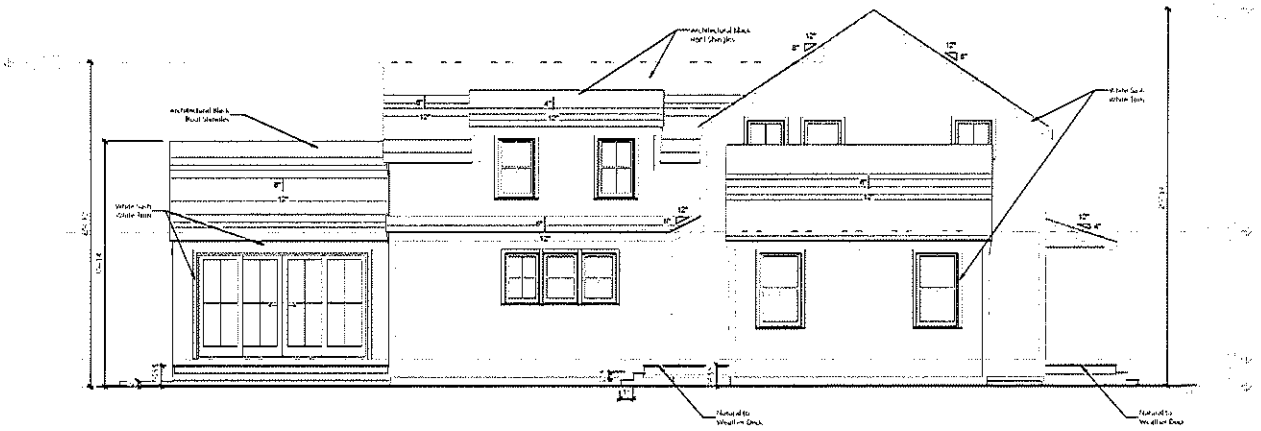
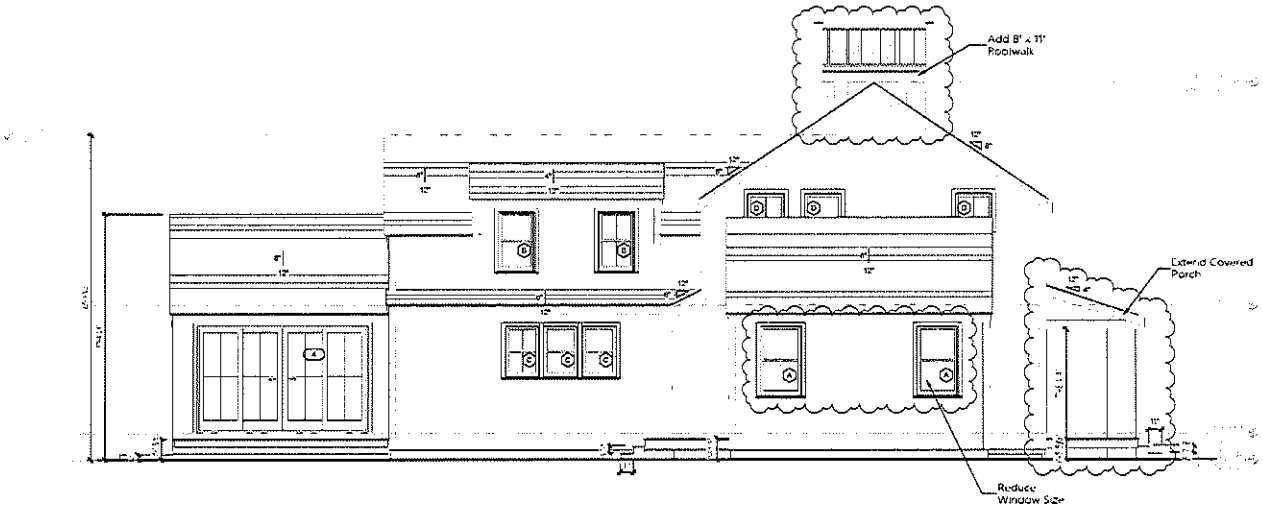


1 Previously Approved South Elevation



2 Proposed South Elevation

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Exterior Elevations - South

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Date

11.19.2023

Revisions

A.102

Scale 1/4" = 1'-0"

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1 Previously Approved North Elevation



2 Proposed North Elevation

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Exterior Elevations - West

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A.103

Scale 1/4" = 1'-0"

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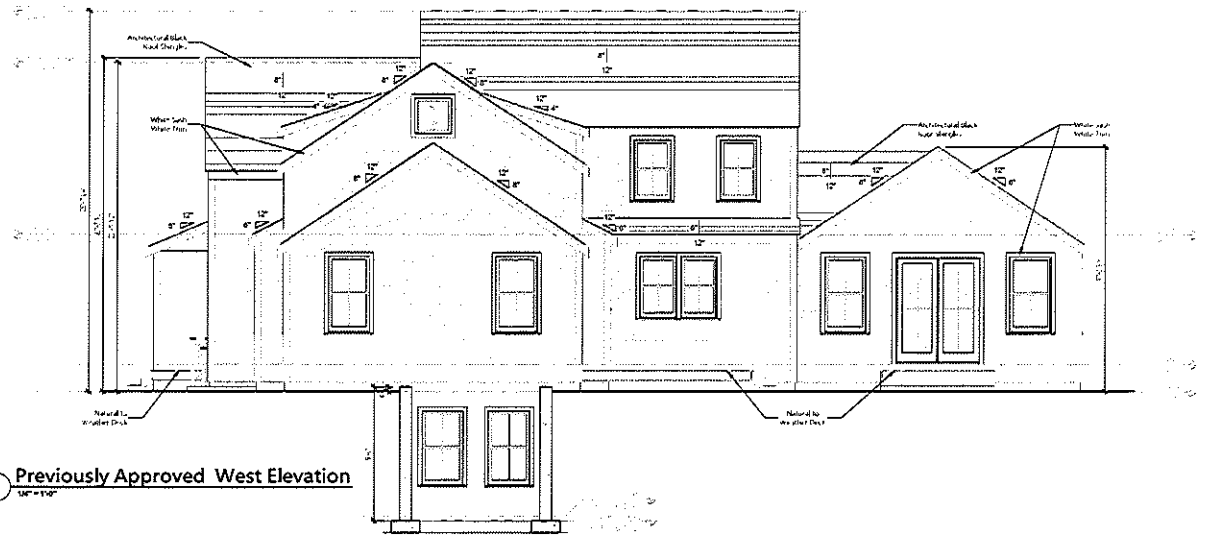
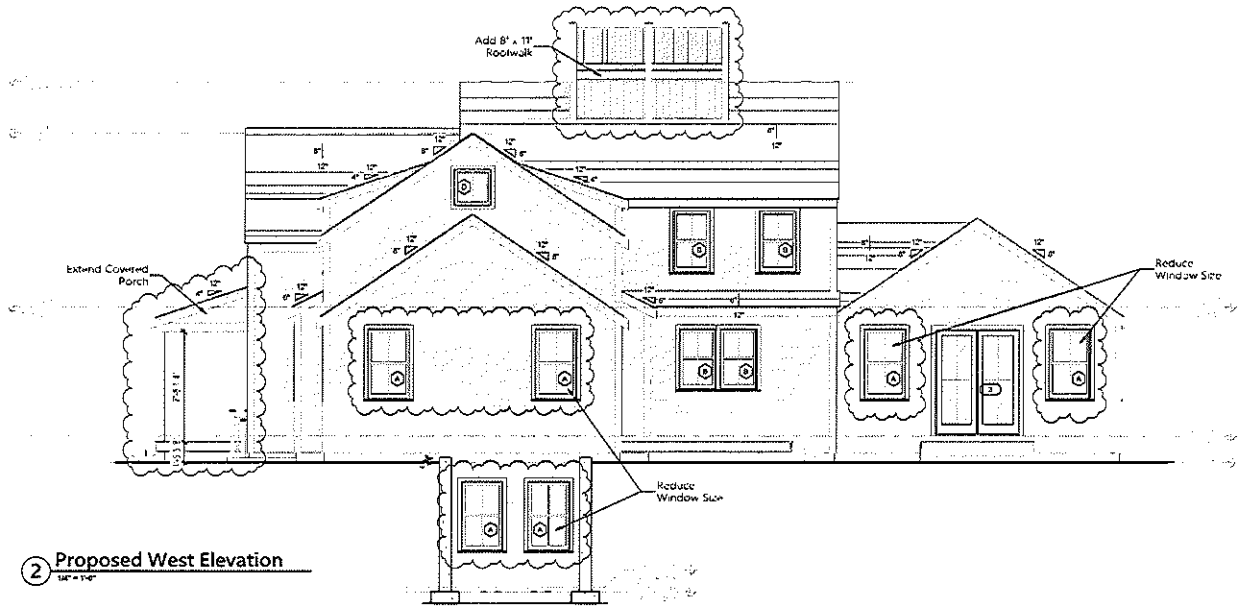


1 Previously Approved West Elevation



2 Proposed West Elevation

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Exterior Elevations - North

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Grand total: 6

Date

11.19.2023

Revisions

A.104

Scale 1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 100

Street & Number of Proposed Work: 122 Main st.

Owner of record: Totalli Christopher G & Kimberly R Tr.

Mailing Address: 3 Margaret Lane, Larchmont NY 10538

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741 Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: jury@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Fenestration & 2nd fl. deck addition

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 545F ☐ 1st floor ☒ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Revise fenestration on South elev.
Added deck and door on West

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/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 No change Soffit (Overhang) _____ Corner boards _____ Frieze _____

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof As existing

Trim white Sash white Doors white

Deck NTW Foundation NTW Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

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STAFF

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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Tofalli Christopher G & Kimberly R Tr

STREET ADDRESS 122 Main St

MAP/PARCEL 42.3.3/100

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Juraj Bencat — 11/20/2023

Signature — Date

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

122 Main St.

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

Property Info:

Map & Parcel:	42.3.3/100	Lot Size:	4,717 sq. ft.
District/Zoning:	ROH	Allowable Ground Coverage:	1,886.8 sq. ft.
Minimum Lot Size:	5,000 sq.ft.	Existing Ground Coverage:	1,763.82 sq. ft.
Frontage:	50 ft.	Proposed Ground Coverage Cottage:	sq. ft.
Ground Cover Ratio:	40%		
Front Setback:	0 ft.	Total Proposed Ground Coverage:	sq. ft.
Side/Rear Setback:	5 ft.		

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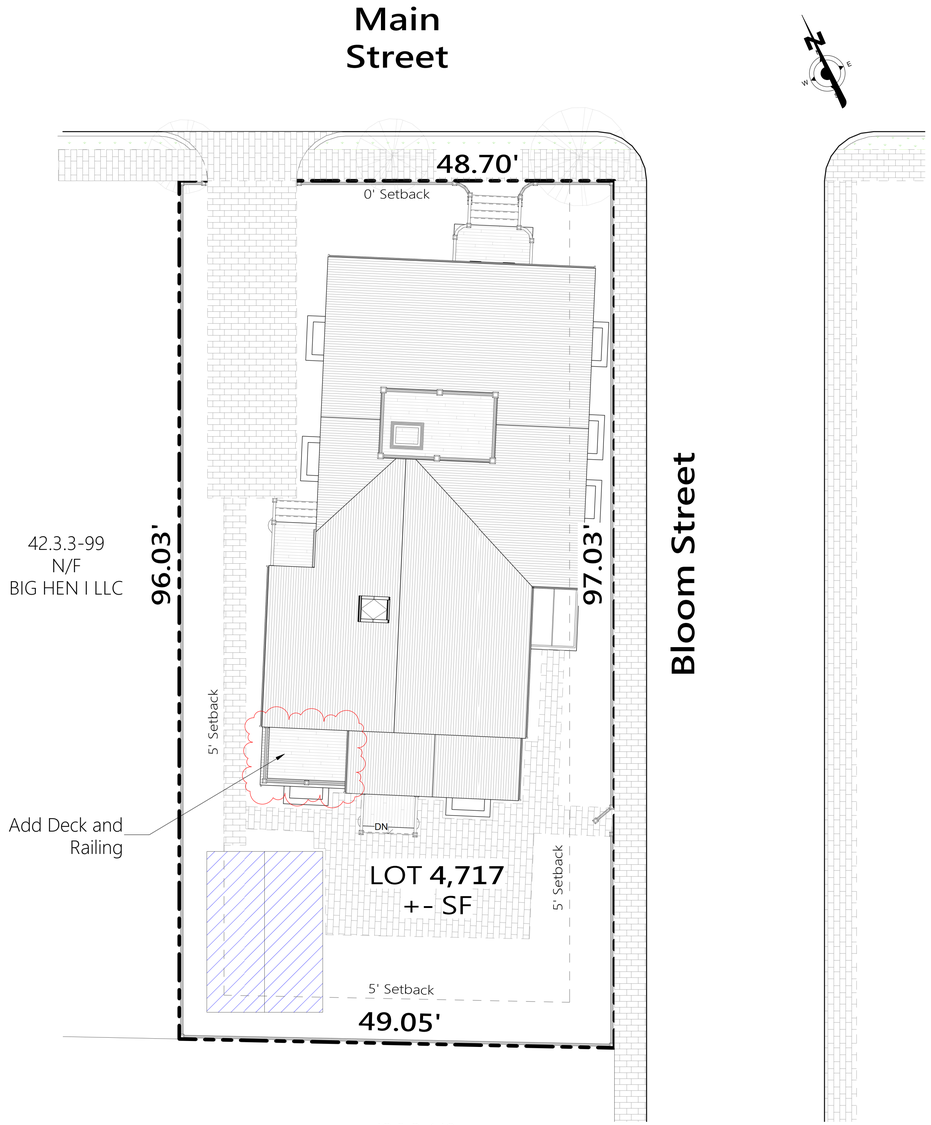
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



3 Front of the House (North Elevation)
NTS

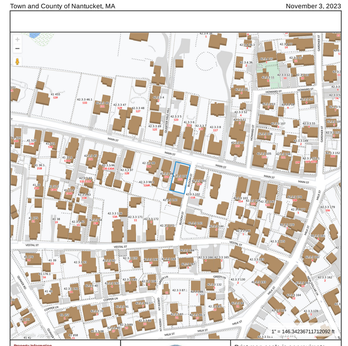


4 West Elevation of the House
NTS



1 Site Plan
1/8" = 1'-0"

Town and County of Nantucket, MA — November 3, 2023



2 Locus Map
NTS



5 Back of the House (South Elevation)
NTS



6 Bloom Street View (South-East Elevation)
NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Tofalli CG & Kimberly R TR - Residence

122 Main Street,,
Nantucket, MA 02554

Sheet

Site Plan

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
A.101 1st Floor Plans
A.102 2nd Floor Plans
Grand total: 5

Date
11.07.2023

Revisions

C.101

Scale As indicated

11/7/2023 11:28:46 PM

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1 Existing North Elevation
3/16" = 1'-0"



2 Existing West Elevation
3/16" = 1'-0"



3 North Elevation - No Changes
1/4" = 1'-0"



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

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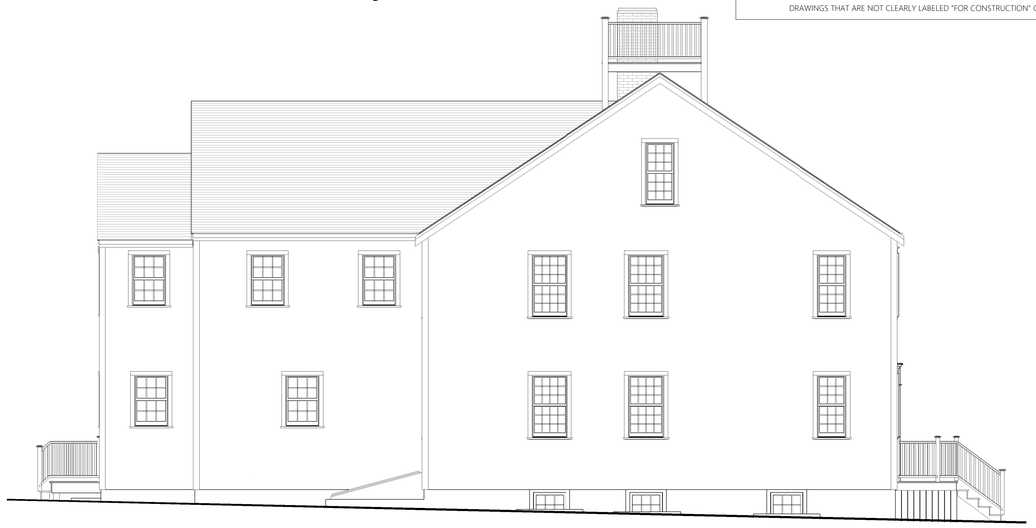
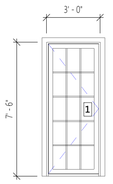
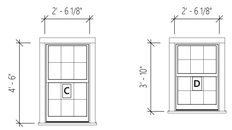


2 Existing East Elevation
3/16" = 1'-0"



Side Door, 15 Lite
White Sash
White Trim

Door Schedule
1/4" = 1'-0"



Double Hung 6/6
White Sash
White Trim

Double Hung 6/6
White Sash
White Trim

Window Schedule
1/4" = 1'-0"



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



4 East Elevation - No Changes
1/4" = 1'-0"

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Tofalli CG & Kimberly
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122 Main Street.,
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11.07.2023

Revisions

A.202

Scale As indicated

11/7/2023 11:28:42 PM

HDC Submission Only - Not For Construction

Property Info:

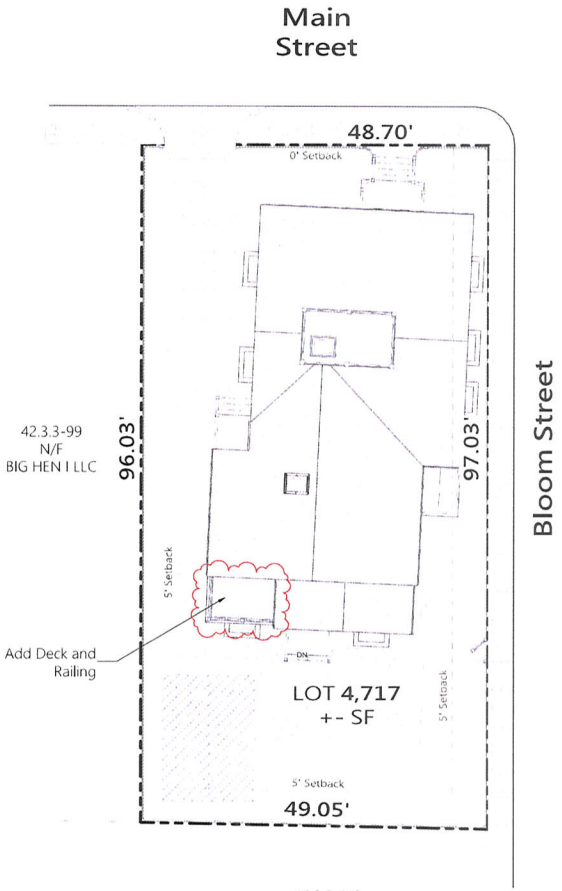
Map & Parcel	42.3.1/80	Lot Size	4,717 sq ft
District/Zone	B/H	Allowable Ground Coverage	1886.8 sq ft
Minimum Lot Size	5000 sq ft	Existing Ground Coverage	1763.82 sq ft
Frontage	50 ft	Proposed Ground Coverage Change	sq ft
Ground Cover Ratio	40%		
Front Setback	0 ft	Total Proposed Ground Coverage	sq ft
Side/Rear Setback	5 ft		



3 Front of the House (North Elevation)
NTS



4 West Elevation of the House
NTS



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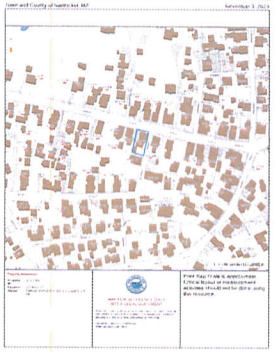

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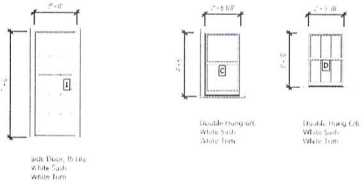

Door Schedule
1/4" = 1'-0"

Window Schedule
1/4" = 1'-0"



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1/4" = 1'-0"

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As indicated

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link Permitting & Design

AS AGENT FOR C. Krueger & P. Krueger

STREET ADDRESS 4 Weweeder Avenue

MAP/PARCEL 80/102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/23/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Victoria Ewing 10/23/23

Signature Date

To Whom it May Concern:

We, Charles E. Krueger and Pamela J. Krueger, Trustees of the Four Weweeder Realty Trust,

*Give permission for **Victoria Ewing** c/o link permitting and design to expedite all regulatory approvals in regard to 4 Weweeder Avenue.*

Charles and Pamela Krueger
Trustees of Four Weweeder Realty Trust
October 20, 2023

If questions please contact us at pkck141@gmail.com or 203-898-1514

Victoria Ewing <link02554@gmail.com> Sat, Oct 21, 2023 at 10:56 AM
To: J Pepper Frazier II <pepper@jpfco.com>
Cc: Courtney Cotter <courtney.cotter@gmail.com>

Thank you, you too!
[Quoted text hidden]

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°: 80 PARCEL N°. 102

Street & Number of Proposed Work: 4 Wenneeser Avenue

Owner of record: Charles & Pamela Krueger

Mailing Address: 604 S. Washington Sq Apt 2917
Philadelphia, PA 19106

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LNR Permitting & Design

Mailing Address: PO Box 1001
Nantucket, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LNR02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1076SF+/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 400SF+/- Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North 24' South 24' East 24' West 24'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ROTATE DIRECTION
No Change IN ELEVATIONS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/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 _____ No Change

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Sketch Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash No Change Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/23/23 Signature of owner of record _____ Signed under penalties of perjury



Property Information

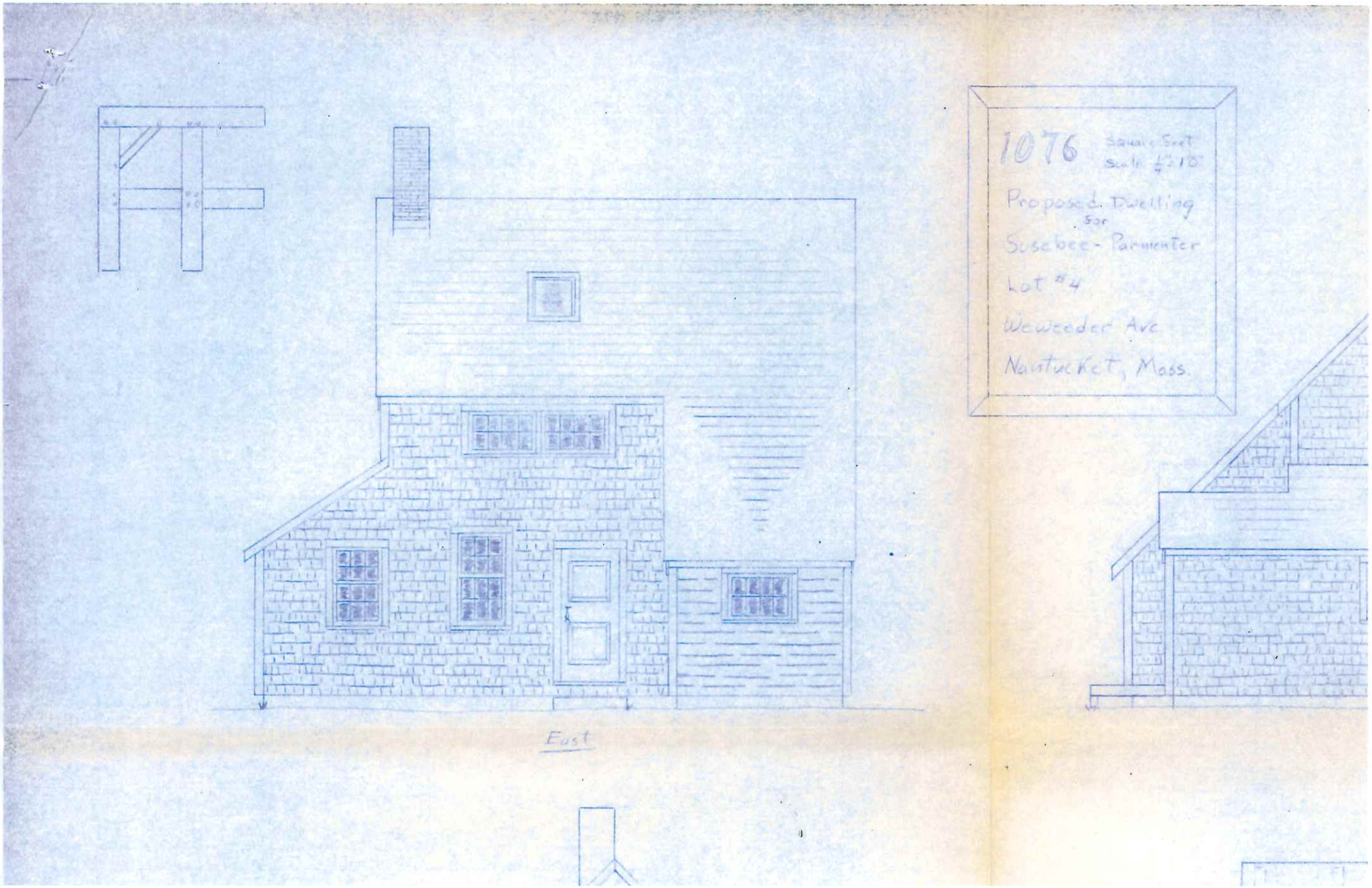
Property ID	80 102
Location	4 WEWEEDER AV
Owner	KRUEGER CHARLES E & PAMELA J TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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


1076 Square Feet
Scale 1/4" = 1'0"
Proposed Dwelling
for
Susebee - Parmenter
Lot #4
Weweeder Ave
Nantucket, Mass.
East

1076 Square Feet
Scale 1/8"=1'0"

Proposed Dwelling
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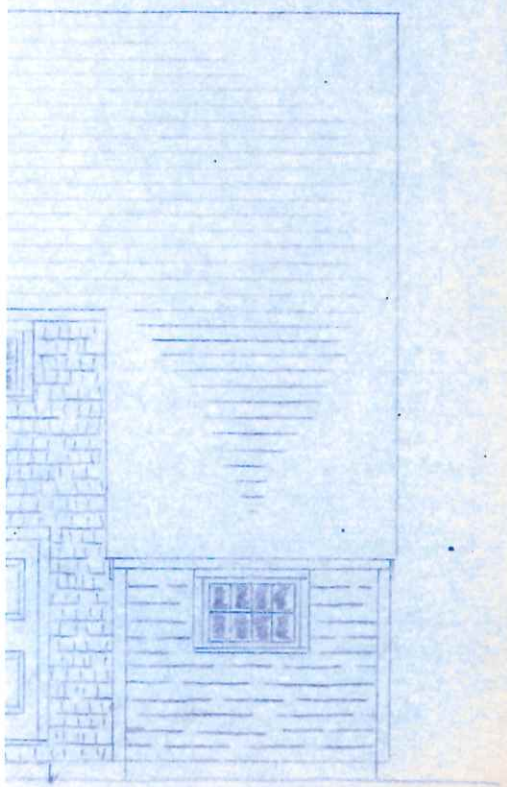
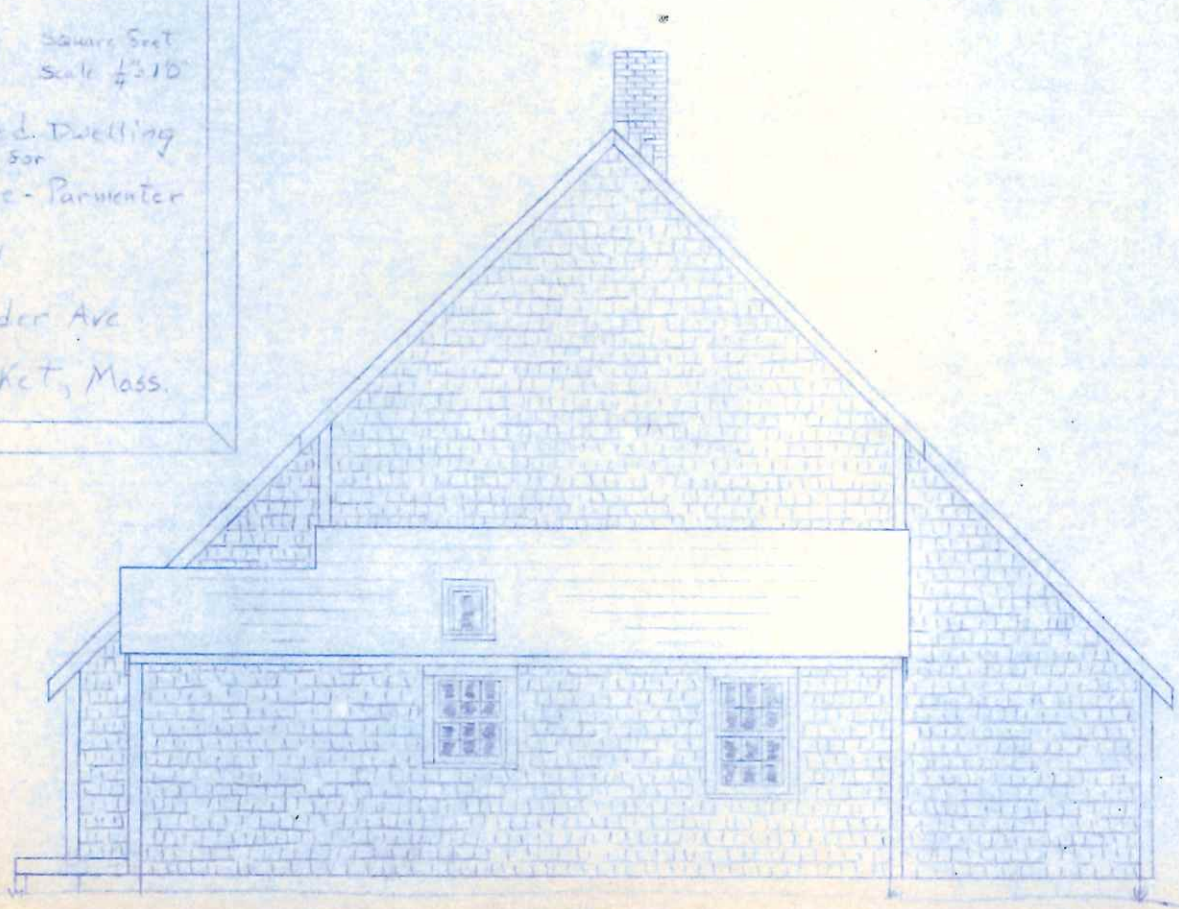
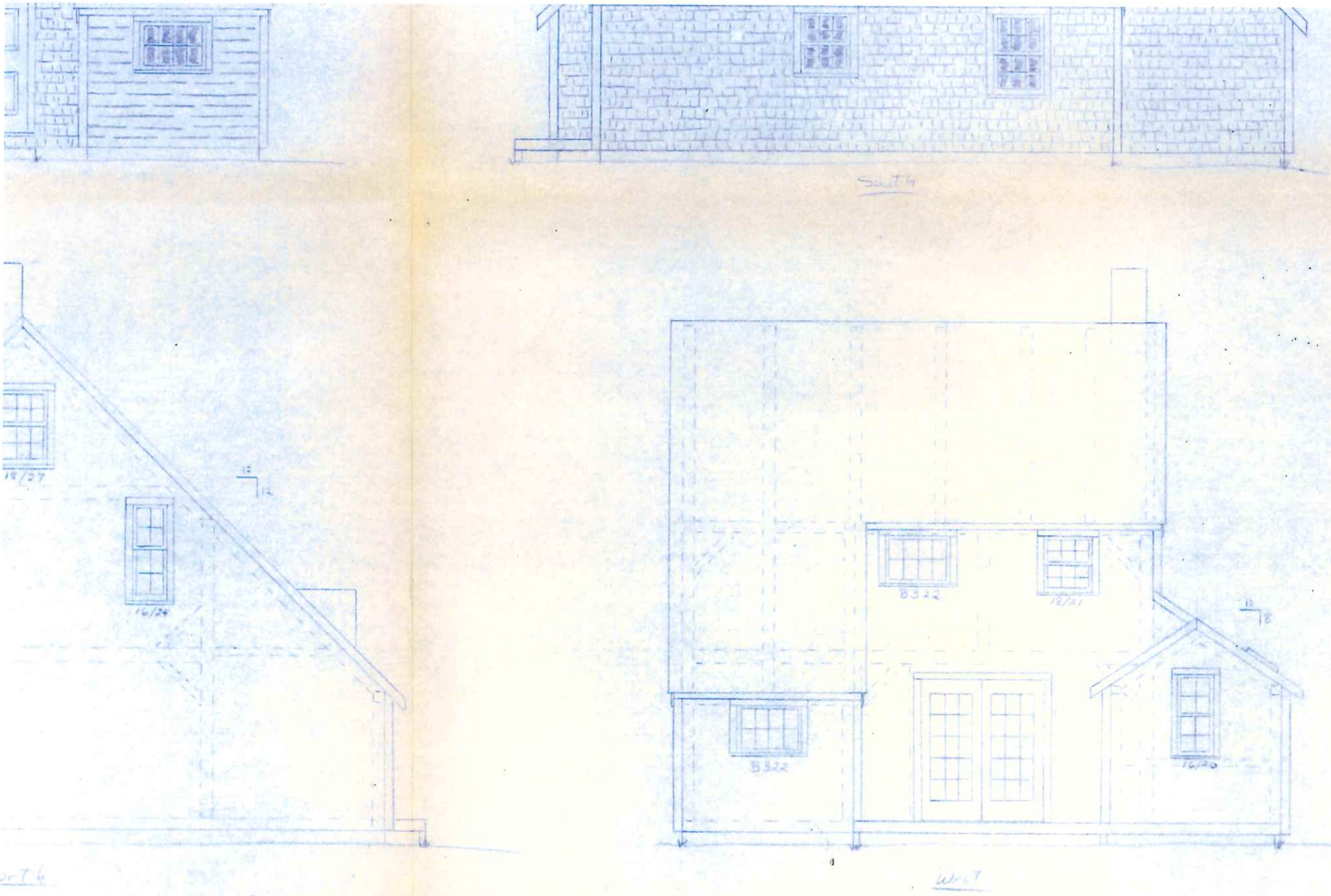
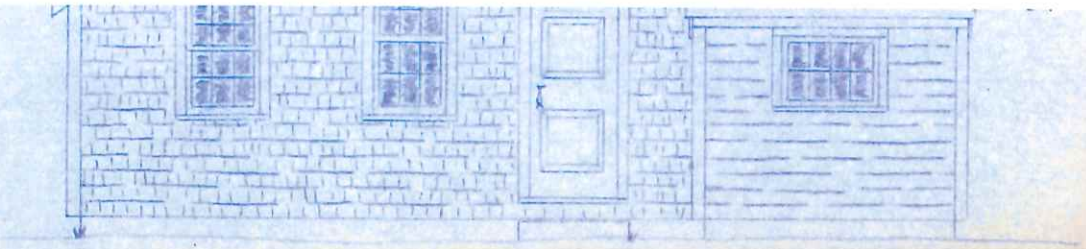


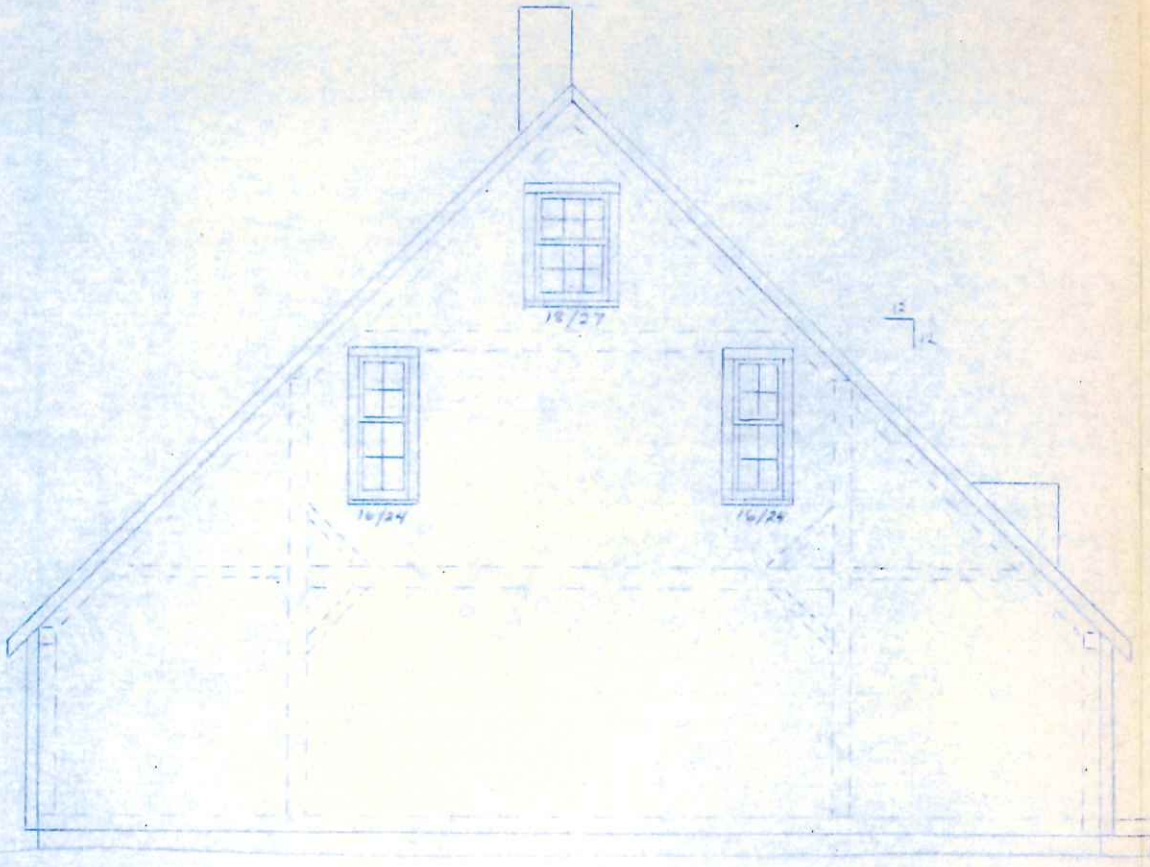


South

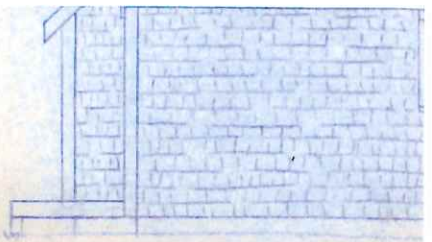

South
B322
16/21
B322
16/20
West



East



North





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2 Fairgrounds Road
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COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link Permitting & Design

AS AGENT FOR C. Krueger & P. Krueger

STREET ADDRESS 4 Newfielder Avenue

MAP/PARCEL 80/102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/23/23

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Victoria Ewing 10/23/23

Signature Date

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PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 102

Street & Number of Proposed Work: 4 WENEEDER AVENUE

Owner of record: CHARLES & PAMELA KRUEGER

Mailing Address: 604 S. WASHINGTON SQ. APT 2917
PHILADELPHIA, PA 19106

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK PERMITTING & DESIGN

Mailing Address: PO BOX 1084
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. MINE ON LOT
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' 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 13' South 13' East 13' West 13'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REMODEL AND FINISH ONCE MOVED ON LOT
ODS @ SOUTH, RAMP, LANDING

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers
ORANY/SLAB

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

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

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

Fence: Height: 6' (6/1)
Type: ODS ENCLOSURE NTW
Length: 6'x8'

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 1X8 Soffit (Overhang) _____ Corner boards 1X8 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other ANDERSEN 6/6 400 SERIES
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ↑

Doors* (type and material): ☐ TDL ☑ SDL Front 9LT 2PANEL Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways STEEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW NCS Clapboard (if applicable) _____ Roof MORE BLACK
Trim NTW CEDAR Sash WHITE Doors WHITE
Deck NTW MAHOGANY Foundation GRAY Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/23/23 Signature of owner of record _____ Signed under penalties of perjury

To Whom it May Concern:

We, Charles E. Krueger and Pamela J. Krueger, Trustees of the Four Weweeder Realty Trust,

*Give permission for **Victoria Ewing** c/o link permitting and design to expedite all regulatory approvals in regard to 4 Weweeder Avenue.*

Charles and Pamela Krueger
Trustees of Four Weweeder Realty Trust
October 20, 2023

If questions please contact us at pkck141@gmail.com or 203-898-1514

Victoria Ewing <link02554@gmail.com> Sat, Oct 21, 2023 at 10:56 AM
To: J Pepper Frazier II <pepper@jpfco.com>
Cc: Courtney Cotter <courtney.cotter@gmail.com>

Thank you, you too!
[Quoted text hidden]



Property Information

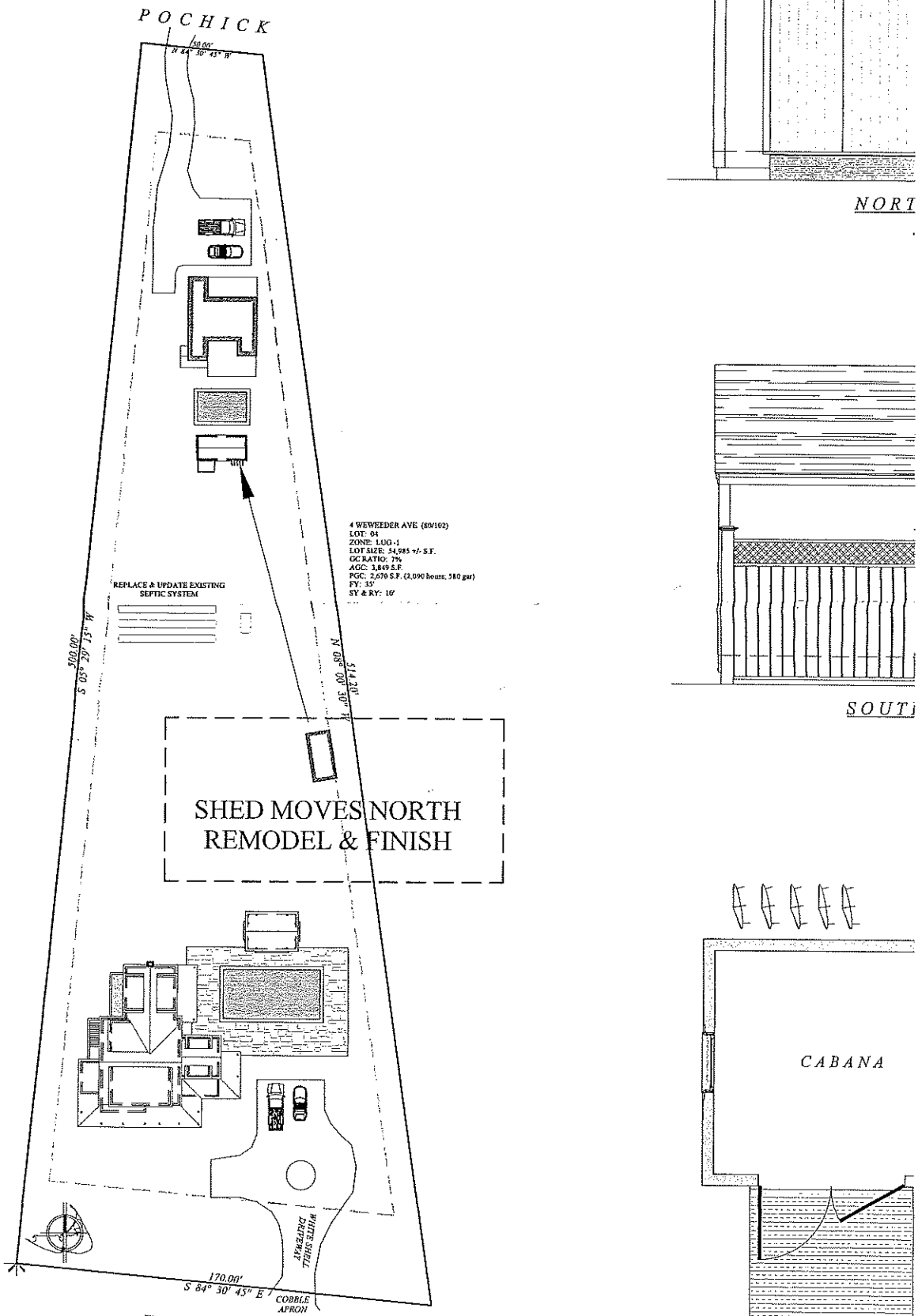
Property ID	80 102
Location	4 WEWEEDER AV
Owner	KRUEGER CHARLES E & PAMELA J TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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

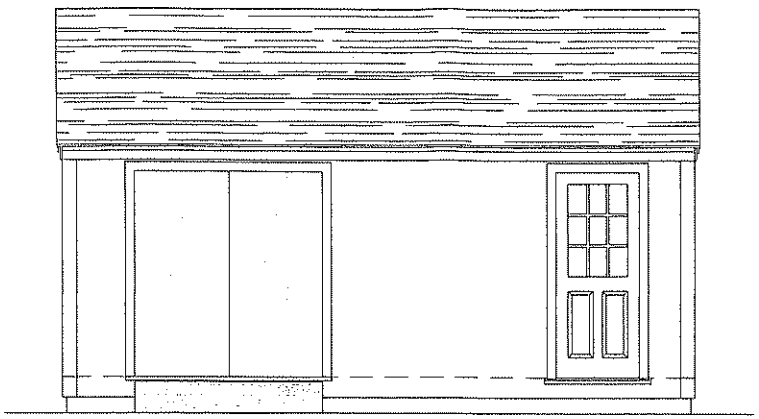

POCHICK
50.00'
N 84° 30' 45" W
4 WEWEEDER AVE (80/102)
LOT: 04
ZONE: LUG-1
LOT SIZE: 54,985 +/- S.F.
GC RATIO: 7%
AGC: 3,849 S.F.
PGC: 2,670 S.F. (2,090 house, 580 gar)
FY: 35'
SY & RY: 10'
REPLACE & UPDATE EXISTING SEPTIC SYSTEM
500.00'
S 05° 29' 15" W
N 08° 00' 30" W
514.20'
SHED MOVES NORTH
REMODEL & FINISH
WHITE SHELL DRIVEWAY
170.00'
S 84° 30' 45" E
COBBLE APRON
WEWEEDER

NORT

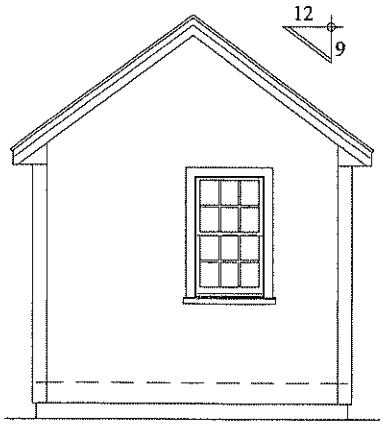
SOUT

CABANA

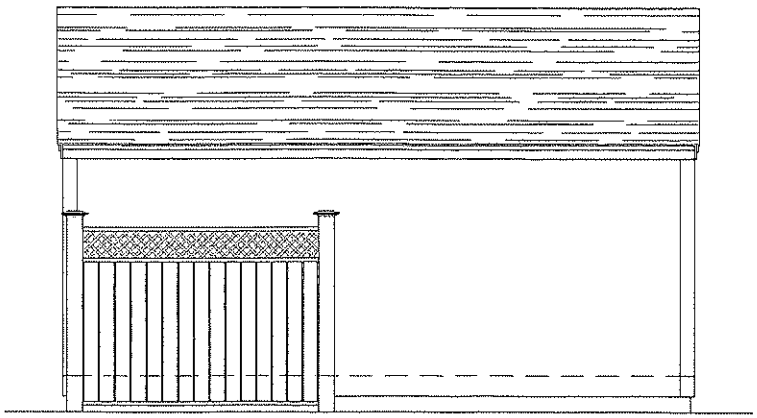
H.D.C. SUBMISSION



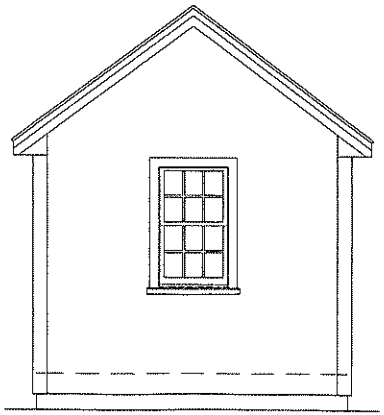
NORTH ELEVATION
facing cottage



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

1

MAP - 80
PCL - 102

SALTY KISSES LLC - CABANA/SHED
4 WEWEEDER
NANTUCKET, MA

2023
PRINT DATE

ELEVATIONS; PLAN; SITE; LOCUS
SCALE: 1/4" = 1'-0"; 1" = 40'-0"
DATE: 09-29-23

these designs are the property of brookmeeberg-st designs and may not be copied without the

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

REVISIONS

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

ELEVATIONS, PLAN
SCALE 1/4" = 1'-0"
DATE 09-29-23

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link Permitting & Design

AS AGENT FOR C. Krueger & P. Krueger

STREET ADDRESS 4 Wheeler Avenue

MAP/PARCEL 80/102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/23/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Victoria Ewing 10/23/23

Signature Date

To Whom it May Concern:

We, Charles E. Krueger and Pamela J. Krueger, Trustees of the Four Weweeder Realty Trust,

*Give permission for **Victoria Ewing** c/o link permitting and design to expedite all regulatory approvals in regard to 4 Weweeder Avenue.*

Charles and Pamela Krueger
Trustees of Four Weweeder Realty Trust
October 20, 2023

If questions please contact us at pkck141@gmail.com or 203-898-1514

Victoria Ewing <link02554@gmail.com> Sat, Oct 21, 2023 at 10:56 AM
To: J Pepper Frazier II <pepper@jpfco.com>
Cc: Courtney Cotter <courtney.cotter@gmail.com>

Thank you, you too!
[Quoted text hidden]

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°: 80 PARCEL N°. 102

Street & Number of Proposed Work: 4 WENEGEOR AVENUE

Owner of record: CHARLES & PAMELA KRAEGER

Mailing Address: 1004 S WASHINGTON SQ APT 2917
PHILADELPHIA, PA 19106

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK PERMITTING & DESIGN

Mailing Address: PO BOX 01064
NANTUCKET, MA 02554

Contact Phone #(508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 20' Sq. Footage ~~1st floor~~: 240SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 12'x20' plunge pool W/ AUTOMATIC COVER

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

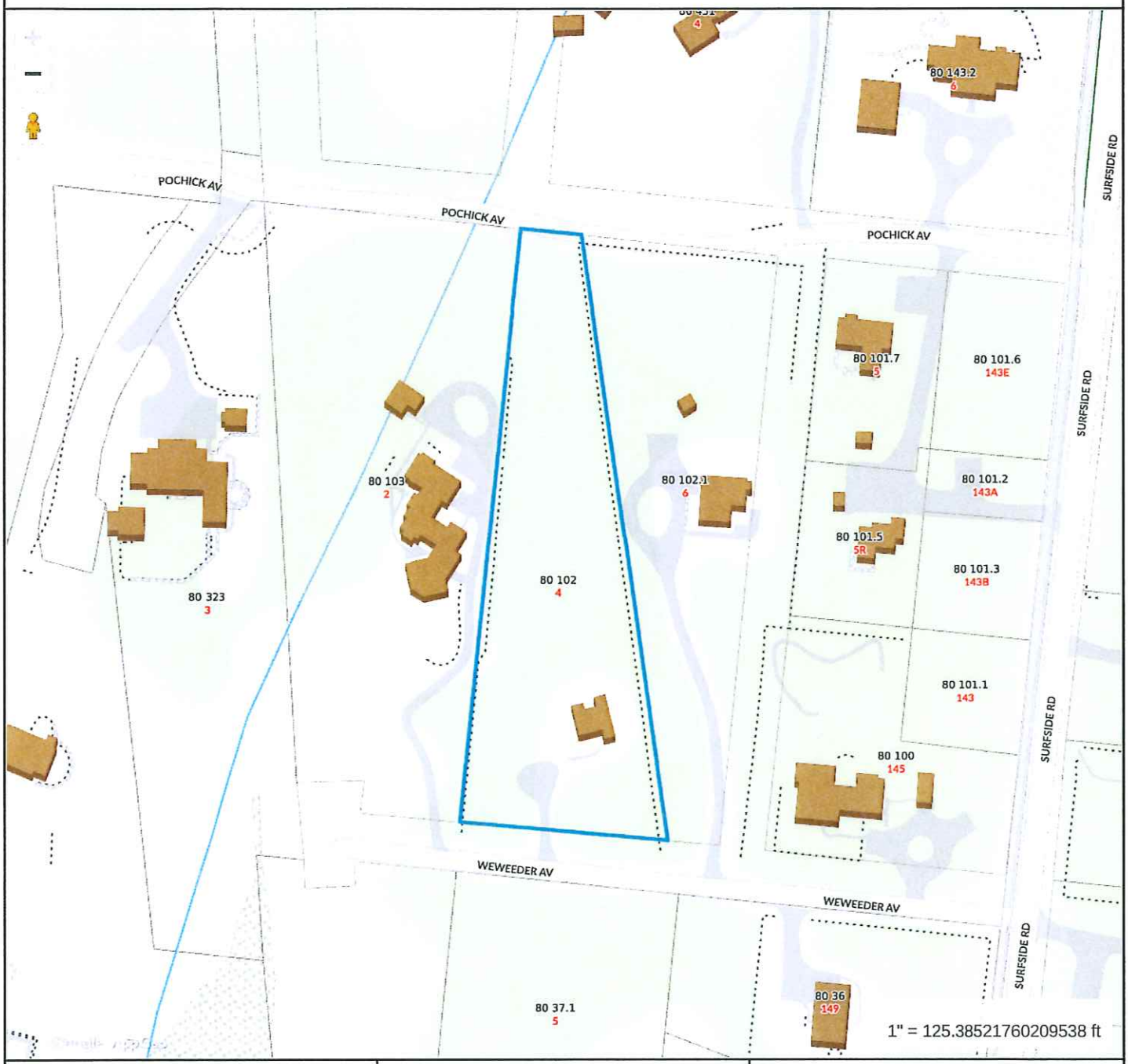
COLORS

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

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/23/23 Signature of owner of record _____ Signed under penalties of perjury



Property Information

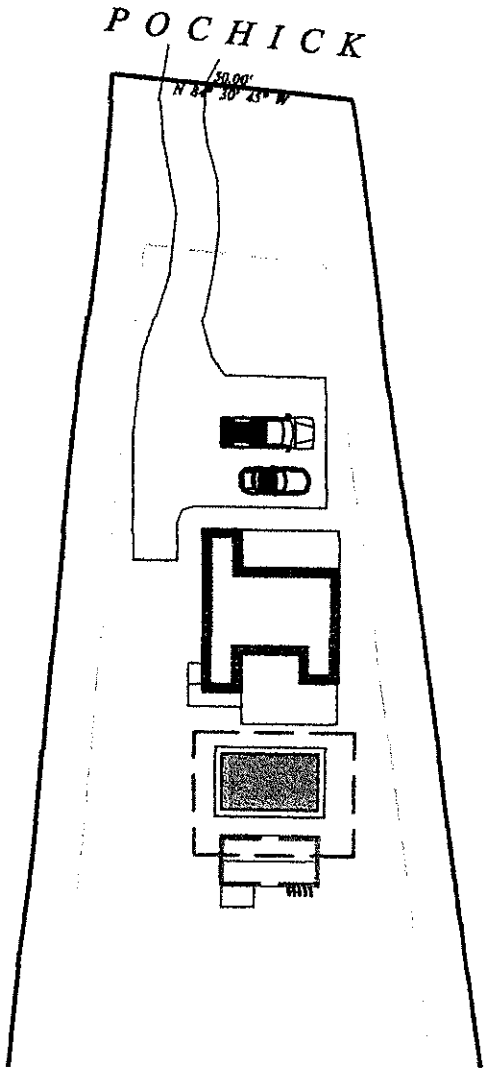
Property ID	80 102
Location	4 WEWEEDER AV
Owner	KRUEGER CHARLES E & PAMELA J TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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



4 WEWEEDER AVE (80/102)
LOT: 04
ZONE: LUG-1
LOT SIZE: 54,085 +/- S.F.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link Performing Design

AS AGENT FOR 9 Thirty Acres Lane LLC

STREET ADDRESS 9 Thirty Acres Ln.

MAP/PARCEL 67 / 115.7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 11/20/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Victoria P Ewing 11/20/23

Signature Date

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°: 67 PARCEL N°. 115.7

Street & Number of Proposed Work: 9 Thirty Acres Ln.

Owner of record: 9 Thirty Acres Lane LLC

Mailing Address: 28 State Street

Boston, MA 02109

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK Permitting & Design

Mailing Address: PO Box 1001

Nantucket, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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

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: 6' (5/1)

Type: NTW CEDAR BOARD/LATTICE

Length: 238' +/-

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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

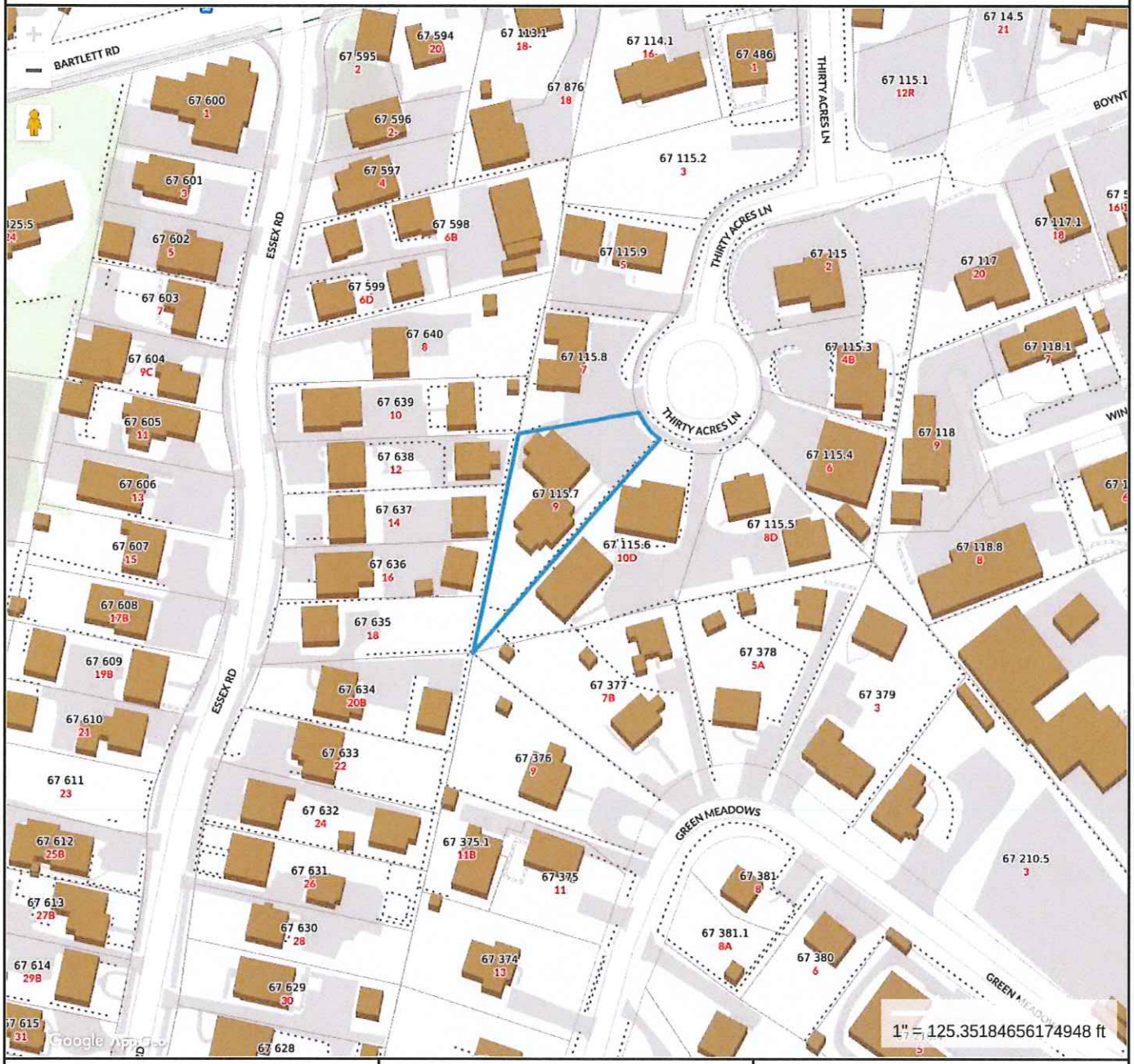
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW CEDAR Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record _____ Signed under penalties of perjury



Property Information

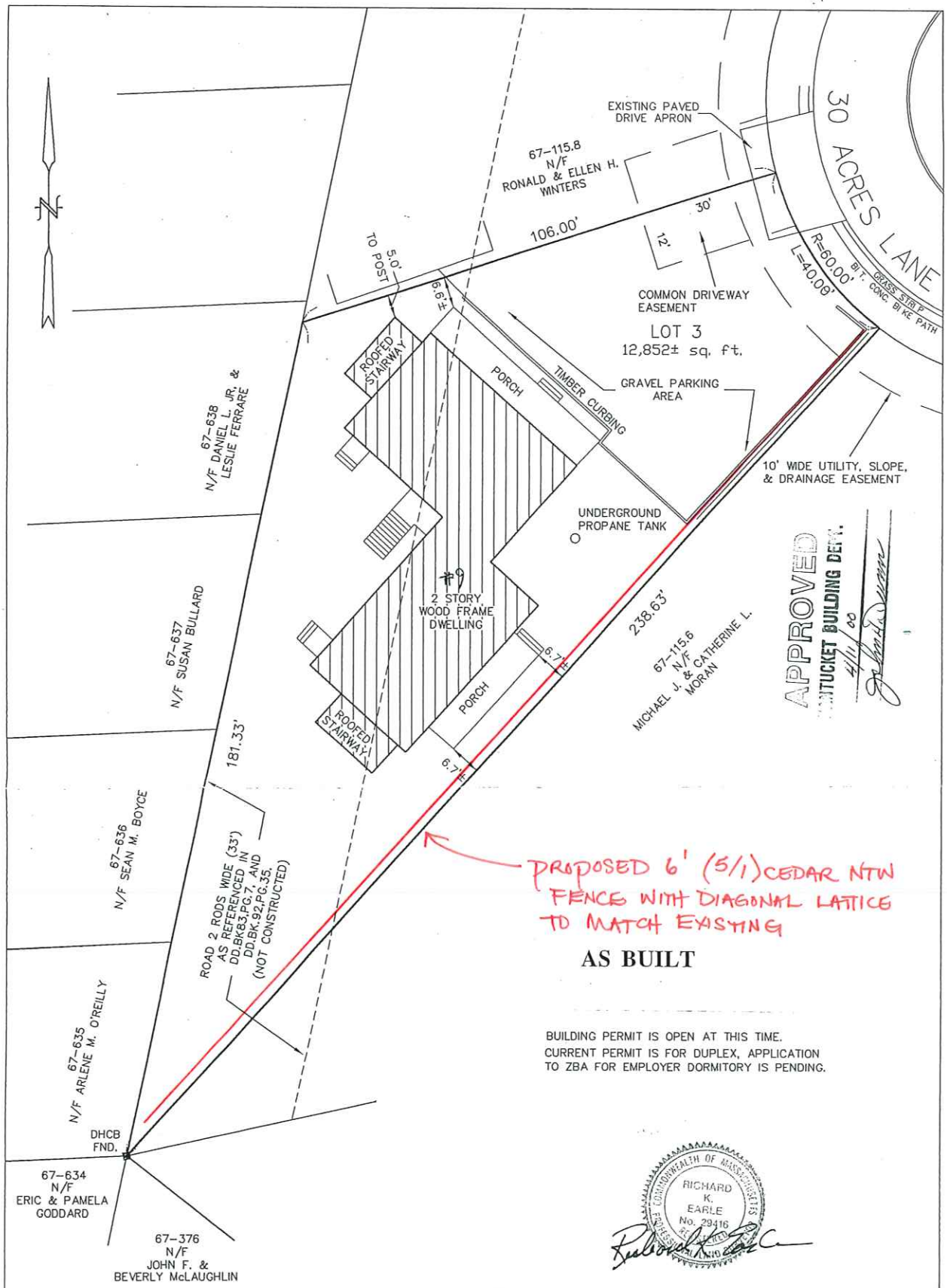
Property ID	67 115.7
Location	9 THIRTY ACRES LN
Owner	9 THIRTY ACRES LANE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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



PROPOSED 6' (5/1) CEDAR NTW FENCE WITH DIAGONAL LATTICE TO MATCH EXISTING

AS BUILT

BUILDING PERMIT IS OPEN AT THIS TIME.
CURRENT PERMIT IS FOR DUPLEX, APPLICATION TO ZBA FOR EMPLOYER DORMITORY IS PENDING.

COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED LAND SURVEYOR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 7-2-92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B.225/34

ZONING CLASSIFICATION
DISTRICT: RC 2 = RESIDENTIAL COMMERCIAL 2
PUBLIC WELLHEAD RECHARGE
MINIMUM LOT SIZE = 5,000 Sq. FT.
MINIMUM FRONTAGE = 40 Ft.
FRONT YARD SETBACK = 20 FT.
REAR & SIDE LINE SETBACK = 5 FT.
MAX. GROUND COVER RATIO = 50%
EXISTING GROUND COVER RATIO = 20%

\\JOBS\N6162\ASBLT.DWG

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: 3/2/2000
DEED REFERENCE: DD.BK. 604/303
PLAN REFERENCE: PL.FILE 48-G
ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 115.7
PREPARED FOR:
H & L HOLDINGS, L.L.C.

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-6162

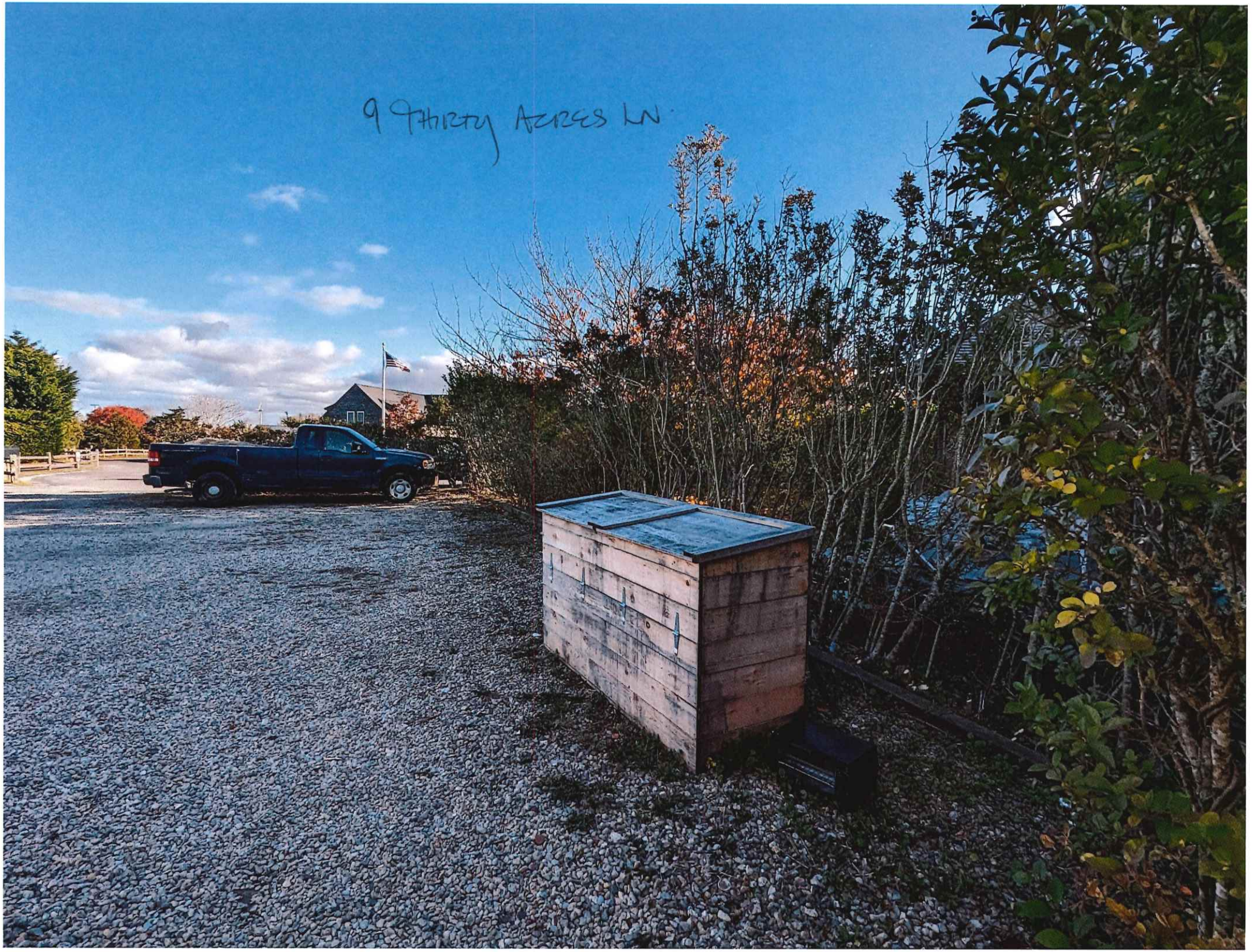


9
Thirty
Acres
Ln.


9 THIRTY ACRES LN.
NO PARKING



9
Thirty
Acres
Ln.


9 Thirty Acres Ln.


9 Hidden Acres Ln


9 Thirty Acres Ln
4WSR


9 Fathom Acres

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°: 67 PARCEL N°: 173.2

Street & Number of Proposed Work: 61 Fairgrounds, Lot D

Owner of record: 61 Fairgrounds LLC

Mailing Address: PO Box 585

Southborough, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 5083329654 E-mail: jwray@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2021-02-2986
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 60' Sq. Footage 1st floor: 1717SF Decks/Patio: Size: 4'x6' ☒ 1st floor ☐ 2nd floor
Width: 36' Sq. footage 2nd floor: 1277SF 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 27'7" South 27'7" East 27'7" West 27'7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Front - Adjust Ridge height, remove
2. South Elevation Dormers on E & W
3. West Elevation Revise fenestration, Add windows
4. North Elevation Align Roof eave w/ meeting rails

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8/12 Secondary Mass 8/12 Dormer 8/12 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 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8" Soffit (Overhang) — Corner boards 6" Frieze —
Window Casing 1x4 Door Frame 1x4, 1x6 Columns/Posts: Round ____ Square 6x6

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

Doors* (type and material): ☐ TDL ☒ SDL Front As approved Rear As approved Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Trim Nantucket Gray
Deck NTW
Clapboard (if applicable) _____
Sash White
Foundation Gray / NTW
Roof Charcoal Gray
Doors Hamilton Blue
Fence NTW Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record _____ Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS: 61 Fairgrounds Rd. - MH Lot D

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR 61 Fairgrounds LLC

STREET ADDRESS 61 Fairgrounds rd

MAP/PARCEL 67/173, 67/173.1, 67/173.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Juraj Bencat — 11/20/2023

Signature — Date

HDC Submission Only - Not For Construction

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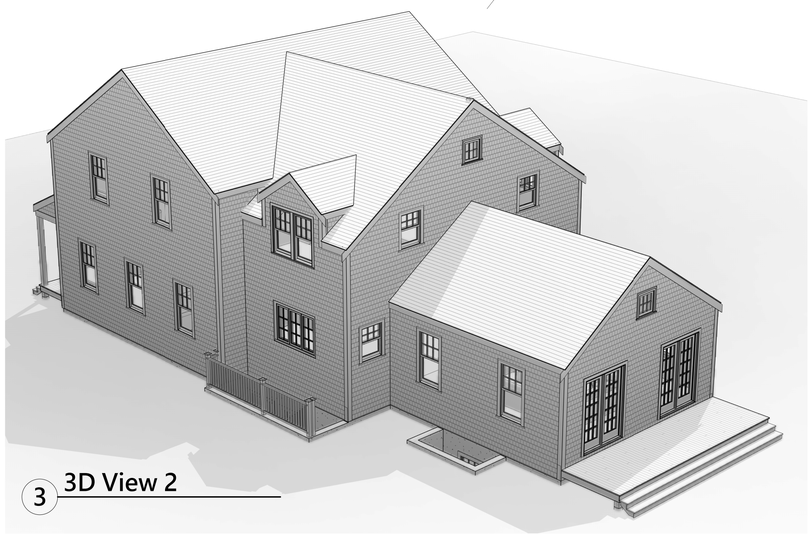
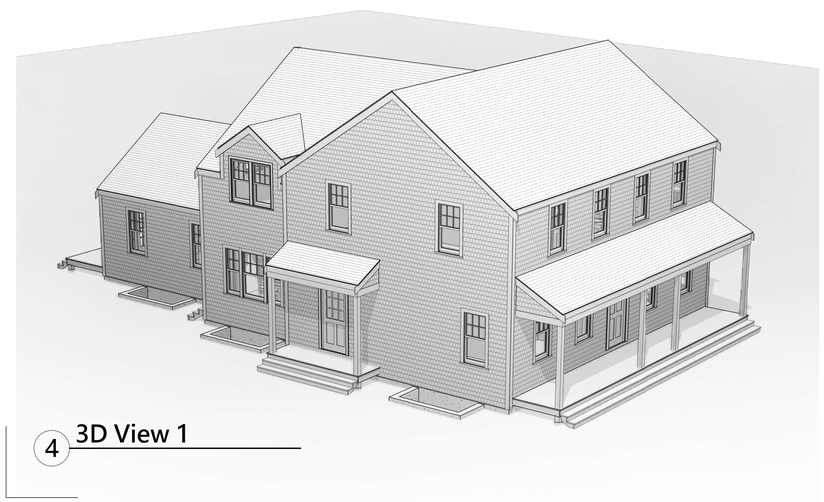
Property Info:

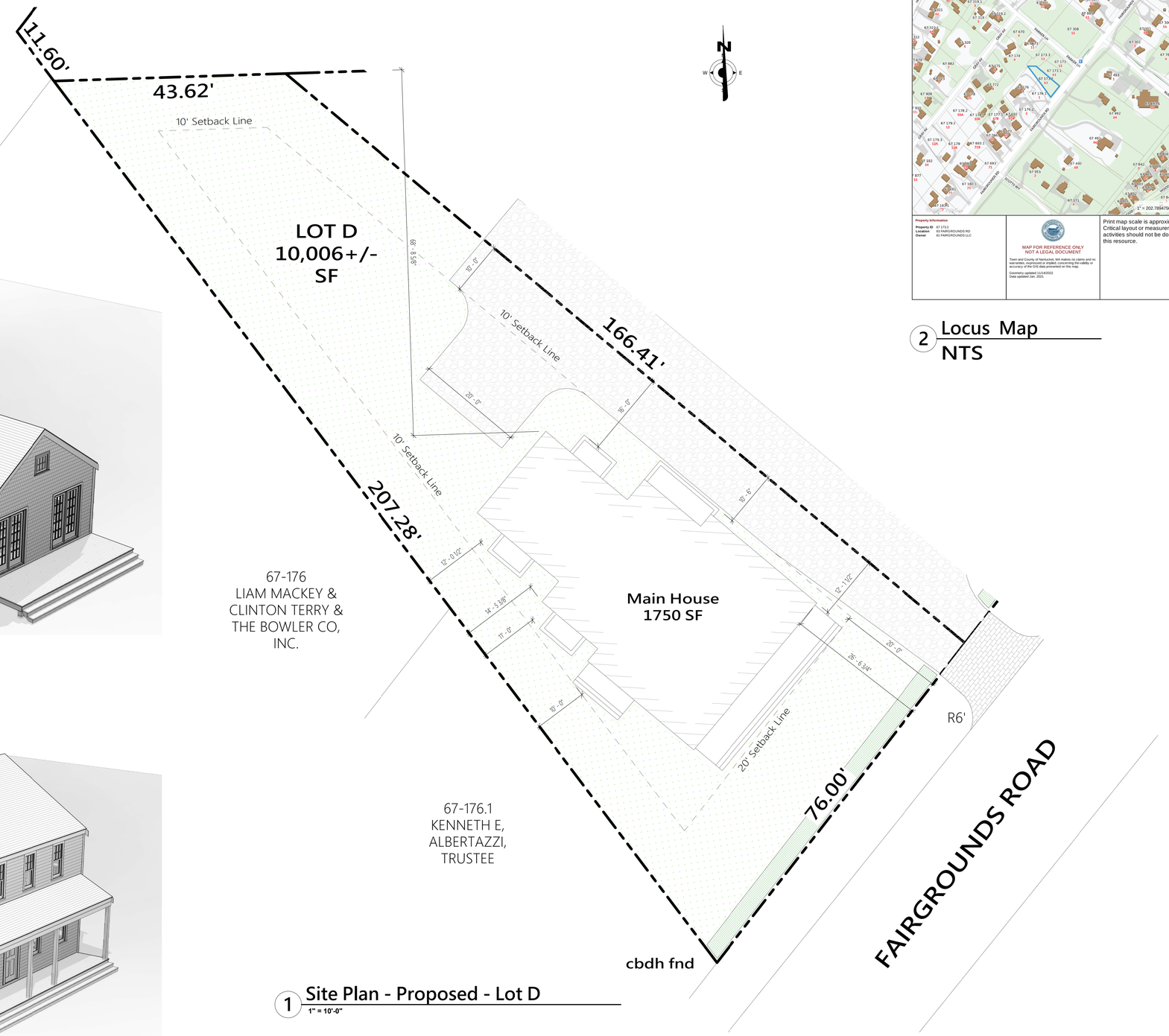
Map & Parcel:	67/173.2	Lot Size:	10,006 sq. ft.
District/Zoning:	R-10	Allowable Ground Coverage:	2,501.5 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	1,748.5 sq. ft.
Ground Cover Ratio:	25%	Proposed Ground Coverage Cottage:	0 sq. ft.
Front Setback:	20 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	1,748.5 sq. ft.



3 3D View 2



4 3D View 1



1 Site Plan - Proposed - Lot D
1" = 10'-0"

Town and County of Nantucket, MA — July 27, 2023

2 Locus Map
NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Lot D
Main House
61 Fairgrounds Road,
Nantucket, MA 02554

Sheet
Site Plan Lot D

SHEET INDEX

C.101 Site Plan Lot D
A.201 Exterior E/W Elevations
A.202 Exterior South Elevation
A.203 Exterior North Elevations
Grand total: 4

Date
11.19.2023

Revisions

C.101

Scale As indicated

11/20/2023 7:09:57 AM

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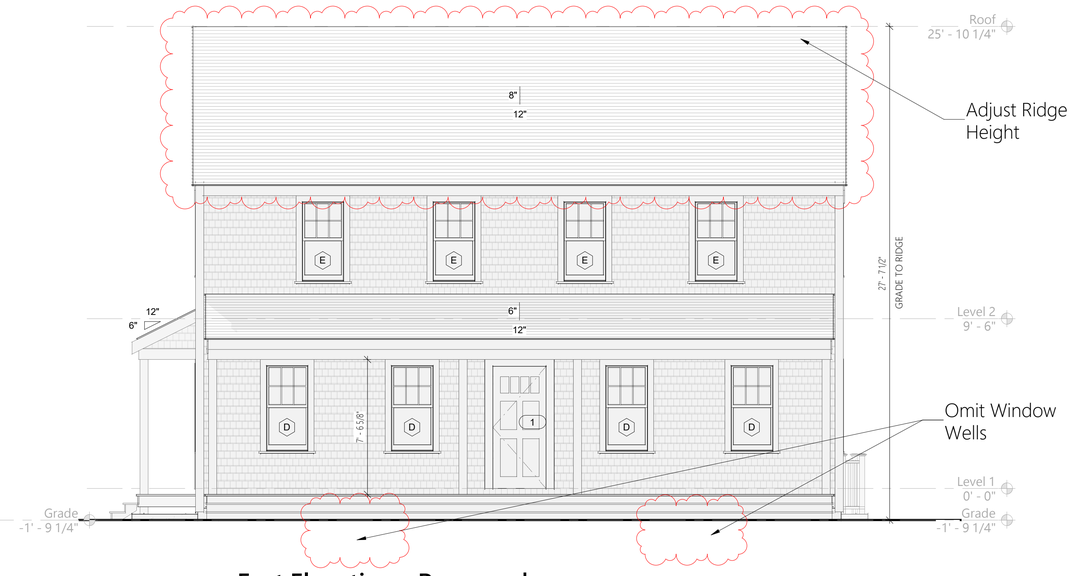
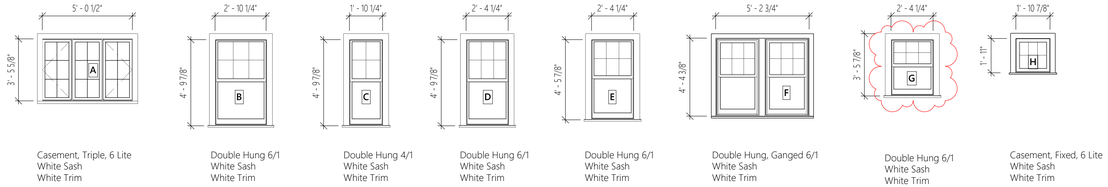
1 East Elevation - Previously Approved
1/4" = 1'-0"

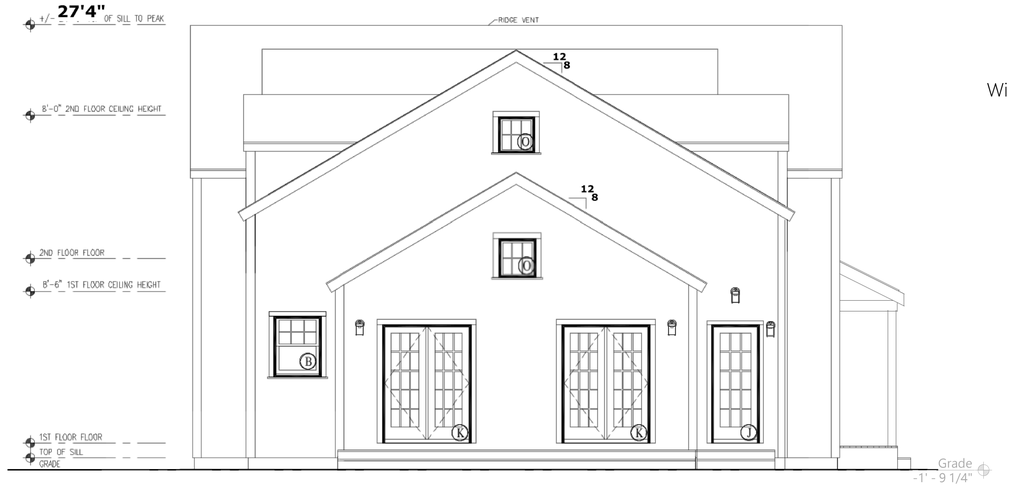


2 East Elevation - Proposed
1/4" = 1'-0"

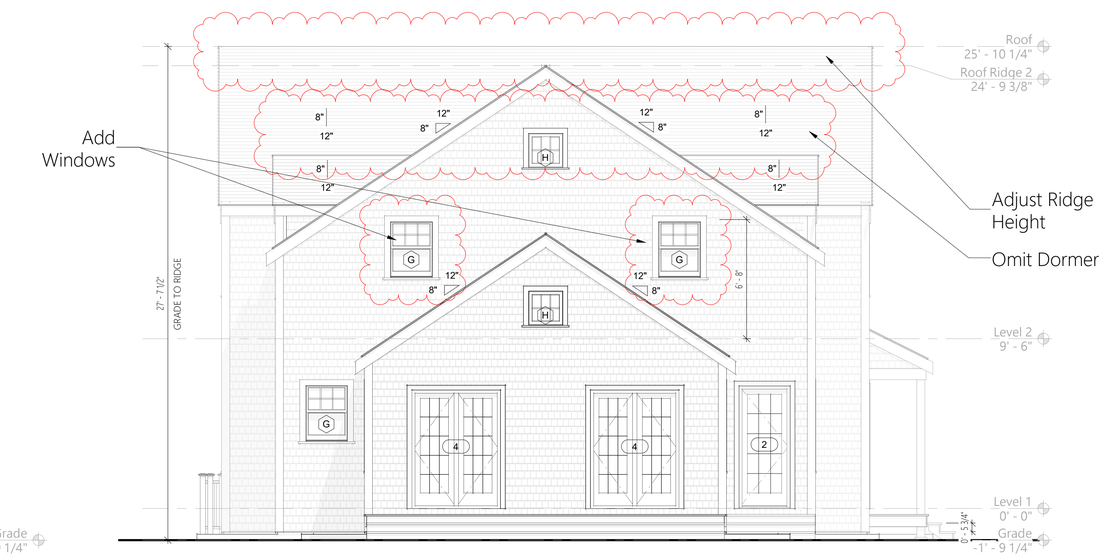
Window Schedule										
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	1	5' - 1"	3' - 5 7/8"	5' - 1 1/2"	3' - 6 3/8"	Andersen Corporation	400-Series Casement	<= 0.3	>=30	
B	1	3' - 1 1/8"	5' - 0 3/8"	3' - 2 1/8"	5' - 0 7/8"	Andersen Corporation	30410	<= 0.3	>=30	
C	2	2' - 1 1/8"	5' - 0 3/8"	2' - 2 1/8"	5' - 0 7/8"	Andersen Corporation	20410	<= 0.3	>=30	
D	12	2' - 7 1/8"	5' - 0 3/8"	2' - 8 1/8"	5' - 0 7/8"	Andersen Corporation	26410	<= 0.3	>=30	
E	12	2' - 7 1/8"	4' - 8 3/8"	2' - 8 1/8"	4' - 8 7/8"	Andersen Corporation	2646	<= 0.3	>=30	
F	2	5' - 2 3/4"	4' - 4 3/8"	5' - 3 3/4"	4' - 4 7/8"	Andersen Corporation	2642-2	<= 0.3	>=30	
G	4	2' - 7 1/8"	3' - 4 3/8"	2' - 8 1/8"	3' - 4 7/8"	Andersen Corporation	2632	<= 0.3	>=30	
H	2	1' - 11 5/8"	2' - 0 1/8"	2' - 0 5/8"	2' - 0 5/8"	Andersen Corporation	400-Series Casement	<= 0.3	>=30	



Window Schedule
1/4" = 1'-0"



3 West Elevation - Previously Approved
1/4" = 1'-0"



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

JBSTUDIO Residential and Commercial Design
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JBStudio
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Nantucket, MA 02584
tel: (508) 332-9654
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Project

Lot D
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Sheet
Exterior E/W Elevations

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A.202 Exterior South Elevation
A.203 Exterior North Elevations
Grand total: 4

Date
11.19.2023

Revisions

A.201

Scale 1/4" = 1'-0"

11/20/2023 7:09:39 AM

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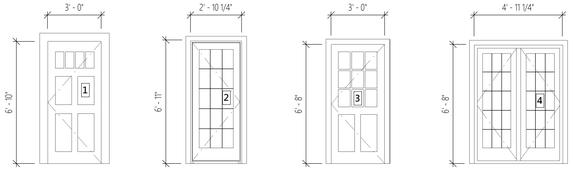
1 South Elevation - Previously Approved

1/4" = 1'-0"

Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	3' - 0"	6' - 10"	3' - 2 3/4"	6' - 10 3/4"		>=30	Main Door
2	2' - 10 1/4"	6' - 10 1/4"	2' - 10 3/4"	6' - 10 3/4"	400 Series	>=30	Back Door
3	3' - 0"	6' - 8"	3' - 2 3/4"	6' - 10 3/4"		>=30	Basement Door
3	3' - 0"	6' - 8"	3' - 2 3/4"	6' - 10 3/4"		>=30	Side Door
4	4' - 11 1/4"	6' - 7 1/2"	5' - 0"	6' - 8"	A-Series	>=30	Back Door
4	4' - 11 1/4"	6' - 7 1/2"	5' - 0"	6' - 8"	A-Series	>=30	Back Door



Front Door,
4 Lite/4 Panel
White Sash
White Trim

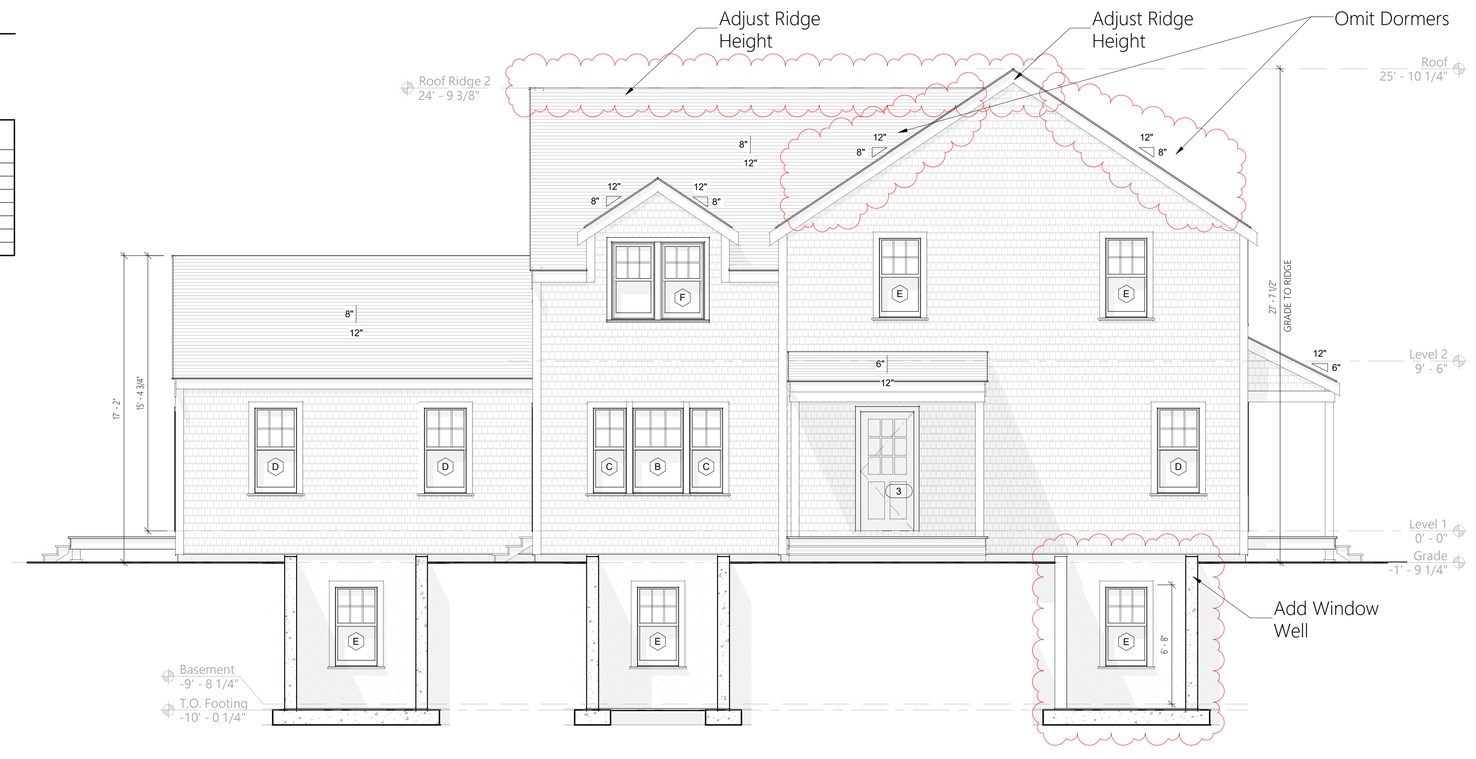
Single French Door,
15 Lite
White Sash
White Trim

Single Side Door,
9 Lite/2 Panel
White Sash
White Trim

Double French Door, 15 Lite
White Sash
White Trim

Door Schedule

1/4" = 1'-0"



2 South Elevation - Proposed

1/4" = 1'-0"

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Sheet

Exterior South Elevation

SHEET INDEX

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A.203 Exterior North Elevations
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Date

11.19.2023

Revisions

A.202

Scale 1/4" = 1'-0"

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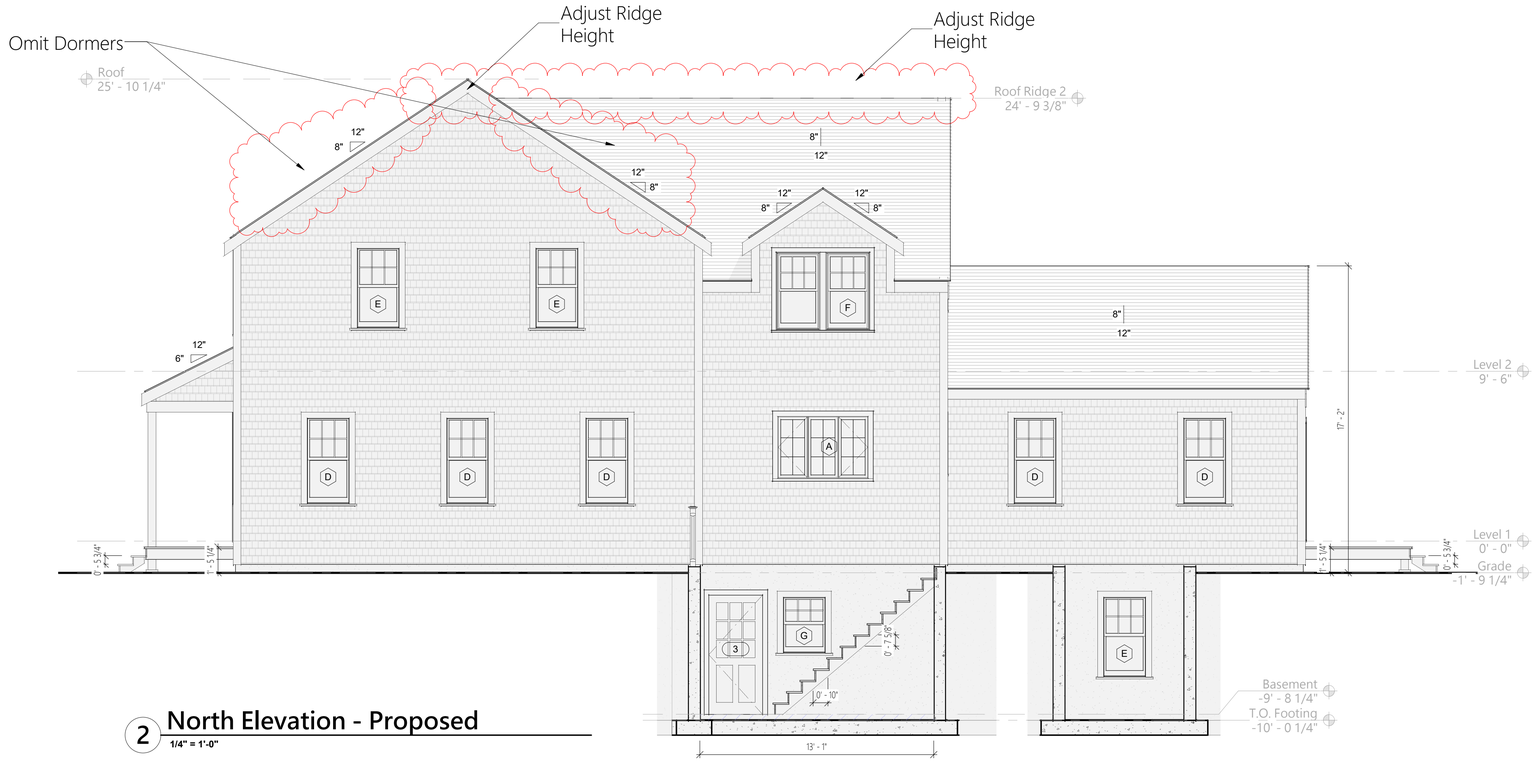
1 North Elevation - Previously Approved
1/4" = 1'-0"



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Date
11.19.2023

Revisions

A.203

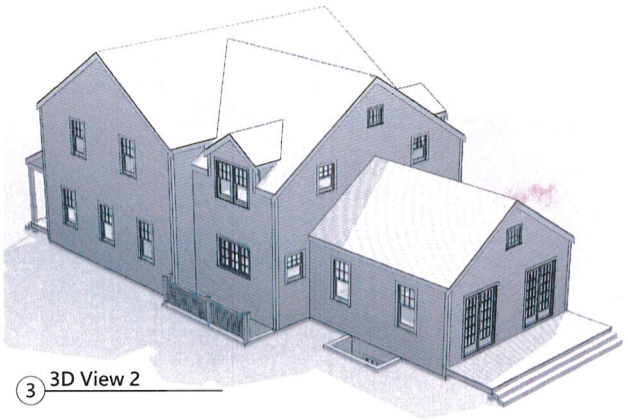
Scale 1/4" = 1'-0"

11/20/2023 7:09:49 AM

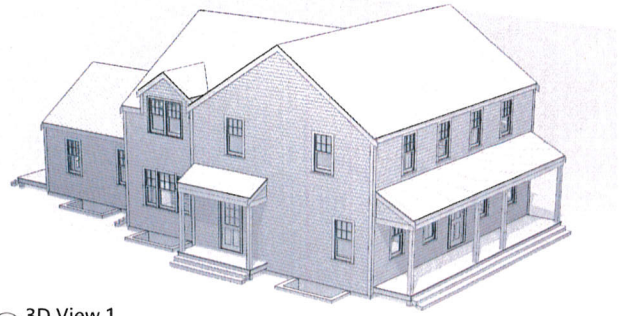
HDC Submission Only - Not For Construction

Property Info:

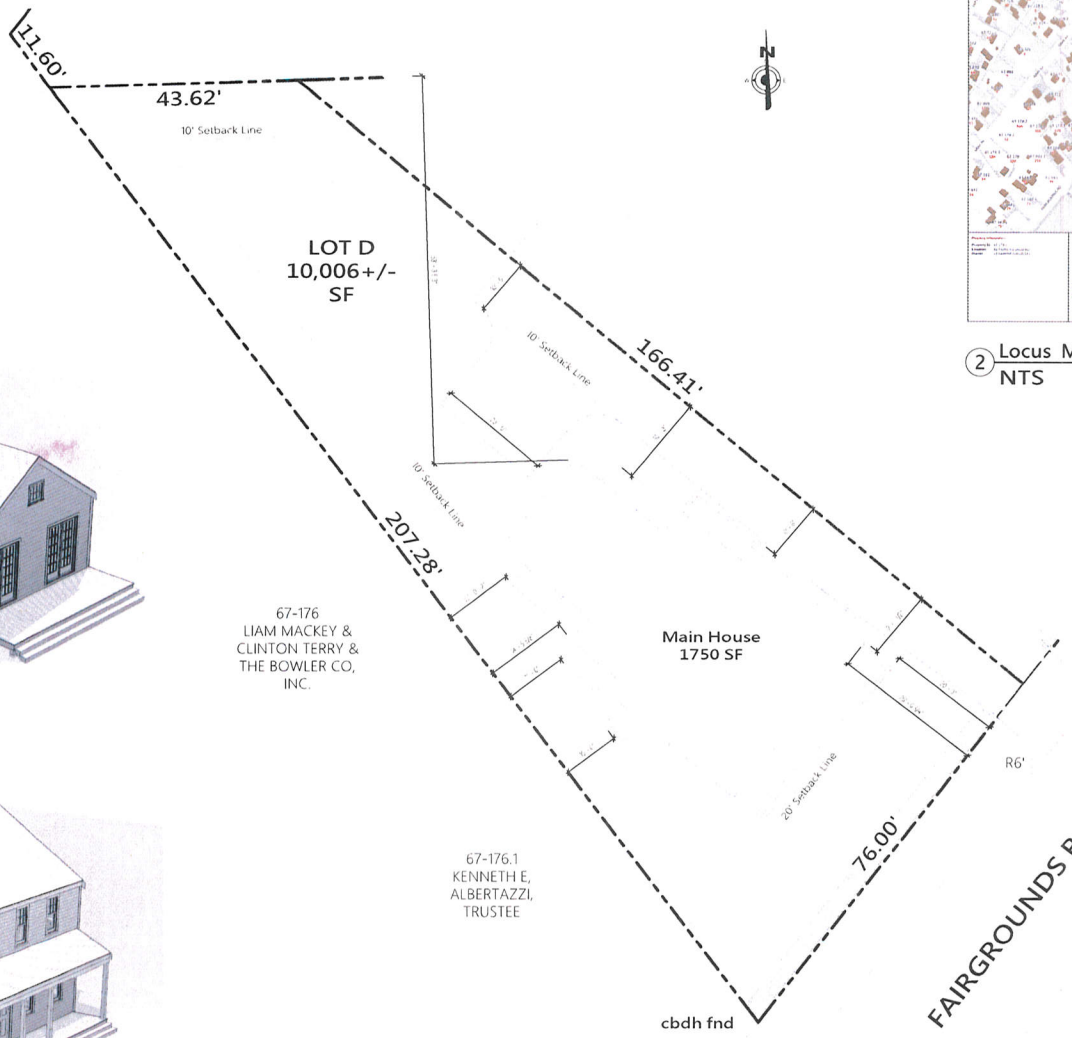
Map & Parcel	67-176.2	Lot Size	10,006 sq ft
District/Zoning	R-6	Allowable Ground Coverage	2,501.5 sq ft
Minimum Lot Size	10,000 sq ft	Existing Ground Coverage	0 sq ft
Frontage	76 ft	Proposed Ground Coverage, Main	1,746.5 sq ft
Ground Cover Ratio	25%	Proposed Ground Coverage, Cottage	0 sq ft
Front Setback	20 ft		
Side/Rear Setback	10 ft	Total Proposed Ground Coverage	1,746.5 sq ft



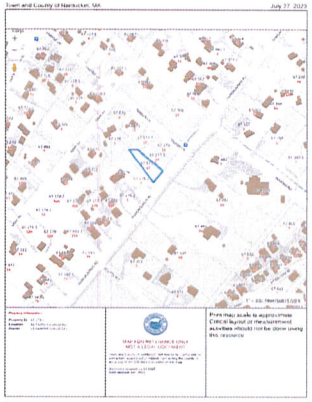
3 3D View 2



4 3D View 1



1 Site Plan - Proposed - Lot D
1" = 10'-0"



2 Locus Map
NTS

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Lot D
Main House
61 Fairgrounds Road,
Nantucket, MA 02554

Sheet
Site Plan Lot D

SHEET INDEX

C.101 Site Plan Lot D
A.201 Exterior E/W Elevations
A.202 Exterior South Elevation
A.203 Exterior North Elevations
Grand total: 4

Date
11.19.2023

Revisions

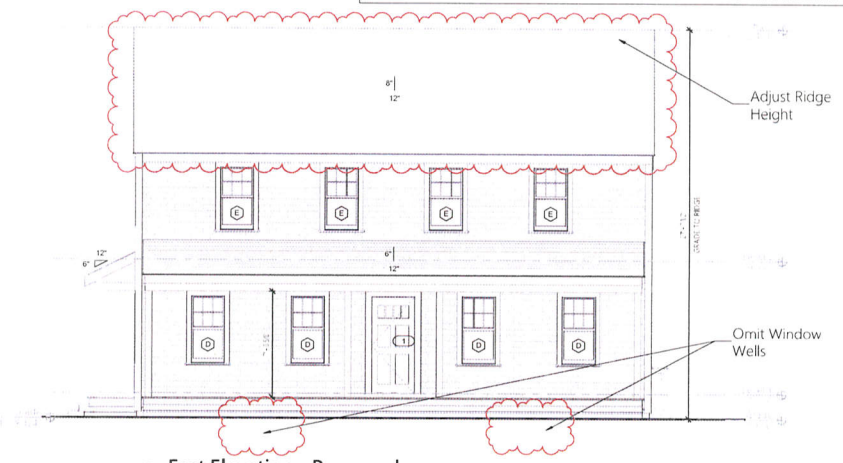
C.101

Scale As indicated

HDC Submission Only - Not For Construction



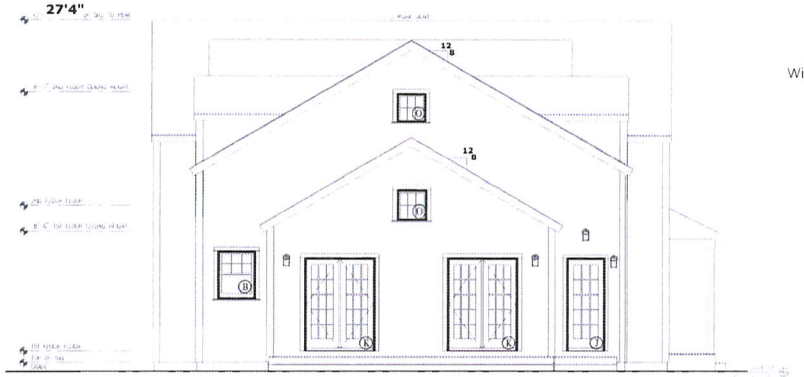
1 East Elevation - Previously Approved
1/4" = 1'-0"



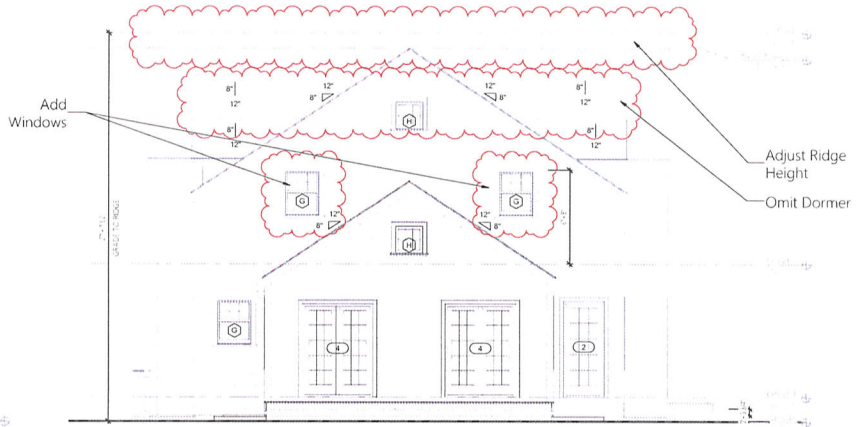
2 East Elevation - Proposed
1/4" = 1'-0"

Window Schedule

Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	UValue	Design Pressure	Comments
A	1	5'-1"	3'-5 7/8"	5'-1 1/2"	3'-6 3/8"	Andersen Corporation	400 Series Casement	+/- 0.3	+/-50	
B	1	2'-11 1/8"	3'-0 3/4"	3'-2 7/8"	3'-2 7/8"	Andersen Corporation	2040	+/- 0.3	+/-50	
C	7	2'-11 1/8"	3'-0 3/4"	3'-2 7/8"	3'-2 7/8"	Andersen Corporation	2040	+/- 0.3	+/-50	
D	12	2'-7 1/8"	3'-0 3/4"	2'-9 7/8"	3'-2 7/8"	Andersen Corporation	2040	+/- 0.3	+/-50	
E	12	2'-7 1/8"	4'-8 3/8"	2'-9 7/8"	4'-8 7/8"	Andersen Corporation	2646	+/- 0.3	+/-50	
F	2	2'-2 3/4"	3'-4 1/8"	2'-4 1/8"	3'-4 7/8"	Andersen Corporation	2442+2	+/- 0.4	+/-50	
G	1	2'-7 1/8"	3'-4 1/8"	2'-9 1/8"	3'-4 7/8"	Andersen Corporation	2642	+/- 0.4	+/-50	
H	2	1'-11 3/4"	3'-1 1/8"	2'-1 5/8"	3'-1 5/8"	Andersen Corporation	400 Series Casement	+/- 0.4	+/-50	



3 West Elevation - Previously Approved
1/4" = 1'-0"



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

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Project

Lot D
Main House
61 Fairgrounds Road,
Nantucket, MA 02554

Sheet
Exterior E/W Elevations

SHEET INDEX

C.101 Site Plan Lot D
A.201 Exterior E/W Elevations
A.202 Exterior South Elevation
A.203 Exterior North Elevations
Grand total: 4

Date
11.19.2023

Revisions

A.201

Scale 1/4" = 1'-0"

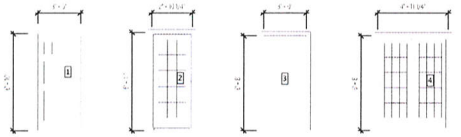
HDC Submission Only - Not For Construction

ALL DRAWINGS AND DETAILS SHALL BE CONSIDERED IN ENTIRETY. ANY DISCREPANCIES OR ANY PARTS OF THE DRAWINGS AND DETAILS THAT ARE NOT CLEAR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR CANNOT BE HELD RESPONSIBLE FOR WORK PERFORMED IN DIRECT VARIANCE WITH THE DRAWINGS AND DETAILS IF THEY ARE NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
THESE DRAWINGS AND DETAILS ARE THE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
DRAWINGS THAT ARE NOT CLEARLY MARKED "FOR CONSTRUCTION" SHALL NOT BE USED FOR CONSTRUCTION AND ARE NOT FOR PERMITTING OR CONSTRUCTION PURPOSES.

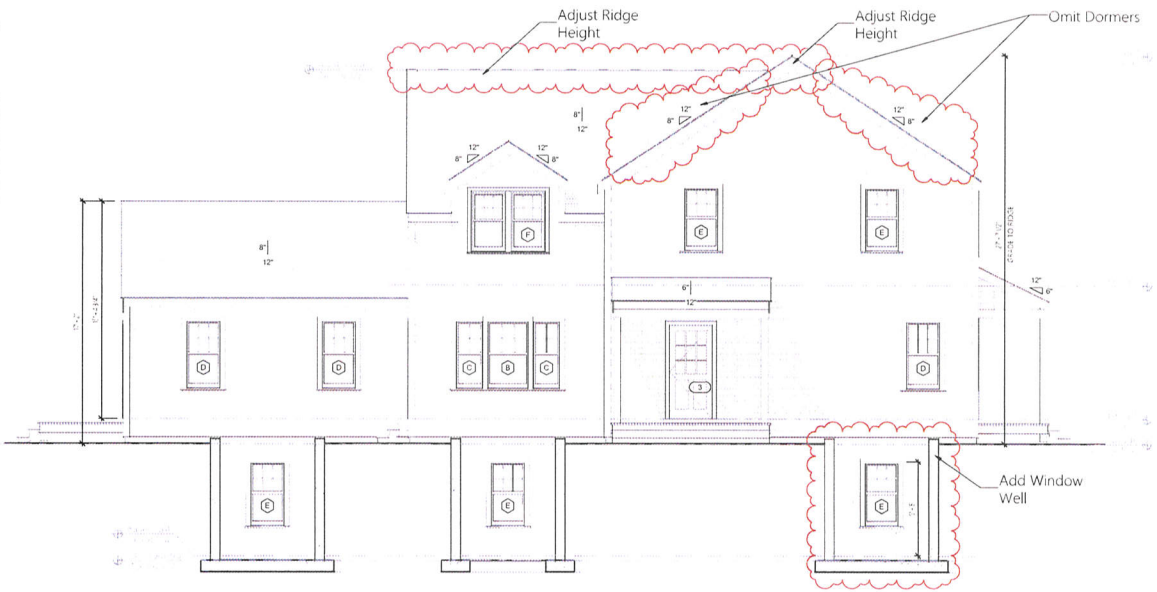


1 South Elevation - Previously Approved
1/4" = 1'-0"

Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Material	DP Rating	Comments
1	3' - 0"	6' - 8"	3' - 2 3/4"	6' - 10 3/4"		> = 30	Main Door
2	2' - 10 1/4"	6' - 10 1/4"	3' - 0 1/4"	6' - 10 3/4"	6 lift Series	> = 50	Back Door
3	3' - 0"	6' - 8"	3' - 2 3/4"	6' - 10 3/4"		> = 50	Basement Door
4	3' - 0"	6' - 8"	3' - 2 3/4"	6' - 10 3/4"		> = 30	Side Door
5	3' - 11 3/4"	6' - 7 1/2"	4' - 3"	6' - 5"	A-Series	> = 30	Back Door
6	3' - 11 3/4"	6' - 7 1/2"	4' - 3"	6' - 5"	A-Series	> = 30	Back Door



Door Schedule
1/4" = 1'-0"



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

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Nantucket, MA 02584
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email: juraj@theJBStudio.com

Project

Lot D
Main House
61 Fairgrounds Road,
Nantucket, MA 02554

Sheet
Exterior South Elevation

SHEET INDEX

C.101 Site Plan Lot D
A.201 Exterior E/W Elevations
A.202 Exterior South Elevation
A.203 Exterior North Elevations
Grand total: 4

Date
11.19.2023

Revisions

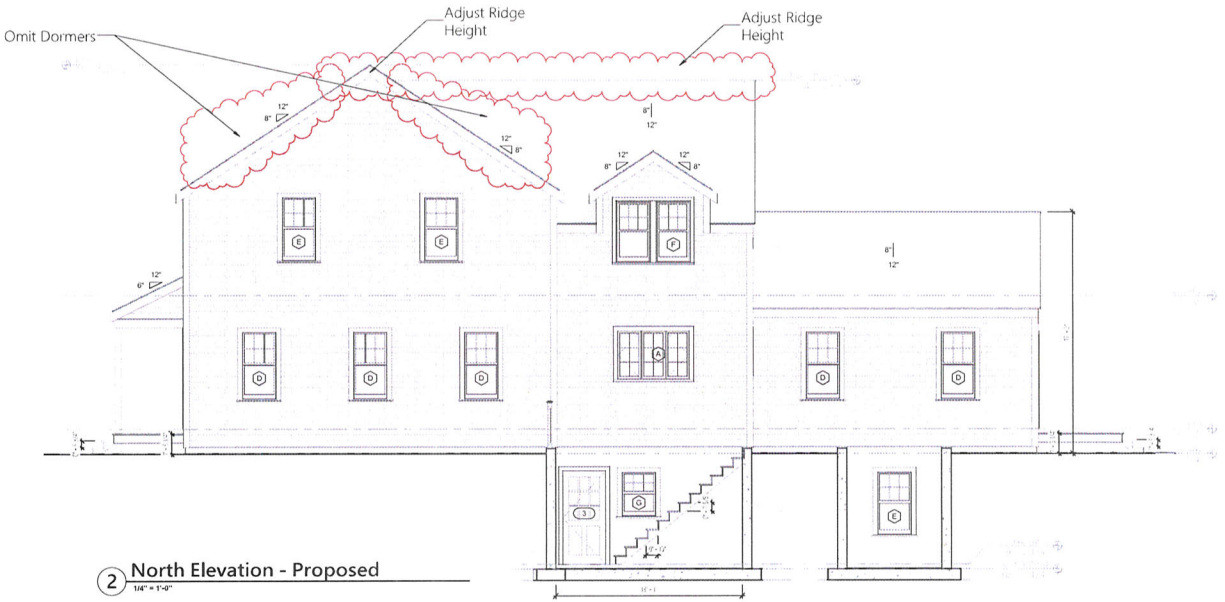
A.202

Scale 1/4" = 1'-0"

HDC Submission Only - Not For Construction



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



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

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Project

Lot D
Main House
61 Fairgrounds Road,
Nantucket, MA 02554

Sheet
Exterior North Elevations

SHEET INDEX

C.101 Site Plan Lot D
A.201 Exterior E/W Elevations
A.202 Exterior South Elevation
A.203 Exterior North Elevations
Grand total: 4

Date
11.19.2023

Revisions

A.203

Scale 1/4" = 1'-0"

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°: 67 PARCEL N°. 173

Street & Number of Proposed Work: 61 Fairgrounds Rd - Lot B

Owner of record: 61 Fairgrounds RE LLC

Mailing Address: PO Box 585

Southborough, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 332 9554 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New Pool w/ auto cover 9x16'

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record _____ Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS: 61 Fairgrounds, Lot B Pool

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

— (initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR 61 Fairgrounds LLC

STREET ADDRESS 61 Fairgrounds rd

MAP/PARCEL 67/173, 67/173.1, 67/173.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Juraj Bencat — 11/20/2023

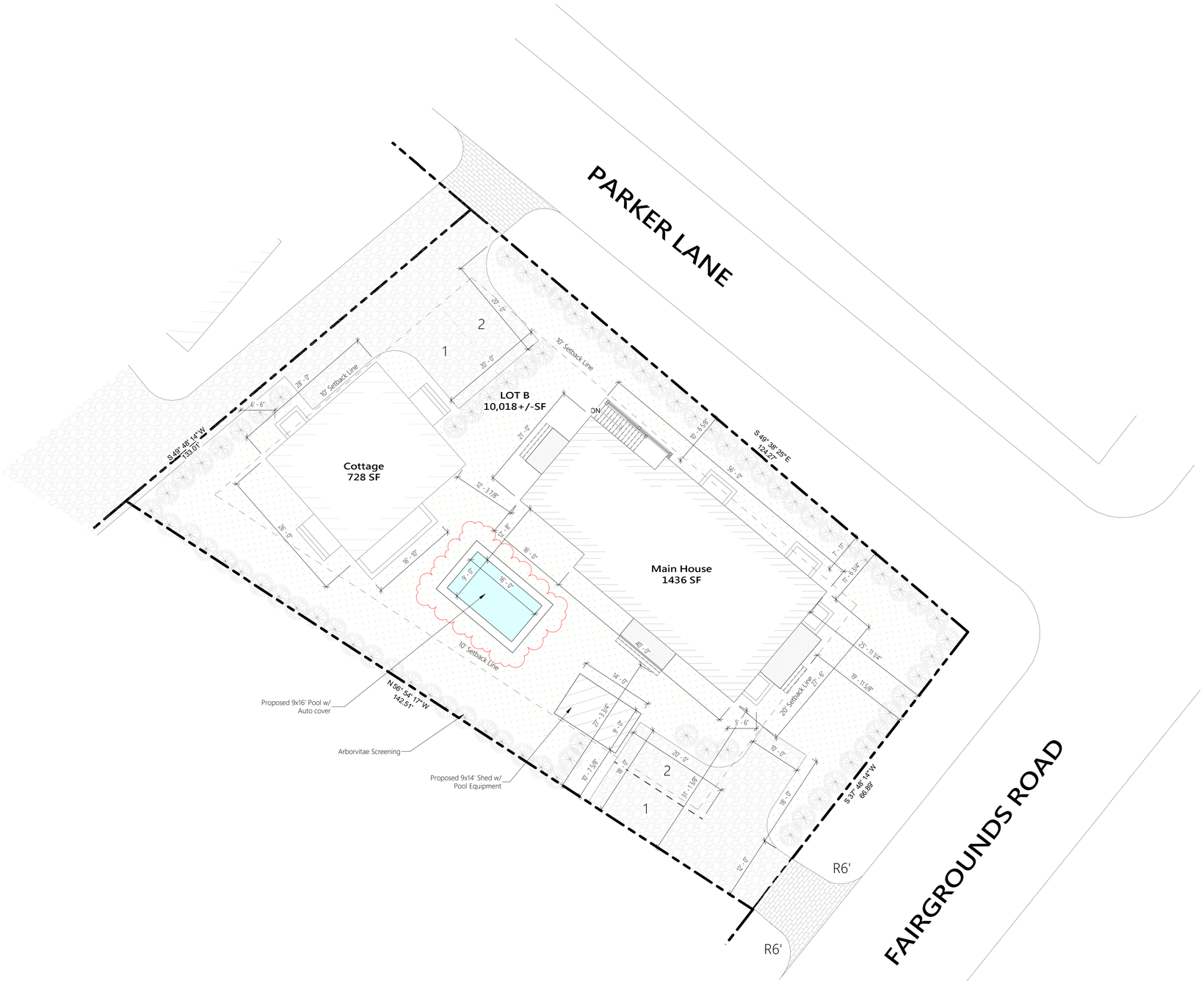
Signature — Date

HDC Submissions Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

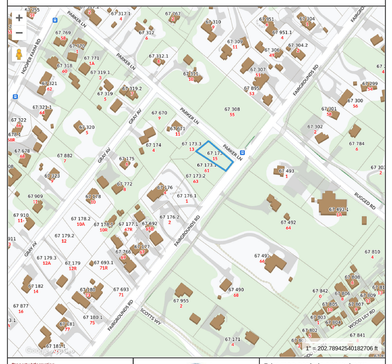
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Site Plan - Lot B - Pool

1" = 10'-0"

Town and County of Nantucket, MA — July 27, 2023



2 Locus Map - Lot B

NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Lot B - Pool

61 Fairgrounds Road,
Nantucket, MA 02554

Sheet

Pool and Shed

Date

11.20.2023

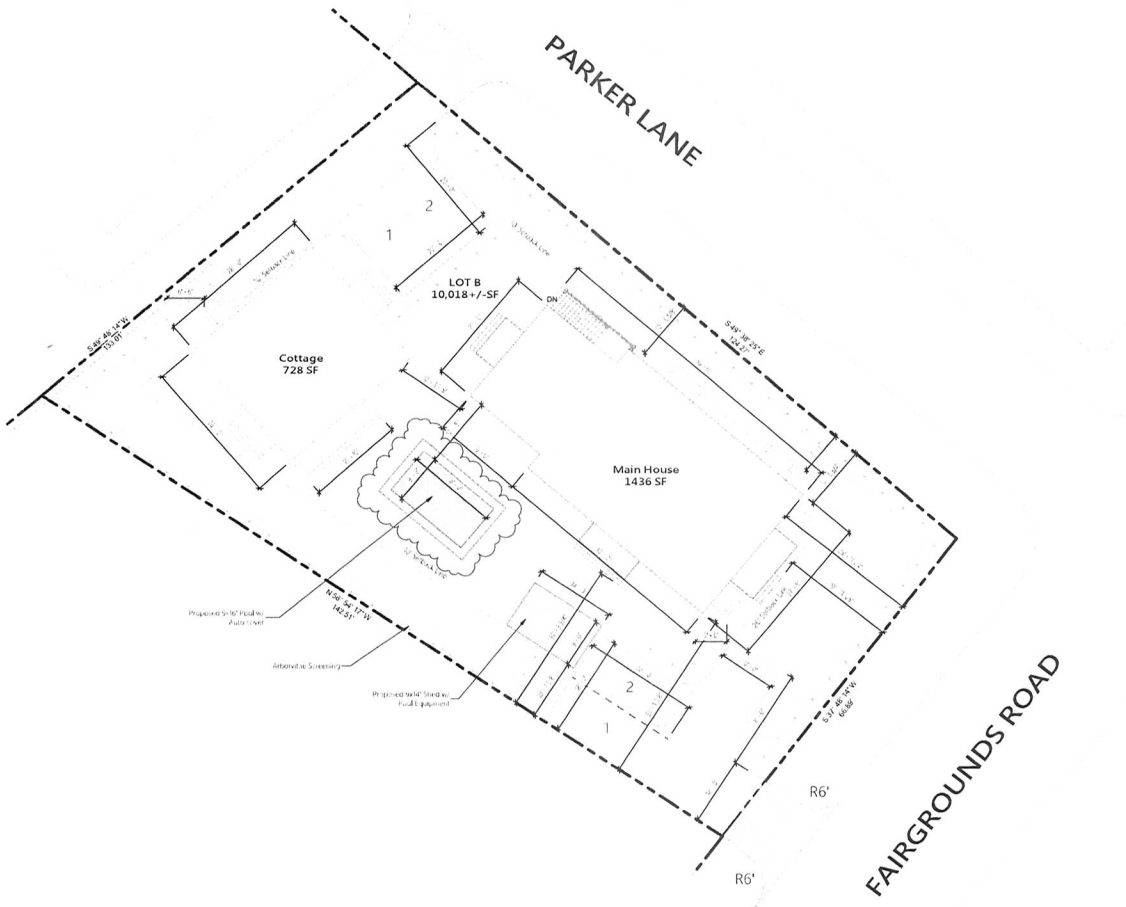
Revisions

C.106

Scale As indicated

11/21/2023 8:43:57 AM

HDC Submissions Only - Not For Construction



1 Site Plan - Lot B - Pool
1" = 10'-0"

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JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Lot B - Pool

61 Fairgrounds Road,
Nantucket, MA 02554

Sheet
Pool and Shed

Date
11.20.2023

Revisions

C.106

Scale 1" = 10'-0"

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°: 67 PARCEL N°. 173.1

Street & Number of Proposed Work: 61 Fairgrounds Rd - Lot C

Owner of record: 61 Fairgrounds LLC

Mailing Address: PO Box 585

Nantucket, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

9x16 Pool w/ auto cover

Evergreen screening

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record _____ Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS: GF Fairgrounds, lot C Pool

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

— (initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR 61 Fairgrounds LLC

STREET ADDRESS 61 Fairgrounds rd

MAP/PARCEL 67/173, 67/173.1, 67/173.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Juraj Bencat — 11/20/2023

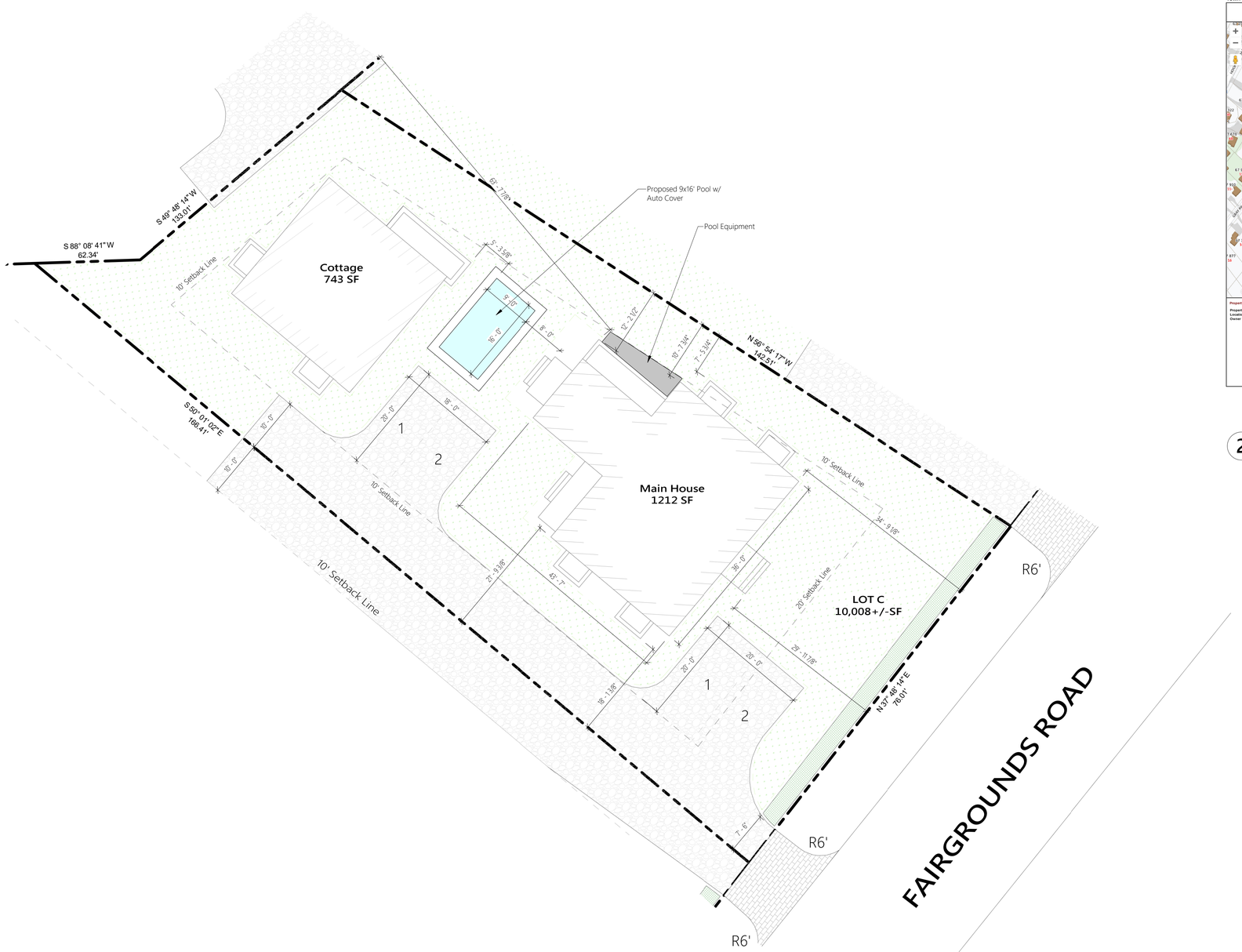
Signature — Date

HDC Submission Only - Not For Construction

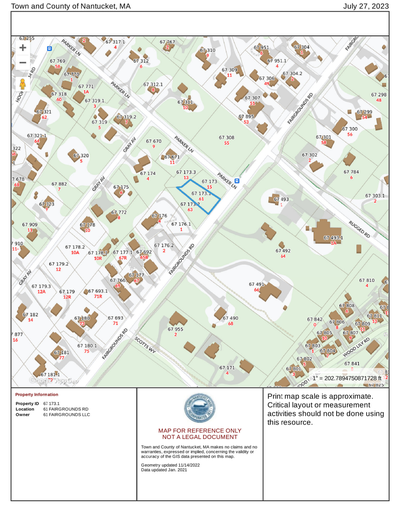
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 **Site Plan -Lot C - Pool**
1" = 10'-0"



2 **Locus Map - Lot C**
NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

61 Fairgrounds rd.
Lot C - Pool
Nantucket, MA 02554

Sheet
Pool

Date
11.20.2023

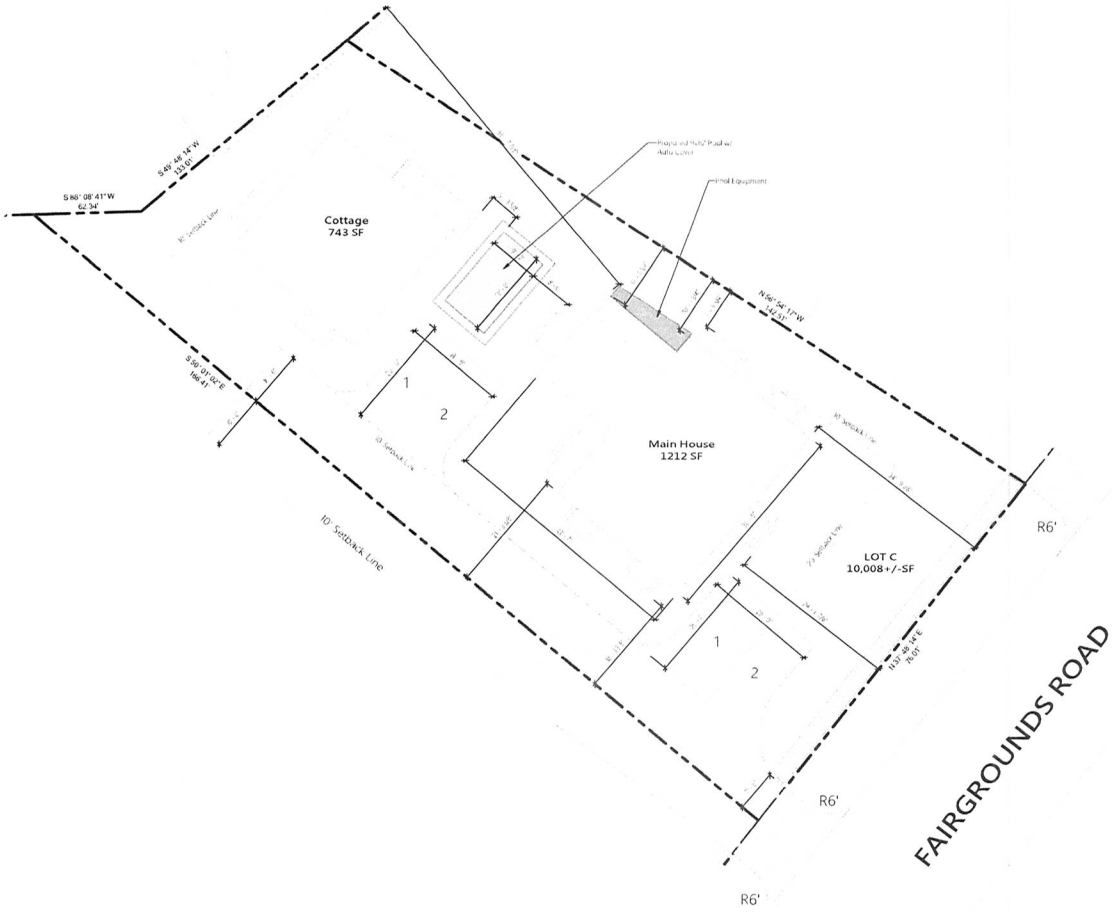
Revisions

C.106

Scale
As indicated

11/21/2023 8:40:30 AM

HDC Submission Only - Not For Construction



1 Site Plan -Lot C - Pool
1" = 10'-0"

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Project

61 Fairgrounds rd.
Lot C - Pool
Nantucket, MA 02554

Sheet
Pool

Date
11.20.2023

Revisions

C.106

Scale 1" = 10'-0"

11/20/2023 11:34:55 AM

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°: 67 PARCEL N°. 173.2

Street & Number of Proposed Work: 61 Fairgrounds Rd. - Lot D

Owner of record: 61 Fairgrounds LLC

Mailing Address: PO Box 585

Southborough, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 5083329659 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

12'6" x 26' Pool w/ auto cover

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record _____ Signed under penalties of perjury

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS: 61 Fairgrounds Rd. Lot D Pool

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

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

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

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

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

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— (initial to indicate read and understand)

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR 61 Fairgrounds LLC

STREET ADDRESS 61 Fairgrounds rd

MAP/PARCEL 67/173, 67/173.1, 67/173.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Juraj Bencat — 11/20/2023

Signature — Date

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

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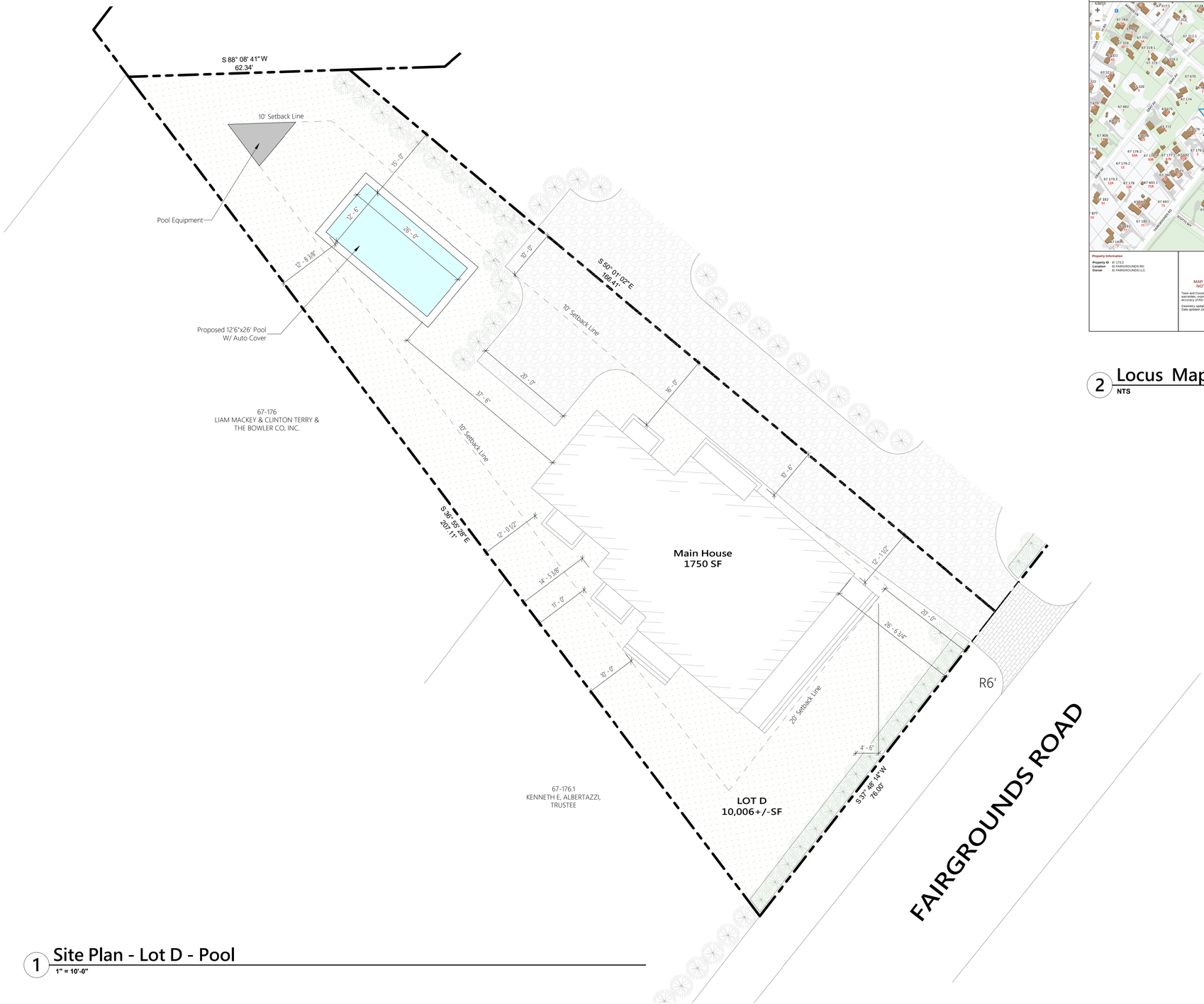
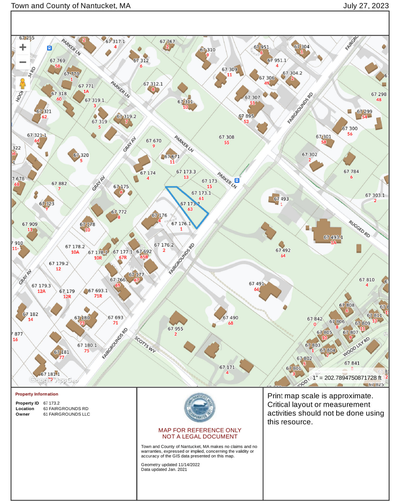
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Site Plan - Lot D - Pool
1" = 10'-0"



2 Locus Map - Lot D
NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

61 Fairgrounds Rd.
Lot D - Pool
Nantucket, MA 02554

Sheet
Pool

Date
11.20.2023

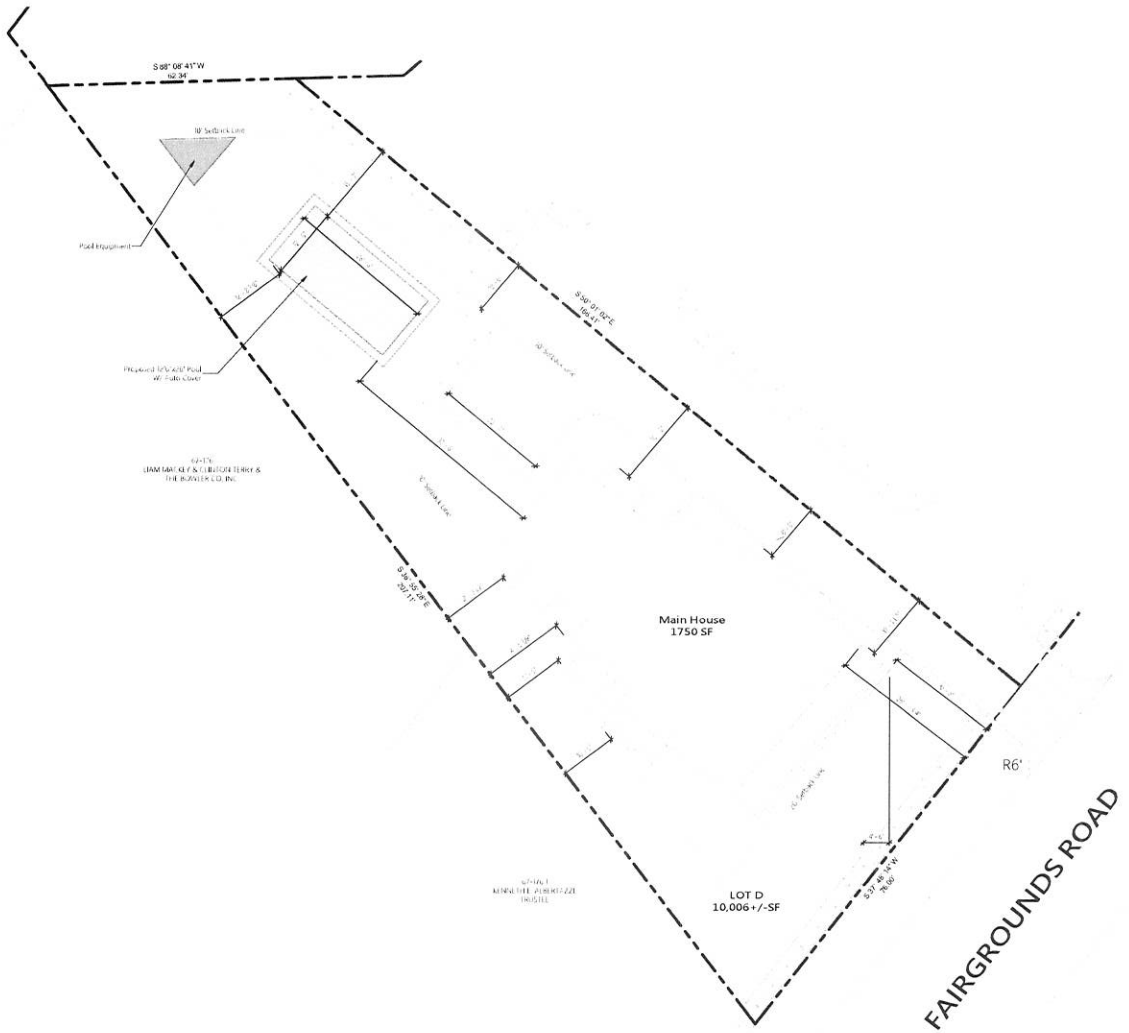
Revisions

C.106

Scale
As indicated

11/21/2023 8:38:02 AM

HDC Submission Only - Not For Construction



1 Site Plan - Lot D - Pool
1" = 10'-0"

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Nantucket, MA 02584

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email: juraj@theJBStudio.com

Project

61 Fairgrounds Rd.
Lot D - Pool
Nantucket, MA 02554

Sheet

Pool

Date
11.20.2023

Revisions

C.106

Scale 1" = 10'-0"

11/20/2023 4:04:31 PM

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.

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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°: 33 PARCEL N°. 24

Street & Number of Proposed Work: 4 Lavendar ln

Owner of record: Jemison Steven C

Mailing Address: PO Box 2577, Nantucket MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741 Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District LUG 3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

46' x 96" Pool w/ infinity edge and auto cover

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS: 4 Lavendar ln - Pool

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

— 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

— 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

— (initial to indicate read and understand)

— 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Steven C Jemison

STREET ADDRESS 4 Lavendar Ln

MAP/PARCEL 33/24

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — 11/20/2023

Signature — Date

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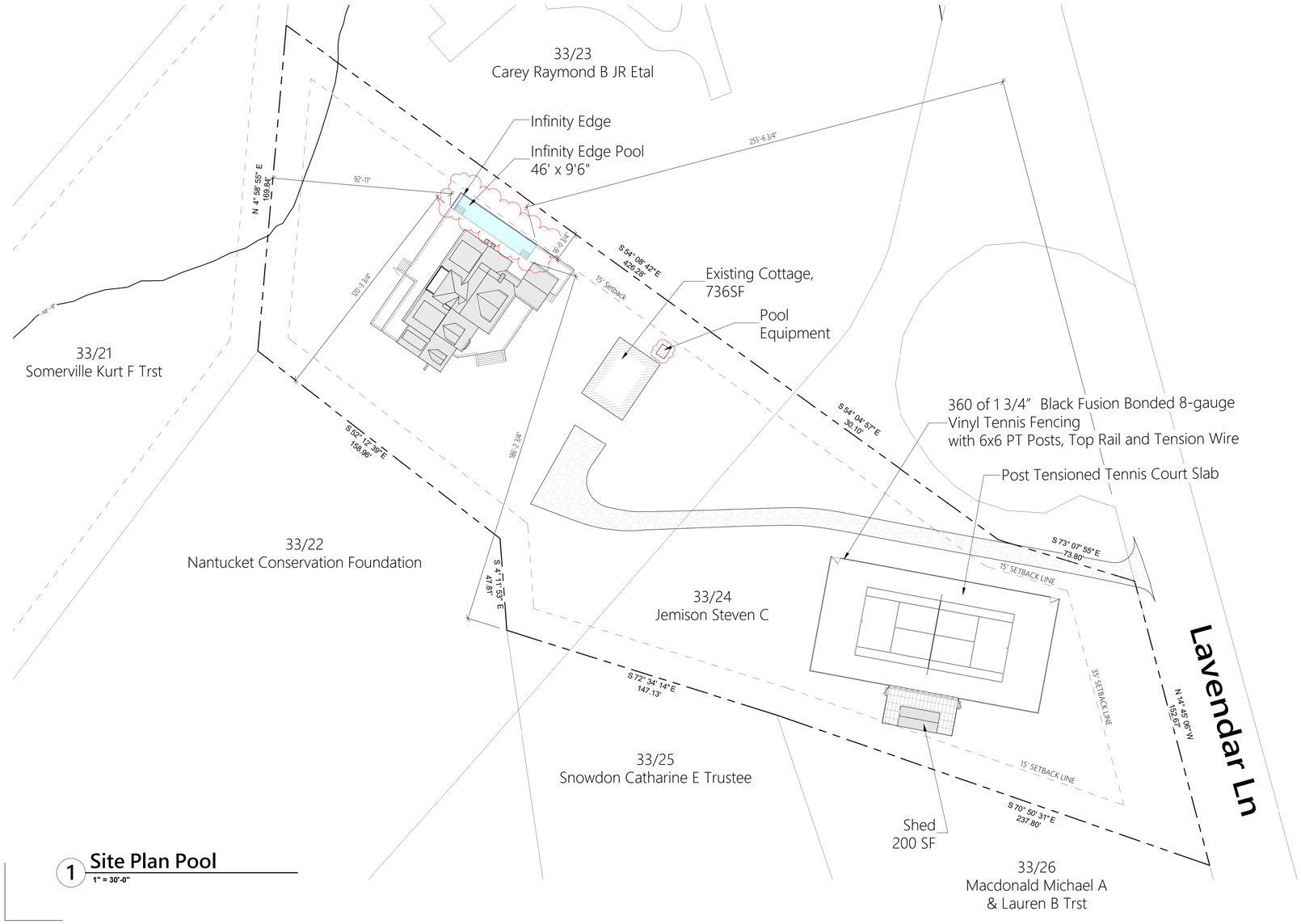
5 View from the Beach to Lavendar Residence
1/4" = 1'-0"

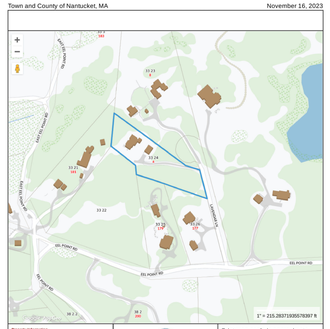


6 View from the Beach to Lavendar Residence 2
1/4" = 1'-0"



1 Site Plan Pool
1" = 30'-0"

Town and County of Nantucket, MA — November 16, 2023



2 Locus Map
NTS



3 View from Lavendar Street
No visibility of the House



4 View from Lavendar Street 2
No visibility of the House

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Project
Jemison Residence - Pool
4 Lavendar Ln., Nantucket, MA 02554

Sheet
Site Plan Pool

Date
11.17.2023

Revisions

C.102

Scale
As indicated

11/18/2023 12:21:47 AM

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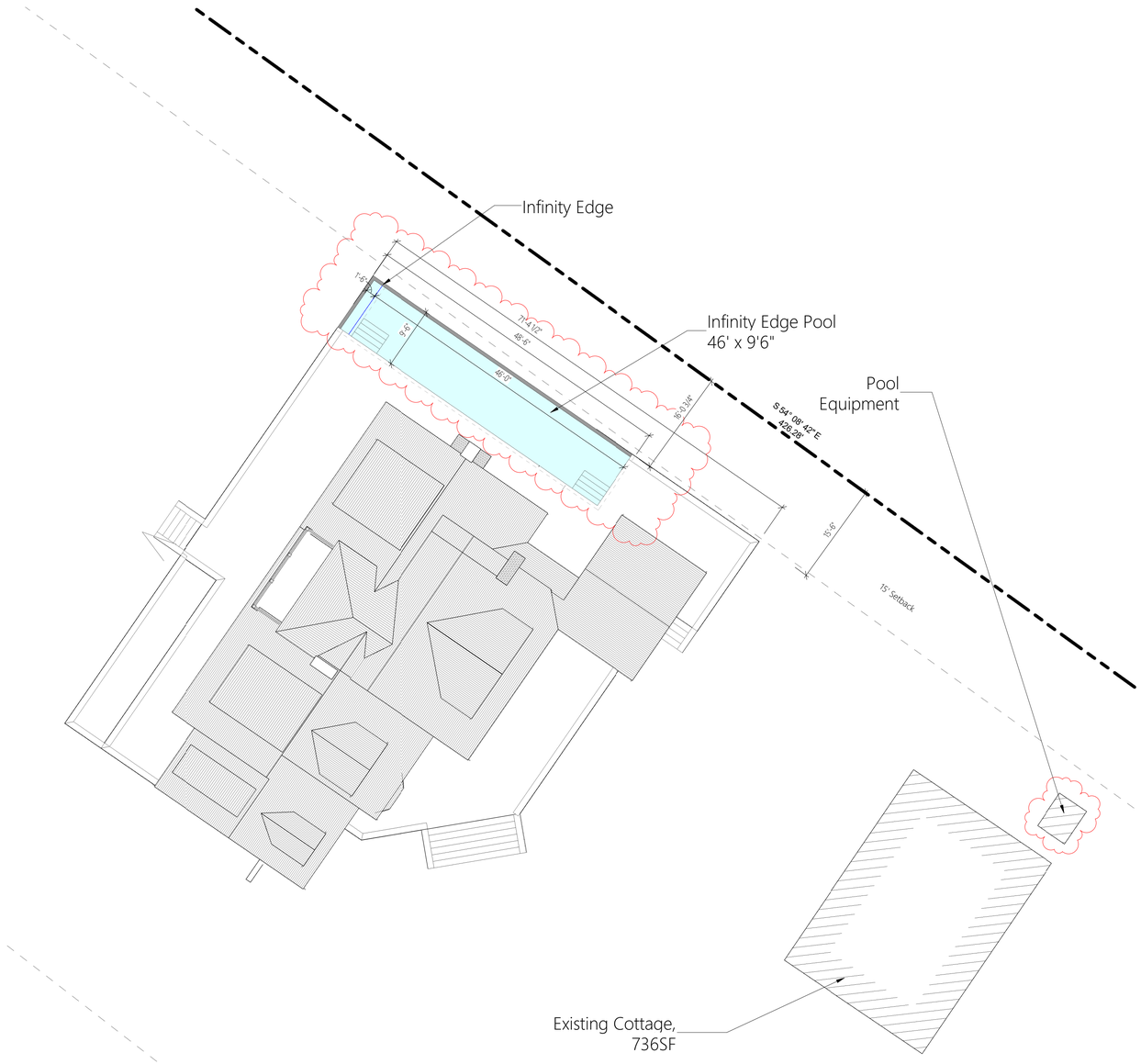
2 Pool Location View 1
1/4" = 1'-0"



3 Pool Location View 2
1/4" = 1'-0"



1 Site Plan Partial - Pool
1" = 10'-0"

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Jemison Residence - Pool

4 Lavendar Ln., Nantucket, MA 02554

Sheet
Partial Site Plan Pool

Date
11.17.2023

Revisions

C.103

Scale
As indicated

11/18/2023 12:21:53 AM

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1 **Proposed Pool West Elevation**
1/4" = 1'-0"



2 **Proposed Pool North Elevation**
1/4" = 1'-0"

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Jemison Residence - Pool

4 Lavendar Ln., Nantucket, MA 02554

Sheet

Pool Exterior Elevations

Date

11.17.2023

Revisions

A.203

Scale 1/4" = 1'-0"

11/18/2023 12:21:56 AM

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1 Proposed Pool East Elevation

1/4" = 1'-0"



2 Proposed Pool South Elevation

1/4" = 1'-0"

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Jemison Residence - Pool

4 Lavendar Ln., Nantucket, MA 02554

Sheet

Pool Exterior Elevations

Date

11.17.2023

Revisions

A.204

Scale 1/4" = 1'-0"

11/18/2023 12:21:59 AM

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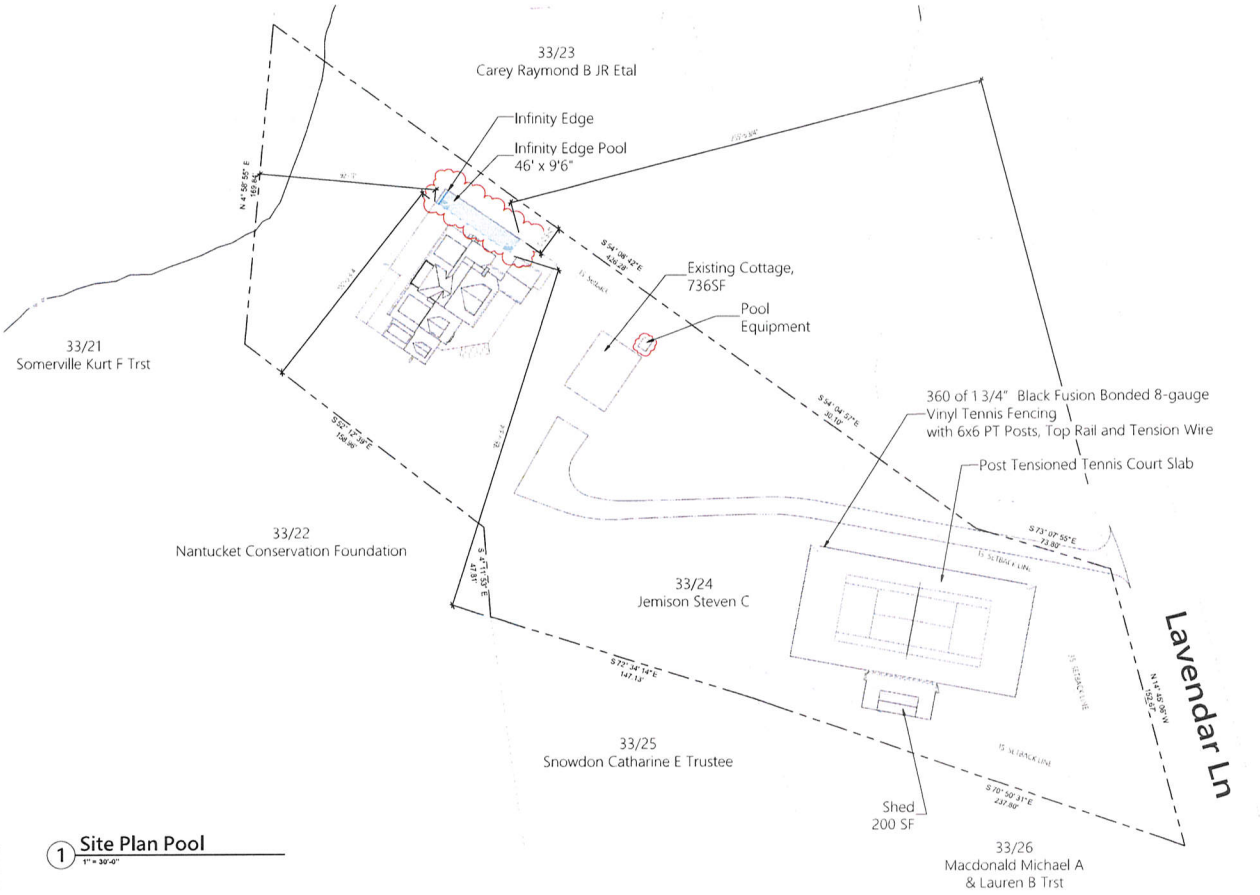
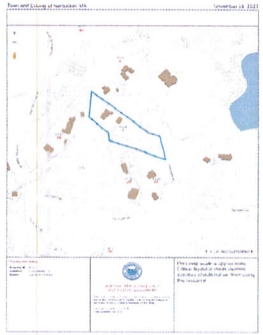
5 View from the Beach to Lavendar Residence
1/4" = 1'-0"



6 View from the Beach to Lavendar Residence 2
1/4" = 1'-0"



1 Site Plan Pool
1" = 30'-0"



2 Locus Map
NTS



3 View from Lavendar Street
No visibility of the House



4 View from Lavendar Street 2
No visibility of the House

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Project
Jemison Residence - Pool
4 Lavendar Ln., Nantucket, MA 02554

Sheet
Site Plan Pool

Date
11.17.2023

Revisions

C.102

Scale
As indicated

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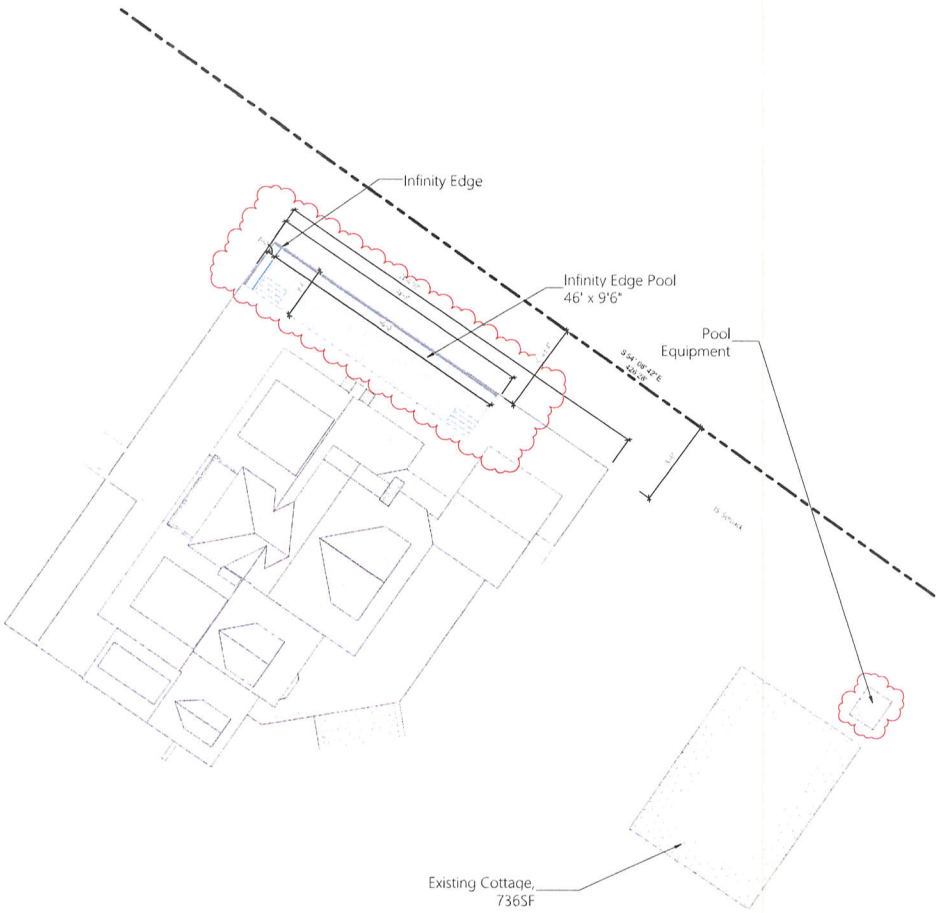
2 Pool Location View 1
1/4" = 1'-0"



3 Pool Location View 2
1/4" = 1'-0"



1 Site Plan Partial - Pool
1" = 10'-0"

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Project
Jemison Residence - Pool
4 Lavendar Ln., Nantucket, MA 02554

Sheet
Partial Site Plan Pool

Date
11.17.2023

Revisions

C.103

Scale
As indicated

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1 Proposed Pool West Elevation
1/4" = 1'-0"



2 Proposed Pool North Elevation
1/4" = 1'-0"

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Project
Jemison Residence - Pool
4 Lavendar Ln., Nantucket, MA 02554

Sheet
Pool Exterior Elevations

Date
11.17.2023

Revisions

A.203

Scale 1/4" = 1'-0"

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1 Proposed Pool East Elevation
1/4" = 1'-0"



2 Proposed Pool South Elevation
1/4" = 1'-0"

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Jemison Residence - Pool
4 Lavendar Ln., Nantucket, MA 02554

Sheet
Pool Exterior Elevations

Date
11.17.2023

Revisions

A.204

Scale 1/4" = 1'-0"

Property Info:

Map & Parcel:	55.4.1/187	Lot Size:	7,112 sq. ft.
District/Zoning:	R-OH	Allowable Ground Coverage:	2,844 sq. ft.
Minimum Lot Size:	5,000 sq.ft.	Existing Ground Coverage:	329 sq. ft.
Frontage:	50 ft.	Proposed Ground Coverage MH:	1,564 sq. ft.
Ground Cover Ratio:	40%	Proposed Ground Coverage Cottage:	536 sq. ft.
Front Setback:	0 ft.	Proposed Ground Coverage Cabana:	280 sq. ft.
Side/Rear Setback:	5 ft.	Total Proposed Ground Coverage:	2,380 sq. ft.



2 SITE PHOTO



6 AREA PHOTO 1



3 49 PINE ST



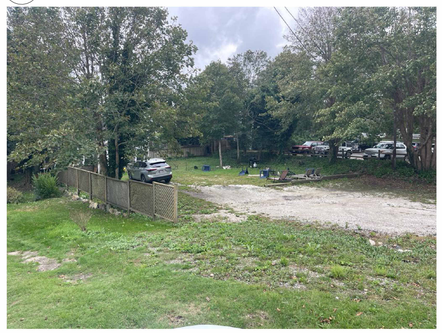
7 AREA PHOTO 2



4 8 SILVER ST



9 AREA PHOTO 3



5 40 PLEASANT ST



10 AREA PHOTO 4

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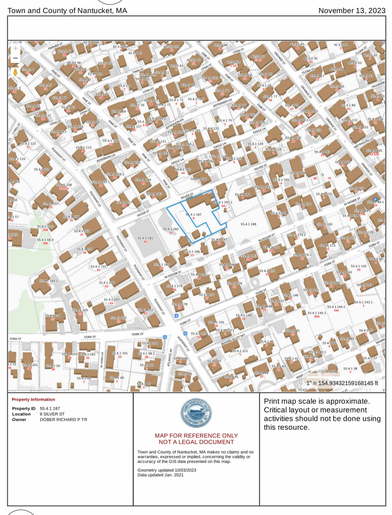
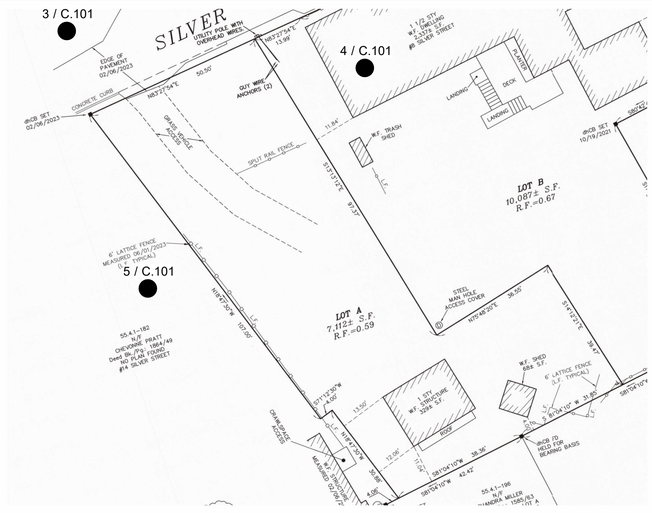
1 Site Plan - Proposed

1" = 10'-0"



11 Locus Map



8 Site Plan - Existing

1" = 20'-0"

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Project

10 Silver St. - Main House

Nantucket, MA 02554

Sheet

Site Plan

SHEET INDEX

C.101 Site Plan
A.101 Basement/Attic/Widow's Walk
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
A.220 3D Views
S.106 Building Sections
Grand total: 8

Date

11.20.2023

Revisions

C.101

Scale As indicated

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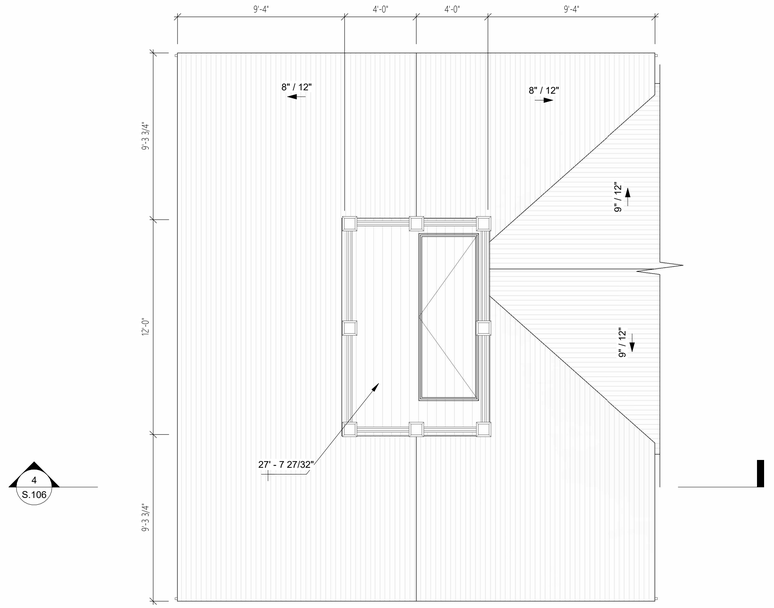
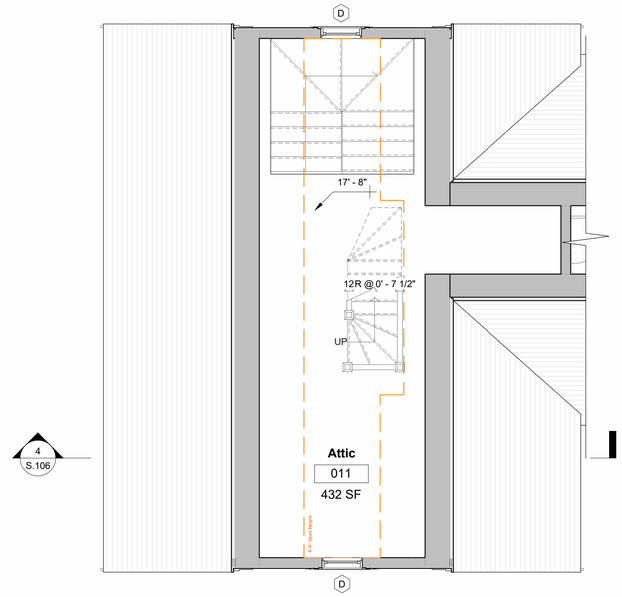
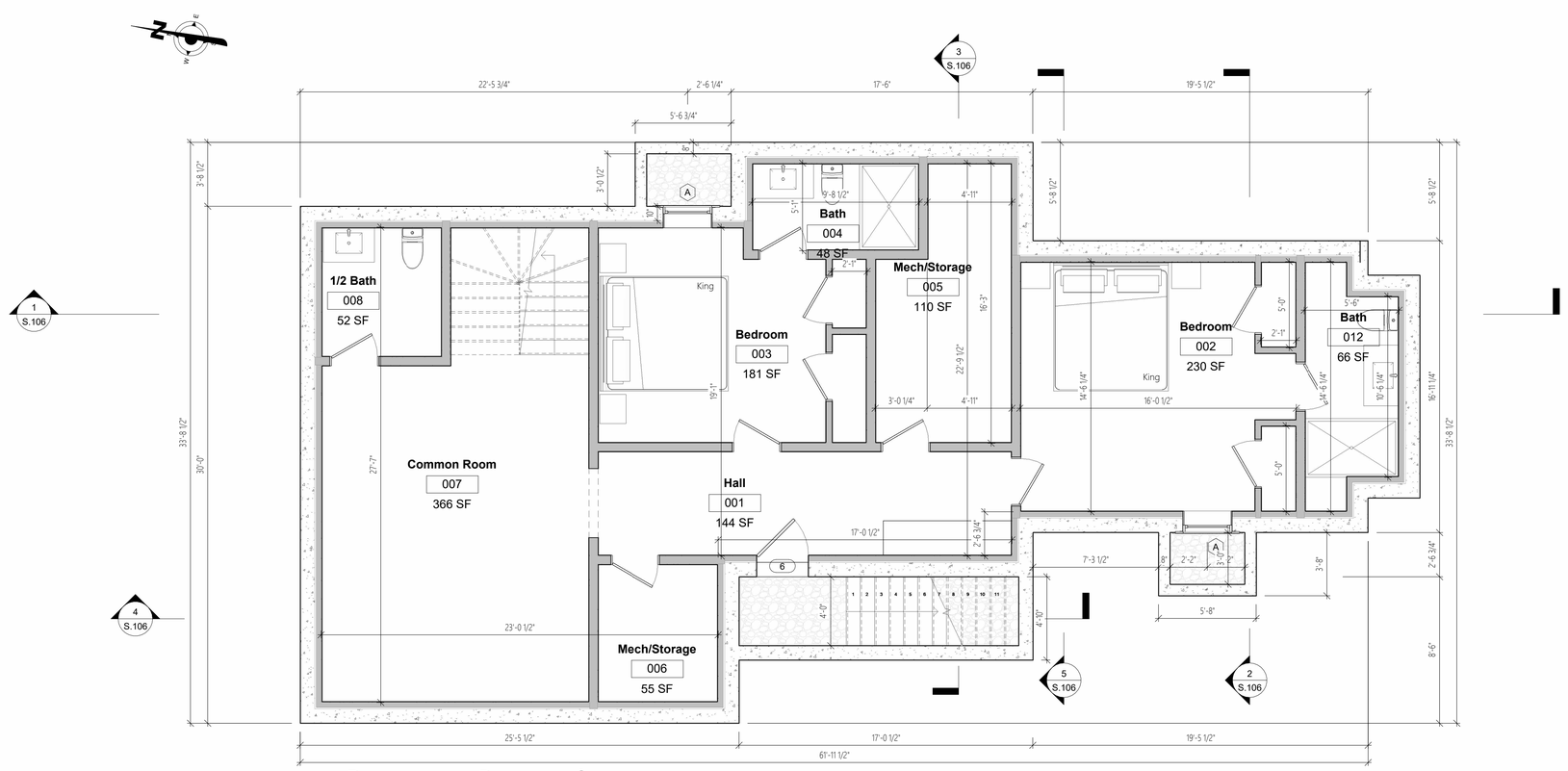


3 Widow's Walk - Proposed
1/4" = 1'-0"



2 Attic - Proposed
1/4" = 1'-0"



1 Basement - Proposed
1/4" = 1'-0"

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10 Silver St. - Main House

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Sheet
Basement/Attic/Widow's Walk

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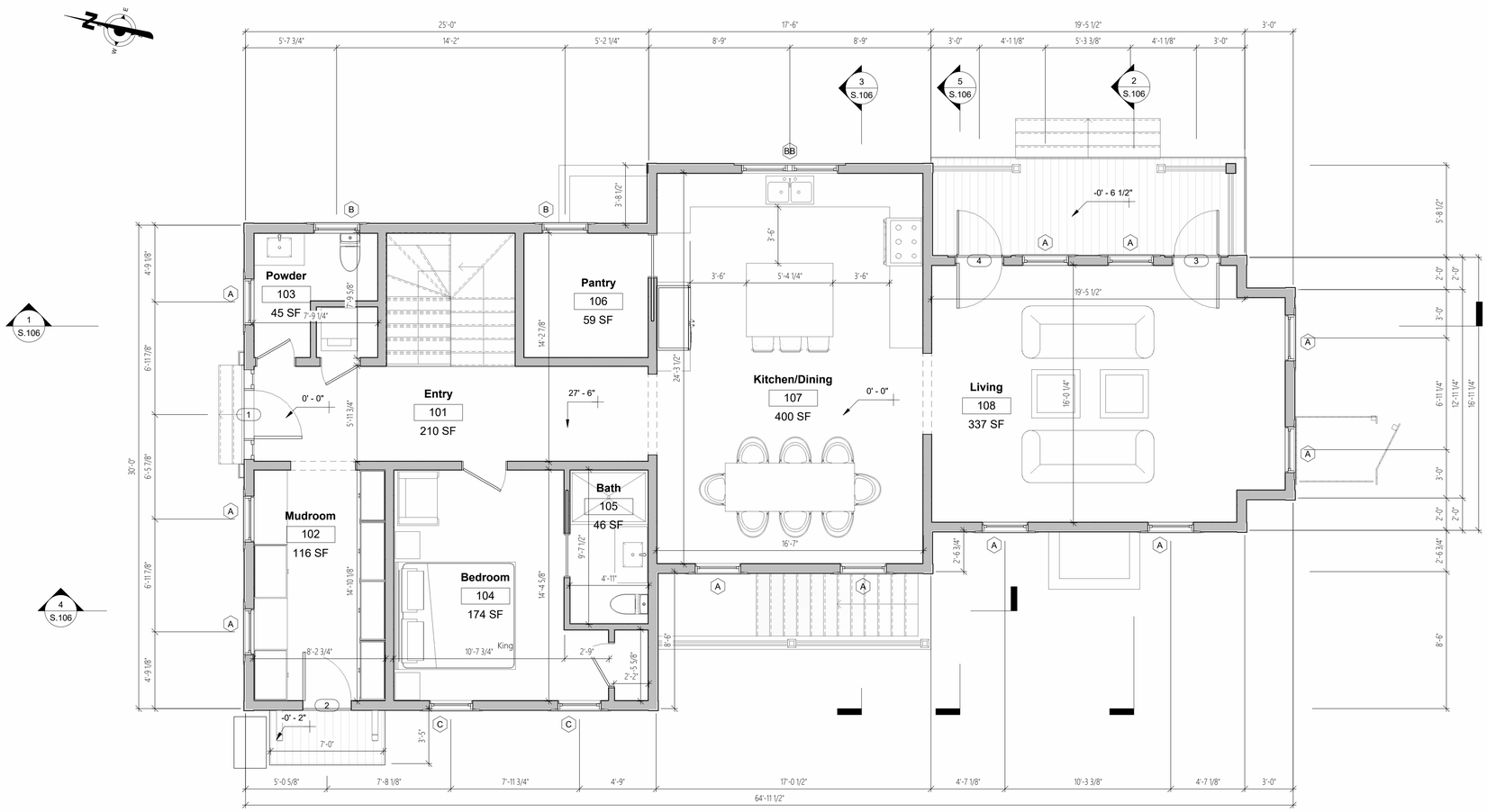

1 S.106

4 S.106

1 Level 1 - Proposed

1/4" = 1'-0"

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10 Silver St. - Main House

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Sheet

First Floor

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A.102

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1 Level 2 - Proposed

1/4" = 1'-0"

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10 Silver St. - Main House

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Sheet

Second Floor

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Revisions

A.103

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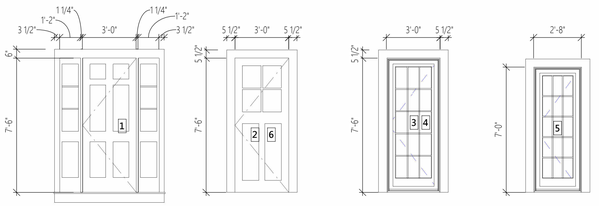


Front Door,
6 Panel/ (2) Sidelites
(3 Lite/1 Panel)
White Sash
White Trim

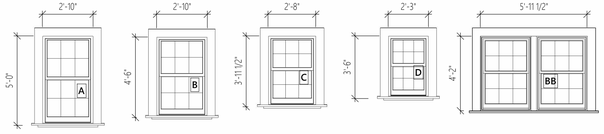
Single Side Door,
4 Lite/ 2 Panel
White Sash
White Trim

French Door, 15 Lites
White Sash
White Trim

French Door, 15 Lites
White Sash
White Trim

Door Schedule

1/4" = 1'-0"



Double Hung 6/6
White Sash
White Trim

Double Hung 6/6
White Sash
White Trim

Double Hung 6/6
White Sash
White Trim

Double Hung 6/6
White Sash
White Trim

(2)Double Hung 6/6
White Sash
White Trim

Window Schedule

1/4" = 1'-0"



2 North

1/4" = 1'-0"



1 East

1/4" = 1'-0"

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www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

10 Silver St. - Main House

Nantucket, MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.101 Basement/Attic/Widow's Walk
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
A.220 3D Views
S.106 Building Sections
Grand total: 8

Date
11.20.2023

Revisions

A.201

Scale 1/4" = 1'-0"

11/20/2023 2:56:59 AM

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1 South
1/4" = 1'-0"



2 West
1/4" = 1'-0"

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Date
11.20.2023

Revisions

A.202

Scale 1/4" = 1'-0"

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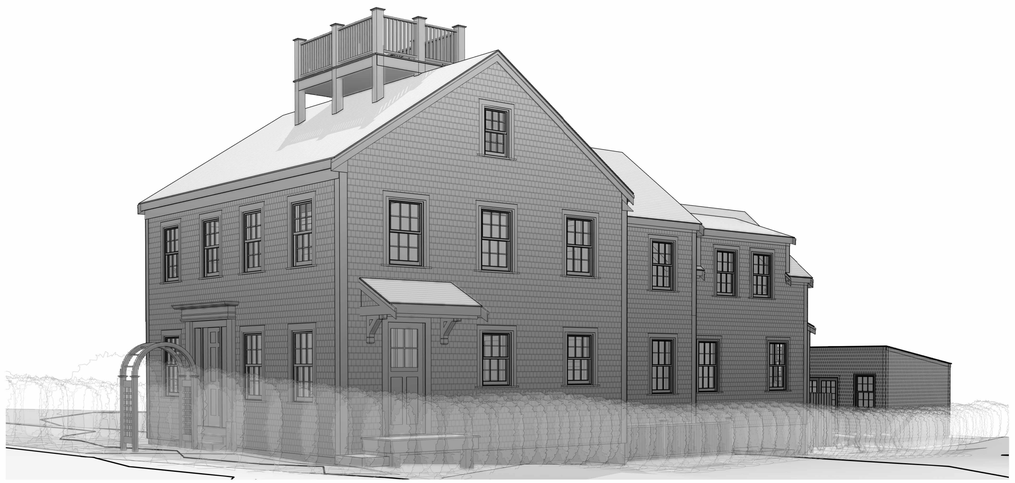
1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

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Sheet

3D Views

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Date

11.20.2023

Revisions

A.220

Scale

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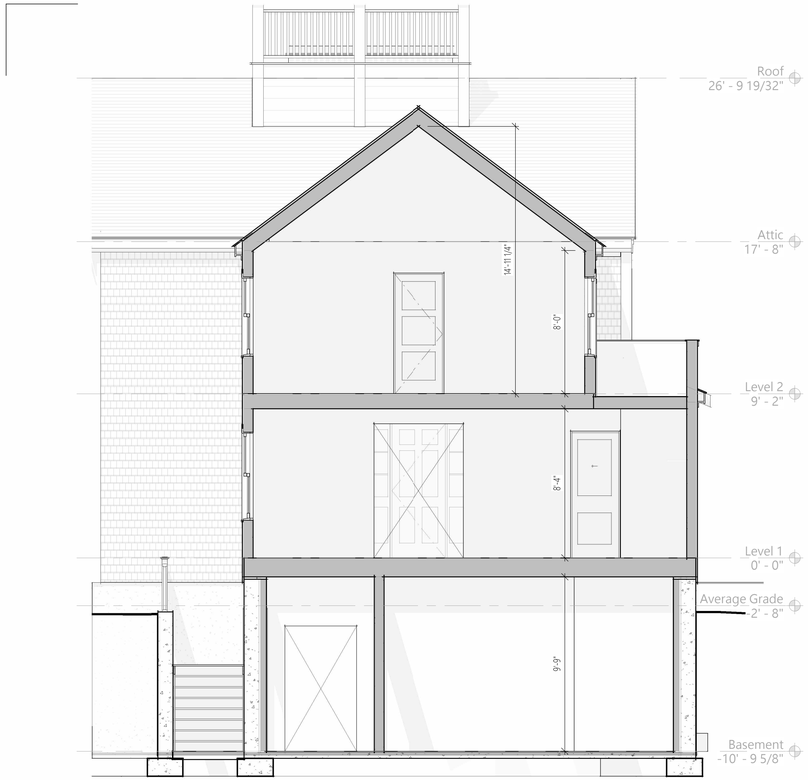
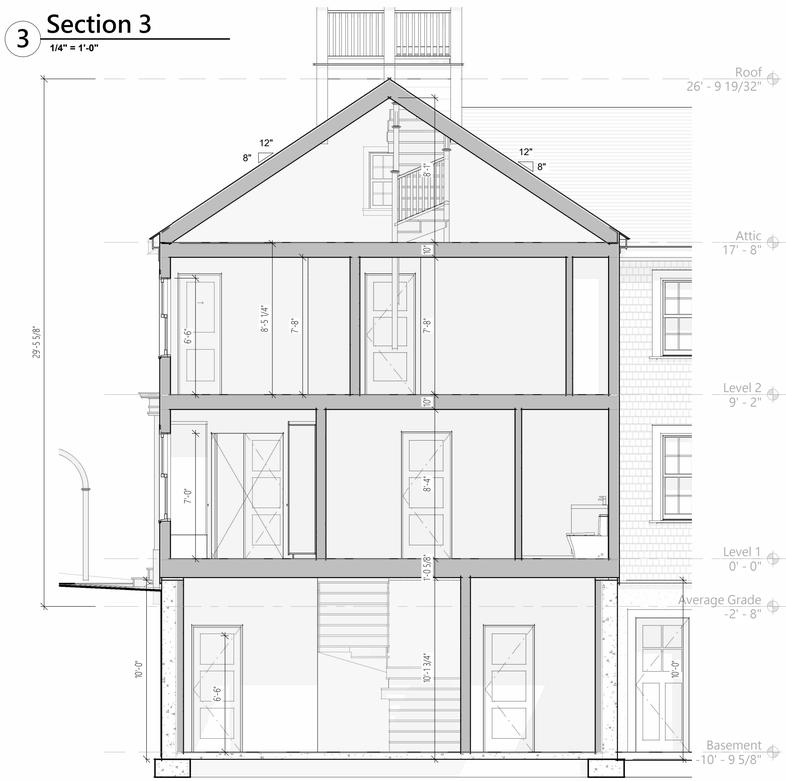


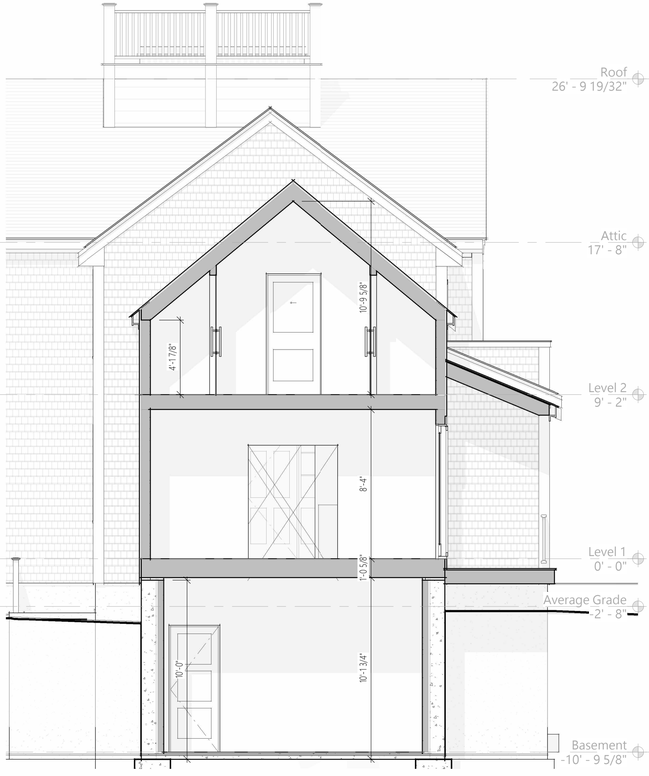
3 Section 3
1/4" = 1'-0"



1 Existing/New Terrain Section
1/8" = 1'-0"



4 Section 4
1/4" = 1'-0"



5 Section 5
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

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10 Silver St. - Main House

Nantucket, MA 02554

Sheet
Building Sections

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Revisions

S.106

Scale
As indicated

11/20/2023 2:57:52 AM

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°: 55.4.1 PARCEL N°. 187

Street & Number of Proposed Work: 10 Silver St.

Owner of record: Dober Richard P Tr.

Mailing Address: 82 Oxford Rd., Newton, MA 02459

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741 Nantucket, MA 02584

Contact Phone #: 5083329654 E-mail: jurvj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Cottage

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 482 Decks/Patio: Size: 56 SF ☒ 1st floor ☐ 2nd floor

Width: 25' Sq. footage 2nd floor: 357 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 23' South 23' East 23' West 23'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☒ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other Dormer 9/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) — Corner boards 1xC Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Norwood with wood storms

Doors* (type and material): ☒ TDL ☐ SDL Front Wood Rear Wood Side Wood

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW

Trim White Sash White Doors Nantucket Gray

Deck NTW Foundation NTW Brick Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/2023 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS: 10 Silver st. Cottage

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

— 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Dober Richard P Tr

STREET ADDRESS 10 Silver St

MAP/PARCEL 55.4.1/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — 11/20/2023

Signature — Date

Property Info:

Map & Parcel:	55.4.1/187	Lot Size:	7,112 sq. ft.
District/Zoning:	R-OH	Allowable Ground Coverage:	2,844 sq. ft.
Minimum Lot Size:	5,000 sq.ft.	Existing Ground Coverage:	329 sq. ft.
Frontage:	50 ft.	Proposed Ground Coverage MH:	1,564 sq. ft.
Ground Cover Ratio:	40%	Proposed Ground Coverage Cottage:	536 sq. ft.
Front Setback:	0 ft.	Proposed Ground Coverage Cabana:	280 sq. ft.
Side/Rear Setback:	5 ft.	Total Proposed Ground Coverage:	2,380 sq. ft.



2 SITE PHOTO



6 AREA PHOTO 1



3 49 PINE ST



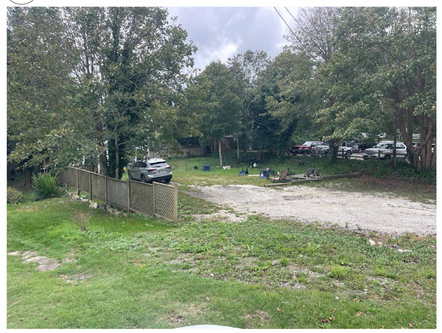
7 AREA PHOTO 2



4 8 SILVER ST



9 AREA PHOTO 3



5 40 PLEASANT ST



10 AREA PHOTO 4

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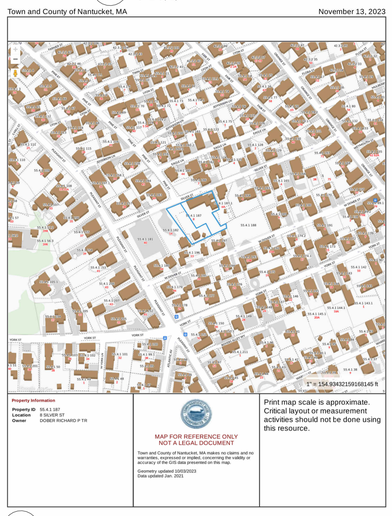
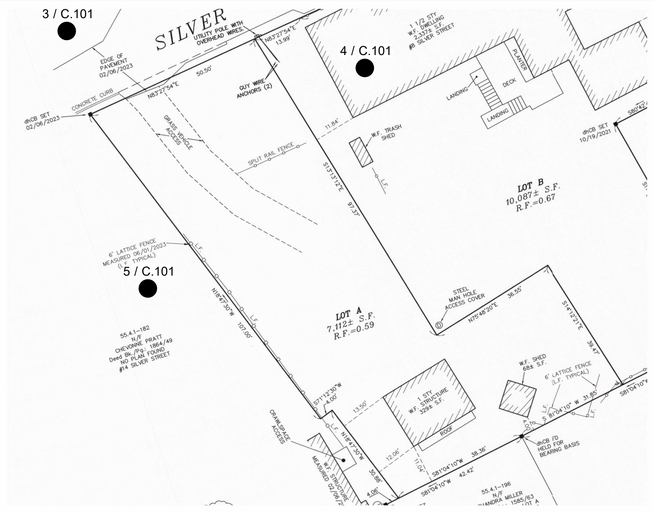
1 Site Plan - Proposed Copy 2

1" = 10'-0"



11 Locus Map Copy 2



8 Site Plan - Existing

1" = 20'-0"

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Project

10 Silver St - Cottage

Nantucket, MA 02554

Sheet

Site Plan - Cottage

Date

11.20.2023

Revisions

C.101

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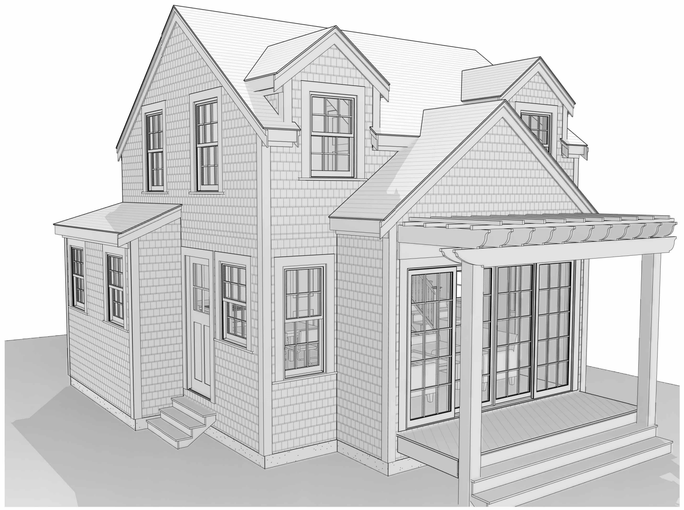
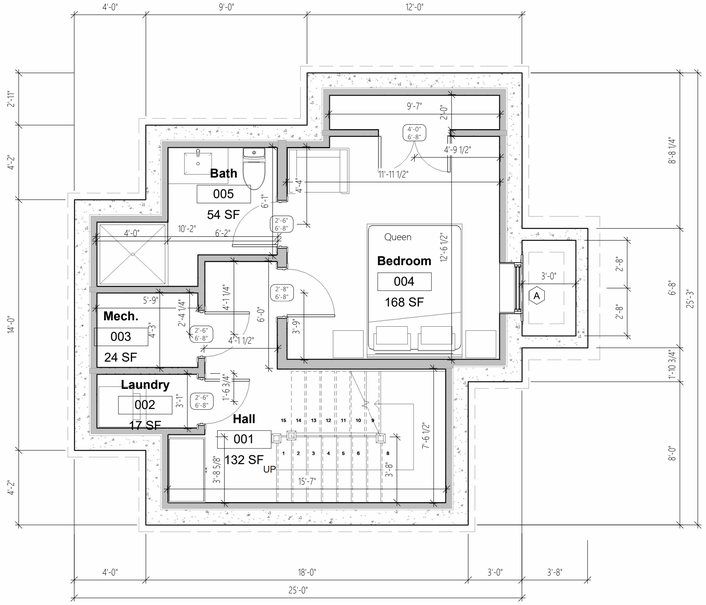
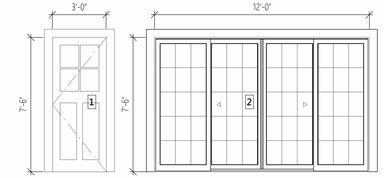


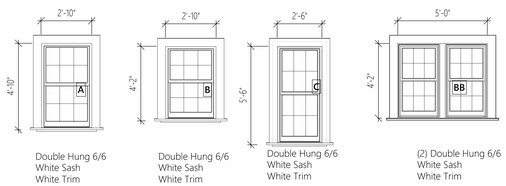
4 3D View 10



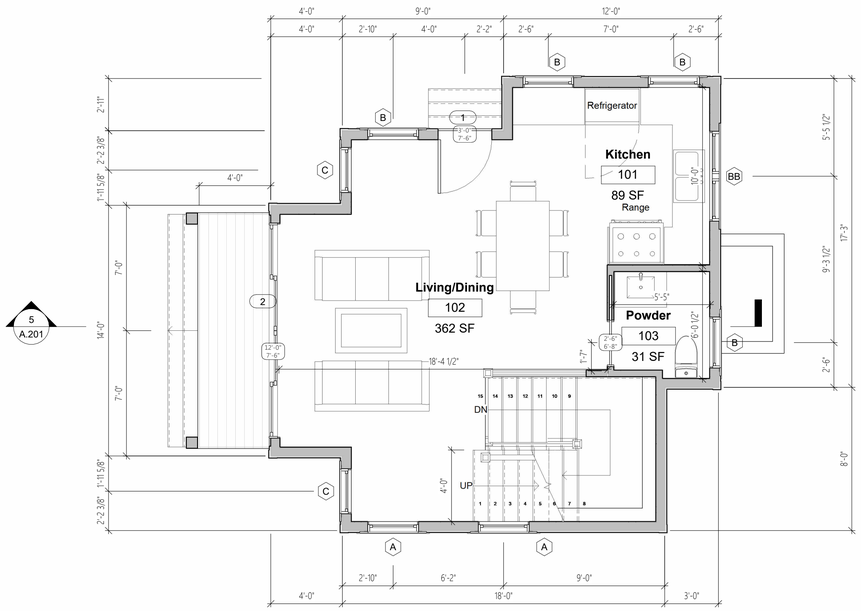
1 Basement
1/4" = 1'-0"



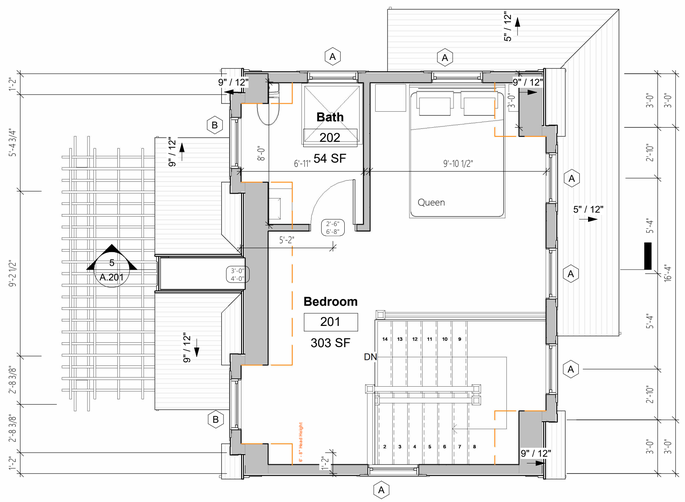
Door Schedule
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"



2 Level 1
1/4" = 1'-0"



3 Level 2
1/4" = 1'-0"

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Sheet

Floor Plans

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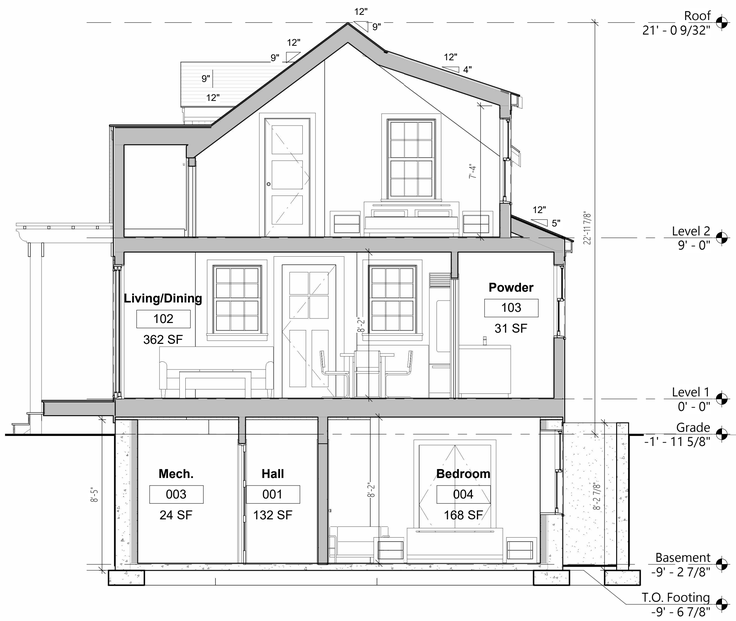
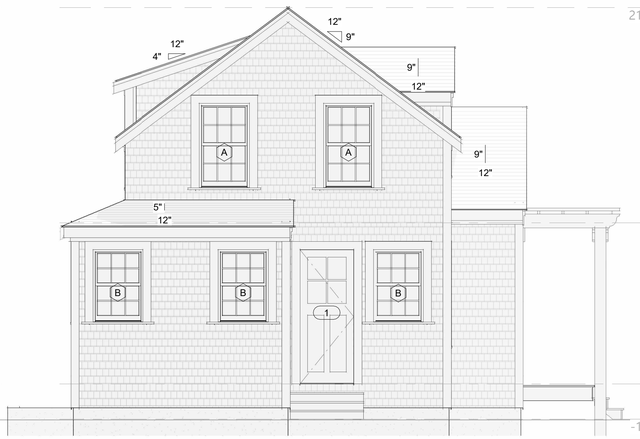
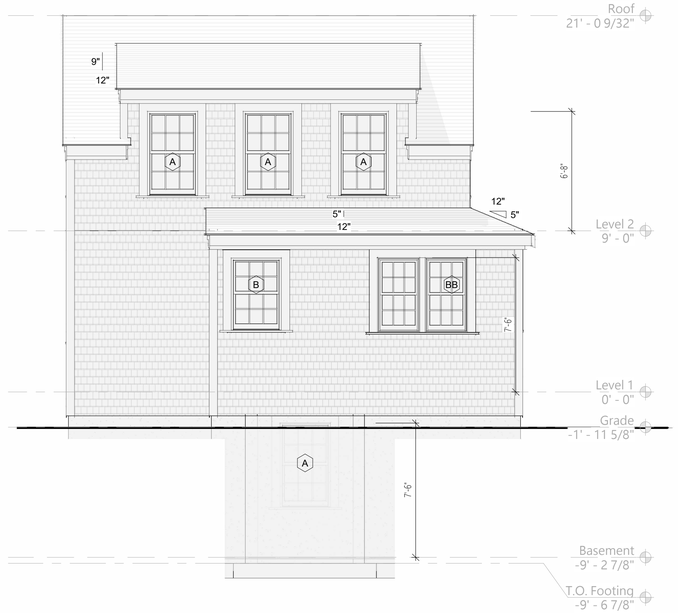


5 Building Section
1/4" = 1'-0"



1 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



3 South Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
10 Silver St. - Cottage
Nantucket, MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations
A.101 Floor Plans
Grand total: 3

Date
11.20.2023

Revisions

A.201

Scale 1/4" = 1'-0"

11/20/2023 2:49:29 AM

Property Info:

Map & Parcel	55.4.1/187	Lot Size	7,132 sq ft
District/Zoning	NCRH	Allowable Ground Coverage	2,644 sq ft
Minimum Lot Size	5,445 sq ft	Existing Ground Coverage	829 sq ft
Frontage	50 ft	Proposed Ground Coverage (Alt)	1,564 sq ft
Ground Cover Ratio	43%	Proposed Ground Coverage Cottage	516 sq ft
Front Setback	0 ft	Proposed Ground Coverage Cabana	251 sq ft
Side/Rear Setback	5 ft	Total Proposed Ground Coverage	2,331 sq ft

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(2) SITE PHOTO



(6) AREA PHOTO 1



(3) 49 PINE ST



(7) AREA PHOTO 2



(4) 8 SILVER ST



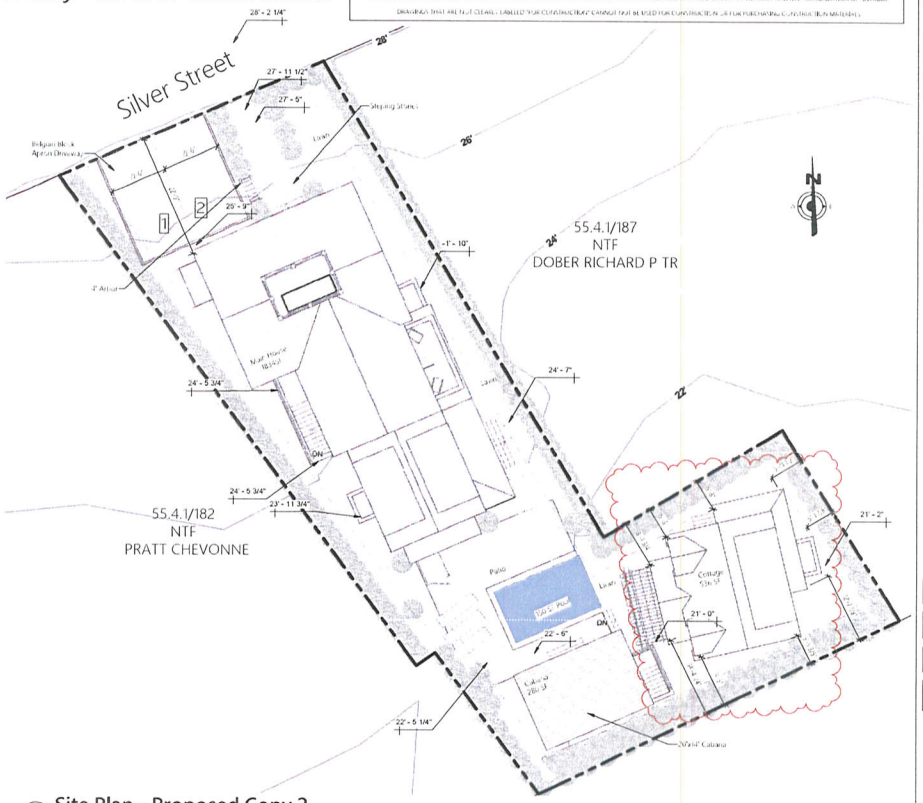
(9) AREA PHOTO 3



(5) 40 PLEASANT ST



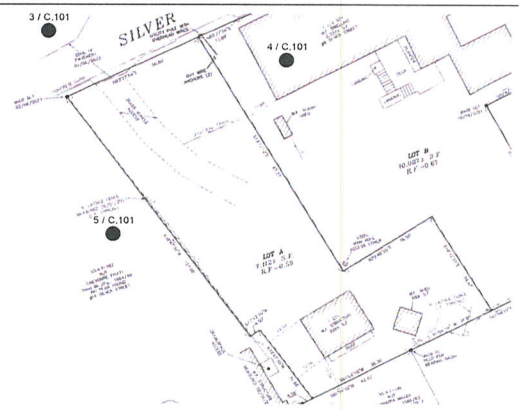
(10) AREA PHOTO 4



(1) Site Plan - Proposed Copy 2
1" = 10'-0"



(11) Locus Map Copy 2



(8) Site Plan - Existing
1" = 20'-0"

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Site Plan - Cottage

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Scale
As indicated

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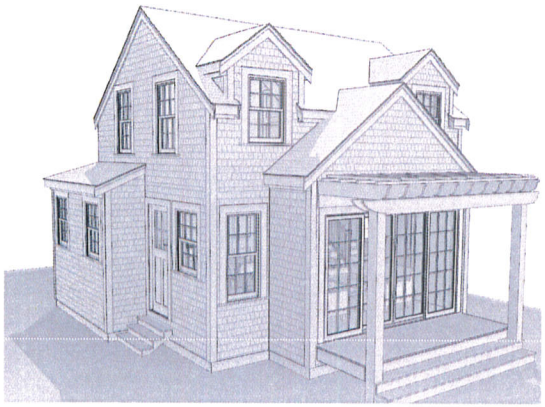
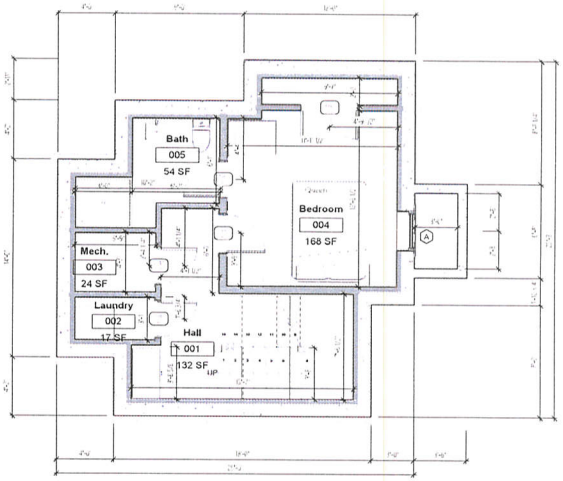


4 3D View 10



1 Basement
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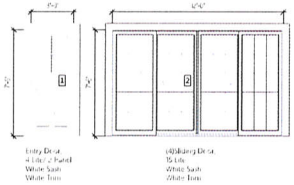
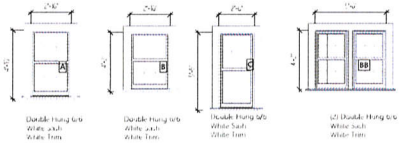


Door Schedule
1/4" = 1'-0"



Window Schedule
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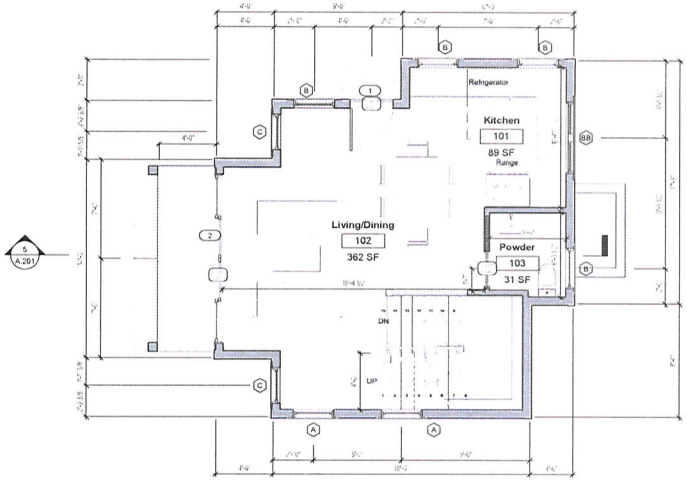
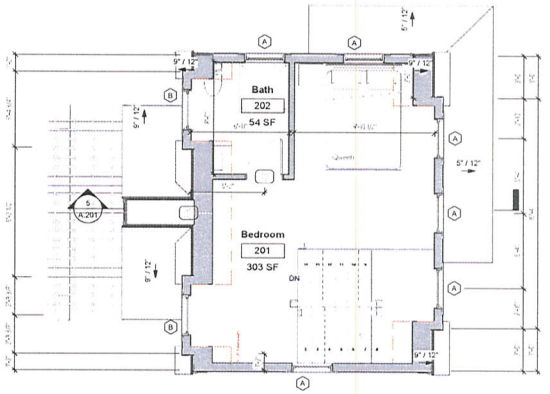


2 Level 1
1/4" = 1'-0"



3 Level 2
1/4" = 1'-0"

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Sheet

Floor Plans

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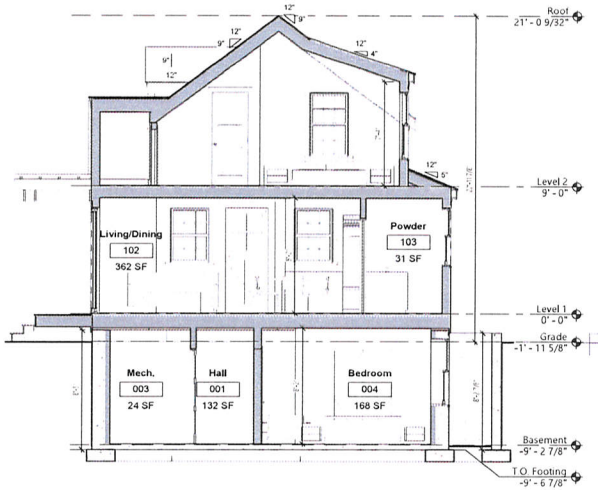
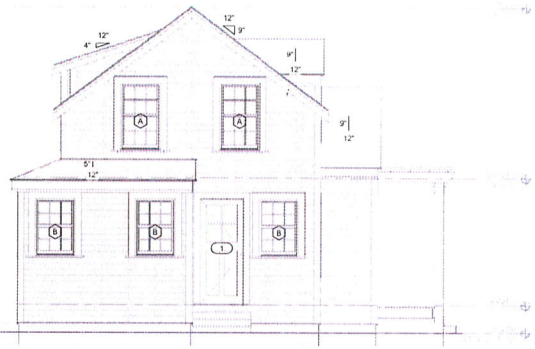
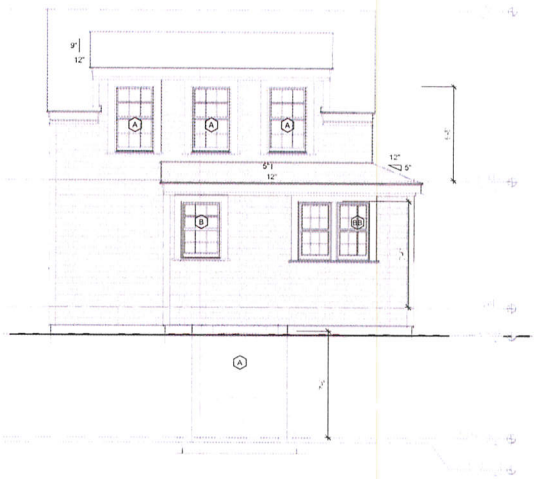


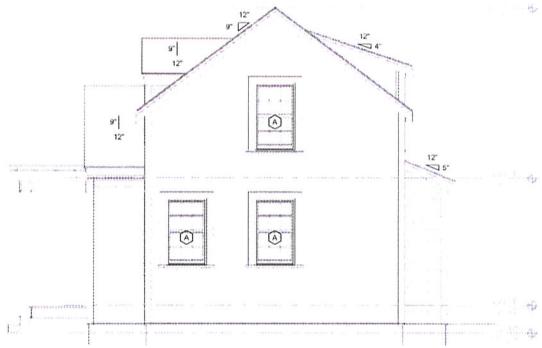
5 Building Section
1/4" = 1'-0"



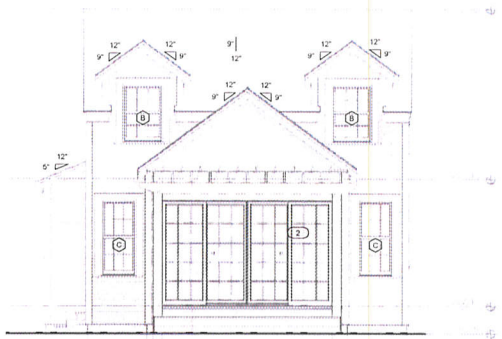
1 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



3 South Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

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11/20/2023 2:49:29 AM

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°: 55.4.1 PARCEL N°. 187

Street & Number of Proposed Work: 10 Silver st.

Owner of record: Dober Richard P Tr.

Mailing Address: 82 Oxford Rd., Newton MA 02459

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741 Nantucket, MA 02584

Contact Phone #: 5083329654 E-mail: jury@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Changes to existing shed / cabana

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 257 Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor

Width: 14' Sq. footage 2nd floor: _____ Size: — ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 2' South 2' East 2' West 2'

Height of ridge above final finish grade: North 12' South 10' East 12' West 12'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation Remodel existing shed, fenestration,
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 1.5/12 exist Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) — Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Norwood or similar

Doors* (type and material): ☒ TDL ☐ SDL Front wood Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof ☒ NTW

Trim white Sash white Doors white

Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/2023 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS: 10 Silver st. Cabana

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

— 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Dober Richard P Tr

STREET ADDRESS 10 Silver St

MAP/PARCEL 55.4.1/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — 11/20/2023

Signature — Date

Property Info:

Map & Parcel:	55.4.1/187	Lot Size:	7,112 sq. ft.
District/Zoning:	R-OH	Allowable Ground Coverage:	2,844 sq. ft.
Minimum Lot Size:	5,000 sq.ft.	Existing Ground Coverage:	329 sq. ft.
Frontage:	50 ft.	Proposed Ground Coverage MH:	1,564 sq. ft.
Ground Cover Ratio:	40%	Proposed Ground Coverage Cottage:	536 sq. ft.
Front Setback:	0 ft.	Proposed Ground Coverage Cabana:	280 sq. ft.
Side/Rear Setback:	5 ft.	Total Proposed Ground Coverage:	2,380 sq. ft.



2 SITE PHOTO



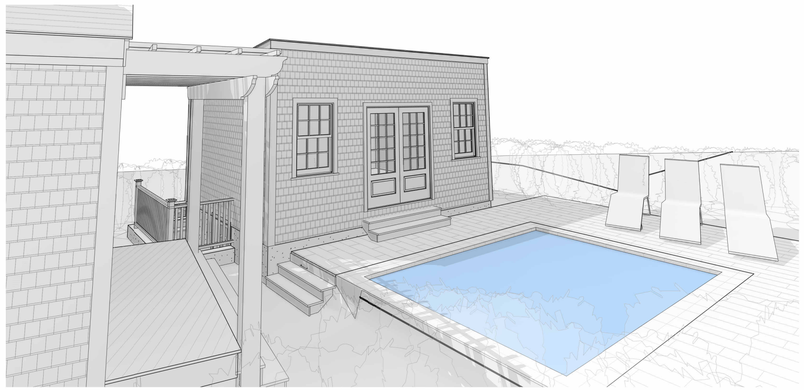
6 VIEW TO EXISTING SHED



3 EXISTING SHED FRONT VIEW



7 EXISTING SHED SIDE VIEW



4 Proposed Cabana- Remodeled Shed

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ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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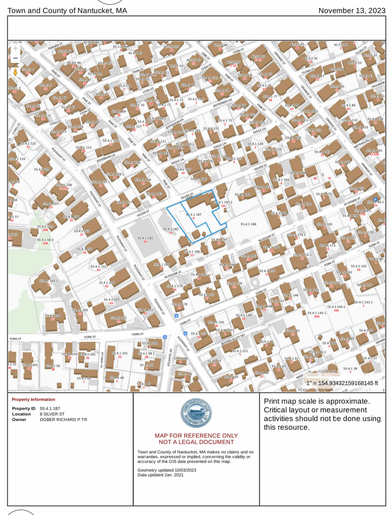
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

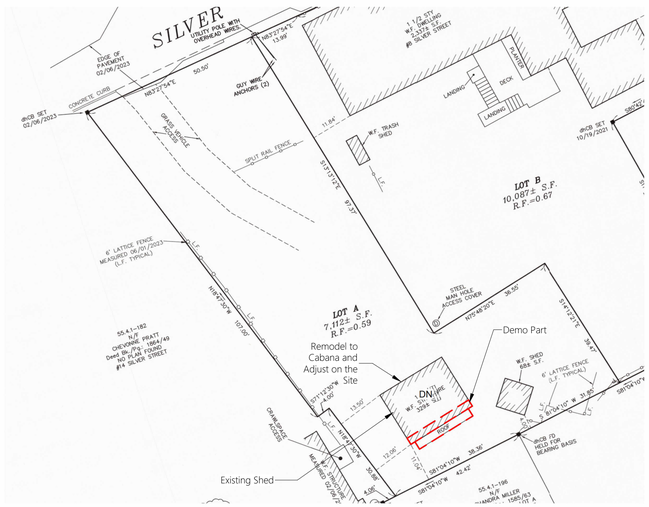


1 Site Plan - Proposed

1" = 10'-0"



11 Locus Map



8 Site Plan - Existing/Demo

1" = 20'-0"

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Project

10 Silver St - Cabana

Nantucket, MA 02554

Sheet

Site Plan - Cabana

Date

11.20.2023

Revisions

C.101

Scale As indicated

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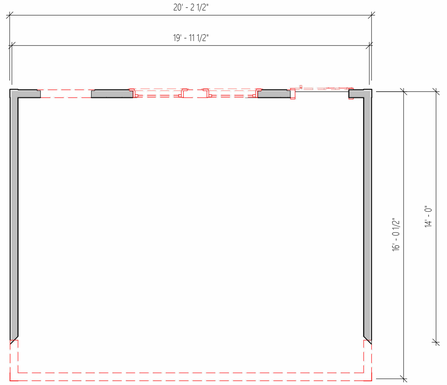
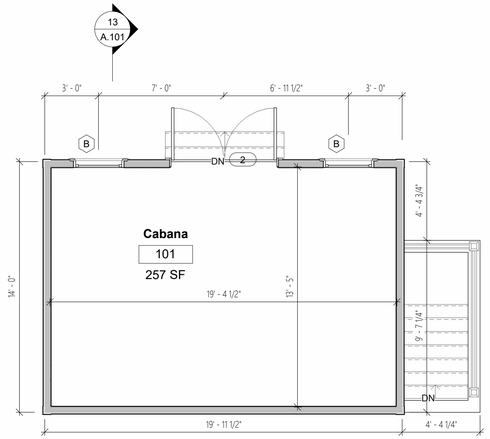
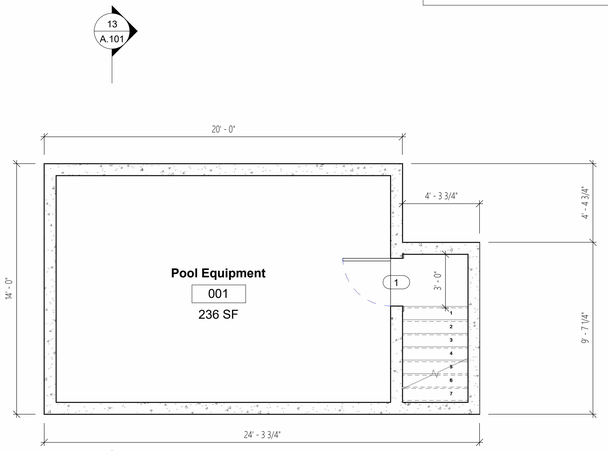


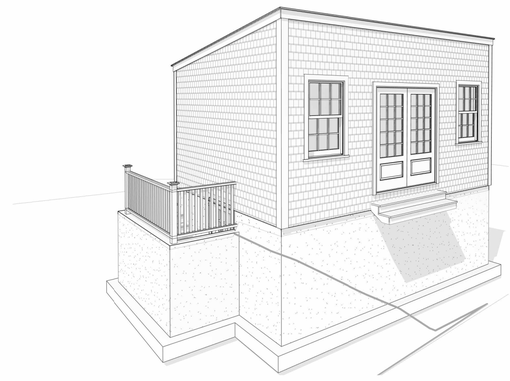
2 Level 1 - Existing/Demo
1/4" = 1'-0"



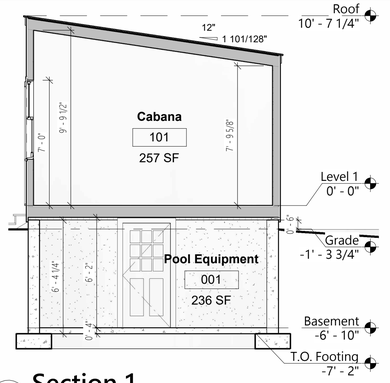
1 Level 1 - Proposed
1/4" = 1'-0"



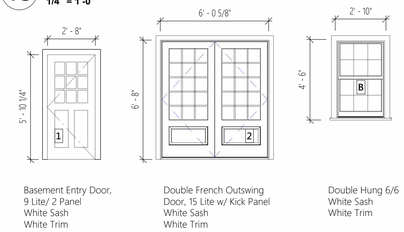
11 Pool Equipment - Proposed
1/4" = 1'-0"



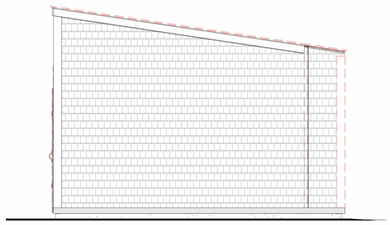
12 3D View 1



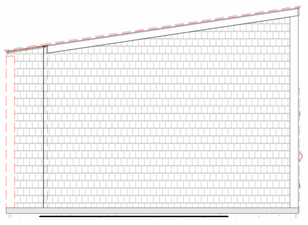
13 Section 1
1/4" = 1'-0"



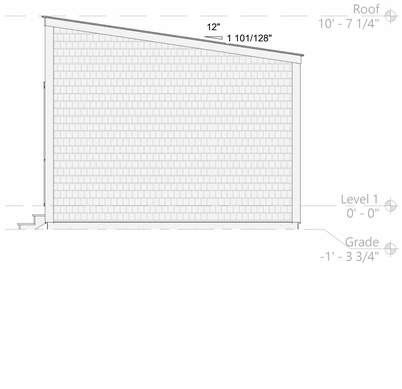
Door/Window Schedule
1/4" = 1'-0"



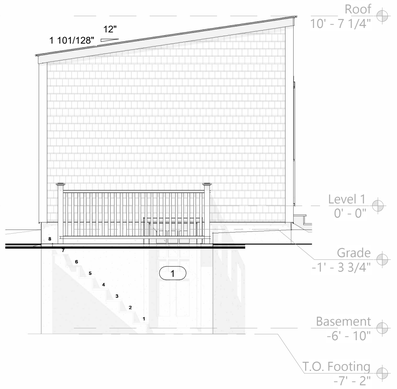
5 West Elevation - Existing/Demo
1/4" = 1'-0"



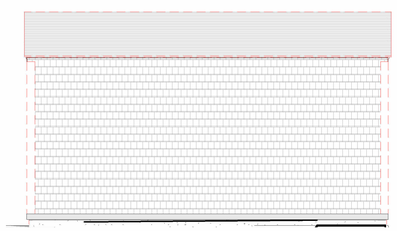
7 East Elevation - Existing/Demo
1/4" = 1'-0"



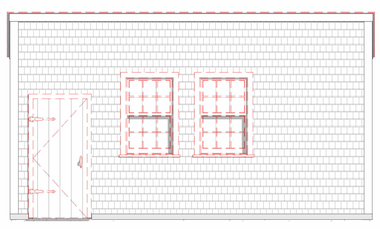
6 West Elevation - Proposed
1/4" = 1'-0"



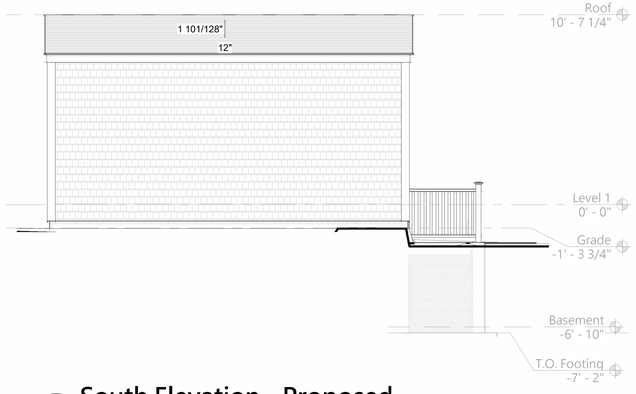
8 East Elevation - Proposed
1/4" = 1'-0"



9 South Elevation - Existing/Demo
1/4" = 1'-0"



3 North Elevation - Existing/Demo
1/4" = 1'-0"



10 South Elevation - Proposed
1/4" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"

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JBStudio
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Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

10 Silver St. - Cabana

10 Silver St, Nantucket, MA 02554

Sheet

Cabana

SHEET INDEX

C.101 Site Plan
A.101 Cabana
Grand total: 2

Date

11.20.2023

Revisions

A.101

Scale 1/4" = 1'-0"

11/20/2023 2:43:44 AM

Property Info:

Map & Parcel	55.4.1/187	Lot Size	7,152 sq ft
District/Overlay	R-GH	Allowable Ground Coverage	2,644 sq ft
Minimum Lot Size	5,000 sq ft	Existing Ground Coverage	329 sq ft
Frontage	50 ft	Proposed Ground Coverage (left)	1,564 sq ft
Ground Cover Ratio	43%	Proposed Ground Coverage Cottage	536 sq ft
Front Setback	0 ft	Proposed Ground Coverage Cabana	280 sq ft
Side/Rear Setback	5 ft	Total Proposed Ground Coverage	2,389 sq ft

HDC Submission Only - Not For Construction



(2) SITE PHOTO



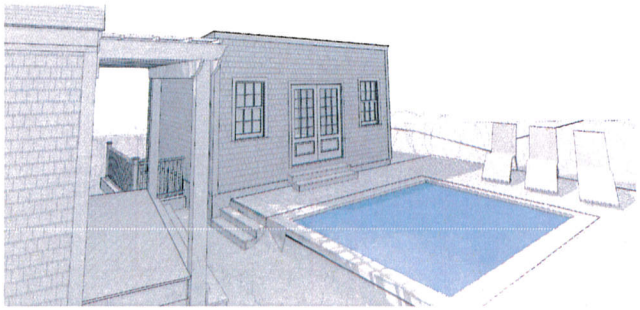
(6) VIEW TO EXISTING SHED



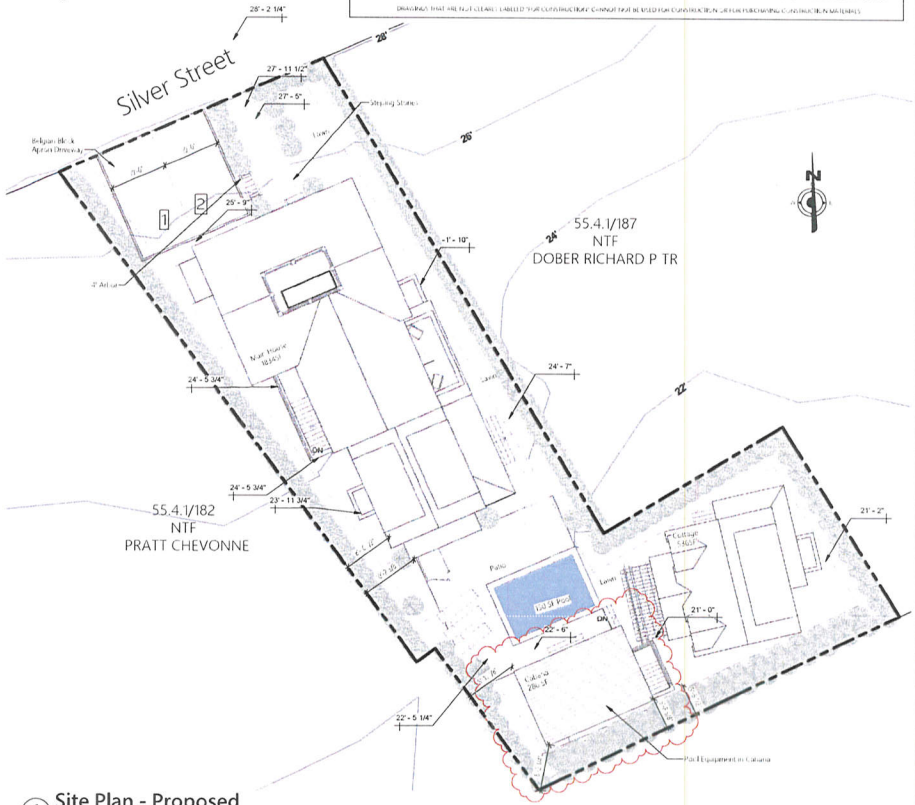
(3) EXISTING SHED FRONT VIEW



(7) EXISTING SHED SIDE VIEW



(4) Proposed Cabana- Remodeled Shed



(1) Site Plan - Proposed
1" = 10'-0"



(11) Locus Map



(8) Site Plan - Existing/Demo
1" = 20'-0"

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Project
10 Silver St - Cabana
Nantucket, MA 02554

Sheet
Site Plan - Cabana

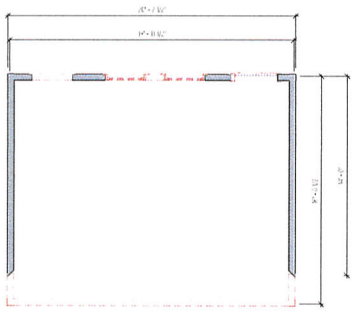
Date
11.20.2023

Revisions

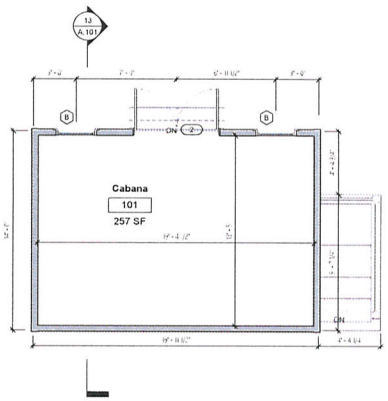
C.101

Scale
As indicated

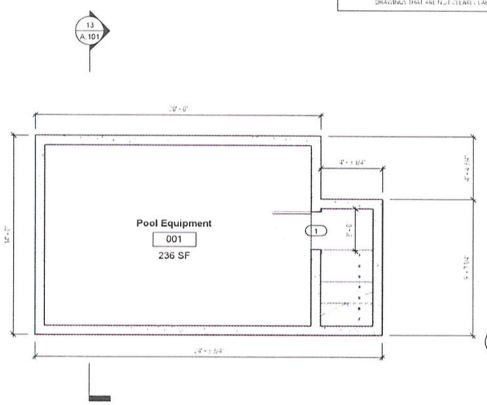
HDC Submission Only - Not For Construction



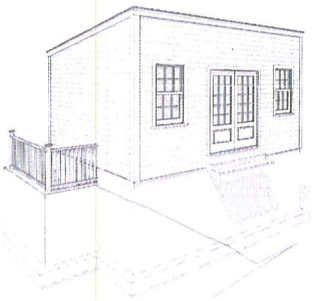
2 Level 1 - Existing/Demo
1/4" = 1'-0"



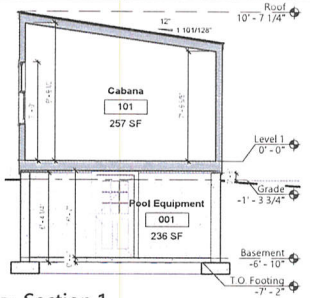
1 Level 1 - Proposed
1/4" = 1'-0"



11 Pool Equipment - Proposed
1/4" = 1'-0"



12 3D View 1



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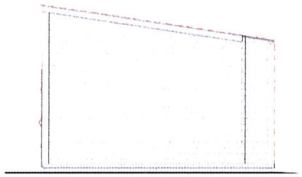

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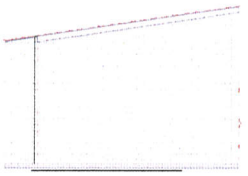

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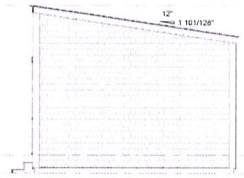

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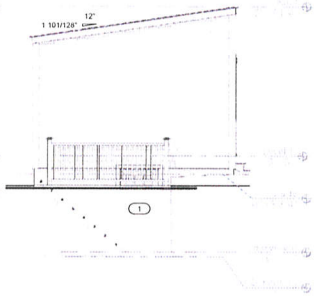
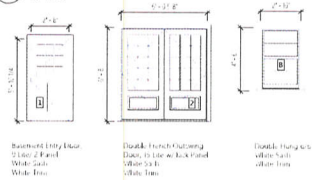
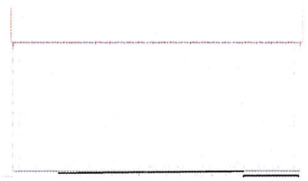


8 East Elevation - Proposed
1/4" = 1'-0"



Door/Window Schedule
1/4" = 1'-0"



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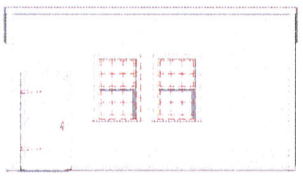

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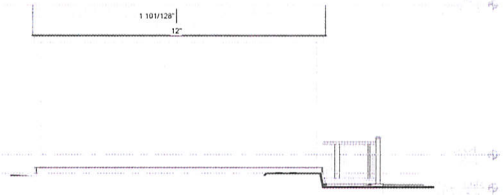

10 South Elevation - Proposed
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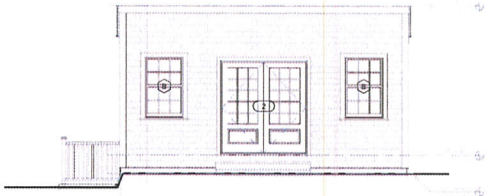

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Sheet
Cabana

SHEET INDEX

C.101 Site Plan
A.101 Cabana
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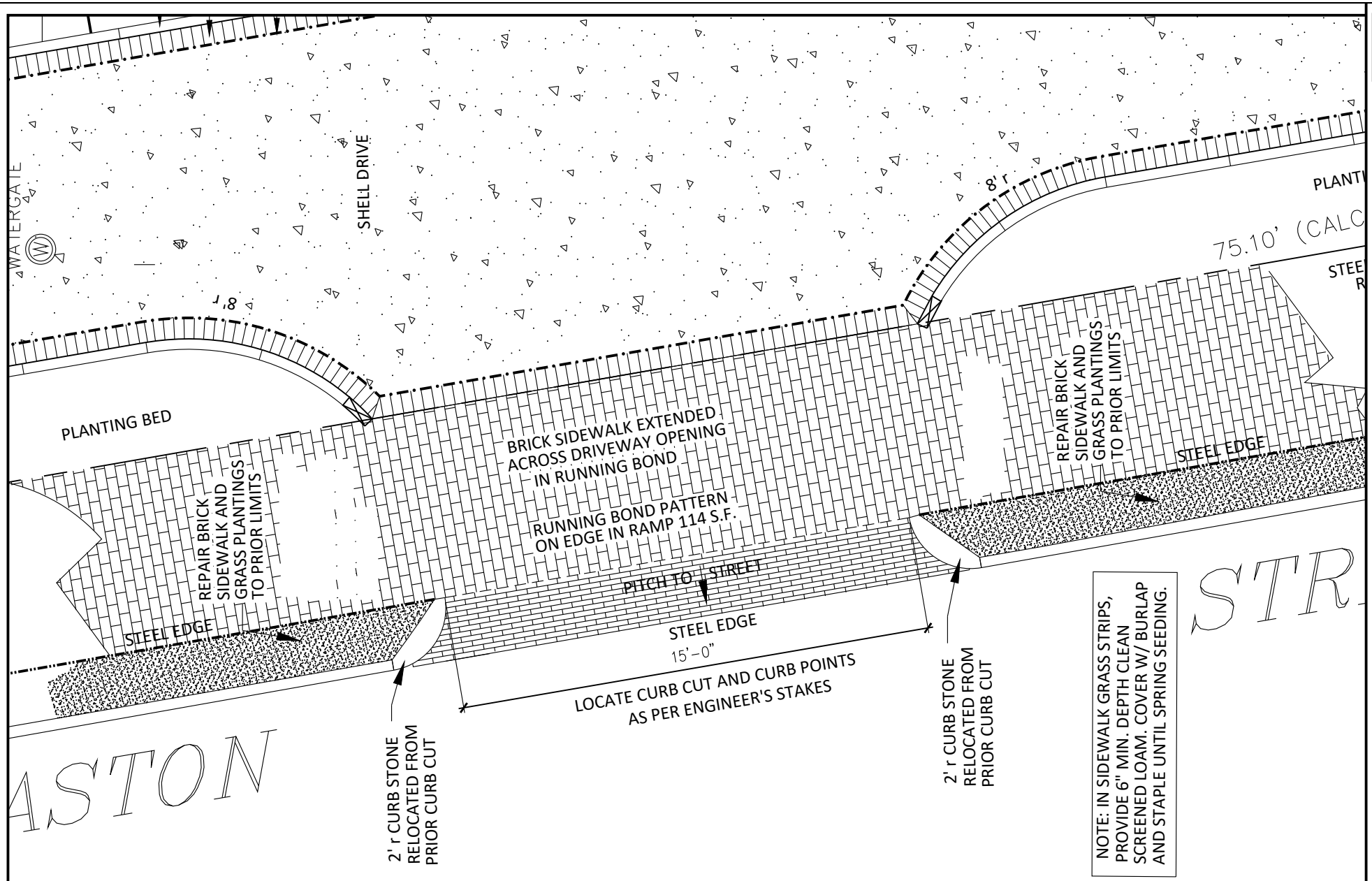
Revisions

A.101

Scale 1/4" = 1'-0"



PROPOSED SIDEWALK CONFIGURATION

Bartsch
LANDSCAPE ARCHITECTURE
11 Tileston Street
Boston, MA 02113
(508) 410-7979 BartschLA.com

REVISIONS
DESIGNS AND DRAWINGS © 2020-2023 BARTSCH LANDSCAPE ARCHITECTURE, INC.
PROJECT NO.
2216
DRAWN / CHECKED
DATE
4 DECEMBER 2023
SCALE
AS NOTED

BRAZILIAN (TR) PROPERTY
34 EASTON ST., NANTUCKET
LAYOUT & MATERIALS

SHEET
HDC
2

TYPICAL DRIVEWAYS BETWEEN WHITE ELEPHANT AND BRANT POINT















Bartsch
LANDSCAPE ARCHITECTURE
11 Tileston Street
Boston, MA 02113
(508) 410-7979 BartschLA.com

REVISIONS

DESIGNS AND DRAWINGS
© 2019 2023 DAVID BARTSCH
LANDSCAPE ARCHITECTURE LLC

PROJECT NO.
2216

DRAWN / CHECKED
/

DATE
4 DECEMBER 2023

SCALE
AS NOTED

BRAZILIAN (TR) PROPERTY
34 EASTON ST., NANTUCKET
LAYOUT & MATERIALS

SHEET
HDC
3

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 11/30/2023
	Address & HDC Case Number (ie HDC2020-05-0265): 19 N WATER STREET, LOT 11 & N/A
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: N/A B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Miroslava Ahern _ Date: 11/30/2023

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 11/29/2023

Re: HDC COA Application for 19 N. Water Street (Lot 11) [42.4.2 / 3]
Nantucket Island Resorts, LLC

*Minutes from HDC Meeting 11/28/2023

Holly: This is one of the flood zones. Resilient Nantucket recommends less impervious surfaces. Appreciate the pea stone parking area. The Belgium Block, brick and Goshen stone seems to be a lot and I would obviously go with Belgium Block or brick. Asked if the street trees will be retained – (MA response "Yes, they are on the plan".

Mickey: More about that sidewalk, everyone agrees it's important and should be part of the approval requirement to put in the sidewalk. Bottom of drawing is showing stone posts to back driveway area. Stone posts look modern – was going to suggest wood posts – not sure it needs posts anyway. Should just get rid of the posts. Sidewalk on S. Beach St. should wrap around the curve.

Carrie: Agree w/Mickey. Sidewalk should be on this plan. Stone posts are not appropriate. Wonder about the Goshen stone on S. Beach St. side – what is that going to be used for? No ground access to it – there's a porch above… don't understand what it's for. Would rather see the sidewalk extend than see patio behind a fence.

Val: Doesn't have much to add. Concern was about the sidewalk. Fence comes out to where the sidewalk should be.

Connie: Nothing else to add.

Joe: Sidewalk; definitely think it's important to have in front. I do like… I was just thinking about connectivity with new sidewalk with the existing sidewalk on S. Beach and I do think there's value in maintaining the plant buffer and that fence that's there it will really soften that corner. Goshen stone… I think is interesting material – think it's informal. Plantings look like an informal garden. People might actually use that patio – my concern was the porch was narrow. Love the idea of seeing

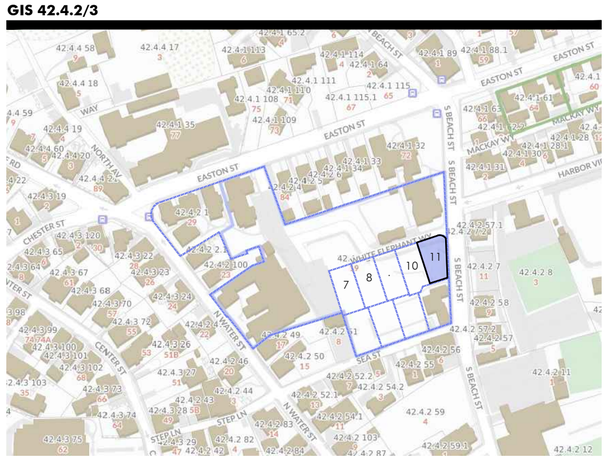
some activity out there – has no problem with the patio over there. Show a brick sidewalk picking up where the fence stops connecting the rest of these homes.

Abby: Comments similar to board members. Want to see a sidewalk to continue all the way to the back of the White Elephant. Definitely don't understand the patio on S. Beach. Don't understand why you wouldn't have a little place to sit where you have 2 car parking on pea stone. Slightly odd.

MOTION:

Hold for revisions per commentary sidewalk. (Carrie) – unanimous

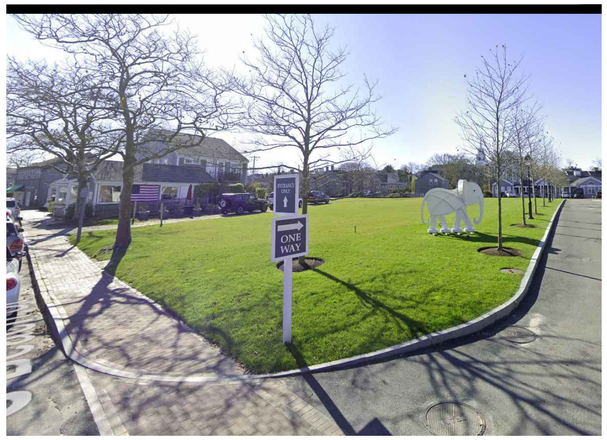
GIS 42.4.2/3

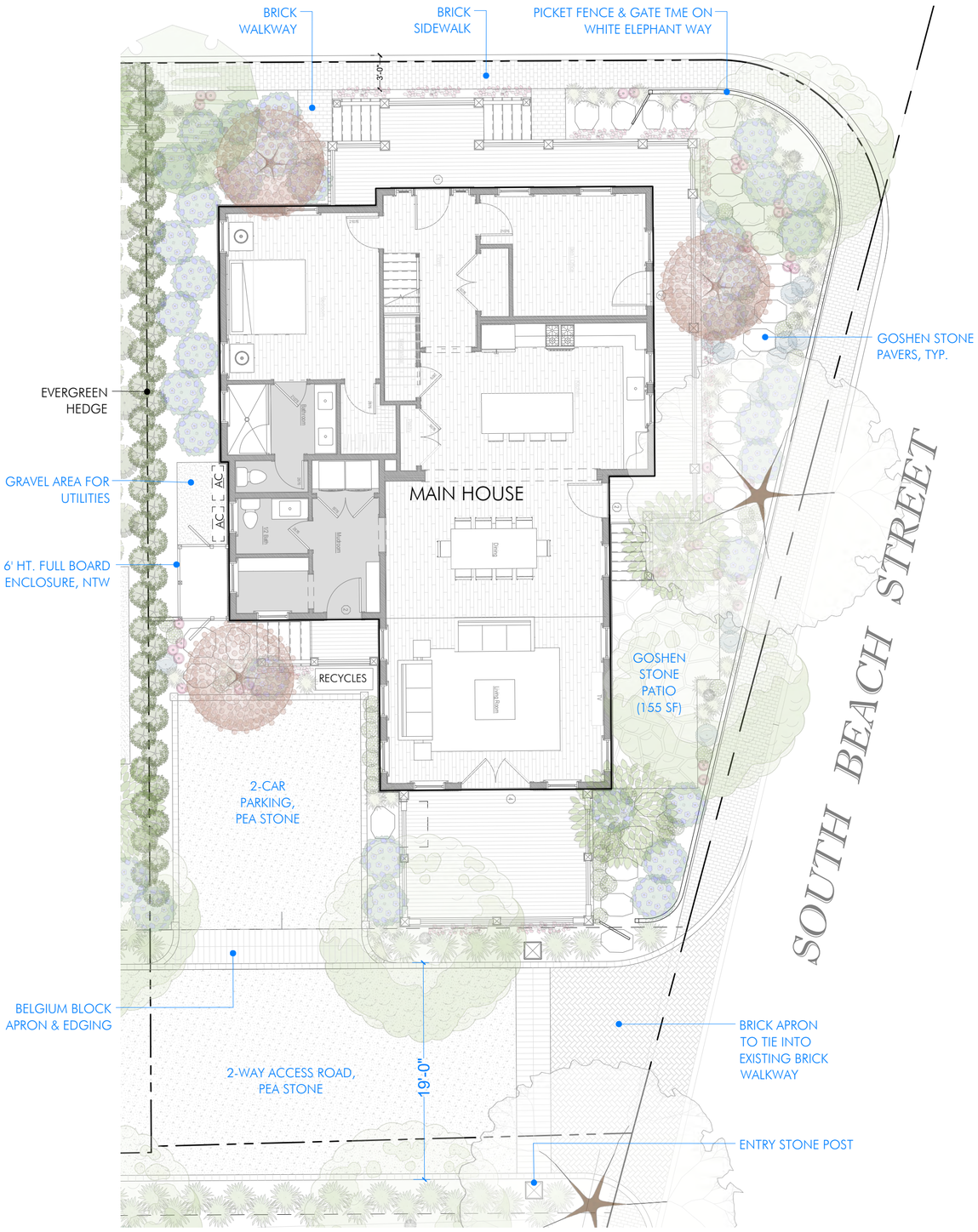


AERIAL 42.4.2/3



EXISTING CONDITIONS





PROPOSED STREETSCAPE





GOSHEN STONE PATIO & PAVERS



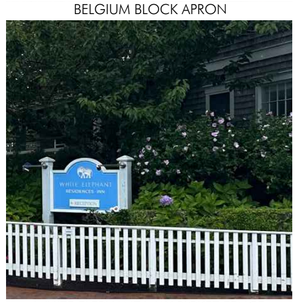
PEA STONE DRIVEWAY



BRICK WALKWAY



BELGIUM BLOCK APRON



WHITE ELEPHANT WAY PICKET FENCE

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@aherrillc.com

PROJECT

LOT 11
WHITE ELEPHANT VILLAGE

19 NORTH WATER ST, NANTUCKET MA

OWNER

NANTUCKET ISLAND RESORTS LLC
C/O NEW ENGLAND DEVELOPMENT ACCT DEPT

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

PROPERTY INFO

ZONE:	LC
MAP / PARCEL:	42.4.2/3
FRONT SETBACK:	0 FT
SIDE SETBACK:	5 FT
REAR SETBACK:	5 FT

HDC SUBMISSION

DRAWING INFO

DATE	NOVEMBER 30, 2023
SCALE	1/8 " = 1' - 0"
DRAWN BY	CP

HDC.01

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 11/30/2023

Re: HDC COA Application for 19 N. Water Street (Lot 7) [42.4.2 / 3]
Nantucket Island Resorts, LLC

*Minutes from HDC Meeting 11/28/2023 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was requested to track with the Architect's (Emeritus) applications. The changes made to this application since, are reflective only of the changes made in the architecture, per the board's request during the 11/28/2023 meeting.

Thank you.

Miroslava Ahern, LLC

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 11/15/2023

Re: HDC COA Application for 19 N. Water Street (Lot 7) [42.4.2 / 3]
Nantucket Island Resorts, LLC

*Minutes from HDC Meeting 10/10/2023 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was originally submitted on 9/25/2023, for New Business meeting agenda on 10/03/2023. Due to time restrictions, the application was not heard and was carried to the 10/10/2023 agenda. The application was requested to be held for representation and tracked with the Architect's (Emeritus) applications (see attached). The changes made to this application since, are reflective only of the changes made in the architecture, per the board's request during the 10/10/2023 meeting.

Thank you.

Miroslava Ahern, LLC

K@ahernllc.com

From: k@ahernllc.com
Sent: Tuesday, October 10, 2023 11:17 AM
To: 'Esmeralda Martinez'
Cc: mirka@ahernllc.com
Subject: Today's HDC Agenda 231010

Good morning, Esmeralda.
I hope you were able to enjoy the long weekend!

Mirka won't be able to attend the meeting today for 10/3/23 New Business Items #12 and #14 (NIR, LLC) representation. Please hold these items if the board gets to them.
Alternatively, if Emeritus' applications (#11 and #13) for these same properties are held, please also hold ours to track with Emeritus' applications.

Please let us know if you have any questions.
Thank you,
K

K Bradford, Executive Operations Manager

MIROSLAVA AHERN LLC / Landscape Design Studio
6 Windy Way, Nantucket, MA 02554
www.miroslavaahern.com

K@ahernllc.com

From: Esmeralda Martinez <emartinez@nantucket-ma.gov>
Sent: Tuesday, October 10, 2023 11:24 AM
To: k@ahernllc.com
Cc: mirka@ahernllc.com
Subject: RE: Today's HDC Agenda 231010

Will do!

Kind Regards,

Esmeralda C. Martínez
Land Use Specialist
HDC Compliance Coordinator

508-325-7587 ext 7050
www.nantucket-ma.gov
emartinez@nantucket-ma.gov
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Fax: 508-325-5346

**** TO VIEW HDC-OFC BEST PRACTICE RECOMMENDATIONS, CLICK HERE** https://nantucket-ma.gov/283/Historic-District-Commission

****TO VIEW HDC AGENDAS & AGENDA ITEMS, CLICK HERE** https://nantucket-ma.gov/AgendaCenter/Historic-District-Commission-45

****TO SIGN UP FOR ALERTS, CLICK HERE** https://www.nantucket-ma.gov/1313/Nantucket-Alert

**** HDC Enabling Act, CLICK HERE** https://ecode360.com/11766100#15338755

From: k@ahernllc.com <k@ahernllc.com>
Sent: Tuesday, October 10, 2023 11:17 AM
To: Esmeralda Martinez <emartinez@nantucket-ma.gov>
Cc: mirka@ahernllc.com
Subject: Today's HDC Agenda 231010

October 03, 2023 HDC AGENDA

19.	Jenn & Jason Mendelson	69 Monomoy Rd	New Cabana	43/102	Studio PPark
20.	Ashkan Vaziri	9 Woodbury Ln	New Shed	41/551	Studio PPark
21.	Peter Halle	24 Pilgrim Rd	Rooftop Solar	41/94	Cotuit Solar
22.	Jeff Shapiro	12 W York Ln	Rooftop MH	55/9.1	Cotuit Solar
23.	Jeff Shapiro	12 W York Ln	Rooftop Cottage	55/9.1	Cotuit Solar
24.	Daniel Sullivan	14 Liberty St	Roof Replacement	42.3.4/11	Daniel Sullivan
25.	O'Keefe	8 Paul Jones Rd	Alterations	41/839	Topham Design
26.	Ingrid Francas Trustee	39 Dukes Rd	Roof replacement	56/328	Wilson & Co.
27.	Sandras Nantucket LLC	20 Pleasant St	Raise Roof Fenestration	42.3.2/51	Sandcastle
28.	Seven Pines LLC	78 Pocomo Rd	Window Rev's	15/39	Mark Avery
29.	JudithA Brust	11 Chatham Rd	New garage	54/186	Mark Avery
30.	Townsend/Clarkson	1 Grand Ave	Roof Replacement	73.3.1/13	LINK
31.	Nonantum 25 LLC	25 Nonantum Ave	Porch Addition	87/153	SMRD
32.	Coburn, Holly	5 N Beach st	New Dwelling	42.4.1/92	Normand Residential
33.	Sandy ACK LLC	6 Sandy Dr	Door Rev's	29/76	NAG
34.	Marine Home Center	138 Orange St	Windows	55/283	Gerardo Nolasco
35.	Valerie Sampier	11 Whitetail Cir	Shed Move On	71/30	Valerie Sampier
36.	Douglas Kern	71 West Chester St.	Deck/ Fen Changes	41/364	Botticelli + Pohl
37.	Dworetzky- Banse Family Tr	8 Shawkemo Rd	Pergola	43/90	Botticelli + Pohl
38.	Jonathan & Roni Foster	43 N Liberty St	Addition	41/153	Botticelli + Pohl
39.	Richard Leider	64 Sankaty Rd	Door Window Rev	49/80.1	NAG
40.	Nastras LLC	23 Youngs Wy	Shed	68/324	Structures Unltd
41.	Debbie Wasil	51 Pleasant St	Hardscape Rev	55/32.3	Structures Unltd
42.	Thomas Rhodes	125 Main St	Shed	42.3.3/49	Structures Unltd
43.	3 Tetawkimmo Dr LLC	3 Tetawkimmo Dr.	Solar Roof array	53/30	Ack Smart
44.	Bruce Percelay	77 Millbrook Rd	Ground Solar array	40/130	Ack Smart
45.	Elizabeth Holby	19 Low Beach Rd.	Rooftop Solar MH	74/83	Ack Smart
46.	Elizabeth Holby	19 Low Beach Rd.	Rooftop Solar Cottage	74/83	Ack Smart
47.	Jonathan Fernandez	13 Academy Ln	MH Fenestration Rev COA	42.34.3112	Gryphon Architects
48.	Janice Williams	43 India St	Roof Replacement	42.3.4/125	James Lydon
49.	John Hendricks	1 Jefferson Ln	Spa & Hardscape	55.4.1/74.1	David Troast
50.	Steve Cohen Trust	55 Sankaty Rd	Hardscape & Pool	49/69	David Troast
51.	NT Land Bank	54 Madaket Rd	Extend Parking Lot	41/583	Eleanor Antonetti
52.	O'Spray LLC	25 Willard St	Alterations Rev 03-8055	29/33	Emeritus LTD
53.	Nantucket Island Resort	19 N Beach lot 7	New Dwelling	42.4.2/3	Emeritus LTD
54.	Nantucket Island Resort	19 N Beach lot 11	New Dwelling	42.4.2/3	Emeritus LTD
55.	63 Hulbert LLC	63 Hulbert St.	Rev COA	29/9	Emeritus LTD
56.	Melissa Perry	16 Bartlett Rd	Demo House	67/114	Melissa Perry
57.	Melissa Perry	16 Bartlett Rd	New Dwelling	67/114	Melissa Perry
58.	Ross realty trust	11 Ahab Dr	Window Alteration	65/67	Gregory Ross
59.	Christopher Cuddy	60 Kendrick Rd	Window Replacement	76.4.3/57	Reid Yenor
60.	NIR, LLC	19 N Water lot 11	Hardscape	42.4.2/3	Ahern, LLC
61.	NIR, LLC	19 N Water lot 7	Hardscape	42.4.2/3	Ahern, LLC
62.	256 Polpis LLC	256 Polpis Rd	Pool & Hardscape	25/25	Ahern, LLC
63.	Cook Kathryn Trust Etal	85 Low Beach Rd	Hardscape	75/31.3	Ahern, LLC
64.	Jim & Roberta Conroy	18 Madaquecham Vy	Pool Hardscape	89/15	Atlantic Landscaping
65.	Nanahumacke LLC	141R Hummock Pd	Spa & Firepit	65/4.1	Atlantic Landscaping
66.	Steven Jemison	4 Lavendar Ln	New Shed	33/24	JB Studio
67.	Charles Goldstruck	8 Mooers Ave	Move off/ demo shed	30/248	WAPD
68.	Charles Goldstruck	8 Mooers Ave	New shed	30/248	WAPD
69.	NIR Retail LLC	4 Harbor SQ	Structure rev 03-8063	42.2.4/1	WAPD

Approved Minutes –	September 5, 2023.
Review Minutes -	
Other Business -	• **Next HDC Meeting- October 10th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid**

October 10, 2023 HDC AGENDA

I. VIEWS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Jason Davidson	21 Clifton St	Garage Apt	49.3.2/ 34	Val Oliver
	• *Commissioners; to be added later*				
2.	Peter Halle	24 Pilgrim Rd	Rooftop Solar	41/94	Cotuit Solar
	• *Commissioners; to be added later*				

II. NEW BUSINESS 09/19/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Robert Blair	16 Swift Rock Ln	New 2nd dwelling	40/39	Linda Williams
2.	Robert Blair	16 Swift Rock Ln	New garage	40/39	Linda Williams

III. OLD BUSINESS 09/26/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	SeaHero **05-8447**	12 Pilgrim Rd	New dwelling	41/476	Linda Williams
	• *Commissioners: Pohl, Welch, Coombs, Camp, Thornewill; Alternates: None; Recused: None*				
2.	SeaHero **05-8450**	12 Pilgrim Rd	New shed	41/476	Linda Williams
	• *Commissioners: Pohl, Welch, Coombs, Camp, Thornewill; Alternates: None; Recused: None*				

IV. NEW BUSINESS 10/03/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Susan Knute	6R Thurston Way	Fence revision	66/28.1	Linda Williams
2.	Ack East Lincoln	1 East Lincoln St.	Windows replacement	42.4.1/46	Linda Williams
3.	16 Willard St LLC	16 Willard St.	Railings	42.4.1/107	Linda Williams
4.	JudithA Brust	11 Chatham Rd	New garage	54/186	Mark Avery
5.	Marine Home Center	138 Orange St	Windows	55/283	Gerardo Nolasco
6.	Elizabeth Holby	19 Low Beach Rd.	Rooftop Solar MH	74/83	Ack Smart
7.	Elizabeth Holby	19 Low Beach Rd.	Rooftop Solar Cottage	74/83	Ack Smart
8.	Janice Williams	43 India St	Roof Replacement	42.3.4/125	James Lydon
9.	John Hendricks	1 Jefferson Ln	Spa & Hardscape	55.4.1/74.1	David Troast
10.	NT Land Bank	54 Madaket Rd	Extend Parking Lot	41/583	Eleanor Antonetti
11.	Nantucket Island Resort	19 N Water lot 7	New Dwelling	42.4.2/3	Emeritus LTD
12.	NIR, LLC	19 N Water lot 7	Hardscape	42.4.2/3	Ahern, LLC
13.	Nantucket Island Resort	19 N Water lot 11	New Dwelling	42.4.2/3	Emeritus LTD
14.	NIR, LLC	19 N Water lot 11	Hardscape	42.4.2/3	Ahern, LLC
15.	63 Hulbert LLC	63 Hulbert St.	MH addition Rev COA	29/9	Emeritus LTD
16.	Charles Goldstruck	8 Mooers Ave	Move off/ demo shed	30/248	WAPD
17.	Charles Goldstruck	8 Mooers Ave	New shed	30/248	WAPD
18.	NIR Retail LLC	4 Harbor SQ	Structure rev 03-8063	42.2.4/1	WAPD

V. OLD BUSINESS 10/10/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Redcliff LLC	40 Youngs Way	New Duplex	68/235.1	LINK
	• *Commissioners; to be added later*				
2.	42 44 Arbour Way LLC	9 Arbour way	Addition	29/137	Botticelli + Pohl
	• *Commissioners: to be added later.* Minutes not available.				
3.	3 Sea St LLC	3 Sea Street	Major revisions	42.4.2/4.2	EMDA
	• *Commissioners: to be added later.*				
4.	Donald Hart	2 Gloucester st	New dwelling	71.3.2/351	Structures unlimited.
	• *Commissioners: to be added later.*				
5.	Cory Piper **08-8853**	37 Chuck Hollow	New dwelling	75/108	Sanne Payne
	• *Commissioners: Pohl, Welch, Coombs, Patten, Thornewill; Alternates: Camp, Paul; Recused: None.*				

Approved Minutes –	
Review Minutes -	
Other Business -	• **Next HDC Meeting- October 17th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid** •

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I MIROSLAVA AHERN

AS AGENT FOR NANTUCKET ISLAND RESORTS LLC c/o NEW ENGLAND DEVELOPMENT ACCT DEPT

STREET ADDRESS 19 N WATER ST - LOT 7

MAP/PARCEL 42.4.2 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09 / 22 / 2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 09 / 22 / 2023

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

____ (initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Authorization Letter

ATTN: Nantucket Historic District Commission
PLUS Building
2 Fairgrounds Road
Nantucket, MA 02554

September 22, 2023

Name: White Elephant Hotel Residences LLC, c/o John E. Twohig

Address: 19 N Water (Lots 7 – 11), Nantucket, MA

This is a letter authorizing *Miroslava Ahern of Miroslava Ahern, LLC* to sign for me, as authorized agent, on Historic District Commission (HDC) documents dated September 25, 2023, that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 19 N Water (Lots 7 & 11), Nantucket, MA, per our collaboration. All documents submitted will be provided to me for approval prior to signature and submission.

Thank you for your understanding,

Date: **9.22.23**

Signature: _____
John E. Twohig

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 3

Street & Number of Proposed Work: 19 N Water (Lot 7)

Owner of record: NANTUCKET ISLAND RESORTS LLC C/O NEW ENGLAND DEVELOPMENT ACCT DEPT

Mailing Address: 75 Park Plaza #3
Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Miroslava Ahern

Mailing Address: 6 Windy Way
Nantucket, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 1055F ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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: 6' HT | 36" HT.
Type: Full board, NTW | Type 2 pivot, painted white
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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Pea stone, Belgium block Walkways Bluestone + Brick Walls _____

* Note: Complete door and window schedules are required.

COLORS

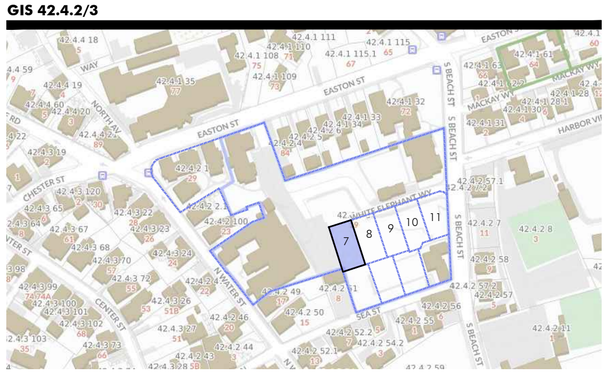
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2023 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

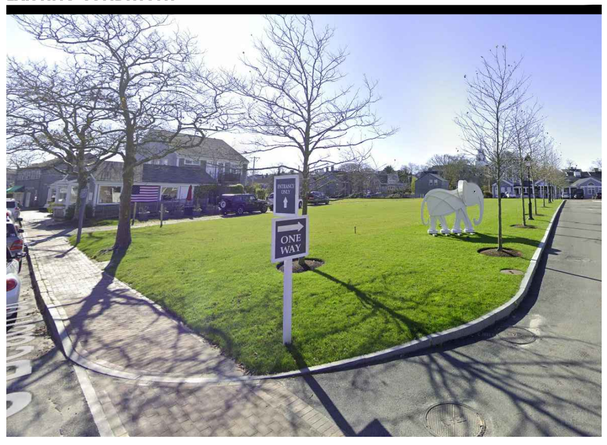
GIS 42.4.2/3

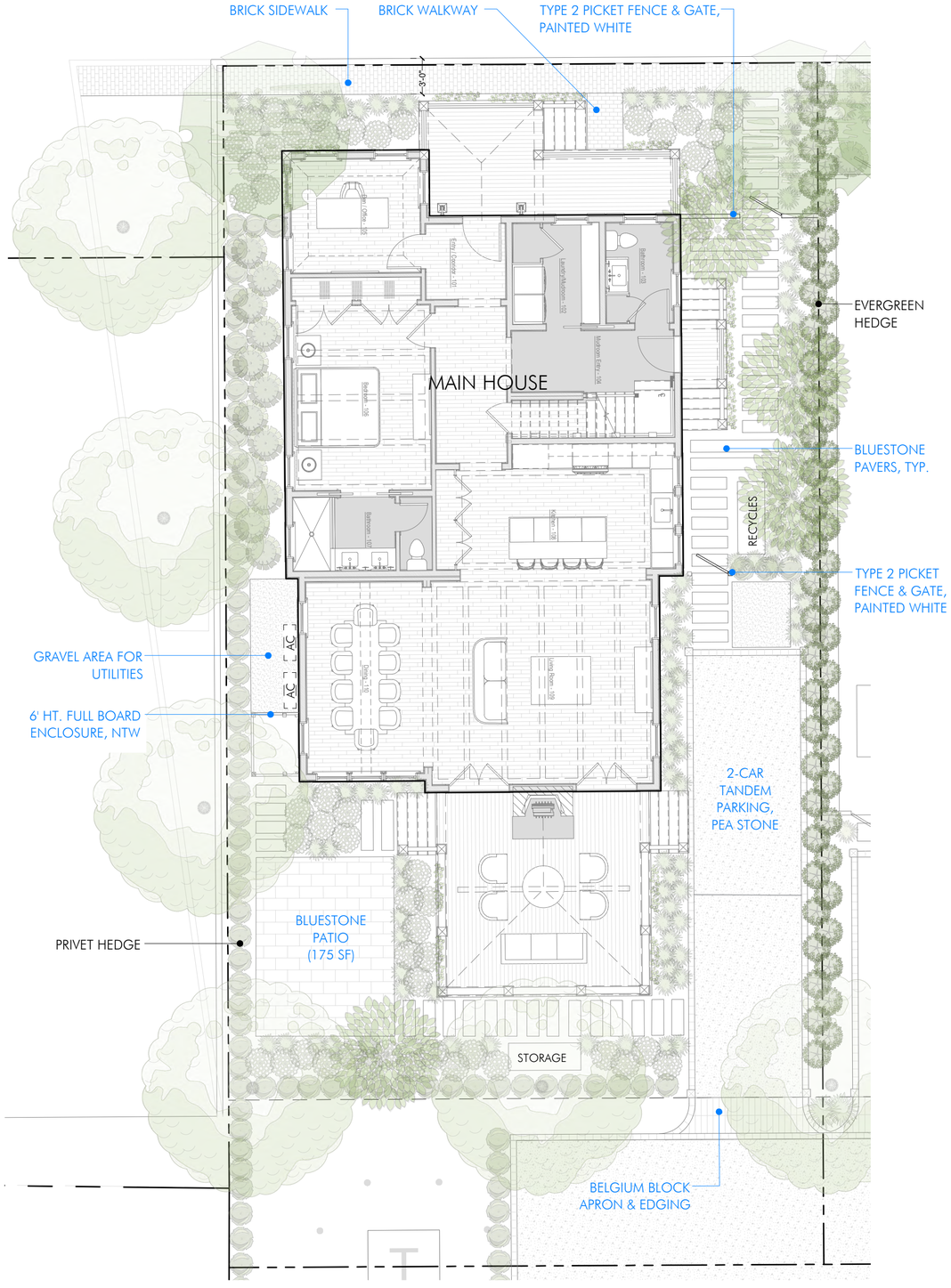


AERIAL 42.4.2/3



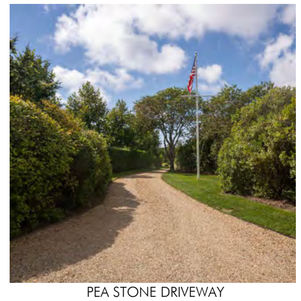
EXISTING CONDITIONS







BLUESTONE PATIO & PAVERS



PEA STONE DRIVEWAY

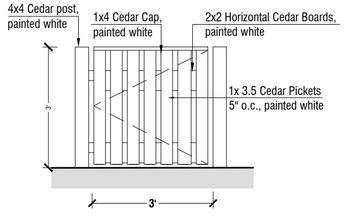


BRICK WALKWAY



BELGIUM BLOCK APRON

TYPE 2 PICKET GATE DETAIL (SCALE: 3/8" = 1'-0")



PROPOSED STREETSCAPE



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

LOT 7
WHITE ELEPHANT VILLAGE

19 NORTH WATER ST, NANTUCKET MA

OWNER

NANTUCKET ISLAND RESORTS LLC
C/O NEW ENGLAND DEVELOPMENT ACCT DEPT

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

PROPERTY INFO

ZONE:	LC
MAP / PARCEL:	42.4.2/3
FRONT SETBACK:	0 FT
SIDE SETBACK:	5 FT
REAR SETBACK:	5 FT

N

HDC SUBMISSION

DRAWING INFO

DATE	NOVEMBER 30, 2023
SCALE	1/8 " = 1' - 0"
DRAWN BY	CP

HDC.01

19 N Water Lot 7 : 42.4.2 / 3

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 11.30.23
	HDC Case Number (ie HDC2020-05-0265): Unknown - Not Posted Yet
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: Unknown - Not Posted Yet B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: Unknown - Not Posted Yet B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: _____

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 11.28.23

19 N Water Lot 7 / Nantucket Island Resort

42.4.2 / 3

New Dwelling

Sitting Board: Oliver, Camp, Thornewill, Patten, Welch

Alternate: Paul

Backus: Appreciate trim color & adding chimney, but chimney should be near roofwalk; Not having symmetrical first floor is troubling; hipped roof seems off as well as friendship stair

Rowland: North Elevation: eave too high-lower roof system 6-8"- On East & West dropping roof system down will eliminate shingle course above windows; front door still too informal; east door & rear door should have kick panels; clapboard is more formal: porch should be more informal, change clapboard to shingle or vertical boards

Thornewill: Agrees w/ Micky & Holly; rear mass should be subordinate to main mass

Oliver: Agrees with what was said; plate height of dormers should come down; East & West in fill porch should match with windows on front façade

Patten: Agrees with what was said especially North; rather see windows w/ shutter @ porch; would like to see another window on 2nd floor on East Elevation to align with windows below.

Camp: Would like open porch on front; would like different front door style.

Welch: Nothing to add or emphasize.

Motion to hold for revisions (Oliver)
Carried 5-0 Oliver, Thornewill, Camp, Welch, Patten (aye)

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 3

Street & Number of Proposed Work: 19 N Water (Lot 7)

Owner of record: Nantucket Island Resorts, LLC

Mailing Address: c/o New England Development Acct Dept. 75 Park Plaza Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Lane Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 48' Sq. Footage 1st floor: 1,585 sf Decks/Patio: Size: 17'x18' ☑ 1st floor ☐ 2nd floor

Width: 33' Sq. footage 2nd floor: 1,341 sf Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 30'-8" +/- South 28'-9" +/- East 30'-8" +/- West 30'-8" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Common ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 9 /12 Dormer 14 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 8" Soffit (Overhang) 8" Corner boards 6" Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 9"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other Fixed

☑ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) Harbor Gray Roof Natural

Trim Gray Sash Black Doors Black + Hamilton Blue

Deck Natural Foundation Natural Fence _____ Shutters Hamilton Blue

* 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 9/25/23 Signature of owner of record _____ Signed under penalties of perjury

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

11.30.23



1 Locus Map
Not to Scale



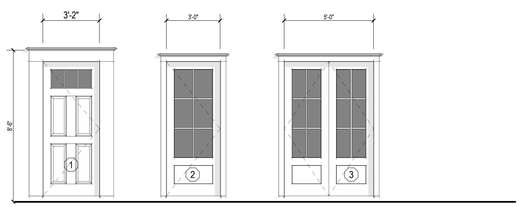
North East South West



8 Overall Site Plan
1" = 30'-0"



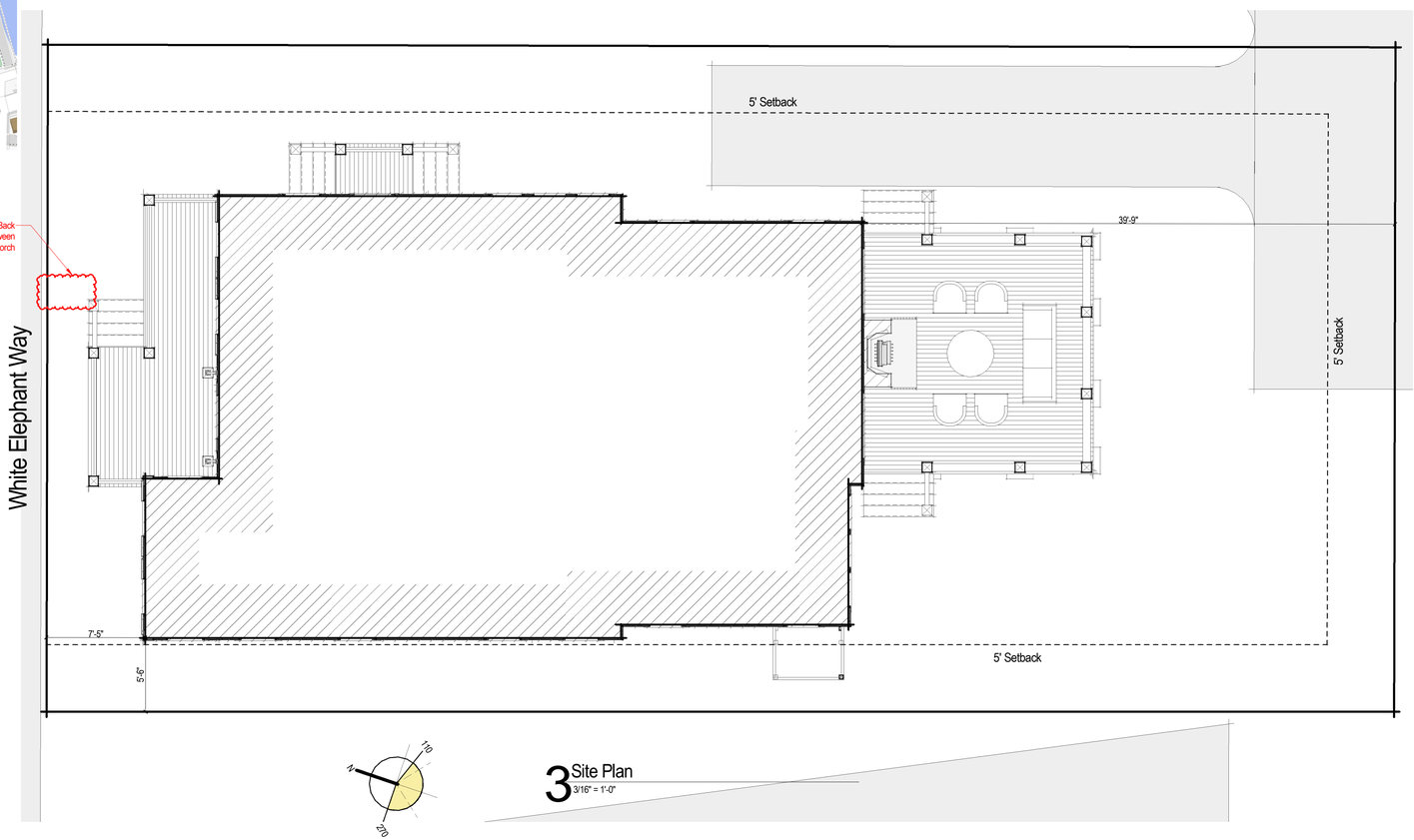
Double Hung 2/2 | Double Hung 2/2 | Double Hung 2/2 | Fixed 2 Lite | Fixed 4 Lite | Double Hung 2/2



Main Entry Door TDL | Single Hinged Door SDL | Double Hinged Door SDL

2 Window & Door Legend
1/4" = 1'-0"

HDC Submission



3 Site Plan
3/16" = 1'-0"

2317

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Page

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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D.4.1 Reflected Ceiling Plan

Revisions

Revision 1	Date 1

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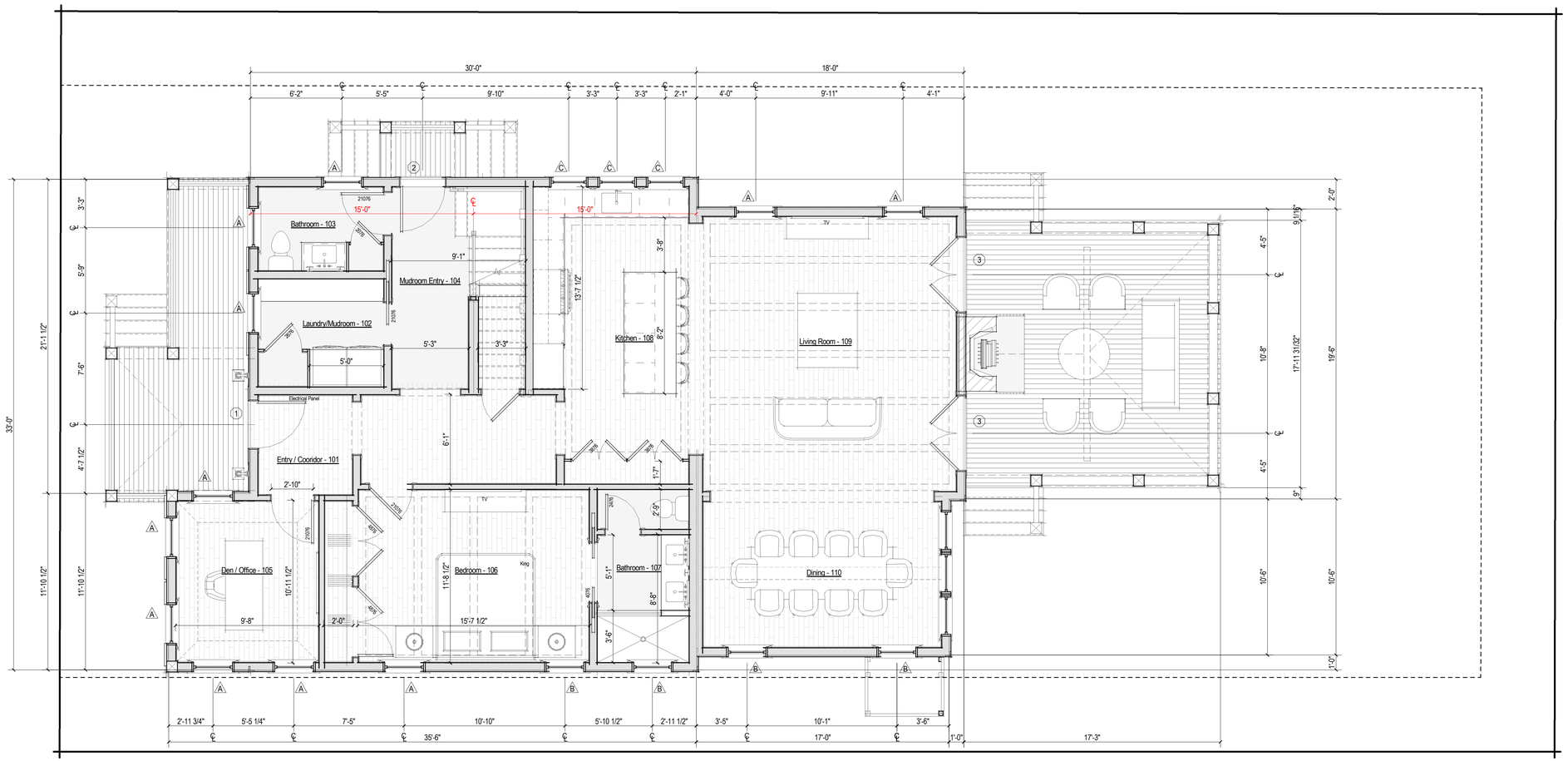
G.1.1

2317

11.30.23

HDC Submission



1 First Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
101	Entry / Cooridor
102	Laundry/Mudroom
103	Bathroom
104	Mudroom Entry
105	Den / Office
106	Bedroom
107	Bathroom
108	Kitchen
109	Living Room
110	Dining
201	Hallway
202	Bedroom
203	Bath
204	Bedroom
205	Bedroom
206	Bath
207	Hallway
208	Bathroom
209	Bedroom

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emeritus
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First Floor Plan

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
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A.1.1
2317

11.30.23

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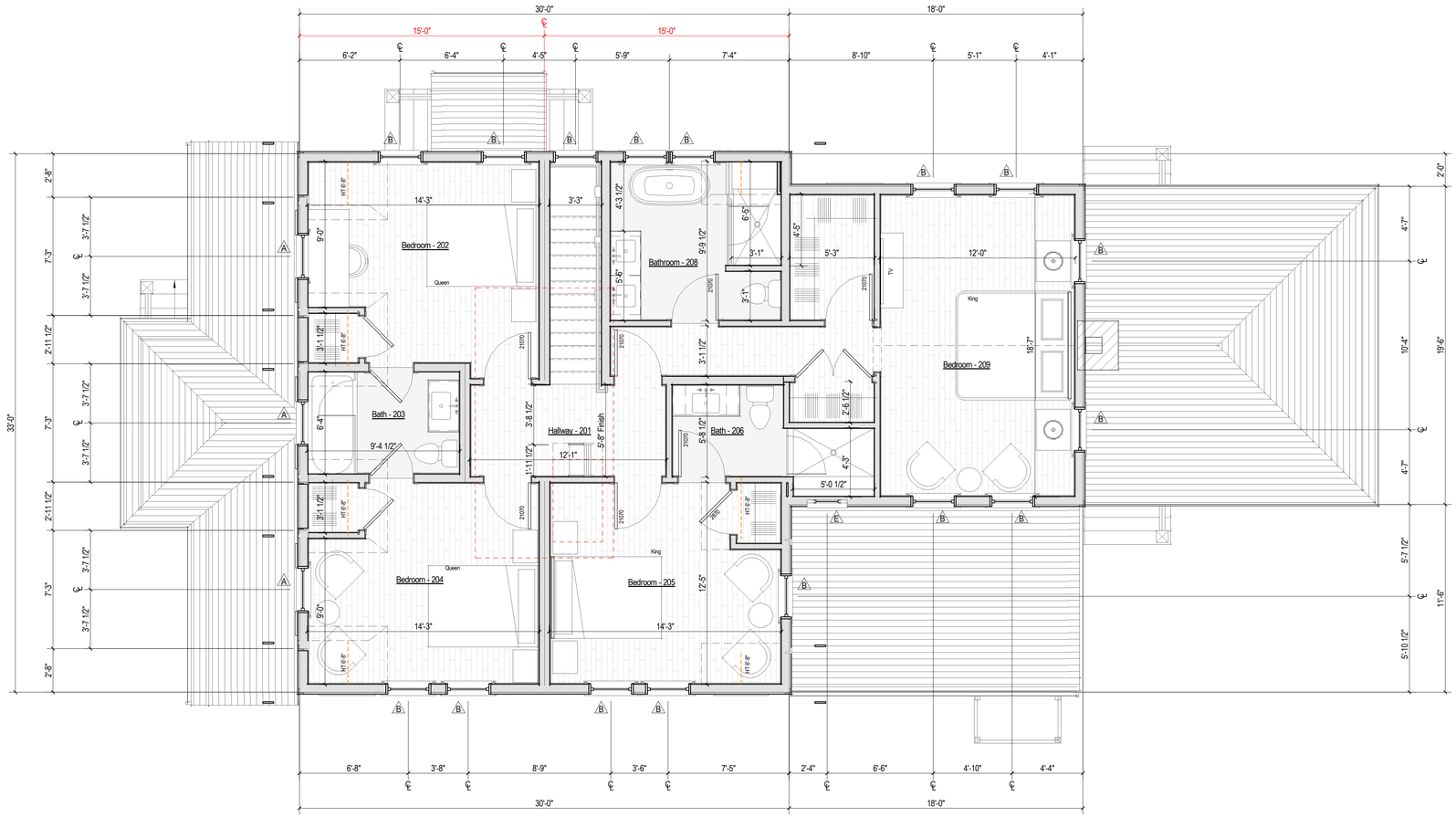

1 Second Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
101	Entry / Cooridor
102	Laundry/Mudroom
103	Bathroom
104	Mudroom Entry
105	Den / Office
106	Bedroom
107	Bathroom
108	Kitchen
109	Living Room
110	Dining
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203	Bath
204	Bedroom
205	Bedroom
206	Bath
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208	Bathroom
209	Bedroom

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emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Second Floor Plan

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

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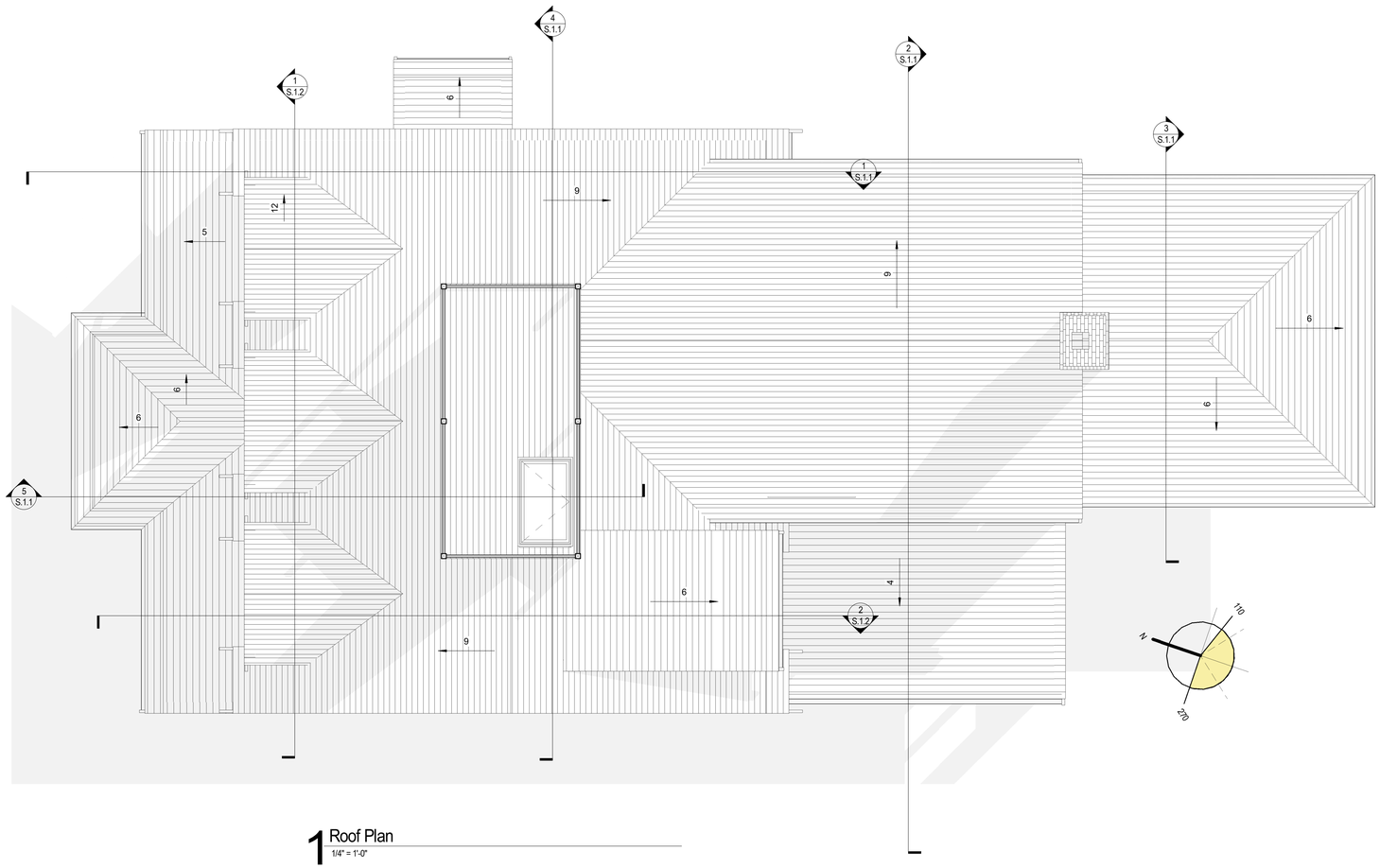
A.1.2
2317

11.30.23

HDC Submission



1 Roof Plan
1/4" = 1'-0"

2317

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Roof Plan

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

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Revisions

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A.1.3

2317

11.30.23

HDC Submission



1 Proposed North Elevation
1/4" = 1'-0"



Previous North Elevation
1/8" = 1'-0"



82 Easton - Clapboard Example
Not to Scale



Previous East Elevation
1/8" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

2317

White Elephant Village

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Nantucket, MA 02554

emeritus
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Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Elevations

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

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Revisions

Revision 1	Date 1

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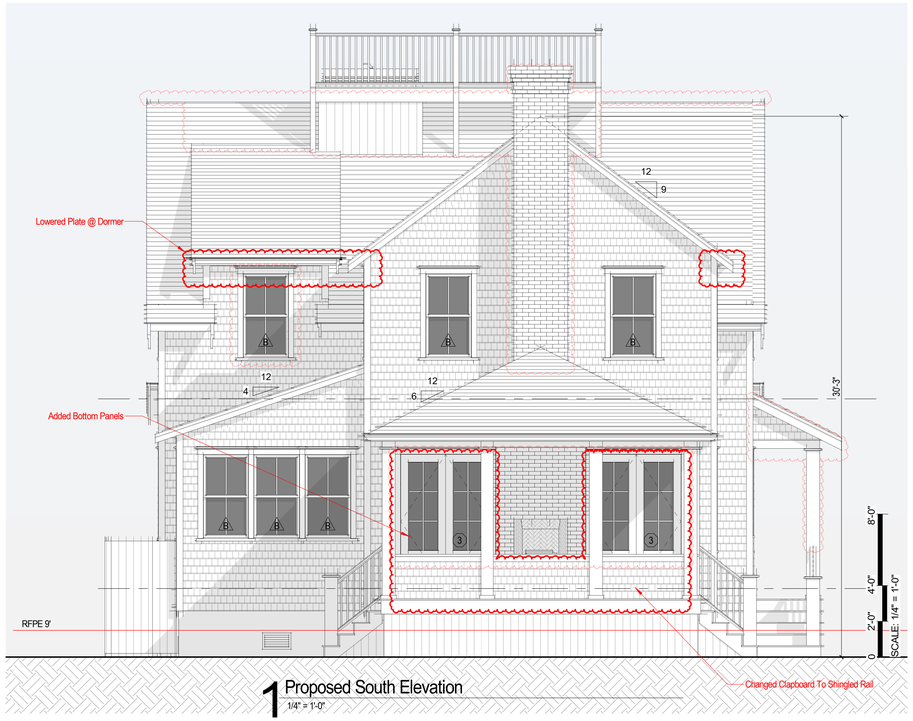
A.2.1
2317

11.30.23

HDC Submission



1 Proposed South Elevation
1/4" = 1'-0"



Previous South Elevation
1/8" = 1'-0"



Previous West Elevation
1/8" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

2317

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Elevations

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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D.2.4	Interior Elevations - Bedroom 204
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D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Reflected Ceiling Plan

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.2.2

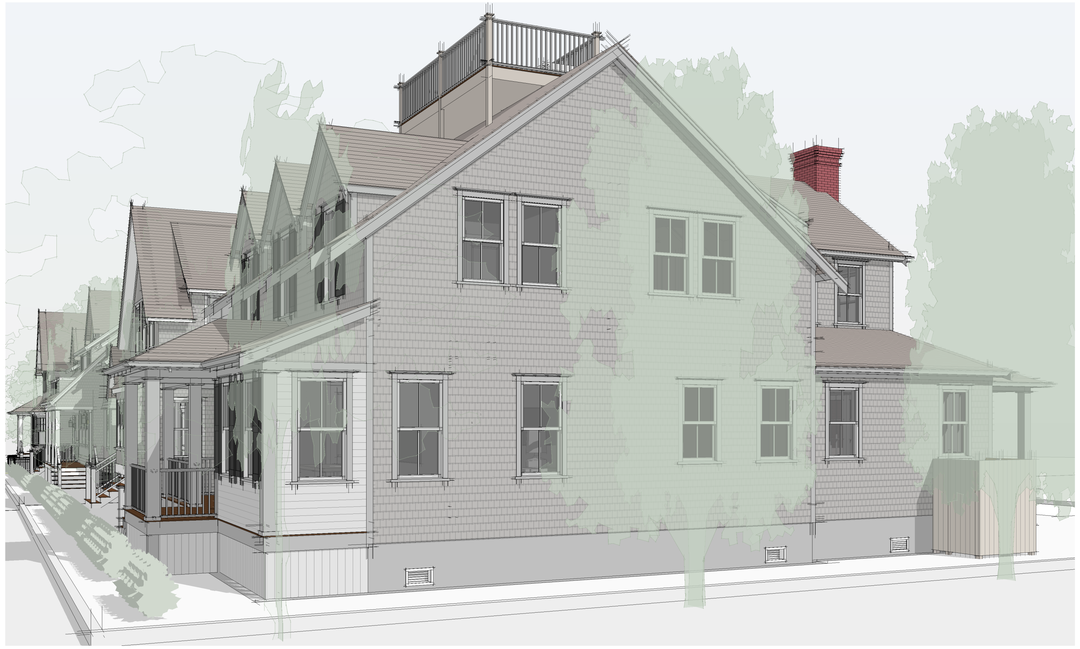
2317

11.30.23

HDC Submission



1 Front Perspective



2 Side Perspective



3 Street Perspective

2317

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Exterior Perspectives

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
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D.3.5	Exterior Trim Details
D.4.1	Reflected Ceiling Plan

Revisions

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11.30.23

HDC Submission



Street Elevations

1" = 10'-0"



Overall Street Perspective

2317

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Street Elevation

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Revisions

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A.2.4

2317



1 Locus Map

Not to Scale



Shifted Building Back
To Allow 3' Between
Curb & Front Porch

White Elephant Way

5' Setback

11'-3"

DN

39'-9"

5' Setback

7'-5"

5'-6"

5' Setback

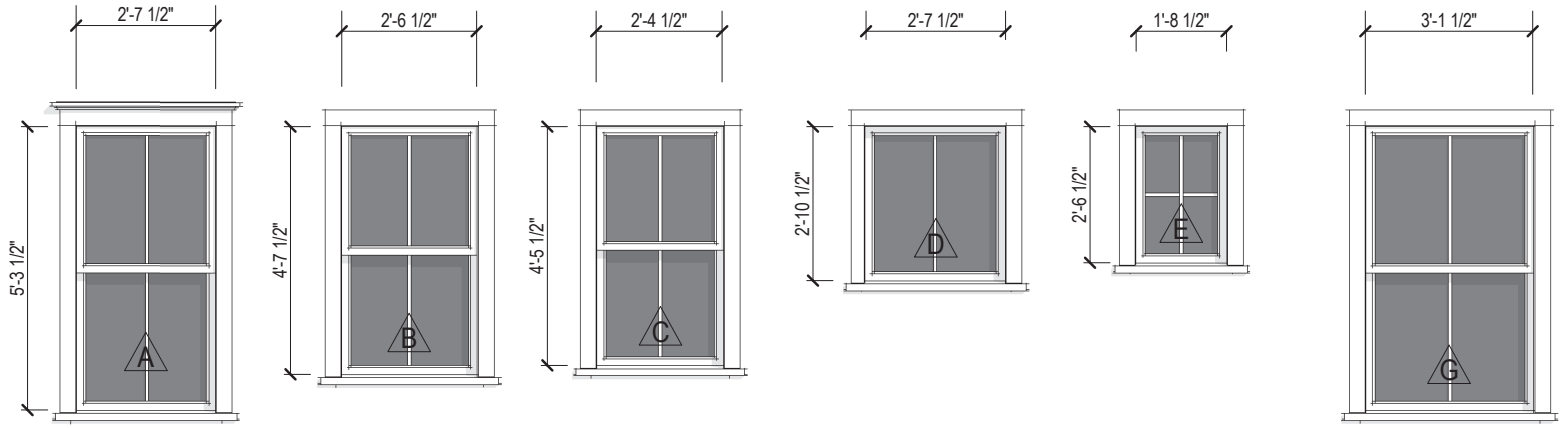
N

110

270

3 Site Plan

3/16" = 1'-0"



Double Hung
2/2

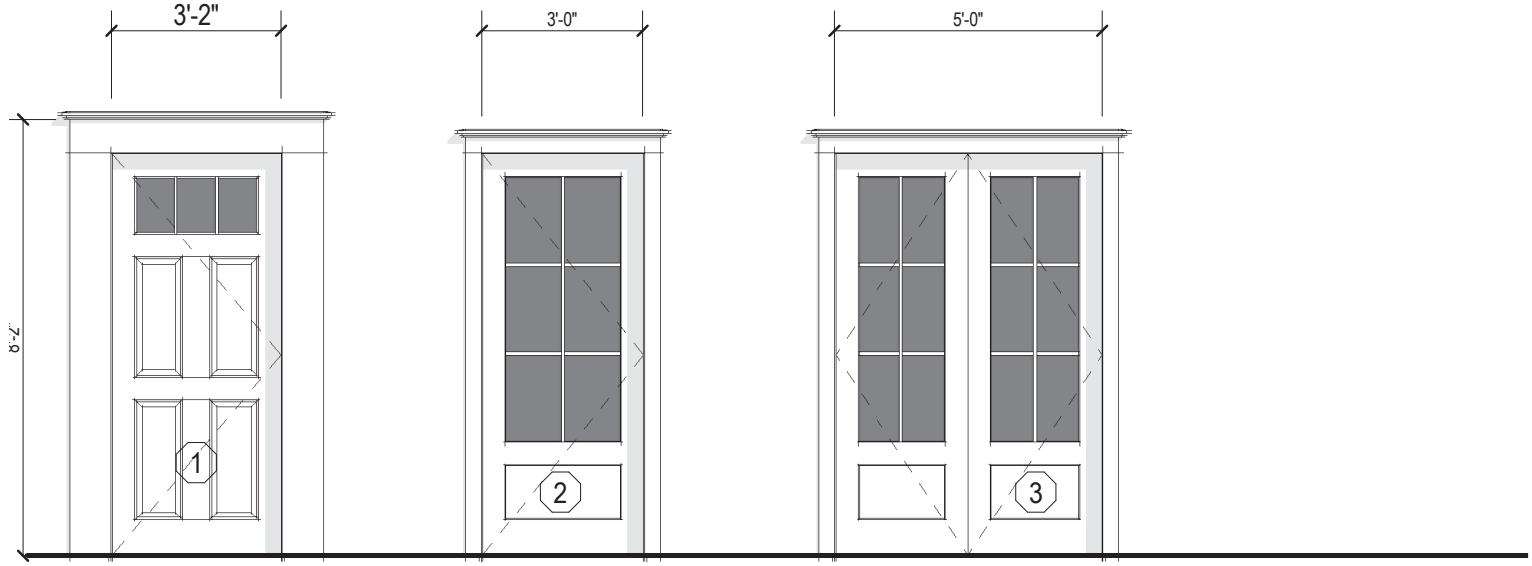
Double Hung
2/2

Double Hung
2/2

Fixed
2 Lite

Fixed
4 Lite

Double Hung
2/2



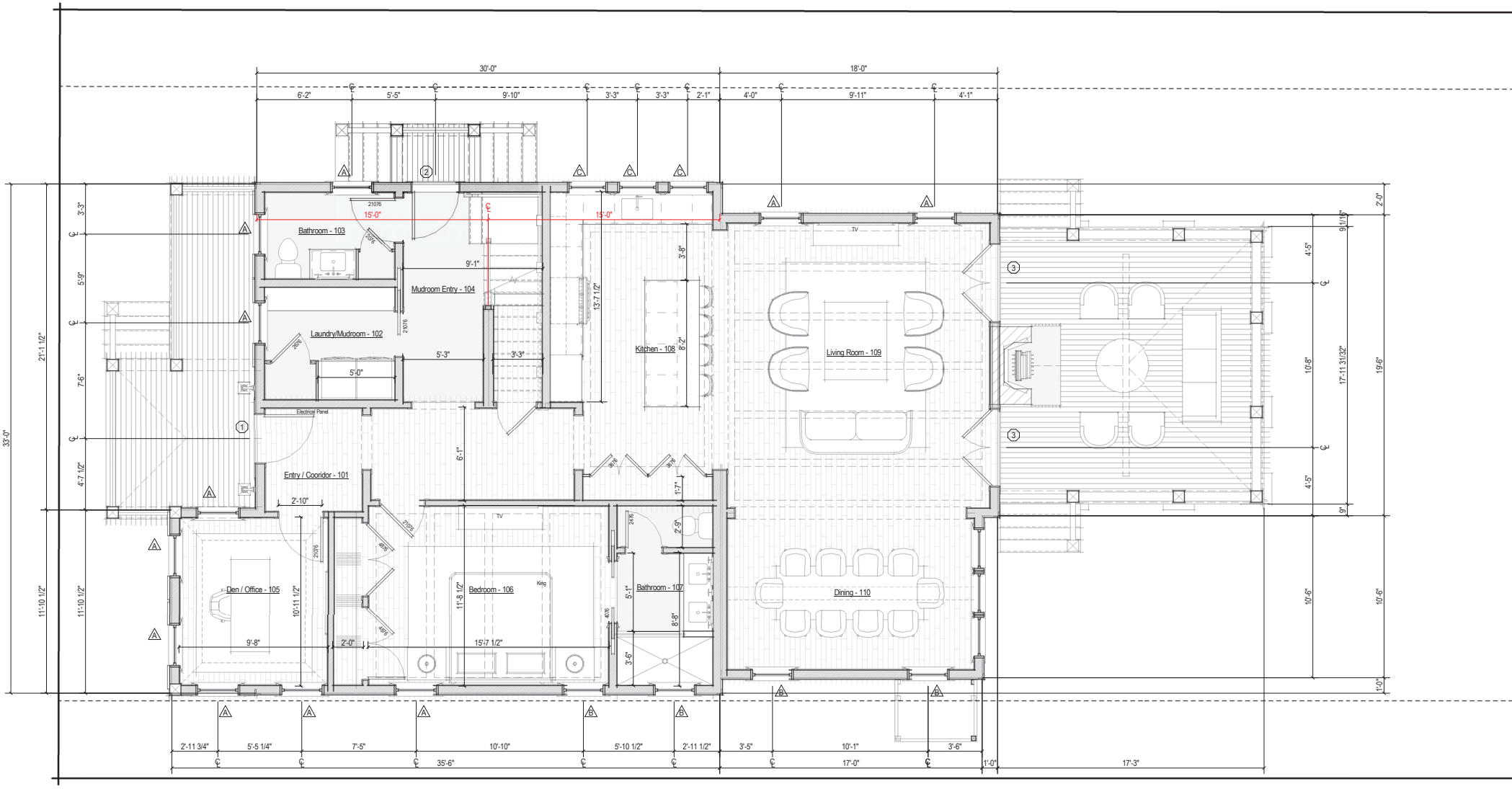
Main Entry Door
TDL

Single Hinged Door
SDL

Double Hinged Door
SDL

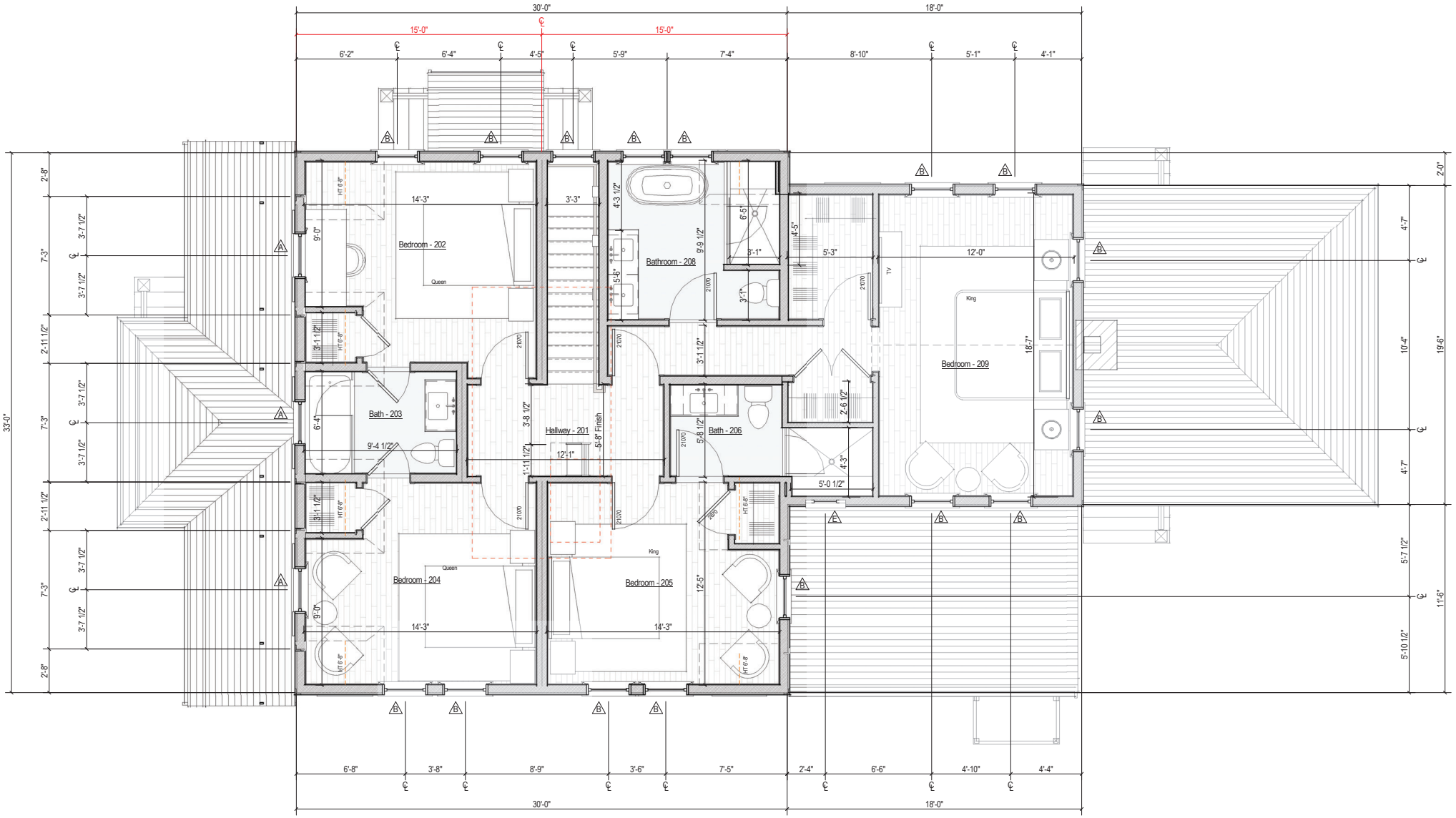
2 Window & Door Legend

1/4" = 1'-0"



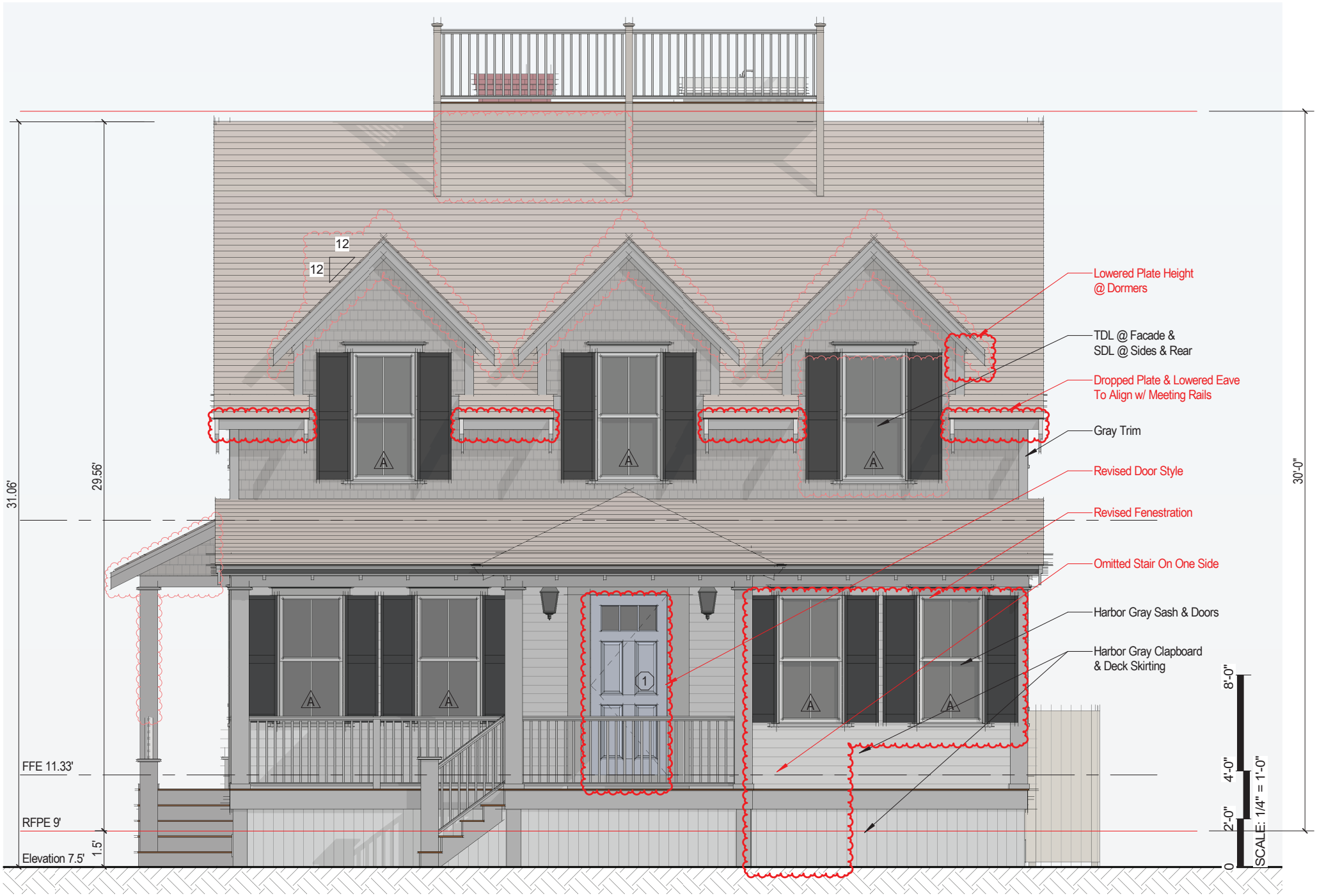
1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"



1 Proposed North Elevation

1/4" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

RECEIVED
NOV 22 2023
By

Please tract e garage + landscape

Metri
13 Angola ST
55.4.4/78

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

11/20/23	Date submitted to 2 Fairgrounds Road:
✓	Address & HDC Case Number (ie HDC2020-05-0265): 13 Angola St #HDC-05-8496
✓	Copy of Minutes (application item circled) done by Topham Design office
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
—	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓ 11.20.23	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Brenda Johnson Date: 11-20-23.

HDC October 24, 2023 DRAFT

George Metri, HDC 05-8496 New Dwelling 55.4.4 /78 Topham

You Tube 2:02:46 https://www.youtube.com/watch?v=qeY9A1GAy8A

Commissioners: Pohl, Welch, Coombs, Camp & Thornewell

Old Business:
Holly:
In fill form Old Historic neighborhood, the garage could be pushed back a little more. The 5 Bay is starting to emulate a 1724 house. See pg 138 Field Guide. 5 Mill St has a great door surrounded by simple entablature. The additive mass is atypical, and the front door could be simpler. Added mass on West elevation rear Left is a little long, second floor deck is too large and not appropriate. The French door should be a 12 light with a kick panel. Its turning out to have 8 North Mill St facing North Mill St now (2:12:04) Is helpful when you consider the two houses.

Public Comment:
Topham Design appreciates the comments from the Mill St Area Neighborhood Group.

Commissioners:

R Pohl (Chair):
Agrees, structure should be narrowed up and dropped in from??
North elevation, drop the eves, perhaps consider the L is very long and single story? Make it a story and one half. Step up real L so building gets further away from property line and more sloping.

S Welch (Vice Chair):
Important to thin up the 5 bay and make it asymmetrical, it would give it a little more character and make it less formal. Drop eve on secondary mass.
Site plan: the L and the depth and the perception of the length from the side.
Would it be appropriate to change the bump out to turn the end of the L to a hip

roof thereby changing the perception of the length. With respect to perception of the size from Angola St would see moving the structure back a few feet.

Elevations overall
N: The top plate header on the second floor would be helpful modification, the chimney height exist proposed height remain the same.
The grading to the rear would like to explore in detail the specific treatments that would be used. (planting the anchor)

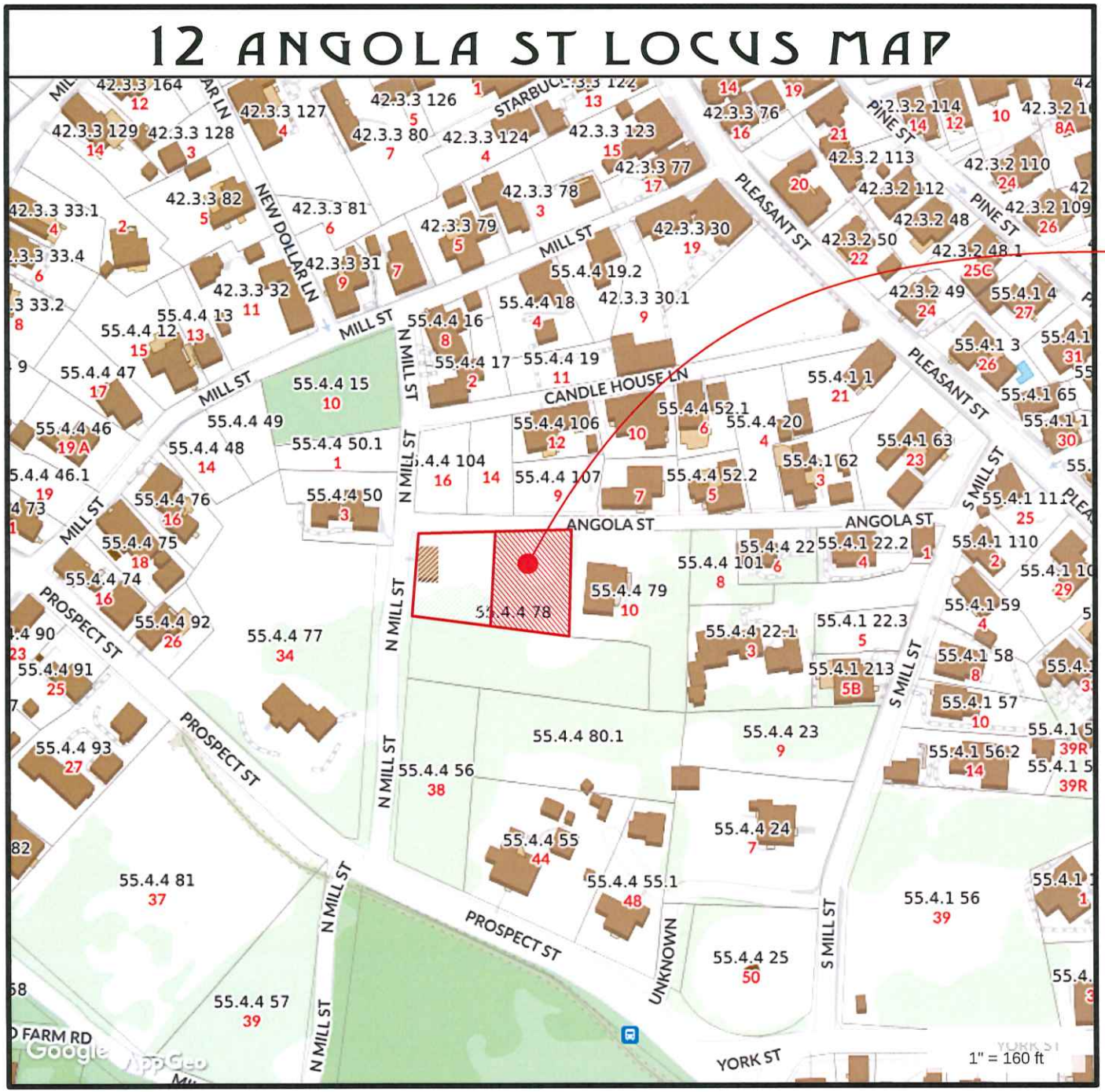
C Thornwell:
Not spacing of windows pop right out to her. Reduce width but keep 5 bay and the height is an issue. Secondary mass should come down the eve line is straight across the hip rear is a good idea. The deck in back is more a beach side deck. The window is not large but because of the light look big.

D Coombs:
The structure is too big, and too long on the W elevation. There is a lack of windows on the Left.

A Camp: most issues are form 5 bay, looks more appreciate for Main St. Reduce the wing going back. The light wells on the front of the building are modern. The structure is too big.

Motion: Hold for Revisions

12 ANGOLA ST LOCUS MAP



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NOV 22 2023
By

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

12 ANGOLA ST LOCUS MAP

HDC SUBMISSION 04 APRIL 2023
HDC APPROVAL PLACE HOLDER

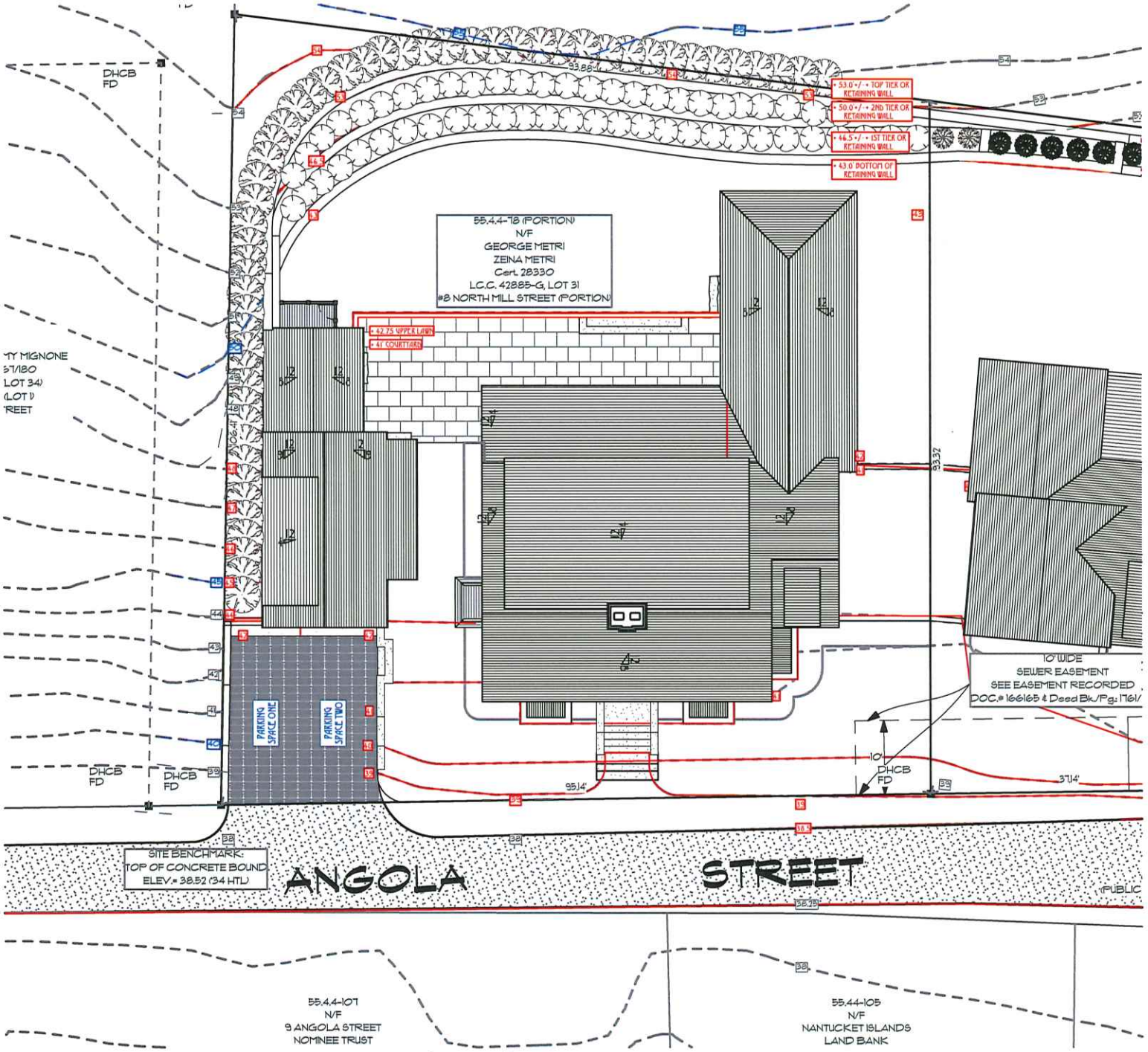
PLANNING PERMIT NO.:
CERTIFICATE NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO-2022-15
PLAT NO.:55 4 4 | MAP NO.: 78
ZONING: R OH | ALLOWABLE G.C.:40%

HDC 0.1



S

PROPOSED HDC SITE PLAN (R·OH)

SCALE: 1:221.19

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

12 ANGOLA ST SITE PLAN

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE VIA DETS
CERTIFICATE NO.:
BUILDING PERMIT NO.:

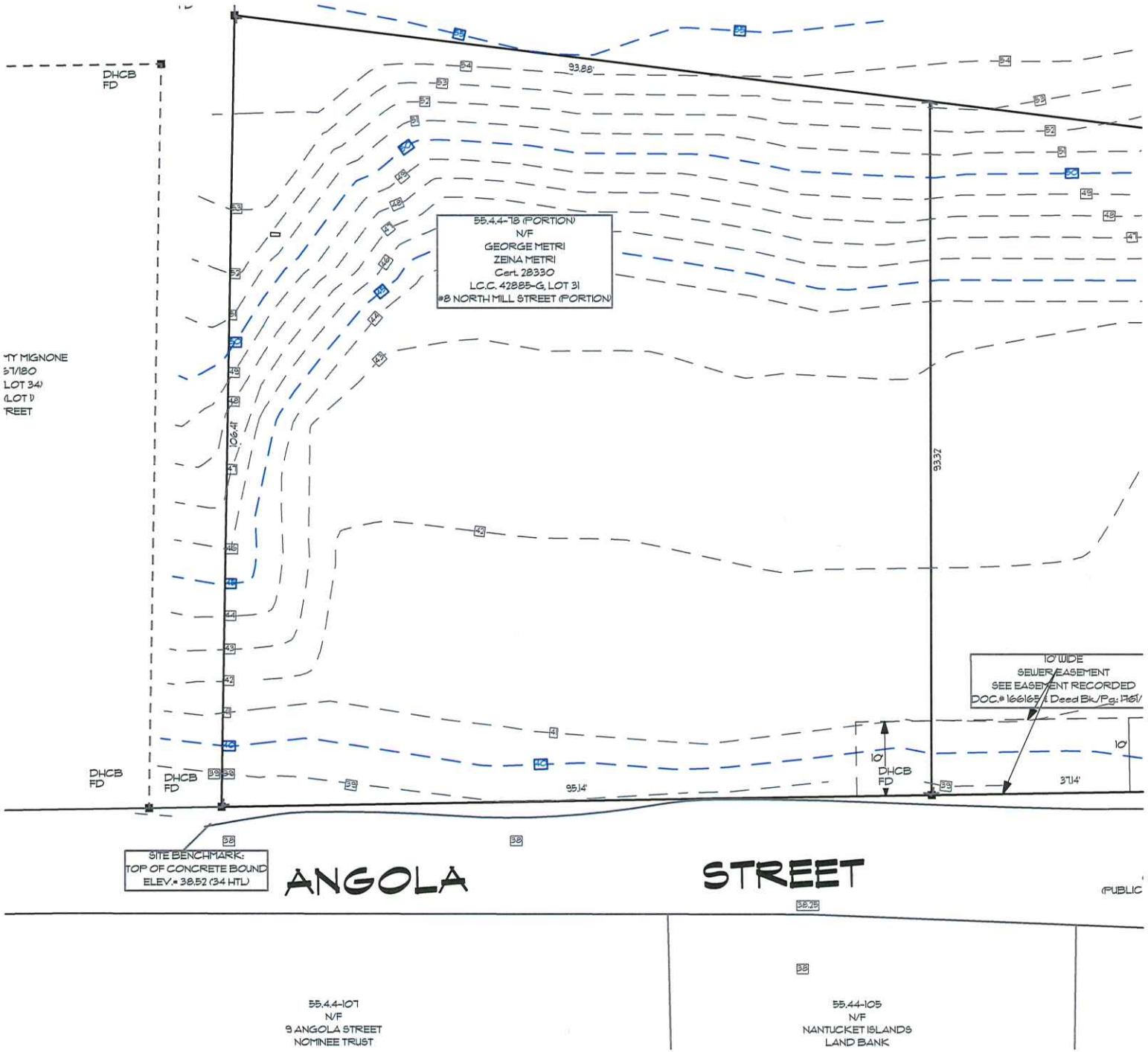
METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO: 2022-15
MAP NO.: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.: 40%

HDC 0.2



S

EXISTING BLACKWELL SITE PLAN (R·OH)

SCALE: 1:221.19

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

12 ANGOLA ST EXISTING SITE PLAN

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE UK DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

METRI RESIDENCE

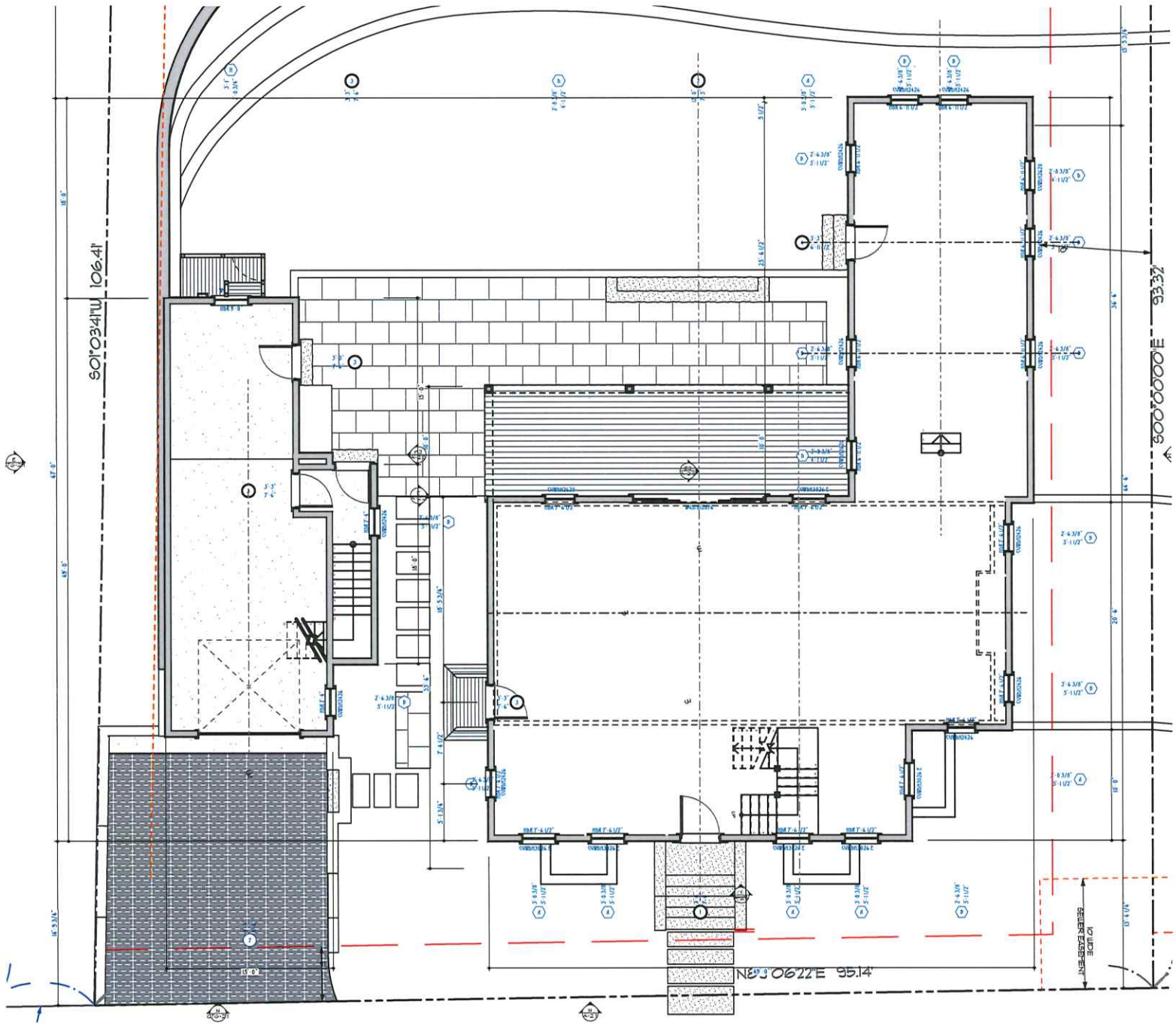
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO: 2022-15

MAP NO.: 55.4.4	MAP NO.: 78
ZONING: R-OH	ALLOWABLE G.C.: 40%

HDC 0.3



TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 1,941 S.F.+/-

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

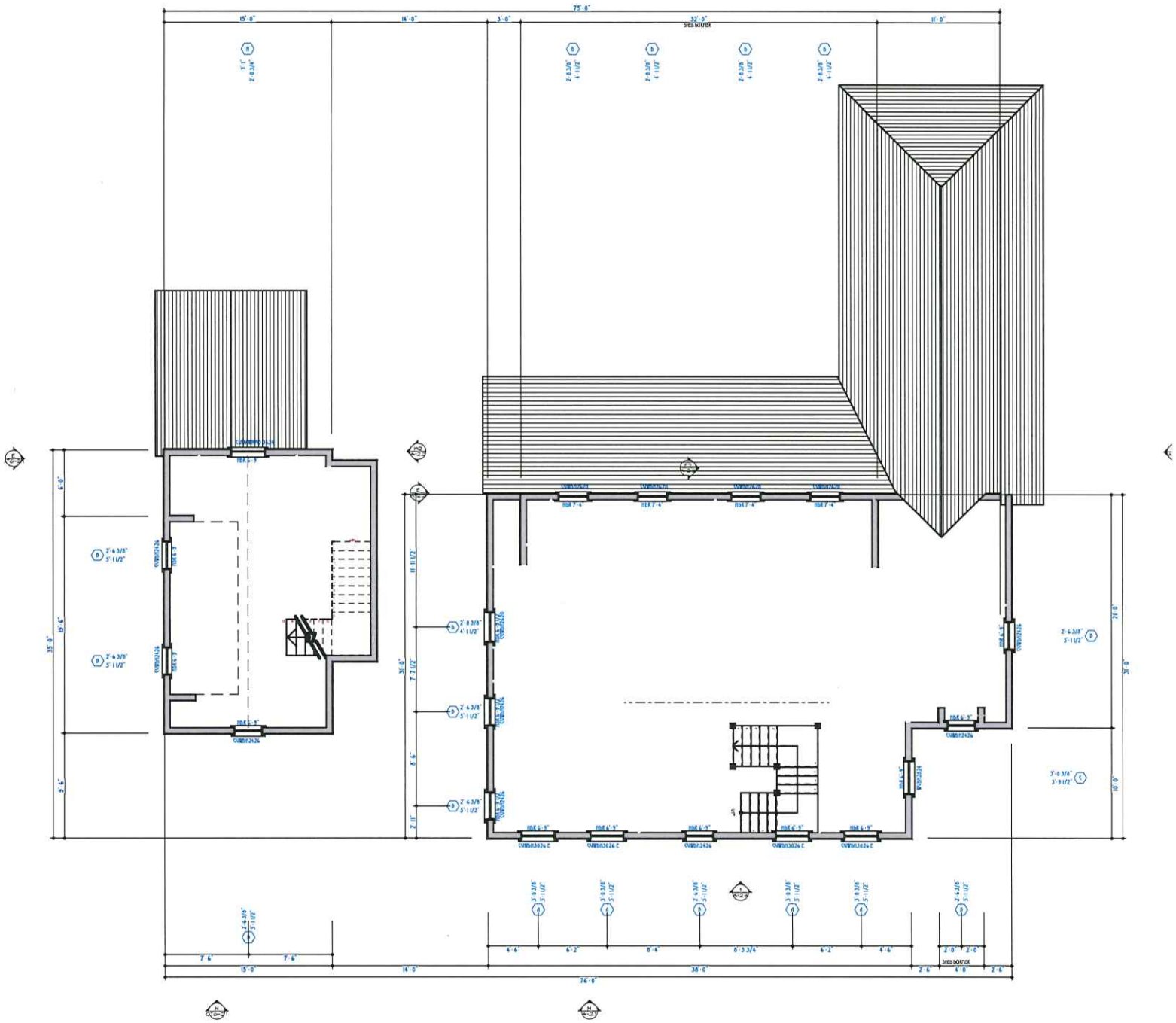
HDC REVISIONS
10/30/23

PROJECT NO-2022-15

MAP NO.:55.4.4 MAP NO.: 78

ZONING: R-ON ALLOWABLE G.C.40%

HDC 1.1



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18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLR PLAN ~ 1,254 S.F.+/-

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:

METRI RESIDENCE

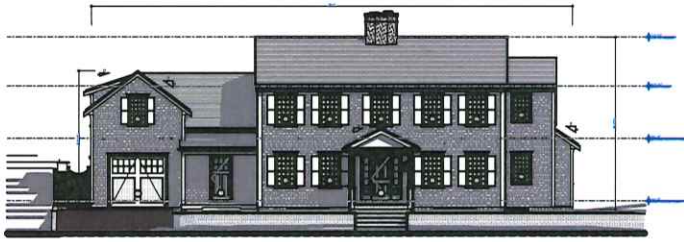
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO: 2022-15

MAP NO.: 55.4.4	MAP NO.: 78
ZONING: R-OH	ALLOWABLE G.C.: 40%

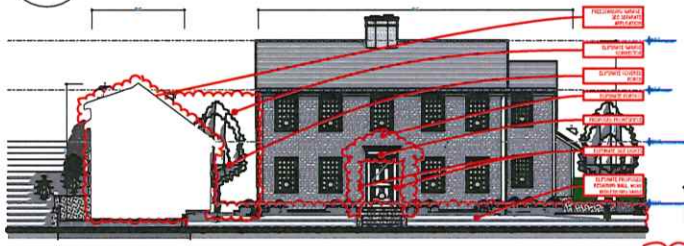
HDC 1.2



PREV PROPOSED NORTH ELEVATION



PREV PROPOSED NORTH ELEVATION



PREV 2 PROPOSED NORTH ELEVATION

REVISIONS: 28 OCT 2023

1. NO CHANGE TO TOP OF CHIMNEY CAP ELEVATION
2. LOWER RIDGE, SEE SECOND FLOOR PLATE HEIGHT REVISION NOTE
3. LOWER ADDITIVE MASSING RIDGE BY 2'-6"
4. NEW SHED DORMER
5. LOWER SECOND FLOOR PLATE 9"
6. MAKE WINDOW 8" NARROWER, NEW 'B' WINDOW
7. CHANGE TO A 'B' WINDOW
8. ADD 1'-0" OF WIDTH, SHED DORMER SETBACK "McLAUGHLIN RULE"

REVISIONS: 28 OCT 2023

9. ADD TRANSOM
10. SIMPLIFY FRONTISPIECE
11. MAKE 'A' WINDOWS 2" NARROWER AND 5" SHORTER (MATCH 1800 HOUSE FENESTRATION)
12. REMOVAL OF 2'-0" FROM OVERALL WIDTH. (1800 HOUSE 38'-4" +/-, PER HABS ACHIEVES)
13. MOVE WINDOW CLOSER BY 1'-11" CLOSER. (SIM. TO 1800 HOUSE, 12 LIBERTY, & 60 CLIFF RD., PER HABS ACHIEVES)

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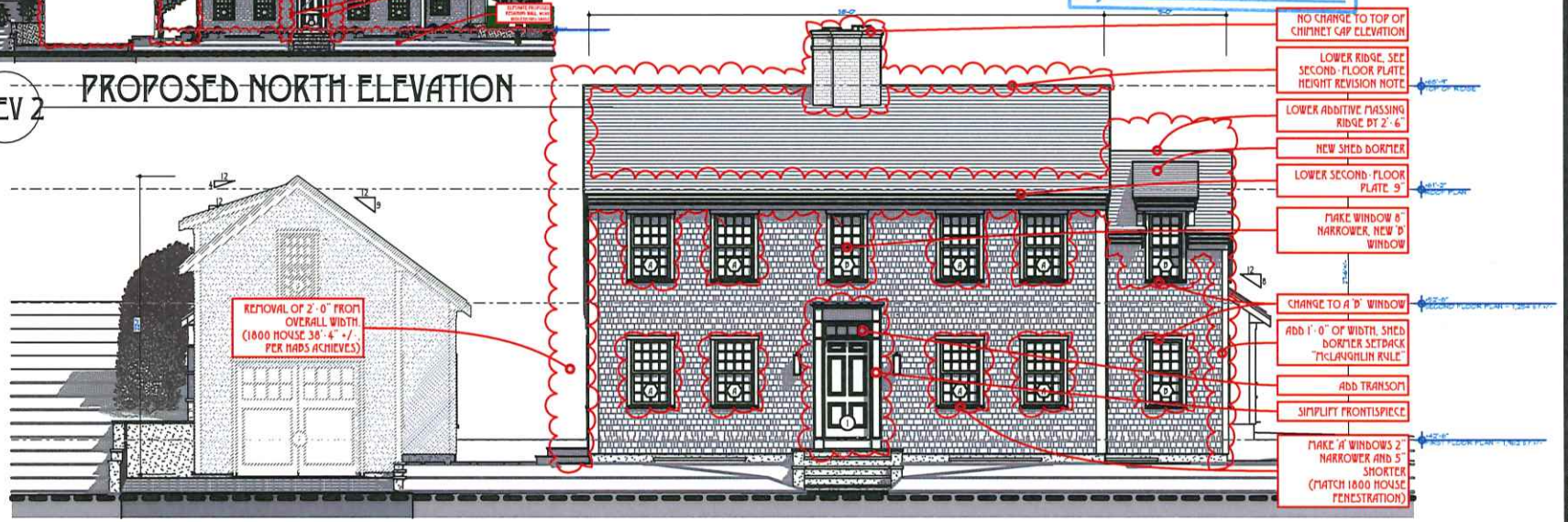


N

PROPOSED NORTH ELEVATION

NOT TO SCALE

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

Building Permit No.:

HDC Submission 04 APRIL 2023

HDC Approval Plans Sheets Certificate No.:

METRI RESIDENCE

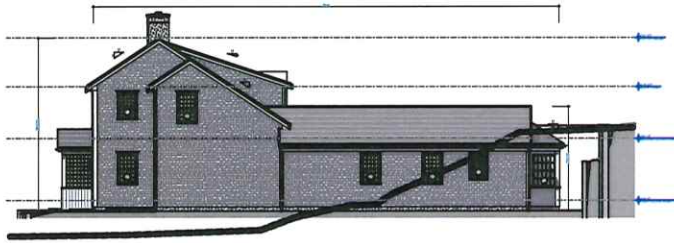
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO 2022-15

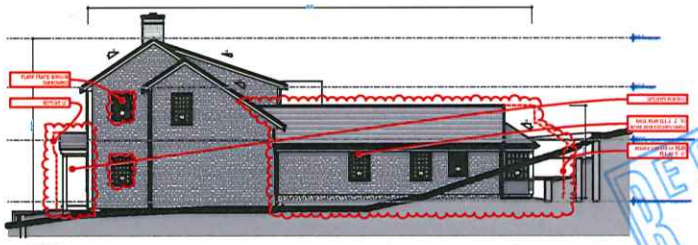
Map No. 55.4.4	Map No.: 78
Zoning: R-OH	Allowable O.C. 40%

HDC 2.1



PREV PROPOSED WEST ELEVATION

REVISIONS: 28 OCT 2023	REVISIONS: 28 OCT 2023
1. LOWER RIDGE, SEE SECOND · FLOOR PLATE HEIGHT REVISION NOTE	6. NEW SHED DORMER
2. MOVE BUILDING BACK 2' · 6", TO SOUTH	7. NEW SHED DORMER
3. LOWER ADDITIVE MASSING RIDGE BY 2' · 6"	8. RELOCATE WINDOWS
4.NEW SHED DORMER	9. ADD NEW 'B' WINDOWS
5. LOWER SECOND · FLOOR PLATE 9"	10. REMOVE 5' · 6" FROM OVERALL LENGHT
	11. REMOVE BATHROOM BAY



PREV PROPOSED WEST ELEVATION

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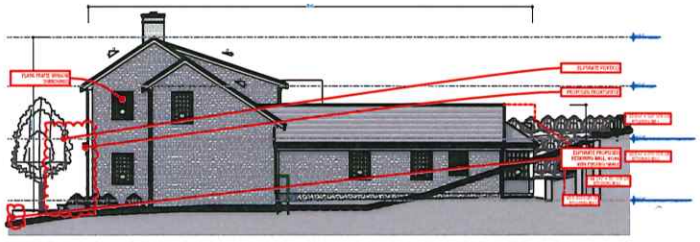
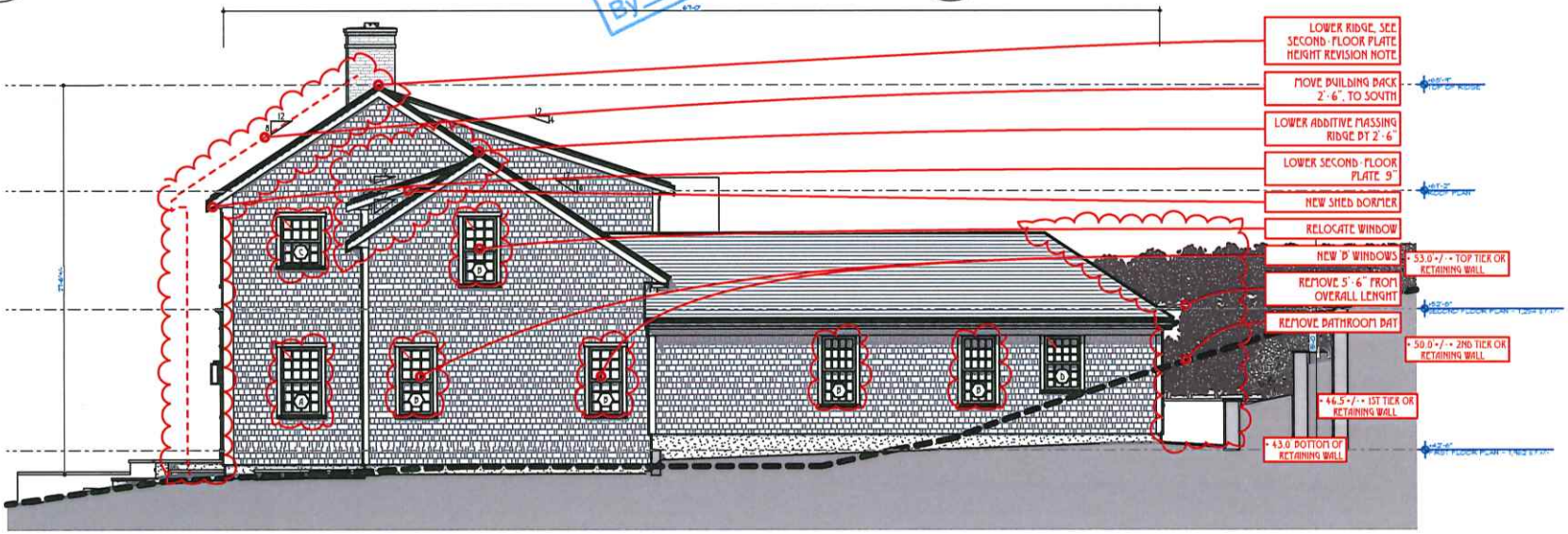
NOV 22 2023
By



PREV PROPOSED WEST ELEVATION



W PROPOSED WEST ELEVATION

NOT TO SCALE

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO: 2022-15

MAP NO.: 55.4.4	MAP NO.: 78
ZONING: R-OH	ALLOWABLE G.C.: 40%

HDC 2.2



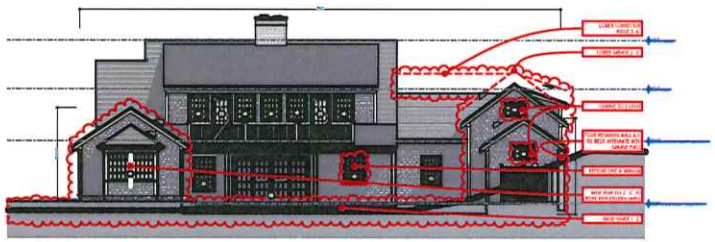
PREV PROPOSED SOUTH ELEVATION

REVISIONS: 28 OCT 2023

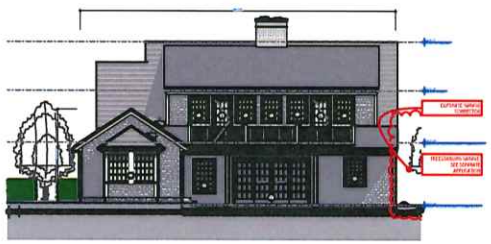
1. NO CHANGE TO TOP OF CHIMNEY CAP ELEVATION
2. LOWER RIDGE, SEE SECOND · FLOOR PLATE HEIGHT REVISION NOTE
3. LOWER ADDITIVE MASSING RIDGE BY 2' · 6"

REVISIONS: 28 OCT 2023

4. REMOVE FRENCH DOORS
5. REMOVES SECOND · FLOOR DECK
6. REVISE FENESTRATION
7. REMOVAL OF 2' · 0" FROM OVERALL WIDTH. (1800 HOUSE 38' · 4" +/· , PER HABS ACHIEVES)



PREV 1 PROPOSED SOUTH ELEVATION



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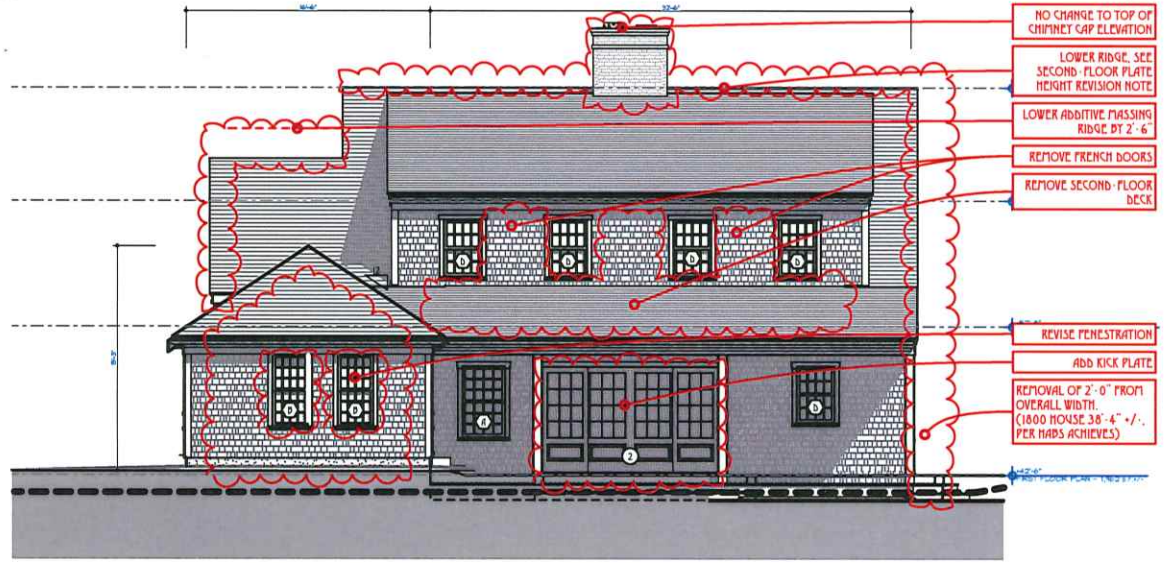

S PROPOSED SOUTH ELEVATION

NOT TO SCALE

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18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

Building Permit No.:

HDC Submission: 04 APRIL 2023

HDC Approval: PLACE HDC DEES Certificate No.:

METRI RESIDENCE

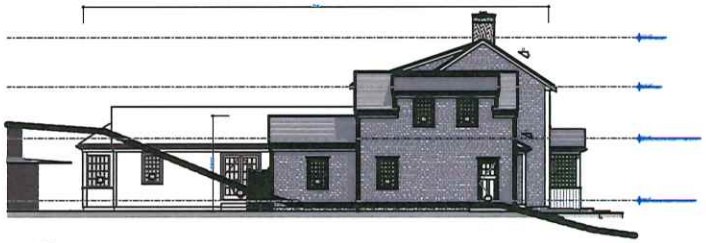
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO-2022-15

Plat No.: 55 4 4	Map No.: 78
Zoning : R OH	Allowable % C. 40%

HDC 2.3



PREV PROPOSED EAST ELEVATION

RECEIVED
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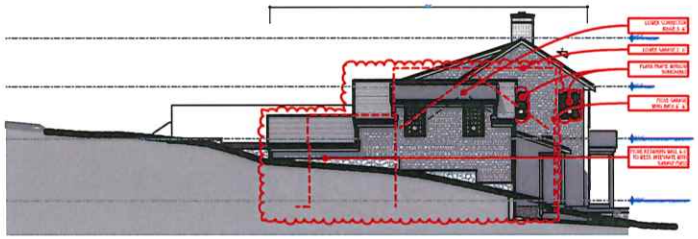
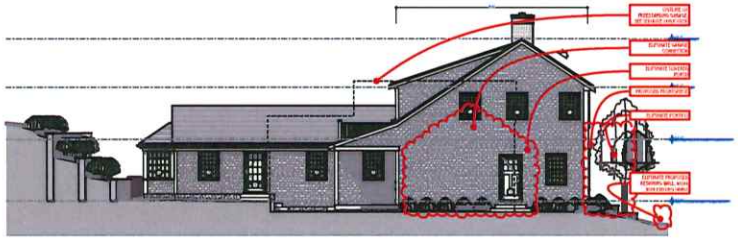
By

REVISIONS: 28 OCT 2023

1. LOWER RIDGE, SEE SECOND · FLOOR PLATE HEIGHT REVISION NOTE
2. MOVE BUILDING BACK 2' · 6", TO SOUTH
3. LOWER SECOND · FLOOR PLATE 9"
4. CHANGE TO 'B' WINDOWS
5. REMOVE 5' · 6" FROM OVERALL LENGHT
6. REMOVE BATHROOM BAY



PREV 1 PROPOSED EAST ELEVATION



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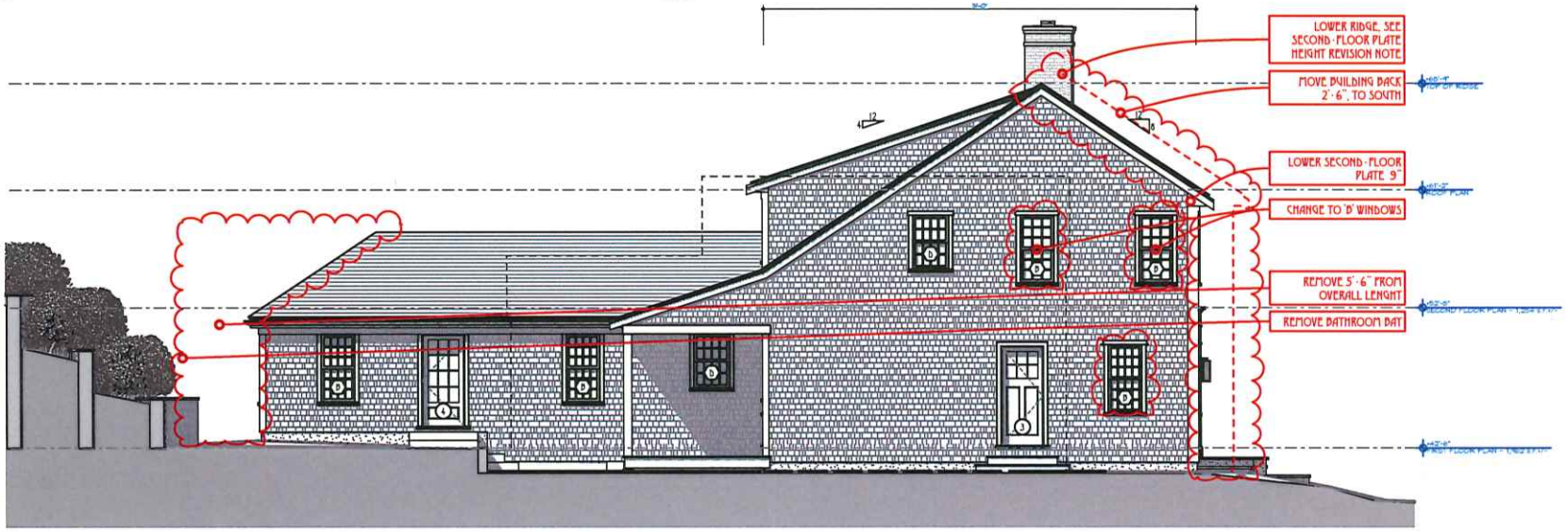


E PROPOSED EAST ELEVATION

NOT TO SCALE

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

Building Permit No.:

HDC Submission 04 APRIL 2023
HDC Approval: PLANE VIC BETS Certificate No.:

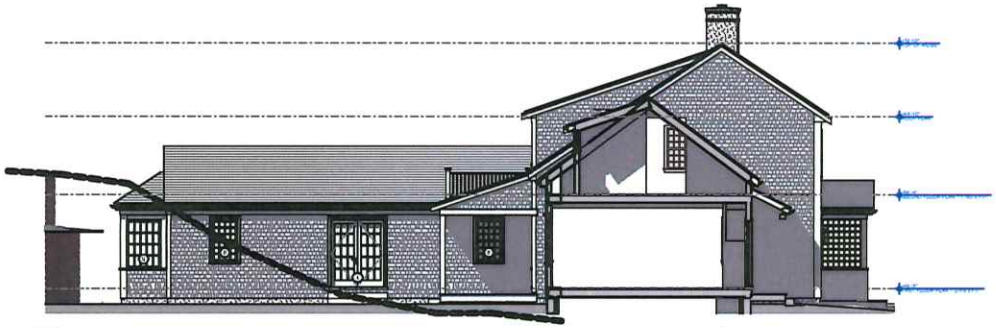
METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

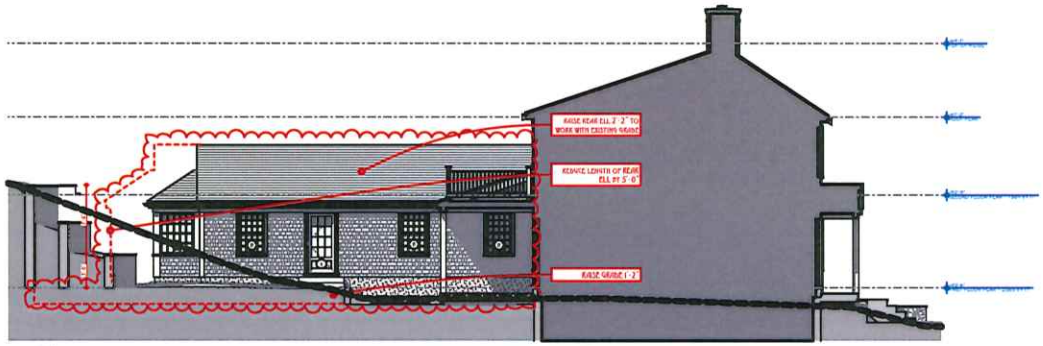
PROJECT NO 2022-15

Plat No.: 55.4.4	Map No.: 78
Zoning : R. OH	ALLOWABLE G.C. 40%

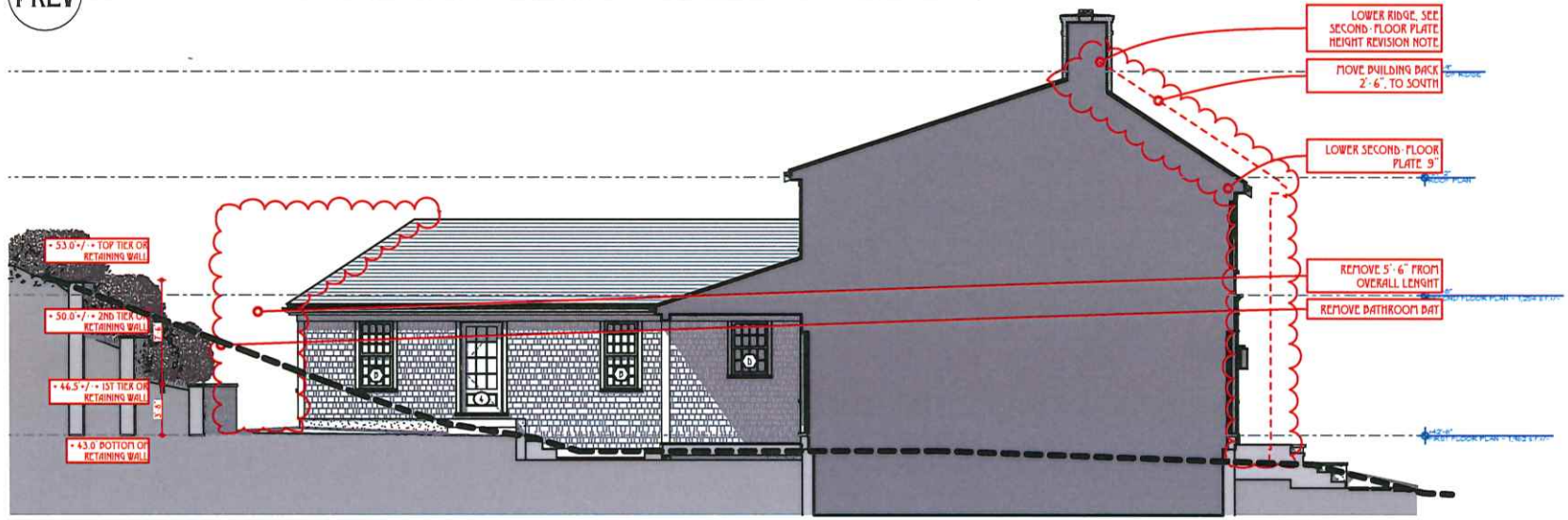
HDC 2.4



PREV PROPOSED PARTIAL EAST ELEVATION/SECTION



PREV PROPOSED EAST ELEVATION/SECTION



E PROPOSED EAST ELEVATION/SECTION

NOT TO SCALE

REVISIONS: 18 OCT 2023

1. ELIMINATE PORTICO
2. PROPOSED FRONTISPIECE
3. ELIMINATE SIDE LIGHTS
4. ELIMINATE PROPOSED RETAINING WALL, WORK WITH EXISTING GRADE

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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC EAST CROSS-SECTION/ ELEVATION

HDC SUBMISSION 04 APRIL 2023
HDC APPROVAL PLACE VR DETS
CERTIFICATE NO.:
BUILDING PERMIT NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO 2022-15
MAP NO.: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C. 40%

HDC 2.5

METRI RESIDENCE

12 Angola St, Nantucket, MA 02554

MARVIN WINDOW & EXTERIOR DOOR SCHEDULE

Window Schedule

4/5/23

All
Windo

NO.	Type	Manuf	Frame Size	Rough Opening	Lights	Comments
A	Double-Hung	Marvin	2'-11 3/8" x 5'-1"	3'-0 3/8" x 5' 1 1/2"	12 Over 12	
B	Double-Hung	Marvin	2"-7 3/8" x 5'-1"	2'-8 3/8" x 5'-1 1/2"	12 Over 12	
C	Double-Hung	Marvin	2'-11 3/8" x 3'-9"	3'-0 3/8" x 3'-9 1/2"	12 Over 12	
D	Double-Hung	Marvin	2"-7 3/8" x 4'-1"	2'-8 3/8" x 4'-1 1/2"	12 Over 12	
E	Awning	Marvin	2"-7 3/8" x 2'-1"	3'-0 3/8" x 2'-2 1/2"	8 Light	
F	Delete	~	~	~	~	
G	Delete	~	~	~	~	
G2	Delete	~	~	~	~	
H	Delete	~	~	~	~	

Exterior Door Schedule

Marvi
n

NO.	Location/Type	Manuf	Slab Size	Rough Opening	Lights	Comments
1	Front w/	Upstate Door	3'-6" x 7'-6"	3'-9" x 7'-10"	6 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
	Flanking Side Lights	Delete	~	~	~	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
2	Ultimate Sliding French	Marvin	4W ñ 3'-0" x 7'-3"	12'-0ì x 7'-6"	12 Lt/1 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
3	Side Door	Upstate Door	3'-0" x 7'-6"	3'-3" x 7'-6"	6 Lt/2 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
4	French	Marvin	2W ñ 3'-0" x 7'-3"	6'-0" x 7'-6"	15	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
5	Delete	~	~	~	~	
6	Delete	~	~	~	~	
7	Delete	~	~	~	~	

General Notes

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor will verify all rough opening sizes and quantities on site during rough framing, & before placing window order.
3. All windows and doors will be double glazed w/5/8" SDL by Marvin Window Co. Provide Low E Storm glass panel, typ. Muntin config. as shown on drawings. Min. U-value of .29 and DP30 Rated.
4. Mount storm screen units on blind stop.
5. Provide all windows, including sidelights, transoms, and fixed windows, with storm/screens by Marvin color to match note above.
6. Crowley Entry door will be flat panel, 1 3/4" thick mahogany (single glaze) with mahogany threshold. Oil thresholds after installation.
7. Sizes with equal sash that meet or exceed clear opening area of 3.7 sq. ft., clear opening width of 20" and clear opening height of 24".
8. All exterior doors will be provided with custom mahogany storm screen doors (except Front Entry door), including French doors.
9. No finger joints on casings or sill. Back primed jamb, casing and sill.
10. Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

Revisions: 10/28/2023

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO-2022-15
MAP NO.:55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.-40%

W&D

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°: 55.4.4 PARCEL N°. 78.1

Street & Number of Proposed Work: 12 Angola St

Owner of record: Metro George + Lina

Mailing Address: 18 Weatherdeck Dr
Bourne, MA 02532

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Rd
Nantucket, MA 02554

Contact Phone #: 508.325.5890 E-mail: brenda@topham designack.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

■ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 78' Sq. Footage 1st floor: 2918 +/- Decks/Patio: Size: 34'6x10 ■ 1st floor ☐ 2nd floor
Width: 75'10" Sq. footage 2nd floor: 1750 +/- Size: 34'6x8 ☐ 1st floor ■ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6"-12"+1 South 1' to -4'6" +/- East -10' to 0' West +/- 6"-12" +/- to 9'

Height of ridge above final finish grade: North 72'10" South 72'10" East 72'10" West 72'10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8' 1.4" ☐ Block ☐ Block Parged ■ Brick (type) Waterstruck (veneer) ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ■ Brick (type) Waterstruck ☐ 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): 4x4 red cedar w/PVC

Sidewall: ■ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ■ Cedar ☐ Other _____
B. Treatment ■ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 8" Corner boards 5/4x8 Frieze 1x6
Window Casing 5/4x4 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square 5/4x6 8x8

Windows*: ■ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
■ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ■ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type overhead Material wood/glass

Hardscape materials: Driveways pea stone Walkways _____ Walls brick

* Note: Complete door and window schedules are required.

COLORS

Sidewall to weather Clapboard (if applicable) _____ Roof to weather
Trim white Sash white Shutters Hamilton Blue
Deck to weather Foundation grey Fence to weather Shutters Doors - White

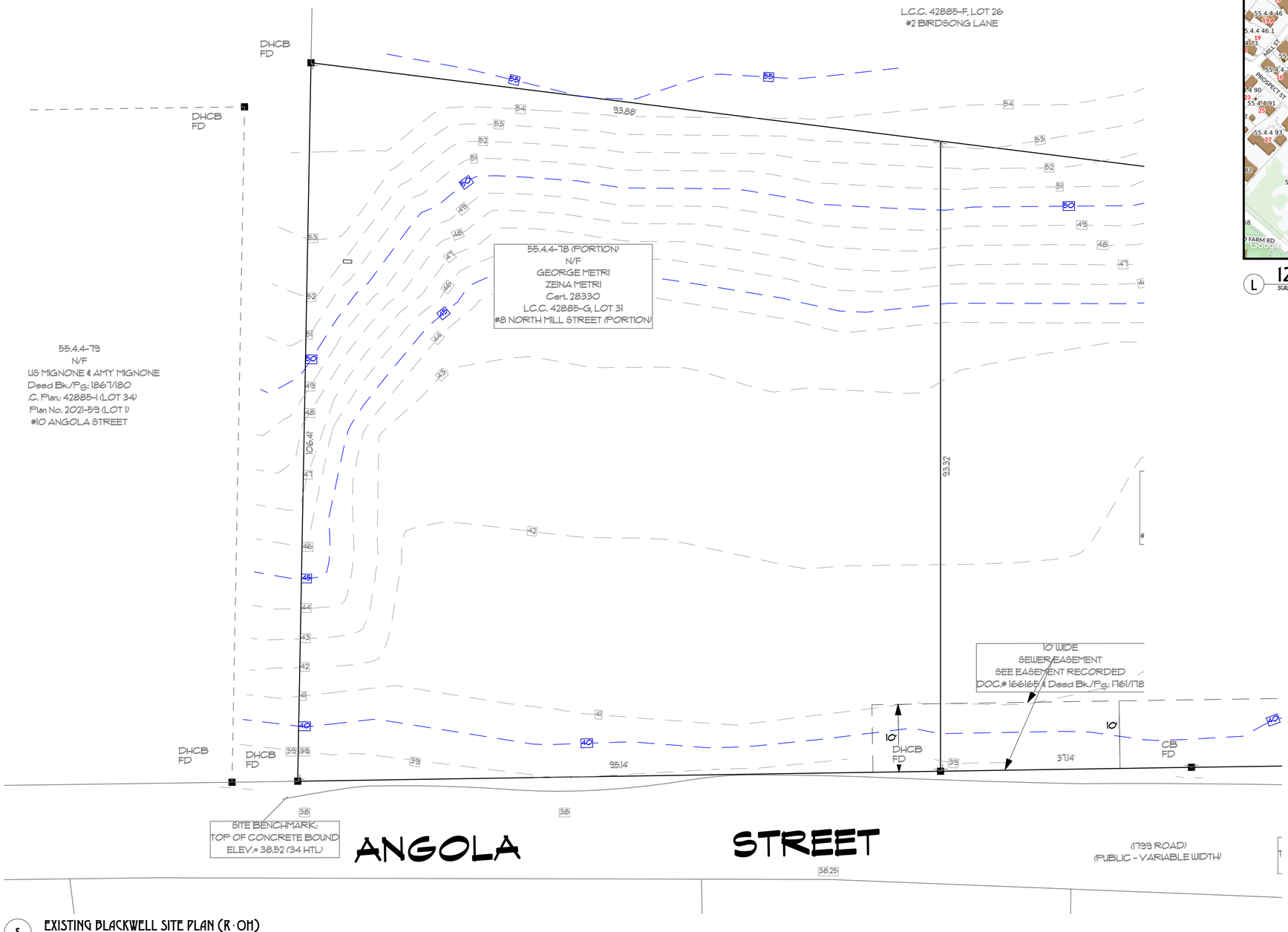
* Attach manufacturer's color samples if color is not from HDC approval list.

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 5/9/23 Signature of owner of record Signed under penalties of perjury

METRI RESIDENCE

12 ANGOLA ST, NANTUCKET, MA, 02554



L 12 ANGOLA ST LOCUS MAP
SCALE: 1/8" = 1'-0"

S EXISTING BLACKWELL SITE PLAN (R-OH)
SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

EXISTING SITE PLAN OF 12 ANGOLA STREET

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023

HDC APPROVAL: PLACE HR DATE CERTIFICATE NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO:2022-15

MAP NO.:55.4.4 MAP NO.: 78

ZONING: R-OH ALLOWABLE G.C.:40%

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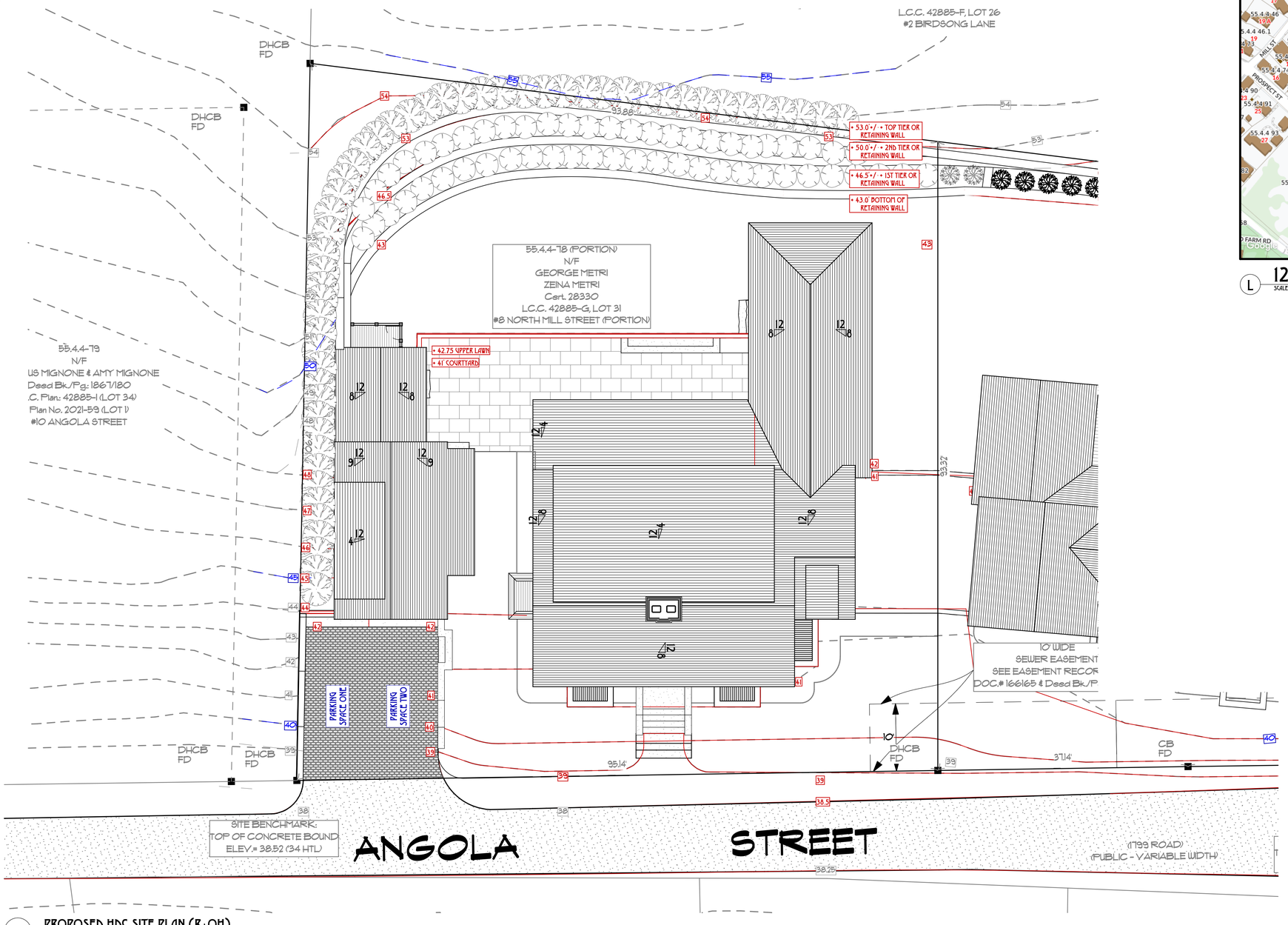
EX-0.1

PRINTED: TOPHAM'S IMAC - TIME LOCAL - PLOTTED: BACK FOR ARCHITECTURE D - Z:\METRI 12 ANGOLA ST\METRI 12 ANGOLA ST 5.MPT

METRI RESIDENCE

12 ANGOLA ST, NANTUCKET, MA, 02554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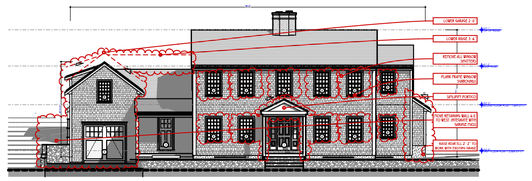


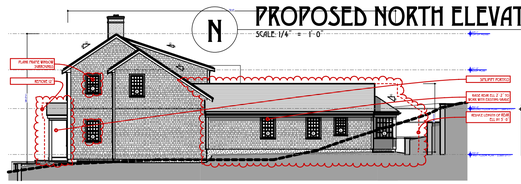
PREV PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



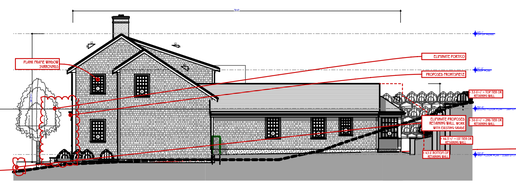
PREV PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



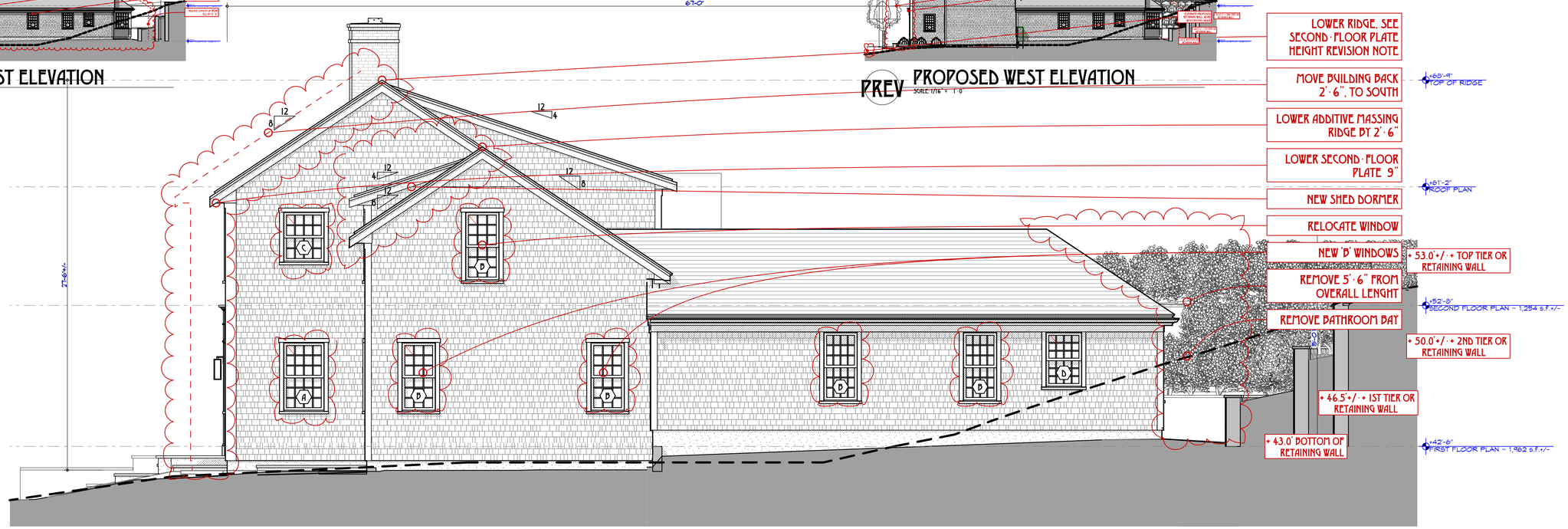
N PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PREV PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



PREV PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



W PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC NORTH & WEST ELEVATION

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE NR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO:2022-15

MAP NO.:55.4.4	MAP NO.: 78
ZONING: R-OM	ALLOWABLE G.C.:40%

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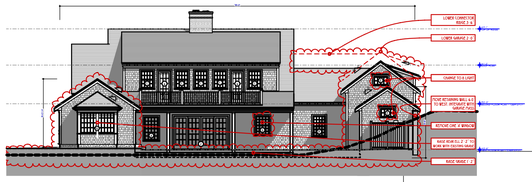
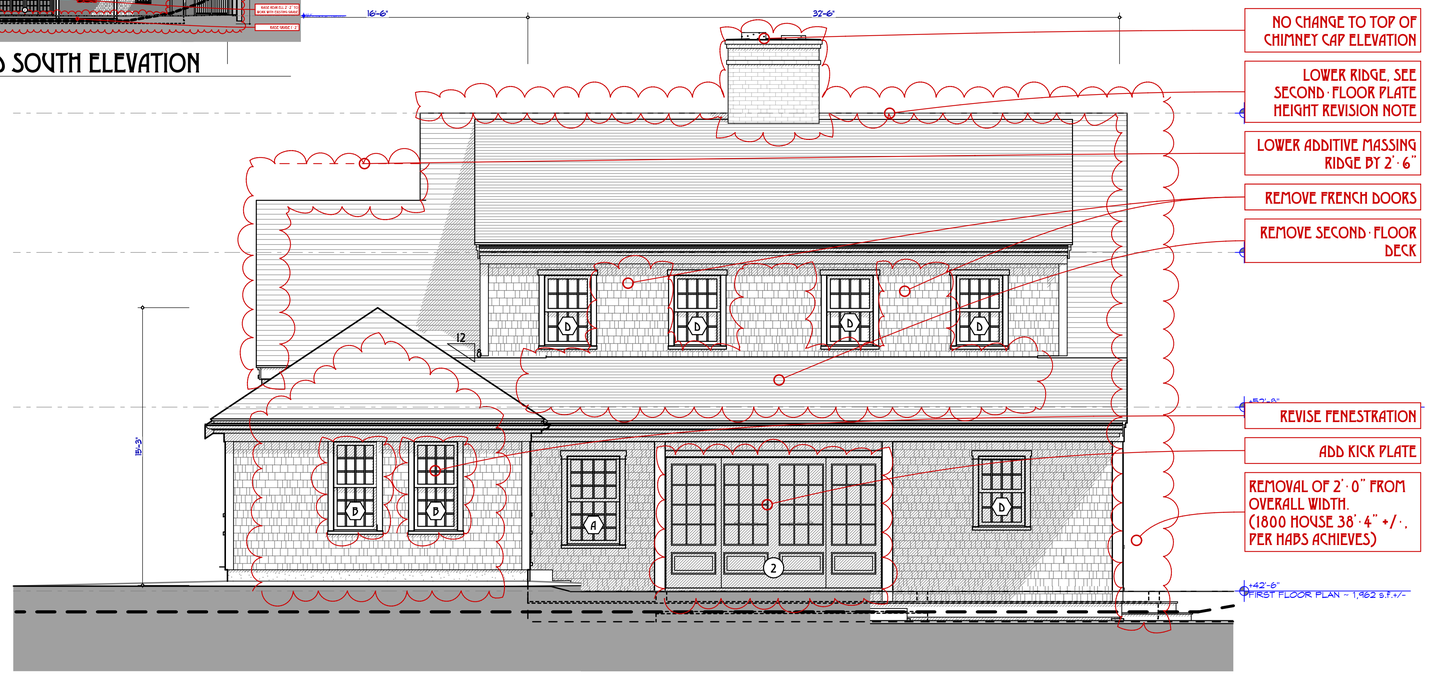


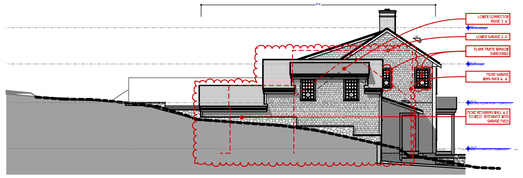
PREV PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



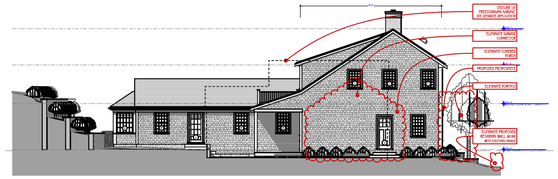
PREV PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



S PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PREV PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"



PREV PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"

E PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC SOUTH & EAST ELEVATION

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE OR DATE CERTIFICATE NO.:
BUILDING PERMIT NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO:2022-15
MAP NO.:55.4.4 MAP NO.: 78
ZONING: R-OM ALLOWABLE G.C.:40%

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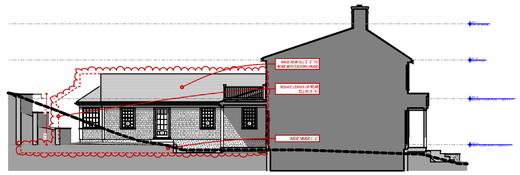
A-2.2

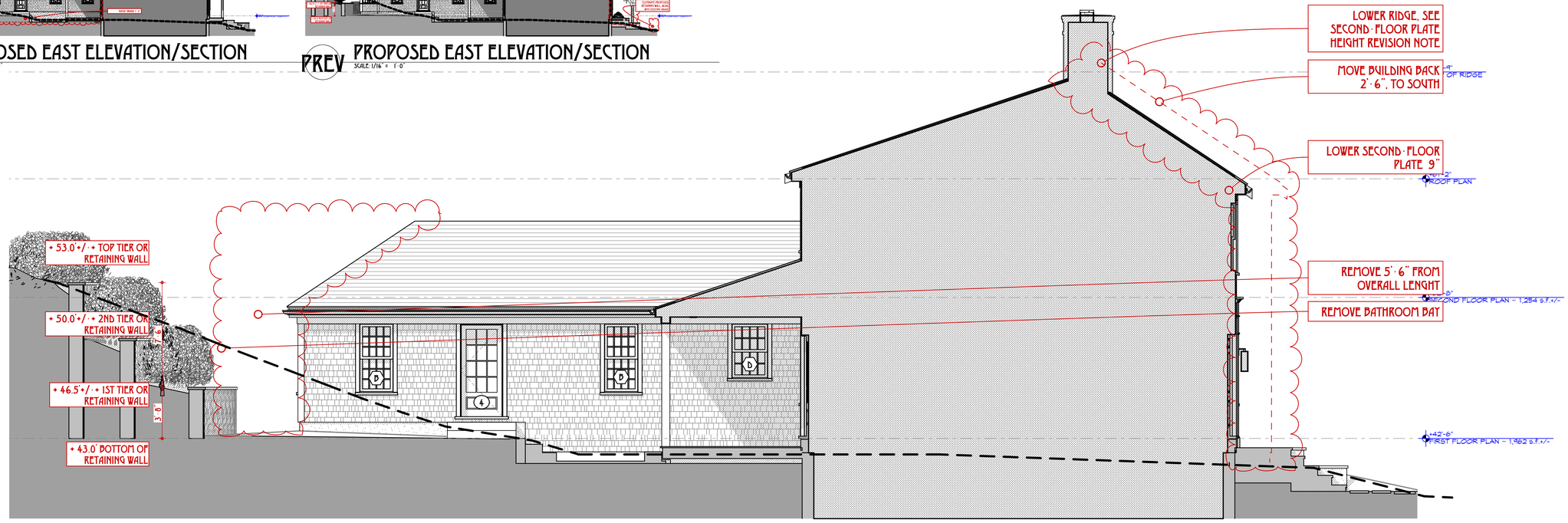
REPLICATED TOPHATS, INC. TIMELOCAL, REPLICATED BASIC FOR ARCHITECTURE 2&/TEETH 12 ANGOLA ST//TEETH 12 ANGOLA ST 5.DWG



PREV PROPOSED EAST ELEVATION/SECTION
SCALE: 1/16" = 1'-0"



PREV PROPOSED EAST ELEVATION/SECTION
SCALE: 1/16" = 1'-0"



E2 PROPOSED EAST ELEVATION/SECTION
SCALE: 1/4" = 1'-0"

METRI RESIDENCE — 12 Angola St, Nantucket, MA 02554

MARVIN WINDOW & ENTERIOR DOOR SCHEDULE

Window Schedule — 4/5/23

Ref:
Marvin

NO.	Type	Manuf	Frame Size	Rough Opening	Lights	Comments
A	Double-Hung	Marvin	2'-11 3/8" x 5'-1"	3'-0 3/8" x 5' 1 1/2"	12 Over 12	
B	Double-Hung	Marvin	2'-7 3/8" x 5'-1"	2'-8 3/8" x 5'-1 1/2"	12 Over 12	
C	Double-Hung	Marvin	2'-11 3/8" x 3'-9"	3'-0 3/8" x 3'-9 1/2"	12 Over 12	
D	Double-Hung	Marvin	2'-7 3/8" x 4'-1"	2'-8 3/8" x 4'-1 1/2"	12 Over 12	
E	Awning	Marvin	2'-7 3/8" x 2'-1"	3'-0 3/8" x 2'-2 1/2"	6 Light	
F	Delete	-	-	-	-	
G	Delete	-	-	-	-	
G2	Delete	-	-	-	-	
H	Delete	-	-	-	-	

Exterior Door Schedule

Marvi
n

NO.	Location/Type	Manuf	Slab Size	Rough Opening	Lights	Comments
1	Front w/	Upstate Door	3'-8" x 7'-6"	3'-9" x 7'-10"	6 PH	to be Upstate DY or Nantucket Millworks, Inc. Mahogany
	Flanking Side Lights	Delete	-	-	-	to be Upstate DY or Nantucket Millworks, Inc. Mahogany
2	Ultimate Sliding French	Marvin	4PA @ 3'-0" x 7'-3"	12'-01 x 7'-6"	12 LS/1 PH	to be Upstate DY or Nantucket Millworks, Inc. Mahogany
3	Side Door	Upstate Door	3'-0" x 7'-6"	3'-3" x 7'-9"	6 LV 2 PH	to be Upstate DY or Nantucket Millworks, Inc. Mahogany
4	French	Marvin	2PA @ 3'-0" x 7'-3"	6'-0" x 7'-9"	15	to be Upstate DY or Nantucket Millworks, Inc. Mahogany
5	Delete	-	-	-	-	
6	Delete	-	-	-	-	
7	Delete	-	-	-	-	

General Notes

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor will verify all rough opening sizes and quantities on site during rough framing, & before placing window order.
3. All windows and doors will be double glazed w/5/8" SDL by Marvin Window Co. Provide Low E Storm glass panel, typ. Muntin config. as shown on drawings. Min. U-value of .24 and DP50 Rated.
4. Mount storm screen units on blind stop.
5. Provide all windows, including sidelights, transoms, and fixed windows, with storm/screens by Marvin color to match note above.
6. Crowley Entry door will be flat panel, 1 3/4" thick mahogany (single glaze) with mahogany threshold. Oil thresholds after installation.
7. Sizes with equal sash that meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".
8. All exterior doors will be provided with custom mahogany storm screen doors (except Front Entry door), including French doors.
9. No finger joints on casings or sill. Back primed jamb, casing and sill.
10. Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

Revisions: 10/25/2023

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC EAST & WEST CROSS-SECTION/ELEVATION

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE NR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO:2022-15
MAP NO.:55.4.4 MAP NO.: 78
ZONING : R-OM ALLOWABLE G.C.:40%

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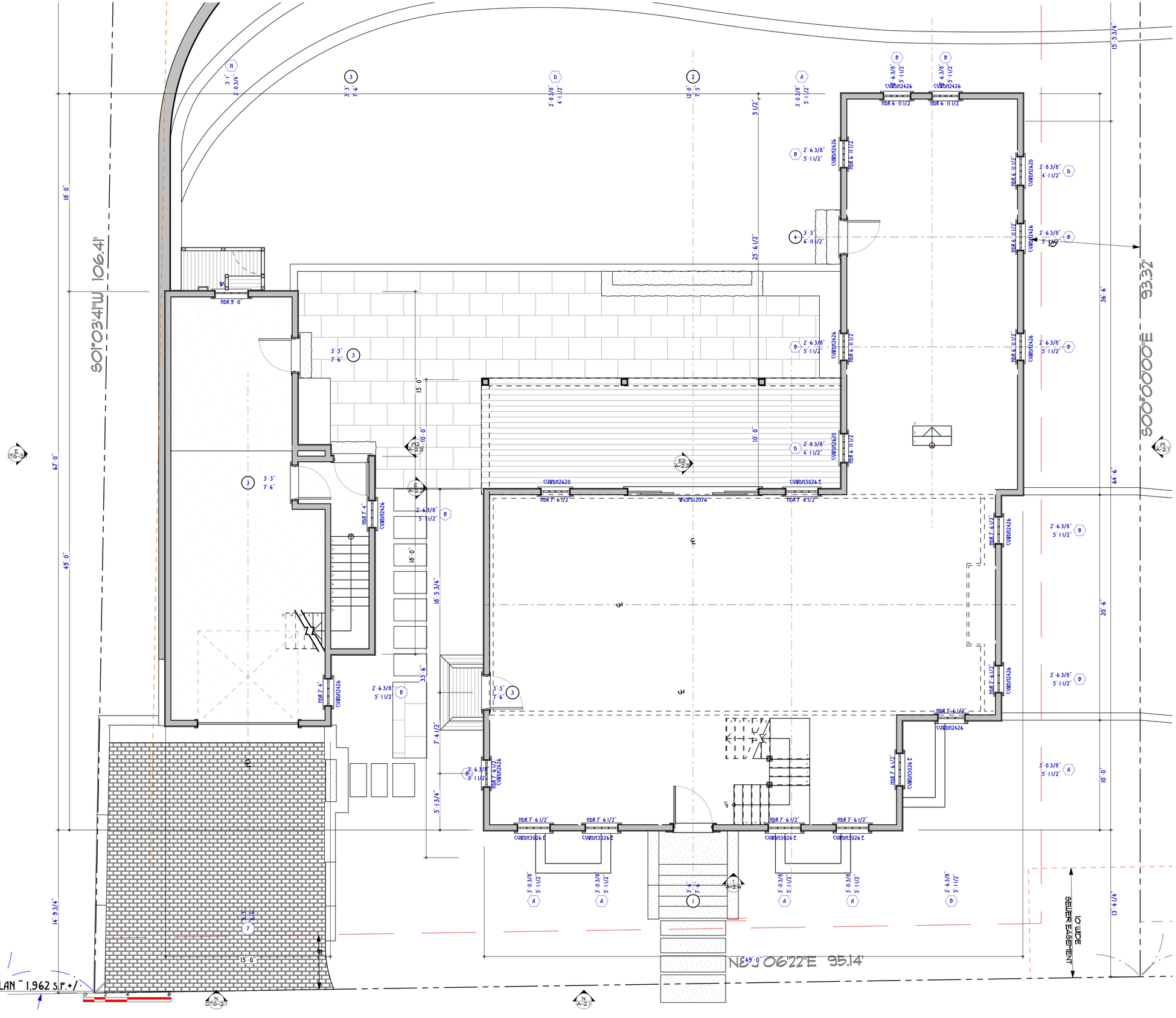
A-2.3

REFLOOD TOPHATS INC TRIM LOCAL REFLOOR BASIC FOR ARCHITECTURAL PLOTTER 12 PRINCIPAL 31/TEXT1 12 PRINCIPAL 31 5 MAY

REPLICATE TOPHATS TYP. THRU LOCAL. REPLICATE BASIC FOR ANCHOR 24/TEETH 12 RINGS AT 15/TEETH 12 RINGS AT 5 SHT



1 PROPOSED FIRST FLOOR PLAN ~ 1,962 S.F.+/-
SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 1,941 S.F.+/-

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE UR DETS

BUILDING PERMIT NO.:

CERTIFICATE NO.:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO:2022-15

MAP NO.:55.4.4	MAP NO.: 78
ZONING: R-OM	ALLOWABLE G.C.:40%

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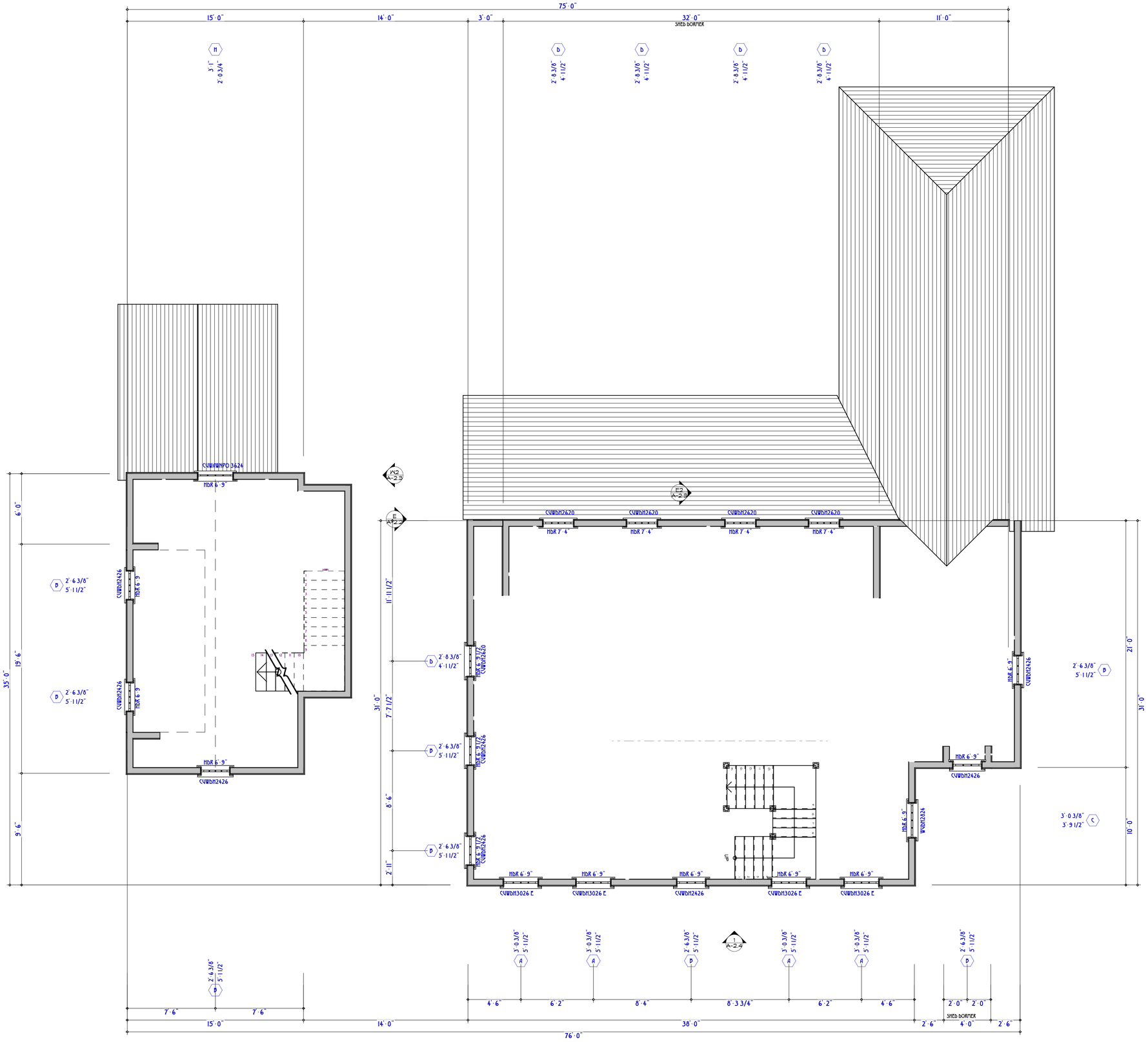
A-1.1

REPLICATE TOPHAM'S TRADITIONAL DETAILS BACK FOR ARCHITECTURAL CONSISTENCY
DETAILS TO BE PROVIDED BY TOPHAM DESIGN LLC



2 PROPOSED SECOND FLOOR PLAN ~ 1,254 S.F.+/-
SCALE: 1/4" = 1'-0"

0 2 4 8

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLOOR PLAN ~ 1,254 S.F. +/-

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO:2022-15
MAP NO.:55.4.4 MAP NO.: 78
ZONING: R-OM ALLOWABLE G.C.:40%

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A-1.2

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

Amended HDC 2023-05-8496

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

on file ✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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

MAP N°: 55.4.4 PARCEL N°. 78.1

Street & Number of Proposed Work: 12 Arnold St

Owner of record: Metri George & Zeina

Mailing Address: 18 Weatherdeck Dr
Bourne, MA 02532

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design, LLC

Mailing Address: 18 Hummock Pond Rd
Nantucket, MA 02554

Contact Phone #: 508.325.5890 E-mail: _____
zenda@tophamdesignack.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ■ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Studio HDC-2023-05-8496

Size of Structure or Addition: Length: 37'6" Sq. Footage 1st floor: 564 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 15' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-6"+/- South -6"to 8'-9" East NO CHANGE West -6"to 9"

Height of ridge above final finish grade: North 22'-3"+/- South 22'-3"+/- East 16'-6"+/- West 22'-3"+/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed VARIES ☐ Block ☐ Block Parged ☐ Brick (type) _____ ■ Poured Concrete ☐ Piers

~~Masonry Chimney~~: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass ~~8~~ /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

■ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

~~Skylights (flat only)~~: Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ■ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 4x4 red cedar & PVC

Sidewall: ■ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ■ Cedar ☐ Other _____

B. Treatment ■ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 8" Corner boards 5/4x8 Frieze 1X6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ■ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

■ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ■ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type OVERHEAD Material WOOD / GLASS

Hardscape materials: Driveways BRICK Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) — Roof TO WEATHER-MATCH HSE

Trim WHITE Sash WHITE Doors BLACK

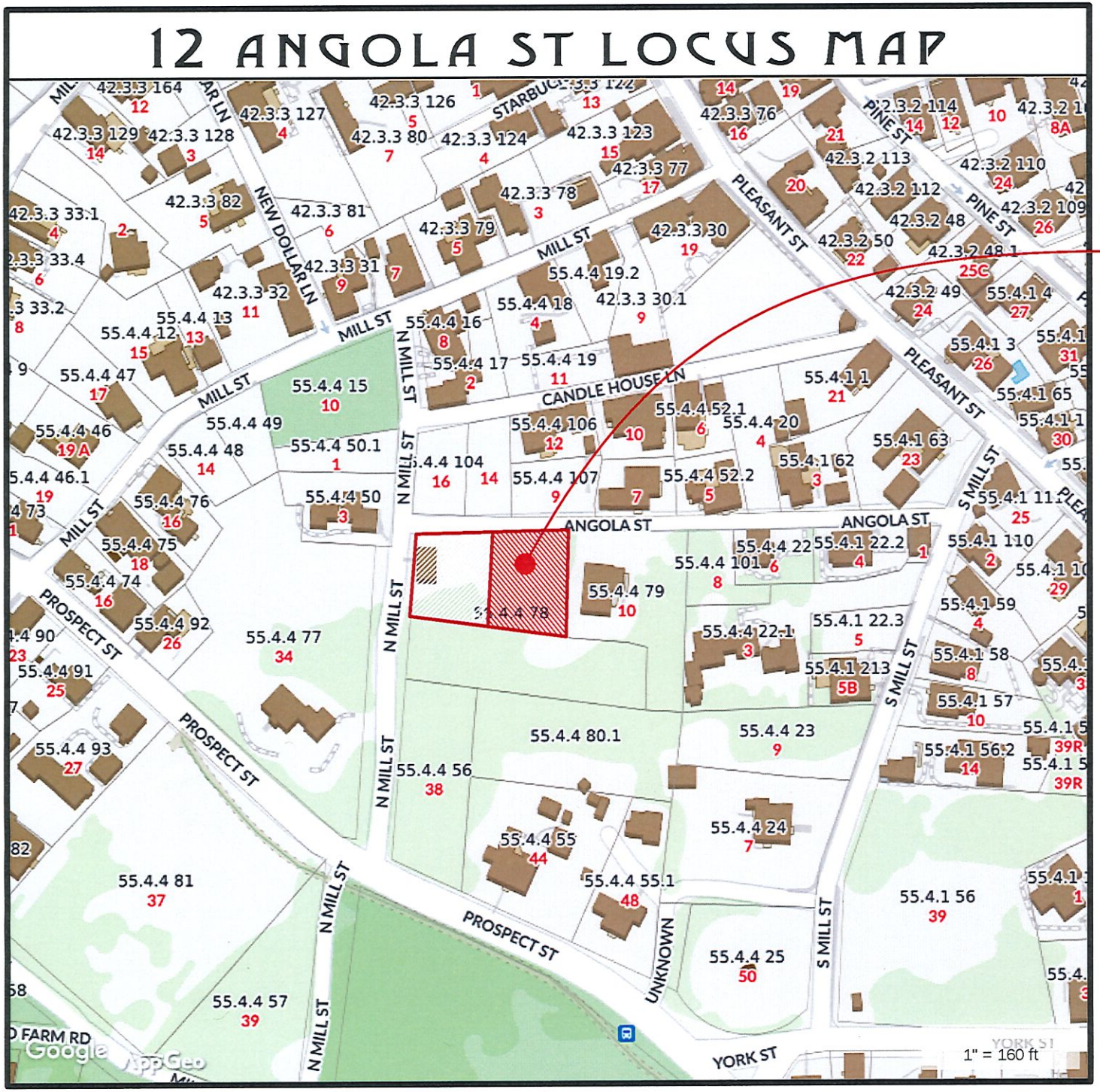
Deck TO WEATHER Foundation GREY Fence — Shutters —

* 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 _____ Signature of owner of record _____ Signed under penalties of perjury

12 ANGOLA ST LOCUS MAP



TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

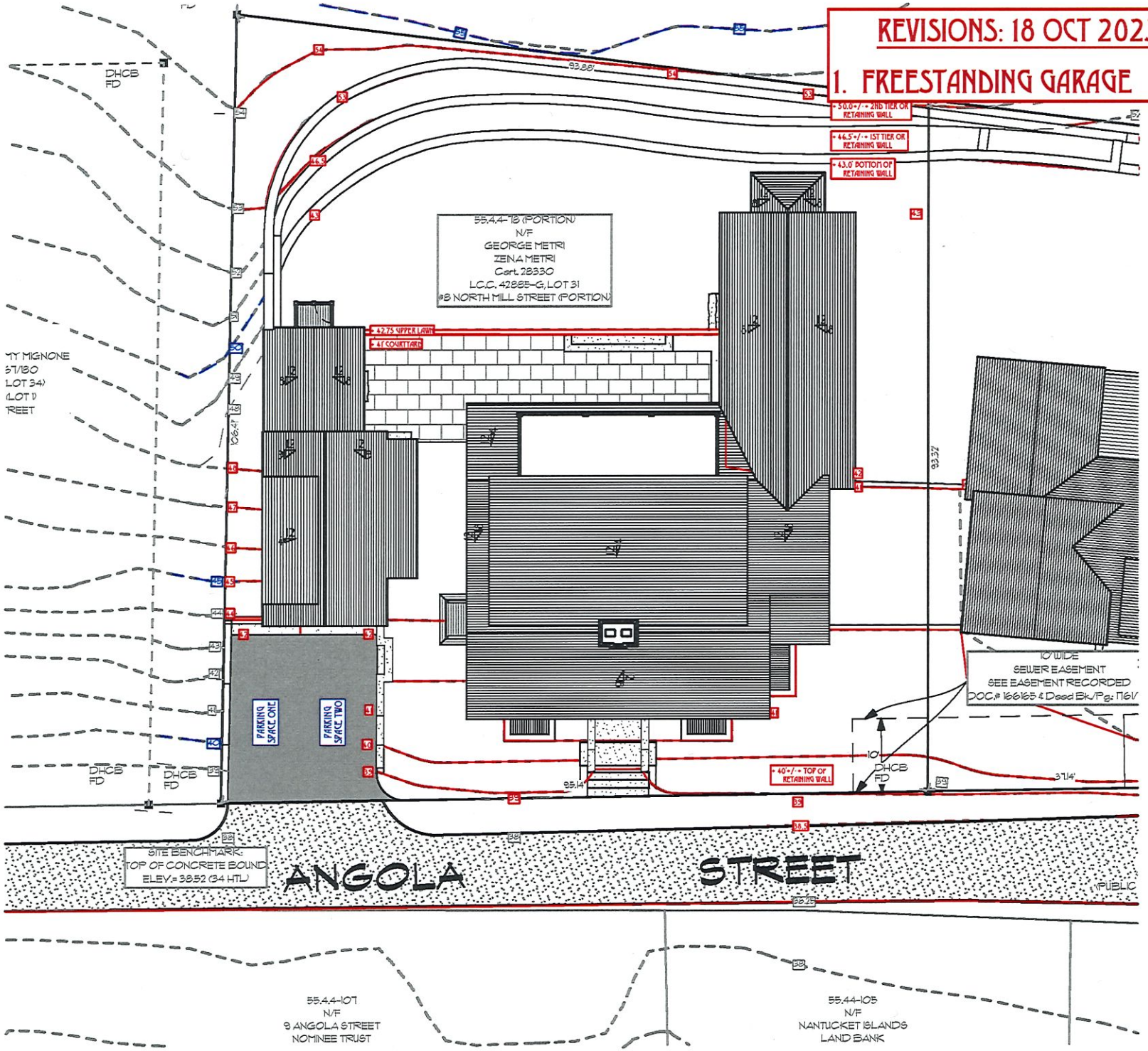
12 ANGOLA ST LOCUS MAP

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL PLANS UPDATES CERTIFICATE NO.:
PLANNING BOARD NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554
HDC REVISIONS
10/19/23

PROJECT NO 2022-15
MAP NO. 55.4.4 MAP NO.: 78
ZONING - R-OH ALLOWABLE O.C. 40%

HDC GSO.



S PROPOSED HDC SITE PLAN (R·OH)

SCALE: 1:221.19

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

12 ANGOLA ST SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL PLACARD DATE: CERTIFICATE NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/19/23

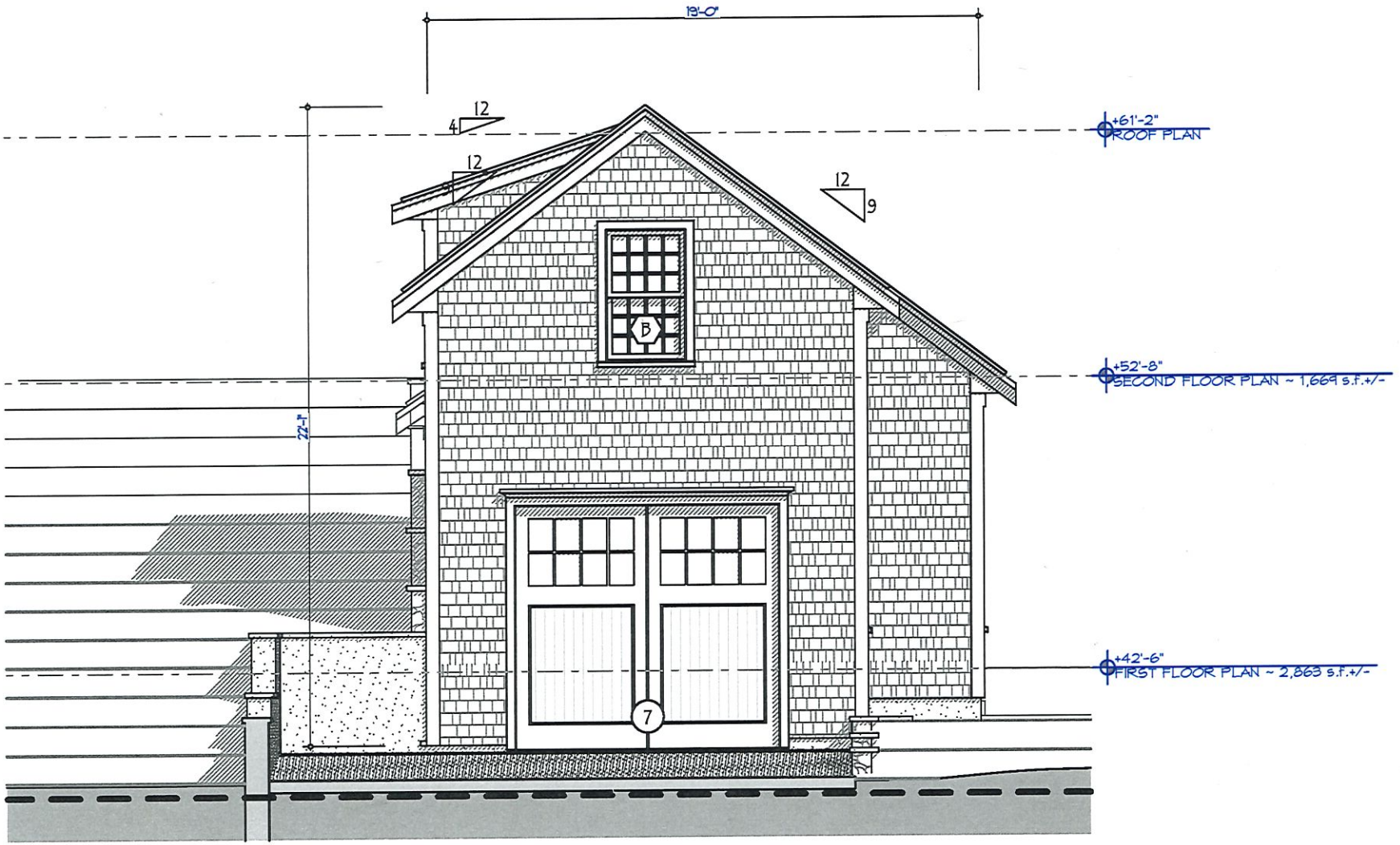
PROJECT NO 2022-15

MAP NO. 55.4.4	MAP NO.: 76
ZONING: R-OH	ALLOWABLE % C-40%

HDC GS·01

REVISIONS: 18 OCT 2023

1. FREESTANDING GARAGE



PROPOSED GARAGE STUDIO NORTH ELEVATION

N

SCALE: 3/16" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	11	

PROPOSED GARAGE STUDIO NORTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023

HDC APPROVAL PLACARD SET: CERTIFICATE NO.:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/19/23

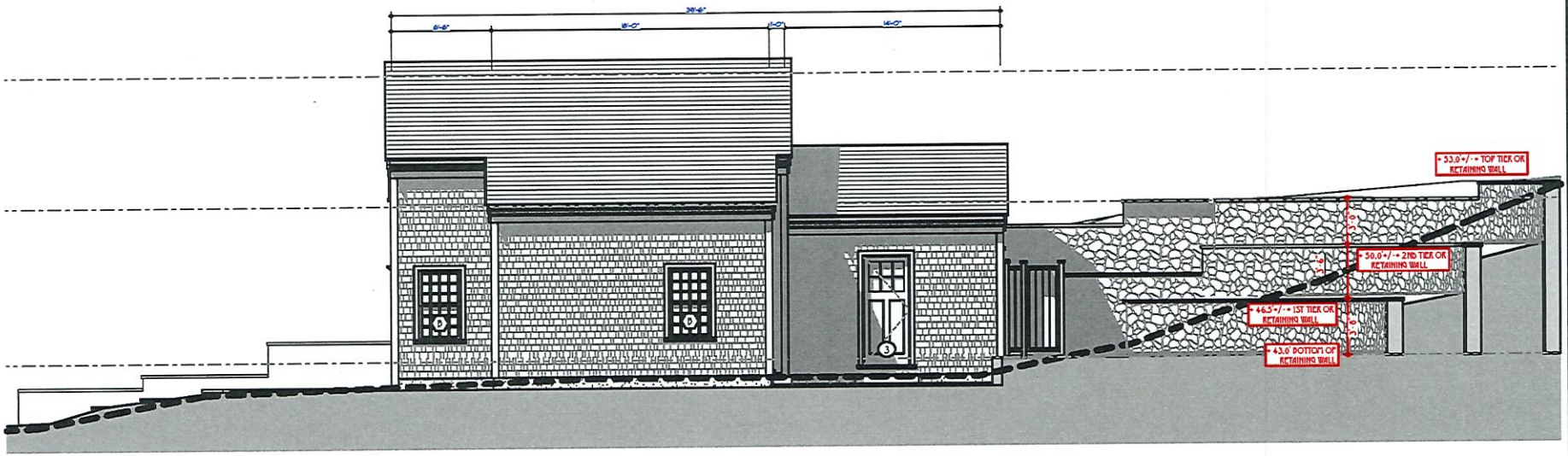
PROJECT NO:2022-15

MAP NO.:55.4.4	MAP NO.: 78
ZONING: R-OH	ALLOWABLE O.C.:40%

HDC GS-0.

REVISIONS: 18 OCT 2023

1. FREESTANDING GARAGE



W

PROPOSED GARAGE STUDIO WEST ELEVATION

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED GARAGE STUDIO WEST ELEVATION

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE UR DETS
CERTIFICATE NO.:
BUILDING PERMIT NO.:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/19/23

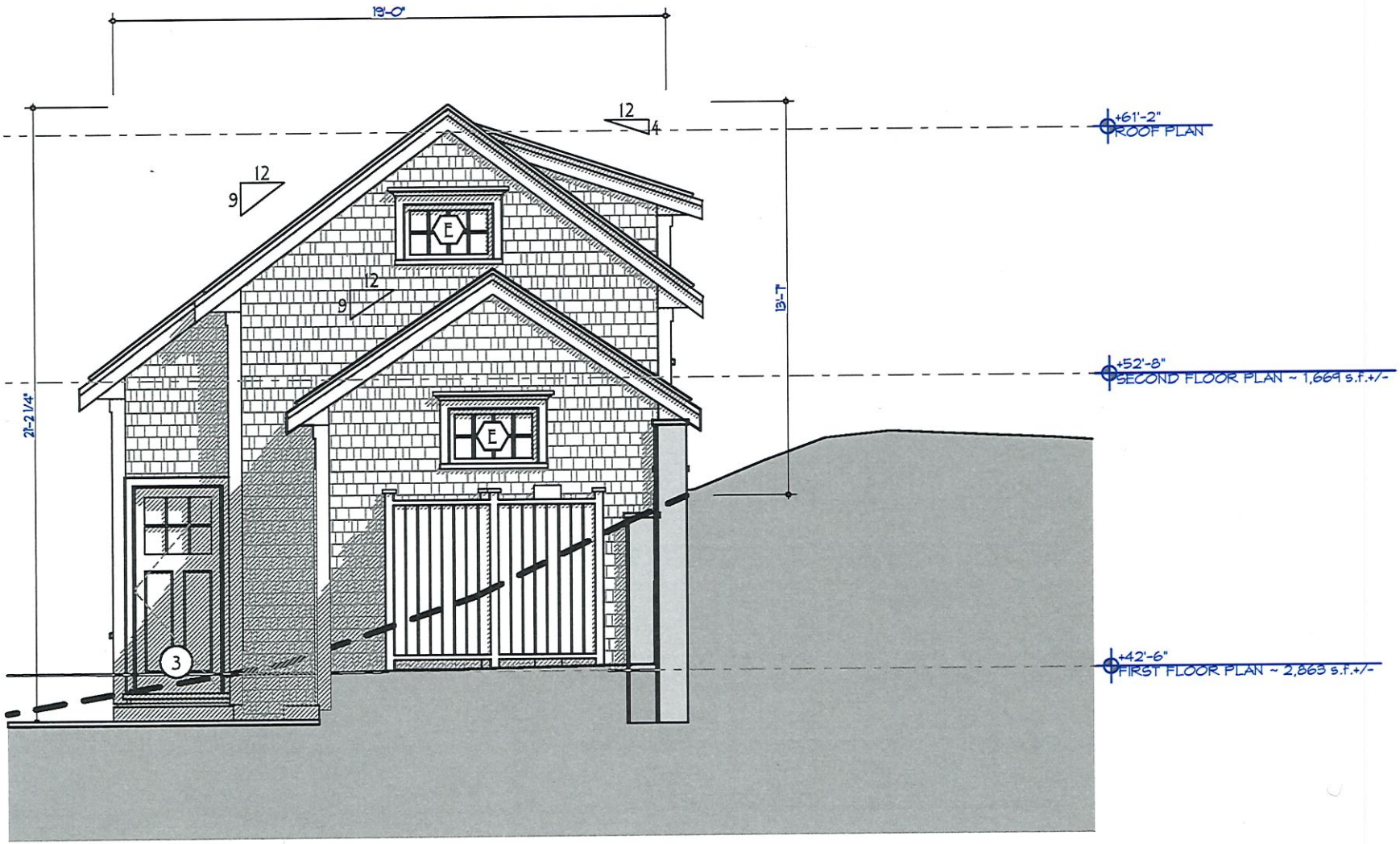
PROJECT NO:2022-15

MAP NO.:55.4.4	MAP NO.: 78
ZONING : R-OH	ALLOWABLE Q.C.:40%

HDC GS-0.

REVISIONS: 18 OCT 2023

1. FREESTANDING GARAGE



PROPOSED GARAGE STUDIO SOUTH ELEVATION

N

SCALE: 3/16" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.com

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED GARAGE STUDIO SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023

HDC APPROVAL PLACARDS CERTIFICATE NO.:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/19/23

PROJECT NO:2022-15

MAP NO.:55.4.4	MAP NO.: 76
ZONING : R-OH	ALLOWABLE O.C.:40%

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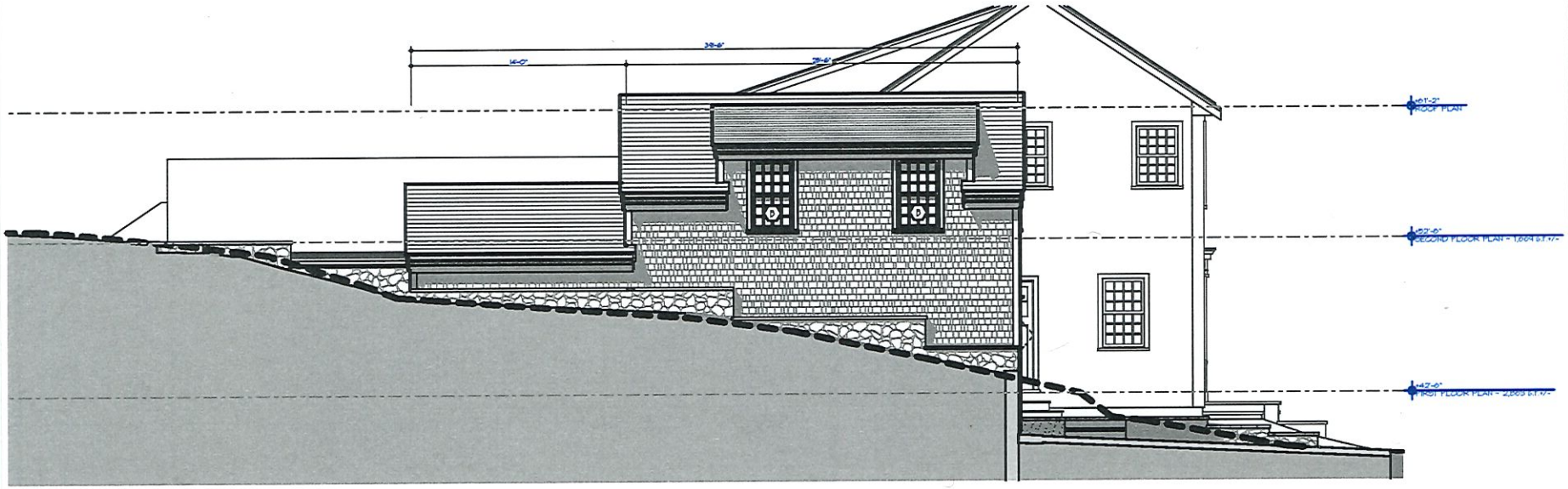
HDC GS-0.1

REVISIONS: 18 OCT 2023

1. FREESTANDING GARAGE



E

PROPOSED GARAGE STUDIO EAST ELEVATION

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED GARAGE STUDIO EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023

HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

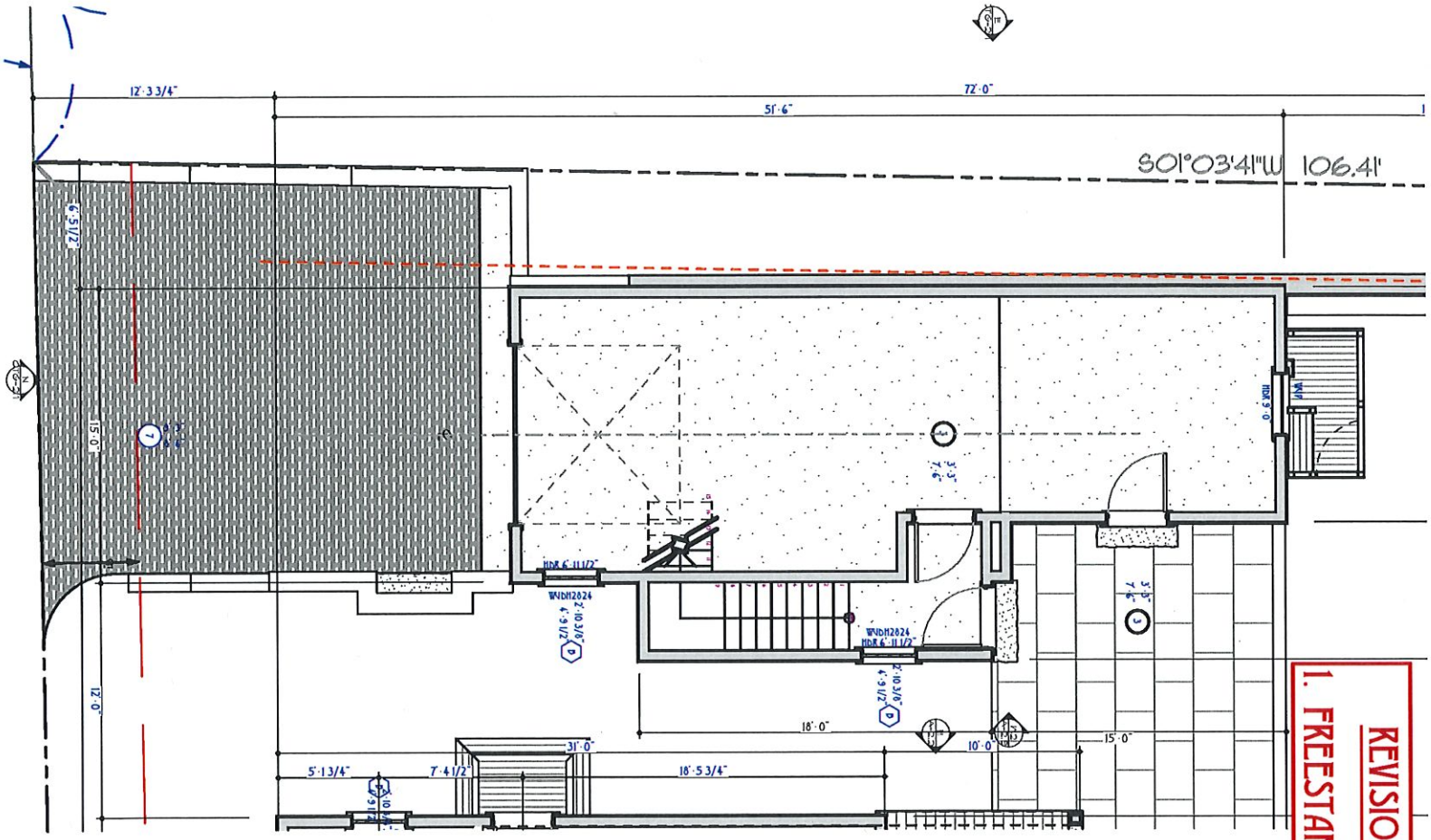
HDC REVISIONS
10/19/23

PROJECT NO: 2022-15

MAP NO.: 55.4.4 MAP NO.: 78

ZONING: R-OH ALLOWABLE Q.C.: 40%

HDC GS-0.



REVISIONS: 18 OCT 2023

1. FREESTANDING GARAGE

HDC GS-1.1

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/19/23

PROJECT NO:2022-15
MAP NO:55.44 MAP NO: 78
ZONING: R-OH ALLOWABLE: C-40%

PROPOSED GARAGE STUDIO FIRST FLOOR PLAN

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE UR DETS CERTIFICATE NO:
BUILDING PERMIT NO:

MARK	DATE	DESCRIPTION
	/ /	

TOPHAM DESIGN, LLC
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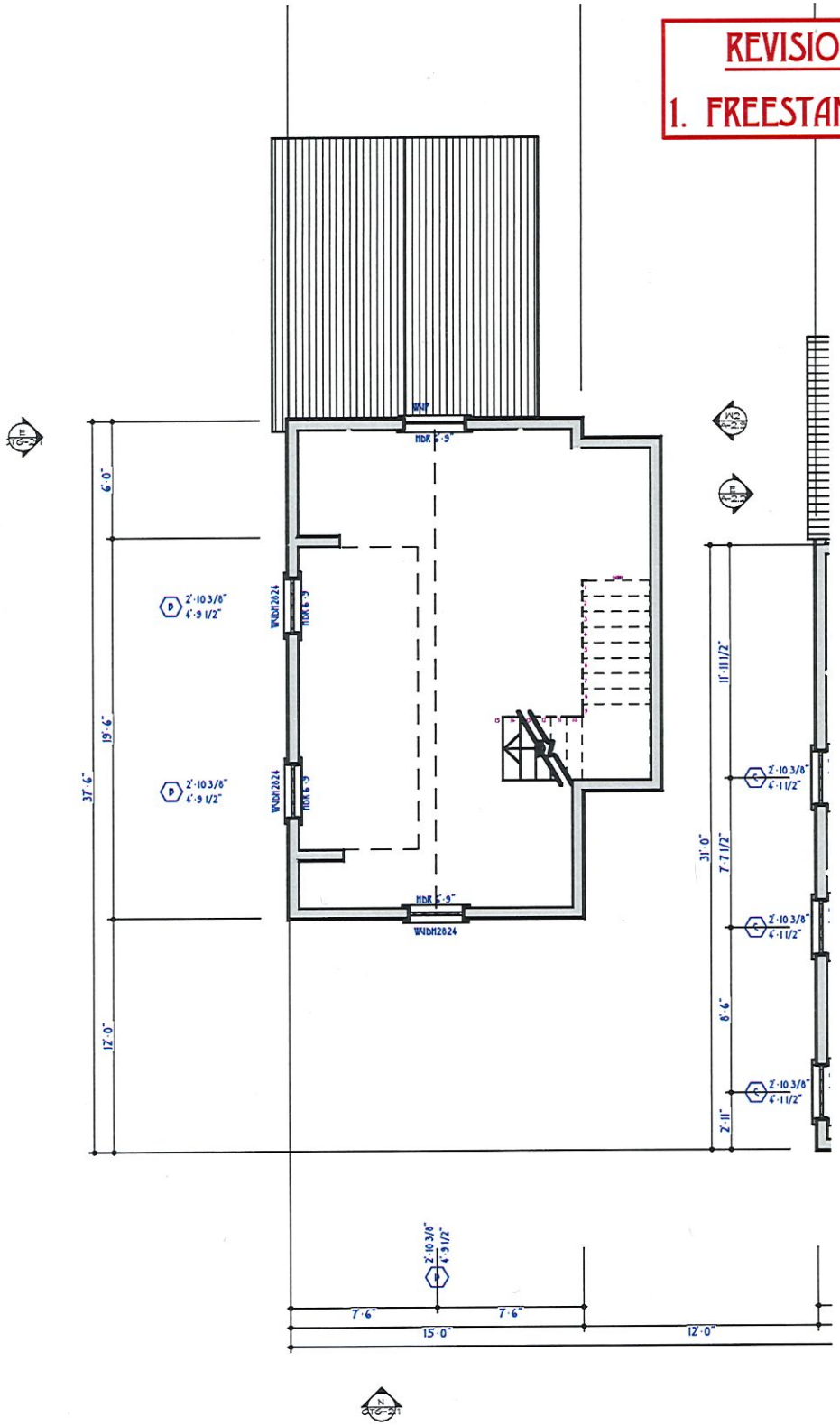
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

REVISIONS: 18 OCT 2023

1. FREESTANDING GARAGE



TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED GARAGE STUDIO SECOND FLOOR

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/19/23

PROJECT NO: 2022-15
MAP NO.: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.: 40%

HDC GS-1.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brenda Johnson / Topham Designs LLC

AS AGENT FOR George + Zena Medlin

STREET ADDRESS 13 Angola St

MAP/PARCEL 55.4.4/78

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/19/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brenda Johnson 10/19/23

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Katy Mitchell-KM Landscape Designs, INC

AS AGENT FOR George Metri

STREET ADDRESS 12 Angola Street

MAP/PARCEL 55.4.4//78

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/13/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Katy Mitchell — 11/13/23

Signature — Date

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°: 54.4.4 PARCEL N°. 78

Street & Number of Proposed Work: 12 Angola St.

Owner of record: George Metn

Mailing Address: Agent

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: KM Landscaping Designs

Mailing Address: 16b Amelia Dr.
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ ~~Deck~~/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 1072 sq-ft ☐ 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: SEE PLANS + PHOTOS
* Safety Fence top of hill - 4' galvanized 1x1 w/ 4x4 posts

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: 5+1 Board w/vertical lattice
Length: 20'-6" +/-

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Brick + Cobble Walkways _____ Walls CMU w/ PA Fieldstone Veneer

* Note: Complete door and window schedules are required.

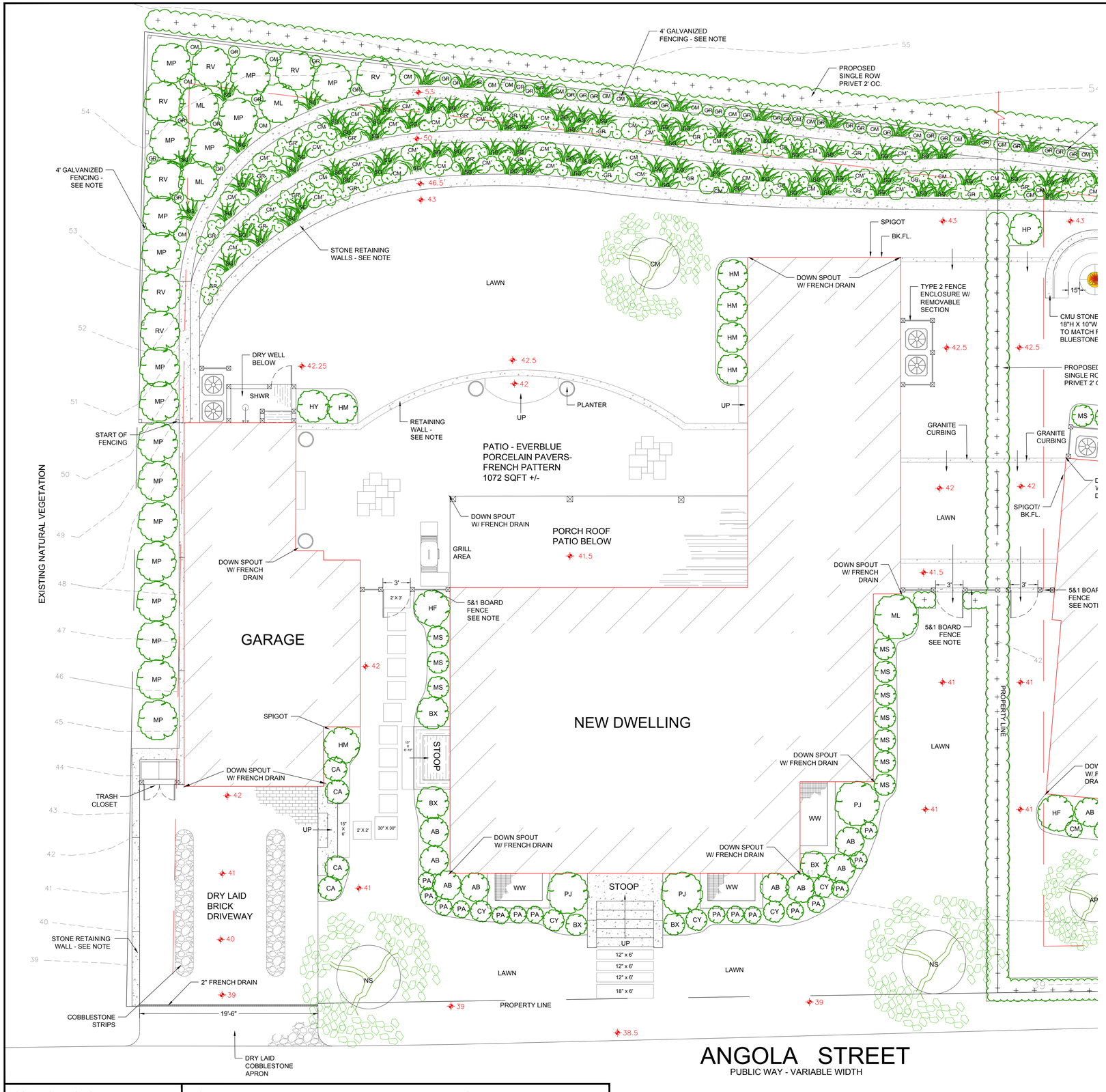
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim Everblue Sash _____ Doors _____
Patio Deck Porcelain Pavers Foundation _____ Fence Natural to weather Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/2/23 Signature of owner of record _____ Signed under penalties of perjury





MAP: 54.4.4 PARCEL: 78
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

ANGOLA STREET VIEW



NORTH MILL VIEW



NOTE:
PROPOSED RETAINING WALLS TO BE CONSTRUCTED WITH CMU BLOCKS ON FOOTING AND VENEERED WITH PENNSYLVANIA FIELDSTONE IN AN ASHLAR PATTERN AND DRY LAY LOOK. NO CAP.

NOTE:
43" BOTTOM OF RETAINING WALL, 46.5" +/- TOP OF 1ST TIER, 50" +/- TOP OF 2ND TIER, 53" +/- TOP OF UPPER TIER.

NOTE:
PROPOSED DRIVEWAY TO BE BRICK WITH COBBLESTONE STRIP AND COBBLESTONE APRON (148 SQFT +/- TOTAL COBBLESTONE, 400 SQFT +/- TOTAL BRICK).

NOTE:
PROPOSED PATIO TO BE EVERBLUE FULL COLOR VARIEGATED PORCELAIN PAVERS IN A FRENCH PATTERN - 8"X8", 8"X16", 16"X16", 16"X24" (1124 SQFT +/-).

NOTE:
PROPOSED PRIVET ON SOUTH SIDE OF PROPERTY TO BE EXTENDED FROM EXISTING PRIVET ON NEIGHBORS SIDE.

NOTE:
PROPOSED 4' FENCING TO BE 1" X 1" GALVANIZED AND CONSTRUCTED WITH 4" X 4" PRESSURED TREATED POSTS EVERY 10'+/-.

NOTE:
PROPOSED PATIO RETAINING WALL TO BE 12"H X 10"W AND CONSTRUCTED WITH CMU BLOCKS, PA FIELDSTONE VENEER AND CAPPED WITH PORCELAIN PAVERS TO MATCH PATIO.

NOTE:
PROPOSED FENCES BETWEEN GARAGE AND HOUSE/HOUSE AND NEIGHBORING PROPERTY TO BE 5 & 1 WITH VERTICAL LATTICE, NATURAL TO WEATHER.

PLANTING SCHEDULE
N = NATIVE D = DEER PROOF

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY		
NS	2	NYSSA SYLVATICA	TUPELO (BLACK GUM)	N	D
CM	1	LAGERSTROEMIA	CREPE MYRTLE		D
MP	18	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	N	D
RV	7	ROSA VIRGINIANA	VIRGINIA ROSE	N	D
PJ	3	PIERIS JAPONICA	ANDROMEDA 'MOUNTAIN FIRE'		D
SG	80	PANICUM VIRGATUM	SWITCHGRASS	N	D
GR	90	SOLIDAGO	GOLDEN ROD	N	D
EP	90	EUTROCHIUM DUBIUM	JOE PYE WEED, COASTAL	N	D
BX	5	BUXUS SEMPERVIRENS	COMMON BOXWOOD (VARIOUS SIZES)		D
CY	5	CARYOPTERIS	BLUEBEARD		D
LO	70	LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET		D
HF	1	ILEX X MESERVEAE	HOLLY 'BLUE PRINCESS'		D
HM	1	ILEX X MESERVEAE	HOLLY 'BLUE PRINCE'		D
CA	4	COTONEASTER APICULATUS	CRANBERRY COTONEASTER		D
AB	8	ABELIA	ABELIA		D
PA	15	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'		D
MS	10	MISCANTHUS SINENSIS	MAIDEN GRASS 'MORNING LIGHT'		D
ML	4	KALMIA LATIFOLIA	MOUNTAIN LAUREL 'SARAH'		D
HY	1	HYDRANGEA PANICULATA	PEEGEE HYDRANGEA 'FIRE & ICE'		
HM	5	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ENDLESS SUMMER'		

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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

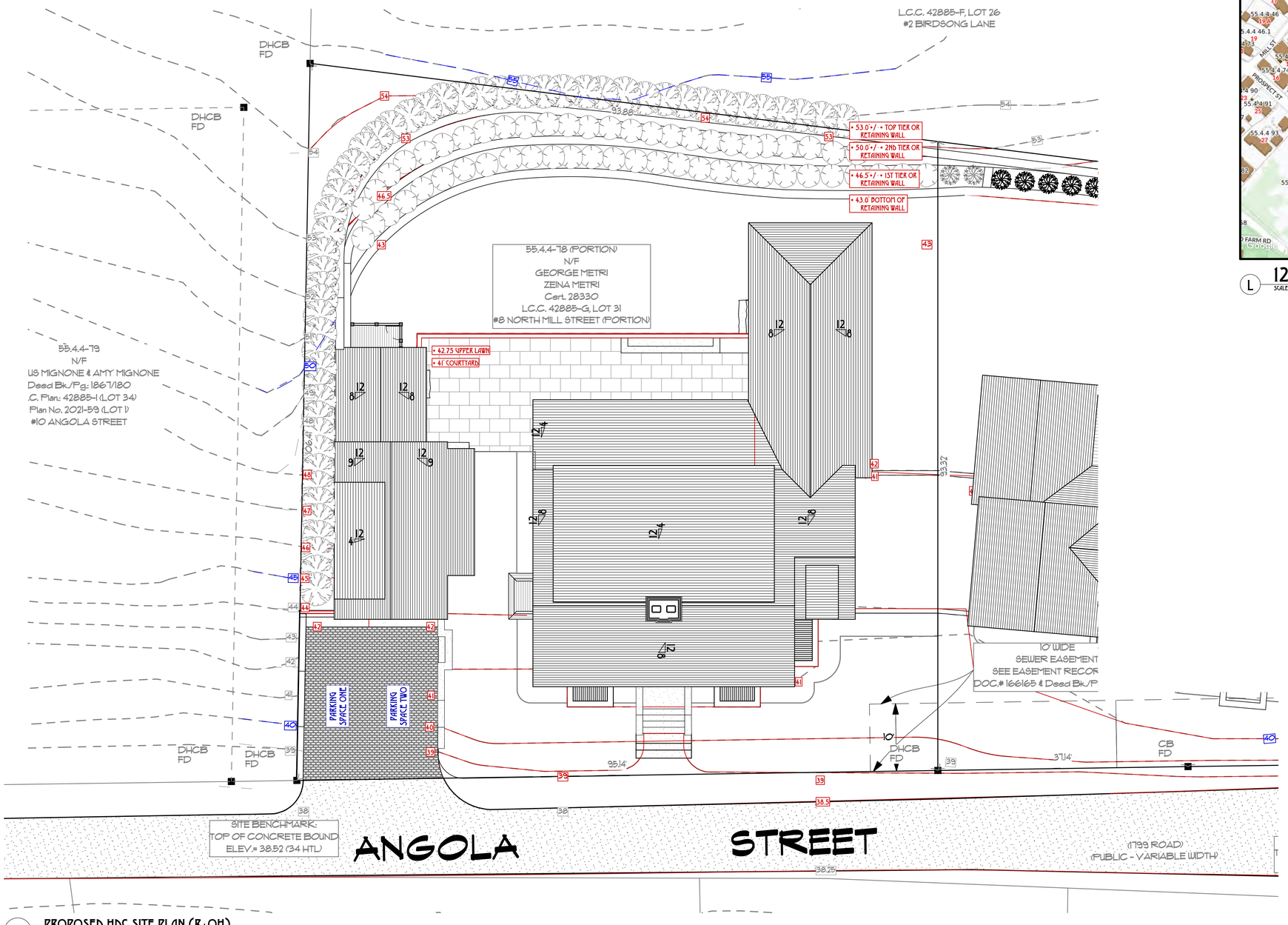
12 Angola Street
PROPOSED LANDSCAPE DESIGN

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 10/29/23

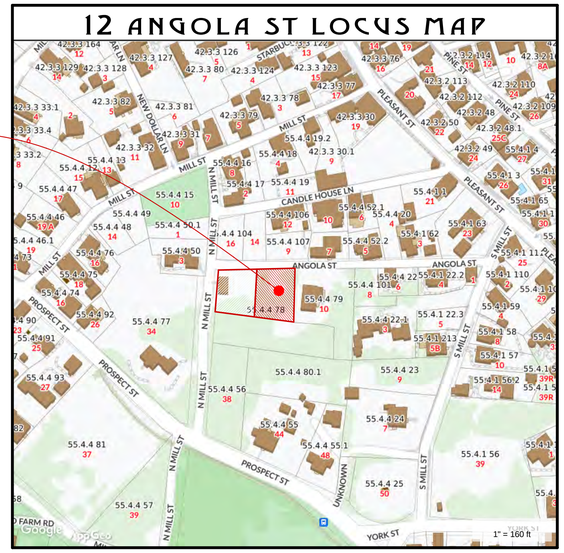
SHEET:
S.1

METRI RESIDENCE

12 ANGOLA ST, NANTUCKET, MA, 02554



S PROPOSED HDC SITE PLAN (R-OH)
SCALE: 1/8" = 1'-0"



L 12 ANGOLA ST LOCUS MAP
SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN OF 12 ANGOLA STREET

BUILDING PERMIT NO.:
HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL: PLACE NR DATE
CERTIFICATE NO.:

METRI RESIDENCE
12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
10/30/23

PROJECT NO:2022-15

MAP NO.:55.4.4	MAP NO.: 78
ZONING : R-OH	ALLOWABLE G.C.:40%

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A-0.2

PLOTTED: 10/30/2023 3:54:17 PM BY: TIM LUCAS
FILE NAME: Book Folder\02 ZA\METRI 12 ANGOLA ST\METRI 12 ANGOLA ST 3.MPT

COBBLE APRON



BRICK W/ COBBLE DRIVEWAY LAYOUT



GRANITE CURBING

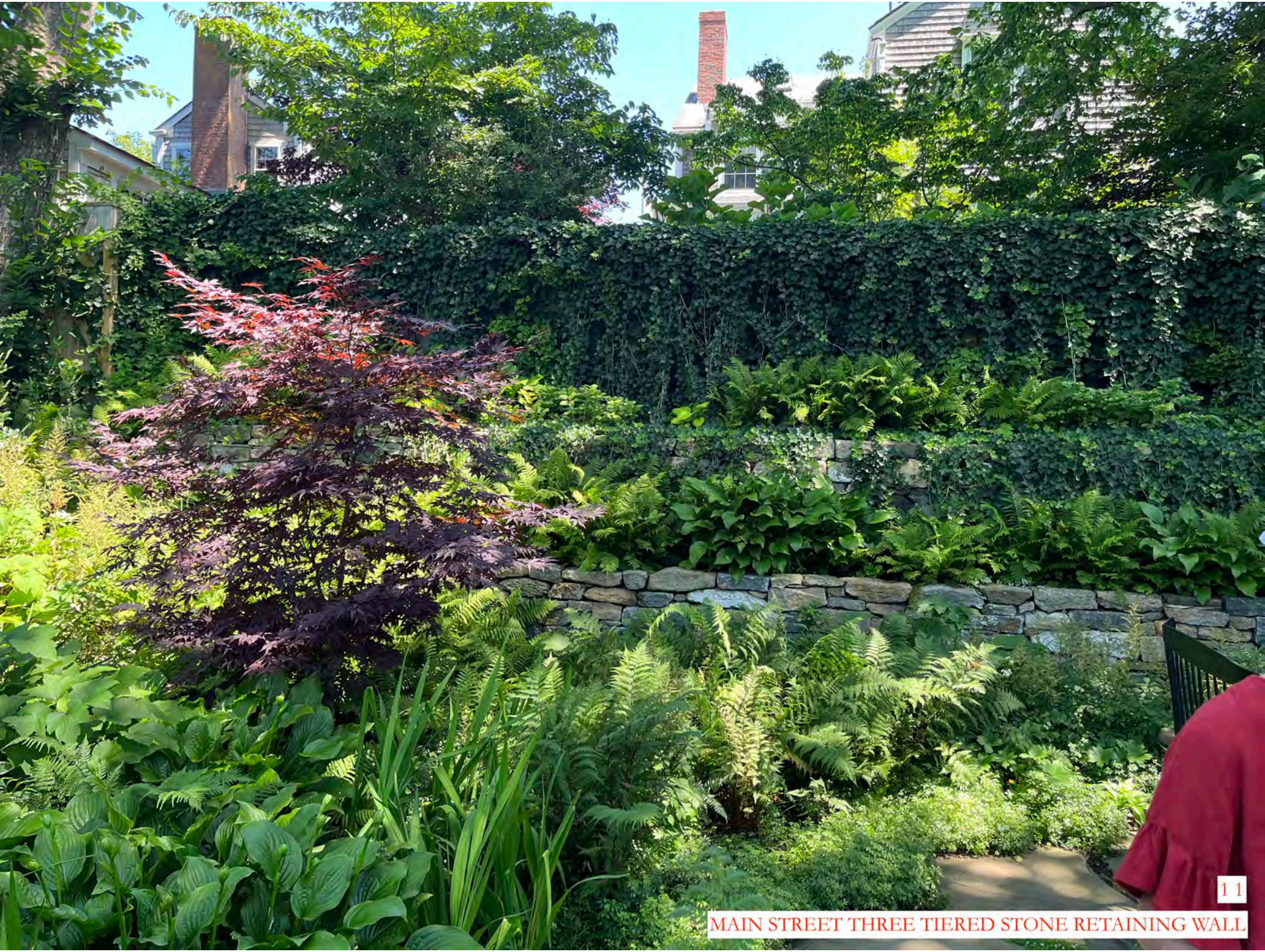


PENNSYLVANIA FIELDSTONE VENEER-
ASHLAR PATTERN



EVERBLUE PORCELAIN PAVERS





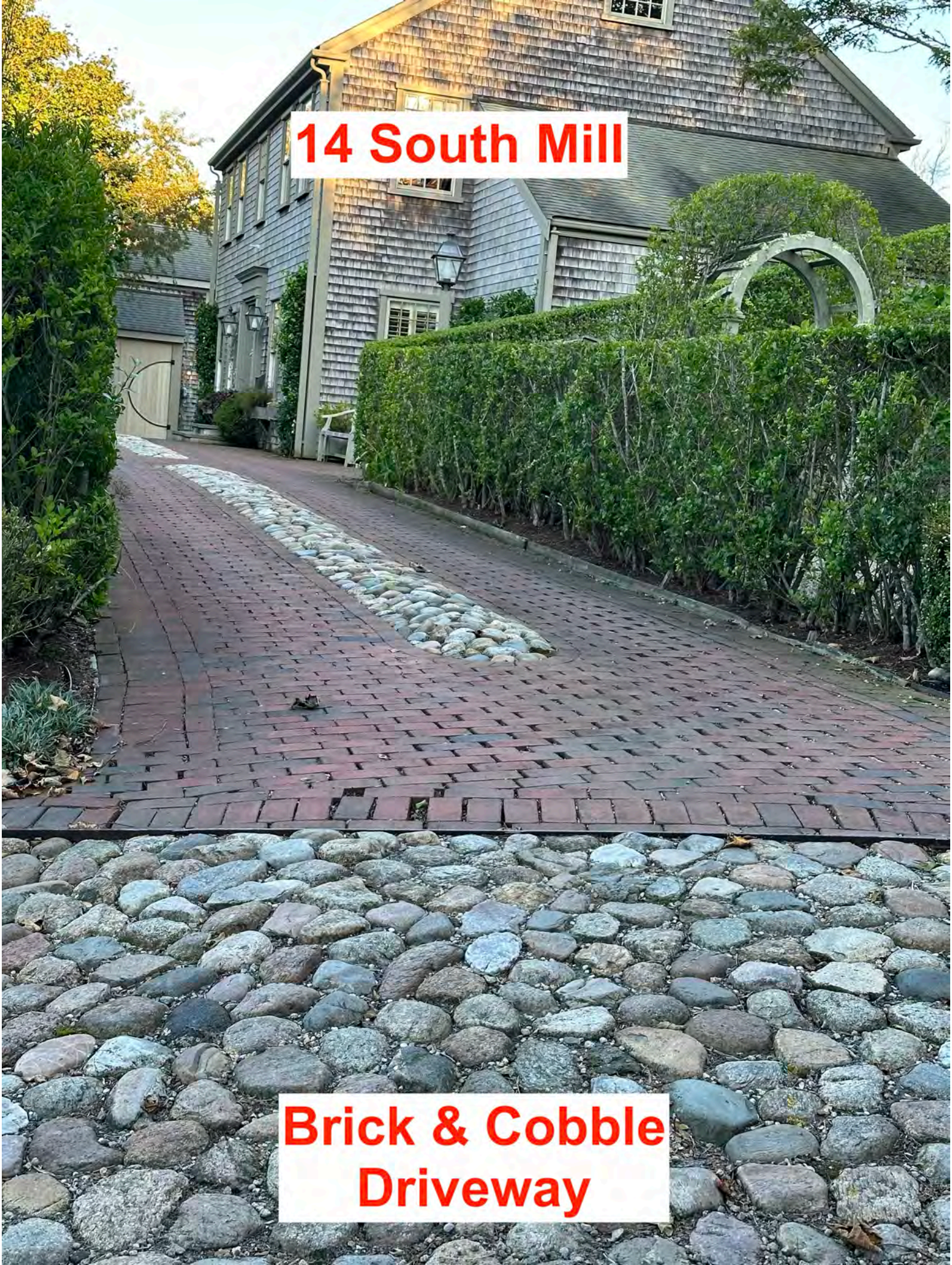
11

MAIN STREET THREE TIERED STONE RETAINING WALL


6 Angola
57”


6 Angola
38”
19”


4 Mill St.
Brick & Cobble Driveway


14 South Mill
Brick & Cobble
Driveway


18 Mill St.
Retaining
Brick & Cobble
Driveway

12 ANGOLA ST

Location	12 ANGOLA ST	**Mblu**	5544/ / 78/ 1 /
Acct#	5544-0781	**Owner**	METRI GEORGE & ZEINA
Assessment	$1,478,200	**PID**	191283
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$0	$1,478,200	$1,478,200

Owner of Record

Owner	METRI GEORGE & ZEINA	**Sale Price**	$1,543,000
Co-Owner		**Certificate**	
Address	18 WEATHERDECK DR BOURNE , MA 02532	**Book & Page**	C28330/0
		Sale Date	06/03/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
METRI GEORGE & ZEINA	$1,543,000		C28330/0	00	06/03/2021
MUELLER NANTUCKET ASSC LLC	$0		C0026933/0	99	12/27/2017
SEARLE CHERYL MAUREEN TR ETAL	$0		C0021234/0	99	05/20/2015

Building Information

Building 1 : Section 1

Year Built:	
Living Area:	0
Replacement Cost:	$0

Building Percent Good:

Replacement Cost

Less Depreciation: $0

Building Attributes	
Field	**Description**
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

Building Photo

(https://images.vgsi.com/photos/NantucketMAPhotos//default.jpg)

Building Layout

(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/19128

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	1300
Description	RES ACLNDV M00
Zone	ROH
Neighborhood	850
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.21
Frontage	
Depth	
Assessed Value	$1,478,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$0	$1,478,200	$1,478,200
2022	$0	$1,235,000	$1,235,000

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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 11.22.23
✓	HDC Case Number (ie HDC2020-05-0265): NOT AVAILABLE.
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) ~~Large~~ sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

HDC MINUTES
October 14, 2023
Valarie Osley
Certificate # not available

305 Polpis Road
Map 25 Parcel 9.7

FENCE
MOTION:
Reduce the length of the fence with vegetation and berm; creating more of a "natural" separation.

V. NEW BUSINESS 10/31/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	CMR 11 Osprey Way LLC	11 Osprey Way	move off /Demo primary dwg.	82/3	Chris Hall Architects
2.	CMR 11 Osprey Way LLC	11 Osprey Way	move off/ Demo 2nd dwelling	82/3	Chris Hall Architects
3.	Nantucket Development *not anticipated within 48 hours*	8 Sconset Ave	New Garage	49.3.2/28	LINK
4.	Ann Teasdale	24 India St	New dwelling	42.3.4/66	EMDA
5.	Hans Dalgaard	51 Weweeder Rd	Main House	88/12	Thornewill Designs
6.	43 W Miacomet LLC	43 W Miacomet Ave	Pool & hardscape	86/13.2	Jardins Intl
7.	NIR Retail LLC	4 Harbor Sq.	Structure rev 03-8063	42.2.4/1	WAPD
8.	Lisa Morse	199 Madaket rd.	Deck stairs	59/58.1	NAG
9.	Whitney A Gifford, TRust	32 Pocomo Rd	Gate & fence	14/77	Emeritus LTD
10.	Jana Oddleifson	2 Dukes Rd	Move off /demo dwelling	41/187	LFW
11.	Jana Oddleifson	2 Dukes Rd	Move off/demo cottage	41/187	LFW
12.	NHA	99 Main St	Fence	42.3.3/110	LFW
13.	KMS126 NT	126R Main St	Reno Relocate Garage	42.3.3/98.1	LFW
14.	Matthew Stone	47 Milk st	Rev Pool Location	56/201	LFW
15.	5 Surfside Road LLC	5 Surfside Rd	Pool & Hardscape	55/253	LFW
16.	Valerie Osley	305 Polpis Rd	Fence	25/9.7	Sandcastle Const

SANDCASTLE CONSTRUCTION INCORPORATED
Architects & Builders
P.O. BOX 2113
NANTUCKET, MA 02584
508.228.8050
www.sciarchitects.net

HDC MINUTES
October 14, 2023
Valarie Osley
Certificate # not available

305 Polpis Road
Map 25 Parcel 9.7

FENCE
MOTION:
Reduce the length of the fence with vegetation and berm; creating more of a "natural" separation.

V. NEW BUSINESS 10/31/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	CMR 11 Osprey Way LLC	11 Osprey Way	move off /Demo primary dwg.	82/3	Chris Hall Architects
2.	CMR 11 Osprey Way LLC	11 Osprey Way	move off/ Demo 2nd dwelling	82/3	Chris Hall Architects
3.	Nantucket Development *not anticipated within 48 hours*	8 Sconset Ave	New Garage	49.3.2/28	LINK
4.	Ann Teasdale	24 India St	New dwelling	42.3,4/66	EMDA
5.	Hans Dalgaard	51 Weweeder Rd	Main House	88/12	Thornewill Designs
6.	43 W Miacomet LLC	43 W Miacomet Ave	Pool & hardscape	86/13.2	Jardins Intl
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16.	Valerie Osley	305 Polpis Rd	Fence	25/9.7	Sandcastle Const

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NANTUCKET, MA 02584
508.228.8050
www.sciarchitects.net

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°: 25 PARCEL N°. 9.7

Street & Number of Proposed Work: 305 POLPIS RD

Owner of record: PHIL OSLEY

Mailing Address: 12 BROAD ST.
NANTUCKET, MA 02554

Contact Phone #: 508-228-9226 E-mail: SALES@SUNKENSHIP.COM

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN SCI

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@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 6' 1X6 BOARD FENCE NTW

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'-0"
Type: 1x6" x 6'-0" BOARD
Length: 300' +/-

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

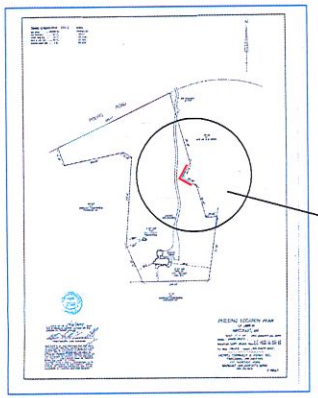
Deck _____ Foundation _____ Fence CEDAR NTK Shutters _____

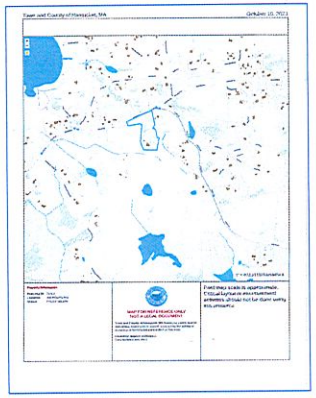
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/19/2023 Signature of owner of record Phil Osley

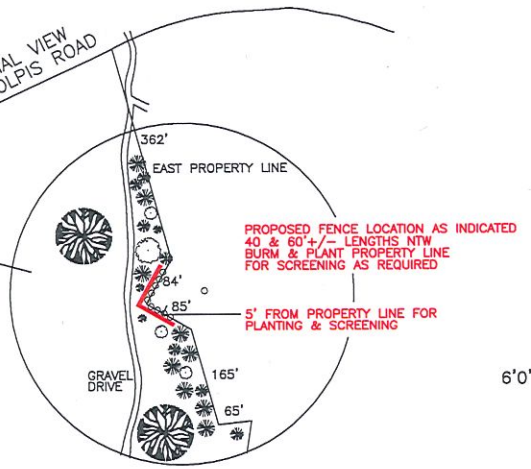
Signed under penalties of perjury







PARTIAL VIEW
305 POLPIS ROAD

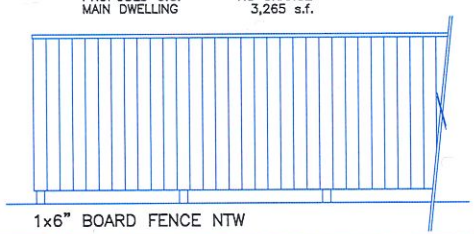


NORTH
NO SCALE

DRAWING INDEX

1 SITE PLAN, ZONING INFO.
PHOTOGRAPHS, 6' BOARD FENCE PLAN

LOCUS MAP	
305 POLPIS ROAD	
ZONING INFORMATION	
MAP/PARCEL NO.	25/9.7
CLASSIFICATION	LUG3
LOT NO.	
LOT AREA	346,630 s.f.
BUILDING SETBACKS	
FRONT	35 ft.
SIDE & REAR	20 ft.
G.C.R.	3%
ALLOWED G.C.	10,399 s.f.
PROPOSED G.C.	NO CHANGE
MAIN DWELLING	3,265 s.f.



1x6" BOARD FENCE NTW



305 POLPIS ROAD EAST SIDE



DRIVEWAY VIEW

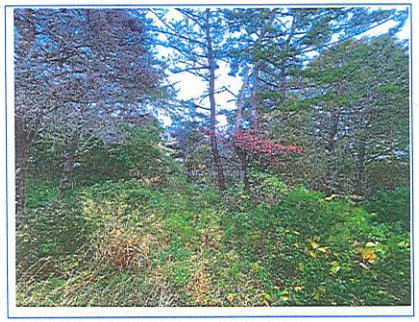


WEST SIDE



APPROXIMATE PROPOSED FENCE
LOCATION AS INDICATED

INTERIOR DRIVEWAY NORTH VIEW



INTERIOR DRIVEWAY EAST VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
OSLEY RESIDENCE
305 POLPIS ROAD
NANTUCKET, MA

EASTERLY LOT LINE
6' BOARD FENCE

JOB NO

NOTES
HDC
CERT #

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
11-22-2023

SCALE
1"=16'0"+/-

1



Property Information

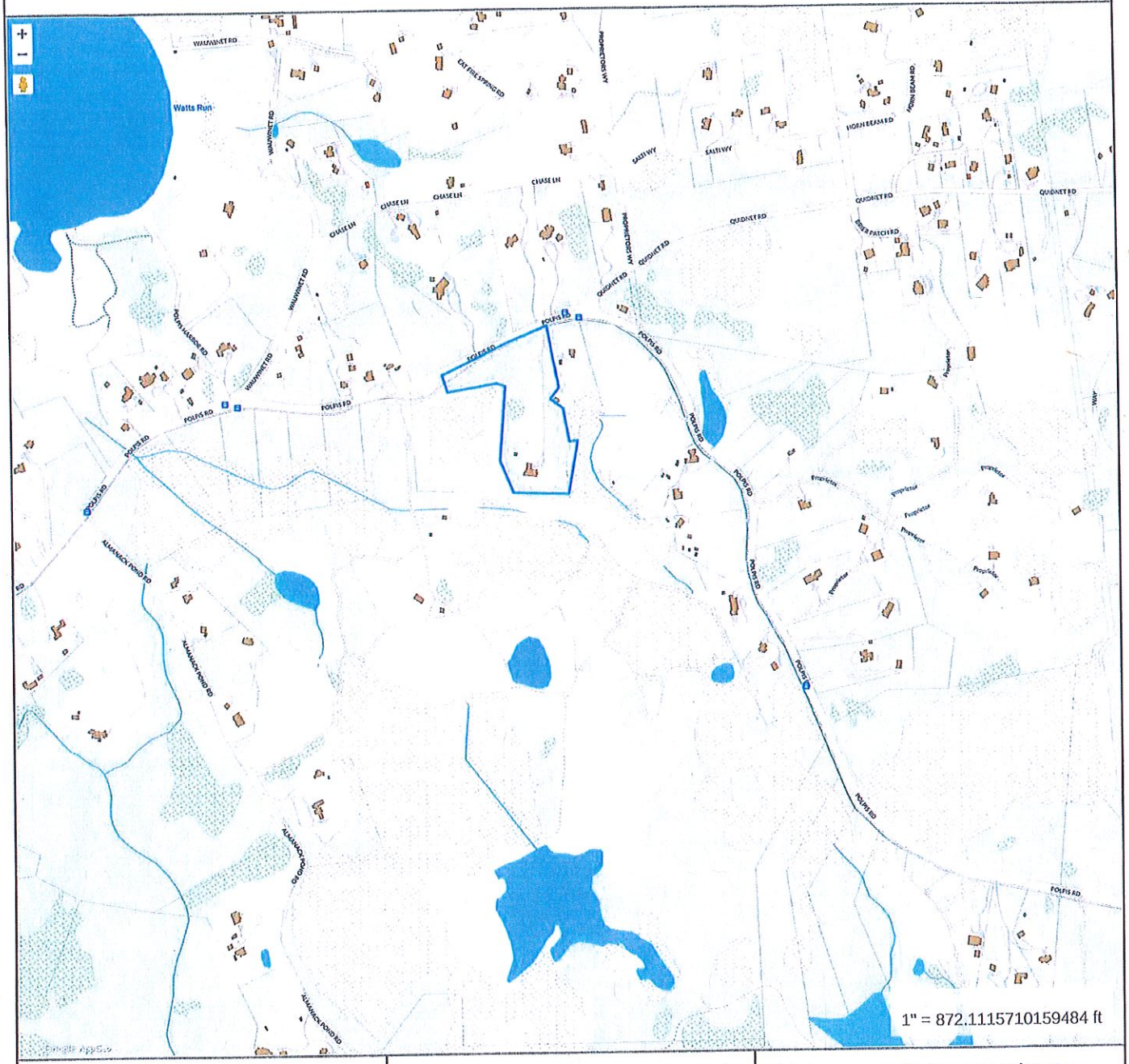
Property ID	25 9.7
Location	305 POLPIS RD
Owner	OSLEY VALERI

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	25 9.7
Location	305 POLPIS RD
Owner	OSLEY VALERI

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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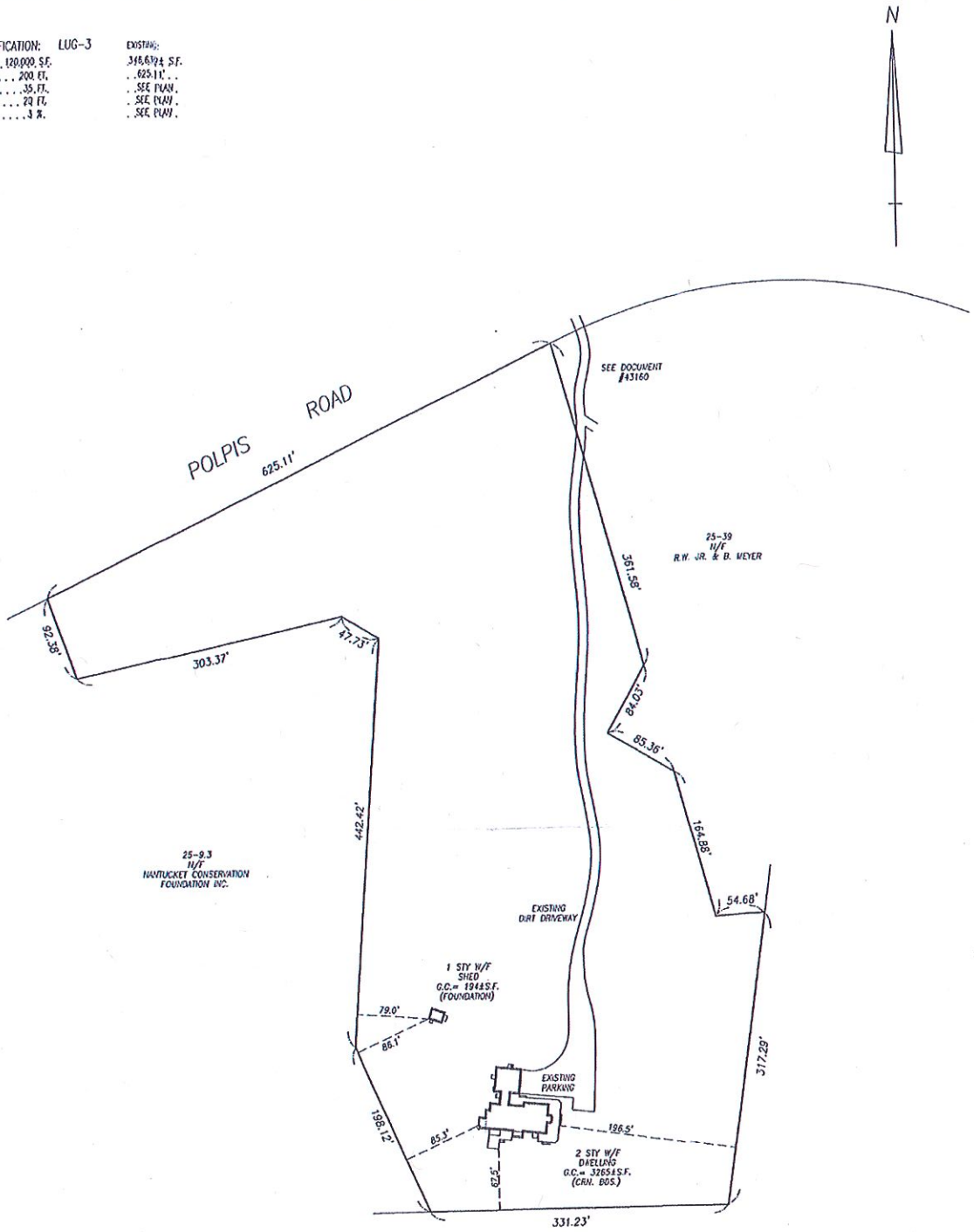
Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

ZONING CLASSIFICATION: LUG-3	EXISTING:
MIN. AREA: . . . . . 120,000 S.F.	346,634± S.F.
MIN. FRONTAGE: . . . . . 200 FT.	. .625.11' . .
FRONT YARD S.B.: . . . . .35 FT.	. .SEE PLAN.
REAR & SIDE S.B.: . . . . 20 FT.	. SEE PLAN.
GROUND COVER (%): . . . .3 %.	. SEE PLAN.



COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 49652
PROFESSIONAL LAND SURVEYOR

I CERTIFY, AS OF 1/24/2019, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MA.

SCALE: 1" = 80' DATE: JANUARY 24, 2019

Owner: . VALERI OSLEY. . . . . L.C. 7300-11, LOT 57

Deed/Cert.: CERT. 25,514 Plan: L.C. 7300-10, LOT 55

Tax Map: . 25-9.7. Locus: .305 POLPIS ROAD. . .

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910

C-4563.1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEWMAN

AS AGENT FOR PHIL OSLEY

STREET ADDRESS 305 POLPIS ROAD

MAP/PARCEL 25 / 9.7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/21/2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

10/18/2023
Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEWMAN, SANDCASTLE CONSTR. INC

AS AGENT FOR VALERIE OSLEY

STREET ADDRESS 305 POLPIS ROAD

MAP/PARCEL 25 9.7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11.22.23 OLD BUSINESS

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 11/20/23


305 POLPIS RD


505
305 Patio Rd


305 Pulpis Rd


305 Poldis Rd



Ladder

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

11 Osprey Way - Existing Primary Dwelling Demo/Move

If your application was HOLD FOR REVISIONS:

CH	Date submitted to 2 Fairgrounds Road: 11/29/23
CH	Address & HDC Case Number (ie HDC2020-05-0265): 11 Osprey Way
CH	Copy of Minutes (application item circled)
CH	Reduced (8 ½ x 11) copy of application
CH	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
CH	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
CH	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
CH	One set reduced plans: 8 ½ x11
CH	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
CH	Submit documents to PLUS at 2 Fairgrounds Road
CH	Signed Affidavit: see below

Historic District Commission

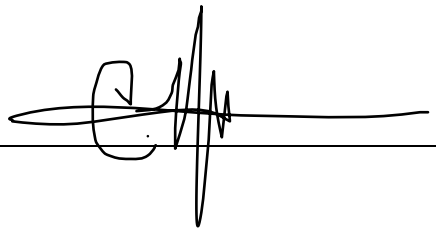
OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature:  Date: 11/29/23

CHRISTOPHER HALL
ARCHITECTS
INC. AIA

HDC MEETING MINUTES – TUESDAY, NOVEMBER 14TH 2023

NEW BUSINESS – 10/31/23

1. CMR 11 Osprey Way LLC
   11 Osprey Way
   Move off/Demo Primary Dwelling
   82/3
   Christopher Hall Architects

Voting: Val Oliver, Abby Camp, Diane Coombs, Joe Paul, Ray Pohl
Sitting member: Holly Backus
Representing: Christopher Hall, Christopher Hall Architects, Inc.

Narrative (28:19 – 45:07):

Hall: Client purchased property on the pond in 2021 and embarked on 3 projects in 2022 – one to renovate the existing house, two to salvage an existing cottage from across the street onto a new foundation in a previous demo/move, and three to put a pool between the two. This spring after large amounts of rainfall, a high water table was discovered, which caused the crawl space of the existing primary dwelling and the new basement of the moved secondary dwelling to flood. After learning that subsequent water mitigation efforts would not be possible nor ensure that further water damage would occur, she stopped construction on the projects and now would like them to be removed.

Backus – Notes structure is from 1970 and is contributing, per NHL record data. Also notes that it is within period of significance. Notes it has the shell of a contributing structure, and that from a sustainability perspective, it would be nice to have it moved versus demolished.

Oliver - Questions if the building cannot be used anymore because of the damage of the water.

Chris – Client has explored water levels across the site and given the damage/ information gathered has concerns about maintaining a safe, mold-free home given the high water table. Client also has concerns about the costs of renovation given this potentially recurring/irreparable issue.

Oliver – Questions if the new proposed structure would be up higher, or if the existing can be raised.

Hall – Confirms, notes a new foundation doesn't make sense given client's long-term goals for the property.

Backus – Notes structure is in close proximity to Hummock pond, unsure if in FEMA flood zone. Mentions 'Resilient Nantucket Design Guidelines for Flooding and Adaptation' – as resource to ensure structures are appropriately adapted with the proper flood-proofing mechanisms.

Camp– Likes that it existing, notes squishy environment. Likes scale, and that it is smaller given that it's close to the pond. Questions logistics of how the structure is to be moved. Wants to respect the existing story and a half scale on delicate environment.

Paul – Shares Holly's comments, would prefer to see it relocated rather than demolished. Also shares Abby's comments regarding scale and notes that as a courtesy to the applicant that if this is approved as a move-off, that the proposed structure will be scrutinized with the existing building in mind. Doesn't think it will be a swap out for a two story, likes quirkiness and uniqueness of house. Notes it has a lot of importance as it is visible from the water. Also notes however that it's from 1970, and would like to see it moved off rather than demolished.

Coombs – Notes structure is typical, good building for Osprey Way. Doesn't think that pond floods very often or that flooding is a daily danger. Thinks it fits in well and that the structure should be lifted and a new foundation dug. Doesn't think you should tear down a house because of black mold, notes there are treatment options. Thinks house should be saved and not demolished.

Pohl – Notes that it is an attractive building, dated to 1970, would prefer to see it relocated. A new foundation would help. Would entertain the idea of seeing what the replacement structure would be, specifically interested in its scale and appropriateness in relation to the site.

Oliver – Notes that it is viable as a move-off.

Hall – Notes proposed dwelling is one-story structure whereas the existing is a taller two-story structure.

Pohl: Notes this is a story and a half due to second-floor program captured by dormer.

Hall: Notes taller portion of structure is from a 1999 renovation. Reiterates client's concerns about a long-term plan for the property given the water intrusion on site. Notes proposed structure will be 1 story and would shield view of pool from public way.

Oliver – Offers motion to approve as a move-off/ demo.

Pohl – Notes may not be support for that.

Paul – Notes that it should be held for revisions – and states if Chris is correct that part of the structure is from 1999, there may be a solution in which part of the structure is used as the guest house, or a "move on site with a renovation". Requests that it be held for more historical information, but notes possibility of getting move off or reusing part of the existing structure.

Motion: Hold for more information
Vote: Carried 5-0

2. CMR 11 Osprey Way LLC
   11 Osprey Way
   Move off/Demo Secondary Dwelling
   82/3
   Christopher Hall Architects

Voting: Val Oliver, Abby Camp, Diane Coombs, Joe Paul, Ray Pohl
Sitting member: Holly Backus
Representing: Christopher Hall, Christopher Hall Architects, Inc.

Narrative (45:07-49:46):

Hall- Secondary dwelling was recently moved from across the street and put on a new foundation. Notes that structure is from 1982, that the client salvaged the structure, and that the structure cannot be moved down Osprey Way given the narrow width of the street.

Pohl – Notes drawings are from year 2000.

Backus – Notes NHL data indicates it was built in 1982, plans are from 1988-2000. Notes it is a noncontributing structure, but would be nice to have it moved.

Oliver – Notes it would be fine to move/demo but that you can't get a house down the road so it would be nice if people scavenge material.

Coombs – Notes that it looks bigger than primary.

Paul – Motion to approve as submitted.

Motion: Approve application as submitted as a demo/move off
Vote: Carried 5-0

11 OSPREY WAY

PRIMARY DWELLING

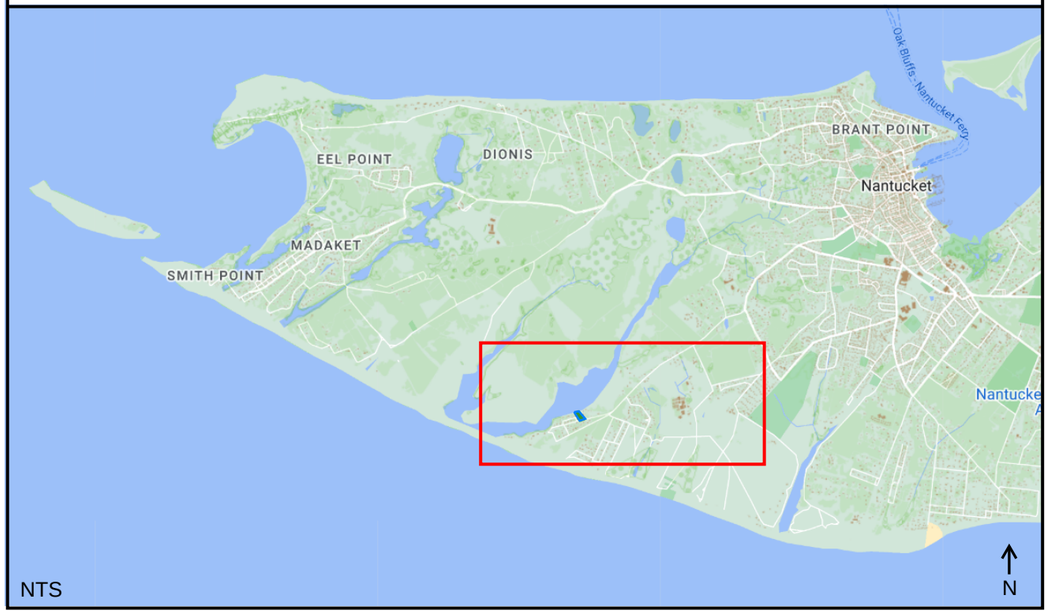
CHRISTOPHER HALL ARCHITECTS, INC.
ONE WALNUT STREET, BOSTON, MA 02108
TEL: (617) 263-0175 | CHALLARCHITECT.COM

11 OSPREY RESIDENCE
11 OSPREY WAY, NANTUCKET, MA 02554

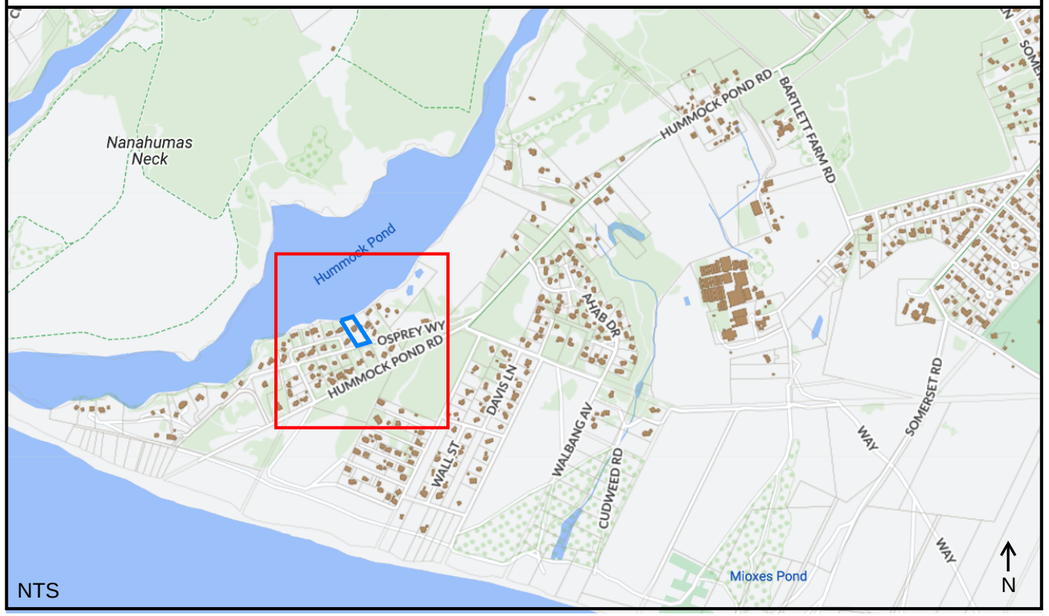
TITLE: COVER PAGE
DATE: OCTOBER 23RD, 2023
SCALE:

HDC-0

NANTUCKET LOCUS



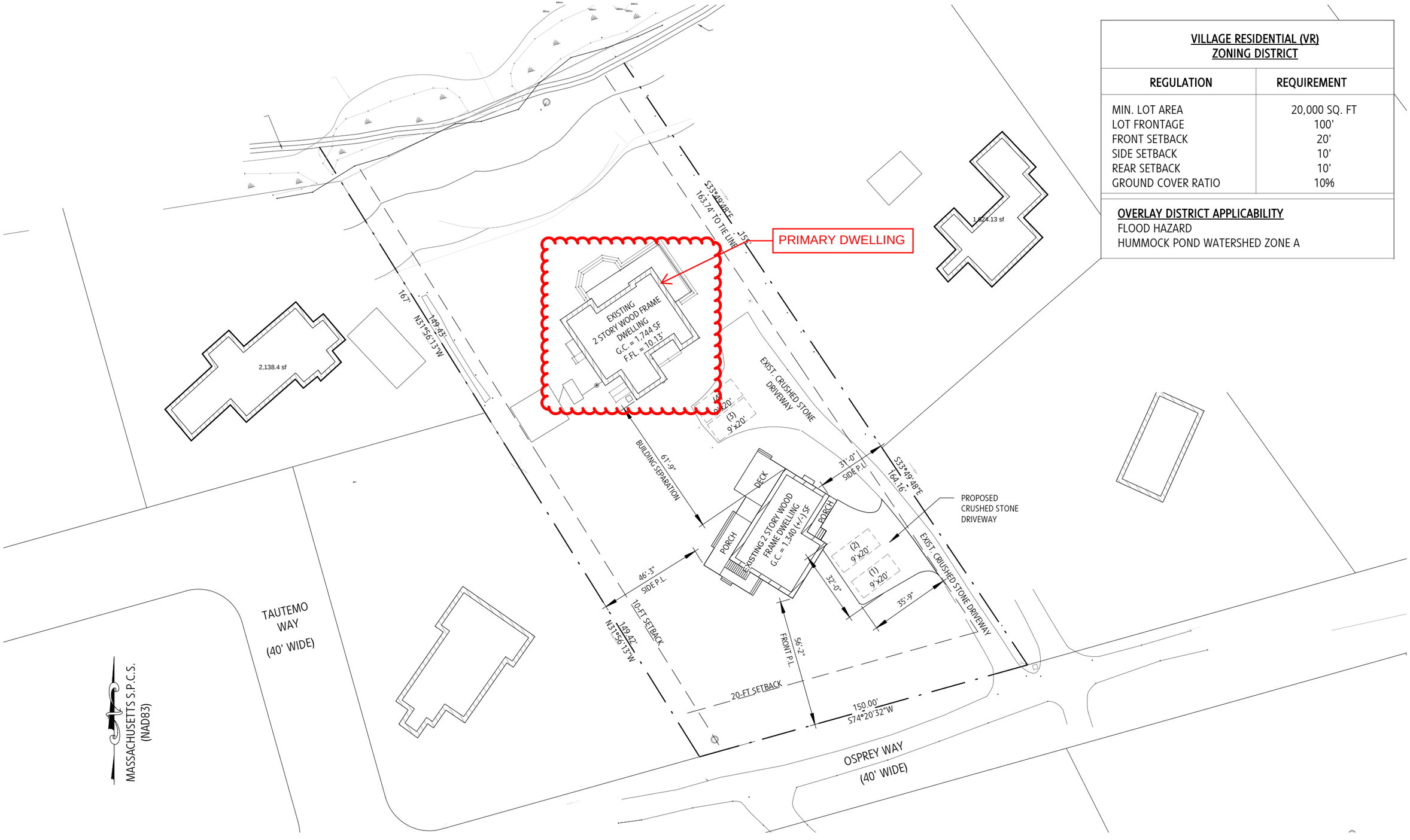
HUMMOCK POND LOCUS



11 OSPREY WAY - MAP 82 PARCEL 3



CHRISTOPHER HALL ARCHITECTS, INC. ONE WALNUT STREET, BOSTON, MA 02108 TEL: (617) 263-0175 | CHALLARCHITECT.COM	11 OSPREY RESIDENCE 11 OSPREY WAY, NANTUCKET, MA 02554	TITLE: LOCUS MAP DATE: NOVEMBER 6TH, 2023 SCALE:	HDC-1



VILLAGE RESIDENTIAL (VR) ZONING DISTRICT

REGULATION	REQUIREMENT
MIN. LOT AREA	20,000 SQ. FT
LOT FRONTAGE	100'
FRONT SETBACK	20'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	10%

OVERLAY DISTRICT APPLICABILITY
FLOOD HAZARD
HUMMOCK POND WATERSHED ZONE A

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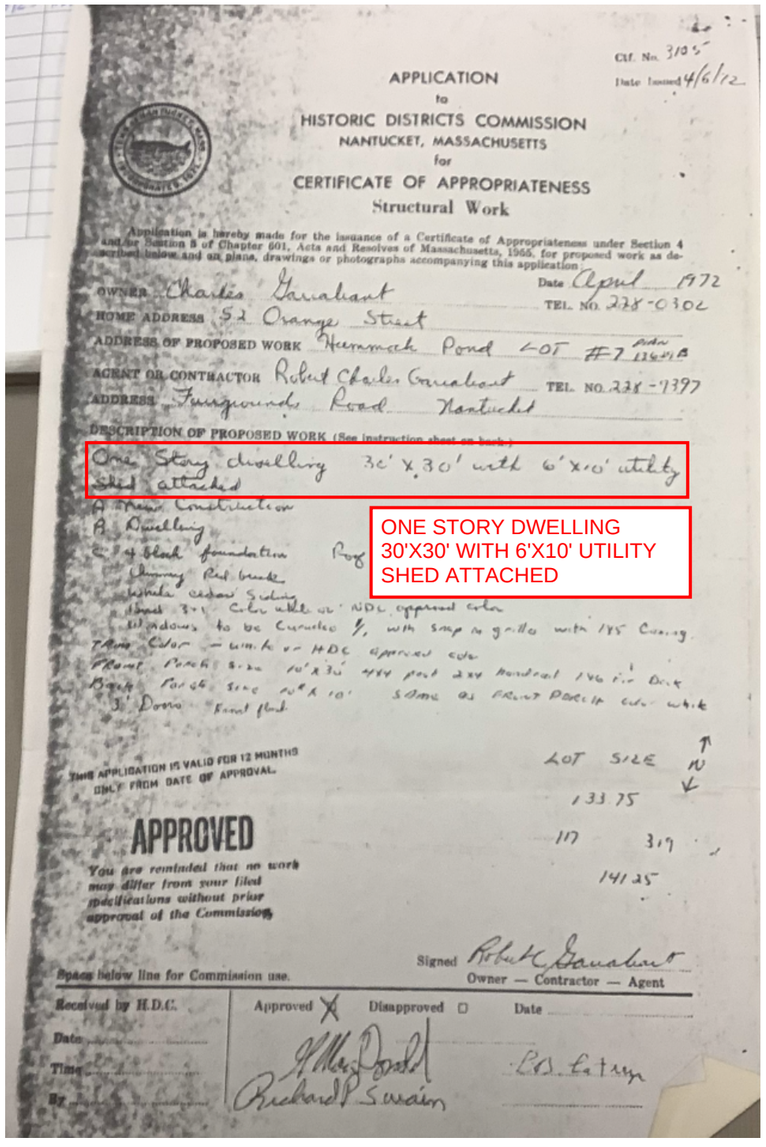
11 OSPREY WAY

NANTUCKET, MA

TITLE: EXISTING SITE PLAN
DATE: 10.23.23
SCALE: 1" = 40'-0"

E1

CERTIFICATION NO. 3105



Ctf. No. 3105
Date Issued 4/6/72

APPLICATION
to
HISTORIC DISTRICTS COMMISSION
NANTUCKET, MASSACHUSETTS
for
CERTIFICATE OF APPROPRIATENESS
Structural Work

Application is hereby made for the issuance of a Certificate of Appropriateness under Section 4 and/or Section 5 of Chapter 601, Acts and Resolves of Massachusetts, 1955, for proposed work as described below and on plans, drawings or photographs accompanying this application:

Date April 1972

OWNER Charles Garabant TEL. NO. 228-0302
HOME ADDRESS 52 Orange Street
ADDRESS OF PROPOSED WORK Hummock Pond LOT #7 Area 136 #1B
AGENT OR CONTRACTOR Robert Charles Garabant TEL. NO. 228-7397
ADDRESS Fairgrounds Road Nantucket
DESCRIPTION OF PROPOSED WORK (See instruction sheet on back)
One Story dwelling 30' x 30' with 6' x 10' utility shed attached
A New Construction
B Dwelling
C 4 block foundation Roof
Chimney Red brick
White cedar Siding
Trim 3-1 Color white or NDC approved color
Windows to be Curved 1/1 with snap in grille with 185 Casing
Trim Color — white or HDC approved color
Front Porch size 10' x 30' 4x4 post 2x4 handrail 1x6 for Deck
Back Porch size 10' x 10' same as Front Porch color white
3 Doors Front flat

THIS APPLICATION IS VALID FOR 12 MONTHS ONLY FROM DATE OF APPROVAL.

APPROVED

You are reminded that no work may differ from your filed specifications without prior approval of the Commission.

LOT SIZE N
133.75
117 319
141.25

Signed Robert C. Garabant
Owner — Contractor — Agent

Space below line for Commission use.

Received by H.D.C. Approved X Disapproved ☐ Date
Date
Time
By

ONE STORY DWELLING 30'X30' WITH 6'X10' UTILITY SHED ATTACHED

CERTIFICATE OF APPROPRIATENESS - APRIL 1972

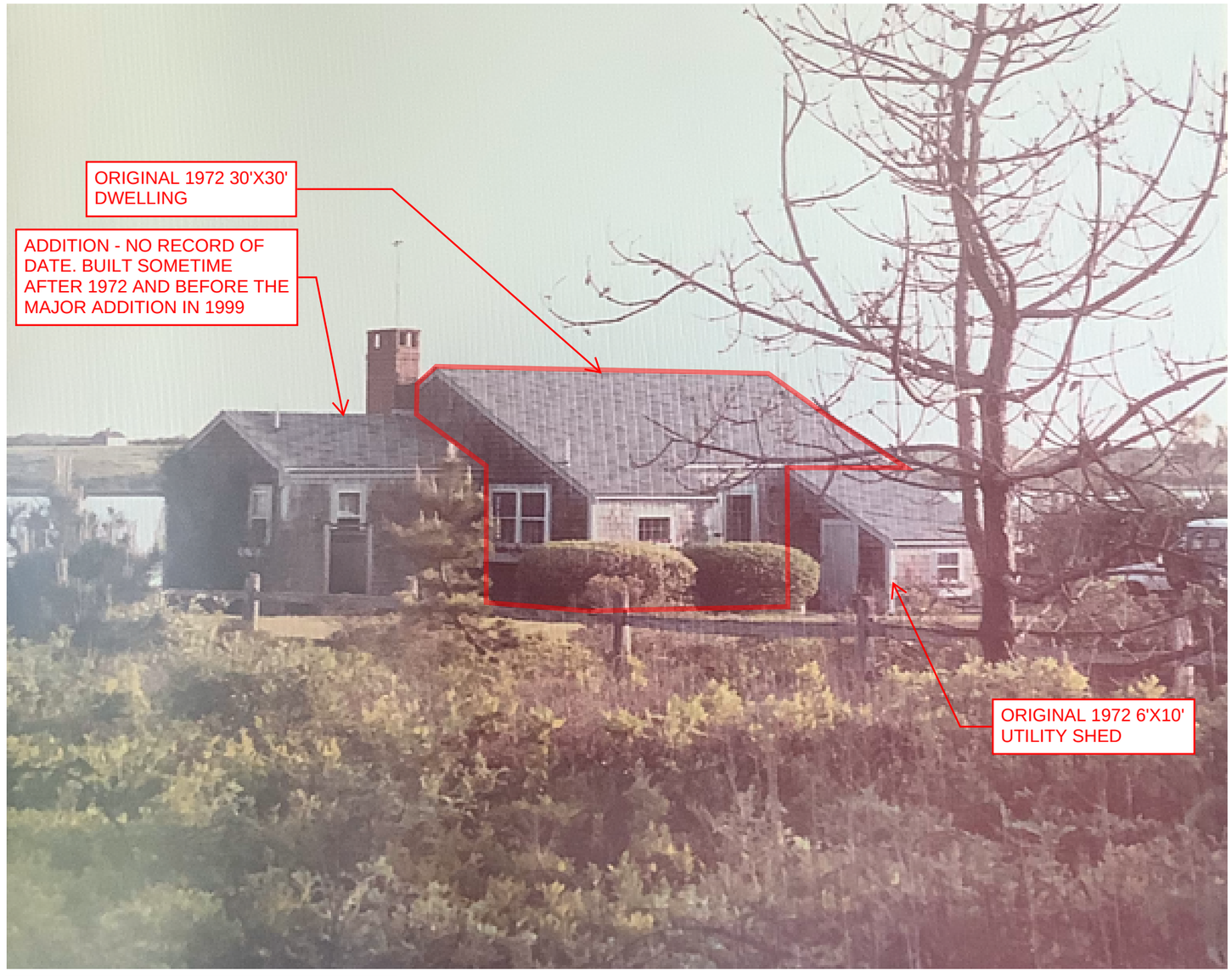


PHOTO OF DWELLING (DATE UNKNOWN, SOMETIME BETWEEN 1972-1999)

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11 OSPREY RESIDENCE

11 OSPREY WAY, NANTUCKET, MA 02554

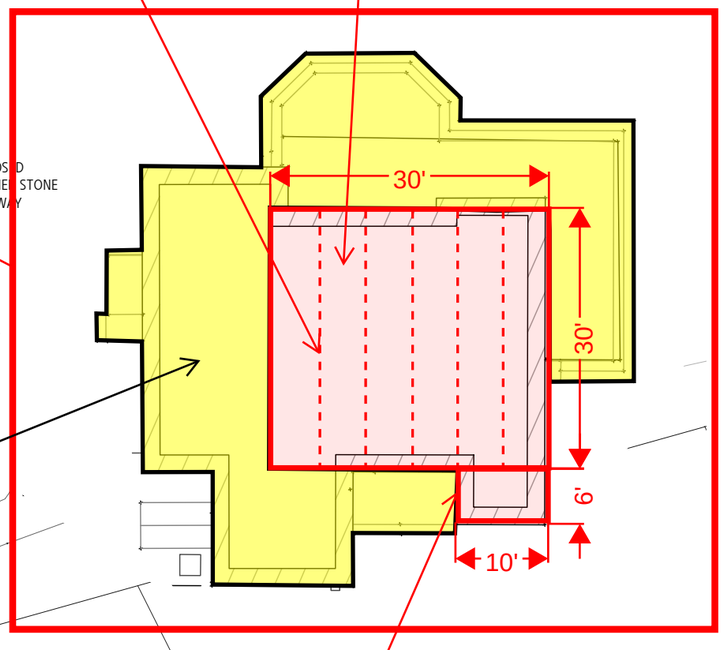
TITLE:	DOCUMENTATION
DATE:	NOVEMBER 23RD, 2023
SCALE:	

HDC-2



NOTE: EXISTING TRUSSES TO BE REUSED IN REPLACEMENT DWELLING

ORIGINAL 1972 ONE STORY DWELLING - 30'X30'



1999 ADDITION

ORIGINAL 1972 UTILITY SHED - 6'X10'

EXISTING 2 STORY WOOD FRAME DWELLING G.C. = 1,744 SF F.FL. = 10.13'

EXISTING 2 STORY WOOD FRAME DWELLING G.C. = 1,340 (+/-) SF

2,138.4 sf

S33°49'48"E 163.74' TO TIE LINE

S33°49'48"E 164.16'

N37°56'13"W 149.42'

61'-9" BUILDING SEPARATION

46'-3" SIDE P.L.

10-FT SETBACK

20-FT SETBACK

31'-0" SIDE P.L.

56'-2" FRONT P.L.

32'-0"

35'-9"

150.00' S74°20'32"W

DECK

PORCH

PORCH

(4) 9'X20'

(5) 9'X20'

(2) 9'X20'

(1) 9'X20'

EXIST. CRUSHED STONE DRIVEWAY

PROPOSED CRUSHED STONE DRIVEWAY

TAUTEMO WAY (40' WIDE)

OSPREY WAY (40' WIDE)

MASSACHUSETTS S.P.C.S. (NAD83)

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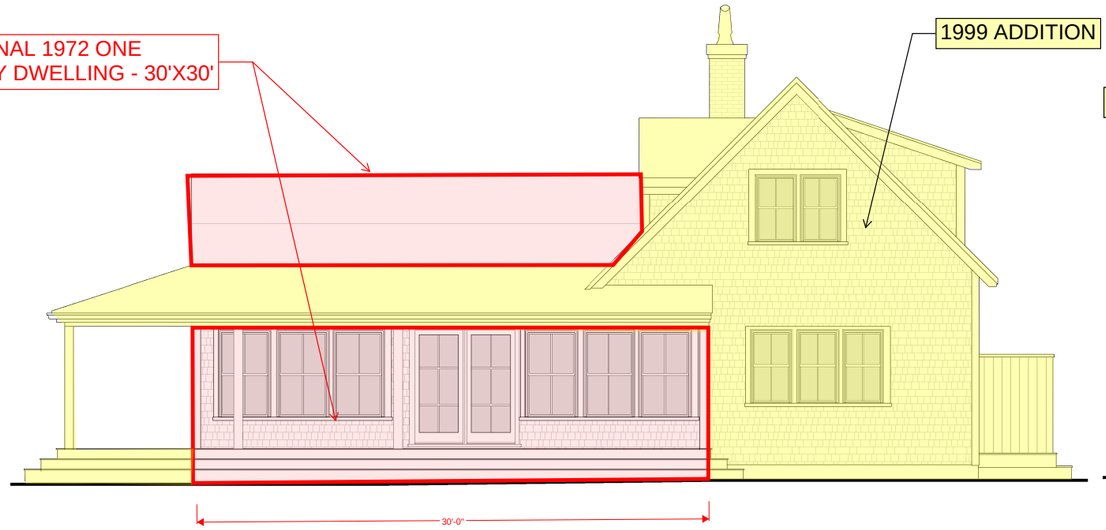
11 OSPREY WAY

NANTUCKET, MA

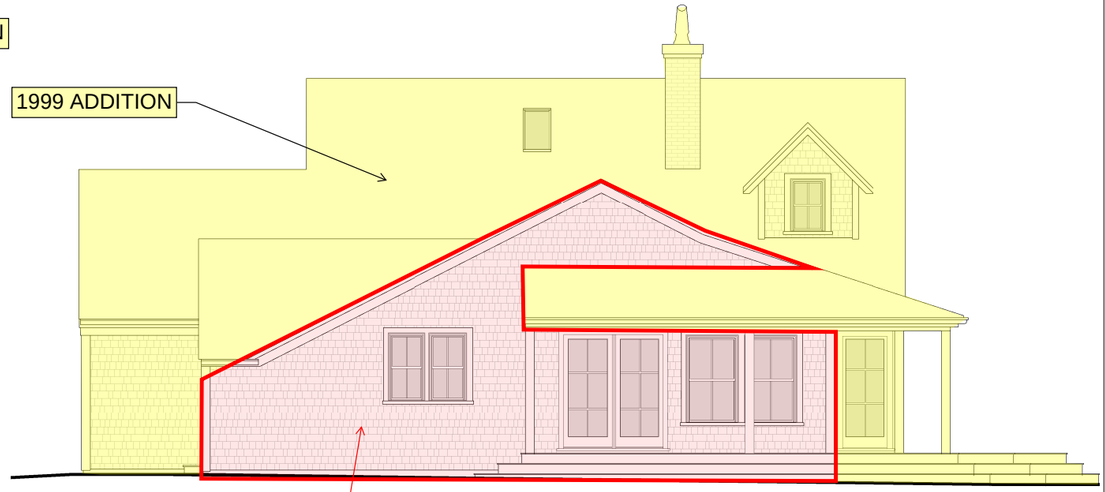
TITLE: EXISTING SITE PLAN
DATE: 10.23.23
SCALE: 1" = 40'-0"

E1

CURRENT EXISTING CONDITIONS - 11/23



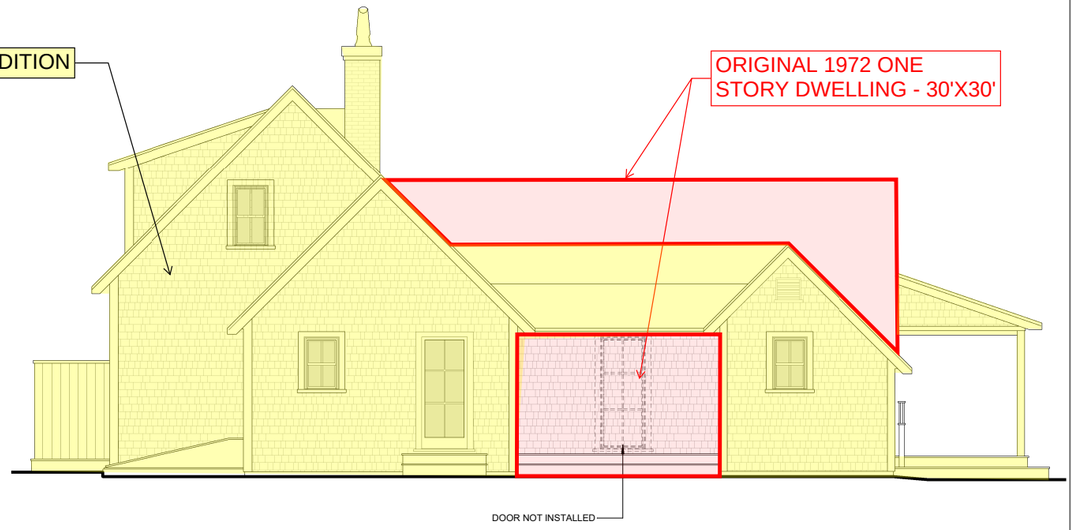
1 HDC-4 NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 HDC-4 EAST ELEVATION
SCALE 1/4" = 1'-0"



4 HDC-4 WEST ELEVATION
SCALE 1/4" = 1'-0"



3 HDC-4 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

11983 N. TAMIAMI TRL.
NAPLES, FL 34110
TEL: 239.302.3589

CHALLARCHITECT.COM

11 OSPREY RESIDENCE

11 OSPREY WAY
NANTUCKET, MA

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
10/23/23

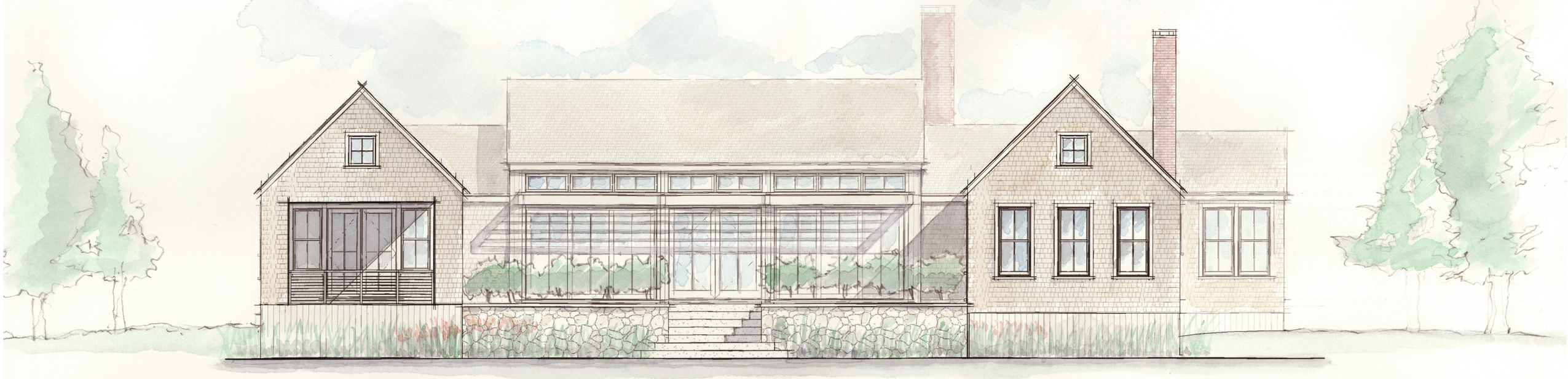
DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

EXISTING EXTERIOR ELEVATIONS

HDC-4



CONCEPT SKETCH - NORTH ELEVATION

SCALE: 1/8"=1'-0"

EXISTING DWELLING
20 TAUTEMO WAY
G.C. = APPROX. 2,138 SF

21'-9"

PROPOSED DWELLING
G.C. = 2,514 SF

GROUND COVER

- EXISTING PRIMARY DWELLING: 4% (1,744 SF)
- PROPOSED PRIMARY DWELLING: 5.8% (2,514 SF)

+ 1.8% (770 SF)

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11 OSPREY RESIDENCE

11 OSPREY WAY, NANTUCKET, MA 02554

TITLE: PROPOSED PRIMARY DWELLING ROOF PLAN
DATE: NOVEMBER 23RD, 2023
SCALE: 3/64" = 1'-0"

HDC1-1A



5. NORTH ELEVATION



7. WEST ELEVATION



6. NORTHWEST CORNER



8. SOUTHWEST CORNER

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11 OSPREY RESIDENCE

11 OSPREY WAY, NANTUCKET, MA 02554

TITLE:	EXTERIOR PHOTOS
DATE:	NOVEMBER 6TH, 2023
SCALE:	

HDC-3



1. SOUTH ELEVATION



2. SOUTHEAST CORNER



3. EAST ELEVATION



4. NORTHEAST CORNER

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TEL: (617) 263-0175 | CHALLARCHITECT.COM

11 OSPREY RESIDENCE

11 OSPREY WAY, NANTUCKET, MA 02554

TITLE:	EXTERIOR PHOTOS
DATE:	NOVEMBER 6TH, 2023
SCALE:	

HDC-2

11 OSPREY WY

Location	11 OSPREY WY	**Mblu**	82/ / 3/ /
Acct#	00007938	**Owner**	CMR 11 OSPREY LLC
Assessment	$6,076,500	**PID**	7938
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$638,700	$5,437,800	$6,076,500

Owner of Record

Owner	CMR 11 OSPREY LLC	**Sale Price**	$6,525,000
Co-Owner		**Certificate**	
Address	PO BOX 160911 MIAMI, FL 33116	**Book & Page**	C28528/0
		Sale Date	10/21/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CMR 11 OSPREY LLC	$6,525,000		C28528/0	00	10/21/2021
DELAY STEPHEN & KRISTINE TRS &	$0		C0017/0507	1J	09/17/1996
DELAY STEPHEN & KRISTINE TRS &	$0		C0008/0593	99	09/05/1995
DELAY STEPHEN ETAL	$0		C0008/0593		01/01/1979

Building Information

Building 1 : Section 1

Year Built:	1970
Living Area:	2,009
Replacement Cost:	$722,450
Building Percent Good:	88
Replacement Cost Less Depreciation:	$635,800

Building Attributes	
Field	**Description**

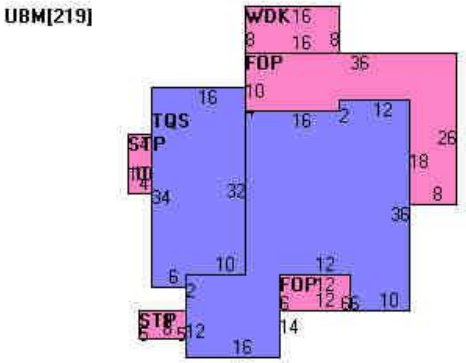
Style:	Cape Cod
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0030\11%20osprey_

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7938_914

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,616	1,616
TQS	Three Quarter Story	524	393
FOP	Porch, Open, Finished	536	0
STP	Stoop	80	0
UBM	Basement, Unfinished	219	0
WDK	Deck, Wood	128	0
		3,103	2,009

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,900	1

Land

Land Use

Use Code	1013
Description	SFR WTFRNT
Zone	VR
Neighborhood	800
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.00
Frontage	0
Depth	0
Assessed Value	$5,437,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$638,700	$5,437,800	$6,076,500
2022	$533,800	$2,481,600	$3,015,400
2021	$520,700	$2,326,500	$2,847,200
2020	$520,700	$2,559,200	$3,079,900
2018	$389,600	$2,114,700	$2,504,300

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63A Hulbert Ave : M29 / P9.1

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 11.30.23
X	HDC Case Number (ie HDC2020-05-0265): HDC2023-06-8659
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2023-06-8659 B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: HDC2023-06-8659 B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Joshua Bancroft Date: 11.30.23

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 11.28.23

63A Hulbert Ave / 63 Hulbert LLC

Emeritus LTD

29 / 9.1

Revisions to COA

Sitting Board: Paul, Oliver, Thornewill, Patten

Chair: Camp Alternate: None

Abutter: Appreciates the drop in garage height. Can garage be moved to east side of existing structure to preserve harbor view from street? Streetscape should remain as open as possible per Brant Point Plan.

Oliver: Garage roof should be lowered even further. South-facing garage dormer should be eliminated.

Paul: No concerns with proposed height or dormer. Lowering roof further would have no real impact on pedestrian view from Hulbert Ave. Reducing width of garage would be more useful to preserving harbor view.

Thornewill: Agrees with Joe regarding garage width reduction. Dormer should be simplified.

Camp: Which side of existing structure was garage located originally?

Patten: No comments.

Motion to hold for revisions. (Oliver)

Roll Call Vote: Carried 5-0

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°: 29 PARCEL N°. 9.1

Street & Number of Proposed Work: 63A Hulbert Ave

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd
Carmel, CA 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. COA # NA

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Enclose porch, revise attached garage footprint

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 436sf Decks/Patio: Size: 150 sf ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 128sf Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 6" South " East " West "

Height of ridge above final finish grade: North +/- 27'-8" South " " East " " West " "

Additional Remarks

Historic Name:

Original Date: C-1915

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Enclose porch, fenestration revision
2. South Elevation Add pent roof + garage, Add covered porch
3. West Elevation Revised garage massing, add bumpout
4. North Elevation Enclose porch, add bumpout

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed +/- 6' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 3 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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 12" +/- Rake 12" +/- Soffit (Overhang) 12" +/- Corner boards 7.25" Frieze _____

Window Casing 3.5" Door Frame 3.5" Columns/Posts: Round ____ Square 7.25"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type Carriage Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No changes

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

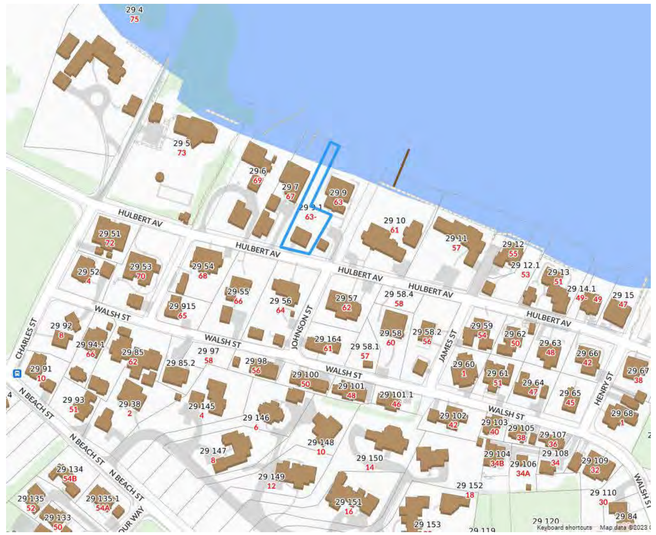
Date 10/10/23 Signature of owner of record _____ Signed under penalties of perjury

Main House

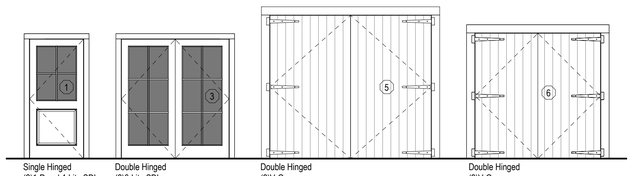
63A Hulbert Ave
Nantucket, MA 02554

11.30.23

H.D.C. Submission



1 Locus Map
Not to Scale



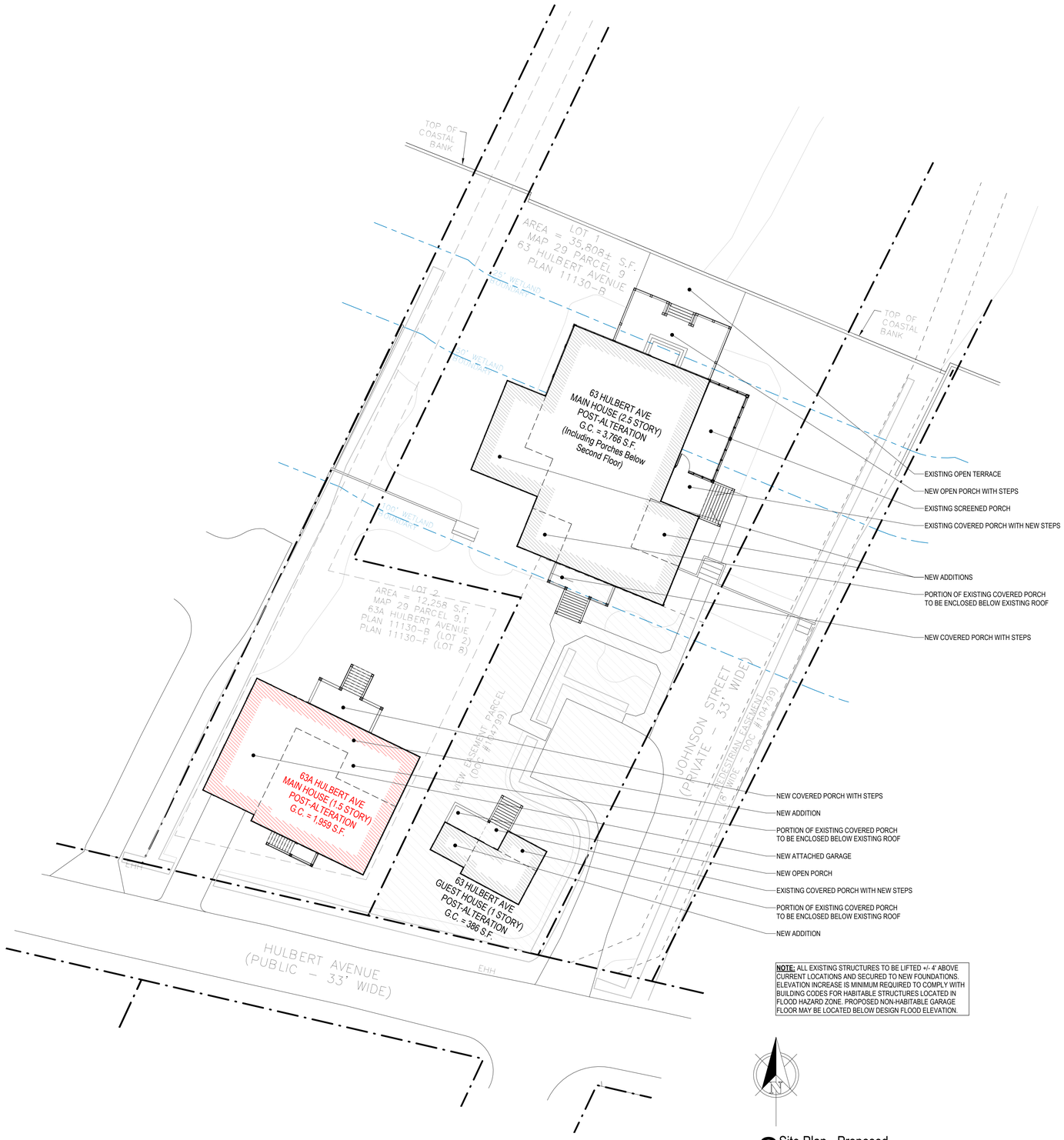
Single Hinged (2)1-Panel 4-Lite SDL
Double Hinged (2)6-Lite SDL
Double Hinged (2)V-Groove
Double Hinged (2)V-Groove

Exterior Door Legend
1/4" = 1'-0"



Double Hung 2/2 SDL
Double Hung 2/2 SDL
Casement 4-Lite SDL
Fixed 4-Lite SDL

Window Legend
1/4" = 1'-0"



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed
1/16" = 1'-0"

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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Side/Rear Setback:	5'
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Existing G.C.:	07.5% | 924 SF
Proposed G.C.:	08.9% | 1,089 SF
Total Proposed G.C.:	16.4% | 2,013 SF

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A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.3.1	Exterior Perspectives

Revisions

Cover Sheet

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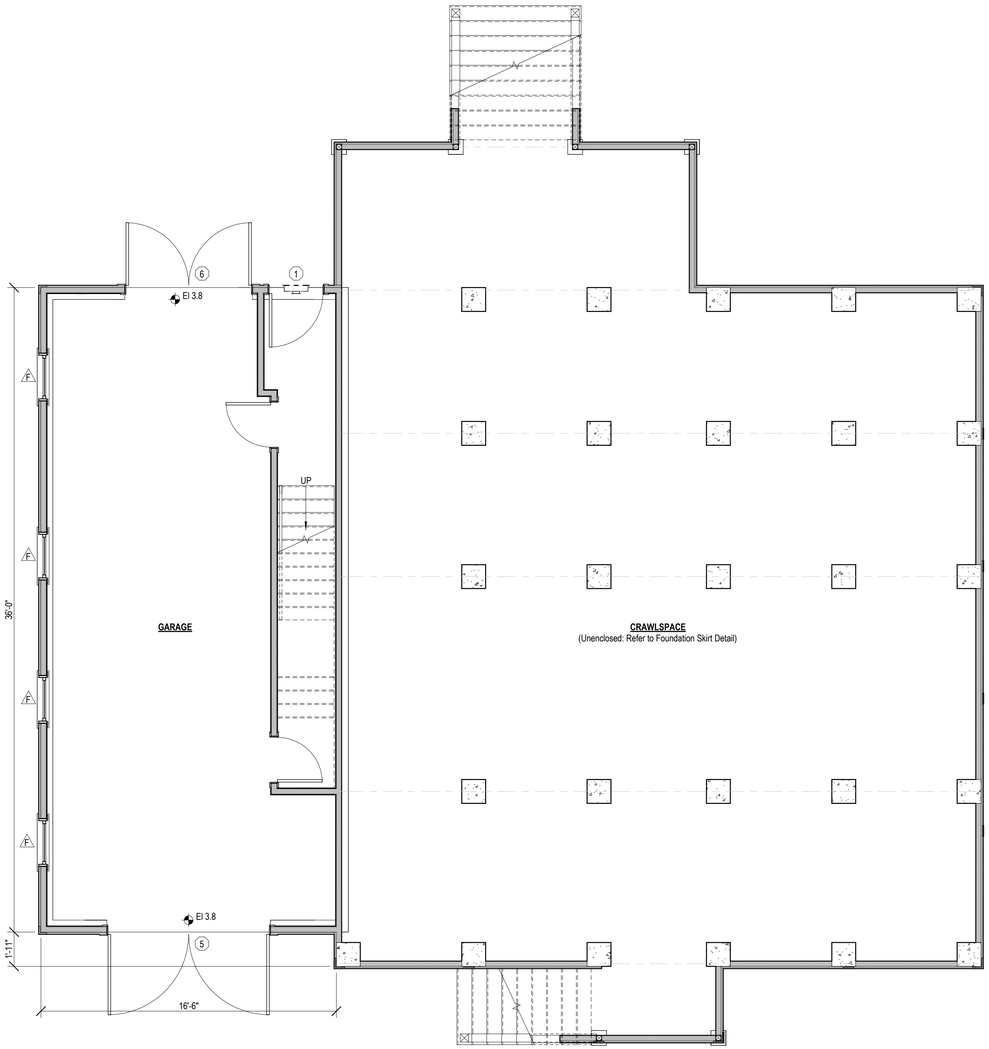
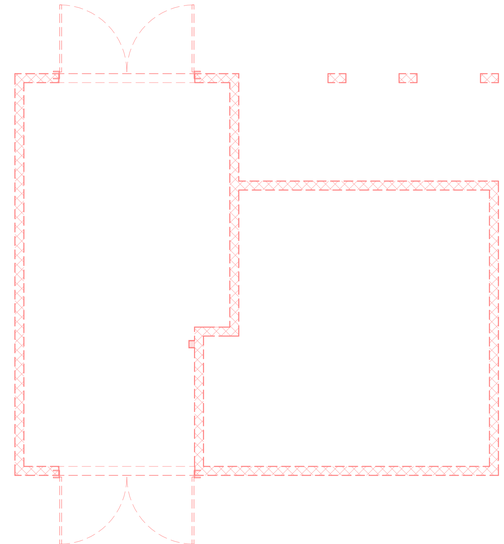
A.0.1
2239

11.30.23

H.D.C. Submission



1 Garage Plan - Proposed
1/4" = 1'-0"



1X Garage Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

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Garage Plan

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A.1.0
2239

11.30.23

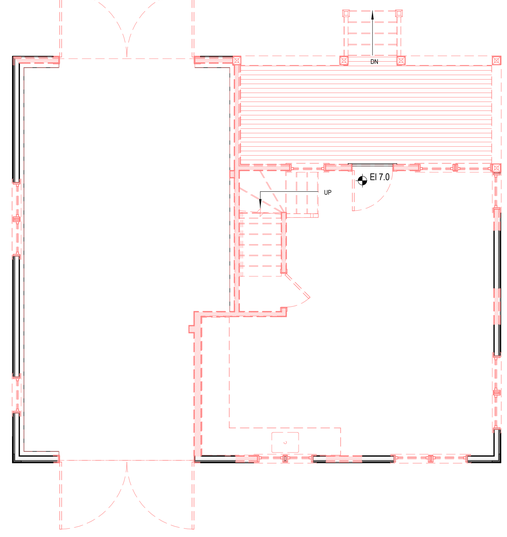
H.D.C. Submission

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed



1 First Floor Plan - Proposed
1/4" = 1'-0"



1X First Floor Plan - Existing/Demolition
3/16" = 1'-0"

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Revisions

First Floor Plan

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A.1.1

2239

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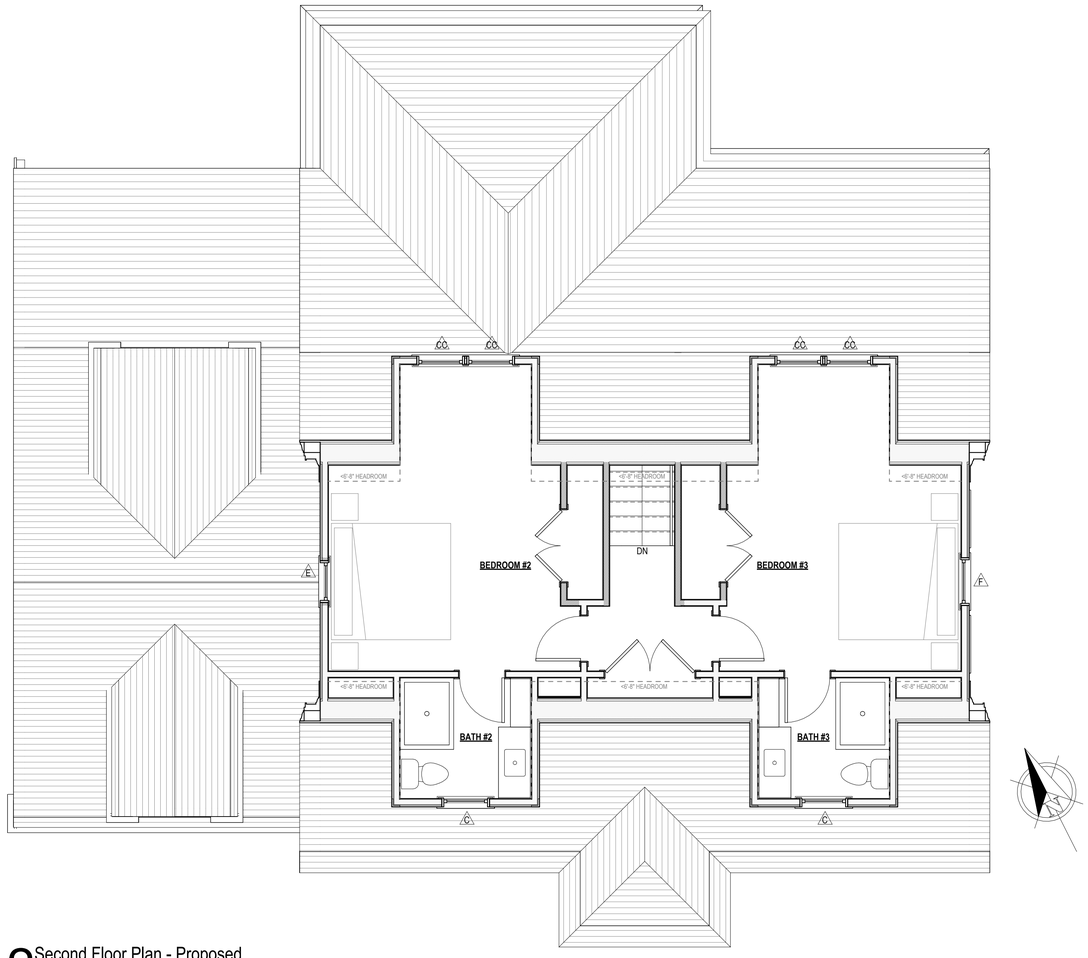
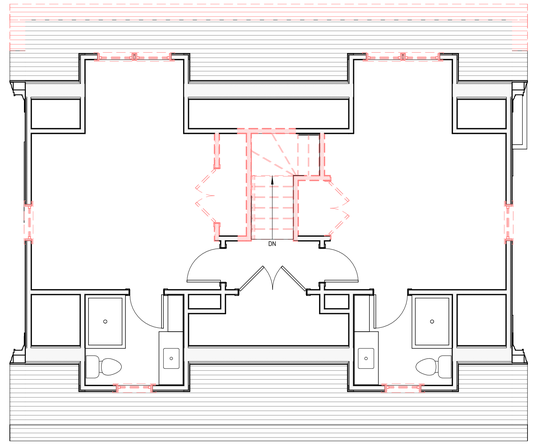


2 Second Floor Plan - Proposed
1/4" = 1'-0"



2X Second Floor Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
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A.2.3 Exterior Elevations
A.3.1 Exterior Perspectives

Revisions

Second Floor Plan

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A.1.2

2239

11.30.23

H.D.C. Submission



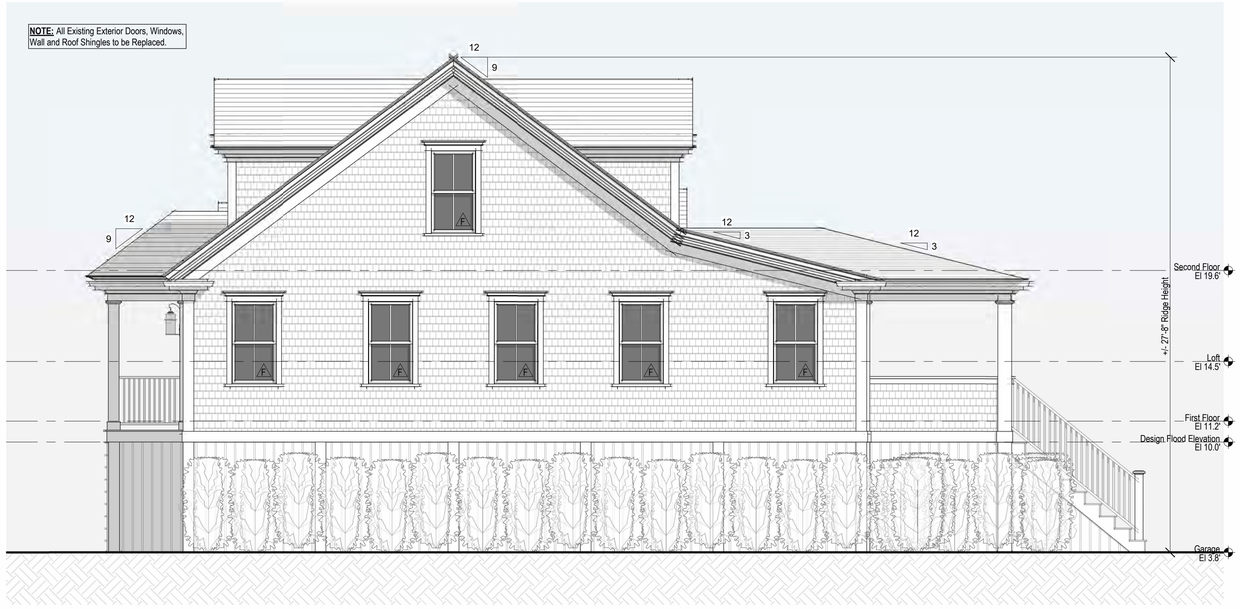
1 South Elevation - Proposed
1/4" = 1'-0"



South Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



South Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

NO CHANGES TO PREVIOUSLY HEARD EAST ELEVATION



East Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



East Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

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Exterior Elevations

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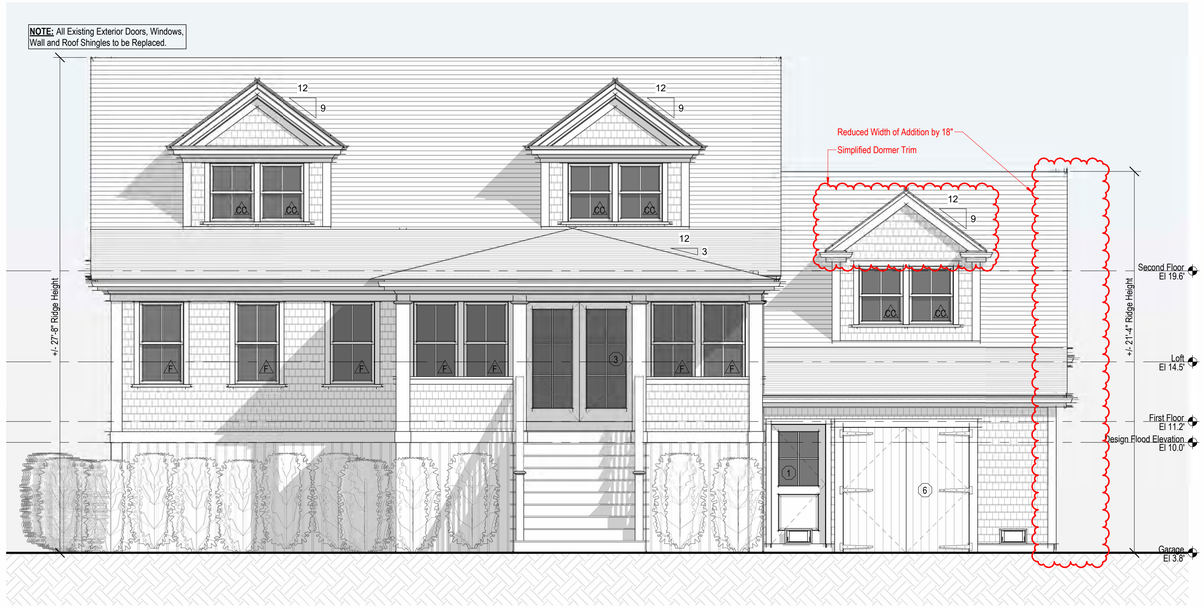
A.2.1

2239

11.30.23



3 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



North Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

H.D.C. Submission



4 West Elevation - Proposed
1/4" = 1'-0"



West Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



West Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

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A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Exterior Perspectives

Revisions

Exterior Elevations

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A.2.2

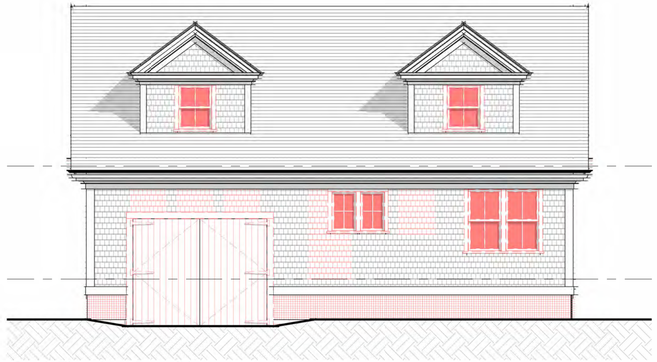
2239

11.30.23

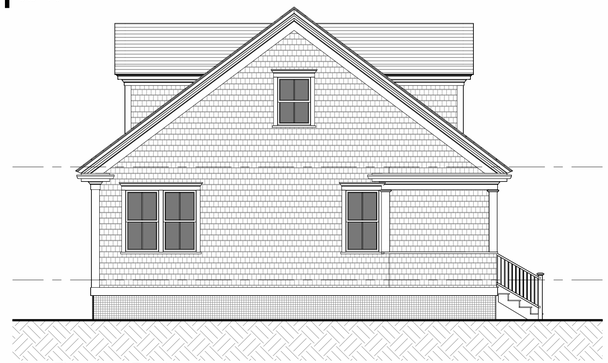
H.D.C. Submission



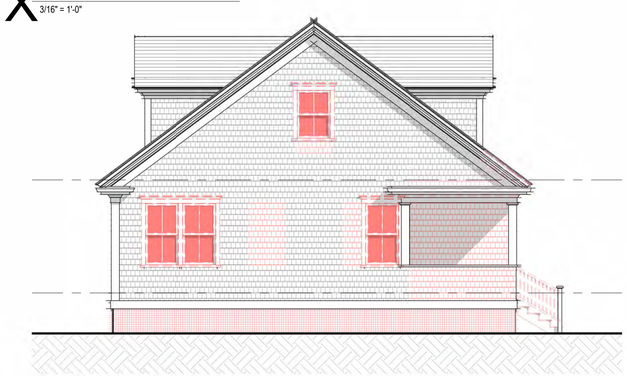
1 South Elevation - Existing
3/16" = 1'-0"



1X South Elevation - Demolition
3/16" = 1'-0"



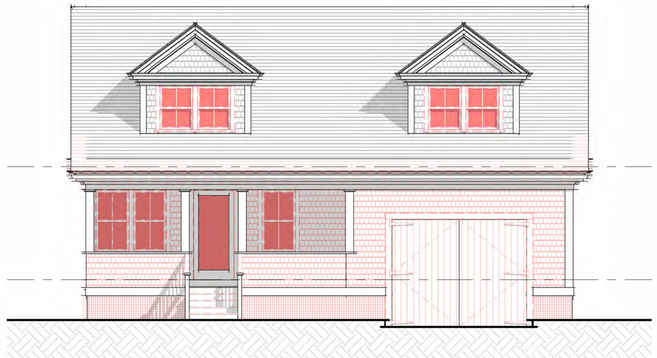
2 East Elevation - Existing
3/16" = 1'-0"



2X East Elevation - Demolition
3/16" = 1'-0"



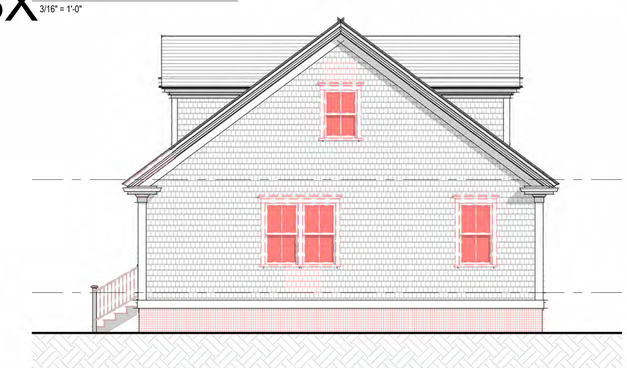
3 North Elevation - Existing
3/16" = 1'-0"



3X North Elevation - Demolition
3/16" = 1'-0"



4 West Elevation - Existing
3/16" = 1'-0"



4X West Elevation - Demolition
3/16" = 1'-0"

2239

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A.3.1 Exterior Perspectives

Revisions

Exterior Elevations

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A.2.3

2239

11.30.23

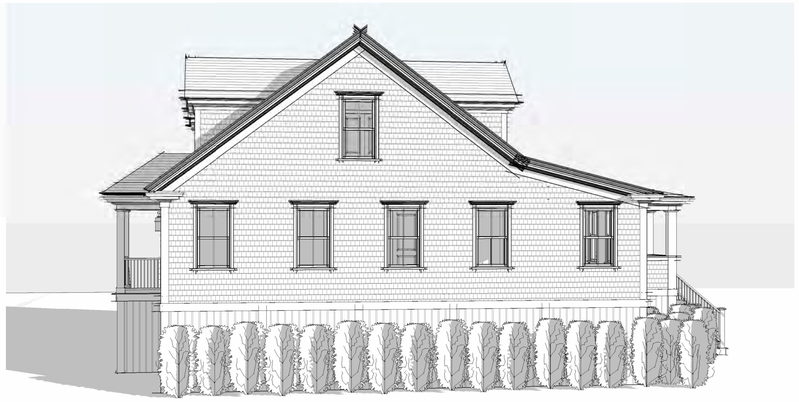
H.D.C. Submission



1 View from Southwest



6 View from South



2 View from East



5 View from Northwest



3 View from Northeast



4 View from North

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Exterior Perspectives

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A.3.1

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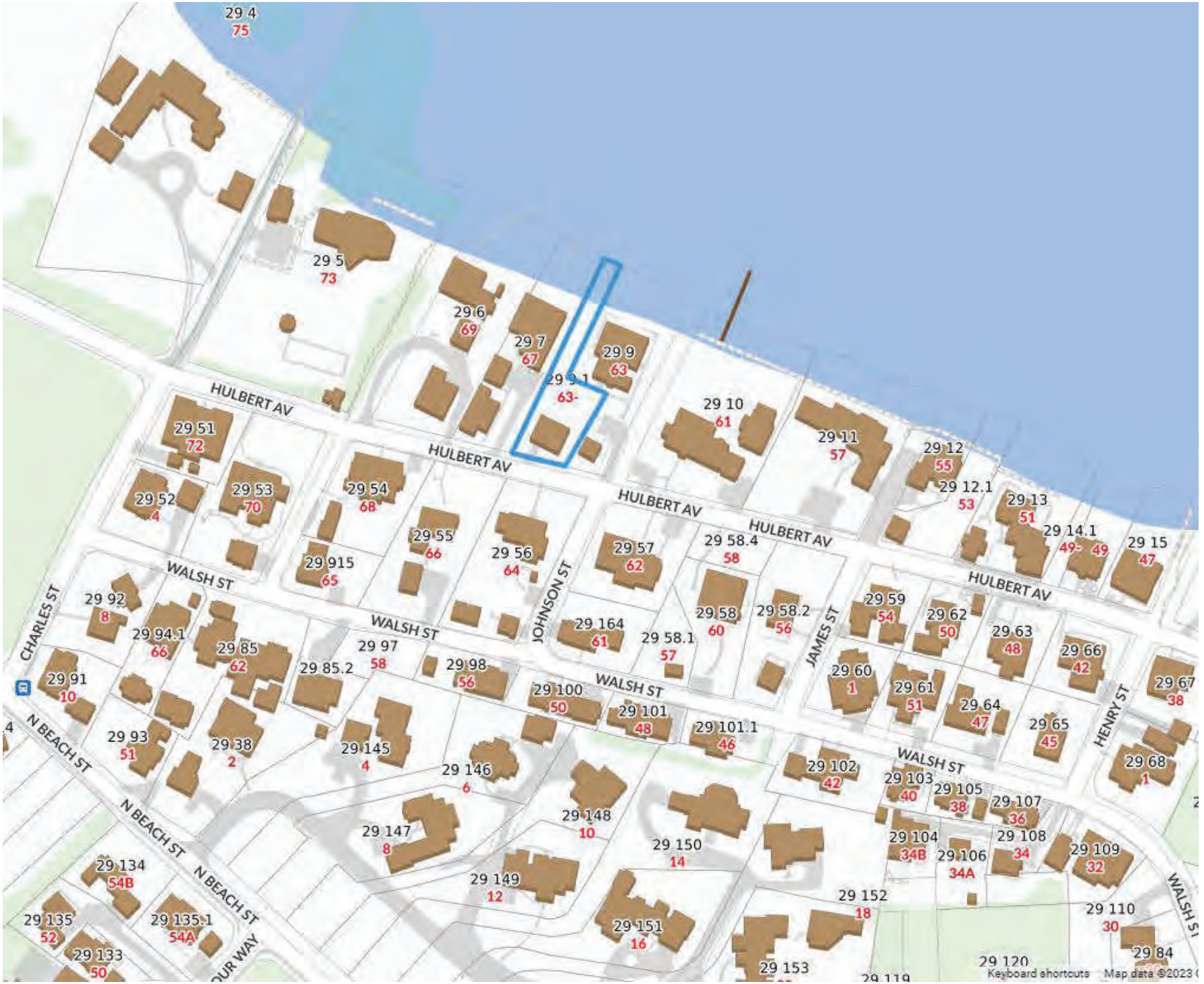
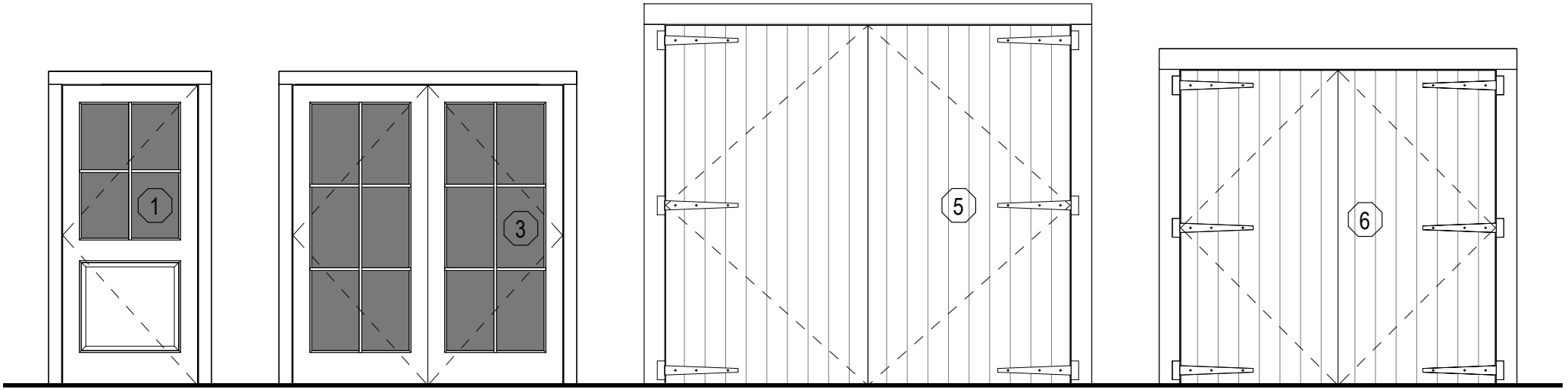


1 Locus Map

Not to Scale



Single Hinged
(2)1-Panel 4-Lite SDL

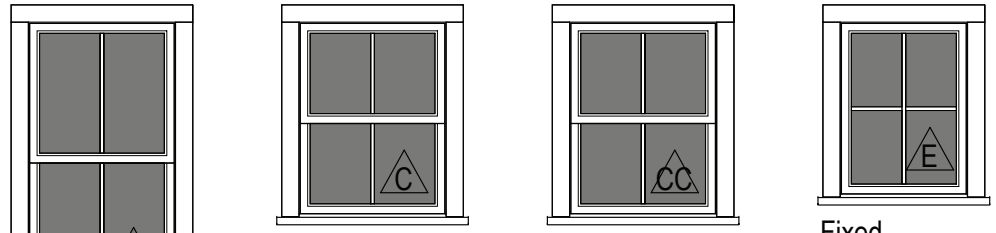
Double Hinged
(2)6-Lite SDL

Double Hinged
(2)V-Groove

Double Hinged
(2)V-Groove

Exterior Door Legend

1/4" = 1'-0"



Double Hung
2/2 SDL

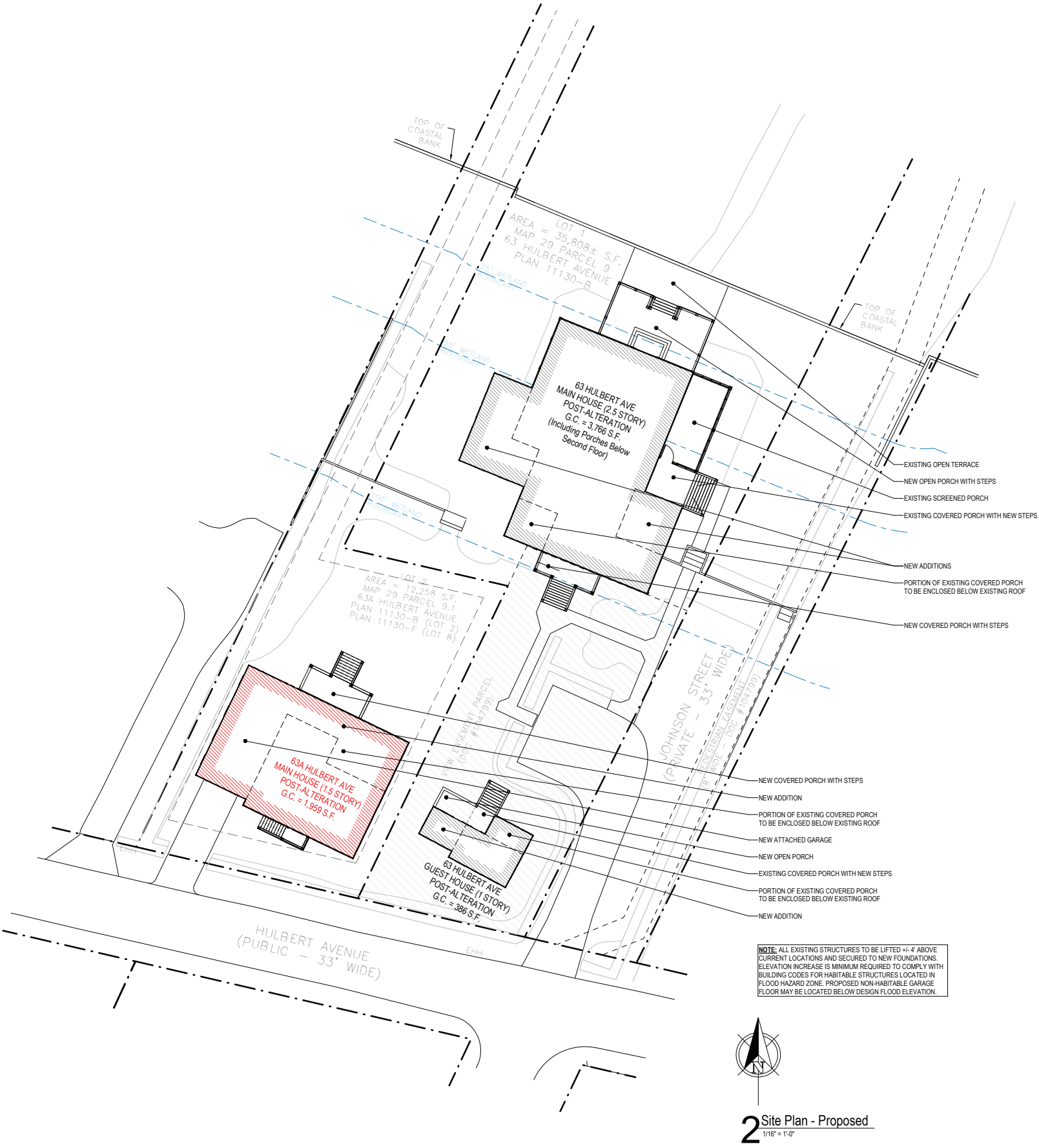
Double Hung
2/2 SDL

Casement
4-Lite SDL

Fixed
4-Lite SDL

Window Legend

1/4" = 1'-0"



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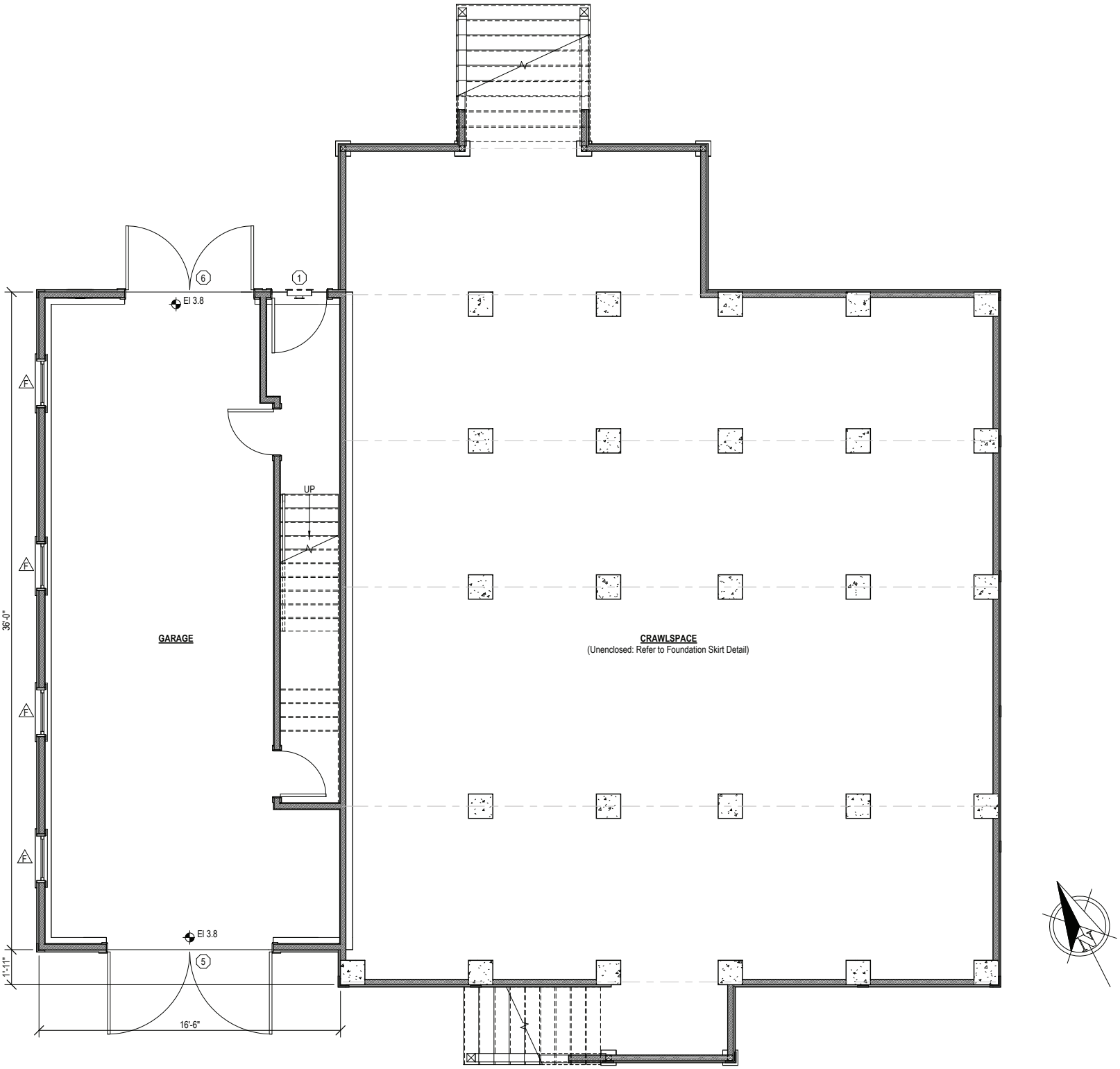
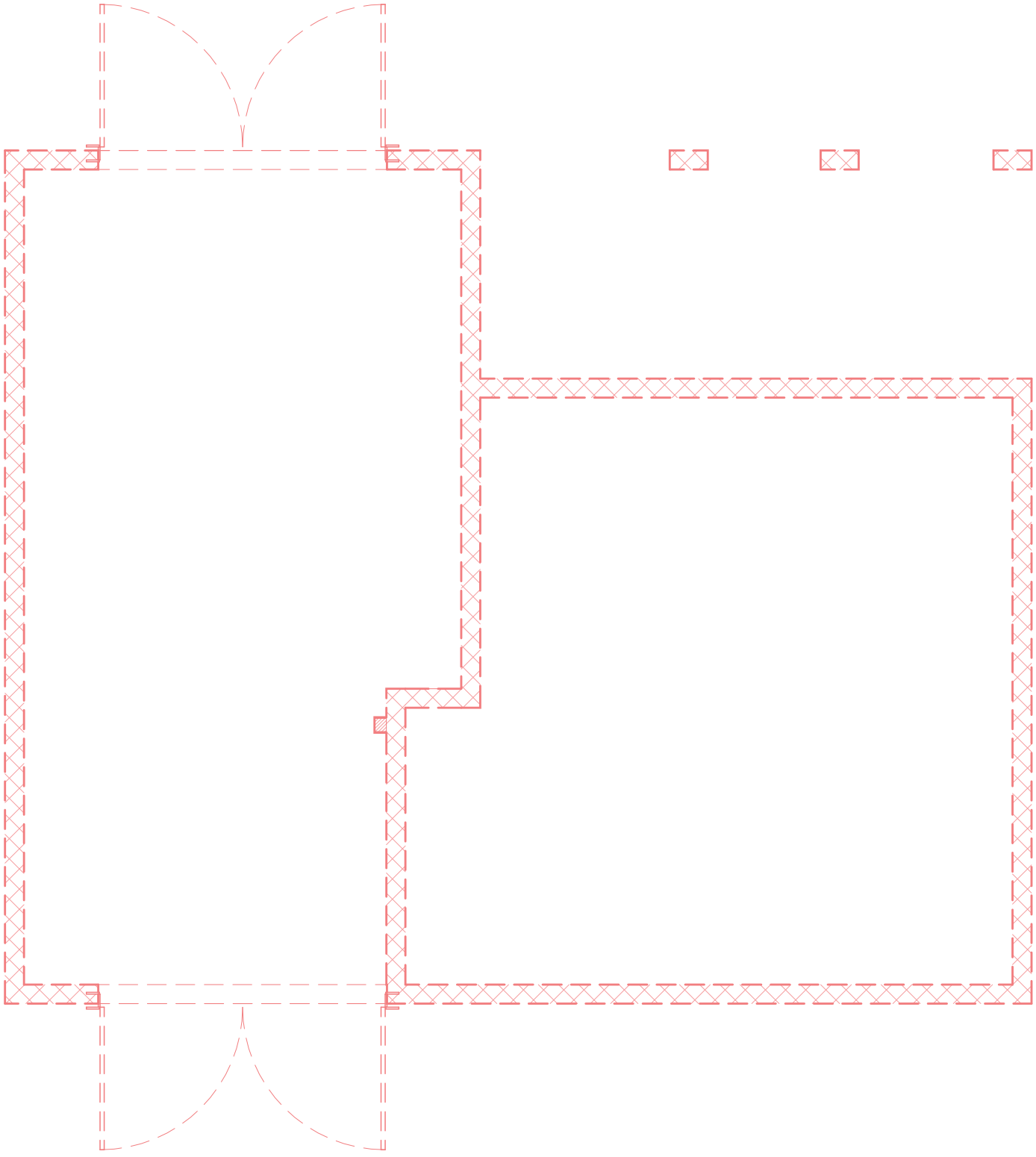
2 Site Plan - Proposed

1/16" = 1'-0"



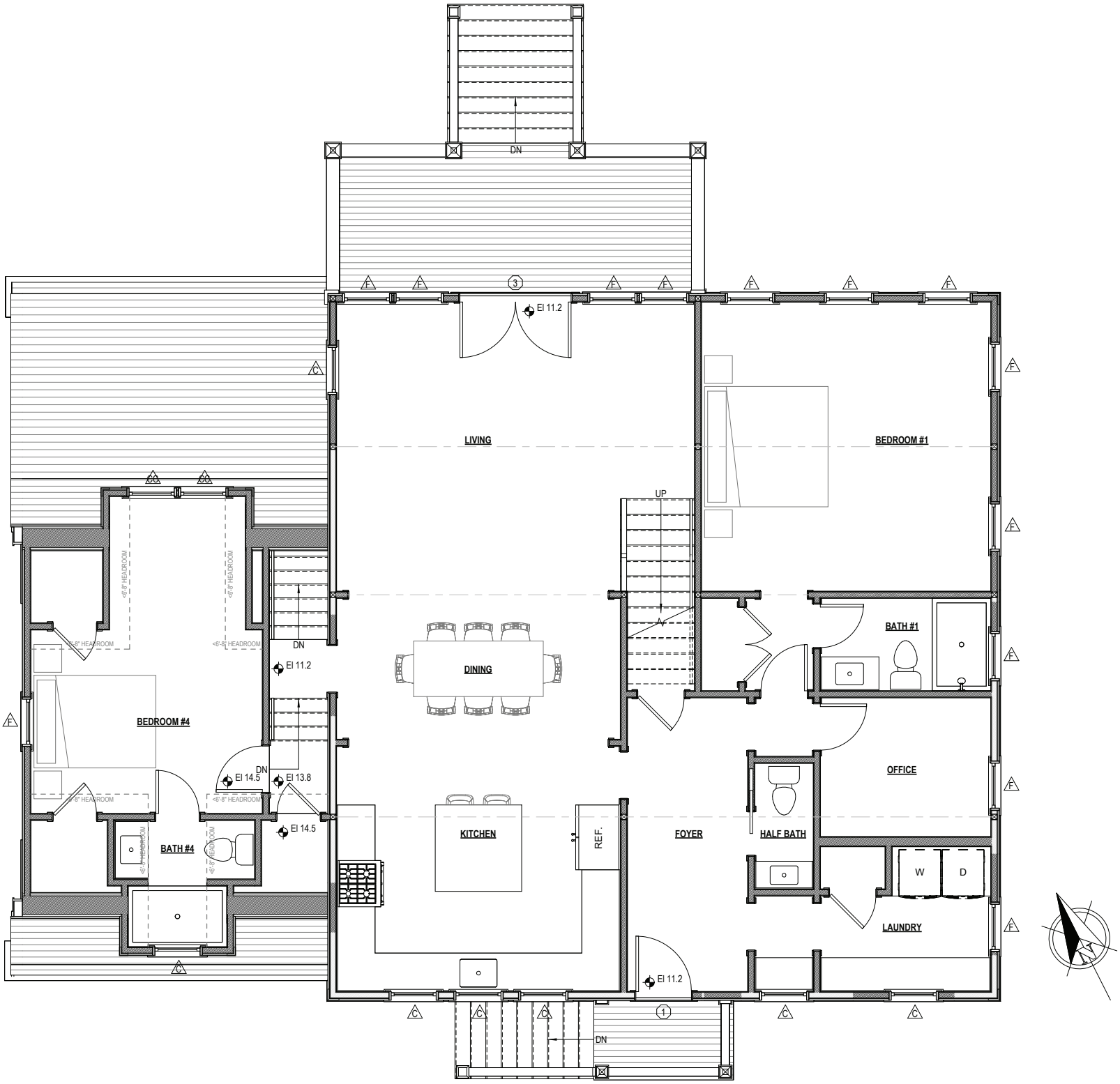
1 Garage Plan - Proposed

1/4" = 1'-0"



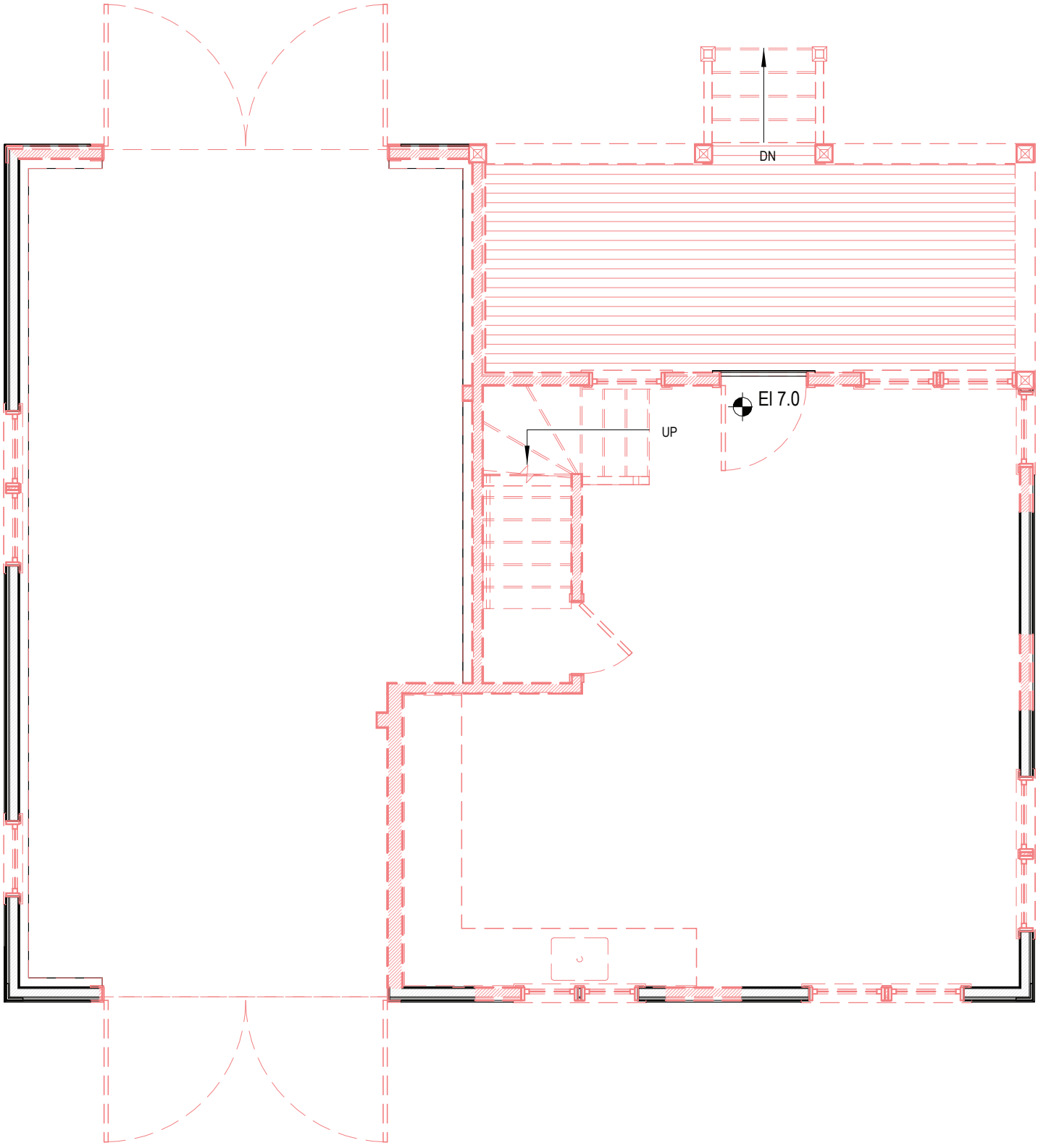
1X Garage Plan - Existing/Demolition

3/16" = 1'-0"



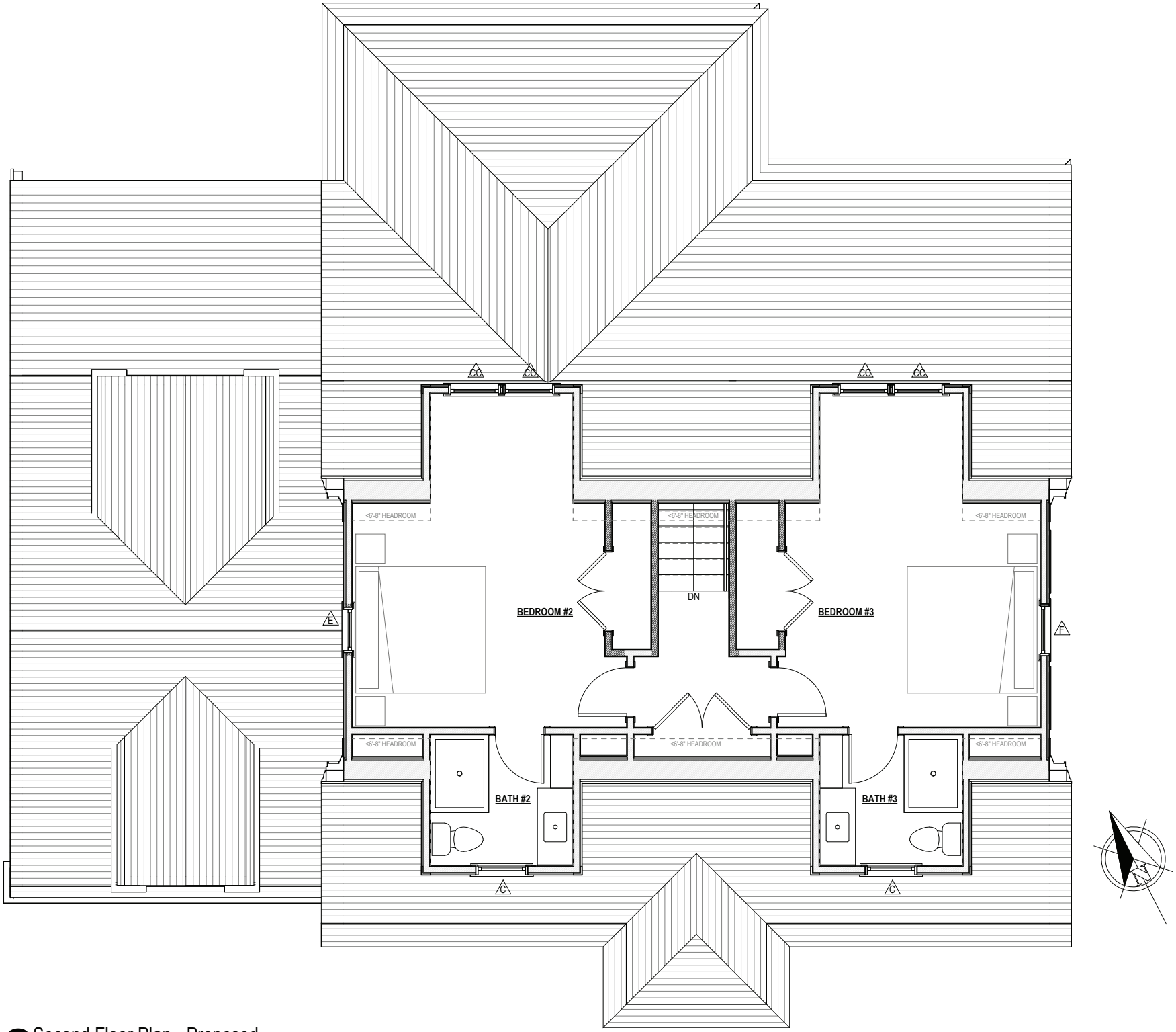
1 First Floor Plan - Proposed

1/4" = 1'-0"



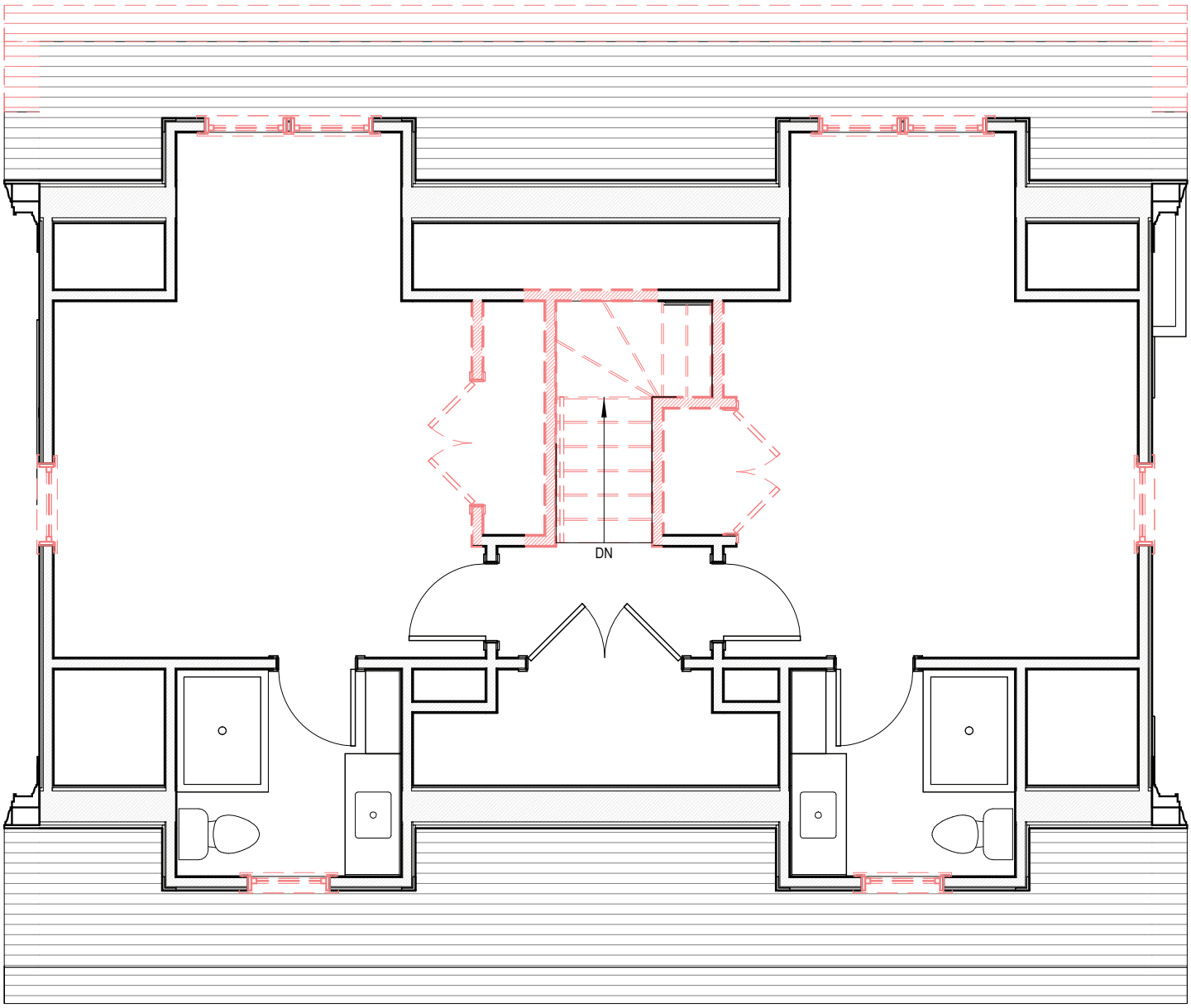
1X First Floor Plan - Existing/Demolition

3/16" = 1'-0"



2 Second Floor Plan - Proposed

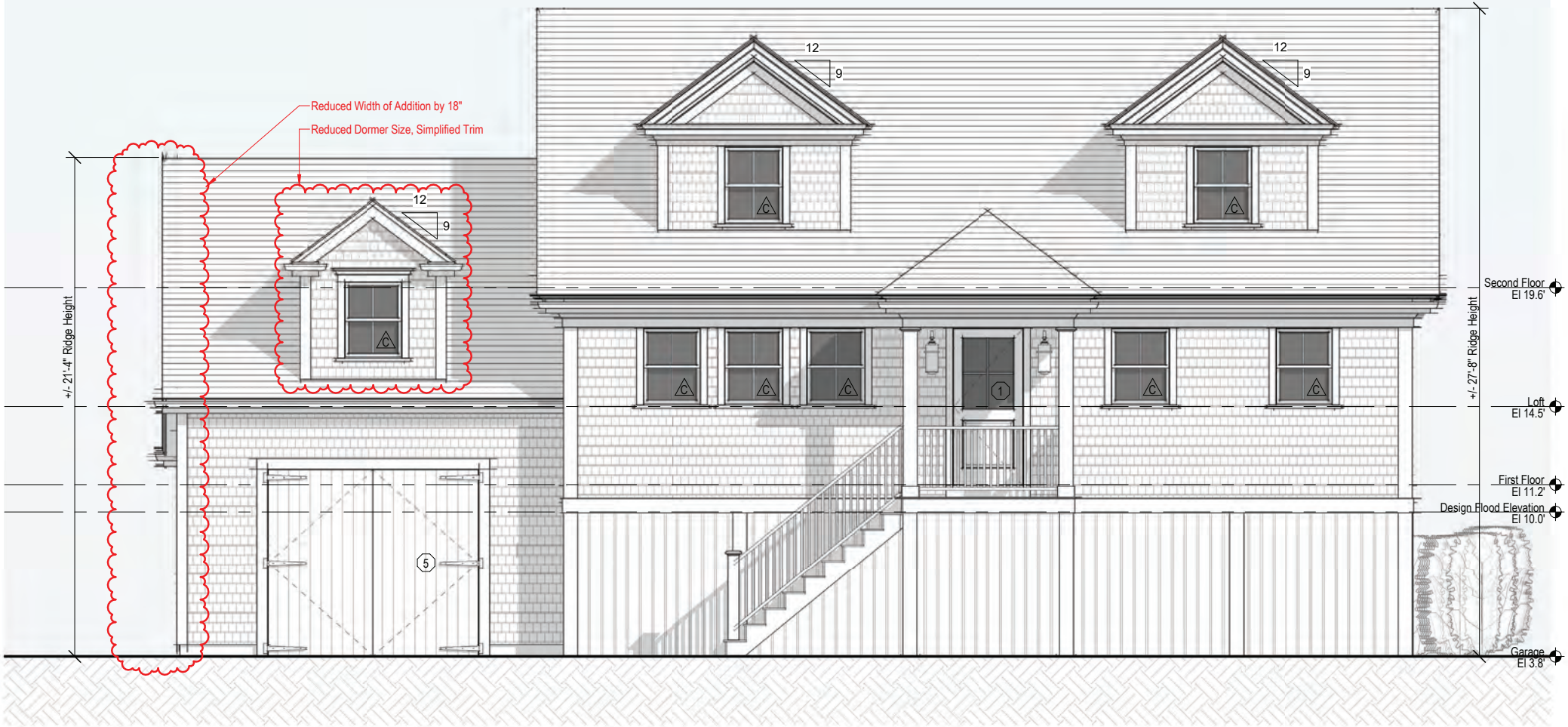
1/4" = 1'-0"



2X Second Floor Plan - Existing/Demolition

3/16" = 1'-0"

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



1 South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



South Elevation - Previously Heard (11-28-23)

1/8" = 1'-0"

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



2 East Elevation - Proposed

1/4" = 1'-0"

NO CHANGES TO PREVIOUSLY HEARD EAST ELEVATION



East Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



East Elevation - Previously Heard (11-28-23)

1/8" = 1'-0"



3 North Elevation - Proposed

1/4" = 1'-0"



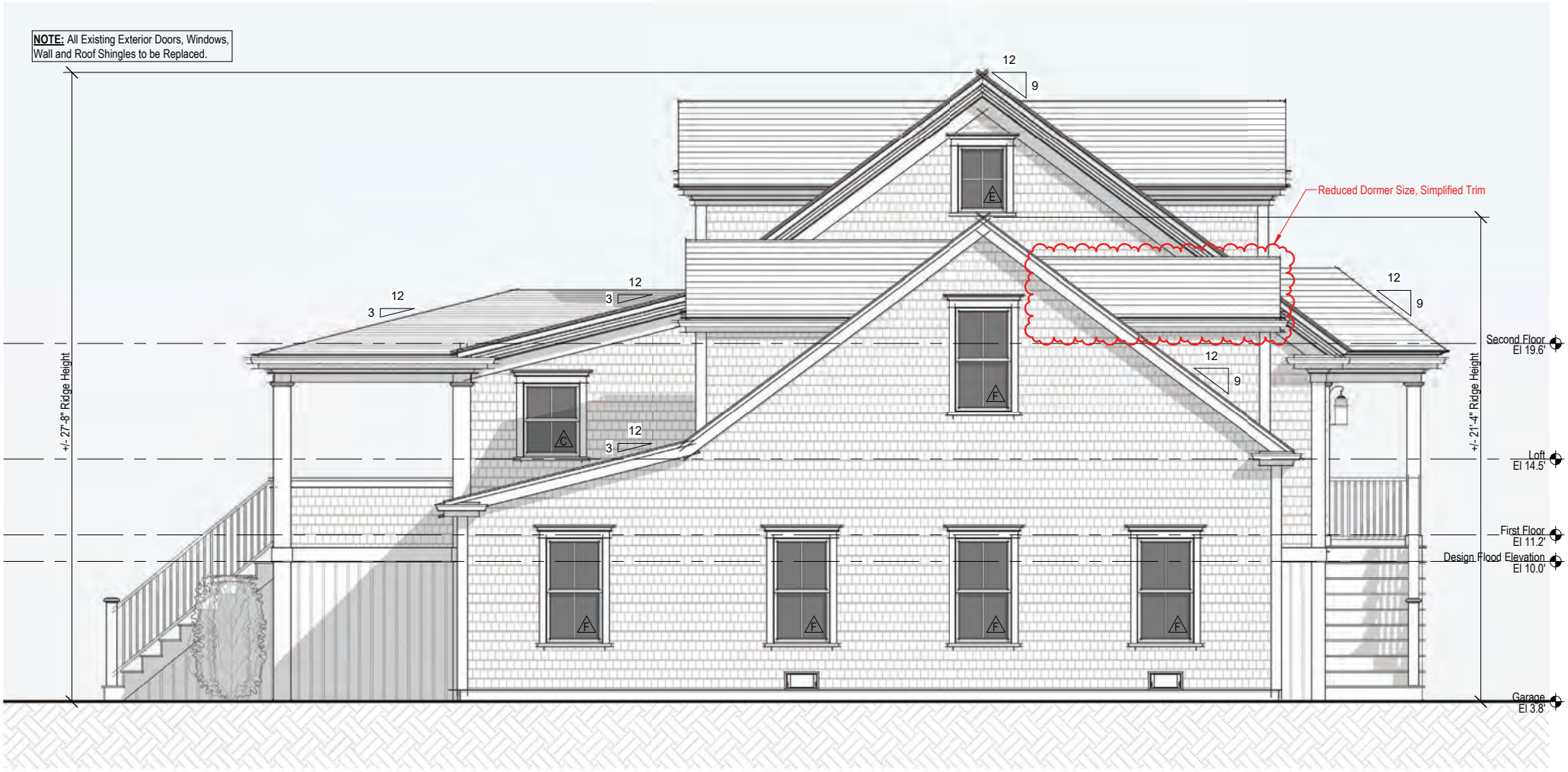
North Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



North Elevation - Previously Heard (11-28-23)

1/8" = 1'-0"



4 West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"

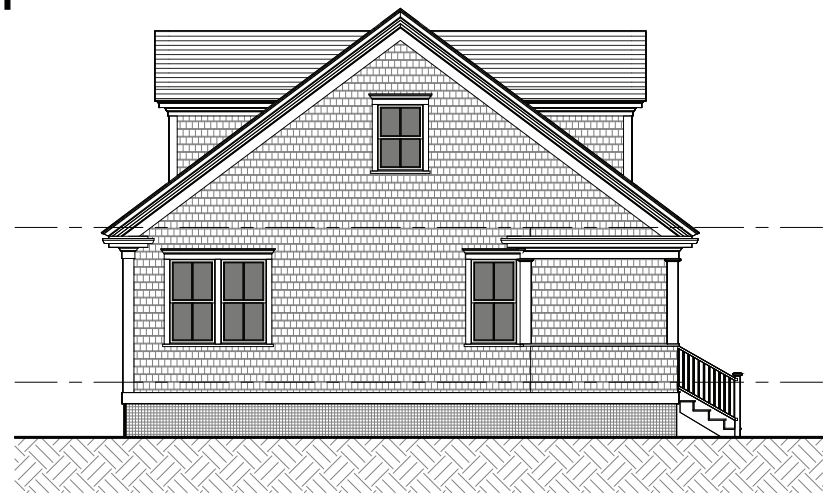


West Elevation - Previously Heard (11-28-23)

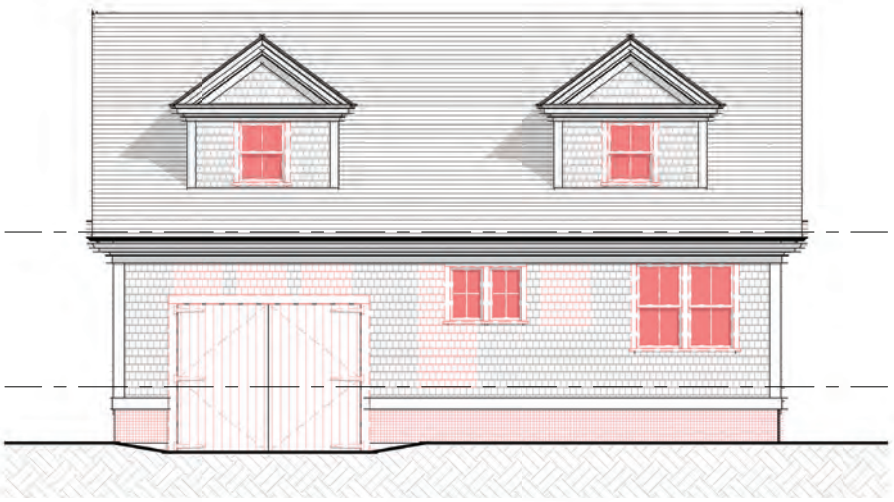
1/8" = 1'-0"



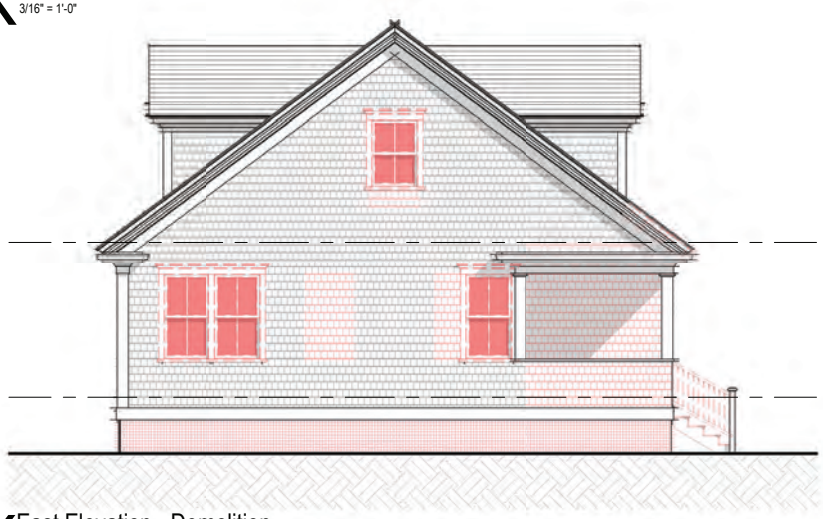
1 South Elevation - Existing
3/16" = 1'-0"



2 East Elevation - Existing
3/16" = 1'-0"



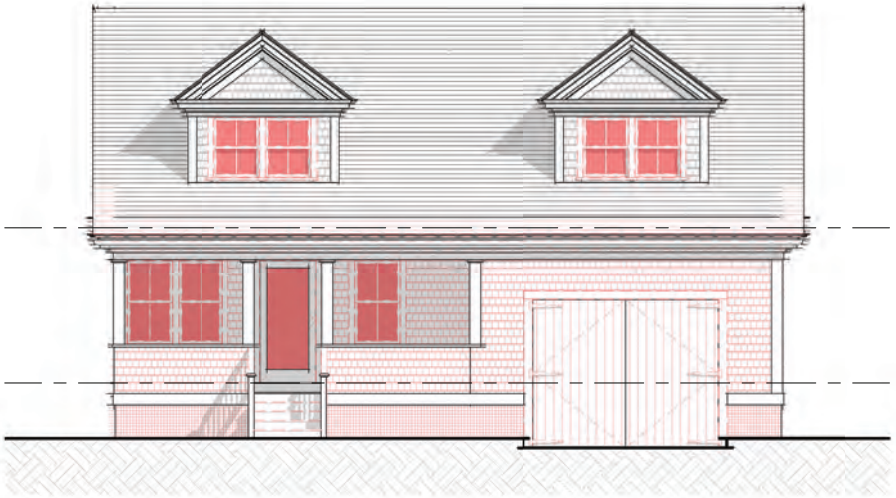
1X South Elevation - Demolition
3/16" = 1'-0"



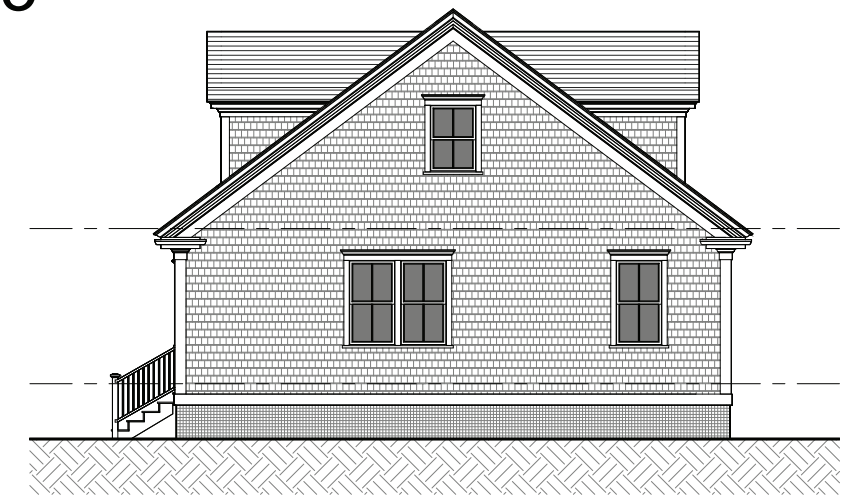
2X East Elevation - Demolition
3/16" = 1'-0"



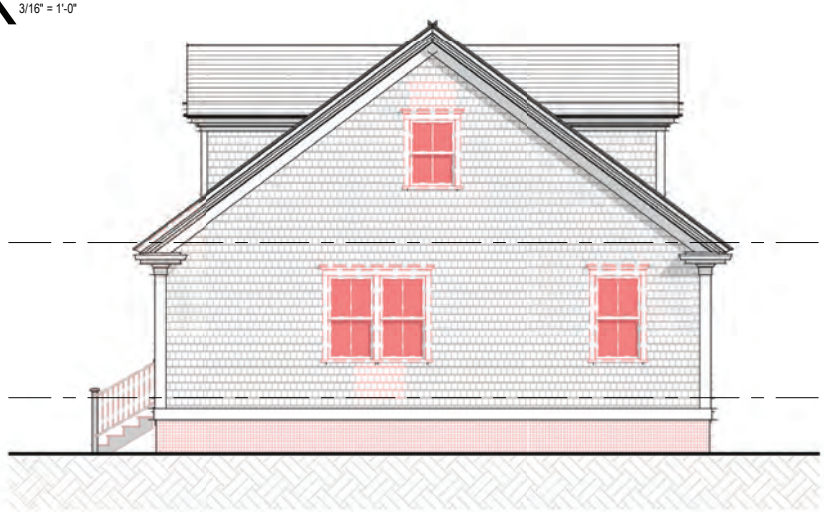
3 North Elevation - Existing
3/16" = 1'-0"



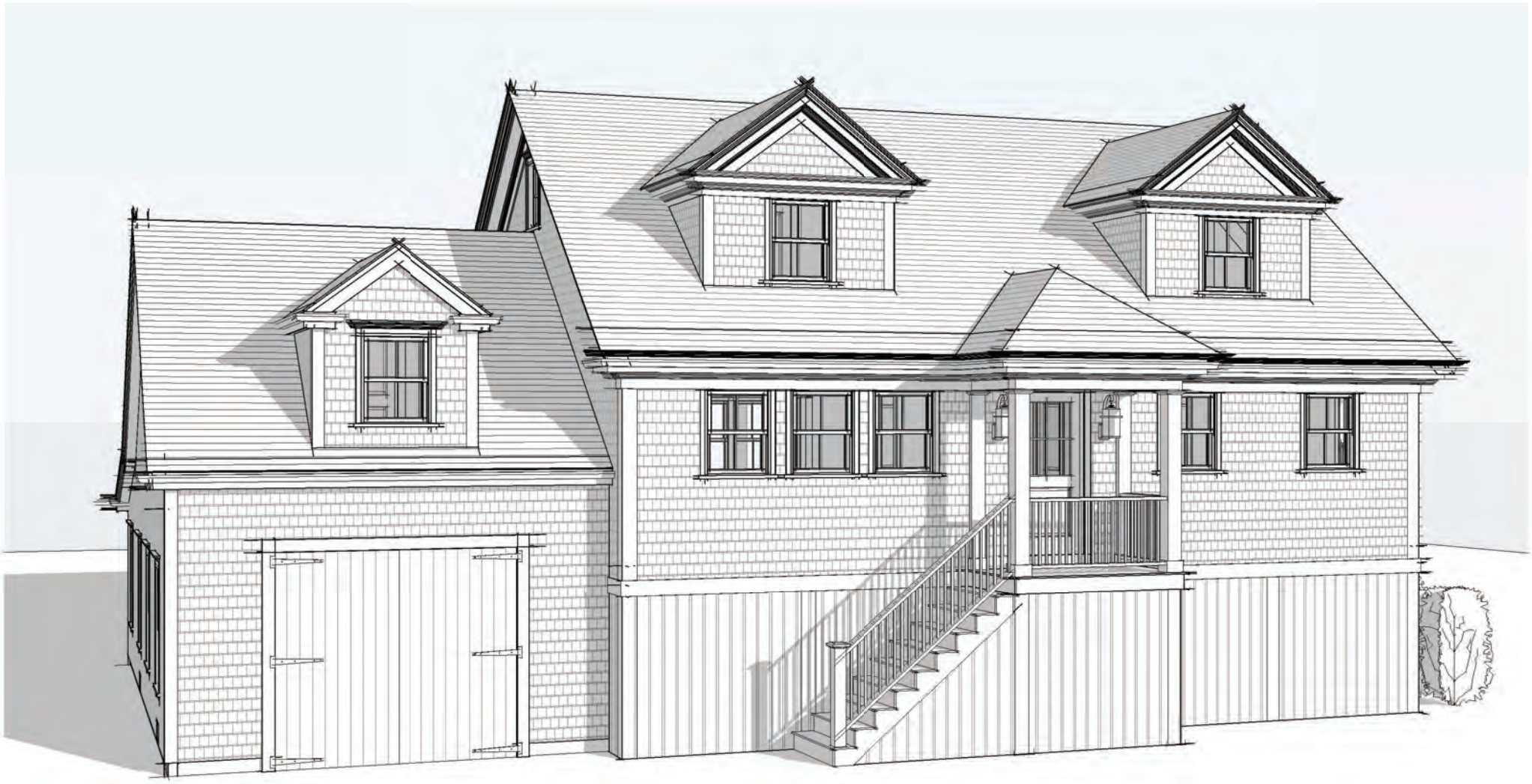
3X North Elevation - Demolition
3/16" = 1'-0"



4 West Elevation - Existing
3/16" = 1'-0"



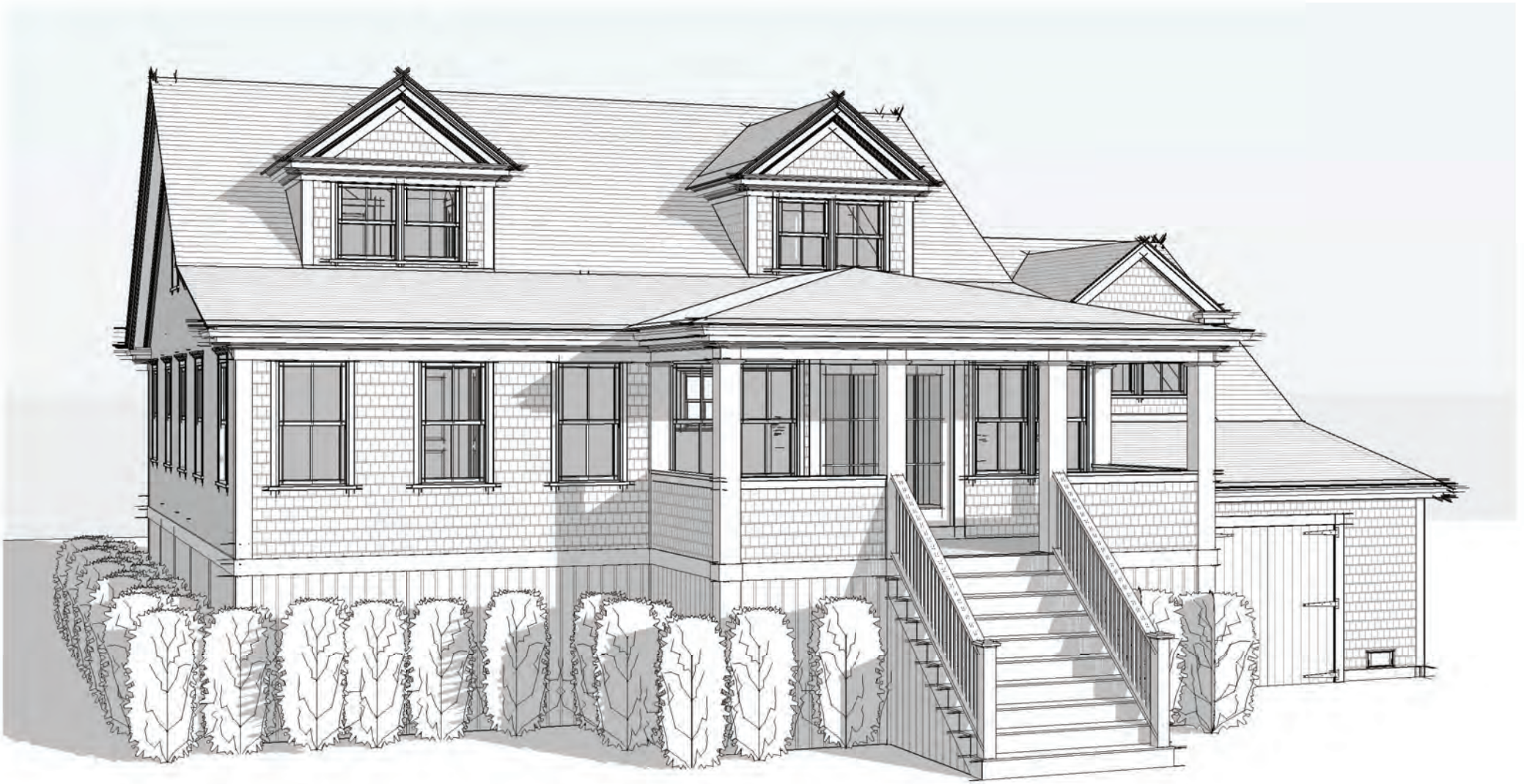
4X West Elevation - Demolition
3/16" = 1'-0"



1 View from Southwest



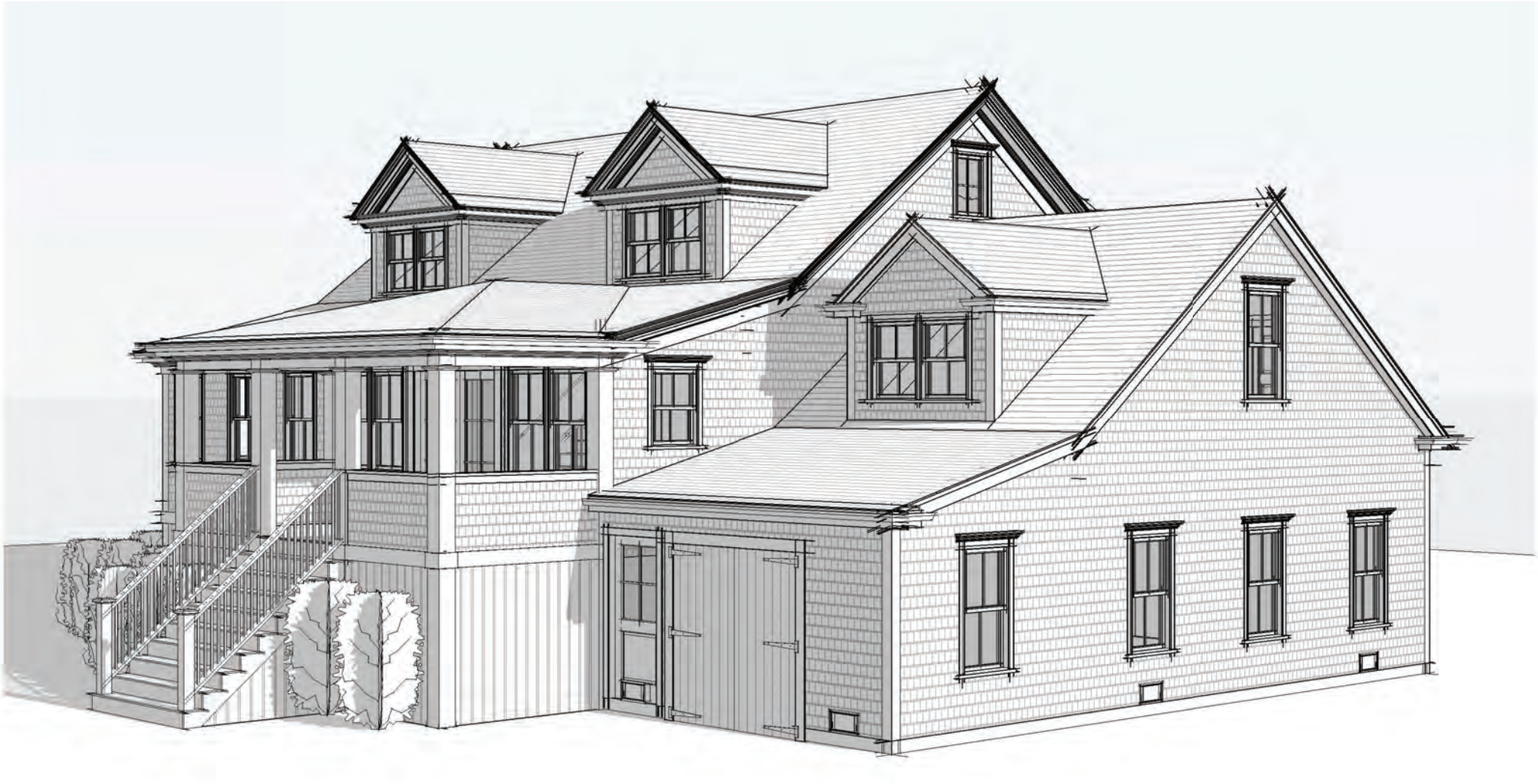
2 View from East



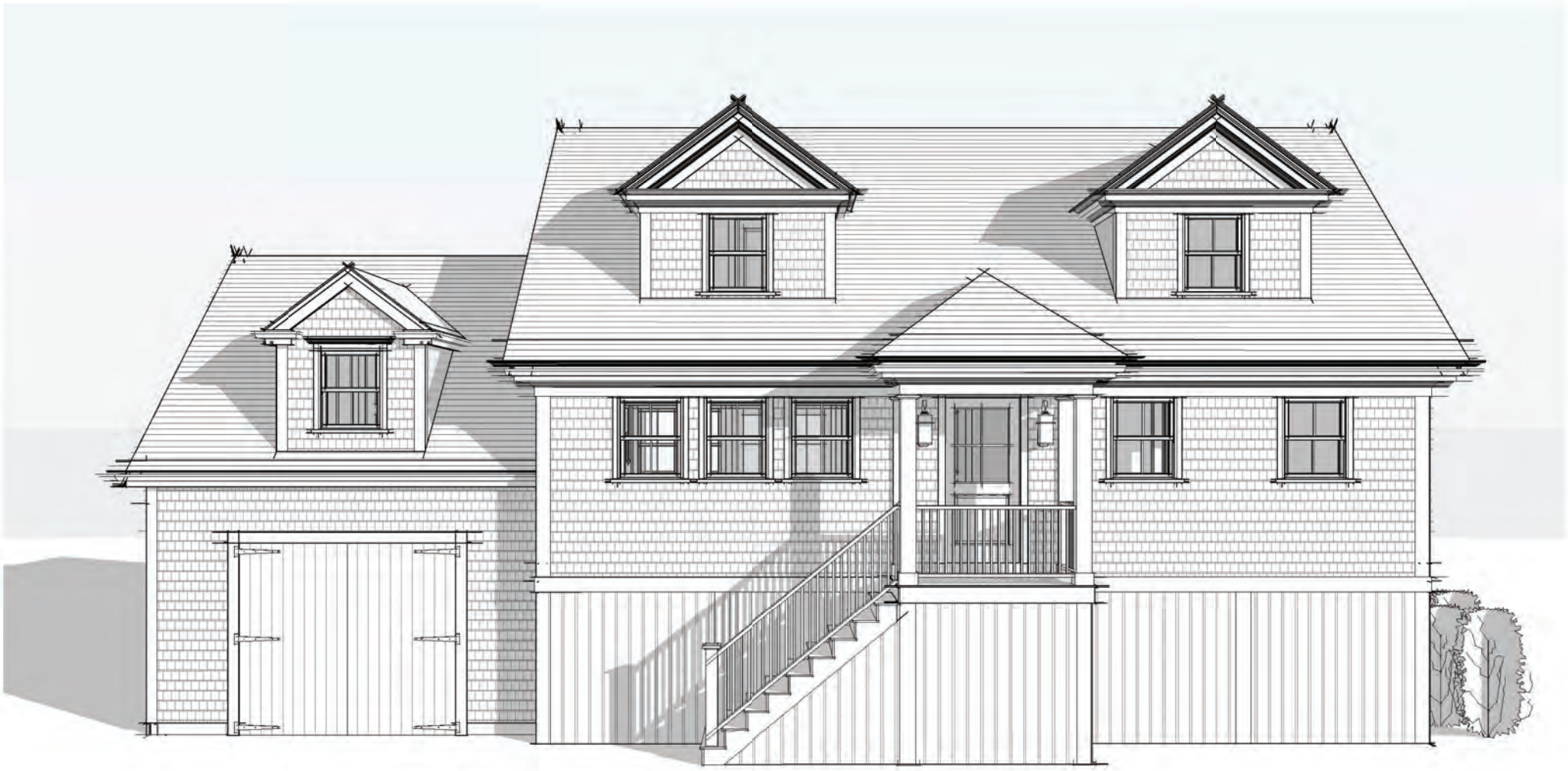
3 View from Northeast



4 View from North



5 View from Northwest



6 View from South

32 Pocomo Road : M17 / P77

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 11.30.23
X	HDC Case Number (ie HDC2020-05-0265):
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Joshua Bancroft Date: 11.30.23

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 11.21.23

32 Pocomo Rd / Whitney A Gifford, Trust

Emeritus LTD

14 / 77

Gate & fence

Sitting Board: Oliver, Coombs, Camp, Paul

Chair: Pohl Alternate: None

Oliver: There are no other stone pillars on Pocomo Road. A different post type should be considered. Gate should be moved further back into driveway.

Coombs: Agrees. Gate is inappropriate for Pocomo Road and should be simplified. Asked for clarity regarding metal mesh deer fence.

Camp: Agrees. Should have simple barn style gate with wood columns.

Paul: Agrees. Gate should be pulled back farther from street which would allow for greater design flexibility.

Pohl: Agrees. Gate should be pulled at least 5' further back from street with landscaped transition between gate and deer fence. Motion to Hold for Revisions carried 5-0.

Motion to hold for revisions (Coombs)

Roll Call Vote: Carried 5-0

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°: 14 PARCEL N°. 77

Street & Number of Proposed Work: 32 Pocomo Road

Owner of record: Gifford, Whitney A. Trust

Mailing Address: 32 Pocomo Rd
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams LN
Nantucket MA 02554

Contact Phone #: 508-325-4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☑ Fence ☑ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation Driveway Gate, Deer Fence

*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.) _____

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls Granite (Gate Columns)

* Note: Complete door and window schedules are required.

COLORS

Sidewall N/A Clapboard (if applicable) N/A Roof N/A
Trim N/A Sash N/A Doors White (GATE)
Deck N/A Foundation N/A Fence BLACK Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

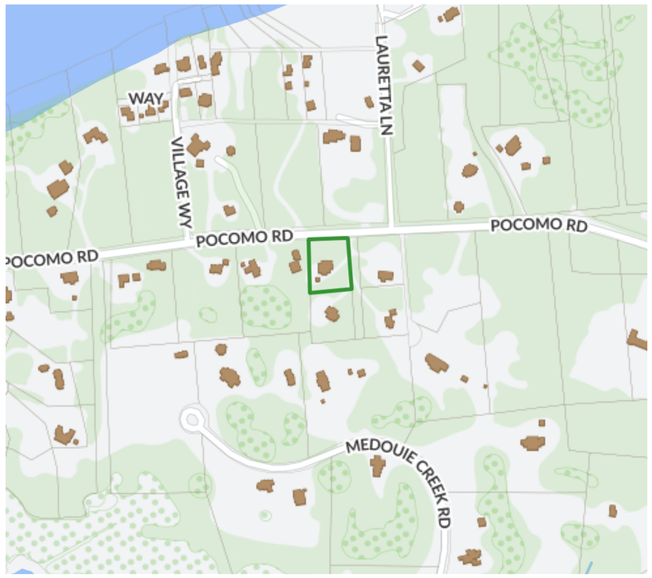
Date 10/23/23 Signature of owner of record _____ Signed under penalties of perjury

Driveway Gate

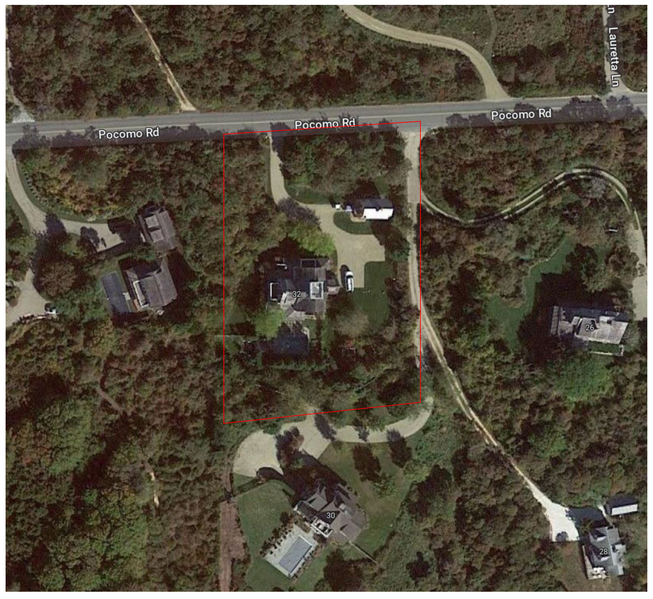
32 Pocomo Road
Nantucket, MA 02554

11.30.23

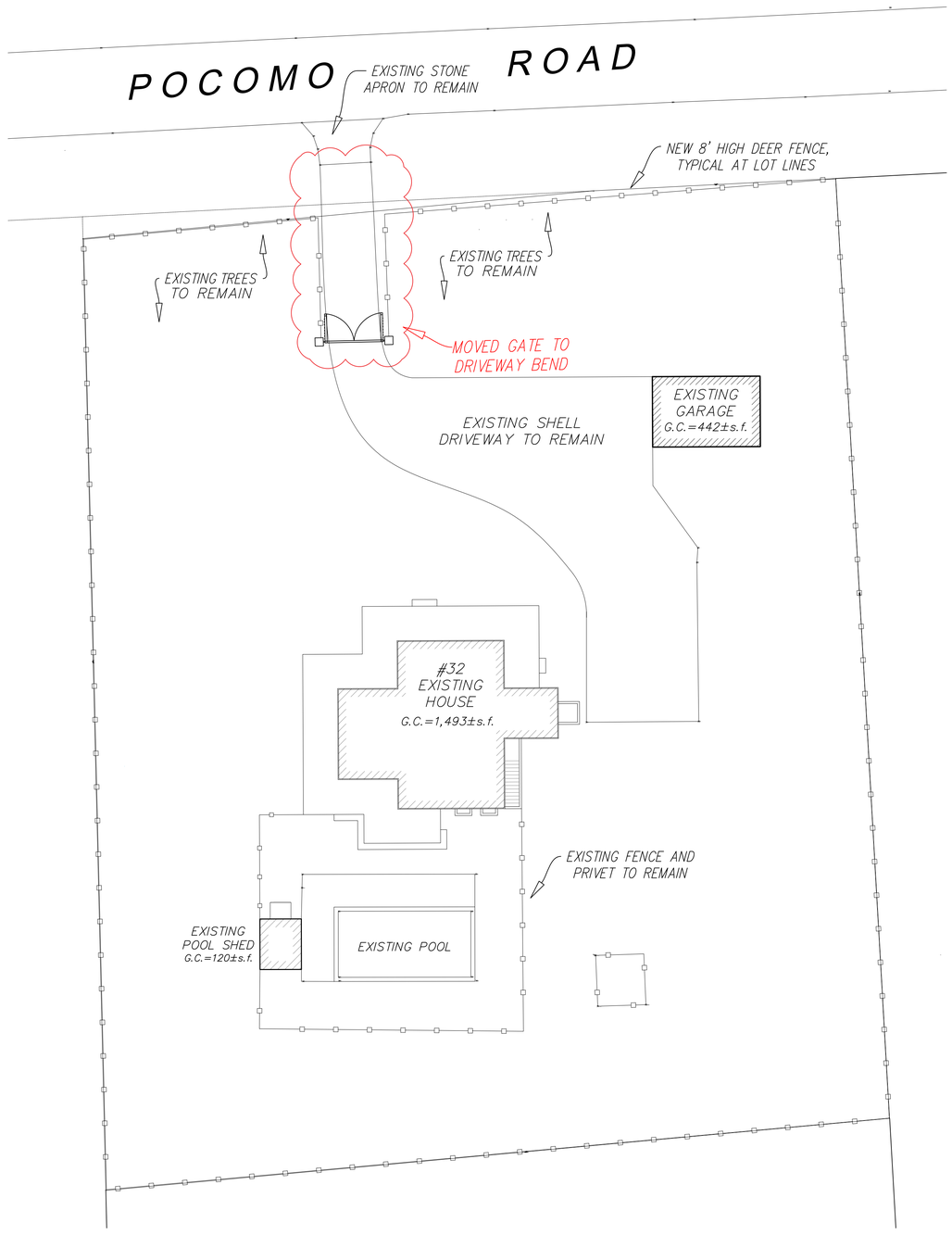
H.D.C. Submission



1 Locus Map
Not to Scale



2 Satellite View
Not to Scale



3 Site Plan
1/16" = 1'-0"

2006

Driveway Gate

32 Pocomo Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	14 / 77
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	42,690 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	2,000 SF [139-33E(1)(b)]
Existing G.C.:	1,935 SF
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index

G.1.1 Cover Sheet
A.1.1 Elevations & Details

Revisions

Cover Sheet

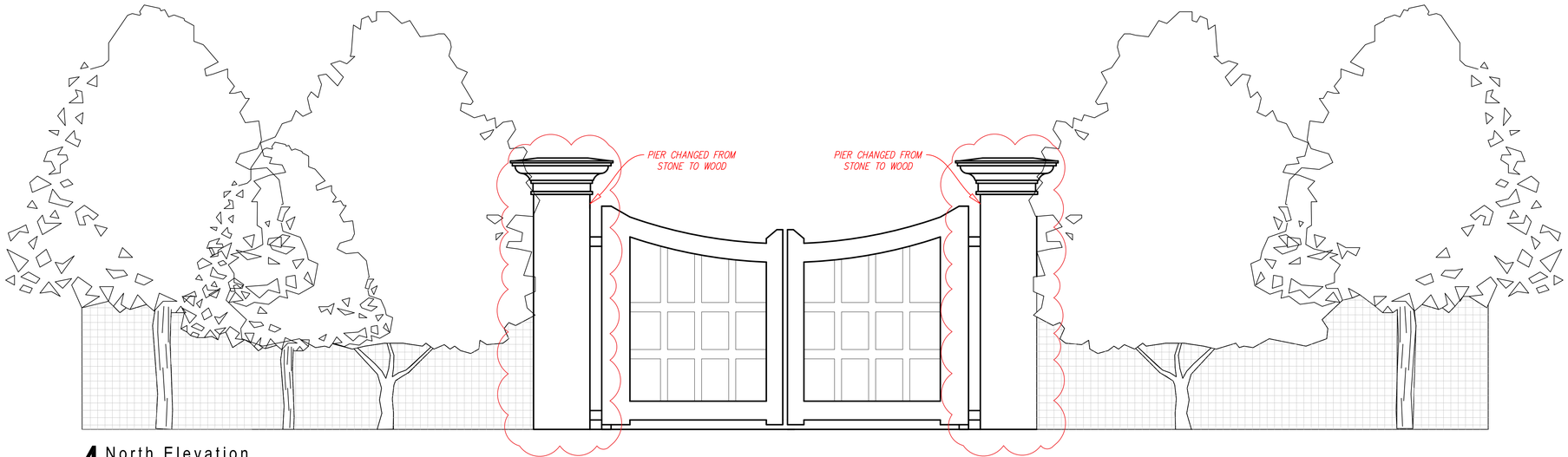
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1
2006

11.30.23

H.D.C. Submission



4 North Elevation
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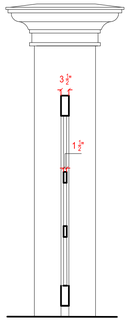

5 Section
3/16" = 1'-0"

2006

Driveway Gate

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e m e r i t u s

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A.1.1

2006

32 POCOMO ROAD (M:14 / P:77)
PROPOSED DRIVEWAY GATE
Existing Driveway View from the North





3 Cottage Ave



2 Beacon Lane



5 Hulbert Ave



15 Sherburne



6 Grand Ave



8 Jefferson Ave



8 Monomoy Creek Road



16 Baxter Rd



8 Monomoy Road



12 Eel Point



13 Monomoy Rd



21 Lyons Ln



39 Quidnet



38 Monomoy Rd



23 Flintrock Rd



28 Easton St



41 Ocean Ave



97 Squam Rd



51 Hulbert Ave



60 Monomoy Rd



62 Cliff Rd



64 Monomoy Rd



65 Monomoy Rd



72 Monomoy Rd



89 Main St



91 Tom Nevers



103 Sankaty Rd



93 Main St



93 Squam Rd



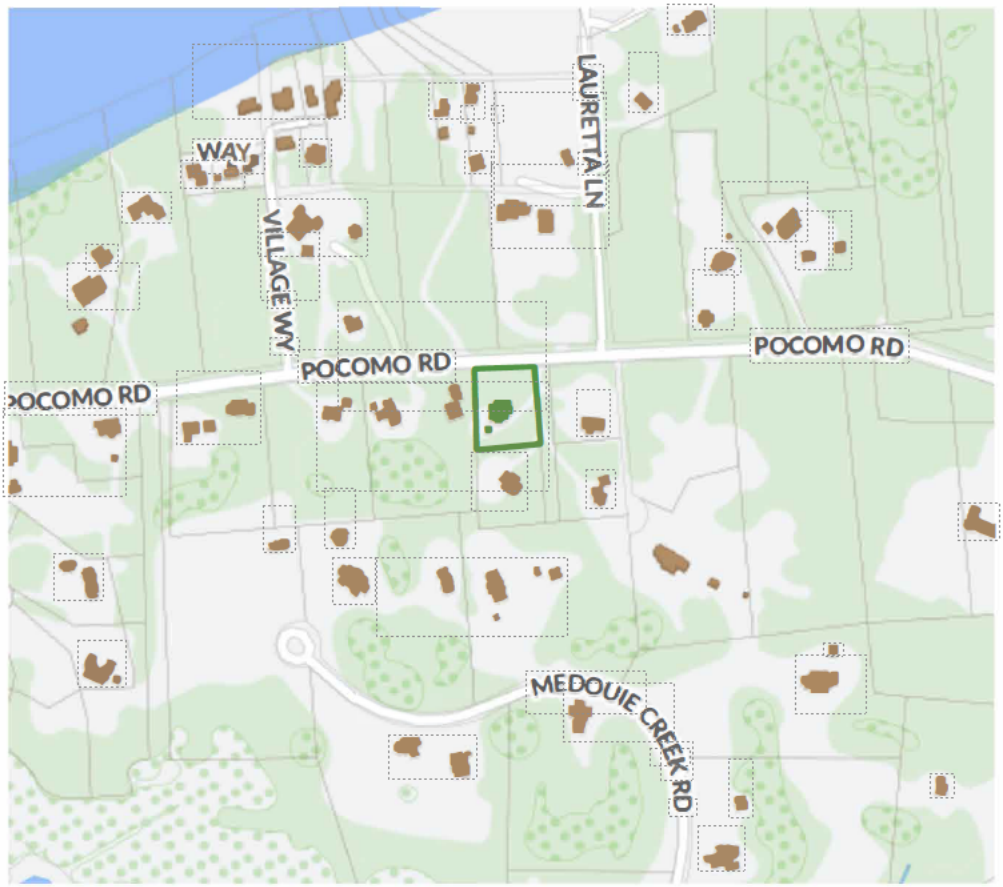
94 Tom Nevers



95 Main St



101 Low Beach Rd



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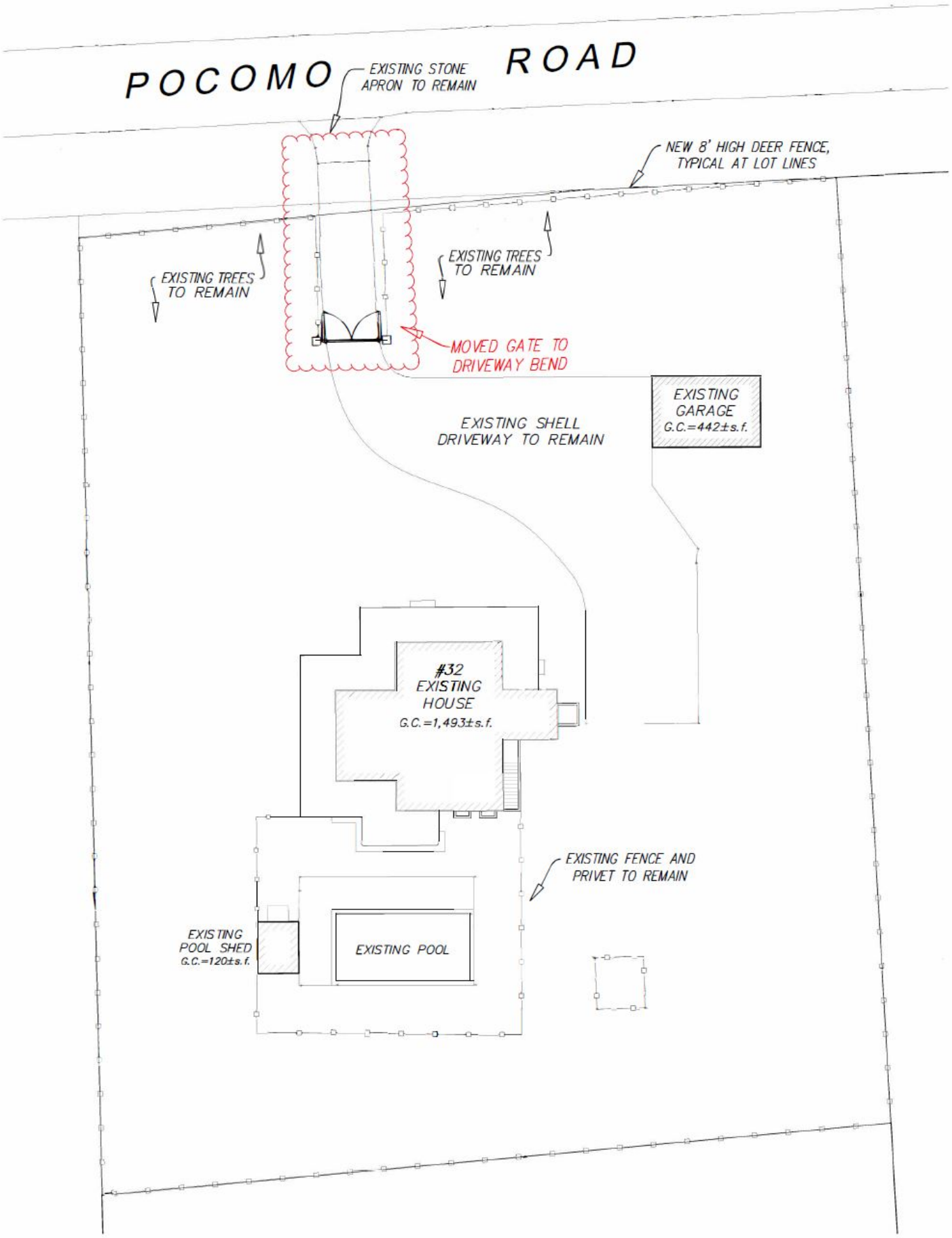

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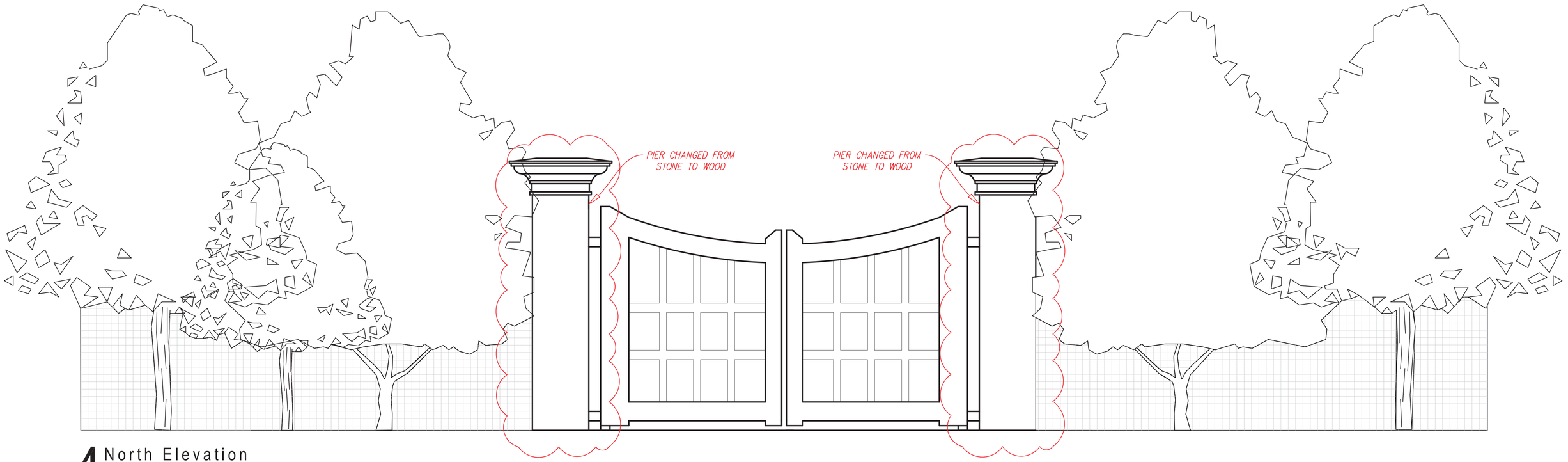

4 North Elevation

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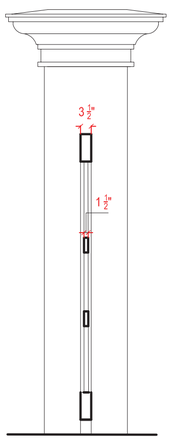

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Historic District Commission

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X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: Unknown B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: Unknown B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 11.29.23

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 11.21.23

2-4 Highland Ave / Harold Brothers Realty LLC

30 / 187 & 289

New Dwelling

Sitting Board: Oliver, Camp, Coombs, Paul, Welch

Alternate: None

Backus: Commission opined on roofwalk at first review; no concern with outdoor shower or fenestrations changes.

Rowland: Roofwalk is too wide & not appropriate; if allowed should be narrowed down & chimney should be narrowed.

Oliver: I agree about roofwalk; What's not helping is posts are minuscule; Not in favor of roofwalk in this configuration.

Camp: Would Agree with what was said

Paul: No issue with fenestration changes & shower; Chimney needs work with top cap; If roofwalk changed in dimension a little bit and all natural it might be okay; Requested 3D perspective of façade

Welch: Roofwalk is a concern; would like to see roofwalk without skirt; changing post thickness might help, but not sure.

Motion to hold for revisions (Camp)
Carried 5-0 Oliver, Coombs, Camp, Welch, Paul (aye)

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°: 30 PARCEL N°. 187 & 289

Street & Number of Proposed Work: 2 & 4 Highland Ave

Owner of record: Harold Brothers Realty LLC

Mailing Address: 44 Wood Rock Road
Weymouth MA 02186

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-01-7685

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Add roofwalk, outdoor shower, + Fenestration Revisions

Size of Structure or Addition: Length: No Change Sq. Footage 1st floor: No change Decks/Patio: Size: No Change ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: No Change ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South 18" +/- East 18" +/- West 6" +/-

Height of ridge above final finish grade: North No Change South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation Added Roofwalk
3. West Elevation Added outdoor shower + Revised Fenestration
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

NO CHANGE

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGE

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White + Charcoal

Deck Natural + White Foundation Natural Fence _____ Shutters Charcoal

* Attach manufacturer's color samples if color is not from HDC approval list.

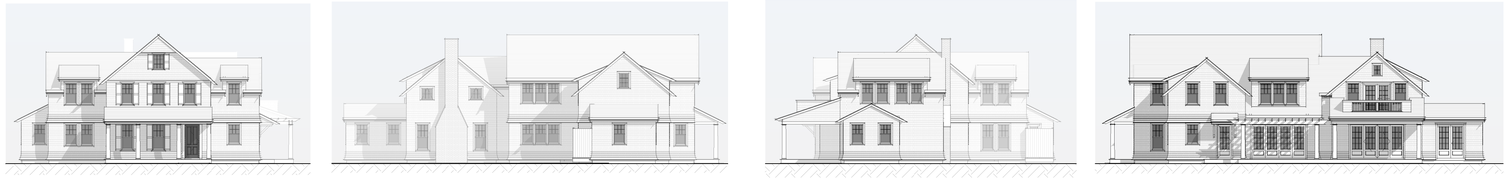
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/3/23 Signature of owner of record _____ Signed under penalties of perjury

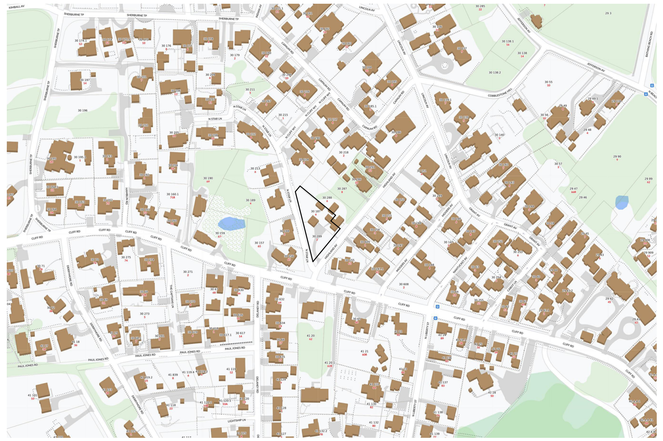
Harold Residence

2-4 Highland Ave
Nantucket, MA 02554

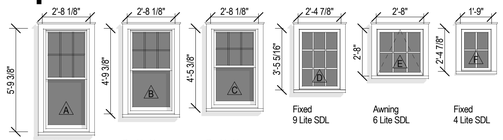
11.30.23

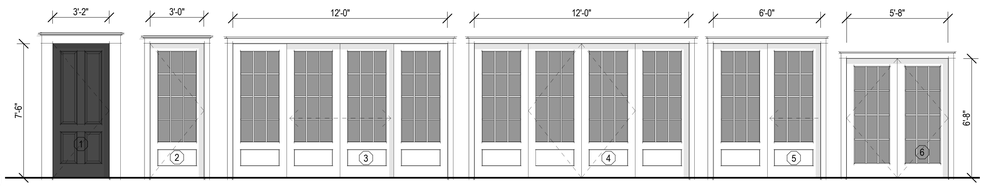


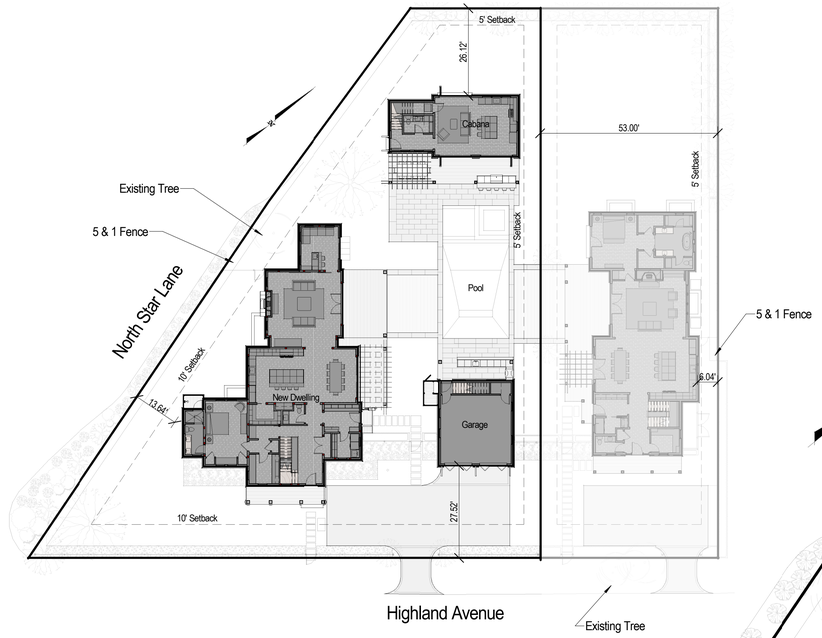
South | West | North | East



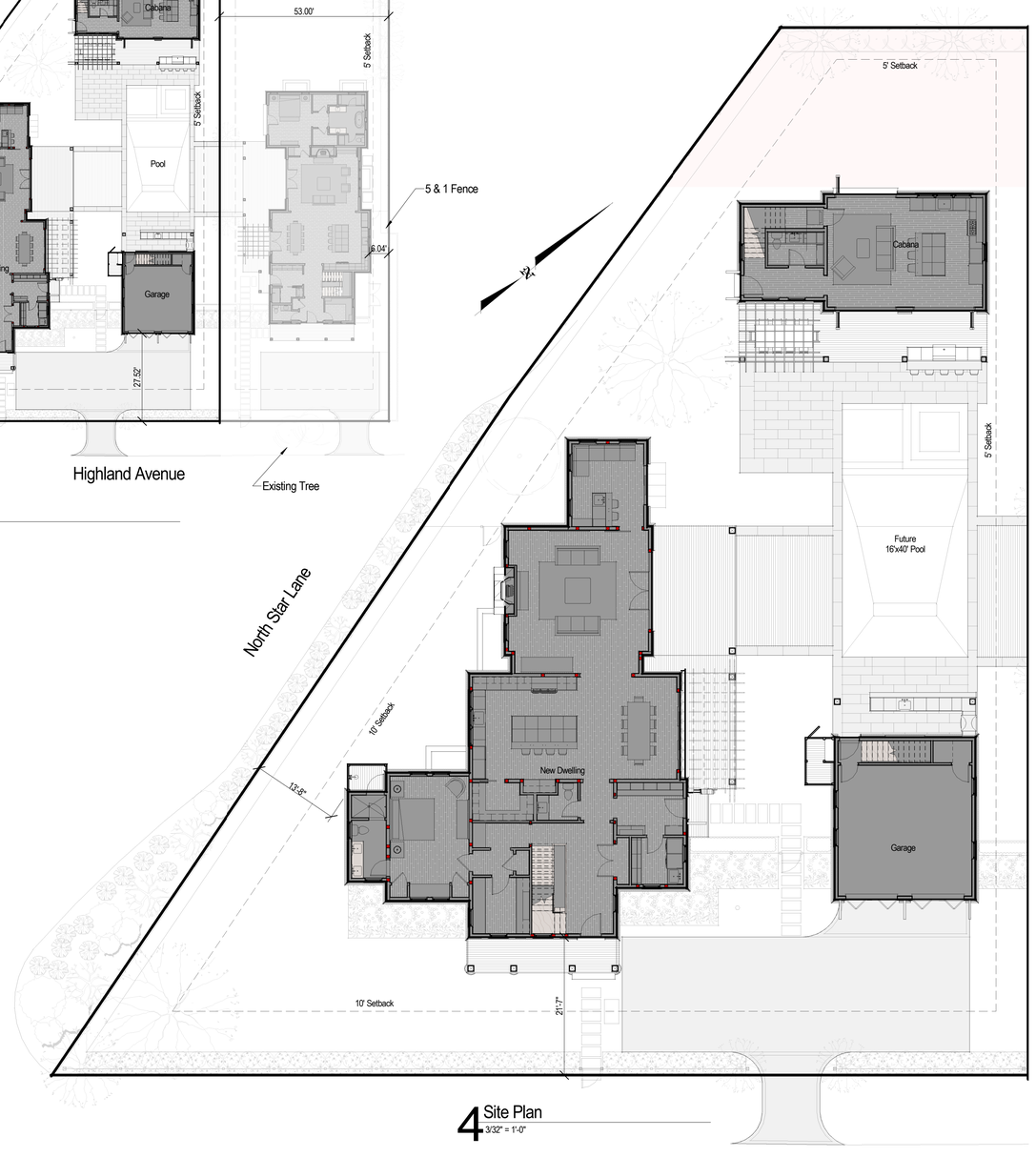
1 Locus Map
Not to Scale







Overall Site Plan
3/64" = 1'-0"



4 Site Plan
3/32" = 1'-0"

HDC Submissions

WINDOW SCHEDULE

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	SERIES	MODEL	DP RATING
A	12	2'-7 5/8"	5'-8 7/8"	2'-8 1/8"	5'-9 3/8"	Andersen	400	TW2656	≥ 30
B	17	2'-7 5/8"	4'-8 7/8"	2'-8 1/8"	4'-9 3/8"	Andersen	400	TW2646	≥ 30
C	20	2'-7 5/8"	4'-4 7/8"	2'-8 1/8"	4'-5 3/8"	Andersen	400	TW2642	≥ 30
D	2	2'-4 3/8"	3'-4 13/16"	2'-4 7/8"	3'-5 5/16"	Andersen	400	CW135	≥ 30
E	2	2'-7 1/2"	2'-7 1/2"	2'-8"	2'-8"	Andersen	400	AX281	≥ 30
F	1	1'-8 1/2"	2'-4 3/8"	1'-9"	2'-4 7/8"	Andersen	400	CN125	≥ 30

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-2"	7'-6"	TBD	TBD		
2	1	3'-0"	7'-6"	TBD	TBD		
3	1	12'-0"	7'-6"				
4	1	12'-0"	7'-6"				
5	1	6'-0"	7'-6"				
6	1	6'-0"	6'-8"				
33	1	2'-8"	7'-6"				

WINDOW & DOOR NOTES

1. Windows w/ DP Rating of 30 or Greater Required
2. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
4. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
5. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
6. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
7. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
8. The Unit Measurements Given In this Document Are For A Guide Only
9. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

2241

Harold Residence

2-4 Highland Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	30 / 289 & 187
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	15,718 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	4,715 SF +/- or 30%
Proposed G.C.:	2,329 SF +/-
Total Proposed G.C.:	3,544 SF +/-

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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D.1.9 Interior Elevations - Kitchen
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D.3.5 Exterior Trim Details
D.3.6 Exterior Trim Details
E.1.0 Basement Lighting Plan
E.1.1 First Floor Lighting Plan
E.1.2 Second Floor Lighting Plan
E.1.3 Second Floor Ceiling Diagram
D.3.4 Building Section @ Main Mass

Revisions

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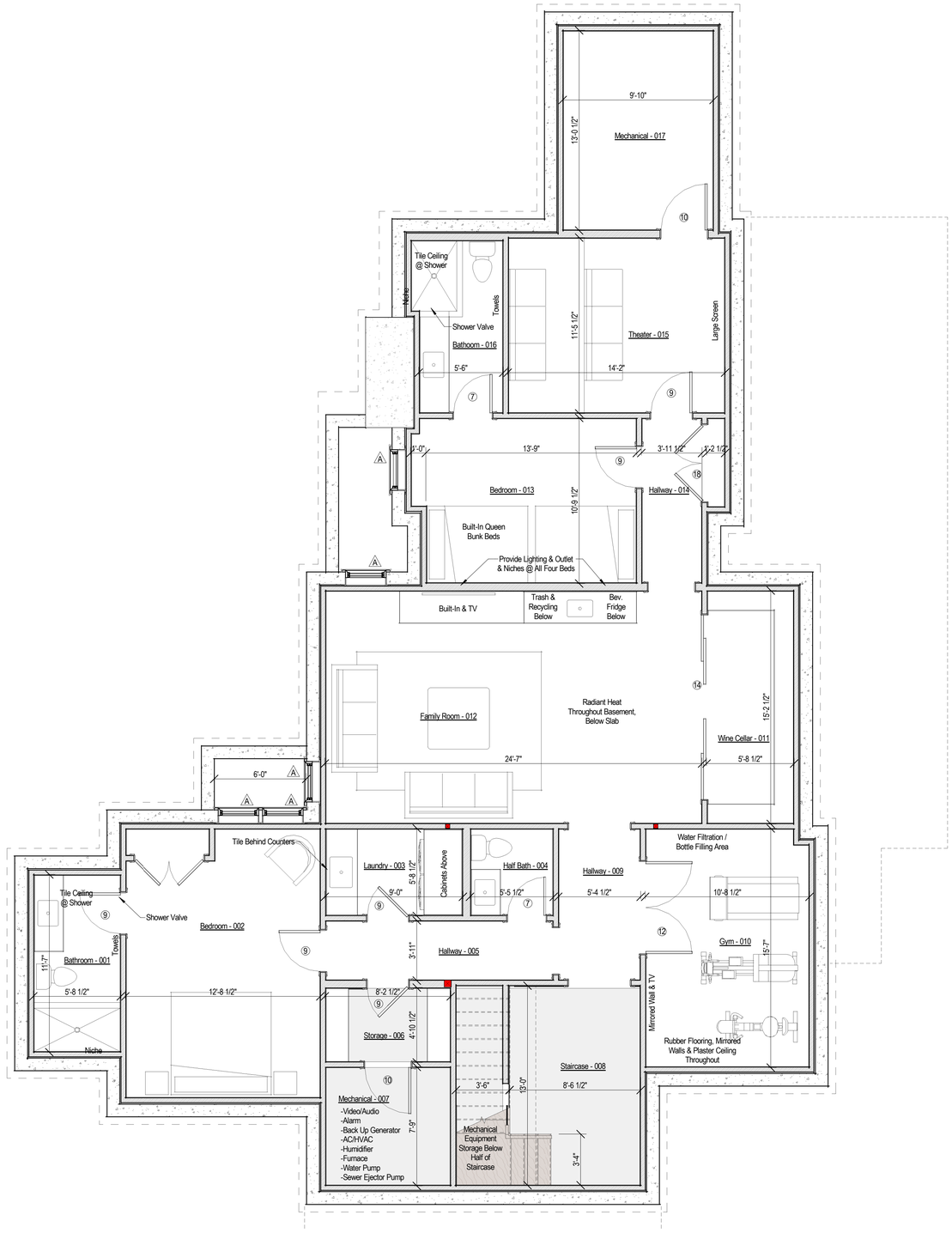
G.1.1
2241

11.30.23

HDC Submissions



1 Basement Plan
1/4" = 1'-0"

Room Schedule	
#	Room
001	Bathroom
002	Bedroom
003	Laundry
004	Half Bath
005	Hallway
006	Storage
007	Mechanical
008	Staircase
009	Hallway
010	Gym
011	Wine Cellar
012	Family Room
013	Bedroom
014	Hallway
015	Theater
016	Bathroom
017	Mechanical
101	Foyer
102	Office
103	Primary Bedroom
104	Primary Bath
105	Pantry
106	1/2 Bath
107	Mudroom
108	Laundry
109	Dining
110	Kitchen
111	Living Room
112	Bar
201	Bedroom
202	Bath
203	Laundry
204	Bath
205	Bedroom
206	Sitting Area
207	Primary Bedroom
208	Primary Bath

2241

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emeritus

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Basement Plan

Site Information

Map & Parcel:	30 / 289 & 187
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	15,718 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	4,715 SF +/- or 30%
Proposed G.C.:	2,329 SF +/-
Total Proposed G.C.:	3,544 SF +/-

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D.1.2 Interior Elevations - Office
D.1.3 Interior Elevations - Primary Bedroom
D.1.4 Interior Elevations - Primary Bath
D.1.5 Interior Elevations - Mudroom
D.1.6 Interior Elevations - Laundry
D.1.7 Interior Elevations - 1/2 Bath & Pantry
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D.2.3 Interior Elevations - Laundry 203
D.2.4 Interior Elevations - Bath 204
D.2.5 Interior Elevation - Bed 205
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A.1.0
2241

11.30.23

HDC Submissions



1 First Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
001	Bathroom
002	Bedroom
003	Laundry
004	Half Bath
005	Hallway
006	Storage
007	Mechanical
008	Staircase
009	Hallway
010	Gym
011	Wine Cellar
012	Family Room
013	Bedroom
014	Hallway
015	Theater
016	Bathoom
017	Mechanical
101	Foyer
102	Office
103	Primary Bedroom
104	Primary Bath
105	Pantry
106	1/2 Bath
107	Mudroom
108	Laundry
109	Dining
110	Kitchen
111	Living Room
112	Bar
201	Bedroom
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203	Laundry
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205	Bedroom
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2241

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First Floor Plan

Site Information

Map & Parcel:	30 / 289 & 187
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	15,718 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	4,715 SF +/- or 30%
Proposed G.C.:	2,329 SF +/-
Total Proposed G.C.:	3,544 SF +/-

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Revisions

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A.1.1
2241

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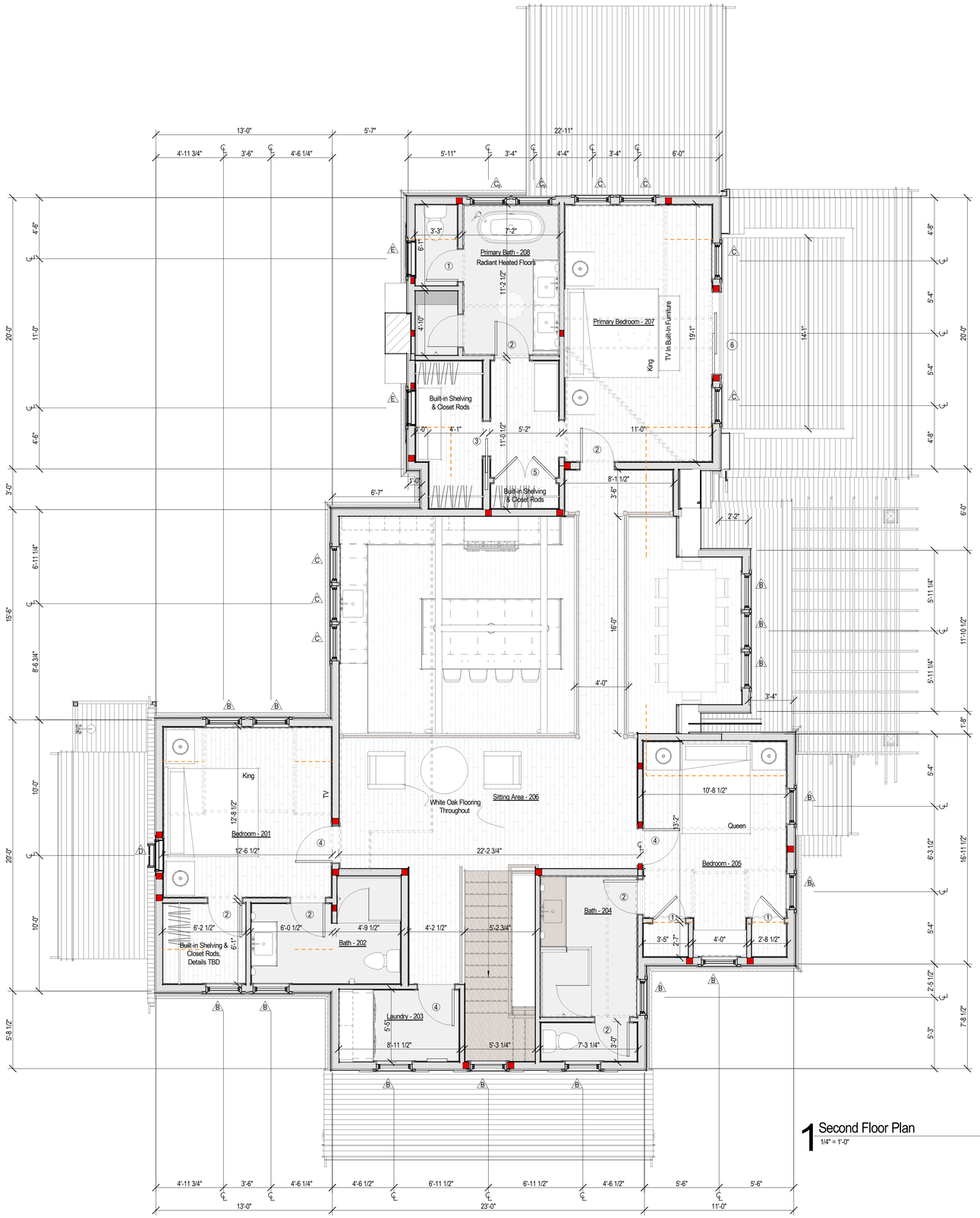
HDC Submissions



1 Second Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
001	Bathroom
002	Bedroom
003	Laundry
004	Half Bath
005	Hallway
006	Storage
007	Mechanical
008	Staircase
009	Hallway
010	Gym
011	Wine Cellar
012	Family Room
013	Bedroom
014	Hallway
015	Theater
016	Bathoom
017	Mechanical
101	Foyer
102	Office
103	Primary Bedroom
104	Primary Bath
105	Pantry
106	1/2 Bath
107	Mudroom
108	Laundry
109	Dining
110	Kitchen
111	Living Room
112	Bar
201	Bedroom
202	Bath
203	Laundry
204	Bath
205	Bedroom
206	Sitting Area
207	Primary Bedroom
208	Primary Bath

2241

Harold Residence

2-4 Highland Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Second Floor Plan

Site Information

Map & Parcel:	30 / 289 & 187
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	15,718 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	4,715 SF +/- or 30%
Proposed G.C.:	2,329 SF +/-
Total Proposed G.C.:	3,544 SF +/-

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D.1.4 Interior Elevations - Primary Bath
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D.1.6 Interior Elevations - Laundry
D.1.7 Interior Elevations - 1/2 Bath & Pantry
D.1.8 Interior Elevations - Kitchen
D.1.9 Interior Elevations - Kitchen
D.1.10 Interior Elevations - Kitchen Perspectives
D.1.11 Interior Elevations - Living Room
D.1.12 Interior Elevations - Bar
D.2.1 Interior Elevations - Bedroom 201
D.2.2 Interior Elevations - Bathroom 202
D.2.3 Interior Elevations - Laundry 203
D.2.4 Interior Elevations - Bath 204
D.2.5 Interior Elevation - Bed 205
D.2.6 Interior Elevations - Primary Bedroom 207
D.2.7 Interior Elevations - Primary Bath 208
D.3.1 Interior Details
D.3.2 Interior Details
D.3.3 Staircase Details
D.3.5 Exterior Trim Details
D.3.6 Exterior Trim Details
E.1.0 Basement Lighting Plan
E.1.1 First Floor Lighting Plan
E.1.2 Second Floor Lighting Plan
E.1.3 Second Floor Ceiling Diagram
D.3.4 Building Section @ Main Mass

Revisions

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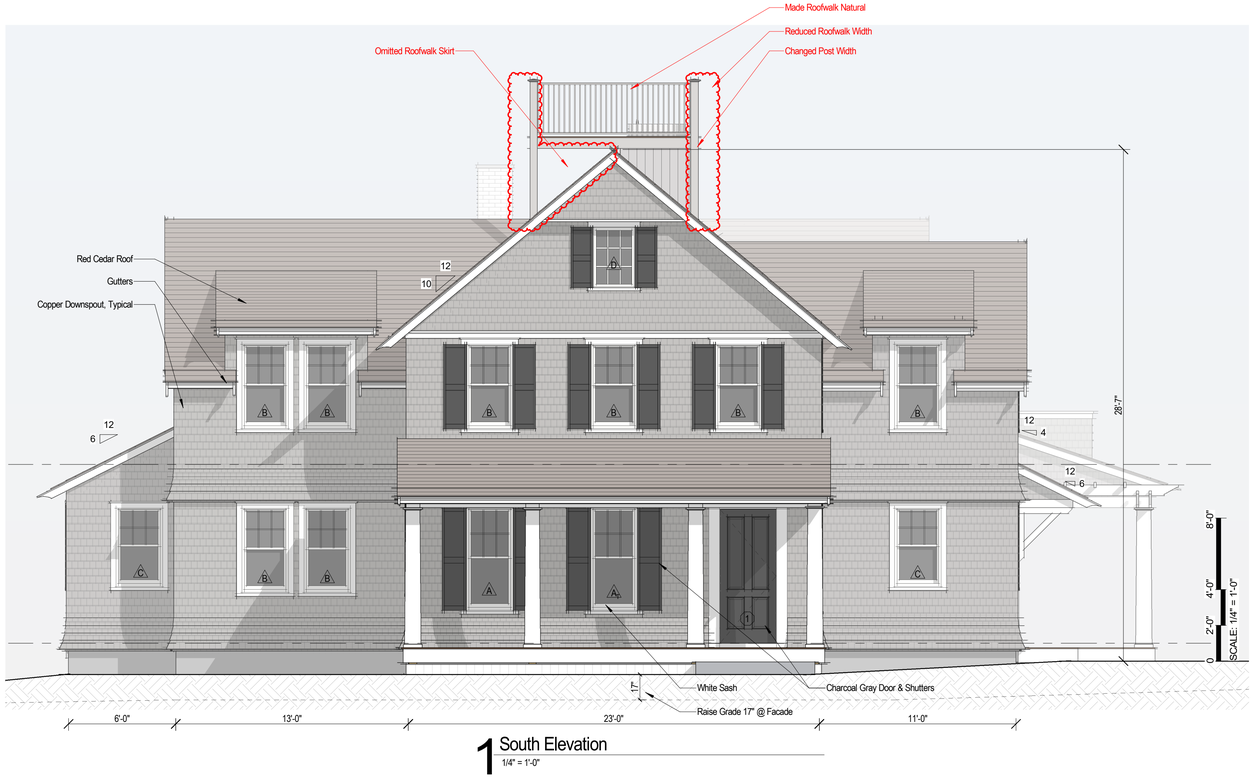
A.1.2
2241

11.30.23



1 South Elevation
1/4" = 1'-0"

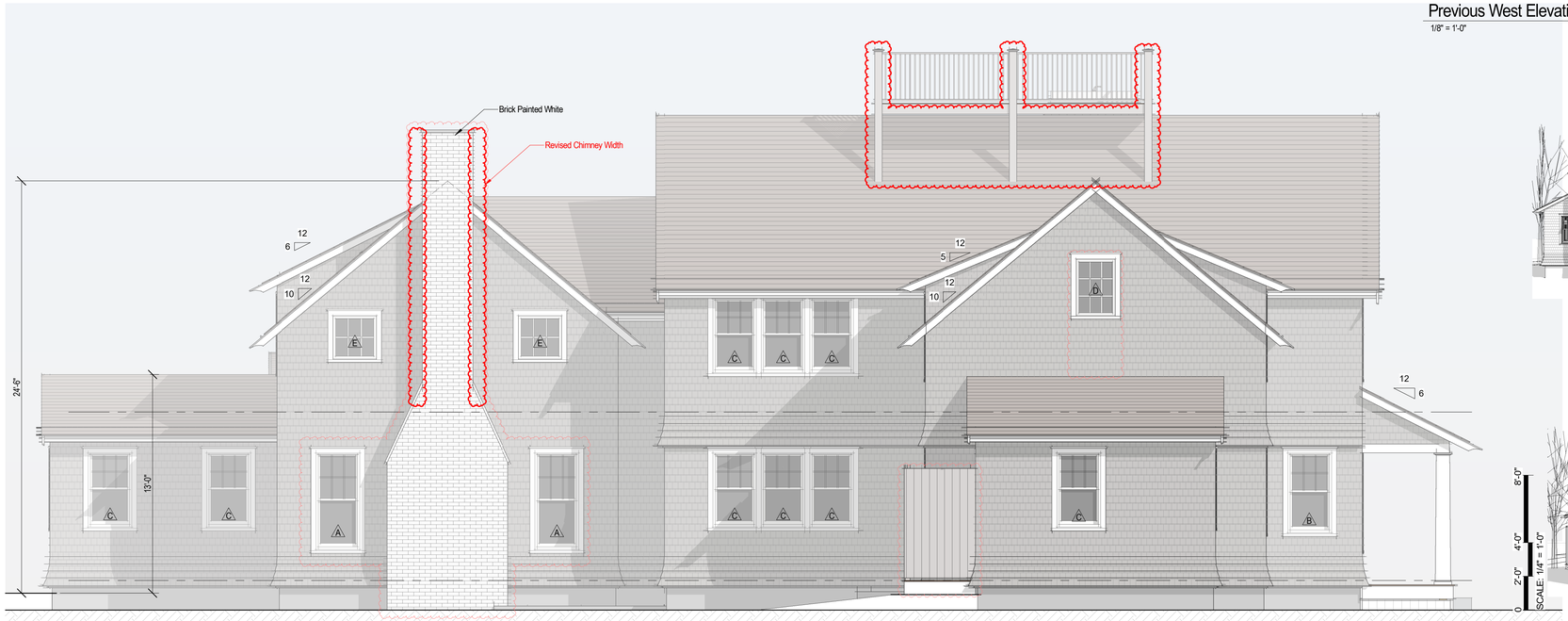


Previous South Elevation HDC Submission
1/8" = 1'-0"



Previous West Elevation HDC Submission
1/8" = 1'-0"

HDC Submissions



2 West Elevation
1/4" = 1'-0"



Front Perspective (A)



Front Perspective (B)

2241

Harold Residence

2-4 Highland Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	30 / 289 & 187
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	15,718 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	4,715 SF +/- or 30%
Proposed G.C.:	2,329 SF +/-
Total Proposed G.C.:	3,544 SF +/-

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

S.2.1 Framing Plan Diagram
G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
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A.2.2 Exterior Elevations
D.1.1 Interior Elevations - Foyer
D.1.2 Interior Elevations - Office
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Revisions

Revision 1 Date 1

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A.2.1

2241

11.30.23



1 North Elevation
1/4" = 1'-0"

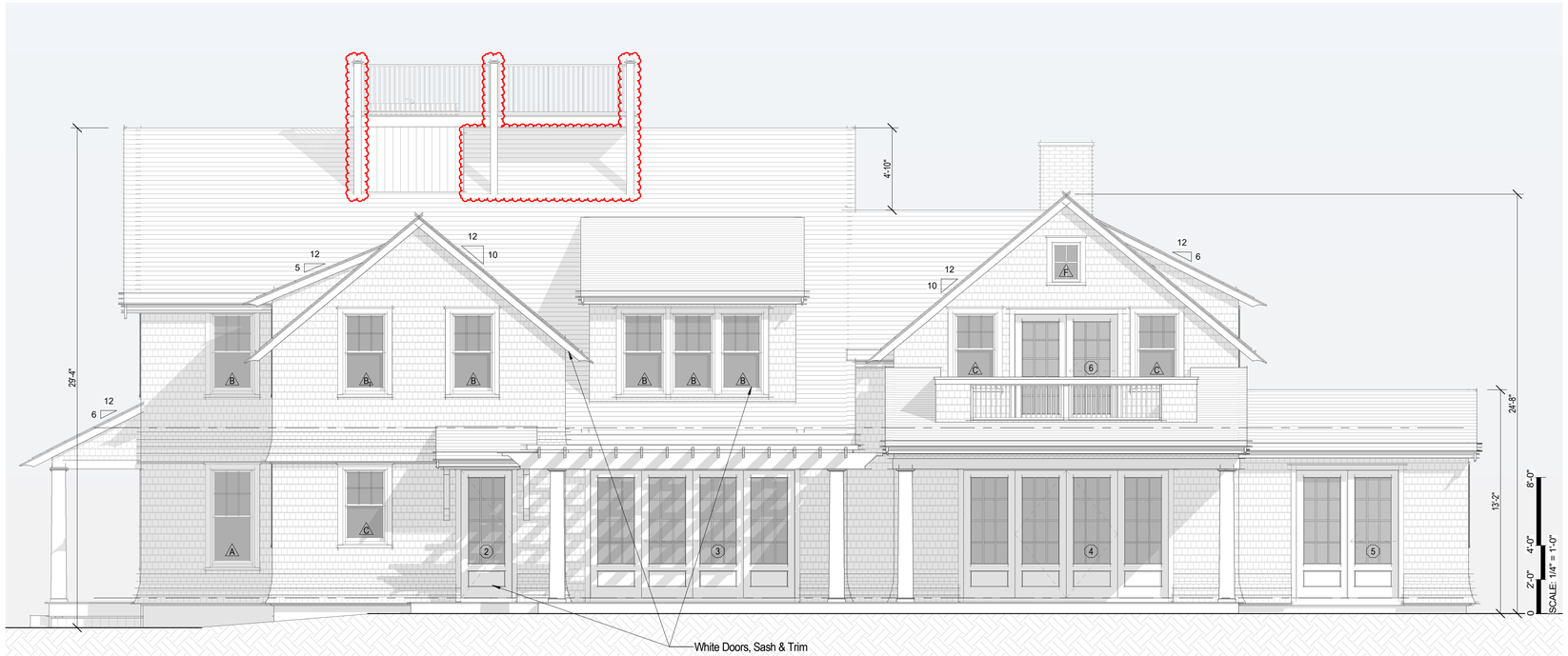


Previous North Elevation HDC Submission
1/8" = 1'-0"



Previous East Elevation HDC Submission
1/8" = 1'-0"

HDC Submissions



2 East Elevation
1/4" = 1'-0"

2241

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2-4 Highland Ave
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emeritus
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Revisions

Revision 1	Date 1

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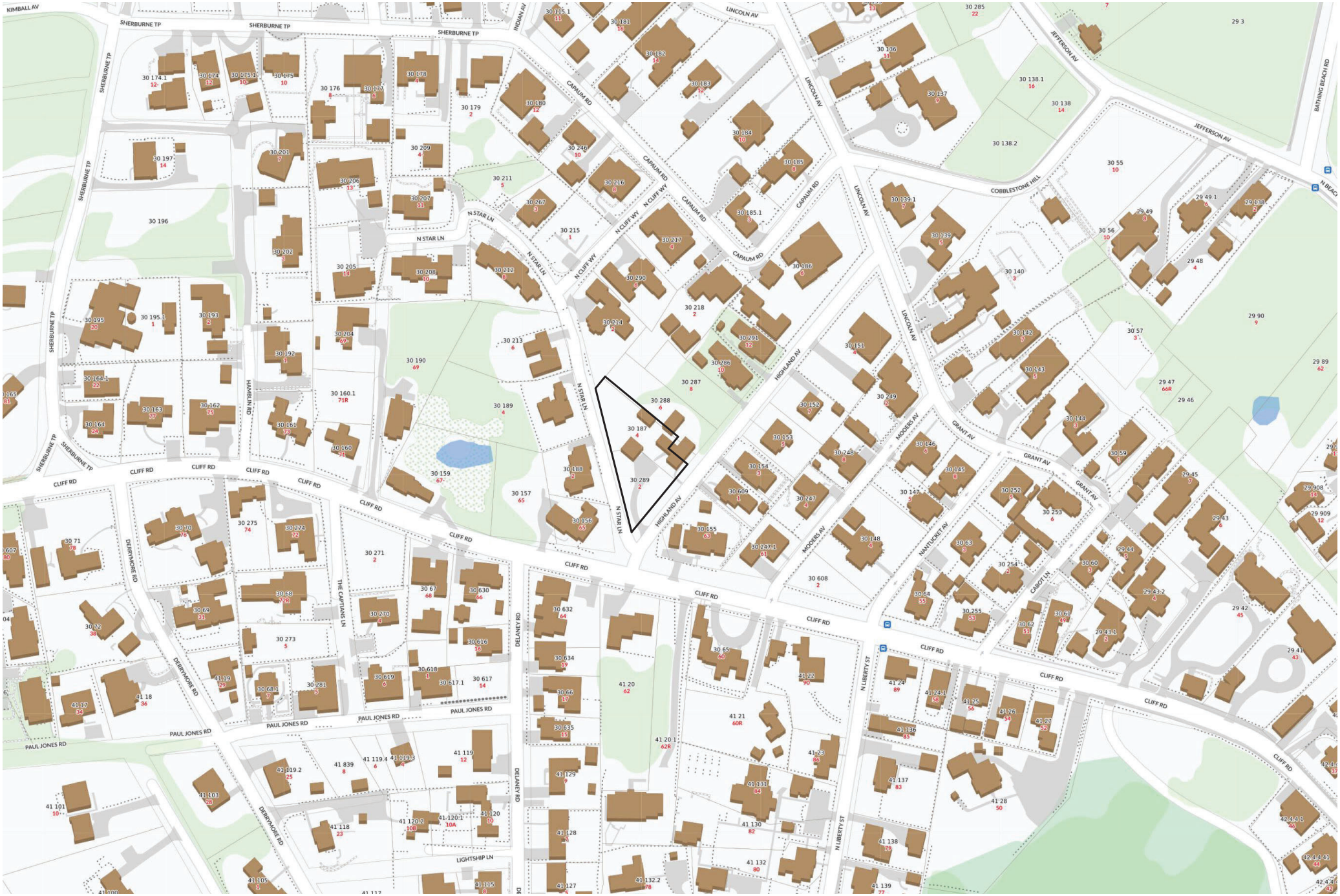
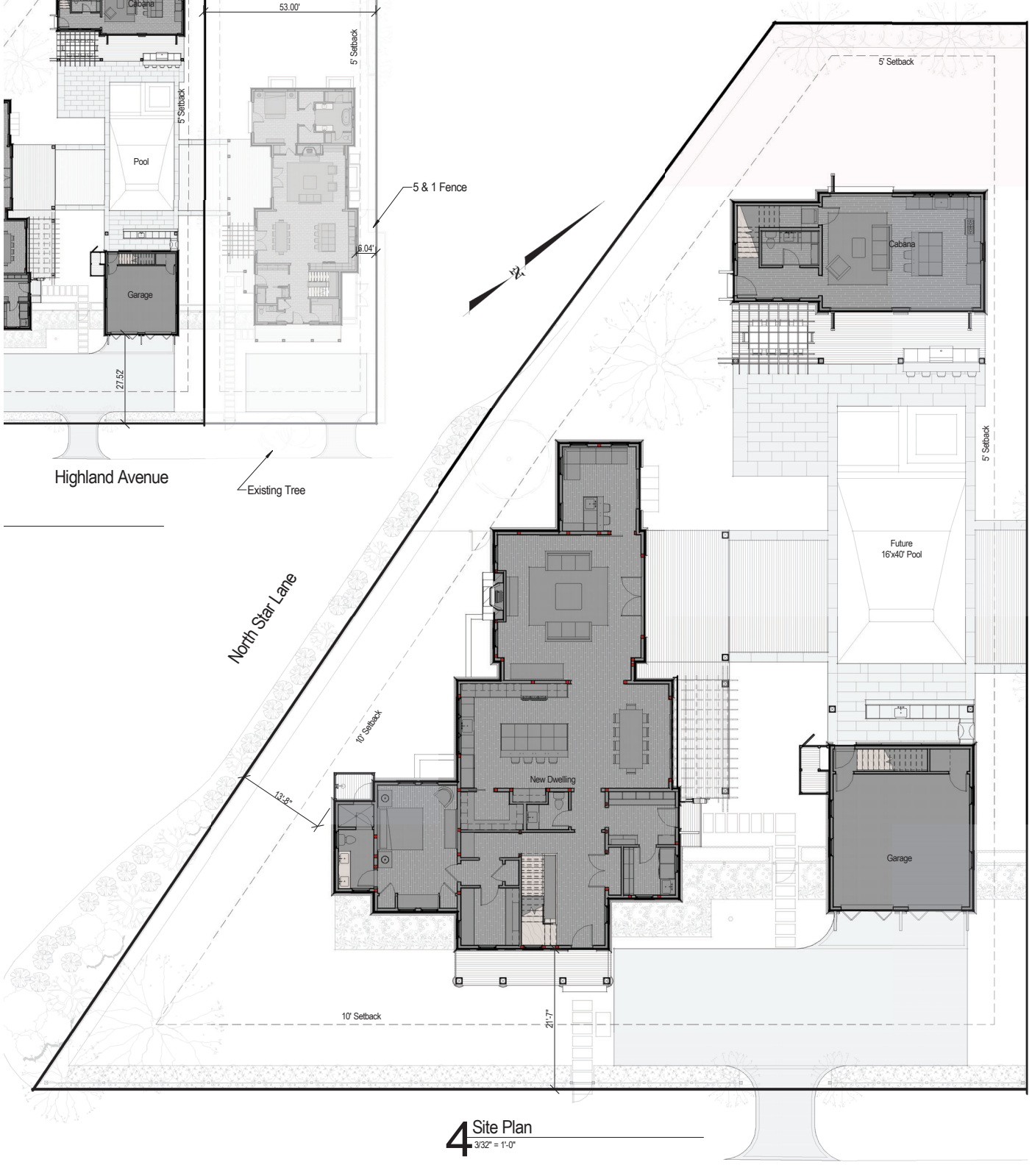
A.2.2
2241

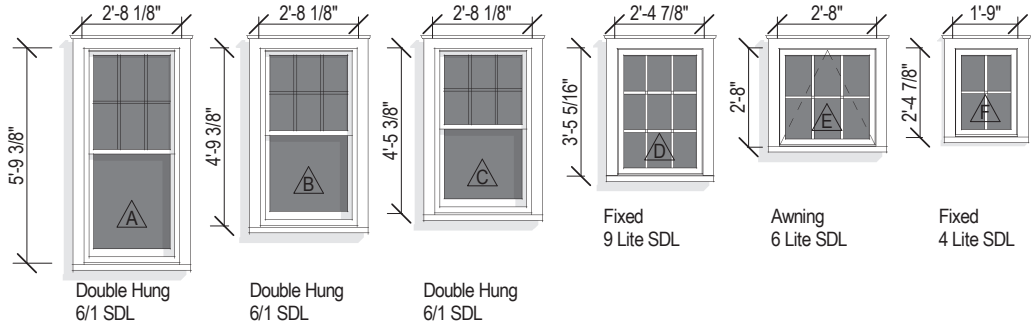


1 Locus Map

Not to Scale



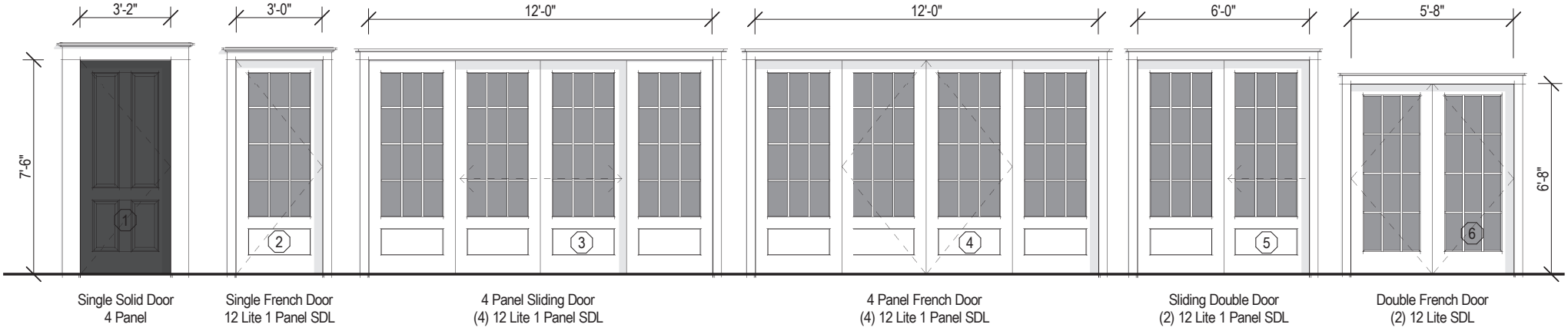
4 Site Plan
3/32" = 1'-0"

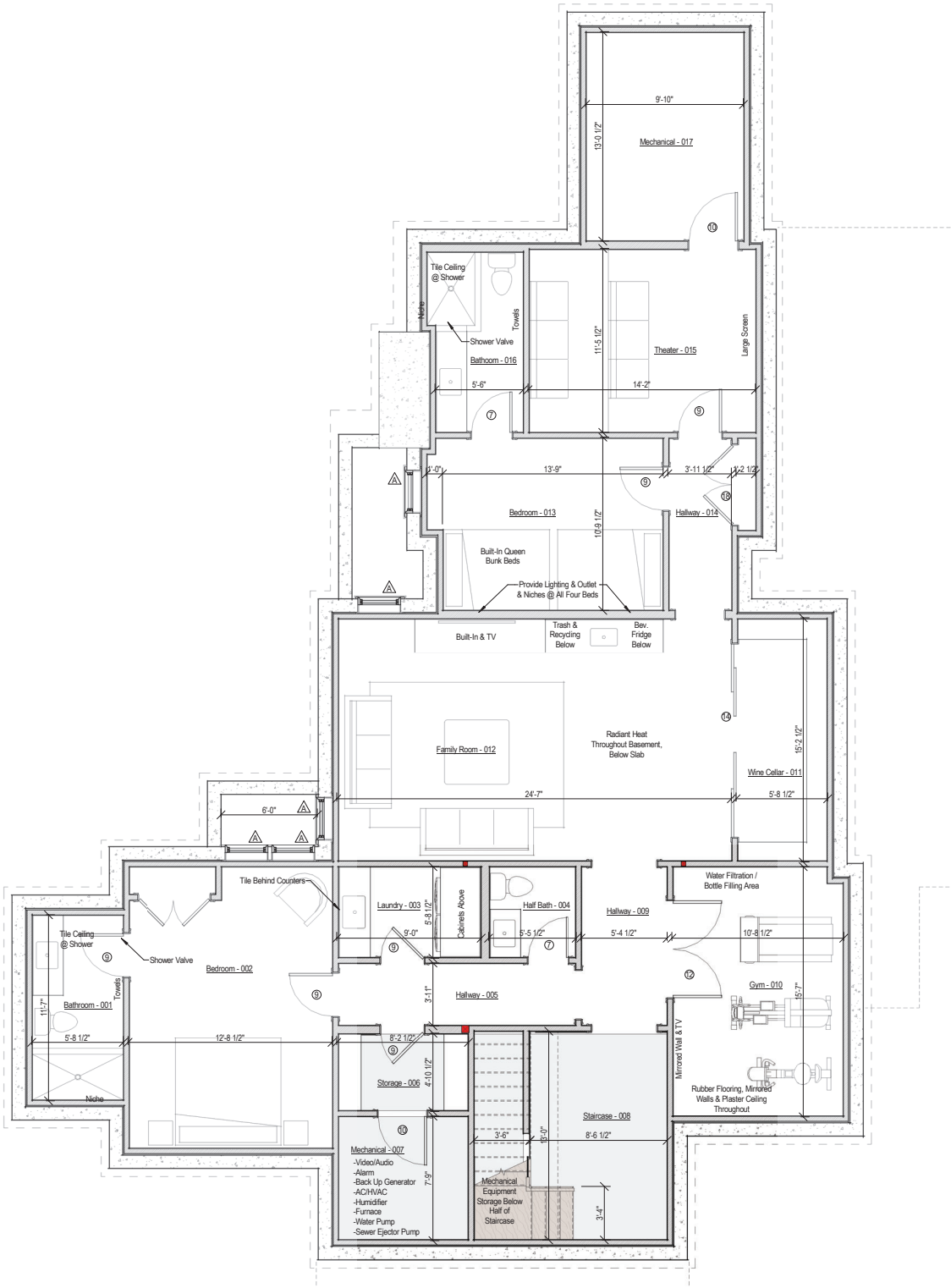




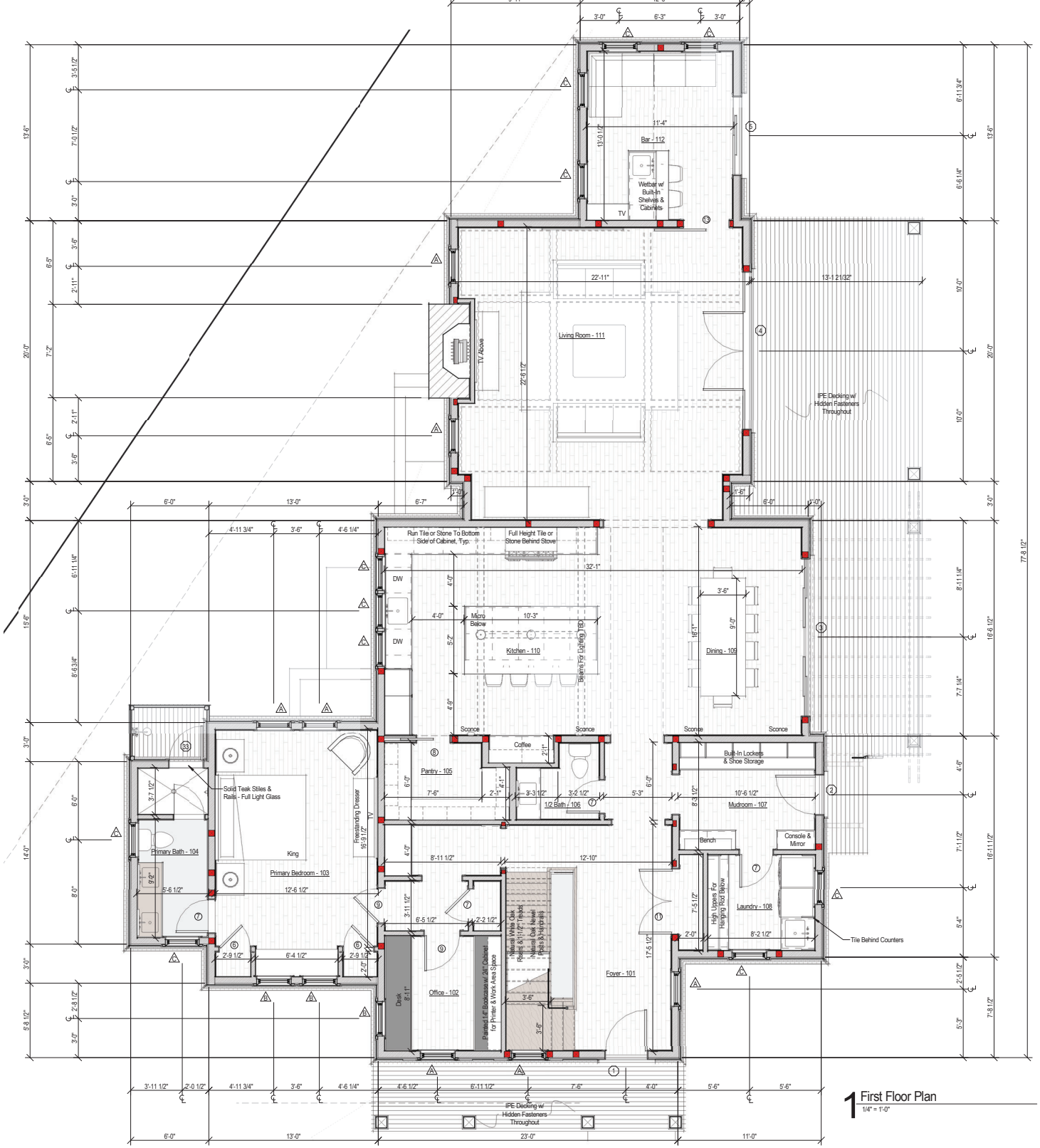
Overall Site Plan

3/64" = 1'-0"





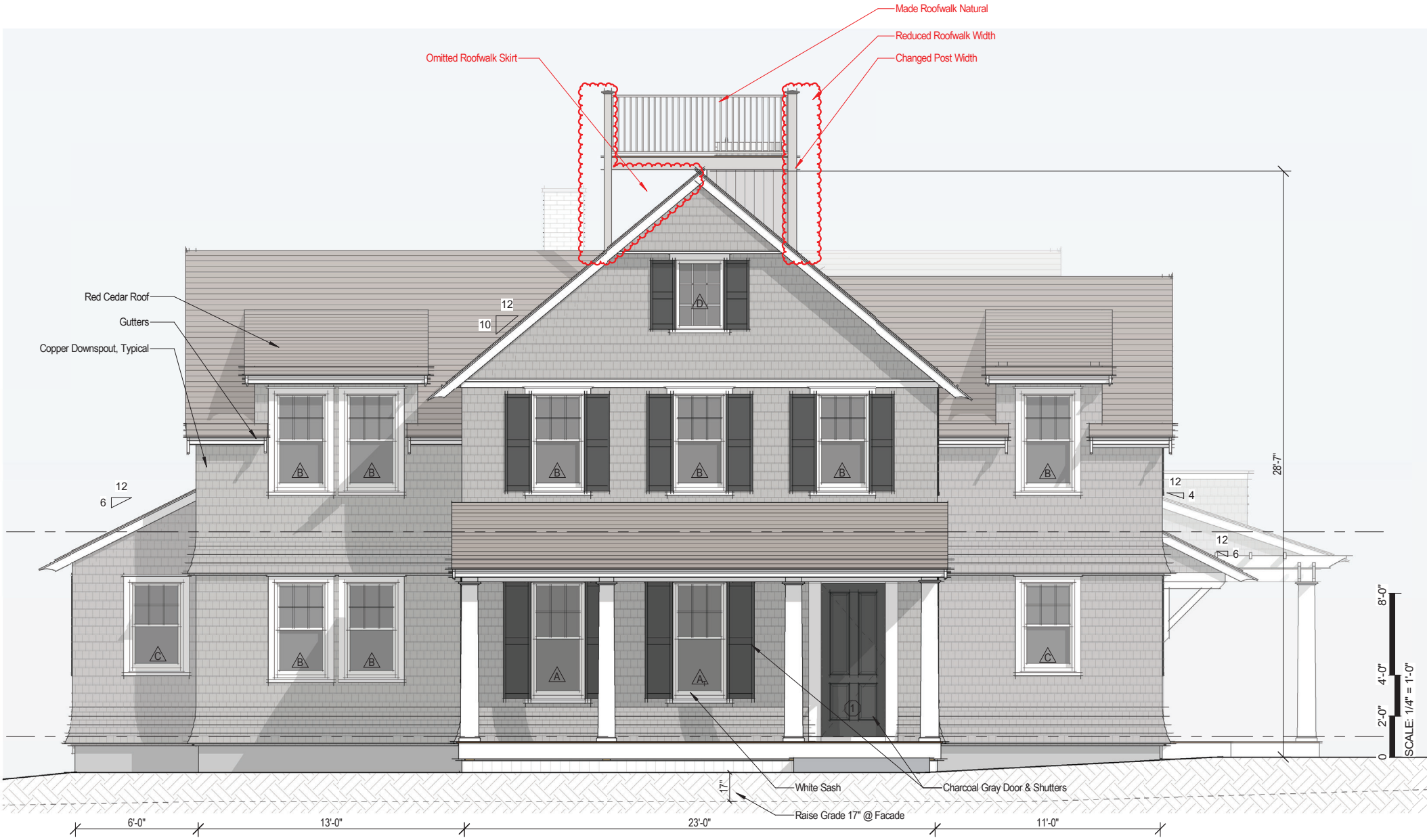
1 Basement Plan
1/4" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"

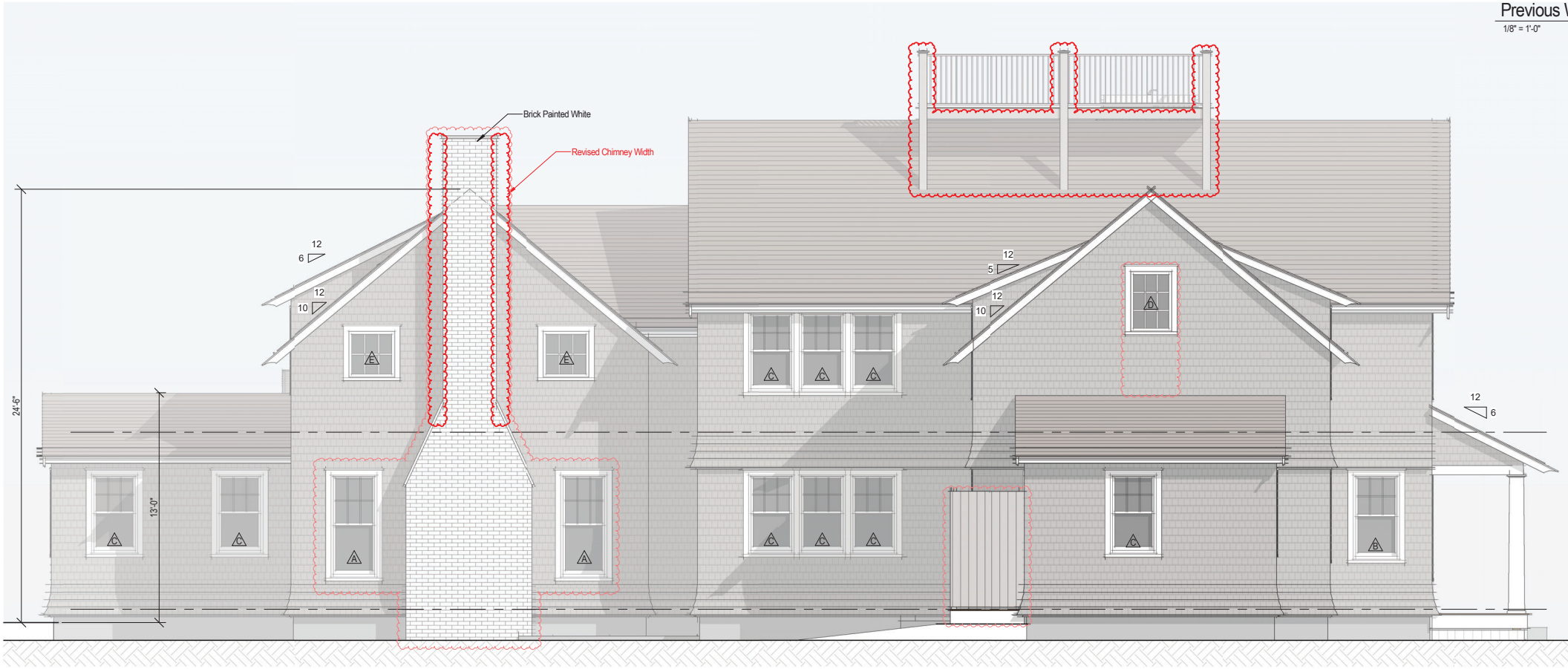


1 Second Floor Plan
1/4" = 1'-0"



1 South Elevation

1/4" = 1'-0"



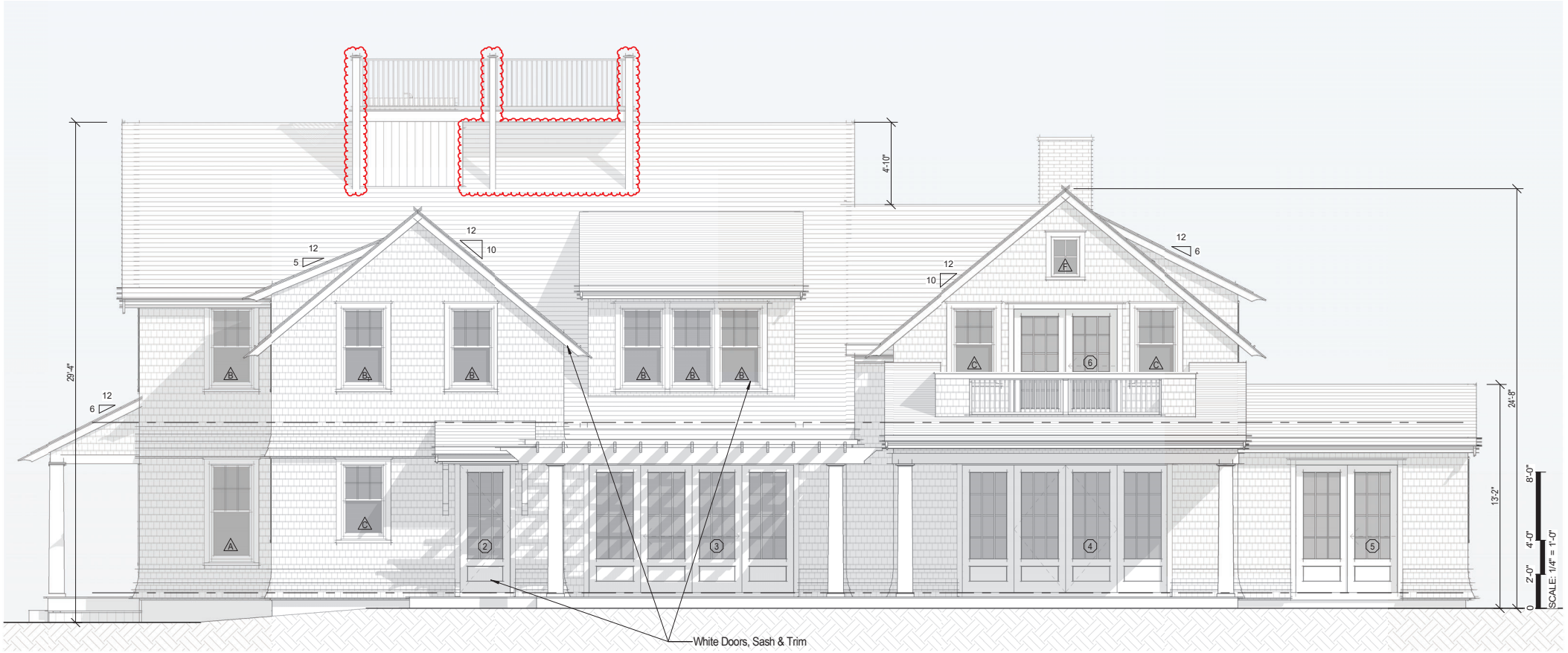
Previous V
1/8" = 1'-0"

2 West Elevation
1/4" = 1'-0"



1 North Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 11.30.23
	HDC Case Number (ie HDC2020-05-0265): Unknown
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: Unknown B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: Unknown B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 11.29.23

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 11.21.23

6 Highland Ave / Harold Brothers Realty LLC

30 / 187 & 289

New Dwelling

Sitting Board: Oliver, Camp, Paul, Welch

Alternate: None

Backus: Two balconies facing North Star are not appropriate; Previous approved is more appropriate. Main concern is balconies.

Rowland: Agree with Holly about balcony that is cantilevered; would like kick panels on french doors.

Oliver: Too many doors on West side; Agrees w/ previous comments.

Paul: Agrees with kick panels & would be okay with second floor balcony if integrated to roof instead of cantilevered.

Camp: Nix second balcony and add "B" windows or ganged windows; Add kick plate to doors

Welch: Agrees w/ Joe

Motion to hold for revisions (Paul)
Carried 5-0 Oliver, Camp, Welch, Paul (aye)

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°: 30 PARCEL N°. 288

Street & Number of Proposed Work: 6 Highland Ave

Owner of record: Harold Brothers Realty LLC

Mailing Address: 44 WOODROCK ROAD
Weymouth MA 02554

Contact Phone #: 508 325 4995 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-01-7684
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: No change Sq. Footage 1st floor: No Change Decks/Patio: Size: No Change ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: No Change ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North No Change South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation Fenestration Revisions
4. North Elevation Fenestration Revisions

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

NO CHANGE

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No change

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors white + Hamilton Blue
Deck Natural + White Foundation Natural Fence _____ Shutters Quaker Gray

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/3/23 Signature of owner of record _____ Signed under penalties of perjury

Harold Residence

6 Highland Ave
Nantucket, MA 02554

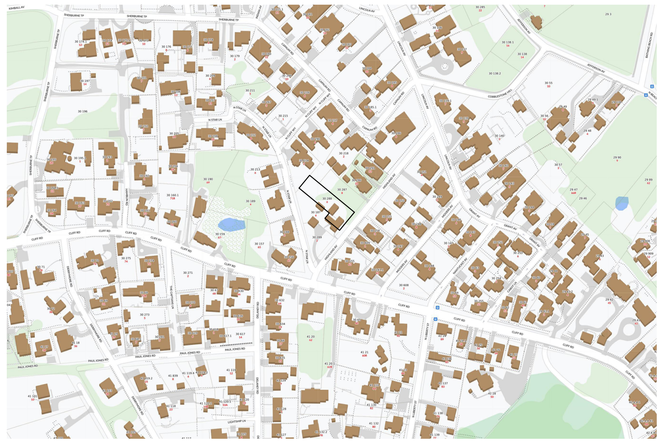
11.30.23


West


North


East

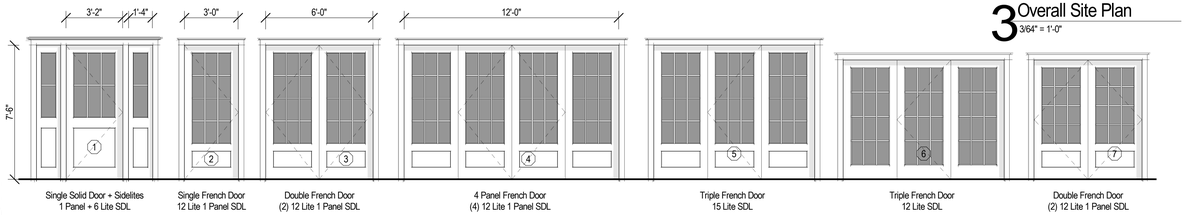

South



1 Locus Map
Not to Scale



A: Double Hung 6/1 SDL
B: Double Hung 6/1 SDL
C: Double Hung 6/1 SDL
D: Fixed 9 Lite SDL
E: Double Hung 6/1 SDL
F: Fixed 3 Lite SDL
G: Fixed 4 Lite SDL



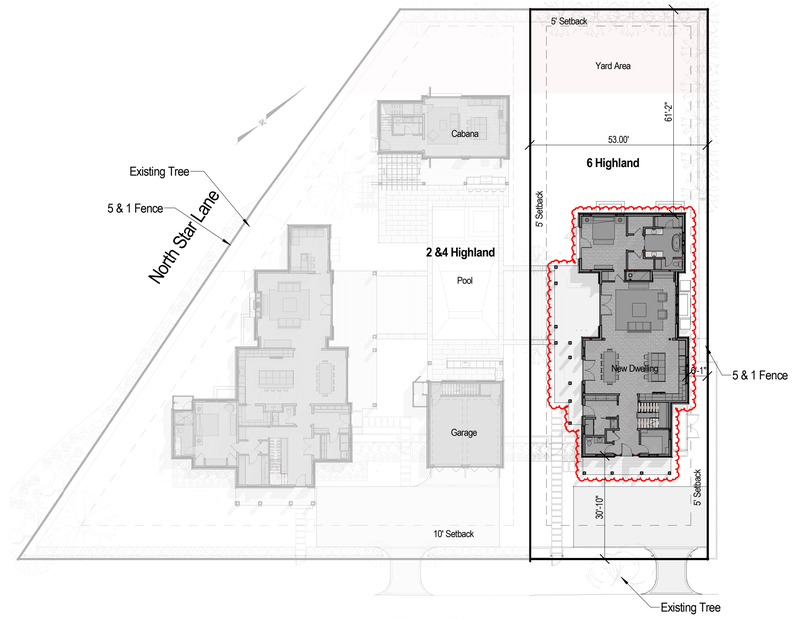
1 Single Solid Door + Sidelites, 1 Panel + 6 Lite SDL
2 Single French Door, 12 Lite 1 Panel SDL
3 Double French Door, (2) 12 Lite 1 Panel SDL
4 4 Panel French Door, (4) 12 Lite 1 Panel SDL
5 Triple French Door, 15 Lite SDL
6 Triple French Door, 12 Lite SDL
7 Double French Door, (2) 12 Lite 1 Panel SDL

2 Window & Door Legend
Not to Scale

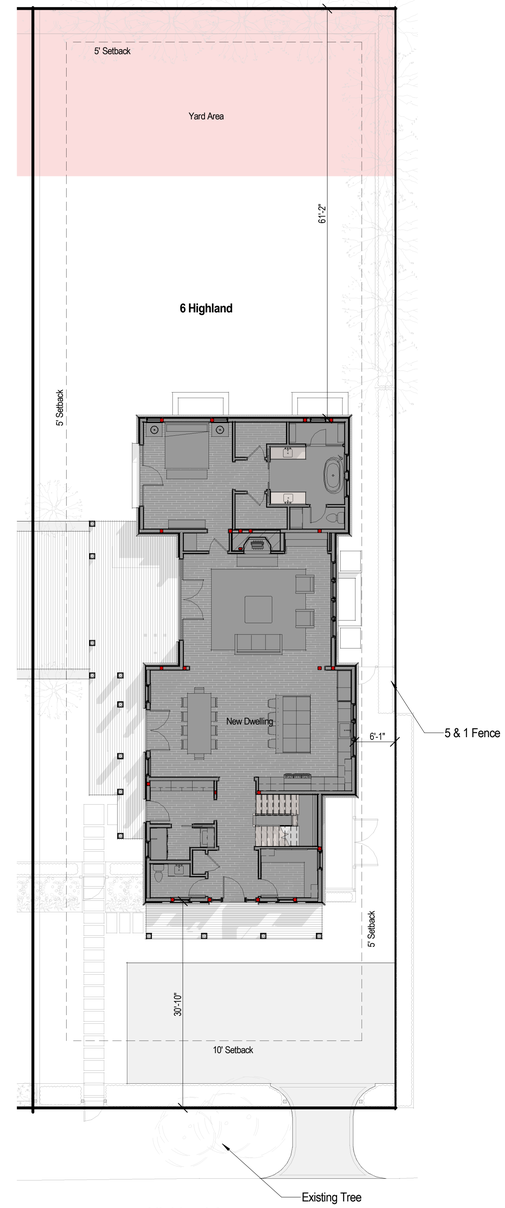
WINDOW SCHEDULE									
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	SERIES	MODEL	DP RATING
A	10	2'-7 5/8"	5'-8 7/8"	2'-8 1/8"	5'-9 3/8"	Andersen	400	TW2656	≥ 30
B	19	2'-7 5/8"	4'-8 7/8"	2'-8 1/8"	4'-9 3/8"	Andersen	400	TW2646	≥ 30
D	4	2'-4 3/8"	3'-4 13/16"	2'-4 7/8"	3'-5 5/16"	Andersen	400	CW135	≥ 30
E	1	2'-5 5/8"	3'-8 7/8"	2'-6 1/8"	3'-9 3/8"	Andersen	400	TW2436	≥ 30
F	3	2'-11 15/16"	1'-8 1/2"	3'-0 7/16"	1'-9"	Andersen	400	AN31	≥ 30
G	2	2'-0 1/8"	2'-11 15/16"	2'-0 5/8"	3'-0 7/16"	Andersen	400	C13	≥ 30
P	3	2'-5 5/8"	4'-4 7/8"	2'-6 1/8"	4'-5 3/8"	Andersen	400	TW2442	

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-2"	7'-6"	TBD	TBD	2 Panel Door w/ (2) 6 Lite SDL Sidelites	≥ 30
2	1	3'-0"	7'-6"				≥ 30
3	1	6'-0"	7'-6"				≥ 30
4	1	12'-0"	7'-6"				≥ 30
5	1	9'-0"	7'-6"				≥ 30
6	1	9'-0"	6'-8"				≥ 30
7	1	6'-0"	6'-8"				

WINDOW & DOOR NOTES
1. Windows w/ DP Rating of 30 or Greater Required
2. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
4. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
5. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
6. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
7. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
8. The Unit Measurements Given In this Document Are For A Guide Only
9. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing



3 Overall Site Plan
3/64" = 1'-0"



4 Site Plan
3/32" = 1'-0"

HDC Submission

2241
Harold Residence

6 Highland Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	30 / 289, 187 & 288
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
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Proposed G.C.:	2,052 SF +/-
Total Proposed G.C.:	2,052 SF +/-

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D.2.4	Interior Elevation - Bedroom 205
D.2.5	Interior Elevation - Bathroom 206
D.2.6	Interior Elevation - Primary Bedroom 207
D.2.7	Interior Elevation - Primary Bath 208
D.2.8	Interior Elevation - Staircase
D.3.1	Interior Details
D.3.2	Exterior Trim Details
E.1.0	Basement Lighting Plan
E.1.1	Lighting Plans

Revisions

Revision 1	Date 1

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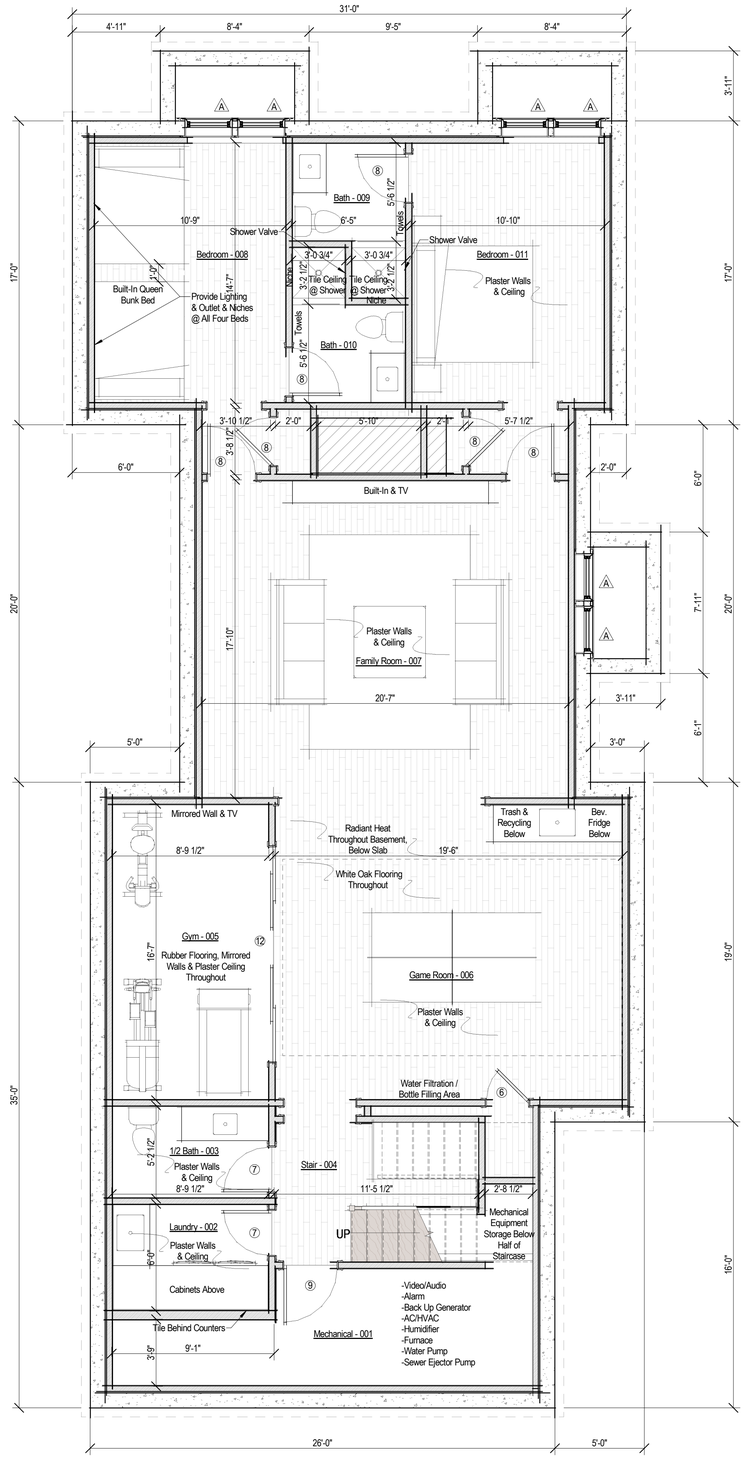
G.1.1
2241

11.30.23

HDC Submission



1 Basement Plan
1/4" = 1'-0"

Room Schedule	
#	Room
001	Mechanical
002	Laundry
003	1/2 Bath
004	Stair
005	Gym
006	Game Room
007	Family Room
008	Bedroom
009	Bath
010	Bath
011	Bedroom
101	Mudroom
102	Laundry
103	1/2 Bath
104	Foyer
105	Office
106	Staircase
107	Dining
108	Kitchen
109	Living Room
110	Primary Bedroom
111	Primary Bath
201	Bedroom
202	Bathroom
203	Stair
204	Sitting Area
205	Bedroom
206	Bath
207	Primary Bedroom
208	Primary Bathroom

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Basement Plan

Site Information

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D.2.6 Interior Elevation - Primary Bedroom 207
D.2.7 Interior Elevation - Primary Bath 208
D.2.8 Interior Elevation - Staircase
D.3.1 Interior Details
D.3.2 Exterior Trim Details
E.1.0 Basement Lighting Plan
E.1.1 Lighting Plans

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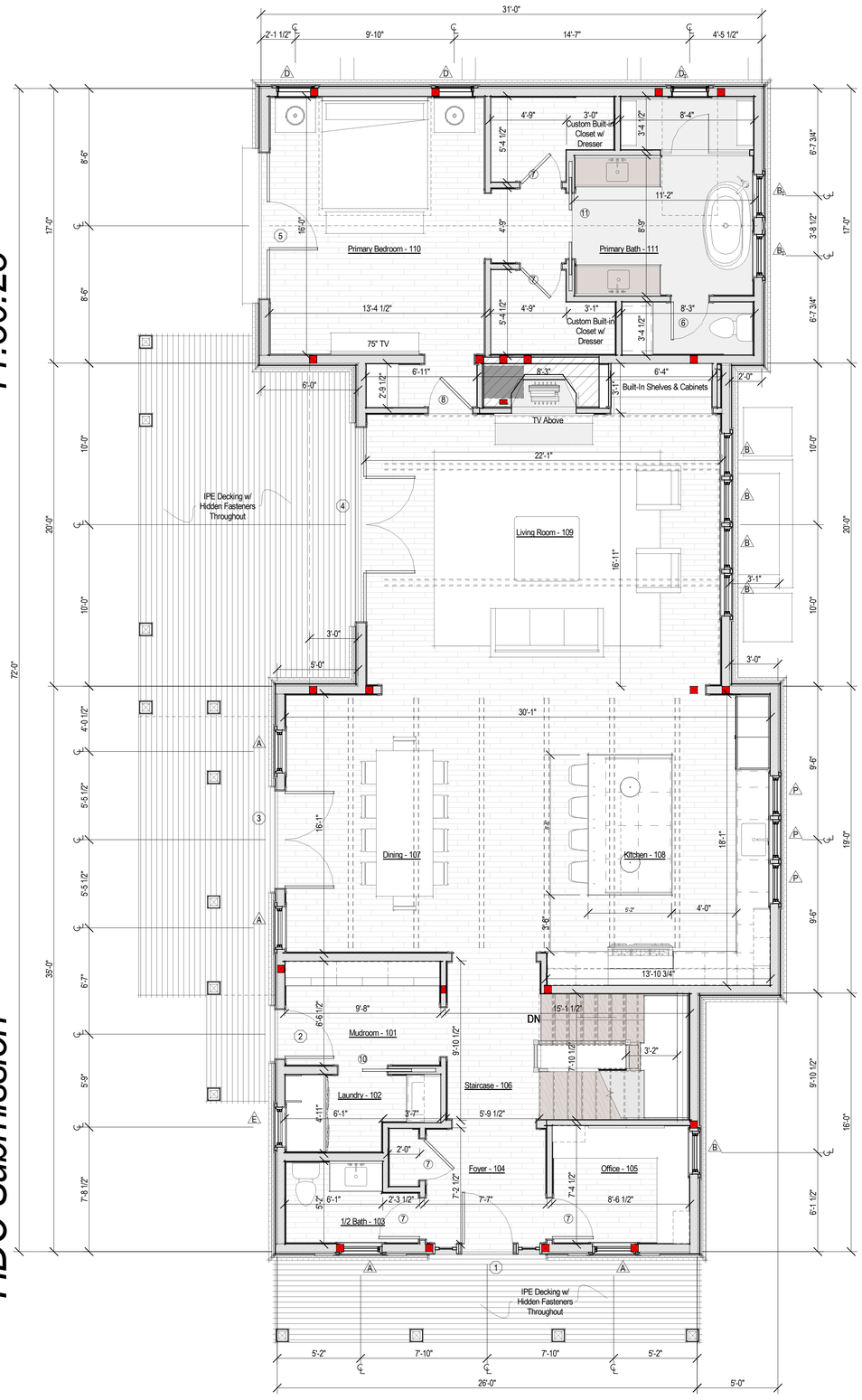
A.1.0

2241

11.30.23

HDC Submission



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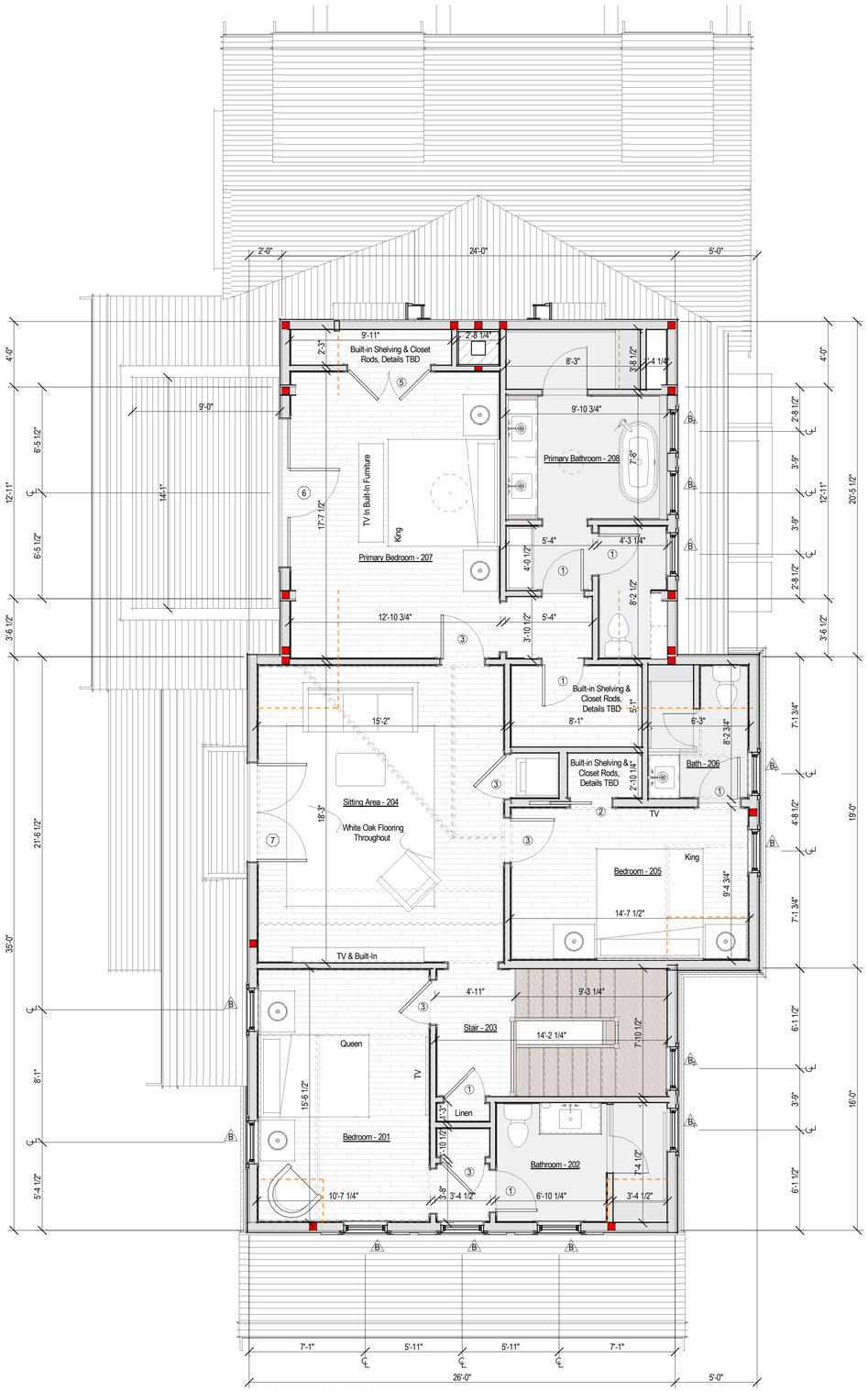
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

Room Schedule	
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Floor Plans

Site Information

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E.1.1 Lighting Plans

Revisions

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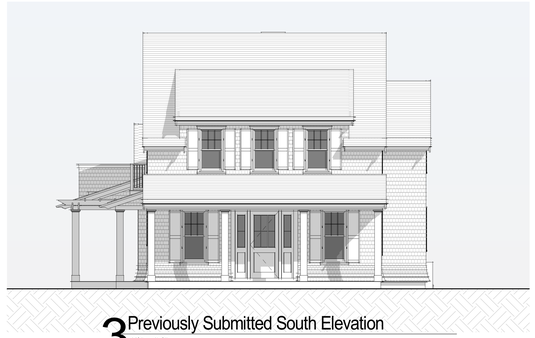
A.1.1
2241

11.30.23

HDC Submission



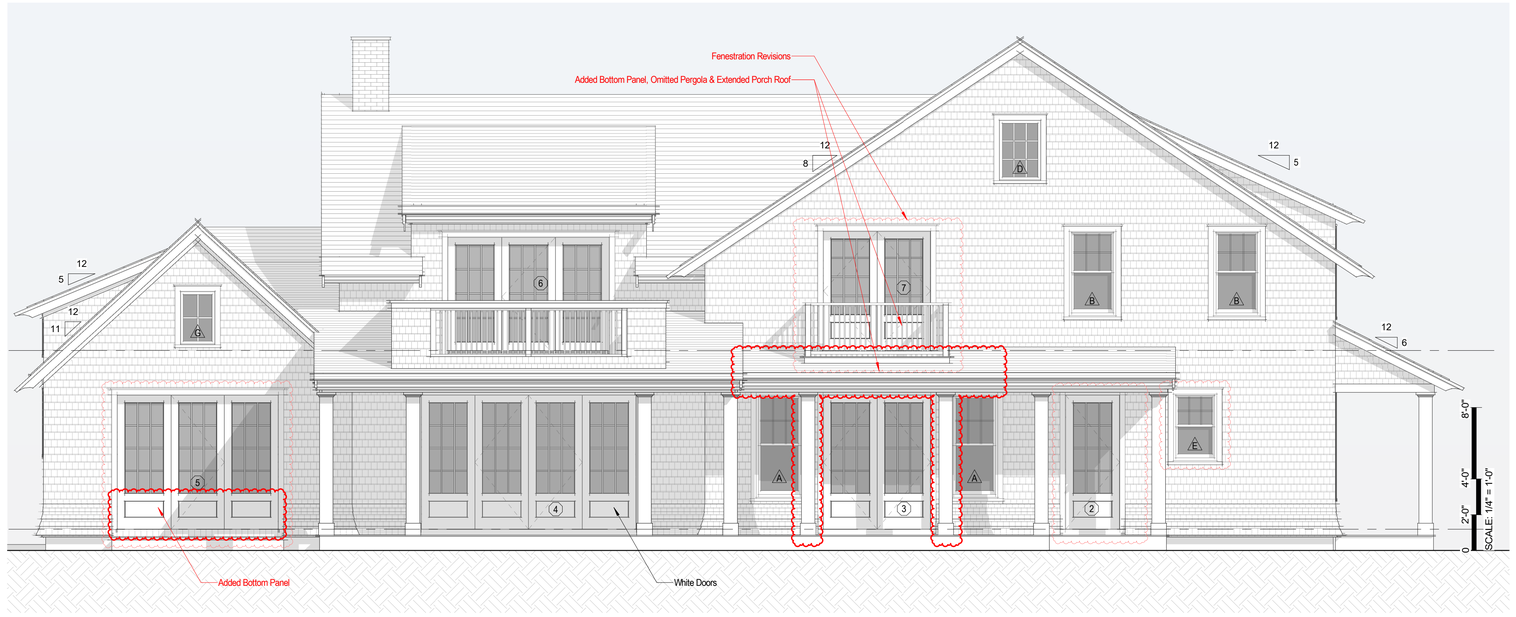
1 South Elevation
1/4" = 1'-0"



3 Previously Submitted South Elevation
1/8" = 1'-0"



4 Previously Submitted West Elevation
1/8" = 1'-0"



2 West Elevation
1/4" = 1'-0"

2241

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Elevations

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E.1.1	Lighting Plans

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A.2.1

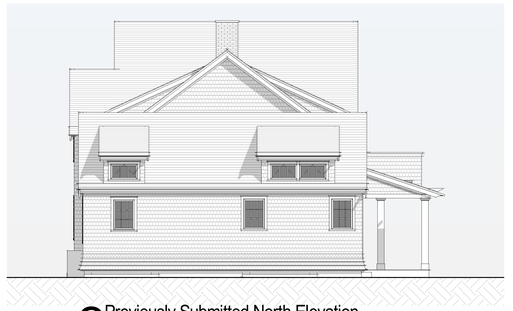
2241

11.30.23

HDC Submission



1 North Elevation
1/4" = 1'-0"



3 Previously Submitted North Elevation
1/8" = 1'-0"



4 Previously Submitted East Elevation
1/8" = 1'-0"



2 East Elevation
1/4" = 1'-0"

2241

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D.3.2 Exterior Trim Details
E.1.0 Basement Lighting Plan
E.1.1 Lighting Plans

Revisions

Revision 1	Date 1

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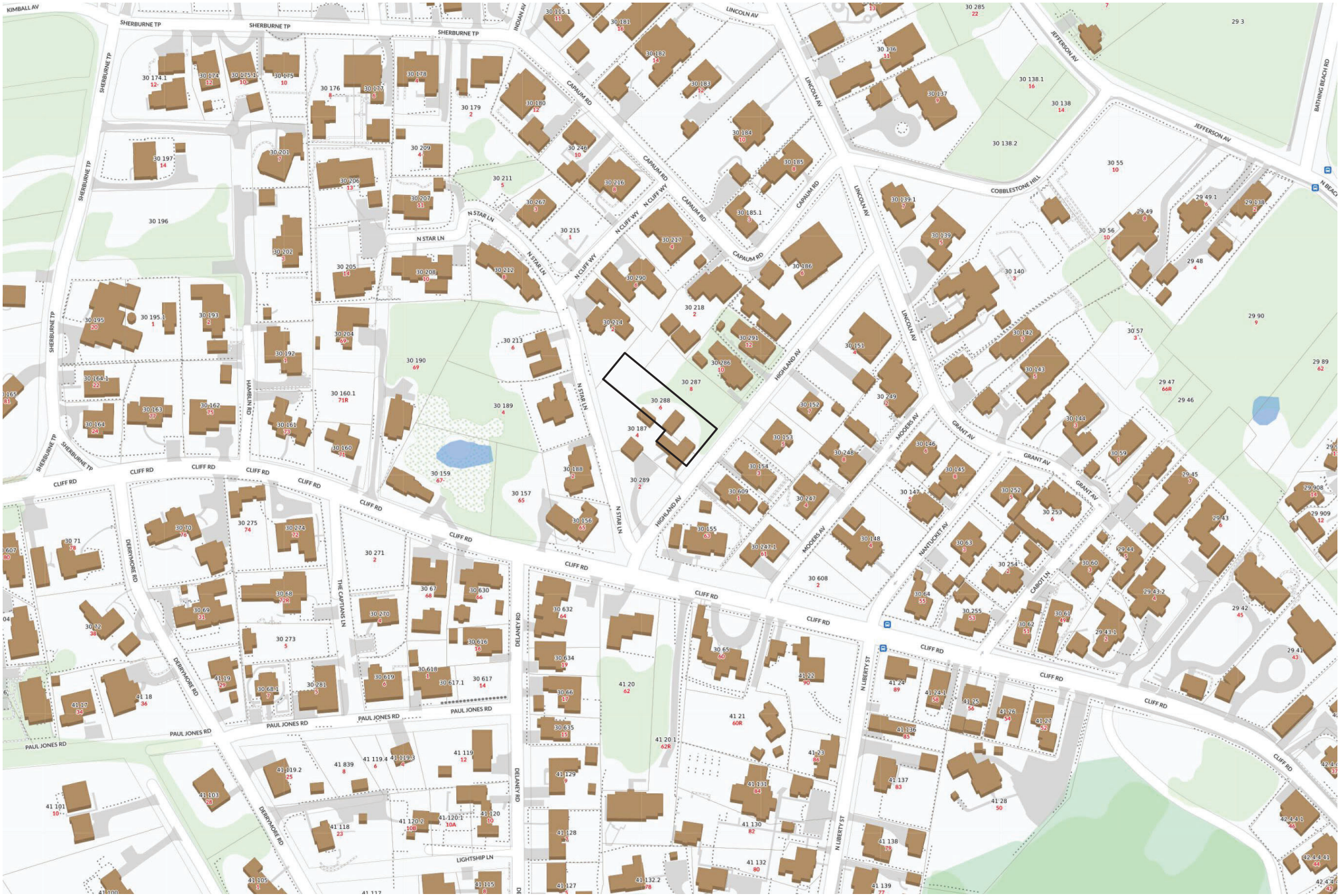
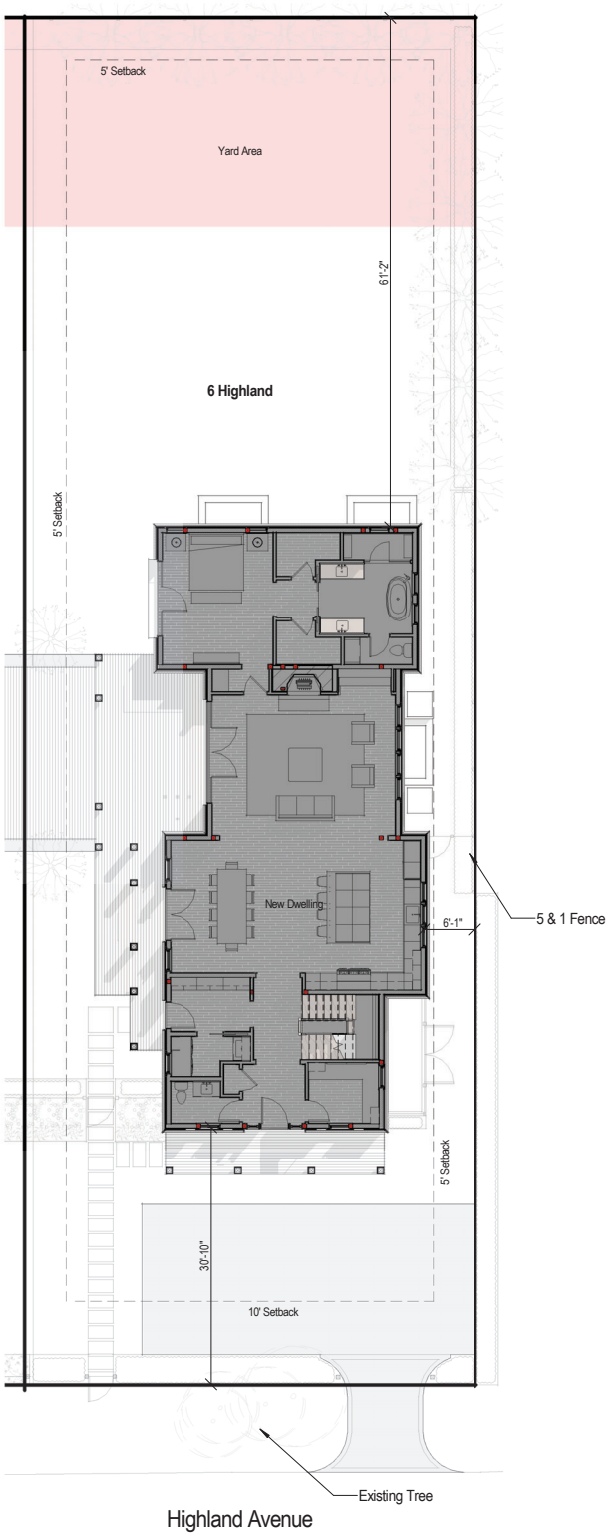
A.2.2

2241



1 Locus Map

Not to Scale



4 Site Plan
3/32" = 1'-0"



Double Hung
6/1 SDL

Double Hung
6/1 SDL

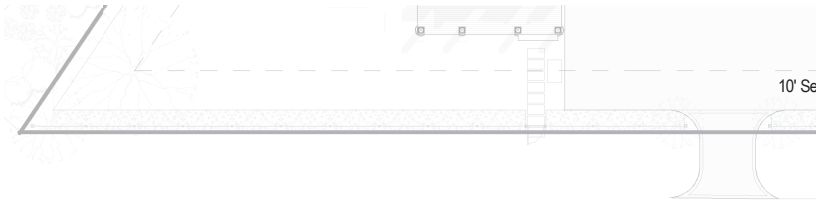
Double Hung
6/1 SDL

Fixed
9 Lite SDL

Double Hung
6/1 SDL

Fixed
3 Lite SDL

Fixed
4 Lite SDL



Highland

3 Overall Site Plan

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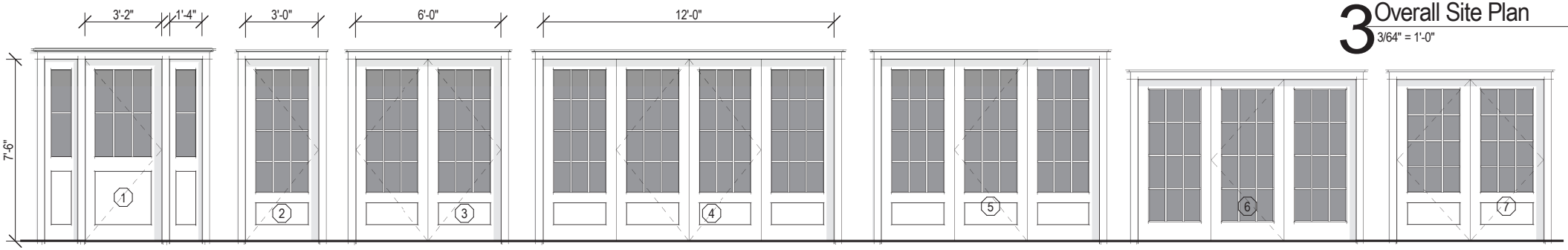


Single Solid Door + Sidelites
1 Panel + 6 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

4 Panel French Door
(4) 12 Lite 1 Panel SDL

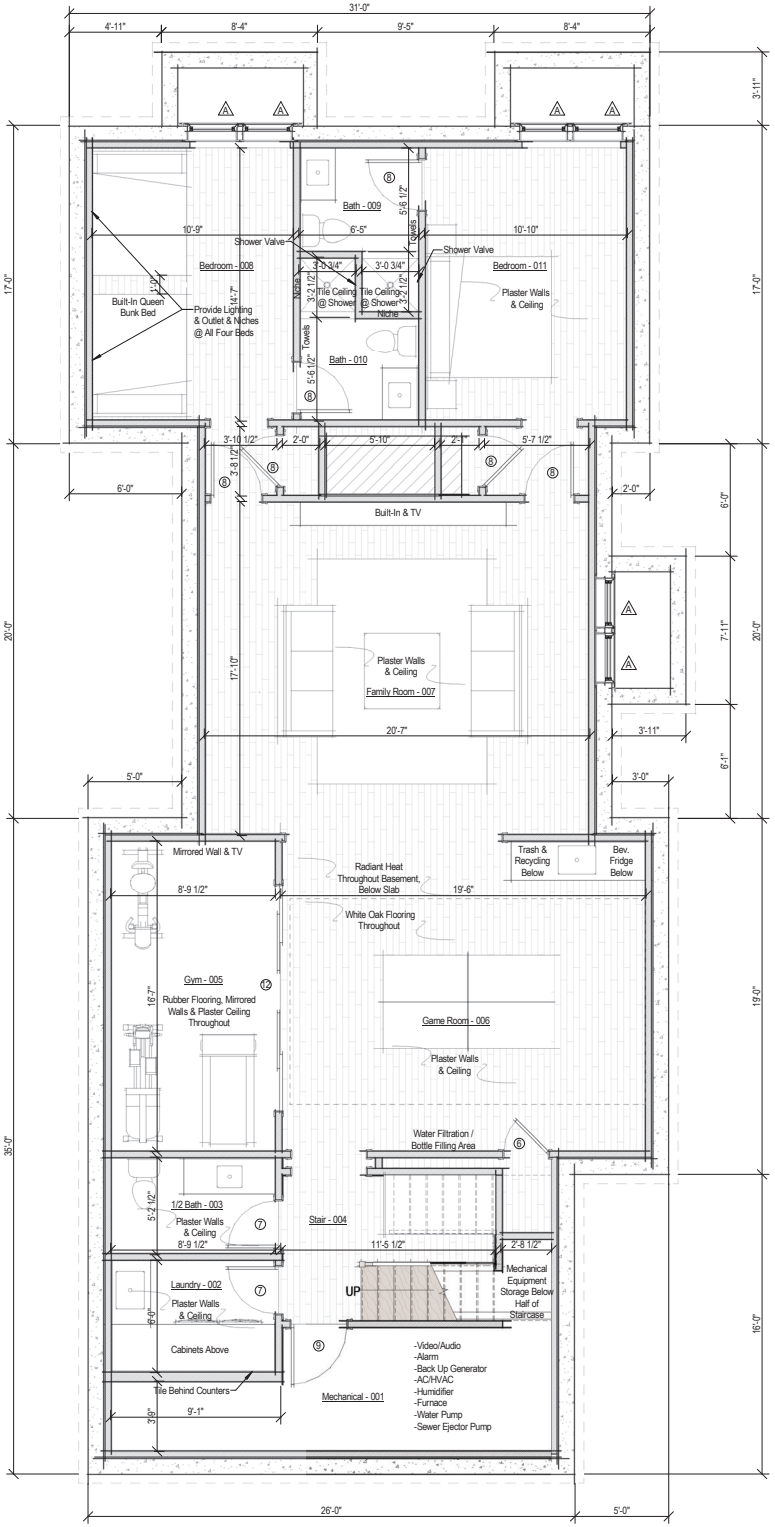
Triple French Door
15 Lite SDL

Triple French Door
12 Lite SDL

Double French Door
(2) 12 Lite 1 Panel SDL

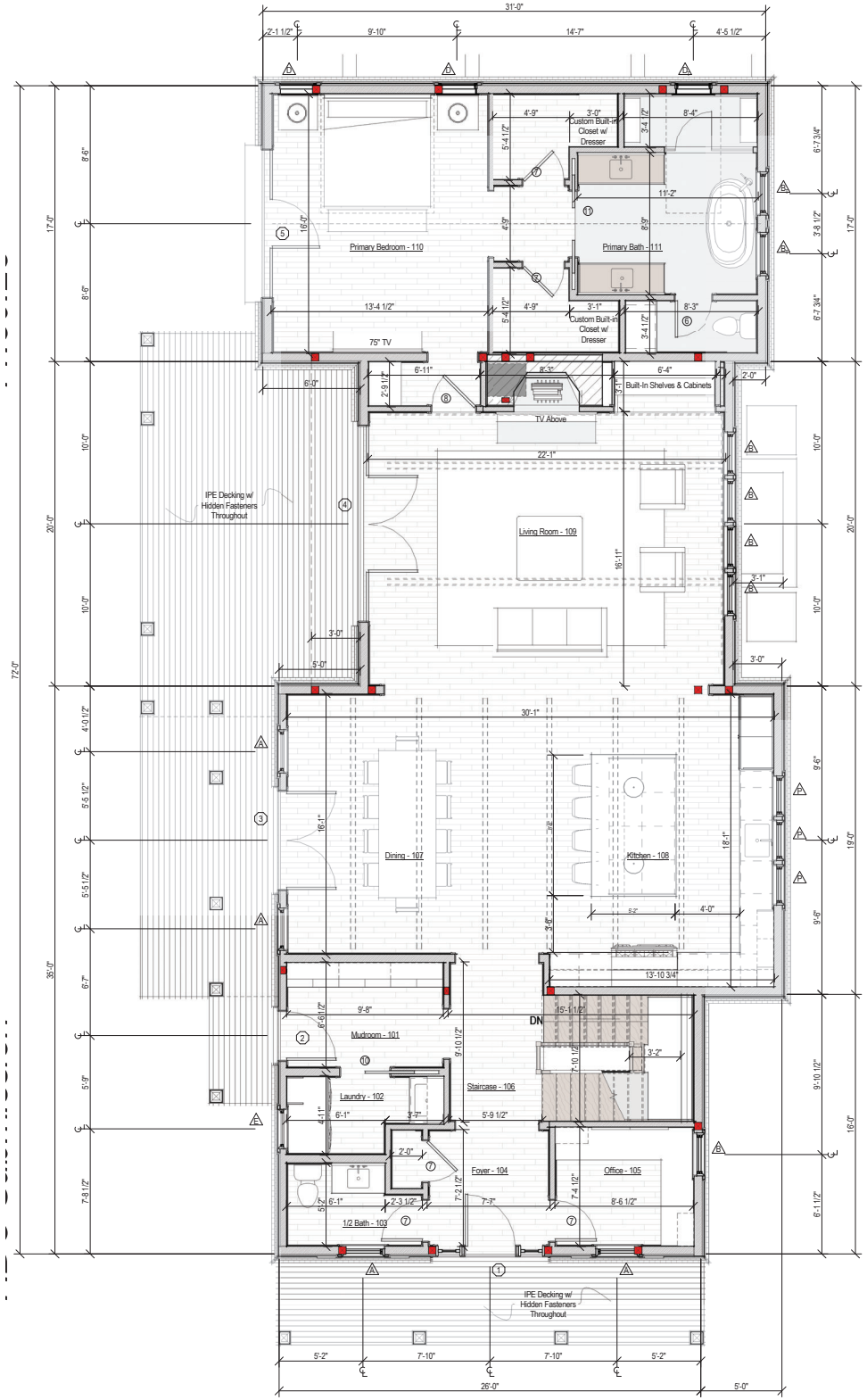
2 Window & Door Legend

Not to Scale



1 Basement Plan

1/4" = 1'-0"



1 First Floor Plan
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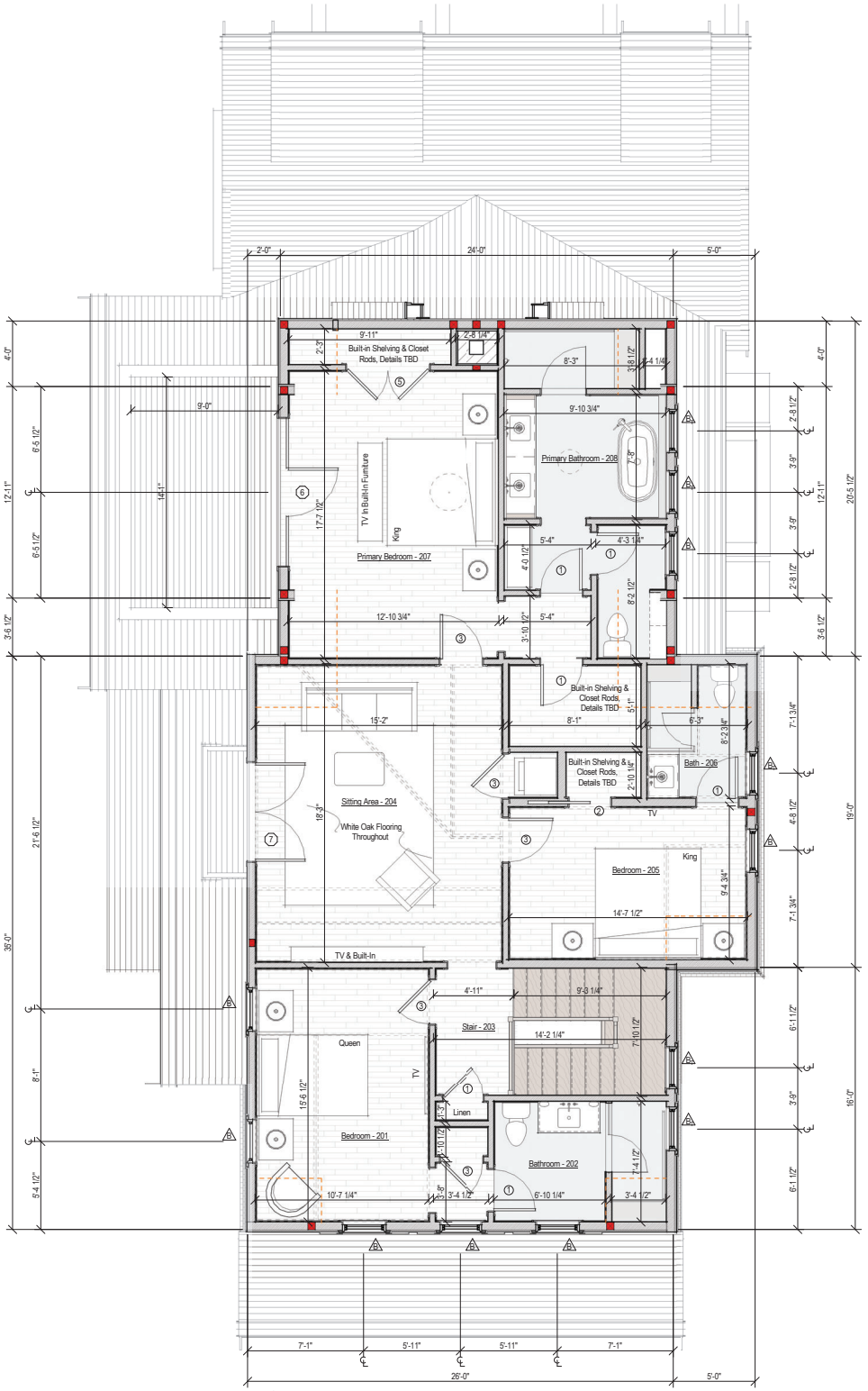
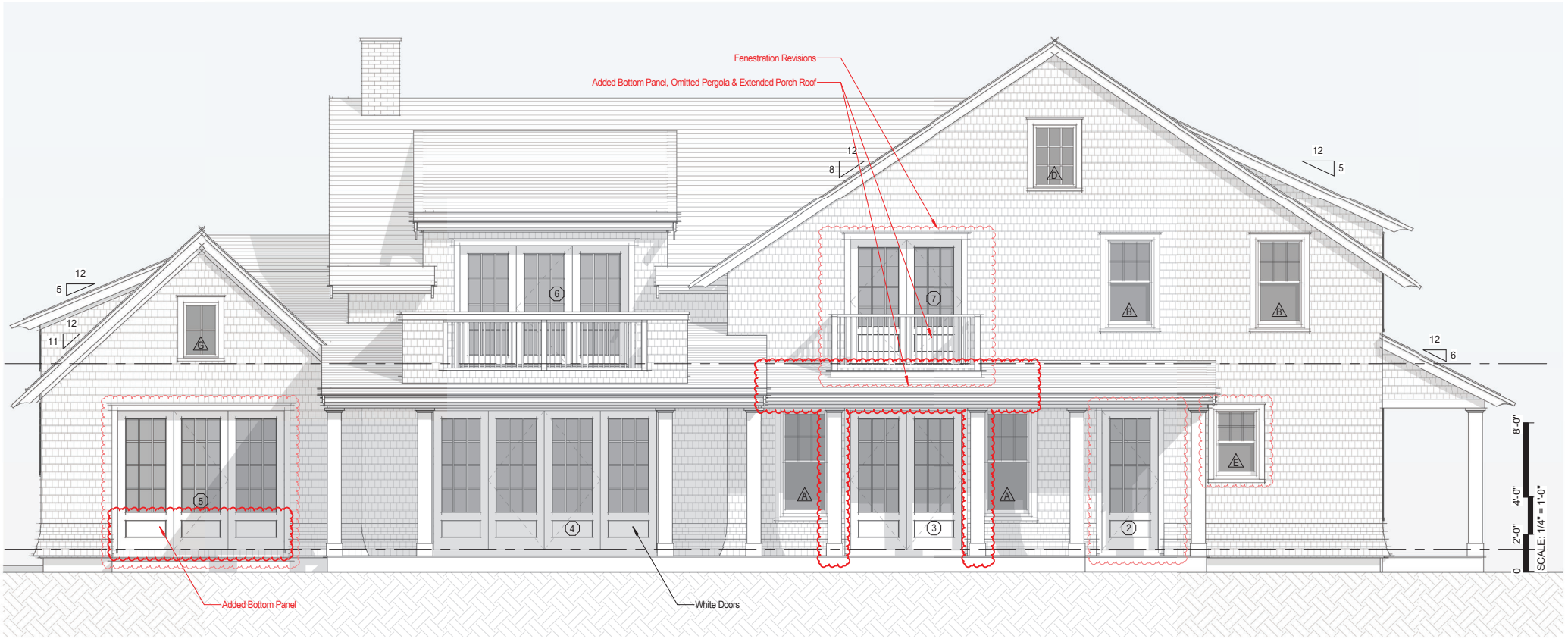


2 Second Floor Plan
1/4" = 1'-0"



1 South Elevation

1/4" = 1'-0"



2 West Elevation

1/4" = 1'-0"



1 North Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

1 SCONSET AVE
SHED

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 10.10.2023 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
50, CK0242	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
X		Covid 10 Day Waiver
X		Owners Authorization Letter

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR WSTT HOLDINGS LLC

STREET ADDRESS 1 SCONSET AVE

MAP/PARCEL 73.4.1/8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.10.2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10.06.2023
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 8

Street & Number of Proposed Work: 1 SCONSET AVE

Owner of record: WSH HOLDINGS LLC.

Mailing Address: 80 PRINCE ST.
JAMAICA PLAIN, MA 02130

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
linosan@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20 Sq. Footage 1st floor: 200 ± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10 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 12-8 South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /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 1X4 Rake 1X6 Soffit (Overhang) 6" Corner boards 6" Frieze 1X4

Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round — Square —

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN OR EQ.

Doors* (type and material): ☐ TDL ☒ SDL Front DBL. FRENCH. Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways — Walls —

* Note: Complete door and window schedules are required.

COLORS

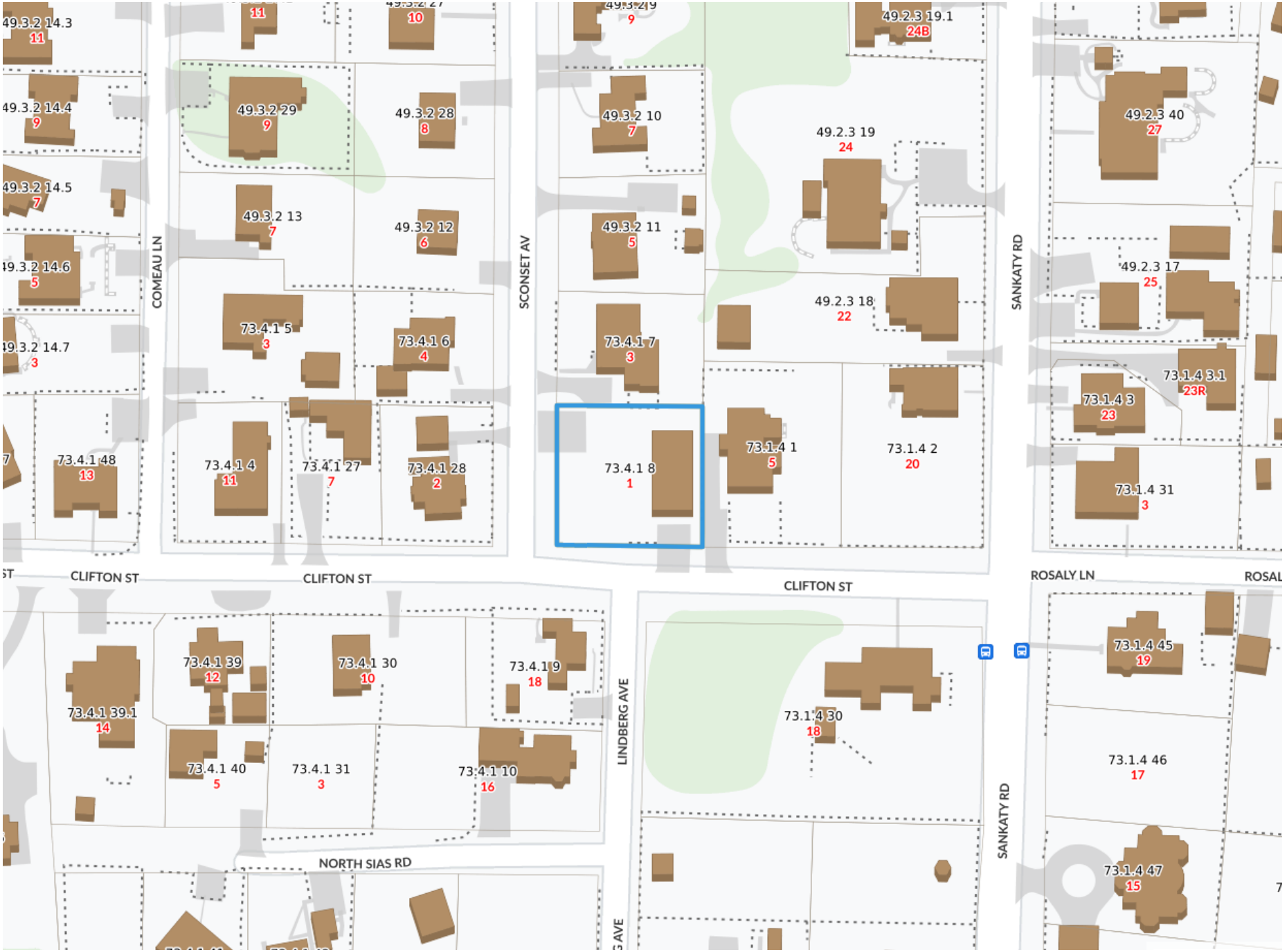
Sidewall NTW. Clapboard (if applicable) — Roof BLACK

Trim WHT. Sash WHT. Doors WHT.

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



1 LOCUS M-73.4.1 P-8

atlantic LANDSCAPING, INC

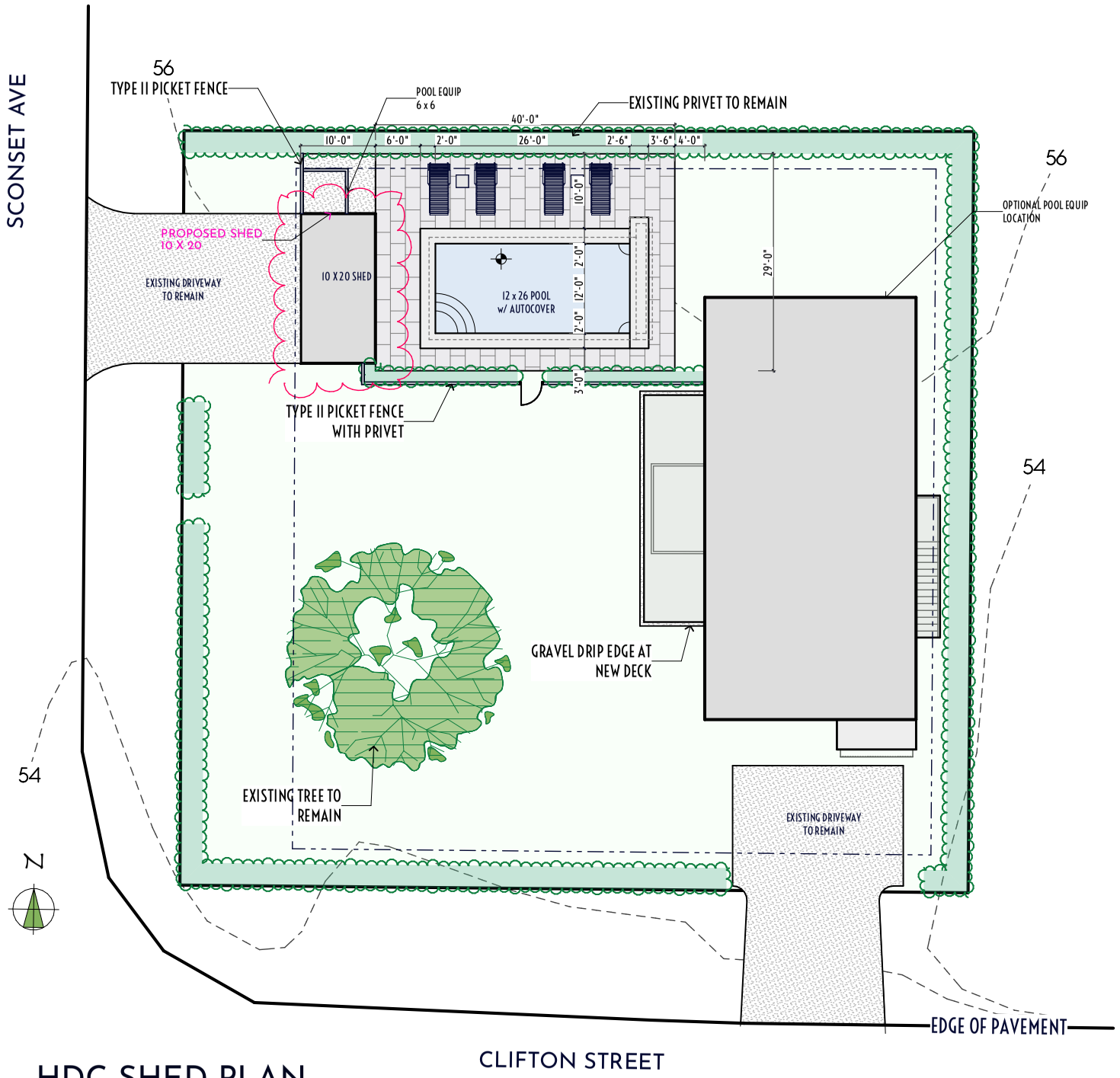
MARK	DATE

HDC Locus

Landscape at
1 Sconset Ave
Nantucket, Ma.
02554
M: 73.1.4
P: 8
Zoning: SR-10
Front Setback: 15
S&R Setback: 5
Scale: As Noted
Plotted: 10/10/23
Drawing No.:

HDC-A

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 HDC SHED PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Shed Site Plan

Landscape at
1 Sconset Ave
Nantucket, Ma.
02554
M: 73.1.4
P: 8
Zoning: SR-10
Front Setback: 15
S&R Setback: 5
Scale: As Noted
Plotted: 10/10/23
Drawing No.:
HDC-E

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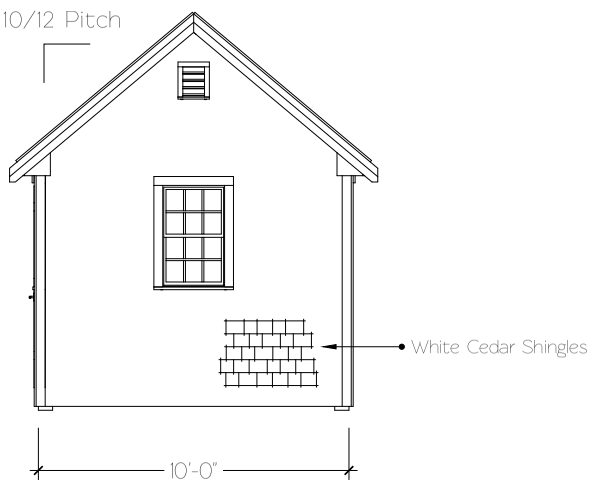
1 Front Elevation

SCALE: 1/4" = 1'-0"



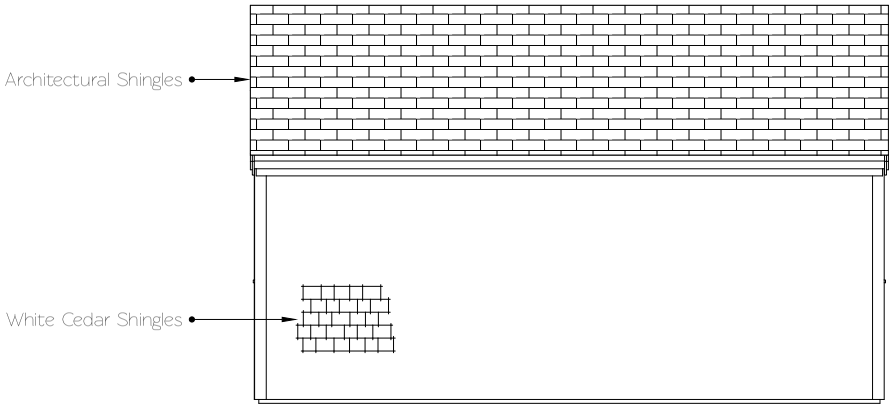
2 Right Elevation

SCALE: 1/4" = 1'-0"



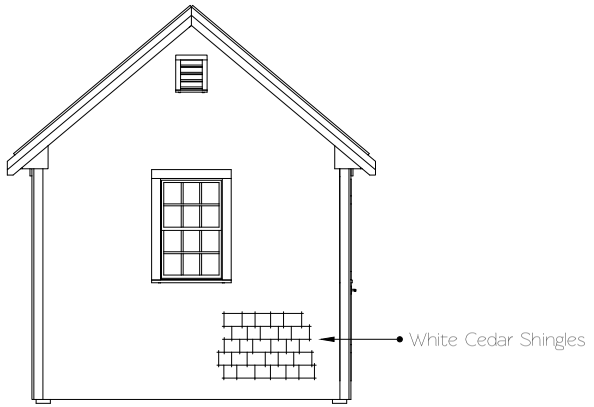
3 Rear Elevation

SCALE: 1/4" = 1'-0"



4 Left Elevation

SCALE: 1/4" = 1'-0"



PINE HARBOR
WOOD PRODUCTS

PINEHARBOR.COM
1-800-368-SHED

259 Queen Anne Road
Harwich, MA 02645
p: (508) 430-2800
f: (508) 430-1115
barns@pineharbor.com

ENGINEER'S STAMP

PROJECT:
10' x 20' Cape Codder

CLIENT:
Henry Spitzer

ADDRESS:
Nantucket, MA

PHONE:
617-750-0727

E-MAIL:

ADDRESS OF PROPOSED WORK:
Nantucket, MA

REVISION DATE:
10/5/23

DRAWN BY:
GB

Scale: 1/4" = 1'-0"
Unless otherwise noted



1 1 Sconset Ave View 1



2 1 Sconset Ave View 2



3 1 Sconset Ave View 3



4 1 Sconset Ave View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
1 Sconset Ave
Nantucket, Ma.
02554
M: 73.1.4
P: 8
Zoning: SR-10
Front Setback: 15
S&R Setback: 5
Scale: As Noted
Plotted: 10/10/23
Drawing No.:
HDC-C

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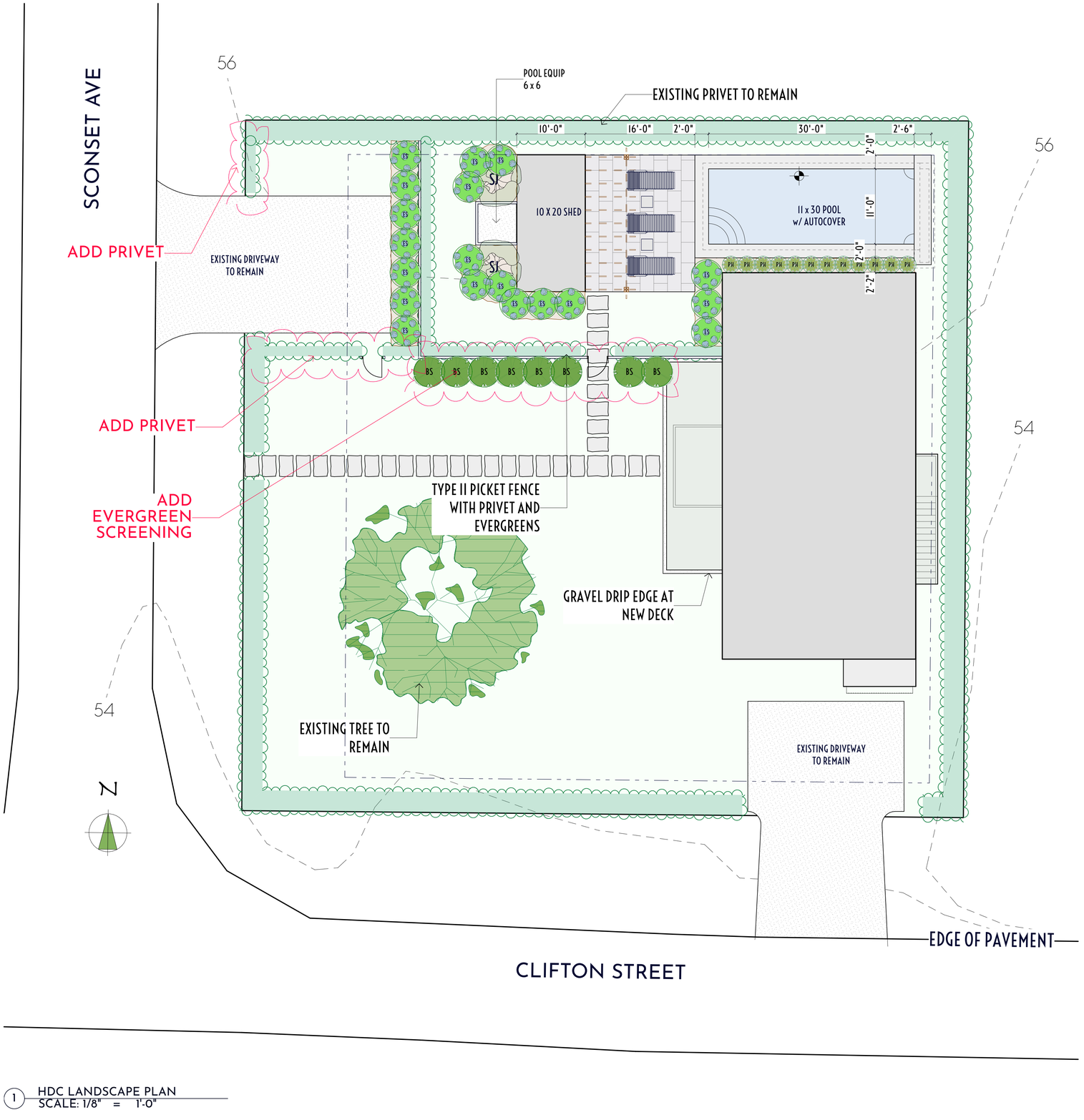
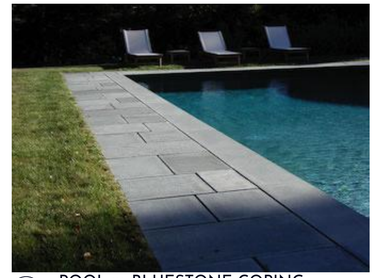


1 HDC LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



2 POOL w: BLUESTONE COPING



3 1 Sconset Ave View 1



4 1 Sconset Ave View 2



5 1 Sconset Ave View 3



6 1 Sconset Ave View 4



7 LOCUS M-73.4.1 P-8

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

24 x 36

Landscape at
1 Sconset Ave
Nantucket, Ma.
02554

M: 73.1.4
P: 8
Zoning: SR-10
Front Setback: 15
S&R Setback: 5
Scale: As Noted
Plotted: 11/30/23
Drawing No.:

HDC-1

Surveyor	Contact
Blackwell	LC

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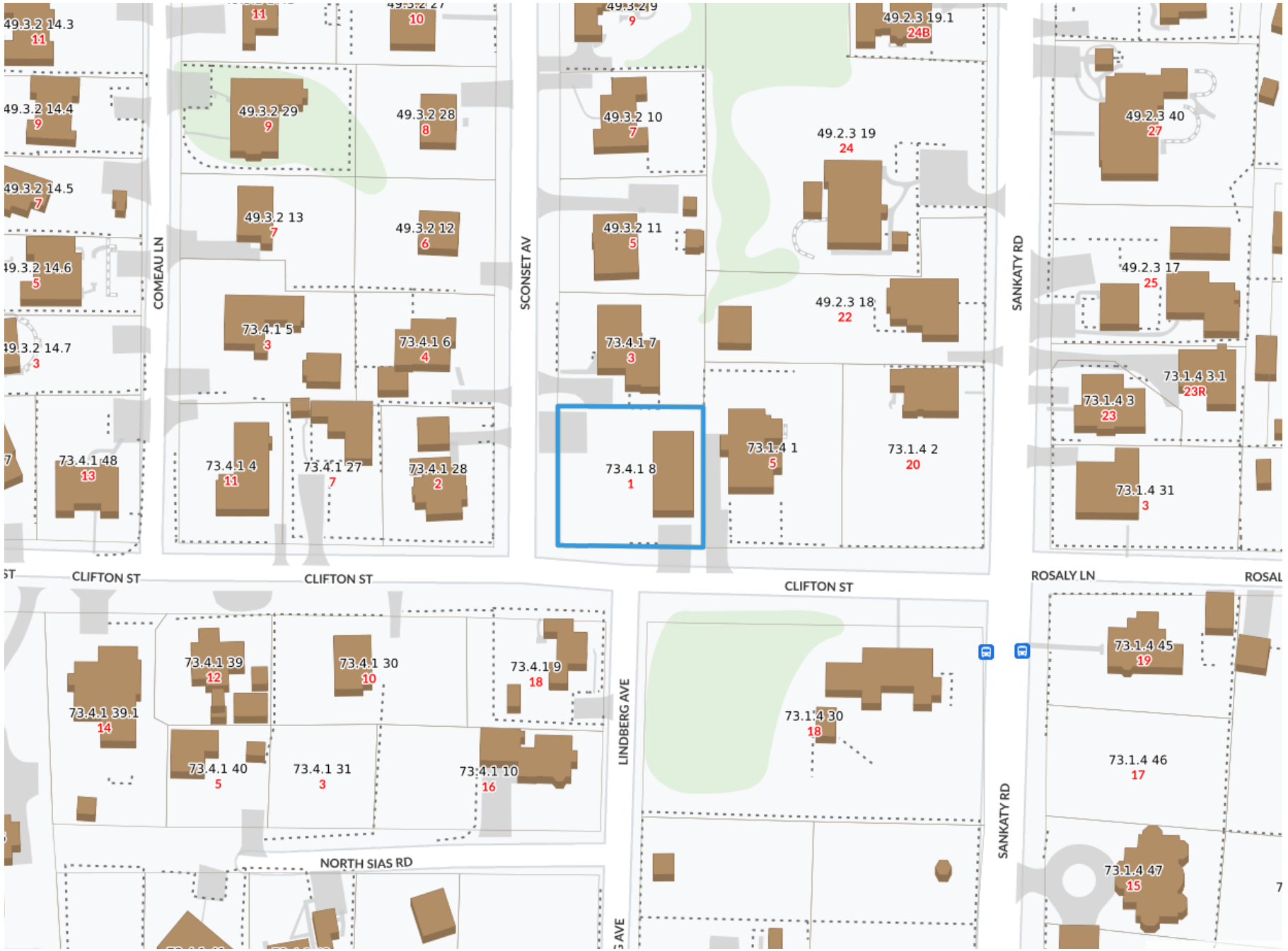

1 LOCUS M-73.4.1 P-8

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
1 Sconset Ave
Nantucket, Ma.
02554
M: 73.1.4
P: 8
Zoning: SR-10
Front Setback: 15
S&R Setback: 5
Scale: As Noted
Plotted: 11/30/23
Drawing No.:

HDC-A

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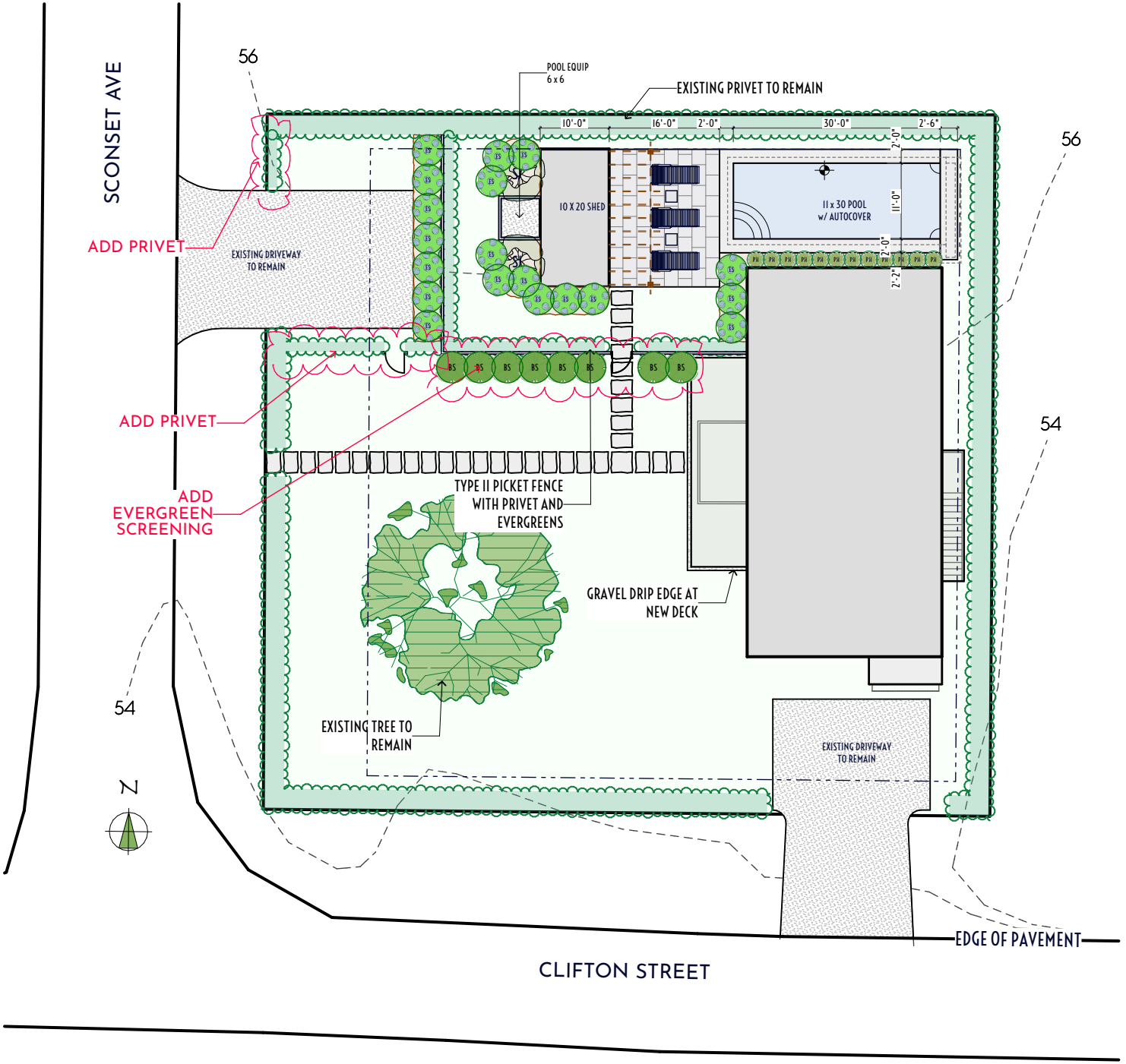

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
1 Sconset Ave
Nantucket, Ma.
02554
M: 73.1.4
P: 8
Zoning: SR-10
Front Setback: 15
S&R Setback: 5
Scale: As Noted
Plotted: 11/30/23
Drawing No.:
HDC-B

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1 1 Sconset Ave View 1



2 1 Sconset Ave View 2



3 1 Sconset Ave View 3



4 1 Sconset Ave View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
1 Sconset Ave
Nantucket, Ma.
02554
M: 73.1.4
P: 8
Zoning: SR-10
Front Setback: 15
S&R Setback: 5
Scale: As Noted
Plotted: 11/30/23
Drawing No.:

HDC-C

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1 POOL w: BLUESTONE COPING

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
1 Sconset Ave
Nantucket, Ma.
02554
M: 73.1.4
P: 8
Zoning: SR-10
Front Setback: 15
S&R Setback: 5
Scale: As Noted
Plotted: 11/30/23
Drawing No.:
HDC-D

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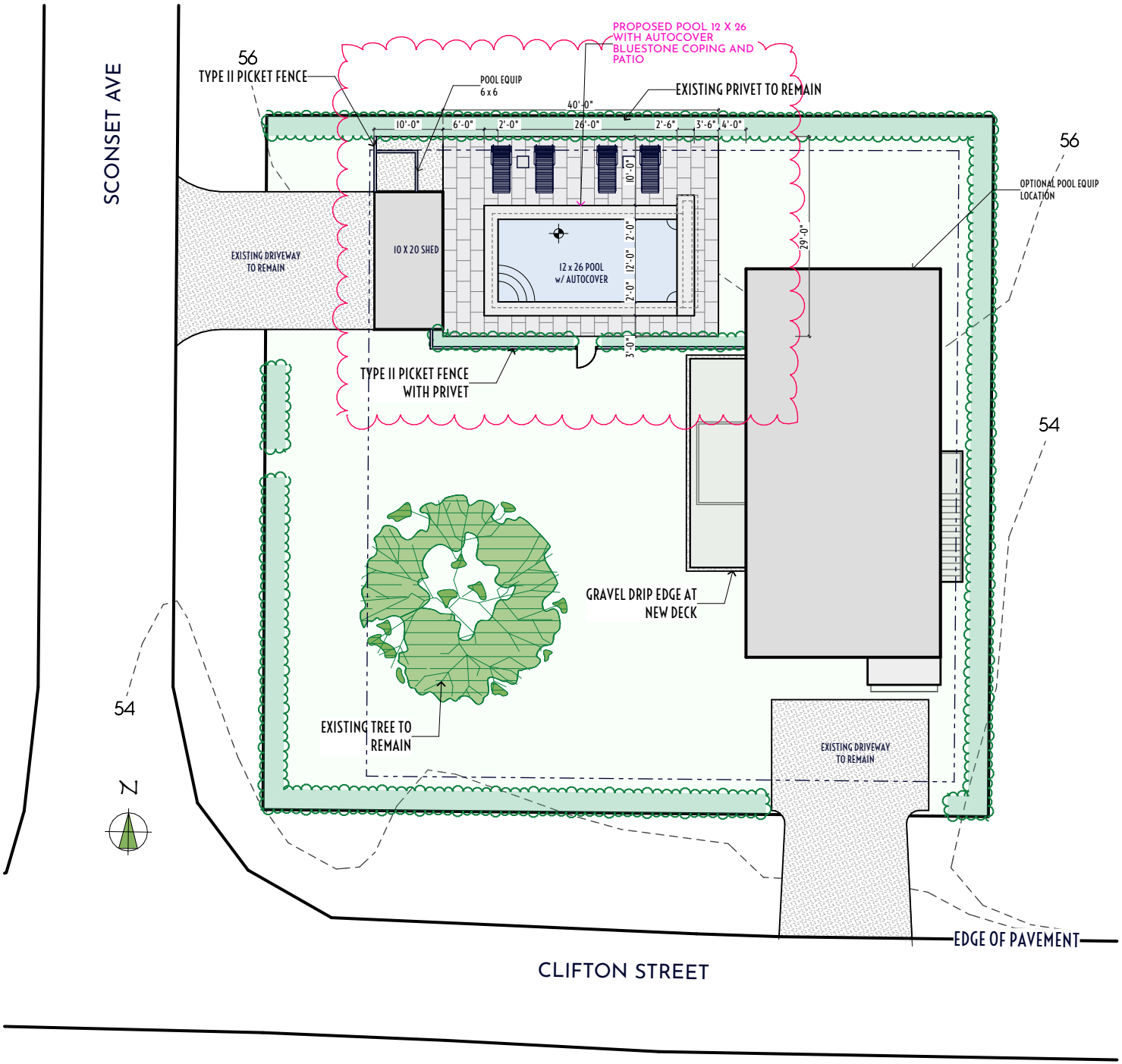


1 PREVIOUS SUBMISSION: 10.10.2023

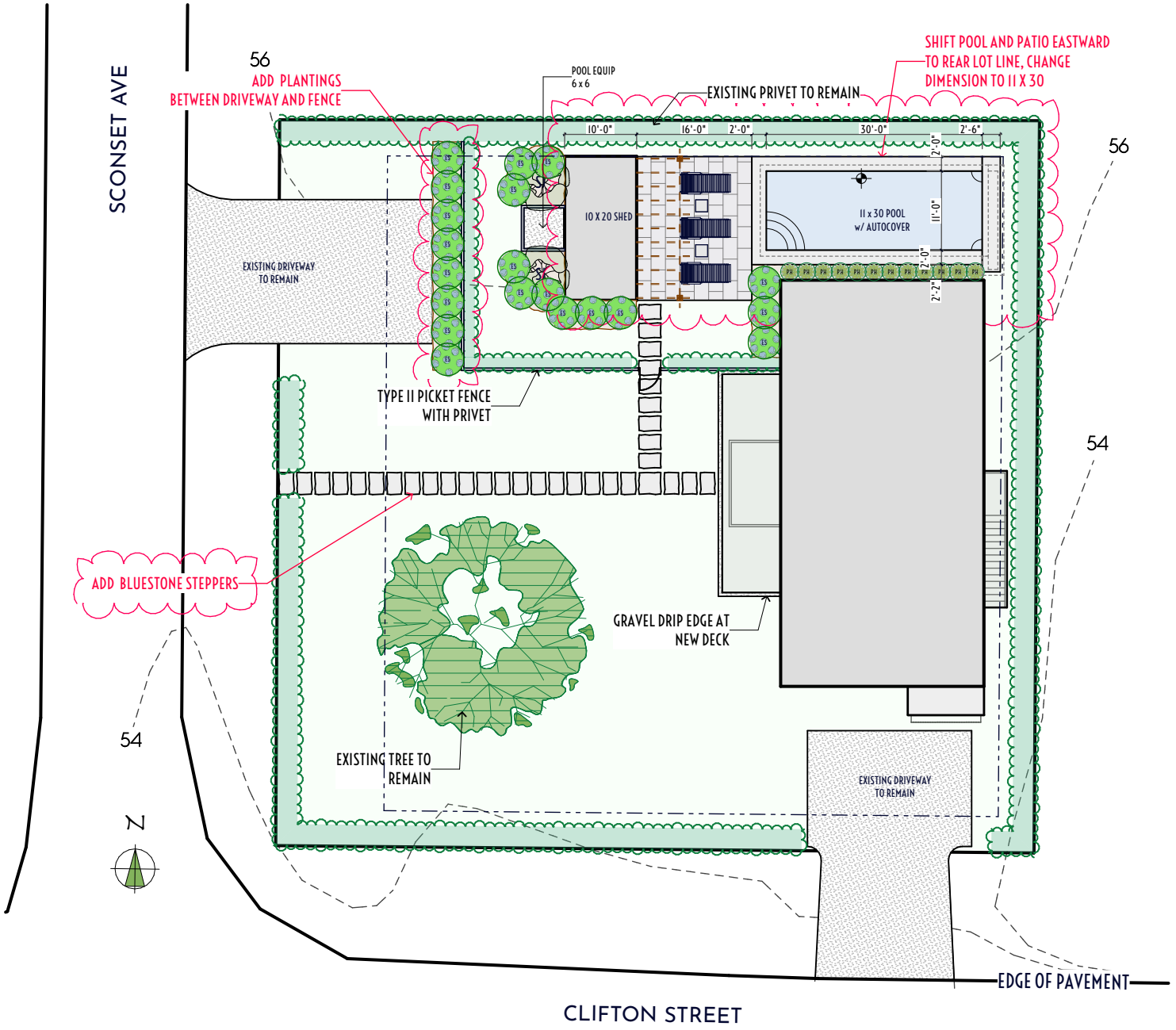
atlantic LANDSCAPING, INC

MARK	DATE

HDC PREVIOUS SUBMISSION:
2023.10.10

Landscape at
1 Sconset Ave
Nantucket, Ma.
02554
M: 73.1.4
P: 8
Zoning: SR-10
Front Setback: 15
S&R Setback: 5
Scale: As Noted
Plotted: 11/30/23
Drawing No.:
HDC-F

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 HDC PREVIOUS SUBMISSION 11.02.2023

atlantic LANDSCAPING, INC

MARK	DATE

HDC PREVIOUS SUBMISSION 11.02.2023

Landscape at
1 Sconset Ave
Nantucket, Ma.
02554
M: 73.1.4
P: 8
Zoning: SR-10
Front Setback: 15
S&R Setback: 5
Scale: As Noted
Plotted: 11/30/23
Drawing No.:
HDC-G

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

Brant Point Building & Property Management, LLC
PO Box 3430
Nantucket, MA 02584
508-825-0880

December 8, 2023

Town of Nantucket
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: Application for Revision to COA No. 2023-05-8469
2 Ann's Lane, Siasconset, MA
Map: 49, Parcel 59.1
Owners: Robert Veghte and Robin Rednor Veghte, TTee's

Dear Sir/Madam:

Enclosed please find:

1.) Checklist;
2.) Application for Revision to COA No. 2023-05-8469 with four (4) sets of plans, and one (1) set of plans/application materials in 8 ½ X 11";
3.) Filing fee of $50.00;
4.) Certified abutter's list;

Please record and file.

This application for revision is to downsize and re-orient a previously approved swimming pool at the locus in order to construct it further away from the house and Sankaty Road and to delete hardscaping from the application. In all other respects (plantings/screening from roadway, etc.) the original submissions remain the same.

Should you have any questions, or require anything further, please do not hesitate to contact me.

Sincerely,

Jamie Ranney
Brant Point Building & Property Management, LLC
Agent for Applicant

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

____ (initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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°: 49 PARCEL N°. 59.1

Street & Number of Proposed Work: 2 ANNS LANE

Owner of record: ROBERT VEGHTE + ROBIN REDNOR TTEE'S

Mailing Address: PO BOX 491
SIASCONSET, MA 02564

Contact Phone #: 802·236·3073 E-mail: robin@meridenhall.com

AGENT INFORMATION (if applicable)

Name: JAMIE MANNEY / BRANT POINT BUILDING + PROP. MGT

Mailing Address: PO BOX 3430
NANTUCKET, MA 02584

Contact Phone #: 508·292·2999 E-mail: jamie@brantpointbuilding.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-05-8469
☒ Pool (Zoning District SR 20) ☐ Roof ☐ Other reduce pool & create location

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/5/23 Signature of owner of record _____ Signed under penalties of perjury

JULIE JORDIN
THE GARDEN DESIGN COMPANY

2 Anns Lane
Nantucket, MA 02554

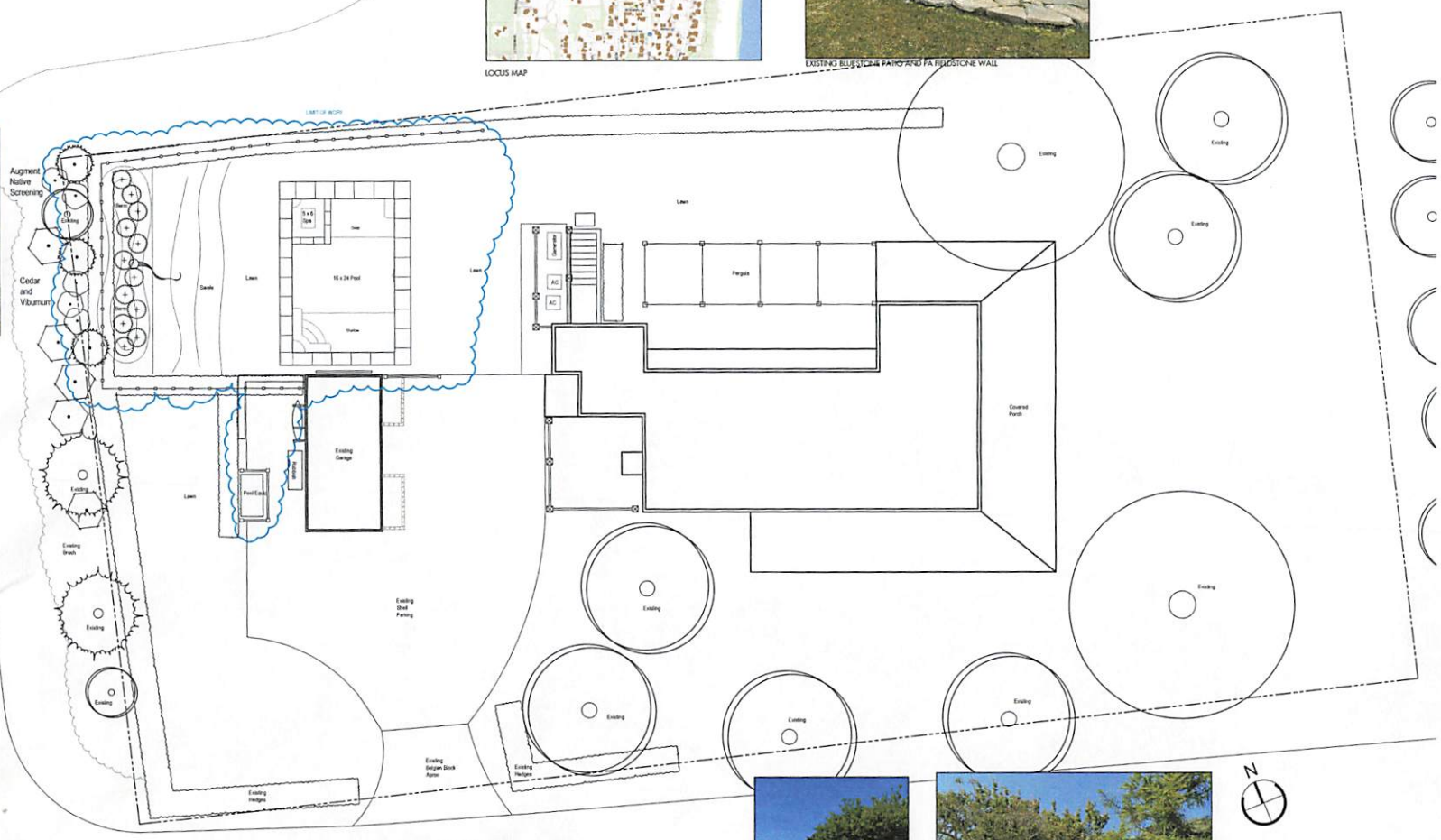
MAP/PARCEL: 49 / 59.1
ZONING: SR20


LOCUS MAP


EXISTING BLUESTONE PATIO AND PA FIELDSTONE WALL


VIEW FROM SANKATY ROAD


VIEW FROM ANNS LANE INTO DRIVEWAY

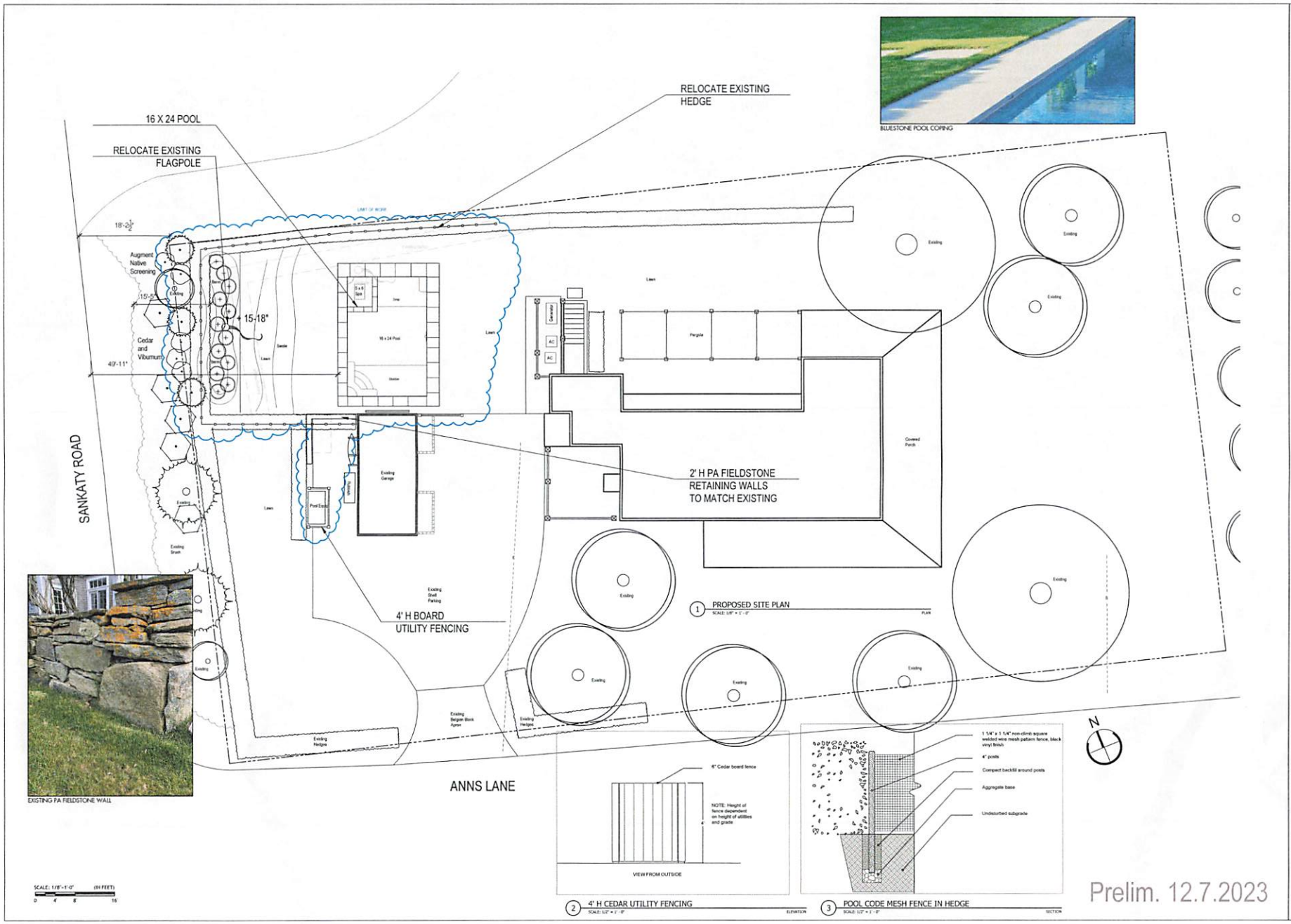



CORNER OF ANNE'S LN AND SANKATY


EXISTING CONDITIONS WEST SIDE OF HOUSE

SCALE: 1/8"=1'-0" (IN FEET)
0 4' 8' 16'

THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordan.com



Prelim. 12.7.2023

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Michael Coveofy
508.228.8910

GENERAL NOTES
Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

2 Anns Lane
Sconset, MA

DATE: 12/7/23
SCALE: 1/8" = 1'
DRAWN BY: Julie Jordin
MAP/PARCEL: 49/59.1
ZONING: SR20
REVISION:

L1
SITE PLAN

P.O. BOX 1553
NANTUCKET, MA 02584
508.325.4980
www.juliejordin.com

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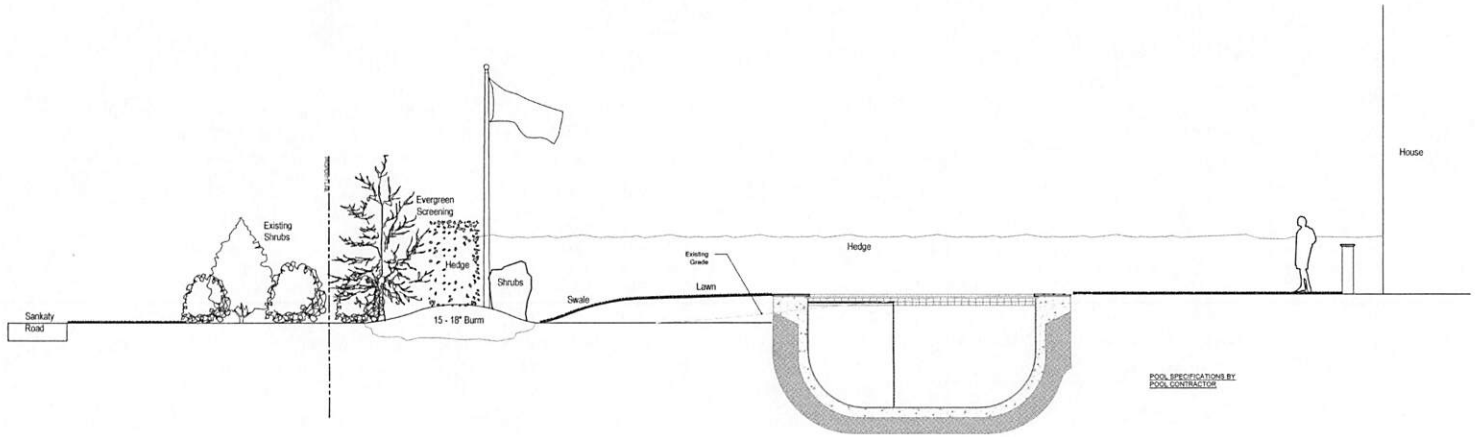

1 POOL SECTION
SCALE: 1/4" = 1'-0"
SECTION

SCALE: 1/4"=1'-0" (IN FEET)
0 2 4 8

Prelim. 12.7.2023

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Michael Connolly
508.228.4910

GENERAL NOTES
Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

2 Anns Lane
Sconset, MA

DATE: 12/7/23
SCALE: 1/4" = 1'
DRAWN BY: Julie Jordin
MAP/PARCEL: 49/59.1
ZONING: SR20
REVISION:

L2
SECTION

P.O. BOX 1172
NANTUCKET, MA 02583
508.323.4060
www.juliejordin.com

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36580

BRANT POINT BUILDING & PROPERTY MANAGEMENT LLC
P.O. BOX 3430
NANTUCKET, MA 02584

Bank of America.

5-13/110

12/7/2023

PAY TO THE ORDER OF Town of Nantucket $ **50.00

Fifty and 00/100********** DOLLARS

Town of Nantucket

Doug Gillatt

AUTHORIZED SIGNATURE

MEMO

Security features. Details on back.

⑈036580⑈ ⑆011000138⑆ 0000 2686 2699⑈

BRANT POINT BUILDING & PROPERTY MANAGEMENT LLC 36580

Town of Nantucket		12/7/2023	
Licenses & Permits	Veghte 49 59.1		50.00

Checking/BOA 50.00

BRANT POINT BUILDING & PROPERTY MANAGEMENT LLC 36580

Town of Nantucket		12/7/2023	
Licenses & Permits	Veghte 49 59.1		50.00

Checking/BOA 50.00

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... VEGHTE ROBERT & REDNOR ROBIN TRS .....

MAILING ADDRESS..... PO BOX 491, SIASCONSET, MA 02564 .....

PROPERTY LOCATION.... 2 ANNS LANE .....

ASSESSORS MAP/PARCEL..... 49/59.1 .....

SUBMITTED BY:..... JAMIE RANNEY .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.12.04 12:05:47 -05'00'

DECEMBER 4, 2023
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1
49	58	1	BENCHLEY ELIZABETH DARLING		2910 MAGNOLIA AVE
49	59		48 BAXTER ROAD LLC		270 OLD CHURCH RD
49	68		GREEN ROBERT C & VERONICA A		15 YANKEE HILL ROAD
49	69		COHEN STEVEN L TRST	1 ANNS LANE TRUST	BOX 786
49	80	2	LEIDER RICHARD JOSEPH & JANE TRST	RICHARD & JANE LEIDER REV TRUST	1550 PARK AVE
Count :	5				

City	State	Zip	Location
PENSACOLA	FL	32503	63 SANKATY RD
GREENWICH	CT	06830	48 BAXTER RD
WESTPORT	CT	06880	5 ANNS LN
NANTUCKET	MA	02554	55 SANKATY RD
EMERYVILLE	CA	94608	62 SANKATY RD

Allez à avery.ca/gabarits

Étiquettes d'adresse Easy Peel

BENCHLEY ELIZABETH DARLING
2910 MAGNOLIA AVE
PENSACOLA, FL 32503

48 BAXTER ROAD LLC
270 OLD CHURCH RD
GREENWICH, CT 06830

GREEN ROBERT C & VERONICA A
15 YANKEE HILL ROAD
WESTPORT, CT 06880

COHEN STEVEN L TRST
1 ANNS LANE TRUST
BOX 786
NANTUCKET, MA 02554

LEIDER RICHARD JOSEPH & JANE TRST
RICHARD & JANE LEIDER REV TRUST
1550 PARK AVE
EMERYVILLE, CA 94608

Go to avery.com/templates
Use Avery Template 5630

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

AVERY 5630™

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°: 25 PARCEL N°. 37

Street & Number of Proposed Work: 24 Almanack Pond Rd

Owner of record: Colby Crenshaw

Mailing Address: 11976 Brooks Rd
Beaumont, TX

Contact Phone #: 508 221 1156 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thoreau 11 Design LLC

Mailing Address: 48 Dixey Rd
Nantucket, Ma 02384

Contact Phone #: 508 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Material change to clapboard — / Doors / porches Removed.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation — Clapboard / porch removed
2. South Elevation — clapboard " "
3. West Elevation — clapboard " "
4. North Elevation — Doors ADDED / clapboard " "

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/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: 3½" TYP. 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 1x4 Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear glass/clad Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nat. Clapboard (if applicable) Natural Roof Natural

Trim White Sash White Doors White

Deck Nat 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 11/17/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Colby Crenshaw

STREET ADDRESS 24 Almanack Pond Rd

MAP/PARCEL 25/37

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11/20/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Luke Thornewill 11/20/23

Signature Date

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

KJ 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

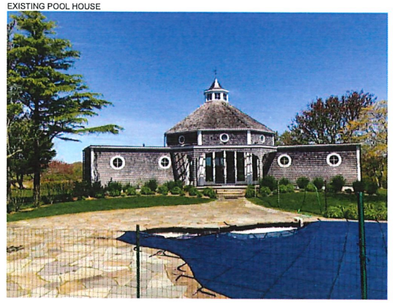
POOL HOUSE/ COTTAGE

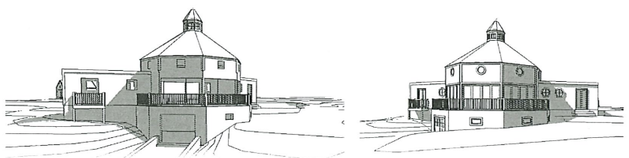
24 ALMANACK POND ROAD, NANTUCKET,MA

EXISTING HOUSE

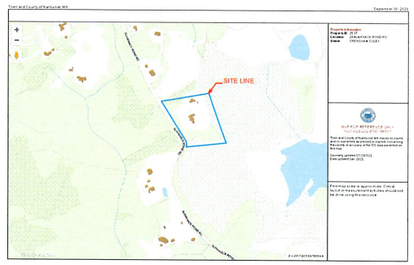


EXISTING POOL HOUSE

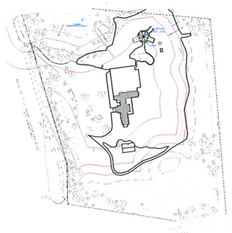




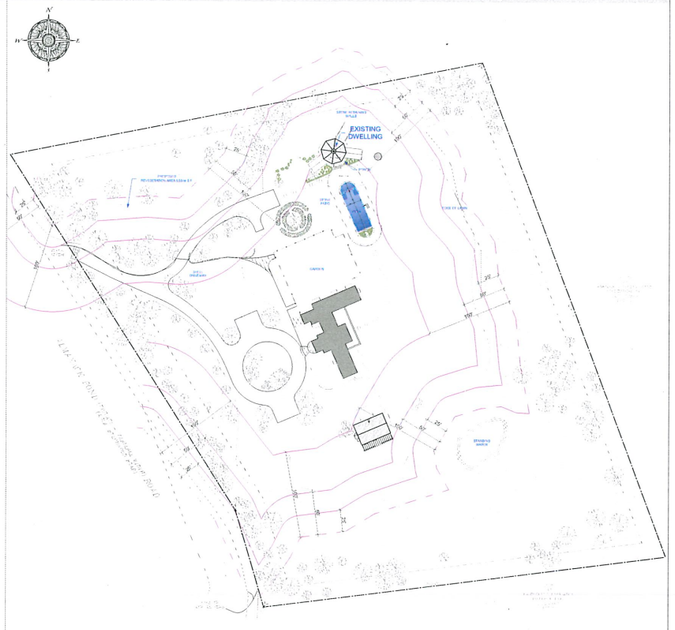
NEW VIEWS



1 LOCUS MAP
SCALE: 1:1.71



2 EXISTING SITE PLAN
SCALE: 1:1500



3 PROPOSED SITE PLAN
SCALE: 1" = 50'

DRAWING INDEX	
	DRAWINGS
COVER	COVER SHEET
A1.1	FIRST FLOOR PLAN PROPOSED
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A4.0	3D VIEWS

ISSUES/REVISION DATE	
HDC 1	10.22.2021
HDC 2	1.20.2022
HDC 3	11.1.2023

CRENSHAW PROJECT

24 ALMANACK POND ROAD, NANTUCKET, MA

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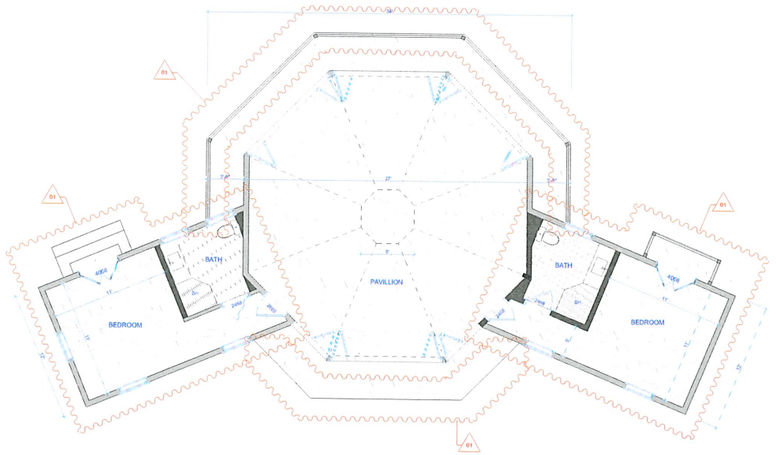
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

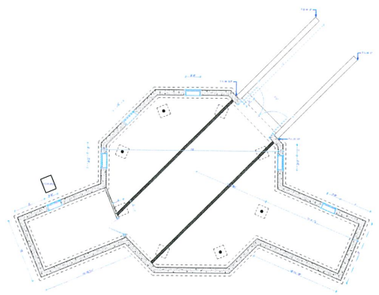
Sheet No:
COVER

Contents:
COVER SHEET

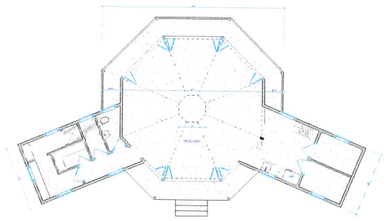


- EXISTING WALLS
- NEW WALLS

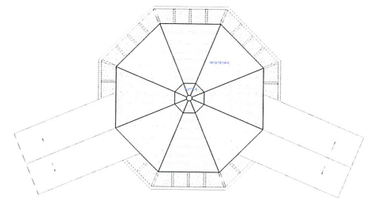
1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



3 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

ISSUES/REVISION DATE	
MDC 1	10.22.2021
MDC 2	1.20.2022
MDC 3	11.1.2023

CRENSHAW PROJECT

24 ALMANACK POND ROAD, NANTUCKET, MA

USE OF DRAWING

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48 Dukes Road
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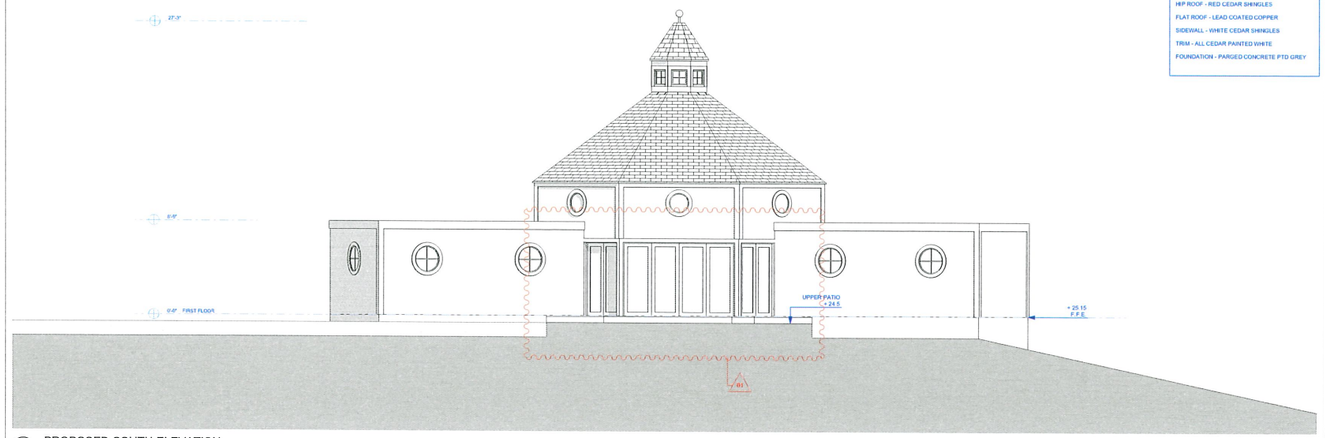
Tele 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

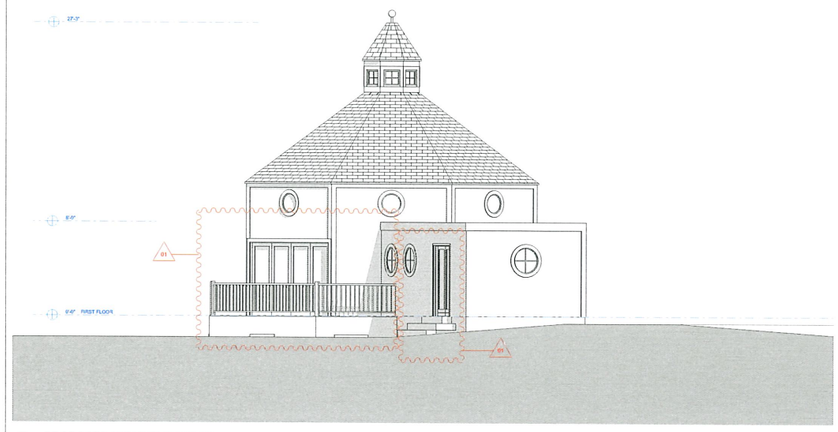
Sheet No:
A1.1

Contents:
PLOT PLOTS PLAN PROPOSED

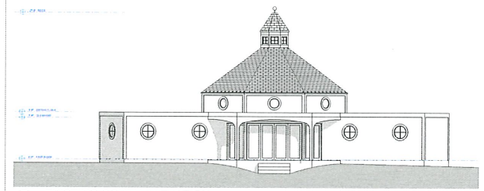
HIP ROOF - RED CEDAR SHINGLES
FLAT ROOF - LEAD COATED COPPER
SIDEWALL - WHITE CEDAR SHINGLES
TRIM - ALL CEDAR PAINTED WHITE
FOUNDATION - PARGED CONCRETE PTD GREY



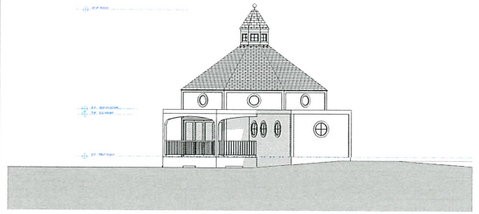
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	10.22.2021
HDC 2	1.20.2022
HDC 3	11.1.2023

CRENSHAW PROJECT

24 ALMANACK POND ROAD, NANTUCKET, MA

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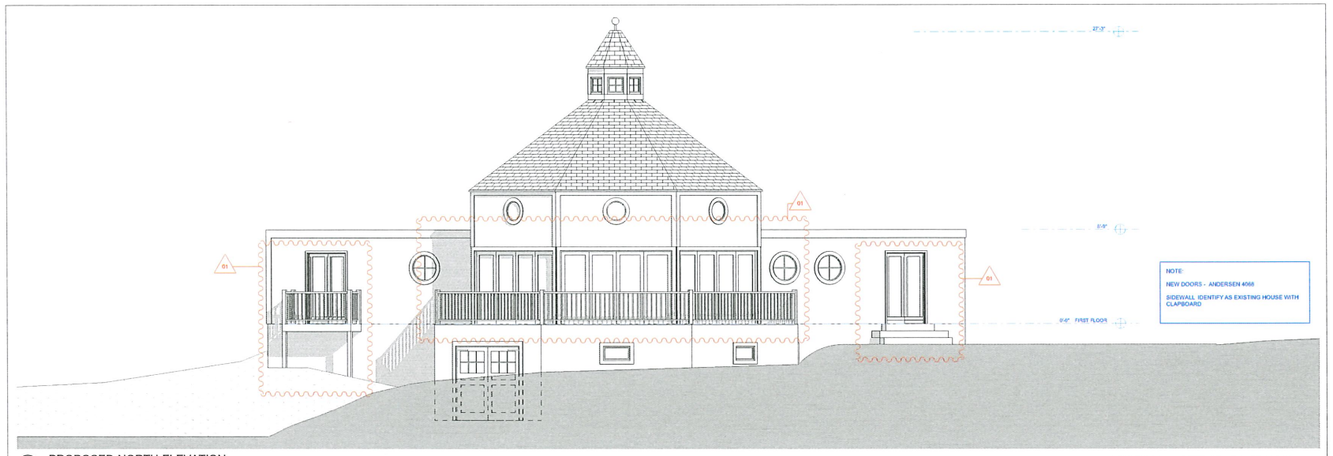
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

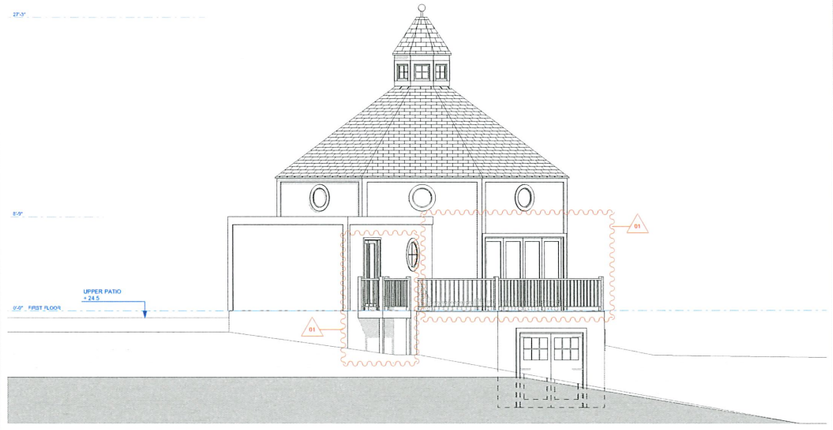
Sheet No:
A2.0

Contents:
ELEVATIONS

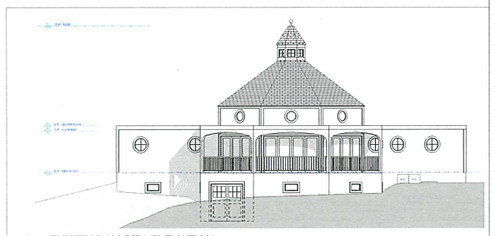


NOTE:
NEW DOORS - ANDERSEN 4068
SIDEWALL IDENTIFY AS EXISTING HOUSE WITH CLAPBOARD

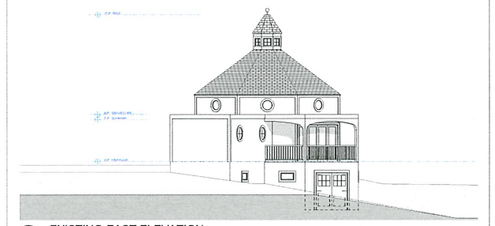
1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	10.22.2021
HDC 2	1.20.2022
HDC 3	11.1.2023

CRENSHAW PROJECT

24 ALMANACK POND ROAD, NANTUCKET, MA

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the purpose of the project and shall not be used for any other purpose, or reproduced without the written consent of the Designer. Copyright, Trademark, and Intellectual Property Laws are reserved.

© Thornewill Design LLC 2013

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

Sheet No:
A2.1

Contents:
ELEVATIONS

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 15

Street & Number of Proposed Work: 9 Coffin Street

Owner of record: Paul Gray

Mailing Address: 13 Forest St. #13
Wellesley MA 02481

Contact Phone #: 617-794-1125 E-mail: pgray@jeffries.com

AGENT INFORMATION (if applicable)

Name: Wilson Company Building Contractors

Mailing Address: PO Box 2615
Nantucket, MA 02584

Contact Phone #: 508-325-2025 E-mail: office@wilsoncompanybuilding.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2021-02 3060
☐ Pool (Zoning District _____) ☐ Roof ☐ Other add dormer (3 options - see below)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Island Home

Original Date: 1938

Original Builder: Unknown

REVISIONS* (describe)
1. East Elevation option 1 - To match existing dormer
2. South Elevation option 2 - To match existing dormer and lower window in existing + proposed dormer
3. West Elevation
4. North Elevation option 3 - New Nantucket style dormer

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____ To match existing pitch

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 2/2

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim White Sash White Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	73.4.1 15
Location	9 COFFIN SIAS ST
Owner	GRAY F PAUL TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

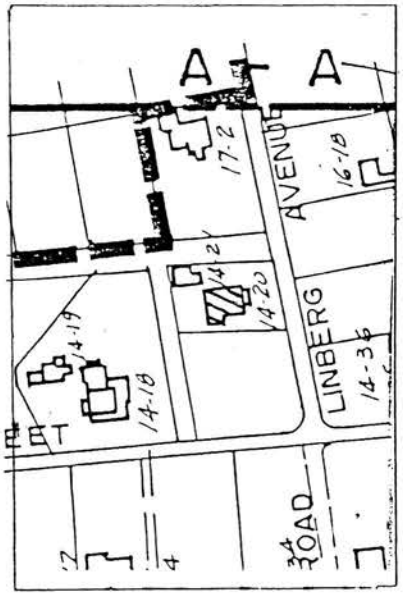
SURVEY/
FILM ROLL #: SC14-20
MAP/PARCEL#: 7341-15

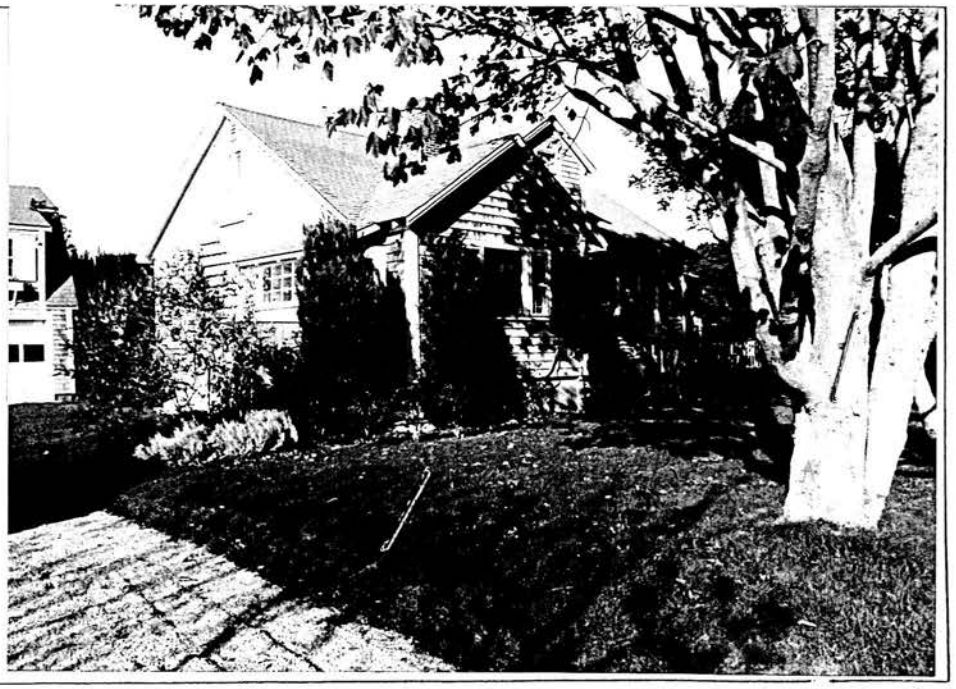
Recorded by: AH Date: 09/29/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 9 COFFIN ST
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: HOVDE, MICHELE L
5. Ownership History:
   Unknown
6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Seasonal
7. Accessibility to Public: Visible from Public Road? Yes
   Interior: N/A

8. MAP -- 3 X 2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 200 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Fence,Deck, Parking,Garage,SC14-21
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 3/4
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Extended Eaves, Exposed Rafters
26. Dormer Roof(s): Gable
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2,4/4, Lite Fixed

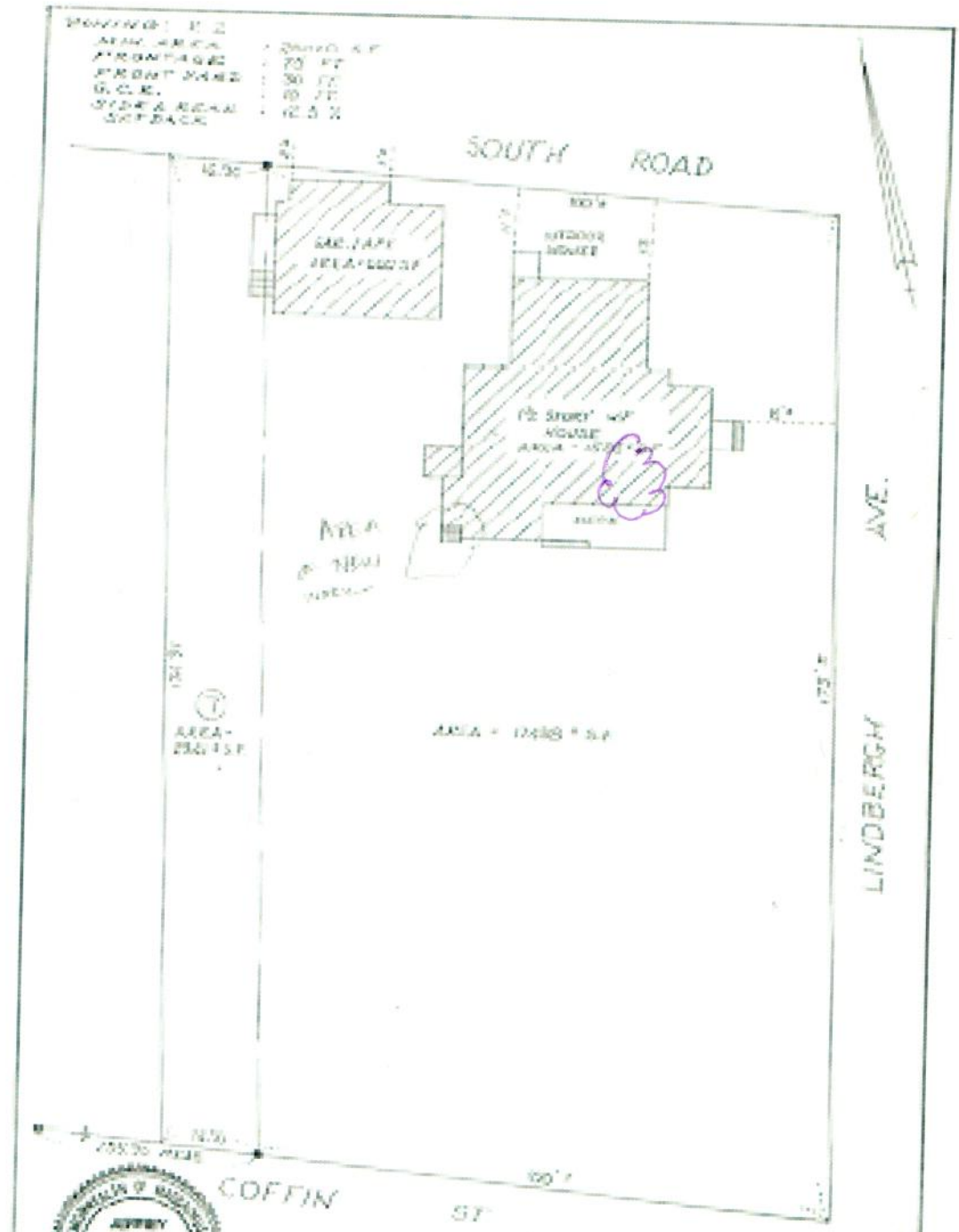
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: SC14-20

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: By 1938
  Source: Aerial Photo 1938
  Architect: Unknown Builder: Unknown
44. Building Type: Gabled Ell
45. Architectural Style: N/A
46. Historical and Architectural Importance:
  Unknown

47. Sources: Aerial Photo 1938



BUILDING LOCATION PLAN
NANTUCKET, MA.
SCALE: 1" = 20' DEC. 18, 1990
HART - BLACKWELL & ASSOC.
6 HOUNG'S WAY
NANTUCKET, MA. 02554

OWNER: MICHAEL L. HOYDE

DEED: BOOK 159 PG. 170, CERT. 11551

PLAN: LC 22225-B LOT 7, SITE PLAN BOOK 11 16 4
NANTUCKET COUNTY REGISTRY OF DEEDS
ASSESSOR'S PARCEL NO: 13.4.1-15, 16, 1941 #9 COFFIN ST

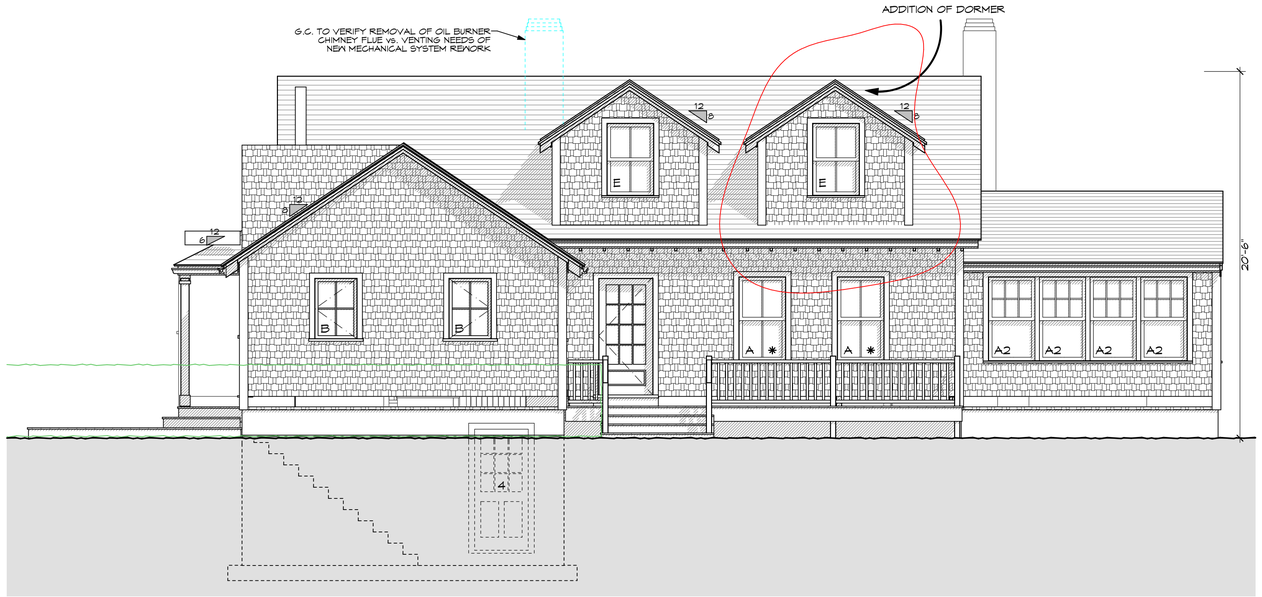
NB-1974

OPTION 1

Window Schedule:
"E"
Type: Double Hung
Model Number: TW24310
Lights: 2 over 2



EXISTING ELEVATION

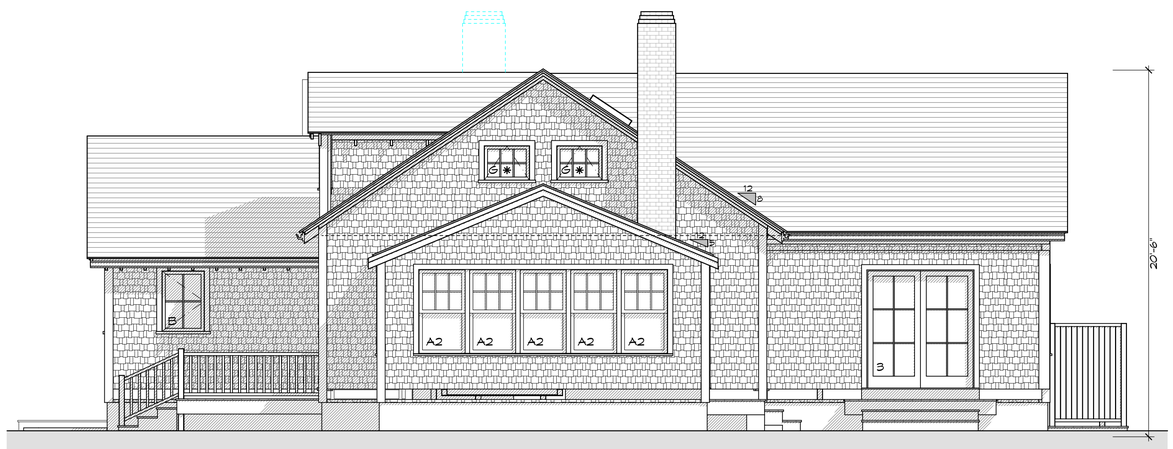


HDC APPROVED ELEVATION WITH ADDITION OF DORMER

Scale 1/4" = 1' - 0"



EXISTING ELEVATION



HDC APPROVED ELEVATION

Scale 1/4" = 1' - 0"

PROPOSED SOUTH & EAST ELEVATIONS

Gray Residence
9 Coffin Street,
Nantucket, MA 02554

REVISIONS:

STAMP:

HDC Review Set
11/6/23

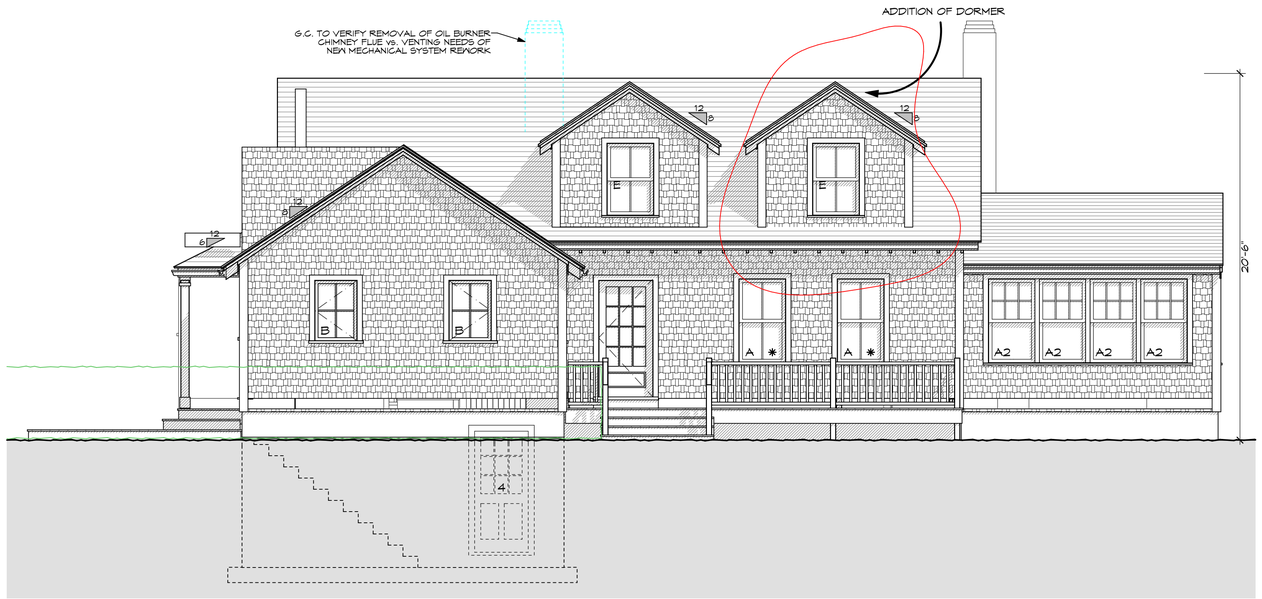
A-2.1

OPTION 2

Window Schedule:
"E"
Type: Double Hung
Model Number: TW24310
Lights: 2 over 2



EXISTING ELEVATION

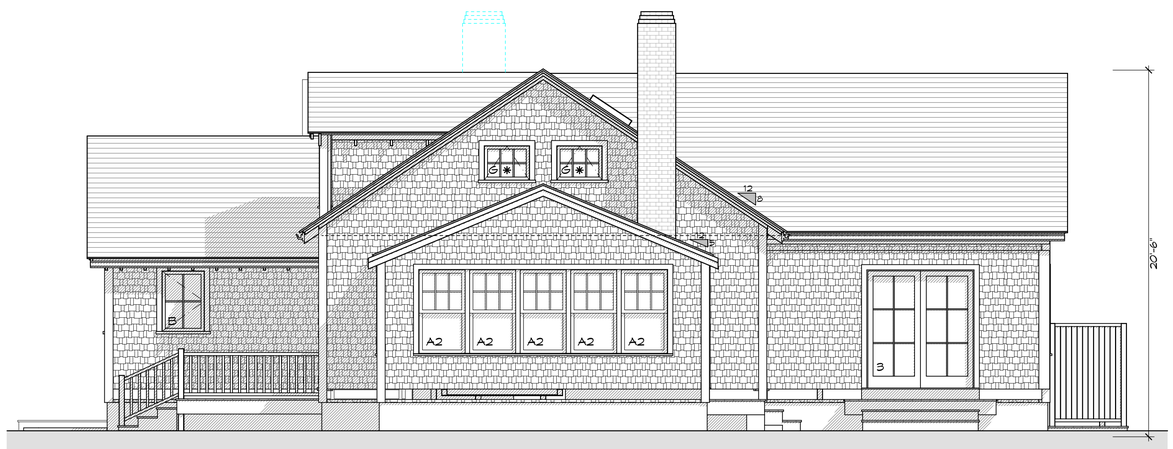


HDC APPROVED ELEVATION WITH ADDITION OF DORMER

Scale 1/4" = 1' - 0"



EXISTING ELEVATION



HDC APPROVED ELEVATION

Scale 1/4" = 1' - 0"

PROPOSED SOUTH & EAST ELEVATIONS

Gray Residence
9 Coffin Street,
Nantucket, MA 02554

REVISIONS:

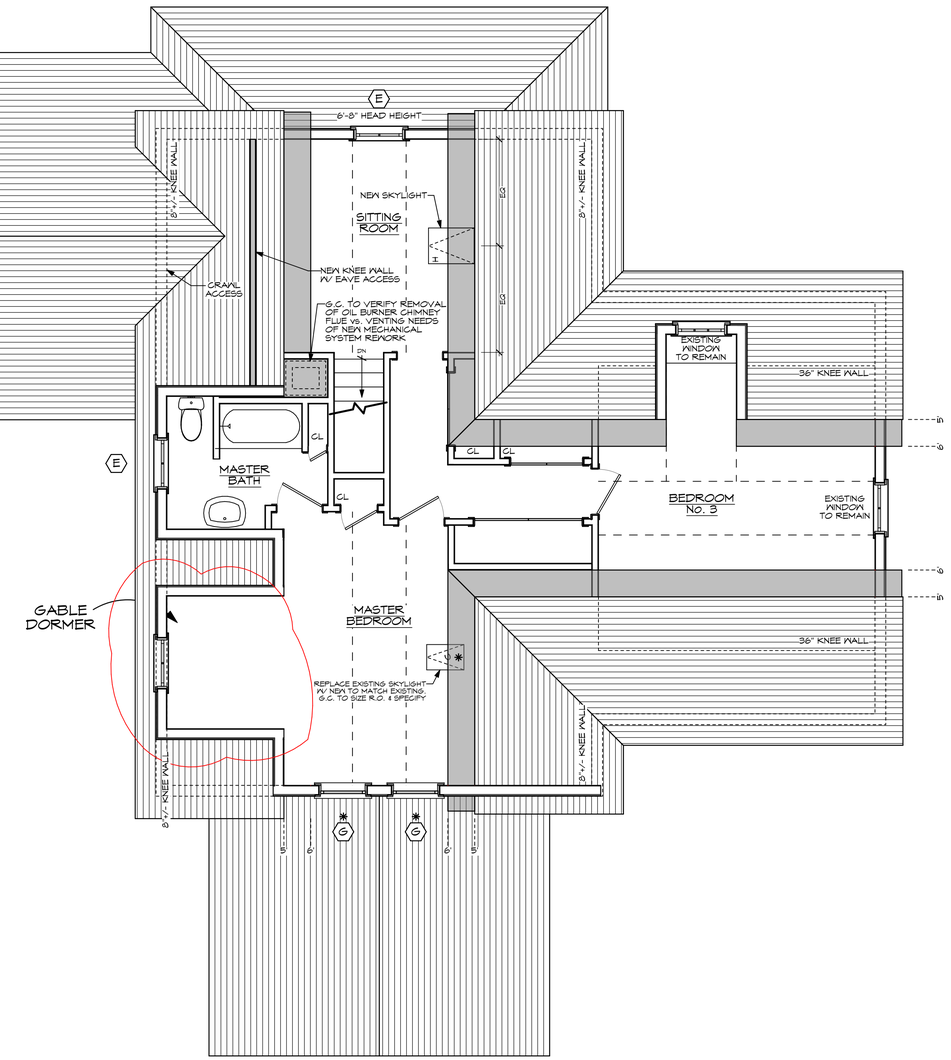
STAMP:

HDC Review Set
11/6/23

A-2.1

Gray Residence 9 Coffin Street, Nantucket MA / PROPOSED SECOND FLOOR PLAN

Option 1 and 2



1 Scale: 1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN

Gray Residence
9 Coffin Street,
Nantucket, MA 02554

STAMP:

HDC Review Set
11/19/23

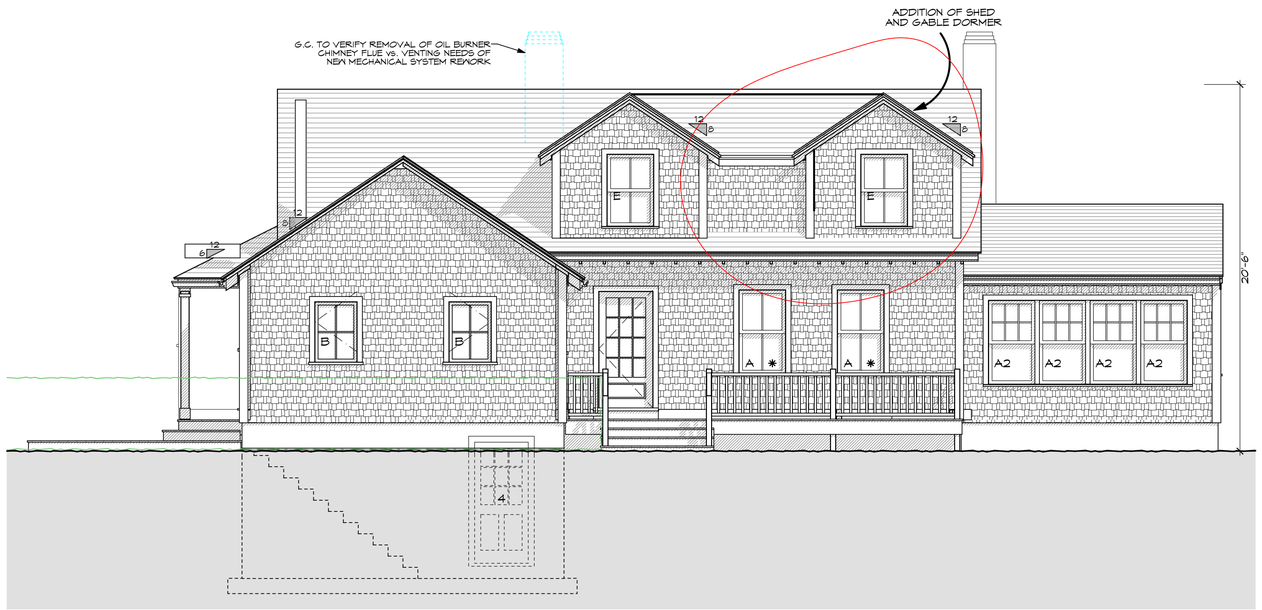
A-1.2

OPTION 3

Window Schedule:
"E"
Type: Double Hung
Model Number: TW24310
Lights: 2 over 2



EXISTING ELEVATION

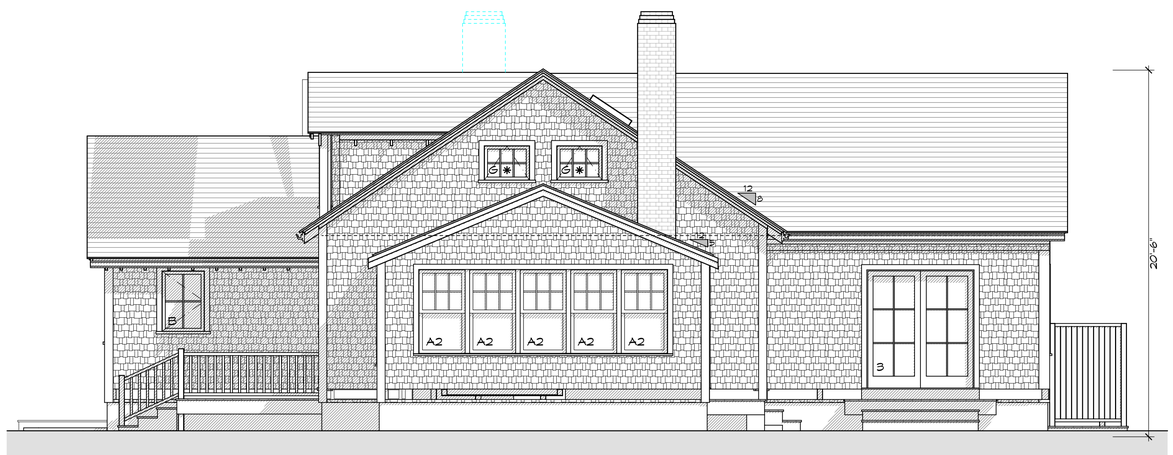


HDC APPROVED ELEVATION WITH ADDITION OF DORMER

Scale 1/4" = 1' - 0"



EXISTING ELEVATION



HDC APPROVED ELEVATION

Scale 1/4" = 1' - 0"

PROPOSED SOUTH & EAST ELEVATIONS

Gray Residence
9 Coffin Street,
Nantucket, MA 02554

REVISIONS:

STAMP:

HDC Review Set
11/6/23

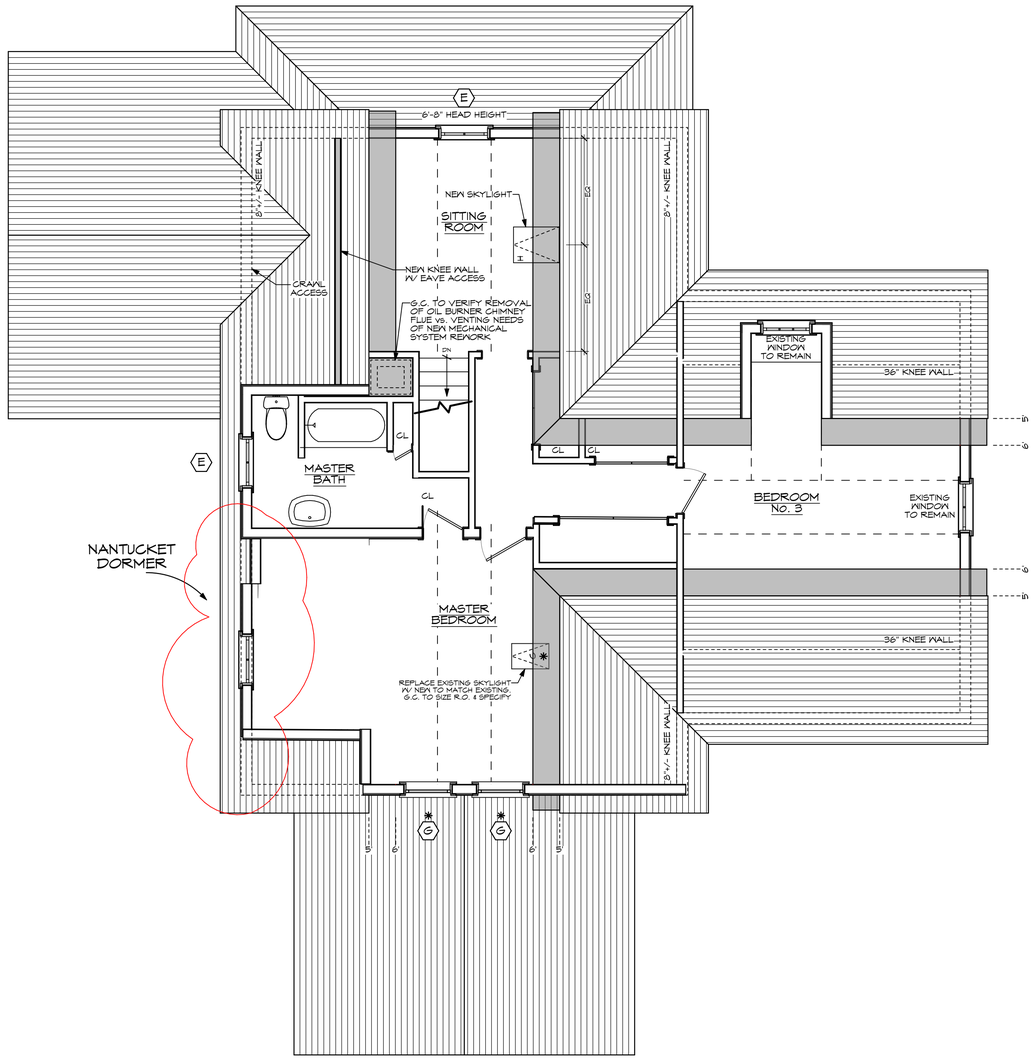
A-2.1

Gray Residence 24 Cliff Road Nantucket MA PROPOSED SECOND FLOOR PLAN

2 A-2.2

40'-9 1/2"+/-

Option 3



37'-4"+/-

1 A-2.1

40'-9 1/2"+/-

2 A-2.1

PROPOSED SECOND FLOOR PLAN

Gray Residence
9 Coffin Street,
Nantucket, MA 02554

REVISIONS:

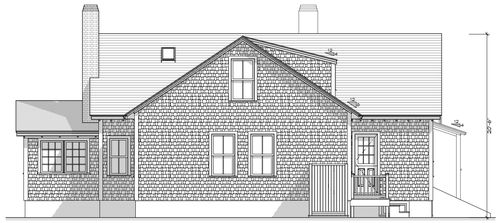
STAMP:

Scale: 1/4" = 1' 0"

HDC Review Set 11/20/23

A-1.2

NO CHANGE





1 HDC APPROVED ELEVATION

Scale: 1/4" = 1'-0"



EXISTING ELEVATION



2 HDC APPROVED ELEVATION

Scale: 1/4" = 1'-0"

PROPOSED NORTH & WEST ELEVATIONS

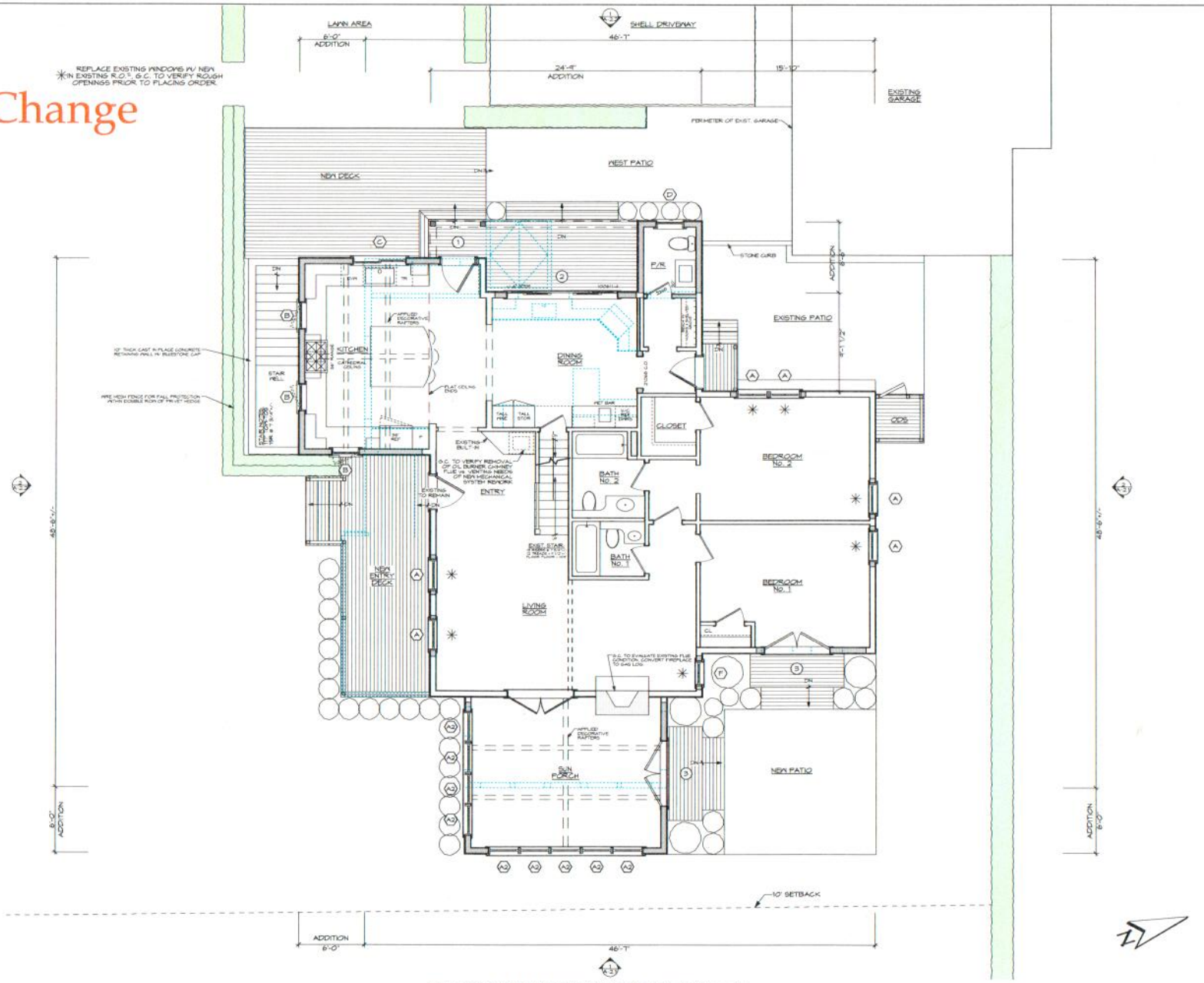
Gray Residence
9 Coffin Street,
Nantucket, MA 02554

STAMP:

HDC Review Set
11/6/23

A-2.2

No Change



1 PROPOSED FIRST FLOOR PLAN - 1,794 sq ft
Scale: 1/4" = 1'-0"

PROPOSED FIRST FLOOR PLAN

Gray Residence
9 Coffin Street,
Nantucket, MA 02554

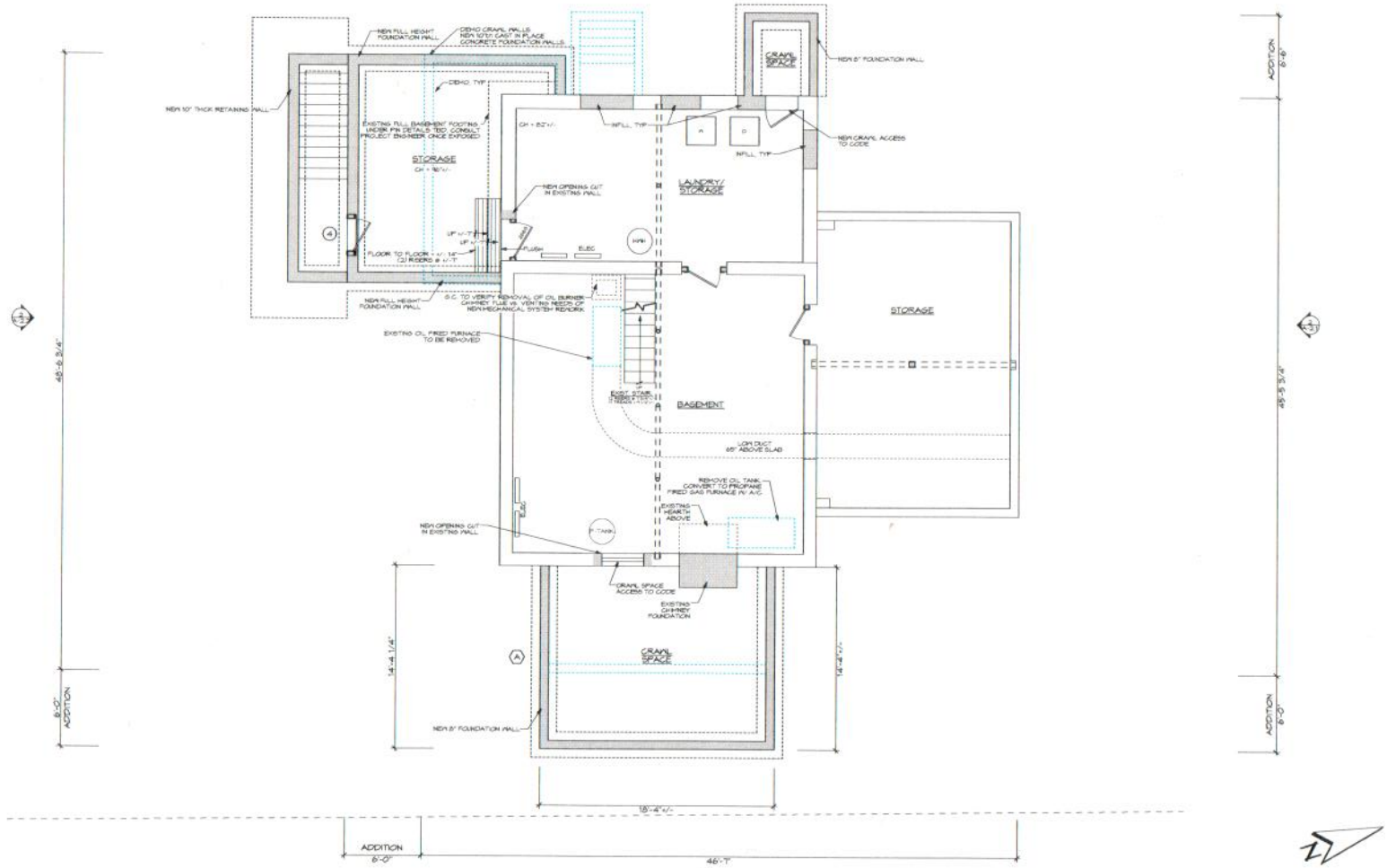
REVISIONS:

STAMP:

Pre-CD Set
7/26/23

A-1.1

No Change



1 PROPOSED BASEMENT FLOOR PLAN - 1,530 sq ft
Scale: 1/4" = 1'-0"

PROPOSED BASEMENT FLOOR PLAN

Gray Residence
9 Coffin Street,
Nantucket, MA 02554

REVISIONS:

STAMP:

Pre-CD Set
7/26/23

A-1.0

Previous Approval

CERTIFICATE NO: HDC2021-02-3060 DATE ISSUED: 04/20/2021

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°: 7341 PARCEL N°. 15

Street & Number of Proposed Work: 9 COFFIN ST.

Owner of record: PAUL GRAY

Mailing Address: 13 FOREST ST. #13
WELLESLEY, MA 02481

Contact Phone #: 617-794-1125 E-mail: pgray@jeffries.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD #17
NANTUCKET MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY V4678

Date application received: 02/22/2021 Fee Paid: $ 50

Must be acted on by: 04/10/2021

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 PORCH

Size of Structure or Addition: (1) Length: 6'x18' Sq. Footage 1st floor: 216 NEW SF Decks/Patio: Size: 6x25' ☒ 1st floor ☐ 2nd floor
(2) Width: 6'x18' Sq. footage 2nd floor: — PATIO Size: 14x14 ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: — DECK 12x18 ☒ INT.

Difference between existing grade and proposed finish grade: North ± 6" South ± 6" East ± 6" West ± 6"

Height of ridge above final finish grade: North EXIST 20'-6" South 17' NEW East EXIST 20'-6" West EXIST 20'-6"

REVISIONS

Additional Remarks

Historic Name: UNKNOWN (describe)

Original Date: c. 1938 SEE SURVEY.

Original Builder: UNKNOWN

1. East Elevation ← EXTEND EXIST 5/12 ROOF LINE BY 6'. NEW WINDOWS.
2. South Elevation ← NEW KITCHEN ROOF LINE 6/12. REPLACE WINDOWS.
3. West Elevation ← ADD SIDE PORCH, NEW WIN & DOORS.
4. North Elevation ← WINDOW CHANGES.

✓ *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 21" ± ☐ Block ☐ Block Parged ☐ Brick (type) ____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) 1 EXISTS, 1 DEMO ☐ Other ____

Roof Pitch: Main Mass 8 /12 Secondary Mass 5 /12 Dormer 4 /12 Other PORCH 6/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) ____

Fence: Height: ____
Type: ____
Length: ____

Skylights (flat only): Manufacturer ANDERSEN Rough Opening 2'x3' Size 2'x3' Location REAR (NORTH)
Manufacturer EXIST. TO REM. Rough Opening ____ Size ____ Location ____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) ____

Leaders (material and size): COPPER (OR GALV.)

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 6" Rake 6" Soffit (Overhang) 12" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round ____ Square 6"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other ____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front EXISTS. Rear DOUBLE SLIDER Side QUAD SLIDER

Garage Door(s): Type N/A. Material ____

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls N/A.

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. Clapboard (if applicable) — Roof NAT. RED CEDAR
Trim WHITE Sash WHITE Doors BLACK (FRONT) WHITE (OTHERS)
Deck NAT. Foundation NAT. Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

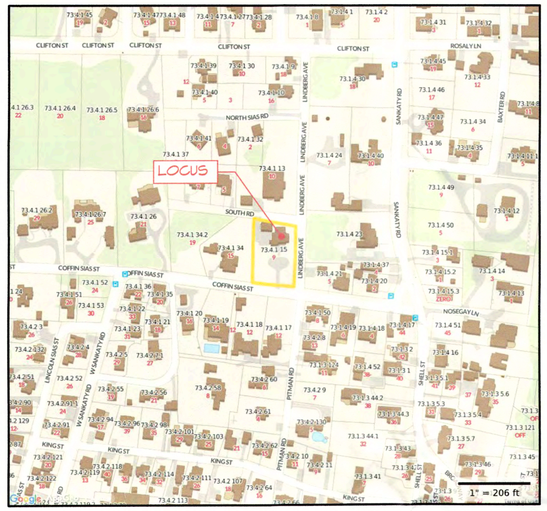
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/19/21 Signature of owner of record ____ AGENT. Signed under penalties of perjury

HDC Review Set

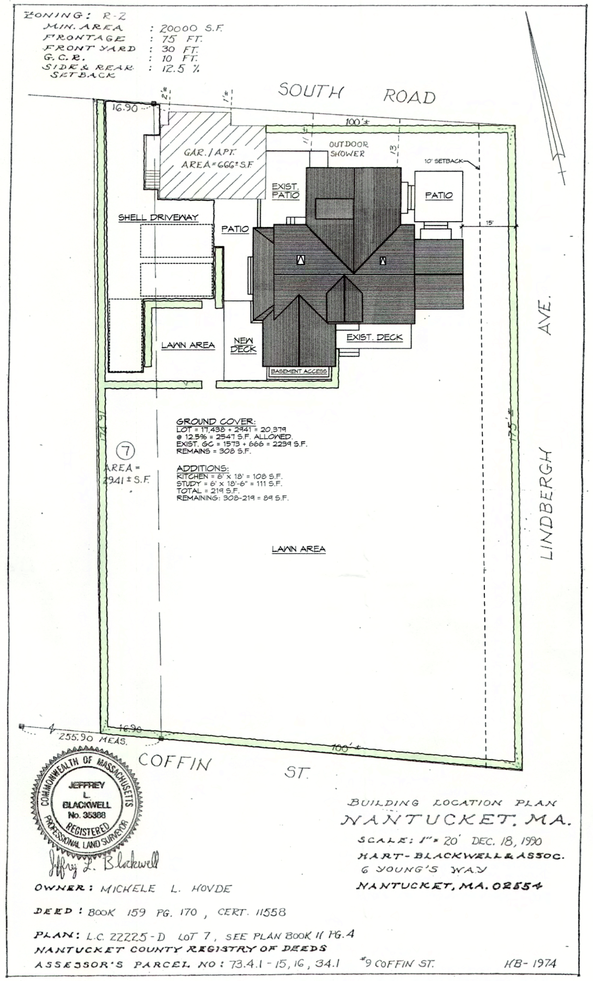
Gray Residence

9 Coffin Street, Nantucket MA 02554



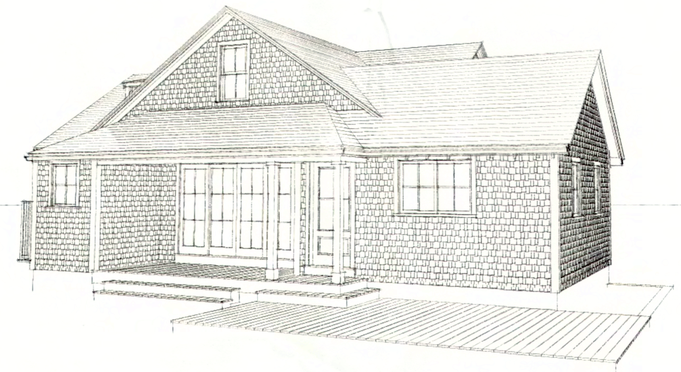
L 9 Coffin Street_locus

GRAY RESIDENCE	9 COFFIN ST., NANTUCKET, MA. 02554			
ANDERSEN WINDOW SCHEDULE				
All windows to be Andersen 400 Series units, White, Clad, Simulated Divided Light. Double Hungs to have sash locks only, no finger or sash pulls. All casing to be field applied per drawings. All screens to be aluminum framed, full screens. Interiors to be primed wood or pre-finished white. Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.				
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	TW2646	2 over 2	
A2	Double Hung	TW2646	6 over 1	
B	Casement	CW135	4	Fixed
C	Gliding	G536	4-4	
D	Awning	A251	4	
E	Double Hung	TW24310	2 over 2	
F	Double Hung	TW20310	2 over 2	
G	Basement Awning	AW281	1	
H	SkyLight	2'w x 3'h	1	
ANDERSEN DOOR SCHEDULE				
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Series	AFD130610-L	4-Lite	1-Panel
2	Quad Slider	FWSD100611-4	(4) 6-Lite	
3	French Door	FWH60611	(2) 6-Lite	
4	Basement Door	3068	9-Lite	1-Panel
GENERAL NOTES				
1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code. 2. Contractor to verify all RO's and quantities at the time of order. 3. All fenestration to be DP30 or better. 4. When replacing existing windows, G.C. to verify all new window heights prior to order.				

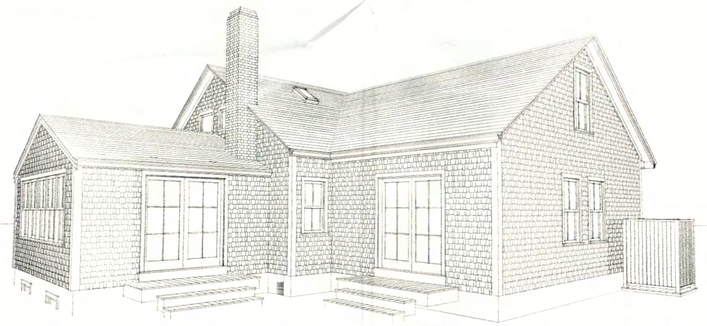


S SITE PLAN

Scale: 1" = 20'-0"



Gray Proposed, South Perspective



Gray Proposed, Northeast Perspective

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HDC2021-02-3060
No Exterior Changes
Without HDC Approval

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design, inc.

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nantucket.ma.02554
t: 508.825.7588 | f: 508.825.7589
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PROPOSED SITE PLAN

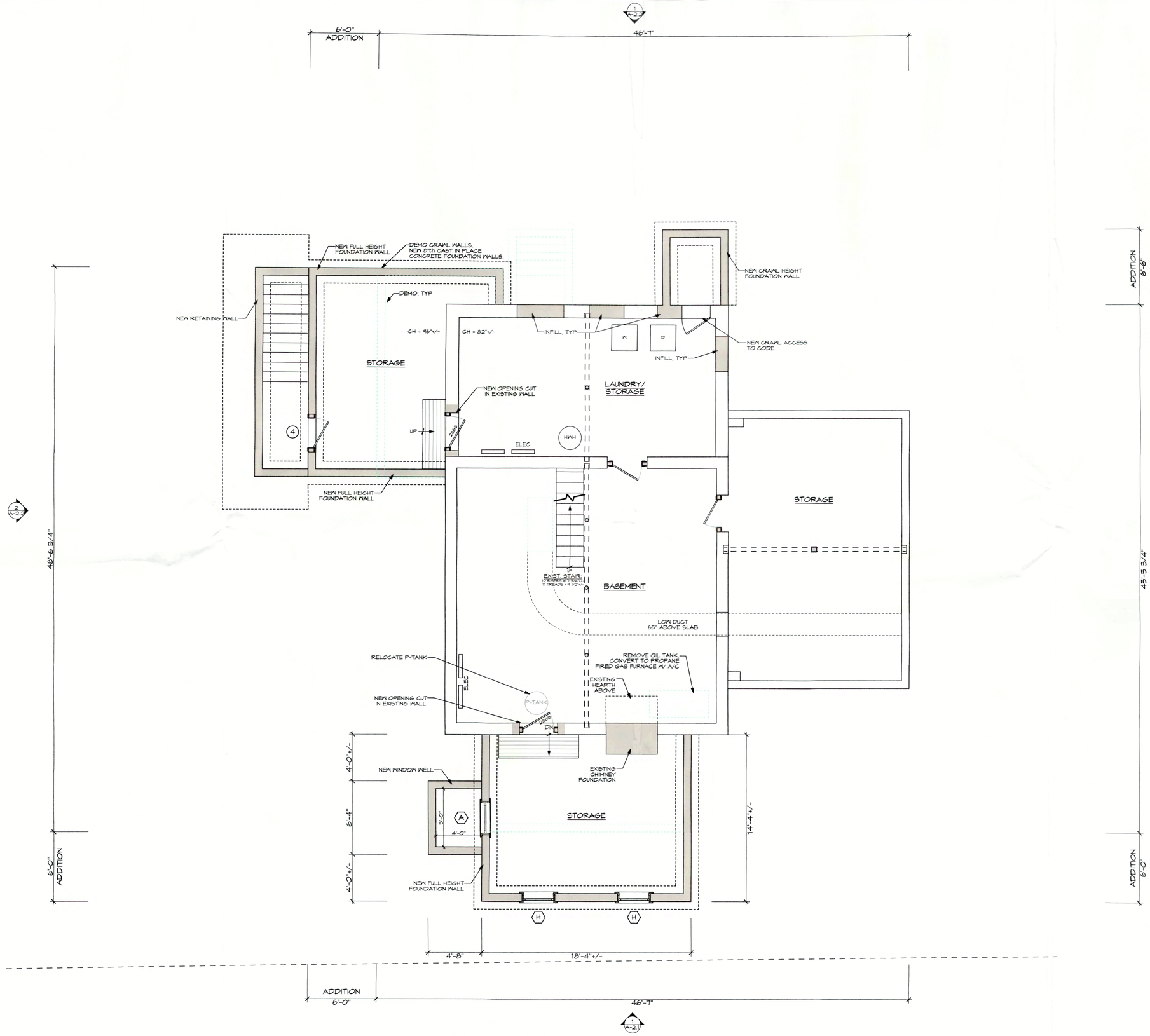
Gray Residence
9 Coffin Street,
Nantucket, MA 02554

REVISIONS:

STAMP:

HDC Review Set
3/23/21

A-0.1



1 PROPOSED BASEMENT FLOOR PLAN - 1,530 sq ft

Scale: 1/4" = 1'-0"

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design, inc.

S.M. Roethke Design
nantucket, ma. 02554
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PROPOSED BASEMENT FLOOR PLAN

Gray Residence
9 Coffin Street,
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REVISIONS:

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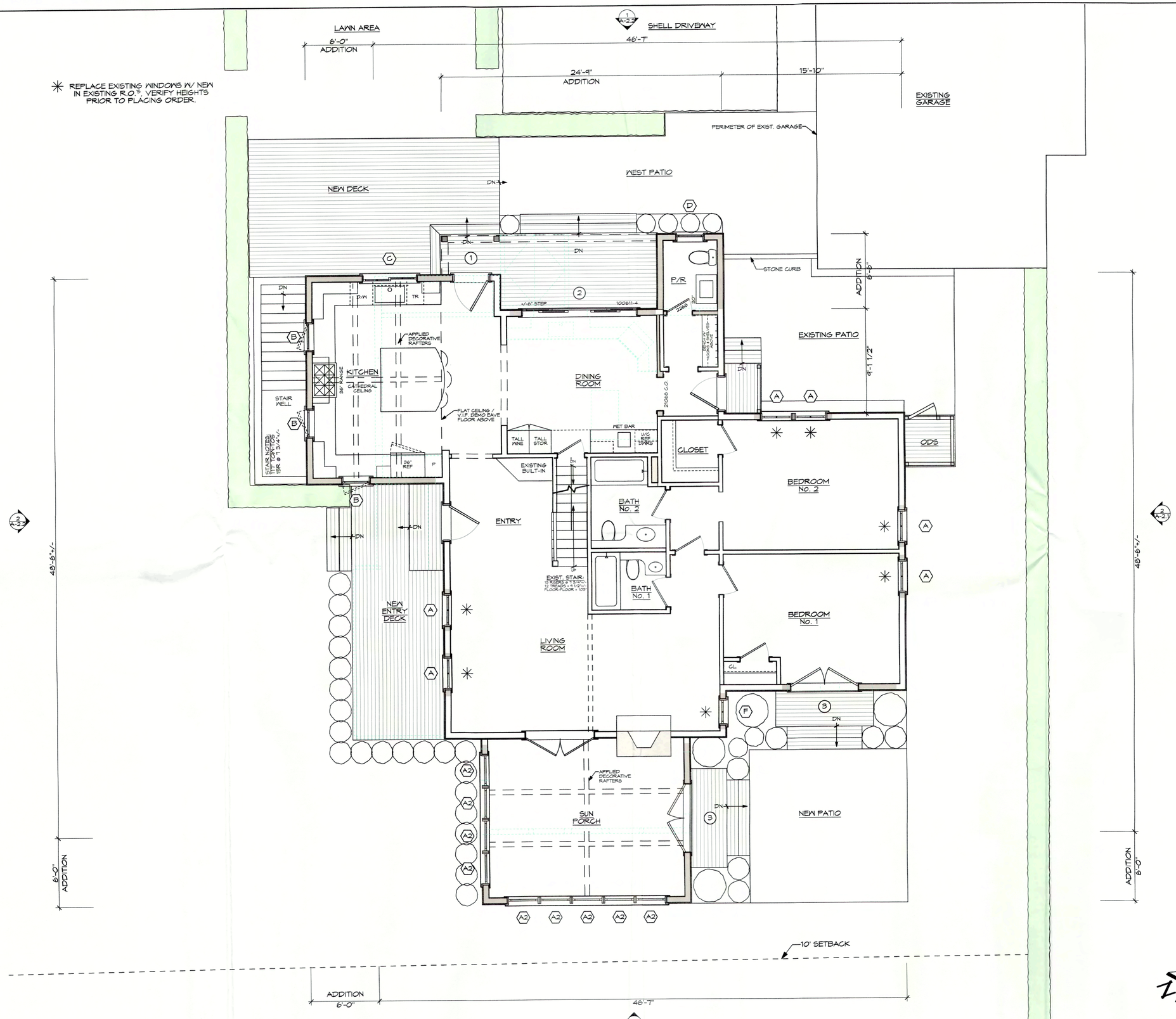
3/23/21

A-1.0



1 PROPOSED FIRST FLOOR PLAN - 1,794 sq ft

Scale: 1/4" = 1'-0"

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nantucket, ma. 02554
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PROPOSED FIRST FLOOR PLAN

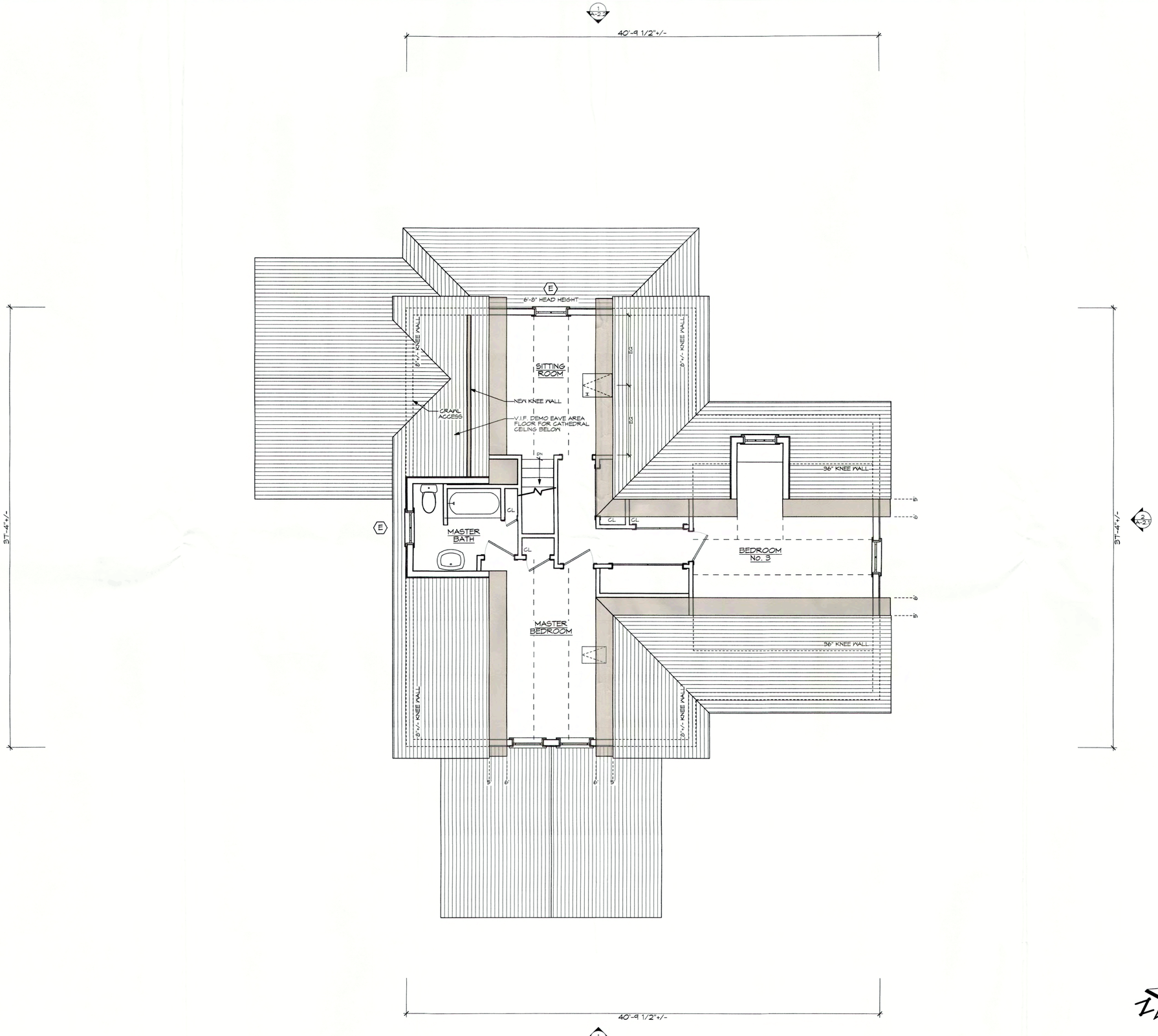
Gray Residence
9 Coffin Street,
Nantucket, MA 02554

REVISIONS:

STAMP:

HDC Review Set
3/23/21

A-1.1



1 PROPOSED SECOND FLOOR PLAN - 1,007 sq ft

Scale: 1/4" = 1'-0"

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PROPOSED SECOND FLOOR PLAN

Gray Residence
9 Coffin Street,
Nantucket, MA 02554

REVISIONS:

STAMP:

HDC Review Set
3/23/21

A-1.2

GRAY RESIDENCE — 9 COFFIN ST., NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen 400 Series units, White, Glad, Simulated Divided Light, Double Hungs to have sash locks only, no finger or sash pulls. All casing to be field applied per drawings. All screens to be aluminum framed, full screens. Interiors to be primed wood or pre-finished white. Contractor to determine all jamb widths and extension jamb needs where necessary, verify all tempered glass locations w/ Architect.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	TW2646	2 over 2	
A2	Double Hung	TW2646	6 over 1	
B	Casement	CW135	4	Fixed
C	Gliding	G536	4-4	
D	Awning	A251	4	
E	Double Hung	TW2430	2 over 2	
F	Double Hung	TW2030	2 over 2	
G	Basement Awning	AN281	1	
H	SkyLight	21w x 31h	1	

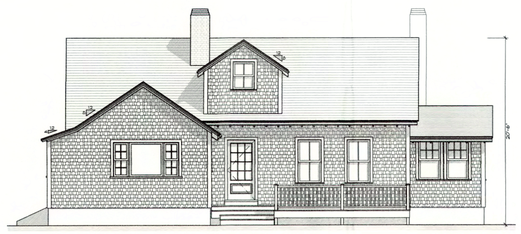
ANDERSEN DOOR SCHEDULE

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Series	AFD30610-L	4-Lite	1-Panel
2	Quad Slider	FWGD100611-4	(4) 6-Lite	
3	French Door	FWH60611	(2) 6-Lite	
4	Basement Door	3068	9-Lite	1-Panel

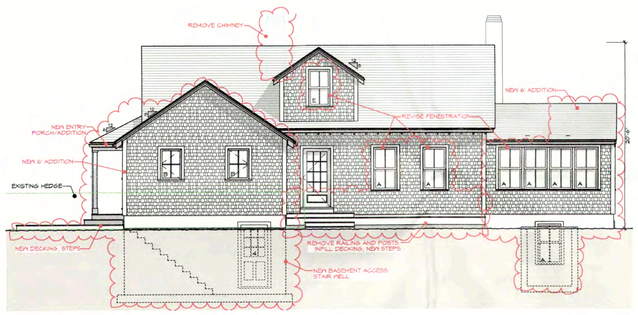
GENERAL NOTES

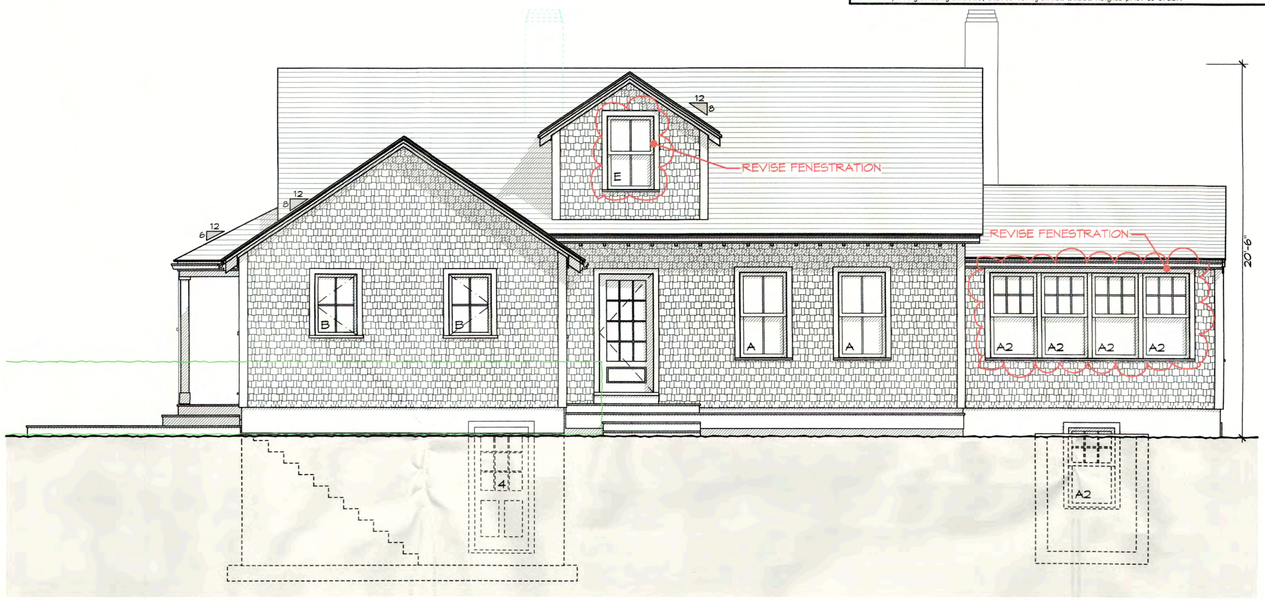
1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor to verify all RO's and quantities at the time of order.
3. All fenestration to be DP30 or better.
4. When replacing existing windows, G.C. to verify all new window heights prior to order.

EXISTING ELEVATION



PREVIOUS SUBMISSION

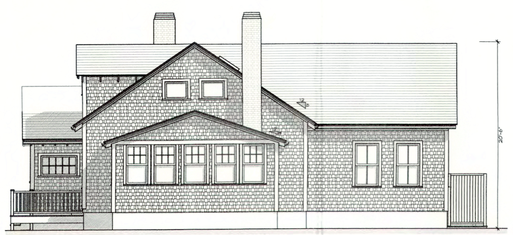




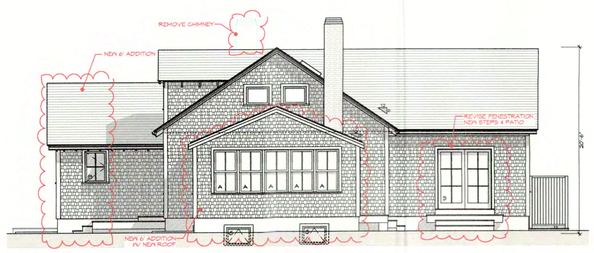
1 PROPOSED SOUTH ELEVATION

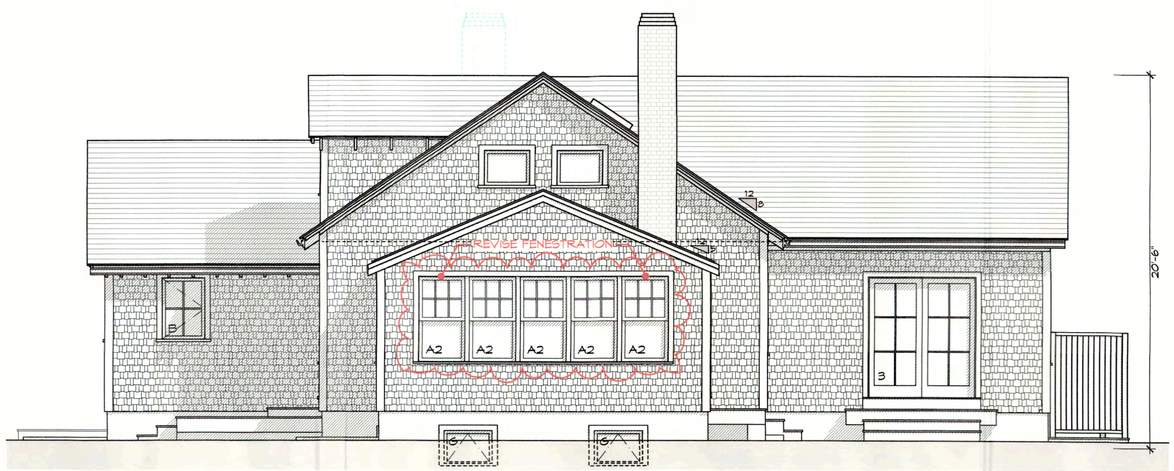
Scale: 1/4" = 1'-0"

EXISTING ELEVATION



PREVIOUS SUBMISSION





2 PROPOSED EAST ELEVATION

Scale: 1/4" = 1'-0"

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PROPOSED SOUTH & EAST ELEVATIONS

Gray Residence
9 Coffin Street,
Nantucket, MA 02554

REVISIONS:

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By

STAMP:

APPROVED
HDC2021-02-3060
No Exterior Changes Without HDC Approval

HDC Review Set
3/23/21

A-2.1

GRAY RESIDENCE — 9 COFFIN ST., NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen 400 Series units, White, Clad, Simulated Divided Light, Double Hungs to have sash locks only, no finger or sash pulls. All casing to be Field applied per drawings. All screens to be aluminum Framed, full screens. Interiors to be primed wood or pre-finished white. Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	TW2646	2 over 2	
A2	Double Hung	TW2646	6 over 1	
B	Casement	CW195	4	Fixed
C	Gliding	G536	4-4	
D	Awning	A251	4	
E	Double Hung	TW24310	2 over 2	
F	Double Hung	TW20310	2 over 2	
G	Basement Awning	AW281	1	
H	SkyLight	21w x 31h	1	

ANDERSEN DOOR SCHEDULE

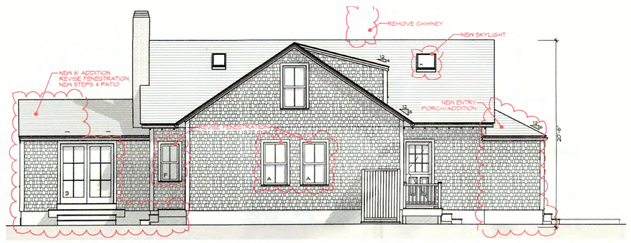
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Series	AFD130610-L	4-Lite	1-Panel
2	Quad Slider	FWSD100611-4	(4) 6-Lite	
3	French Door	FWH60611	(2) 6-Lite	
4	Basement Door	3068	9-Lite	1-Panel

GENERAL NOTES

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor to verify all RO's and quantities at the time of order.
3. All fenestration to be DP30 or better.
4. When replacing existing windows, G.C. to verify all new window heights prior to order.



EXISTING ELEVATION



PREVIOUS SUBMISSION

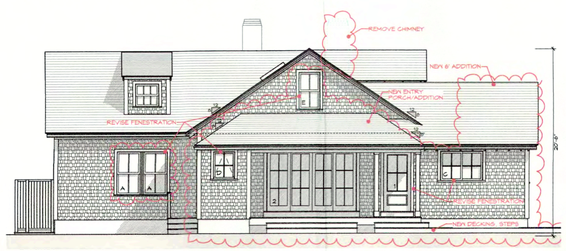


1 PROPOSED NORTH ELEVATION

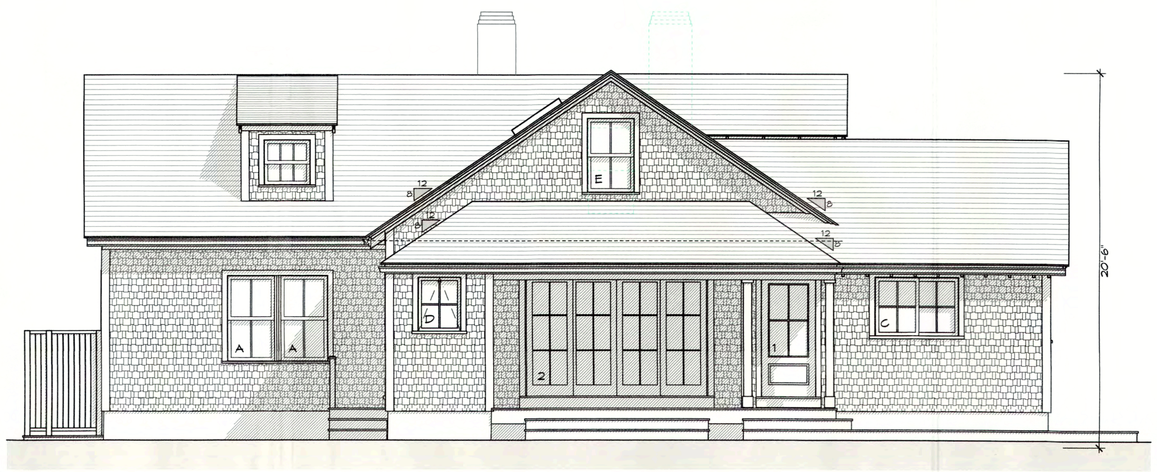
Scale: 1/4" = 1'-0"



EXISTING ELEVATION



PREVIOUS SUBMISSION



2 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'-0"

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PROPOSED NORTH & WEST ELEVATIONS

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9 Coffin Street,
Nantucket, MA 02554

REVISIONS:

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By

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APPROVED
HDC2021-02-3060
No Exterior Changes Without HDC Approval

HDC Review Set
3/23/21

A-2.2

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office.

____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2 **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JHS 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Jeffrey Spoelker (JMS Architecture LLC)

AS AGENT FOR Andrew and Stacy Rosen

STREET ADDRESS 148 Polpis Road

MAP/PARCEL 27/16

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11.17.23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Jeffrey Spoelker — 11.17.23

Signature — Date

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°: 27 PARCEL N°. 16

Street & Number of Proposed Work: 148 POLPIS ROAD

Owner of record: ANDREW & STACY ROSEN

Mailing Address: 6316 WALHONDING RD.

BETHESDA MD 20816-2137

Contact Phone #: 202.256.5462 E-mail: STACYROSEN@HAC.COM

AGENT INFORMATION (if applicable)

Name: JMS ARCHITECTURE LLC

Mailing Address: P.O. BOX 791

ARDMORE PA 19003

Contact Phone #: 215.200.3269 E-mail: JEFF@JMSARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10'-6" Sq. Footage 1st floor: — Decks/Patio: Size: 560 SF ☒ 1st floor ☐ 2nd floor
Width: 12'-0" Sq. footage 2nd floor: 126 SF Size: 430 SF ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-
Height of ridge above final finish grade: North +/- 23'-10" South +/- 23'-10" East +/- 23'-10" West N/A

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)
1. East Elevation NEW 2ND FLR OFFICE + 2ND FLR BALCONY + PORCH
2. South Elevation NEW 2ND FLR OFFICE + WIN MODIFICATIONS (ETC)
3. West Elevation N/A
4. North Elevation NEW OFFICE (2ND FLR) + 2 LEVEL BALCONY + PORCH + WIN & DR MODIFICATIONS

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass 9 /12 Dormer 5 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural ELTIDE HOUSE
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" COPPER

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 7¼" Rake 7¼" Soffit (Overhang) 1-2" Corner boards NONE Frieze -0-
Window Casing 4" SIDE 2" T/E Door Frame 4" SIDE 2" T/E Columns/Posts: Round _____ Square 8" SQUARE

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) — Roof _____
Trim WHITE Sash WHITE Doors WHITE
Deck NATURAL Foundation GREY Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.17.23 Signature of owner of record _____ Signed under penalties of perjury

JEFFREY M. SPOELKER 08-09
PO BOX 791
ARDMORE, PA 19003
215-200-3269

269
3-180/360
758

11·17·23
Date

Pay to the Order of TOWN OF NANTUCKET $ 50⁰⁰

FIFTY & 00/100 Dollars

Photo Safe Deposit®
Details on back

TD Bank
America's Most Convenient Bank®

For HDC: 148 POLPIS RD.

⑆036001808⑆ 3746 28 28 7⑈ 0269

Town and County of Nantucket, MA

Property

Zoom To | Share | Print | 148 Polpis

148 POLPIS RD



Google Directions | Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	148 POLPIS RD

Ownership

Name	ROSEN ANDREW H & STACY Y
Address	6316 WALHONDING RD, BETHESDA, MD 20816-2137

Valuation

Total	$2,618,200
Land	$1,399,000
Last Sale	$1,845,000 on 2011-09-30
Book/Page	C0024003/0

Land

Area	0.75 AC
Zone	LUG3

Search | Selection | Themes | Markup | Abutters

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09:42 am)
0 views

41.292015,-70.046074

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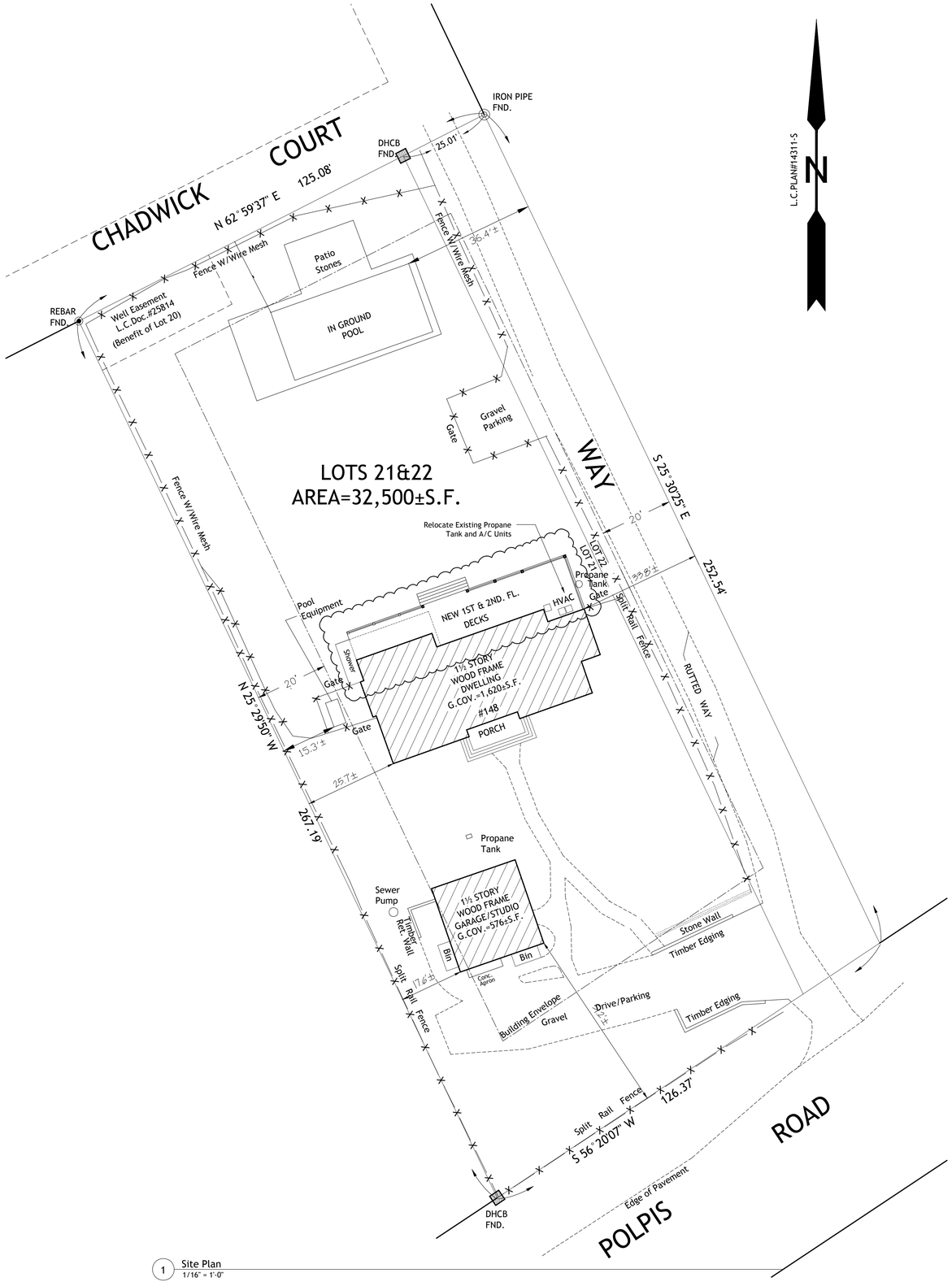

1 Site Plan
1/16" = 1'-0"

ZONING INFORMATION:

OVERLAY DISTRICTS:
HARBOR WATERSHED PROTECTION

CURRENT ZONING:	LUG-3	
MINIMUM LOT SIZE:	120,000 S.F.	
MINIMUM FRONTAGE:	200 FT.	
FRONTYARD SETBACK:	35 FT.	
SIDE AND REAR SETBACK:	20 FT.	(10 FT. 139-33 E(2)(a))
ALLOWABLE G.C.R.:	3%	
EXISTING G.C.R.:	6.8% ±	

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Consultants:

jms architecture
JMS Architecture
P.O. Box 791
Ardmore, PA
P: (215) 200-3269

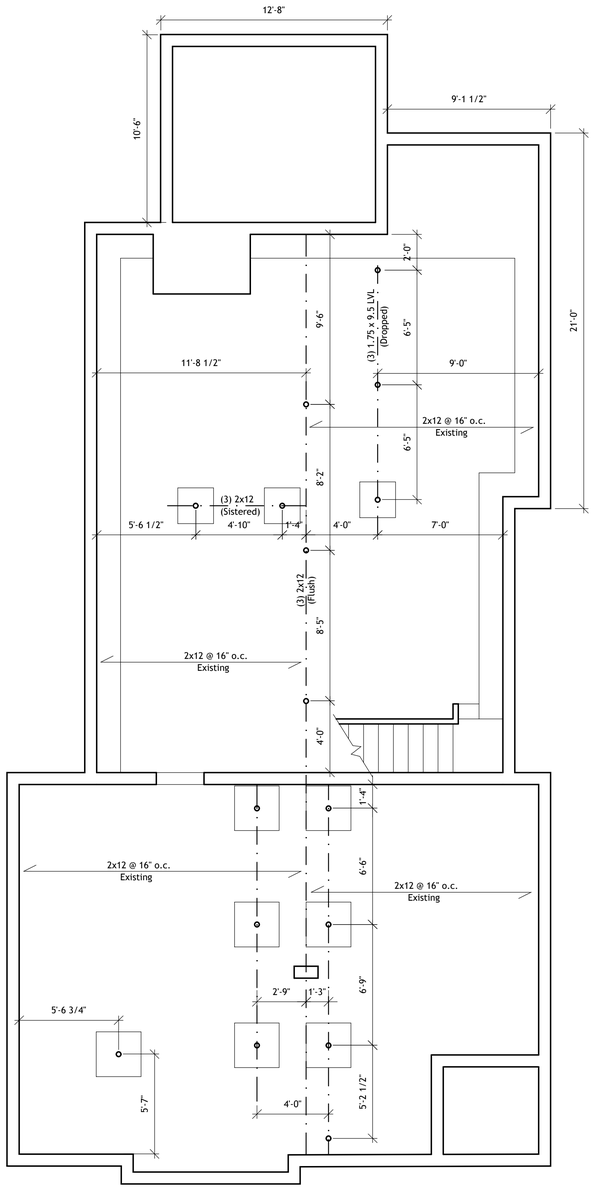
Rosen Residence

148 Polpis Road
Nantucket, MA 02554

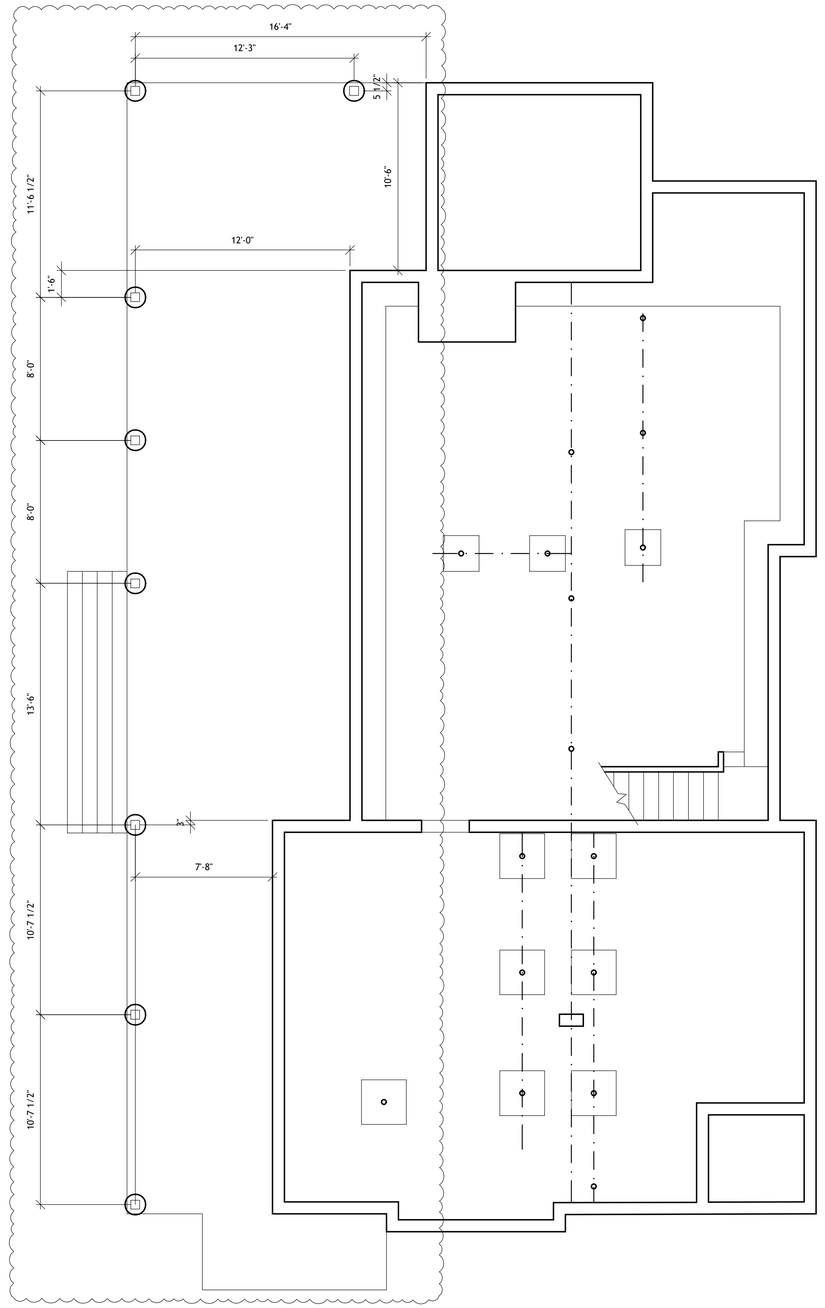
Site Plan
Main House

Date: 11.17.23
Revisions:
1
2
3
Scale: 1/4"=1'-0"
Drawn By: MMT/NJJ
Project No.: 220915
File Name: Permit-A-2.1

A-1.0



1 Foundation Plan: Existing
¼" = 1'-0"



2 Foundation Plan: Proposed
¼" = 1'-0"

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P: (215) 200-3269

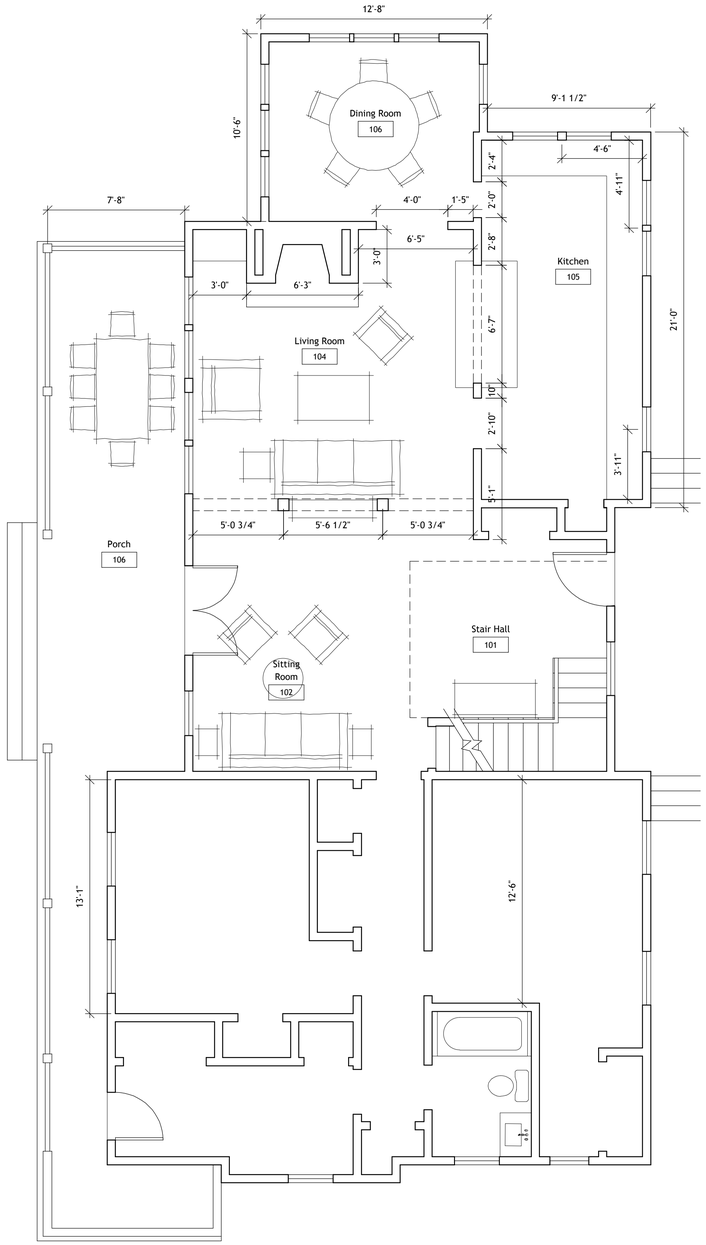
148 Polpis Road
Nantucket, MA 02554

Rosen Residence

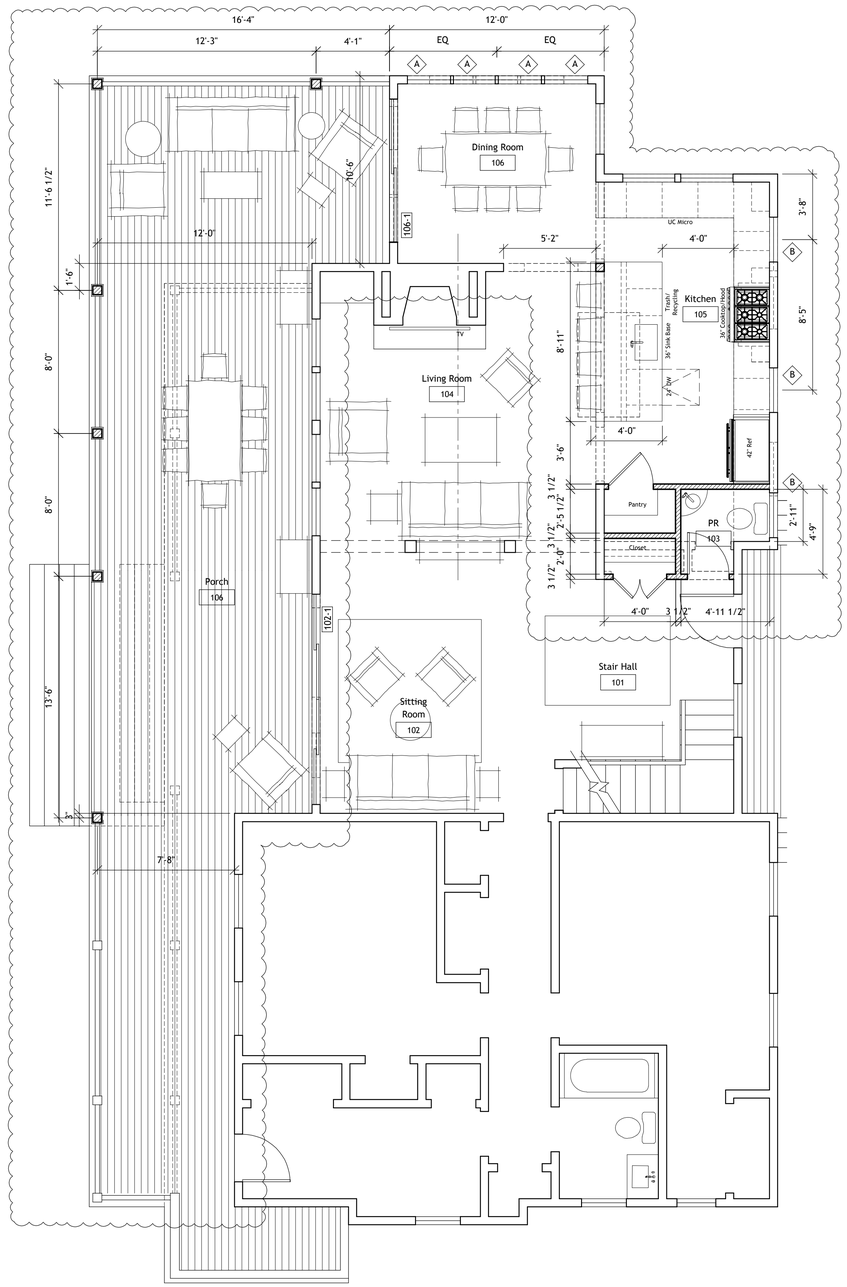
Foundation Plans Existing & Proposed

Date: 11.17.23
Revisions:
1
2
3
Scale: 1/4"=1'-0"
Drawn By: MMT/NJJ
Project No.: 220915
File Name: Permit-A-2.1

A-2.0



1 First Floor Plan: Existing
¼" = 1'-0"



2 First Floor Plan: Proposed
¼" = 1'-0"

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Ardmore, PA
P: (215) 200-3269

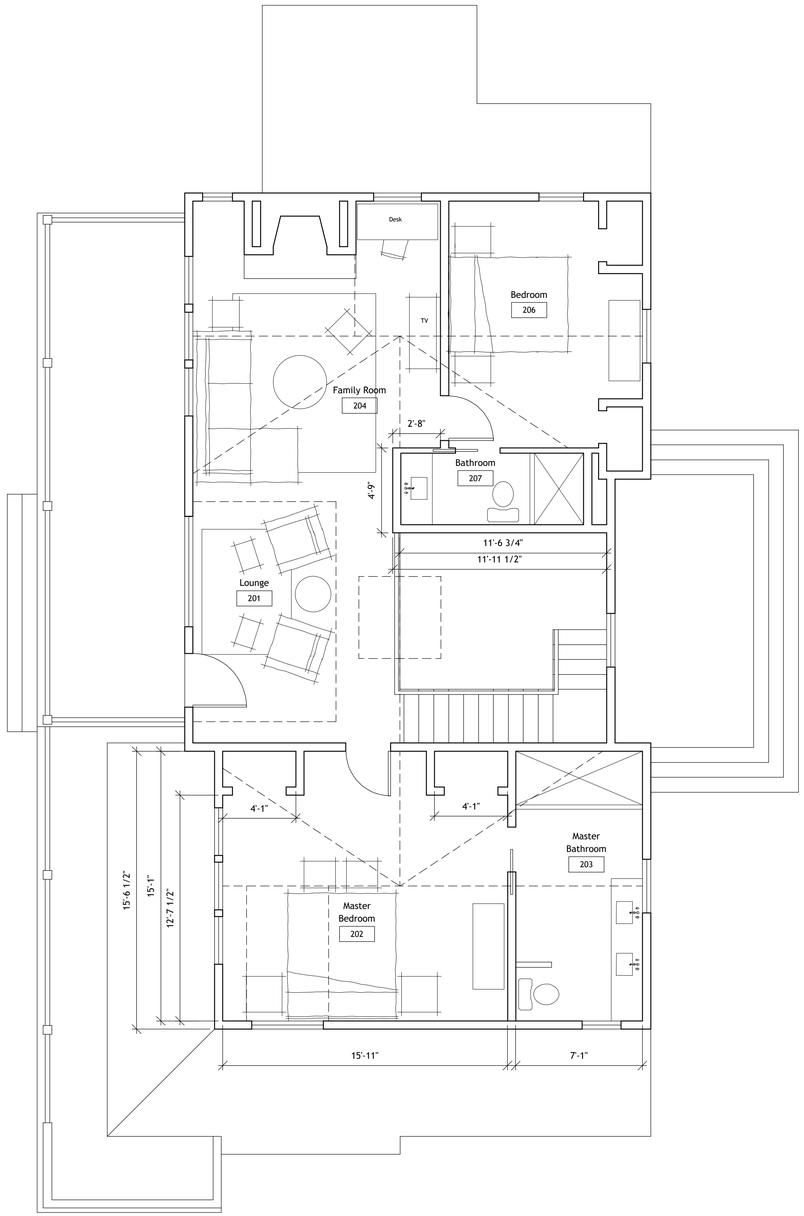
148 Polpis Road
Nantucket, MA 02554

Rosen Residence

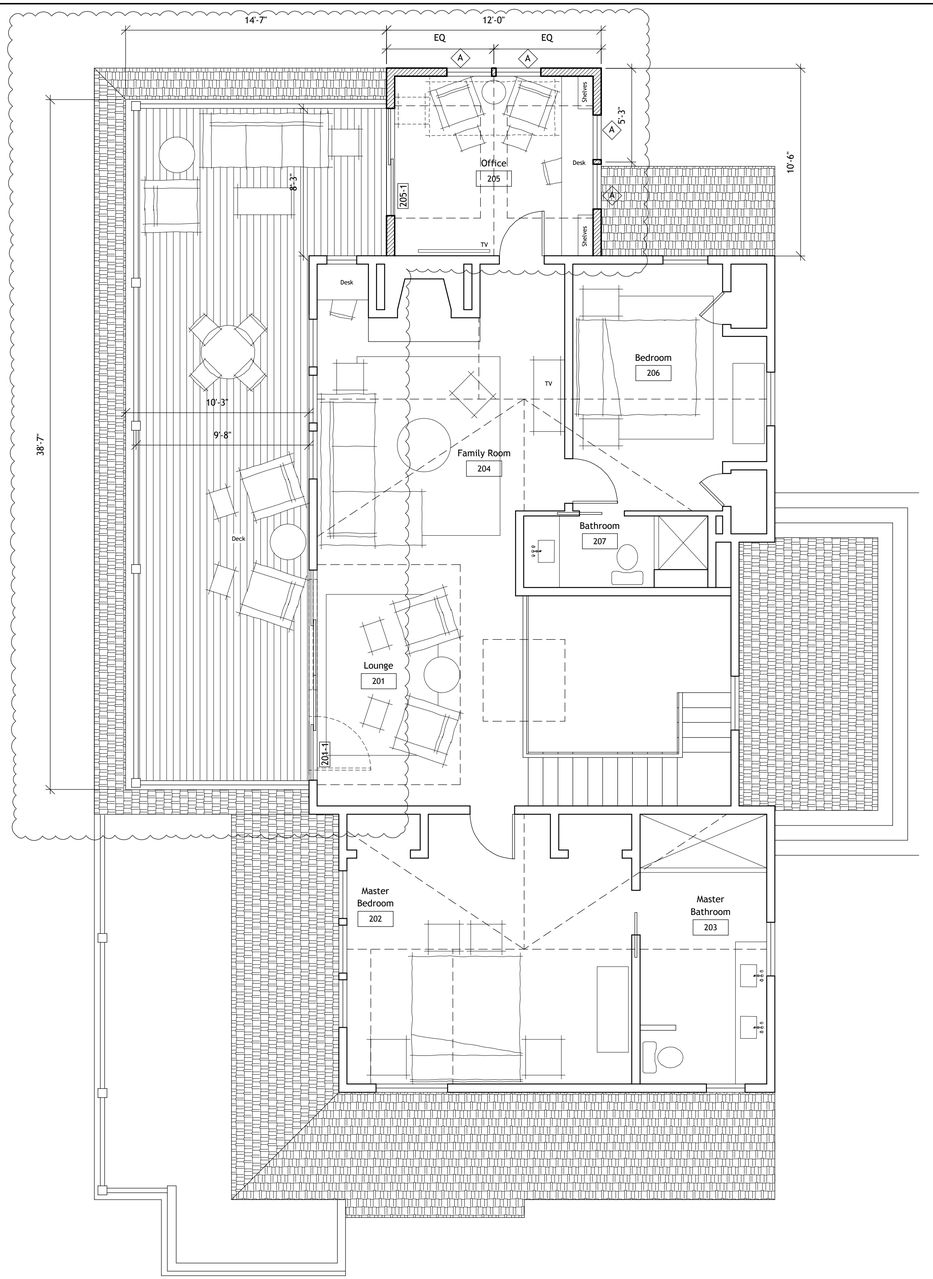
First Floor Plans
Existing & Proposed

Date: 11.17.23
Revisions:
1
2
3
Scale: 1/4"=1'-0"
Drawn By: MMT/NJJ
Project No.: 220915
File Name: Permit-A-2.1

A-2.1



1 Second Floor Plan - Existing
¼" = 1'-0"



2 Second Floor Plan : Proposed
¼" = 1'-0"

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148 Polpis Road
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Rosen Residence

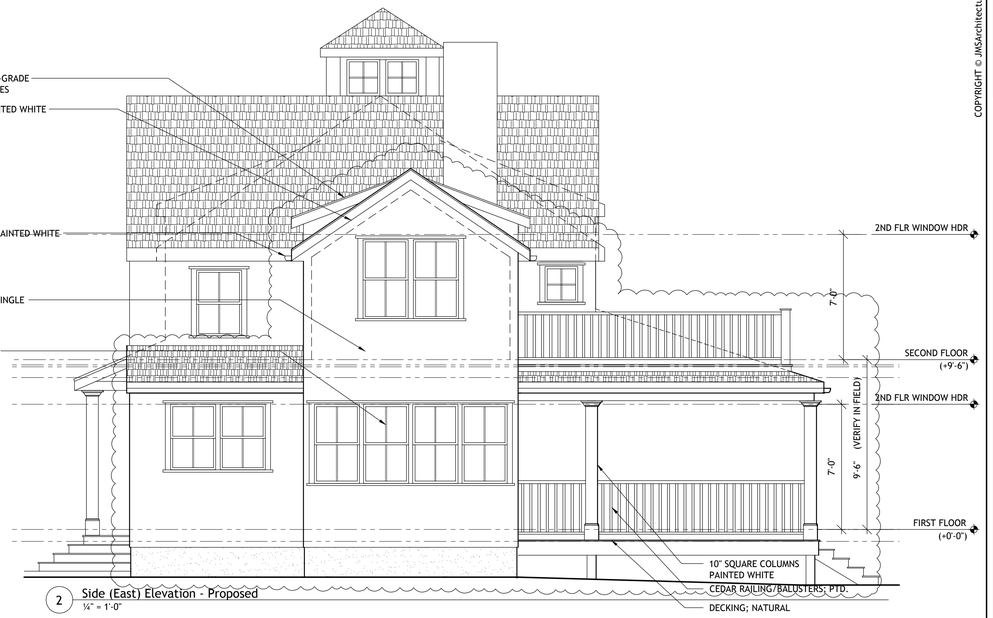
Second Floor Plans Existing & Proposed

Date: 11.17.23
Revisions:
1
2
3
Scale: 1/4"=1'-0"
Drawn By: MMT/NJJ
Project No.: 220915
File Name: Rosen-DD

A-2.2



1 Front (South) Elevation - Proposed
¼" = 1'-0"



2 Side (East) Elevation - Proposed
¼" = 1'-0"

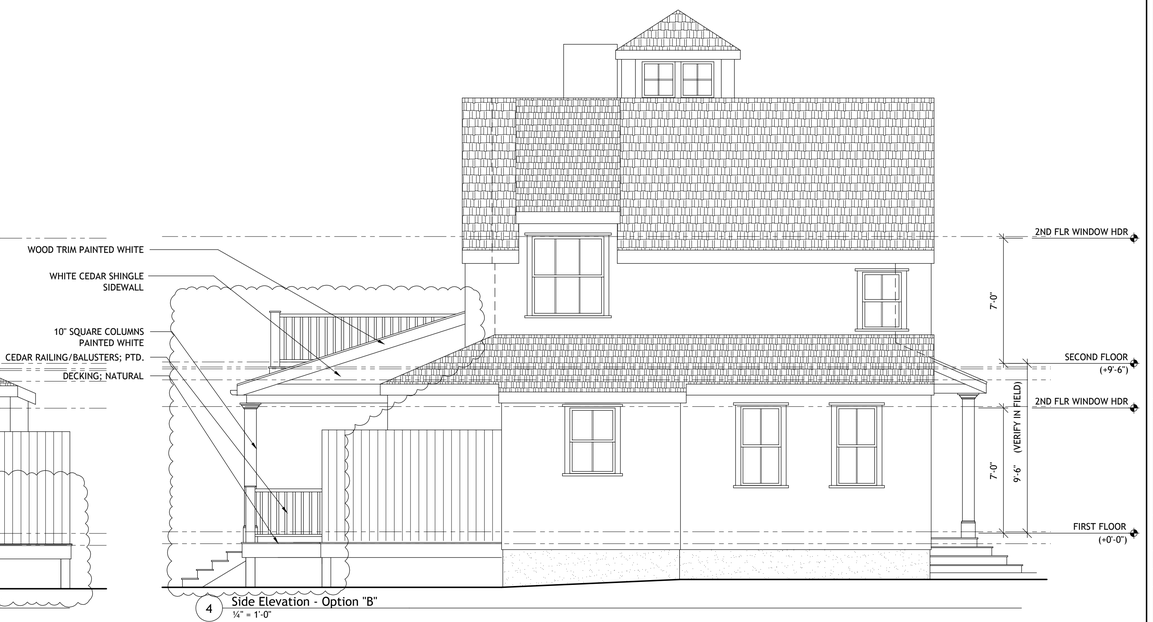


South (Front) North (Rear) East (Side) West (Side)

Exterior Elevations - Existing
⅛" = 1'-0"



3 Rear (North) Elevation - Proposed
¼" = 1'-0"



4 Side Elevation - Option "B"
¼" = 1'-0"

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148 Polpis Road
Nantucket, MA 02554

Rosen Residence

Exterior Elevations

Date: 11.17.23
Revisions:
1
2
3
Scale: 1/4"=1'-0"
Drawn By: MMT/NJJ
Project No.: 220915
File Name: Permit-A-2.1

A-3.1

Rosen Residence: Exterior Door Schedule
11.17.23

Exterior Door Schedule

NOTE: All Window and Door Units are to have at a minimum Insulated, Low-E (with air or argon) Glazing to achieve a U-Factor and Solar Heat Gain Cooefficient (SHGC) equal to or less than 0.30.

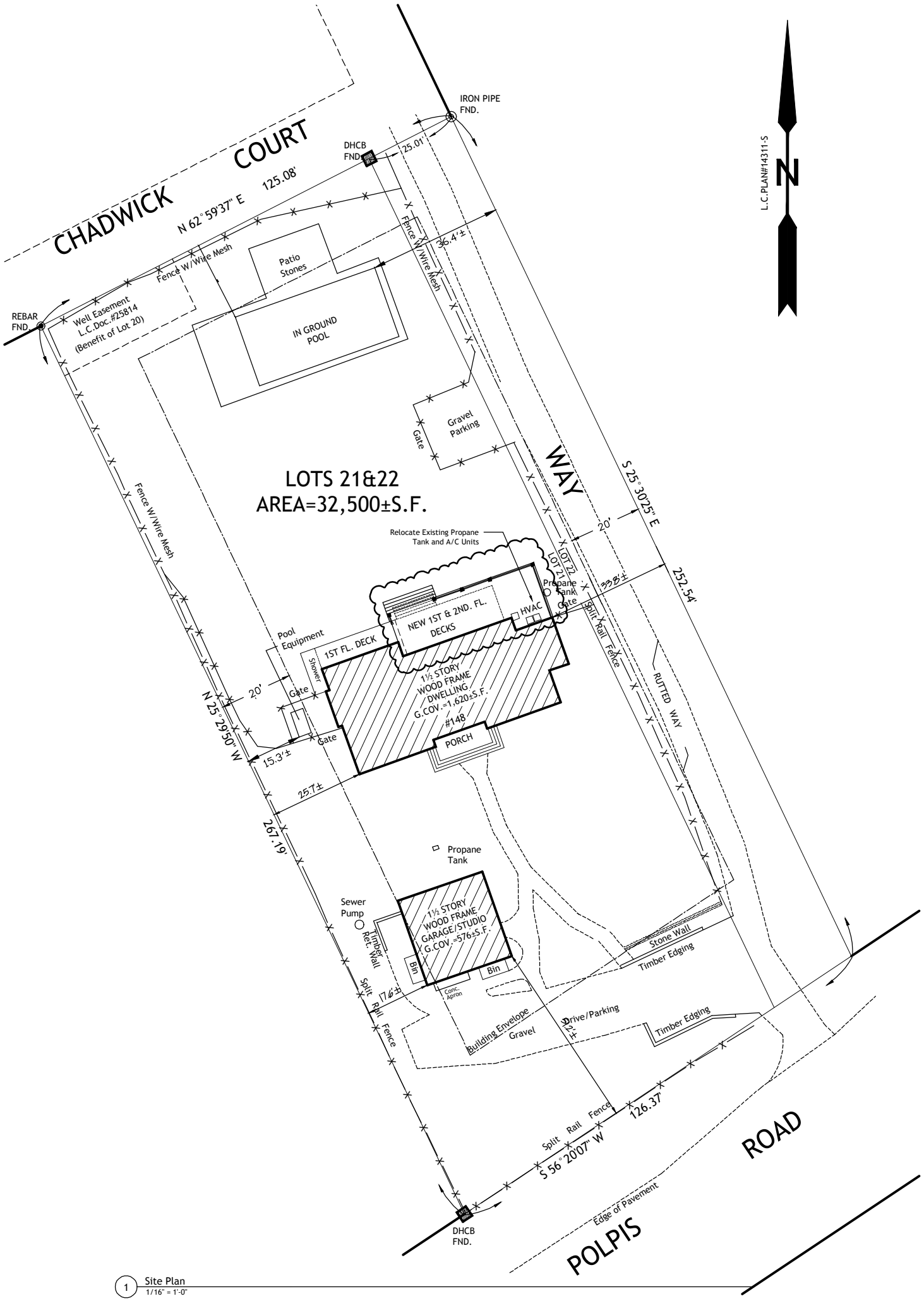
Door Specification						Frame Size			Rough Opening			Door Data						
Type	Tag	Manufacturer	Model #	Finish	Jamb Depth	Width		Height	Width		Height	Transom	Muntin Pattern	Glazing	Hinges	Hardware Set	Screen Door	Notes
Exterior Doors																		
102-1	Sitting Room	Andersen Frenchwood Gliding Patio	FWG120611-4	White Ptd-Ext; White Ptd-Int	6 9/16"	11'-9"	x	6'-10 3/8"	11'-9 3/4"	x	6'-11"	no	2W3H	Insulated Glass; 3/4" SDL w/ Low-E4 Argon filled	SN	Satin Nickel (SN)	Yes	4-Panel Sliding Patio Doors
106-1	Dining Room	Andersen Frenchwood Gliding Patio	FWG80611R	White Ptd-Ext; White Ptd-Int	6 9/16"	7'-11 1/4"	x	6'-10 3/8"	8'-0"	x	6'-11"	no	2W3H	Insulated Glass; 3/4" SDL w/ Low-E4 Argon filled	SN	Satin Nickel (SN)	Yes	Sliding Patio Doors
201-1	Lounge	Andersen Frenchwood Gliding Patio	FWG120611-4	White Ptd-Ext; White Ptd-Int	6 9/16"	11'-9"	x	6'-10 3/8"	11'-9 3/4"	x	6'-11"	no	2W3H	Insulated Glass; 3/4" SDL w/ Low-E4 Argon filled	SN	Satin Nickel (SN)	Yes	4-Panel Sliding Patio Doors
205-1	Office	Andersen Frenchwood Gliding Patio	FWG60611R	White Ptd-Ext; White Ptd-Int	6 9/16"	5'-11 1/4"	x	6'-0"	2'-9"	x	6'-11"	no	2W3H	Insulated Glass; 3/4" SDL w/ Low-E4 Argon filled	SN	Satin Nickel (SN)	Yes	Sliding Patio Doors

Rosesn Residence: Window Schedule
11.17.23

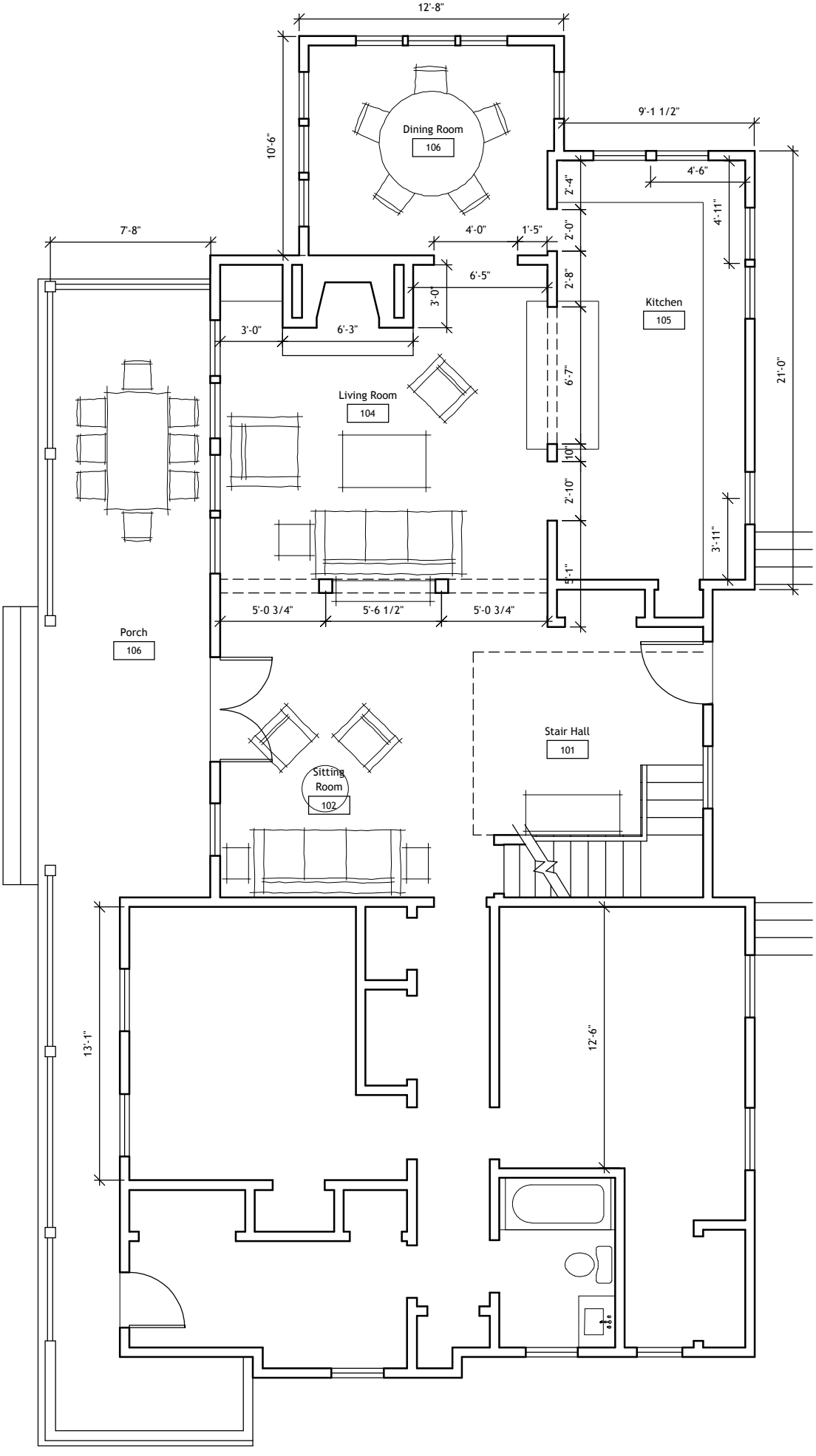
Window Schedule

NOTE: All Window and Door Units are to be wood interior/clad exterior and to have at a minimum Insulated, Low-E (with air or argon) Glazing to achieve a U-Factor and Solar Heat Gain Cooefficient (SHGC) equal to or less than 0.30.

Window Specification									Frame Size		Rough Opening		Window Data					
Type	Qty	Manufacturer	Model #	Location	Finish	(Sgl Stud Pkt)	Jamb Size	Temp	Width	Height	Width	Height	Transom	Muntin Pattern	Glazing	Egress	Screen	Hardware	Notes
A		Andersen 400 Series	TW2646	DR/Office	Clad (wht)-Ext; Ptd (wht)-Int	Yes	6 9/16"		2'-7 5/8"	x 4'-6 7/8"	2'-8 1/8"	x 4'-6 7/8"		2/2	Insulated Glass; 3/4" SDL w/ Low-E4 Argon filled		yes	white	
B		Andersen 400 Series	TW2436	Kitchen	Clad (wht)-Ext; Ptd (wht)-Int	Yes	6 9/16"		2'-5 5/8"	x 3'-8 7/8"	2'-6 1/8"	x 3'-8 7/8"		2/2	Insulated Glass; 3/4" SDL w/ Low-E4 Argon filled		yes	white	

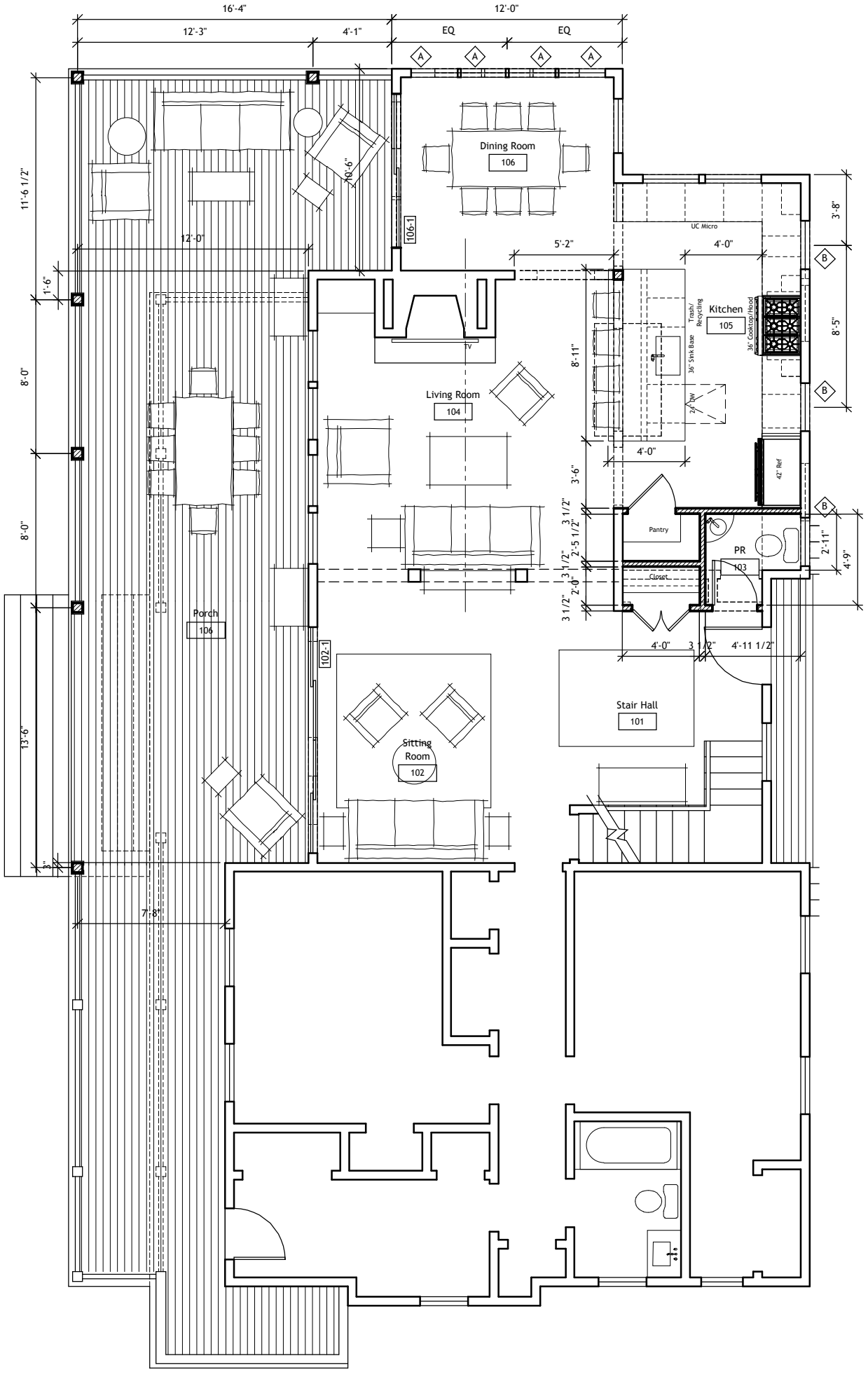


1 Site Plan
1/16" = 1'-0"



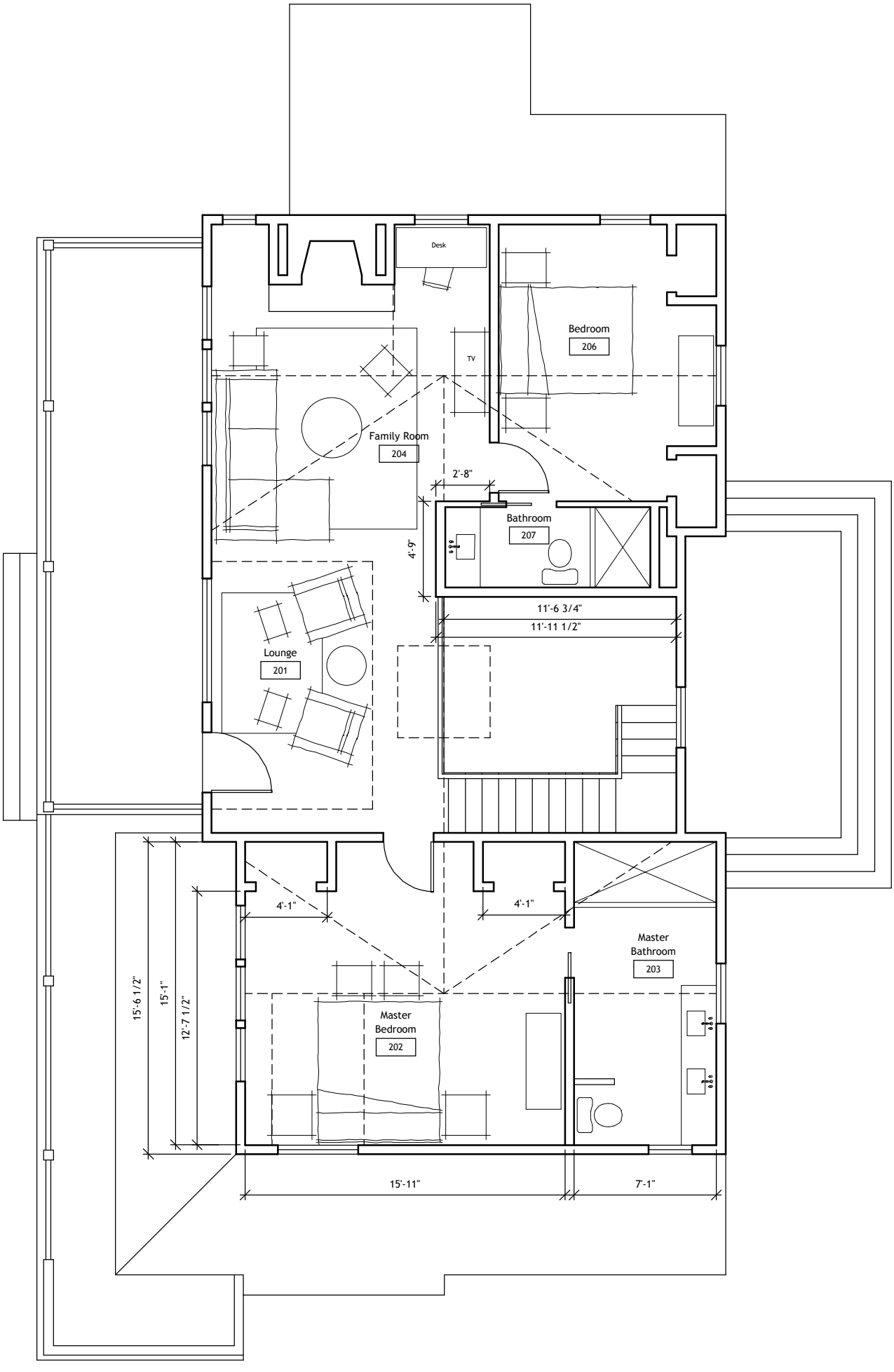
1 First Floor Plan: Existing

¼" = 1'-0"

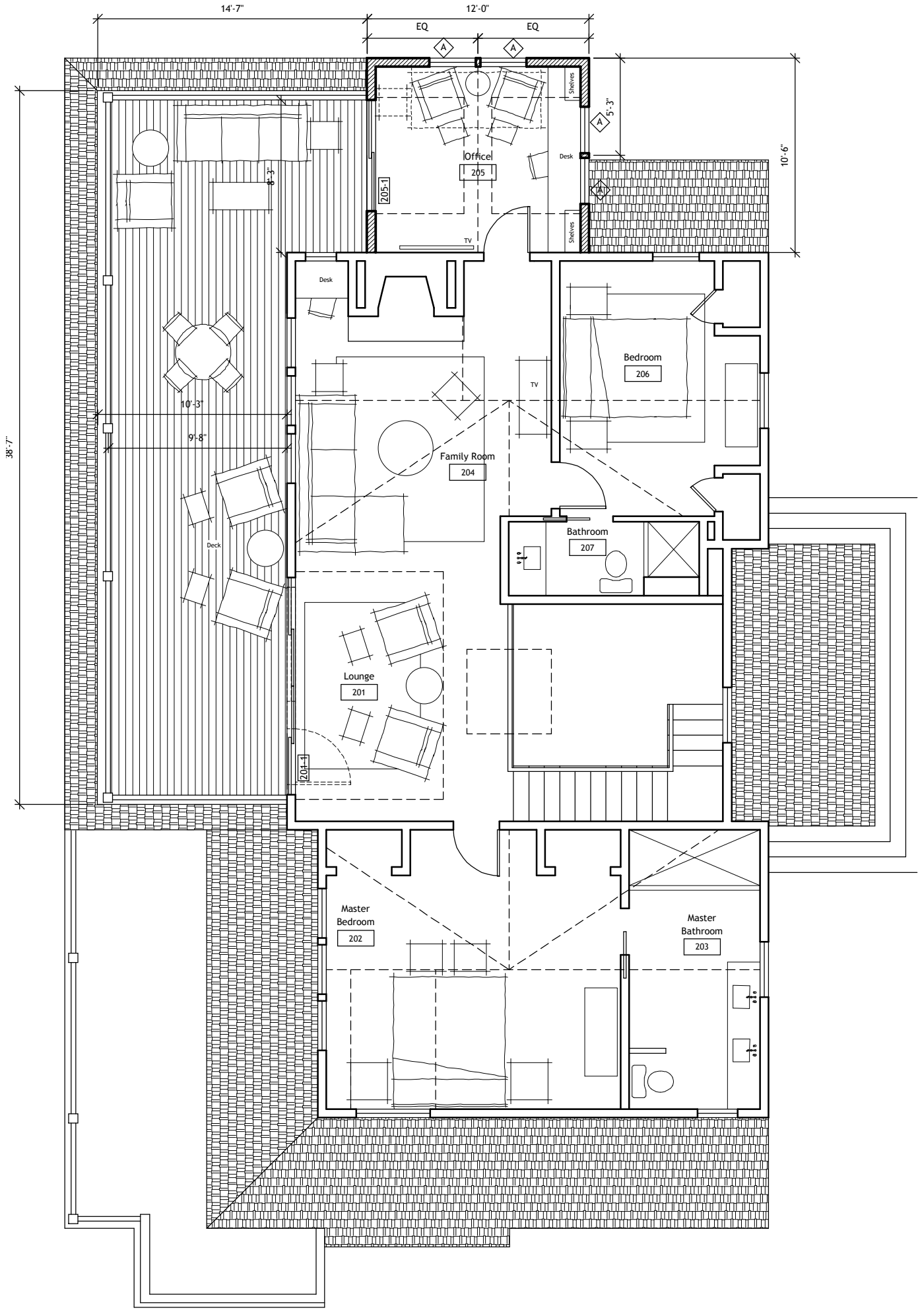


2 First Floor Plan: Proposed

¼" = 1'-0"



1 Second Floor Plan - Existing
¼" = 1'-0"



2 Second Floor Plan : Proposed

¼" = 1'-0"



South (Front)



1 Front (South) Elevation - Proposed
¼" = 1'-0"



East (Side)



2 Side (East) Elevation - Proposed

¼" = 1'-0"



North (Rear)

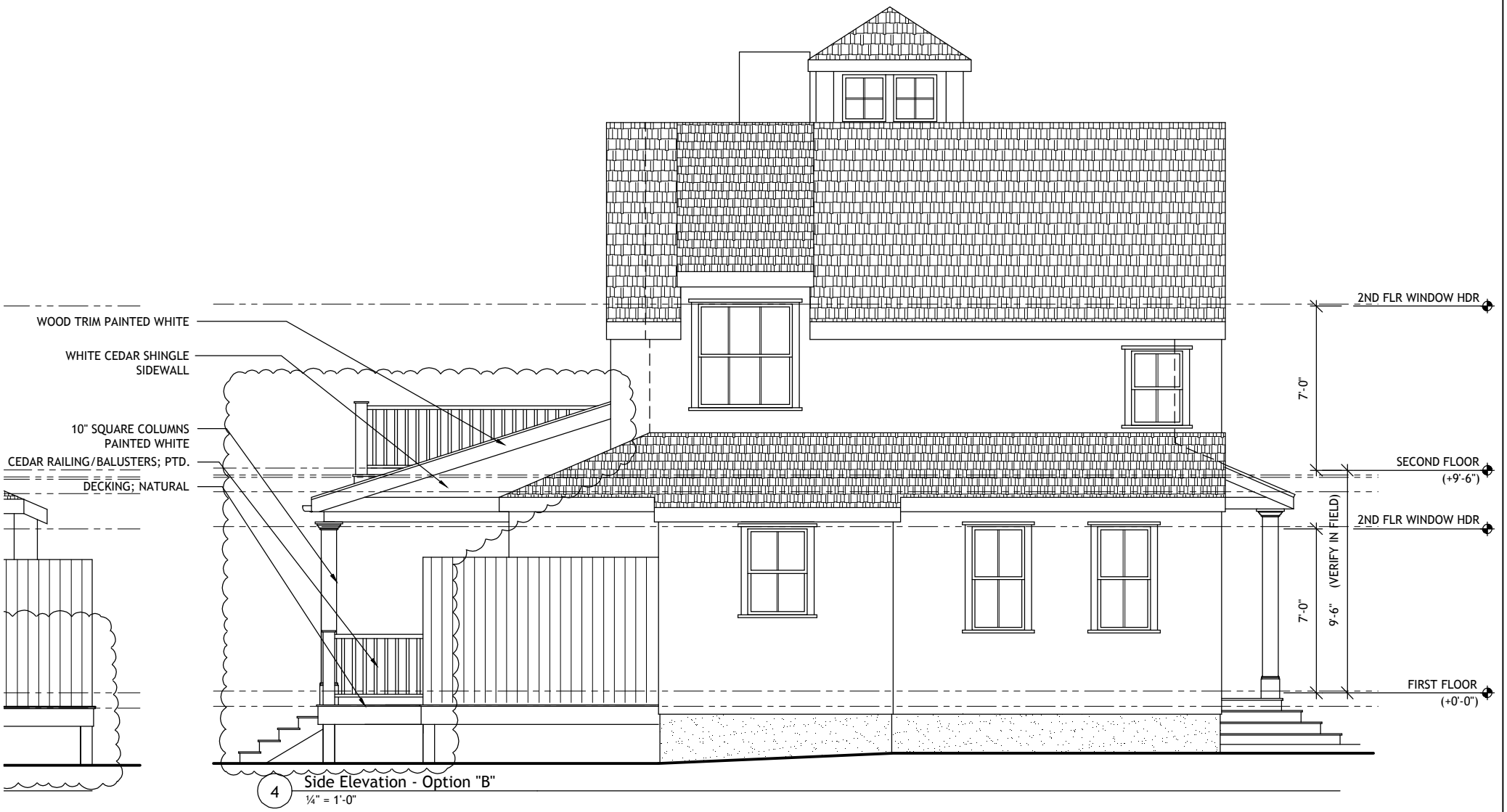


3 Rear (North) Elevation - Proposed

¼" = 1'-0"



West (Side)



4 Side Elevation - Option "B"

¼" = 1'-0"



















Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

GA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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°: 44 PARCEL N°. 25.6

Street & Number of Proposed Work: 82 Polpis Road

Owner of record: OVER HERE OVER THERE TRUST

Mailing Address: 5 Courseview Road
Bronxville NY

Contact Phone #: 508.228.2820 E-mail: HELLO@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket MA 02554

Contact Phone #: 228.2820 E-mail: HELLO@g-arc.info

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 Demo + New Railing

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 20sf +/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 20sf +/- Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South — East — West —

Height of ridge above final finish grade: North No change South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- Demo portions of Existing deck
- New Railings + Newells
- Add Muntins to Sliding doors

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/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 _____

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 _____

Doors* (type and material): ☐ TDL ☒ SDL Front Protruded fiberglass Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

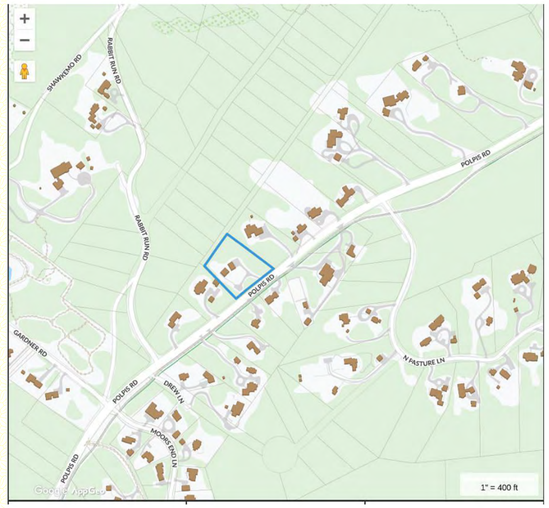
COLORS

Sidewall X Clapboard (if applicable) _____ Roof X
Trim X Sash X Black Doors Black
Deck X NTW Foundation X Fence B Shutters _____

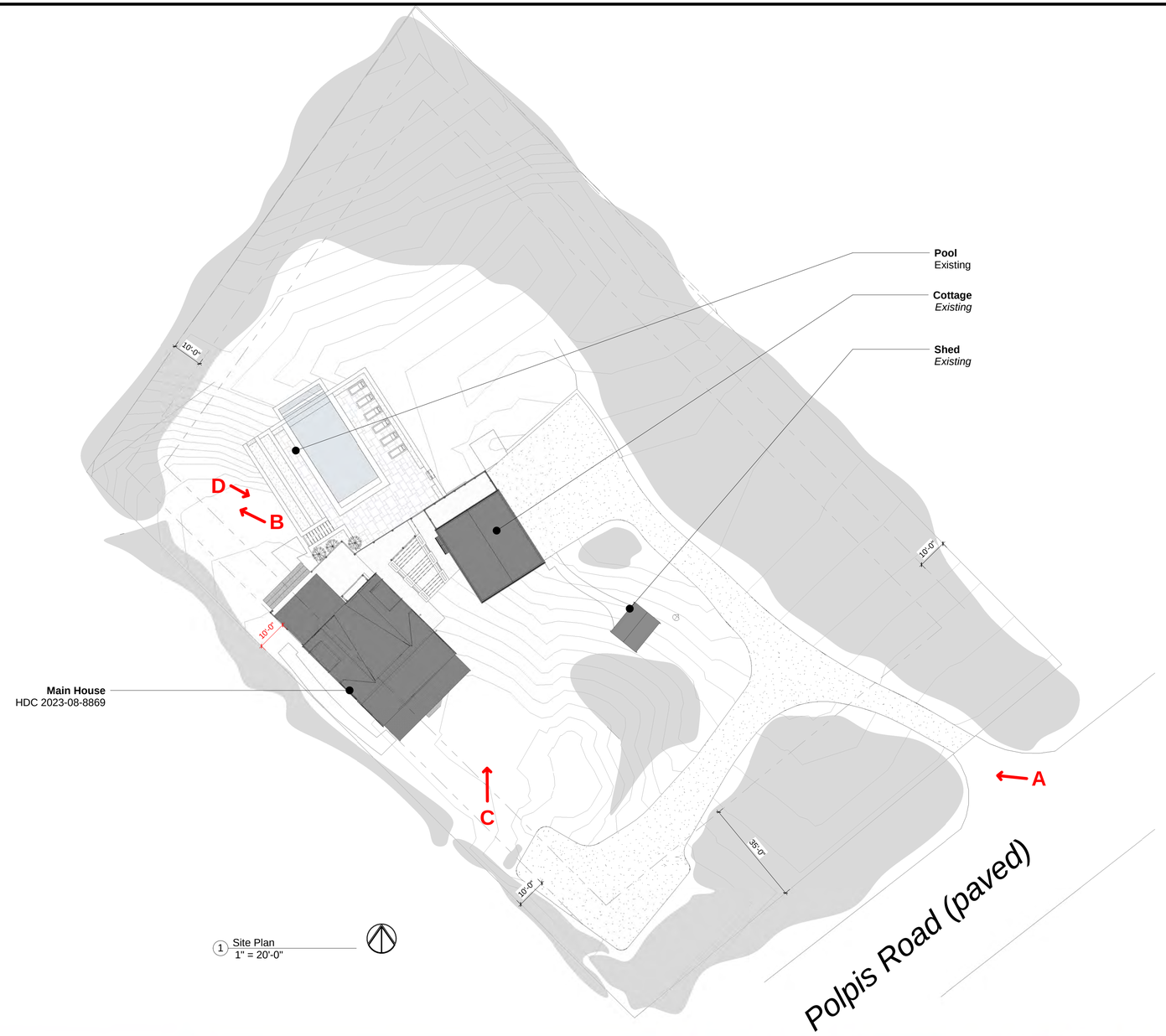
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/17/2023 Signature of owner of record Signed by GA under Consent of owner Signed under penalties of perjury







1 Site Plan
1" = 20'-0"









HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part and are to be returned to Gryphon Architects at the request of the designer. Use of this document for purposes other than those stated for the specified event only. Copyright © 2022-2023 Gryphon Architects, LLC 2023.08.30 11:35:35 AM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Over Here Over There Trust

Location
82 Polpis Road
Nantucket MA

44 / 25.6

Structure
Master Plan

Permit

#	Description	Date
5	HDC Submission	2022.05.27
6	HDC Submission	2022.08.08
11	HDC Submission	2023.05.30
13	HDC Submission	2023.08.01

HDC1.0

HDC Submission

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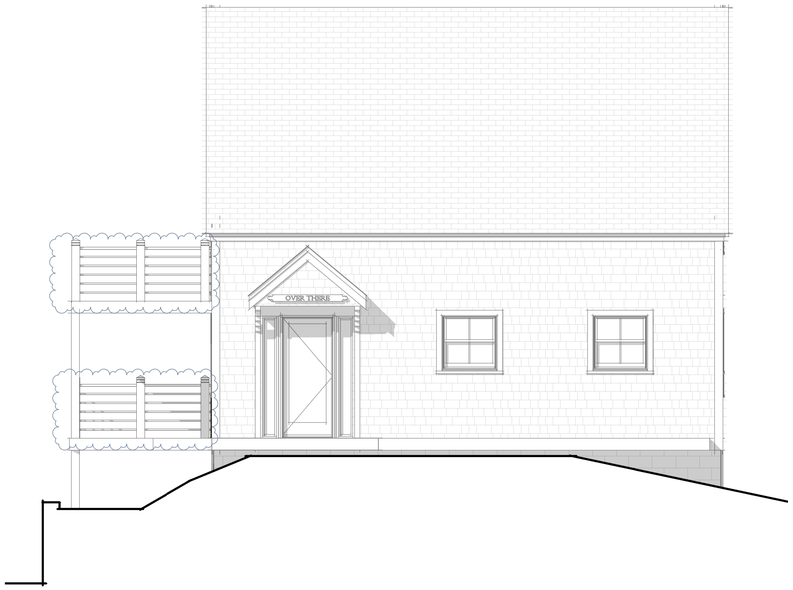
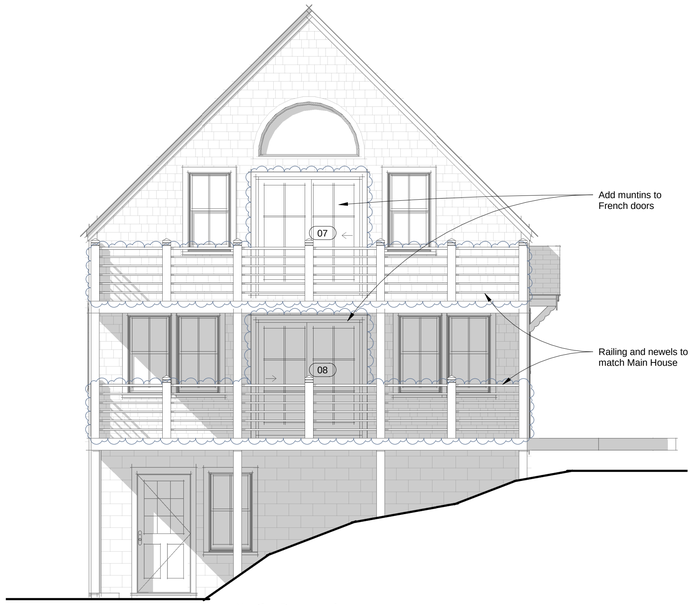


4 **West - Proposed**
1/4" = 1'-0"



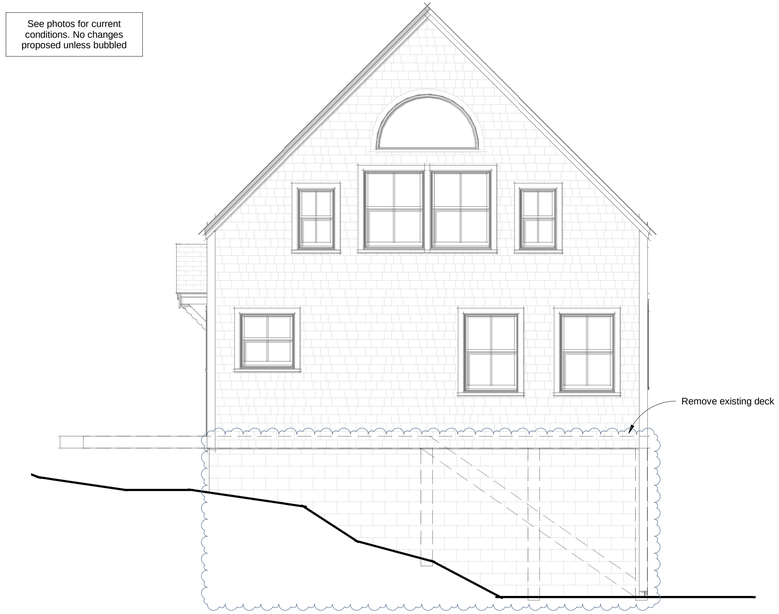
2 **North - Proposed**
1/4" = 1'-0"





1 **East - Proposed**
1/4" = 1'-0"

See photos for current conditions. No changes proposed unless bubbled



3 **South - Proposed**
1/4" = 1'-0"

Main House - North



Door Schedule

Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Unit Finish	Function	Phase Created	Comments
07	Andersen Corporation	A-Series Gliding	5'-11 3/4"	6'-8"	Fiberglass - Andersen - Black	Exterior	New Construction	
08	Andersen Corporation	A-Series Gliding	5'-11 3/4"	6'-8"	Fiberglass - Andersen - Black	Exterior	New Construction	

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Over Here Over There Trust

Location
82 Polpis Road
Nantucket MA

45 / 25.6

Structure
Guest House

HDC

#	Description	Date
2	HDC Submission	2023.08.01
3	HDC Submission	2023.12.04

Elevations

HDC2.1

Main House Approval for Reference



1 North East - Yard
1/4" = 1'-0"



3 South East - Front
1/4" = 1'-0"





HDC Submission

RECEIVED
AUG 3 2023

gryphon
ARCHITECTS
The Sanford Boat Buil
2 Sanford Road, Sui
Nantucket
www.gryphonarchitects.c
PO Box 325 02
508 228 2

Owner
Over Here Over There
Trus

Location
82 Polpis Roa
Nantucket M
44 / 25.

Structure
Main Hous

Constuction Documents

#	Description	Date
2	SD1	2021.08
3	SD2	2022.04
4	HDC1	2022.05
9	HDC2	2023.05
12	HDC3	2023.07

APPROVED
HDC 2023-08-8869
Without HDC Approval

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°: 60 PARCEL N°. 25

Street & Number of Proposed Work: 11 Starbuck Rd.

Owner of record: Robert and Deborah Campbell

Mailing Address: 242 Western Ave

Sherborn, MA 01770

Contact Phone #: 508-277-8119 E-mail: debcampbell242@gmail.com

AGENT INFORMATION (if applicable)

Name: Jacob Mathison

Mailing Address: 16 W York Ln.

Nantucket MA 02554

Contact Phone #: 508-332-2690 E-mail: Nantucketrenovation@gmail.com

FOR OFFICE USE ONLY

Date application received: 11/29/23 Fee Paid: $ 1003 50

Must be acted on by: 1/19/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16.5 Sq. Footage 1st floor: 198 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 13' South 13' East 13' West 13'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /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 NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) NA Corner boards 5/4x6 Frieze 1x3

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Brosco 111

Doors* (type and material): ☐ TDL ☑ SDL Front T&G Cedar Rear Brosco Fiberglass Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Gray (TO match house)

Trim White Sash White Doors White

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 _____ Signature of owner of record _____ Signed under penalties of perjury

SHED CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
✓	Completed Application
	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
✓	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
✓	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Jacob Martinson

AS AGENT FOR Deborah Campbell

STREET ADDRESS 11 Starbuck

MAP/PARCEL 60/25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

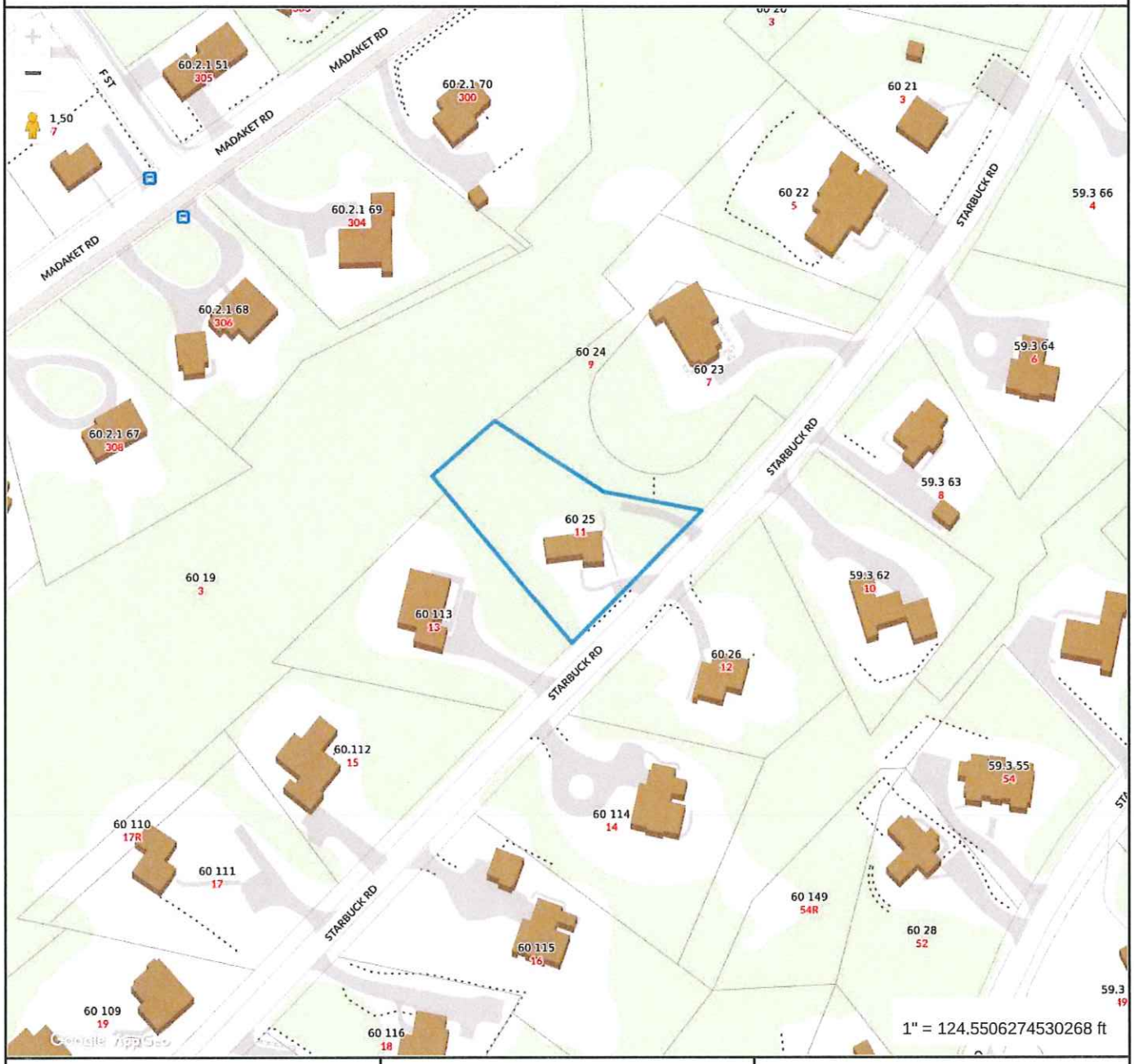
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 11/21/23

Date



Property Information

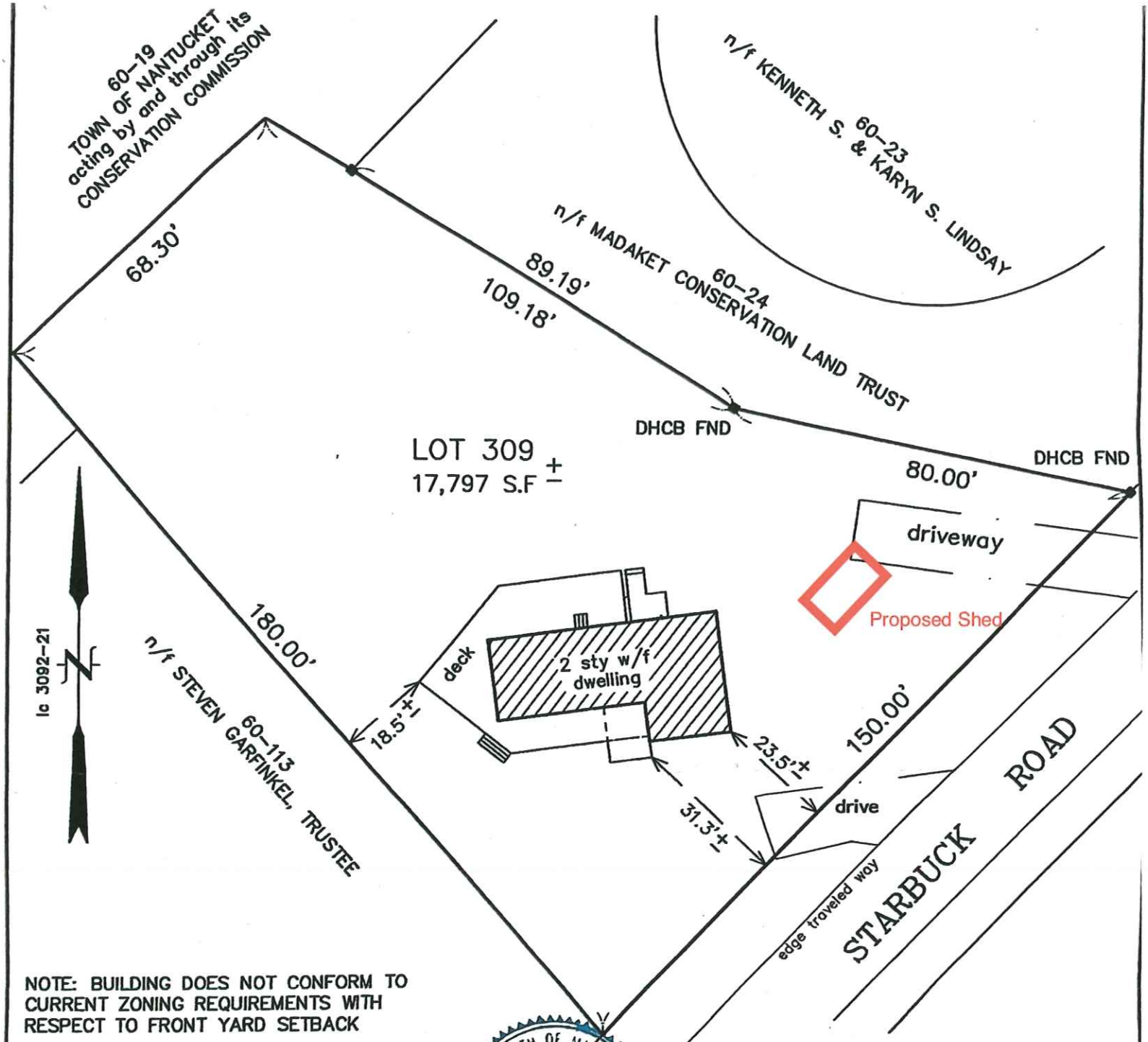
Property ID	60 25
Location	11 STARBUCK RD
Owner	CAMPBELL ROBERT & DEBORAH

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



NOTE: BUILDING DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO FRONT YARD SETBACK

CURRENT ZONING: R-2
MINIMUM LOT SIZE: 20,000 SF
MINIMUM FRONTAGE: 75 FT
FRONTYARD SETBACK:
SIDE AND REAR SETBACK: 30 FT
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 5.0% ±

COMMONWEALTH OF MASSACHUSETTS
ROBERT A. EMACK
No. 37730
REGISTERED PROFESSIONAL LAND SURVEYOR

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE X ZONE (areas outside 500 yr flood plain) AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230, MASSACHUSETTS. EFFECTIVE: 6-3-86, REVISED 11-6-96 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.R. 03/30

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: MAY 3, 2010

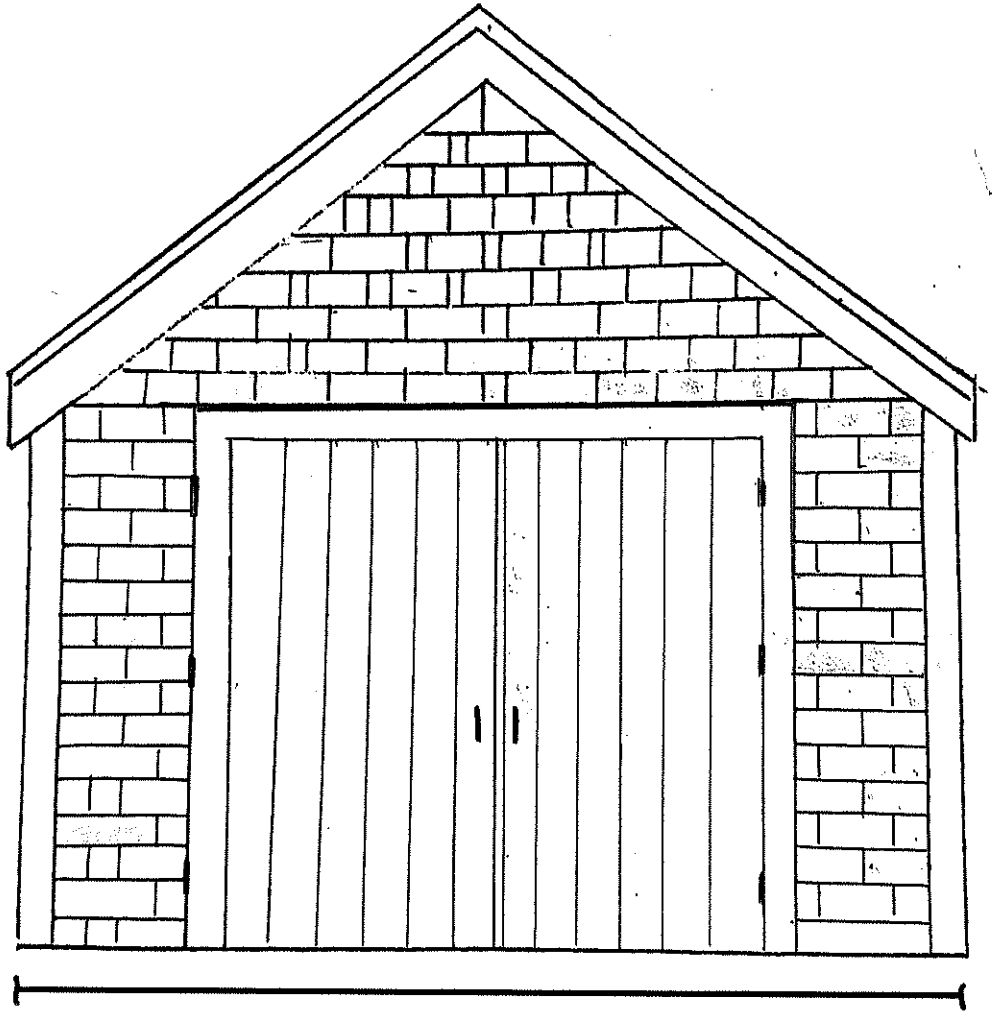
DEED REFERENCE: LC CERT.# 22,654
PLAN REFERENCE: LC PL 3092-21
ASSESSOR'S REFERENCE:
MAP: 60 PARCEL: 25

PREPARED FOR: ROBERT CAMPBELL
and DEBRA CAMPBELL

EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-1051

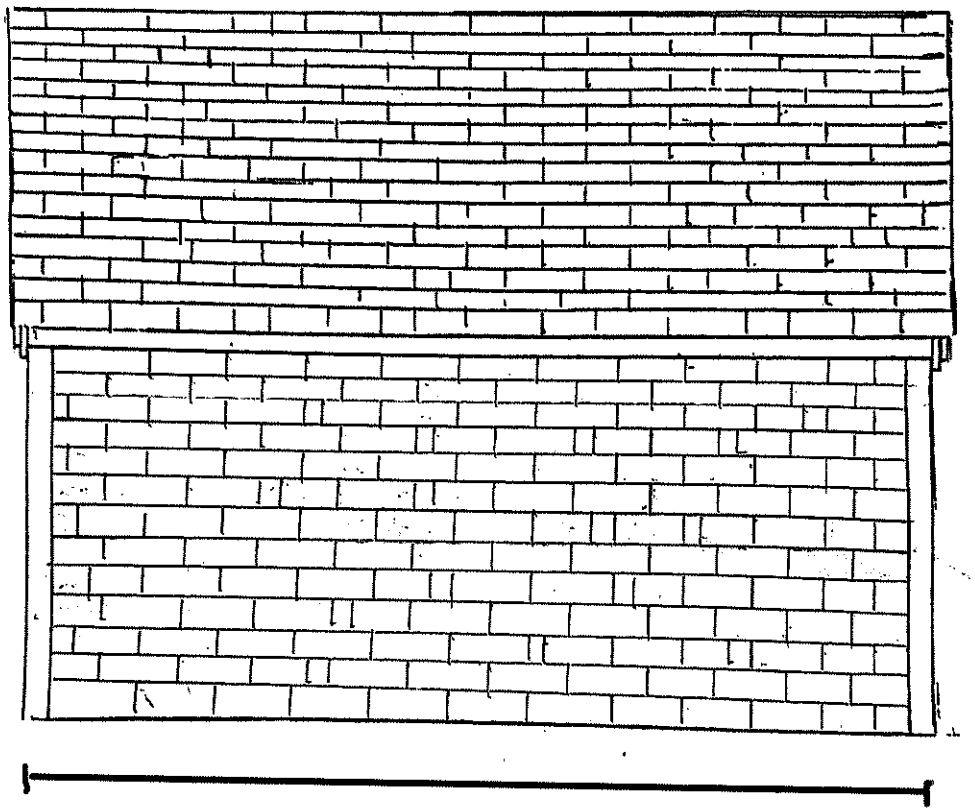
Ridge 13′-0″



0′-6″ F.F.

North Elevation

13′ Ridge

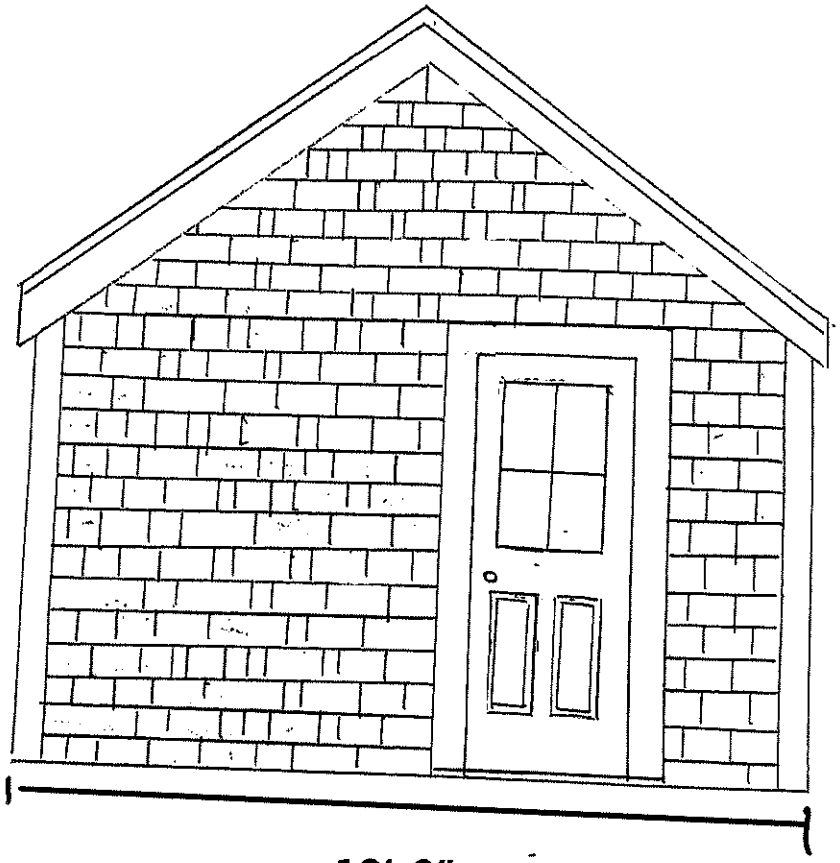


0′-6″ F.F.

16′-6″

East Elevation

13′ Ridge

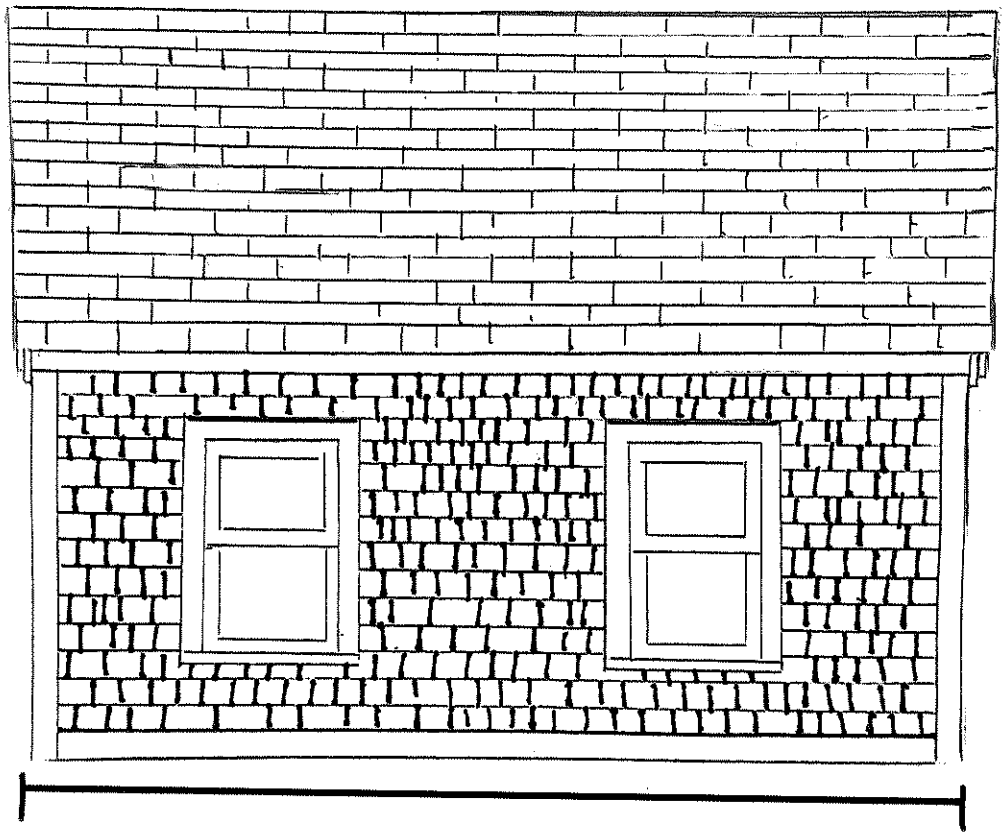


0′-6″ F.F.

12′-0″

South Elevation

13′ Ridge



0′-6″ F.F.

West Elevation

WINDOW AND DOOR SCHEDULE

Window and/or Door Manufacturer	Window or Door Type: Casement,DoubleHung etc; Model designation	Location
BROSCO 1/1 Lite	Double Hung	West Elevation (not facing stree
BROSCO SPC-866LE	Fiberglass Door	South Elevation (facing house)
Custom Cedar T&G	Double Swing	North Elevation (front of shed)
Address:	11 Starbuck Rd.	

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°: 29 PARCEL N°. 33

Street & Number of Proposed Work: 25 WILLARD ST

Owner of record: O SPRAY LLC

Mailing Address: 25 WILLARD ST
NANTUCKET MA 02554

Contact Phone #: 802.779.5372 E-mail: JO @ HANLEYDEVELOPMENT

AGENT INFORMATION (if applicable)

Name: EDGEWATER

Mailing Address: 89 SUMMER ST RD
NANTUCKET MA 02554

Contact Phone #: 274-5584 E-mail: EDGEWATERLANDSCAPE @ GMAIL

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 PATIOS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36"
Type: TYPE II (NTW)
Length: 70' LIN FT

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL / BELGIUM BLOCK Walkways GRANITE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

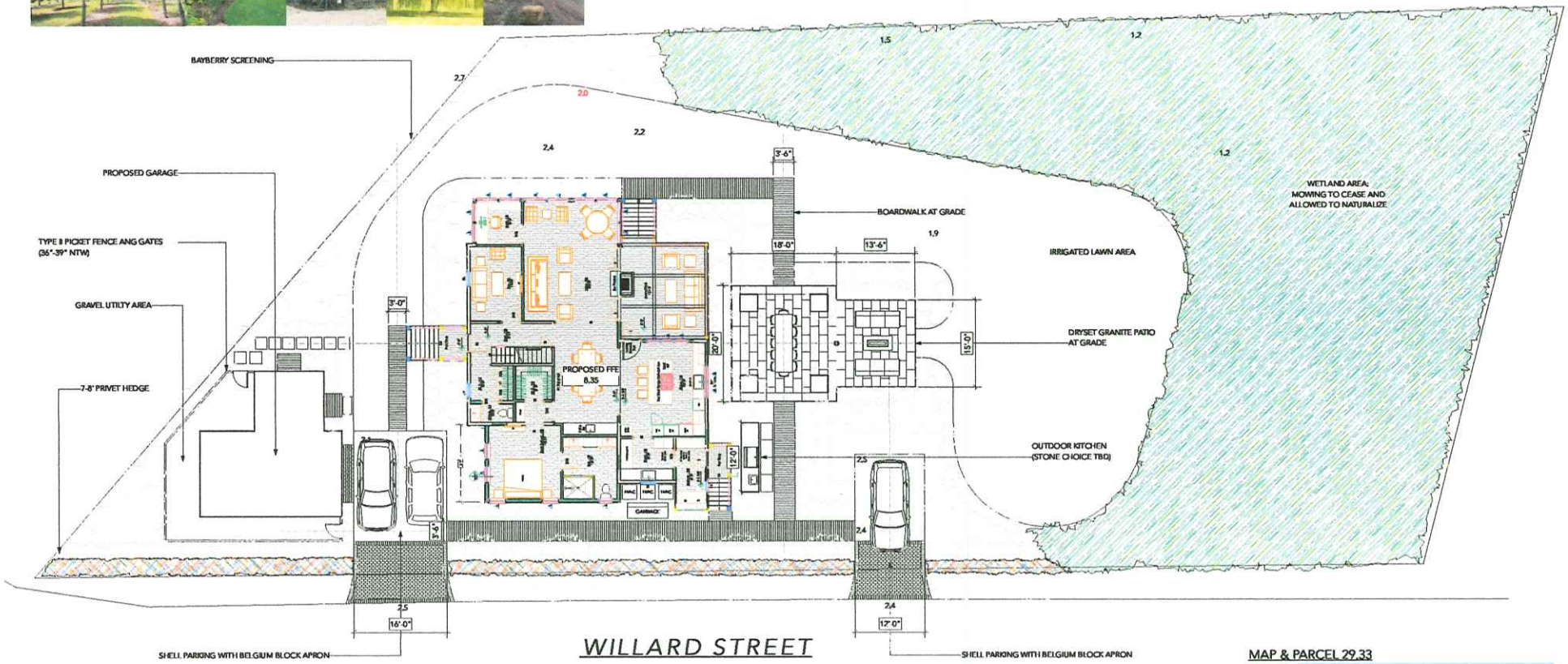
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/4/2023 Signature of owner of record _____ Signed under penalties of perjury







MAP & PARCEL 29.33



EDGEWATER

Hanley Development
Willard Street
landscape design I

SCALE: 1:96
MAP/PARCEL: 29 / 33
DRAWN BY: PJC
DATE: 11/20/2023

REVISIONS:

89 SOMERSET RD
NANTUCKET, MA 02554
508.774.5686

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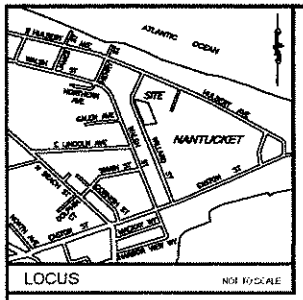


NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON AUGUST 29, 2023 AND SUPPLEMENTED WITH RECORD INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE AE (EL 7) AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0088 G (MAP EFFECTIVE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

RESIDENTIAL 1 (R-1) ZONING DISTRICT

REGULATION	REQUIREMENT
MIN. LOT AREA	5,000 SQ. FT.
LOT FRONTAGE	50'
FRONT SETBACK	15'
SIDE SETBACK	5'
REAR SETBACK	5'
GROUND COVER RATIO	30%

OVERLAY DISTRICT APPLICABILITY

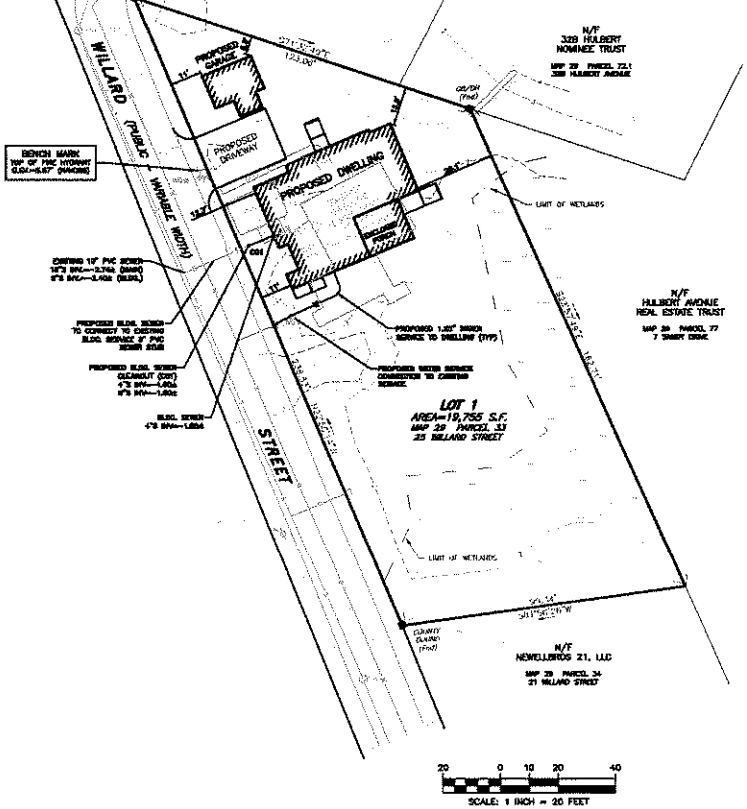
TOWN OVERLAY DISTRICT
TOWN CORE SEWER DISTRICT
HARBOR WATERSHED PROTECTION ZONE A

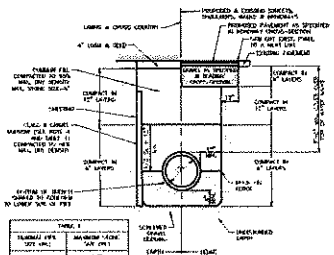
LEGEND

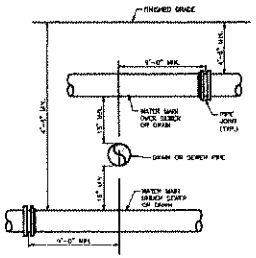
- BITUMINOUS CONCRETE
- CONCRETE BOUND W/DRILL HOLE
- HYDRANT
- SEWER MANHOLE
- SPOT ELEVATION
- UNDERGROUND SEWER
- UTILITY POLE
- WATER GATE
- WATER METER
- WETLANDS

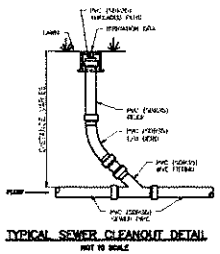
CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
2. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
4. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
5. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
6. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
7. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHENEVER SANITARY SEWERS PASS BELOW WATER MAINS OR DRAIN LINES. OTHERWISE, WATER SERVICE, DRAIN LINES AND SEWER LINES SHALL BE CAREFULLY ENCASED IN CONCRETE FOR A MINIMUM OF TEN (10) FEET FROM THE CROSSING POINT. WHERE SEWER LINES PASS ABOVE WATER OR DRAIN LINES, THEY SHALL ALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE.









DANIEL O. MELLOY
CIVIL
No. 49757
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

NO.	DATE	DESCRIPTION	APPROVED
		PLAN REVISIONS	

DATE: SEPTEMBER 25, 2023

DRAWN BY	DESIGN BY	CHECK BY
RT / RLM	RT	RLM/DCH

PROJECT NO 23041

ISSUED FOR:
PERMITTING

SEWER CONNECTION PLAN
25 WILLARD STREET
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 29, PARCEL 33

PREPARED FOR
HANLEY CONSTRUCTION & DEVELOPMENT

DRAWING TITLE:
SITE PLAN

SCALE 1"=20'

SHEET NO
1 OF 1




F350
USDOT 3298




CAT


Winwater
Winwater





43 N. Liberty Addition

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11' Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BH 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 153

Street & Number of Proposed Work: 43 North Liberty Street

Owner of record: Jonathan + Roni Foster

Mailing Address: 940 Park Avenue, Apt 7A
New York, NY 10028

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No 2023-09-9167
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 8'-9" Sq. Footage 1st floor: 52.5 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 6'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North N/C South N/C East N/C West N/C

Additional Remarks

Historic Name:

Original Date: C 1930

Original Builder:

REVISIONS* (describe)
1. East Elevation N/C
2. South Elevation Addition
3. West Elevation Addition, Revise front porch
4. North Elevation N/C

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed TME ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass 3.5 /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 _____

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation Stone Veneer to Match Existing Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/28/23 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 10/3/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2023-09-9167 Staff

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.

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Street & Number of Proposed Work: 43 North Liberty Street

Owner of record: Jonathan + Roni Foster

Mailing Address: 940 Park Avenue, Apt 7A
New York, NY 10028

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 9/21/23 Fee Paid: $ 50 ISTLE

Must be acted on by: 11/1/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

THROUGH STAFF WITH THE ADDITION ON THE SUBORDINATE MASS REMOVED, PER EXHIBIT A.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 32'-3" x 6' Sq. Footage 1st floor: 250'± Decks/Patio: Size: 7' x 4' ☒ 1st floor ☐ 2nd floor
Width: 14' x 4' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 17.5' South 17.5' East 17.5' West 17.5'

Additional Remarks CONTRIBUTING

Historic Name:

Original Date: C 1930

Original Builder:

HDC SURVEY NAN.1584

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Raise Roof
2. South Elevation Addition
3. West Elevation Raise Roof, Addition, Revise Fenestration
4. North Elevation Addition

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" to 18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass 6/12 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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TME

Leaders (material and size): TME

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 TME Rake TME Soffit (Overhang) _____ Corner boards TME Frieze _____
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☐ SDL Front 6 Light 2 Panel Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof TME
Trim White Sash White Doors White
Deck Natural Foundation Stone (TME) 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 9/20/23 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

September 15, 2023

Property Information

Property ID	41 153
Location	43 N LIBERTY ST
Owner	FOSTER JONATHAN F & RONI J

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 09/14/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SITE PLAN

1" = 20'-0"

OCT 2023

APPROVED
HDC2023.09.9167
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
NOV 01 2023
By

SITE PLAN

1" = 20'-0"

9 OCT 2023

Previously Approved

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

DATE | REVISIONS

ID#

Residence at
43 North Liberty Street

Nantucket, MA 02554

MAP NO.: 41 ZONING INFO:
PARCEL NO.: 153 PROJECT NO:
REVISED: 11/28/23

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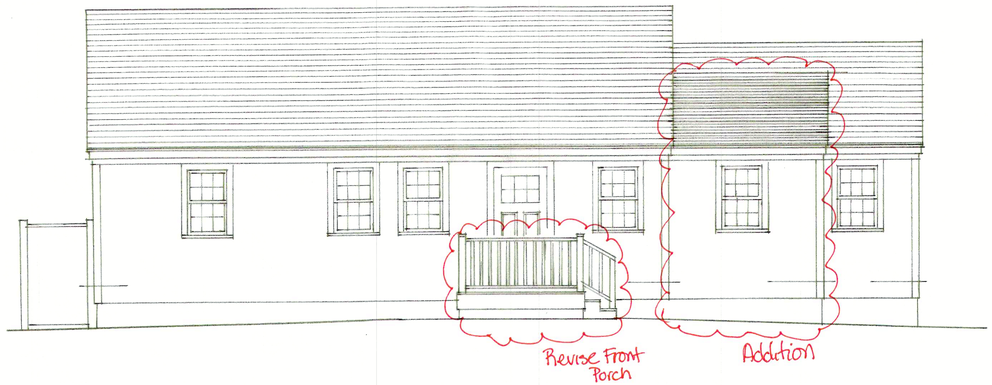
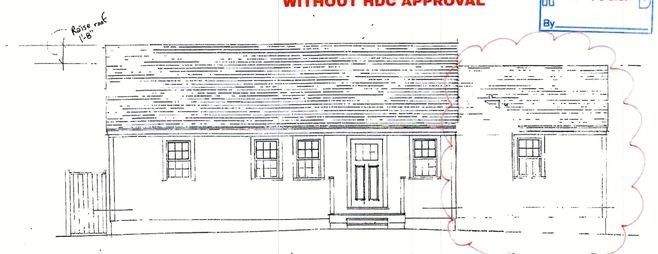


WEST ELEVATION

1/4" = 1'-0" 17 NOV 2023

APPROVED
HDC2023.09.9167
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
NOV 01 2023
By



WEST ELEVATION

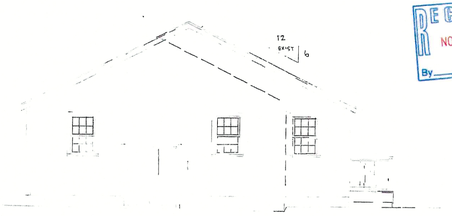
1/4" = 1'-0"

Previously Approved



NORTH ELEVATION

1/4" = 1'-0" 9 OCT 2023



NORTH ELEVATION

1/4" = 1'-0" 9 OCT 2023

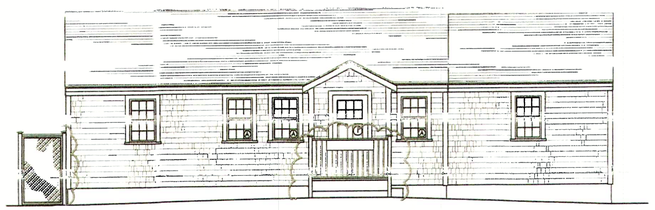
RECEIVED
NOV 01 2023
By

APPROVED
HDC2023.09.9167
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

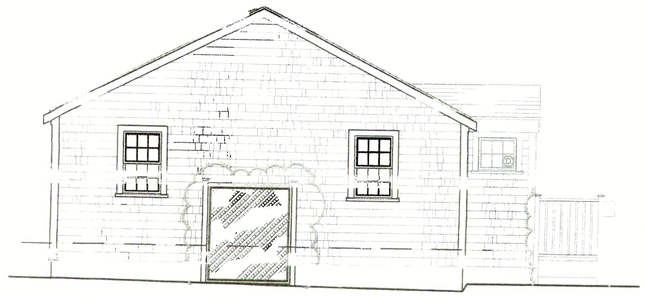
Previously Approved

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY	REMARKS
A	BOSTON SASH	2'-3" X 3'-8"	15	6/6 D.H. (T.H.E.)
B	BOSTON SASH	4'-0" X 3'-6"	1	12 LT. CASEMENT
C	BOSTON SASH		1	3/3 D.H.
1		3'-0" X 6'-8"	1	6 LT over 2 Panel
2	BROSCO	2'-8" X 6'-8"	1	15 LT. FRENCH DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617.482.4543

DATE REVISIONS

Residence at
43 North Liberty Street
Nantucket, MA 02554
MAP NO: 41 ZONING INFO:
PARCEL NO: 153 PROJECT NO: REVISED: 11/29/23

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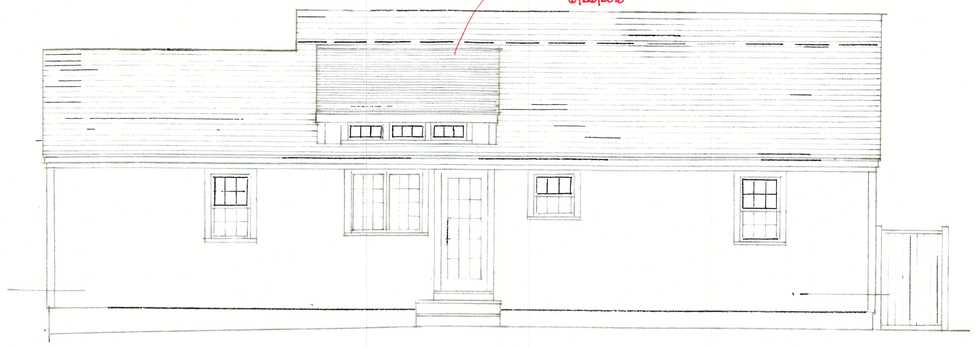
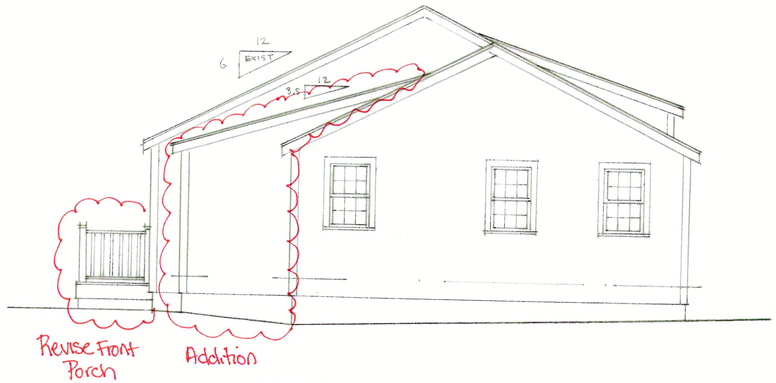
ID #



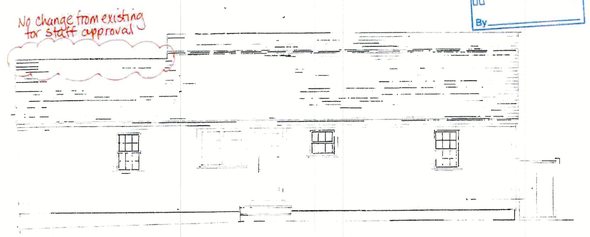
EAST ELEVATION

1/4" = 1'-0" 9 OCT 2023



SOUTH ELEVATION

1/4" = 1'-0" 17 NOV 2023



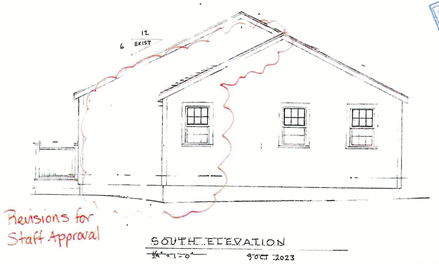
RECEIVED
NOV 01 2023
By

EAST ELEVATION

1/4" = 1'-0" 9 OCT 2023

APPROVED
HDC 2023.09.9167
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Previously Approved



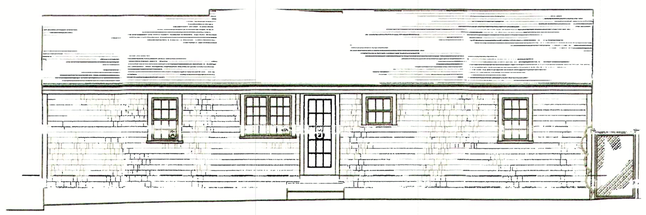
RECEIVED
NOV 01 2023
By

SOUTH ELEVATION

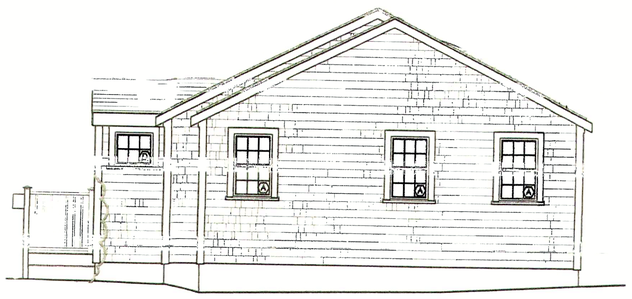
1/4" = 1'-0" 9 OCT 2023

APPROVED
HDC 2023.09.9167
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Previously Approved



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

DATE REVISIONS

Residence at
43 North Liberty Street
Nantucket, MA 02554

MAP NO: 41 ZONING INFO:
PARCEL NO: 153 PROJECT NO: REVISED: 11/28/23

ID#

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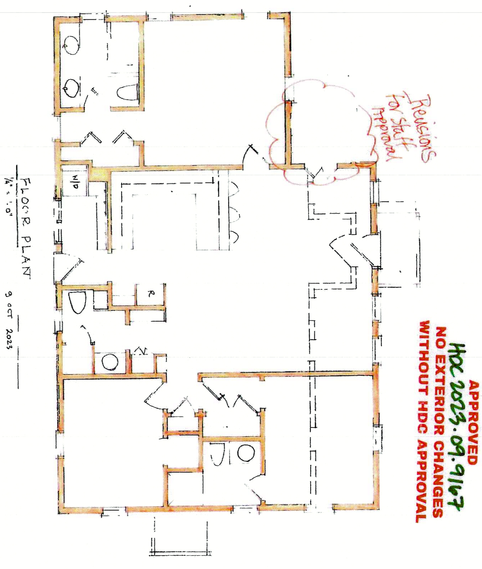
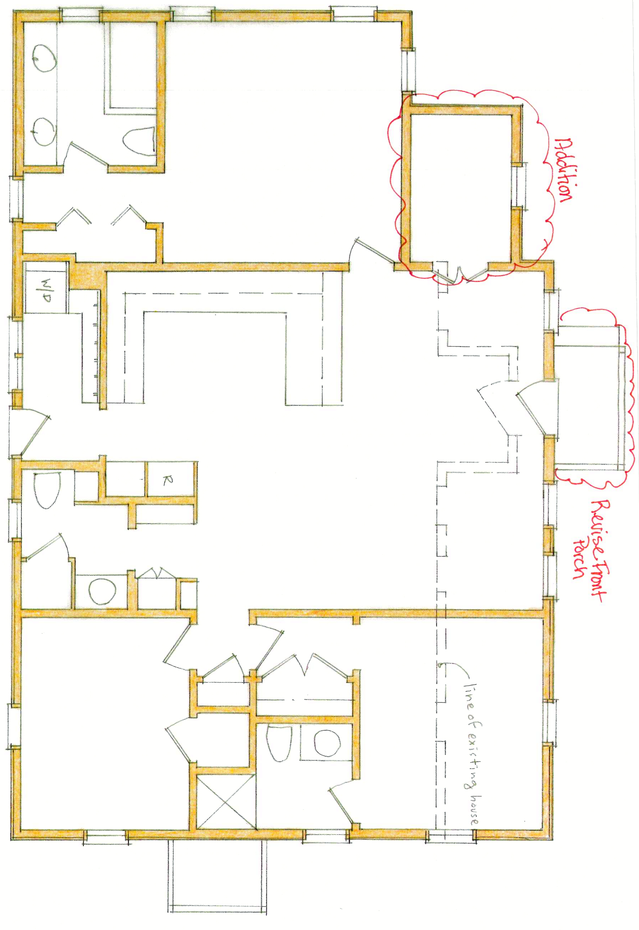
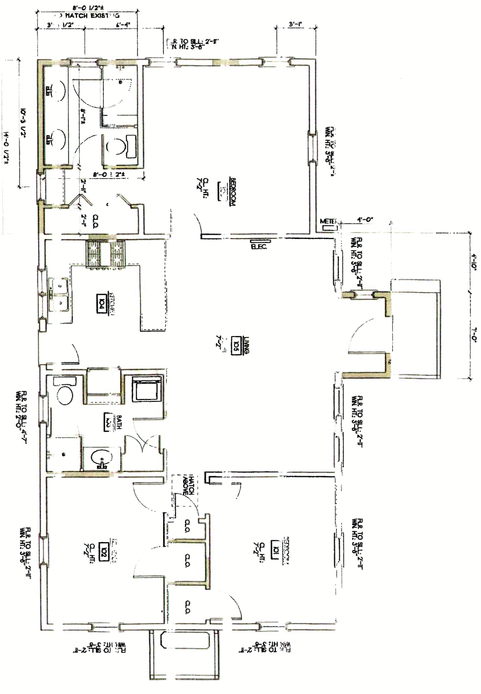


FLOOR PLANT
1/4" = 1'-0"
9 OCT 2023



FLOOR PLAN
1/4" = 1'-0"
17 NOV 2023

Existing First Floor



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DATE	REVISIONS

BOTTICELLI & POHL

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P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
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43 North Liberty Street - West




43 North Liberty - South

Massachusetts Cultural Resource Information System

Scanned Record Cover Page



Inventory No:	NAN.1584
Historic Name:	
Common Name:	
Address:	43 North Liberty St
City/Town:	Nantucket
Village/Neighborhood:	Nantucket;
Local No:	41-153; NC8-18;
Year Constructed:	C 1930
Architectural Style(s):	Cape; No style;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Friday, September 15, 2023 at 3:15 PM

NAN.1584

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC8-18
MAP/PARCEL#: 41-153

Recorded by: WAS Date: 07/07/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 43 NORTH LIBERTY ST

2. Building Name: N/A

3. Ownership: Private

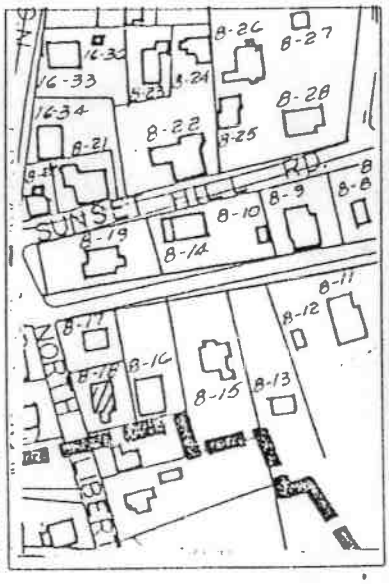
4. Present Owner: BLOWERS, WARREN L & GAIL E

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Year-round

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 50
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Shed,Fence, Parking
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 5
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
N/A

NAN.1584

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: C.1930
Source: Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
cmartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Jonathan + Roni Foster

STREET ADDRESS 43 North Liberty Street

MAP/PARCEL 41/153

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

November 28, 2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

11/27/23
Date

Subject: Re: HDC Authorization
Date: Friday, September 15, 2023 at 4:13:46 PM Eastern Daylight Time
From: Jonathan Foster
To: Tammy Conway, ronifost@gmail.com

Approved! Letter & access. Thanks

Jonathan F. Foster
Current Capital Partners LLC
jfoster@currentcap.com
(212) 223-0618 (office)
(917) 658-7600 (mobile)
www.currentcap.com

From: Tammy Conway <tammy@botticelliandpohl.com>
Sent: Friday, September 15, 2023 3:27:24 PM
To: Jonathan Foster <jfoster@currentcap.com>; ronifost@gmail.com <ronifost@gmail.com>
Subject: HDC Authorization

[EXTERNAL EMAIL]

Hello,
Please see the attached letter allowing B&P to sign applications on your behalf. If it is easier you can always send me an email giving us permission as well.

Is it ok to access the property to take pictures of all 4 sides of the house next week? We will need these for the HDC submission.

Thank you,

Tammy Conway
Office Manager
Botticelli & Pohl
11 Old South Road
Nantucket, MA 02554
508-228-5455

31 Squam Rd
Demo

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$533.35 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1 copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BYP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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°: 21 PARCEL N°. 3

Street & Number of Proposed Work: 31 Squam Road

Owner of record: Squam Holdings LLC

Mailing Address: 31 St. James Avenue, Ste 740
Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02534

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Partial Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Move Main Mass 20'-10" x 30'-1" on lot 21'-8" to Southwest

Size of Structure or Addition: Length: 124'-5" Sq. Footage 1st floor: 2666.75 (total) Decks/Patio: Size: 12'x18', 15'x15' ☑ 1st floor ☐ 2nd floor
South Wing 61'-2" x 28'-9" Width: 37'-11" Sq. footage ~~2nd floor~~ Demo: 384 move 626.75 Size: 5'x28', 5'x15' ☑ 1st floor ☐ 2nd floor
North Wing 33'-2" x 25'-9" Sq. footage ~~3rd floor~~ Add: 2040 18'x9'

Difference between existing grade and proposed finish grade: North 0' South 0' East +1' West 0'

Height of ridge above final finish grade: North 23'-4¼" South 22' East 20'-11¼" West 20'-11¼"

Additional Remarks

Historic Name:

Original Date: 1950's

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation Replace South + North wings, Revise Fenestration
2. South Elevation Replace South Wing
3. West Elevation Replace North + South wings, Revise Chimney + Fenestration
4. North Elevation Replace North Wing, Revise Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2'-0" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Waterstruck ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 4 /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 _____

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 1x5 Rake 1x8 Soffit (Overhang) 1x8 Corner boards 5/4x6 Frieze 1x5
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Little Harbor

Doors* (type and material): ☐ TDL ☒ SDL Front Double French w/Sidelights Rear Double French, French w/Sidelights Side French
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/1/23 Signature of owner of record _____ Signed under penalties of perjury

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Boston, MA 02116

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Nantucket MA 02554

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11 Old South Road
Nantucket, MA 02584

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Tetragon Financial Management
4 Sloane Terrace
London, SW1X 9DQ

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 31 Squam Road

Tax Map Number: 21 Parcel Number: 3

Owner of Record: Squam Holdings LLC

Description of Proposal: Partial demo, Relocate on site, Additions

Anticipated HDC Submission Date: December 4, 2023

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Squam Holdings LLC.....

MAILING ADDRESS..31 St. James Avenue, Ste 740 Boston, MA 02116

PROPERTY LOCATION..31 Squam Road.....

ASSESSORS MAP/PARCEL.....21/3.....

SUBMITTED BY:.....Botticelli + Pohl.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 30, 2023

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.11.30 10:47:05 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
21	1		CLOUGH FREDERICK W TRST ETAL	C/O LERETA / TEXAS OPERATIONS	PO BOX 35605	DALLAS	TX	75235	35 SQUAM RD
21	2		GLP TRUST LLC	TETRAGON FINANCIAL MANAGEMENT	4 SLOANE TERRACE	LONDON		SW1X9DQ	33 SQUAM RD
21	5		SQUAM HOLDINGS LLC	C/O PAUL MCCOY FAMILY OFFICE SERVICES LLP	31 ST JAMES AV STE 740	BOSTON	MA	02116	25 SQUAM RD
21	40	1	RJN NANTUCKET LLC	RJ NEWHOUSE	379 SOUTH AVENUE	NEW CANAAN	CT	06840	26 SQUAM RD
21	121	1	NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	SQUAM
21	121	2	SANGREE MARY CORA ETAL TRSTS	SANGREE FAMILY NOM TR	304 EAST 3RD ST	BROOKLYN	NY	11218	28 SQUAM RD

Count: 6

CLOUGH FREDERICK W TRST ETAL
C/O LERETA / TEXAS OPERATIONS
PO BOX 35605
DALLAS, TX 75235

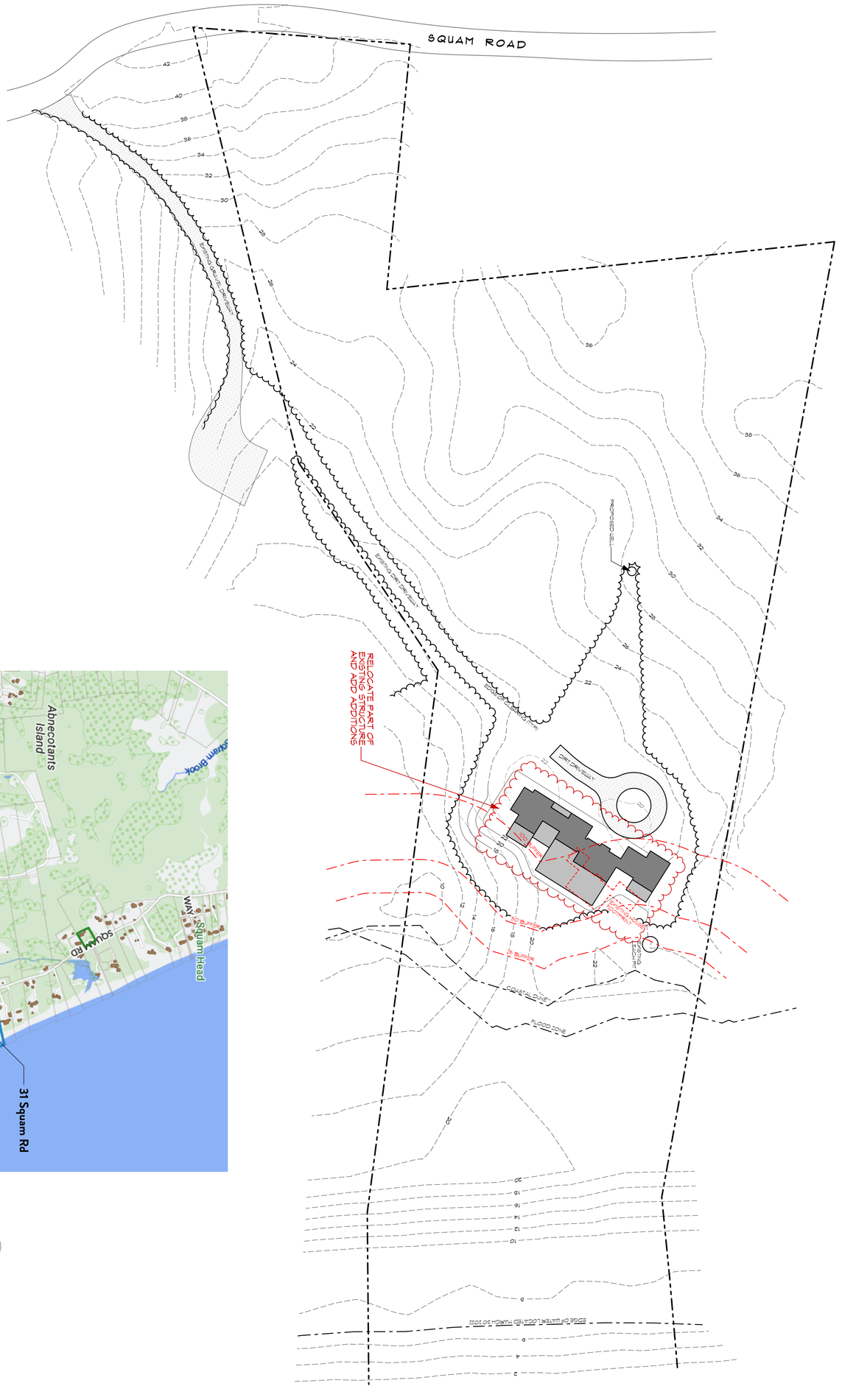
GLP TRUST LLC
TETRAGON FINANCIAL MANAGEMENT
4 SLOANE TERRACE
LONDON, SW1X9DQ

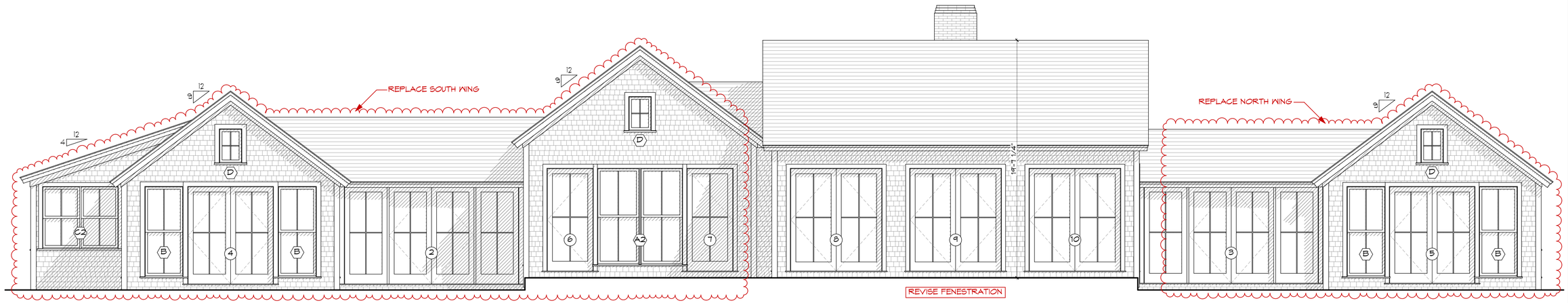
SQUAM HOLDINGS LLC
C/O PAUL MCCOY FAMILY OFFICE
SERVICES LLP
31 ST JAMES AV STE 740
BOSTON, MA 02116

RJN NANTUCKET LLC
RJ NEWHOUSE
379 SOUTH AVENUE
NEW CANAAN, CT 06840

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

SANGREE MARY CORA ETAL TRSTS
SANGREE FAMILY NOM TR
304 EAST 3RD ST
BROOKLYN, NY 11218


SQUAM ROAD
RELOCATE PART OF EXISTING STRUCTURE AND ADD ADDITIONS
EXISTING DWELLING
EXISTING GARAGE
EXISTING SHED
EXISTING SHED
EXISTING SHED



East Elevation
SCALE: 1/4" = 1'-0"

Residence at
31 Squam Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission:
Building Dept. Sub:
Rev: 11/30/23

Notes:

1. All windows to be Little Harbor as per schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required with Low E glass.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be Little Harbor as per schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required with Low E glass.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Contractor to provide tempered glass in all locations required by code and in all window locations adjacent to showers, tubs, and stairs.
4. Mill shop to provide shop drawings for all window and door units to architect for approval prior to commencing construction

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
A	3	Double Hung	Little Harbor	3'-6" x 8'-0 1/2"	3'-7" x 8'-1"	2 over 2	
A2	1	(2) Double Hung	Little Harbor	(2) 3'-6" x 8'-0 1/2"	7'-1" x 8'-1"	2 over 2	Narrow mull, no stud pockets
B	7	Double Hung	Little Harbor	3'-2 1/2" x 7'-6 1/2"	3'-3 1/2" x 7'-7"	2 over 2	
C	8	Double Hung	Little Harbor	3'-1 7/8" x 5'-3 1/4"	3'-2 7/8" x 5'-3 3/4"	2 over 2	
C2	1	(2) Double Hung	Little Harbor	(2) 3'-1 7/8" x 5'-3 1/4"	6'-4 3/4" x 5'-3 3/4"	2 over 2	
D	4	Casement	Little Harbor	2'-0 1/8" x 2'-11 3/4"	2'-1 1/8" x 3'-0 1/4"	4	

Exterior Door Schedule

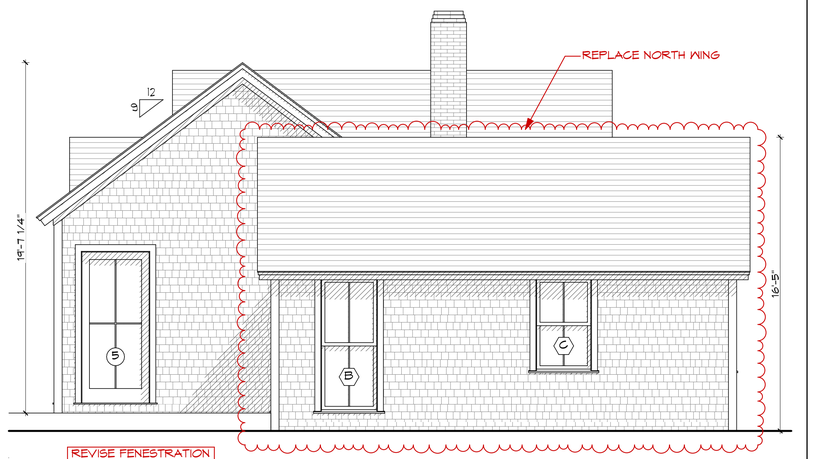
No.	Qn.	Type	Manuf.	Door Size	Rough Opening	Lights	Comments
1	1	Double French	Little Harbor	(2) 3'-6" x 8'-0"		4 ea	
		w/ Sidelights	Little Harbor	(2) 3'-6" x 8'-0"	OA = 14'-7" x 8'-2 1/4"	4 ea	
2	1	Double French	Little Harbor	(2) 3'-6" x 8'-0"		4 ea	
		w/ Sidelights	Little Harbor	(2) 3'-6" x 8'-0"	OA = 14'-7" x 8'-2 1/4"	4 ea	
3	1	Double French	Little Harbor	(2) 3'-6" x 8'-0"		4 ea	
		w/ Sidelights	Little Harbor	(2) 3'-6" x 8'-0"	OA = 14'-7" x 8'-2 1/4"	4 ea	
4	1	Double French	Little Harbor	(2) 3'-6" x 8'-0"	7'-3" x 8'-2 1/4"	4 ea	
5	1	Double French	Little Harbor	(2) 3'-6" x 8'-0"	7'-3" x 8'-2 1/4"	4 ea	
6	1	French	Little Harbor	3'-9" x 8'-6"	4'-0" x 8'-8 1/4"	4	
7	1	French	Little Harbor	3'-9" x 8'-6"	4'-0" x 8'-8 1/4"	4	
8	1	Double French	Little Harbor	(2) 3'-9" x 8'-6"	7'-9" x 8'-8 1/4"	4 ea	
9	1	Double French	Little Harbor	(2) 3'-9" x 8'-6"	7'-9" x 8'-8 1/4"	4 ea	
10	1	Double French	Little Harbor	(2) 3'-9" x 8'-6"	7'-9" x 8'-8 1/4"	4 ea	
11	1	French	Little Harbor	3'-0" x 8'-6"	3'-3" x 8'-8 1/4"	4	



Existing East Elevation
SCALE: 1/8" = 1'-0"



Existing North Elevation
SCALE: 1/8" = 1'-0"



North Elevation
SCALE: 1/4" = 1'-0"

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508.228.5455 | P. 617.482.4543

REVISIONS

DATE

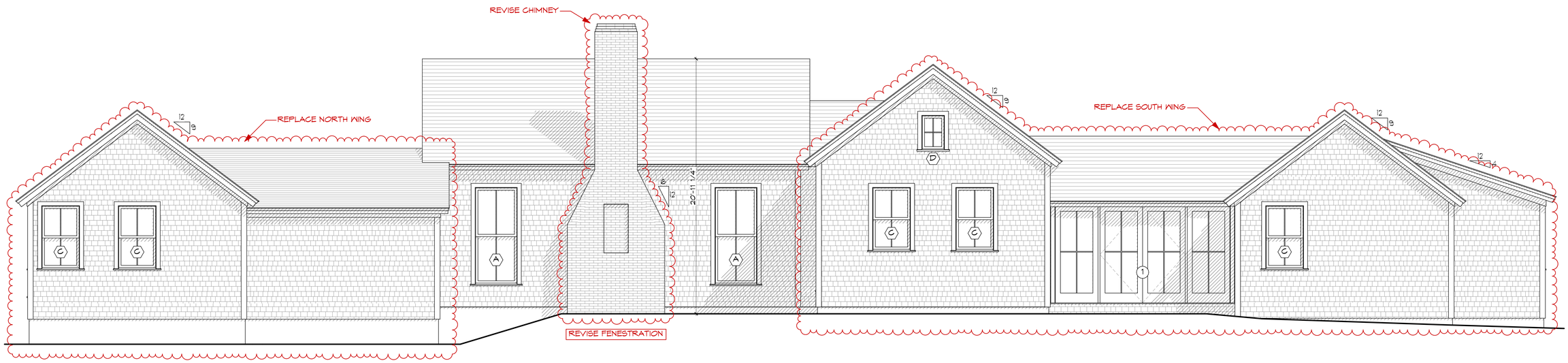
North & East Elevations

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2 REVISED: 11/30/23
PARCEL NO: 3 PROJECT NO:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

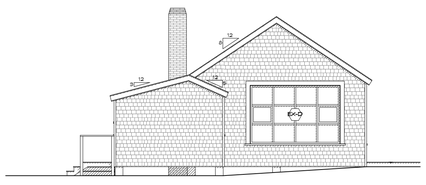
ID #
A-2.1



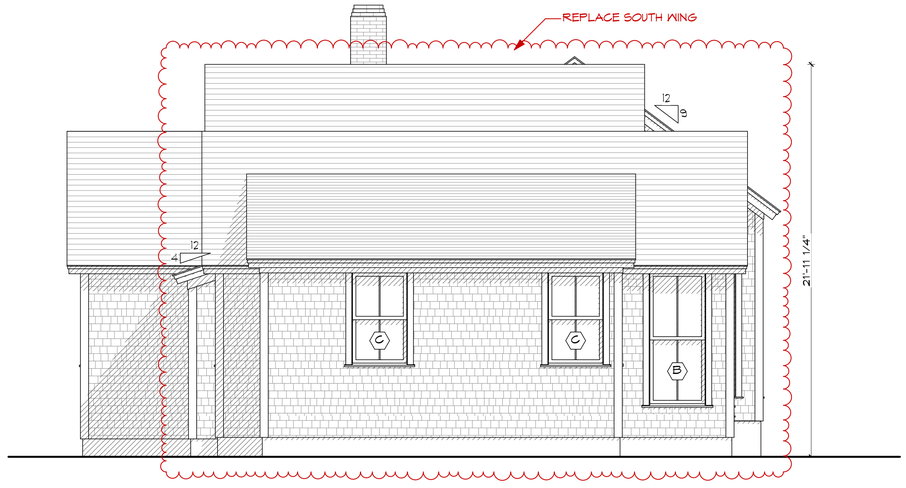
West Elevation
SCALE: 1/4" = 1'-0"



Existing West Elevation
SCALE: 1/8" = 1'-0"



Existing South Elevation
SCALE: 1/8" = 1'-0"



South Elevation
SCALE: 1/4" = 1'-0"

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS

DATE

South & West Elevations

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO.: 21 PARCEL NO.: 3
ZONING INFO: LUG2
PROJECT NO:
REVISED: 11/30/23

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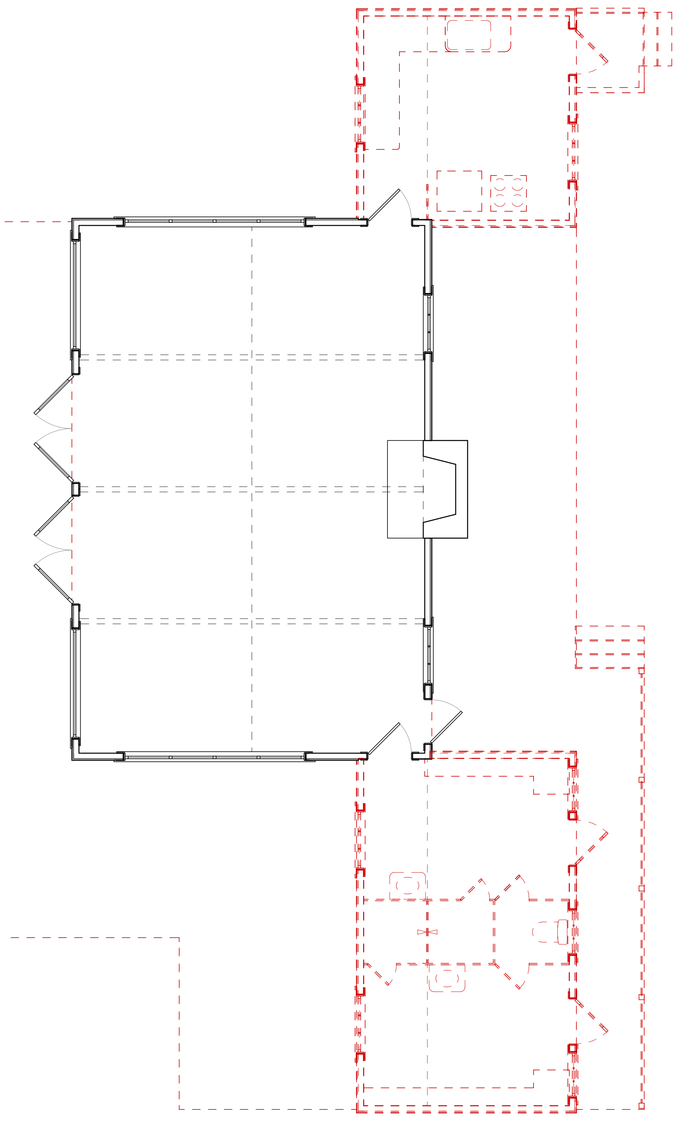
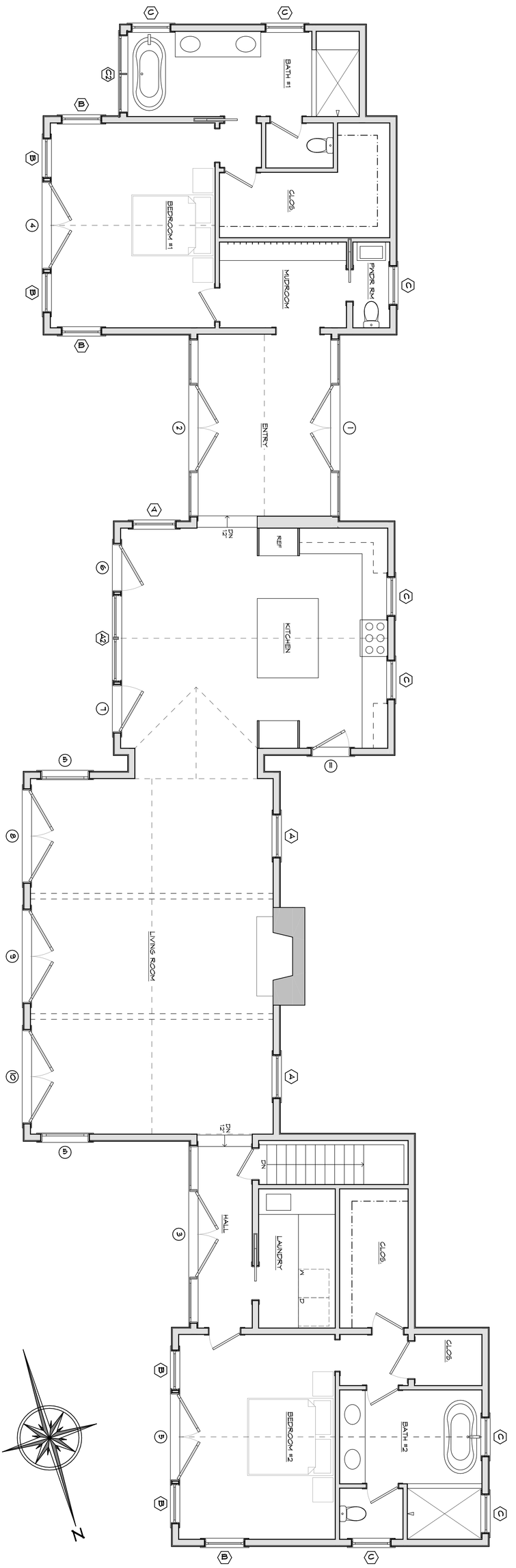
ID#

A-2.2



First Floor Demolition Plan
SCALE: 1/4" = 1'-0"



First Floor Plan
SCALE: 1/4" = 1'-0"

A-1.1 ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED: 11/30/23

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No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM




31 Squam Road - North


31 Squam Road - East


31 Squam Road - East


31 Squam Road - South

Street Name	St #	Unit/ other	MAP_LOT	BUILDING TYPE/NAME	Year(s) Built	Year(s) Altered	Style	C or NC	Architect/Notes
SQUAM			24 14	conservation				C	
SQUAM			24 15	conservation				C	
SQUAM			20 47	conservation				C	
SQUAM			20 48	conservation				C	
SQUAM RD	11		21 8		1950			C	
SQUAM RD	31		21 3		1950		RANCH	C	
SQUAM RD	47		13 22		1950		RANCH	C	
SQUAM RD	61		13 16		1950			C	
SQUAM RD	69		13 13		1950			C	
SQUAM RD	105		12 26		1950		RANCH	C	
SQUAM RD	2		21 48		1955			C	
SQUAM RD	67		13 14		1955			C	
SQUAM RD	97		12 30		1960			C	
SQUAM RD	101		12 28		1960			C	
SQUAM RD	104		12 38		1960			C	"SEA FIELDS"
SQUAM RD	8		21 51		1964			C	
SQUAM RD	49		13 20		1965			C	
SQUAM RD	20		21 39		1970			C	
SQUAM RD	28		21 121.2		1970			C	
SQUAM RD	44		13 28		1970			C	
SQUAM RD	48		13 30		1970			C	
SQUAM RD	54		13 32		1970			C	
SQUAM RD	58		13 33		1970			C	
SQUAM RD	89		13 3		1971			C	
SQUAM RD	40		13 27		1972			C	
SQUAM RD	106		12 37		1973			C	
SQUAM RD	35		21 1		1976			NC	
SQUAM RD	66		13 35		1976			NC	
SQUAM RD	96		12 33		1976			NC	
SQUAM RD	77		13 10		1978			NC	
SQUAM RD	99		12 29		1983			NC	
SQUAM RD	51		13 38		1984			NC	

Subject: Re: HDC Authorization for 31 Squam Road
Date: Thursday, November 30, 2023 at 9:53:36 AM Eastern Standard Time
From: Anita Bekenstein
To: Tammy Conway

I approve. Thanks Tammy!

> On Nov 30, 2023, at 9:44 AM, Tammy Conway <tammy@botticelliandpohl.com> wrote:
>
> Hi Anita,
> Can you please respond to this email giving Botticelli & Pohl permission to sign HDC applications on your behalf for 31 Squam Road?
> Thank you,
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Squam Holdings LLC

STREET ADDRESS 31 Squam Road

MAP/PARCEL 21/3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 4, 2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 12/1/23

Signature Date

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 N Swift Rock Road

Owner of record: 1 North Swift Rock Road Trust

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane, Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 82'-5" Sq. Footage 1st floor: 2,647 Decks/Patio: Size: 22' x 59' ☑ 1st floor ☐ 2nd floor

Width: 65'-11" Sq. footage 2nd floor: 1,793 Size: 9' x 15' ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 28'-1" +/- South 16'-2" +/- East 19'-5" +/- West 28'-1" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Common ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 6 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer N/A 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 6" Rake 6" Soffit (Overhang) 12" Corner boards _____ Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White & Hamilton Blue

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

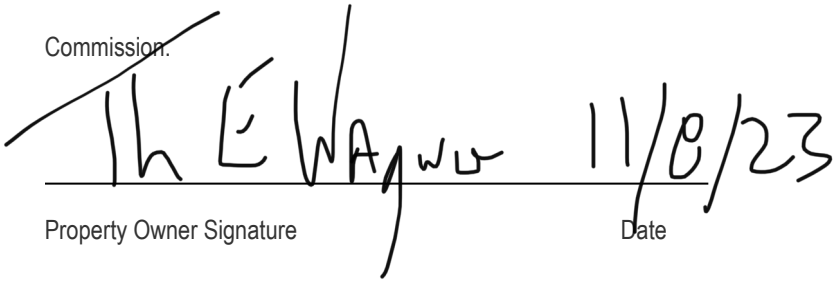
Date 12/4/23 Signature of owner of record _____ Signed under penalties of perjury

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 1 N Swift Rock Rd, Nantucket Ma on the following statement:

I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



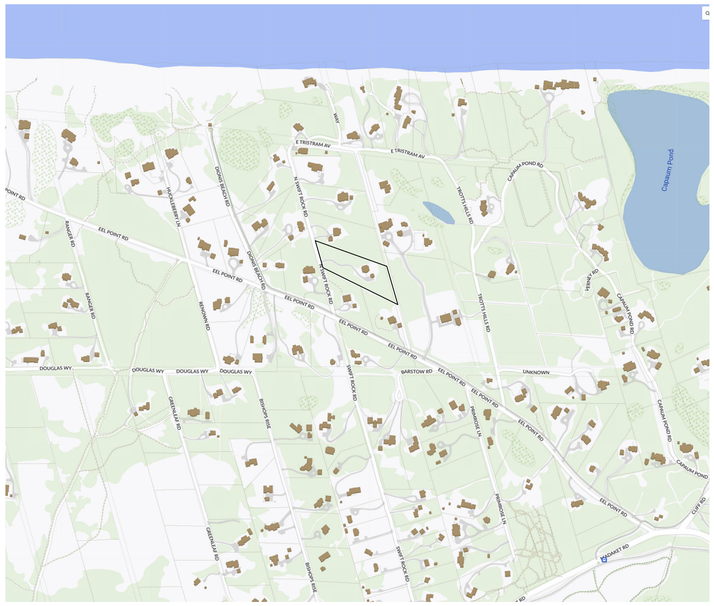
Property Owner Signature Date

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554



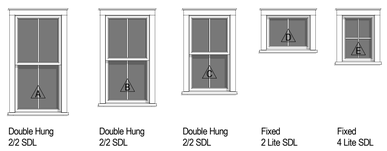
12.04.23



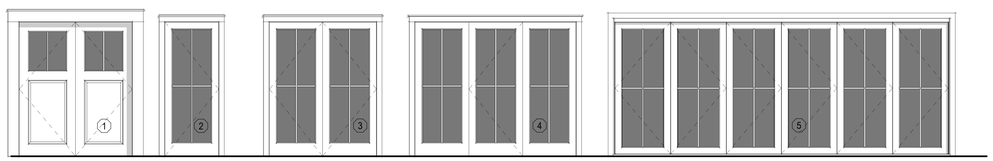
Locus Map

Not to Scale

HDC Submission



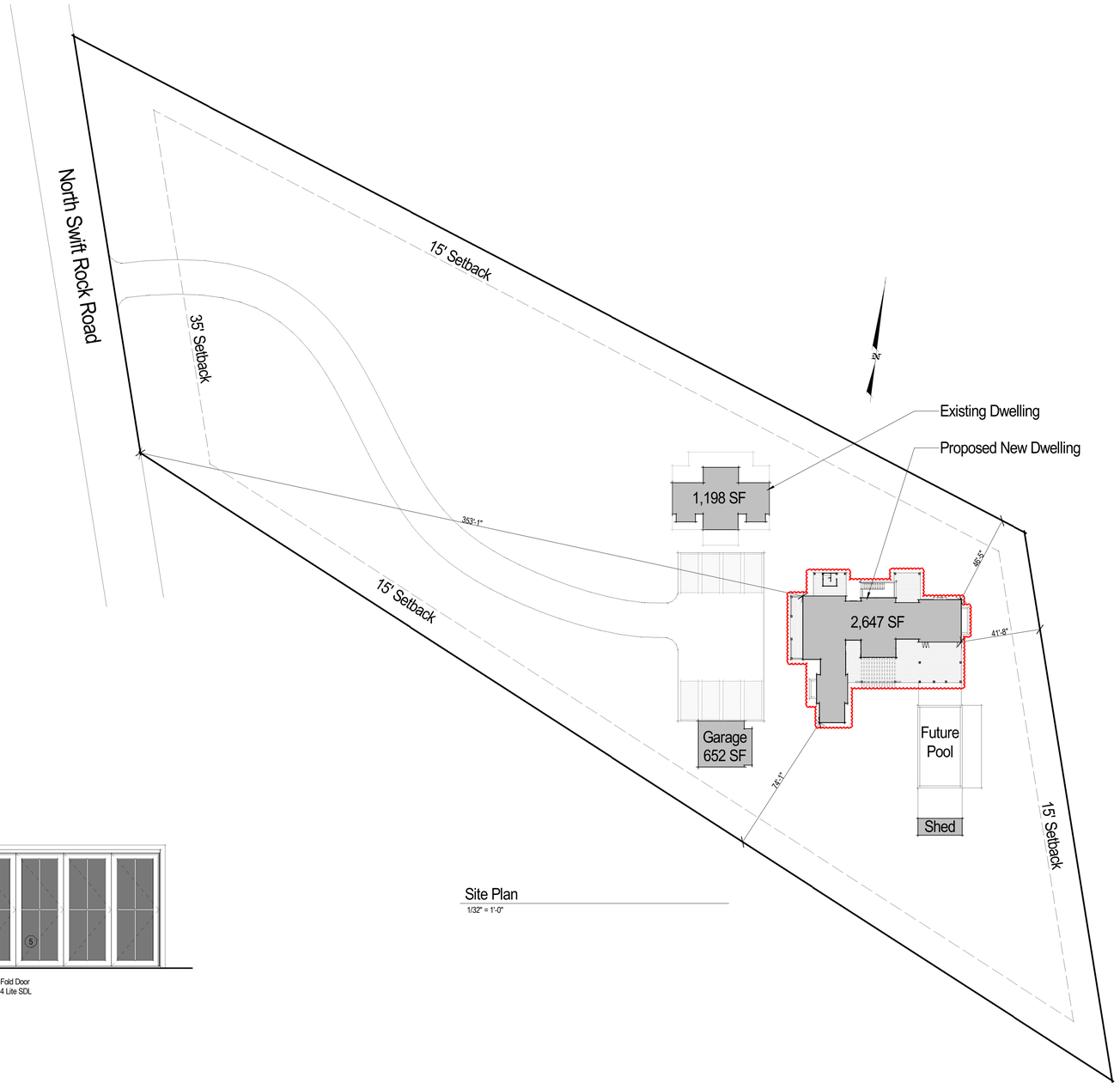
Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 2 Lite SDL | Fixed 4 Lite SDL



Double Hinged Door 1 Panel + 2 Lite SDL | Single French Door 4 Lite SDL | Double French Door (2) 4 Lite SDL | Single Hinged & 2 Fixed Panels (2) 4 Lite SDL | Bi-Fold Door (6) 4 Lite SDL

Exterior Window & Door Legend

Not to Scale



Site Plan

1/32" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,649 SF
Total Proposed G.C.:	4,499 SF

Sheet Index - Architectural & Structural

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G.1.1	Cover Sheet
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Perspectives
A.2.4	Site Photos

Revisions

Revision 1	Date 1

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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G.1.1

2330

12.04.23

HDC Submission



2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2	MH: 2,649 SF
Current Zoning:	LUG 2	Garage: 652 SF
Minimum Frontage:	150'	Existing: 1,198 SF
Front Setback:	35'	Shed: 200 SF
Side/Rear Setback:	15'	Total: 4,499 SF
Lot Size:	114,177 SF	
Min. Lot Size:	80,000 SF	
Allowable G.C.:	4% or 4,567 SF	
Existing G.C.:	------	
Proposed G.C.:	2,649 SF	
Total Proposed G.C.:	4,499 SF	

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A.2.3	Exterior Perspectives
A.2.4	Site Photos

Revisions

First Floor Plan

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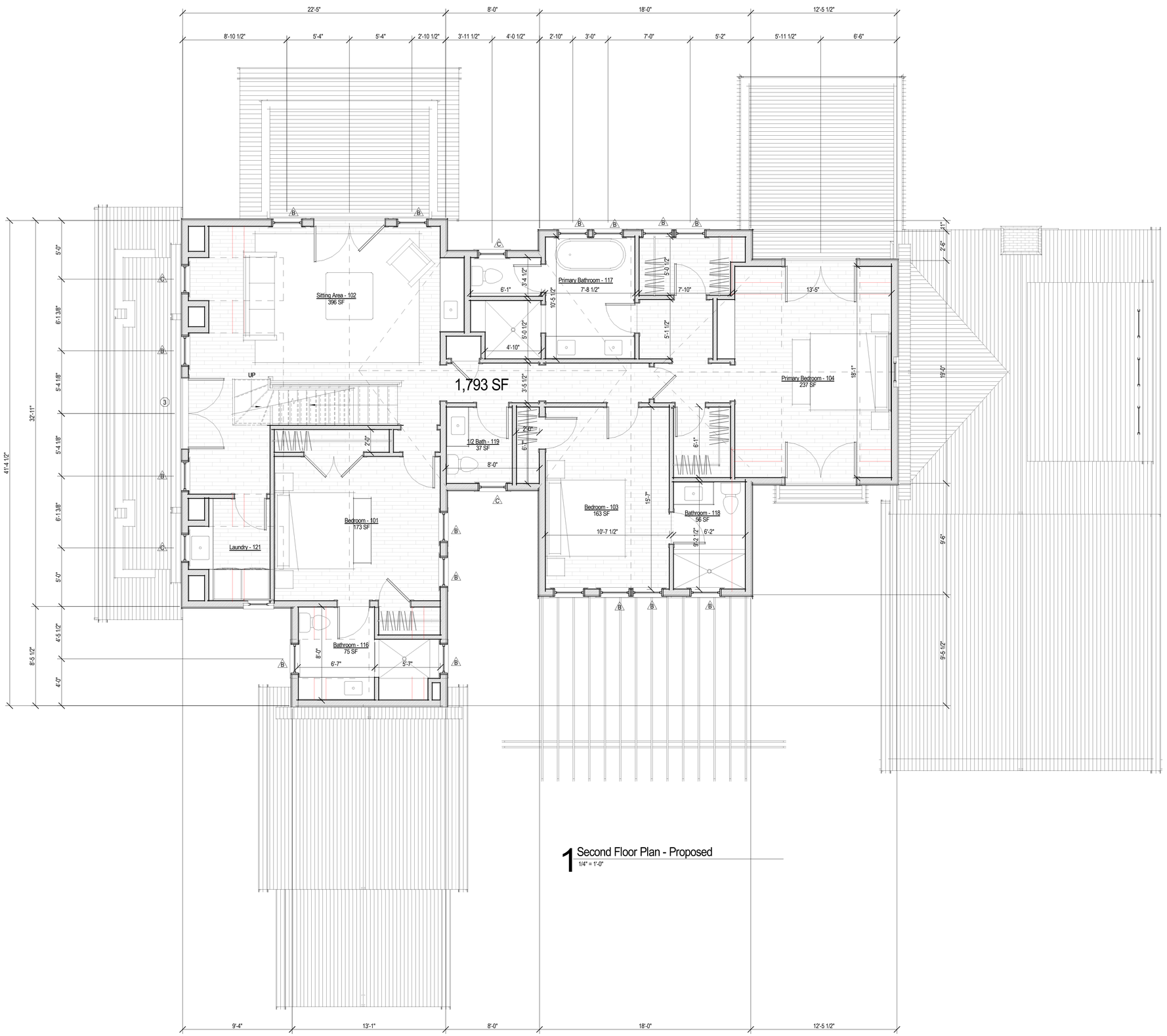
A.1.1

2330

12.04.23

HDC Submission



1 Second Floor Plan - Proposed
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
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Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
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Revisions

Second Floor Plan

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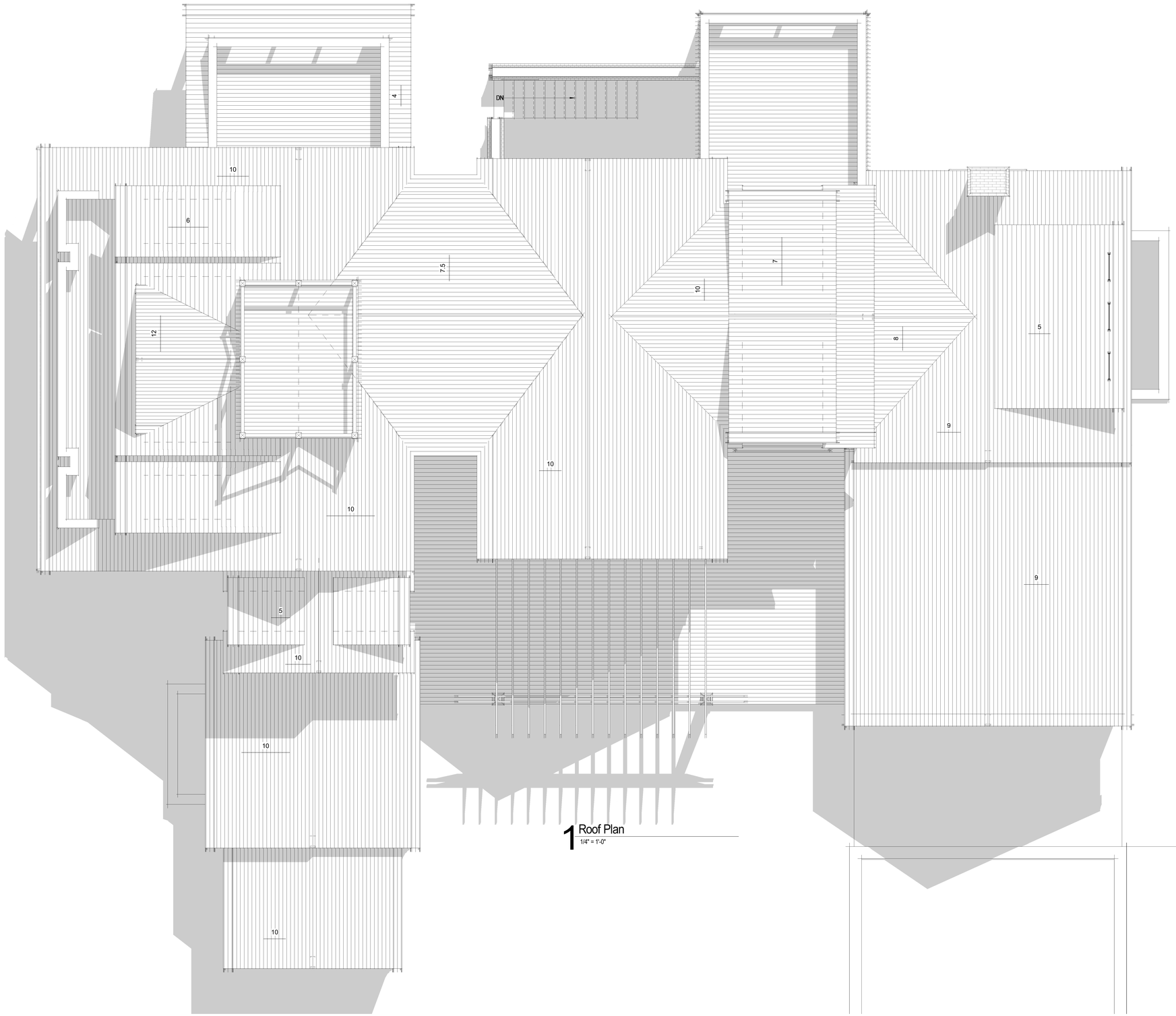
A.1.2

2330

12.04.23

HDC Submission



1 Roof Plan
1/4" = 1'-0"

2330

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Site Information

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Revisions

Roof Plan

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A.1.3

2330

12.04.23

HDC Submission



1 West Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

2330

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emeritus
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Site Information

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Revisions

Exterior Elevations

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A.2.1

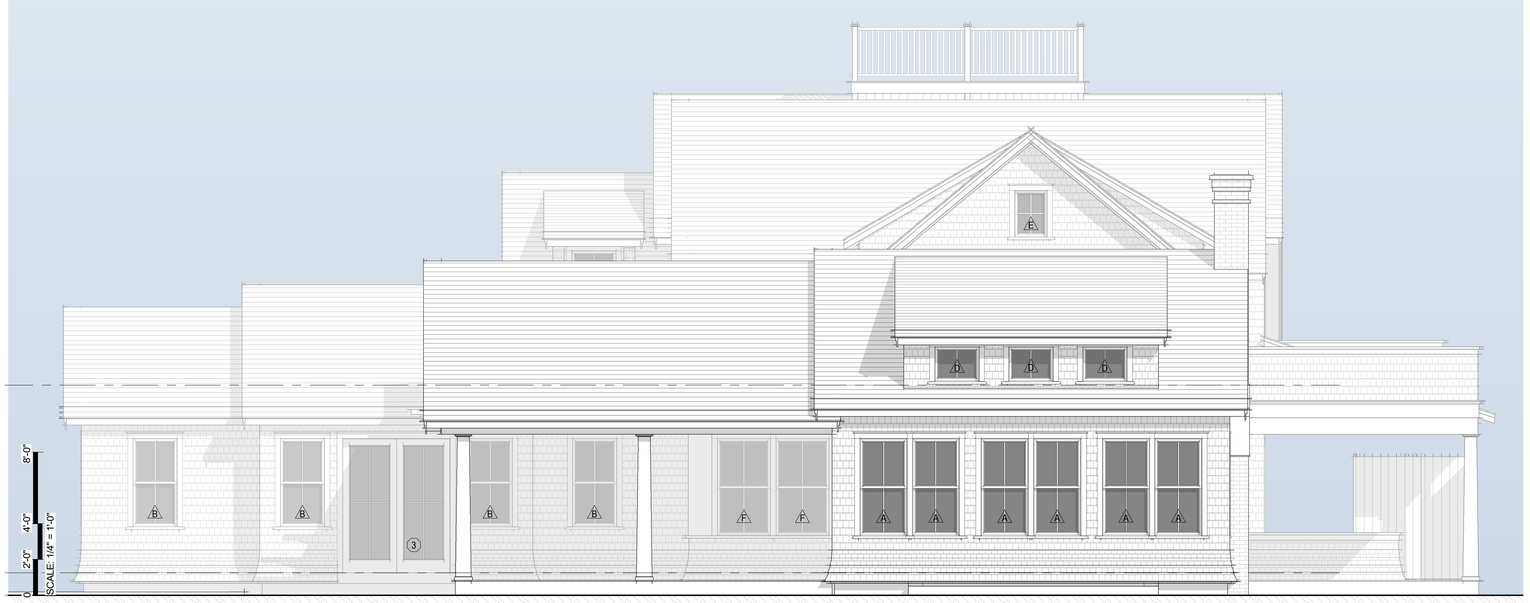
2330

12.04.23

HDC Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
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Revisions

Exterior Elevations

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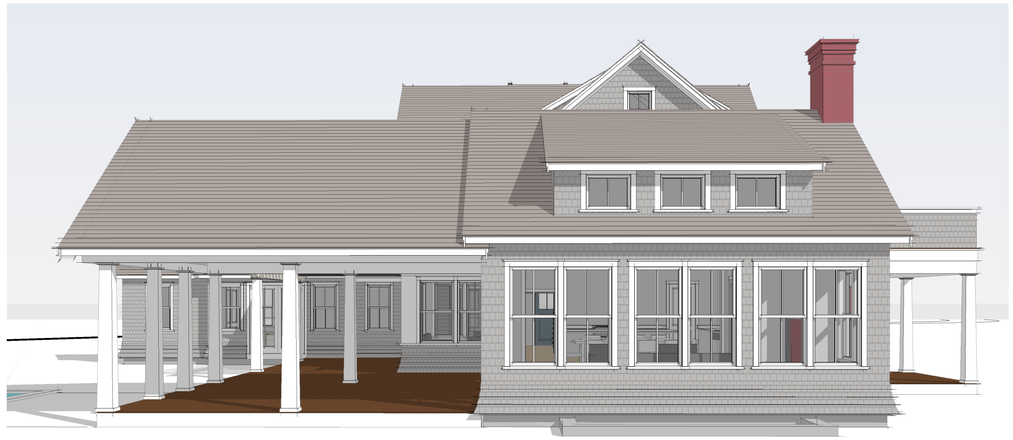
A.2.2

2330

12.04.23

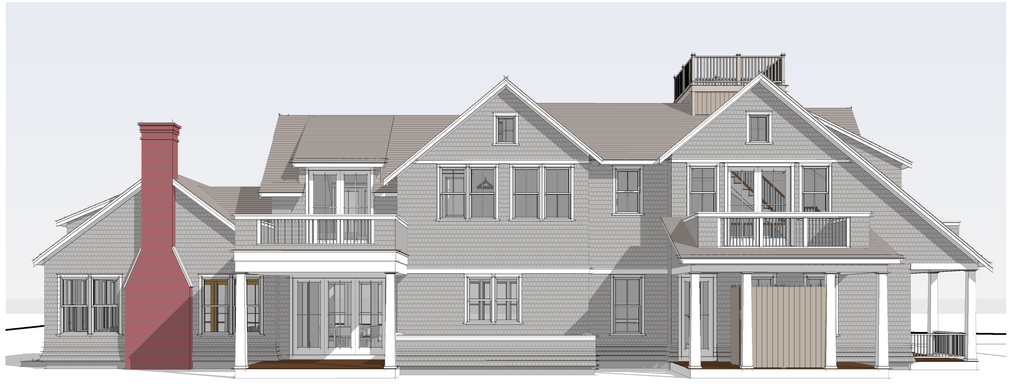


West Perspective

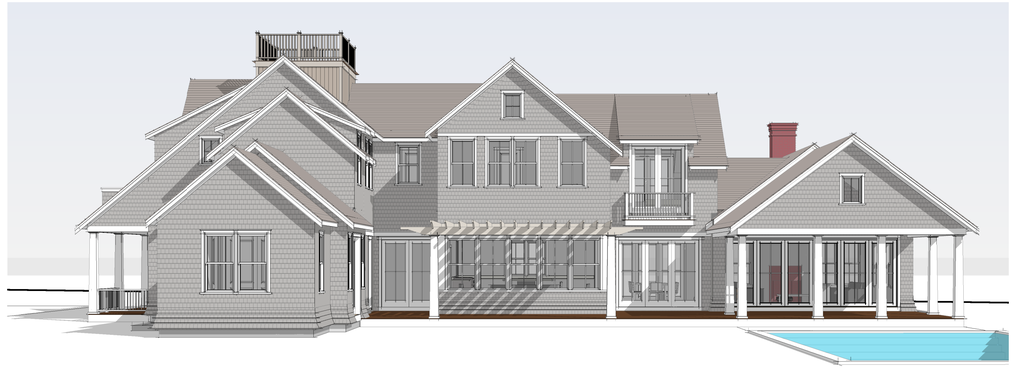


East Perspective

HDC Submission



North Perspective



South Perspective

2330

1 N Swift Rock Rd Trust

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emeritus
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508.325.4995
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Site Information

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A.2.3 Exterior Perspectives
A.2.4 Site Photos

Revisions

Exterior Perspectives

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A.2.3

2330

12.04.23



Eel Point Road Towards N Swift Rock



N Swift Rock @ Driveway Entrance



N Swift Rock Towards Existing Dwelling



N Swift Rock Towards Existing Dwelling

HDC Submission

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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www.emeritusltd.com

Site Information

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A.2.4 Site Photos

Revisions

Site Photos

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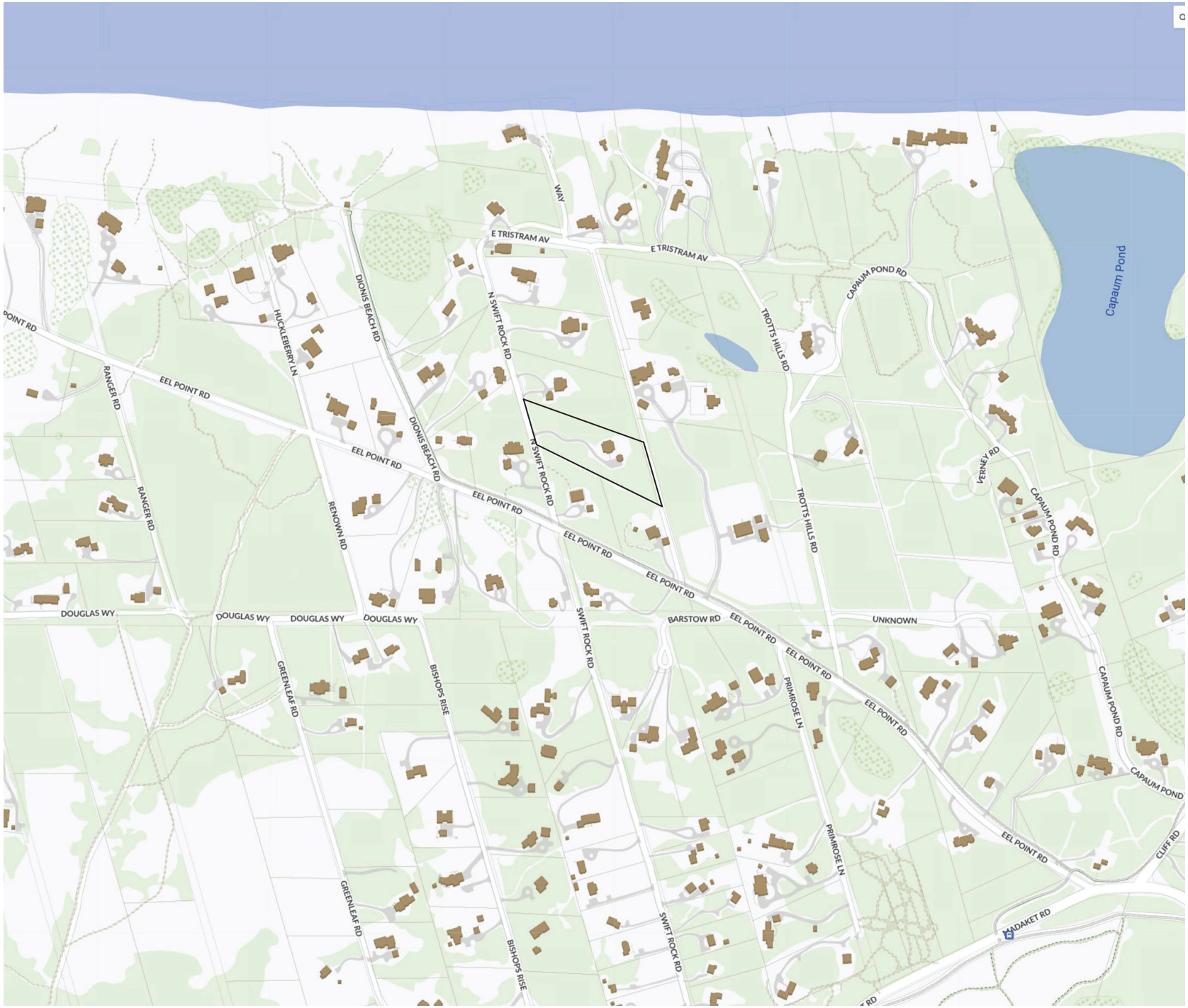
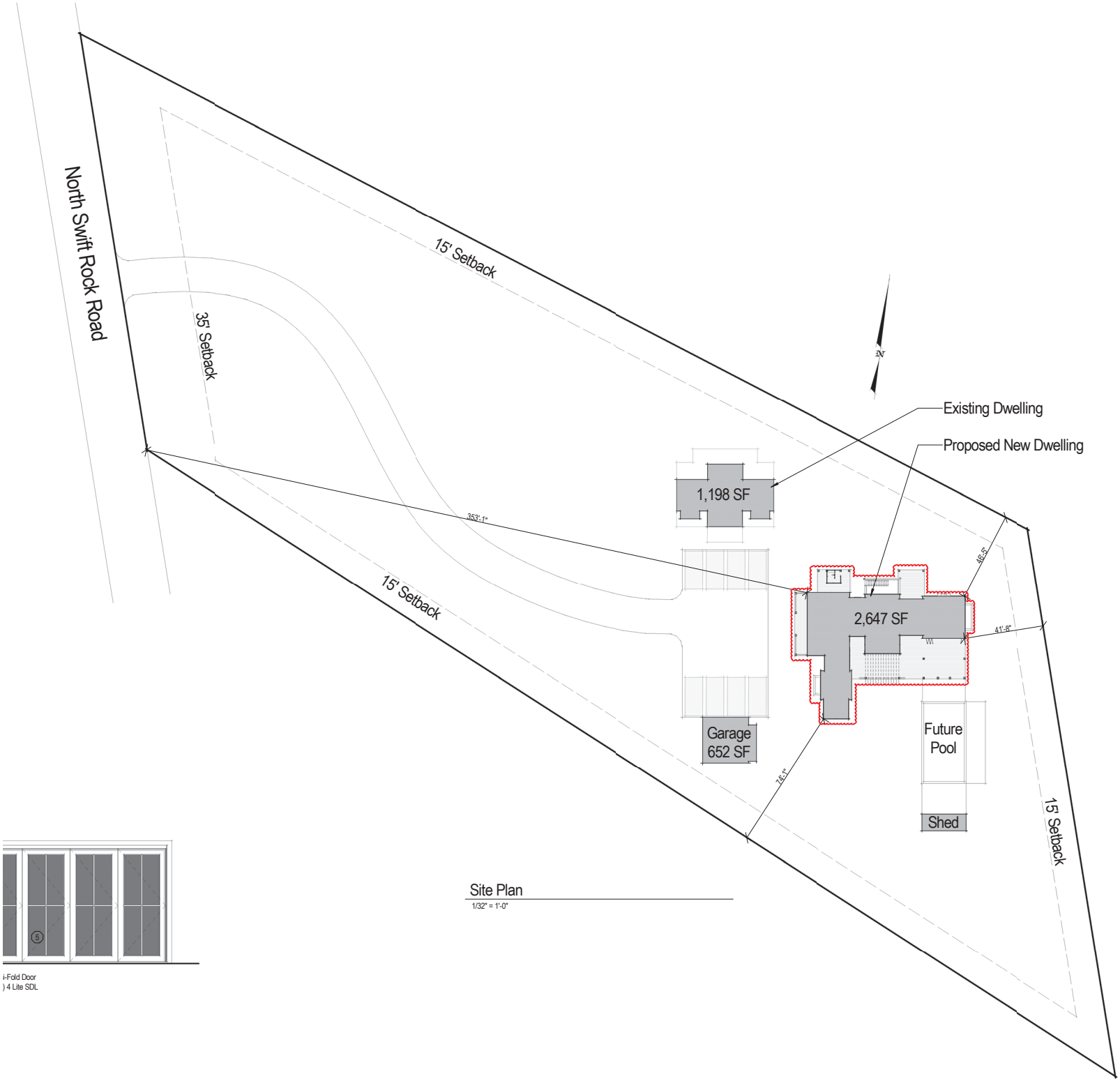
A.2.4

2330



Locus Map

Not to Scale



Site Plan

1/32" = 1'-0"

i-Fold Door
) 4 Lite SDL



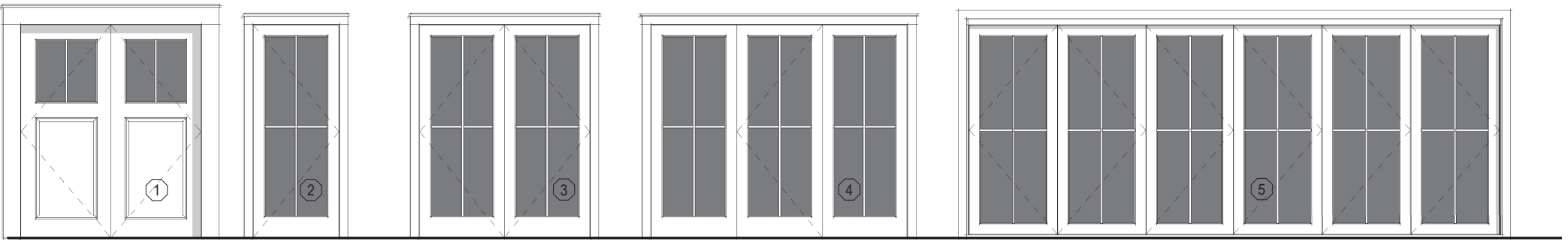
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed
2 Lite SDL

Fixed
4 Lite SDL



Double Hinged Door
1 Panel + 2 Lite SDL

Single French Door
4 Lite SDL

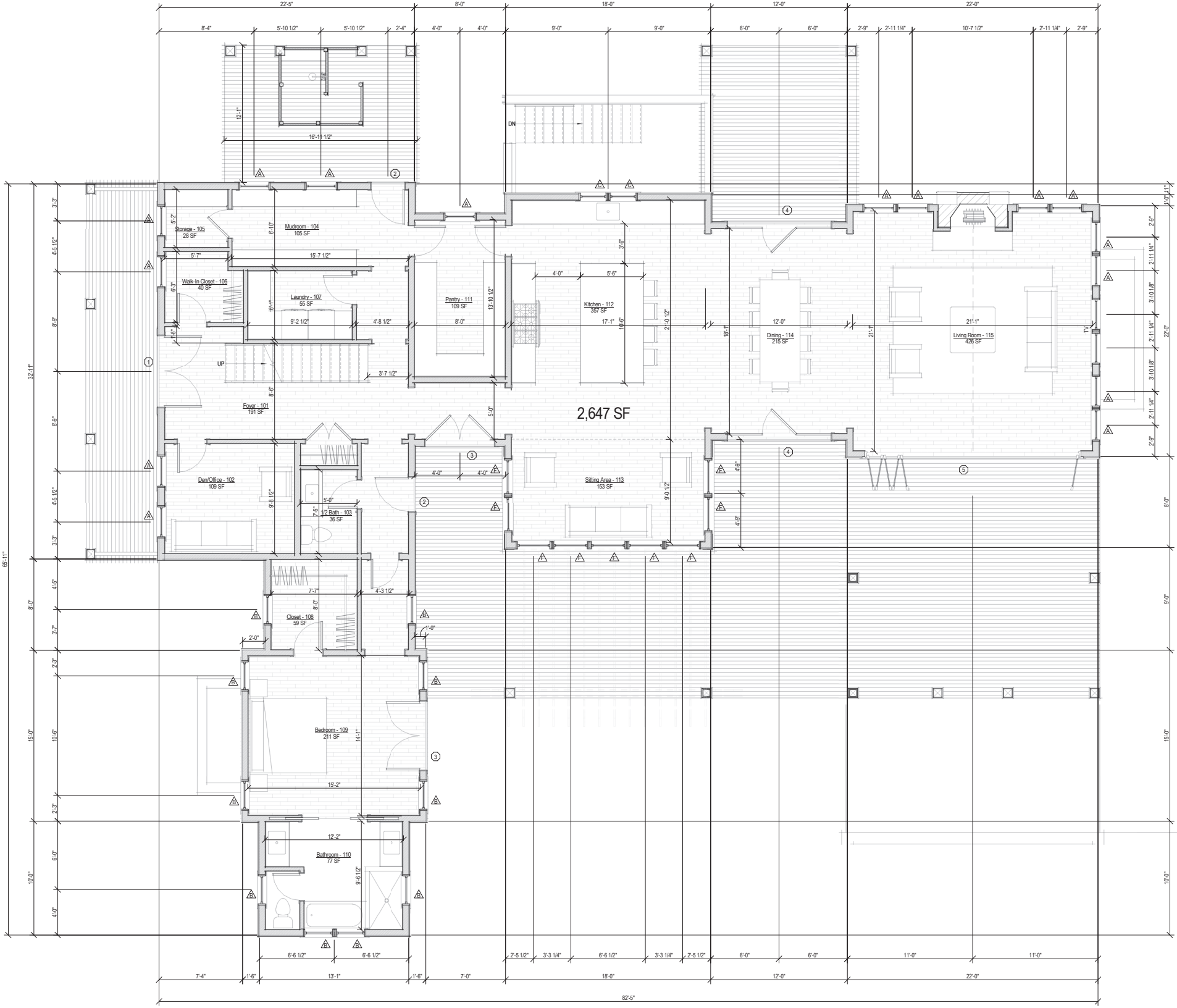
Double French Door
(2) 4 Lite SDL

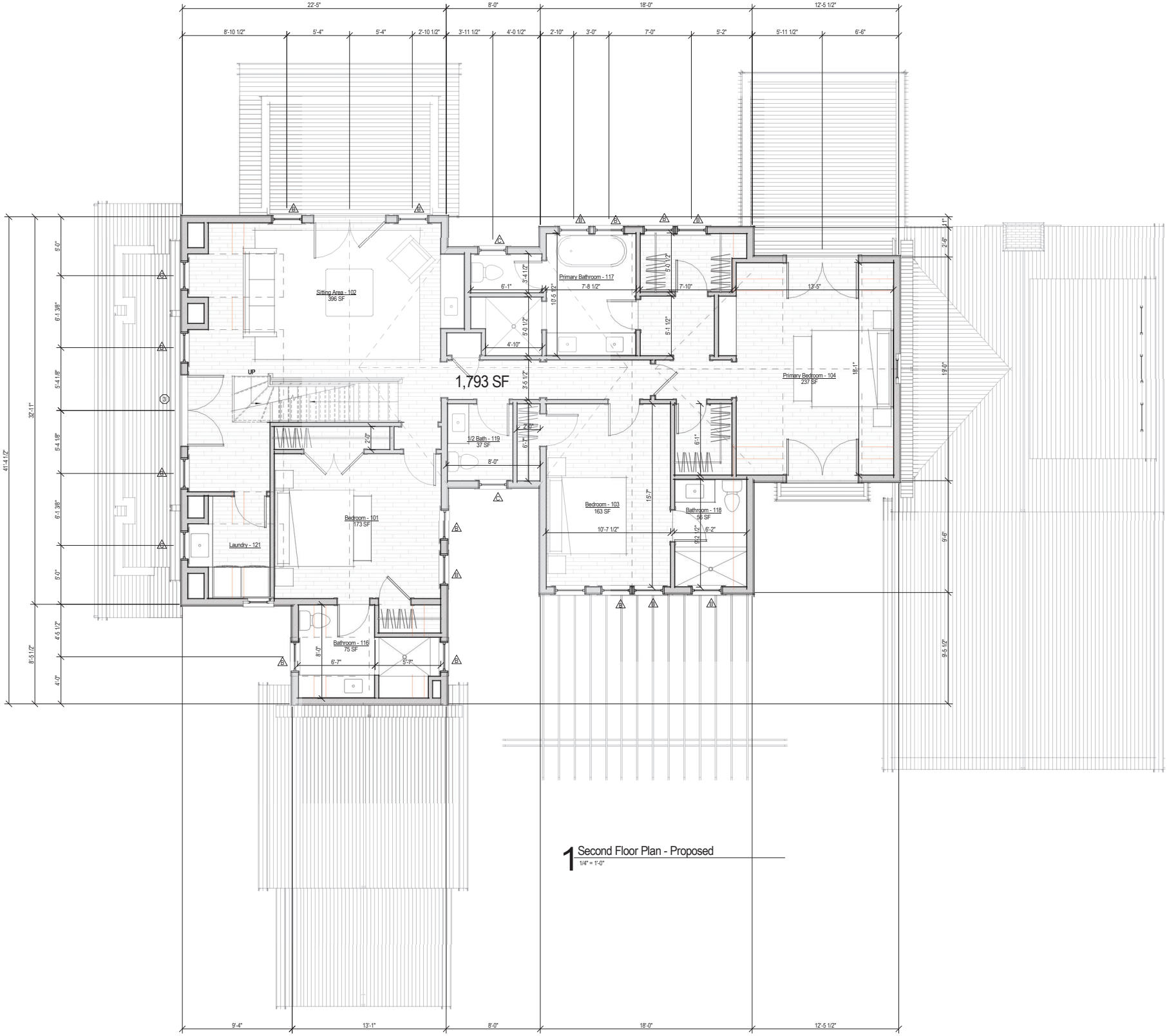
Single Hinged & 2 Fixed Panels
(2) 4 Lite SDL

Bi-Fold Door
(6) 4 Lite SDL

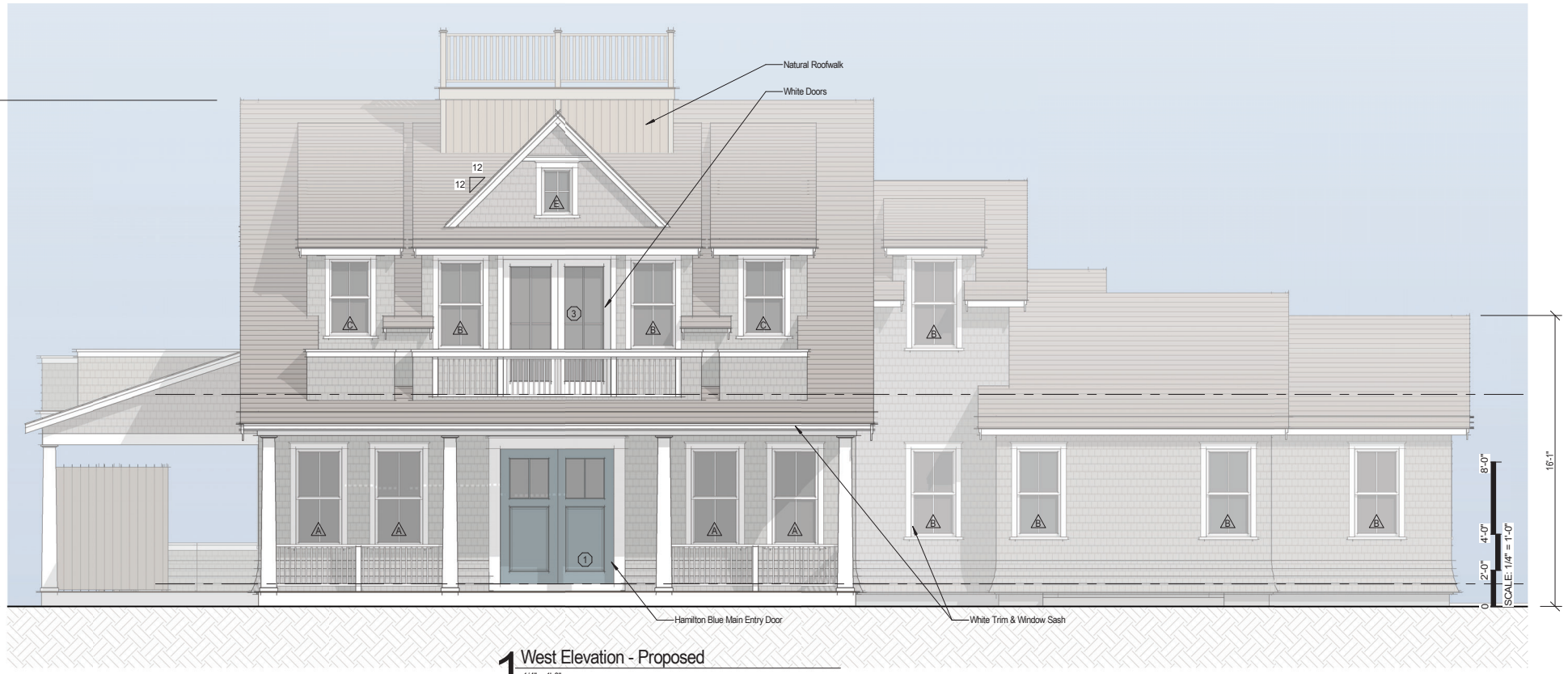
Exterior Window & Door Legend

Not to Scale


Storage - 105
28 SF
Mudroom - 104
105 SF
Walk-In Closet - 106
40 SF
Laundry - 107
55 SF
Pantry - 111
109 SF
Kitchen - 112
357 SF
Dining - 114
215 SF
Living Room - 115
426 SF
Foyer - 101
191 SF
Den/Office - 102
109 SF
1/2 Bath - 103
36 SF
Sitting Area - 113
153 SF
Closet - 108
59 SF
Bedroom - 109
211 SF
Bathroom - 110
77 SF
2,647 SF
UP
DN
TV
82'-5"
65'-11"



1 Second Floor Plan - Proposed
1/4" = 1'-0"



1 West Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"



1 South Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR 1 North Swift Rock Road Trust

STREET ADDRESS 1 N Swift Rock Road

MAP/PARCEL 40 / 2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12.04.23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 11.29.23
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 1 North Swift Rock Road Trust

MAILING ADDRESS..... PO Box 786, Nantucket MA 02554

PROPERTY LOCATION..... 1 N Swift Rock Road

ASSESSORS MAP/PARCEL..... 40 / 2

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

November 22, 2023
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.11.22 10:43:28 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 1 N Swift Rock Road

Tax Map Number: 40 Parcel Number: 2

Owner of Record: 1 North Swift Rock Road Trust

Description of Proposal: New Dwelling & Garage

Anticipated HDC Submission Date: 12.04.23

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
40	2	1	DANGEL BETSY L TR	C/O INVESTMENT PROPT LTD	825 BEACON ST	NEWTON	MA	02459	3 N SWIFT ROCK RD
40	3		27 EEL POINT ROAD LLC		13 MONITOR HILL RD	NEWTOWN	CT	06470	27 EEL POINT RD
40	3	1	KEENE SONYA E TRUSTEE	C/O JOHN MOY	760 WINDLASS WY	SANIBEL	FL	33957	25 EEL POINT RD
40	4		PALLOTTA JAMES J & KIMBERLY S		180 ASH ST	WESTON	MA	02493	21 EEL POINT RD
40	81		RUSSO PAUL M & ALLISON G		12 ST LUKES PLACE	NEW YORK	NY	10014	29 EEP POINT RD
Count:	**5**								

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27 EEL POINT ROAD LLC
13 MONITOR HILL RD
NEWTOWN, CT 06470

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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RUSSO PAUL M & ALLISON G
12 ST LUKES PLACE
NEW YORK, NY 10014

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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DANGEL BETSY L TR
C/O INVESTMENT PROPT LTD
825 BEACON ST
NEWTON, MA 02459

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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PALLOTTA JAMES J & KIMBERLY S
180 ASH ST
WESTON, MA 02493

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
$

Postmark Here

KEENE SONYA E TRUSTEE
C/O JOHN MOY
760 WINDLASS WY
SANIBEL, FL 33957

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

1 N Swift Rock Road : 40 / 2

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 N SWIFT Rock Road

Owner of record: 1 North Swift Rock Road Trust

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Demo / Move Existing Garage

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 480 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 25' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

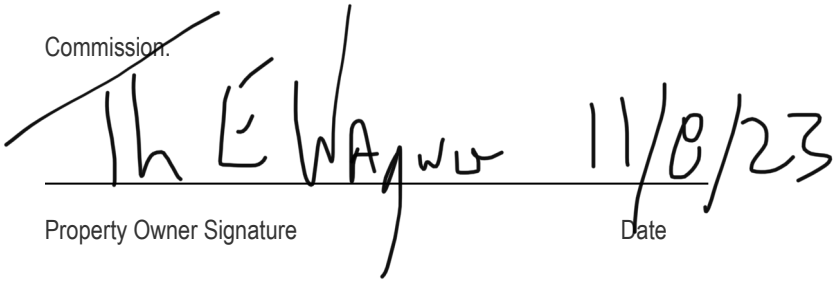
Date 12/4/23 Signature of owner of record _____ Signed under penalties of perjury

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 1 N Swift Rock Rd, Nantucket Ma on the following statement:

I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



Property Owner Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR 1 North Swift Rock Road Trust

STREET ADDRESS 1 N Swift Rock Road

MAP/PARCEL 40 / 2

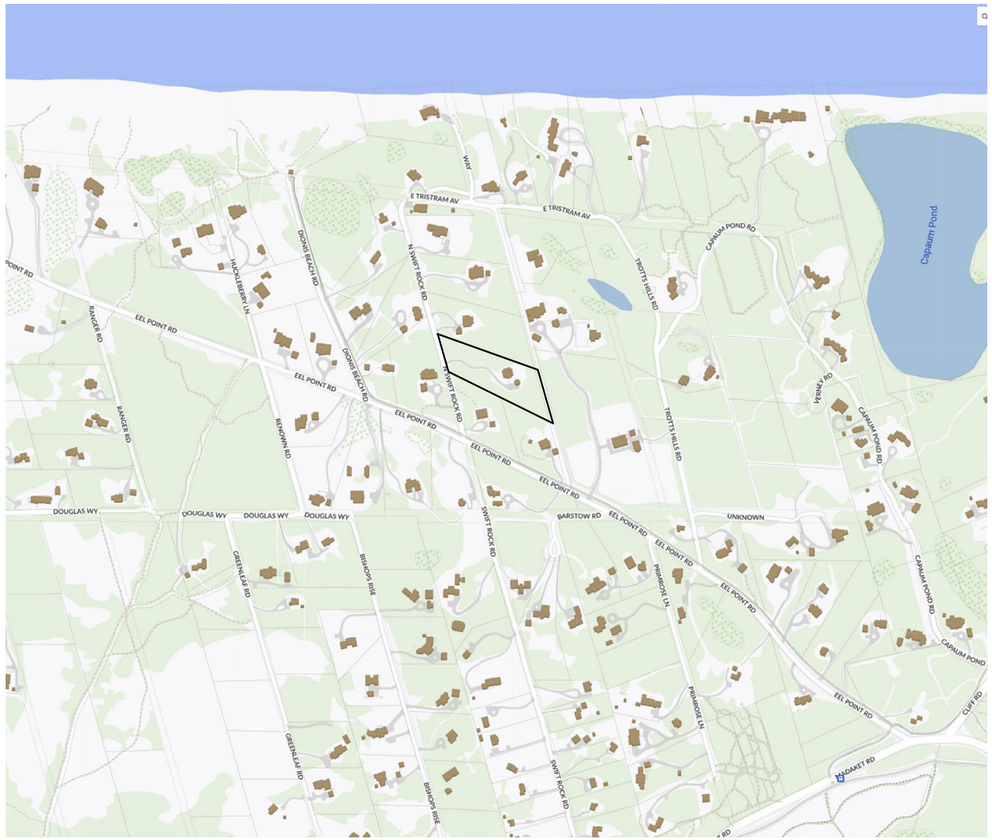
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12.04.23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

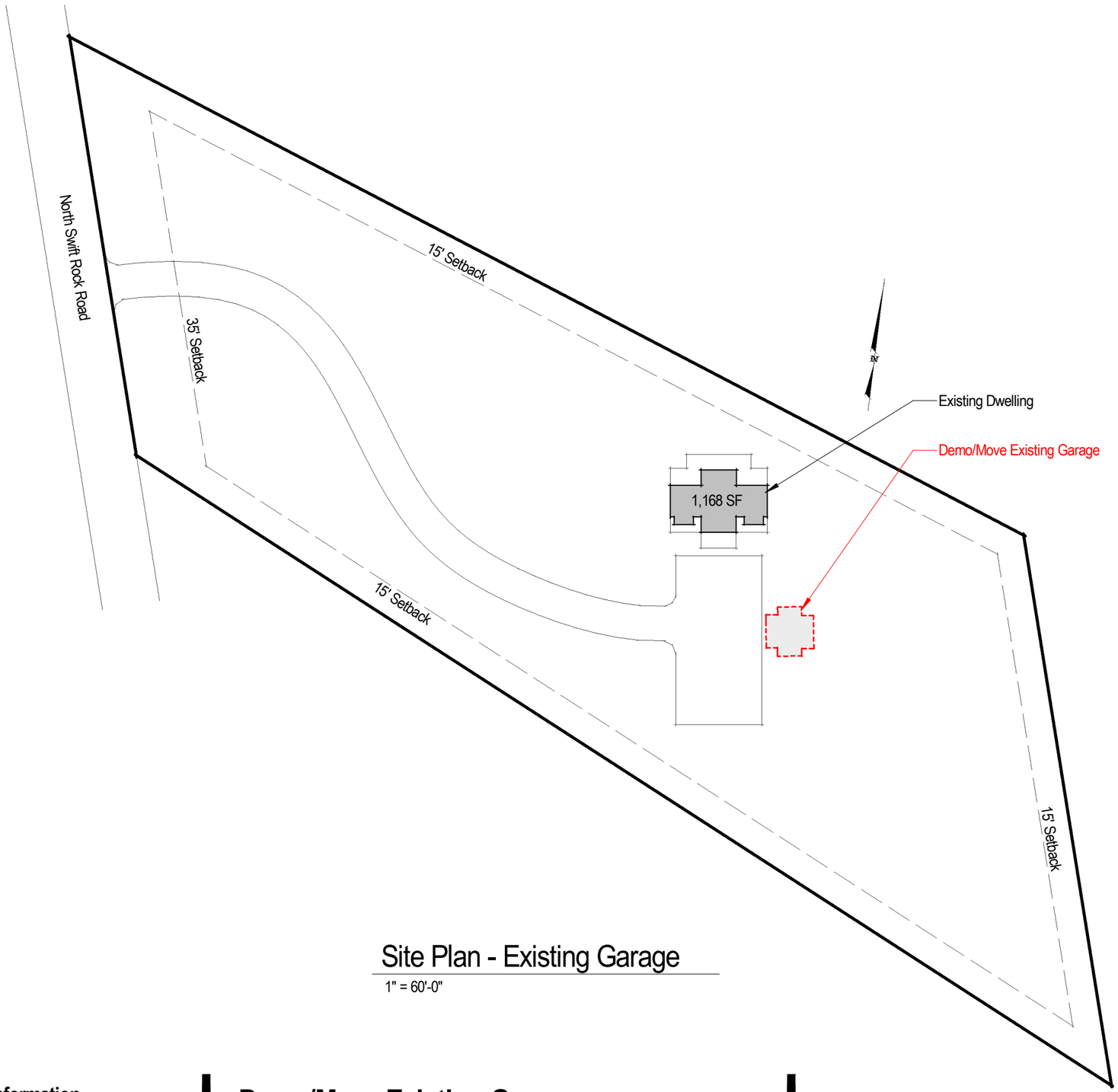
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 11.29.23
Date



Locus Map .



Site Plan - Existing Garage

1" = 60'-0"

A.1

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Demo/Move Existing Garage

Scale: As indicated
Date: 12.04.23

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com





A.2

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Existing Garage Photos

Scale:

Date: 12.04.23

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emerituslld.com





A.3

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

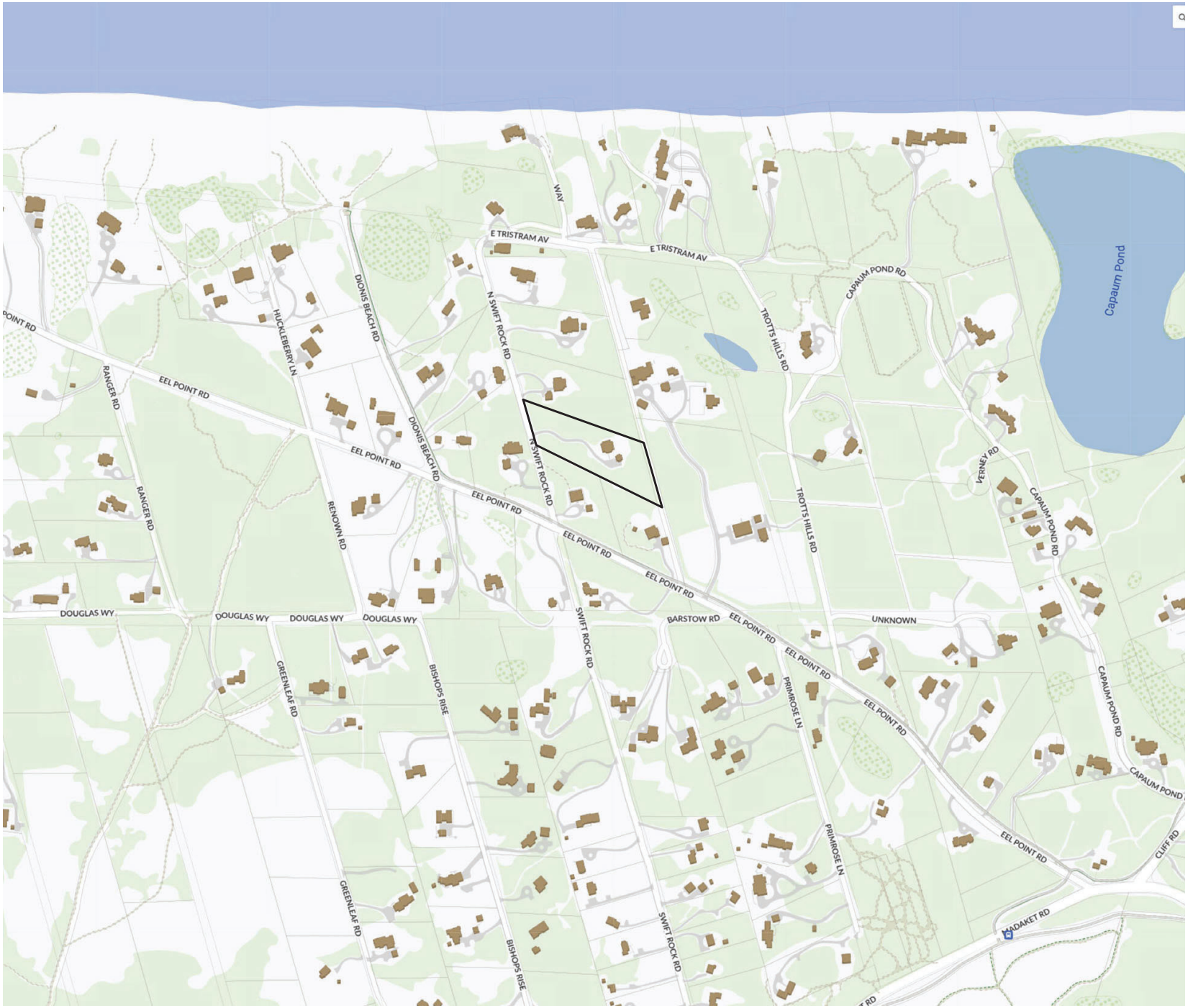
Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Existing Garage Photos

Scale:

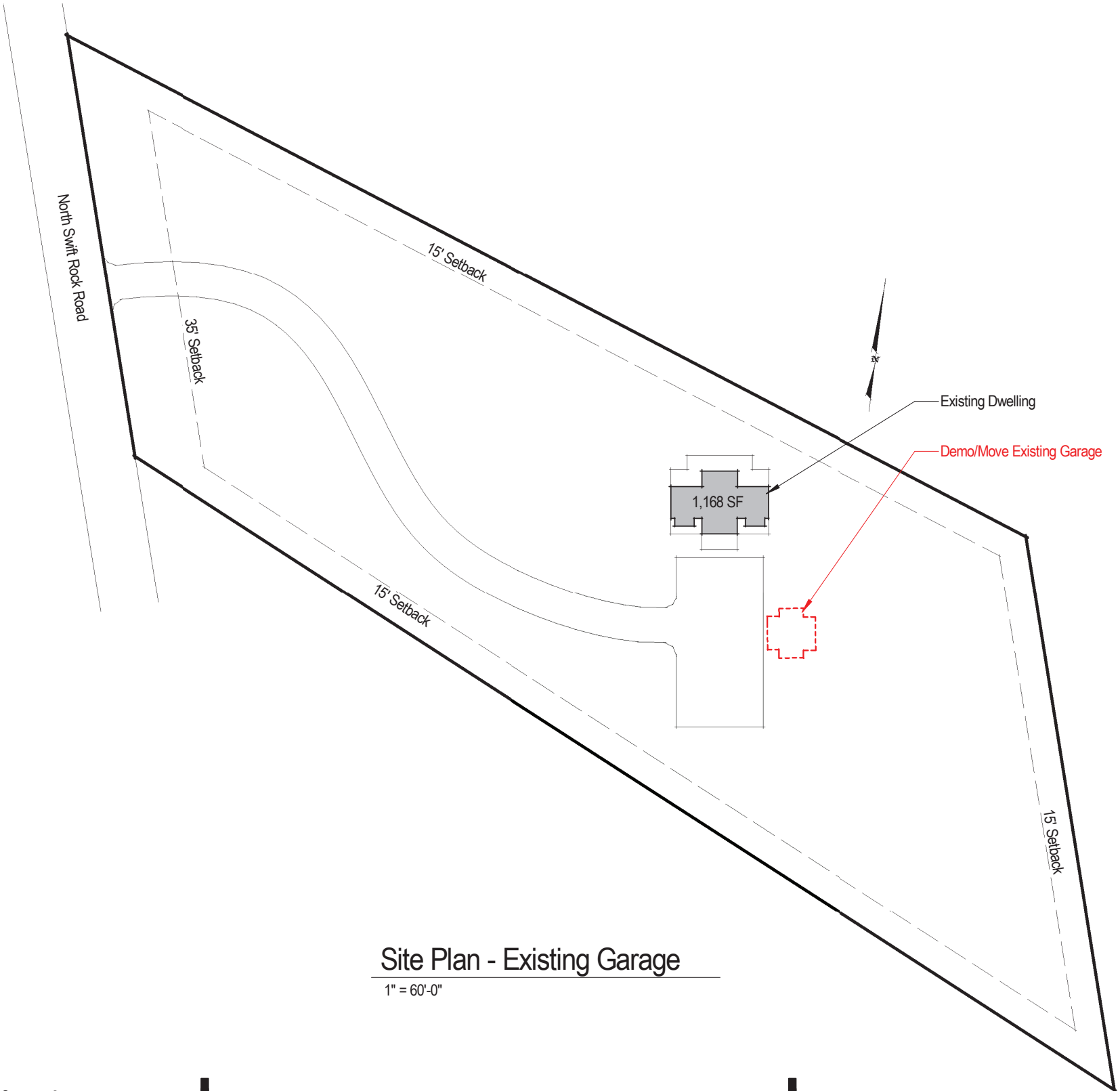
Date: 12.04.23

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Capaum Pond
E TRISTRAM AV
E TRISTRAM AV
WAY
CAPAUM POND RD
TROTTS HILLS RD
N SWIFT ROCK RD
DIONIS BEACH RD
HUCKLEBERRY LN
EEL POINT RD
RANGER RD
RENOWN RD
VERNEY RD
DOUGLAS WY
BARSTOW RD
UNKNOWN
SWIFT ROCK RD
GREENLEAF RD
BISHOPS RISE
PRIMROSE LN
CLIFF RD
MADAKET RD

Locus Map .



Site Plan - Existing Garage

1" = 60'-0"