1. OLD BUSINESS 12/05/23

    Documents:

    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 -.PDF

2. NEW BUSINESS 12/12/2023

    Documents:

    82 POLPIS RD GUEST HOUSE DEMO RAILS DECK.PDF
    11 STARBUCK RD SHED.PDF
    31 SQUAM ROAD - PARTIAL DEMO MOVE ADDITIONS.PDF

3. OLD BUSINESS 12/19/2023

    Documents:

    OB- 126R MAIN ST- RENO RELOCATE GARAGE- LAST HEARD 11 14 2023.PDF
    OB- 12 GAY ST- AC EQUIPMENT- LAST HEARD 10 31 2023.PDF
    OB- 30 RUSSELLS WAY- NEW DWELLING- LAST HEARD 10 24 2023.PDF
    2023.12.14 7 BARNABAS OB HDC SUBMISSION.PDF
    7 BARNABAS LANE- POOL AND HARDSCAPE TO TRACK MH.PDF
    OB- 17 AMES AVE- 2.5 STORY ADDITION-LAST HEARD 07 18 2023.PDF
    OB- 13 AURORA WAY - POOL AND HARDSCAPE.PDF
    4 N WATER ST MOVE-OFF HDC SUPPL INFO.PDF
    4 N WATER ST MOVE-OFF HDC SUPPL INFO.PDF
    4 N WATER ST MOVE-OFF.PDF
    23 MADAKET RD MOVE-ON.PDF

4. NEW BUSINESS 01/02/2024

    Documents:

    4 N WATER - ADDITION.PDF
    5 MULBERRY REV SHED.PDF
    49 WAUWINET RD - SOLAR.PDF
    6 TODD CIRCLE PICKLEBALL.PDF
    9 OLD WESTMOOR FARM RD SECONDARY DWELLING.PDF
    9 OLD WESTMOOR FARM RD PERGOLA AND HARDSCAPE.PDF
    4 HAWKS CIR POOL.PDF
    14 PLOVER LN PLUNGE POOL.PDF
    5 SPARROW ROOFWALK.PDF
    26 CLARENDON ST - NEW SHED.PDF
    26 CLARENDON ST - MOVE OR DEMO SHED.PDF
    89 EASTON ST- HISTORIC DETERMINATION.PDF
    12 POND RD FENESTRATION REV 6427.PDF
    12 GLADLANDS ROOF COLOR AND MATERIAL CHANGE.PDF
    30 MIZZENMAST ADDITION REV 8567.PDF
    8 WALBANG- NEW SHED.PDF
    29 MILK ST ROOF.PDF
    27 BROAD ST ROOF.PDF
    33 QUIDNET RD SPA HDC BINDER 12.06.23.PDF

6 SWAYZES GARAGE ALTERATIONS.PDF
28 FLINTROCK RD NEW DWELLING MH.PDF
73 SPARKS AVE NEW DWELLING.PDF
5 CLIFF ADDITION.PDF
75 MAIN ST NEW DWELLING.PDF
15 LYONS LN_SHED.PDF
7 HULL LN SHED MOVE.PDF
7 W CHESTER FENESTRATION.PDF
45 WALSH STREET MINI SPLIT.PDF
3 HALYARD POOL.PDF
28 SHEEP POND MOVE OFF DEMO.PDF
2 HIAWASSE SHED.PDF
32 JEFFERSON AVE - GARAGE ADD DORMER.PDF
5 OLD QUIDNET MILK RT - SOLAR PACKAGE (ROOF).PDF
5 OLD QUIDNET MILK RT - SOLAR PACKAGE (GROUND).PDF
35 S S SHORE RELOCATE STUDIO.PDF
35 S SHORE RD POOL HARDSCAPE HDC APP.PDF
35 S S SHORE ADDITION MH.PDF
16 EASTON STREET - GH-GARAGE FENS REVS.PDF
6 NOBADEER WAY- MOVE ONSITE SHED.PDF
1 MOTH BALL WAY MOVE ON FROM 19BFR.PDF
19 BARTLETT FARM RD MOVE OFF.PDF
32 LYON LN231218 REVS TO PREV -2023-04-8254.PDF
30 TASHMA COVERED PORCH.PDF
6 GARDNER WINDOW DOOR.PDF
4R DAFFODIL LN NEW DWELLING.PDF
11 CANNONBURY-REV FRONT PORCH CHIMNEY CHANGE.PDF
11 CANNONBURY-HARDSCAPE REV TO PREVIOUS COA.PDF
5 WAUWINET RD REPLACE EXISTING POOL AND BLUESTONE PATIO.PDF
156 CLIFF ROAD NEW GARAGE.PDF
156 CLIFF ROAD NEW GUEST HOUSE.PDF
156 CLIFF ROAD NEW DWELLING.PDF
58 BAXTER DRIVEWAY.PDF
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STRAIGHT WHARF CARPENTER SHED ROOF DORMER.PDF
112 MADAKET ROAD - GH ADDITION.PDF
14 BRANT POINT RD ADDTION.PDF
32 POCOMO_OUTDOOR FIREPLACE.PDF
23 BROAD STREET MINOR ALTERATIONS.PDF
25 WILLARD STREET REV TO COA 121823.PDF
26 QUIDNET NEW DWELLING.PDF
8 WHITETAIL CIR ADDITION MH.PDF
6 W YORK LANE SHED REVISION.PDF
67 MILESTONE RD BARN MOVE ON PROPERTY.PDF
81 MAIN ST DORMER REV.PDF
20 DERRYMORE RD GARAGE.PDF
2 MARINER WAY POOL REV 6937.PDF
4 MARINER WAY CHANGE POOL REV 6939.PDF
6 MARINER WAY CHANGE POOL REV 6931.PDF
41 ORANGE ST - ALTER STUDIO.PDF
165 CLIFF RD WINDOW DOORS.PDF
12 PILGRIM RD POOL HARDSCAPE.PDF
281 MADAKET RD 1 OF 2 POOL.PDF
281 MADAKET RD 2 OF 2 HDC APP POOL.PDF
78 CLIFF RD DEMO MOVE.PDF
20 S. WATER ST INFO BUREAU WINDOWS.PDF

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

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.

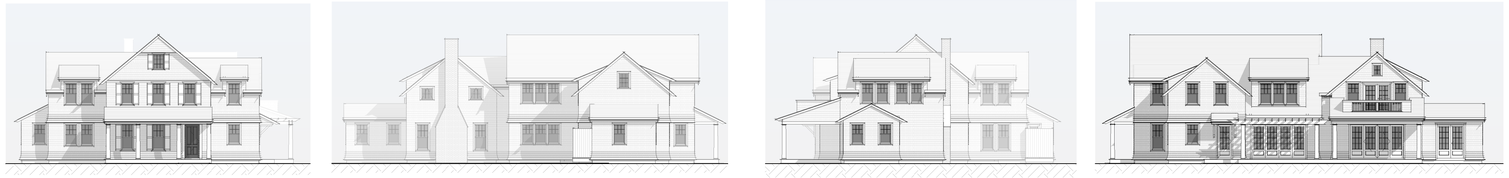
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

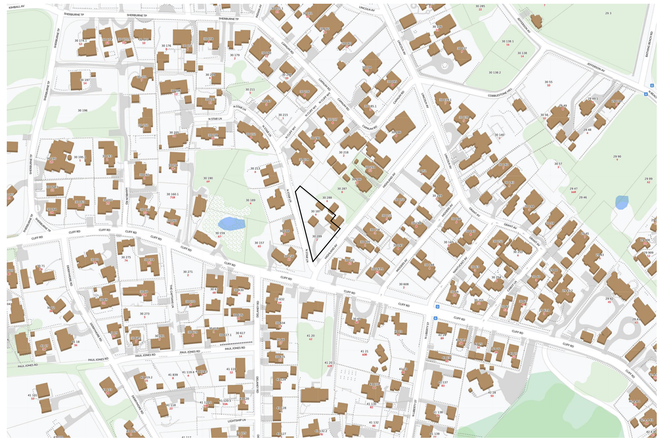
Harold Residence

2-4 Highland Ave
Nantucket, MA 02554

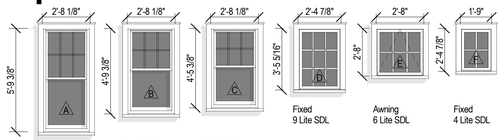
11.30.23

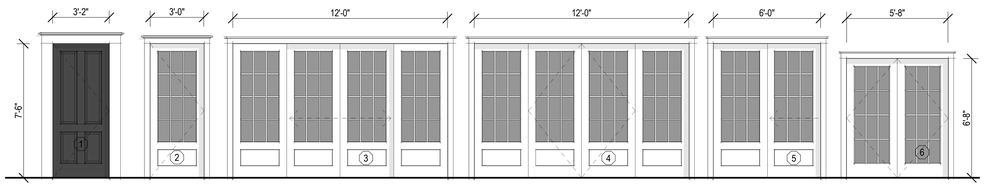


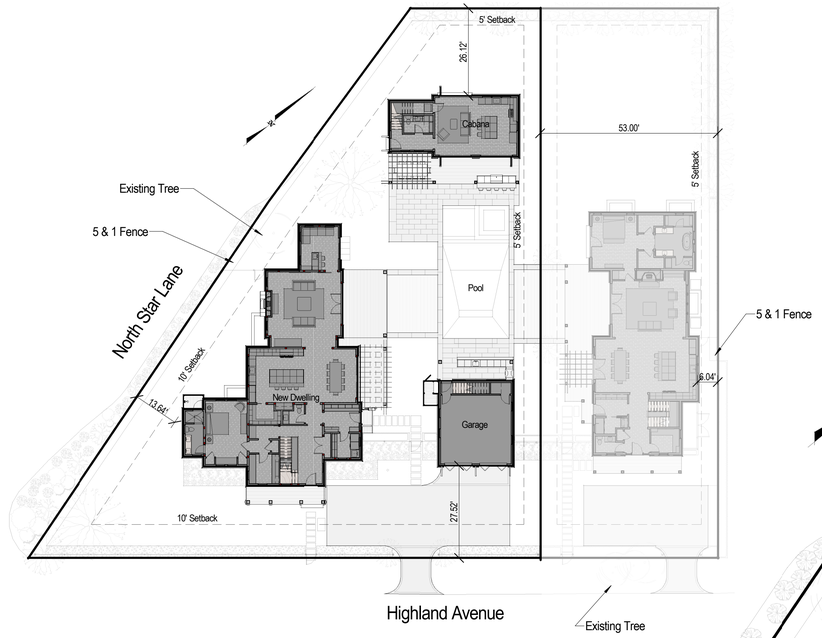
South | West | North | East



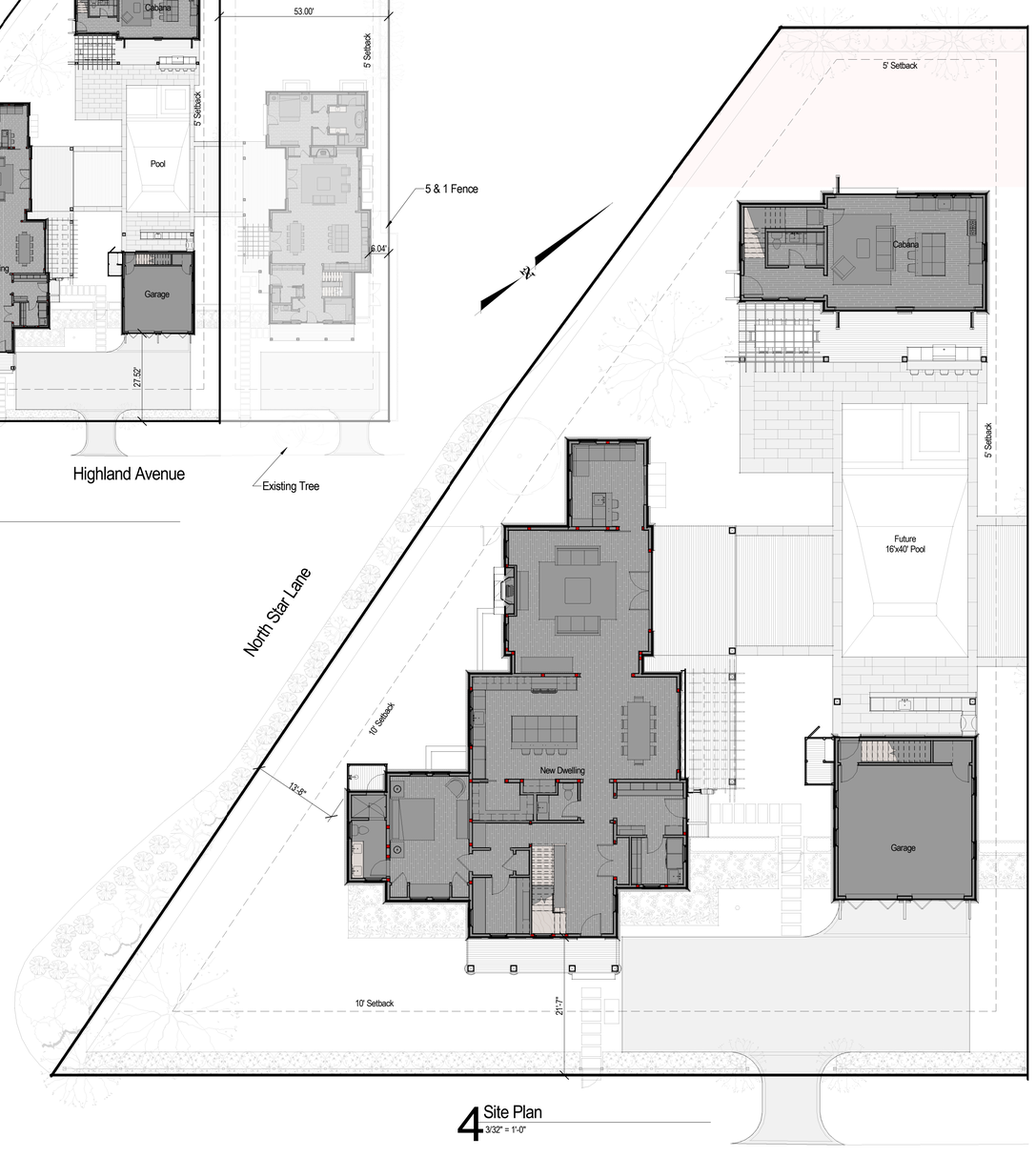
1 Locus Map
Not to Scale







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.

SHEET INDEX

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A.1.2 Second Floor Plan
A.1.3 Roof Plan
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D.1.2 Interior Elevations - Office
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D.1.8 Interior Elevations - Kitchen
D.1.9 Interior Elevations - Kitchen
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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
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

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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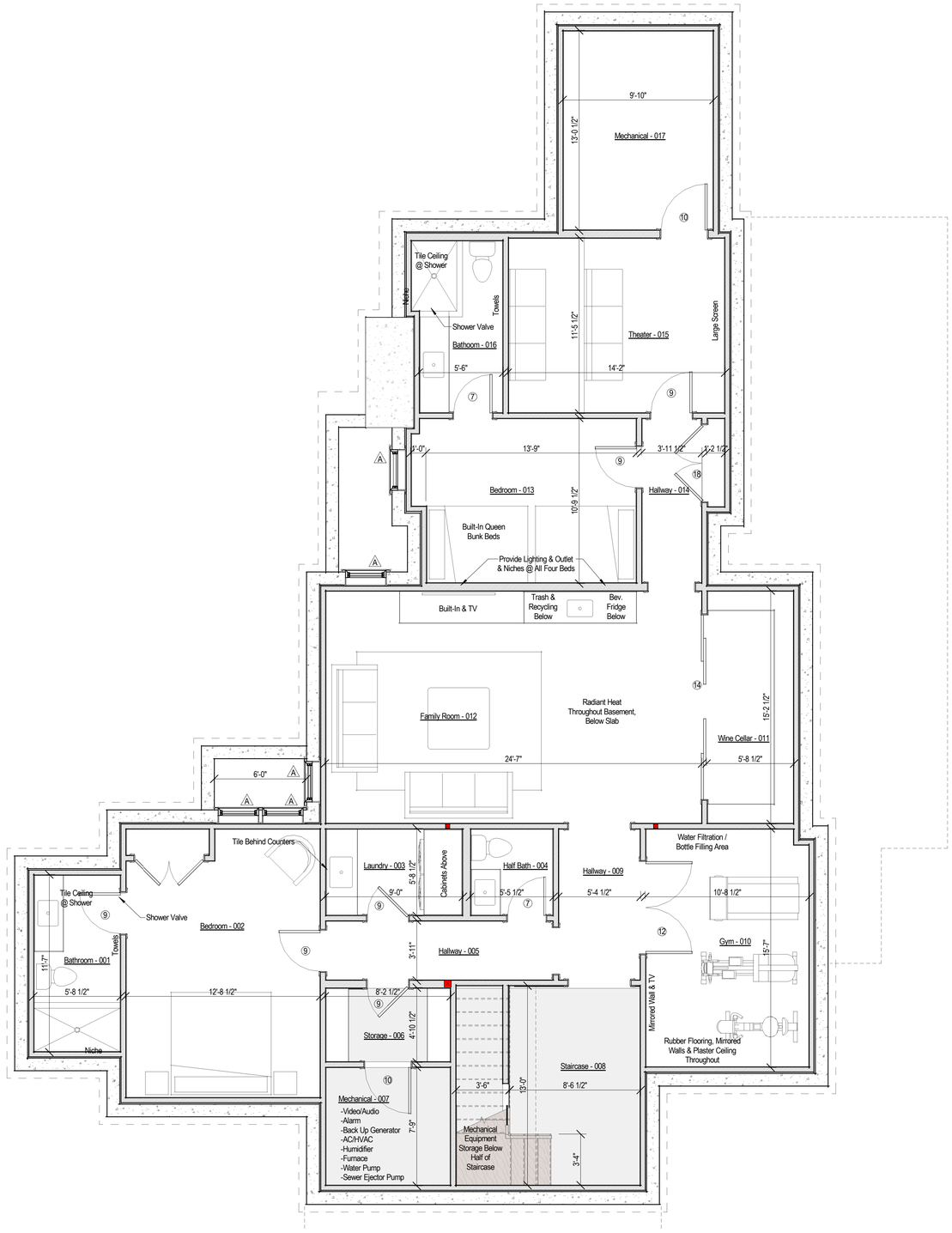
G.1.1
2241

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

Harold Residence

2-4 Highland Ave
Nantucket, MA 02554

emeritus

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Basement Plan

Site Information

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Side/Rear Setback:	5'
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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
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

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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D.1.2 Interior Elevations - Office
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D.1.5 Interior Elevations - Mudroom
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D.1.9 Interior Elevations - Kitchen
D.1.10 Interior Elevations - Kitchen Perspectives
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D.2.4 Interior Elevations - Bath 204
D.2.5 Interior Elevation - Bed 205
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D.3.6 Exterior Trim Details
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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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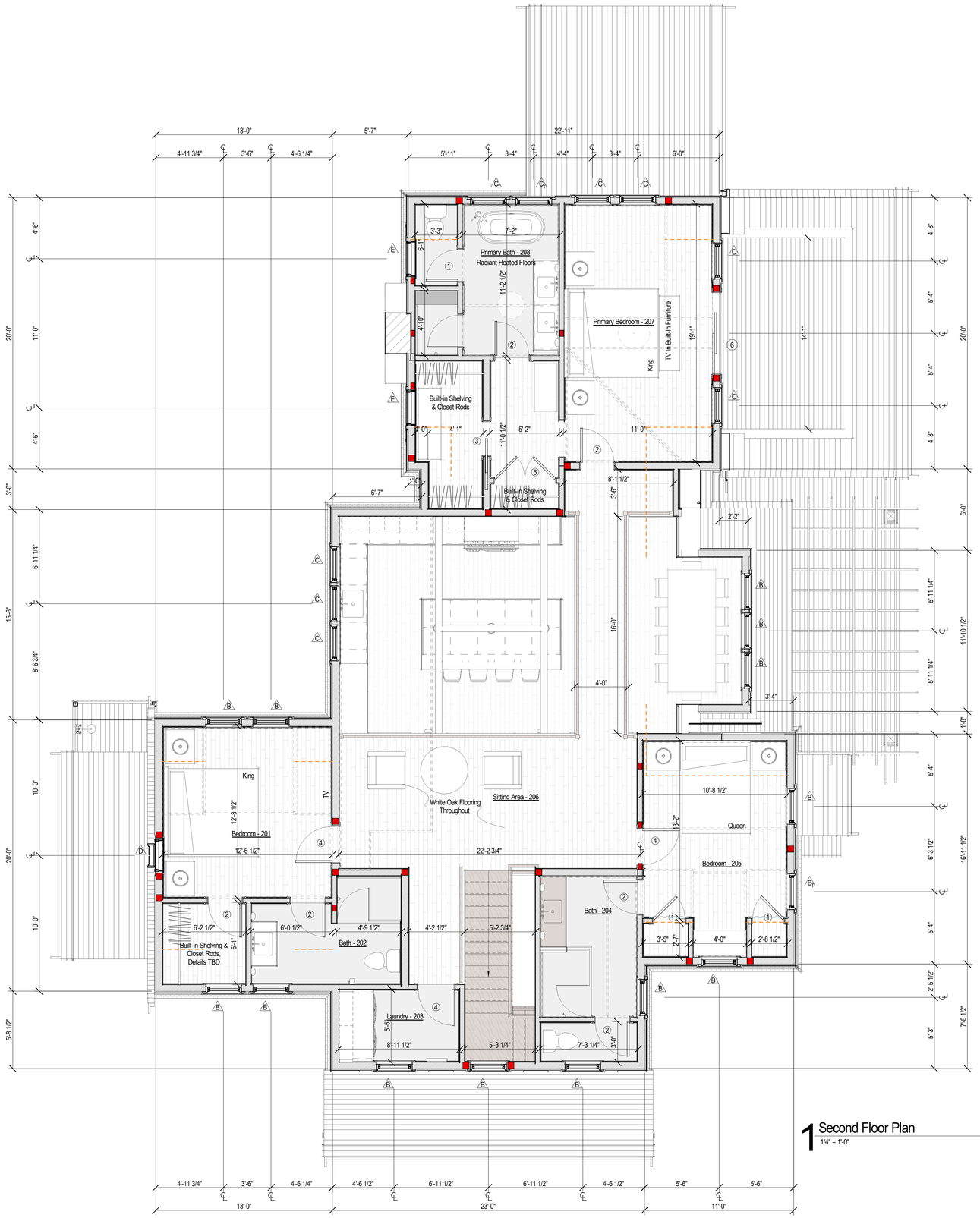
A.1.1
2241

11.30.23

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
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2241

Harold Residence

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emeritus
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Nantucket, MA 02554
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Second Floor Plan

Site Information

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E.1.3 Second Floor Ceiling Diagram
D.3.4 Building Section @ Main Mass

Revisions

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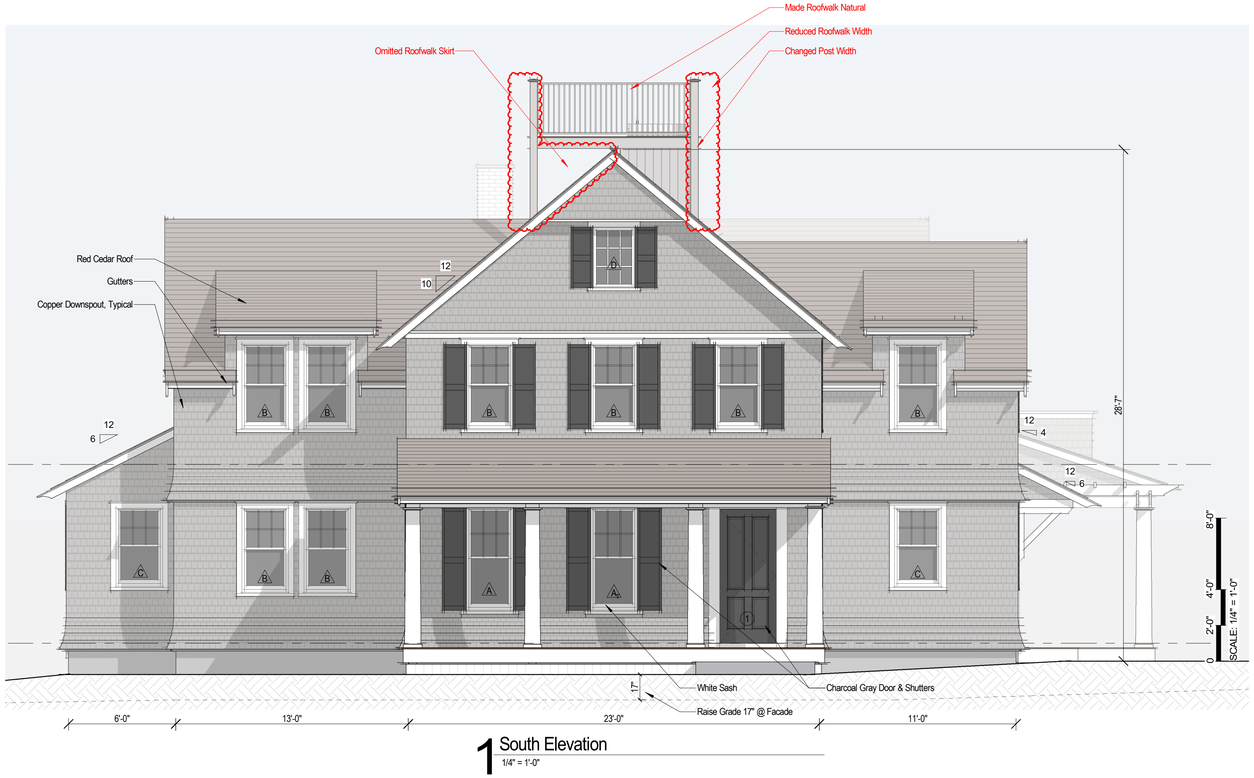
A.1.2
2241

11.30.23



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

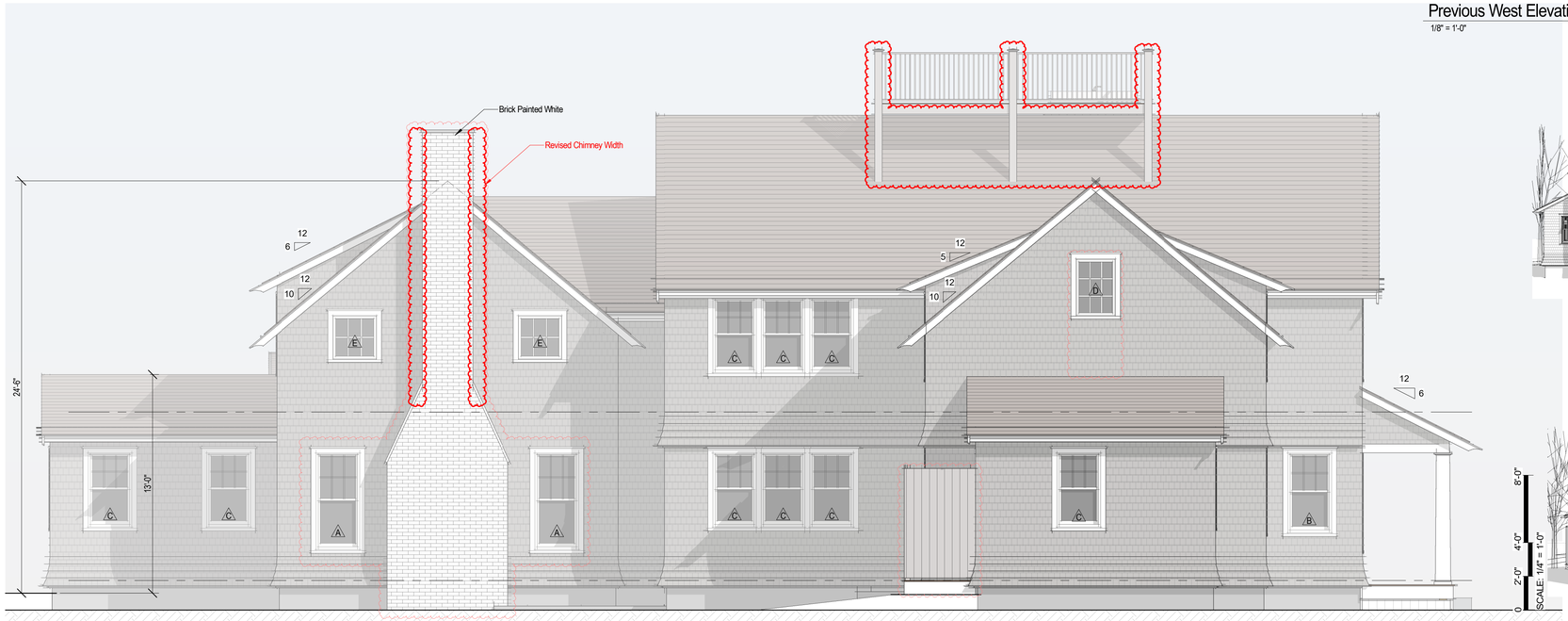


Previous South Elevation HDC Submission
1/8" = 1'-0"



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

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Exterior Elevations

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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"

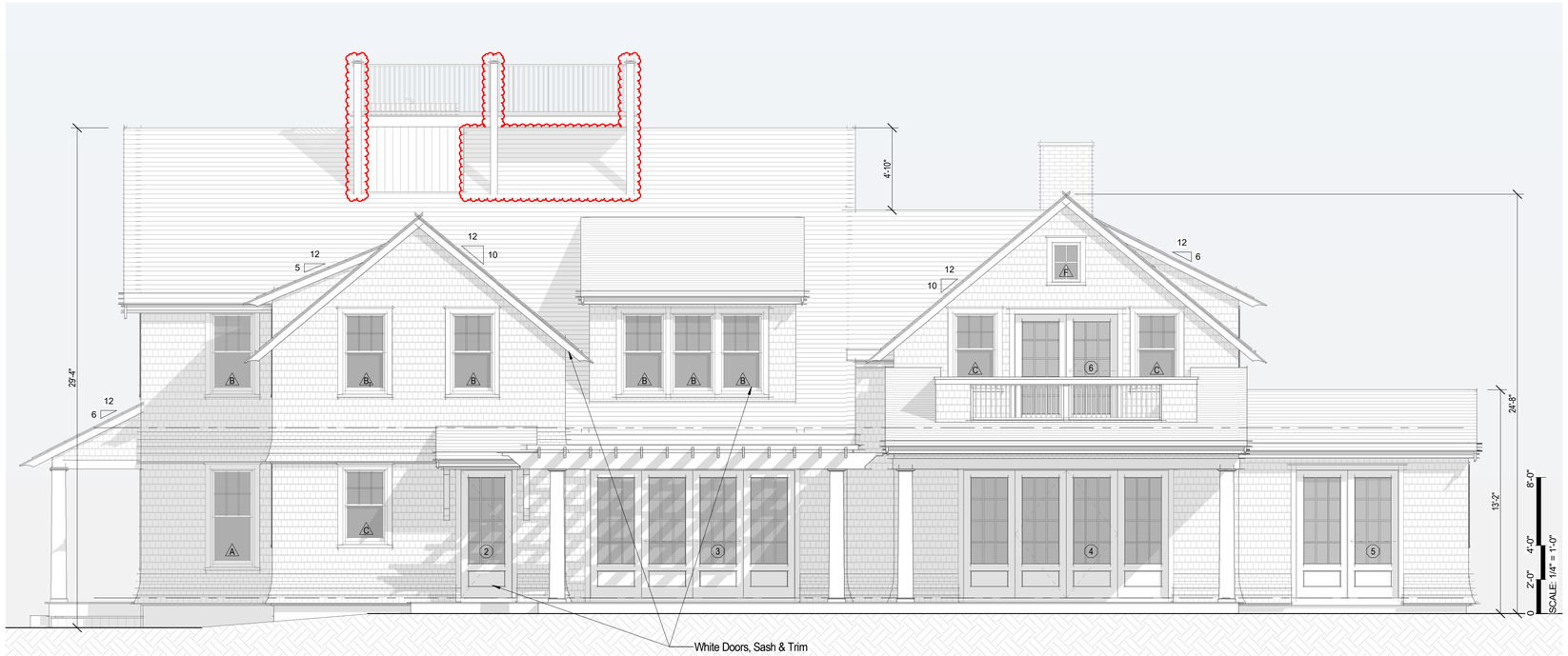


Previous North Elevation HDC Submission
1/8" = 1'-0"



Previous East Elevation HDC Submission
1/8" = 1'-0"

HDC Submissions



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

2241

Harold Residence

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Exterior Elevations

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E.1.3 Second Floor Ceiling Diagram
D.3.4 Building Section @ Main Mass

Revisions

Revision 1	Date 1

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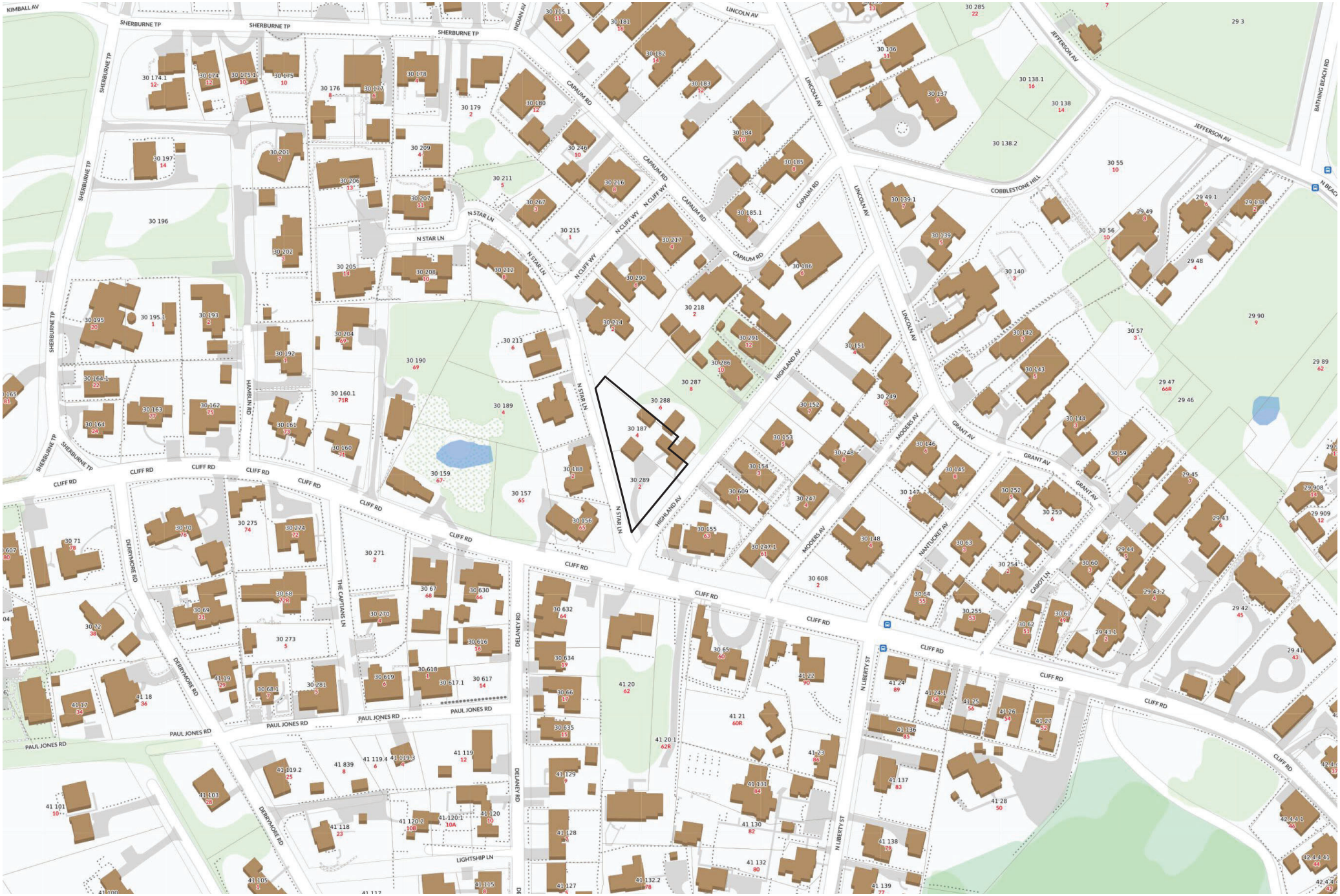
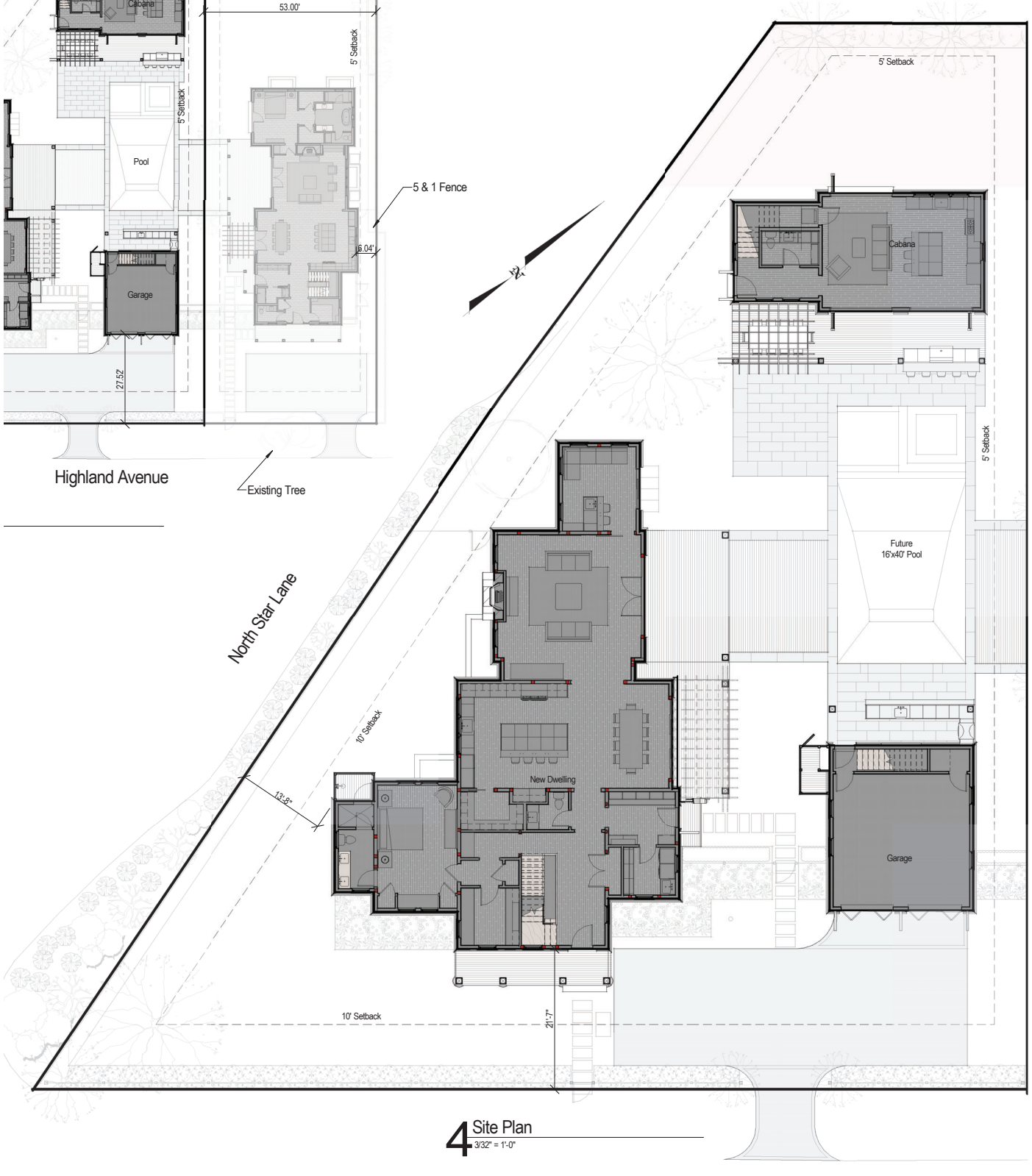
A.2.2
2241

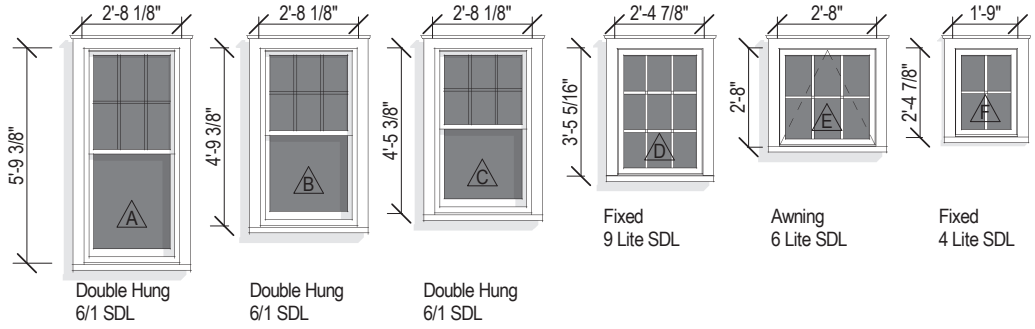


1 Locus Map

Not to Scale



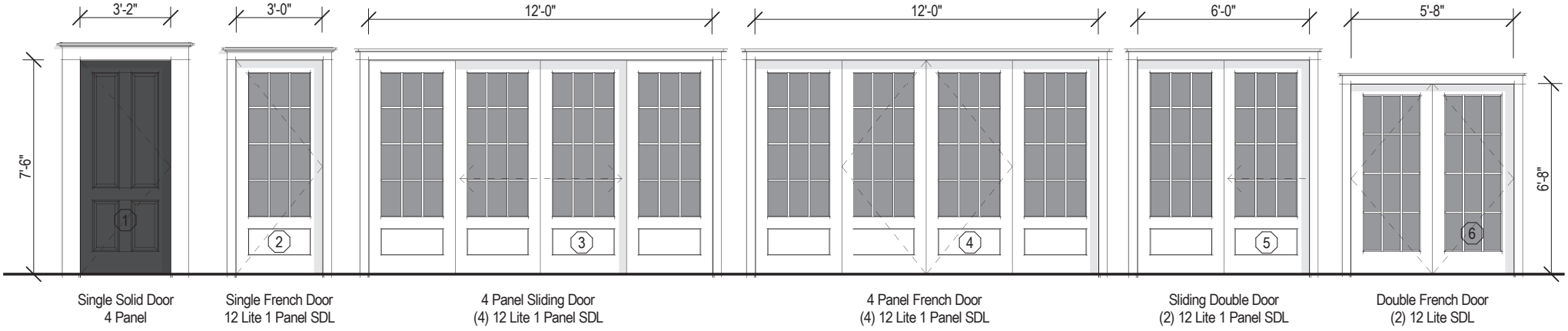
4 Site Plan
3/32" = 1'-0"

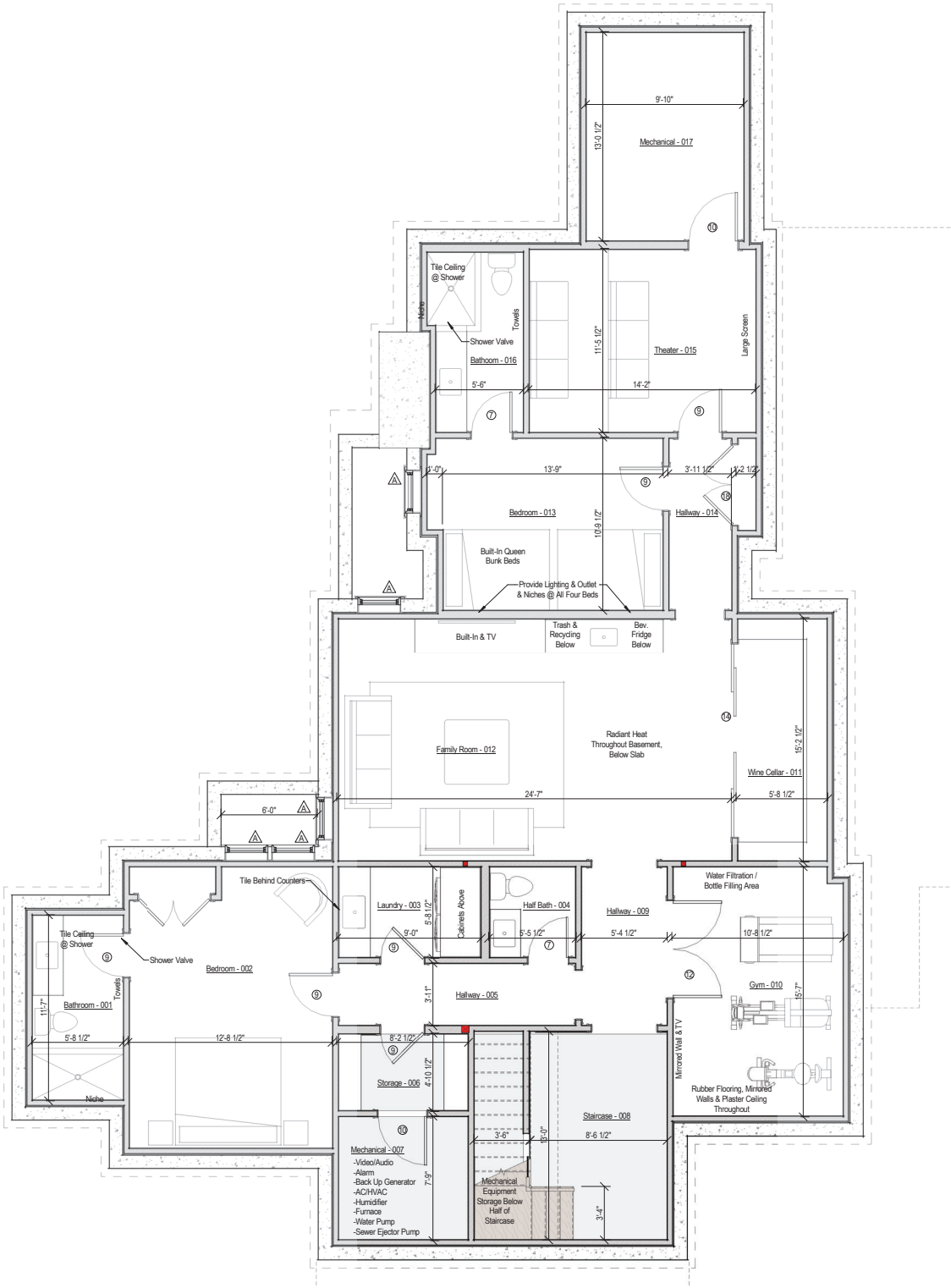




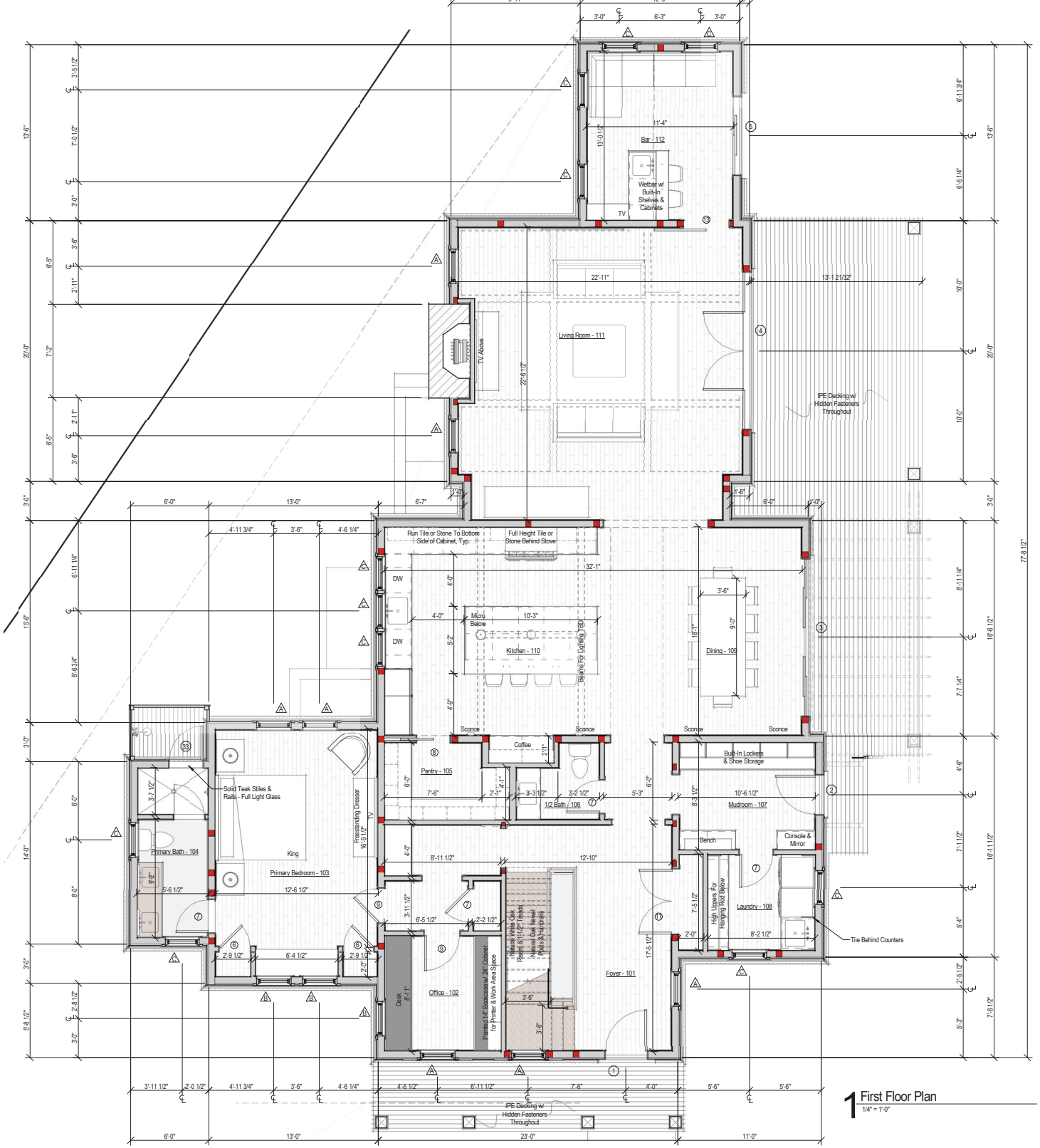
Overall Site Plan

3/64" = 1'-0"





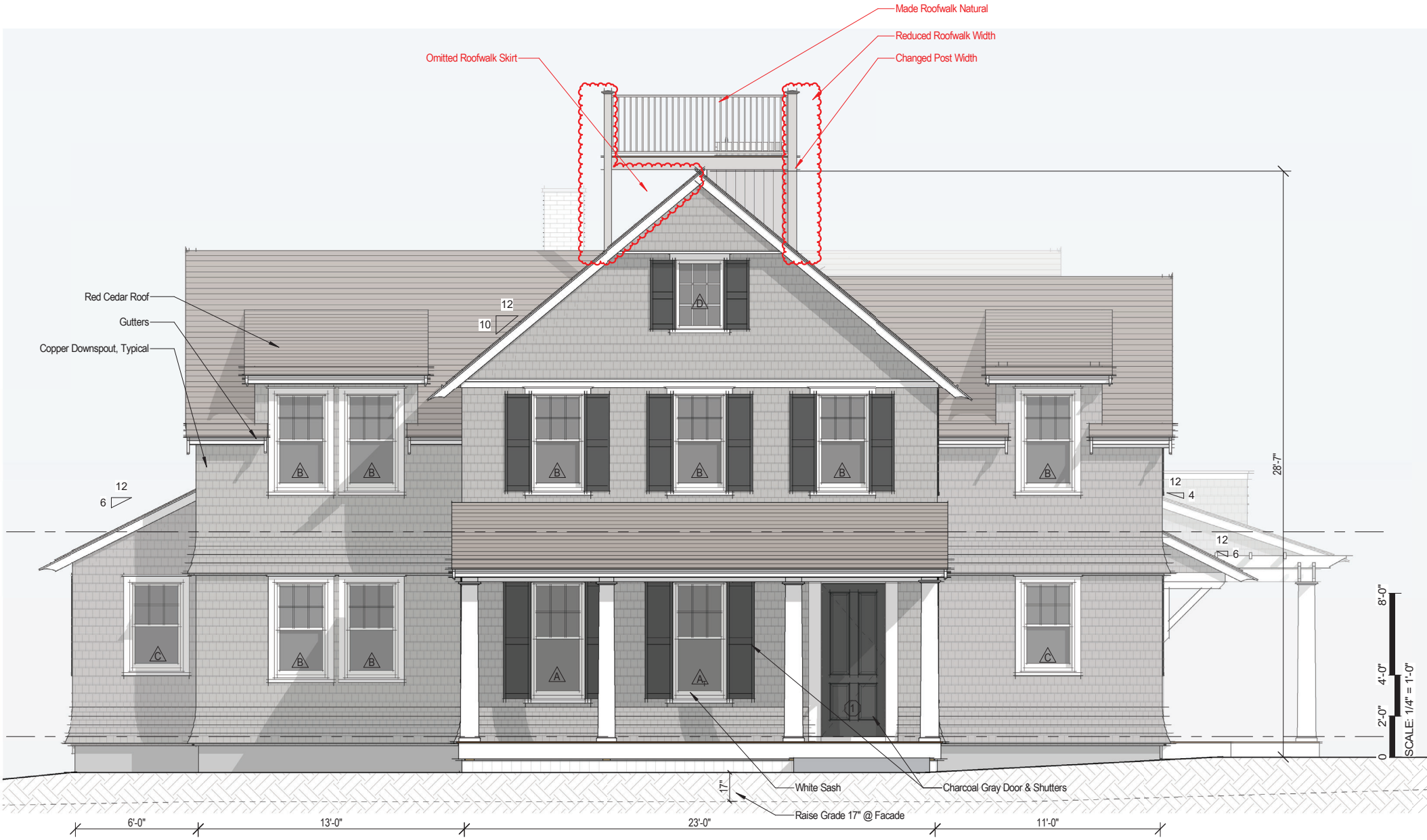
1 Basement Plan
1/4" = 1'-0"



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

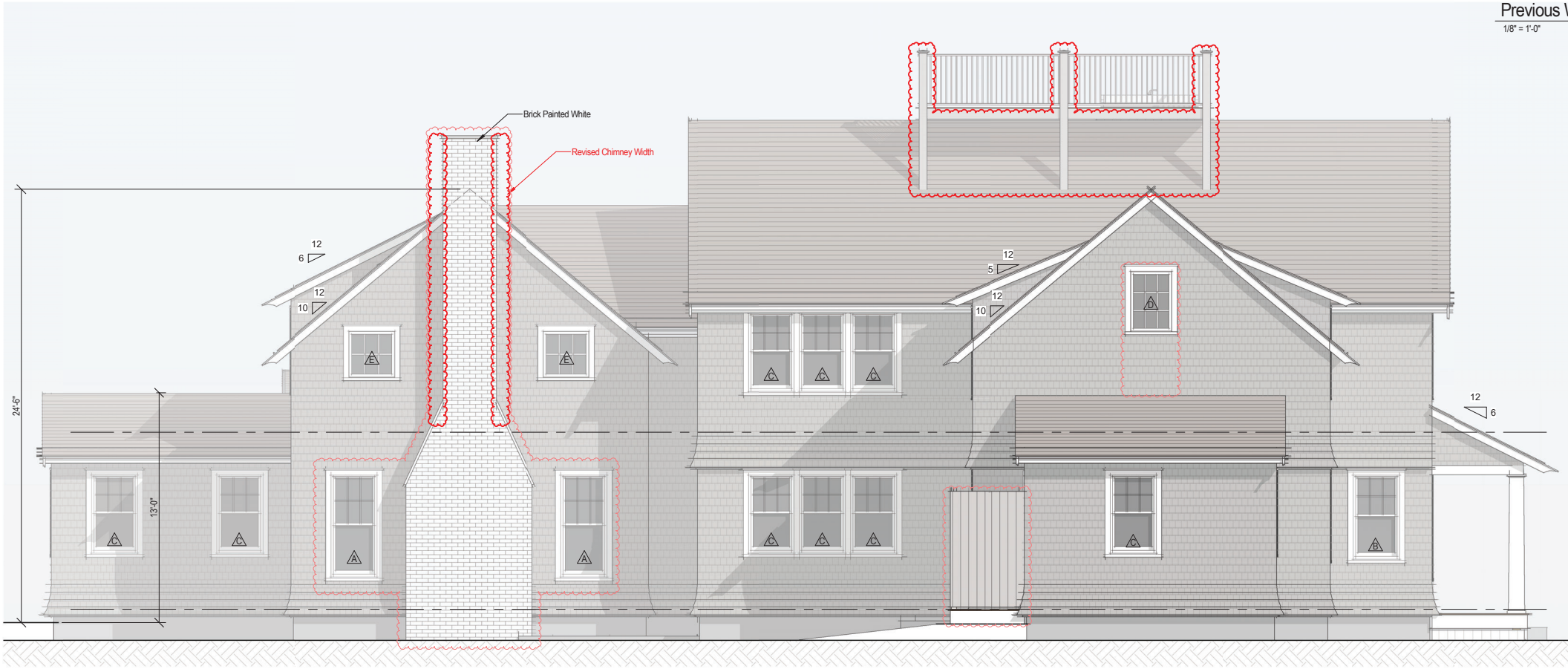


1 Second Floor Plan
1/4" = 1'-0"



1 South Elevation

1/4" = 1'-0"



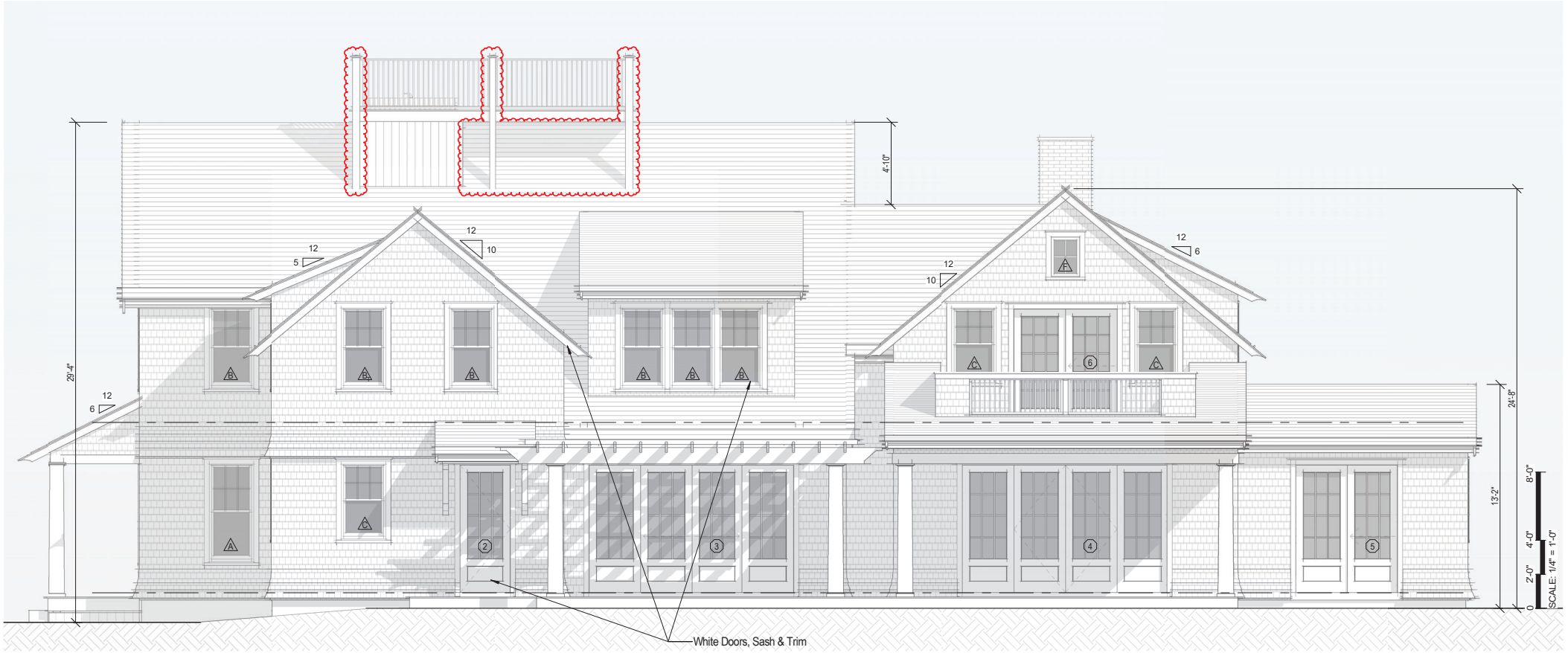
Previous V
1/8" = 1'-0"

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

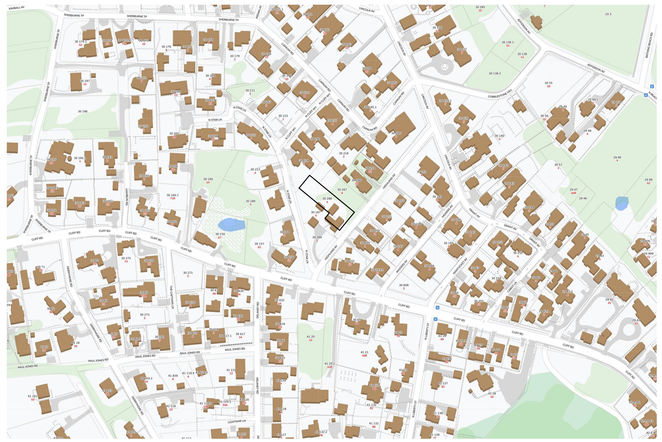
11.30.23


West


North


East

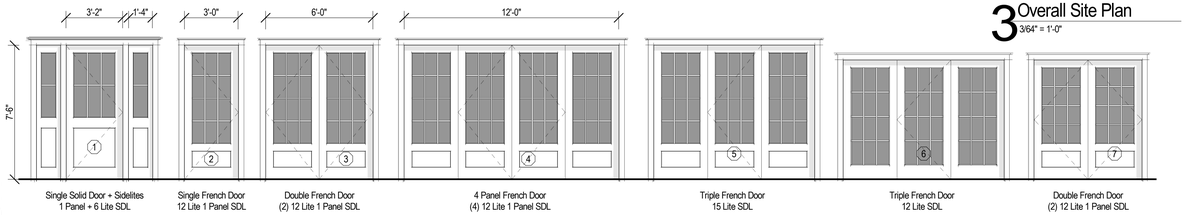

South



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



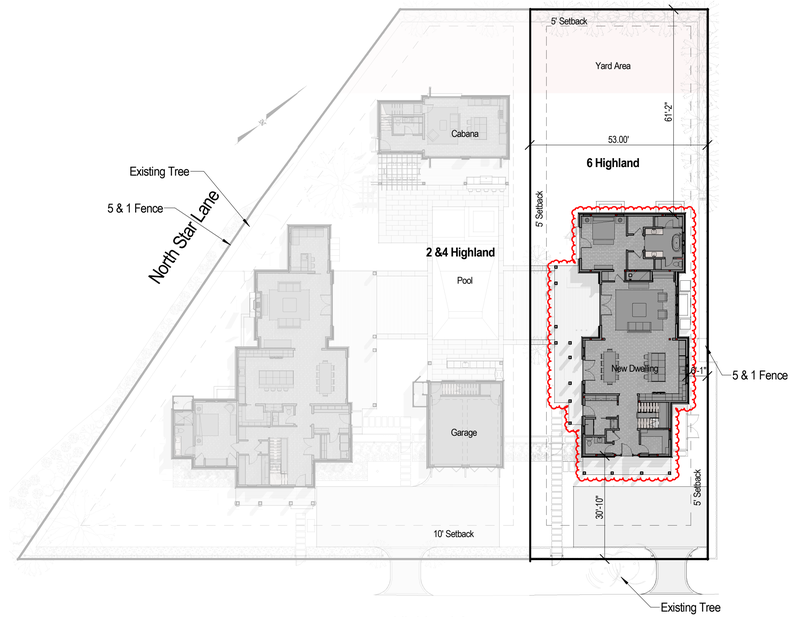
1 Single Solid Door + Sidelites, 1 Panel + 6 Lite SDL
2 Single French Door, 12 Lite 1 Panel SDL
3 Double French Door, (2) 12 Lite 1 Panel SDL
4 4 Panel French Door, (4) 12 Lite 1 Panel SDL
5 Triple French Door, 15 Lite SDL
6 Triple French Door, 12 Lite SDL
7 Double French Door, (2) 12 Lite 1 Panel SDL

2 Window & Door Legend
Not to Scale

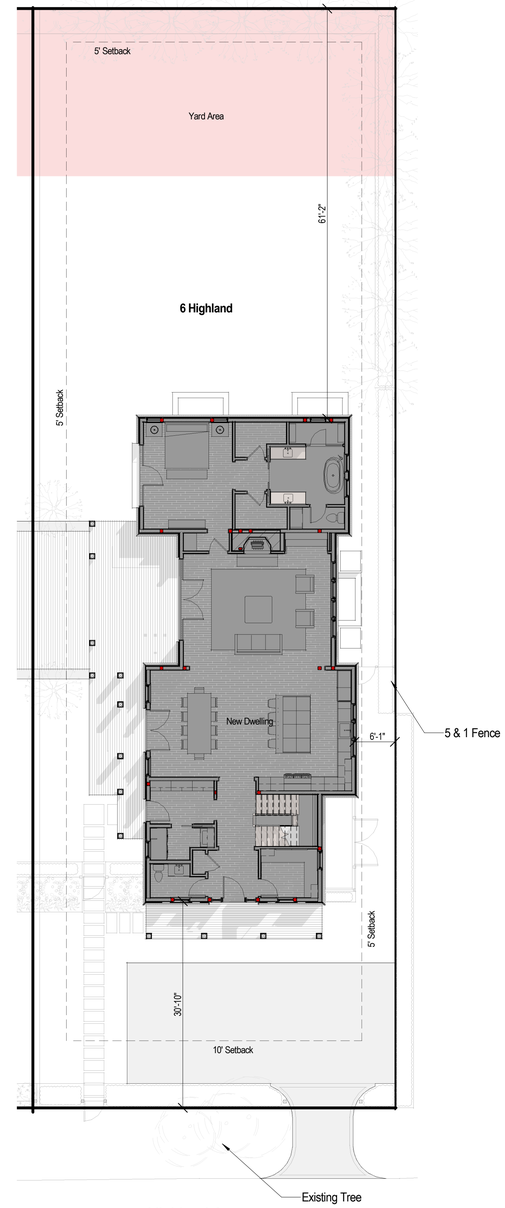
WINDOW SCHEDULE									
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	SERIES	MODEL	DP RATING
A	10	2'-7 5/8"	5'-8 7/8"	2'-8 1/8"	5'-9 3/8"	Andersen	400	TW2656	≥ 30
B	19	2'-7 5/8"	4'-8 7/8"	2'-8 1/8"	4'-9 3/8"	Andersen	400	TW2646	≥ 30
D	4	2'-4 3/8"	3'-4 13/16"	2'-4 7/8"	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
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Cover Sheet

Site Information

Map & Parcel:	30 / 289, 187 & 288
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	8,856 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 2,656 SF +/-
Proposed G.C.:	2,052 SF +/-
Total Proposed G.C.:	2,052 SF +/-

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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

Revisions

Revision 1	Date 1

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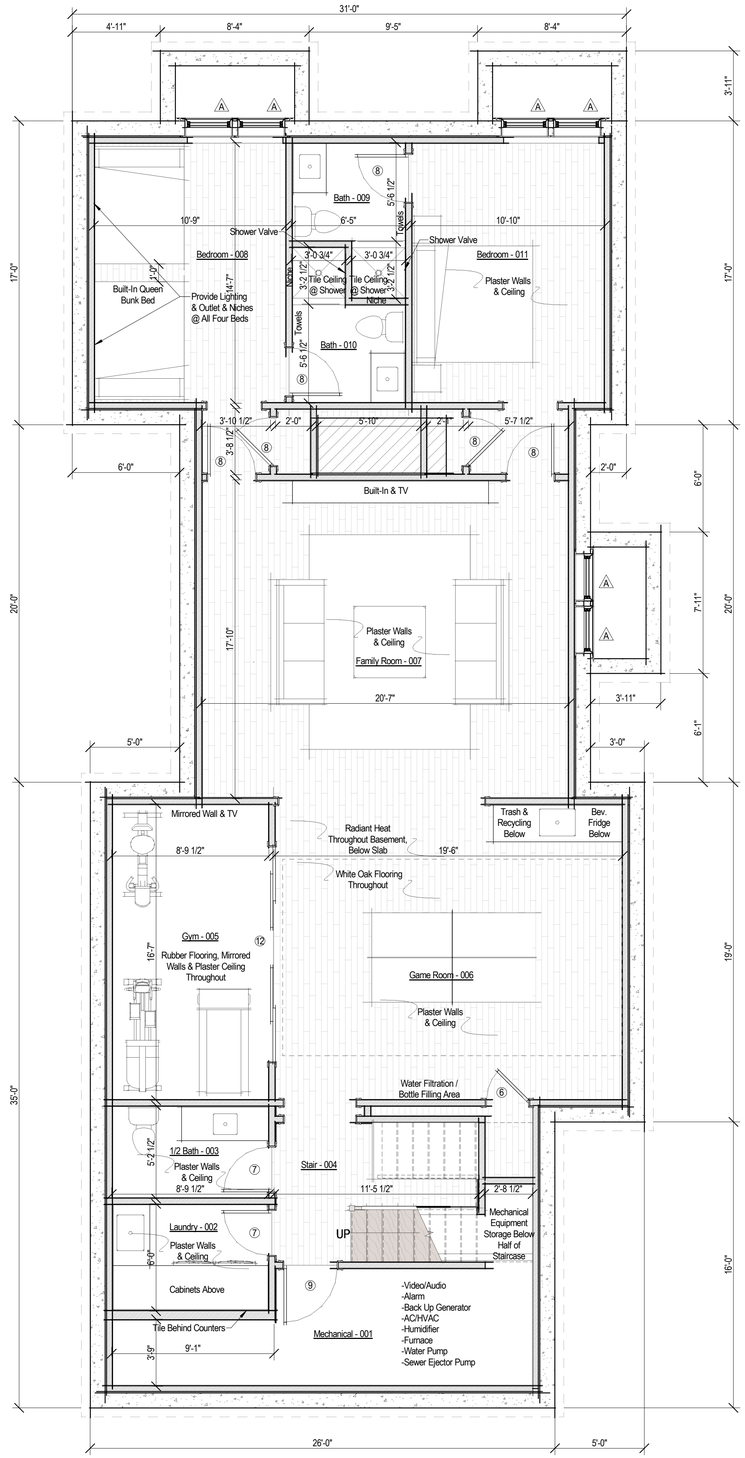
G.1.1
2241

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

Map & Parcel:	30 / 289, 187 & 288
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
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Lot Size:	8,856 SF +/-
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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

Revisions

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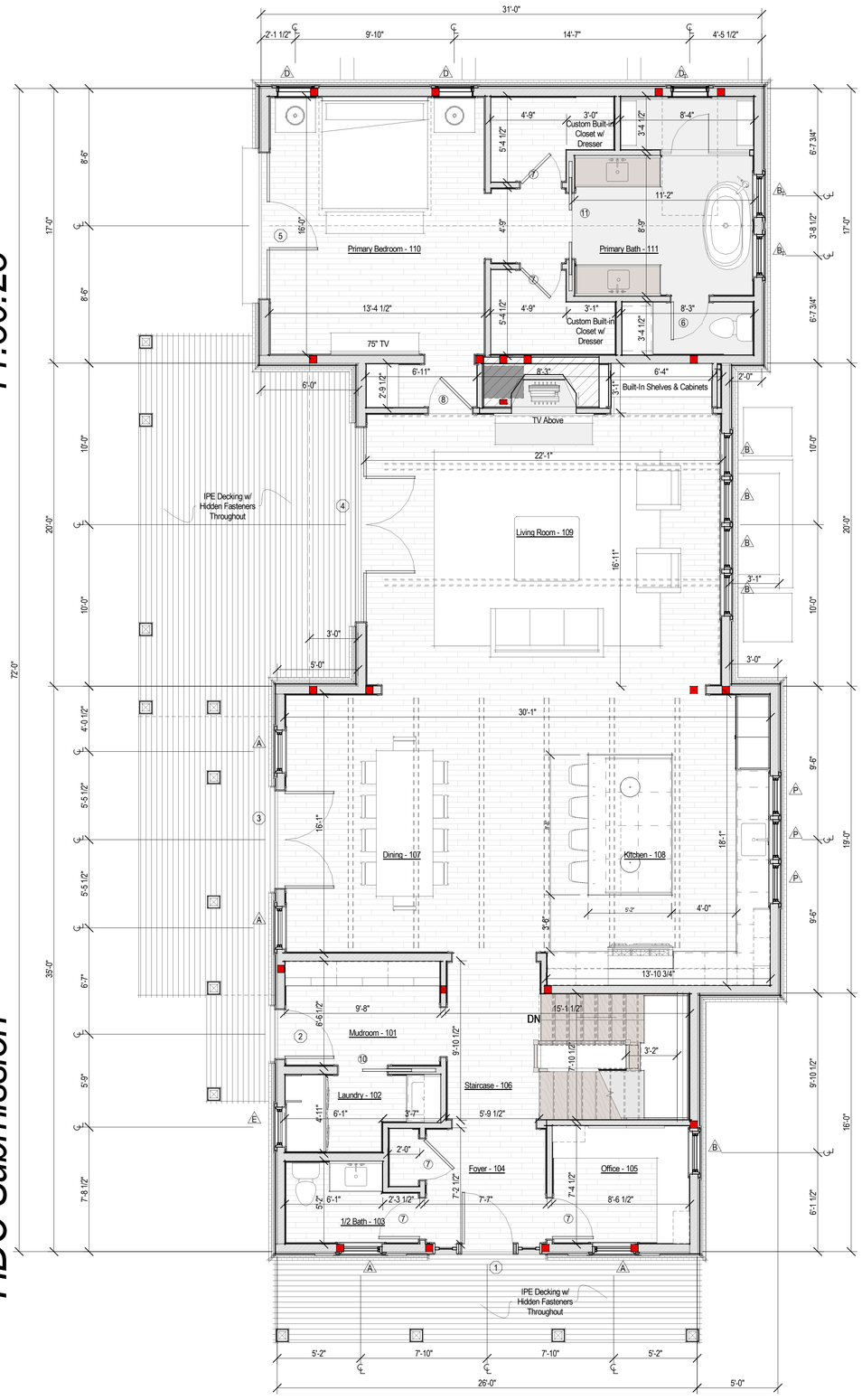
A.1.0

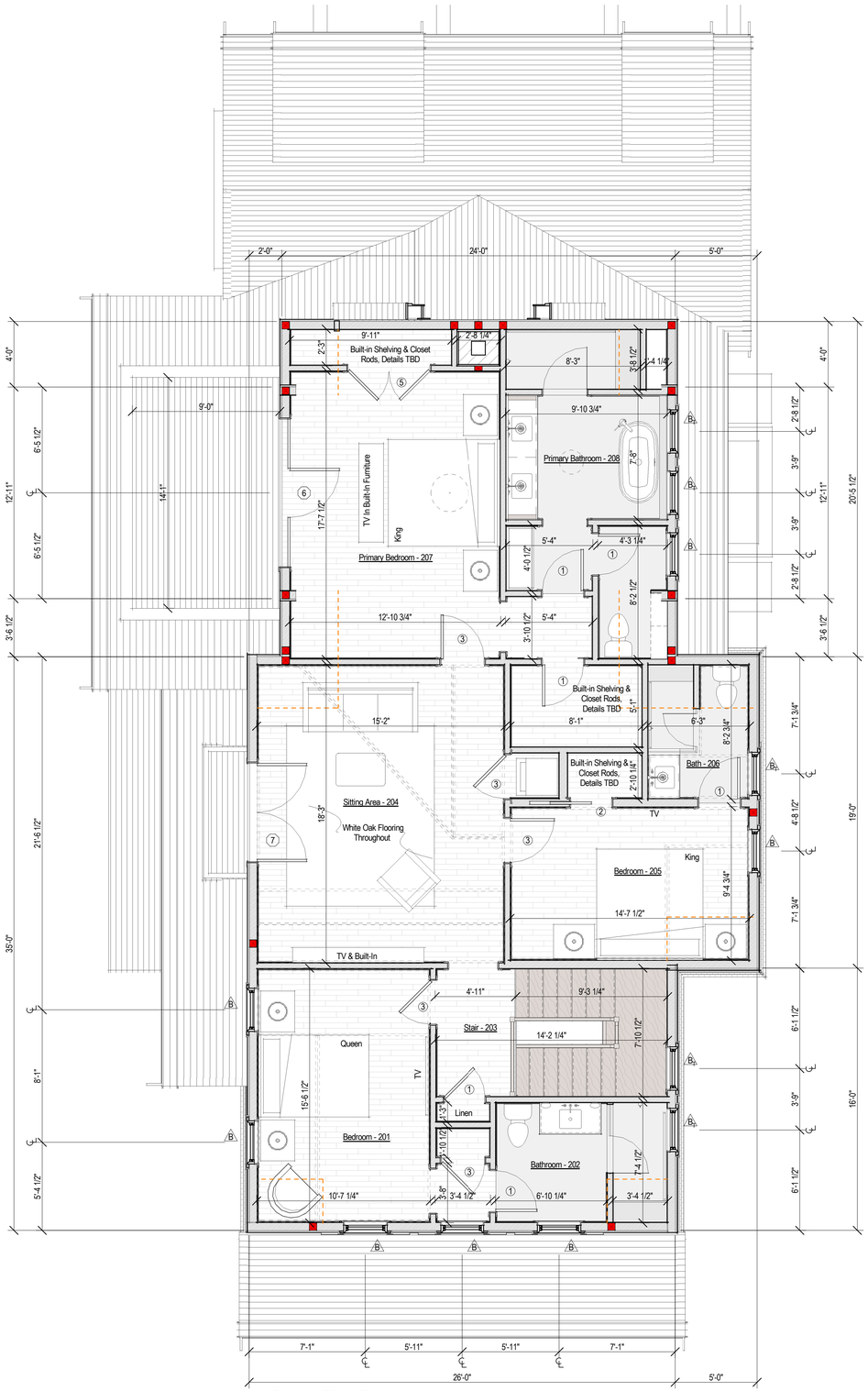
2241

11.30.23

HDC Submission



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



2 Second Floor 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
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103	1/2 Bath
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105	Office
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Floor Plans

Site Information

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D.3.1 Interior Details
D.3.2 Exterior Trim Details
E.1.0 Basement Lighting Plan
E.1.1 Lighting Plans

Revisions

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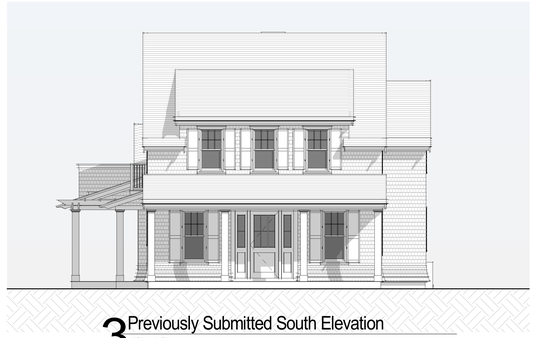
A.1.1
2241

11.30.23

HDC Submission



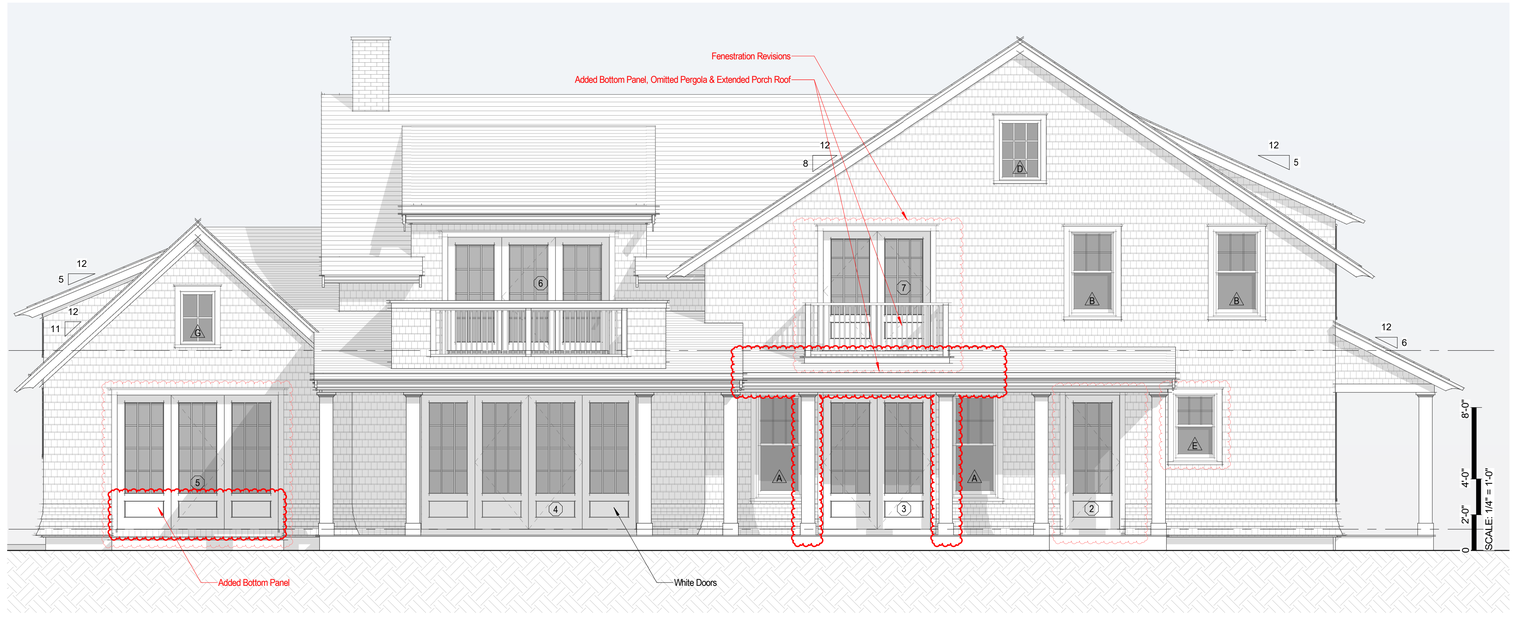
1 South Elevation
1/4" = 1'-0"



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

Harold Residence

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Elevations

Site Information

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E.1.1	Lighting Plans

Revisions

Revision 1	Date 1

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A.2.1

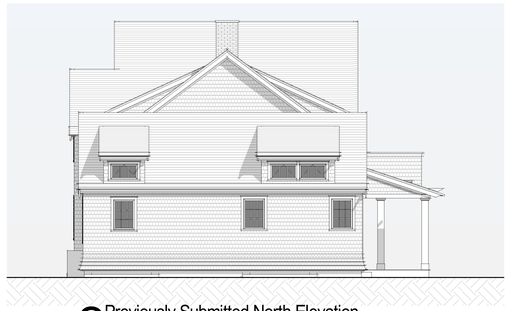
2241

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

Harold Residence

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Elevations

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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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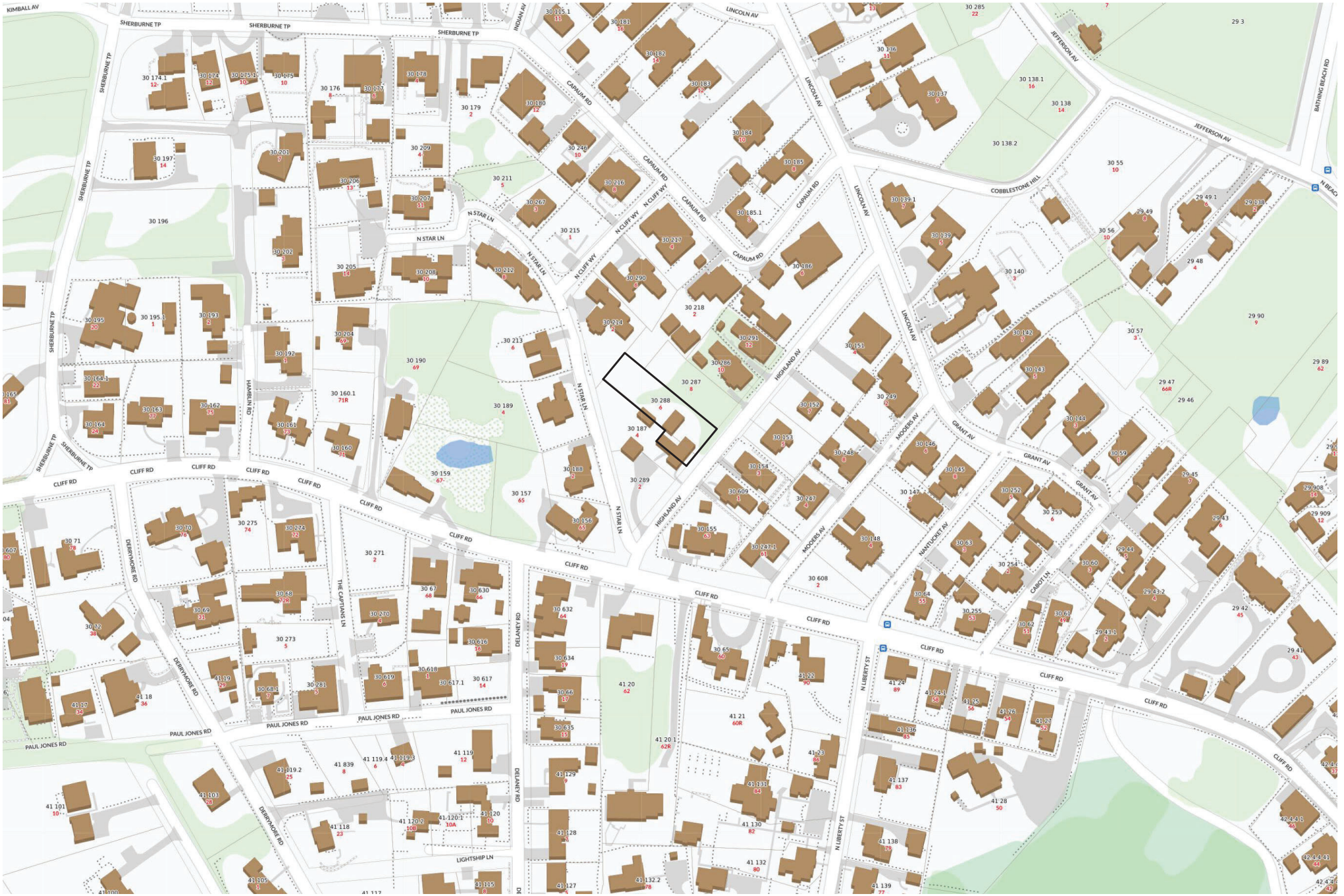
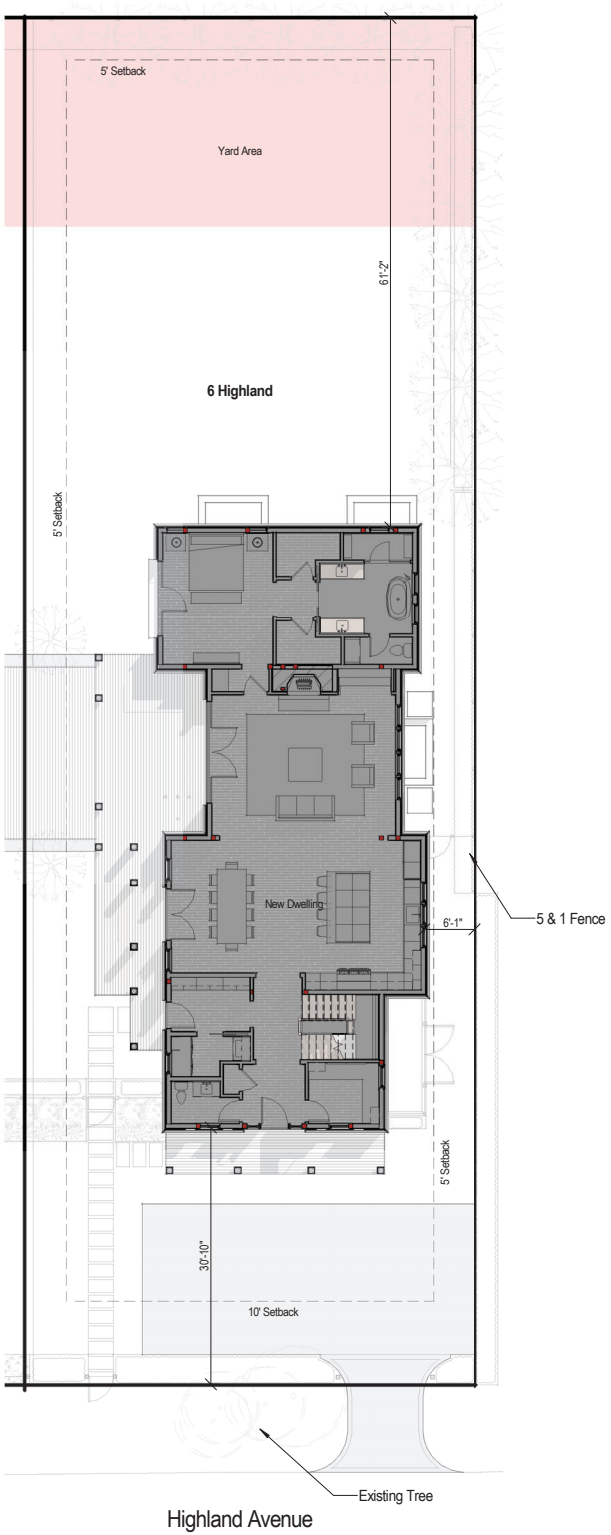
A.2.2

2241



1 Locus Map

Not to Scale



4 Site Plan
3/32" = 1'-0"



Double Hung
6/1 SDL

Double Hung
6/1 SDL

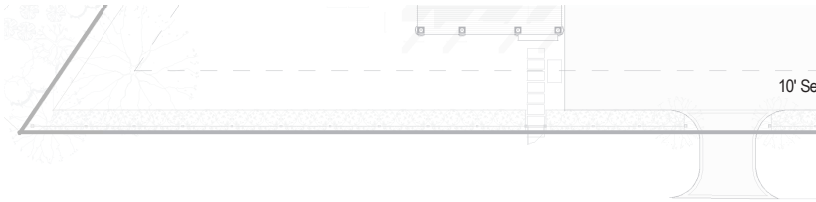
Double Hung
6/1 SDL

Fixed
9 Lite SDL

Double Hung
6/1 SDL

Fixed
3 Lite SDL

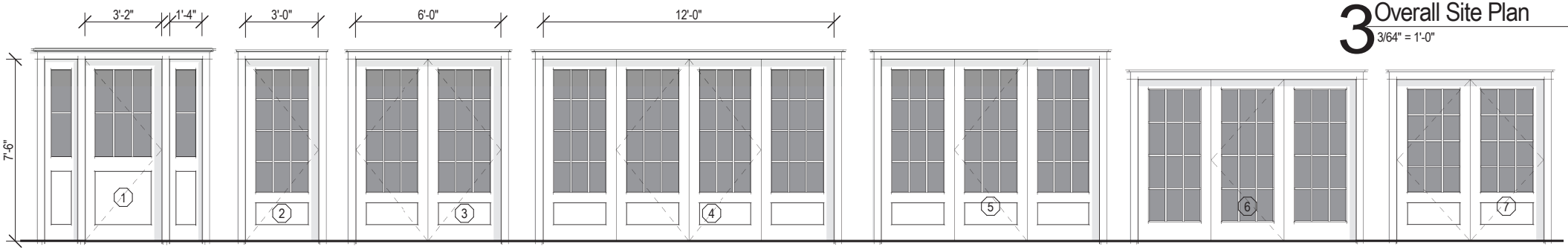
Fixed
4 Lite SDL



Highland

3 Overall Site Plan

3/64" = 1'-0"



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

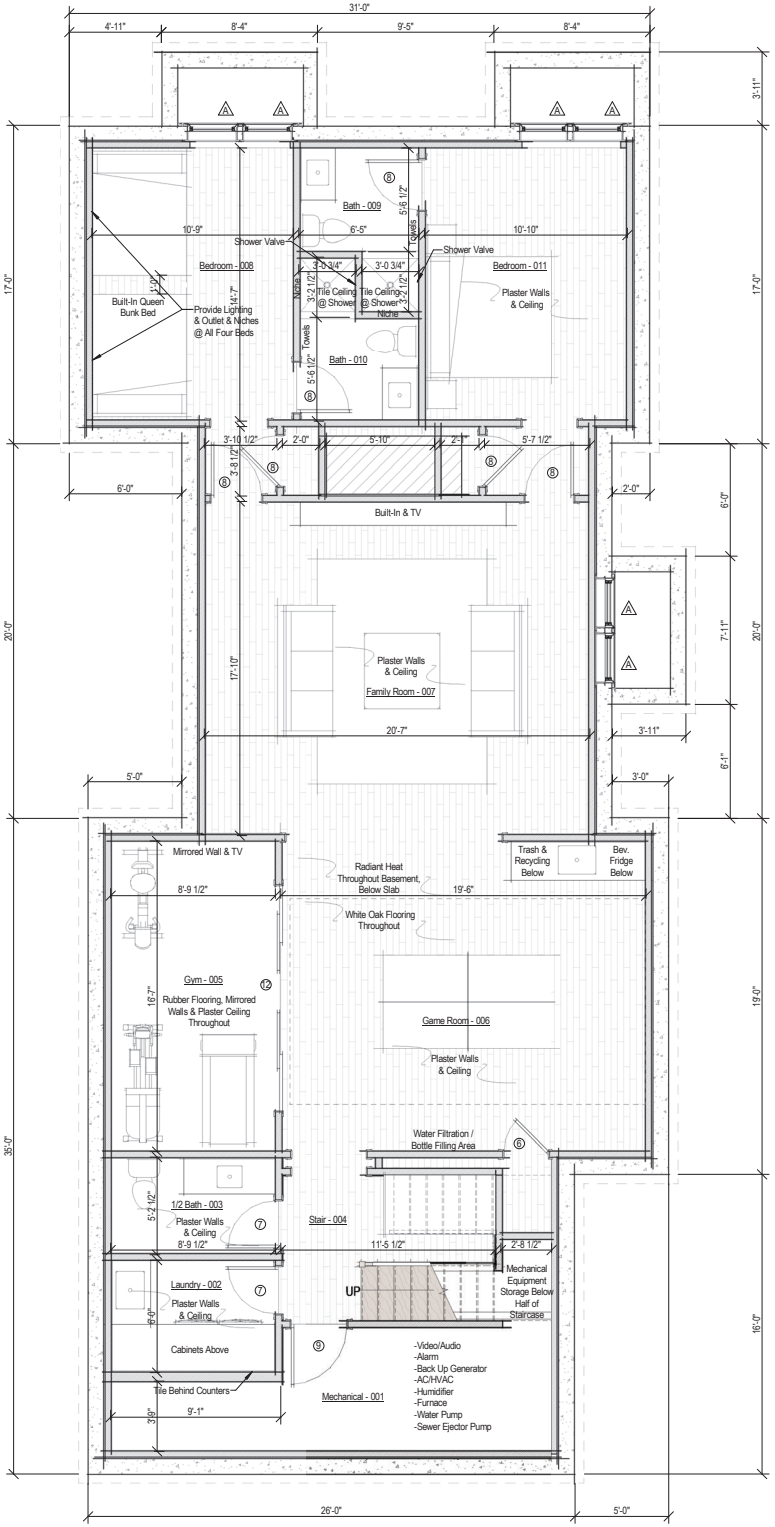
Triple French Door
15 Lite SDL

Triple French Door
12 Lite SDL

Double French Door
(2) 12 Lite 1 Panel SDL

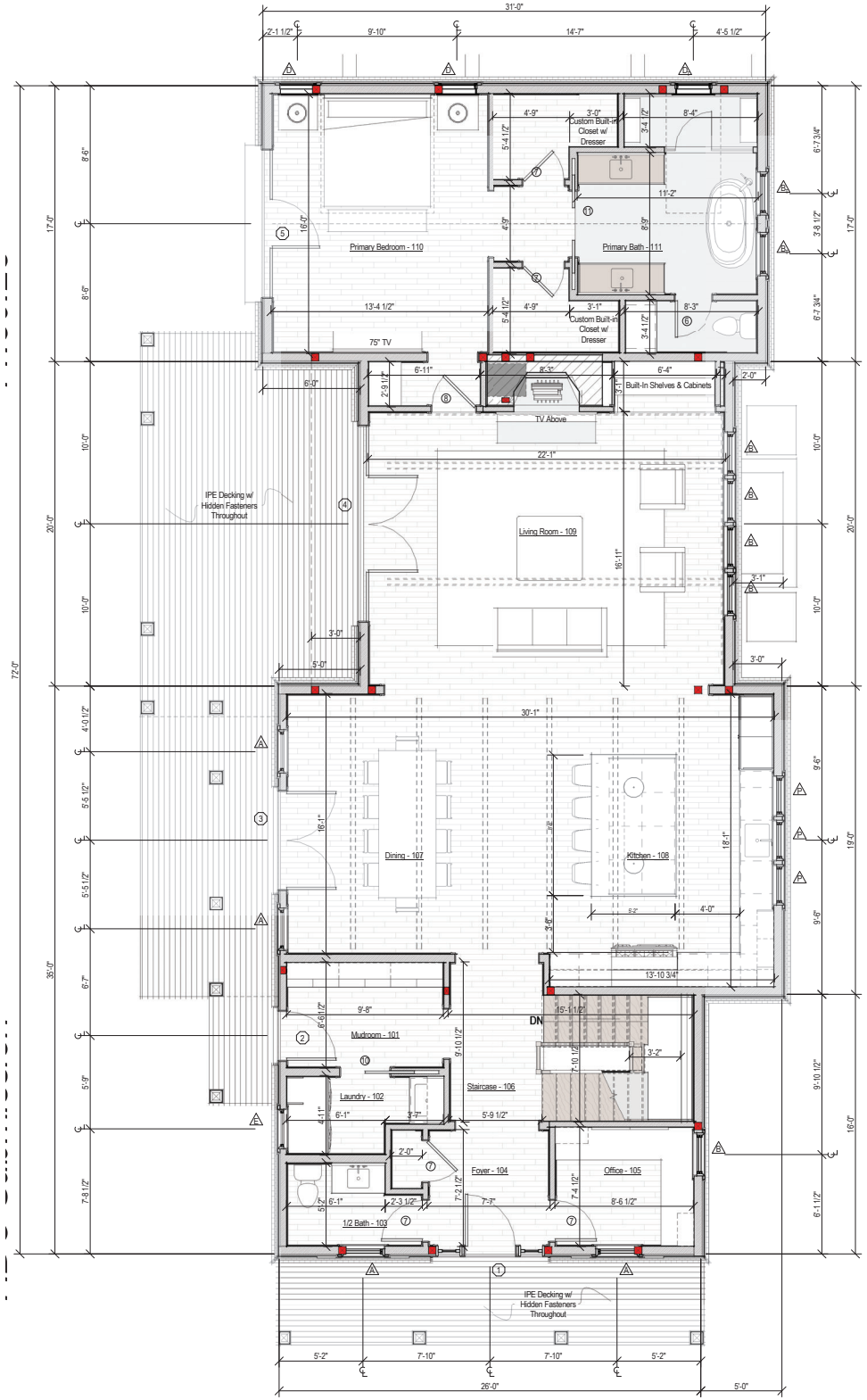
2 Window & Door Legend

Not to Scale

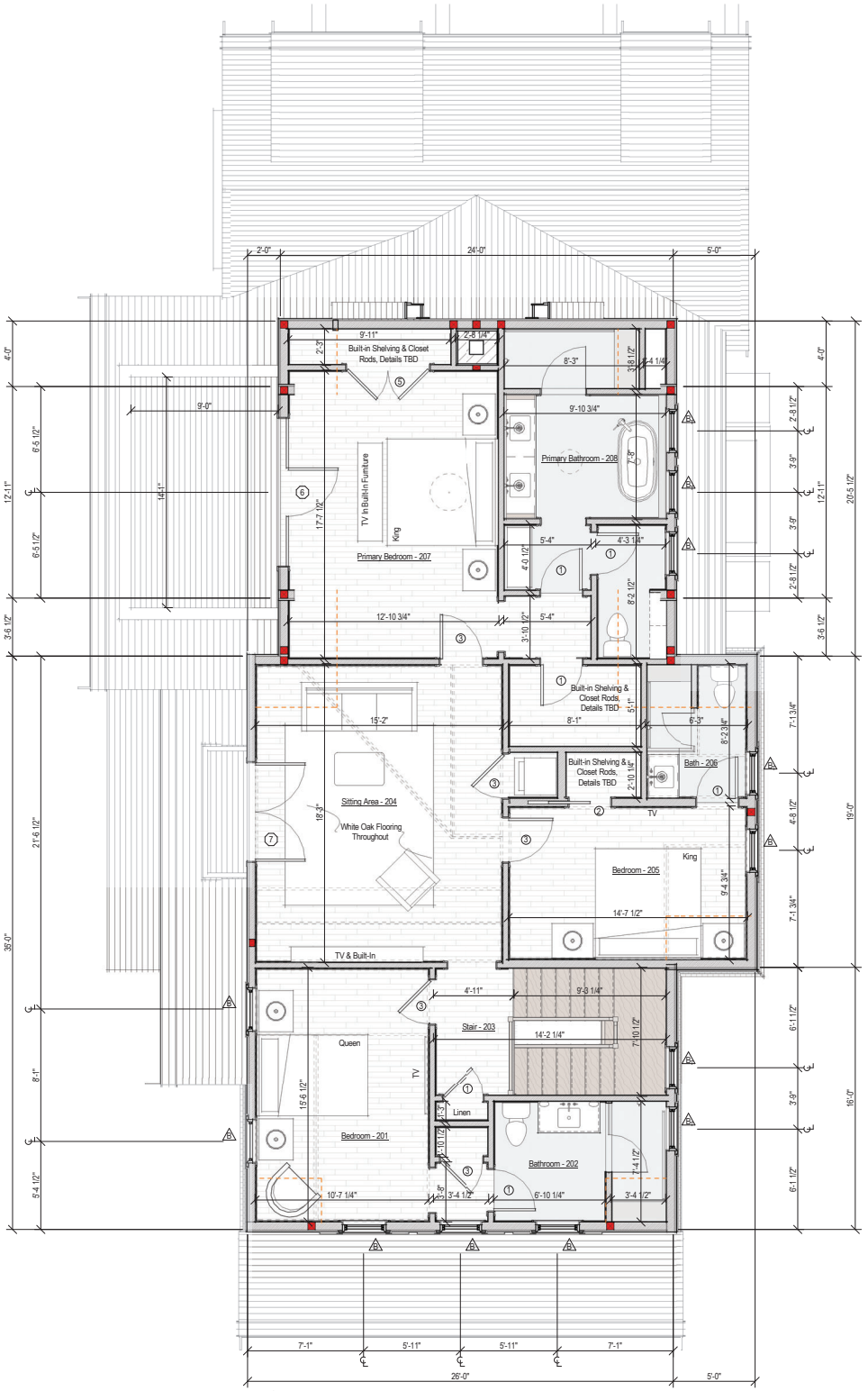


1 Basement Plan

1/4" = 1'-0"



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

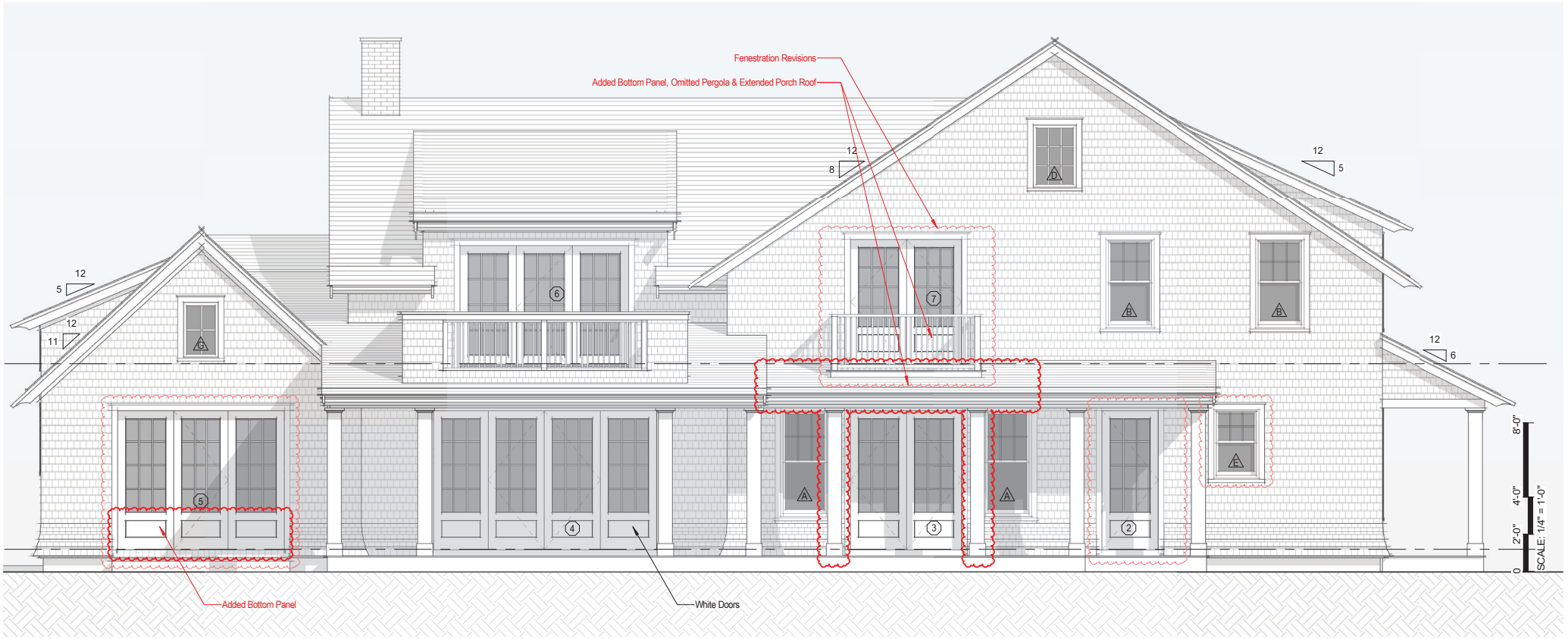


2 Second Floor Plan
1/4" = 1'-0"



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"

1 SCONSET AVE
SHED
12.14.2023

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: 12.14.2023
✅	HDC Case Number (ie HDC2020-05-0265): PENDING
✅	Copy of Minutes (application item circled) PENDING
✅	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: Alisha Panney Date: 12.13.2023

Subject: 1 Sconset Ave- WSTT Holdings LLC- Shed- 73.4.1/8

For Submission: 12.14.2023
Old Business: 12.19.2023

1 Sconset Ave
WSTT Holdings LLC
Shed
73.4.1/8

Recap of minutes 12.12.2023: Needs updated site plan

Alisha Ranney
508.325.1782

atlantic
LANDSCAPING, INC.

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

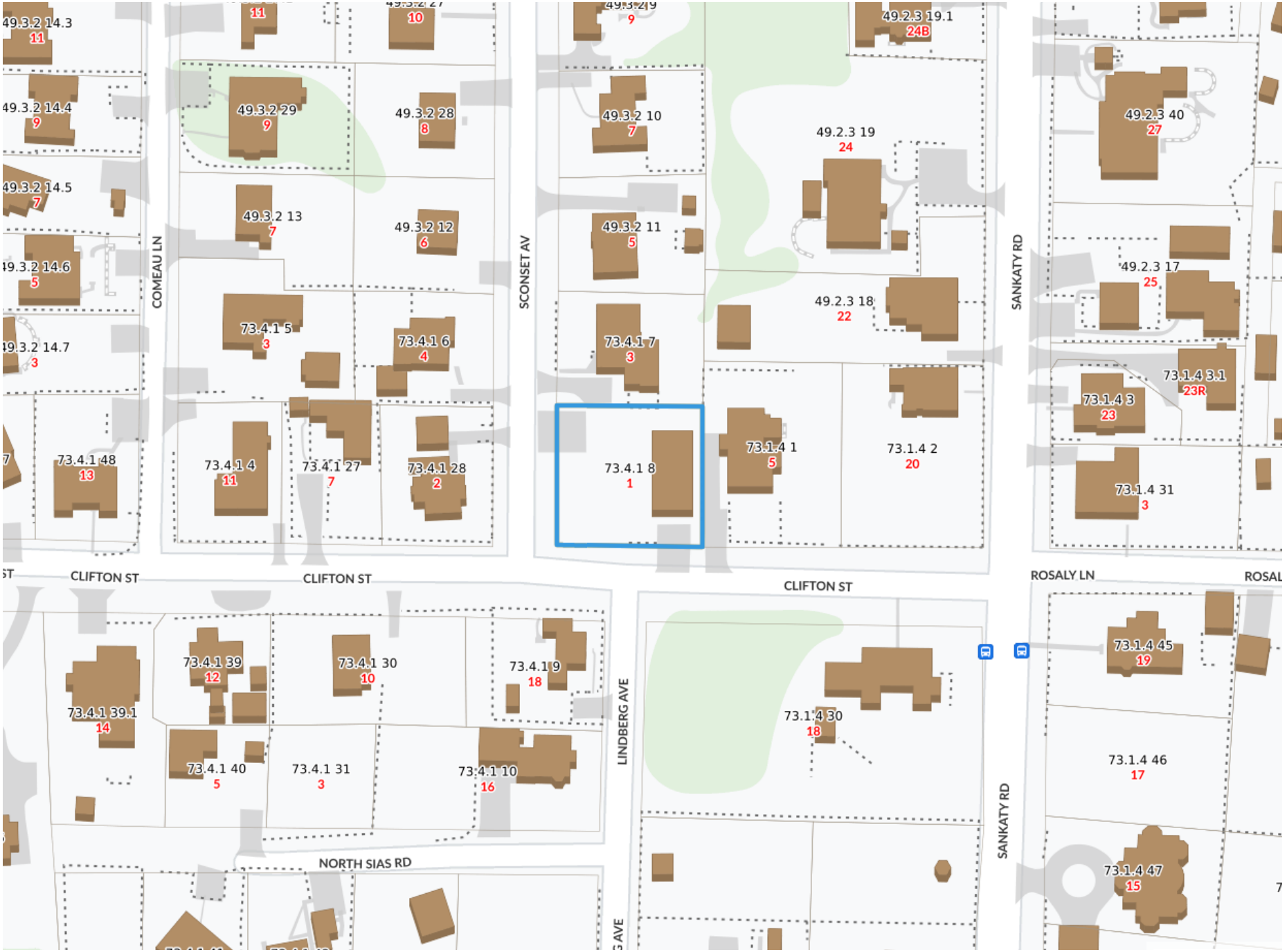
Sidewall NTW. Clapboard (if applicable) — Roof BLACK

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: 12/13/23
Drawing No.:

HDC-A

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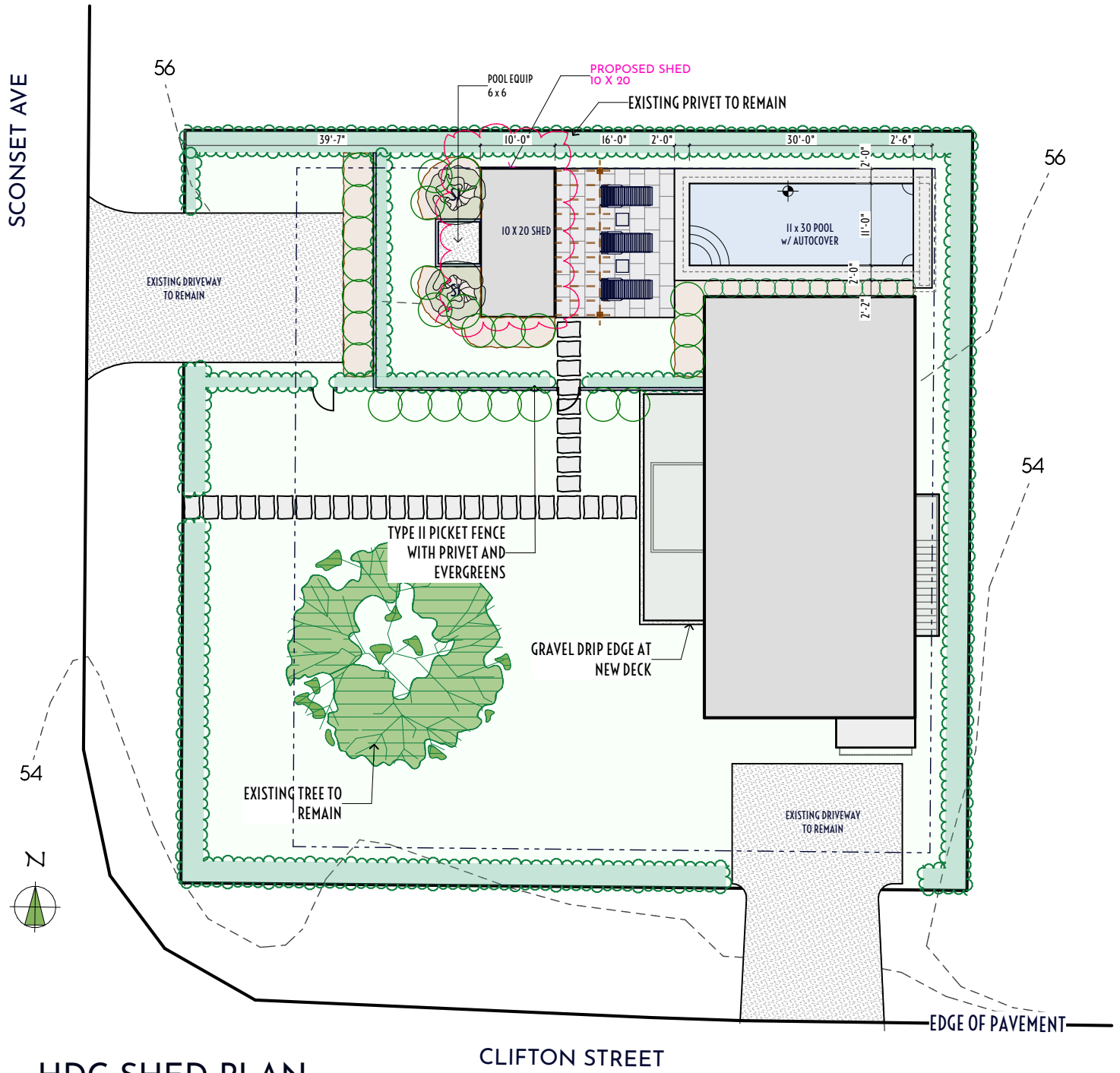

1 HDC SHED PLAN

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: 12/13/23
Drawing No.:
HDC-E

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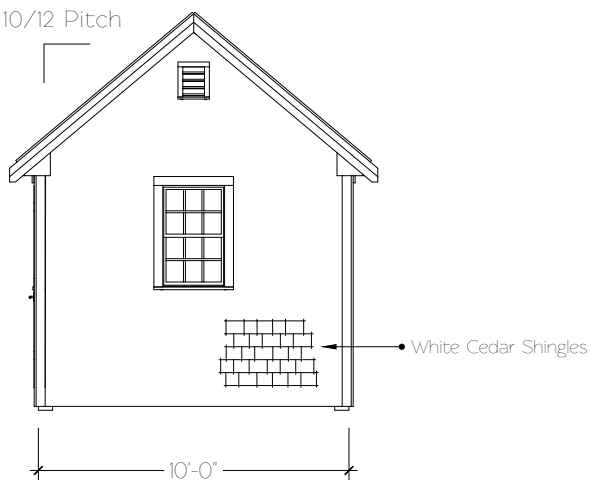
1 Front Elevation

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



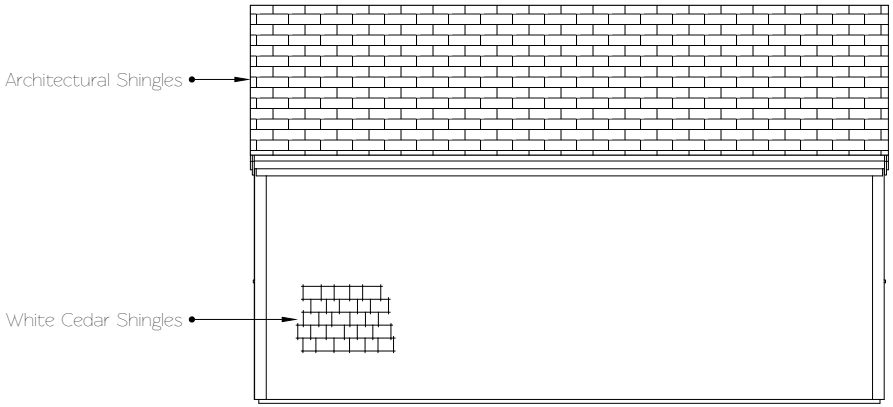
2 Right Elevation

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



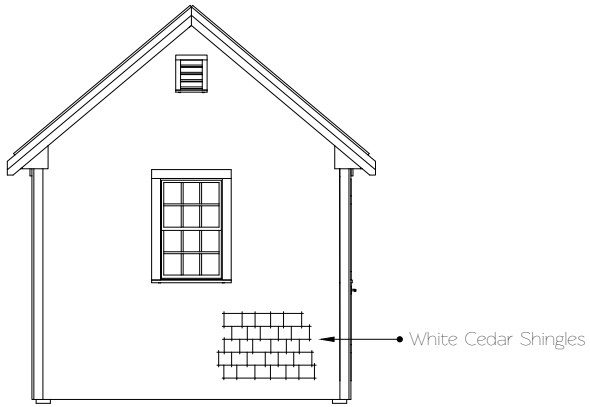
3 Rear Elevation

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



4 Left Elevation

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



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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

EXTERIOR DOOR AND WINDOW SCHEDULE
NEW SHED
1 SCONSET AVE, SIASCONSET MA 02564
MAP: 73.4.1 PARCEL: 8 ZONING: SR-10

SYMBOL	QTY.	TYPE	LITES	GLASS SIZE	R.O.	PANEL/SASH	MANUF.	NOTES
EXTERIOR DOORS	1	DOUBLE FRENCH	15		6'-2 1/2" X 6'-11	6'-0" X 6'-8"	ANDERSEN OR EQ.	
WINDOWS	4	DOUBLE HUNG	6 OVER 6	20310	2'-2 1/4" X 4'-1"	2'-1 5/8" X 4'-0 7/8	ANDERSEN OR EQ.	



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: 12/13/23
Drawing No.:

HDC-C

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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:

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.

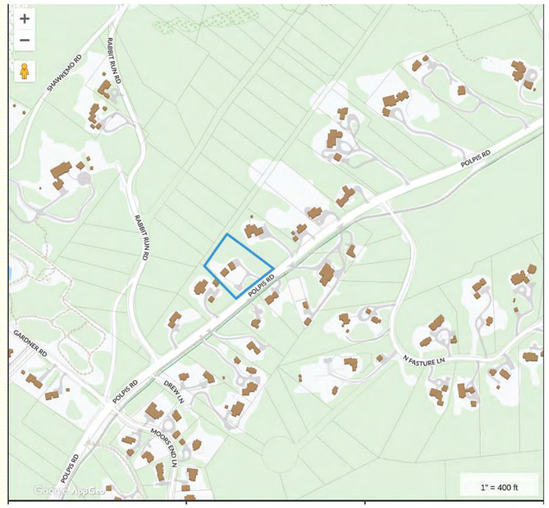
COLORS

Sidewall X Clapboard (if applicable) _____ Roof X
Trim X Sash X Black Doors Black
Deck X NTW Foundation X Fence B Shutters _____

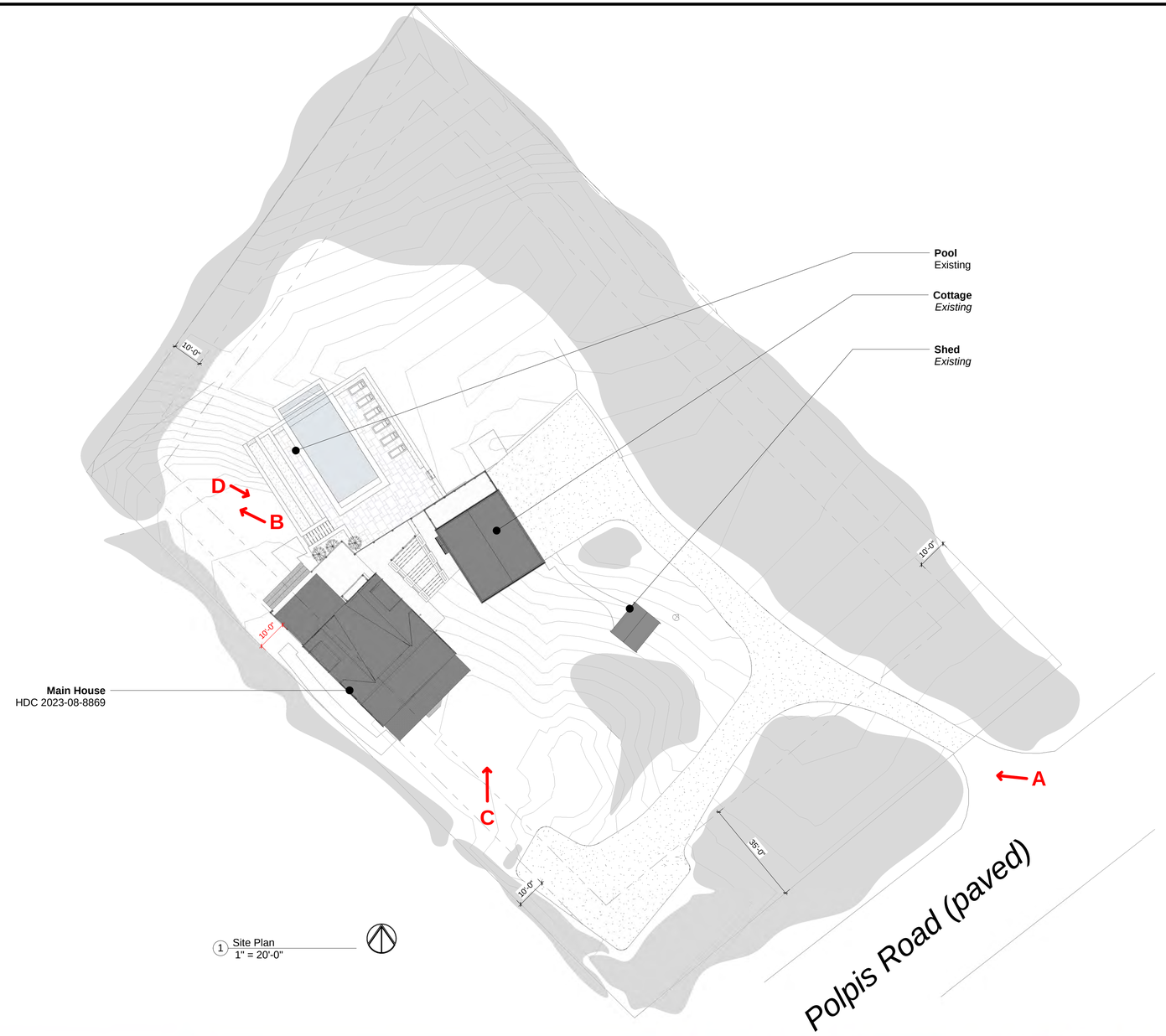
* Attach manufacturer's color samples if color is not from HDC approval list.

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

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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
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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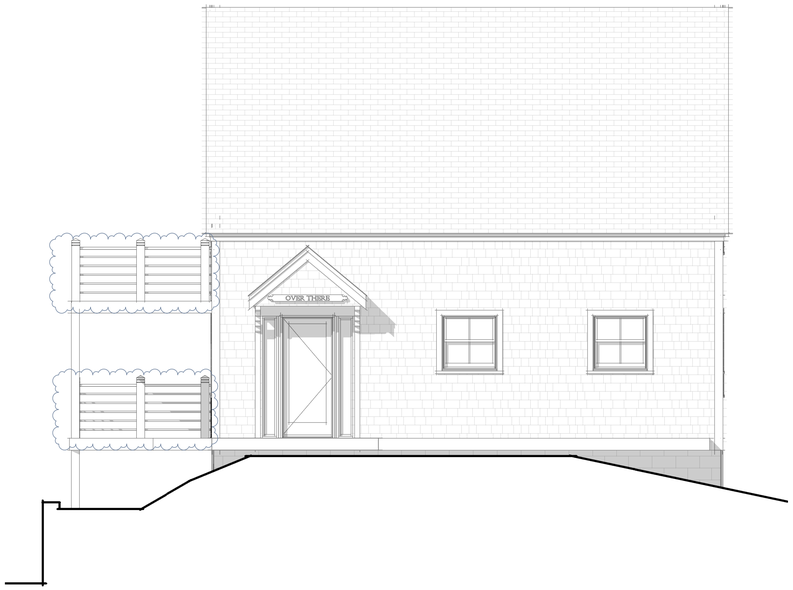
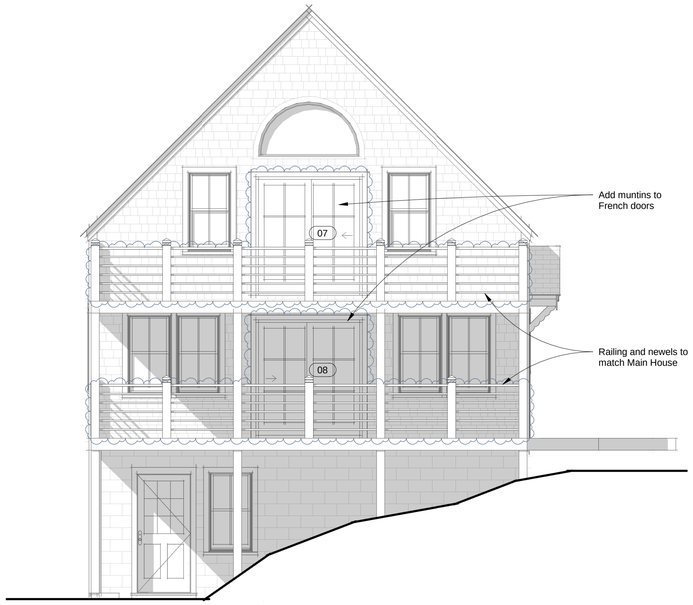


4 **West - Proposed**
1/4" = 1'-0"



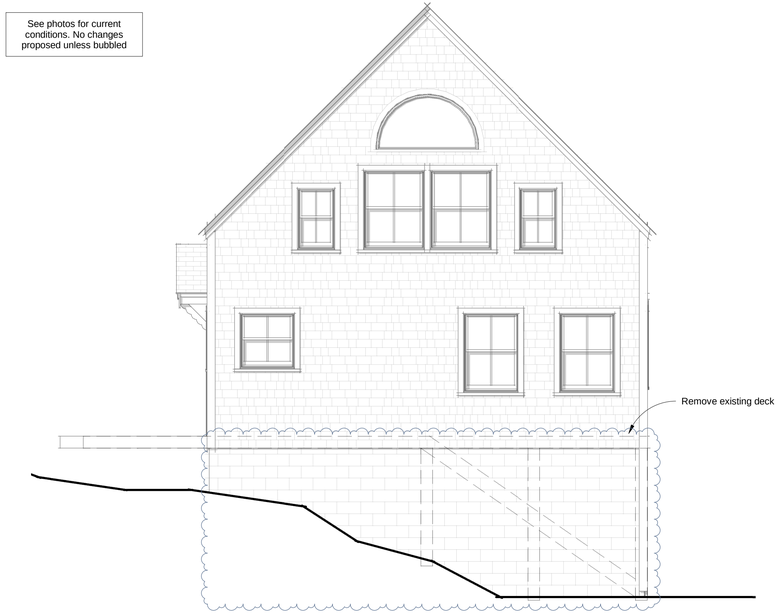
2 **North - Proposed**
1/4" = 1'-0"





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

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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°: 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

_____

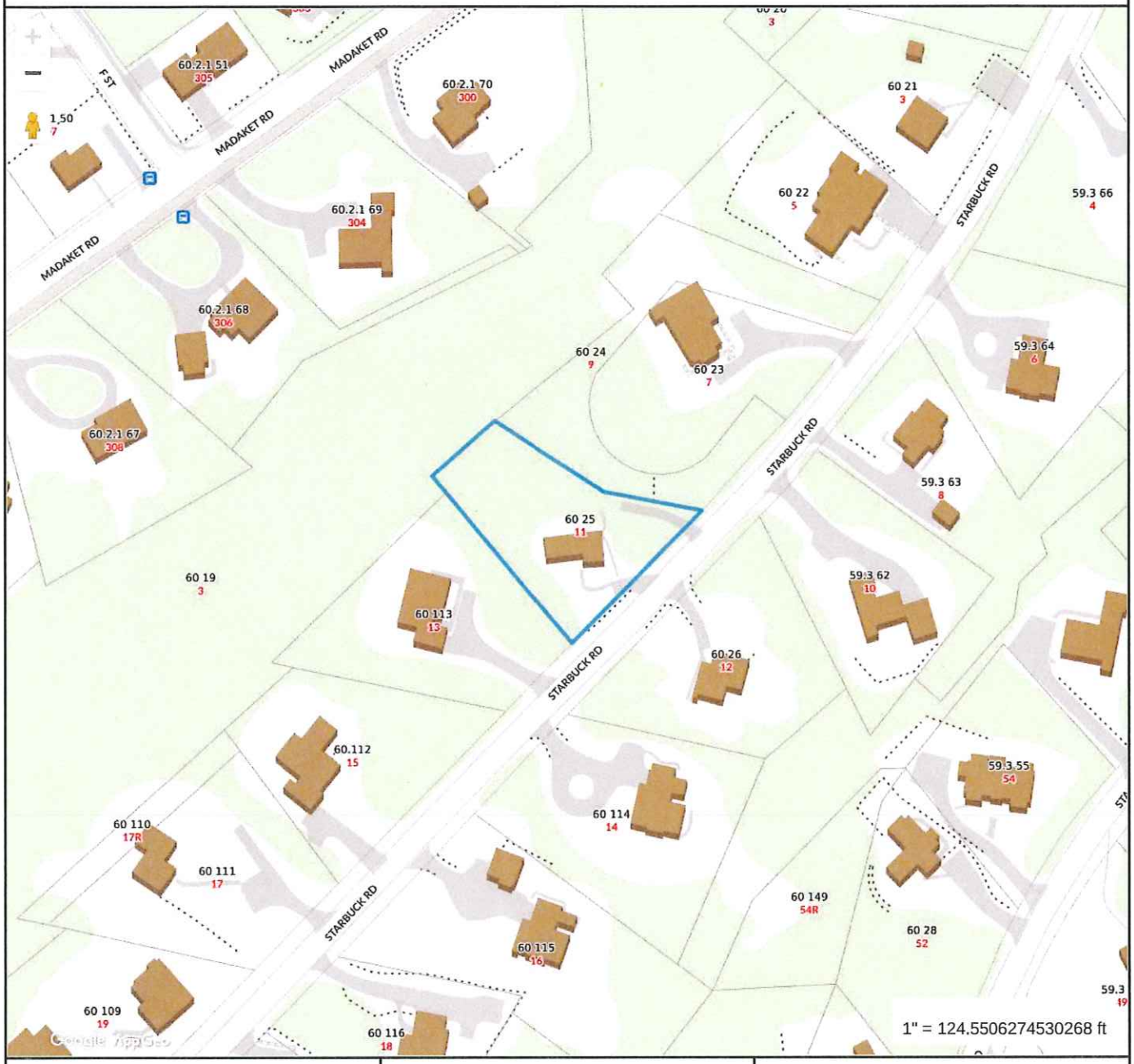
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

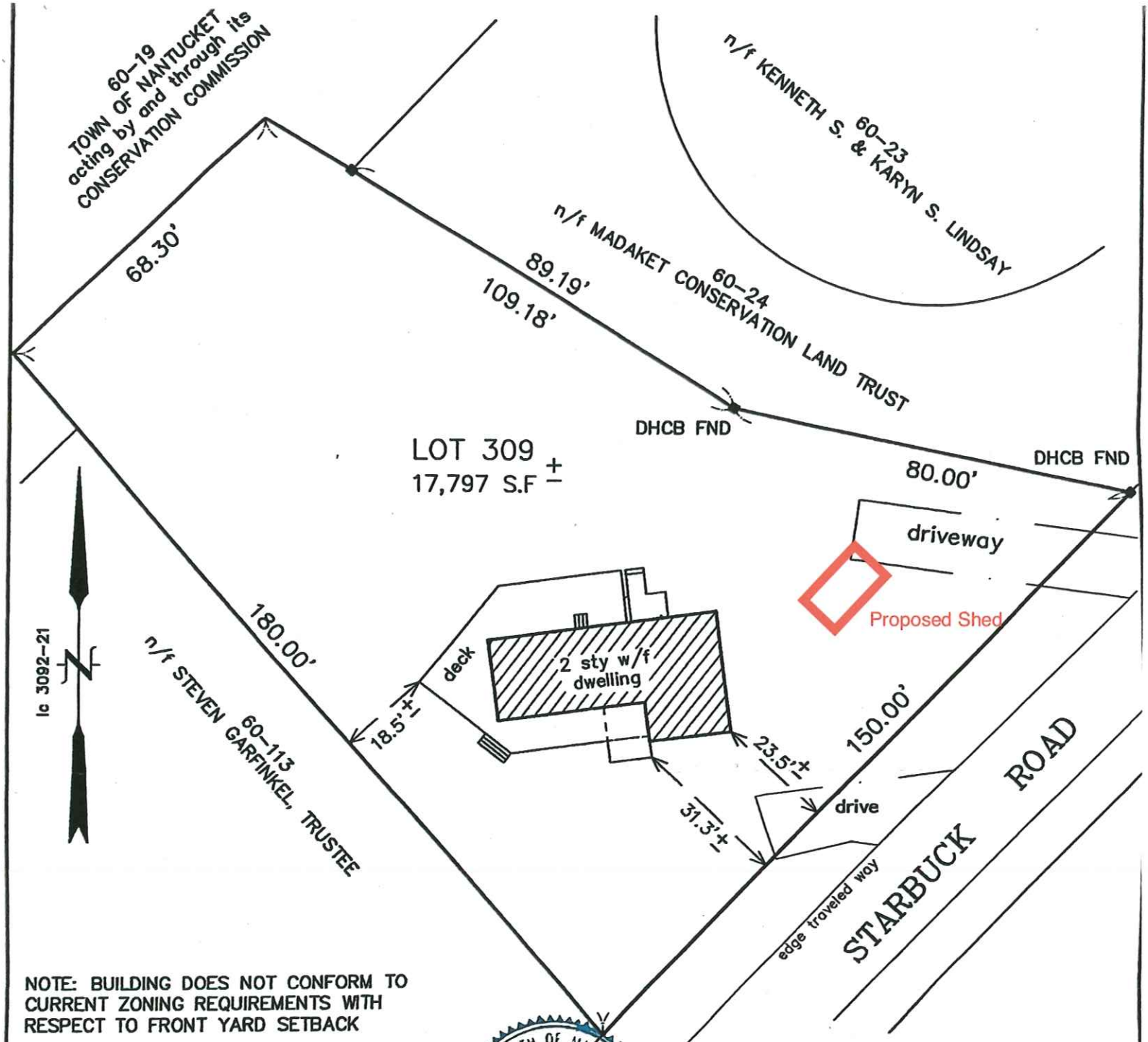
Property ID	60 25
Location	11 STARBUCK RD
Owner	CAMPBELL ROBERT & DEBORAH

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

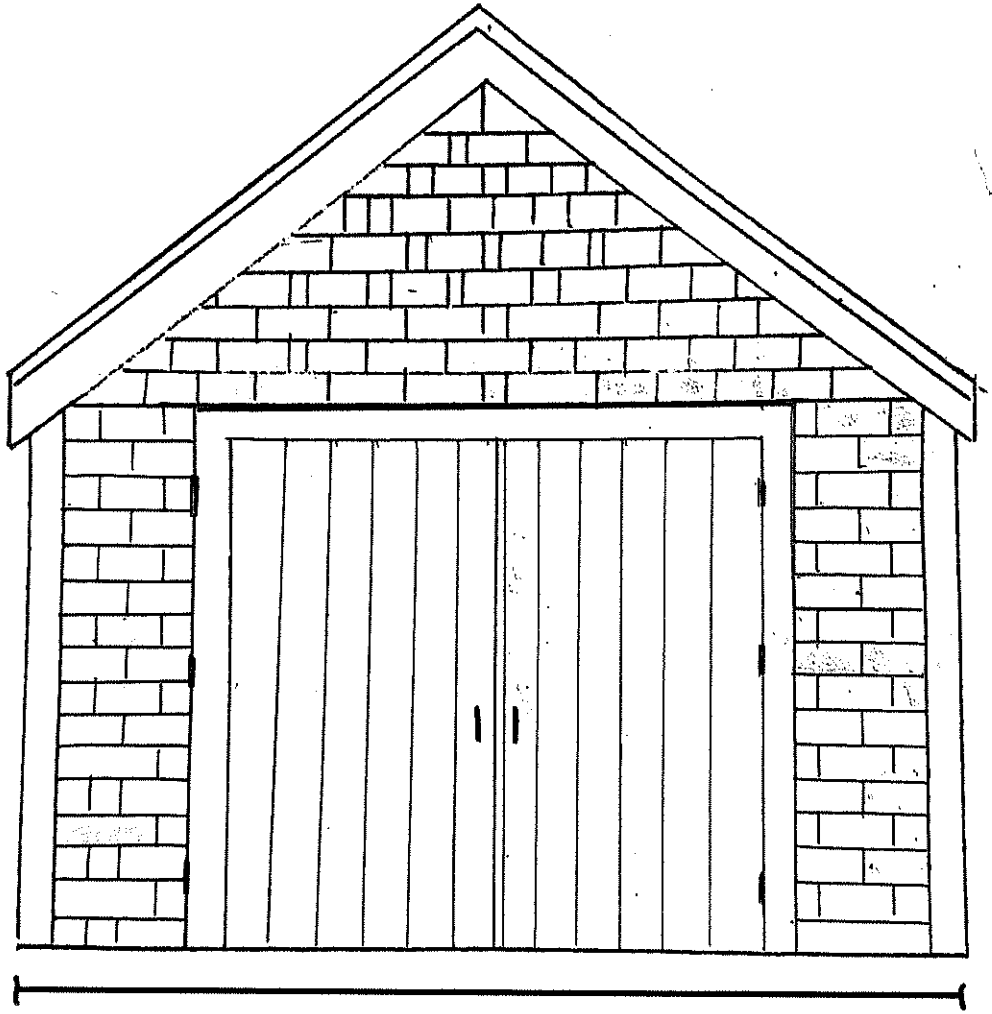
DEED REFERENCE: LC CERT.# 22,654
PLAN REFERENCE: LC PL 3092-21
ASSESSOR'S REFERENCE:
MAP: 60 PARCEL: 25

PREPARED FOR: ROBERT CAMPBELL
and DEBRA CAMPBELL

EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-1051

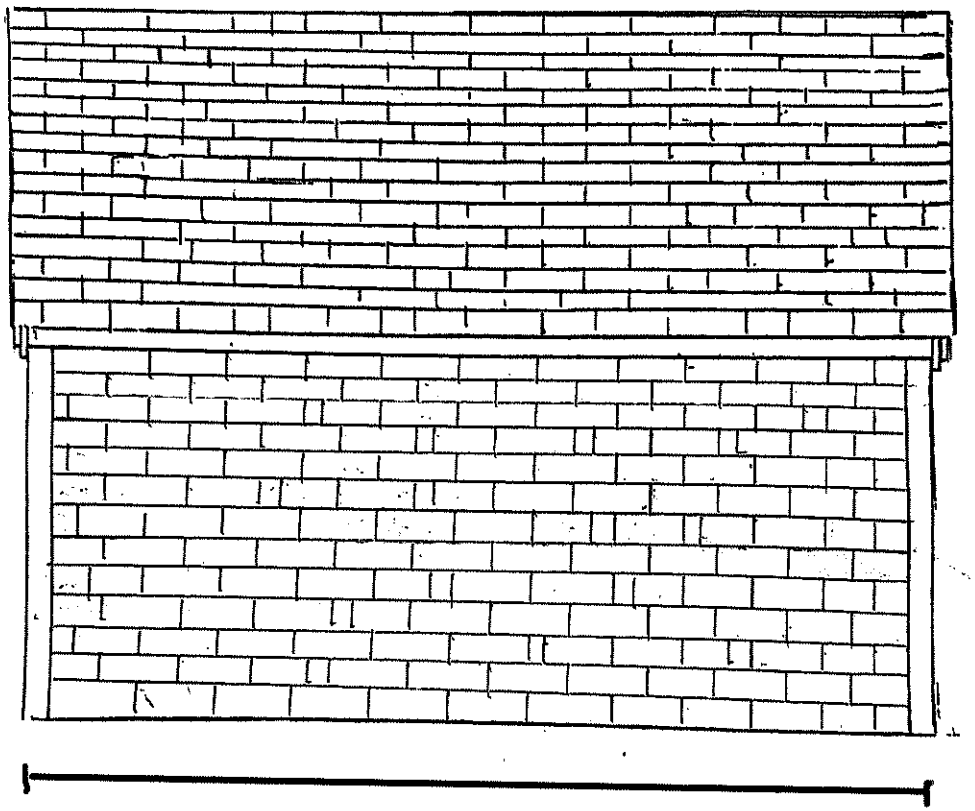
Ridge 13′-0″



0′-6″ F.F.

North Elevation

13′ Ridge

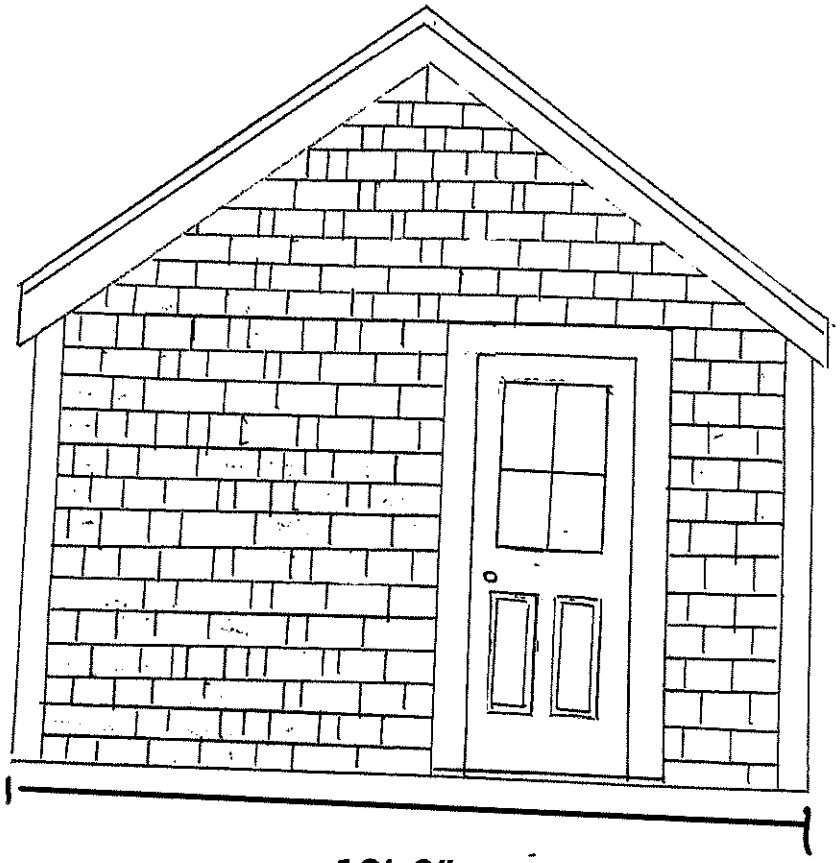


0′-6″ F.F.

16′-6″

East Elevation

13′ Ridge

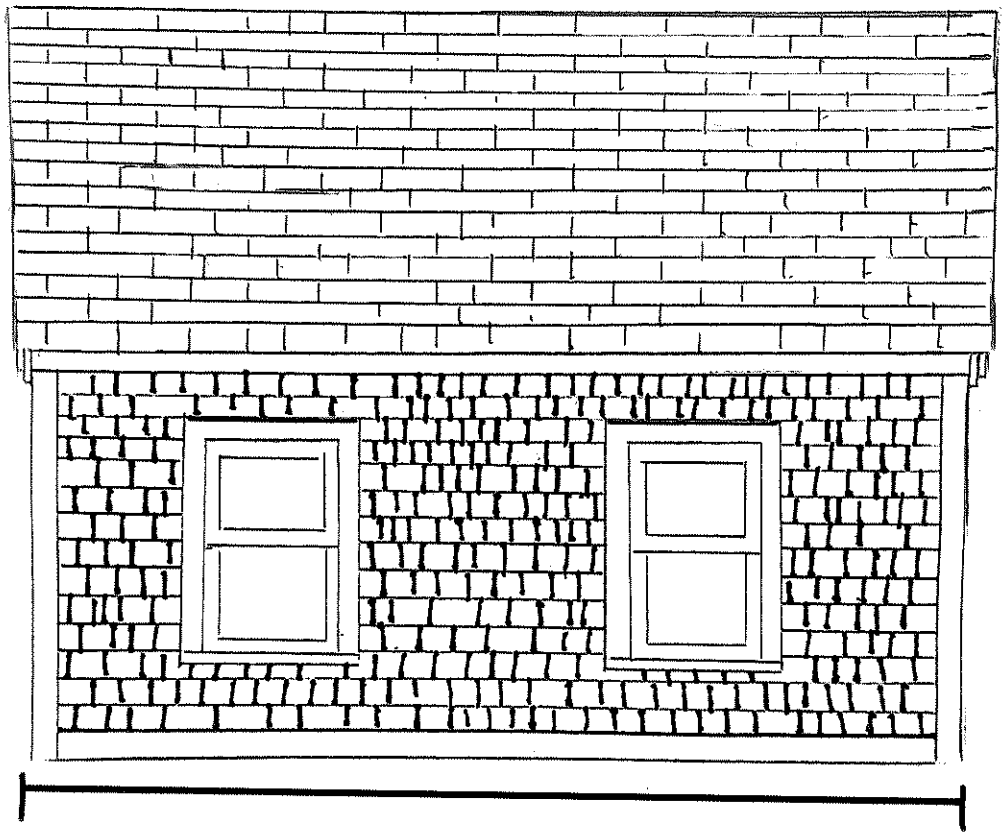


0′-6″ F.F.

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.	

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

9589 0710 5270 0730 2388 17

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City, State, ZIP+4®
Dallas, TX 75235

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instruction

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Sqvam Holdings LLC % Paul McCoy Family Office Services LLP
Street and Apt. No., or PO Box No.
31 St. James Avenue Ste. 740
City, State, ZIP+4®
Boston, MA 02116

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City, State, ZIP+4®
Nantucket MA 02554

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Registered No. RF575880341US

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Nantucket Public
11 Old South Road
Nantucket, MA 02584

TO
GLP Trust LLC
Tetragon Financial Management
4 Sloane Terrace
London, SW1X9DQ

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April 2015, PSN 7530-02-000-9051
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Mary Cora Sangree Etal Trsts % Sangree Family Hon
Street and Apt. No., or PO Box No.
304 East 3rd Street
City, State, ZIP+4®
Brooklyn, NY 11218

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

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

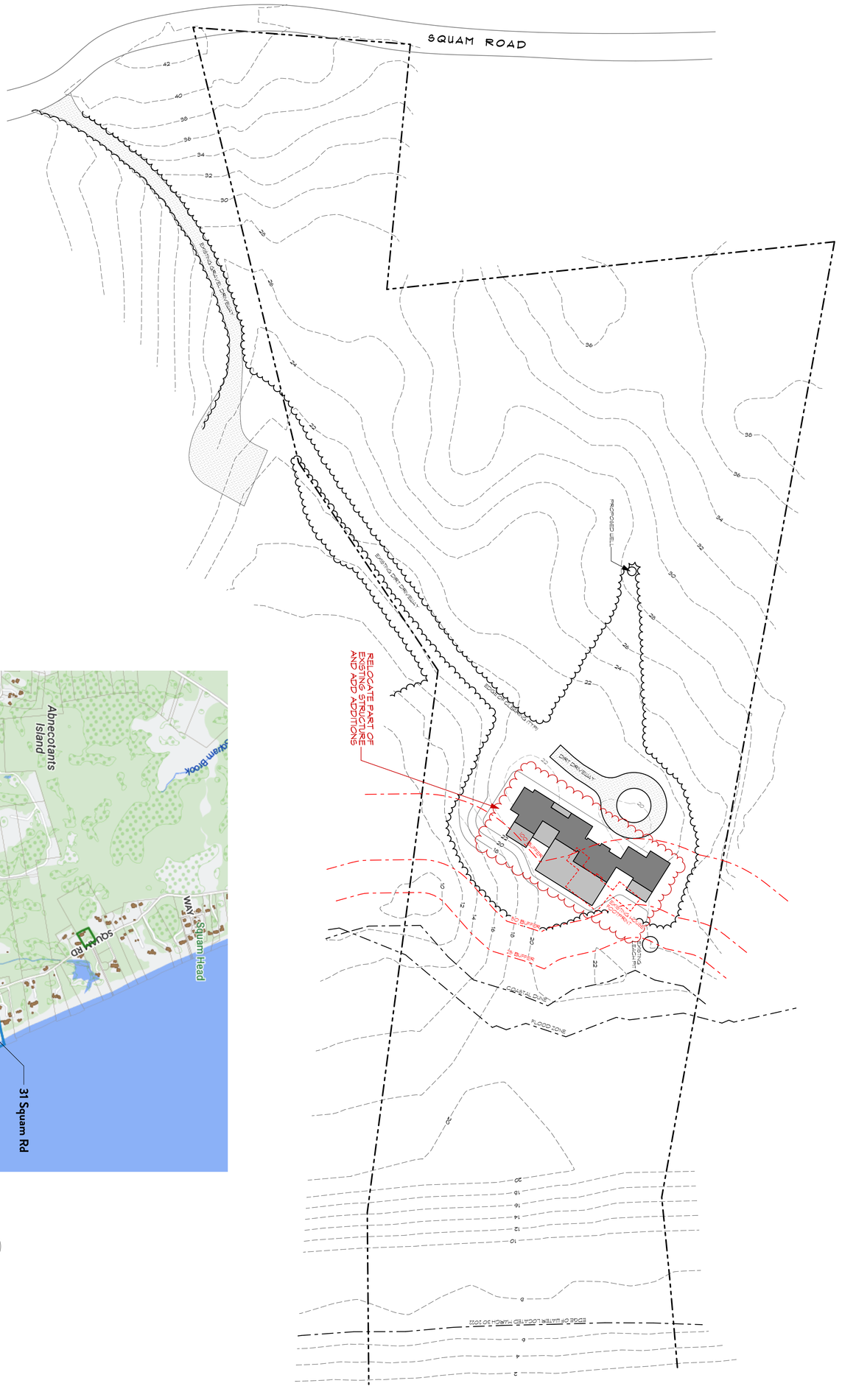
GLP TRUST LLC
TETRAGON FINANCIAL MANAGEMENT
4 SLOANE TERRACE
LONDON, SW1X9DQ

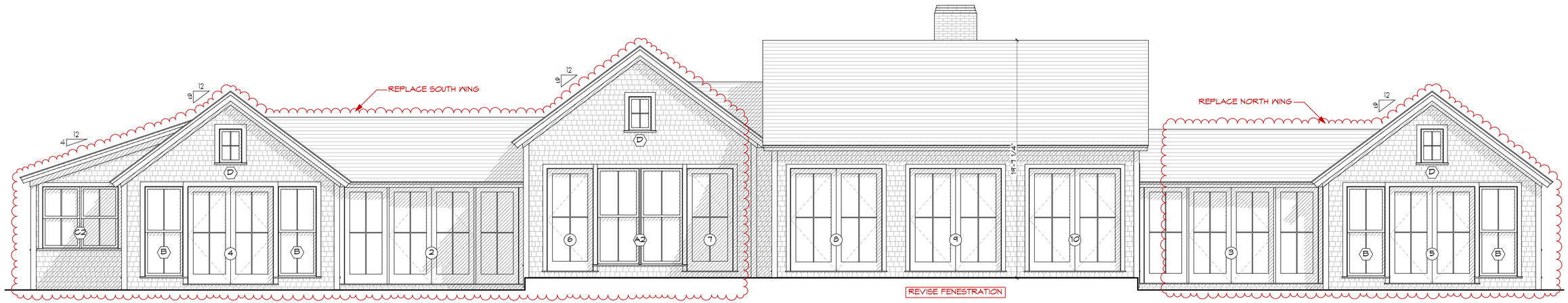
SQUAM HOLDINGS LLC
C/O PAUL MCCOY FAMILY OFFICE
SERVICES LLP
31 ST JAMES AV STE 740
BOSTON, MA 02116

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

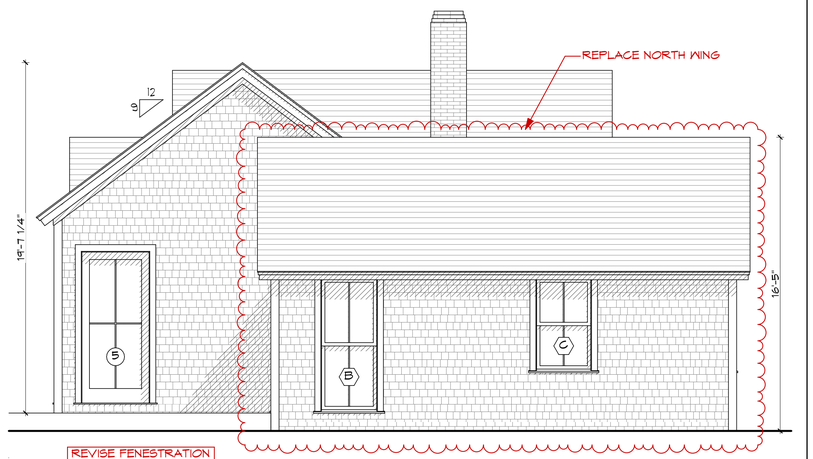
No.	Qn.	Type	Manuf.	Door Size	Rough Opening	Lights	Comments
1	1	Double French	Little Harbor	(2) 3'-6" x 8'-0"		4 ea	
		w/ Sidelights	Little Harbor	(2) 3'-6" x 8'-0"	OA = 14'-7" x 8'-2 1/4"	4 ea	
2	1	Double French	Little Harbor	(2) 3'-6" x 8'-0"		4 ea	
		w/ Sidelights	Little Harbor	(2) 3'-6" x 8'-0"	OA = 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:

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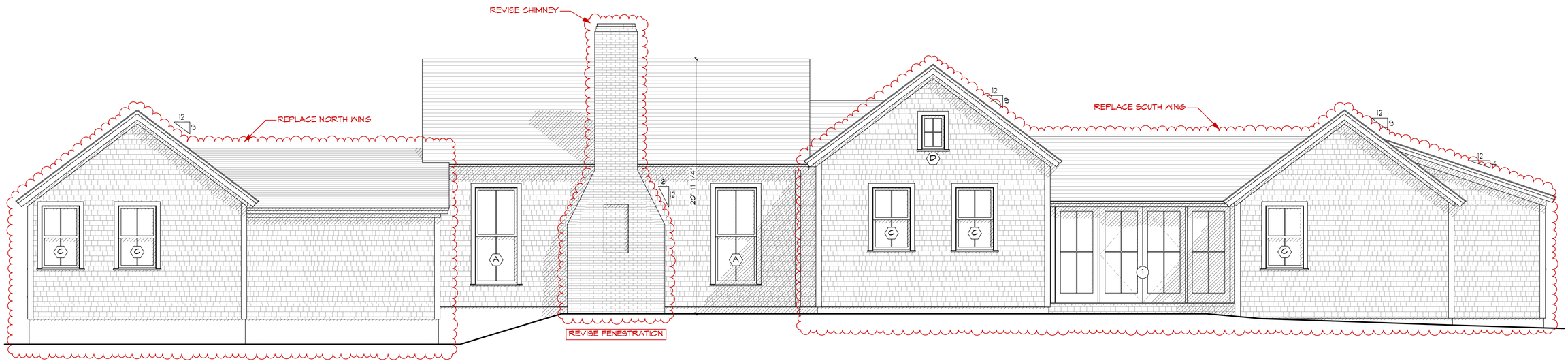
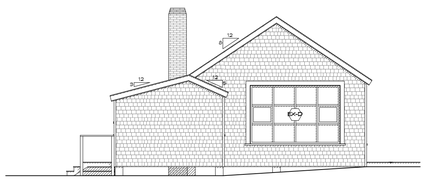
ID #
A-2.1



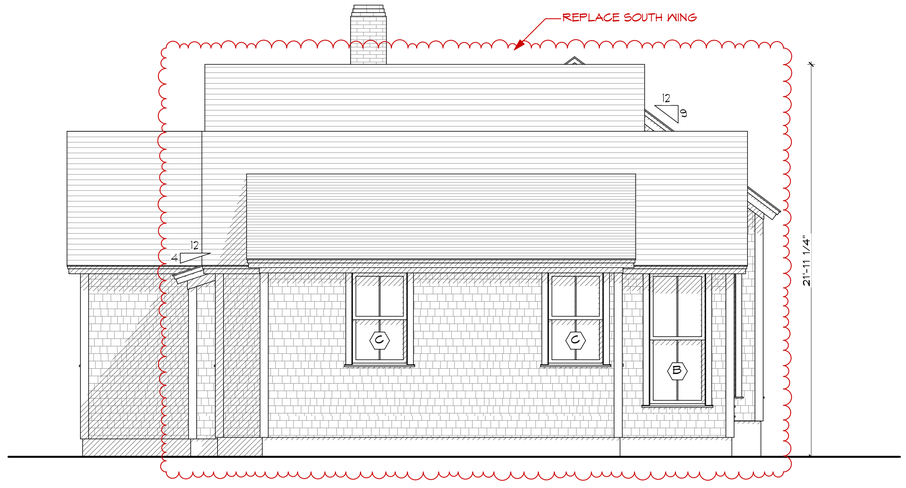
West Elevation
SCALE: 1/4" = 1'-0"



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#

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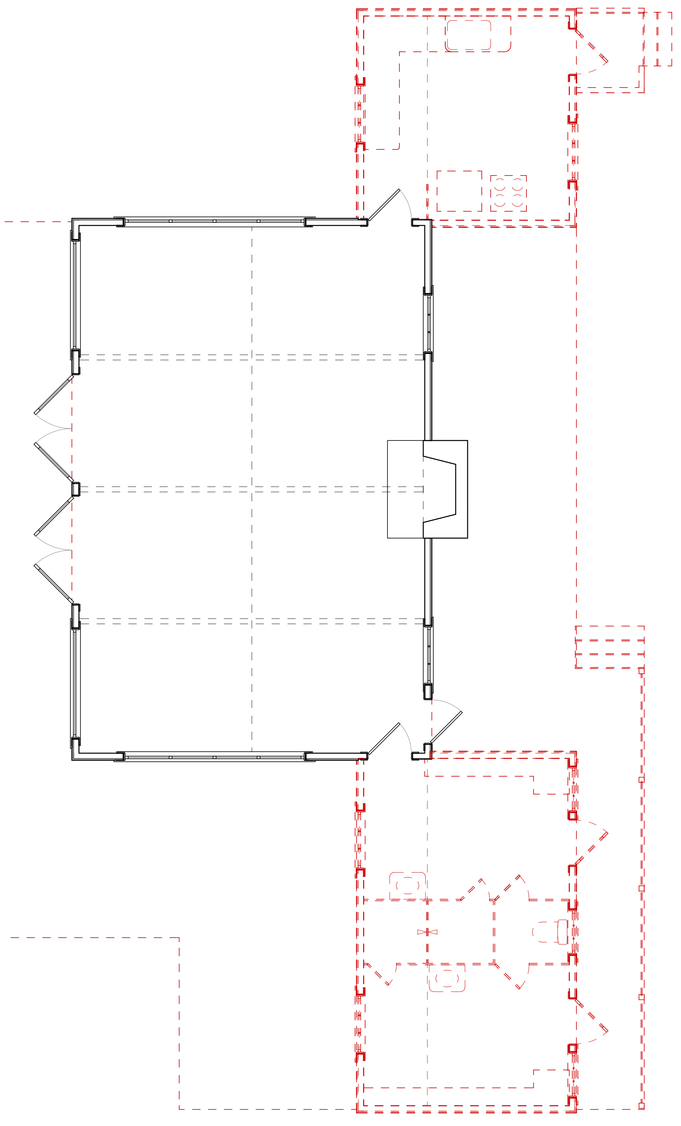
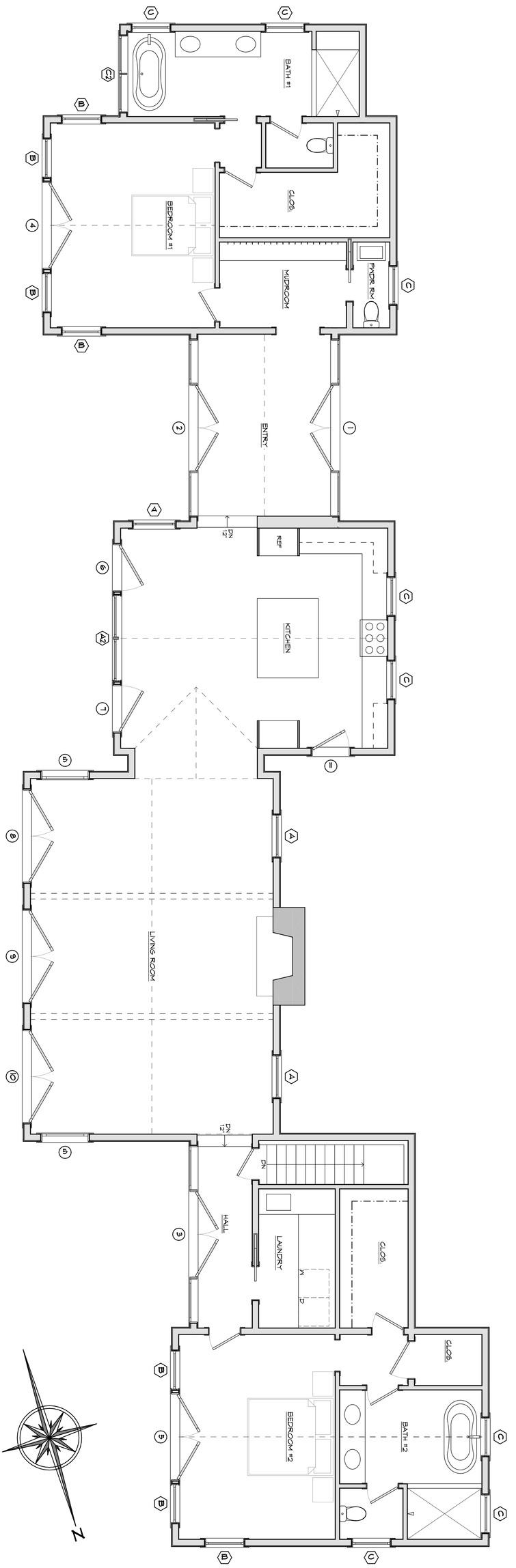


First Floor Demolition Plan
SCALE: 1/4" = 1'-0"



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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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

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: 12/14/2023
✓	Address & HDC Case Number (ie HDC2020-05-0265): 2023-10-9327
✓	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: _____ Date: 12/14/2023

	- Clarification was provided regarding the visibility of the granite. On the left side, facing the house, no granite would be visible. On the right side, there would be a gradual appearance of granite, limited to four to five inches. **Mickey Rowland** - Noted the presence of a short brick and granite wall below the bottom rail of the fence in various locations. - Stated that they are fine with the replacement of this wall as long as it replicates the current appearance. - Mentioned a previous suggestion of moving it inward towards the plantings, but clarified that maintaining its current location would also be acceptable. - Expressed the opinion that the railings should continue to return to the house, similar to their current configuration. **Williams** - Clarified that the mentioned railings are, in fact, gates. - Explained that the plan is for the railing to return for a short distance (about two or three feet) before transitioning into gates. - Acknowledged concerns raised by Camp about the gates and expressed a willingness to reinstall them. - Mentioned the need for creative hardware solutions to facilitate easy removal when necessary for gardening within that area.
Concerns/Questions/ Comments:	**Welch** - Suggested that the treatment of the brick should continue, advocating for consistency on both sides. - Noted that, due to the removal of some brick along the sidewalk for the project, there would be access to the brick underneath the fence on the left side. - Stressed the importance of maintaining the same treatment for continuity, even if it means seeing only a small portion of brick in certain locations. **Camp** - Expressed satisfaction with the new foundation underneath. - Expressed a previous concern about the 24-inch gate and was relieved to hear that it would be reconstructed and put back, addressing the initial omission. **Oliver** - No concerns. **Coombs** - No concerns. **Backus** - Recommended that Rudd reach out to Erica Mooney at Town Administration regarding any proposed work on the sidewalk. - Emphasized the importance of ensuring proper authorization and permissions before proceeding with the proposed work.
Motion:	**Motion to approve as submitted. (Welch) (2:01:15)**
Roll-Call Vote:	Carried 5-0 // Pohl, Welch, Coombs, Patten, Paul (Aye) — Certificate # HDC2023 – (as noted)

13. KMS126 NT	126R Main St	Reno Relocate Garage	42.3.3/98.1	LFW

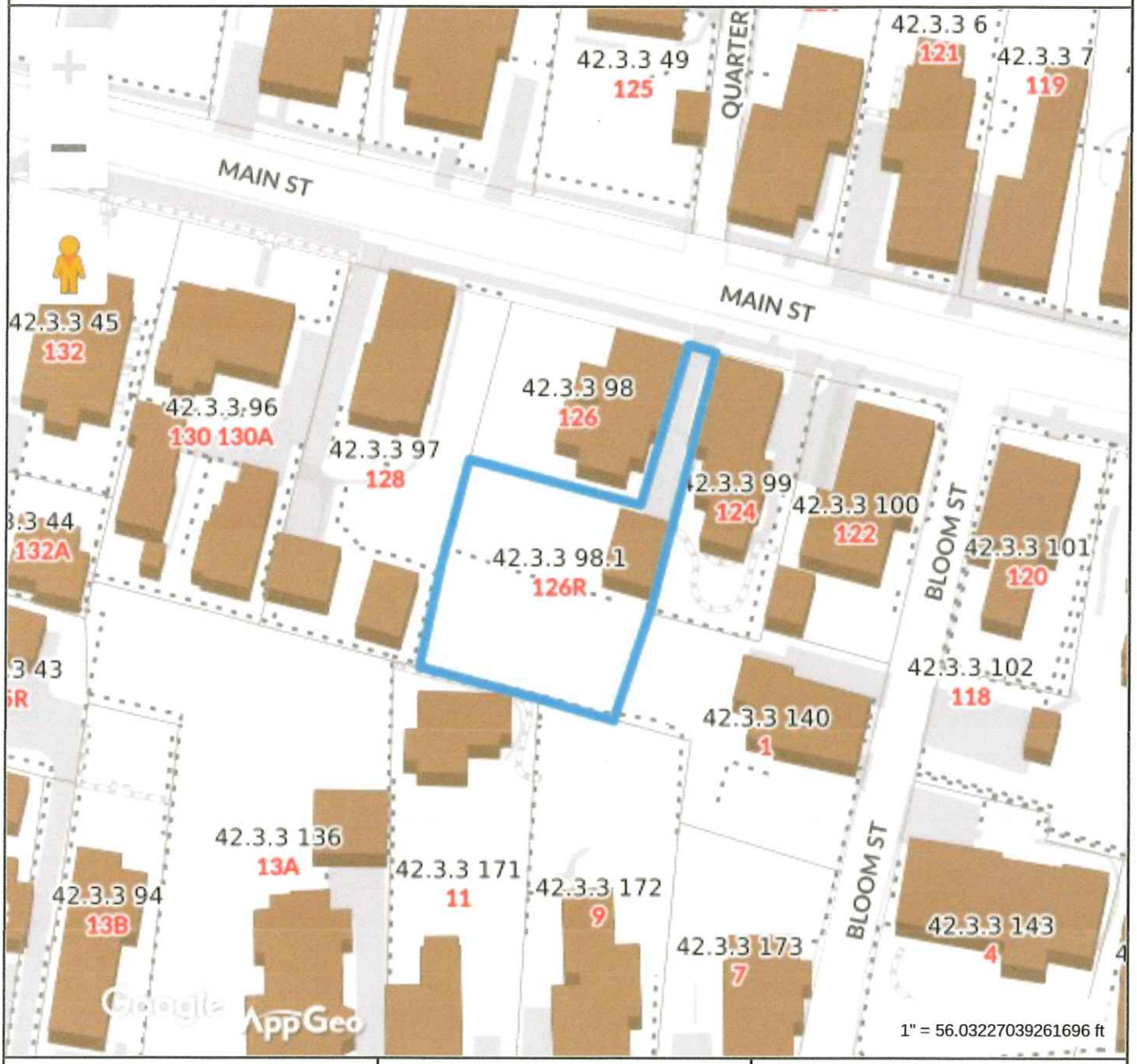
Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Patten, Paul
Recused:	-
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	**Linda Williams/ Spencer Cordsten McCombe**
Staff Comments:	**Backus** - Referred to an HDC survey on file for a garage dating back to Circa 1915, marked as a contributing structure. - Appreciated the proposal's focus on renovating the garage rather than demolishing and reconstructing it.

	- Noted that previous proposals to demolish were denied, and a subsequent application for demolition and reconstruction was withdrawn in anticipation of a new application, which is currently under consideration. - Highlighted that even though the proposal includes moving the garage on-site, it will still be visible from the public way, aligning with historical appropriateness. - Expressed concerns about the proposed fenestration, emphasizing that the garage doors should resemble the existing triple French doors, and stating the large fold-up window as inappropriate. - Advocated for all fenestration to be True Divided Light (TDL) on a historic structure within the Old Historic District (OHD). - Stated that the garage's design should reflect the time when it was predominantly used for vehicles on the island, maintaining a simple aesthetic.
Public Comments:	**Backus** - Read a statement received via email just prior to the meeting from Mary Bergman. In the email, Ms. Bergman: - Raised questions about efforts made to restore or stabilize the building in the 10 months that followed the denial. - Expressed concerns about the potential message conveyed to future applicants if plans to move and rebuild, effectively demolishing the structure, are approved. Suggested that this might be perceived as an indication that the HDC could reverse its decision if an applicant waits long enough. **Kevin Toth (2:08:59)** - Expressed gratitude to the HDC for its efforts in preserving the historic legacy of Nantucket. - Urged the HDC to rely on the same reasoning used to deny the demolition of the structure earlier in the year and to deny the current proposal, seen as a thinly veiled attempt to reconsider the decision. - Emphasized the historic significance of the Saltbox garage, over 100 years old and dating back to the introduction of automobiles on the island. - Stressed that allowing the garage to be moved would erode the historical character of the island. - Argued that the current application is a "demolition in disguise," as the structure is claimed to be in poor condition, and the setback issue cited is a result of the developer's actions during subdivision. - Contended that the desire to move the historic building is merely to facilitate the construction of another new house behind it. - Criticized the applicant for neglecting the maintenance of the historic building under their ownership, leading to visible deterioration. - Called on the HDC to exercise its authority to order the maintenance and repair of historic buildings and to view with disapproval owners who allow neglect as a justification for demolition or relocation. - Requested that the historic outbuilding receives the maintenance it deserves and is preserved in its original historic location.
Concerns/Questions/ Comments:	**Camp** - Expressed appreciation for preserving the old saltbox shape, describing it as a pure form with perfect dimensions. - Stated a preference for the structure to remain in its current location, as it makes sense when viewed up the driveway, evoking a historical context. - Mentioned concerns about the flush Dormer, deeming it inappropriate, and suggested that if Dormers were necessary, they should be pushed up and made more historically aligned. - Proposed an alternative design with windows and a simple set of French doors as a more fitting option. **Oliver** - Acknowledged the possible function of the Dormer to provide height for the doors in the back, suggesting that it could be adjusted to snug around the door if necessary. - Expressed agreement with concerns about the proportions of the fold-up window, emphasizing that it lacks panes and is out of balance with the overall design. - Stated that having five French doors and a carriage door in a small structure seems excessive, recommending the elimination of some elements, particularly on the West Side. - Preferred keeping carriage doors, considering them appropriate, while expressing an understanding for the desire to retain the existing overhead door for practical reasons related to cars. **Coombs** - Raised a question about the design, specifically questioning the purpose of the Dormer on the South Elevation, given the absence of windows or other features that would utilize the head height provided by the Dormer. - Suggested that the garage doors should resemble the wooden ones shown in the proposed North Elevation. - Expressed confusion about the design choice on the South Elevation, noting the presence of French doors with a kick panel and the Dormer but without additional windows or features.

	- Described the East Elevation as simple but raised concerns about the design, particularly questioning the loss of historic charm due to the incorporation of French doors and an unclear window feature. - Emphasized the importance of maintaining the building as close as possible to its original form. **Welch** - Expressed concerns about the character of the proposed doors, suggesting they are not in keeping with the historic nature of the building. - Inquired about the purpose of moving the structure five feet. **Williams** - Clarified that the purpose of moving the structure five feet is to get it out of the setback. - Mentioned that the East Side cannot be touched due to property boundaries and its deteriorated condition. **Welch** - Highlighted concerns about the inappropriateness of the proposed Dormer on the West and East elevations. - Suggested that the top plate height of the Dormer on the South elevation doesn't align well with the doors below. - Emphasized the importance of considering a smaller move for the garage (around three feet) to preserve the historic character without jeopardizing it. - Raised the need for documentation of the structural elements to be retained before making a decision on the proposal. **Pohl** - Supported the idea of having vertical board doors with strap hinges for the garage doors facing north (Main Street). - Suggested removing lights from the doors to maintain a simple barn-like appearance. - Advocated for pulling back the triple doors and the large window on the south elevation, emphasizing the need for better alignment. - Discussed the placement of the building, expressing agreement with the relocation due to historical variations in Sanborn maps. - Acknowledged the visibility of the structure from Main Street even in its new location and reiterated the preference for specific door characteristics.
Motion:	**Motion to hold the application for further review, incorporating provisions for an inventory of the structure elements to be retained. Additionally, to seek clarification on the necessity of moving the structure three feet instead of five. (Welch) (2:24:51)**
Roll-Call Vote:	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye) — Certificate # HDC2023 – (as noted)

14. Matthew Stone	47 Milk Street	Rev Pool Location	56/201	LFW

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Patten, Paul
Recused:	-
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	**Linda Williams/ Spencer Cordsten McCombe**
Staff Comments:	**Backus** - No comments
Public Comments:	None
Concerns/Questions/ Comments:	**Oliver** - Stated that the current proposal shows a deviation from the previous approval.



Property Information

Property ID	42.3.3 98.1
Location	126R MAIN ST
Owner	K22S 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.

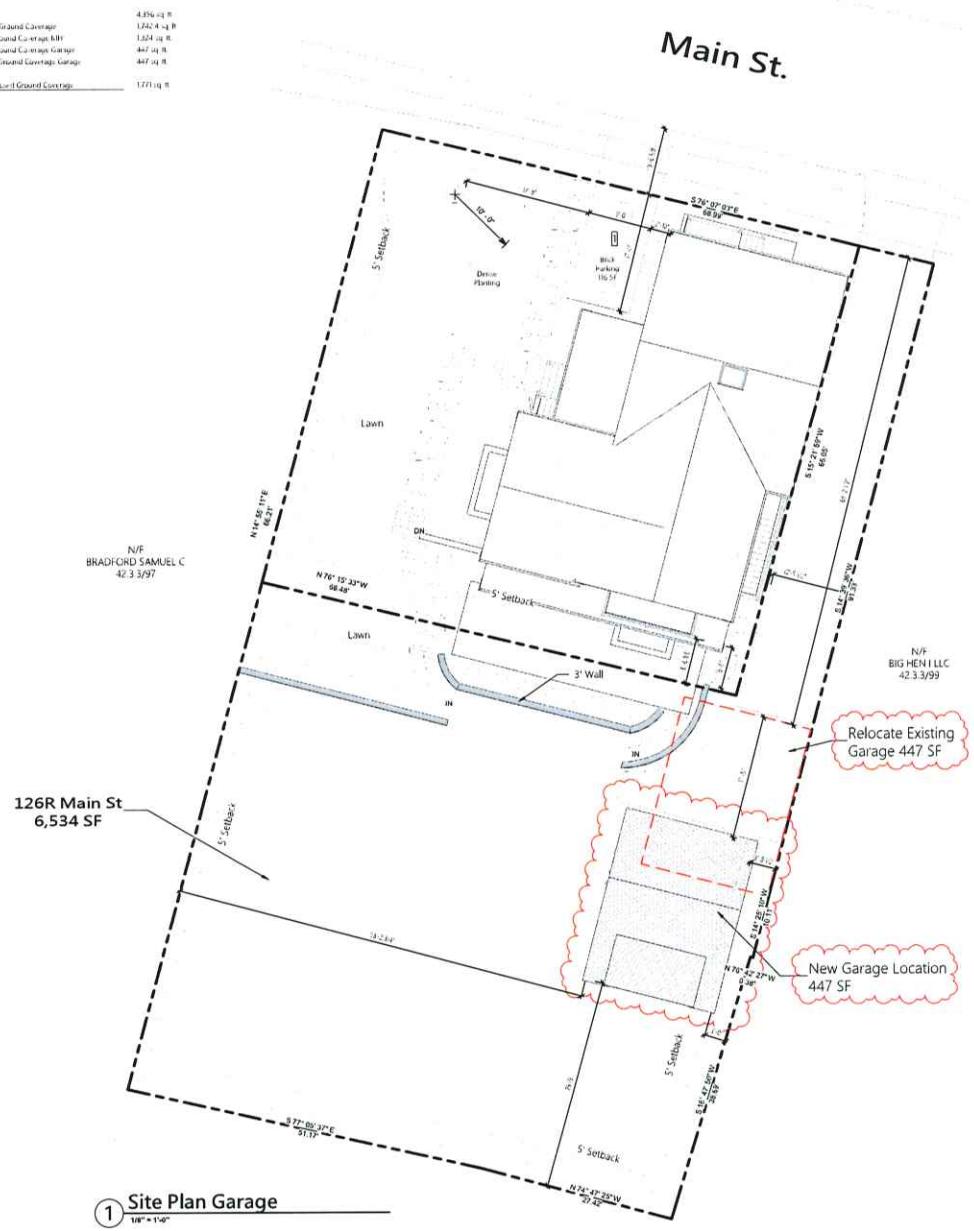
Geometry updated 10/03/2023
Data updated Jan. 2021

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

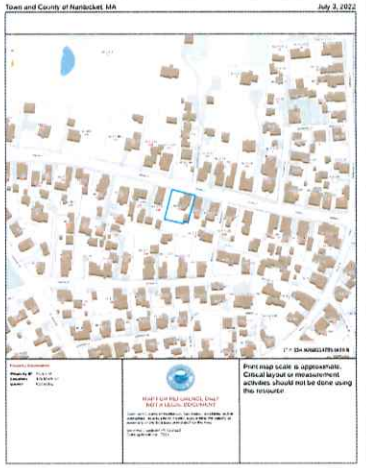
HDC Submission Only - Not For Construction

Property Info:

Map & Parcel	42.3.3/98	Lot Size	4,896 sq ft
District/Zoning	RDH	Allowable Ground Coverage	1,842.4 sq ft
Minimum Lot Size	5,000 sq ft	Existing Ground Coverage Bldg	1,324 sq ft
Frontage	50 ft	Existing Ground Coverage Garage	447 sq ft
Ground Cover Ratio	40%	Proposed Ground Coverage Garage	447 sq ft
Front Setback	5 ft		
Side/Rear Setback	5 ft	Total Proposed Ground Coverage	1771 sq ft



1 Site Plan Garage
1/8" = 1'-0"



2 Locus Map
NTS

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www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

126R Main Street Garage

126 Main Street, Nantucket, MA 02554

Sheet

Site Plan Garage

Date

12.05.2023

Revisions

C.100

Scale

As indicated

HDC Submission Only - Not For Construction

ALL FIELD CONDITIONS SHALL BE VERIFIED BY THE TRADES. ANY DISCREPANCIES OR CHANGES SHALL BE BROUGHT TO THE ATTENTION OF JB STUDIO. JB STUDIO CANNOT BE HELD RESPONSIBLE FOR WORK EXECUTED INCORRECTLY DUE TO MISMEASUREMENT, OR DEVIATION FROM THESE AND ANY DRAWINGS. PLEASE CALL WITH ANY QUESTIONS.
THESE DRAWINGS AND DETAILS THEY ILLUSTRATE ARE SOLE PROPERTY OF JB STUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JB STUDIO.
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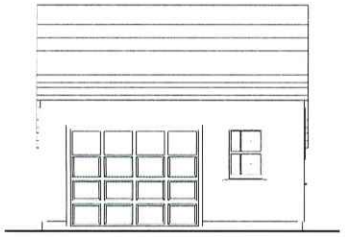
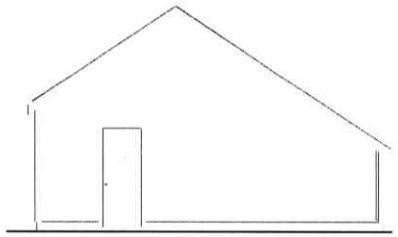
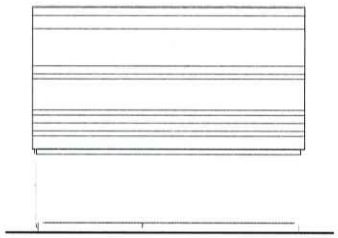


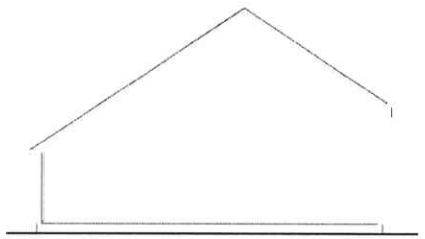
1 Existing North Elevation
1/4" = 1'-0"



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



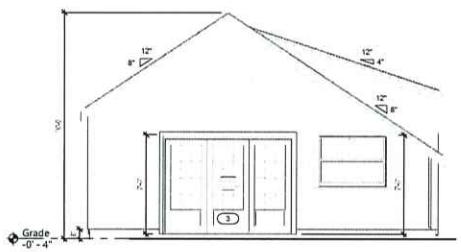
3 Existing South Elevation
1/4" = 1'-0"



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



5 Previously Submitted North Elevation
1/4" = 1'-0"



6 Previously Submitted West Elevation
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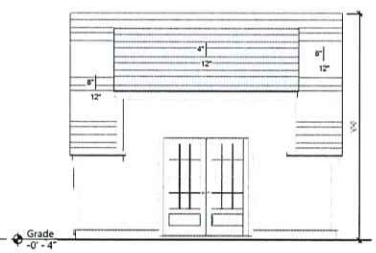

7 Previously Submitted South Elevation
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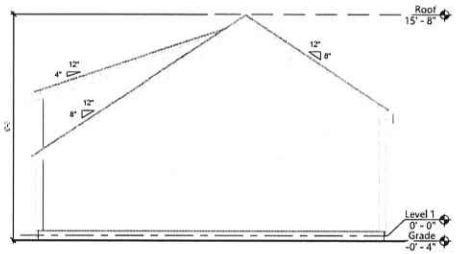
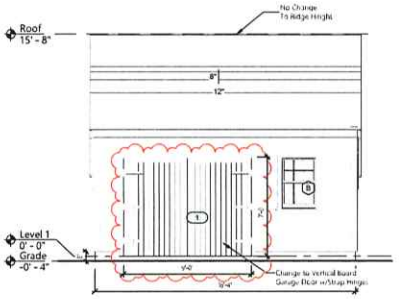
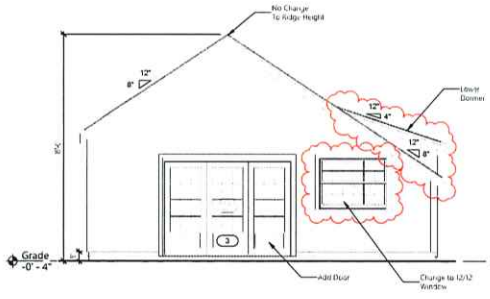


8 Previously Submitted East Elevation
1/4" = 1'-0"



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



10 Proposed West Elevation
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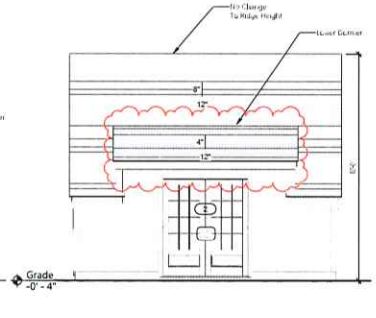
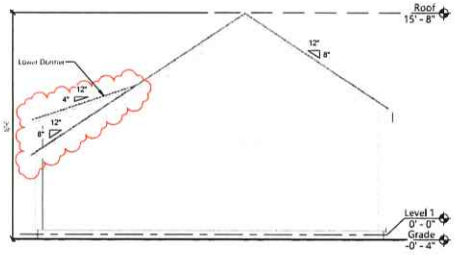


11 Proposed South Elevation
1/4" = 1'-0"



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

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Project

126R Main Street Garage

126 Main St., Nantucket, MA 02554

Sheet

Elevations - Garage

Date

12.05.2023

Revisions

A.101

Scale 1/4" = 1'-0"

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 Interior Picture 1
NTS



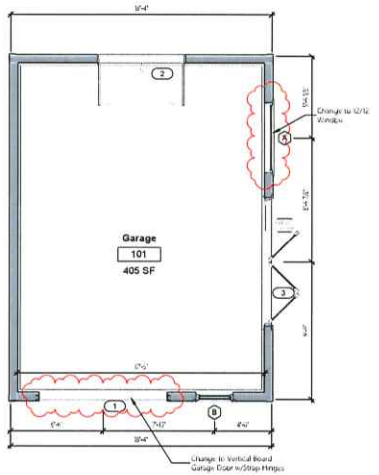
3 Interior Picture 2
NTS



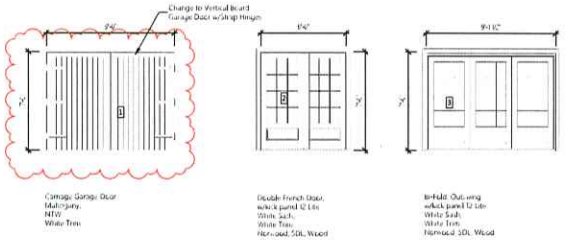
4 Interior Picture 3
NTS



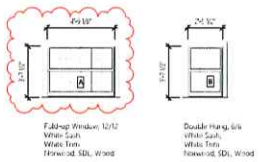
5 Interior Picture 4
NTS



1 Level 1- New
1/4" = 1'-0"



Door Schedule
NTS



Window Schedule
NTS

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Project
126R Main Street Garage
126 Main St., Nantucket, MA 02554

Sheet
Floor Plans, Pictures

Date
12.05.2023

Revisions

A.102

Scale As indicated

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: 12/12/2023
✓	Address & HDC Case Number (ie HDC2020-05-0265): 10-9328
✓	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
NA	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

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** 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: 12/11/2023

8. Richard Farrell Trust **10-9328** 12 Gay St AC equipment 42.3.4/13 Normand Residential

Voting:	Pohl, Welch, Camp, Coombs
Alternates:	None
Recused:	None
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	**David McCree**
Staff Comments:	**Backus - Not present but comments were read for the record, as follows:** - Circa 1835-1836, the property at 2 Gay Street was originally an Atlantic Silk Company in 1844 and later converted into a duplex. - Plans did not include details about the recently approved porch addition. - Concerned about the proposed AC condenser at the corner of the house at Gay and Westminster streets. - Mentioned that it would be slightly visible behind the existing privet hedge and the proposed three-foot natural weatherboard fence. - Questioned the appearance of the proposed line set along the corner board and whether it would resemble the white downspout. - Asked about the possibility of locating the condenser on the south elevation next to the existing white downspout. - Noted that the condenser on the South side would be visible from the street, extending out to the new driveway.
Public Comments:	**Mickey Rowland** - Commented on the transparency of the hedge. - Anticipated that the proposed fence, which will be unusual for the location, will be visible, along with an air conditioner behind it. - Expressed the hope that both AC condensers could be placed behind the house, emphasizing that the white plastic exterior line sets are deemed inappropriate. - Advised against using exterior walls for any new line sets, emphasizing the preference for running them inside the house.
Concerns/Questions/ Comments:	**Pohl** - Suggested that a white PVC material could be used along the water table board between the foundation and the shingles. - Stated that this approach would make it difficult to notice, promoting a more discreet appearance. **Camp** - Highlighted the visibility of the elevation, situated directly across from Academy Hill. - Acknowledged the thinness of the hedge in that area. - Suggested waiting and considering the impact of a proposed porch on mitigating the concerns about the elevation. - Expressed acceptance of the interior porch to the right of the stairs on the south elevation, anticipating it would resemble a gutter. - Noted a need for additional attention to the elevation facing Academy Hill, particularly concerning the historic pilasters. - Emphasized the importance of preserving the historic elements without interference. **Coombs** - Shared recent efforts in studying various tubes and components to assess their compatibility. - Supported the idea of repositioning one of the tubes to align with the gutter. - Proposed placing the tubes along the base of the building. - Advocated for waiting until the porch details are finalized to determine the best locations for the tubes and ensure a cohesive design. **Pohl** - Emphasized that any solution proposed by either the applicant or the HDC should not necessarily depend on the construction timeline of the porch. **Welch** - Stated the intent to adhere to guidelines and emphasized the distinction between the line set conduit and the manufacturer's conduit. - Proposed a consistent approach for the west elevation, suggesting that all line sets could go horizontally into the structure at the condenser point. - Acknowledged that this might involve interior work, which may not be the preference of the applicants. - Expressed concerns about the line set going up the structure on the south elevation, advocating for a solution that resembles the existing downspout. - Mentioned the possibility of running the line set further to the right, combining it into a wooden box with

	the downspout. - Highlighted the preference for consistency in vertical elements, suggesting that wooden boxes painted to match the trim could be used, particularly at locations with trim. - Proposed minimizing visual impact by combining line sets where possible, such as on the left corner of the south elevation. - Expressed concern about the pitch of the gutters, although they are not part of the application. - Asserted that the pitch of the gutter should be such that there isn't a mid-point, emphasizing that it should drain to one side or the other. - Suggested that the gutter on the south elevation, to the right of the door, might benefit from being plugged and consolidated with the line set into one box. - Proposed eliminating or combining vertical elements by consolidating the new line set with an existing downspout. - Advocated for reducing visual complexity by combining proposed and existing elements, potentially integrating the line set between two windows with an existing downspout further to the right. - Emphasized the need to consolidate and normalize by placing elements in wooden boxes, painted to match underlying trim where possible. **Camp** - Acknowledged the building's rich history and emphasized its high-profile and noticeable nature. - Encouraged creative thinking, suggesting that the historic significance of the building might call for alternative solutions rather than placing external condensers. - Proposed giving respect to the old building by exploring innovative ways to incorporate air conditioning without visually impacting its historic character.		
Motion:	**Motion to hold for revisions. (Coombs) (1:49:21)**		
Roll-Call Vote:	Carried 4-0 // Pohl, Welch, Camp, Coombs (Aye)	Certificate #	HDC2023 – **10-9328**

9. Jana Oddleifson — 2 Dukes Rd — Move/demo dwelling — 41/187 — LFW
   Concerns: **Application not opened.**
   Motion: **No action.**
10. Jana Oddleifson — 2 Dukes Rd — Move/demo cottage — 41/187 — LFW
    Concerns: **Application not opened.**
    Motion: **No action.**

11. KMS126 NT **10-9327** — 126R Main St — Reno Relocate Garage — 42.3.3/98.1 — LFW

Public Comment: **Kevin Toth (1:50:40)**
- Questioned why this item was being held.
- Inquired about the presence of abutters, questioning whether a strike (objection or dissent) is being given for the matter under discussion.
- Highlighted the fact that they are present, expressing awareness that there are other cases being presented as well.

Welch
- Explained that the board and alternates were not at full capacity.
- Mentioned that more than half, or possibly half, of the applications scheduled for the meeting had been held.
- Emphasized that it wasn't just one case but rather a group of people who were affected by this situation.
- Indicated that there was a special condition or consideration given due to the holiday, implying a unique circumstance or adjustment for the meeting.
- Pointed out the benefit of holding the hearing when there is a full board with alternates available.
- Suggested that this approach is particularly beneficial for cases that are expected to be lengthy or have a longstanding nature.

Concerns: **Application not opened.**
Motion: **No action.**

12. Matthew Stone — 47 Milk st — Rev Pool Location — 56/201 — LFW
    Concerns: **Application not opened.**
    Motion: **No action.**

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°: 42.3.4 PARCEL N°. 13

Street & Number of Proposed Work: 12 Gay St.

Owner of record: Richard Farrell Trust

Mailing Address: 1403 Meadow Ridge

Redding CT 06896

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 228.2044 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 AC equipment

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: Atlantic Silk Mill Company

Original Date: 1835

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 } 3 condenser & exterior line sets
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: 3'0"
Type: 1x6 board N.T.W.
Length: See plan

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 _____

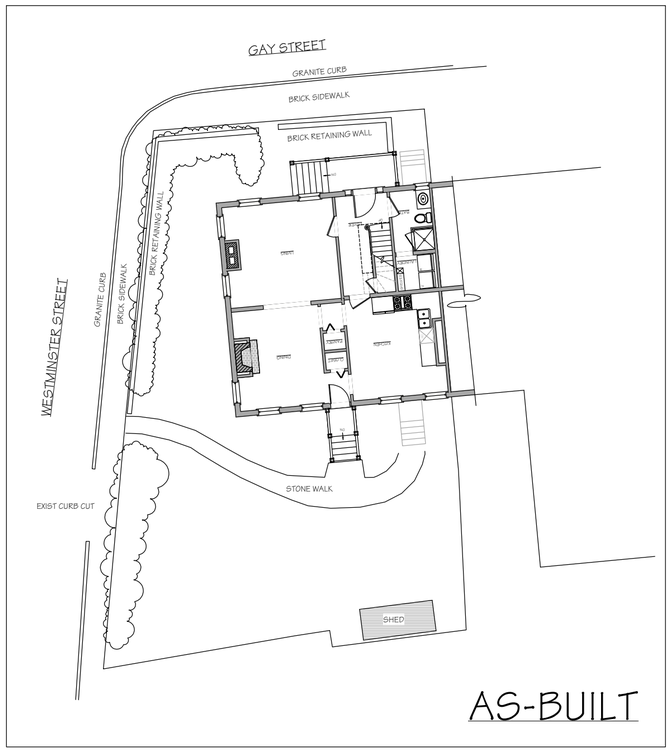
Deck _____ Foundation _____ Fence N.T.W. Shutters _____

* 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 10/17/2023 Signature of owner of record _____ Signed under penalties of perjury

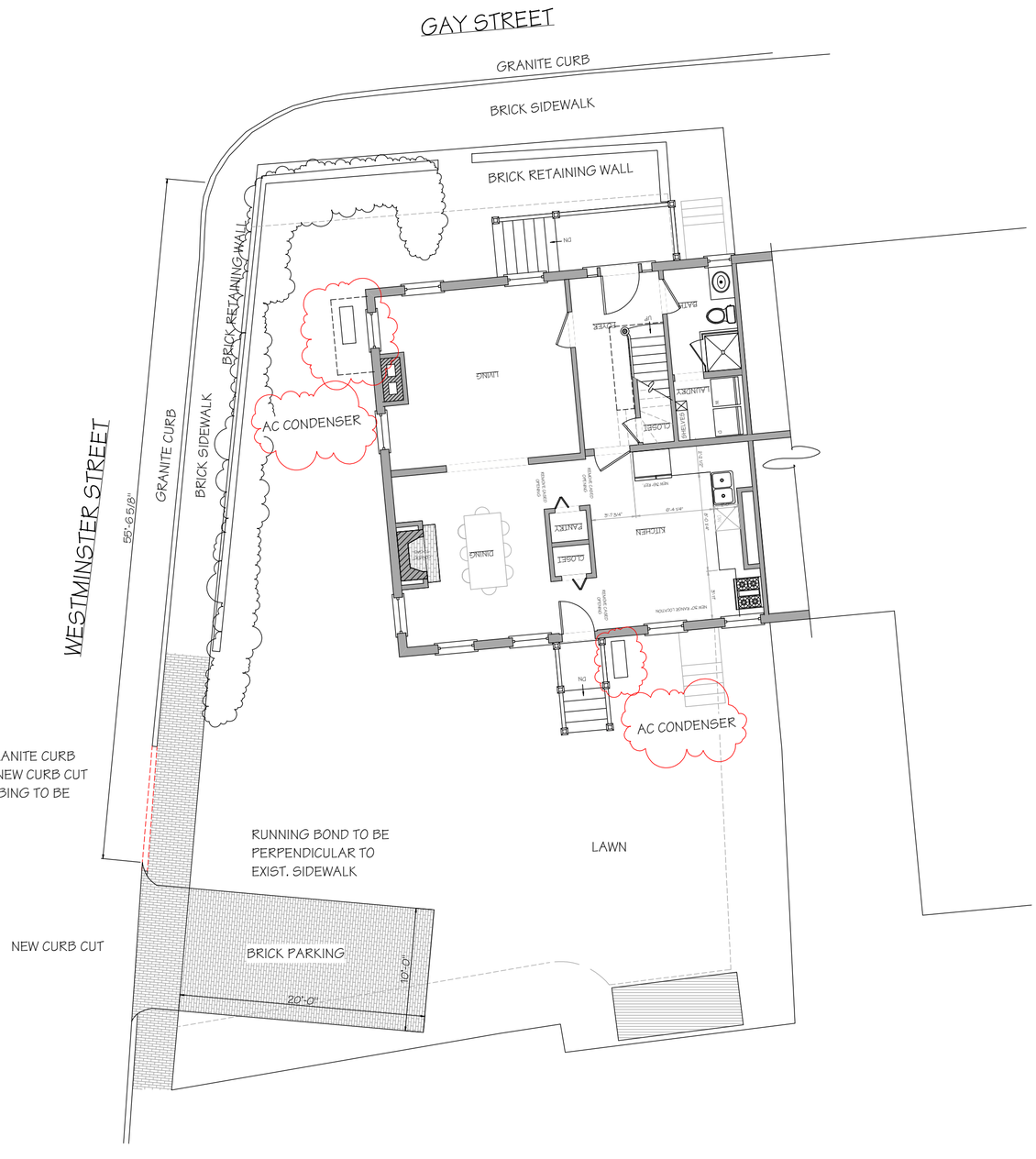
THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA 02554



AS-BUILT



EXIST GAP FIT WITH GRANITE CURB BEING REMOVED FOR NEW CURB CUT - ANY REMAINING CURBING TO BE RETURNED TO DPW



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DESIGN, INC

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(508) 228-2044 NORMANDRESIDENTIAL.COM

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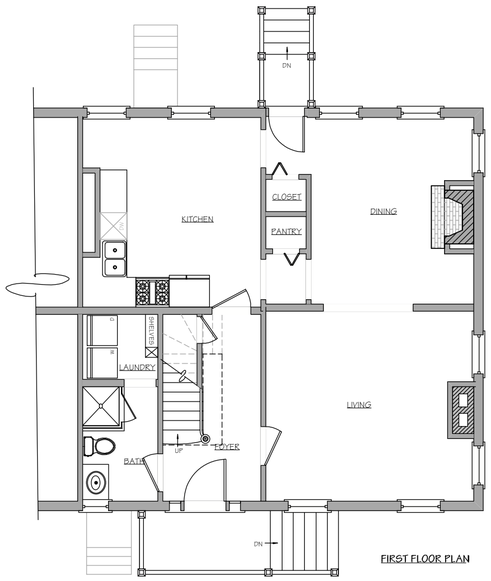
COVER SHEET
DATE: 12/11/2023
SCALE: AS NOTED

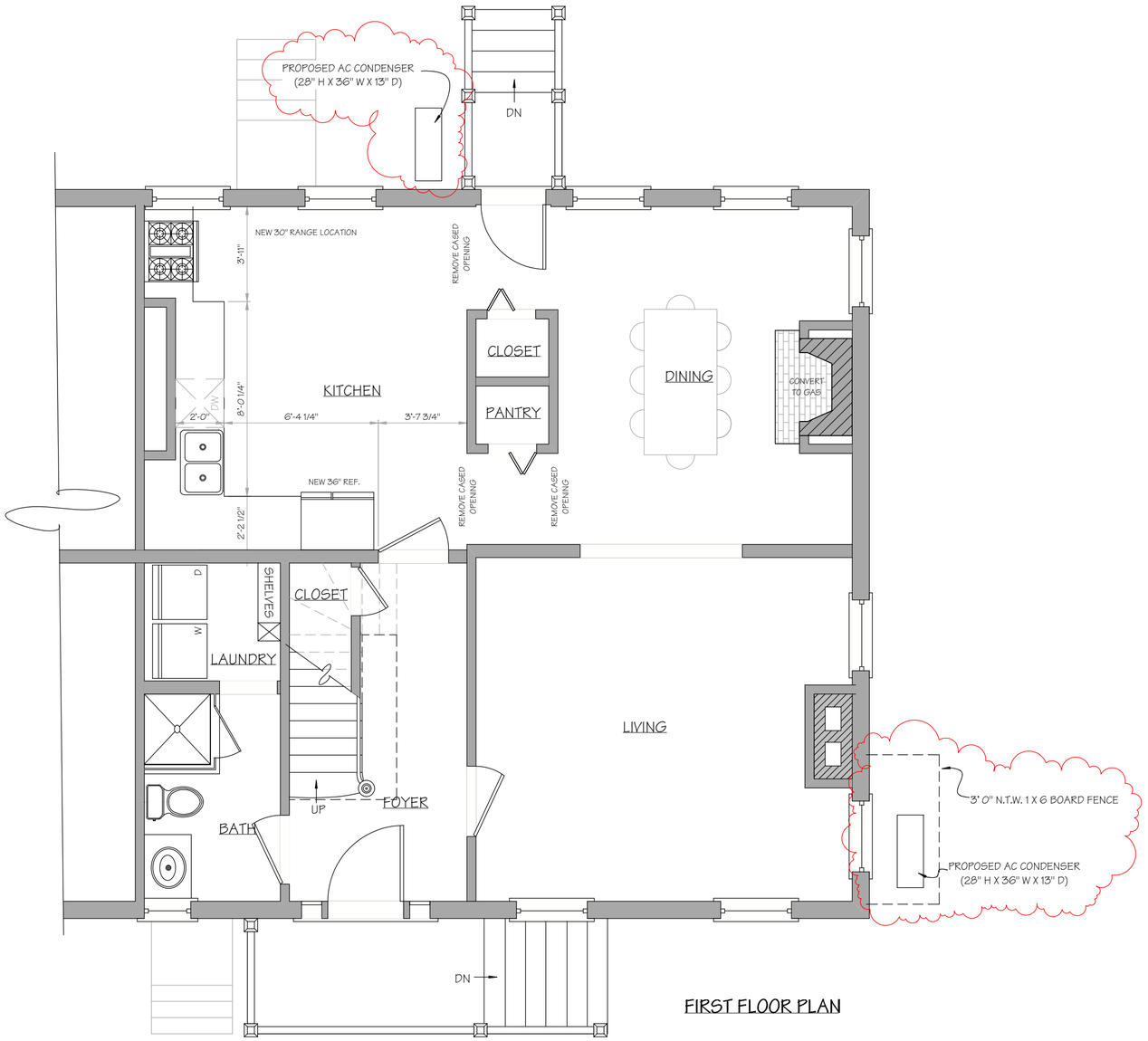
M/P: 42.3.4 / 13

THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

A



AS-BUILT



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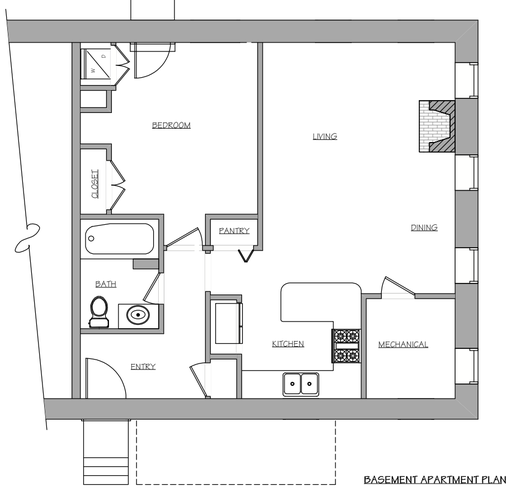
FIRST FLOOR PLAN
DATE: 12/11/2023
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 13

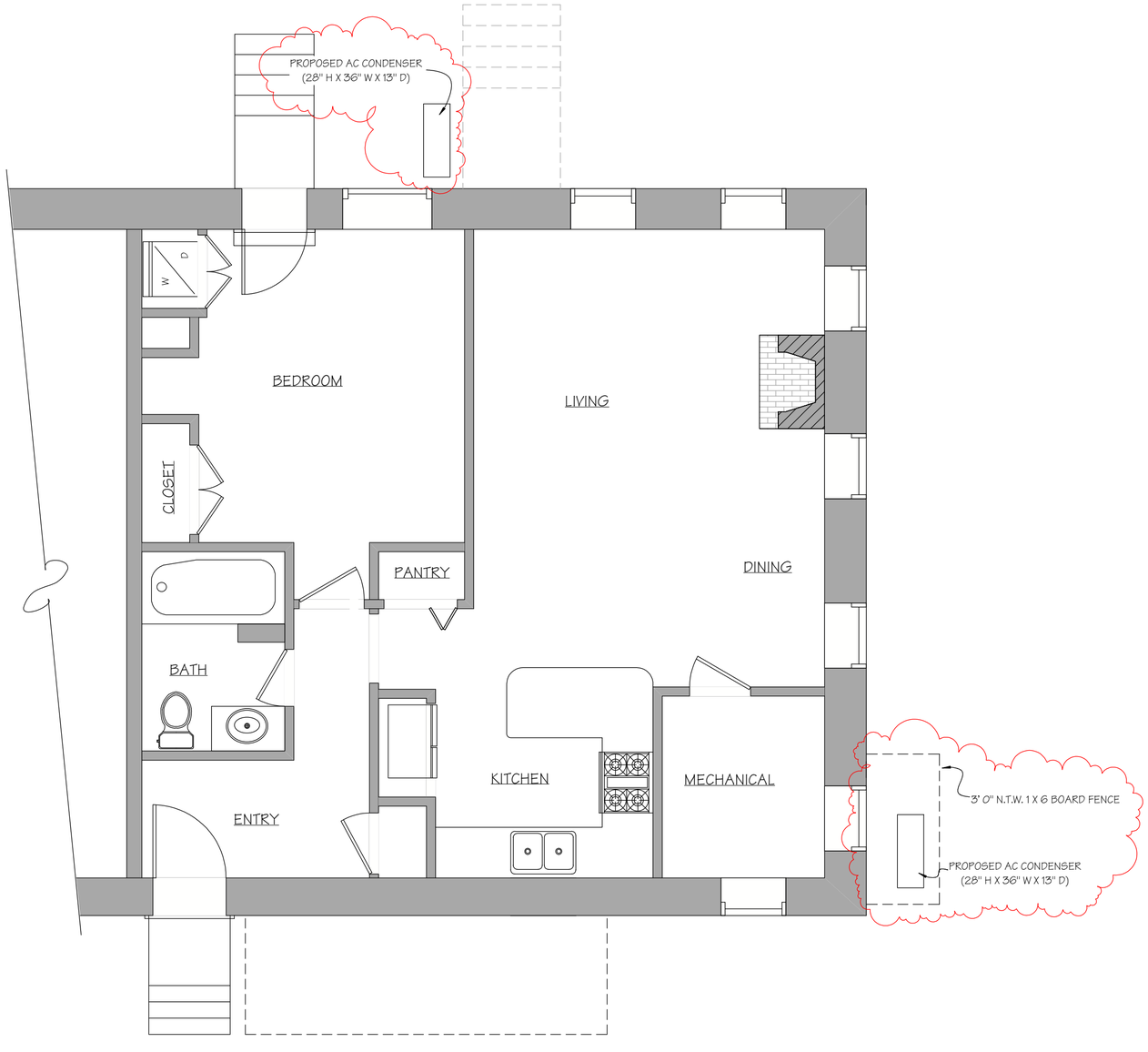
THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

1

AS-BUILT



BASEMENT APARTMENT PLAN



BASEMENT APARTMENT PLAN

NOTE:
- WATER AND MOISTURE MITIGATION TO BE REVIEWED WITH CONTRACTOR.

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BASEMENT PLAN
DATE: 12/11/2023
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 13

THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

2



NORTH ELEVATION

AS-BUILT



NORTH ELEVATION

NOTE: REPLACE CRACKED WINDOW PANES AS NEEDED

NOT FOR CONSTRUCTION

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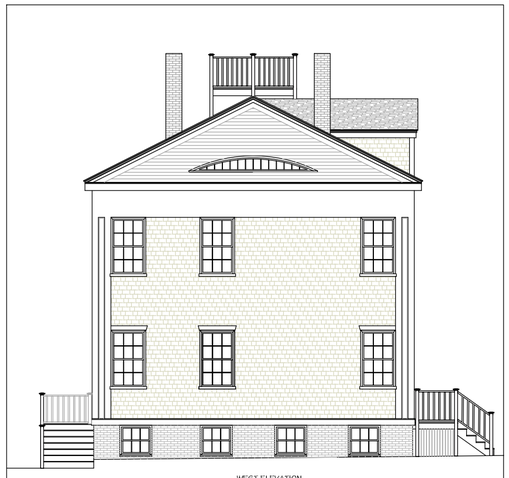
ELEVATION
DATE: 12/11/2023
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 13

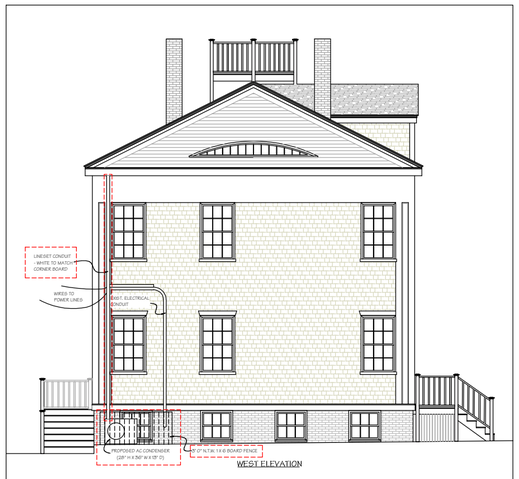
THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

3



WEST ELEVATION

AS-BUILT



WEST ELEVATION

PREVIOUSLY SUBMITTED



WEST ELEVATION

NOT FOR CONSTRUCTION

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ELEVATION
DATE: 12/11/2023
SCALE: 1/4" = 1'-0"

M/P: 42.3.4 / 13

THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

4



SOUTH ELEVATION

AS-BUILT



SOUTH ELEVATION

NOTE: REPLACE CRACKED WINDOW PANES AS NEEDED

PREVIOUSLY SUBMITTED



SOUTH ELEVATION

NOTE: REPLACE CRACKED WINDOW PANES AS NEEDED

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 12/11/2023
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 13

THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

5

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.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 13

Street & Number of Proposed Work: 12 Gay St.

Owner of record: Richard Farrell Trust

Mailing Address: 1403 Meadow Ridge
Redding CT 06896

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 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 AC equipment

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: Atlantic Silk Mill Company

Original Date: 1835

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

} → condenser & exterior line sets

*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: 3'0"
Type: 1x6 board N.T.W.
Length: See plan

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 N.T.W. 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 10/17/2023 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-9-3
MAP/PARCEL#: 4234-013

Recorded By: AEG Date: 9/21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 12 Gay St. 2. BUILDING NAME:

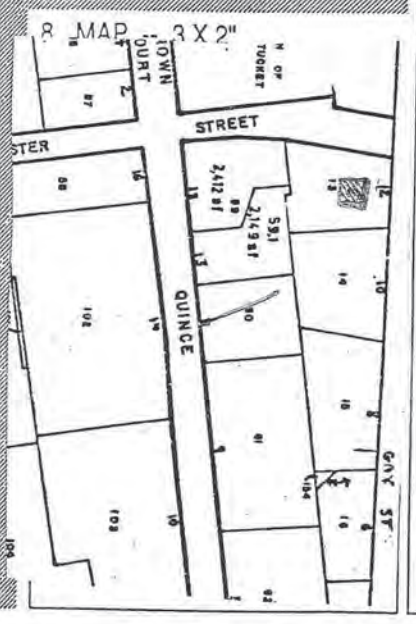
3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Farrell, Richard G. + Jaclin B

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 1835-1836 (same as 10)

6. USE: Original: Atlantic Silk Company Mill Present: Dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: no





DESCRIPTION:

10. FOUNDATION
✓ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ✓ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3 Ve is pedimented gable

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ✓ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ✓ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: pedimented

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ✓ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ✓ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ✓ a. sidelights
- O b. transom
- O c. plank frame
- O d. flush frame
- O e. Federal
- O f. fanlight
- O g. blind fan
- ✓ h. Greek Revival
- O i. recessed
- O j. other: pilasters

26. NUMBER OF BAYS:

Shares 4th bay w/ #16

- ✓ a. three
- O b. four
- O c. five
- O d. N/A
- O e. other: 7 total (w/ #10)

27. WINDOW FRAME TYPE:

- O a. flush
- O b. plank frame
- ✓ c. bull-nose
- O d. other:

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- O a. 12/12
- O b. 9/9
- ✓ c. 6/6
- O d. 2/2
- O e. casement
- O f. other: 4/4, 3/6 (in basement) fan window in pediment

29. PORCH:

- O a. front
- O b. side
- O c. wrap

30. DETAILS:

(check several if appropriate)

- O a. corner boards (plain)
- O b. corner boards (beaded)
- O c. corner board (single)
- ✓ d. entry stairs w. balustrade
- O e. blinds
- ✓ f. watertable
- ✓ g. pilasters
- O h. trellis
- O i. other: entablature

31. CONDITION:

- O a. excellent
- ✓ b. good
- O c. fair
- O d. deteriorated

32. INTEGRITY:

- O a. original site
- O b. moved if so, when?:

Major alterations or additions: 1844 converted to duplex.
(with dates if known)

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ✓ a. individually significant
- O b. contributing
- O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1835-6 SOURCE: Lancaster

ARCHITECT:

BUILDER:

35. BUILDING TYPE:

- O a. box
- O b. additive
- O c. gable front
- O d. gable ell
- ✓ e. side-gabled
- O f. other: joined to #10

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
✓ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Originally Atlantic Silk Company Mill. Closed in 1844 and converted into dwellings

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 183.
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: Stackpole

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 3,375 SF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ○ c. 20 feet or less ✓ b. 10 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ✓ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

✓ a.	densely built-up	✓ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	✓ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a. barn	○ b. privy	○ c. shop	○ d. arbor
○ e. carriage house	✓ f. shed	○ g. gardens	○ h. deck
○ i. garage	○ j. greenhouse	✓ k. fence	○ l. parking

○ m. scallop shanty n. landscape features: _____ o. other: hedge

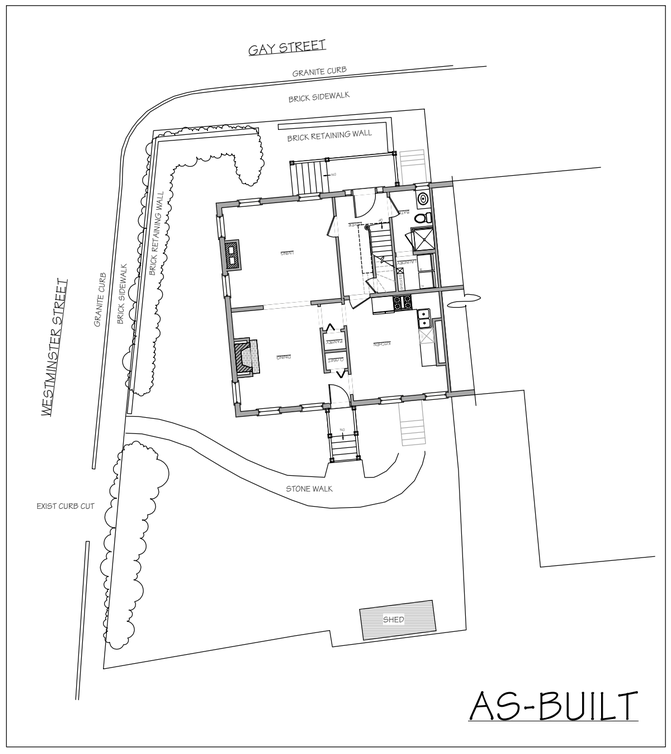
45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)


10
12
2 HOUR
PARKING


ALEMAN



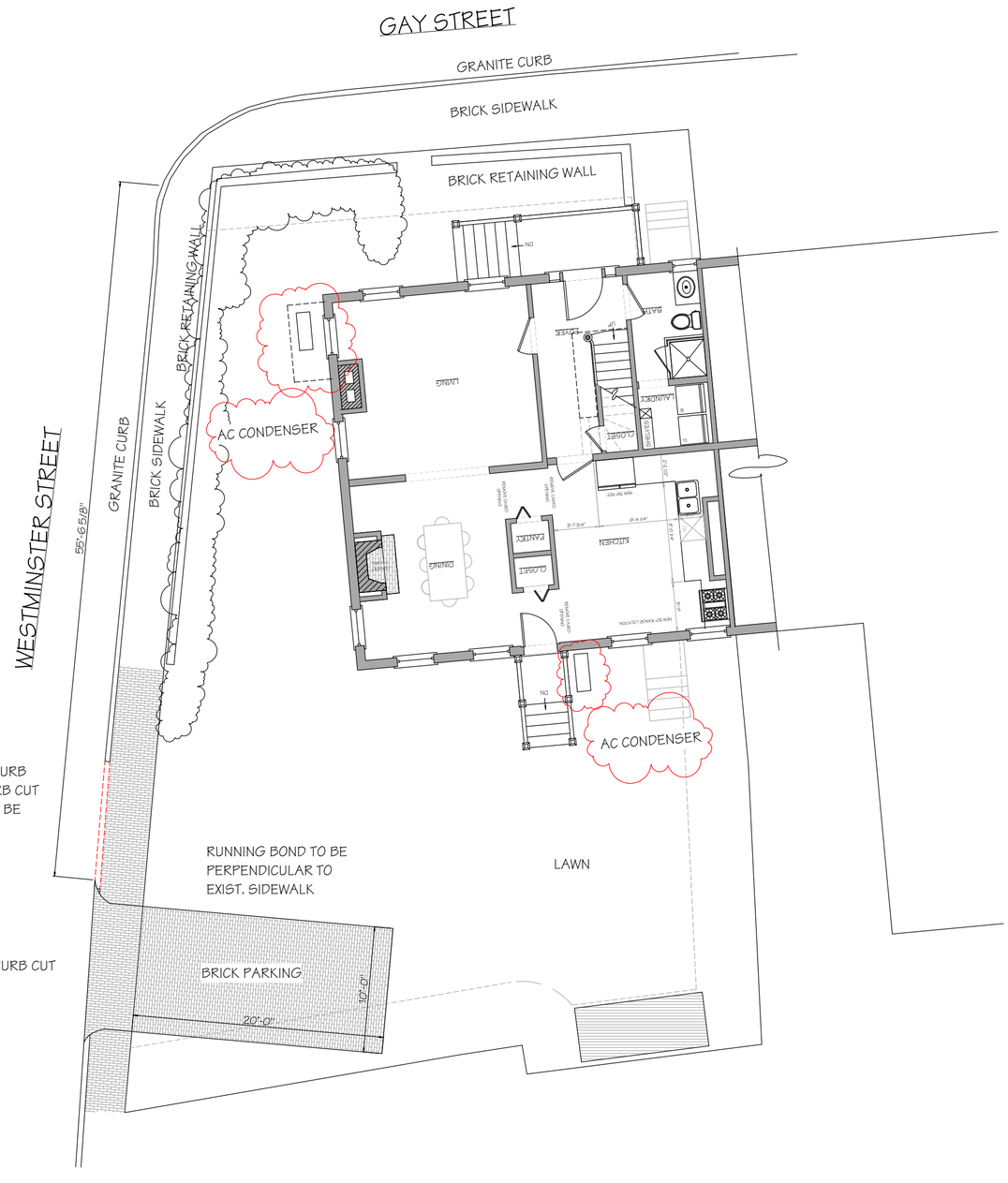
THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA 02554



AS-BUILT



EXIST GAP FIT WITH GRANITE CURB BEING REMOVED FOR NEW CURB CUT - ANY REMAINING CURBING TO BE RETURNED TO DPW



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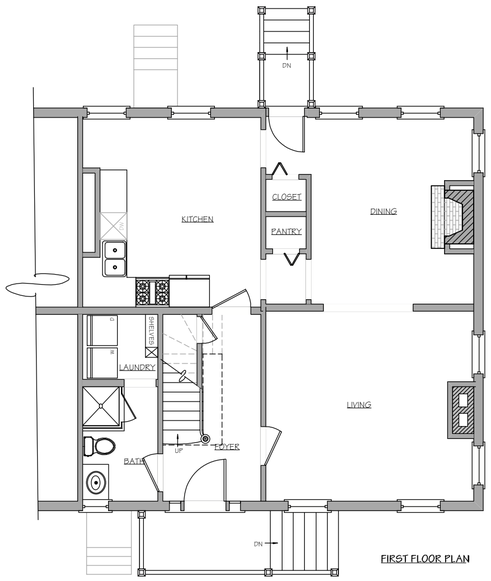
COVER SHEET
DATE: 10/17/2023
SCALE: AS NOTED

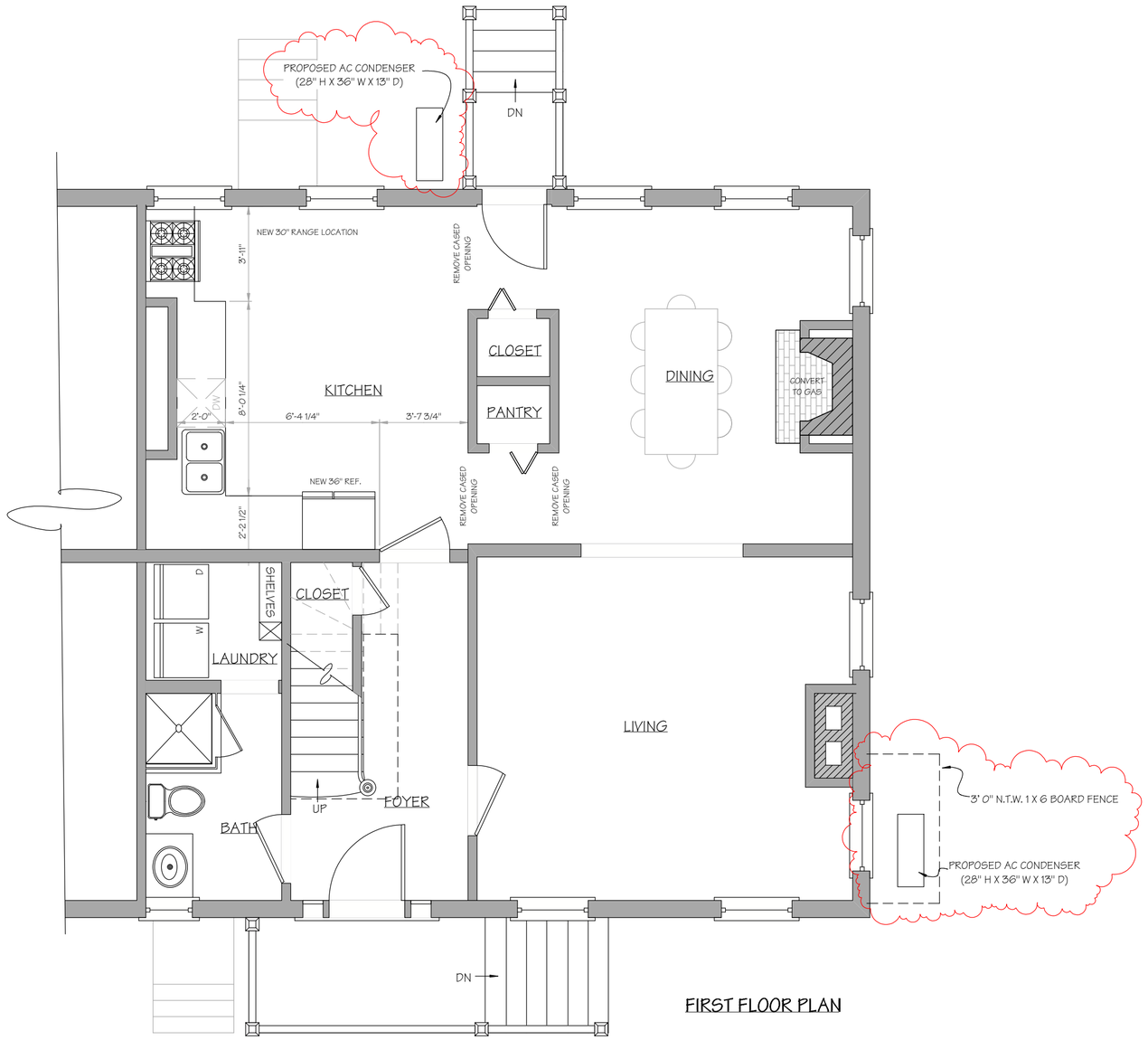
M/P: 42.3.4 / 13

THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

A



AS-BUILT



NOT FOR CONSTRUCTION

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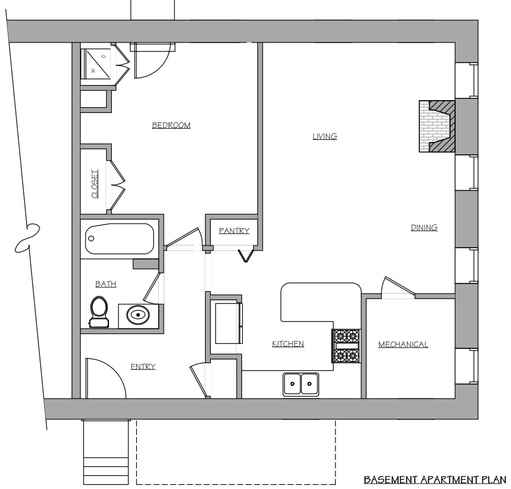
FIRST FLOOR PLAN
DATE: 10/17/2023
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 13

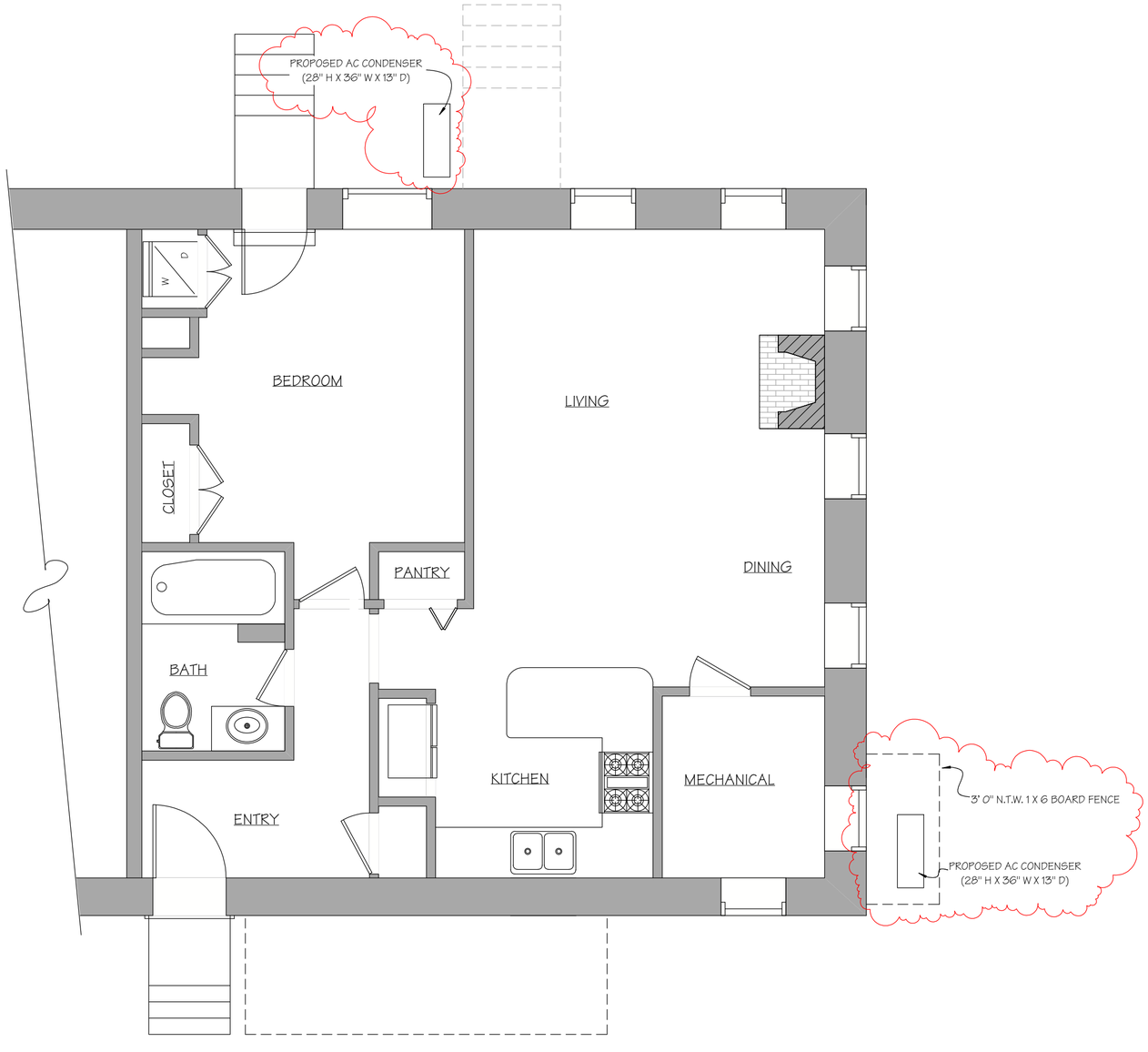
THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

1

AS-BUILT



BASEMENT APARTMENT PLAN



BASEMENT APARTMENT PLAN

NOTE:
- WATER AND MOISTURE MITIGATION TO BE REVIEWED WITH CONTRACTOR.

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BASEMENT PLAN
DATE: 10/17/2023
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 13

THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

2



AS-BUILT

NORTH ELEVATION



NORTH ELEVATION

NOTE: REPLACE CRACKED WINDOW PANES AS NEEDED

NOT FOR CONSTRUCTION

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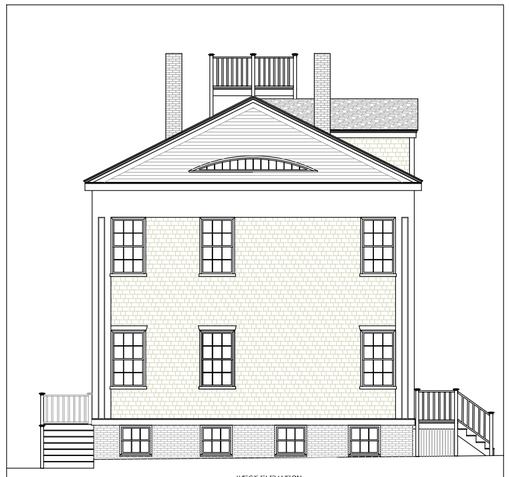
ELEVATION
DATE: 10/17/2023
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 13

THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

3



WEST ELEVATION

AS-BUILT



WEST ELEVATION

NOT FOR CONSTRUCTION

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ELEVATION
DATE: 10/17/2023
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 13

THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

4



SOUTH ELEVATION

AS-BUILT



SOUTH ELEVATION

NOTE: REPLACE CRACKED WINDOW PANES AS NEEDED

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 10/17/2023
SCALE: 1/4" = 1'0"

M/P: 42.3.4 / 13

THE MCCREE RESIDENCE
12 GAY ST
NANTUCKET, MA

5

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.

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).

NA 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.

NA 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
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 Ben Normand

AS AGENT FOR Richard Farrell Trust

STREET ADDRESS 12 Gay St.

MAP/PARCEL 42.3.4/13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/16/2023

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

10/17/2023
Date

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:
	HDC Case Number (ie HDC2020-05-0265):
	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: _____ 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°: 77 PARCEL N°. 8.1

Street & Number of Proposed Work: 30 RUSSELL'S WAY

Owner of record: MORE THAN ENOUGH, LLC

Mailing Address: P.O. BOX 88
GARRISON, NY 10524

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: CWA / CHIP WEBSTER ARCHITECTURE

Mailing Address: 11 S SHORE ROAD
NANTUCKET, MA 02554

Contact Phone #: 508.228.3600 E-mail: LUCAS@CHIPWEBSTER.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 49'-6" Sq. Footage 1st floor: 1570
Width: 39'-6" Sq. footage 2nd floor: 1570
Sq. footage 3rd floor: _____

Decks/Patio: Size: 815 ☒ 1st floor ☐ 2nd floor
Size: 525 ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North 2.5 +/- South 0 East -2 +/- West 2.5 +/-

Height of ridge above final finish grade: North 28'-4" South 28'-4" East 28'-4" West 28'-4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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 8.5 /12 Dormer 4.5 /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 _____

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 1x10 w/COVE Rake 1x10 w/COVE Soffit (Overhang) 0 Corner boards N/A Frieze N/A
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 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 CUSTOM Rear SLIDING Side SWING

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL
Trim SIDEWALK GREY Sash ~~SIDEWALK GREY~~ 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 26 JUNE 2023 Signature of owner of record _____ Signed under penalties of perjury

3. More than Enough LLC 30 Russell's Way New dwelling 77/8.1 CWA

Voting:	Pohl, Welch, Camp, Coombs, Oliver		
Alternates:	Patten, Thornewill		
Recused:	None		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representing:	**Lucas Velle (1:06:27)**		
Staff Comments:	-		
Public Comments:	None		
Concerns/Questions/ Comments:	**Coombs** - Suggested simplifying the design of the chimney, expressing a preference for a less ornate style. - Recommended reducing the number of glass panels on the front door and using wood instead for a specific configuration. - The comments specifically pertain to the front elevation, and it's mentioned that other elevations are not currently visible for assessment. **Camp** - Expressed concerns about the building's height, suggesting it's almost 30 feet tall. - Found the second floor decking excessive and recommend bringing down the height of the secondary mass. - Mentioned the chimney being overly large and suggests subduing and bringing down the scale of the French doors on the South elevation. **Welch** - Concerned that there was no application or clear information about the proposed grade change. - Emphasized the need for a site plan showing existing conditions relative to GIS data, noting any discrepancies. - Expressed concern about the extensive connected second-floor deck. - Reminded the applicant's agent about the requirement for material changes to be honored by the third hearing to avoid denial. - These comments reflect a thorough evaluation of various aspects of the project, emphasizing the importance of clear documentation and addressing concerns raised in previous discussions. **Coombs** - Drew attention to a potential issue with the west elevation, specifically mentioning the presence of large French doors. - Referenced a past case at 43 Kendrick Street where big windows facing the west elevation were considered overpowering. - Suggested that this previous case may provide insights or lessons relevant to the current project. **Oliver** - Noted that what's on the first floor may not be visible, but the second level is of concern. - Expressed the need to make further revisions to address these concerns. **Welch** - Aligns with Oliver's perspective, acknowledging that major issues have been addressed. - Emphasized concerns related to the size of the chimney, the lack of differentiation between the main and secondary masses, the excessive second-floor decks, and the need for a comprehensive site plan that includes existing and proposed grades. - Requested a copy of the application for clarity on grading-related details. **Lucas Velle** - Confirmed that they will provide and incorporate existing topography on the site plan and ensure it aligns with GIS data or will specify any variations if present.		
Motion:	**Motion to hold for revisions. (Welch) (1:22:37)**		
Roll-Call Vote:	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)	Certificate #	HDC2023 – (as noted)

N

W E

S

MA. COORD. SYSTEM
ISLAND ZONE

WIGWAM ROAD

EDGE OF PAVEMENT

EDGE OF PAVEMENT

EDGE OF TRAVELED WAY

S 80°57'42" W
180.00'

R=20.00'
L=31.42'

CBDH FND.

CBDH FND.

CBDH FND.

EDGE OF CLEARING (TYP.)

LAWN

LAWN

LAWN

LAWN

N 09°02'18" W
232.00'

217.80'

S 09°02'18" E
252.00'

MAP 77
PARCEL 8.1
50,314± S.F.

#40 WIGWAM ROAD
MAP 77 PARCEL 8.2

SOUTHEAST QUARTER
MAP 77 PARCEL 27

SHELL DRIVEWAY

SHELL DRIVEWAY

EX. WELL

12" PINE

12" PINE

P&R FENCE (TYP.)

DECK

O.D.S.

PROPANE

EXISTING HOUSE
(729± s.f.)
F.F.E.=37.4±

2ND FLOOR DECK

39.8'±

8.4'±

APPROXIMATE LOCATION OF EXISTING
SEPTIC SYSTEM PER RECORD PLAN
AT BOARD OF HEALTH

10" PINE

200.00'
S 80°57'42" W

CBDH FND.

SITE BENCHMARK:
TOP CONC. BOUND
EL.=34.22 (NAVD88)

RUSSELLS WAY

EDGE OF TRAVELED WAY

TOM NEVERS
MAP 77 PARCEL 2

ZONE: LUG–3	REQUIRED	EXISTING
LOT AREA:	120,000 s.f.	50,314± s.f.
FRONTAGE:	200'	>200'
FRONT YARD:	35'	(SEE PLAN)
SIDE YARD:	20' (a)	(SEE PLAN)
REAR YARD:	20' (a)	(SEE PLAN)
GROUND COVER:	2,000 s.f.(MAX)(b)	729± s.f.

*LOT SUBJECT TO PROTECTION UNDER ZONING BYLAW 139–33
(a) 10' SIDE & REAR YARD SETBACK PER CH139 SECTION33E(2a)
(b) 2,000 s.f. MAX. GROUND COVER PER CH139 SECTION.33E(1b)

PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:

MOOR THAN ENOUGH, LLC

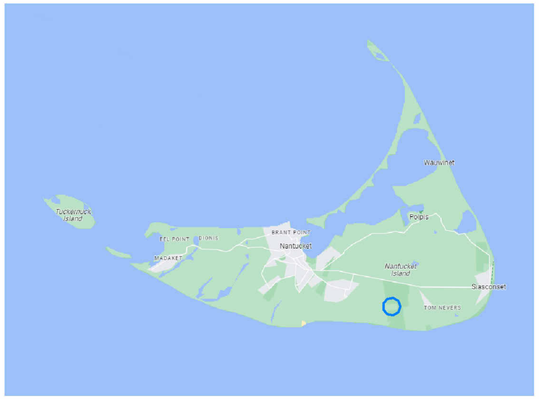
#30 RUSSELLS WAY
MAP 77 PARCEL 8.1

DECEMBER 19, 2022

NELSON

Main House

30 Russels, Nantucket, MA

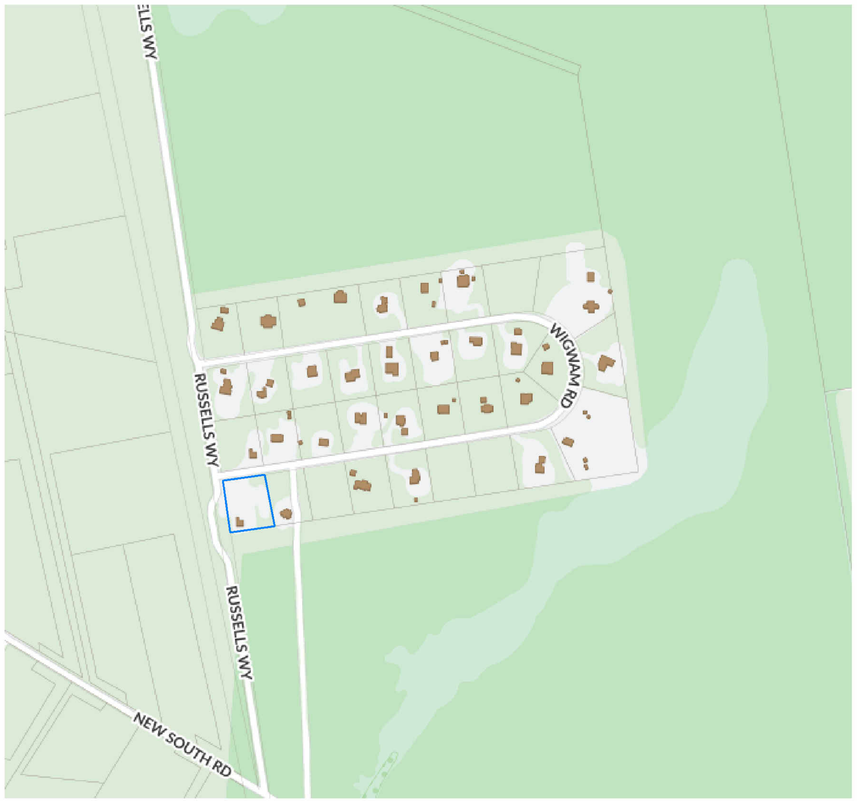


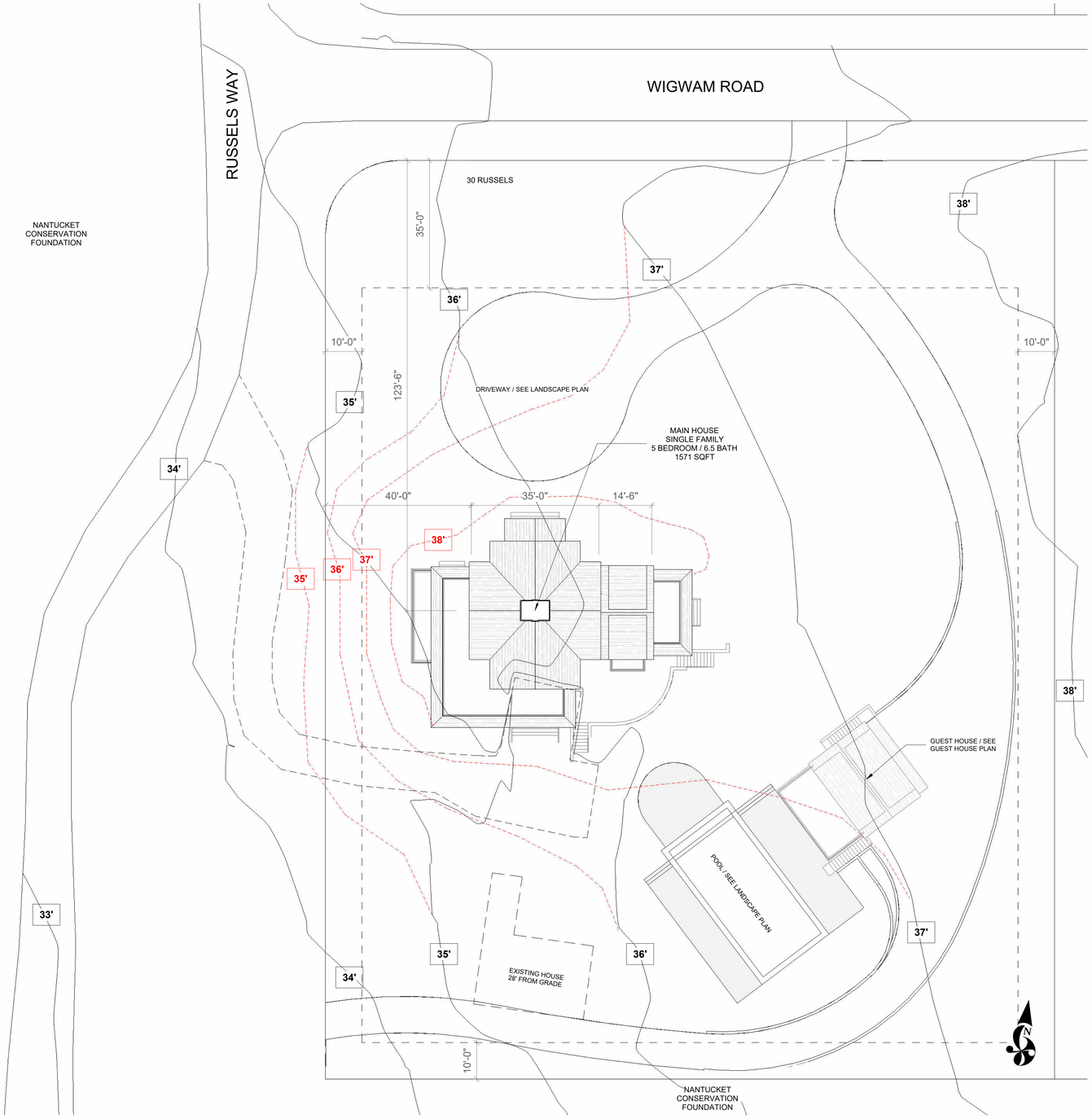
Ground Coverage Summary

Allowable Ground Coverage	2000 SF
Existing GC	0 SF
Remaining	2000 SF
Main House	1571 SF
Guest House	429 SF
Pool House	00 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Rear Yard Set Back: 10'
Ground Cover Ratio: 3%
Lot Area: 50,314 SF





1 HDC - Site Plan
1/16" = 1'-0"

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SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC0 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC0

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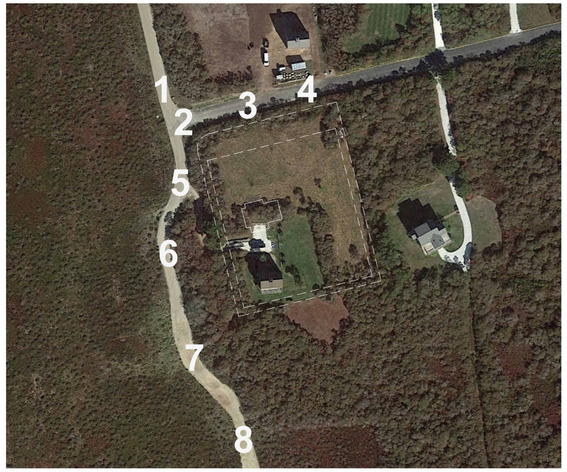
1. Intersection of Wigwam and Russels



4. View From Wigwam Rd

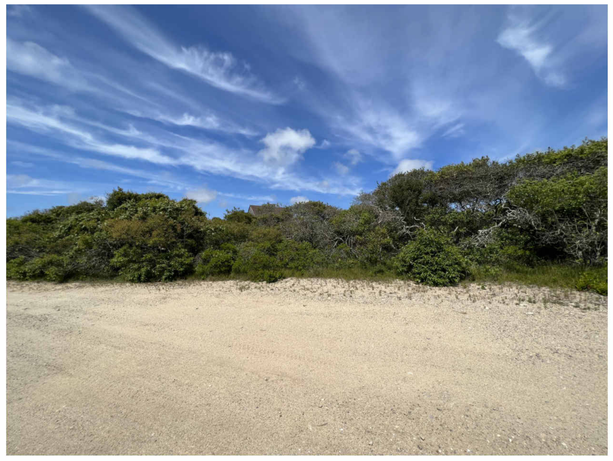




2. Turn onto Wigwam Rd



5. View From Russels Wy



7. View From Russels Wy



3. View From Wigwam Rd



6. View From Russels Wy



8. View From Russels Wy

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ARCHITECTURE
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SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC1 Context Photos

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC1

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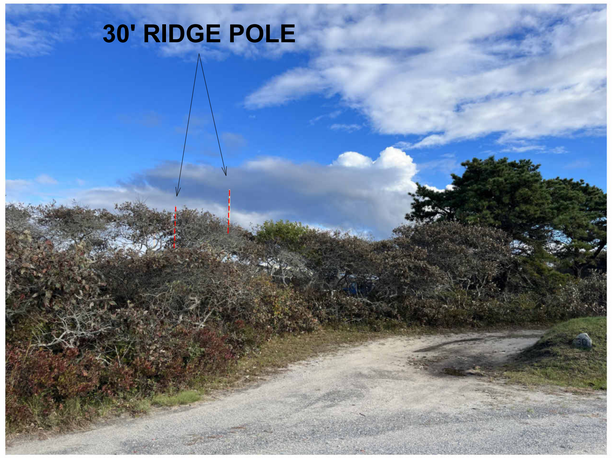
1. Intersection of Wigwam and Russels



2. Turn onto Wigwam Rd



3. View From Wigwam Rd



4. Existing Driveway on Russels



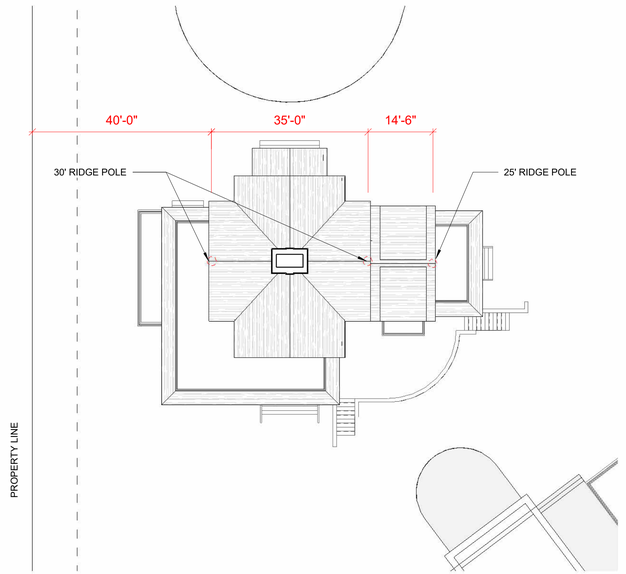
5. View From Russels Way



6. View From Russels Way



Photo Locations Numbered



Ridge Pole Locations

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SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC2 Ridge Poles

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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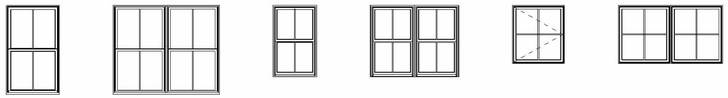


A A2 B B2 C C2

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

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"	Black	
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"	Black	
B	Marvin Windows and Doors	ELDH3048	2'-6 1/2"	4'-0 1/4"	Black	
B2	Marvin Windows and Doors	ELDH3048	5'-0 1/4"	4'-0 3/8"	Black	
C	Marvin Windows and Doors	ELCANF	2'-11 3/8"	3'-3 1/4"	Black	
C2	Marvin Windows and Doors	ELCANF	5'-10 3/8"	3'-3 1/4"	Black	

Base Window Specifications

Interior Finish: Primed
Hardware: Contemporary, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



7680 3080 6080 131180

Exterior Door Legend - HDC
1/4" = 1'-0"

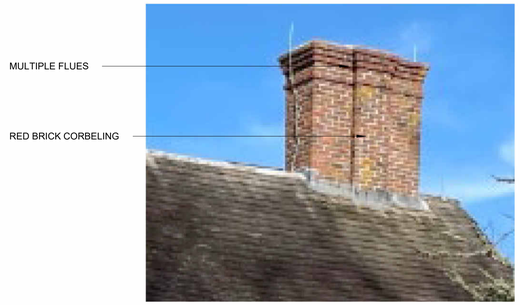
Door Schedule - HDC						
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
01	Custom	Custom		8'-0"	Black	
02	Marvin Windows and Doors	UOFD3080	3'-2 7/16"	8'-0"	Black	
03	Marvin Windows and Doors	UOFD3080	3'-2 7/16"	8'-0"	Black	
04	Marvin Windows and Doors	UMSDSTK30080_OXXXX-XXXXO	14'-0"	8'-0"	Black	
05	Marvin Windows and Doors	UOFD3080	3'-2 7/16"	8'-0"	Black	
06	Marvin Windows and Doors	UOFD3080	3'-2 7/16"	8'-0"	Black	
07	Marvin Windows and Doors	UOFD6080	6'-1 5/8"	8'-0"	Black	
08	Marvin Windows and Doors	UOFD6080	6'-1 5/8"	8'-0"	Black	
09	Marvin Windows and Doors	UOFD6080	6'-1 5/8"	8'-0"	Black	
10	Marvin Windows and Doors	UIFD6080	6'-1 5/8"	8'-0"	Black	
11	Marvin Windows and Doors	USFD9080	9'-3 3/4"	8'-0"	Black	
12	Marvin Windows and Doors	USFD6080	6'-1 5/8"	8'-0"	Black	
13	Marvin Windows and Doors	UOFD6080	6'-1 5/8"	8'-0"	Black	
14	Marvin Windows and Doors	UMSDSTK30080_OXXXX-XXXXO	14'-0"	8'-0"	Black	
15	Marvin Windows and Doors	UWIFD3080	3'-2 7/16"	8'-0"		

Base Door Specifications

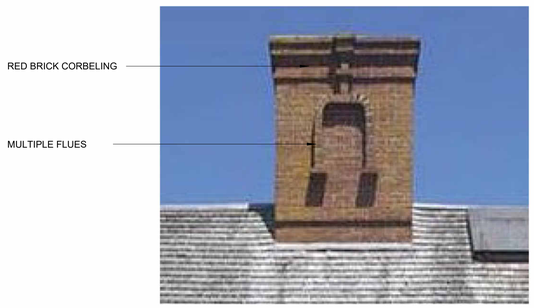
Interior Finish: Primed
Hardware: Contemporary Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

HISTORIC CHIMNEY REFERENCES

139 MAIN STREET



18 SUNSET HILL



Option 1 - Double Flue



Option 2 - Single Flue



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SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC3 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

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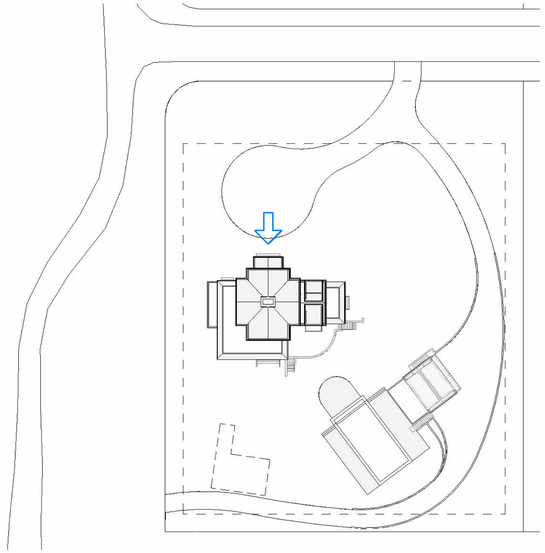
Original Submission



Previous Submission





Current Submission



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

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC4 North

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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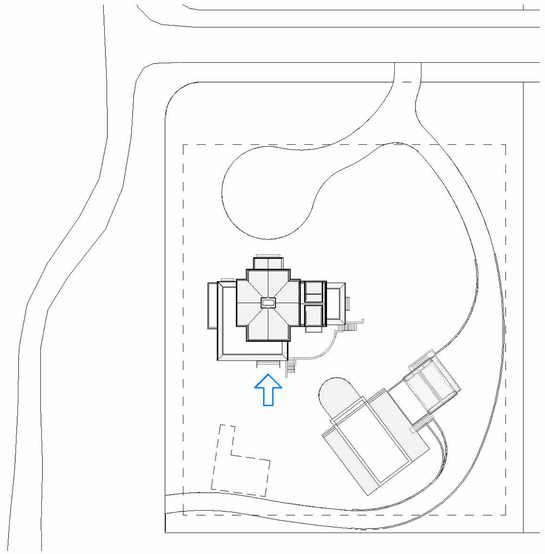
Original Submission



Previous Submission





Current Submission



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

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC5 South

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC5

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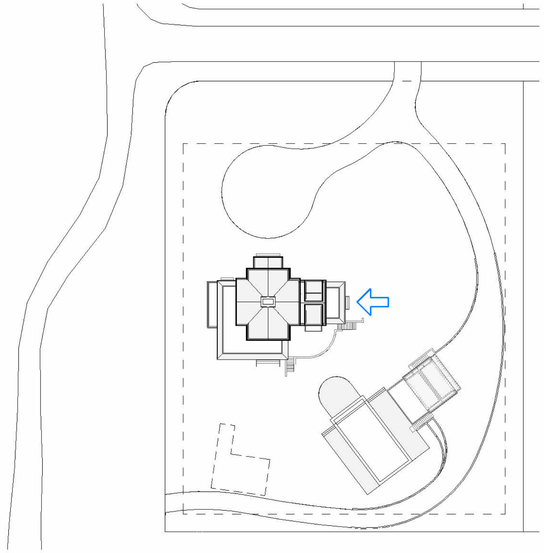
Original Submission



Previous Submission





Current Submission



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

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC6 East

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC6

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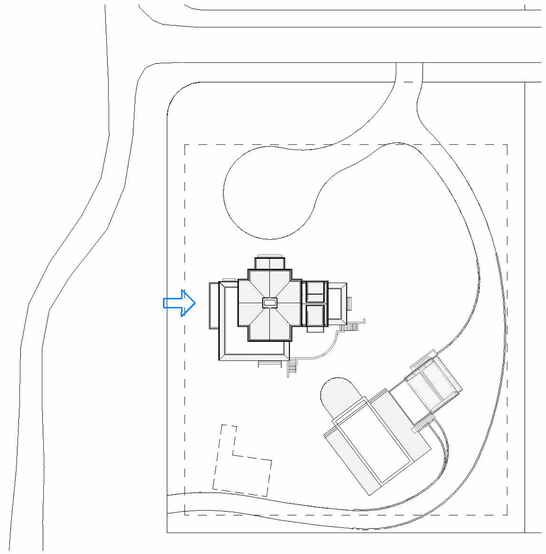
Original Submission



Previous Submission





Current Submission



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

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

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11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC7 West

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC7

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

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC8 Floor 1

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC8

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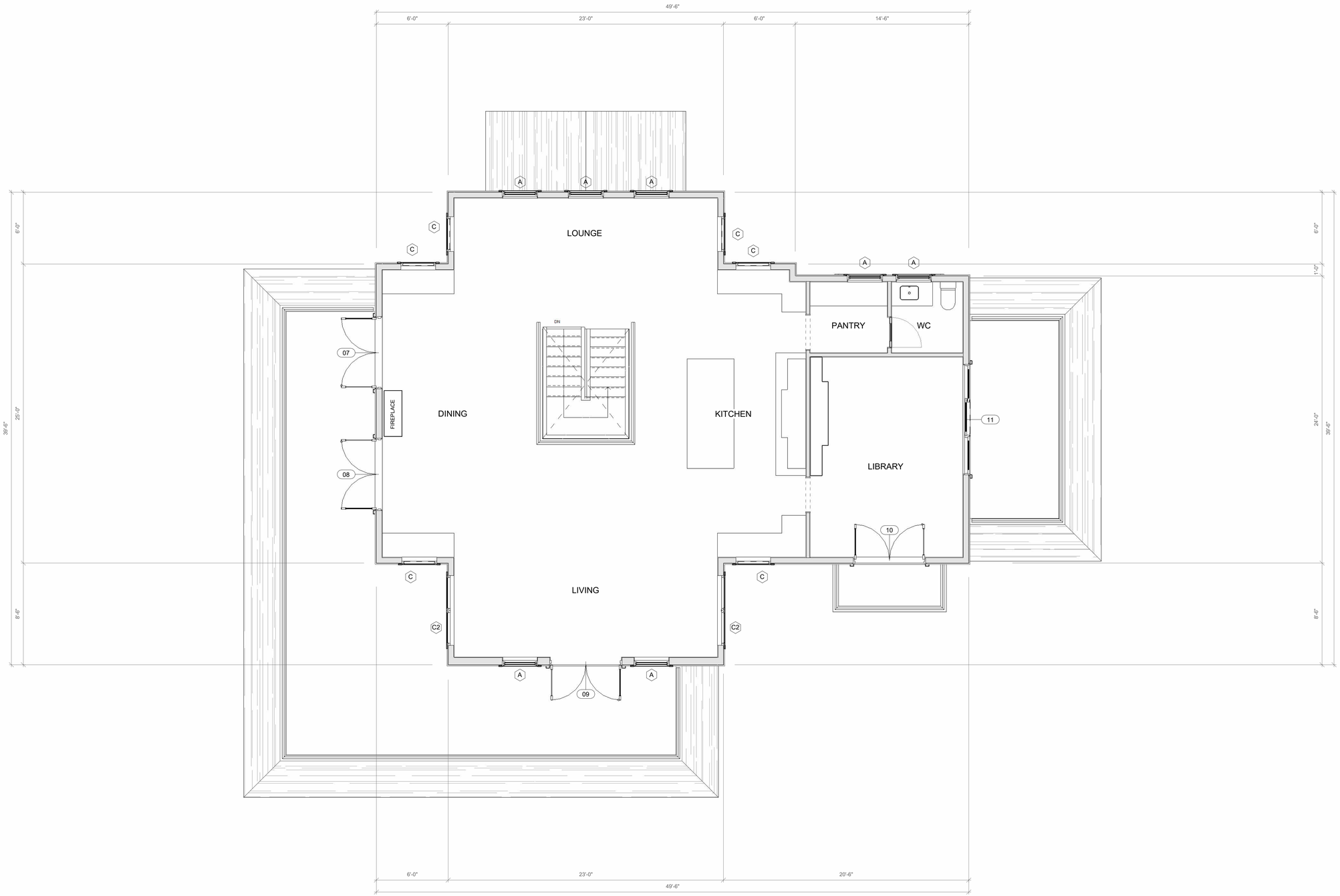

1 HDC - Second Floor
1/4" = 1'-0"

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SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC9 Floor 2

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

HDC9

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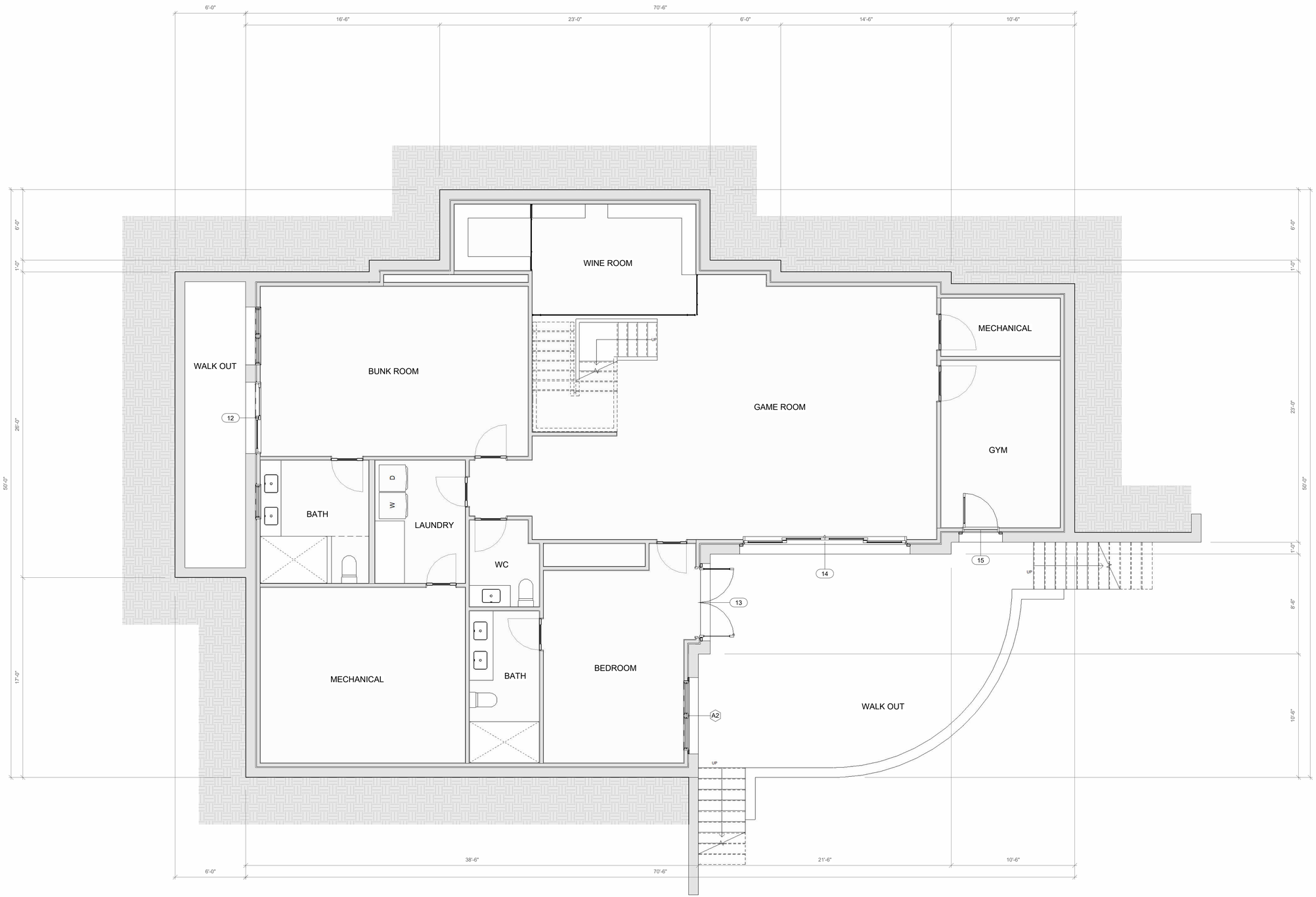

1 HDC - Basement
1/4" = 1'-0"

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SD - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Main House
HDC10 Basement

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

HDC10

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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: 12/14/2023
	Address & HDC Case Number (ie HDC2020-05-0265): 7 BARNABAS LANE & HDC2023-01-7671
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: HDC2023-01-7671 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: 12/14/2023

IV. CONSENTS WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 6 Todd Circle LLC **01-7853**	6 Todd Circle	Pool & hardscape	66/294	Atlantic Landscaping

- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

2. 3a Massasoit Bridge LLC **01-7796**	5 Massasoit Bridge Rd.	Pool & pool cabana	59/11.1	Will Stephens

- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

3. Doreen Brehver **01-7824**	71 Pochick Ave	Pool & hardscape	79/14	Atlantic Landscaping

- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

4. Decatur XIX LLC **01-7827**	12 Westerwyck Way	Spa & hardscape	82/64	Jardins Intl

- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

5. NT Land Bank **01-7753**	19 Wauwinet Rd	Barn fenestration chng	20/35	Normand Residential

- Double-hung versions of existing 6-lite sash—i.e., width and height sash of the same size, double-stacked" in a 6-over-1 double-hung configuration; slightly larger sash configuration allowed if required for emergency escape access.

6. 41 WMR Trust **01-7672**	41 W Miacomet	Pool & hardscape	86/31.1	Jardins Intl.

pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

7. Patrick & Carolyn DePalma **01-7757**	3 Westerwick Drive	Pool & hardscape	73/37	Carolyn DePalma

Decrease pool surround/patio by 20%; Move pool surround/patio, etc. out of setback; no pool equipment in setbacks; pool equipment to be fenced min. Type II visibility blocking; no grade change; pool not visible at time of inspection or thereafter; single-width driveway (either of the proposed materials) vs. double-width driveway.

8. Tigerlily Nom Trust **01-7671**	7 Barnabas Ln	Pool & hardscape	30/132	Ahern

- move pool surround/patio, etc. out of setback; reduce size of patio around pool and soften edges of pool patio and granite patio; no pool equipment in setbacks; pool equipment to be fenced min. type ii visibility blocking; no grade change; pool not visible at time of inspection or thereafter; single-width driveway (either of the proposed materials) vs. double-width driveway.

Voting	Welch, Coombs, Camp, Thornewill, Dutra		
Alternates	Patten		
Recused	Oliver		
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.		
Representing	None		
Public Concerns	None		
Motion	**Motion to Approve all items except item 8 (Coombs)**		
Vote	Carried 4-1 // Camp opposed	Certificate #	**HDC2023-01-(as noted)**
Documentation	Holly: Mickey: Thinks it would make more sense for this project to track with MH and Garage submissions.		
Motion	**Motion to Hold Item 8 to track with MH and Garage (Coombs)**		
Vote	Carried Unanimously		

VII. OLD BUSINES 12/13/22

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Manganaro Margaret Tr **01-7750**	7 Summer St	Repair & replace	42.3.3/114	Ned Paul

Voting	Welch, Coombs, Camp, Patten
Alternates	None
Recused	Dutra
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Ned Paul
Public	None

PROPOSED

Roll-call Vote	Carried 5-0 // Coombs, Welch, Oliver, Thornewill and Welch-aye	Certificate #	**HDC2023-01-7685**

9. Harold Brothers Realty, LLC **01-7684**	2,4,6 Highland Ave	New dwelling 2	30/189	Emeritus LTD

Voting	Welch, Coombs, Camp, Oliver, Thornewill
Alternates	Patten, Dutra
Recused	Pohl
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Matt MacEachern- Emeritus LTD
Public Concerns	**Mickey Rowland/HSAG-** too tall, front door should have more formality. **Backus-** fairly large structure, gable forward ok, concerned with nano doors, no vegetation shown on lot. **Thornewill**- there is no hierarchy, front porch needs to come up, a lot of fenestration on the westside. Roof pitches are too steep. **Coombs**- Would like to see some reduction of windows on the east side. Would like to see more windows under the porch. **Oliver-** needs to be more subordinate to the other structure. Landscape is a huge concern. **Welch-** Structure needs to be simplified, concerned on what is going to be visible from Highland; more modest front porch should be addressed. The proximity of the structures, they need breathing space.
Motion	**Motion to hold for revisions & more information in landscape plan. (Camp)**
Roll-call Vote	Carried 5-0 // Coombs, Welch, Oliver, Thornewill and Welch-aye — Certificate # **HDC2023-01-7684**

10. Tigerlily Nom Tr. **10-7289**	7 Barnabas Lane	New dwelling	30/132	Studio PPark

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	James Krapp- Studio PPark
Public	**Mickey Rowland/HSAG**- the detailing on the door is under detailed, it needs to be more detailed, more appropriately and more accurately, the windows on the front façade too much shingle space between the first and second floor windows, maybe raising the first-floor windows would mitigate that. North elevation mullion windows not appropriate, should be single. All windows on that gable are too separated should be pulled in closer. Shed dormers is too big, should be split into two or make smaller.
Concerns	**Backus-** Infill Woodbury subdivision, 1980's - chimney doesn't look appropriate should be on the main mass not 2nd mass. The transoms above the door on the north are not appropriate. The windows on the south would need to be reconfigured. **Coombs-** front door needs more detail agrees with Mickey. West elevation chimney doesn't fit in. North elevation windows should be separated. **Camp-** Chimneys are oddly placed, they should complement the main mass, historically situated; fair right or centered. Additive massing door seems odd, should be a window. Fenestration should be more historic. **Welch-** Front façade front door needs better detailed, trim package. Roof walk should be two segments eliminate the three segments. Shutters are too small left to right; they would need to be functional to cover windows. Front structure secondary mass on the sides; the ganged windows separate them. To remove height, bury the window header into the top plate. **Oliver-** North main mass side should be shingled.
Motion	**Motion to hold for revisions. (Welch)**
Roll-call Vote	Carried 5-0 // Coombs, Camp, Welch, Oliver, Pohl-aye — Certificate # **HDC2023-10-7289**

11. Tigerlily Nom Tr. **01-7689**	7 Barnabas Lane	New garage	30/132	Studio PPark

Voting	Welch, Coombs, Camp, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	James Krapp- Studio PPark
Public	**Mickey Rowland/HSAG**- Site plan needs to be updated; garage should be pushed backed father onsite. Exterior fireplace in OHD should be eliminated. The back porch, hipped roof that extends its too long, awkward, strange shape. Dormers are too wide, too much shingle area, south elevation odd cutout on roof it's inappropriate. The pent roof does not belong should be eliminated.

DRAFT

Concerns	**Backus-** appreciates the reduction in scale, the garage should be relocated, pushed back. Reference "BWNIM" garages should not be forward-facing of main dwelling. Simpler, pent roof not appropriate. **Oliver**- agrees with Mickey, and Holly. **Coombs-** chimney is inappropriate, painted brick is not ok in the rear. Needs to be simpler. **Camp-** should be pushed back, the dormers are complicating the silhouette of Barnabas, simple is better. **Welch-** renderings don't show grade. West elevation, dormers are inappropriate. Hip roof assembly is too long left to right and too tall.
Motion	**Motion to hold for revisions (Coombs)**
Roll-call Vote	Carried 5-0 // Coombs, Camp, Oliver and Welch-aye — Certificate # **HDC2023-01-7689**

12. Tigerlily Nom Tr. **01-7671**	7 Barnabas Lane	Hardscape & pool	30/132	Ahern

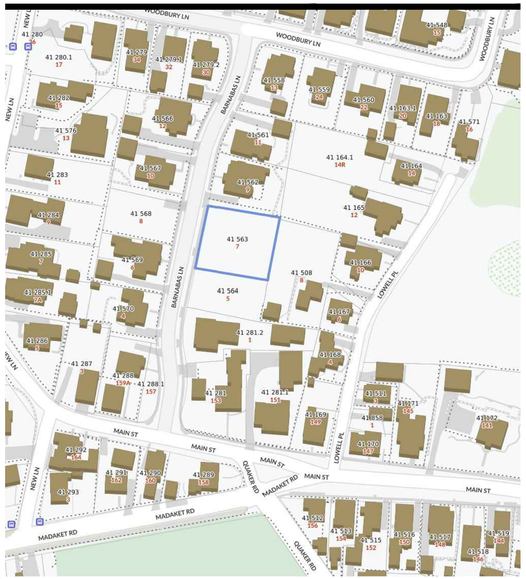
Voting	Welch, Coombs, Camp, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	N/A
Public	None
Concerns	Application not opened.
Motion	**Motion to track. (Welch)**
Roll-call Vote	Carried 5-0 // Coombs, Camp, Oliver, and Welch-aye — Certificate # **HDC2023-01-7671**

13. Lions Foot **02-7909**	9 Sherburne Way	Demo/ move off to Millbrook	30/37	Topham Designs

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Thornewill, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Joe Topham- Topham Design
Public	**Mickey Rowland/HSAG-** Discussed an elevation of a house and pointing out that it is essentially the same building that is currently on the site, with a minor change of a second floor being added to the rear wing. He mentions that there may have been repairs and new materials added, but the building is still the same as it was in 1938. Argues that the building should be preserved and not demolished, and that the Historic District Commission exists to prevent the removal of such old buildings. They also mention that Holly has outlined reasons for why the building should be kept.

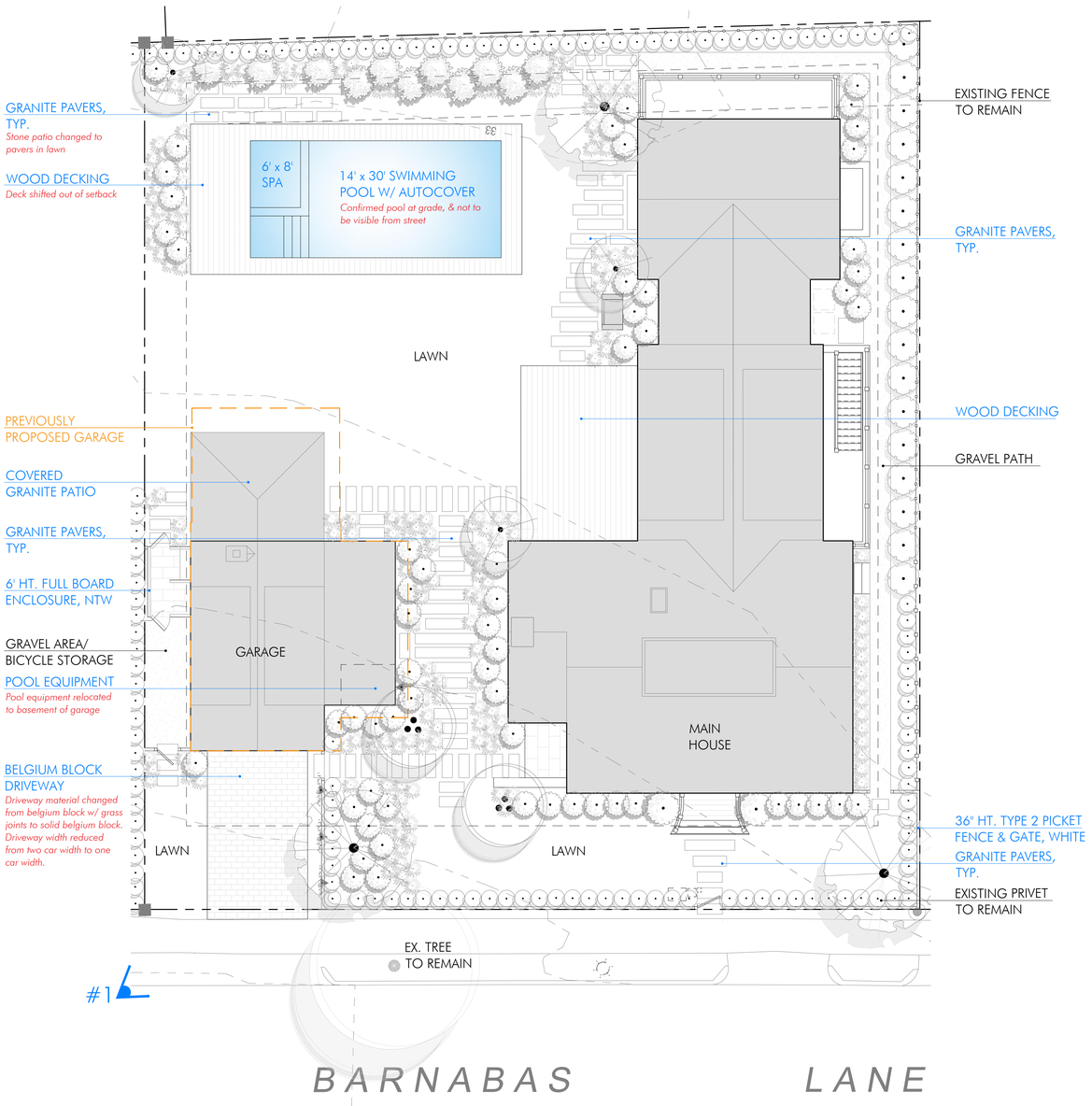
DRAFT

GIS MAP 41/563



AERIAL MAP 41/563





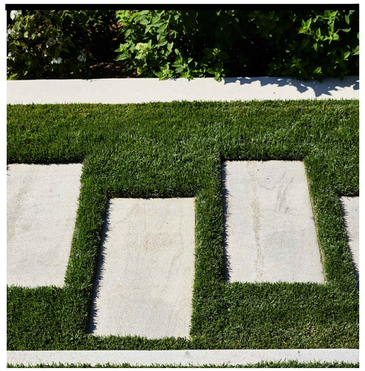


VIEW OF EXISTING PRIVET AND APRON



STREETSCAPE

DESIGN INTENT IMAGERY



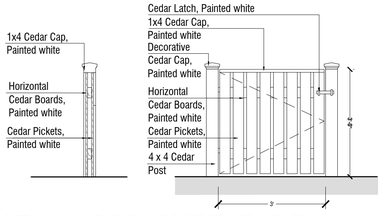
GRANITE PAVERS



WOOD DECKING



BELGIUM BLOCK DRIVEWAY



DETAIL: 36" HT. TYPE 2 PICKET FENCE & GATE, PAINTED WHITE
SCALE: $\frac{1}{2}$" = 1'-0"

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

7 BARNABAS RESIDENCE

7 BARNABAS LANE
NANTUCKET MA

OWNER

TIGERLILY NOMINEE TRUST

ARCHITECT

STUDIO PPARK

SURVEYOR

PROPERTY INFO

ZONE:	R1
MAP / PARCEL:	41 / 563
LOT SIZE:	9,744 SF
MIN. LOT SIZE:	5,000 SF
FRONTAGE:	92.75 FT
FRONT SETBACK:	10 FT
SIDE SETBACK:	5 FT
REAR SETBACK:	5 FT

HDC SUBMISSION

DRAWING INFO

DATE	DECEMBER 13, 2023
SCALE	$\frac{1}{8}$" = 1'-0"

PREVIOUSLY ISSUED

DATE
DATE

HDC.01

DRIVEWAY MATERIAL OPTIONS WOODBURY LN & BARNABAS LN



GRAVEL



CRUSHED SHELL



BRICK AND LAWN STRIP



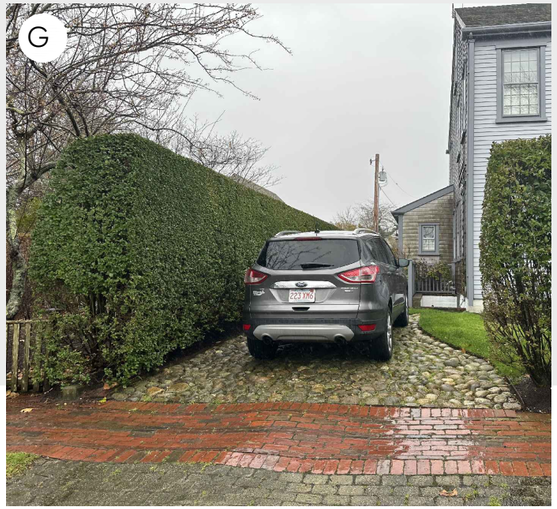
HERRINGBONE BRICK



BRICK AND COBBLE STRIP



BELGIUM BLOCK AND LAWN STRIP



COBBLE



BELGIUM BLOCK
(PROPOSED CONDITION)

FEBRUARY 13, 2023

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

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 MIROSLAUA AHERN

AS AGENT FOR TIGERLILY NOMINEE TRUST

STREET ADDRESS 7 BARNABAS LANE

MAP/PARCEL 30 / 132

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12-22-22

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

12-22-22
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.**

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°. 132

Street & Number of Proposed Work: 7 BARNABAS LN.

Owner of record: TIGERLILY NOM. TRUST

Mailing Address: 7 BARNABAS LN.
NANTUCKET, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN

Mailing Address: 6 WINDY WAY, NANTUCKET

Contact Phone #: 508 333 5188 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 R1) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 200 SF ☐ 1st floor ☐ 2nd floor
POOL: Width: 14' Sq. footage 2nd floor: _____ DECK Size: 200 SF ☐ 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 2 PICKET
Length: 120 LF

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 BELGIUM BLOCK Walkways BRICK / GRANITE ~~Walls~~ APRON: TME

* Note: Complete door and window schedules are required.

COLORS

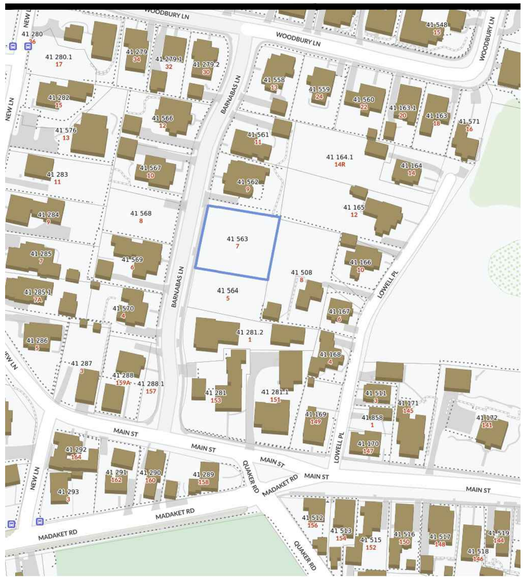
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck NTW Foundation _____ Fence WHITE Shutters _____

* 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.

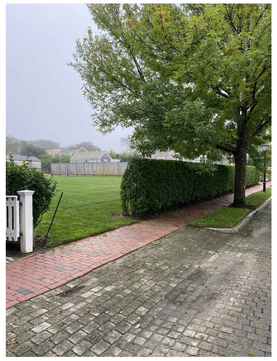
Date 12-22-22 Signature of owner of record _____ Signed under penalties of perjury

GIS MAP 30/132



AERIAL MAP 30/132





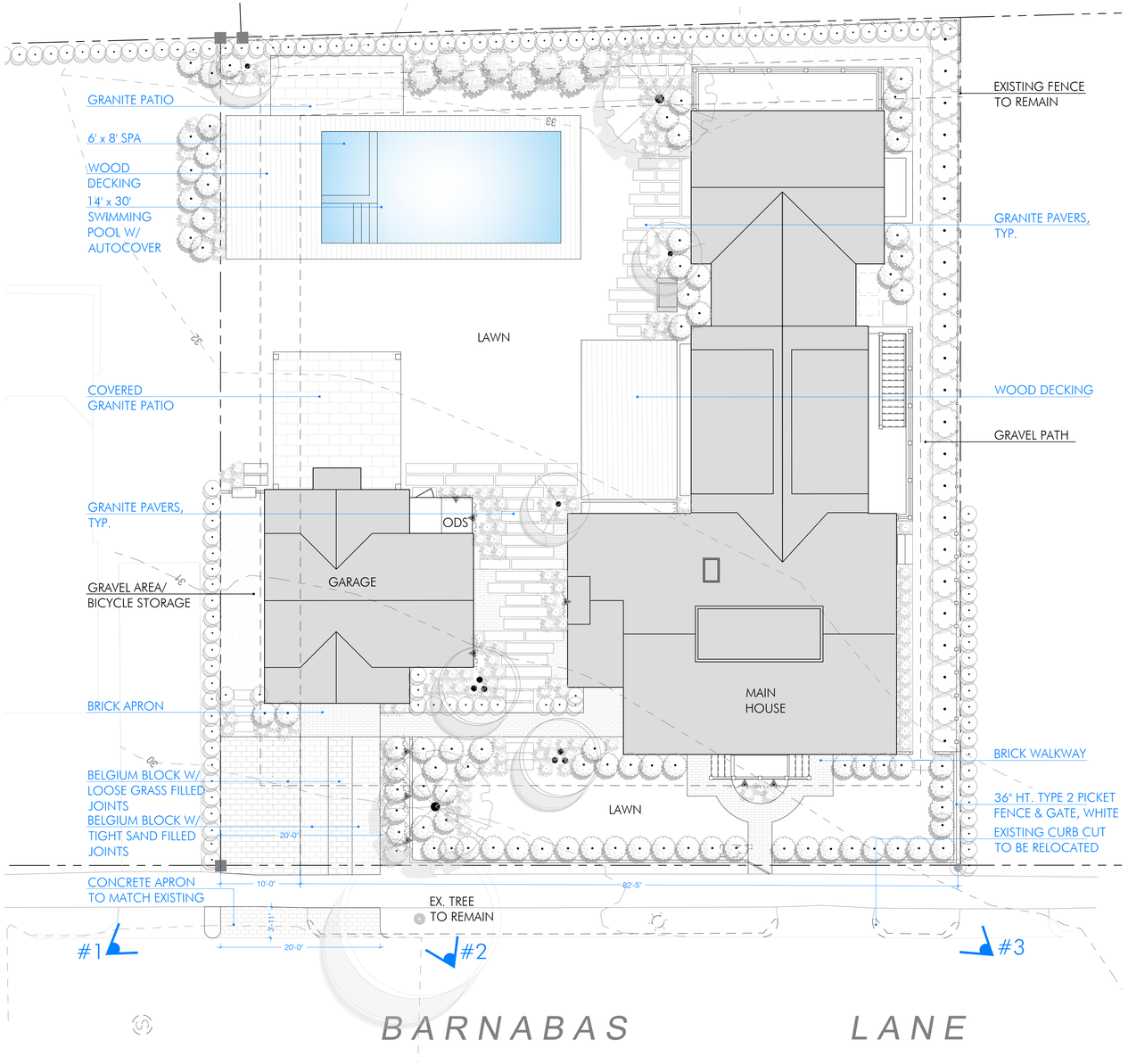
VIEW #1



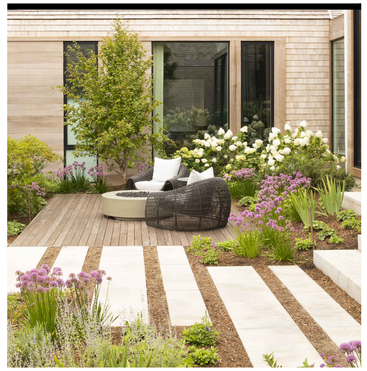
VIEW #2



VIEW #3



DESIGN INTENT IMAGERY



GRANITE PAVERS

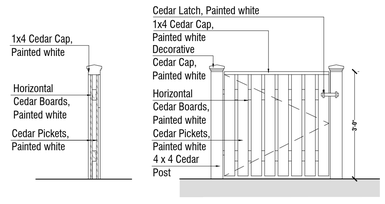


WOOD DECKING





RIBBON DRIVEWAY W/ LOOSE GRASS FILLED JOINTS & BELGIUM BLOCK W/ TIGHT SAND FILLED JOINTS FOR TRACKS



DETAIL: 36" HT. TYPE 2 PICKET FENCE & GATE, PAINTED WHITE
SCALE: $\frac{1}{2}$" = 1'-0"

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

7 BARNABAS RESIDENCE

7 BARNABAS LANE
NANTUCKET MA

OWNER
TIGERLILY NOMINEE TRUST

ARCHITECT
STUDIO PPARK

SURVEYOR

PROPERTY INFO

ZONE:	R1
MAP / PARCEL:	41 / 563
LOT SIZE:	9,744 SF
MIN. LOT SIZE:	5,000 SF
FRONTAGE:	92.75 FT
FRONT SETBACK:	10 FT
SIDE SETBACK:	5 FT
REAR SETBACK:	5 FT

HDC SUBMISSION

DRAWING INFO

DATE	DECEMBER 22, 2022
SCALE	$\frac{1}{8}$" = 1'-0"

PREVIOUSLY ISSUED

DATE	
DATE	

HDC.01

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:
X	Address & HDC Case Number (ie HDC2020-05-0265): 17 Ames, no case number available
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
n/a	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: Alyssa Corry Date: 12/13/2023

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 Alyssa Corry of Twig Parkus Inc

AS AGENT FOR Lori + Alan Menke

STREET ADDRESS 17 Ames

MAP/PARCEL 60.2.4/17

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.

Alyssa Corry 12/13/2023

Signature Date

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice Chair

Diane Coombs

Abby Camp

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Jesse Dutra

Connie Patten

STAFF

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

Billy Saad
Land Use Specialist
wsaad@nantucket-ma.gov

STAFF LIASION

Holly E. Backus
PreservationPlanner
hbackus@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed:_____

Map:_____**Parcel**_____

Address of Property:_____

Applicant(s)/Owner(s)/Representative(s) Name:

_____

_____

Scope of Work:_____

_____

_____

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

December 31, 2023

Month/day/year of extension termination

Alyssa Corry

Signature of Applicant/Owner/Representative

Please print name of signatory

6. Stubby's	39 Hooper Farm Rd	2nd Dwelling	67 127	Val Oliver

Voting	Pohl, Welch, Camp, Coombs, Patten
Alternates	Paul
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Val Oliver**
Public	-
Concerns	**Holly Backus** – This structure seems to dwarf the existing one-story ranch. The dormer seems to be a little off and maybe it's the pitch. There seems to be a bit of shingle space in between the bottom of the second story windows and the top of the first. The front door seems to be a little formal. **Pohl** – Agrees with Holly about the shingle space between second floor and first floor windows. Can be mitigated by moving first floor windows a little higher. **Welch** – Appreciates that fact this was made a one story and eave forward. No issue with the eave facing Cooper. Agrees with Abby regarding density but would address that by trying to take some height out of this structure. He would knock both ceilings down six inches. Recommends at least a foot out of the height. **Coombs** – Agrees with the board on dropping the height a bit. **Patten** – Nothing to add. Agrees with dropping the height and is ok with the front door. **Camp** – The lot is getting a little bit dense built out. Agrees with Stephen on reducing the height.
Motion	**Motion to hold for revisions with removing a foot out of the height (6 inches out of each floor). (Welch)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye Certificate #
Motion	**Motion to re-open according to Roberts Rules. (Welch)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye Certificate #
Motion	**Motion to approve through staff lowering the first-floor ceiling to 7' 6", and the second-floor ceiling to 7'. (Welch)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye Certificate #

7. Foggy SBB LLC	2a Sanford Rd	Window/door change	55 811	Gryphon Architects

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Ethan Gryphon-** Gryphon Architects
Public	None
Concerns	**Holly Backus** – Concerned about the proposed wooden window with metal cladding.
Motion	**Motion to approve. (Welch)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye Certificate #

8. Lori Meinke	17 Ames Ave	2nd half – story addition	60.2.4 17	Twig Perkins

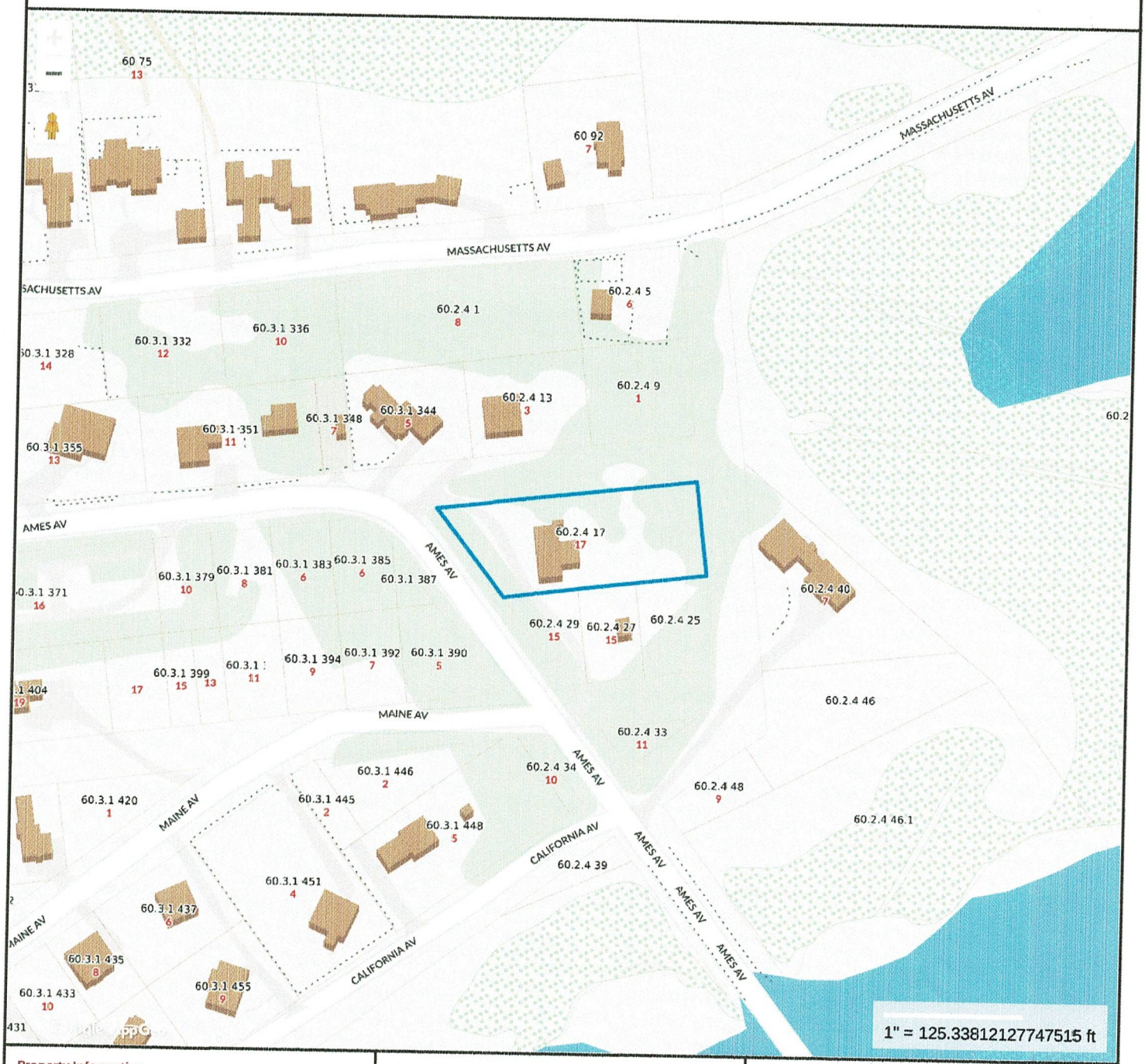
Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Alyssa Corry**
Public	-
Concerns	**Holly Backus** – The proposed does not do the existing structure justice and the west is not appropriate. Recommends going back to the drawing board and maybe doing it a gable addition. **Camp** – Addition is too tall compared to the existing structure. Something more subdued should be proposed. **Coombs** – Agrees with the structure being too tall and suggests a new design. **Oliver** – Thinks it fits with the quirkiness of Madaket. **Welch** – If the west wasn't facing Ames, it would be a little bit easier. Agrees with Val that this structure does reflect other structures in Madaket. Wonders if there might be some revisions that could be made to the fenestration. Thinks that part of what throws this off are the two small double-hung 6 over 6 which currently exist as well as the one to the far right flanking it both on the west elevation. They make the upper portion of the salt box addition jump out at you. Suggest raising those windows up under the new addition that exist and the one that's newly proposed. **Pohl** – Would like for this design to look a little bit softer. Would love to see the very abrupt quality of the eave on the two story mass higher section of the salt box come down a bit.
Motion	**Motion to hold for some revisions. (Camp)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye Certificate #

DRAFT

Town and County of Nantucket, MA

June 27, 2023

17 Ames Locus



Property Information

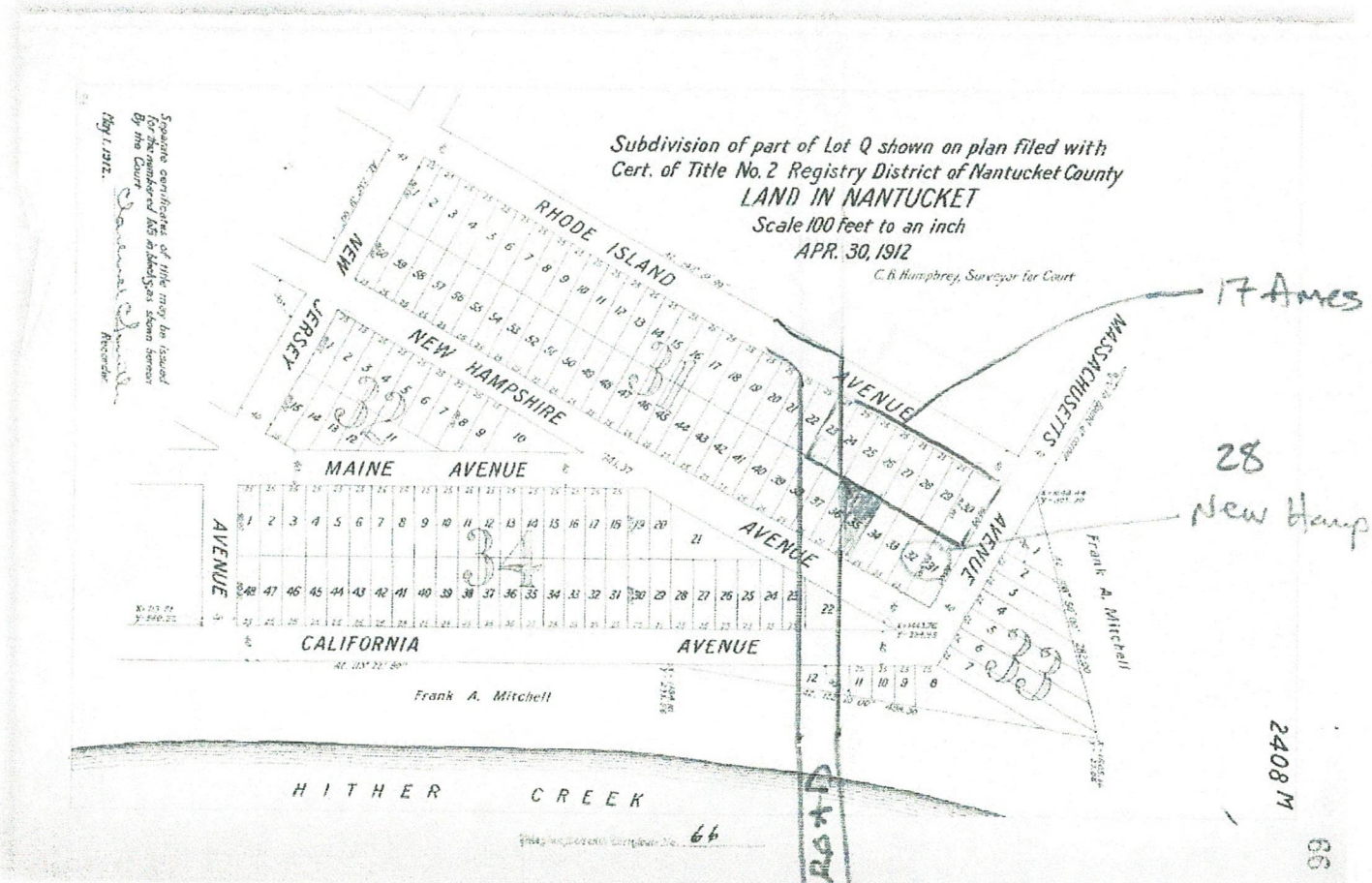
Property ID	60.2.4 17
Location	17 AMES AV
Owner	MEINKE LORI

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.

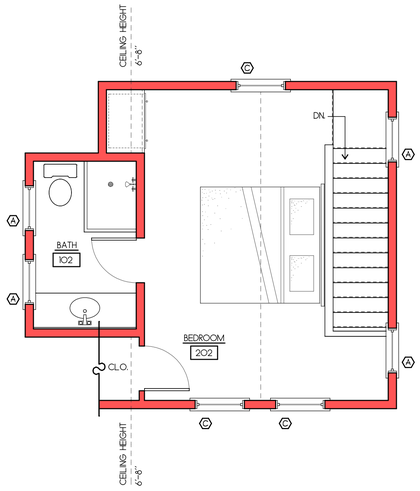
Geometry updated 11/14/2022
Data updated Jan. 2021

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

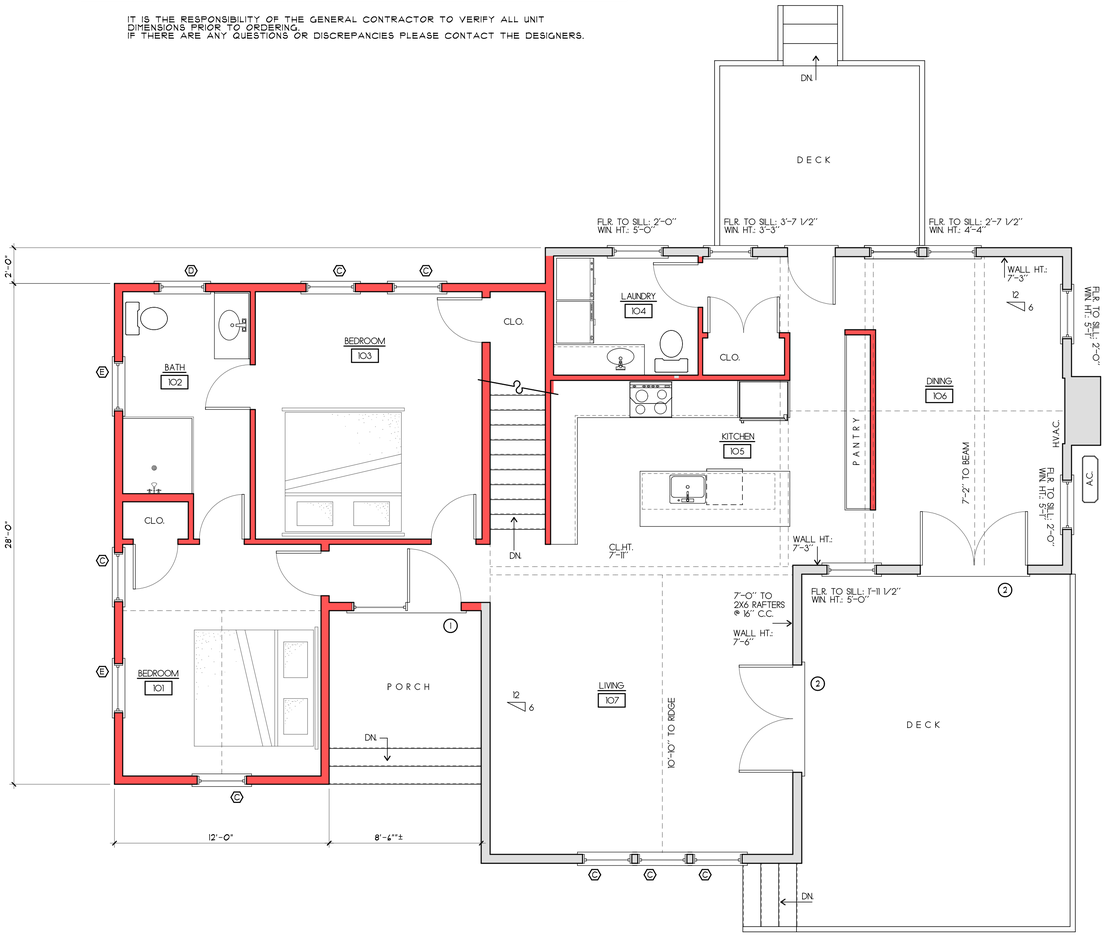

Subdivision of part of Lot Q shown on plan filed with
Cert. of Title No. 2 Registry District of Nantucket County
LAND IN NANTUCKET
Scale 100 feet to an inch
APR. 30, 1912
C.B. Humphrey, Surveyor for Court
Separate certificates of title may be issued for the numbered lots as shown hereon
By the Court
May 1, 1912.
Recorder
RHODE ISLAND
NEW
JERSEY
NEW HAMPSHIRE
MAINE
AVENUE
AVENUE
AVENUE
AVENUE
AVENUE
MASSACHUSETTS
AVENUE
CALIFORNIA
AVENUE
Frank A. Mitchell
Frank A. Mitchell
HITHER
CREEK
AMES
17 Ames
28
New Hampshire
2408 M
66

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-6" X 2'-2"	4	6 LT. AWNING
B	BOSTON SASH	1'-6" X 1'-10"	1	4 LT. FIXED UNIT
C	BOSTON SASH	2'-9" X 5'-0"	10	6/6 D.H. (T.M.E.)
D	BOSTON SASH	2'-6" X 3'-3"	1	6/6 D.H. (T.M.E.)
E	BOSTON SASH	2'-9" X 2'-8"	2	6 LT. AWNING
1	SIMPSON	3'-0" X 6'-8"	F-7662	6 LT. 2 PNL. EXTERIOR WD. DR.
2	BROSCO	6'-0" X 6'-8"	1	12 LT. 1 PNL. FRENCH DOOR
3	BROSCO	3'-0" X 6'-8"	1	12 LT. 1 PNL. 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.



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 343 S.F.



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1,384 S.F.

KEY:
NEW WALLS:
EXISTING WALLS:

NOTE:
ALL MEASUREMENTS WERE TAKEN BY: ETHAN McMORROW FROM THE EXISTING INTERIOR FINISH CONDITIONS

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER I ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

REVISIONS:

4/04/2021:	AS-BUILT MEASURING
4/12/2021:	AS-BUILT PLANS
7/31/2021:	PROGRESS PRINT
8/11/2021:	PROGRESS PRINT
8/24/2021:	PROGRESS PRINT
4/05/2023:	PROGRESS PRINT
4/13/2023:	PROGRESS PRINT
10/18/2023:	PROGRESS PRINT
10/31/2023:	PROGRESS PRINT

MEINKE RESIDENCE
17 AMES AVE.
NANTUCKET, MA

TWIG PERKINS INC.
3 VALLEY VIEW DRIVE, BOX 432, NANTUCKET, MA 02554 508-228-3050 mail@twigperkins.com

PLANS

DATE: 10/31/2023
SCALE: 1/4" = 1'-0"

A-1



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



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



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



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

NOTE:
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BY: ETHAN McMORROW
FROM THE EXISTING INTERIOR
FINISH CONDITIONS

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8/26/2021:	PROGRESS PRINT
4/05/2023:	PROGRESS PRINT
4/13/2023:	PROGRESS PRINT
10/18/2023:	PROGRESS PRINT
10/31/2023:	PROGRESS PRINT

MEINKE RESIDENCE
17 AMES AVE.
NANTUCKET, MA

TWIG PERKINS INC.
3 VALLEY VIEW DRIVE, BOX 432, NANTUCKET, MA 02554 508-228-3050 mail@twigperkins.com

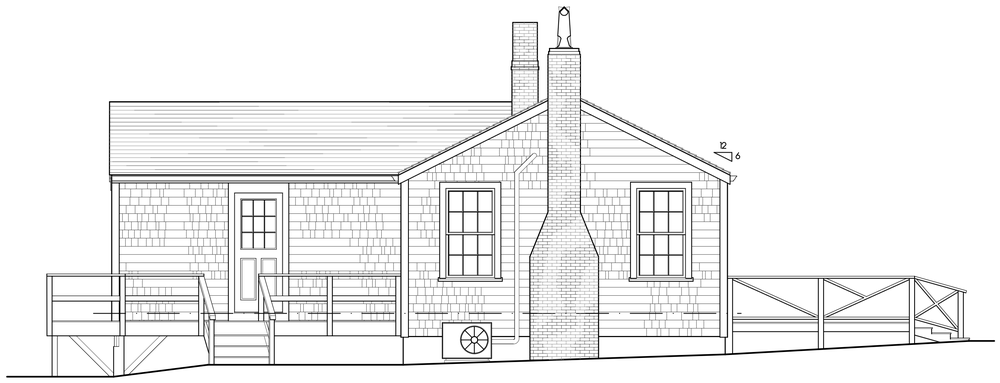
ELEVATIONS

DATE: 10/31/2023
SCALE: 1/4" = 1'-0"

A-2



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



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



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



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

NOTE:
ALL MEASUREMENTS WERE TAKEN
BY: ETHAN McMORROW
FROM THE EXISTING INTERIOR
FINISH CONDITIONS

NOTE:
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REVISIONS:

4/04/2021:	AS-BUILT MEASURING
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10/18/2023:	PROGRESS PRINT
10/31/2023:	PROGRESS PRINT

MEINKE RESIDENCE
17 AMES AVE.
NANTUCKET, MA

TWIG PERKINS INC.
3 VALLEY VIEW DRIVE, BOX 432, NANTUCKET, MA 02554 508-228-3050 mail@twigperkins.com

ELEVATIONS

DATE: 10/31/2023
SCALE: 1/4" = 1'-0"

A-3

Existing Northwest



Existing West



Existing South



Existing East



3 Ames



14 + 16 Ames



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

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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: 11/17/2023
✓	Address & HDC Case Number (ie HDC2020-05-0265): 13 Aurora Way HDC2023-08-8945
✓	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

RECEIVED
NOV 16 2023
By

21. Dean Lampe **08-8945** 13 Aurora Way New dwelling 56/448 Dean Lampe

Voting	Coombs, Camp, Oliver, Patten, Paul
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Deam Lampe**
Public	-
Concerns	Paul-

- Emphasizes that the North elevation is crucial as it's the public-facing side.
- Suggests that the front door design should be more prominent and formal.
- Recommends a wider side casing and a six-panel all-wood door for the front entrance.
- Comments on the incongruence between the porch columns, shutters, and the need for matching trim.
- Advises considering the removal of the single column bisecting the porch.
- Supports the idea of making the house appear like a cute, formal asset to the street.
- Agrees with Val's suggestion of a steeper pitch for the central gable.
- Acknowledges that the design's perspective may affect how it's perceived.
- Encourages attention to trim details on the North elevation.

Camp-

- Suggests wrapping the porch around the corner with a hip roof to enhance the front's presence.
- Recommends adding one shuttered window in the Gable for historical appeal.
- Supports the idea of a steeper pitch for the roof.
- Prefers a centered front door for improved symmetry.
- Emphasizes the importance of the front elevation as it's the most visible one.

Coombs-

- Considers the north elevation as the front of the house and believes it should have a clear statement as the main entrance.
- Appreciates maintaining the height.
- Agrees with the need to remove the single post and suggests finding an alternative covering.
- Supports the idea of holding for revisions to see the proposed changes.

Motion	**Motion to hold for minor revisions and encourages the applicant to provide alternative options if possible. (Oliver)**
Roll-call Vote	Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye Certificate # **HDC2023-08-8945**

22. Dean Lampe **08-8946** 13 Aurora Way New Pool 56/448 Dean Lampe

Voting	Coombs, Camp, Oliver, Patten, Paul
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Deam Lampe**
Public	-
Concerns	HDC Sitting Board Members comments- (Due to aggregate cross-talking)

- Request for photos of materials, including stone and coping.
- Suggestion to consider a gate or picket fence on either side of the house for better context and to screen the pool.
- Clarification on pool fencing or automatic cover.

Motion	**Motion to hold for minor revisions and provide more information. (Oliver)**
Roll-call Vote	Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye Certificate # **HDC2023-08-8946**

23. Dean Lampe **08-8947** 13 Aurora Way New Shed 56/448 Dean Lampe

Voting	Coombs, Camp, Oliver, Patten, Paul
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Deam Lampe**
Public	-
Concerns	-
Motion	**Motion to approve. (Oliver)**
Roll-call Vote	Carried 5-0// Coombs, Camp, Oliver, Patten, Paul-aye Certificate # **HDC2023-08-8947**

Town and County of Nantucket, MA

Property

Zoom To | Share | Print | 13 Aurora

13 AURORA WY



Google Directions (https://maps.google.com/?daddr=13

View Details (/datasets/properties/56%20448)

Google Maps Link (https://www.google.com/maps/@41.2724365587

Town and County of Nantucket (http://nantucket-r

Property Record Card (http://gis.vgsi.com/nantuck Pid=183849)

Property

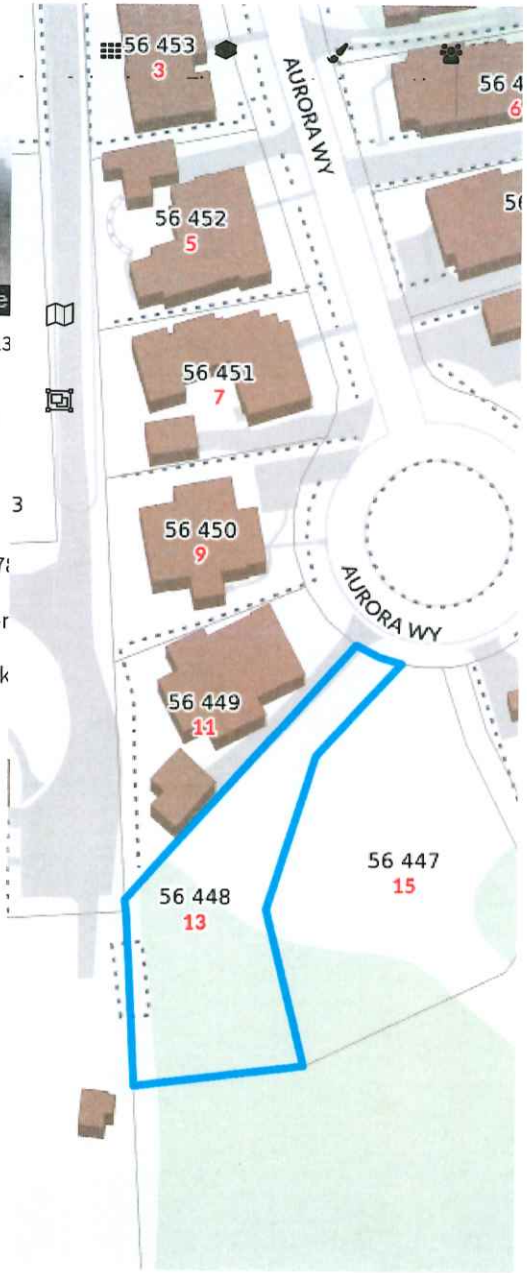
Address	13 AURORA WY

Ownership

Name	V&L STROLL LLC
Address	4 N WATER ST, NANTUCKET, MA 02554

Valuation

Total	$999,100
Land	$999,100
Last Sale	$0 on 2021-11-22
Book/Page	C28578/0



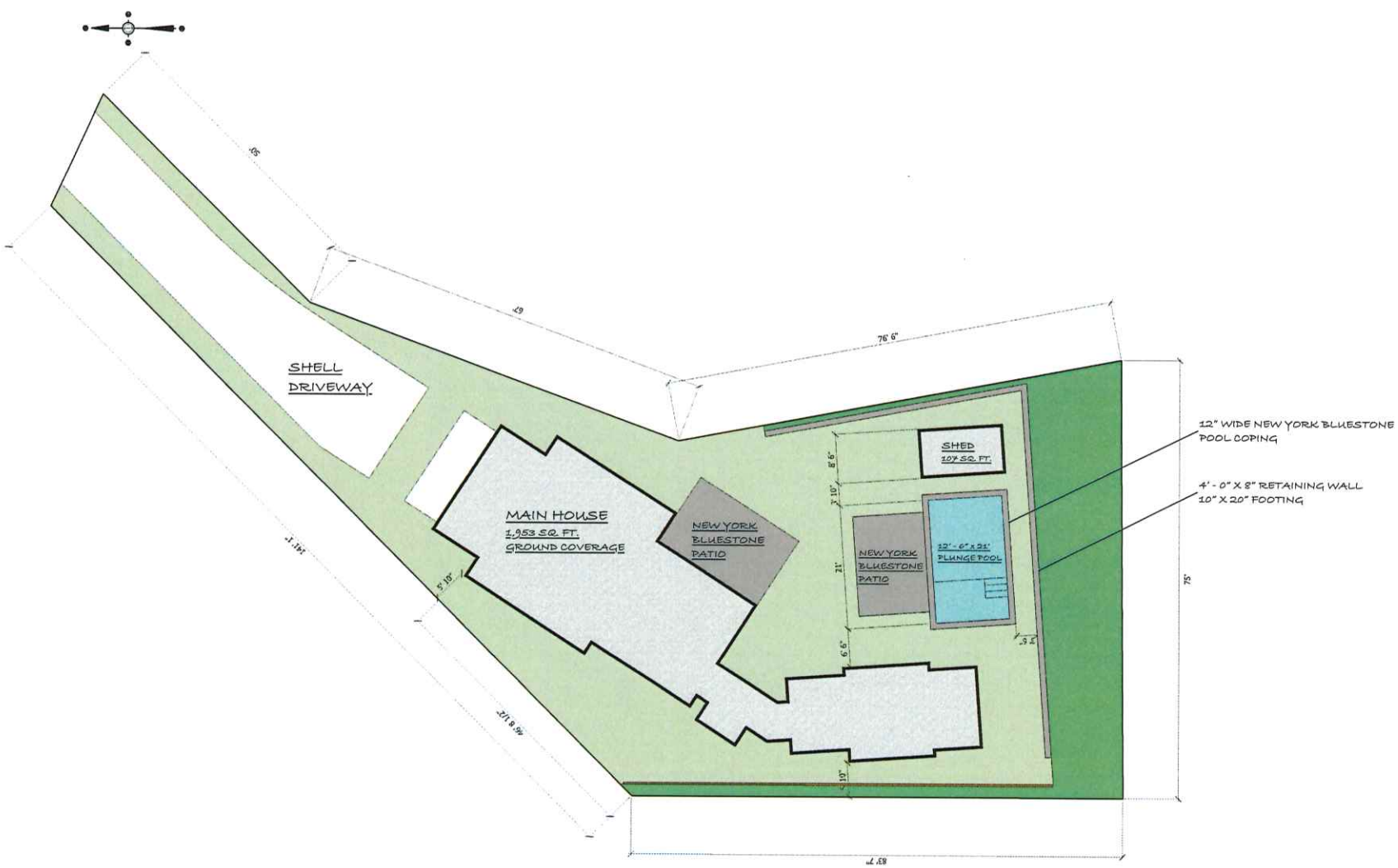
Search

Advanced Search

Download Results | More

Showing 1-1 results. Scroll to see more.

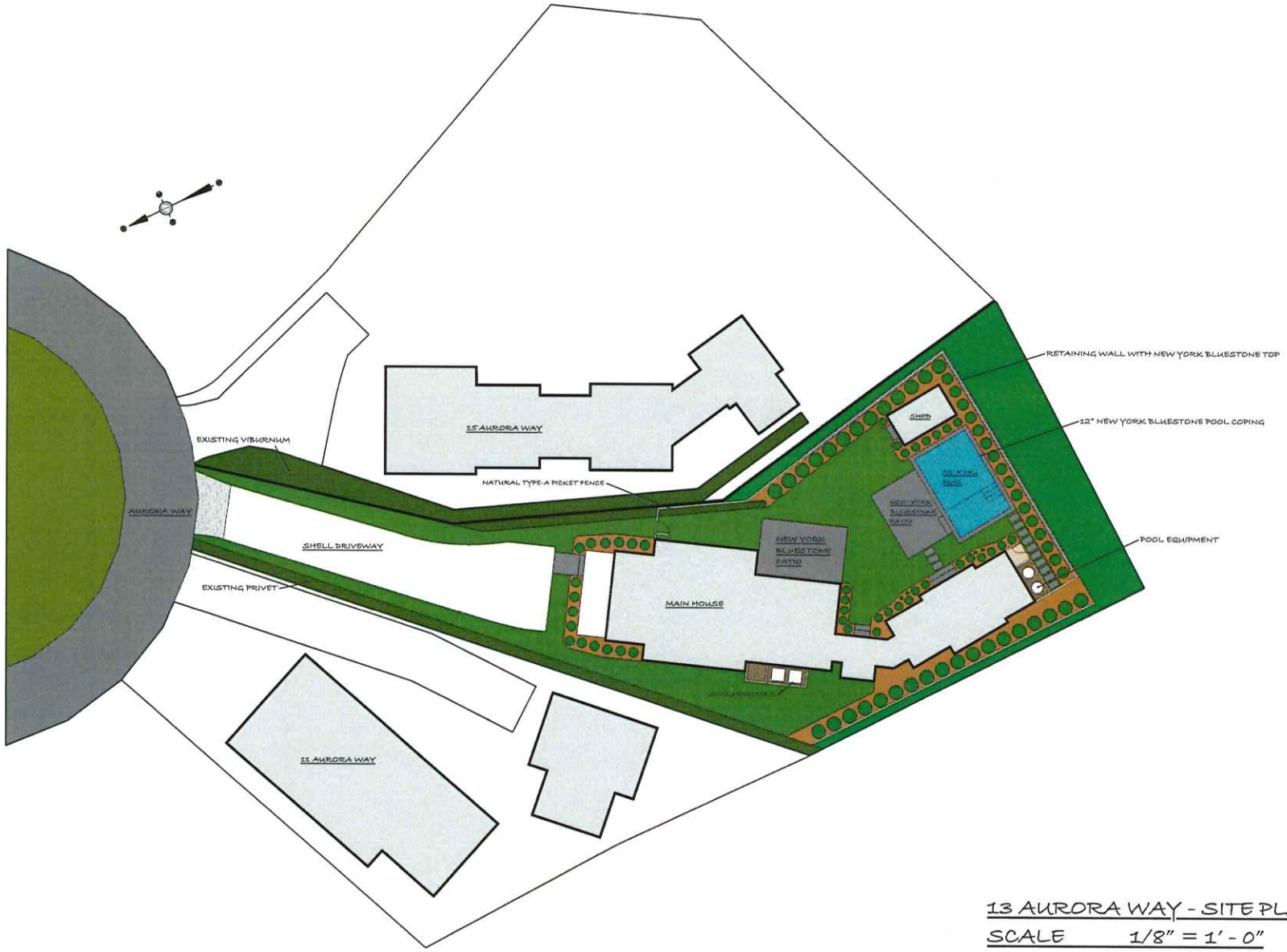
13 AURORA WY
V&L STROLL LLC
56 448



13 AURORA WAY - SITE PLAN

SCALE 1/8" = 1' - 0"

DEAN LAMPE DESIGN

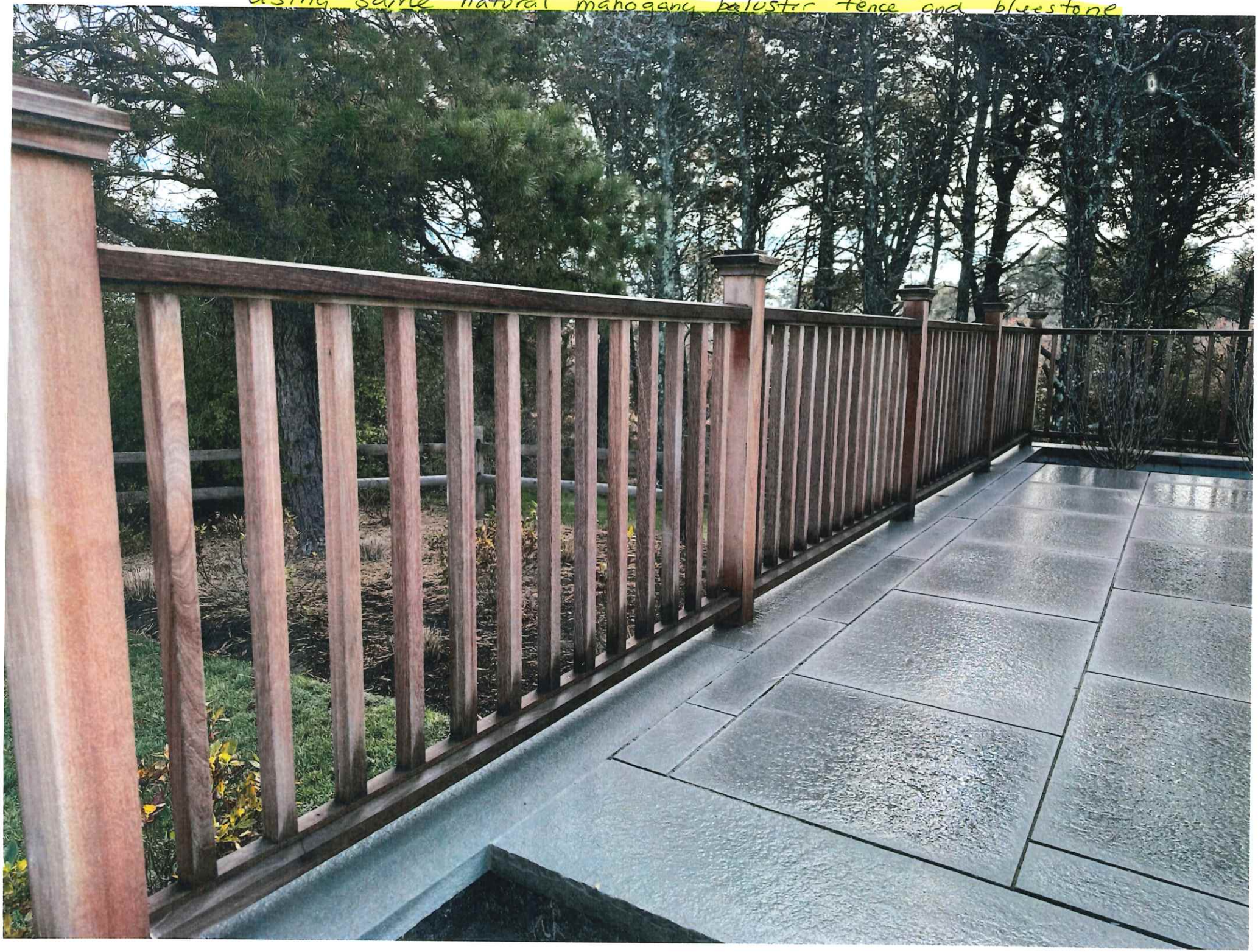


13 AURORA WAY - SITE PLAN

SCALE 1/8" = 1' - 0"

DEAN LAMPE DESIGN

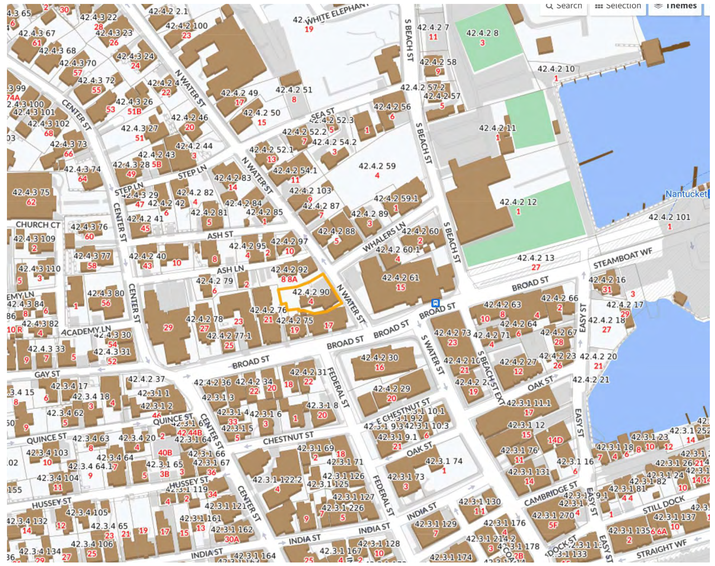
Using same natural mahogany baluster fence and bluestone



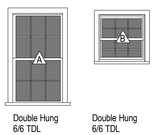
4 North Water Street, Move Off

Nantucket, MA

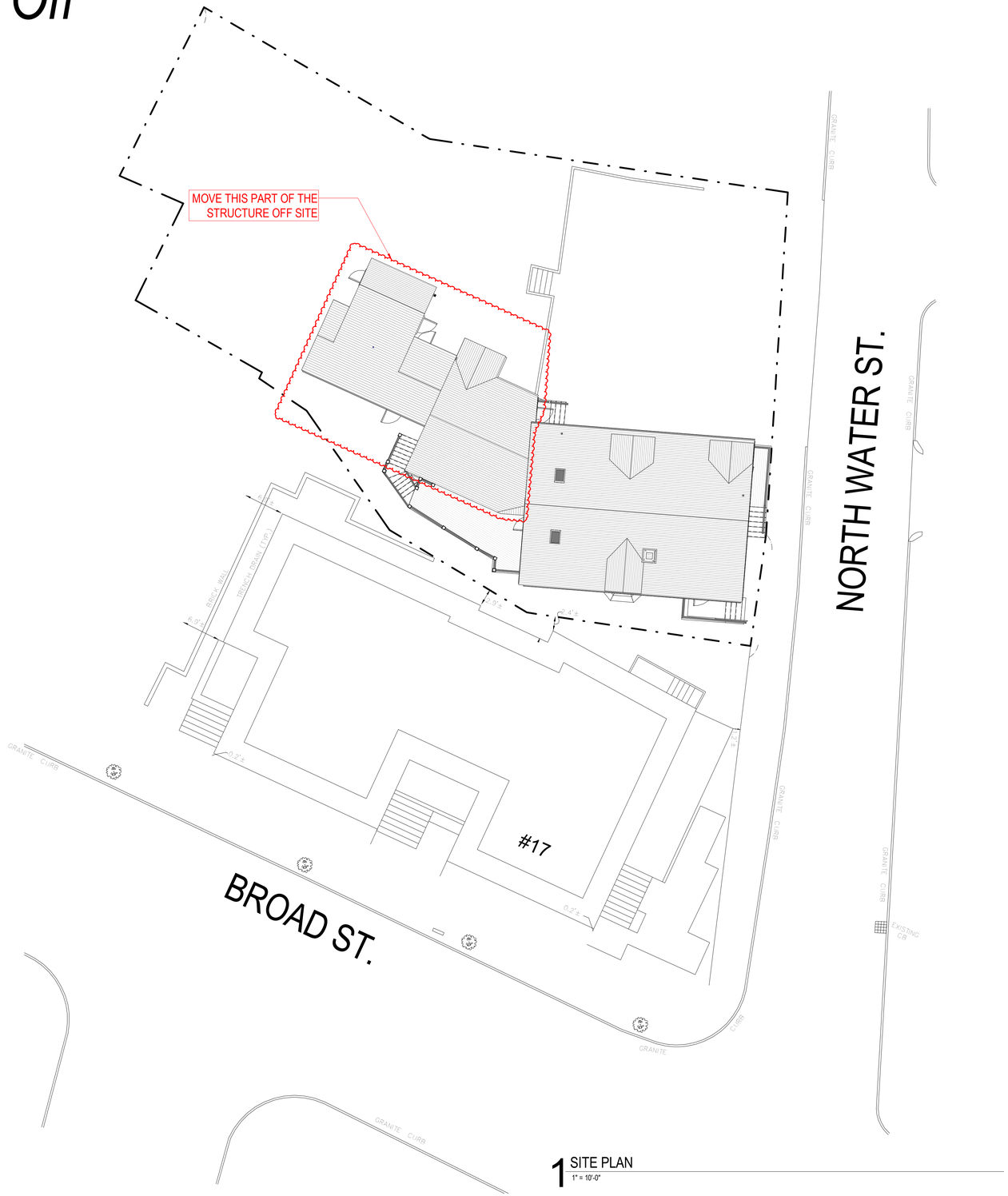
10.02.23



2 Locus Map
1/4" = 1'-0"



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



1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

2313

4 North Water Street, Move Off
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	------
Total Proposed G.C.:	3,247 s.f.

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Revisions

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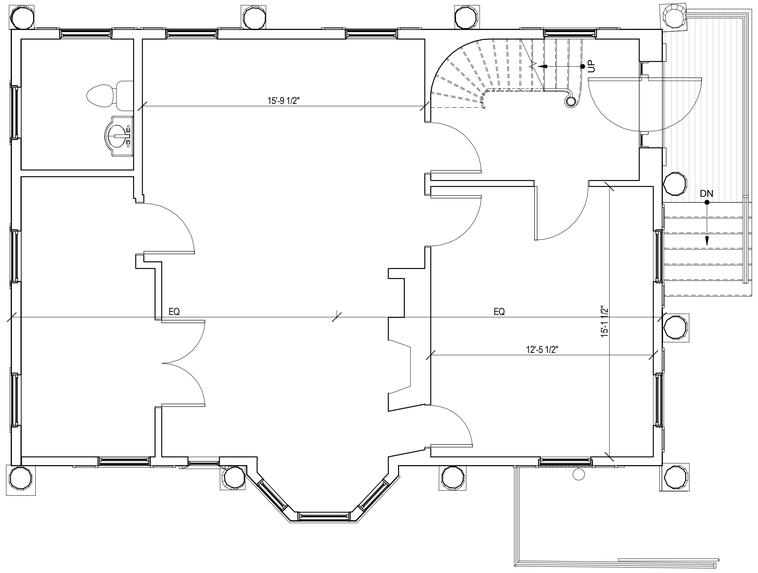
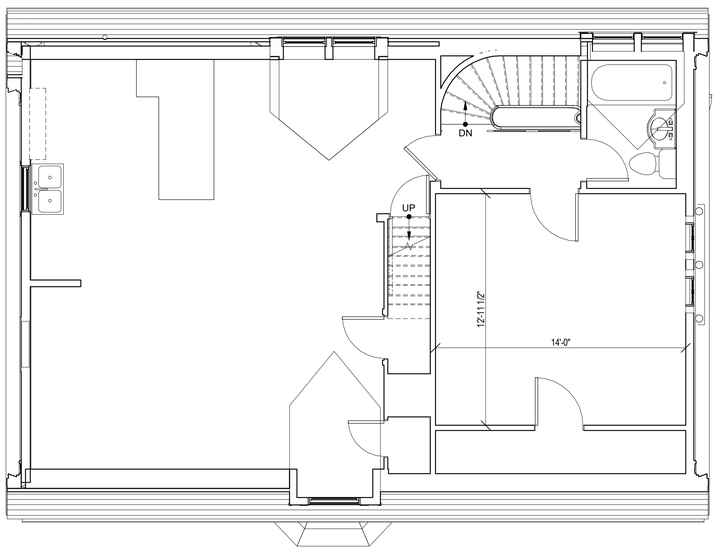
G.101
2313

10.02.23

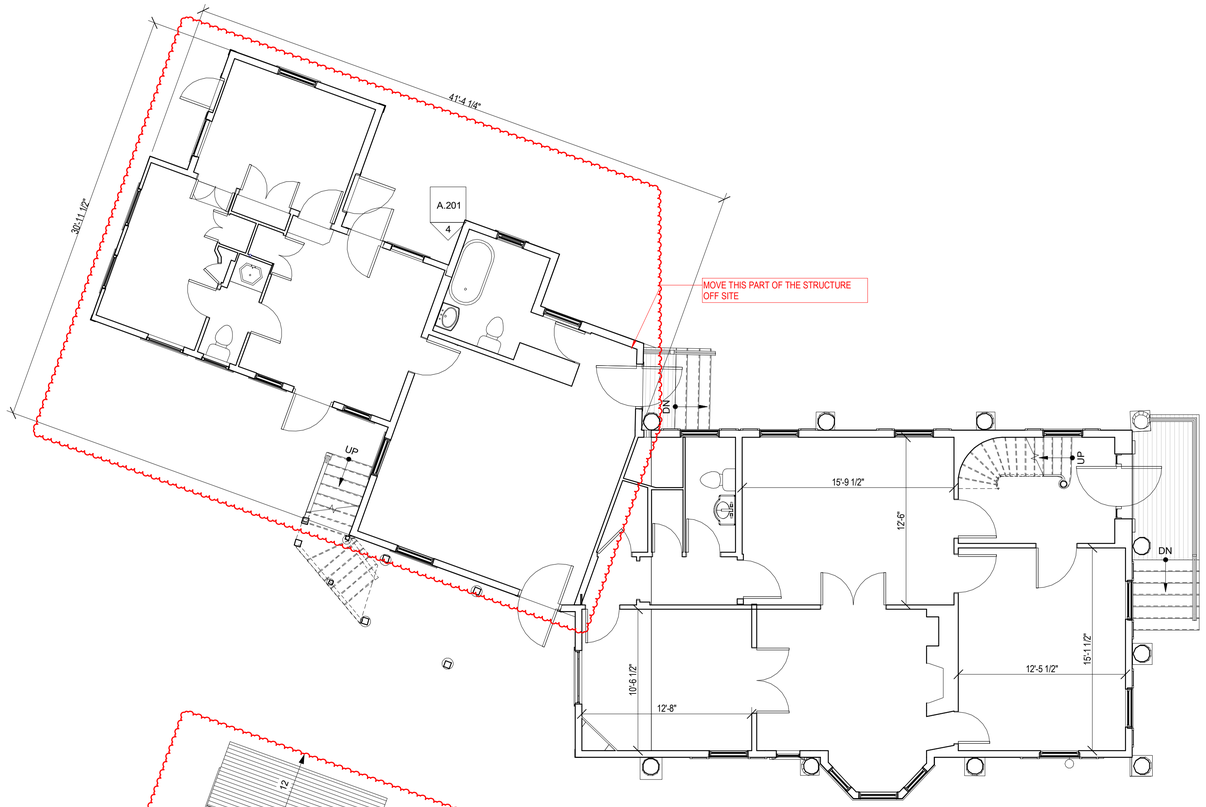
HDC SUBMISSION



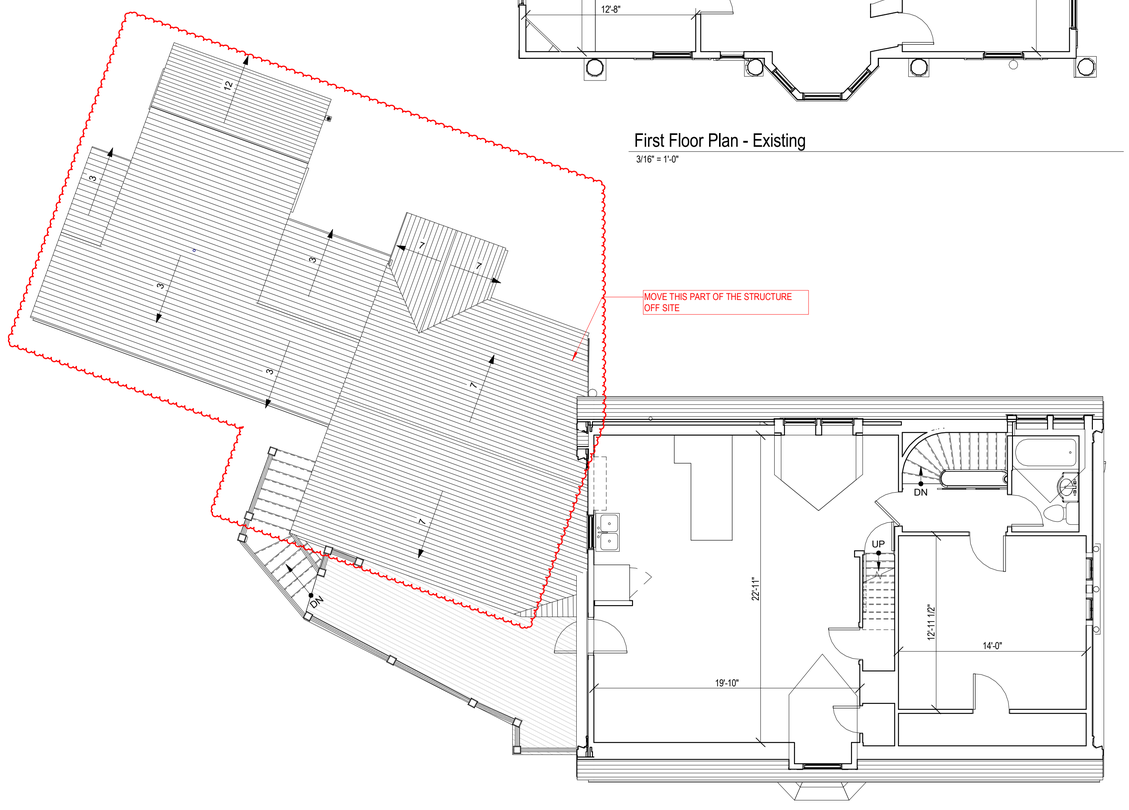
1 First Floor Plan - Proposed
1/4" = 1'-0"



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



First Floor Plan - Existing
3/16" = 1'-0"



Second Floor Plan - Existing
3/16" = 1'-0"

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Floor Plans

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1 East Elevation - Proposed
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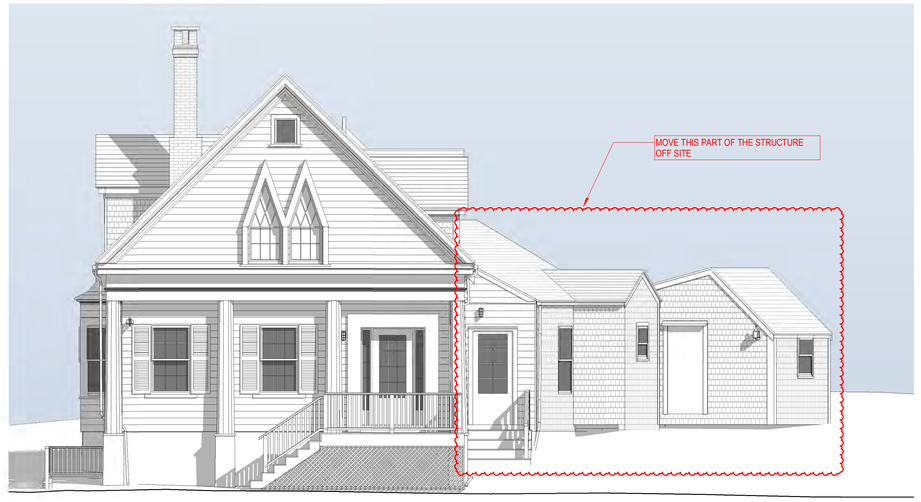
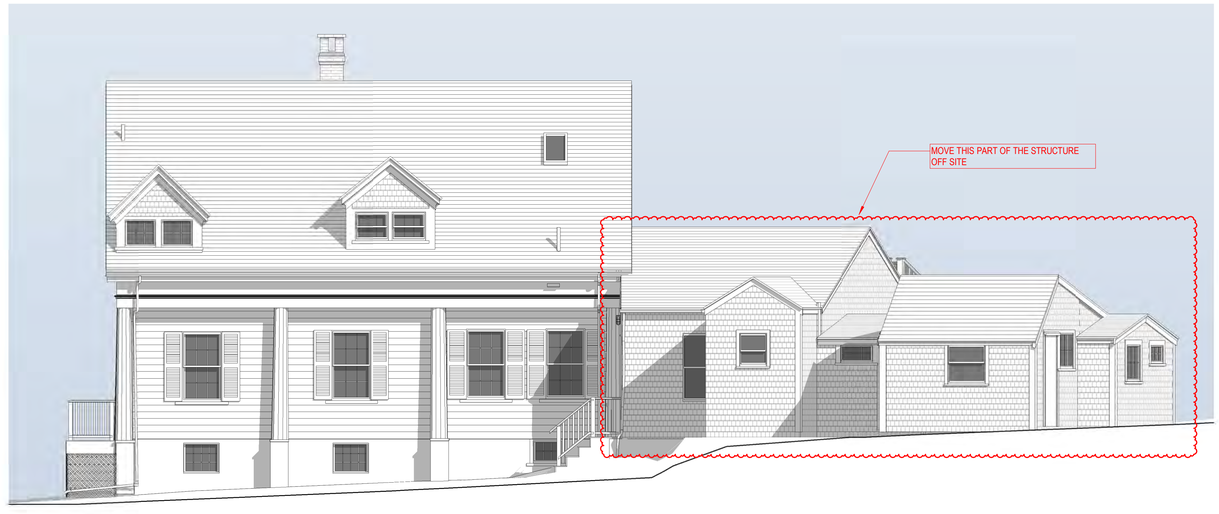


2 East Elevation - Existing
3/16" = 1'-0"



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



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3/16" = 1'-0"

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Exterior Elevations

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A.201
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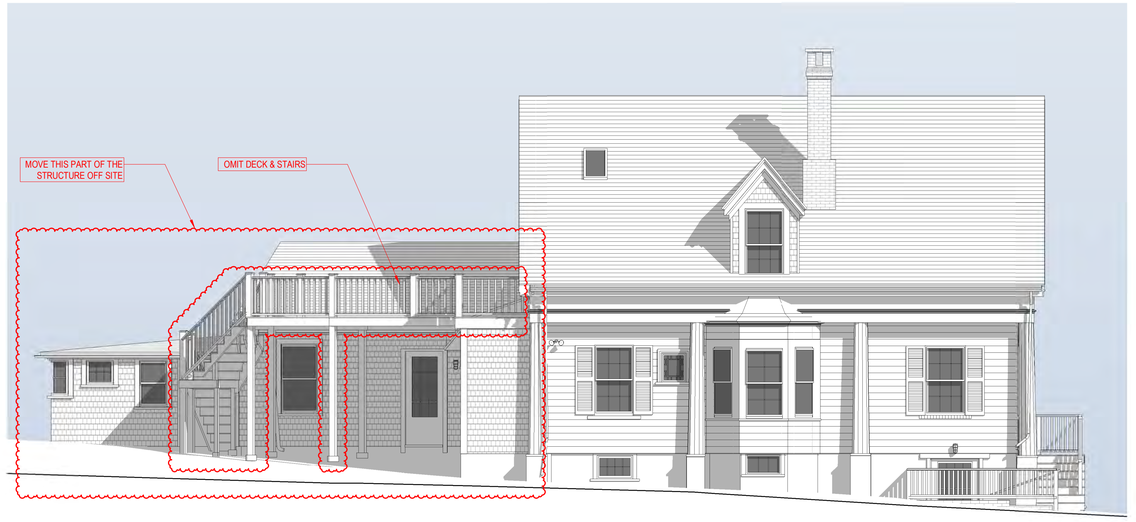
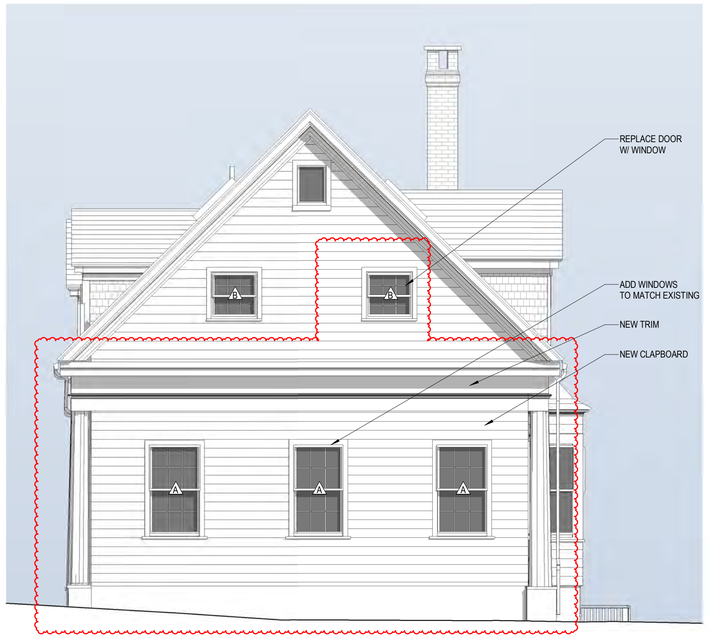
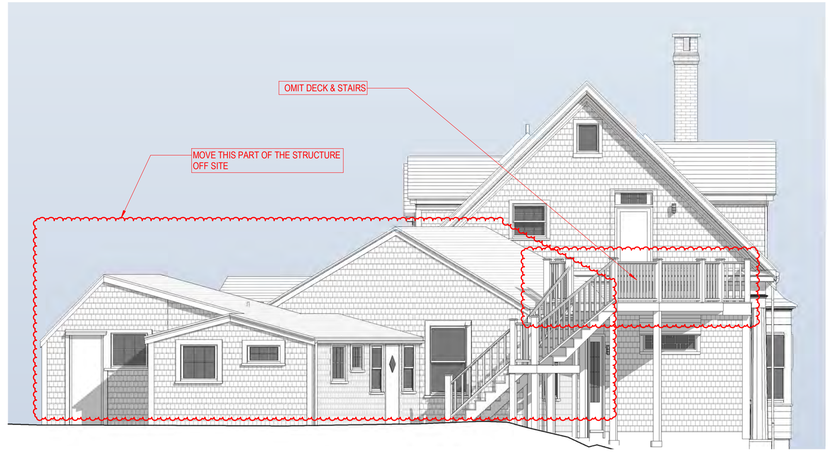
1 South Elevation - Proposed
1/4" = 1'-0"



2 South Elevation - Existing
3/16" = 1'-0"



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



4 West Elevation - Existing
3/16" = 1'-0"

2313

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Nantucket, MA

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F. 508.325.6980
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Exterior Elevations

Site Information

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A.202
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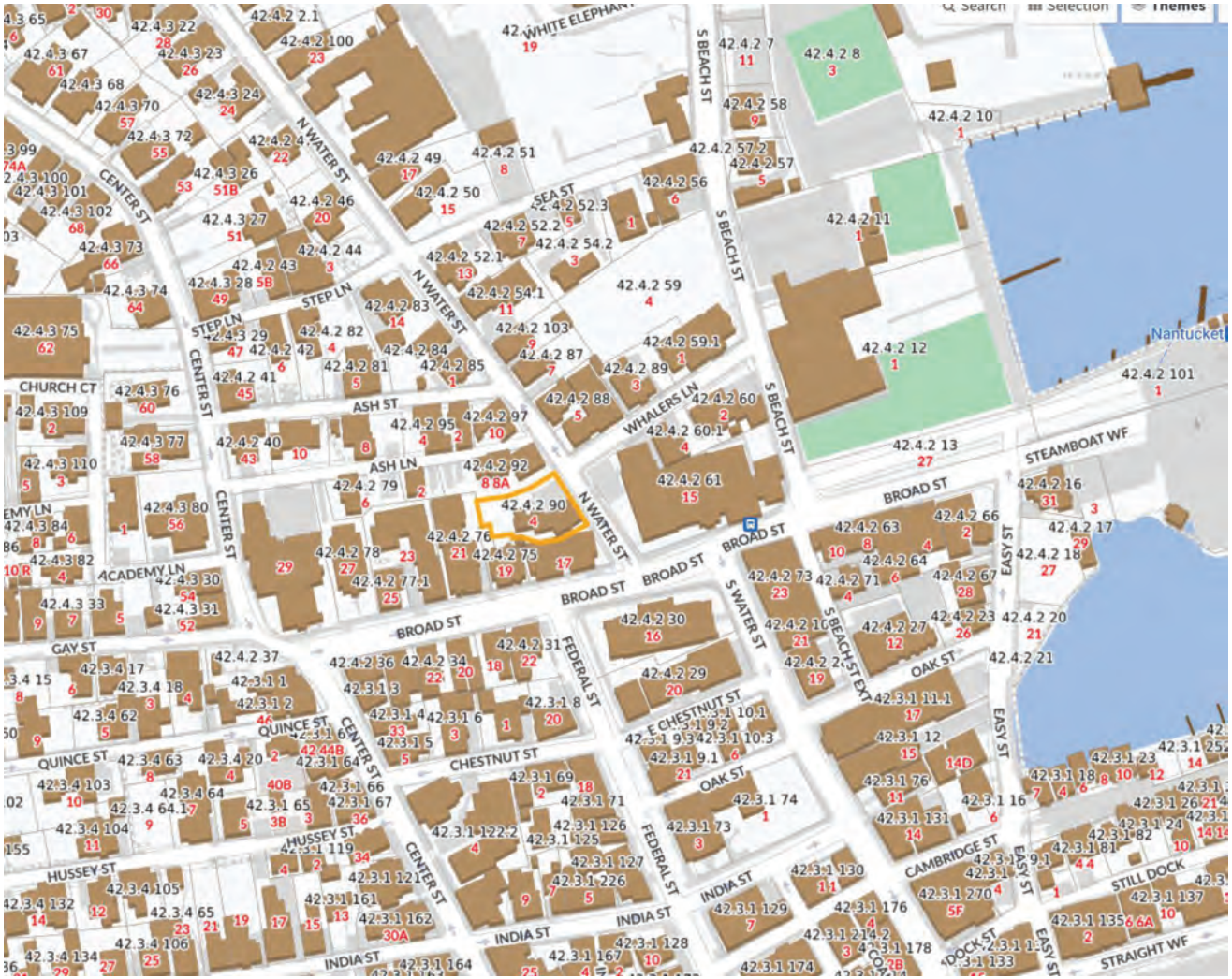
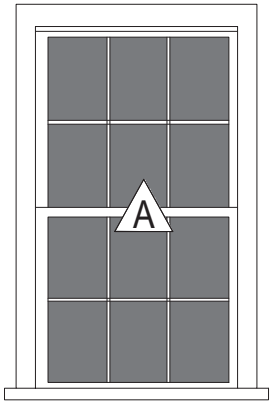
4 North Water Street, Move Off

Nantucket, MA

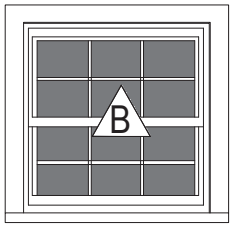


2 Locus Map

1/4" = 1'-0"



Double Hung
6/6 TDL

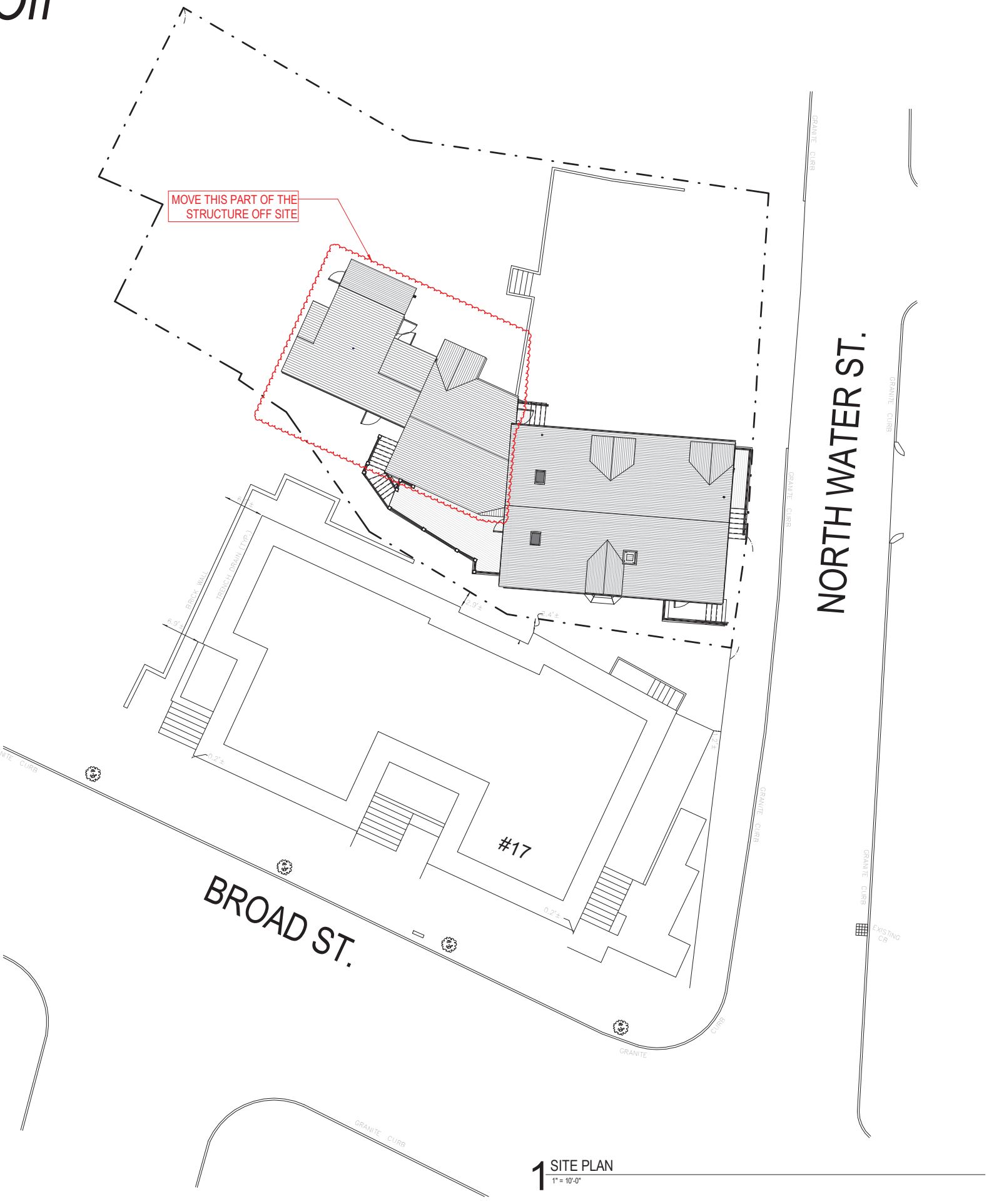


Double Hung
6/6 TDL

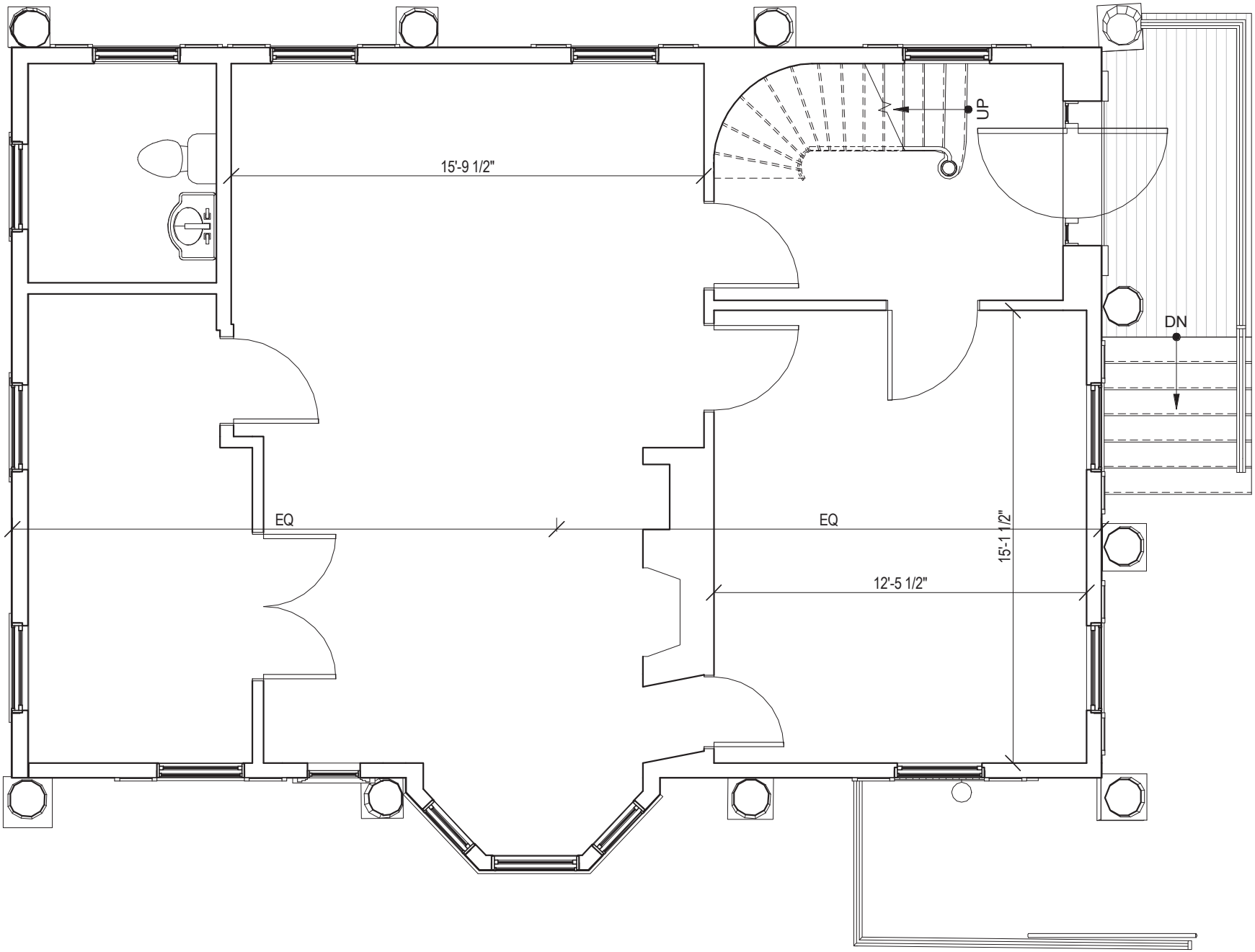
3 Window Legend

1/4" = 1'-0"

Off

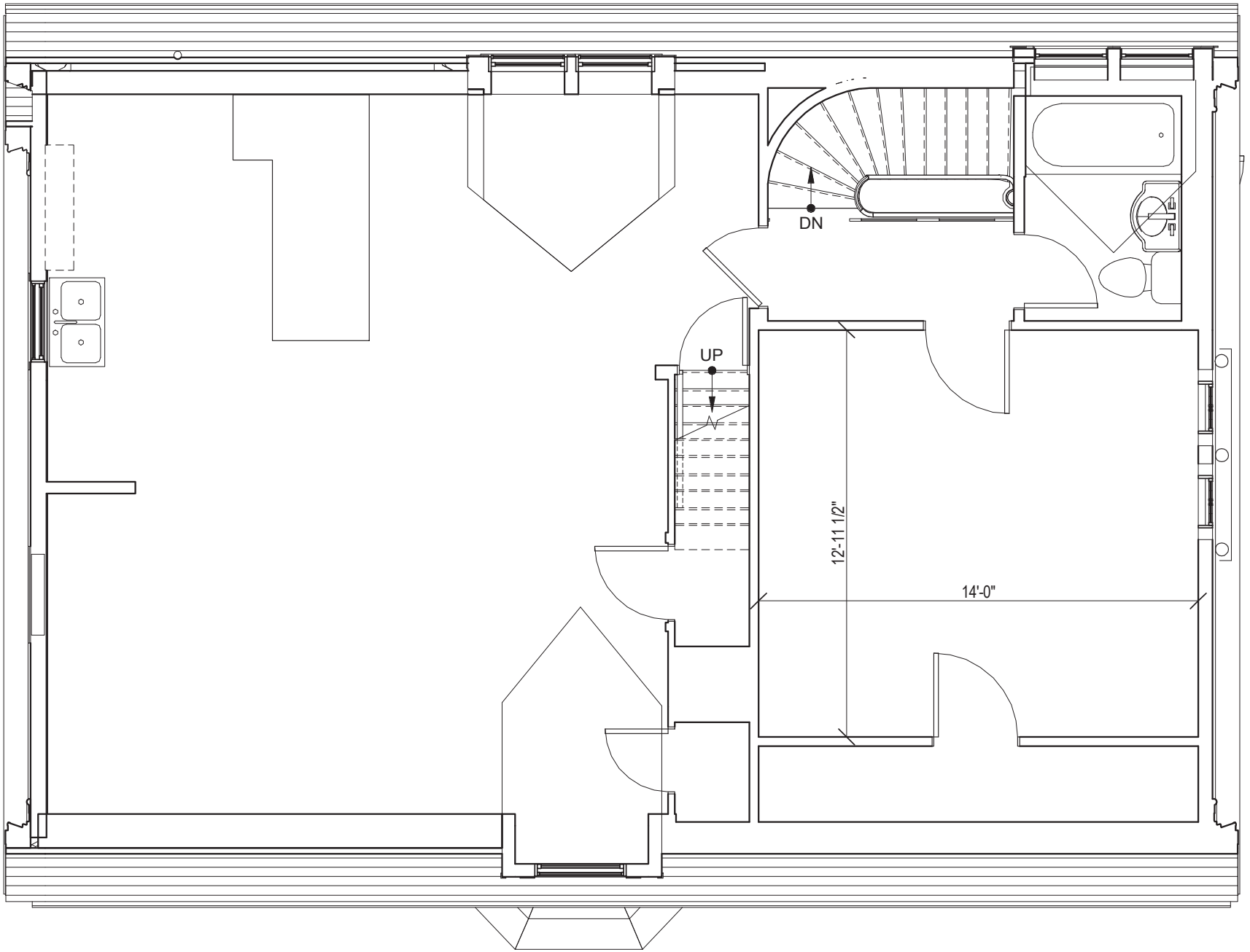


1 SITE PLAN
1" = 10'-0"



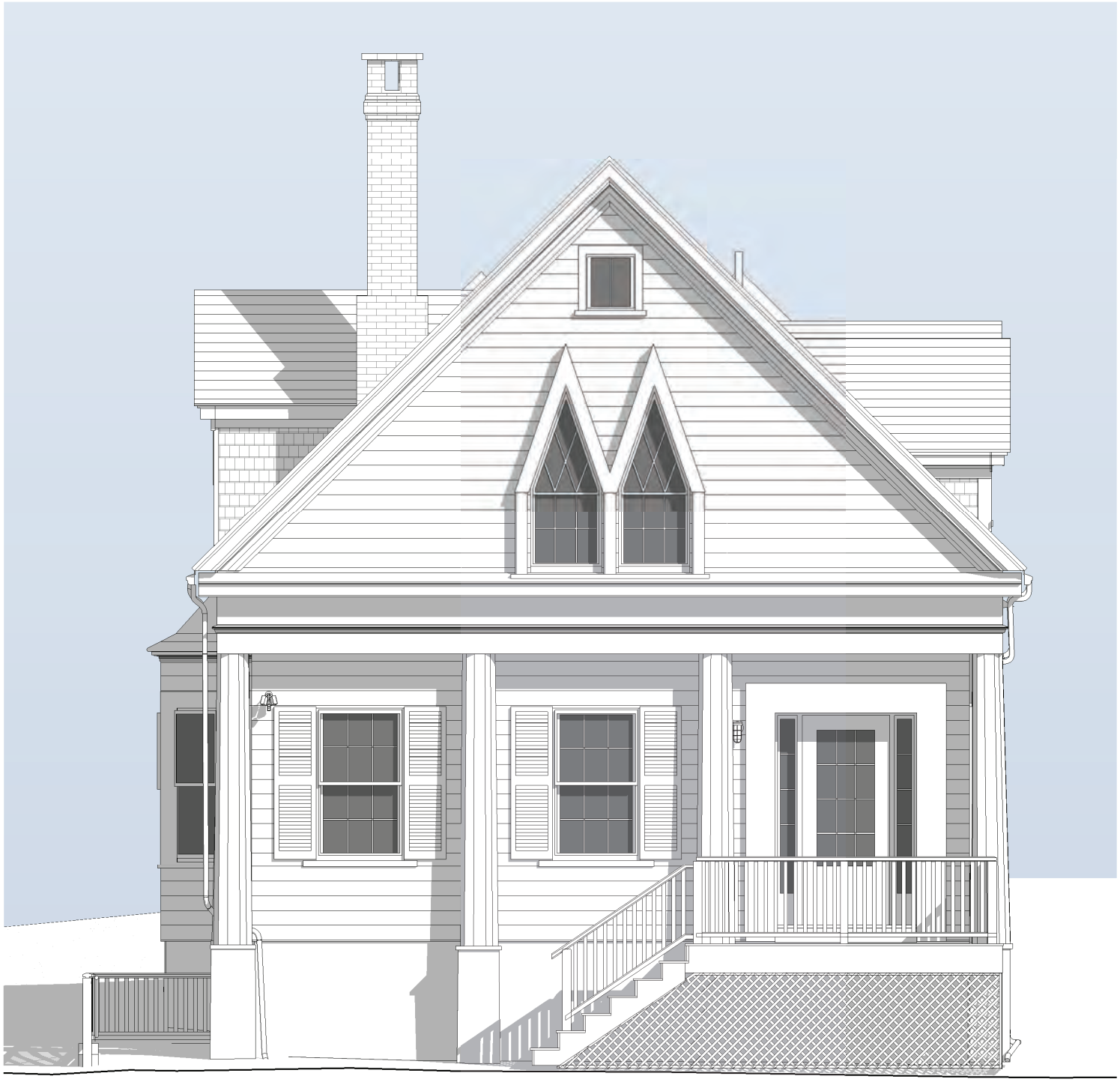
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



1 East Elevation - Proposed

1/4" = 1'-0"

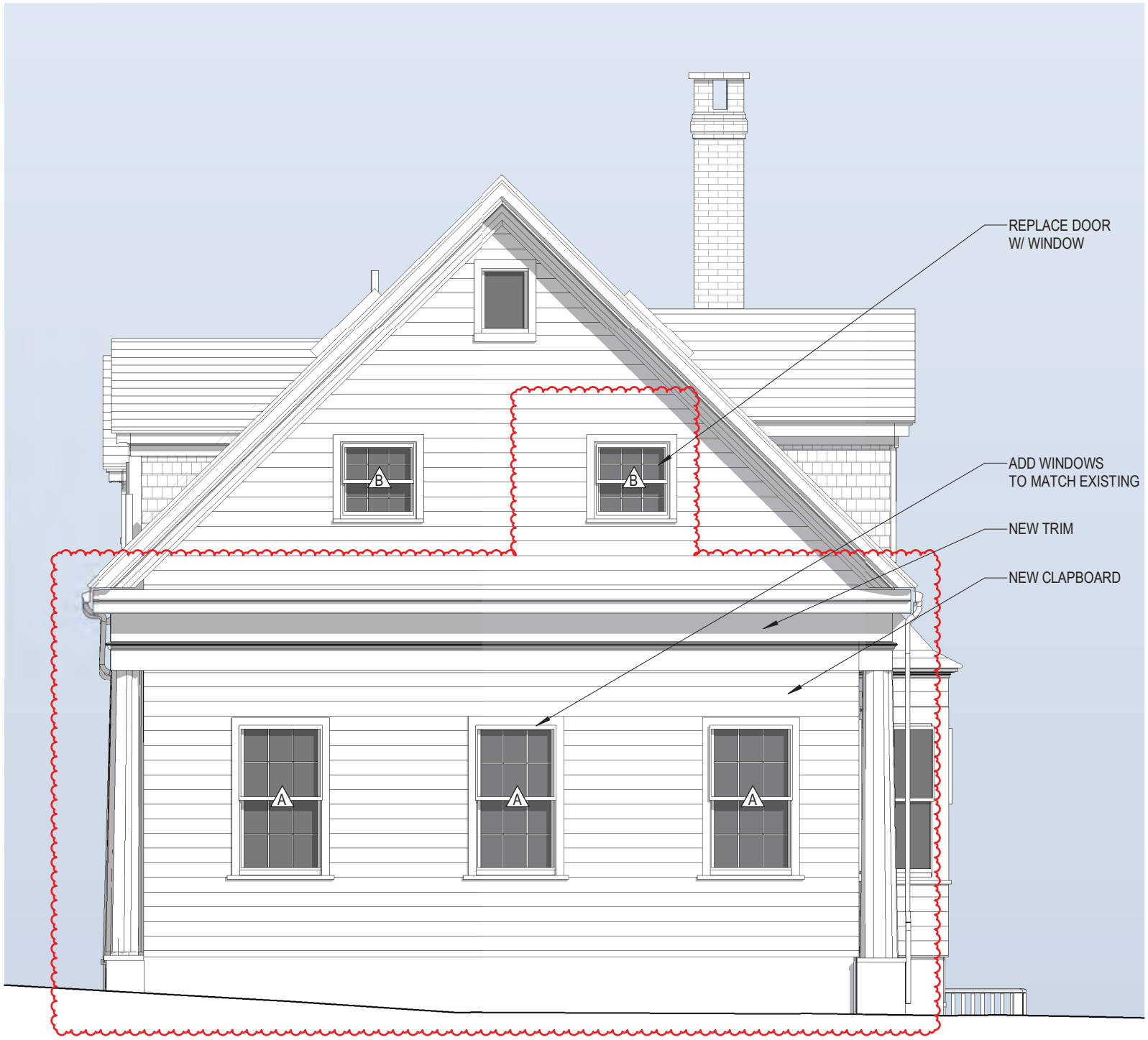


3 North Elevation - Proposed
1/4" = 1'-0"



1 South Elevation - Proposed

1/4" = 1'-0"



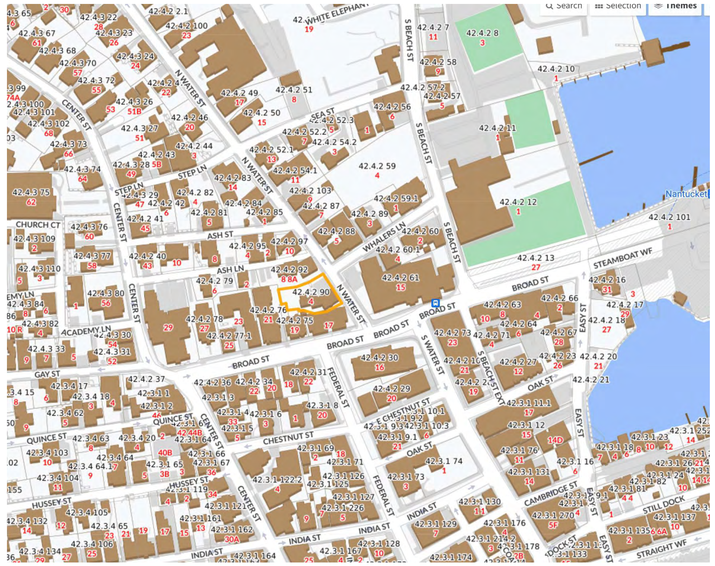
3 West Elevation - Proposed

1/4" = 1'-0"

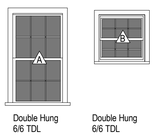
4 North Water Street, Move Off

Nantucket, MA

10.02.23



2 Locus Map
1/4" = 1'-0"



3 Window Legend
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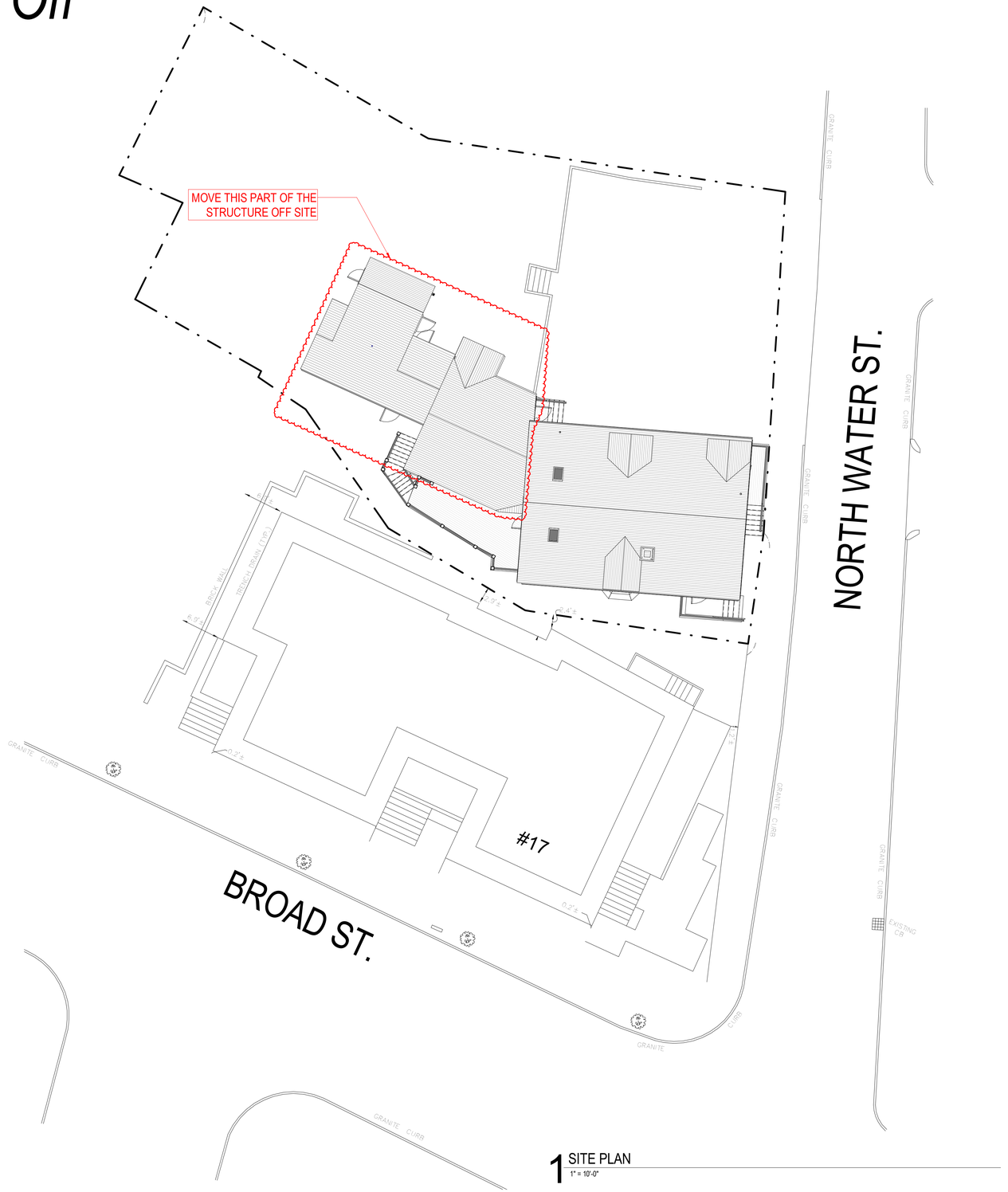

1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

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8 Williams Lane Nantucket, MA 02554
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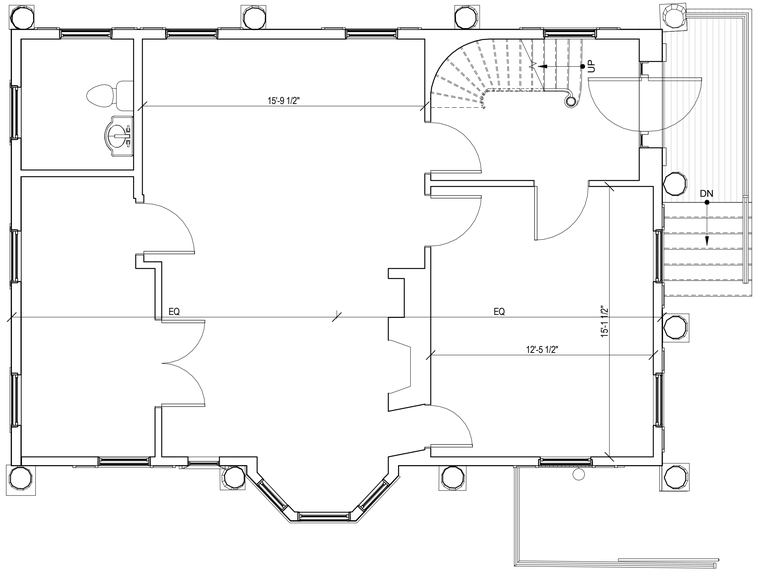

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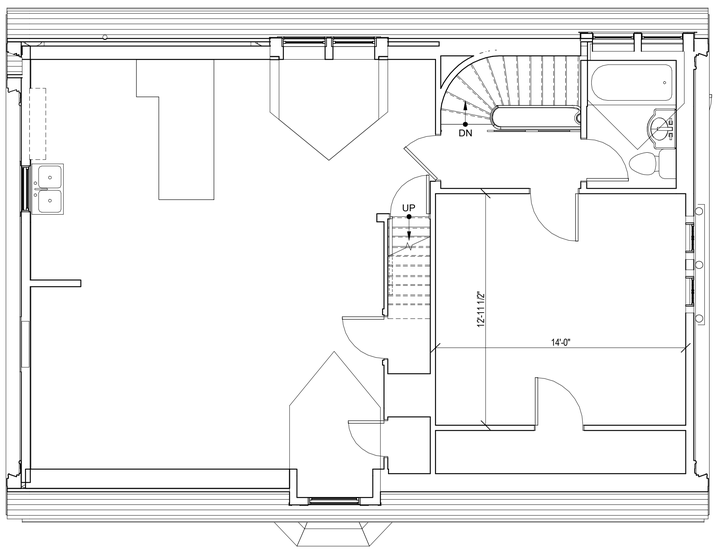
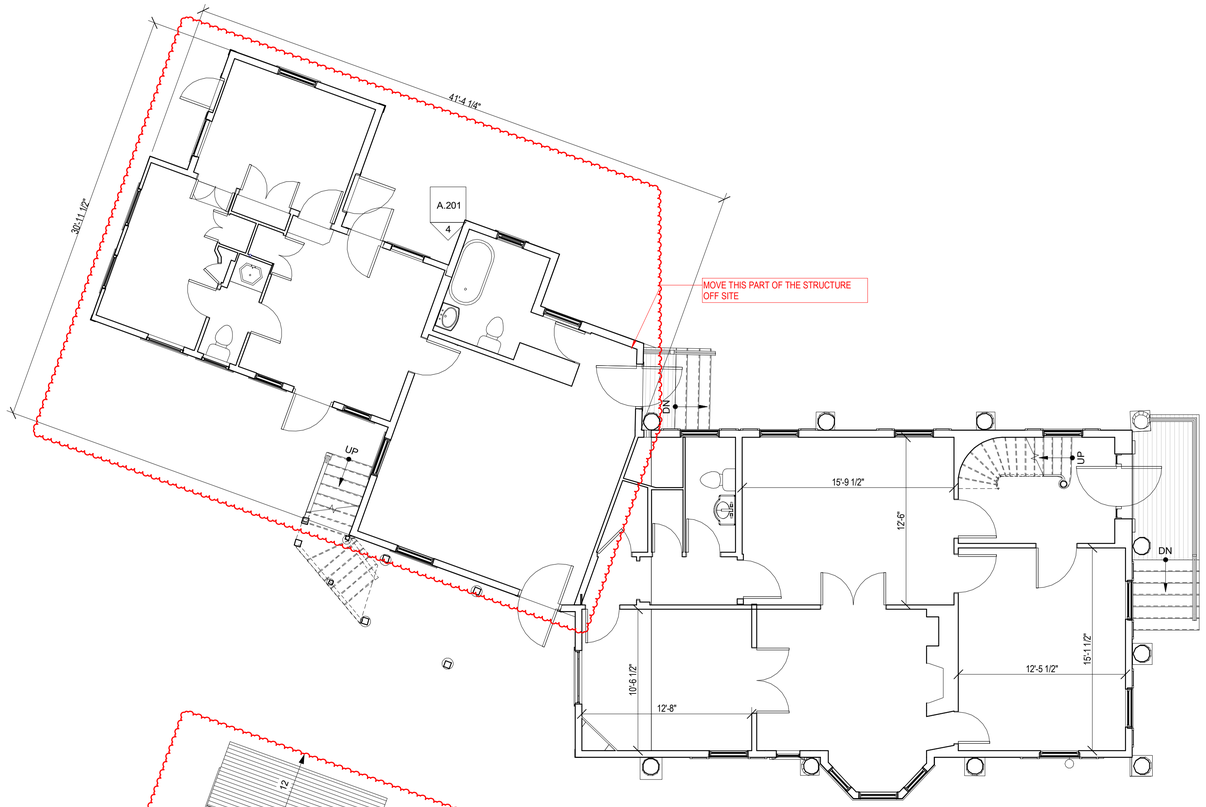
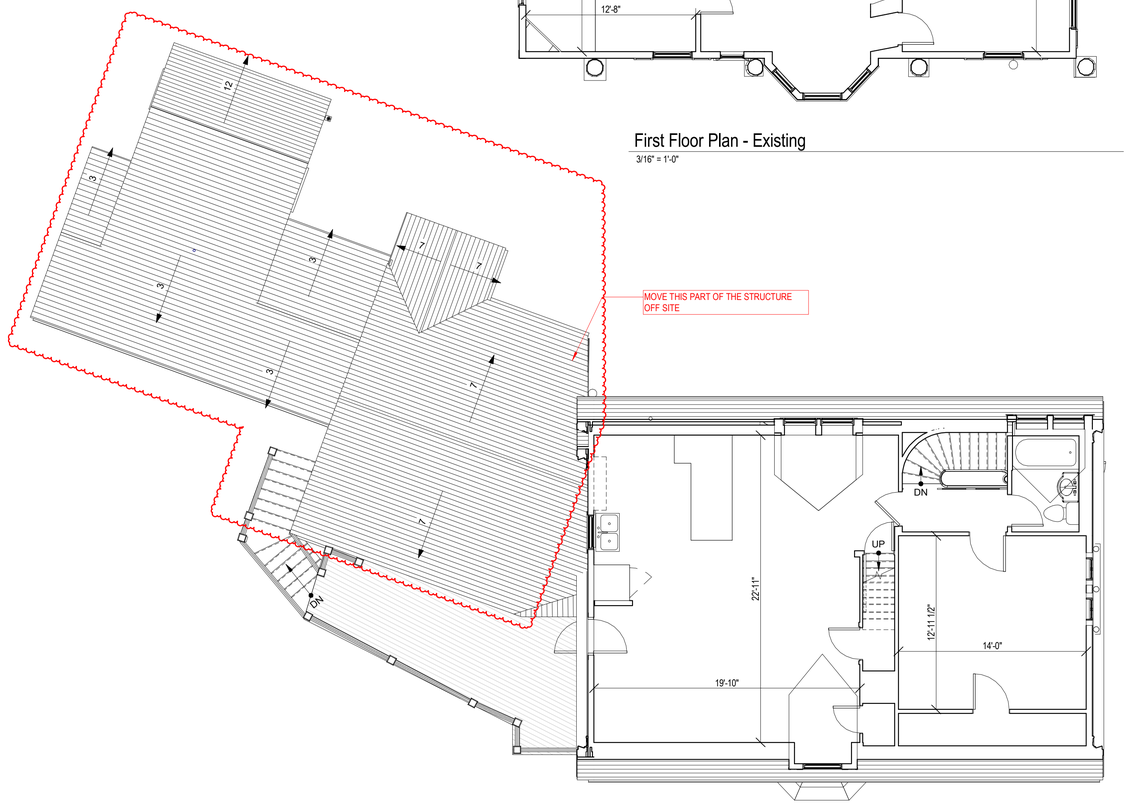


2 Second Floor Plan - Proposed
1/4" = 1'-0"



First Floor Plan - Existing
3/16" = 1'-0"



Second Floor Plan - Existing
3/16" = 1'-0"

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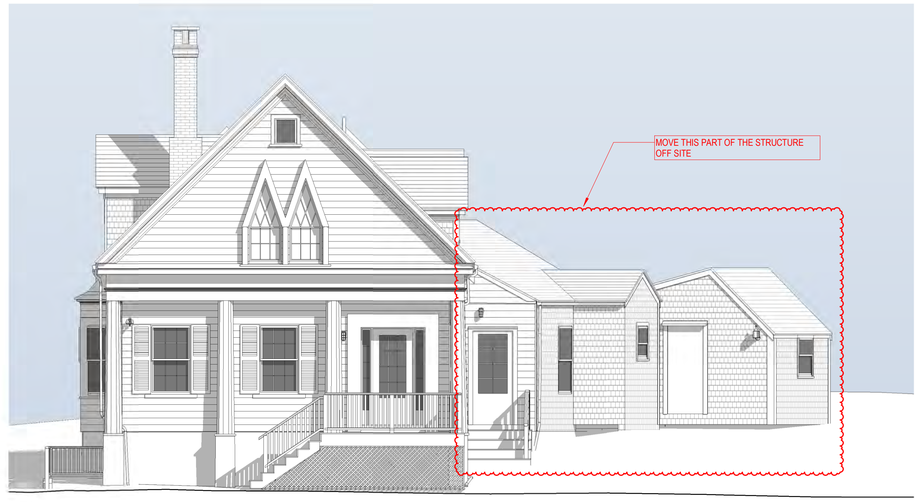
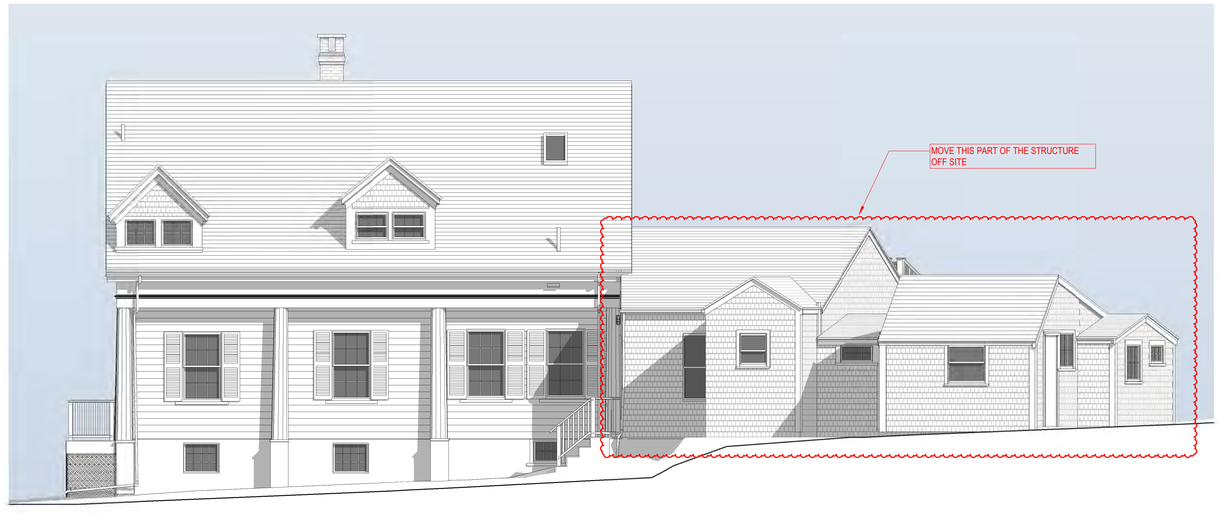


2 East Elevation - Existing
3/16" = 1'-0"



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



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A.202 Exterior Elevations

Revisions

Revision 1 Date 1

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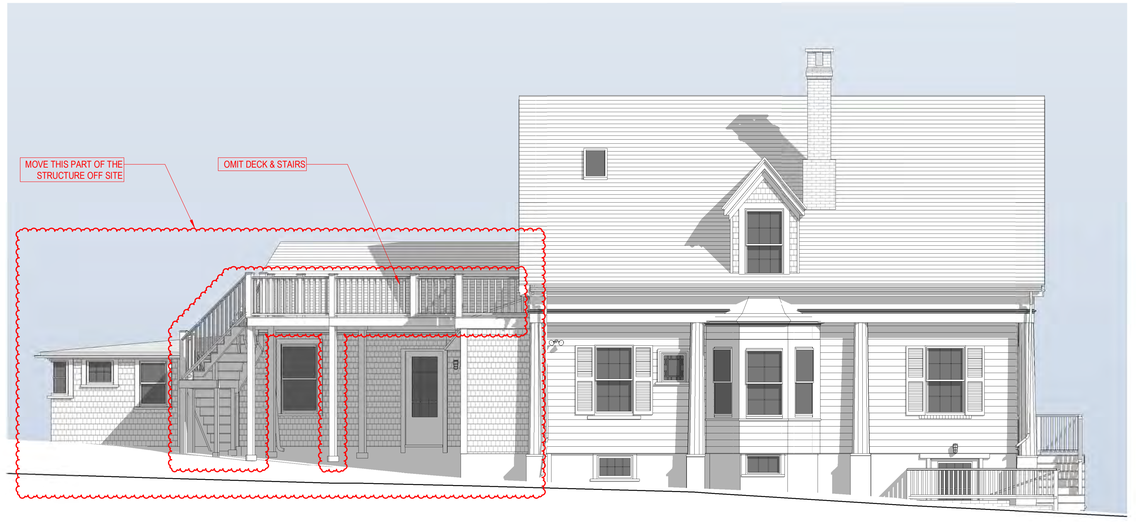
A.201
2313

10.02.23

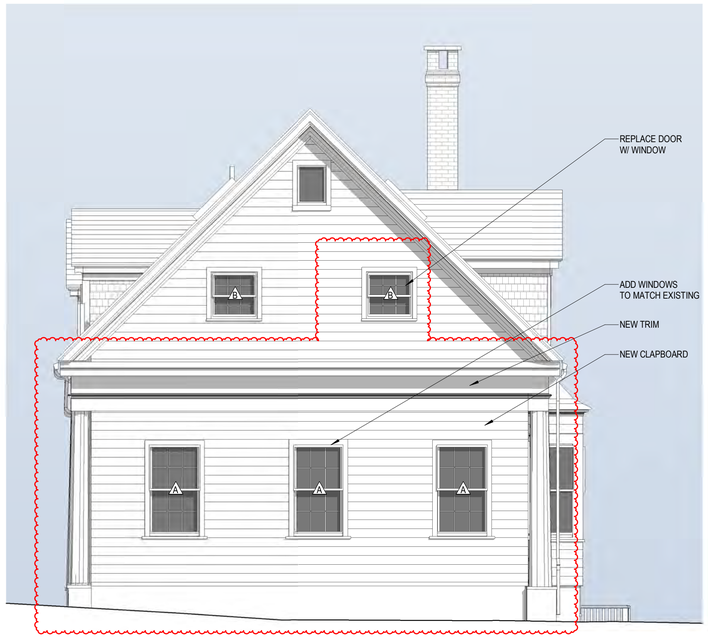
HDC SUBMISSION



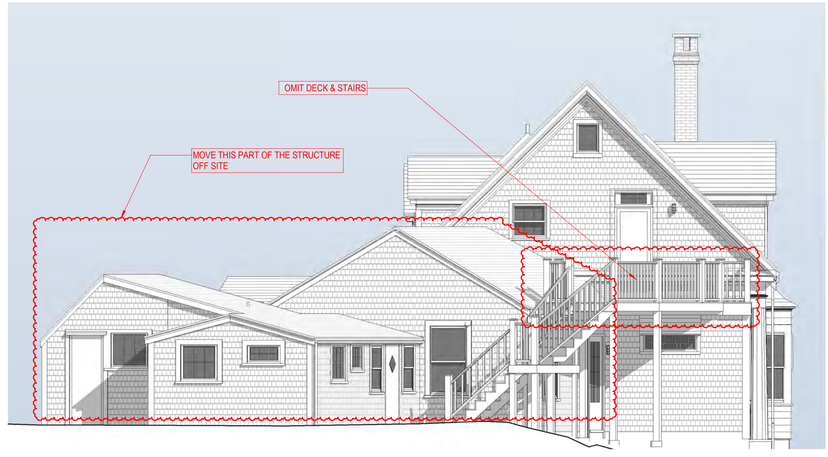
1 South Elevation - Proposed
1/4" = 1'-0"



2 South Elevation - Existing
3/16" = 1'-0"



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



4 West Elevation - Existing
3/16" = 1'-0"

2313

4 North Water Street, Move Off
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	------
Total Proposed G.C.:	3,247 s.f.

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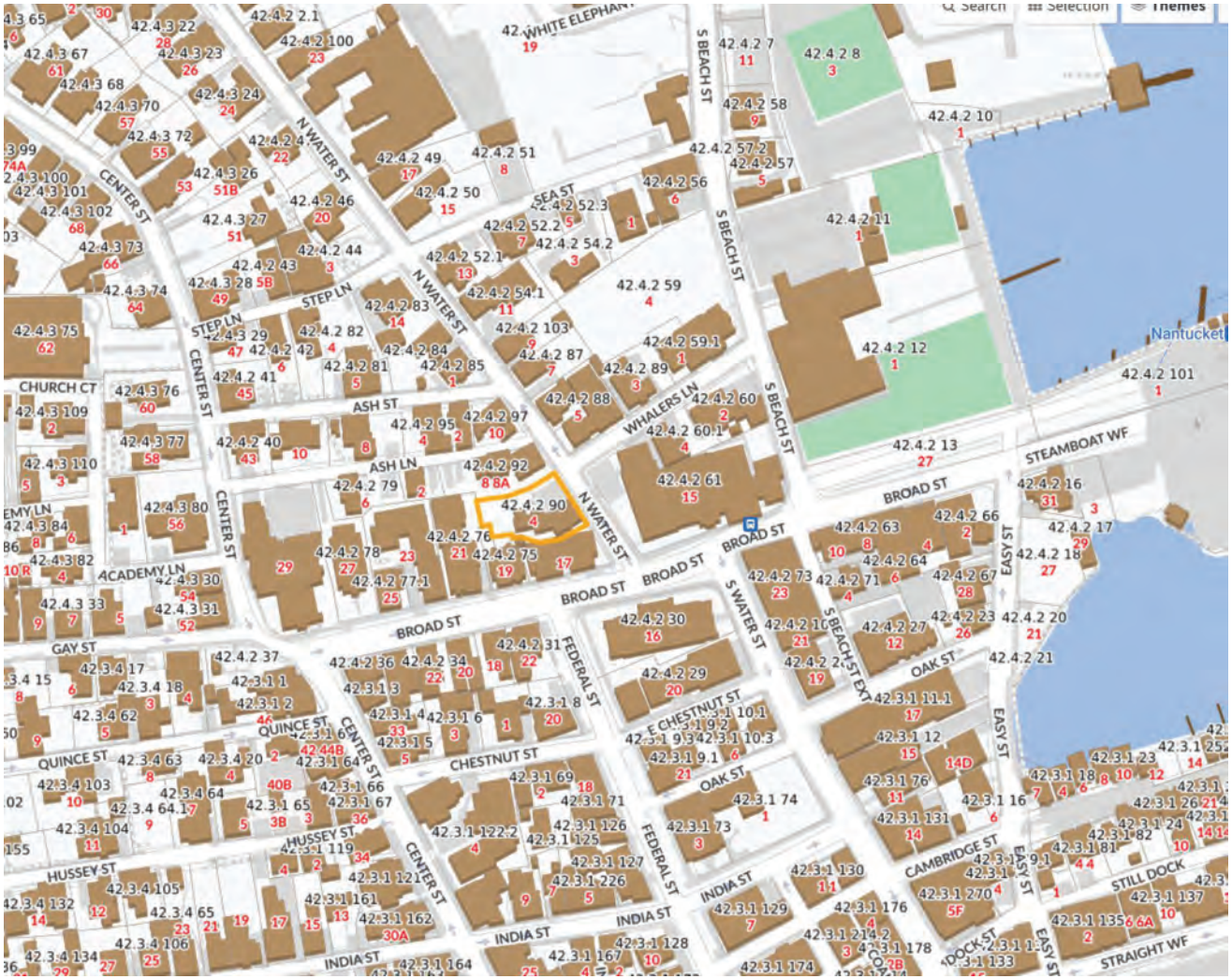
A.202
2313

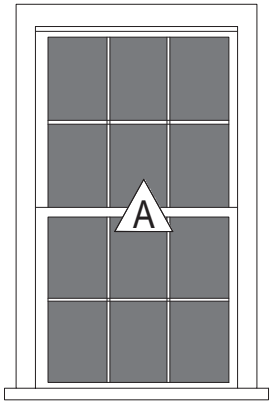
4 North Water Street, Move Off

Nantucket, MA

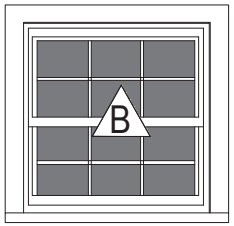


2 Locus Map

1/4" = 1'-0"



Double Hung
6/6 TDL

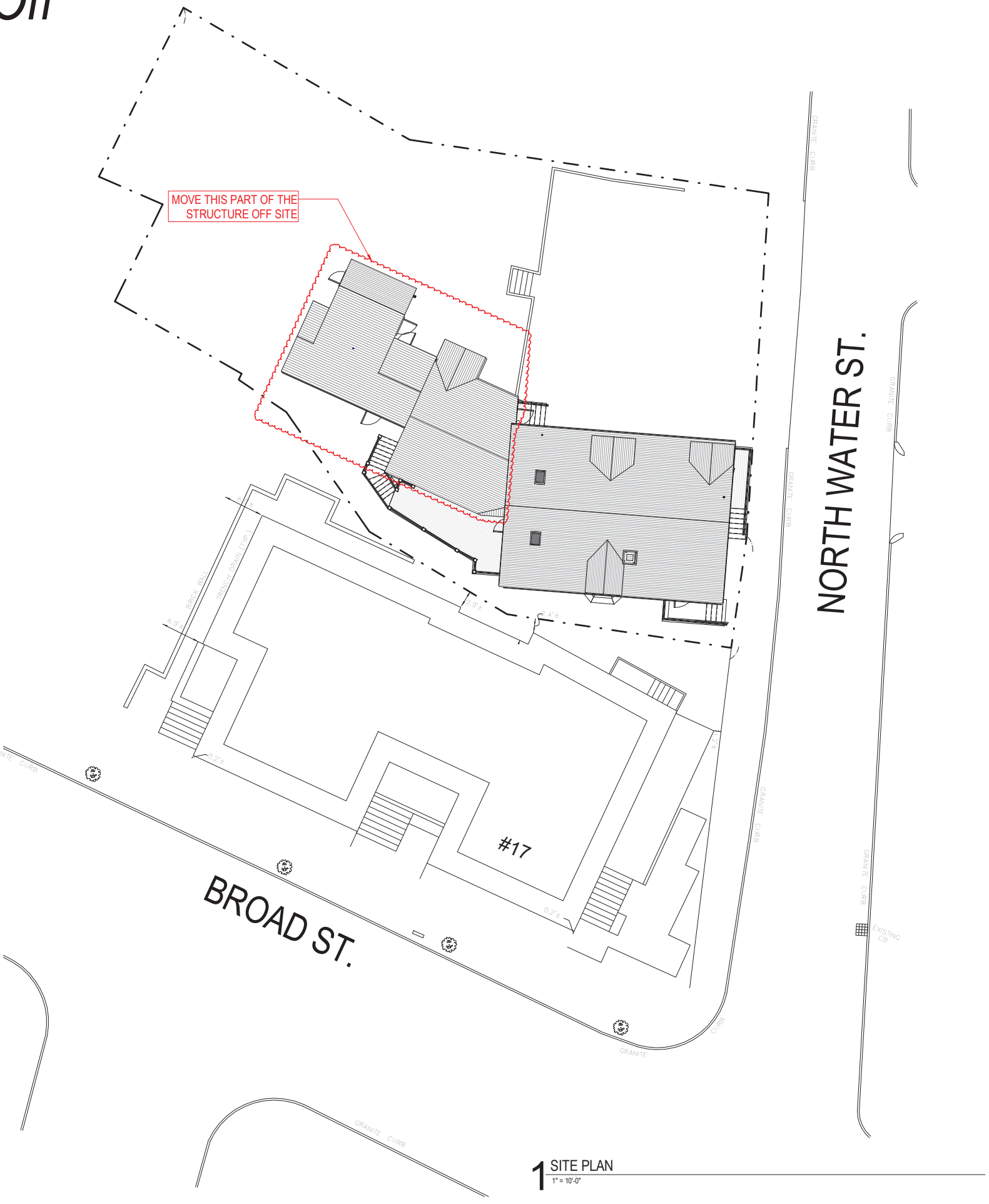


Double Hung
6/6 TDL

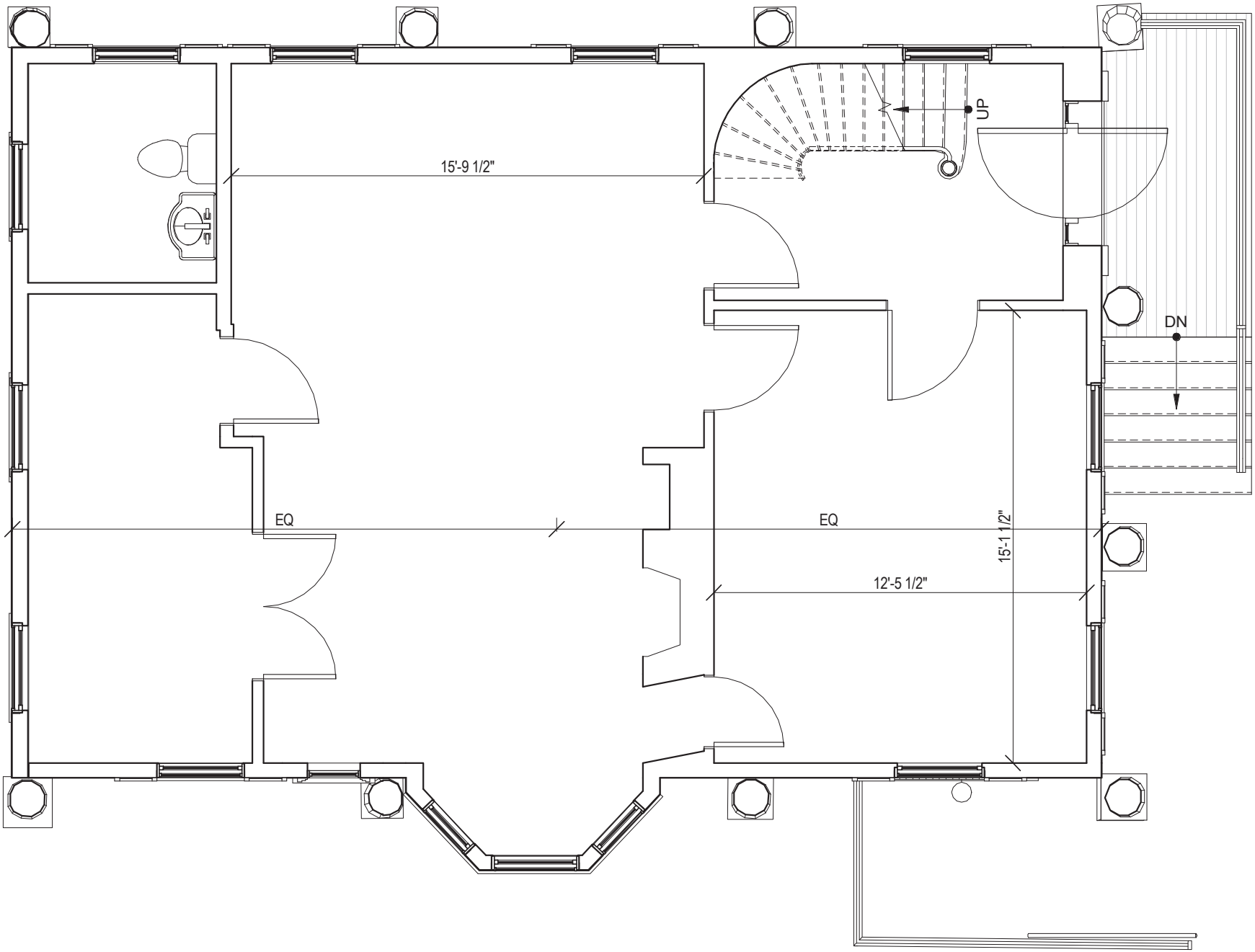
3 Window Legend

1/4" = 1'-0"

Off



1 SITE PLAN
1" = 10'-0"



1 First Floor Plan - Proposed

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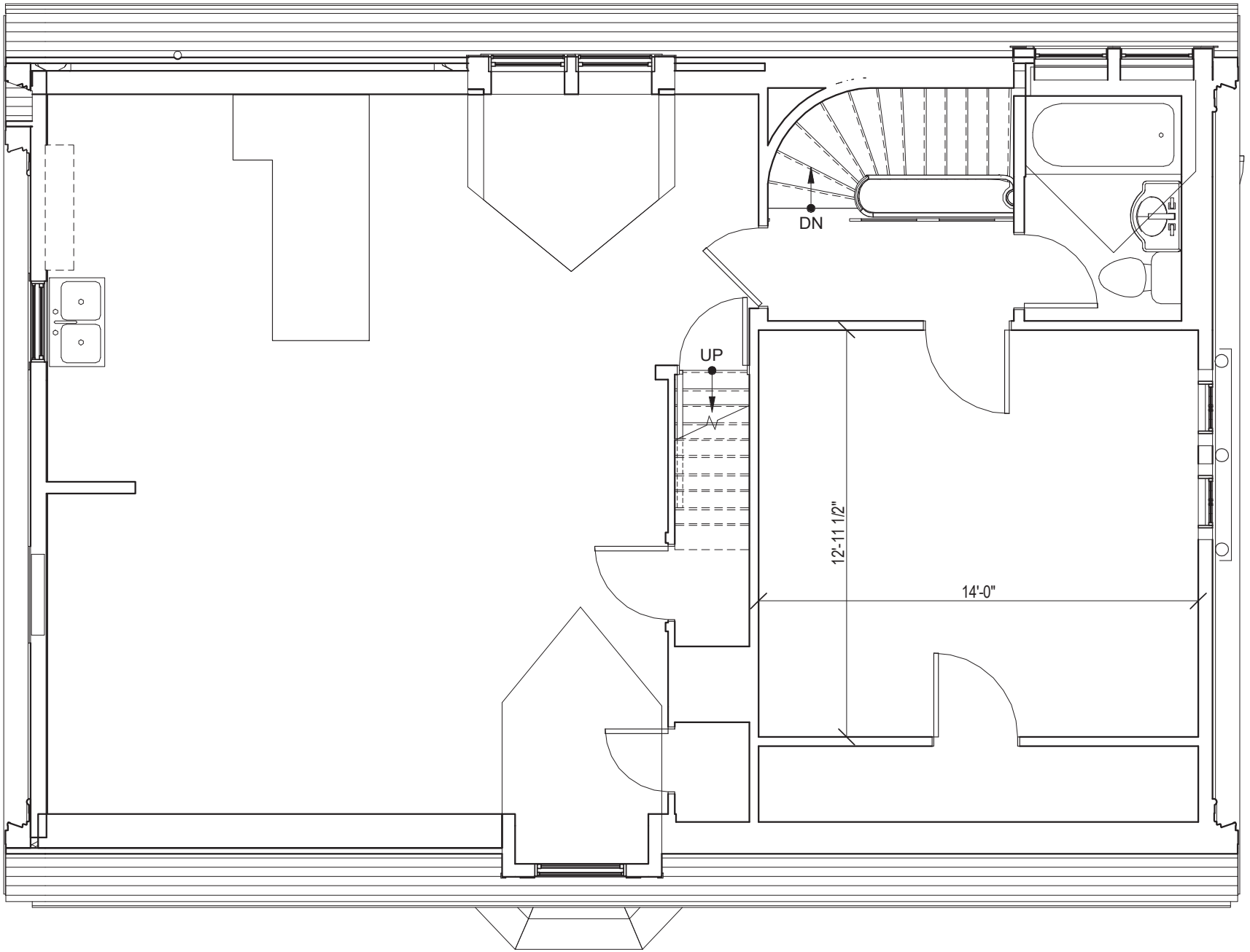
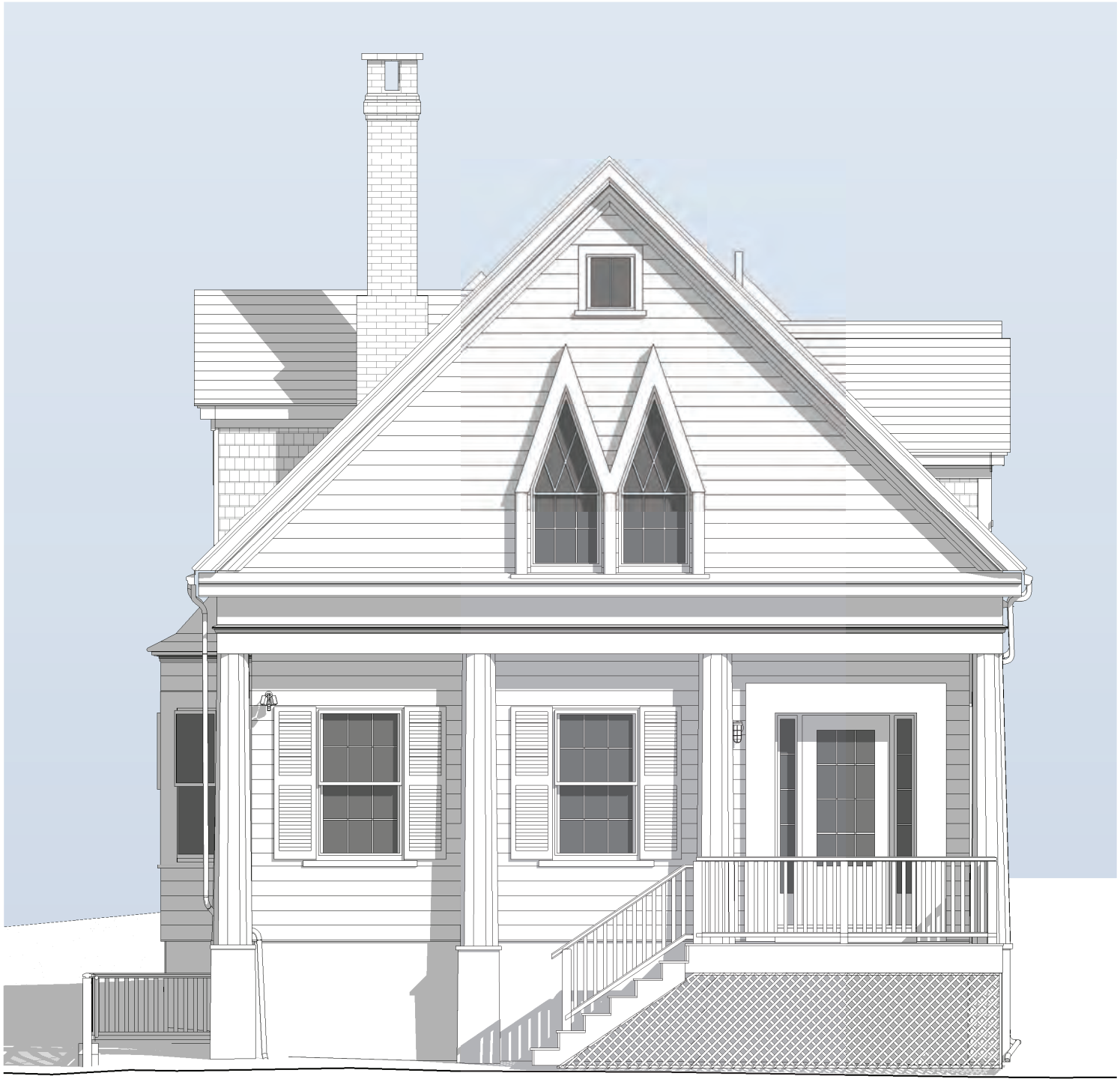


2 Second Floor Plan - Proposed

1/4" = 1'-0"



1 East Elevation - Proposed

1/4" = 1'-0"

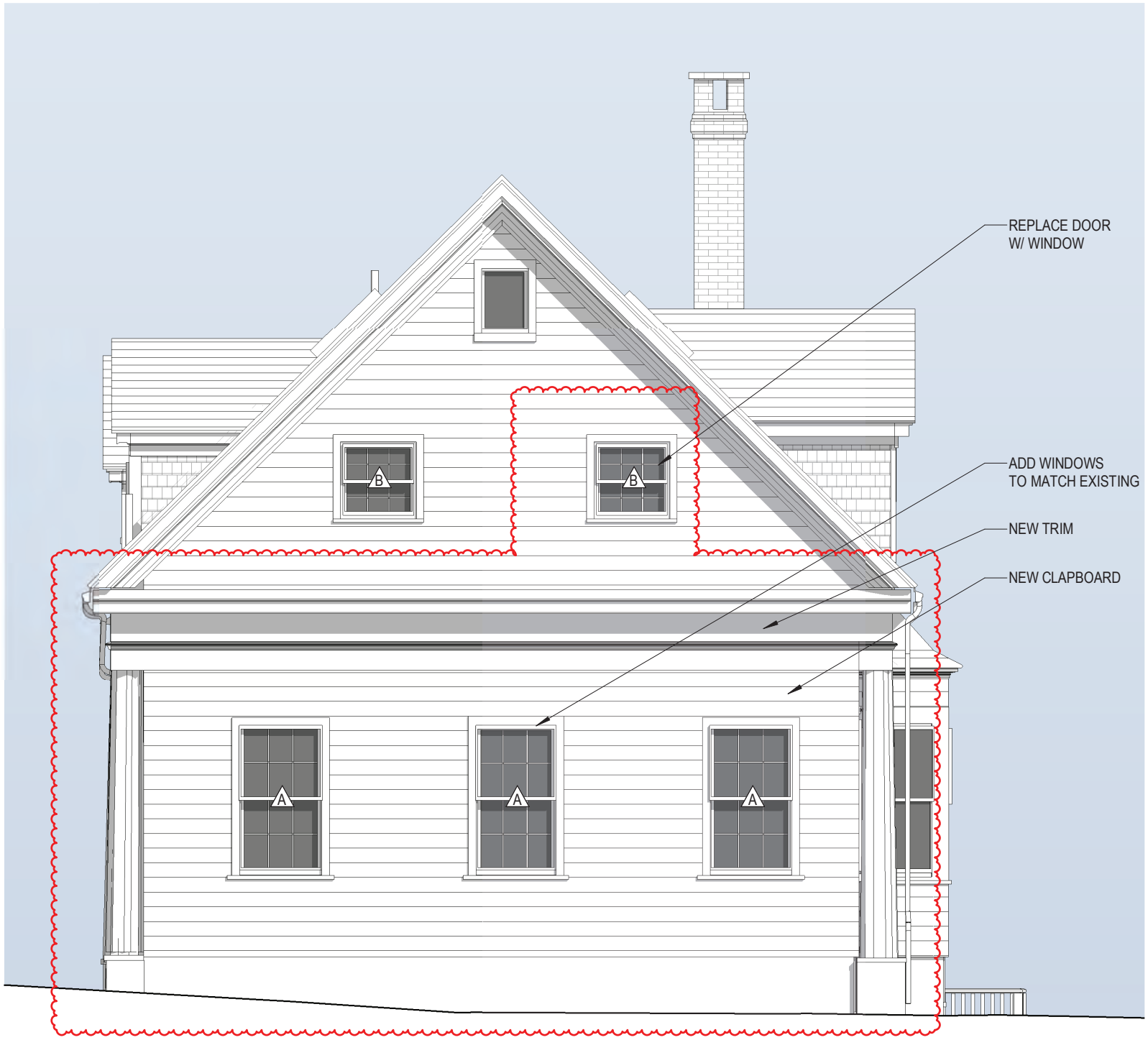


3 North Elevation - Proposed
1/4" = 1'-0"



1 South Elevation - Proposed

1/4" = 1'-0"



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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:

_____ 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) http://www.mapgeo.com/NantucketMA/.

_____ 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 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:

_____ 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.

_____ 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°: 42.4.2 PARCEL N°. 90

Street & Number of Proposed Work: 4 N Water St.

Owner of record: FP 4 N Water

Mailing Address: 4 N. Water St.
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@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 Move rear part of structure off site

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: Obed Joy House

Original Date: 1846

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

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 _____

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 9/11/23 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 4 North Water Street, Nantucket on the following statement:
(street address of property)

I Alexander Leventhal, as manager of FP 4 NorthWater LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

July 25, 2023

Client 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

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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.

Alex Bagmets
_____

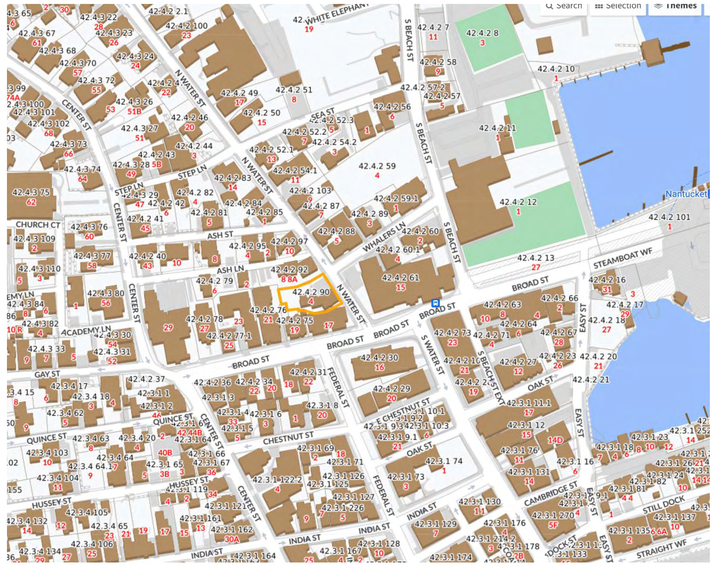
Signature Date

4 North Water Street, Move Off

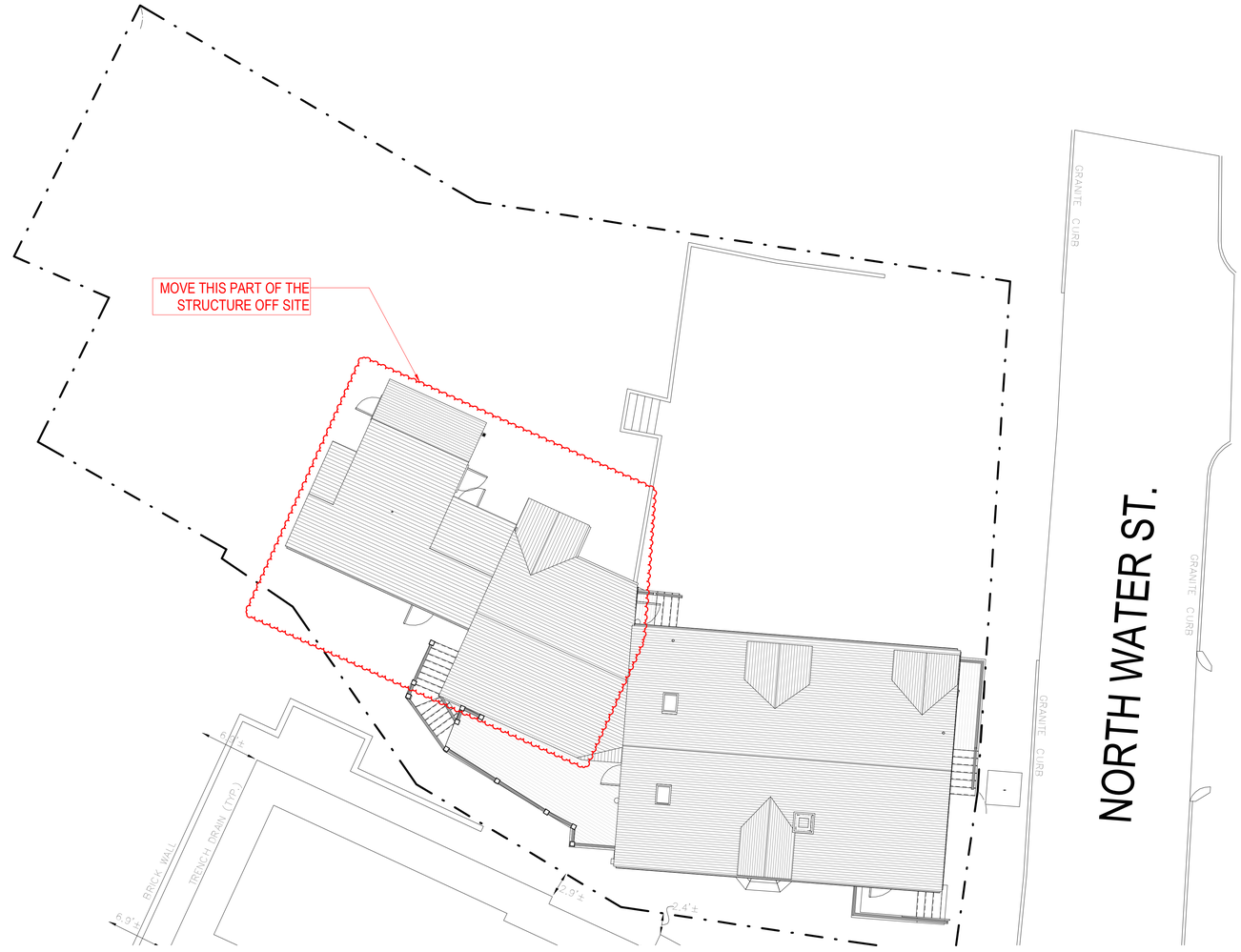
Nantucket, MA

09.11.23

HDC SUBMISSION



2 Locus Map
1/4" = 1'-0"



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

2313

4 North Water Street, Move Off
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
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Front Setback:	0'
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Existing G.C.:	1,835 s.f.
Proposed G.C.:	------
Total Proposed G.C.:	3,247 s.f.

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G.101
2313

09.11.23

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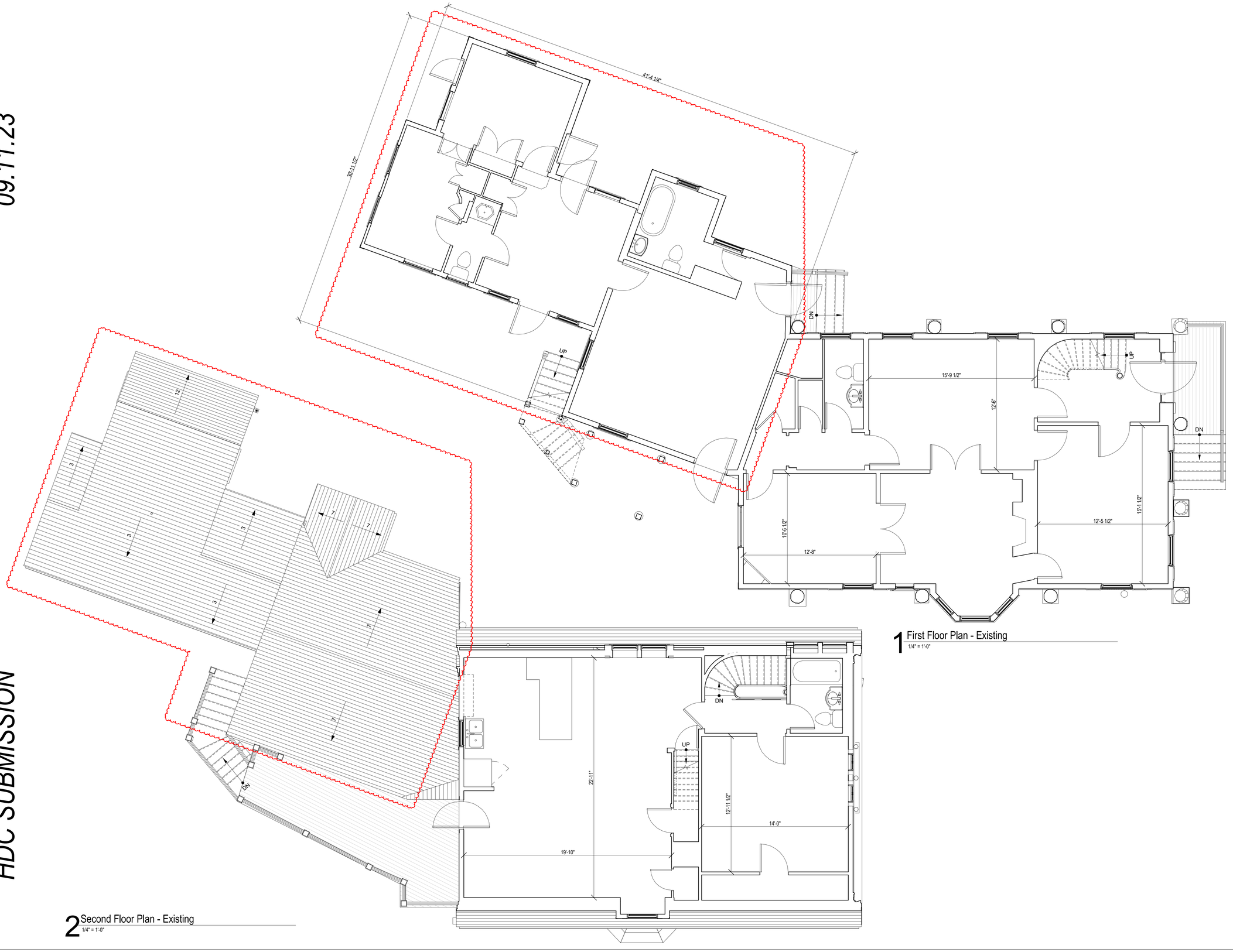

1 First Floor Plan - Existing
1/4" = 1'-0"

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1/4" = 1'-0"

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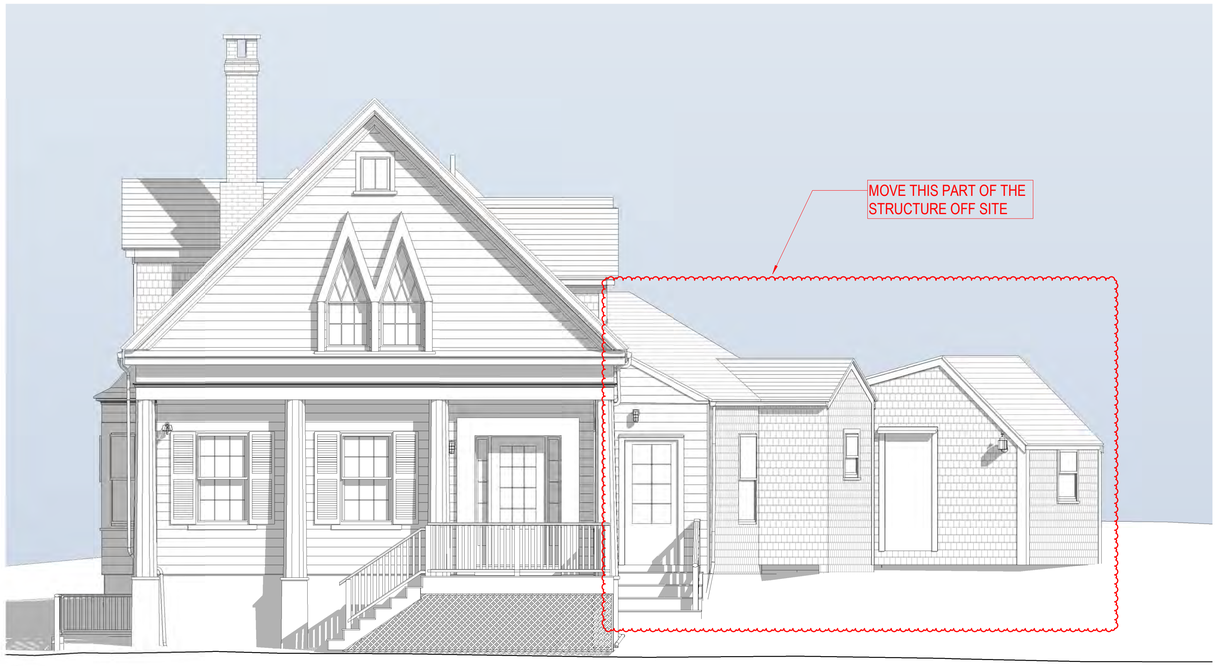

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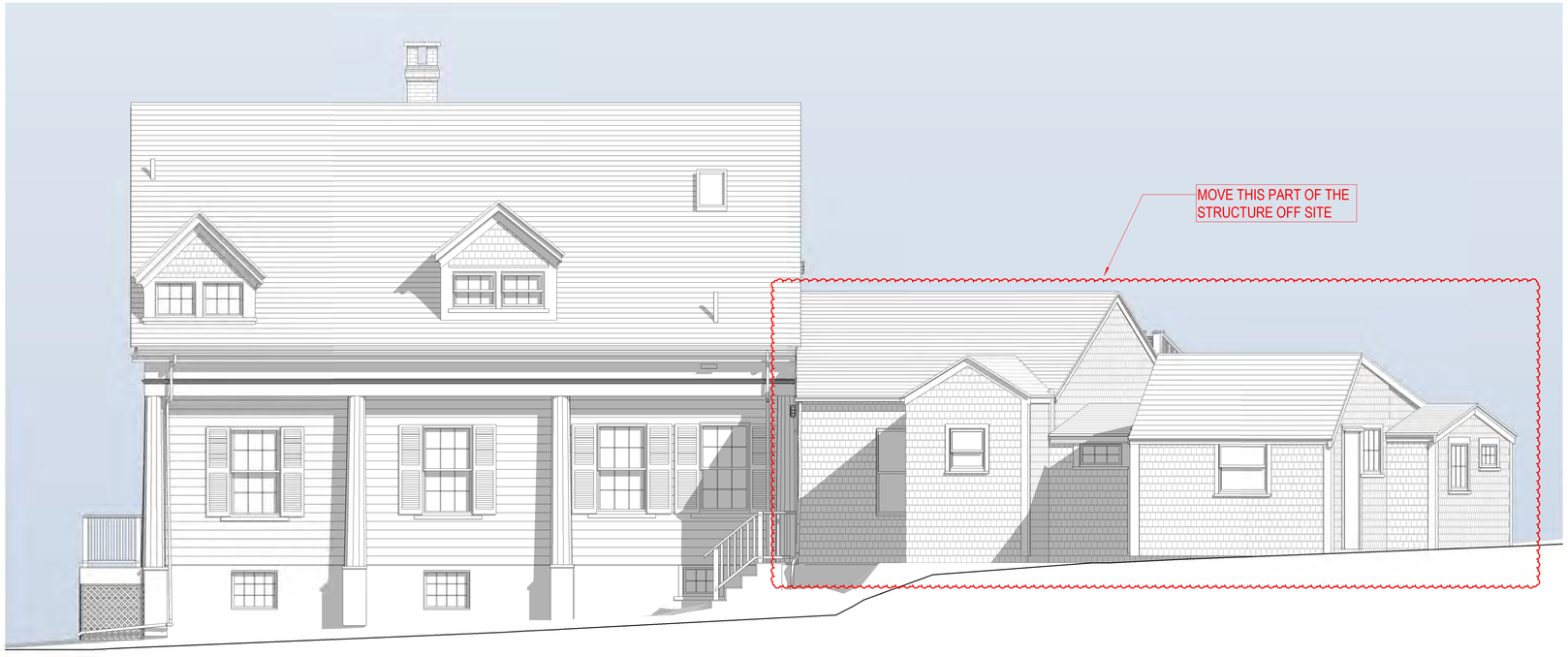

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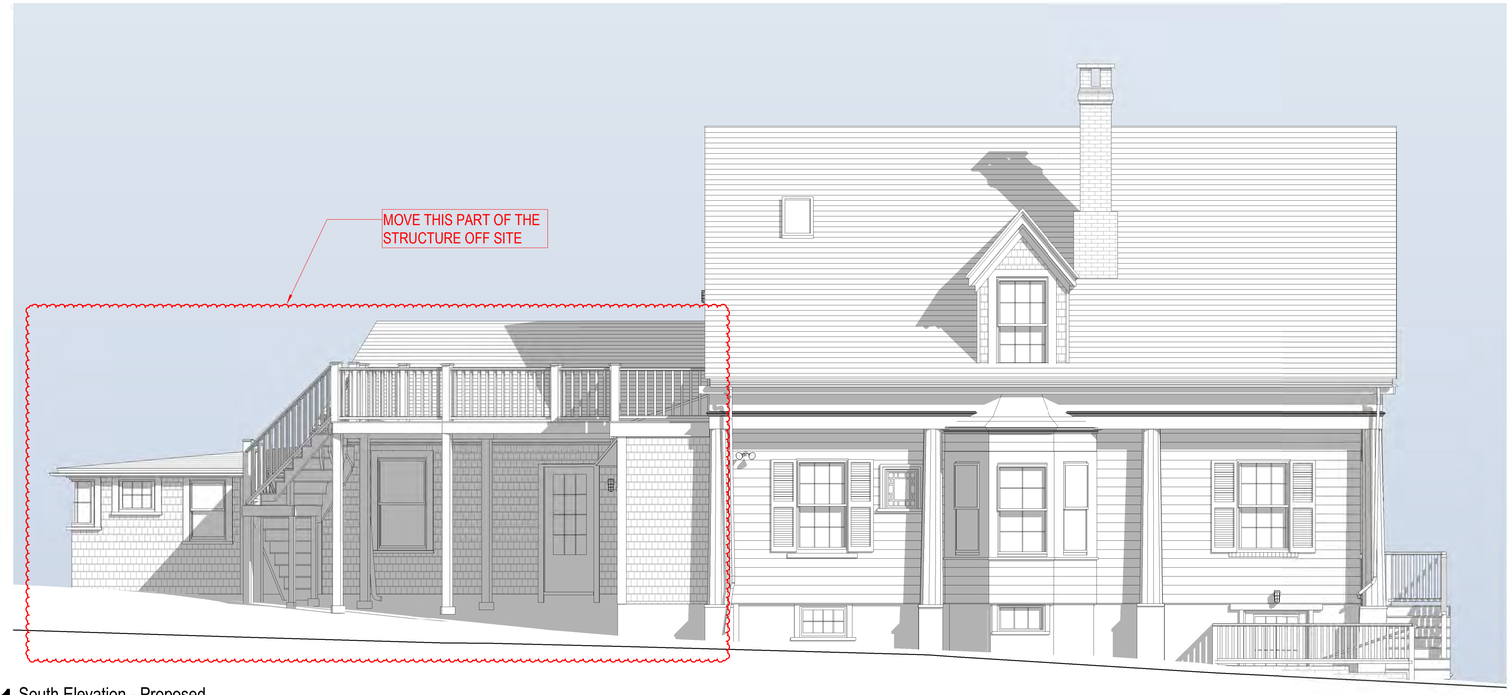

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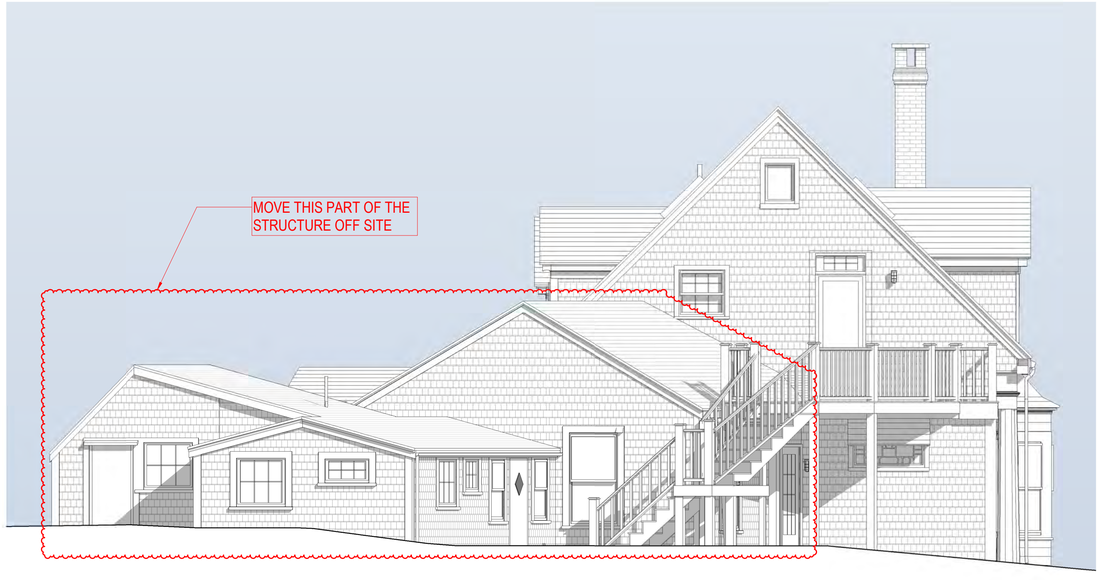

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Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	------
Total Proposed G.C.:	3,247 s.f.

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.101 Cover Sheet
A.101 Existing Floor Plans
A.102 Existing Second Floor Plan
A.201 Exterior Elevations
A.202 Exterior Elevations

Revisions

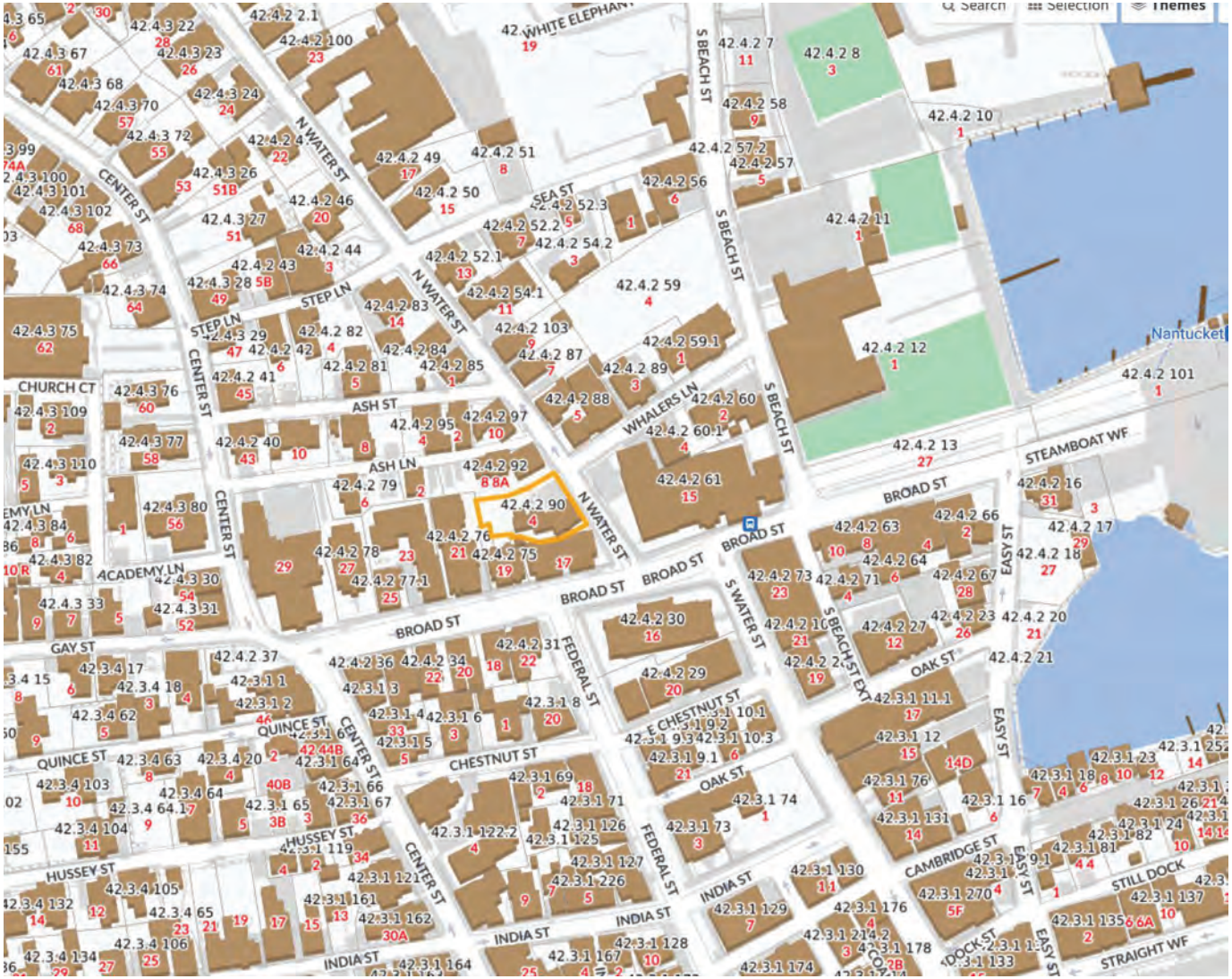
Revision 1 Date 1

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. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.202
2313

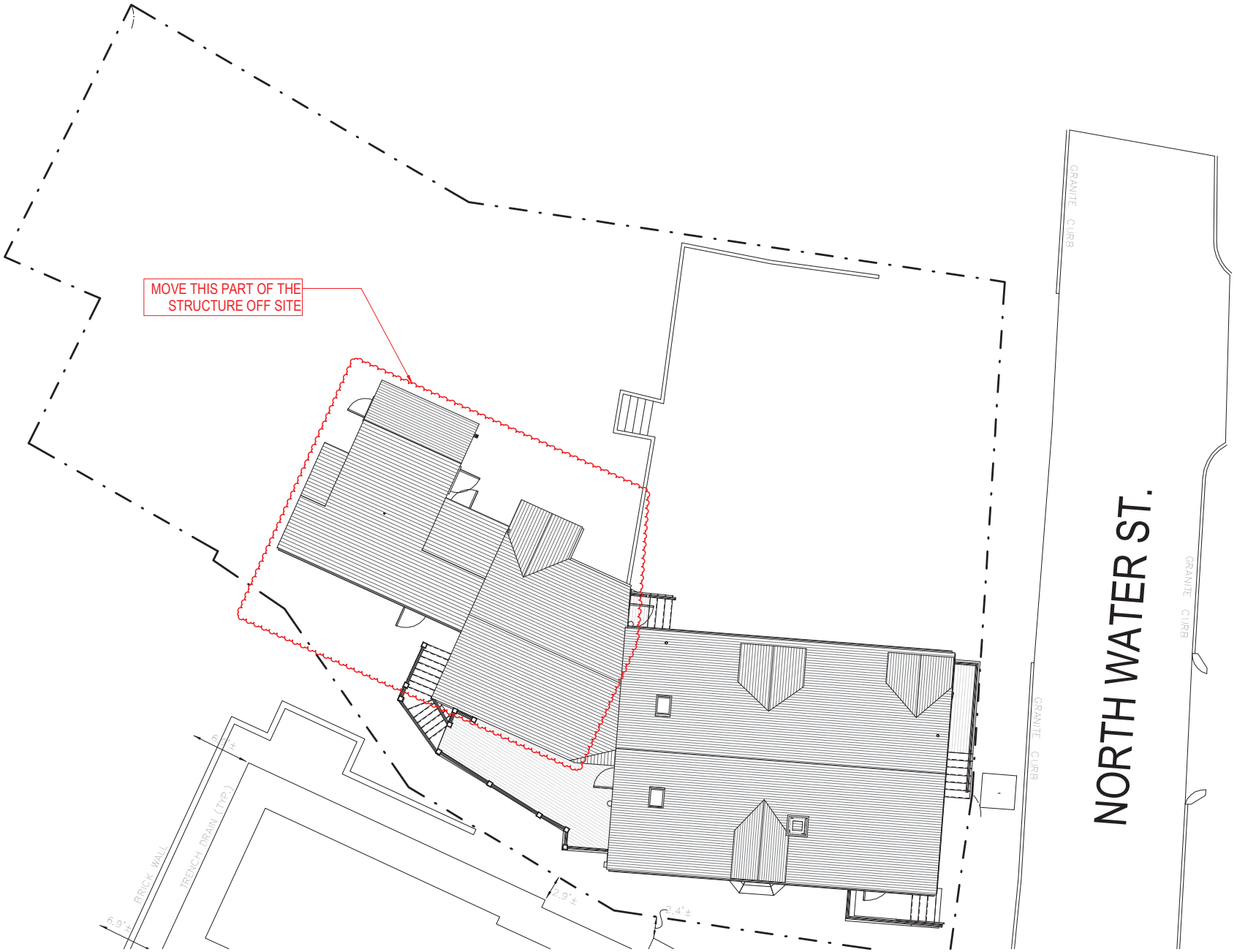
4 North Water Street, Move Off

Nantucket, MA

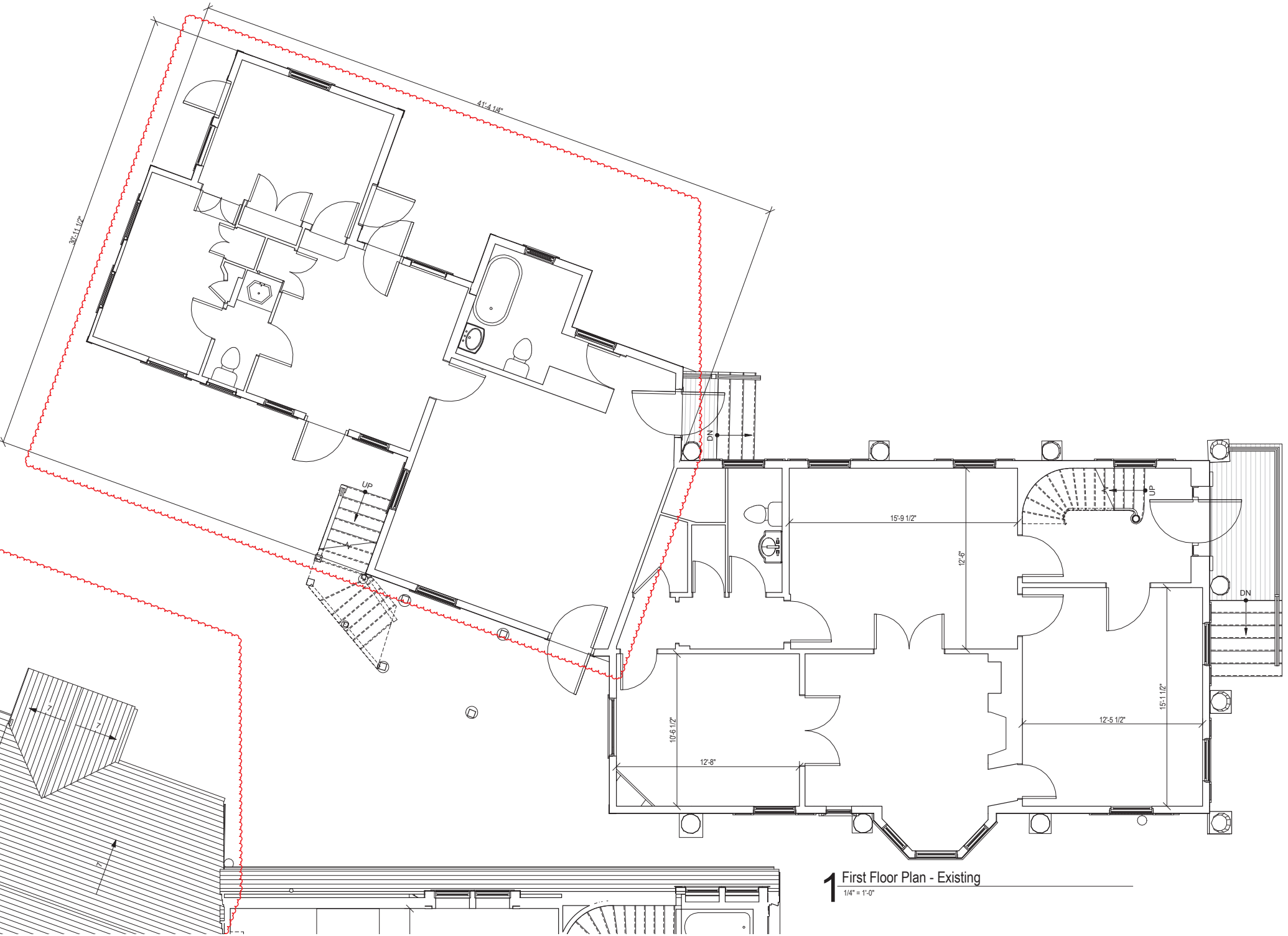


2 Locus Map

1/4" = 1'-0"

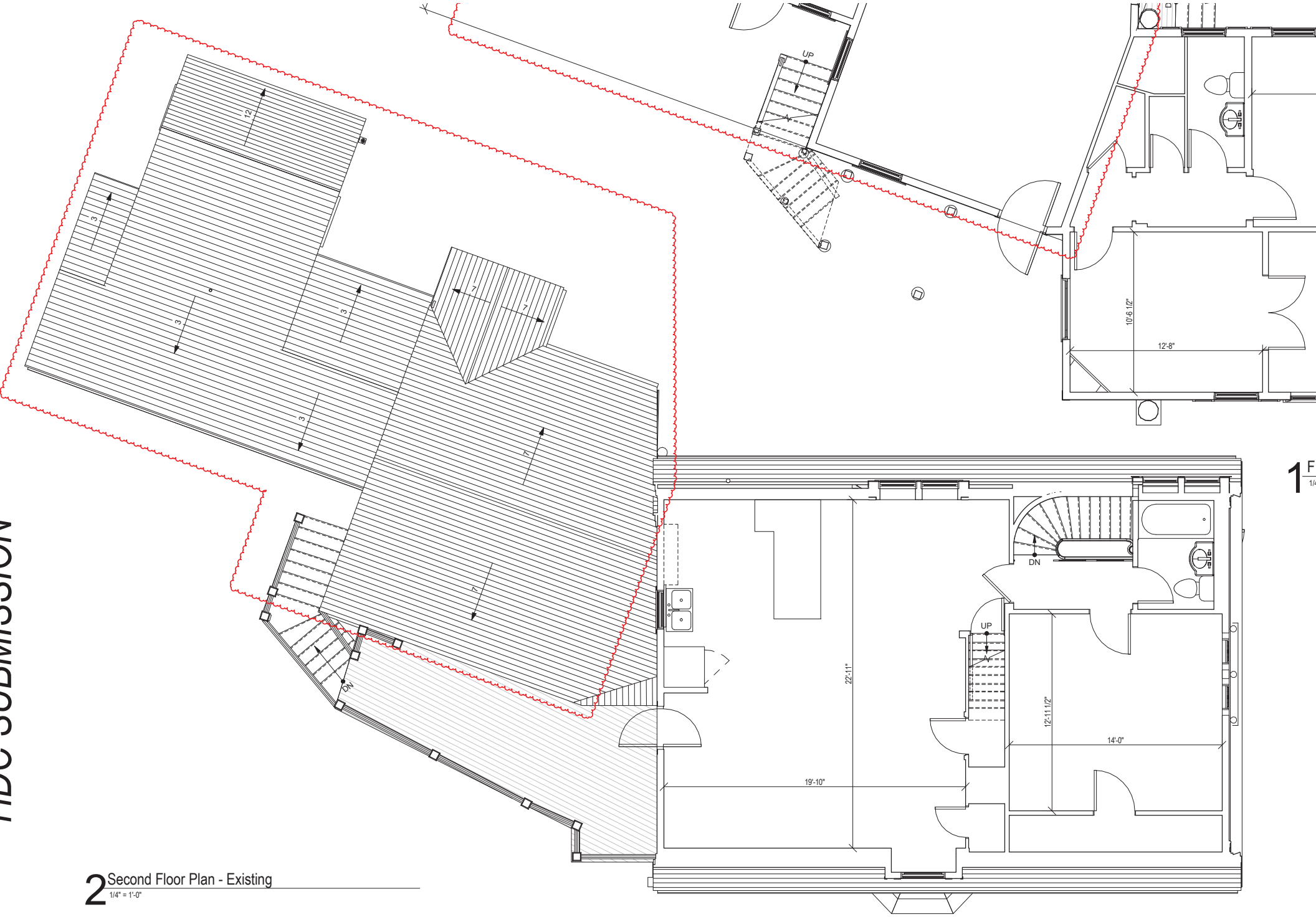


1 SITE PLAN
1/8" = 1'-0"



1 First Floor Plan - Existing

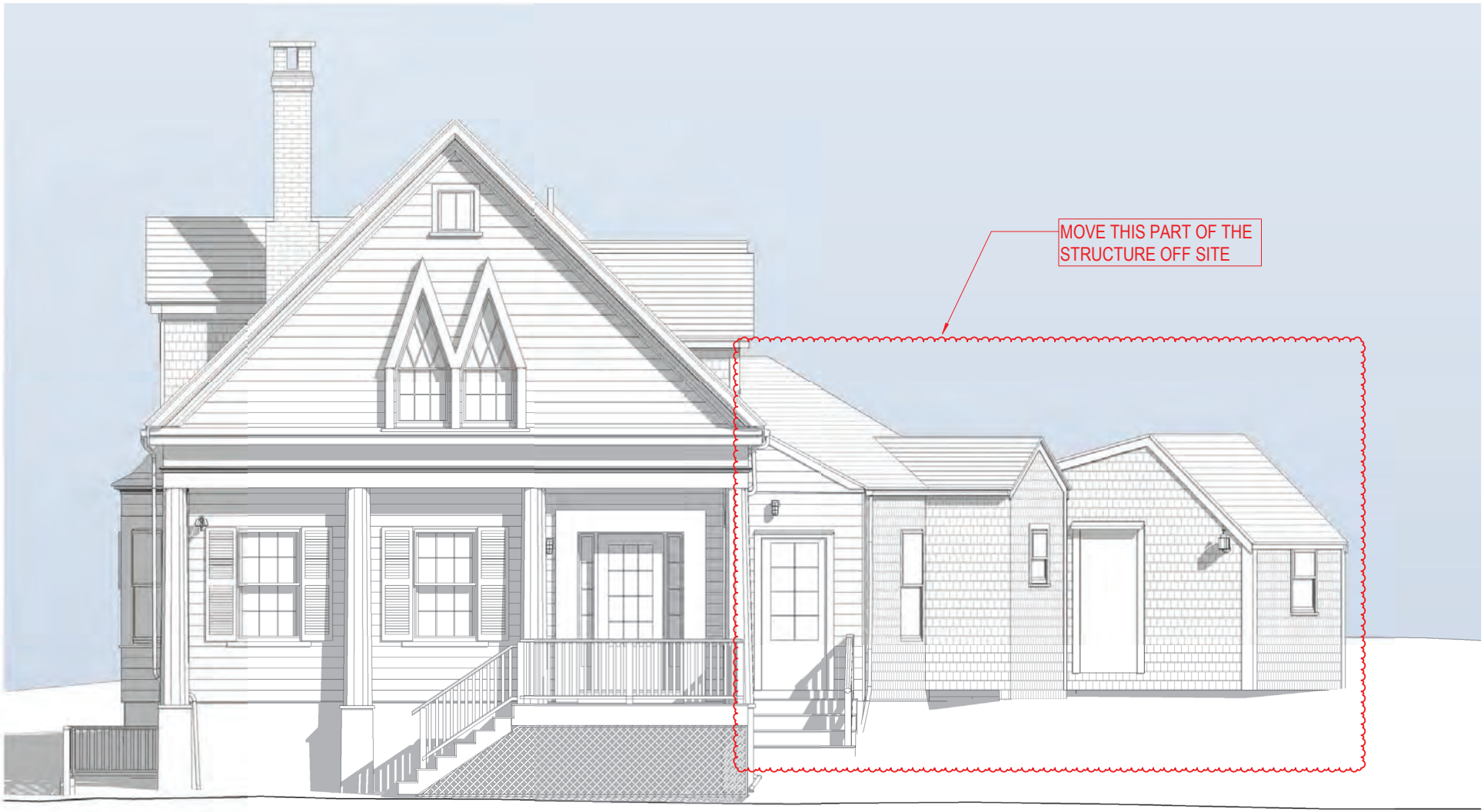
1/4" = 1'-0"



2 Second Floor Plan - Existing
1/4" = 1'-0"

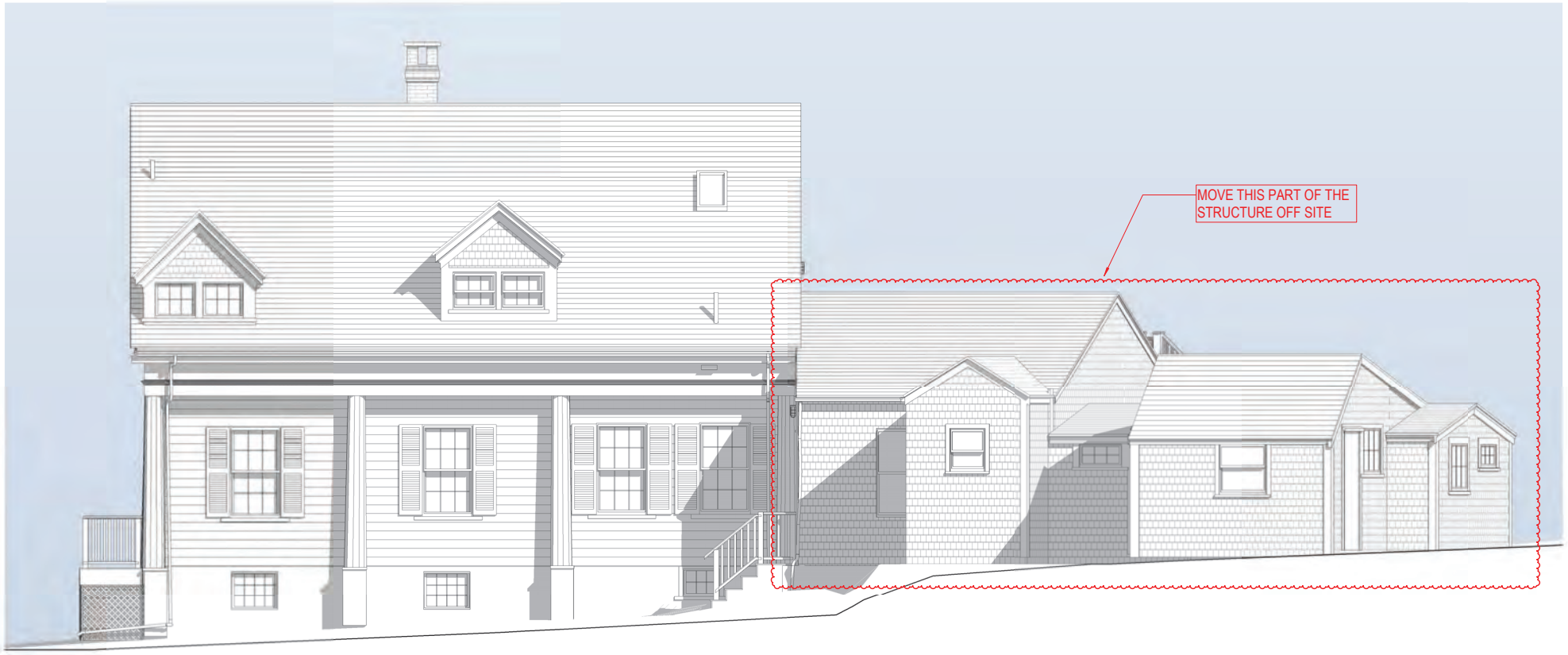
1 F
1/4

FOR SUBMISSION

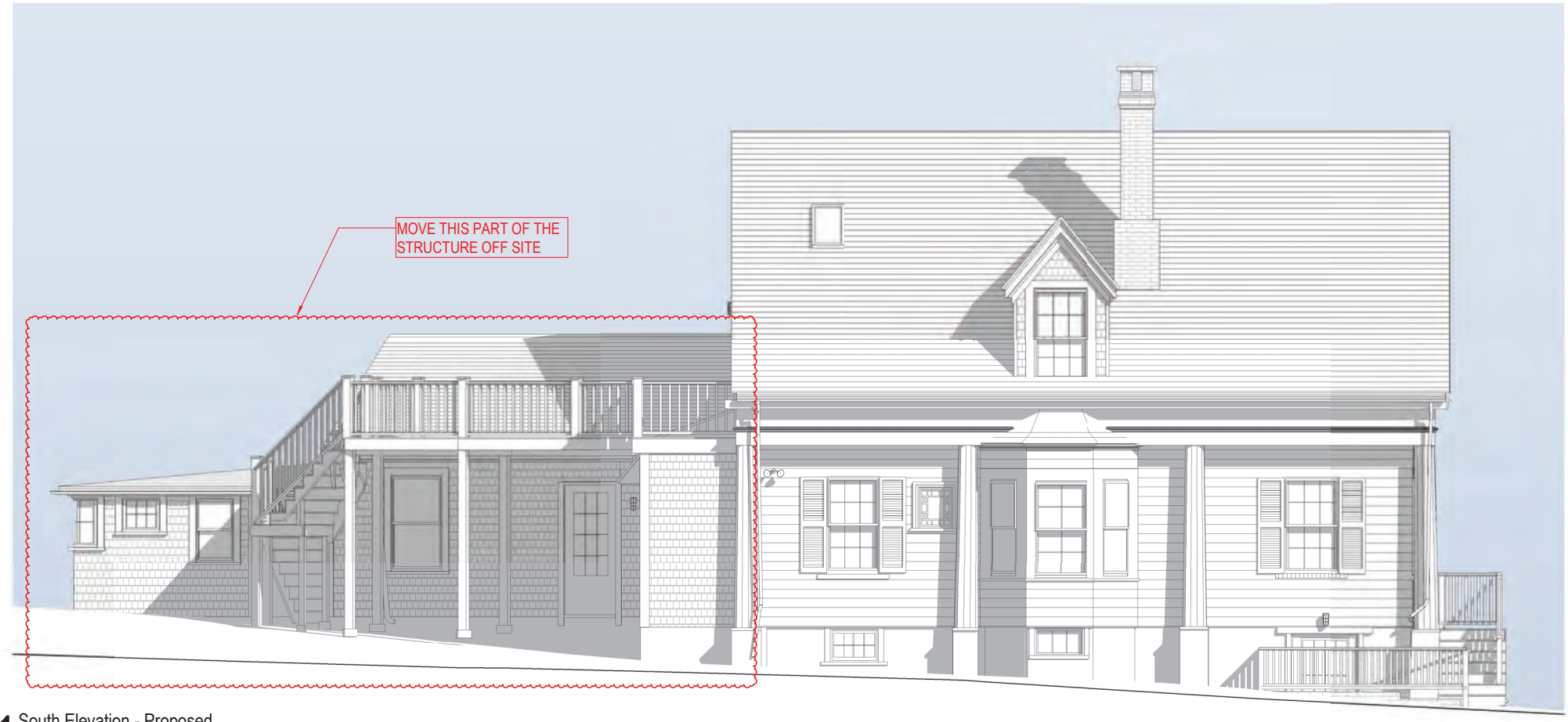


1 East Elevation - Proposed

1/4" = 1'-0"

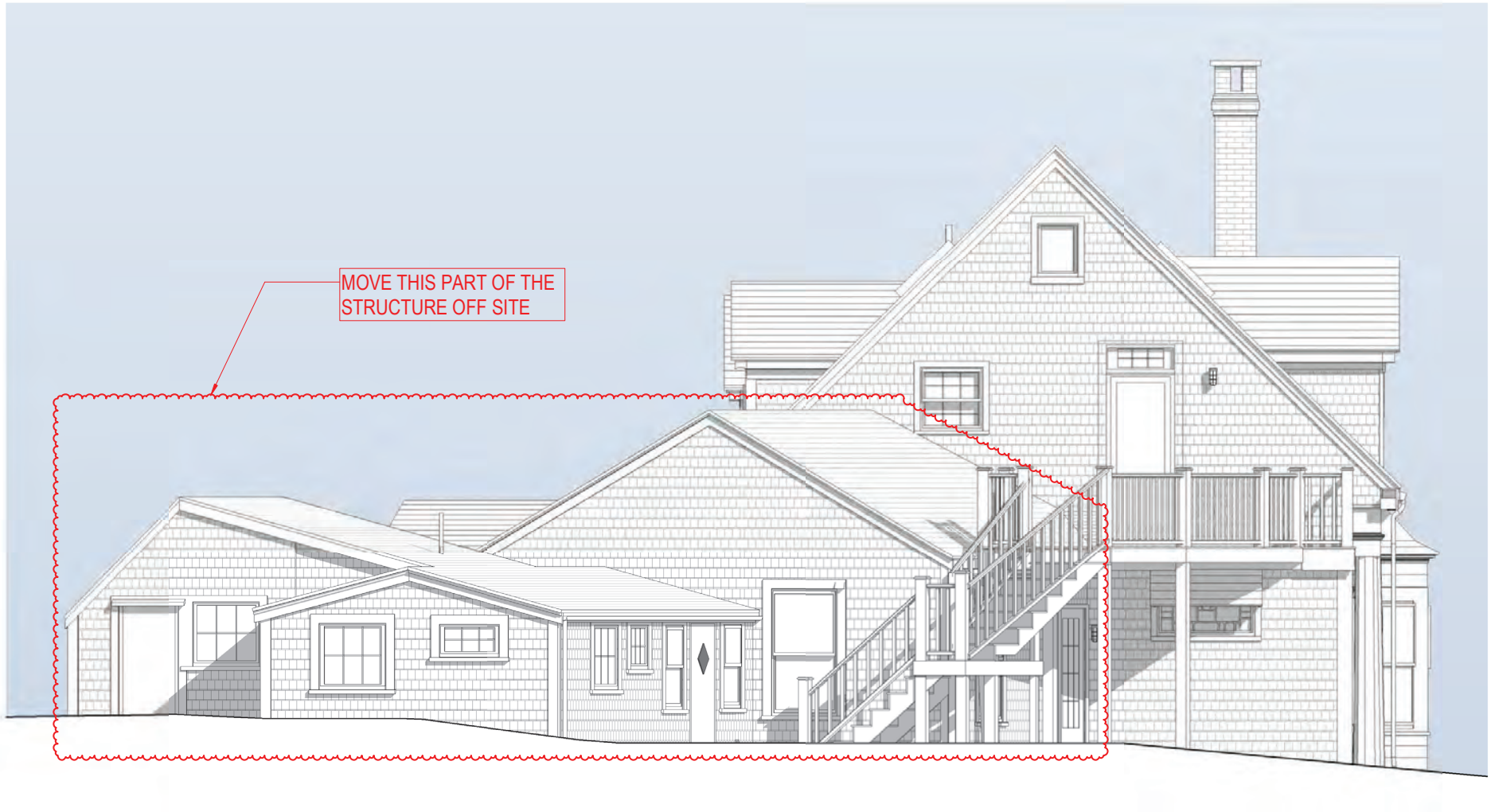


2 North Elevation - Proposed
1/4" = 1'-0"



1 South Elevation - Proposed

1/4" = 1'-0"



2 West Elevation - Proposed

1/4" = 1'-0"

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- ✓ f. Greek Revival
- ✓ g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 206
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ✓ g. HABS research: # 957
- O h. NHA plaque records: _____
- O i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .16A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ✓ a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: _____

42. ORIENTATION TO STREET ADDRESS: ✓ a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- O a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- ✓ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- O g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- ✓ k. fence
- ✓ l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: hi

(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-20
MAP/PARCEL#: 4242-C90

Recorded By: AEG Date: 10/2 Organization: NHC

IDENTIFICATION:

1. STREET NAME & NO.: 4 North Water St. 2. BUILDING NAME: OBED JOY HOUSE

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Martin, [illegible] A. + Nancy A.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

[illegible]

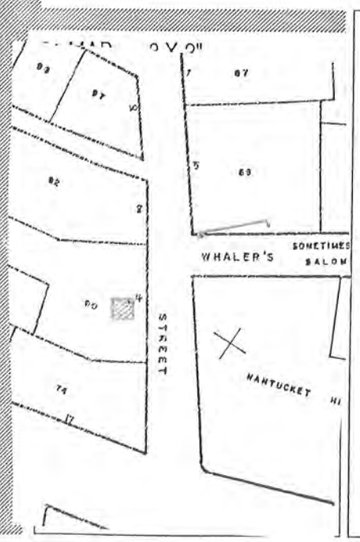
6. USE: Original: _____ Present: town offices

O a. seasonal ✓ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No

Interior accessible, explain: yes - offices



9. PHOTO -- [illegible]



Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ✓ c. 1 3/4
- ○ d. 2
- ○ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ○ a. roof walk
- ○ b. dormers on street facade
- ✓ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ✓ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ○ a. brick, unpainted
- ○ b. brick, painted
- ✓ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center
- ○ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ○ a. one
- ✓ b. two
- ○ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ✓ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ○ a. center
- ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ✓ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:
- ✓ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)
- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ✓ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: 12-sided wood piers support entrance

31. CONDITION:
- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

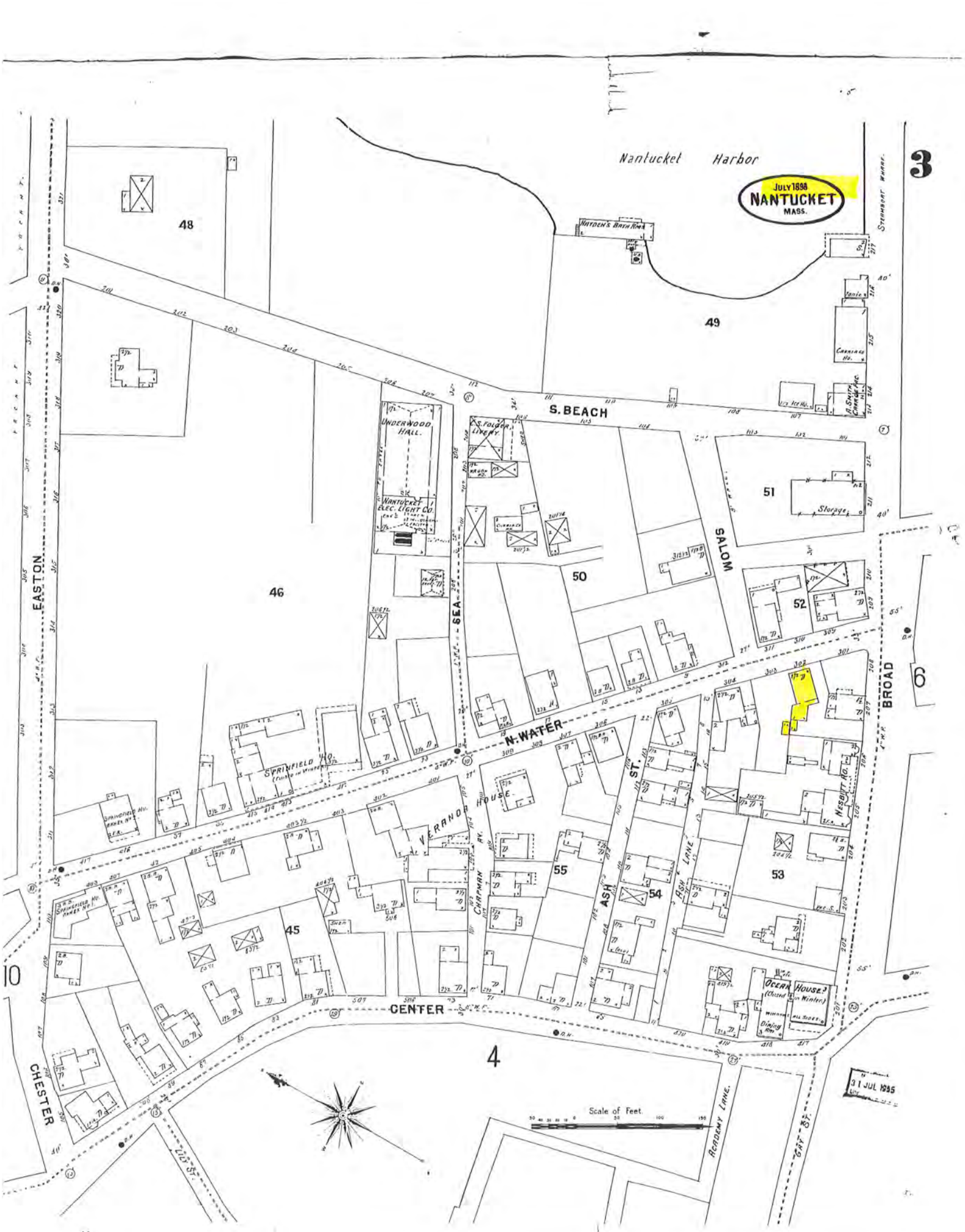
Major alterations or additions: Later dormers on sides, bay window south flank, shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS
(with dates if known)

SIGNIFICANCE:

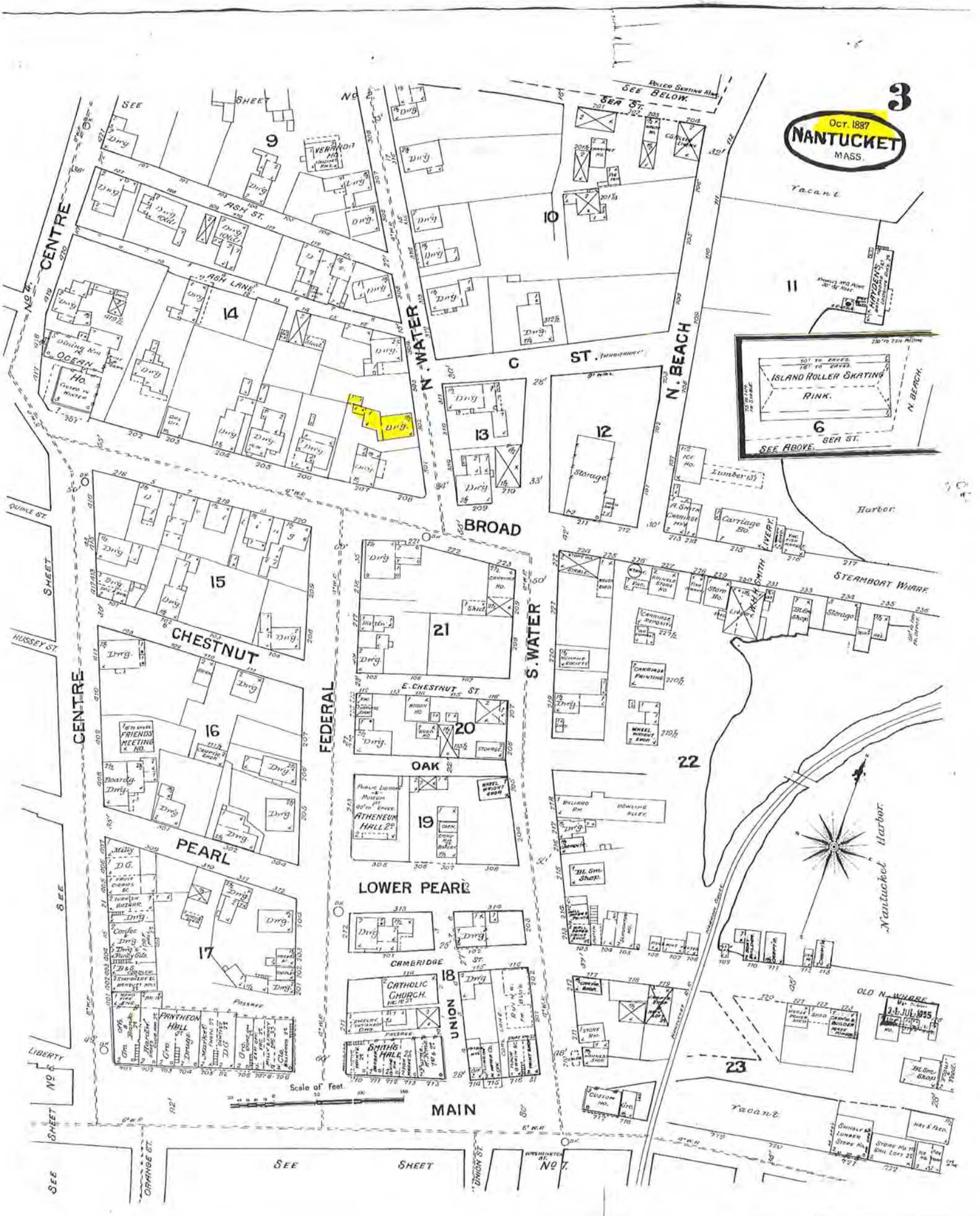
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

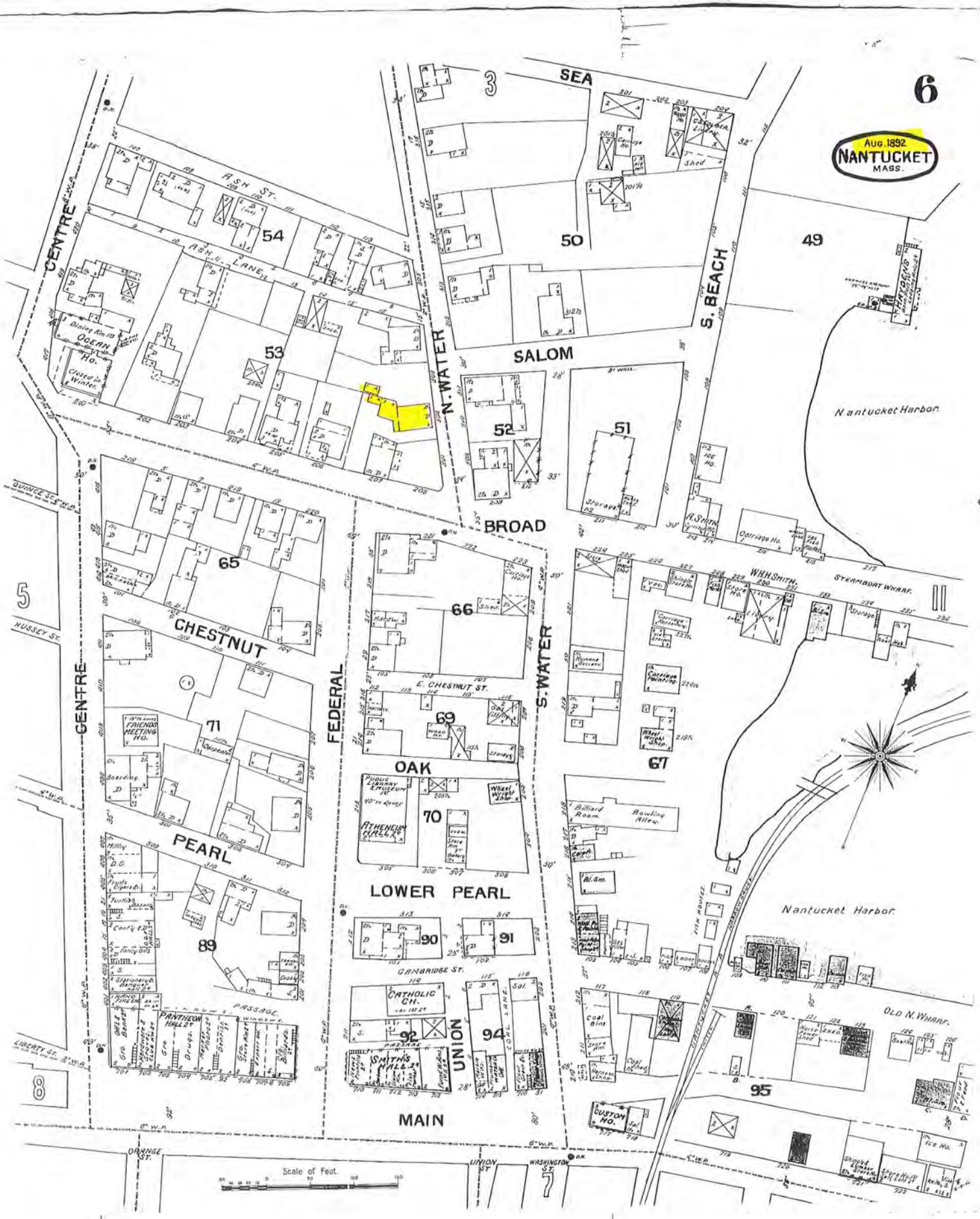
34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

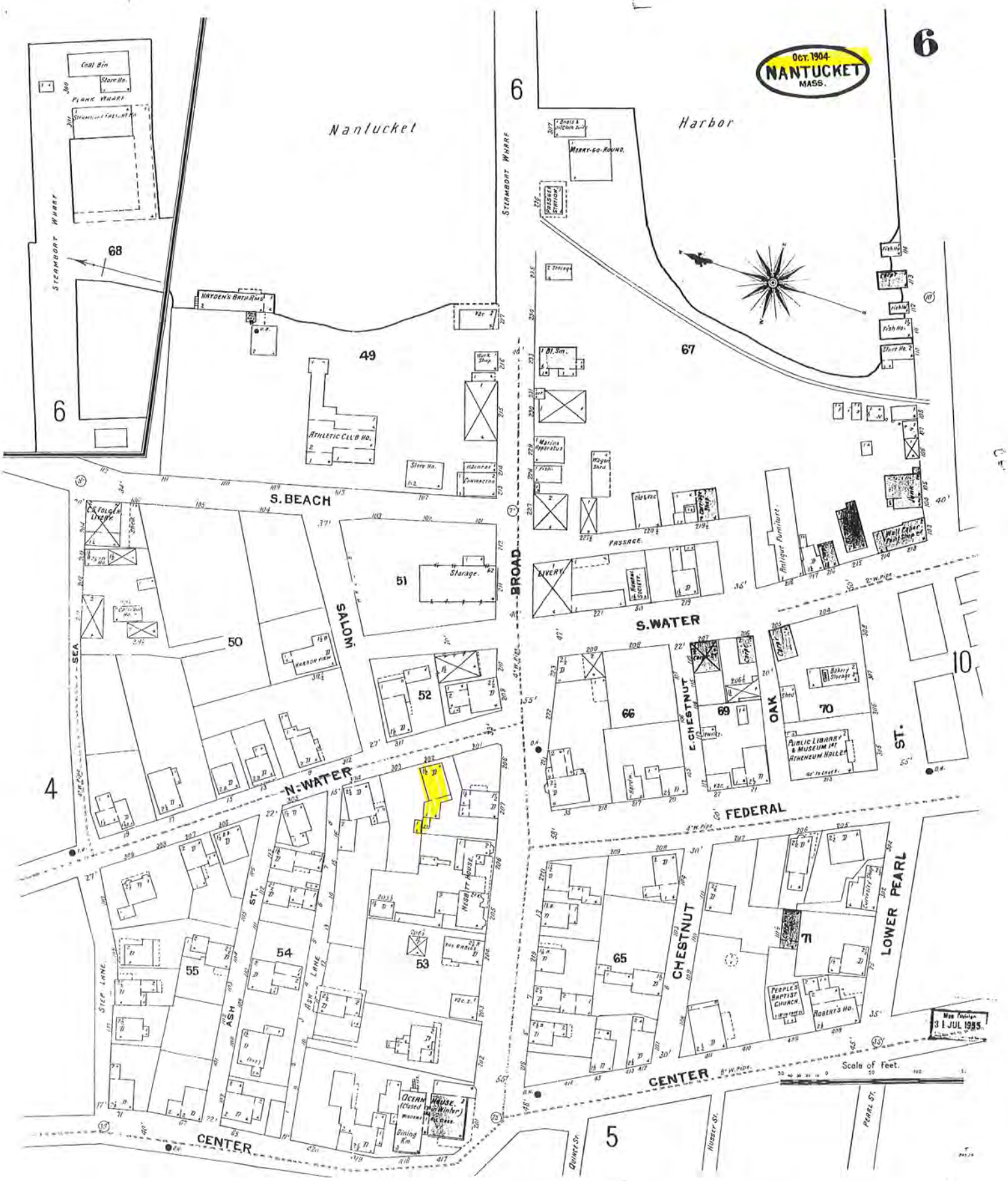
35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



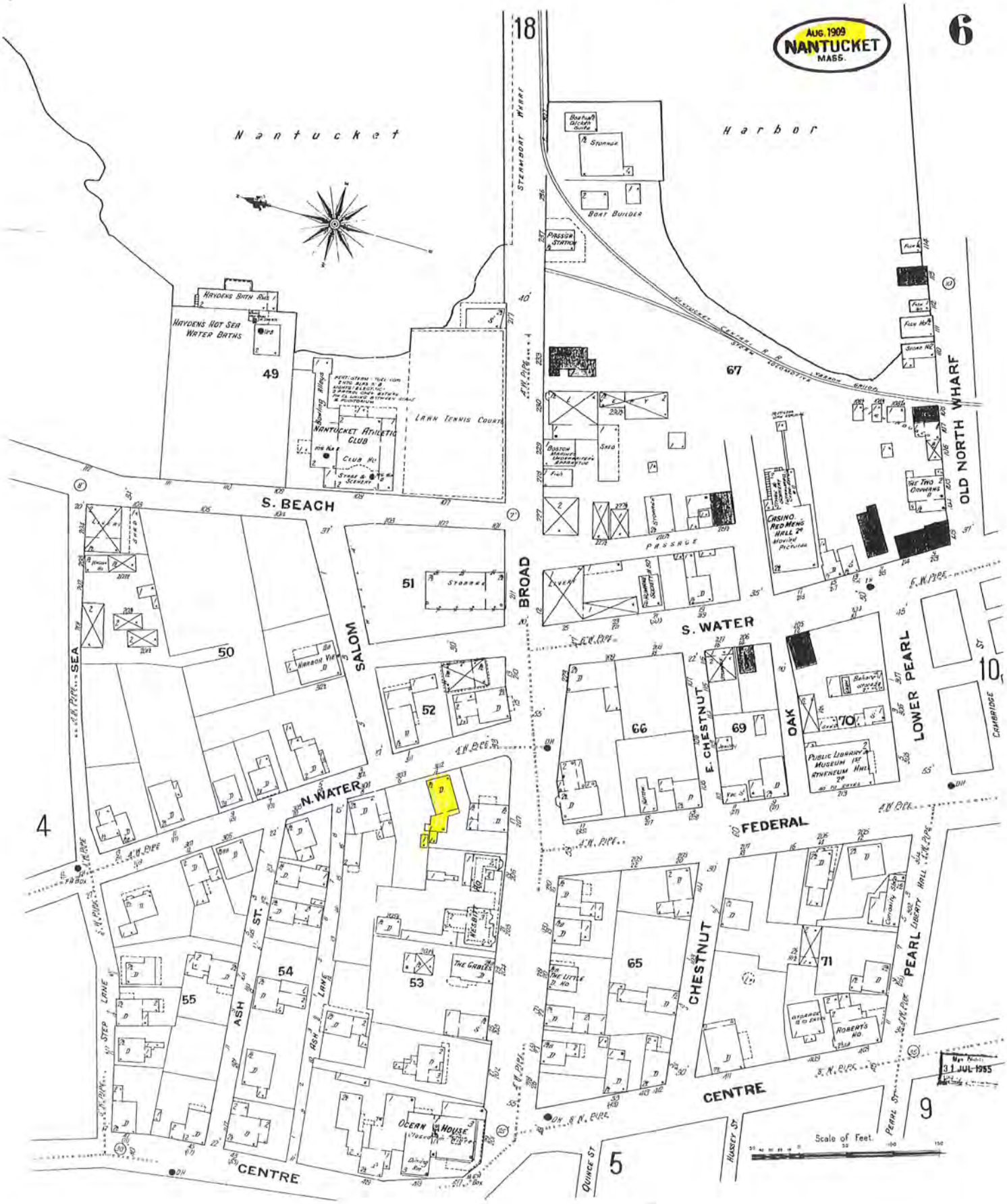
JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
C. S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
10
OCEAN HOUSE
CENTER
4
CHESTER
LILY ST.
ACADEMY LANE
GAY ST.
Scale of Feet
31 JUL 1895


3
Oct. 1887
NANTUCKET
MASS.
SEE SHEET No 2
SEE BELOW
SEA ST.
ROLLER SKATING RINK
CENTRE
No 4
ASH ST.
ASH LANE
OCEAN HO.
N. WATER
C ST.
N. BEACH
ISLAND ROLLER SKATING RINK.
SEE ABOVE
SEA ST.
N. BEACH
Vacant
Harbor
STEAMBOAT WHARF
BROAD
CHESTNUT
E. CHESTNUT ST.
S. WATER
FEDERAL
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
FRIENDS MEETING HO.
ATHENEUM HALL 2d
CATHOLIC CHURCH
SMITH'S HALL 2d
PANTHEON HALL
Storage
Lumber
Carriage Ho.
Nantucket Harbor
OLD N. WHARF
Scale of Feet
SEE SHEET No 7
SEE SHEET No 5
SEE SHEET
QUINCE ST.
HUSSEY ST.
LIBERTY
ORANGE ST.
UNION ST.
WASHINGTON ST.
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

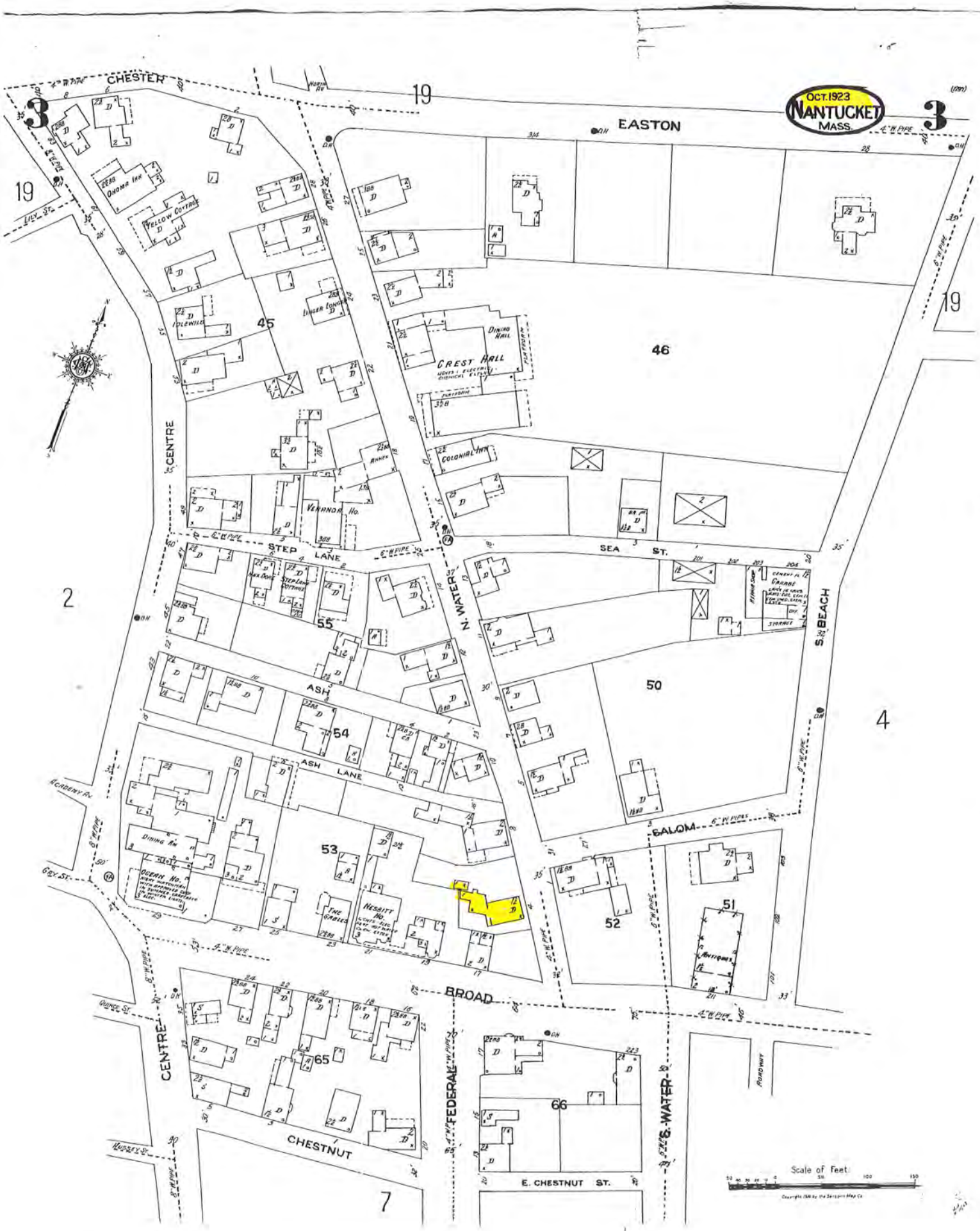

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
FRIENDS MEETING HO.
ATHENEUM HALL
PUBLIC LIBRARY & MUSEUM
CATHOLIC CH.
SMITH'S HALL
PANTHEON HALL
CUSTOM HO.
ICE HO.
Scale of Feet.



Oct. 1904
NANTUCKET
MASS.
6
Nantucket
Harbor
Merry-go-round
Passenger Station
Steamboat Wharf
Coal Bin
Store No.
Plank Wharf
68
Hayden's Bath Rms
49
Athletic Club Ho.
Store No.
Harness
Carriage
67
Marine Apparatus
Wagon Shed
Old & Fac
Carriage Shop
Antique Furniture
Wall Paper Paint Shop
Passage
Livery
Storage
51
S. Beach
Broad
Salom
S. Water
C. F. Folger Livery
Carriage Ho.
Harbor View
50
52
Sea
4
N. Water
66
E. Chestnut
69
Oak
70
Bakery Storage
Public Library & Museum 1st Atheneum Hall 2d
10
St.
Federal
Lower Pearl
Chestnut
65
71
People's Baptist Church
Robert's Ho.
Ash St.
Ash Lane
54
55
53
Negbitt House
Step Lane
Ocean House (Closed in Winter)
Dining Rm.
Center
5
Quince St.
Hussey St.
Pearl St.
Scale of Feet.
31 JUL 1955



AUG. 1909
NANTUCKET
MASS.
6
18
Nantucket
Harbor
STEAMBOAT WHARF
BOAT BUILDER
PASSGR STATION
HAYDENS BATH RMS
HAYDENS HOT SEA WATER BATHS
49
NANTUCKET ATHLETIC CLUB
LAWN TENNIS COURTS
67
OLD NORTH WHARF
S. BEACH
51
BROAD
S. WATER
CASINO. RED MENS HALL 2d
PASSAGE
50
SALOM
52
66
E. CHESTNUT
69
OAK
70
LOWER PEARL
10
CAMBRIDGE
N. WATER
FEDERAL
4
SEA
54
ASH ST.
55
53
THE GABLES
65
CHESTNUT
71
PEARL
LIBERTY HALL
STEP LANE
ASH LANE
ROBERTS HO.
CENTRE
OCEAN HOUSE
9
5
QUINCE ST
HUSSEY ST
PEARL ST
Scale of Feet.
31 JUL 1955


OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CHESTNUT
FEDERAL
S. WATER
E. CHESTNUT ST.
CREST HALL
DINING HALL
COLONIAL INN
VENANDA HO.
OHOMA INN
YELLOW COTTAGE
LINGER LONGER
IDLEWILD
STEP LANE COTTAGE
DINING RM
OCEAN HO.
NESBITT HO.
THE GABLES
GRANGE
ANTIQUES
ROADWAY
LILY ST.
ACADEMY AV.
GRY ST.
QUINCE ST.
HUSSEY ST.
45
46
50
51
52
53
54
55
65
66
19
2
3
4
7
Scale of Feet

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... FP 4 North Water LLC

MAILING ADDRESS..... 4 N Water St, Nantucket Ma 02554

PROPERTY LOCATION..... 4 N Water St

ASSESSORS MAP/PARCEL..... 42.4.2 / 90

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.

July 25, 2023

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.07.25 14:25:16 -04'00'

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
4242	61		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	15 BROAD ST
4242	74		FAROS 17 BROAD LLC		100 SOUTH COMMONS STE 102	PITTSBURGH	PA	15212	17 BROAD ST
4242	74	1	19 BROAD STREET LLC		1200 SOLDIERS FIELD RD #102	BOSTON	MA	2134	BROAD ST
4242	75		19 BROAD STREET LLC		1200 SOLDIERS FIELD RD # 102	BOSTON	MA	02134	19 BROAD ST
4242	76		NANTUCKET BROAD ST LLC		1200 SOLDIERS FIELD RD STE 102	BOSTON	MA	02134	21 BROAD ST
4242	92	1	DAVISON JAMES		222 LOBLOLLY LANE	CHOUDRANT	LA	71227	8B N WATER ST

Count: 6

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: 4 N Water St

Tax Map Number: 42.4.2 Parcel Number: 90

Owner of Record: FP 4 N Water LLC

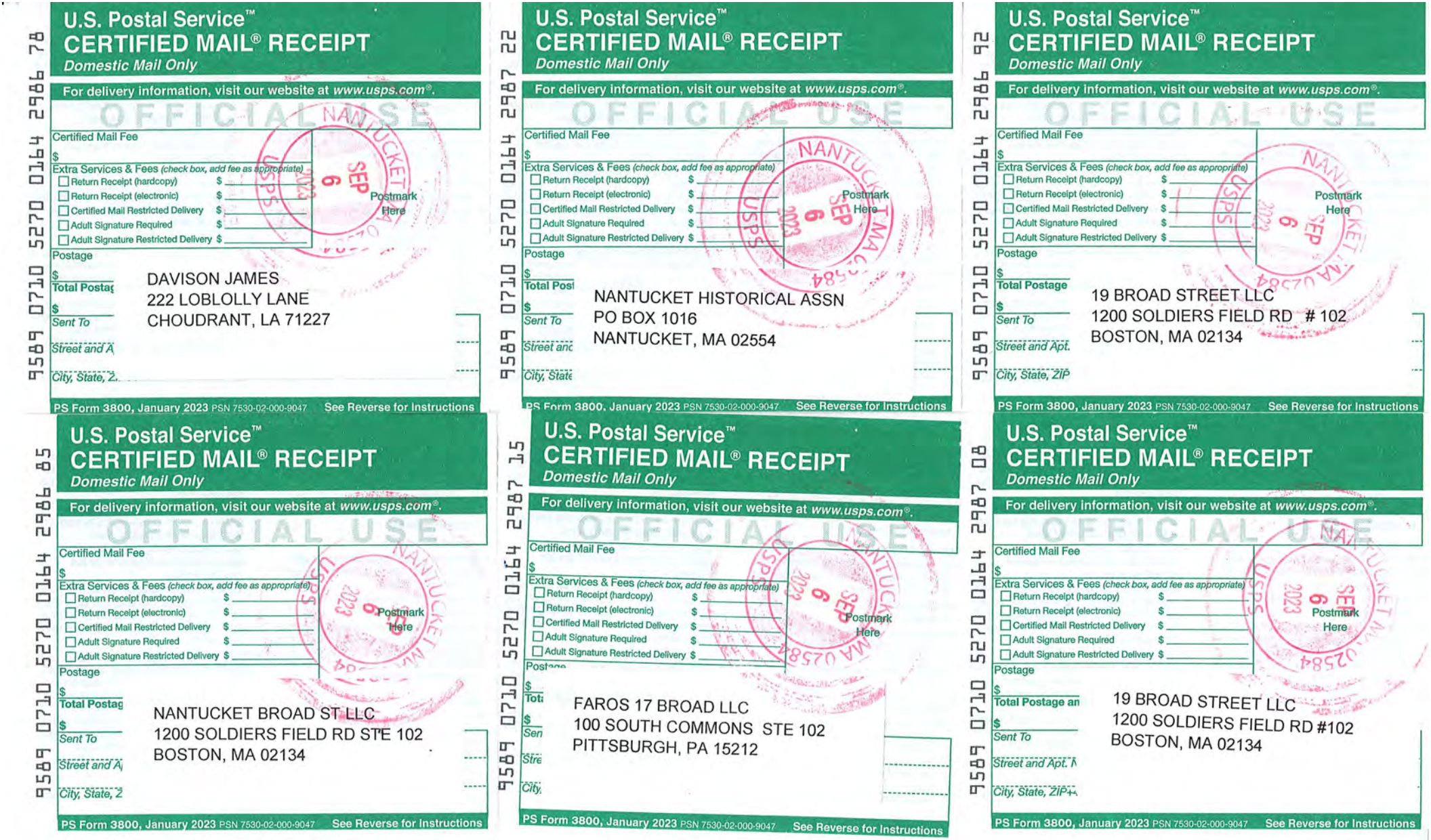
Description of Proposal: Move rear part of the structure off site.

Anticipated HDC Submission Date: 09.11.23

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.



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Street and PO BOX 1016
City, State NANTUCKET, MA 02554

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- ☐ Adult Signature Required $
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Postage
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Total Postage
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Sent To
19 BROAD STREET LLC
Street and Apt. 1200 SOLDIERS FIELD RD # 102
City, State, ZIP BOSTON, MA 02134

Postmark Here
NANTUCKET MA 02584 SEP 6 2023 USPS

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Postage
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Total Postag
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NANTUCKET BROAD ST LLC
Street and A 1200 SOLDIERS FIELD RD STE 102
City, State, Z BOSTON, MA 02134

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NANTUCKET MA 02584 SEP 6 2023 USPS

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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City,

FAROS 17 BROAD LLC
100 SOUTH COMMONS STE 102
PITTSBURGH, PA 15212

Postmark Here
NANTUCKET MA 02584 SEP 6 2023 USPS

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Sent To
19 BROAD STREET LLC
Street and Apt. 1200 SOLDIERS FIELD RD #102
City, State, ZIP+ BOSTON, MA 02134

Postmark Here
NANTUCKET MA 02584 SEP 6 2023 USPS

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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:

_____ 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) http://www.mapgeo.com/NantucketMA/.

_____ 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 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:

_____ 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.

_____ 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°: 41 PARCEL N°. 303

Street & Number of Proposed Work: 23 Madaket Rd

Owner of record: FP Madaket

Mailing Address: 23 Madaket Rd.
Nantucket, MA 02554

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. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other move structure on site

Size of Structure or Addition: Length: 41'-4" Sq. Footage 1st floor: 815 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 31' 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

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

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 9/11/23 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
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 _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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.

Alex Bagmets
_____

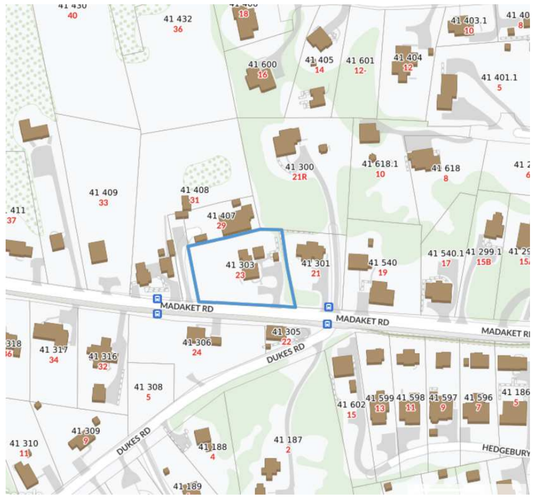
Signature Date

23 Madaket Rd

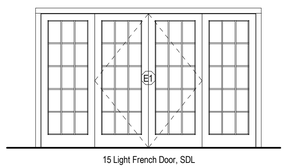
FP Madaket LLC
Nantucket, MA

09.11.23

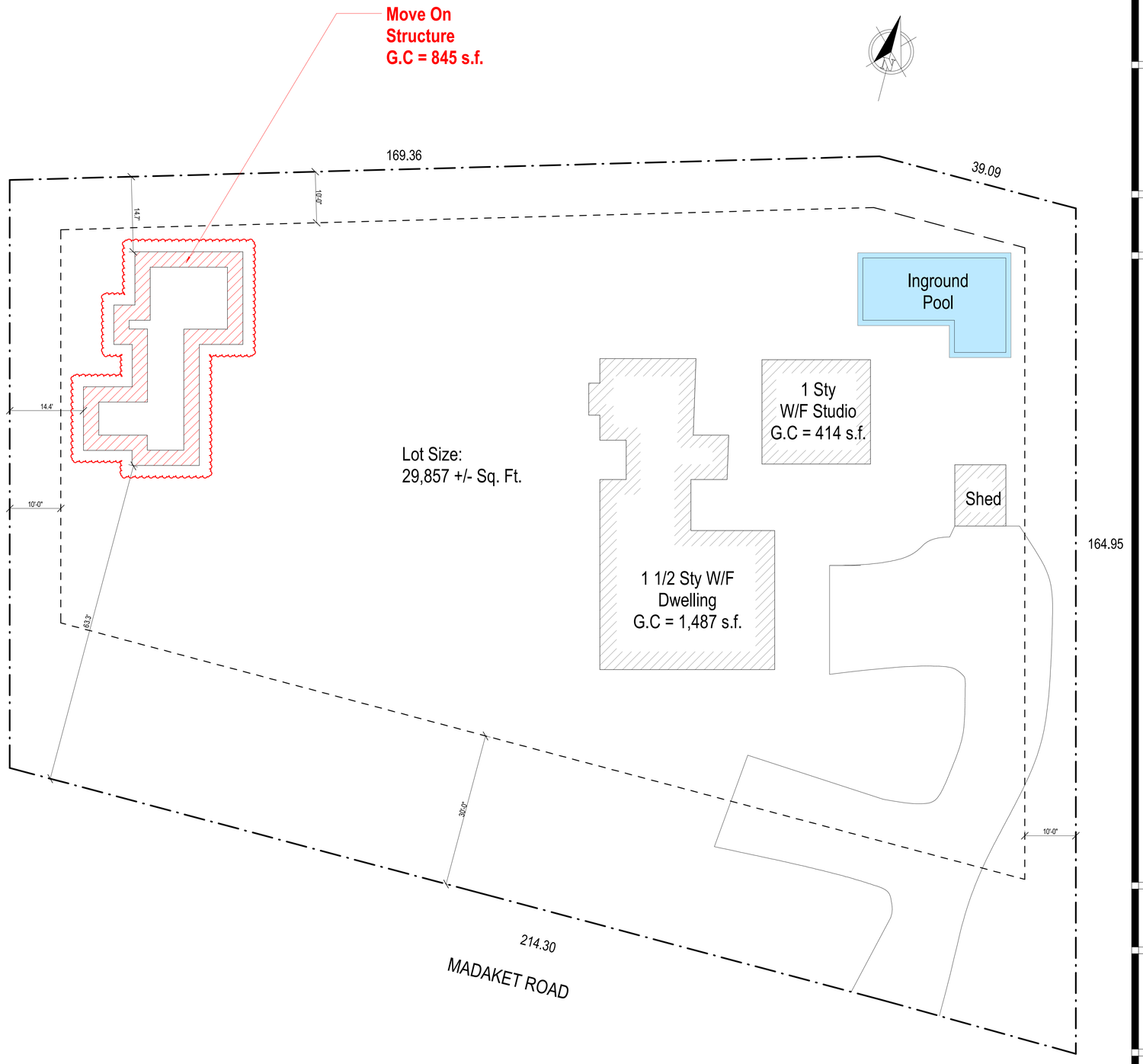
HDC SUBMISSION



Locus Map
Not to Scale



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



SITE PLAN
3/32" = 1'-0"

2313

23 Madaket Rd

FP Madaket LLC
Nantucket, MA

emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	41 / 303
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	29, 857 +/- s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	3,732 s.f. or 12.5%
Existing G.C.:	2,016 s.f.
Proposed G.C.:	845 s.f.
Total Proposed G.C.:	------

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.101 Cover Sheet
A.101 Existing First Floor Plan
A.201 Exterior Elevations

Revisions

Revision 1 Date 1

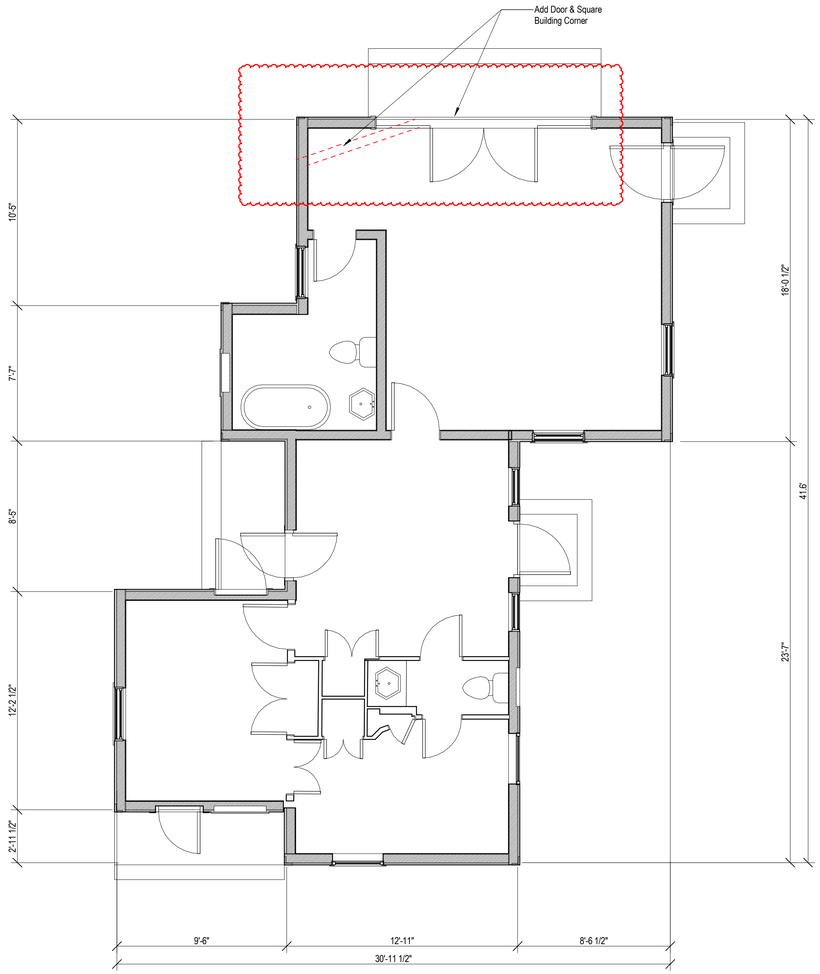
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN PROVIDED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101

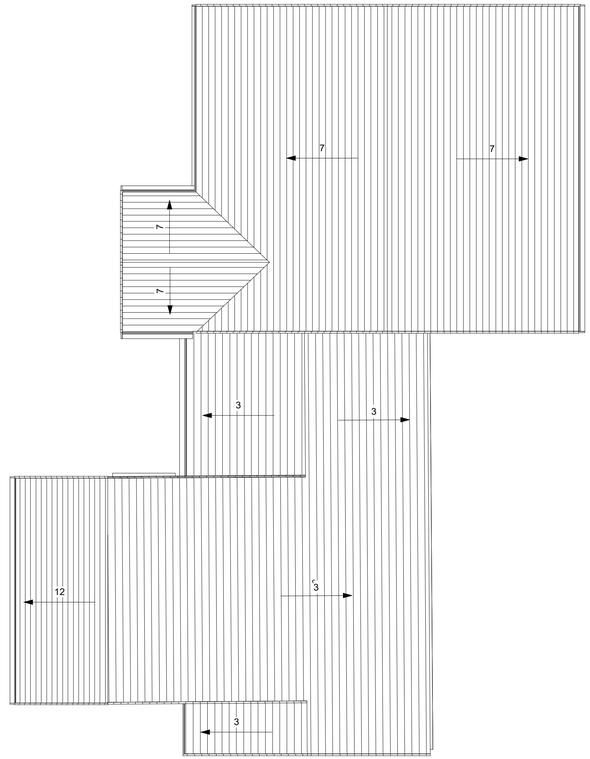
2313

09.11.23

HDC SUBMISSION



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



2 Roof Plan
1/4" = 1'-0"

2313

23 Madaket Rd

FP Madaket LLC
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Existing First Floor Plan

Site Information

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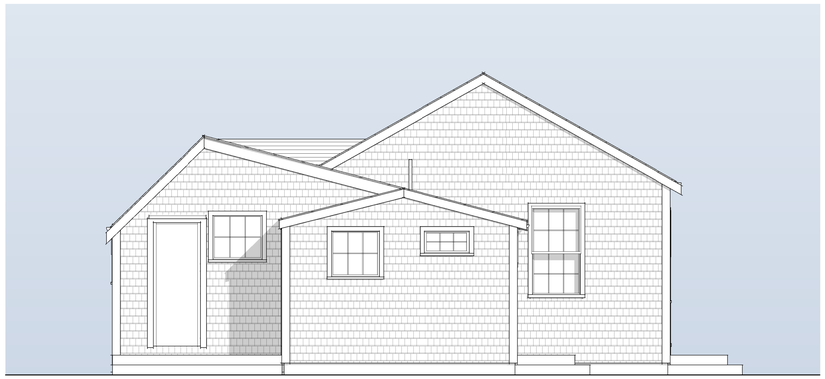
A.101
2313

09.11.23

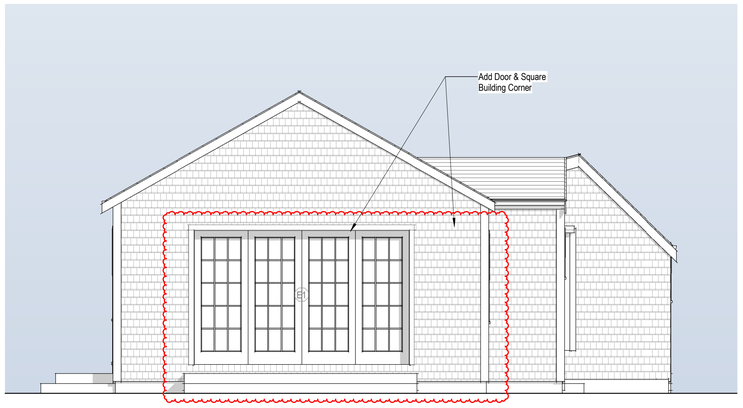
HDC SUBMISSION



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



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



3 North Elevation
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4 West Elevation
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2313

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Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA
02554
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Exterior Elevations

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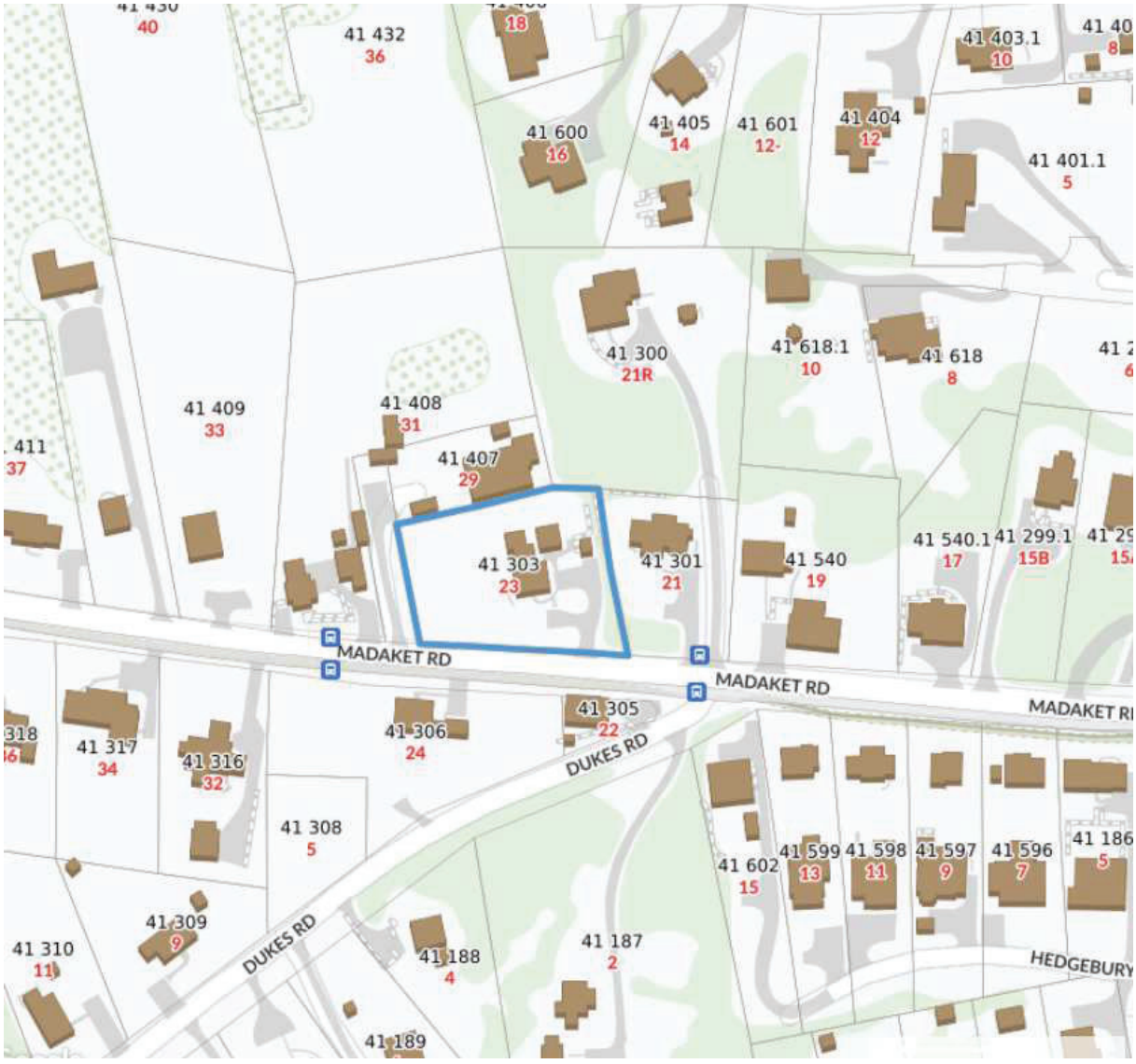
A.201
2313

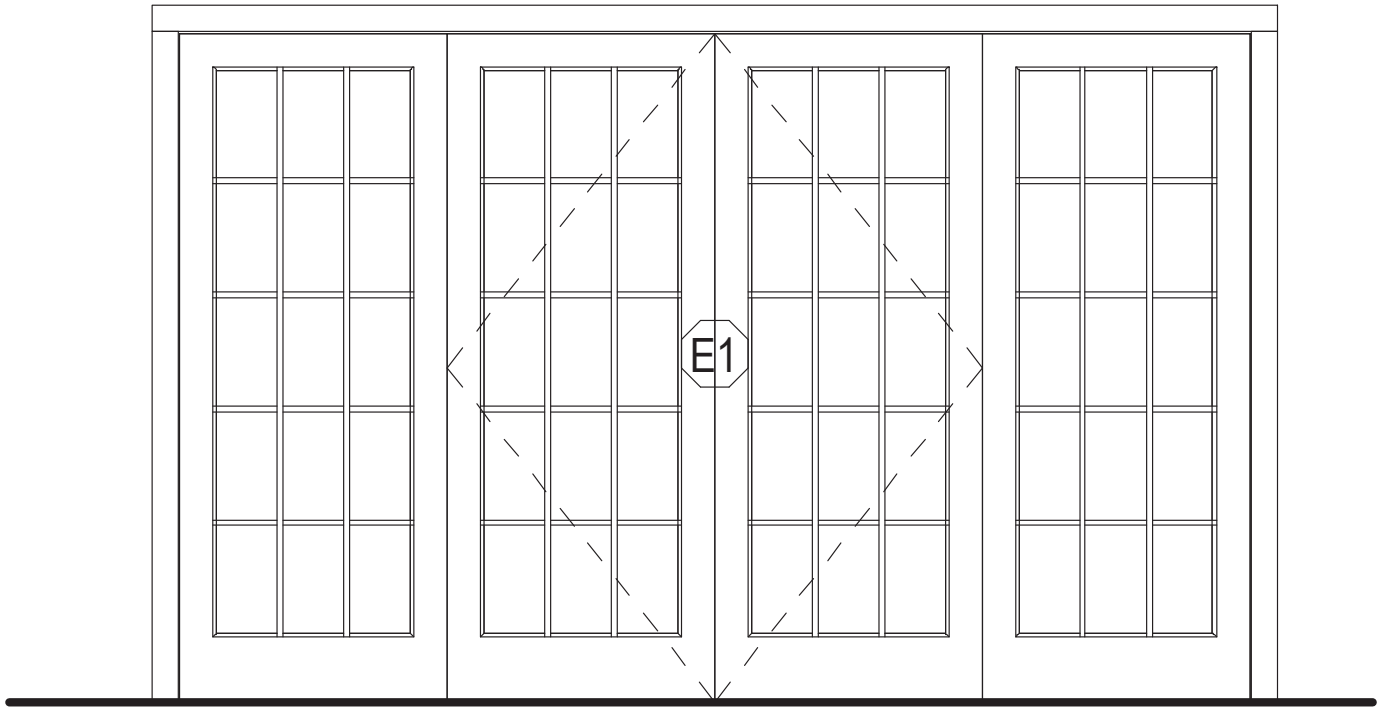
23 Madaket Rd

FP Madaket LLC
Nantucket, MA



Locus Map

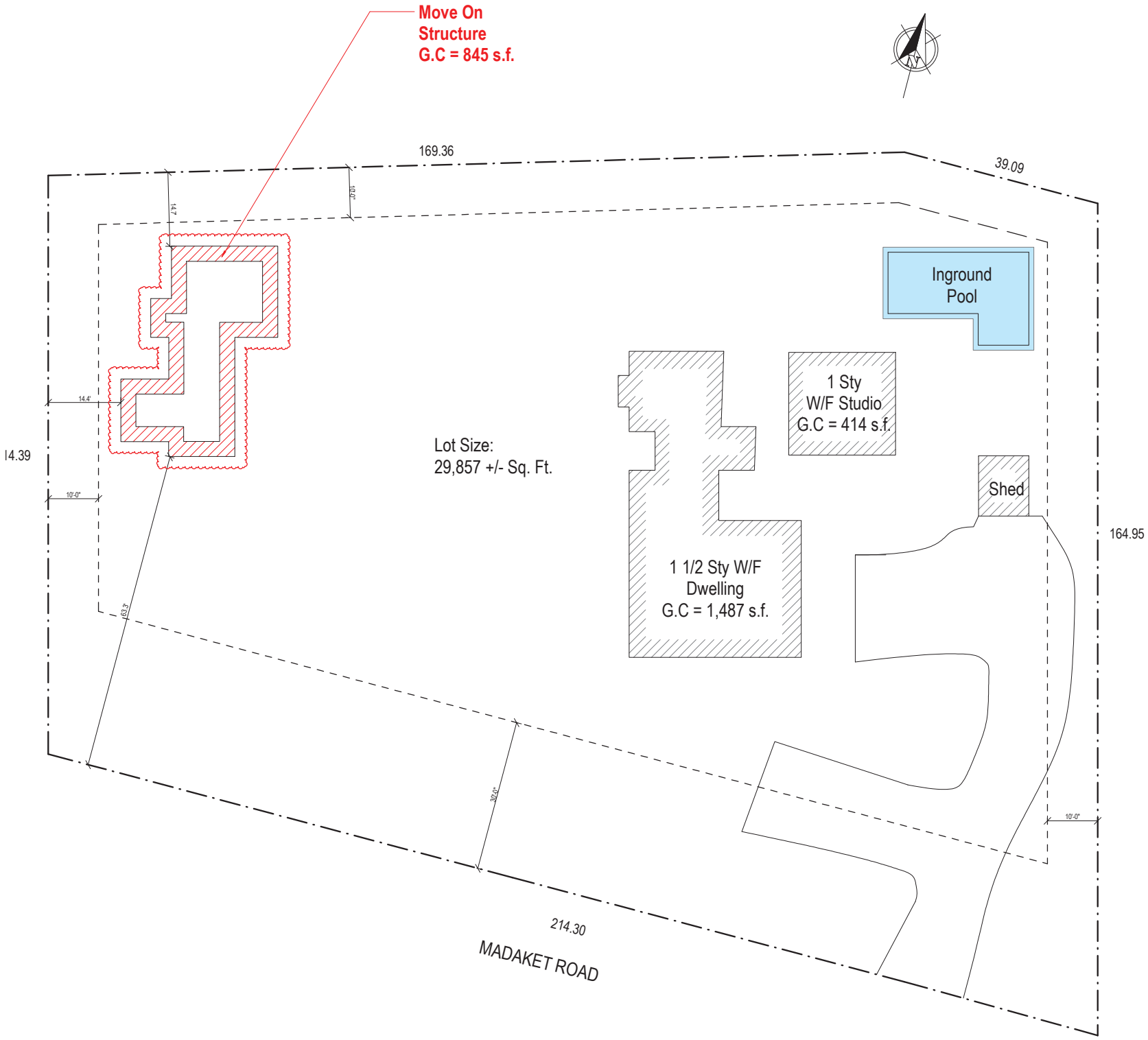
Not to Scale



15 Light French Door, SDL

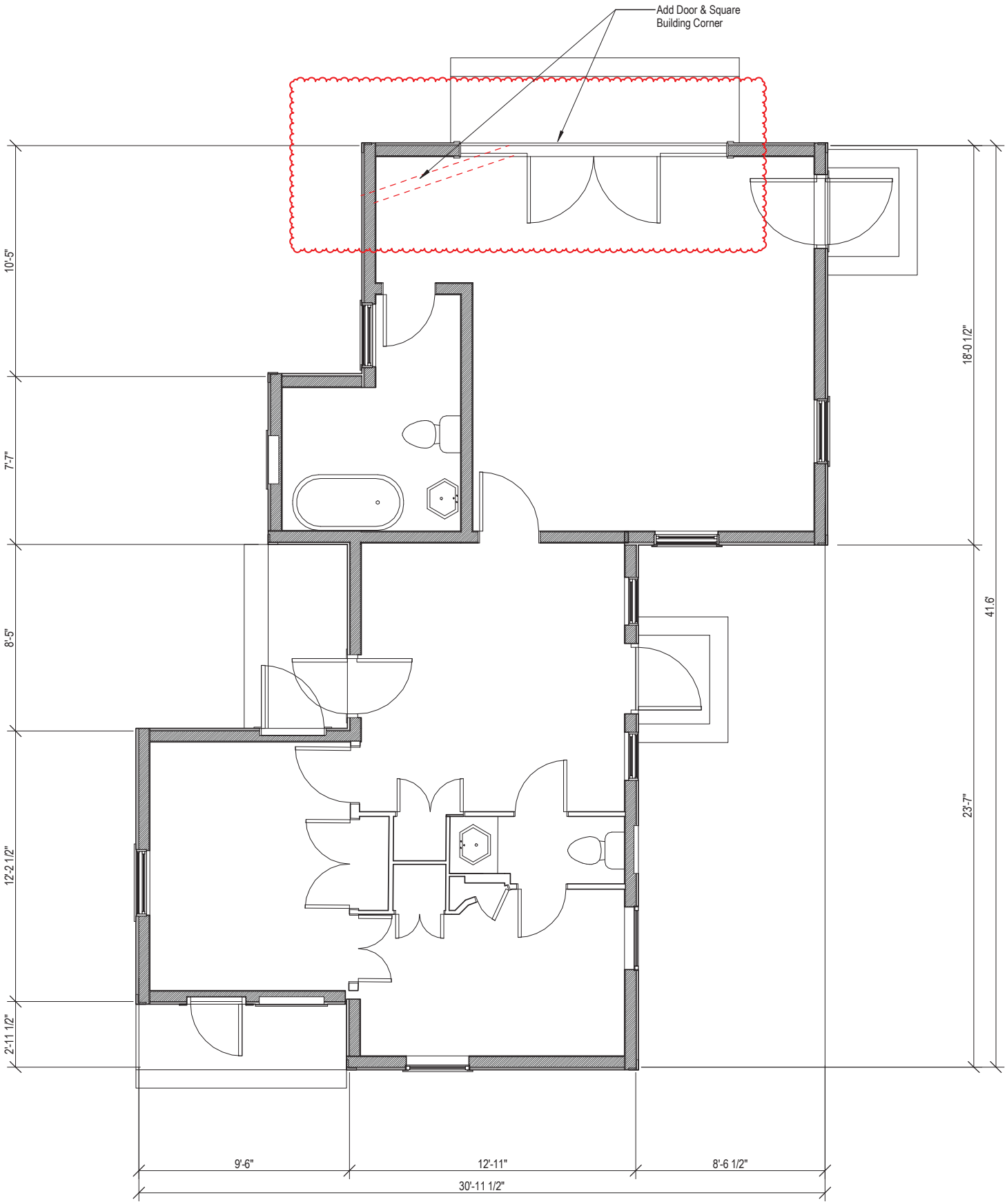
Exterior Door Legend

1/4" = 1'-0"



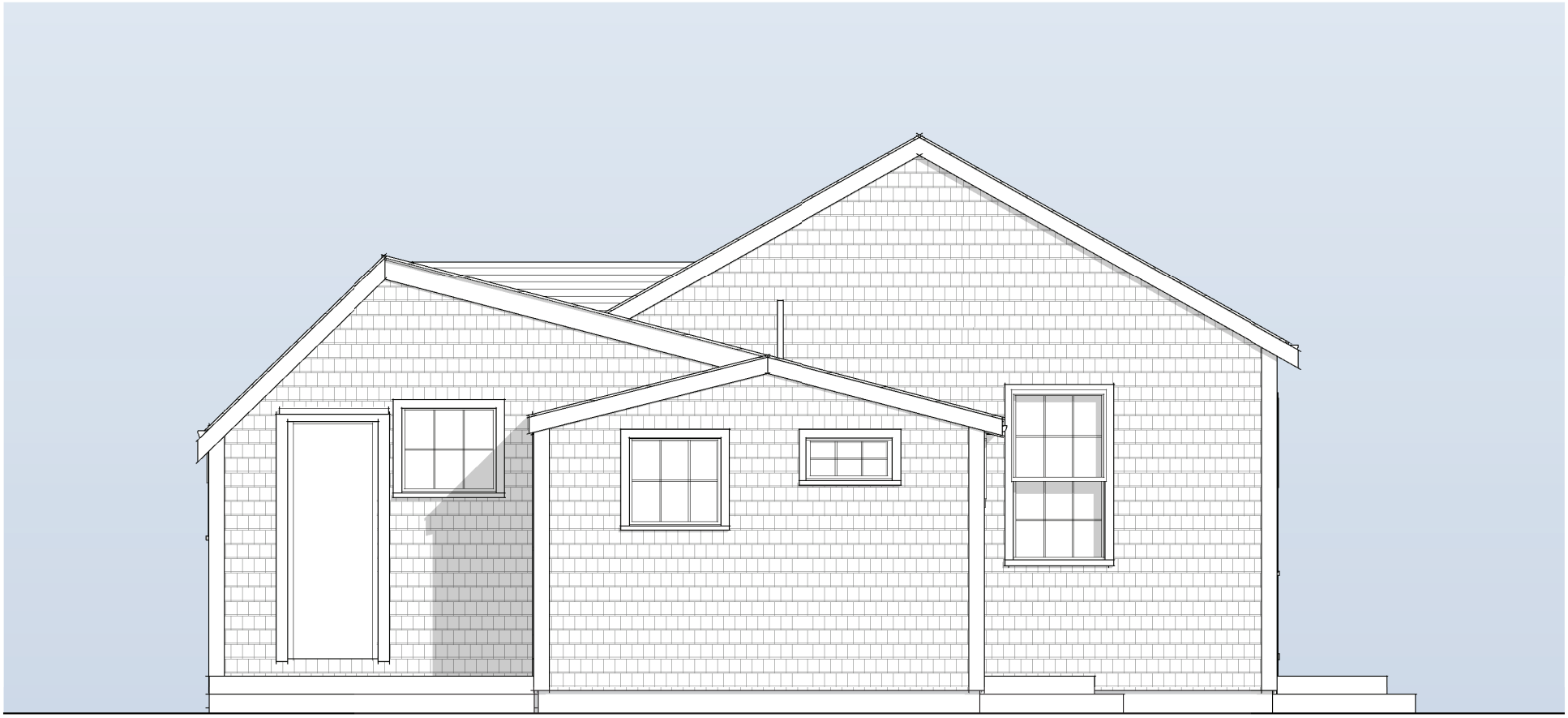
SITE PLAN

3/32" = 1'-0"



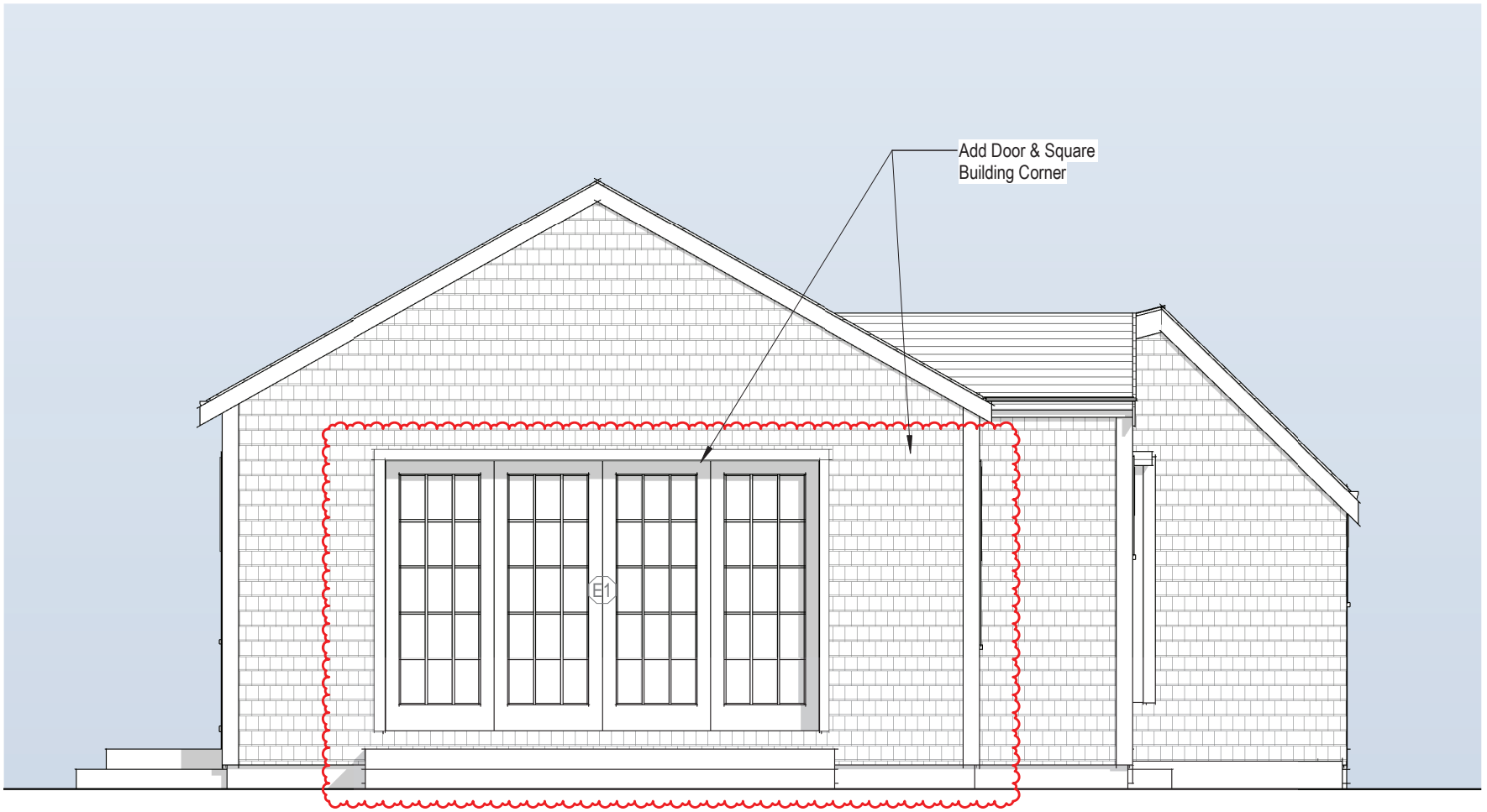
1 First Floor Plan

1/4" = 1'-0"



1 South Elevation

1/4" = 1'-0"



3 North Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"



4 West 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°: 42.4.2 PARCEL N°. 90

Street & Number of Proposed Work: 4 N Water St

Owner of record: FP N Water

Mailing Address: 4 N Water St [redacted]

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 3254995 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 Building Addition

Size of Structure or Addition: Length: 41'-4" Sq. Footage 1st floor: 994 Decks/Patio: Size: 15 SF ☑ 1st floor ☐ 2nd floor

Width: 31' Sq. footage 2nd floor: 990 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6"+/- South 4 East " West "

Height of ridge above final finish grade: North 26'-2" South 28'-3"+/- East 30'-10" West 28'-3"+/-

Additional Remarks

Historic Name: Obed Joy House

Original Date: 1846

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"-42" (varies) ☐ 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 5 1/2" Rake 6 1/2" Soffit (Overhang) 4" Corner boards 5 1/2" Frieze 3"

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 Natural Clapboard (if applicable) _____ Roof TME

Trim White (TME) Sash White Doors White TME

Deck [redacted] 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 12/18/23 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
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 Emeritus

AS AGENT FOR FP 4 N Water

STREET ADDRESS 4 N WATER

MAP/PARCEL 42.4.2 / 90

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12.04.23

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.

Alex Bagmets — Signature

12.04.23 — 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:

_____ 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) http://www.mapgeo.com/NantucketMA/.

_____ 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 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:

_____ 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.

_____ 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.

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 4 North Water Street, Nantucket (street address of property) on the following statement:

I Alexander Leventhal, as manager of FP 4 NorthWater LLC (print name of property owner/applicant), 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.

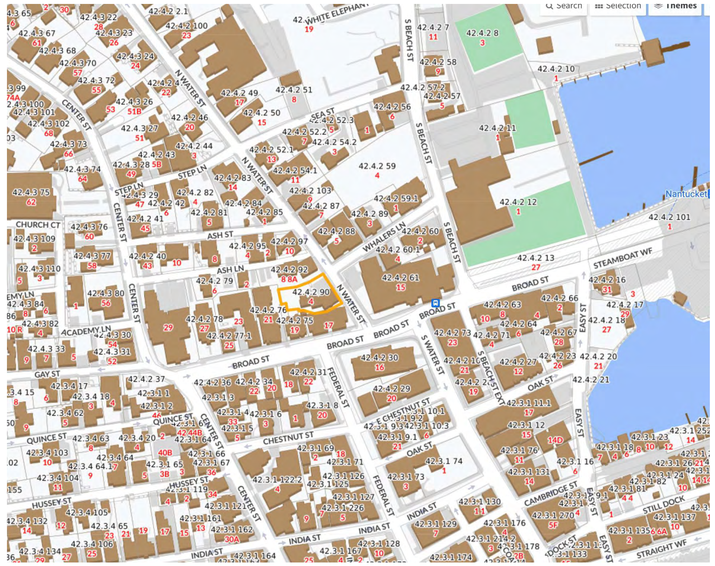
July 25, 2023

Client Signature Date

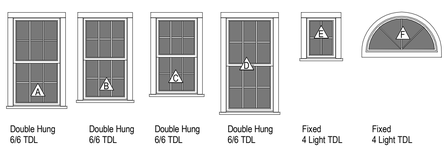
4 North Water Street, Reno

Nantucket, MA

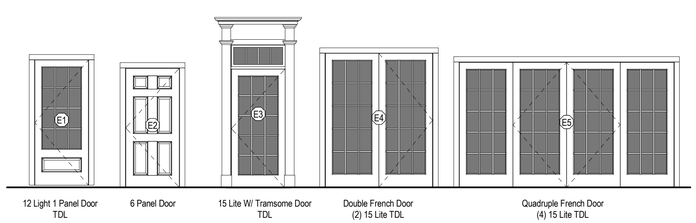
12.04.23



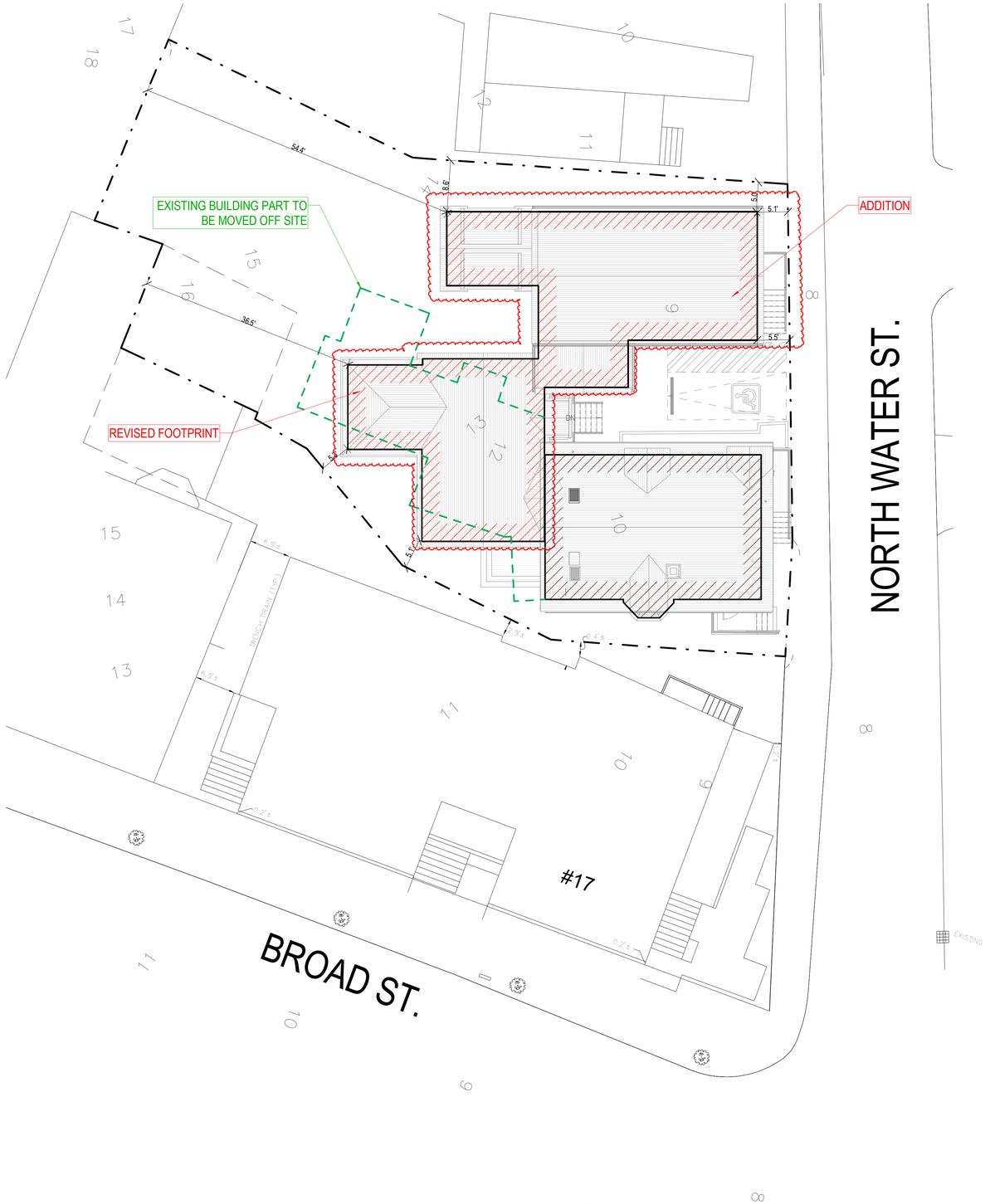
2 Locus Map
1/4" = 1'-0"



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



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



1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

2313

4 North Water Street, Reno
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	994 s.f.
Total Proposed G.C.:	2,829 s.f.

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.102 Second Floor Plan
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A.202 Exterior Elevations
A.203 PERSPECTIVE VIEWS

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. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2313

12.04.23

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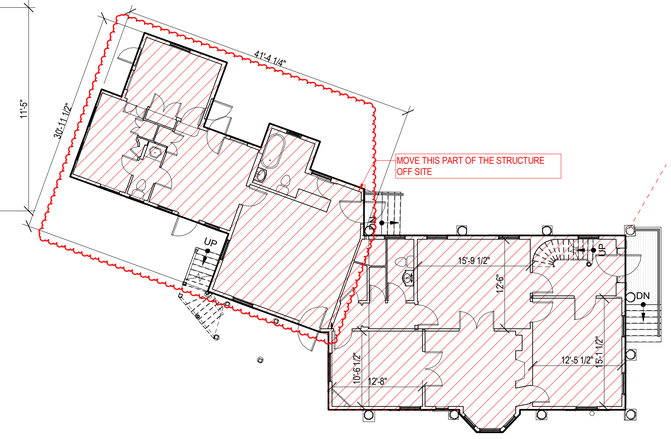
1 First Floor Plan - Proposed
1/4" = 1'-0"



First Floor Plan - Existing
1" = 10'-0"

2313

4 North Water Street, Reno
Nantucket, MA

emeritus

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First Floor Plan

Site Information

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A.101
2313

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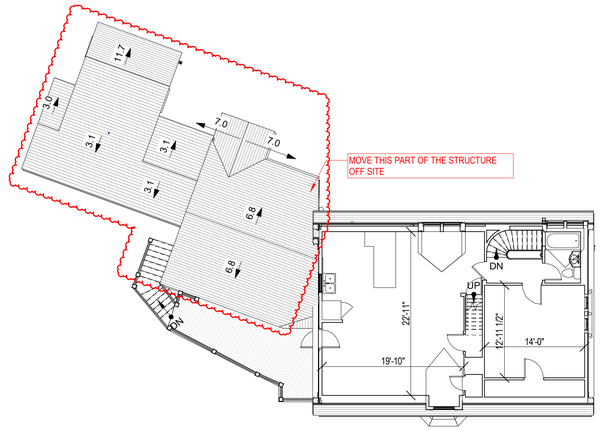
1 Second Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Existing
1" = 10'-0"

2313

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Nantucket, MA

emeritus

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Second Floor Plan

Site Information

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Current Zoning:	CDT
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Front Setback:	0'
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A.102
2313

12.04.23

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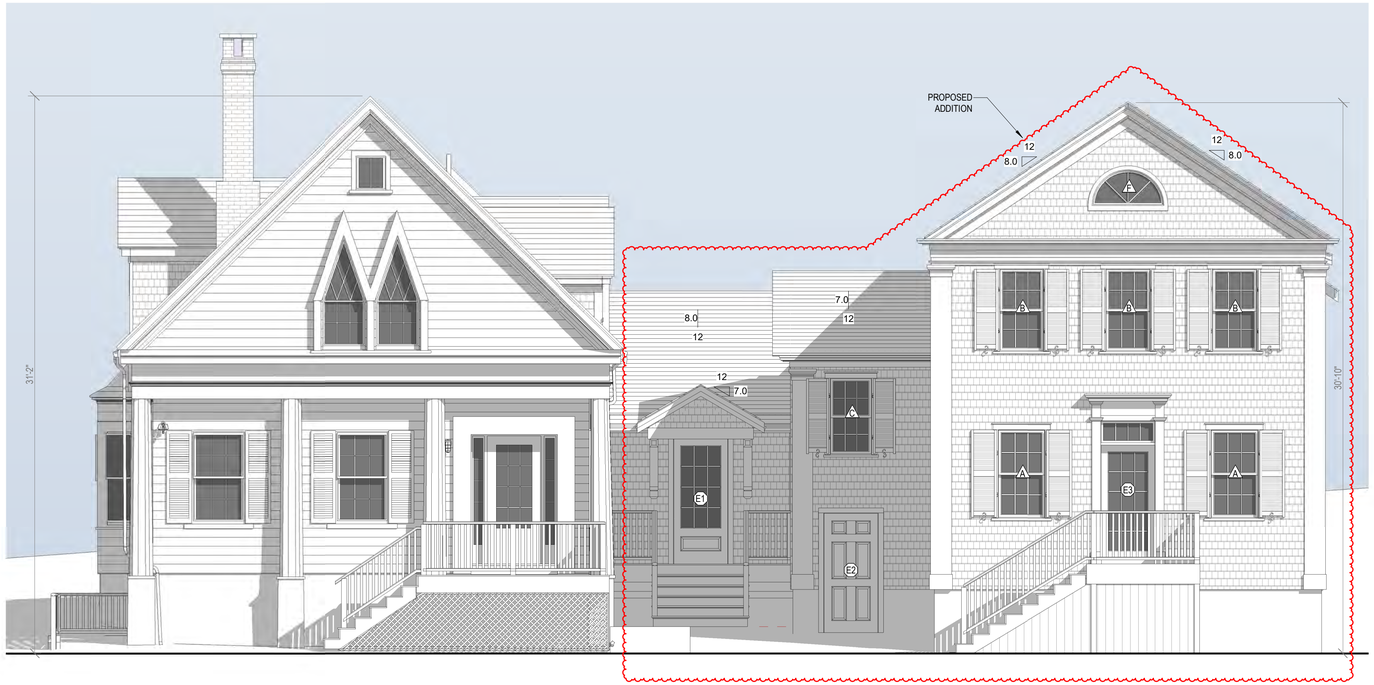

1 East Elevation - Proposed
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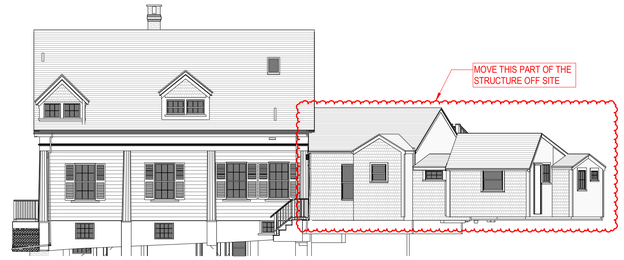
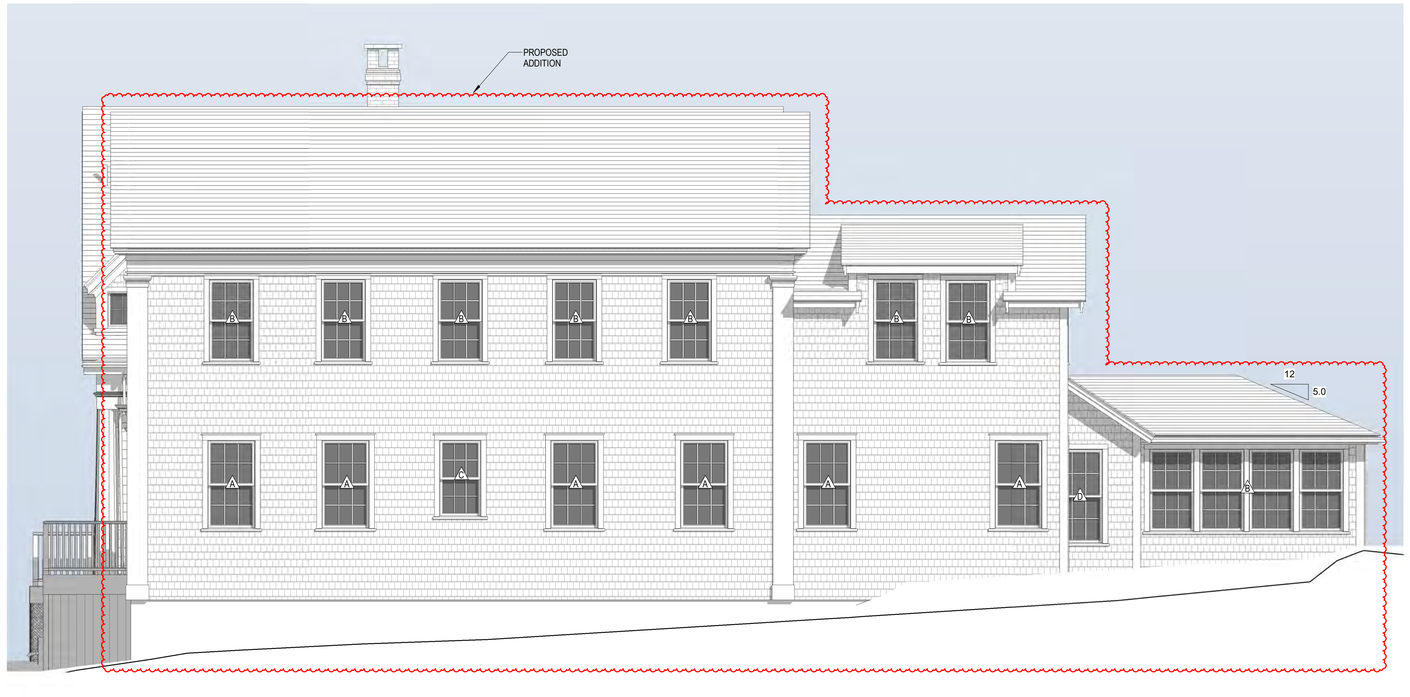


4 North Elevation - Existing
1" = 10'-0"



3 North Elevation - Proposed
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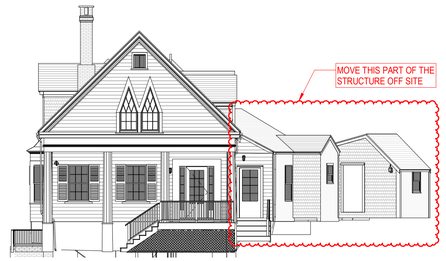

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Exterior Elevations

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A.201
2313

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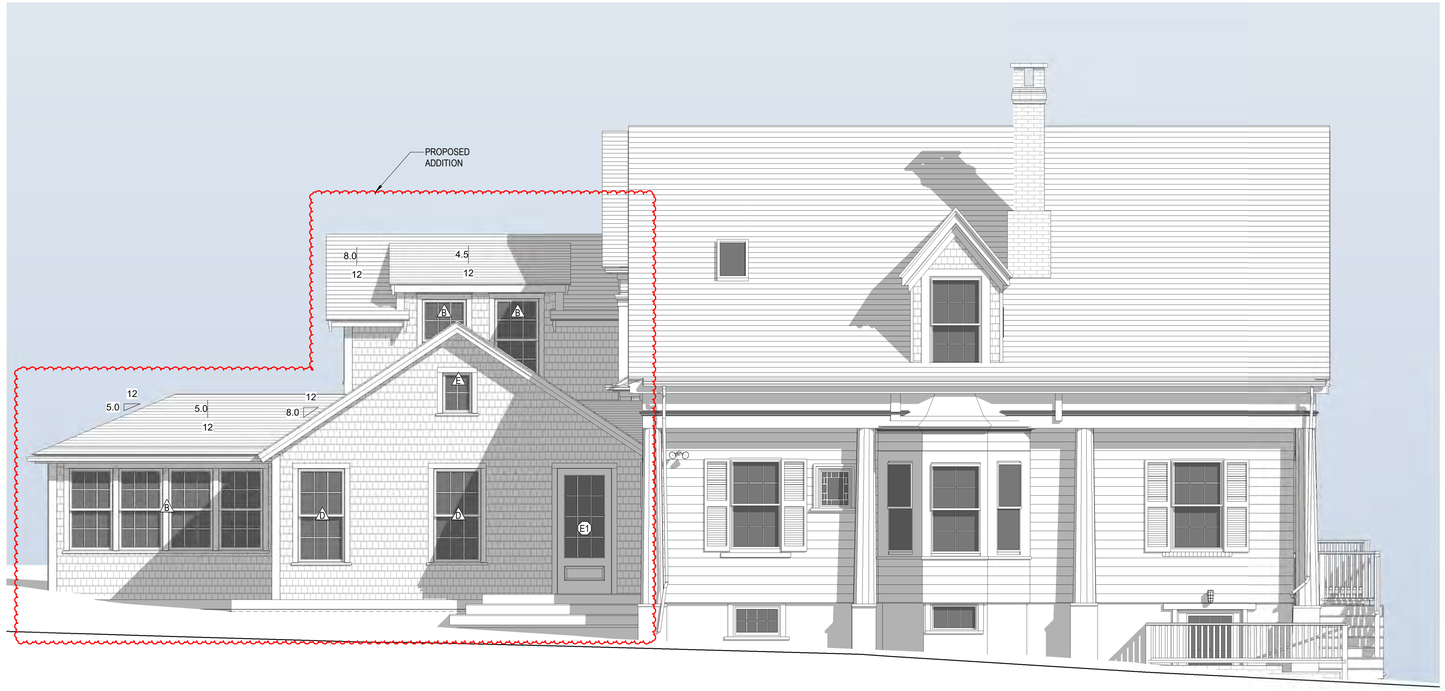

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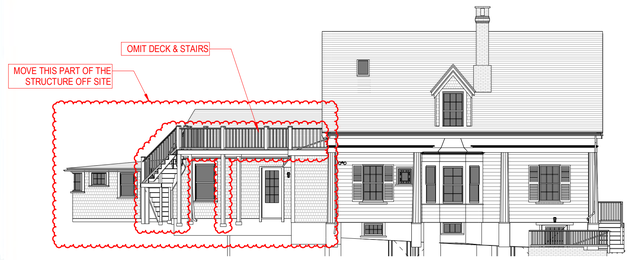
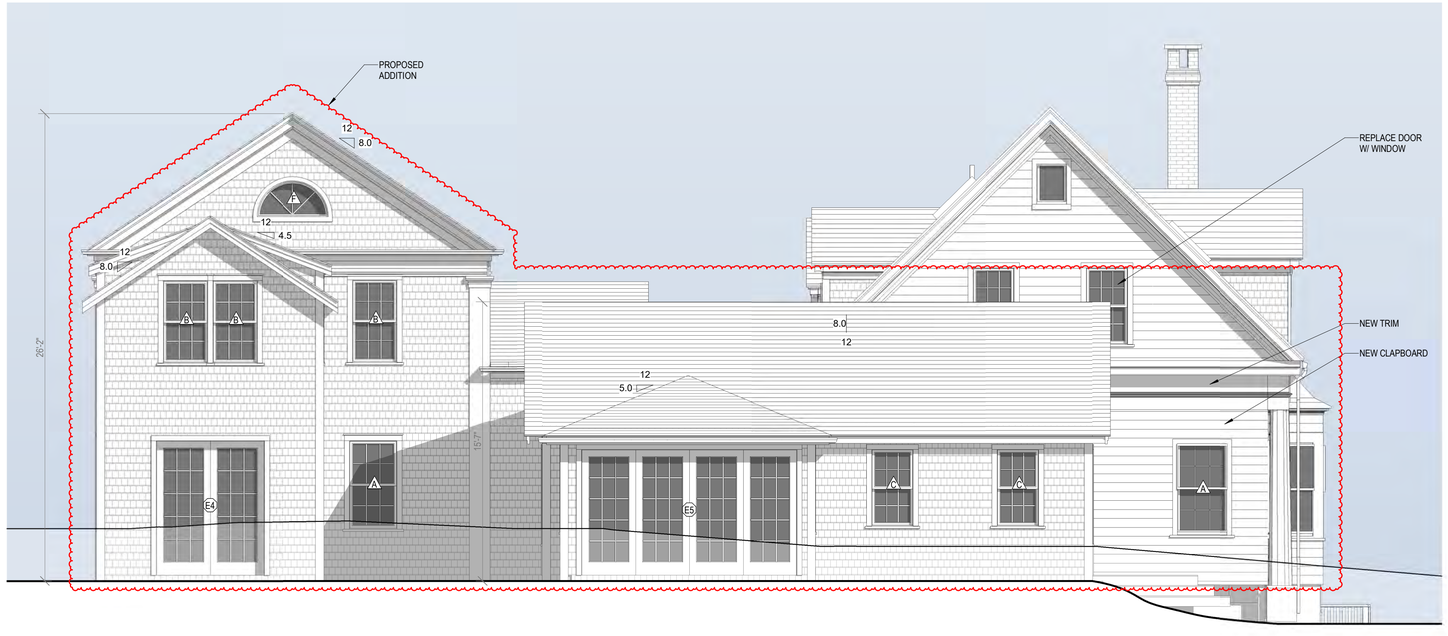
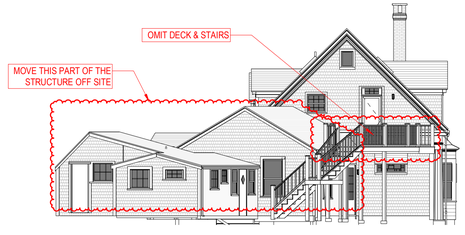


2 South Elevation - Existing
1" = 10'-0"



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



4 West Elevation - Existing
1" = 10'-0"

2313

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Exterior Elevations

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A.202
2313

12.04.23

HDC SUBMISSION



1



2



3



4



5

2313

4 North Water Street, Reno
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
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PERSPECTIVE VIEWS

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Proposed G.C.:	994 s.f.
Total Proposed G.C.:	2,829 s.f.

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.101 Cover Sheet
A.101 First Floor Plan
A.102 Second Floor Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
A.203 PERSPECTIVE VIEWS

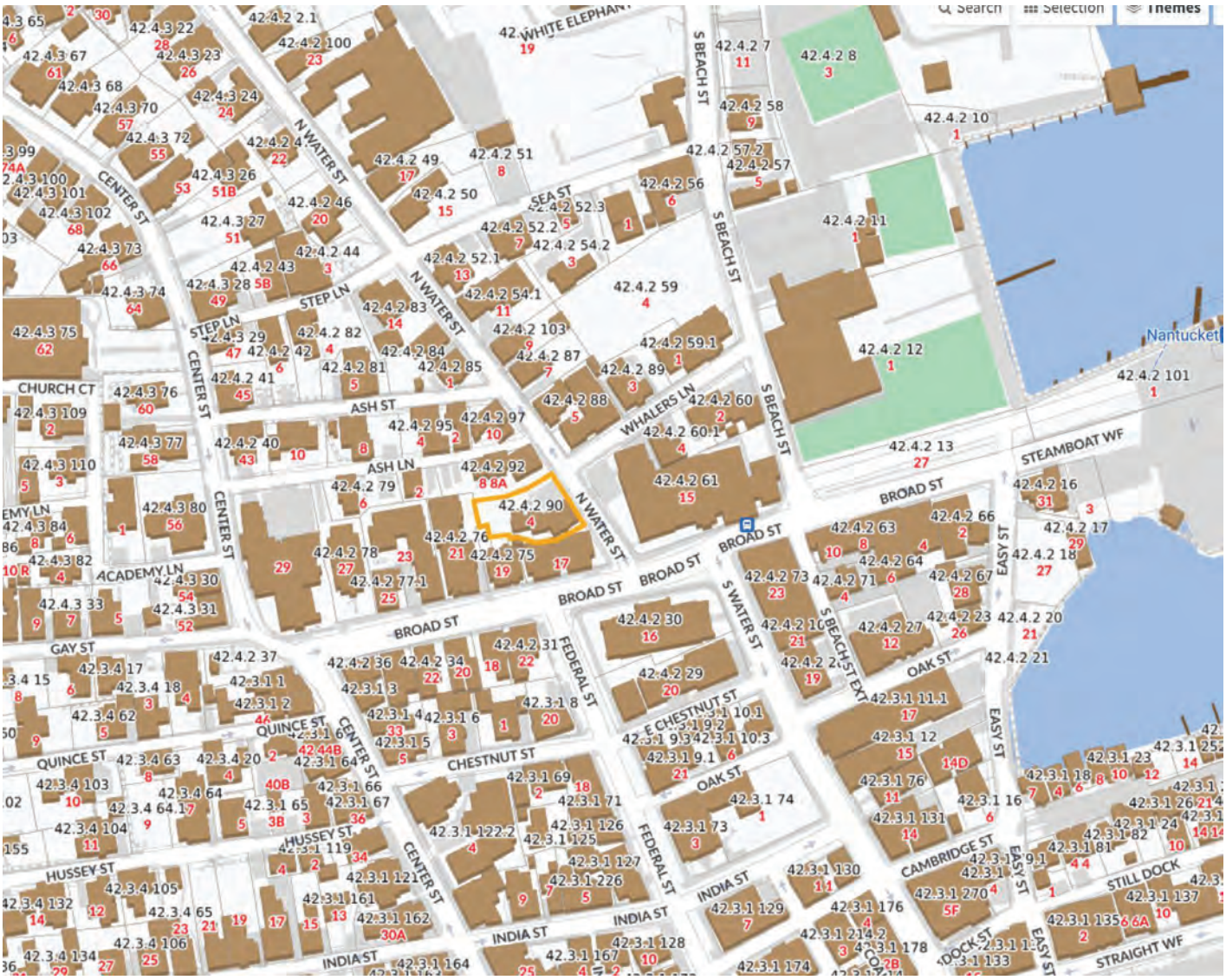
Revisions

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. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.203
2313

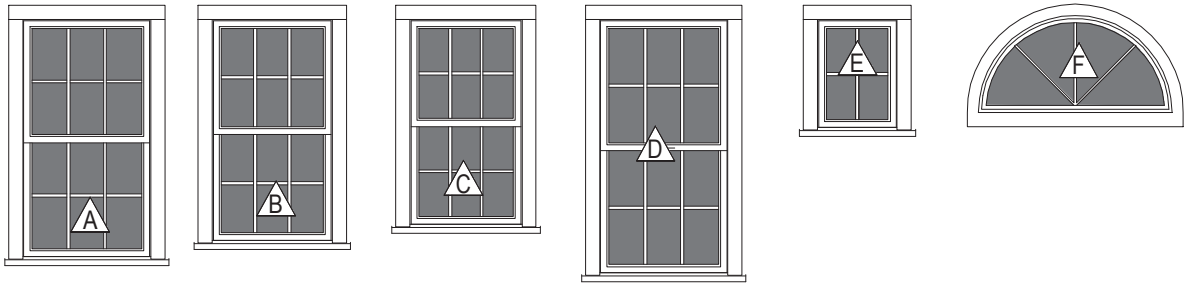
4 North Water Street, Reno

Nantucket, MA



2 Locus Map

1/4" = 1'-0"



Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Fixed
4 Light TDL

Fixed
4 Light TDL

3 Window Legend

1/4" = 1'-0"



12 Light 1 Panel Door
TDL

6 Panel Door

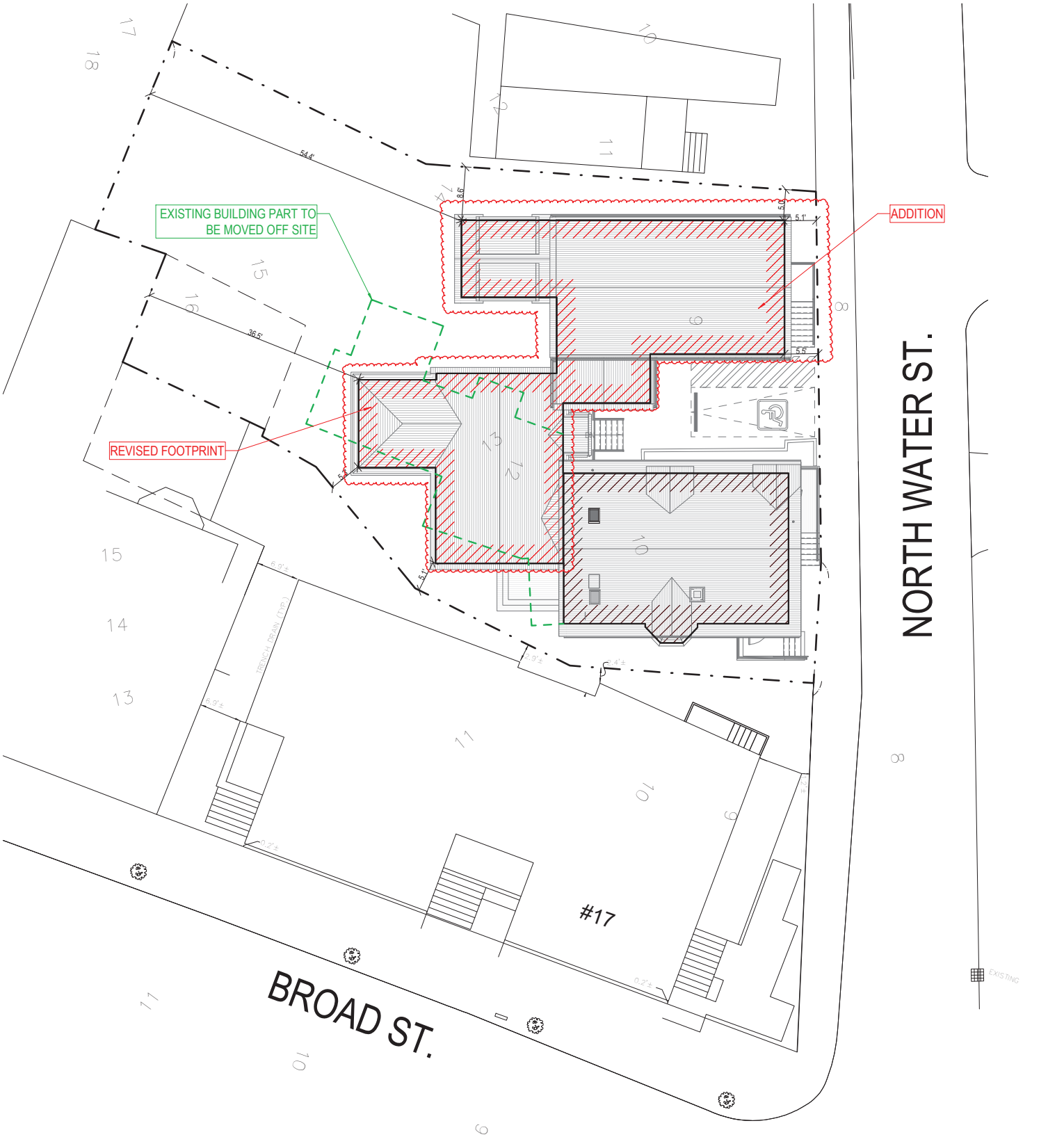
15 Lite W/ Tramsome Door
TDL

Double French Door
(2) 15 Lite TDL

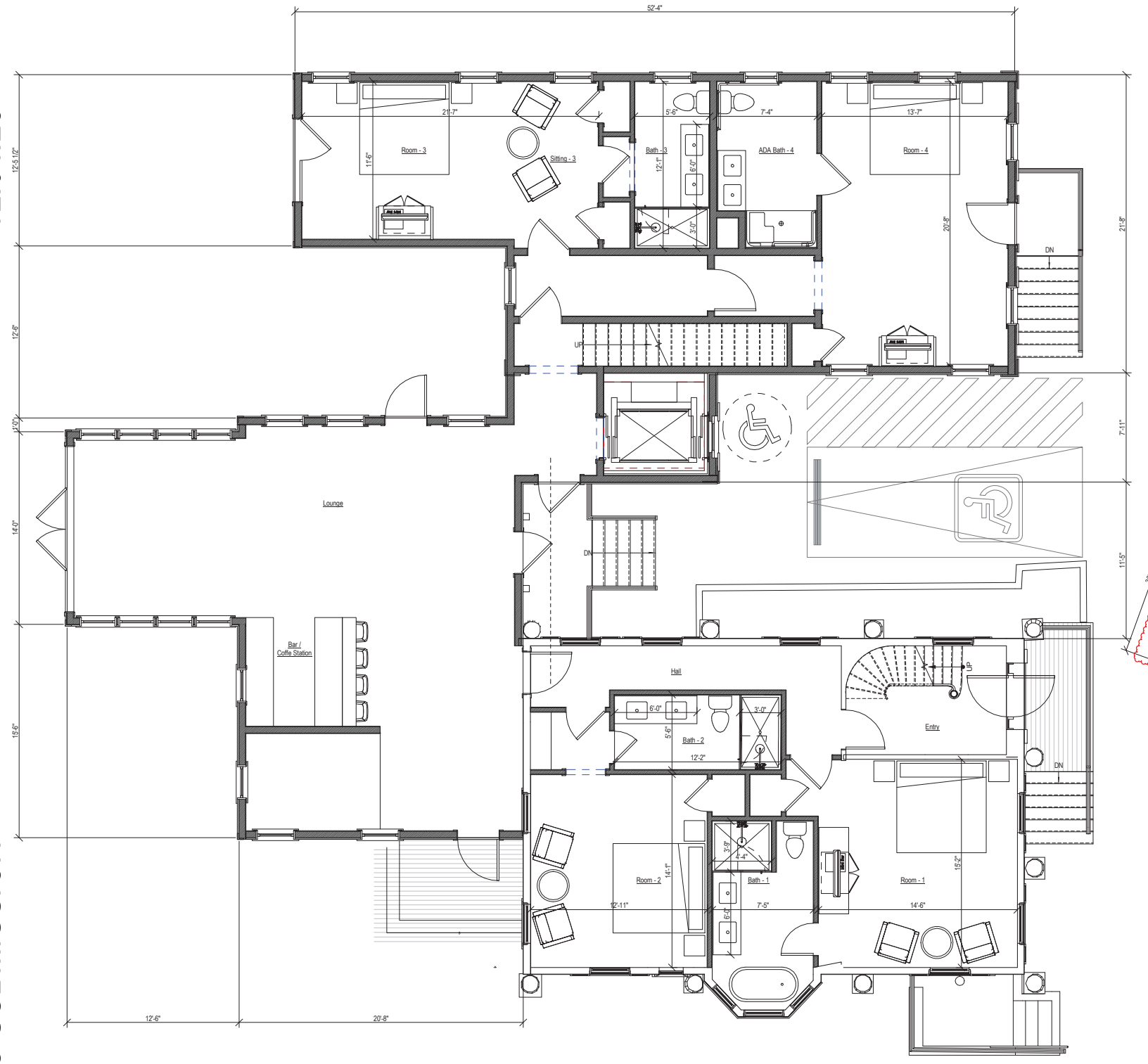
Quadruple French Door
(4) 15 Lite TDL

4 Exterior Door Legend

1/4" = 1'-0"

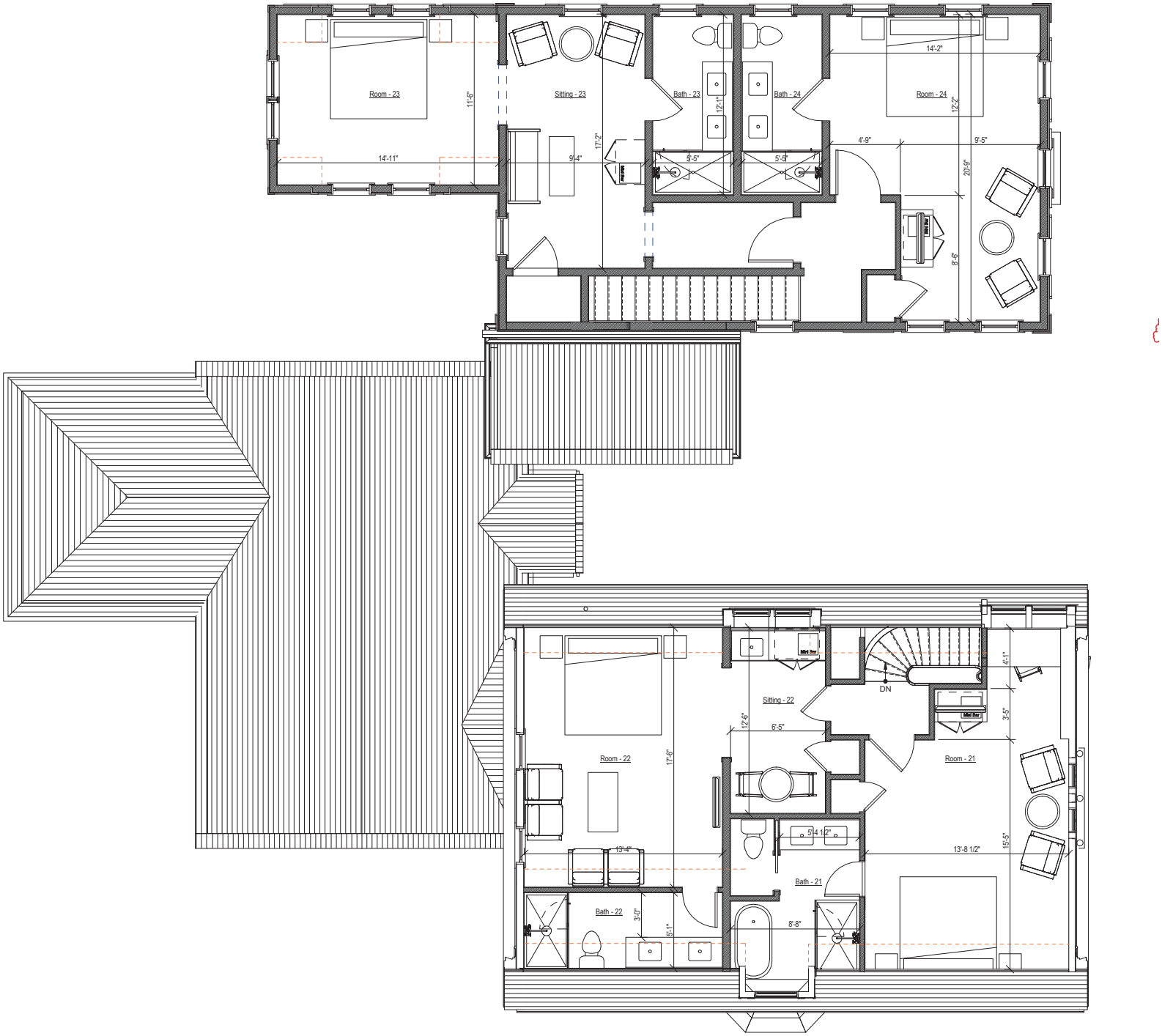


1 SITE PLAN
1" = 10'-0"



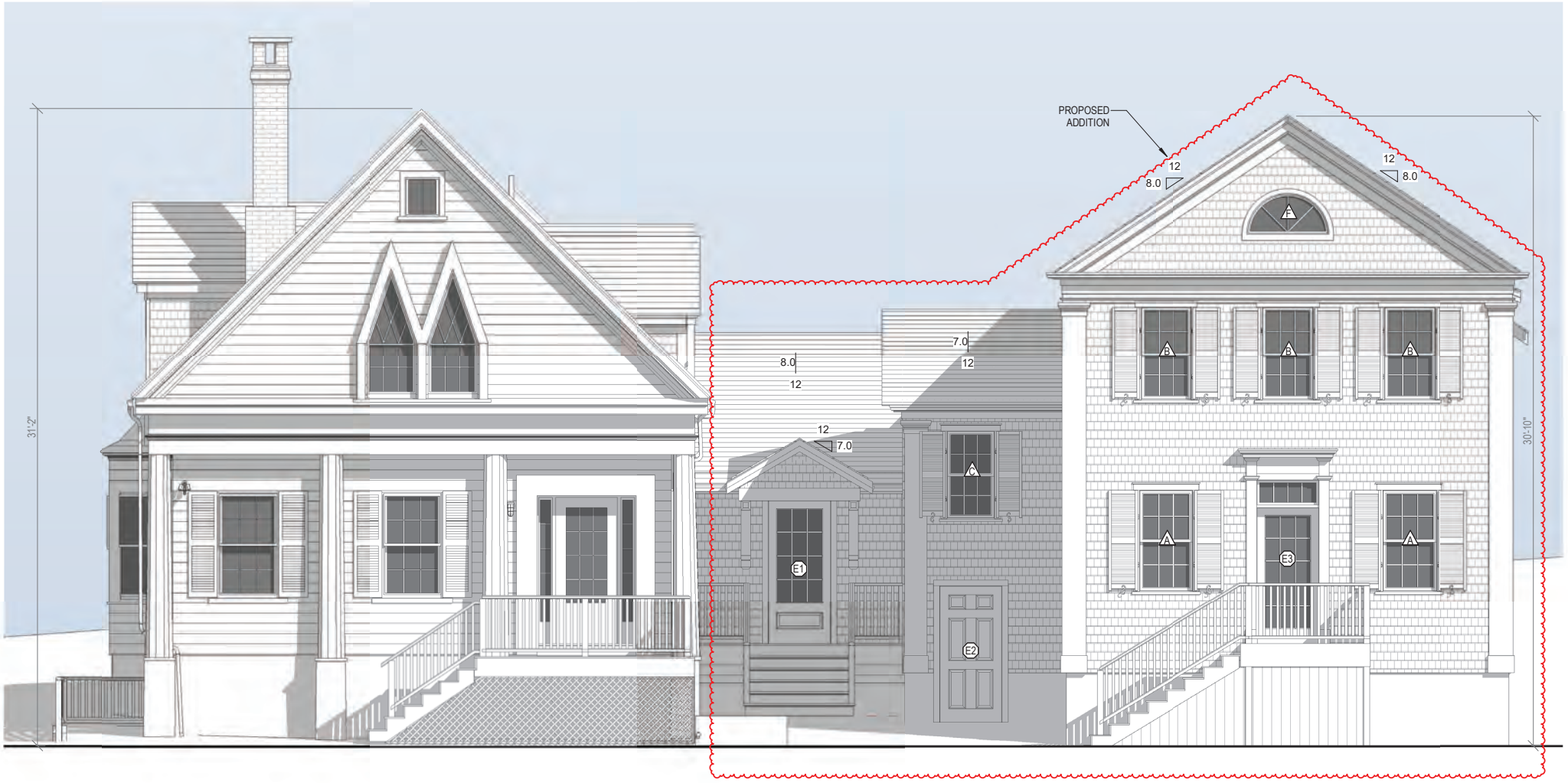
1 First Floor Plan - Proposed

1/4" = 1'-0"



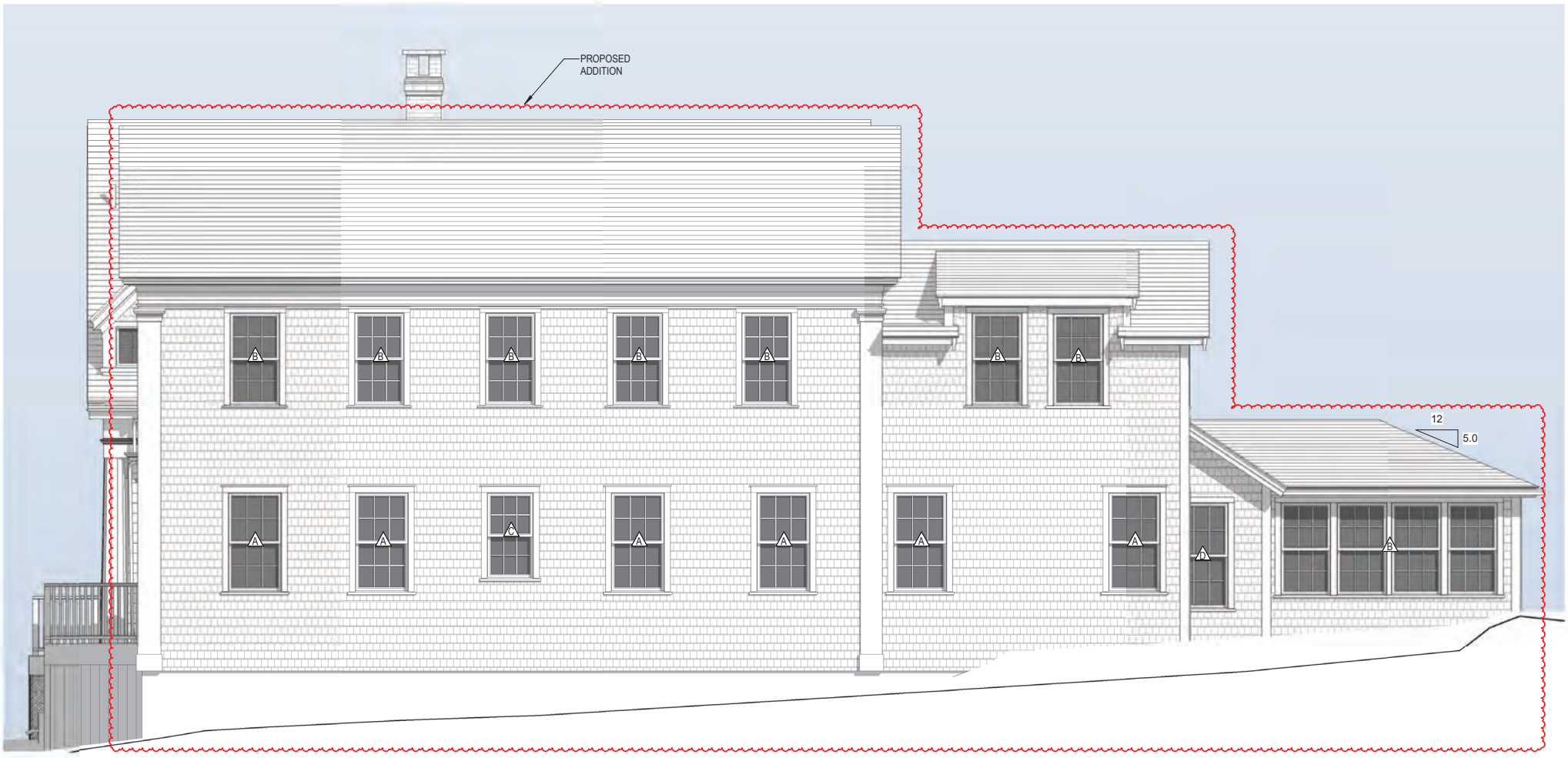
1 Second Floor Plan - Proposed

1/4" = 1'-0"

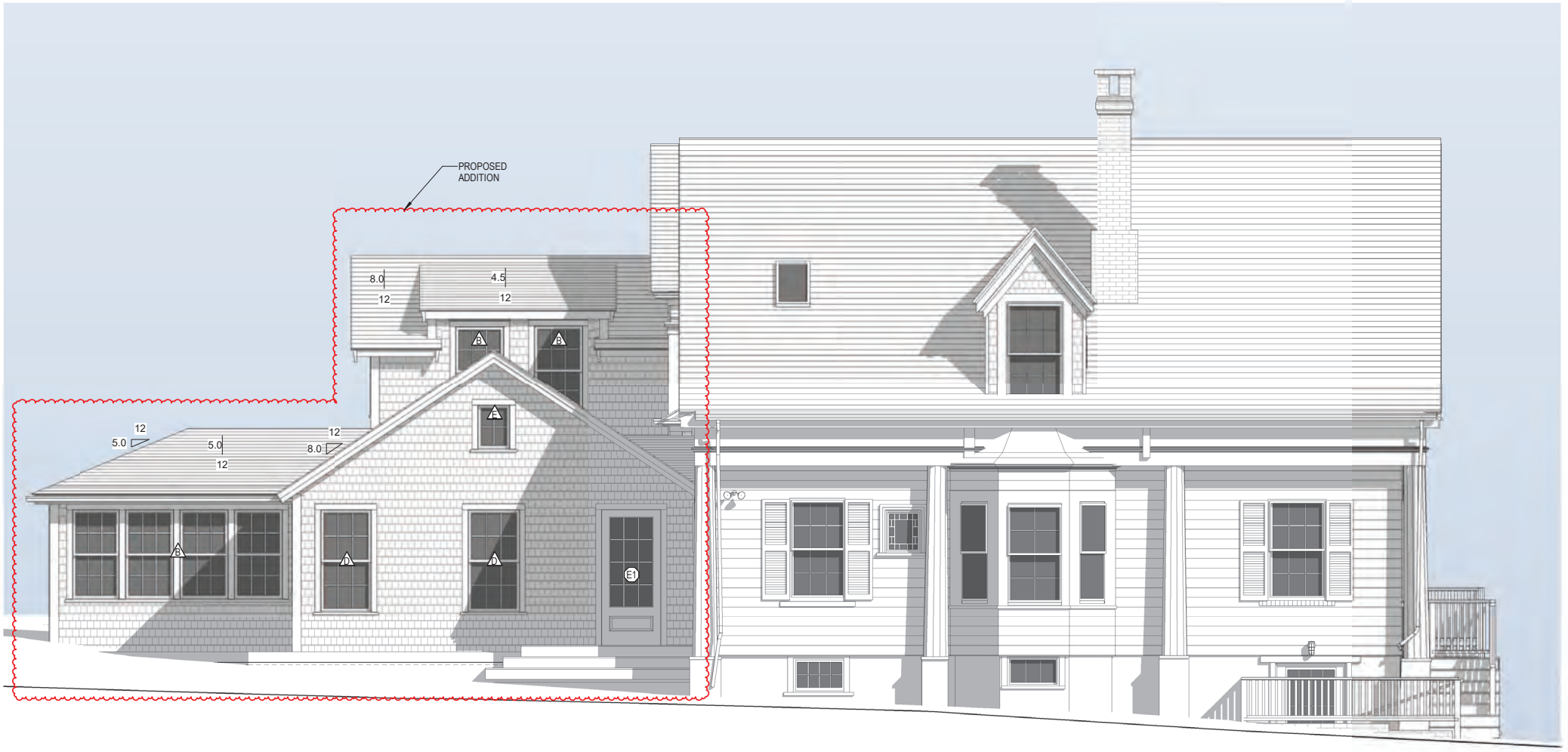


1 East Elevation - Proposed

1/4" = 1'-0"

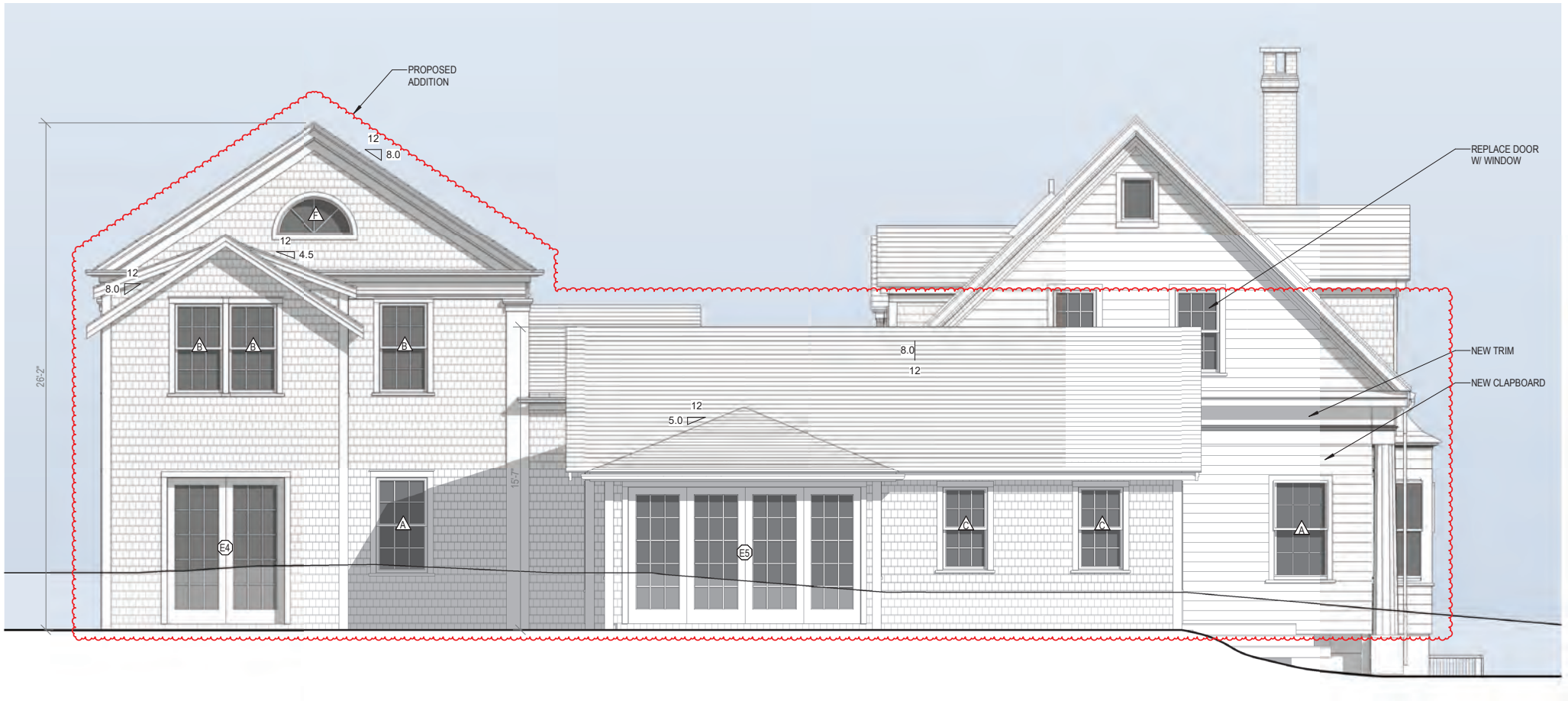


3 North Elevation - Proposed
1/4" = 1'-0"



1 South Elevation - Proposed

1/4" = 1'-0"



3 West Elevation - Proposed

1/4" = 1'-0"

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- ✓ f. Greek Revival
- ✓ g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 206
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ✓ g. HABS research: # 957
- O h. NHA plaque records: _____
- O i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .16A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ✓ a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: _____

42. ORIENTATION TO STREET ADDRESS: ✓ a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- O a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- ✓ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- O g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- ✓ k. fence
- ✓ l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: hi

(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-20
MAP/PARCEL#: 4242-C90

Recorded By: AEG Date: 10/2 Organization: NHC

IDENTIFICATION:

1. STREET NAME & NO.: 4 North Water St. 2. BUILDING NAME: OBED JOY HOUSE

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Martin, [illegible] A. + Nancy A.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

[illegible]

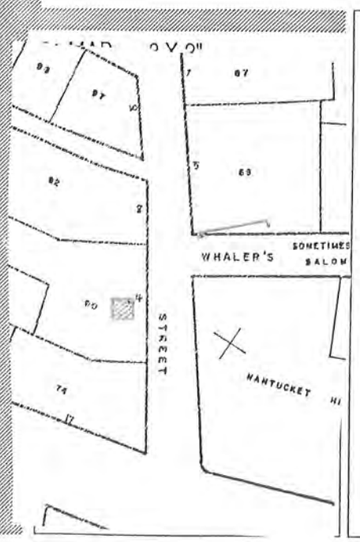
6. USE: Original: _____ Present: town offices

O a. seasonal ✓ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No

Interior accessible, explain: yes - offices



9. PHOTO -- [illegible]



Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ✓ c. 1 3/4
- ○ d. 2
- ○ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ○ a. roof walk
- ○ b. dormers on street facade
- ✓ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ✓ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ○ a. brick, unpainted
- ○ b. brick, painted
- ✓ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center
- ○ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ○ a. one
- ✓ b. two
- ○ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ✓ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ○ a. center
- ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ✓ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:
- ✓ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)
- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ✓ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: 12-sided wood piers support entrance

31. CONDITION:
- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

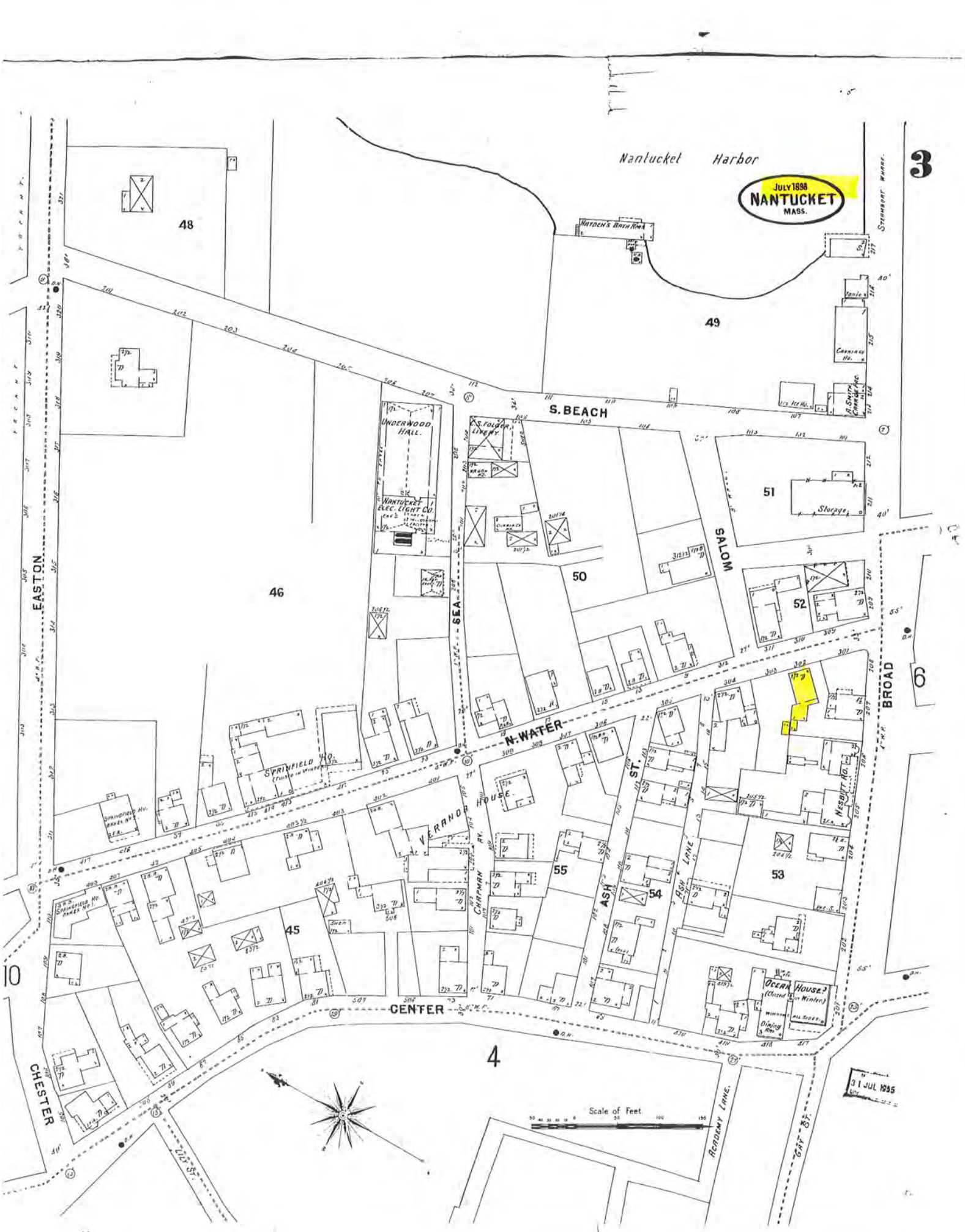
Major alterations or additions: Later dormers on sides, bay window south flank, (with dates if known) shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS

SIGNIFICANCE:

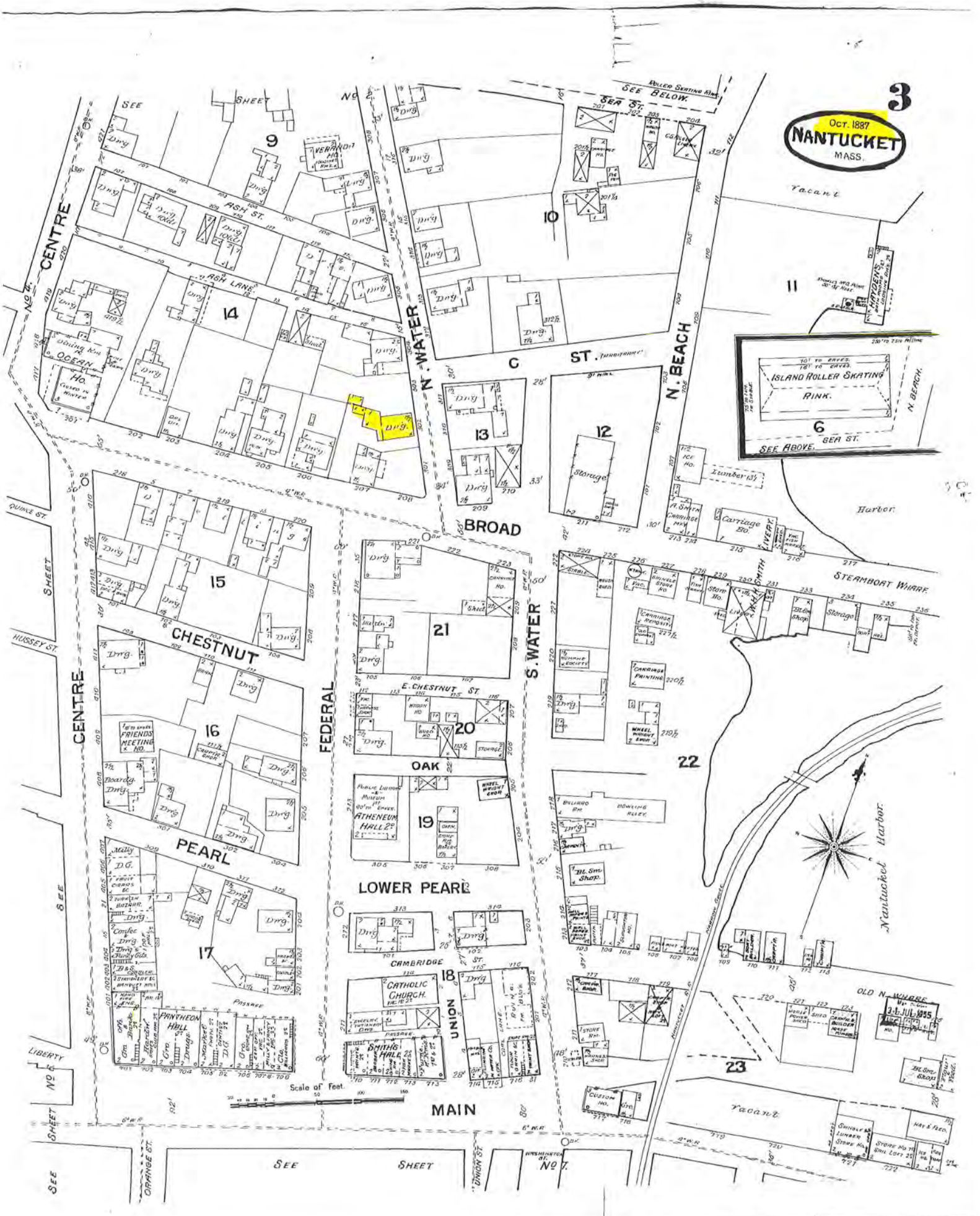
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

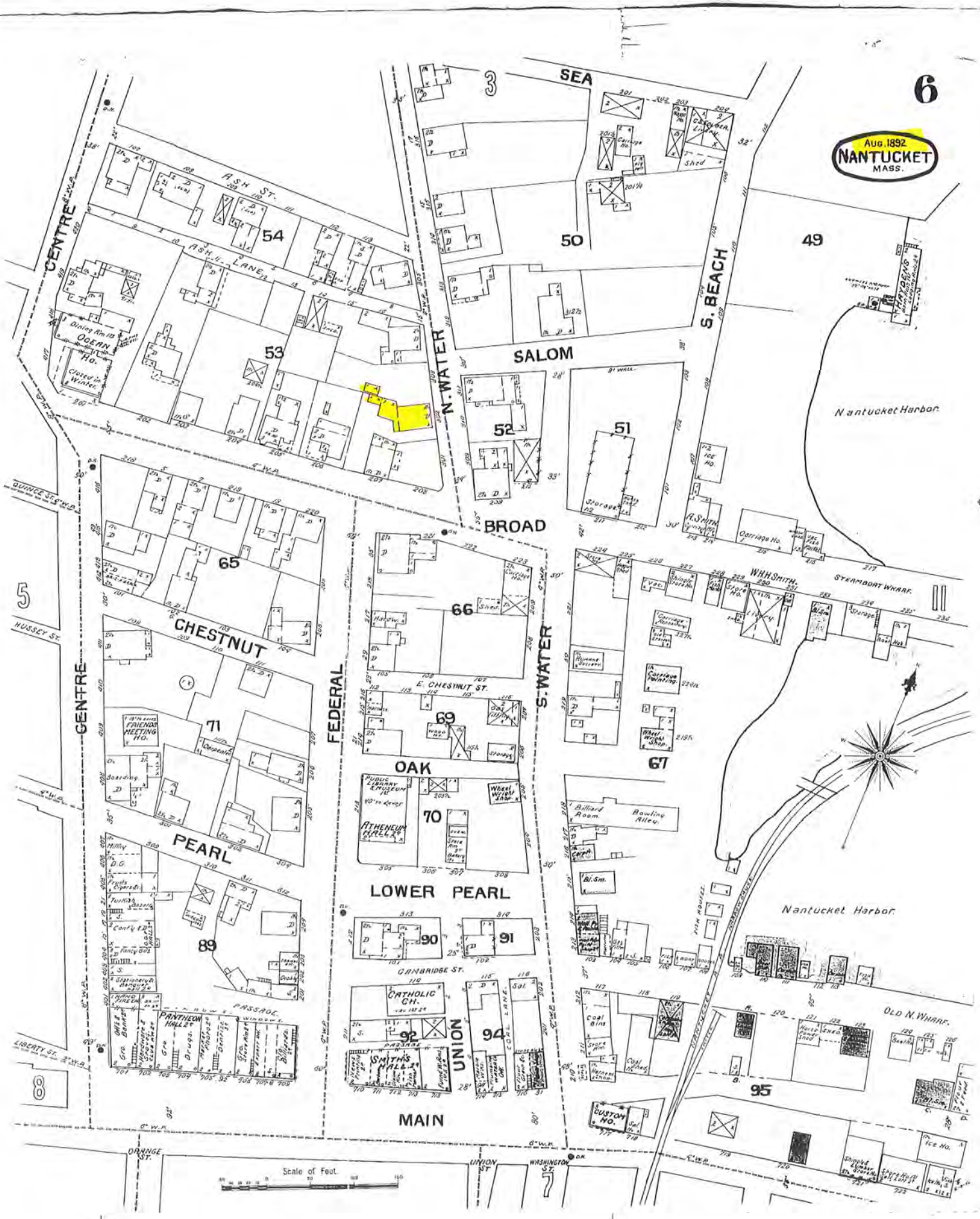
34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

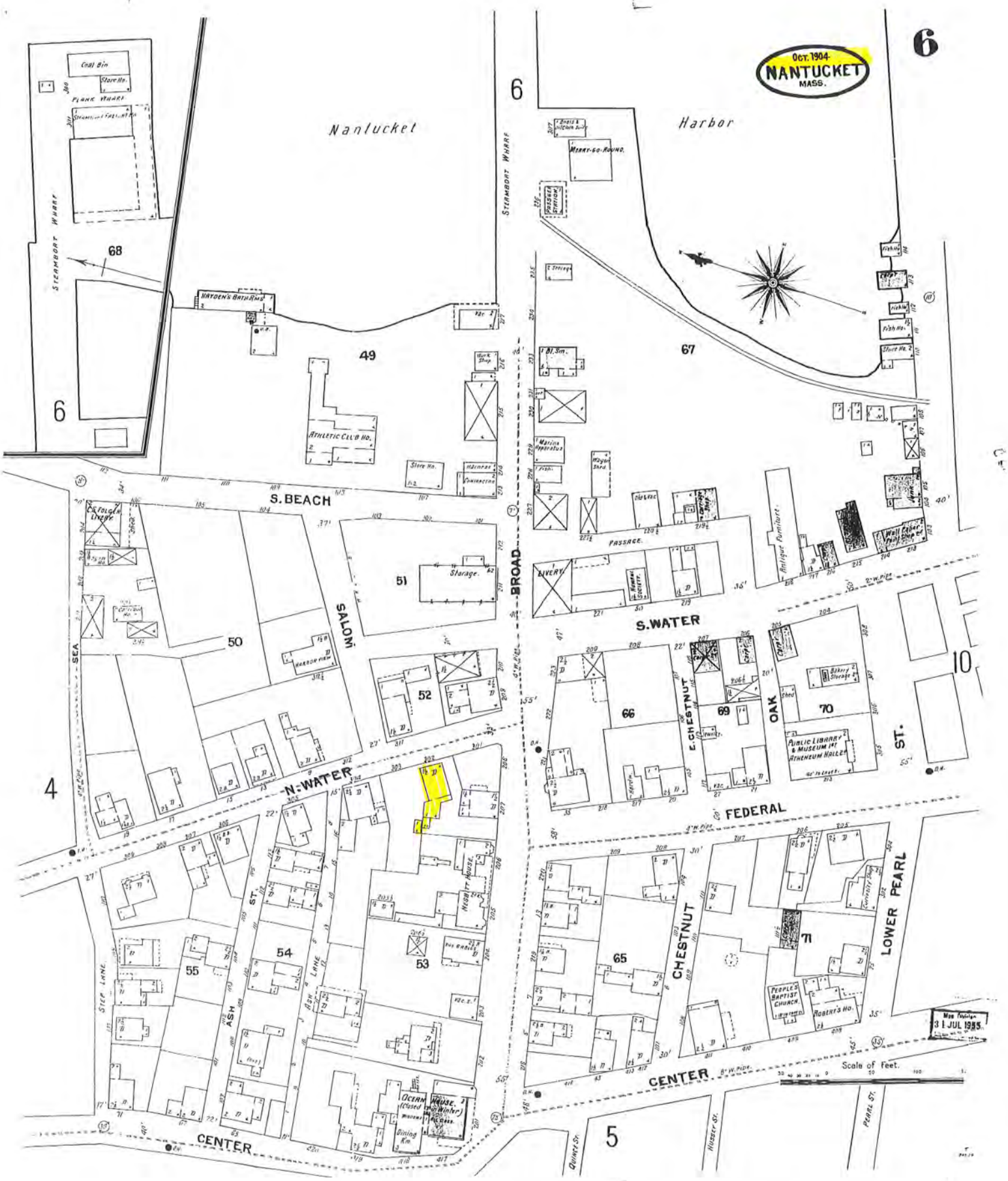
35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



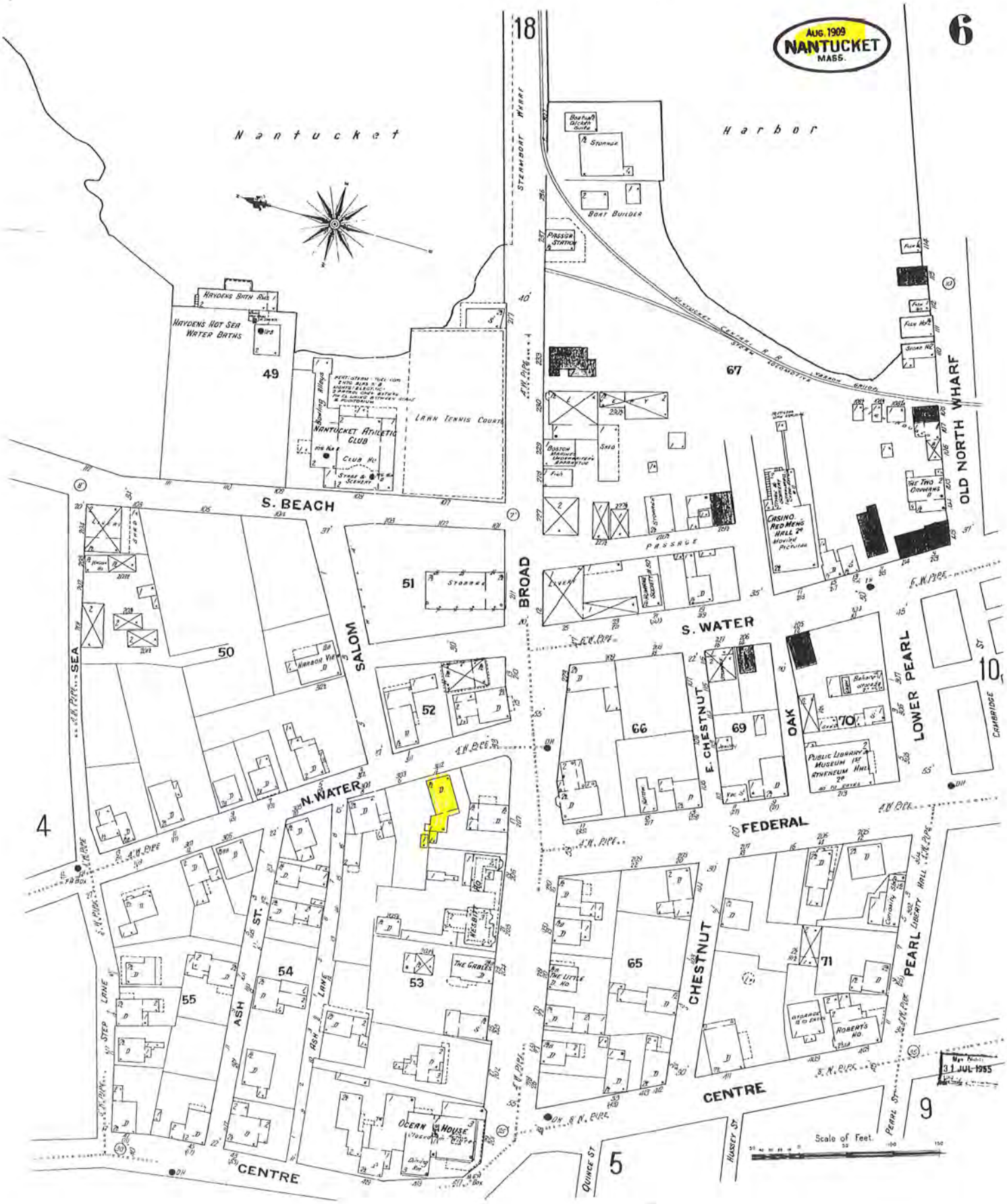
JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
OCEAN HOUSE
CENTER
4
CHESTER
LILY ST.
ACADEMY LANE
GAY ST.
Scale of Feet
31 JUL 1895


3
Oct. 1887
NANTUCKET
MASS.
SEE SHEET No 2
SEE BELOW
SEA ST.
ROLLER SKATING RINK
CENTRE
No 4
ASH ST.
ASH LANE
OCEAN HO.
N. WATER
C ST.
N. BEACH
ISLAND ROLLER SKATING RINK.
SEE ABOVE
SEA ST.
N. BEACH
Vacant
Harbor
STEAMBOAT WHARF
BROAD
CHESTNUT
E. CHESTNUT ST.
S. WATER
FEDERAL
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
FRIENDS MEETING HO.
ATHENEUM HALL 2d
CATHOLIC CHURCH
SMITH'S HALL 2d
PANTHEON HALL
Storage
Lumber
Carriage Ho.
Nantucket Harbor
OLD N. WHARF
Scale of Feet
SEE SHEET No 7
SEE SHEET No 5
SEE SHEET
QUINCE ST.
HUSSEY ST.
LIBERTY
ORANGE ST.
UNION ST.
WASHINGTON ST.
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
6

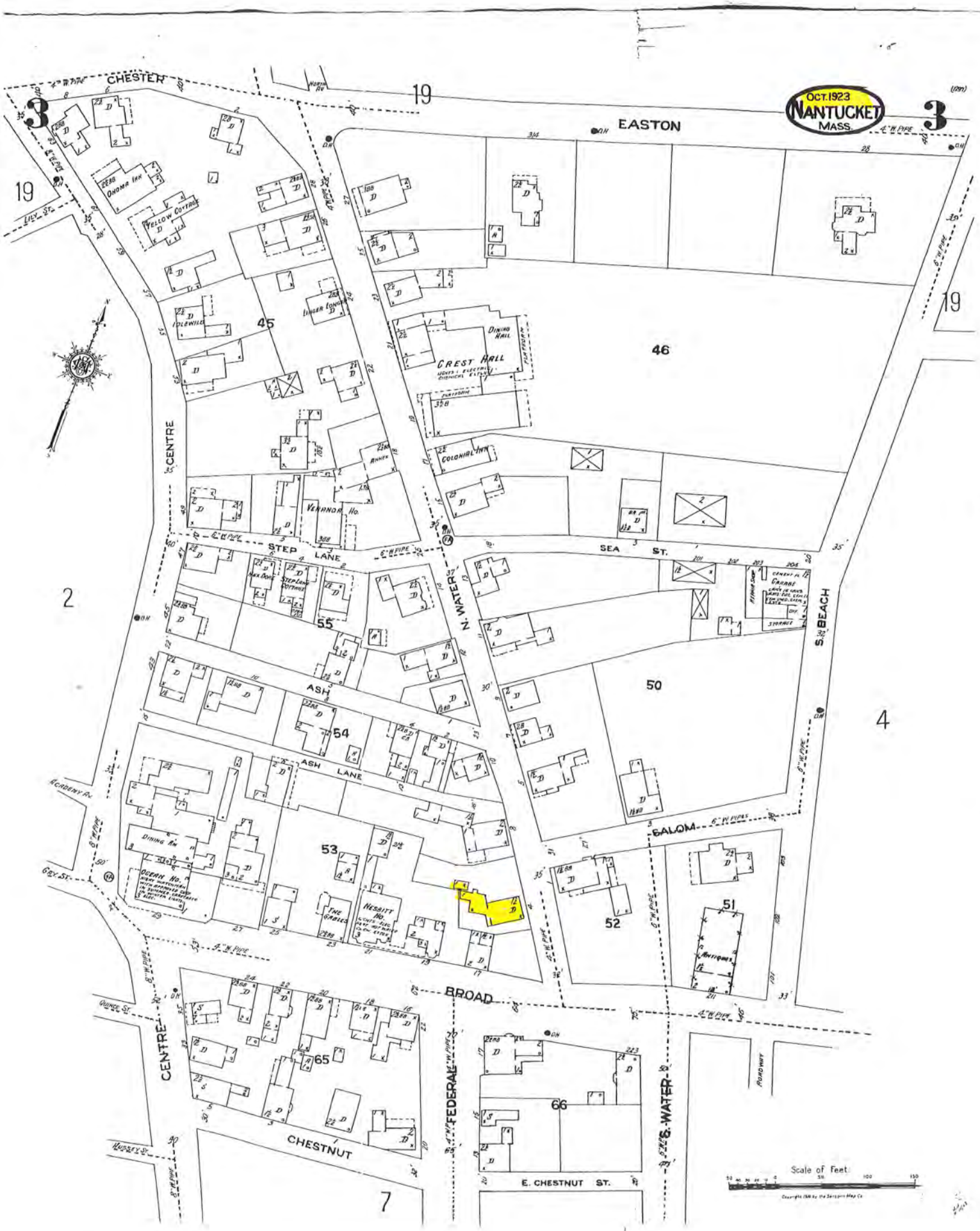

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
FRIENDS MEETING HO.
ATHENEUM HALL
PUBLIC LIBRARY & MUSEUM
CATHOLIC CH.
SMITH'S HALL
PANTHEON HALL
CUSTOM HO.
ICE HO.
Scale of Feet.



Oct. 1904
NANTUCKET
MASS.
6
Nantucket
Harbor
Merry-go-round
Passenger Station
Steamboat Wharf
Coal Bin
Store No.
Plank Wharf
68
Hayden's Bath Rms
49
Athletic Club Ho.
Store No.
Harness
Carriage
67
Marine Apparatus
Wagon Shed
Old & Fac
Carriage Shop
Antique Furniture
Wall Paper Paint Shop
Passage
Livery
Storage
51
S. Beach
Broad
Salom
S. Water
C. F. Folger Livery
Carriage Ho.
Harbor View
50
52
Sea
4
N. Water
66
E. Chestnut
69
Oak
70
Bakery Storage
Public Library & Museum 1st Atheneum Hall 2d
10
St.
Federal
Lower Pearl
Chestnut
65
71
People's Baptist Church
Robert's Ho.
Ash St.
Ash Lane
54
55
53
Negbitt House
Step Lane
Ocean House (Closed in Winter)
Dining Rm.
Center
5
Quince St.
Hussey St.
Pearl St.
Scale of Feet.
31 JUL 1955



AUG. 1909
NANTUCKET
MASS.
6
18
Nantucket
Harbor
STEAMBOAT WHARF
BOAT BUILDER
PASSGR STATION
HAYDENS BATH RMS
HAYDENS HOT SEA WATER BATHS
49
NANTUCKET ATHLETIC CLUB
LAWN TENNIS COURTS
67
OLD NORTH WHARF
S. BEACH
51
BROAD
S. WATER
CASINO. RED MENS HALL 2d
PASSAGE
50
SALOM
52
66
E. CHESTNUT
69
OAK
70
LOWER PEARL
10
CAMBRIDGE
N. WATER
FEDERAL
4
SEA
54
ASH ST.
55
53
THE GABLES
65
CHESTNUT
71
PEARL
LIBERTY HALL
STEP LANE
ASH LANE
ROBERTS HO.
CENTRE
OCEAN HOUSE
9
5
QUINCE ST
HUSSEY ST
PEARL ST
Scale of Feet.
31 JUL 1955


OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CHESTNUT
FEDERAL
S. WATER
E. CHESTNUT ST.
CREST HALL
DINING HALL
COLONIAL INN
VENANDA HO.
OHOMA INN
YELLOW COTTAGE
LINGER LONGER
IDLEWILD
STEP LANE COTTAGE
DINING RM
OCEAN HO.
NESBITT HO.
THE GABLES
GRANGE
ANTIQUES
ROADWAY
ACADEMY AV.
GRY ST.
QUINCE ST.
HUSSEY ST.
LILY ST.
45
46
50
51
52
53
54
55
65
66
19
2
3
4
7
Scale of Feet

9589 0710 5270 0164 2991 70

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

Postage
$

Total Pc
$

Sent To
Street ar
City, Sta

NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554

Postmark Here
DEC

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

Post
$

Tota
$

Sent
Stree
City, State, ZIP+4®

19 BROAD STREET LLC
1200 SOLDIERS FIELD RD #102
BOSTON, MA 02134

Postmark Here
DEC

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0164 2991 63

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Domestic Mail Only

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Certified Mail Fee
$

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

Postage
$

Total
$

Sent
Stree
City,

19 BROAD STREET LLC
1200 SOLDIERS FIELD RD # 102
BOSTON, MA 02134

Postmark Here
DEC

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0164 2991 87

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CERTIFIED MAIL® RECEIPT
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Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
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City, State, ZIP+4®

FAROS 17 BROAD LLC
100 SOUTH COMMONS STE 102
PITTSBURGH, PA 15212

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DEC

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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City

DAVISON JAMES
222 LOBLOLLY LANE
CHOUDRANT, LA 71227

Postmark Here
DEC

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0164 2991 56

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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$

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City

NANTUCKET BROAD ST LLC
1200 SOLDIERS FIELD RD STE 102
BOSTON, MA 02134

Postmark Here
DEC

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... FP 4 North Water LLC

MAILING ADDRESS..... 4 N Water St, Nantucket Ma 02554

PROPERTY LOCATION..... 4 N Water St

ASSESSORS MAP/PARCEL..... 42.4.2 / 90

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.

July 25, 2023

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.07.25 14:25:16 -04'00'

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
4242	61		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	15 BROAD ST
4242	74		FAROS 17 BROAD LLC		100 SOUTH COMMONS STE 102	PITTSBURGH	PA	15212	17 BROAD ST
4242	74	1	19 BROAD STREET LLC		1200 SOLDIERS FIELD RD #102	BOSTON	MA	2134	BROAD ST
4242	75		19 BROAD STREET LLC		1200 SOLDIERS FIELD RD # 102	BOSTON	MA	02134	19 BROAD ST
4242	76		NANTUCKET BROAD ST LLC		1200 SOLDIERS FIELD RD STE 102	BOSTON	MA	02134	21 BROAD ST
4242	92	1	DAVISON JAMES		222 LOBLOLLY LANE	CHOUDRANT	LA	71227	8B N WATER ST
Count:	**6**								

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: 4 N Water St

Tax Map Number: 42.4.2 Parcel Number: 90

Owner of Record: FP 4 N Water LLC

Description of Proposal: Building Addition

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.




Back to Map


ONE
WAY


© 2021 Google

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

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°. 19

Street & Number of Proposed Work: 5 MULBERRY ST.

Owner of record: LEE BALDWIN

Mailing Address: 1316 PEQUOT ST.
SOUTHPORT, CT 06890

Contact Phone #: (908) 370-5942 E-mail: JAREK@SHERBURNEMANAGEMENT.COM

AGENT INFORMATION (if applicable)

Name: JAREK COHEN

Mailing Address: PO BOX 2804
NANTUCKET, MA 02584

Contact Phone #: (908) 370-5942 E-mail: JAREK@SHERBURNEMANAGEMENT.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 2023-02-7968
☐ Pool (Zoning District _____) ☐ Roof ☑ Other REMOVE DOOR FROM SHED "REDUCING SCOPE"

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: 1810

Original Builder: DAVID HARRIS

REVISIONS* (describe)
1. East Elevation
2. South Elevation REMOVE DOOR → SHINGLE OVER
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 TME Soffit (Overhang) _____ Corner boards TME Frieze _____
Window Casing TME 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 SOLID WOOD

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 BLACK
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 12/20/23 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

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 JAREK COHEN

AS AGENT FOR LEE BALDWIN

STREET ADDRESS 5 MULBERRY ST.

MAP/PARCEL 55.4.1 / 19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/20/23

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.

Signature — Date 12/20/23

CERTIFICATE NO: _____ DATE ISSUED: 3/7/27

HDC 2023-02-1968

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°. 19

Street & Number of Proposed Work: 5 Mulberry St.

Owner of record: Lee Baldwin

Mailing Address: 1316 Dequot St.
Southport, CT 06890

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: 3/14/23 Fee Paid: $ 50

Must be acted on by: 3/31/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: [signature]

Member: [signature]

Member: _____

Member: [signature]

Member: [signature]

Notes - Comments - Restrictions - Conditions

Approved 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. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Roof change/pitch/style - secondary mass

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: 1810 / 1811-1819

Original Builder:

REVISIONS* (describe)

1. East Elevation Roof change/pitch/style - secondary mass
2. South Elevation Add (2) [illegible], remove [illegible]
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 TME Soffit (Overhang) _____ Corner boards TME Frieze _____

Window Casing TME 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 Solid Wood TDL

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 New WCS Clapboard (if applicable) _____ Roof Moore Black TME

Trim White 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 10/2022 Signature of owner of record [signature] Signed under penalties of perjury

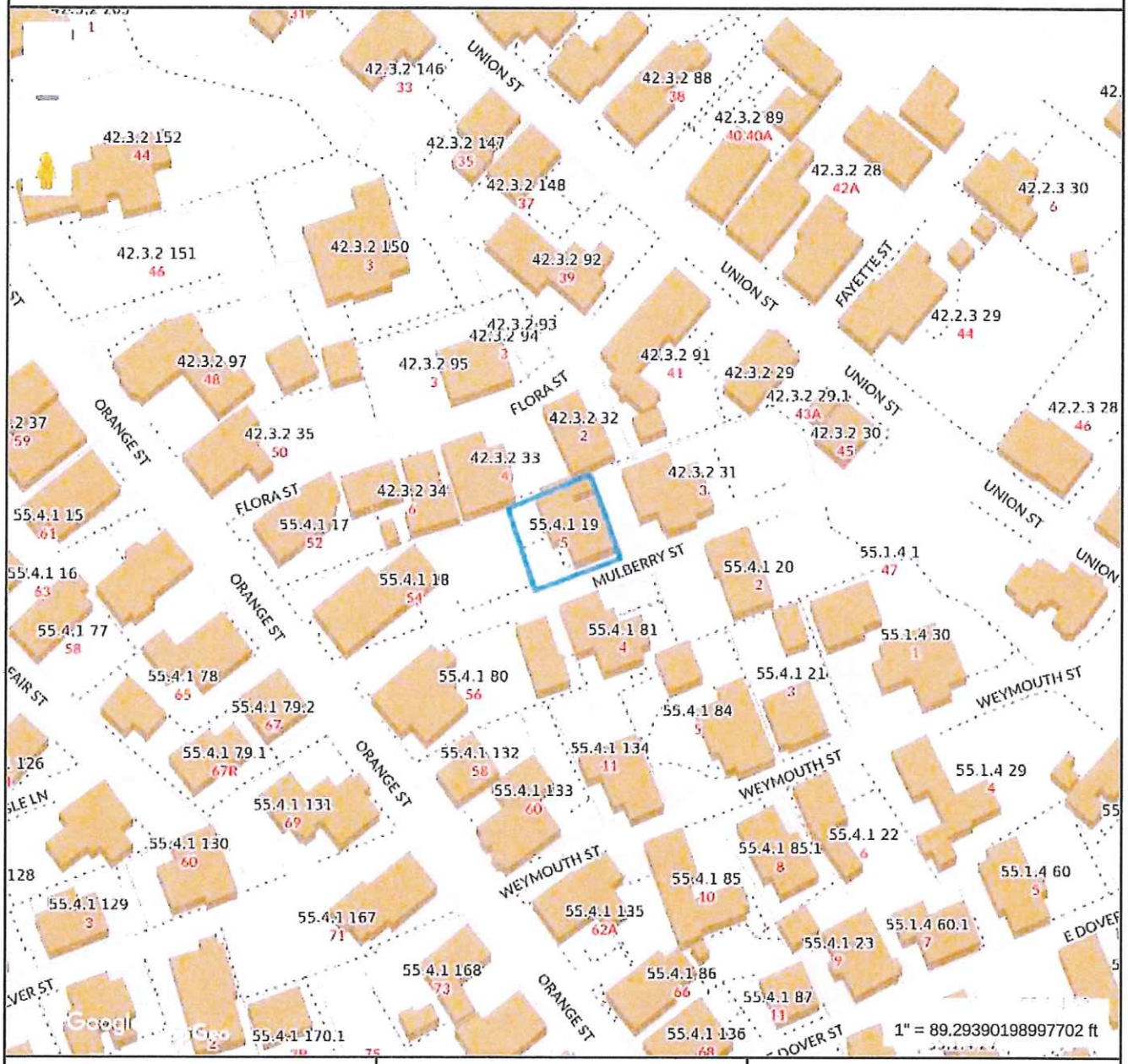
15. Lee Baldwin	5 Mulberry St	Alterations	55.4.1/19	LINK
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Victoria Ewing- LINK			
Public	None			
Concerns	None			
Motion	**Motion to Approve as submitted. (Coombs)**			
Vote	Carried unanimously		Certificate #	**HDC2023-01-(as noted)**
16. Anchor Down Nantucket LLC	3 North Beach St	Hardscape	42.4.1/90	Jardins Intl.
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Elizabeth O'Rourke- Jardins Intl.			
Public	None			
Concerns	None			
Motion	**Motion to Approve through Staff with repair or replacement of existing lattice, planting is up to applicant, and anything that happens outside of the property line is not approved by HDC board. (Oliver)**			
Vote	Carried 4-1// Coombs opposed		Certificate #	**HDC2023-01-(as noted)**
17. 63 Hulbert LLC	63 Hulbert Ave	foundation, siding, windows	29/9	Emeritus LTD
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Matt MacEachern- Emeritus LTD			
Public	None			
Concerns	None			
Motion	**Motion to Hold for minor Revisions. (Coombs)**			
Vote	Carried unanimously		Certificate #	**HDC2023-01-(as noted)**
18. Kim Glowacki	17 Nancy Ann Lane	New Garage	68/139	Structures Unlimtd.
Voting	Pohl, Camp, Coombs, Patten			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	Nancy Drazhal- Structures Unlimtd.			
Public	None			
Concerns	None			
Motion	**Motion to Approve through Staff correcting the drawings errors, making the windows consistent to the larger size, and making garage doors gray. (Camp)**			
Vote	Carried unanimously		Certificate #	**HDC2023-01-(as noted)**
19. 256 Polpis LLC **02-7967**	256 Polpis Rd	Move, reno, additions	25/25	Botticelli + Pohl
Voting	None			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	Ray Pohl- Botticelli + Pohl			
Public	None			
Concerns	Application not opened			
Motion	**Motion to Hold (Coombs)**			
Vote	Carried unanimously		Certificate #	**HDC2023-02-7967**

XI. OLD BUSINESS 02/14/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Ack 15 CHR LLC.	8 Chuck Hollow Rd	Pool & hardscape	72/31	Atlantic Landscaping
Voting	Pohl, Camp, Coombs, Oliver, Patten				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Lindsay				
Public	None				
Concerns	None				

Town and County of Nantucket, MA

February 10, 2023



Property Information

Property ID	55.4.1 19
Location	5 MULBERRY ST
Owner	BALDWIN LEE

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.

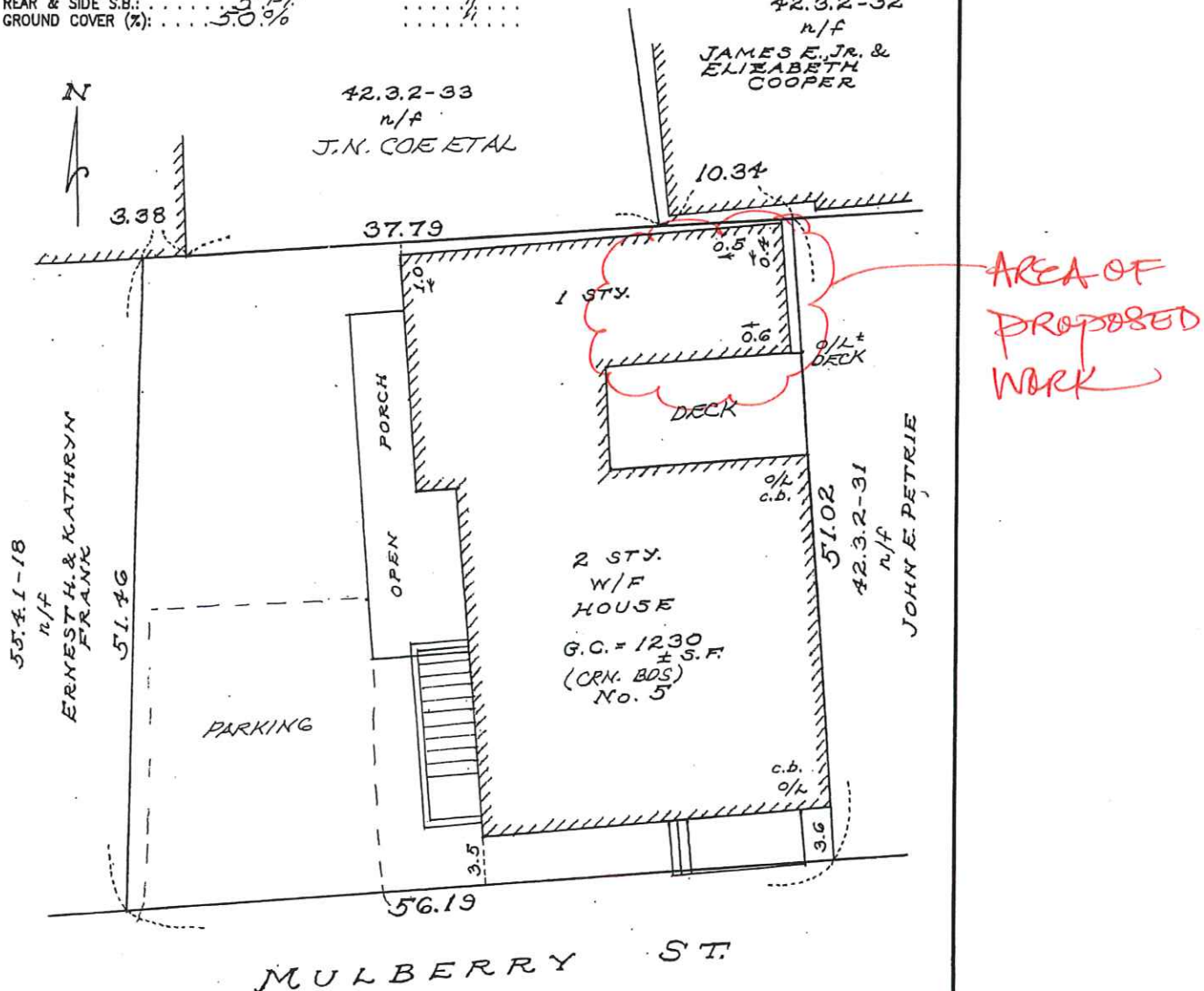
Geometry updated 11/14/2022
Data updated Jan. 2021

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

FEB 16 2023

ZONING CLASSIFICATION: R-O-H.

		EXISTING:
MIN. AREA:	5000 S.F.	2757± S.F.
MIN. FRONTAGE:	50 FT.	56.19'
FRONT YARD S.B.:	NONE	SEE PLAN
REAR & SIDE S.B.:	5 FT.	"
GROUND COVER (%):	50%	"



AREA OF PROPOSED WORK

I CERTIFY, AS OF : 4-16-04 . . , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON:

Charles W. Hart

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.

ASSESSOR MAP: 55.4.1, PARCEL: 19 . . NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 10' DATE: 4-16-2004

Owner: JELLEME FAMILY FUNDING TRUST . . . . . .

Deed: 464-164 . . Plan 8-1 (REF.)

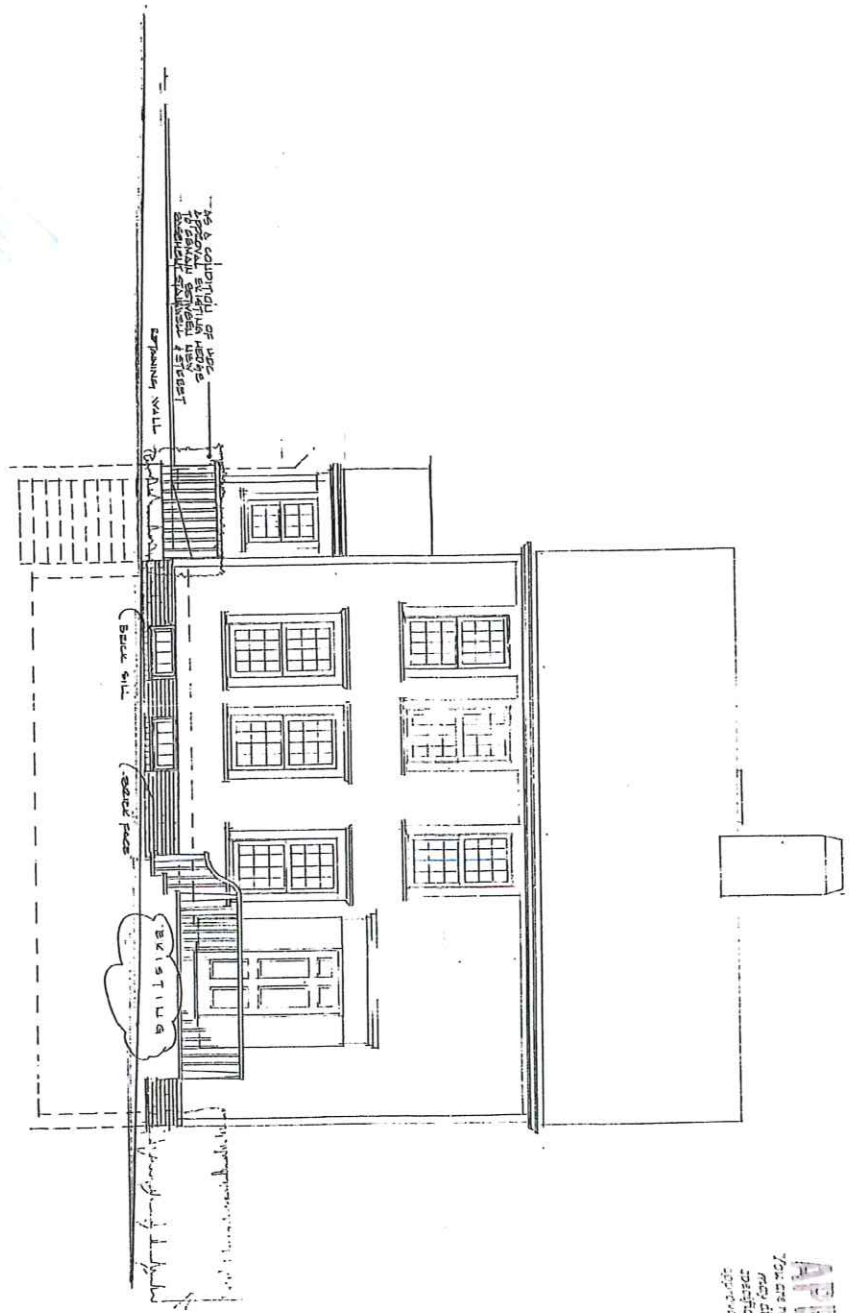
Locus 5 MULBERRY STREET . .

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-5602

C:\JOBS\CWH\BLP

RECEIVED
FEB 16 2023



FEB 16 2023

COPY

File

APPROVED

9/2/98

EXISTING CONDITIONS

FRONT ELEVATION

COPYRIGHT NOTICE

These designs and drawings are property of the designer, D. Neil Parent, and may not be used without his express written authorization. All applicable copyright laws can and will be enforced.

NICHOLS RESIDENCE • 5 MILBERRY LANE • NANTUCKET

D • NEIL • PARENT
DESIGNER

POST OFFICE BOX 2458
NANTUCKET • ISLAND
MASS • 02584

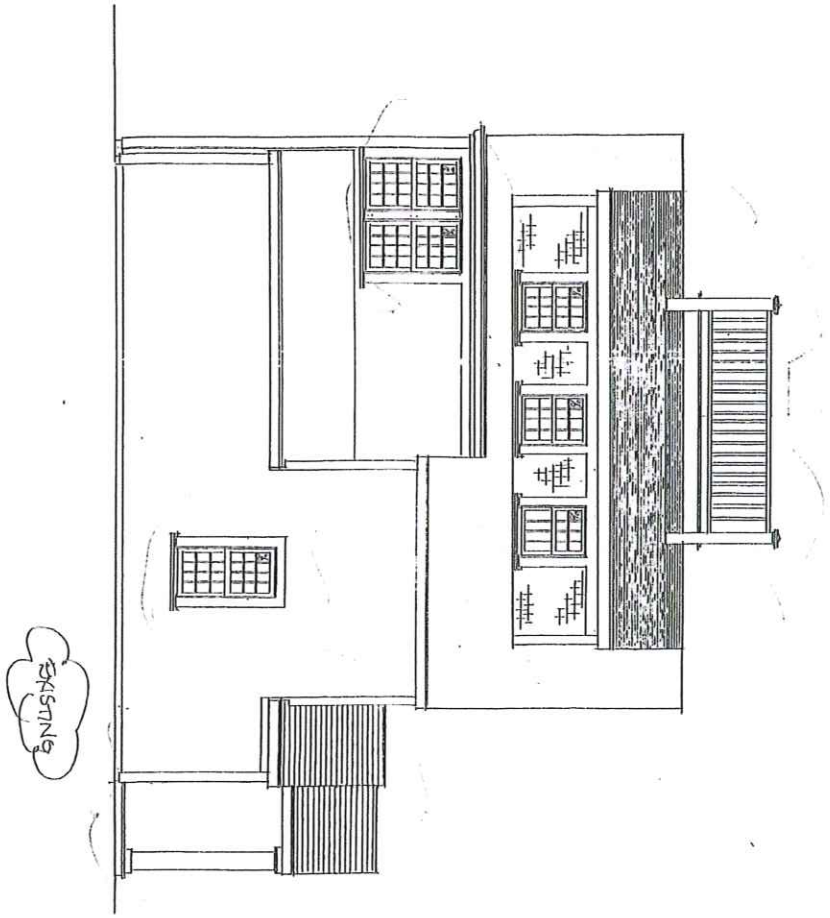
SCALE: 1/4"=1'-0" DATE: 04.23.98
DRAWN BY: KSAJ REV:

DRAWING NUMBER N•

SHEET A-1

CHANNETTE

FEB 16 2023



APPROVED

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NICHOLS RESIDENCE • 5 MULBERRY LANE

REAR ELEVATION (NORTH)

D • NEIL • PARENT
DESIGNER

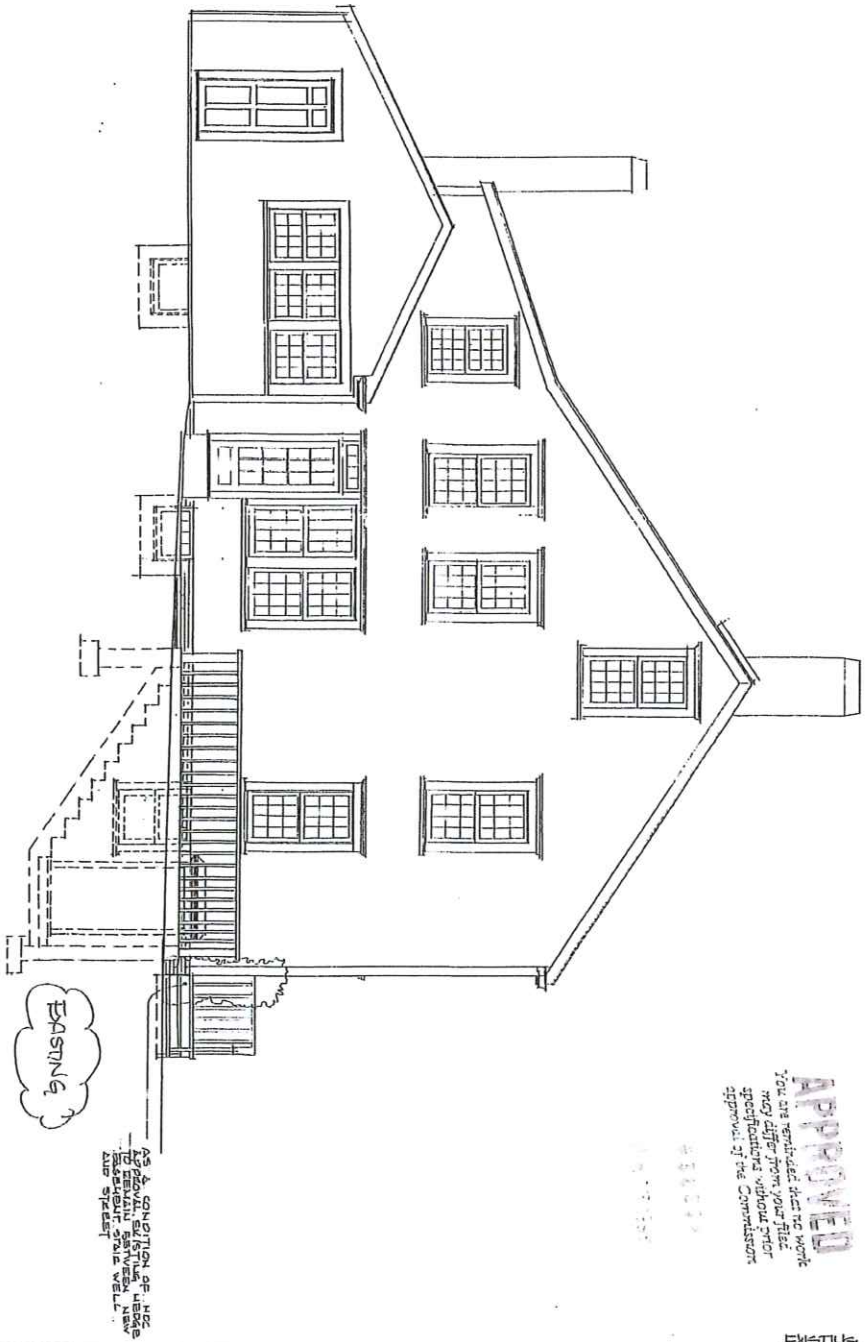
POST OFFICE BOX 2450
NANTUCKET • ISLAND
MASS • 02584

SCALE: 1/4"=1'-0" DATE: 10-24-98
DRAWN BY: DLP REV: 12-16-98

DRAWING NUMBER N•0398•929

SHEET A-4

FEB 16 2023



APPROVED
You are reminded that the work must conform with your filed specifications without prior approval of the Commission

EXISTING CONDITIONS

COPYRIGHT NOTICE
These designs and drawings are property of the designer, D. Neil Parent, and may not be used without his express written authorization. All applicable copyright laws can and will be enforced.

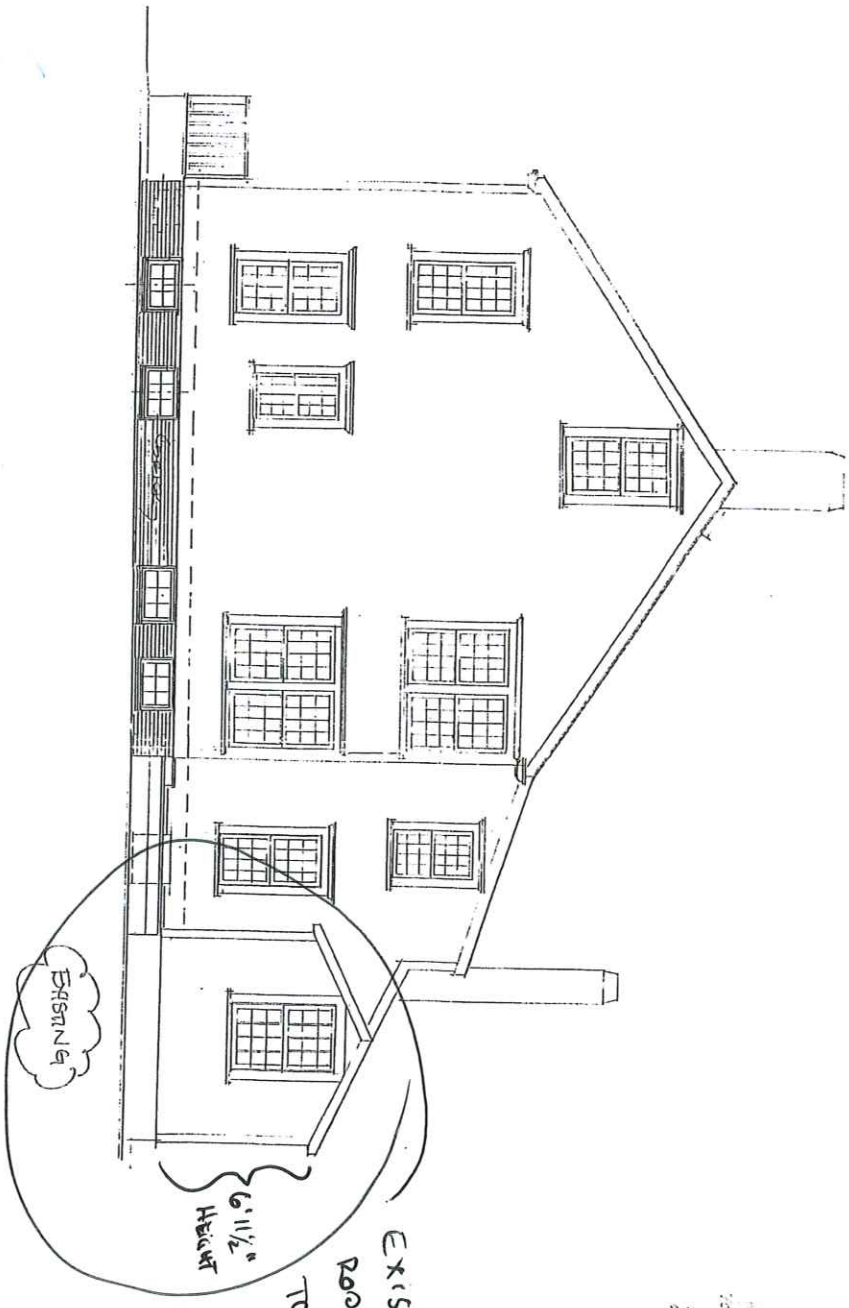
NICHOLS RESIDENCE • 5 MULBERRY LANE • NANTUCKET

LEFT SIDE ELEVATION

D • NEIL • PARENT
DESIGNER
POST OFFICE BOX 2458
NANTUCKET • ISLAND
MASS • 02584

SCALE: 1/4"=1-0" DATE: 4.23.95
DRAWN BY: GMJ REV:
DRAWING NUMBER: N•

SHEET A-2



FEB 16 2023

COPYRIGHT NOTICE

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NICHOLS RESIDENCE • 5 MULBERRY LANE • NANTUCKET

EXISTING CONDITIONS

RIGHT SIDE ELEVATION

D • NEIL • PARENT
DESIGNER

POST OFFICE BOX 2450
NANTUCKET • ISLAND
MASS • 02584

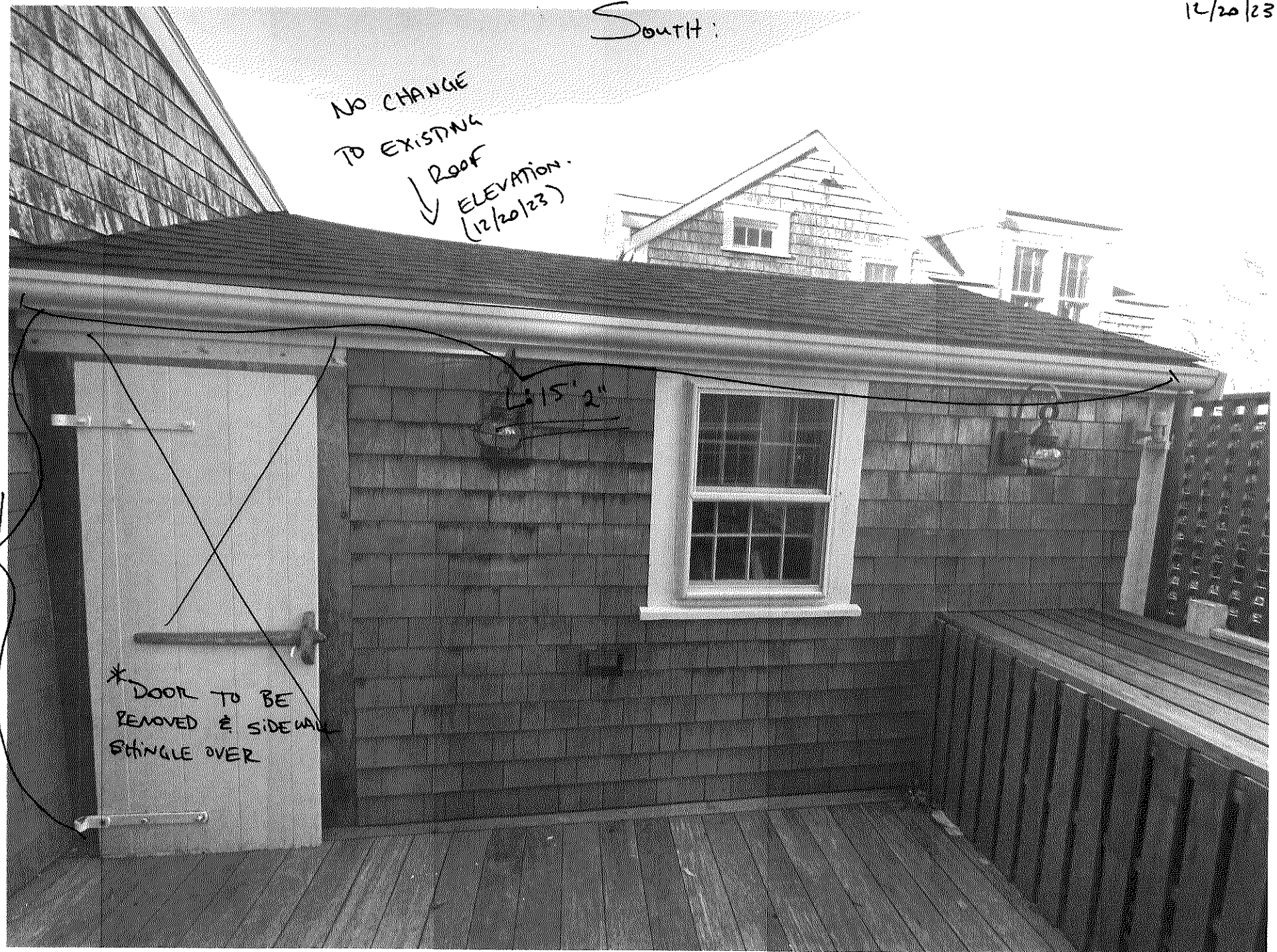
SCALE: 1/4"=1'-0" DATE: 04.23.98
DRAWN BY: GAJ REV.

DRAWING NUMBER: N•

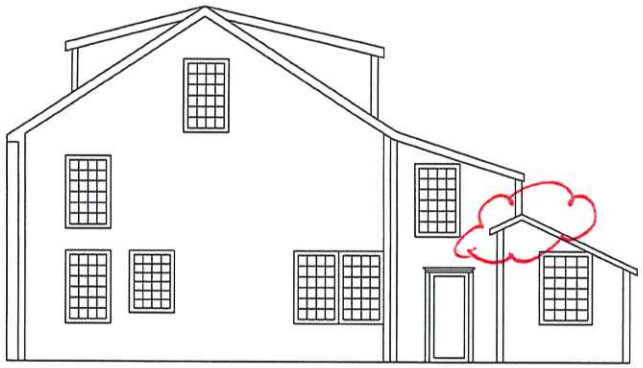
SHEET A-3


5 Mulberry St
EAST ELEVATION
SOUTH
REVISED: 12/20/23
NO CHANGE TO
EXISTING
ELEVATION.
DOOR
TO BE
REMOVED.

REVISED:
12/20/23



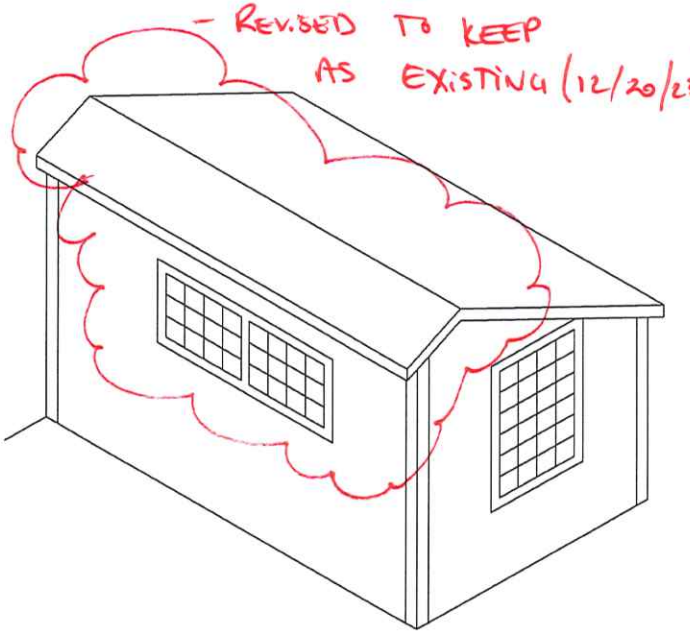
* ONLY CHANGE TO BUILDING IS REMOVAL OF DOOR. OTHERWISE, STRUCTURE LEFT AS EXISTING.



2 East Elevation

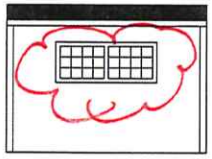
SCALE: 1/4" = 1'-0"

PREVIOUSLY APPROVED ELEVATION CHANGE:
- REVISED TO KEEP AS EXISTING (12/20/23)



3 Den - Perspective

SCALE: N/A



4 Den - South Exterior Elevation

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

FEB 16 2023

LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

LEE BALDWIN
5 MULBERRY
NANTUCKET, MA 02554

-Drawing-

-Revisions-

- ROOF TO STAY SAME HEIGHT

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-25-2
MAP/PARCEL#: 5541-019

Recorded By: AEG Date: [illegible] Organization: [illegible]

IDENTIFICATION:

1. STREET NAME & NO.: 5 Mulberry St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ⊗ b. private 4. PRESENT OWNER: Jelleme, Randolph + Julia M. Life

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

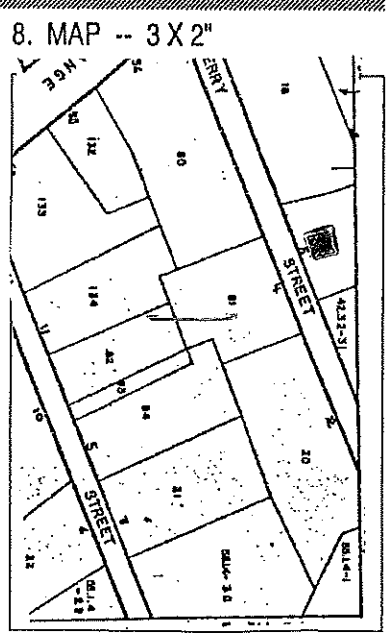
1810 - David Harris sold Benjamin Glover land w/ dwelling (≈3). 1819 - Glover to James Fitzgerald (a [illegible] Gerrold) house in North ½ of said share. Later on date Fitzgerald estate to Thomas Brown. 1841 - Brown to David Thain. 1841 - Thain to Wm. J. Pinkham. 1864 - Nan. Inst. for Savings to Ellen H. Thomas as result of mortgage foreclosure on Pinkham in 1853. 1906 - Caroline Smith, heir, to John Rosa Reis. 1910 - Reis to Catherine Curley. 1946 - Thomas Curley, executor, to Lawrence Miller. 1953 - Miller to Julian G. Everett. - NHA files

6. USE: Original: Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊗ a. Yes ○ b. No
Interior accessible, explain: [illegible]

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ⊗ h. Greek Revival
- ○ i. recessed
- ○ j. other: pilasters

26. NUMBER OF BAYS:

- ○ a. three
- ⊗ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ⊗ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: capped

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ⊗ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

○ a. front ○ b. side ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ⊗ b. corner boards (beaded)
- ○ c. corner board (single)
- ⊗ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ⊗ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ⊗ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: later pilastered Greek Revival doorway. Lancaster
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

○ a. individually significant ⊗ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: before 1810 1811-1819 SOURCE: NHA plaque files NHA files

ARCHITECT: _____

BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ⊗ b. additive
- ○ c. gable front
- ○ d. gable ell
- ⊗ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
⊙ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ⊙ c. Lancaster, The Architecture of Historic Nantucket, page: 202
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ⊙ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ⊙ i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 2,450 SF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a.	at sidewalk	○ c.	20 feet or less
○ b.	10 feet or less	○ d.	other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

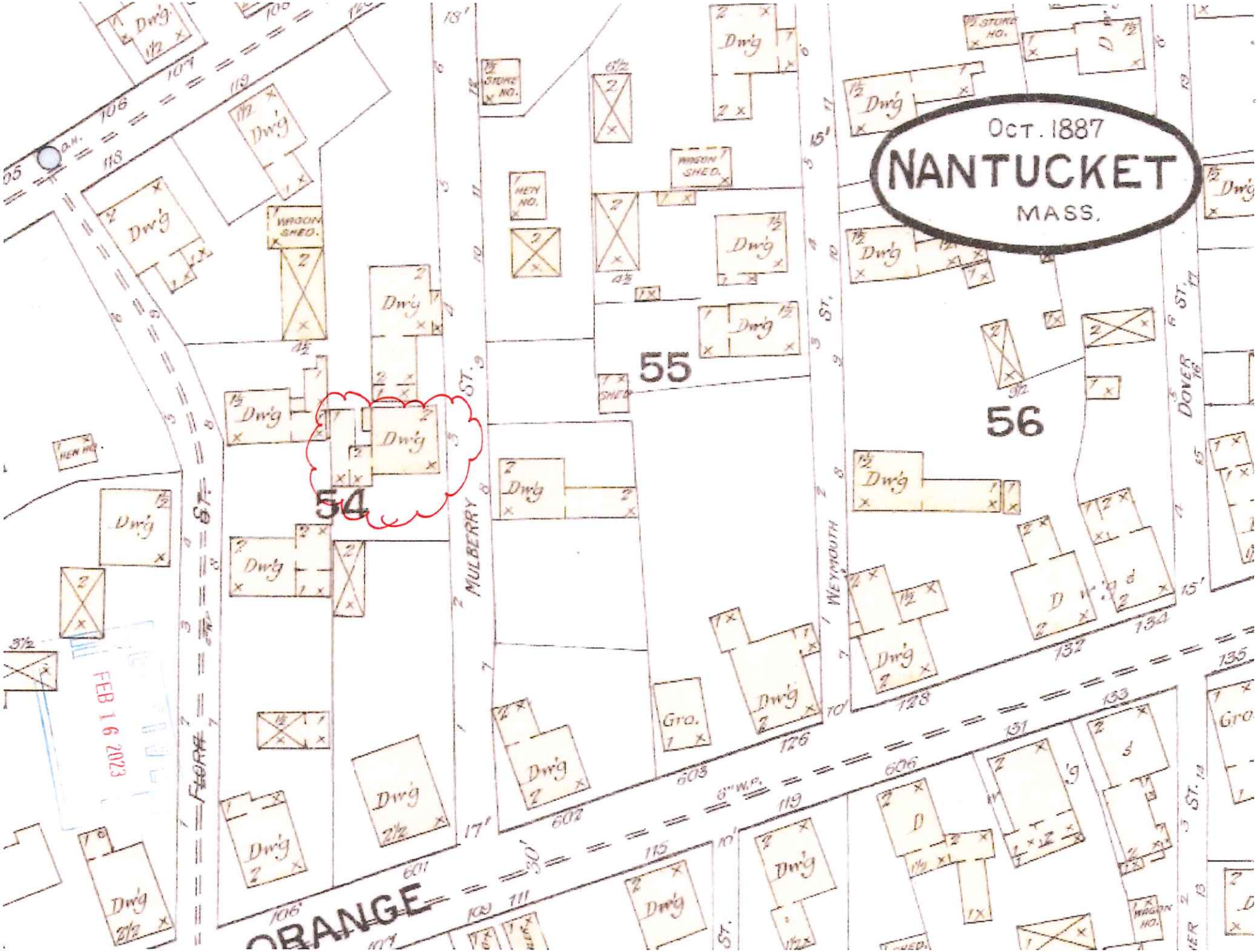
○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

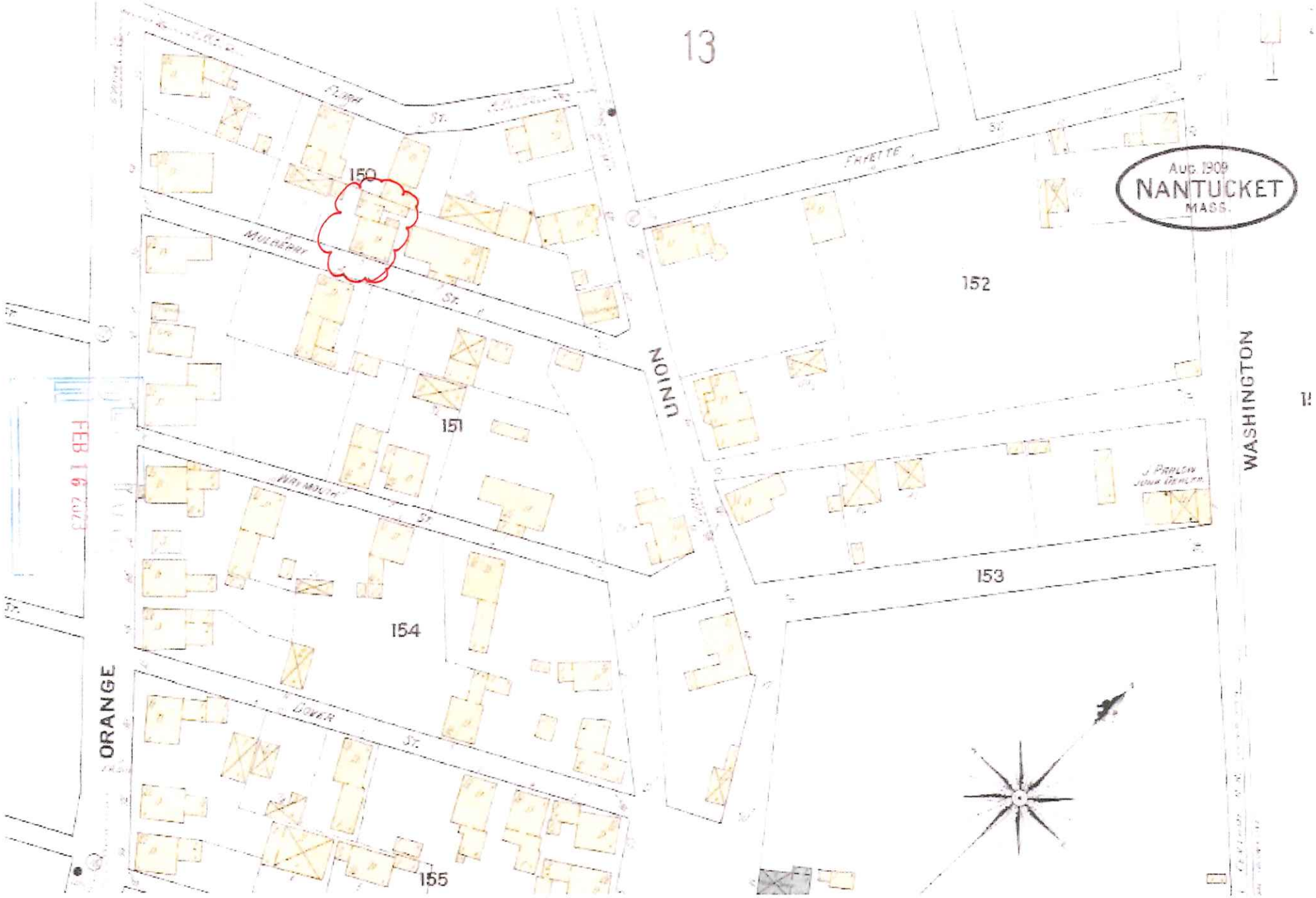
44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
⊙ i.	garage	○ j.	greenhouse	○ k.	fence	⊙ l.	parking
○ m.	scallop shanty	n.	landscape features: _____		o. other: _____		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____


OCT. 1887
NANTUCKET
MASS.
54
55
56
ORANGE ST.
MULBERRY ST.
WEYMOUTH ST.
DOVER ST.
FEB 16 2023


13
Aug. 1909
NANTUCKET
MASS.
150
151
152
153
154
155
FLORA ST.
MULBERRY ST.
WAYMOUTH ST.
DOVER ST.
FAYETTE ST.
UNION
WASHINGTON
ORANGE
J. PARLOW
JUNK DEALER
FEB 16 2023

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°. 26

Street & Number of Proposed Work: 49 Wauwinet Rd

Owner of record: Robert Young

Mailing Address: PO Box 779

Nantucket, MA 02554

Contact Phone #: 508-325-1571 E-mail: youngack@me.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 old South Rd # 500

Nantucket, MA 02554

Contact Phone #: 508-332-3605 E-mail: ben@acksmart.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 Install (36) All black PV modules for Ground mounted Solar Array.

Size of Structure or ~~Addition~~ model: Length: 87" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 41" 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

DocuSign Envelope ID: 1672010D-4C6A-4794-B1D5-029B39D6B259

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Esmeralda and the Historic District Commission,

I am the owner of the property located at **49 Wauwinet Road**

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Robert Young F9CC513916EC478...

Name Robert Young

Date 11/15/2023

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

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) http://www.mapgeo.com/NantucketMA/.

✓ 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 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:

____ 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 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
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 ACK SMART

AS AGENT FOR Robert Young

STREET ADDRESS 49 Wauwinet Rd

MAP/PARCEL 14 / 26

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/4/23

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…

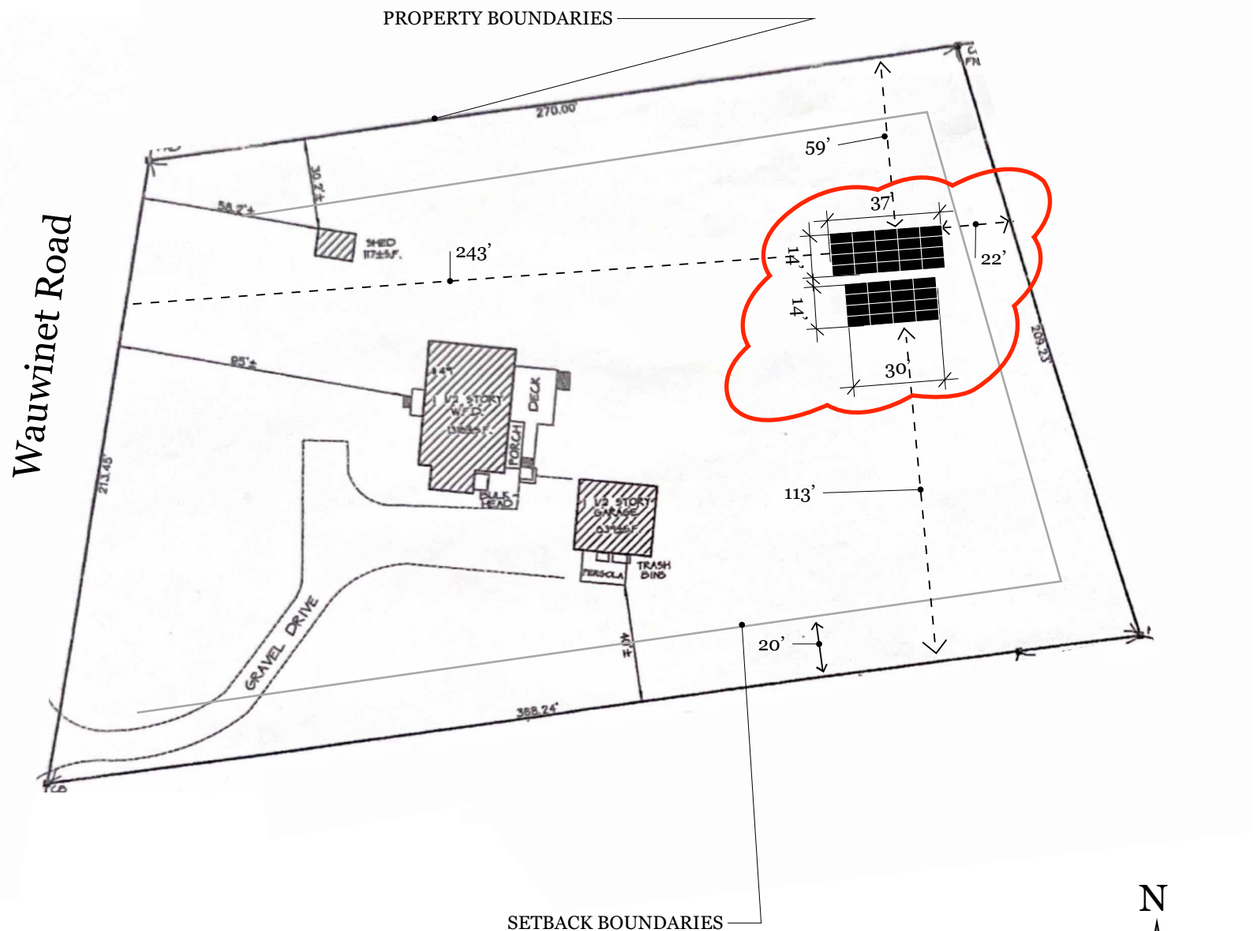
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Timothy Cenedella 12/4/23

Signature Date



Locus Map
Scale: Not to scale



Zoning Class: LUG3
Front Setback: 35 ft
Side/Rear Setback: 20 ft

Site Plan Scale: 1" = 50' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

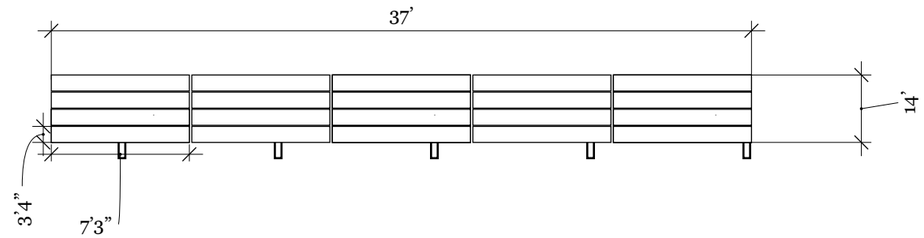
GIS & SITE PLAN

GROUND SOLAR ARRAY
17.28kW DC, 15.00kW AC

Owner:	Robert Young
Site Address:	49 Wauwinet Rd
City, State, Zip:	Nantucket, MA 02554
Map: 14	Parcel: 26

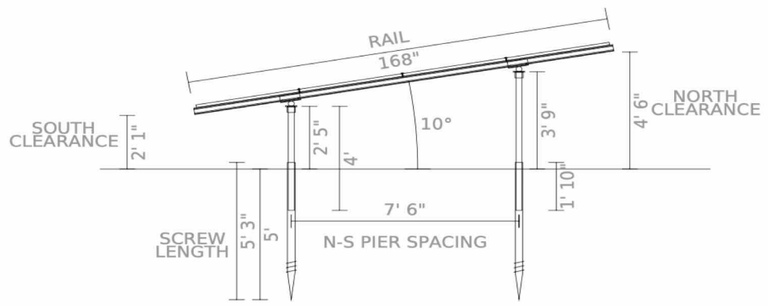
REVISIONS		
	MM/DD/YY	REMARKS
1	12/4/23	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 01



FRONT VIEW SOUTH

Scale: 1/8” = 1’ 0”



SIDE VIEW EAST/WEST

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

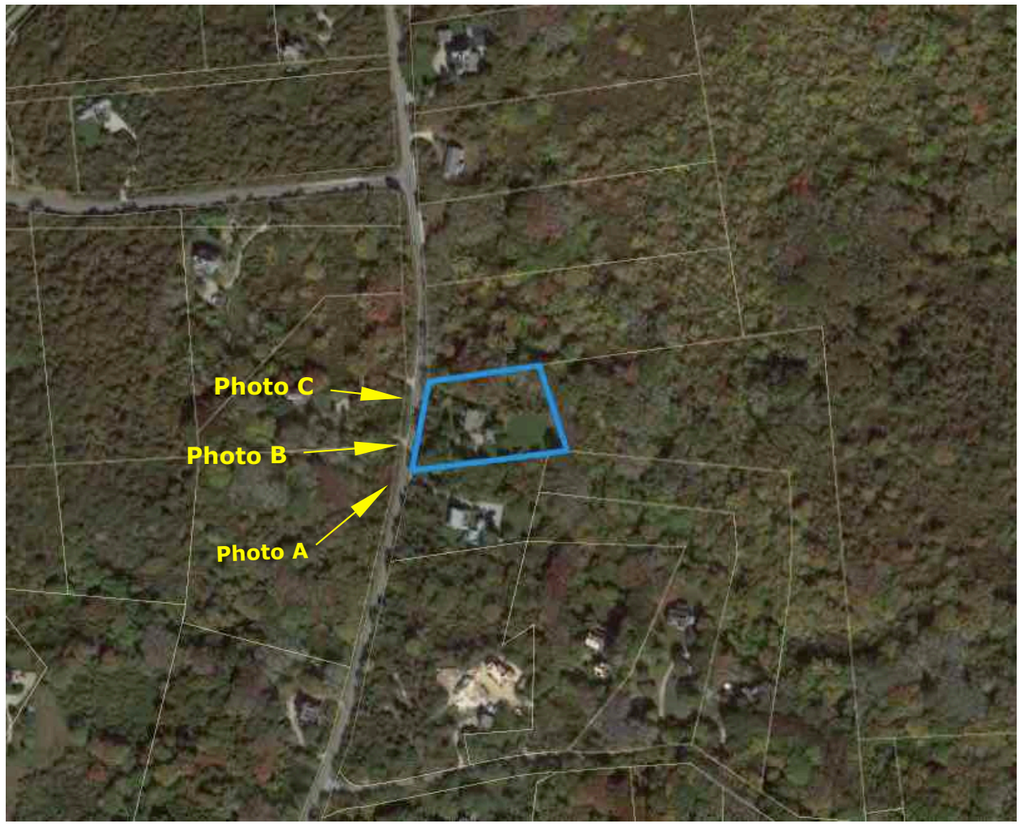
ELEVATIONS

GROUND SOLAR ARRAY
17.28kW DC, 15.00kW AC

Owner:	Robert Young
Site Address:	49 Wauwinet Rd
City, State, Zip:	Nantucket, MA 02554
Map: 14	Parcel: 26

REVISIONS		
	MM/DD/YY	REMARKS
1	12/4/23	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 02



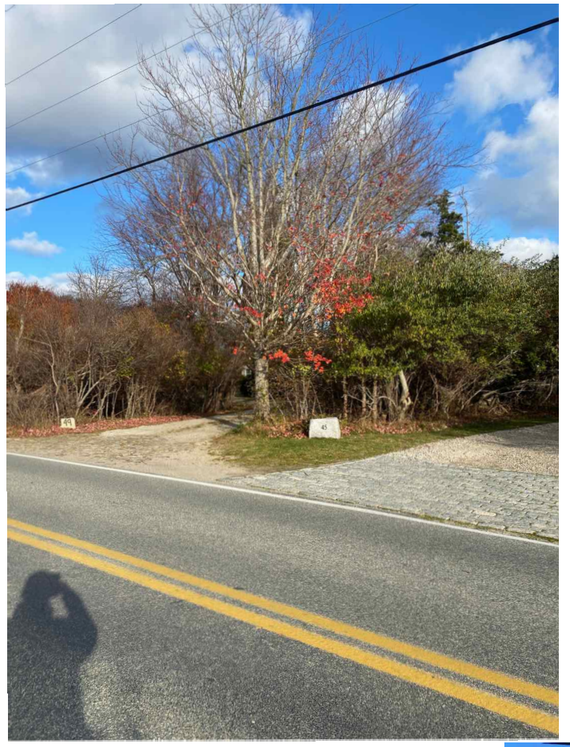


Photo A

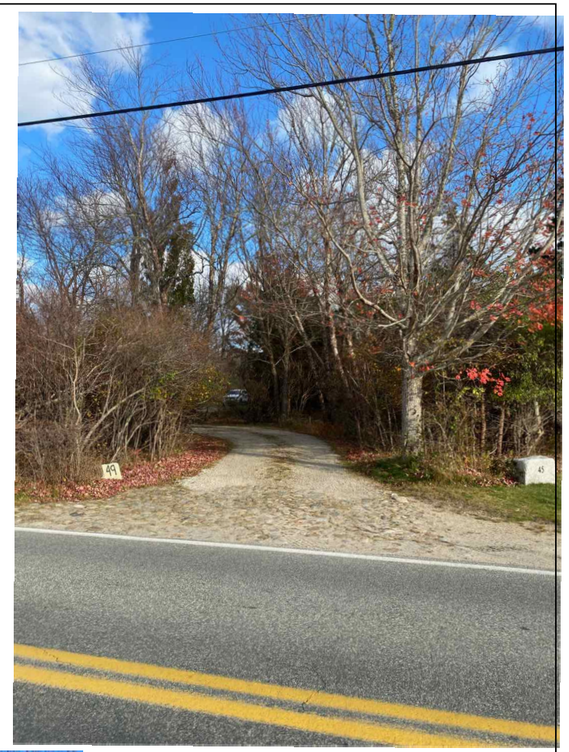


Photo B

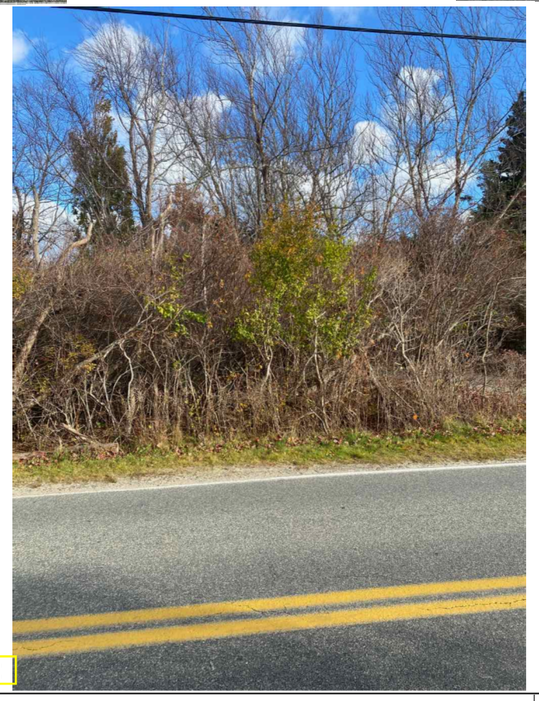


Photo C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PUBLIC WAY PHOTOS

GROUND SOLAR ARRAY
17.28kW DC, 15.00kW AC

Owner:	Robert Young
Site Address:	49 Wauwinet Rd
City, State, Zip:	Nantucket, MA 02554
Map: 14	Parcel: 26

REVISIONS		
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3		
4		
5		

PV 03



powered by Q.ANTUM DUO Z

Q.PEAK DUO XL-G10.3 / BFG
475-490

BIFACIAL DOUBLE GLASS MODULE WITH EXCELLENT RELIABILITY AND ADDITIONAL YIELD

TÜVRheinland CERTIFIED — Quality Controlled PV — www.tuv.com ID 1111232615

EUPD RESEARCH TOP BRAND PV MODULES EUROPE 2021

Q CELLS Yield Security

BIFACIAL ENERGY YIELD GAIN OF UP TO 20%
Bifacial Q.ANTUM solar cells with zero gap cell layout make efficient use of light shining on the module rear-side for radically improved LCOE.

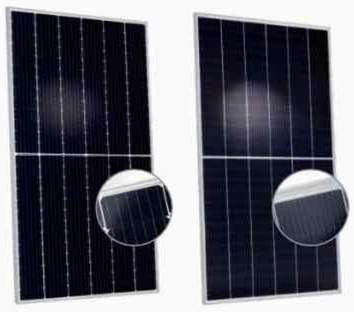
LOW ELECTRICITY GENERATION COSTS
Q.ANTUM DUO Z combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology for higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 21.4%.

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti LID and Anti PID Technology[1], Hot-Spot Protect and Traceable Quality Tra.Q™.

FRAME FOR VERSATILE MOUNTING OPTIONS
High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (2400 Pa).

A RELIABLE INVESTMENT
Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty[2].



6 BUSBAR CELL TECHNOLOGY

12 BUSBAR CELL TECHNOLOGY

[1] APT test conditions according to IEC / TS 62804-1:2015 method B (–1500 V, 168 h) including post treatment according to IEC 61215-1-1 Ed. 2.0 (CD)
[2] See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:

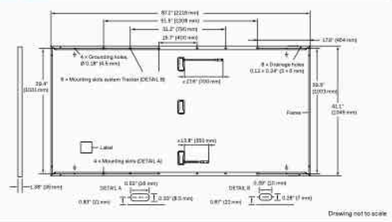
Ground-mounted solar power plants

Engineered in Germany

Q CELLS

MECHANICAL SPECIFICATION

Format	87.2 in × 41.1 in × 1.38 in (including frame) (2216 mm × 1045 mm × 35 mm)
Weight	64.2 lbs (29.1 kg)
Front Cover	0.08 in (2.0 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08 in (2.0 mm) semi-tempered glass
Frame	Anodized aluminum
Cell	6 × 26 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥27.6 in (700 mm), (–) ≥13.8 in (350 mm)
Connector	Stäubli MC4, Stäubli MC4-Evo2, Hanwha Q CELLS HQC4, IP68



Drawing not to scale

ELECTRICAL CHARACTERISTICS

POWER CLASS			475		480		485		490	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] AND BSTC[1] (POWER TOLERANCE +5 W / –0 W)										
				BSTC*		BSTC*		BSTC*		BSTC*
Minimum	Power at MPP[1]	P_{MPP} [W]	475	519.6	480	525.0	485	530.5	490	536.0
	Short Circuit Current[1]	I_{SC} [A]	11.08	12.12	11.12	12.17	11.16	12.21	11.20	12.26
	Open Circuit Voltage[1]	V_{OC} [V]	53.15	53.34	53.39	53.58	53.63	53.82	53.86	54.06
	Current at MPP	I_{MPP} [A]	10.55	11.54	10.59	11.58	10.63	11.63	10.67	11.67
	Voltage at MPP	V_{MPP} [V]	45.03	45.02	45.33	45.32	45.63	45.62	45.93	45.92
	Efficiency[1]	η [%]	≥20.5	≥22.4	≥20.7	≥22.7	≥20.9	≥22.9	≥21.2	≥23.1

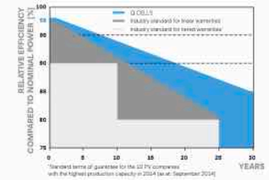
Bifaciality of P_{MPP} and I_{SC} 70% ±5% • Bifaciality given for rear side irradiation on top of STC (front side) • According to IEC 60904-1-2

[1]Measurement tolerances P_{MPP} ±3%; I_{SC}, V_{OC} ±5% at STC: 1000 W/m², *at BSTC: 1000 W/m² + φ × 135 W/m², φ = 70% ±5%, 25±2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]					
Minimum	Power at MPP	P_{MPP} [W]	357.6	361.4	365.1	368.9
	Short Circuit Current	I_{SC} [A]	8.92	8.96	8.99	9.02
	Open Circuit Voltage	V_{OC} [V]	50.27	50.49	50.72	50.95
	Current at MPP	I_{MPP} [A]	8.30	8.34	8.37	8.40
	Voltage at MPP	V_{MPP} [V]	43.06	43.35	43.63	43.92

[2]800 W/m², NMOT, spectrum AM 1.5

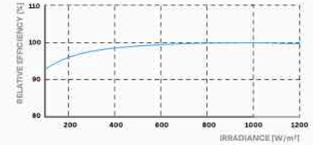
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.45% degradation per year. At least 93.95% of nominal power up to 10 years. At least 84.95% of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS						
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	–0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	–0.34	Nominal Module Operating Temperature	NMOT	[°F]	108±5.4 (42±3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1500	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 29[4]
Max. Design Load, Push / Pull[3]	[lbs/ft²]	75 (3600 Pa) / 33 (1600 Pa)	Permitted Module Temperature on Continuous Duty	–40 °F up to +185 °F (–40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]	[lbs/ft²]	113 (5400 Pa) / 50 (2400 Pa)		

[3] See Installation Manual
[4] New Type is similar to Type 3 but with metallic frame

QUALIFICATIONS AND CERTIFICATES

Quality Controlled PV - TÜV Rheinland, UL 61730, CE-compliant, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells)

C Certified US UL 61730 — CE — TÜVRheinland CERTIFIED www.tuv.com ID 1111232277

PACKAGING INFORMATION

Horizontal packaging	89.4 in 2270 mm	43.1 in 1095 mm	47.6 in 1210 mm	1975 lbs 896 kg	20 pallets	20 pallets	29 modules
Vertical packaging	90.8 in 2306 mm	45.3 in 1150 mm	47.4 in 1205 mm	2013 lbs 913 kg	20 pallets	20 pallets	30 modules

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | **TEL** +1 949 748 59 96 | **EMAIL** inquiry@us.q-cells.com | **WEB** www.q-cells.us

Specifications subject to technical changes © **Q CELLS** Q.PEAK DUO XL-G10.3 / BFG_475-490_2021-12_Rev04_NA

ACK SMART (508) 257-1786 www.ACKsmart.com

PV MODULE SPECIFICATIONS

GROUND SOLAR ARRAY
17.28kW DC, 15.00kW AC

Owner:	Robert Young
Site Address:	49 Wauwinet Rd
City, State, Zip:	Nantucket, MA 02554
Map: 14	Parcel: 26

REVISIONS

	MM/DD/YY	REMARKS
1	12/4/23	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 04

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

6 Todd Circle
Pickleball Court

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	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 6 Todd Circle LLC

STREET ADDRESS 6 Todd Circle

MAP/PARCEL 66/294

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

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°: 106 PARCEL N°. 294

Street & Number of Proposed Work: 6 TODD CIRCLE

Owner of record: 6 TODD CIRCLE LLC.

Mailing Address: 300 TRADE CENTER STE 7000
WOBURN MA 01801

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: _____
LINDSAY@atlanticlandscaping.inc.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. 2023-11-945A

☐ Pool (Zoning District _____) ☐ Roof ☒ Other PICKLEBALL COURT

Size of Structure or Addition: Length: 60' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' 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 12/04/2023 Signature of owner of record _____ 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....6 Todd Circle LLC.....

MAILING ADDRESS...300 Trade Center Ste 7000.....

PROPERTY LOCATION.....6 Todd Circle.....

ASSESSORS MAP/PARCEL.....66/294.....

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.12.04 09:12:34 -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	City	State	Zip	Location
66	219		BARRETT ROBERT S & SUZANNE M		60 COOPER RD	RIDGEFIELD	CT	06877	6 DOC RYDER DR
66	289		SONGER MARK A		PO BOX 2682	NANTUCKET	MA	02584	13 CLARA DR
66	290		SPENCER EDWARD H JR		764 MAIN ST	WARREN	MA	01083	11 CLARA DR
66	293		PALLENBERG AMY	GARDEN DESIGN & CARE LLC	4 TODD CIRCLE	NANTUCKET	MA	02584	4 TODD CI
66	295		REZENDES ALFRED & JULIE M		PO BOX 2015	NANTUCKET	MA	02584	7 TODD CI
66	296		LAWRENCE BRANDON & TIFFANY TR		3504 DAYBREAKER DR	PARK CITY	UT	84098	5 TODD CI
66	297		SARNIE WILLIAM & RILEY CAROLYN		PO BOX 3283	NANTUCKET	MA	02584	3 TODD CI
Count:	**7**								

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: 6 Todd Circle

Tax Map Number: 66 Parcel Number: 294

Owner of Record: 6 Todd Circle LLC

Description of Proposal: 30 x 60 Pickle Ball Court

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.

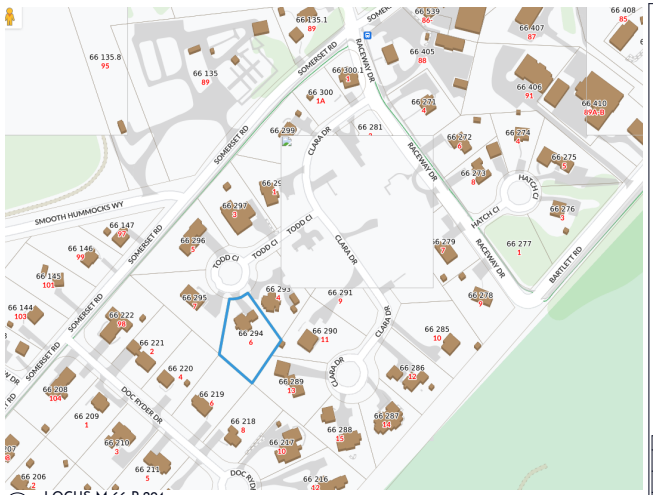
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-66 P-294

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
6 Todd Circle
Nantucket, Ma.
02554

M: 66
P: 294
Zoning: CTEC
Front Setback: 10
S&R Setback: 10/5
Scale: As Noted
Plotted: 12/4/23
Drawing No.:

HDC-1

Surveyor	Contact
Blackwell	LC

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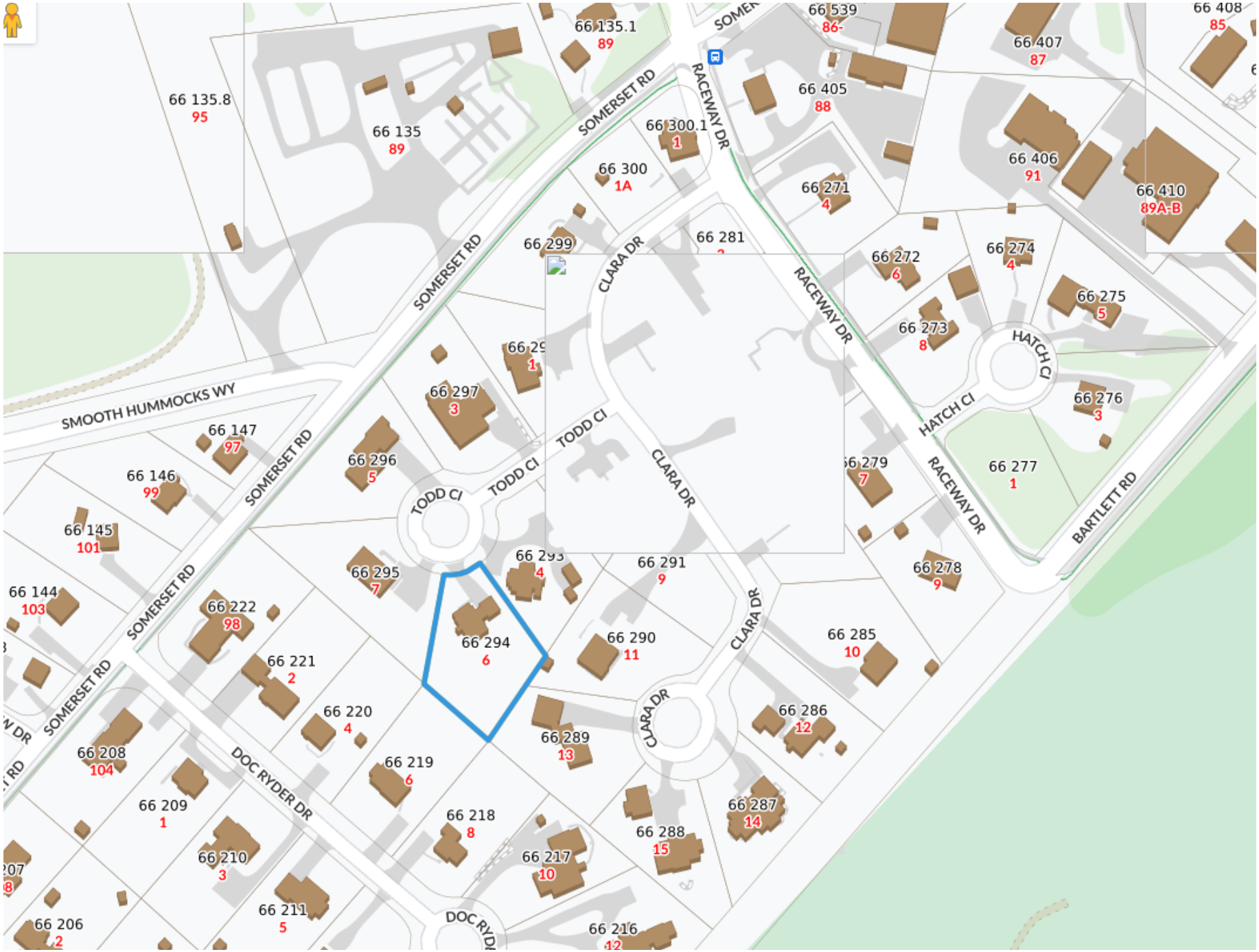

1 LOCUS M-66 P-294

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
6 Todd Circle
Nantucket, Ma.
02554
M: 66
P: 294
Zoning: CTEC
Front Setback: 10
S&R Setback: 10/5
Scale: As Noted
Plotted: 12/4/23
Drawing No.:

HDC-A

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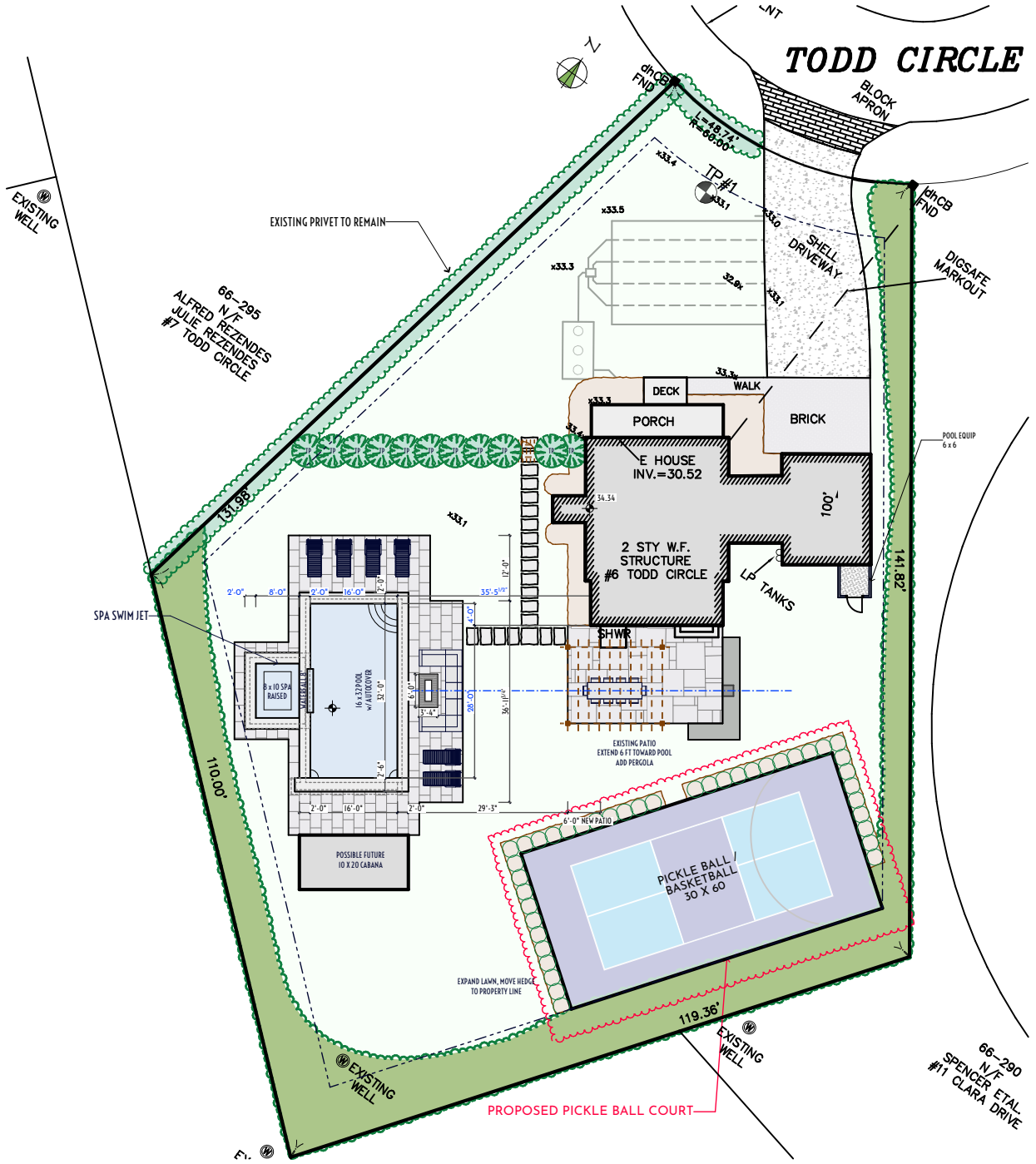

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
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Nantucket, Ma.
02554
M: 66
P: 294
Zoning: CTEC
Front Setback: 10
S&R Setback: 10/5
Scale: As Noted
Plotted: 12/4/23
Drawing No.:

HDC-B

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1 6 TODD CIRCLE VIEW 1



2 6 TODD CIRCLE VIEW 2



3 6 TODD CIRCLE VIEW 3



4 6 TODD CIRCLE VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
6 Todd Circle
Nantucket, Ma.
02554
M: 66
P: 294
Zoning: CTEC
Front Setback: 10
S&R Setback: 10/5
Scale: As Noted
Plotted: 12/4/23
Drawing No.:
HDC-C

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4 PICKLEBALL

MARK	DATE

HDC Materials Photos

Landscape at
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Nantucket, Ma.
02554
M: 66
P: 294
Zoning: CTEC
Front Setback: 10
S&R Setback: 10/5
Scale: As Noted
Plotted: 12/4/23
Drawing No.:

HDC-D

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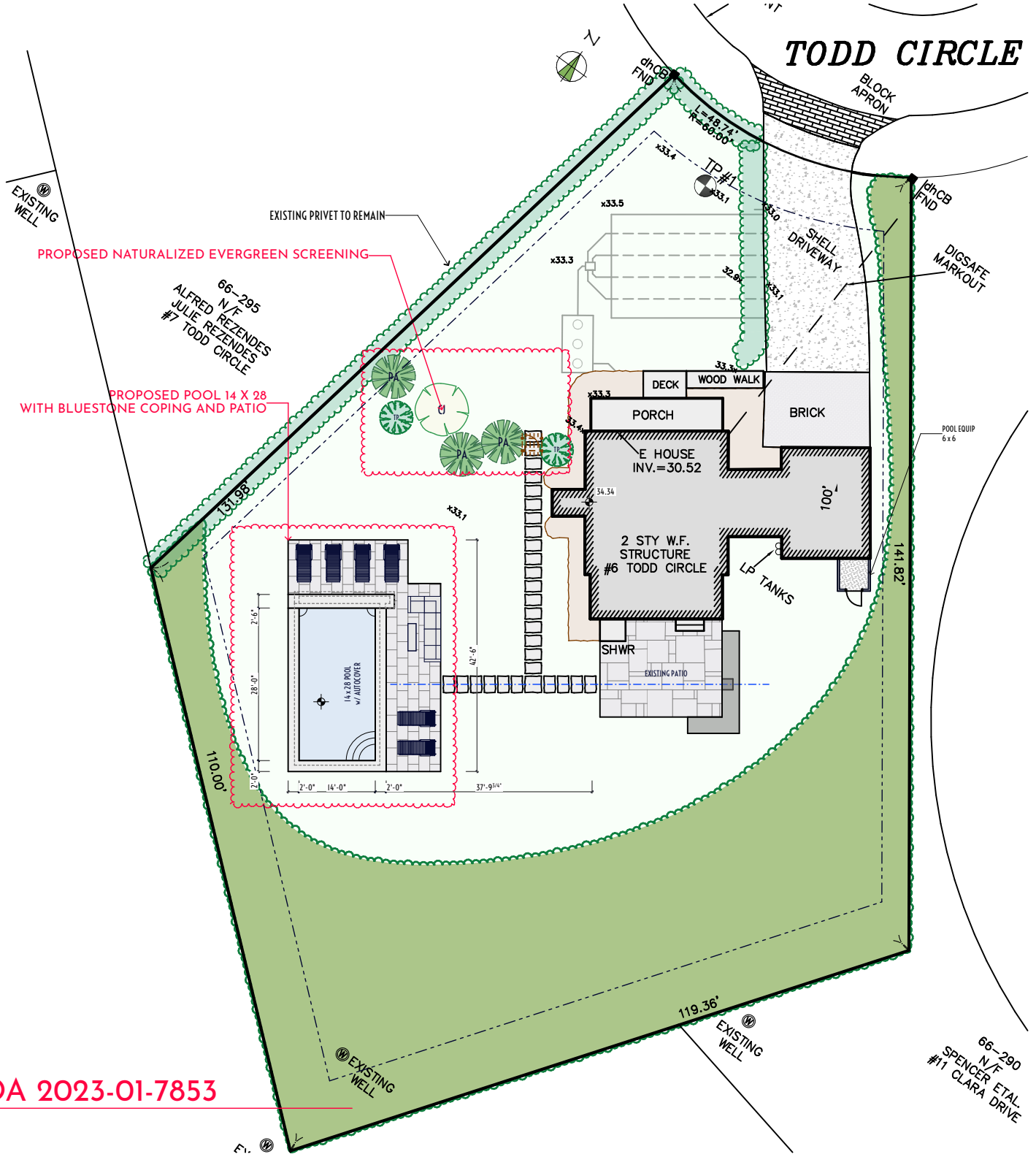

1 PREVIOUS COA 2023-01-7853

atlantic LANDSCAPING, INC

MARK	DATE

PREVIOUS COA 2023-01-7853

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Nantucket, Ma.
02554
M: 66
P: 294
Zoning: CTEC
Front Setback: 10
S&R Setback: 10/5
Scale: As Noted
Plotted: 12/4/23
Drawing No.:

HDC-E

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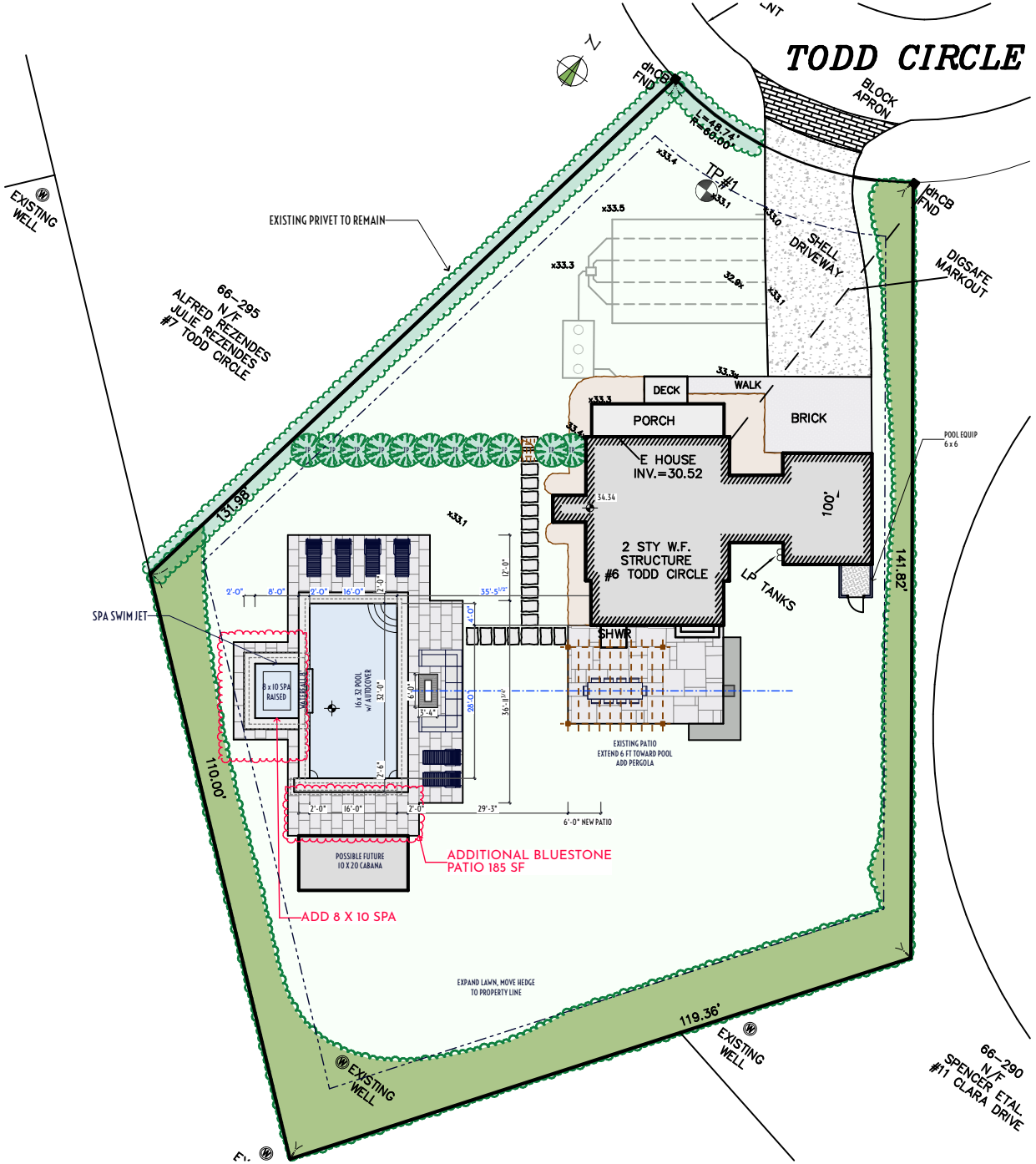

1 PREVIOUS COA 2023-11.9454

atlantic LANDSCAPING, INC

MARK	DATE

PREVIOUS COA 2023-11-9454

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Nantucket, Ma.
02554
M: 66
P: 294
Zoning: CTEC
Front Setback: 10
S&R Setback: 10/5
Scale: As Noted
Plotted: 12/4/23
Drawing No.:

HDC-F

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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 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

for structural work.

LR2 - SECONDARY DWELLING

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: 45'-0" Sq. Footage 1st floor: 1,052 Decks/Patio: Size: 18'X17' ☒ 1st floor ☐ 2nd floor
Width: 38'-0" Sq. footage 2nd floor: 132 Size: 17'X15' ☒ 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 19'-4" South 19'-4" East 19'-4" West 19'-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 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 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 _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front SWING (PAINTED) Rear SWING & SLIDE Side N/A
Garage Door(s): Type _____ Material _____

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
KRUPA JEFFREY N & KATHLEEN A
PO BOX 357
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BOLAND MORROW NOMINEE
TRUST
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PASADENA, CA 91105
PS Form 3800, April 2015
See Reverse for Instructions
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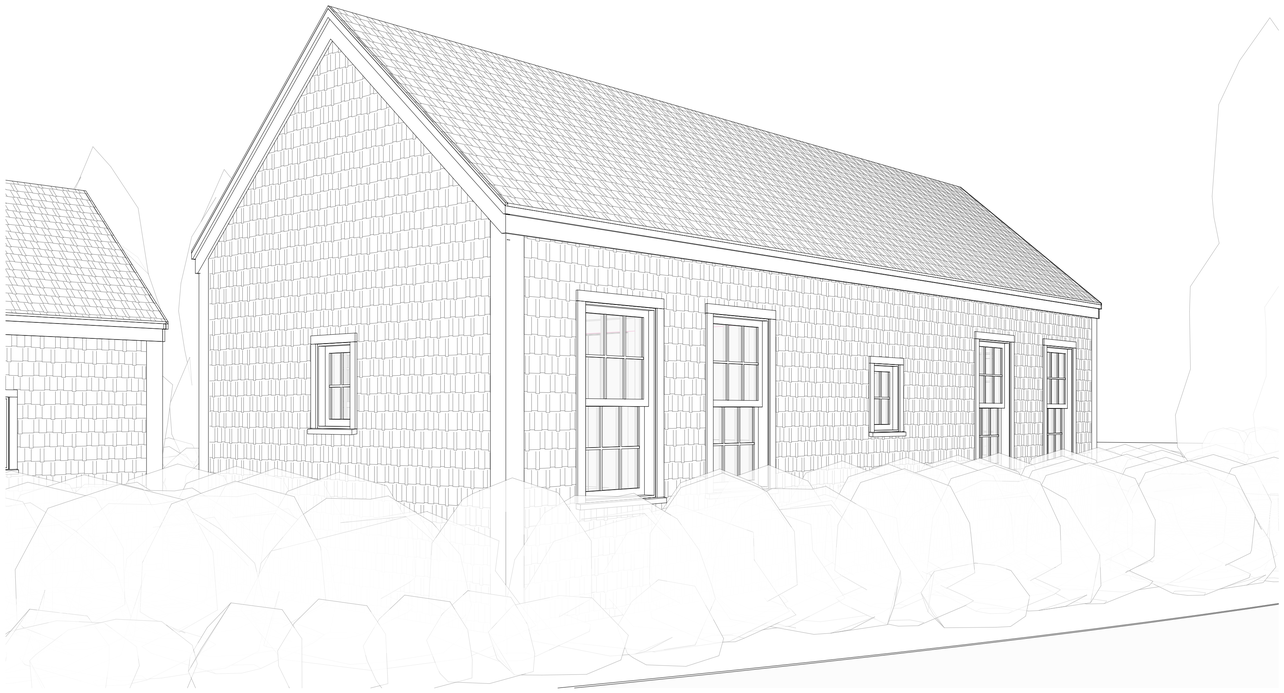
LR2 GUEST HOUSE

HDC SUBMISSION & APPLICATION

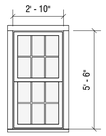
NEW GUEST HOUSE
04 DECEMBER 2023

9 OLD WESTOOR FARM ROAD
NANTUCKET, MA 02554

PERSPECTIVE VIEW - PROPOSED



WINDOW LEGEND



Ⓐ
TYPE: 6/6 LITE
FINISH: SASH: WHITE
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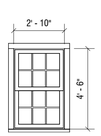
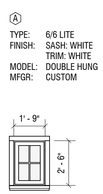
MODEL: DOUBLE HUNG
MFGR: CUSTOM



Ⓑ
TYPE: 6/6 LITE
FINISH: SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG
MFGR: CUSTOM



Ⓒ
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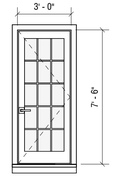
MODEL: CASEMENT
MFGR: CUSTOM

DOOR LEGEND



01
TYPE: FRENCH DOOR
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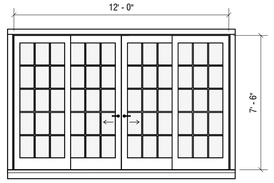
MFGR: CUSTOM

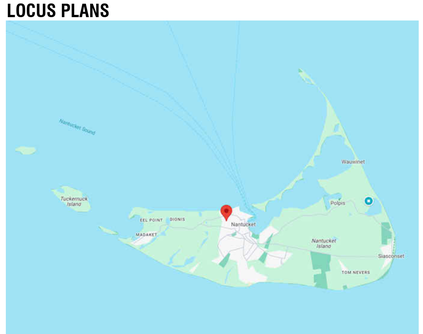


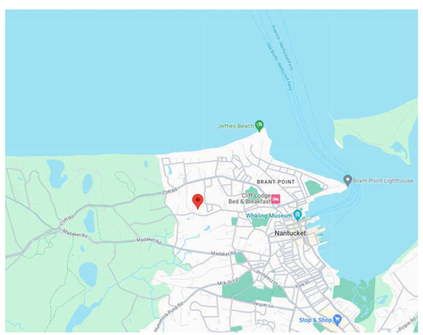
02
TYPE: DOUBLE SLIDER
FINISH: SASH: WHITE
TRIM: WHITE
MODEL: SLIDING
MFGR: CUSTOM

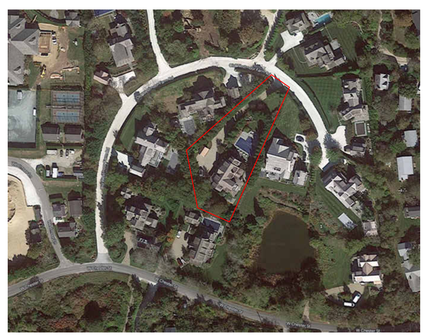
DRAWING INDEX

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

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

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

	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

GUEST HOUSE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER

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

ARCHITECT

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WORKSHOP/APD ARCHITECTURE DPC
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SURVEYOR

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
T: (508) 228-0240

CONTRACTOR

REID BUILDERS
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NANTUCKET, MA 02554
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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 SHEET

T-000

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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



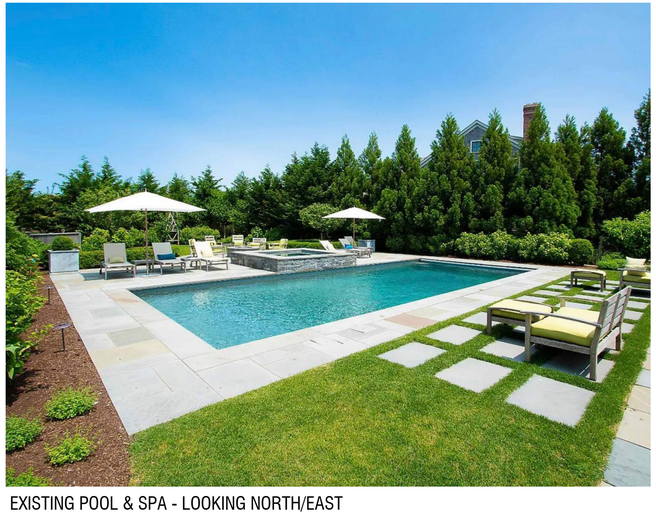
VIEW FROM DRIVEWAY - LOOKING SOUTH



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

GUEST HOUSE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

OWNER

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

ARCHITECT

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MEP ENGINEER

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REVISIONS

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SIGN & SEAL

ISSUES

12/04/2023	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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EXISTING CONDITIONS

G-002

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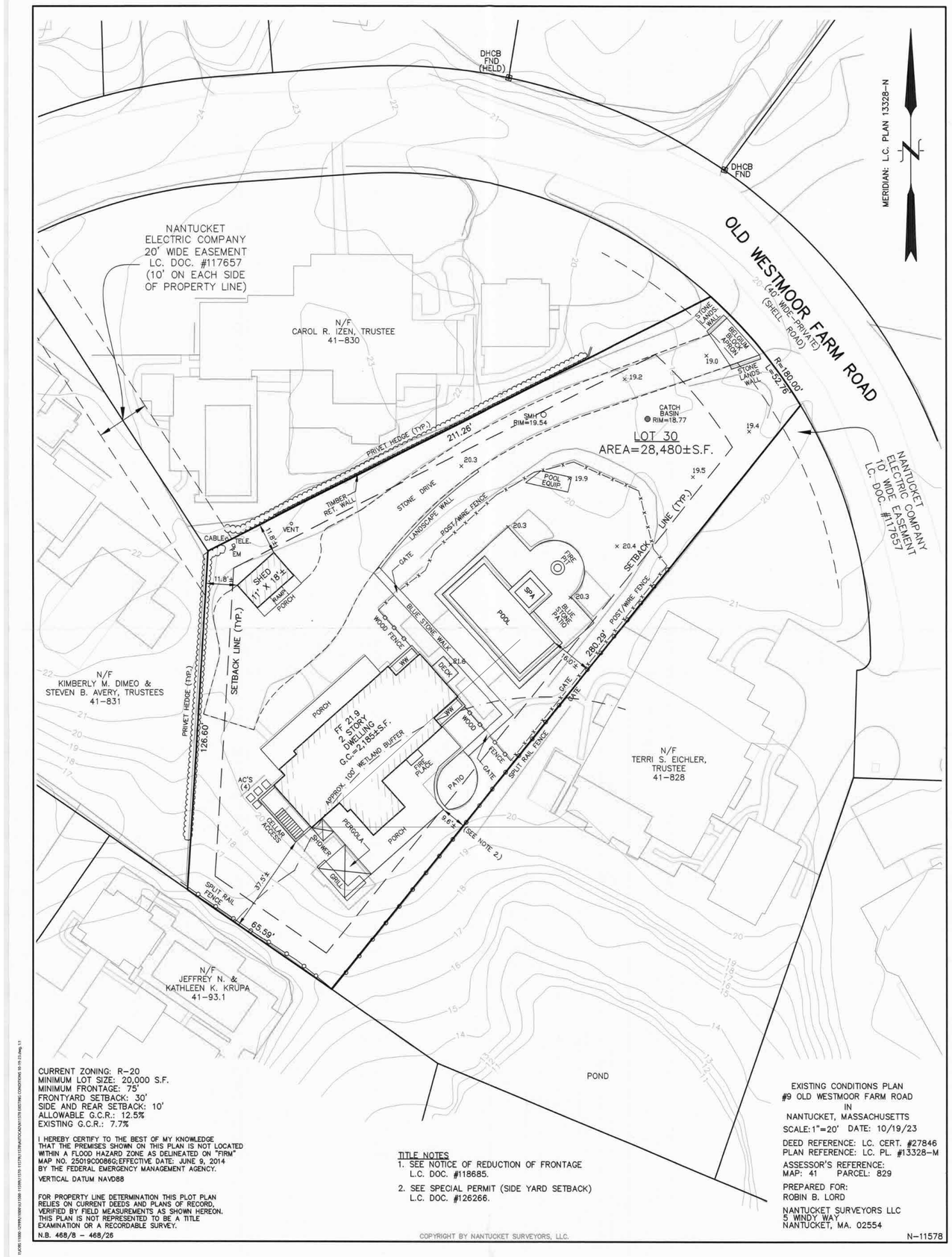

CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 7.7%

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

GUEST HOUSE

9 OLD WESTMOOR FARM ROAD
NANTUCKET, MA 02554

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EXISTING CONDITIONS SITE PLAN

G-003

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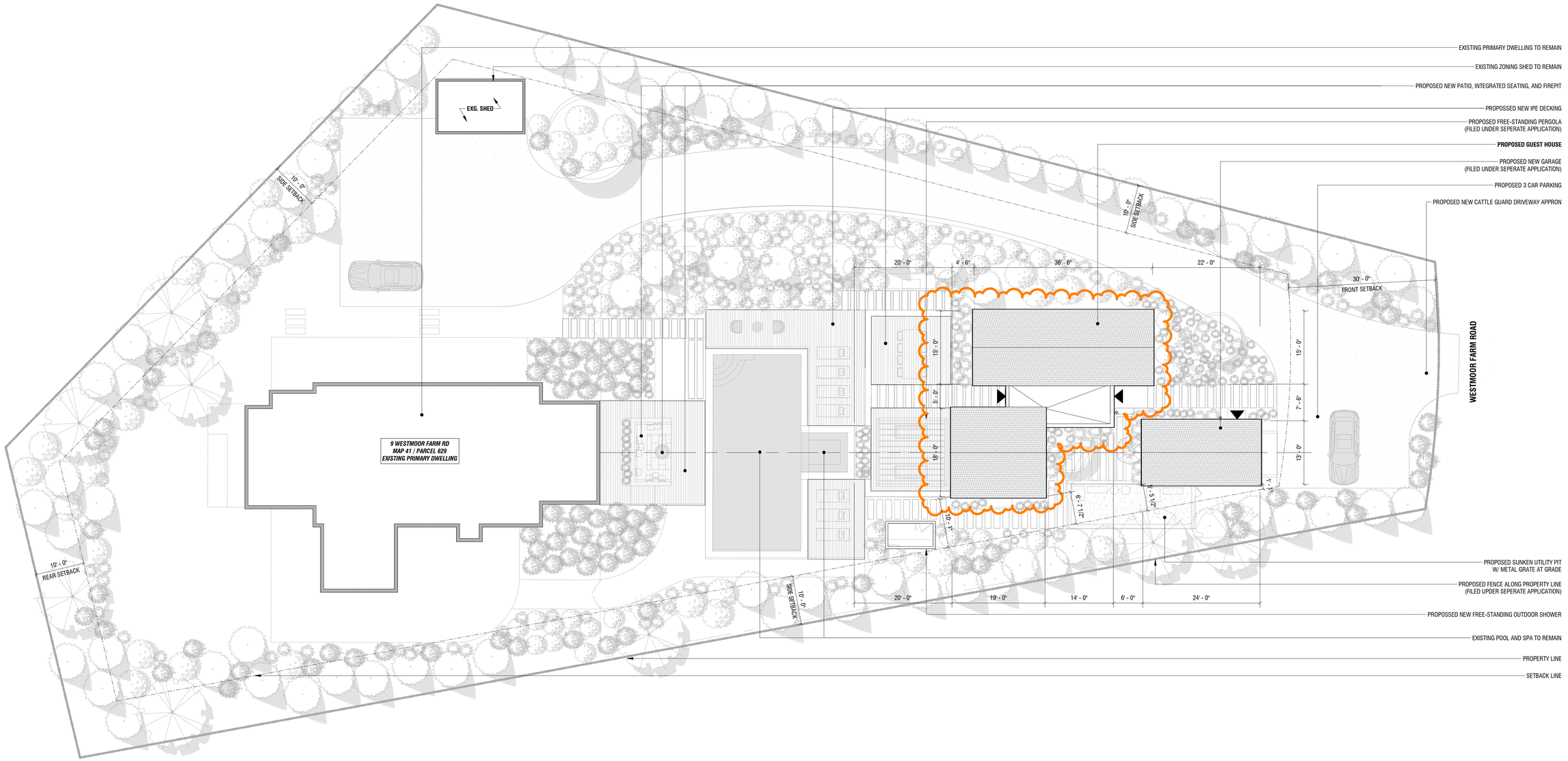

LR2

GUEST HOUSE

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SITE PLAN

L-100

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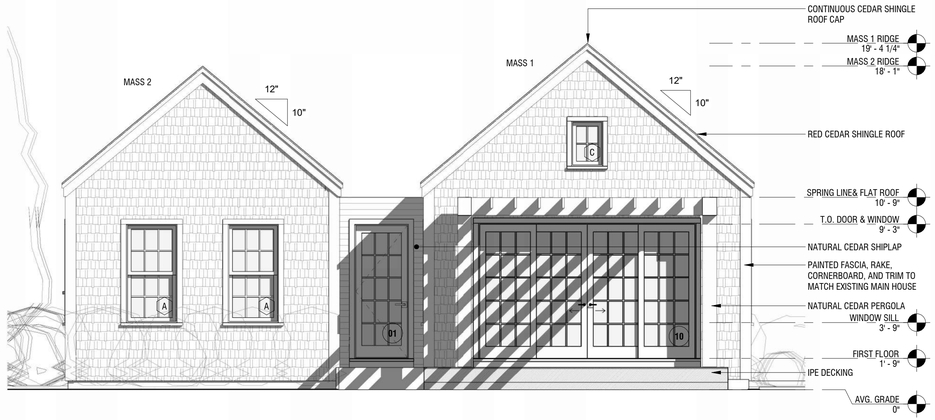
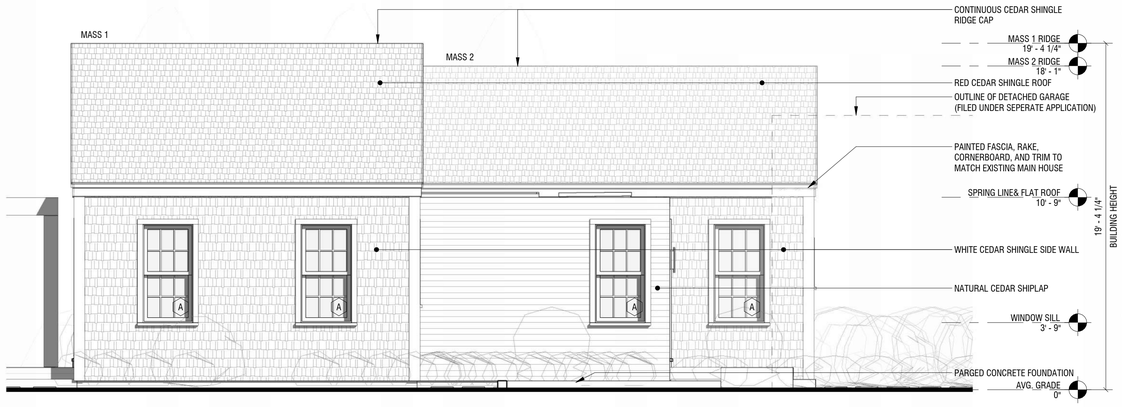
1 **SITE PLAN**
1" = 10'-0"



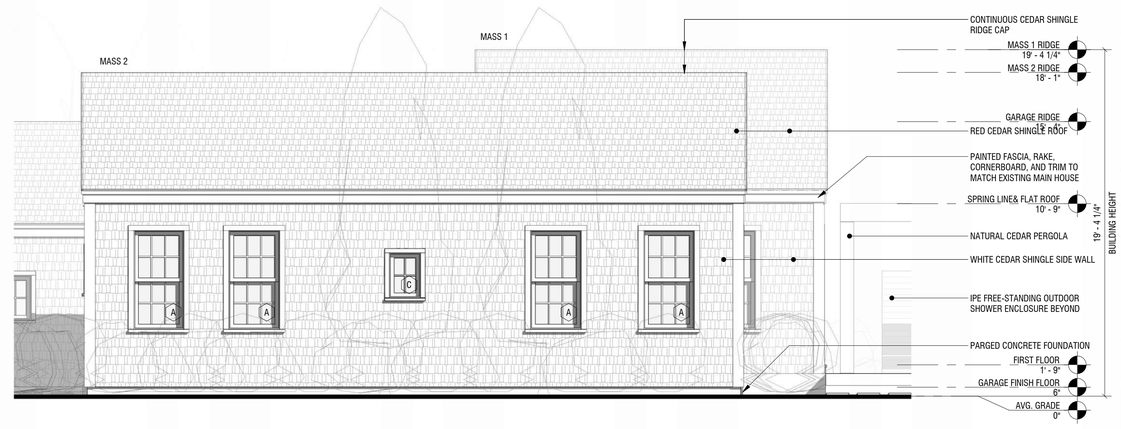
1 BUILDING ELEVATION - CABANA - SOUTH/WEST

1/4" = 1'-0"



2 BUILDING ELEVATION - CABANA - SOUTH/EAST

1/4" = 1'-0"



3 BUILDING ELEVATION - CABANA - NORTH/WEST

1/4" = 1'-0"



4 BUILDING ELEVATION - CABANA - NORTH/EAST

1/4" = 1'-0"

LR2

GUEST HOUSE

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BUILDING ELEVATIONS

A-200

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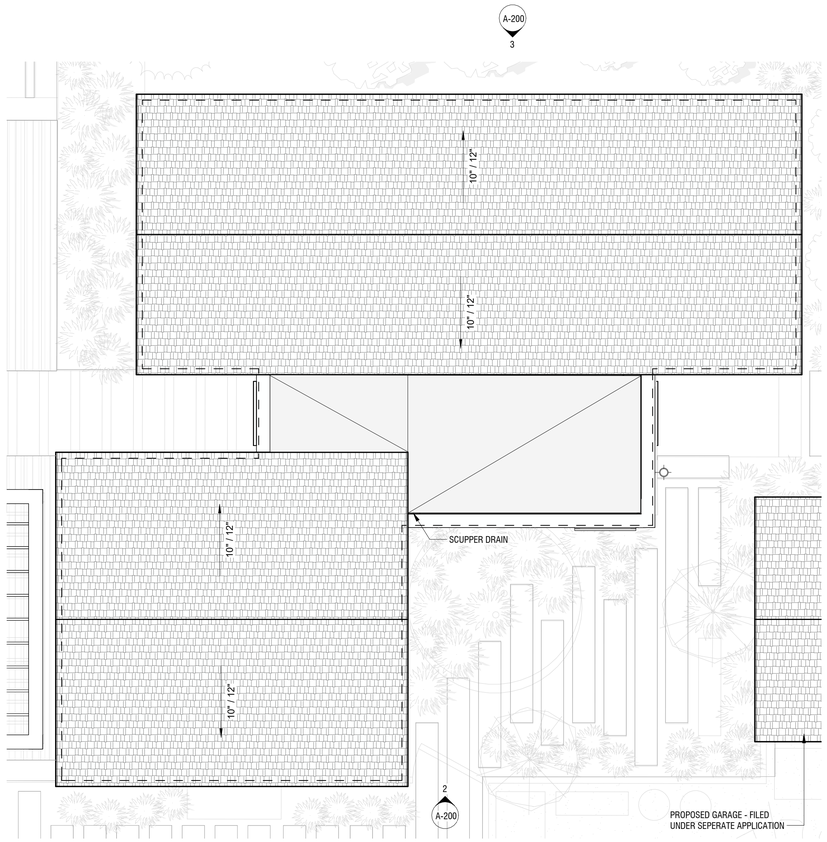
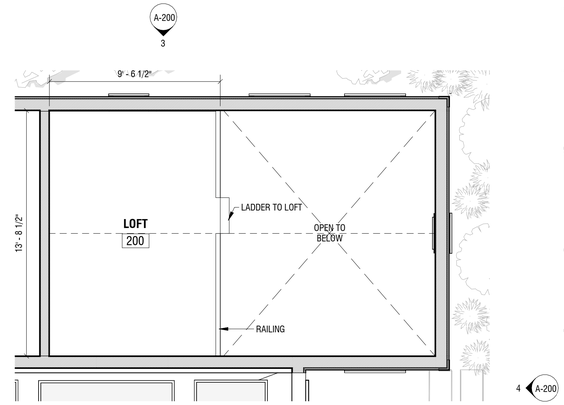


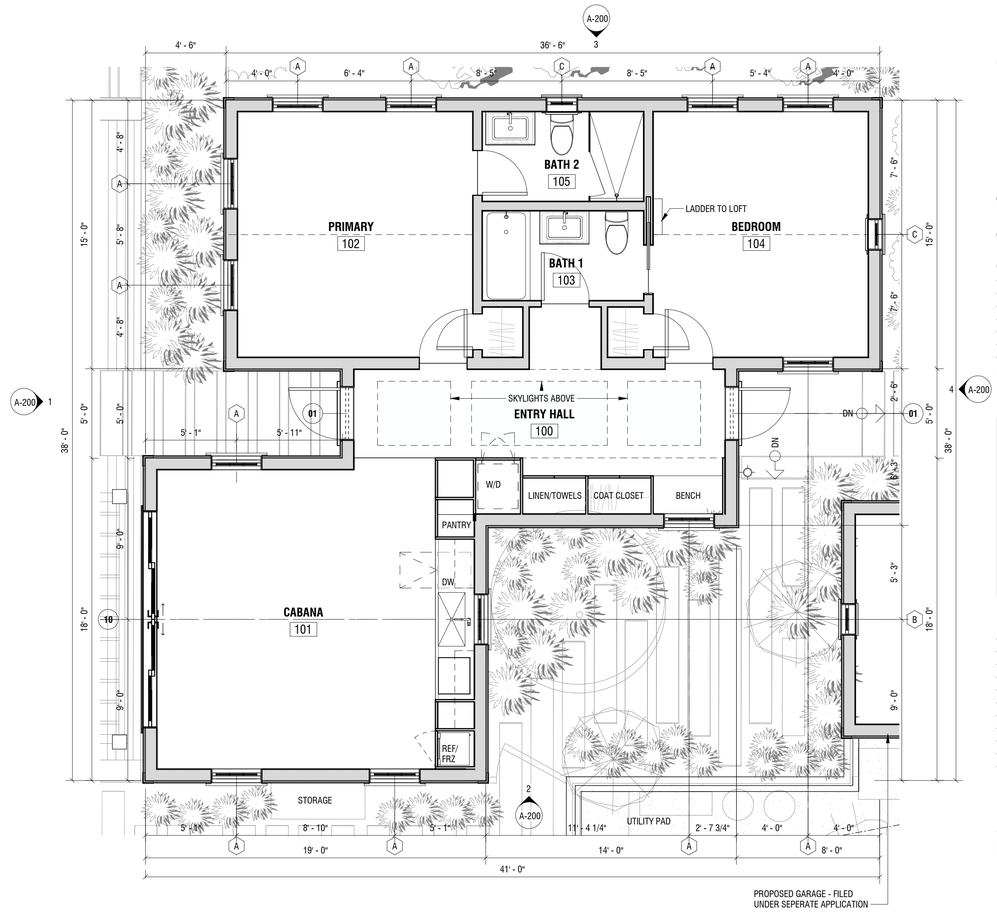
3 ROOF PLAN

1/4" = 1'-0"



2 LOFT PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

LR2

GUEST HOUSE

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FLOOR PLAN

A-100

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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
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 MIROSLAVA AHERN

AS AGENT FOR LORD ROBIN B

STREET ADDRESS 9 OLD WESTMOOR FARM RD

MAP/PARCEL 41 / 829

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

DECEMBER 4, 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.

MIROSLAVA AHERN — Signature

12/4/2023 — 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:

_____ 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.**

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°. 829

Street & Number of Proposed Work: 9 OLD WESTMOOR FARM RD

Owner of record: LORD ROBIN B

Mailing Address: 931 WEED ST, NEW CANAAN CT, 06840

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 ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other PERGOLA

Size of Structure or Addition: Length: 14' Sq. Footage 1st floor: _____ Decks/~~Patio~~: Size 870 ☐ 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 _____ 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 STONE TME Walls _____

* Note: Complete door and window schedules are required.

COLORS

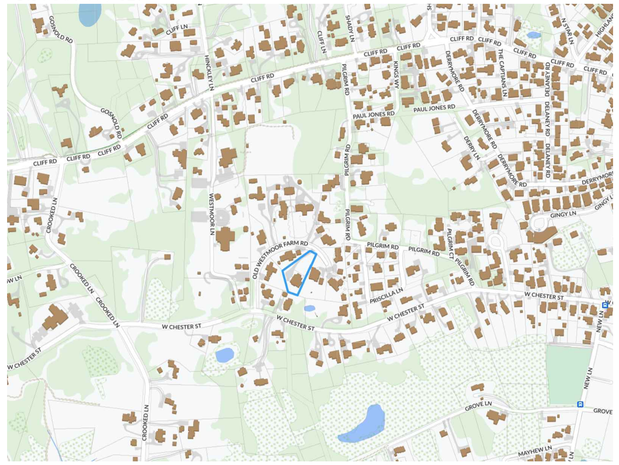
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck NTW Foundation _____ Fence _____ Shutters _____

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

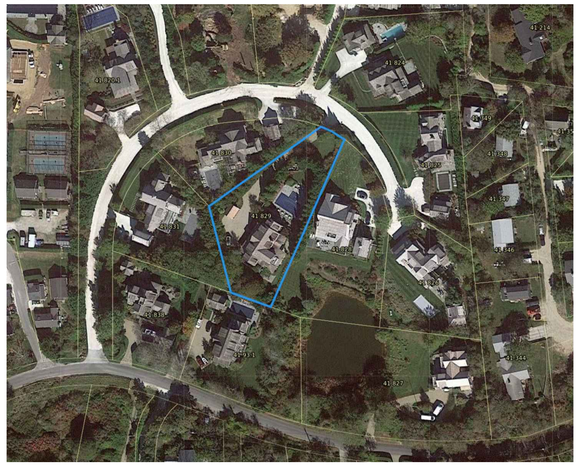
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

GIS MAP: 41 / 829

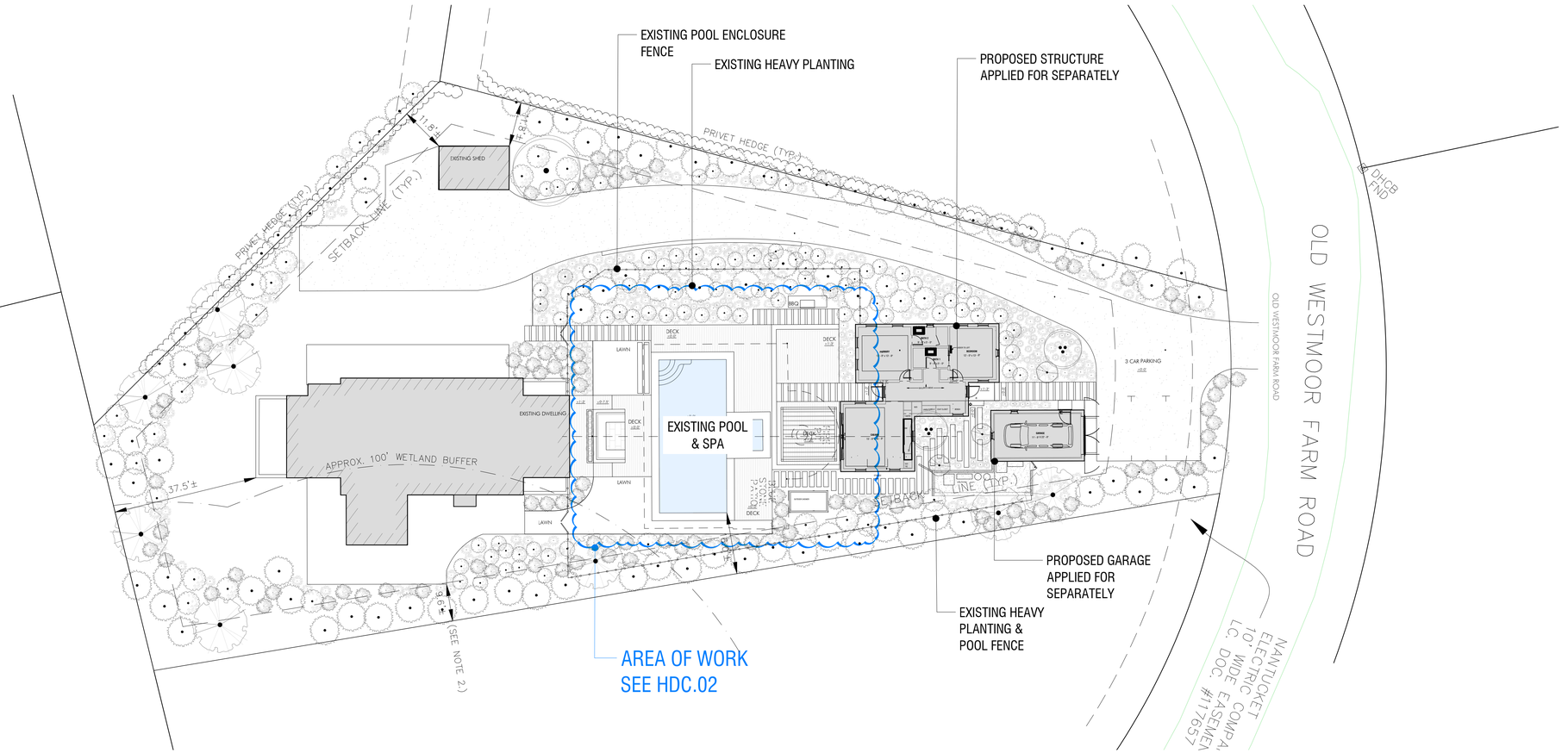


AERIAL MAP: 41 / 829



EXISTING POOL, SPA, PATIOS & SCREENING





AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

LR2

9 OLD WESTMOOR FARM RD.
NANTUCKET MA

OWNER

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

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NANTUCKET SURVEYORS, INC.
5 Windy Way, Nantucket MA 02554

PROPERTY INFO

ZONE:	R20
MAP / PARCEL:	41 / 829
LOT SIZE:	28,750 SF
MIN. LOT SIZE:	20,000 FT
FRONTAGE:	75 FT
FRONT SETBACK:	30 FT
SIDE SETBACK:	10 FT
GROUND COVER:	12.5 % MAX

HDC SUBMISSION HARDSCAPE & PERGOLA

DRAWING INFO

DATE	DECEMBER 4, 2023
SCALE	1/16" = 1' - 0"
DRAWN BY	JH

HDC.01

EXISTING POOL, SPA, PLANTINGS & STRUCTURE



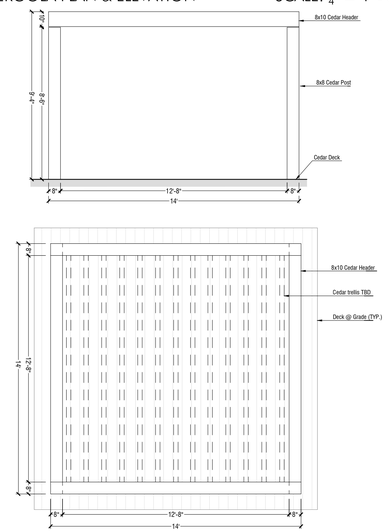
VIEW FROM DRIVEWAY ENTRANCE

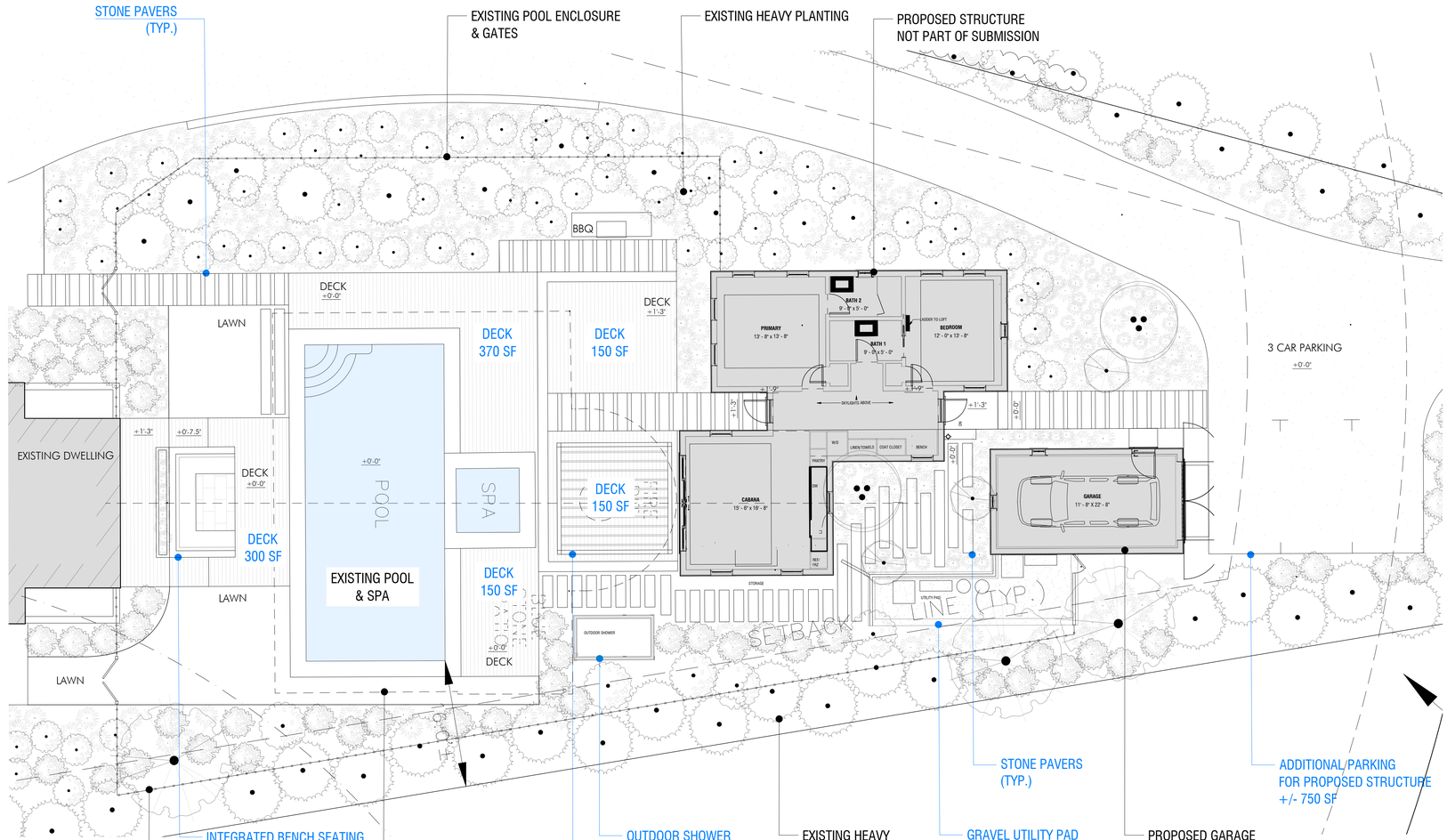


VIEW FROM DRIVEWAY LOOKING SOUTH



PERGOLA PLAN & ELEVATION SCALE: $\frac{1}{4}$" = 1' - 0"

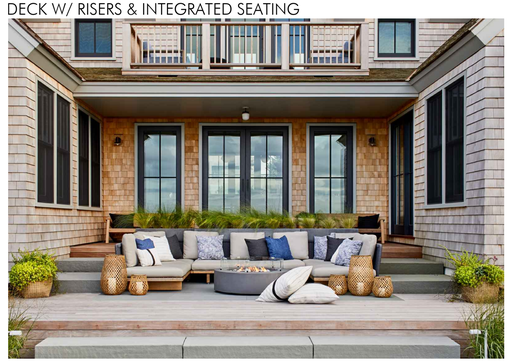




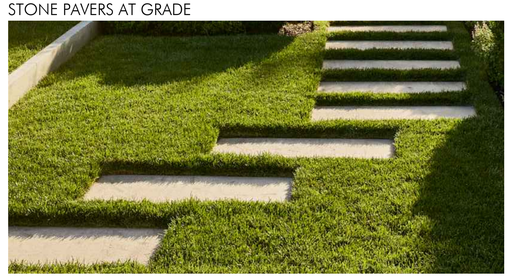
DECK AT GRADE



DECK W/ RISERS & INTEGRATED SEATING



STONE PAVERS AT GRADE



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GROUND COVER:	12.5 % MAX

HDC SUBMISSION HARDSCAPE & PERGOLA

DRAWING INFO

DATE	DECEMBER 4, 2023
SCALE	1/8" = 1' - 0"
DRAWN BY	JH

HDC.02

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.*.
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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).
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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.

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°: 74 PARCEL N°. 37.33

Street & Number of Proposed Work: 4 HAWKS CIRCLE

Owner of record: FOUR HAWKS LLC

Mailing Address: 9400 FALLS POTOMAC, MD 20854

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Mervak NAIA

Mailing Address: PO box 1814 NANTUCKET MA. 02554

Contact Phone #: 228-5031 x2 E-mail: _____

STEVE@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 SRPD) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34 Sq. Footage 1st floor: 510 SF 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 South 0 East 0 West 0

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

Additional Remarks NOTE: POOL EQ. TO BE LOCATED IN EXIST GARAGE

Historic Name: _____ (describe)

Original Date: _____

Original Builder: _____

REVISIONS*

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

CONSTRUCT 15 X 34 INGROUND POOL W/ BLUESTONE COPING W/ AUTOCOVER
5'6" BD FENCE - 100 LF.
4-0 WIRE FENCE W/ PLANTINGS - 85 LF.

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: 5-6 - 4-0

Type: BOARD 1x4 - WIRE

Length: 100 LF 85 LF.

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 _____

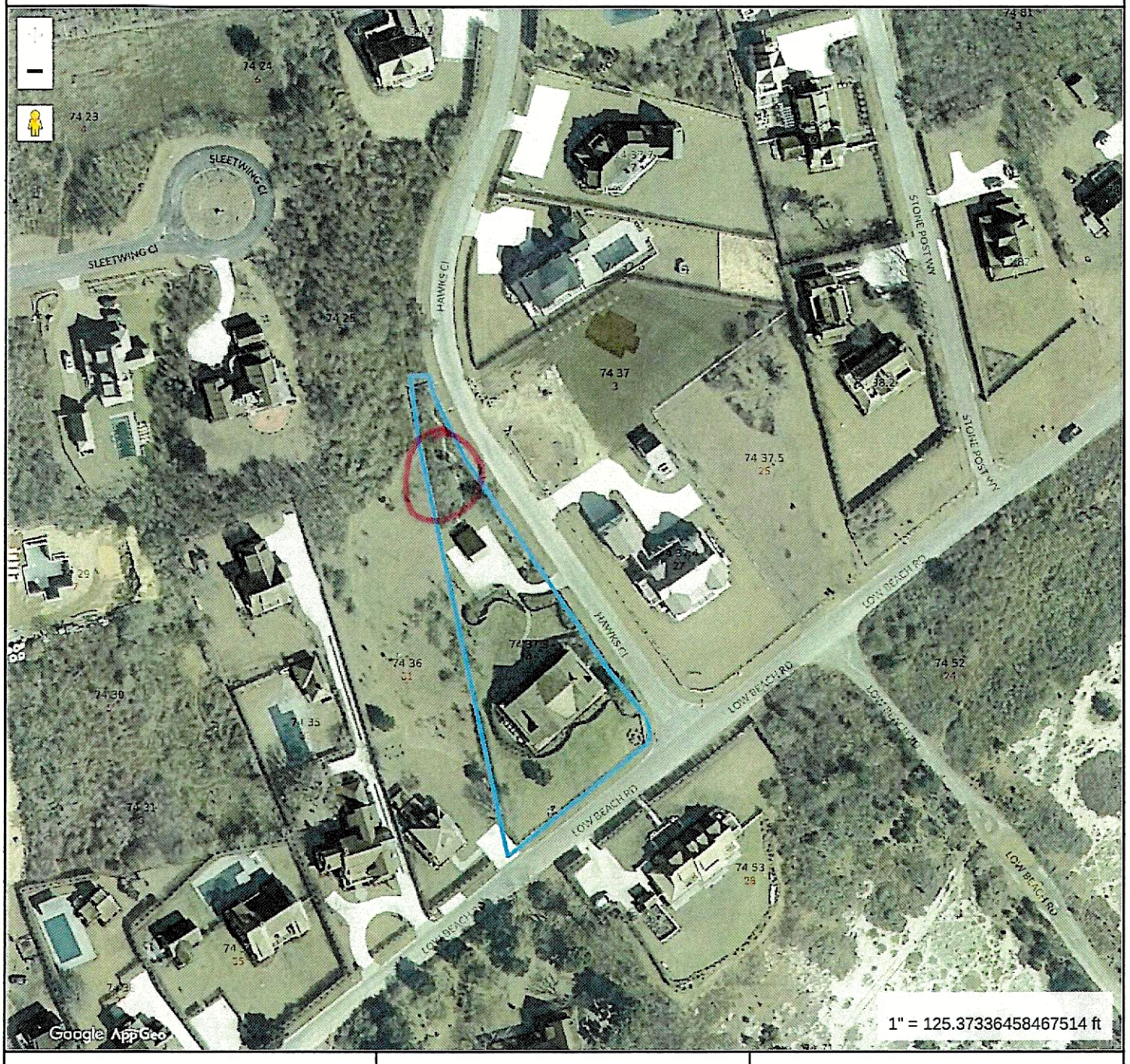
Trim _____ Sash _____ Doors _____

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 12/4/2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

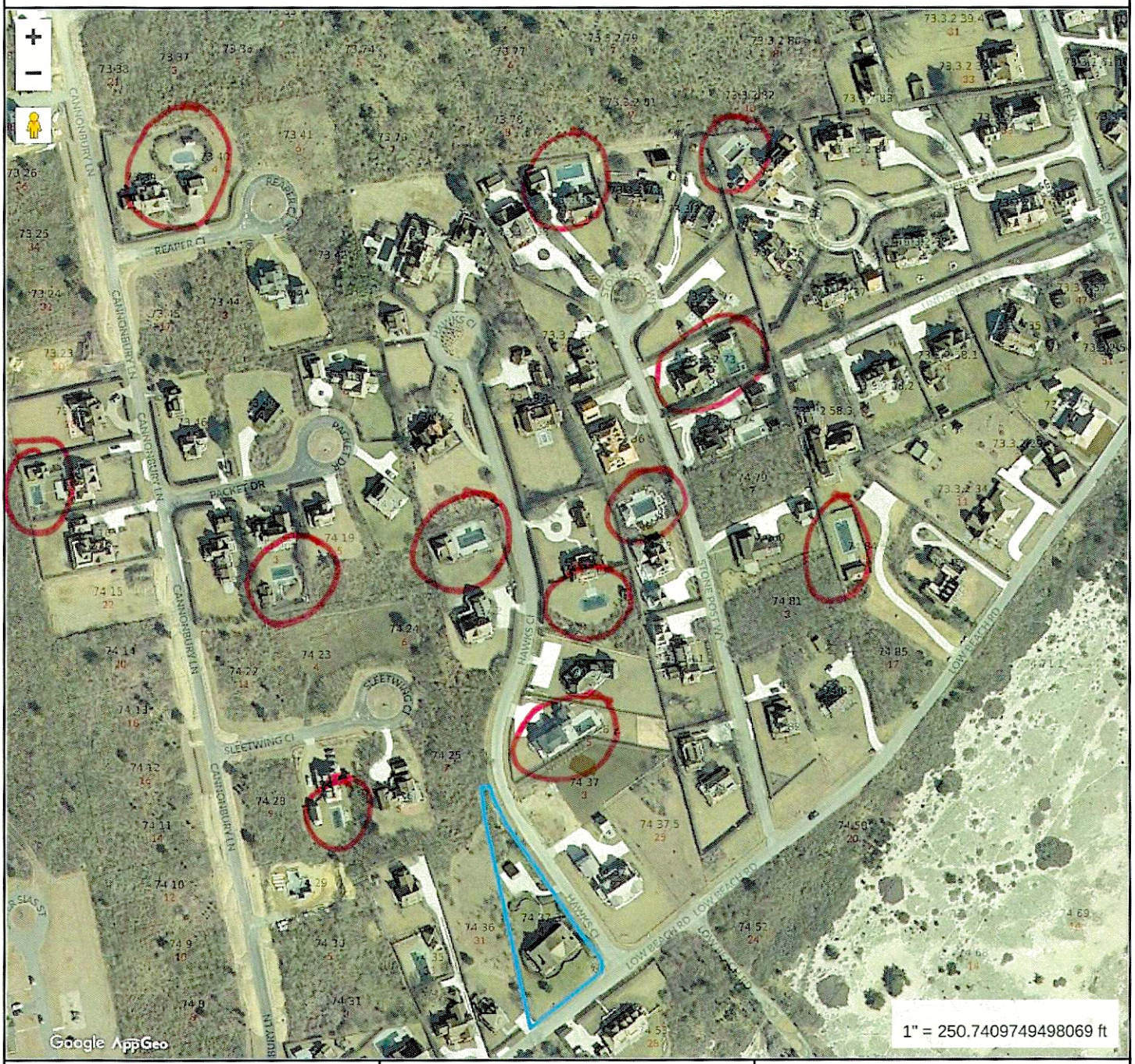
Property ID	74 37.3
Location	4 HAWKS CI
Owner	FOUR HAWKS LLC

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.



Property Information

Property ID	74 37.3
Location	4 HAWKS CI
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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.

12 POOLS IN THE AREA.

Four Hawks LLC

9400 Falls Road
Potomac, Maryland 20854
Telephone (301) 299-3192
conorth@aol.com

By Email

Mr. Steve Theroux
Nantucket Architecture Group
Nantucket, MA

RE: HDC Application for Pool

Dear Steve:

By this letter I confirm our request that you represent us before the Town of Nantucket and the Historical District Commission on all matters relating to the pool we wish to build at 4 Hawks Circle in Sconset.

Best Regards,

Four Hawks LLC

C.O. North
Member

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 Stephen Theroux NAG

AS AGENT FOR FOUR HAWKS LLC

STREET ADDRESS 4 HAWKS CI

MAP/PARCEL 74 37.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/4/2023

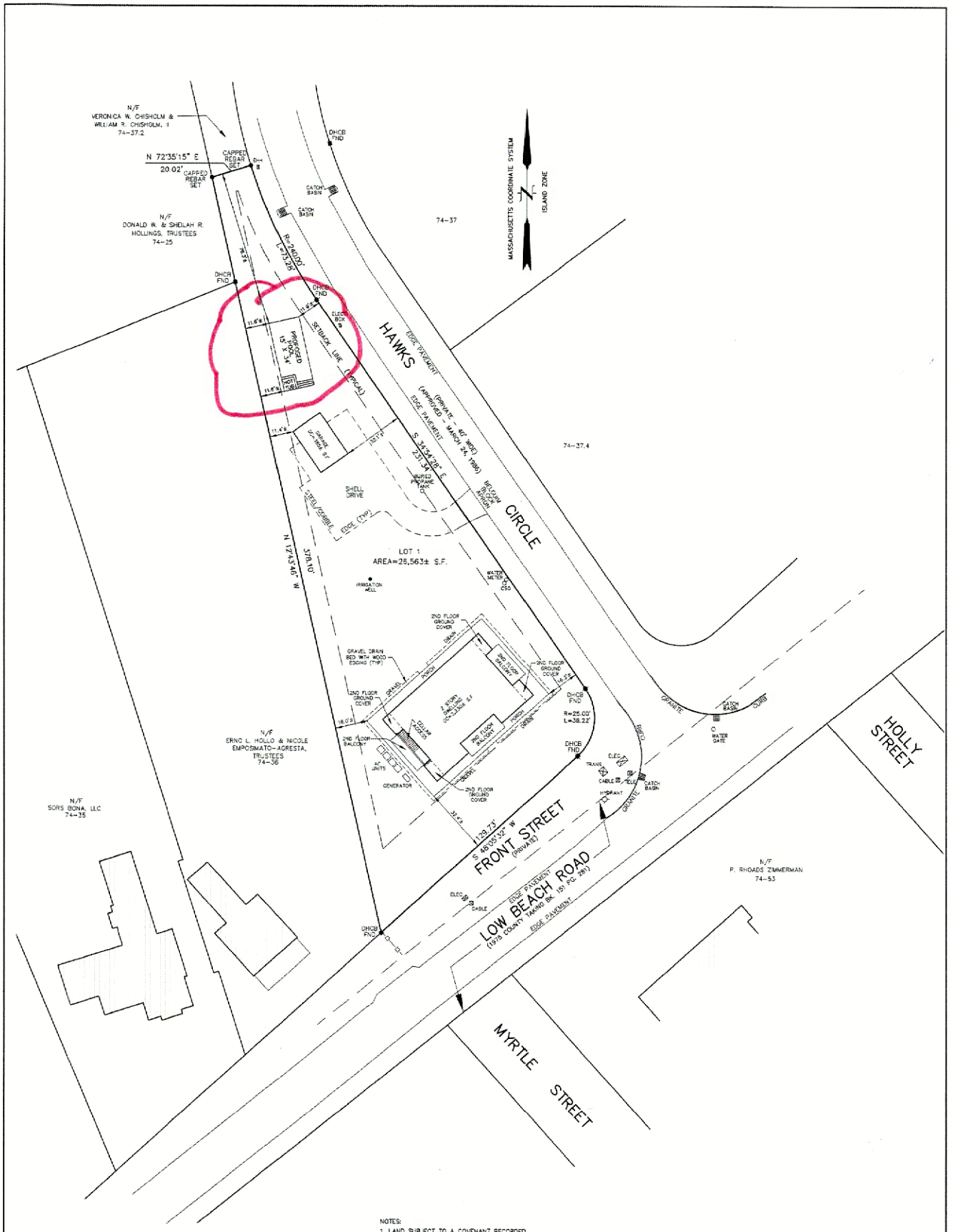
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

Date 12/4/2023



NOTES:

1. LAND SUBJECT TO A COVENANT RECORDED IN BOOK 251, PAGE 282.
2. LOT RESTRICTED TO ACCESS ON HAWKS CIRCLE. SEE BOOK 496, PAGE 97.
3. SEE SEWER EASEMENT GRANTED IN BOOK 496, PAGE 98.
4. 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. 25019C0311G EFFECTIVE DATE JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. THE SITE WAS PREVIOUSLY LOCATED WITHIN A MAPPED NATURAL HERITAGE (NHESP) PRIORITY HABITATS. NHESP FILE NO. 09-27515, "NO TAKE" DETERMINATION LETTER ISSUED 12/18/09. (SITE NO LONGER MAPPED)

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.: 9.8%±

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. 356/89 & 372/77

GRAPHIC SCALE
1"=20'
0 20 40 60 80

COPYRIGHT BY NANTUCKET SURVEYORS, LLC

AS-BUILT PLOT PLAN
#4 HAWKS CIRCLE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: 03/13/2012
REVISED: 12/1/23 PROPOSED POOL ADDED, NOTES AMENDED

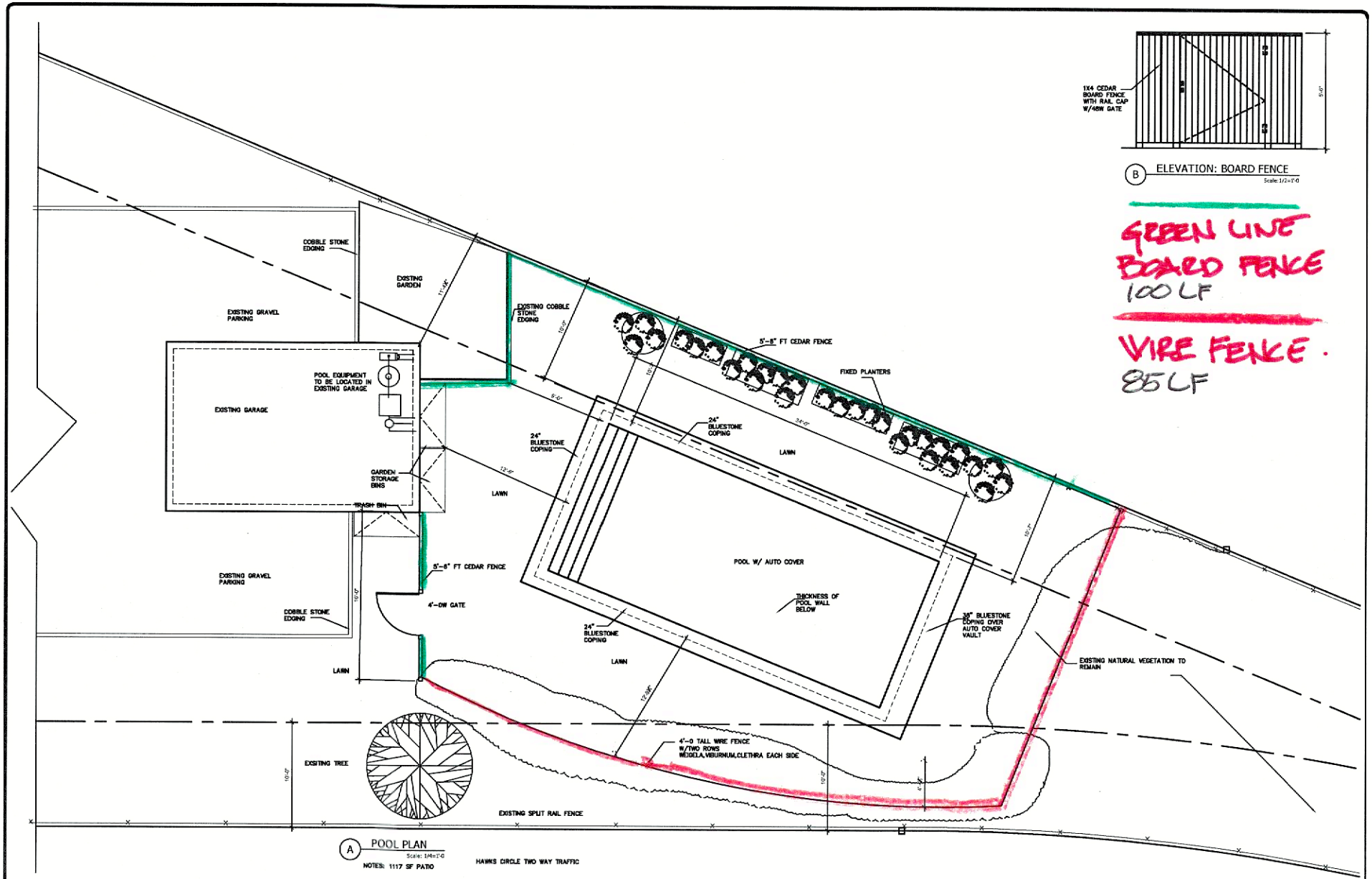
DEED REFERENCE: Bk. 1213, Pg. 5
PLAN REFERENCE: PLAN FILE 22-C
ASSESSOR'S REFERENCE:
MAP: 74 PARCEL: 37.3

PREPARED FOR:
FOUR HAWKS, LLC.

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

12/1/23

N-9841



A POOL PLAN
Scale: 1/4=1'-0
NOTES: 1117 SF PATIO

B ELEVATION: BOARD FENCE
Scale: 1/2=1'-0

GREEN LINE
BOARD FENCE
100 LF

VIRE FENCE.
85 LF

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

POOL PLAN FOR:
4 HAWKS LLC 4 HAWKS CIRCLE
NANTUCKET, MASSACHUSETTS, 02554

POOL PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B xxx copyright neg
client number

A1


POOL BEHIND GARAGE
A.


POOL LOCATION


Pod Location
C


POOL BEHIND
GARAGE
D


E
Pool Location

Gardening Help

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Clethra alnifolia

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Common Name: sweet pepperbush

Type: Deciduous shrub

Family: Clethraceae

Native Range: Eastern and southern North America

Zone: 3 to 9

Height: 3.00 to 8.00 feet

Spread: 4.00 to 6.00 feet

Bloom Time: July to August

Bloom Description: White

Sun: Full sun to part shade

Water: Medium to wet

Maintenance: Low

Suggested Use: Hedge, Naturalize, Rain Garden

Flower: Showy, Fragrant

Leaf: Good Fall

Attracts: Birds, Butterflies

Fruit: Showy

Tolerate: Heavy Shade, Erosion, Clay Soil, Wet Soil

Garden locations

Culture

Easily grown in average, medium to wet soils in full sun to part shade. Prefers part shade and consistently moist, acidic, sandy soils. Soils should not be allowed to dry out. Tolerates clay soils. Tolerates full shade. Promptly remove root suckers unless naturalized look is desired. Propagate by cuttings. Prune if needed in late winter.

Noteworthy Characteristics

Clethra alnifolia, commonly called summersweet, is a deciduous shrub that is native to swampy woodlands, wet marshes, stream banks and seashores, often in sandy soils, along the coast from Maine to Florida and west to Texas. **It is a rounded, suckering, densely-branched, deciduous shrub that typically grows to 3-6' (less frequently to 8') tall and is noted for producing a mid to late summer bloom of sweetly fragrant white flowers which appear in narrow, upright panicles (racemes to 2-6" long).** Flowers give way to dark brown seed capsules (1/8" diameter) which may persist into winter. Mature stems have scaly, dark gray to brown black bark. Serrate, obovate to oblong, glossy dark green leaves (to 3-4" long) turn variable but generally attractive shades of yellow to golden brown in fall. Flowers are very attractive to butterflies and bees.

Genus name comes from the Greek *klethra* the name for alder of which the leaves resemble.

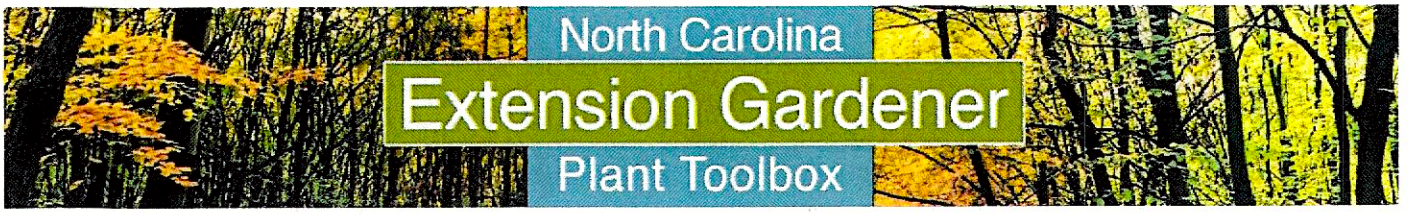
Specific epithet means leaves like alder.

Problems

No serious insect or disease problems. Spider mites may be a concern in dry conditions.

Uses

NC STATE EXTENSION



Weigela florida

Common Name(s): Old Fashioned Weiglea; Weigela

Phonetic Spelling
wy-GEE-la FLOR-id-ah

Description
Weigela is in the Caprifoliaceae (honeysuckle) family and is native to North China, Korea, and Japan. The epithet, *florida*, means "beautiful." This plant is a dense, rounded, deciduous shrub with somewhat coarse branches that tend to arch toward the ground as the shrub reaches maturity. For approximately two weeks, in each mid-to late spring, after the leaves emerge, showy, rosy-colored tubular flowers cover the shrub and have a repeat, though sparser, performance in mid to late summer. Plant this shrub in the full sun to light shade or dappled sunlight, though the best flowering and foliage color will occur in full sun.

Weigela typically grows from 6 to 10 feet tall and 9 to 12 feet wide; however, cultivars tend to be smaller. When mature, older interior branches can be removed in late winter to improve the plant's vigor and blooms the following year. This plant blooms on old wood, therefore, pruning is best done just after flowering as flowers appear on last season's wood. If not pruned, branches will form a fountain-like outline which is highly ornamental while covered with blooms, but over time it can take on a weedier appearance. Prune if necessary to help maintain the plant's size and shape.

In the United States and North America, this shrub is used in the landscape as a foundation plant, in a mass planting, or on a shrub border. Many of the dwarf cultivars can be grown as container plants. Weigela is air pollution and clay soil tolerant and is lightly salt tolerant.

Cultivars available include variegated leaf forms and many anthocyanin-hued (red, blue, or purple) flowers as well as a yellow-flowered cultivar.

Seasons of Interest:

Bloom: Spring and Summer **Foliage:** Spring, Summer, and Fall

Quick ID

- Stems of new growth have 2 vertical rows of white 'hair'
- Axillary tubular-campanulate flowers after leaves
- Deciduous shrub with opposite, ovate, acuminate leaf
- Stipular scars encircle stems

Insects, Diseases, and Other Plant Problems: Minimal insect and disease damage. It may be damaged by deer. May experience winter dieback.

VIDEO created by Andy Pulte for "Landscape Plant Identification, Taxonomy and Morphology" a plant identification course offered by the Department of Plant Sciences, University of Tennessee.

Cultivars / Varieties:
'Alexandra', 'Bokraspiwi', 'Brigela', 'Bristol Ruby', 'Bristol Snowflake', 'Canary', 'Candida', 'Carnaval', 'Courtalor', 'Dark Horse', 'Elvira', 'Eva Rathke', 'Foliis Purpireis', 'Foliis Purpureis', 'Java Red', 'Midnight Wine', 'Minuet', 'Minuet', 'Pink Delight', 'Pink Princess', 'Polka', 'Red Prince', 'Rubidor', 'Rubigold', 'Rumba', 'Sunny Princess', 'Sunset', 'Variegata', 'Variegata Nana', 'Victoria', 'White Knight', 'Wine and Roses'

NC STATE EXTENSION

North Carolina
Extension Gardener
Plant Toolbox

Viburnum odoratissimum

Common Name(s): Sweet Viburnum

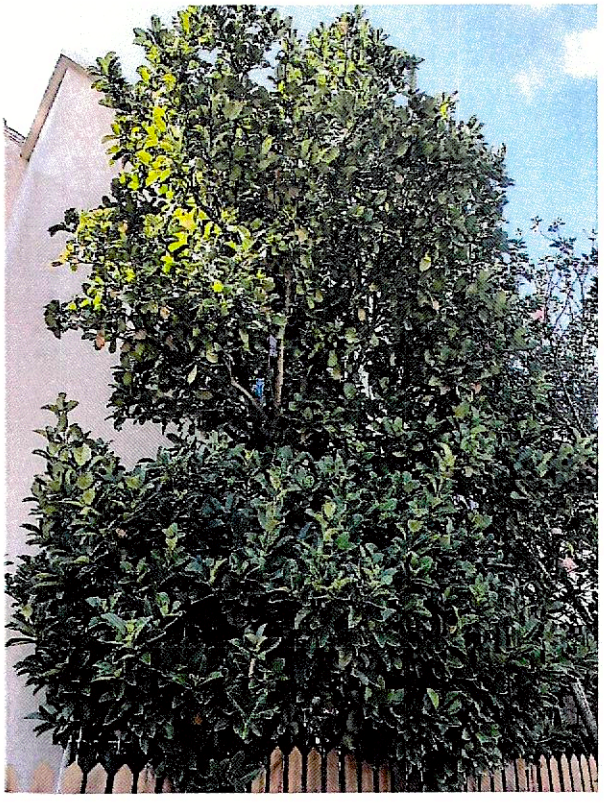
Phonetic Spelling
vih-BUR-num oh-dor-uh-TISS-ee-mum

Description
Sweet Viburnum is an Asian evergreen shrub that can be grown as a shrub or small tree. In the northern edge of its zone, it may be semi-evergreen to deciduous. Large, leathery, dark green, glossy leaves and clusters of extremely fragrant, small, white flowers, completely covering the plant in springtime, make this plant a desirable landscape shrub. It will grow up to 20 feet tall and wide and prefers full sun with some afternoon shade. It is moderately drought tolerant once established.

Plant in moist well-drained soils in sun to partial shade as a foundation plant, in hedges or borders or open woodland sites of large yards or public places. Make sure you have enough room for this large shrub as over-pruning will make it leggy and unattractive.

Insects, Diseases, and Other Plant Problems: The Clemson Cooperative Extension Home and Garden Information Center has a factsheet on common pests and diseases.

Cultivars / Varieties:
var awabuki



Form
kari_cousins
CC BY-NC 4.0



Form
JC Raulston Arboretum

CERTIFIC

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°: 12 PARCEL N°. 53

Street & Number of Proposed Work: 14 Plover Ln - Plunge Pool

Owner of record: ACK-TV, LLC - Matthew Dewey

Mailing Address: P.O.Box 1414

Duxbury MA 02331

Contact Phone #: 7814245290 E-mail: mdacey@championbuilders.com

AGENT INFORMATION (if applicable)

Name: Blacker Engraving Don Blacker

Mailing Address: Plymouth, Massachusetts

Contact Phone #: _____ 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. HDC-2022-05-6258

☒ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 13'.6" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 7' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks: Plunge Pool 7 x 13' Rear of House PATIO

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 Bluestone / Pea Stone 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

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 MATTHEW J DACEY

AS AGENT FOR ACK-TV, LLC

STREET ADDRESS 14 PLOVER LANE

MAP/PARCEL 12 P-53

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

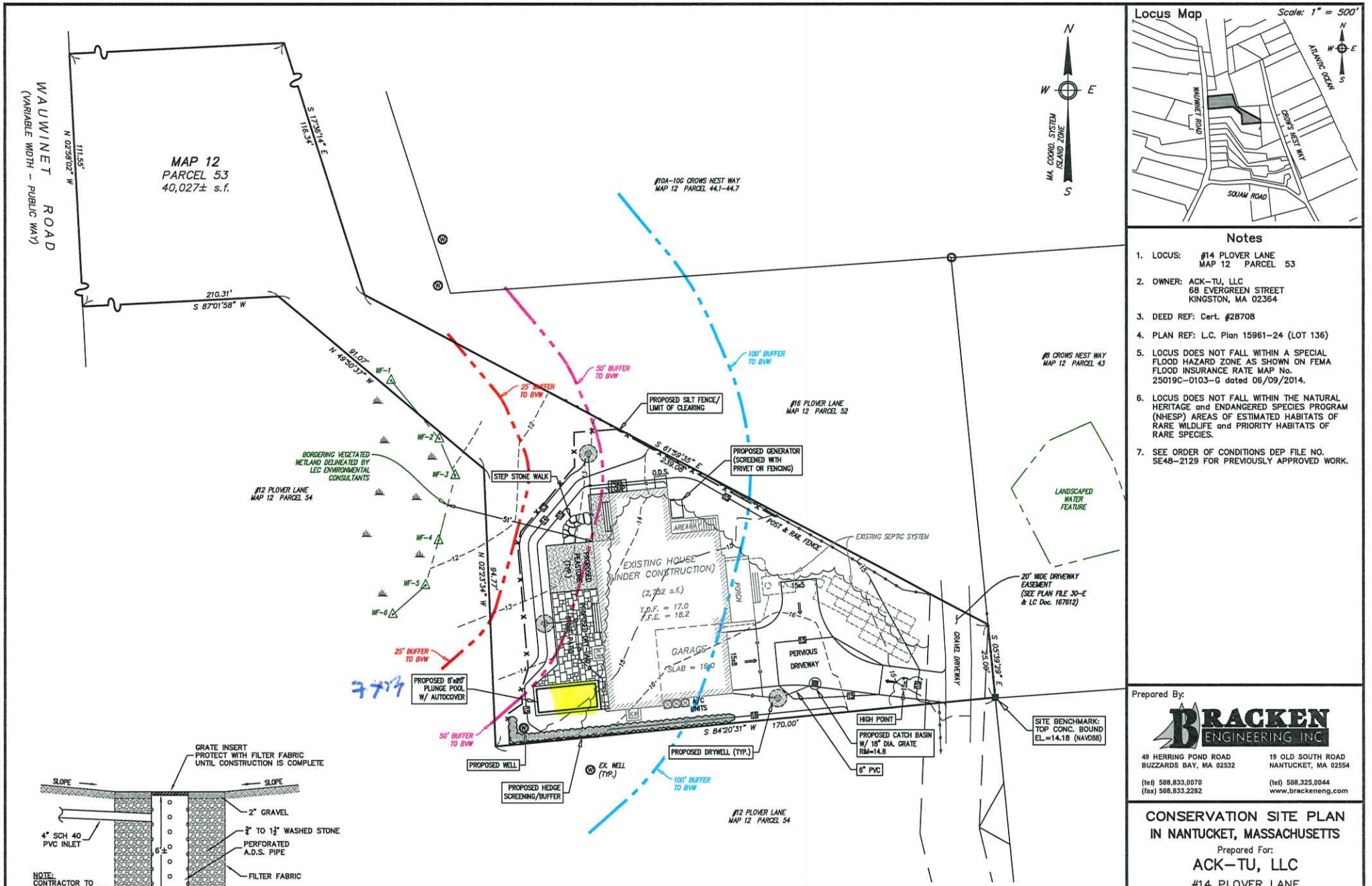
_____

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 12/2/23
Date



DRYWELL DETAIL
NOT TO SCALE

PLAN SCALE
0 4 8 12 16 20 30 40 60
1 inch = 20 feet

Notes

1. LOCUS: #14 PLOVER LANE
   MAP 12 PARCEL 53
2. OWNER: ACK-TU, LLC
   68 EVERGREEN STREET
   KINGSTON, MA 02364
3. DEED REF: Cert. #28708
4. PLAN REF: L.C. Plan 15961-24 (LOT 136)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0103-G dated 06/09/2014.
6. 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.
7. SEE ORDER OF CONDITIONS DEP FILE NO. SE48-2129 FOR PREVIOUSLY APPROVED WORK.

Prepared By:
BRACKEN ENGINEERING INC
49 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

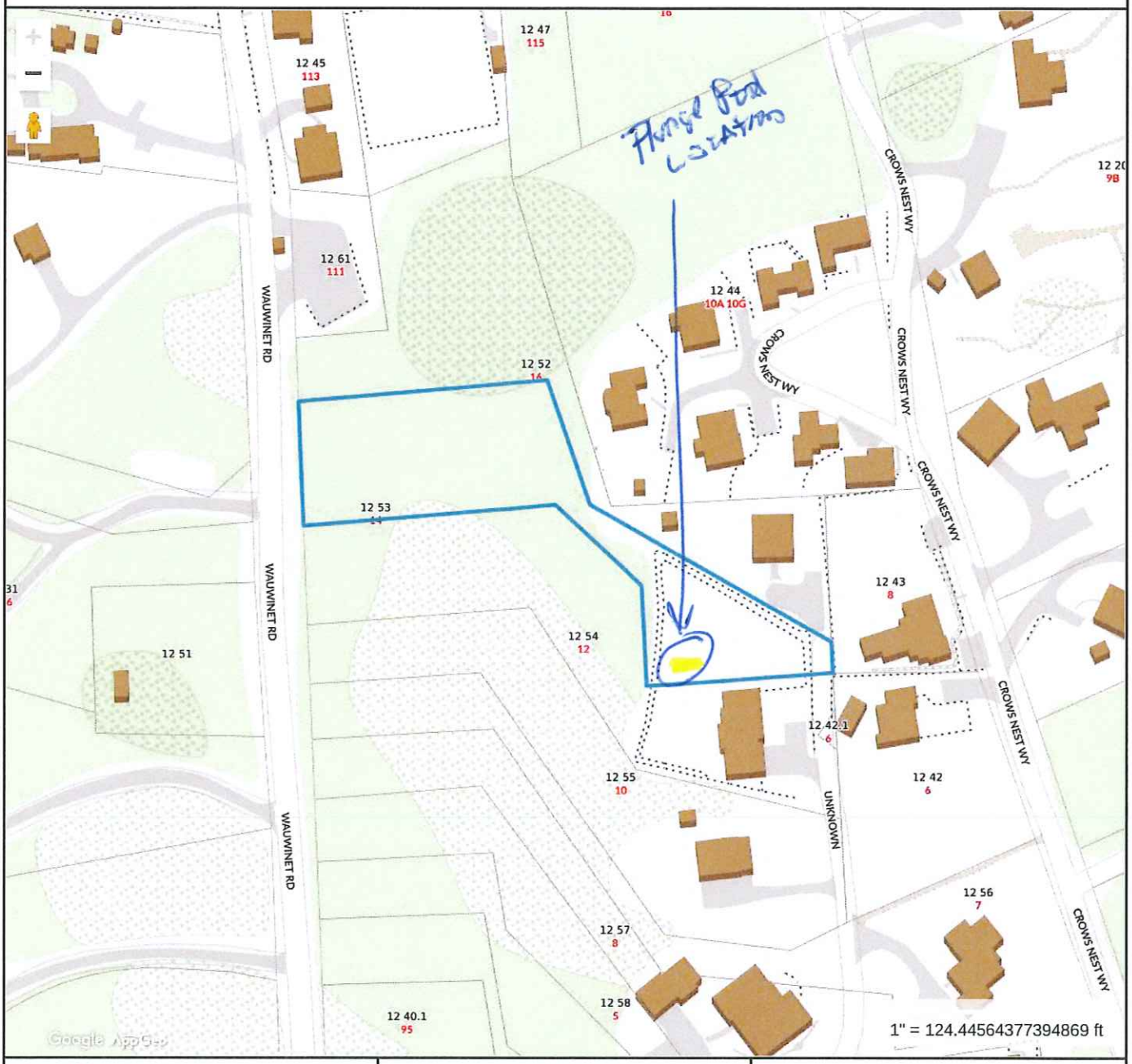
CONSERVATION SITE PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:
ACK-TU, LLC
#14 PLOVER LANE
MAP 12 PARCEL 53

No.	Date	Revision Description	By
2	10/3/23	REVISE PER REVIEW COMMENTS	RMM
1	8/21/23	ADD PLUNGE POOL, REVISE PATIO & GRADING, AND UPDATE OWNERSHIP	RMM

Date: NOVEMBER 2, 2021 | Drawn: RMM/DAF/BEI | Checked: DFB/AMG | Sheet: 1 of 1

S:\Autocad Drawings\Nantucket\Plover Lane\14 Plover Lane\14 PLOVER LANE - Site Plan_rev3.dwg



Property Information

Property ID	12 53
Location	14 PLOVER LN
Owner	ACK TU 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.


Location Behind House
North Side
TRAVELED WAY
Power Lane


Location Behind House
North side


CAT
314E

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°: 68 PARCEL N°. 530

Street & Number of Proposed Work: 5 SPARROW DR.

Owner of record: 5 SPARROW HOMELEE TRUST

Mailing Address: 5 SPARROW DRIVE
NANTUCKET. MA 02554

Contact Phone #: 203.644.2002 E-mail: BJL@ULA.COM

AGENT INFORMATION (if applicable)

Name: CHARLES LENHART SC.I

Mailing Address: PO Box 2113
NANTUCKET. MA 02584

Contact Phone #: 508.228.8050 E-mail: chuck.lenhart@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 NEW ROOF WALK 8'X10'

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: NC
Width: 8' Sq. footage 2nd floor: NC
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 21' NC South 21' NC East 21' NC West 21' NC

Additional Remarks

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

Historic Name: —

Original Date: 1994

Original Builder: —

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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 _____ ☐ 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 EXIST NC
Trim WHITE Sash — Doors —
Deck NATURAL TO WEATHER 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

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.

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.**

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 CHARLES LENHAM

AS AGENT FOR 5 SPARROW NOMINEE TRUST

STREET ADDRESS 5 SPARROW DR.

MAP/PARCEL 68 / ~~55~~ 530

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

11.29.23

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

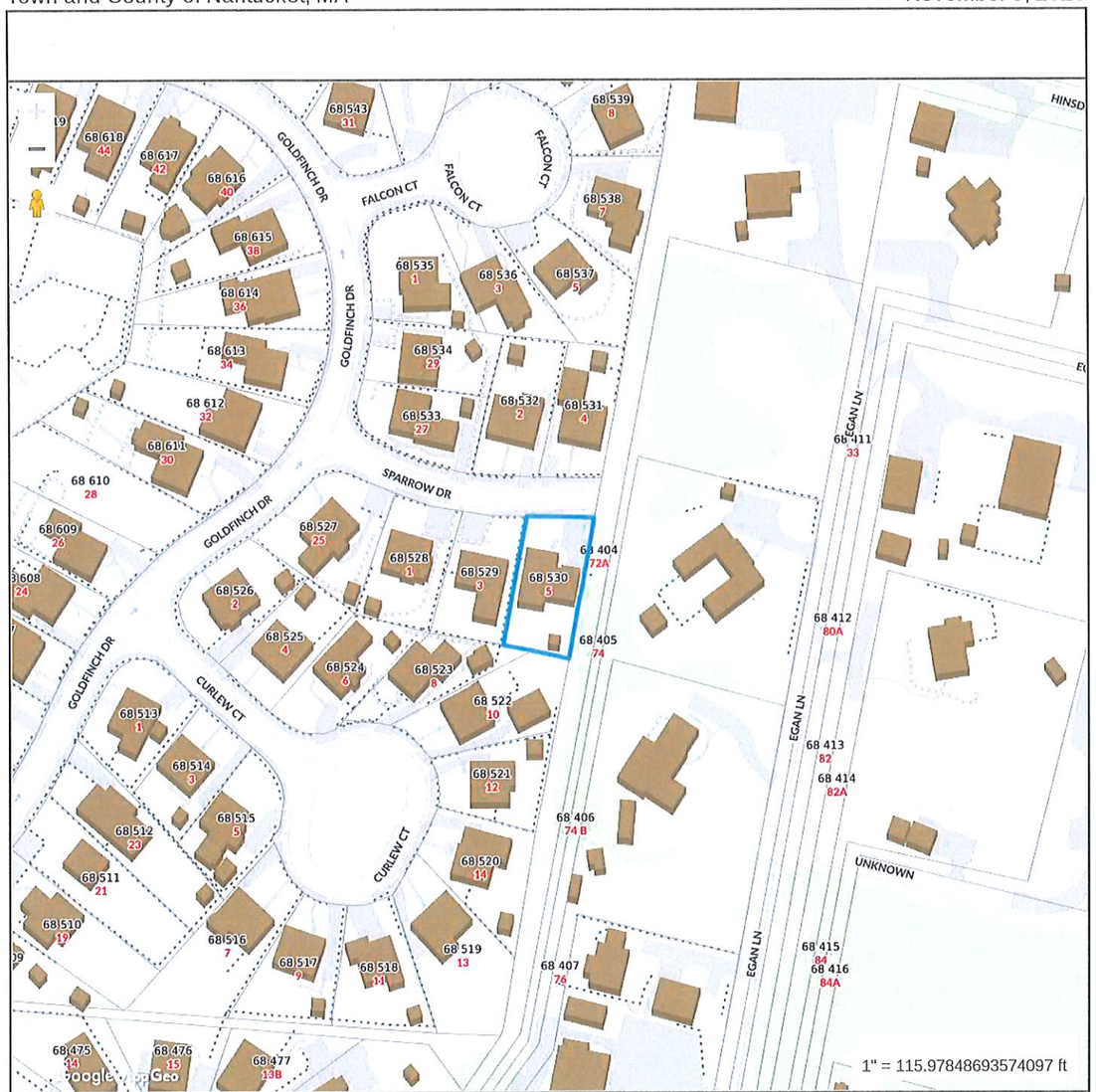
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

Signature 11.29.23 Date

Town and County of Nantucket, MA

November 9, 2023



Property Information

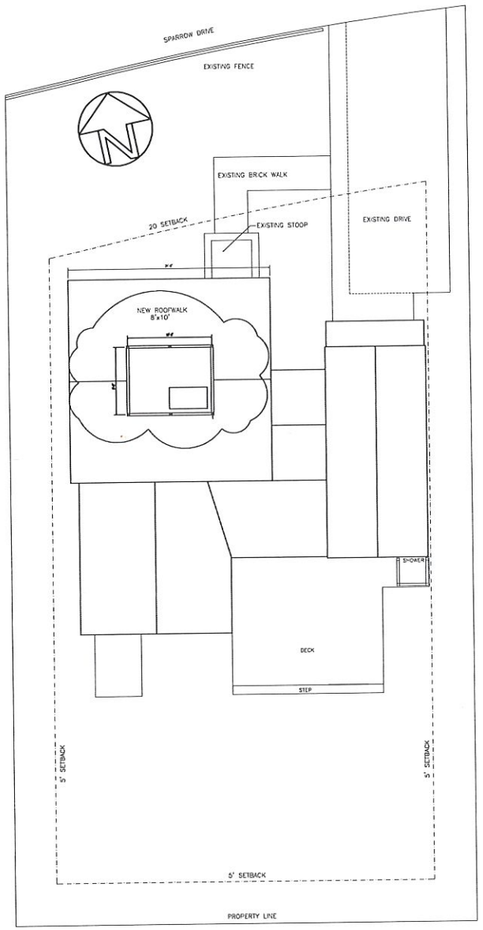
Property ID	68 530
Location	5 SPARROW DR
Owner	LANDT WILLIAM E & BETTINA E TR

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 10/03/2023
Data updated Jan. 2021

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



SITE PLAN

LOCUS MAP
5 SPARROW DRIVE

MAP NO.	68	
PARCEL NO.	530	
ZONING CLASSIFICATION	RC-2	Changed to R-5 April 2009
LOT AREA	5,719 s.f.	
SETBACKS:		
FRONT YARD	20'	10'
REAR/SIDE	5'	10' one side 5' thereafter
G.C.R.	50%	40%
ALLOWED G.C.	2,500 s.f.	
EXISTING G.C.	1467 s.f.	
PROPOSED NEW G.C.		
TOTAL G.C.	1,467 s.f.	
PROPOSED G.C. RATIO	25.6%	
USE GROUP TYPE 5A, PROTECTED	R1	

DRAWING INDEX

1 SITE PLAN
2 EXISTING & PROPOSED NORTH & WEST ELEVATIONS
3 EXISTING & PROPOSED SOUTH & EAST ELEVATIONS

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02554
508-228-8050

Project
CHRISTOPHER RESIDENCE
5 SPARROW DRIVE
NANTUCKET, MA
Job No
NEW ROOF WALK

Notes
HDC APPL.
CERT. NO.

Title
SITE PLAN
INDEX

Date
11/29/2023

Scale
3/16"=1'0"

1

EXISTING NORTH

EXISTING WEST

PROPOSED NORTH

PROPOSED WEST

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508-228-8050

Project
CHRISTOPHER RESIDENCE
5 SPARROW DRIVE
NANTUCKET, MA
Job No
NEW ROOF WALK

Notes
HDC APPL.
CERT. NO.

Title
ELEVATIONS
NORTH & WEST

Date
11/29/2023

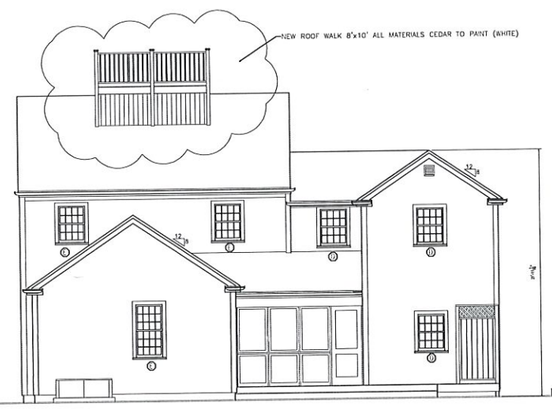
Scale
1/4"=1'0"

2

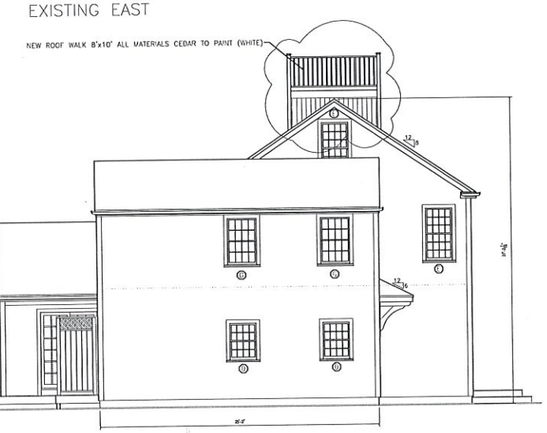


EXISTING SOUTH

EXISTING EAST



PROPOSED SOUTH



PROPOSED EAST

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508-228-8050

CHRISTOPHER RESIDENCE
5 SPARROW'S NEST
NANTUCKET, MA

NEW ROOF WALK

Project

Job No

Notes
HDC APPL.
CERT. NO.

Title
ELEVATIONS
SOUTH & EAST

Date
11/29/2023

Scale
1/4"=1'0"

3



CHRISTOPHER 5 SPARROW EXISTING NORTH / EAST @8:30



CHRISTOPHER 5 SPARROW EXISTING NORTH & WEST 6/8/530

CHRISTOPHER 6 SPARROW SOUTH 08/530

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°: 76.1.3 PARCEL N°. 121

Street & Number of Proposed Work: 26 Clarendon St

Owner of record: David + Carolyn Butler

Mailing Address: P.O. BOX 162

Sconset, MA 02564

Contact Phone #: 508 228 8500 E-mail: david@ackstone.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ 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 Covered Porches (2)

Size of Structure or Addition: Length: 32'-6" Sq. Footage 1st floor: 200 Decks/Patio: Size: 700 ☐ 1st floor ☐ 2nd floor

Width: 16'-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 14'-10" South 14'-10" East 15'-10" West 15'-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 Ø 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 12/12 Secondary Mass 10/12 Dormer 10/12 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 5½ Rake 7½ Soffit (Overhang) _____ Corner boards 5½ Frieze _____

Window Casing 3½ Door Frame 3½ Columns/Posts: Round ____ Square X 5½

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 12/6/2023 Signature of owner of record David Butler Signed under penalties of perjury

GIS Map 26 Clarendon



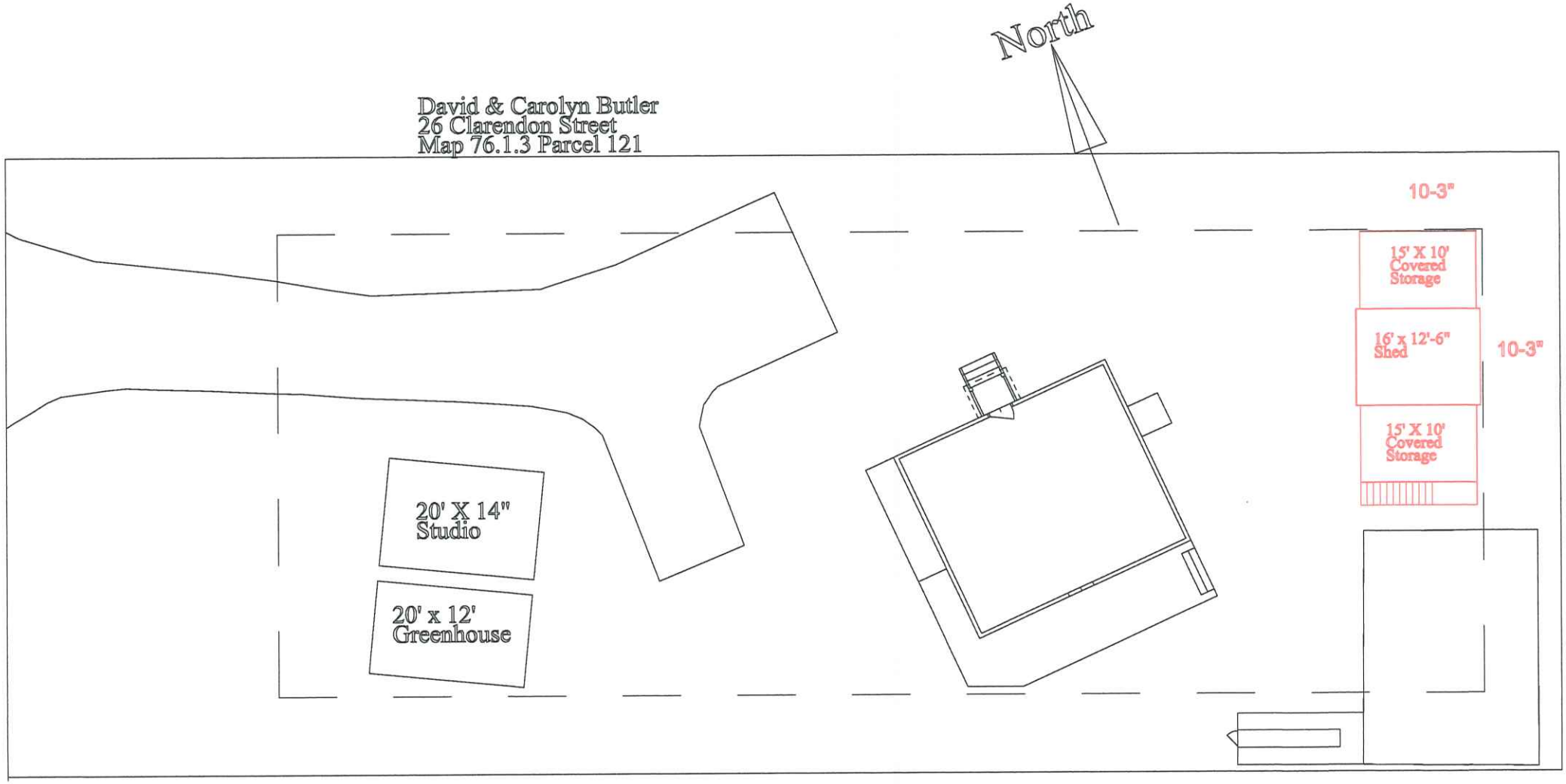
1" = 127.5511652424672 ft

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.

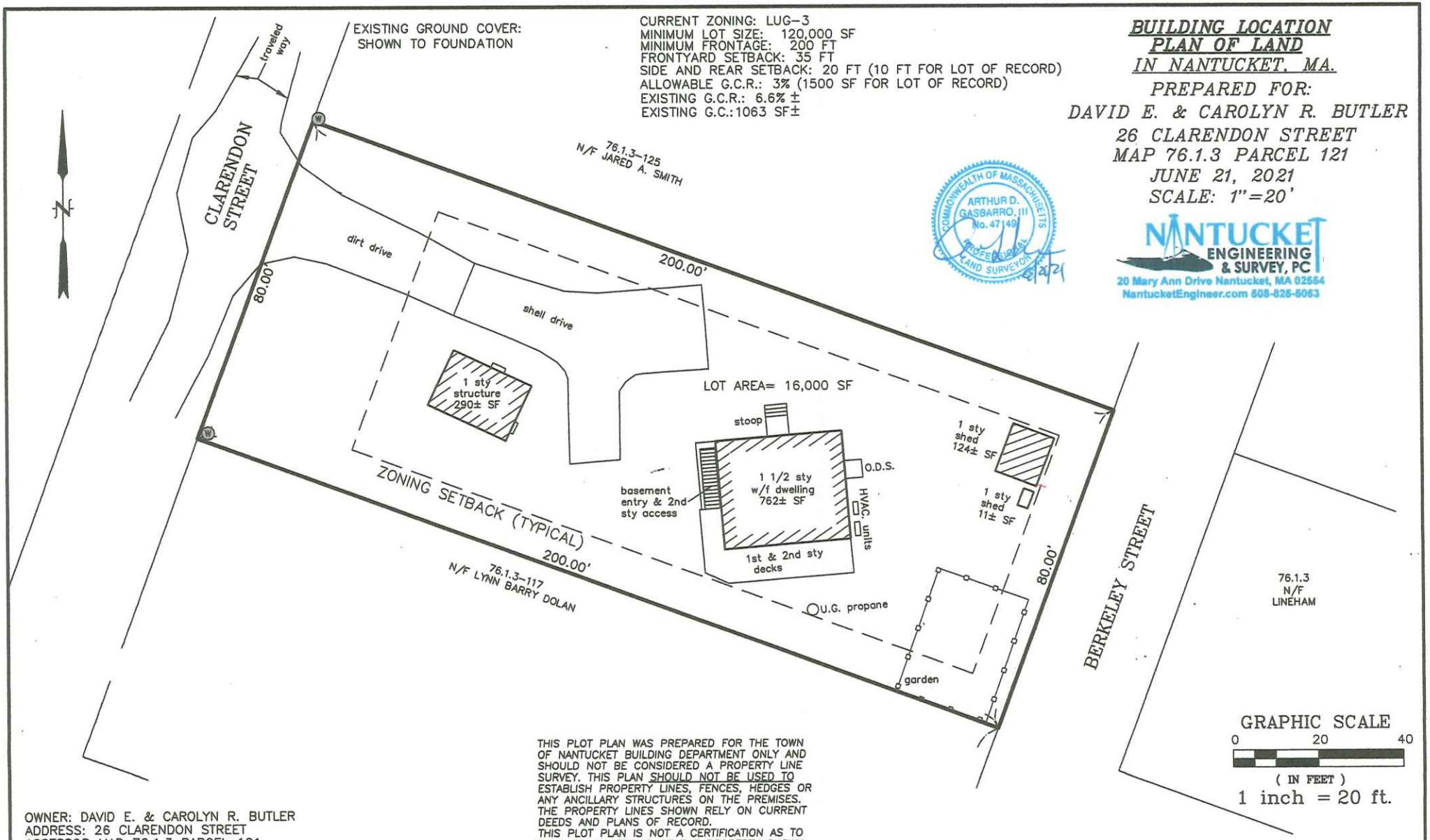

David & Carolyn Butler
26 Clarendon Street
Map 76.1.3 Parcel 121
North
10-3"
15' X 10'
Covered
Storage
16' x 12'-6"
Shed
10-3"
15' X 10'
Covered
Storage
20' X 14"
Studio
20' x 12'
Greenhouse

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MA.

PREPARED FOR:
DAVID E. & CAROLYN R. BUTLER
26 CLARENDON STREET
MAP 76.1.3 PARCEL 121
JUNE 21, 2021
SCALE: 1"=20'

CURRENT ZONING: LUG-3
MINIMUM LOT SIZE: 120,000 SF
MINIMUM FRONTAGE: 200 FT
FRONTYARD SETBACK: 35 FT
SIDE AND REAR SETBACK: 20 FT (10 FT FOR LOT OF RECORD)
ALLOWABLE G.C.R.: 3% (1500 SF FOR LOT OF RECORD)
EXISTING G.C.R.: 6.6% ±
EXISTING G.C.: 1063 SF±

EXISTING GROUND COVER:
SHOWN TO FOUNDATION



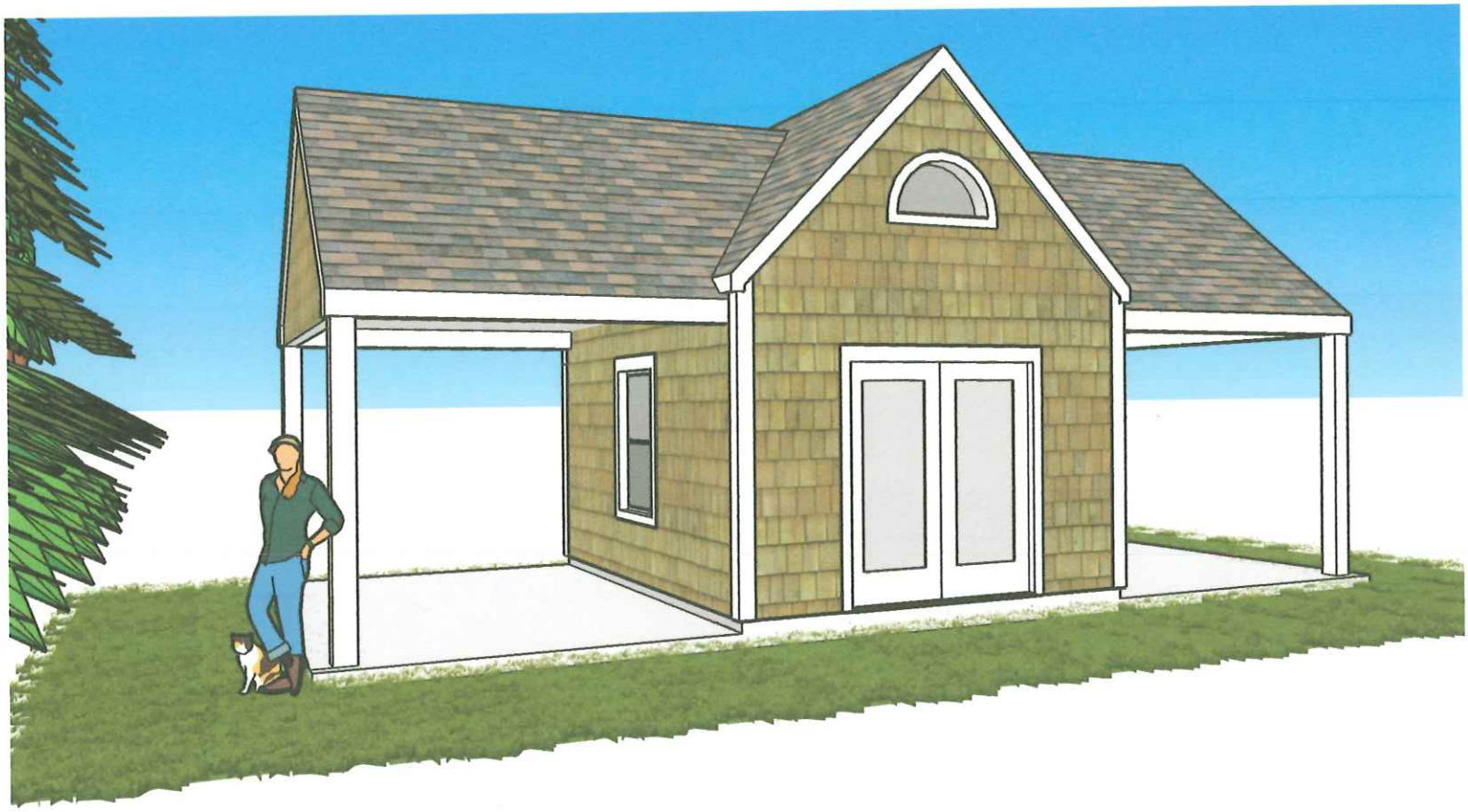
COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO, III
No. 47149
PROFESSIONAL LAND SURVEYOR
6/21/21

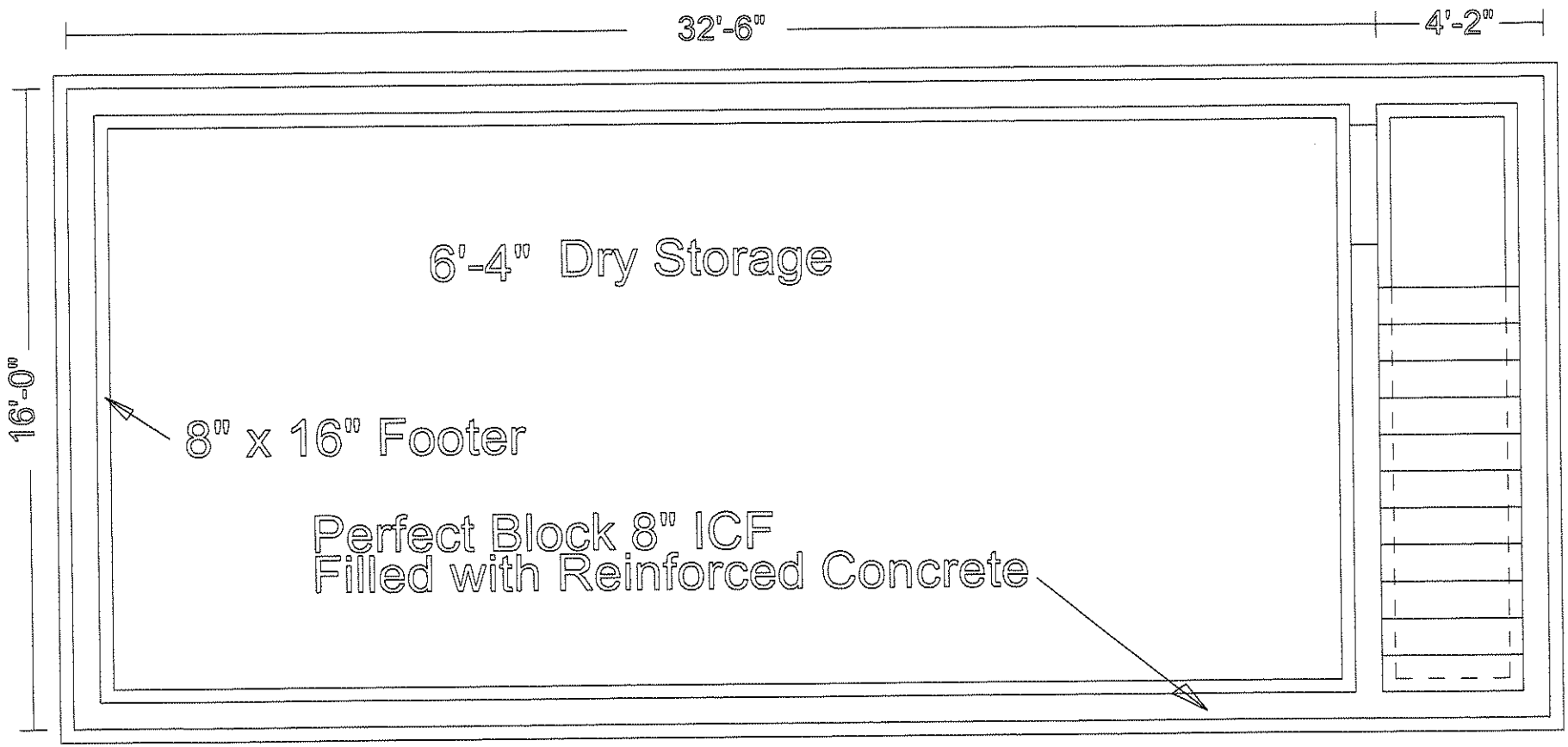
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

OWNER: DAVID E. & CAROLYN R. BUTLER
ADDRESS: 26 CLARENDON STREET
ASSESSOR MAP 76.1.3 PARCEL 121
CERT: 27,485 LCPL 5004-G
BLOCK 6 - LOTS 33-36 & 45-48

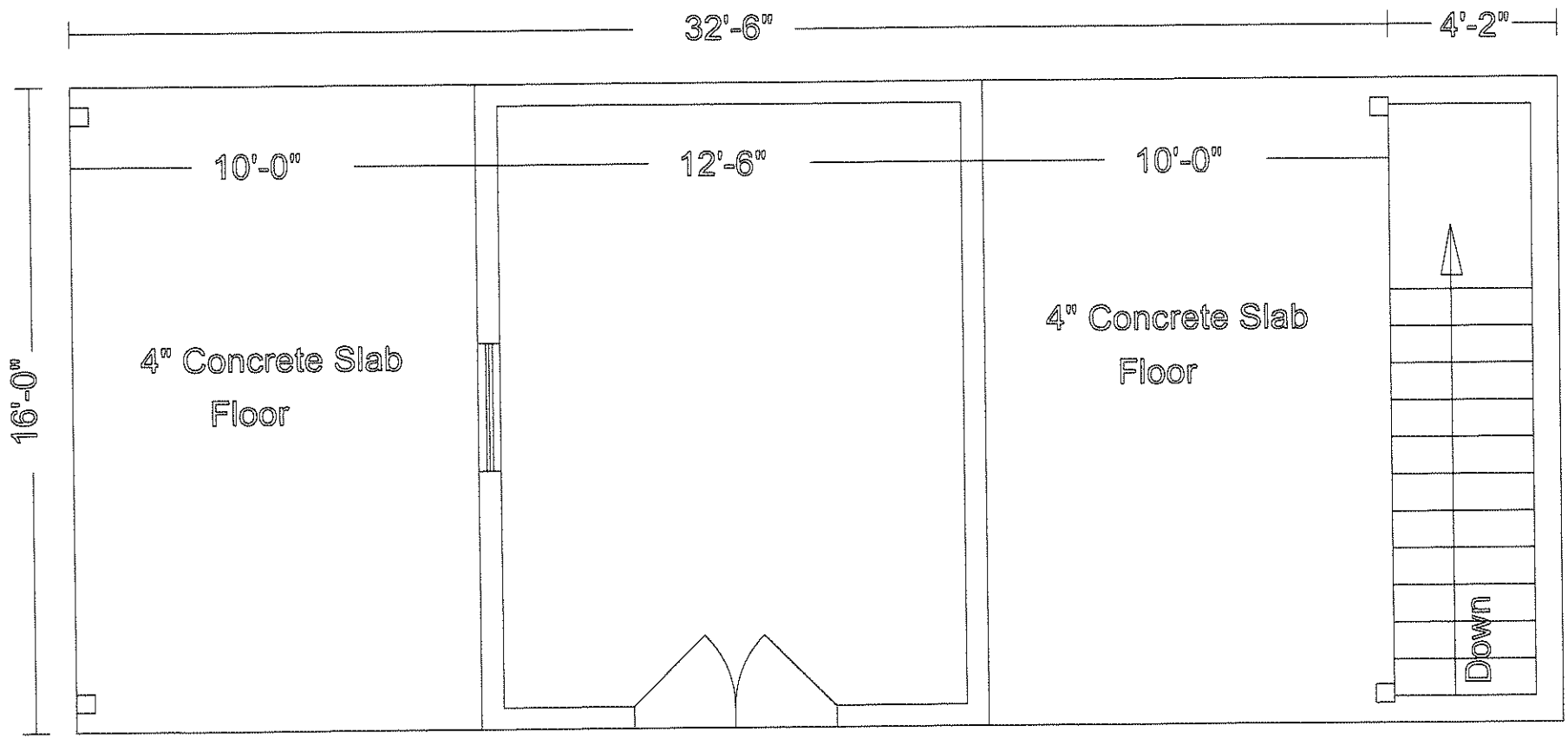
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND 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.





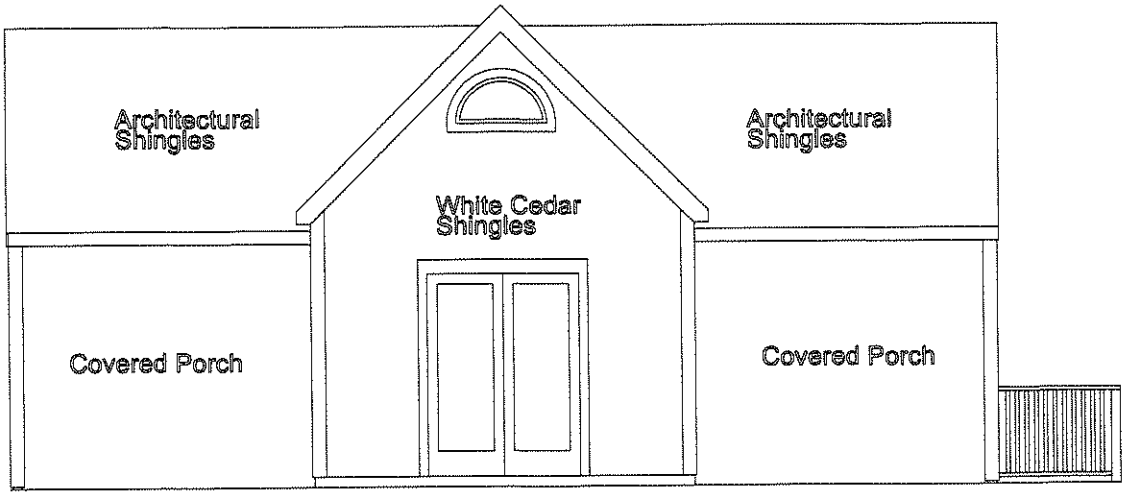
Foundation Plan
Scale 1/4"=1'-0"

David & Carolyn Butler
26 Clarendon Street

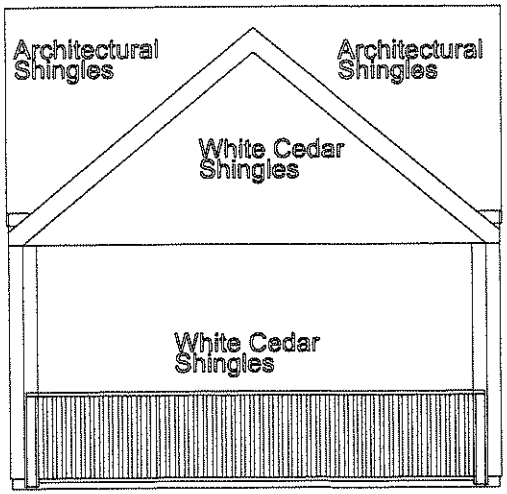


Floor Plan
Scale 1/4"=1'-0"

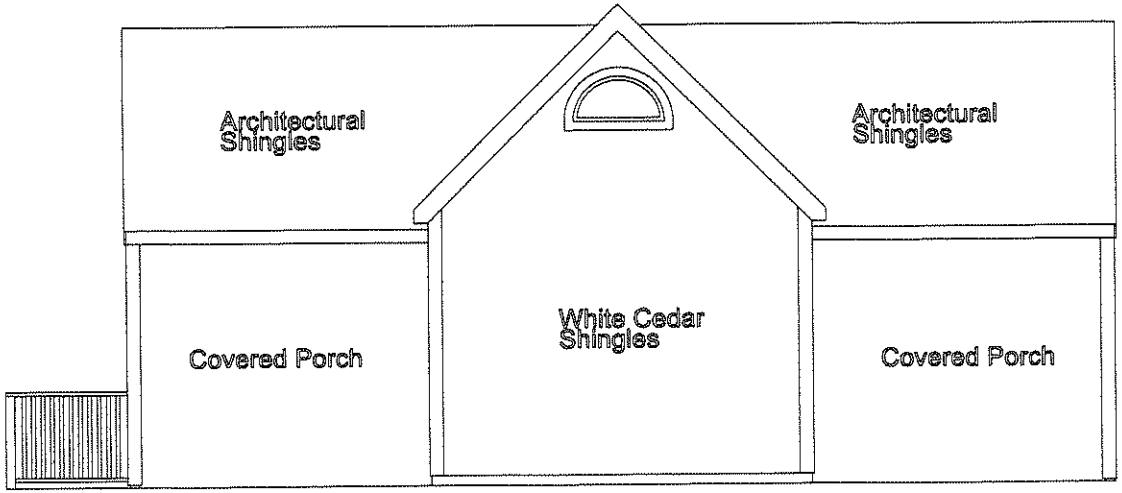
David & Carolyn Butler
26 Clarendon Street



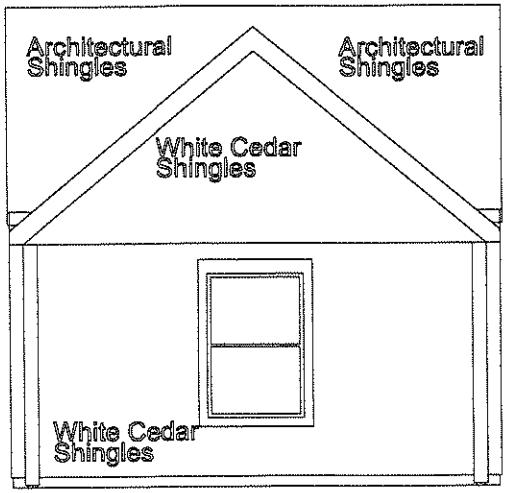
Front View Facing East



Ride Side View
Facing North



Rear View
Facing West



Left Side View
Facing South

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

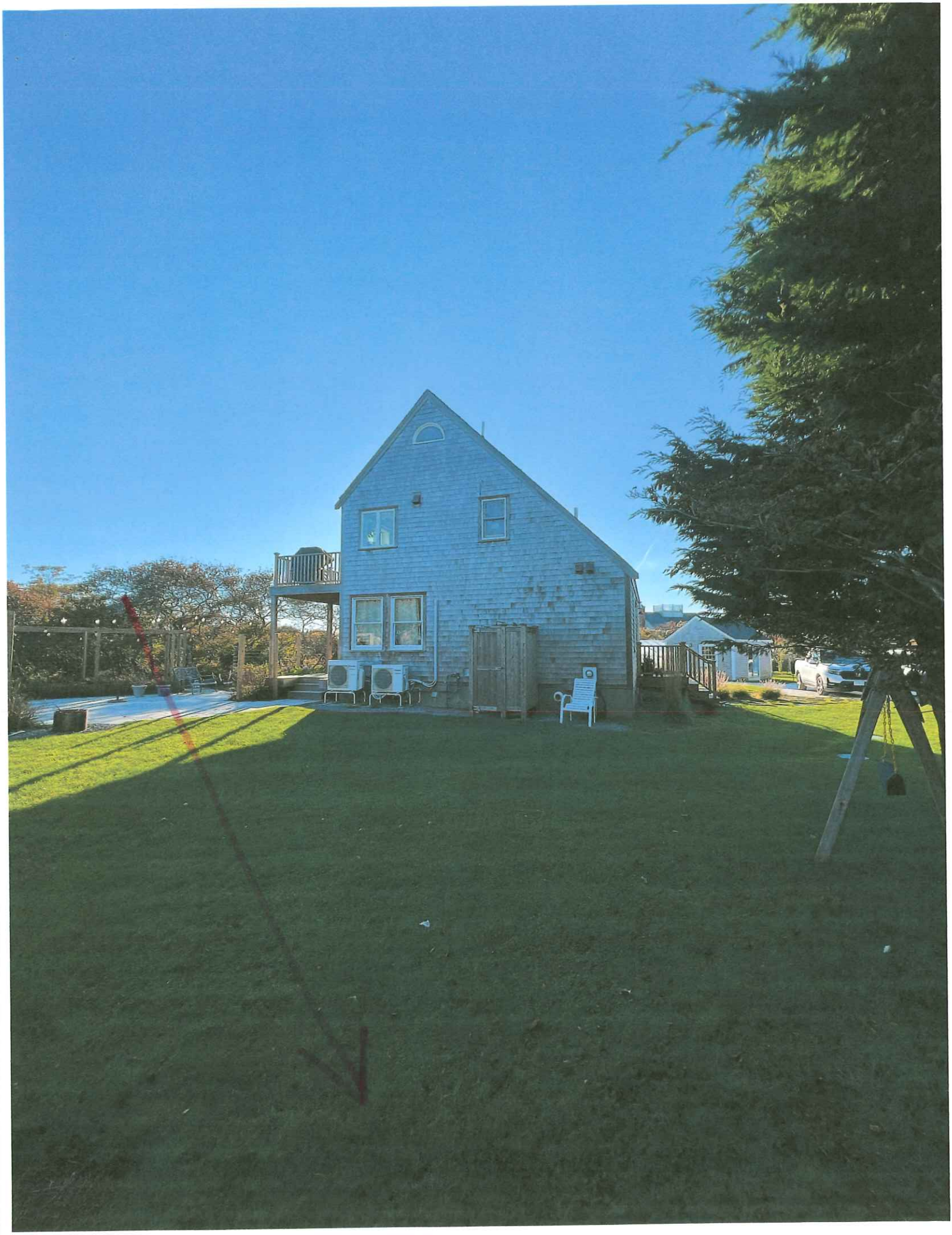
David & Carolyn Butler
26 Clarendon Street

Window Schedule

David & Carolyn Butler
26 Clarendon Street

Andersen 400 Series White Vinyl Clad no grills all to match house

TW 3046 double hung (1)
CTC XW1 36" half round (2)
FWO 5068 Patio Door (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°: 76.1.3 PARCEL N°. 121

Street & Number of Proposed Work: 26 Clarendon St

Owner of record: David + Carolyn Butler

Mailing Address: P.O Box 162
Sconset, MA 02564

Contact Phone #: 508.228.8500 E-mail: david@ackstone.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ 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 Move or Demolish existing shed

Size of Structure or Addition: Length: 12'-0" Sq. Footage 1st floor: 124 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10'-4" 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 12/6/2023 Signature of owner of record _____ Signed under penalties of perjury

GIS Map 26 Clarendon



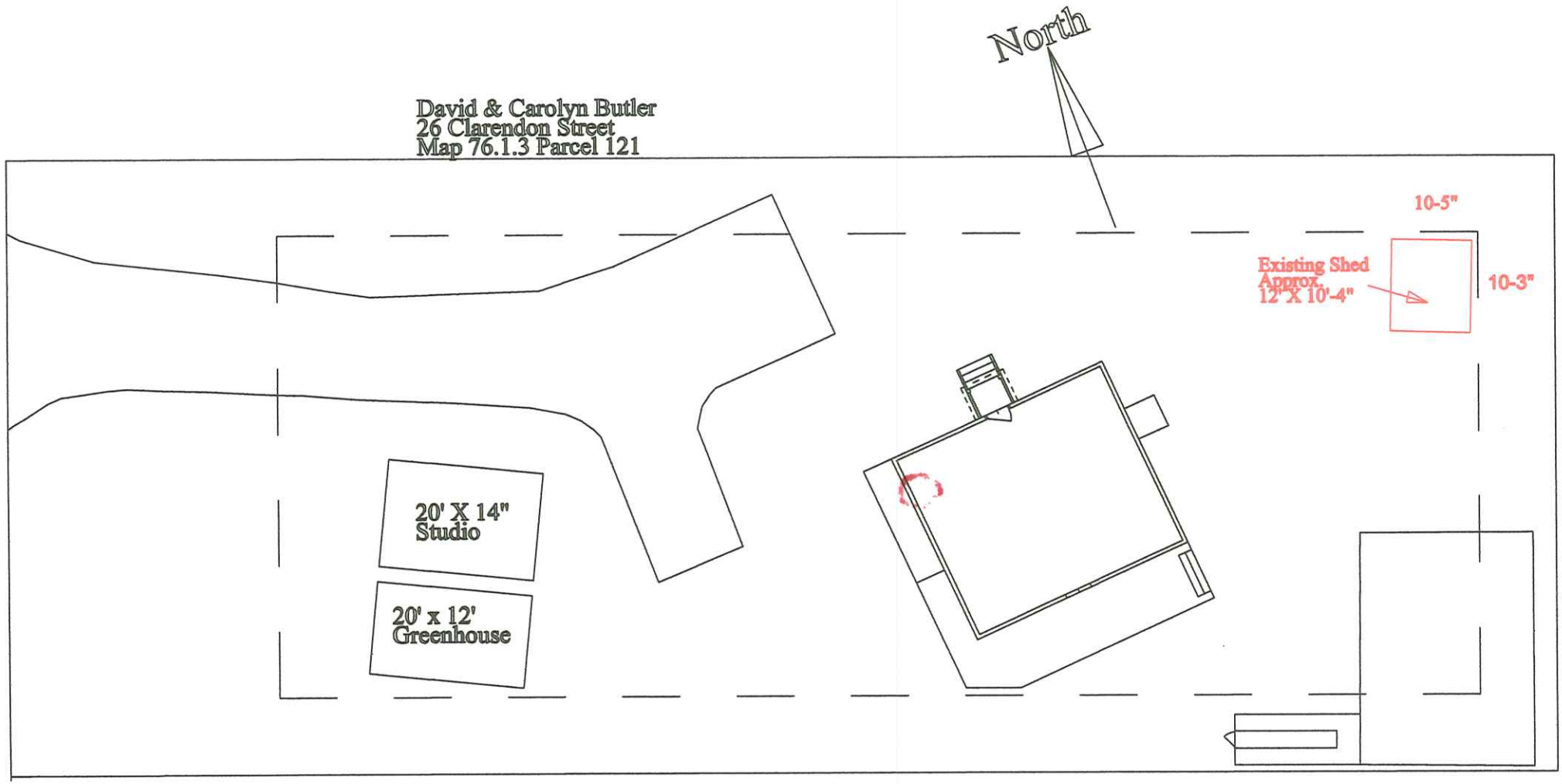
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

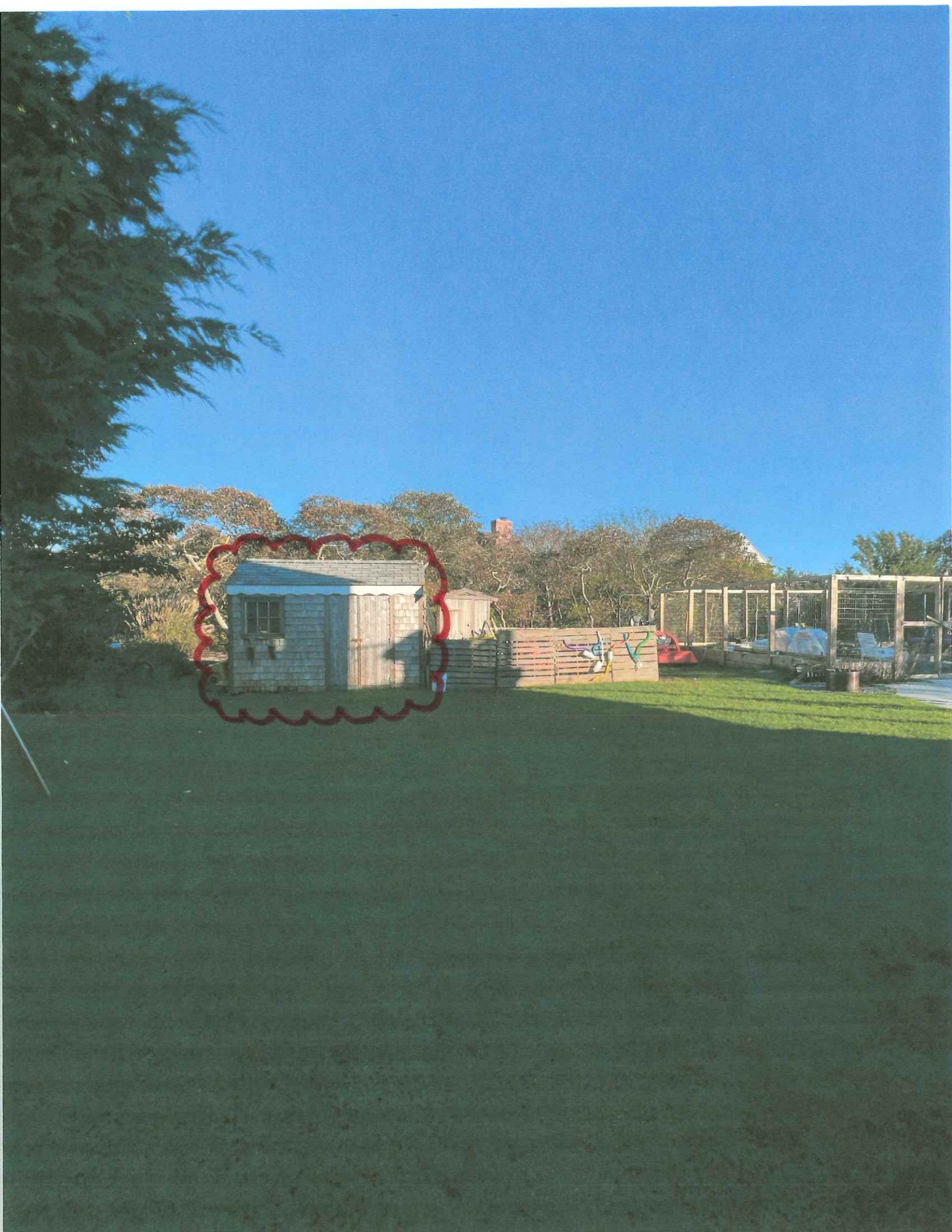
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

David & Carolyn Butler
26 Clarendon Street
Map 76.1.3 Parcel 121

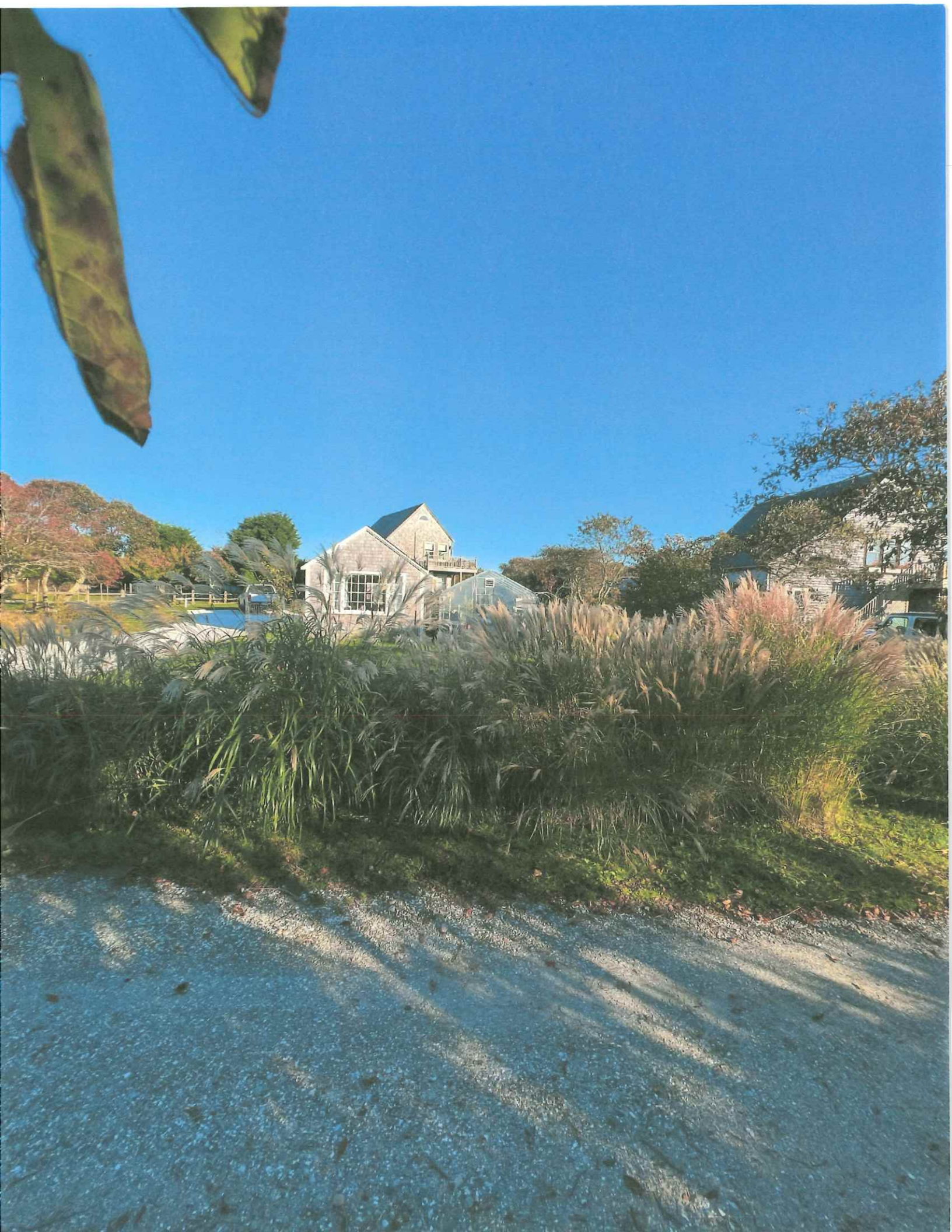




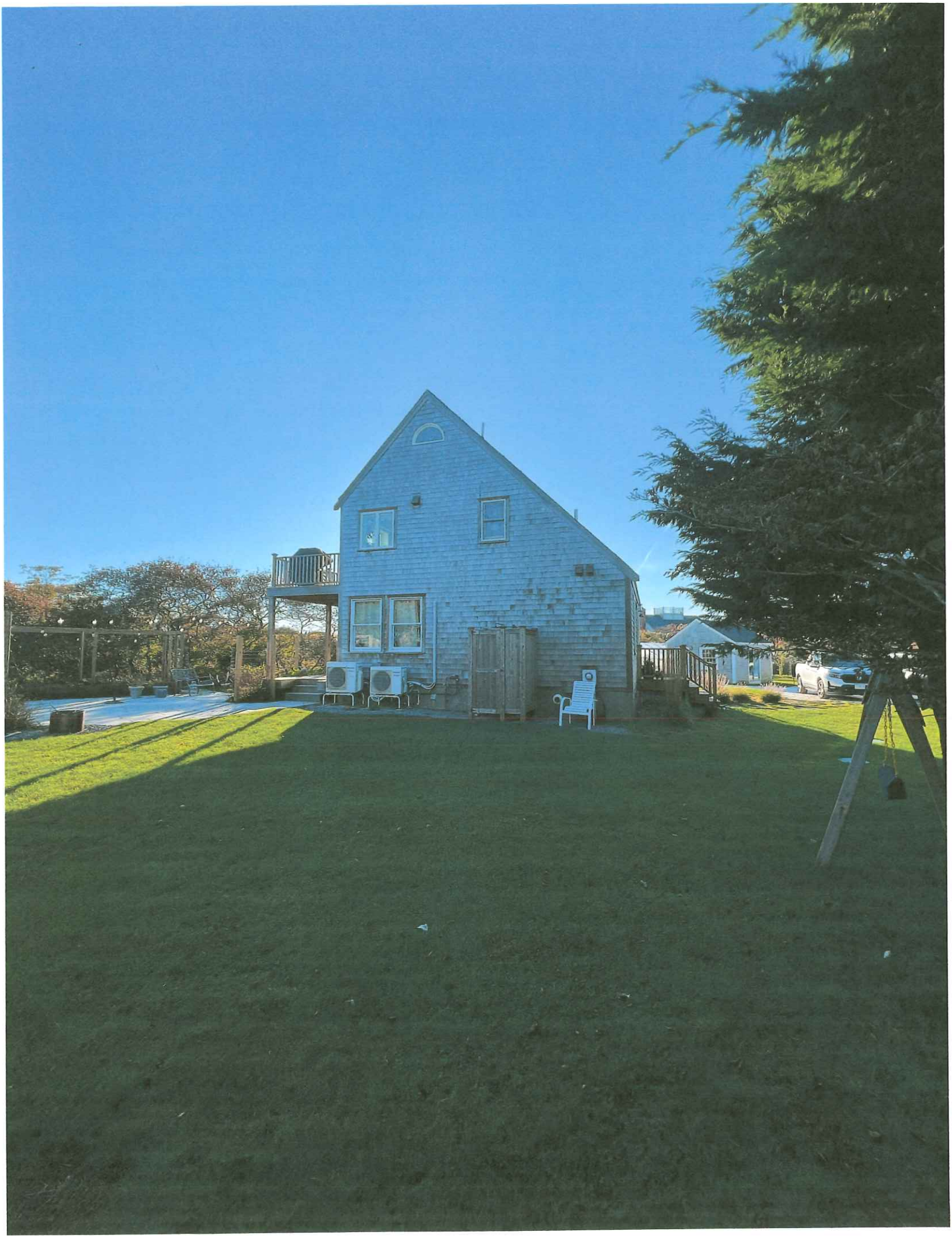












CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 42.4.4 PARCEL N°. 21

Street & Number of Proposed Work: 89 Easton St

Owner of record: 89 Easton Street Nominee Trust

Mailing Address: 3 Cliff Rd
Nantucket, MA 02554

Contact Phone #: 508-680-4806 E-mail: joe@bpc-architecture.com

AGENT INFORMATION (if applicable)

Name: BPC

Mailing Address: P.O. Box 822
Nantucket, MA 02554

Contact Phone #: 508.228.2722 E-mail: info@bpc-architecture.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 Historic Determination

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 _____

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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 12/15/23 Signature of owner of record _____ Signed under penalties of perjury

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
4244/21	Siasconset	NAN.D	NAN.1524

Town/City: Nantucket

Place: *(neighborhood or village)*:

Address: 89 Easton Street

Historic Name: Lena Grouard House

Uses: Present: Guest House

Original: Residence

Date of Construction: 1897

Source: Deeds

Style/Form: Shingle

Architect/Builder: Unknown

Exterior Material:

Foundation: Brick/Stone

Wall/Trim: Shingle/Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures:
None

Major Alterations *(with dates):*

Circa 1905 one story addition west elevation and façade
Circa 1950 removal of rear chimney
Circa 1970 new dormer and rear one-story addition

Condition: Good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: .13

Setting: Densely developed streetscape. The property fronts on three streets with brick sidewalks along Easton Street and Cliff Road. Surrounding properties are two and a half to three and a half stories, largely single-family residential homes with some commercial properties. Surrounding properties date from the late 18th through the late 19th century.

Photograph



Locus Map



Recorded by: Brian Lever

Organization: Epsilon Associates

Date August 2023

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Shingle style house constructed in 1897 consists of a two and a half story main block measuring roughly three by six bays with a rectangular footprint. At the rear of the house is a one story, two by three bay wing topped with a deck. The east elevation of the main block has a projecting two-story bay and an oriel is located at the second story of the west elevation. At the facade building (west side) is a one story, one by two bay rounded projecting bay that wraps around a portion of the west elevation. At the façade is also a deep columned porch accessed by a set of steps and containing a shingled knee wall, wood decking, Tuscan columns, beadboard ceiling and as well as the principal entrance with a panel door and leaded glass sidelights. The rear one-story wing contains first floor and basement level secondary entrances to the building. The building is supported by an exposed brick foundation as well as mortared dressed stone and the exterior contains shingle siding with wood trim along with fixed and double-hung windows in rectangular openings. Fixed windows contain leaded glass, while double hung windows have a variety of muntin patterns including six over one, six over six, lozenge over one, and four over four. The building has a gambrel roof with hip roof dormers all covered in asphalt shingles. At the east side of the roof is a brick chimney.

The building largely maintains its original form and massing with few exceptions. One notable addition being the circa 1905 projecting bay at the west side of the façade and connected extension along the west elevation. Further alterations occurred circa 1970 including a third-floor dormer and alterations to the rear one-story wing. Minor alterations also occurred in 2011 to the rear one-story wing.

The interior of the building has a mix of finishes and details from different time periods. Some trim and finishes date to the original construction, while others date to the circa 1905 renovation of the first-floor, subsequent mid to late 20th century renovations as a guest house and late 20th and early 21st century renovations in particular at the attic level creating additional guest rooms. Significant trim remains, in particular at the first-floor, especially the principal staircase. Later owners repurposed rooms and added bathrooms at the second floor creating minor alterations to the floorplan with more substantial renovations occurring at the attic.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Lena Angie Weymouth (1870-1940) was born in Charlestown Massachusetts to Algernon and Susan Weymouth. Algeron worked as a carpenter. In 1889 at the age of 19 Lena married Albert Thacher (1863-1940) and they lived in Boston. In 1894 at 23 Lena divorced Albert having previously hired a detective to discover his infidelity. In 1895 Lena married Dr. John Shackford Grouard (1867–1927), then residing on Nantucket. Grouard was a physician and surgeon born in Allegheny County, PA. He attended Phillips Exeter Academy, and earned an M.D. from Harvard Medical School in 1889. In 1891, he moved to Nantucket, where he established his own general medicine and surgical practice.

In 1896 Lena and John purchased the property at 89 Easton Street, then known as the Joy Estate and addressed as 37 Center Street. They proceeded to tear down the Georgian style home at the site and erect the present Shingle style residence. In 1902 the Grouard's had their only child Leonard. Approximately 1905, they altered the home creating a one-story bump out at the west elevation and façade. The interior served as an in-home doctor's office for John and in doing so created the present abnormally long vestibule. By 1909 a large two-story barn that had been at the rear of the house when constructed was removed. The Grouards were early automobile owners on Nantucket, which may have prompted the removal of the barn.

Lena and John along with Dr. Benjamin Sharp and others advocated for the creation of a hospital on Nantucket that in 1911 became the Nantucket Cottage Hospital. In 1912 the Hospital found permanent residence on West Chester Street, after which John would receive patients there having moved his practice to the hospital. Lena and John were active supporters of the Hospital with Lena initially fundraising and volunteering and then serving as Superintendent of the Hospital. The Grouards were also active travelers to Europe and the Caribbean. In addition to 89 Easton Street, they also owned a farm on Nantucket as well as rental cottages.

In 1920 an unknown event caused Lena to leave the home and cease her activities at the hospital. Lena separates from John in 1920 and then divorces John in 1921. Lena then resides elsewhere and continues traveling having visited Puerto Rico in 1924.

John Grouard remarries to Florence Ruth Loring (1877-1963) in 1925 (her second marriage) and they reside at 89 Easton Street. In 1927 after having had gall bladder surgery John dies in Boston. While Florence is made the executor of John's estate, she ultimately resides elsewhere and Lena retakes ownership of the house with both Florence and Lena referring to themselves as Mrs. Grouard, widow of John. Florence continues to reside elsewhere on Nantucket, likely at one of the rental cottages. Lena resides at 89 Easton Street until her death in 1940 where she is memorialized in the local paper for her efforts in helping care for the community and create the Nantucket Cottage Hospital. 89 Easton Street then passes to Lena's sister Abbie Mack, who sells the property in 1950.

After having served as a single-family residence through subsequent owners in approximately 1970 under the ownership of the Bowman family 89 Easton Street is turned into a guesthouse/inn known as Captain's Corners. The floorplan is altered to accommodate the addition of new bedrooms and bathrooms and the rear addition is added and an additional dormer for more living space. In 1995, the third-floor plan was reconfigured to allow for additional bedrooms and bathrooms and renovations occurred in the second-floor bedrooms as well. In 2011, the existing cobblestone and fence at the rear yard was constructed. Also in 2011, the rear elevation was reconfigured with a window relocated, doorway removed and a new basement door and rear deck installed. By 2023 the Captain's Corners was closed and then property sold to a new owner.

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com
- Federal Census
- City Directories
- Lena Grouard Family Tree
- John Shackford Grouard Family Tree
- Florence Ruth Loring Grouard Family Tree

Boston Globe January 9, 1894 page 5

Findagrave.com
- Lenar Grouard
- John Shackford Grouard

The Inquirer and Mirror
- April 23, 1892
- July 20, 1892
- January 2, 1897
- April 12, 1902
- June 3, 1911
- August 15, 1914
- July 22, 1916
- April 21, 1917
- August 25, 1917
- August 31, 1918
- February 1, 1919

January 18, 1920
January 31, 1920
June 25, 1921
February 5, 1927
June 4, 1927
June 11, 1927
June 18, 1927
June 25, 1927
July 2, 1927
July 23, 1927
December 29, 1928
December 3, 1932
December 30, 1939
April 6, 1940

Nantucket Assessor's Department files

Nantucket Building Department files

Nantucket Cottage Hospital Website, accessed August 30, 2023
https://nantucketthospital.org/about-us/about-nantucket-cottage-hospital/history/#:~:text=Since%201911%2C%20Nantucket%20Cottage%20Hospital,technology%20and%20forging%20new%20partnerships.

Nantucket Historical Association Archive (NHA)
Historic Aerials
Historic Photographs

Nantucket Historic District Commission files

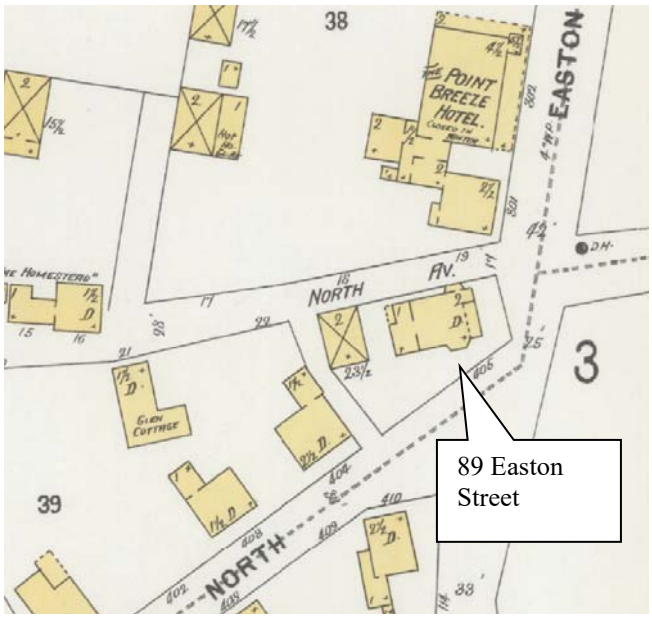
Nantucket Registry of Deeds

Sanborn Atlas Maps, 1887, 1898, 1904, 1909, 1923, 1923-updated 1949

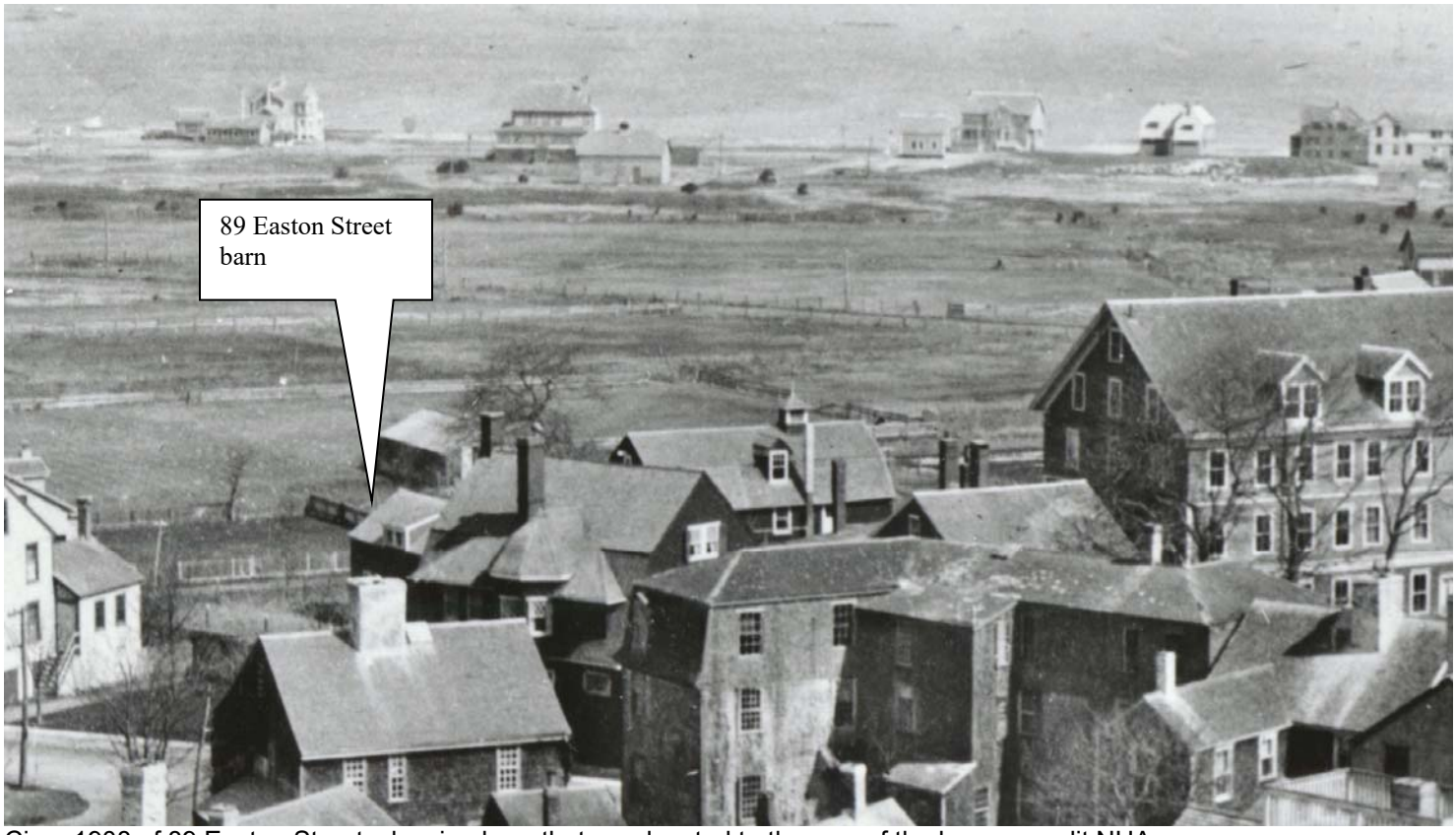
HISTORIC IMAGES



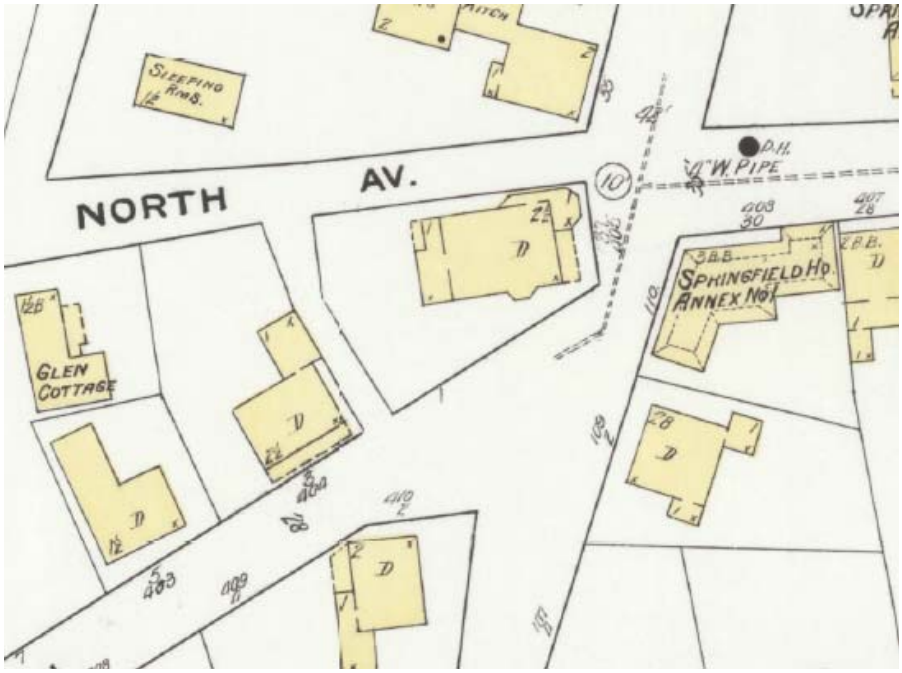
Circa 1890 photograph of the Joy Estate, torn down by the Grouards for construction of their home at 89 Easton Street, credit NHA



1898 Sanborn Atlas map



Circa 1908 of 89 Easton Street, showing barn that was located to the rear of the house, credit NHA



1909 Sanborn Atlas map showing removal of the barn and one-story addition at west elevation and facade



Circa 1925 photograph of 89 Easton after fire at adjacent Point Breeze Hotel, credit NHA



Circa 1970 photograph after conversion to Captain's Corners Guesthouse, credit NHA



2011 photograph of rear of 89 Easton Street, credit Nantucket Building Dept. files



1891 photograph of Lena Weymouth Thacher, prior to marriage to John Grouard.

EXISTING CONDITIONS IMAGES



Façade, viewed from Easton Street



West elevation and rear elevation, viewed from North Avenue



Rear elevation and east elevation, viewed from 89 Easton Street

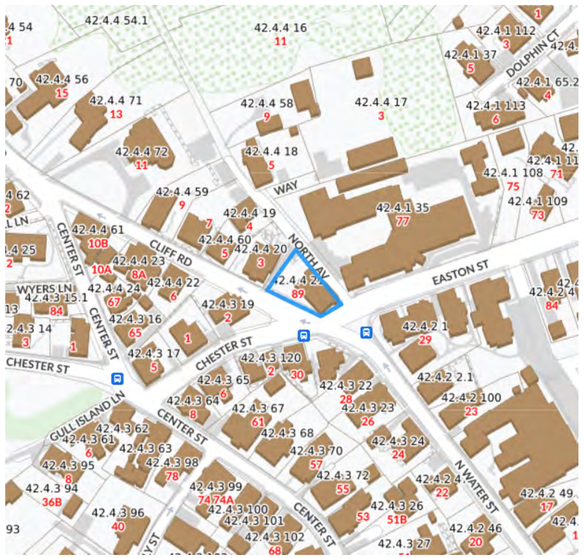


East elevation and façade, viewed from Easton Street.

89 EASTON ST - EXISTING

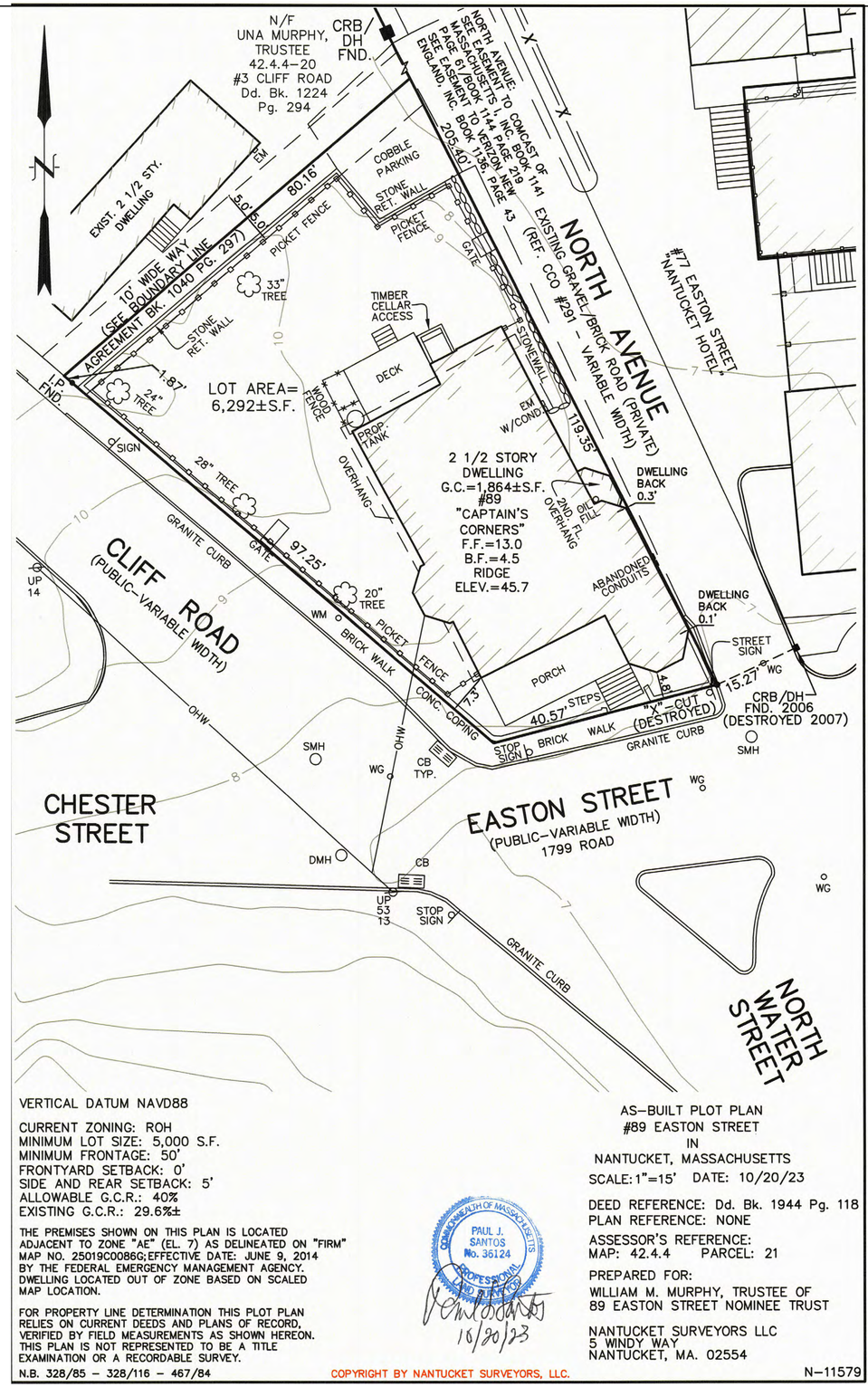


VICINITY MAP



SITE AERIAL

PROJECT ADDRESS:	89 EASTON ST NANTUCKET, MASSACHUSETTS 02554
MAP: PARCEL:	42.4.4 21
LOT SIZE:	0.13 AC
ZONE:	ROH
OWNER:	
ARCHITECT:	
STRUCTURAL ENGINEER:	



VERTICAL DATUM NAVD88

CURRENT ZONING: ROH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 0'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: 29.6%±

THE PREMISES SHOWN ON THIS PLAN IS LOCATED ADJACENT TO ZONE "AE" (EL. 7) AS DELINEATED ON "FIRM" MAP NO. 25019C0086G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. DWELLING LOCATED OUT OF ZONE BASED ON SCALED MAP LOCATION.

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. 328/85 - 328/116 - 467/84

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

10/20/23

AS-BUILT PLOT PLAN
#89 EASTON STREET
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=15' DATE: 10/20/23

DEED REFERENCE: Dd. Bk. 1944 Pg. 118
PLAN REFERENCE: NONE
ASSESSOR'S REFERENCE:
MAP: 42.4.4 PARCEL: 21

PREPARED FOR:
WILLIAM M. MURPHY, TRUSTEE OF
89 EASTON STREET NOMINEE TRUST

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

N-11579

bpc

HISTORIC REVIEW

11/14/2023

REVISIONS PLOTTED: 11/14/2023

00.00.00 REVISION NOTE

MURPHY
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

MAIN HOUSE COVER SHEET

MH.1



S **EXISTING SOUTH ELEVATION**
Scale 1/4" = 1'-0"



W **EXISTING WEST ELEVATION**
Scale 1/4" = 1'-0"

bpc

HISTORIC REVIEW

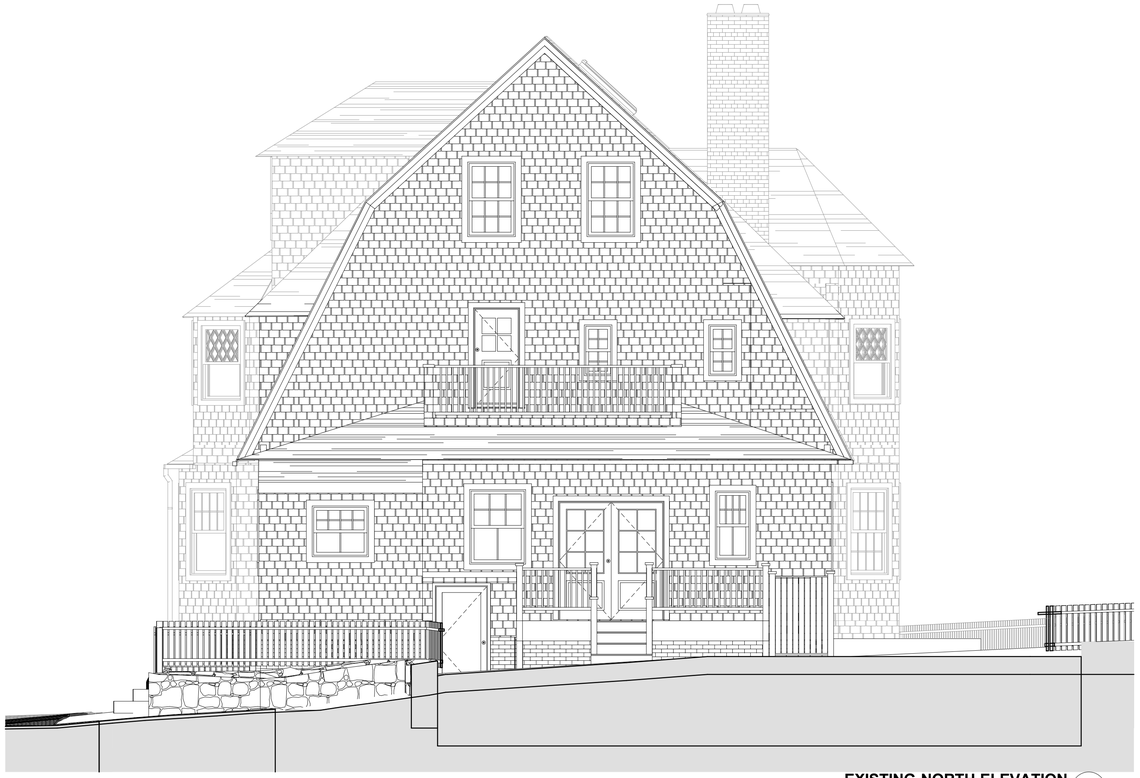
11/14/2023

REVISIONS PLOTTED: 11/14/2023

MURPHY
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

EXISTING ELEVATIONS

MH.5.1E



EXISTING NORTH ELEVATION (N)
Scale 1/4" = 1'-0"



EXISTING EAST ELEVATION (E)
Scale 1/4" = 1'-0"

bpc

HISTORIC REVIEW

11/14/2023

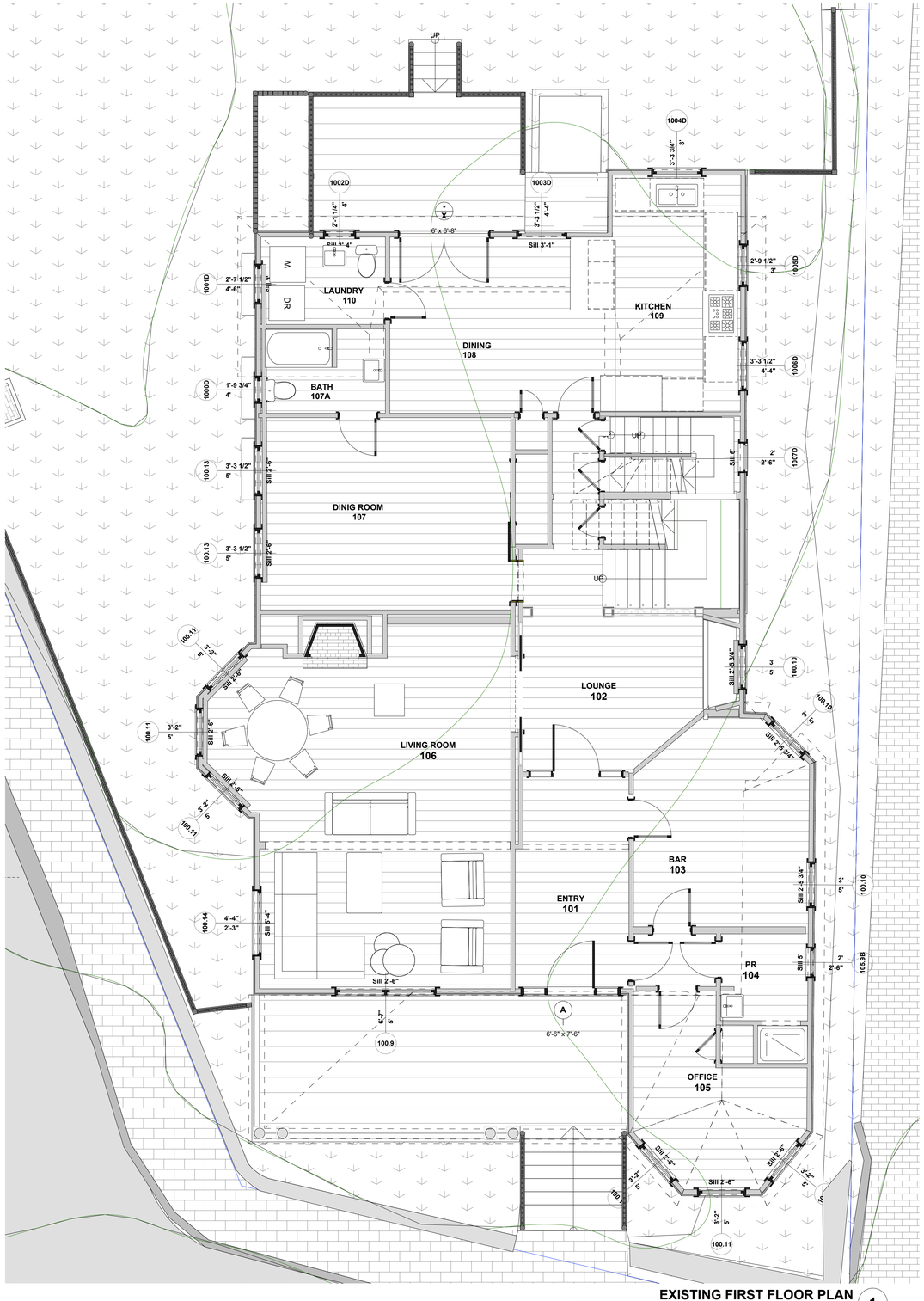
REVISIONS

PLOTTED: 11/14/2023

MURPHY
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

EXISTING ELEVATIONS

MH.5.2E



bpc

HISTORIC REVIEW

11/14/2023

REVISIONS

PLOTTED: 11/15/2023

MURPHY

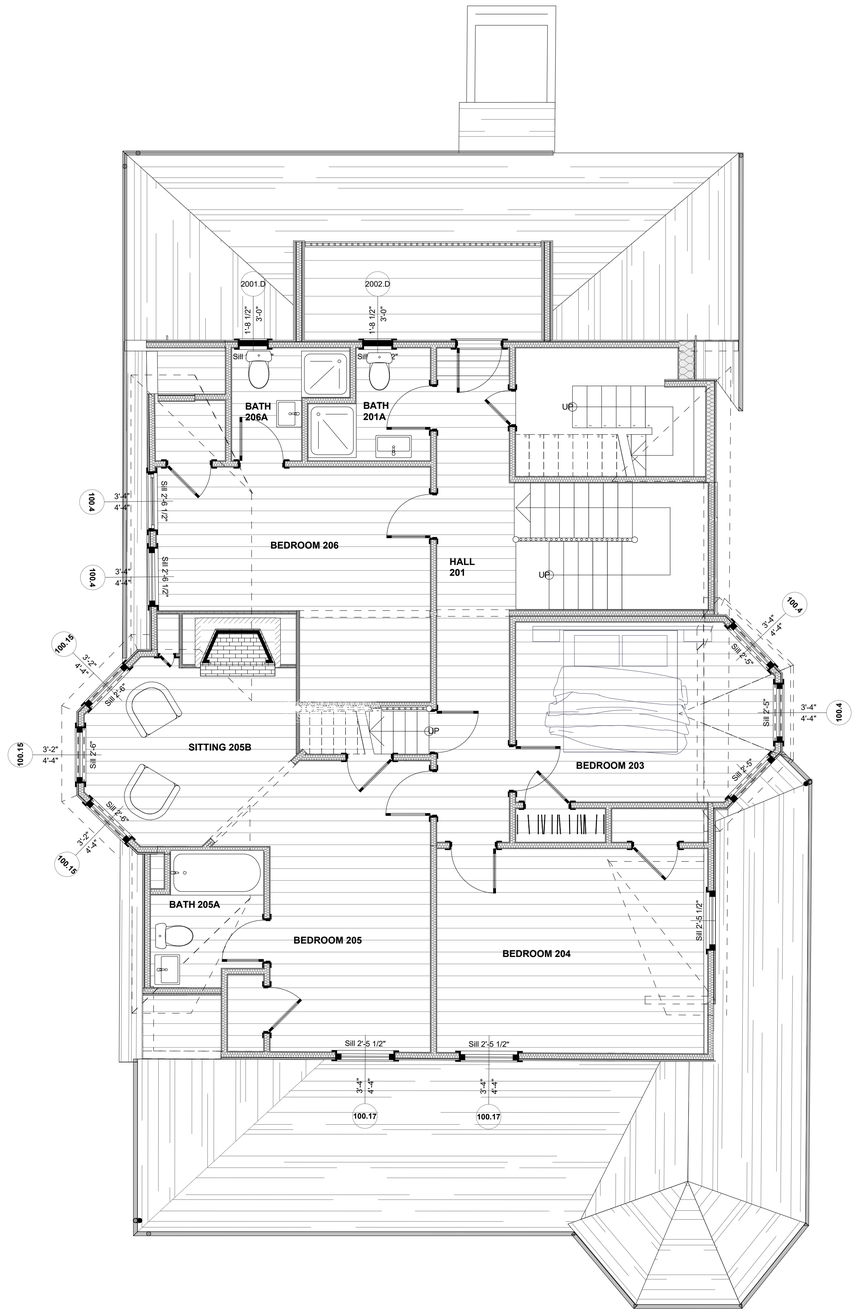
89 EASTON ST

NANTUCKET,, MASSACHUSETTS 02554

EXISTING FIRST FLOOR PLAN

N

MH.6.0.1E



EXISTING SECOND FLOOR 2

Scale 1/4" = 1'-0"

bpc

HISTORIC REVIEW

11/14/2023

REVISIONS PLOTTED: 11/14/2023

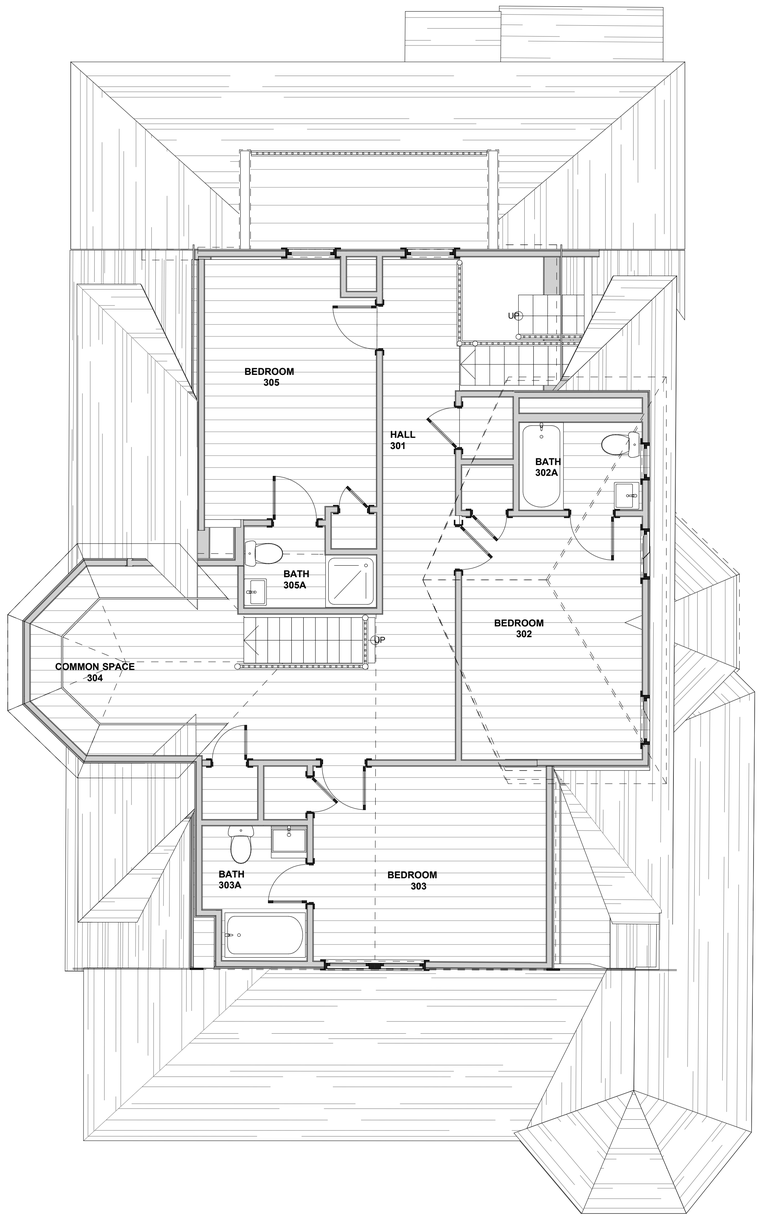
MURPHY

89 EASTON ST

NANTUCKET,, MASSACHUSETTS 02554

EXISTING SECOND FLOOR PLAN

MH.6.1.1E



EXISTING ATTIC FLOOR PLAN 3

Scale 1/4" = 1'-0"

bpc

HISTORIC REVIEW

11/14/2023

REVISIONS PLOTTED: 11/14/2023

MURPHY

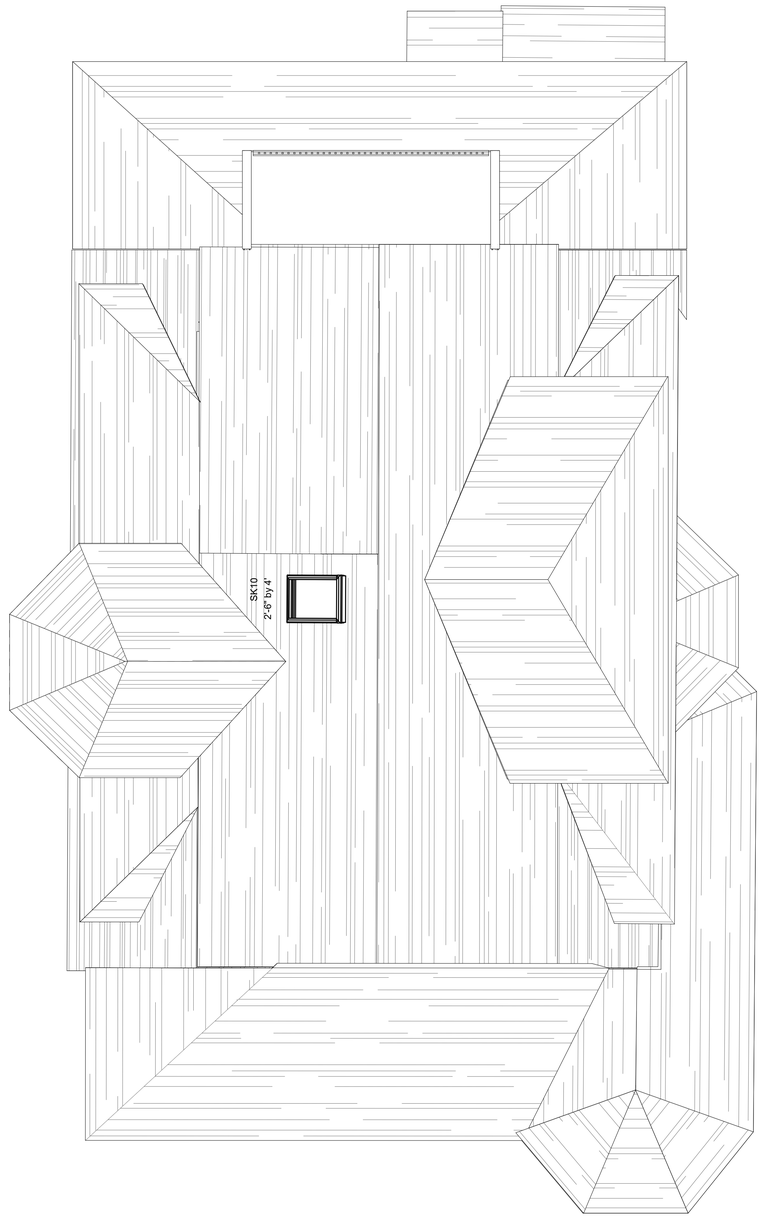
89 EASTON ST

NANTUCKET,, MASSACHUSETTS 02554

EXISTING ATTIC PLAN

N

MH.6.2.1E



EXISTING ROOF PLAN 4
Scale 1/4" = 1'-0"

bpc

HISTORIC REVIEW

11/14/2023

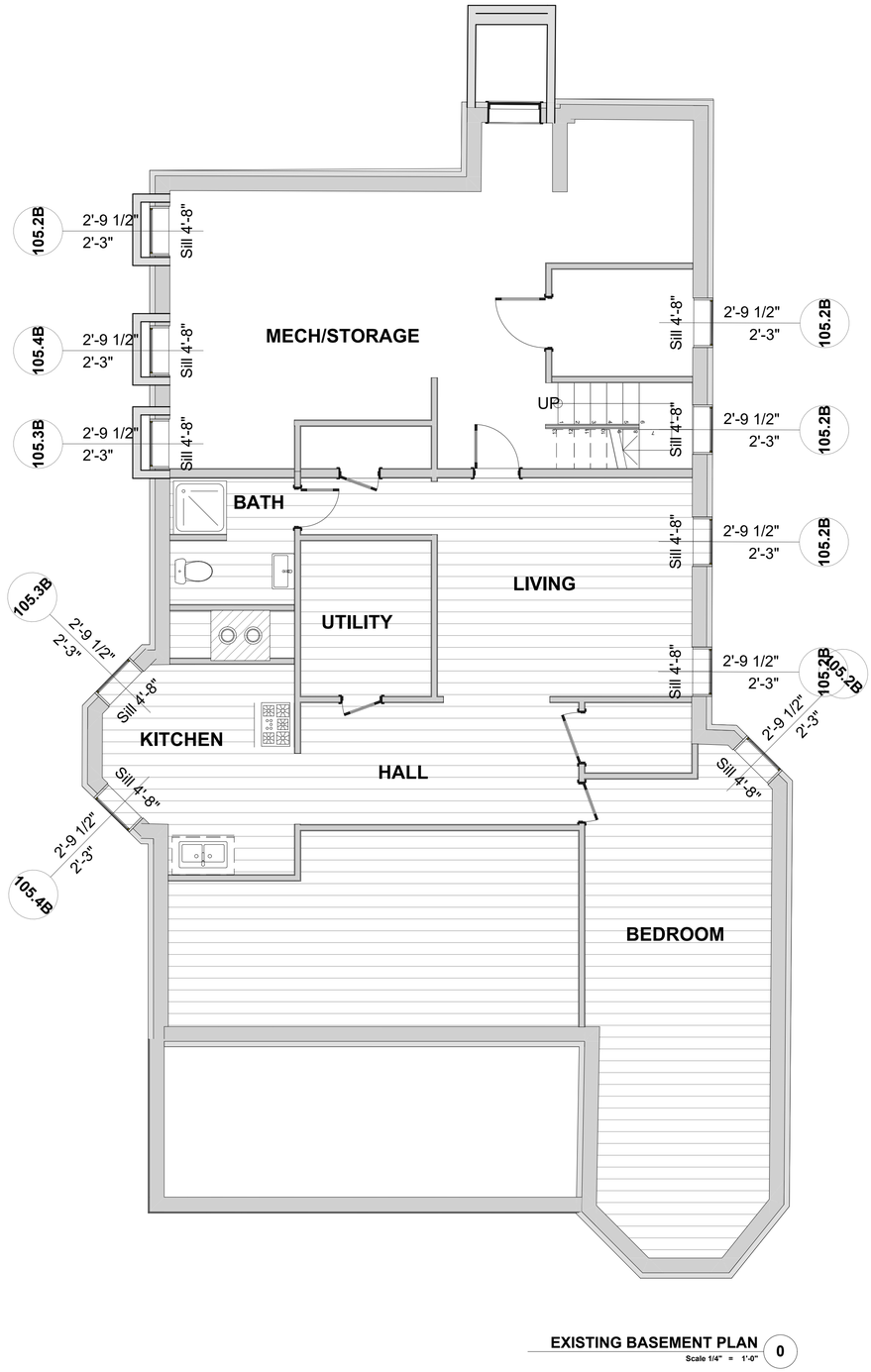
REVISIONS PLOTTED: 11/15/2023

MURPHY
89 EASTON ST
NANTUCKET,, MASSACHUSETTS 02554

EXISTING ROOF PLAN

N

MH.6.3.5



EXISTING BASEMENT PLAN 0

Scale 1/4" = 1'-0"

bpc

HISTORIC REVIEW

11/14/2023

REVISIONS PLOTTED: 11/14/2023

MURPHY

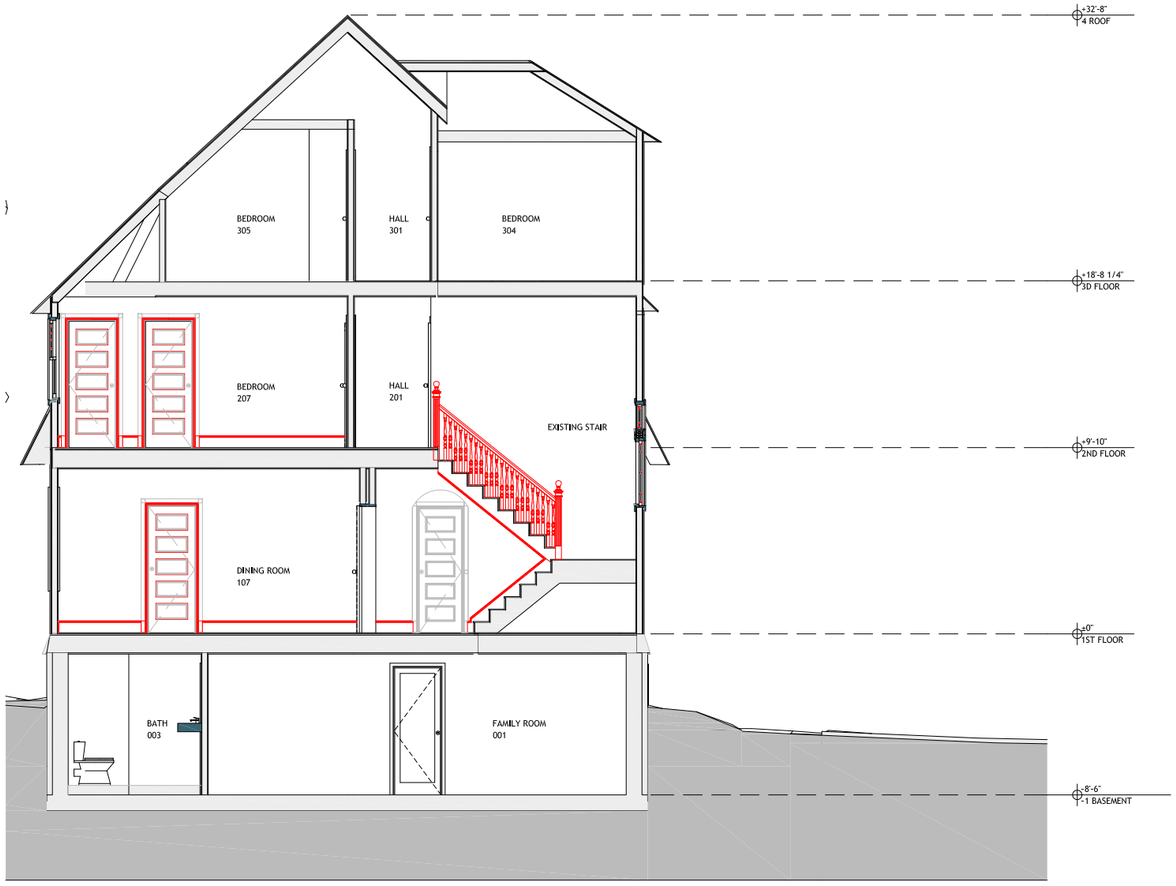
89 EASTON ST

NANTUCKET,, MASSACHUSETTS 02554

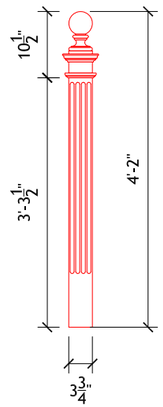
EXISTING BASEMENT PLAN

N

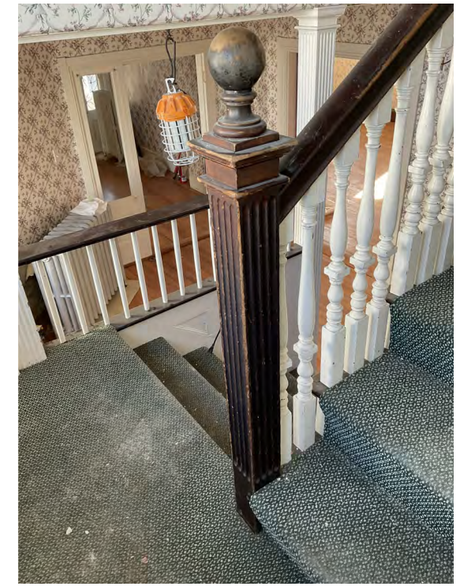
MH.6.4.1 E

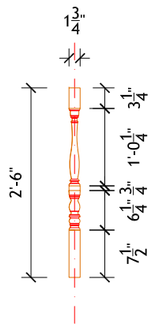


A TRANSVERSAL SECTION - EXISTING STAIR
SCALE: 1/8" = 1'-0"



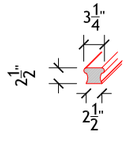
1 EXISTING NEWEL
SCALE: 1/2" = 1'-0"



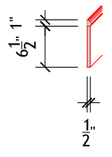


2 EXISTING BALUSTER
SCALE: 1/2" = 1'-0"





3 EXISTING RAIL
SCALE: 1/2" = 1'-0"



4 EXISTING BASE AND CAP
SCALE: 1/2" = 1'-0"

bpc
PO BOX 822
NANTUCKET, MA 02554
P 508 228 2722

PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

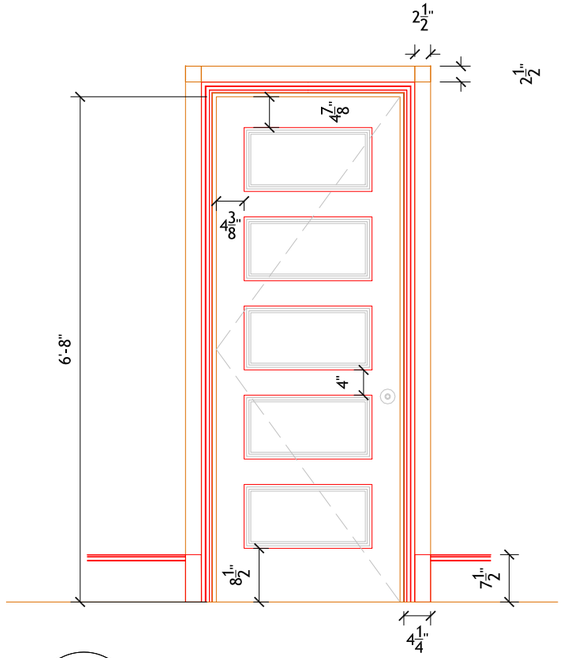
STAIR COMPONENTS AND TRIM

EXISTING

DETAILS
SCALE:1/2"=1'-0"

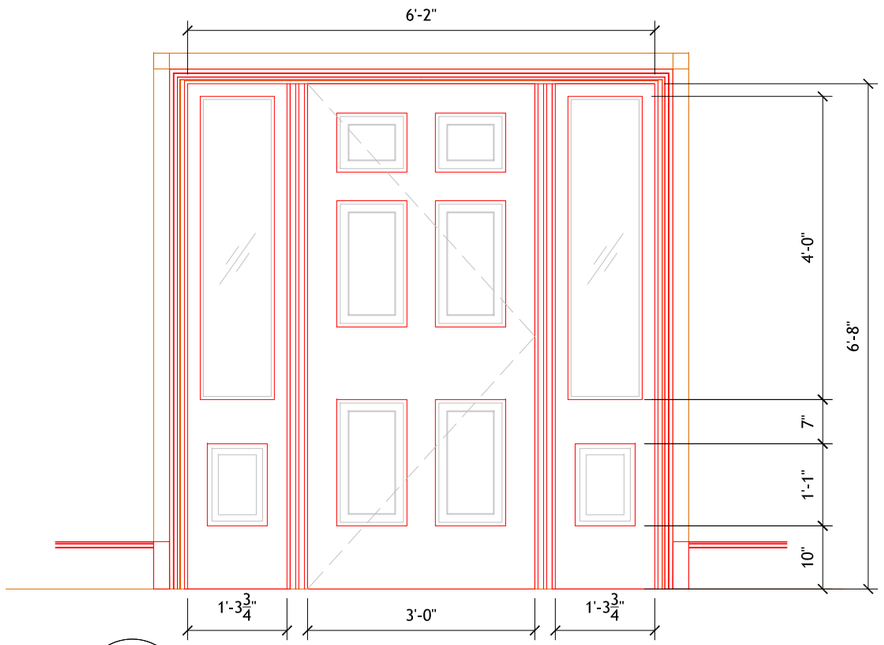
MW 0.1

NOV 14, 2023



1 EXISTING INTERIOR DOOR

SCALE: 1/2" = 1'-0"

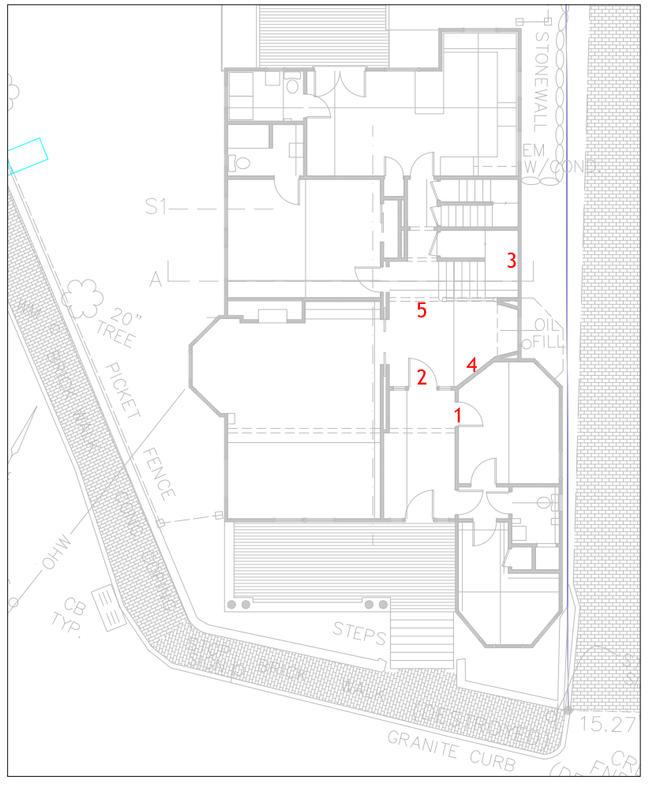


2 EXISTING INTERIOR DOOR W SIDE LIGHTS

SCALE: 1/2" = 1'-0"







bpc

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

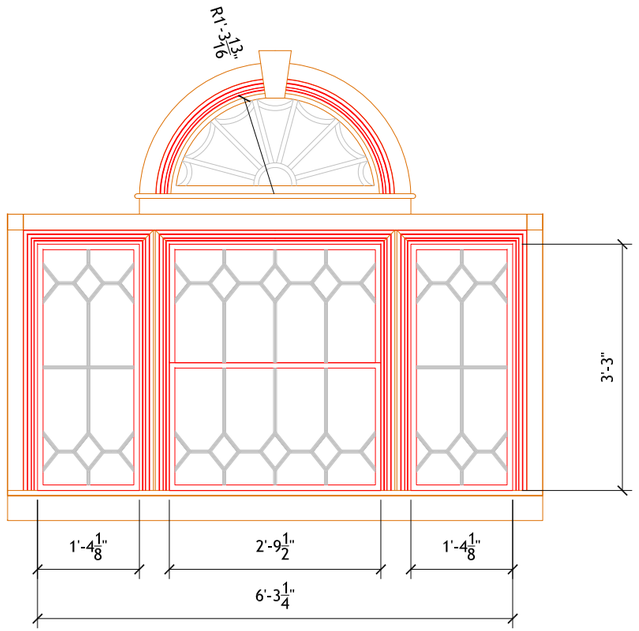
EXISTING INTERIOR DOORS

EXISTING

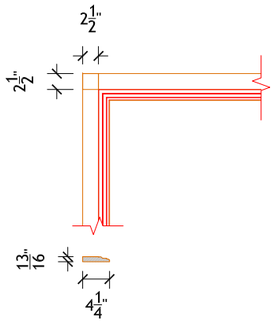
DETAILS
SCALE:1/2"=1'-0"

MW 1.1

NOV 14, 2023



3 EXISTING WINDOW
SCALE: 1/2" = 1'-0"



4 EXISTING TRIM
SCALE: 1/2" = 1'-0"



bpc
PO BOX 822
NANTUCKET, MA 02554
P 508 228 2722

PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

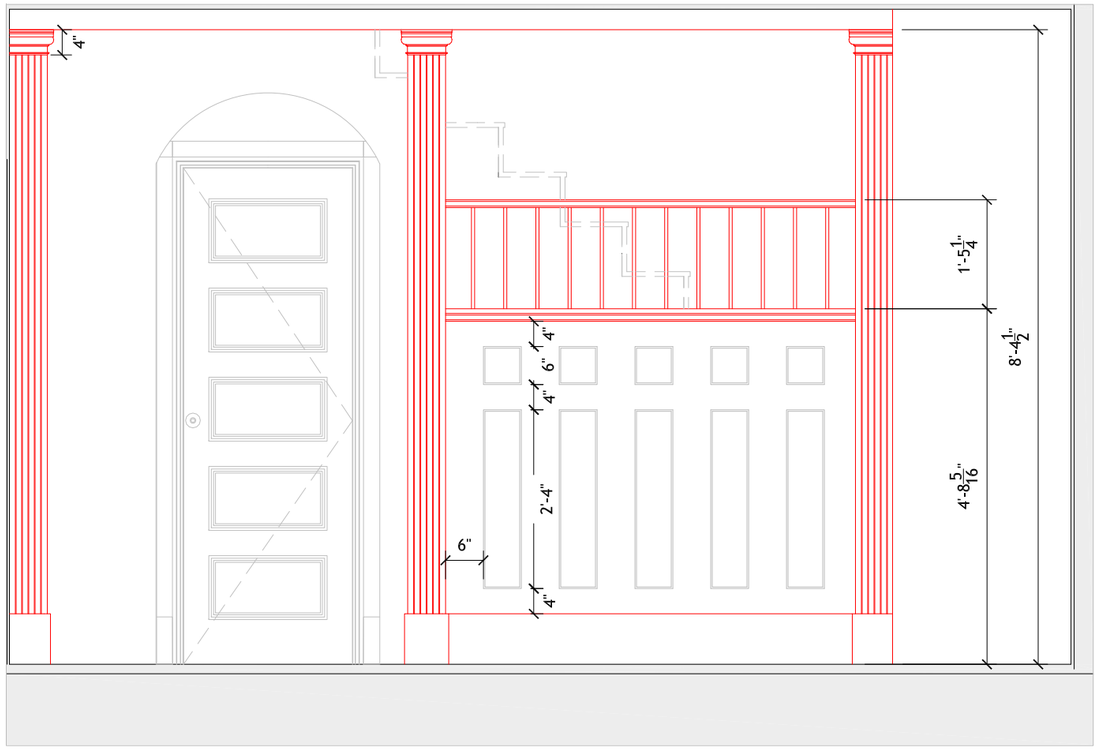
EXISTING FEATURE WINDOW

EXISTING

DETAILS
SCALE:1/2"=1'-0"

MW 1.2

NOV 14, 2023





5 EXISTING PANELS AND COLUMNS
SCALE: 1/2" = 1'-0"

bpc

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
89 EASTON ST
NANTUCKET, MA

MURPHY

MAP & PARCEL: 42.4.4/21
ZONE: ROH

EXISTING PANEL AND COLUMNS

EXISTING

DETAILS
SCALE:1/2"=1'-0"

MW 1.3

NOV 14, 2023

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

Kane
12 Pond Rd
56/295

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

amended application
HDC-2022-06-6427

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)

on file 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.**

✓ waivers

CERTIFICATE NO: _____ DATE ISSUED: 06/28/22

HDC2022-06-64/27

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°: 56 PARCEL N°. 295

Street & Number of Proposed Work: 12 Pond Rd

Owner of record: Kane John & Angela M

Mailing Address: 93 Eagle Neck Rd
Stoughton, MA 02072

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Rd
Nantucket, MA 02554

Contact Phone #: 508-325-5892 E-mail: joseph@tophamdesignllc.com

FOR OFFICE USE ONLY

Date application received: 5/31/22 Fee Paid: $ 290.00

Must be acted on by: 7/15/22

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve.

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 change in existing configuration

Size of Structure or Addition: Length: 2 @ 37'-0" Sq. Footage 1st floor: 2466 S.F. Decks/Patio: Size: 10'x13' ■ 1st floor ☐ 2nd floor

Width: 42 24'-0" Sq. footage 2nd floor: 1055 S.F. 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 23'-0" +/- East 24'-0" +/- West 22'-9" +/-

Additional Remarks

Historic Name: ? (describe)

Original Date:

Original Builder:

REVISIONS*

1. East Elevation NEW WINDOWS
2. South Elevation SW - proposed addition / expand existing deck.
3. West Elevation NW - change front door, no mahogany + windows from bronze to aluminum
4. North Elevation proposed new addition

*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 VARIES ☐ Block ☐ Block Parged ☐ Brick (type) _____ ■ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 22 /12 Secondary Mass 5 /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): 2" ϕ 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: (MATCH EXIST.) Fascia 1x8 Rake 1x8 Soffit (Overhang) 8" Corner boards 5/4x6 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 WOOD/GLASS Rear WOOD/GLASS Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) — Roof BLACK

Trim COTTAGE RED Sash BLACK 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 MAY 19, 2022 Signature of owner of record _____ Signed under penalties of perjury

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°: 56 PARCEL N°. 295

Street & Number of Proposed Work: 12 Pond Rd

Owner of record: Kane Johnson & Angela M

Mailing Address: 83 Eagle Rock Rd
Stoughton, Ma 02072

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Rd
Nantucket, Ma

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. HDC-2022-

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Dispacing of penetrations 06-6427

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~~ East - separate mulled windows.
3. West Elevation
4. North ~~Elevation~~ West Elevation - separate mulled windows.

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 from previous application.

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

TOPHAM DESIGN

May 17, 2022

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 12 Pond Rd 56 Map / 295 Parcel

Dear Esmeralda,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Angela M & John J Kane Jr

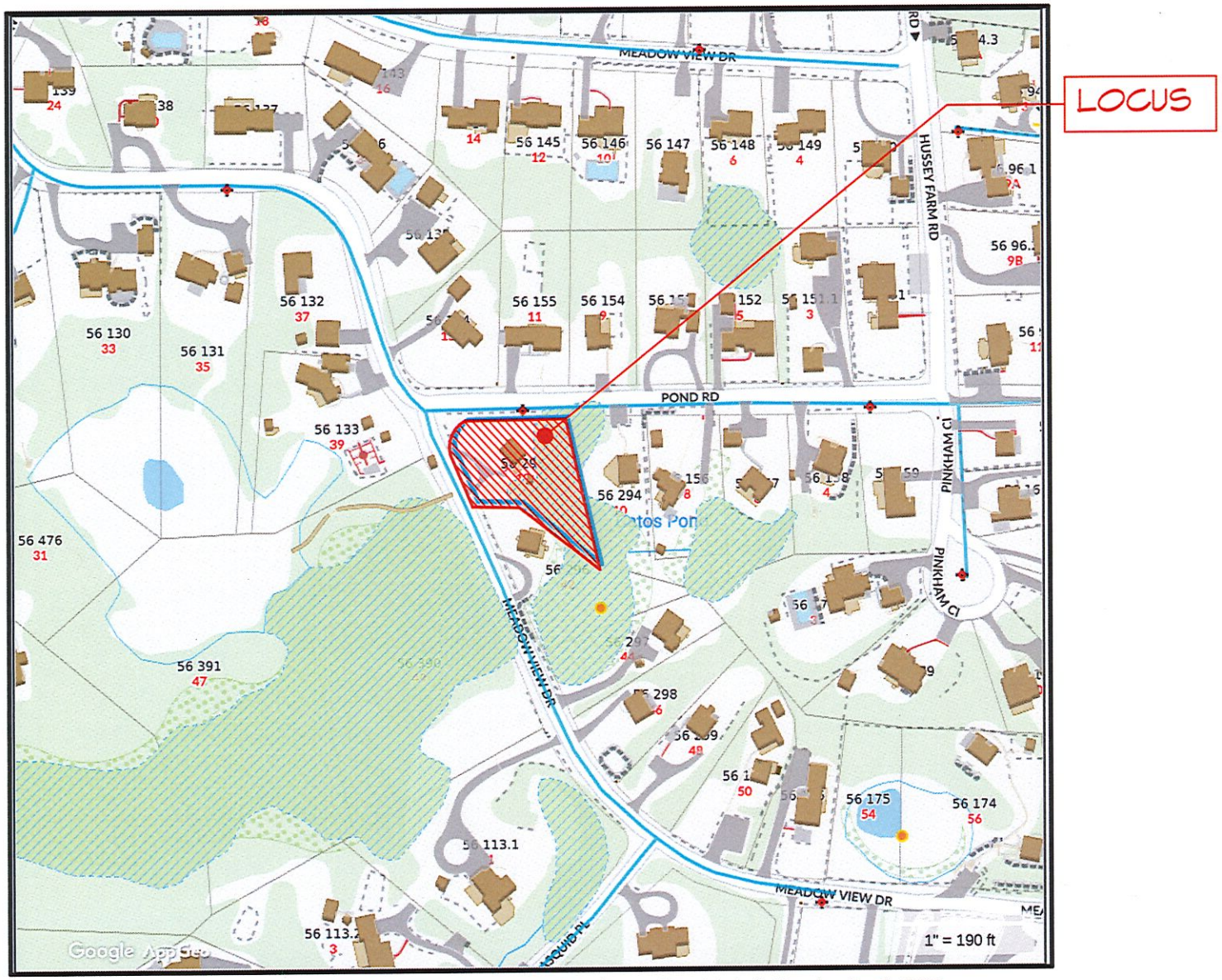
Angela Kane
John Kane

18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

KANE RESIDENCE

ADDITIONS & ALTERATIONS

12 POND RD. NANTUCKET. MA. 02554



12 POND ROAD LOCUS MAP

NOT TO SCALE

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

12 POND ROAD LOCUS

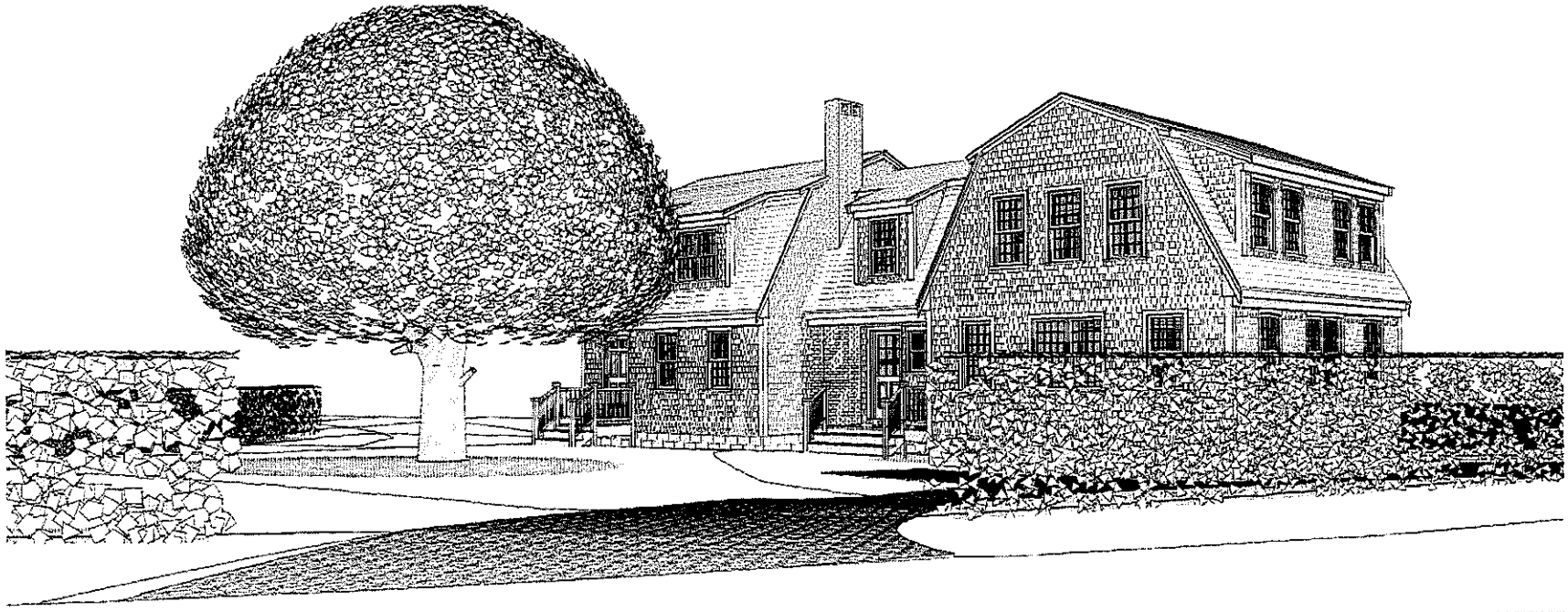
BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2021
HDC APPROVAL: 28 JUNE 2022 CERTIFICATE NO.: HDC-2022-06-6427

KANE RESIDENCE
12 POND RD
NANTUCKET, MA 02554
HDC RESUBMISSION
11/28/2023

PROJECT NO.2021-08
MAP NO.:56 MAP NO.:295
ZONING: R-20 ALLOWABLE GC:30.0%

HDC 0.1



KANE 12 POND ROAD - VIEW FROM MEADOW VIEW DRIVE

SCALE: 1" = 1'-0"

TOPHAM DESIGN, LLC

18 HUMMOCK POND RD NANTUCKET MA 02554

TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

MEADOW VIEW DRIVE PERSPECTIVE

NDC SUBMISSION: 14 MAY 2021

NDC APPROVAL: 28 JUNE 2022 CERTIFICATE NO.: NDC-2022-04-6427

DRAWING PRINT NO.:

KANE RESIDENCE

12 POND RD

NANTUCKET, MA 02554

NDC RESUBMISSION

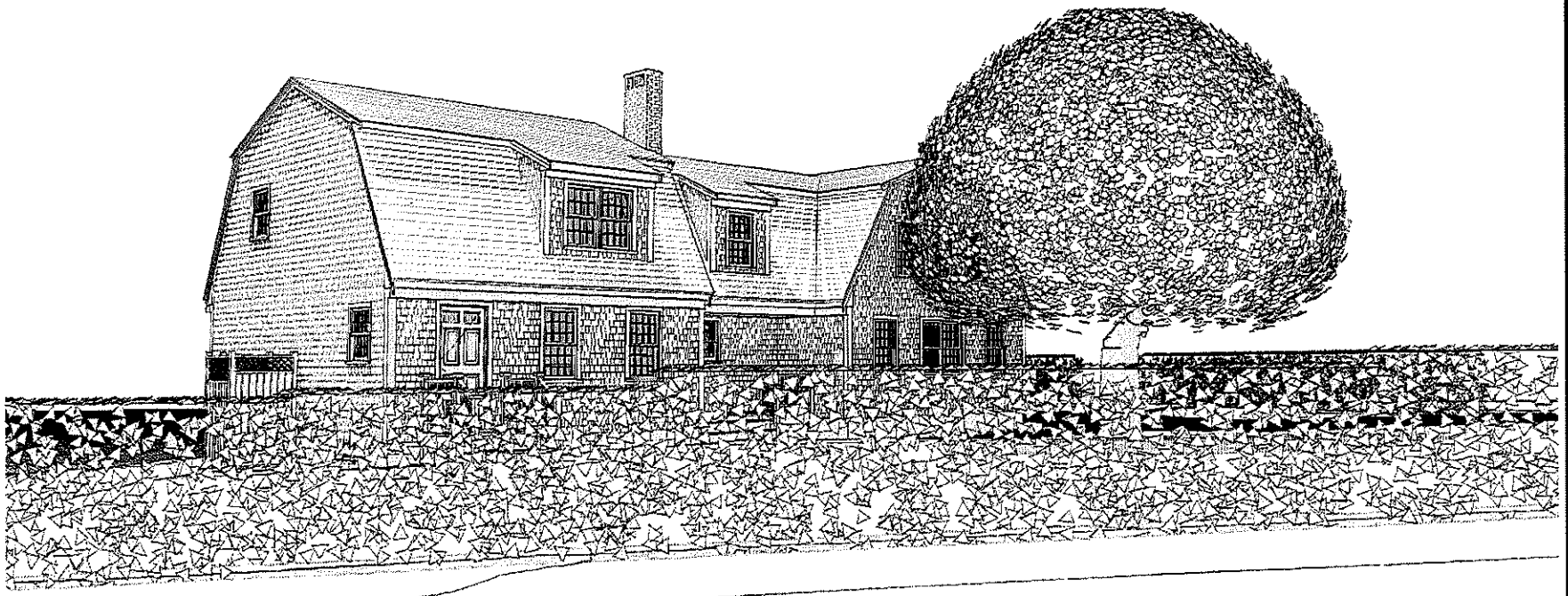
11/28/2023

PROJECT NO.2021-08

MAP NO.:56 MAP NO.:295

ZONING: R-20 ALLOWABLE QC:30.0%

AP-1.2



KANE 12 POND ROAD - VIEW FROM POND ROAD

SCALE: 1" = 1'-0"

TOPHAM DESIGN, LLC

18 Hummock Pond Rd Nantucket MA 02554

TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	11	

12 POND ROAD PERSPECTIVE

PLANNING BOARD NO.:

HDC SUBMISSION 16 MAY 2021

HDC APPROVAL 28 JUNE 2022 CERTIFICATE NO: HDC 2022 06 4437

KANE RESIDENCE

12 Pond Rd
Nantucket, MA 02554

HDC RESUBMISSION
11/28/2023

PROJECT NO.2021-08

MAP NO.:54 LOT NO.:235

ZONING : R-20 ALLOWABLE G.C.:38.0%

AP · 1.1

Kane Residence
12 Pond Road, Nantucket, MA

HDC Submission: 05/18/22

Window & Exterior Door Schedule

Window Schedule

No.	Qn.	Type	Manuf.	Model No.	Frame Size	Rough Opening	Lights	Comments
A		Double Hung	Andersen	ADH2648	2'-5 1/4" X 4'-7 1/4"	2'-6" X 4'- 8"	12 over 12	
A2		2 - Double Hung	Andersen	ADH2648 - 2W	(2) 2'-5 1/4" X 4'-7 1/4"	5'-2 1/2" X 4'- 8"	12 over 12	Stud Pocket
B		Double Hung	Andersen	ADH2634	2'-5 1/4" X 3'-3 1/4"	2'-6" X 3'- 4"	8 over 8	
D		Casement	Andersen	ACW1838 - 2W	(2) 1'-7 1/4" x 3'-3 1/2"	4'-3" x 3'-8"	6 Light	Confirm Rough Opening
F		Double Hung	Andersen	ADH2644	2'-5 1/4" X 4'-3 1/4"	2'-6" X 4'-4"	12 over 12	
F2		2 - Double Hung	Andersen	ADH2644 - 2W	(2) 2'-5 1/4" X 4'-3 1/4"	5'-2 1/2" X 4'- 4"	12 over 12	Stud Pocket
G		Awning	Marvin	AAN2624	2'-5 1/4" X 2'-3 1/4"	2'-6" X 2'- 4"	12 Light	Tempered Glass

Door Schedule

No.	Qn.	Type	Manuf.	Model No.	Door Size	Rough Opening	Lights	Comments
X1	1	Entry	Existing	M-7132	3'-0" x 6'-8"	3'-3" x 6'-11"	2	Replace if necessary
2	1	Side Door	Simpson	M-7982	3'-0" x 6'-8"	3'-3" x 6'-11"	9	9 Light w/ 1 Panel
3	1	Sun Room Door	Simpson	M-77108	(2) 3'-0" x 6'-8"	6'-3" x 6'-11"	12	1 Panel

Notes:

1	Windows will be Andersen A-Series - Double Hung, Awning or Fixed style units as noted per schedule.
2	Double Hung's to have White, Sash Locks only, no finger or sash pulls. Awnings to have White Tilt-Turn type handles.
3	All exterior window casings to be painted 5/4 x 4 red cedar side casing & 5/4 x 4 head casing per drawings.
4	All screens to be bronze screen framed, with Hi Transparency mesh screening. Full screens to match on Awnings. Interiors to be primed Wood.
5	Contractor to determine all jamb widths and extension jamb needs where necessary.
6	Doors will be Simpson, wood, double glazed, 7/8" SDL with muntin configuration as shown on drawings. Min. U-value of .29 & DP 30 rated.
7	All exterior door casings to be painted 5/4 x 4 mahogany side casing & 5/4 x 4 head casing per drawings.
8	All exterior door slabs to be solid mahogany, with Baldwin Ball-bearing Hinges
9	Mill shop will provide shops drawings for all window and door units to architect for approval prior to placing window and door order.
10	Provide tempered glass in all locations required by code.

KANE, 12 POND RD WINDOW & DOOR SCHEDULE

SCALE: 1:1.43

TOPHAM DESIGN, LLC
18 Nimmock Pond Rd Nantucket MA 02554
TEL.: (508) 325 5890 EMAIL: Joseph@TophamDesignAck.com

NAME	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

Drawing Permit No.:

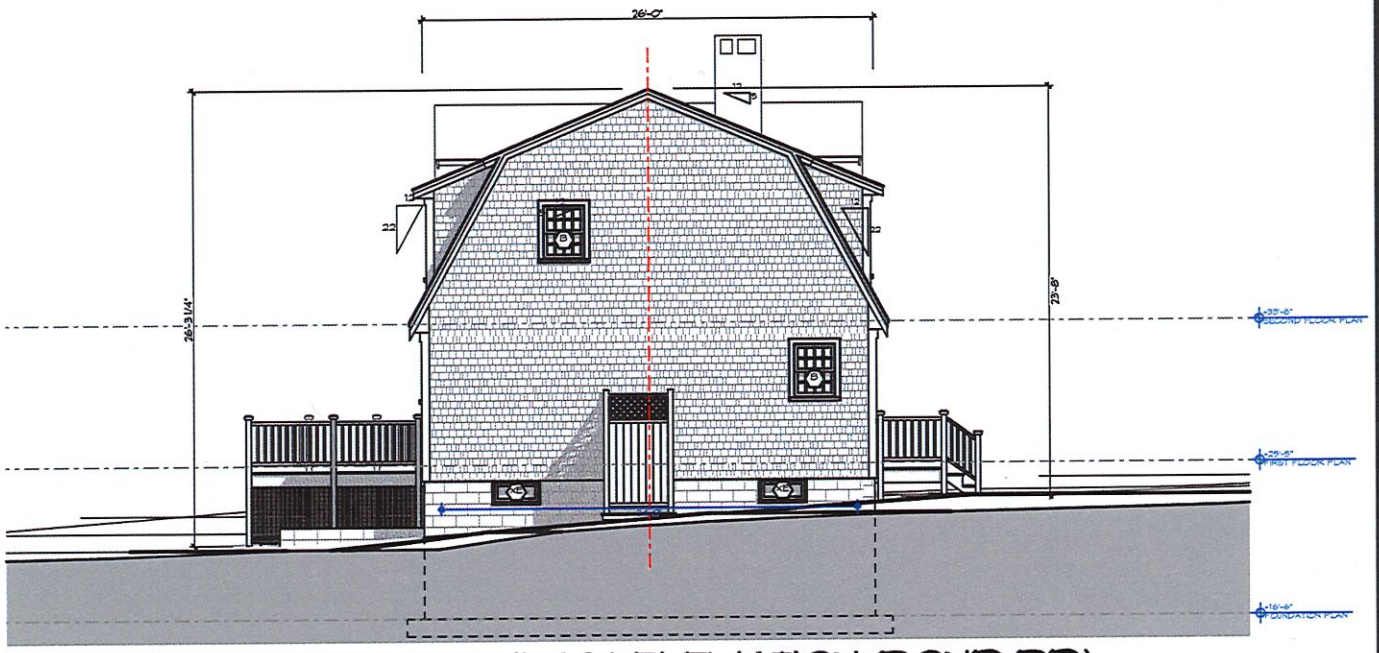
HDC Submission 16 MAY 2021
HDC Approval 28 JUNE 2022 Certificate No: HDC 2021 04 4417

KANE RESIDENCE
12 Pond Rd
Nantucket, MA 02554

HDC RESUBMISSION
11/28/2023

PROJECT NO:2021-06
Plat No.:54 Plat No.:255
ZONING: R-20 ALLOWABLE G.C.:30.0%

W&D



NE

PROPOSED NORTHEAST ELEVATION (POND RD)

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.com

NMBR	DATE	DESCRIPTION
	/ /	

PROPOSED NORTHEAST (POND RD) ELEVATION

PERMIT NO.:

HDC SUBMISSION: 16 DEC 2021
HDC APPROVAL: 28 JUNE 2022 CERTIFICATE NO.: HDC 2022 06 6427

KANE RESIDENCE
12 Pond Rd
Nantucket, MA 02554

HDC RESUBMISSION
11/28/2023

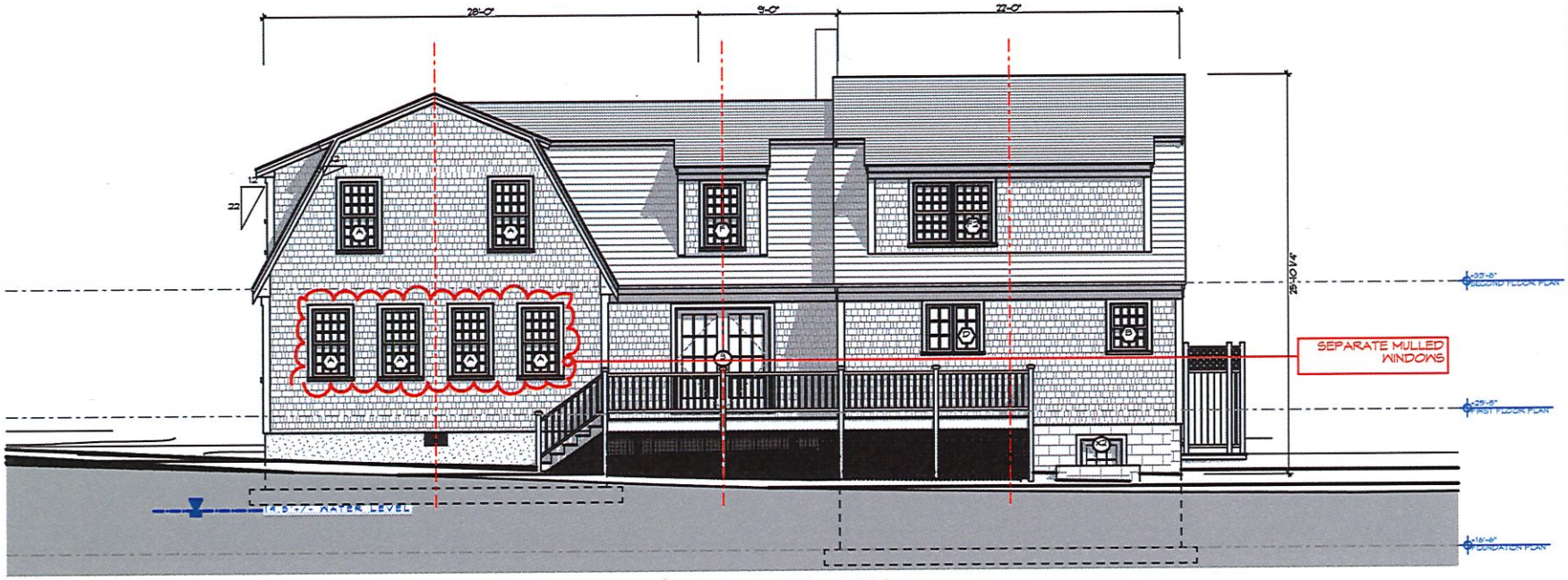
PROJECT NO.2021-08
MAP NO.:54 MAP NO.:295
ZONING: R-20 ALLOWABLE G.C.:30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC (TDL). NO REPRODUCTION MAY BE MADE WITHOUT WRITTEN PERMISSION FROM TOPHAM DESIGN, LLC. 2022

HDC 2.4

REVISIONS: 6 JUNE 2023

1. SEPARATE MULLED WINDOWS



SE

PROPOSED SOUTHEAST ELEVATION (REAR)

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 SOUTHEAST (REAR) ELEVATION

PRELIMINARY PERMIT NO.:

HDC SUBMISSION: 16 MAY 2021

HDC APPROVAL: 28 JUNE 2022 CERTIFICATE NO.: HDC-2022-06-6427

KANE RESIDENCE

12 POND RD

NANTUCKET, MA 02554

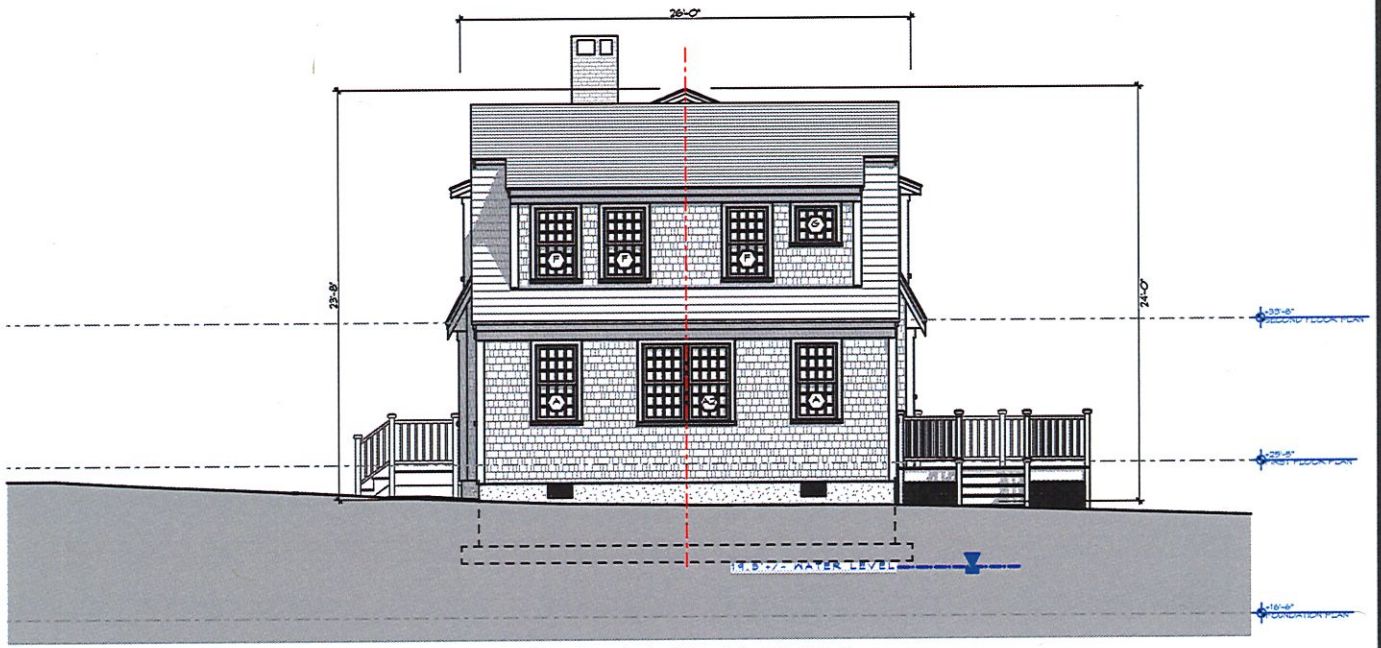
HDC RESUBMISSION

11/28/2023

PROJECT NO.2021-08	
MAP NO.:56	MAP NO.:295
ZONING: R-20	ALLOWABLE G.C.:30.0%

ALL DRAWINGS AND DESIGN CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2022. NO REPRODUCTION OR USE OF THESE DOCUMENTS OR DESIGNS WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2022

HDC 2.3



SW

PROPOSED SOUTHWEST 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 SOUTHWEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2021
HDC APPROVAL: 28 JUNE 2022 CERTIFICATE NO.: HDC-2022-06-6427

KANE RESIDENCE
12 POND RD
NANTUCKET, MA 02554

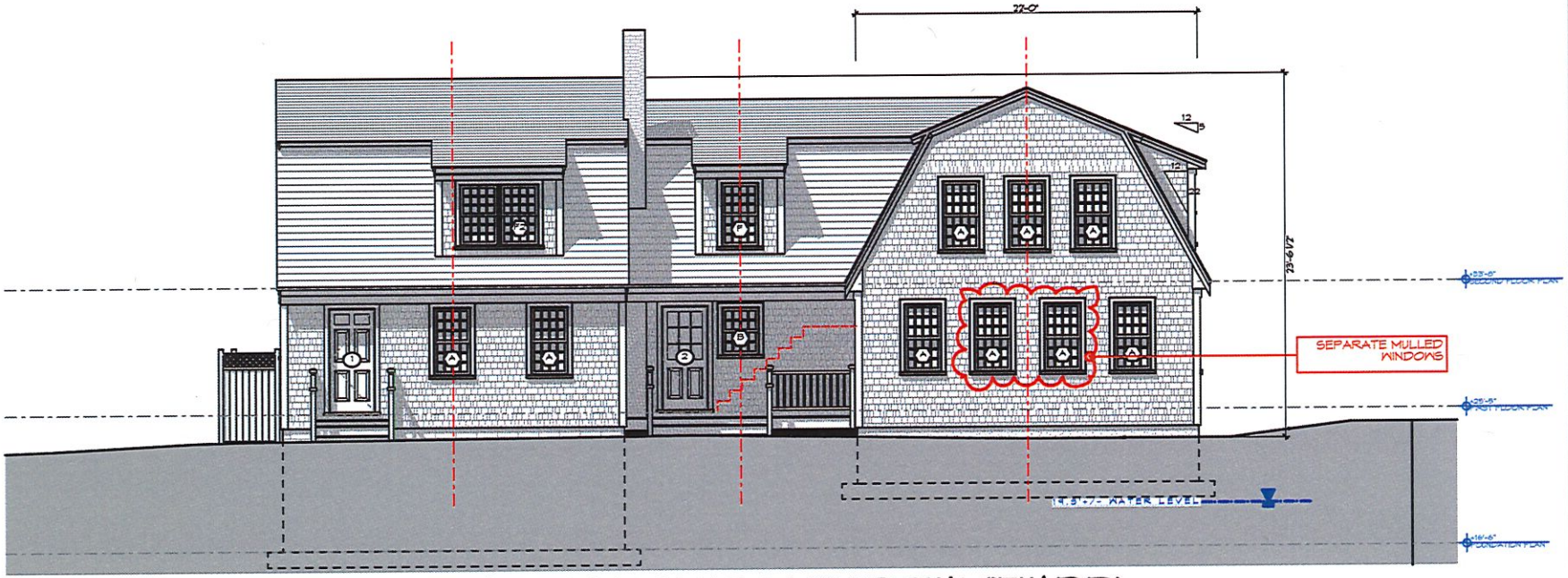
HDC RESUBMISSION
11/28/2023

PROJECT NO.2021-08
MAP NO.:56 MAP NO.:295
ZONING: R-20 ALLOWABLE GC:30.0%

HDC 2.2

REVISIONS: 6 JUNE 2023

1. SEPARATE MULLED WINDOWS



NW

PROPOSED NORTHWEST ELEVATION (MEADOW VIEW DR)

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 NORTHWEST (MEADOW VIEW DR) ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 16 MAY 2021

HDC APPROVAL: 28 JUNE 2022 CERTIFICATE NO.: HDC-2022-06-6427

KANE RESIDENCE

12 POND RD

NANTUCKET, MA 02554

HDC RESUBMISSION

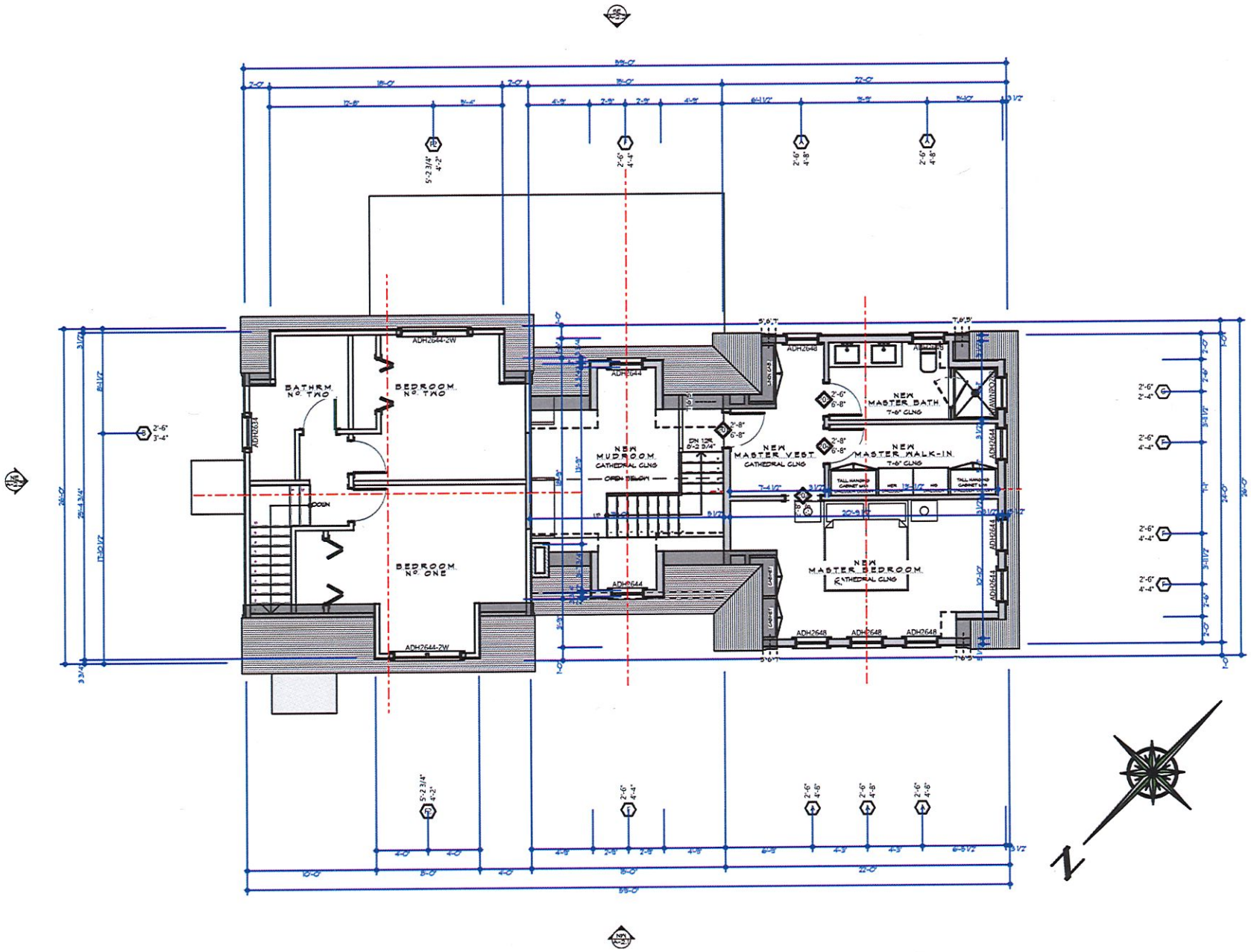
11/28/2023

PROJECT NO: 2021-08

MAP NO.: 56 MAP NO.: 295

ZONING: R-20 ALLOWABLE GC: 30.0%

HDC 2.1



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

PUBLISH PERMIT NO.:

HDC SUBMISSION: 16 MAY 2021
HDC APPROVAL: 28 JUNE 2022 CERTIFICATE NO.: HDC-2022-06-6427

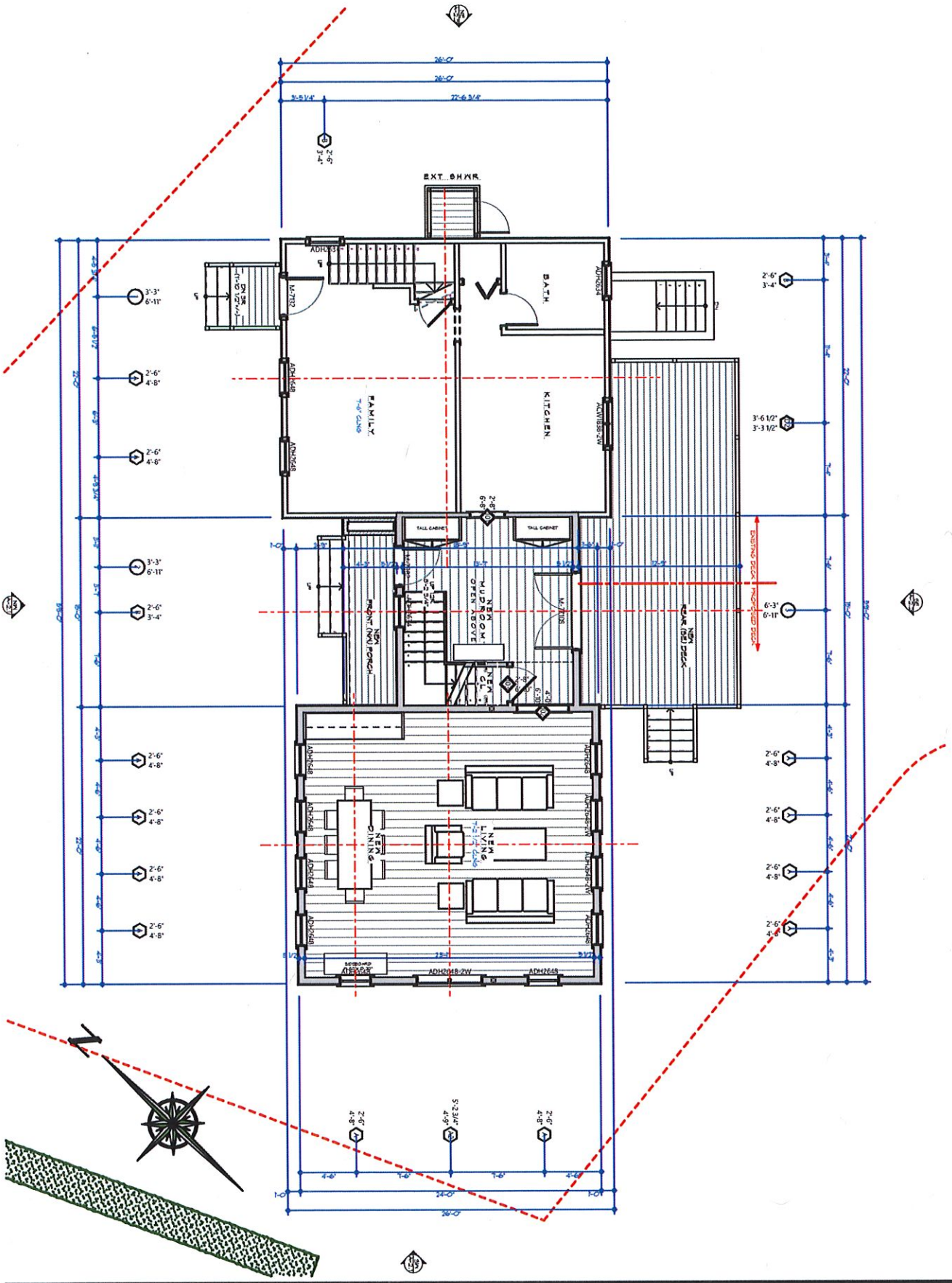
KANE RESIDENCE

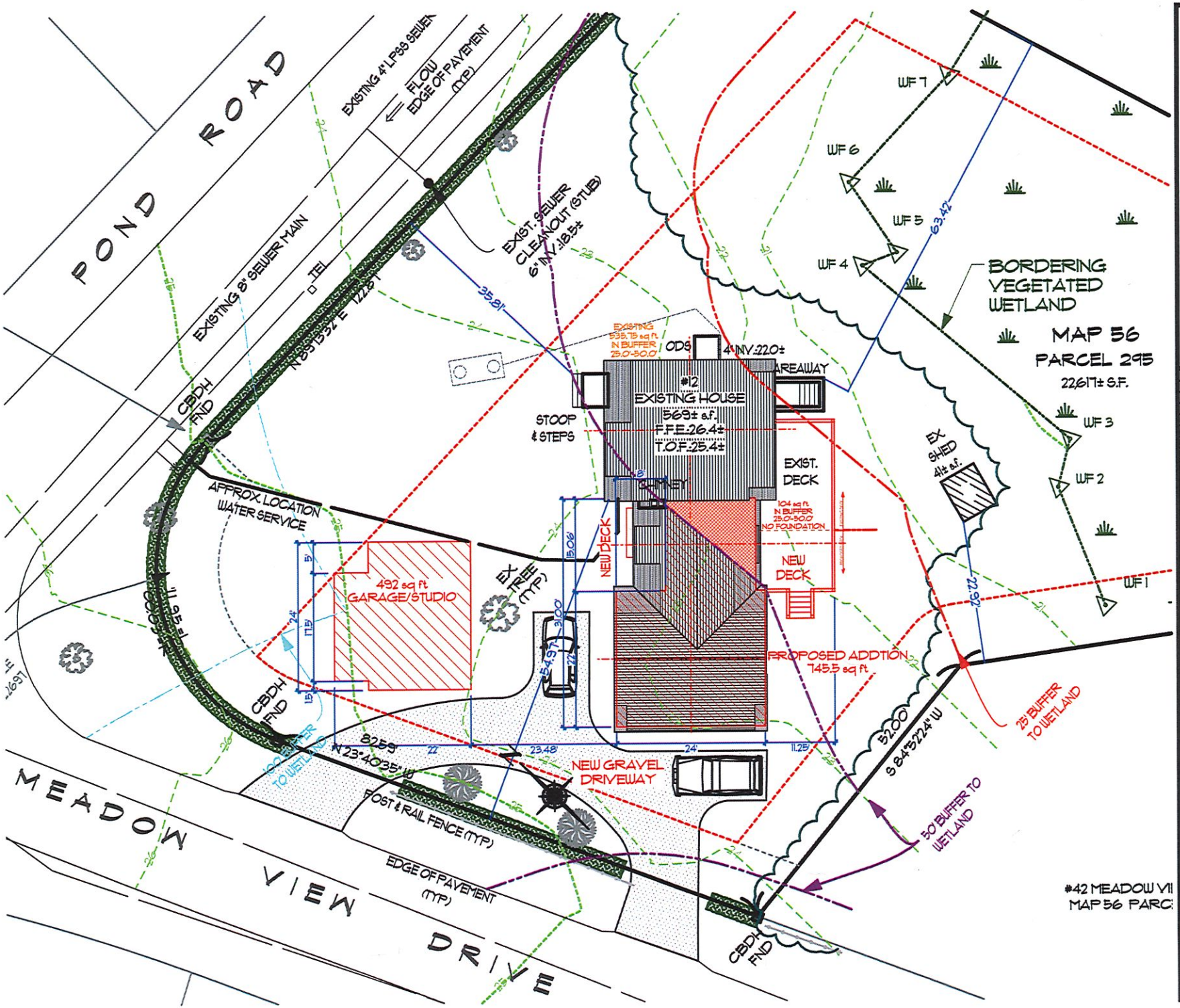
12 POND RD
NANTUCKET, MA 02554

HDC RESUBMISSION
11/28/2023

PROJECT NO: 2021-08
MAP NO.: 56 MAP NO.: 295
ZONING: R-20 ALLOWABLE G.C.: 30.0%

HDC 1.2


EXT. SHWR.
BATH.
KITCHEN.
FAMILY.
MUDROOM
OPEN ABOVE
NEW
DINING
NEW
LIVING
NEW
FRONT (NW) PORCH
REAR (SE) DECK
EXISTING DECK
PROPOSED DECK
TALL CABINET
TALL CABINET
ADH2648
ADH2448
ADH2048-2W
ADH2648
ADH2448
ADH2648
ADH2448
ADH2648
ADH2448



TOPHAM DESIGN, LLC

18 Hummock Pond Rd Nantucket MA 02554

Tel.: (508) 325-5890 Email: Joseph@TophamDesignAck.com

MARK	DATE	DESCRIPTION
	/ /	

12 POND ROAD SITE PLAN

HDC Submission: 16 MAY 2021
HDC Approval: 28 JUNE 2022 Certificate No.: HDC-2022-06-6427
Building Permit No.:

KANE RESIDENCE
12 Pond Rd
Nantucket, MA 02554

HDC Resubmission
11/28/2023

Project No.: 2021-08	
Map No.: 56	Map No.: 295
Zoning: R-20	Allowable GC: 30.0%

HDC 0.2

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 Brenda Johnson / Topham Design

AS AGENT FOR John J. Kane & Angela M

STREET ADDRESS 12 Pond Rd

MAP/PARCEL 56/295

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/05/23

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.

Brenda Johnson 12/05/2023

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°: 80 PARCEL N°. 182

Street & Number of Proposed Work: 12 GLADLANDS

Owner of record: PICANO

Mailing Address: 3 JUPITER LN
NEW HARTFORD, NY 13413

Contact Phone #: 508 228 2040 E-mail: office@wilsoncompany building.com

AGENT INFORMATION (if applicable)

Name: WILSON COMPANY BUILDING CONTRACTORS

Mailing Address: PO BOX 2615
NANTUCKET MA 02584

Contact Phone #: 508 228 2040 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: _____

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 CERTAINTEED PRESTIGE WOOD

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

NOT VISIBLE FROM STREET

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 _____

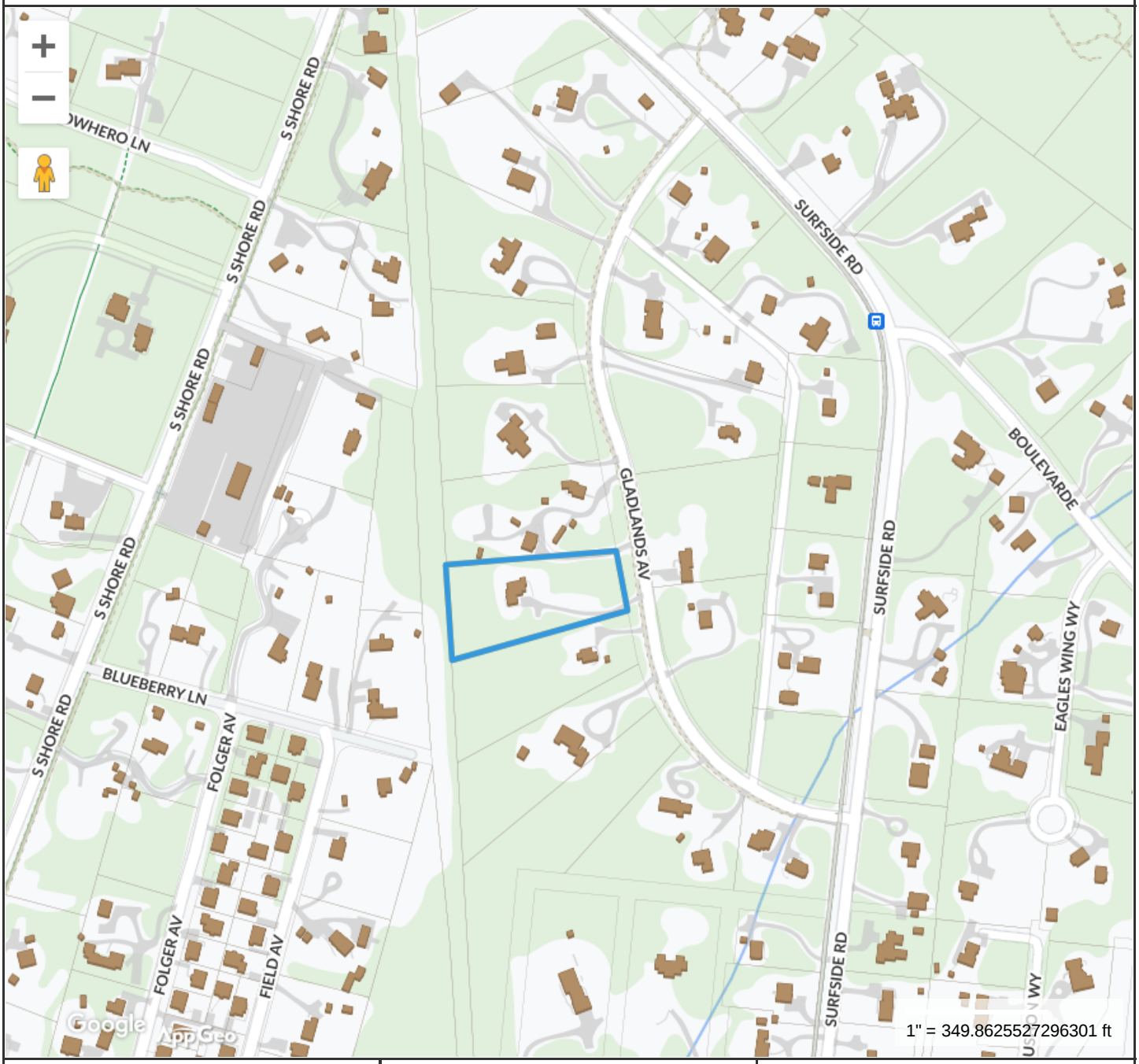
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 12/6/23 Signature of owner of record John Picano Signed under penalties of perjury

Locus Map - 12 Gladlands Ave



Property Information

Property ID	80 182
Location	12 GLADLANDS AV
Owner	PICANO JOHN J & LYNN S

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.









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°: 66 PARCEL N°. 433

Street & Number of Proposed Work: 30 Mizzenmast Ext

Owner of record: Nantucket Islands land Bank

Mailing Address: 22 Broad Street

Nantucket MA, 02554

Contact Phone #: 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. HDC2023-05-8567
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 146 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-4" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 22'-6" 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 146 SF Addition
- Reframe Roof with New Knee Wall
- Add Dormers

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 9 /12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): Aluminum

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 Awning
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson

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

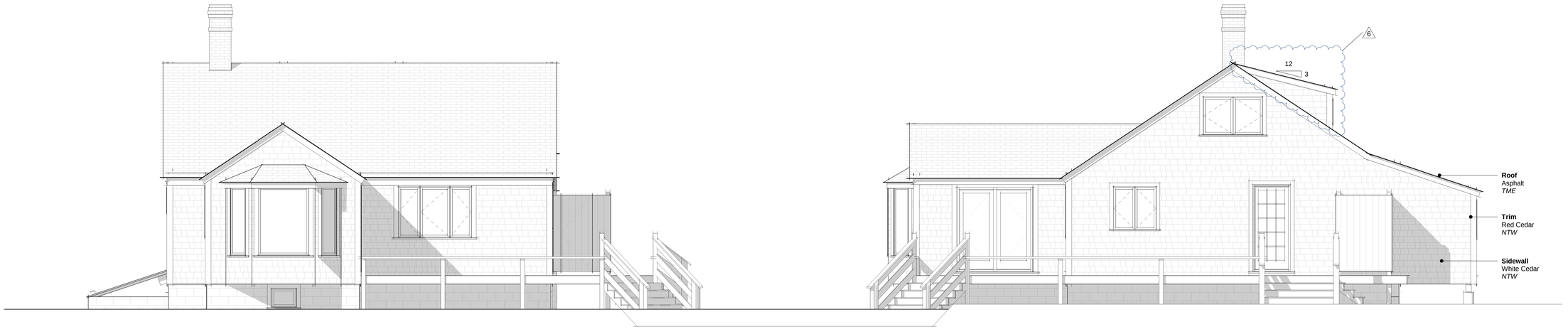
Sidewall NTW
Trim NTW
Deck _____
Clapboard (if applicable) _____
Sash TME - Sandtone
Foundation NTW
Roof TME
Doors _____
Fence _____ Shutters _____

* 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.

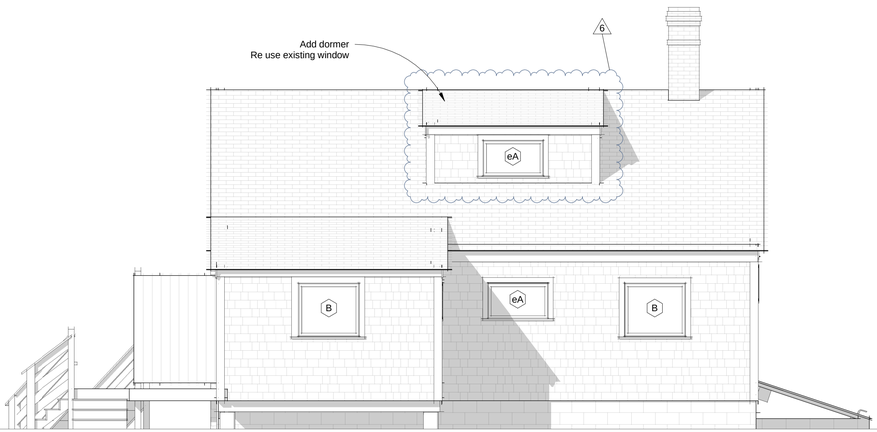
Date 12/06/2023 Signature of owner of record _____ Signed by GA Under Consent of Owner Signed under penalties of perjury

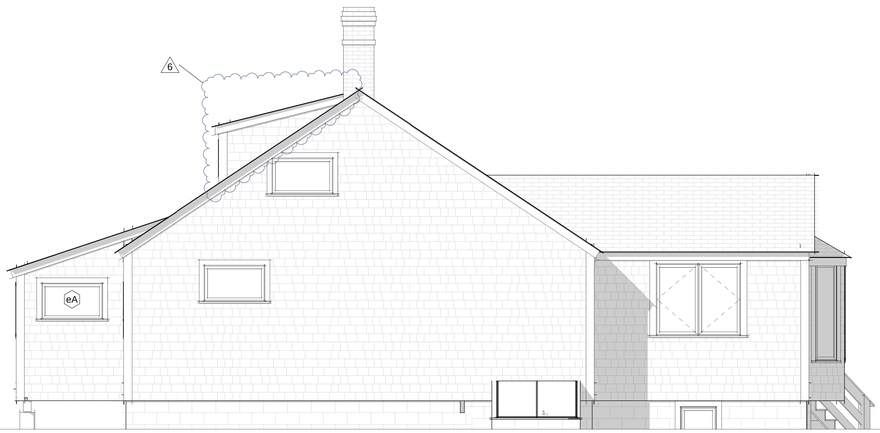
Previously Approved



5 **SW Front - Proposed HDC**
1/4" = 1'-0"

6 **SE - Proposed HDC**
1/4" = 1'-0"





7 **NE - Proposed HDC**
1/4" = 1'-0"

8 **NW - Proposed HDC**
1/4" = 1'-0"

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Trim Finish	Comments
Floor 1	B	Andersen Corporation	400-Series Awning	3'-5 5/16"	3'-0 7/16"	Vinyl - Andersen - Terratone	Egress Window

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 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 © 5/24/2023 12:47:04 PM

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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
30 Mizzenmast Extension
Nantucket MA

66 / 433

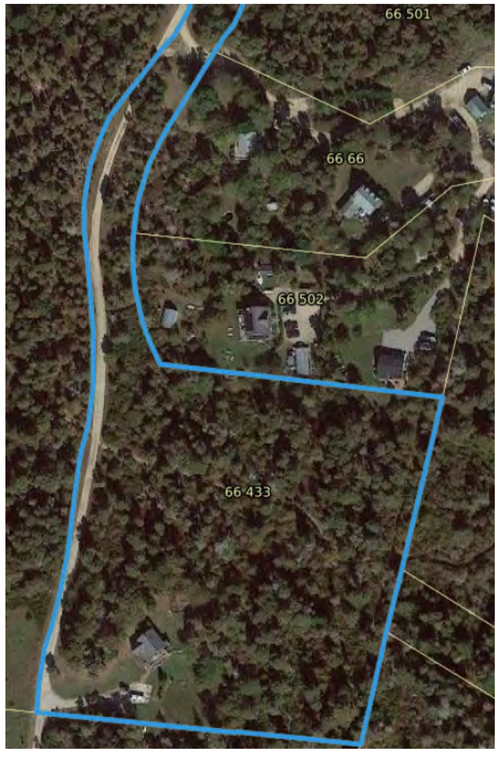
Structure
House

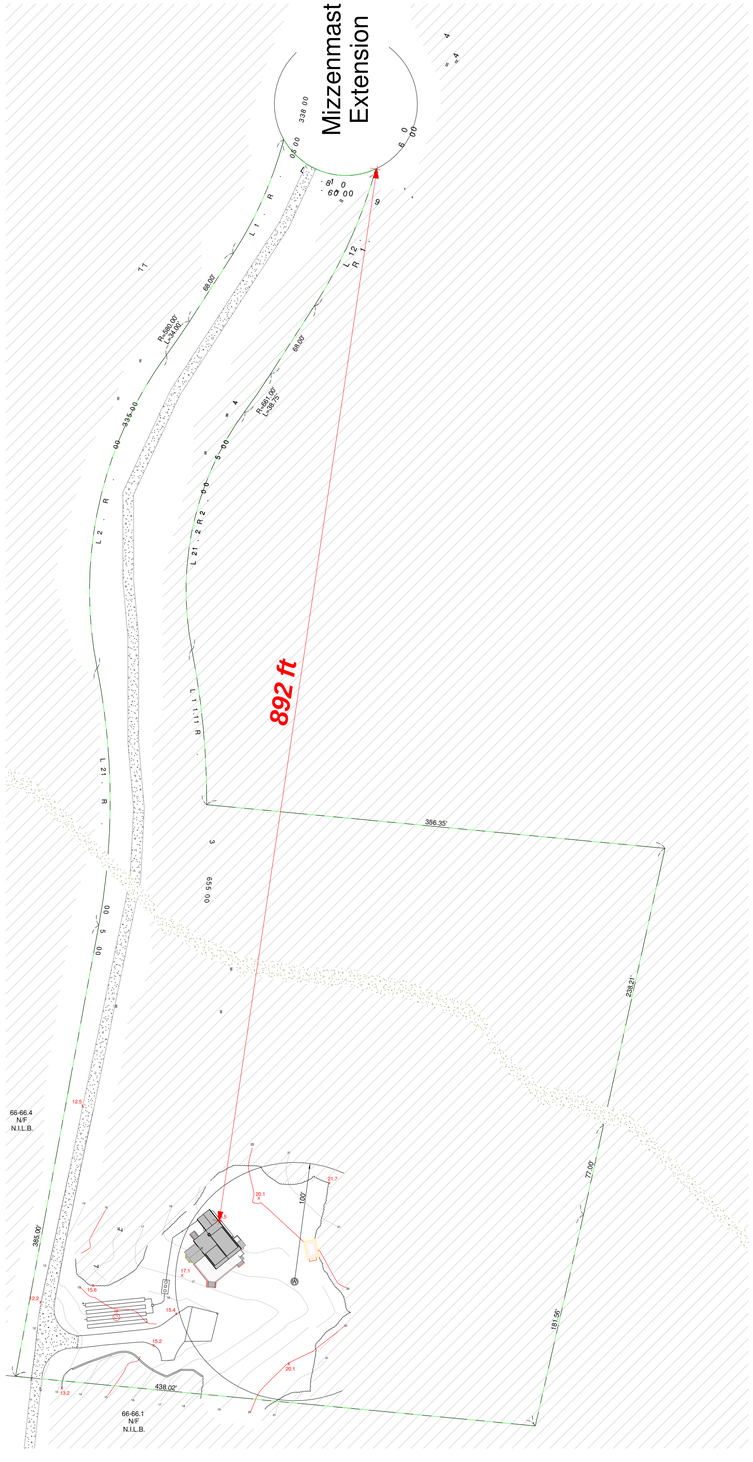
CD

#	Description	Date
3	HDC Submission	2022.10.31
6	HDC Submission	2023.05.30

HDC2.1







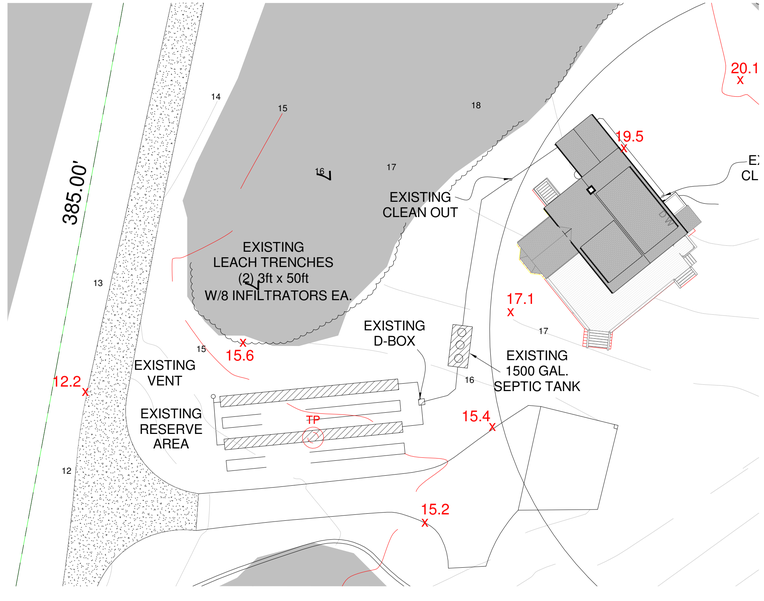
1 Site HDC
1" = 60'-0"











2 Site HDC Focus
1" = 20'-0"

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Nantucket MA

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PO Box 325 02554
508 228 2820

Owner
Nantucket Land Bank

Location
30 Mizzenmast Ext
Nantucket MA

66 / 433

Structure
Site Plan

Project Status

#	Description	Date
2	HDC Submission	2022.10.31
3	HDC Submission	2023.05.30
4	HDC Submission	2023.12.18

HDC3.0

HDC Submission

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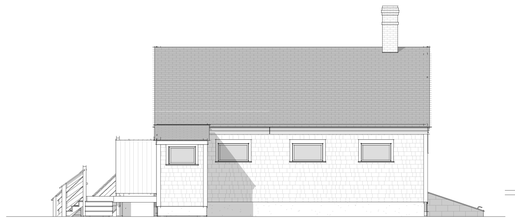


2 **NE - Existing HDC**
1/8" = 1'-0"



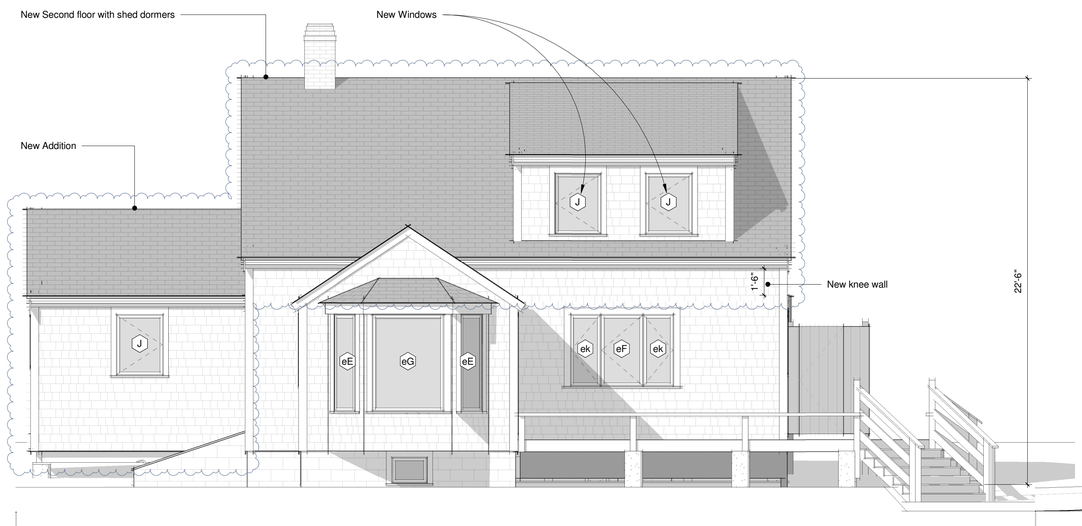
4 **SW - Existing HDC**
1/8" = 1'-0"



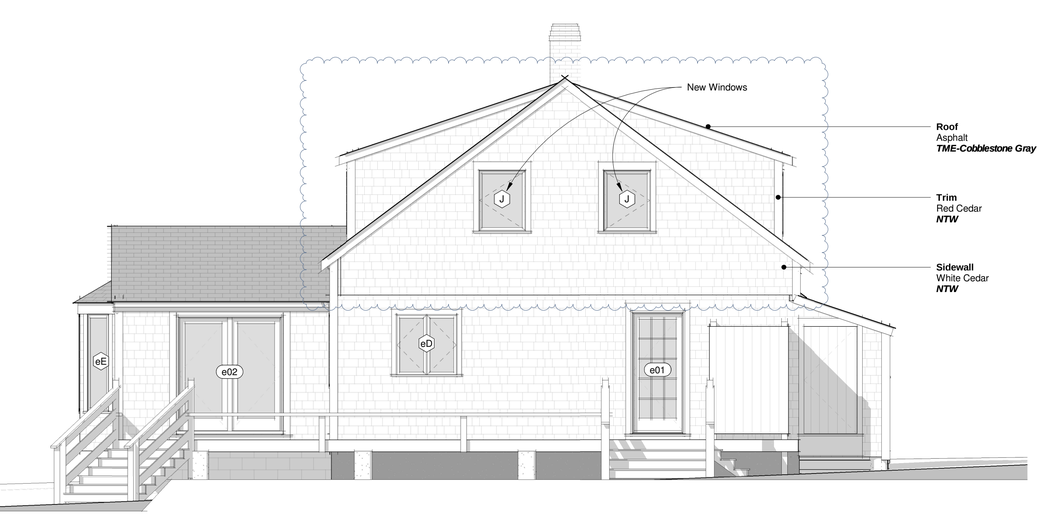
3 **NW - Existing HDC**
1/8" = 1'-0"



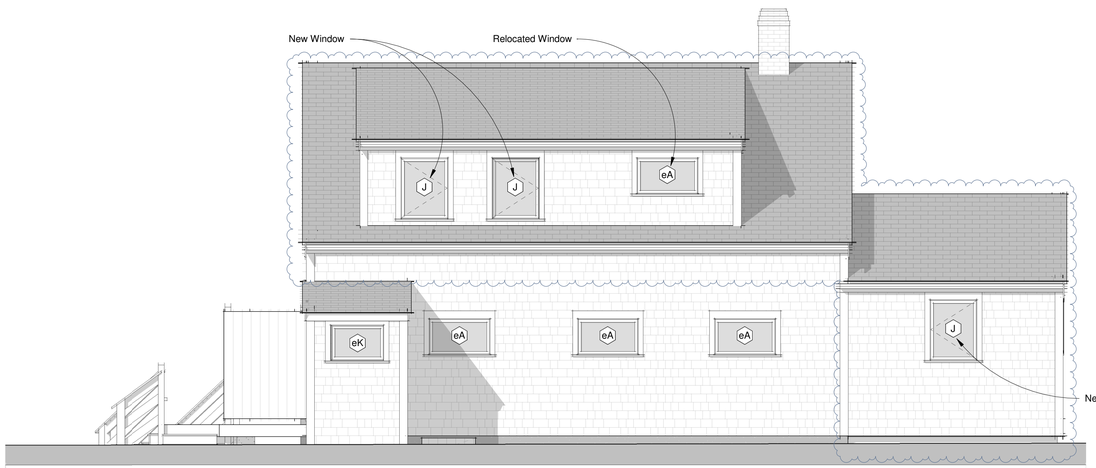
1 **SE- Existing HDC**
1/8" = 1'-0"



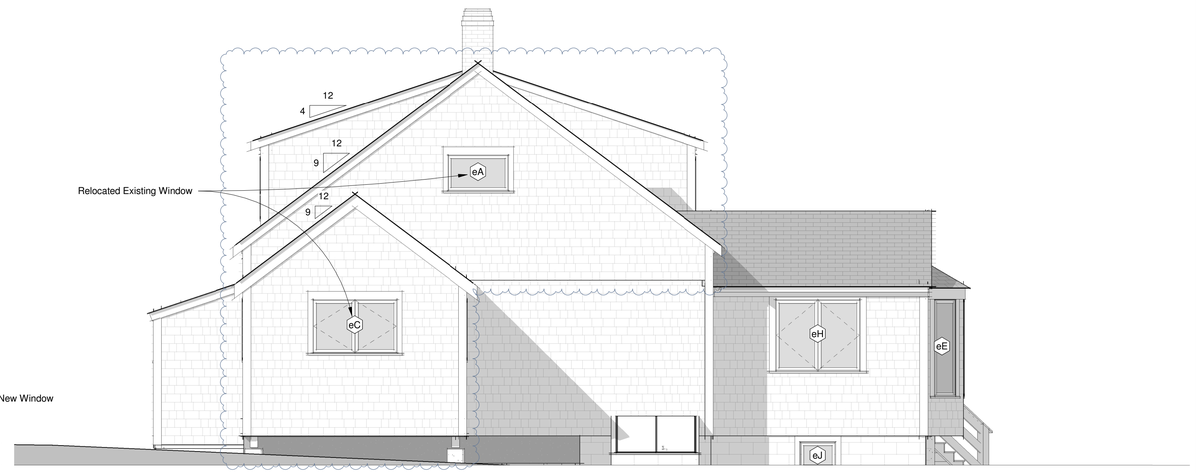
5 **SW Front - Proposed HDC**
1/4" = 1'-0"



6 **SE - Proposed HDC**
1/4" = 1'-0"



7 **NE - Proposed HDC**
1/4" = 1'-0"



8 **NW - Proposed HDC**
1/4" = 1'-0"

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Unit Finish	Phase Created	Comments
Floor 1	eC	Andersen Corporation	400-Series Casement	4'-9"	3'-0 7/16"	Vinyl - Andersen - Sandtone	New Construction	Relocated
Floor 1	J	Andersen Corporation	400-Series Casement	2'-8"	3'-5 5/16"	Vinyl - Andersen - Sandtone	New Construction	Match Existing
Floor 2	eA	Andersen Corporation	400-Series Awning	3'-5 5/16"	2'-0 5/8"	Vinyl - Andersen - Sandtone	New Construction	Relocated
Floor 2	J	Andersen Corporation	400-Series Casement	2'-8"	3'-5 5/16"	Vinyl - Andersen - Sandtone	New Construction	Match Existing

HDC Submission

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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

Project
Improvements to Mizzemast Ext. & Hummock Pond Road Residences

Location
30 Mizzenmast Extension
Nantucket MA

66 / 433

Structure
Dwelling

Design Team

Structural Engineer
Coastal Engineering Company Inc.
260 Cranberry Highway
Orleans, MA 02653
508.255.6511

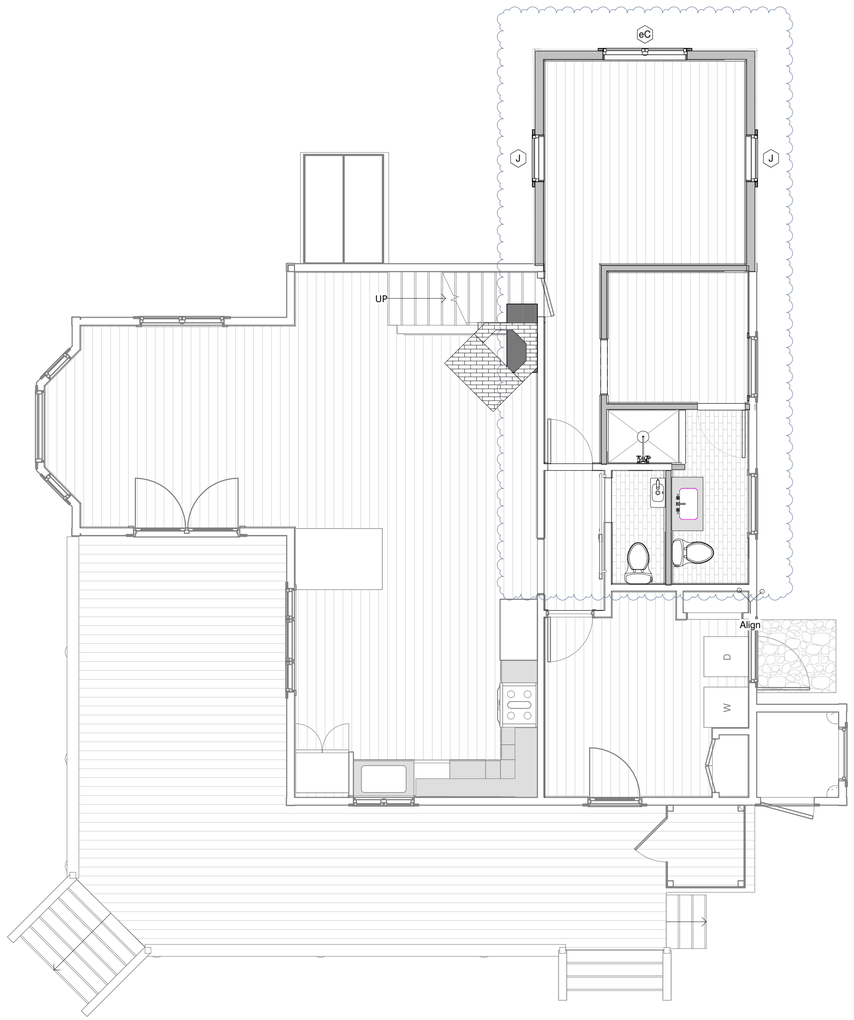
Ownership Team

Project Management
Architectural Consulting Group Inc.
2206 Acushnet Avenue
New Bedford MA 02745
774.202.7991

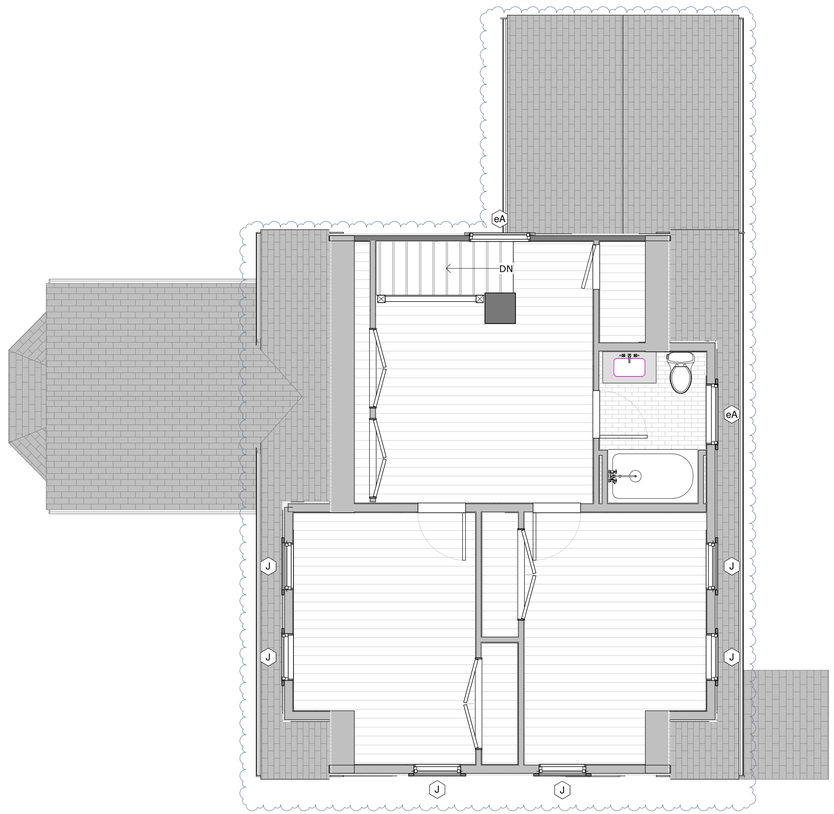
#	Description	Date
3	HDC Submission	2022.10.31
5	HDC Submission	2023.05.30
13	HDC Submission	2023.12.18

Elevations

HDC3.1



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



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

HDC Submission

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774.202.7991

#	Description	Date
3	HDC Submission	2022.10.31
5	HDC Submission	2023.05.30
13	HDC Submission	2023.12.18

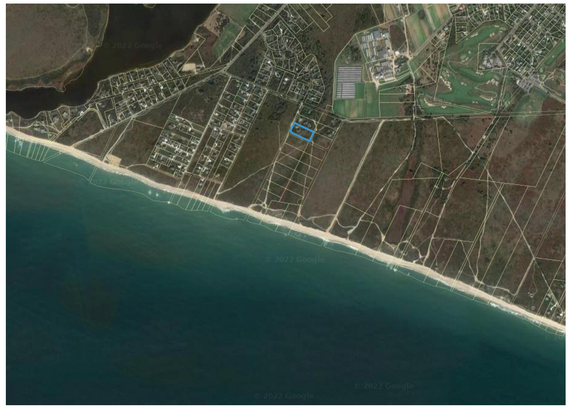
Plans

HDC3.2

GIS MAP - 82/146



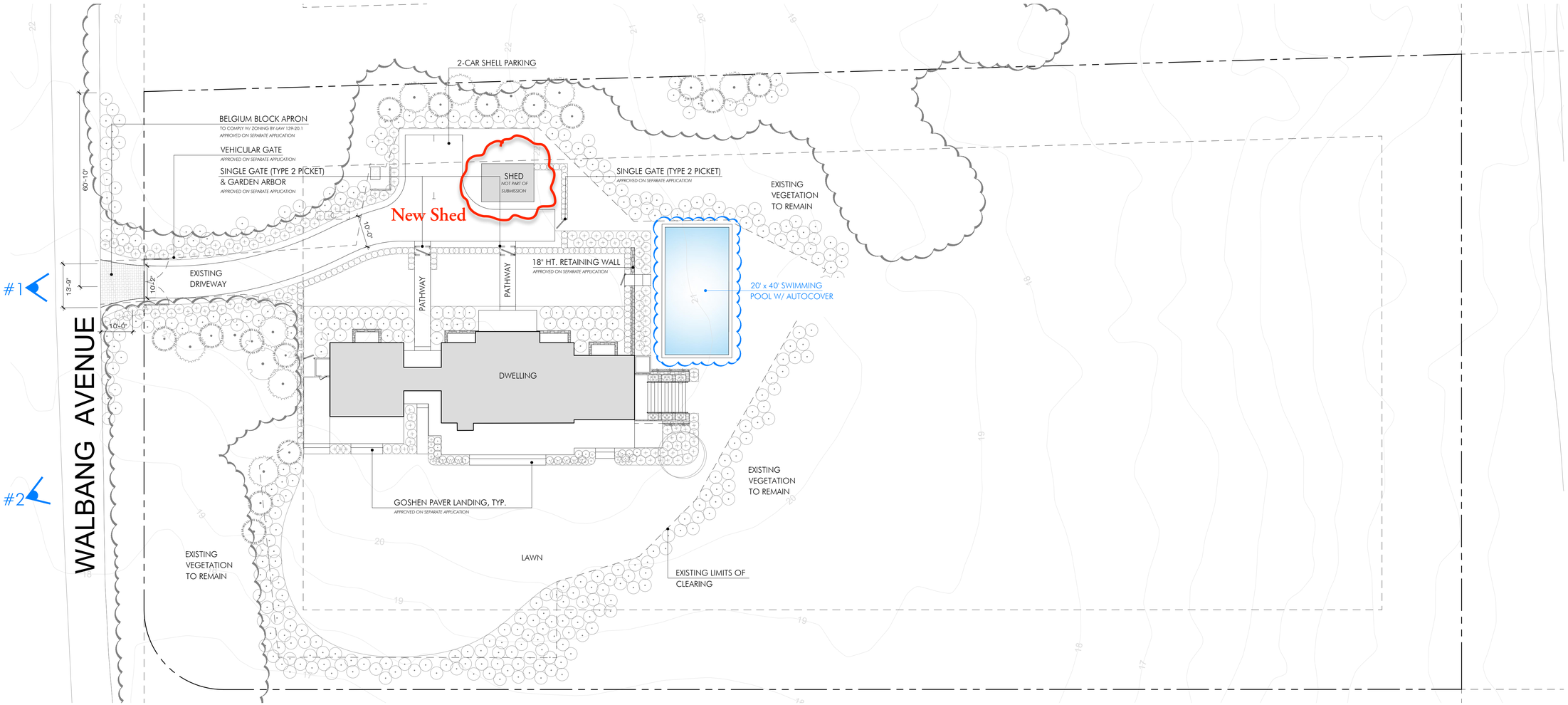
AERIAL MAP - 82/146



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

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°: 4233 PARCEL N°. 38

Street & Number of Proposed Work: 29 Milk St

Owner of record: LACK MILK STREET LLC

Mailing Address: 14 BEACON ST. 7TH FL
BOSTON, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: TREVOR Smith - TST Roofing, LLC

Mailing Address: PO Box 2851
Nantucket MA 02584

Contact Phone 5083258811 E-mail: trevorsmith@tstroofing.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 Change shingle style from 3-TAB to Architectural (Black)

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 change to Arch

☐ 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 3 TAB BLACK TO:

Sidewall _____ Clapboard (if applicable) _____ Roof CERTAINTEED MOIRE BLACK LANDMARK

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

TT Roofing LLC
Nantucket MA

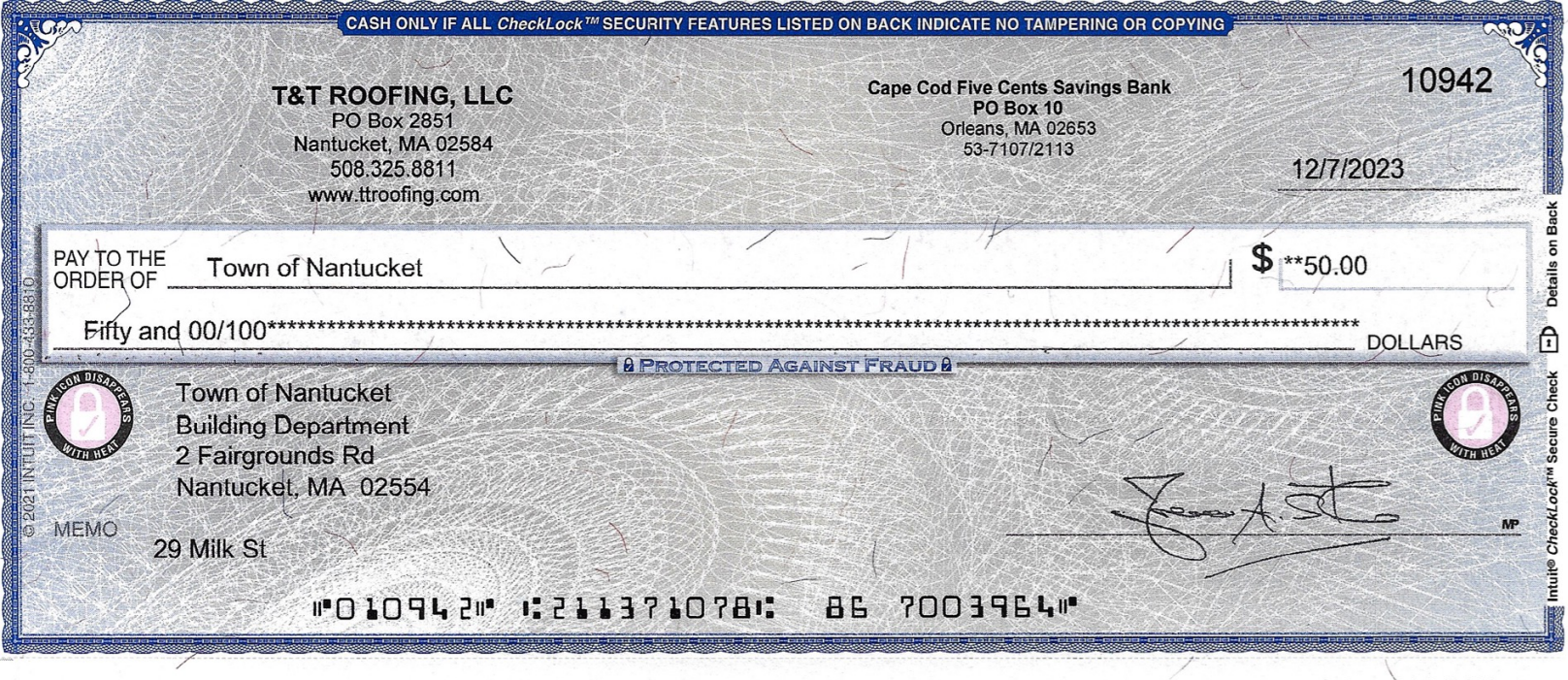
www.ttroofing.com
trevorsmith@ttroofing.com

Address: 29 MILL ST

I, EVAN LOTHROP, as Owner of the subject property hereby authorize T&T Roofing, LLC to act as agent on my behalf, in all matters relative to work for HDC and building department permit applications.

Signature of Owner: [signature] Date: 12/11/23

cell: 508.566.2538 P.O. Box 2851 Nantucket, MA 02584 office: 508.325.8811



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T&T ROOFING, LLC
PO Box 2851
Nantucket, MA 02584
508.325.8811
www.ttroofing.com

Cape Cod Five Cents Savings Bank
PO Box 10
Orleans, MA 02653
53-7107/2113

10942

12/7/2023

PAY TO THE ORDER OF Town of Nantucket

$ **50.00

Fifty and 00/100********** DOLLARS

PROTECTED AGAINST FRAUD

Town of Nantucket
Building Department
2 Fairgrounds Rd
Nantucket, MA 02554

MEMO 29 Milk St

⑈010942⑈ ⑆211371078⑆ 86 7003964⑈

© 2021 INTUIT INC. 1-800-433-8810

Details on Back

Intuit® CheckLock™ Secure Check

T&T Roofing, LLC 10942

Town of Nantucket 12/7/2023

29 Milk St 50.00

T&T Roofing - 3964 29 Milk St 50.00

T&T Roofing, LLC 10942

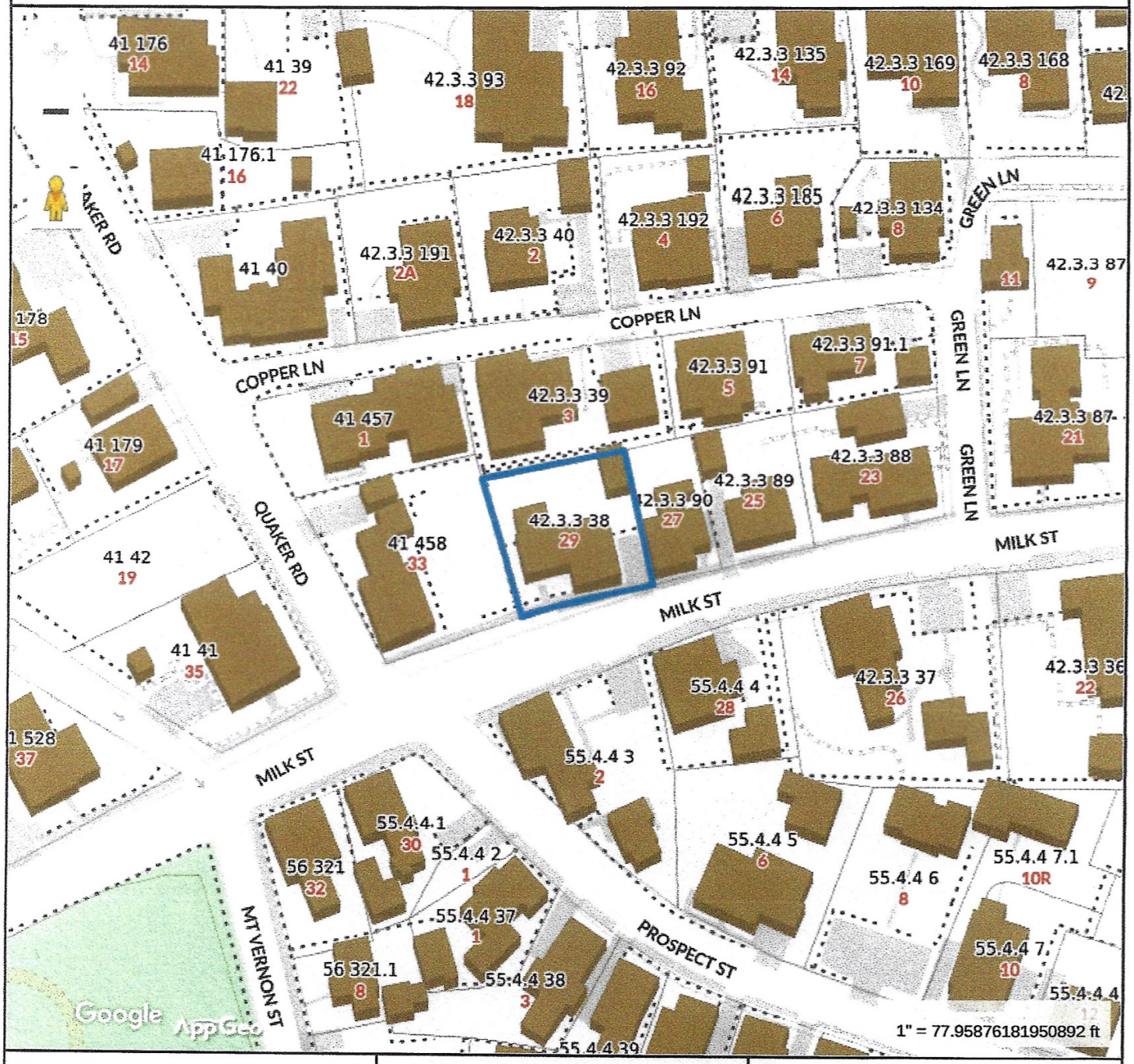
Town of Nantucket 12/7/2023

29 Milk St 50.00

PAYMENT RECORD

T&T Roofing - 3964 29 Milk St 50.00

29 Milk St



Property Information

Property ID	42.3.3 38
Location	29 MILK ST
Owner	LACKMILK 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.

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 OCT 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

n/a 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. ***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°: 4242 PARCEL N°. 78

Street & Number of Proposed Work: 27 Broad St

Owner of record: Nantucket Island Resorts LLC

Mailing Address: 75 Park St. #3
Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Trevor Smith - T&T Roofing, LLC

Mailing Address: PO Box 2851
Nantucket, MA 02584

Contact Phone #: 5085602538 E-mail: trevorsmith@ttroofing.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 Shingle change from 3-TAB to Architectural-Black.

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 ← Change to Architects

☐ 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 front side sections ☐ Clapboard (exposure: _____ inches) Front ☑ gable 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

Current = Black 3-TAB

Sidewall White Cedar - as required Clapboard (if applicable) _____ Roof Certainteed Landmark Moire Black

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

TT Roofing LLC
Nantucket MA

www.ttroofing.com
trevorsmith@ttroofing.com

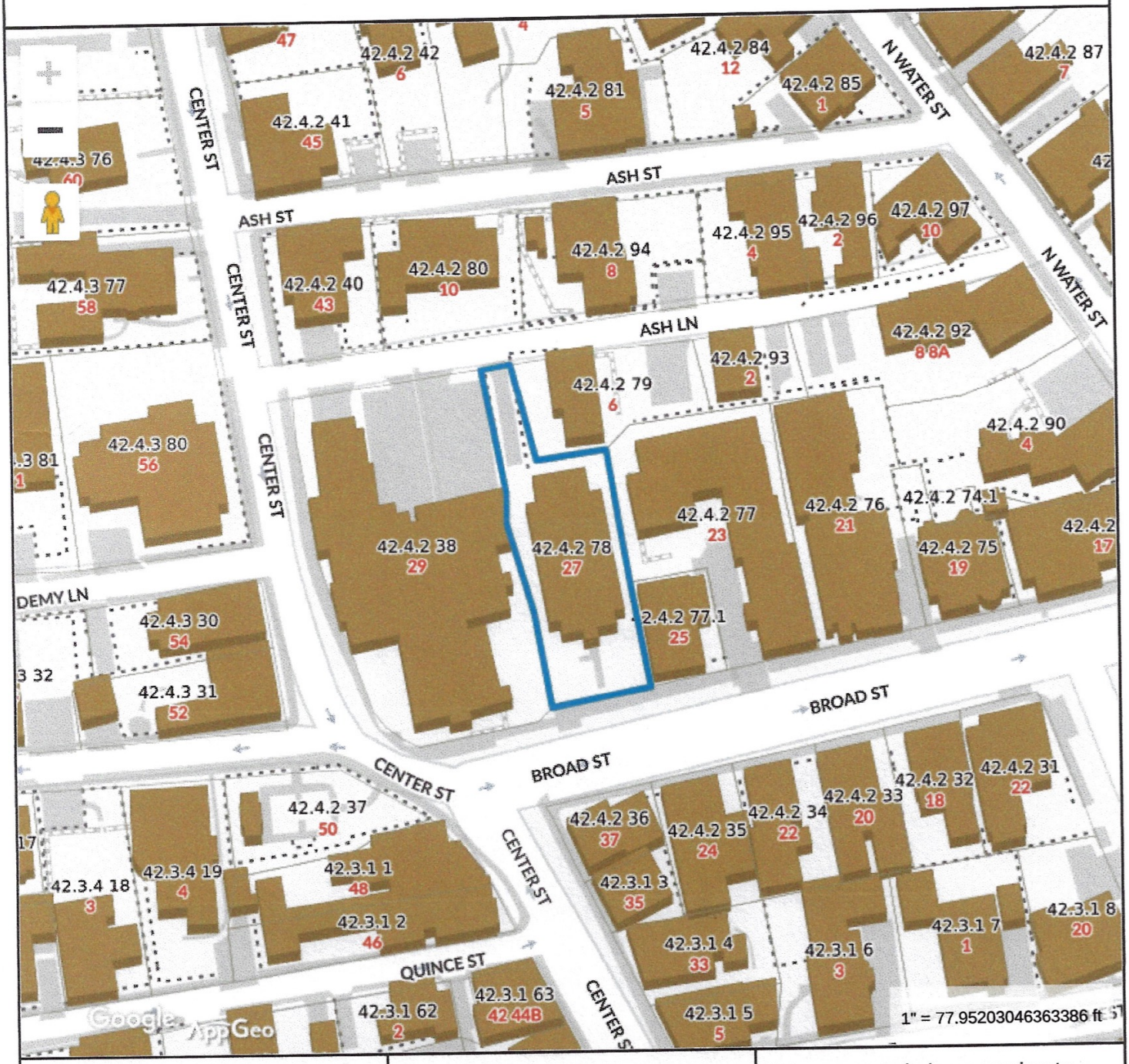
Address: 27 BROAD ST

I, [illegible], as Owner of the subject property hereby authorize T&T Roofing, LLC to act as agent on my behalf, in all matters relative to work for HDC and building department permit applications.

Signature of Owner: _____ Date: 12-1-23

cell: 508.566.2538 P.O. Box 2851 Nantucket, MA 02584 office: 508.325.8811

27 Broad St - Daniel Webster House (JC)



Property Information

Property ID	42.4.2 78
Location	27 BROAD ST
Owner	NANTUCKET ISLAND RESORTS 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.



CASH ONLY IF ALL *CheckLock*™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

T&T ROOFING, LLC
PO Box 2851
Nantucket, MA 02584
508.325.8811
www.ttroofing.com

Cape Cod Five Cents Savings Bank
PO Box 10
Orleans, MA 02653
53-7107/2113

10941

12/7/2023

PAY TO THE ORDER OF Town of Nantucket

$ **50.00

Fifty and 00/100********** DOLLARS

PROTECTED AGAINST FRAUD

Town of Nantucket
Building Department
2 Fairgrounds Rd
Nantucket, MA 02554

MEMO 27 Broad St

⑈010941⑈ ⑆211371078⑆ 86 7003964⑈

Details on Back

Intuit® *CheckLock*™ Secure Check

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T&T Roofing, LLC 10941

Town of Nantucket 12/7/2023

27 Broad St 50.00

T&T Roofing - 3964 27 Broad St 50.00

T&T Roofing, LLC 10941

Town of Nantucket 12/7/2023

27 Broad St 50.00

PAYMENT RECORD

T&T Roofing - 3964 27 Broad St 50.00

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

N/a 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)

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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
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 Miroslava Ahern

AS AGENT FOR ACK N BACK LLC

STREET ADDRESS 33 Quidnet Rd

MAP/PARCEL 21/27.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/08/2023

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.

Miroslava Ahern 12/06/2023

Signature Date

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)

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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°: 21 PARCEL N°. 27.2

Street & Number of Proposed Work: 33 QUIDNET RD

Owner of record: ACK N BACK LLC

Mailing Address: 4 NORTH WATER ST
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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC2022-08-6785
☐ 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

*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 BOARDWALK Walls CONCRETE

* 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 12/06/2023 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP 21/27.2



AERIAL MAP 21/27.2





POOL REVISIONS
SEE HDC.02

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

ALV

33 QUIDNET ROAD
NANTUCKET MA 02554

OWNER

ACK N BACK LLC
4 North Water St
Nantucket, MA, 02554

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

ISLAND SURVEYORS LLC
90 Old South Road, Nantucket MA 02554
T (508) 228-2720

CONTRACTOR

CLARKE BROTHERS CONSTRUCTION
20 Tomahawk Road, Nantucket MA 02554
T (508) 332-4913

N

HDC SUBMISSION
SWIMMING POOL REVISIONS

DRAWING INFO

DATE	DECEMBER 6, 2023
SCALE	1" = 40' - 0"

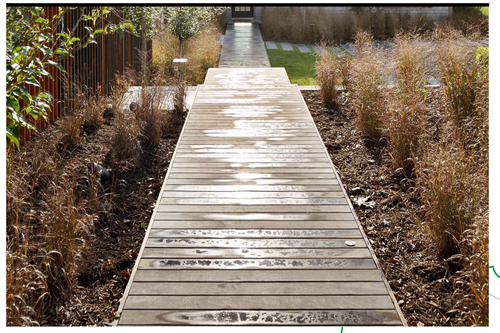
REVISIONS

HDC.01

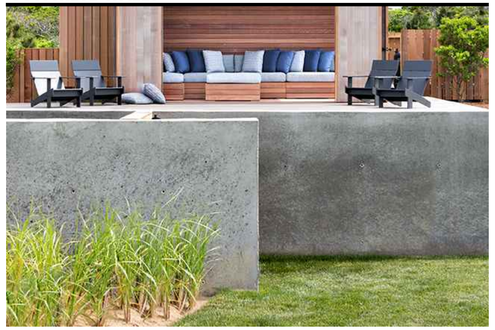
STONE RISERS AT GRADE



BOARDWALK



CONCRETE WALLS



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

ALV

33 QUIDNET ROAD
NANTUCKET MA 02554

OWNER

ACK N BACK LLC
4 North Water St
Nantucket, MA, 02554

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

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90 Old South Road, Nantucket MA 02554
T (508) 228-2720

CONTRACTOR

CLARKE BROTHERS CONSTRUCTION
20 Tomahawk Road, Nantucket MA 02554
T (508) 332-4913

HDC SUBMISSION
SWIMMING
POOL REVISIONS

DRAWING INFO

DATE	DECEMBER 6, 2023
SCALE	1/16" = 1' - 0"

REVISIONS

HDC.02

DECK AT GRADE



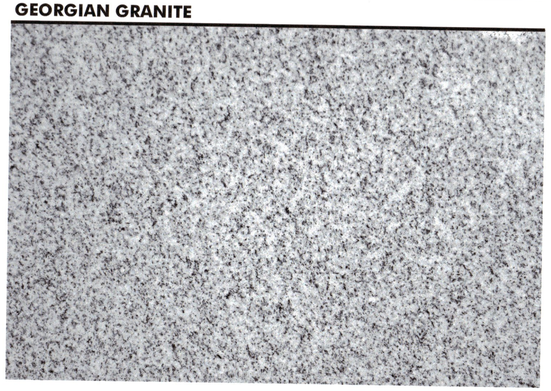
STONE RISERS AT GRADE

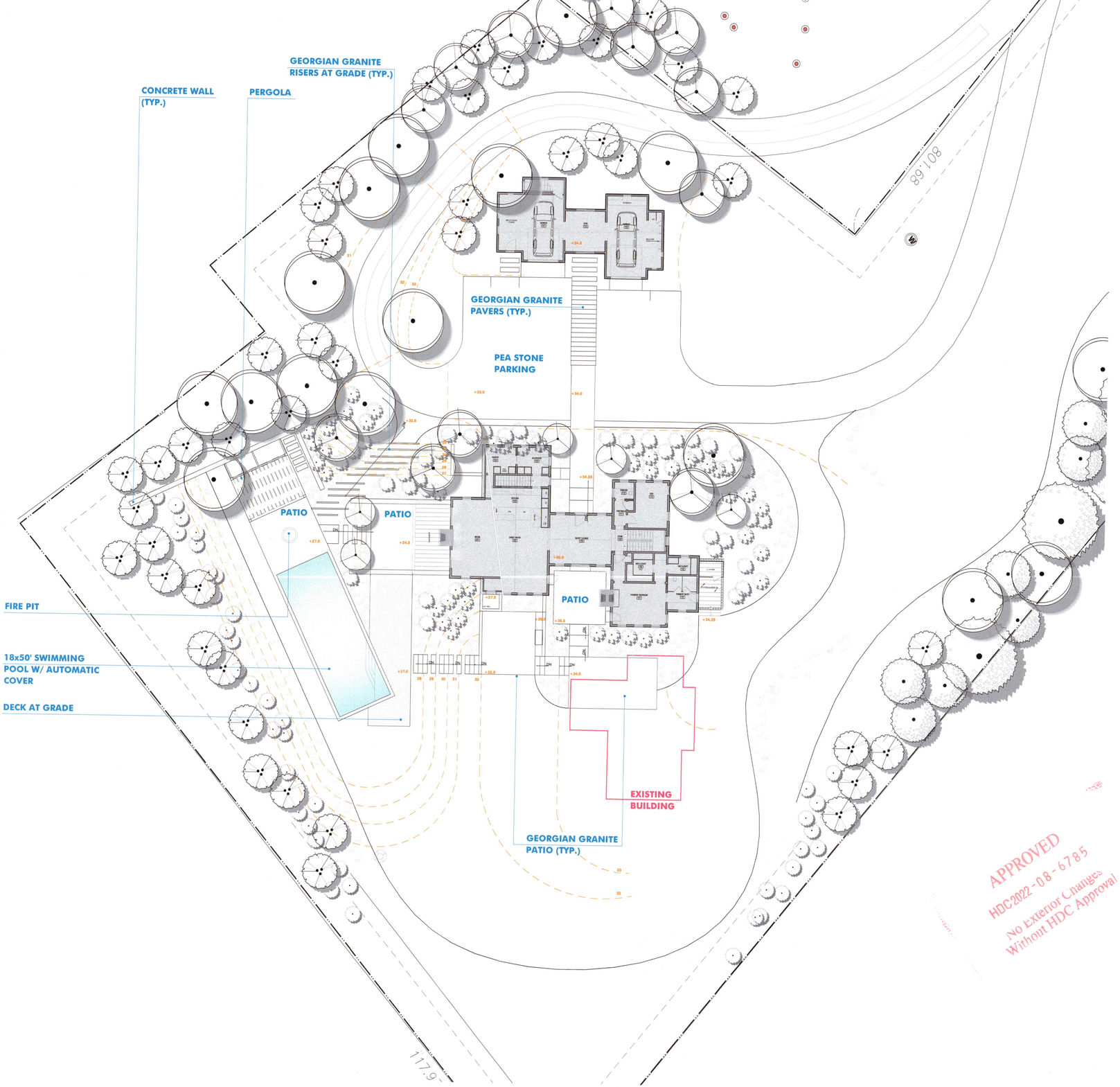


CONCRETE WALLS



GEORGIAN GRANITE





AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

ALV

33 QUIDNET ROAD
NANTUCKET MA 02554

OWNER

ACK N BACK LLC
4 North Water St
Nantucket, MA, 02554

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

ISLAND SURVEYORS LLC
90 Old South Road, Nantucket MA 02554
T (508) 228-2720

CONTRACTOR

CROSS RIP BUILDERS
43 Nobadeer Farm Road, Nantucket MA 02554
T (508) 228-1007

STAFF APPROVAL
POOL AREA
LAYOUT

DRAWING INFO

DATE	SEPTEMBER 14, 2022
SCALE	1/16" = 1' - 0"

REVISIONS

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.

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PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 163

Street & Number of Proposed Work: 6 SWAYZES DRIVE

Owner of record: ERIN WILSON

Mailing Address: 6 SWAYZES DRIVE
NANTUCKET MA 02554

Contact Phone #: 267 625 1441 E-mail: ewilson41@gmail.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: 4 SOUTH MILL STREET
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@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. HDC 2023 AS NOTED
☐ Pool (Zoning District _____) ☐ Roof ☐ Other DOOR + WINDOW + ROOF CHANGE

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 -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 18'-10" ± 6" South 18'-10" ± 6" East 18'-10" ± 6" West 18'-10" ± 6"

Additional Remarks

Historic Name:

Original Date: 1988

Original Builder: DESIGNER – MICKY ROWLAND AND ASSOC.

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

} ROOF CHANGE DOOR + WINDOW CHANGES

*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 TME /12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH EXISTING

Leaders (material and size): TO MATCH EXISTING

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH EXISTING
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH EXISTING
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME
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 _____

Doors* (type and material): ☒ TDL ☐ SDL Front CUSTOM BARN Rear CUSTOM BARN 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 TME
Trim TME Sash 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 12/8/2023 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, October 3, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

Call to Order at 4:02pm and announcements by Chair Pohl.

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist, Adrian Rodriguez, Administrative Specialist & Fiona Johnson, Administrative Specialist.
Attending Members: Pohl, Welch, Camp, Oliver, Patten, Paul, Thornewill
Remote Participants: Coombs
Absent Members: None
Late Arrivals: None
Early Departures: Pohl left the meeting at 6:16pm.
Adoption of Agenda
Motion: **Motion to Approve, as drafted. (Welch)**
Vote: Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver

I. COMMISSIONER DISCUSSION & VOTE

Operations Assessment - Scope of Services

Welch –

- Stated that this item was specifically to reaffirm the list of current needs of the HDC for independent needs, which was provided to the NAPC and previously approved by the HDC.
- Members of the NAPC team were present to answer questions.
- Discussion was open to all members, not just the Board.
- Interviews will be conducted with the NAPC and all Board Members October 3-4, 2023.

Voting: Pohl, Welch, Camp, Coombs, Oliver
Alternates: None
Recused: None
Documentation: None
Representing: None
Motion: **Motion to reaffirm the HDC's previous approval for the scope of services for independent review. (Oliver)**
Roll-Call Vote: Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

II. SIGNS

Property Owner Name	Street Address	Scope of Work	Map/Parcel	Agent
1. Nantucket Atheneum	1 & 3 India St	Master Sign plan	42.3.1/73	Ann Scott
2. The One 2744 LLC	47 Main St	Projecting sign	42.3.1/206	Emeritus
3. The One 2744 LLC	47 Main St	Door sign	42.3.1/206	Emeritus
4. Robert Sarkisian	35A Old South Rd.	New updated sign	68/6.6	SHN
5. Robert Sarkisian	35A Old south Rd.	New updated sign	68/6.6	SHN

Voting: Pohl, Welch, Camp, Coombs, Oliver
Alternates: None
Recused: None
Documentation: Site plan, photos, correspondence
Representing: None
Motion: **Motion to approve signs 1-5, per the Sign Committee's recommendation. (Welch)**
Roll-Call Vote: Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye) Certificate # HDC2023 – (as noted)

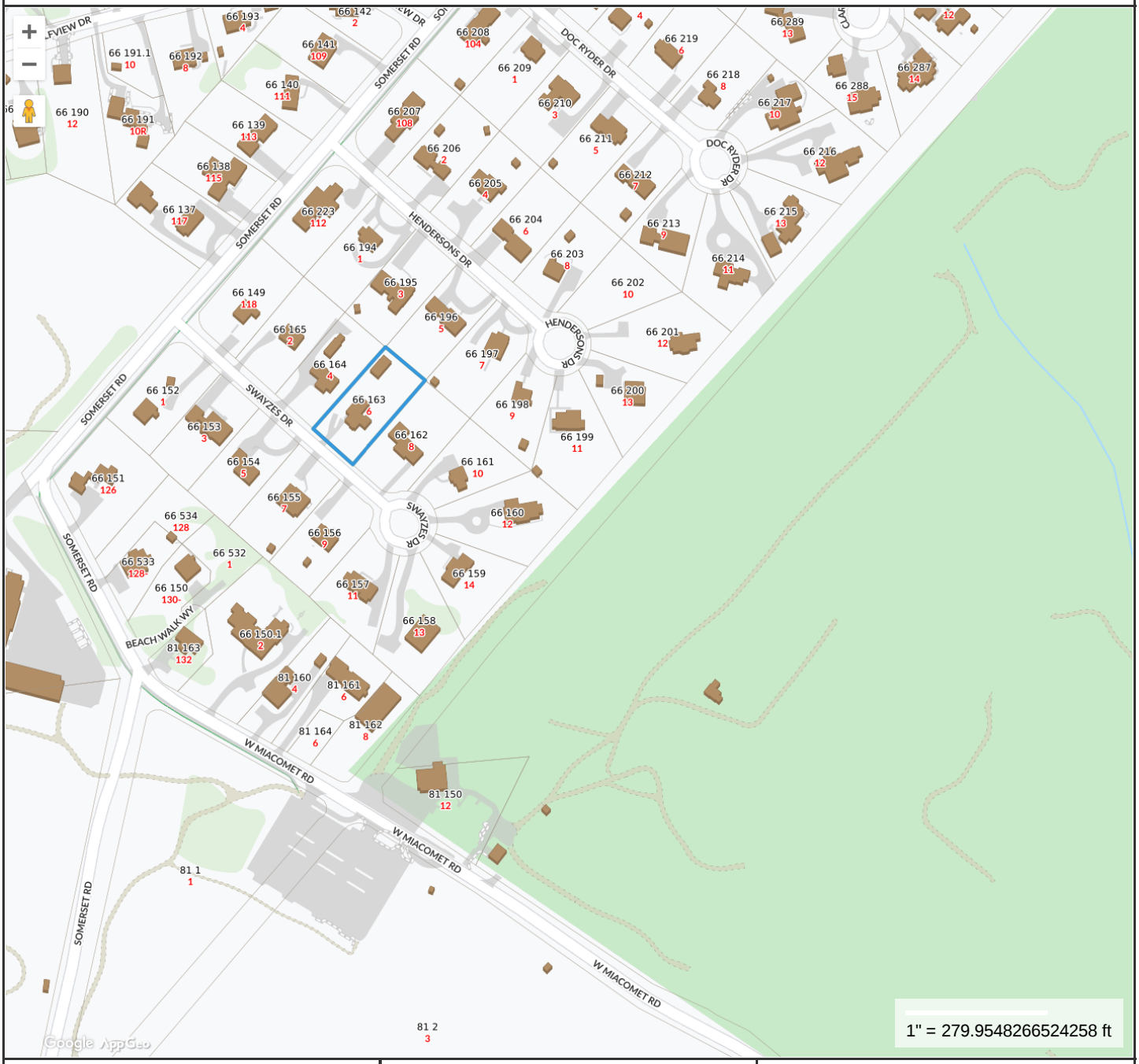
III. CONSENTS

	Property Owner Name	Street Address	Scope of Work	Map/Parcel	Agent	
1.	Dworetzky- Banse Family Tr	8 Shawkemo Rd	Pergola	43/90	Botticelli + Pohl	EM
2.	Nonantum 25 LLC	25 Nonantum Ave	Porch Addition	87/153	SMRD	EM
3.	Kathleen O'Keefe	8 Paul Jones Rd	Alterations	41/839	Topham Design	EM
4.	Nastras LLC	23 Youngs Wy	Shed	68/324	Structures Unltd	EM
5.	Maple Lane Sugar Shack	1 Maple Ln	Rev's to COA 10-7331	67/303.2	LINK	EM
6.	Patricia Harding	3 Sasemin Way	Shed Bulkhead	80/407	Patricia Harding	EM
7.	Ingrid Francas Trustee	39 Dukes Rd	Roof replacement	56/328	Wilson & Co.	EM
8.	21 Quidnet LLC	21 Quidnet Rd	Tennis Ct	21/30	Val Oliver	EM
9.	21 Quidnet LLC	21 Quidnet Rd	Pickleball Ct	21/30	Val Oliver	EM
10.	Erin Wilson	6 Swayzes Dr.	Garage Door Window Chng	66/163	EMDA	EM
11.	3 Pond Rd Nom Trust	3 Pond Rd	Dormer Addition	56/151	EMDA	EM
12.	Seven Pines LLC	78 Pocomo Rd	Window Rev's	15/39	Mark Avery	EM
13.	Marylin Correia	2 Marylin Ln	Addition	80/58	Val Oliver	RP
14.	Steven Jemison	4 Lavendar Ln	New Shed	33/24	JB Studio	CP
15.	Holly Hock LLC	42 Chuckhollow Rd	New pool house	75/65.1	EMDA	SW
16.	3 Wingspread LLC	3 Wingspread Ln	Garage Door Window Chng	27/17.6	EMDA	SW
17.	26 Pinecrest LLC	26 Pinecrest Dr.	Color Change	68/226	EMDA	SW
18.	Jeff Shapiro	12 W York Ln	Rooftop Solar Cottage	55/9.1	Cotuit Solar	SW
19.	Bruce Percelay	77 Millbrook Rd	Ground Solar array	40/130	Ack Smart	VO
20.	Valerie Sampier	11 Whitetail Cir	Shed Move On	71/30	Valerie Sampier	EM
21.	Melissa Perry	16 Bartlett Rd	New Dwelling	67/114	Melissa Perry	JP
22.	Ross realty trust	11 Ahab Dr	Window Alteration	65/67	Gregory Ross	JP
23.	Christopher Cuddy	60 Kendrick Rd	Window Replacement	76.4.3/57	Reid Yenor	JP
24.	Cook Kathryn Trust Etal	85 Low Beach Rd	Hardscape	75/31.3	Ahern, LLC	JP

Voting: Welch, Camp, Coombs, Paul
Alternates: Patten
Recused: Pohl, Oliver
Documentation: **Architectural elevation plans, site plan, photos, correspondence, advisory comments.**
Representing: None
Public: None
Concerns: None
Motion: **Motion to approve, as submitted. (Coombs)**
Roll-Call Vote: Carried 4-1 //Welch, Coombs, Patten, Paul (Aye) // Camp (Nay) Certificate # HDC2023 – (as noted)

IV. CONSENTS WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	O'Spray LLC	25 Willard St	Alterations Rev 03-8055	29/33	Emeritus LTD	CT
	• that the previously approved EAST stays, as approved with a single door on the 2nd floor balcony. Plans must incorporate both existing elevations and previously approved.					
2.	256 Polpis LLC	256 Polpis Rd	Pool & Hardscape	25/25	Ahern, LLC	JP
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
3.	Melissa Perry	16 Bartlett Rd	Demo House	67/114	Melissa Perry	JP
	• provide GIS info; photos of all elevations etc.					
4.	Debbie Wasil	51 Pleasant St	Hardscape Rev	55/32.3	Structures Unltd	VO
	• a mix of brick and shell by keeping the straight driveway section brick and using shell for the parking area. It is incumbent on the Owner to permit the sidewalk construction with the DPW, and any other town dept that are authorized to issue such permits.					
5.	3 Tetawkimmo Dr LLC	3 Tetawkimmo Dr.	Solar Roof array	53/30	Ack Smart	VO
	• Remove south 4 panels (not on dormer) and move to middle mass to the east as that roof is obscured by the front mass) or move all of the south panels to the middle mass) thru staff					
6.	Patrick & Rebecca McNamara	2 Hiawasse Ln	New Dwelling	56/ 469	EMDA	SW
	• Covered porch, as viewed on North and South elevations, decrease left to right depth by 1'6" to 9'6"					
7.	Jeff Shapiro	12 W York Ln	Rooftop Solar MH	55/9.1	Cotuit Solar	SW
	• No solar panels on the westerly-oriented section of the primary mass--i.e., viewing the South elevation, no solar panels on the upper left area of that elevation.					
8.	Jenn & Jason Mendelson	69 Monomoy Rd	New Shed	43/102	Studio PPark	SW
	• Trim to match house					



Property Information

Property ID	66 163
Location	6 SWAYZES DR
Owner	WILSON ERIN C

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 04/06/2022
Data updated Jan. 2021

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

6 SWAYZES DR

Location	6 SWAYZES DR	**Mblu**	66/ / 163/ /
Acct#	00004979	**Owner**	6 SWAYZES LLC
Assessment	$1,276,400	**PID**	4979
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$711,200	$565,200	$1,276,400

Owner of Record

Owner	6 SWAYZES LLC	**Sale Price**	$1,349,000
Co-Owner		**Certificate**	
Address	544 EAST 86TH ST APT 5W NEW YORK, NY 10028	**Book & Page**	C0027506/0
		Sale Date	10/16/2019
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
6 SWAYZES LLC	$1,349,000		C0027506/0	00	10/16/2019
CICERRELLA ANNE F TRST	$0		C0025239/0	99	06/20/2014
CICERRELLA ANNE F	$0		C0018/0703	99	12/11/1998
CICERRELLA ROBERT A & ANNE F	$200,000		C0013/0822	00	10/20/1988

Building Information

Building 1 : Section 1

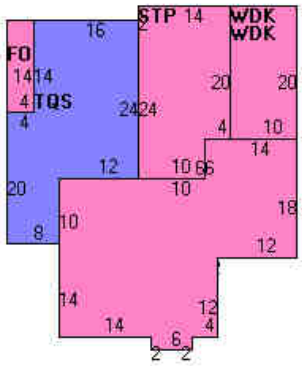
Year Built:	1984
Living Area:	2,262
Replacement Cost:	$801,851
Building Percent Good:	87
Replacement Cost Less Depreciation:	$697,600

Building Photo

Building Photo (http://images.vgsi.com/photos/NantucketMAPhotos//default.jpg)

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
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 Layout



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4979_5761.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,320	1,320
FUS	Upper Story, Finished	564	564
TQS	Three Quarter Story	504	378
FOP	Porch, Open, Finished	56	0
STP	Stoop	340	0
UBM	Basement, Unfinished	1,320	0
WDK	Deck, Wood	400	0
		4,504	2,262

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M01

Land Line Valuation

Size (Acres)	0.45
Frontage	0

Zone	R10	**Depth**	0
Neighborhood	450	**Assessed Value**	$565,200
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR4	W/LOFT-AVG			648.00 S.F	$13,600	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$711,200	$565,200	$1,276,400
2020	$503,200	$565,200	$1,068,400
2018	$448,400	$558,600	$1,007,000
2017	$436,100	$512,100	$948,200
2016	$423,900	$446,900	$870,800

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

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)
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, hardscaping. Available through the Registry of Deeds.
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**, 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.

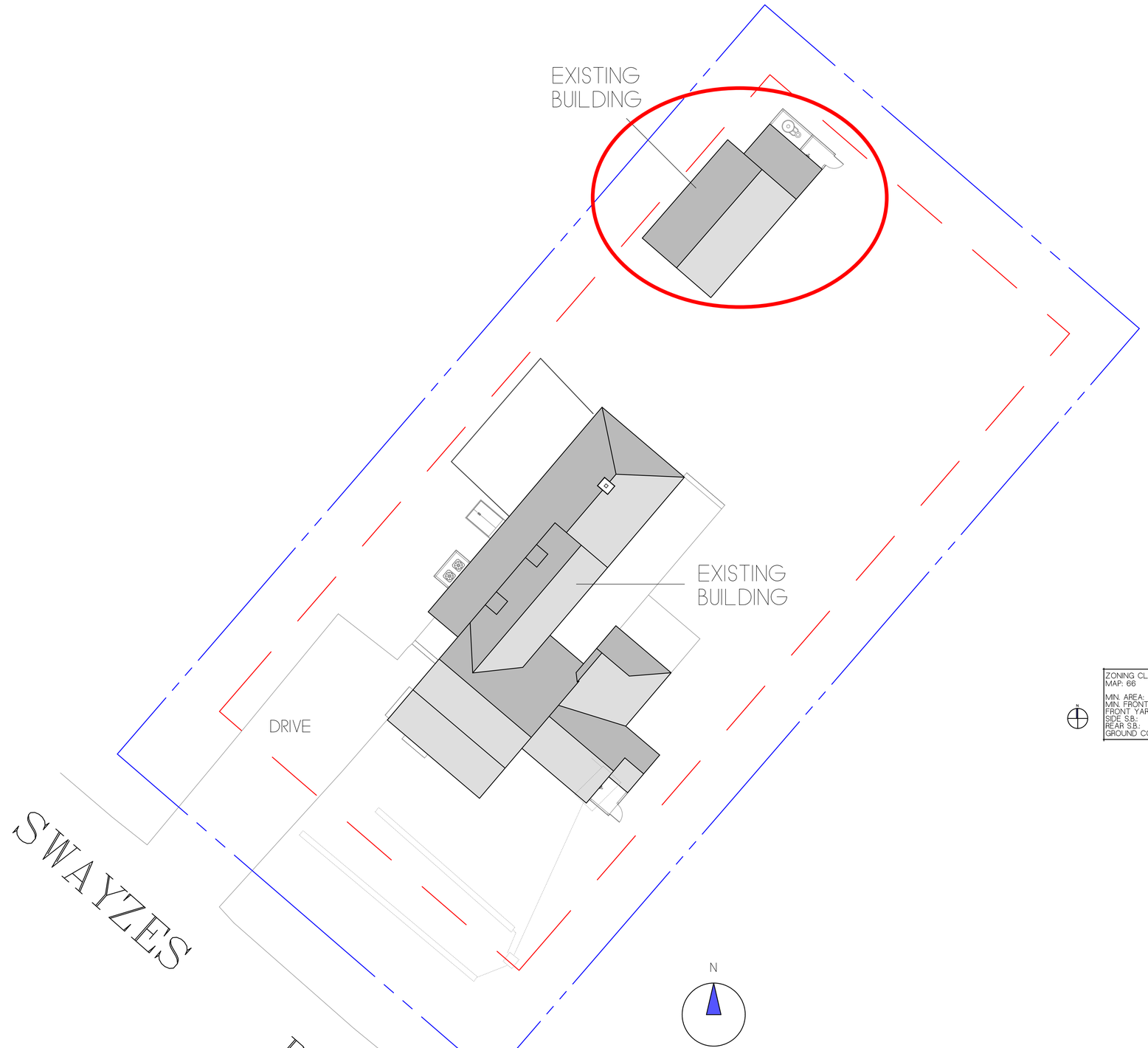
REQUIRED WHERE APPLICABLE:

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, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
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.
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 the left).
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 of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008









ZONING CLASSIFICATION: R-10	
MAP: 66 PARCEL: 163	
MIN. AREA:	10,000 SQFT.
MIN. FRONTAGE:	75 FT.
FRONT YARD S.B.:	20 FT.
SIDE S.B.:	10 FT.
REAR S.B.:	10 FT.
GROUND COVER (%):	25%

NOTE:

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY SITE DESIGN ENGINEERING, DATED: NOVEMBER 30, 2021 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 REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

REVISIONS:

1/14/2022: AS-BUILT MEASURING
2/14/2022: AS-BUILT PLANS
3/09/2022: PROGRESS PRINT
4/07/2022: PROGRESS PRINT
5/04/2022: PROGRESS PRINT
5/12/2022: PROGRESS PRINT
5/26/2022: PROGRESS PRINT
6/07/2022: PROGRESS PRINT
7/26/2022: HDC PRINT
8/23/2023: GARAGE PRINT
9/05/2023: HDC GARAGE PRINT
12/7/2023: HDC GARAGE PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER \ ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY \ SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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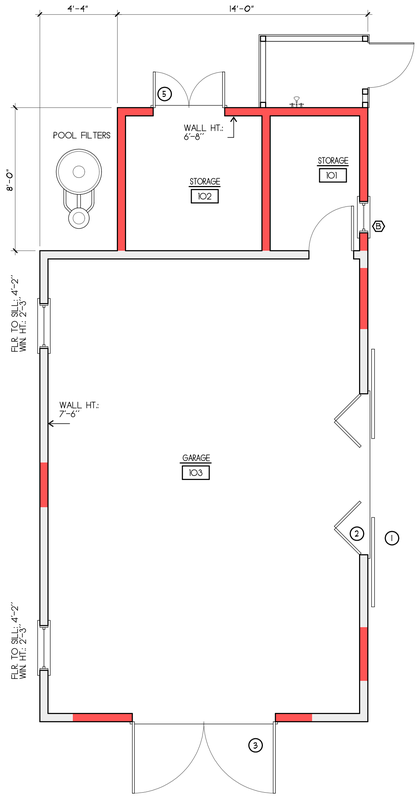
6 SWAYZES LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 66 PARCEL: 163
H.D.C. SITE PLAN ONLY

ADDRESS:	DATE:	SCALE:
6 SWAYZES DRIVE NANTUCKET, MA 02554	12/07/2023	3/32" = 1'-0"

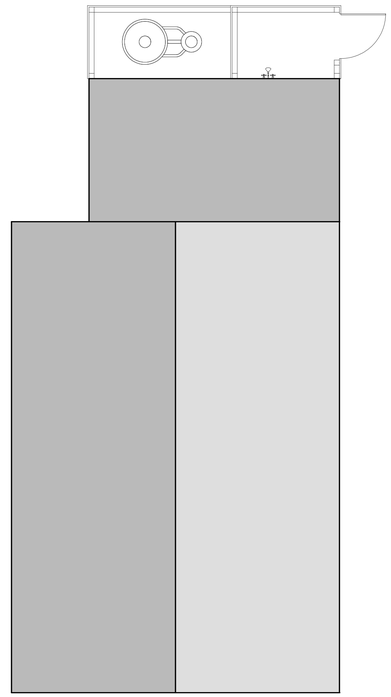
SHEET NO.
S 2



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1935 SF.

N

KEY:
NEW WALLS:
EXISTING WALLS:



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

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-6" X 4'-1"	1	6/6 D.H. (T.M.E.)
B	ANDERSEN	1'-9" X 2'-2"	1	4 LT. FIXED UNIT
C	ANDERSEN	1'-9" X 2'-2"	1	4 LT. CASEMENT
1	CUSTOM	8'-0" X 8'-0"	1	DBL. WOOD SLIDING BARN DOOR
2	ANDERSEN	2'-0" x 6'-8"		1 LT. DBL. BIE-FOLD DOOR W/ 1 LT TRANSOM ABOVE
3	CUSTOM	8'-0" X 8'-0"	1	12 LT. 1 PNL. DBL WOOD BARN DOOR
4				
5	CUSTOM	4'-0" X 6'-0"	1	DBL. WOOD PLANK 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.

REVISIONS:
7/24/2023: AS-BUILT MEASURING
8/9/2023: AS-BUILT PLANS
8/9/2023: PROGRESS PRINT
8/12/2023: PROGRESS PRINT
8/23/2023: PROGRESS PRINT
8/24/2023: PROGRESS PRINT
8/28/2023: PROGRESS PRINT
9/05/2023: PROGRESS PRINT
12/7/2023: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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6 SWAYZES LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 66 PARCEL: 163
GARAGE FLOOR PLANS
ADDRESS: 6 SWAYZES DRIVE NANTUCKET, MA 02554
DATE: 12/07/2023
SCALE: 1/4" = 1'-0"

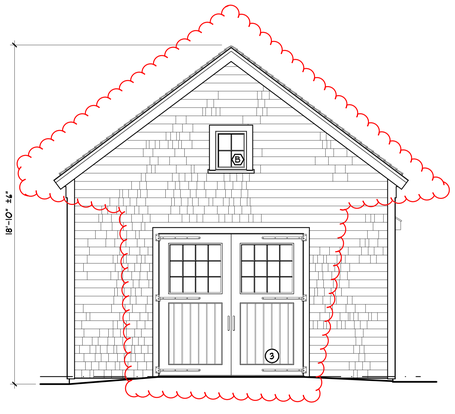
SHEET NO.
a 1



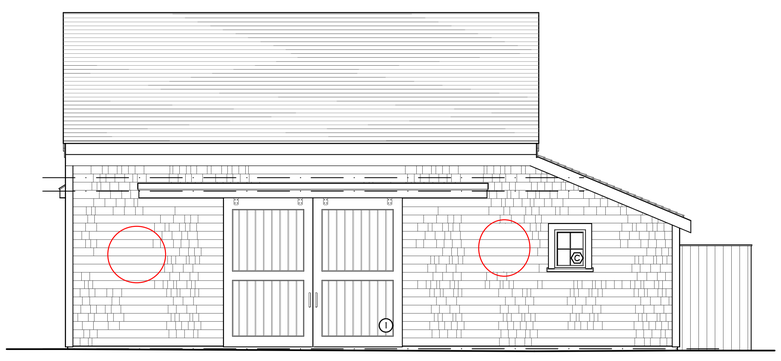
APPROVED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



APPROVED EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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

REVISIONS:
7/24/2023: AS-BUILT MEASURING
8/9/2023: AS-BUILT PLANS
8/9/2023: PROGRESS PRINT
8/12/2023: PROGRESS PRINT
8/23/2023: PROGRESS PRINT
8/24/2023: PROGRESS PRINT
8/28/2023 PROGRESS PRINT
9/05/2023: HDC PRINT
12/7/2023: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

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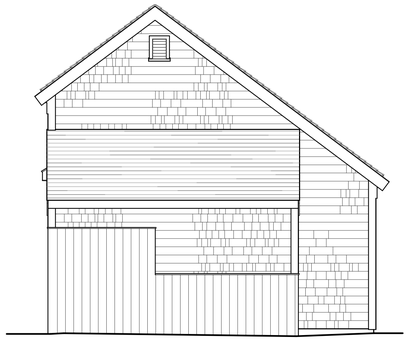
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 66 PARCEL: 163
GARAGE ELEVATIONS
ADDRESS: 6 SWAYZES DRIVE, NANTUCKET, MA ©2554
DATE: 12/07/2023
SCALE: 1/4" = 1'-0"

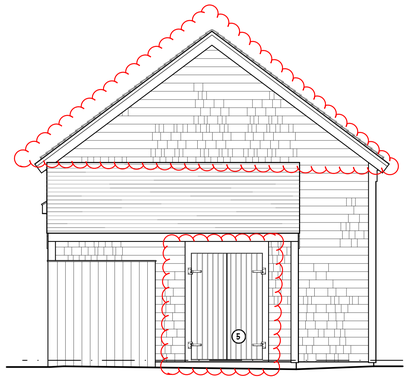
SHEET NO.
a 2



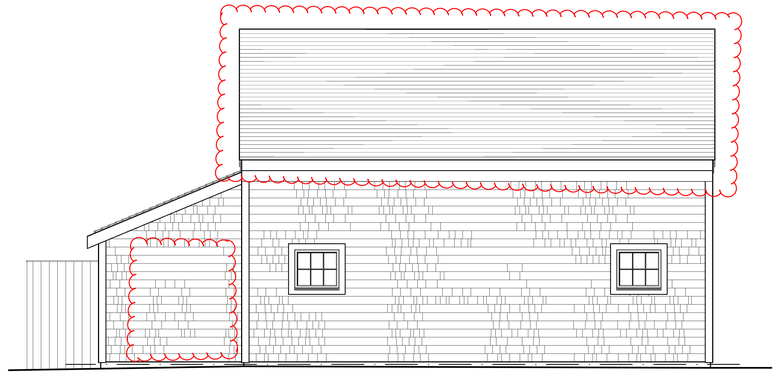
APPROVED NORTH ELEVATION
SCALE: 1/4"=1'-0"



APPROVED WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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

REVISIONS:
7/24/2023: AS-BUILT MEASURING
8/9/2023: AS-BUILT PLANS
8/9/2023: PROGRESS PRINT
8/12/2023: PROGRESS PRINT
8/23/2023: PROGRESS PRINT
8/24/2023: PROGRESS PRINT
8/28/2023 PROGRESS PRINT
9/05/2023: HDC PRINT
12/7/2023: PROGRESS PRINT

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6 SWAYZES LLC
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P.O. BOX 1052
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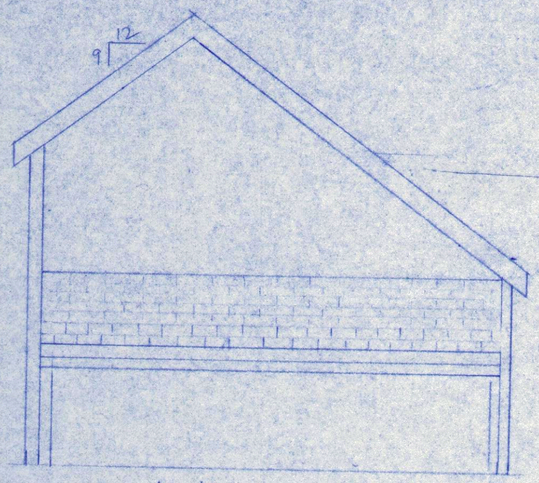
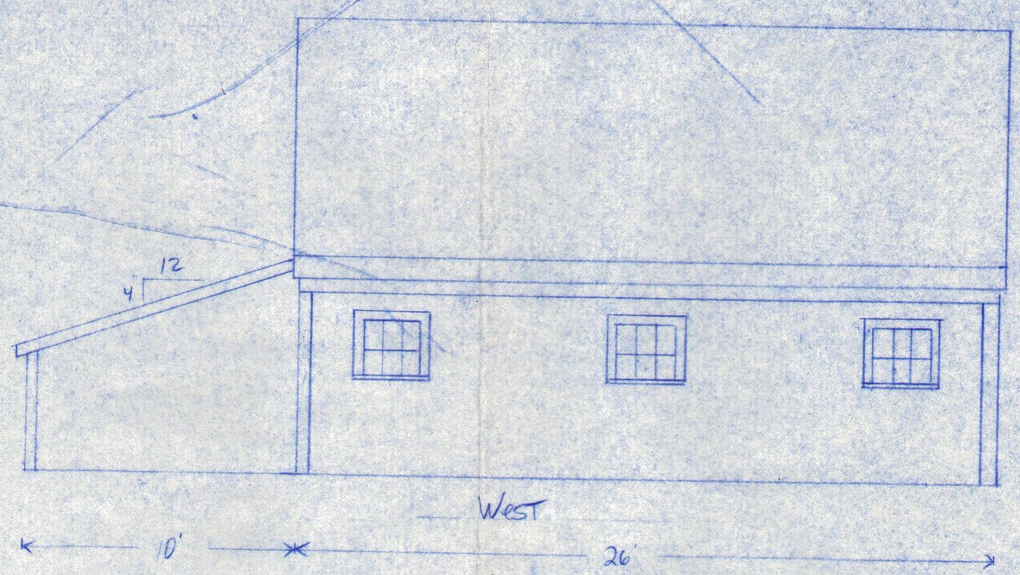
PHONE: 508-228-0456 email: ethan67@comcast.net

MAP: 66 PARCEL: 163
GARAGE ELEVATIONS
ADDRESS: 6 SWAYZES DRIVE NANTUCKET, MA. 02554
DATE: 12/07/2023
SCALE: 1/4" = 1'-0"
SHEET NO. a 3

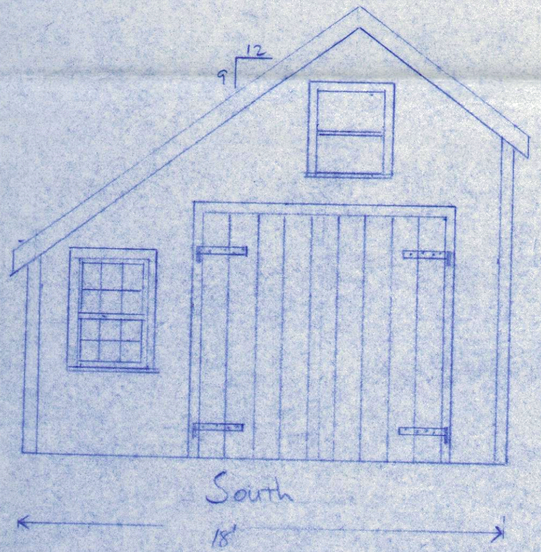


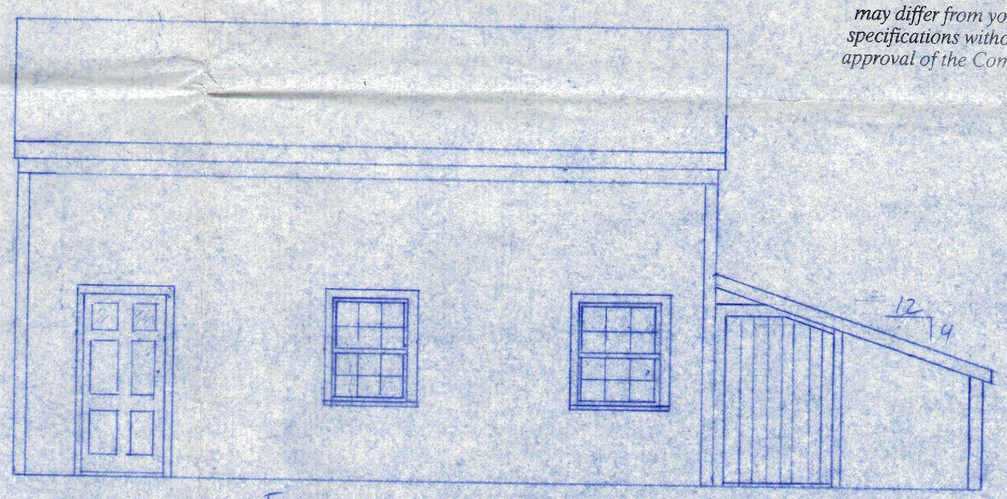


#32876
9/15/98

APPROVED

You are reminded that no work may differ from your filed specifications without prior approval of the Commission





Revisions 9/22/98

Shed Addition on Garage
R. Cicerrella
6 Sunyee Dr. 66-163
Nantucket, Ma
1/4" = 1 foot



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

APPROVED HOUSE



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



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

APPROVERD HOUSE



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

main House — Scheurell/Ehrenberg 28 Hummock Rd 75/79

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.

non contributing

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.

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°: 75 PARCEL N°. 79

Street & Number of Proposed Work: 28 Huntlock Rd

Owner of record: James Scheurell - Timothy Swerkosky

Mailing Address: PO Box 5274

Nantucket, MA 02554

Contact Phone #: _____ E-mail: —

AGENT INFORMATION (if applicable)

Name: Topham Design, LLC

Mailing Address: 18 Hummock Pond Rd

Nantucket 02554

Contact Phone #: 508-325-5890 E-mail: brenda@

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 _____

Size of Structure or Addition: Length: 52 (new) Sq. Footage 1st floor: 1996.07-SF Decks/Patio: Size: 42.5x15.5 ☒ 1st floor ☐ 2nd floor

Width: 58:3½" Sq. footage 2nd floor: 1033+/SF Size: 8.5x7.5 ☒ 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 19-6" South 28'6" East 28'6" West 20'-0" EXIST.

Additional Remarks

Historic Name: 1979

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation new dwelling structure
2. South Elevation REVISE 12/12 penetration/new dwelling structure
3. West Elevation new dwelling structure, remove 2 windows REVISE 12/12 penetration
4. North Elevation new dwelling structure, REVISE 15 light stacks REVISE 12/12 penetration

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 9 /12 Secondary Mass 11 /12 Dormer 10 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural to match

☐ 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) fiberglass 3x4"

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 1x3 Soffit (Overhang) 7" Corner boards 5/4x6 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round — Square 6x6"

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front wood Rear alder glass Side wood/glass

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways shell Walkways blue stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural to weather Clapboard (if applicable) — Roof charcoal - to match

Trim white Sash white Doors font - Red Barn

Deck natural 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 12/8/23 Signature of owner of record _____ Signed under penalties of perjury

TOPHAM DESIGN

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 28 Flintlock Rd Map:75 Parcel:79

Dear Esmeralda,

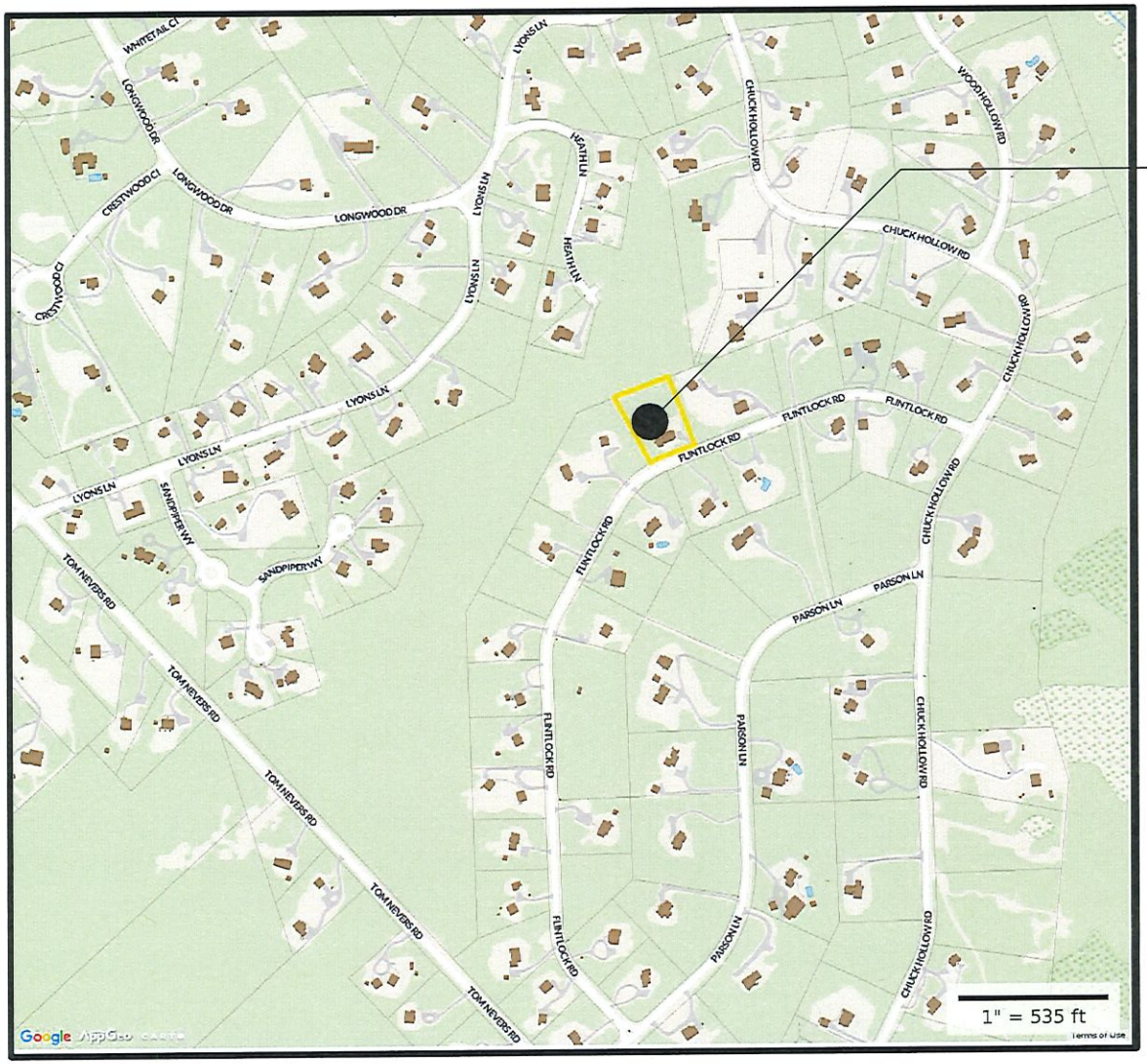
I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

James M Scheurell

James Scheurell / Timothy Ehrenberg

PO Box 5274
Nantucket, MA 02554



L

28 FLINTLOCK ROAD LOCUS MAP

SCALE: 1:1.25

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD NANTUCKET MA 02554
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	11	

28 FLINTLOCK ROAD LOCUS

BUILDING PERMIT NO.:

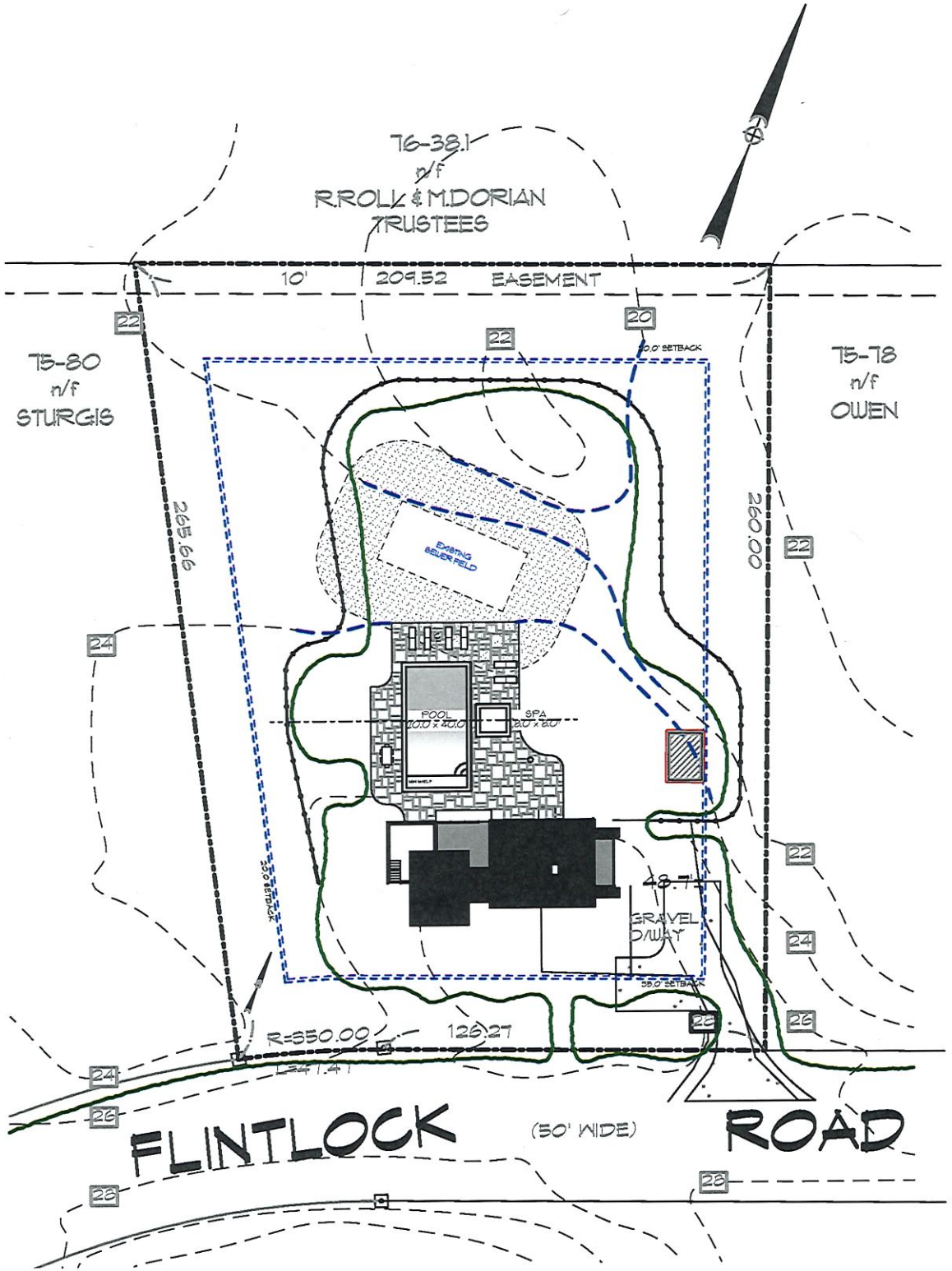
HDC SUBMISSION: 06 DECEMBER 2023
HDC APPROVAL: 09 JANUARY 2023 CERTIFICATE NO.: HDC2024-XX-XXXX

SCHEVRELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO:2016-028	
MAP NO.:75	MAP NO.: 128
ZONING - LVN-3	ALLOWABLE G.C.:3.0 %

HDC 0.1



TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD NANTUCKET MA 02554
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	11	

28 FLINTLOCK ROAD SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 06 DECEMBER 2023
HDC APPROVAL: 09 JANUARY 2023 CERTIFICATE NO.: HDC2024-XX-XXXX

SCHEVRELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO:2016-028	
MAP NO.:75	LOT NO.: 128
ZONING - LVR-3	ALLOWABLE G.C.:30 %

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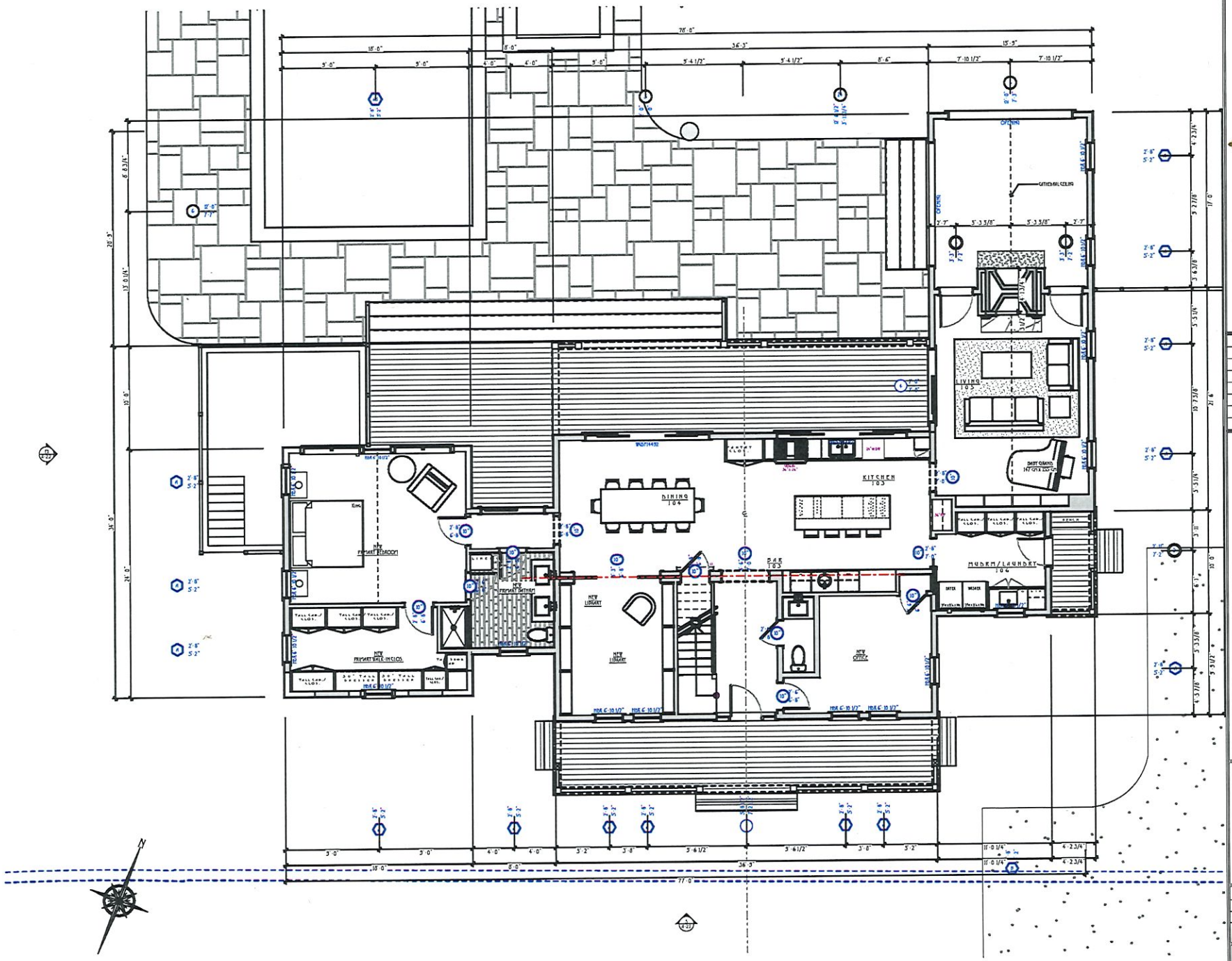
HDC 0.2



TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD NANTUCKET MA 02554
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 06 DECEMBER 2023
HDC APPROVAL: 00 JANUARY 2023 CERTIFICATE NO.: HDC2024-XX-XXXX

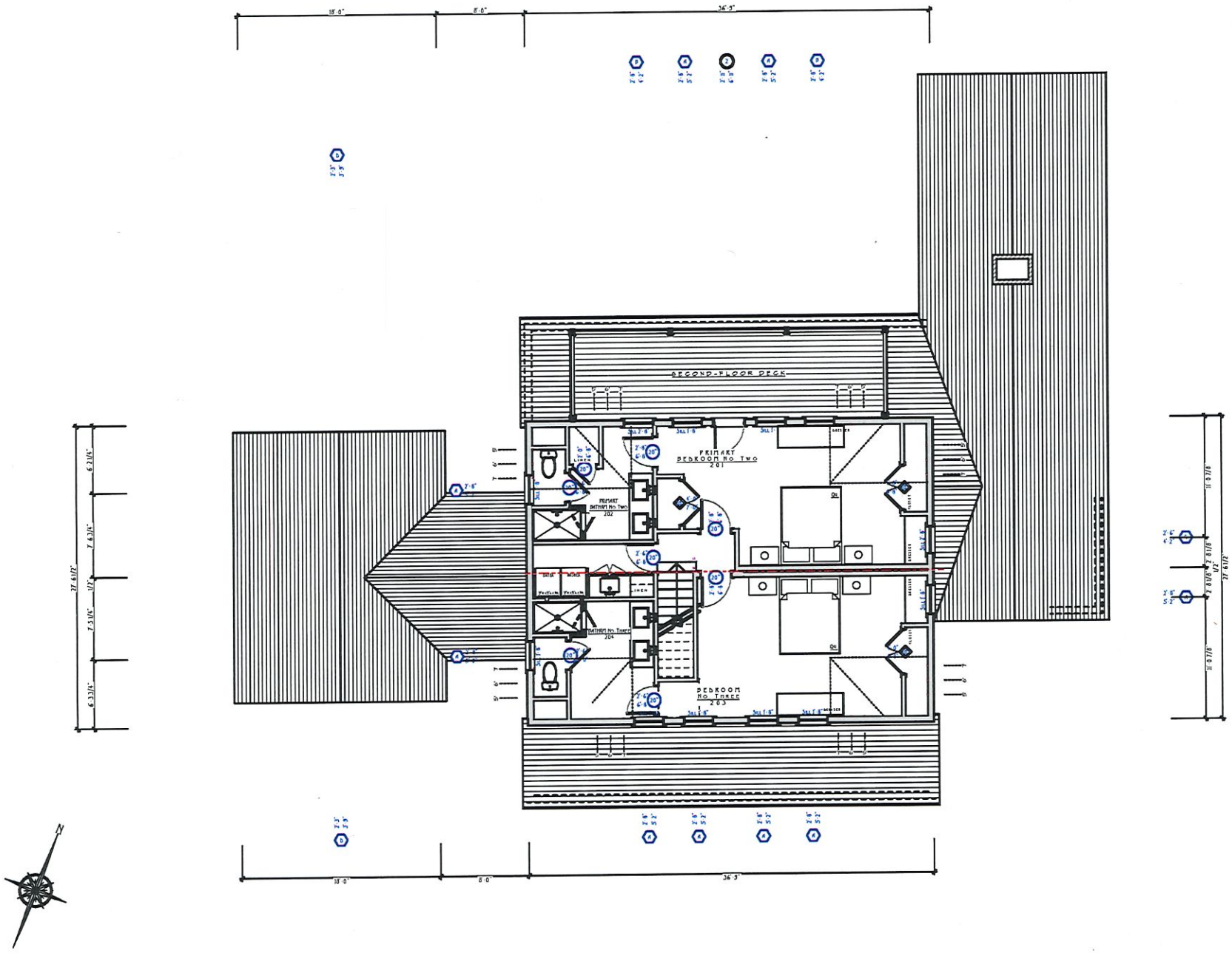
SCHEURELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO:2016-028

MAP NO.:75	MAP NO.: 128
ZONING: LVG-3	ALLOWABLE G.C.:3.0%

HDC 1.1



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TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLOOR PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 06 DECEMBER 2023
HDC APPROVAL: 00 JANUARY 2023 CERTIFICATE NO.: HDC2024-XX-XXXX

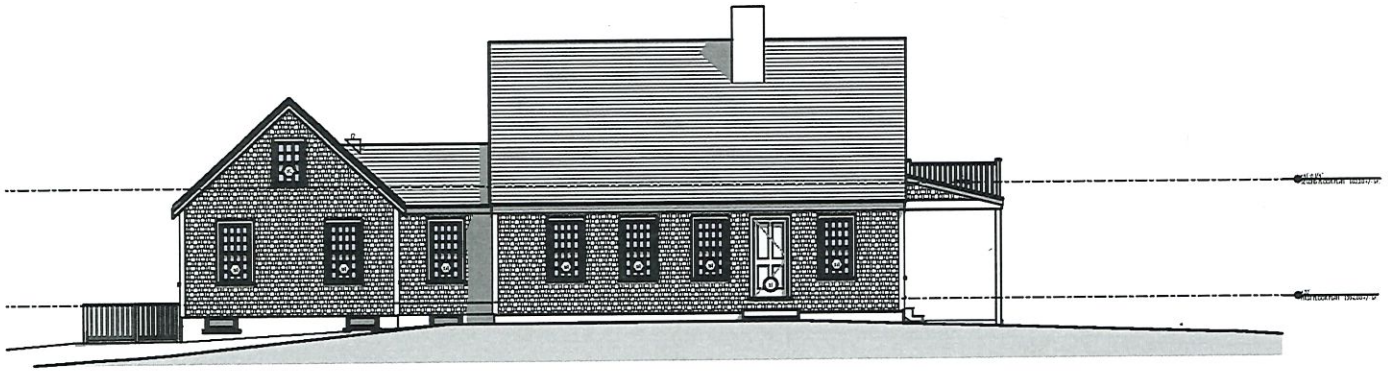
SCHEURELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO:2016-028

MAP NO.:75	MAP NO.: 128
ZONING: LUG-3	ALLOWABLE G.C.:3.0%

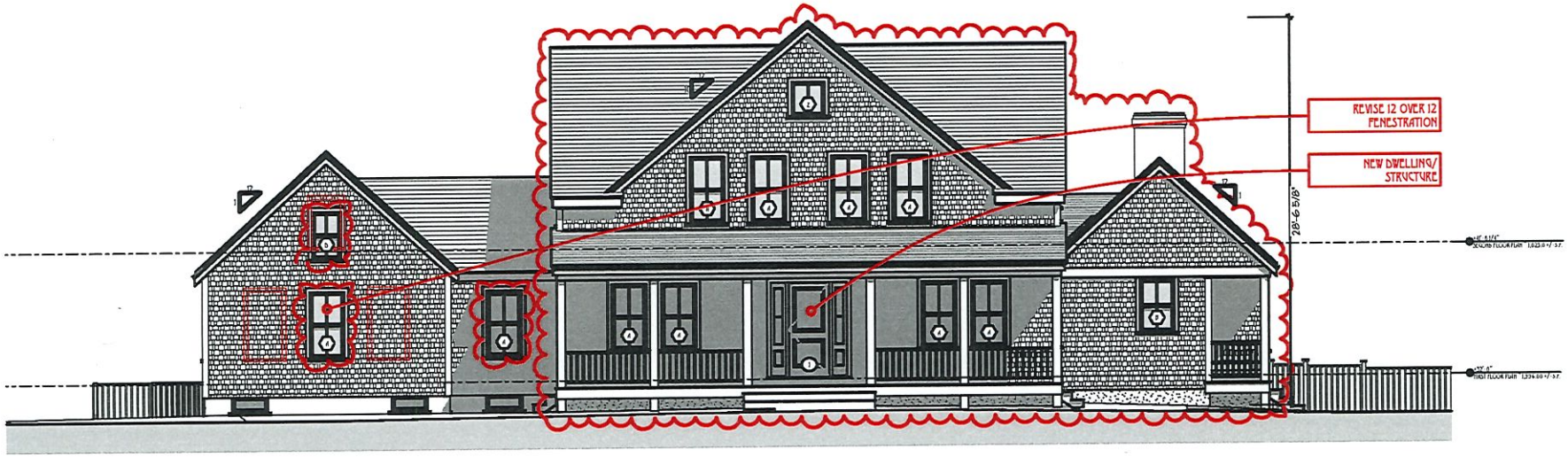
HDC 1.2



EX

EXISTING SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



S

PROPOSED SOUTH ELEVATION

SCALE: 1:150

TOPHAM DESIGN, LLC
18 HUNTOCK POND ROAD NANTUCKET MA 02554
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

BUILDING PERMIT NO:

HDC SUBMISSION: 06 DECEMBER 2023

HDC APPROVAL: 00 JANUARY 2023 CERTIFICATE NO: HDC2024-XX-XXXX

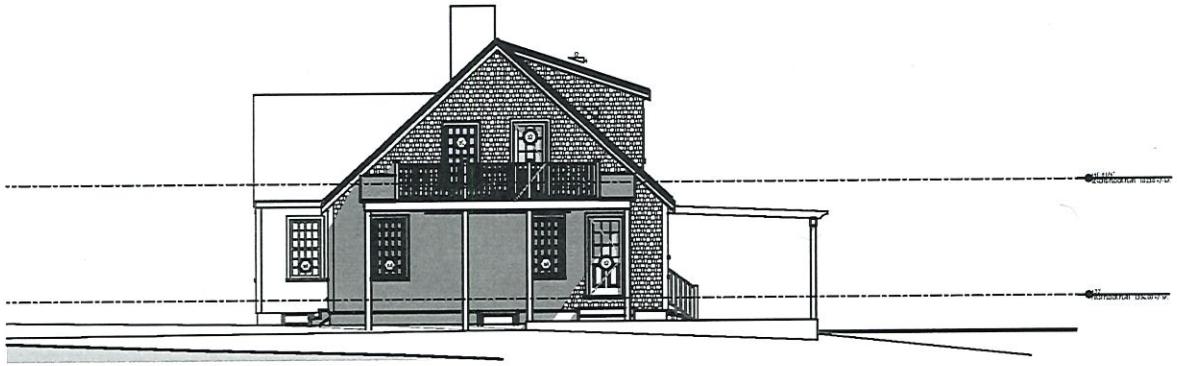
SCHEVRELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO:2016-028

MAP NO.:75	MAP NO.: 126
ZONING - LSRD-3	ALLOWABLE G.C.:30%

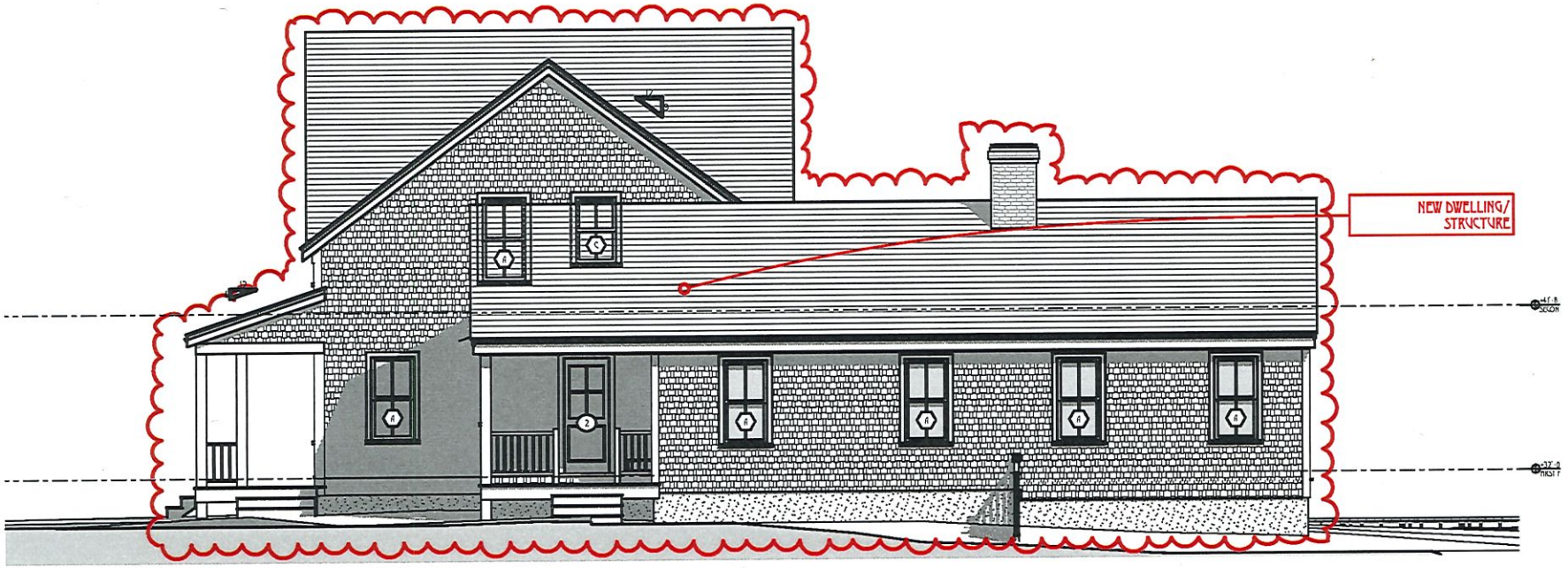
HDC 2.1



EX

EXISTING EAST ELEVATION

SCALE: 1/16" = 1'-0"



E

PROPOSED EAST ELEVATION

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD NANTUCKET MA 02554
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNHACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 06 DECEMBER 2023
HDC APPROVAL: 00 JANUARY 2023 CERTIFICATE NO.: HDC2024-XX-XXXX

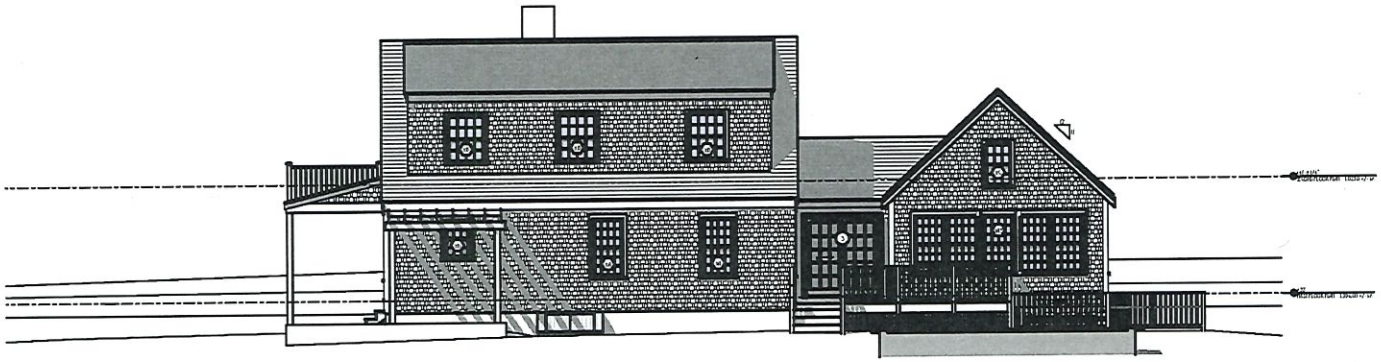
SCHEVRELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO.2016-028

MAP NO.:75	MAP NO.: 126
ZONING - LMX-3	ALLOWABLE G.C. 30 %

HDC 2.2



EX

EXISTING NORTH ELEVATION

SCALE: 1/16" = 1'-0"



N

PROPOSED NORTH ELEVATION

SCALE: 1:141.18

TOPHAM DESIGN, LLC
18 HUNTTOCK POND ROAD NANTUCKET MA 02554
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

HDC SUBMISSION: 06 DECEMBER 2023 HDC APPROVAL: 09 JANUARY 2023 BUILDING PERMIT NO.: CERTIFICATE NO.: HDC2024-XX-XXXX

SCHEVRELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO:2016-028

MAP NO.:75	LOT NO.: 128
ZONING : LNR-3	ALLOWABLE G.C.:30%

HDC 2.3



EX

EXISTING WEST ELEVATION

SCALE: 1/16" = 1'-0"



W

PROPOSED WEST ELEVATION

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD NANTUCKET MA 02554
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 06 DECEMBER 2023

HDC APPROVAL: 00 JANUARY 2023 CERTIFICATE NO.: HDC2024-XX XXXX

SCHEURELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO:2016-028

PLAT NO.:75	PLAT NO.: 128
ZONING : LVO-3	ALLOWABLE G.C.:3.0 %

HDC 2.4

WINDOW SCHEDULE

ID	SIZE		TYPE	LIGHT	NOTES
	WIDTH	HEIGHT			
A	2'-6"	4'-2"	BOSTON SASH	12 over 12	DOUBLE HUNG
A	2'-8"	5'-2"	BOSTON SASH	8 over 8	DOUBLE HUNG
A5	2'-8"	5'-2"	BOSTON SASH	8 over 8	DOUBLE HUNG
B	2'-8"	4'-2"	BOSTON SASH	8 Light	AWNING
C	2'-6"	4'-2"	BOSTON SASH	12 over 12	DOUBLE HUNG
D	2'-3"	3'-9"	BOSTON SASH	12 over 12	DOUBLE HUNG
F	2'-8"	4'-1"	BOSTON SASH	12 over 12	DOUBLE HUNG
X	2'-8"	1'-4"	BOSTON SASH	12 over 12	DOUBLE HUNG
XA5	5'-5"	5'-2"	BOSTON SASH	8 over 8	DOUBLE HUNG
Z	2'-6"	2'-9"	BOSTON SASH	6 over 6	DOUBLE HUNG
			BOSTON SASH	6 over 6	DOUBLE HUNG

DOOR SCHEDULE

ID	DOOR					FRAME		DETAILS			RATING	HW SET	NOTES
	TYPE	W	HT	THK	MATL	W	THK	HEAD	JAMB	SILL			
1	—	5'-8"	7'-2"	13/4"	WOOD/ GLASS	2 1/2"	4 1/2"						
2	—	2'-11"	6'-11"	13/4"		1 1/2"	4 1/2"						
2	—	2'-11"	7'-2"	13/4"		1 1/2"	4 1/2"						
3	—	6'-0"	6'-7"	13/4"		0 3/4"	7 1/4"						
4	—	3'-3"	7'-2"	3 1/2"		1 1/2"	9"						
4	—	7'-0"	7'-0"	13/4"		0 3/4"	7 1/4"						

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD NANTUCKET MA 02554
TEL.: 508 . 325 . 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 DECEMBER 2023 CERTIFICATE NO.: HDC2024-XX-XXXX

HDC APPROVAL: 00 JANUARY 2023

SCHEURELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO:2016-028

MAP NO.:75 PLAT NO.: 128

ZONING : LVO-3 ALLOWABLE G.C.:30%

W&D



P

SCHEURELL + EHRENBERG, 28 FLINTLOCK RD · LOOKING WEST

SCALE: 1:1.82

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD NANTUCKET MA 02554
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

28 FLINTLOCK ROAD PERSPECTIVE · FRONT

HDC SUBMISSION: 06 DECEMBER 2023
HDC APPROVAL: 00 JANUARY 2023 CERTIFICATE NO.: HDC2024-XX-XXXX
BUILDING PERMIT NO.:

SCHEURELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO: 2016-028
MAP NO.: 75 MAP NO.: 128
ZONING: LUG-3 ALLOWABLE G.C.: 3.0%

AP · 1.1



P

SCHEVRELL+EHRENBERG, 28 FLINTLOCK RD · LOOKING EAST

SCALE: 1:1.82

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD NANTUCKET MA 02554
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	11	

28 FLINTLOCK ROAD PERSPECTIVE · REAR

BUILDING PERMIT NO:

HDC SUBMISSION: 06 DECEMBER 2023
HDC APPROVAL: 09 JANUARY 2023 CERTIFICATE NO.: HDC2024-XX-XXXX

SCHEVRELL & EHRENBERG RESIDENCE

28 FLINTLOCK ROAD
NANTUCKET, MA 02554
HDC SUBMISSION
12/6/23

PROJECT NO:2016-028

MAP NO.:75	LOT NO.: 126
ZONING - LVR-3	ALLOWABLE G.C.:30%

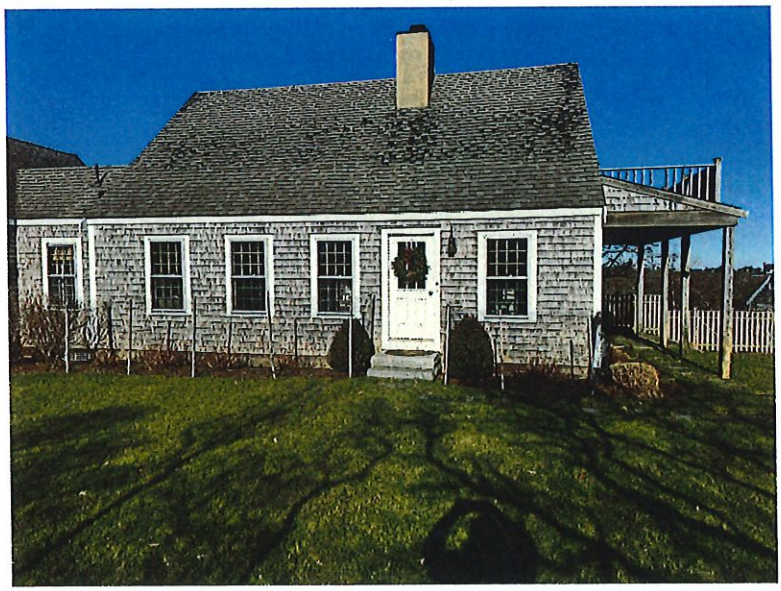
AP · 1.2

TOPHAM DESIGN

Scheurell / Ehrenberg Residence
28 Flintlock Road

South Elevation





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

East Elevation





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-221-1530 email: jtopham@comcast.net

TOPHAM DESIGN

North Elevation





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

West Elevation





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-221-1530 email: jtopham@comcast.net

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER James Schewrell Timothy Ehrenberg

MAILING ADDRESS PO BOX 5274 Nantucket 02554

PROPERTY LOCATION 28 Hurlock Rd

ASSESSORS MAP/PARCEL 75/79

SUBMITTED BY Brenda P Johnson

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 6, 2023

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.12.06 15:44:53 -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: 28 Hunt Lock Rd

Tax Map Number: 75 Parcel Number: 79

Owner of Record: James Scheurell - Timothy Ehrenberg

Description of Proposal: add new dwelling structure with alterations + additions

Anticipated HDC Submission Date: 12/08/23

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.

OWEN SANDRA L TR
OWEN REALTY TRUST
32 FLINTLOCK RD
NANTUCKET, MA 02554

PICCOLO LYNN MORRIS
5 SUGAR HILL RD
KINNELON, NJ 07405

MUELLER RALPH R & LAURA S TR
NEVERMOOR TRUST
109 CLOVER MEADOW
BURR RIDGE, IL 60527

ROETHKE W STEVEN & ELEANOR D TR
23 FLINTLOCK REALTY TRUST
PO BOX 985
SIASCONSET, MA 02564

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554



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 for Topham Design

AS AGENT FOR James Scheurell Timothy Ehrenberg

STREET ADDRESS 28 Huntlock Rd

MAP/PARCEL 75 / 79

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/08/23

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 12/07/23

Signature Date

73 Sparks Ave M/P 55/ 139.3

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.

n/a — 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.

X — 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°: 55 PARCEL N°. 139.3

Street & Number of Proposed Work: 73 SPARKS Ave

Owner of record: Nantucket Boys and Girls CLUB INC

Mailing Address: PO Box 269
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 New Dwelling

Size of Structure or Addition: Length: 42' Sq. Footage 1st floor: 1,148 Decks/Patio: Size: 250 ☑ 1st floor ☐ 2nd floor
Width: 27'-4" Sq. footage 2nd floor: 1,148 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:

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 9 /12 Secondary Mass _____/12 Dormer 9 /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 5'1/2 Rake 5'1/2 Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 3'1/2 Door Frame 3'1/2 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) n/A Roof Black
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 12/11/23 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 Nantucket Boys & Girls Club on the following statement:

I Jamie Foster, 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)

Jamie Foster 12/6/2023

Client 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

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Nantucket Boys and Girls Club Inc

STREET ADDRESS 73 Sparks Ave

MAP/PARCEL 55 / 139.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12.12.23

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.

Alex Bagmets — Signature

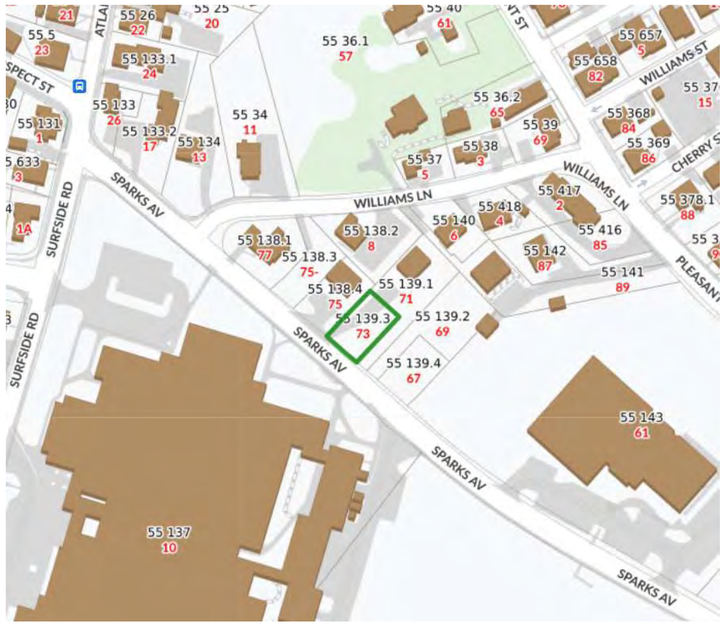
12.05.23 — Date

B&G Club Residence

73 Sparks Ave
Nantucket, MA 02554

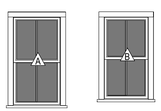
12.12.23

HDC SUBMISSION



Locus Map

1/4" = 1'-0"

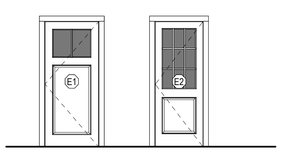


Double Hung
2/2 SDL

Double Hung
2/2 SDL

Window Legend

Not to Scale

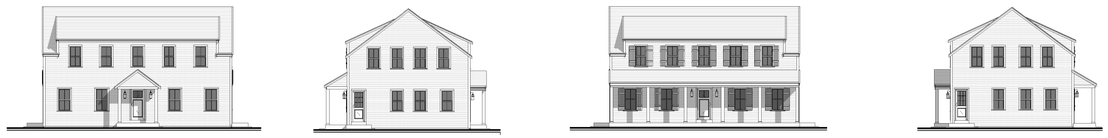


2 Panel Door

9 Light 1 Panel Door
SDL

Exterior Door Legend

Not to Scale

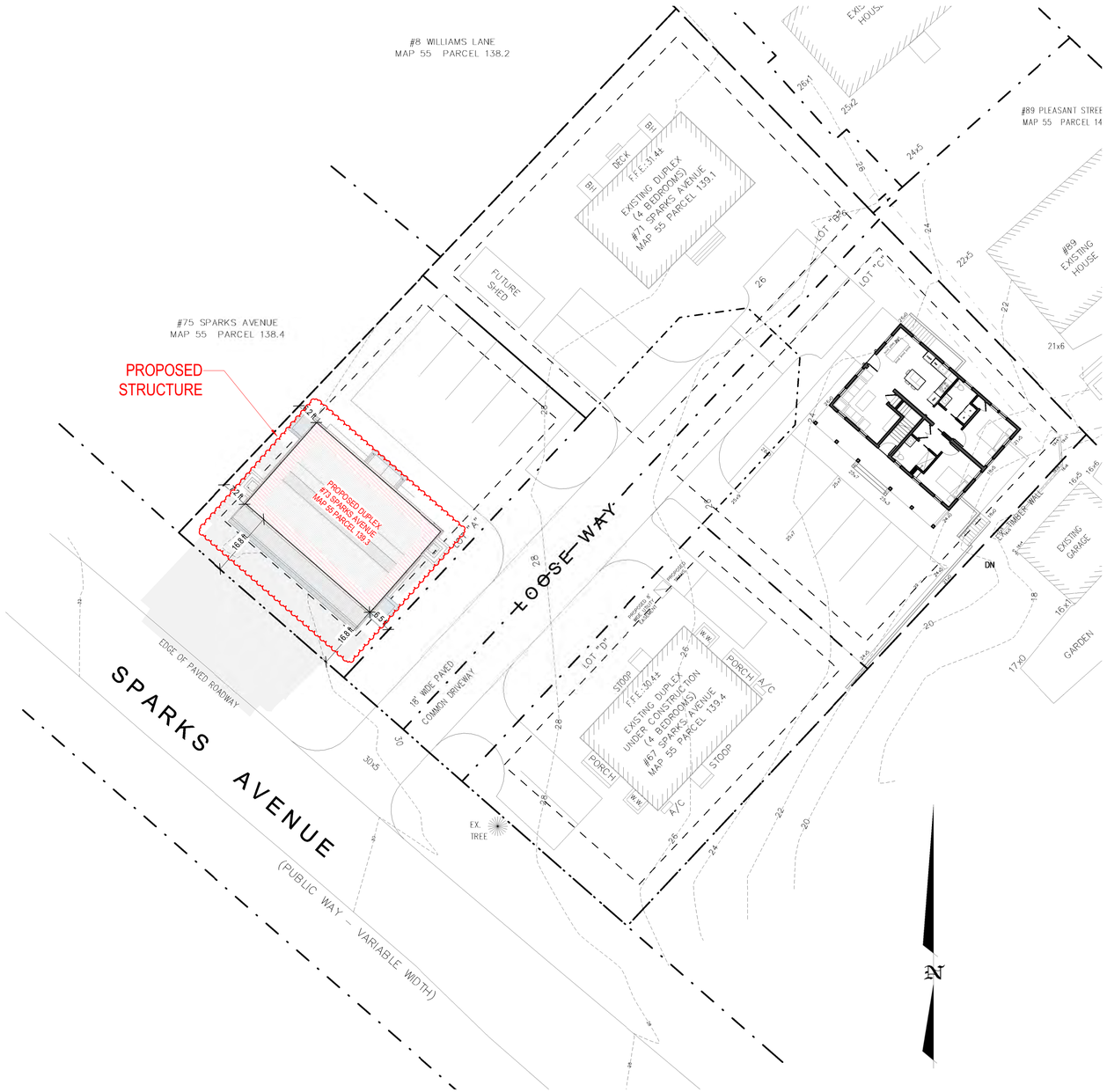


North

East

South

West



Site Plan

1/16" = 1'-0"

2325

B&G Club Residence

73 Sparks Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	55 / 139.3
Current Zoning:	R-5
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	10'/5'
Lot Size:	5,000 s.f.
Min. Lot Size:	5,000 s.f.
Allowable G.C.:	2,000 s.f. or 40%
Existing G.C.:	n/a
Proposed G.C.:	1,148 s.f.
Total Proposed G.C.:	1,148 s.f.

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

A.2.3 Unnamed
G.0.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations

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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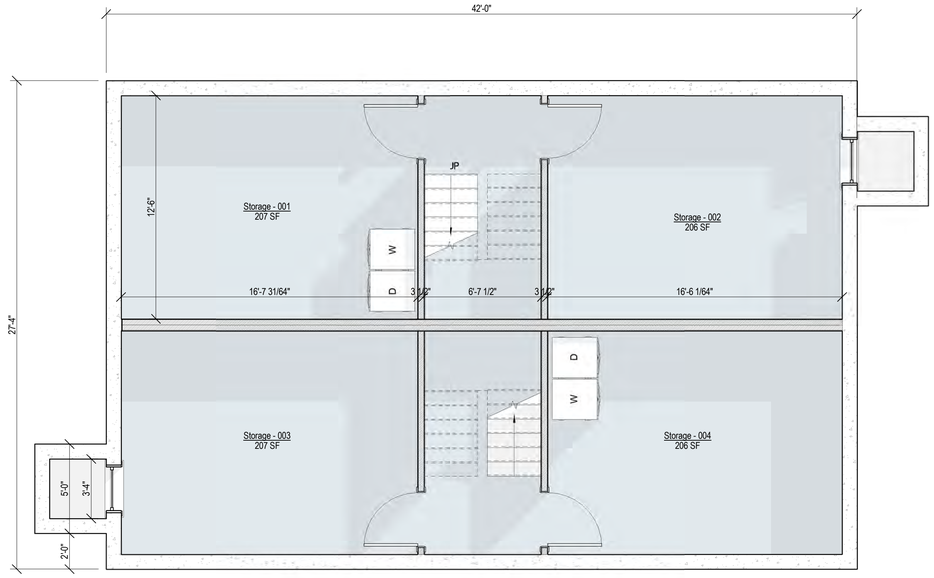
G.0.1

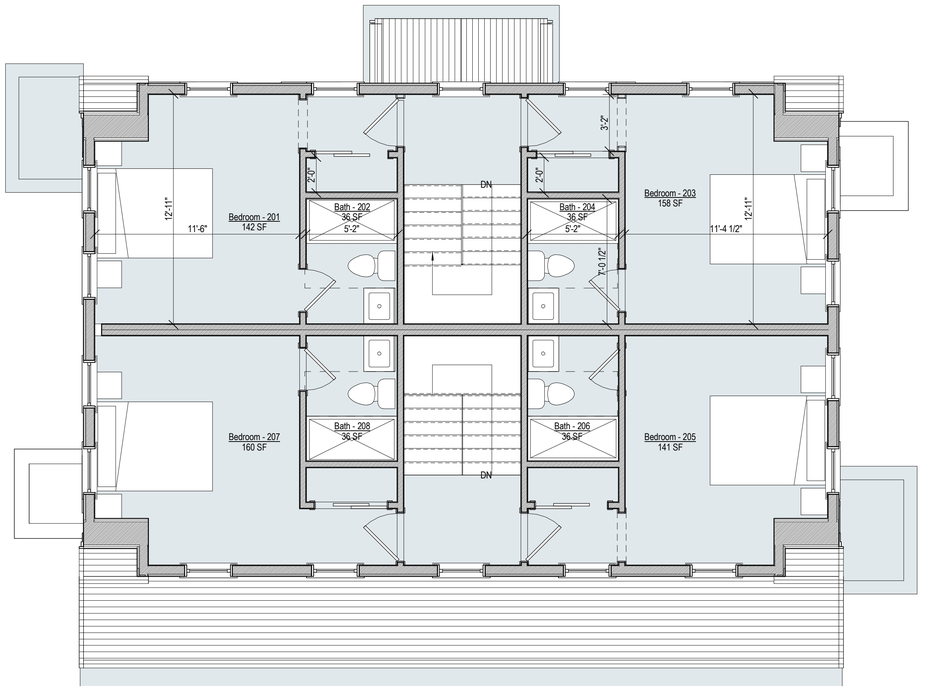
2325

12.12.23

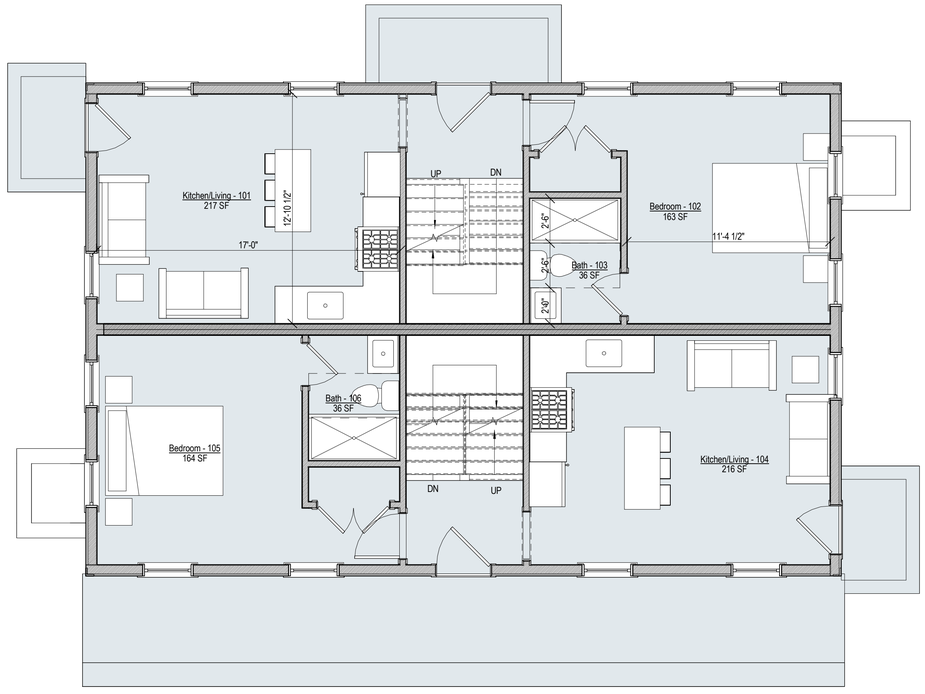
HDC SUBMISSION



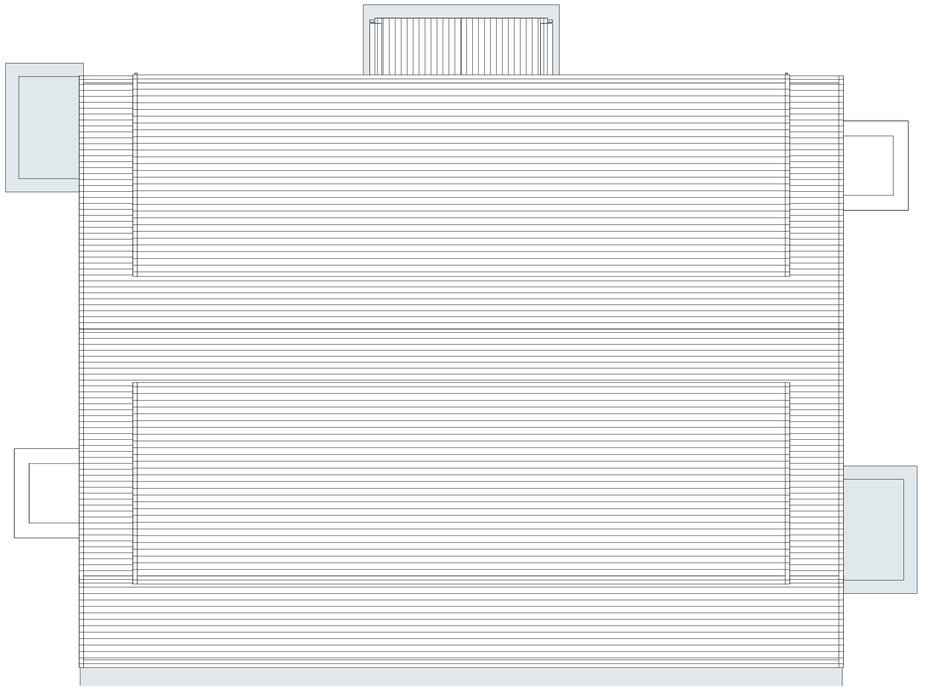
1 Basement Plan
1/4" = 1'-0"



3 Second Floor Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"



4 Roof Plan
1/4" = 1'-0"

2325

B&G Club Residence

73 Sparks Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	55 / 139.3
Current Zoning:	R-5
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	10'/5'
Lot Size:	5,000 s.f.
Min. Lot Size:	5,000 s.f.
Allowable G.C.:	2,000 s.f. or 40%
Existing G.C.:	n/a
Proposed G.C.:	1,148 s.f.
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A.1.1

2325

12.12.23

HDC SUBMISSION



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



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



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



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

2325

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Exterior Elevations

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A.2.1

2325

12.12.23

HDC SUBMISSION









2325

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Unnamed

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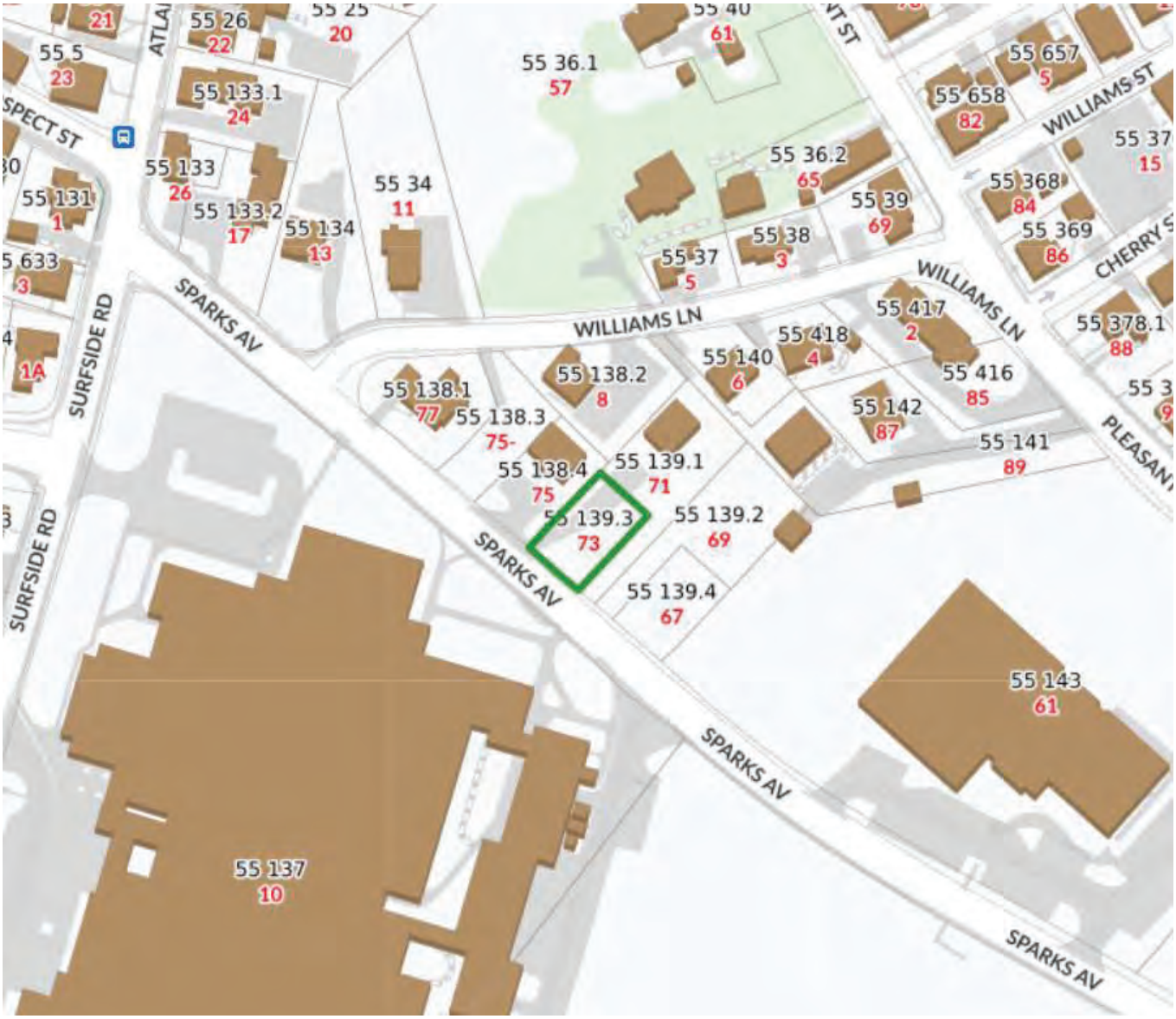
A.2.3

2325

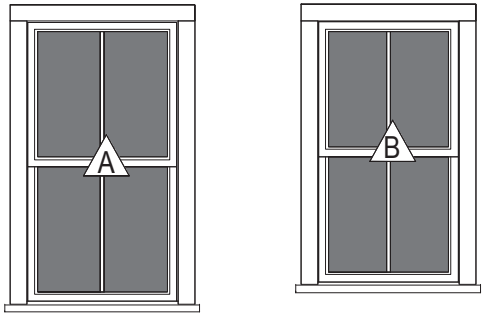
B&G Club Residence

73 Sparks Ave
Nantucket, MA 02554



Locus Map

1/4" = 1'-0"



Double Hung
2/2 SDL

Double Hung
2/2 SDL

Window Legend

Not to Scale



2 Panel Door

9 Light 1 Panel Door
SDL

Exterior Door Legend

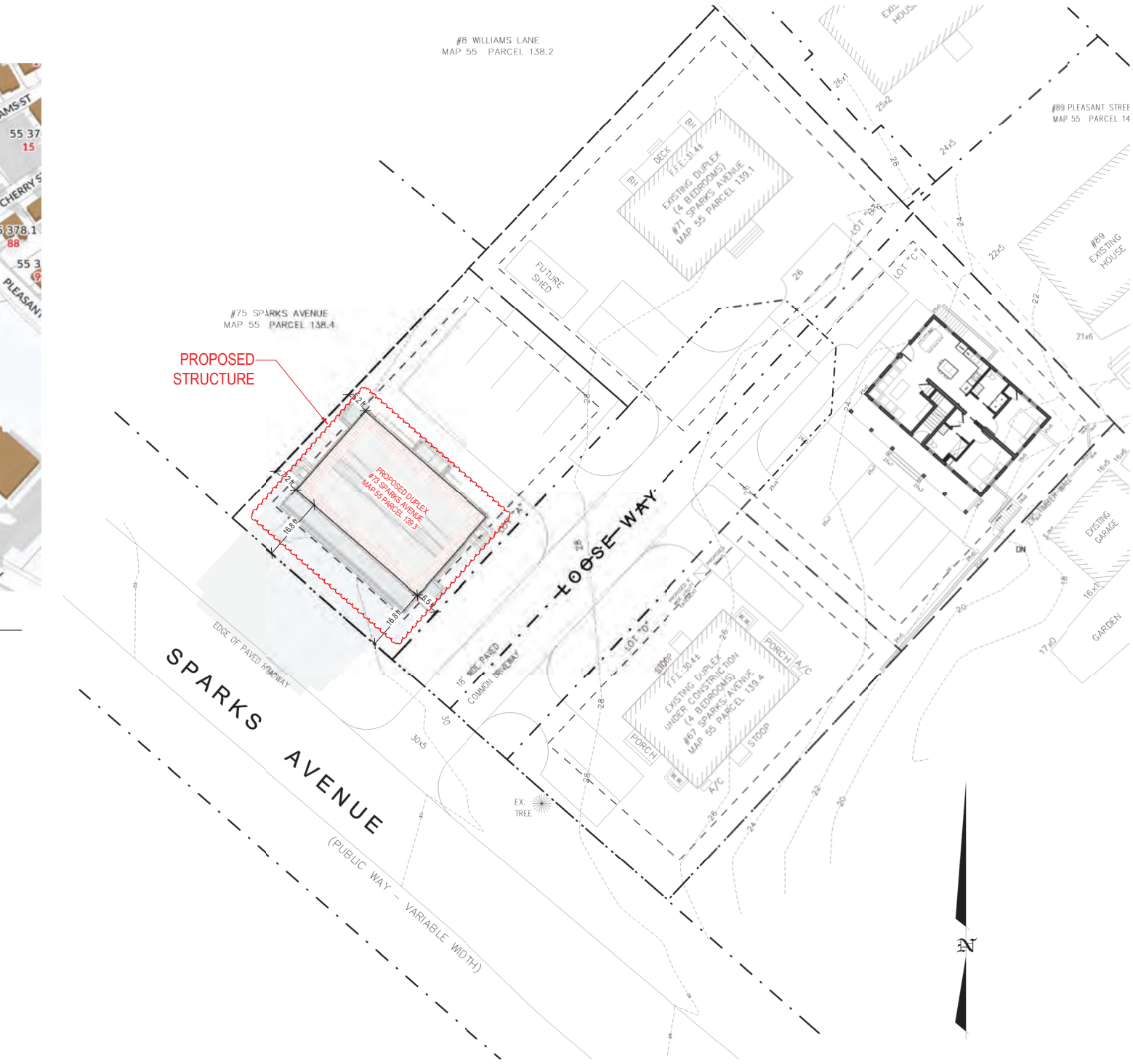
Not to Scale

North

East

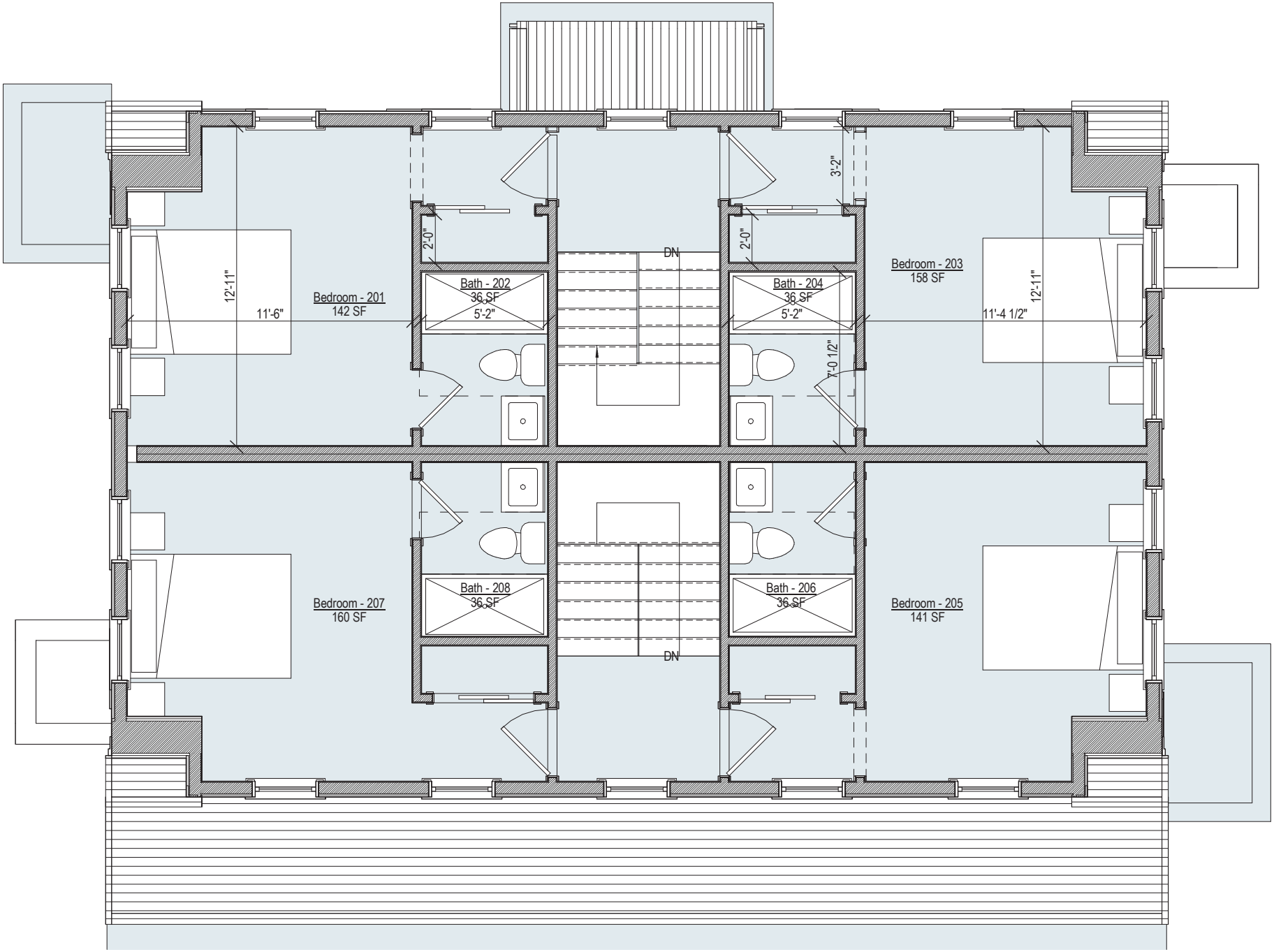
South

West



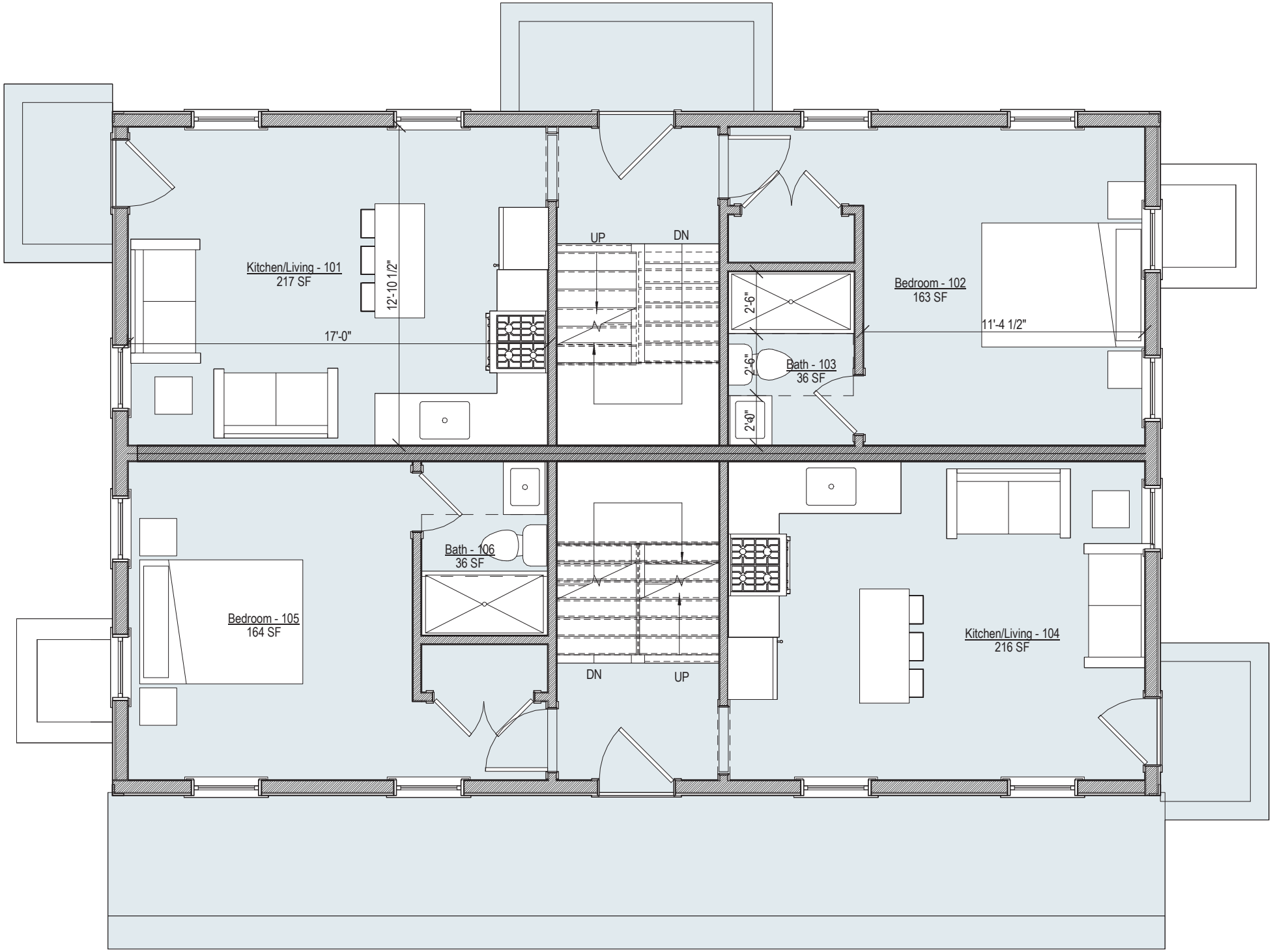
Site Plan

1/16" = 1'-0"



3 Second Floor Plan

1/4" = 1'-0"



2 First Floor Plan

1/4" = 1'-0"



1 South Elevation - Proposed

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"



3 North Elevation

1/4" = 1'-0"



4 West Elevation - Proposed

1/4" = 1'-0"

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Nantucket Boys and Girls Club Inc

MAILING ADDRESS..... PO Box 269 Nantucket, Ma 02554

PROPERTY LOCATION..... 73 Sparks Ave

ASSESSORS MAP/PARCEL..... 55 / 139.3

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.

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor's Office, email=rranney@nantucket-ma.gov, c=US
Date: 2023.09.07 13:57:50 -04'00'

09-07-2023
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: 73 Sparks Ave

Tax Map Number: 55 Parcel Number: 139.3

Owner of Record: Boys & Girls Club

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: Dec 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.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	137		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	10 SURFSIDE RD
55	138	4	NANTUCKET BOYS & GIRLS CLUB		61 SPARKS AVE	NANTUCKET	MA	02554	75 SPARKS AV
55	139	1	NANTUCKET BOYS & GIRLS CLUB INC		PO BOX 269	NANTUCKET	MA	02554	71 SPARKS AV

Count: 3

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:

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 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

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).

✓ 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) 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°: 30 PARCEL N°. 169

Street & Number of Proposed Work: 5 CLIFF LANE

Owner of record: ESPOSITO FAMILY TRUST II LLC

Mailing Address: C/O DAVID KLEINBERG DESIGN ASSOC.
330 E 59TH ST NY NY 10022

Contact Phone #: 212 754 9500 E-mail: CRAIG@DKDA.COM

AGENT INFORMATION (if applicable)

Name: DKDA / PERMITS PLUS, INC

Mailing Address: SEE ABOVE / BOX 3363
NANTUCKET, MA 02584

Contact Phone #: 212 754-9500 E-mail: CRAIG@DKDA.COM
PH 508 228-6913 PERMITS@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 ☒ Additions ☐ 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: 588 Decks/Patio: Size: 48 S.F. ☒ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 716 Size: 167 S.F. ☐ 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'-9" South 27'-0" East 23'-9" West 21'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation EXPAND 1ST & 2ND FLOORS
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) MATCH EXISTING ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 5 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural FIRE TREATED
☒ 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) PTD. WOOD ENCLOSURE (BOXED)

Leaders (material and size): WOOD, BOXED OUT & 4"x4"

Sidewall: ☒ White cedar shingles 3" EXP. ☐ 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 6" Soffit (Overhang) 11" Corner boards _____ Frieze -
Window Casing 4" Door Frame 4" Columns/Posts: Round 10" 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 WOOD, PTD Rear WOOD/GLASS, PTD Side WOOD/GLASS, PTD.
Garage Door(s): Type - Material -

Hardscape materials: Driveways - Walkways - Walls -

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) N/A Roof RED CEDAR
Trim WHITE Sash WHITE Doors WHITE
Deck NATURAL TO WEATHER Foundation NATURAL 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 12.11.2023 Signature of owner of record AGENT: MARK WEBER, PH, INC Signed under penalties of perjury

DAVID KLEINBERG
DESIGN ASSOCIATES, INC.
330 EAST 59TH STREET
NEW YORK, NY 10022

CITY NATIONAL BANK
NEW YORK OFFICE
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NEW YORK, NEW YORK 10022

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DATE 11/9/2023

AMOUNT $260.80

PAY TO THE ORDER OF
Town of Nantucket
Nantucket, MA
02554

AUTHORIZED SIGNATURE

MP

"080595" :026013958: 665980545"

Name: Frank Exposito, Exposito Family Trust II, LLC

Address: 5 Cliff Lane

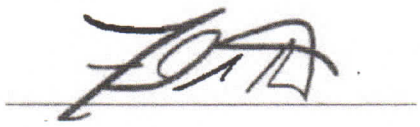
Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Mark Poor of Permits Plus Inc. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regard to the Certificate of Appropriateness documentation for the property at 5 Cliff Lane.

Thank you for your understanding.

Date: 11/25/2023

Signature: 

330 EAST 59TH STREET, NEW YORK, NY 10022
P 212-754-9500
F 212-754-9550

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Exposito Family Trust II LLC

MAILING ADDRESS..... c/o DKDA, 330 East 59th St, NY, NY 10022

PROPERTY LOCATION..... 5 Cliff Lane

ASSESSORS MAP/PARCEL..... 30 / 169

SUBMITTED BY:..... Craig Doyle, David Kleinberg Design Associates

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 12:39:49 -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
30	109		DALE KEVIN F TRST	KIMBALL AVE NOM TR BCRS ASSOCIATES	TWO INTERNATIONAL PL 24TH FL	BOSTON	MA	02110	18 KIMBALL AV
30	170	2	95 CLIFF RD LLC		C/O 4 NORTH WATER ST	NANTUCKET	MA	02554	95 CLIFF RD
30	171		OLIVA SAMUEL T & MICHELLE		45 EAST HIGH STREET	EAST HAMPTON	CT	06424	7 SHADY LN
30	262		THREE CLIFF LANE LLC		2165 JACKSON STREET	SAN FRANCISCO	CA	94115	3 CLIFF LN
Count:	4								

DALE KEVIN F TRST
KIMBALL AVE NOM TR BCRS ASSOCIATES
TWO INTERNATIONAL PL 24TH FL
BOSTON, MA 02110

95 CLIFF RD LLC
C/O 4 NORTH WATER ST
NANTUCKET, MA 02554

OLIVA SAMUEL T & MICHELLE
45 EAST HIGH STREET
EAST HAMPTON, CT 06424

THREE CLIFF LANE LLC
2165 JACKSON STREET
SAN FRANCISCO, CA 94115

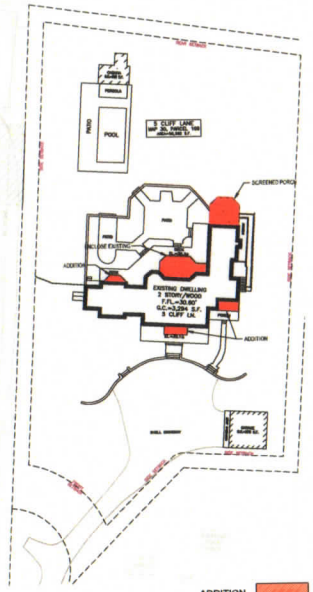






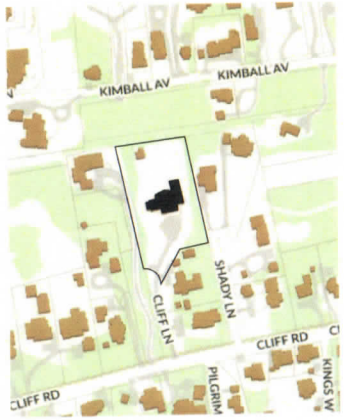


HDC SUBMISSION ONLY - NOT FOR CONSTRUCTION



ADDITION

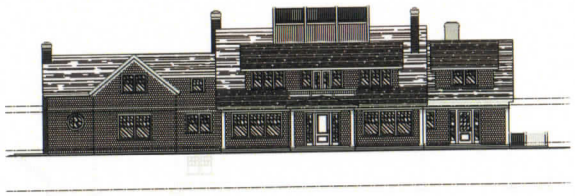
1 A001 EXISTING SITE - 5 CLIFF LN
SCALE: 1/32"=1'-0"



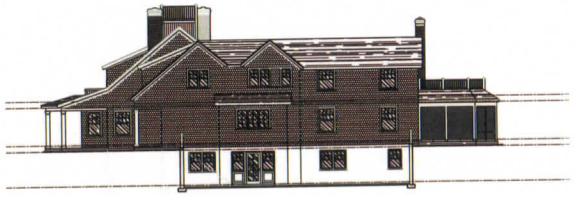
2 A001 LOCUS MAP
SCALE:NOT TO SCALE



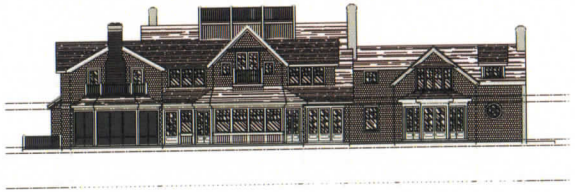
3 A001 PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"



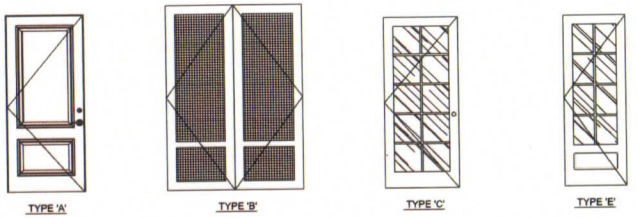
4 A001 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

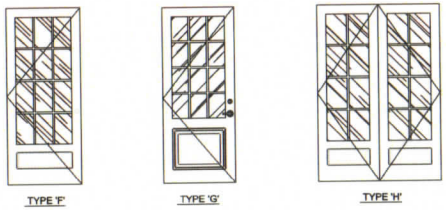


5 A001 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

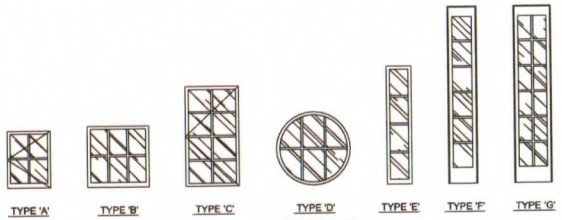


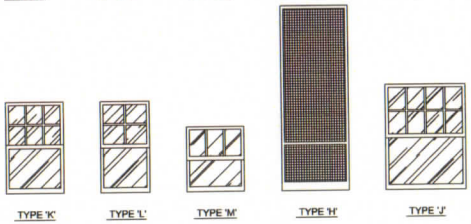
6 A001 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"





7 A001 DOOR TYPES
SCALE: 1/2" = 1'-0"





8 A001 WINDOW TYPES
SCALE: 1/2" = 1'-0"

SITE INFORMATION

MAP AND PARCEL:	169
CURRENT ZONING:	R-1
MINIMUM FRONTAGE:	50'
FRONT SETBACK:	10'
SIDE/REAR SETBACK:	5'
LOT SIZE:	59,260 SF
MIN. LOT SIZE:	5,000 SF
ALLOWABLE G.C.:	30% | 17,778
EXISTING G.C.:	05.5% | 3,294 SF
PROPOSED G.C.:	01.4% | 856 SF
TOTAL PROPOSED G.C.:	07% | 4150 SF

SHEET INDEX -
ARCHITECTURAL & STRUCTURAL

SHEET INDEX

A001	COVER
A002	EXISTING PHOTOS
A003	EXISTING PHOTOS
A100	BASEMENT PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	NORTH ELEVATION
A201	SOUTH ELEVATION
A202	EAST ELEVATION
A203	WEST ELEVATION

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DAVID KLEINBERG DESIGN ASSOCIATES
330 East 59thStreet, New York, NY 10022
Phone212.754.9500 Fax 212.754.9550

DATE	REVISIONS	BY	DATE	REVISIONS	BY
11.9.23	ISSUED				

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

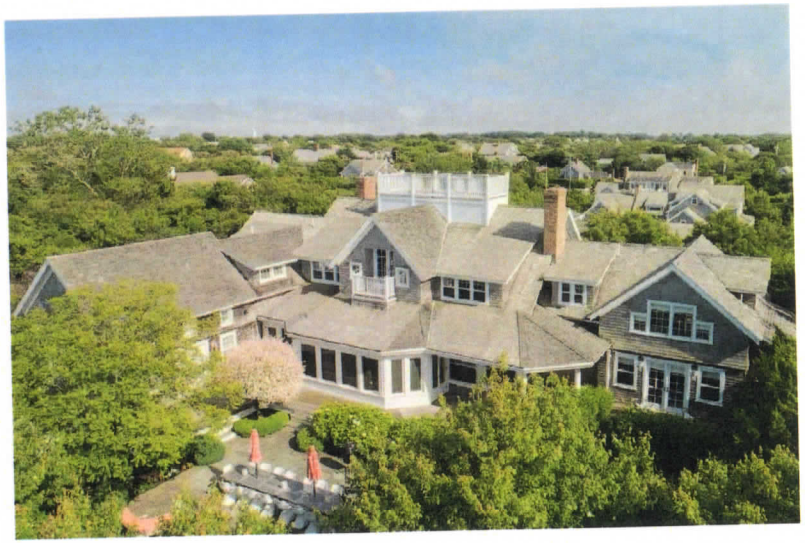
CLIENT: EXPOSITO FAMILY TRUST II, LLC
5 CLIFF LANE
NANTUCKET, MA

TITLE: COVER

SHEET: A001
OF



1 A002 EXISTING PHOTOS - SOUTH ELEVATION
SCALE:NTS



2 A002 EXISTING PHOTOS - NORTH ELEVATION
SCALE:NTS



3 A002 EXISTING PHOTOS - SOUTH ELEVATION
SCALE:NTS



4 A002 EXISTING PHOTOS - STREET VIEW
SCALE:NTS

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Phone212.754.9500 Fax 212.754.9550

DK DA

DATE	REVISIONS	BY	DATE	REVISIONS	BY
11.8.23	ISSUED				

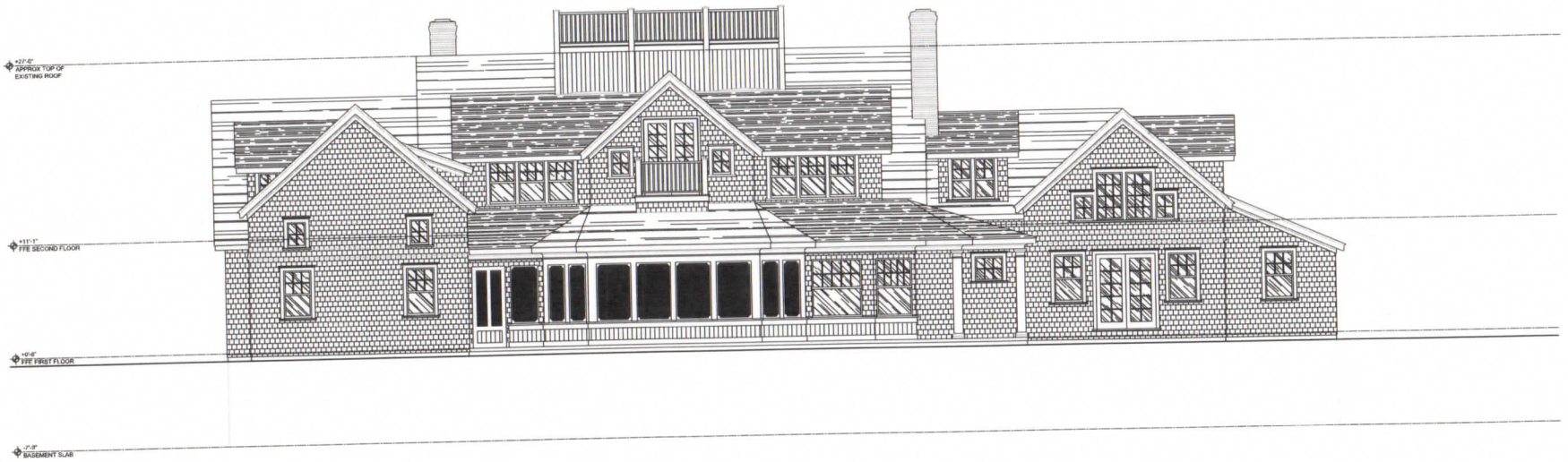
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

CLIENT: EXPOSITO FAMILY TRUST II, LLC
5 CLIFF LANE
NANTUCKET, MA

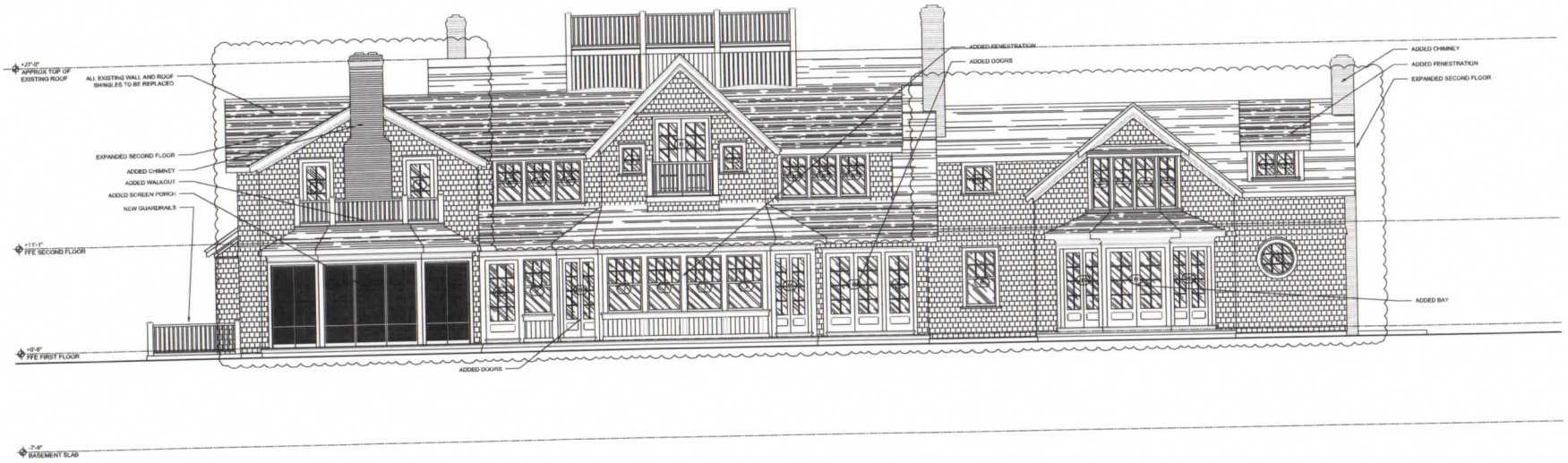
TITLE: EXISTING PHOTOS

SHEET: A002

OF



1 / A200 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 / A200 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

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Phone212.754.9500 Fax 212.754.9550

DATE	REVISIONS	BY	DATE	REVISIONS	BY
11.8.23	ISSUED				

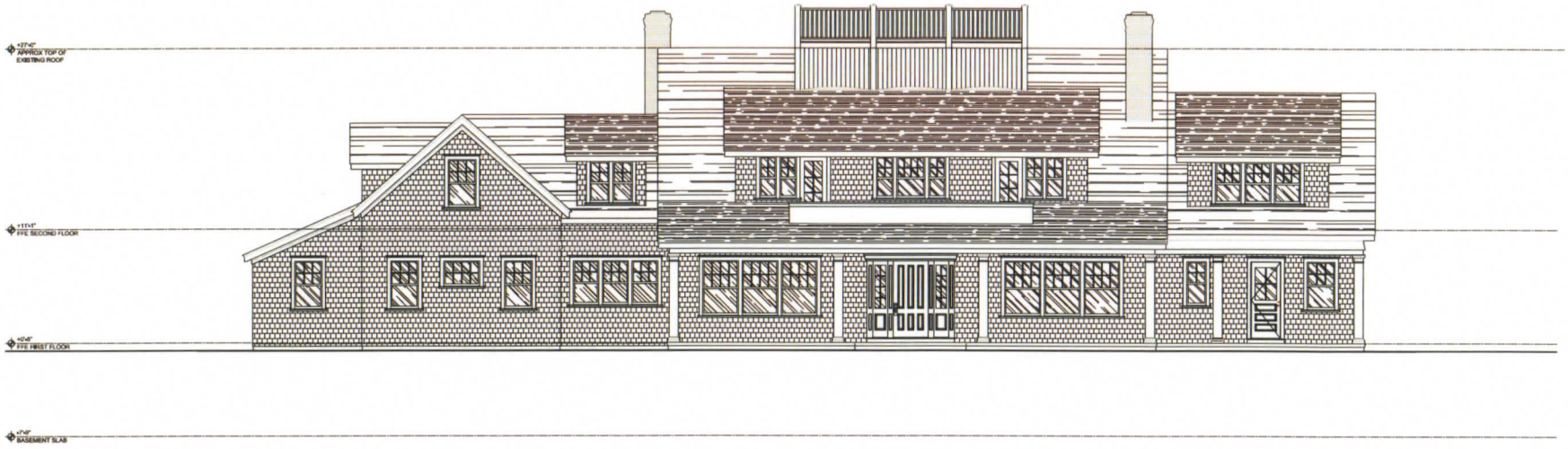
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

CLIENT: EXPOSITO FAMILY TRUST II, LLC
5 CLIFF LANE
NANTUCKET, MA

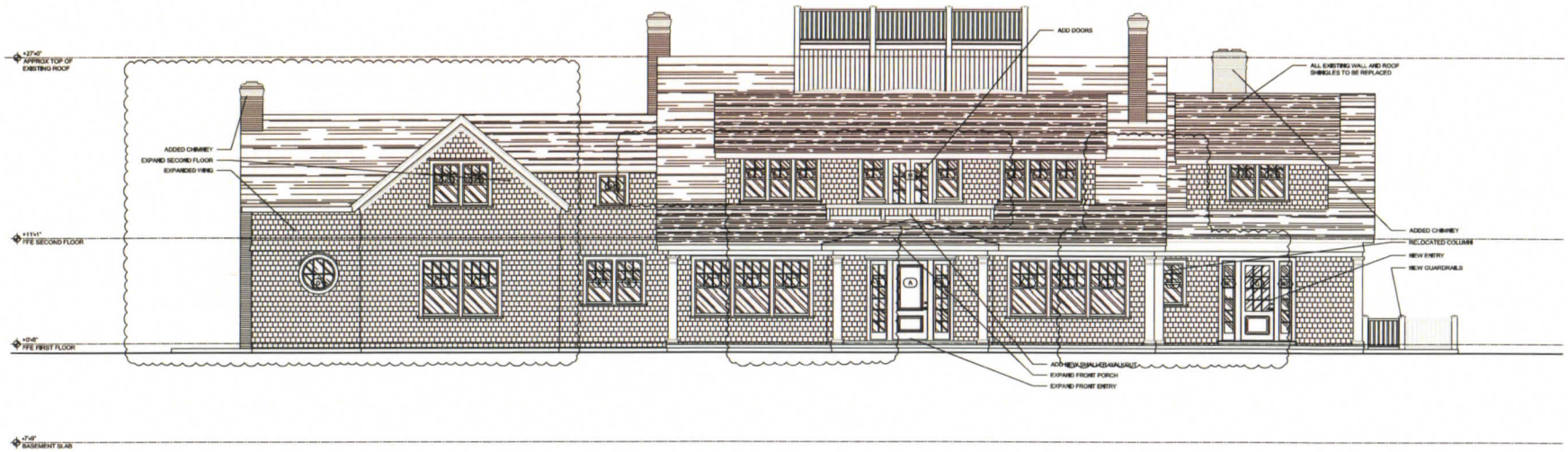
TITLE: NORTH ELEVATION

SHEET: A200

OF



1 A201 EXISTING SOUTH ELEVATION
SCALE:1/4"=1'-0"



2 A201 PROPOSED SOUTH ELEVATION
SCALE:1/4"=1'-0"

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330 East 59thStreet, New York, NY 10022
Phone212.754.9500 Fax 212.754.9550

DK DA

DATE	REVISIONS	BY	DATE	REVISIONS	BY
11.8.23	ISSUED				

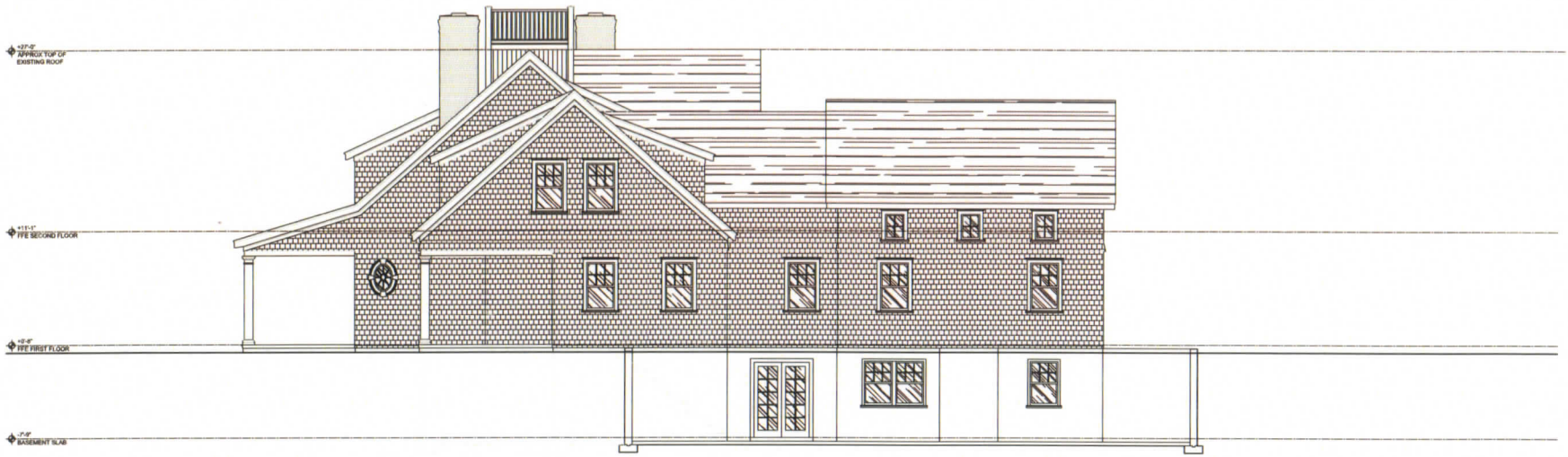
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

CLIENT: EXPOSITO FAMILY TRUST III, LLC
5 CLIFF LANE
NANTUCKET, MA

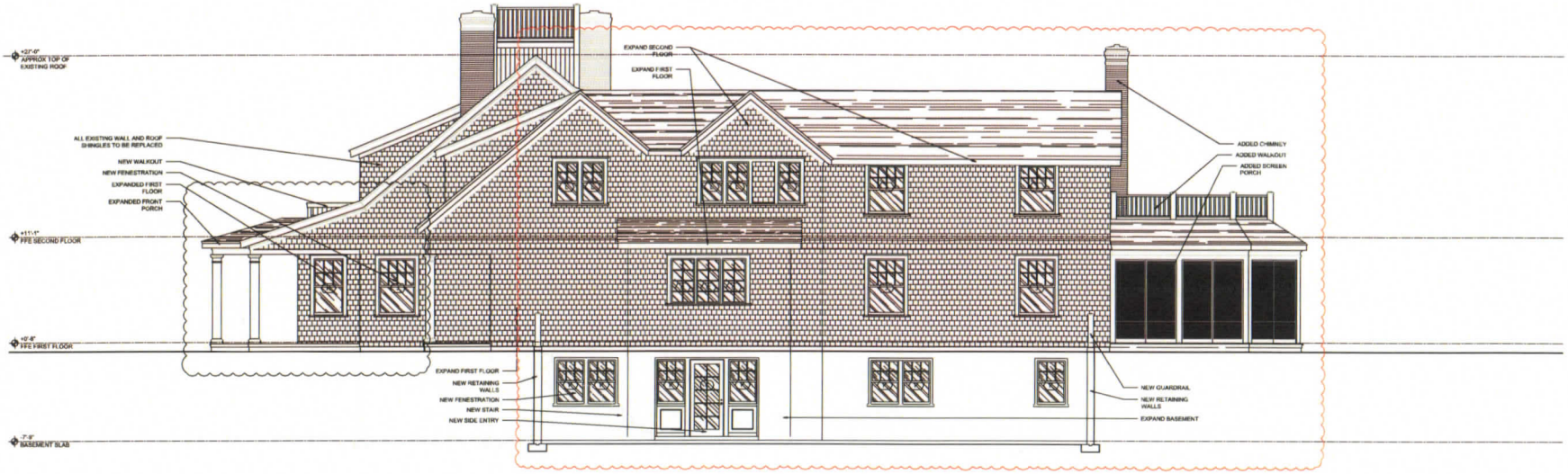
TITLE: SOUTH ELEVATION

SHEET: A201

OF



1 A202 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



2 A202 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

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330 East 59th Street, New York, NY 10022
Phone 212.754.9500 Fax 212.754.9550

DATE	REVISIONS	BY	DATE	REVISIONS	BY
11.8.23	ISSUED				

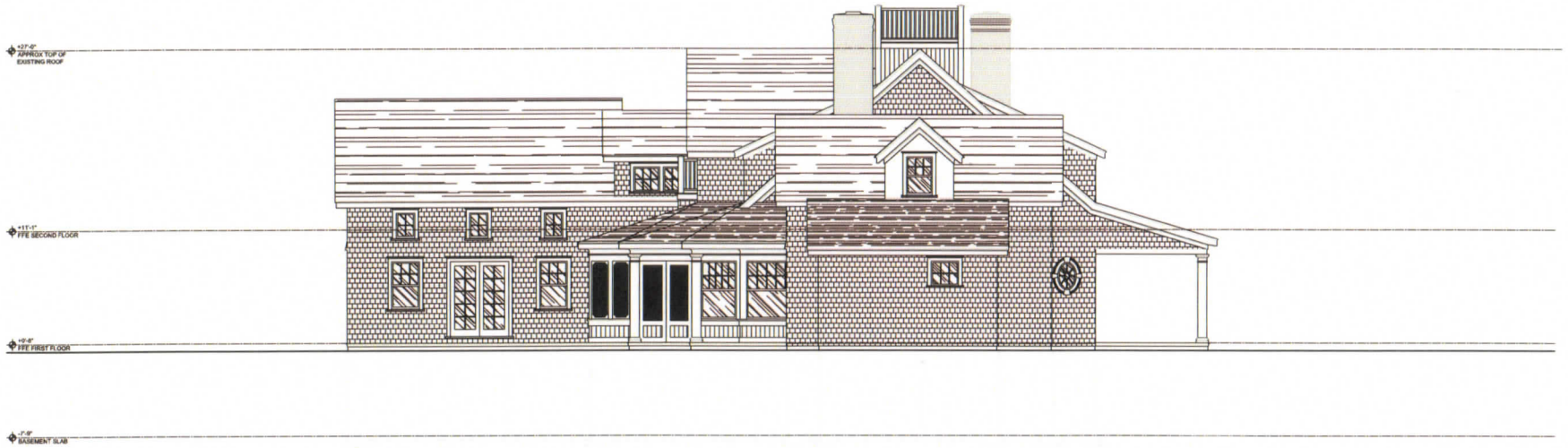
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

CLIENT: EXPOSITO FAMILY TRUST II, LLC
5 CLIFF LANE
NANTUCKET, MA

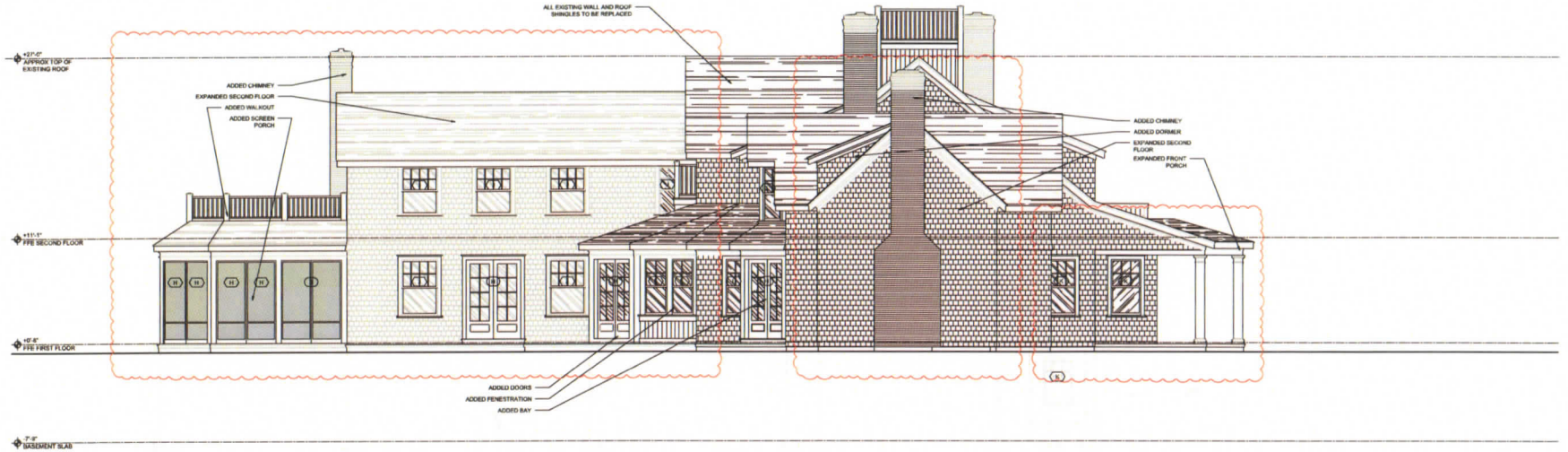
TITLE: EAST ELEVATION

SHEET: A202

OF



1 A203 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



2 A203 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

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DAVID KLEINBERG DESIGN ASSOCIATES
330 East 59thStreet, New York, NY 10022
Phone212.754.9500 Fax 212.754.9550

DATE	REVISIONS	BY	DATE	REVISIONS	BY
11.8.23	ISSUED				

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

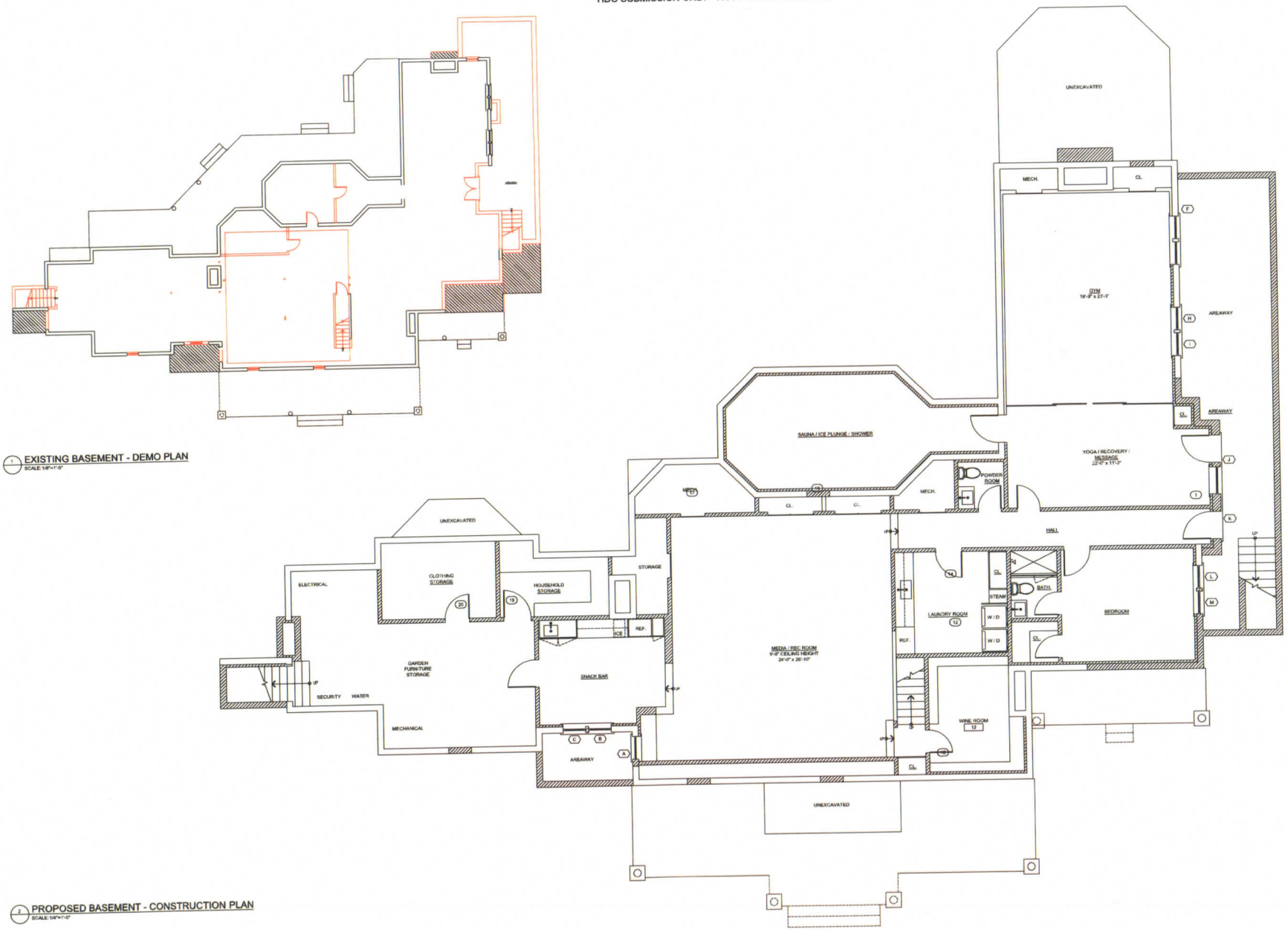
CLIENT: EXPOSITO FAMILY TRUST II, LLC
5 CLIFF LANE
NANTUCKET, MA

TITLE: WEST ELEVATION

SHEET: A203

OF

HDC SUBMISSION ONLY - NOT FOR CONSTRUCTION



1 EXISTING BASEMENT - DEMO PLAN
SCALE: 1/8"=1'-0"

2 PROPOSED BASEMENT - CONSTRUCTION PLAN
SCALE: 1/8"=1'-0"

LEGEND

- EXISTING TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXCAVATE FOR NEW CONSTRUCTION. SEE STRUCTURAL DRAWINGS
- REMOVE FLOOR OR ROOF FRAMING FOR NEW CONSTRUCTION. SEE STRUCTURAL DRAWINGS
- NEW CONSTRUCTION
- (#) SEE DOOR SCHEDULE DRAWING A701
- (#) SEE WINDOW SCHEDULE DRAWING A703

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330 East 59thStreet, New York, NY 10022
Phone212.754.9500 Fax 212.754.9550

DATE	REVISIONS	BY	DATE	REVISIONS	BY
06.16.22	ISSUED FOR PRICING				

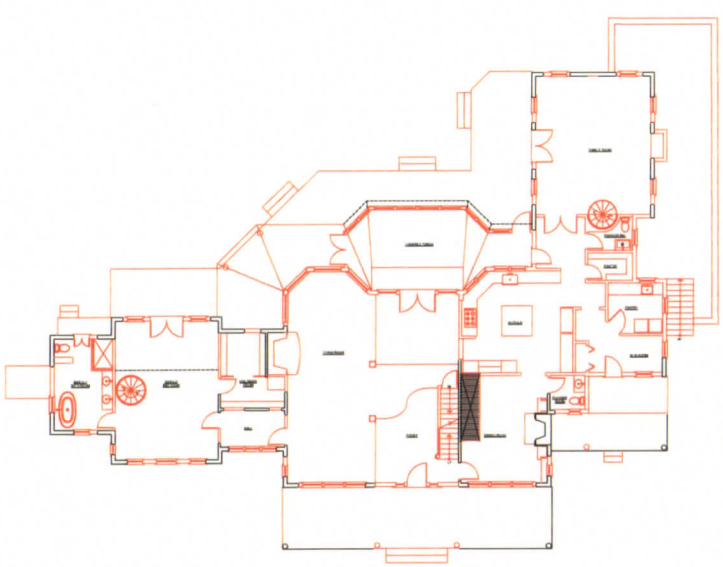
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

CLIENT: EXPOSITO FAMILY TRUST II, LLC
5 CLIFF LANE
NANTUCKET, MA

TITLE: BASEMENT PLAN

SHEET: A100
OF

HDC SUBMISSION ONLY - NOT FOR CONSTRUCTION



1 EXISTING FIRST FLOOR - DEMO PLAN
SCALE: 1/8"=1'-0"

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

LEGEND

- EXISTING TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXCAVATE FOR NEW CONSTRUCTION, SEE STRUCTURAL DRAWINGS
- REMOVE FLOOR OR ROOF FRAMING FOR NEW CONSTRUCTION, SEE STRUCTURAL DRAWINGS
- NEW CONSTRUCTION
- (#) SEE DOOR SCHEDULE DRAWING A701
- (#) SEE WINDOW SCHEDULE DRAWING A703

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330 East 59th Street, New York, NY 10022
Phone 212.754.9500 Fax 212.754.9550

DATE	REVISIONS	BY	DATE	REVISIONS	BY
11.8.23	ISSUED				

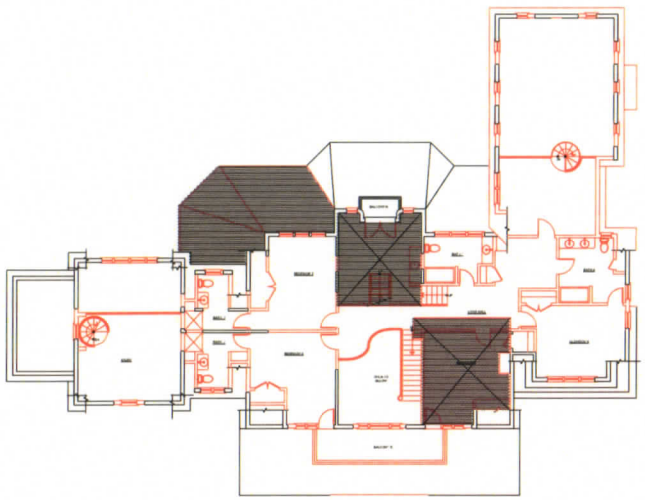
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

CLIENT: EXPOSITO FAMILY TRUST II, LLC
5 CLIFF LANE
NANTUCKET, MA

TITLE: FIRST FLOOR PLAN

SHEET: A101
OF

HDC SUBMISSION ONLY - NOT FOR CONSTRUCTION



1 EXISTING SECOND FLOOR - DEMO PLAN
SCALE: 1/8"=1'-0"

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

LEGEND

- EXISTING TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXCAVATE FOR NEW CONSTRUCTION, SEE STRUCTURAL DRAWINGS
- REMOVE FLOOR OR ROOF FRAMING FOR NEW CONSTRUCTION, SEE STRUCTURAL DRAWINGS
- NEW CONSTRUCTION
- (D) SEE DOOR SCHEDULE DRAWING A701
- (#) SEE WINDOW SCHEDULE DRAWING A703

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DAVID KLEINBERG DESIGN ASSOCIATES
330 East 59th Street, New York, NY 10022
Phone 212.754.9500 Fax 212.754.9550

DATE	REVISIONS	BY	DATE	REVISIONS	BY
11.8.23	ISSUED				

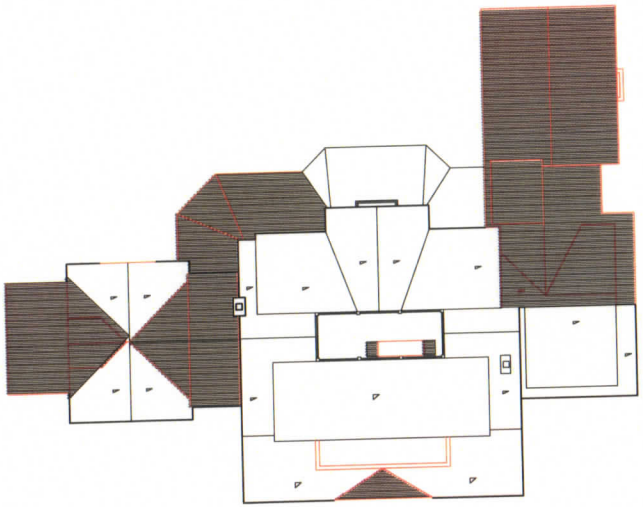
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

CLIENT: EXPOSITO FAMILY TRUST II, LLC
5 CLIFF LANE
NANTUCKET, MA

TITLE: SECOND FLOOR PLAN

SHEET: A102
OF

HDC SUBMISSION ONLY - NOT FOR CONSTRUCTION



1 EXISTING ROOF PLAN - DEMO PLAN
SCALE: 1/8"=1'-0"

2 PROPOSED ROOF PLAN - CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

LEGEND

- EXISTING TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXCAVATE FOR NEW CONSTRUCTION, SEE STRUCTURAL DRAWINGS
- REMOVE FLOOR OR ROOF FRAMING FOR NEW CONSTRUCTION, SEE STRUCTURAL DRAWINGS
- NEW CONSTRUCTION
- SEE DOOR SCHEDULE DRAWING A701
- SEE WINDOW SCHEDULE DRAWING A703

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DAVID KLEINBERG DESIGN ASSOCIATES
330 East 59thStreet, New York, NY 10022
Phone212.754.9500 Fax 212.754.9550

DATE	REVISIONS	BY	DATE	REVISIONS	BY
11.8.23	ISSUED				

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

CLIENT: EXPOSITO FAMILY TRUST II, LLC
5 CLIFF LANE
NANTUCKET, MA

TITLE: ROOF PLAN

SHEET: A103

OF

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 31 PARCEL N°. 56

Street & Number of Proposed Work: 75 Main Street

Owner of record: Jason TiLROE

Mailing Address: Box 1389
Nantucket, Ma

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornemill Design LLC

Mailing Address: 48 Dukes Road
Nantucket, Ma

Contact Phone #: _____ 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: 35' Sq. Footage 1st floor: 585SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18-6 Sq. footage 2nd floor: 361SF 6Ft Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 17'-8 South 17'-8 East 17'-9 +- West 15'-6 +-

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 10 /12 _____ Secondary Mass 10 /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 _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) 4x4

Leaders (material and size): Cedar 4x4

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1x6 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 _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side GLASS/WOOD
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 - Front dr Folger Blue
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 12/11/23 Signature of owner of record Luke Thornemill for Jason TiTroe Signed under penalties of perjury

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: 75 Main Street

Tax Map Number: 42 31 Parcel Number: 56

Owner of Record: Jason Tilroe

Description of Proposal: EXISTING REAR SHED
Converted to Cottage 585 Sf. w/361 Sf Loft.

Anticipated HDC Submission Date: 12/12/23

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.

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 Jason Tilroe

STREET ADDRESS 75 Main Street

MAP/PARCEL 42.3.1 / 56

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/12/23

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 — 12/12/23

Signature — Date

From: **J Tilroe** jeffrip1@yahoo.com
Subject: Re: HDC submissions
Date: December 11, 2023 at 4:32 PM
To: Thornewill Design office@thornewilldesign.com
Cc: Anne Herrmann anneherrmann100@gmail.com

JT

Yes please

> On Dec 11, 2023, at 2:15 PM, Thornewill Design <office@thornewilldesign.com> wrote:
>
> Jason
> Please send me an email authorizing me to sign the HDC application on your behalf and act as your agent.
>
> Thanks
> Luke

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Jason Turoe .....

MAILING ADDRESS.....

PROPERTY LOCATION..... 75 Main Street .....

ASSESSORS MAP/PARCEL..... 42.3.1 / 56 .....

SUBMITTED BY:..... Luke .....

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 8, 2023

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.12.08 10:46:38 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

JONES HARVEY C JR TRST
300 RIDGEVIEW DRIVE
PALM BEACH, FL 33480

BYRNES RANDALL W & CHERYL L TR
9 LIBERTY NOMINEE TRUST
875 SPYGLASS LANE
NAPLES, FL 34102

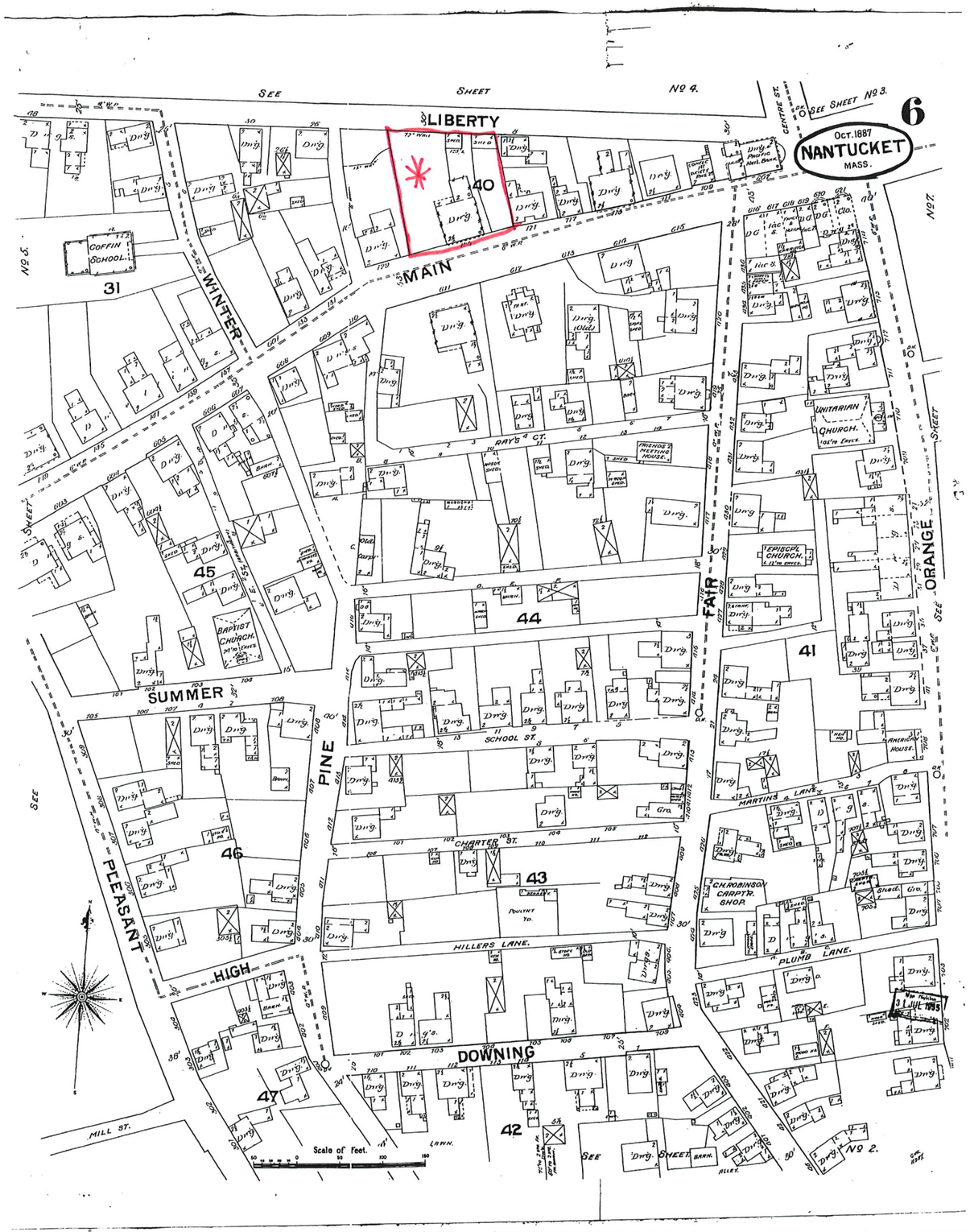
76 MAIN STREET LLC
C/O MT VERNON COMPANY
1200 SOLDIERS FIELD RD STE 102
BOSTON, MA 02134

FLANAGAN ROBERT M & MARY L TRST
SARAH P. FLANAGAN, TRUSTEE
478A 16TH ST
BROOKLN, NY 11215

MIGNOSA RITA LEE
73 MAIN ST
NANTUCKET, MA 02554

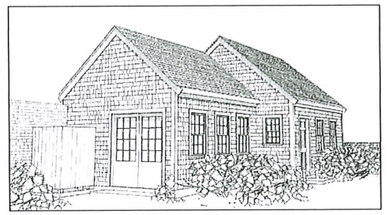
KIM THOMAS J & OLSON JOHN F
2700 CALVERT ST NW
WASHINGTON, DC 20008

GLIDDEN JESSIE M TRST
37 CENTER STREET
NANTUCKET, MA 02554

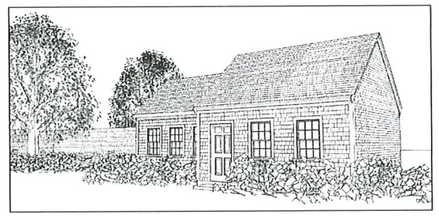

6
Oct. 1887
NANTUCKET
MASS.
SEE SHEET No 4.
SEE SHEET No 3.
No 5.
No 7.
No 2.
LIBERTY
MAIN
WINTER
SUMMER
PINE
FAIR
ORANGE
PLEASANT
HIGH
DOWNING
CENTRE ST.
RAYS CT.
SCHOOL ST.
CHARTER ST.
HILLERS LANE.
MARTINS LANE.
PLUMB LANE.
MILL ST.
COFFIN SCHOOL
BAPTIST CHURCH
FRIENDS MEETING HOUSE
UNITARIAN CHURCH
EPISCPL CHURCH
AMERICAN HOUSE
C.H. ROBINSON CARPTR. SHOP
POULTRY YD.
31
40
41
42
43
44
45
46
47
Scale of Feet.
31 JUL 1995

The Proposed Cottage at

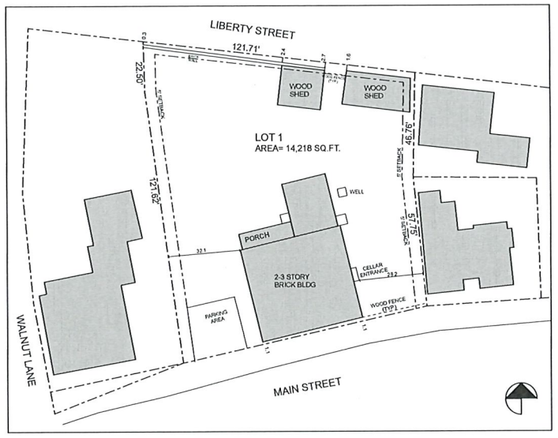
75 Main Street
Nantucket , Massachusetts



Southwest Perspective

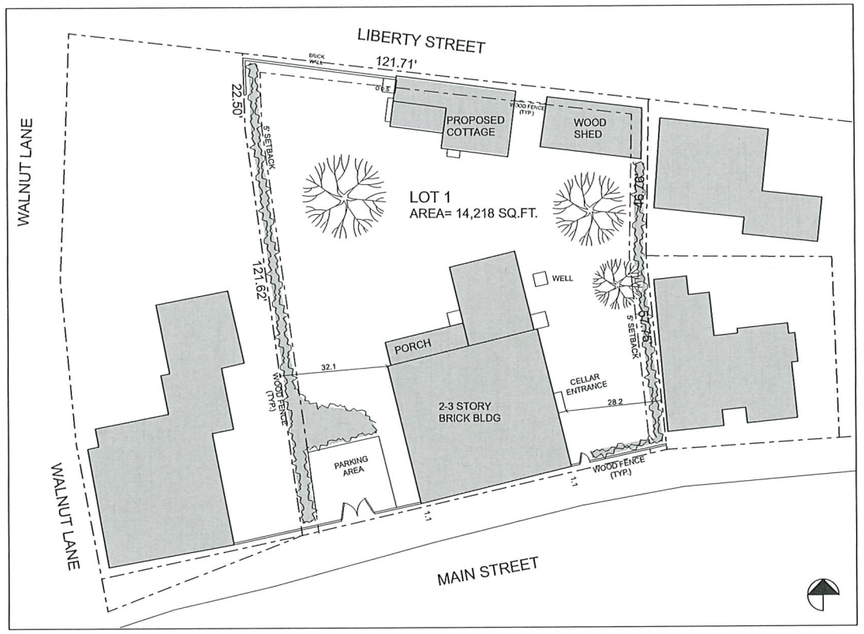


Southeast Perspective



Site Plan- Existing

SCALE: 1" = 30'



Site Plan- Proposed

SCALE: 1" = 20'



Locus

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.0	EXISTING SHED FLR PLAN & ELEVS
	A1.1	FLOOR PLANS
	A2.1	ELEVATIONS
	A3.1	SECTIONS

ZONING INFORMATION
MAP 42.3.1 PARCEL 56
ZONE: ROH

	EXISTING
MINIMUM LOT SIZE- 5000 S.F.	14,218 SF
MINIMUM FRONTAGE- 50 SF	SEE PLAN
FRONT YARD SETBACK- 0 FT	
REAR SETBACK- 5' FT	
SIDE SETBACK- 5' FT	
GROUND COVER RATIO- 50% OR 7109 SF	22.60 %

EXISTING HOUSE GROUND COVER- 2400 SF
REMOVE- EXISTING SHED FRAME G.C. - 380 SF
WORKSHOP G.C.- 435 SF

PROPOSED COTTAGE- 585 SF

PROPOSED TOTAL GROUND COVER- 3420 SF



Existing Building



Existing Building



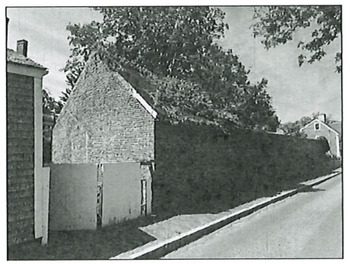
Existing Building



Existing Building



Existing Building



Existing Building

ISSUES/REVISION DATE	
AS BUILTS	4/10/23
	7/26/23
HDC 1	10/7/23
	12/11/23

The Proposed Cottage at
75 Main Street
Nantucket, Massachusetts

Map & Parcel
42.3.1- 56

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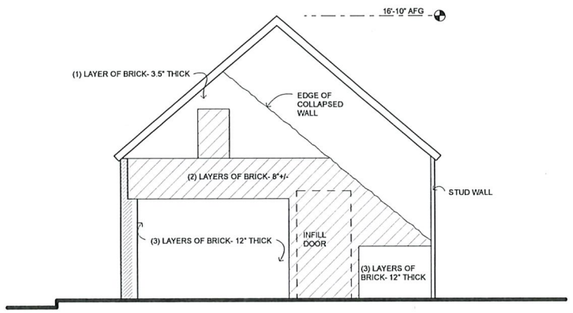
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

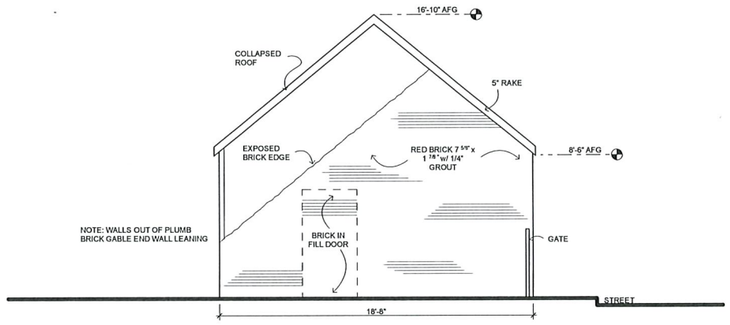
Project No:
Designed by: LT
Drawn by: FM
Checked by: LT

Sheet No:
A0.0

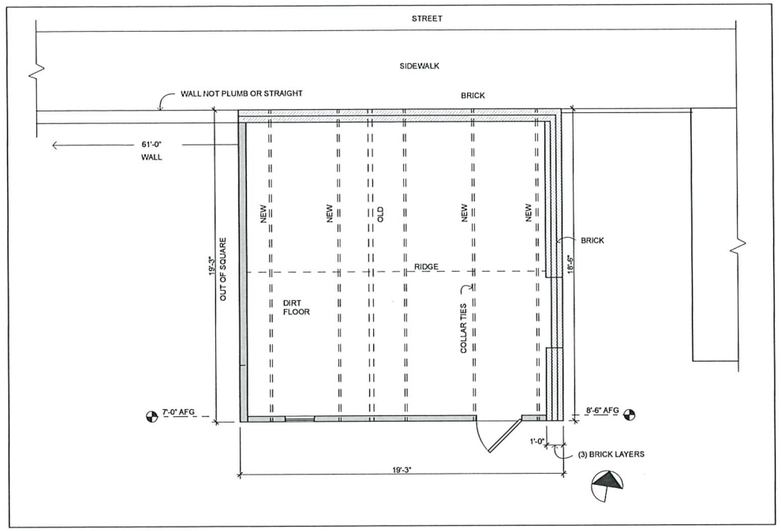
Contents:
Cover-Tilrow Cottage



SECTION (INSIDE BARN) EAST WALL- EXISTING

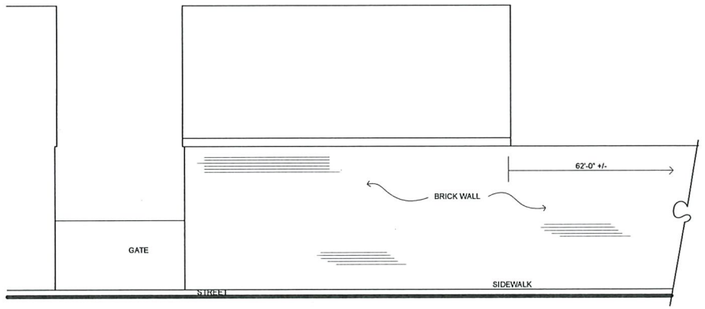


EAST ELEVATION- EXISTING

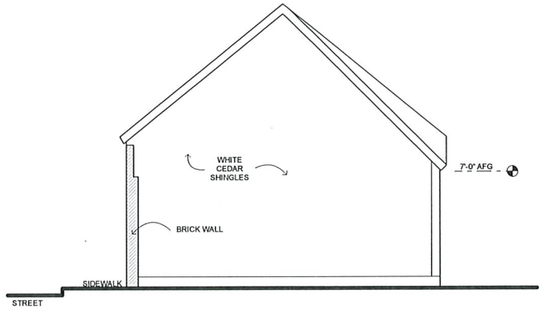


Existing Floor Plan

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



NORTH ELEVATION- EXISTING



WEST ELEVATION- EXISTING



SOUTH ELEVATION- EXISTING

ISSUES/REVISION DATE	
AS BUILTS	4/10/23
	7/26/23
HDC 1	10/7/23
	12/11/23

The Proposed Cottage at

75 Main Street

Nantucket, Massachusetts

Map & Parcel 42.3.1-56

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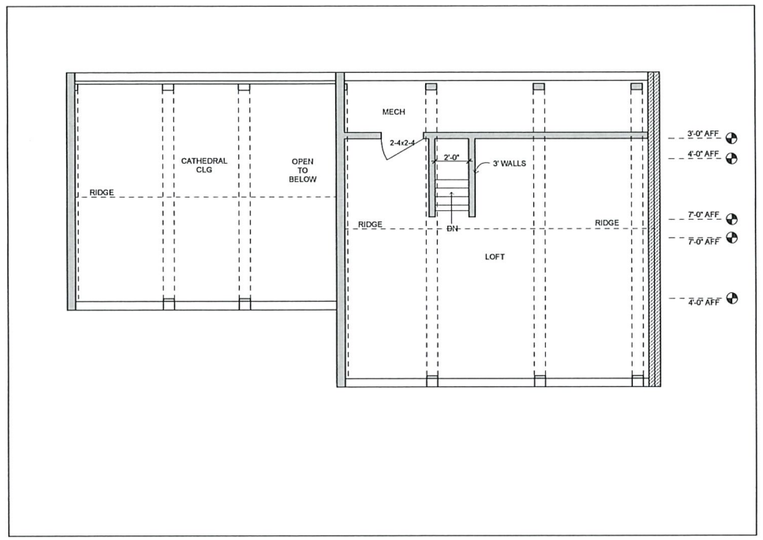
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: FM
Checked by: LT

Sheet No:

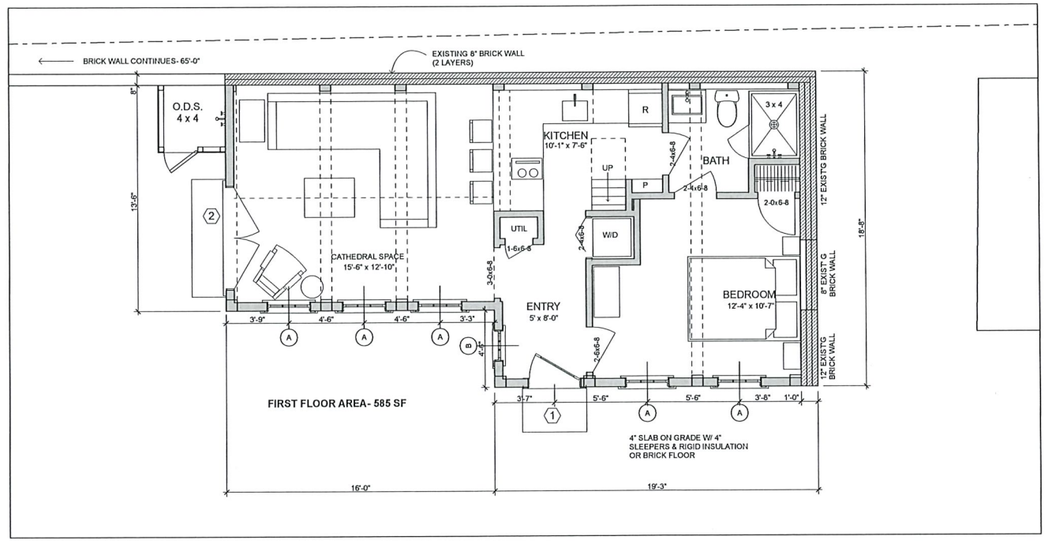
A1.0

Contents:
Existing Conditions



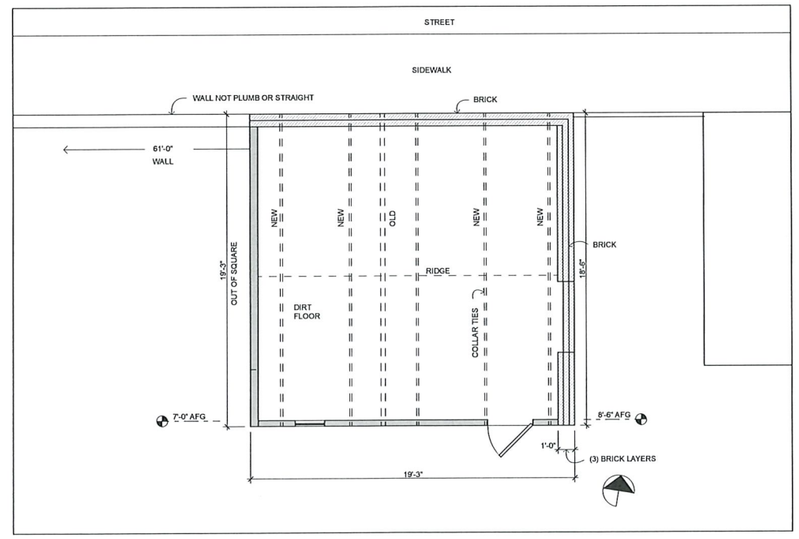
Second Flr Plan- Proposed

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



First Floor Plan- Proposed

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



First Floor Plan- Existing

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

ISSUES/REVISION DATE	
AS BUILTS	4/10/23
	7/26/23
HDC 1	10/7/23
	12/11/23

The Proposed Cottage at

75 Main Street

Nantucket, Massachusetts

Map & Parcel 42.3.1-56

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: FH
Checked by: LT

Sheet No:

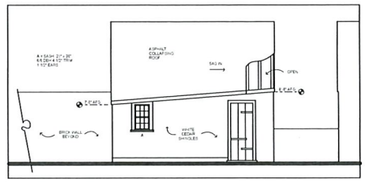
A1.1

Contents:
Floor Plans & Elevations



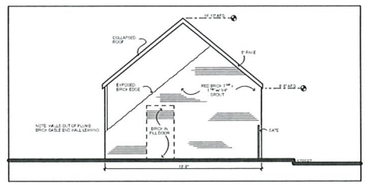
South Elevation- Proposed

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



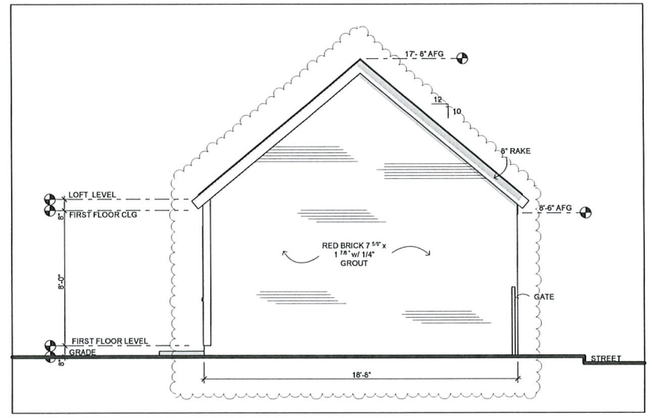
South Elevation- Existing

SCALE: 1/8" = 1'-0"



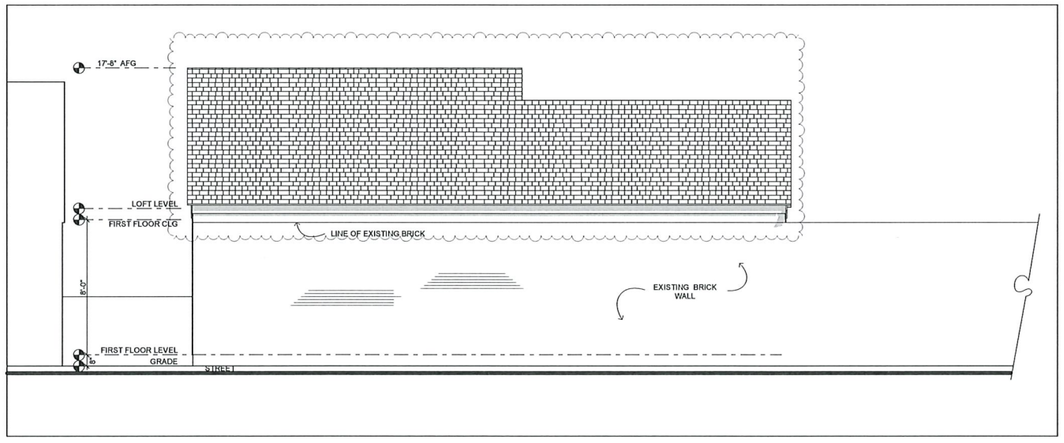
East Elevation- Existing

SCALE: 1/8" = 1'-0"



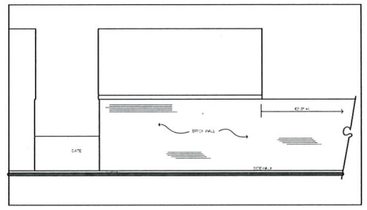
East Elevation- Proposed

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



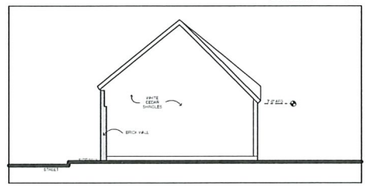
North Elevation- Proposed

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



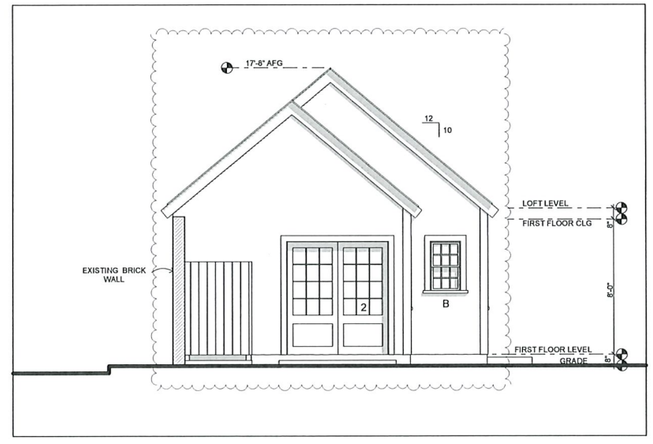
North Elevation- Existing

SCALE: 1/8" = 1'-0"



West Elevation- Existing

SCALE: 1/8" = 1'-0"



West Elevation- Proposed

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

DOOR SCHEDULE- PROPOSED

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	1	NANTUCKET MILLWORKS	3'-0" x 6'-8"	3'-4" x 6'-11"	WD 4 PANEL W/ 2 UPPER GLASS LITES		
2	1	NANTUCKET MILLWORKS	6'-0" x 6'-8"	6'-4" x 6'-11"	12 LITE ABV /1 PANEL BELOW FRENCH INSWING		

WINDOW SCHEDULE- BOSTON SASH

ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
A	5		2'-6 5/8" x 4'-1"	2'-9" x 4'-5"	6/6 DOUBLE HUNG, ADL, WOOD, 9 x 12 GLASS		
B	1		1'-9 5/8" x 3'-1"	2'-0" x 3'-5"	6/6 DOUBLE HUNG, ADL, WOOD		

GENERAL NOTES:

EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- PAINT- WHITE
8" RAKE W/ 3" SHADOW BD.
8" FASCIA & FRIEZE
WINDOWS- WD- WHITE
DR & WINDOW TRIM- 1" x 5" CEDAR- PNT
ROOF- ARCHITECTURAL ASPHALT DUAL
FOUNDATION WALL -POURED CONCRETE

ISSUES/REVISION DATE	
AS BUILTS	4/10/23
	7/26/23
HDC 1	10/7/23
	12/11/23

The Proposed Cottage at
75 Main Street
Nantucket, Massachusetts

Map & Parcel
42.3.1- 56

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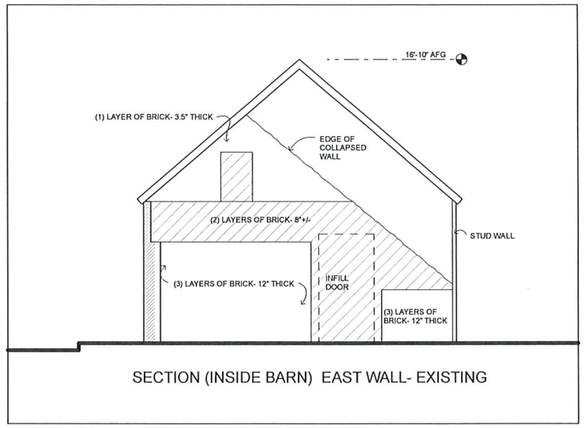
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PM
Checked by: LT

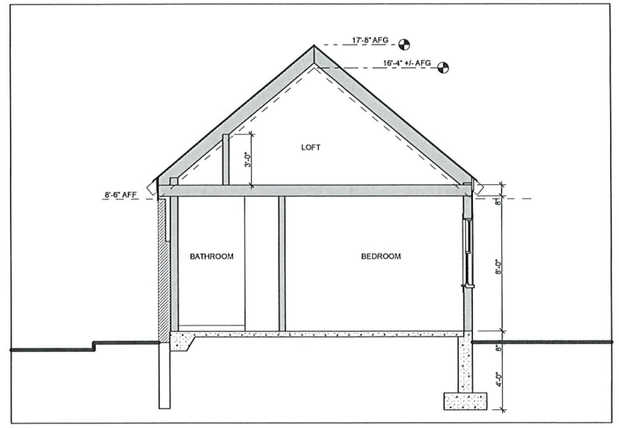
Sheet No:
A2.1

Contents:
Elevations



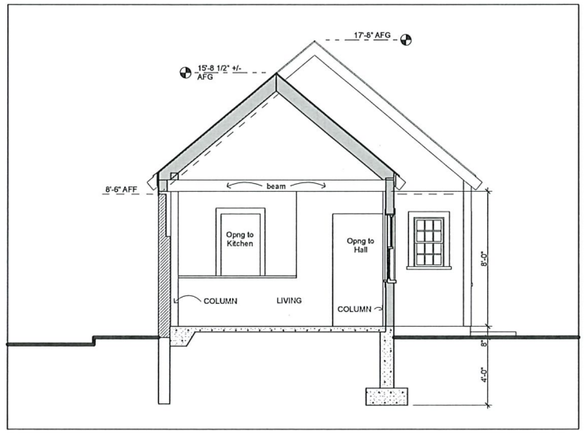
Section thru Existing Shed

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



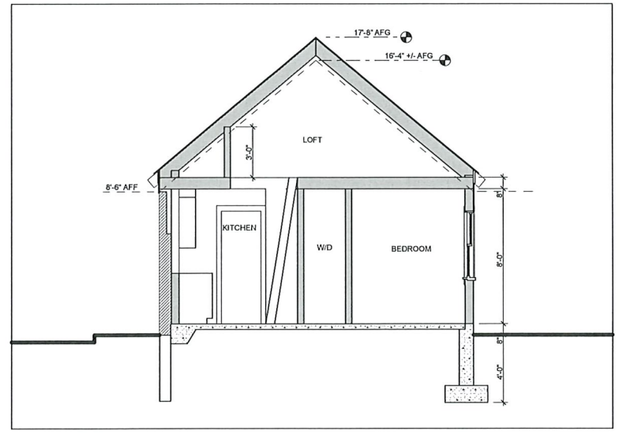
Section- Proposed

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



Section thru Living Room

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



Section thru ladder

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

ISSUES/REVISION DATE	
AS BUILTS	4/10/23
	7/26/23
HDC 1	10/7/23
	12/11/23

The Proposed Cottage at

75 Main Street

Nantucket, Massachusetts

Map & Parcel
42.3.1- 56

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48 Dukes Road
Nantucket, Ma. 02554
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Project No:
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Checked by: LT

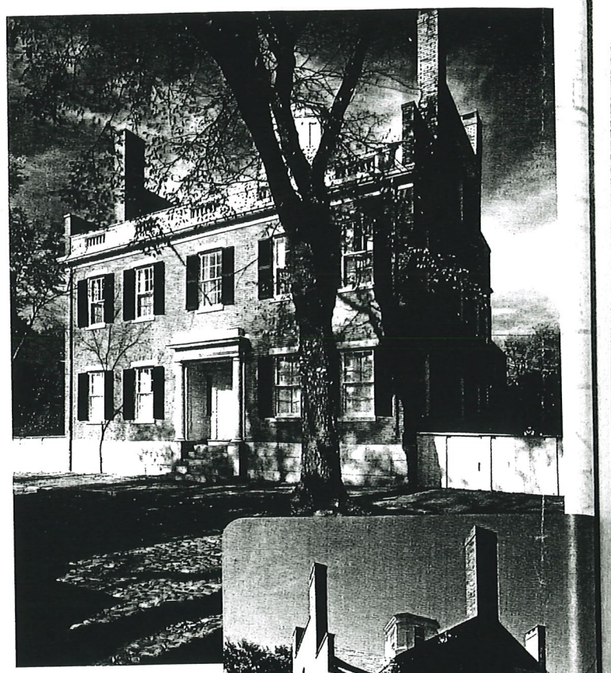
Sheet No:

A3.1

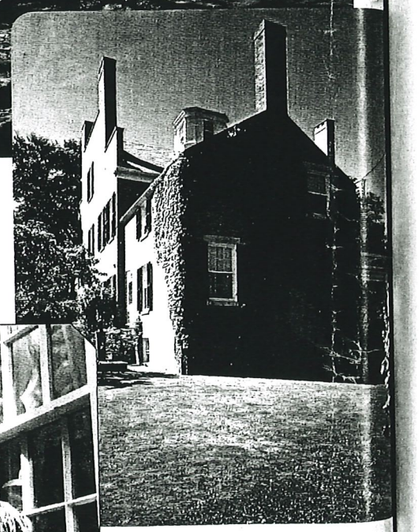
Contents:
Sections



Portrait of Henry Coffin by James S. Hathaway, c. 1845



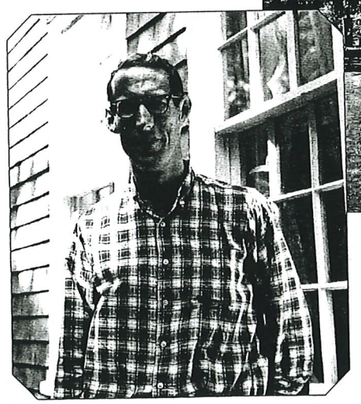
75 Main, front



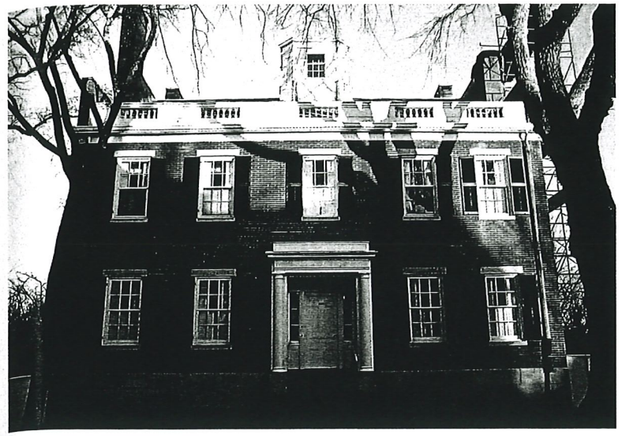
75 Main, rear



Front Entry, July, 1966 (HABS photo)



Miles Carlisle, c. 1950s



75 Main Street

Henry Coffin, 1834

Brothers Henry and Charles G. Coffin built the brick houses at 75 and 78 Main Street. Sons of wealthy whale-oil merchant Zenas Coffin, their homes are a testament to Nantucket's success in the international whale-oil industry of the early nineteenth century. Charles and Henry were business partners, inheriting and expanding the holdings of their father, which included ships and real estate.

The Henry Coffin house is one of only two houses on Main Street still occupied by descendants of the original owner. (The other family-owned house is 95 Main Street, the Middle Brick). Henry, the youngest child of Zenas Coffin, returned from a trip to Europe on one of his father's ships in 1833 and built a house similar to that of his brother Charles G. Coffin at 78 Main, but with a brighter granite foundation and trim, a more pronounced classical entry, and a cupola and decorative balustrade on the roof.

Henry married Eliza Starbuck, daughter of Levi, on November 14, 1833; they had nine children at 75 Main, keeping up with Charles G. and his wife, Eliza McArthur, who also had nine, creating a steady stream of cousins crossing the street. Unlike his brother Charles, who held a variety of public offices, Henry was described as modest and quiet, with a love of nature; he planted more than 40,000 slips of pines and larches that he brought back from a trip to England, and unknowingly introduced heather to the island.

Although Henry and Eliza's five children inherited equal shares of their parents' property, it was daughter Mary, wife of George L. Carlisle, who was sole owner of the property at the time of her death in 1935. She and her devoted daughter Elsie were known as gracious hostesses at 75 Main, where Elsie continued to preside after her mother's demise. Elsie left all of her property to her brother, Henry Coffin Carlisle, of San Francisco, who created an attic museum of family logbooks, letters, charts, and whaling implements, where he invited friends to meet for a "gam." His sons, Henry and Miles Carlisle, became stewards of the family home in 1966.

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ⊘ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Christopher Capen-head mason, James Field-head carpenter. Henry Coffin, son of Tenus + brother of Charles G. (also partner). Planted elms on main st. as well as other trees on the island,

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ⊘ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ⊘ f. NHA photos: _____
- ⊘ g. HABS research: # 811
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .30 AO ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ⊘ a. at sidewalk ○ b. 10 feet or less ○ c. 20 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ⊘ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ⊘ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ⊘ d. residential
- ○ e. commercial
- ⊘ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ⊘ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: brick wall at rear, wellhead

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-12-29
MAP/PARCEL#: 4231-056

Recorded By: AEG Date: 9/20 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 75 Main St. 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Carlisle, Henry Coffin J + Miles

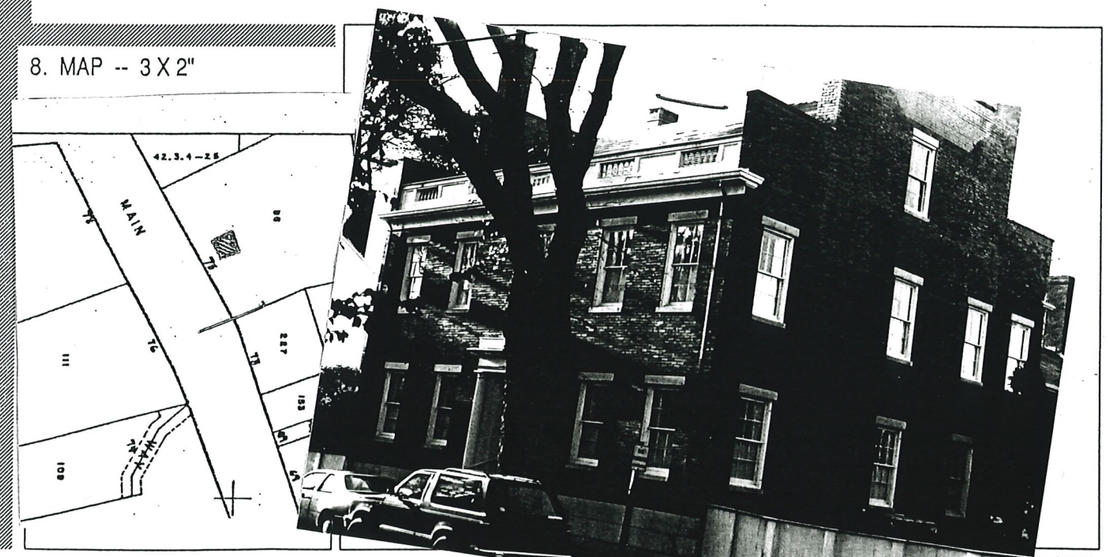
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built -1832-1833 for Henry Coffin, still in Coffin family

6. USE: Original: Dwelling Present: Dwelling
⊘ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"



DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: ashlar finished stone

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ✓ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ✓ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ✓ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES:
○ a. 1 ○ c. 1 3/4 ✓ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE:
✓ a. gable ○ c. hip ○ e. other: parapet
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL:
✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ✓ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. ~~dormers~~ on rear elevation ✓ h. cupola w/pilasters
○ i. other: _____

19. DORMER ROOF(S):
○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
✓ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION:
○ a. center ○ b. off-center ✓ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS:
○ a. one ○ b. two ○ c. three ○ d. other: 5

23. CHIMNEY FEATURES:
✓ a. corbelling ○ b. chimney pots/owls capped ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
✓ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
✓ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ✓ h. Greek Revival
○ d. flush frame ✓ i. recessed
○ e. Federal ○ j. other: corner blocks dentils in portico columns

26. NUMBER OF BAYS:
○ a. three ✓ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE:
○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: raised molding w/ stone lintels

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
✓ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap rear

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ✓ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
✓ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION:
○ a. excellent ○ c. fair
✓ b. good ○ d. deteriorated

32. INTEGRITY:
✓ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
✓ a. individually significant ○ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1833 - 1832 SOURCE: Lancaster
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: shed

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ⊘ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: ~25' from house

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ⊘ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ⊘ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ⊘ d. residential
- ○ e. commercial
- ⊘ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ⊘ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ⊘ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: house, brick, nil, wellhead

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: _____
MAP/PARCEL#: _____

Recorded By: AEG Date: 9/20 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 75 Main St, Shed R (east) 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Carlisle, Henry Coffin, Jr + Miles

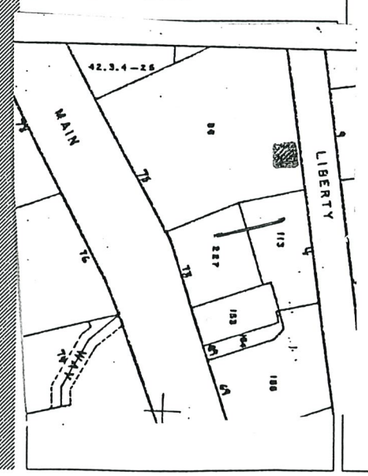
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
replaced after 1949 - Sanborn maps

6. USE: Original: shed Present: shed
⊘ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"



9. PHOTO -- 3 1/2 X 5"

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: upon stones

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES:
✓ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE:
✓ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL:
✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S):
○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ✓ f. metal

21. CHIMNEY POSITION:
○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS:
○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES:
○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
○ a. center ○ b. off-center
on side

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
✓ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: _____

26. NUMBER OF BAYS:
✓ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE:
✓ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: 12 lt. fixed, 10/10

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
✓ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ✓ h. trellis
○ i. other: _____

31. CONDITION:
○ a. excellent ✓ c. fair
○ b. good ○ d. deteriorated

32. INTEGRITY:
○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
✓ a. individually significant ○ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: shed

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ✓ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: 23' from house

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ✓ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ✓ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ✓ d. residential
- ○ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ✓ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ✓ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: house, brick wall, well head

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: _____
MAP/PARCEL#: _____

Recorded By: AEG Date: 9/20 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 75 Main St shed left (west) 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Carlisle, Henry Coff Jr. + Miles

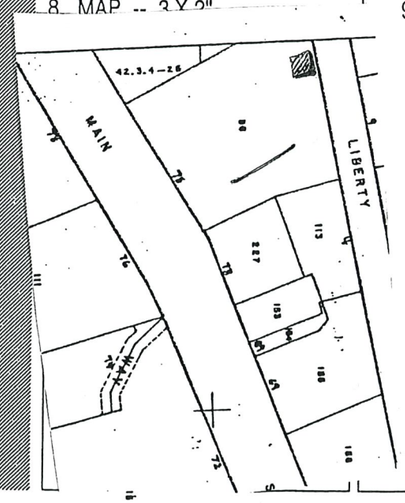
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
replaced after 1949 - Sanborn maps

6. USE: Original: shed Present: shed
✓ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 5"



DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ⊘ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
L ⊘ a. shingles - weathered R ⊘ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation: is integral to brick wall
○ a. shingles - weathered ⊘ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ⊘ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ⊘ a. gable ○ c. hip ○ e. other: w/ heavy sag
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ⊘ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ⊘ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
⊘ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: vertical flush 2" boards

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: 2

27. WINDOW FRAME TYPE: ⊘ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
⊘ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
⊘ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
⊘ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ⊘ c. fair
○ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
⊘ a. individually significant ○ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ⊘ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

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°: 76 PARCEL N°. 72

Street & Number of Proposed Work: 15 Lyons ln.

Owner of record: Atlas Gallagher SLF LLC

Mailing Address: 44 School st. Ste 505

Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 5083329654 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 ____) ☐ 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

*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 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 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) 3" Corner boards 6" 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 TBD

Doors* (type and material): ☐ TDL ☒ SDL Front Wood, TBD Rear — Side 9/2 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 Black

Trim White Sash White Doors White

Deck — 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 12/12/23 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.

SHED CHECKLIST

✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
✓	Signature of 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.

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 12/12/23

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 Juraj Bencat

AS AGENT FOR Atlas Ballagher SLF LLC

STREET ADDRESS 15 Lyons Ln

MAP/PARCEL 76/22

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/12/23

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 12/12/23
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

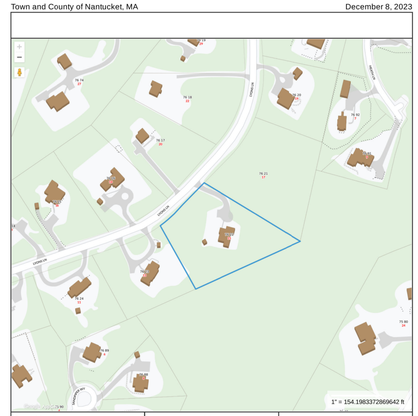




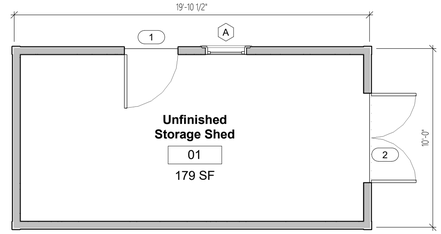
Views From Lyons Ln



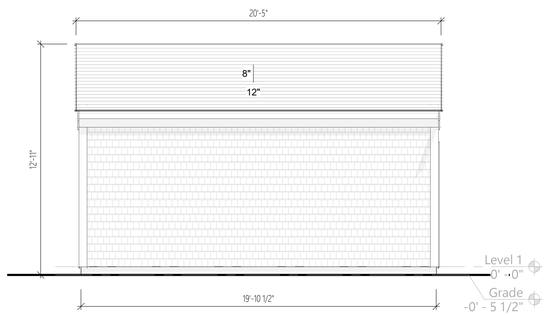
2 **Site Plan**
1" = 30'-0"



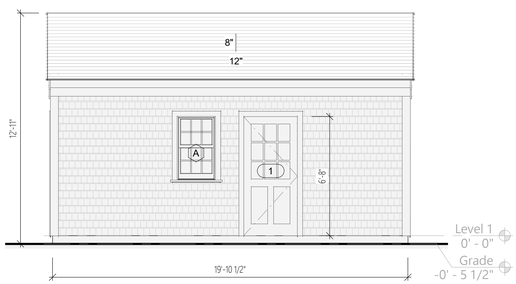
1 **Locus Map**
NTS



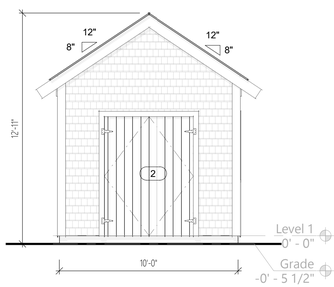
7 **Shed Floor Plan**
1/4" = 1'-0"



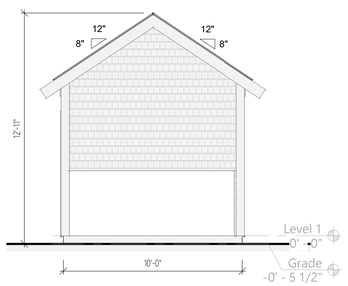
3 **West Elevation**
1/4" = 1'-0"



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



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



6 **North 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

Gallagher Residence - Shed

15 Lyons Ln, Nantucket, MA

Sheet
Site Plan, Elevations

SHEET INDEX

C.101 Site Plan, Elevations
Grand total: 1

Date
12.11.2023

Revisions

C.101

Scale As indicated

12/11/2023 10:40:16 PM

HDC Submission Only - Not For Construction

ALL REAL DRAWINGS SHALL BE VIEWED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. DRAWINGS CANNOT BE HELD RESPONSIBLE FOR DATA PROVIDED BY OTHERS IF DUE TO MISTAKES OR ERRORS ON A DRAWING PROVIDED BY THEM. ARCHITECTURAL DRAWINGS ARE TO SCALE. ONLY ILLUSTRATIVE DETAILS ARE TO BE CONSIDERED FOR SCALING AND MAY NOT BE USED FOR ANY CONSTRUCTION PURPOSES. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. DRAWINGS THAT ARE NOT USED TO BE USED AS CONSTRUCTION DRAWINGS UNLESS SPECIFICALLY STATED.

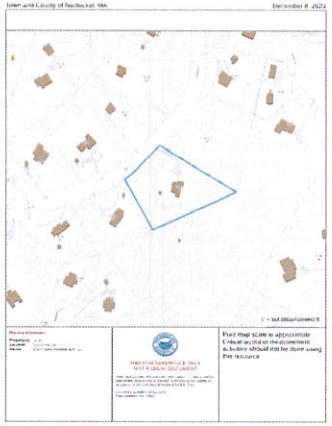




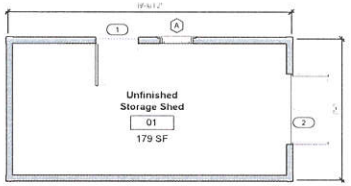
Views From Lyons Ln



2 Site Plan
1" = 30'-0"



1 Locus Map
NTS



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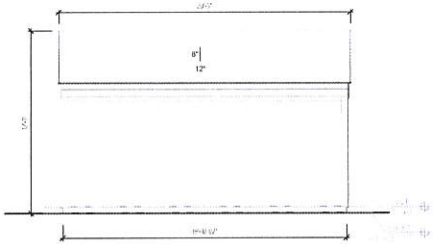
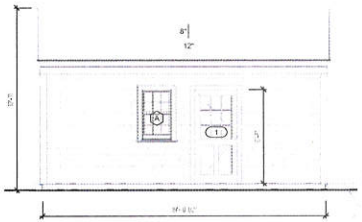


3 West Elevation
1/4" = 1'-0"



4 East Elevation
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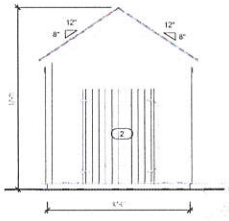

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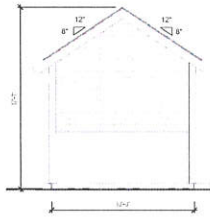

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1/4" = 1'-0"

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Project
Gallagher Residence - Shed
15 Lyons Ln, Nantucket, MA

Sheet
Site Plan, Elevations

SHEET INDEX

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Grand total: 1

Date
12.11.2023

Revisions

C.101

Scale As indicated

12/11/2023 10:40:16 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

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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°: 67 PARCEL N°. 272

Street & Number of Proposed Work: 7 Hull Ln.

Owner of record: Everton E. Dumont de Mousa

Mailing Address: 7 Hull La, Nantucket, MA 02554

Contact Phone #: 2797683249 E-mail: everton@seidmont.cket.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ 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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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: 8FT Sq. Footage 1st floor: 80 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10FT 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.

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Foundation: Height Exposed _____ ☐ 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 _____/12 Other Porch 5/12

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 _____ ☐ 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

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

Garage Door(s): Type Barn Material Cedar

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

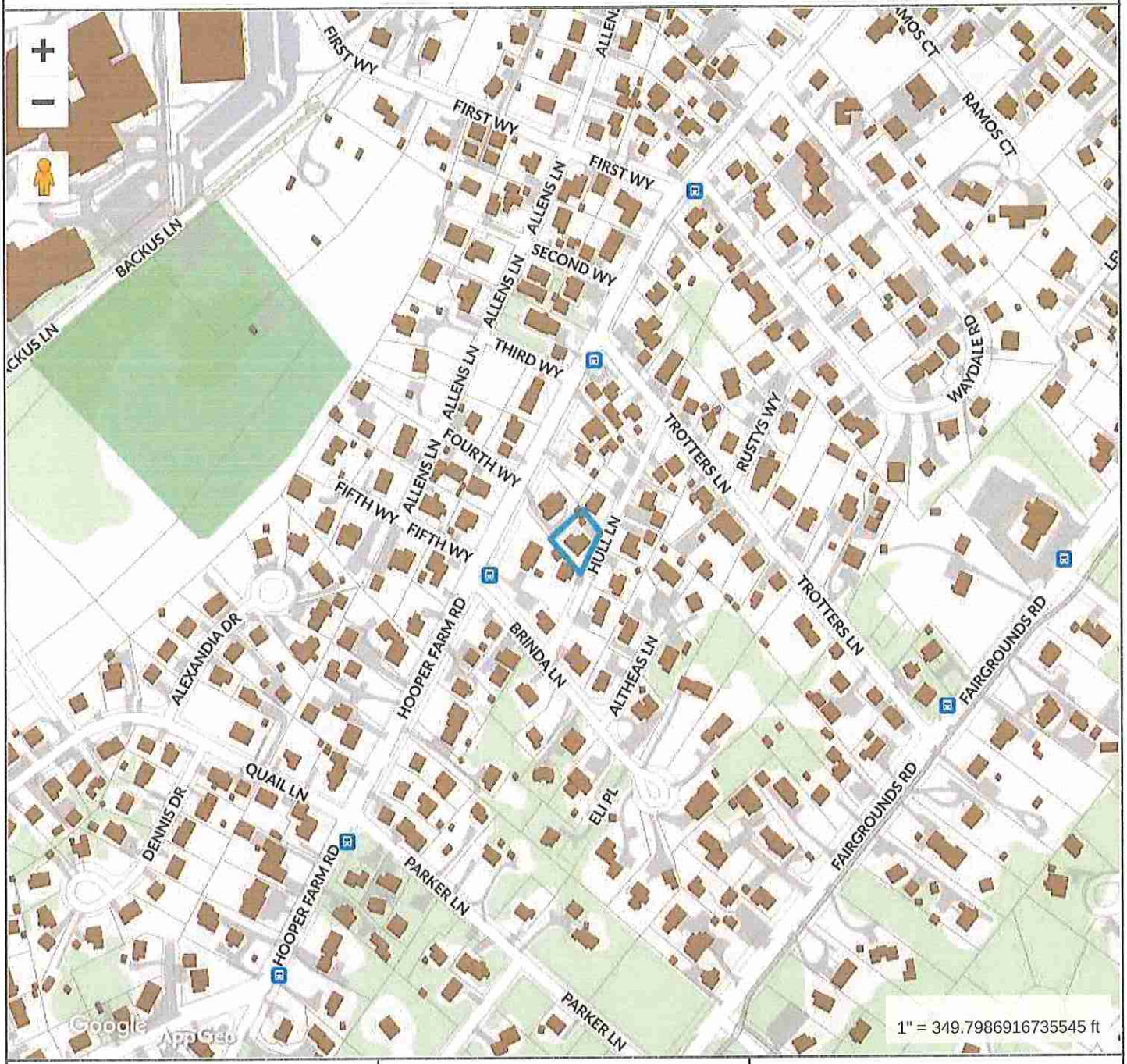
Trim _____ Sash _____ Doors _____

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 12/11/23 Signature of owner of record Everton Mousa Signed under penalties of perjury



Property Information

Property ID	67 894
Location	7 HULL LN
Owner	DE MOURA EVERTON E ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

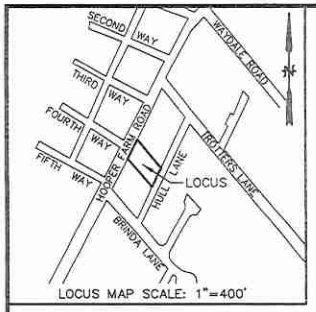
Geometry updated 10/03/2023
Data updated Jan. 2021

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



2010 00000037
Bk: Pg: 0 Page: 0
Doc: PLAN 08/05/2010 09:34 AM

NANTUCKET REGISTRY OF DEEDS
Date 08.05.2010
Time 9:34 AM
Plan BK. ____ PG. ____
Plan File No. 2010-37
Jennifer H Ferreira
Attest: Register
Sheet 1 of 1
RESERVED FOR REGISTRY USE ONLY



LOCUS MAP SCALE: 1"=400'

REFERENCES:
OWNER: JOSEPH A. DEMBY & JILL H. ARAUJO DEMBY

DEED REF.: DEED BOOK 503, PAGE 32
PLAN REF.: PLAN BOOK 15, PAGE 95

ASSESSORS REF.: MAP: 67 PARCEL: 272

ZONING CLASSIFICATION
DISTRICT: R-10 (PWR)

MINIMUM LOT SIZE =10,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =20'
REAR & SIDE LINE SETBACK =10'
ALLOWABLE GROUND COVER RATIO =25%
EXISTING GROUND COVER RATIO =16.5% (LOT 1)
EXISTING GROUND COVER RATIO =16.3% (LOT 2)

NOTE:

1. THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "X" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230 0012 D; MAP REVISED: 11/06/1996 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND:

DHCB	DRILL HOLE/CONCRETE BOUND
CONC.	CONCRETE
FND	FOUND
GC	GROUND COVER
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
STY	STORY

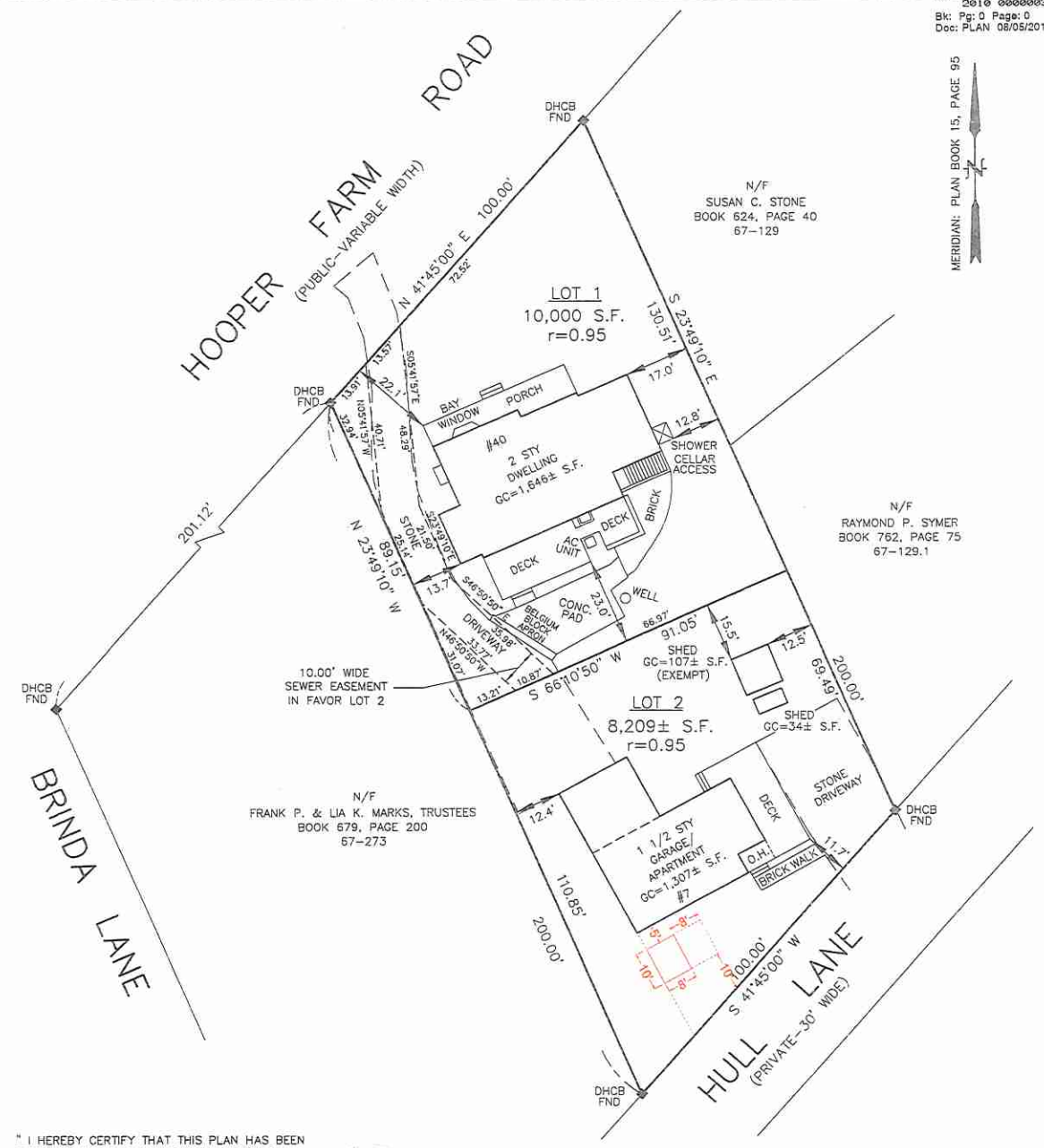
PLAN OF LAND
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: JULY 9, 2010

PREPARED FOR:
JOSEPH A. DEMBY &
JILL H. ARAUJO DEMBY

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=20'
0 20 40 60 80



" I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

PROFESSIONAL LAND SURVEYOR — DATE 7/12/10

THE PLANNING BOARD DETERMINES THAT:

LOT(S) 1 & 2 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

LOT 1: THE AREA CALCULATIONS FOR THIS LOT COMPLIES WITH LOT AREA REQUIREMENTS AS PROVIDED IN NANTUCKET ZONING BYLAW CH. 139 SS. 2A AND 16A.

LOT 2: SEE BOARD OF APPEALS DESCISION, APPLICATION NO. 030-10, DATED MAY 27, 2010, DEED BOOK 1235, PAGE 197. VARIANCE GRANTED FOR LOT AREA AND FRONT YARD SETBACK.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN
SYLVIA HOWARD, VICE-CHAIRWOMAN
NATHANIEL LOWELL
JOHN MCLAUGHLIN
LINDA WILLIAMS

DATE APPROVED 07.19.2010
DATE SIGNED 07.19.2010
FILE NO. 278

N-9595

\\s\JOBS 7775+\N9595\N9595_ANR.DWG

18382

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
508.228.2786 | office@reidnantucket.com

CAPE COD 5
www.capecodfive.com
53-7107/2113

12/12/2023

PAY TO THE ORDER OF Town of Nantucket

$ **50.00

Fifty and 00/100********** DOLLARS

Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

Void Over 180 Days

AUTHORIZED SIGNATURE

Security features. Details on back.

MEMO 7 Hull Lane; (57 Eel Point Shed Move)

⑈018382⑈ ⑆211371078⑆ 867006066⑈

Reid Builders

18382

Town of Nantucket

12/12/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/11/2023	Bill	7 Hull	50.00	50.00		50.00
					Check Amount	50.00

CC5 - Reid 6066 7 Hull Lane; (57 Eel Point Shed Move) 50.00

Reid Builders

18382

Town of Nantucket

12/12/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/11/2023	Bill	7 Hull	50.00	50.00		50.00
					Check Amount	50.00

CC5 - Reid 6066 7 Hull Lane; (57 Eel Point Shed Move) 50.00

PRODUCT SSLT104 USE WITH 91663 ENVELOPE Deluxe Corporation 1-800-328-0304 or www.deluxe.com/shop 32835598001

Fitzgerald
7 West Chester ST

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

42.4.3 / 13

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 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)**

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.

____ 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°: 42.4.3 PARCEL N°. 13

Street & Number of Proposed Work: 7 West Chester St

Owner of record: Thomas + Susan Fitzgerald

Mailing Address: 16 Woodstone Rd
Northborough, MA 01532

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: burda@
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 Remove fenestration

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 no chg South no chg East no chg West no chg

Height of ridge above final finish grade: North no change South no chg East no chg West no chg

Additional Remarks

Historic Name: Sanborn Map 10/1923 (describe)

Original Date: 915 - Snows 1972

Original Builder:

REVISIONS*

1. East Elevation
2. South Elevation Remove fenestration
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 to match natural to weather 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

TOPHAM DESIGN

August 10, 2023

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 7 West Chester St Map: 42.4.3 Parcel: 13

Dear Esmeralda,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

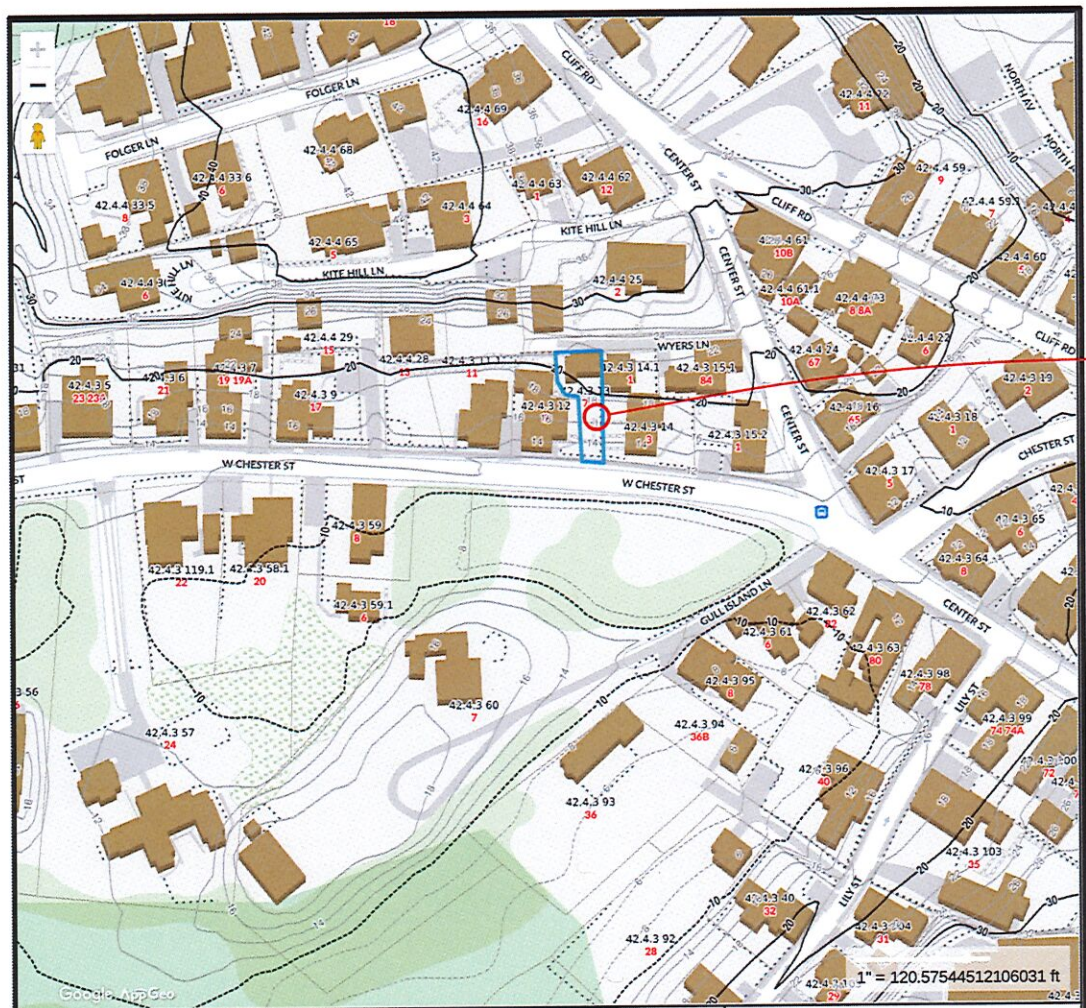
Thank you,

Susan FitzGerald

Mrs. Susan & Mr. Thomas Fitzgerald
~~7 West Chester St c/o 7 West Chester ST LLC~~ 16 Woodstone Rd.
~~44 Main St,~~
~~Dover, MA 02030~~ Northborough, MA 01532

18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

FITZGERALD RESIDENCE
HDC SUBMISSION
7 WEST CHESTER STREET, NANTUCKET, MA, 02554



LOCUS

Property Information

Property ID	42.4.3 13
Location	7 W CHESTER ST
Owner	FITZGERALD THOMAS J & SUSAN E TRS

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

L

7 W CHESTER ST LOCUS

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
	/ /	

LOCUS MAP

HDC Submission 01 DECEMBER 2023
HDC Approval: XX DECEMBER 2023
HDC Certificate No: ****
Building Permit No:

FITZGERALD RESIDENCE HDC SUBMISSION
7 West Chester Street
Nantucket, MA 02554
HDC SUBMISSION
12/5/23

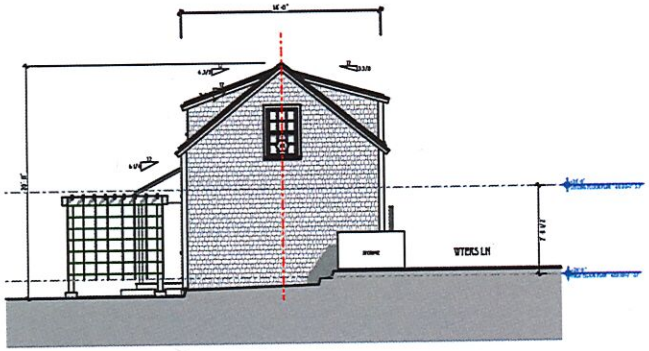
PROJECT NO: 2023-37
Map No: 68 Parcel No: 31

HDC-0.1

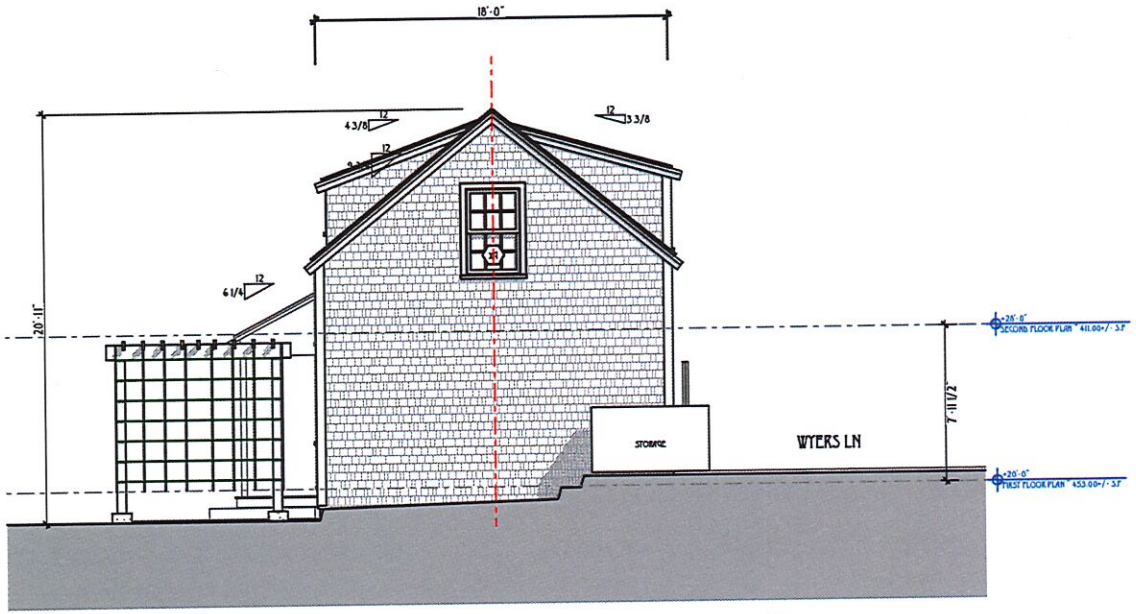
SHEET 25 OF 68

REVISIONS: 30 NOV 2023

1. NO CHANGE



xE EXISTING EAST ELEVATION
SCALE: 1/4" = 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 EAST ELEVATION

HDC Submission 01 DECEMBER 2023
HDC Approval: XX DECEMBER 2023 HDC Certificate No:
Building Permit No: ####

FITZGERALD RESIDENCE HDC SUBMISSION
7 West Chester Street
Nantucket, MA 02554
HDC SUBMISSION
12/5/23

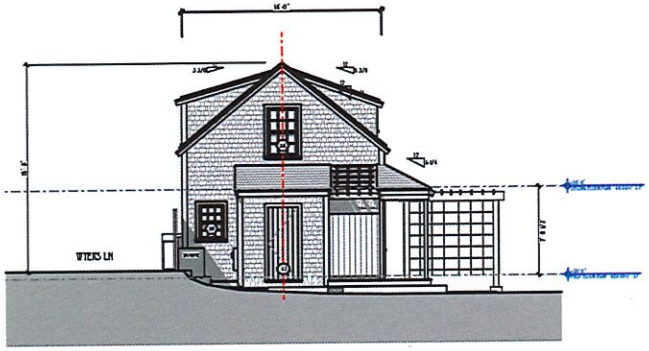
PROJECT NO: 2023-37
Map No: 60 Parcel No: 31

HDC-2.4

SHEET 32 OF 68

REVISIONS: 30 NOV 2023

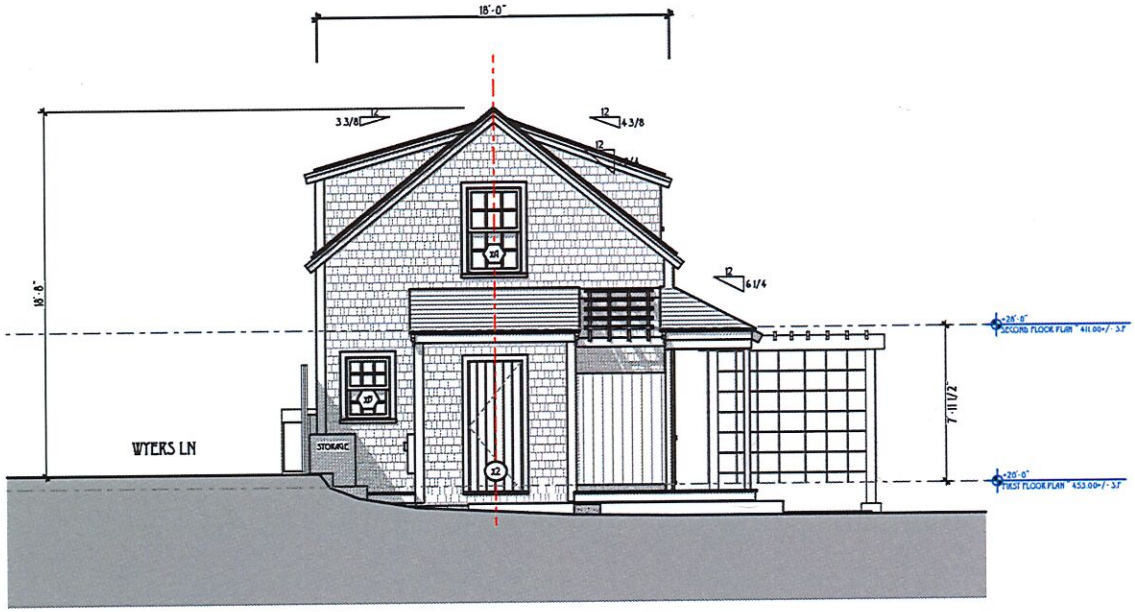
1. NO CHANGE



XW

EXISTING WEST ELEVATION

SCALE: 1/4" = 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 WEST ELEVATION

HDC Submission 01 DECEMBER 2023
HDC Approval XX DECEMBER 2023 HDC Certificate No:
Building Permit No:

FITZGERALD RESIDENCE HDC SUBMISSION
7 West Chester Street
Nantucket, MA 02554

HDC SUBMISSION
12/5/23

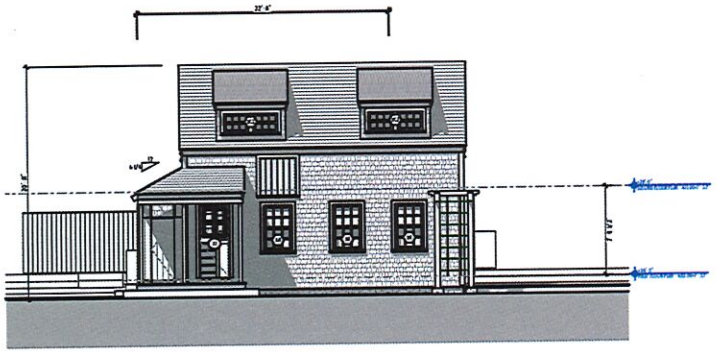
PROJECT NO. 2023-37
Map No. 68 Parcel No. 31

HDC-2.2

SHEET 30 OF 68

REVISIONS: 30 NOV 2023

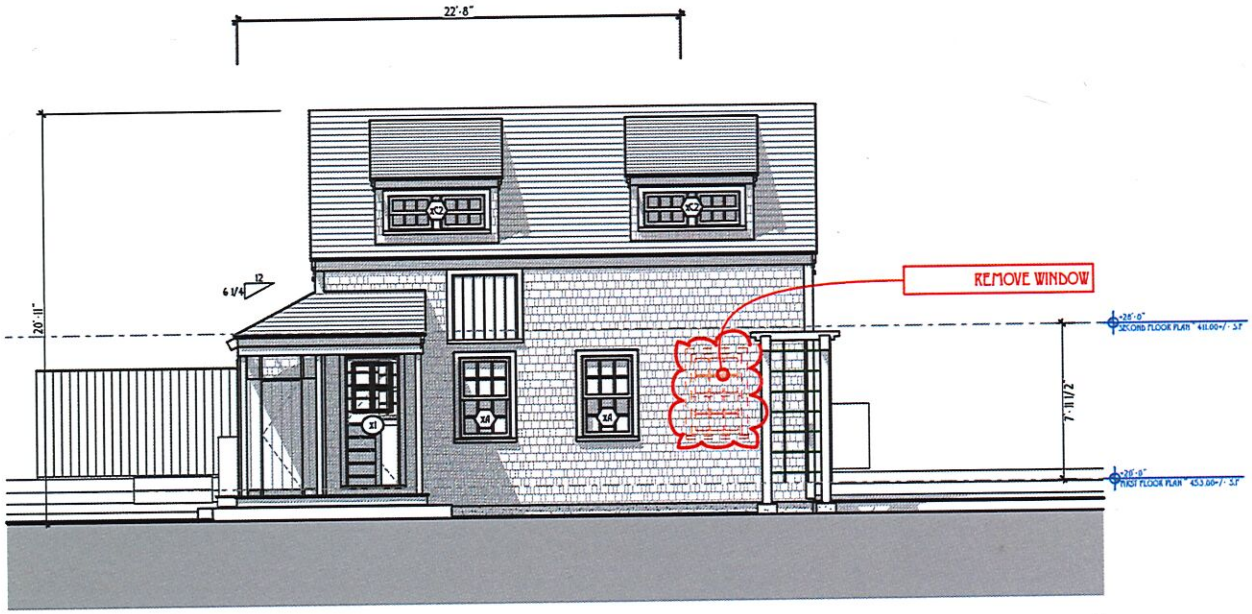
1. REMOVE FIRST · FLOOR WINDOW



XS

EXISTING SOUTH ELEVATION (WEST CHESTER ST)

SCALE: 1/4" = 1'·0"



S

PROPOSED SOUTH ELEVATION (W. CHESTER ST)

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 SOUTH ELEVATION (WEST CHESTER ST.)

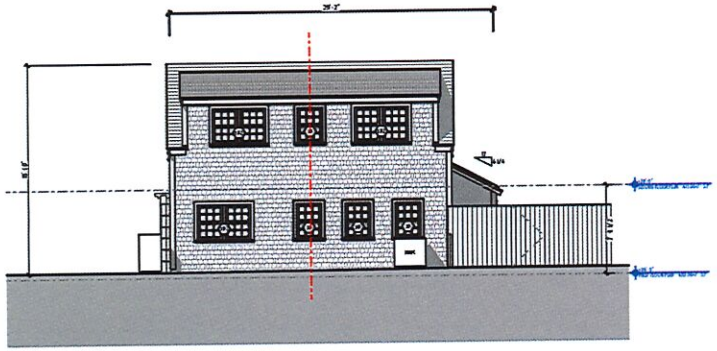
HDC Submission 01 DECEMBER 2023
HDC Approval: XX DECEMBER 2023 HDC Certificate No: ****
Building Permit No:

FITZGERALD RESIDENCE HDC SUBMISSION
7 West Chester Street
Nantucket, MA 02554
HDC SUBMISSION
12/5/23

PROJECT NO. 2023-37
Map No: 68 Parcel No: 31

HDC-2.1

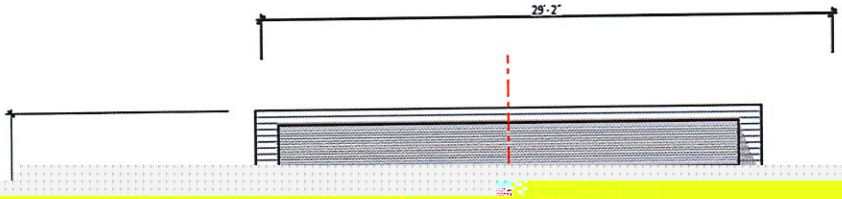
SHEET 29 OF 68



XN

EXISTING NORTH ELEVATION (WYERS LN)

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



REVISIONS: 30 NOV 2023

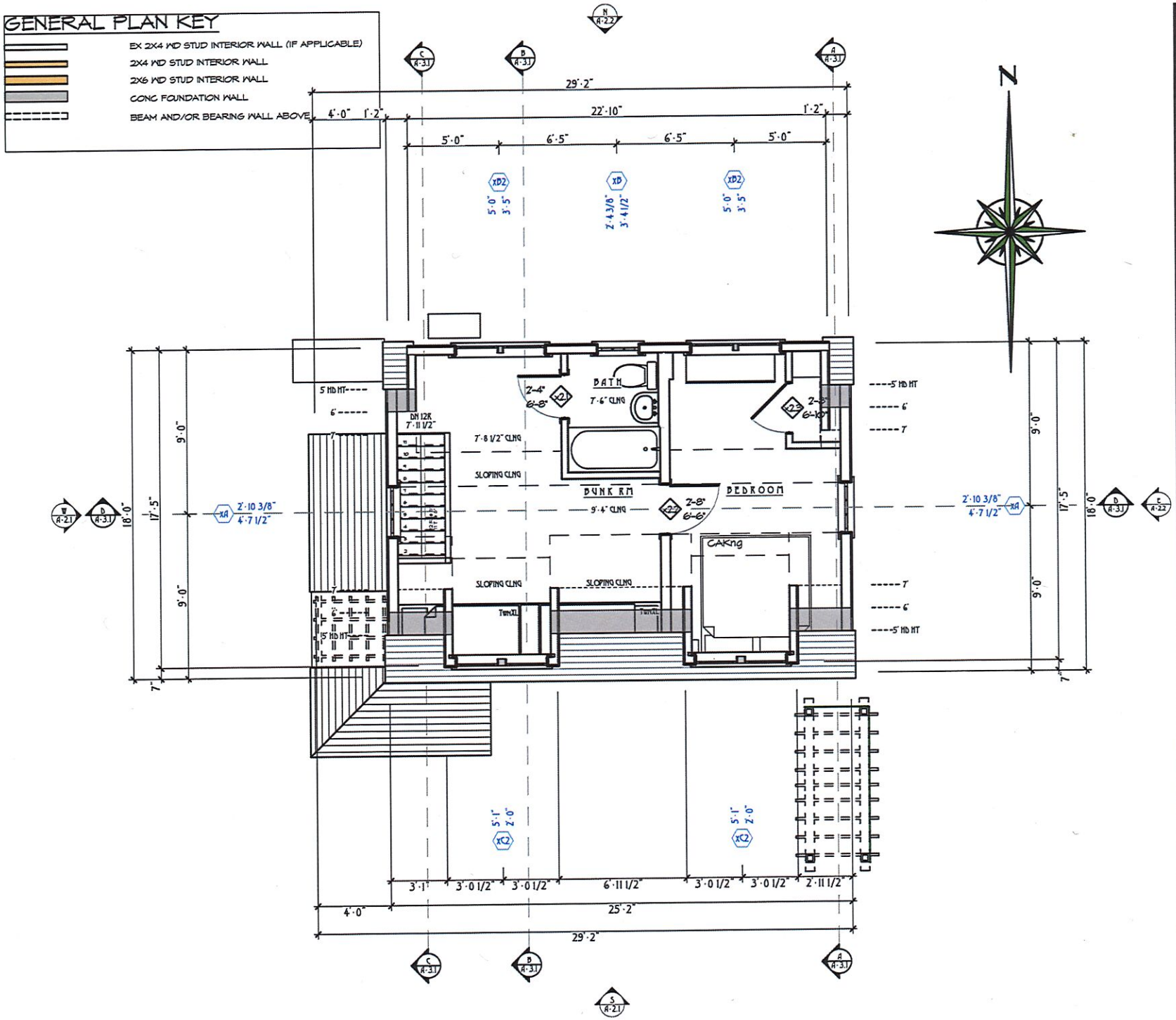
1. NO CHANGE

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 email: Joseph@TophamDesignACK.com

MARK	DATE	DESCRIPTION
	11	

VATION

Building Permit No:



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 ~ 411.00+/- S.F

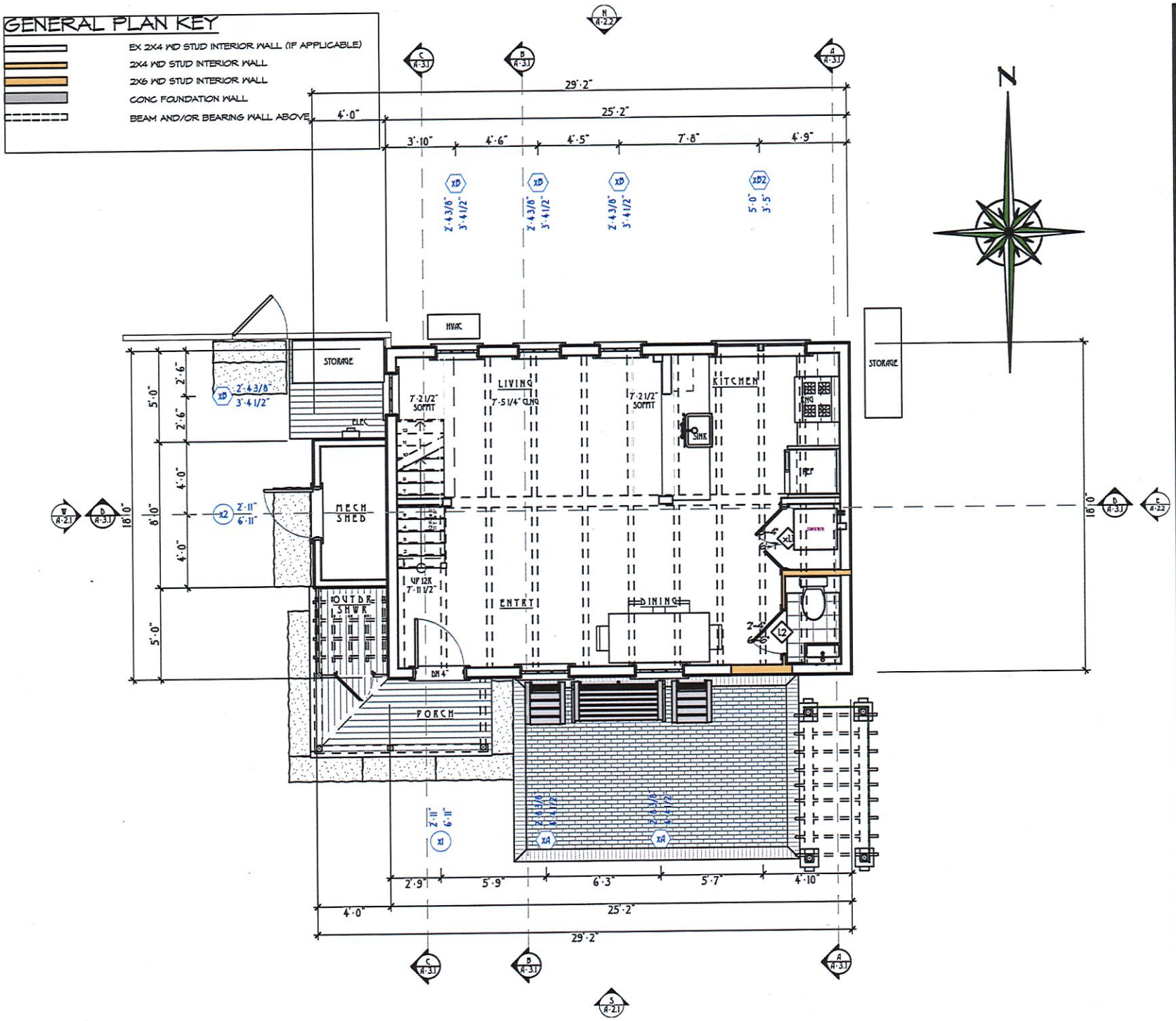
HDC Submission 01 DECEMBER 2023 Building Permit No: ****
HDC Approval XXX DECEMBER 2023 HDC Certificate No:

FITZGERALD RESIDENCE
HDC SUBMISSION
7 West Chester Street
Nantucket, MA 02554
HDC SUBMISSION
12/3/23

PROJECT NO. 2023-37
Map No: 68 Parcel No: 31

HDC-1.2

SHEET 28 OF 68



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
~ 453.00+/- S.F

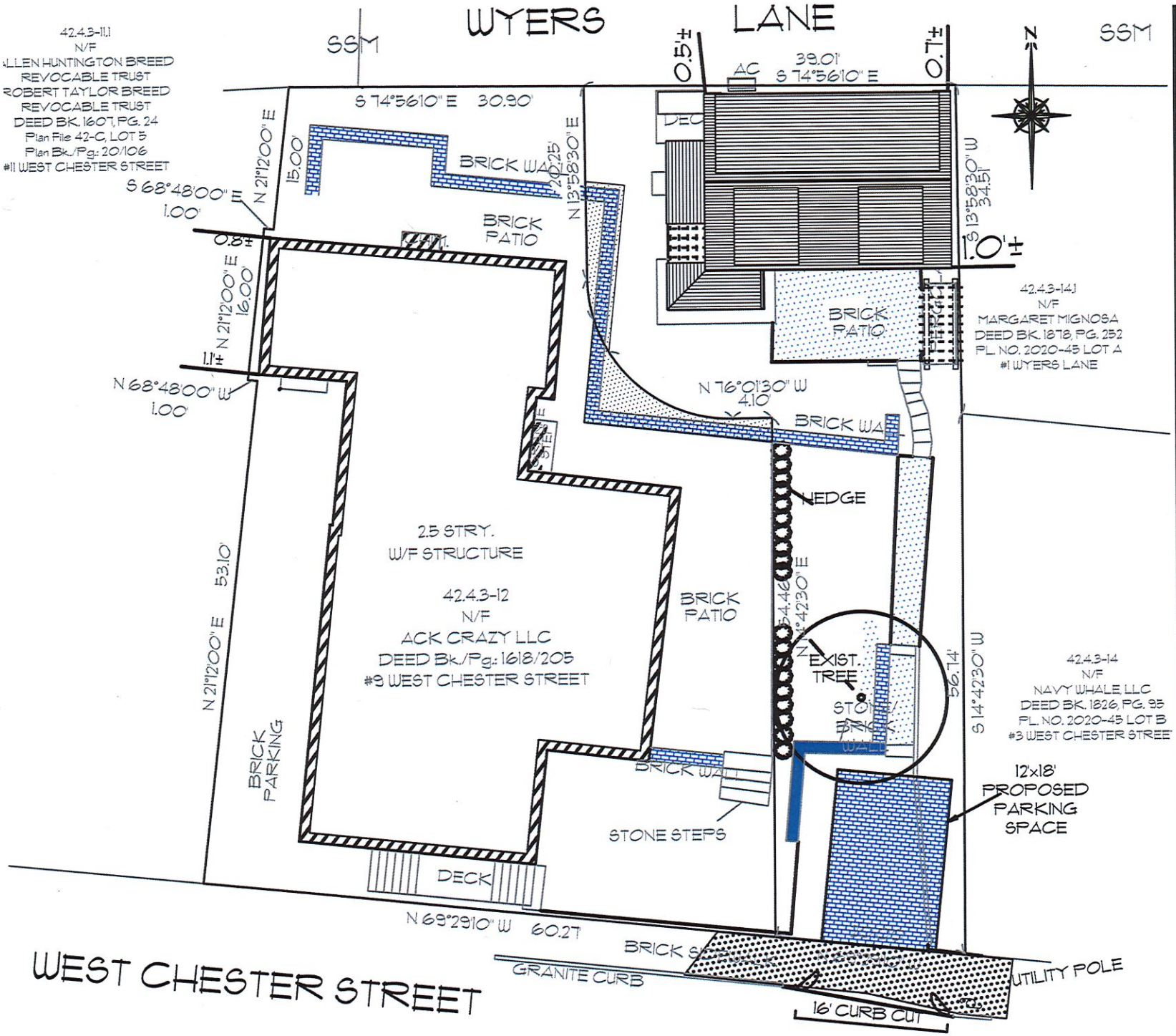
Building Permit No: ****
HDC Submission 01 DECEMBER 2023
HDC Approval XX DECEMBER 2023 HDC Certificate No:

FITZGERALD RESIDENCE
HDC SUBMISSION
7 West Chester Street
Nantucket, MA 02554
HDC SUBMISSION
12/5/23

PROJECT NO. 2023-37
Map No: 68 Parcel No: 31

HDC-1.1

SHEET 27 OF 68



TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 email: Joseph@TophamDesignACK.com

MARK	DATE	DESCRIPTION
	11	

NANTUCKET SURVEYORS INC. - PROPOSED HDC SITE PLAN

Building Permit No:: ****
HDC Submission 01 DECEMBER 2023
HDC Approval XXX DECEMBER 2023 HDC Certificate No:: ****

FITZGERALD RESIDENCE
HDC SUBMISSION
7 West Chester Street
Nantucket, MA 02554
HDC SUBMISSION
12/5/23

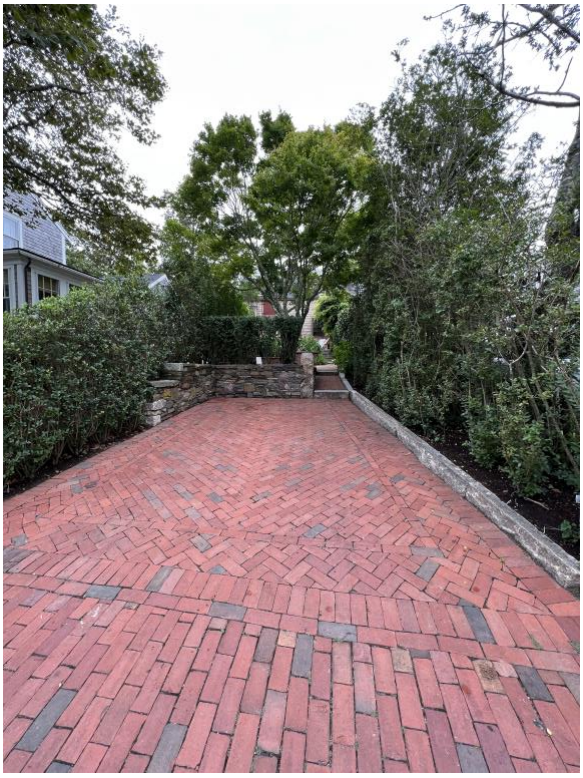
PROJECT NO. 2023-37
Map No.: 66 Parcel No.: 31

HDC-0.2

SHEET 26 OF 68

Fitzgerald Residence
7 West Chester Street

South Elevation





View from West Chester Street (Off Street Parking and Steps to Structure)



Fitzgerald Residence
7 West Chester Street

West Elevation



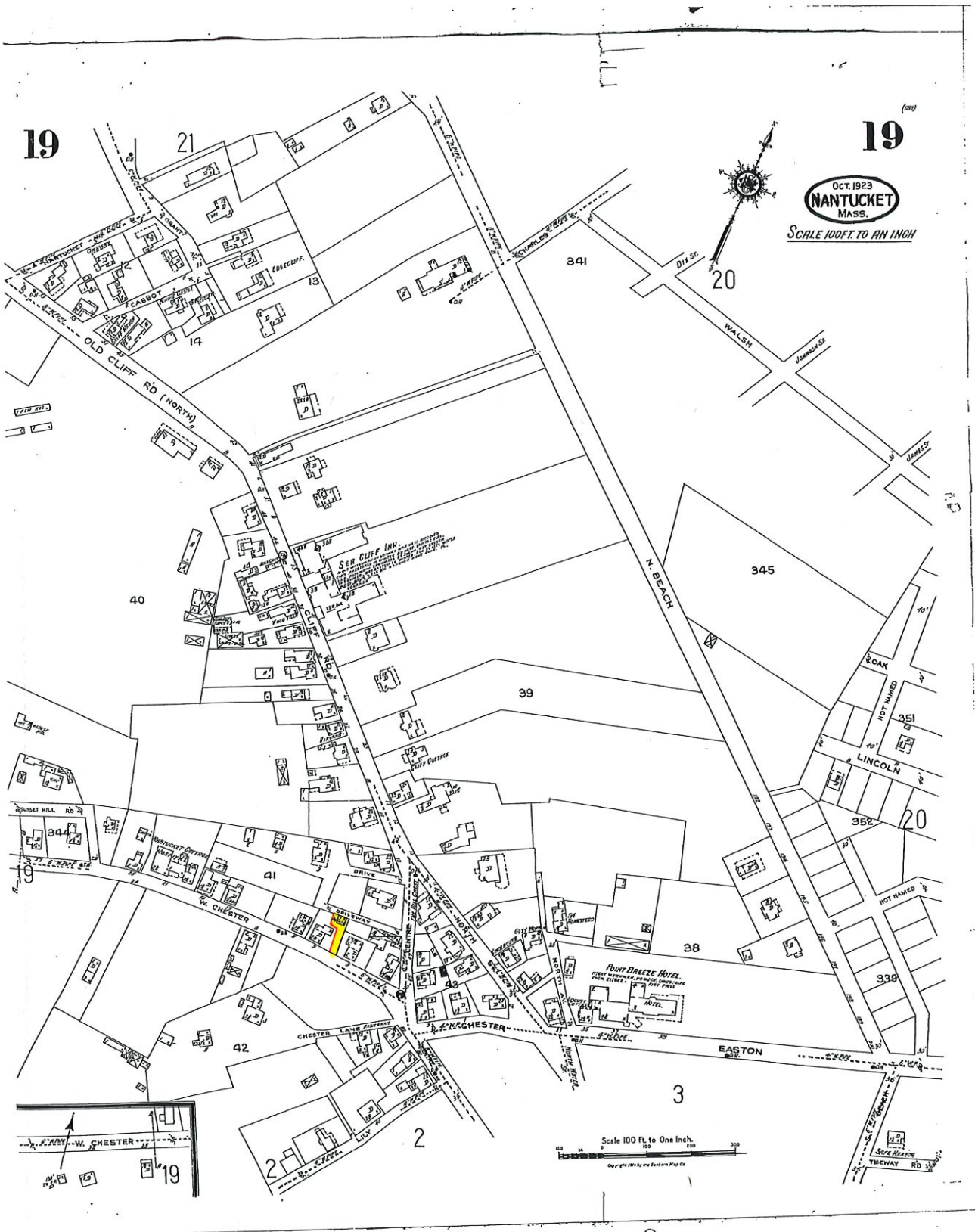
North Elevation



Fitzgerald Residence
7 West Chester Street

East Elevation





7 West Chester St
Fitzgerald

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 Brenda Johnson / Topham Design LLC

AS AGENT FOR Thomas & Susan Fitzgerald

STREET ADDRESS 7 West Chester St

MAP/PARCEL 42.4.3 / 13.

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/13/23

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.

Brenda Johnson 12/12/23

Signature Date

HVAC CHECKLIST

Planning and Land Use Services

Historic District Commission

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

This checklist MUST be submitted with your application.

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 HVAC guidelines, prior to submittal:
https://www.nantucket-ma.gov/DocumentCenter/View/19631/HVAC-Guidelines-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.
✓	Completed application – Description of ALL work must be indicated on application form.
Y	Application Fee- $50.00.
Y	Locus Map: (4 copies): https://www.nantucket-ma.gov/151/GIS-Maps
NO SITE PLAN RECORD	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, proposed work (highlighted) or bubbled with dimension to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Y	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
Y	Pictures: (4 copies) a. taken from the street are highly encouraged to prove visibility or lack of visibility. b. suggested screening, i.e. fence or plant material that retains foliage.
Y	Manufactures Specs (4 copies), including dimensions and colors
Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents
Y	Signed Affidavit: See reverse side

HVAC CHECKLIST

** 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.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants.

I acknowledge that I have read the Nantucket Historic District Commission HVAC/Exterior Architectural Guidelines provided. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: DEC 1, 2023

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 South shore climate control / Wayne Enos

AS AGENT FOR Marian Ellis

STREET ADDRESS 45 Walsh Street

MAP/PARCEL 29/65

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/1/2023

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

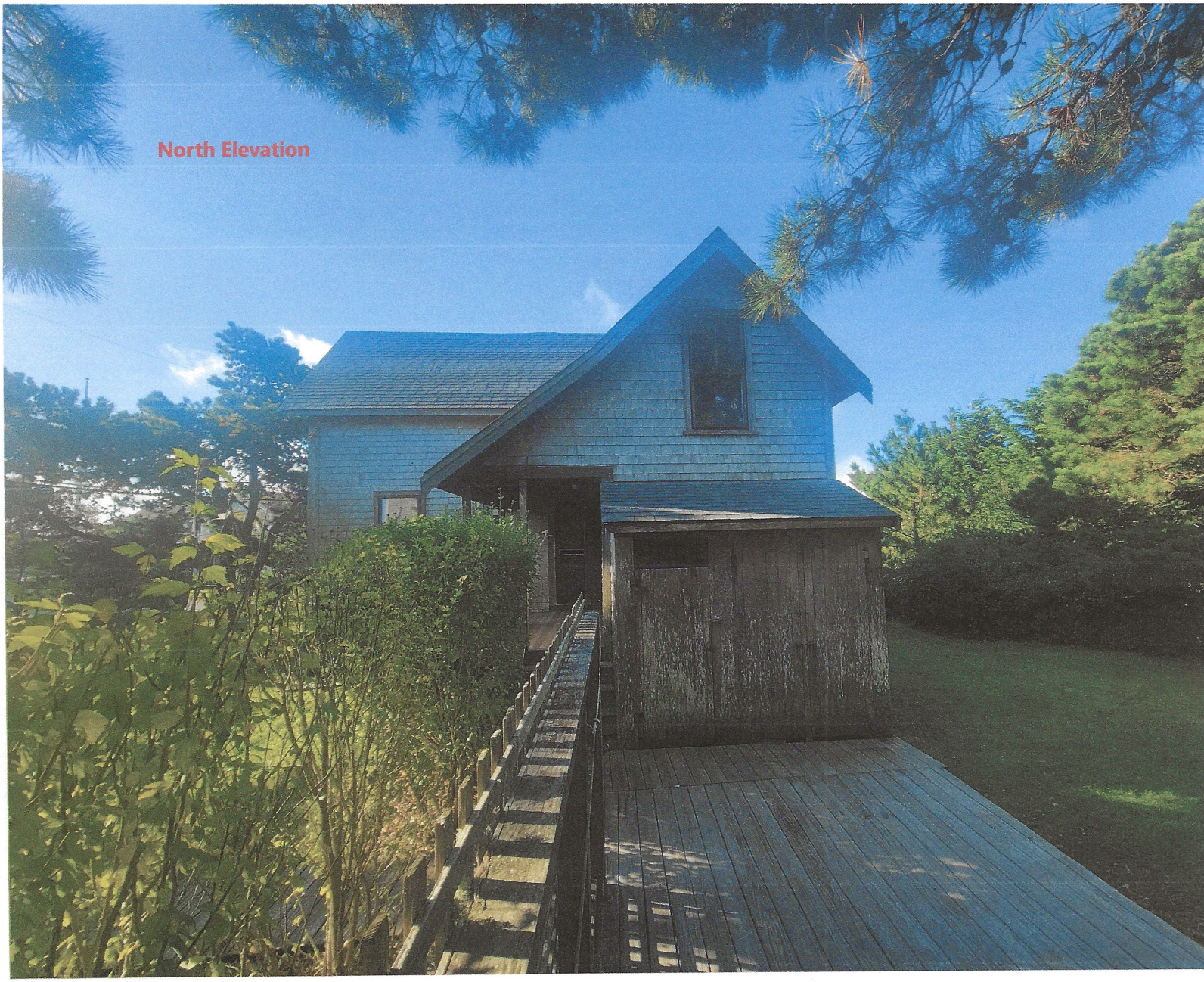
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

Signature 12/1/2023

Signature Date

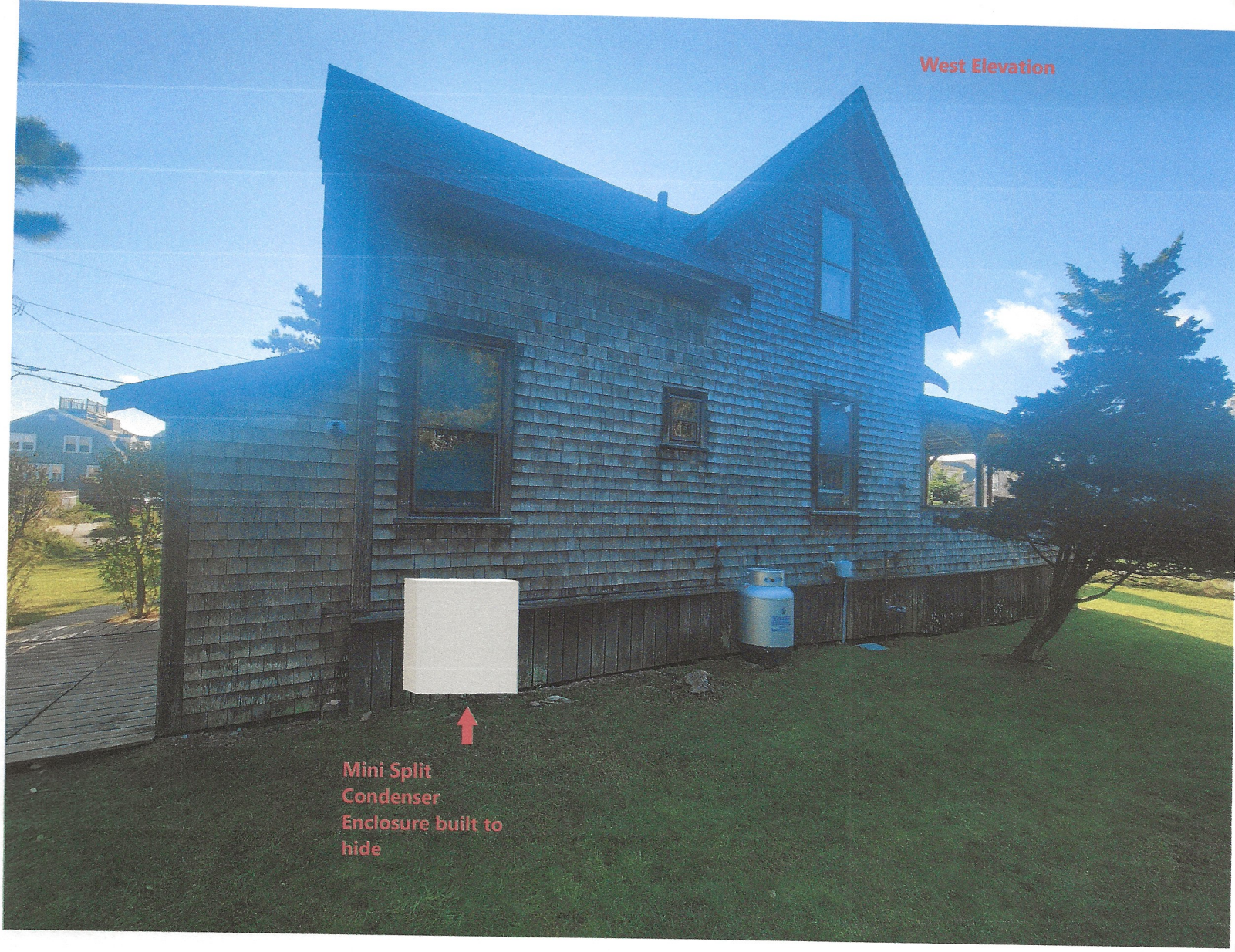

(1) Enclosure for
Mini split
Condenser


North Elevation

East Elevation




South Elevation -
No visibility of Mini
split Condenser


West Elevation
Mini Split
Condenser
Enclosure built to
hide

Town and County of Nantucket, MA

December 11, 2023



Property Information

Property ID	29 65
Location	45 WALSH ST
Owner	ELLIS MARIAN C TRUSTEE

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.

FUJITSU

SUBMITTAL 45RLXFZ

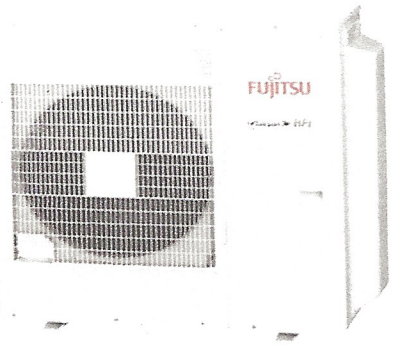
Halcyon

Inverter Driven Heat Pump — **45,000 BTU Multi Zone System**

Job Name _____ Date _____
Location _____ Approval _____
Engineer _____ Construction _____
Submitted To _____ Unit No _____
Submitted By _____ Drawing No _____
Reference _____

PRODUCT FEATURES

- Operate as few as one indoor unit or all indoor units
- Mix & match from 4 indoor unit styles
- Blue-fin condenser coil coating



MODEL NUMBERS					
System					45RLXFZ
Outdoor Unit					AOU45RLXFZ
Indoor Unit			Non-Ducted	Ducted	Mix
EFFICIENCIES					
SEER			19.7	17.7	18.7
EER			10.5	9.8	10.2
HSPF			10.3	9.3	9.8
COP		kW/kW	3.6	3.46	3.53
		Btu/hW	12.3	11.8	12.0
OUTDOOR TEMPERATURE OPERATION RANGE					
Cooling	°F(°C)				14 to 115 (-10 to 46)
Heating					5 to 75 (-15 to 24)
CAPACITIES					
Total Capacity Range					34,000 to 54,000 Btu/h
Cooling	Rated				45000
	Min.–Max.	BTU/hW			12,000–48,000
Heating	Rated				48000
	Min.–Max.				12,000–54,000
LINESET REQUIREMENTS					
Connection Method					Flare
Liquid	in (mm)				Ø1/4 (Ø6.35) x 5
Gas					Ø3/8 (Ø9.52) x 3 + Ø1/2 (Ø12.70) x 2
Pre-Charge Length	ft (m)				164 (50)
Maximum Length					262 (80)
Maximum Length Each					82 (25)
Minimum Length					49 (15)
Minimum Length Each					16 (5)
Max. Height Diff.					49 (15)
OUTDOOR DIMENSIONS & WEIGHT					
Net (H x W x D)	in				39-5/16 × 38-3/16 × 14-9/16
	mm				998 × 970 × 370
Gross (H x W x D)	in				45-3/4 × 45-1/4 × 18-13/16
	mm				1,162 × 1,150 × 478
Net Weight	lb (kg)				205 (93)
Gross Weight					229 (104)
SOUND PRESSURE					
Outdoor Unit	Cooling	dB (A)			53
	Heating				55

Warranty Information

7 Year Compressor, 5 Year Parts out-of-the-box Warranty

10 Year Compressor, 10 Year Parts Warranty when registered within 30 days of installation in a residence

12 Year Compressor, 12 Year Parts Warranty when registered within 30 days of installation in a residence, and installed by a Fujitsu Elite contractor

FAN DATA			
Outdoor Unit Airflow Rate	Cooling	CFM (m3/h)	2,472 (4,200)
	Heating		2,472 (4,200)
CONNECTABLE INDOOR UNIT			
TYPE			Slim Duct (ARU) Wall Mount (ASU) Compact Cassette (AUU) Floor Mount (AGU)
NUMBER			2 to 5

Intertek Outdoor Unit ETL#: 91987

Due to continuous product improvements, specifications are subject to change without notice. Please log in to the Fujitsu Portal for the most up-to-date documentation https://portal.fujitsugeneral.com

Effective Date: 10/16/2019 Version 45RLXFZ -2019A

FUJITSU

SUBMITTAL 45RLXFZ

Halcyon

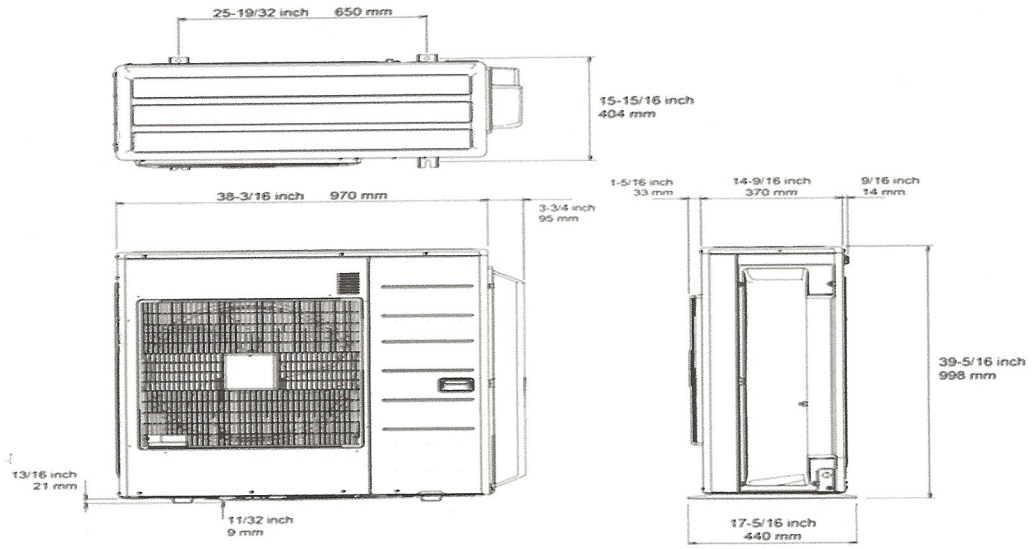
Inverter Driven Heat Pump — 45,000 BTU Multi Zone System

REFRIGERANT		
Type		R410A
Charge	lb oz	8 lb 13 oz
	g	4000
Oil Type		RB68

ELECTRICAL SPECIFICATIONS		Non-Ducted	Ducted	Mix
Voltage/Frequency/Phase				1Ø 208/230 V 60 Hz
Voltage Range				187–264V
Rated Current (A)	Cooling	18.8	20.1	19.4
	Heating	17	17	17.1
Maximum Operating Current		A		23.8
Starting Current				20.1
MCA				28.9
Maximum Circuit Breaker				30
Rated Input Power (kW)	Cooling	4.28	4.59	4.43
	Heating	3.88	3.89	3.9
Max. Input Power (kW)	Cooling	4.77	4.86	4.82
	Heating	4.32	4.41	4.37

DIMENSIONS

Units: In. (mm)



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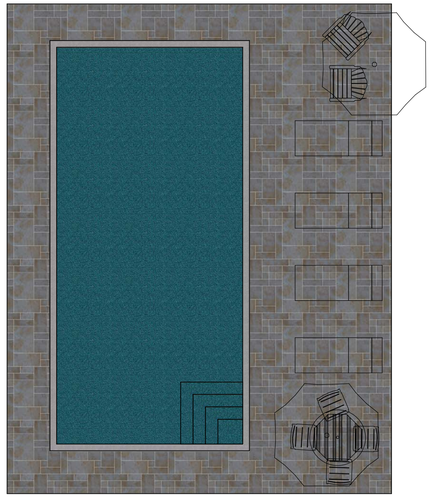
Note: Specifications are based on the following conditions:
Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.4°C) WB, and outdoor temperature of 95°F (35°C) DB/75°F (23.9°C) WB. Heating: Indoor temperature of 70°F (21.1°C) DB/60°F (15.6°C) WB, and outdoor temperature of 47°F (8.3°C) DB/43°F (6.1°C) WB. Pipe length: 25ft. (7.5m), Height difference: 0ft. (0m) (Outdoor unit – indoor unit).

YELLE / 3 HALYARD CIRCLE / HDC APPLICATION / POOL AND HARDSCAPE / WATERSCAPES BY JESSE DUTRA / 12 13 23



NE CORNER VIEW



POOL DETAIL
15 x 32
647 SF BLUESTONE
PATIO

HALYARD CIRCLE VIEW

SE CORNER VIEW

3D CONCEPTUAL

POOL AREA

Town and County of Nantucket, MA — December 13, 2023



Property Information

Property ID	66 325
Location	3 HALYARD LN
Owner	YELLE,MARK F & EITHNE M

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.

Scale: 3/32" = 1 ft

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°. 325

Street & Number of Proposed Work: 3 Halyard

Owner of record: Mark Yelle

Mailing Address: 3 Halyard
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Waterscapes by Jesse Ortiz

Mailing Address: PO Box 2578
Nantucket MA 02584

Contact Phone #: 508-654-2822 E-mail: jesse@nantucketpools.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 R10L) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 32 Sq. Footage 1st floor: _____ Decks/Patio: Size: 641sf ☐ 1st floor ☐ 2nd floor

Width: 15 Sq. footage 2nd floor: _____ Bluestone Patio 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: No Fence
Length: Pool has Auto Cover

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 _____ 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 12/15/23 Signature of owner of record Mark Yelle Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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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 Intervenes by Jesse Dutra

AS AGENT FOR Mark Yelle

STREET ADDRESS 3 Halyard

MAP/PARCEL 66/325

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON Dec 14, 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

Date 12/14/23

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°: 63 PARCEL N°. 34

Street & Number of Proposed Work: 28 SHEEP POND RD

Owner of record: GIFFORD

Mailing Address: 37 CASCADE RD
STAMFORD CT 06903

Contact Phone #: 508-228-2040 E-mail: office@wilsoncompany building.com

AGENT INFORMATION (if applicable)

Name: WILSON COMPANY BUILDING CONTRACTORS

Mailing Address: PO BOX 2615
NANTUCKET MA 02584

Contact Phone #: 508 228 2040 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: _____

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 MOVE OFF / DEMO BY NECESSITY

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* 1. East Elevation (describe)
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

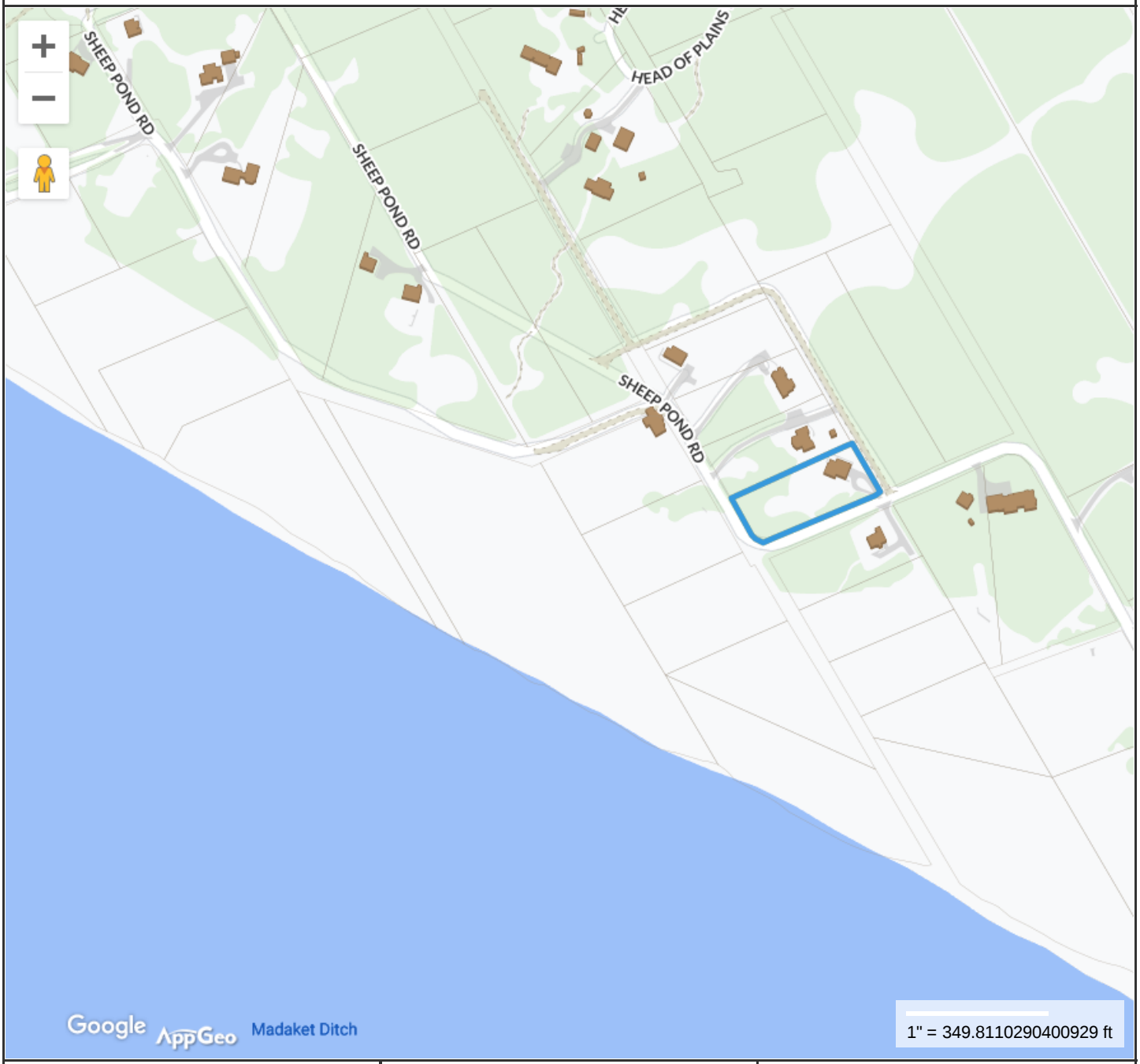
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 12/6/23 Signature of owner of record Benjamin Gifford Signed under penalties of perjury

28 SHEEP POND ROAD



Property Information

Property ID	63 34
Location	28 SHEEP POND RD
Owner	GIFFORD BENJAMIN G & CARLIN JA

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.







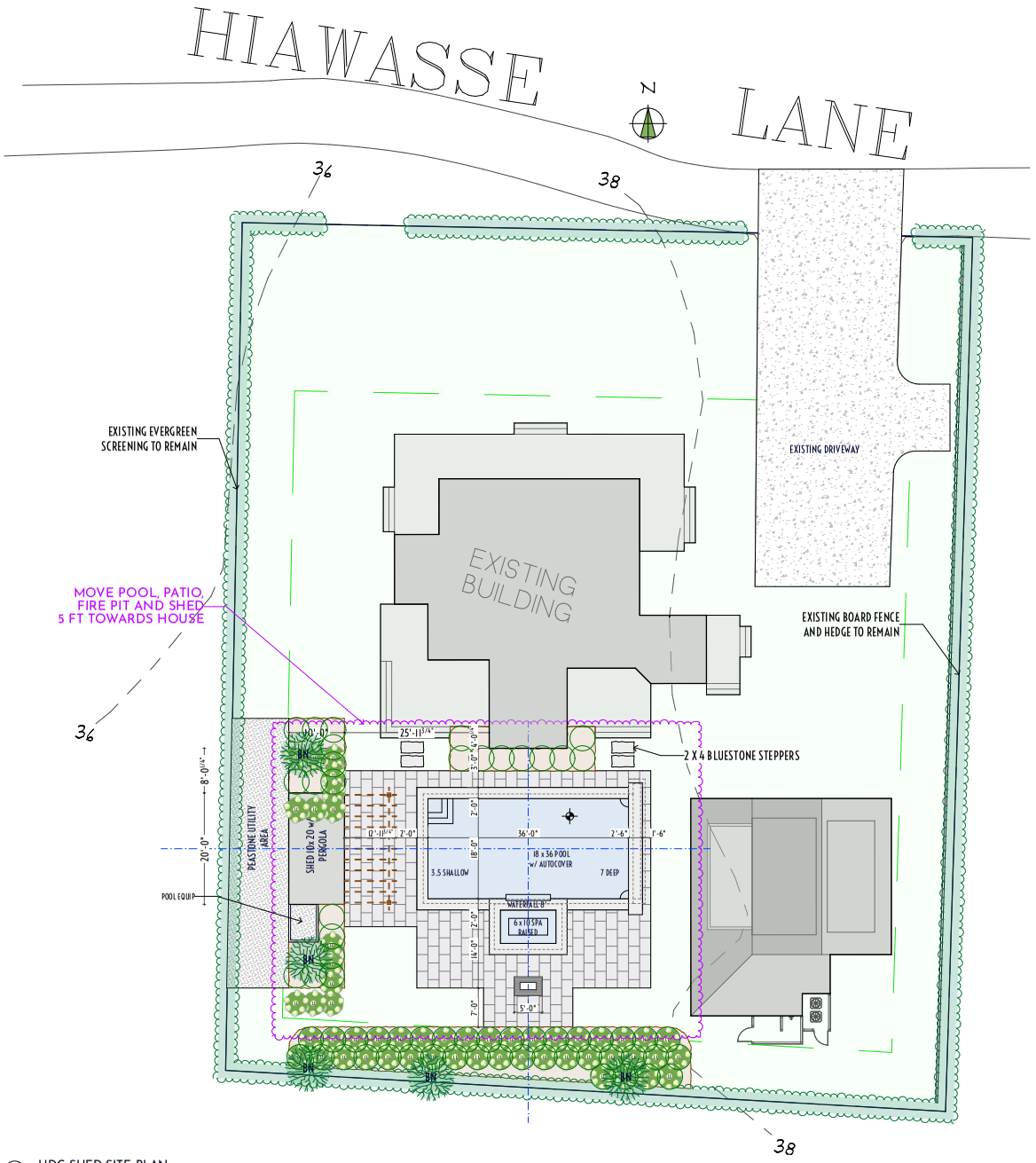




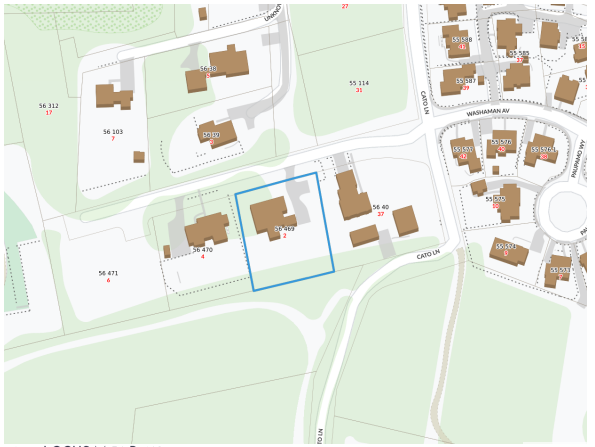








6 HDC SHED SITE PLAN
SCALE: 1" = 10'



1 LOCUS M-56 P-469



2 2 Hiawasse View 1



3 2 Hiawasse View 2



4 2 Hiawasse View 3



5 2 Hiawasse View 4

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Shed Landscape Plan

Landscape at
2 Hiawasse Ln
Nantucket, Ma.
02554

M: 56
P: 469
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/23/23
Drawing No.:

HDC-F.1

Surveyor	Contact
Surveyor	LC

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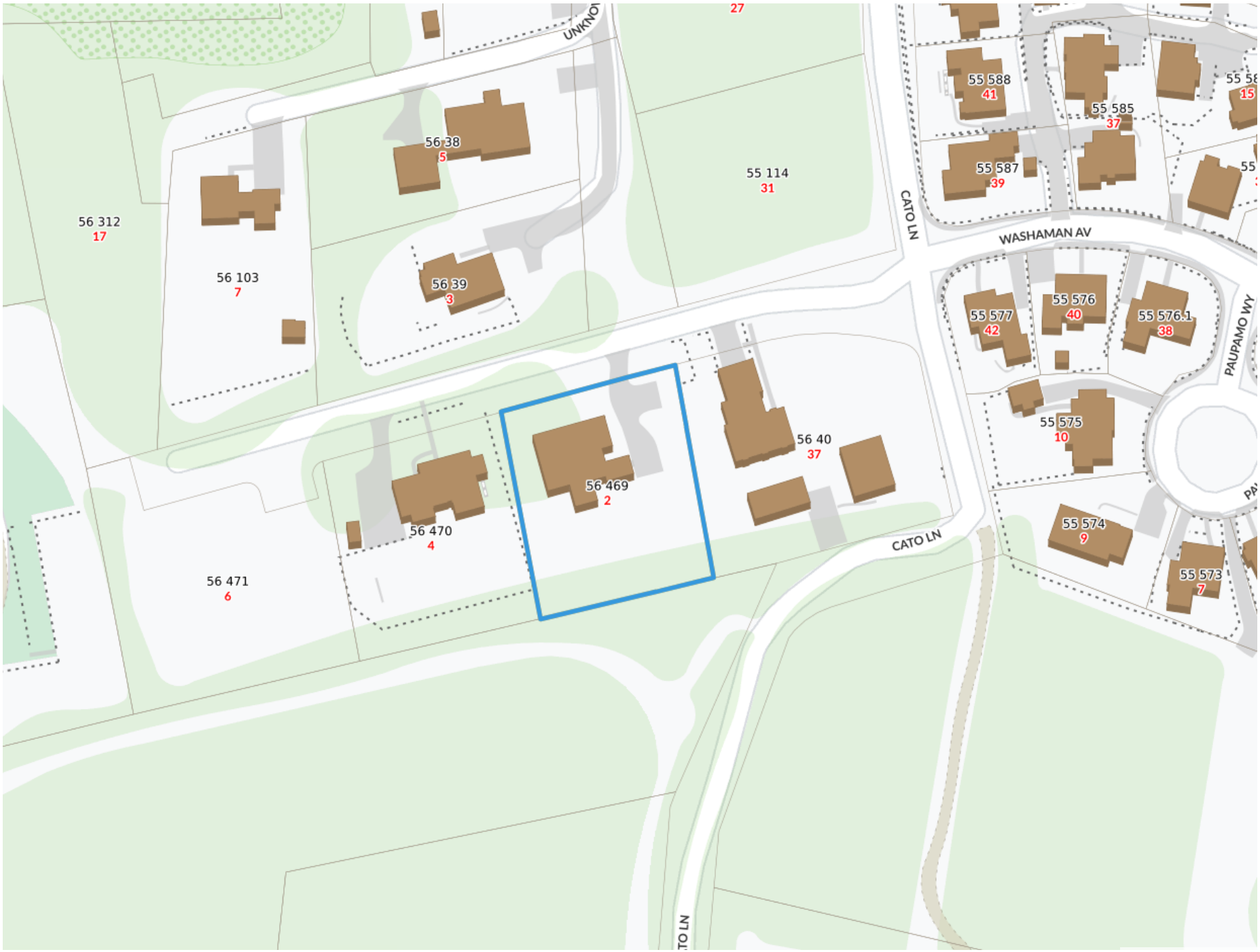

1 LOCUS M-56 P-469

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
2 Hiawasse Ln
Nantucket, Ma.
02554
M: 56
P: 469
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/23/23
Drawing No.:
HDC-F.2

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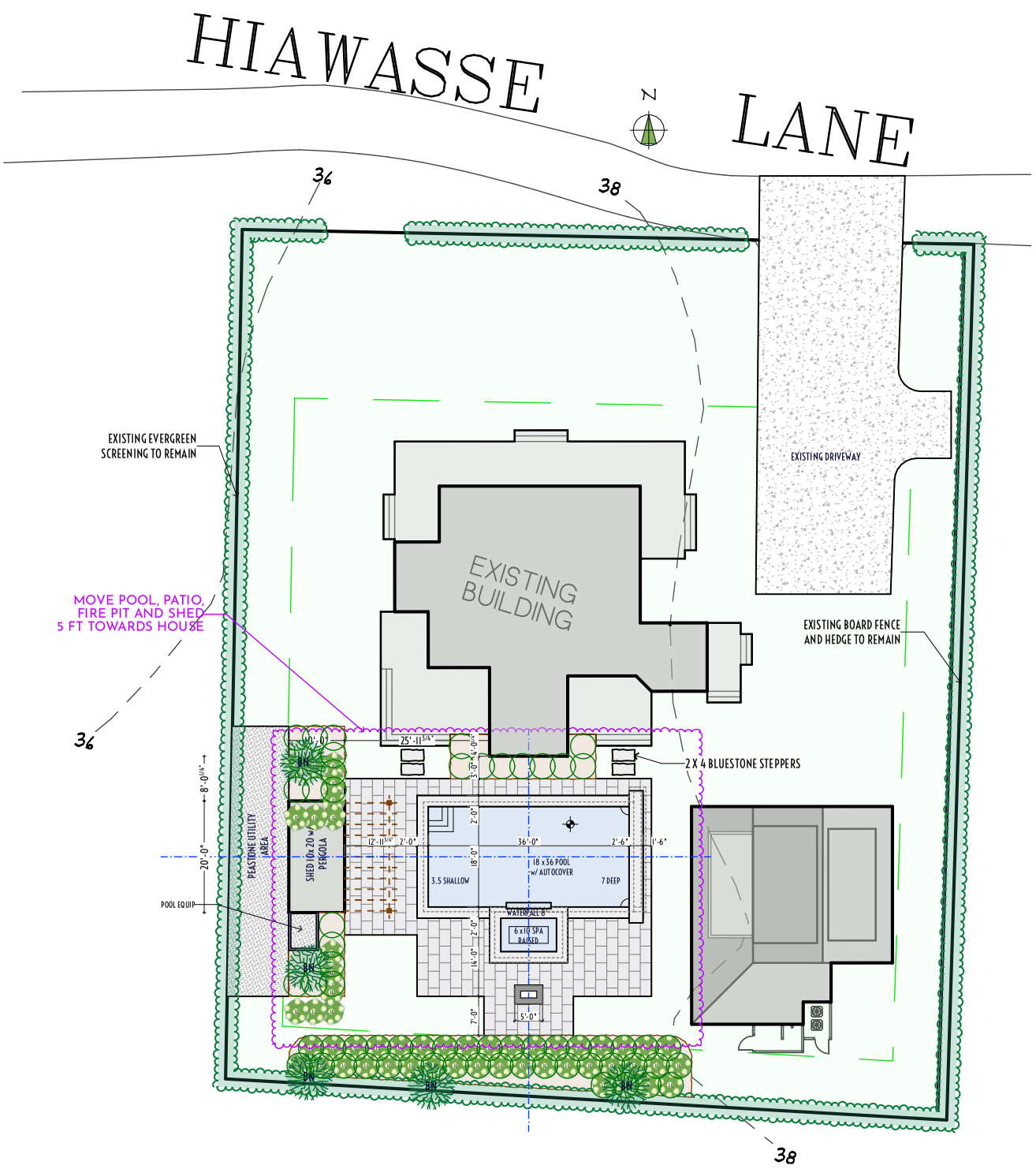

1 HDC SHED SITE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Shed Site Plan

Landscape at
2 Hiawasse Ln
Nantucket, Ma.
02554
M: 56
P: 469
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/23/23
Drawing No.:
HDC-F.3

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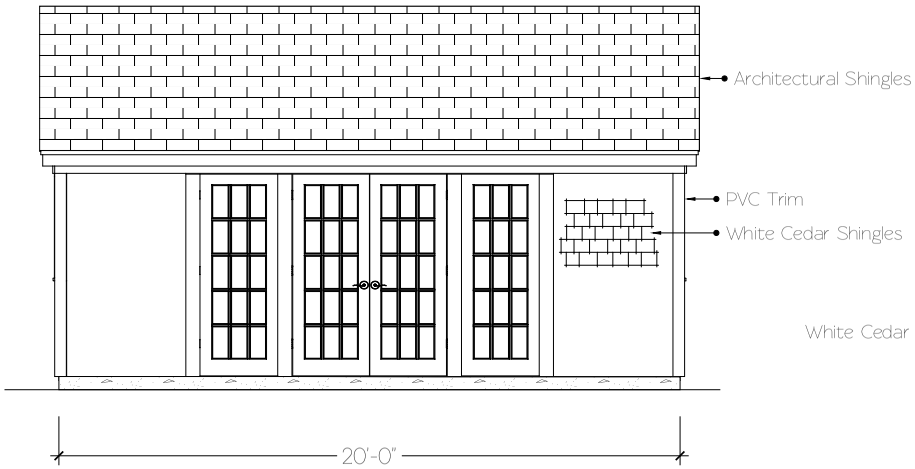
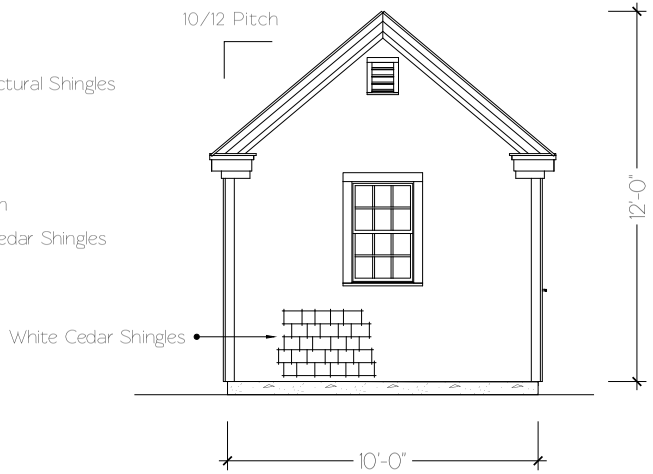
1 Front Elevation

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



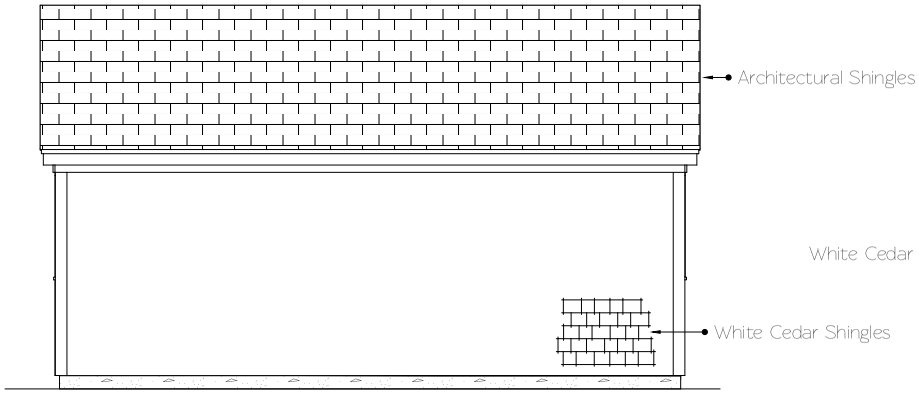
2 Left Elevation

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



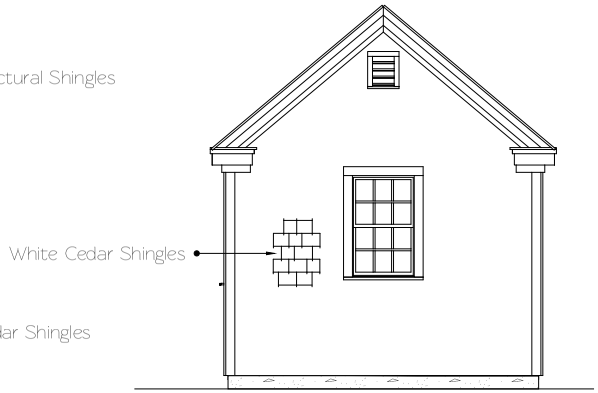
3 Rear Elevation

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



4 Right 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:
Rebecca McNamara

ADDRESS:
2 Hiawasse Lane
Nantucket, MA 02554

PHONE:
646-295-4371

E-MAIL:
rebecca.mcnamara@gmail.com

ADDRESS OF PROPOSED WORK:
2 Hiawasse Lane
Nantucket, MA 02554

REVISION DATE:
11/7/23

DRAWN BY:
GB

Scale: 1/4" = 1'-0"
Unless otherwise noted



1 2 Hiawasse View 1



2 2 Hiawasse View 2



3 2 Hiawasse View 3



4 2 Hiawasse View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
2 Hiawasse Ln
Nantucket, Ma.
02554
M: 56
P: 469
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/23/23
Drawing No.:
HDC-F.4

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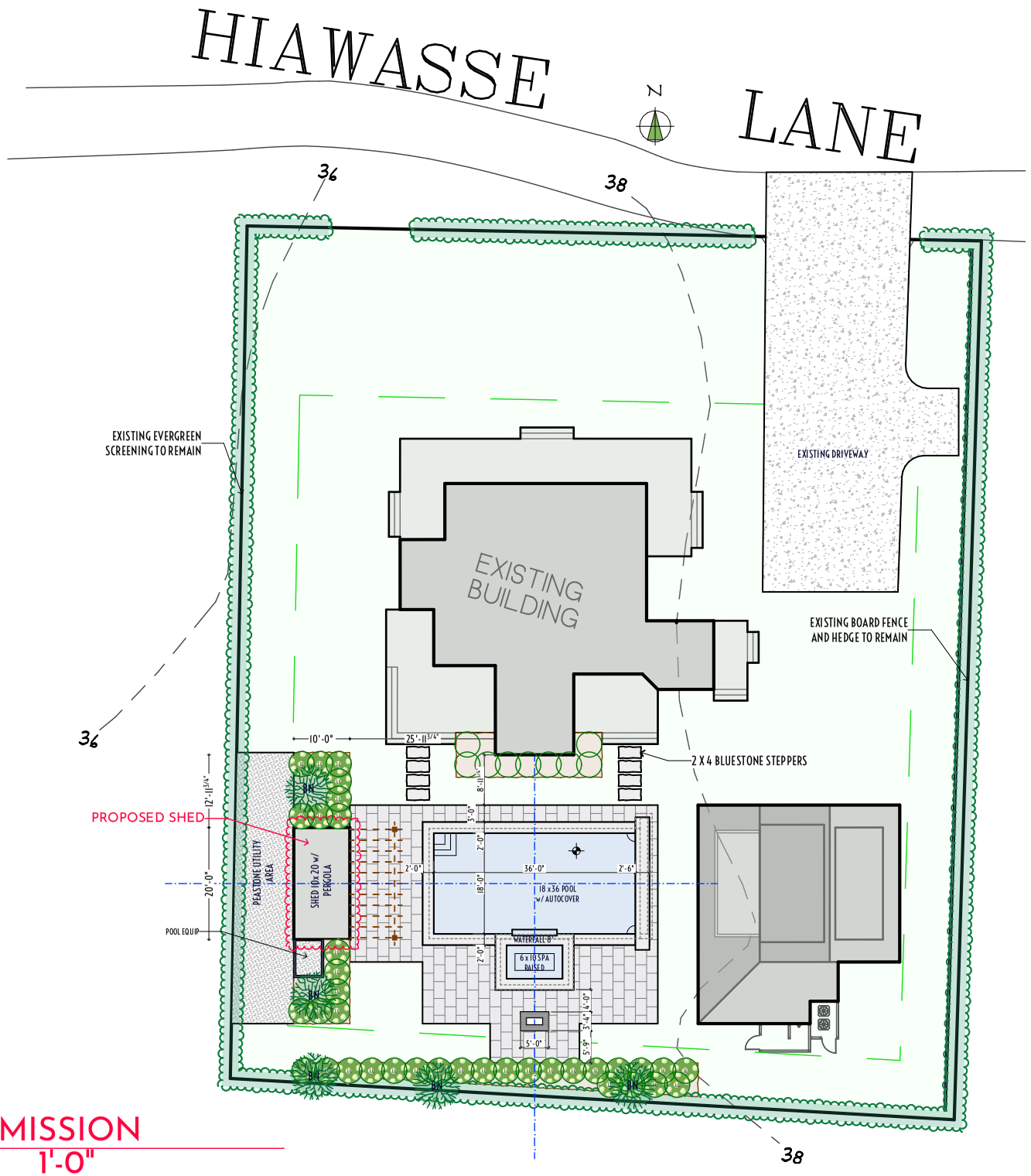

1 ORIGINAL SUBMISSION
SCALE: 1' = 1'-0"

atlantic LANDSCAPING, INC

MARK	DATE

Shed Original HDC Submission

Landscape at
2 Hiawasse Ln
Nantucket, Ma.
02554
M: 56
P: 469
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 12/23/23
Drawing No.:
HDC-F.5

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32 Jefferson
Garg - Add dormer

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:

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.

BJP (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°: 30 PARCEL N°. 132

Street & Number of Proposed Work: 32 Jefferson Avenue

Owner of record: Eleven Lincoln Avenue Trust

Mailing Address: PO Box 274
Lafayette Hill, PA 19444

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 1101 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. _____
☐ 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 N/C South -10" East N/C West -10"

Height of ridge above final finish grade: North 11'-1" (Exist) South 10'-2" East 12'-4" (Exist) West 9'-5"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation N/C
2. South Elevation New Dormer
3. West Elevation New Dormer, Door + Window
4. North Elevation New 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 2 /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 1 x 6 Rake 1 x 6 Soffit (Overhang) 2" Corner boards _____ Frieze 1 x 6
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear 9 Lite / 2 Panel / Wood Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

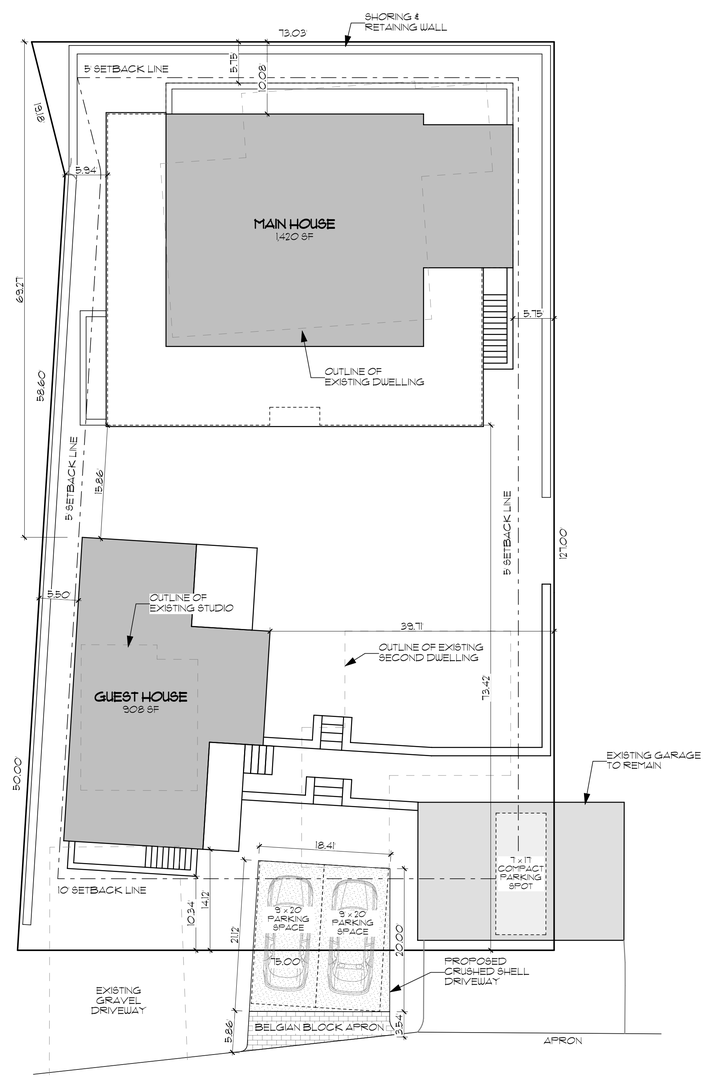
* Attach manufacturer's color samples if color is not from HDC approval list.

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 12/13/23 Signature of owner of record _____ Signed under penalties of perjury



Locus Map



1 **PROPOSED SITE PLAN**
Scale: 1" = 10'

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

Site Plan

Residence at
32 Jefferson Ave
Nantucket, MA 02554

MAP NO.: 30 ZONING INFO.: R1
PARCEL NO.: 132 PROJECT NO.: 13 REVISED: **12/13/23**

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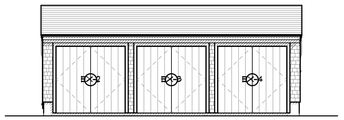
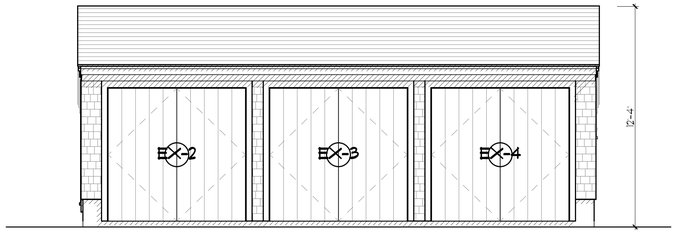
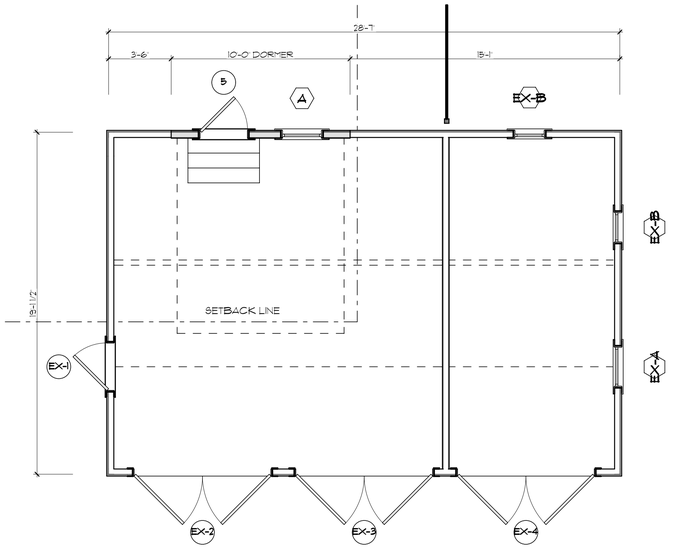
ID#
L-1.1



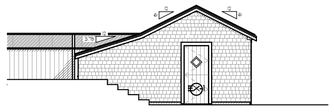
Existing East Elevation
SCALE: 1/8" = 1'-0"



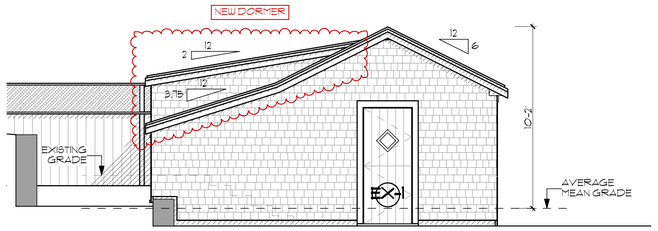
2 East Elevation
SCALE: 1/4" = 1'-0"



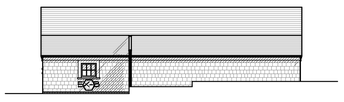
1 First Floor Plan
SCALE: 1/4" = 1'-0"



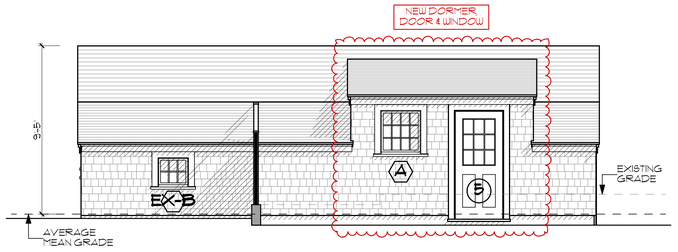
Existing South Elevation
SCALE: 1/8" = 1'-0"



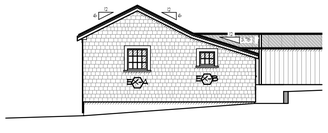
3 South Elevation
SCALE: 1/4" = 1'-0"



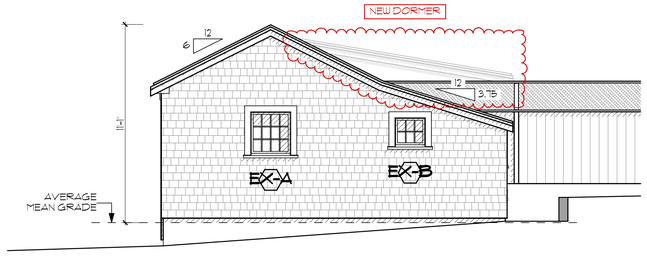
Existing West Elevation
SCALE: 1/8" = 1'-0"



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



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



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

Balata Garage
32 Jefferson Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission 2023-12-18
Rev:

Notes:
1. All new windows to be K&D per the schedule below, double glazed, 5/8" SDL with nutrin configurations as shown on drawings.
Min dp 30 rating required, Low E 272 Argon glass, U-value of .29.
All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All new doors to be K&D per the schedule below, double glazed, 5/8" SDL with nutrin configurations as shown on drawings.
Min dp 30 rating required, I23 impact rated with Low E 272 Argon glass, U-value of .29.
All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
4. Storms/screens TBD
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Glass Size	Rough Opening	Lights	Comments
EX-A	1	Hopper	Existing	N/A	6' x 8'	Existing	12	
A	1	Hopper	K&D	N/A	6' x 8'	TBD	12	Verify existing A unit dimensions & details to match.
EX-B	1	Hopper	Existing	N/A	6' x 8'	Existing	6	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
EX-1	1	Dutch Door	Existing	N/A	2'-8" x 6'-6"	Existing	1	Vertical boards
EX-2	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" x 7'-5"	Existing	N/A	Vertical boards
EX-3	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" x 7'-5"	Existing	N/A	Vertical boards
EX-4	1	Outswing Garage Doors	Existing	N/A	(2) 3'-10" x 7'-5"	Existing	N/A	Vertical boards
B	1	Entry	K&D	N/A	2'-8" x 6'-2"	TBD	9	9 light over 2 panel

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

Floor Plan & Exterior Elevations

Residence at
32 Jefferson Ave
Nantucket, MA 02554

MAP NO: 30 | ZONING INFO: R1
PARCEL NO: 132 | PROJECT NO: 13 | REVISED: 12/13/23

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

ID #
A-1.1




32 Jefferson Avenue -


32 Jefferson Ave -


32 Jefferson Avenue - Southwest





Subject: Re: HDC Authorization Letter
Date: Monday, December 27, 2021 at 11:05:40 AM Eastern Standard Time
From: Kyle Salata
To: Tammy Conway

I give Botticelli & Pohl permission to sign HDC applications on my behalf for 32 Jefferson Avenue.

On Mon, Dec 27, 2021, 10:45 AM Tammy Conway <tammy@botticelliandpohl.com> wrote:

> To me please
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

From: Kyle Salata <kylesalata@gmail.com>
Date: Monday, December 27, 2021 at 10:20 AM
To: Tammy Conway <tammy@botticelliandpohl.com>
Subject: Re: HDC Authorization Letter

Who do I send the email to?

On Mon, Dec 27, 2021, 10:14 AM Tammy Conway <tammy@botticelliandpohl.com> wrote:

> An email stating you give Botticelli & Pohl permission to sign HDC applications on your behalf for 32 Jefferson Avenue.
>
> THanks
>
> 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

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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 Eleven Lincoln Avenue Trust

STREET ADDRESS 32 Jefferson Avenue

MAP/PARCEL 30 | 132

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON December 14, 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 12/13/23 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°: 20 PARCEL N°. 54.1

Street & Number of Proposed Work: 5 old Quidnet Milk Rd

Owner of record: Denise Kronau

Mailing Address: 5 Old Quidnet Milk Rd

Nantucket, MA 02554

Contact Phone #: 847-736-6216 E-mail: michael.reitermann@gmail.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-8605 E-mail: ben@acksmart.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 Install (20) all black PV modules to main house roof.

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 12/14/23 Signature of owner of record _____ Signed under penalties of perjury

DocuSign Envelope ID: F638104E-E844-41A9-85F1-90F9C1124938

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Esmeralda and the Historic District Commission,

I am the owner of the property located at **5 Old Quidnet Milk Route**

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Denice M. Kronau A5CA3DEAA7A2452...

Name Denice M. Kronau

Date 11/16/2023

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

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) http://www.mapgeo.com/NantucketMA/.
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 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:

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 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
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 ACK SMART

AS AGENT FOR Denice Kronau

STREET ADDRESS 5 Old Quidnet Milk Rt

MAP/PARCEL 20 / 54.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/13/23

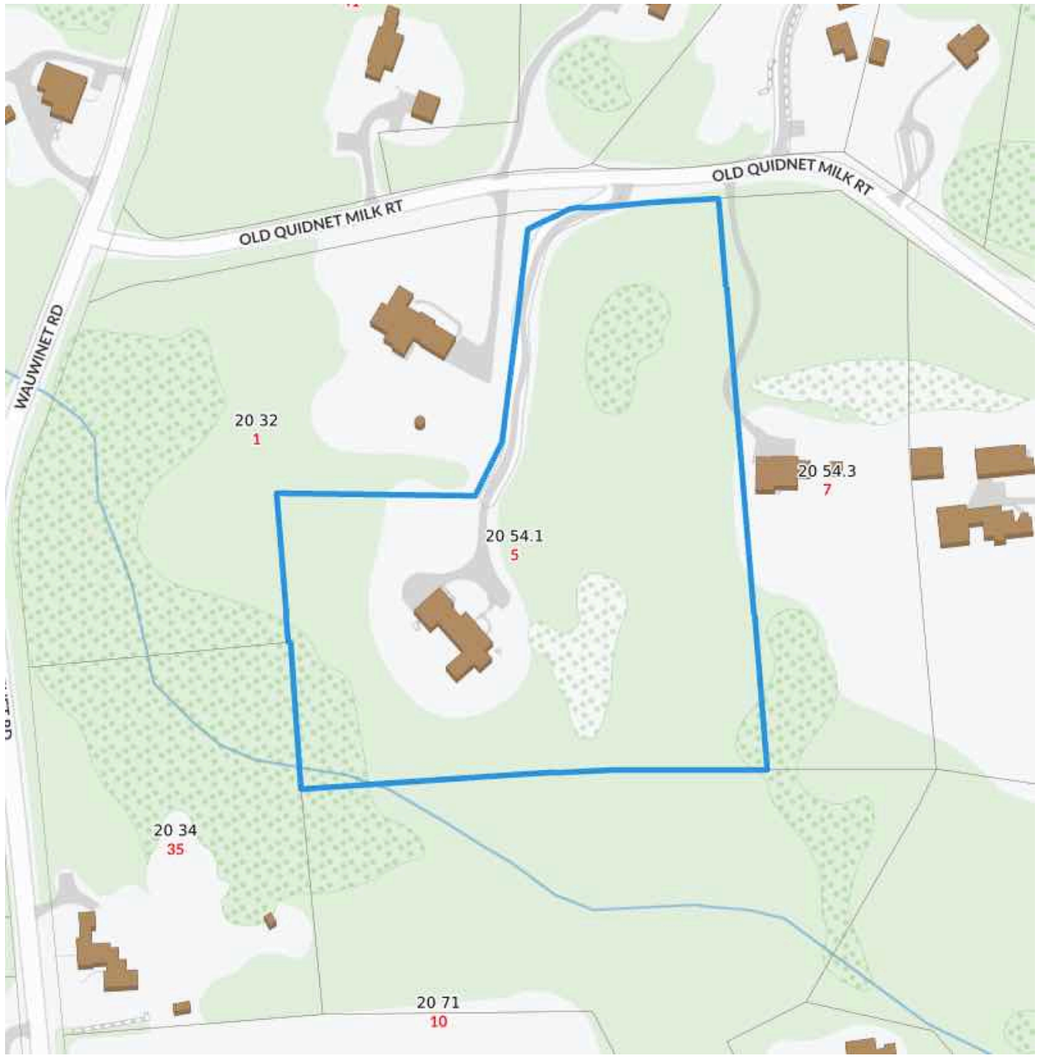
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

T. Mathy Cerdt 12/13/23

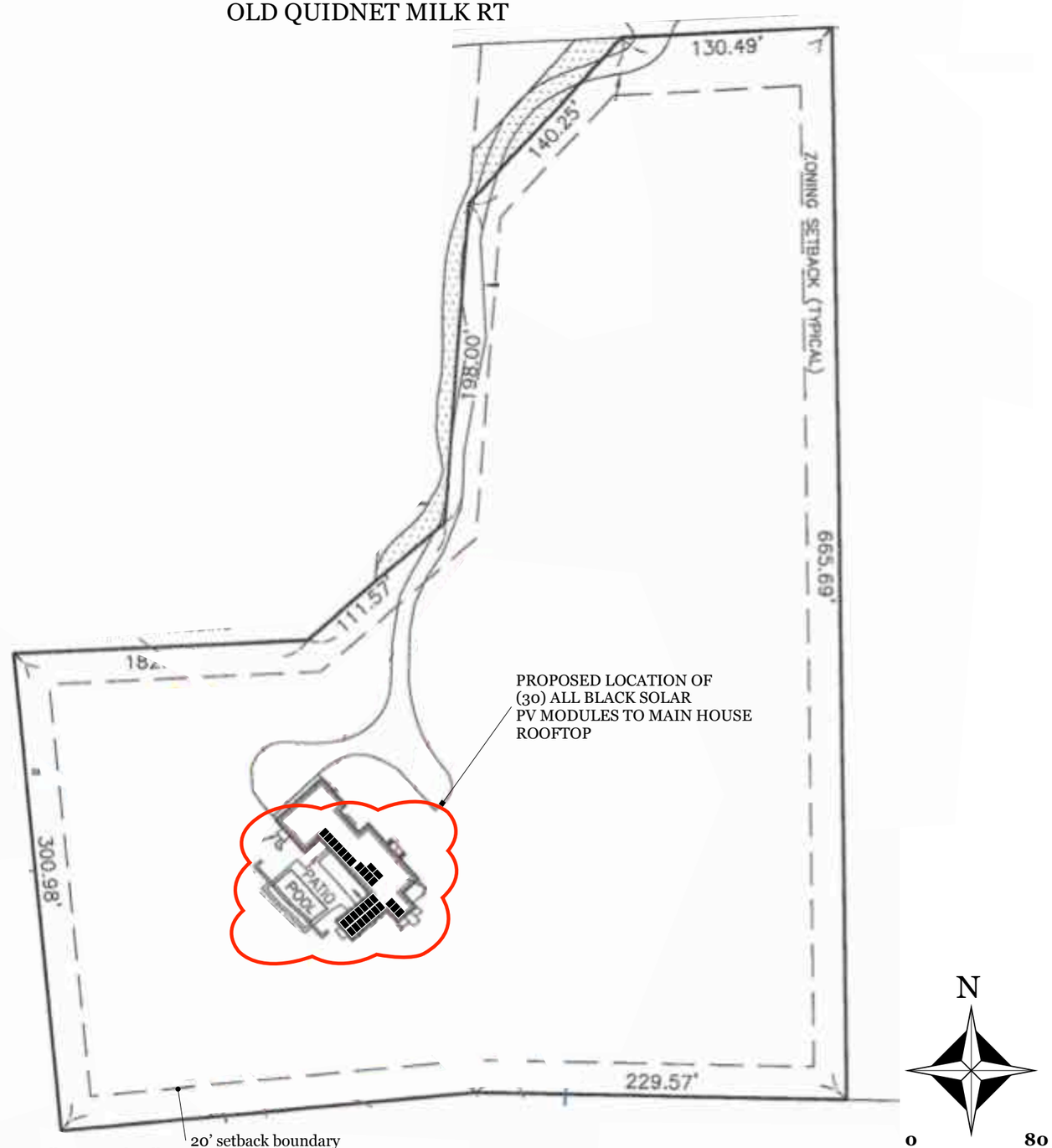
Signature Date



Locus Map
Scale: Not to scale

Zoning Class: LUG3
Front Setback: 35ft
Side/Rear Setback: 20

OLD QUIDNET MILK RT



Site Plan Scale: 1" = 80' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

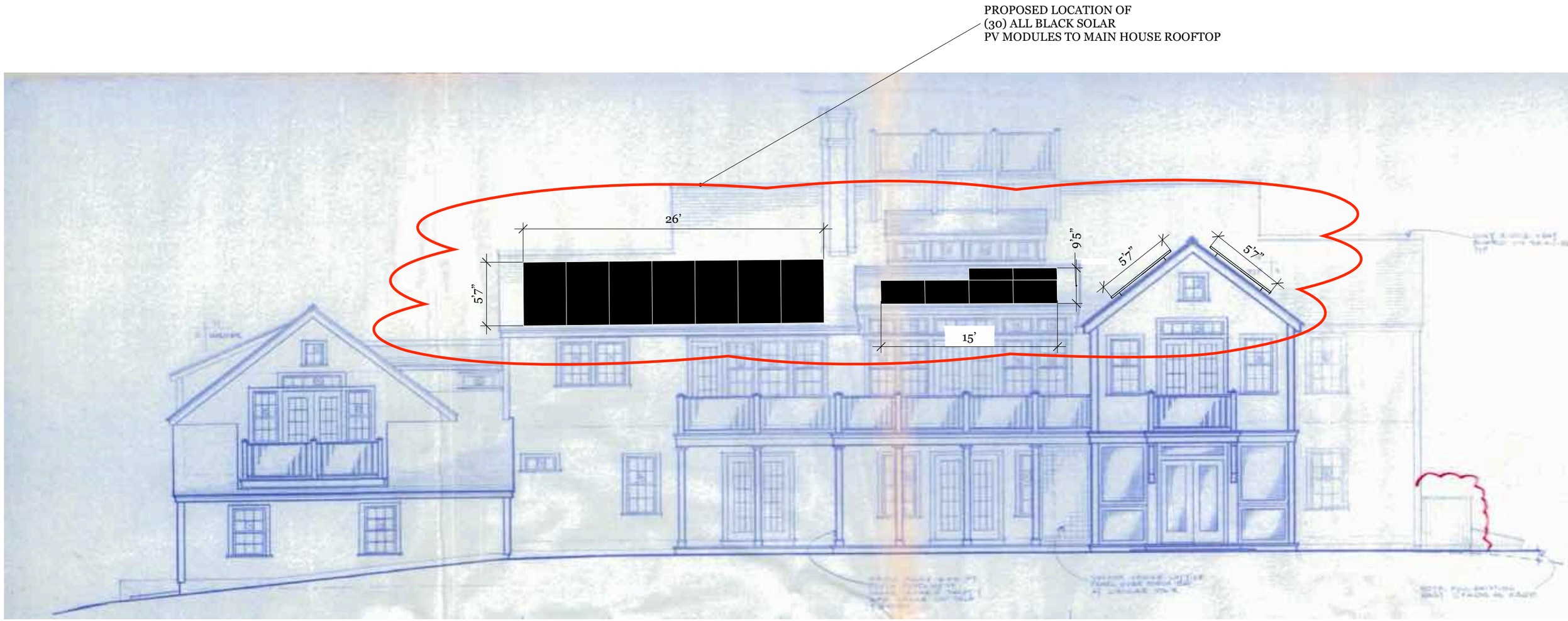
GIS & SITE PLAN

ROOF SOLAR ARRAY
12.750kW DC, 10.00kW AC

Owner:	Michael Reitermann
Site Address:	5 Old Quidnet Milk Rt
City, State, Zip:	Nantucket, MA 02554
Map: 20	Parcel: 54.1

REVISIONS		
	MM/DD/YY	REMARKS
1		Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 01



SOUTH ELEVATION

0 4' 8'

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOF SOLAR ARRAY
12.750kW DC, 10.00kW AC

Owner:	Michael Reitermann
Site Address:	5 Old Quidnet Milk Rt
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Map: 20	Parcel: 54.1

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	MM/DD/YY	REMARKS
1	12/13/23	Submitted for HDC & Permitting review
2		
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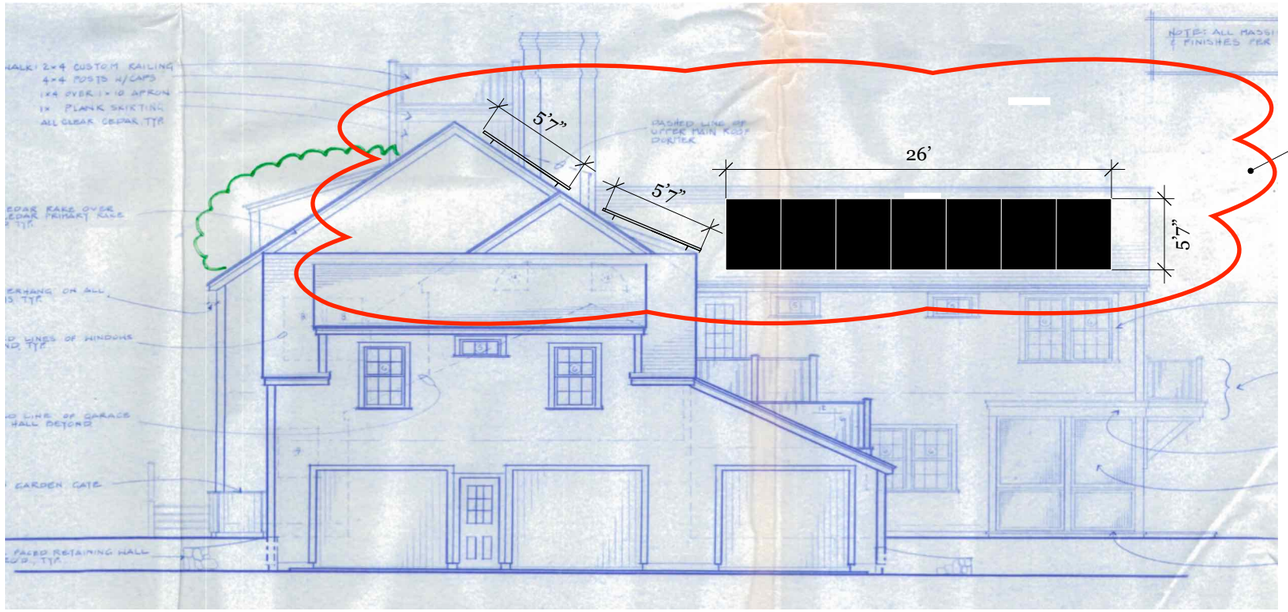
5		

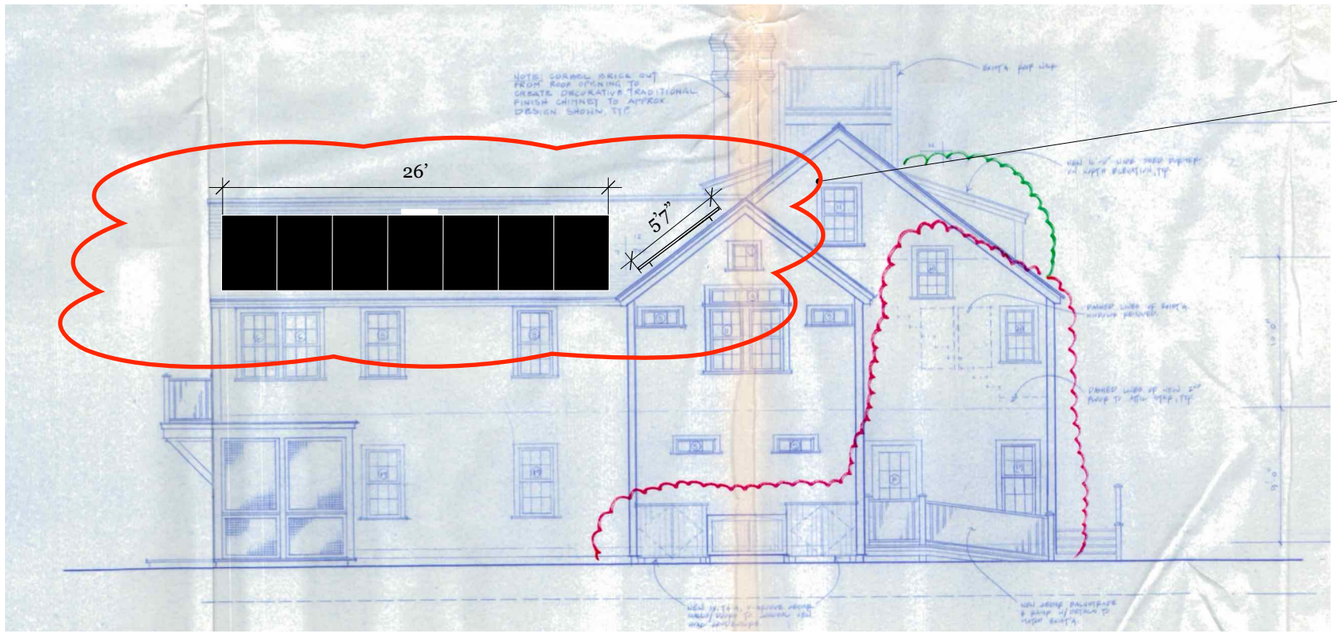
PV 02

WEST ELEVATION



PROPOSED LOCATION OF
(20 OF 30) ALL BLACK SOLAR
PV MODULES TO MAIN HOUSE ROOFTOP

EAST ELEVATION



PROPOSED LOCATION OF
(10 OF 30) ALL BLACK SOLAR
PV MODULES TO MAIN HOUSE ROOFTOP

0 4' 8'

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOF SOLAR ARRAY
12.750kW DC, 10.00kW AC

Owner:	Michael Reitermann
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REVISIONS

	MM/DD/YY	REMARKS
1	12/13/23	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 03



THE GROUND ARRAY WILL NOT BE VISIBLE FROM PUBLIC WAY.

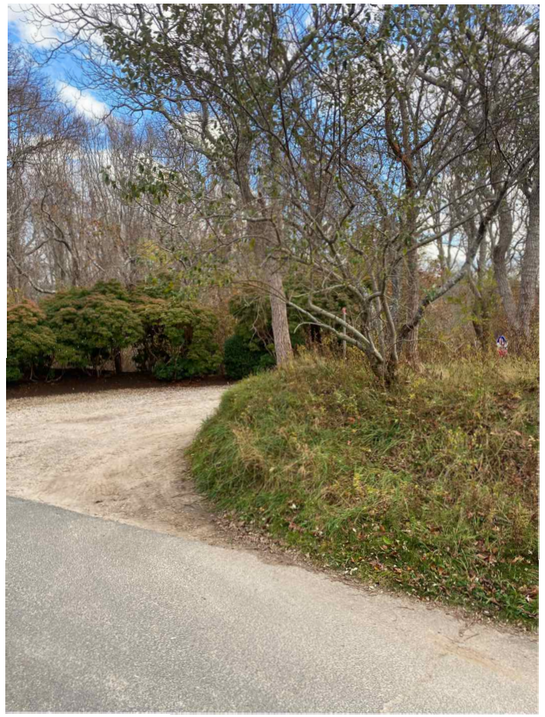


Photo A

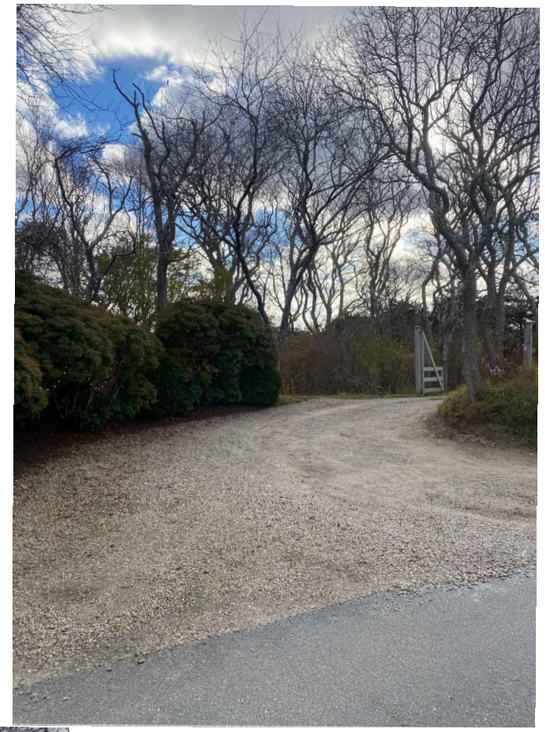


Photo B



Photo C

PUBLIC WAY PHOTOS

ROOF SOLAR ARRAY
12.750kW DC, 10.00kW AC

ACK SMART
(508) 257-1786
www.ACKsmart.com

Owner:	Michael Reitermann
Site Address:	5 Old Quidnet Milk Rt
City, State, Zip:	Nantucket, MA 02554
Map: 20	Parcel: 54.1

REVISIONS		
	MM/DD/YY	REMARKS
1	12/13/23	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 04

Q.TRON BLK M-G2+ SERIES

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

PRELIMINARY

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

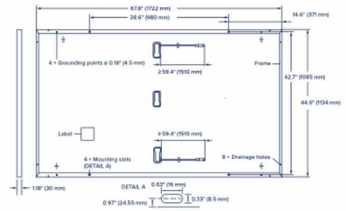
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

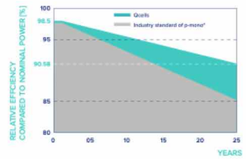


Electrical Characteristics

POWER CLASS			410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)							
Minimum — Power at MPP[1]	P_{MPP}	[W]	410	415	420	425	430
Minimum — Short Circuit Current[1]	I_{SC}	[A]	13.39	13.42	13.46	13.49	13.53
Minimum — Open Circuit Voltage[1]	V_{OC}	[V]	38.58	38.61	38.64	38.67	38.70
Minimum — Current at MPP	I_{MPP}	[A]	12.68	12.75	12.82	12.88	12.95
Minimum — Voltage at MPP	V_{MPP}	[V]	32.32	32.55	32.77	32.98	33.20
Minimum — Efficiency[1]	η	[%]	≥21.4	≥21.6	≥21.9	≥22.2	≥22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]							
Minimum — Power at MPP	P_{MPP}	[W]	310.0	313.8	317.6	321.4	325.2
Minimum — Short Circuit Current	I_{SC}	[A]	10.79	10.82	10.84	10.87	10.90
Minimum — Open Circuit Voltage	V_{OC}	[V]	36.61	36.63	36.66	36.69	36.71
Minimum — Current at MPP	I_{MPP}	[A]	9.97	10.03	10.09	10.15	10.21
Minimum — Voltage at MPP	V_{MPP}	[V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

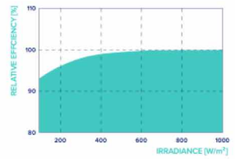


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-09_Rev00_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOF SOLAR ARRAY
12.750kW DC, 10.00kW AC

Owner:	Michael Reitermann
Site Address:	5 Old Quidnet Milk Rt
City, State, Zip:	Nantucket, MA 02554
Map: 20	Parcel: 54.1

	MM/DD/YY	REMARKS
1	12/13/23	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 05

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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PROPERTY DESCRIPTION

TAX MAP N°: 20 PARCEL N°. 54.1

Street & Number of Proposed Work: 5 Old Quidnet Milk Rd

Owner of record: Denise Kronau

Mailing Address: 5 Old ~~Mill~~ Quidnet Milk Rd

Nantucket, MA 02554

Contact Phone #: 847-736-6216 E-mail: michael.reitermann@gmail.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-3605 E-mail: ben@acksmart.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 Install (32) all black PV modules to Ground mounted Solar System.

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 _____

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 12/14/23 Signature of owner of record _____ Signed under penalties of perjury

DocuSign Envelope ID: F638104E-E844-41A9-85F1-90F9C1124938

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Esmeralda and the Historic District Commission,

I am the owner of the property located at **5 Old Quidnet Milk Route**

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Denice M. Kronau A5CA3DEAA7A2452...

Name Denice M. Kronau

Date 11/16/2023

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

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) http://www.mapgeo.com/NantucketMA/.
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 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:

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 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
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 ACK SMART

AS AGENT FOR Denice Kronau

STREET ADDRESS 5 Old Quidnet Milk Rt

MAP/PARCEL 20 / 54.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/14/23

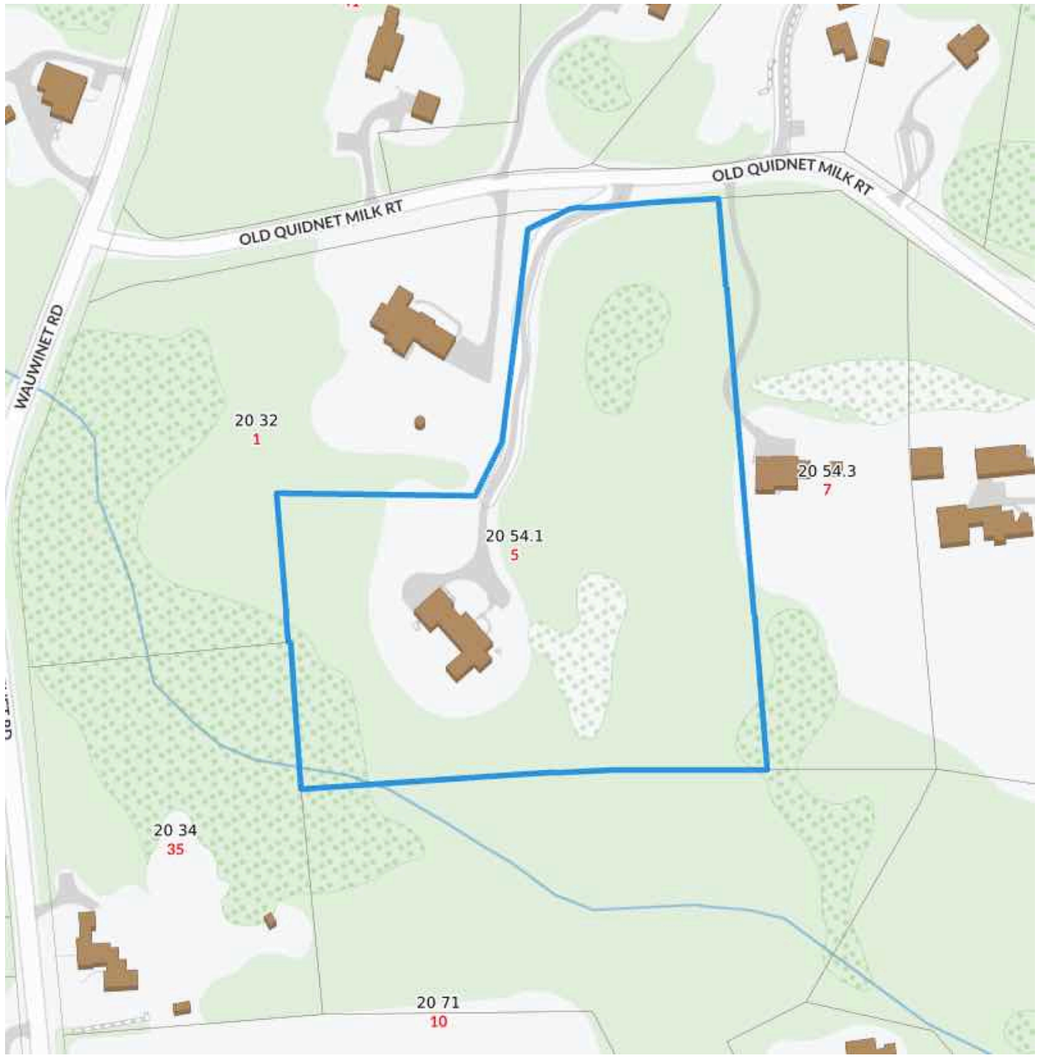
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

Timothy Cenedella 12/14/23

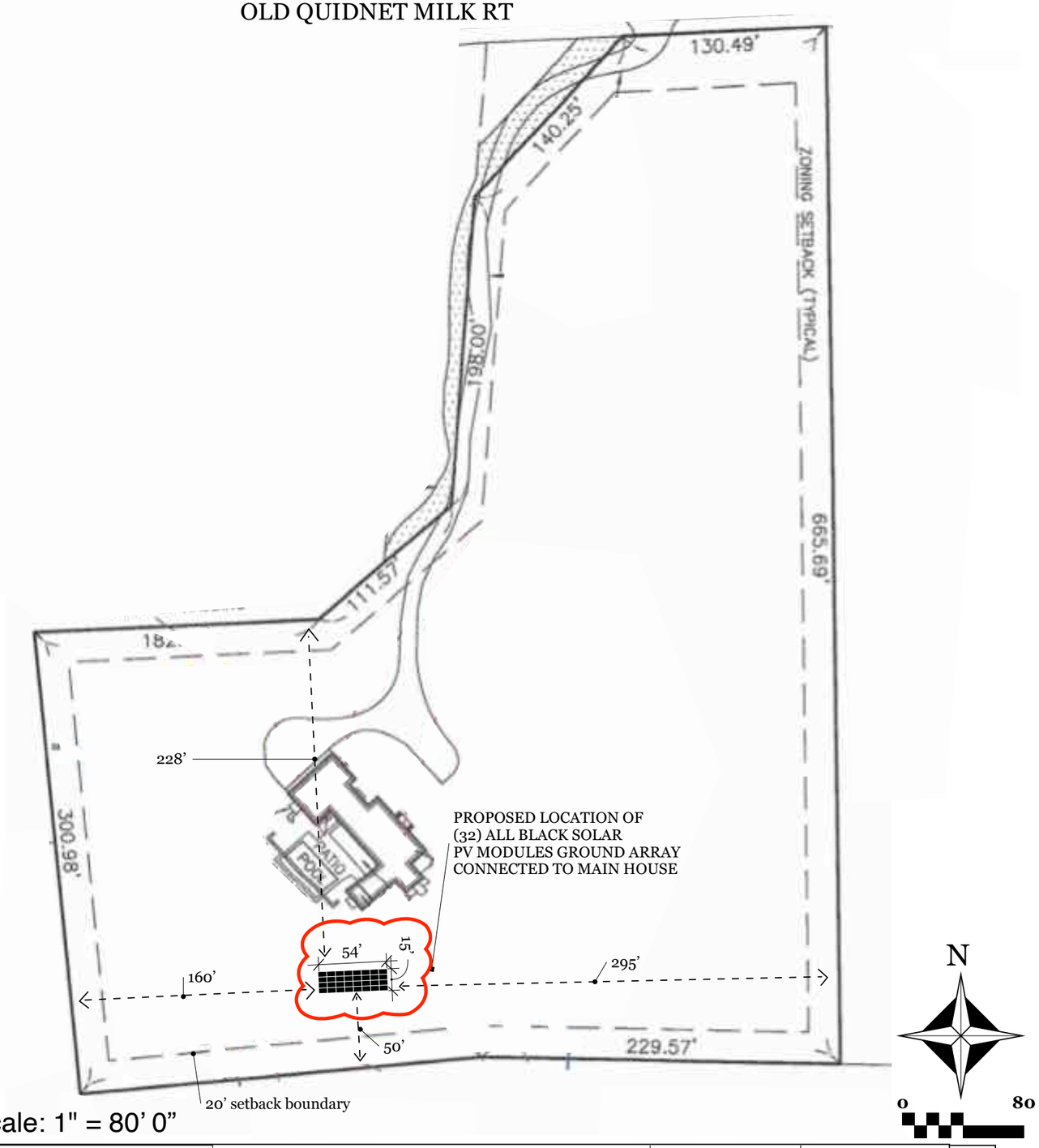
Signature Date



Locus Map
Scale: Not to scale

Zoning Class: LUG3
Front Setback: 35ft
Side/Rear Setback: 20

OLD QUIDNET MILK RT



Site Plan Scale: 1" = 80' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

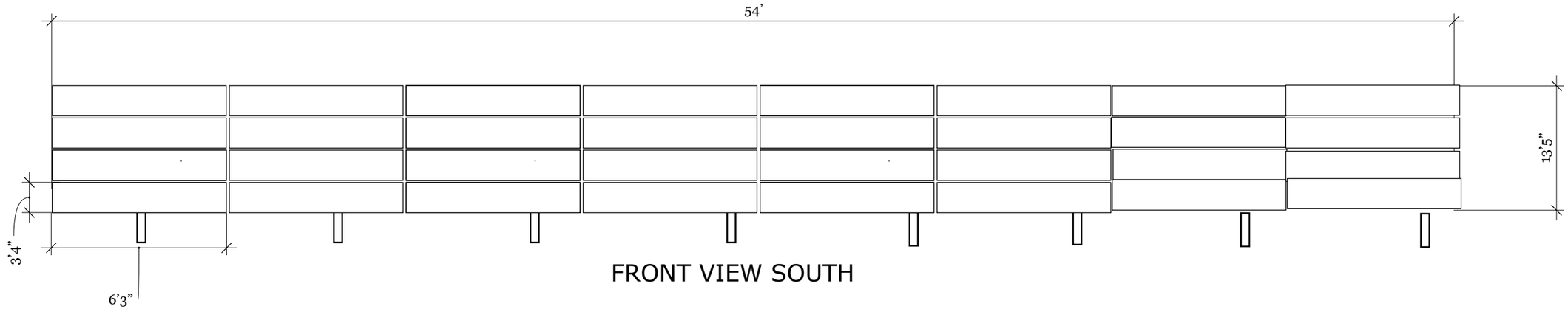
GIS & SITE PLAN

GROUND SOLAR ARRAY
13.60kW DC, 10.00kW AC

Owner:	Michael Reitermann
Site Address:	5 Old Quidnet Milk Rt
City, State, Zip:	Nantucket, MA 02554
Map: 20	Parcel: 54.1

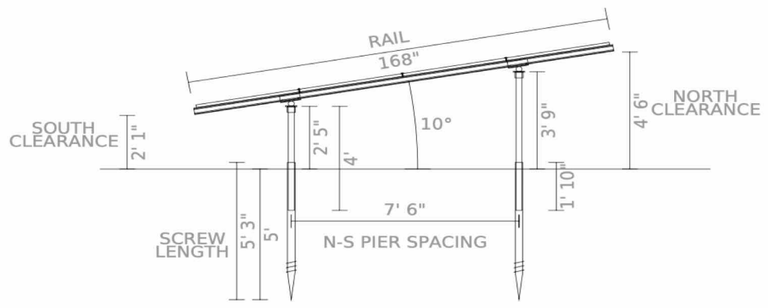
REVISIONS		
	MM/DD/YY	REMARKS
1	12/13/23	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 01



FRONT VIEW SOUTH

Scale: 1/4” = 1’ 0”



SIDE VIEW EAST/WEST

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

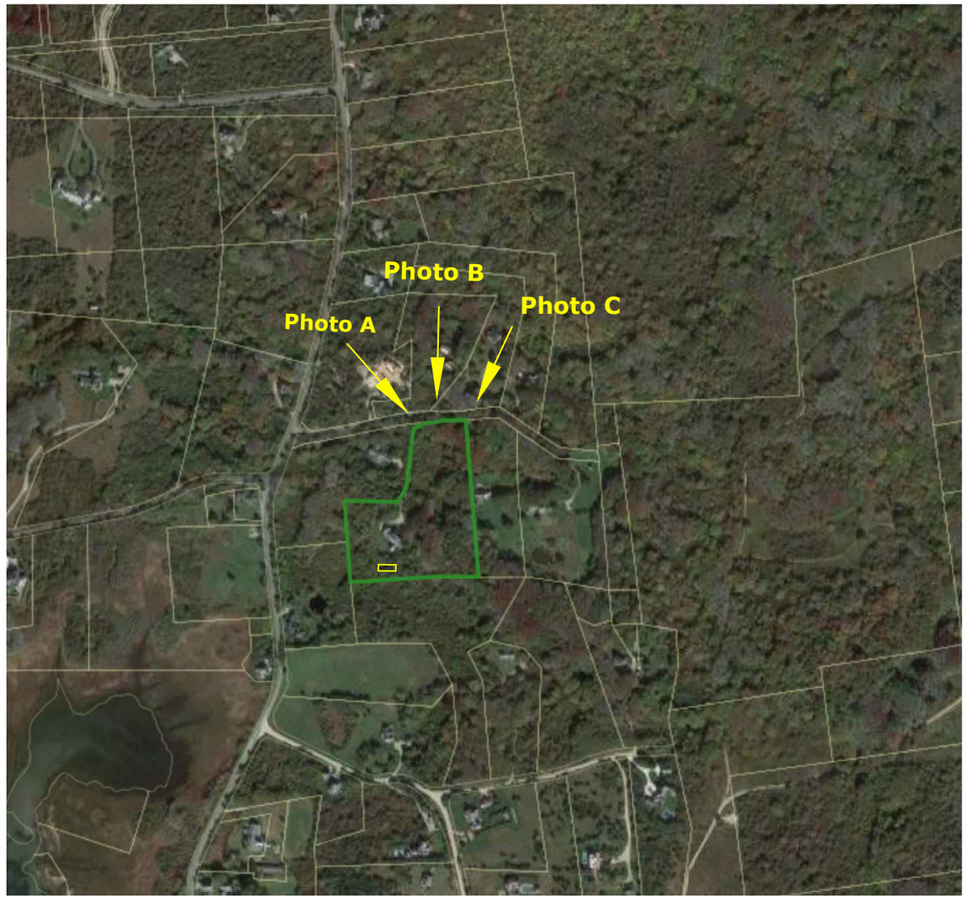
GROUND SOLAR ARRAY
13.60kW DC, 10.00kW AC

Owner:	Michael Reitermann
Site Address:	5 Old Quidnet Milk Rt
City, State, Zip:	Nantucket, MA 02554
Map: 20	Parcel: 54.1

REVISIONS

	MM/DD/YY	REMARKS
1	12/13/23	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 02



THE GROUND ARRAY WILL NOT BE VISIBLE FROM PUBLIC WAY.

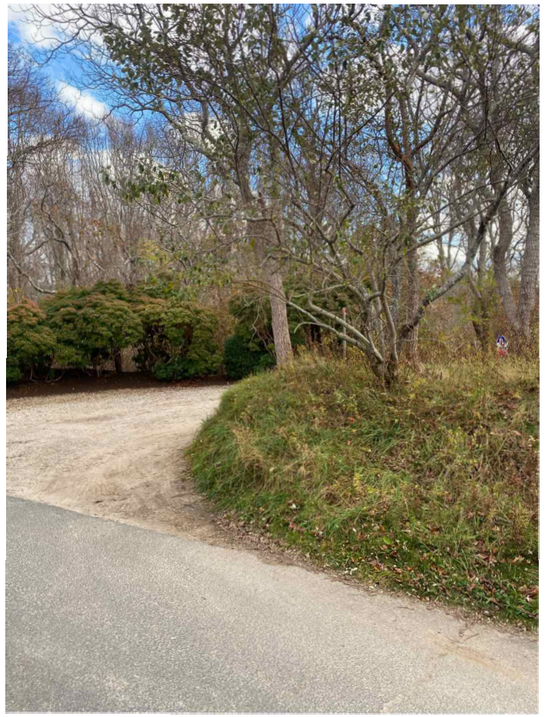


Photo A

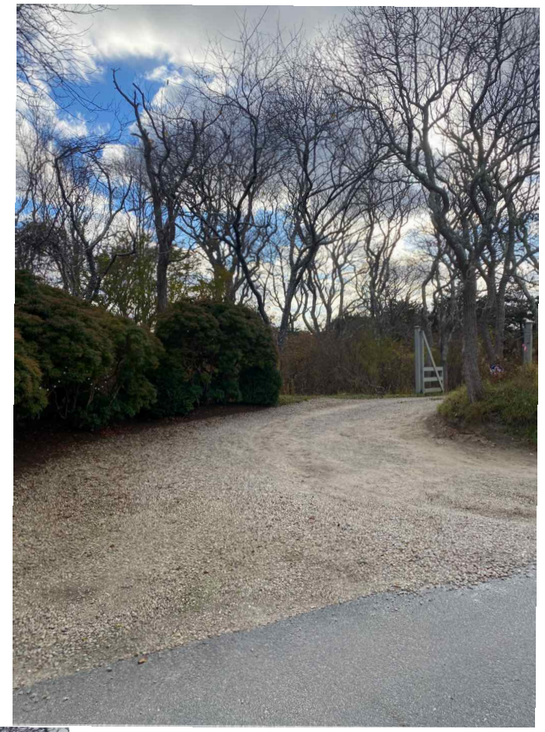


Photo B



Photo C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PUBLIC WAY PHOTOS

GROUND SOLAR ARRAY
13.60kW DC, 10.00kW AC

Owner:	Michael Reitermann
Site Address:	5 Old Quidnet Milk Rt
City, State, Zip:	Nantucket, MA 02554
Map: 20	Parcel: 54.1

REVISIONS

	MM/DD/YY	REMARKS
1	12/13/23	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 03

Q.TRON BLK M-G2+ SERIES

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

PRELIMINARY

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

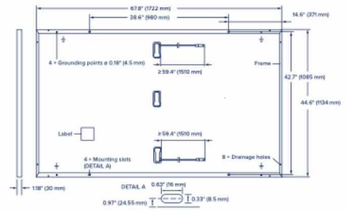
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

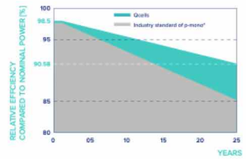


Electrical Characteristics

POWER CLASS				410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	410	415	420	425	430
	Short Circuit Current[1]	I_{SC}	[A]	13.39	13.42	13.46	13.49	13.53
	Open Circuit Voltage[1]	V_{OC}	[V]	38.58	38.61	38.64	38.67	38.70
	Current at MPP	I_{MPP}	[A]	12.68	12.75	12.82	12.88	12.95
	Voltage at MPP	V_{MPP}	[V]	32.32	32.55	32.77	32.98	33.20
	Efficiency[1]	η	[%]	≥21.4	≥21.6	≥21.9	≥22.2	≥22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	310.0	313.8	317.6	321.4	325.2
	Short Circuit Current	I_{SC}	[A]	10.79	10.82	10.84	10.87	10.90
	Open Circuit Voltage	V_{OC}	[V]	36.61	36.63	36.66	36.69	36.71
	Current at MPP	I_{MPP}	[A]	9.97	10.03	10.09	10.15	10.21
	Voltage at MPP	V_{MPP}	[V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

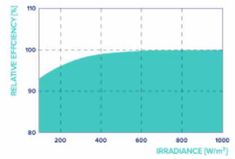


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-09_Rev00_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

GROUND SOLAR ARRAY
13.60kW DC, 10.00kW AC

Owner:	Michael Reitermann
Site Address:	5 Old Quidnet Milk Rt
City, State, Zip:	Nantucket, MA 02554
Map: 20	Parcel: 54.1

	REVISIONS	
	MM/DD/YY	REMARKS
1	12/13/23	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 04

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°. 62

Street & Number of Proposed Work: 35 South Shore Rd.

Owner of record: Brendan Hunt & Julia Hillberg

Mailing Address: 35 S. Shore Rd.

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 228.2044 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: 20' Sq. Footage 1st floor: 240 s.f. Decks/Patio: Size: 230 s.f. ☑ 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 No change South _____ East _____ West _____

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

Additional Remarks

Historic Name:

Original Date: Unknown

Original Builder:

REVISIONS* (describe)

1. East Elevation • Relocate existing studio on site
2. South Elevation • New basement access
3. West Elevation • New porch
4. North Elevation • Trim color change

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_____ 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 Natural ☐ 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 Natural Clapboard (if applicable) _____ Roof TME

Trim Natural Sash _____ Doors _____

Deck _____ 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 12/14/23 Signature of owner of record _____ Signed under penalties of perjury







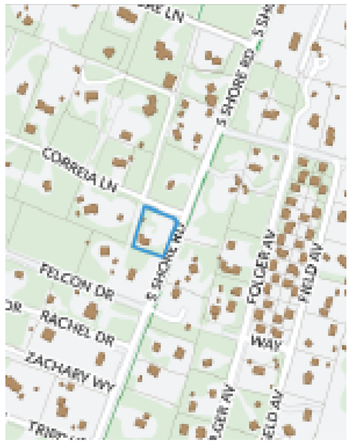


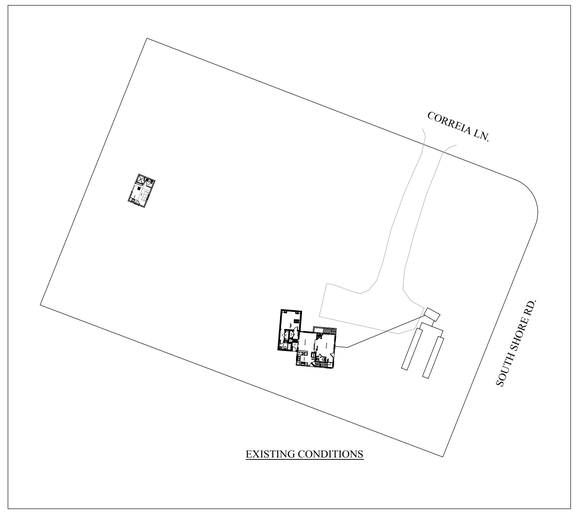
THE HUNT RESIDENCE
35 S. SHORE ROAD
NANTUCKET, MA 02554

MAP & PARCEL: 80/61 &62
ZONE: LUG - 1
FRONT / REAR SETBACKS: 35' /10'
MINIMUM LOT SIZE: 40,000 S.F.
LOT AREA: 60,042 S.F.
GROUND COVER RATIO: 7%
EXIST. GROUND COVER:
- MAIN HOUSE: 1,008 S.F.
- STUDIO: 240 S.F.

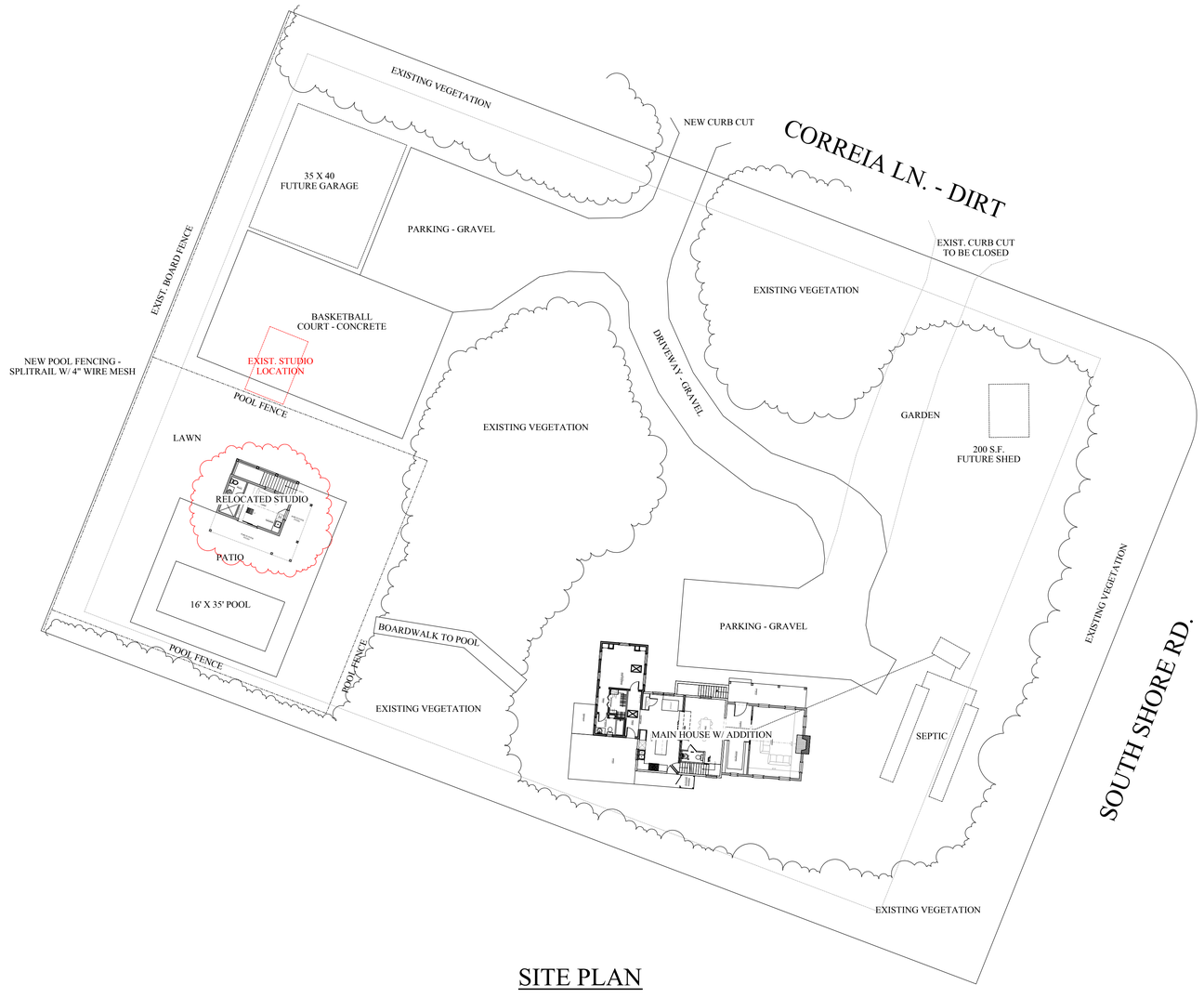
PROPOSED NEW GROUND COVER:
- MAIN HOUSE ADD: 522 S.F.

TOTAL GROUND COVER: 1,770 S.F.
ALLOWABLE GROUND COVER: 4,203 S.F.





EXISTING CONDITIONS



SITE PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 - NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and are not to be used without prior written authorization. All rights and copyright laws are not to be violated.

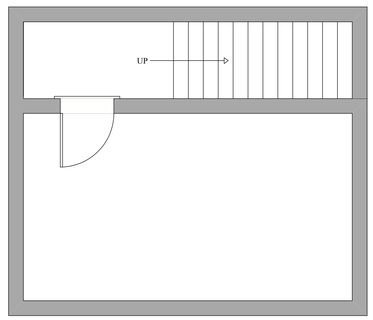
COVER SHEET
DATE: 12/14/2023
SCALE: AS NOTED

M/P: 80 / 61/62

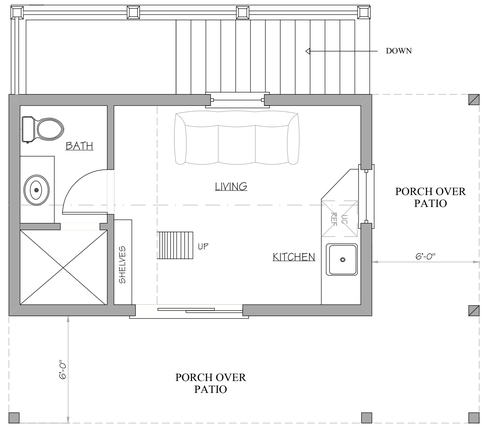
THE HUNT RESIDENCE
35 S. SHORE RD.
NANTUCKET, MA

A

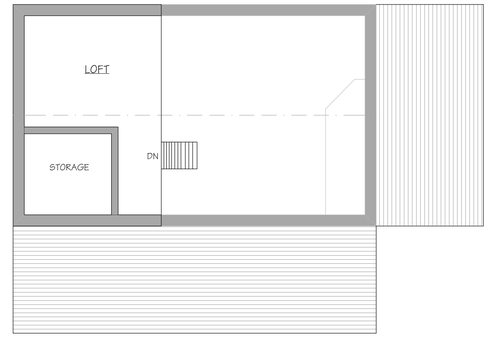




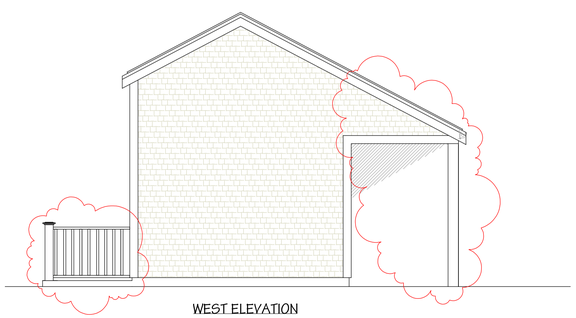
BASEMENT PLAN



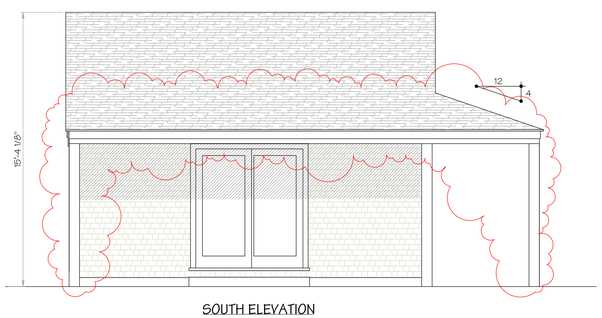
FIRST FLOOR PLAN



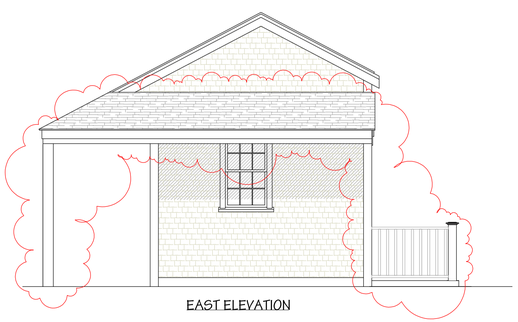
LOFT PLAN



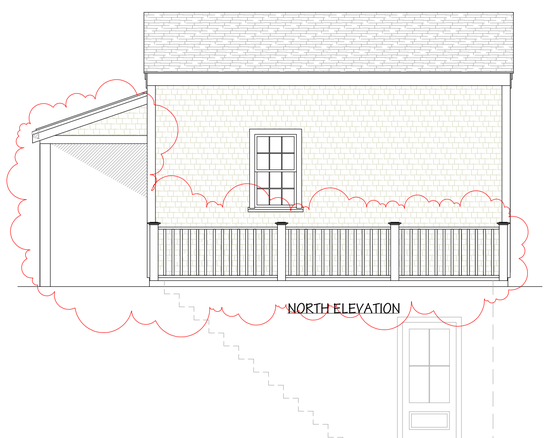
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Design and drawing is the sole property of Benjamin Normand Residential Design, Inc. and may not be used without the express written consent. All applicable copyright laws are and shall be reserved.

CABANA PLANS
DATE: 12/14/2023
SCALE: 1/4" = 1' 0"

M/P: 80 / 61/62

THE HUNT RESIDENCE
35 S. SHORE RD.
NANTUCKET, MA

1

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. main: $104.40 Studio: $100.00 hardscape: $200.00 } $404.40

✓ 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.

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.

BAN 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
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 Benjamin Normand

AS AGENT FOR Brendon Hunt

STREET ADDRESS 35 S. Shore Rd.

MAP/PARCEL 80/62

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/14/2023

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.

B. [signature] 12/14/2023

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°: 80 PARCEL N°. 62

Street & Number of Proposed Work: 35 South Shore Rd.

Owner of record: Brendon Hunt & Julia Hilberg

Mailing Address: 35 S. Shore Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 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 LW1) ☐ 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 • Relocate curb cut
2. South Elevation • Expand driveway
3. West Elevation • Sports court
4. North Elevation • Pool, patio & fencing

*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: 48"
Type: Split rail w/ wire
Length: See plan

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 Gravel ~~Walkways~~ Patio: Bluestone ~~Walls~~ Sport Court: Concrete

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

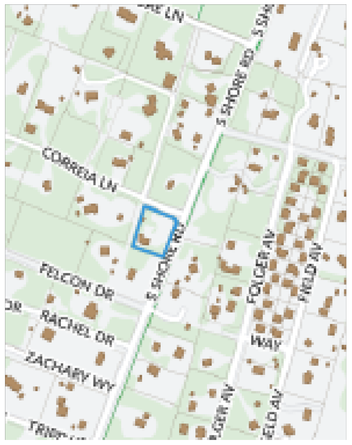
* Attach manufacturer's color samples if color is not from HDC approval list.

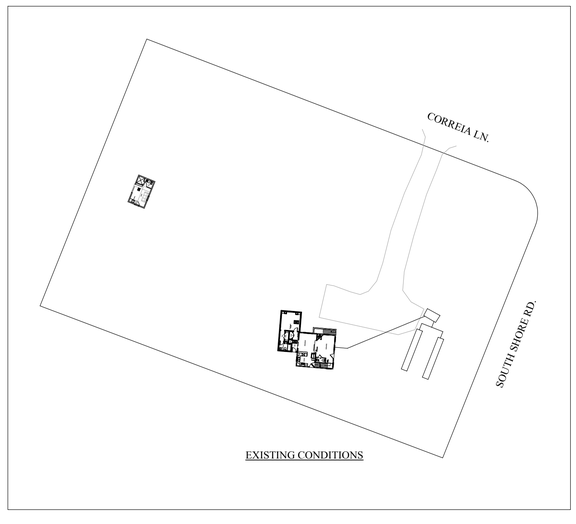
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 12/14/2023 Signature of owner of record _____ Signed under penalties of perjury

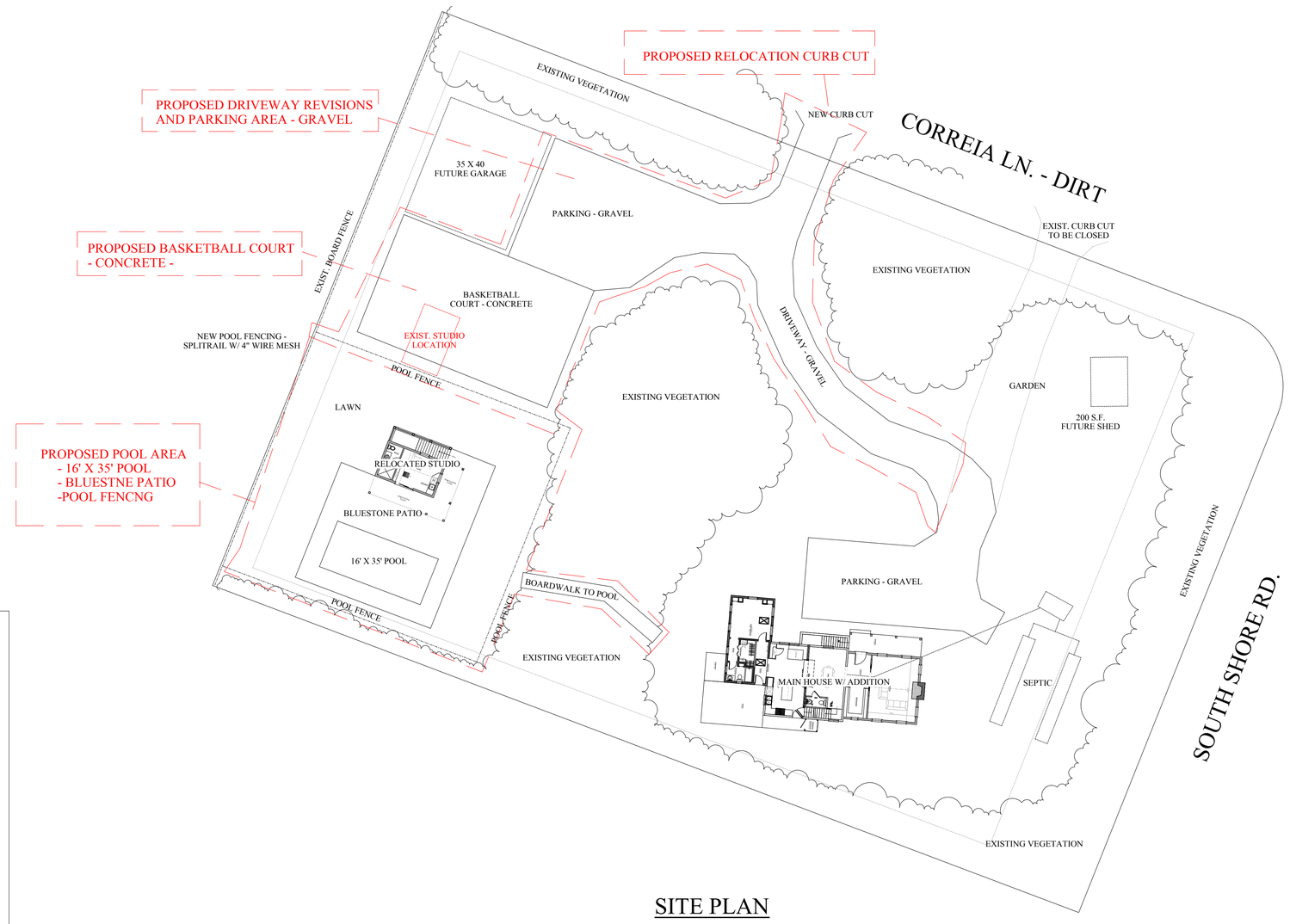
THE HUNT RESIDENCE
35 S. SHORE ROAD
NANTUCKET, MA 02554

MAP & PARCEL: 80/61 &62
ZONE: LUG - 1
FRONT / REAR SETBACKS: 35' /10'
MINIMUM LOT SIZE: 40,000 S.F.
LOT AREA: 60,042 S.F.
GROUND COVER RATIO: 7%
EXIST. GROUND COVER:
- MAIN HOUSE: 1,008 S.F.
- STUDIO: 240 S.F.
PROPOSED NEW GROUND COVER:
- MAIN HOUSE ADD: 522 S.F.
TOTAL GROUND COVER: 1,770 S.F.
ALLOWABLE GROUND COVER: 4,203 S.F.





EXISTING CONDITIONS



SITE PLAN

NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 - NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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COVER SHEET
DATE: 12/14/2023
SCALE: AS NOTED

M/P: 80 / 61/62

THE HUNT RESIDENCE
35 S. SHORE RD.
NANTUCKET, MA

A

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)

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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
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 Benjamin Normand

AS AGENT FOR Brendon Hunt

STREET ADDRESS 35 S. Shore Rd.

MAP/PARCEL 80/62

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/14/2023

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.

B. [signature] 12/14/2023

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 62

Street & Number of Proposed Work: 35 South Shore Rd.

Owner of record: Brendan Hunt & Julia Hilberg

Mailing Address: 35 S. Shore Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 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' Sq. Footage 1st floor: 522 s.f. ~~Decks/Patio~~ Size: 140 s.f. ☑ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: _____ Porch 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 16' 8" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2003

Original Builder:

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

Addition to existing dwelling

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) New/used ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass 7/12 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: _____ 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) 6" Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 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

Doors* (type and material): ☐ TDL ☑ SDL Front 8 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 Grey-TME
Trim Natural Sash Sand tone Doors Kentwood Black
Deck Natural 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.

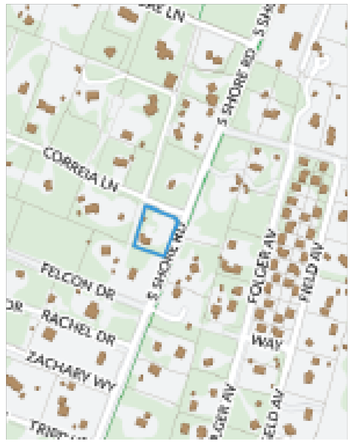
Date 12/14/2023 Signature of owner of record _____ Signed under penalties of perjury

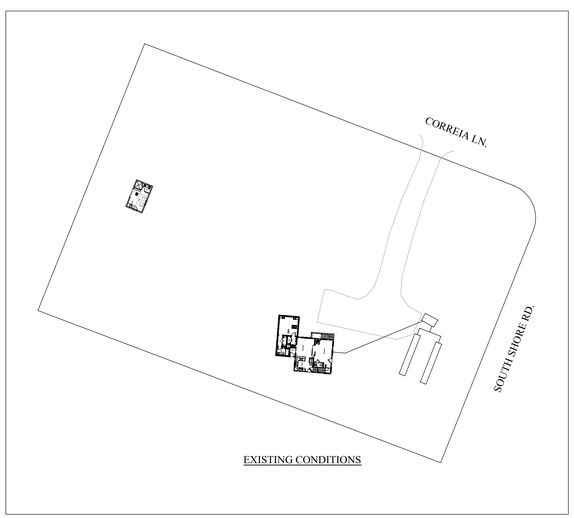




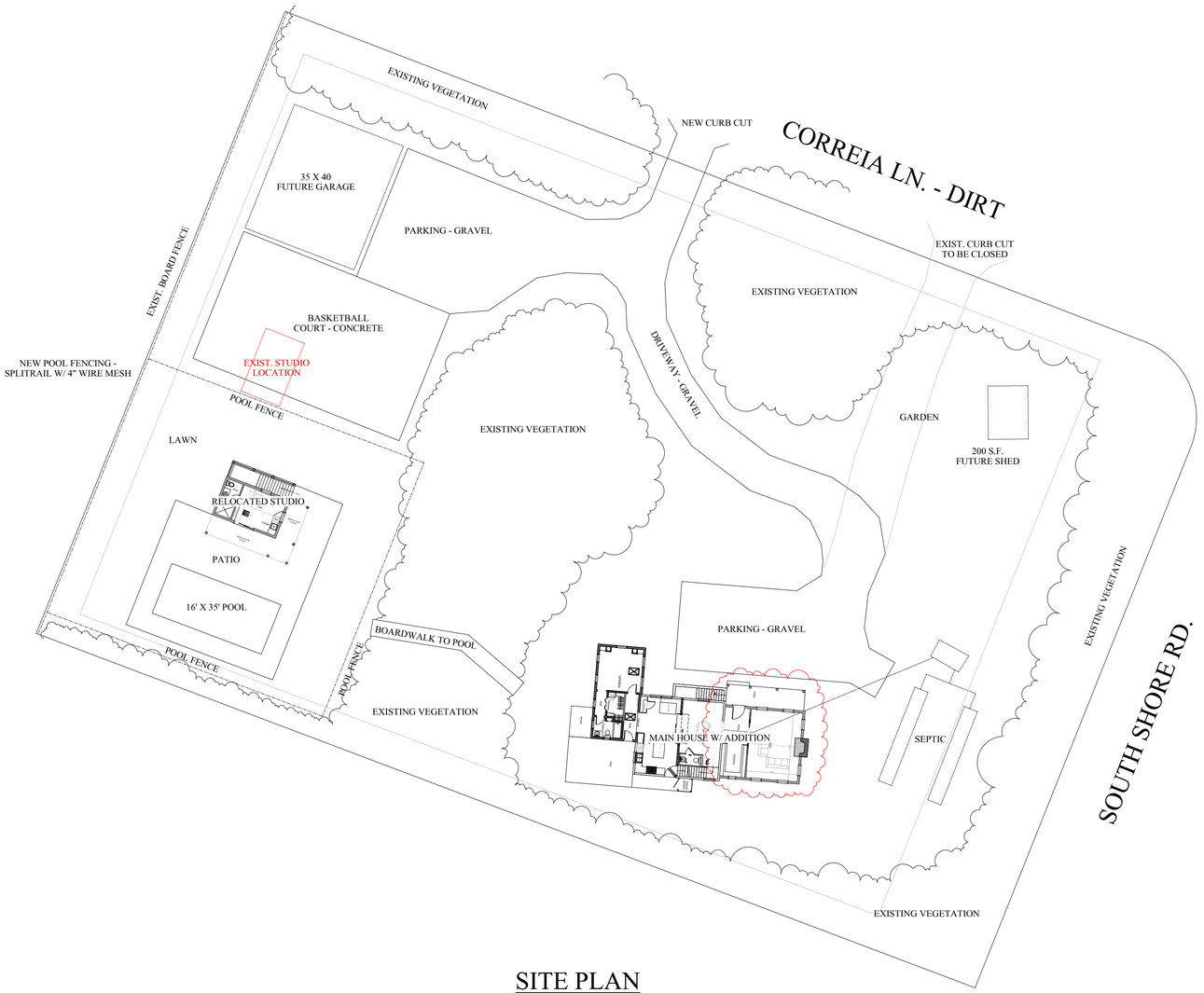
THE HUNT RESIDENCE
35 S. SHORE ROAD
NANTUCKET, MA 02554

MAP & PARCEL: 80/61 &62
ZONE: LUG - 1
FRONT / REAR SETBACKS: 35' /10'
MINIMUM LOT SIZE: 40,000 S.F.
LOT AREA: 60,042 S.F.
GROUND COVER RATIO: 7%
EXIST. GROUND COVER:
- MAIN HOUSE: 1,008 S.F.
- STUDIO: 240 S.F.
PROPOSED NEW GROUND COVER:
- MAIN HOUSE ADD: 522 S.F.
TOTAL GROUND COVER: 1,770 S.F.
ALLOWABLE GROUND COVER: 4,203 S.F.





EXISTING CONDITIONS



SITE PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 - NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

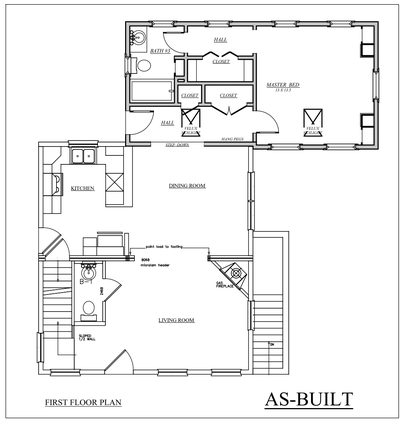
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All reproducible copyright laws are and will be retained.

COVER SHEET
DATE: 12/14/2023
SCALE: AS NOTED

M/P: 80 / 61/62

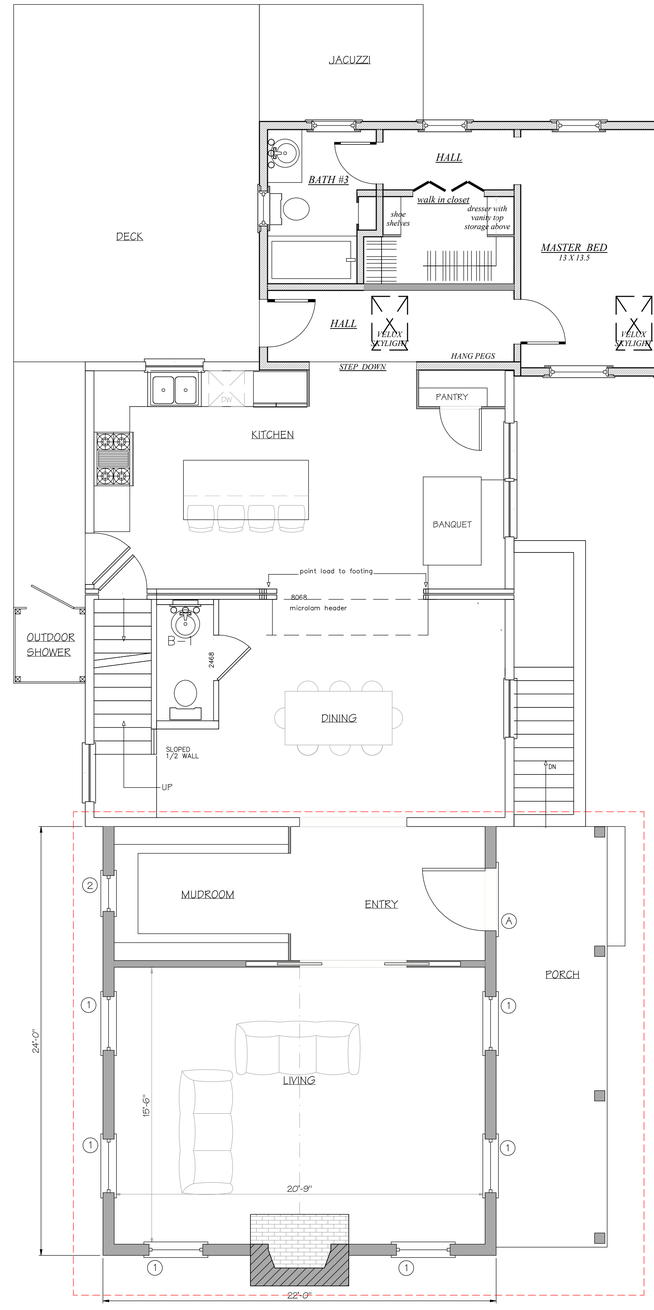
THE HUNT RESIDENCE
35 S. SHORE RD.
NANTUCKET, MA

A



FIRST FLOOR PLAN

AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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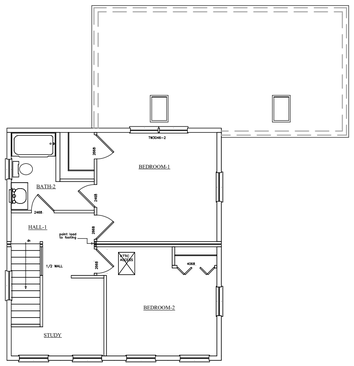
FIRST FLOOR PLAN
DATE: 12/14/2023
SCALE: 1/4" = 1' 0"

M/P: 80 / 61/62

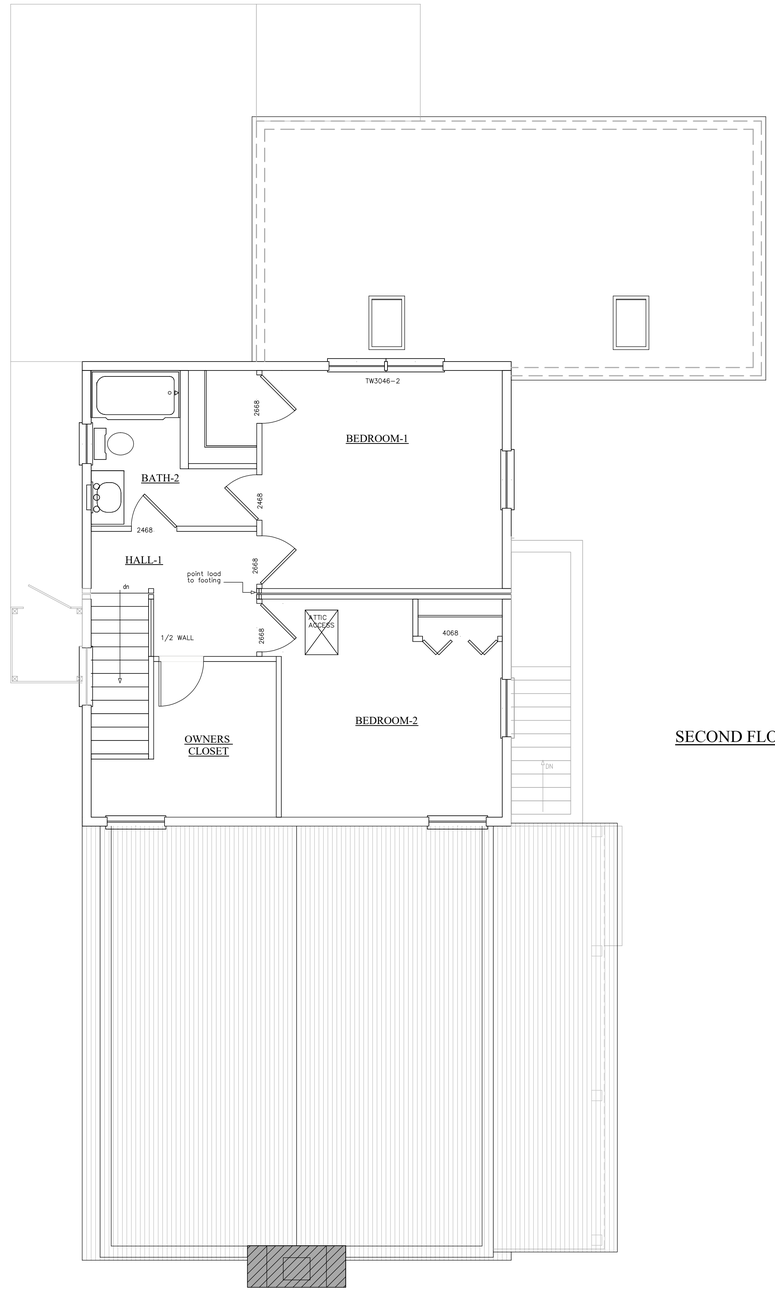
THE HUNT RESIDENCE
35 S. SHORE RD.
NANTUCKET, MA

1



SECOND FLOOR PLAN

AS-BUILT



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

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DESIGN, INC
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SECOND FLOOR PLAN
DATE: 12/14/2023
SCALE: 1/4" = 1' 0"

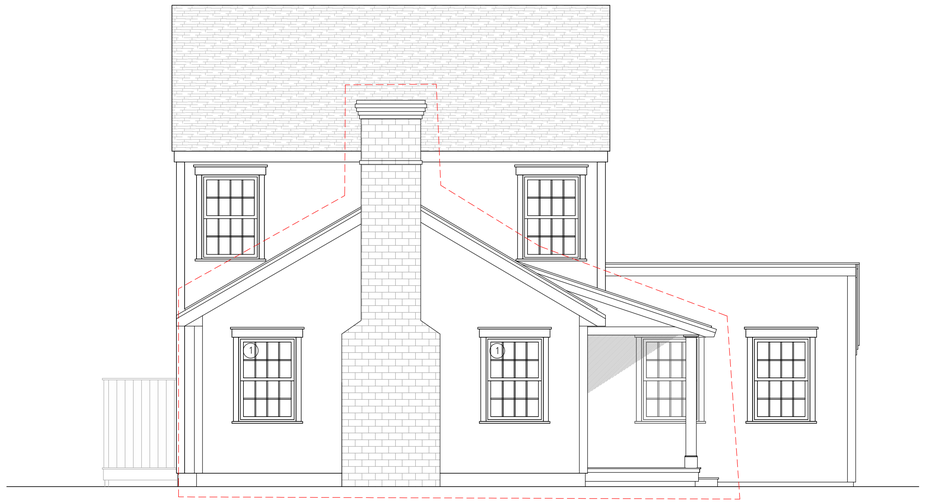
M/P: 80 / 61/62

THE HUNT RESIDENCE
35 S. SHORE RD.
NANTUCKET, MA



EAST ELEVATION

AS-BUILT



EAST ELEVATION



NORTH ELEVATION

AS-BUILT



NORTH ELEVATION

Hunt Residence 12/14/2023

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	3' 2" x 4' 8"	TBD	Andersen	8/8 double hung	Single		6
2	2' 2" x 3' 0"	TBD	Andersen	6/6 double hung	Single		1
A	3' 6" x 6' 8"	TBD	TBD	8 light 2 panel	Single		1

Window Notes (unless otherwise noted)

1. Jamb width to be determined on site before ordering windows
2. All window casing details to match elevations
3. All windows and doors must be D.P. rated in accordance to Building Code 780 CMR 5301.2
4. All ganged windows to have double stud pocket unless otherwise noted.

Note:

Contractor is responsible for coordinating window and door sizes and for verifying and updating any inconsistencies

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 12/14/2023
SCALE: 1/4" = 1' 0"

M/P: 80 / 61/62

THE HUNT RESIDENCE
35 S. SHORE RD.
NANTUCKET, MA



WEST ELEVATION

AS-BUILT



WEST ELEVATION



SOUTH ELEVATION

AS-BUILT



SOUTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
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ELEVATIONS
DATE: 12/14/2023
SCALE: 1/4" = 1' 0"

M/P: 80 / 61/62

THE HUNT RESIDENCE
35 S. SHORE RD.
NANTUCKET, MA

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. main: $104.40 Studio: $100.00 hardscape: $200.00 } $404.40

✓ 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.

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.

BAN 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
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 Benjamin Normand

AS AGENT FOR Brendon Hunt

STREET ADDRESS 35 S. Shore Rd.

MAP/PARCEL 80/62

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/14/2023

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.

B. [signature] 12/14/2023

Signature Date

16 Easton
GH/Gary
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.

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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.

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✓ 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.

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✓ 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.

BTP 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°: 42.4.1 PARCEL N°. 11

Street & Number of Proposed Work: 116 Easton Street

Owner of record: Stark Point LLC

Mailing Address: 116 Easton 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

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 Revise 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

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 12/14/23 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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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. 2023-05-8525
☐ 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 Add Shutters
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 _____
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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 Black

* 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 11/9/23 Signature of owner of record _____ Signed under penalties of perjury

Meeting Minutes December 5, 2023

16 Easton Street – Stark Point LLC – Add Shutters – 42.1.4/11

HB: odd location for shutters, understands they are on the inside.

MR: agrees odd location and thinks they should also be on the west elevation.

AC: odd location, usually on the front. Possible to add to the front?

DC: the shutters look hap hazard, would like to see shutters added to the west elevation and first floor windows on the north as well.

VO: add shutters to west to match east

JP: shutters should be on east & west to match

SW: agrees with east and west to have matching shutters, no shutters on north would be too much.

JP: motion to approve through staff with Exhibit A 3 windows on primary mass to match east elevation shutters.

Yes: VO, JP, SW. NO: AC, DC

2 **Locus Map**



1 **PROPOSED SITE PLAN**
Scale: 1" = 20'

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

Site Plan

Guest House/Garage
16 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 | ZONING INFO: R-1 | REVISED: 12/14/23
PARCEL NO: 11 | PROJECT NO: 70

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 #
L-1.1



1 **PROPOSED EAST ELEVATION**
Scale: 1/4" = 1'-0"



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

Garage at
16 Easton Street
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2023-12-18
Rev. 2/8/23, 3/8/23, 3/15/23, 5/3/23, 6/8/23, 12/18/23

Window Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Model	Lights	Comments
B	9	Double Hung	KSD	2'-11 3/8" x 5'-8"	3'-0 3/8" x 5'-8 1/2"	N/A	6 over 1	4 TEMPERED UNITS REQD
C	1	Fixed	KSD	2'-11 1/32" x 3'-0 3/4"	2'-2 1/32" x 3'-1 1/4"	N/A	4	MATCH B UNIT GLASS SIZE--VERIFY FRAME SIZE
D	4	Double Hung	KSD	2'-11 3/8" x 4'-8"	3'-0 3/8" x 4'-8 1/2"	N/A	6 over 1	
E	6	Double Hung	KSD	2'-11 3/8" x 4'-10"	3'-0 3/8" x 4'-10 1/2"	N/A	6 over 1	3 UNITS ON HOLD PENDING OWNER APPVL
G	0	DELETE						
M2	1	(2) Awning	KSD	(2) 3'-0" x 4'-0"	6'-1" x 4'-0 1/2"	N/A	9 ea	TEMPERED UNIT

Door Schedule

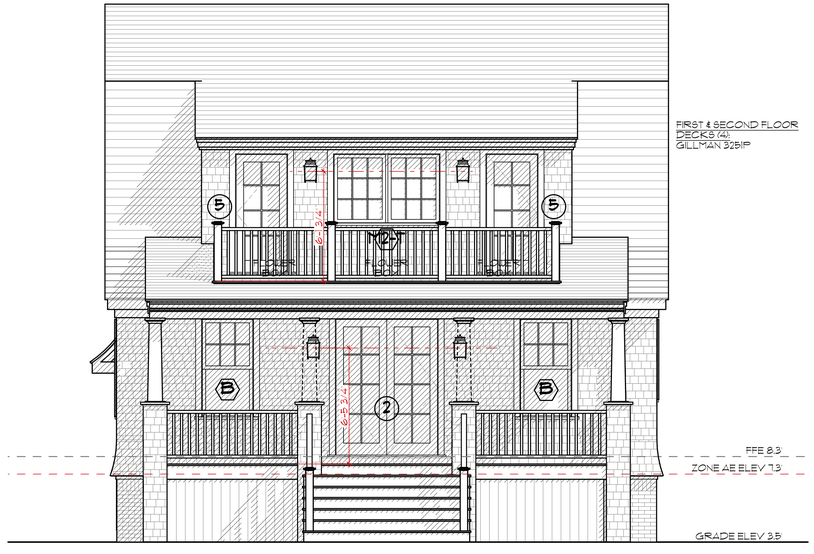
No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
G-1	2	Garage Door	Custom	9'-0" x 8'-0"	9'-4" x 8'-2 1/4"		15 EA	ellipse top over panel
G-2	1	Double French	Custom	5'-8" x 7'-8"	5'-11 1/2" x 7'-10 1/4"		8 EA	
G-3	1	Double Door	Custom	5'-0" x 8'-0"	5'-3 1/2" x 8'-2 1/2"		9 EA	ellipse top over panel
G-4	1	Side Door	Custom	3'-0" x 7'-6"	3'-3" x 7'-8 1/4"		9	panel below
G-5	2	Single French	Custom	2'-10" x 6'-8"	3'-1" x 6'-10 1/4"		8	
G-6	1	Single French	Custom	3'-4" x 7'-0"	3'-7" x 7'-2 1/4"		12	panel below

Notes:

1. All windows will be Custom windows as per above schedule, double glazed, SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .33
   All glazing to come with compliance sticker as required by local building codes--NO ETCHED GLASS
2. Door manufacturer TBD, double glazed, SDL with muntin configurations as shown on drawings. .
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .23 w/ storm door, .45 w/o storm door.
   All glazing to come with compliance sticker as required by local building codes--NO ETCHED GLASS
3. Mill shop will provide shops drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.



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



2 **PROPOSED 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

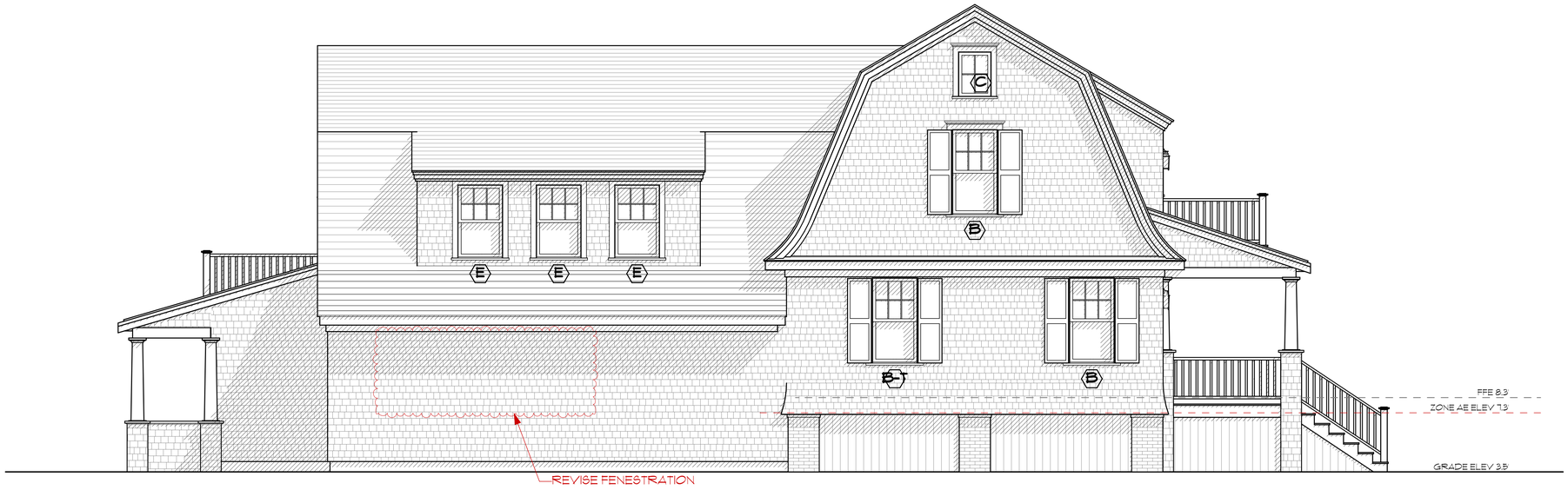
DATE | REVISIONS

Garage East & South Elevations

Guest House/Garage
16 Easton Street
Nantucket, MA 02554
MAP NO: 42.1.4 ZONING INFO: R-1 REVISED: 12/14/23
PARCEL NO.: 11 PROJECT NO.: 70

All drawings and designs contained on 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#
G-2.1



1 **PROPOSED WEST ELEVATION**
Scale: 1/4" = 1'-0"



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



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



2 **PROPOSED NORTH 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

Garage West & North Elevations

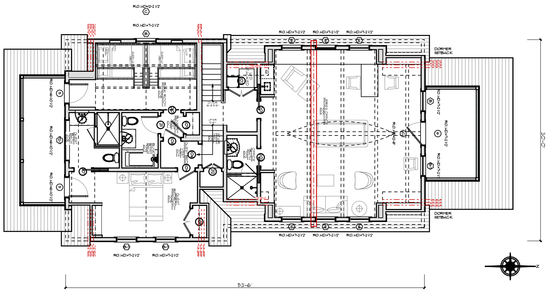
Guest House/Garage
16 Easton Street
Nantucket, MA 02554

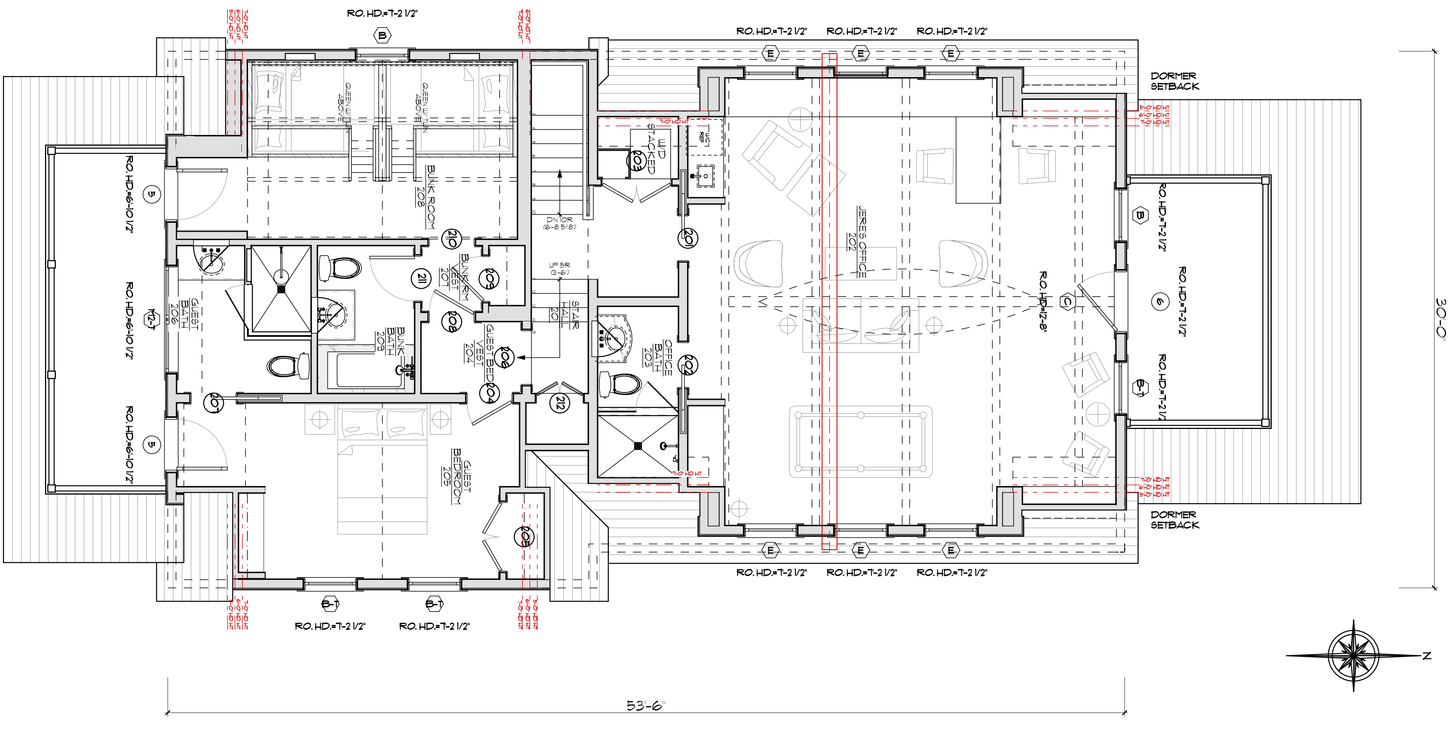
MAP NO: 42.1.4 ZONING INFO: R-1
PARCEL NO: 11 PROJECT NO: 70 REVISED: 12/14/23

All drawings and designs contained on 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#
G-2.2

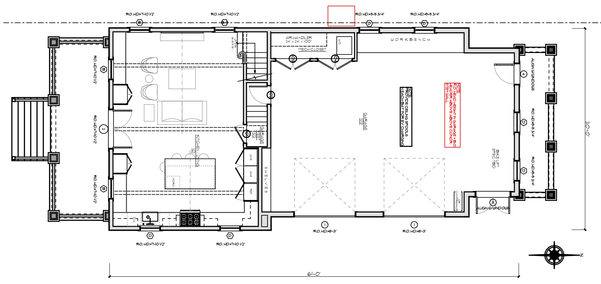
PREVIOUSLY APPROVED
SECOND FLOOR PLAN

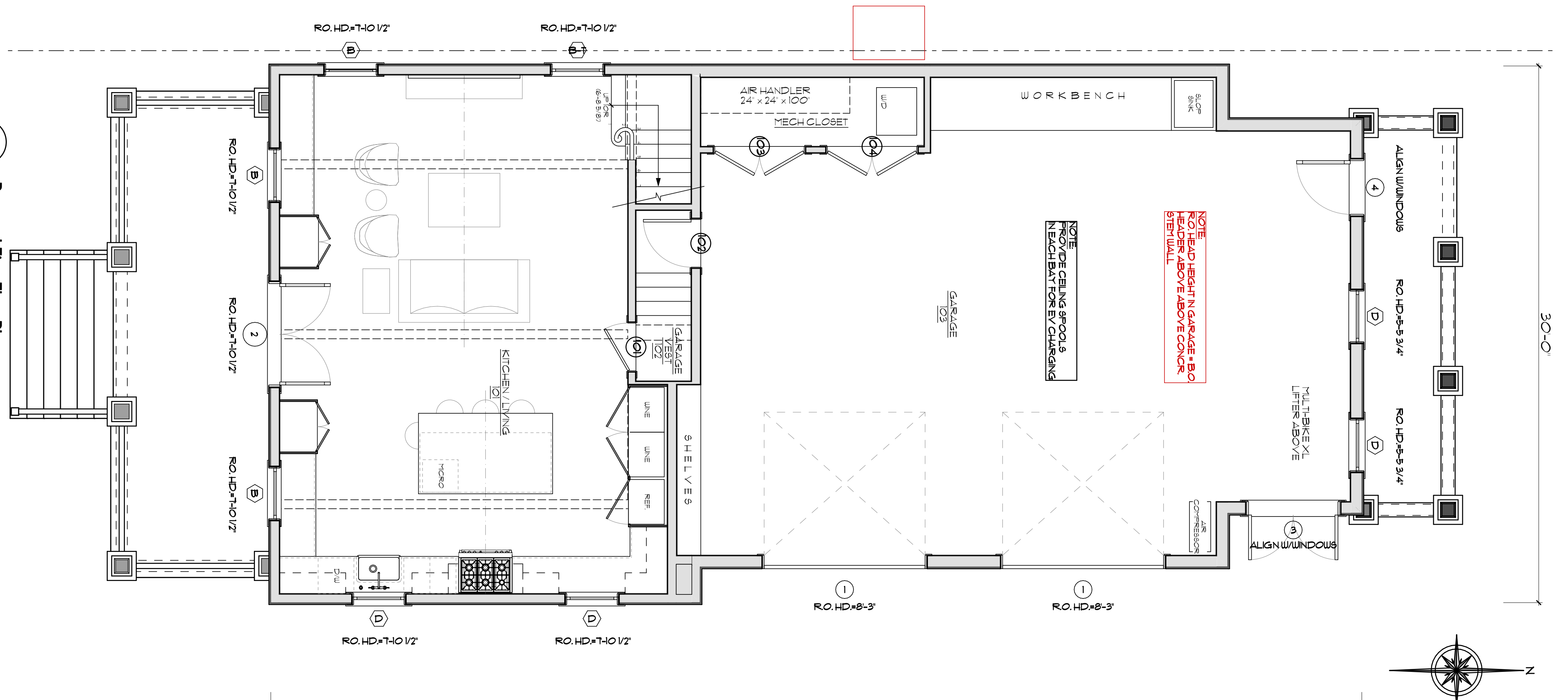




2 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

PREVIOUSLY APPROVED
FIRST FLOOR PLAN





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

ID# **G-1.1**

Guest House/Garage
16 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R-1
PARCEL NO: 11 PROJECT NO: 70 REVISED: 12/14/23

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.

Garage Floor Plans

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

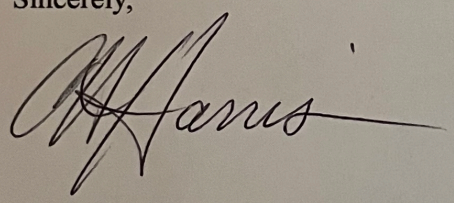
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

April 3, 2022

To the Commissioners,

Stark Point LLC, owner of record of property located at 16 Easton Street, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



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 Stark Point LLC

STREET ADDRESS 16 Easton Street

MAP/PARCEL 42.1.4 / 11

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 15, 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

12/14/23
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°. 172

Street & Number of Proposed Work: 6 Nobadeer Way

Owner of record: John Daly

Mailing Address: P.O. Box 2076

Nantucket, MA. 02584

Contact Phone #: 1-508-221-8209 E-mail: jjohnennantucketplumber.com

AGENT INFORMATION (if applicable)

Name: Rob Andersen

Mailing Address: 133 Cottage St.

Newport, VT. 05855

Contact Phone #: 508-332-9288 E-mail: andersenack1@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 Move a Shed ON The Same LOT

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 _____ 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 No Change

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 No Change

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 No Change

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Existing 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.

10/16/17

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.

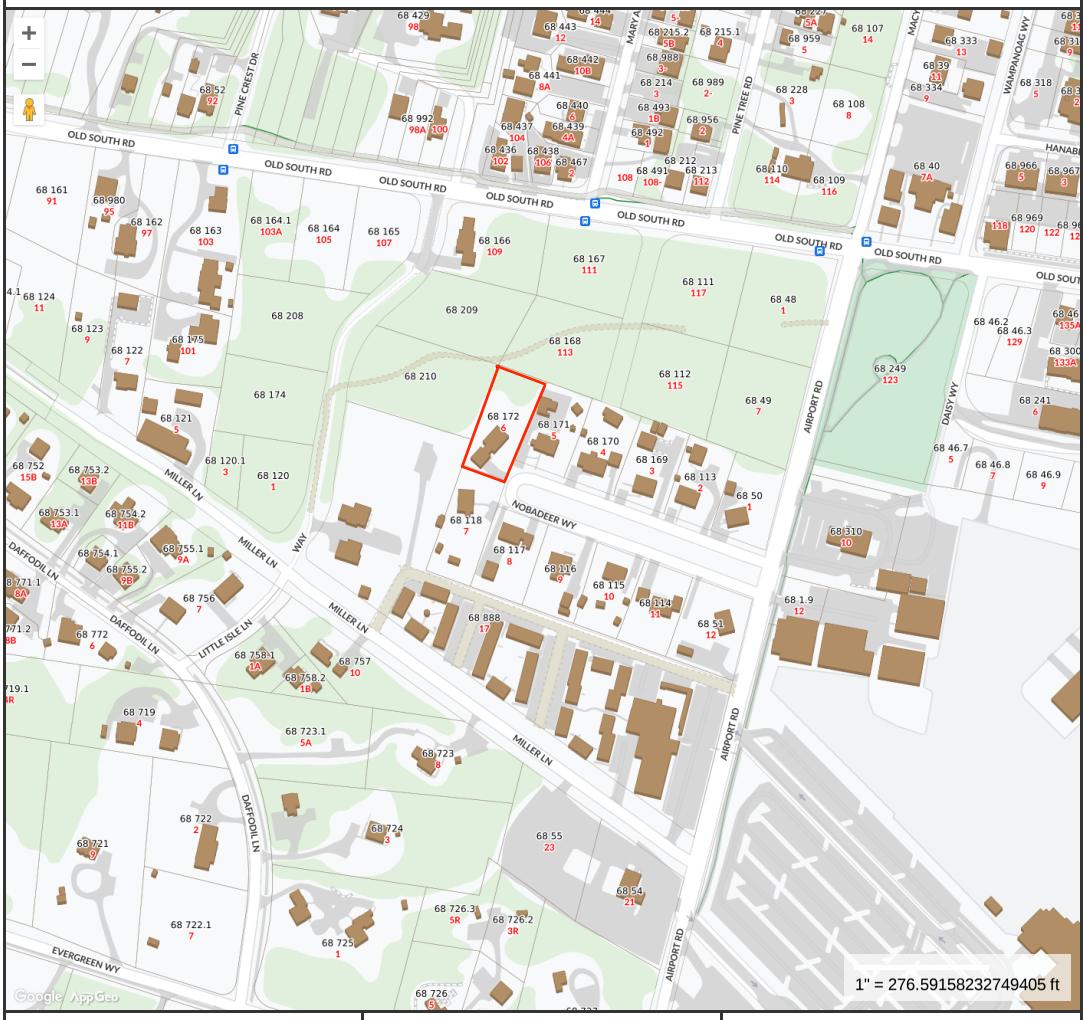
____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(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.

Town and County of Nantucket, MA

December 9, 2023



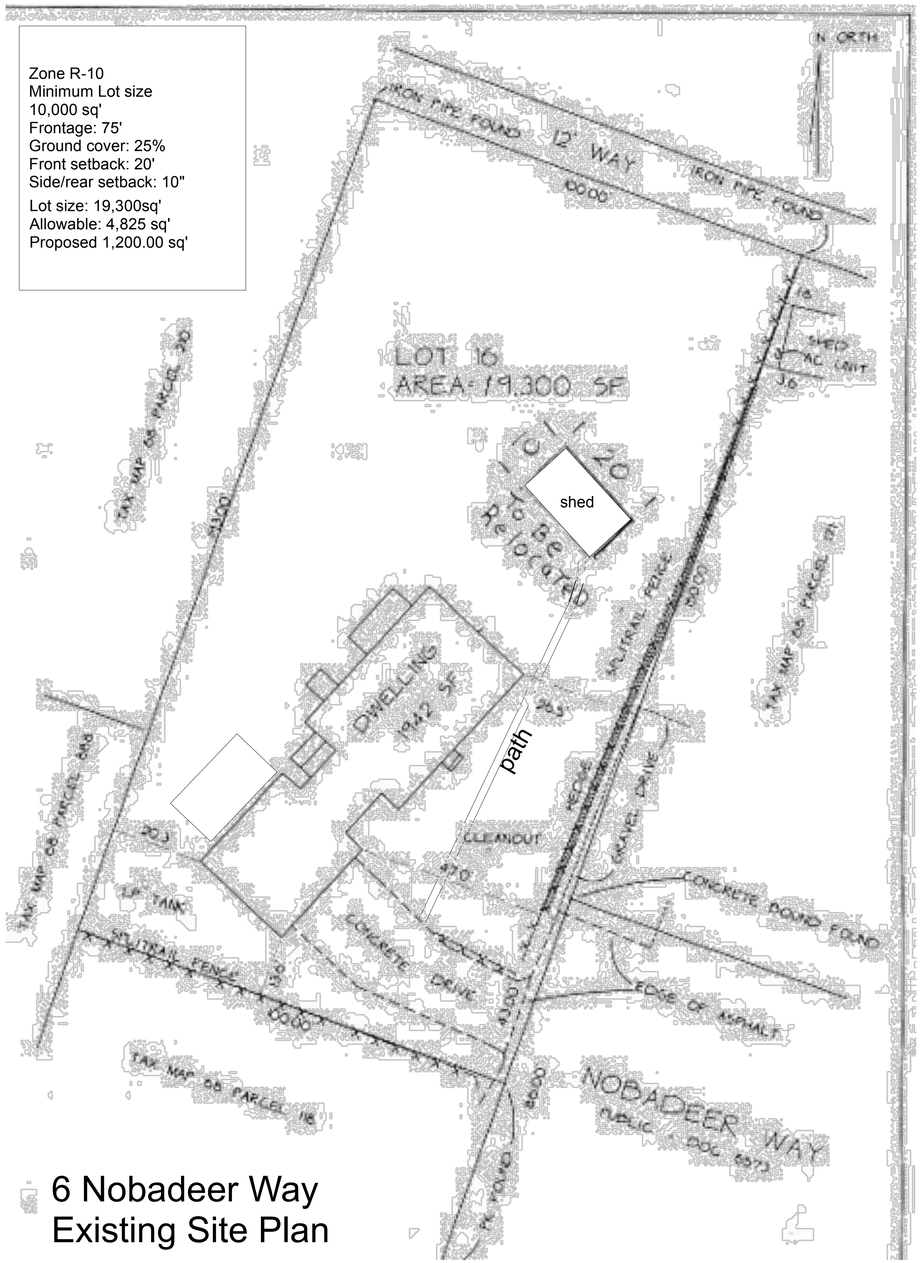
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

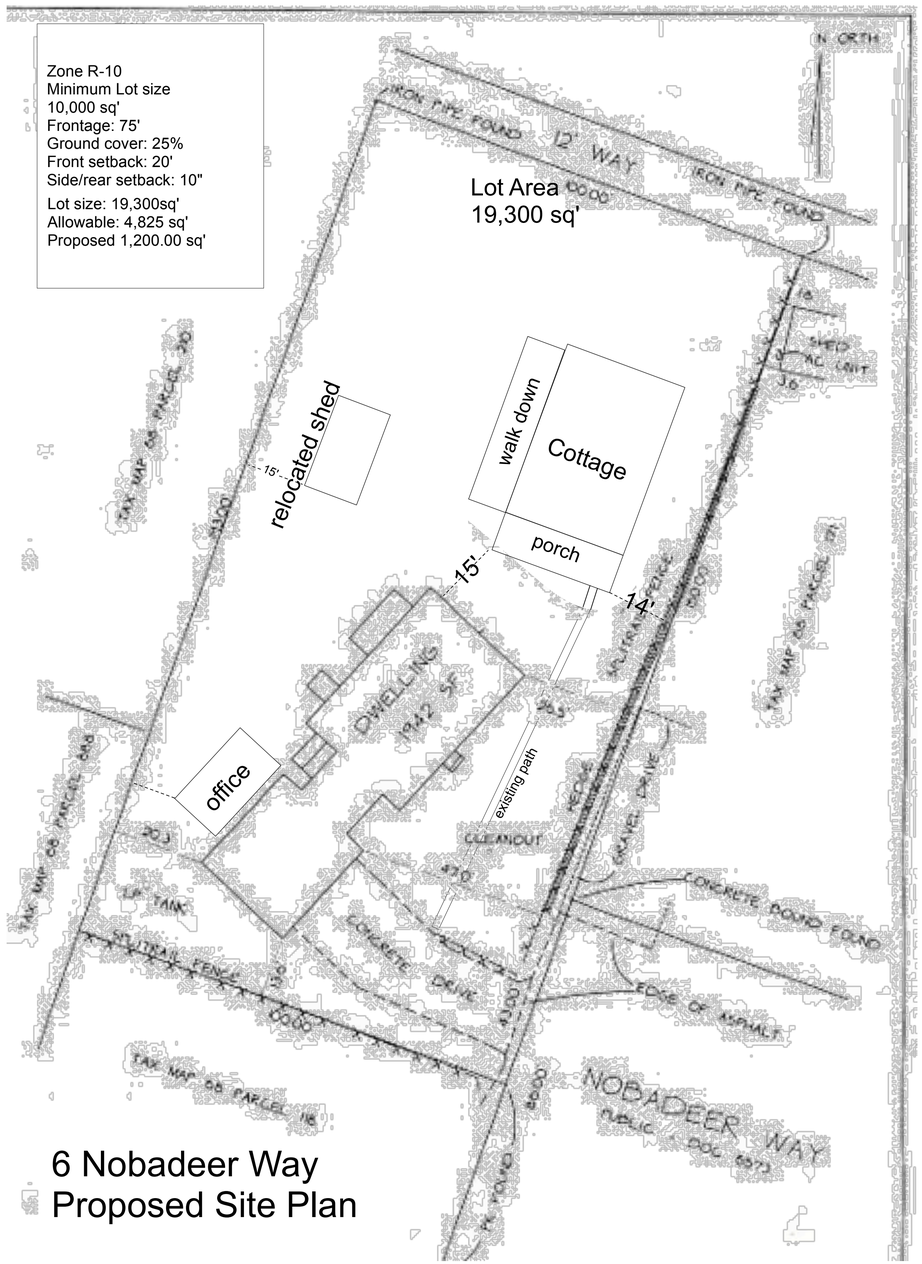
Geometry updated 10/03/2023
Data updated Jan. 2021

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





6 Nobadeer Way
Existing Site Plan



6 Nobadeer Way
Proposed Site Plan

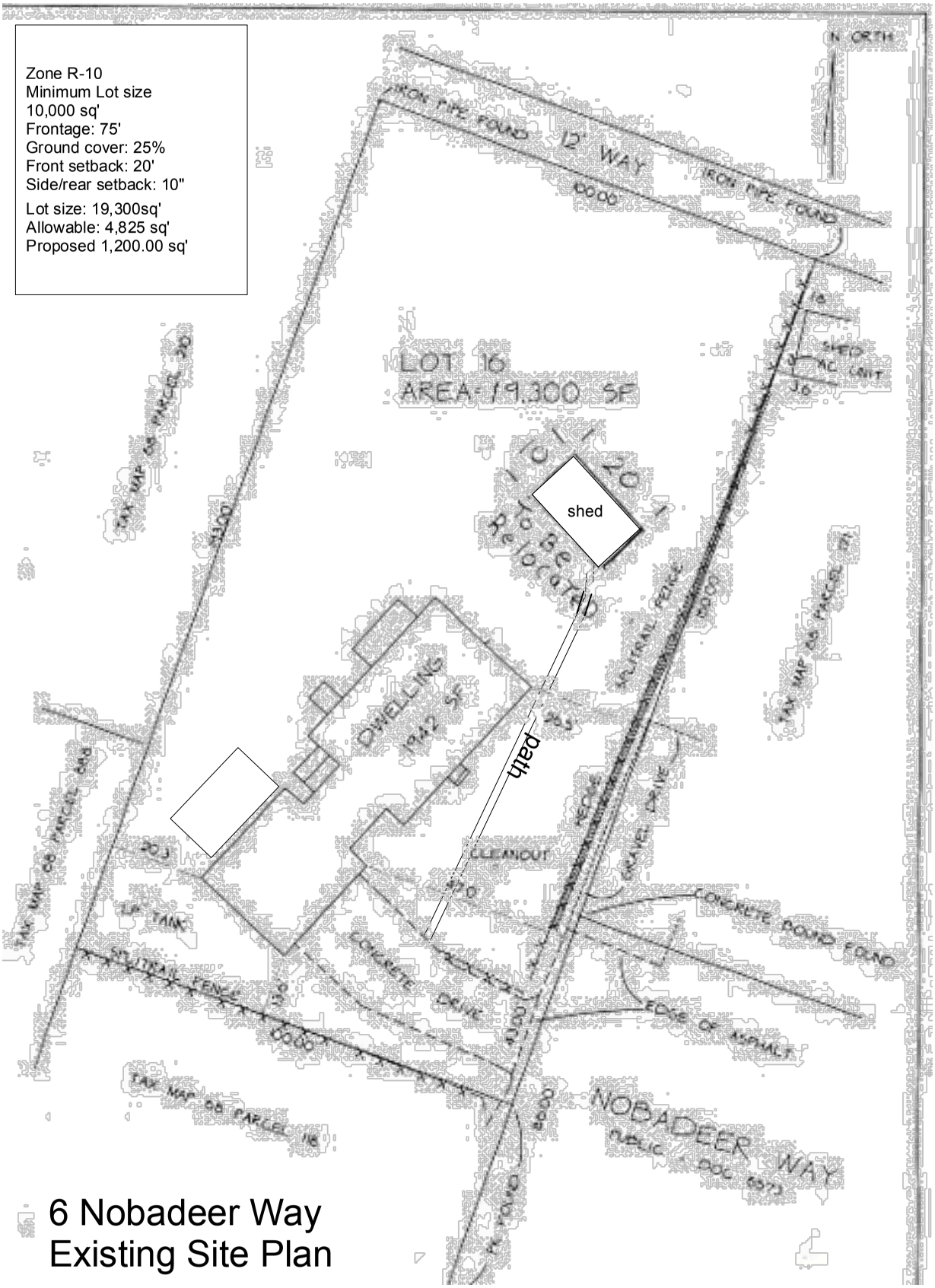
Rob Andersen
133 Cottage St
Newport, VT
05855
andersenack1@gmail.com

Revised
date:

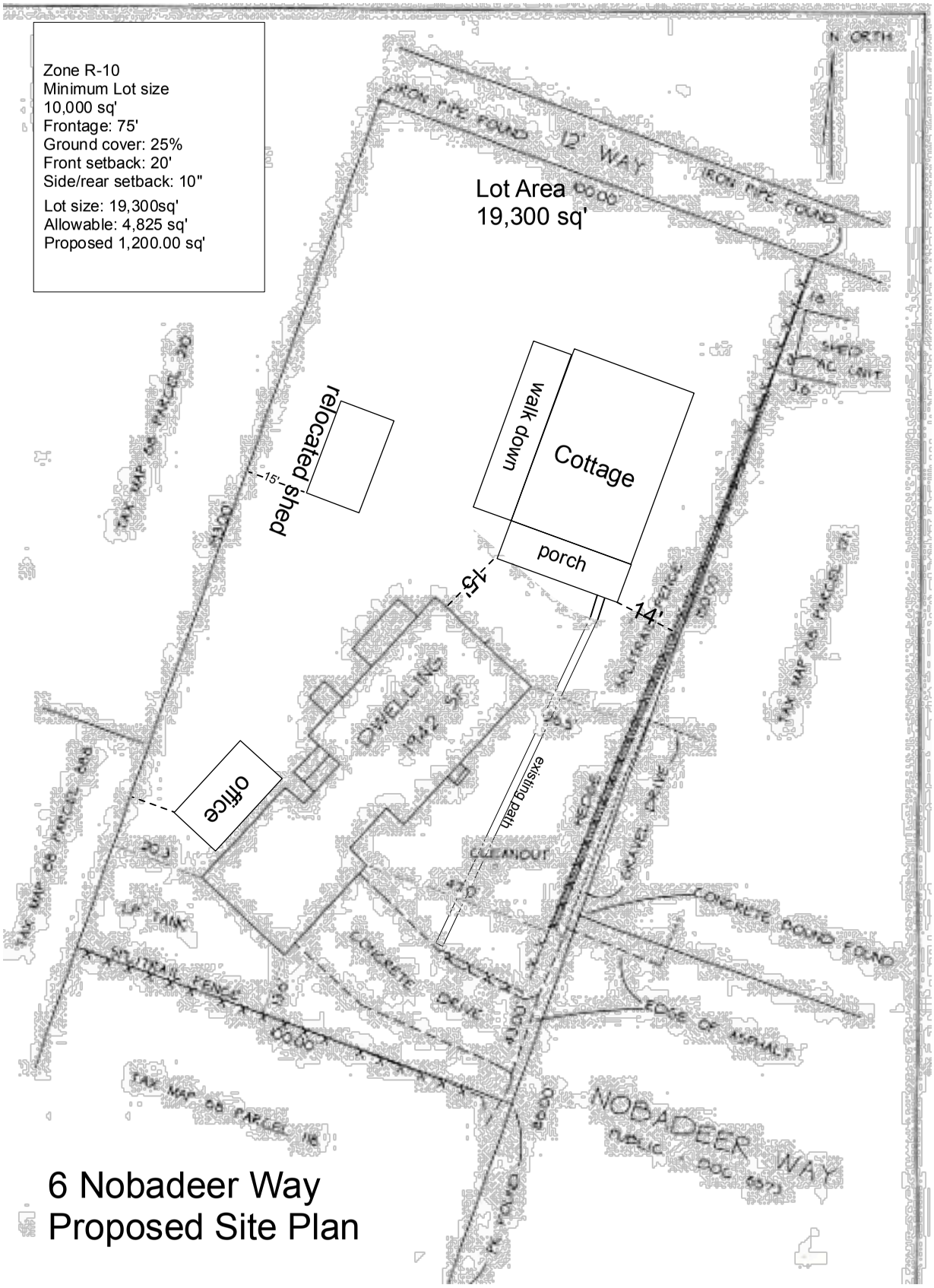
Existing plot plan
and
proposed plot
Plan showing Shed
Move

Cottage

John Daly
6 Nobadeer Way
Nantucket,MA.,02554



6 Nobadeer Way
Existing Site Plan


Zone R-10
Minimum Lot size
10,000 sq'
Frontage: 75'
Ground cover: 25%
Front setback: 20'
Side/rear setback: 10"
Lot size: 19,300sq'
Allowable: 4,825 sq'
Proposed 1,200.00 sq'
Lot Area
19,300 sq'
relocated shed
15'
walk down
Cottage
porch
15'
14'
DWELLING
1942 SF
office
existing path
CLEANOUT
GRAVEL DRIVE
CONCRETE
CONCRETE DRIVE
EDGE OF ASPHALT
CONCRETE BOUND FOUND
LP TANK
NOBADEER WAY
PUBLIC DOC 6972
IRON PIPE FOUND
12' WAY
IRON PIPE FOUND
NORTH
SHED
MC UNIT
TAX MAP 08 PARCEL 30
TAX MAP 08 PARCEL 29
TAX MAP 08 PARCEL 118
TAX MAP 08 PARCEL 28
6 Nobadeer Way
Proposed Site Plan

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 Steve Roethke

AS AGENT FOR Galley West, LLC/John Bartlett

STREET ADDRESS 1 Mothball Way

MAP/PARCEL 83 /42.4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/18/23

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.



Signature

12/18/23
Date

1 MBW – GATCAGE MOVE -ON

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 Day Waiver Form

✓ 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.

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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 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

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.

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.*

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°: 83 PARCEL N°. 42.4

Street & Number of Proposed Work: 1 MOTHBALL WAY

Owner of record: GALLEY WEST, LLC

Mailing Address: 1 MOTHBALL WAY
NANTUCKET, MA 02554

Contact Phone #: 508-228-7322 E-mail: john@bartlettsfarm.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

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 MOVE-ON 1-CAR GARAGE FROM 19 BARTLETT FARM RD.

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: (336') 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 _____ 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 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 — 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 6" Soffit (Overhang) 6" Corner boards 6" Frieze 3"

Window Casing N/A Door Frame 4" Columns/Posts: Round — Square —

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A (NO WINDOWS)

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front EXIST. GARAGE Rear _____ Side SOLID, NTW V-GROOVE

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT Clapboard (if applicable) — Roof NAT

Trim WHT Sash — Doors NAT

Deck — 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 12/12/23 Signature of owner of record _____ Signed under penalties of perjury

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA

Re: 1 Mothball Way, Map 83 / Parcel 424

To Whom It May Concern,

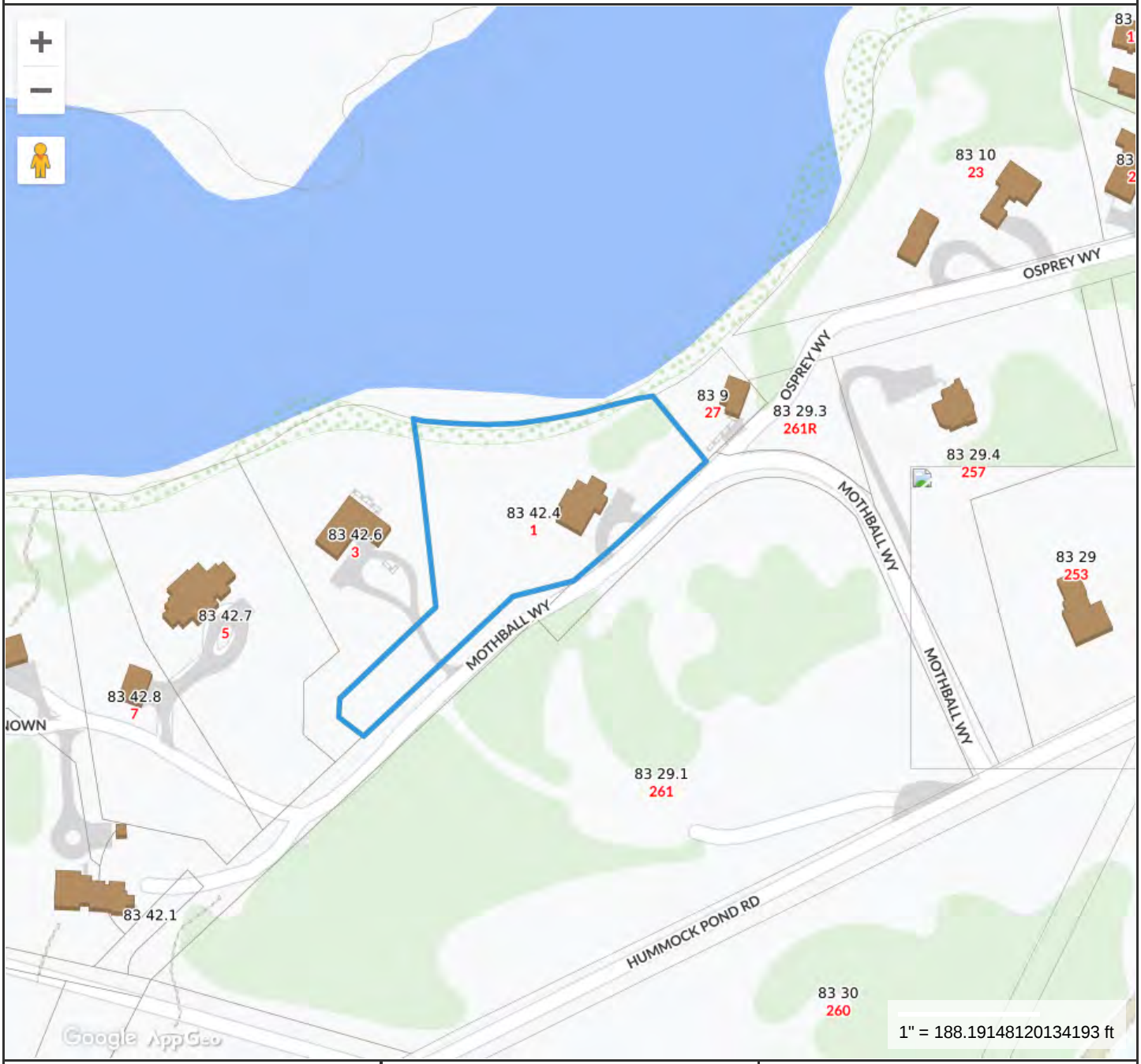
I hereby authorize Steven M. Roethke of S. M. Roethke Design, Inc. to provide signature and representation as the "Agent" on the HDC application to your office for proposed work by the Owner at the location referenced above.

Thank you.

John W. Bartlett

architecture | planning | development
19 old south road.nantucket.massachusetts.02554 | t:508.825.7588 | f:508.825.7589
www.smroethkedesign.com

1 MOTHBALL WAY



Property Information

Property ID	83 42.4
Location	1 MOTHBALL WY
Owner	GALLEY WEST LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

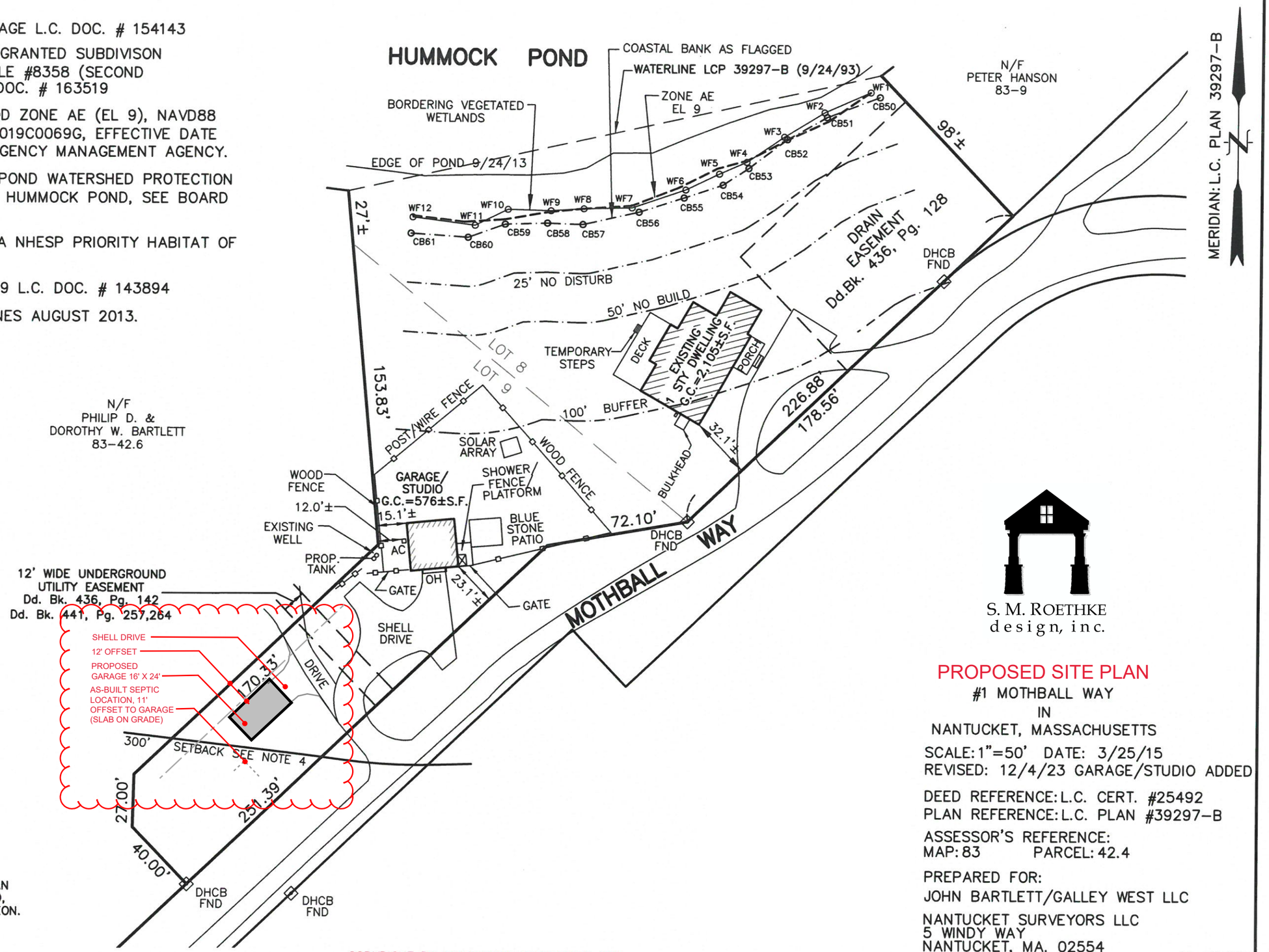
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

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

NOTES:

1. SEE NOTICE OF REDUCTION OF FRONTAGE L.C. DOC. # 154143
2. SEE MODIFICATION TO A PREVIOUSLY GRANTED SUBDIVISON "MOTHBALL WAY SUBDIVISION" P.B. FILE #8358 (SECOND DWELLING RESTRICTION WAIVER) L.C. DOC. # 163519
3. PORTION OF LOT IS LOCATED IN FLOOD ZONE AE (EL 9), NAVD88 AS DELINEATED ON FIRM MAP NO. 25019C0069G, EFFECTIVE DATE JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. SITE LOCATED WITHIN THE HUMMOCK POND WATERSHED PROTECTION ZONE (ZONE A). SITE WITHIN 300' OF HUMMOCK POND, SEE BOARD OF HEALTH REGULATION 64.04 (A.).
5. PORTION OF LOT IS LOCATED WITHIN A NHESP PRIORITY HABITAT OF RARE SPECIES.
6. SEE ORDER OF CONDITIONS SE48-2619 L.C. DOC. # 143894
7. WETLANDS DELINEATED BY DAVID HAINES AUGUST 2013.



RECORD LOT 8 & 9
COMBINED AREA=65,382± S.F.

CURRENT ZONING: VR
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 100'
FRONTYARD SETBACK: 20'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 10%
EXISTING G.C.R.: 4.1%±

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. 151/44 & 379/73 & 470/96

S. M. ROETHKE
design, inc.

PROPOSED SITE PLAN

#1 MOTHBALL WAY
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=50' DATE: 3/25/15
REVISED: 12/4/23 GARAGE/STUDIO ADDED

DEED REFERENCE: L.C. CERT. #25492
PLAN REFERENCE: L.C. PLAN #39297-B

ASSESSOR'S REFERENCE:
MAP: 83 PARCEL: 42.4

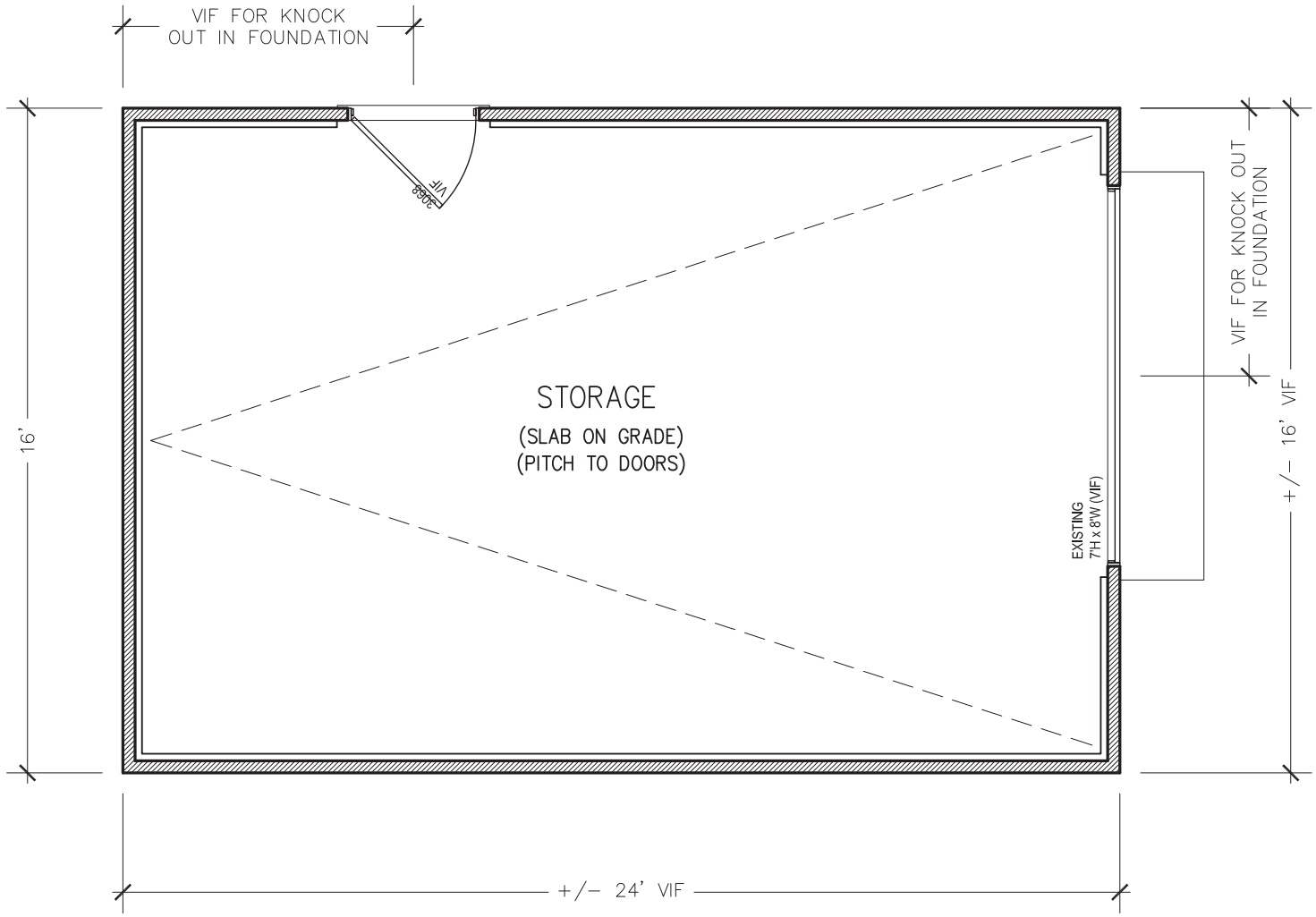
PREPARED FOR:
JOHN BARTLETT/GALLEY WEST LLC

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-10308

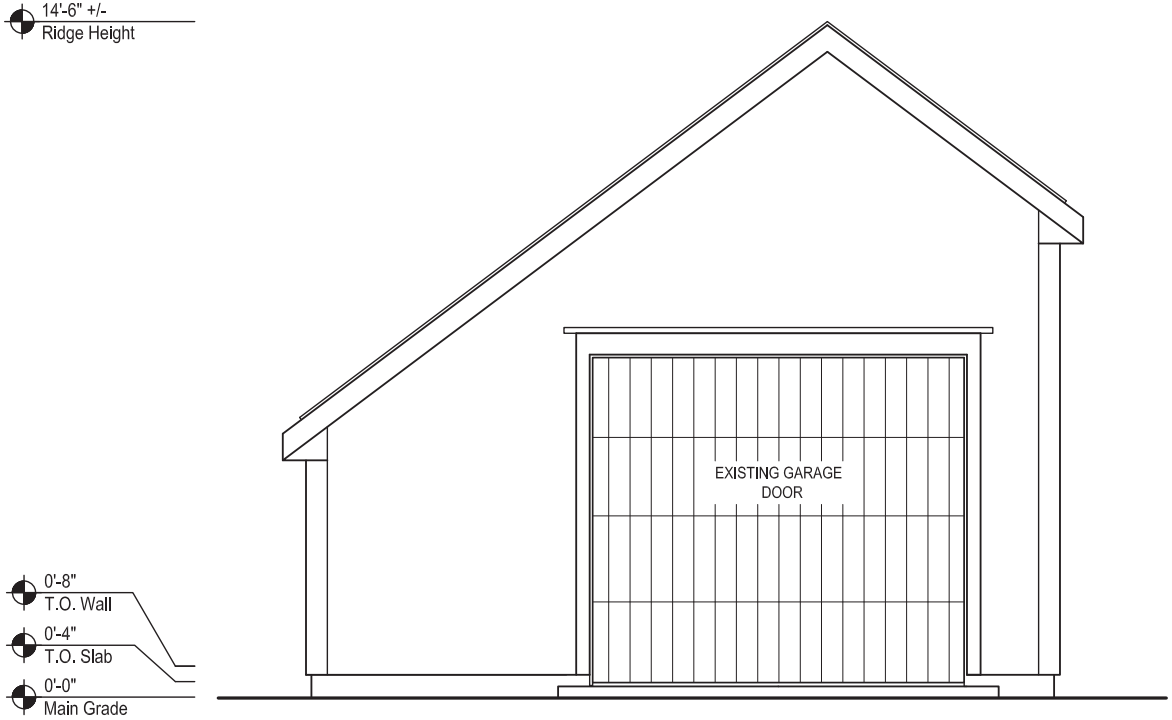
COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

I:\JOBS 9632-10999\10000's\10300's\10308\AUTOCAD\N10308 GARAGE ASB.dwg, 1-1



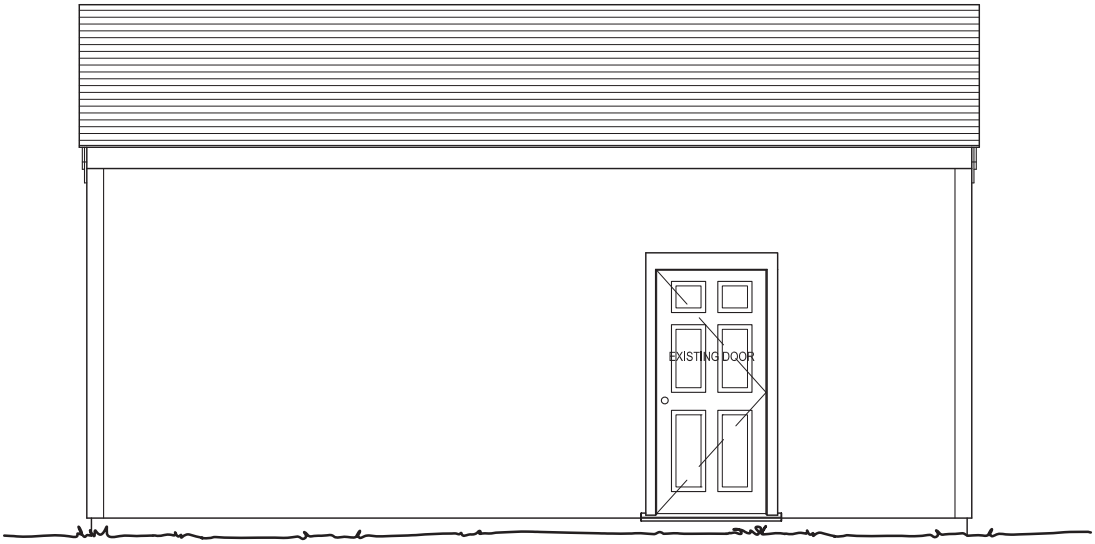
1 First Floor Plan

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



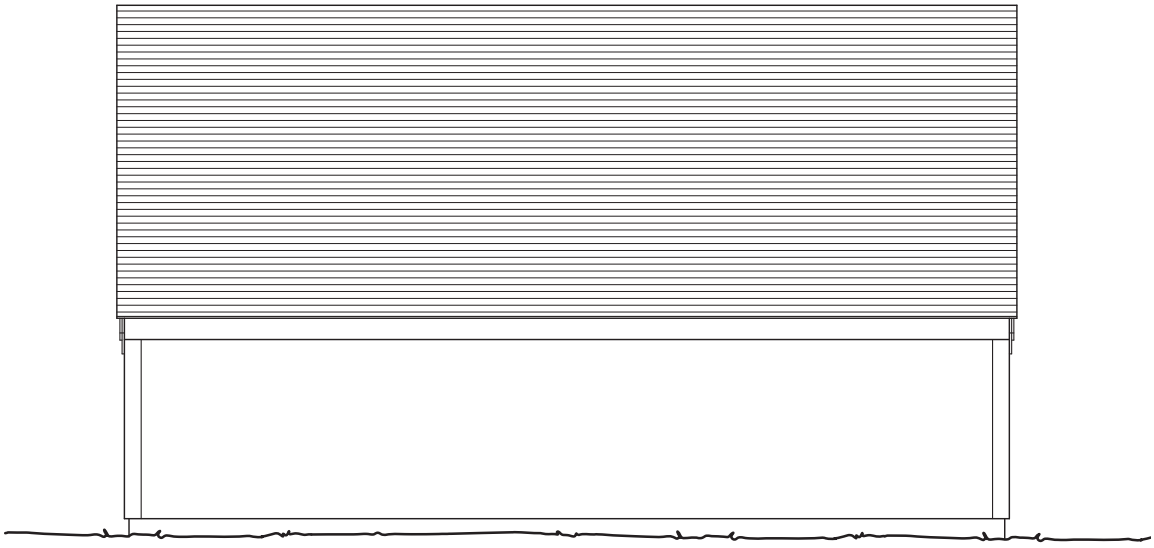
EAST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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




W
N
E







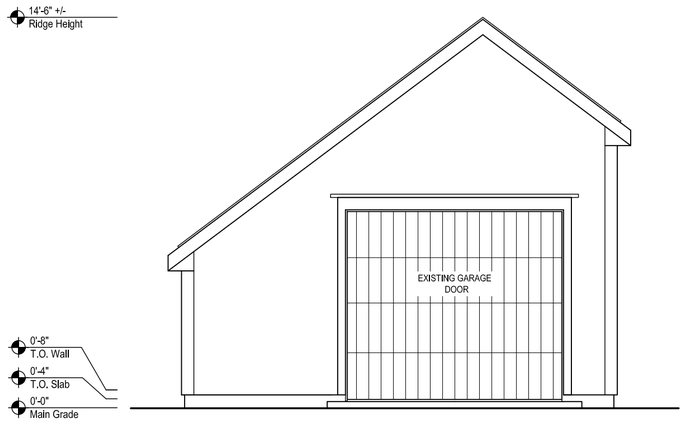




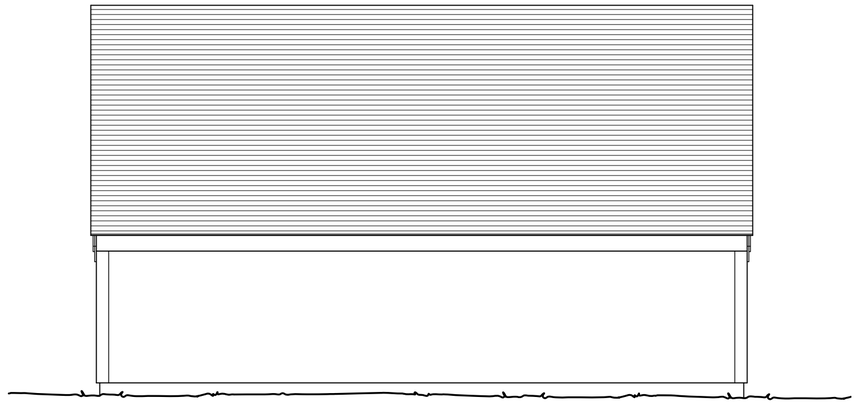



RYDER ELECTRIC
INC.
HVAC DIVISION
508-223-1496

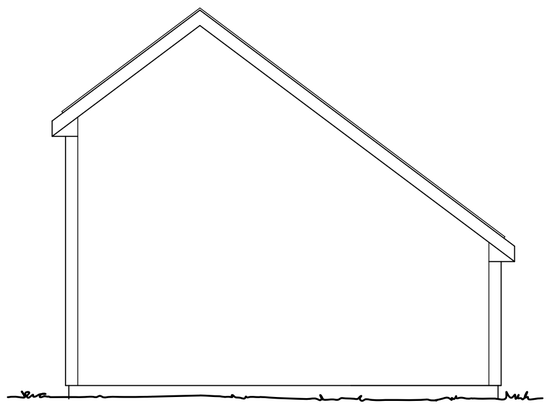




EAST ELEVATION
Scale: 1/4" = 1'-0"



SOUTH ELEVATION
Scale: 1/4" = 1'-0"



WEST ELEVATION
Scale: 1/4" = 1'-0"



NORTH ELEVATION
Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

19 old south road
nantucket.ma.02554
t: 508.825.7588 | f: 508.825.7589

www.smroethkedesign.com

COPYRIGHT NOTICE

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© 2023

ELEVATIONS

GALLEY WEST LLC
1 Mothball Way
Nantucket, MA 02554

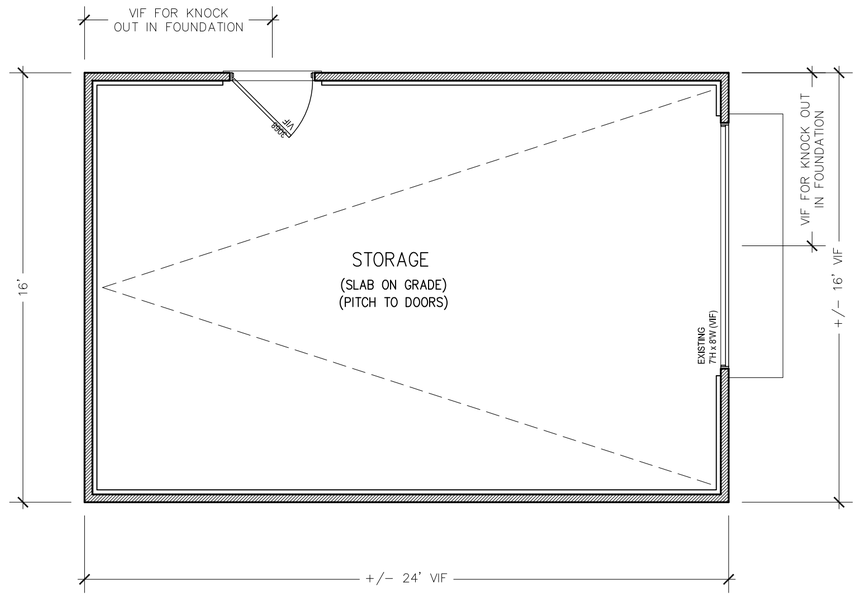
REVISIONS:

Drawn By: SMR

Scale: As Noted

HDC Review
18 December 2023

A1



1 First Floor Plan

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

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© 2023

FLOOR PLANS

GALLEY WEST LLC
1 Mothball Way
Nantucket, MA 02554

REVISIONS:

Drawn By: SMR

Scale: As Noted

HDC Review
18 December 2023

A2

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 Steve Roethke

AS AGENT FOR Bartlett Farm, LLC

STREET ADDRESS 19 Bartlett Farm Road

MAP/PARCEL 65 /16.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/18/23

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.



Signature — Date 12/18/23

19 BFR → 1 MBW
OFF ON

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

10 DAY WAIVER ✓

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

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(initial to indicate read and understand)

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

CERTIFICATE NO: _____ DATE ISSUED: _____ OFF

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

CERTIFICATE OF APPROPRIATENESS

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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°: 65 PARCEL N°. 16.1

Street & Number of Proposed Work: 19 BARTLETT FARM RD.

Owner of record: BARTLETT FARM, LLC

Mailing Address: 33 BARTLETT FARM RD.
NANTUCKET, MA 02554

Contact Phone #: 508-228-7388 E-mail: johnebartlettsfarm.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: steveesmroethkedesign.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

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other MOVE-OFF 1-CAR GARAGE FROM 19BFR TO 1 MOTHBALL WAY

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: (336') (EXISTING) 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 _____ 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 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 — 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 N/A (NO WINDOWS)
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front EXIST. GARAGE Rear _____ Side SOLID, NTW V-GROOVE
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT Clapboard (if applicable) — Roof NAT
Trim WHT Sash — Doors NAT
Deck — 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 12/12/23 Signature of owner of record _____ Signed under penalties of perjury

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA

Re: 19 Bartlett Farm Road, Map 65 Parcel 161

To Whom It May Concern,

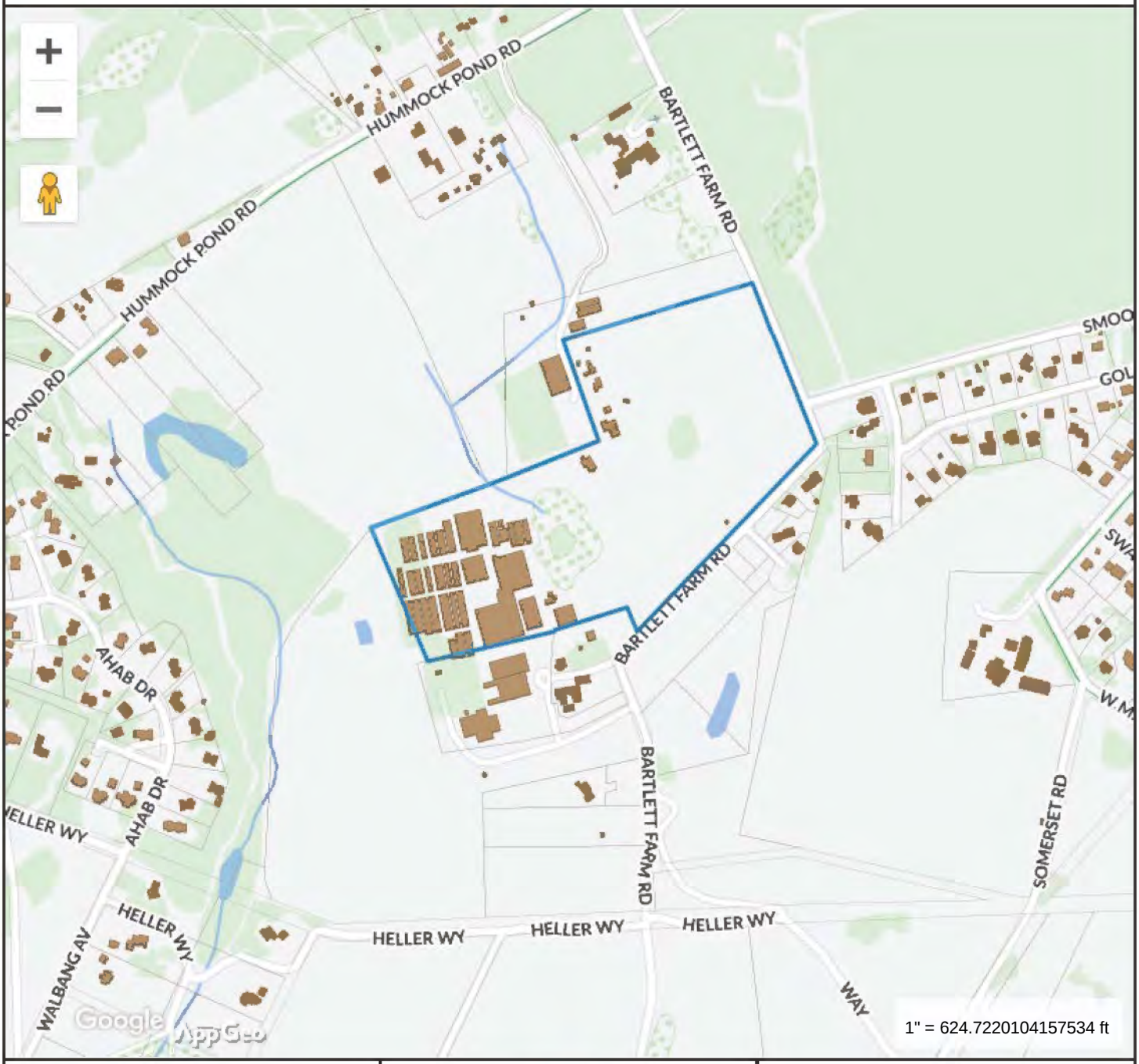
I hereby authorize Steven M. Roethke of S. M. Roethke Design, Inc. to provide signature and representation as the "Agent" on the HDC application to your office for proposed work by the Owner at the location referenced above.

Thank you,

John W. Bartlett

architecture | planning | development
19 old south road.nantucket.massachusetts.02554 | t508.825.7588 | f508.825.7589
www.smroethkedesign.com

19 Bartlett Farm Road



Property Information

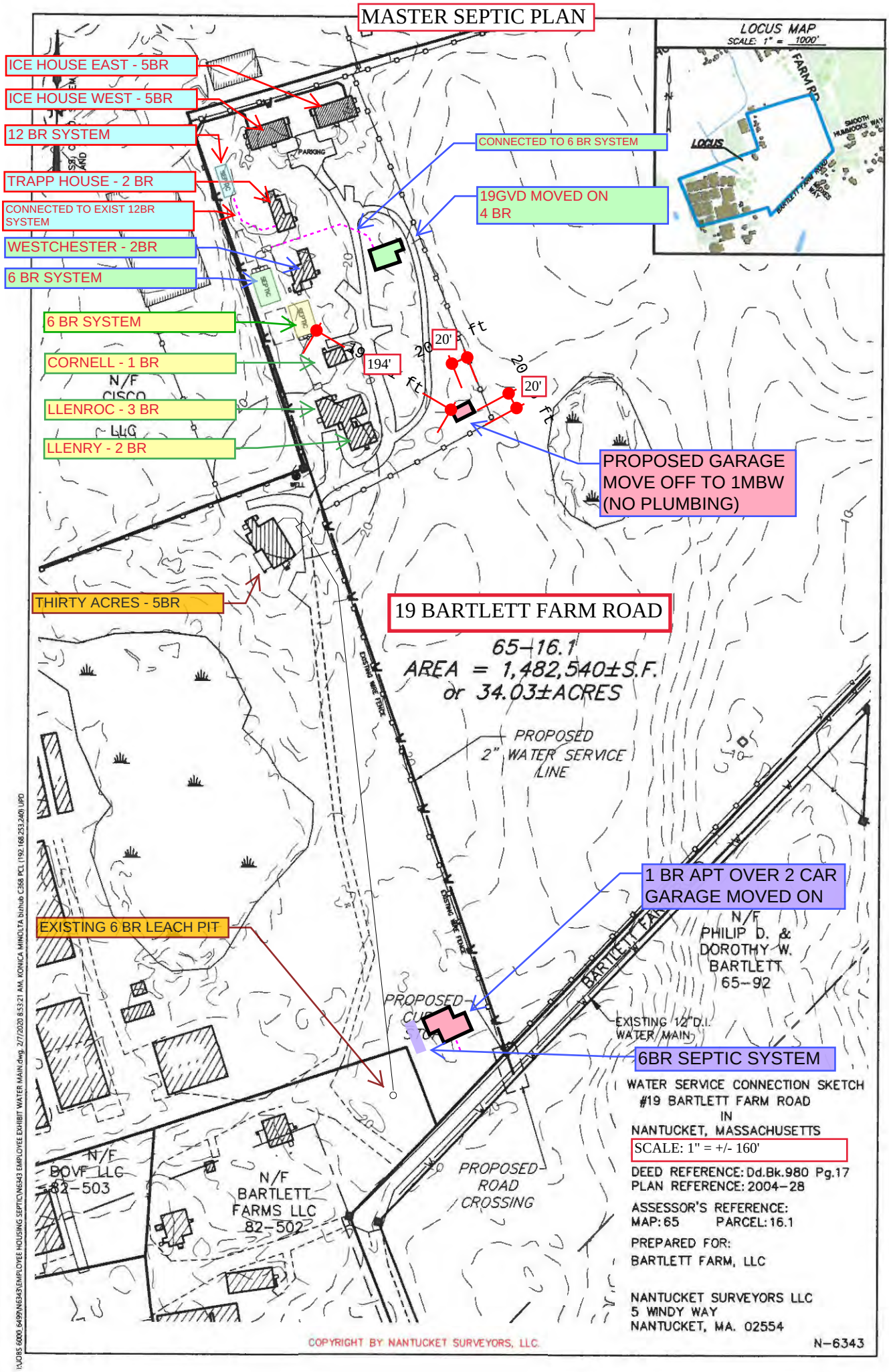
Property ID	65 16.1
Location	19 BARTLETT FARM RD
Owner	BARTLETT FARM LLC

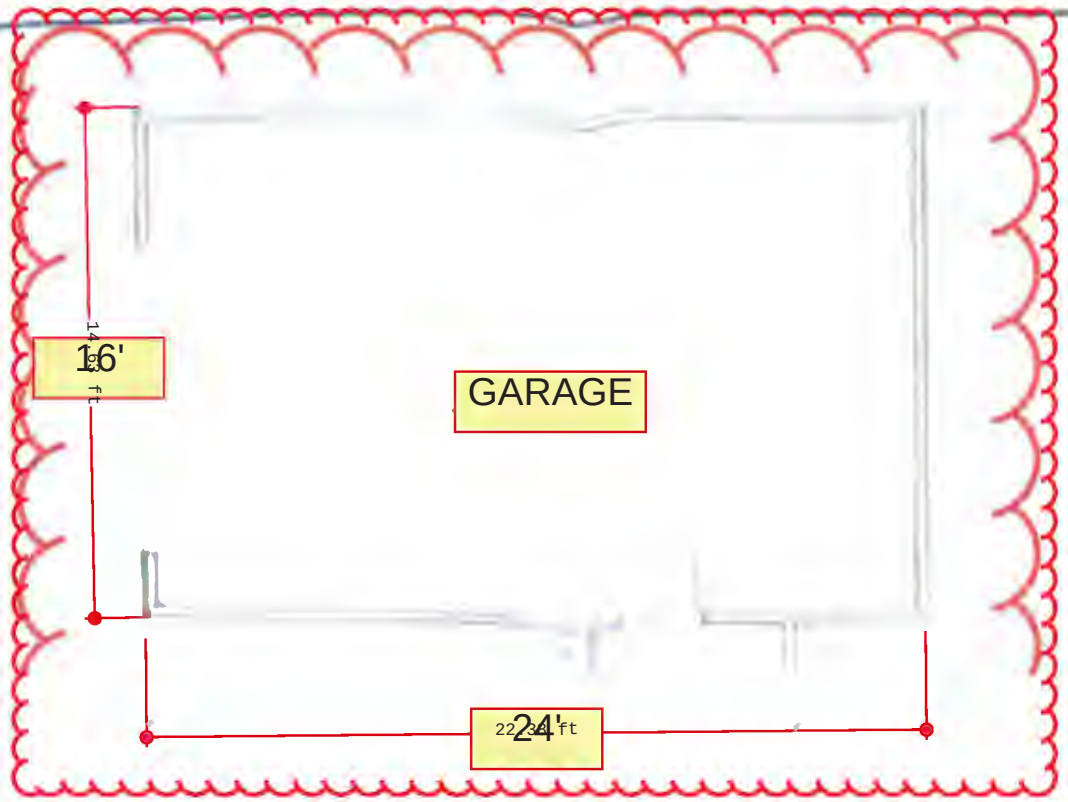
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.


MASTER SEPTIC PLAN
ICE HOUSE EAST - 5BR
ICE HOUSE WEST - 5BR
12 BR SYSTEM
TRAPP HOUSE - 2 BR
CONNECTED TO EXIST 12BR SYSTEM
WESTCHESTER - 2BR
6 BR SYSTEM
6 BR SYSTEM
CORNELL - 1 BR
LLENROC - 3 BR
LLENRY - 2 BR
THIRTY ACRES - 5BR
EXISTING 6 BR LEACH PIT
CONNECTED TO 6 BR SYSTEM
19GVD MOVED ON 4 BR
PROPOSED GARAGE MOVE OFF TO 1MBW (NO PLUMBING)
LOCUS MAP
SCALE: 1" = 1000'
LOCUS
FARM RD
SMOOTH HUMMOCKS WAY
BARTLETT FARM ROAD
MOORS WAY
19 BARTLETT FARM ROAD
65-16.1
AREA = 1,482,540±S.F.
or 34.03±ACRES
PROPOSED 2" WATER SERVICE LINE
1 BR APT OVER 2 CAR GARAGE MOVED ON
6BR SEPTIC SYSTEM
EXISTING 12"D.I. WATER MAIN
PROPOSED ROAD CROSSING
N/F PHILIP D. & DOROTHY W. BARTLETT 65-92
N/F BOVF LLC 82-503
N/F BARTLETT FARMS LLC 82-502
N/F CISCO LLC
194'
20'
20'
WATER SERVICE CONNECTION SKETCH
#19 BARTLETT FARM ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = +/- 160'
DEED REFERENCE: Dd.Bk.980 Pg.17
PLAN REFERENCE: 2004-28
ASSESSOR'S REFERENCE:
MAP: 65 PARCEL: 16.1
PREPARED FOR:
BARTLETT FARM, LLC
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554
N-6343
COPYRIGHT BY NANTUCKET SURVEYORS, LLC.



MOVE OFF FLOOR PLAN

DEMO GARAGE AND BREEZEWAY







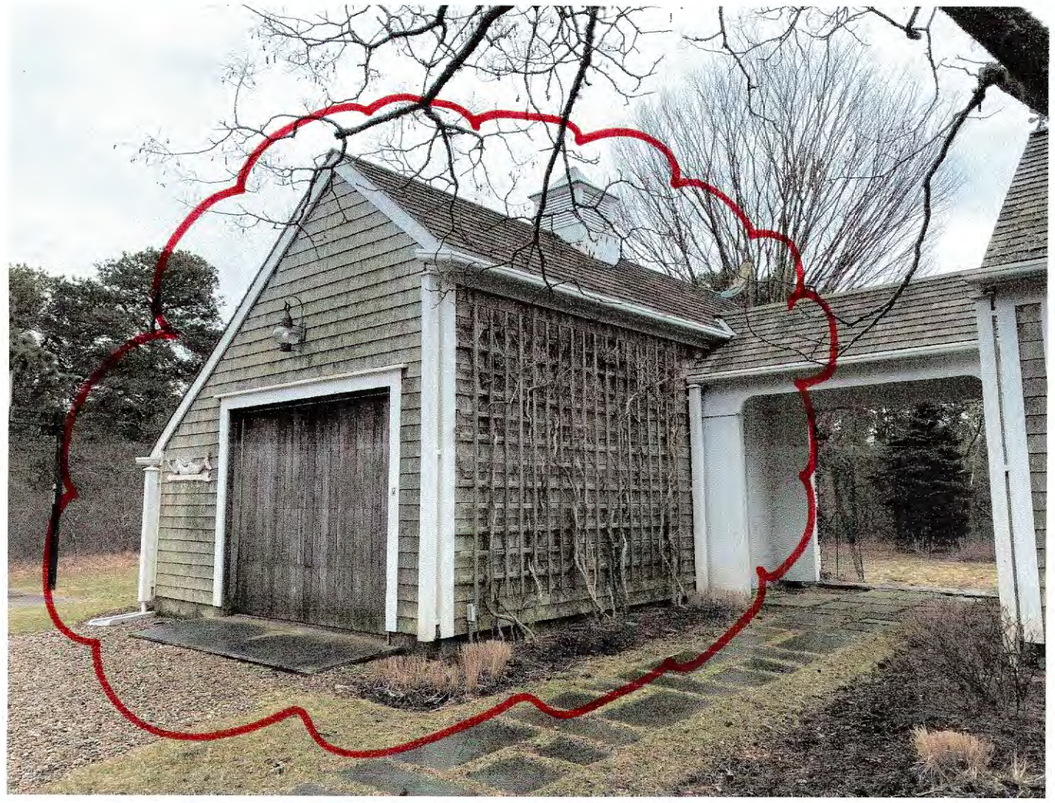
REAR ELEVATION

East Elevation

FRONT ELEVATION



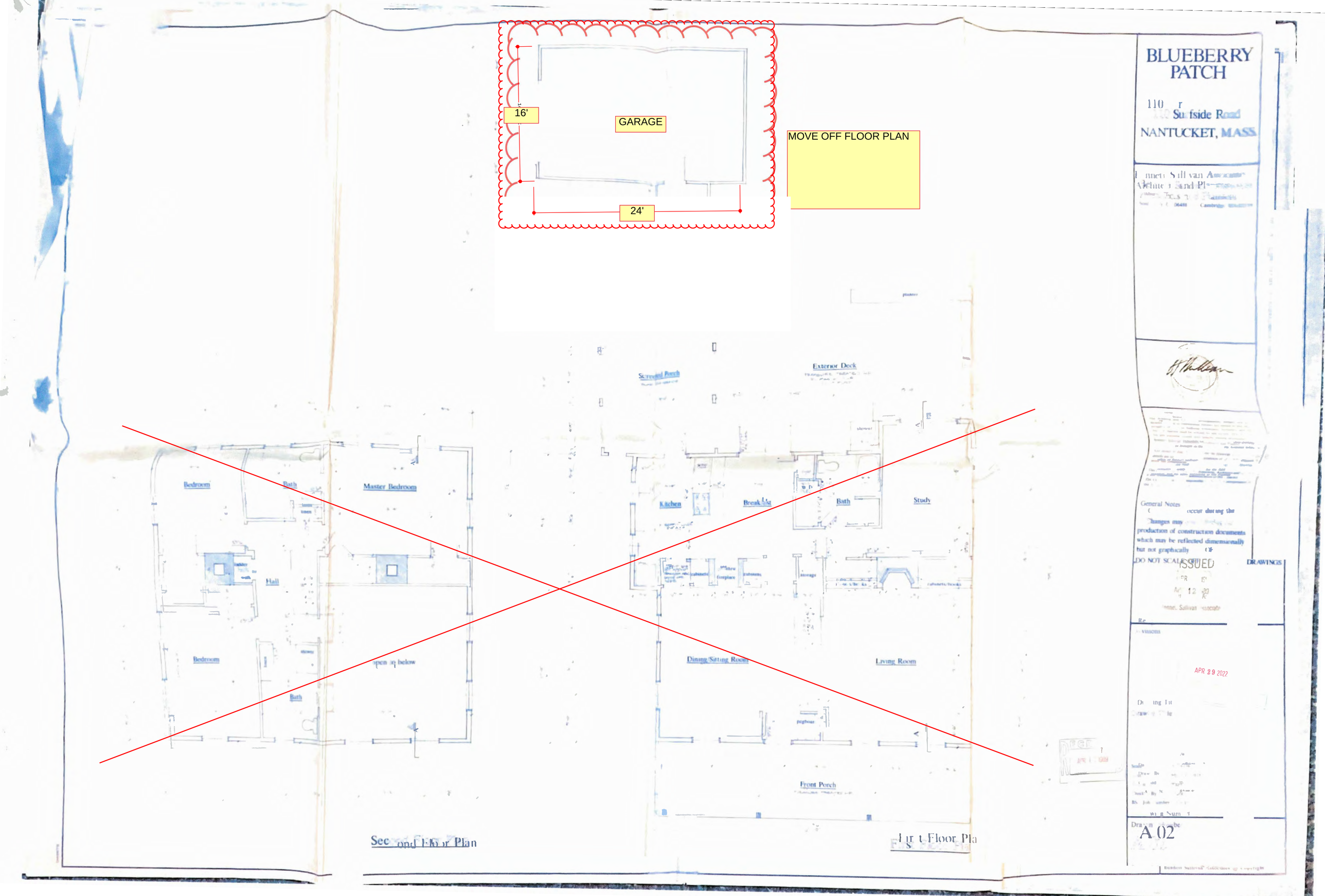












16'
GARAGE
24'
MOVE OFF FLOOR PLAN
Screened Porch
Exterior Deck
Bedroom
Bath
Master Bedroom
Hall
Bedroom
Bath
open to below
Kitchen
Breakfast
Bath
Study
Dining/Sitting Room
Living Room
Front Porch
Second Floor Plan
First Floor Plan
BLUEBERRY PATCH
Surfside Road
NANTUCKET, MASS.
General Notes
Changes may
production of construction documents
which may be reflected dimensionally
but not graphically
DO NOT SCALE OFF
DRAWINGS
ISSUED
APR 29 2022
A 02



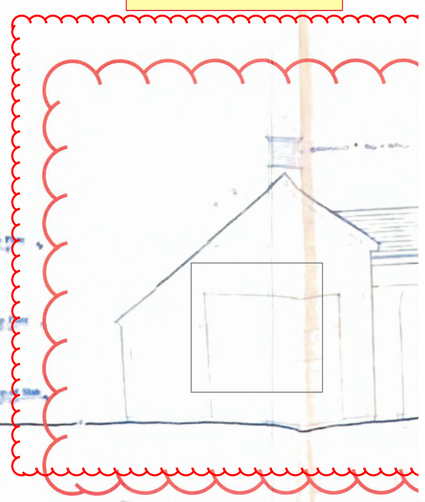




East Elevation

DEMO GARAGE
REAR ELEVATION

FRONT ELEVATION







BLUEBERRY PATCH

110 Surfside Road
NANTUCKET, MASS.

Bennett Sullivan Associates
Architects and Planners
Southbury, CT 06488 Cambridge, MA 02139

General Notes
Window sizes shown represent SASH size.

ISSUED
APR 10 1989

Revisions

Drawing Title

APR 29 2022

Drawing Number
A 04

Bennett Sullivan Associates © Copyright

CERTIFICATE NO: _____ DATE ISSUED: 4/13/23

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°. 16.1

Street & Number of Proposed Work: 19 BARTLETT FARM RD.

Owner of record: BARTLETT FARM LLC

Mailing Address: 53 BARTLETT FARM RD.
NANTUCKET, MA 02554

Contact Phone #: 508-228-7522 E-mail: john@bartlettsfarm.com

AGENT INFORMATION (if applicable)

Name: S.M. KOETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD, #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smkoethkedesign.com

FOR OFFICE USE ONLY

Date application received: 3/17/23 Fee Paid: $ _____

Must be acted on by: 5/17/23

Extended to _____

Approved: X Disapproved: _____

Chairman: Roger Reed

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

motion to approve

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 MOVE ON 1-CAR GARAGE FROM 110 SURFSIDE RD.

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: (336') 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 _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 14' 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.

NOTE: MOVE OFF FROM 110 SURFSIDE IS C.O.A. # HDC-2022-05-6279

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 _____/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 N/A (NO WINDOWS)
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

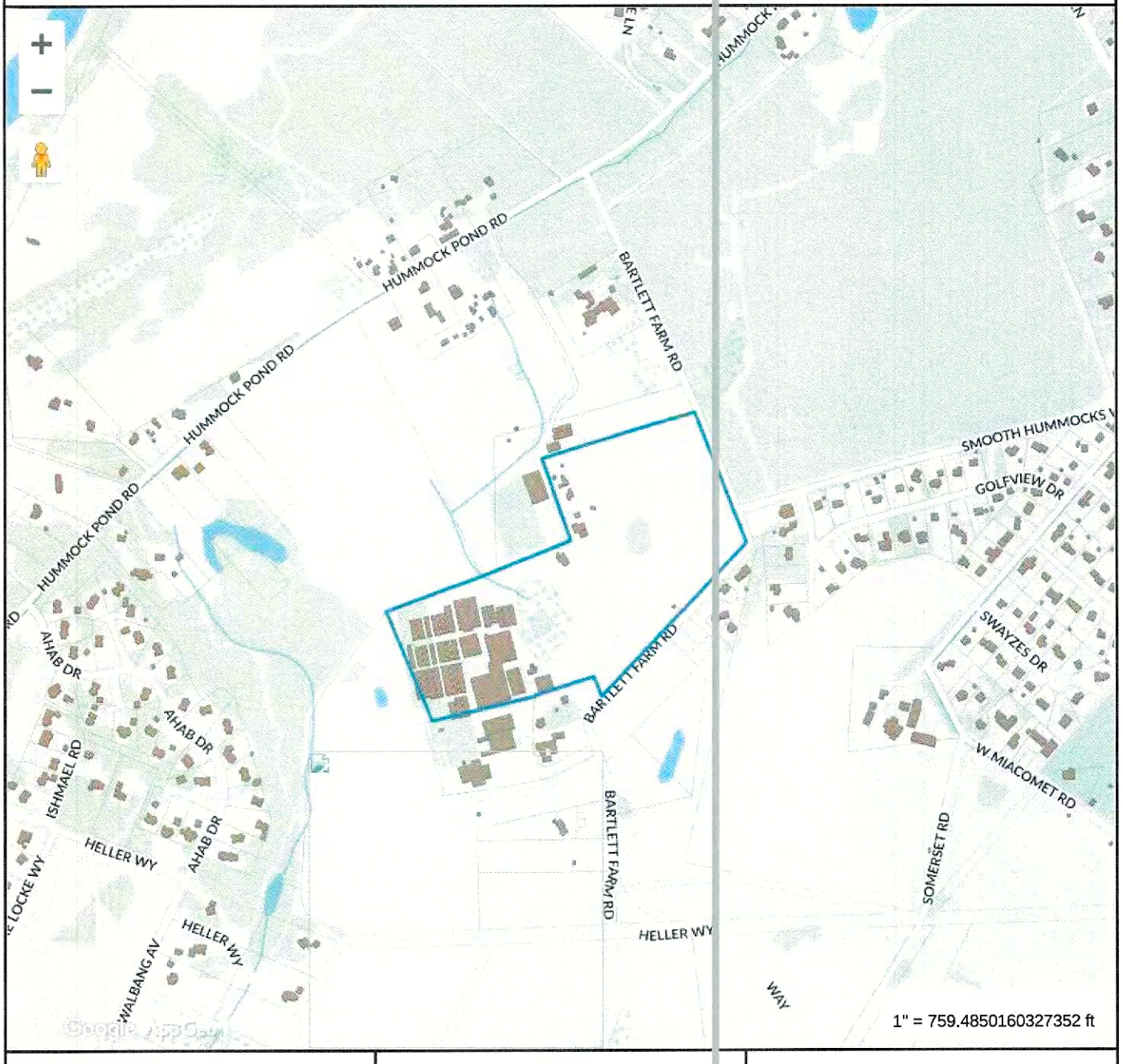
Sidewall NAT Clapboard (if applicable) — Roof NAT
Trim WHT Sash — Doors NAT
Deck — Foundation NAT. Fence — Shutters —

* 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 3/17/23 Signature of owner of record _____ AGENT Signed under penalties of perjury

19 Bartlett Farm Road



Property Information

Property ID	65 16.1
Location	19 BARTLETT FARM RD
Owner	BARTLETT FARM 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 11/14/2022
Data updated Jan. 2021

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

RECEIVED
MAR 17 2023
By

APPROVED
HDC 2023-03-8139

No Exterior Changes Without HDC Approval

MASTER SEPTIC PLAN

ICE HOUSE EAST - 5BR

ICE HOUSE WEST - 5BR

12 BR SYSTEM

TRAPP HOUSE - 2 BR

PROPOSED CONNECT TO EXIST 2BR SYSTEM

WESTCHESTER - 2BR

6 BR SYSTEM

6 BR SYSTEM

CORNELL - 1 BR

N/F CISCO

LLENROC - 3 BR

LLC

LLENRY - 2 BR

PROPOSED CONNECT TO 6 BR SYSTEM

PROPOSED MOVE ON 4 BR

LOCUS MAP
SCALE: 1" = 1000'

FARM RD

LOCUS

SMOOTH HUMMOCKS WAY

BARTLETT FARM RD

110 sq ft Garage

MOVE ON LOCATION

THIRTY ACRES - 5BR

19 BARTLETT FARM ROAD

65-16.1
AREA = 1,482,540±S.F.
or 34.03±ACRES

PROPOSED 2" WATER SERVICE LINE

EXISTING 6 BR LEACH PIT

PROPOSED 1 BR APT OVER 2 CAR GARAGE MOVE ON

PROPOSED 6BR SEPTIC SYSTEM

PROPOSED CUR... ST...

PROPOSED ROAD CROSSING

N/F BOVF LLC 82-503

N/F BARTLETT FARMS LLC 82-502

PHILIP D. & DOROTHY W. BARTLETT 65-92

35'

50'

WATER SERVICE CONNECTION SKETCH
#19 BARTLETT FARM ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1" = +/- 160'

DEED REFERENCE: Dd.Bk.980 Pg.17
PLAN REFERENCE: 2004-28

ASSESSOR'S REFERENCE:
MAP: 65 PARCEL: 16.1

PREPARED FOR:
BARTLETT FARM, LLC

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-6343

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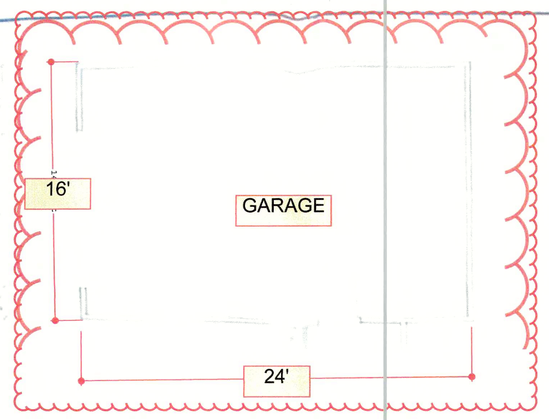
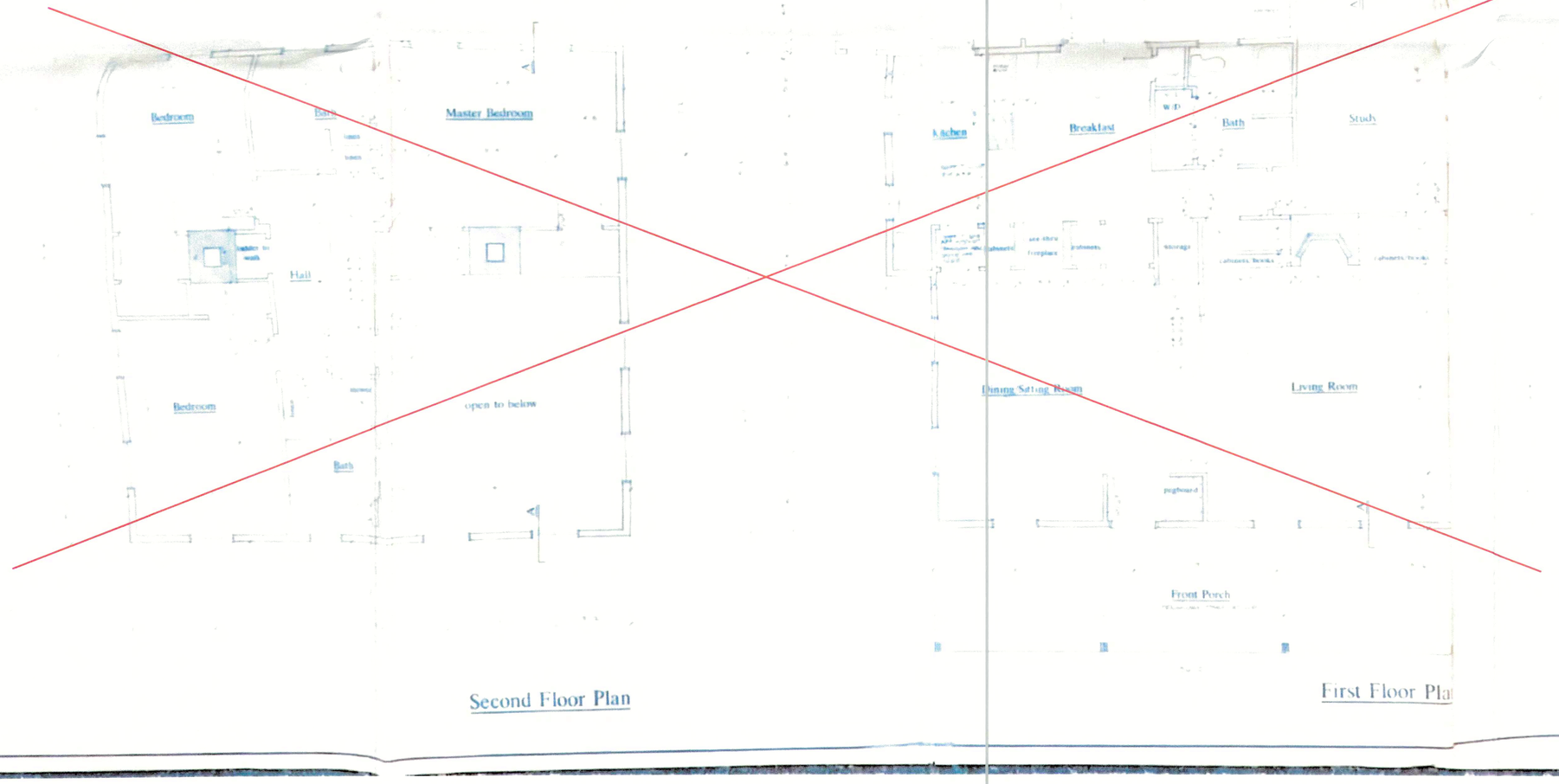
RECEIVED
MAR 17 2023
By



MOVE ON FLOOR PLAN



Second Floor Plan

First Floor Plan

BLUEBERRY PATCH

110 Surfside Road
NANTUCKET, MASS

Bennett Sullivan Associates
Architects and Planners

General Notes

Changes may occur during the production of construction documents which may be reflected dimensionally but not graphically

DO NOT SCALE OFF OF DRAWINGS

ISSUED

APR 12 1983

Bennett Sullivan Associates

Revisions

APR 29 2022

Drawing Title

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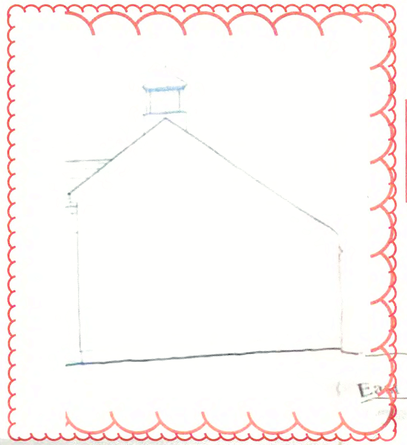
APPROVED
HDC 2023-03-8139
NO LABOR SHALL BE
Without HDC Approval

Drawing Number

A 02



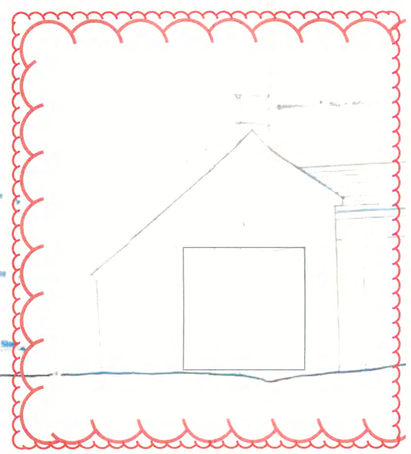


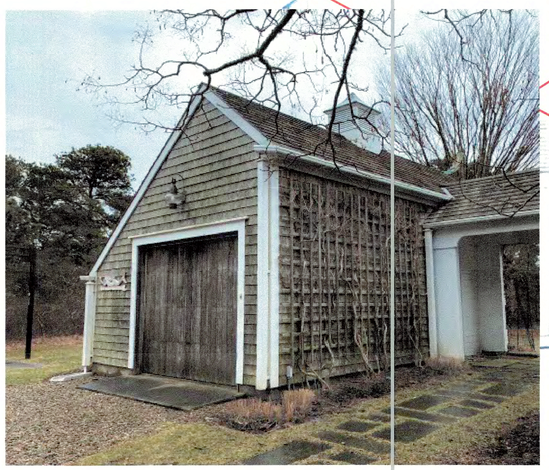


REAR ELEVATION

East Elevation

FRONT ELEVATION







BLUEBERRY PATCH

110 Surfside Road
NANTUCKET, MASS.

Bennett Sullivan Associates
Architects and Planners

General Notes
Window sizes shown represent SASH size.

ISSUED
APR 1 2 2022

Revisions

Drawing Title

APR 29 2022

APPROVED
HDC 2023-03-8139
No Exterior Changes Without HDC Approval

Drawing Number
A 04

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MAR 17 2023
By

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32 LYONS LN.
REVS TO PREV. CERT

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 Day Waiver Form

✓ 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.

(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.**

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°: 71 PARCEL N°. 6

Street & Number of Proposed Work: 32 LYONS LANE

Owner of record: KARA & JOHN ROGERS

Mailing Address: P.O. BOX 37

SIASCONSET, MA 02564

Contact Phone #: _____ E-mail: kararogers@icloud.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD.

NANTUCKET, MA 02554

Contact Phone #: 508-825-1588 E-mail: steve@smroethkedesign.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.2023-04-8254

☐ Pool (Zoning District _____) ☐ Roof ☐ Other REMOVE GARAGE UNDER/RETAINING WALLS, CHIMNEY, LOWER BUILDING.

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 ± 12" South ± 12" East ± 12" West ± 12"

Height of ridge above final finish grade: North 26'-7" (WAS 27'-10") South LOWERS 15" East LOWERS 15" West LOWERS 15"

Additional Remarks

Historic Name:

Original Date: N/A.

Original Builder:

REVISIONS* (describe)

1. East Elevation REMOVE GARAGE UNDER + RETAINING WALLS.
2. South Elevation LOWER BUILDING, REMOVE FF RAILINGS.
3. West Elevation REMOVE F.F. RAILINGS, LOWER BUILDING.
4. North Elevation ELIM FRENCH DOOR, MAKE DOUBLE HUNG. REMOVE CHIMNEY, REMOVE WINDOWS @ GARAGE.

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 ± 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other PARGE CHIMNEY ELIMINATED.

Roof Pitch: Main Mass 10 /12 Secondary Mass 7 /12 Dormer _____/12 Other 8/12 GARAGE

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): 2" ϕ 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 6" Rake 8"/2" Soffit (Overhang) — Corner boards 6" Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other ANDERSEN A-SERIES

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

Doors* (type and material): ☐ TDL ☒ SDL Front 4-LITE/1 PNL W/ S/L Rear 6-LITE FRENCH. Side 6-LITE SINGLE.

Garage Door(s): Type OVERHEAD Material RED CEDAR W/ LITES.

Hardscape materials: Driveways SHELL Walkways B/S STEPPERS Walls N/A.

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTWL Clapboard (if applicable) — Roof "CHARCOAL GRAY"

Trim NTWL Sash BLACK Doors BLACK

Deck NTWL 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 12/13/23 Signature of owner of record

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 Steve Roethke

AS AGENT FOR Kara & John Rogers

STREET ADDRESS 32 Lyons Lane

MAP/PARCEL 71 / 6

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/18/2023

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.



12/18/2023

Signature Date

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 32 Lyons Lane, Map 71 / Parcel 6

To Whom it May Concern,

I hereby authorize Steven M. Roethke of S. M. Roethke Design, Inc. to provide signature and representation as the "Agent" on the HDC application to your office for proposed work by the Owner at the location referenced above.

Thank you,

John or Kara Rogers

architecture | planning | development
19 old south road.nantucket.massachusetts.02554 | t:508.825.7588 | f:508.825.7589
www.smroethkedesign.com



S. M. ROETHKE
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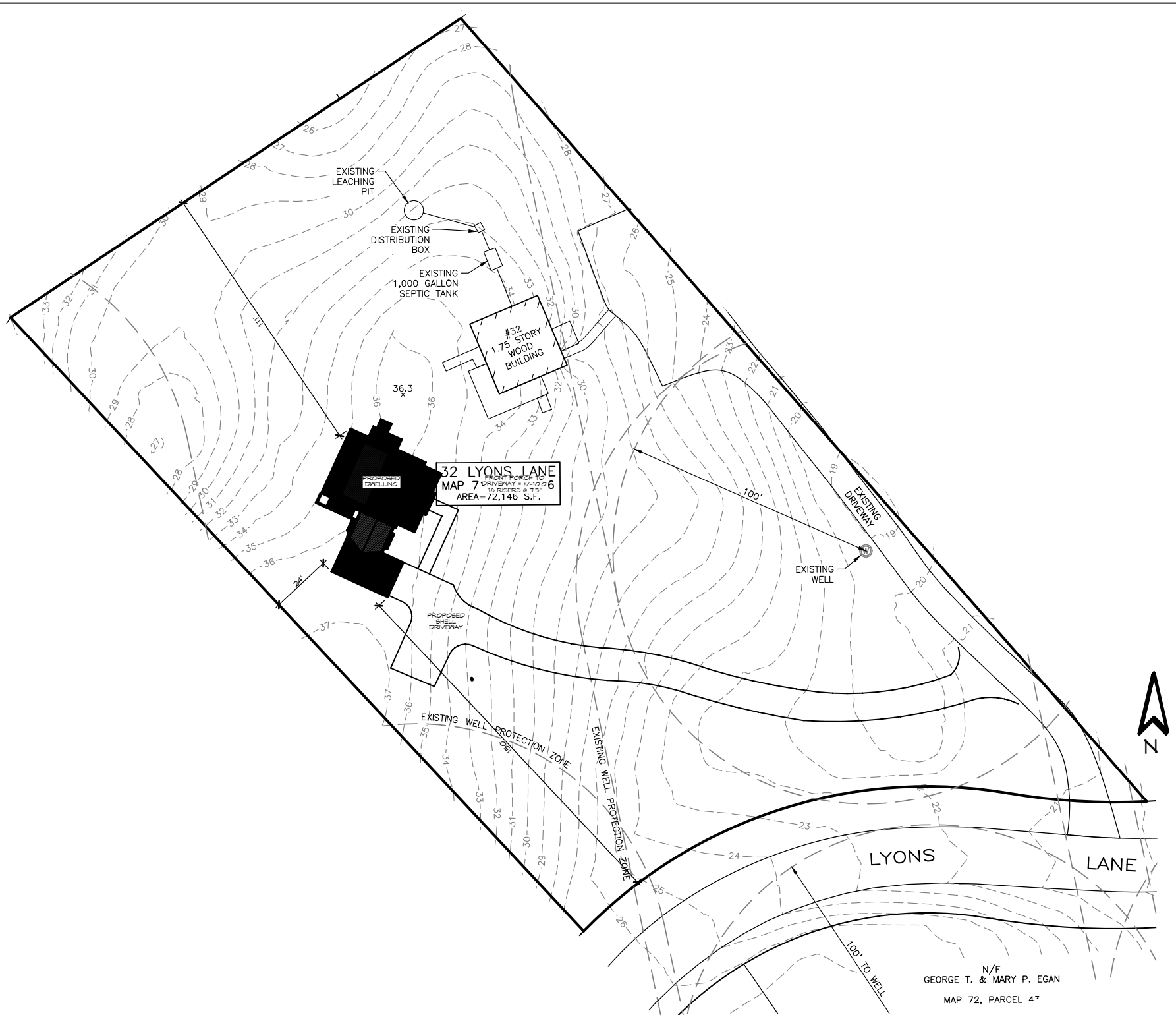
LOCUS

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

HDC 0.1



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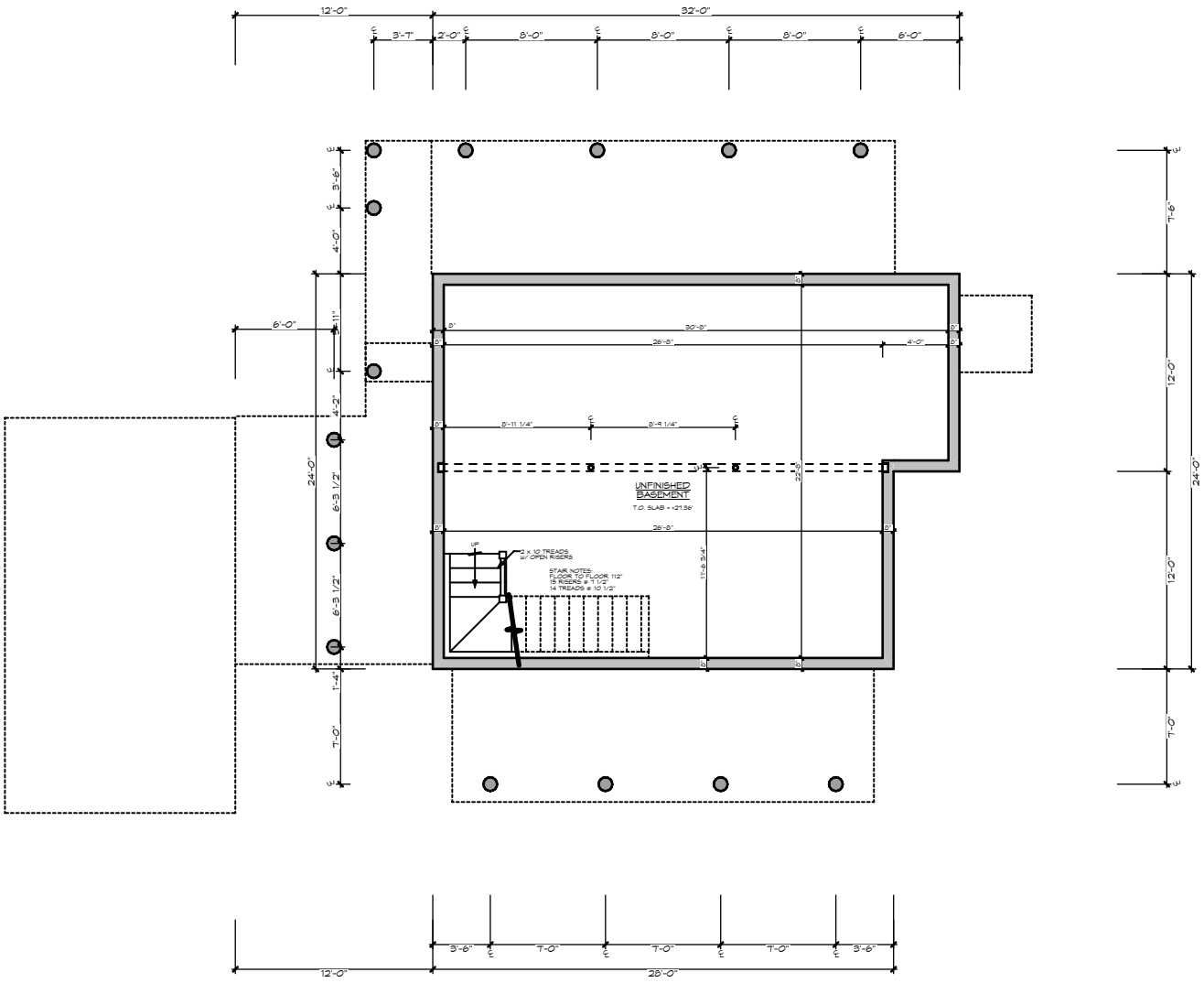
SITE PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

HDC 0.2



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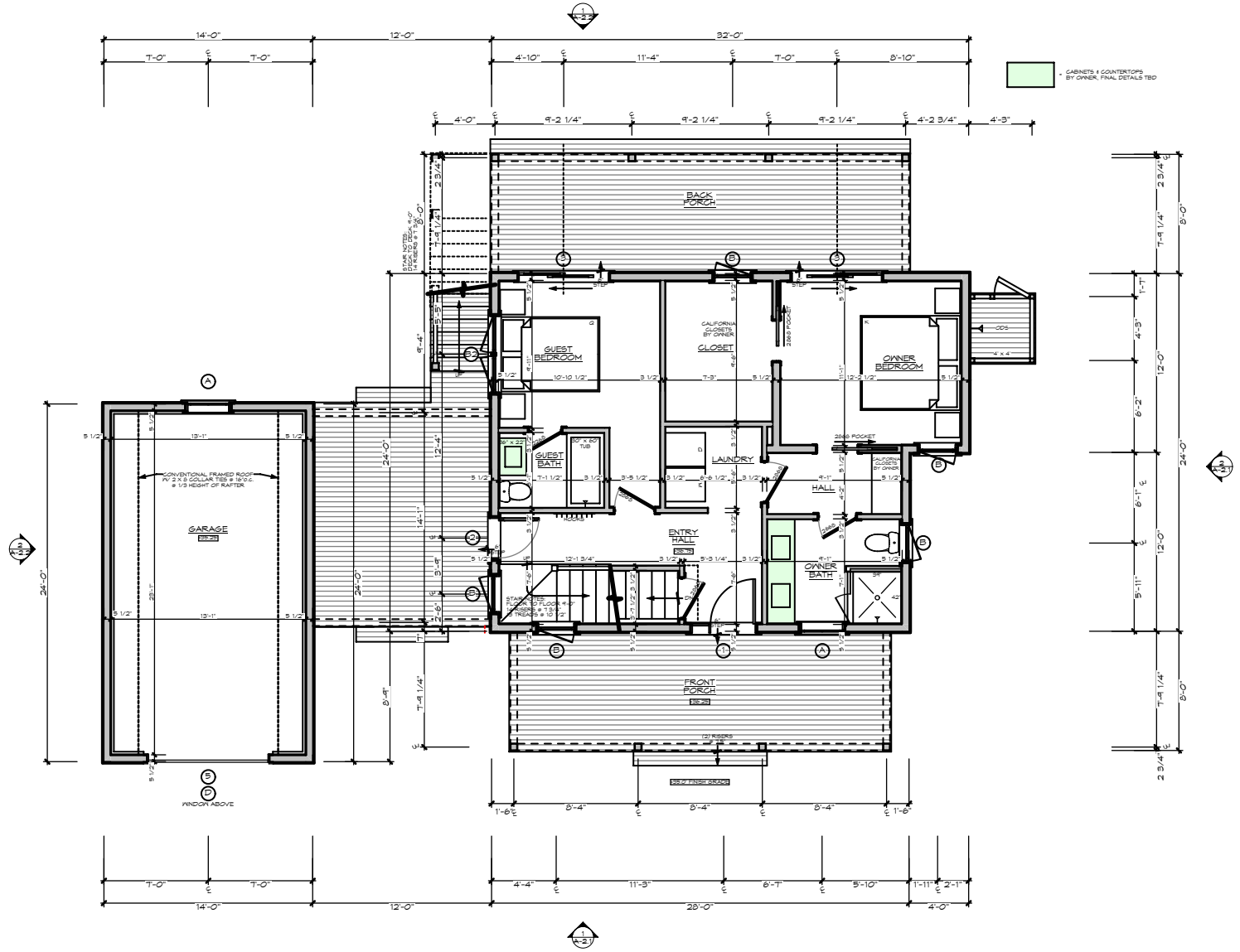
PROPOSED UNFINISHED BASEMENT FLOOR PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

HDC 1.0



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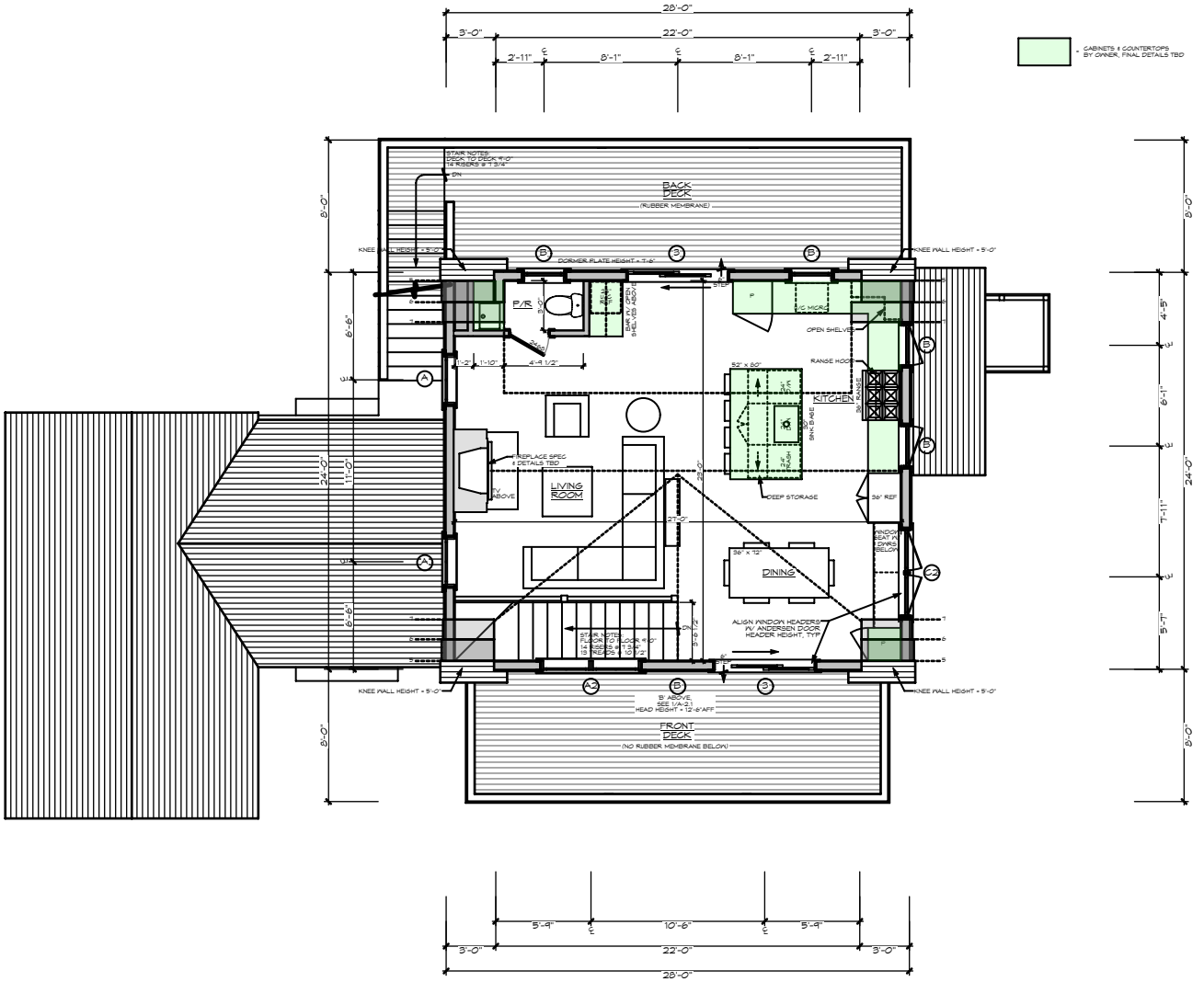
PROPOSED FIRST FLOOR PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

HDC 1.1



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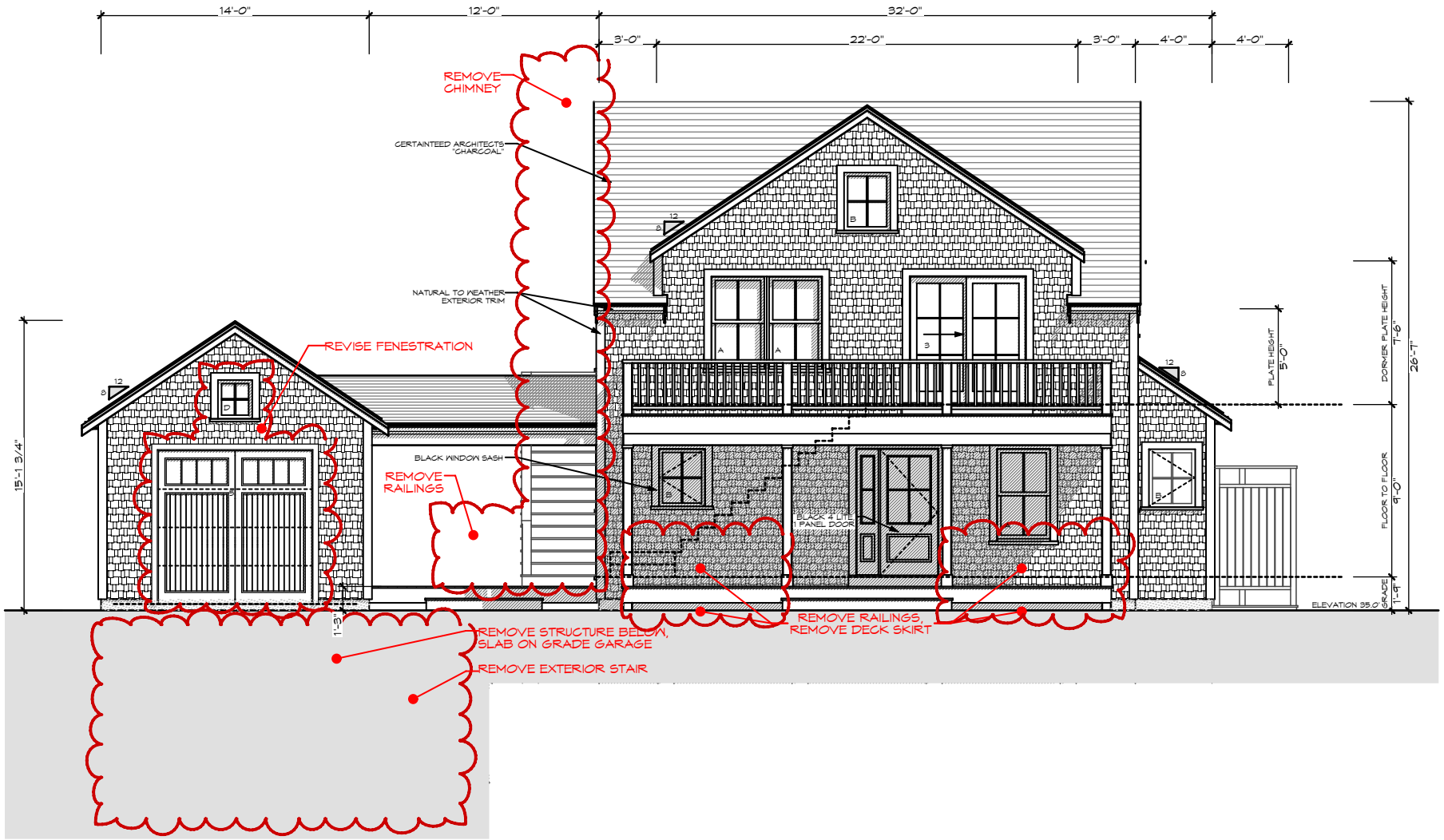
PROPOSED SECOND FLOOR PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

HDC 1.2



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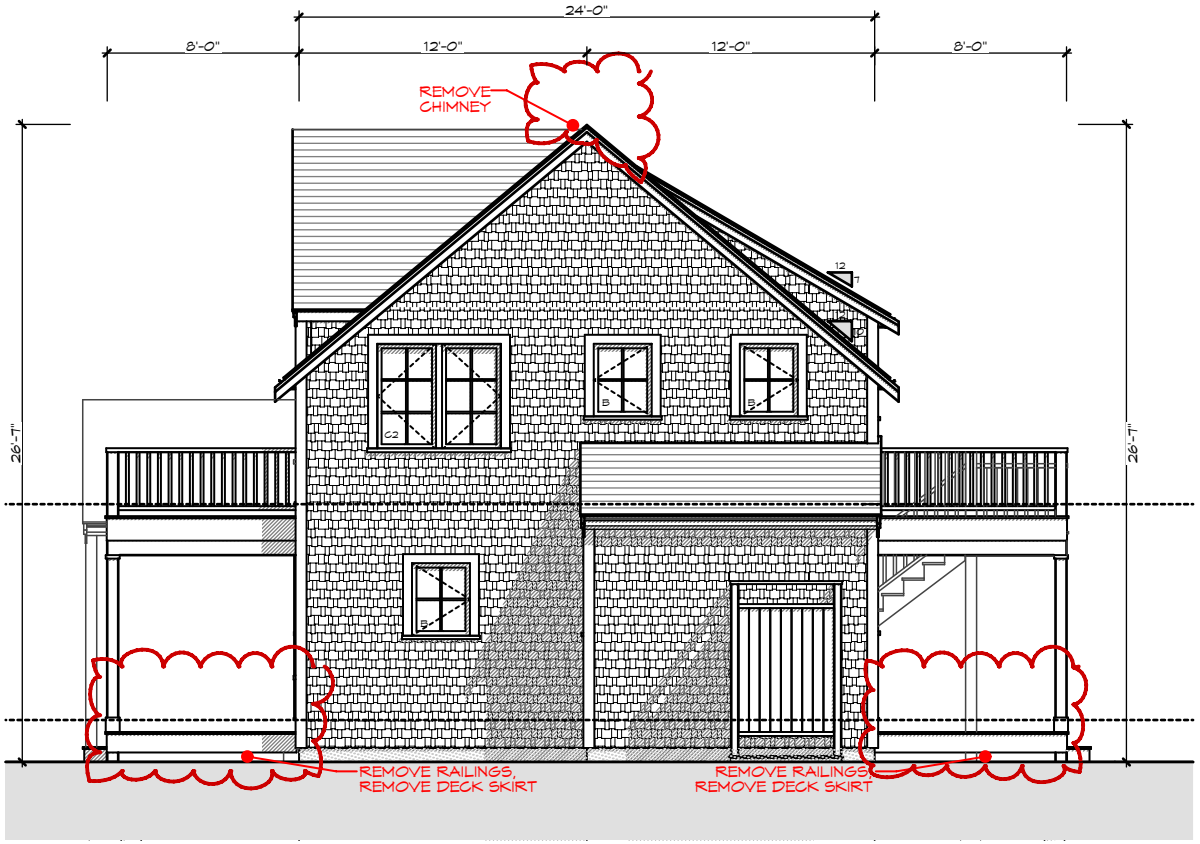
PROPOSED EAST (FRONT) ELEVATION

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

HDC 2.1



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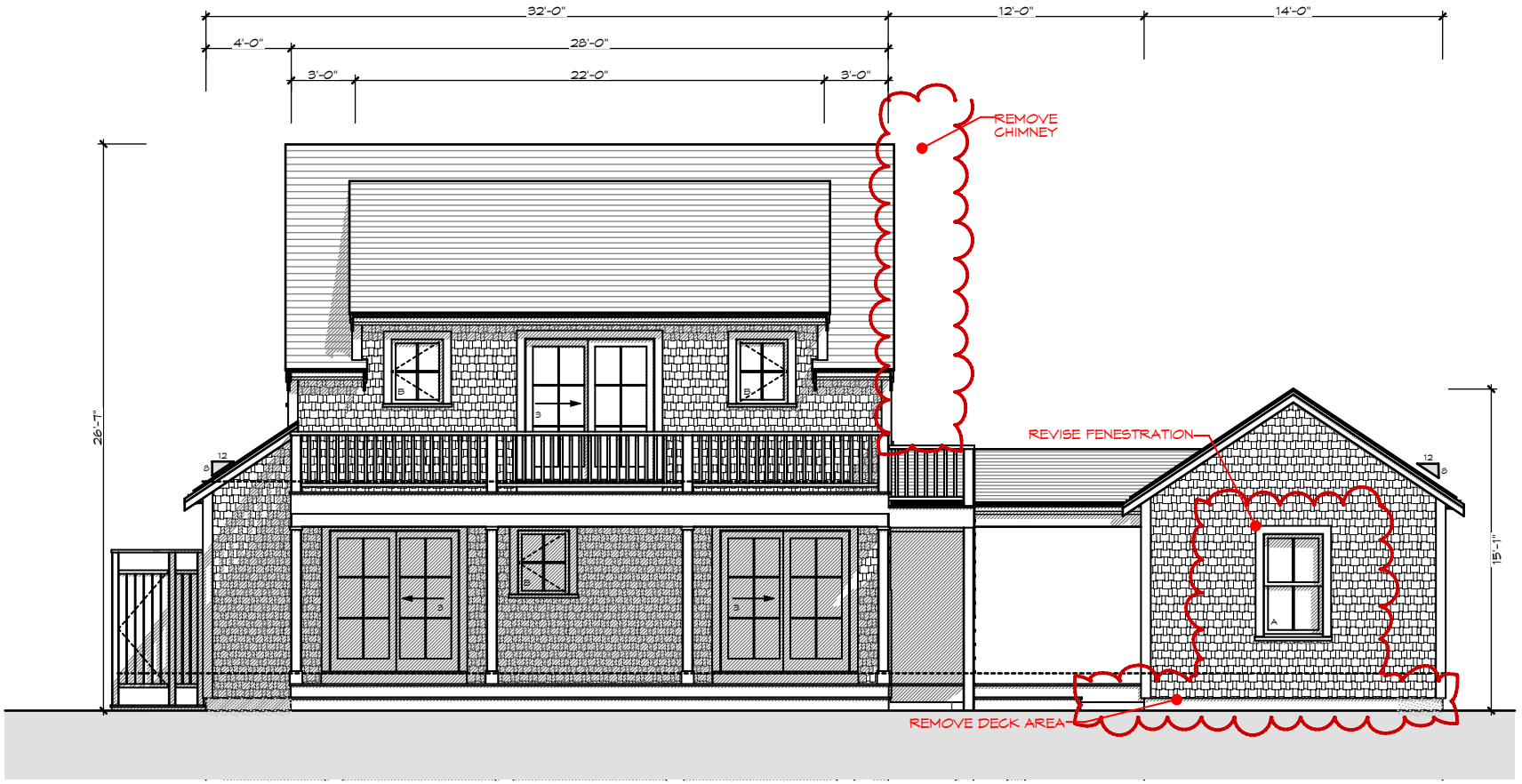
PROPOSED NORTH ELEVATION

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

HDC 2.2



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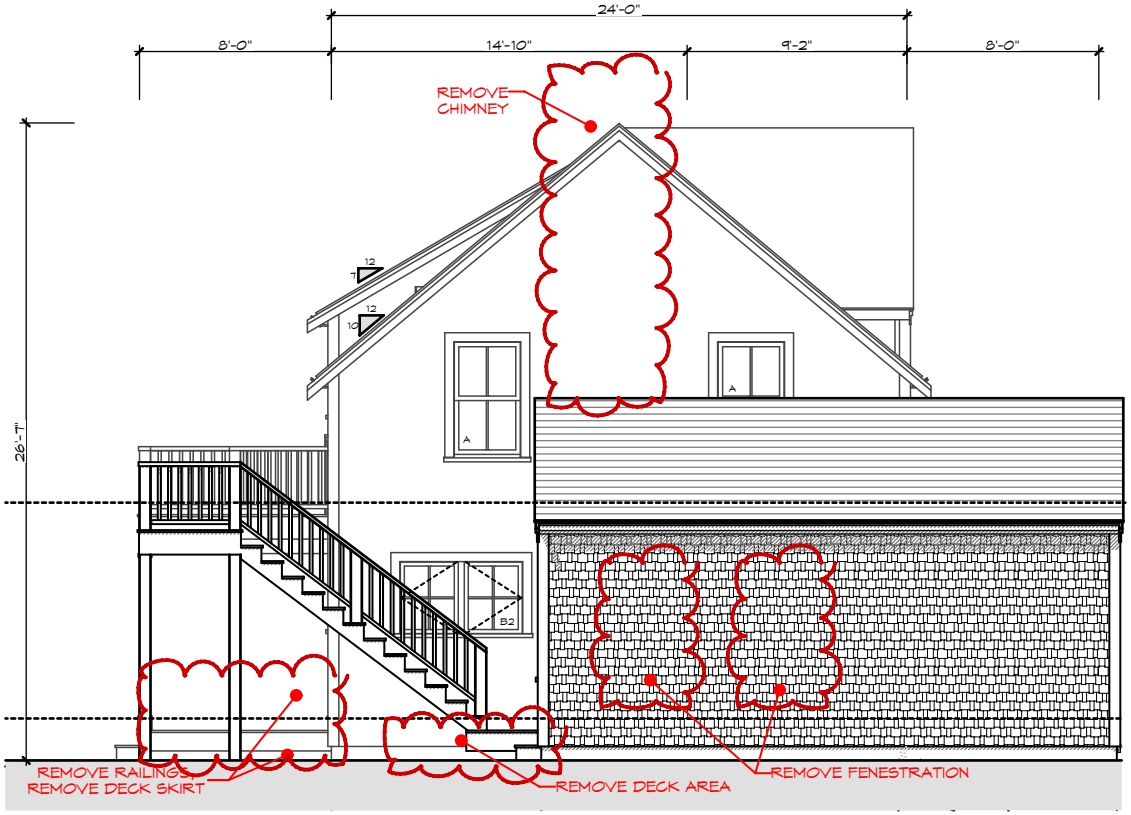
PROPOSED WEST ELEVATION

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

HDC 2.3



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PROPOSED SOUTH ELEVATION

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

HDC 2.4

ROGERS RESIDENCE

32 LYONS LANE, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, Black Sash, 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.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3050	2 over 2	
A2	Double Hung Pair	ADH3050-2	2 over 2	Factory Mulled
B	Casement	ACW2834	4	See Plans for L & R Handing Qtys. East Gable End Clerestory is Stationary.
B2	Casement Pair	ACW2834-2	4	Factory Mulled, 1L, 1R
C2	Casement Pair	ACW2848-2	6	Factory Mulled, 1L, 1R
D	Casement Fixed	ACW2024	4	

DOOR SCHEDULE

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3068	4	Wood, Painted, 4 Light, 1 Panel w/ 14" Sidelight
2	Side Door	FWHID2968AL	6	
3	Gliding Door	FWGD6068	(2) 6	Quantity 1 @ Active Right, Quantity 3 @ Active Left
4	Not Used			
5	Garage Door	9080	(2) 4	Wood, Pntd, Insulated, Overhead Door, Shop Drawing Approval Required

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.

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WINDOW & DOOR SCHEDULE

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

W&D


STAGGER INN

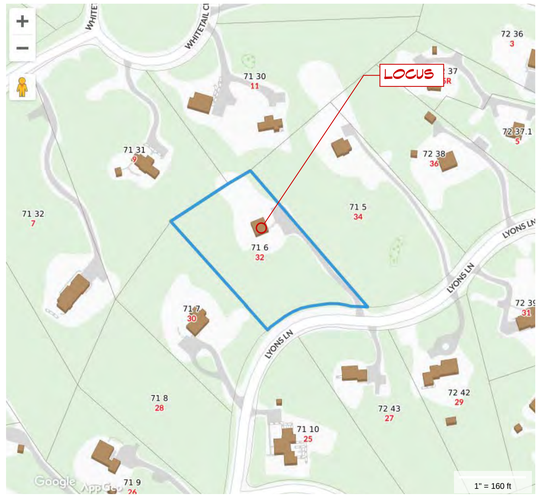




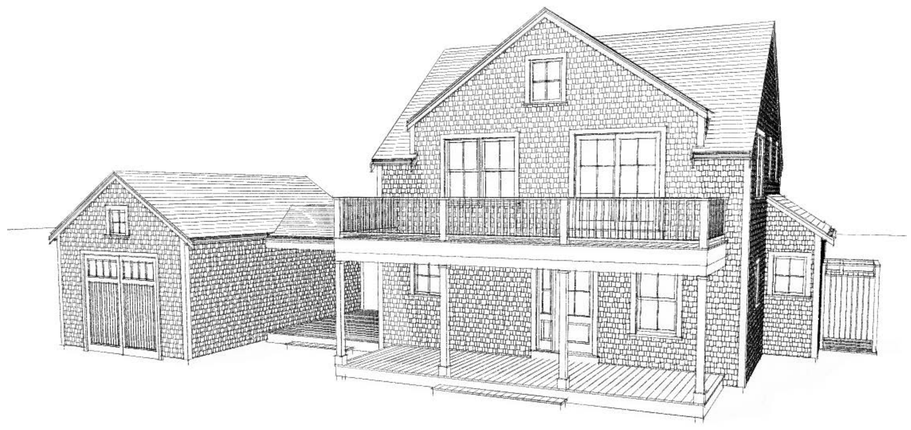


Rogers Residence

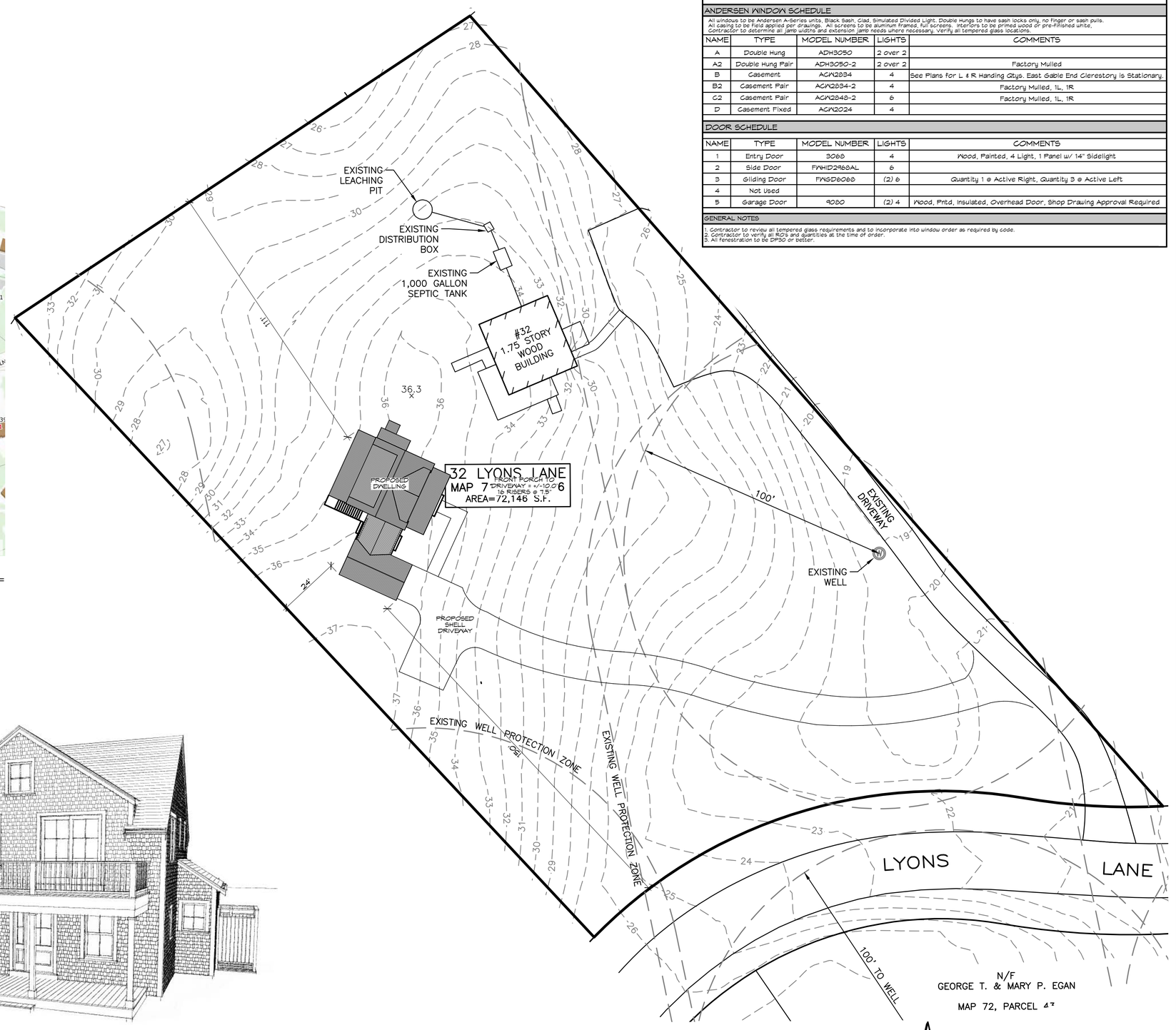
32 Lyons Lane Nantucket MA 02554



32 LYONS LANE - LOCUS MAP



32 LYONS LANE - FRONT PERSPECTIVE



32 LYONS LANE - PROPOSED SITE PLAN

SCALE: 1" = 20'

ROGERS RESIDENCE — 32 LYONS LANE, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, Black Sash, 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.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3050	2 over 2	
A2	Double Hung Pair	ADH3050-2	2 over 2	Factory Mulled
B	Casement	ACN2834	4	See Plans for L & R Handing Qtys. East Gable End Clerestory is Stationary.
B2	Casement Pair	ACN2834-2	4	Factory Mulled, 1L, 1R
C2	Casement Pair	ACN2848-2	6	Factory Mulled, 1L, 1R
D	Casement Fixed	ACN2024	4	

DOOR SCHEDULE

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3068	4	Wood, Painted, 4 Light, 1 Panel w/ 14" Sidelight
2	Side Door	FWHD2968AL	6	
3	Gliding Door	FWSD6068	(2) 6	Quantity 1 @ Active Right, Quantity 3 @ Active Left
4	Not Used			
5	Garage Door	9080	(2) 4	Wood, Pntd, Insulated, Overhead Door, Shop Drawing Approval Required

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.

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design, inc.

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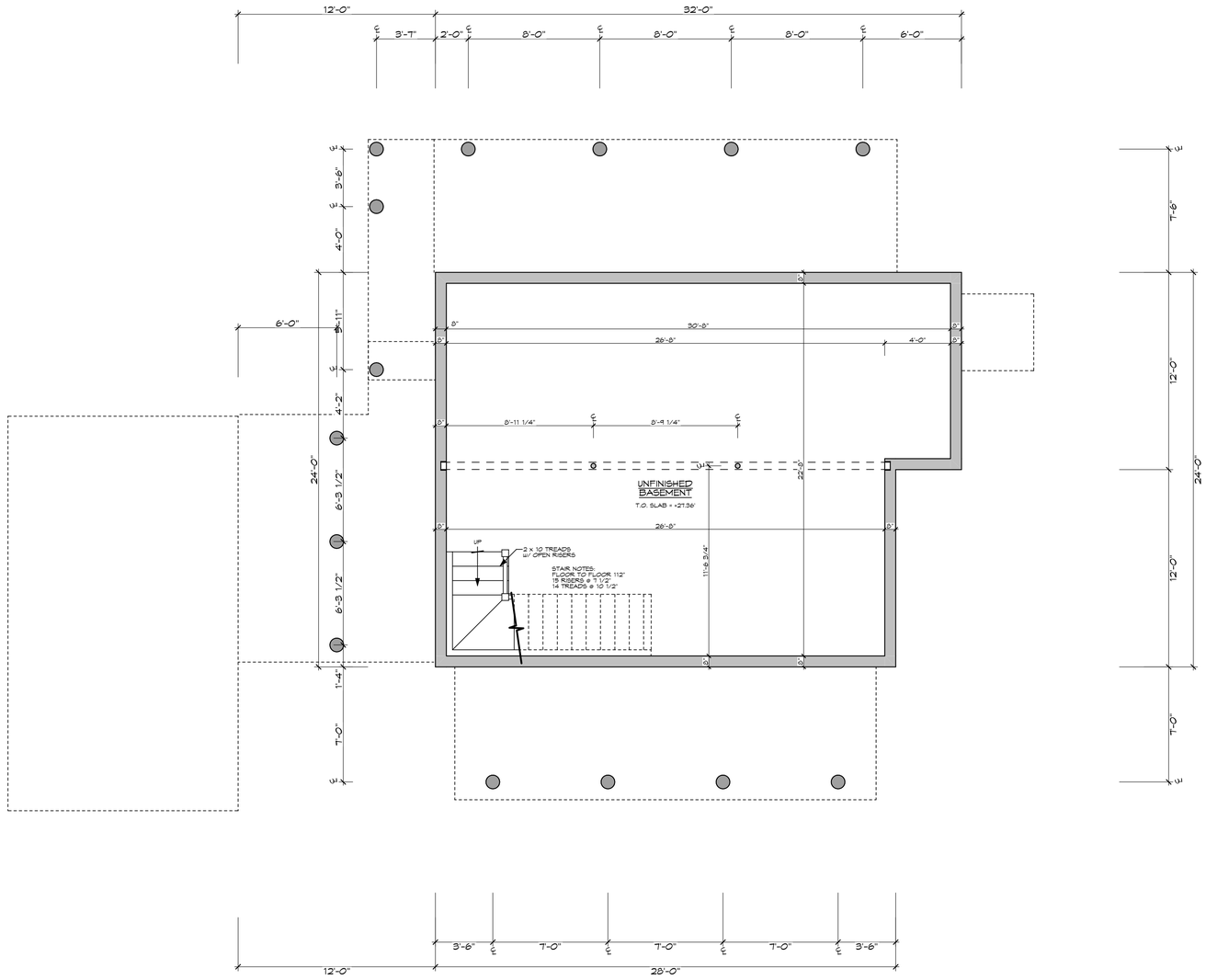
PROPOSED SITE PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

A-0.1



1 PROPOSED UNFINISHED BASEMENT FLOOR PLAN - 720 Sq. Ft.

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

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design, inc.

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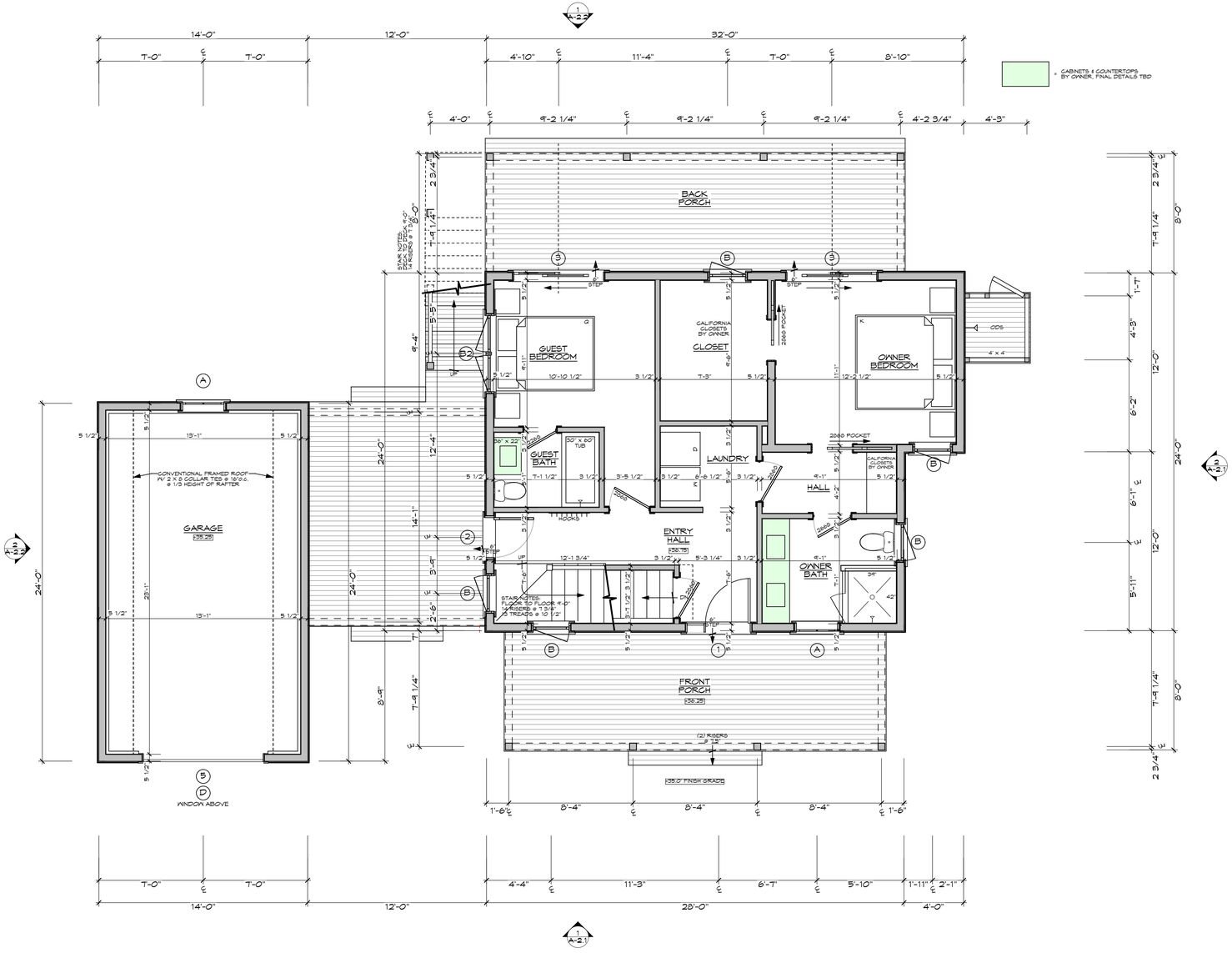
PROPOSED UNFINISHED BASEMENT FLOOR PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

A-1.0



1 PROPOSED FIRST FLOOR PLAN - 1,056 Sq. Ft.

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

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design, inc.

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PROPOSED FIRST FLOOR PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

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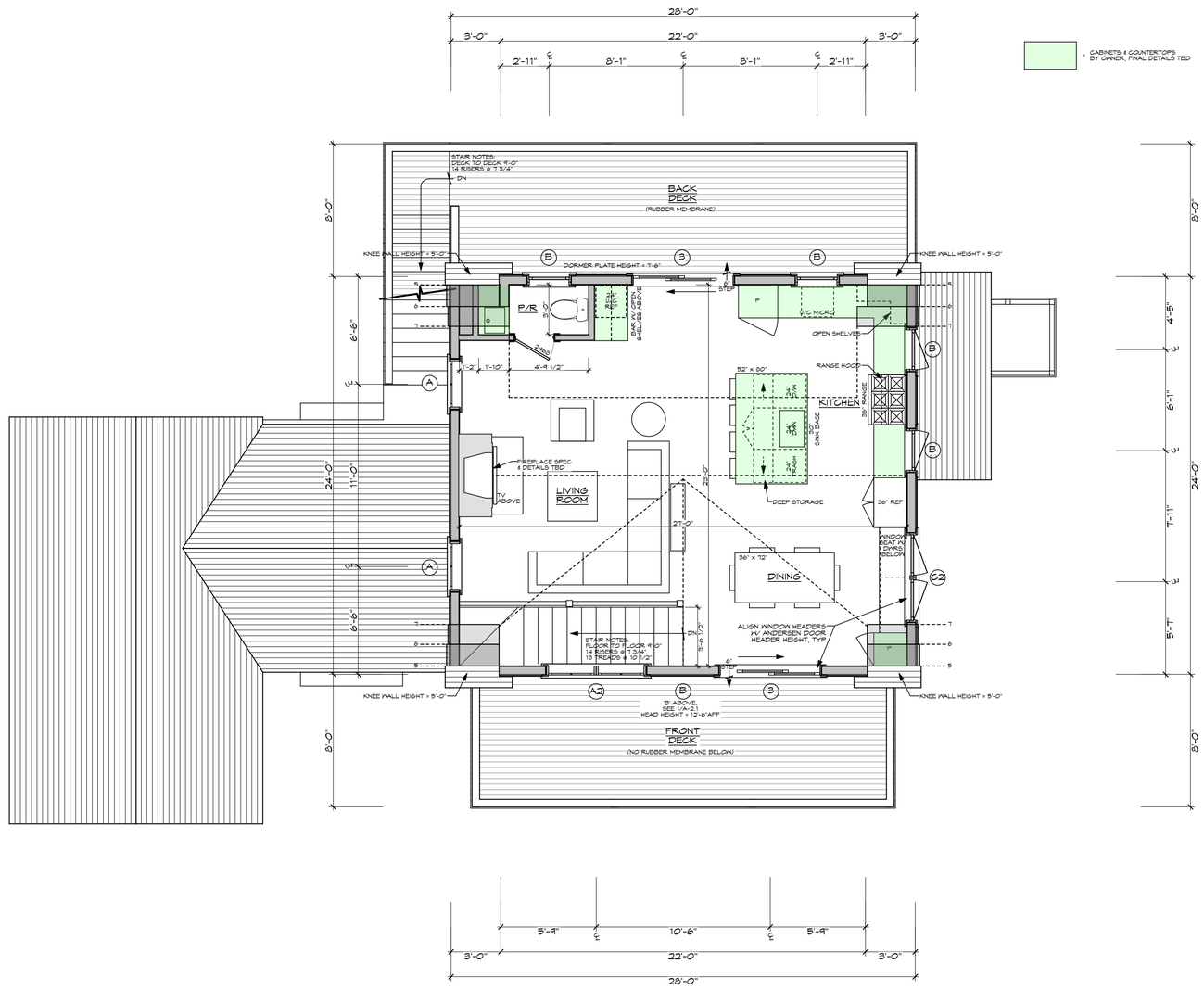
12/13/23

A-1.1



1 PROPOSED SECOND FLOOR PLAN - 672 Sq. Ft.

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

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design, inc.

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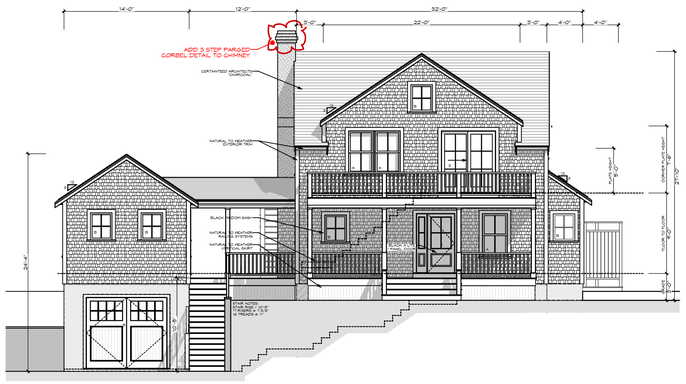
PROPOSED SECOND FLOOR PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

A-1.2



PREVIOUS SUBMISSION

ROGERS RESIDENCE — 32 LYONS LANE, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, Black Sash, 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.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3050	2 over 2	
A2	Double Hung Pair	ADH3050-2	2 over 2	Factory Mulled
B	Casement	ACM2834	4	See Plans for L & R Handing Qtys. East Gable End Clerestory is Stationary.
B2	Casement Pair	ACM2834-2	4	Factory Mulled, 1L, 1R
C2	Casement Pair	ACM2848-2	6	Factory Mulled, 1L, 1R
D	Casement Fixed	ACM2024	4	

DOOR SCHEDULE

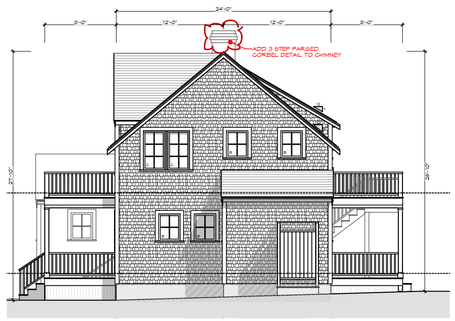
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3068	4	Wood, Painted, 4 Light, 1 Panel w/ 14" Sidelight
2	Side Door	FWHD2468AL	6	
3	Gliding Door	FWGD6068	(2) 6	Quantity 1 @ Active Right, Quantity 3 @ Active Left
4	Not Used			
5	Garage Door	9080	(2) 4	Wood, Pntd, Insulated, Overhead Door, Shop Drawing Approval Required

GENERAL NOTES

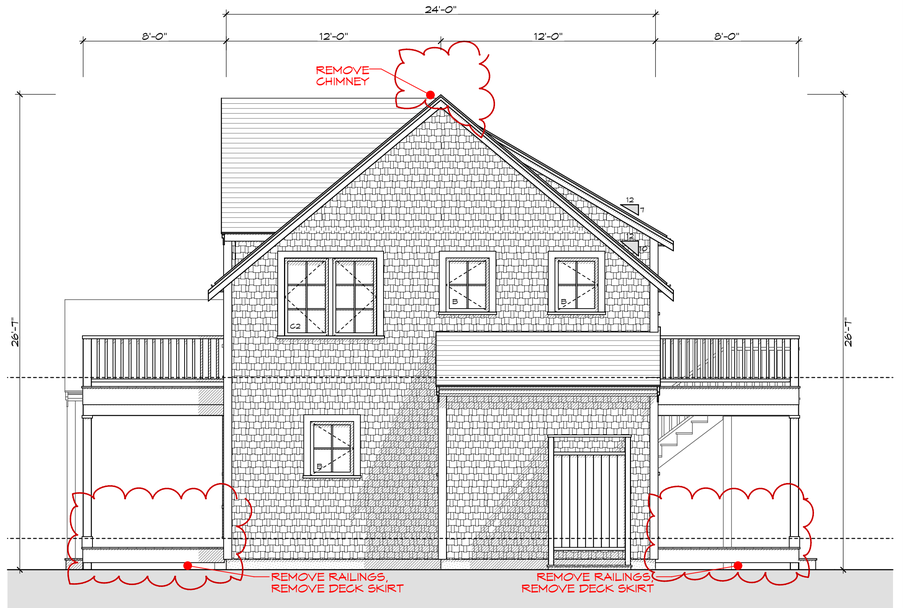
1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor to verify all RO's and quantities at the time of order.
3. All fenestration to be DP50 or better.

1 PROPOSED EAST (FRONT) ELEVATION

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



PREVIOUS SUBMISSION



2 PROPOSED NORTH ELEVATION

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

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design, inc.

S.M. Roethke Design
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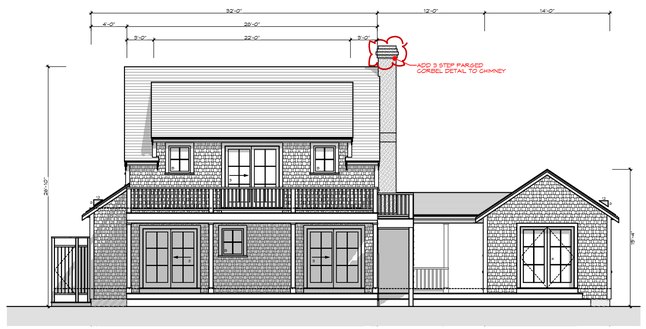
PROPOSED EXTERIOR ELEVATIONS

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

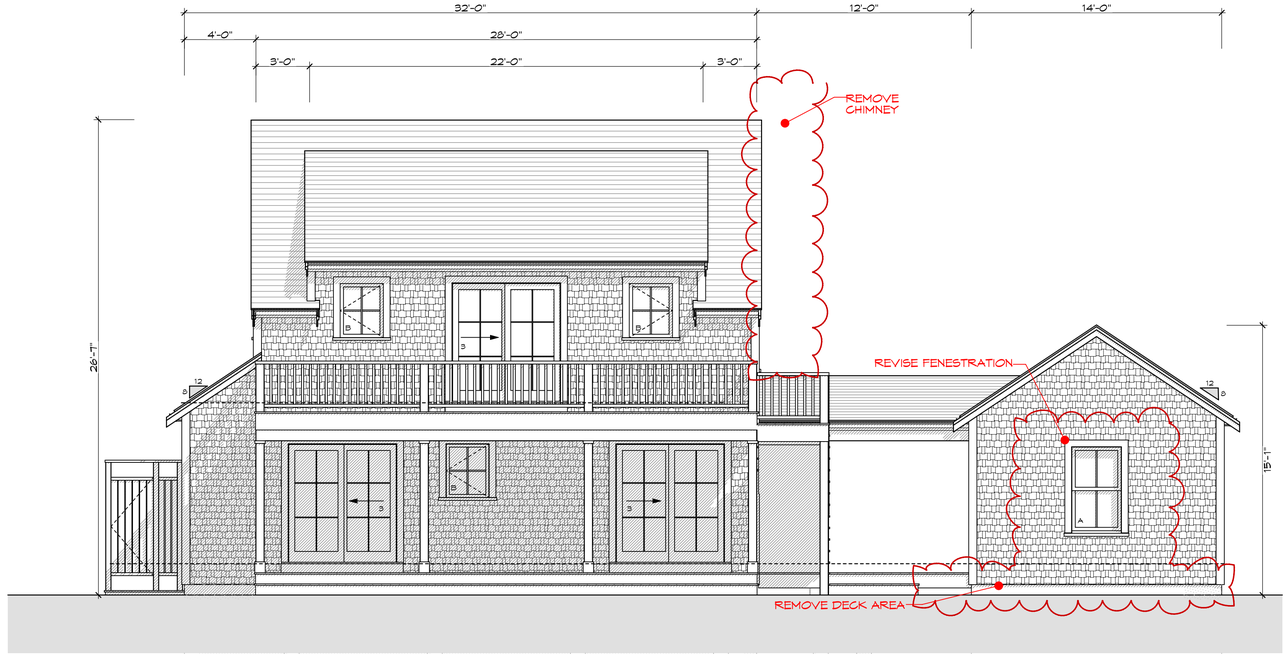
REVISIONS:

HDC Review Set
12/13/23

A-2.1



PREVIOUS SUBMISSION



1 PROPOSED WEST ELEVATION

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

ROGERS RESIDENCE — 32 LYONS LANE, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, Black Sash, 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.

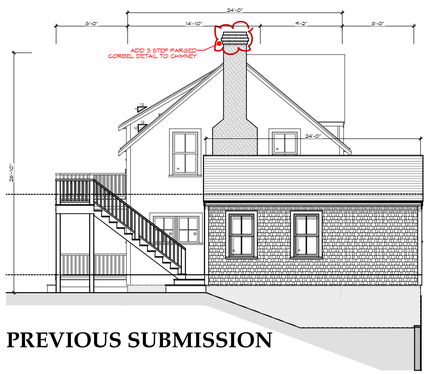
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3050	2 over 2	
A2	Double Hung Pair	ADH3050-2	2 over 2	Factory Mulled
B	Casement	ACM2834	4	See Plans for L & R Handing Qtys. East Gable End Clerestory is Stationary
B2	Casement Pair	ACM2834-2	4	Factory Mulled, 1L, 1R
C2	Casement Pair	ACM2848-2	6	Factory Mulled, 1L, 1R
D	Casement Fixed	ACM2024	4	

DOOR SCHEDULE

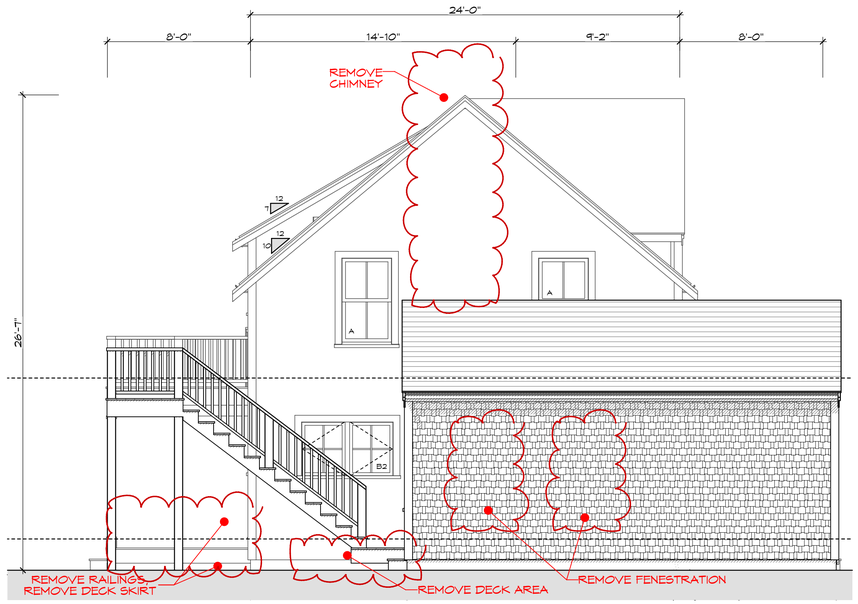
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3068	4	Wood, Painted, 4 Light, 1 Panel w/ 14" Sidelight
2	Side Door	FWHID2468AL	6	
3	Gliding Door	FWGD6068	(2) 6	Quantity 1 @ Active Right, Quantity 3 @ Active Left
4	Not Used			
5	Garage Door	9080	(2) 4	Wood, Pntd, Insulated, Overhead Door, Shop Drawing Approval Required

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 DP50 or better.



PREVIOUS SUBMISSION



2 PROPOSED SOUTH ELEVATION

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

S. M. ROETHKE
design, inc.

S.M. Roethke Design
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t: 508.825.7588 | f: 508.825.7589
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PROPOSED EXTERIOR ELEVATIONS

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Review Set
12/13/23

A-2.2

CERTIFICATE NO: _____ DATE ISSUED: 6/13/23

HDC2023-04-0254 Staff.

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°: 71 PARCEL N°. 6

Street & Number of Proposed Work: 32 LYONS LANE

Owner of record: KARA & JOHN ROGERS

Mailing Address: 32 LYONS LANE / P.O. 37, 02564
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: karaarogers@icloud.com

AGENT INFORMATION (if applicable)

Name: S. M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD, #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-1588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY

Date application received: 3/31/23 Fee Paid: $ 345.00

Must be acted on by: ~~3/31/23~~ 12/31/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions (Staff)

COPPER CHIMNEY

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: 62' Sq. Footage 1st floor: 1056
Width: 38' Sq. footage 2nd floor: 672
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 +/- 12" South ± 24" East ± 24" West ± 12"

Height of ridge above final finish grade: North 26'-10" South 27'-10" East 27'-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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ± 24" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 8 /12 Dormer 7 /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): 2" ϕ COPPER

Sidewall: ☒ White cedar shingles ± 5" EXP. ☐ 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 6" Soffit (Overhang) — Corner boards 6" Frieze 3"
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 A-SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front 4-LITE / 1 PANEL Rear 6-LITE SLIDERS Side 6-LITE HINGED
Garage Door(s): Type OUTSWING Material MAHOGANY

Hardscape materials: Driveways SHELL Walkways BLUESTONE STEPPERS Walls CONC W/ PARGING

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. Clapboard (if applicable) — Roof CHARCOAL / DUAL BLK.
Trim NTW. Sash BLACK Doors BLACK
Deck NAT. Foundation NAT. Fence — Shutters —

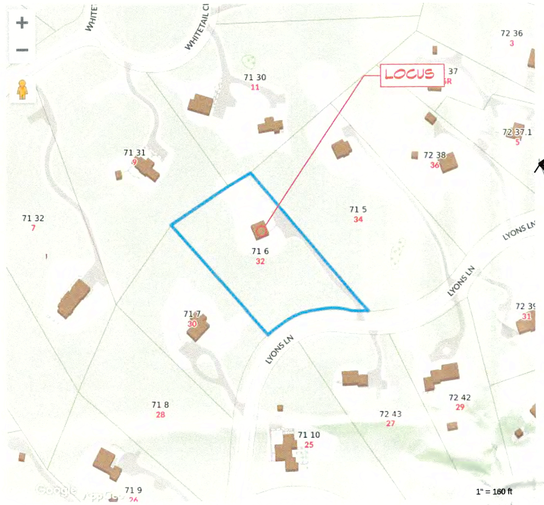
* Attach manufacturer's color samples if color is not from HDC approval list.

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 3/30/23 Signature of owner of record AGENT. Signed under penalties of perjury

Rogers Residence

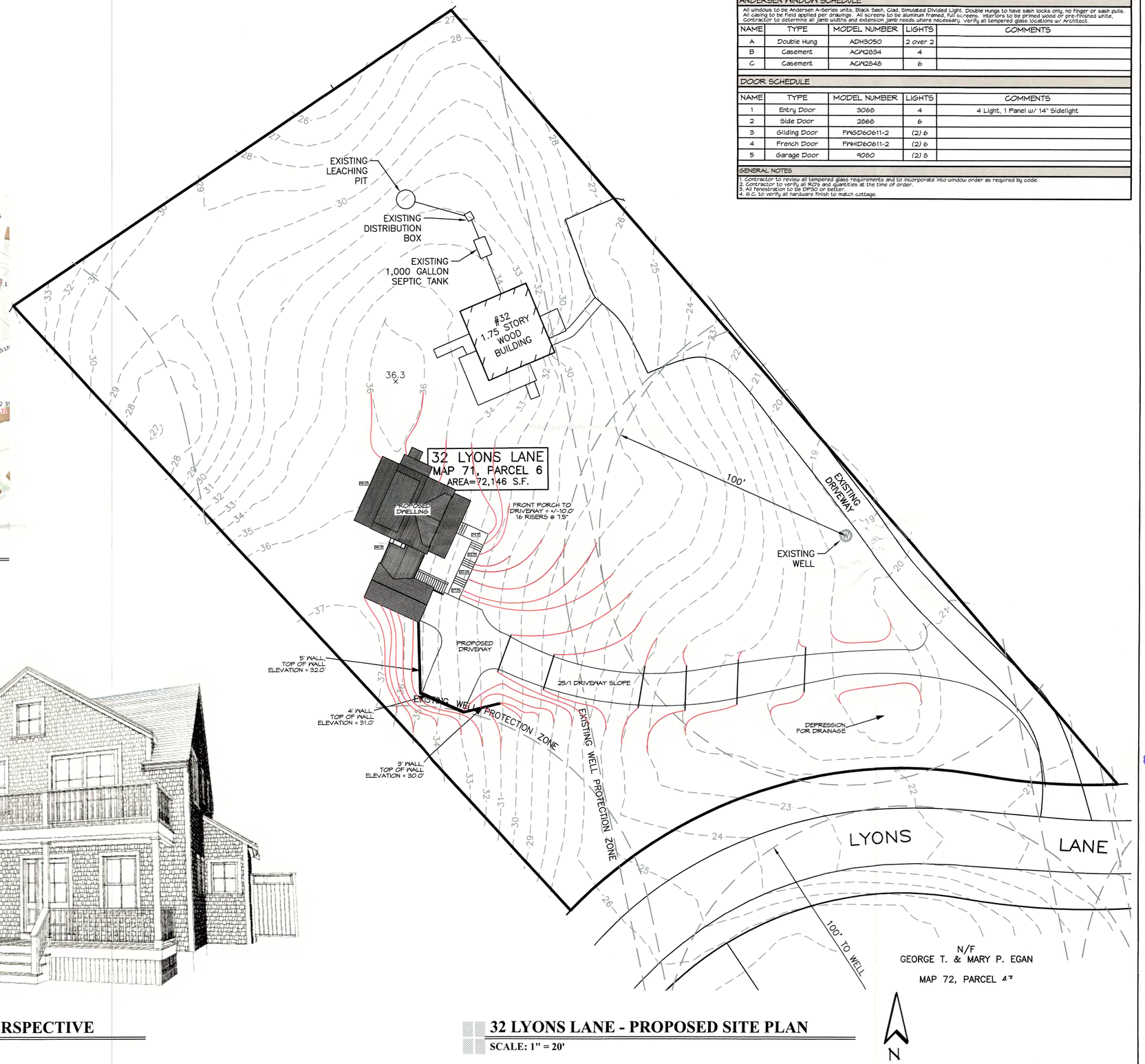
32 Lyons Lane Nantucket MA 02554



32 LYONS LANE - LOCUS MAP



32 LYONS LANE - FRONT PERSPECTIVE



32 LYONS LANE - PROPOSED SITE PLAN

SCALE: 1" = 20'

ROGERS RESIDENCE	32 LYONS LANE, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, Black Sash, 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	ADH3050	2 over 2	
B	Casement	ACW2834	4	
C	Casement	ACW2848	6	

DOOR SCHEDULE

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3068	4	4 Light, 1 Panel w/ 14" Sidelight
2	Side Door	2868	6	
3	Gliding Door	FWGD60611-2	(2) 6	
4	French Door	FWHID60611-2	(2) 6	
5	Garage Door	9080	(2) 8	

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. G.C. to verify all hardware finish to match cottage.

S. M. ROETHKE design, inc.

S.M. Roethke Design
nantucket.ma.02554
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PROPOSED SITE PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

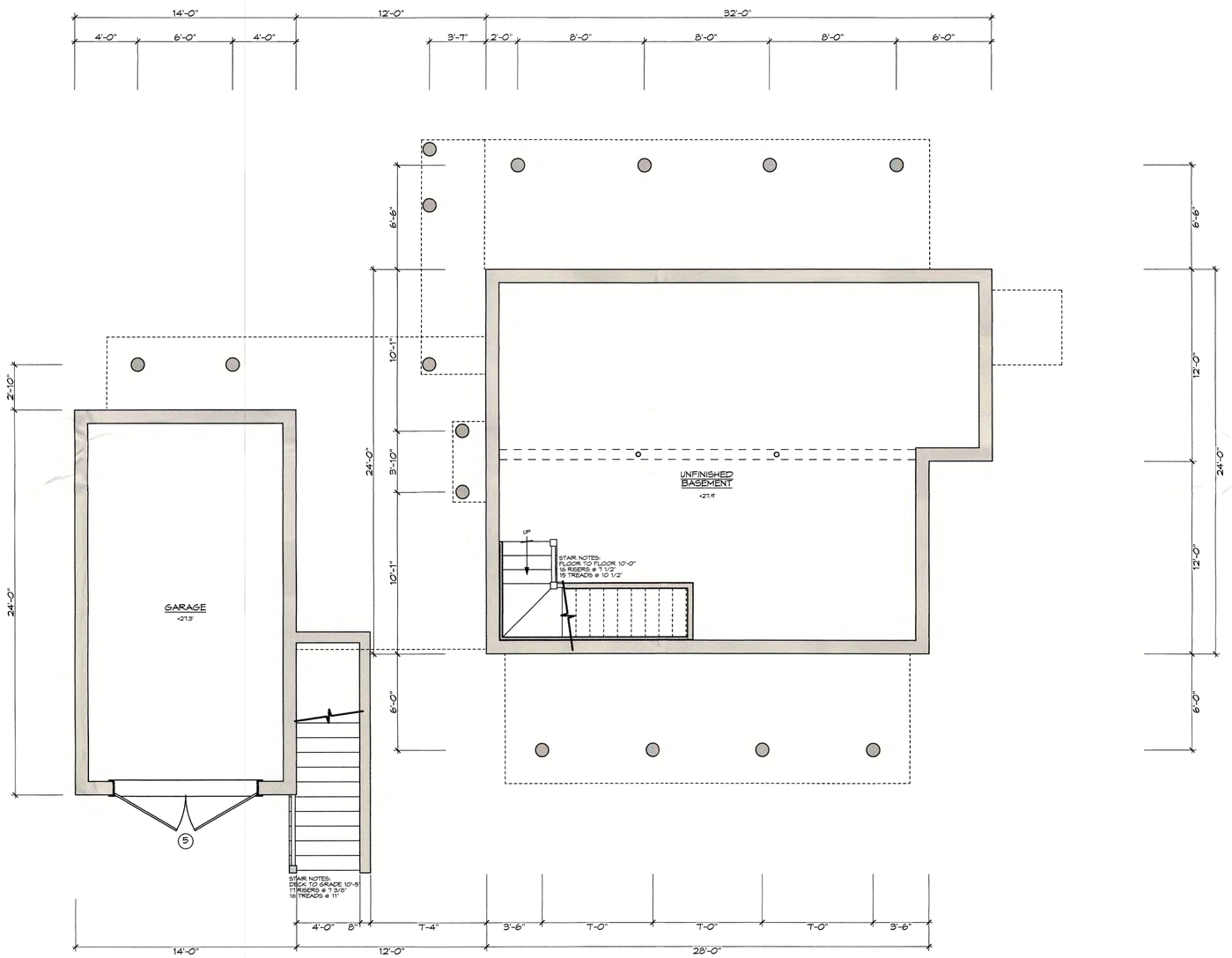
APPROVED
HDC 2023-04-8754
WITHOUT HDC APPROVAL

REVISIONS:

RECEIVED
JUL 05 2023
By

HDC Revisions for Approval thru Staff
6/14/23

A-0.1



1 PROPOSED BASEMENT FLOOR PLAN - 1,056 Sq. Ft.

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

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design, inc.

S.M. Roethke Design
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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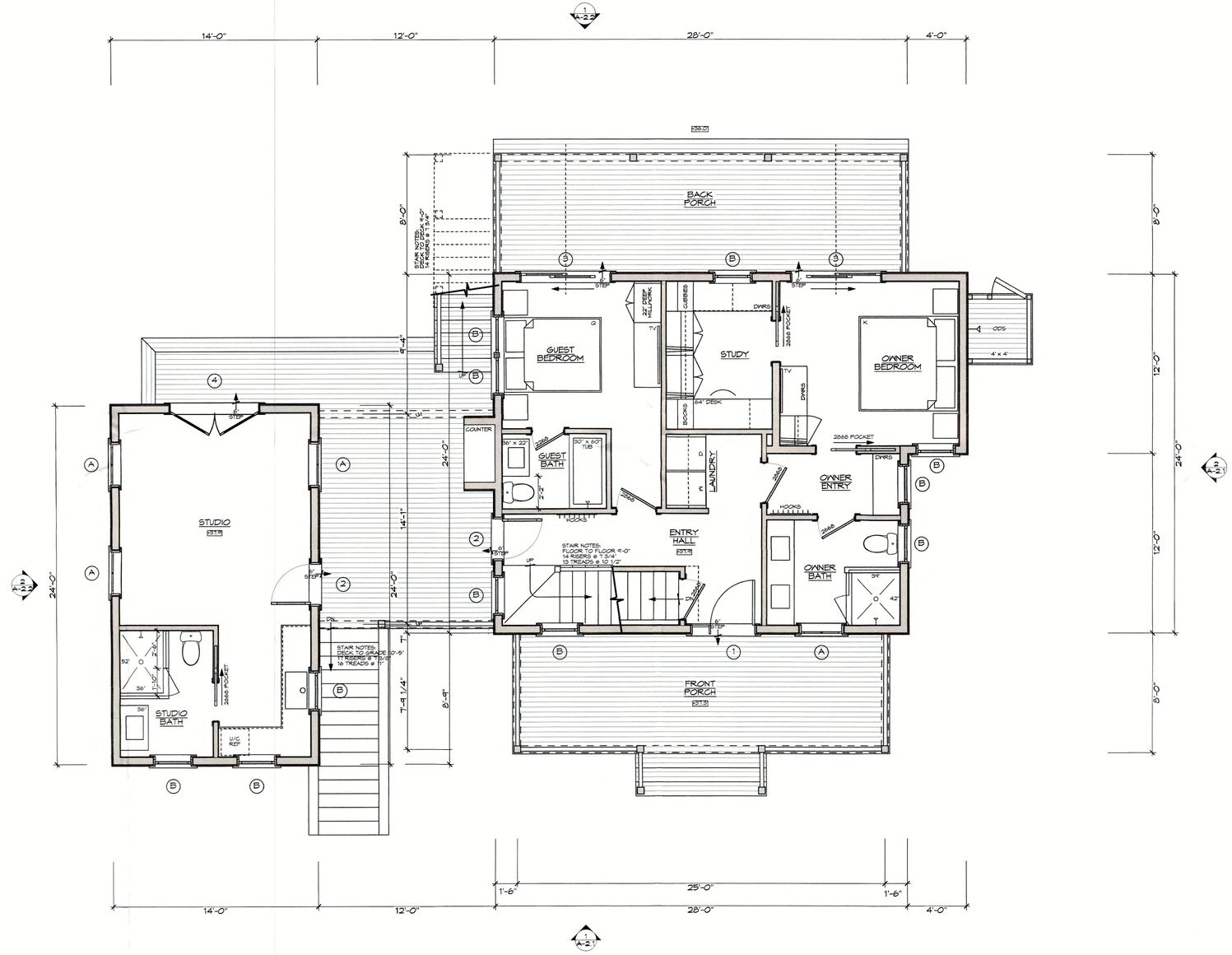
PROPOSED GARAGE & UNFINISHED BASEMENT FLOOR PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Revisions for Approval thru Staff 6/14/23

A-1.0



1 PROPOSED FIRST FLOOR PLAN - 1,056 Sq. Ft.

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

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design, inc.

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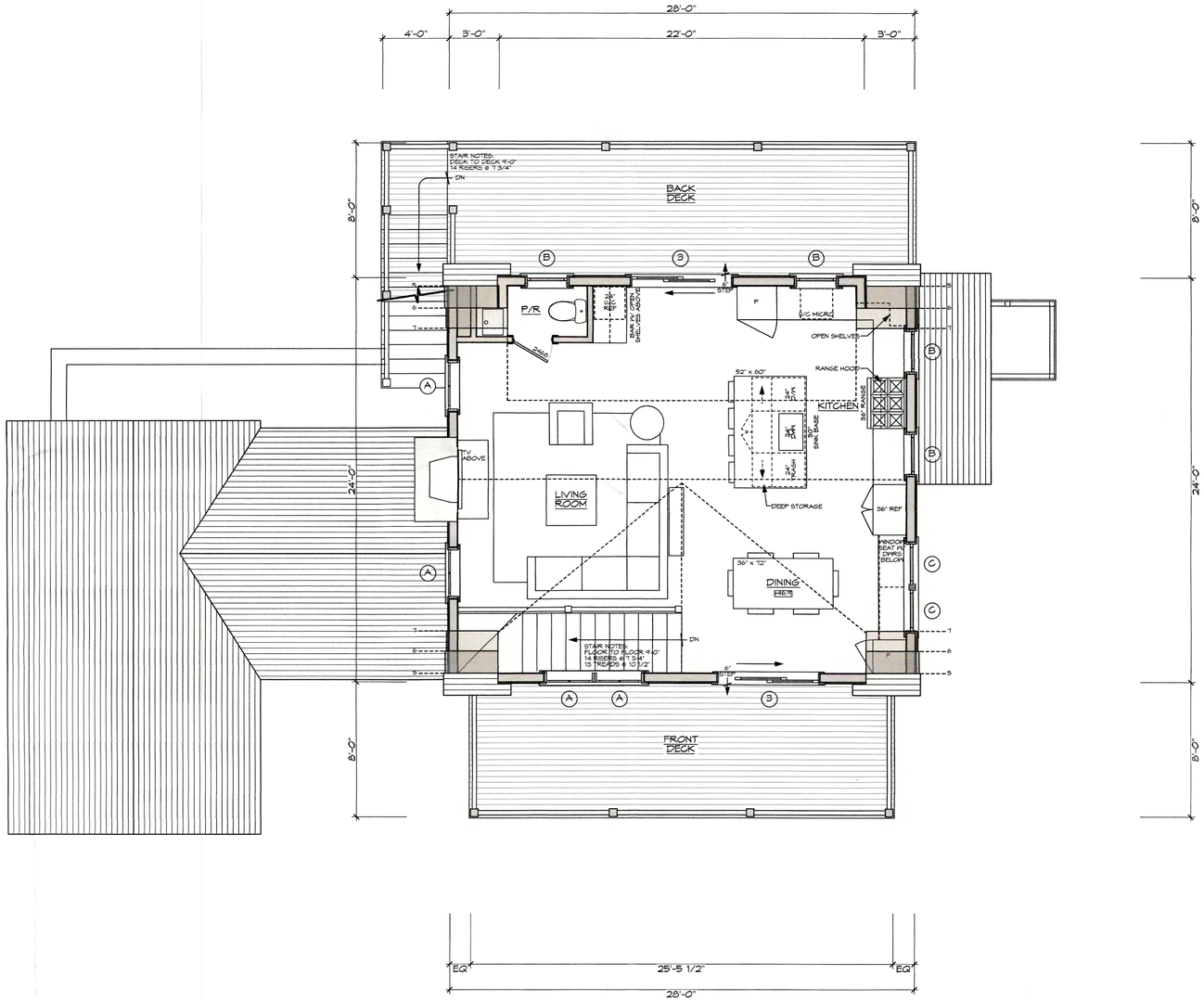
PROPOSED FIRST FLOOR PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

REVISIONS:

HDC Revisions for Approval thru Staff 6/14/23

A-1.1



1 PROPOSED SECOND FLOOR PLAN - 672 Sq. Ft.

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

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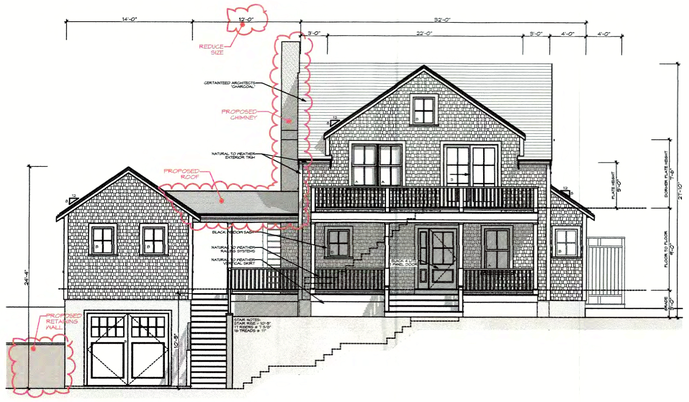
PROPOSED SECOND FLOOR PLAN

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

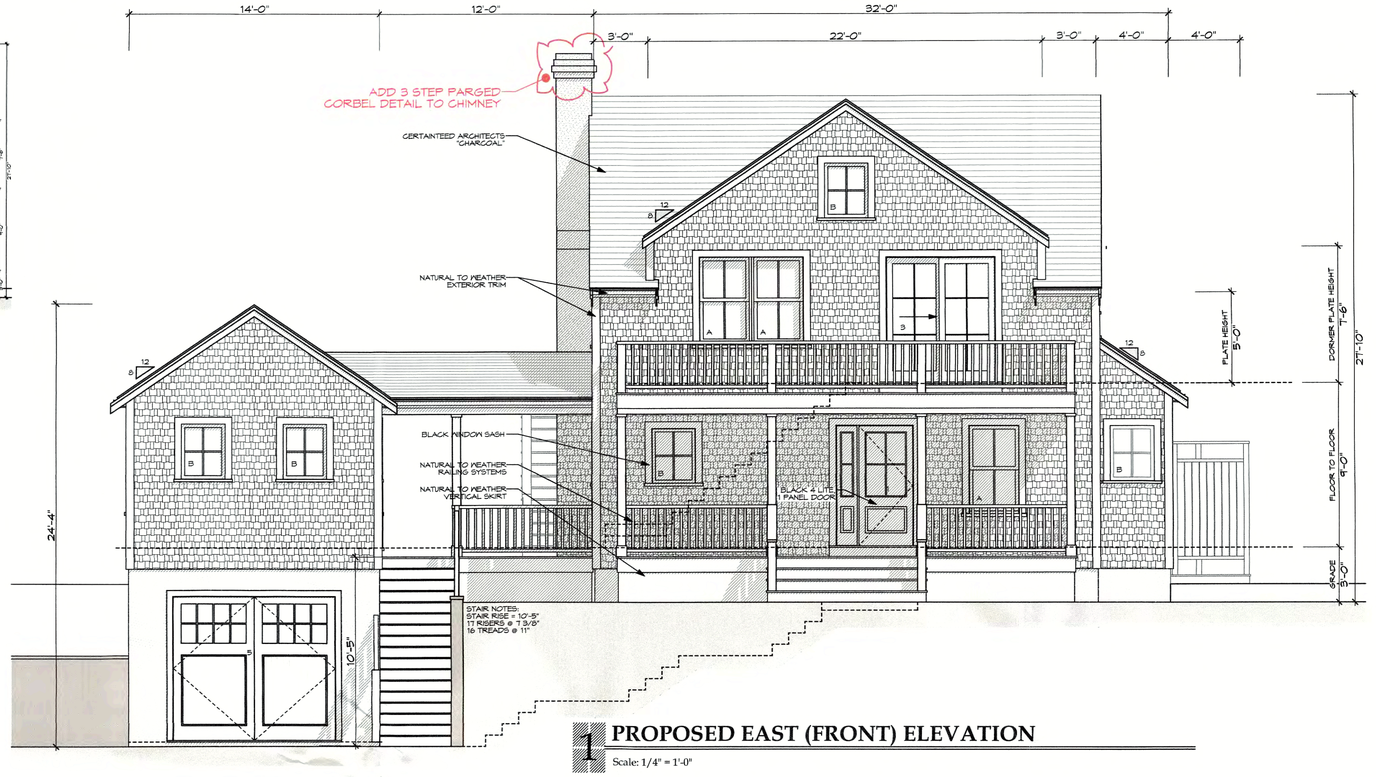
REVISIONS:

HDC Revisions for Approval thru Staff 6/14/23

A-1.2



PREVIOUS SUBMISSION



1 PROPOSED EAST (FRONT) ELEVATION

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

ROGERS RESIDENCE	32 LYONS LANE, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units. Black Sash, 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.

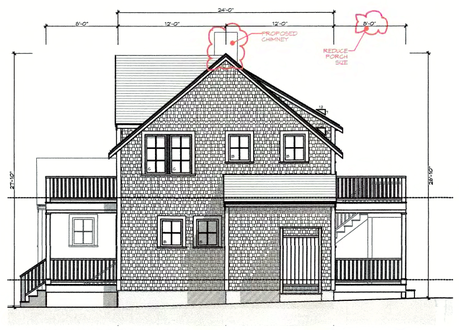
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3050	2 over 2	
B	Casement	ACM2834	4	
C	Casement	ACM2848	6	

DOOR SCHEDULE

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3068	4	4 Light, 1 Panel w/ 14" Sidelight
2	Side Door	2868	6	
3	Gliding Door	FWGD60611-2	(2) 6	
4	French Door	FWHID60611-2	(2) 6	
5	Garage Door	9080	(2) 8	

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 DP50 or better.
4. G.C. to verify all hardware finish to match cottage.



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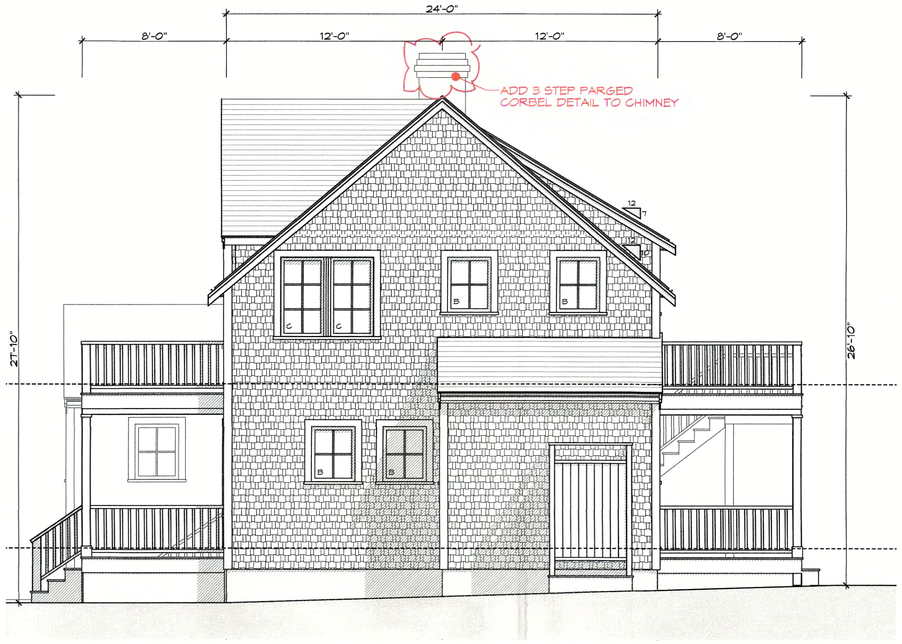

2 PROPOSED NORTH ELEVATION

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

PROPOSED EXTERIOR ELEVATIONS

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S.M. Roethke Design
nantucket.ma.02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

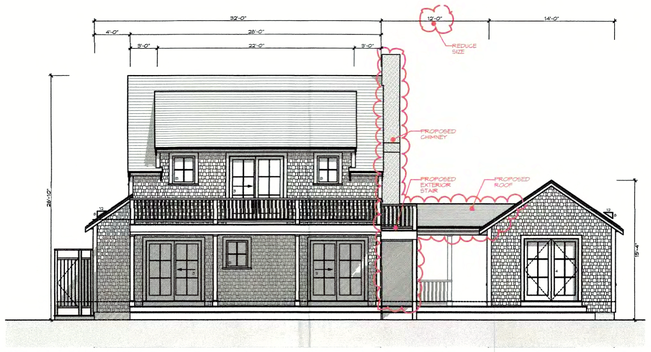
APPROVED
HDC2023-048 8254
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

REVISIONS:

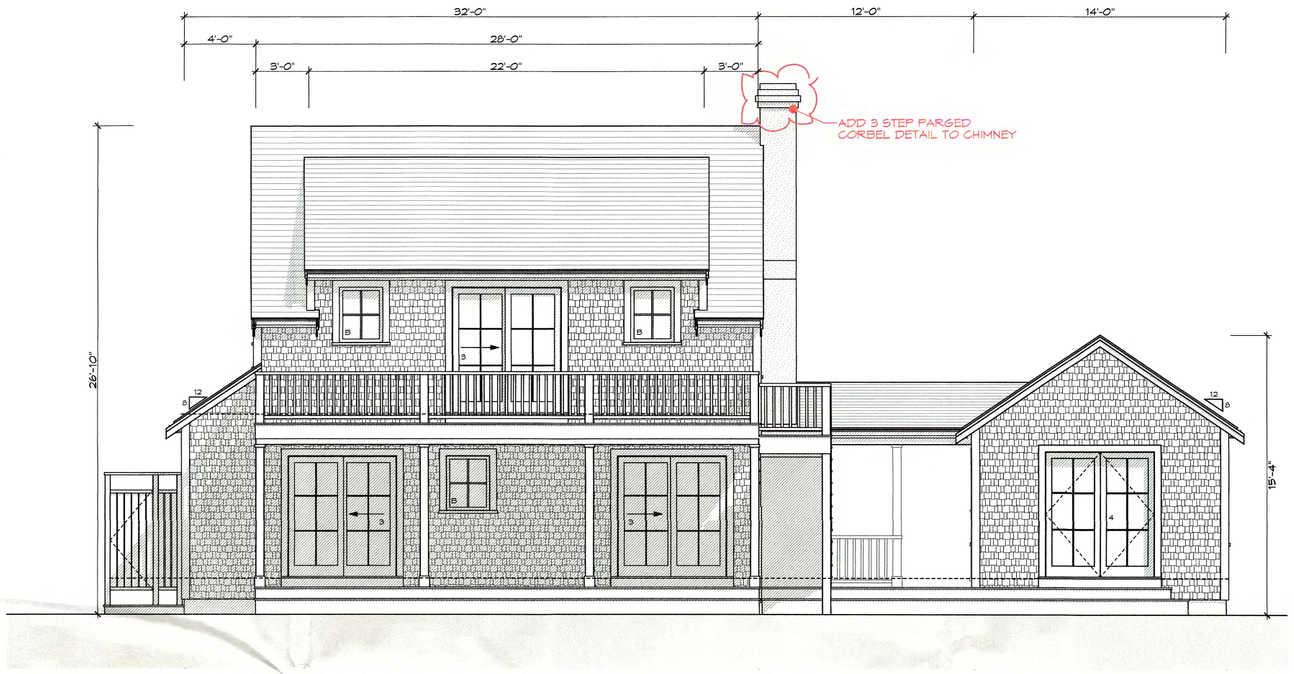
RECEIVED
JUL 05 2023
By

HDC Revisions for Approval thru Staff 6/14/23

A-2.1



PREVIOUS SUBMISSION



1 PROPOSED WEST ELEVATION

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

ROGERS RESIDENCE	32 LYONS LANE, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, Black Sash, 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.

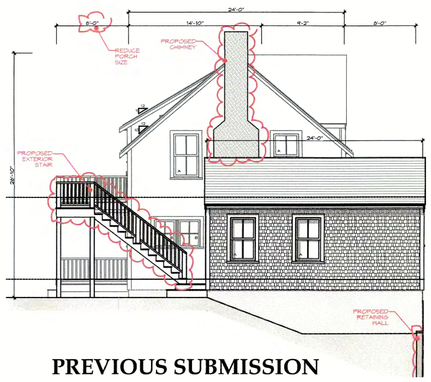
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3050	2 over 2	
B	Casement	ACM2834	4	
C	Casement	ACM2848	6	

DOOR SCHEDULE

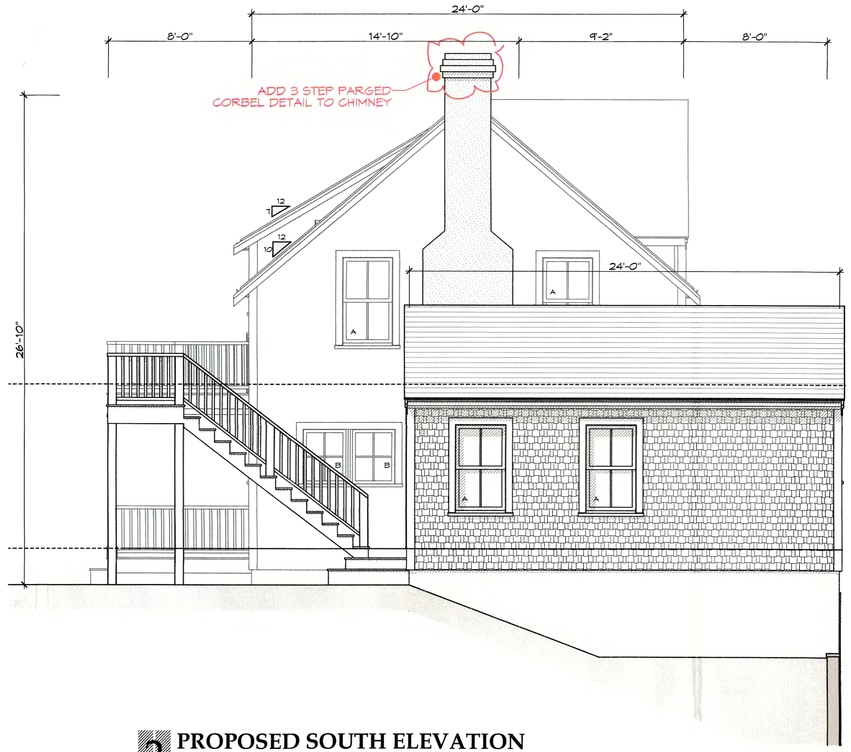
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3068	4	4 Light, 1 Panel w/ 14" Sidelight
2	Side Door	2868	6	
3	Gliding Door	FWGD60611-2	(2) 6	
4	French Door	FWHID60611-2	(2) 6	
5	Garage Door	9080	(2) 8	

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. G.C. to verify all hardware finish to match cottage.



PREVIOUS SUBMISSION



2 PROPOSED SOUTH ELEVATION

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

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PROPOSED EXTERIOR ELEVATIONS

Rogers Residence
32 Lyons Lane
Nantucket, MA 02554

APPROVED
HDC2023-04-8254

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

REVISIONS:

RECEIVED
JUL 05 2023
By

HDC Revisions for Approval thru Staff 6/14/23

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°. 455

Street & Number of Proposed Work: 30 TASHAMA LANE

Owner of record: 30 TASHAMA LANE

Mailing Address: NANTUCKET MA 02554

Contact Phone #: 415 235 7667 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MCMORROW DESIGNS INC

Mailing Address: 4 SOUTH MILL STREET
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.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 COVERED PORCH

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 -0- South -0- East -0- West -0-

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

Additional Remarks

Historic Name:

Original Date: 2020

Original Builder:

REVISIONS* (describe)

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

} COVERED PORCH, DOOR + WINDOW CHANGES

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 4 /12_____ Dormer _____/12_____ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH HOUSE

Leaders (material and size): TO MATCH HOUSE

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

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

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.

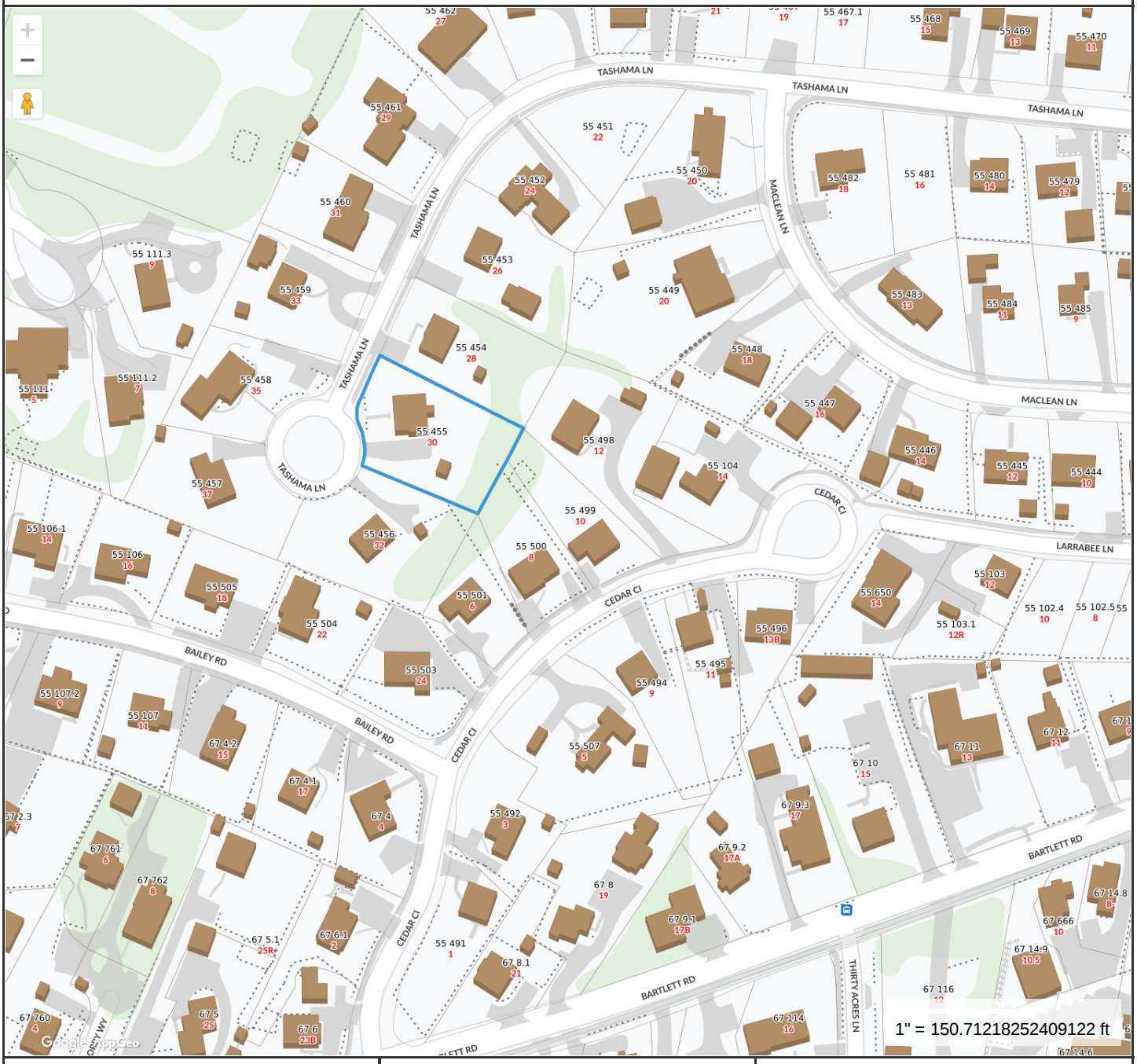
COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof TO MATCH EXISTING
Trim WHITE (TME) Sash WHITE (TME) Doors WHITE (TME)
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 10.20.2023 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	55 455
Location	30 TASHAMA LN
Owner	MATSON VERNON D & CAROL 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.

30 TASHAMA LN

Location	30 TASHAMA LN	**Mblu**	55/ / 455/ /
Acct#	00003713	**Owner**	MATSON VERNON D & CAROL A
Assessment	$1,246,200	**PID**	3713
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$581,600	$664,600	$1,246,200

Owner of Record

Owner	MATSON VERNON D & CAROL A	**Sale Price**	$700,000
Co-Owner		**Certificate**	
Address	30 TASHAMA LANE NANTUCKET, MA 02554	**Book & Page**	01450/0307
		Sale Date	09/17/2014
		Instrument	1A

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MATSON VERNON D & CAROL A	$700,000		01450/0307	1A	09/17/2014
REZENDES NANCY L LIFE ESTATE	$0		01040/0153	99	09/15/2006
REZENDES NANCY L	$23,000		00217/0196	O	08/08/1984

Building Information

Building 1 : Section 1

Year Built:	1984
Living Area:	1,623
Replacement Cost:	$541,383
Building Percent Good:	87
Replacement Cost Less Depreciation:	$471,000

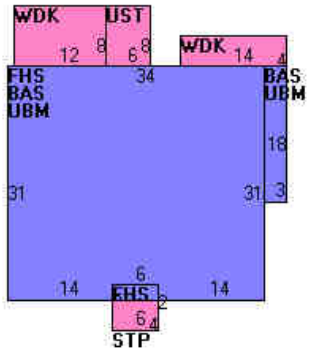
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Above Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Floor Furnace
AC Type:	None
Total Bedrooms:	3 Bedrooms
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\30%20tashama_30594.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3713_4370.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,096	1,096
FHS	Half Story, Finished	1,054	527
FOP	Porch, Open, Finished	12	0
STP	Stoop	24	0
UBM	Basement, Unfinished	1,096	0
UST	Utility, Storage, Unfinished	48	0
WDK	Deck, Wood	152	0
		3,482	1,623

Building 2 : Section 1

Year Built:	2020
Living Area:	686
Replacement Cost:	$106,431
Building Percent Good:	100

Replacement Cost
Less Depreciation: $106,400

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Garage/Office
Model	Residential
Grade:	Average
Stories:	1.5
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
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:	0
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	No Kitchen
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0030\30%20tashama2_30595.JPG)

Building Layout

Building Layout (https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3713_118731.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
SFB	Base, Semi-Finished	624	374
FHS	Half Story, Finished	624	312
		1,248	686

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL2	1.5 STORY CHIM	1.00 UNITS	$3,300	1

Land

Land Use

Land Line Valuation

Use Code	109R	**Size (Acres)**	0.26
Description	MULTI NO 2ND DWG	**Frontage**	0
Zone	R10	**Depth**	0
Neighborhood	450	**Assessed Value**	$664,600
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			120.00 S.F.	$900	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$581,600	$664,600	$1,246,200
2022	$464,300	$535,600	$999,900
2021	$388,000	$553,800	$941,800
2020	$388,000	$553,800	$941,800
2018	$291,000	$552,900	$843,900

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

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)
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, hardscaping. Available through the Registry of Deeds.
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**, 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.

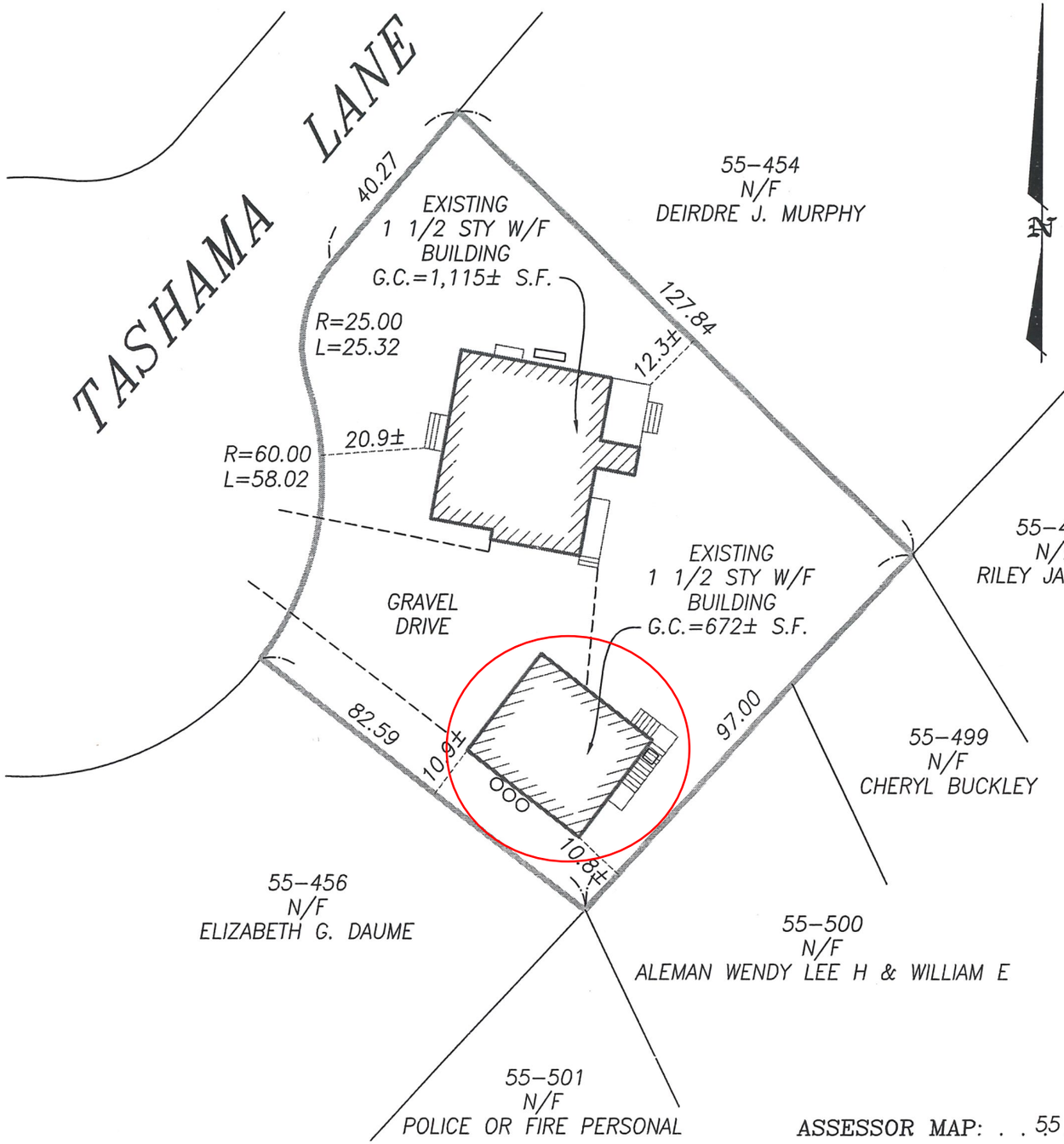
REQUIRED WHERE APPLICABLE:

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, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
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.
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 the left).
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 of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008







CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

		EXISTING:
MINIMUM LOT SIZE:	10,000 S.F.	11,409± S.F.
MINIMUN FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	20 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	25%	SEE PLAN

I CERTIFY, AS OF : 4/25/2022 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR. No. 45711 PROFESSIONAL LAND SURVEYOR

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, MASS.

SCALE: 1"= 30' DATE: APRIL 25, 2022

Owner: VERNON D. & CAROL A. MATSON

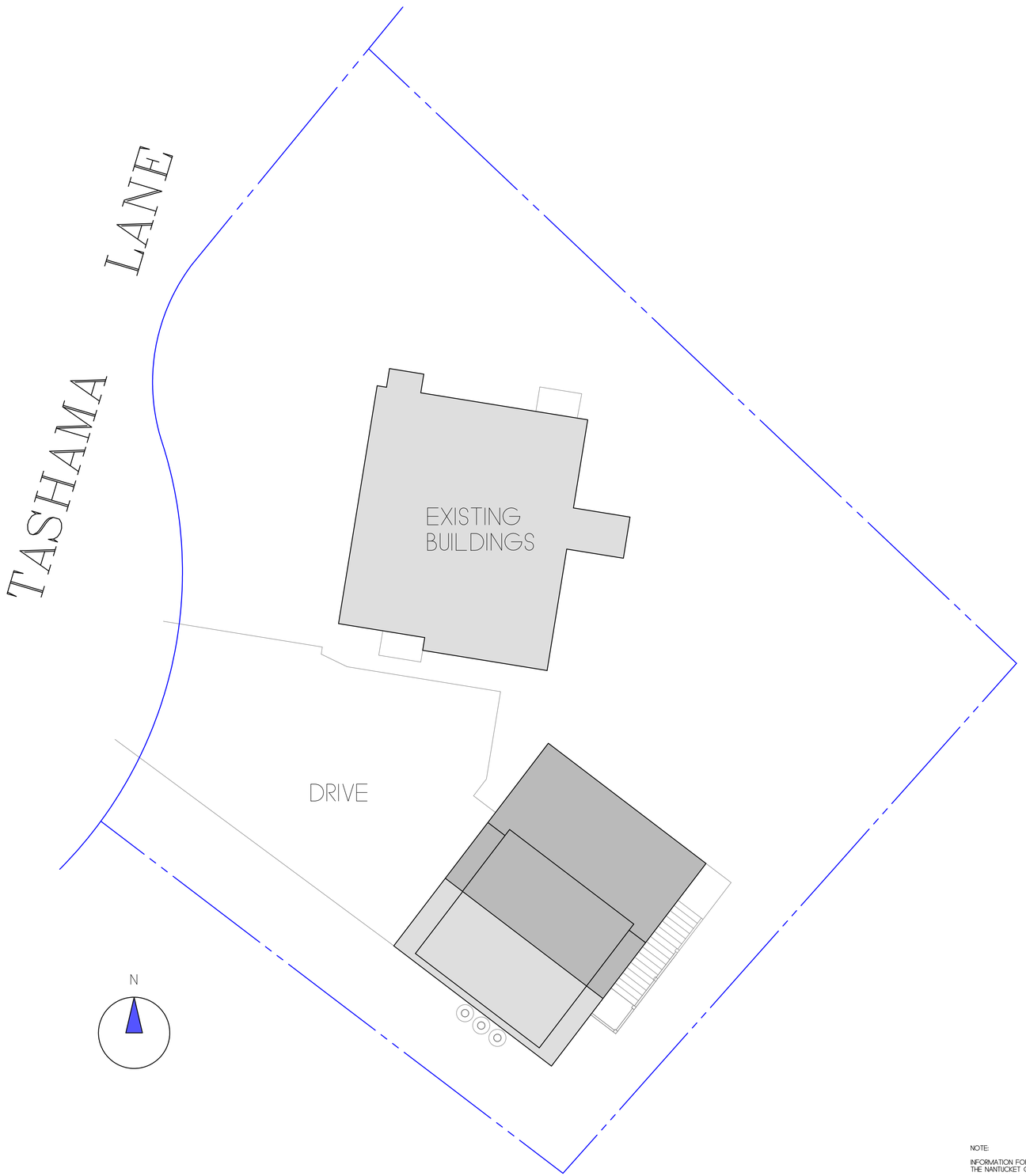
Deed: 1450-307 Plan: PLAN FILE 9-B; LOT 16

Locus: 30 TASHAMA LANE

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

ASSESSOR MAP: 55 , PARCEL: 455

K-1056



ZONING CLASSIFICATION: R 10
MAP: 55 PARCEL: 455

MIN. AREA:	10,000 sqft.
MIN. FRONTAGE:	75 ft.
FRONT YARD S.B.:	20 ft.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	25%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BROSCO	2'-9" X 4'-6"	2	6/1 D.H. (T.M.E.)
B	ANDERSEN	2'-4 1/2" X 3'-9 1/2"	1	6 LT. EGRESS UNIT W/ CHECKRAIL
1	ANDERSEN	3'-0" X 7'-0"	1	15 LT. BI-FOLD UNIT

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.

REVISIONS:
10/11/2023: AS-BUILT MEASURING
10/31/2023: AS-BUILT PLANS
11/07/2023: PROGRESS PRINT
11/08/2023: HDC PRINT
12/9/2023: HDC REVISION

NOTE:
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NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS

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.

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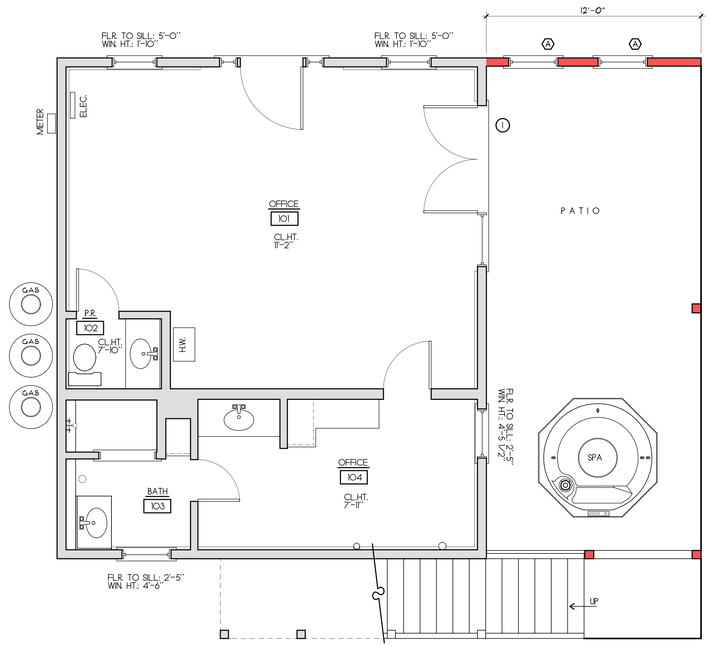
RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1010
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

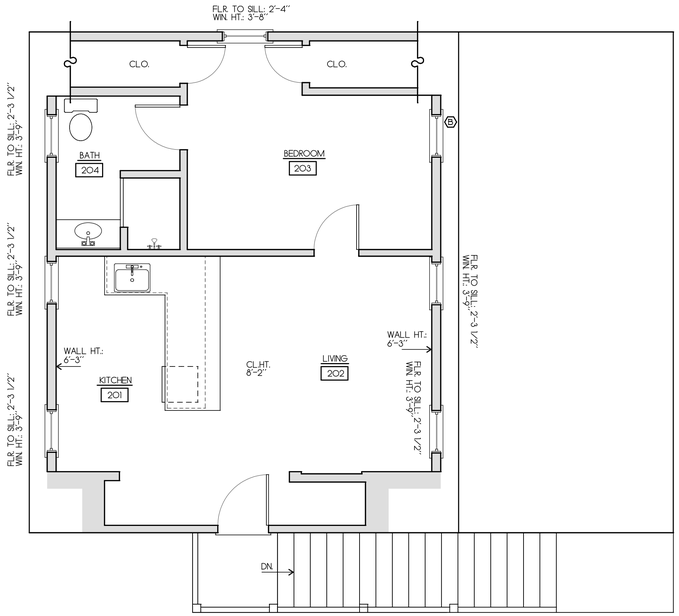
MAP: 55 PARCEL: 455
H.D.C. SITE PLAN
ADDRESS: 30 TASHAMA LANE NANTUCKET, MA 02564
DATE: 12/09/2023
SCALE: 1/4" = 1'-0"

SHEET NO.
S 1



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
672 S.F.

N



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
505 S.F.

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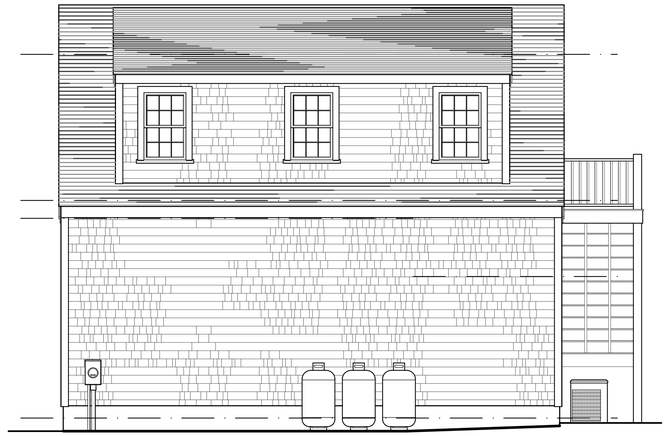
MAP: 55 PARCEL: 455
FLOOR PLANS
ADDRESS: 30 TASHAMA LANE NANTUCKET, MA 02564
DATE: 12/09/2023
SCALE: 1/8" = 1'-0"

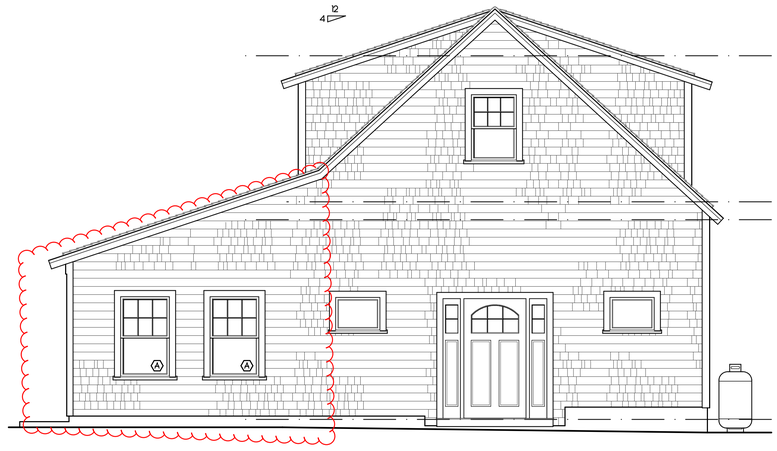
SHEET NO.
a 1



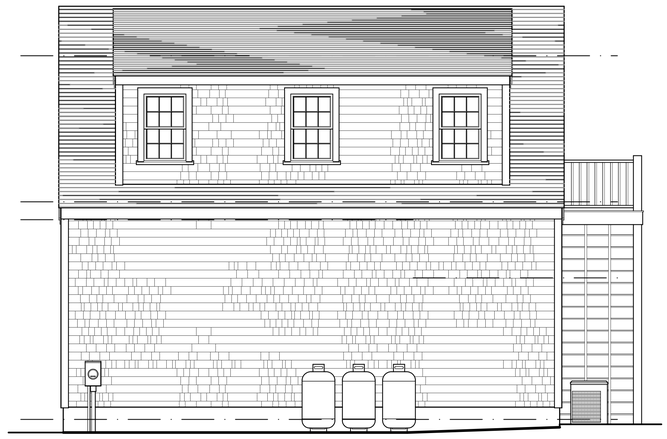
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 455
ELEVATIONS
ADDRESS: 30 TASHAMA LANE NANTUCKET, MA 02564
DATE: 12/09/2023
SCALE: 1/4" = 1'-0"

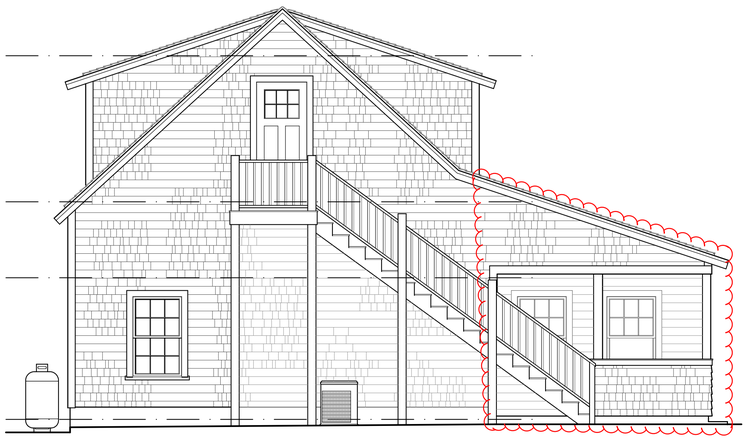
SHEET NO.
a 2



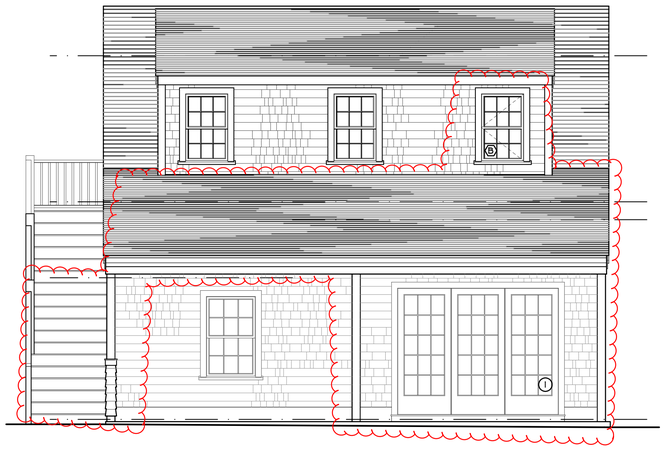
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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ELEVATIONS
ADDRESS: 30 TASHAMA LANE NANTUCKET, MA 02564
DATE: 12/09/2023
SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

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°. 31

Street & Number of Proposed Work: 6 GARDNER PERRY LN

Owner of record: STEPHEN GRAHM

Mailing Address: 18 EAST 78th ST

NEW YORK NEW YORK 10021

Contact Phone #: 617 821 1109 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MCMORROW DESIGNS INC

Mailing Address: 4 SOUTH MILL STREET

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.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 R1) ☐ Roof ☐ Other DOOR + WINDOW UPGRADE (TME) LIKE KIND

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: 1982

Original Builder:

REVISIONS* (describe)

1. East Elevation REPLACE BAY WINDOW W/ 3 6/6 D.H. (TME)
2. South Elevation } UPGRADE ALL ~~DOOR~~ GLIDDING DOORS W/ NEW
3. West Elevation } UPGRAD ALL WINDOWS W/ NEW (LIKE KIND)
4. North Elevation SWITCH CLAPBOARD W/ WHITE CEDAR SHINGLES

*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 _____

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles TO MATCH EXISTING ☐ 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 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 ANDERSEN TME

Doors* (type and material): ☐ TDL ☐ SDL Front NO CHANGE Rear _____ Side UPGRADE SLIDDERS W/ NEW ANDERSEN (TME)

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof _____

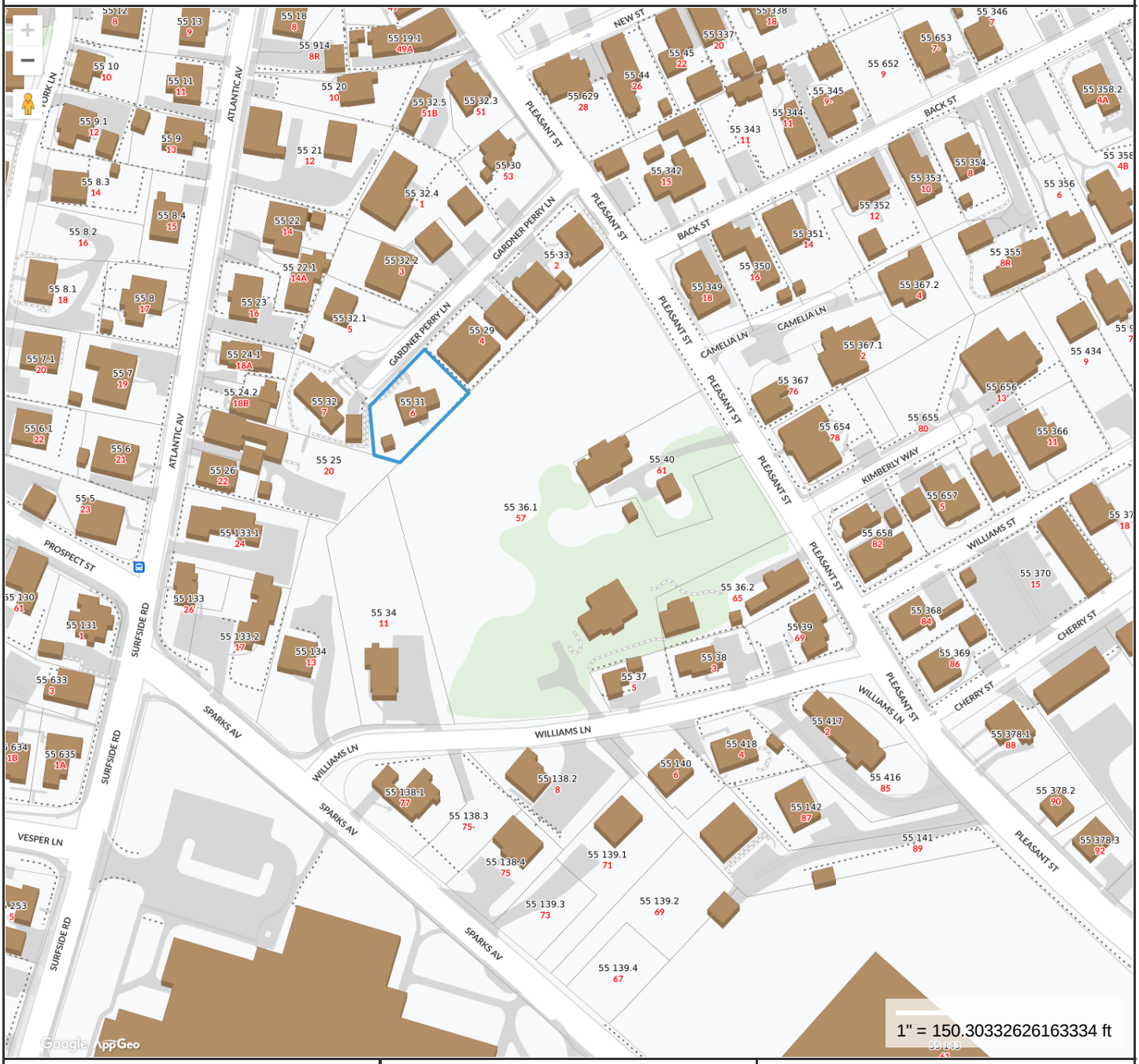
Trim WHITE TME Sash WHITE TME Doors _____

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 11-30-2023 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	55 31
Location	6 GARDNER PERRY LN
Owner	GRAHAM STEPHEN M

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.

6 GARDNER PERRY LN

Location	6 GARDNER PERRY LN	**Mblu**	55/ / 31/ /
Acct#	00003182	**Owner**	GRAHAM STEPHEN M
Assessment	$1,330,800	**PID**	3182
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$559,800	$771,000	$1,330,800

Owner of Record

Owner	GRAHAM STEPHEN M	**Sale Price**	$900,000
Co-Owner		**Certificate**	
Address	18 EAST 78TH ST NEW YORK, NY 10021	**Book & Page**	C0021183/0
		Sale Date	03/31/2004
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GRAHAM STEPHEN M	$900,000		C0021183/0	00	03/31/2004
LEWIS PETER J & LORETTA M	$325,000		C0016/0807	05	05/01/1995
SCHIFF ROBERT J & SUSAN	$308,000		C0014/0175	00	09/18/1989

Building Information

Building 1 : Section 1

Year Built:	1982
Living Area:	1,725
Replacement Cost:	$603,260
Building Percent Good:	92
Replacement Cost Less Depreciation:	$555,000

Building Attributes	
Field	**Description**

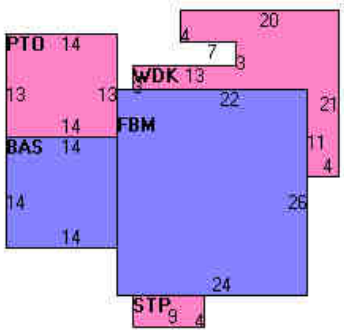
Style:	Cape Cod
Model	Residential
Grade:	Avg to Good
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	4
Total Bthrms:	3
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//\00\03\10\87.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3182_3738.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	820	820
TQS	Three Quarter Story	624	468
FBM	Basement, Finished	624	437
PTO	Patio	182	0
STP	Stoop	36	0
WDK	Deck, Wood	241	0
		2,527	1,725

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$3,900	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R1
Neighborhood	550
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.14
Frontage	0
Depth	0
Assessed Value	$771,000

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			100.00 S.F.	$900	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$559,800	$771,000	$1,330,800
2022	$469,600	$643,000	$1,112,600
2021	$458,300	$643,000	$1,101,300
2020	$458,300	$643,000	$1,101,300
2018	$345,600	$641,500	$987,100

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

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)
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, hardscaping. Available through the Registry of Deeds.
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**, collated and stapled.
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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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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 the left).
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 of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008


6

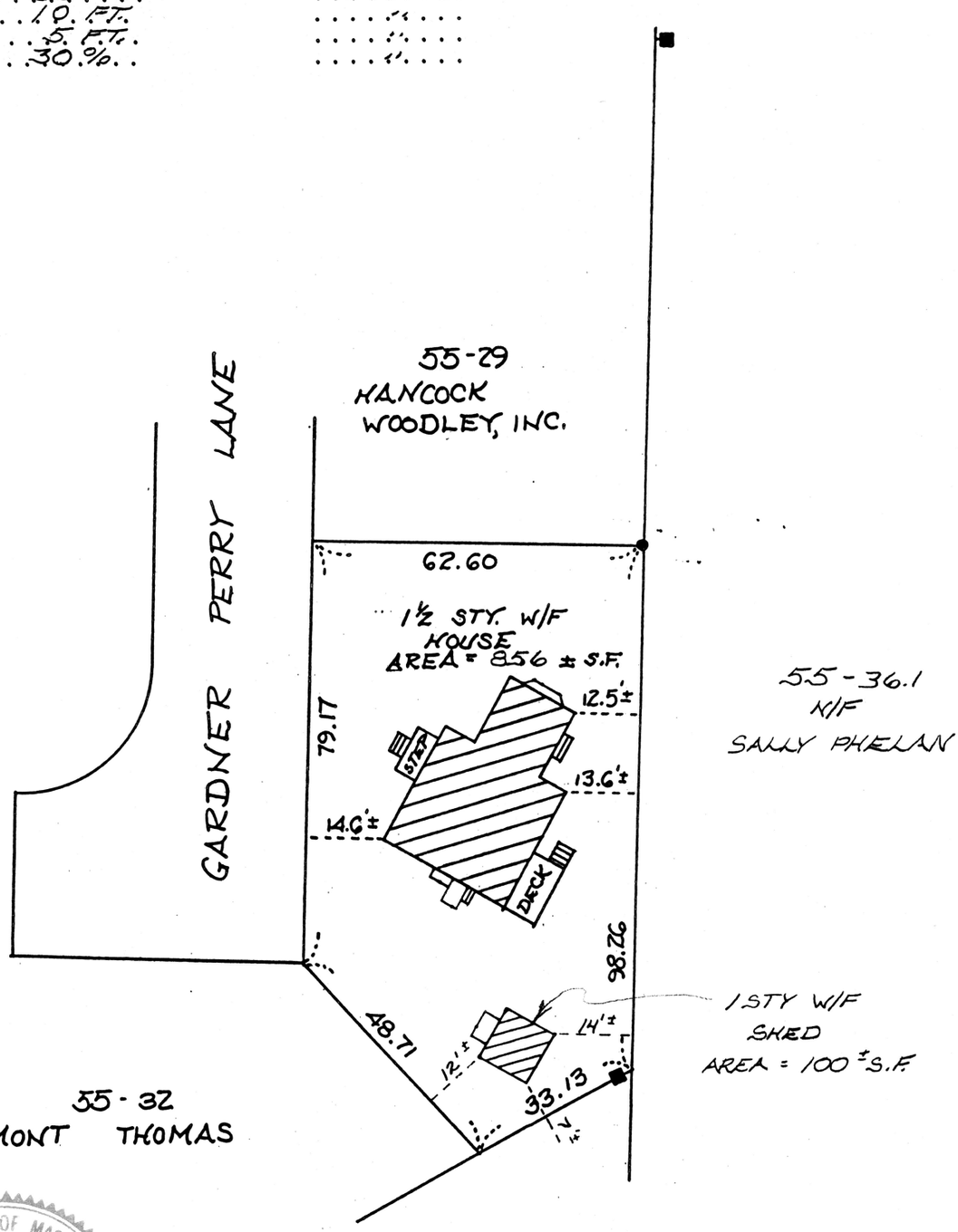








ZONING CLASSIFICATION: . . R-1 . . .	EXISTING:
MIN. AREA: . . . . . 5000 S.F.	. . 6334 ± S.F.
MIN. FRONTAGE: . . . . 50 FT.	. . SEE PLAN
FRONT YARD S.B.: . . . 10 FT.	. . . . " . . . .
REAR & SIDE S.B.: . . . 5 FT.	. . . . " . . . .
GROUND COVER (%): . . 30% . .	. . . . " . . . .



COMMONWEALTH OF MASSACHUSETTS
CHARLES W. HART
No. 32489
REGISTERED PROFESSIONAL LAND SURVEYOR

Charles W Hart
3-18-93

I CERTIFY, AS OF : . 3-18-93 . . , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Charles W Hart

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.

ASSESSOR MAP: . 55 . , PARCEL: . 31 . .

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 30' DATE: MAR. 18, 1993

Owner: ROBERT J. & SUSAN . SCHIFF.

Deed: CERT. 14175 . . Plan L.C. 38506-B LOT 2

Locus 6 GARDNER PERRY LANE . . .

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

NOT TO BE RECORDED.

H-3817

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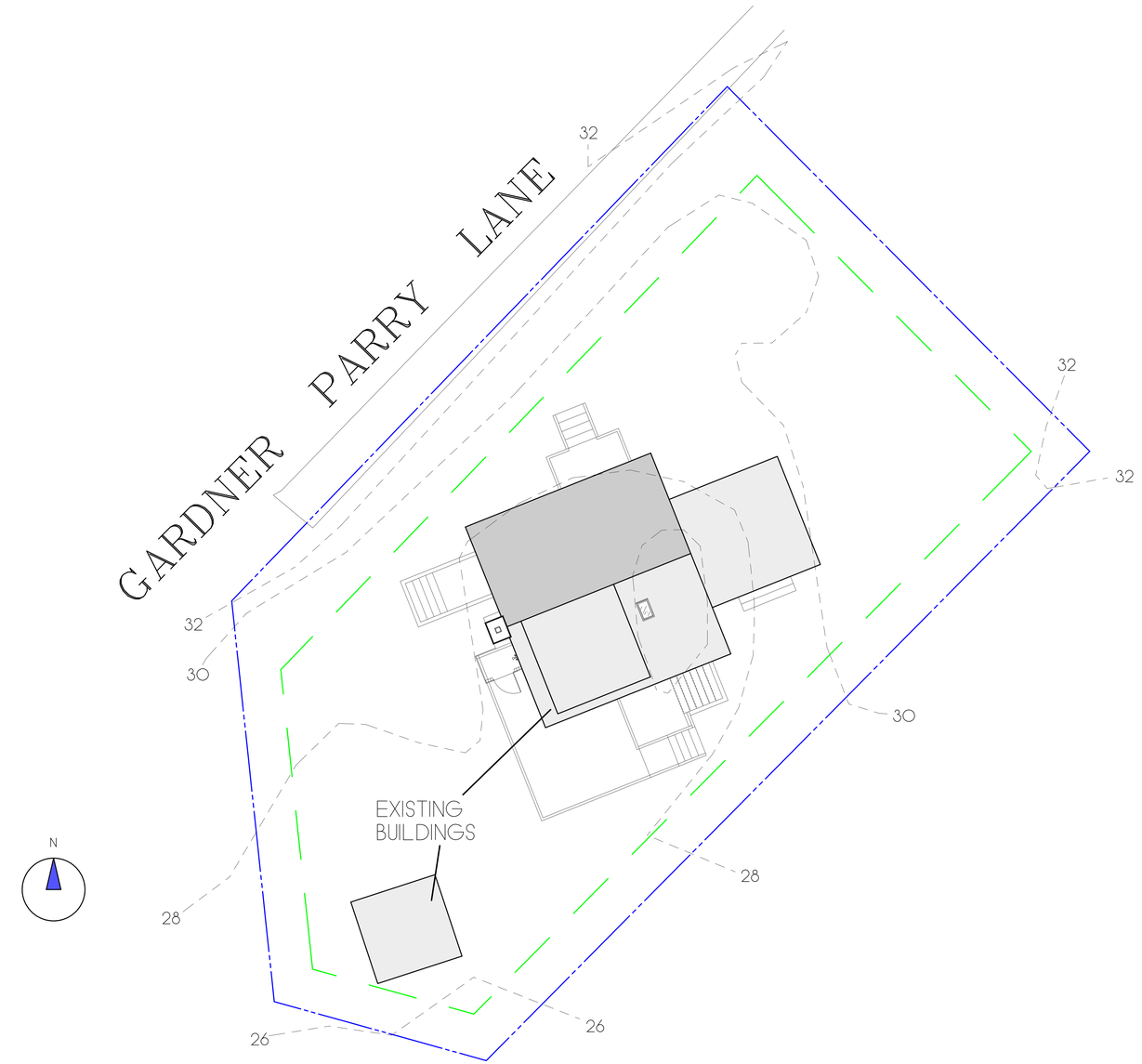

ZONING CLASSIFICATION: R-1
MAP: 55 PARCEL: 31

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	10 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	30%



WINDOW SCHEDULE				
SYM	MANUFACTURER	UNIT SIZE	QTY.	REMARKS
A	ANDERSON	89 5/8" X 52 7/8"	1	6/6 D.H. MULLED UNIT (ITEM 200)

REVISIONS:
11/21/2023: AS-BUILT MEASURING
12/9/2023: AS-BUILT PLANS
12/10/2023: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER ¢ ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY ¢ SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT BY CHARLES HART & ASSOCIATES, INC. DATED: MARCH 18, 1993 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 REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION

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GRAHAM RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 31
H.D.C. SITE PLAN
ADDRESS: 6 GARNER PERRY LANE NANTUCKET, MA 02564
DATE: 1/23/2023
SCALE: 1" = 20'

SHEET NO. S 1



EXISTING NORTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING WEST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
11/21/2023: AS-BUILT MEASURING
12/9/2023: AS-BUILT PLANS
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NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 31

ELEVATIONS

ADDRESS: 6 GARNER PERRY LANE NANTUCKET, MA 02564

DATE: 1/23/2023

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

SHEET NO.
a 1



EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"

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ELEVATIONS
ADDRESS: 6 GARNER PERRY LANE NANTUCKET, MA 02564
DATE: 1/23/2023
SCALE: 1/4" = 1'-0"

SHEET NO.
a 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:

Attached	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
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Complete	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

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N/A	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.
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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°. 719.1

Street & Number of Proposed Work: 4R Daffodil Ln.

Owner of record: Douglas + Gina Lebrecht

Mailing Address: 4 Daffodil Ln.
Nantucket MA 02554

Contact Phone #: 508 560 1319 E-mail: GTIMM333@Comcast.net

AGENT INFORMATION (if applicable)

Name: Kristopher Megna

Mailing Address: 2A Blueberry Lane
Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMegna@dreamline modular.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: 1895 Decks/Patio: Size: 6x35/8x48 ☒ 1st floor ☐ 2nd floor
Width: 65'6" Sq. footage 2nd floor: 1132 Size: 10x38/10x24 ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A

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

Height of ridge above final finish grade: North 28'5"/18'11" South 28'5" 18'11" East 28'5" West 28'5"/18'11"

Additional Remarks

Historic Name: (describe)

Original Date:

Original Builder:

REVISIONS*
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 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7 /12 9/12 Secondary Mass 10 /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) N/A

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles All sides ☐ 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~~ 1x8 Soffit (Overhang) 6" Corner boards 6" Frieze 6"
Window Casing 1x4 Door Frame 1x8 Columns/Posts: Round _____ Square 8"

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 Milliken Millworks Rear And. Side Milliken Millworks
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways Shells Walkways Bluestone Walls N/A

* Note: Complete door and window schedules are required.

COLORS

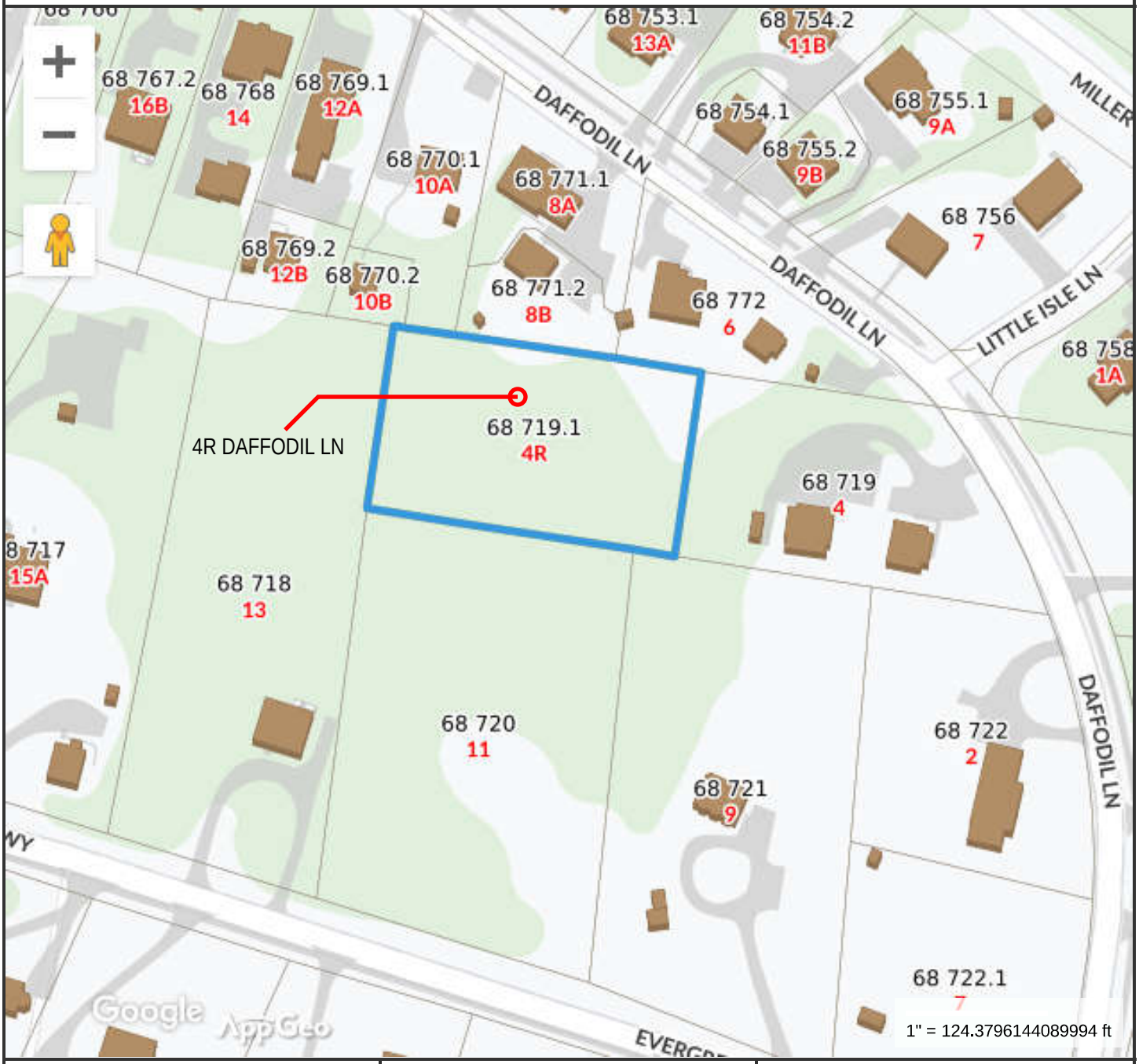
Sidewall White Cedar Shingles NTW Clapboard (if applicable) N/A Roof Dual Black
Trim NTW Cedar Sash Black Doors Hamilton Blue
Deck Mahogany Foundation Gray/Concrete Fence N/A Shutters N/A

* 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 12/13/23 Signature of owner of record _____ Signed under penalties of perjury

LOCUS MAP - 4R DAFFODIL LANE



Property Information

Property ID	68 719.1
Location	4R DAFFODIL LN
Owner	LEBRECHT DOUGLAS & GINA

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

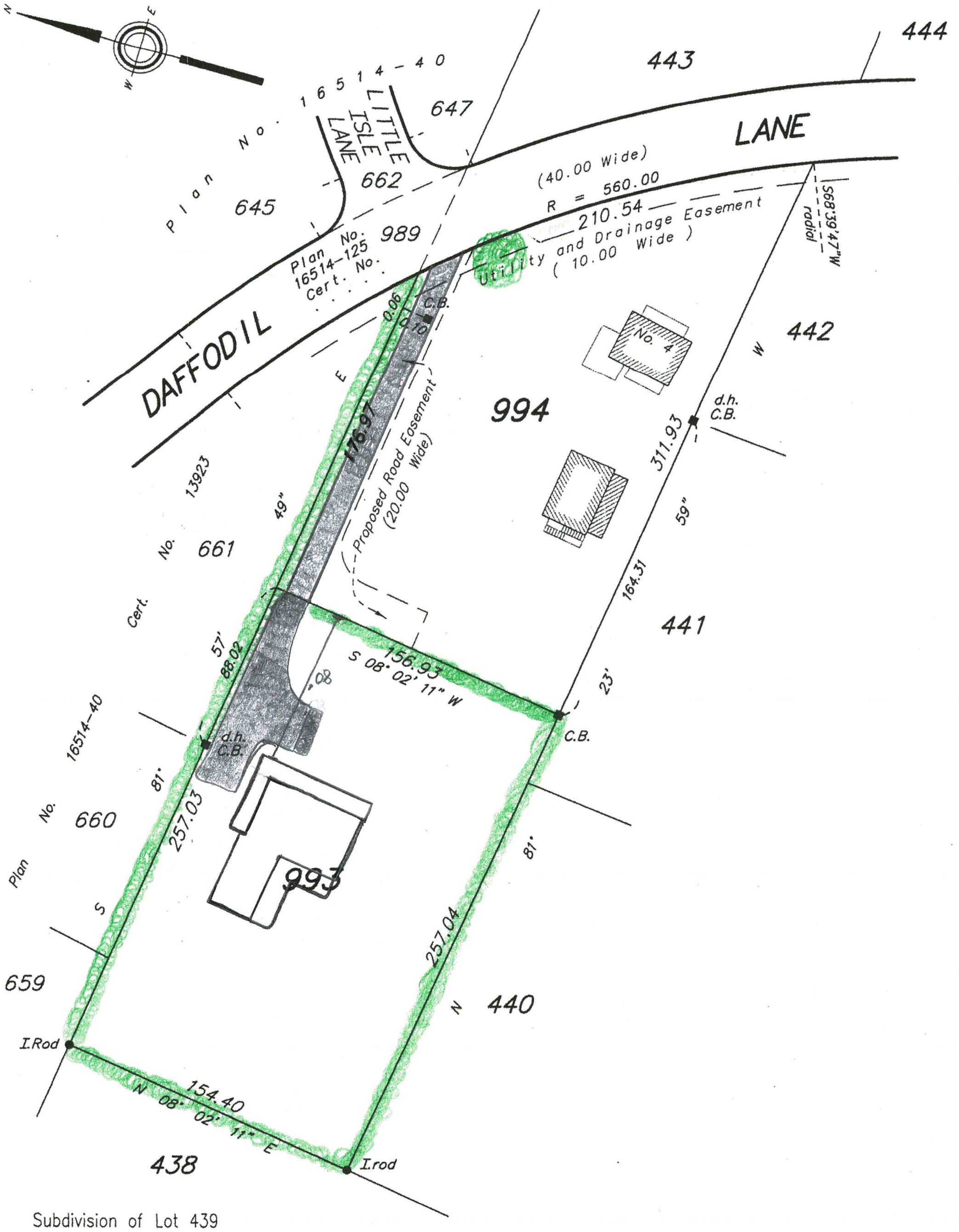
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SUBDIVISION PLAN OF LAND IN NANTUCKET

Michael Connolly & Associates Inc., Surveyors

December 6, 2017

16514-127



Subdivision of Lot 439
Shown on Plan 16514-16 sh. 2
Filed with Cert. of Title No. 13923
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as Lots 993 and 994 By the Court.

. . . . . .

March 19, 2019 *Recorder*

SJK-OCZ7

Copy of part of plan filed in
LAND REGISTRATION OFFICE
March 19, 2019
Scale of this plan 60 feet to an inch
Stephen T. LaMonica, Engineer for Court













5A Daffodil



4 Daffodil



8A Daffodil

EAST



WEST



NOTES:

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

4R DAFFODIL
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LEBRECHT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

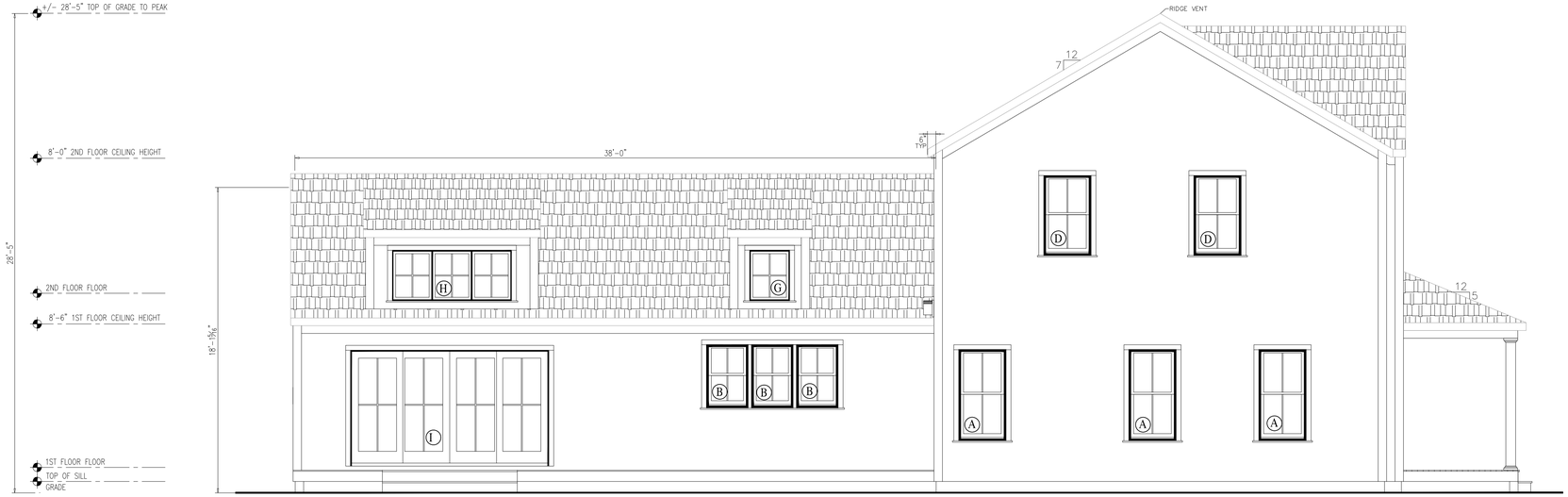
PROJECT:

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 11/29/23
SCALE: 1/4"=1'-0"
FILENAME: 44875 PD2

SHEET:
ELEV-

SOUTH



NORTH



NOTES:

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

4R DAFFODIL
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LEBRECHT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

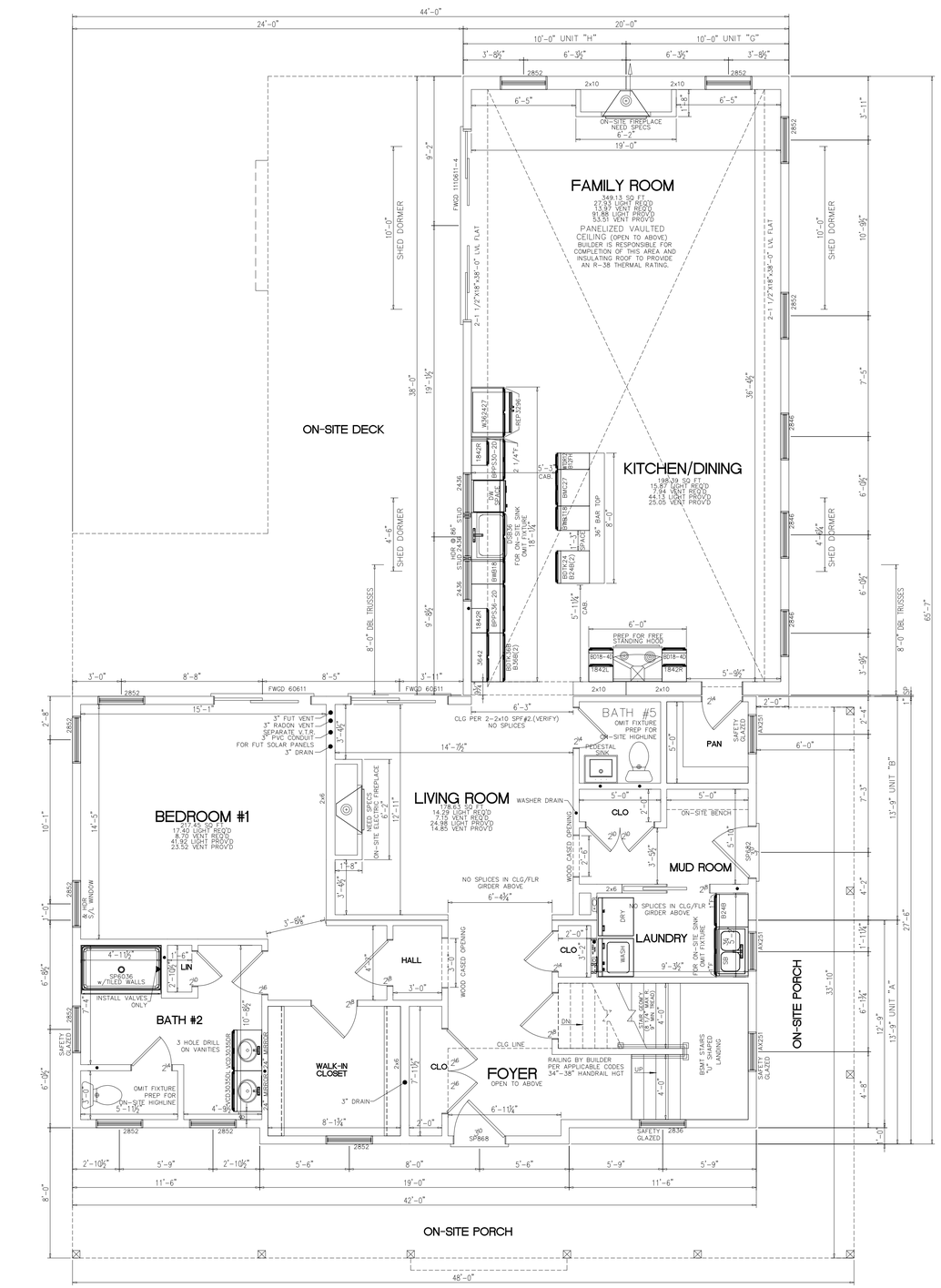
PROJECT:

TITLE:
ELEVATIONS

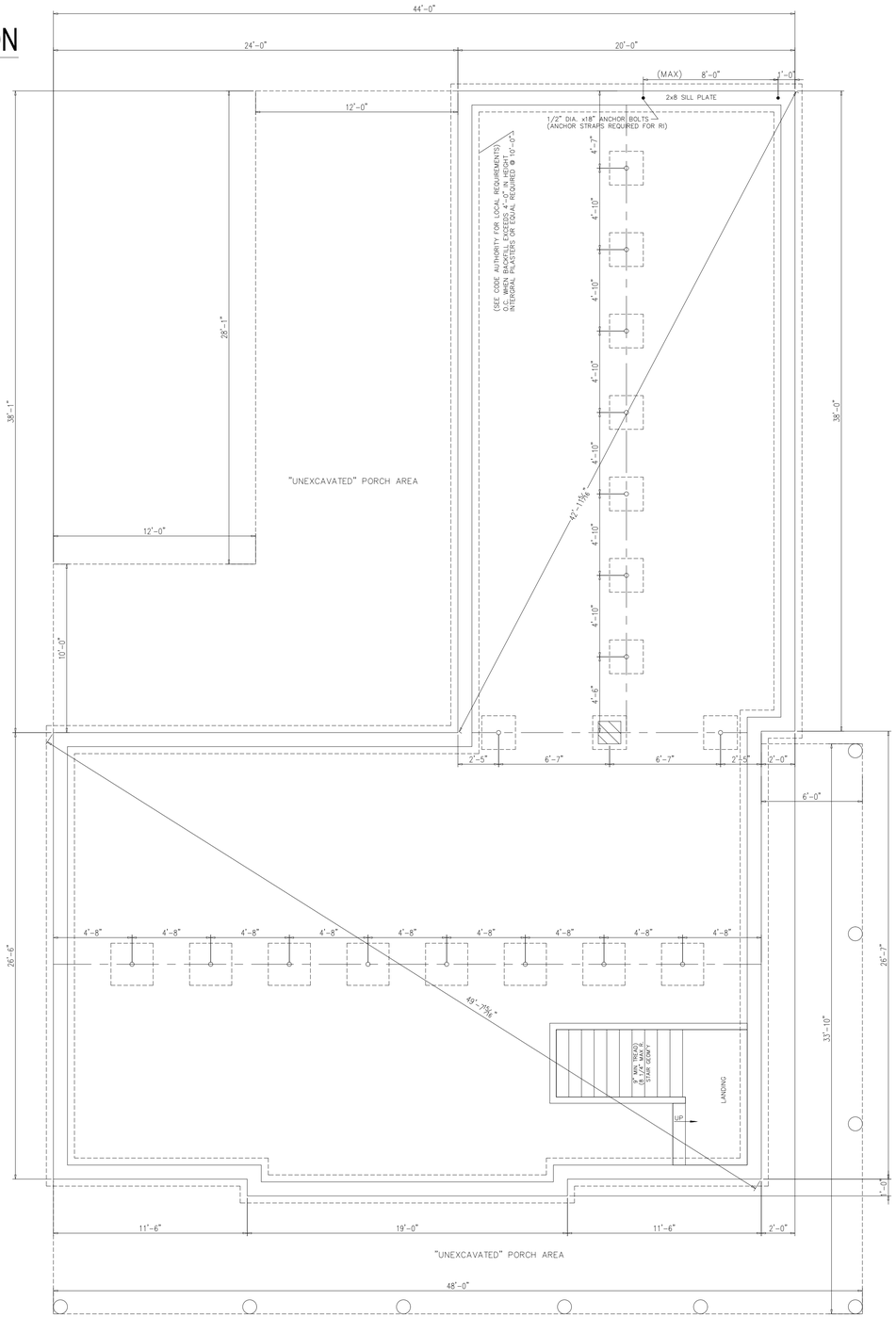
DRAWN BY: DLN
DATE: 11/29/23
SCALE: 1/4"=1'-0"
FILENAME: 44875 PD2

SHEET:
ELEV- (2)

FIRST FLOOR PLAN


44'-0"
24'-0"
20'-0"
10'-0" UNIT "H"
10'-0" UNIT "G"
3'-8½"
6'-3½"
6'-3½"
3'-8½"
2852
2x10
2x10
6'-5"
6'-5"
1'-8"
ON-SITE FIREPLACE NEED SPECS
6'-2"
19'-0"
FAMILY ROOM
349.13 SQ.FT.
27.93 LIGHT REQ'D
13.97 VENT REQ'D
91.88 LIGHT PROV'D
53.51 VENT PROV'D
PANELIZED VAULTED CEILING (OPEN TO ABOVE)
BUILDER IS RESPONSIBLE FOR COMPLETION OF THIS AREA AND INSULATING ROOF TO PROVIDE AN R-38 THERMAL RATING.
FWCD 111D611-4
2-1 1/2"x18"x38'-0" LVL FLAT
2-1 1/2"x18"x38'-0" LVL FLAT
SHED DORMER
SHED DORMER
SHED DORMER
SHED DORMER
10'-0"
9'-2"
38'-0"
19'-1½"
36'-4½"
10'-9½"
7'-5"
6'-0½"
4'-6"
4'-9½"
6'-0½"
9'-9½"
8'-0" DBL TRUSSES
8'-0" DBL TRUSSES
65'-7"
ON-SITE DECK
W362422
REPLACE
1842R
BIPP3630-20
2'-1"
4'-7"
CAB
5'-3"
BWC27
SINK BASE
DRW
SPACE
FRIDGE
36" BAR TOP
8'-0"
KITCHEN/DINING
198.99 SQ.FT.
15.87 LIGHT REQ'D
7.94 VENT REQ'D
44.13 LIGHT PROV'D
25.05 VENT PROV'D
2456
HDR @ 86" STUD WALL
DSB3636
FOR ON-SITE SINK OMIT FIXTURE
18"x18"
1842R
BIPP3630-20
2456
DW SPACE
BWP3615
BWP3615(2)
BUILT-IN BASE
B36B(2)
1842L
1842R
5'-11¼"
CAB
6'-0"
PREP FOR FREE STANDING HOOD
BD18-40
BD18-40
3'-0"
8'-8"
8'-5"
3'-1"
FWCD 60611
FWCD 60611
2x10
2x10
3'-9½"
5'-9½"
2'-0"
6'-0"
3'-11"
2852
2852
2852

FOUNDATION



NOTES:

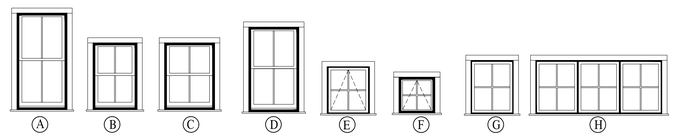
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS 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"

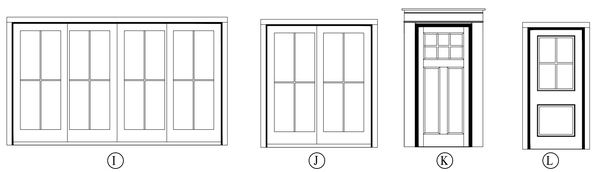
DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2852	A	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.31	15.14	10.48	5.88
2436	B	30 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.30	9.23	5.73	3.18
2836	C	34 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.31	10.47	6.73	3.81
2846	D	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.30	13.28	8.98	5.07
AX251	E	28 7/8" x 32"	ANDERSEN 400	AWNING	.30	6.20	4.40	1.10
A21	F	24 5/8" X 24 5/8"	ANDERSEN 400	AWNING-FIXED	.30	4.0	2.60	–
CW13	G	28 7/8" x 36 1/2"	ANDERSEN 400	CASEMENT/STATIONARY	.31	7.3	5.2	–
CW33	H	85 1/8" x 36 1/2"	ANDERSEN 400	CASEMENT/STATIONARY	.31	21.6	15.6	–
FWGD60611	G	72" x 83"	ANDERSEN "A"	SLIDING GLASS DOOR	.30	40.76	24.98	14.85
FWGD1110611-4	H	142"x83 1/4"	ANDERSEN "A"	SLIDING GLASS DOOR	.30	29.99	49.96	80.66
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" 4-LITE DOOR	.25	22.3	9.8	19.26





4R DAFFODIL
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LEBRECHT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:

TITLE:
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN

DATE: 11/29/23

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

FILENAME: 44875 PD2

SHEET:
PLAN - (2)

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Doulas & Gina Lebrecht

MAILING ADDRESS 4 Daffodil Lane

PROPERTY LOCATION 4R Daffodil Lane

ASSESSORS MAP/PARCEL 68/719.1

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.

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor's Office, email=rranney@nantucket-ma.gov, c=US
Date: 2023.12.14 09:28:11 -05'00'

12-14-2023

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
68	718		GEDDES LORI A		13 EVERGREEN WY	NANTUCKET	MA	02554	13 EVERGREEN WY
68	719		LEBREGHT DOUGLAS & GINA		4 DAFFODIL LN	NANTUCKET	MA	02554	4 DAFFODIL LN
68	720		GEDDES KATHRYN D		PO BOX 1320	NANTUCKET	MA	02554	11 EVERGREEN WY
68	721		DANIELS MAURICE & ALICE TRS		DANIELS FAMILY TRUST	NANTUCKET	MA	02554	9 EVERGREEN WY
68	770	1	10 DAFFODIL LN COOP INC	C/O JOHNSON JILL M	10 A DAFFODIL LN	NANTUCKET	MA	02554	10A DAFFODIL LN
68	770	2	10 DAFFODIL LANE COOP INC	JOHNSON JILL M & LAPIENE HAYLEY	10A DAFFODIL LANE	NANTUCKET	MA	02554	10B DAFFODIL LN
68	771	2	8 DAFFODIL LN COOP INC &	MITCHELL EVERTON A & VENISHA A	8B DAFFODIL LN	NANTUCKET	MA	02554	8B DAFFODIL LN
68	772	1	VOORHIS SUSANNAH NOLDEN TR	VOORHIS SUSANNAH NOLDEN TRUST OF 2019	6 A DAFFODIL LN	NANTUCKET	MA	02554	6A DAFFODIL LN
68	772	2	ANDREWS CHRISTOPHER		6 B DAFFODIL LN	NANTUCKET	MA	02554	6B DAFFODIL LN
Count:	**9**								

9589 0710 5270 1263 0252 57

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

Postage
$
Total Pc
$
Sent To VOORHIS SUSANNAH NOLDEN TR
Street a VOORHIS SUSANNAH NOLDEN TRUST
2019
City, Sta 6 A DAFFODIL LN
NANTUCKET, MA 02554

Postmark Here
NANTUCKET MA 02554
DEC 15 2023

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Postage
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Total Post
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Sent To GEDDES LORI A
Street and 13 EVERGREEN WY
City, State NANTUCKET, MA 02554

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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Sent To ANDREWS CHRISTOPHER
Street a 6 B DAFFODIL LN
City, Sta NANTUCKET, MA 02554

Postmark Here
NANTUCKET MA
DEC 15 2023 USPS

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- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Pos
$
Sent To 10 DAFFODIL LANE COOP INC
Street an JOHNSON JILL M & LAPIENE HAYLEY
City, Stat 10A DAFFODIL LANE
NANTUCKET, MA 02554

Postmark Here
NANTUCKET MA
DEC 15 2023 USPS

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total F
$
Sent T GEDDES KATHRYN D
Street PO BOX 1320
City, S NANTUCKET, MA 02554

Postmark Here
NANTUCKET MA
DEC 15 2023 USPS

9589 0710 5270 1263 0252 40

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Postage and Fees
$
Sent To 8 DAFFODIL LN COOP INC &
Street an MITCHELL EVERTON A & VENISHA A
City, Stat 8B DAFFODIL LN
NANTUCKET, MA 02554

Postmark Here
NANTUCKET MA
DEC 15 2023 USPS

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: 4R Daffodil Lane

Tax Map Number: 68 Parcel Number: 719.1

Owner of Record: Douglas & Gina Lebrecht

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 12/18/2023

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.

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°: 74 PARCEL N°. 22

Street & Number of Proposed Work: 11 CANNONBURY LN

Owner of record: TYLICKI, KATHERINE AVERCHETT

Mailing Address: PO BOX 551
NEW VERNON, NJ. 07976

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OMMEL DESIGN INC

Mailing Address: PO BOX 3054
NANTUCKET, MA 02584

Contact Phone #: (508) 325 4919 E-mail: qckval62@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. HDC 2023-02-7869 | 2023-08-8937
☐ 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

(1.) REMOVE RAILING FRONT PORCH
(2.) MOVE CHIMNEY TO EXTERIOR
(3.) BLUESTONE STEPS TO PATIO FROM LAUNDRY AND DINING

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 N/C

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim CREAM Sash BLACK Doors BLACK
Deck NTW Foundation GREY Fence _____ Shutters _____

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

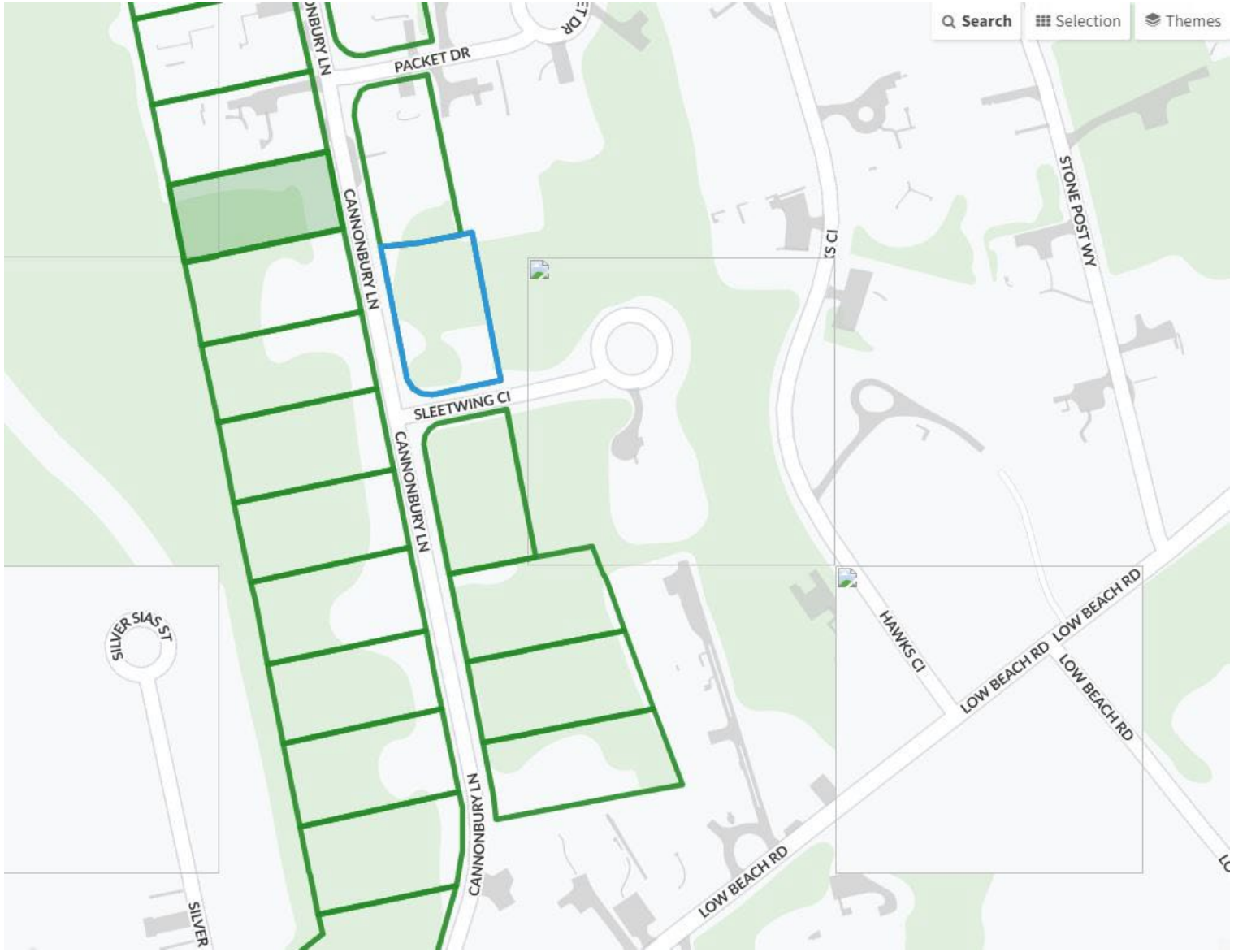
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

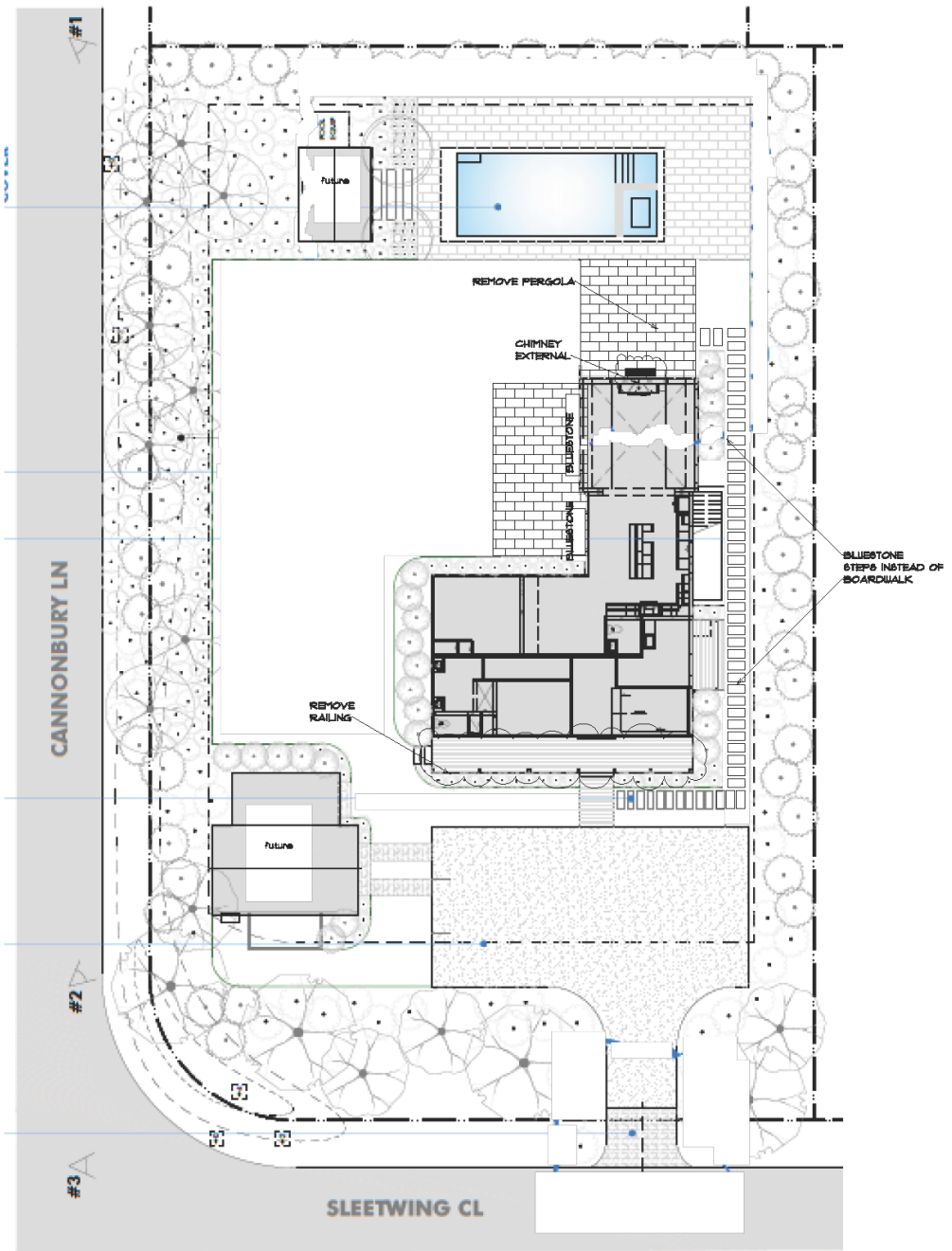
Date 12/9/23 Signature of owner of record _____ Signed under penalties of perjury

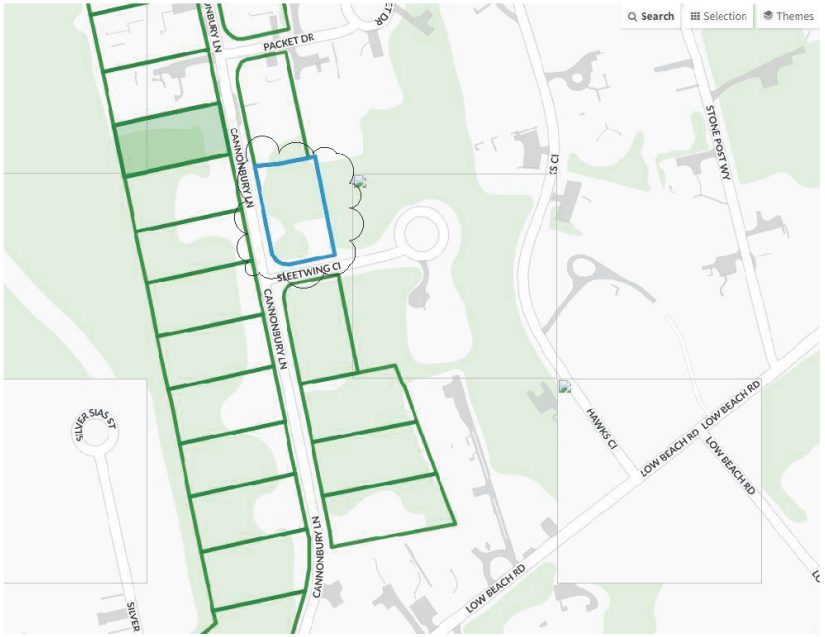
ALBRIGHT

REV TO PREVIOUS COA-
HDC2023-02-7869 AND
HDC2023-08-8937

12-7-23





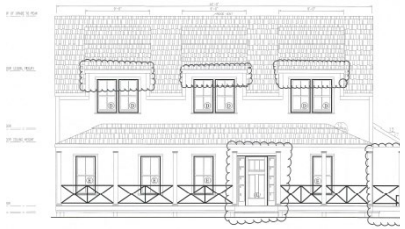


MAP 74 PARCEL 22

ALBRIGHT
11 CANNONBURY LANE
NEW DWELLING

REVISIONS TO
COA# HDC2023-02-7869

FRONT ELEVATION
SOUTH



REAR ELEVATION
NORTH



APPROVED
HDC2023.02.7869

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

LEFT ELEVATION
WEST



RIGHT ELEVATION
EAST



FRONT ELEVATION
SOUTH



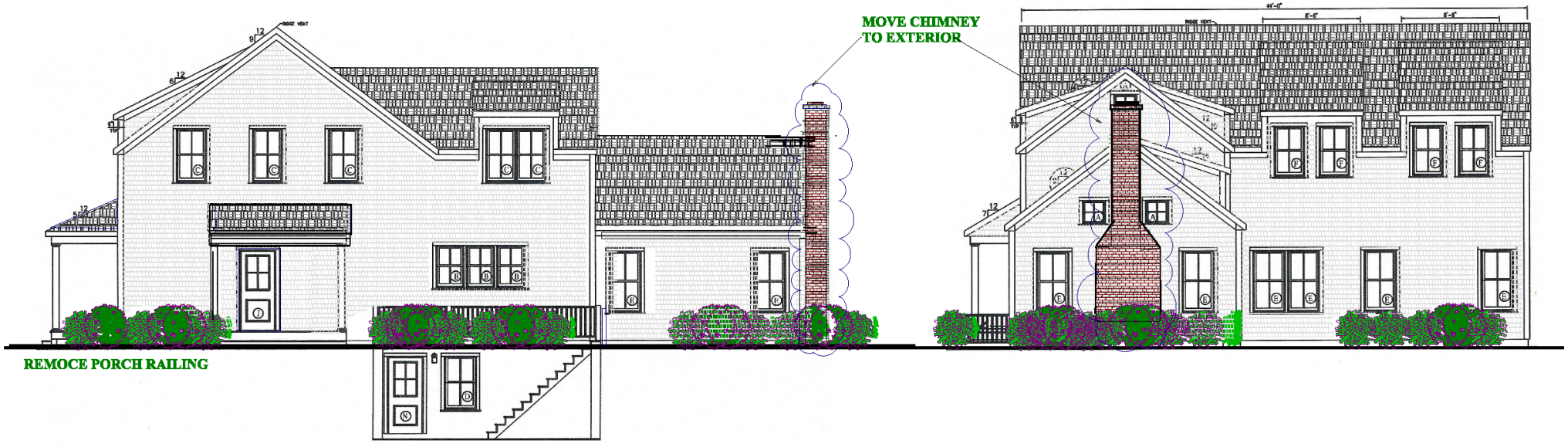
REMOCE PORCH RAILING

LEFT ELEVATION
WEST

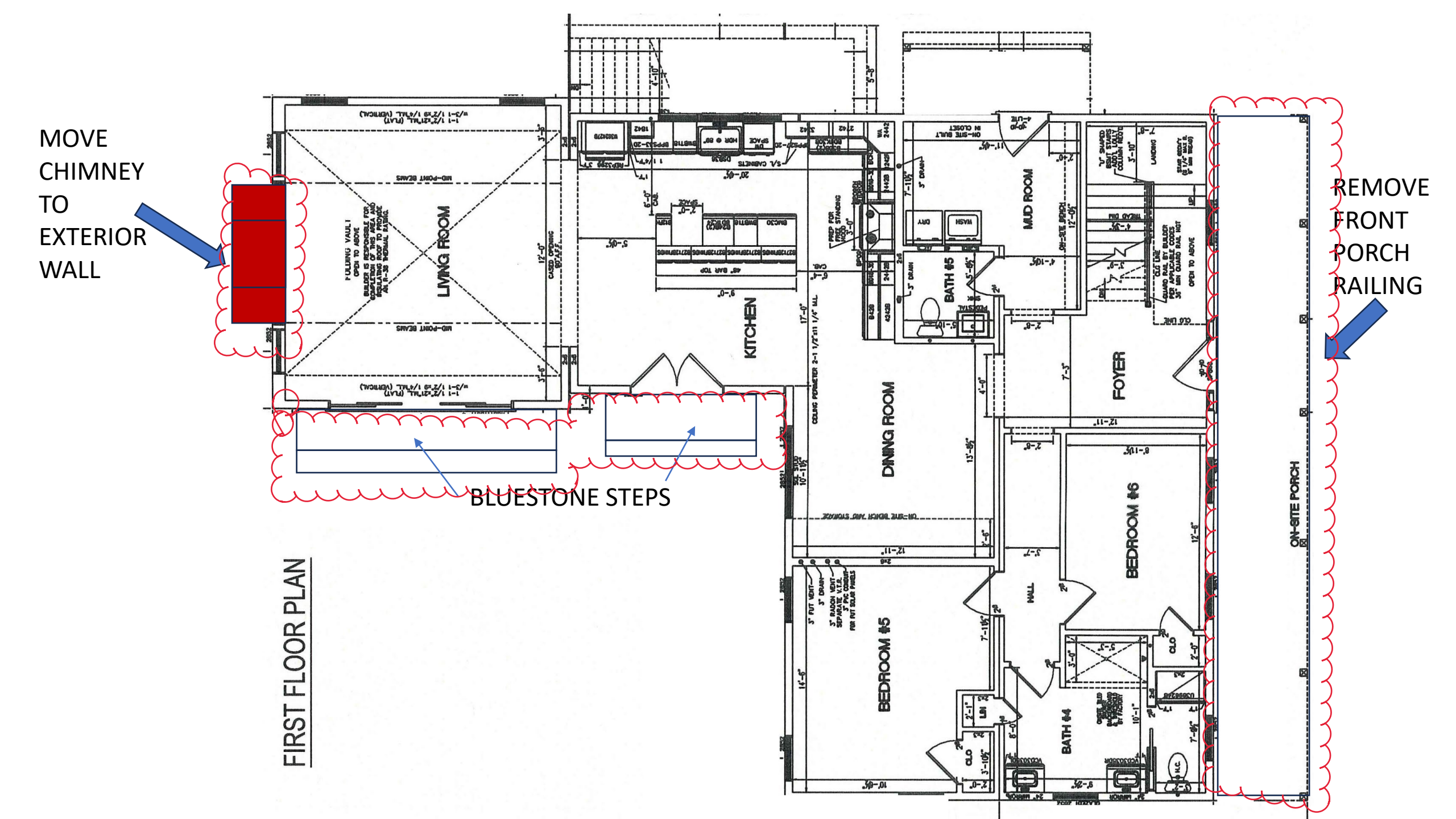


REMOCE PORCH RAILING

REAR ELEVATION
NORTH



REMOCE PORCH RAILING


MOVE CHIMNEY TO EXTERIOR WALL
REMOVE FRONT PORCH RAILING
BLUESTONE STEPS
FIRST FLOOR PLAN
LIVING ROOM
KITCHEN
DINING ROOM
MUD ROOM
BATH #5
FOYER
BEDROOM #6
BEDROOM #5
BATH #4
ON-SITE PORCH

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.

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PROPERTY DESCRIPTION

TAX MAP N°: 74 PARCEL N°. 22

Street & Number of Proposed Work: 11 CANNONBURY LN

Owner of record: TYLICKI, KATHERINE AVERCHETT

Mailing Address: PO BOX 551
NEW VERNON, NJ. 07976

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OMMEL DESIGN INC

Mailing Address: PO BOX 3054
NANTUCKET, MA 02584

Contact Phone #: (508) 325 4919 E-mail: qckval62@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. HDC 2023-02-7869 | 2023-08-8937
☐ 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
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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

(1.) REMOVE RAILING FRONT PORCH
(2.) MOVE CHIMNEY TO EXTERIOR
(3.) BLUESTONE STEPS TO PATIO FROM LAUNDRY AND DINING

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 _____

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COLORS N/C

Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim CREAM Sash BLACK Doors BLACK
Deck NTW Foundation GREY Fence _____ Shutters _____

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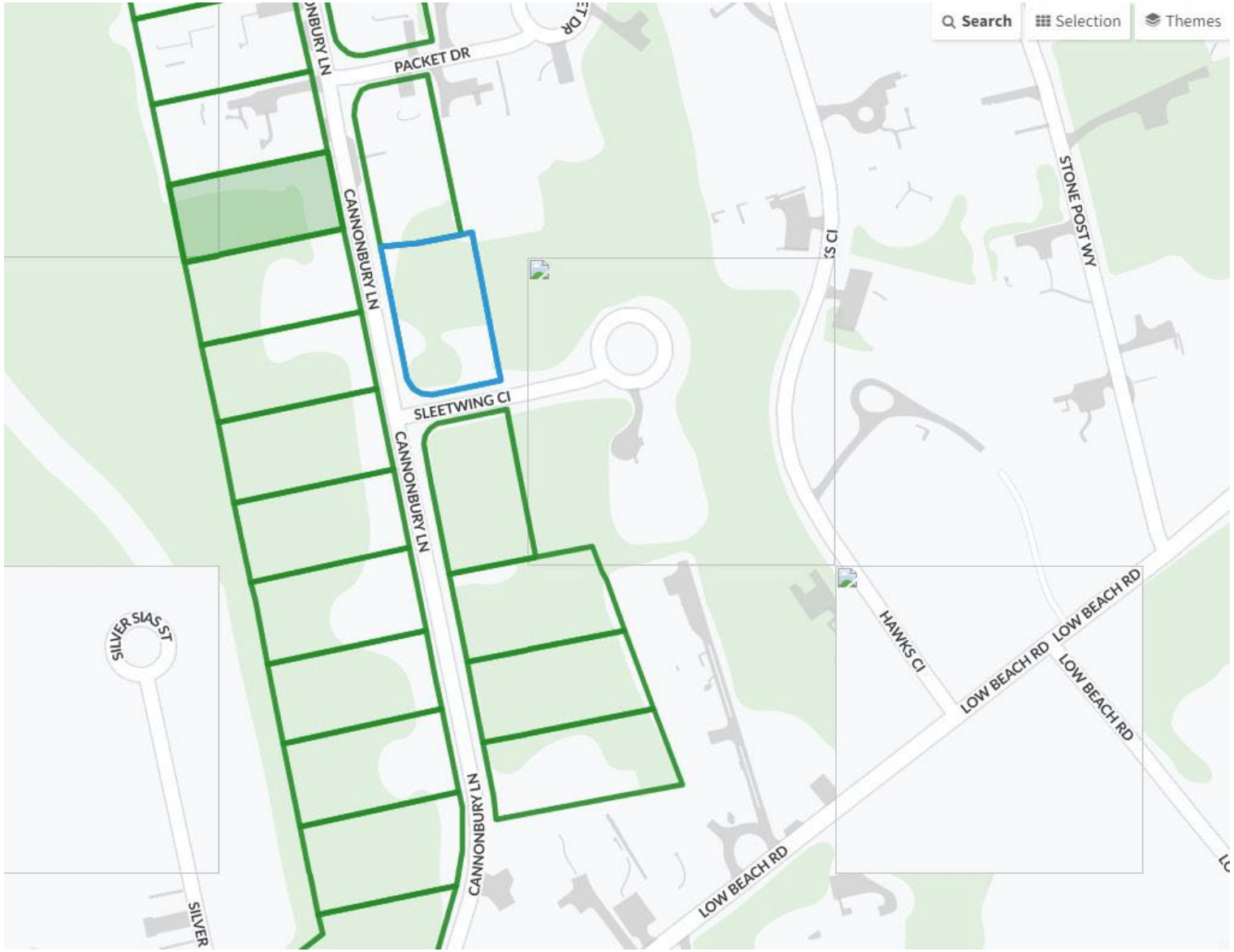
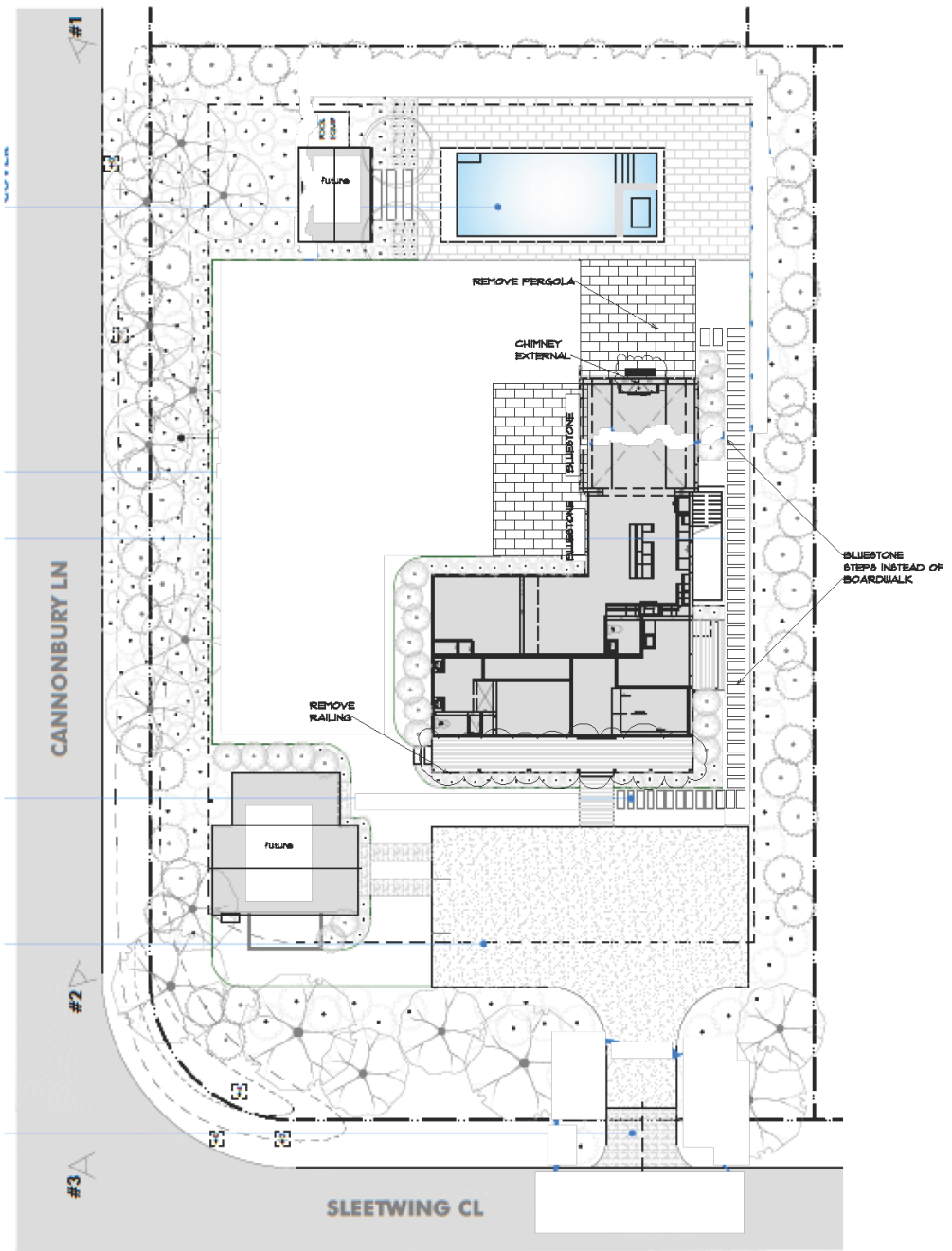
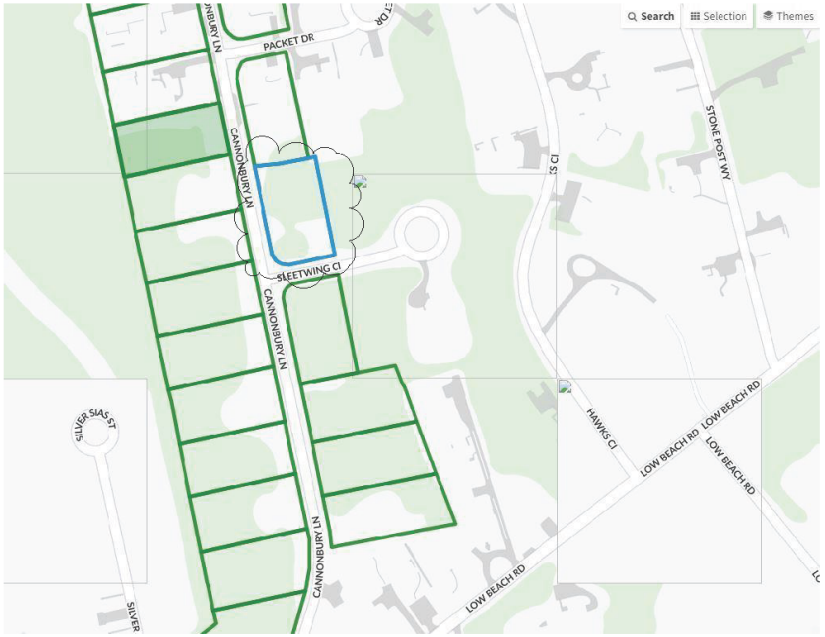
ALBRIGHT

REV TO PREVIOUS COA-
HDC2023-02-7869 AND
HDC2023-08-8937

12-7-23





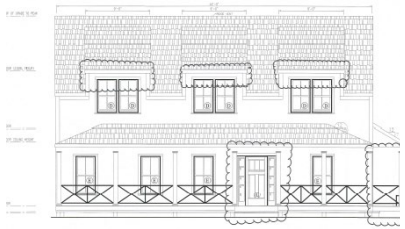


MAP 74 PARCEL 22

ALBRIGHT
11 CANNONBURY LANE
NEW DWELLING

REVISIONS TO
COA# HDC2023-02-7869

FRONT ELEVATION
SOUTH



REAR ELEVATION
NORTH



APPROVED
HDC2023.02.7869

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

LEFT ELEVATION
WEST



RIGHT ELEVATION
EAST



FRONT ELEVATION
SOUTH



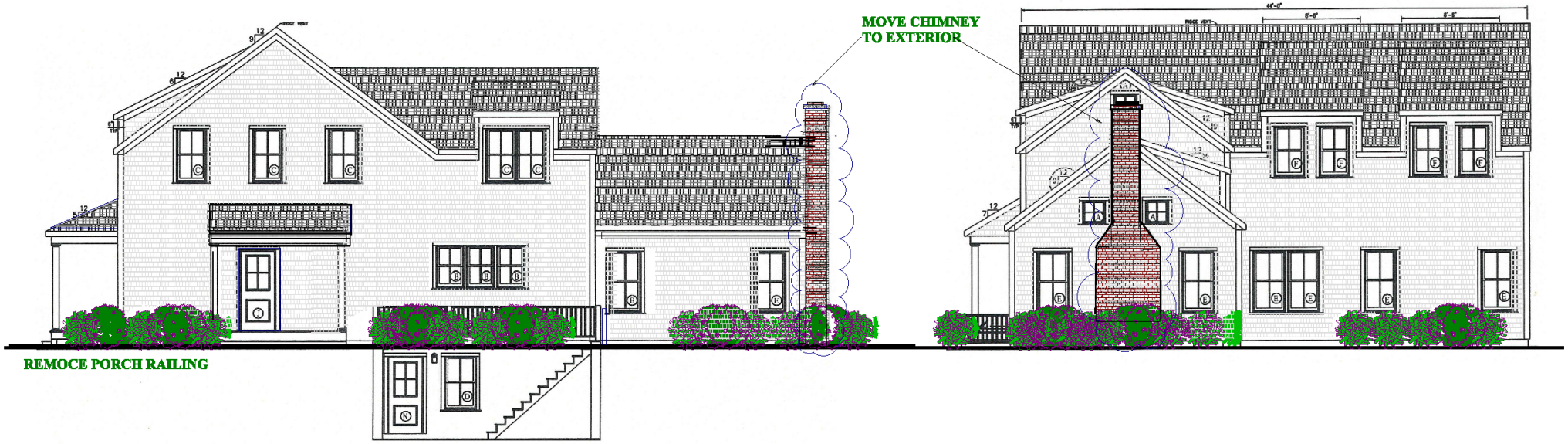
REMOCE PORCH RAILING

LEFT ELEVATION
WEST

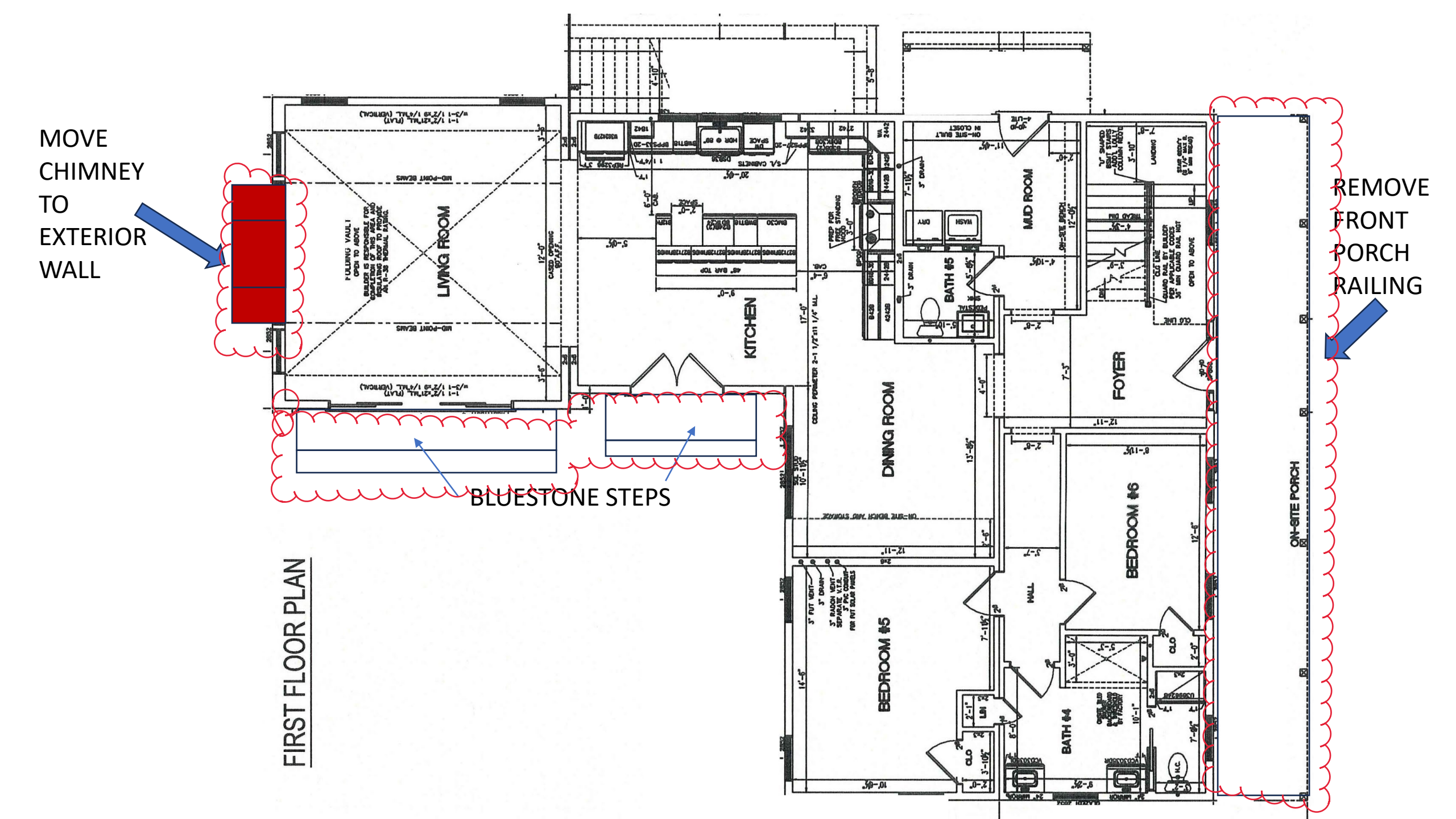


REMOCE PORCH RAILING

REAR ELEVATION
NORTH



REMOCE PORCH RAILING


MOVE CHIMNEY TO EXTERIOR WALL
REMOVE FRONT PORCH RAILING
BLUESTONE STEPS
FIRST FLOOR PLAN
LIVING ROOM
KITCHEN
DINING ROOM
MUD ROOM
BATH #5
FOYER
BEDROOM #6
BEDROOM #5
BATH #4
ON-SITE PORCH

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 20 PARCEL N°. 74

Street & Number of Proposed Work: 5 WAUWINET RD.

Owner of record: 5 WAUWINET RD NOM TRUST

Mailing Address: 1240 FAIRVIEW RD. NE
ATLANTA, GA 30306

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OSWALD DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: acdval02@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 200.00

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 WG3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 15'-6" 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

REMOVE EXISTING POOL BLUESTONE PATIO BACKFILL IT

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 _____ 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.

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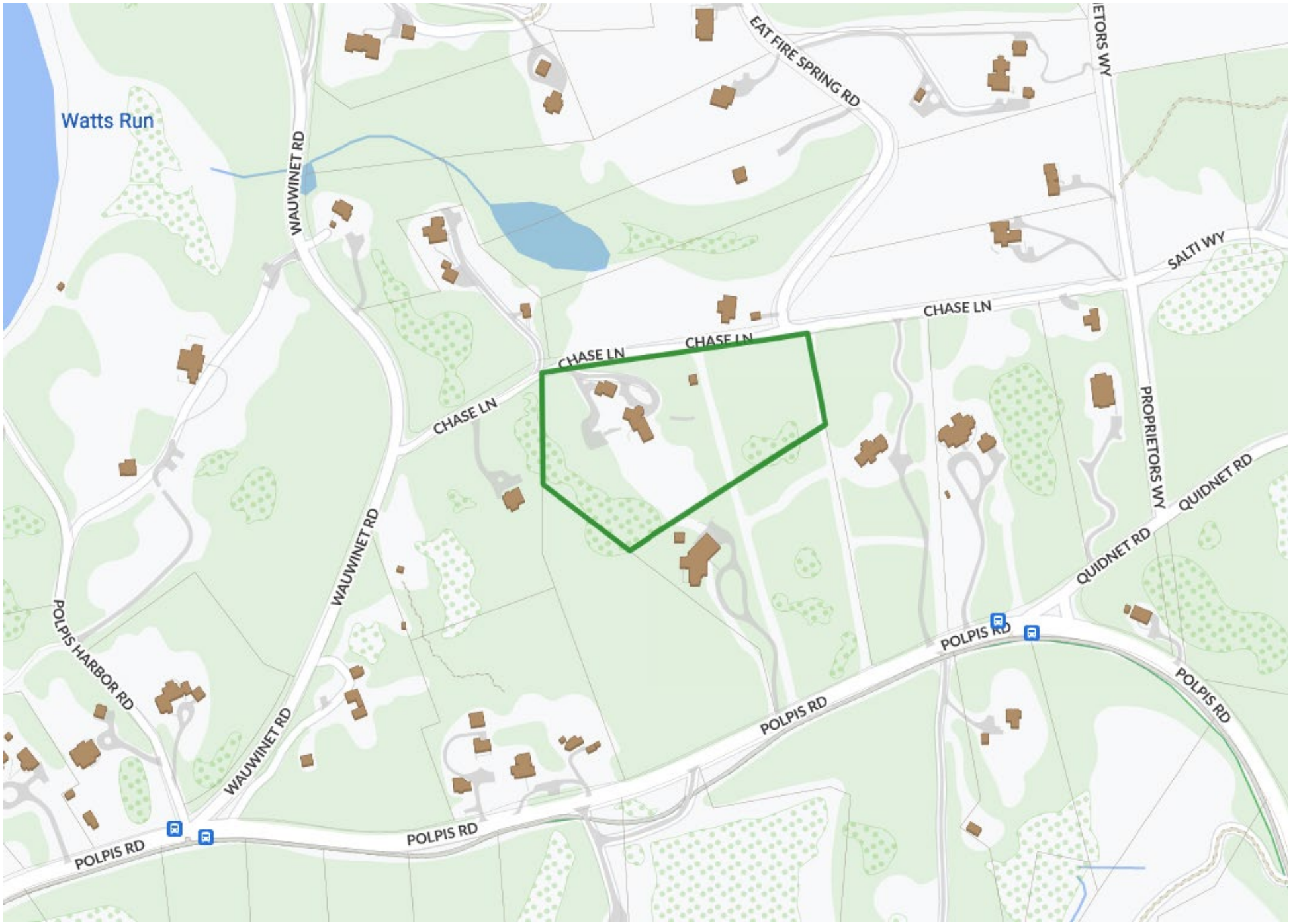
Date 12/11/23 Signature of owner of record _____ Signed under penalties of perjury

5 WAUWINET RD

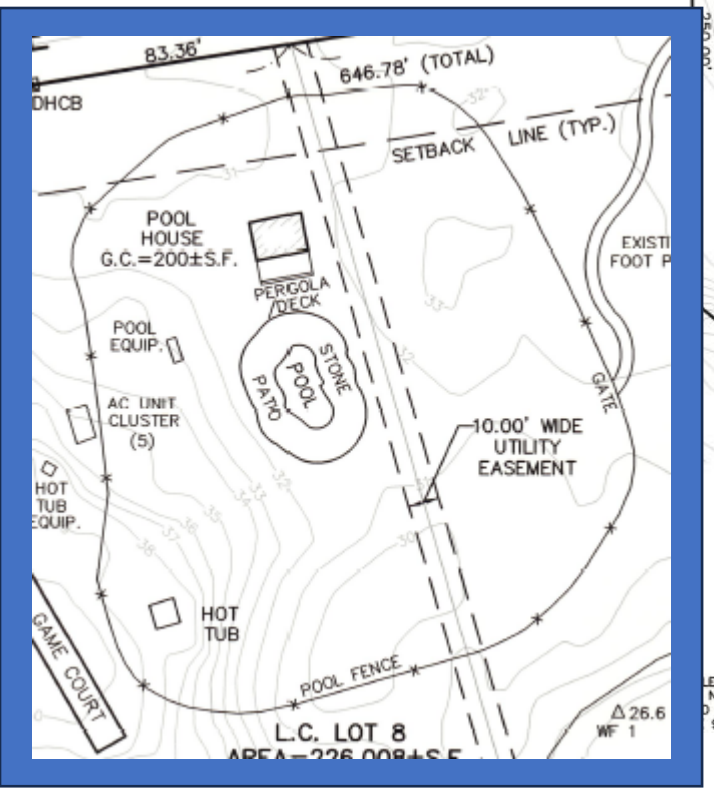
Proposed Barn






Replace existing pool

Existing pool





Replace existing pool
15’6”x40 retangular

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 836

Street & Number of Proposed Work: 156 Cliff Road

Owner of record: 156 Cliff Rd Nominee trust

Mailing Address: 67 Byron Road

Weston, MA 02493

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sophie Metz Design

Mailing Address: 15A North Beach St

Nantucket, MA 02554

Contact Phone #: 202-360-7177 E-mail: 3ometz@hotmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34'0" Sq. Footage 1st floor: 743 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24'6" Sq. footage 2nd floor: 442 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' to +1' South 0' to +1' East 0' to +1' West 0' to +1'

Height of ridge above final finish grade: North 23'3" South 23'3" East 23'3" West 23'3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* 1. East Elevation (describe)

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'-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 5 /12 Other Porches 5/12

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) Copper half Round

Leaders (material and size): Round Copper 2-1/4" +3"

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 N/A Rake 7-1/4" Soffit (Overhang) 10" Corner boards N/A Frieze 9 1/4"

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other Le Page Mahogany

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front Lepage All-wood Rear Mahogany Side _____

Garage Door(s): Type Overhead lift Material Painted Wood

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 White Foundation _____ Fence _____ Shutters 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 12/15/23 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:

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.

N/A 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.

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N/A 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).

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SAM 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.**

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 Sophie Metz

AS AGENT FOR 156 Cliff Road Nominee Trust

STREET ADDRESS 156 Cliff Road

MAP/PARCEL 41/836

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/15/2023

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.

Sophie Metz 12/15/2023

Signature Date

HISTORIC DISTRICT COMMISSION

37 Washington Street

Nantucket, Massachusetts 02554

Telephone: 508.228.7231 Fax: 508.325.7572

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: 156 Cliff Road

Tax Map Number: 41 Parcel Number: 836

Owner of Record: 156 Cliff Road Nominee Trust

Description of Proposal:

New main dwelling, new guest house, new garage/studio.

Anticipated HDC Submission Date: 12-15-2023

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 508.228.7231.



Front (East) Elevation



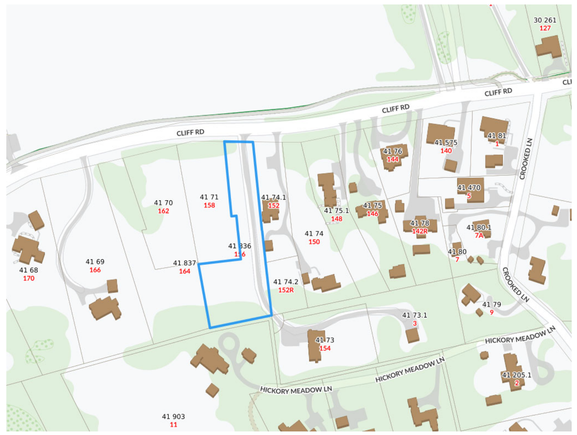
Left (South) Elevation



Back (West) Elevation



Right (North) Elevation



1 Locus Map
not to scale



2 Aerial Photo
not to scale

HDC APPLICATION 12/15/2023:
-New Garage-Studio

SHEET INDEX:

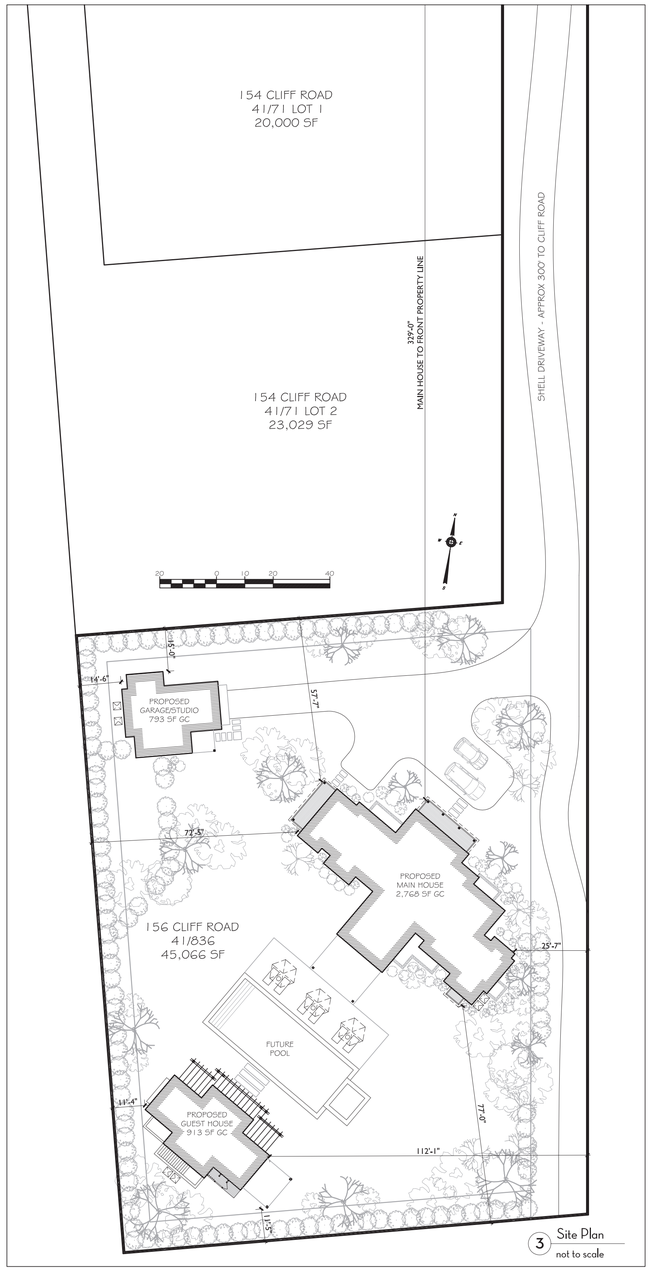
G100: Site Plan, Locus Plan, Aerial Photo, Notes
A300: Proposed Exterior Elevations
G102: Window and Door Schedules
A101: Proposed Floor Plans

EXISITNG SITE NOTES
156 CLIFF ROAD , MAP 41 PARCEL 836

*PRESENTLY VACANT LAND

R-20 ZONING

MINIMUM LOT SIZE	20,000 S.F.
EXISTING LOT SIZE	45,066 S.F.
MINIMUM FRONTAGE	75'
FRONT SETBACK	30'
SIDE/REAR SETBACK	10'
GROUND COVER RATIO	12.5%
ALLOWED GROUND COVER	5,633 S.F.
MAIN HOUSE GROUND COVER	2,768 S.F.
GUEST HOUSE GROUND COVER	913 S.F.
GARAGE GROUND COVER	793 S.F.
GROUND COVER REMAINING	1,159 S.F.



3 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Site Plan and Notes

HDC Submittal 12/15/2023

156 CLIFF ROAD
GARAGE-STUDIO
Nantucket, MA 02554

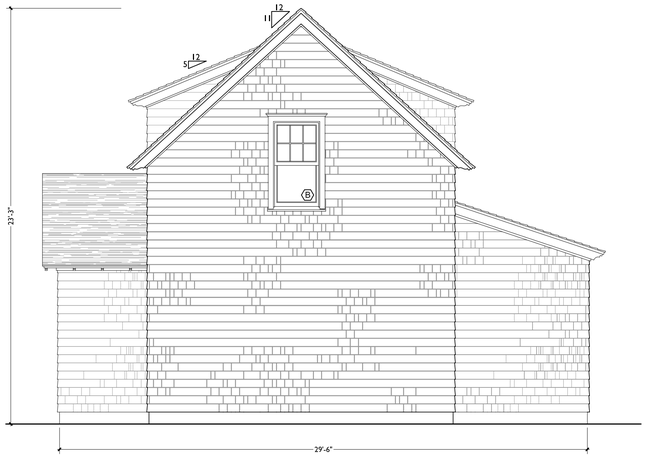
Sheet: Garage
G100



1 Front (East) Elevation
$\frac{1}{4}$" = 1'-0"



2 Left (South) Elevation
$\frac{1}{4}$" = 1'-0"



3 Back (West) Elevation
$\frac{1}{4}$" = 1'-0"



4 Right (North) Elevation
$\frac{1}{4}$" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

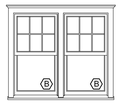
Title + Date:
Exterior Elevations

HDC Submittal 12/15/2023

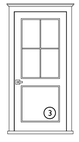
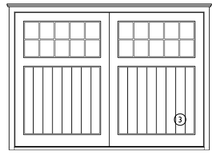
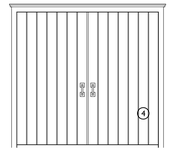
156 CLIFF ROAD
GARAGE-STUDIO
Nantucket, MA 02554

Sheet: Garage
A300

156 Cliff Road WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Putty Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), DH Casings applied flush to frames, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.

 "B" Single Window RO 2'10-5/8"w x 5'1-3/8"h 6/1 Double Hung Totals: (6)	 "B" Double Mull Window RO TBDw x 5'1-3/8"h 6/1 Double Hung Totals: (1)		
 "K" Single Window RO 2'10-5/8"w x 2'11"h (match pane size of "B" window) 3w1h Double Hung Totals: (4)	 "J" Single Window RO 2'0"w x 2'4"h 2w2h Totals: (1) Fixed		

156 Cliff Road DOOR SCHEDULE:
Doors to be Lepage Custom Exterior Doors, Mahogany Doors , Mahogany Frames, Mahogany thresholds, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Putty Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 5-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns. Temp hardware on all. Screens / Storms TBD.

 "1" Door Door Size: 3'0"w x 7'0"h Totals: (1) LH Inswing	 "2" Door Door Size: 3'0"w x 7'0"h Totals: (1) RH Inswing	 "3" Overhead Lift Door Door Size: 11'0"w x 7'10"h Totals: (1)	 "4" Shed Carriage Swing Doors Door Size: 8'0"w x 7'8"h Totals: (1)

SMD
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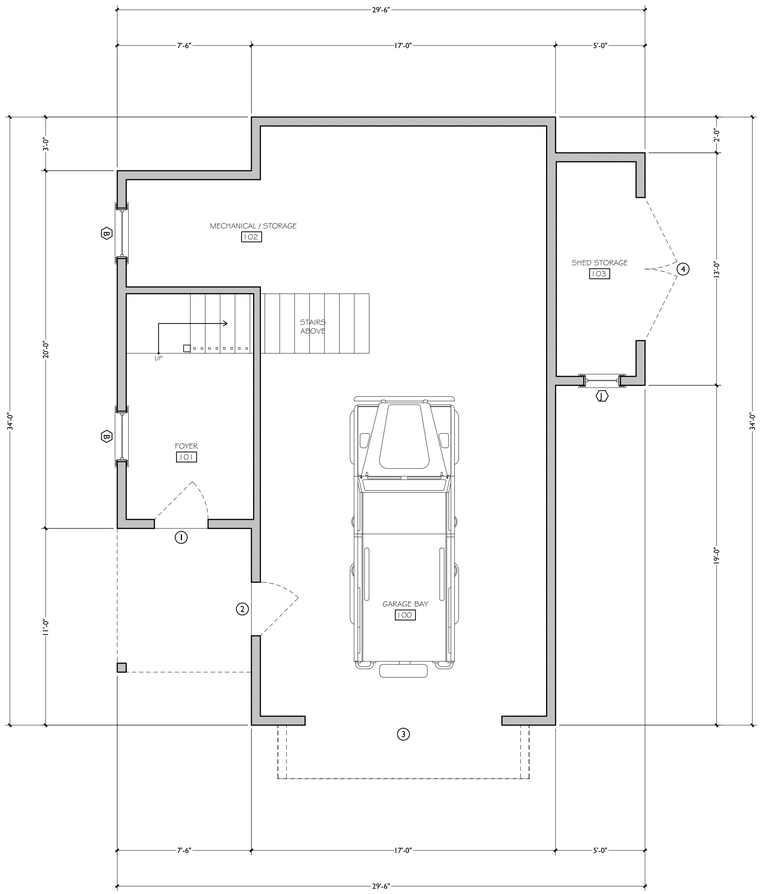
Title + Date:
Window and Door Schedules

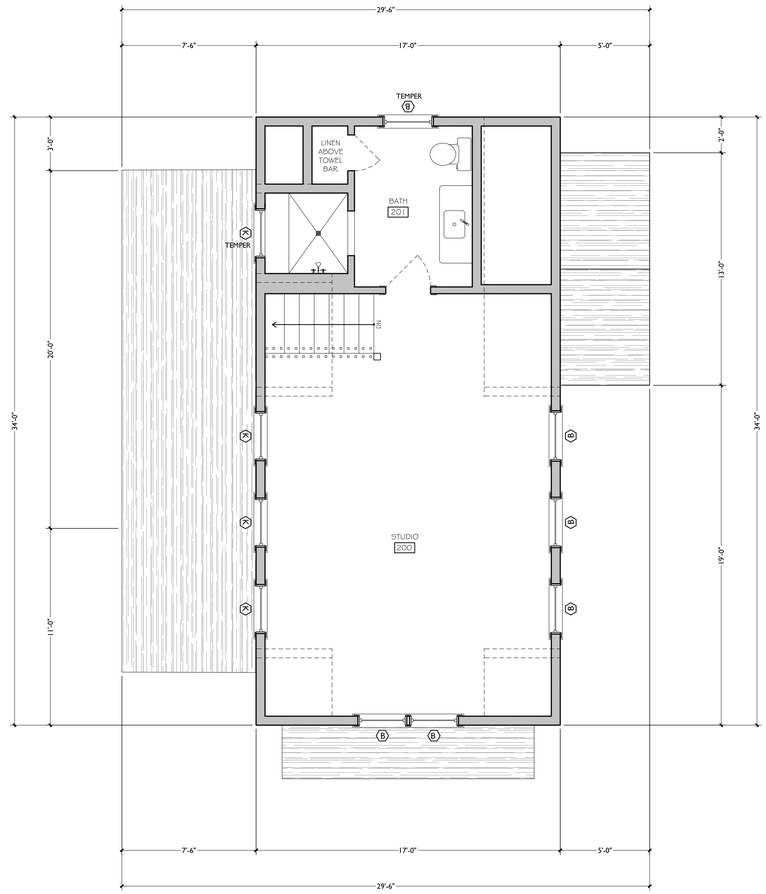
HDC Submittal 12/15/2023

156 CLIFF ROAD
GARAGE-STUDIO
Nantucket, MA 02554

Sheet: Garage
G102



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



2 Second Floor Plan
1/4" = 1'-0"

SMD
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Nantucket New York

Structural Engineer:

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Title + Date:
Floor Plans

HDC Submittal 12/15/2023

156 CLIFF ROAD
GARAGE-STUDIO
Nantucket, MA 02554

Sheet: Garage
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°: 41 PARCEL N°. 836

Street & Number of Proposed Work: 156 Cliff RD

Owner of record: 156 Cliff RD Nominee Trust

Mailing Address: 67 Byron Road
Weston, MA 02493

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sophie Metz Design

Mailing Address: 15A N Beach St
Nantucket, MA 02554

Contact Phone #: 202-360-7177 E-mail: Sometz@hotmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 59'4" Sq. Footage 1st floor: 913
Width: 27'0" Sq. footage 2nd floor: 835
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Covered Patio 150 sf Size: _____ ☑ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0' to +1' South 0' to +1' East 0' to +1' West 0' to +1'

Height of ridge above final finish grade: North 25'5" South 25'5" East 22'6" West 22'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* 1. East Elevation (describe)
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 6-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 5 /12 Other Porches 5/12

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) Copper half-Round

Leaders (material and size): Round Copper 2-1/4" + 3"

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other Exposed Rafter tails + Cottage Corners
C. Dimensions: Fascia N/A Rake 7-1/4" Soffit (Overhang) 10" Corner boards N/A Frieze 9 1/4"
Window Casing 3 1/2 Door Frame 3 1/2 Columns/Posts: Round ____ Square 6x6

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

Doors* (type and material): ☐ TDL ☑ SDL Front LePage All Wood Rear Mahogany 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 White Foundation _____ Fence _____ Shutters 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.

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Telephone: 508.325.7587

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(initial to indicate read and understand)

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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 Sophie Metz

AS AGENT FOR 156 Cliff Road Nominee Trust

STREET ADDRESS 156 Cliff Road

MAP/PARCEL 41/836

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/15/2023

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.

Sophie Metz 12/15/2023

Signature Date

HISTORIC DISTRICT COMMISSION

37 Washington Street

Nantucket, Massachusetts 02554

Telephone: 508.228.7231 Fax: 508.325.7572

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: 156 Cliff Road

Tax Map Number: 41 Parcel Number: 836

Owner of Record: 156 Cliff Road Nominee Trust

Description of Proposal:

New main dwelling, new guest house, new garage/studio.

Anticipated HDC Submission Date: 12-15-2023

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.

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If you have any questions, please contact the HDC office at 508.228.7231.



Front (North) Elevation



Right (West) Elevation



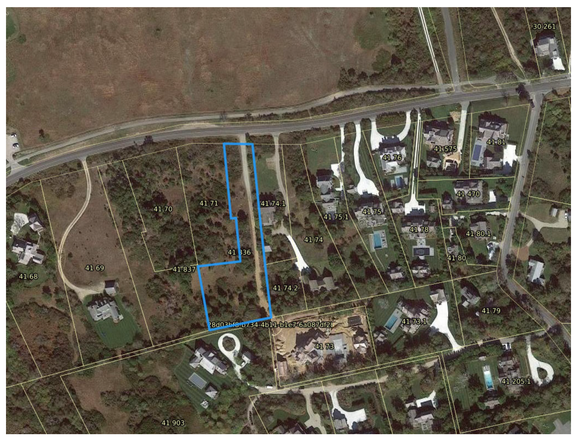
Back (South) Elevation



Left (East) Elevation



1 Locus Map
not to scale



2 Aerial Photo
not to scale

HDC APPLICATION 12/15/2023:
-New Guest House

SHEET INDEX:

G100:	Site Plan, Locus Plan, Aerial Photo, Notes
A300:	Proposed Exterior Elevations
G102:	Window and Door Schedules
A100-102:	Proposed Floor Plans

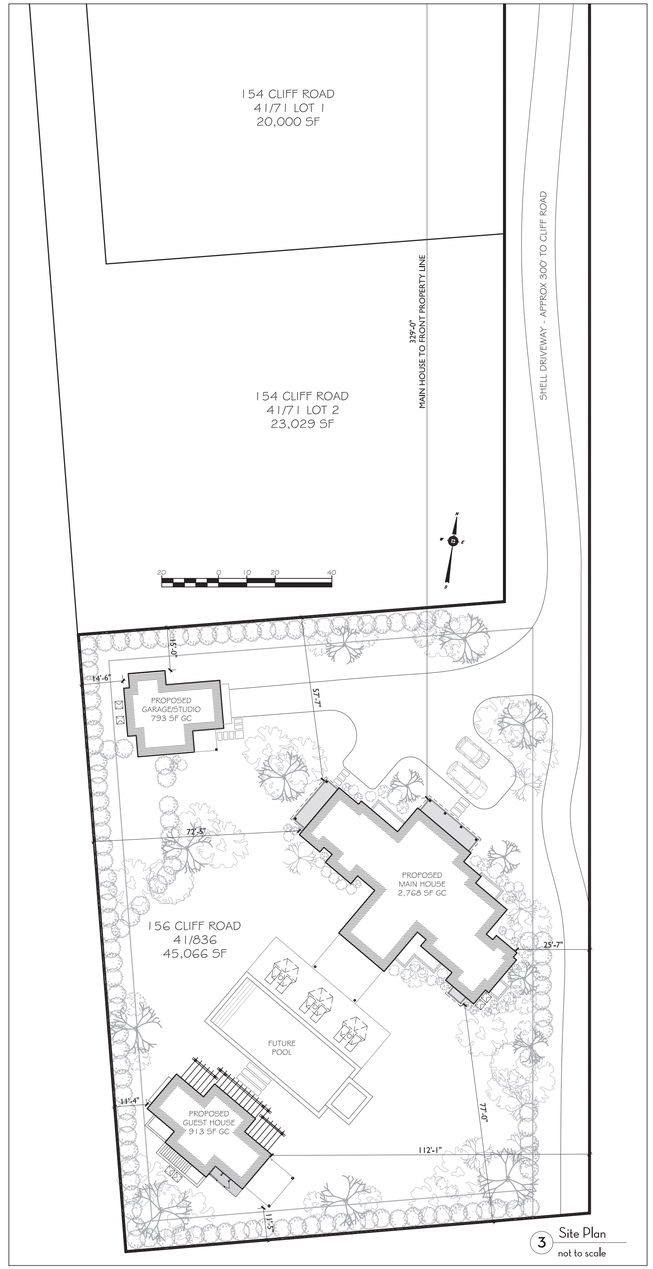
EXISITNG SITE NOTES

156 CLIFF ROAD , MAP 41 PARCEL 836

*PRESENTLY VACANT LAND

R-20 ZONING

MINIMUM LOT SIZE	20,000 S.F.
EXISTING LOT SIZE	45,066 S.F.
MINIMUM FRONTAGE	75'
FRONT SETBACK	30'
SIDE/REAR SETBACK	10'
GROUND COVER RATIO	12.5%
ALLOWED GROUND COVER	5,633 S.F.
MAIN HOUSE GROUND COVER	2,768 S.F.
GUEST HOUSE GROUND COVER	913 S.F.
GARAGE GROUND COVER	793 S.F.
GROUND COVER REMAINING	1,159 S.F.



3 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Site Plan and Notes

HDC Submittal 12/15/2023

156 CLIFF ROAD
GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
G100



1 Front (North) Elevation
1/4" = 1'-0"



2 Right (West) Elevation
1/4" = 1'-0"



3 Back (South) Elevation
1/4" = 1'-0"



4 Left (East) Elevation
1/4" = 1'-0"

SMD
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Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

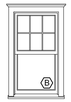
Title + Date:
Exterior Elevations

HDC Submittal 12/15/2023

156 CLIFF ROAD
GUEST HOUSE
Nantucket, MA 02554

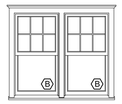
Sheet: Guest House
A300

156 Cliff Road Guest House WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Putty Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), DH Casings applied flush to frames, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.



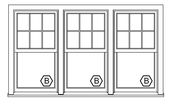
"B" Single Window
RO 2'10-5/8"w x 5'1-3/8"h
6/1 Double Hung

Totals:
(6)



"B" Double Mull Window
RO TBDw x 5'1-3/8"h
6/1 Double Hung

Totals:
(5)



"B" Triple Mull Window
RO TBDw x 5'1-3/8"h
6/1 Double Hung

Totals:
(1)



"D" Single Window
RO 2'4-5/8"w x 4'1-3/8"h
6/1 Double Hung

Totals:
(2)

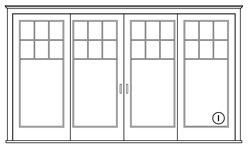


"E" Single Window
RO 2'2"w x 2'4"h
2w2h
Totals:
(1) Fixed



"E" Single Window
RO 2'4"w x 2'8"h
2w2h
Totals:
(2) Fixed
(4) Awning

156 Cliff Road Guest House DOOR SCHEDULE:
Doors to be Lepage Custom Exterior Doors, Mahogany Doors , Mahogany Frames, Mahogany thresholds, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Putty Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 5-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns. Temp hardware on all. Screens / Storms TBD.



"1" Lift and Slide Door
Door Size: 13'0"w x 7'6"h

Totals:
(1) Center Panels Operate, with sliding screens



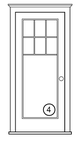
"2" Patio Door
Door Size: 3'0"w x 7'0"h

Totals:
(1) LH Inswing



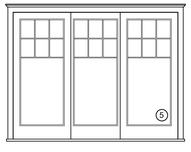
"3" Patio Door
Door Size: 2'6"w x 7'0"h

Totals:
(1) RH Outswing



"4" Patio Door
Door Size: 3'0"w x 7'0"h

Totals:
(1) RH Inswing



"5" Lift and Slide Door
Door Size: 9'8"w x 7'6"h

Totals:
(1) Middle panel operates, with sliding screen

SMD
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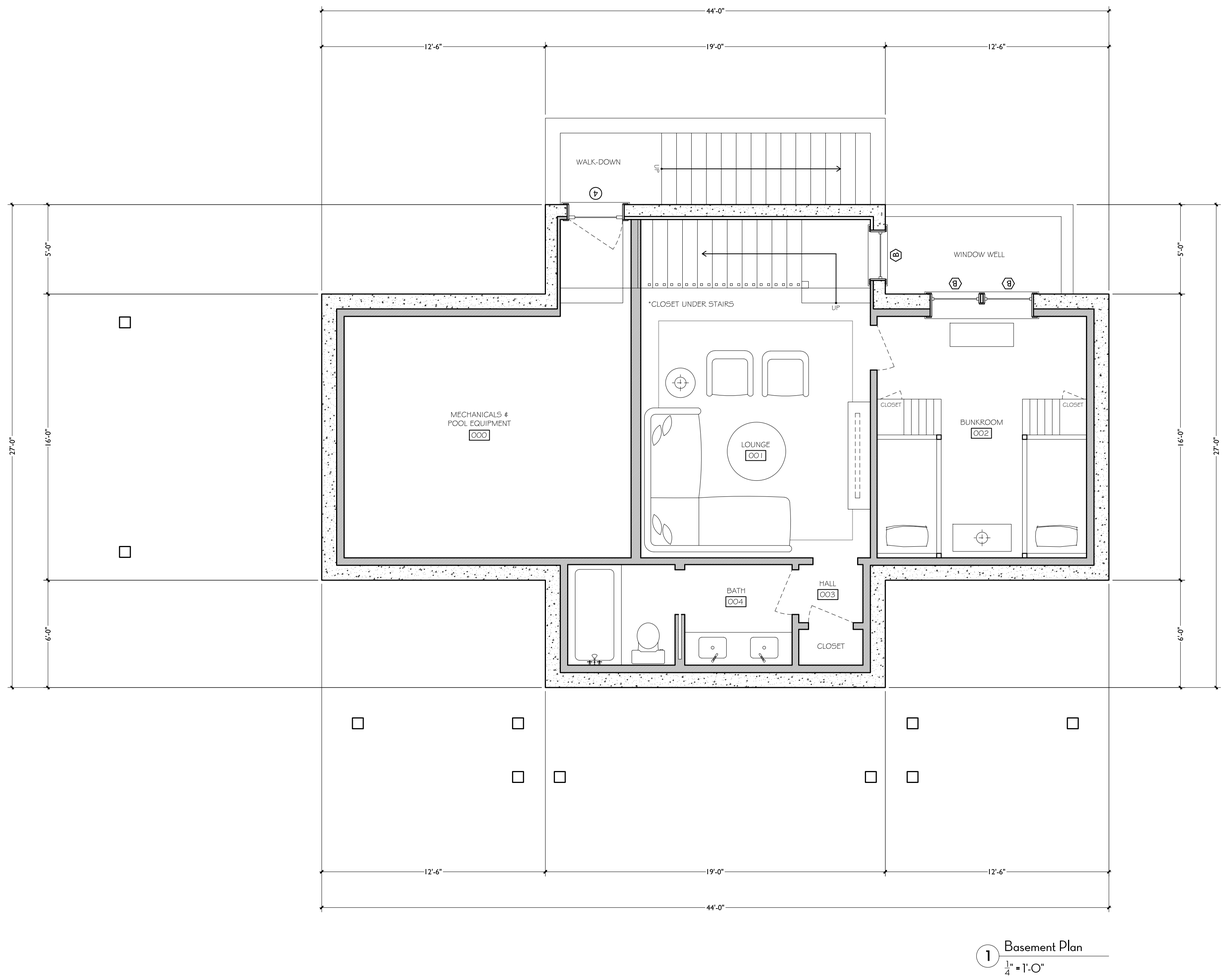
Title + Date:
Window and Door Schedules

HDC Submittal 12/15/2023

156 CLIFF ROAD
GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
G102



1 Basement Plan
1/4" = 1'-0"

SMD
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Nantucket New York

Structural Engineer:

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6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

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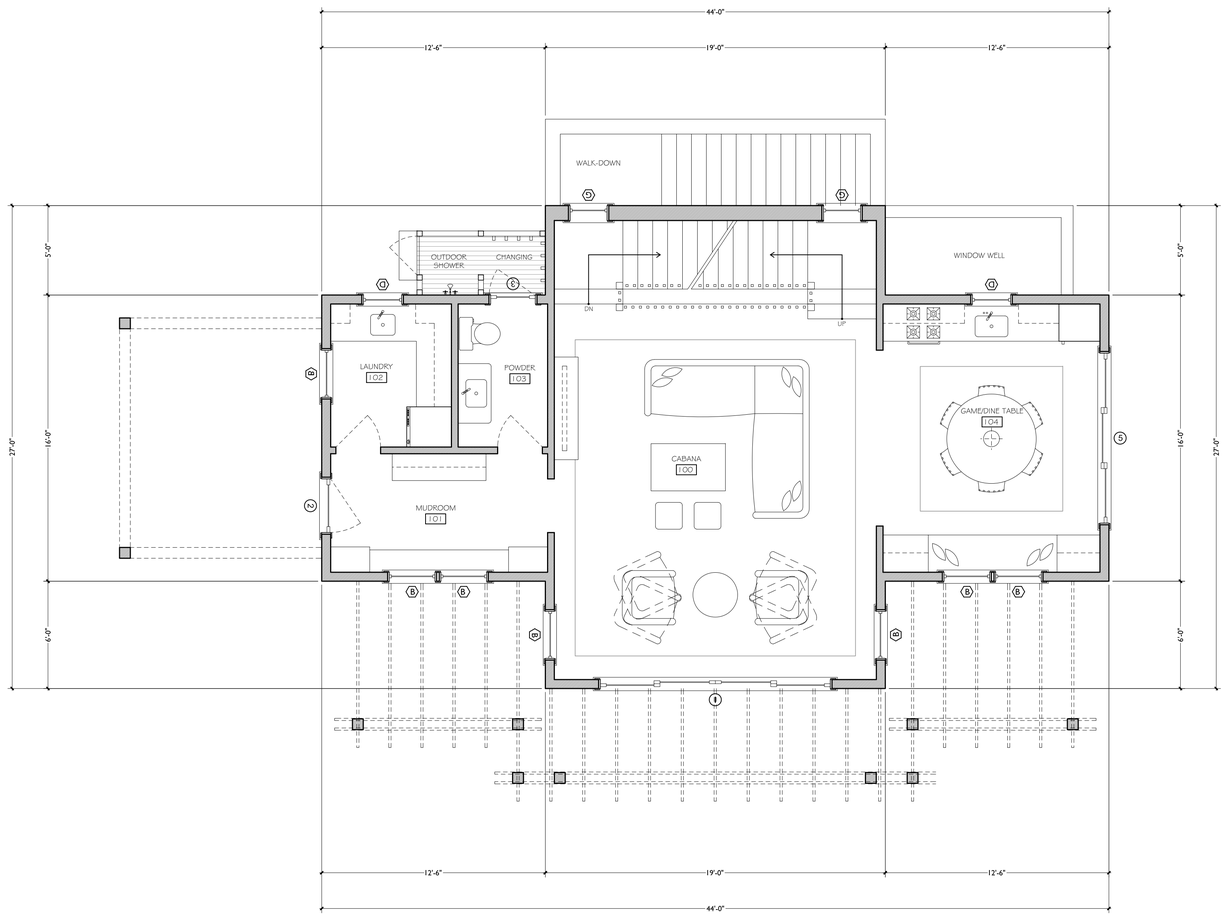
T. 508.330.2395

Title + Date:
Floor Plans

HDC Submittal 12/15/2023

156 CLIFF ROAD
GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
A100



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

SMD
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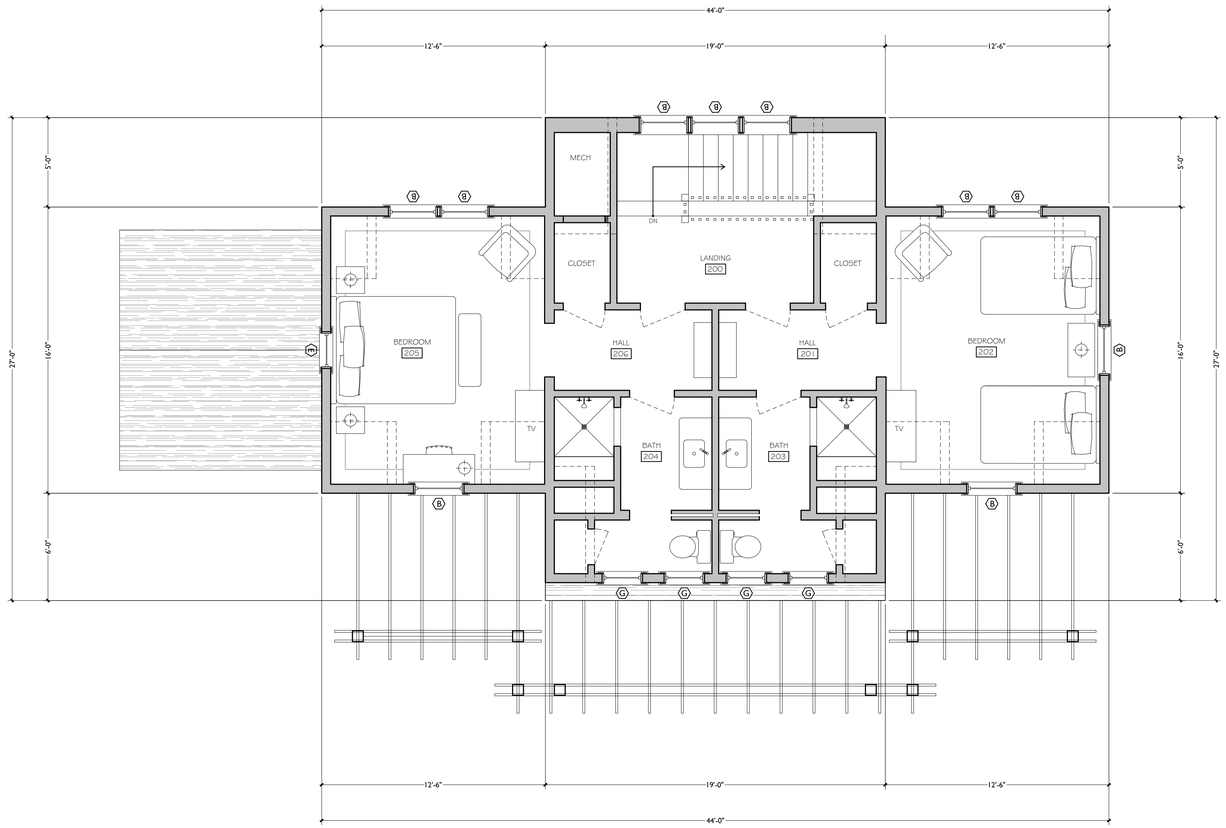
Title + Date:
Floor Plans

HDC Submittal 12/15/2023

156 CLIFF ROAD GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
A101



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

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Floor Plans

HDC Submittal 12/15/2023

156 CLIFF ROAD
GUEST HOUSE
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Sheet: Guest House
A102

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°. 836

Street & Number of Proposed Work: 156 Cliff Road

Owner of record: 156 Cliff RD Nominee Trust

Mailing Address: 67 Byron RD
Weston, MA 02493

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sophie Metz Design

Mailing Address: 15 A North Beach St
Nantucket, MA 02554

Contact Phone #: 202 360 7177 E-mail: Sometz@hotmail.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: 87'0" Sq. Footage 1st floor: 2,768
Width: 73'6" Sq. footage 2nd floor: 1,708
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Covered Porch/Patio 525sf Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0' to +1' South 0' to +1' East 0' to +1' West 0' to +1'

Height of ridge above final finish grade: North 29'11" South 18'9" East 17'3" West 20'4"

Additional Remarks

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

Historic Name:

Original Date:

Original Builder:

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 11/12 Secondary Mass 11/12 Dormer 5/12 Other Porches 5/12

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) Copper Half-Round

Leaders (material and size): Round Copper 2-1/4" & 3"

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

☐ Other _____

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

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other Exposed Rafter tails; Cottage Corners

C. Dimensions: Fascia N/A Rake 7-1/4" Soffit (Overhang) 10" Corner boards N/A Frieze 9 1/4"
Window Casing 3 1/2 Door Frame 3 1/2 Columns/Posts: Round _____ Square 6x6

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

Doors* (type and material): ☐ TDL ☑ SDL Front le Page allwood Rear Mahogany 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 White Foundation _____ Fence _____ Shutters 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 12/15/23 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:

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.

N/A 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

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.

SAM 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.**

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 Sophie Metz

AS AGENT FOR 156 Cliff Road Nominee Trust

STREET ADDRESS 156 Cliff Road

MAP/PARCEL 41/836

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/15/2023

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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.

Sophie Metz 12/15/2023

Signature Date

HISTORIC DISTRICT COMMISSION

37 Washington Street

Nantucket, Massachusetts 02554

Telephone: 508.228.7231 Fax: 508.325.7572

NOTICE OF HDC APPLICATION

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Tax Map Number: 41 Parcel Number: 836

Owner of Record: 156 Cliff Road Nominee Trust

Description of Proposal:

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If you have any questions, please contact the HDC office at 508.228.7231.

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.



Front (North) Elevation



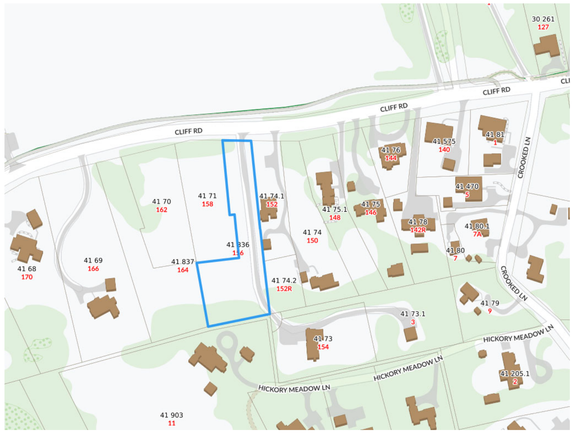
Right (West) Elevation



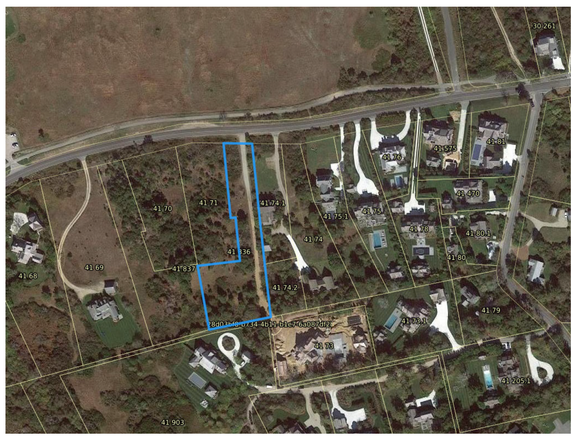
Back (South) Elevation



Left (East) Elevation



1 Locus Map
not to scale



2 Aerial Photo
not to scale

HDC APPLICATION 12/15/2023:
-New Main Dwelling

SHEET INDEX:

G100:	Site Plan, Locus Plan, Aerial Photo, Notes
A300-301:	Proposed Exterior Elevations
G102:	Window and Door Schedules
A100-102:	Proposed Floor Plans

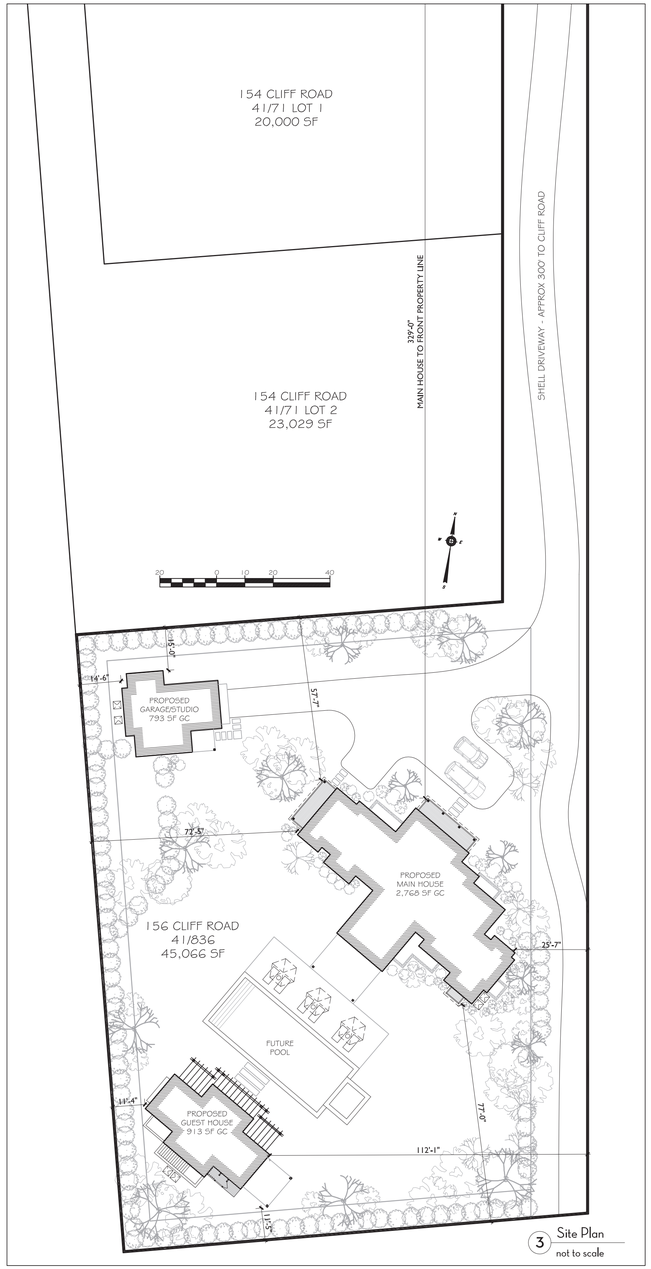
EXISITNG SITE NOTES

156 CLIFF ROAD , MAP 41 PARCEL 836

*PRESENTLY VACANT LAND

R-20 ZONING

MINIMUM LOT SIZE	20,000 S.F.
EXISTING LOT SIZE	45,066 S.F.
MINIMUM FRONTAGE	75'
FRONT SETBACK	30'
SIDE/REAR SETBACK	10'
GROUND COVER RATIO	12.5%
ALLOWED GROUND COVER	5,633 S.F.
MAIN HOUSE GROUND COVER	2,768 S.F.
GUEST HOUSE GROUND COVER	913 S.F.
GARAGE GROUND COVER	793 S.F.
GROUND COVER REMAINING	1,159 S.F.



3 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Site Plan and Notes

HDC Submittal 12/15/2023

156 CLIFF ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Main House
G100



1 Proposed Front (North) Elevation
1/4" = 1'-0"



2 Proposed Left (East) Elevation
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Exterior Elevations

HDC Submittal 12/15/2023

156 CLIFF ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Main House
A300



1 Proposed Back (South) Elevation
1/4" = 1'-0"



2 Proposed Right (West) Elevation
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Exterior Elevations

HDC Submittal 12/15/2023

156 CLIFF ROAD
MAIN HOUSE
Nantucket, MA 02554

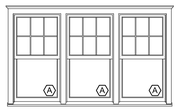
Sheet: Main House
A301

156 Cliff Road Main House WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Putty Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), DH Casings applied flush to frames, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.



"A" Single Window
RO 3'0-5/8"w x 5'4-3/8"h
6/1 Double Hung

Totals:
(7)



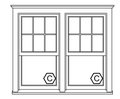
"A" Triple Mull
RO TBD w x 5'4-3/8"h
6/1 Double Hung

Totals:
(2)



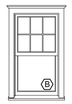
"C" Single Window
RO 2'8-5/8"w x 4'9-3/8"h
6/1 Double Hung

Totals:
(4)



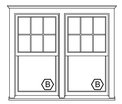
"C" Double Mull
RO TBD w x 4'9-3/8"h
6/1 Double Hung

Totals:
(1)



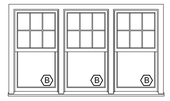
"B" Single Window
RO 2'10-5/8"w x 5'1-3/8"h
6/1 Double Hung

Totals:
(6)



"B" Double Mull Window
RO TBDw x 5'1-3/8"h
6/1 Double Hung

Totals:
(5)



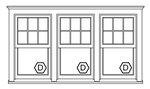
"B" Triple Mull Window
RO TBDw x 5'1-3/8"h
6/1 Double Hung

Totals:
(3)



"D" Single Window
RO 2'4-5/8"w x 4'1-3/8"h
6/1 Double Hung

Totals:
(7)



"D" Triple Mull
6/1 Double Hung

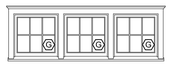
Totals:
(1)



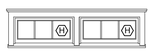
"E" Single Window
RO 2'4"w x 2'8"h
2w2h
Totals:
(3) Fixed
(5) Awning



"F" Single Window
RO 2'10-5/8"w x 2'10"h (match top "B" sash)
3w2h
Totals:
(1) Awning



"G" Triple mull
RO TBD"w x 2'9"h (match top "C" sash)
3w2h
Totals:
(1) Awning

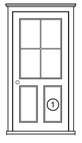


"H" Double mull
RO 7'5"w x 1'9"h 3w2h
3w1h (each)
Totals:
(2) Fixed



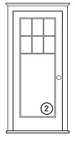
"J" Single Window
RO 2'0"w x 2'4"h
2w2h
Totals:
(1) Fixed

156 Cliff Road Main House DOOR SCHEDULE:
Doors to be Lepage Custom Exterior Doors, Mahogany Doors , Mahogany Frames, Mahogany thresholds, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Putty Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 5-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns. Temp hardware on all. Screens / Storms TBD.



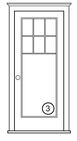
"1" Front Door
Door Size: 3'3"w x 7'0"h

Totals:
(1) RH Inswing



"2" Patio Door
Door Size: 2'10"w x 7'0"h

Totals:
(2) LH Inswing



"2" Patio Door
Door Size: 2'10"w x 7'0"h

Totals:
(3) RH Inswing

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Site Engineer:

Site Design Engineering LLC
11 Cushman St.
Middleboro, MA 02346
T. 508.967.0673

Builder:

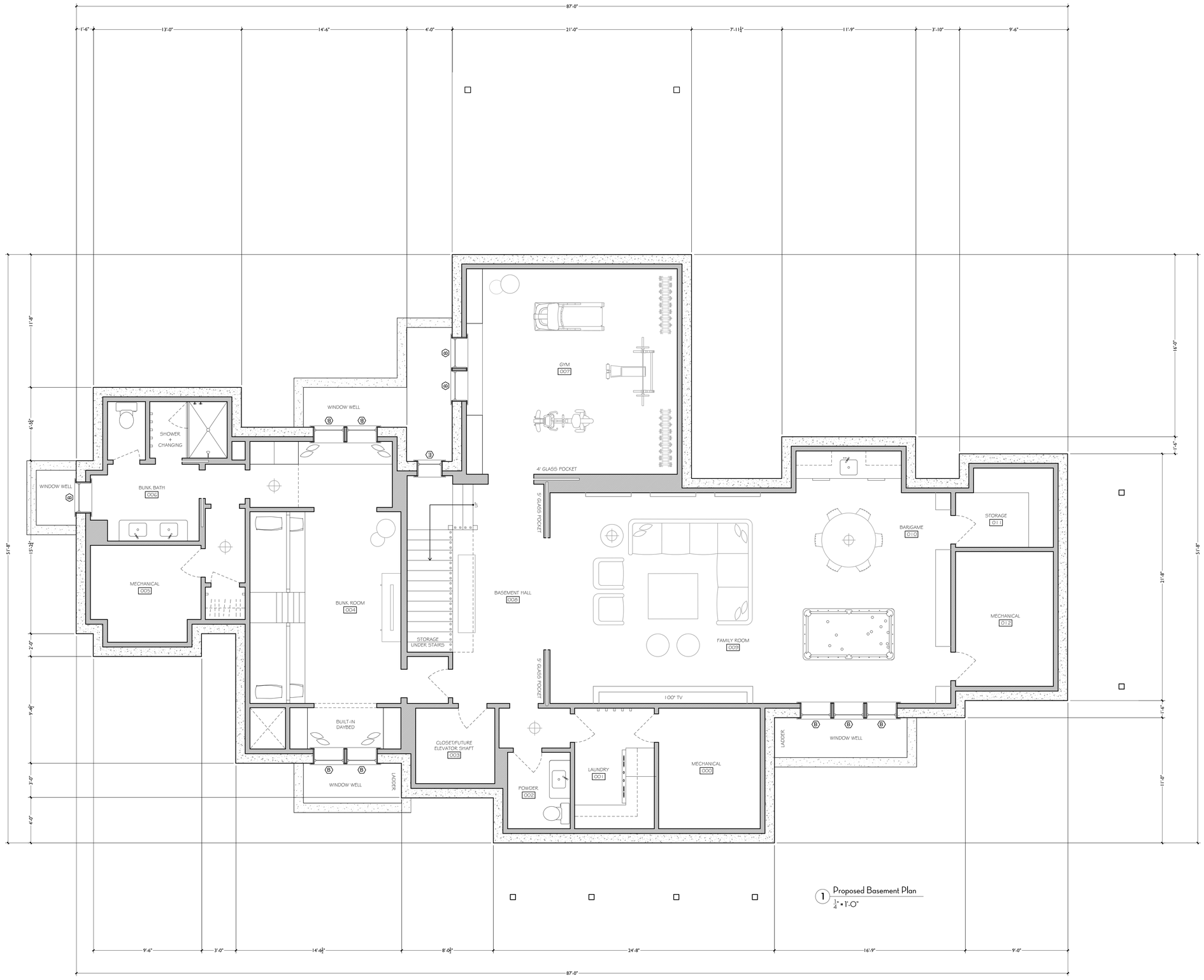
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Window and Door Schedules

HDC Submittal 12/15/2023

156 CLIFF ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Main House
G102



1 Proposed Basement Plan
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

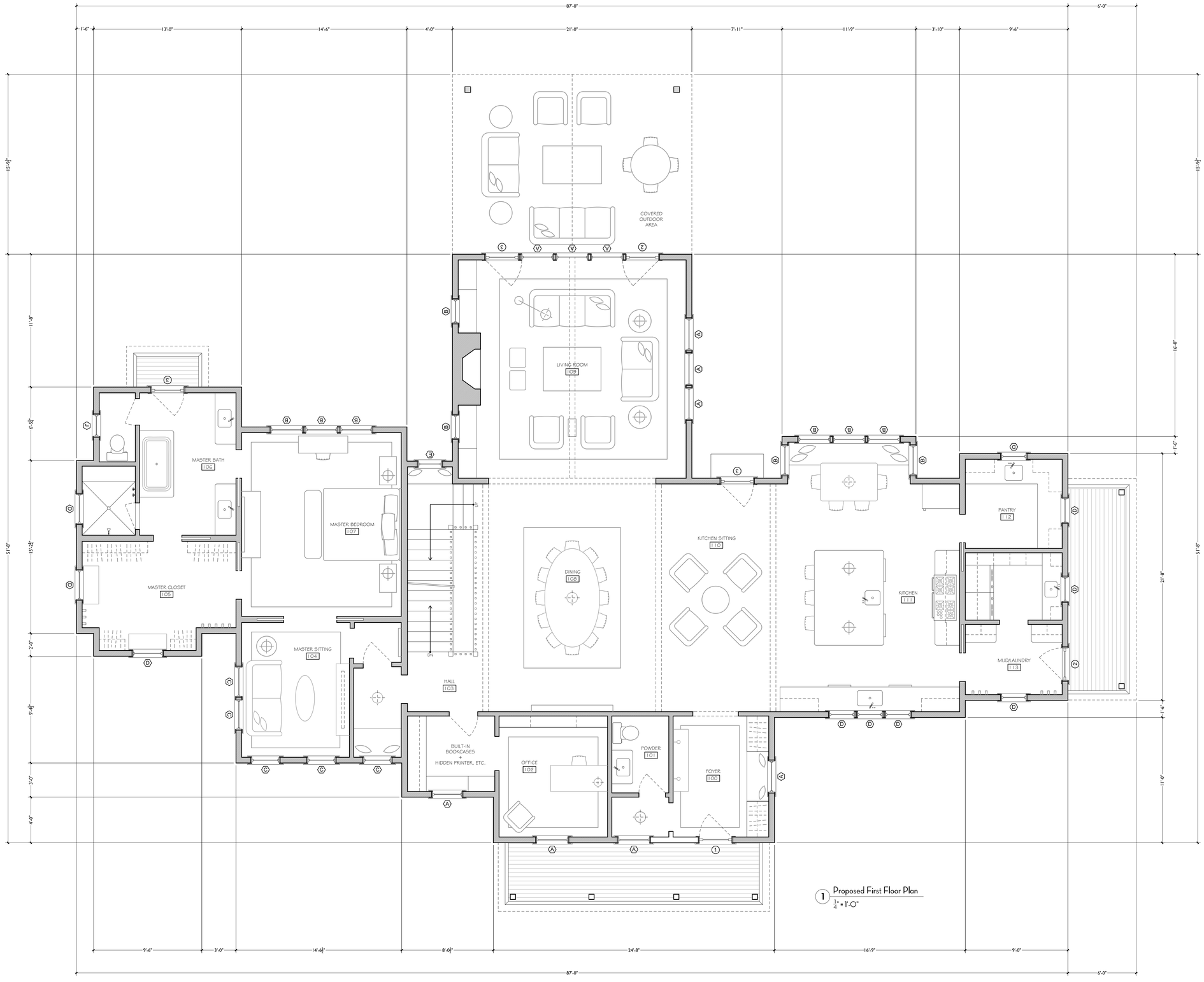
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Floor Plans

HDC Submittal 12/15/2023

156 CLIFF ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Main House
A100



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

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

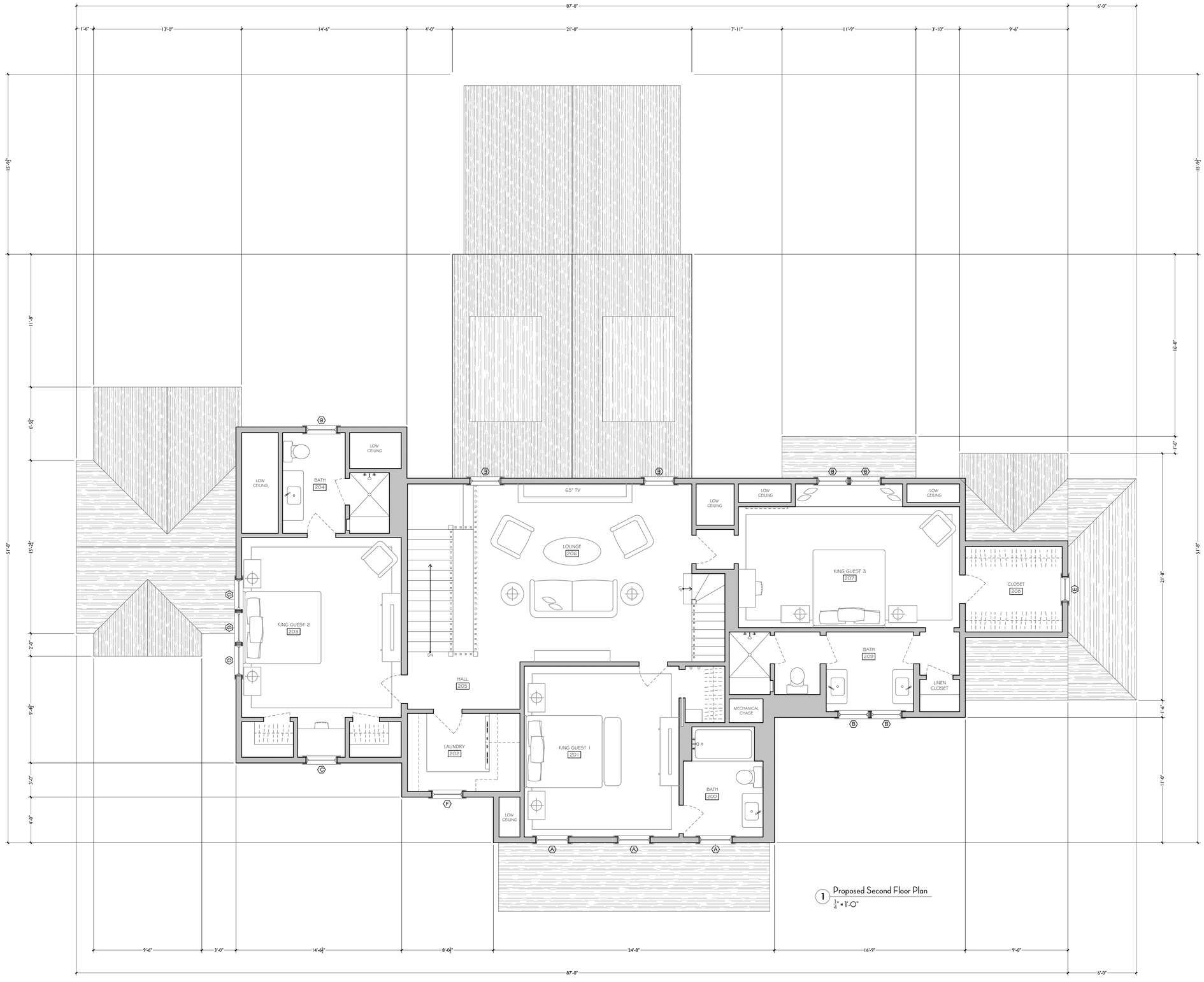
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Floor Plans

HDC Submittal 12/15/2023

156 CLIFF ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Main House
A101



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

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Floor Plans

HDC Submittal 12/15/2023

156 CLIFF ROAD
MAIN HOUSE
Nantucket, MA 02554

Sheet: Main House
A102

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°. 54

Street & Number of Proposed Work: 58 Baxter Road

Owner of record: ABCET LLC

Mailing Address: The Pilot House Lewis Wf

Boston MA 02110

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: William Stephens

Mailing Address: 61 Old South Road PMB 119

Nantucket MA 02554

Contact Phone #: 508 325 5736 E-mail: will@stephensandco.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: _____

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 Belgian Block Apron / Walkways _____ Walls _____

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

COLORS

Clapboard (if applicable) _____ Roof _____

Sidewall _____ Sash _____ Doors _____

Trim _____ Foundation _____ Fence _____ Shutters _____

Deck _____

* 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.

Signature of owner of record _____ Signed under penalties of perjury

Date 12/13/2023

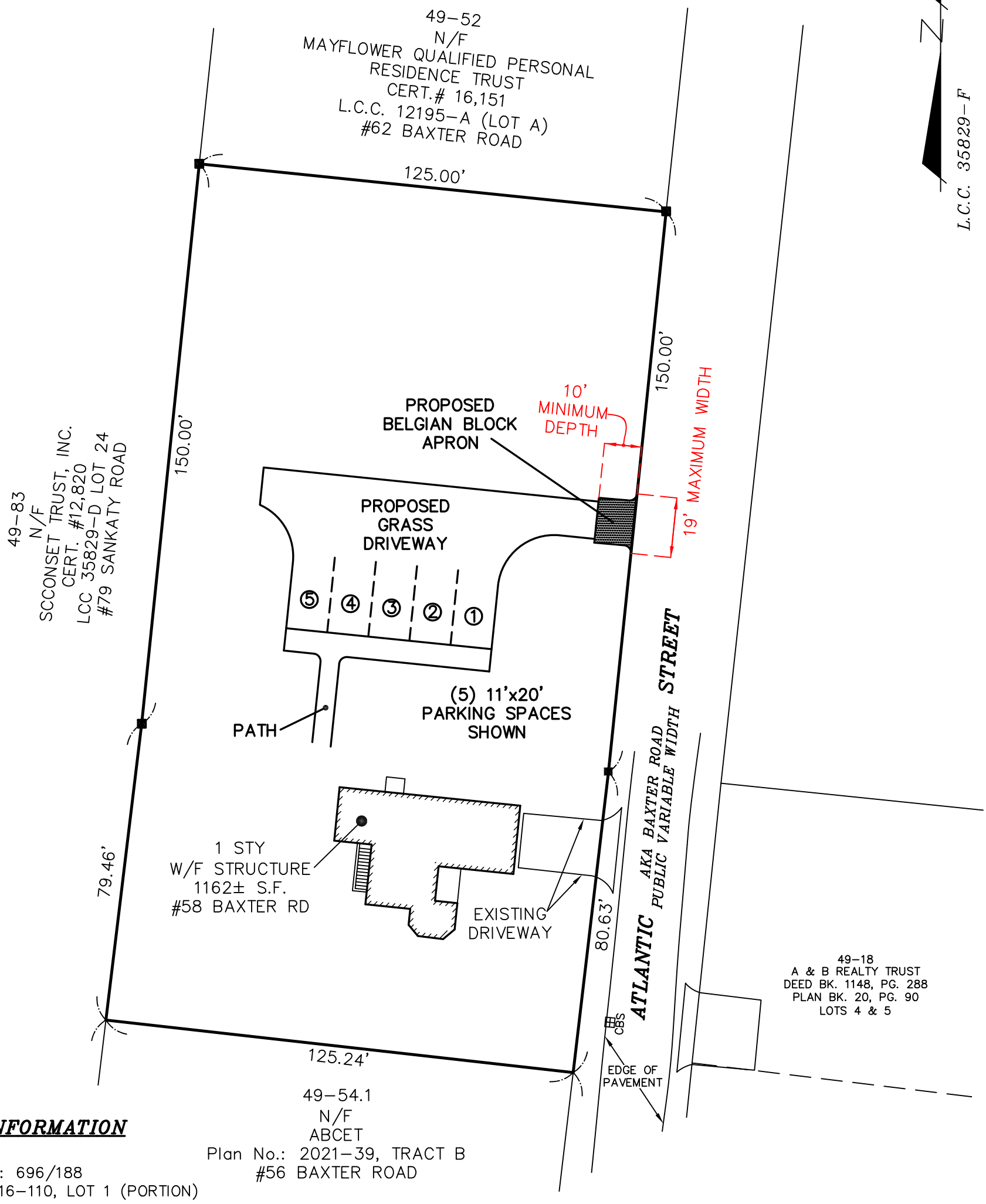
CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR–20)

MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	30 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER % :	12.5%

LEGEND

■ *DENOTES CONCRETE BOUND FOUND*

CBS ⊞ *DENOTES EXISTING SQUARE CATCHBASIN*



OWNER INFORMATION

ABCET LLC
Deed Bk./Pg.: 696/188
Plan No.: 2016–110, LOT 1 (PORTION)
Cert. 19,909
L.C.C. 9131–A, LOT A
ASSESSOR'S MAP 49, PARCEL 54
#58 BAXTER ROAD

REFERENCE LOT MERGER COVENANT:
Bk.: 1838 Pg.: 211
Plan No.: 2021–39, TRACT A

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228–9026
www.blackwellsurvey.com

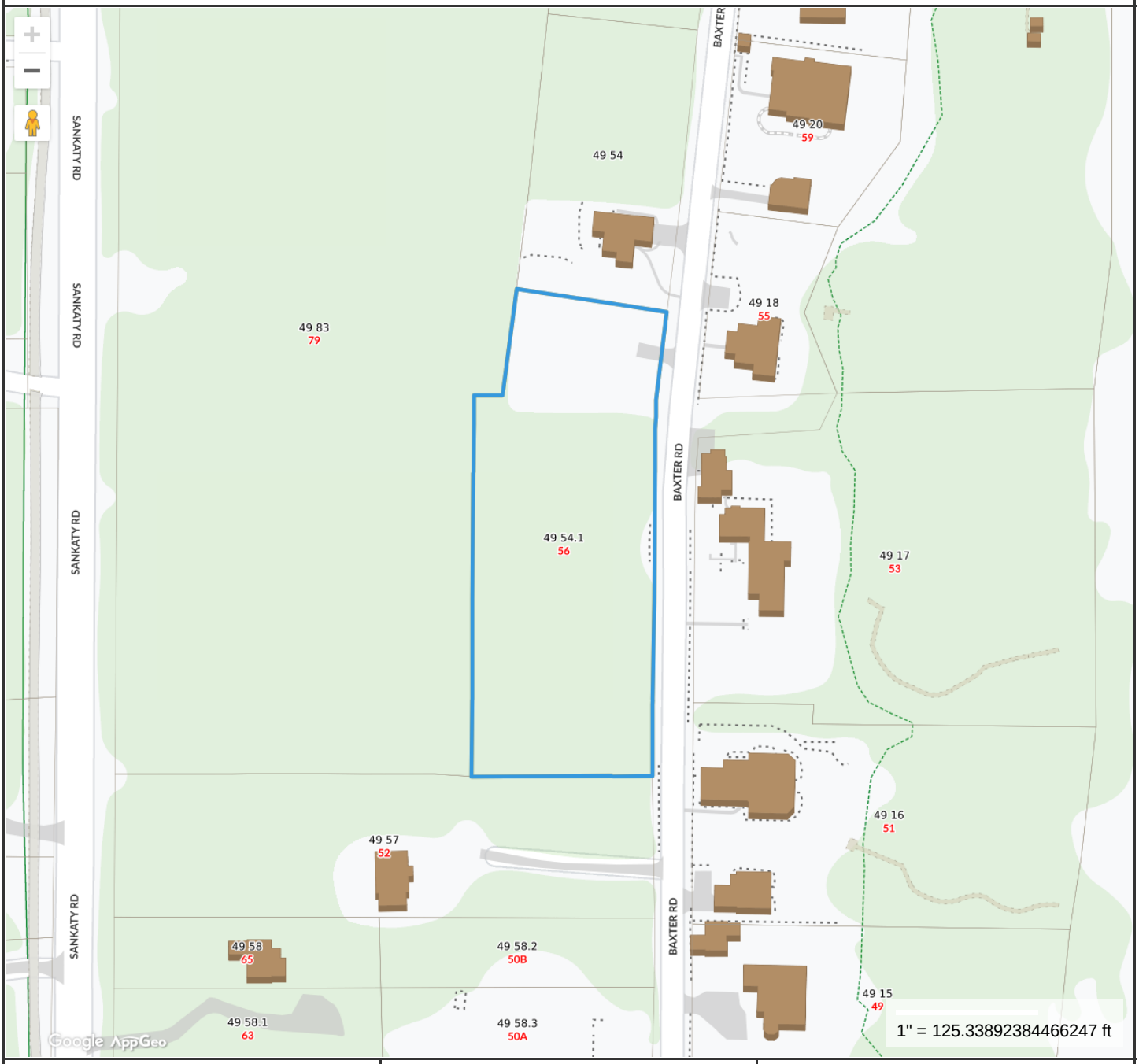
T:\JACK 26 JOB 122

December 08, 2023

SITE PLAN OF LAND
IN
NANTUCKET, MA
PREPARED FOR
ABCET LLC
#58 BAXTER ROAD
MAP: 49, PARCEL: 54

B8795

V:\DRAWFILES\B8795\Carlson_SP.dwg TRACT A SP 12/8/2023 12:46:01 1:1



Property Information

Property ID	49 54
Location	58 BAXTER RD
Owner	ABCET 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.







CASH ONLY IF ALL *CheckLock* ™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Stephens and Company, Inc
61 Old South Road PMB 119
Nantucket, MA 02554
508 325 5736
office@stephensandcoinc.com

Nantucket Bank, a division of Rockland Trust
1 Amelia Drive
Nantucket, MA 02554
53-447/113

4286

12/13/2023

PAY TO THE ORDER OF Town of Nantucket

$ **50.00

Fifty and 00/100********** DOLLARS

PROTECTED AGAINST FRAUD

Town of Nantucket
37 Washington St.
Nantucket, MA 02554

MEMO 58 Baxter 49 54

© 2021 INTUIT INC. 1-800-533-8910

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.

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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°: 80 PARCEL N°. 33

Street & Number of Proposed Work: 150 SURFSIDE RD.

Owner of record: CONNOLLY, MIKE & MEG

Mailing Address: PO BOX 242
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVAL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 376 4319 E-mail: ackwal02@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 189.00

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 _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 948SF
Width: 24' Sq. footage 2nd floor: —
Sq. footage 3rd floor: —

Decks/Patio: Size: 8'x 20' ☒ 1st floor ☐ 2nd floor
Size: NO RAILING ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 15'± South 15'± East 15'± West 15'±

Additional Remarks

Historic Name:

Original Date: 1955 - 1ST ACCORDING TO ASSESSORS

Original Builder:

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

MOVE HOUSE ON FROM 104 SURFSIDE RD

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"-72" ☐ 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 _____ ☐ 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"-8" Corner boards 1X6 Frieze _____
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 _____

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS EXISTING

Sidewall NTW Clapboard (if applicable) — Roof EXIST - BROWN
Trim NTW Sash EXIST GREEN Doors EXIST GREEN
Deck NTW Foundation GREY Fence — Shutters —

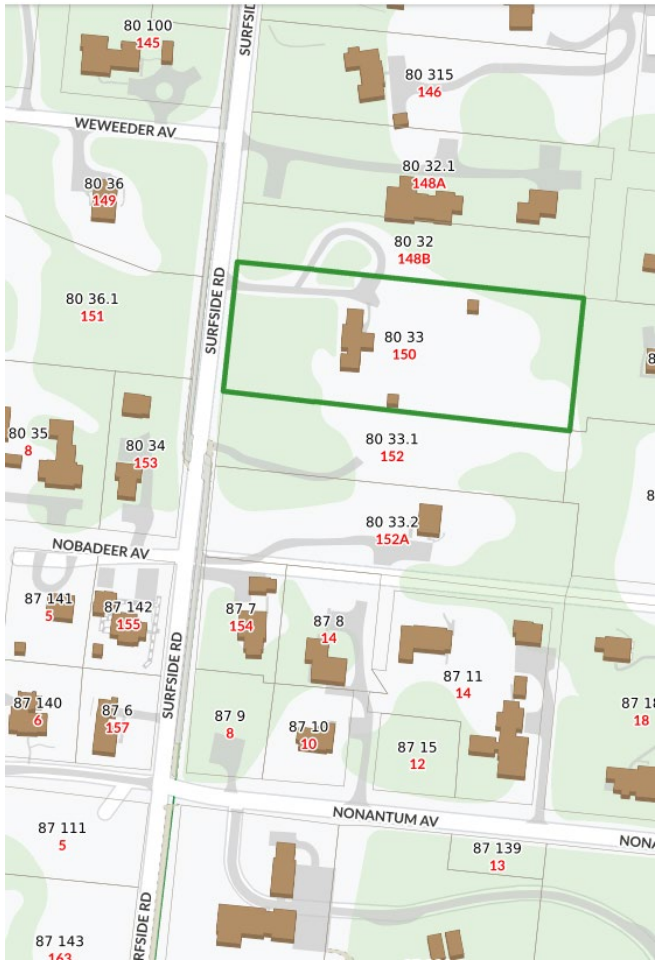
* Attach manufacturer's color samples if color is not from HDC approval list.

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 12/17/23 Signature of owner of record X _____ Signed under penalties of perjury



Existing house on site



Connolly-

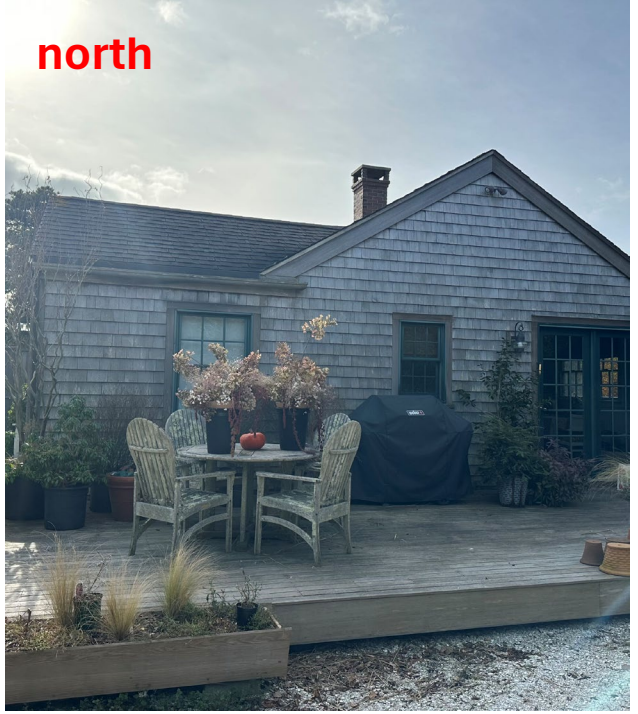
150 Surfside Rd

Move House on
12-15-23

148B
Surfside Bike Path
Surfside Rd
150
Surfside Bike Path
Surfside Rd
152









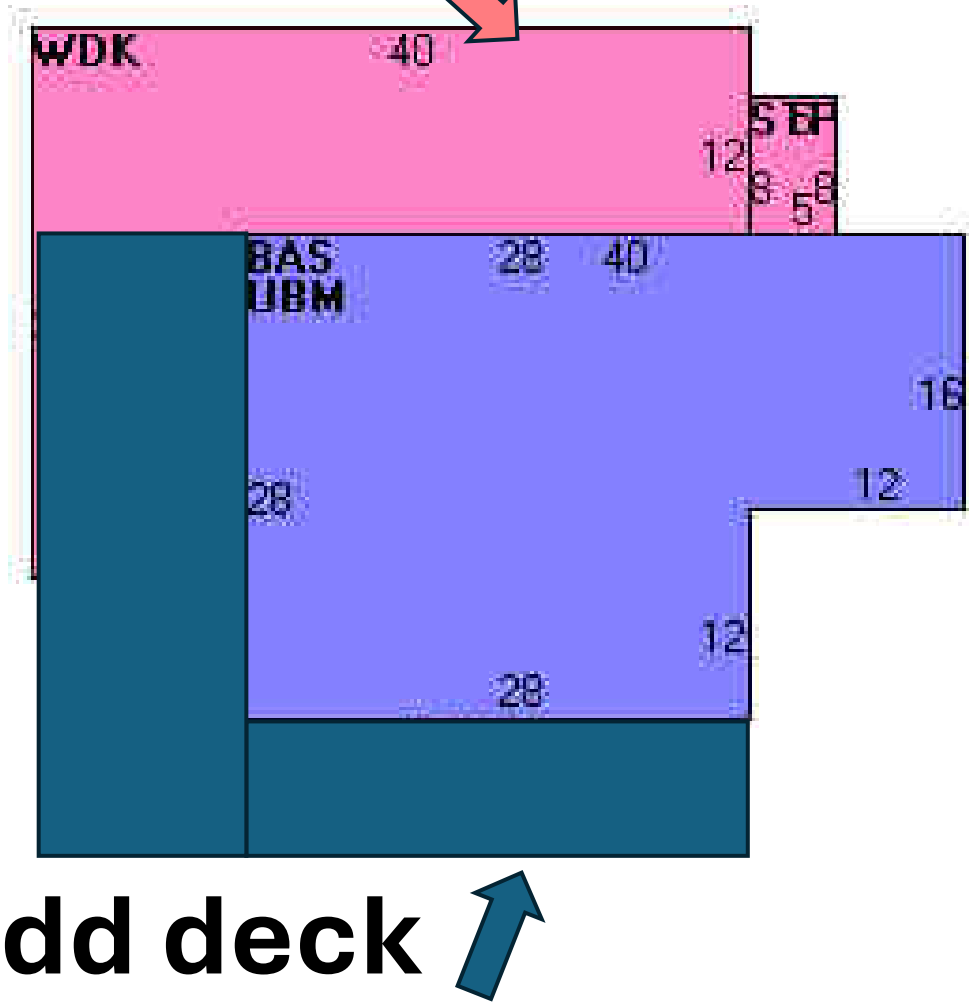






- **Connolly-**
- 150 Surfside Rd
- Move House on from 104 Surfside Rd
- 12-15-23

Remove existing deck



Add deck

Connolly-
150 Surfside Rd
Move House on
12-15-23

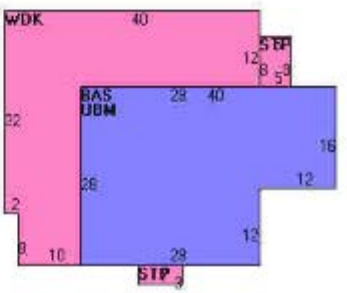
Year Built:	1955
Living Area:	976
Replacement Cost:	$630,428
Building Percent Good:	88
Replacement Cost Less Depreciation:	$554,800

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Above Average
Stories:	1 Story
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:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
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



Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	976	976
STP	Stoop	61	0
UBM	Basement, Unfinished	976	0
WDK	Deck, Wood	800	0
		2,813	976

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°: 42.3.4 PARCEL N°. 22

Street & Number of Proposed Work: 3 COMMERCIAL STREET

Owner of record: TACK3 LLC

Mailing Address: 221 ROYAL POINCIANA WAY #1
PALM BEACH, FL 33480

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: CHIP WEBSTER ARCHITECTURE

Mailing Address: 11 SOUTH SHORE ROAD
NANTUCKET, MA

Contact Phone #: 508-228-3600 E-mail: AMY@CHIPWEBSTER.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

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 CHANGE FRONT DORMERS

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 0 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

NO CHANGES TO THE EXISTING BUILDING FOOTPRINT OR HEIGHT

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 9 /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 Match Existing 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 _____

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 NTW
Trim WHITE - MATCH EXISTING Sash WHITE - MATCH EXISTING 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 12/13/23 Signature of owner of record Amy Lecky 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.

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

____ 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).

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.

X 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)

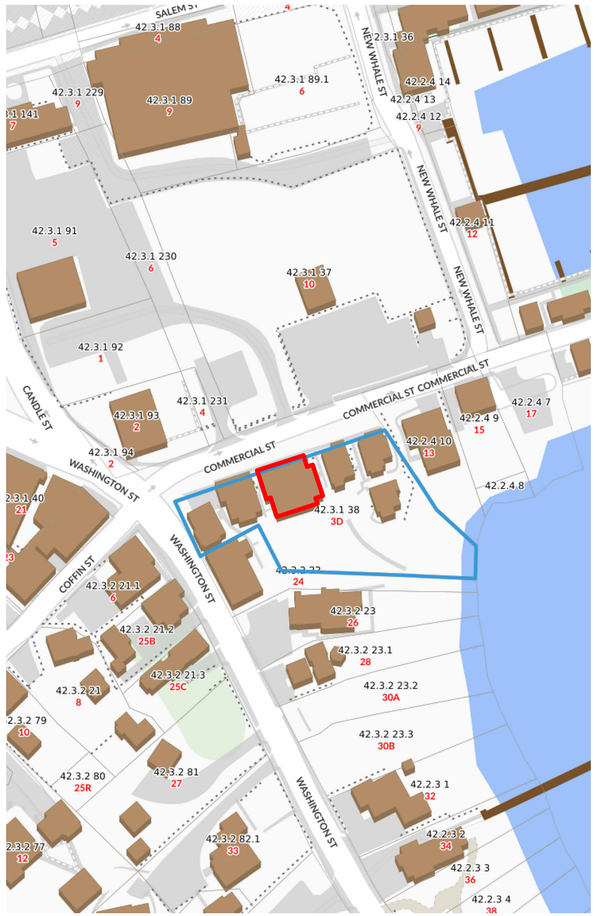
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

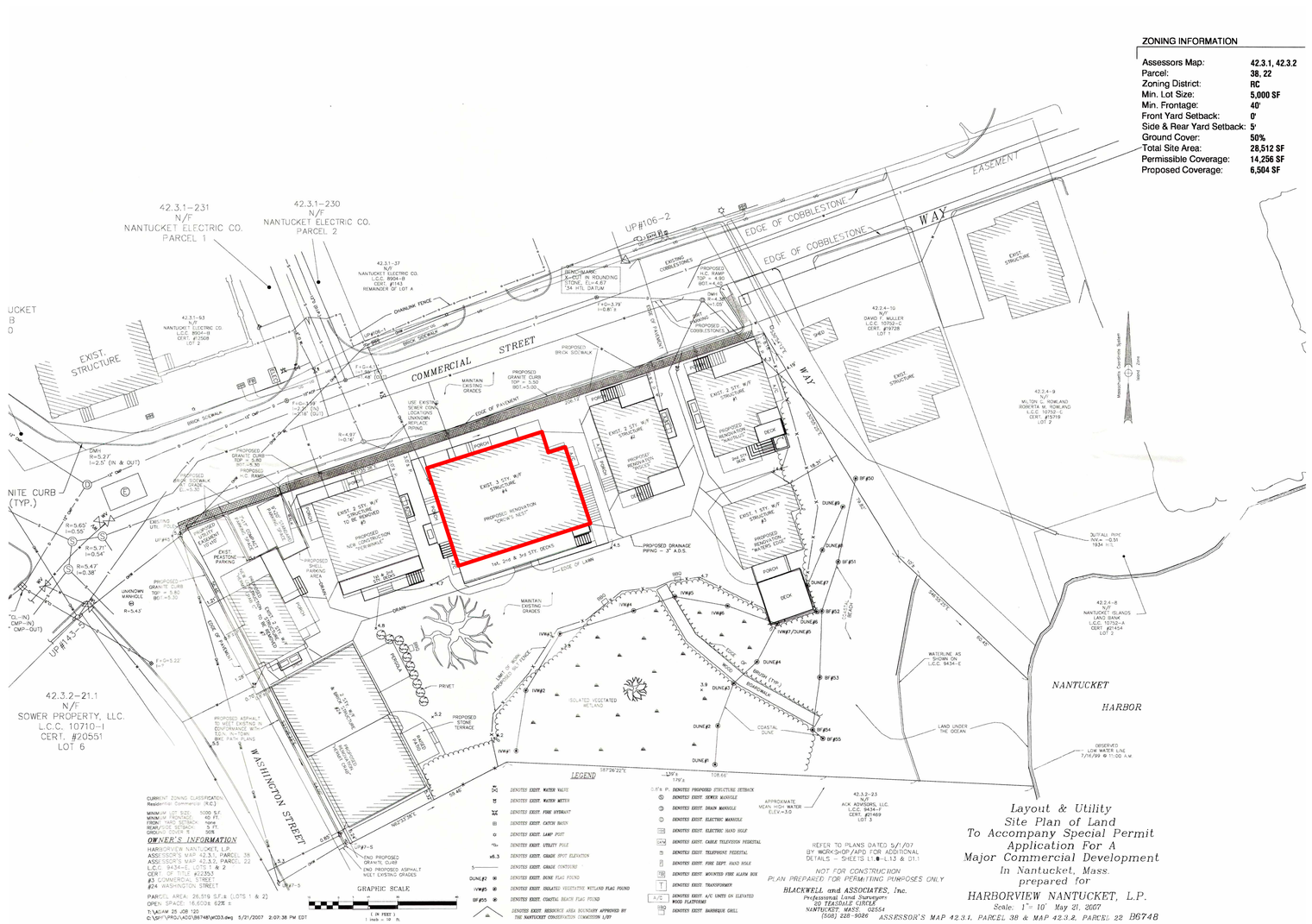
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

TACK3 LLC

New Business - Change Front Dormers

3 Commercial Street, Nantucket, MA





Layout & Utility
Site Plan of Land
To Accompany Special Permit
Application For A
Major Commercial Development
In Nantucket, Mass.
prepared for
HARBORVIEW NANTUCKET, L.P.
Scale: 1"= 10' May 21, 2007

ZONING INFORMATION

Assessors Map:	42.3.1, 42.3.2
Parcel:	38, 22
Zoning District:	RC
Min. Lot Size:	5,000 SF
Min. Frontage:	40'
Front Yard Setback:	0'
Side & Rear Yard Setback:	5'
Ground Cover:	50%
Total Site Area:	28,512 SF
Permissible Coverage:	14,256 SF
Proposed Coverage:	6,504 SF

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

TACK3 LLC
3 Commercial Street, Nantucket, MA
Crow's Nest
HDC1 Site Plan

#	Date	Note
2	2023.12.07	HDC Submission

HDC1

12/13/2023 9:03:51 AM

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NORTH SIDE







SOUTH SIDE

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

TACK3 LLC
3 Commercial Street, Nantucket, MA
Crow's Nest
HDC2 Photos

#	Date	Note
2	2023.12.07	HDC Submission

HDC2

12/13/2023 9:03:54 AM

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3 Existing North Elevation
1/8" = 1'-0"



4 Existing South Elevation
1/8" = 1'-0"



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



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

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

12/13/2023 9:03:56 AM

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CHIP WEBSTER
ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

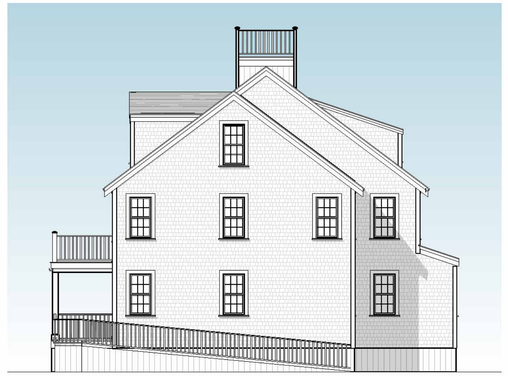
TACK3 LLC
3 Commercial Street, Nantucket, MA
Crow's Nest
HDC3 Elevations

#	Date	Note
1	2023.12.01	Client Review
2	2023.12.07	HDC Submission

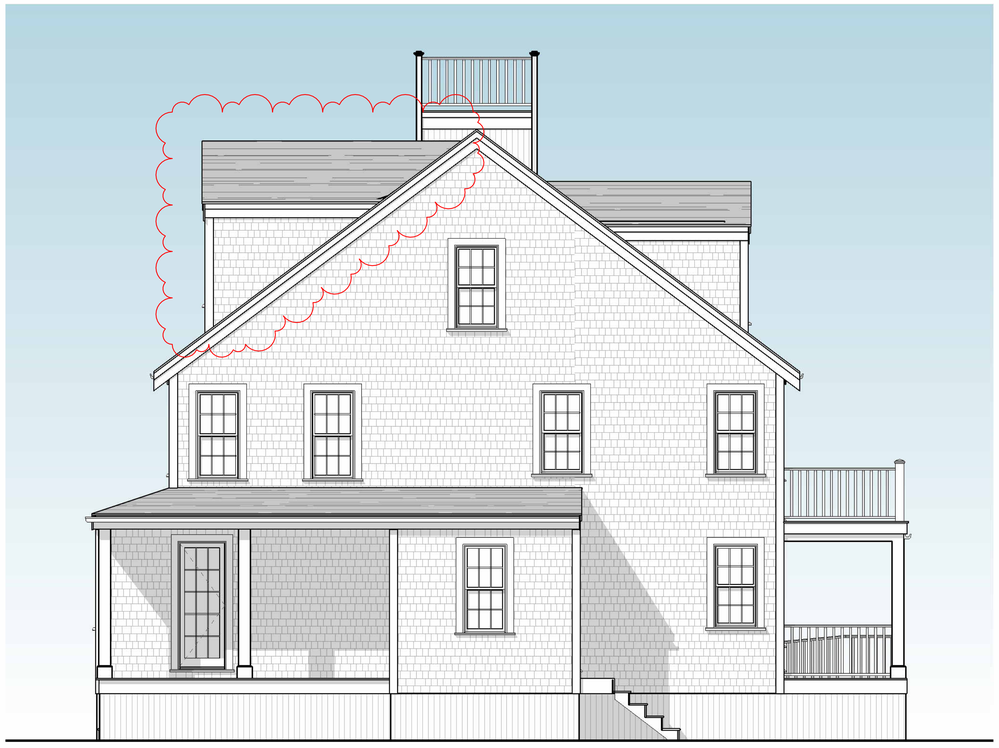
HDC3



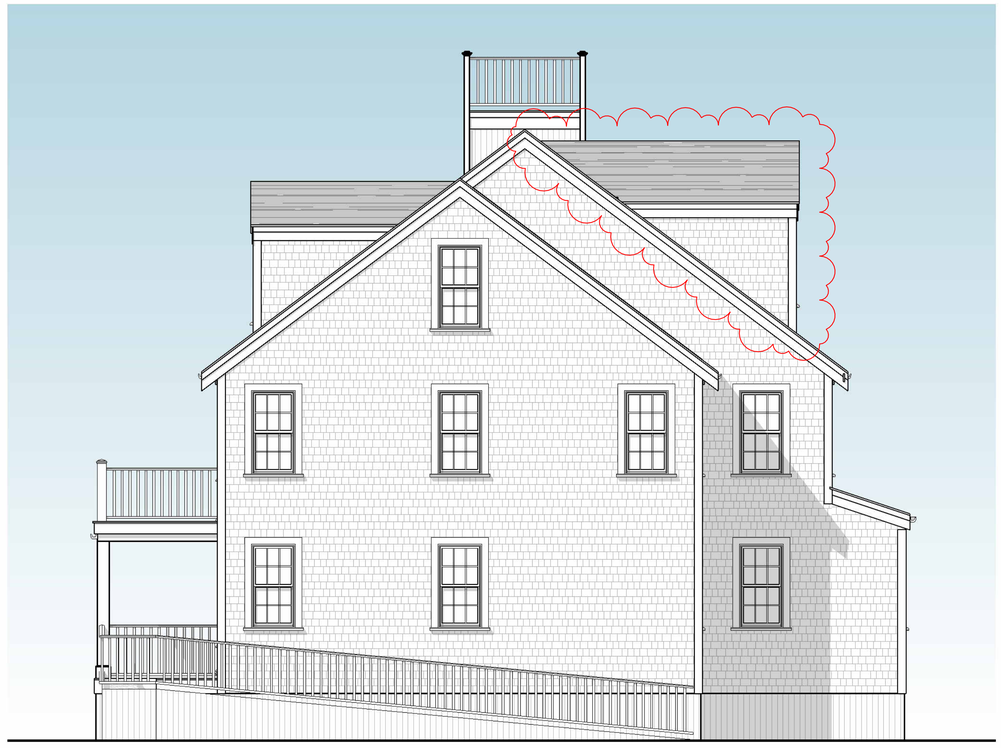
3 Existing West Elevation
1/8" = 1'-0"



4 Existing East Elevation
1/8" = 1'-0"



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



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

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

TACK3 LLC
3 Commercial Street, Nantucket, MA
Crow's Nest
HDC4 Elevations

#	Date	Note
1	2023.12.01	Client Review
2	2023.12.07	HDC Submission

HDC4

12/13/2023 9:03:58 AM

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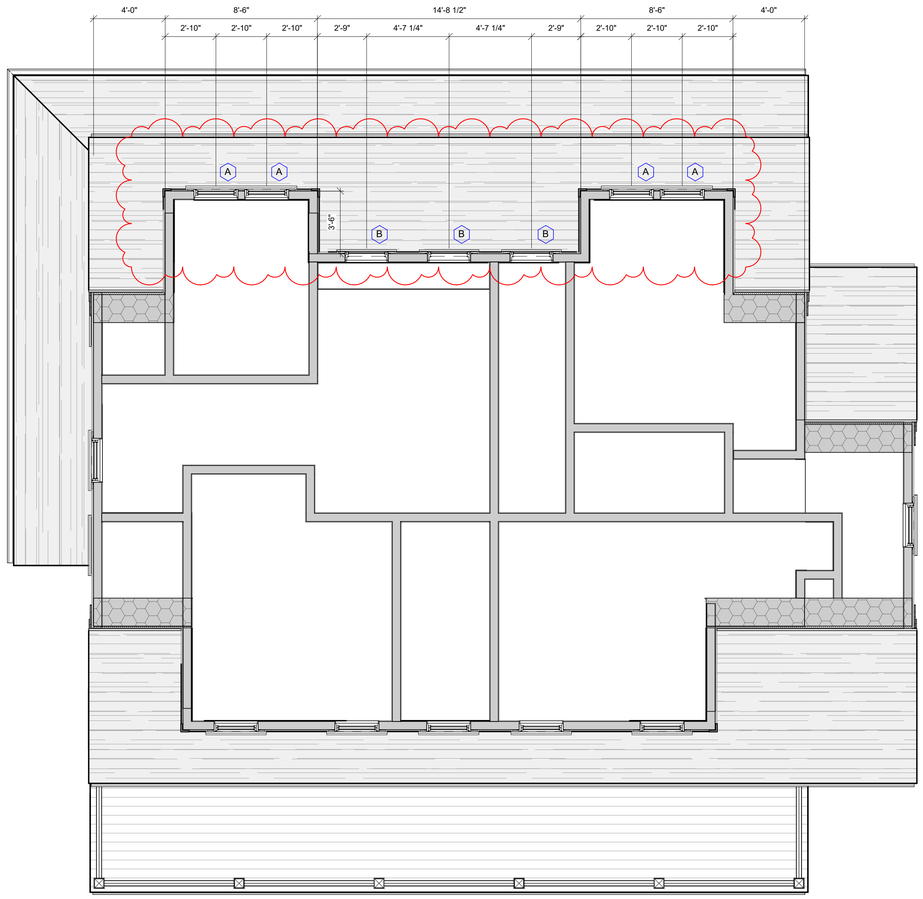

1 Third Floor Plan
1/4" = 1'-0"



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

WINDOW SCHEDULE - HDC

MARK	MANUFACTURER	WINDOW TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
A	Marvin Windows and Doors	Elevate Double Hung	ELDH3056	2'-6 1/2"	4'-8 1/4"	White	Match Existing Double Hung Window
B	Marvin Windows and Doors	Elevate Awning	ELAWN2935	2'-6"	2'-6 5/8"	White	Match Existing 6-Lite Windows

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

DD - Not For Construction

TACK3 LLC
3 Commercial Street, Nantucket, MA
Crow's Nest
HDC5 Third Floor

#	Date	Note
1	2023.12.01	Client Review
2	2023.12.07	HDC Submission

HDC5

12/13/2023 9:03:58 AM

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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°: 4224 PARCEL N°. 1

Street & Number of Proposed Work: Straight Wharf

Owner of record: NIR Retail LLC

Mailing Address: 75 Park Plaza #3

Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Paul Beaulieu (Main Street Architects)

Mailing Address: 25 Mathewson Drive Suite #120

Weymouth, MA 02189

Contact Phone #: 781 331 4458 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 new roof w/addition of shed dormer for required Electric elevation & clearances per code,

Size of Structure or Addition: Length: 20'-3" +/- Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12'-3" +/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor See attached letter

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ~~7" +/- exist~~ South " " East " " West " "

Height of ridge above final finish grade: North ~~14'-0" exist~~ 14'-0" proposed South " " East " " West " " drawin

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 /12 _____ Secondary Mass _____/12 _____ Dormer _____/12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural to match what was there

☐ 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 Brosco

☑ 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 to match what was there

Trim to match existing 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 12/15/23 Signature of owner of record _____ its Agent for _____ 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 NIR Retail LLC

STREET ADDRESS 75 Park Plaza & #3 Boston, MA

MAP/PARCEL 4224-1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12/15/23

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 12/15/23 Date

PROPOSED CARPENTER SHED

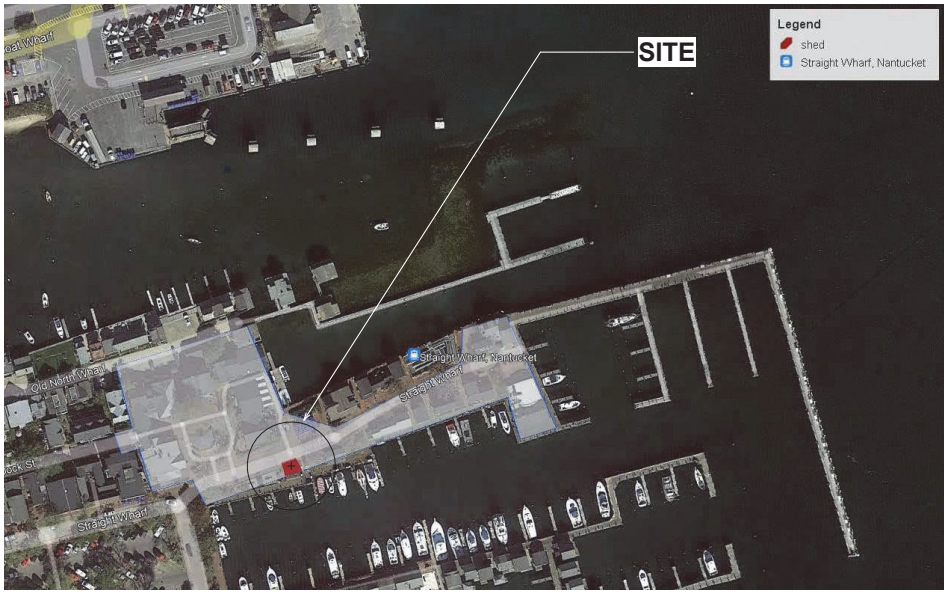
27 OLD SOUTH WHARF

NANTUCKET, MA



LOCUS MAP

Graphic Scale



SATELLITE VIEW

Graphic Scale

Zoning Information	
Map & Parcel:	*42.2.4 / 1*
Current Zoning:	*CDT*
Min. Frontage:	*35 ft.*
Front Setback:	*0 ft.*
Side/Rear Setback:	*0 ft. / 5 ft.*

Main Street Architects

NIR

PROPOSED CARPENTER SHED

Straight Wharf, Nantucket, MA - 02554

PRELIMINARY SET

Project Number:

2513.02

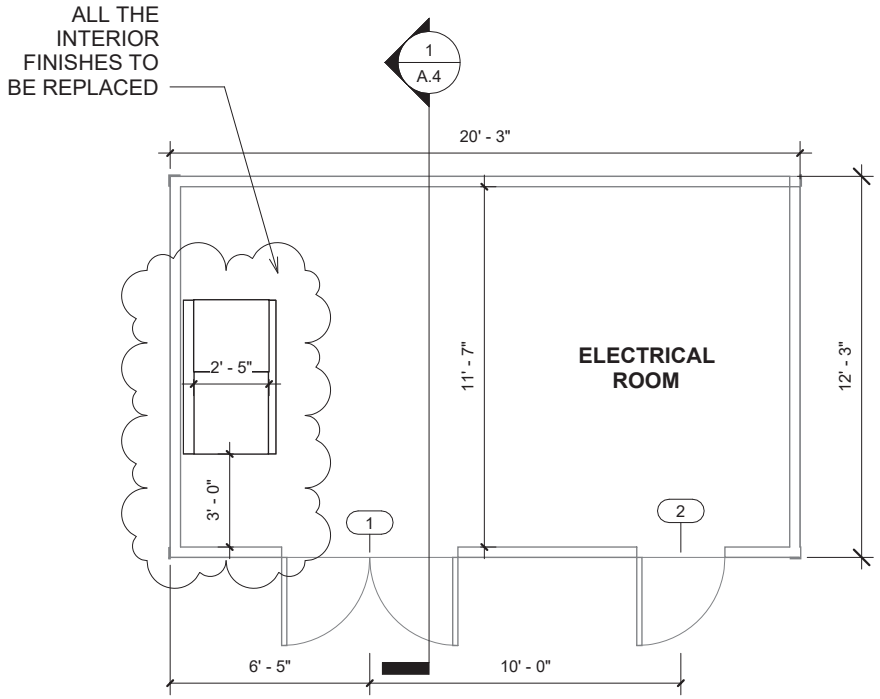
DATE: 12/13/23

REVISIONS:

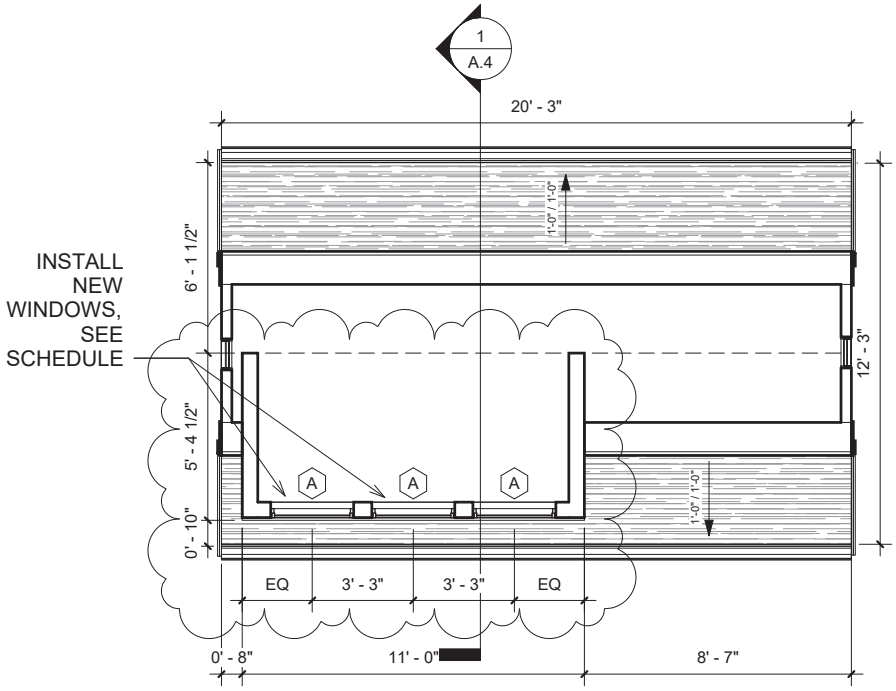
TITLE SHEET

T.1

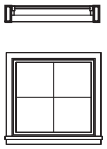
SCALE:



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



2 Second Level
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"

Window Schedule "BROSCO or Similar"						
Mark	Count	Height	Width	Sill Height	Level	Description
A	3	2' - 6"	2' - 8"	2' - 3 1/4"	Second Level	6 Lite TDL

Main Street Architects

NIR

PROPOSED CARPENTER SHED

Straight Wharf, Nantucket, MA - 02554

PRELIMINARY SET

Project Number:

2513.02

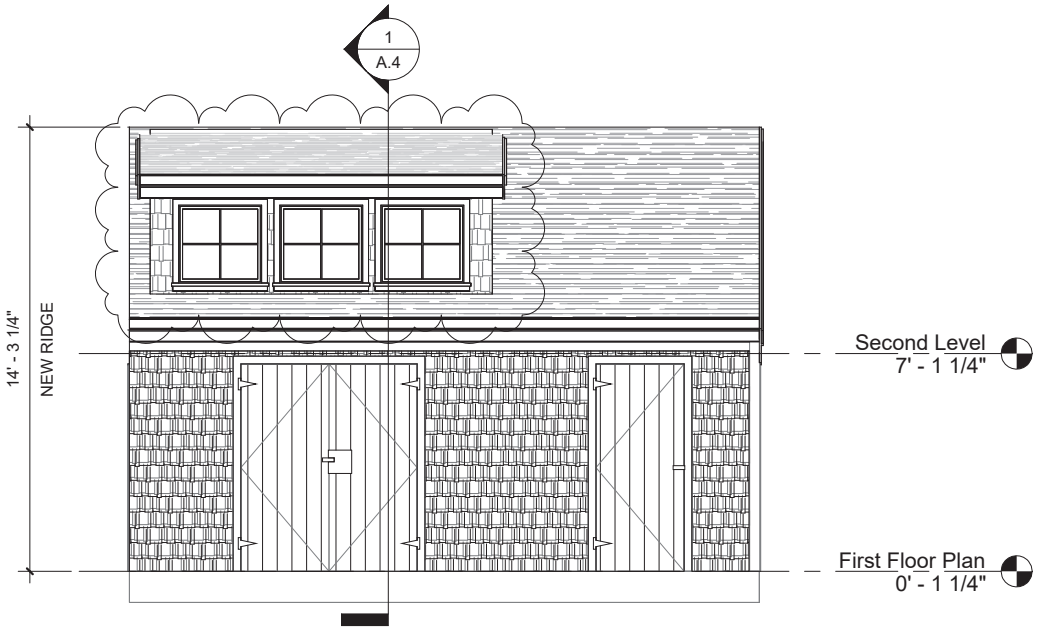
DATE: 12/12/23

REVISIONS:

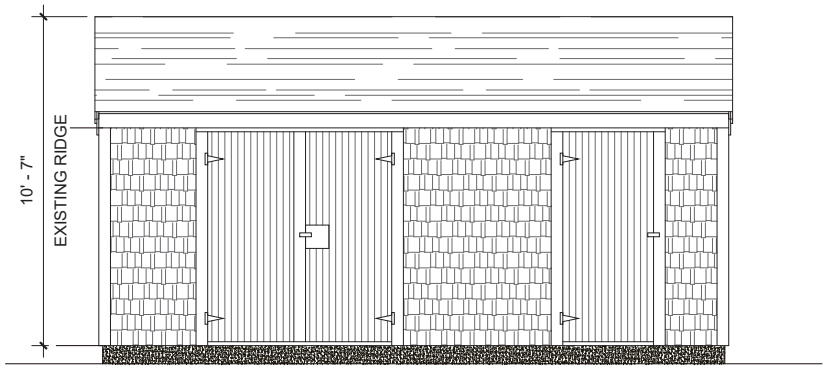
FLOOR PLANS

A.1

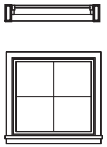
SCALE: 1/4" = 1'-0"



1 Proposed Front Elevation
1/4" = 1'-0"



2 Existing Front Elevation
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"

Window Schedule "BROSCO or Similar"						
Mark	Count	Height	Width	Sill Height	Level	Description
A	3	2' - 6"	2' - 8"	2' - 3 1/4"	Second Level	6 Lite TDL

Main Street Architects

NIR

PROPOSED CARPENTER SHED

Straight Wharf, Nantucket, MA - 02554

PRELIMINARY SET

Project Number:

2513.02

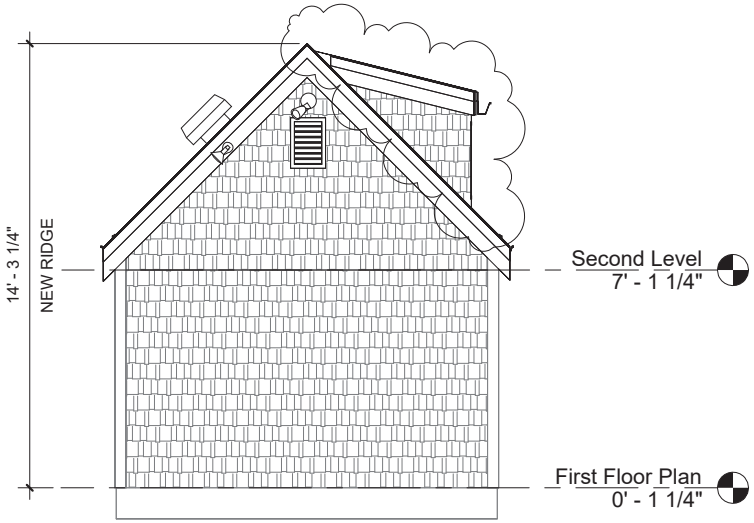
DATE: 12/13/23

REVISIONS:

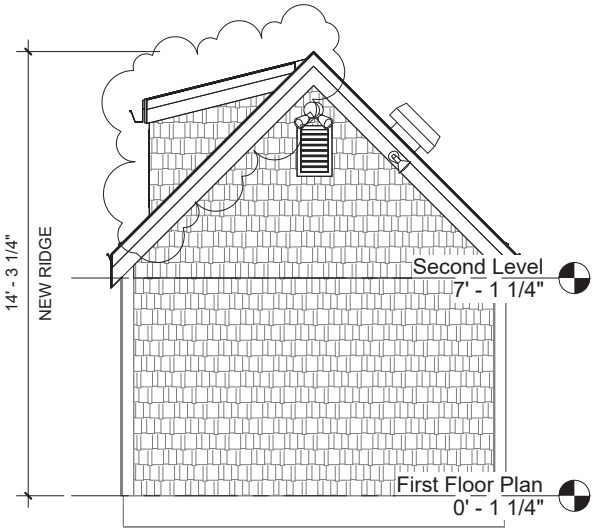
FRONT ELEVATION

A.2

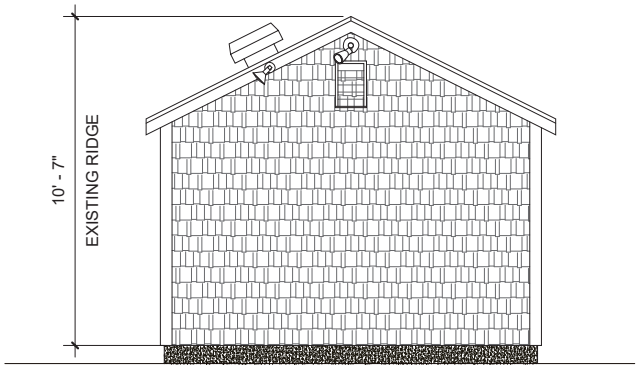
SCALE: 1/4" = 1'-0"



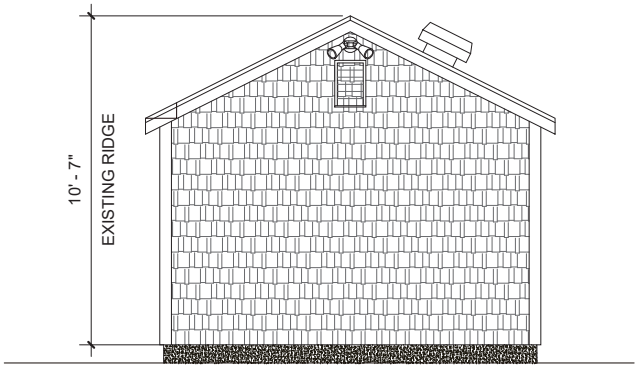
1 Proposed Left Elevation
1/4" = 1'-0"



2 Proposed Right Elevation
1/4" = 1'-0"



3 Existing Left Elevation
1/4" = 1'-0"



4 Existing Right Elevation
1/4" = 1'-0"

Main Street Architects

NIR

PROPOSED CARPENTER SHED

Straight Wharf, Nantucket, MA - 02554

PRELIMINARY SET

Project Number:

2513.02

DATE: 12/13/23

REVISIONS:

SIDE ELEVATIONS

A.3

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

112 Madaket Rd
GH 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.

89.60 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:

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.

BKP (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°: 40 PARCEL N°. 28

Street & Number of Proposed Work: 112 Madaket Road

Owner of record: Charina Sisters LLC

Mailing Address: 660 Park Avenue
New York, NY 10065

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. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34'-6" Sq. Footage 1st floor: 448 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 17'-7½" 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 15'-4" South 15'-2" East 15'-3" West 15'-4"

Additional Remarks

Historic Name:

Original Date: 1976

Original Builder:

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

New single Story Addition

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 6¾" ☐ 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 _____/12 Other 4/12 Covered Entry + Broken Back

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 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7¼"

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

Doors* (type and material): ☐ TDL ☑ SDL Front 9 Lite / Panel Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

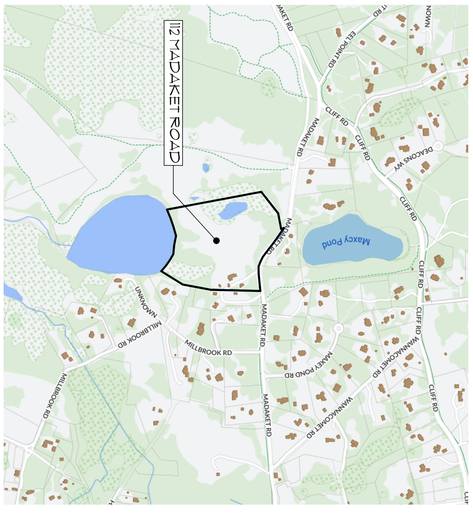
Sidewall Natural Clapboard (if applicable) _____ Roof Grey (TME)
Trim Grey (TME) Sash Red (TME) Doors Red (TME)
Deck _____ Foundation Natural Fence _____ Shutters _____

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

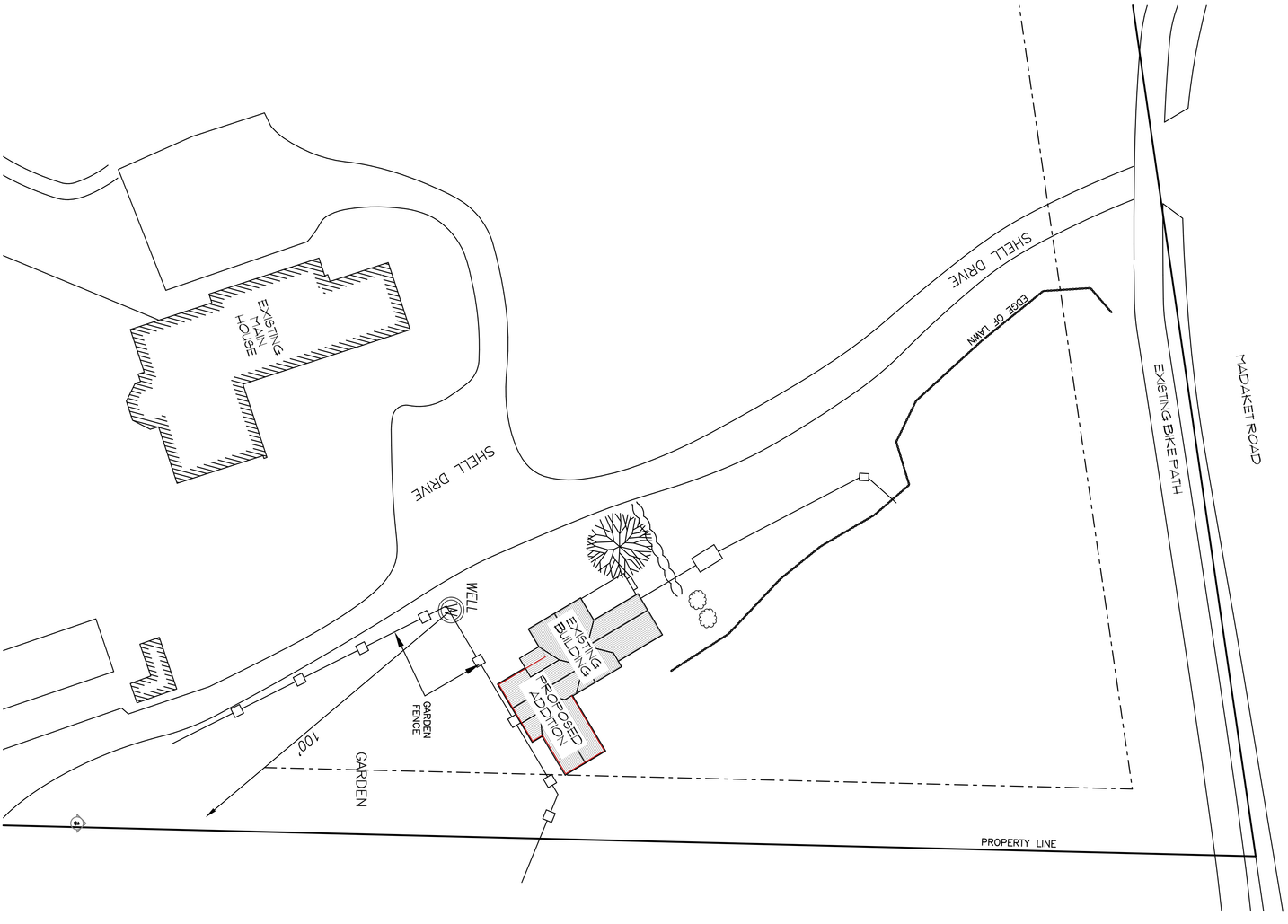
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 12/18/23 Signature of owner of record _____ Signed under penalties of perjury

Locus Map
NOT TO SCALE



1
Site Plan
SCALE: 1" = 20'



ID #
L-1.1

Residence at
112 Madaket Rd
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: ISSUED: 12/15/23

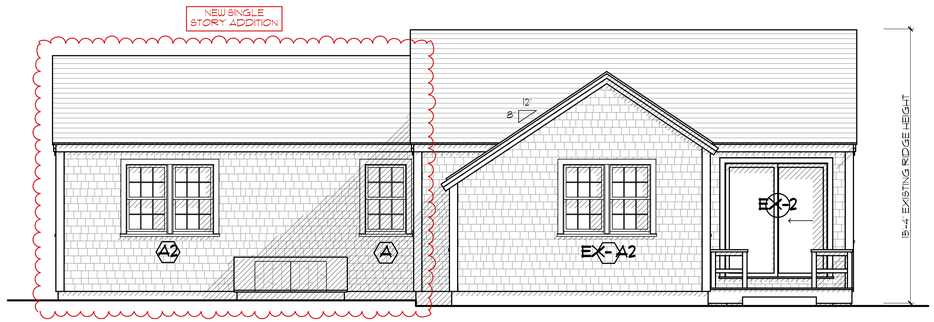
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

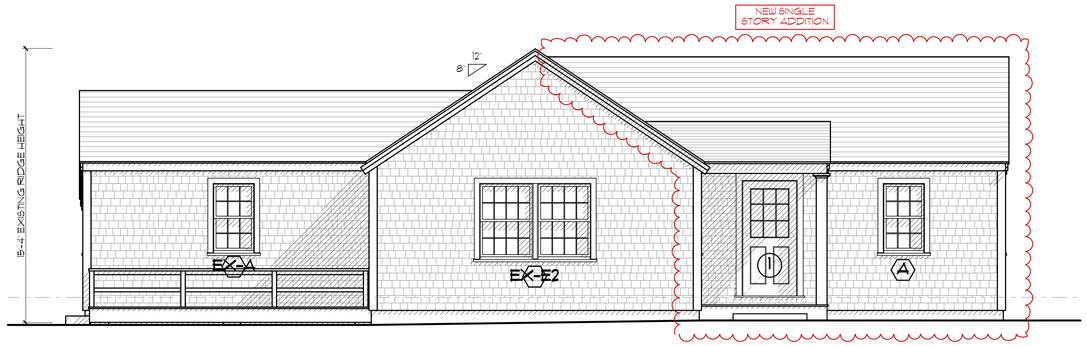
REVISED DATE: REVISIONS:

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



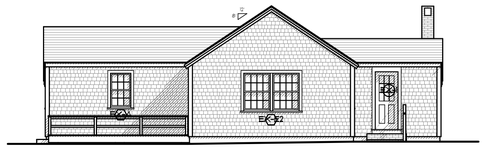
2 **North Elevation**
SCALE: 1/4" = 1'-0"



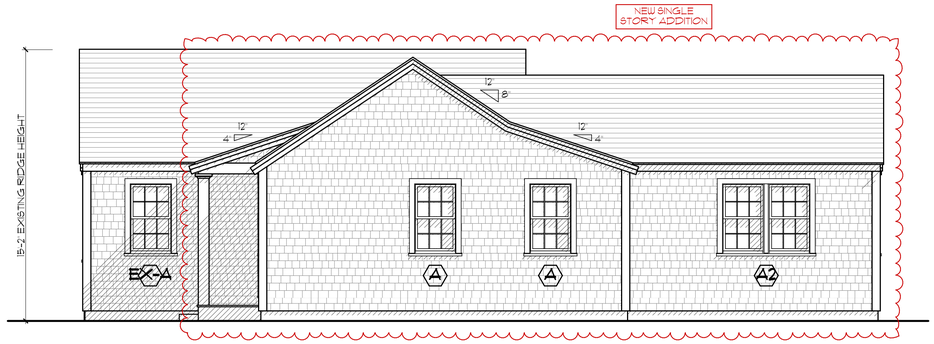
1 **West Elevation**
SCALE: 1/4" = 1'-0"



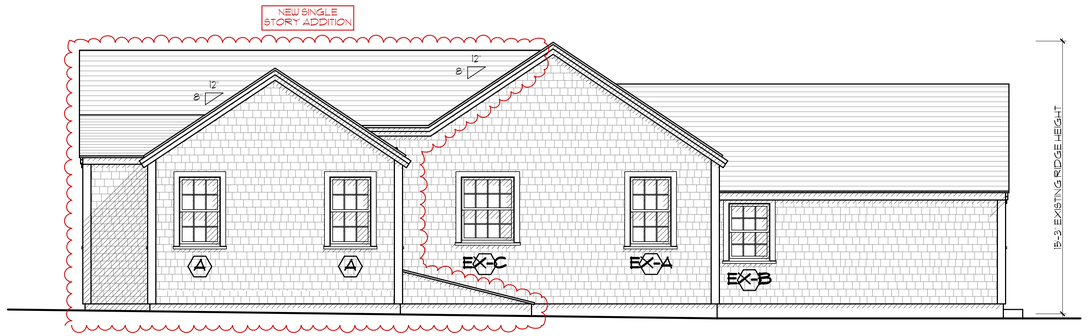
Existing North Elevation
SCALE: 1/8" = 1'-0"



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



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



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

Menschel Cottage
112 Madaket Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission 2023-12-18
Rev:

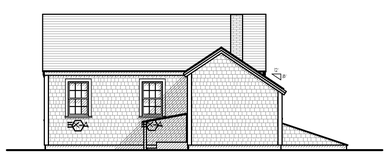
Notes:
1. All new windows to be K&D per the schedule below, double glazed, 5/8" SDL with nutrin configurations as shown on drawings.
Min. dp 30 rating required, Low E 272 Argon glass, U-value of .29.
All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All new doors to be K&D per the schedule below, double glazed, 5/8" SDL with nutrin configurations as shown on drawings.
Min. dp 30 rating required, C3 impact rated with Low E 272 Argon glass, U-value of .29.
All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all windows and door units to architect for approval prior to commencing construction.
4. Storms/screens TBD
5. Provide tempered glass in all locations required by code.

Window Schedule

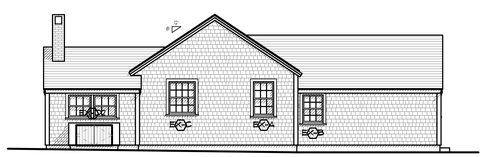
No.	Qn.	Type	Manuf.	Product Number	Glass Size	Rough Opening	Lights	Comments
EX-A	3	Double Hung	Existing	N/A	8' x 10'	Existing	6 over 6	
A	6	Double Hung	K&D	N/A	8' x 10'	TBD	6 over 6	
EX-A2	1	(2) Double Hung	Existing	N/A	8' x 10'	Existing	6 over 6	
A2	2	(2) Double Hung	K&D	N/A	8' x 10'	TBD	6 over 6	
EX-B	1	Double Hung	Existing	N/A	8' x 8'	Existing	6 over 6	
EX-C	1	Double Hung	Existing	N/A	8' x 8'	Existing	6 over 6	
EX-E2	1	(2) Double Hung	Existing	N/A	8' x 11'	Existing	6 over 6	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Entry	K&D	N/A	3'-0" x 6'-8"	TBD	9	9 light over 2 panel
EX-2	1	Sliding Glass Door	Existing	N/A	5'-8" x 6'-4"	TBD	1 ea	



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



Existing East 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:
REVISED DATE:

Exterior Elevations

Residence at
112 Madaket Rd
Nantucket, MA 02554

MAP NO:
PARCEL NO:
ZONING INFO:
PROJECT NO:
ISSUED: 12/15/23

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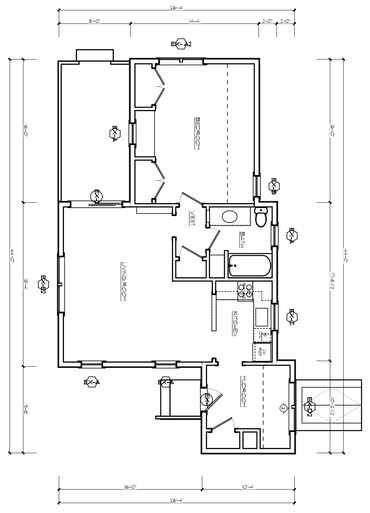
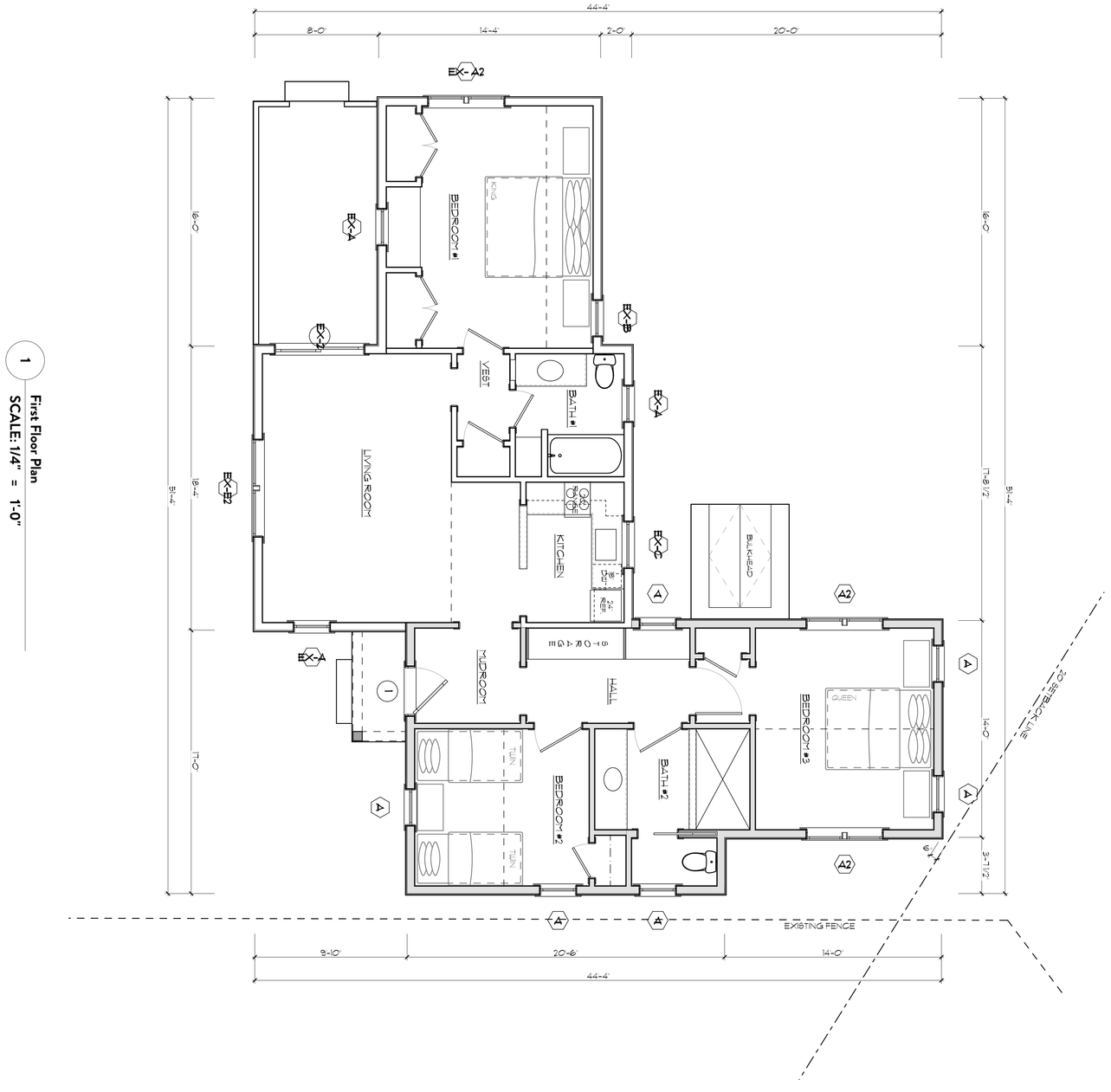
ID#
A-2.1



2 Existing First Floor Plan
SCALE: 1/8" = 1'-0"



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

ID# A-1.1

Residence at
112 Madaket Rd
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: ISSUED: 12/15/23

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First Floor Plan

REVISED 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






112 Madaket Road - Partial South


112 Maquaket Road - South
West


112 Madaket Road - West


112 Madaket Road - West

Ronay Menschel
660 Park Avenue
New York, NY 10065

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

December 15, 2023

To the Commissioners,

I, Ronay Menschel, administrator of Charina Sisters, LLC, owner of record of property located at 112 Madaket Road, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,

Ronay Menschel

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 Charina Sisters LLC

STREET ADDRESS 112 Madaket Road

MAP/PARCEL 40/28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 18, 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

12/18/23
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.

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).

✓ 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.

EHK 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°: 29 PARCEL N°: 150

Street & Number of Proposed Work: 14 BRANT POINT RD.

Owner of record: ANNA FISCHL

Mailing Address: 50 RIVERDALE BLVD
NEW YORK, NEW YORK 10069

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LIZ KANETCHY, CLMDC

Mailing Address: CHRISTOPHER L. MAURY DESIGN & CONSTRUCTION
3 WINDY WAY, NANTUCKET, MA 02554

Contact Phone #: 508-367-0871 E-mail: clmdcoffice@clmdc.comcastbiz.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: 14'/21'6" Sq. Footage 1st floor: —
Width: 18'/16' Sq. footage 2nd floor: 596 SF
Sq. footage 3rd floor: —

Decks/Patio: *Size: 482SF ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

*RENOVATE EXISTING SCREENED PORCH TO OPEN

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

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: N/A

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 9 /12 Dormer _____/12 Other GAS TANK ENCLOSURE

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

Fence: Height: 4'
Type: PICKET
Length: 10'±

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 TO WEATHER ☐ 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) 1X6 Corner boards 1X6 Frieze 1X6
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 400 SERIES 6 OVER 6

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side ANDERSEN 15-LITE PATIO DOOR
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) — Roof NATURAL (RED CEDAR)
Trim WHITE Sash WHITE Doors WHITE
Deck NATURAL Foundation N/A Fence NATURAL 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 12/13/23 Signature of owner of record Anna Fischl Signed under penalties of perjury

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 ELIZABETH H. KONETCHY

AS AGENT FOR ANNA FISCH

STREET ADDRESS 14 BRANT POINT ROAD

MAP/PARCEL 29/150

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

DECEMBER 18, 2023

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

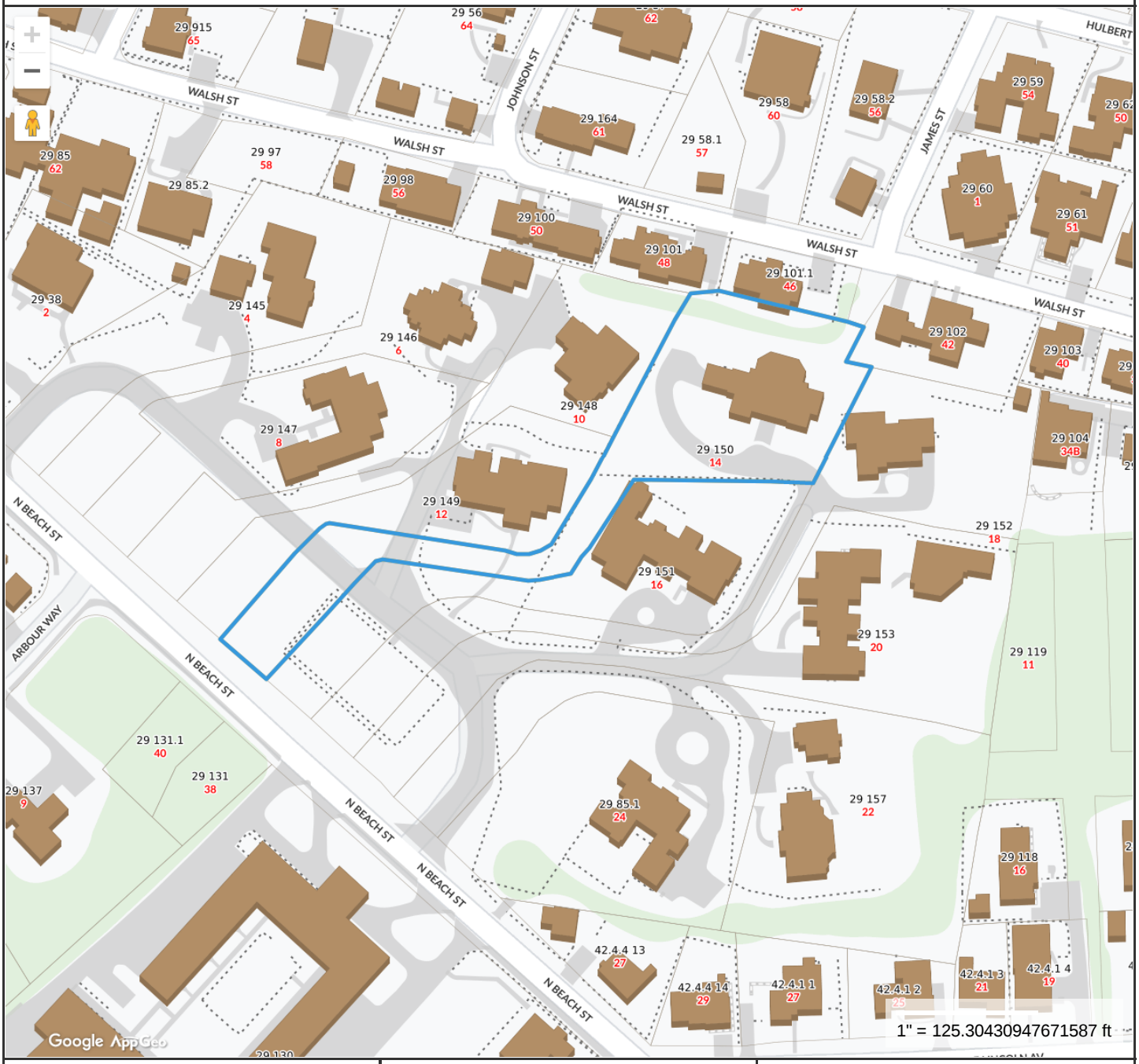
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

Elizabeth H. Konetchy 12/18/23

Signature Date

LOCUS



Property Information

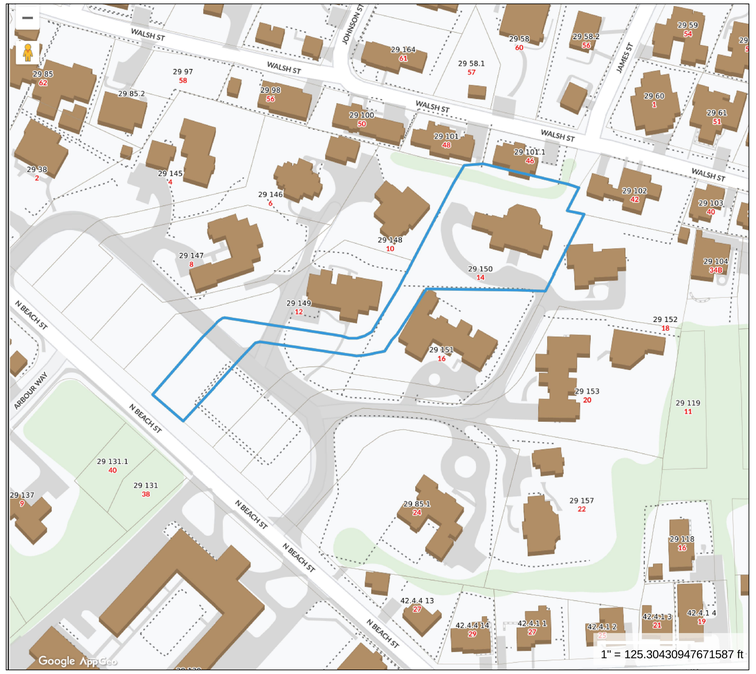
Property ID	29 150
Location	14 BRANT POINT RD
Owner	FISCH ANNA

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.

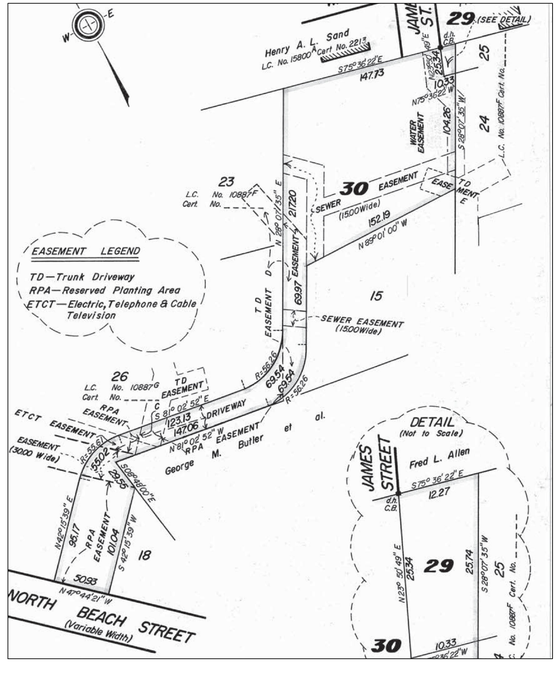
Geometry updated 10/03/2023
Data updated Jan. 2021

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

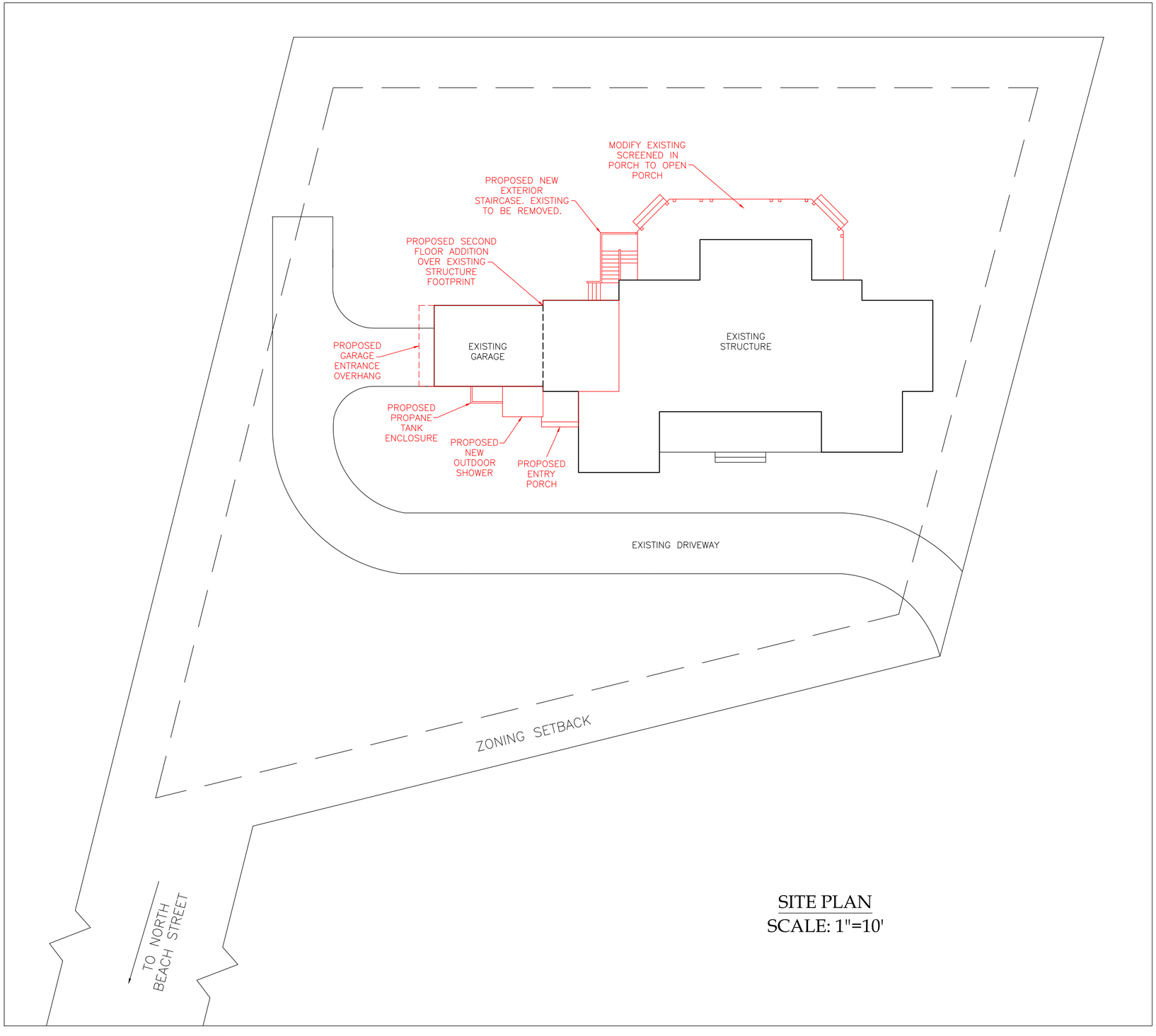


LOCUS MAP

N.T.S.



PLAN OF RECORD



SITE PLAN

SCALE: 1"=10'

CHRISTOPHER L. MAURY
DISTINCTIVE DESIGN & CONSTRUCTION
3 WINDY WAY, NANTUCKET, MA 02554

OWNER: ANNA FISCH
PROPERTY ADDRESS: 14 BRANT POINT ROAD, NANTUCKET, MA 02554
DATE: DECEMBER 17, 2023
PLAN: HDC FILING PLANS - SITE PLAN

SHEET 1 of 6

ZONING: R-1

MIN. LOT SIZE:	**5,000 S.F.**
FRONTAGE:	**50 FT.**
FRONT YARD SETBACK:	**10 FT.**
SIDE YARD SETBACK:	**5 FT.**
REAR YARD SETBACK:	**5 FT.**
GROUND COVER:	**30%**

EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



CHRISTOPHER L. MAURY
DISTINCTIVE DESIGN & CONSTRUCTION
3 WINDY WAY, NANTUCKET, MA 02554

OWNER: ANNA FISCH

PROPERTY ADDRESS: 14 BRANT POINT ROAD, NANTUCKET, MA 02554

DATE: DECEMBER 17, 2023

PLAN: HDC FILING PLANS - SOUTH ELEVATION | SCALE: 1/4" = 1'0"

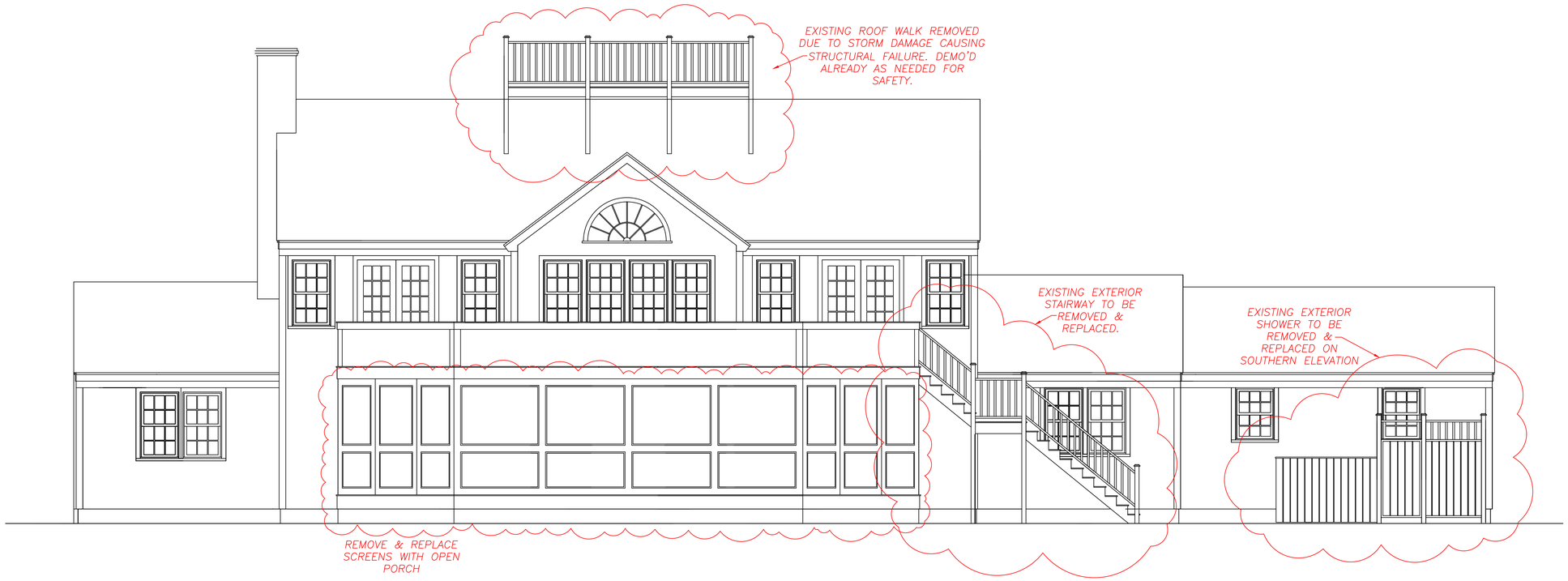
WINDOW SCHEDULE

KEY	DESCRIPTION	MODEL	ROUGH OPENING
A	DOUBLE HUNG	ANDERSEN: TW2846	2'-8" X 4'-6"
B	DOUBLE HUNG	ANDERSEN: TW2436	2'-4" X 3'-6"

DOOR SCHEDULE

KEY	DESCRIPTION	MODEL	ROUGH OPENING
1	NEW ENTRY	ANDERSEN: FWHID 31611	3'-1" X 6'-11"

EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



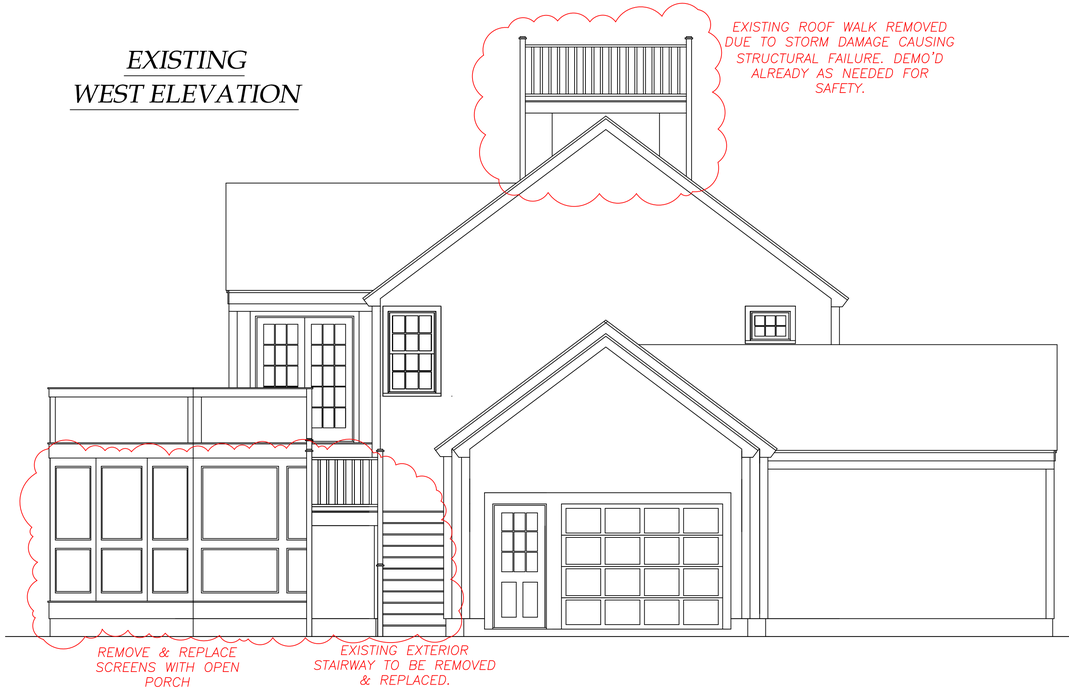
CHRISTOPHER L. MAURY
DISTINCTIVE DESIGN & CONSTRUCTION
3 WINDY WAY, NANTUCKET, MA 02554

OWNER: ANNA FISCH	SHEET 3 of 6
PROPERTY ADDRESS: 14 BRANT POINT ROAD, NANTUCKET, MA 02554	
DATE: DECEMBER 17, 2023	
PLAN: HDC FILING PLANS - NORTH ELEVATION — SCALE: 1/4" = 1'0"	

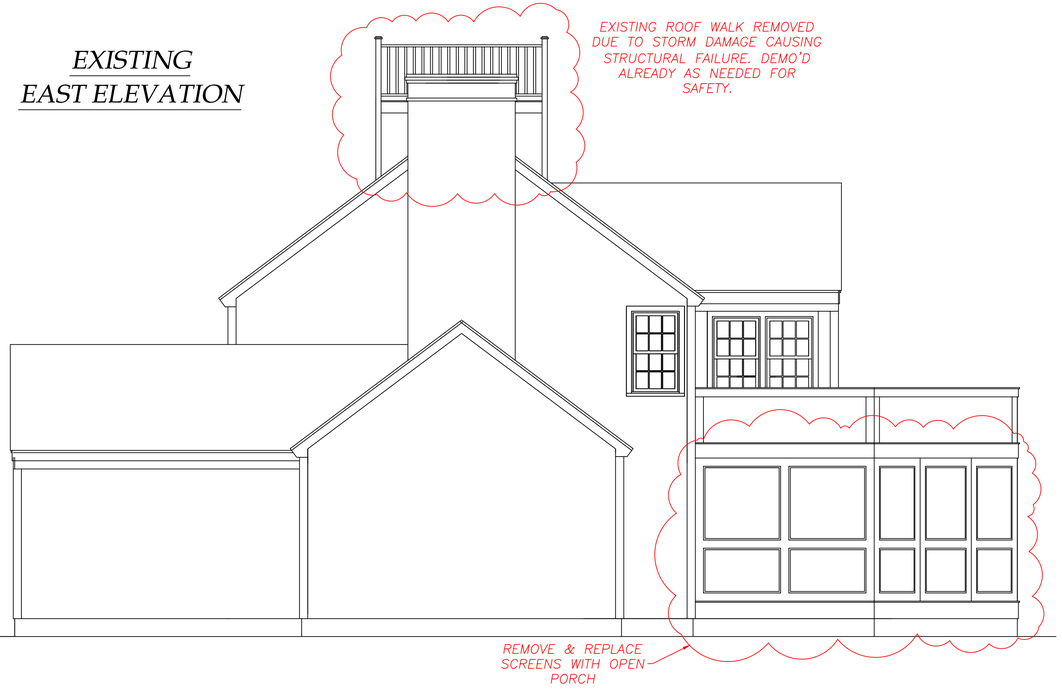
WINDOW SCHEDULE

KEY	DESCRIPTION	MODEL	ROUGH OPENING
A	DOUBLE HUNG	ANDERSEN: TW2846	2'-8" X 4'-6"
B	DOUBLE HUNG	ANDERSEN: TW2436	2'-4" X 3'-6"

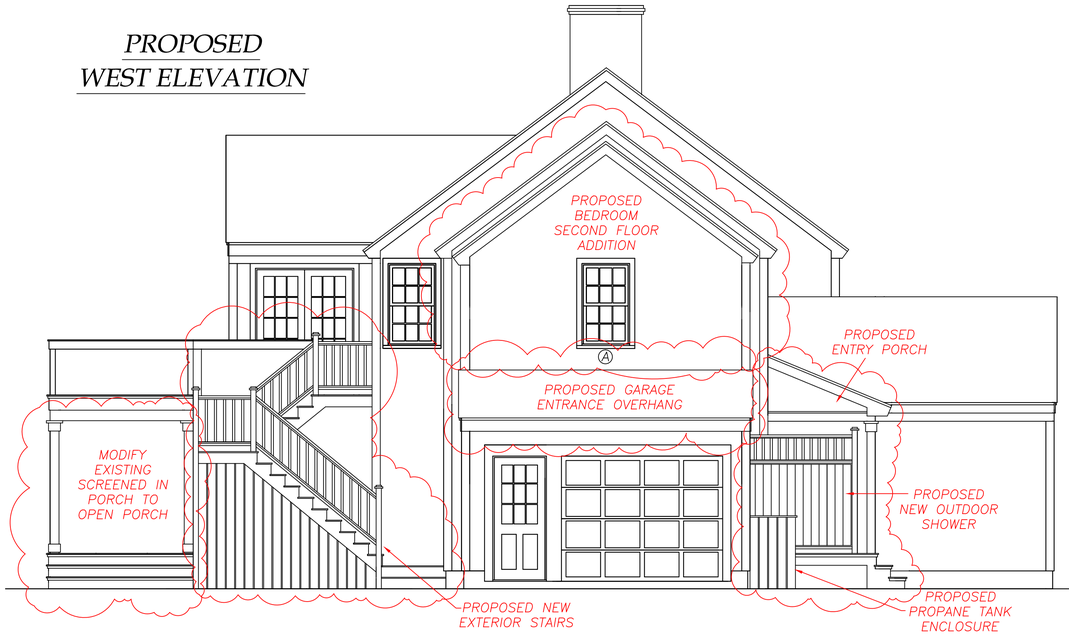
EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

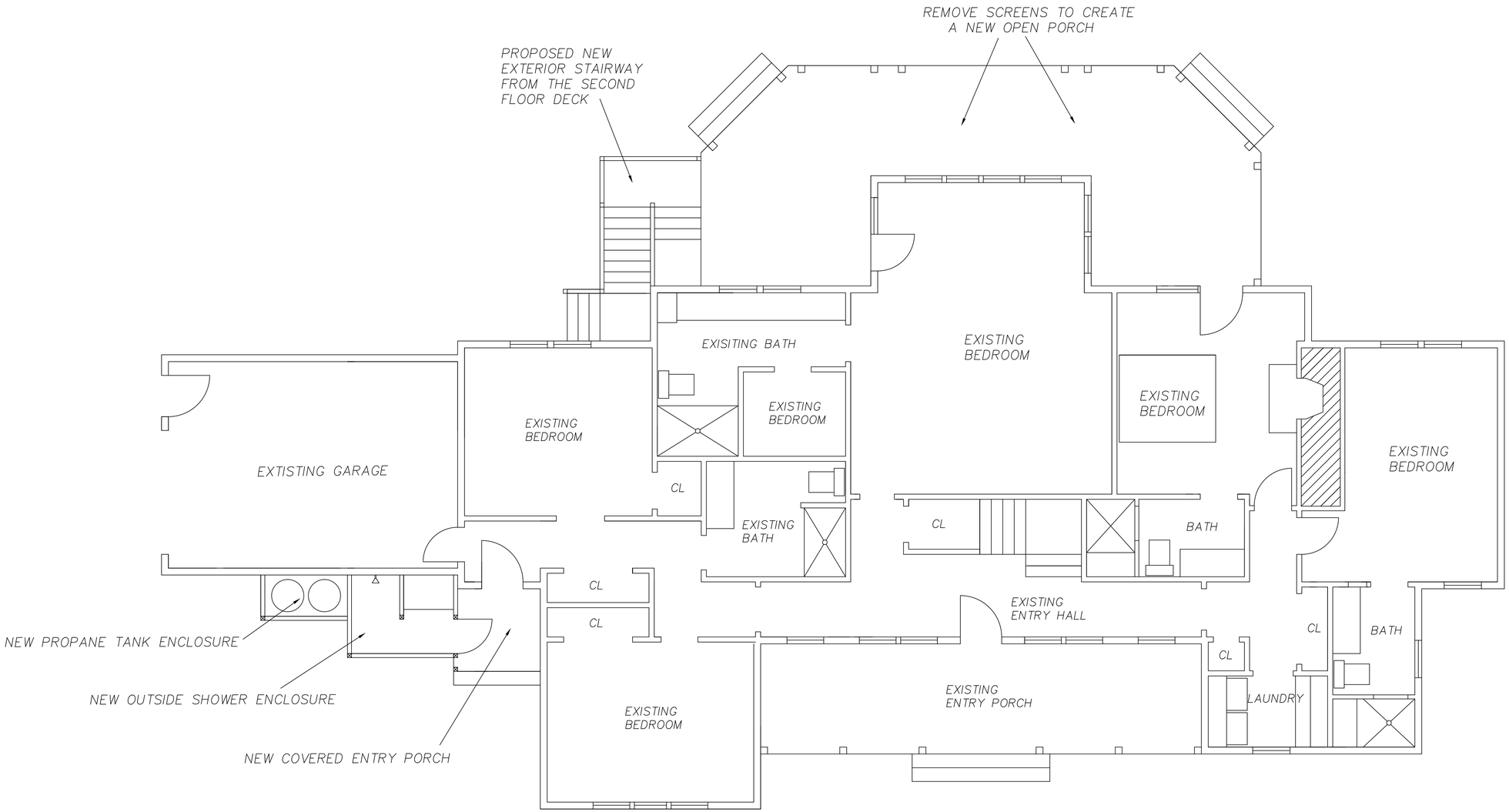


CHRISTOPHER L. MAURY
DISTINCTIVE DESIGN & CONSTRUCTION
3 WINDY WAY, NANTUCKET, MA 02554

OWNER: ANNA FISCH	SHEET 4 of 6
PROPERTY ADDRESS: 14 BRANT POINT ROAD, NANTUCKET, MA 02554	
DATE: DECEMBER 17, 2023	
PLAN: HDC FILING PLANS - WEST & EAST ELEVATIONS / SCALE: 1/4" = 1'0"	

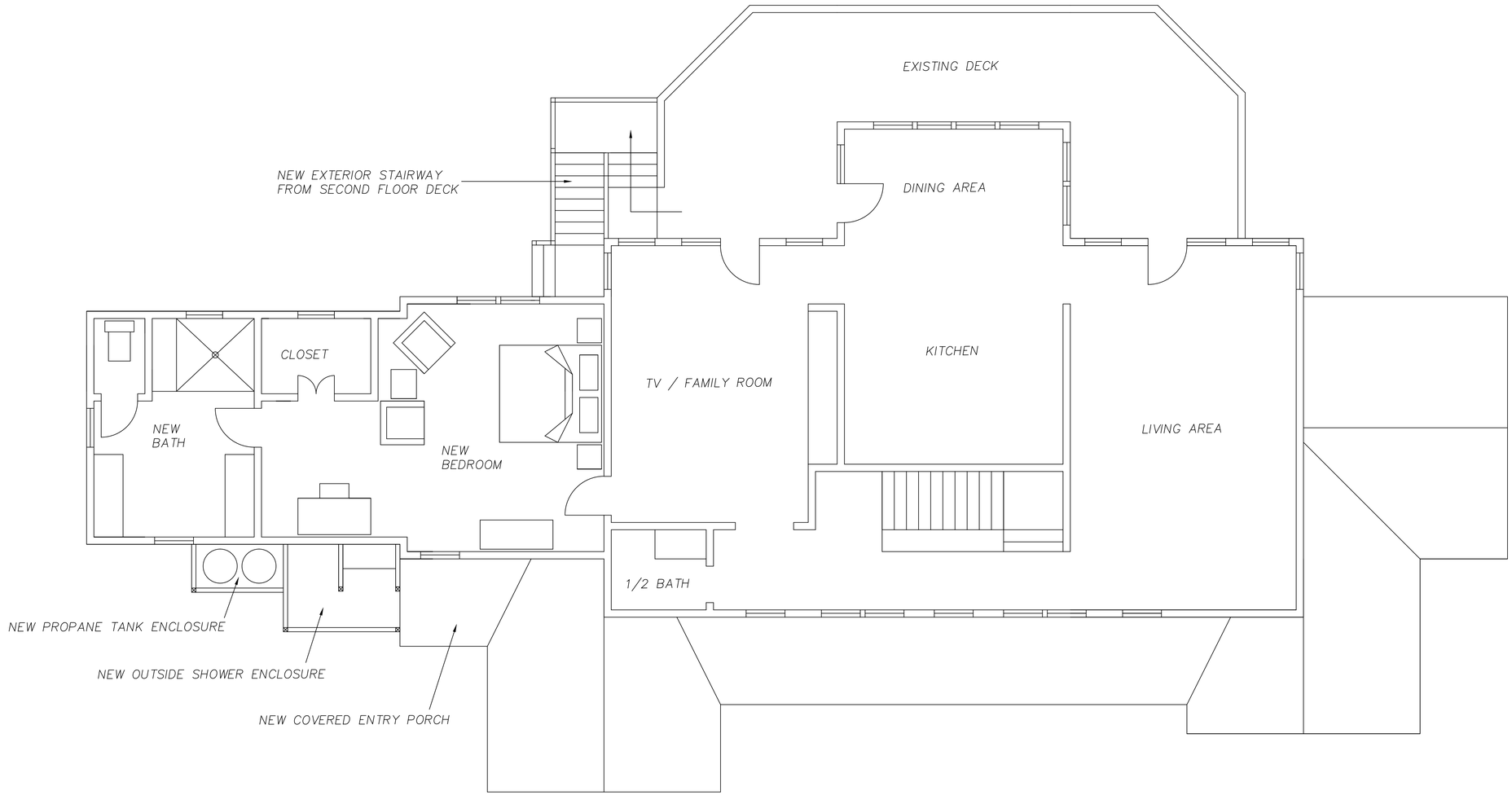
WINDOW SCHEDULE

KEY	DESCRIPTION	MODEL	ROUGH OPENING
A	DOUBLE HUNG	ANDERSEN: TW2846	2'-8" X 4'-6"
B	DOUBLE HUNG	ANDERSEN: TW2436	2'-4" X 3'-6"



PROPOSED
FIRST FLOOR

CHRISTOPHER L. MAURY ***DISTINCTIVE DESIGN & CONSTRUCTION*** ***3 WINDY WAY, NANTUCKET, MA 02554***	OWNER: ANNA FISCH	SHEET 5 of 6
	PROPERTY ADDRESS: 14 BRANT POINT ROAD, NANTUCKET, MA 02554	
	DATE: DECEMBER 17, 2023	
	PLAN: HDC FILING PLANS - FIRST FLOOR PLAN | SCALE: 1/4" = 1'0"	



PROPOSED
SECOND FLOOR

CHRISTOPHER L. MAURY ***DISTINCTIVE DESIGN & CONSTRUCTION*** ***3 WINDY WAY, NANTUCKET, MA 02554***	OWNER: ANNA FISCH	SHEET 6 of 6
	PROPERTY ADDRESS: 14 BRANT POINT ROAD, NANTUCKET, MA 02554	
	DATE: DECEMBER 15, 2023	
	PLAN: HDC FILING PLANS - SECOND FLOOR PLAN / SCALE: 1/4" = 1'0"	

`



VIEW FROM BRANT POINT ROAD – NOT VISIBLE



VIEW FROM WALSH STREET (LEFT SIDE OF BUILDING)



VIEW FROM WALSH STREET (RIGHT SIDE OF BUILDING WITH PROPOSED ADDITION)



SOUTH ELEVATION



SOUTHWEST ELEVATION



WEST ELEVATION



NORTHWEST ELEVATION



NORTH ELEVATION (RIGHT SIDE WITH PROPOSED ADDITION)



NORTH ELEVATION (LEFT SIDE)



EAST ELEVATION

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 Rd.

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, Ltd

Mailing Address: 8 Williams Ln
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 Outdoor Fireplace

Size of Structure or Addition: Length: 14'-7" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 14'-7" 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 Fieldstone

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 Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS N/A

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 12/18/23 Signature of owner of record _____ Signed under penalties of perjury

32 Pocomo Road (Outdoor Fireplace) - M:14 P:77

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.***.
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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.**
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N/A	3.	**As-Built Plans (1 copy):** 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).
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

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR Gifford, Whitney A. Trust

STREET ADDRESS 32 Pocomo Road

MAP/PARCEL 14 / 77

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 12-18-2023

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.

Joshua Bancroft 12-18-2023

Signature Date

8 Williams Lane, Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
emeritusdevelopment.com

Authorization Letter

32 Pocomo Road, Nantucket, MA 02554 Nantucket Historic District Commission

June 24, 2020

Project Name: New Secondary Dwelling

Project Address: 32 Pocomo Road, Nantucket, MA 02554

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regard to Certificate of Appropriateness documentation necessary for the property at 32 Pocomo Road , per our collaboration.

Thank you for your understanding.

Signature: TR

Print Name: Whitney Gifford Trustee

Date: 6/25/20

Outdoor Fireplace

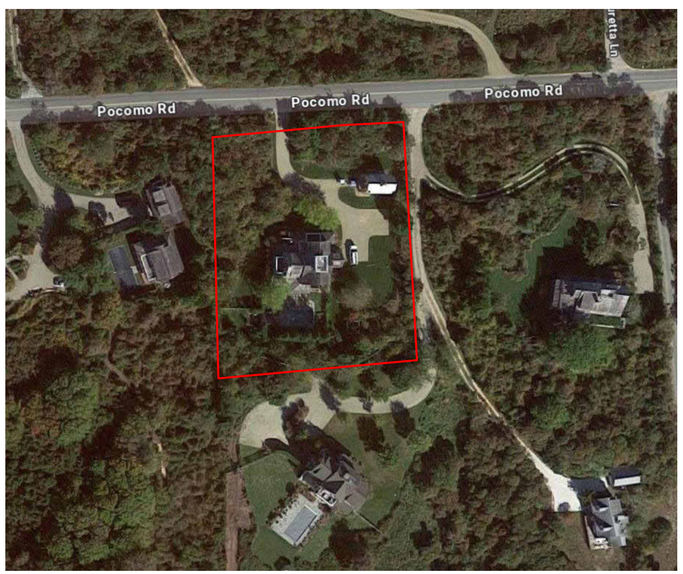
32 Pocomo Road
Nantucket, MA 02554

12.18.23

H.D.C. Submission



1 Locus Map
1/32" = 1'-0"



2 Satellite View
1/32" = 1'-0"



3 Site Plan - Proposed
1/16" = 1'-0"

2006

Outdoor Fireplace

32 Pocomo Road
Nantucket, MA 02554

emeritus
8 Williams Lane
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www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	14 / 77
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	42,690 s.f.
Min. Lot Size:	120,000 s.f.
Allowable G.C.:	2,000 s.f. [139-33E(1)(b)]
Existing G.C.:	1,935 s.f.
Proposed G.C.:	0 s.f.
Total Proposed G.C.:	1,935 s.f.

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.0.1 Cover Sheet
A.1.1 Plans & Elevations

Revisions

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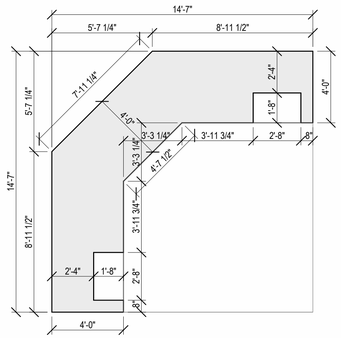
A.0.1

2006

12.18.23

H.D.C. Submission



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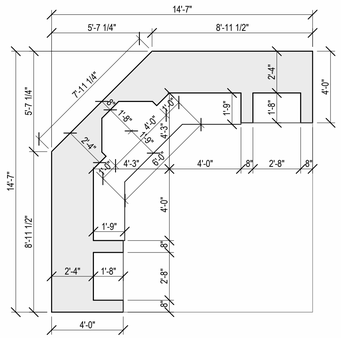

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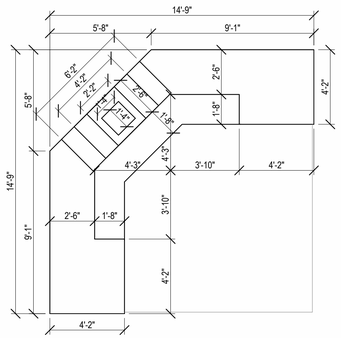

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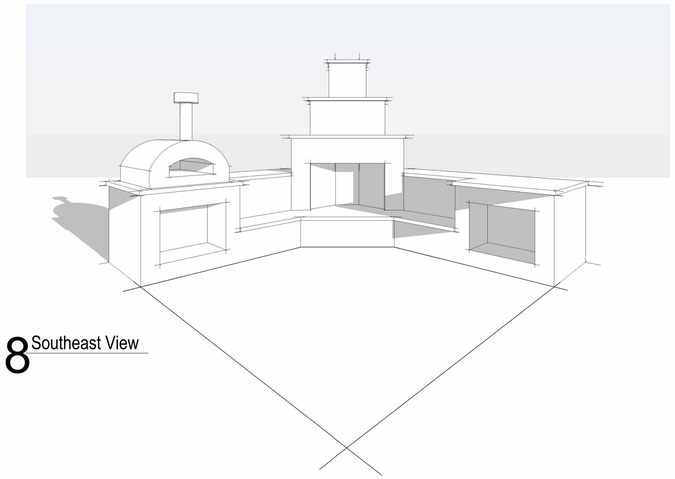

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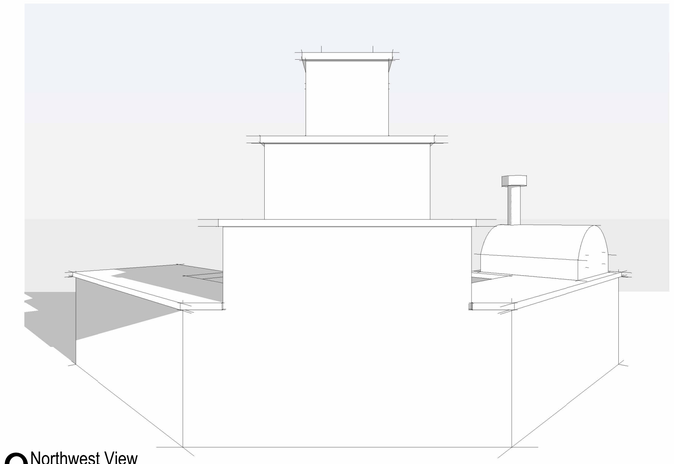

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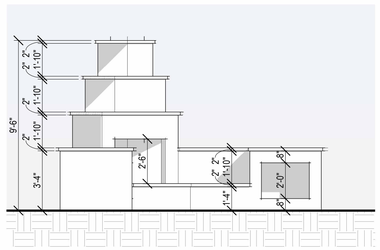

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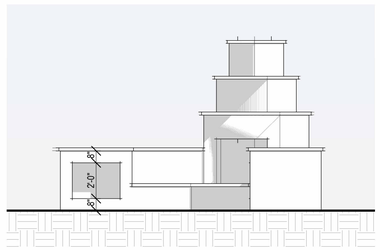

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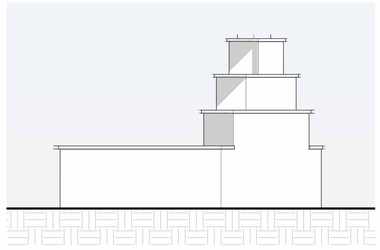

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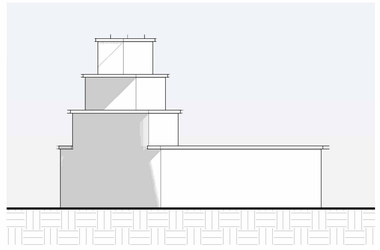

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Sample Image - Fieldstone Fireplace



Photo - Existing Pool Area

2006

Outdoor Fireplace

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Nantucket, MA 02554

emeritus
8 Williams Lane
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A.1.1
2006



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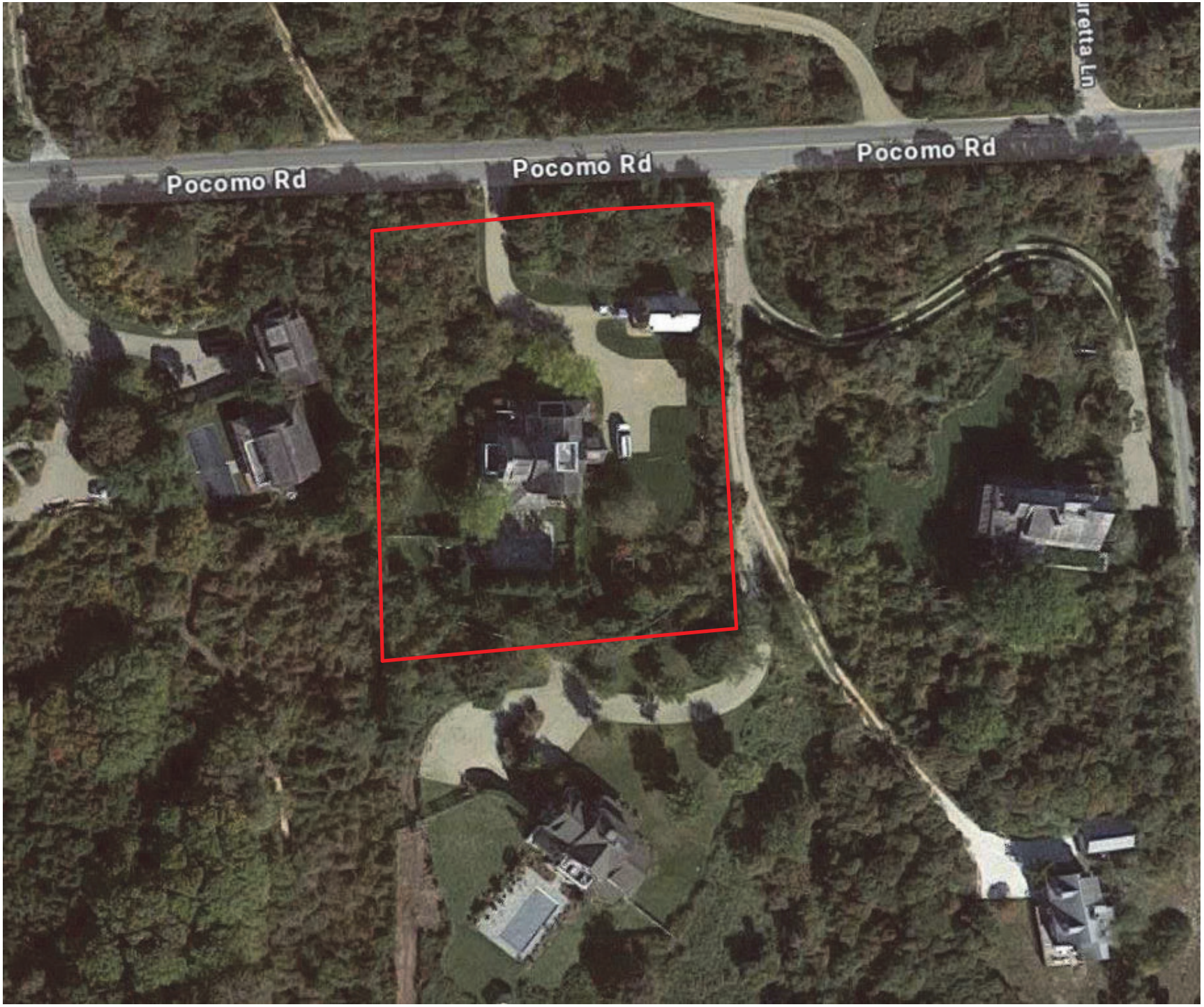

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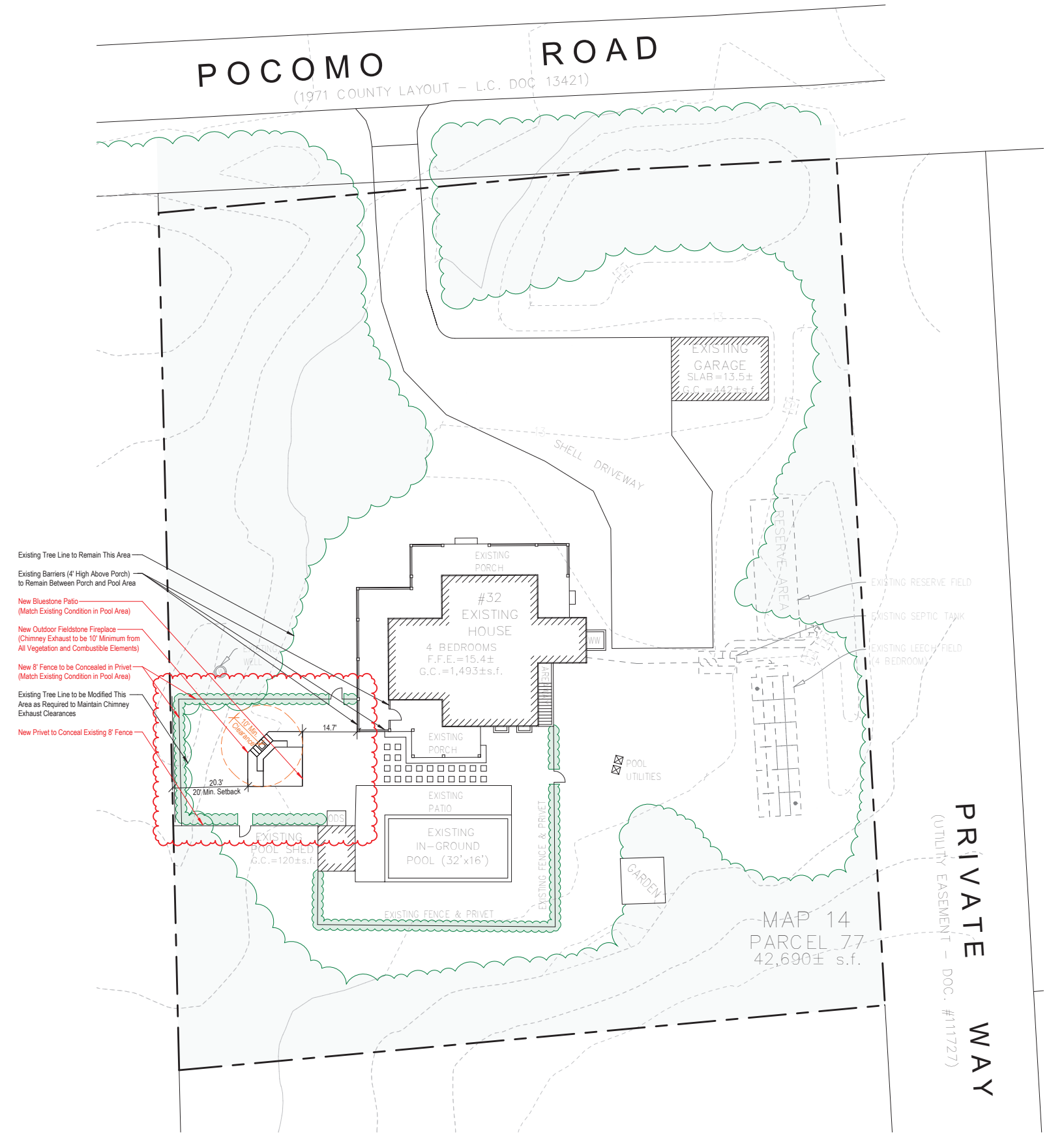

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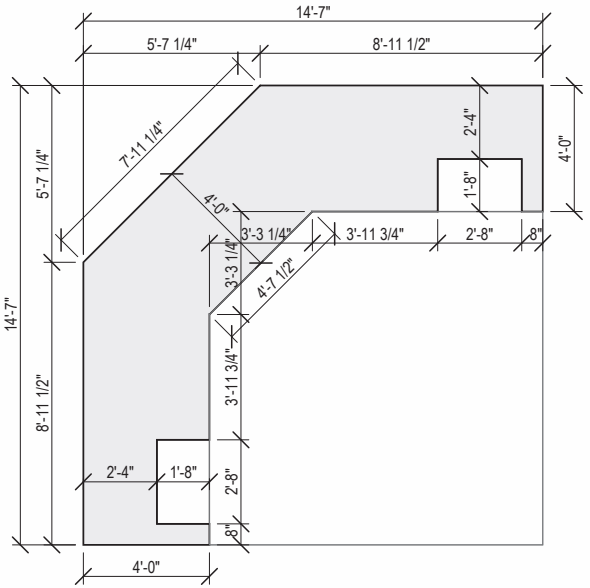

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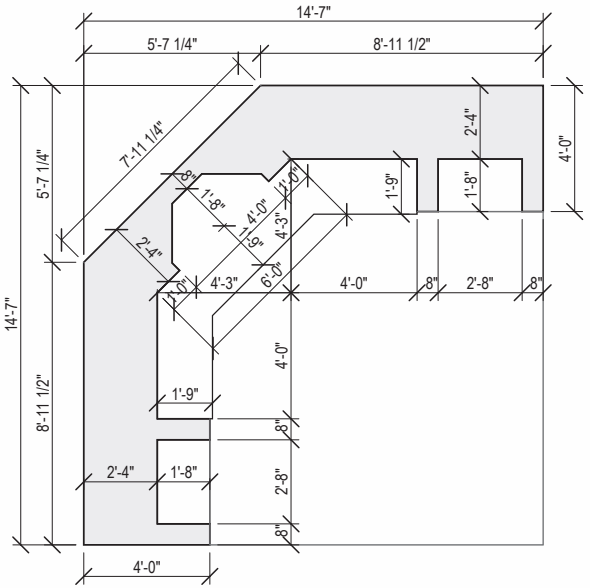

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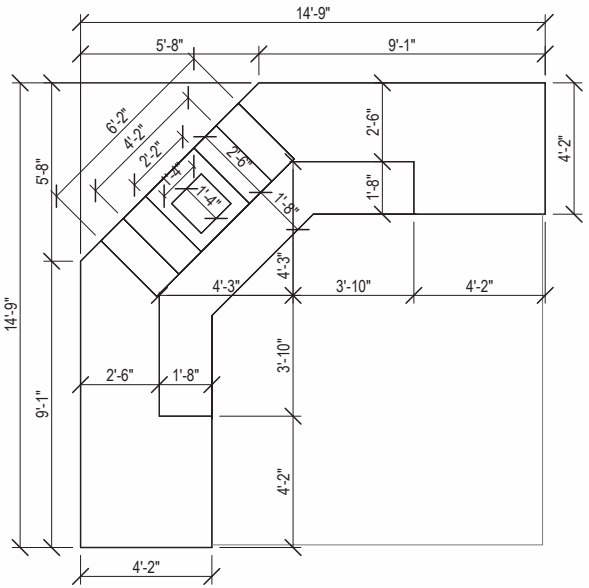

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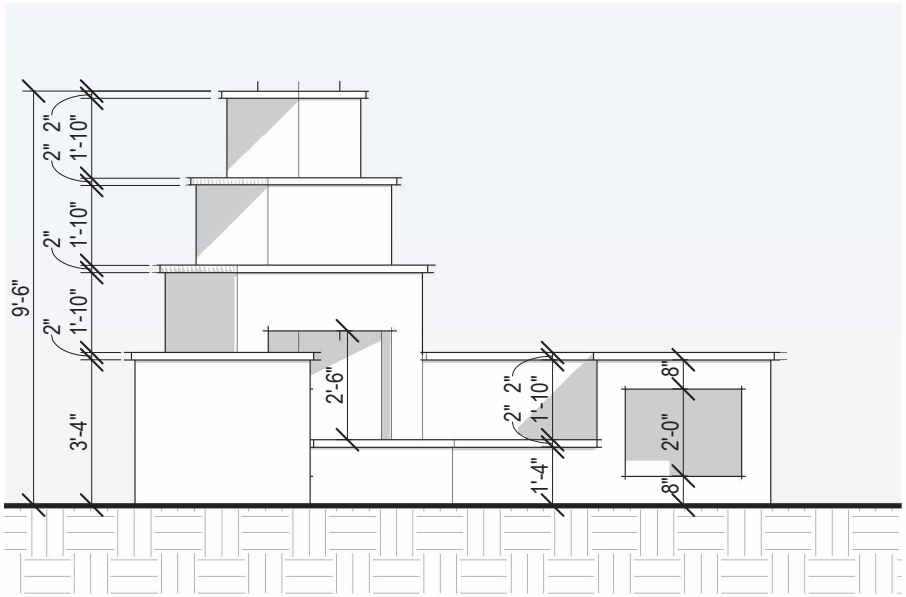

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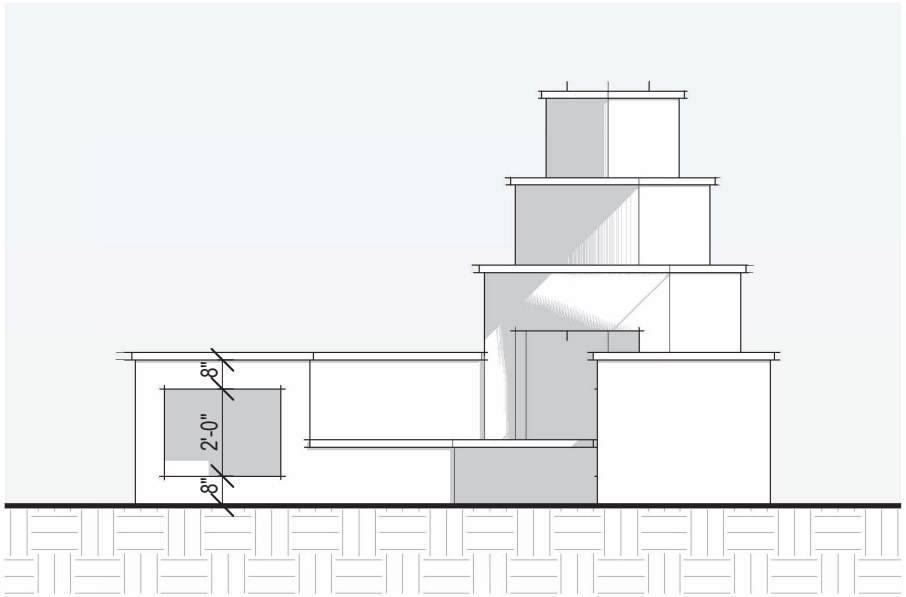

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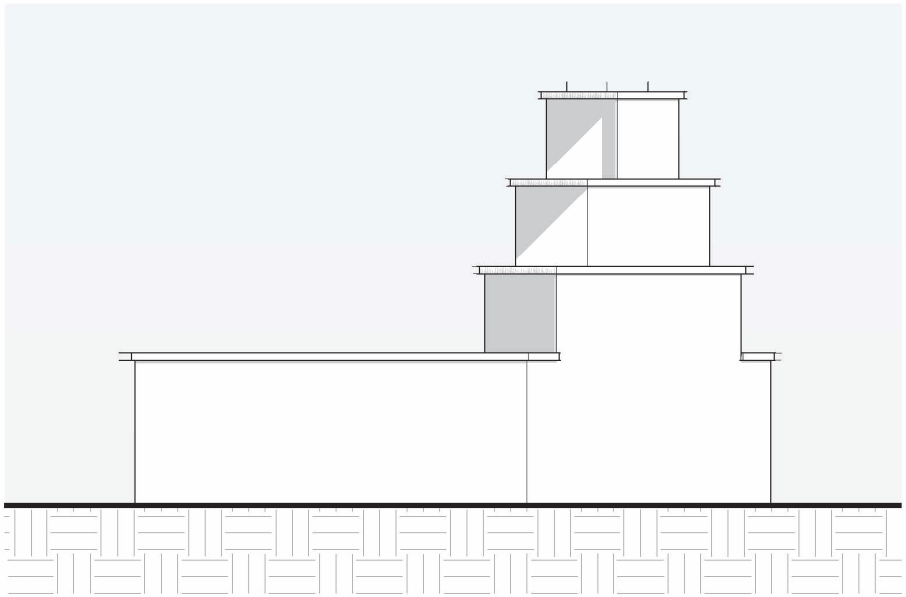

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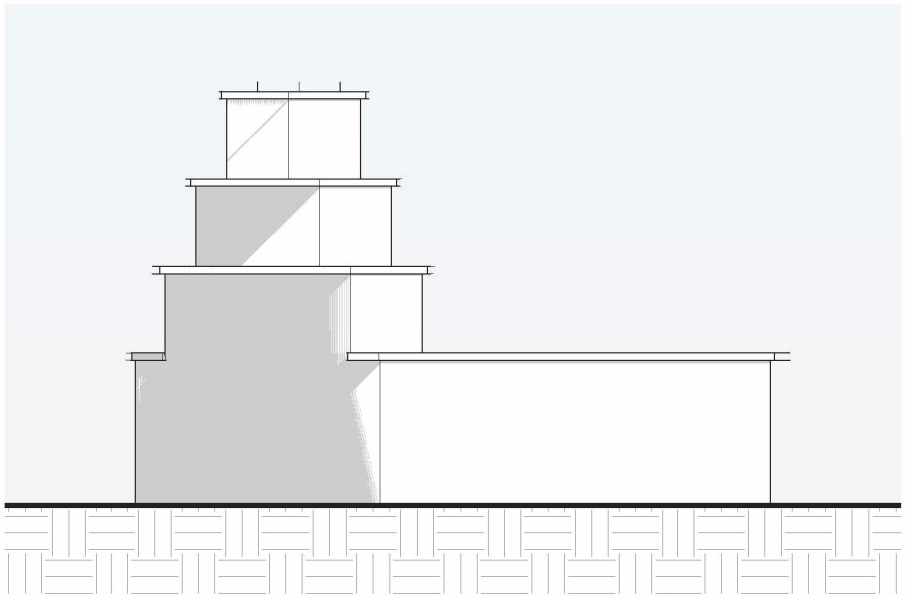

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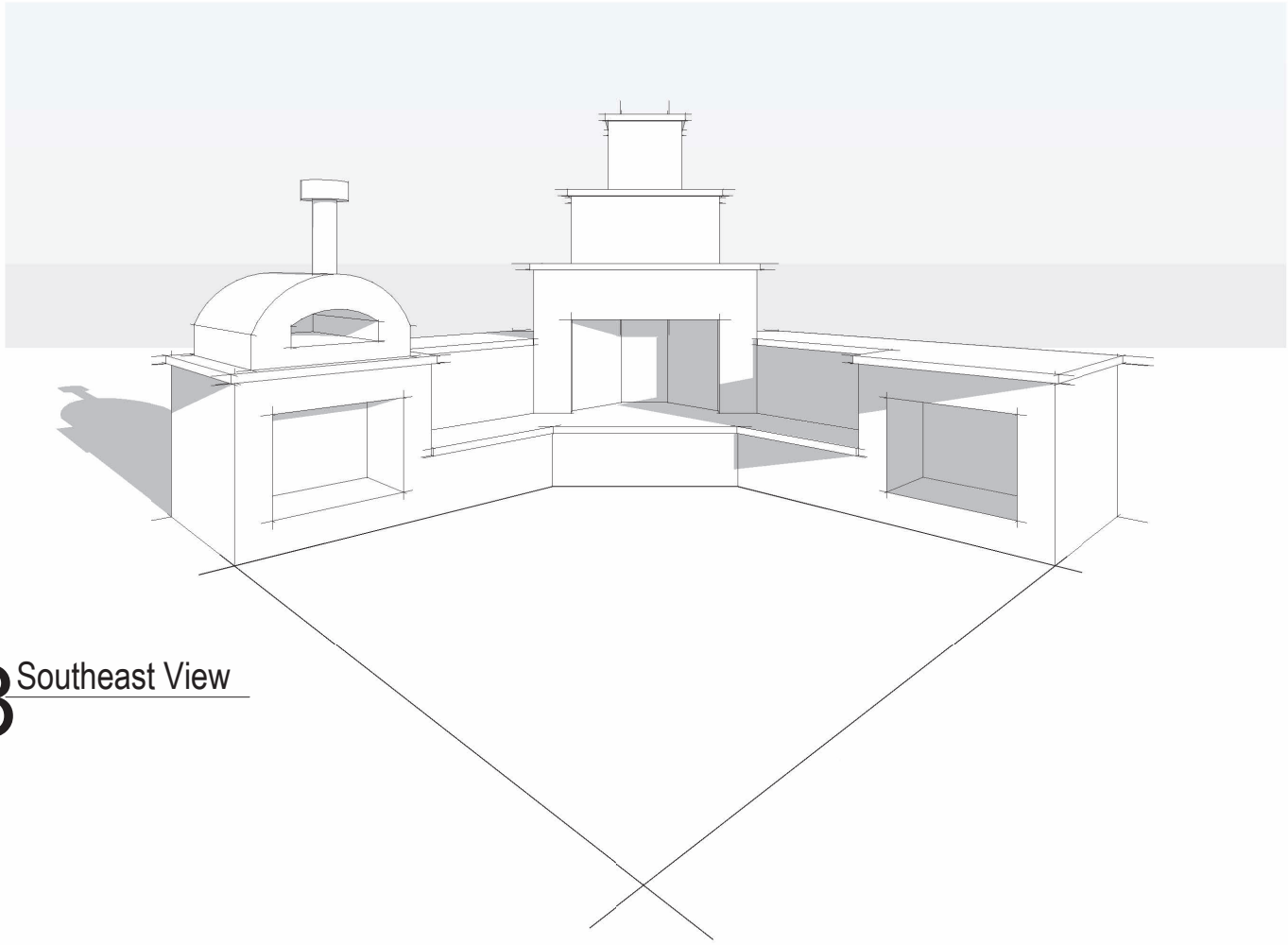

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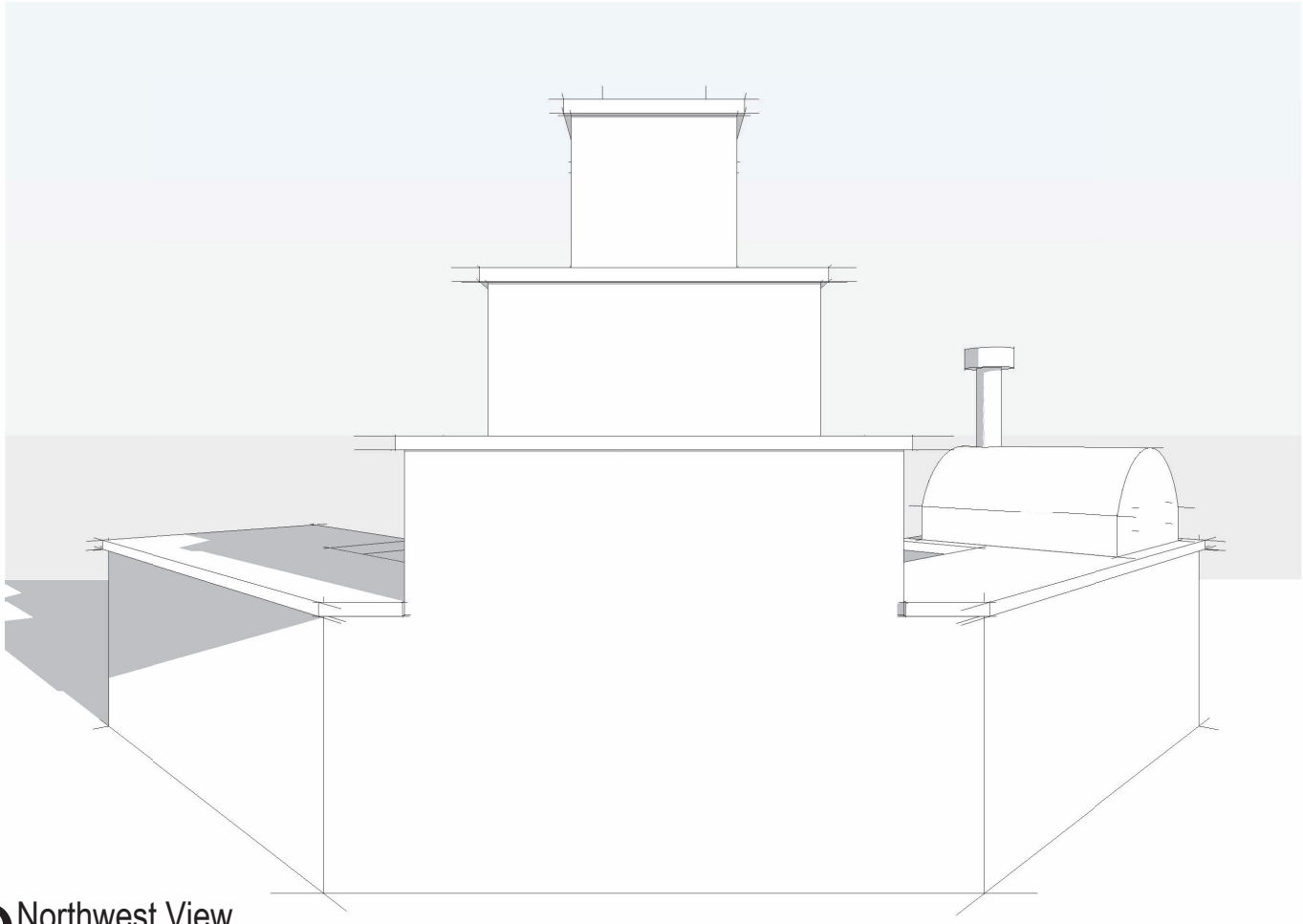

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_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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°: 42.4.2 PARCEL N°. 77

Street & Number of Proposed Work: 23 Broad St

Owner of record: 23 Broad Street owner LLC

Mailing Address: _____

_____

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. 2021-10-4843

☐ Pool (Zoning District _____) ☑ Roof ☐ Other Minor Alteration - Covered entrys and replacement door

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 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:

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

REVISIONS* (describe)

1. East Elevation no changes
2. South Elevation Covered roof over existing stair landing / replace door
3. West Elevation Covered roof over existing stair landing
4. North Elevation no changes

*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 5½ to match existing

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) copper

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 _____ Soffit (Overhang) 8" Corner boards _____ Frieze _____

Window Casing _____ Door Frame 3½" 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 Simpson 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 12/18/23 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
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 23 Broad Street Owner LLC

STREET ADDRESS 23 Broad Street

MAP/PARCEL 42.4.2 / 77

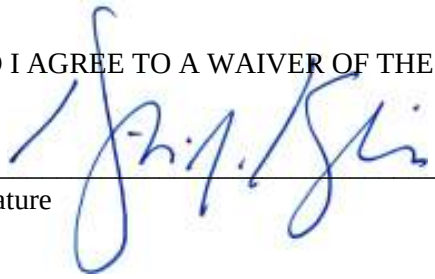
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 18, 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

December 18, 2023
Date

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

September 22, 2021

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 23 Broad Street Owner 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.

09/23/2021

Signature Date



1890s



1930s

Historic Photographs of 23 Broad Street

Nantucket, MA

emeritus

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-36-2
MAP/PARCEL#:

Recorded By: AEG Date: 10/16 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 23 Broad St. 2. BUILDING NAME:

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER:

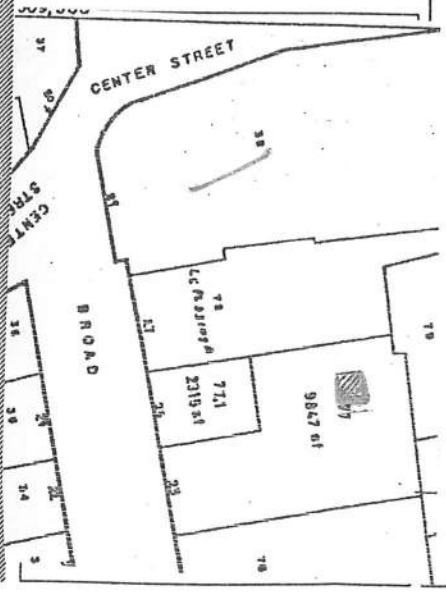
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: Garage Present: Garage
O a. seasonal O b. year-round

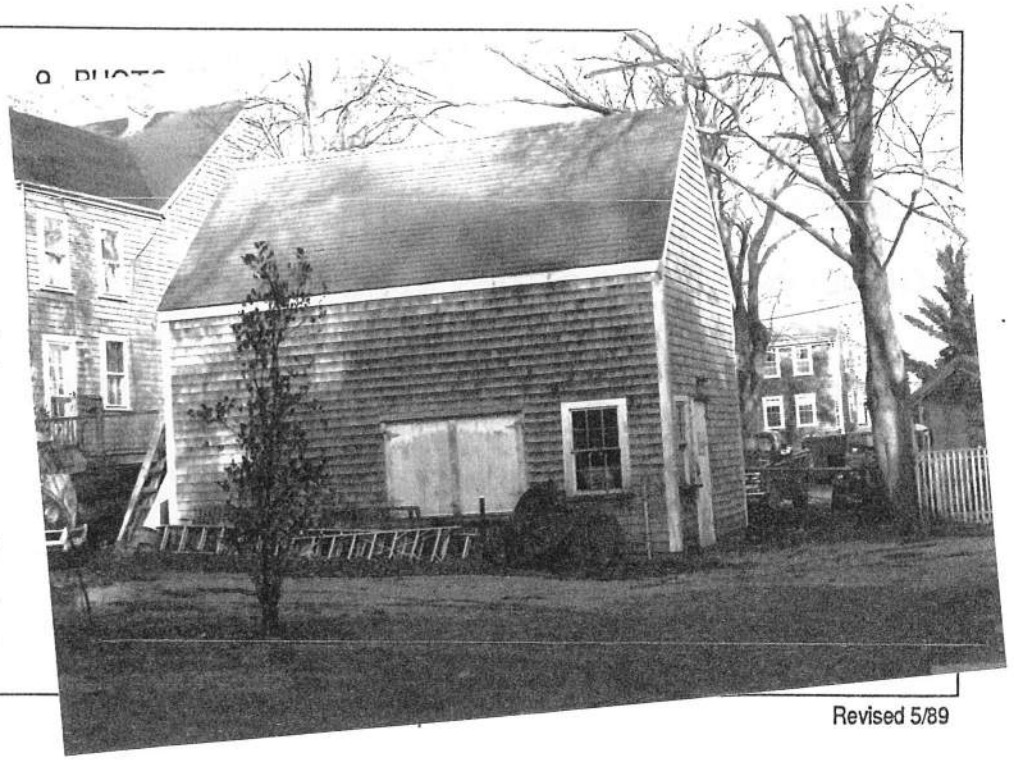
7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: O a. Yes O b. No
Interior accessible, explain: NO

8. MAP -- 3 X 2"



9. PHOTO



DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- O a. sidelights
- O b. transom
- O c. plank frame
- ⊘ d. flush frame
- O e. Federal
- O f. fanlight
- O g. blind fan
- O h. Greek Revival
- O i. recessed
- O j. other: _____

26. NUMBER OF BAYS:

- O a. three
- O b. four
- O c. five
- O d. N/A
- O e. other: 2

27. WINDOW FRAME TYPE:

- ⊘ a. flush
- O b. plank frame
- O c. bull-nose
- O d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- O a. 12/12
- O b. 9/9
- ⊘ c. 6/6
- O d. 2/2
- O e. casement
- O f. other: _____

29. PORCH:

- O a. front
- O b. side
- O c. wrap

30. DETAILS:

(check several if appropriate)

- ⊘ a. corner boards (plain)
- O b. corner boards (beaded)
- O c. corner board (single)
- O d. entry stairs w. balustrade
- O e. blinds
- O f. watertable
- O g. pilasters
- O h. trellis
- O i. other: _____

31. CONDITION:

- O a. excellent
- O b. good
- ⊘ c. fair
- O d. deteriorated

32. INTEGRITY:

- O a. original site
- O b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- O a. individually significant
- ⊘ b. contributing
- O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- O a. box
- O b. additive
- O c. gable front
- O d. gable ell
- ⊘ e. side-gabled
- O f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a. at sidewalk	○ c. 20 feet or less
○ b. 10 feet or less	○ d. other: ~40'

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

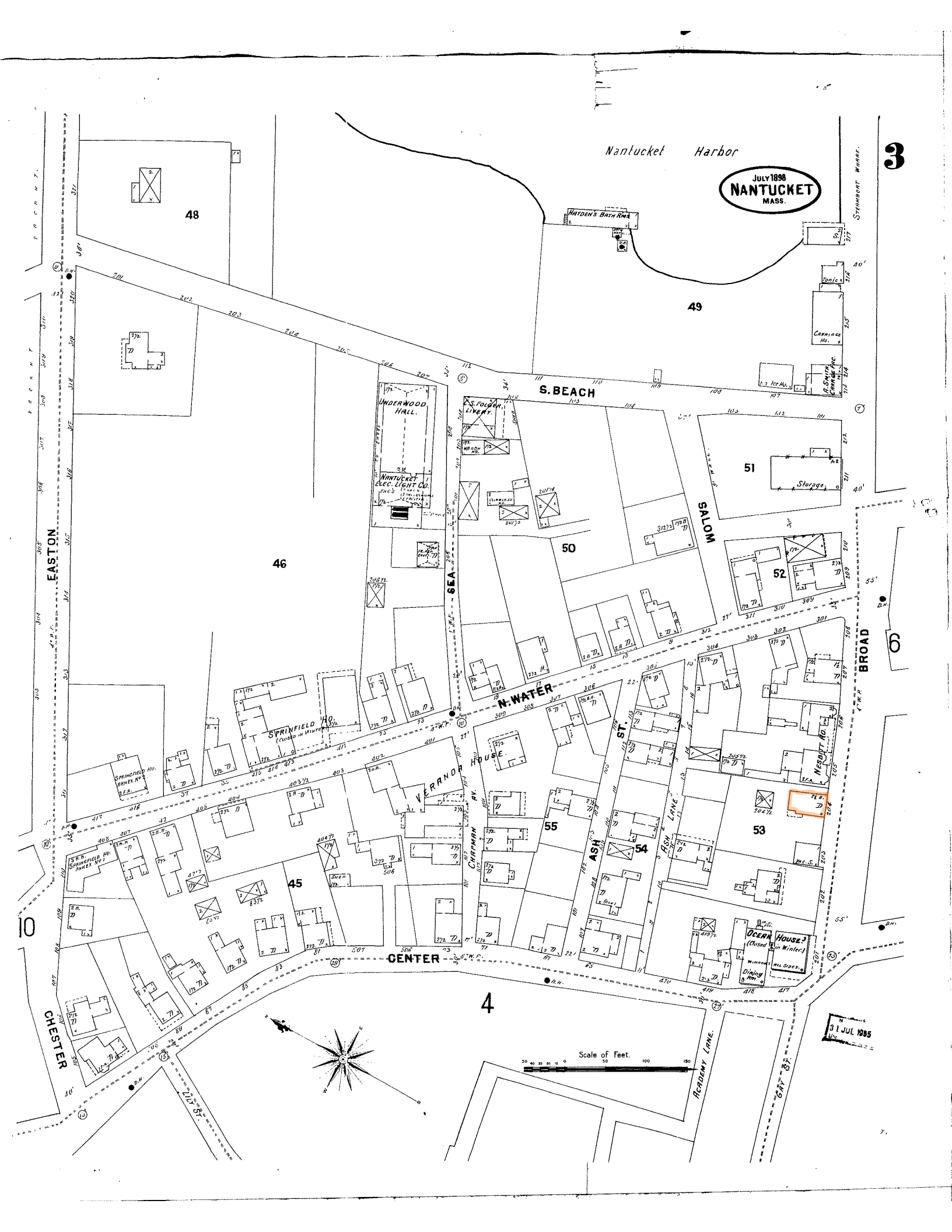
○ a. densely built-up	○ d. residential
○ b. scattered buildings	○ e. commercial
○ c. open land	○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

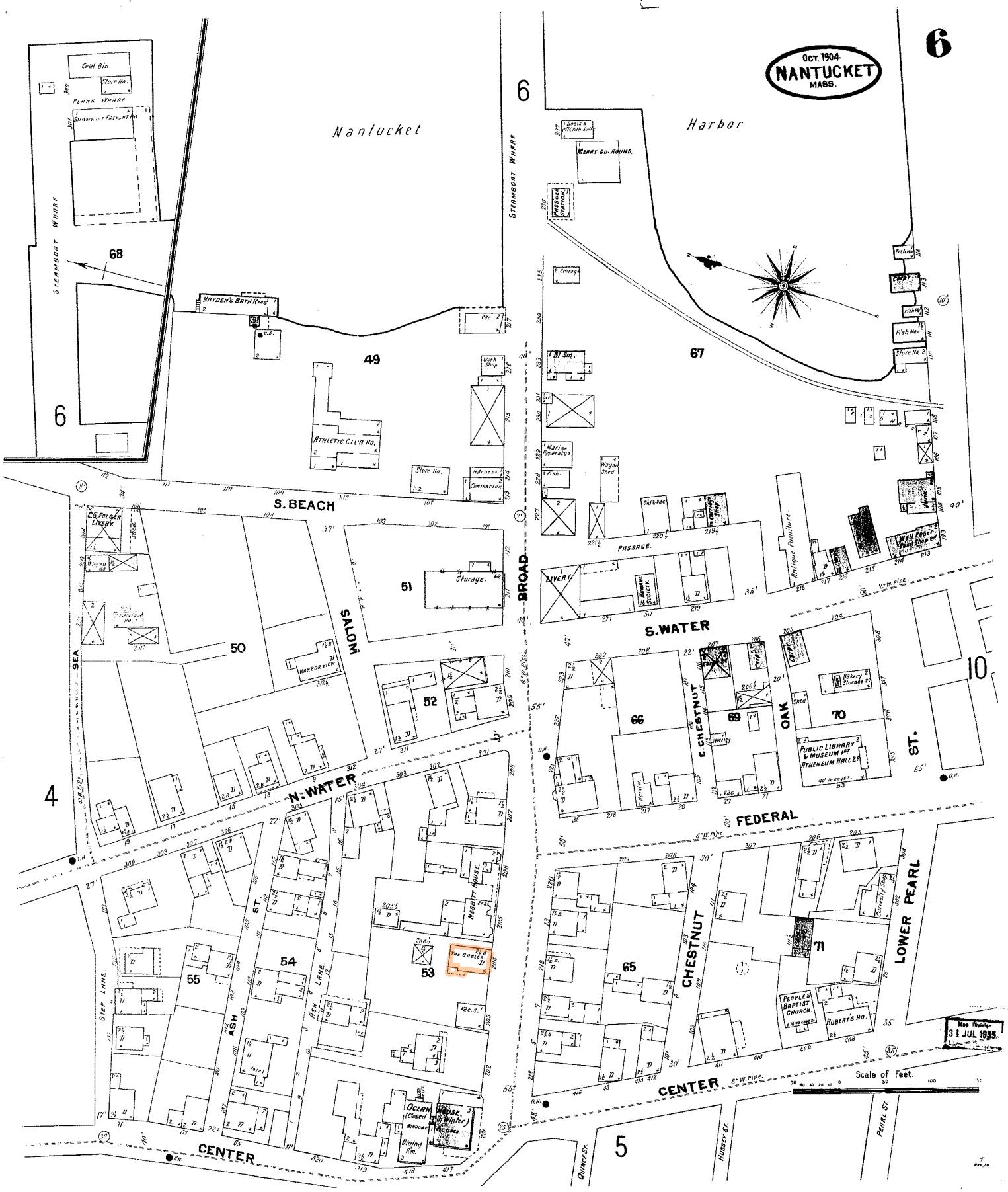
See form(s): _____

○ a. barn	○ b. privy	○ c. shop	○ d. arbor
○ e. carriage house	○ f. shed	○ g. gardens	○ h. deck
○ i. garage	○ j. greenhouse	○ k. fence	○ l. parking
○ m. scallop shanty	n. landscape features: _____	o. other: _____	

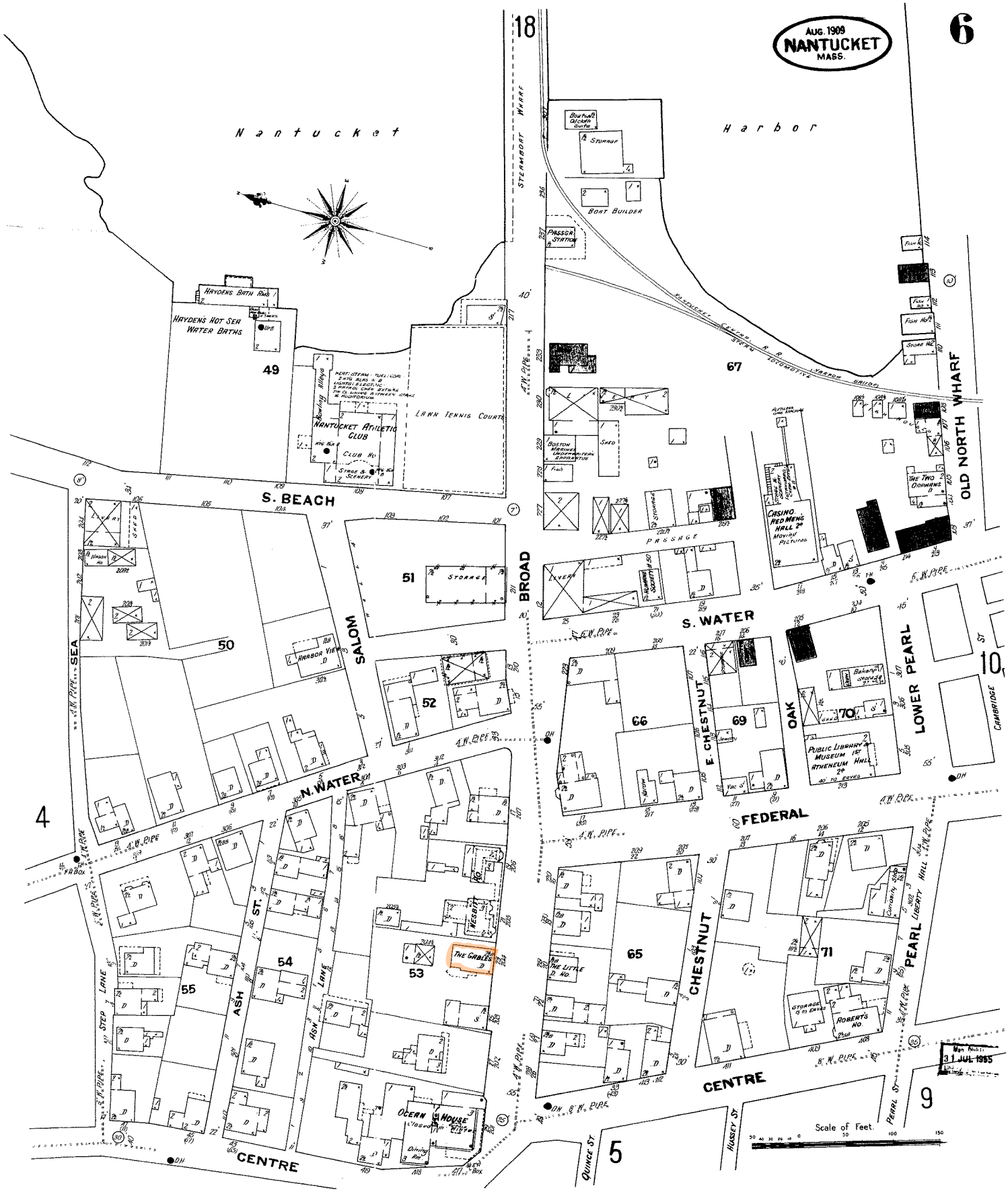
45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____



Nantucket Harbor
JULY 1898
NANTUCKET
MASS.
3
48
49
46
45
50
51
52
53
54
55
S. BEACH
SALOM
N. WATER
CENTER
EASTON
CHESTER
SEA
ASH ST.
ASH LANE
BROAD
STEAMBOAT WHARF.
HAYDEN'S BATH RMS
UNDERWOOD HALL.
NANTUCKET ELEC. LIGHT CO.
C.S. FOLGER LIVERY.
SPRINGFIELD HO.
VERANDA HOUSE.
CHAPMAN AV.
NESBITT HO.
OCEAN HOUSE
Storage
Scale of Feet.
ACADEMY LANE.
GAY ST.
LILY ST.
31 JUL 1985



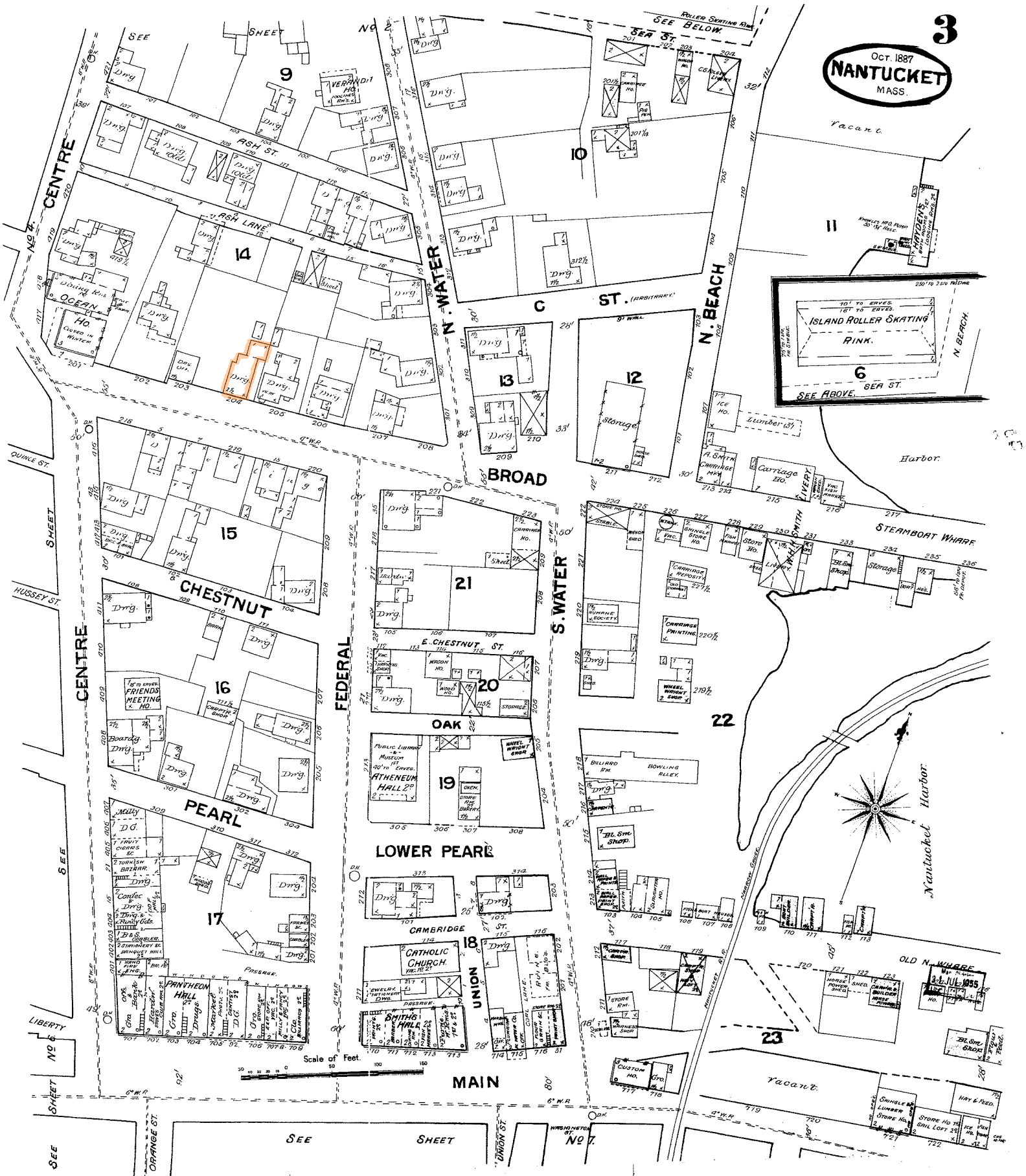
Oct. 1904
NANTUCKET
MASS.
6
Nantucket
Harbor
Coal Bin
Store Ho.
PLANK WHARF
STEAMBOAT WHARF
68
HAYDEN'S BATH RMS
49
ATHLETIC CLUB HO.
Store Ho.
Harness
CONTRACTOR
Work Shop
Vac
Boats & Oilcloth Suits
MERRY-GO-ROUND.
PASSAGE STATION
Bl. Sm.
Marine Apparatus
Fish.
Wagon Shed.
Old & Vac
PASSAGE.
LIVERY
HUMANE SOCIETY
Antique Furniture.
Wall Paper Paint Shop
67
Fish Ho.
Store Ho.
S. BEACH
C.S. FOLGER LIVERY
Shed.
51
Storage.
50
HARBOR VIEW
52
SALOM
BROAD
S. WATER
SEA
4
N. WATER
66
69
E. CHESTNUT
OAK
70
Bakery Storage
Shed
PUBLIC LIBRARY & MUSEUM 1ST ATHENEUM HALL 2D
ST.
10
FEDERAL
4" W. Pipe
NESBITT HOUSE
THE GABLES
53
54
55
ASH ST.
ASH LANE
STEP LANE
OCEAN HOUSE (Closed Winter)
Dining Rm.
CENTER
65
CHESTNUT
71
LOWER PEARL
PEOPLE'S BAPTIST CHURCH
ROBERT'S HO.
Curiosity Shop
Map Division
31 JUL 1955
Scale of Feet.
8" W. Pipe
5
QUINCY ST.
HUSSEY ST.
PEARL ST.

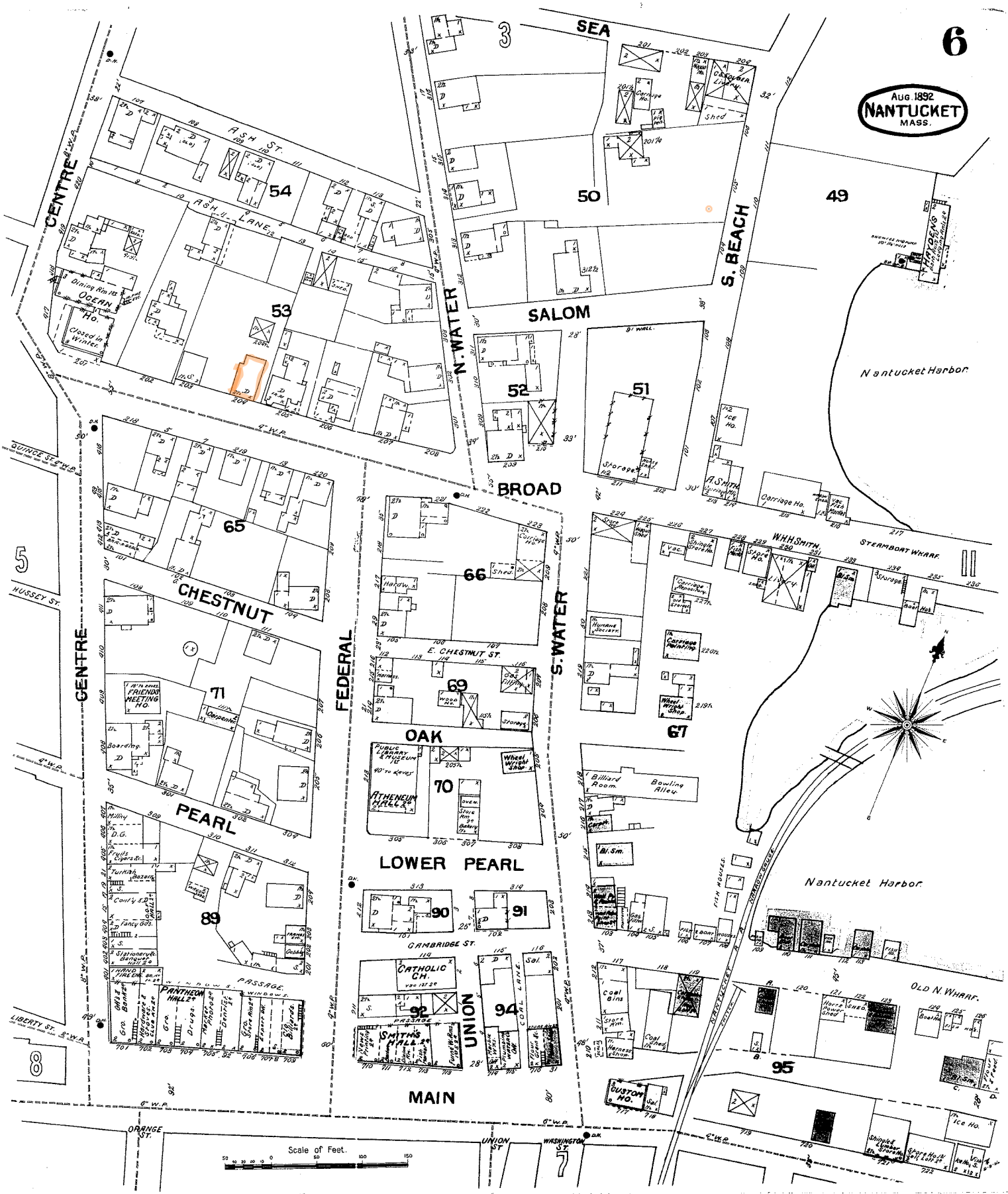


AUG. 1909
NANTUCKET
MASS.
6
18
Nantucket
Harbor
STEAMBOAT WHARF
Boat Builder
Storage
Passgr Station
Nantucket Central R.R.
Steam Locomotive
Harbor Bridge
Hayden's Bath Rms
Hayden's Hot Sea Water Baths
49
Bowling Alleys
Nantucket Athletic Club
Club Ho
Stage & Scenery
Lawn Tennis Courts
67
Boston Marines Underwriters Apparatus
Shed
Fish
Storage
Passage
Livery
Casino Red Men's Hall 2d Moving Pictures
The Two Orphans
Old North Wharf
S. Beach
51
Storage
Broad
S. Water
Sea
50
Harbor View
Salom
52
66
E. Chestnut
69
Oak
70
Public Library & Museum 1st Atheneum Hall 2d
Lower Pearl
Cambridge
10
N. Water
4
Federal
Ash St.
54
55
53
The Gables
Nesbitt
Ash Lane
Step Lane
65
The Little Ho.
Chestnut
71
Pearl
Liberty Hall
Storage
Roberts Ho.
Centre
Ocean House
Closed in Winter
Dining Rm
Centre
5
Quince St.
Hussey St.
Pearl St.
9
Scale of Feet.
Man Nutr
31 JUL 1955



OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CHESTNUT
FEDERAL
S. WATER
E. CHESTNUT ST.
ACADEMY AV.
GAY ST.
QUINCE ST.
HUSSEY ST.
LILY ST.
NORTH AV.
ROADWAY
OHOMA INN
YELLOW COTTAGE
IDLEWILD
LINGER LONGER
CREST HALL
DINING HALL
PLATFORM
COLONIAL INN
ANNEX
VERANDA HO.
NEX DORE
STEP LANE COTTAGE
CARAGE
STORAGE
DINING RM
OCEAN HO.
NESBITT HO.
THE GABLES
ANTIQUES
45
46
50
51
52
53
54
55
65
66
19
2
3
4
7
Scale of Feet.
Copyright 1924 by the Sanborn Map Co.


3
OCT. 1887
NANTUCKET
MASS.
CENTRE
ASH ST.
ASH LANE
OCEAN
N. WATER
C ST. (ARBITRARY)
N. BEACH
SEA ST.
ROLLER SKATING RINK
SEE BELOW.
ISLAND ROLLER SKATING RINK.
SEE ABOVE.
Vacant.
Harbor.
BROAD
CHESTNUT
E. CHESTNUT ST.
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
MAIN
FEDERAL
S. WATER
UNION
QUINCE ST.
HUSSEY ST.
LIBERTY
ORANGE ST.
STEAMBOAT WHARF
OLD N. WHARF
Nantucket Harbor
FRIENDS MEETING HO.
ATHENEUM HALL 2d
CATHOLIC CHURCH
SMITH HALL
PANTHEON HALL
Scale of Feet.
SEE SHEET No 2
SEE SHEET No 7


6
AUG. 1892
NANTUCKET
MASS.
SEA
SALOM
BROAD
CHESTNUT
PEARL
LOWER PEARL
OAK
UNION
MAIN
CENTRE
N. WATER
S. WATER
S. BEACH
FEDERAL
ASH ST.
ASH LANE
OCEAN HO.
Closed in Winter.
Dining Rm 1st
FRIENDS MEETING HO.
ATHENEUM HALL 2d
PUBLIC LIBRARY & MUSEUM 1st
CATHOLIC CH.
SMITH'S HALL 2d
PANTHEON HALL 2d
E. CHESTNUT ST.
CAMBRIDGE ST.
COAL LANE
PASSAGE
QUINCE ST.
HUSSEY ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
Nantucket Harbor
STEAMBOAT WHARF
W.H.H. SMITH
A. SMITH
HAYDENS
Carriage Ho.
Storage
Billiard Room
Bowling Alley
Coal Bins
Harness Shop
CUSTOM HO.
OLD N. WHARF
Ice Ho.
Shingle & Lumber Store Ho.
Scale of Feet.
50 40 30 20 10 0 50 100 150

CERTIFICATE NO: HDC2021-10-4813

DATE ISSUED: 3/8/22

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°. 77

Street & Number of Proposed Work: 23 Broad Street

Owner of record: 23 Broad Street Owner LLC

Mailing Address: _____

Contact Phone #: _____ E-mail: cix5drawers788@gmail.com

AGENT INFORMATION (if applicable)

Name: Emmitus, LTD

Mailing Address: 8 Williams Ln
Nantucket, MA

Contact Phone #: 508.325.4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 10/4/21 Fee Paid: $ 50

Must be acted on by: ~~4/6/22~~ 12/31/21 6/30/22

Extended to: _____

Approved: 3/8/22 Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ATS - with the 1st floor mulled windows to be mulled as the 3rd floor dormers.

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 Mixed Use Structure - Restaurant / Night Club & Residential

Size of Structure or Addition: Length: 6'-6" Sq. Footage 1st floor: 108
Width: +/-16'-0" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: N/A ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd 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: THE BROTHERHOOD

Original Date: C. 1850 (GREEK REVIVAL)

Original Builder: Is there an HDC survey attached? (YES)

REVISIONS (describe)

1. East Elevation No Visible Changes
2. South Elevation ~~Covered Roof over exterior deck~~, bathroom Addition
3. West Elevation ~~Covered Roof over exterior deck~~, bathroom addition
4. North Elevation Bathroom Addition

*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 N/A /12 Secondary Mass N/A /12 Dormer N/A /12 Other 12/4 Addition

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) Copper

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 8" Soffit (Overhang) N/A Corner boards _____ Frieze _____
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☑ TDL ☐ SDL Front _____ 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) Grey Roof Grey
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.

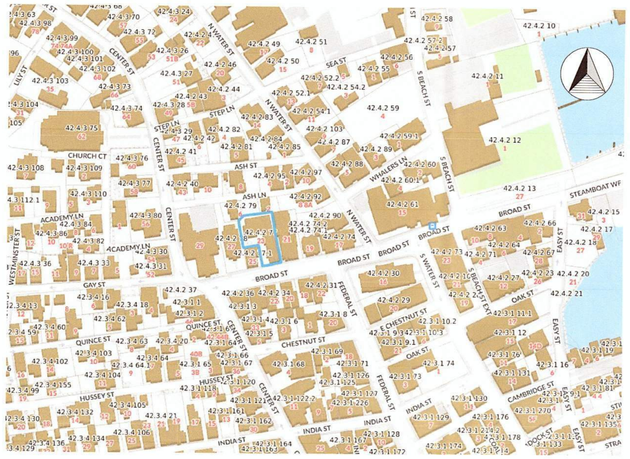
Date 10/04/21 Signature of owner of record _____ Signed under penalties of perjury

Alterations

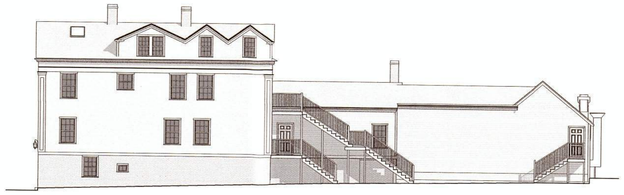
23 Broad Street
Nantucket, MA 02554

03.24.22

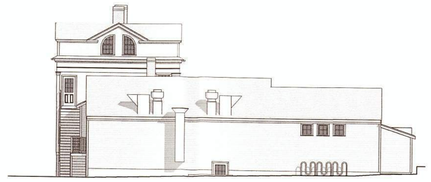
HDC ATS Submission



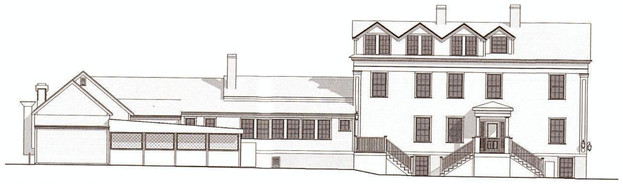
Locus Map



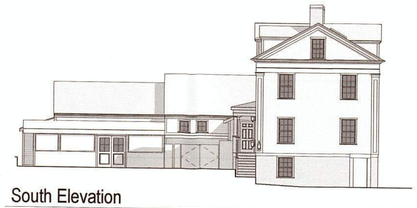
East Elevation



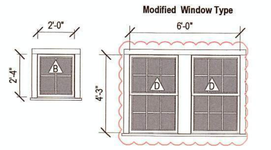
North Elevation



West Elevation

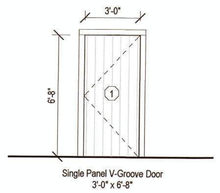


South Elevation



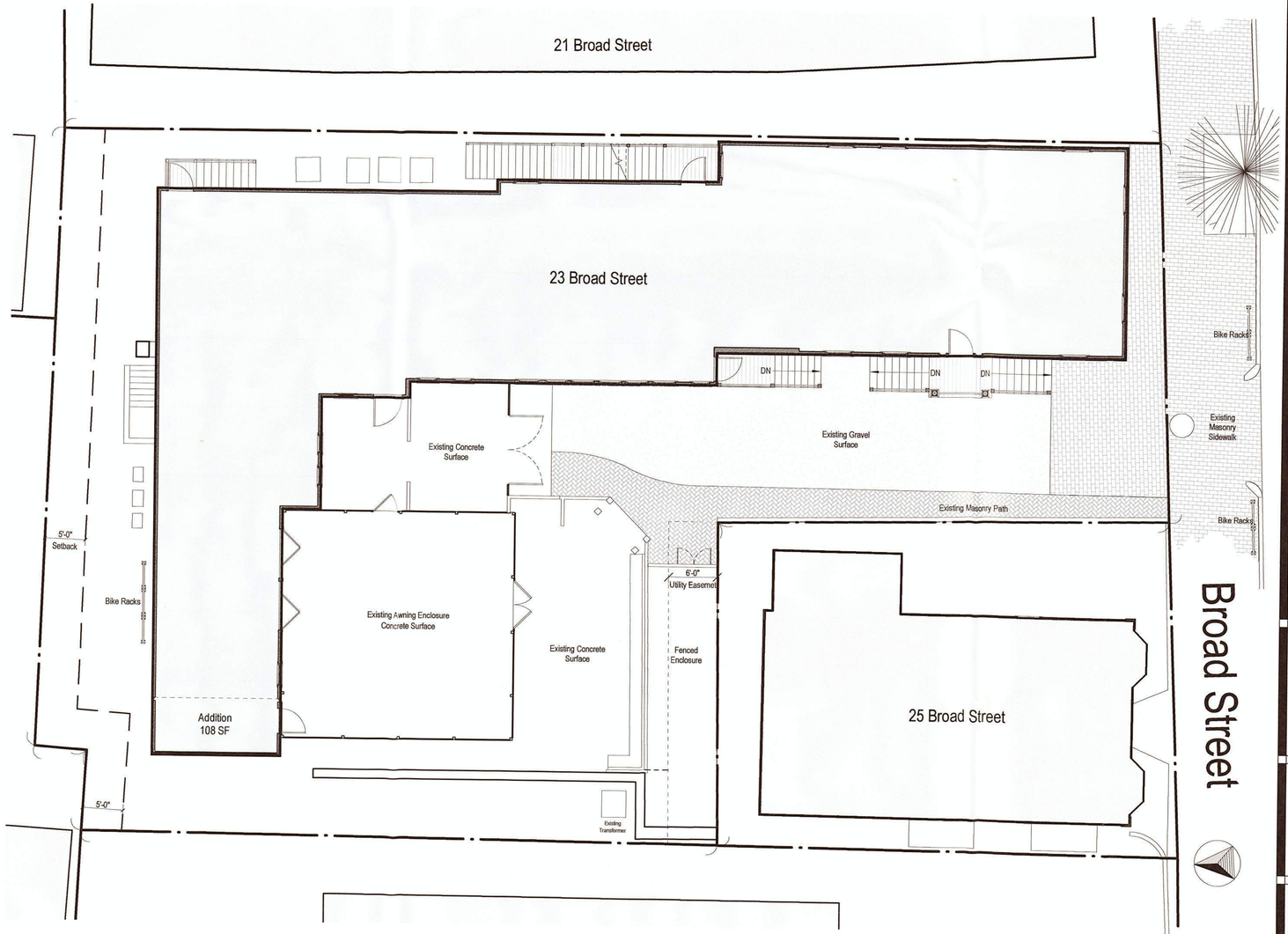
Window Legend

1/4" = 1'-0"



Door Legend

1/4" = 1'-0"



Site Plan

1/8" = 1'-0"

2123

Alterations

23 Broad Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Cover Sheet

Site Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'
Lot Size:	9,847 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75% / 7,835 sf
Existing G.C.:	3,737 sf
Proposed G.C.:	108 sf
Total Proposed G.C.:	3,845 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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G.1.1 Cover Sheet
A.1.0 Floor Plans
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

APPROVED
HDC2021-10-4893
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
MAR 25 2022

Revisions

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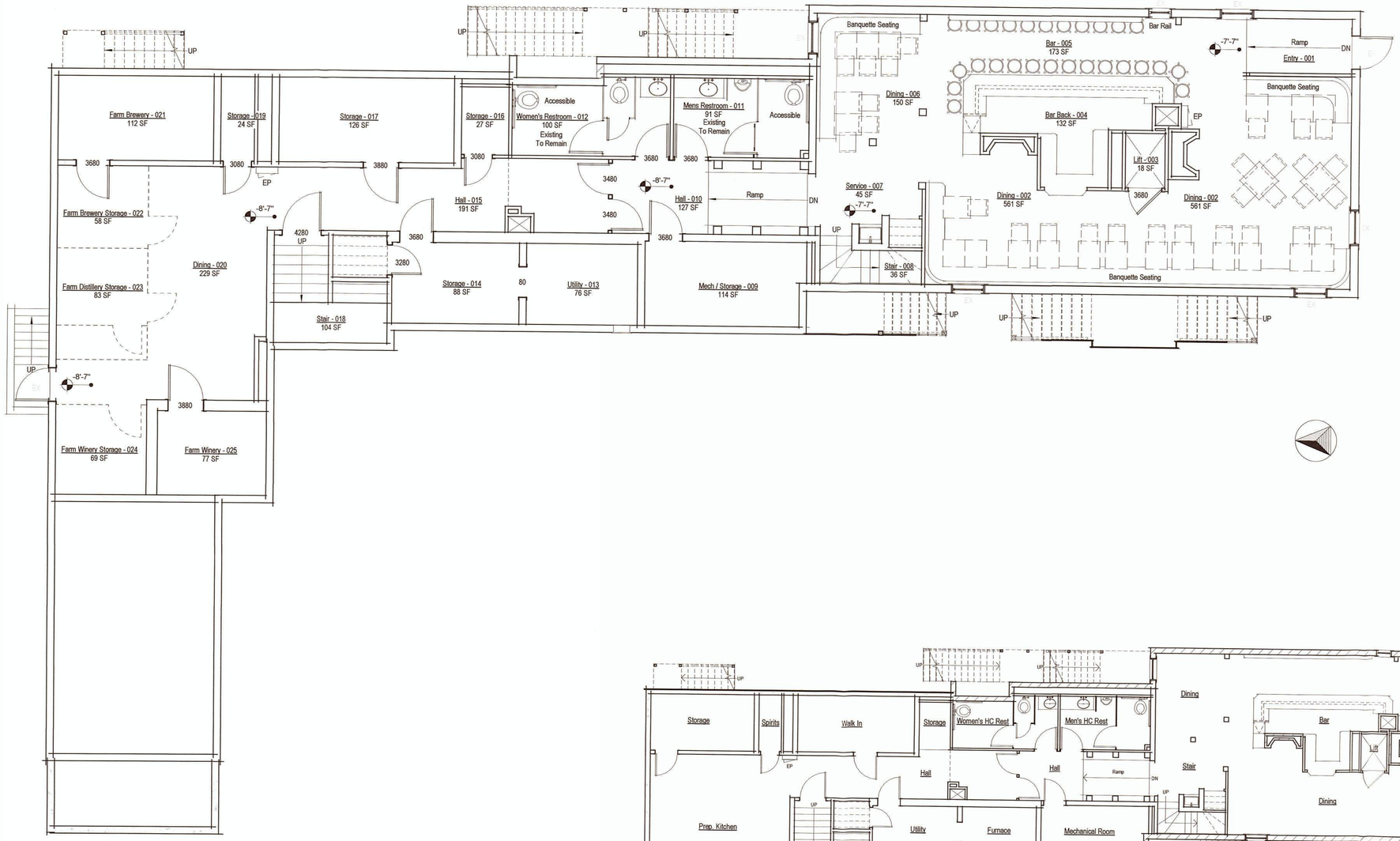
G.1.1

2123

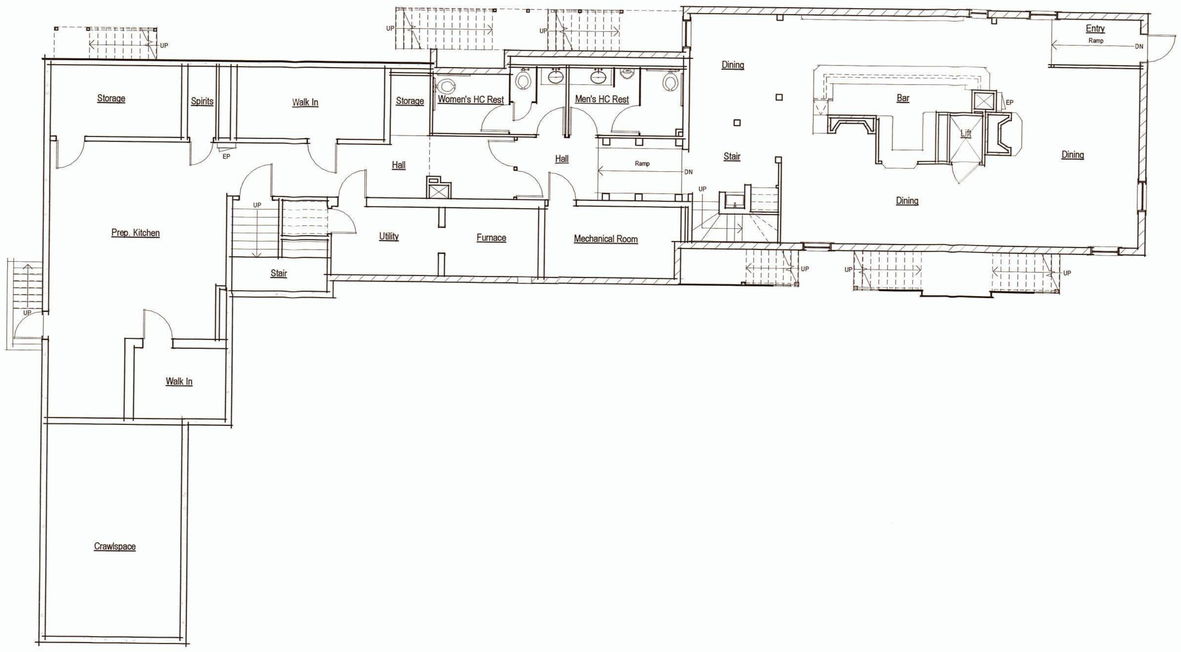
03.24.22

HDC ATS Submission



Ground Floor Level - Proposed

3/16" = 1'-0"



Ground Floor Plan - Existing

1/8" = 1'-0"

2123

Alterations

23 Broad Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
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Floor Plans

Site Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'
Lot Size:	9,847 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75% / 7,835 sf
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Total Proposed G.C.:	3,845 sf

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SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Floor Plans
A.1.1 Floor Plans
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A.2.3 Exterior Elevations

Revisions

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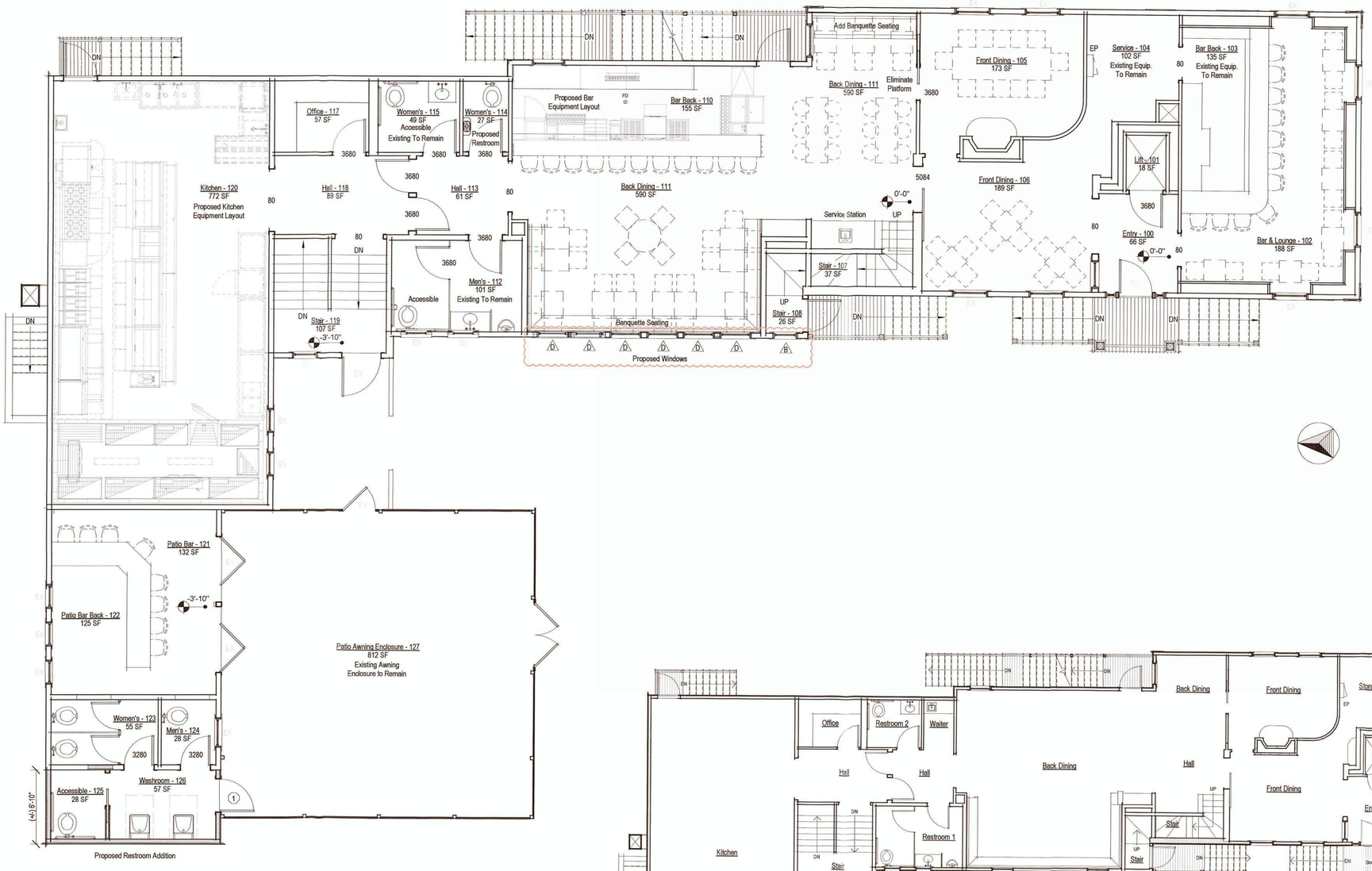
A.1.0

2123

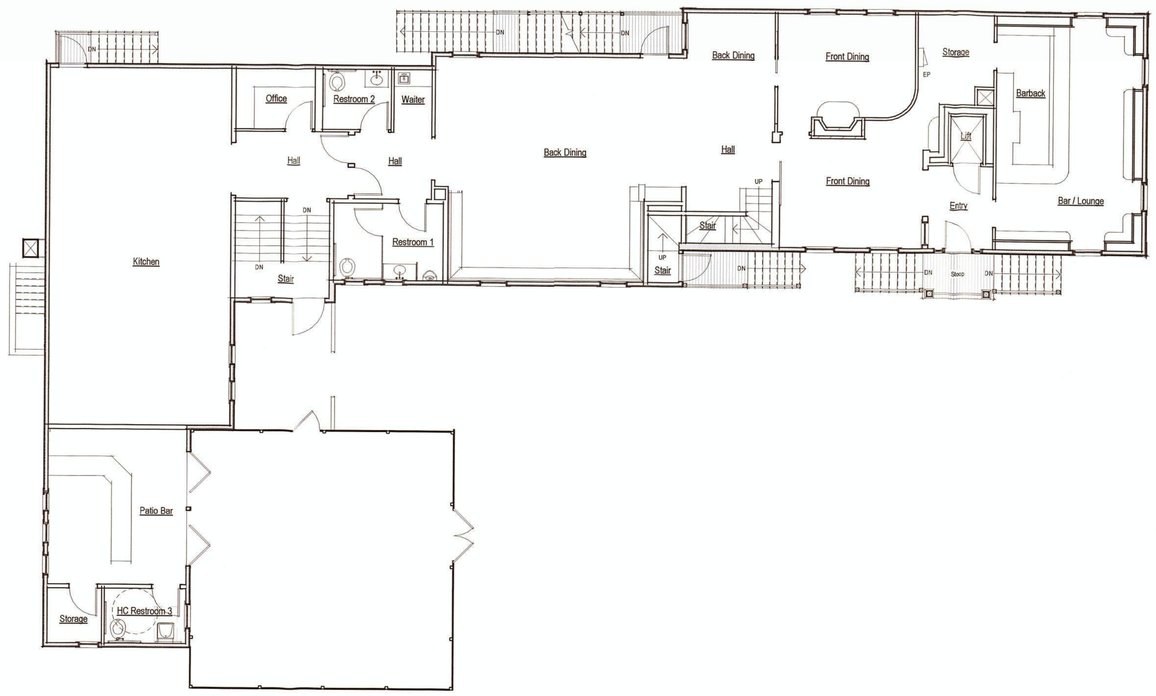
03.24.22

HDC ATS Submission



First Floor Plan - Proposed

3/16" = 1'-0"



First Floor Plan - Existing

1/8" = 1'-0"

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Alterations

23 Broad Street
Nantucket, MA 02554

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Floor Plans

Site Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'
Lot Size:	9,847 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75% / 7,835 sf
Existing G.C.:	3,737 sf
Proposed G.C.:	108 sf
Total Proposed G.C.:	3,845 sf

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A.1.1

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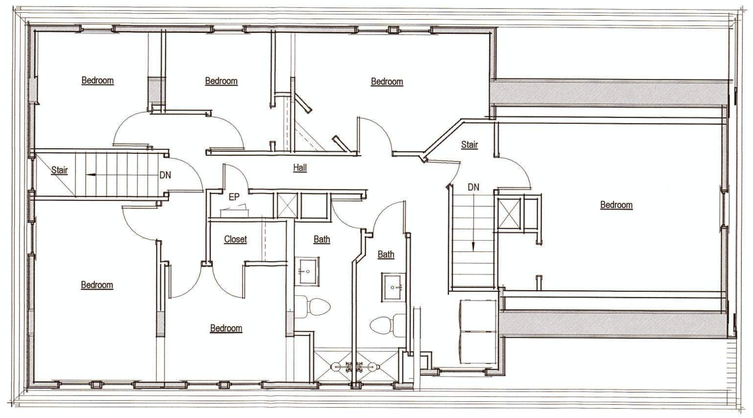
03.24.22

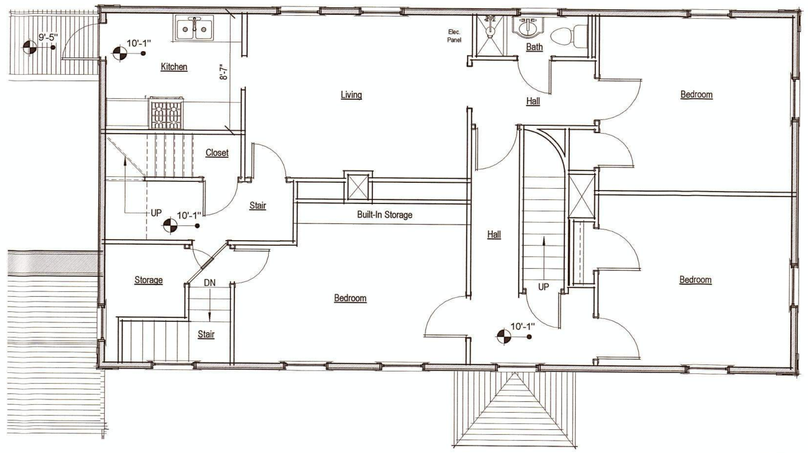
HDC ATS Submission

PLAN SHOWN FOR INFORMATION ONLY
(NO PROPOSED WORK OR SCOPE ON THIS FLOOR LEVEL)



Third Floor Plan - Existing
3/16" = 1'-0"

PLAN SHOWN FOR INFORMATION ONLY
(NO PROPOSED WORK OR SCOPE ON THIS FLOOR LEVEL)



Second Floor Plan - Existing
3/16" = 1'-0"

2123

Alterations

23 Broad Street
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Floor Plans

Site Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'
Lot Size:	9,847 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75% / 7,835 sf
Existing G.C.:	3,737 sf
Proposed G.C.:	108 sf
Total Proposed G.C.:	3,845 sf

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SHEET INDEX

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A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

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A.1.2
2123

03.24.22

HDC ATS Submission



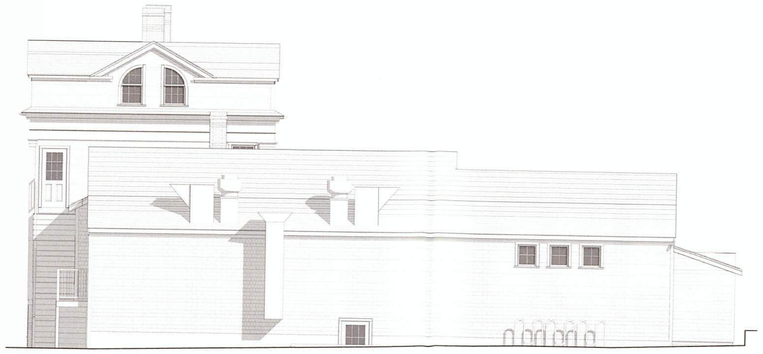
South Elevation - Previously Submitted

1/8" = 1'-0"



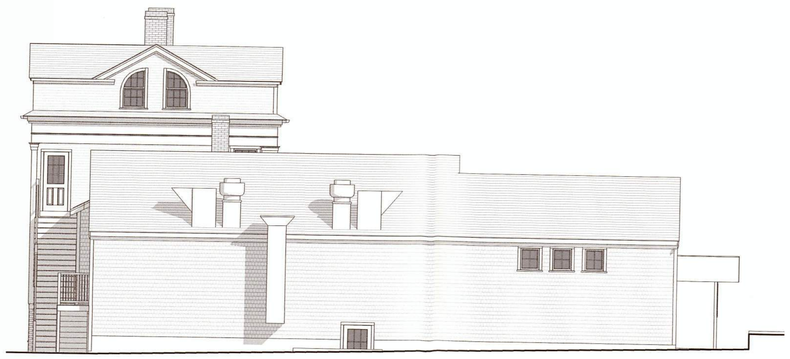
South Elevation - Existing

1/8" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



Restroom Addition Beyond

NO VISIBLE CHANGES THIS VIEW

South Elevation - Proposed

3/16" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

Restroom Addition

North Elevation - Proposed

3/16" = 1'-0"

2123

Alterations

23 Broad Street
Nantucket, MA 02554

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Exterior Elevations

Site Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
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Total Proposed G.C.:	3,845 sf

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SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Floor Plans
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

APPROVED
HDC2021-10-4843
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Revisions

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A.2.1

2123

03.24.22

HDC ATS Submission



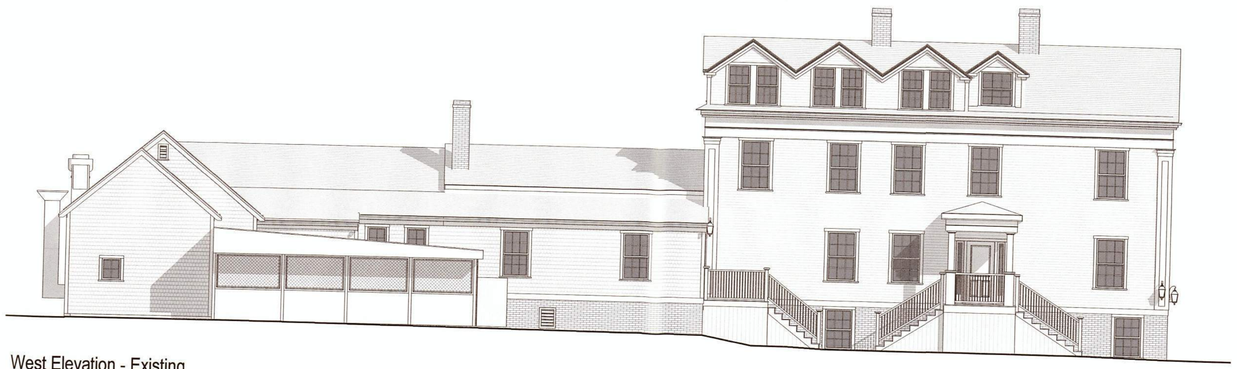
West Elevation - Proposed

3/16" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Existing

1/8" = 1'-0"

2123

Alterations

23 Broad Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'
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Min. Lot Size:	3,750 sf
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SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Floor Plans
A.1.1 Floor Plans
A.1.2 Floor Plans
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A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

APPROVED
HDC2021-10-4843
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

Revisions

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A.2.2

2123

03.24.22

HDC ATS Submission



NO VISIBLE CHANGES THIS VIEW

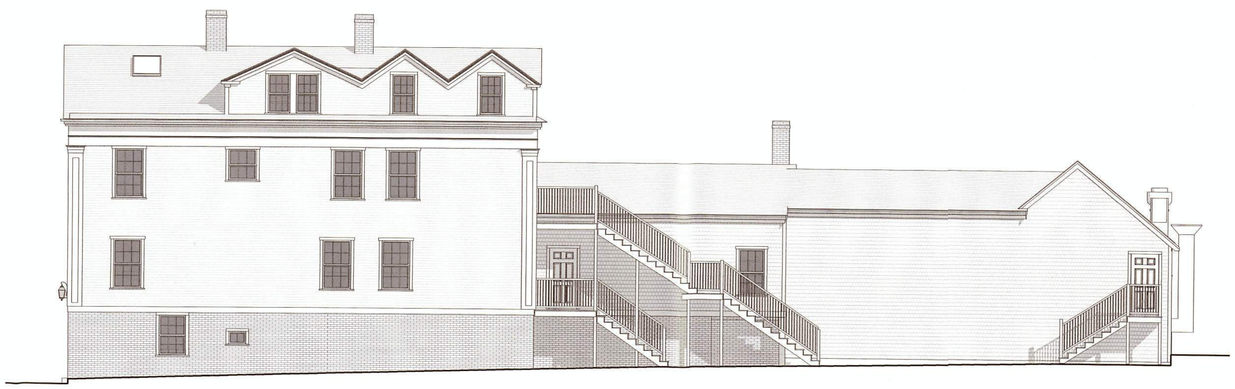
East Elevation - Proposed

3/16" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Existing

1/8" = 1'-0"

2123

Alterations

23 Broad Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
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Exterior Elevations

Site Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'
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Min. Lot Size:	3,750 sf
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SHEET INDEX

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A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

Revisions

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MAR 25 2022
By

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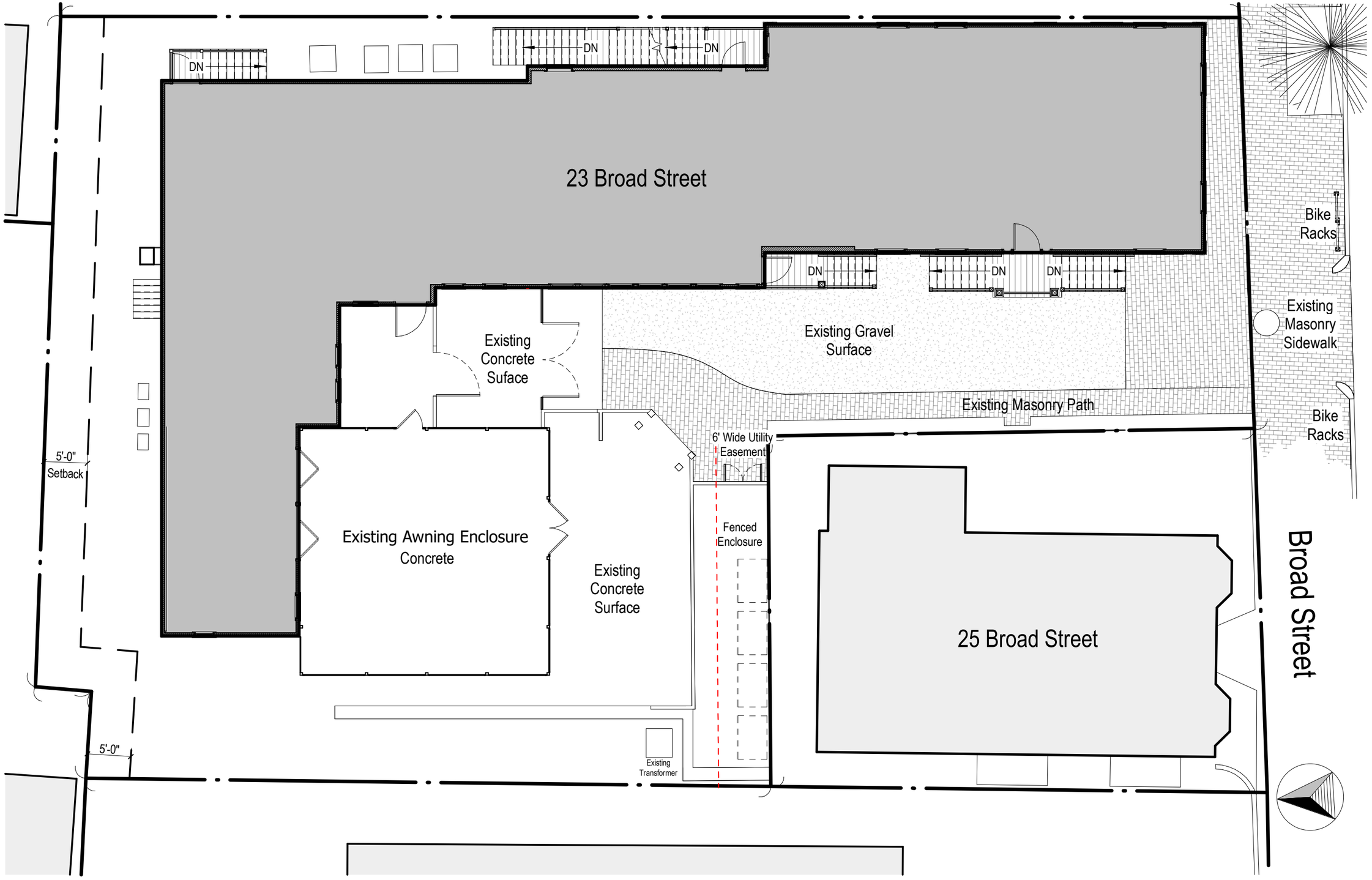
A.2.3

2123



Residential Alterations

23 Broad Street

Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'

Site Plan

Scale: 3/32" = 1'-0"

12.18.23

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8 Williams Lane
Nantucket, MA 02554
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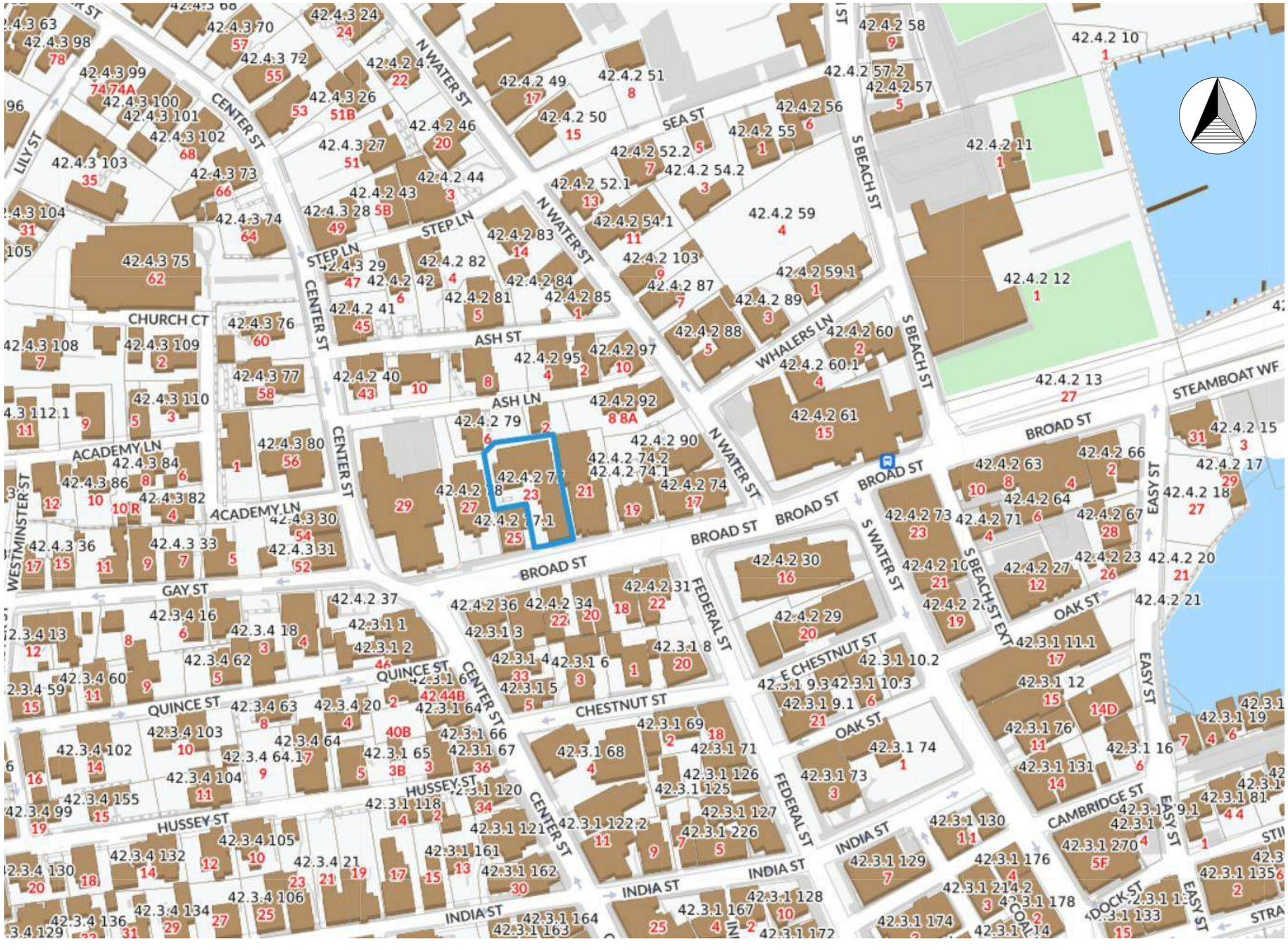

Residential Alterations

23 Broad Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'

Locus Map

12.18.23

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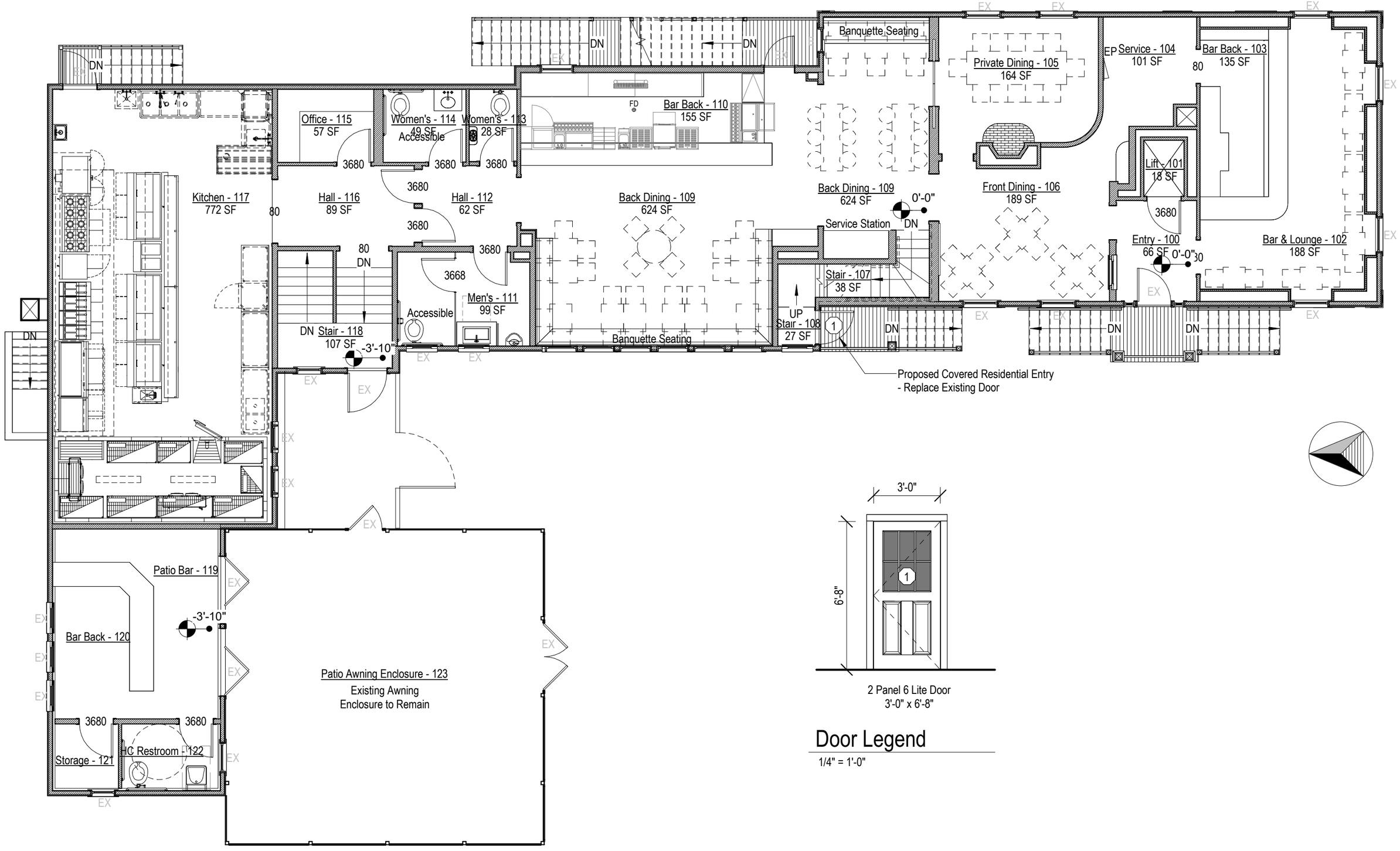

Door Legend

1/4" = 1'-0"

Residential Alterations

23 Broad Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'

First Floor Plan - Proposed
Scale: 1/8" = 1'-0"
12.18.23

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
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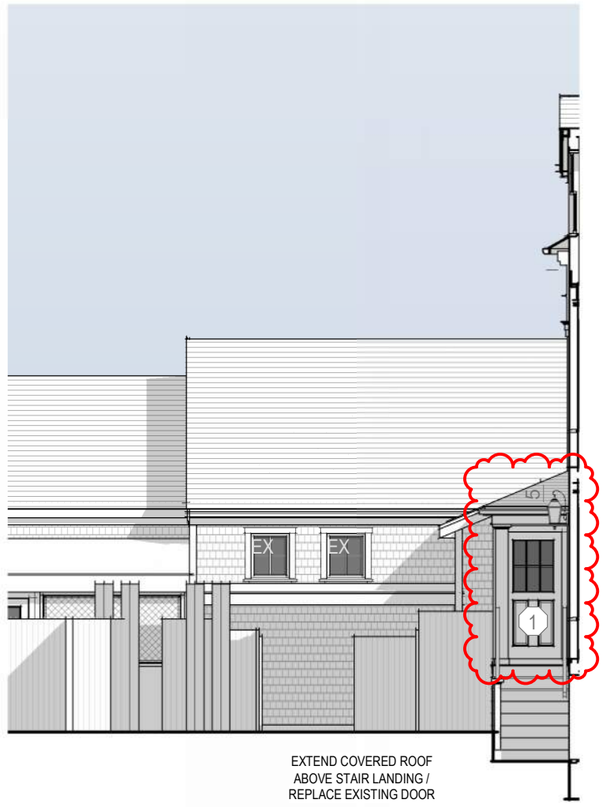
Existing



Proposed

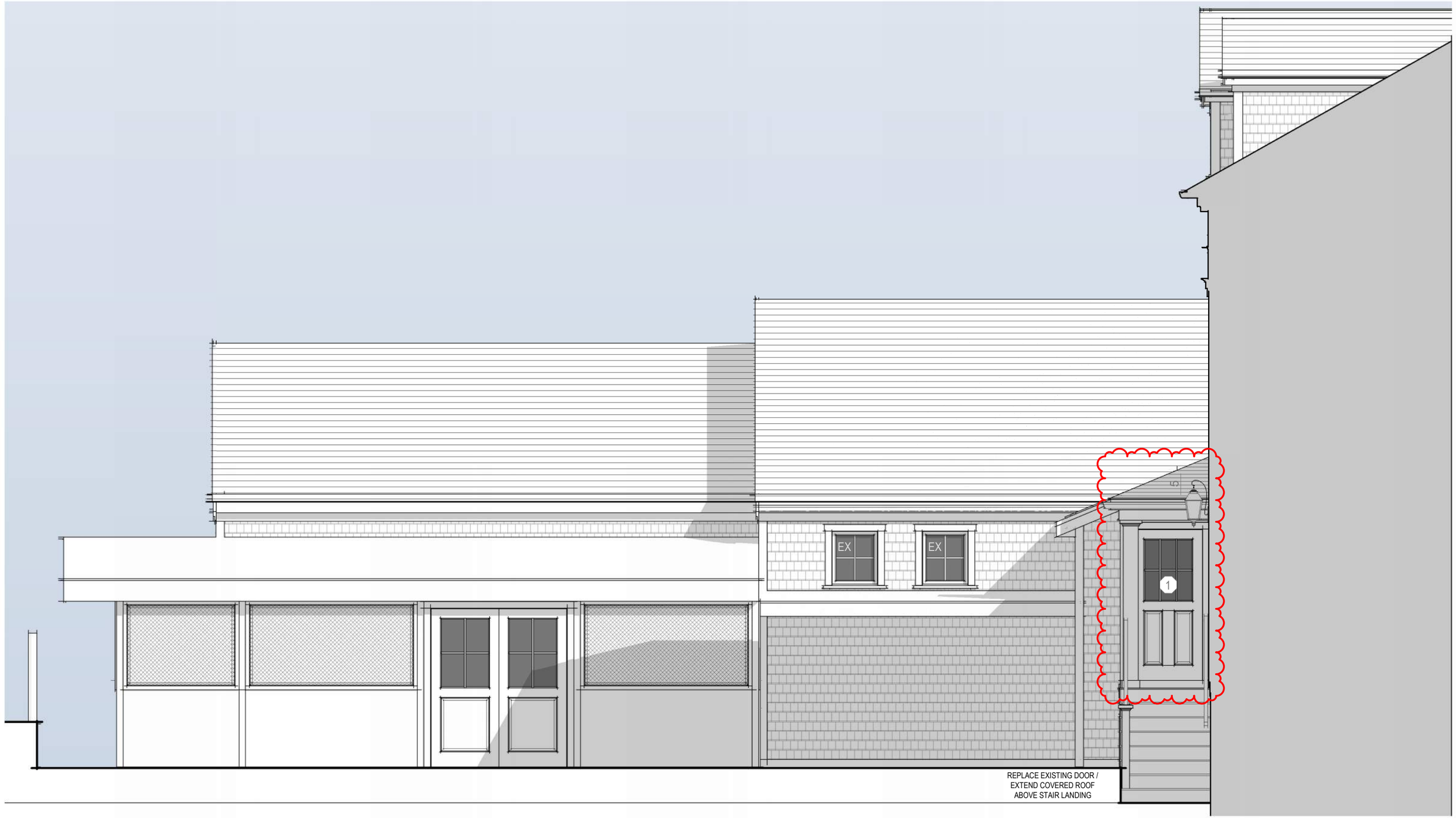
Residential Alterations
23 Broad Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'

South Elevation - Existing & Proposed
Scale: 1/8" = 1'-0"
12.18.23

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Residential Alterations
23 Broad Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'

Partial South Elevation - Proposed
Scale: 1/4" = 1'-0"
12.18.23

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West Elevation - Existing
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Residential Alterations

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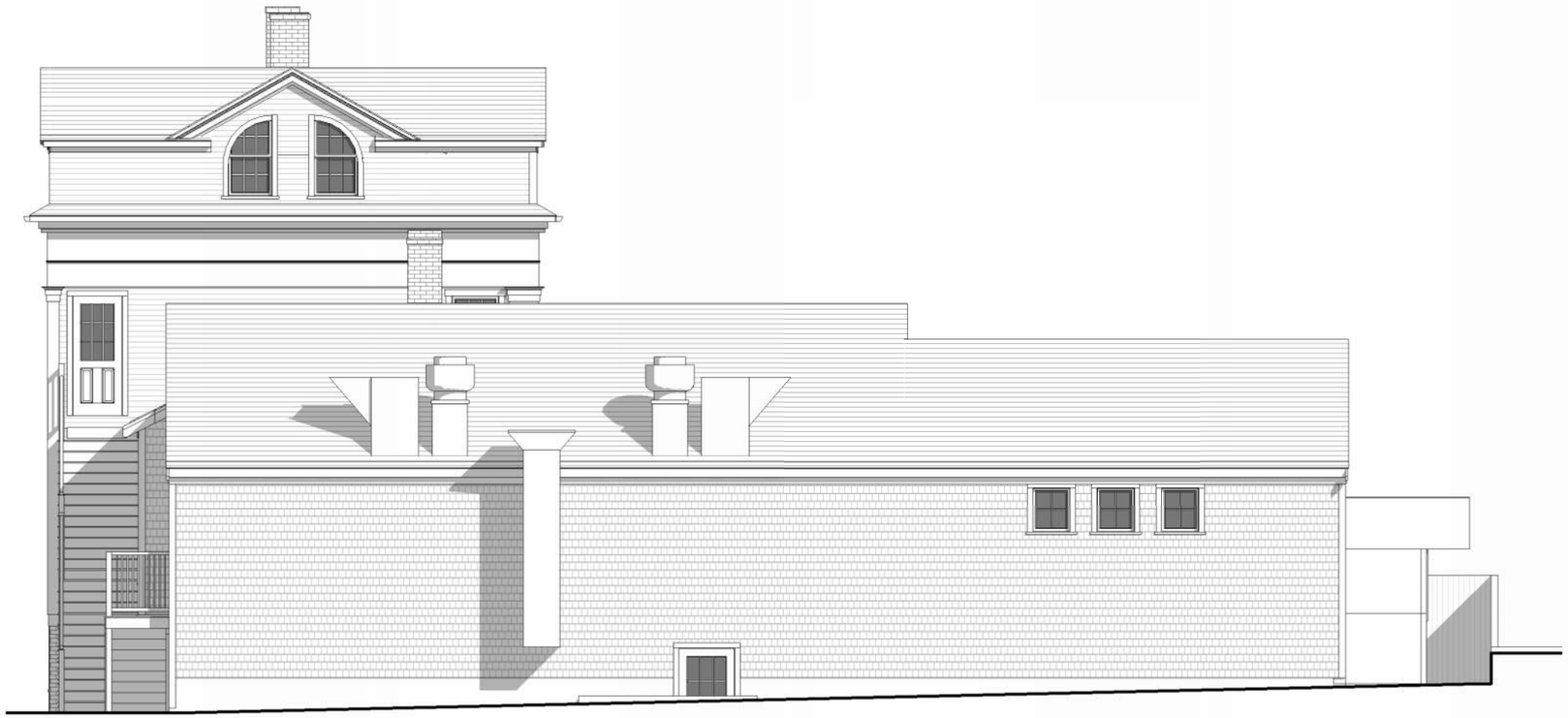

NO PROPOSED EXTERIOR CHANGES
(FOR INFORMATION ONLY)

Residential Alterations
23 Broad Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'

North Elevation - Existing

Scale: 1/8" = 1'-0"
12.18.23

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Nantucket, MA 02554

Zoning Information

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Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'

East Elevation - Existing
Scale: 1/8" = 1'-0"
12.18.23

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Residential Alterations

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Side/Rear Setback:	0' / 5'

Existing Conditions

12.18.23

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Residential Alterations
23 Broad Street
Nantucket, MA 02554

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Existing Conditions

12.18.23

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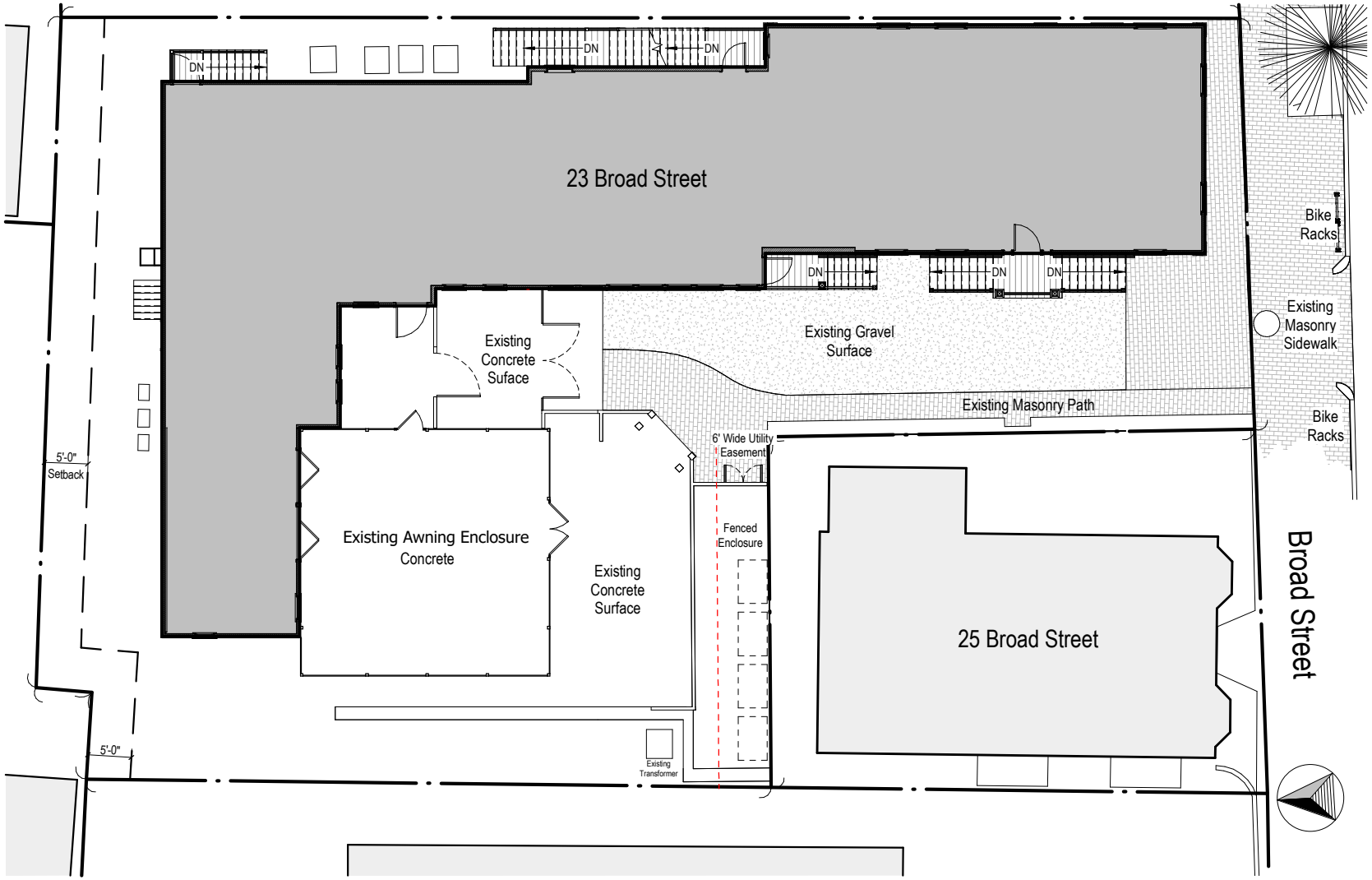

Residential Alterations
23 Broad Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'

Site Plan
Scale: 3/32" = 1'-0"
12.18.23

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Residential Alterations
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Nantucket, MA 02554

Zoning Information

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Side/Rear Setback:	0' / 5'

Locus Map

12.18.23

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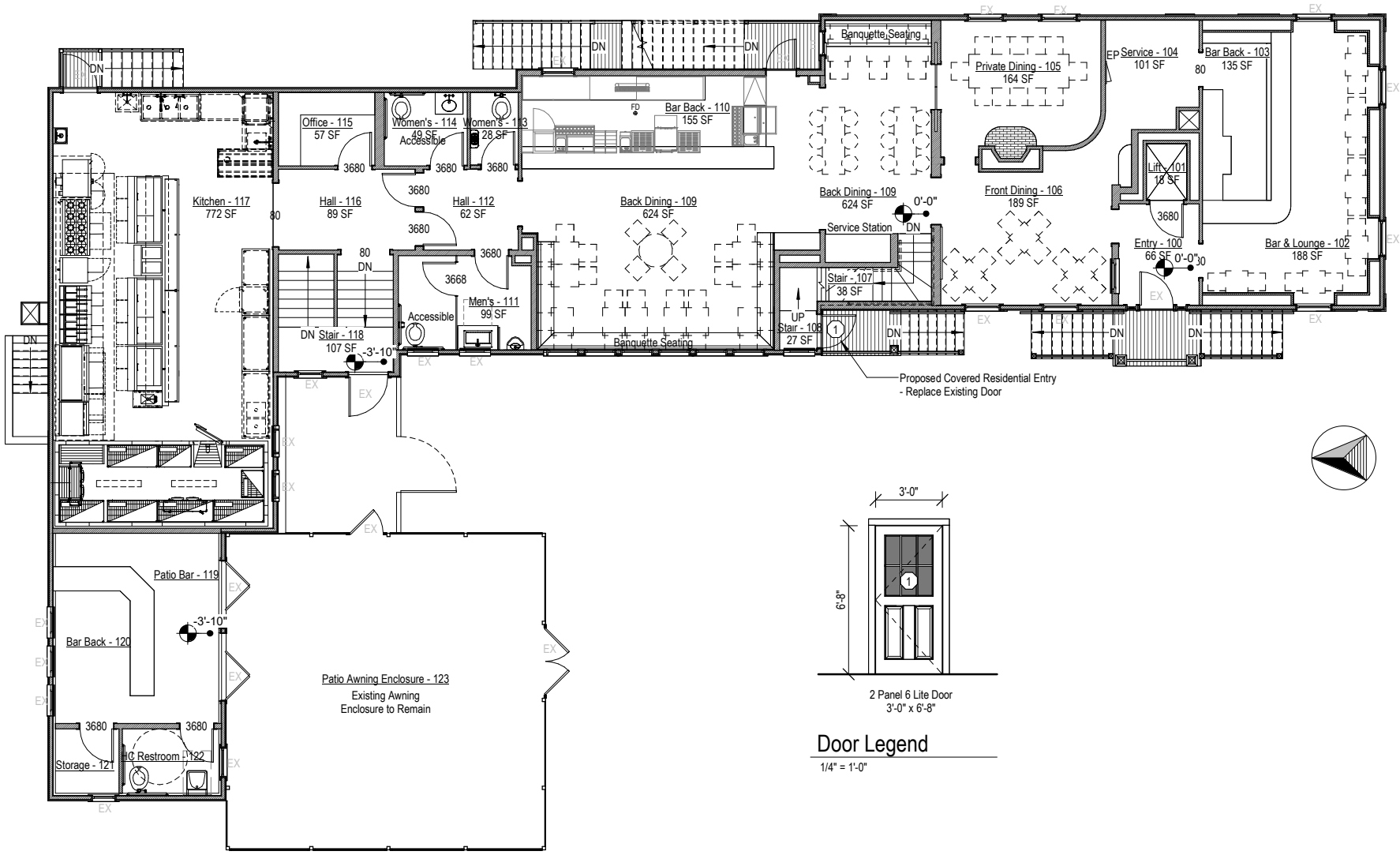

Door Legend

1/4" = 1'-0"

Residential Alterations

23 Broad Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'

First Floor Plan - Proposed
Scale: 1/8" = 1'-0"
12.18.23

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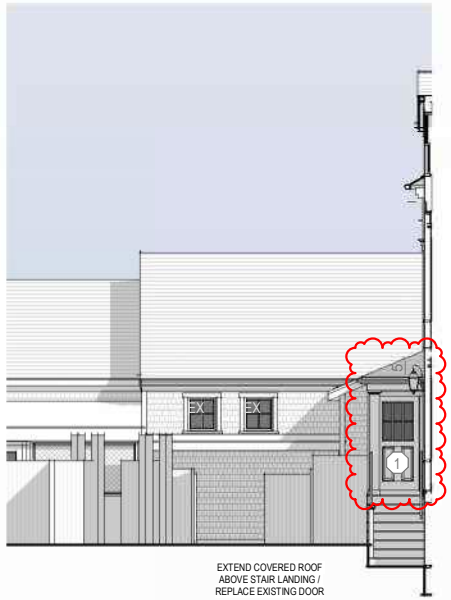
Existing



Proposed

Residential Alterations
23 Broad Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
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Side/Rear Setback:	0' / 5'

South Elevation - Existing & Proposed
Scale: 1/8" = 1'-0"
12.18.23

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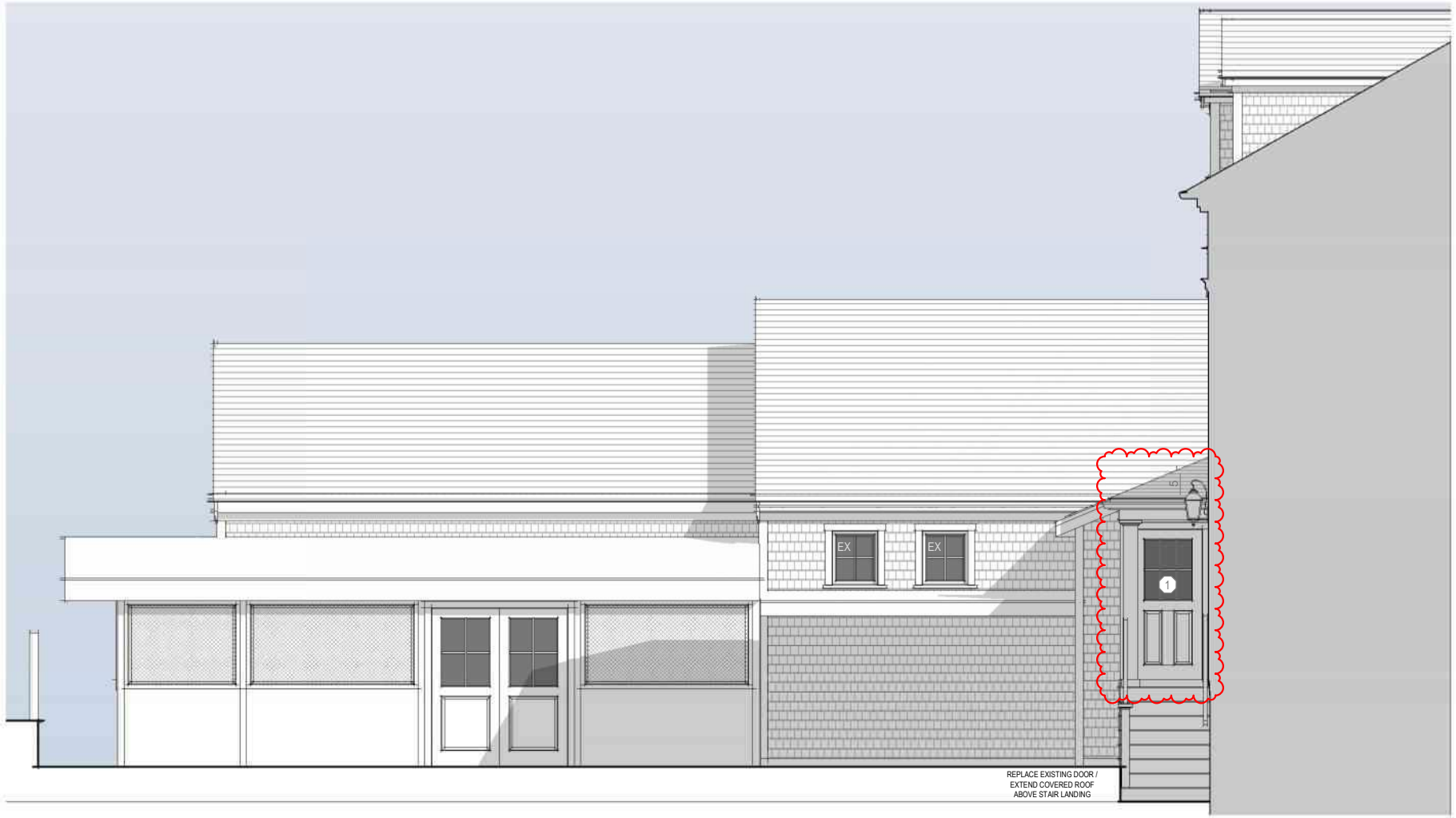

Residential Alterations
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Nantucket, MA 02554

Zoning Information

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Partial South Elevation - Proposed
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12.18.23

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West Elevation - Existing
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12.18.23

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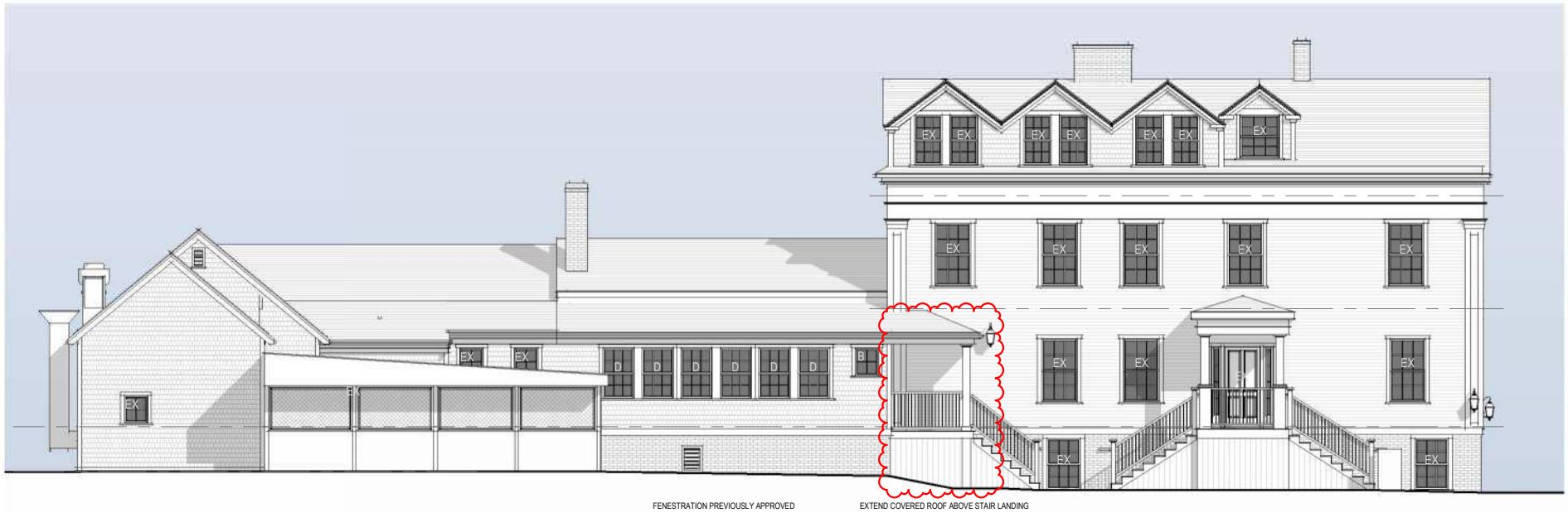

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Nantucket, MA 02554

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12.18.23

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NO PROPOSED EXTERIOR CHANGES
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North Elevation - Existing
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12.18.23

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(FOR INFORMATION ONLY)

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Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.4.2 / 77
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5'

East Elevation - Existing
Scale: 1/8" = 1'-0"
12.18.23

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Existing Conditions

12.18.23

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12.18.23

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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**

25 Willard Street Dwelling • M: 29 P: 33 • Submitted on December 18, 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:

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.

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.

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)

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°: 29 PARCEL N°. 33

Street & Number of Proposed Work: 25 Willard St

Owner of record: O'Spray LLC

Mailing Address: 12 Amelia Dr. #A
Nantucket, MA 02554

Contact Phone #: 508 228 5543 E-mail: jay@hanleydevelopment.com

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. 2023- NA
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Alterations to existing dwelling/replace existing windows like kind

Size of Structure or Addition: Length: No Change 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 No change South " East " West "

Height of ridge above final finish grade: North No change South " East " West "

Additional Remarks

Historic Name: Salt Air

Original Date: Between 1923-1949

Original Builder:

REVISIONS* (describe)

1. East Elevation Modify building skirt/replace windows
2. South Elevation Modify fenestration & building skirt/replace windows
3. West Elevation Modify fenestration & building skirt/replace windows
4. North Elevation Modify building skirt/replace windows

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 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed Awning
☐ 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 Natural Clapboard (if applicable) _____ Roof Asphalt
Trim White Sash White Doors White
Deck _____ Foundation No Change 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 12/18/23 Signature of owner of record _____ Signed under penalties of perjury

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

September 22, 2023

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 Jay Hanley, 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)

Signature 9/22/23
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 O' Spray, LLC

STREET ADDRESS 25 Willard Street

MAP/PARCEL 29 / 33

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

December 18, 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 — Date: December 18, 2023

Residence

25 Willard Street
Nantucket, MA 02554

12.18.23

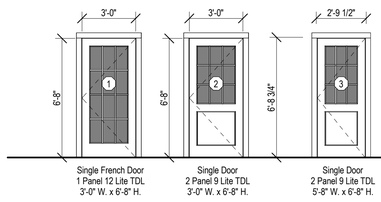
HDC Submission Set



East Elevation | North Elevation | South Elevation | West Elevation



Locus Map



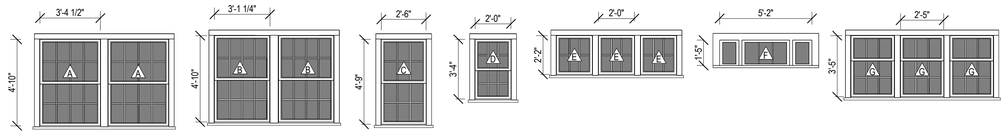
Single French Door
1 Panel 12 Lite TDL
3'-0" W. x 6'-8" H.

Single Door
2 Panel 9 Lite TDL
3'-0" W. x 6'-8" H.

Single Door
2 Panel 9 Lite TDL
5'-8" W. x 6'-8" H.

Door Legend

1/4" = 1'-0"



Double Hung - Pair
8/8 TDL
3'-4 1/2" W. x 4'-10" H.

Double Hung - Pair
8/8 TDL
3'-1 1/4" W. x 4'-10" H.

Double Hung
6/6 TDL
2'-6" W. x 4'-9" H.

Double Hung
6/6 TDL
2'-0" W. x 3'-4" H.

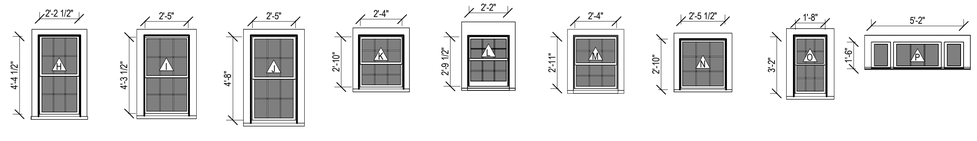
Fixed - Triple
6 Lite TDL
2'-0" W. x 2'-2" H.

Fixed - Transom
5 Lite TDL
5'-2" W. x 1'-5" H.

Cottage - Triple
3/6 Lite TDL
2'-5" W. x 3'-5" H.

Window Legend - Proposed

1/4" = 1'-0"



Double Hung
6/6 TDL
2'-2 1/2 W. x 4'-4 1/2" H.

Double Hung
6/6 TDL
2'-5 W. x 4'-3 1/2" H.

Double Hung
6/6 TDL
2'-5" W. x 4'-8" H.

Double Hung
6/6 TDL
2'-4" W. x 2'-10" H.

Double Hung
6/6 TDL
2'-2" W. x 2'- 9 1/2" H.

Double Hung
6/6 TDL
2'-4" W. x 2'- 11" H.

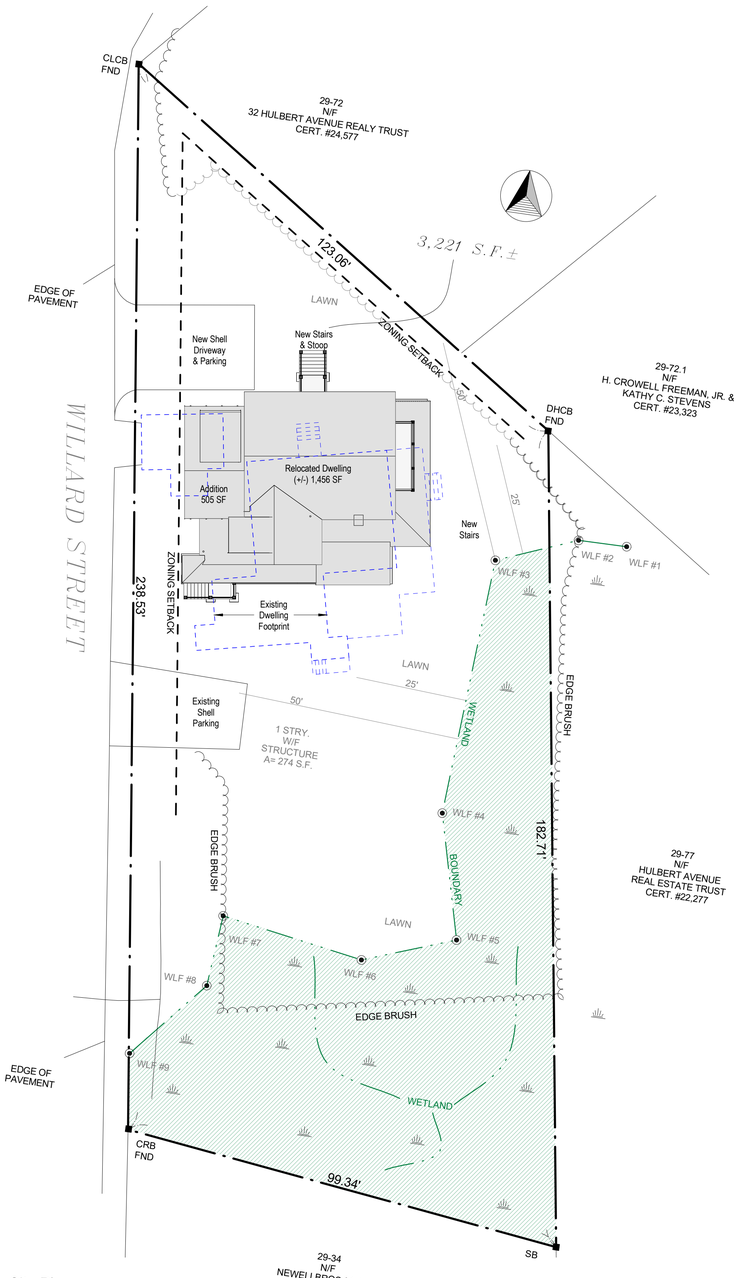
Fixed
9 Lite TDL
2'-5 1/2" W. x 2'-10" H.

Double Hung
6/6 TDL
1'-8" W. x 3'-2" H.

Fixed
5 Lite TDL
5'-2" W. x 1'-6 H.

Window Legend - Repacement Like-Kind

1/4" = 1'-0"



Site Plan

1/16" = 1'-0"

2133

Residence

25 Willard Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	29 / 33
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	19,756 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	30% / 5,926 sf
Existing G.C.:	(+/-) 1,456 sf
Proposed G.C.:	505 sf
Total Proposed G.C.:	(+/-) 1,961 sf

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G.1.0 Cover Sheet
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A.1.1 Floor Plan - Proposed
A.1.2 Floor Plan - Proposed
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Revisions

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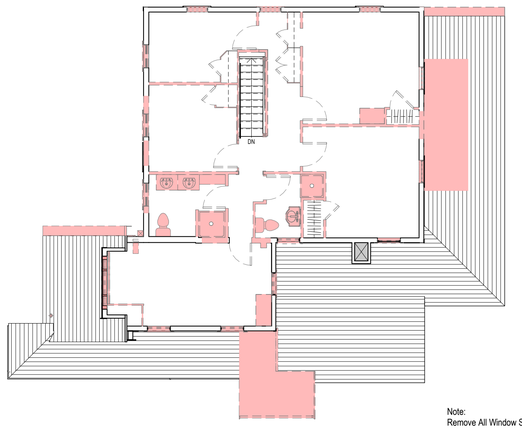
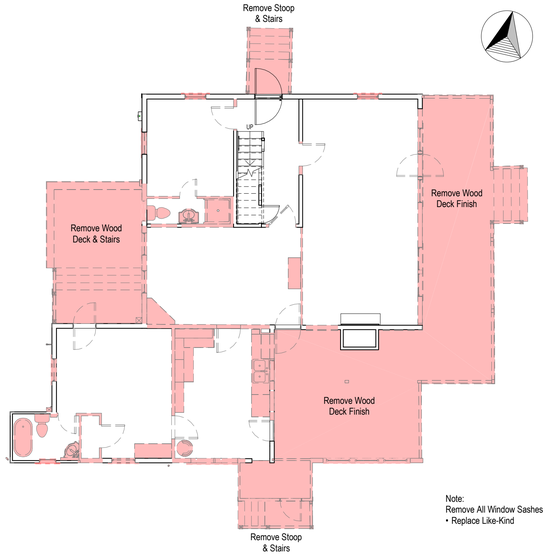
12.18.23

HDC Submission Set



Note:
Remove All Window Sashes
• Replace Like-Kind

Second Floor Plan - Demolition
1/8" = 1'-0"



Note:
Remove All Window Sashes
• Replace Like-Kind

First Floor Plan - Demolition
1/8" = 1'-0"



North Elevation - Demolition
1/8" = 1'-0"



West Elevation - Demolition
1/8" = 1'-0"



South Elevation - Demolition
1/8" = 1'-0"



East Elevation - Demolition
1/8" = 1'-0"

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Demolition Plans & Elevations

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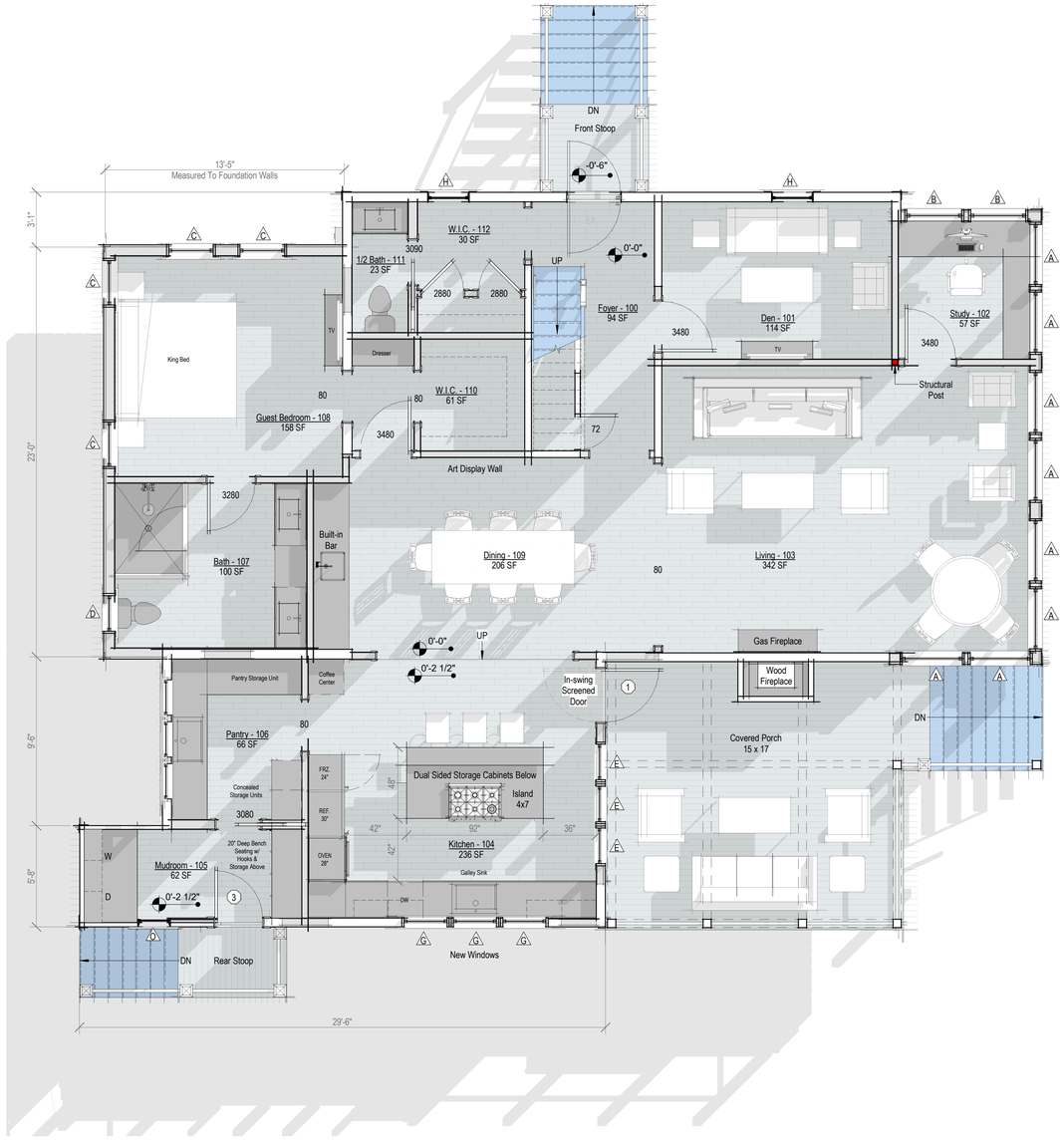
D.1.1

2133

HDC Submission Set 12.18.23



First Floor Plan - Proposed

1/4" = 1'-0"

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Residence

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Floor Plan - Proposed

Site Information

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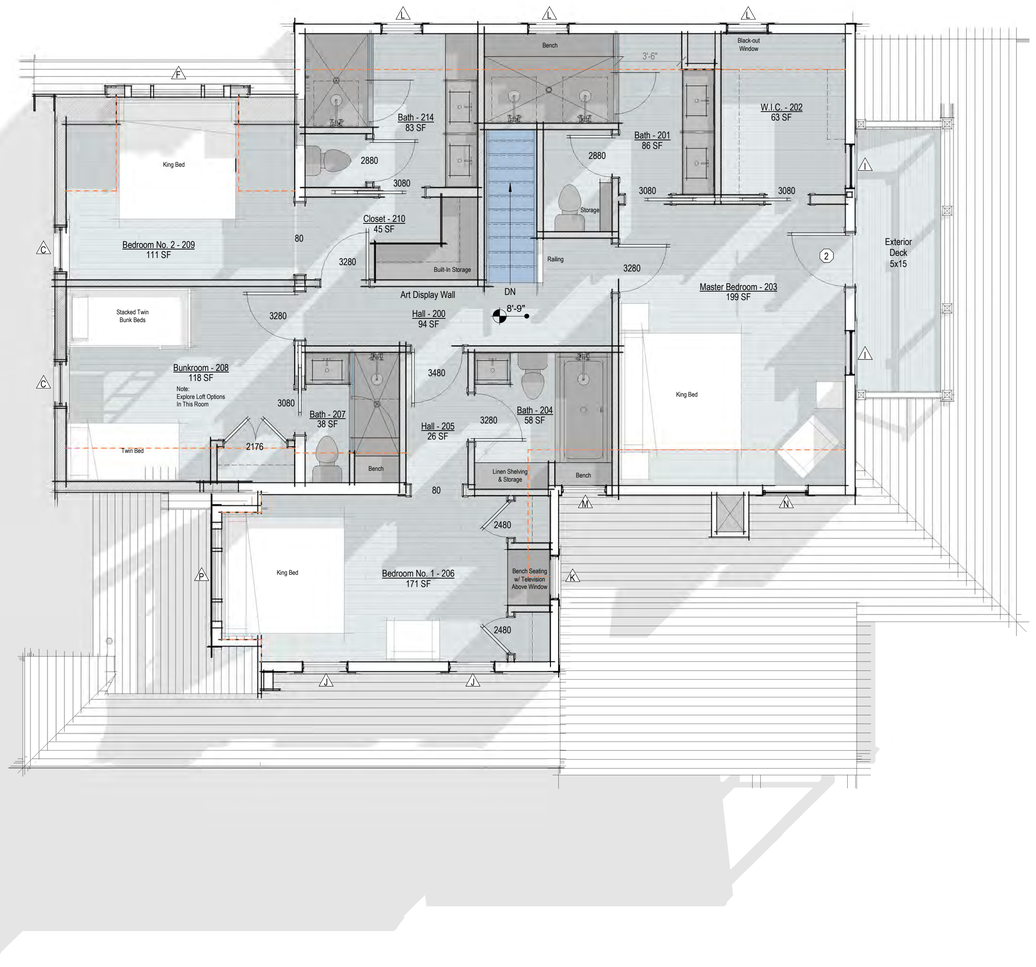

Second Floor Plan - Proposed

1/4" = 1'-0"

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Residence

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Floor Plan - Proposed

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A.1.2

2133

HDC Submission Set 12.18.23



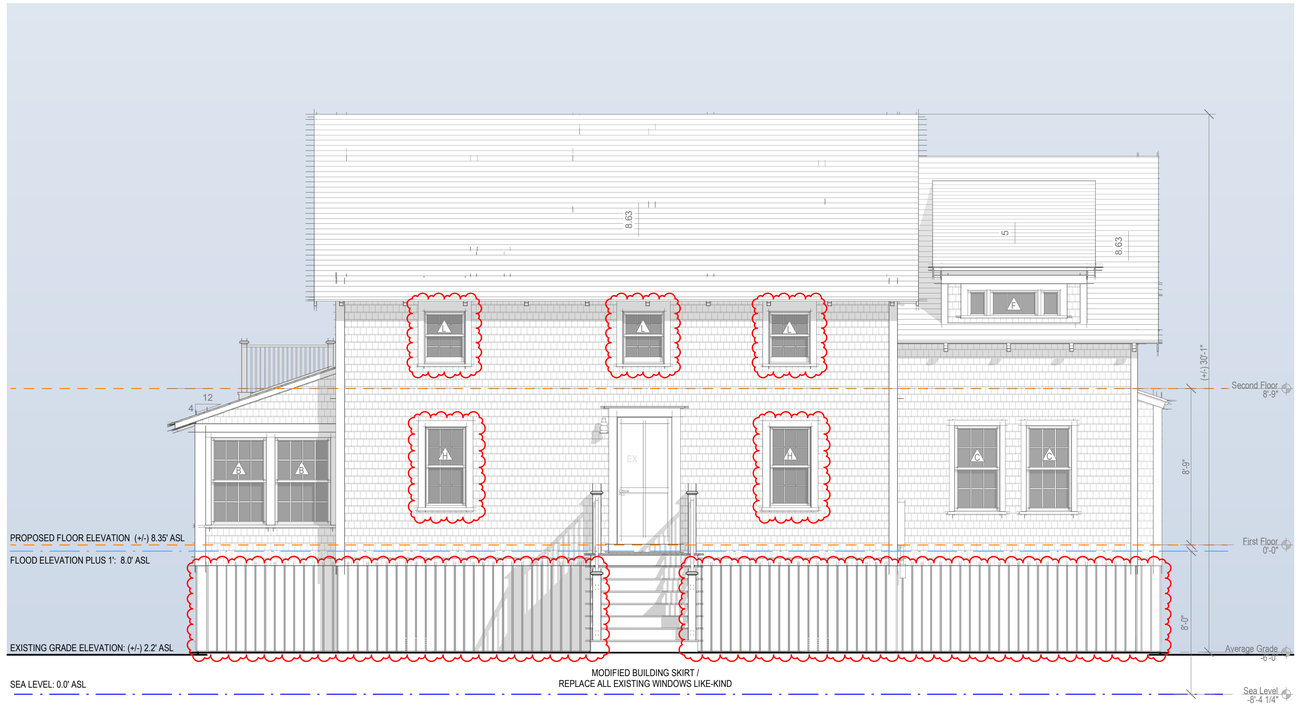
North Elevation - Previously Approved ATS

1/8" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



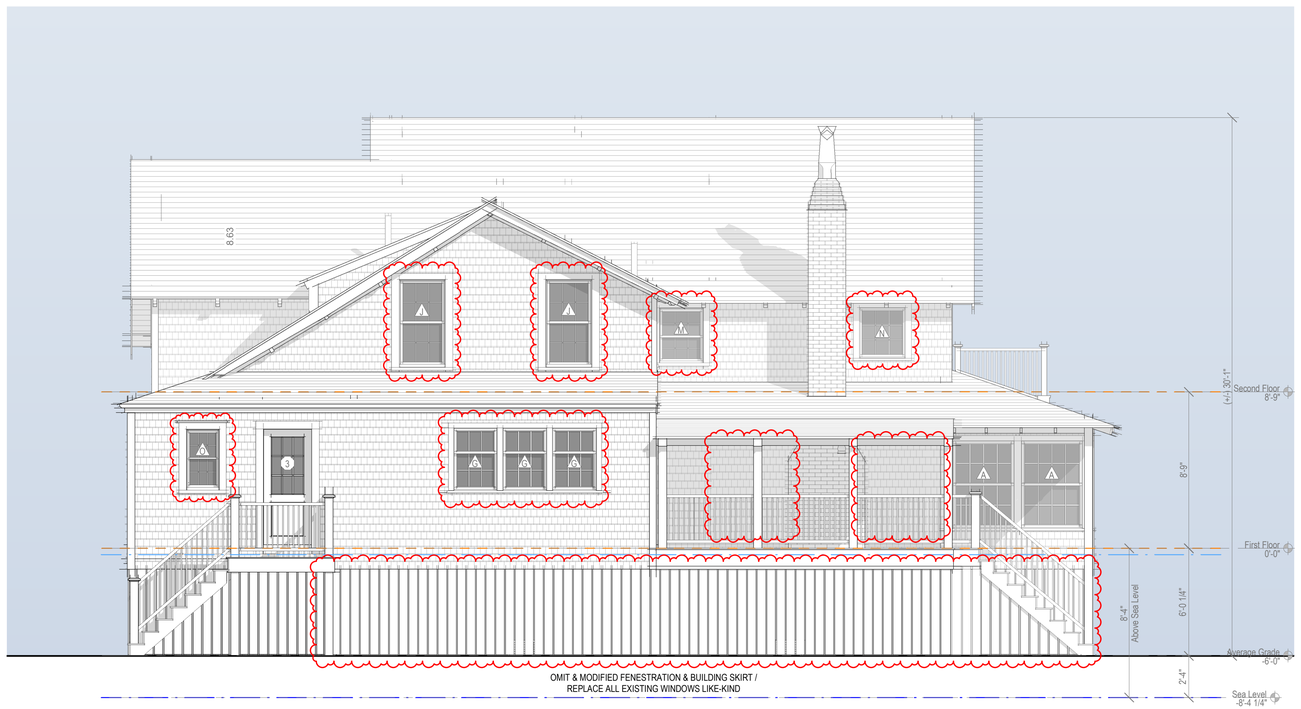
South Elevation - Previously Approved ATS

1/8" = 1'-0"



South Elevation - Existing

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

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Residence

25 Willard Street
Nantucket, MA 02554

emeritus

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Exterior Elevations

Site Information

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Revisions

Revision 1	Date 1

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A.2.1

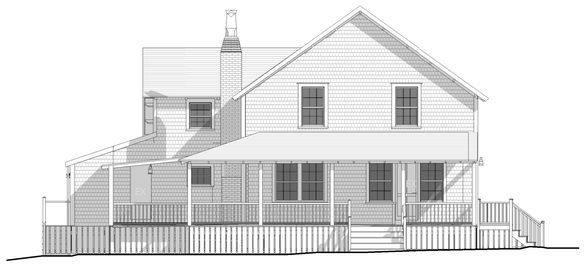
2133

HDC Submission Set 12.18.23



East Elevation - Previously Approved ATS

1/8" = 1'-0"



East Elevation - Existing

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



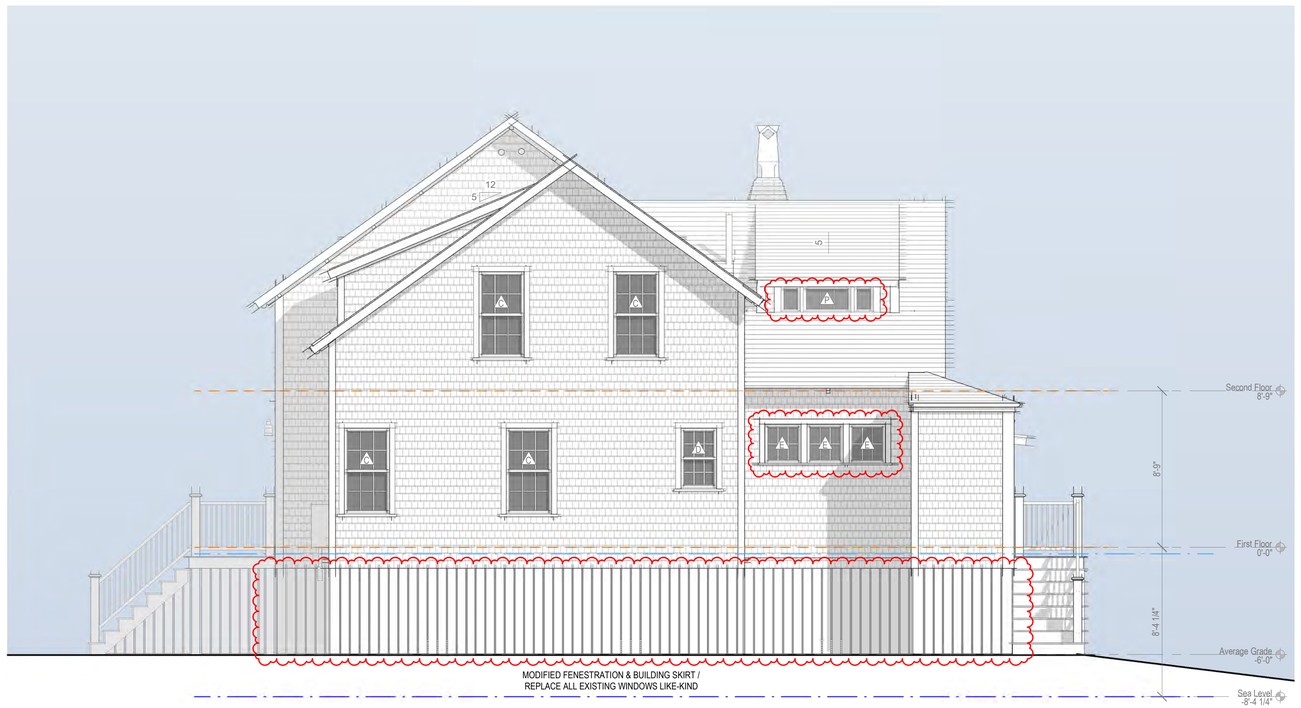
West Elevation - Previously Approved ATS

1/8" = 1'-0"



West Elevation - Existing

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

2133

Residence

25 Willard Street
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Exterior Elevations

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Revisions

Revision 1	Date 1

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A.2.2

2133

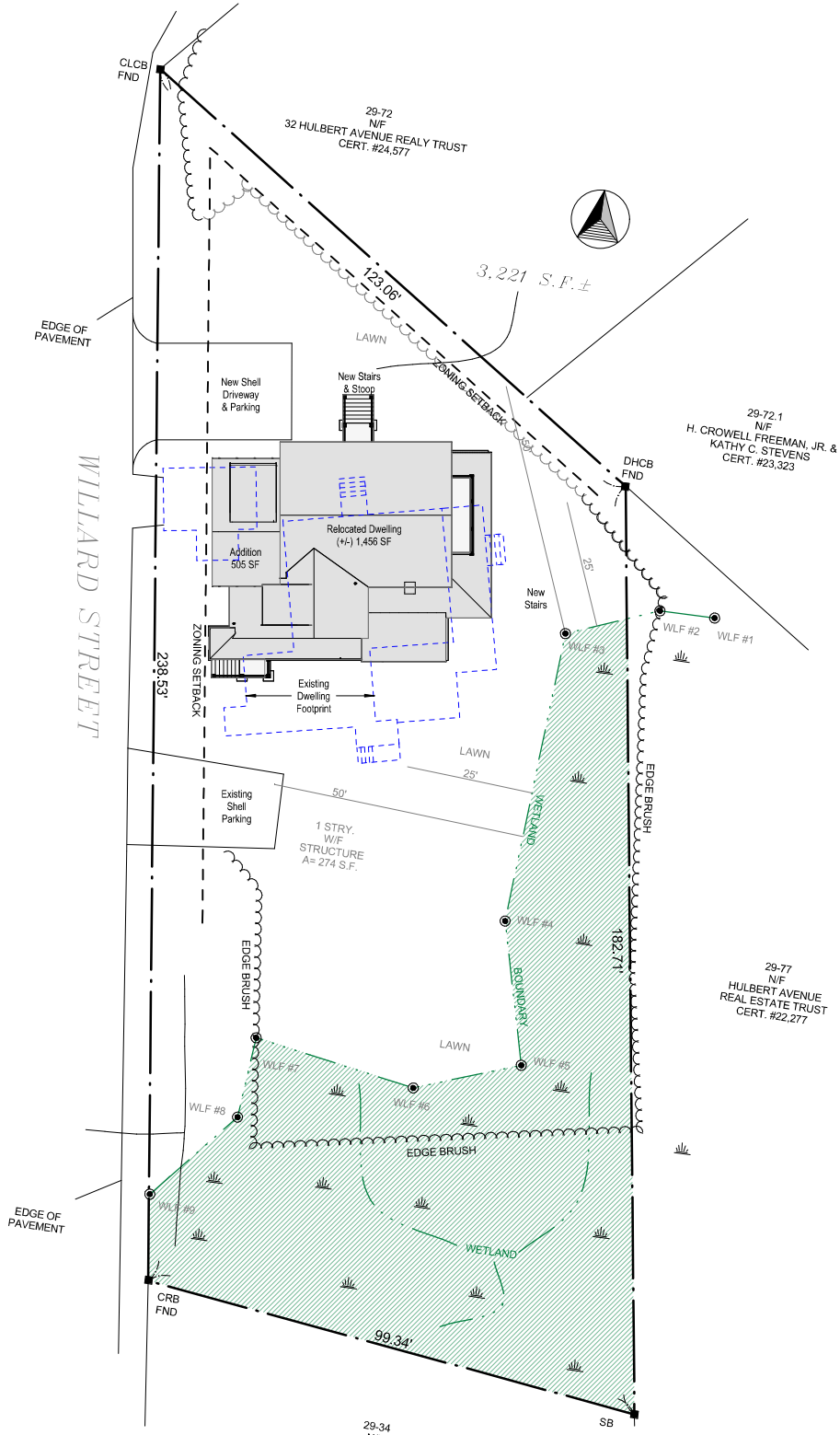
Residence

25 Willard Street
Nantucket, MA 02554



Locus Map

12.18.23



Site Plan

1/16" = 1'-0"



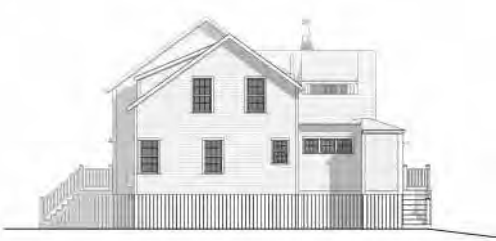
East Elevation



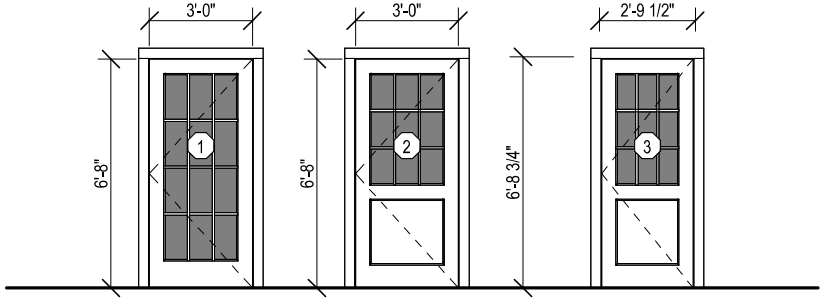
North Elevation



South Elevation



West Elevation



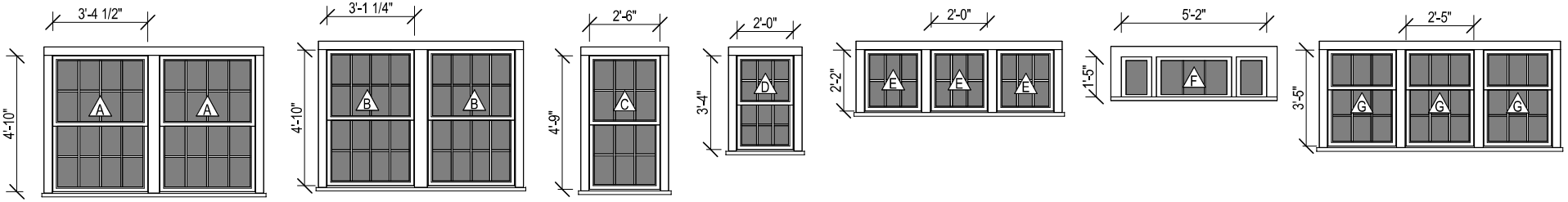
Single French Door
1 Panel 12 Lite TDL
3'-0" W. x 6'-8" H.

Single Door
2 Panel 9 Lite TDL
3'-0" W. x 6'-8" H.

Single Door
2 Panel 9 Lite TDL
5'-8" W. x 6'-8" H.

Door Legend

1/4" = 1'-0"



Double Hung - Pair
8/8 TDL
3'-4 1/2" W. x 4'-10" H.

Double Hung - Pair
8/8 TDL
3'-1 1/4" W. x 4'-10" H.

Double Hung
6/6 TDL
2'-6" W. x 4'-9" H.

Double Hung
6/6 TDL
2'-0" W. x 3'-4" H.

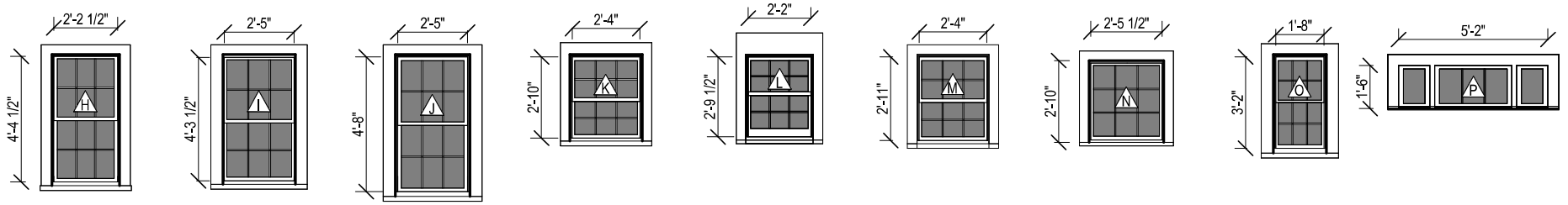
Fixed - Triple
6 Lite TDL
2'-0" W. x 2'-2" H.

Fixed - Transom
5 Lite TDL
5'-2" W. x 1'-5" H.

Cottage - Triple
3/6 Lite TDL
2'-5" W. x 3'-5" H.

Window Legend - Proposed

1/4" = 1'-0"



Double Hung
6/6 TDL
2'-2 1/2 W. x 4'-4 1/2" H.

Double Hung
6/6 TDL
2'-5 W. x 4'-3 1/2" H.

Double Hung
6/6 TDL
2'-5" W. x 4'-8" H.

Double Hung
6/6 TDL
2'-4" W. x 2'-10" H.

Double Hung
6/6 TDL
2'-2" W. x 2'- 9 1/2" H.

Double Hung
6/6 TDL
2'-4" W. x 2'- 11" H.

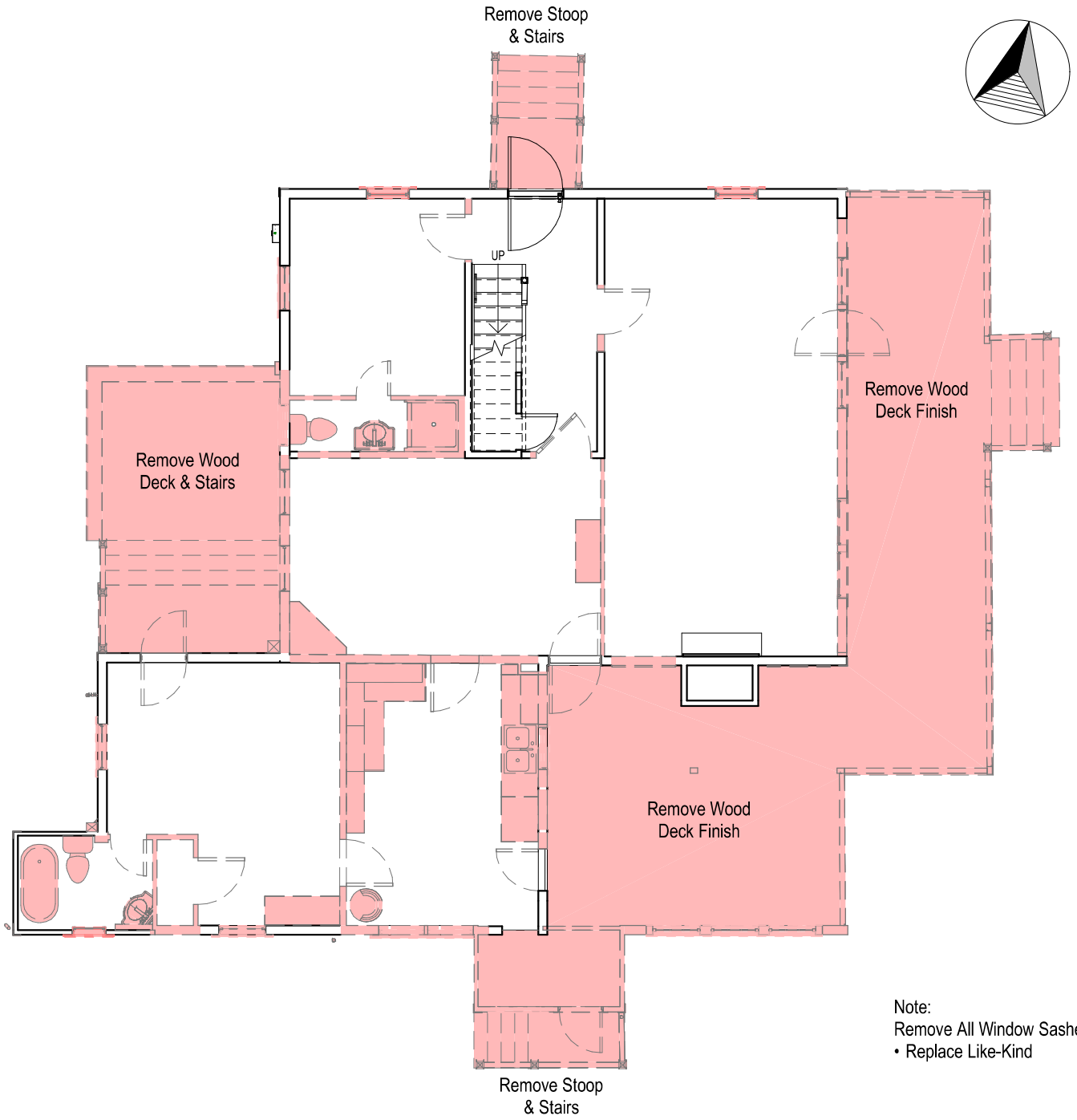
Fixed
9 Lite TDL
2'-5 1/2" W. x 2'-10" H.

Double Hung
6/6 TDL
1'-8" W. x 3'-2" H.

Fixed
5 Lite TDL
5'-2" W. x 1'-6 H.

Window Legend - Repacement Like-Kind

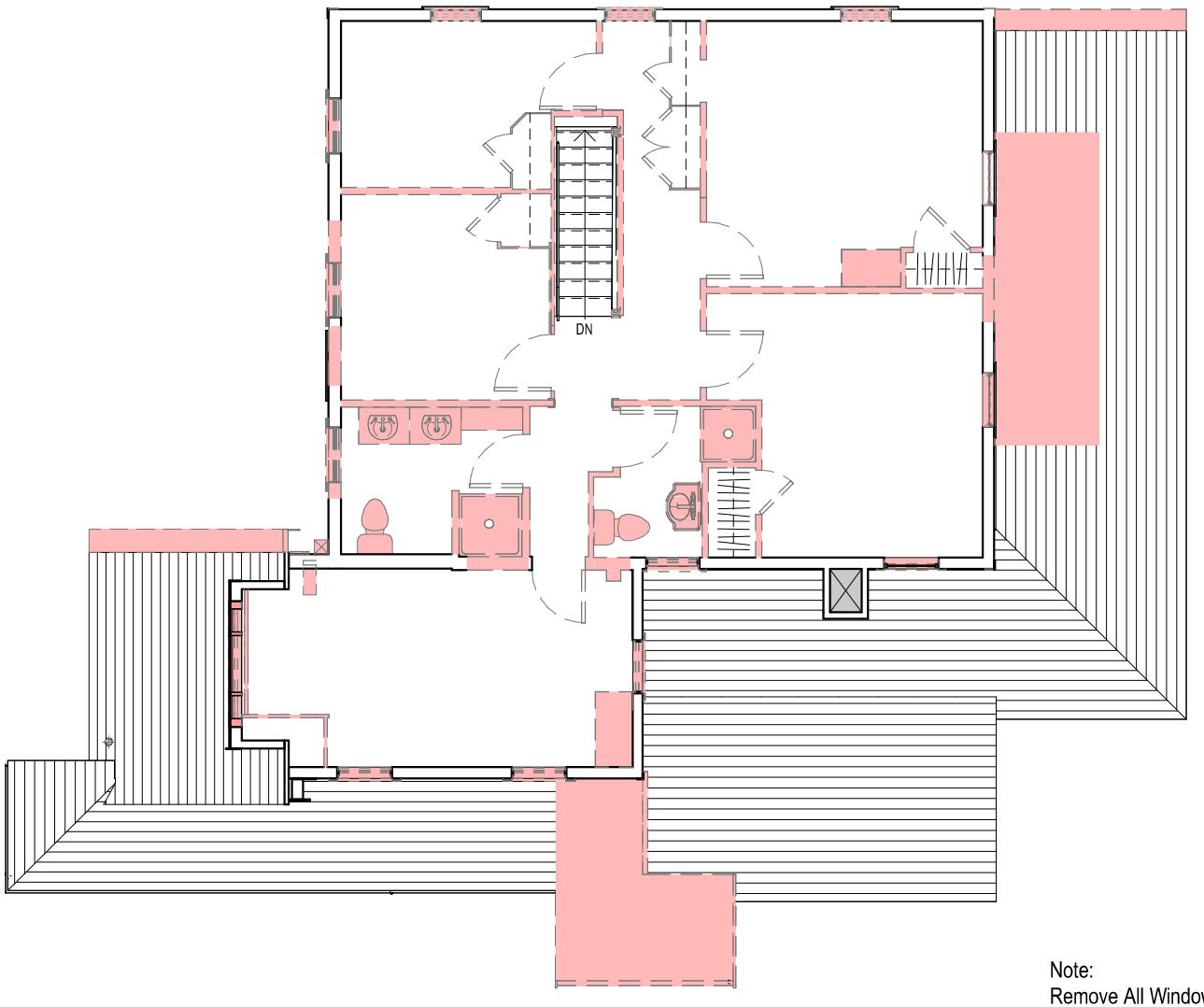
1/4" = 1'-0"



Note:
Remove All Window Sashes
• Replace Like-Kind

First Floor Plan - Demolition

1/8" = 1'-0"



Note:
Remove All Window Sashes
• Replace Like-Kind

Second Floor Plan - Demolition

1/8" = 1'-0"



North Elevation - Demolition

1/8" = 1'-0"



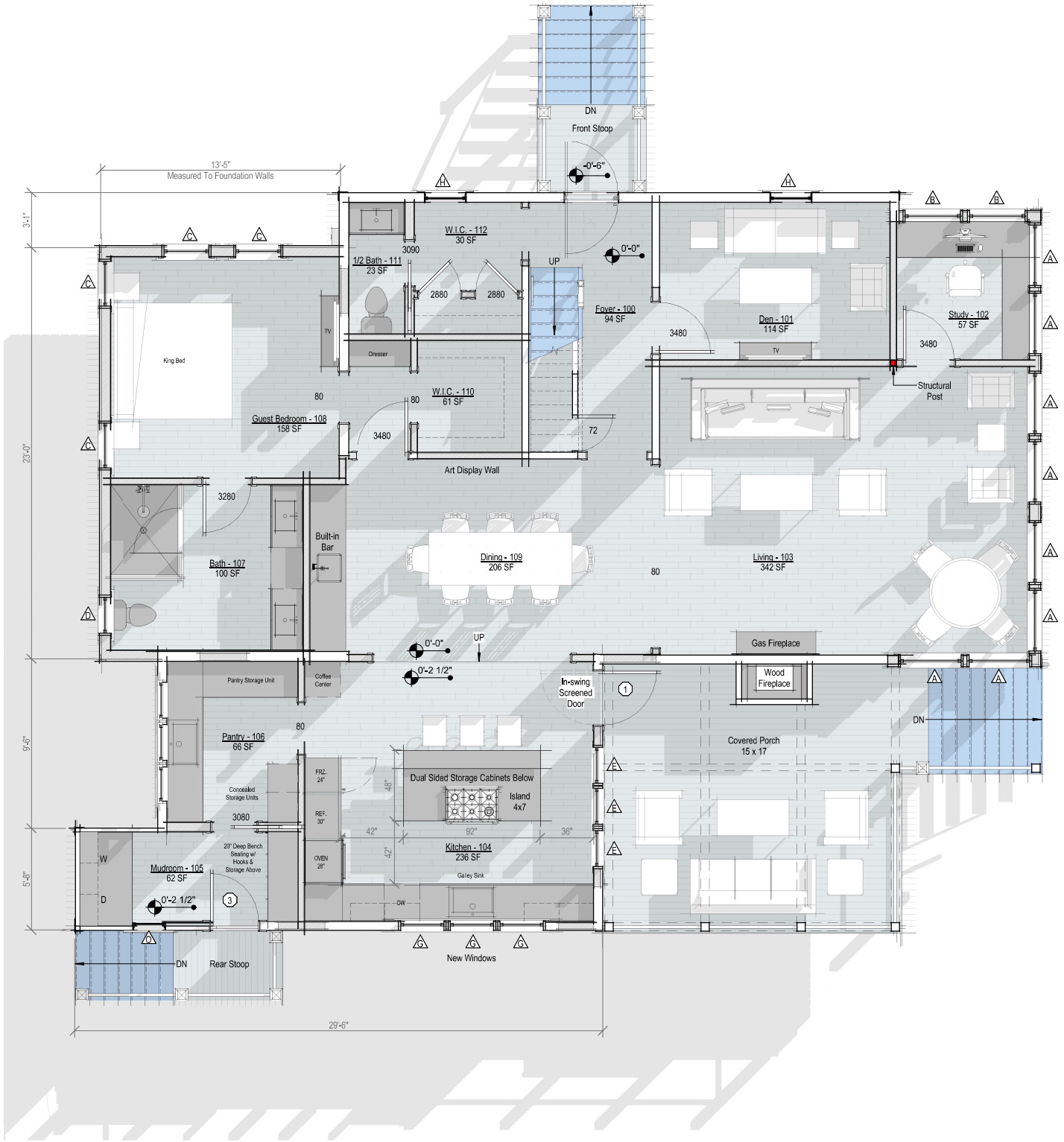
West Elevation - Demolition

1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"



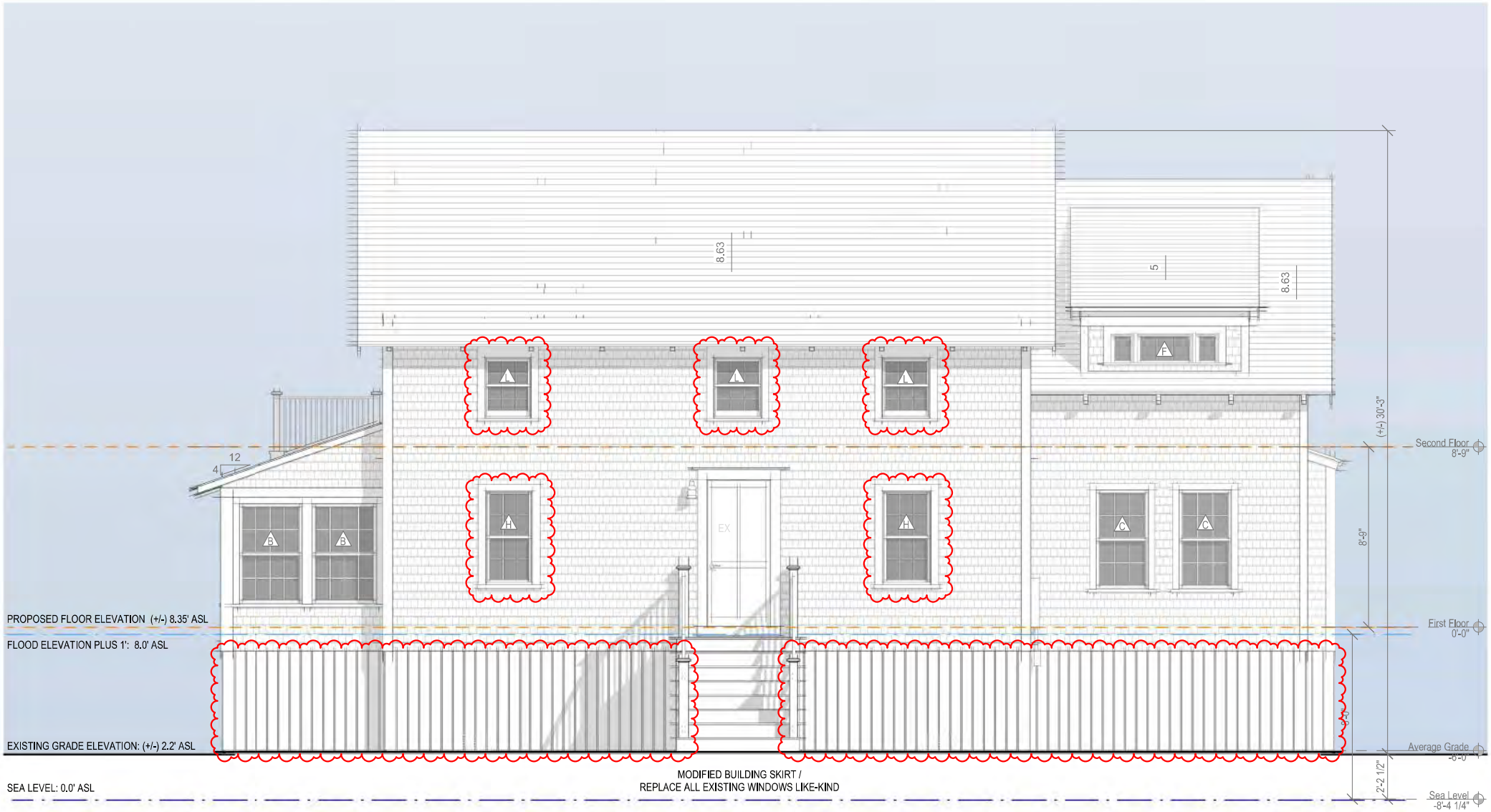
First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



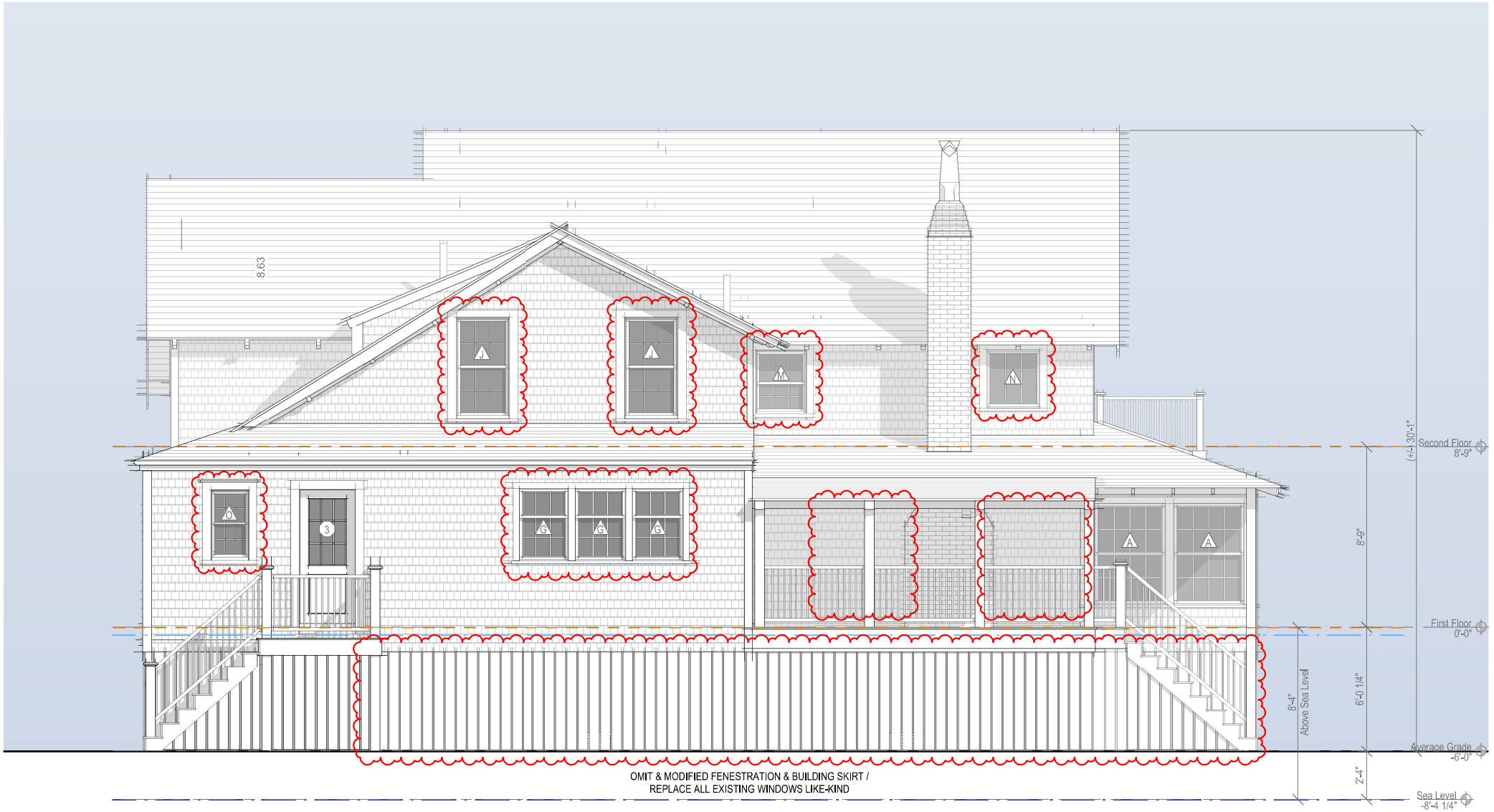
North Elevation - Previously Approved ATS

1/8" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved ATS

1/8" = 1'-0"



South Elevation - Existing

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Approved ATS

1/8" = 1'-0"



East Elevation - Existing

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved ATS

1/8" = 1'-0"



West Elevation - Existing

1/8" = 1'-0"

25 WILLARD STREET NANTUCKET
WINDOW REPLACEMENT

Property owners and developers undertaking rehabilitation projects for both Tax Act Certification and Section 106 Compliance are encouraged to repair and retain existing historic windows. However, in some cases, the windows may have deteriorated and may need to be replaced. In order to show a need for total window replacement, the condition of the existing windows must be documented and their replacements must conform to the Secretary of Interior's *Standards for Rehabilitation.*

Survey

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced. It is recommended that the survey be conducted and completed by someone who is knowledgeable in the field of architectural conservation or building conservation.

In order to complete a window survey the following information is needed:

- Drawings
- Clear, color, detailed, photographs or representative windows (all major window types, all elevations, and windows in varying conditions of deterioration), numbered to coincide with the elevation drawings. Including the following:
    1. full frame photographs of individual windows of the exterior.
    2. close-up views of intersections of sills and frames (exterior)
    3. close up views of sash focusing on bottom rail and muntins (if existing)
    4. full frame photographs of individual windows from the interior
    5. close-up views of sills and bottom rails from the interior.
- A completed survey form. (see enclosed)

The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would b a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows." Class One,

Note:
We Intend To Retain All Existing Windows Not Affected By The Proposed Addition - Refer To Schedule Notes For Specific Information

"Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, reglazing, weather-stripping, caulking, and repainting. Class Two, "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and regluing the existing material. Class Three, "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric. In Class Four, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is Class I, II, III, or IV. After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement

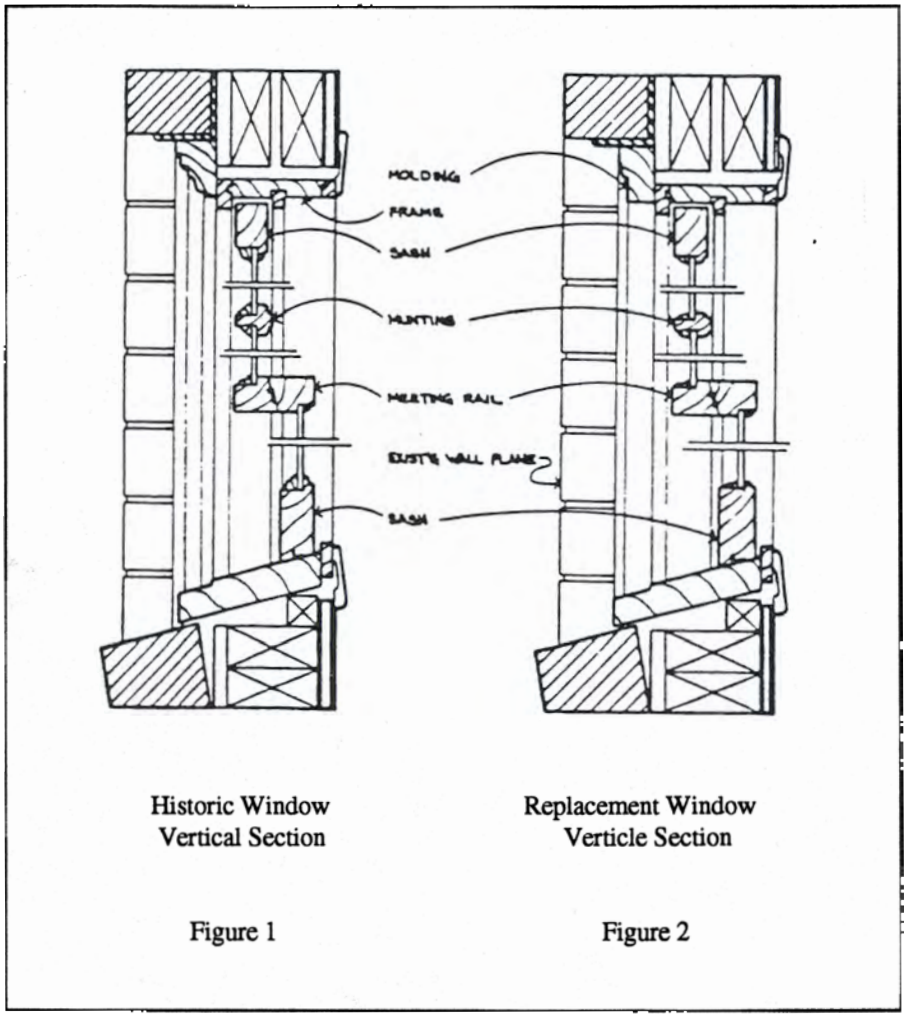
The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building.

Therefore, window sections will be required for all projects involving total window replacement. In order to compare the original and new profiles, the following information is needed:

- Full horizontal and vertical sections of the existing windows (3"=1'0")
- Full horizontal and vertical sections of the proposed replacement windows (3'=1'0"). If historic windows do not exist in the building and no evidence of the historic appearance can be located, then only proposed sections are required.

Window sections must be carefully detailed so that all parts of the window are shown and materials are specified. A section must show the profiles of muntins, meeting rails, sash, frames, and moldings. It should also show the window's relationship to the existing wall. Below are examples of vertical window sections of both a historic and a replacement window. The new window's profile closely resembles that of the existing window and therefore meets the Secretary of Interior's *Standards for Rehabilitation.*

Example:



Historic Window
Vertical Section

Figure 1

Replacement Window
Verticle Section

Figure 2

To summarize, owners are encouraged to repair the existing windows rather than replace them. If they existing condition of the window, as documented by a window survey, indicates that the window has deteriorated, then the windows may be replaced. All replacement windows will match the originals as closely as possible and must conform to the Secretary of Interior's *Standard for Rehabilitation.*

Replacements where there are no historic windows

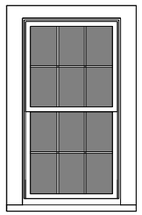
Historic windows make a significant contribution to the character of most historic buildings, but many rehabilitation projects begin with a building that has no historic windows. Whether new windows will replace ones that have been previously replaced or will fill openings where windows are entirely missing, the new windows must be consistent with the historic character of the building. The existence of inappropriate replacement windows does not justify further replacements that are not compatible with the building.

The ideal basis for the design of a replacement window is the original historic window. Information on the appearance of the historic window can come from physical evidence that survives in the building or from historic photographs. Evidence of missing historic windows can be misinterpreted, however, and can lead to an inappropriate choice of replacement windows. Especially when working from information on a limited portion of the building, it is important to understand that all windows in a building may historically not have been the same.

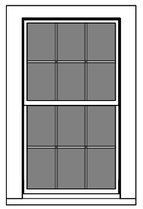
Just as the quality and refinement of masonry may differ between the façade and the rear or side elevation, reflecting a hierarchy in the design of the building, the details of the windows may also vary, similarly reflecting issues of cost and appearance. It is obvious that refined face brick with tooled, tinted mortar is more costly masonry than common brick with coarse joints of plain mortar. It may be less obvious that until the 1920's a large-paned, 1/1 window was more costly than a 2/2 or 6/6 window. Prior to the mechanization of glass manufacturing, the added cost of a large piece of glass exceeded the cost of the wooden muntin structure that supported multiple smaller pieces of glass. Thus, a large, mid-19th century house might have 2/2 windows on major elevations yet have 6/6 windows on a rear wing; or a turn-of-the-century office block might have 1/1 plate glass windows on street facades, but 2/2 windows on an alley elevation. Glass size is not the only aspect of windows that may differ from one part of the building to another. In urban areas where the spread of fire was a concern, windows in close proximity to other buildings such as those that faced a narrow alley were often metal, instead of wood as would be typical on the primary façade.

Though a single surviving historic window can provide the basis for replacement windows that can significantly improve the overall historic character of a building, such evidence must be evaluated in the context of the design of the building itself. The more that is understood about the factors affecting the choice of windows, the more likely limited historical evidence can be correctly interpreted.

NEW TYPE J

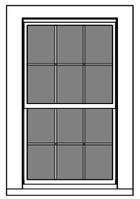


Type 1
Double Hung
6/6 TDL
2'-7" W. x 4'-11" H.



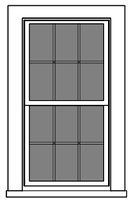
Type 2
Double Hung
6/6 TDL
2'-7" W. x 4'-9" H.

NEW TYPE I

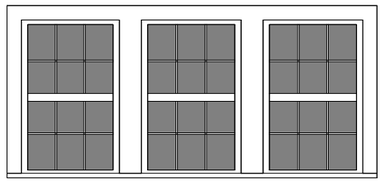


Type 3
Double Hung
6/6 TDL
2'-6" W. x 4'-6" H.

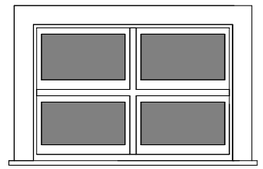
NEW TYPE H



Type 4
Double Hung
6/6 TDL
2'-4" W. x 4'-6" H.

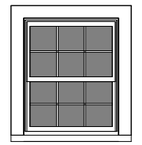


Type 5
Double Hung - Triple
6/6 TDL
3'-3" W. x 4'-6" H.



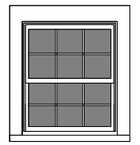
Type 6
Double Hung
6/6 TDL
5'-3" W. x 3'-7" H.

NEW TYPE M



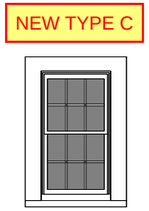
Type 7
Double Hung
6/6 TDL
2'-6" W. x 3'-1" H.

NEW TYPE K



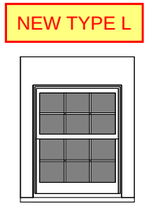
Type 8
Double Hung
6/6 TDL
2'-6" W. x 3'-0" H.

NEW TYPE C

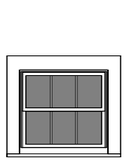


Type 9
Double Hung
6/6 TDL
1'-10" W. x 3'-5" H.

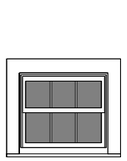
NEW TYPE L



Type 10
Double Hung
6/6 TDL
2'-4" W. x 3'-0" H.

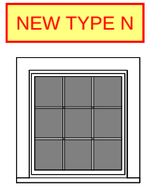


Type 11
Double Hung
3/3 TDL
2'-4" W. x 2'-2" H.

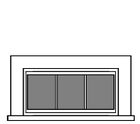


Type 12
Double Hung
3/3 TDL
2'-4" W. x 2'-1" H.

NEW TYPE N

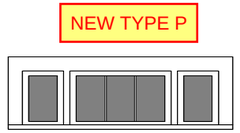


Type 13
Fixed
9 Lite TDL
2'-4" W. x 2'-10" H.

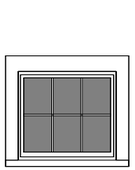


Type 14
Fixed
3 Lite TDL
1'-3" W. x 2'-6" H.

NEW TYPE P



Type 15
Fixed
5 Lite TDL
5'-11" W. x 1'-11" H.



Type 16
Fixed
6 Lite TDL
2'-7" W. x 2'-4" H.

Residence
25 Willard Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	29 / 33
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft

Window Schedule
Scale: 1/4" = 1'-0"
04.27.23

emeritus
8 Williams Lane
Nantucket, MA 02554
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www.emeritusltd.com



Residence
25 Willard Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	29 / 33
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft

Window Survey - East Elevation

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

04.27.23

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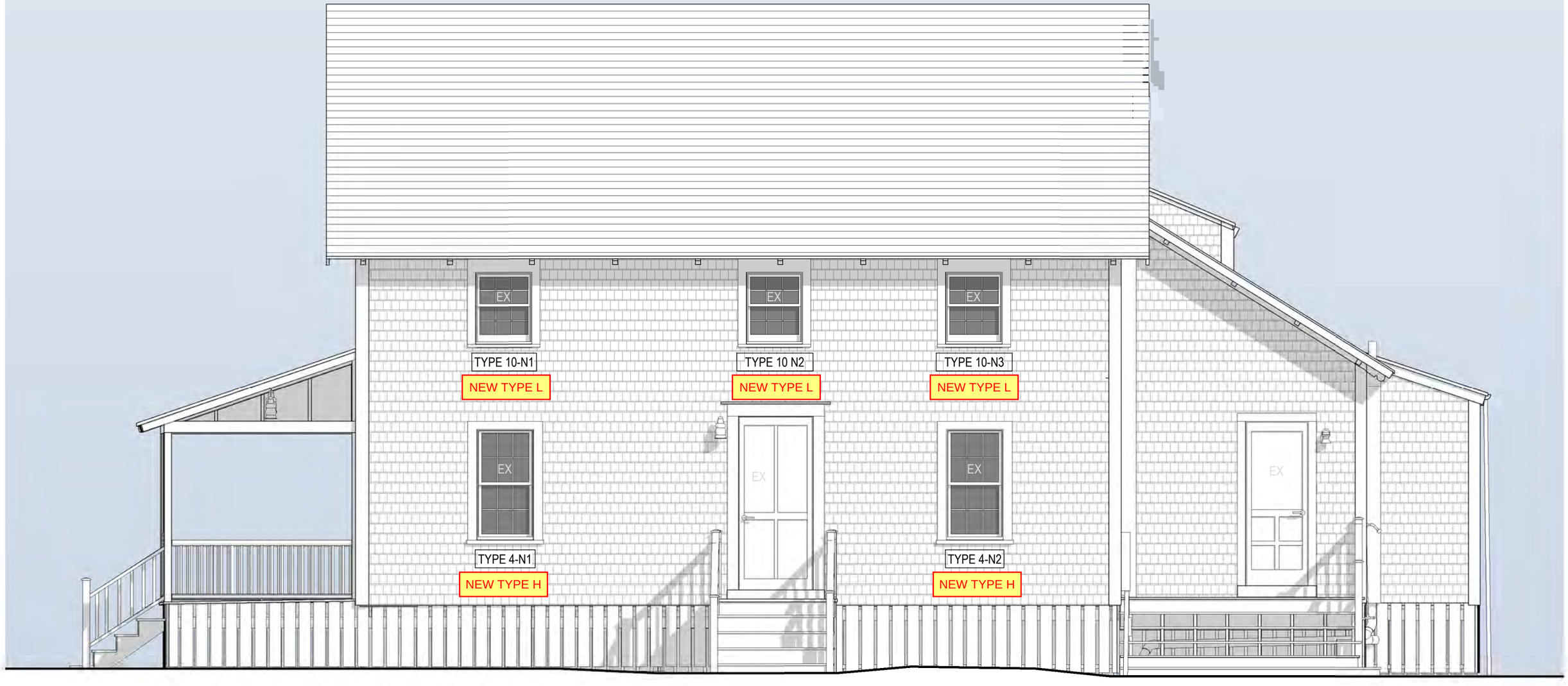

Residence
25 Willard Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	29 / 33
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft

Window Survey - North Elevation
Scale: 1/4" = 1'-0"
04.27.23

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Residence
25 Willard Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	29 / 33
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft

Window Survey - West Elevation

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

04.27.23

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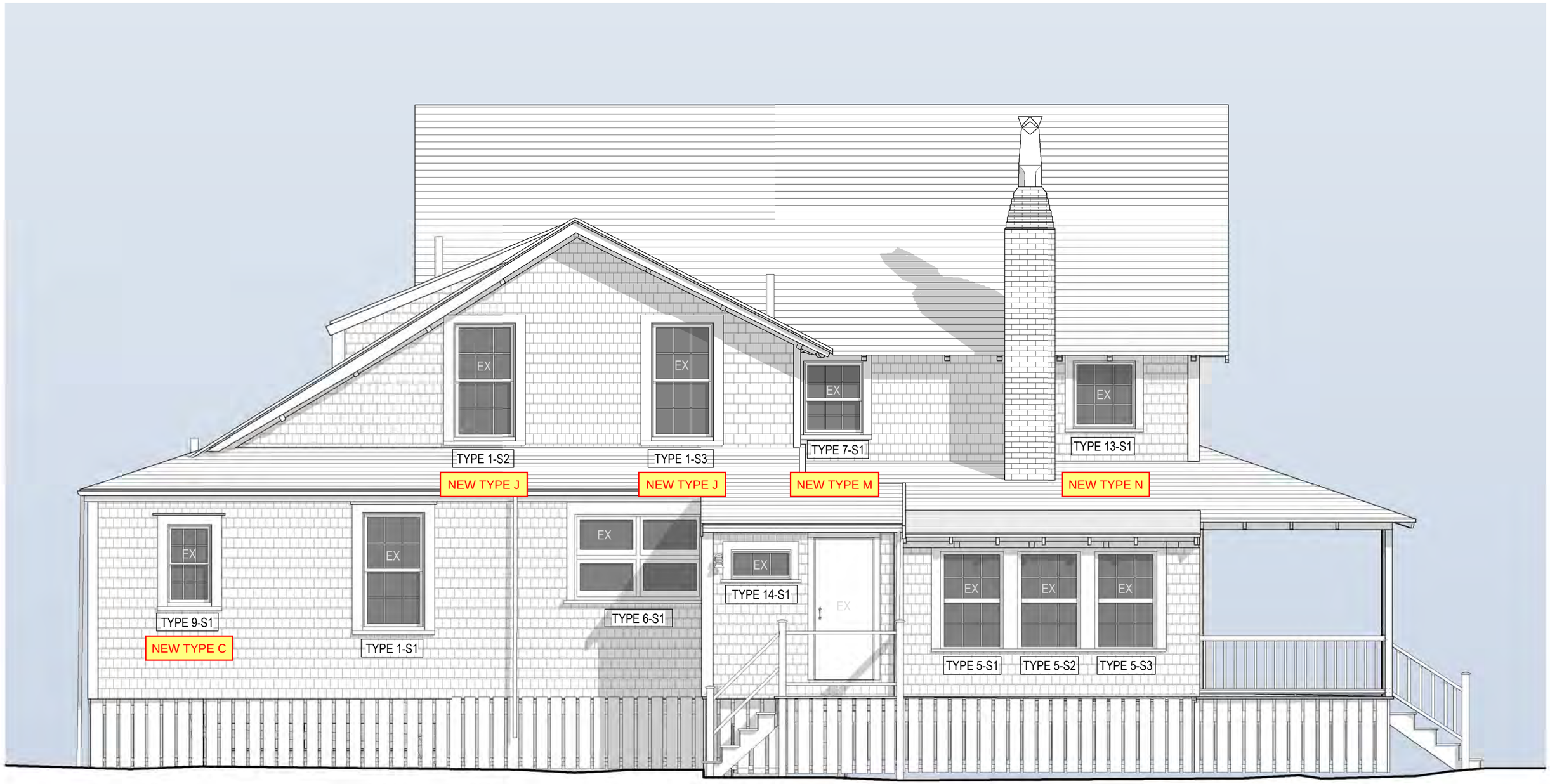

Residence
25 Willard Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	29 / 33
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft

Window Survey - South Elevation

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

04.27.23

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Window Survey

Date: December 18, 2023
Sheet 1 of 4
Project: 25 Willard Street
East Elevation

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
2-E1	Double Hung	6/6	IV	IV	IV	-	-	IV	N/A		Conflicts w/ Addition - Demolish
2-E2											
2-E3											
2-E4											
11-E1		3/3									
3-E1		6/6									Replace Like-Kind
3-E2											
8-E1											

Note: All Existing Windows & Wood Construction

Window Survey

Date: December 18, 2023
Sheet 2 of 4
Project: 25 Willard Street
North Elevation

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
4-N1	Double Hung	6/6	IV	IV	IV	-	-	IV	N/A		Replace Like-Kind
4-N2	↓	↓	↓	↓	↓	↓	↓	↓	↓		↓
10-N1	↓	↓	↓	↓	↓	↓	↓	↓	↓		↓
10-N2	↓	↓	↓	↓	↓	↓	↓	↓	↓		↓
10-N3	↓	↓	↓	↓	↓	↓	↓	↓	↓		↓

Note: All Existing Windows & Wood Construction

Window Survey

Date: December 18, 2023
Sheet 3 of 4
Project: 25 Willard Street
West Elevation

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
2-W1	Double Hung	6/6	IV	IV	IV	-	-	IV	N/A		Conflicts w/ Addition - Demolish
2-W2											
2-W3											
2-W4											Demolish
2-W5											Conflicts w/ Addition - Demolish
2-W6											
2-W7											
12-W1		3/3									
15-W1	Fixed	5 Lite									Replace Like-Kind

Note: All Existing Windows & Wood Construction

Window Survey

Date: December 18, 2023
Sheet 4 of 4
Project: 25 Willard Street
South Elevation

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
1-S1	Double Hung	6/6	IV	IV	IV	-	-	IV	N/A		Conflicts w/ Addition - Demolish
1-S2	↓	↓	↓	↓	↓	↓	↓	↓	↓		Replace Like-Kind
1-S3											Replace Like-Kind
5-S1											Conflicts w/ Addition - Demolish
5-S2											↓
5-S3		↓									
6-S1		2/2									Replace Like-Kind
7-S1	↓	6/6									↓
13-S1	Fixed	9 Lite									
14-S1	Fixed	3 Lite	↓	↓	↓	↓	↓	↓	↓		Conflicts w/ Addition - Demolish

Note: All Existing Windows & Wood Construction



Residence
25 Willard Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	29 / 33
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft

Existing Conditions

02.13.23

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Residence
25 Willard Street
Nantucket, MA 02554

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02.13.23

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Existing Conditions

02.13.23

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Residence

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02.13.23

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Existing Conditions

02.13.23

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Existing Conditions

02.13.23

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Residence

25 Willard Street
Nantucket, MA 02554

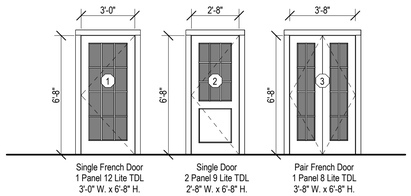
HDC APPROVED DESIGN



East Elevation | North Elevation | South Elevation | West Elevation



Locus Map



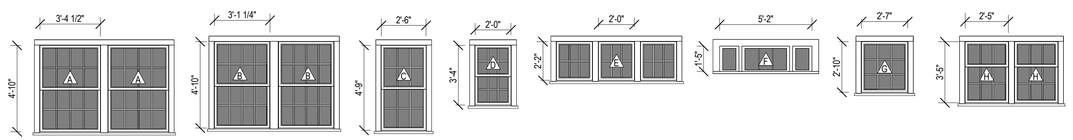
Single French Door
1 Panel 12 Lite TDL
3'-0" W. x 6'-8" H.

Single Door
2 Panel 9 Lite TDL
2'-8" W. x 6'-8" H.

Pair French Door
1 Panel 8 Lite TDL
3'-8" W. x 6'-8" H.

Door Legend

1/4" = 1'-0"



Double Hung - Pair
8/8 TDL
3'-4 1/2" W. x 4'-10" H.

Double Hung - Pair
8/8 TDL
3'-1 1/4" W. x 4'-10" H.

Double Hung
6/6 TDL
2'-6" W. x 4'-9" H.

Double Hung
6/6 TDL
2'-0" W. x 3'-4" H.

Fixed - Triple
6 Lite TDL
2'-0" W. x 2'-2" H.

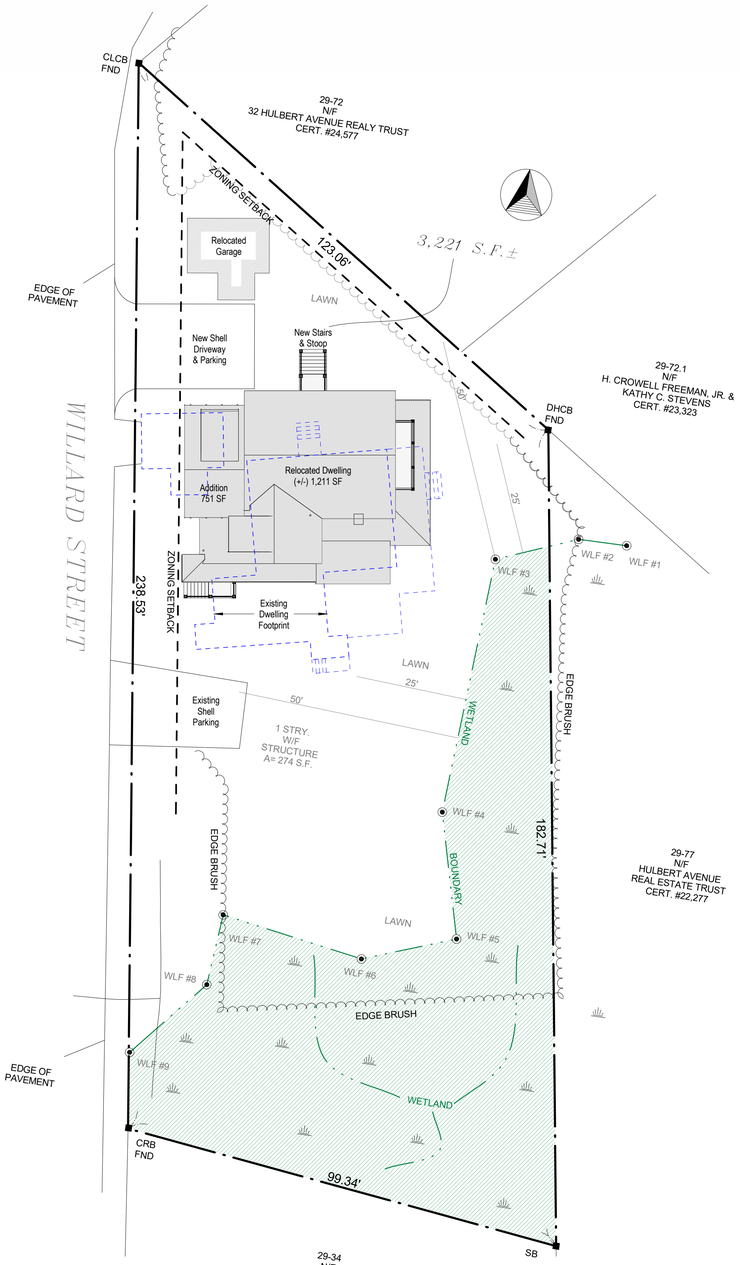
Fixed - Transom
5 Lite TDL
5'-2" W. x 1'-5" H.

Fixed - Triple
9 Lite TDL
2'-7" W. x 2'-10" H.

Cottage - Pair
3/6 Lite TDL
2'-5" W. x 3'-5" H.

Window Legend

1/4" = 1'-0"



Site Plan

1/16" = 1'-0"

HDC ATS Submission Set 11.03.23

2133

Residence

25 Willard Street
Nantucket, MA 02554

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	29 / 33
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	19,756 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	30% / 5,926 sf
Existing G.C.:	(+/-) 1,211 sf
Proposed G.C.:	505 sf
Total Proposed G.C.:	(+/-) 1,716 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

G.1.0 Cover Sheet
A.1.1 Floor Plan - Proposed
A.1.2 Floor Plan - Proposed
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

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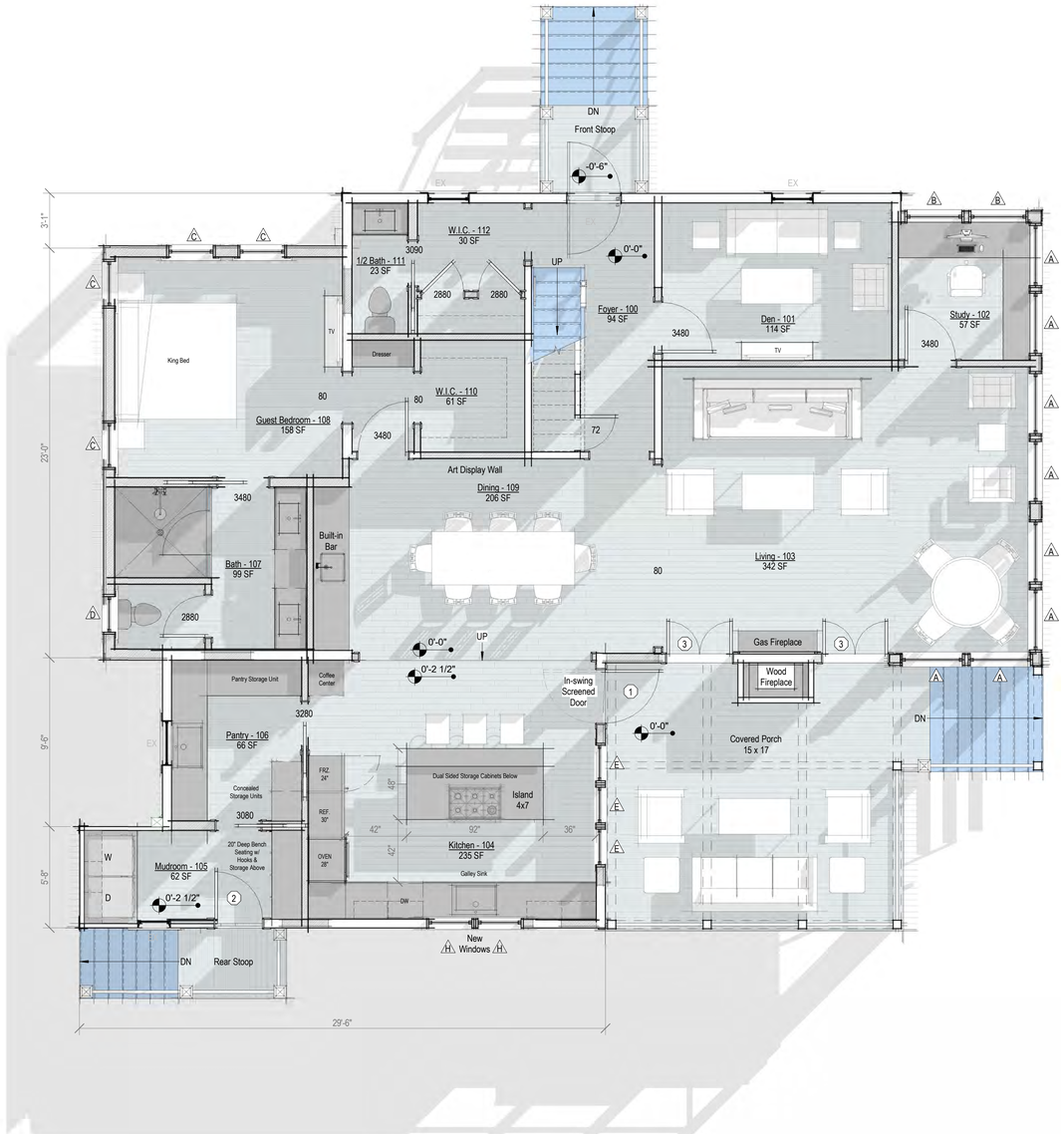
G.1.0
2133

HDC APPROVED DESIGN



First Floor Plan - Proposed

1/4" = 1'-0"

HDC ATS Submission Set 11.03.23

2133

Residence

25 Willard Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plan - Proposed

Site Information

Map & Parcel:	29 / 33
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	19,756 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	30% / 5,926 sf
Existing G.C.:	(+/-) 1,211 sf
Proposed G.C.:	505 sf
Total Proposed G.C.:	(+/-) 1,716 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

G.1.0 Cover Sheet
A.1.1 Floor Plan - Proposed
A.1.2 Floor Plan - Proposed
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

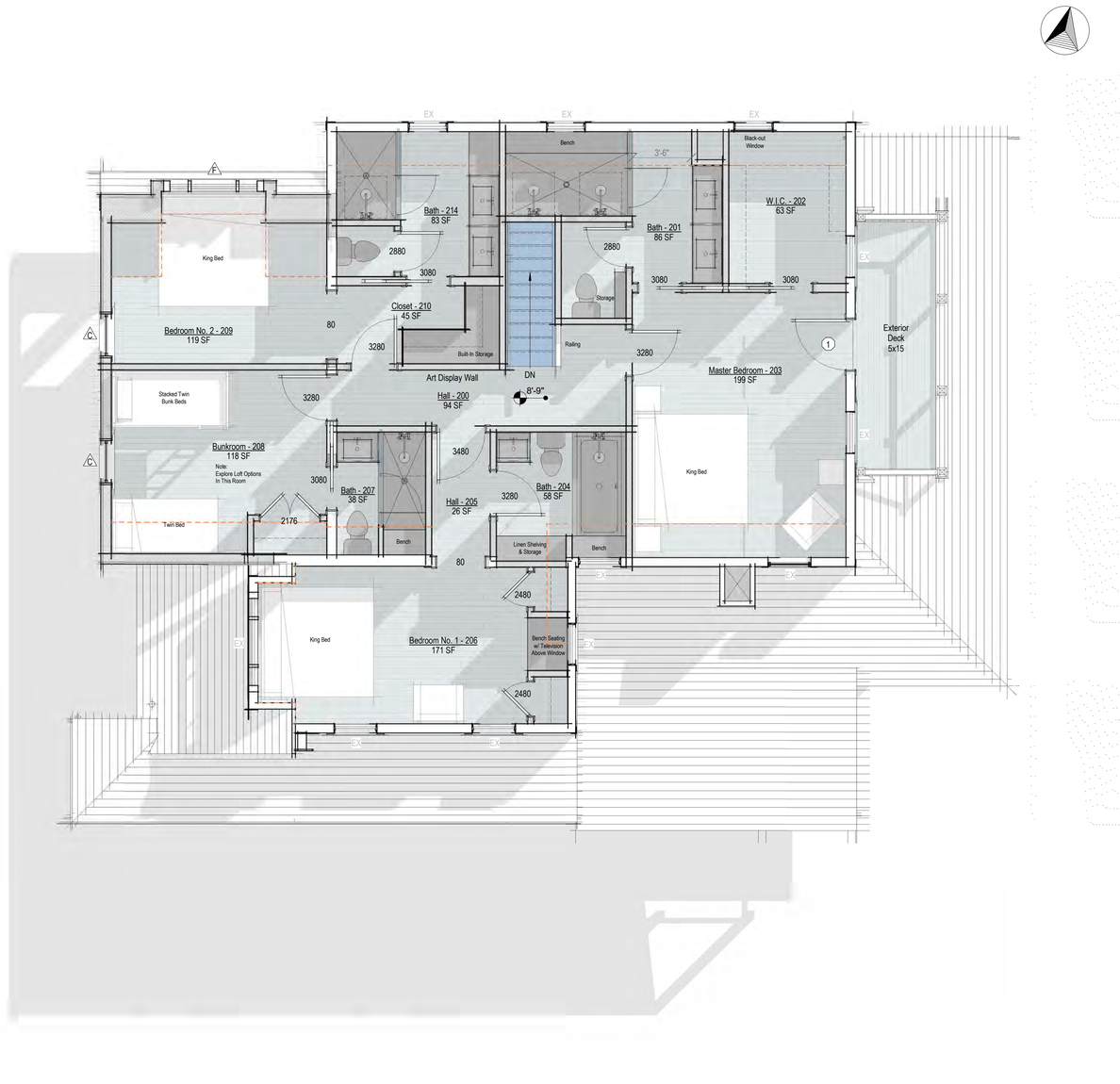
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

HDC APPROVED DESIGN

11.03.23

HDC ATS Submission Set



Second Floor Plan - Proposed

1/4" = 1'-0"

2133

Residence

25 Willard Street
Nantucket, MA 02554

emeritus
8 Williams Lane
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Floor Plan - Proposed

Site Information

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Current Zoning:	R1
Minimum Frontage:	50 ft
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Lot Size:	19,756 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	30% / 5,926 sf
Existing G.C.:	(+/-) 1,211 sf
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A.2.1 Exterior Elevations
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A.1.2

2133

HDC ATS Submission Set 11.03.23



North Elevation - Previously Submitted

1/8" = 1'-0"

HDC APPROVED DESIGN



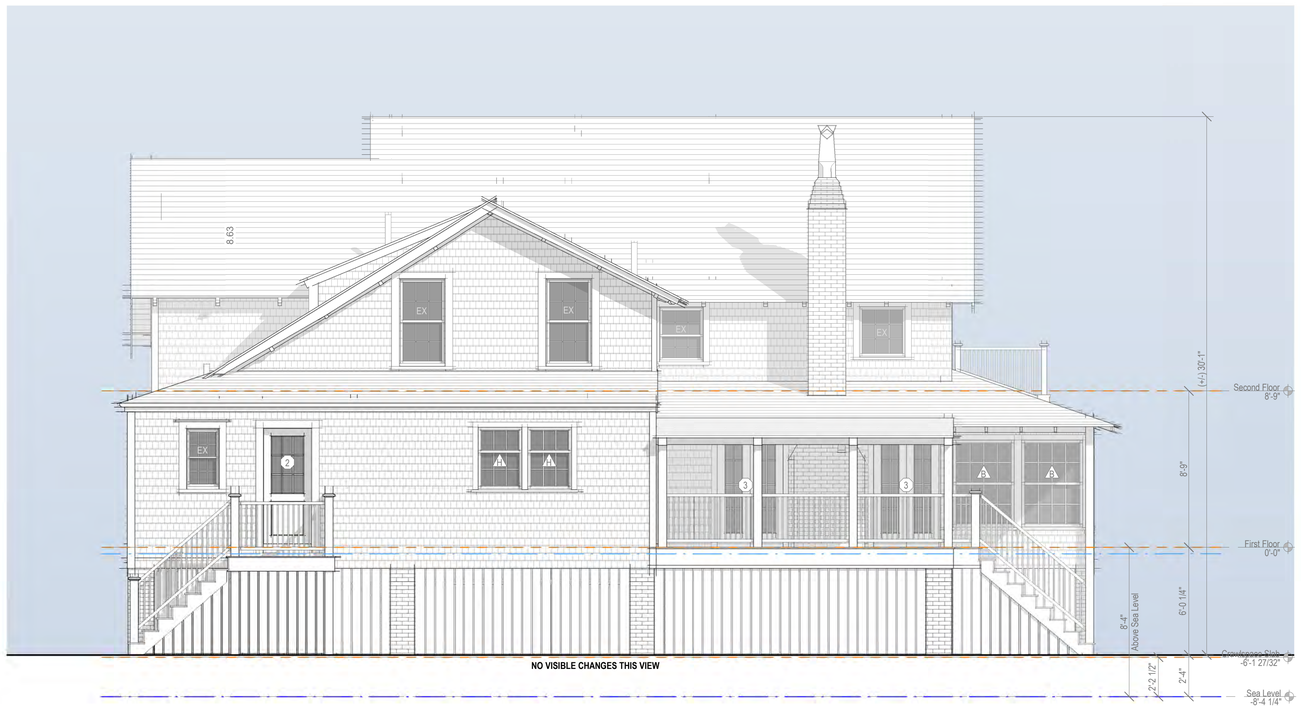
North Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

2133

Residence

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Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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Exterior Elevations

Site Information

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A.2.1

2133

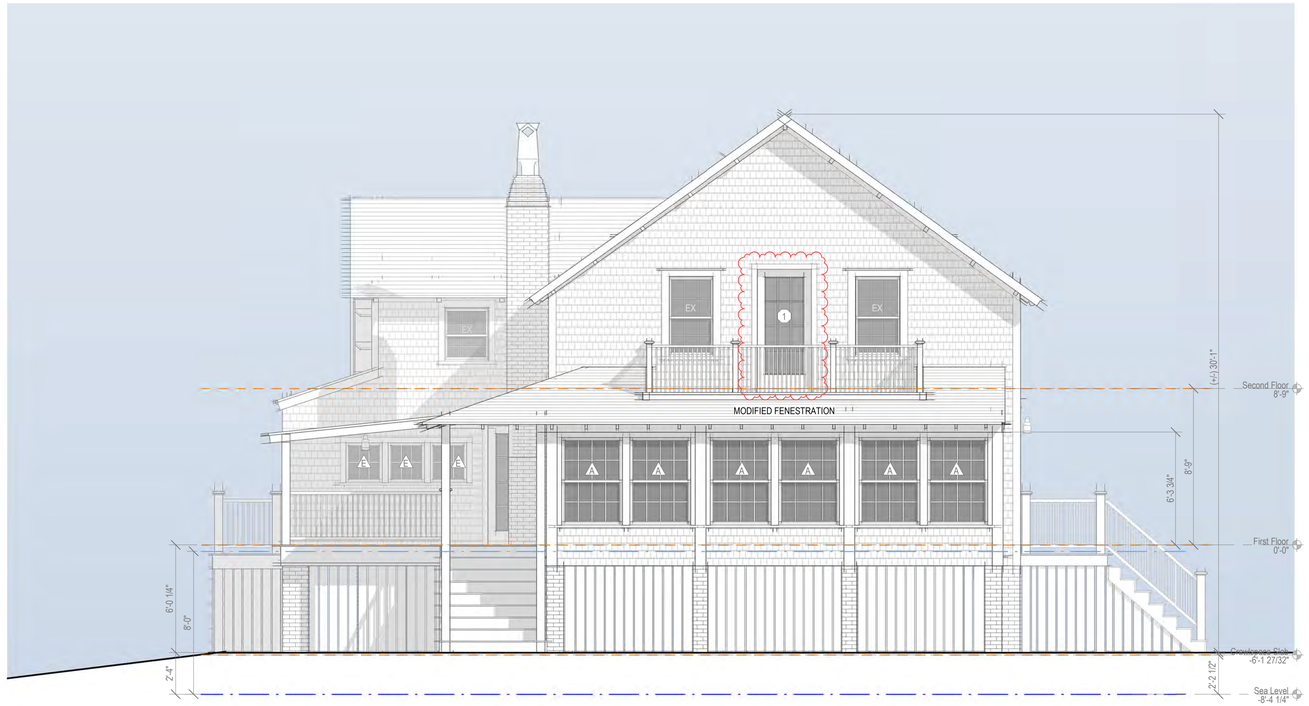
HDC ATS Submission Set 11.03.23



East Elevation - Previously Submitted

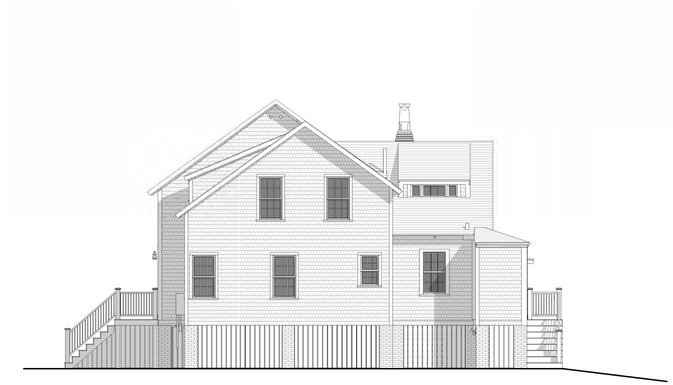
1/8" = 1'-0"

HDC APPROVED DESIGN



East Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"

2133

Residence

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8 Williams Lane
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www.emeritusltd.com

Exterior Elevations

Site Information

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A.2.2

2133

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°. 150

Street & Number of Proposed Work: 26 Quidnet Path

Owner of record: Quidnest LLC

Mailing Address: 25 Jennifer Lane
New Canaan, CT 06840

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: _____

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: 41'-10" Sq. Footage 1st floor: 1143 sf Decks/Patio: Size: 18'6"x42' ☑ 1st floor ☐ 2nd floor
Width: 43'-6" Sq. footage 2nd floor: 943 sf Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0" South " East " West "
Height of ridge above final finish grade: North 24'-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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 6 /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 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) _____ Corner boards 4½" Frieze _____
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 4"

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
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 12/18/23 Signature of owner of record _____ Signed under penalties of perjury

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:

_____ 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) http://www.mapgeo.com/NantucketMA/.

_____ 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 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:

_____ 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.

_____ 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.

emeritus

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 _____on the following statement:

I _____, 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)



Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

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 _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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.

Anne Coderre _____

Signature Date

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: 26 Quidnet Path

Tax Map Number: 21 Parcel Number: 150

Owner of Record: 26 Quidnest LLC

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: 12.18.23

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.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... 26 Quidnest LLC

MAILING ADDRESS..... 25 Jennifer Lane New Canaan, CT 06840

PROPERTY LOCATION..... 26 Quidnet Path

ASSESSORS MAP/PARCEL..... 21 / 150

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.12.11 10:55:47 -05'00'

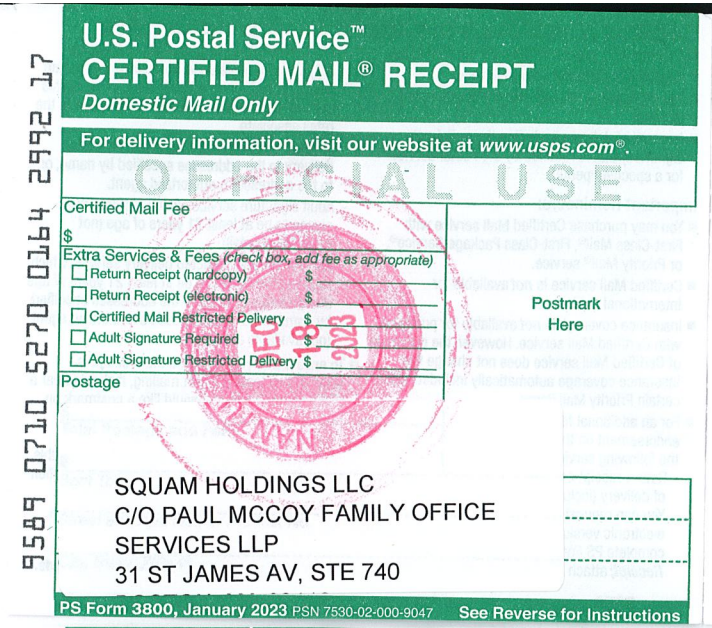
December 11, 2023

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
21	26	3	FLORENCE CHARLOTTE TRST	FOUR NAAUMA LANE NOM TRUST	274 BEACON ST	BOSTON	MA	02116	4 NAAUMA LN
21	148		SQUAM HOLDINGS LLC	C/O PAUL MCCOY FAMILY OFFICE SERVICES LLP	31 ST JAMES AV, STE 740	BOSTON	MA	02116	10 SQUAM RD
21	149		DARLING HYMAN G TR	C/O NICHOLAS MARIANO & MARY JEAN PICKNELLY	985 LONGMEADOW ST	LONGMEADOW	MA	01106	30 QUIDNET PATH
21	151		PETRINI ROBERT T TR	RT PETRINI REVOCABLE TRUST	25 THUNDER MOUNTAIN RD	GREENWICH	CT	06831	22 QUIDNET PATH
Count:	**4**								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Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
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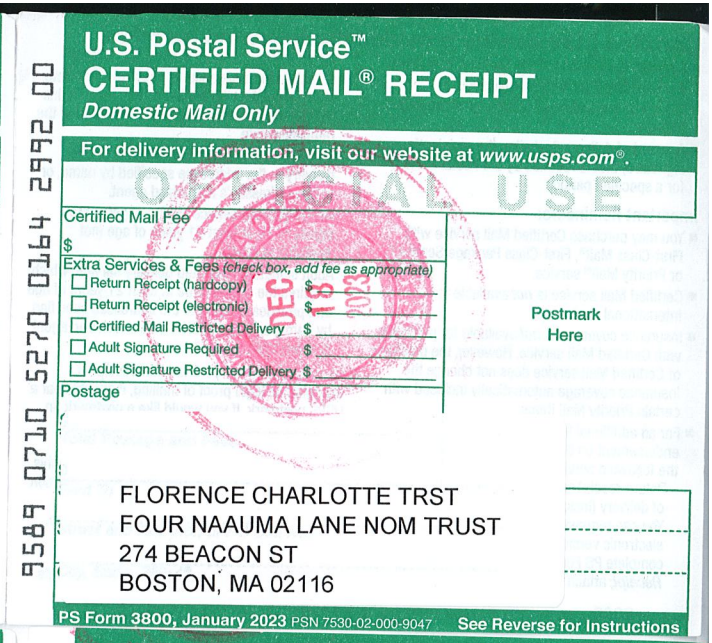
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
Postmark Here
DEC 18 2023
SQUAM HOLDINGS LLC
C/O PAUL MCCOY FAMILY OFFICE
SERVICES LLP
31 ST JAMES AV, STE 740
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
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Adult Signature Required $
Adult Signature Restricted Delivery $
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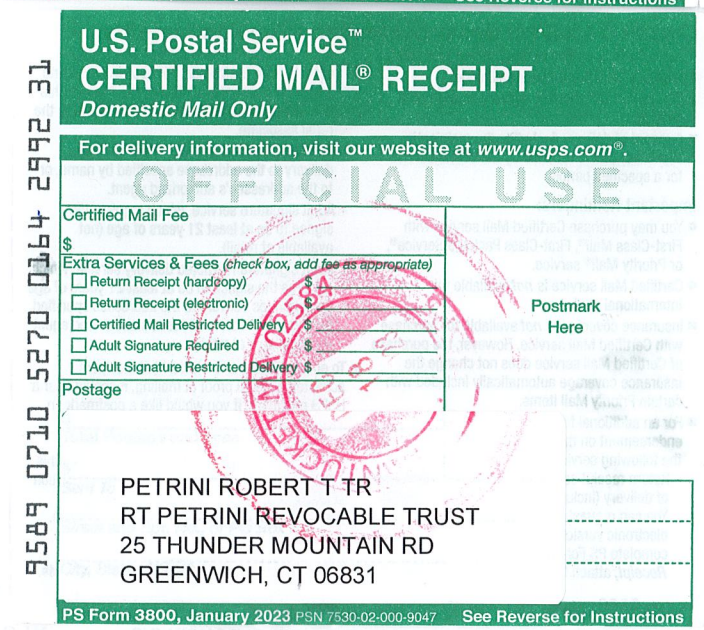
DEC 15 2023
FLORENCE CHARLOTTE TRST
FOUR NAAUMA LANE NOM TRUST
274 BEACON ST
BOSTON, MA 02116
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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Certified Mail Fee
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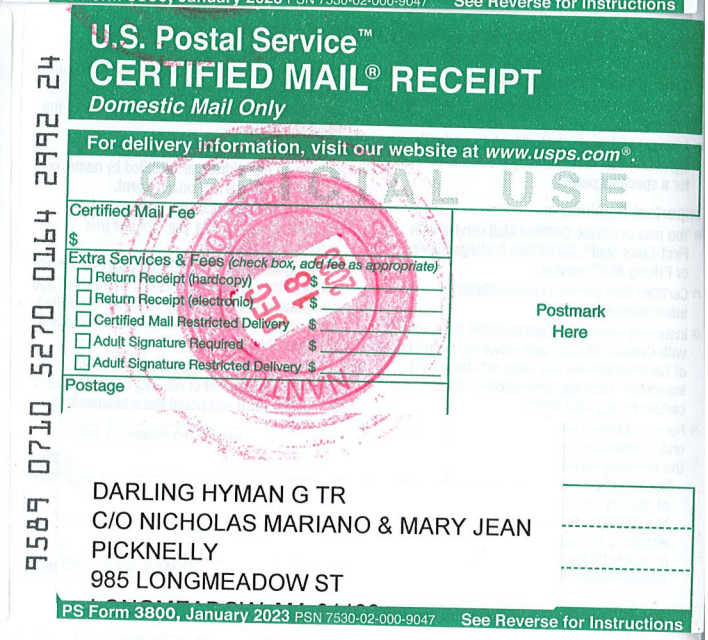
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
Postmark Here
DEC 18 2023
PETRINI ROBERT T TR
RT PETRINI REVOCABLE TRUST
25 THUNDER MOUNTAIN RD
GREENWICH, CT 06831
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


9589 0710 5270 0164 2992 24
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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
Postmark Here
DEC 18 2023
DARLING HYMAN G TR
C/O NICHOLAS MARIANO & MARY JEAN
PICKNELLY
985 LONGMEADOW ST
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

12.15.23



East Elevation



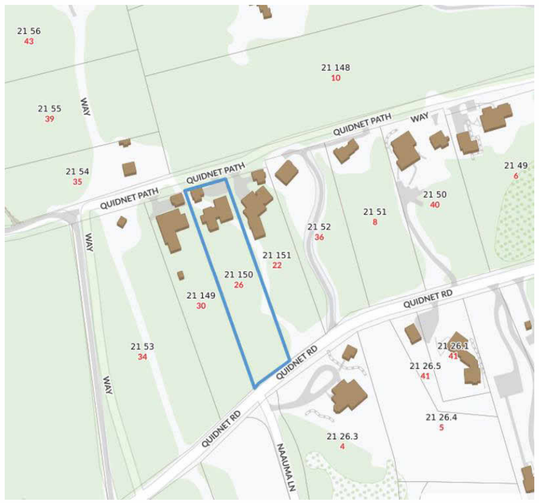
North Elevation



South Elevation



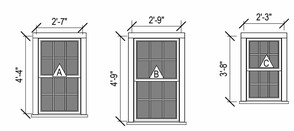
West Elevation



Locus Map

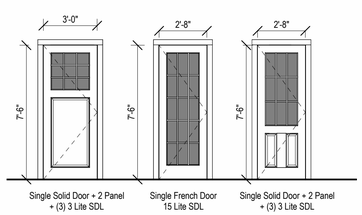


Existing Conditions



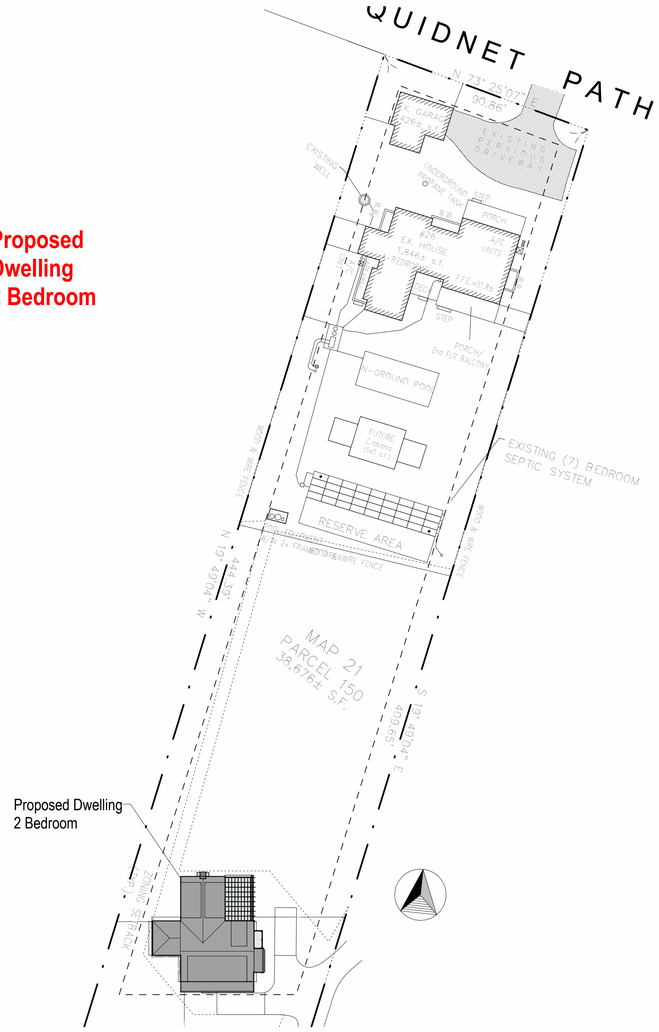
Window Legend

1/4" = 1'-0"



Door Legend

1/4" = 1'-0"



Site Plan

1" = 30'-0"

HDC Submission

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	916 sq. ft.
Total Proposed G.C.:	------

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.

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.

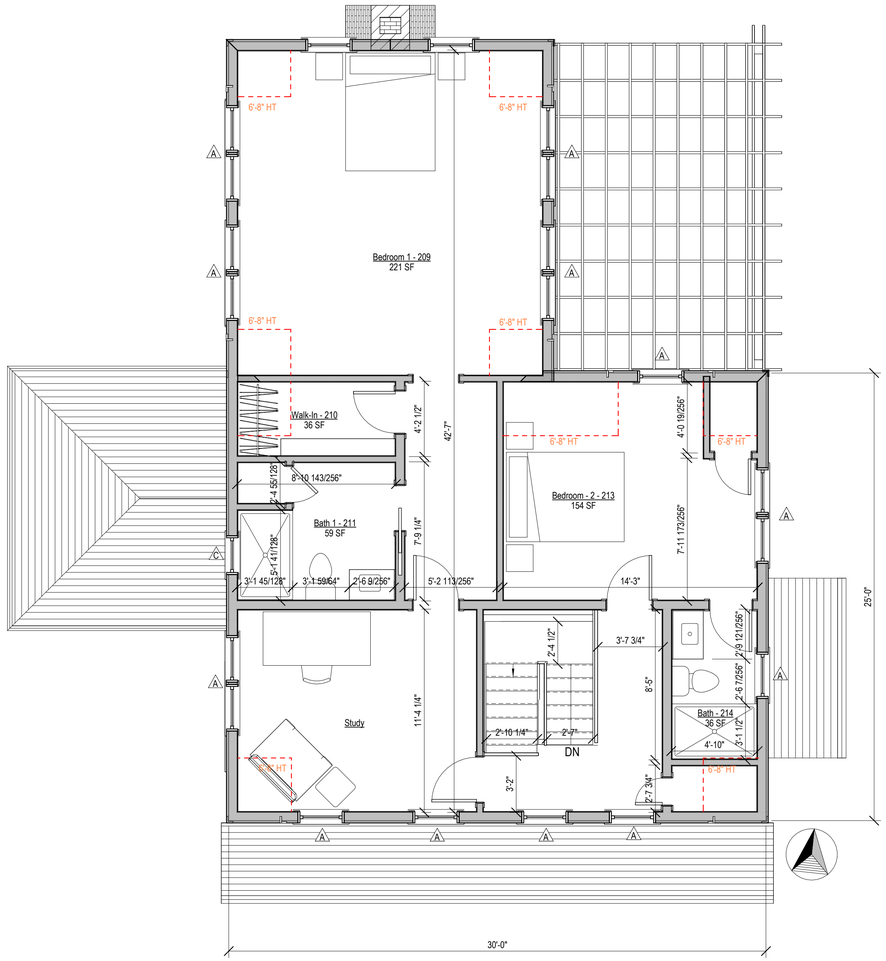
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2327

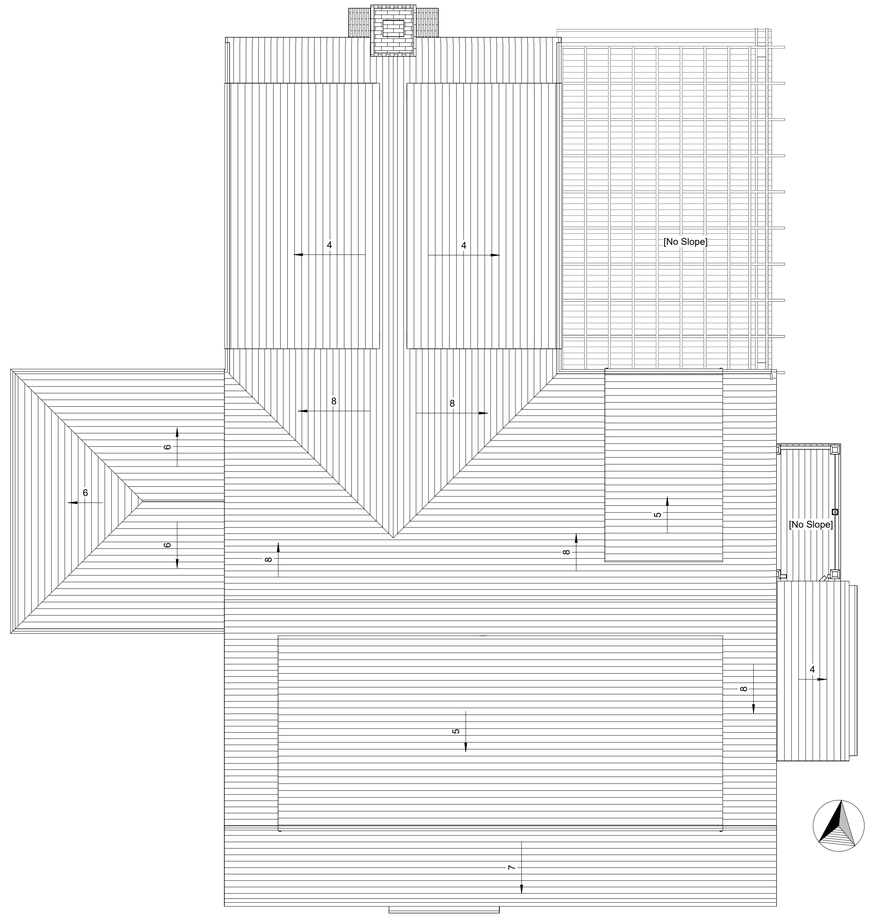
12.15.23

HDC Submission



Second Floor Plan

1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Plans - Second and Roof

Site Information

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1 A.2.1

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Plans - Second and Roof
A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

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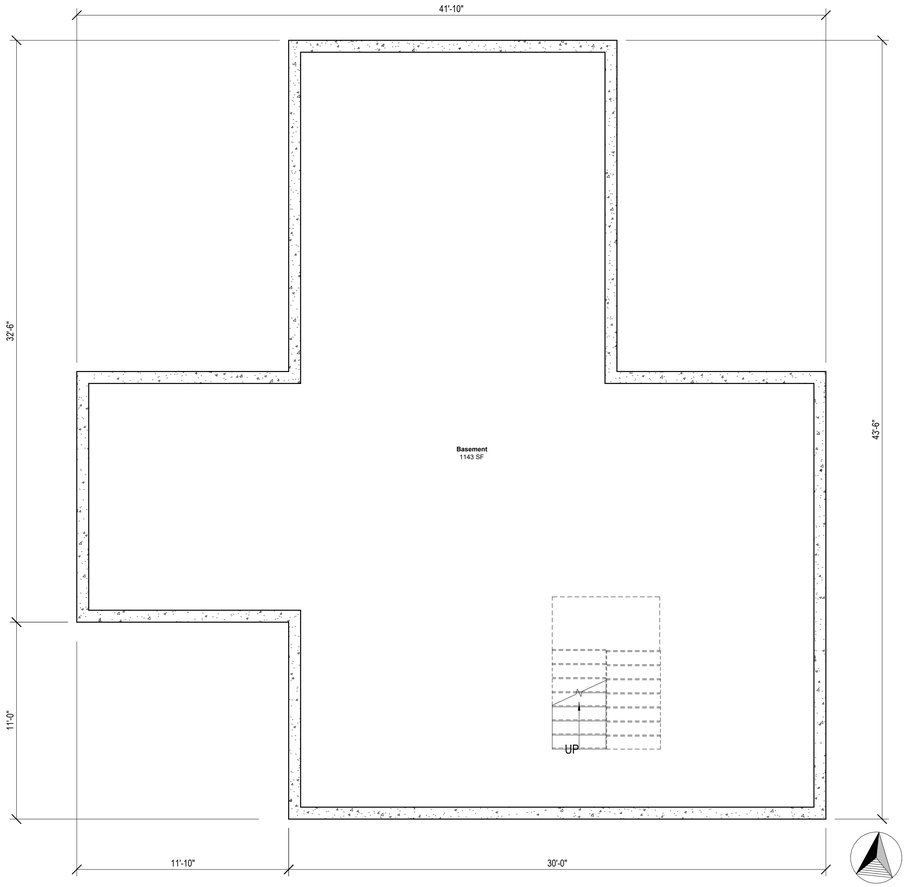
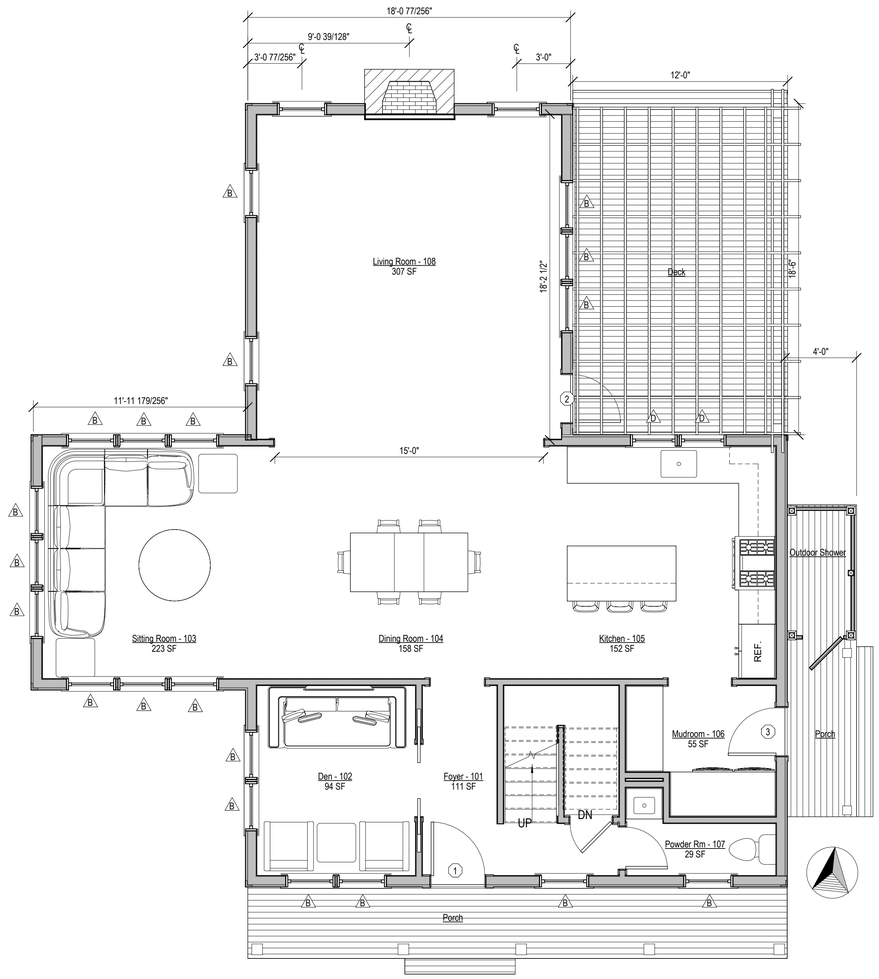
A.1.1
2327

12.15.23



Basement Plan

1/4" = 1'-0"



First Floor Plan

1/4" = 1'-0"

HDC Submission

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Plans - Basement and First

Site Information

Map & Parcel:	21/150
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Side/Rear Setback:	10 ft.
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1 A.2.1

3 G.1.1

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A.1.0

2327

12.15.23

HDC Submission



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Exterior Elevations

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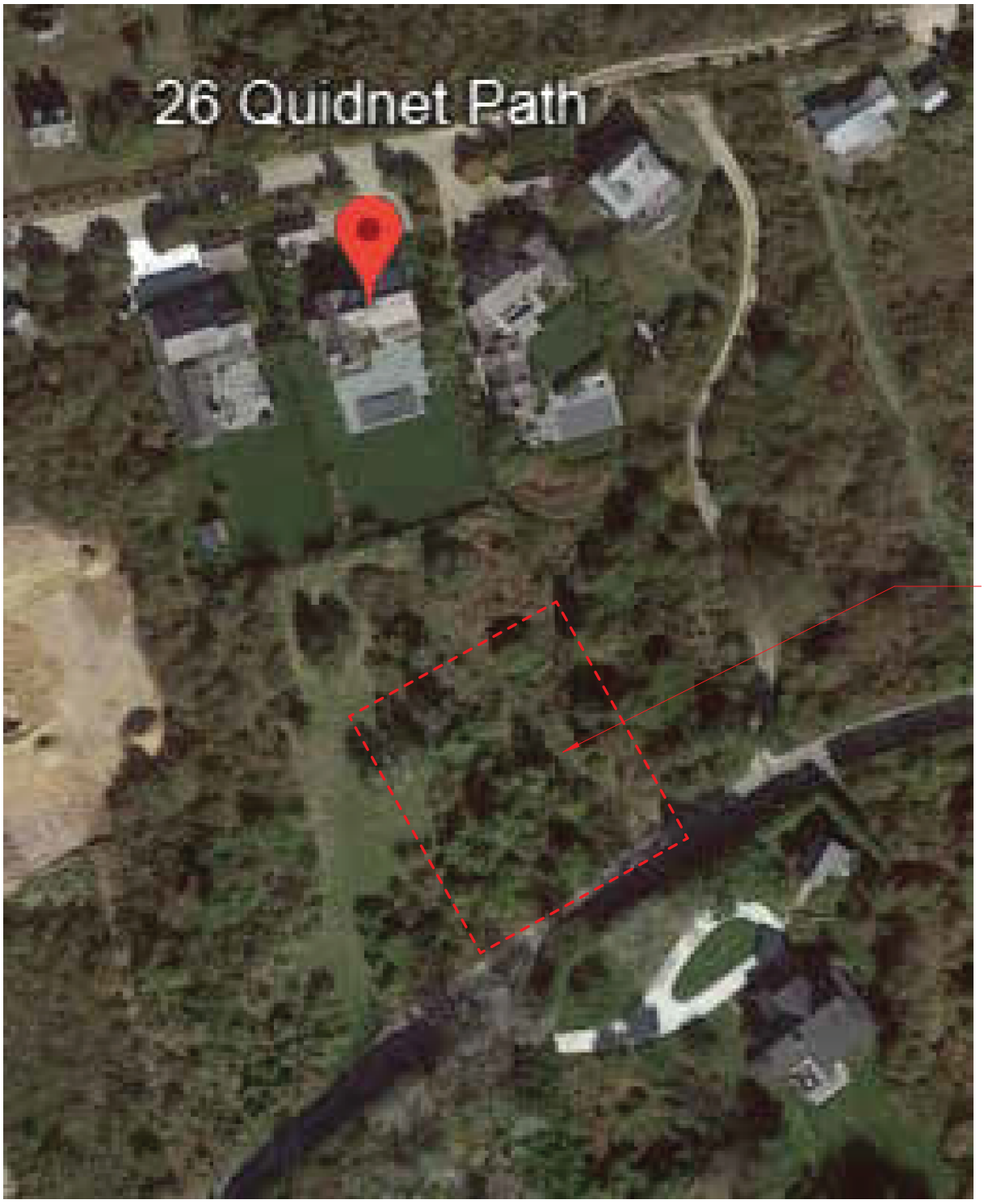
A.2.1

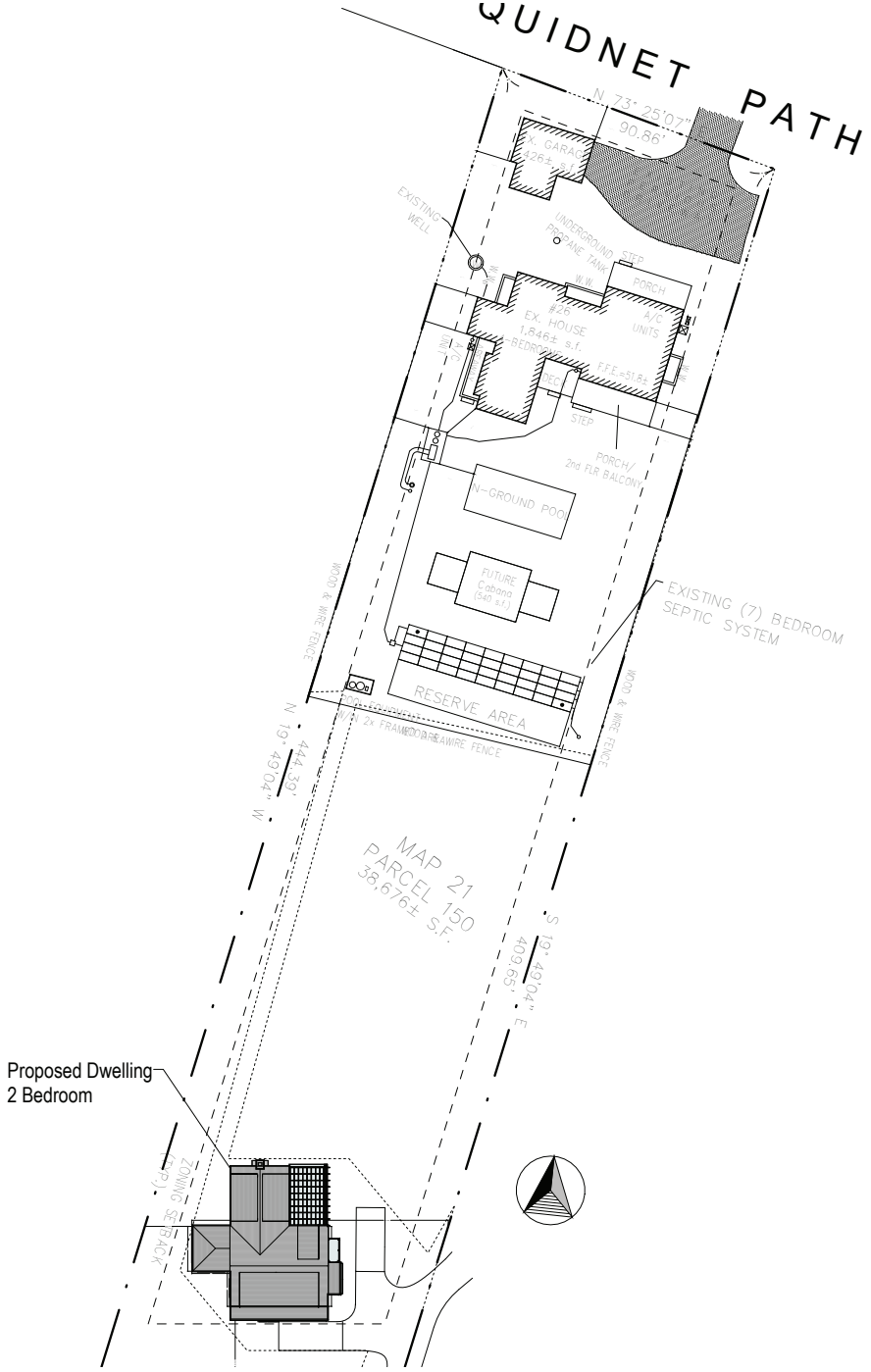
2327


21 56
43
21 148
10
21 55
39
WAY
QUIDNET PATH
WAY
21 54
35
QUIDNET PATH
QUIDNET PATH
21 49
6
21 50
40
21 51
8
21 52
36
WAY
21 151
22
21 150
26
21 149
30
QUIDNET RD
21 53
34
WAY
QUIDNET RD
21 26.1
41
21 26.5
41
QUIDNET RD
21 26.4
5
21 26.3
4
NAAUMA LN

Locus Map

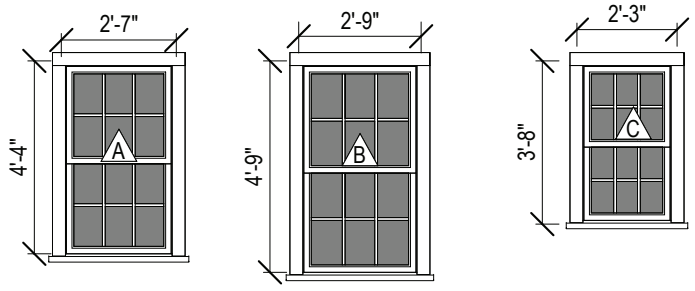


Existing Conditions



Site Plan

1" = 30'-0"



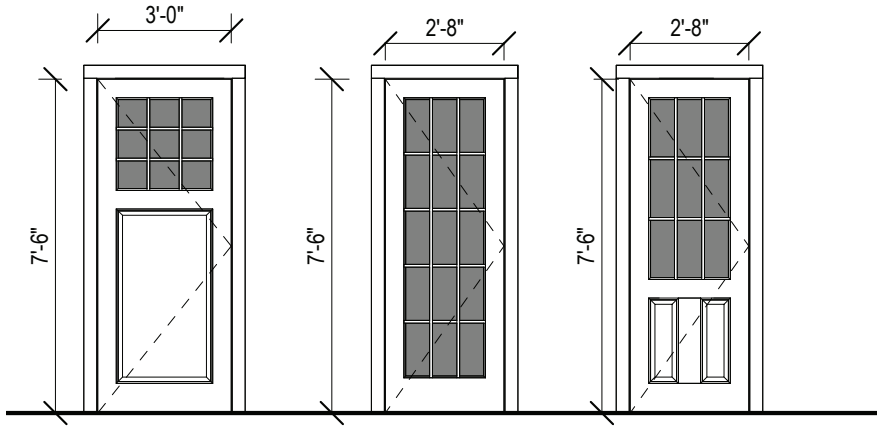
Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Window Legend

1/4" = 1'-0"



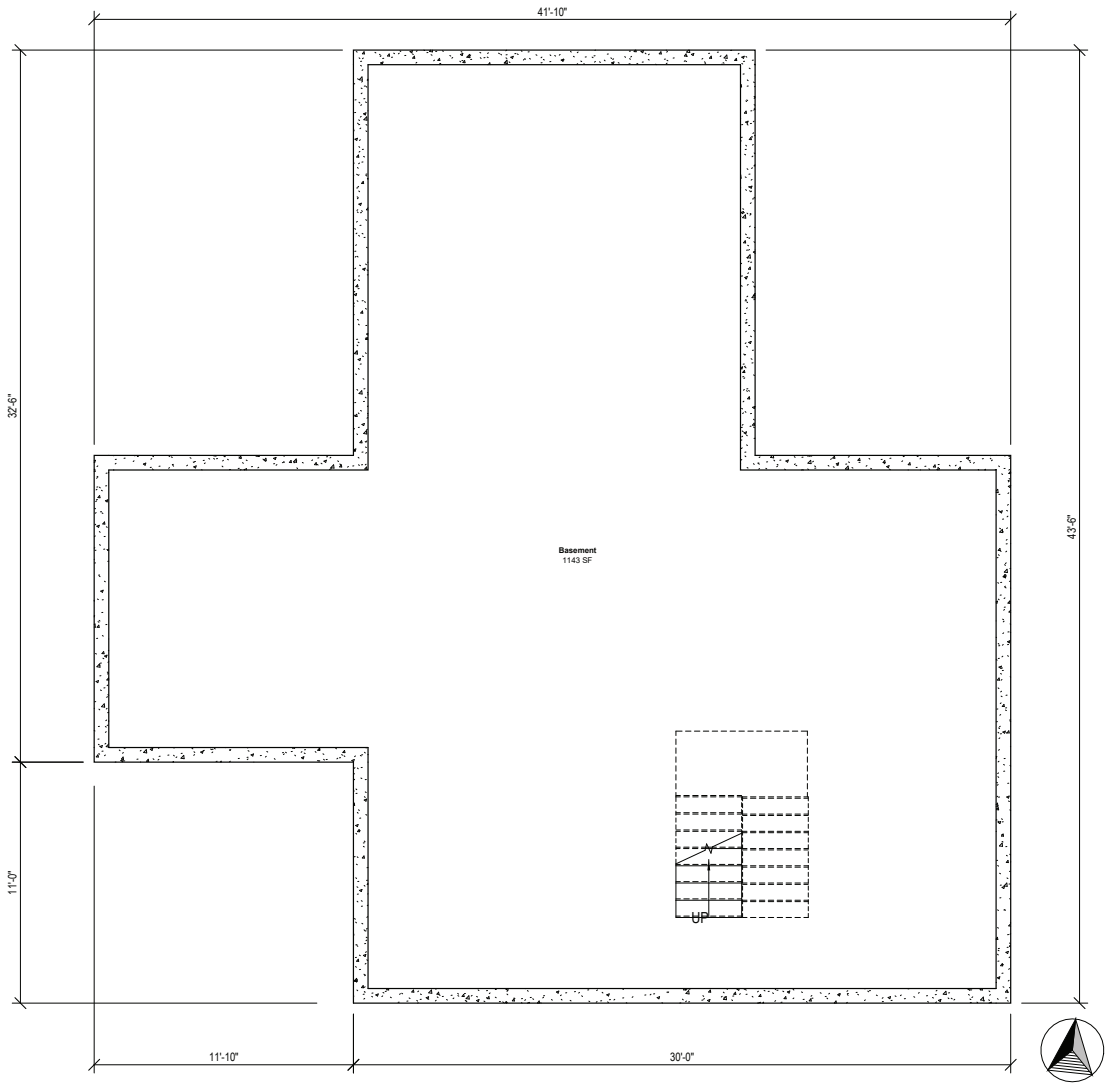
Single Solid Door + 2 Panel
+ (3) 3 Lite SDL

Single French Door
15 Lite SDL

Single Solid Door + 2 Panel
+ (3) 3 Lite SDL

Door Legend

1/4" = 1'-0"



Basement Plan

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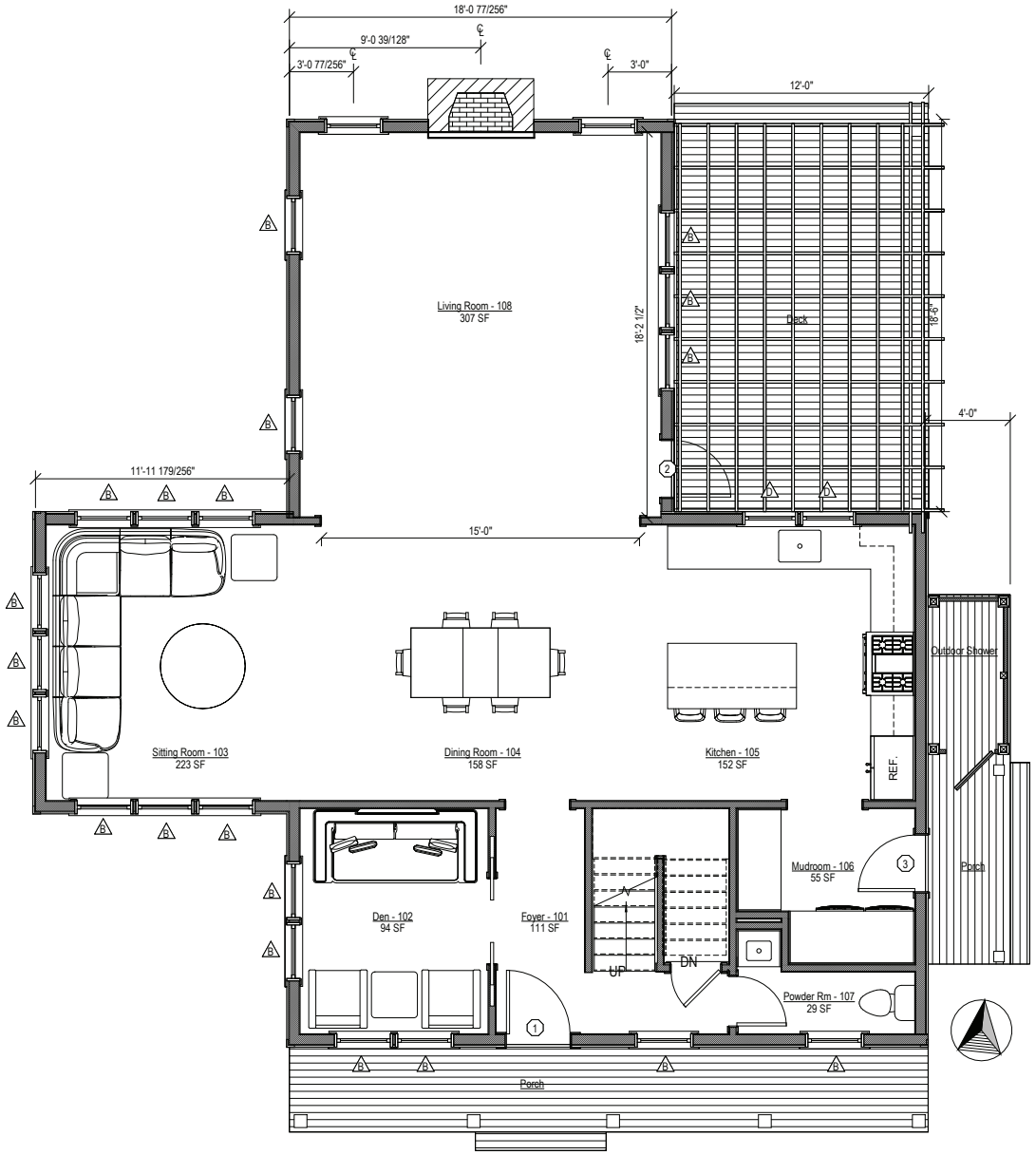
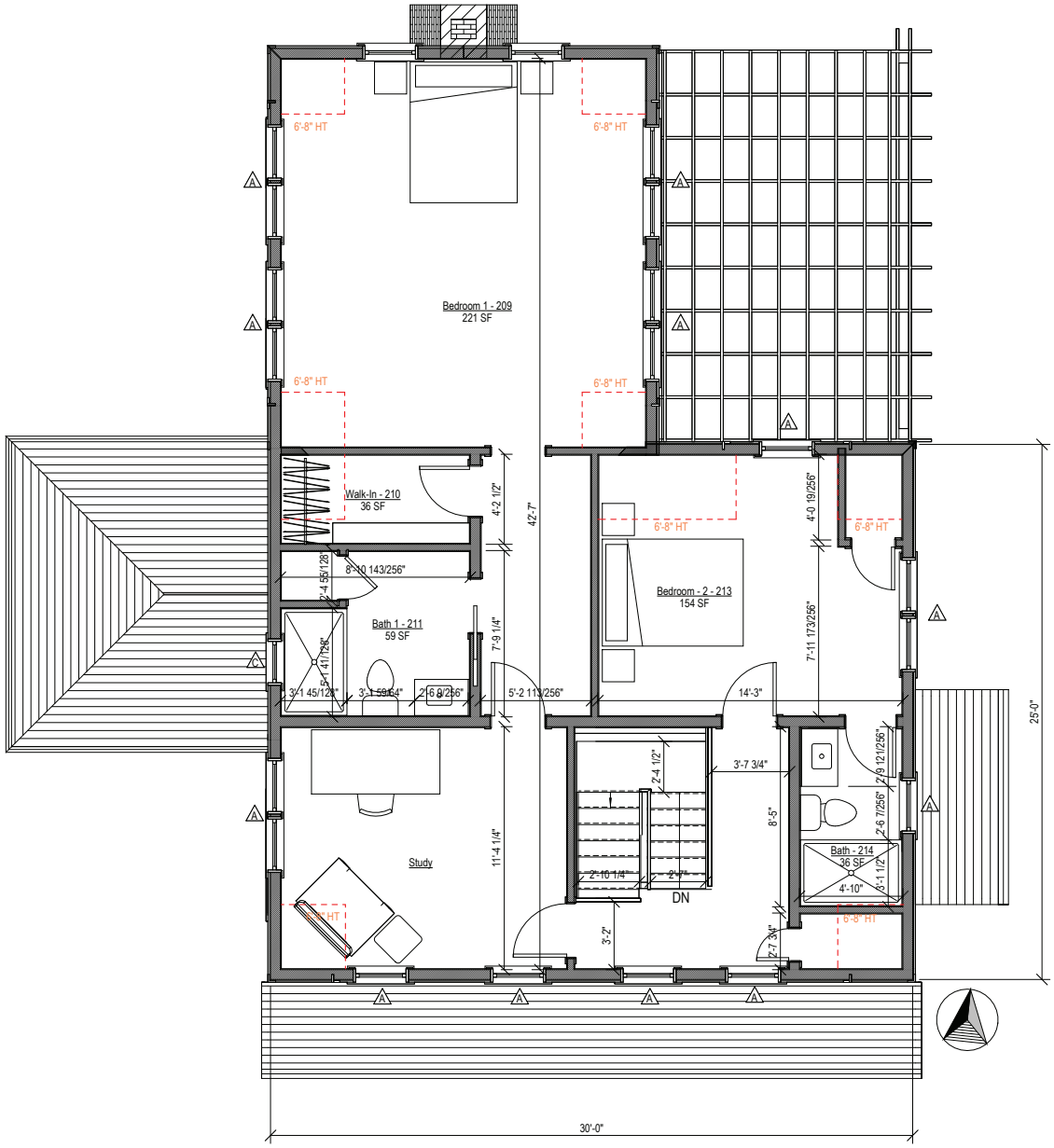


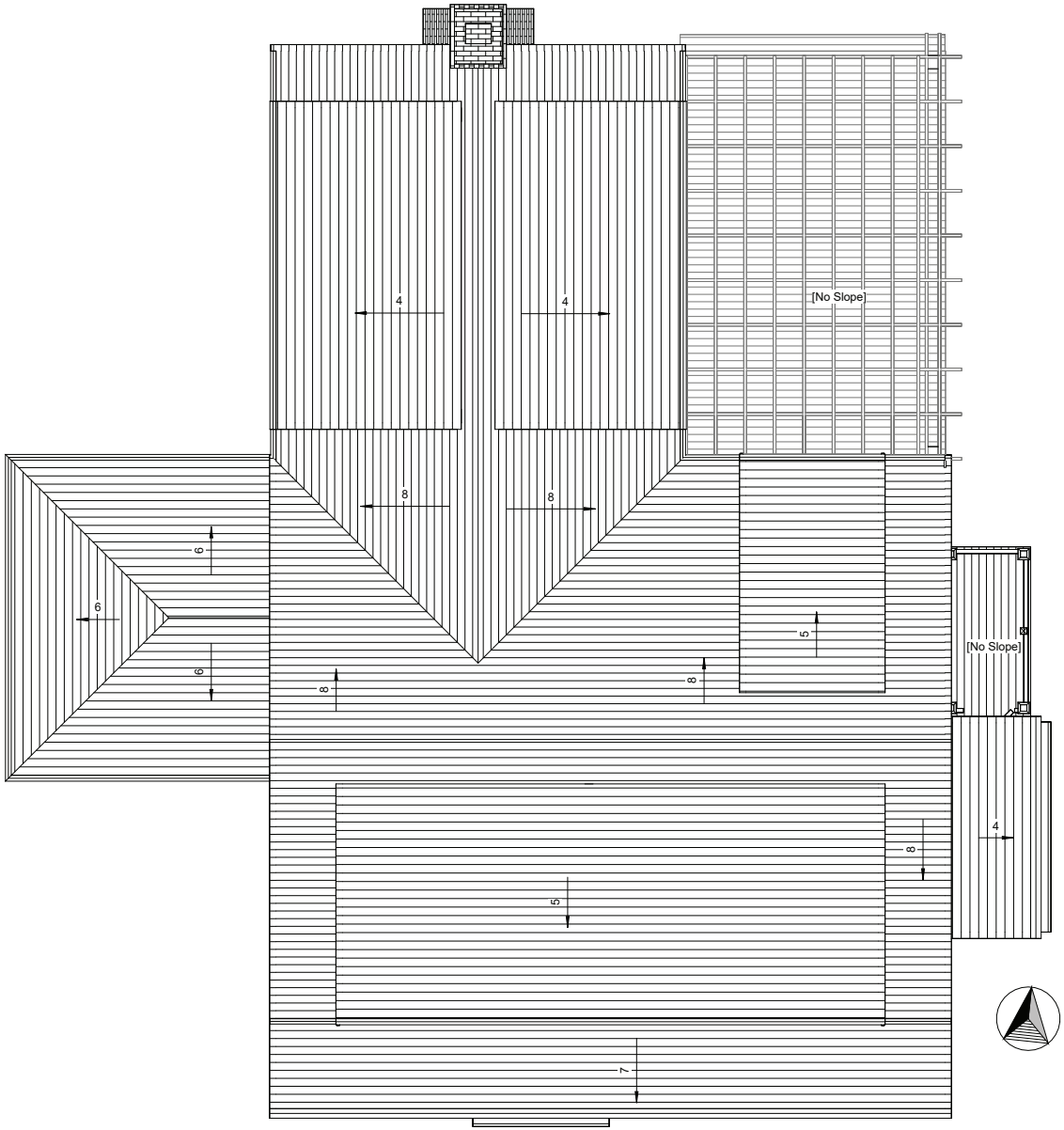
First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 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:

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 Carrie Thornewill

AS AGENT FOR Randy Sharp

STREET ADDRESS 8 Whitetail Cr.

MAP/PARCEL 71 / 25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/18/23

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.

Carrie Thornewill 12/18/23

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER RANDY SHARP

MAILING ADDRESS PO Box 2449 NANTUCKET

PROPERTY LOCATION 8 Whitetail Cr.

ASSESSORS MAP/PARCEL 71/25

SUBMITTED BY: Carrie Thornewill

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 18, 2023

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2023.12.18 09:53:04 -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: 8 Whitetail Cr.

Tax Map Number: 71 Parcel Number: 25

Owner of Record: RANDY SHARP

Description of Proposal: ADDITION TO EXISTING SINGLE FAMILY DWELLING ONE STORY 1100 SF

Anticipated HDC Submission Date: 12/18/23

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.

DEAN JOHN L & CHRISTINE E
4555 4TH STREET
VERO BEACH, FL 32968

MCFARLAND SUSAN P TR
SUSAN P MCFARLAND FAMILY TRUST
PO BOX 344
SIASCONSET, MA 02564

LETTERI JEFFREY & MARYANN
1363 SAN MATEO DR
PUNTA GORDA, FL 33950

HEAD KATHRYN S TR
HEAD KATHRYN S LIVING TRUST
SUMMIT, NJ 07901

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

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Head, Katherine STR
Street, Apt. No.; or PO Box No. 39 Edgewood Rd
City, State, ZIP+4 Summit NJ 07901

PS Form 3800, June 2002 See Reverse for Instructions

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Lefferi, Jeffrey + Manya
Street, Apt. No.; or PO Box No. 1363 San Matteo Dr.
City, State, ZIP+4 Punta Gorda, FL 33950

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Postmark Here

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

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Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here

Sent To
Susan McFarlad PTR
Street, Apt. No.; or PO Box No. PO Box 344
City, State, ZIP+4 Nantucket, MA 02554

PS Form 3800, June 2002 See Reverse for Instructions

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°: 71 PARCEL N°. 25

Street & Number of Proposed Work: 8 Whitetail Cir.

Owner of record: RANDOLPH SHARP JR

Mailing Address: Box 2449 NANTUCKET

Contact Phone #: 508 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWELL DESIGN

Mailing Address: 48 Dukes rd
Nantucket MA 02554

Contact Phone #: 2289101 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: 32 Sq. Footage 1st floor: 1100 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 22 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 16'1"/21'-6" South 16'1"/21'-6" East 16'1" West 16'1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* 1. East Elevation (describe) 2. South Elevation ONE STORY ADDITION 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 10 /12 Secondary Mass 10 /12 Dormer ____/12 Other 4/12 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 1x6 Rake 1x8 Soffit (Overhang) ____ Corner boards 5/4x6 Frieze ____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square 8"

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS MATCH EXISTING HOUSE

Sidewall NAT CEDAR Clapboard (if applicable) ____ Roof DKW GRAY
Trim ~~WHITE~~ NTW Sash ~~WHITE~~ BLACK Doors BLACK
Deck _____ Foundation NAT. CONC. Fence _____ Shutters _____

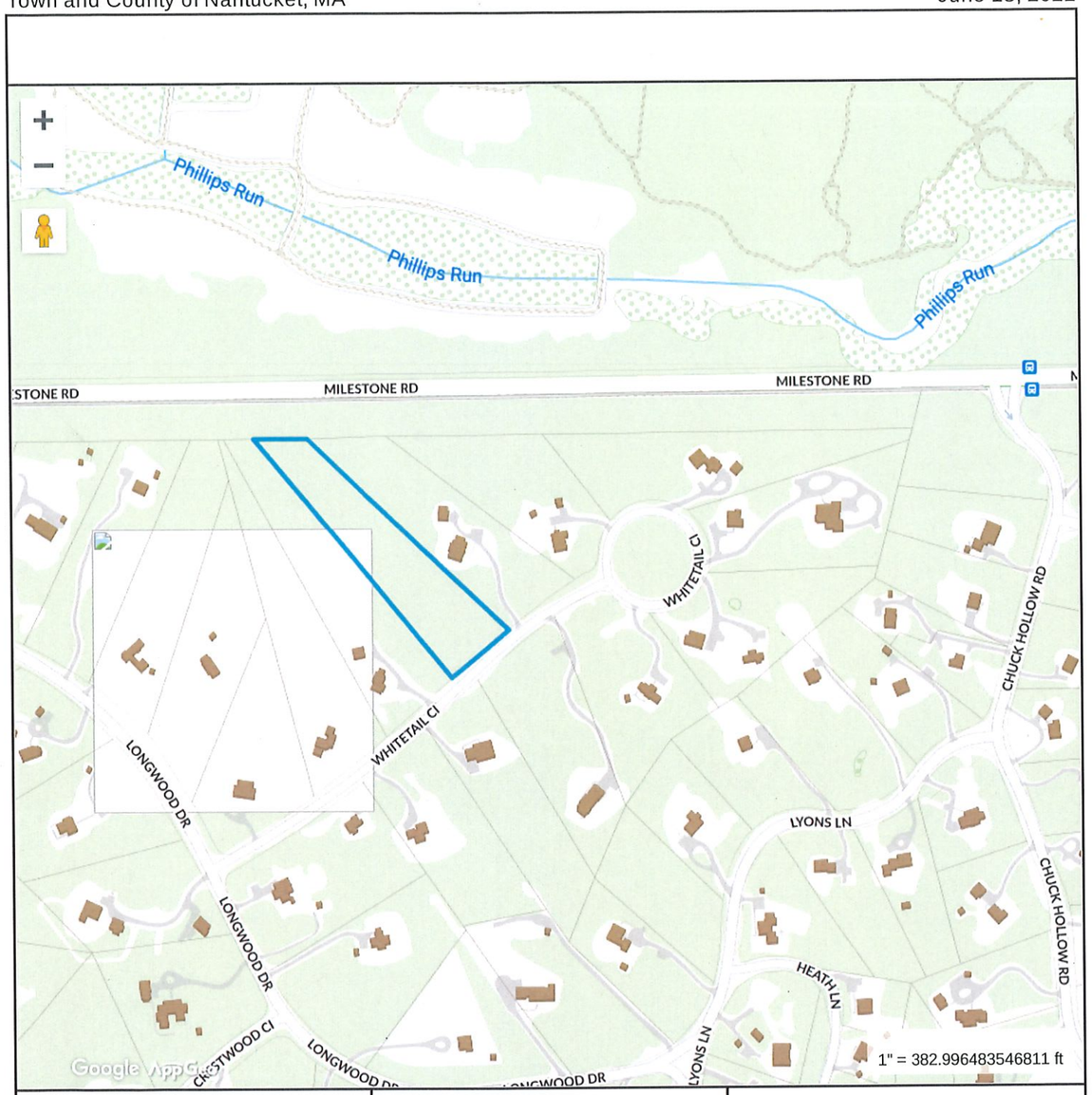
* Attach manufacturer's color samples if color is not from HDC approval list.

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 12/18/23 Signature of owner of record Randolph Sharp Signed under penalties of perjury

Town and County of Nantucket, MA

June 13, 2022



Property Information

Property ID	71 25
Location	8 WHITETAIL CI
Owner	SHARP RANDOLPH G JR 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.

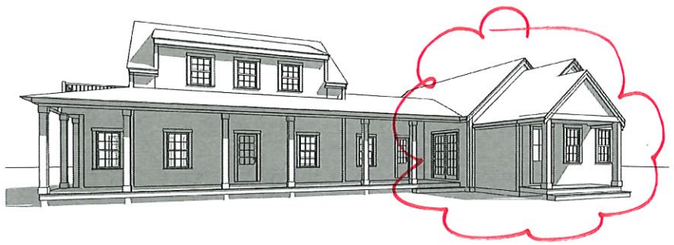
Geometry updated 05/31/2022
Data updated Jan. 2021

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

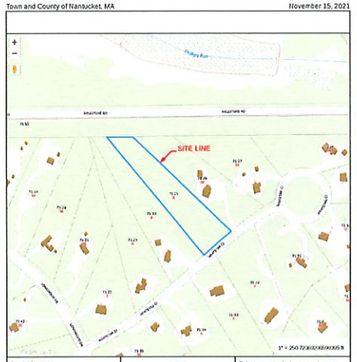

8

HOUSE

8 WHITETAIL CIRCLE, NANTUCKET,MA



Town and County of Nantucket, MA — November 15, 2021



Property Information
Property ID 71-21
Location 8 WHITETAIL CI
Owner THOTTEN JEREMIAH B & KATHRINE

MAPS FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 03/14/2019
Data updated Jan 2018

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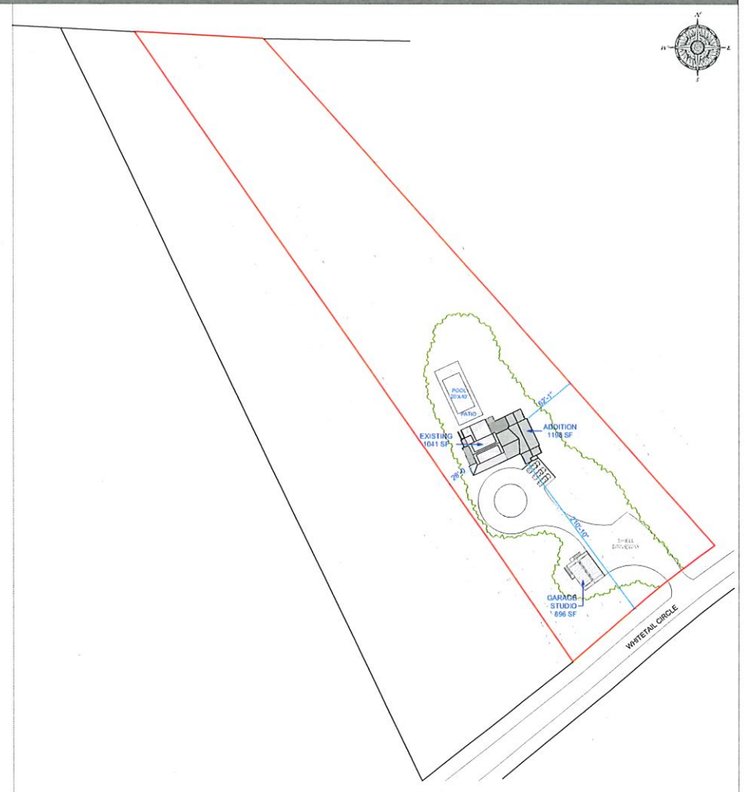
1 LOCUS MAP
SCALE: 1" = 1'-0"

DRAWING INDEX	
	DRAWINGS
COVER	COVER SHEET
A1.1	FOUNDATION PLAN
A1.2	FIRST FLOOR
A1.3	SECOND FLOOR
A1.4	ROOF PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	SCHEDULES
A3.1	SECTION



2 SITE PLAN
SCALE: 1" = 50'

ISSUES/REVISION DATE	
HDC 1	12.15.2021
HDC 2	12.13.2023

SHARP RESIDENCE

8 WHITETAIL CIRCLE, NANTUCKET, MA

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48 Dukes Road
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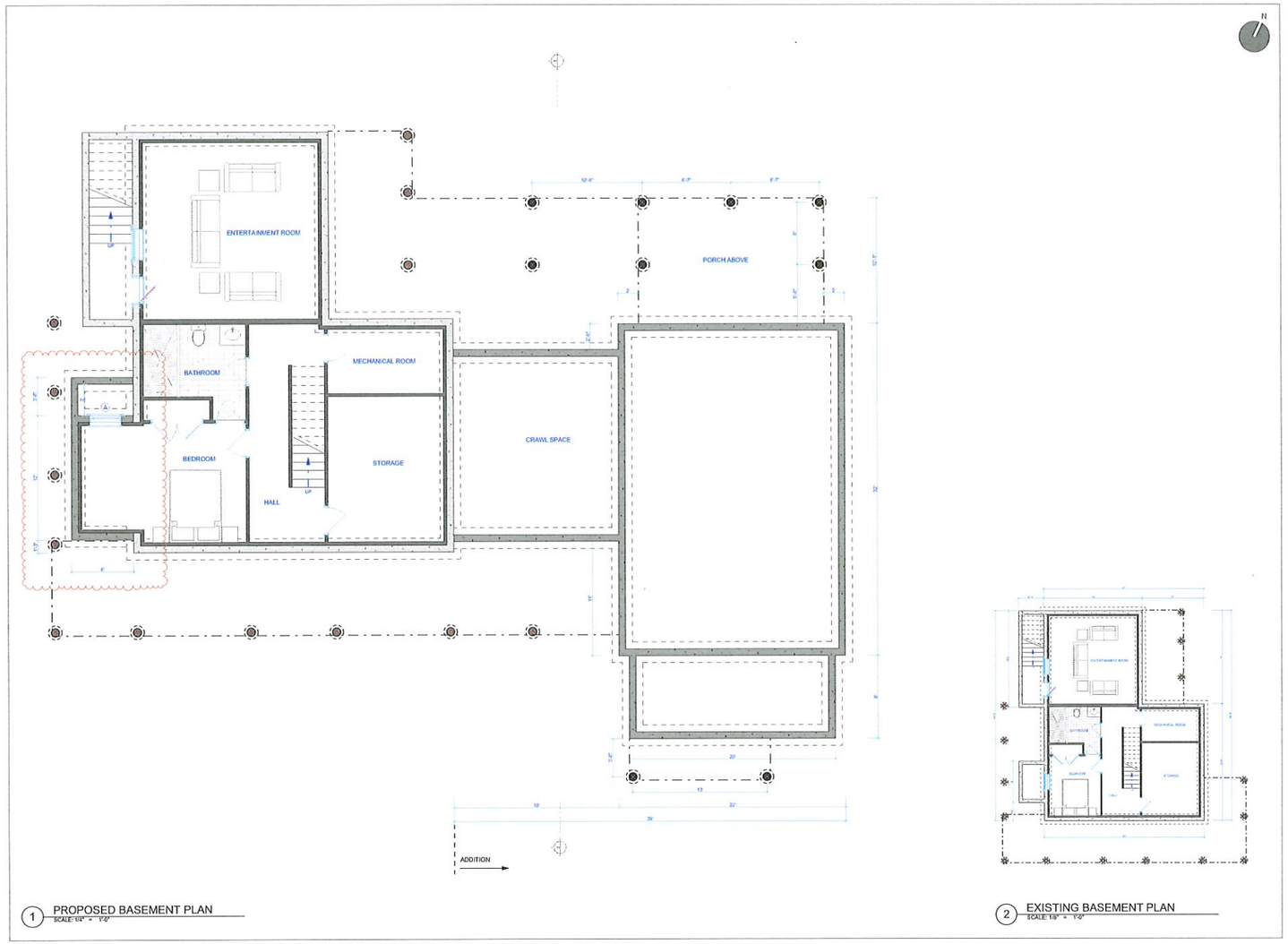
Tele: 508 228 9161 Fax: 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

Sheet No:
COVER

Contents
COVER SHEET



1 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

2 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	12.18.2021
HDC 2	12.13.2023

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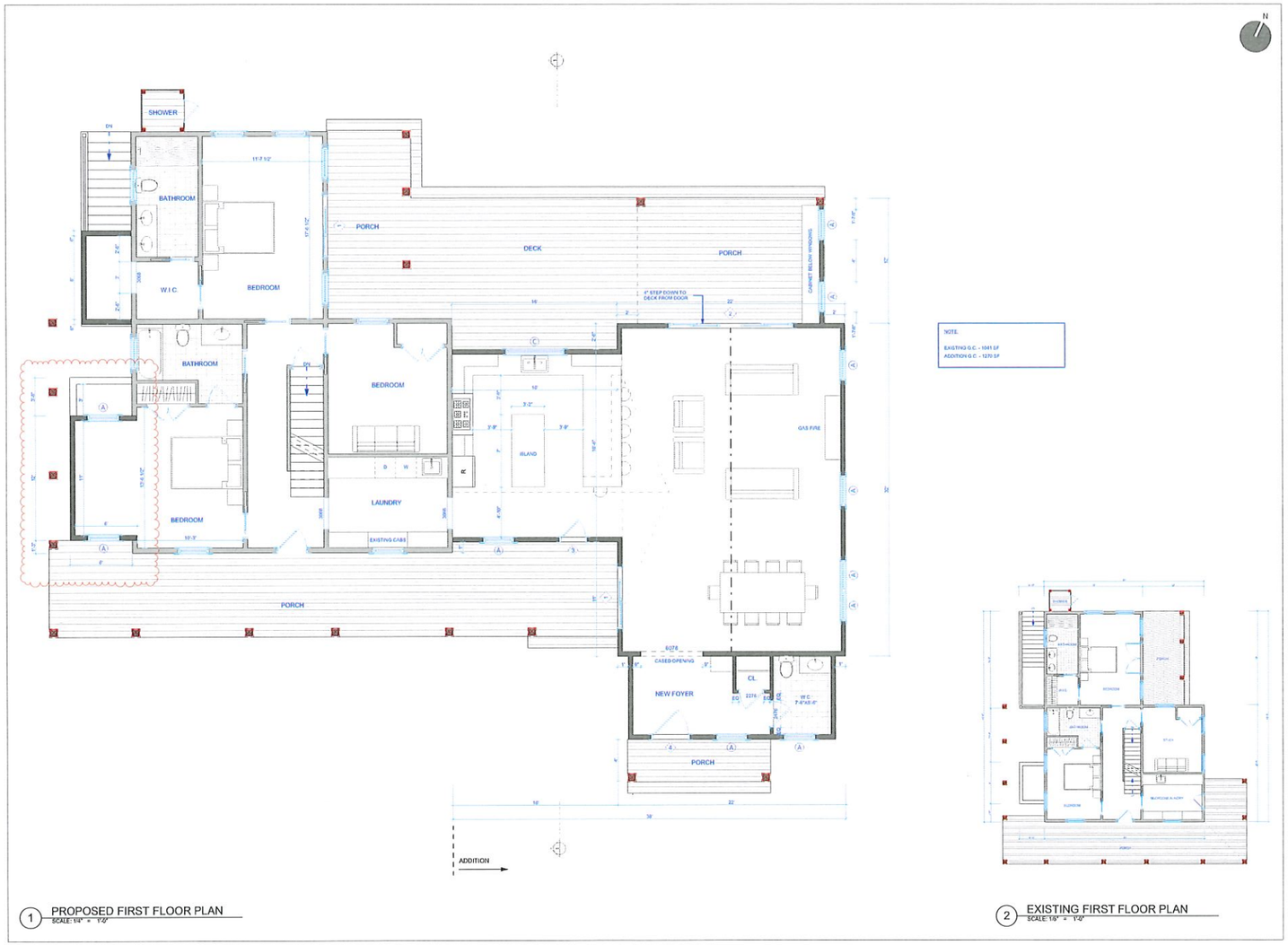
A1.1

Contents
FOUNDATION PLAN



NOTE:

EXISTING G.C. - 1041 SF
ADDITION G.C. - 1270 SF

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

2 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	12.18.2021
HDC 2	12.13.2023

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Sheet No:
A1.2

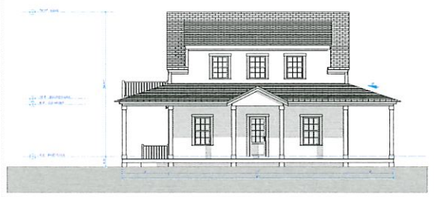
Contents
FIRST FLOOR



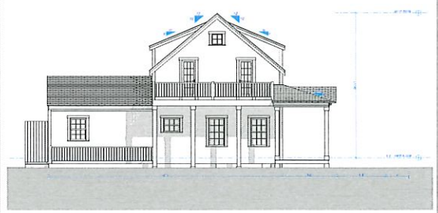
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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	12.18.2021
HDC 2	12.13.2023

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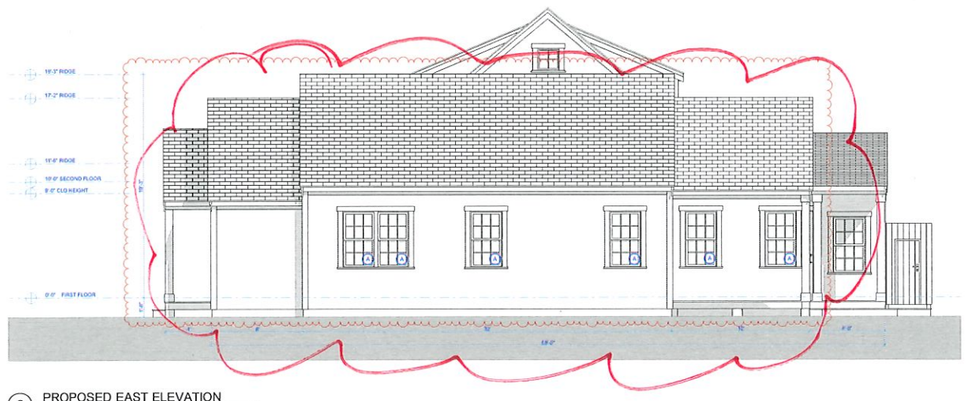
Designed by
Drawn by
Checked by

Sheet No:
A2.1

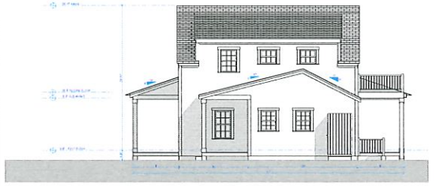
Contents
ELEVATIONS



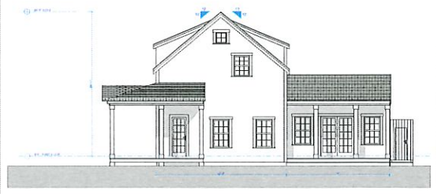
1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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	12.18.2021
HDC 2	12.13.2023

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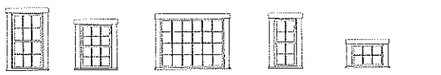
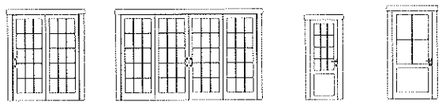
Sheet No:
A2.2

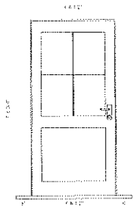
Contents
Exhibit 5A

WINDOW SCHEDULE					
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	U VALUE
A	2		3'-1/8"+5'-3/8"		
A	9	ANDERSEN A SERIES	2'-11 5/8"+5'-3/8"	TW 210410 DBH E/E	
C	1	ANDERSEN A SERIES	5'-7 3/8"+1'-4 7/8"	DHP 5642	
E	1	ANDERSEN A SERIES	2'-10 1/8"+2'-5/8"		
	14				

EXTERIOR DOOR SCHEDULE					
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	U VALUE
1	2	ANDERSEN A SERIES	6'+7'-6"	FWS 6076	
2	1	ANDERSEN A SERIES	12'+7'-6"	FWS 12076	
3	1	ANDERSEN A SERIES	2'-6"+7'		
4	1	CUSTOM DOOR	3'-8 1/2"+7'-8 3/4"	8 LIGHT SINGLE PANEL WOOD	
	5				







ISSUES/REVISION DATE

HDC 1 ..... 12.18.2023

HDC 2 ..... 12.15.2023

SHARP RESIDENCE

8 WHITETAIL CIRCLE, NANTUCKET, MA

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Sheet No:

A2.3

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°. 14

Street & Number of Proposed Work: 6 West York Lane

Owner of record: Betsy and Peter Carey

Mailing Address: 1713 Greenway Drive
Fredericksburg, VA 22401

Contact Phone #: 540-220-0432 E-mail: pocarey@cox.net

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: same as above

_____

Contact Phone #: _____ 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. 66733

☐ 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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation omit Louver vent.
4. North Elevation change door to solid natural (see photos)
5. Trim color change

Historic Name:

Original Date:

Original Builder:

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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 Quaker gray 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 12/18/23 Signature of owner of record Peter O. Carey 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 Mar 2020

REQUIRED WITH ALL APPLICATIONS:

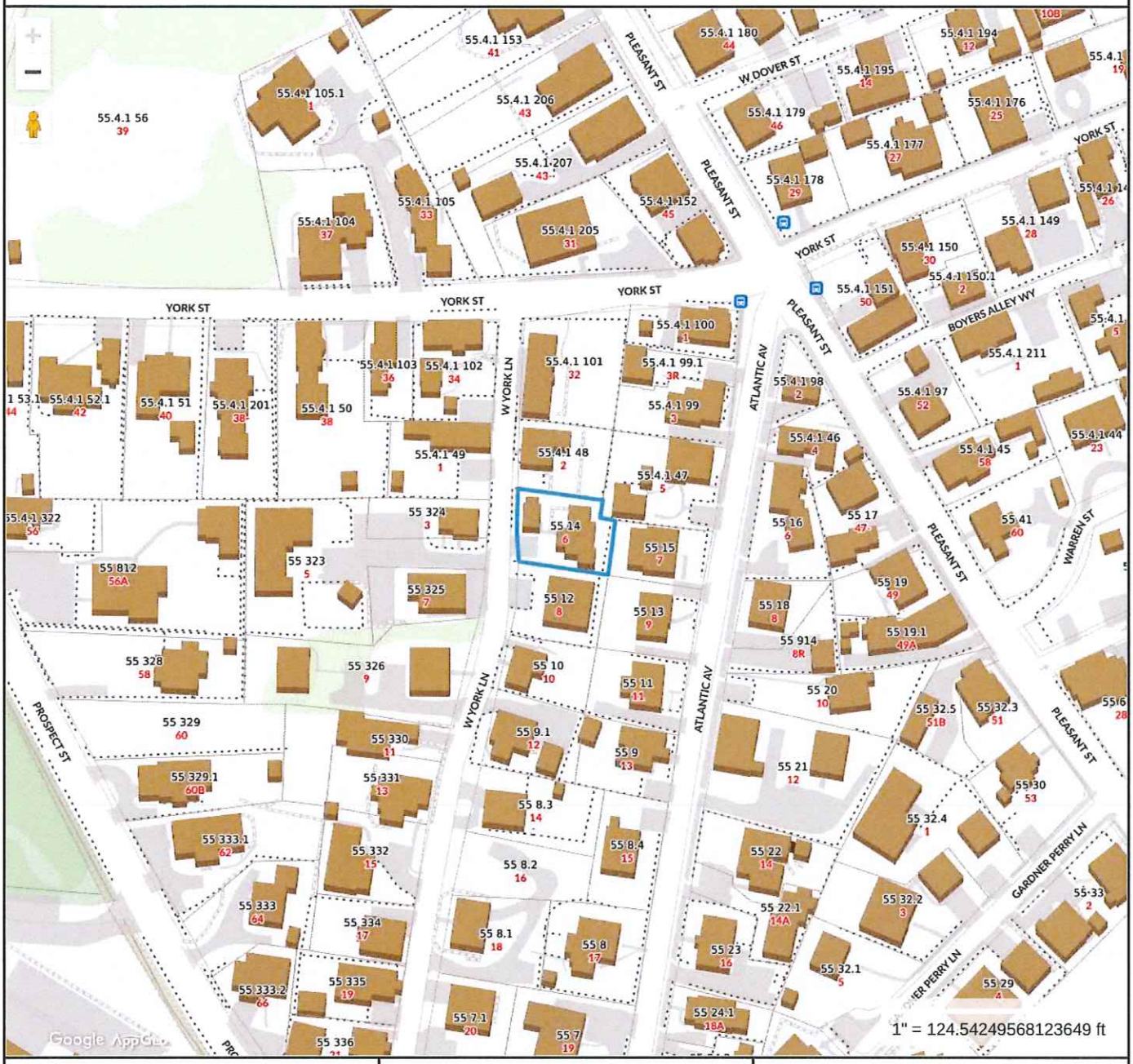
1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application 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. *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.**



Property Information

Property ID	55 14
Location	6 W YORK LN
Owner	CAREY PETER O & ELIZABETH K

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.

North

west

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 Peter O. Carey

AS AGENT FOR "

STREET ADDRESS 6 West York Lane

MAP/PARCEL 55/14

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:

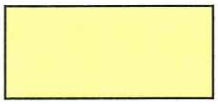
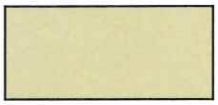
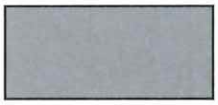
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

Peter O. Carey 12/18/23

Signature Date

Nantucket Historic District Commission
Approvable Colors

Main Street Yellow	PMS 120	
Cottage Red	PMS 492	
Hamilton Blue	PMS 5415	
Cobblestone	PMS 403	
Nantucket Blue	PMS 5473	
Quaker Gray	PMS 423	
Chrome Green	PMS 3302	
Nantucket Gray	PMS 416	
Essex Green	PMS 5605	
Nantucket Red	PMS 1807	
Newport Blue	PMS 5408	

CERTIFICATE NO: 66733 DATE ISSUED: 10-11-2016

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°. 14

Street & Number of Proposed Work: 6 West York LN

Owner of record: Betsy & Peter Carey

Mailing Address: 1713 Greenway Drive
Fredericksburg, VA 22041

Contact Phone #: 508-228-0689 E-mail: StructuresCinLTD@gmail.com

AGENT INFORMATION (if applicable)

Name: Structures Cin LTD

Mailing Address: 2 Gregler Ave., PmB 64
Nantucket, MA 02554

Contact Phone #: 508-228-0689 E-mail: StructuresCinLTD@gmail.com

FOR OFFICE USE ONLY

Date application received: 9/28/16 Fee Paid: $ 50 — pd cash

Must be acted on by: 11/28/16

Extended to:

Approved: [signature] Disapproved:

Chairman:

Member: [signature]

Member: [signature]

Member:

Member:

Notes - Comments - Restrictions - Conditions

plans brought up to date -

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 Out Door Shower (3'x4') & Shed

Size of Structure or Addition: Length: 8' Sq. Footage 1st floor: 40 SF Decks/Patio: Size: ____ ☐ 1st floor ☐ 2nd floor

Width: 5' 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 7'4" South 7'4" East 7'4" West 7'4"

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 ____ ☐ Block ☐ Block Parged ☐ Brick (type) ____ ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 5 /12 ____ Secondary Mass ____/12 ____ Dormer ____/12 ____ Other ____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural Shower

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) ____

Fence: Height: 5'6"
Type: Tongue + Groove Cedar
Length: 3'

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: ____ inches) Front ☐ ____ Side ☐ ____

☐ Other ____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other ____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other ____

C. Dimensions: Fascia 1"x5" Rake 1"x5" Soffit (Overhang) 1"x5" Corner boards 1"x6" Frieze ____

Window Casing ____ Door Frame 1"x4" 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 9 Lite/2 panel Fiberglass Rear ____ Side ____

Garage Door(s): Type ____ Material ____

Hardscape materials: Driveways ____ Walkways ____ Walls ____

* Note: Complete door and window schedules are required.

COLORS

Sidewall to Weather Clapboard (if applicable) ____ Roof Charcoal Grey

Trim to Weather Sash — Doors Nantucket Blue

Deck ____ Foundation ____ Fence To Weather Shutters —

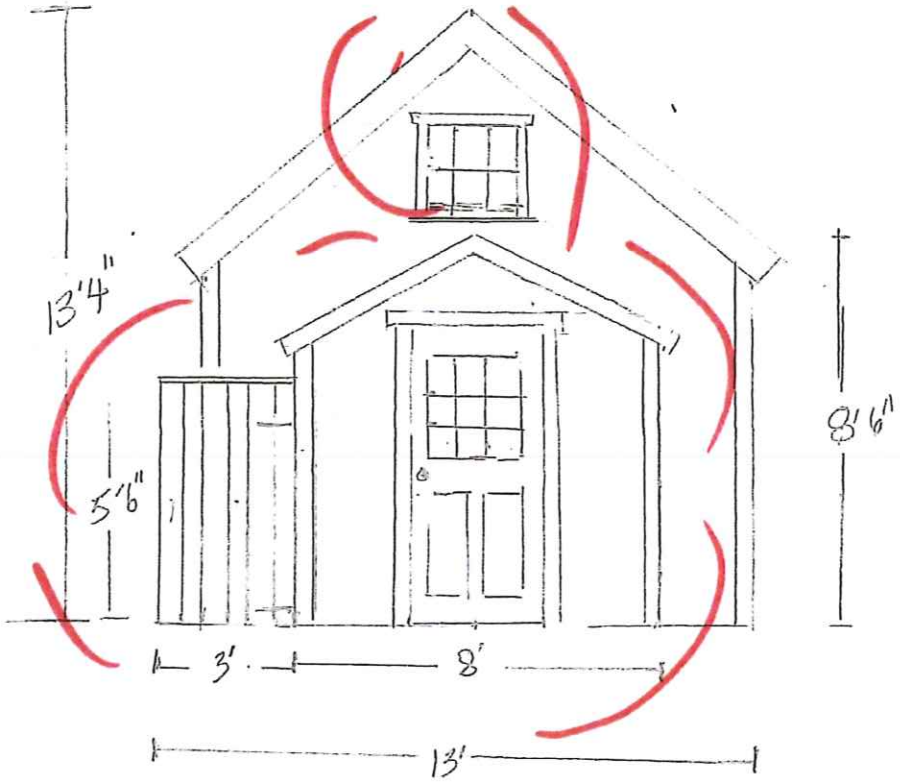
* Attach manufacturer's color samples if color is not from HDC approval list.

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 9/22/16 Signature of owner of record [signature], agent Signed under penalties of perjury

APPROVED
OCT 11 2016 # 66733
NO EXTENSION CHANGES WITHOUT HDC APPROVAL

RECEIVED
OCT 12 2016
By



North Elevation

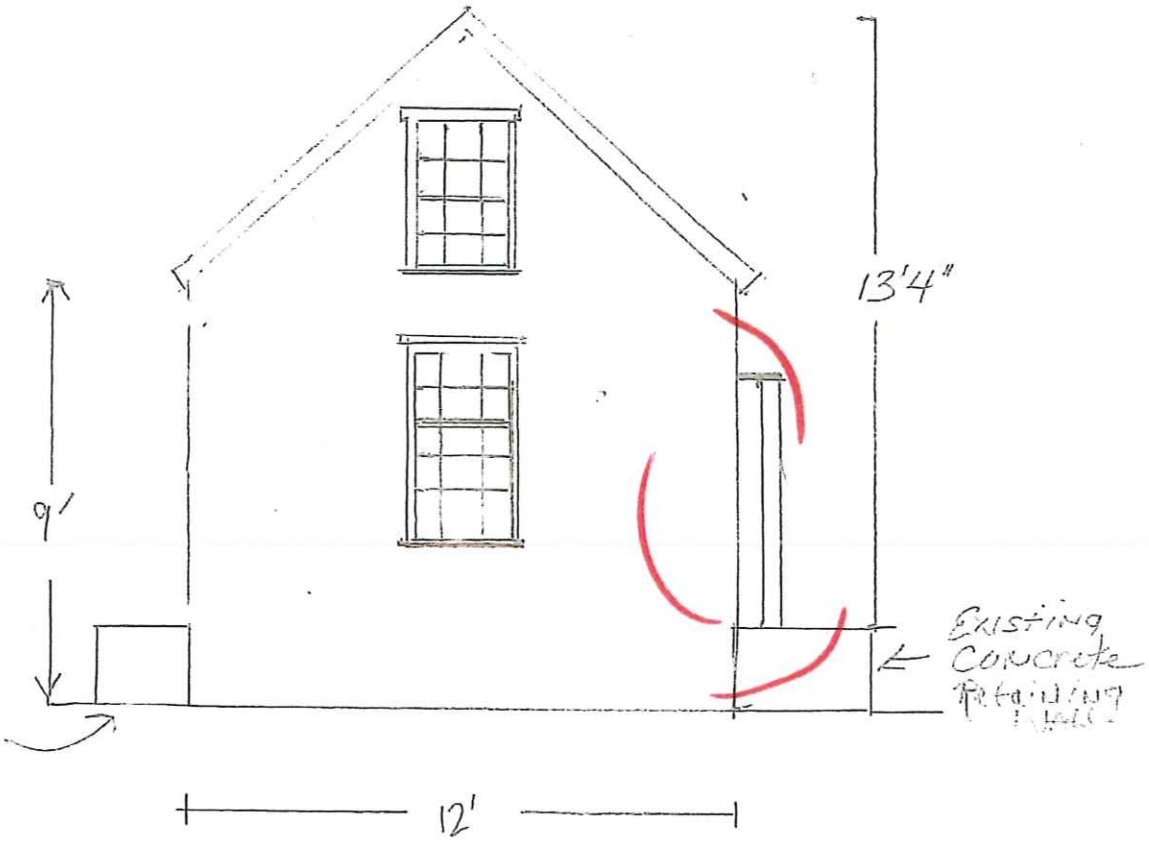
Scale 1/4" = 1'0"

6 W. York Ln

Structures Cmte

APPROVED
OCT 11 2016 # 66733
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
OCT 12 2016
By



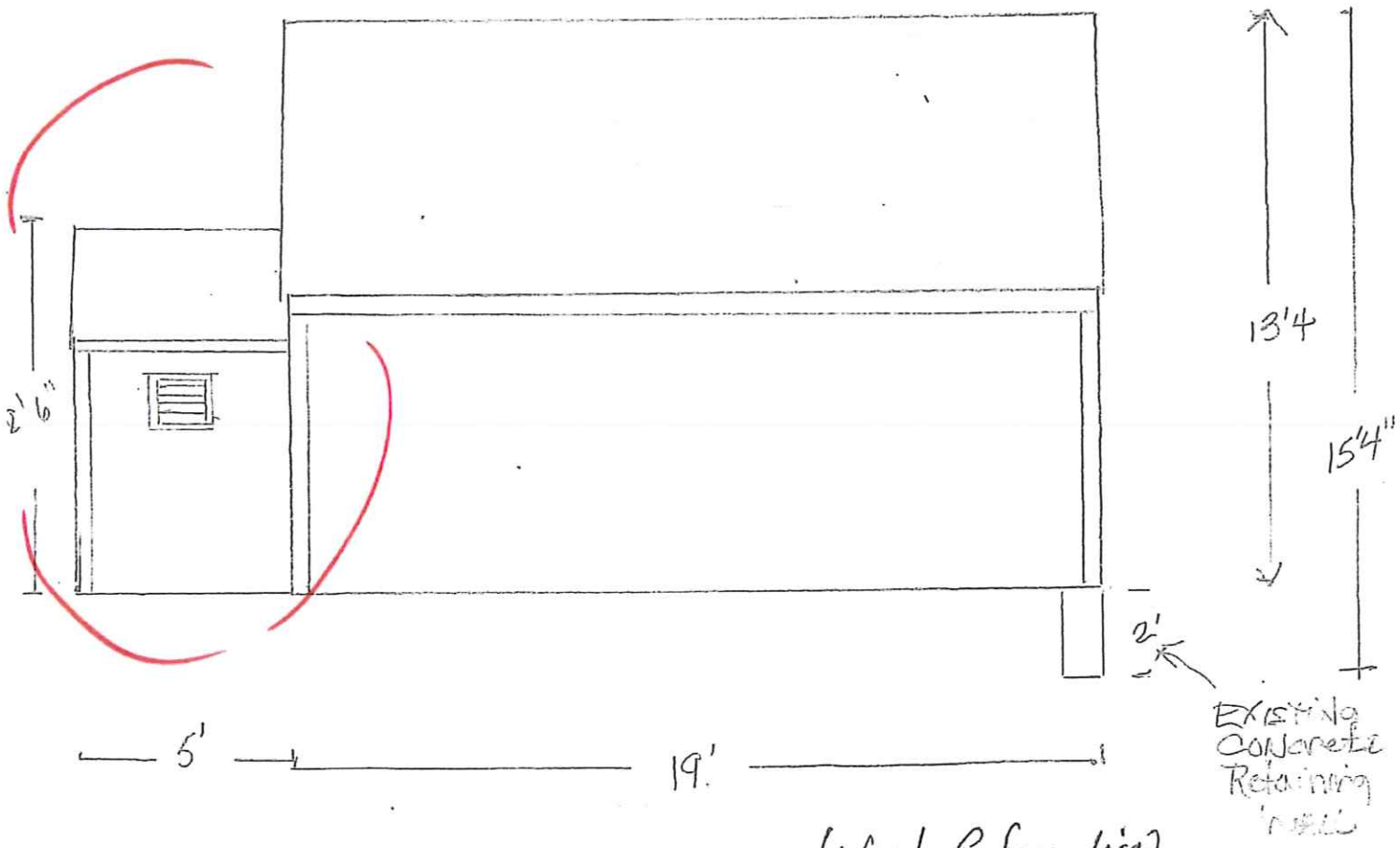
South Elevation

Scale - 1/4" = 1'0"

Structures Unlimited

APPROVED
OCT 11 2016 # 66733
NO EXTERIOR CHANGES
WITHOUT ARC APPROVAL

RECEIVED
OCT 12 2016
By



West Elevation

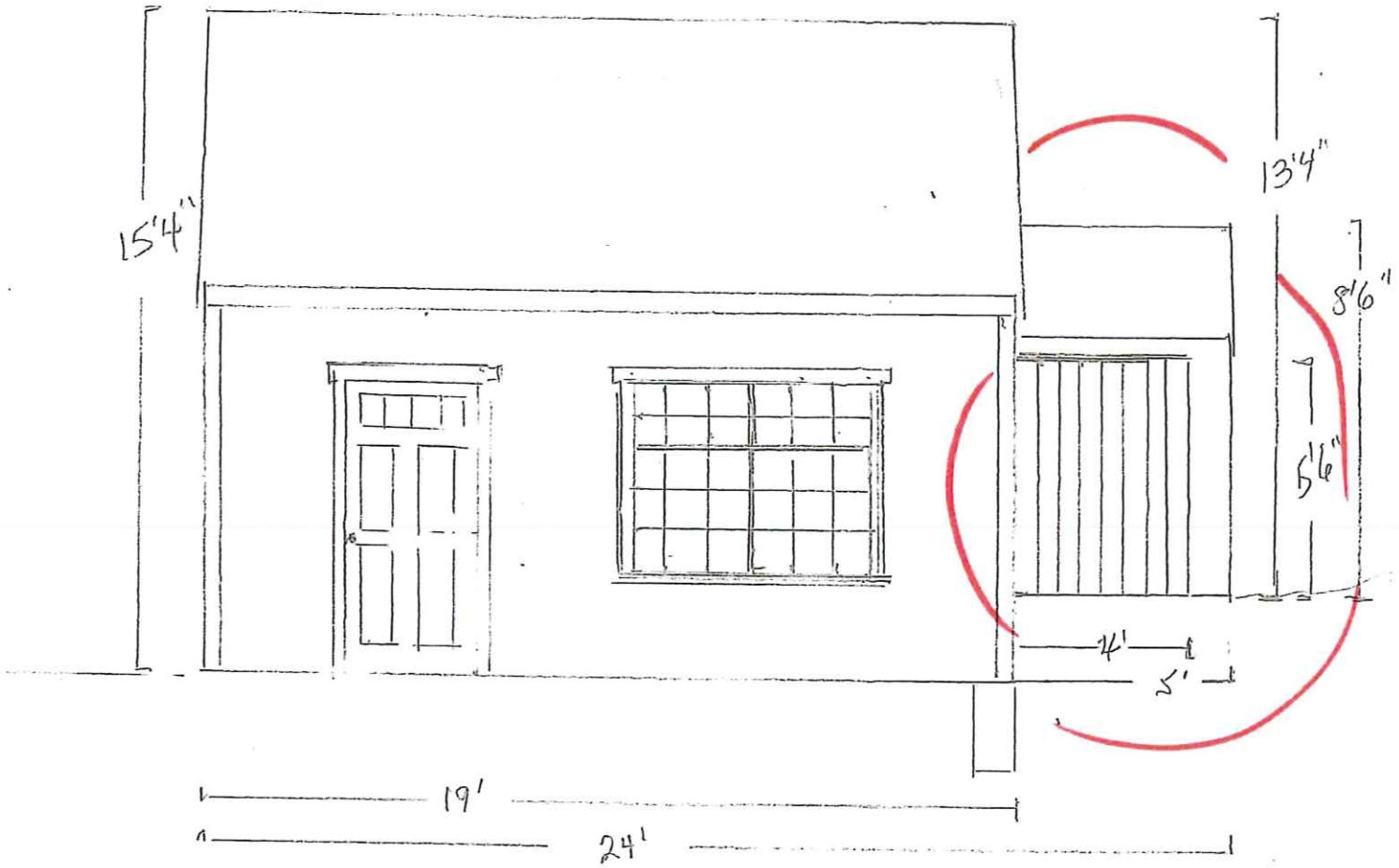
Scale 1/4" = 1'-0"

Structures Unit D

Peter Carey 55/14 updated Plan
6 W York LN

APPROVED
OCT 11 2016 # 66733
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
OCT 12 2016
By



East Elevation

Scale 1/4" = 1'0"
Structures Only

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°. 28.4

Street & Number of Proposed Work: 67 Milestone Road

Owner of record: Conway Joseph C

Mailing Address: 96 Washington Street
Nantucket MA 02554

Contact Phone #: 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 _____

Size of Structure or Addition: Length: 30 Sq. Footage 1st floor: 1050 SF

Width: 35 Sq. footage 2nd floor: 1050 SF

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'-0" 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

Move & Renovate Existing Structure

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 No change ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 5 /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): Aluminum

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 SEE Drawings 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 Anderson

Doors* (type and material): ☐ TDL ☑ SDL Front Anderson 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 Dual black

Trim White Sash White Doors Mahogany NTW + 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 12.18.2023 Signature of owner of record _____ Signed by GA under Consent of owner Signed under penalties of perjury







www.myLinkMls.com







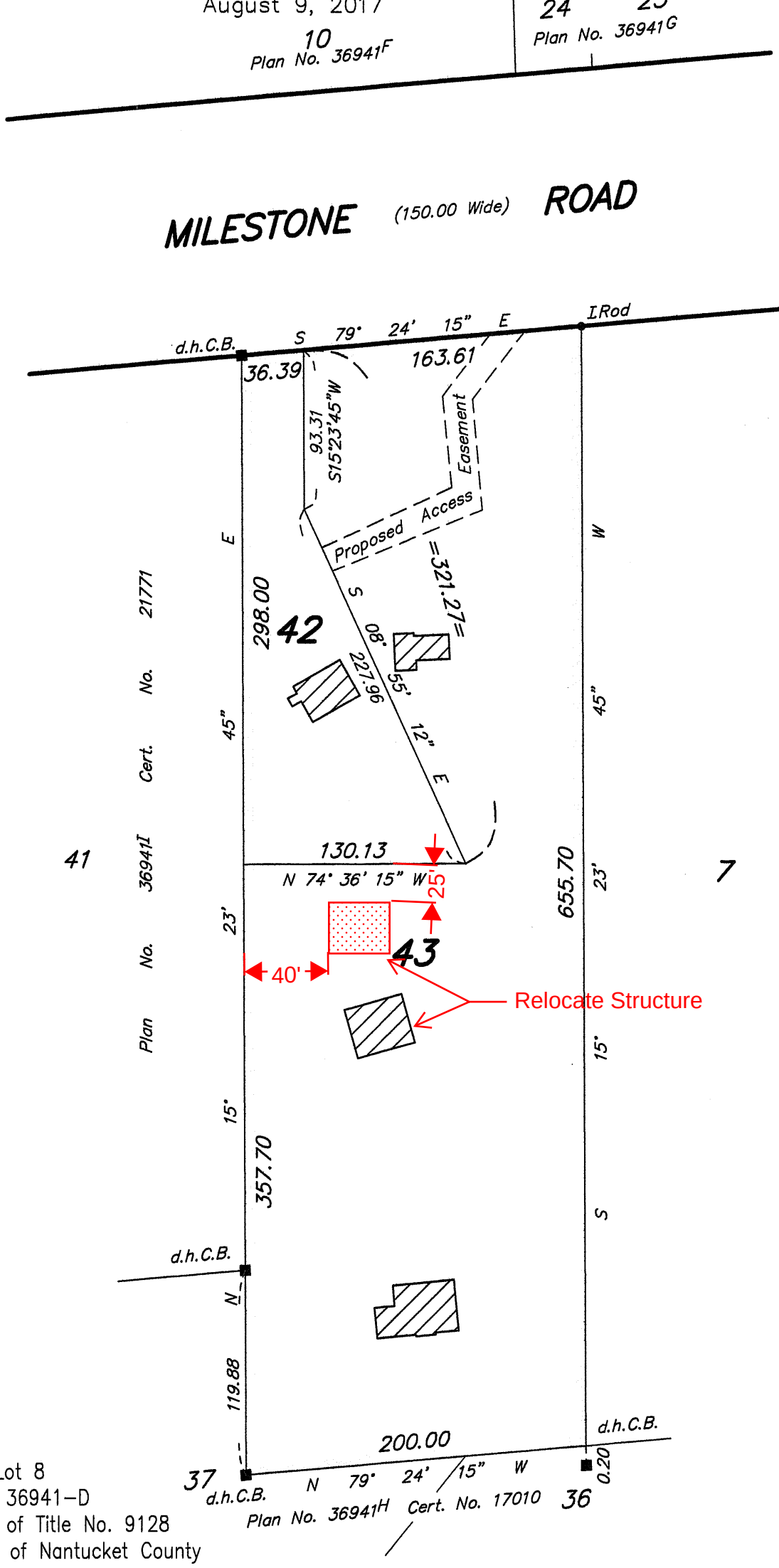
SUBDIVISION PLAN OF LAND IN NANTUCKET

Emack Surveying, LLC, Surveyors

August 9, 2017

36941J





Subdivision of Lot 8
Shown on Plan 36941-D
Filed with Cert. of Title No. 9128
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as Lots 42 and 43 By the Court.

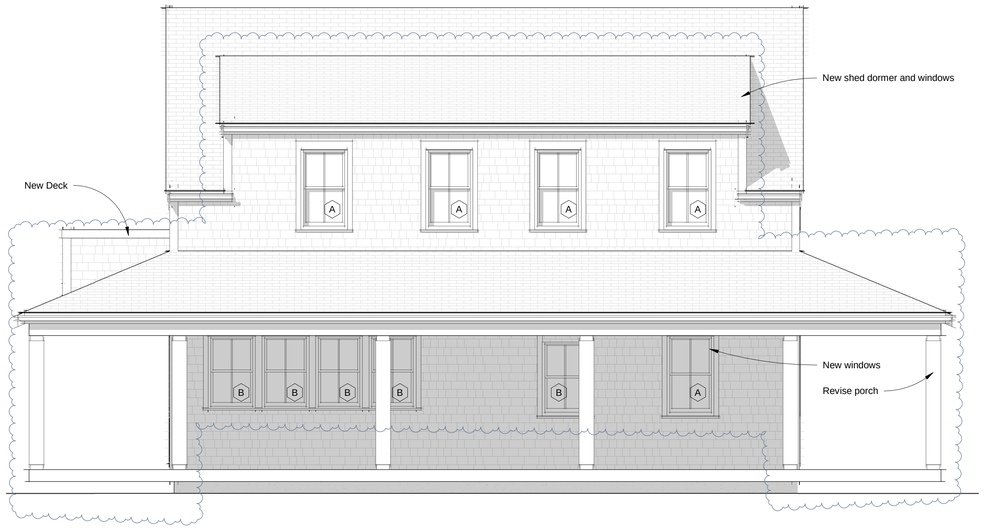
Deborah J. Patterson
Recorder

DEC. 5, 2017

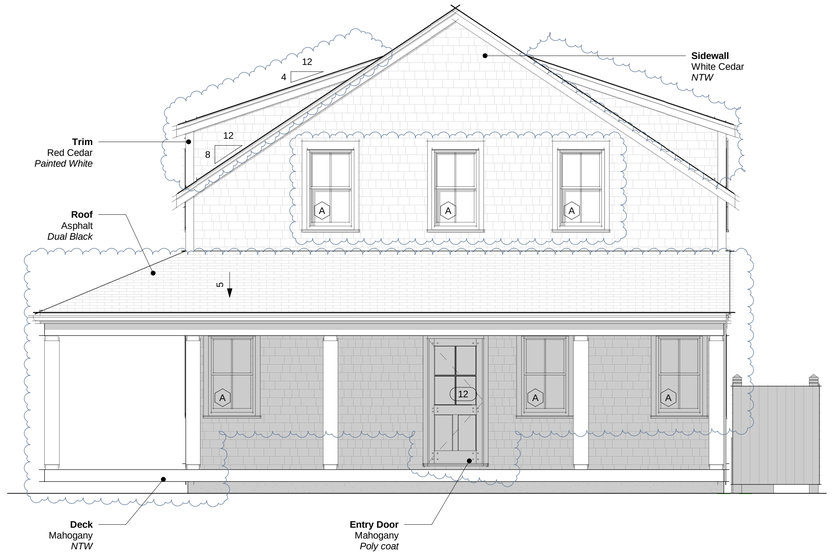
ABH-OCM1

Copy of part of plan filed in
LAND REGISTRATION OFFICE
DEC. 5, 2017
Scale of this plan 80 feet to an inch
E.F. Packard, Deputy Engineer for Court

THIS PLAN IS FILED WITH CERTIFICATE NO. 27082



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



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



5 **Elevation - 2002 Approval - North**
1/4" = 1'-0"



1 **Elevation - 2002 Approval - East**
1/4" = 1'-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 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 © 11/16/2023 10:55:28 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
Conway

Location
67 Milestone Rd.
Nantucket, MA

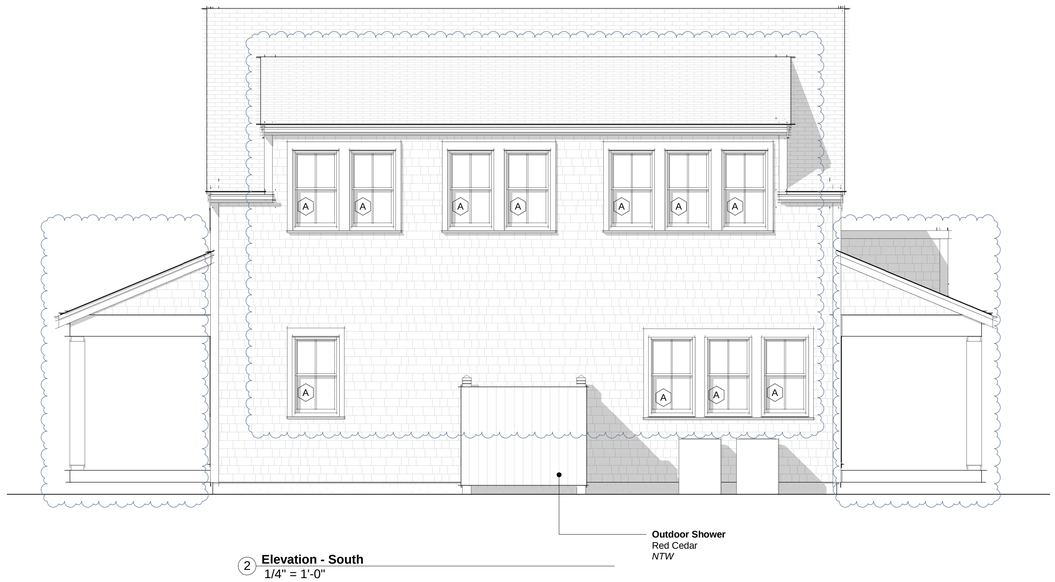
68 / 28.4

Structure
Barn

HDC Submission

#	Description	Date
2	HDC Revisions	2023.12.18

HDC1.1



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



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



3 **Elevation - 2002 Approval - South**
1/4" = 1'-0"



4 **Elevation - 2002 Approval - West**
1/4" = 1'-0"

HDC Submission

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gryphon
ARCHITECTS

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2 Sanford Road, Suite 6
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PO Box 325 02554
508 228 2820

Owner
Conway

Location
67 Milestone Rd.
Nantucket, MA

68 / 28.4

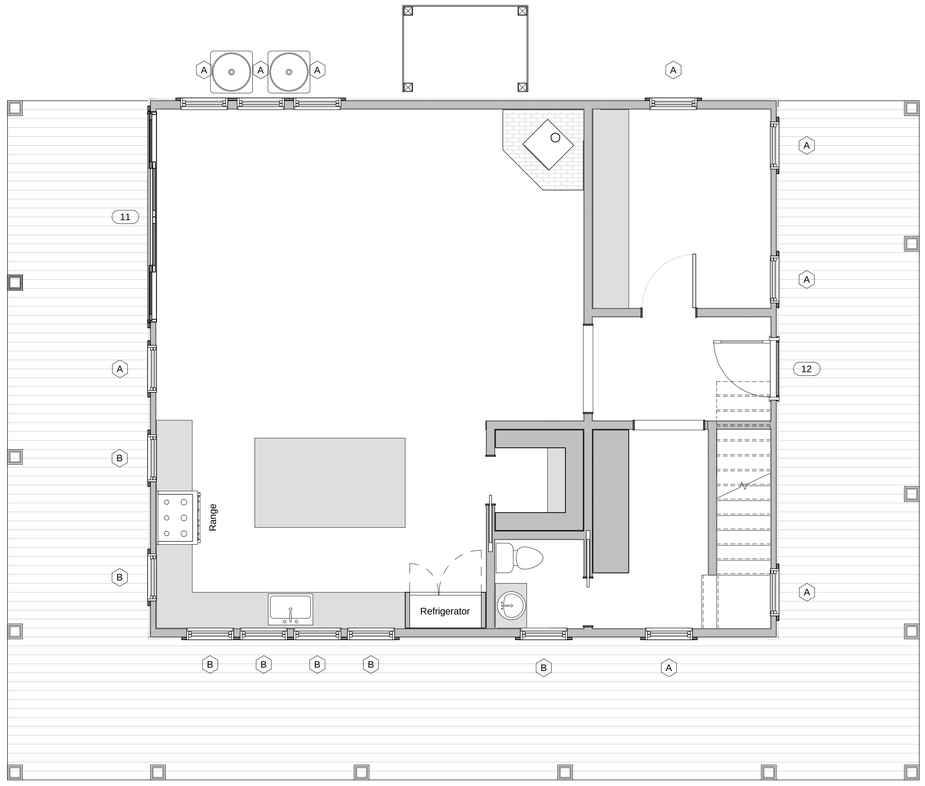
Structure
Barn

HDC Submission

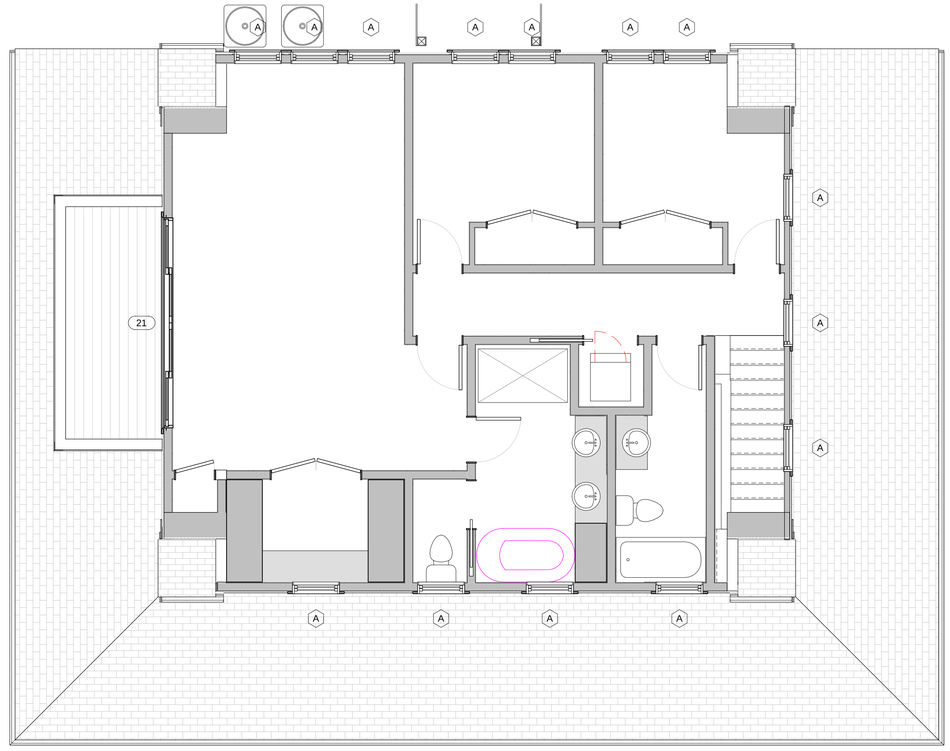
#	Description	Date
2	HDC Revisions	2023.12.18

HDC1.2

HDC Submission



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



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

Window Schedule - HDC

Type Mark	Manufacturer	Model	Designation	Exterior Unit Finish	Rough Width	Rough Height	Phase Created
A	Andersen Corporation	400-Series Tilt-Wash Double Hung	TW2642	Vinyl - Andersen - White	2'-8 1/8"	4'-5 3/8"	New Construction
B	Andersen Corporation	400-Series Tilt-Wash Double Hung	TW26310	Vinyl - Andersen - White	2'-8 1/8"	4'-1 3/8"	New Construction

Specifications - Windows

Muntins: SDL
Screens: Bottom Sash, Low Transparency mesh
Interior Finish: By Owner
Hardware: By Owner

Door Schedule - HDC

Mark	Manufacturer	Model	Designation	Rough Width	Rough Height	Exterior Unit Finish	Function	Phase Created
11	Andersen Corporation	400 Series Gliding	FWG12080-4	11'-9 1/2"	8'-0"	Vinyl - Andersen - White	Exterior	New Construction
12	Simpsons Door Company	77109		3'-6"	7'-2"		Exterior	New Construction
21	Andersen Corporation	400 Series Gliding	FWG12080-4	11'-9 1/2"	8'-0"	Vinyl - Andersen - White	Exterior	New Construction

Specifications - Doors

Muntins: SDL
Screens: N/A
Interior Finish: By Owner
Hardware: By Owner

gryphon
ARCHITECTS

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2 Sanford Road, Suite 6
Nantucket MA

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

Owner
Conway

Location
67 Milestone Rd.
Nantucket, MA

68 / 28.4

Structure
Barn

HDC Submission

#	Description	Date
2	HDC Revisions	2023.12.18

HDC1.3

HDC Submission

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Conway, Joseph

MAILING ADDRESS..... 96 Washington Street, Nantucket, MA 02554

PROPERTY LOCATION..... 67 Milestone Road

ASSESSORS MAP/PARCEL..... 68 28.4

SUBMITTED BY:..... Gryphon Architects Inc.

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 18, 2023

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

BELLEVUE LINDA J TRST
LJ BELLEVUE TRUST 2014
70 MILESTONE RD
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

NASHAQUISSET COOPERATIVE INC
C/O NADEL BENJAMIN & MCCORMICK M K
11 STANDFORD COURT
RHINEBECK, NY 12572

KING EDWARD F ETAL
69 MILESTONE RD
NANTUCKET, MA 02554

BRACE PETER B
PO BOX 828
SIASCONSET, MA 02564

6 MILESTONE CROSSING LLC
195 HILLPOINT ROAD
WESTPORT, CT 06880

COHEN STEVEN L TR
FOUR MILESTONE CROSSING REALTY
TRUST
PO BOX 786
NANTUCKET, MA 02554

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Postage $0.66

Total Postage and Fees $5.01

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

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7020 0090 0001 2774 0779

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Rhinebeck, NY 12572

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- Return Receipt (electronic) $ — $0.00
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- Adult Signature Required $ — $0.00
- Adult Signature Restricted Delivery $

Postage $0.66

Total Postage and Fees $5.01

Sent To NASHAQUISSET COOPERATIVE INC
Street and Apt. No. C/O NADEL BENJAMIN & MCCORMICK M
11 STANDFORD COURT
City, State, ZIP+4® RHINEBECK, NY 12572

NANTUCKET MA 025[illegible] DEC 18 2023 Postmark Here — USPS 12/18/2023

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

7020 0090 0001 2774 0846

DRAPERIC SCALE
SCALE 1"=40' DATE: AUGUST 8, 2017
and ASSOCIATES LLC

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Postage $0.66

Total Postage and Fees $5.01

Sent To BELLEVUE LINDA J TRST
Street and Apt. No. LJ BELLEVUE TRUST 2014
70 MILESTONE RD
City, State, ZIP+4® NANTUCKET, MA 02554

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Westport, CT 06880

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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

Sent To 6 MILESTONE CROSSING LLC
Street and Apt. No. 195 HILLPOINT ROAD
City, State, ZIP+4® WESTPORT, CT 06880

NANTUCKET MA 025[illegible] DEC 18 2023 Postmark Here — USPS 12/18/2023

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

7020 0090 0001 2774 0755

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Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee $4.35 — $0.00 — 0056 03

Extra Services & Fees (check box, add fee as appropriate)
- 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 $

Postage $0.66

Total Postage and Fees $5.01

Sent To GRACE PETER B
Street and Apt. No. PO BOX 828
City, State, ZIP+4® SIASCONSET, MA 02564

DEC 18 2023 Postmark Here — USPS 12/18/2023

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

7020 0090 0001 2774 0786

EXHIBIT A

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Nantucket, MA 02554

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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

Sent To COHEN STEVEN L TR
Street and Apt. No. FOUR MILESTONE CROSSING REALTY TRUST
PO BOX 786
City, State, ZIP+4® NANTUCKET, MA 02554

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- Certified Mail Restricted Delivery $ — $0.00
- Adult Signature Required $ — $0.00
- Adult Signature Restricted Delivery $

Postage $0.66

Total Postage and Fees $5.01

Sent To NANTUCKET ISLANDS LAND BANK
Street and Apt. No. 22 BROAD ST
City, State, ZIP+4® NANTUCKET, MA 02554

DEC 18 2023 Postmark Here — USPS 12/18/2023

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

7020 0090 0001 2774 0809

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: 67 Milestone Road

Tax Map Number: 68 Parcel Number: 28.4

Owner of Record: Conway, Joseph

Description of Proposal: Relocate Barn on site and renovate

Anticipated HDC Submission Date: 2023.12.18

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.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.34 PARCEL N°. 71

Street & Number of Proposed Work: 81 MAIN STREET

Owner of record: DAVID BROWNLEE

Mailing Address: 316 SCHENLEY ROAD
PITTSBURGH, PA 15217

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @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. 2023-03-8101
☐ 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 EXTEND DORMER -3 FEET X 3' X 2'
2. ~~South Elevation~~ AND ADD WINDOW TO MATCH
3. ~~West Elevation~~ WEST ELEVATION DORMER
4. ~~North Elevation~~ (mock up PROVIDED)

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 _____

MATCH EXISTING

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 BOSTON SASH 3/3

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 TAR
Trim WHITE Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

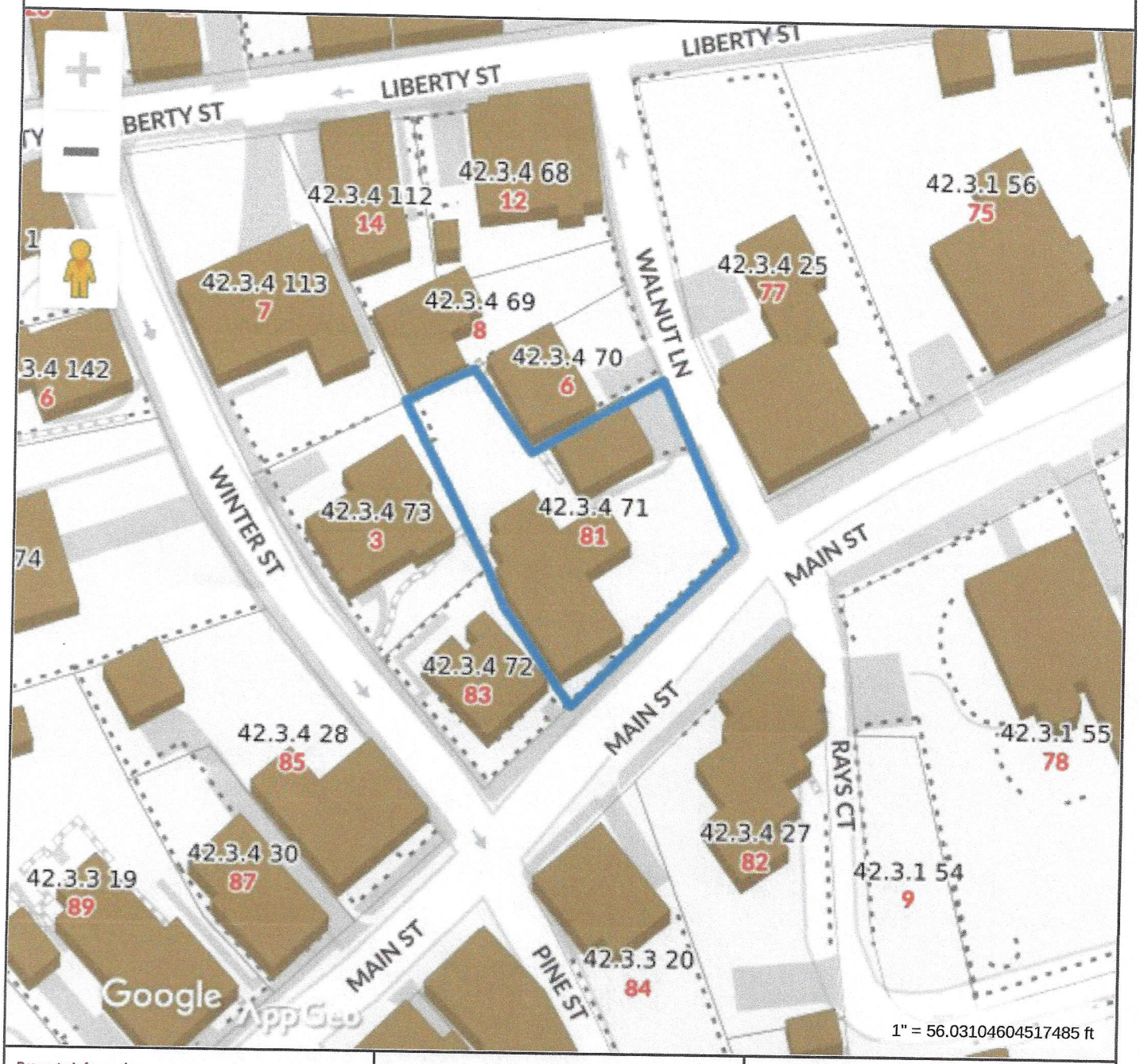
* Attach manufacturer's color samples if color is not from HDC approval list.

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 12/7/2023 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

December 18, 2023



Property Information

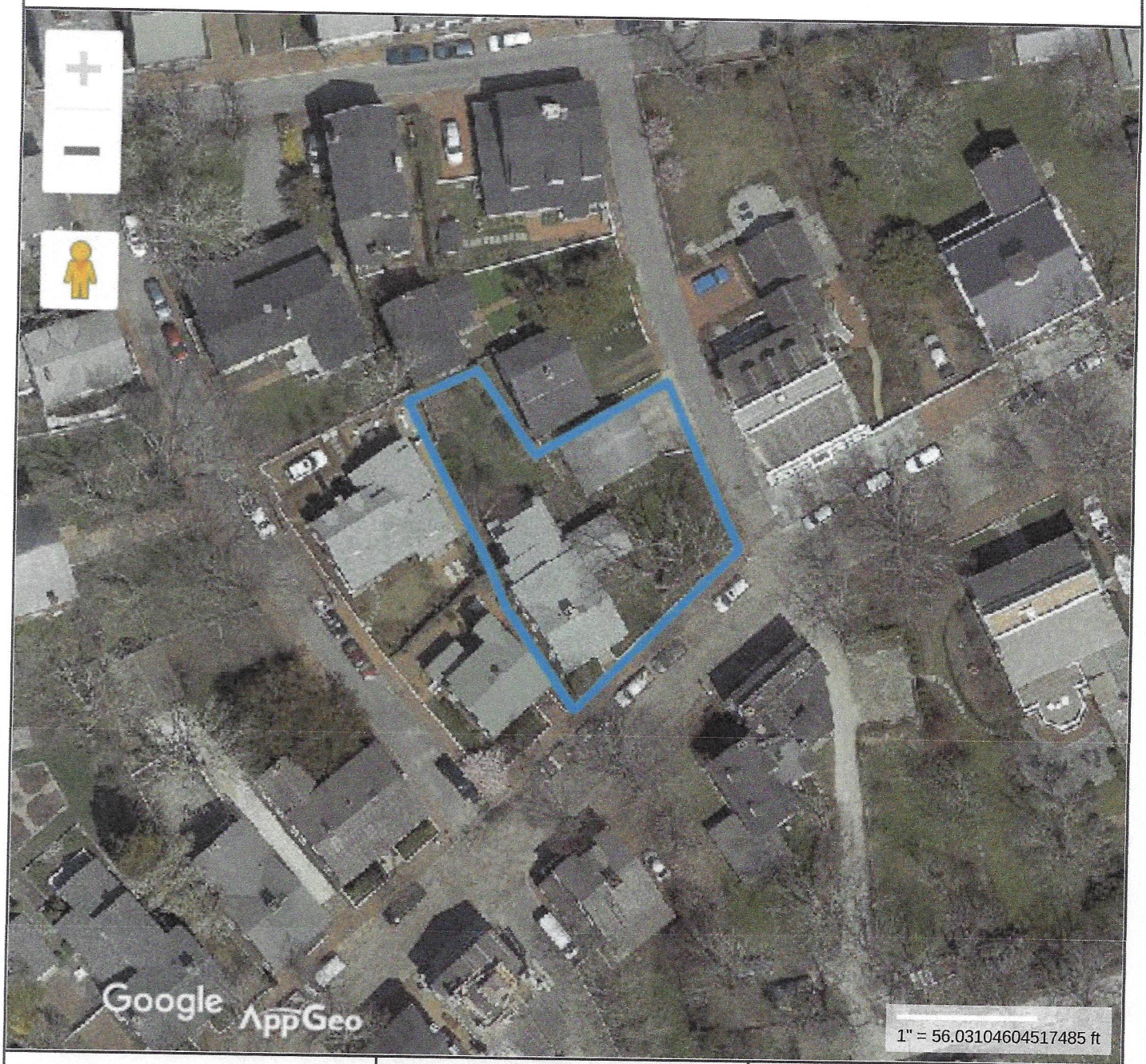
Property ID	42.3.4 71
Location	81 MAIN ST
Owner	BROWNLEE DAVID A & SUSAN H

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.



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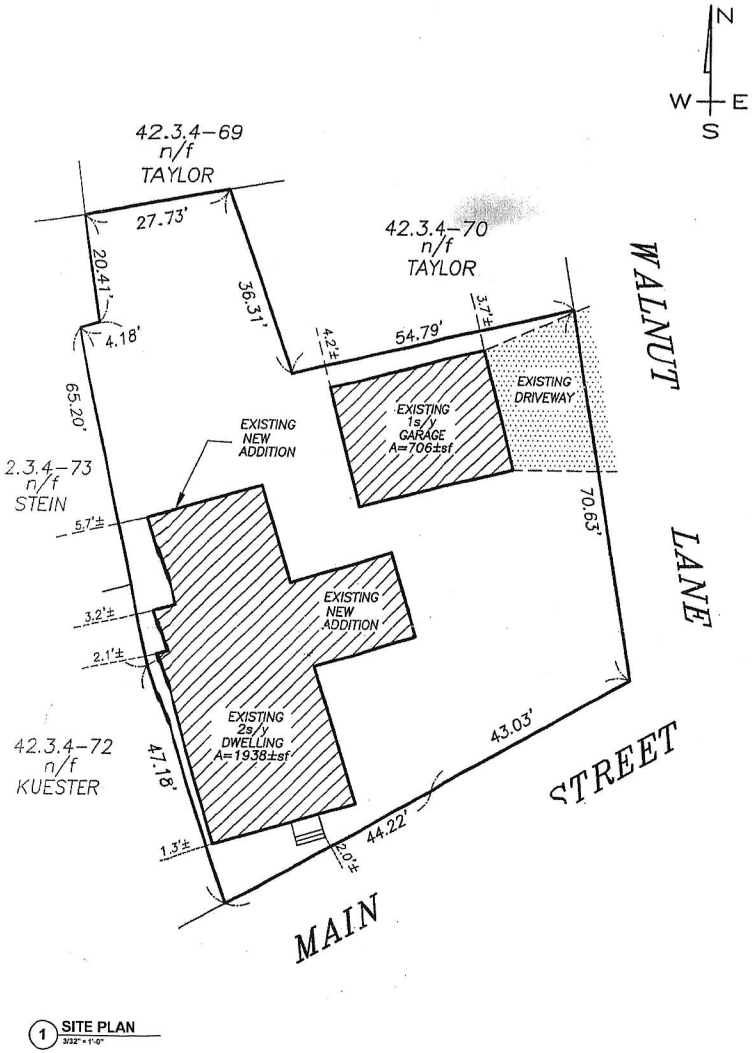


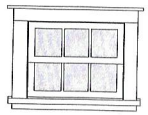
1 SITE PLAN
3/32" = 1'-0"



LOCUS MAP

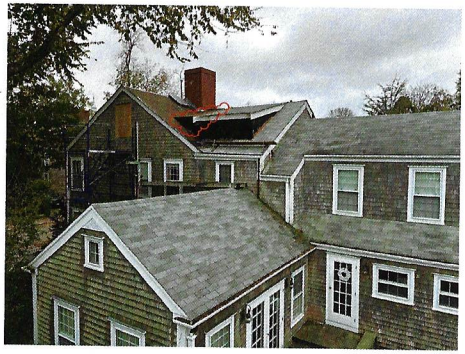
Map & Parcel:	42.3.4 71
Zoning:	ROH
Min. Frontage:	50' Required
Front Setback	0' Allowed
Side/Rear Setback:	5' Allowed
Lot Size:	8,598 SF
Min. Lot Size:	5,000 SF
Allowable Ground Cover:	50%
Existing Ground Cover:	1,938 +/- SF
Proposed Ground Cover:	0 SF
Total Ground Cover:	1,938 SF

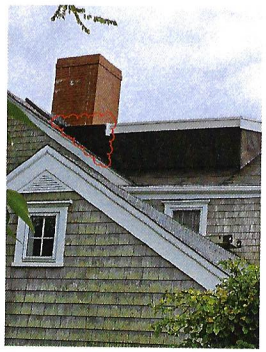
NEW WINDOWS



(A) WINDOW "A" - 2'2" x 1'10"

3 OVER 3 DOUBLE HUNG
COLOR: WHITE
TDL
BOSTON SASH





EAST ELEVATION - PROPOSED DORMER EXTENSION

RENOVATION

81 MAIN STREET
NANTUCKET, MA
02554

HDC SUBMISSION
11.14.2023

FOR:

Willson Company
PO Box 2615
Nantucket, MA 02554
508-325-2025

SHEET INDEX

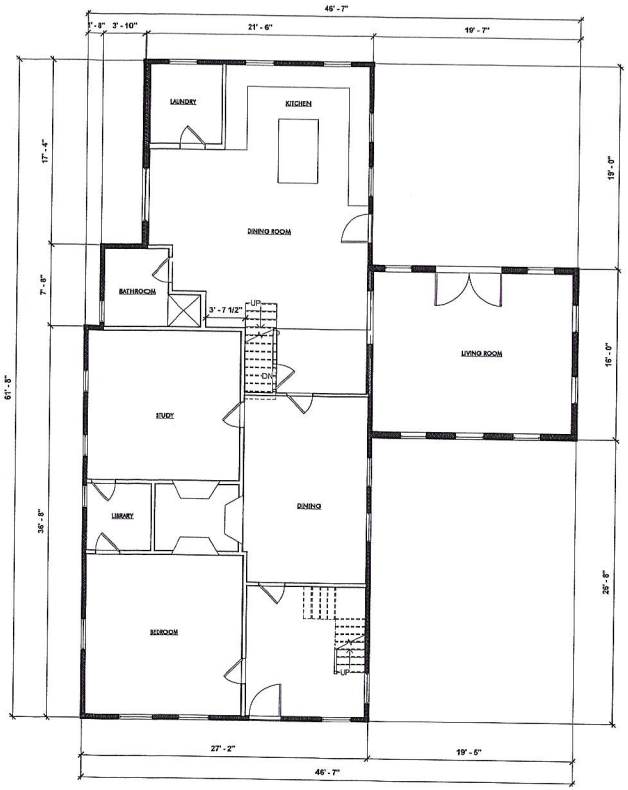
A-0 COVER
A-1 FLOOR PLANS
A-2 EXTERIOR ELEVATIONS
A-3 EXTERIOR ELEVATIONS

DRAWINGS BY:

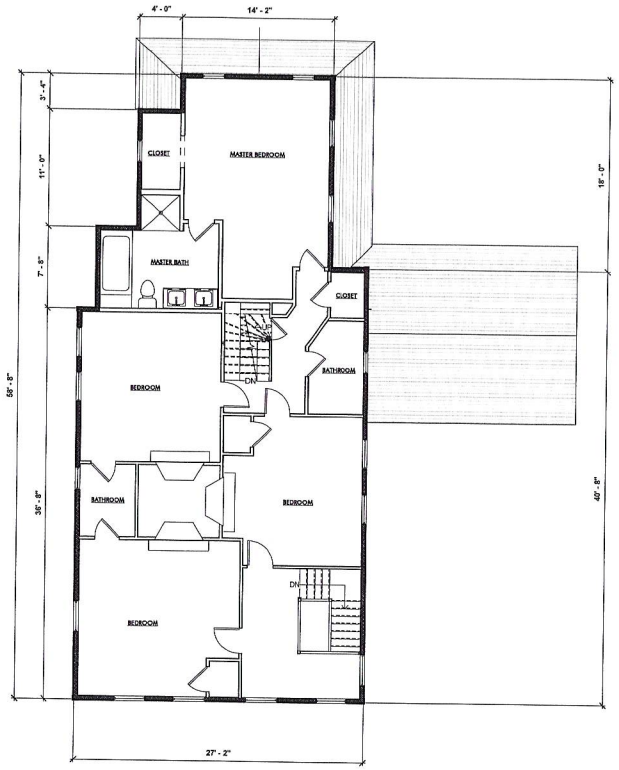
Yoana K. Guzman
Nantucket, MA 02554
yoana.ackdesign@gmail.com
774-325-6705

COVER

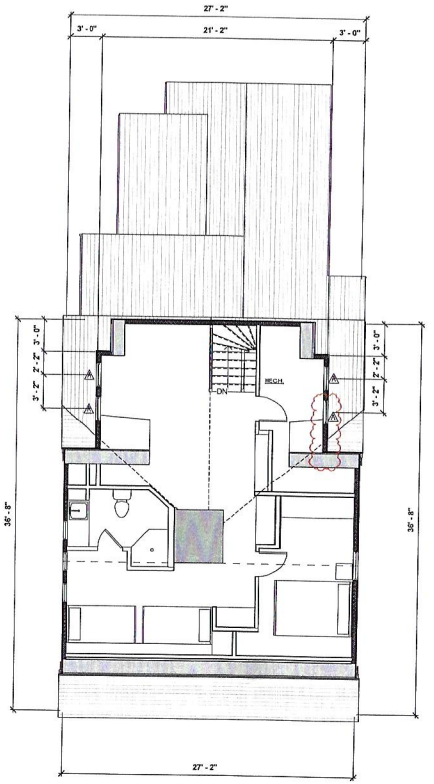
A-0



1 FIRST FLOOR
3/16" = 1'-0"



2 SECOND FLOOR
3/16" = 1'-0"



3 PROPOSED THIRD FLOOR
3/16" = 1'-0"

RENOVATION

81 MAIN STREET
NANTUCKET, MA
02554

HDC SUBMISSION
11.14.2023

FOR:

Willson Company
PO Box 2615
Nantucket, MA 02554
508-325-2025

SHEET INDEX

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A-1 FLOOR PLANS
A-2 EXTERIOR ELEVATIONS
A-3 EXTERIOR ELEVATIONS

DRAWINGS BY:

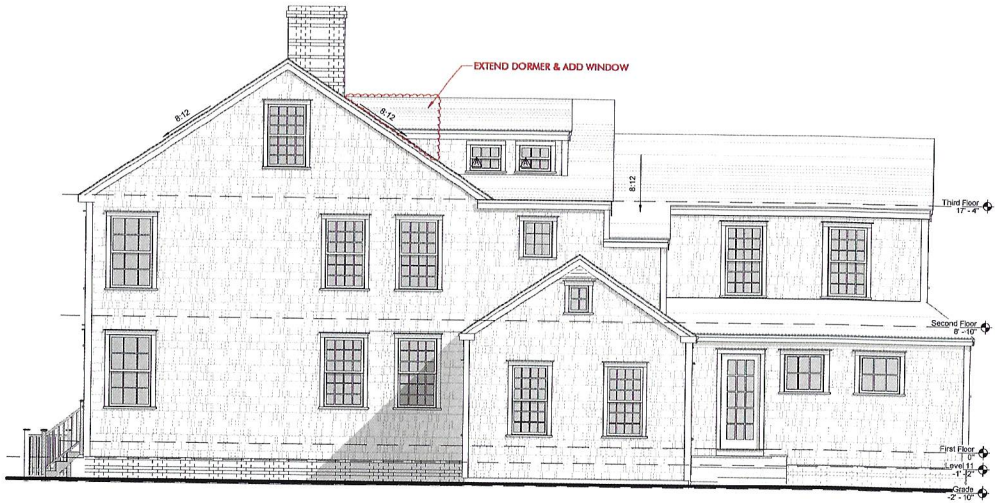
Yoana K. Guzman
Nantucket, MA 02554
yoana.ackdesign@gmail.com
774-325-6705

FLOOR PLANS

A-1



1 **SOUTH ELEVATION**
1/4" = 1'-0"



2 **PROPOSED EAST ELEVATION**
1/4" = 1'-0"



3 **NORTH ELEVATION**
1/4" = 1'-0"



4 **WEST ELEVATION**
1/4" = 1'-0"

RENOVATION

81 MAIN STREET
NANTUCKET, MA
02554

HDC SUBMISSION
11.14.2023

FOR:

Willson Company
PO Box 2615
Nantucket, MA 02554
508-325-2025

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A-0	COVER
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DRAWINGS BY:

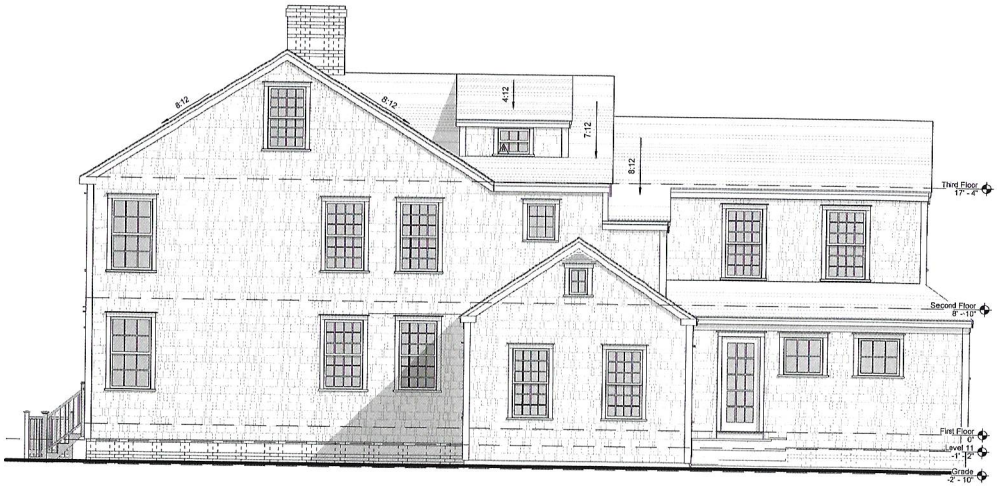
Yoana K. Guzman
Nantucket, MA 02554
yoana.ackdesign@gmail.com
774-325-6705

EXTERIOR ELEVATIONS

A-2



1 SOUTH ELEVATION - NO CHANGE
1/4" = 1'-0"



2 PREVIOUSLY APPROVED EAST ELEVATION
1/4" = 1'-0"



3 PREVIOUSLY APPROVED NORTH ELEVATION
1/4" = 1'-0"



4 PREVIOUSLY APPROVED WEST ELEVATION
1/4" = 1'-0"

RENOVATION

81 Main Street
Nantucket, MA
02554

HDC SUBMISSION
11.14.2023

FOR:

Willson Company
PO Box 2615
Nantucket, MA 02554
508-325-2025

SHEET INDEX

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A-2 EXTERIOR ELEVATIONS
A-3 EXTERIOR ELEVATIONS

DRAWINGS BY:

Yoana K. Guzman
Nantucket, MA 02554
yoana.ackdesign@gmail.com
774-325-6705

PREVIOUSLY APPROVED ELEVATIONS

A-3

81 MAIN STREET – MODIFICATION TO THE PREVIOUS APPROVAL













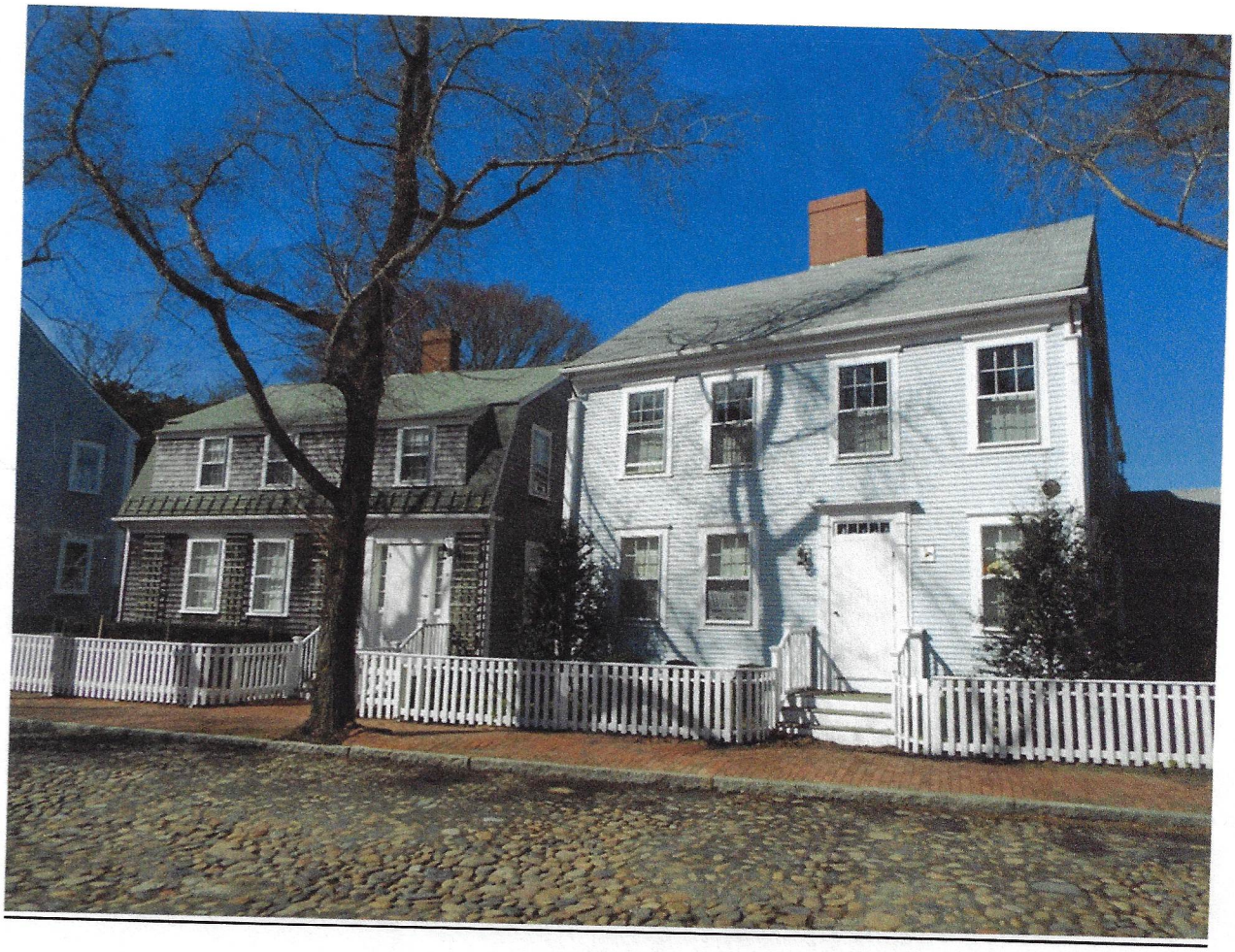

CERTIFICATE NO: _____ DATE ISSUED: _____

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.

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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°: 41 PARCEL N°. 112

Street & Number of Proposed Work: 20 DERRYMORE RD

Owner of record: MICHAEL PEARL STEIN

Mailing Address: 1235 FAIRVIEW ROAD
VILLA NOVA, PA 19085

Contact Phone #: 215-514-7597 E-mail: EMPIREMSP@aol.com

AGENT INFORMATION (if applicable)

Name: CINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINA@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 _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 446 SF Decks/Patio: Size: 21'X6' ☒ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: 370 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 19'7" South 19' 7" East 19' 7" West 19' 7"

Additional Remarks: NEW GARAGE/STUDIO

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 -0-4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 4 /12 Other PENT ROOF 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 _____ ☐ 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 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____
Window Casing 4" Door Frame 6" Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 6/6 ANDERSEN NEW

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 15LT X2 Side _____
Garage Door(s): Type 8LT VERT BD Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Trim WHITE TME
Deck NTW
Clapboard (if applicable) _____
Sash WHITE TME
Foundation Gray
Roof TME CHARCOAL GRAY
Doors NTW - GARAGE
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 12/17/2023 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	41 112
Location	20 DERRYMORE RD
Owner	PEARLSTEIN MICHAEL S & MINDY

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	41 112
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Owner	PEARLSTEIN MICHAEL S & MINDY

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Geometry updated 10/03/2023
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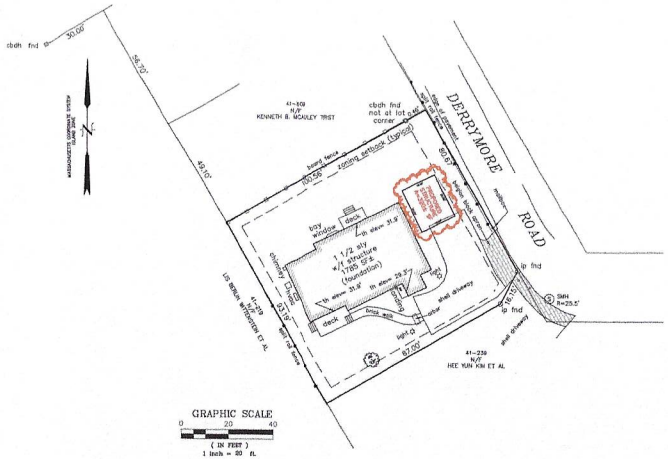
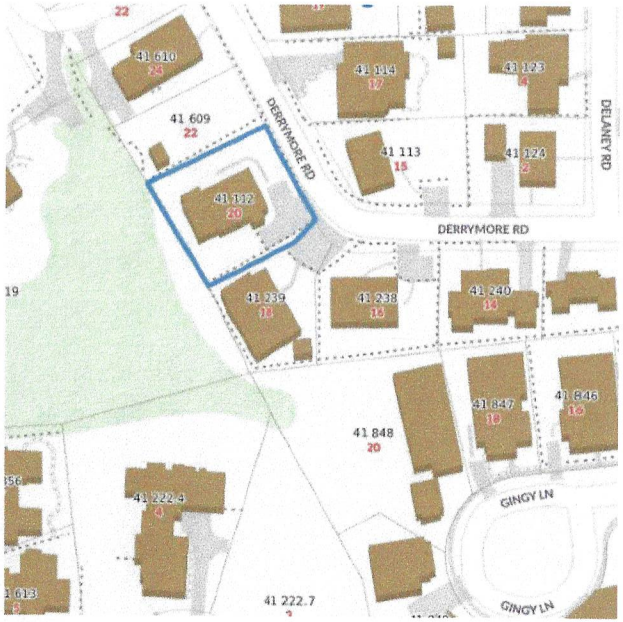
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Survey Data



Locus Map

Map/Parcel: 41/112 Zone: R-1
Lot Size: 8966 SF
Min Lot: 5,000 SF
Frontage: 50 FT / Actual: 80.67 FT
GCR: 30%
Existing GC: 19.9% (1785 SF)
Proposed GC: 24.5% (2198 SF)
Front Setback: 10 FT
Side/Rear Setback: 5 FT

Structures Unlimited

PROJ
Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

DA	10/08/23
PROJEC	2316025
NO	
REVISION	DATE
1	Date 1

NOTES:

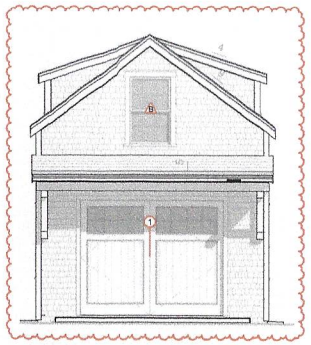
HDC Submission

Survey and Locas Map

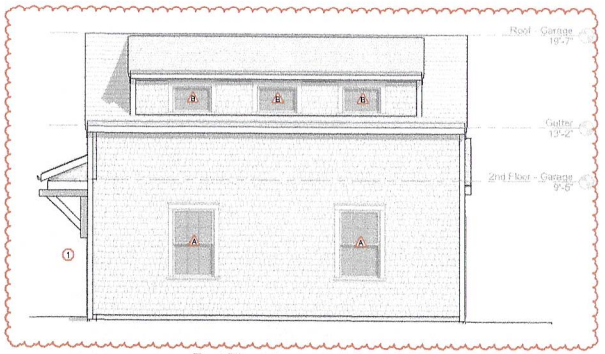
SCA As indicated

A.1.1

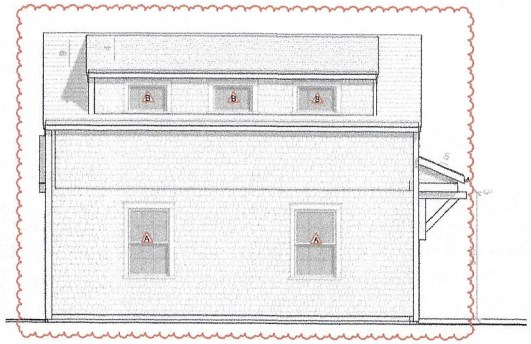
DRAWN ICim



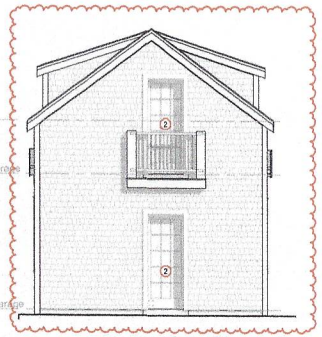
South Elevation - Garage
1/4" = 1'-0"



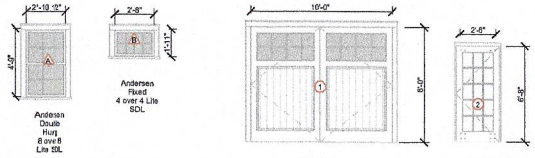
East Elevation - Garage
1/4" = 1'-0"



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

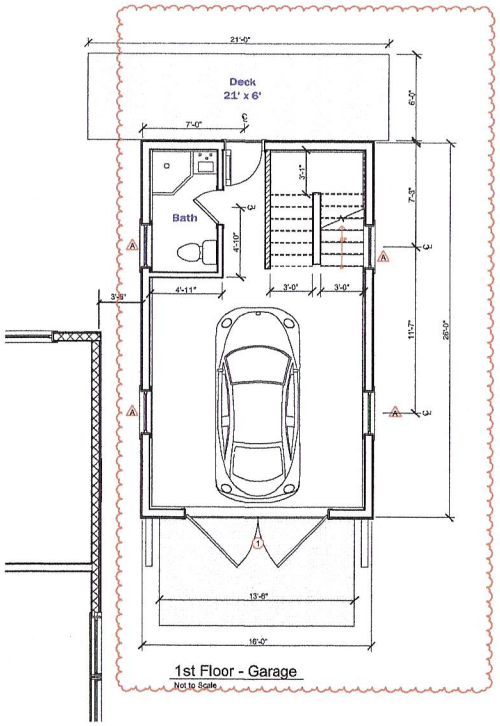


North Elevation - Garage
1/4" = 1'-0"

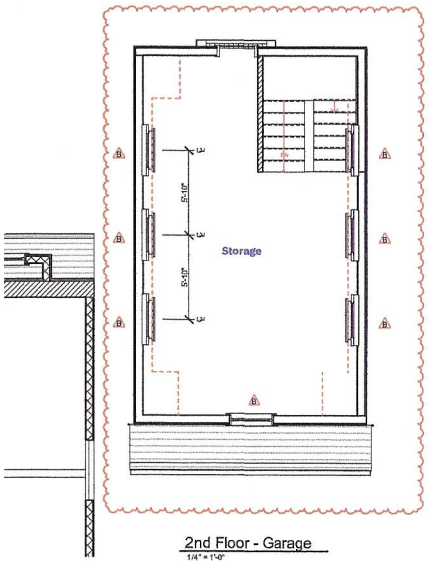


Window Legend
1/4" = 1'-0"

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



1st Floor - Garage
Not to Scale



2nd Floor - Garage
1/4" = 1'-0"

Structures Unlimited

PROJ
Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

DA 10/08/23
PROJEC 2310025
T NO
REVISION DATE
1 Date 1

NOTES:

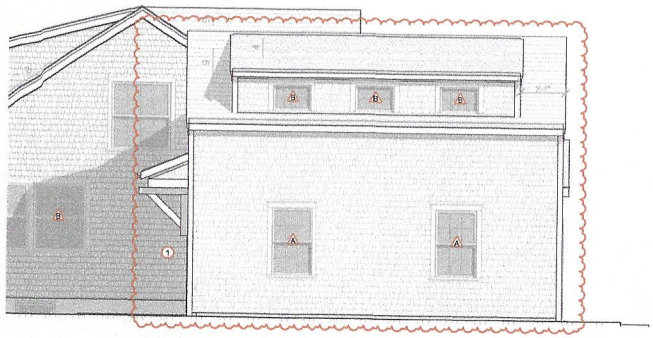
HDC Submission

Garage Elevations

SCA 1/4" = 1'-0"

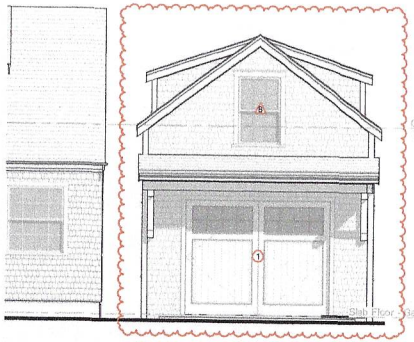
A.1.2

DRAWN Kim



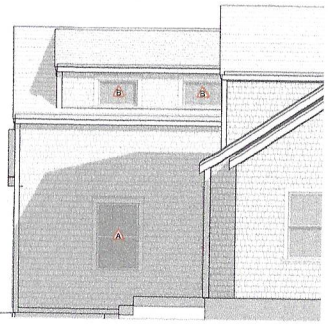
East Elevation - H + G

1/4" = 1'-0"



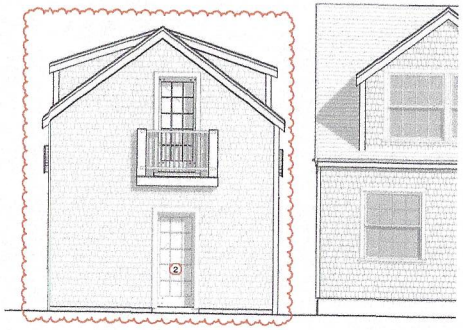
South Elevation - H + G

1/4" = 1'-0"



West Elevation - H + G

1/4" = 1'-0"



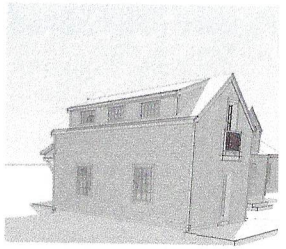
North Elevation - H + G

1/4" = 1'-0"



Southeast View from Derrymore Rd

Not to Scale



Northeast View from Derrymore Rd

Not to Scale

Structures Unlimited

PROJ

Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

DA	10/08/23
PROJEC	2310025
T NO.	
REVISION	DATE
1	Date 1

NOTES:

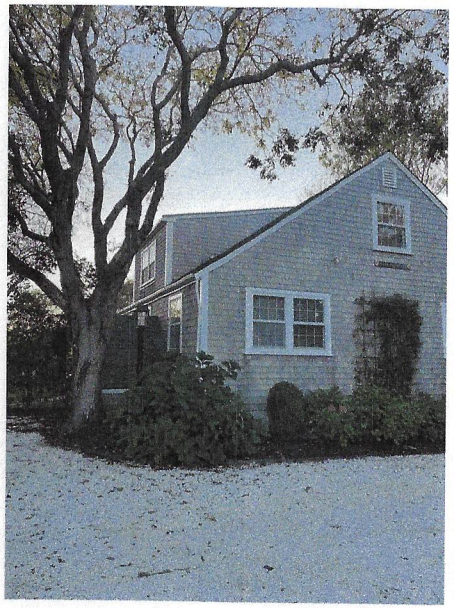
HDC Submission

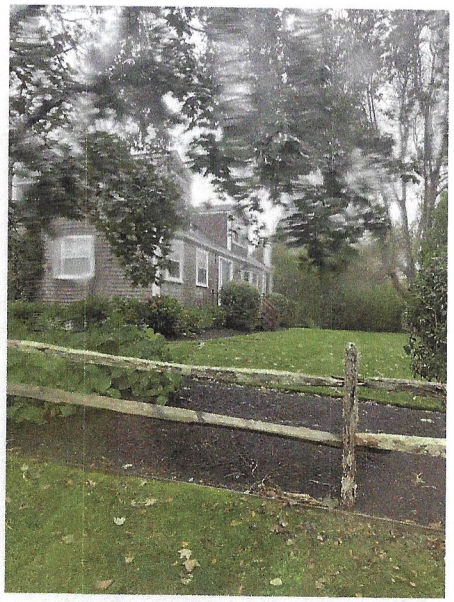
Garage Elevations

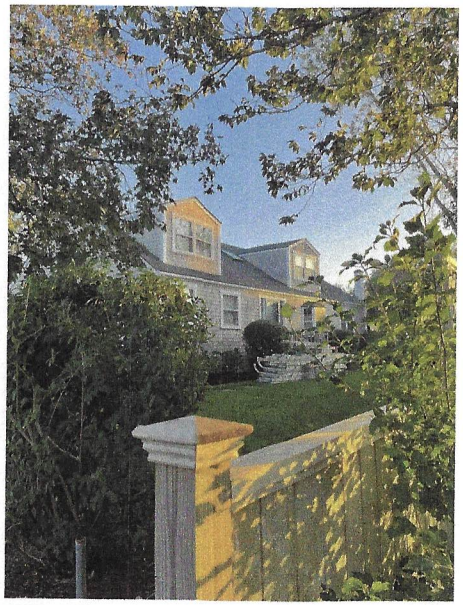
SCA 1/4" = 1'-0"

A.1.3

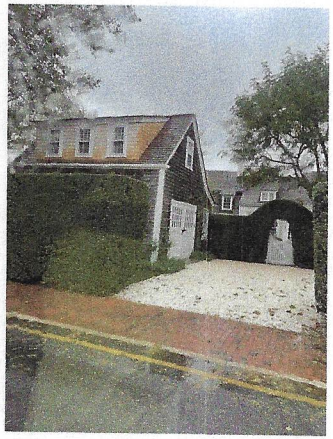
DRAWN Kim

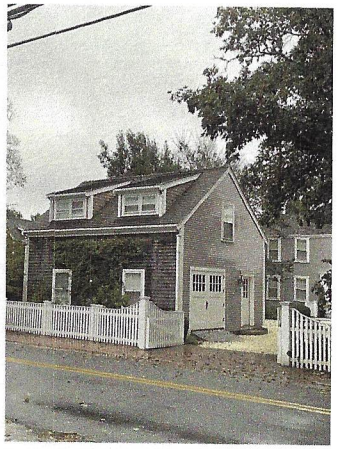






20 Derrymore Road





Cliff Road

Structures Unlimited

PROJ
Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

DA 10/16/23
PROJEC 2310025
Y NO
REVISION DATE

NOTES:

HDC Submission

Photographs

SCA

A.1.4

DRAWN Kim Glowacki

20 DERRYMORE ROAD – NEW GARAGE/STUDIO

EAST ELEVATION



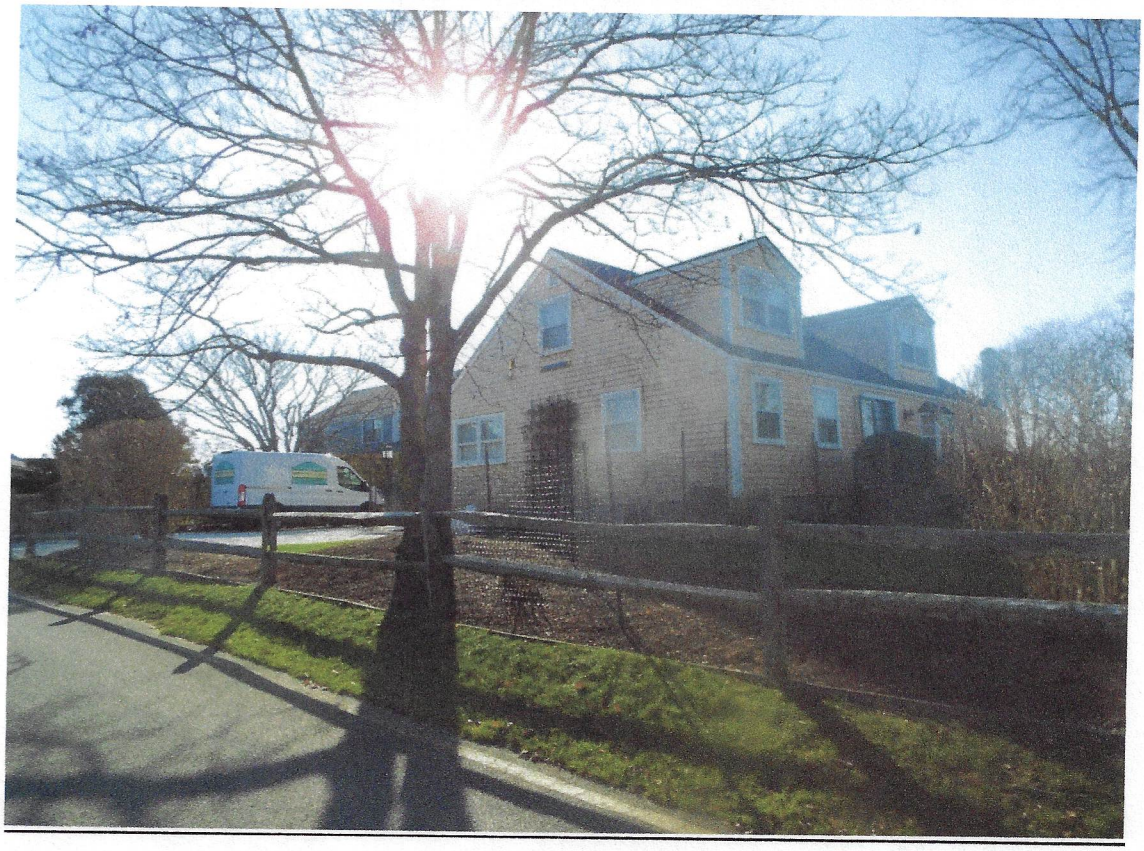




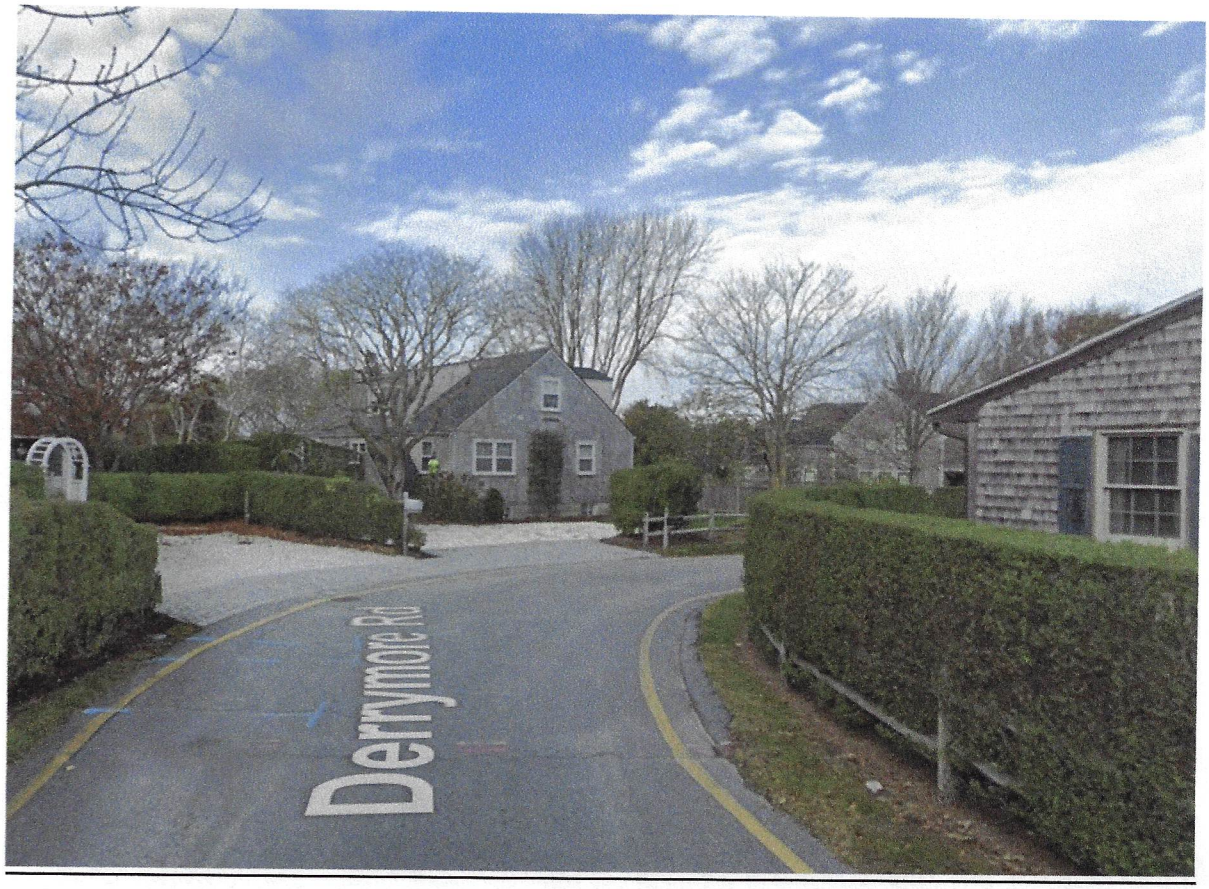




NORTH ELEVATION – FRONT OF THE DWELLING FACES THE SIDE YARD






Derrymore Rd


Derrymore Rd


Derrymore 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°: 55.1.4 PARCEL N°. 72.4

Street & Number of Proposed Work: 2 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 100 CONIFER HILL DR - #304

DANVERS MA 01923

Contact Phone #: 978-360-9538 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446

NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA @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

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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. 2022-08-6937

☐ 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 RAISE POOL OFF GROUND ANOTHER
2. South Elevation 6" - RESULTING IN 18" OFF LEVEL OF
3. West Elevation DECK AS REQUIRED BY CONSERVATION
4. North Elevation COMMISSION - NO CHANGE IN SIZE OR LOCATION IN DECK

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 12/25/2023 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

December 27, 2023



Property Information

Property ID	55.1.4 72.4
Location	2 MARINER WY
Owner	DOHERTY ACK 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.

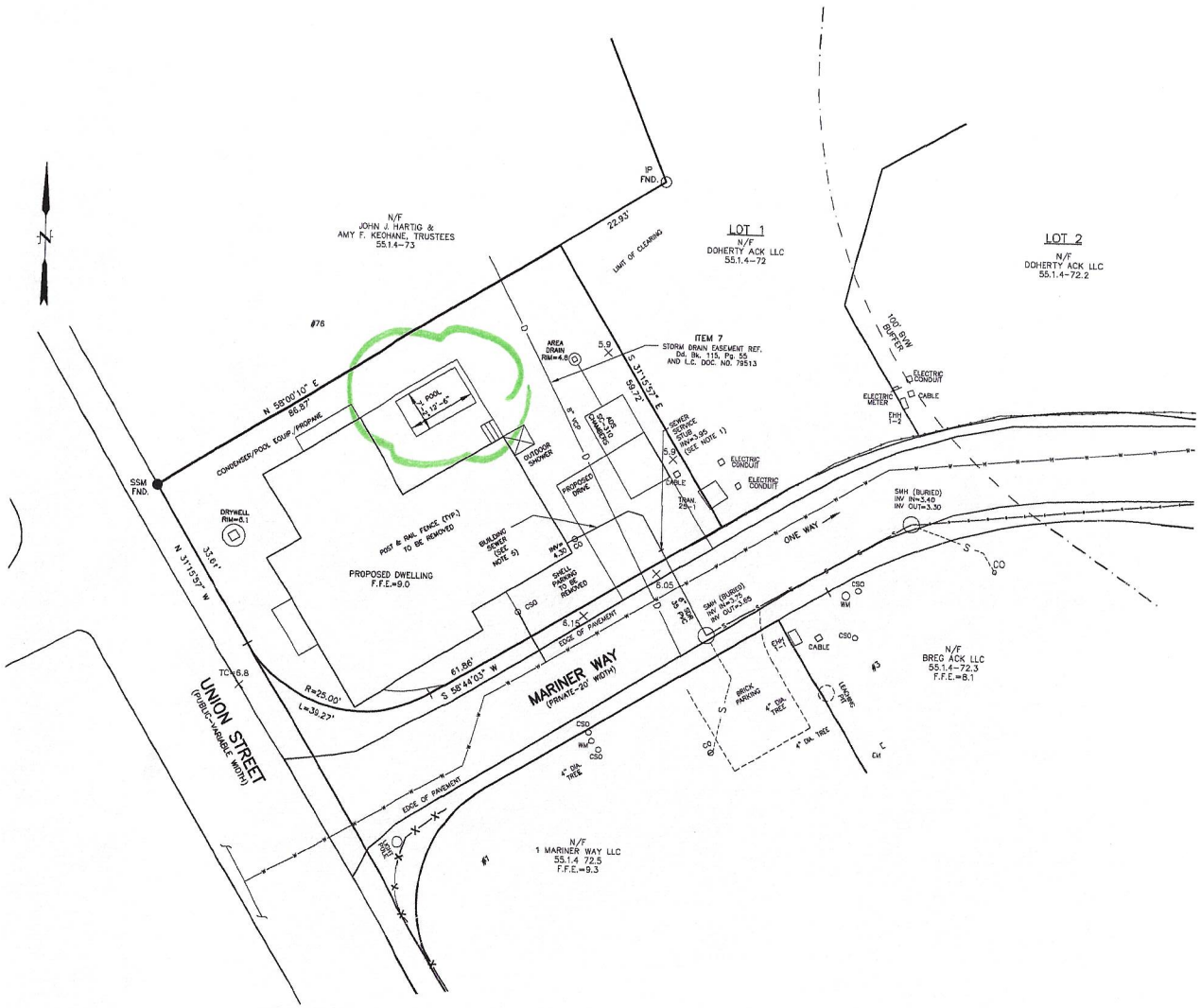
Geometry updated 10/03/2023
Data updated Jan. 2021

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

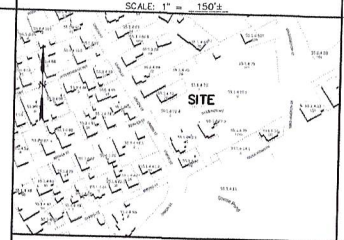

68
72
74
76
4
6
111
Mariner Wy
Mariner Wy
2
73
Union St
115
Mariner Wy
3
Spring St
121
Mariner Way
Temporarily closed
117
82
2
79

SEWER & WATER CONNECTION PLOT PLAN

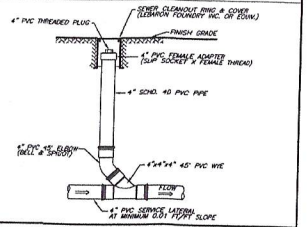
LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



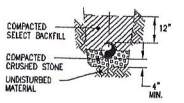
LOCUS MAP
SCALE: 1" = 150'±



SEWER CLEANOUT DETAIL
(NOT TO SCALE)



PIPE BEDDING DETAIL
(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 23± LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3511, Dd. Bk. 1888, Pg. 225. AS AMENDED ON 6/2/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1584 PAGE 179.

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.4	Dd. Bk. 1897 Pg.81	FILE NO.#2016-4	DOHERTY ACK LLC	4	N-11449	PJS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	4.30
INVERT AT STUB	3.85
(SEE NOTE 1)	

8/3/23

Nathaniel Kram

SEWER & WATER CONNECTION PLAN

#2 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.4)
PREPARED FOR:
DOHERTY ACK LLC
DATE: AUGUST 1, 2023 SCALE: AS NOTED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

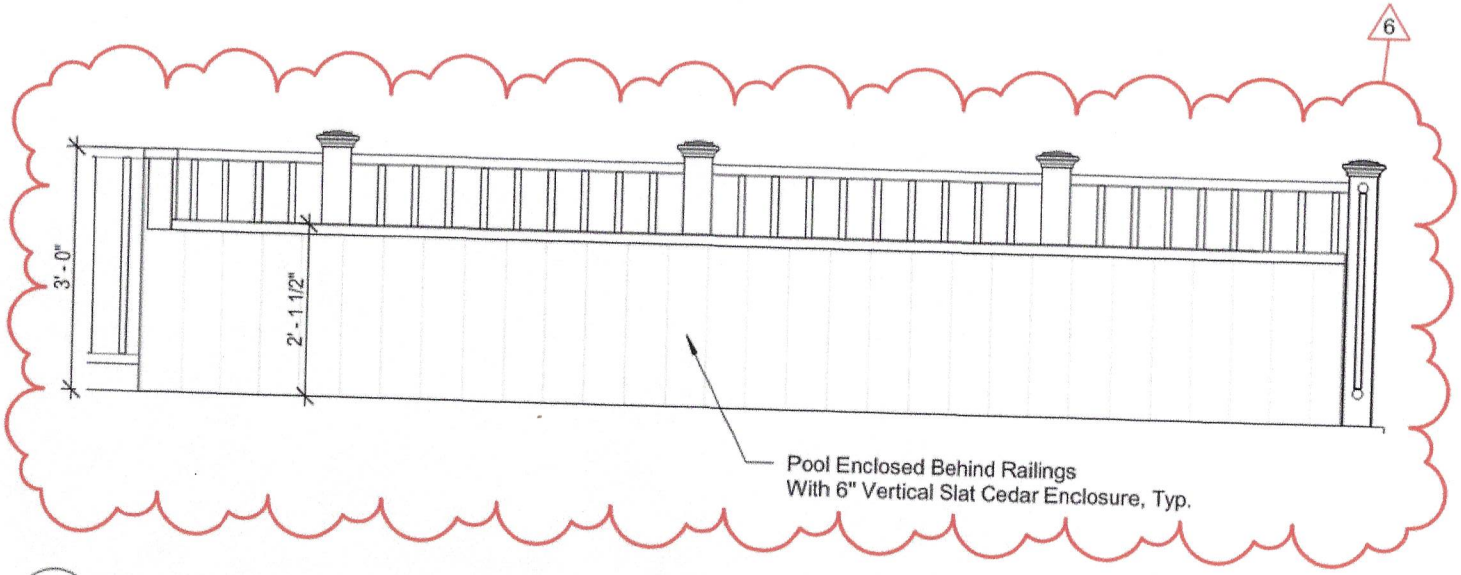
N-11449



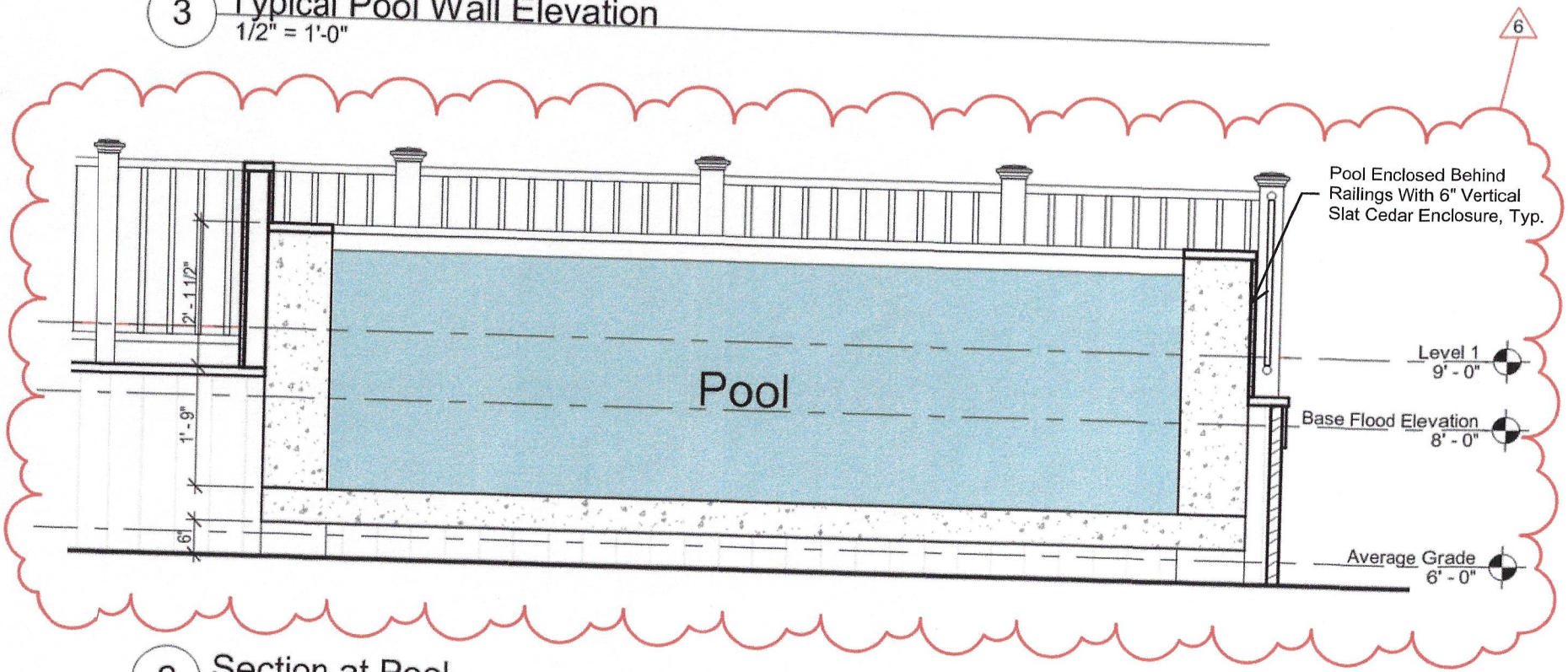
1 North Elevation
1/4" = 1'-0"



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

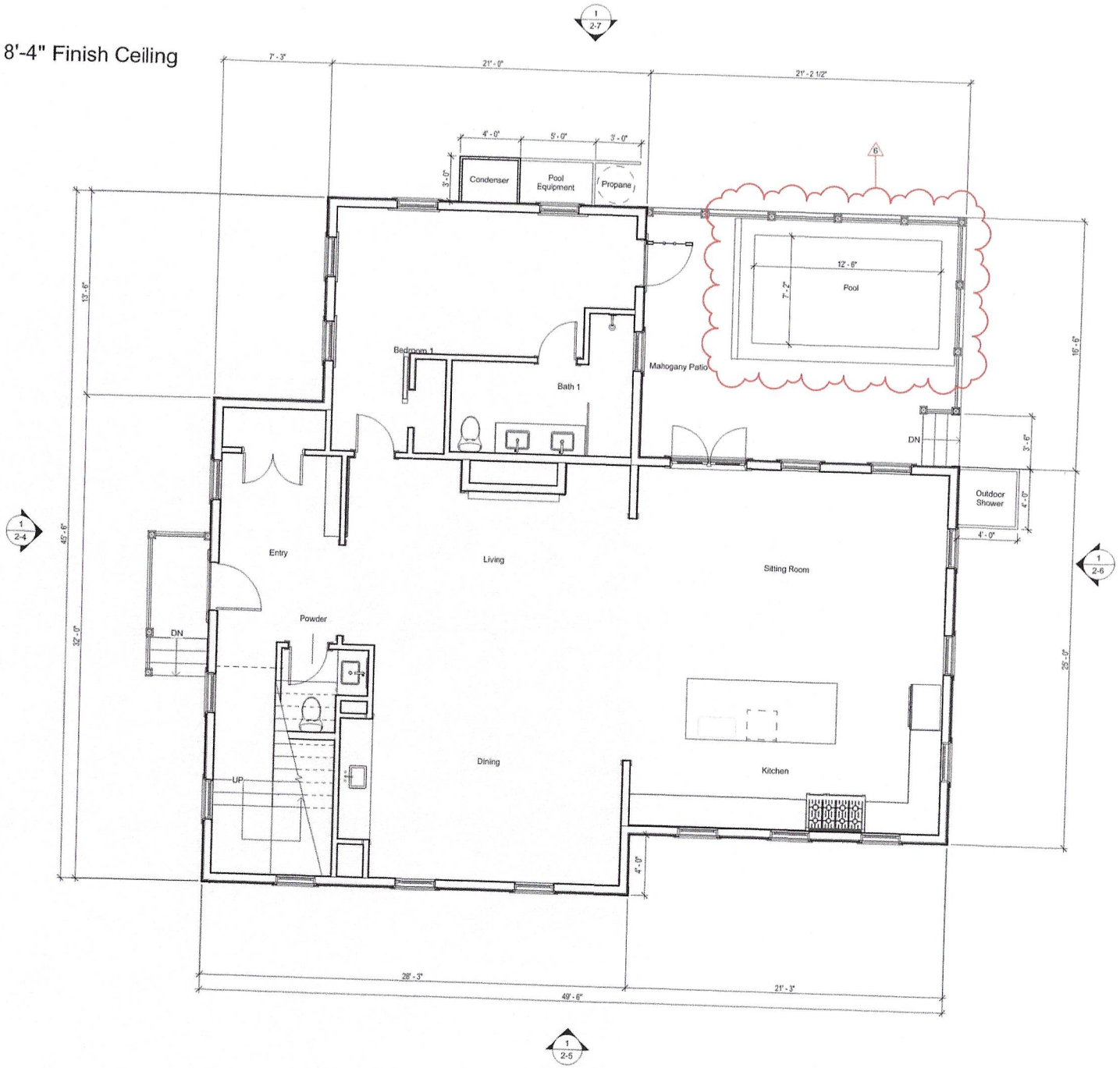


3 Typical Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"

8'-4" Finish Ceiling



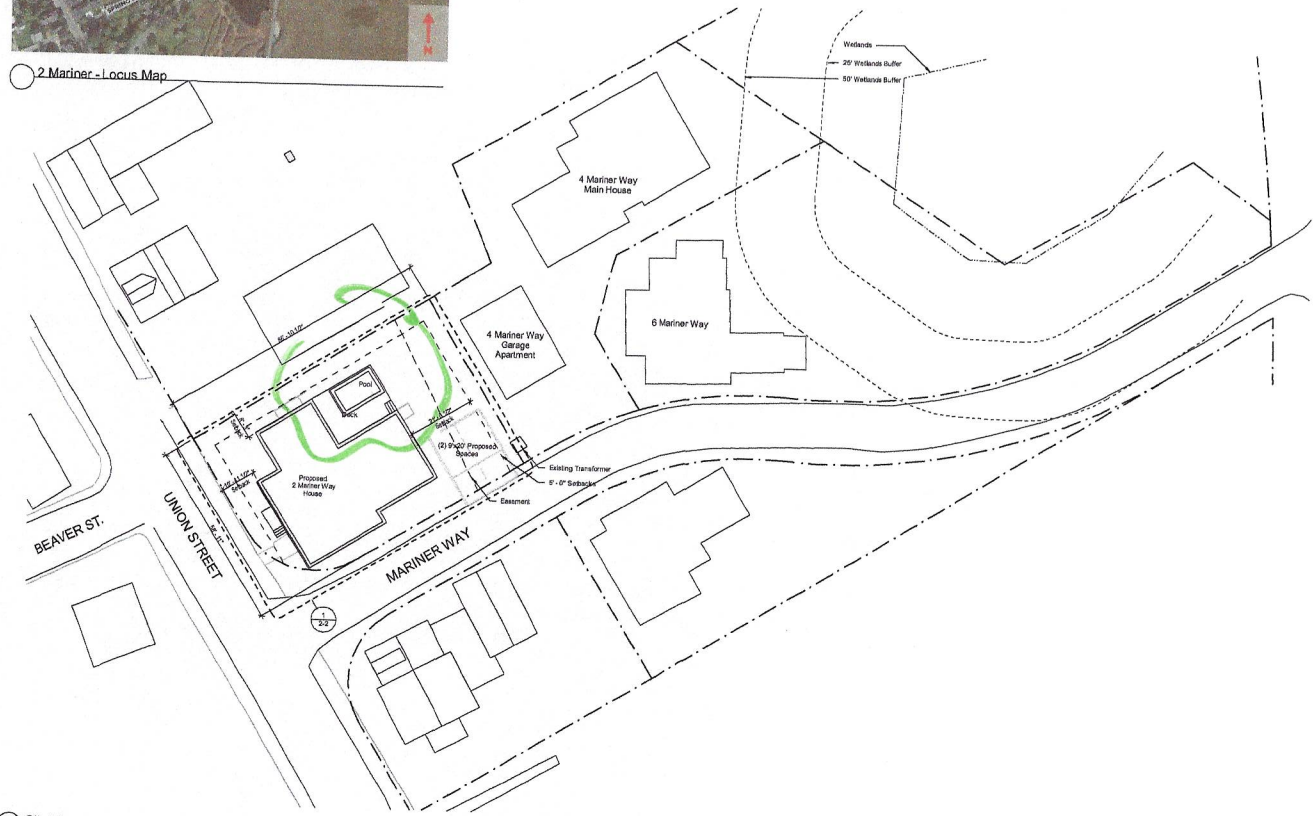
1 HDC Application Level 1
1/4" = 1'-0"



2 Mariner - Locus Map

MODIFICATIONS | 23.12.26

- No Site Plan Modifications



1 Site Plan
1/16" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KBMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 942-2999

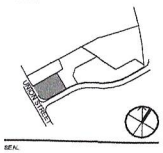
Civil Engineer:
Nantucket Surveyors,
5 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Guarnaccio LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 826-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
319 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT #: PS270.0
ISSUE DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: MB
CHECKED BY: RB

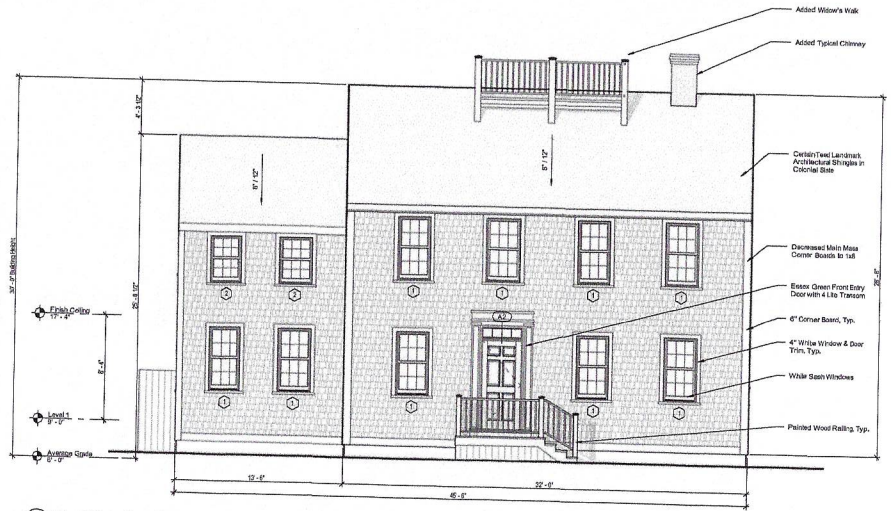
SHEET NAME:
Site Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #:
2-1

C:\Users\MarkBoucher\Documents\2 Mariner Way_CENTRAL_Marked_Up_Plans_AlexCopy_5-10-23 MarkBoucher_jbm@atlanticbb.net
5/10/2023 11:12:54 AM



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

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

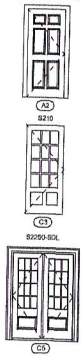
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	8' - 11"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

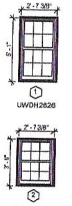
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architecural	Colonial Slate	1x8 Fascia
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Exterior Door Legend



Window Legend



MODIFICATIONS | 23.12.26

- No West Elevation Modifications

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 942-2868

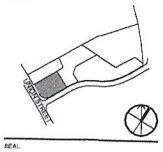
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0040

Structural Engineer:
Roome And Guarracino LLC.
300 Trade Center, Suite 3649
Woburn, MA 01801
(617) 609-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hero Energy Raters LLC.
Millis, MA 02054
(508) 631-6833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

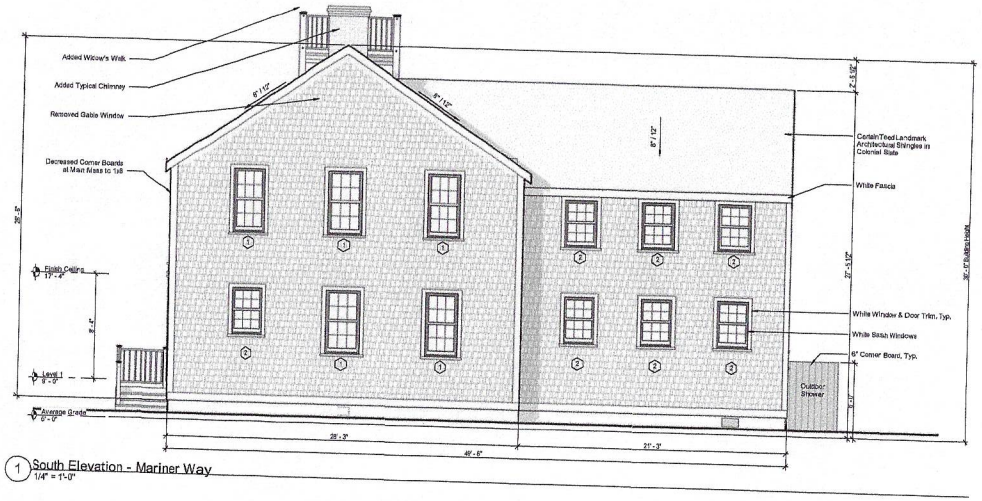
PROJECT #: P0270.0
ISSUE DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: SB
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6

SHEET #:
2-4



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

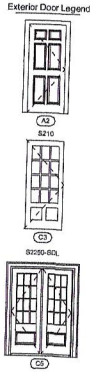
C:\Users\bstein.revit\2 Mariner Way_CPA_Central_V4_2023_23-03 WebPost_Bstein@finegold.com.rvt
10/27/2023 11:04:02 AM

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	6' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD2618	Wood

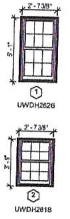
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	9	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
D5	5' - 0"	7' - 0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	8" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Colonial Slate	
Shingles			Natural Cedar	1x6 Fascia
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Exterior Door Legend



Window Legend



MODIFICATIONS | 23.12.26

- No South Elevation Modifications

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2998

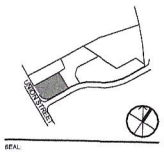
Civil Engineer:
Nantucket Surveyors,
6 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 28
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508) 631-6833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: BS
CHECKED BY: RB
SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6

SHEET #:
2-5



Previous HDC Submission - 3/21/23

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

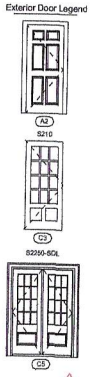
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	8' - 11"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Colonial Slate	1x8 Fascia
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

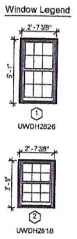
MODIFICATIONS | 23.12.26

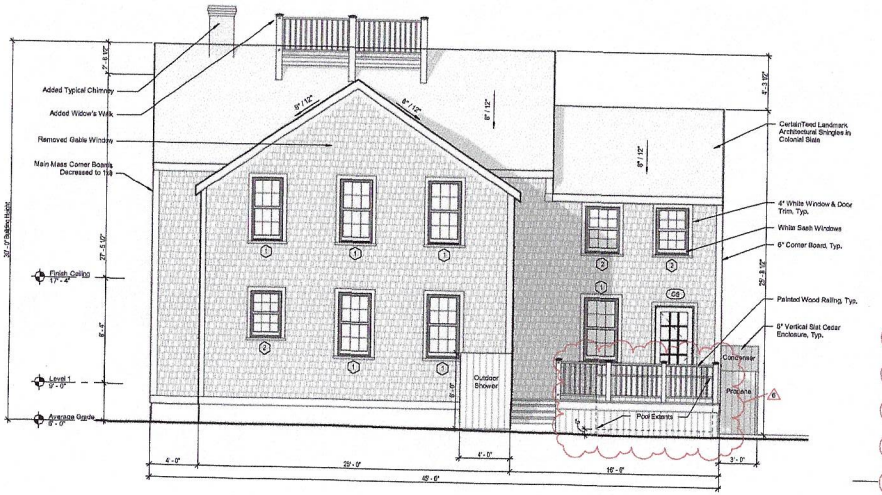
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set 6" Above Grade

Exterior Door Legend

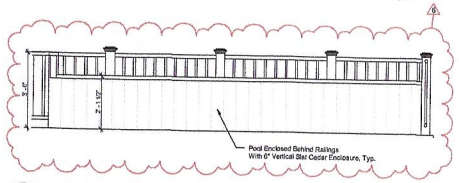


Window Legend

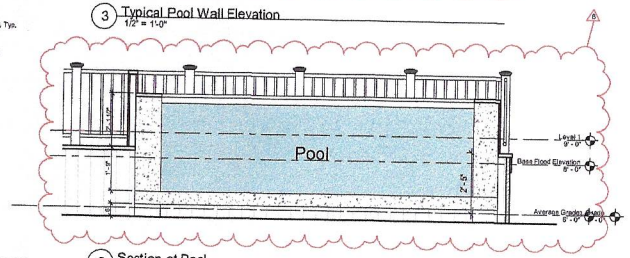




1 East Elevation
1/4" = 1'-0"



3 Typical Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2996

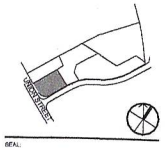
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 26
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.12.15	HDC Pool Revision

SHEET #:
2-6

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°: 55.1.4 PARCEL N°. 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 100 CONIFER HILL DR # 304
DANVERS, MA 01923

Contact Phone #: 978-360-9588 E-mail: EDOHERTY@KRMREP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@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. 2022-08-6939
☐ 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

ENCLOSE APPROVED SPASH POOL IN EXPANSION OF THE APPROVED RAISED DECK - PATIO - COVER - EXPAND DECK RAILING AS WELL

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 N/A / TIME APPROVED Foundation _____ Fence N/A RAILING 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 12/7/2022 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	55.1.4 72
Location	4 MARINER WY
Owner	DOHERTY ACK 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.



Property Information

Property ID	55.1.4 72
Location	4 MARINER WY
Owner	DOHERTY ACK 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

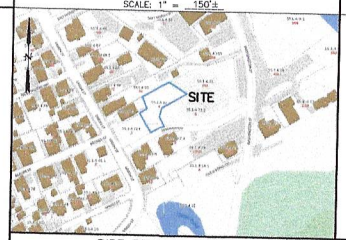
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SEWER & WATER CONNECTION PLOT PLAN

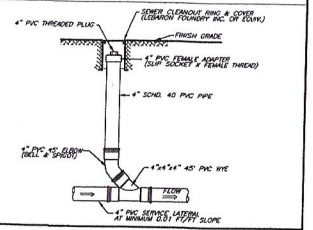
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



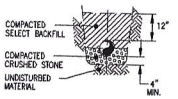
LOCUS MAP
SCALE: 1" = 150'±



SEWER CLEANOUT DETAIL
(NOT TO SCALE)



PIPE BEDDING DETAIL
(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3512, Dd. Bk. 1888, Pg. 189, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089g, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)
TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CATCH BASIN
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
EM EXISTING SPOT GRADE
CONCRETE BOUND
IRON PIPE

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11450	PJS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	4.30
INVERT AT GUEST HOUSE	4.30
INVERT AT STUB	3.60

(SEE NOTE 1)

SEWER & WATER CONNECTION PLAN
#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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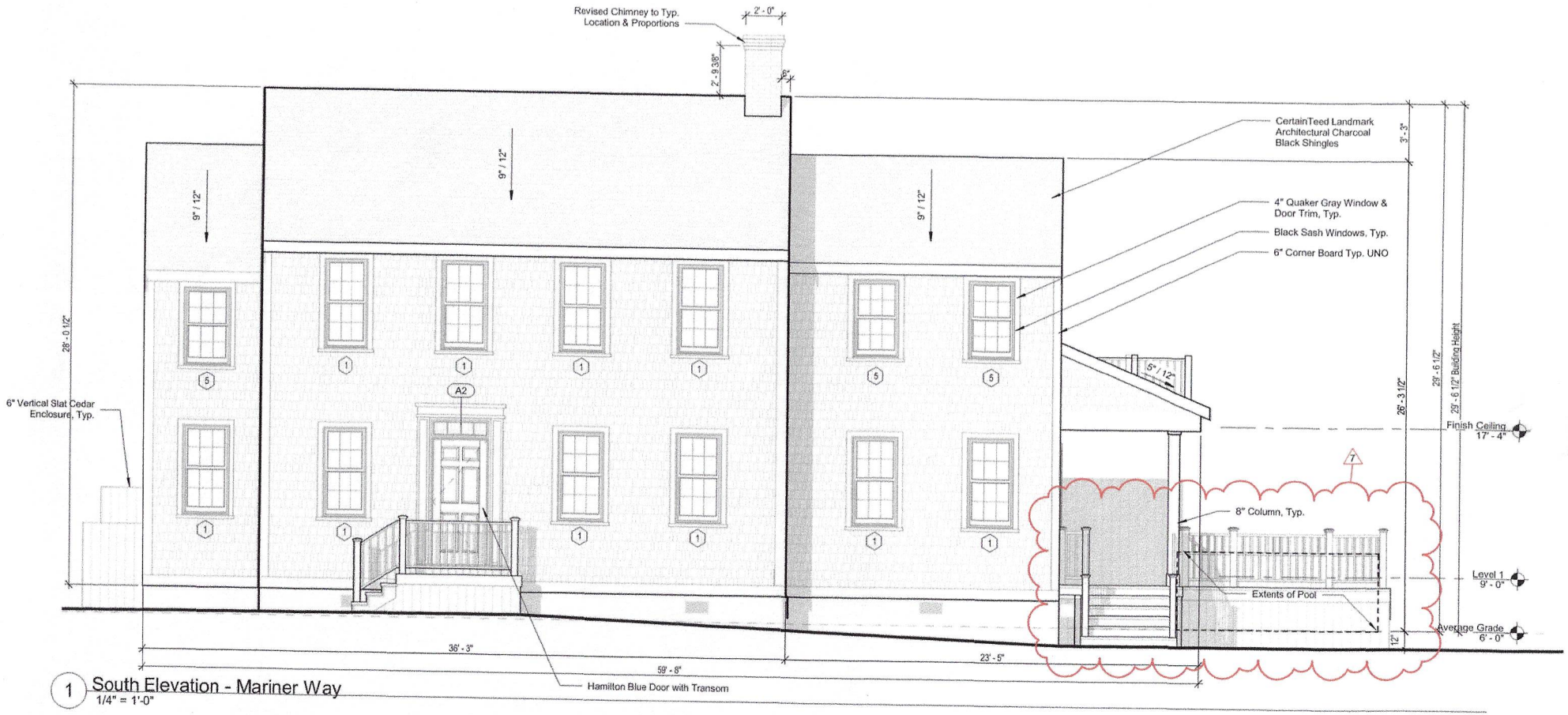
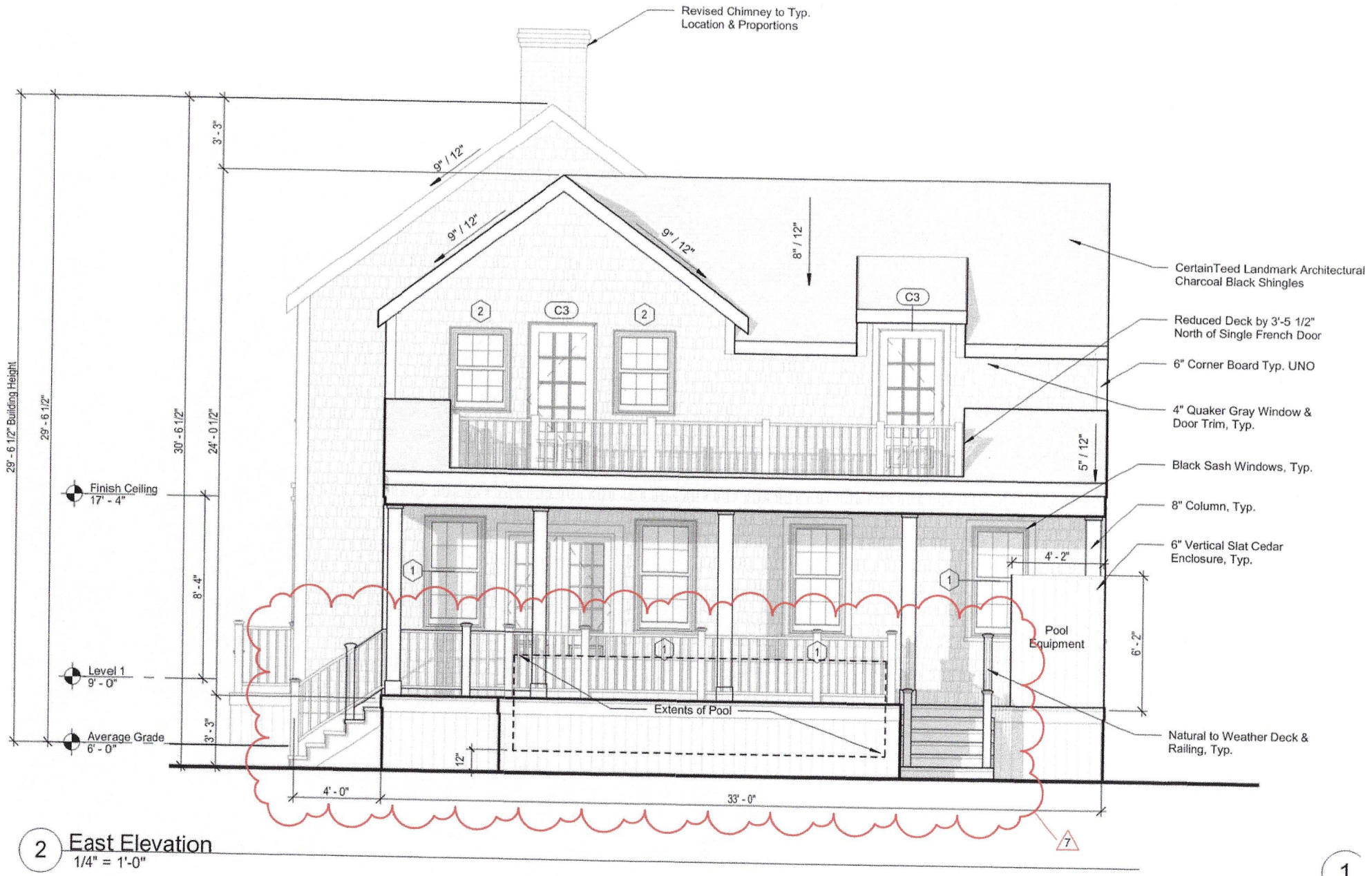


1 South Elevation - Mariner Way
1/4" = 1'-0"



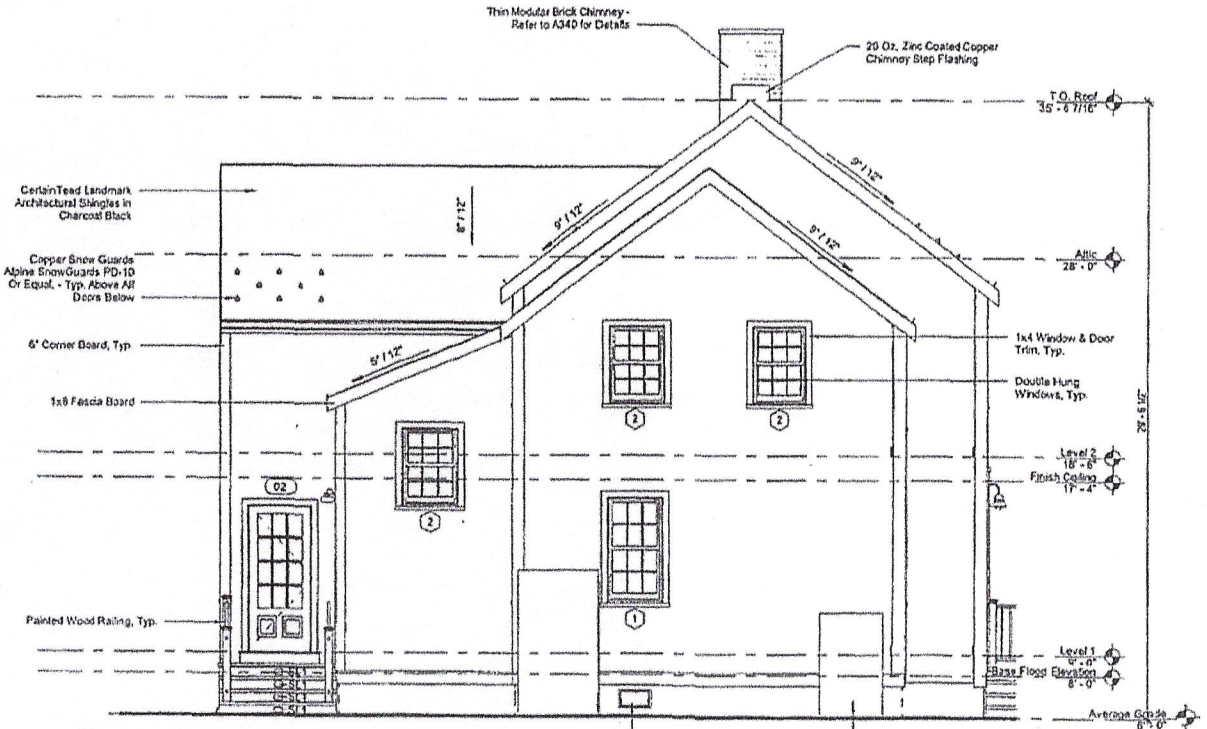
1 North Elevation
1/4" = 1'-0"



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

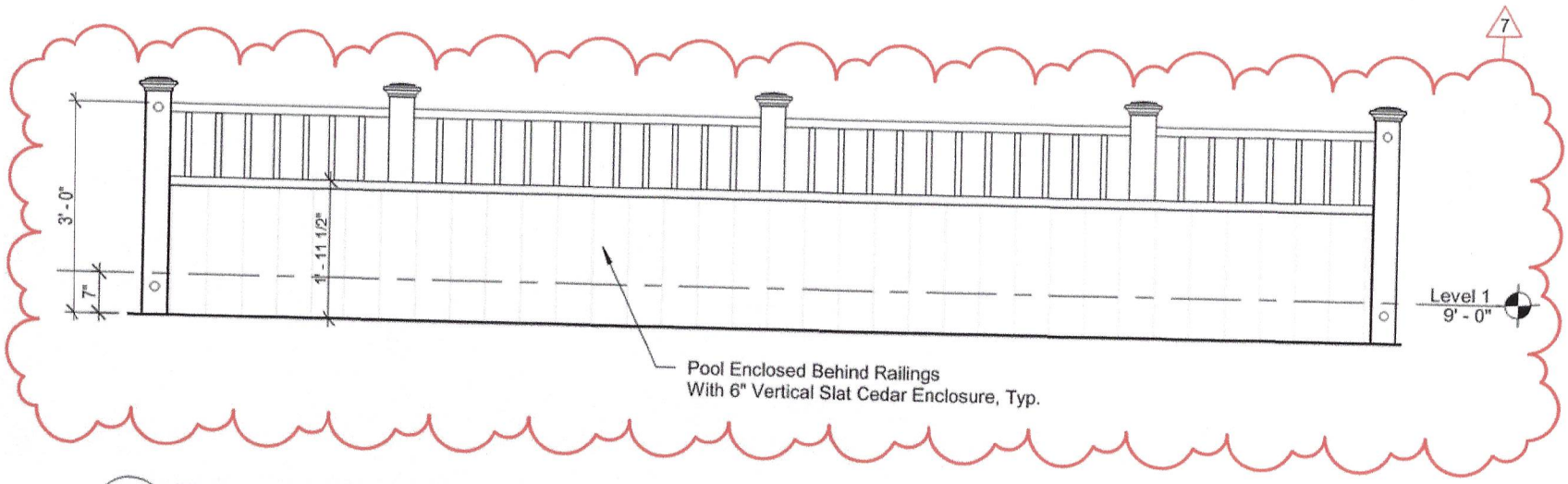
1

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

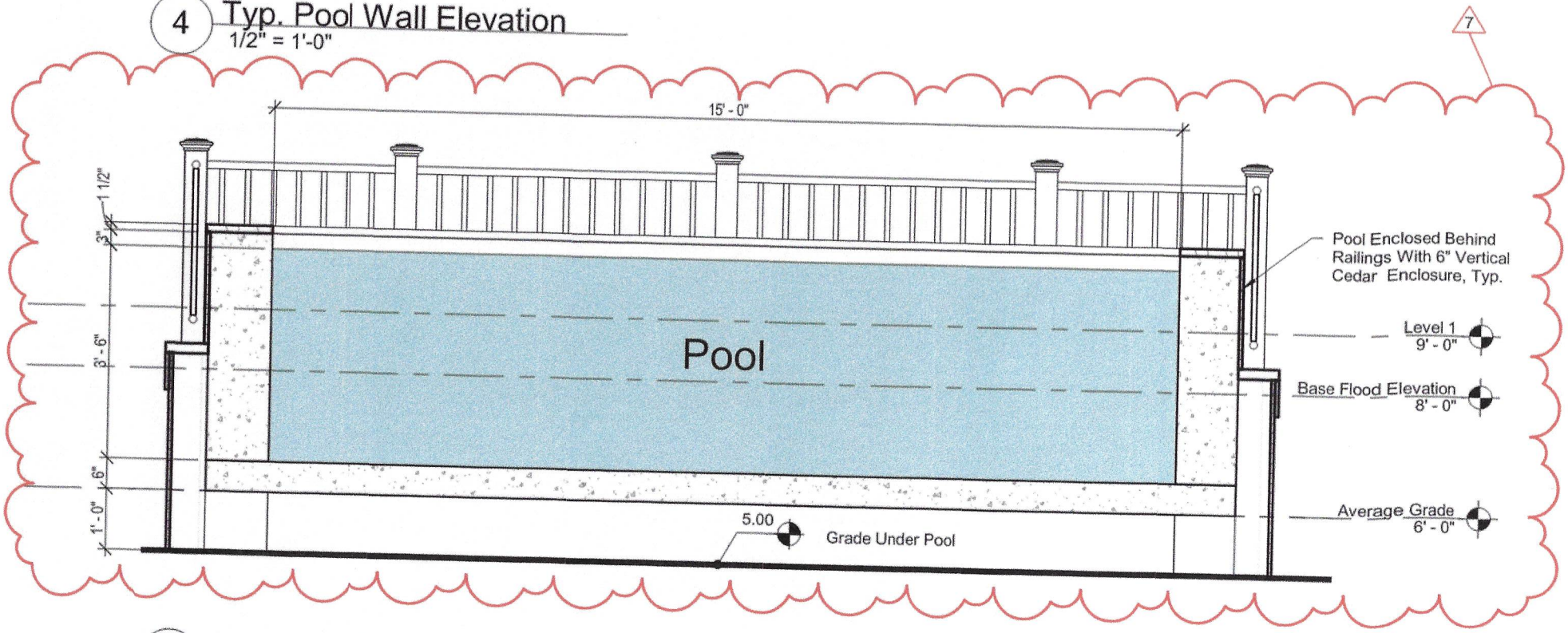


2 West Elevation
1/4" = 1'-0"

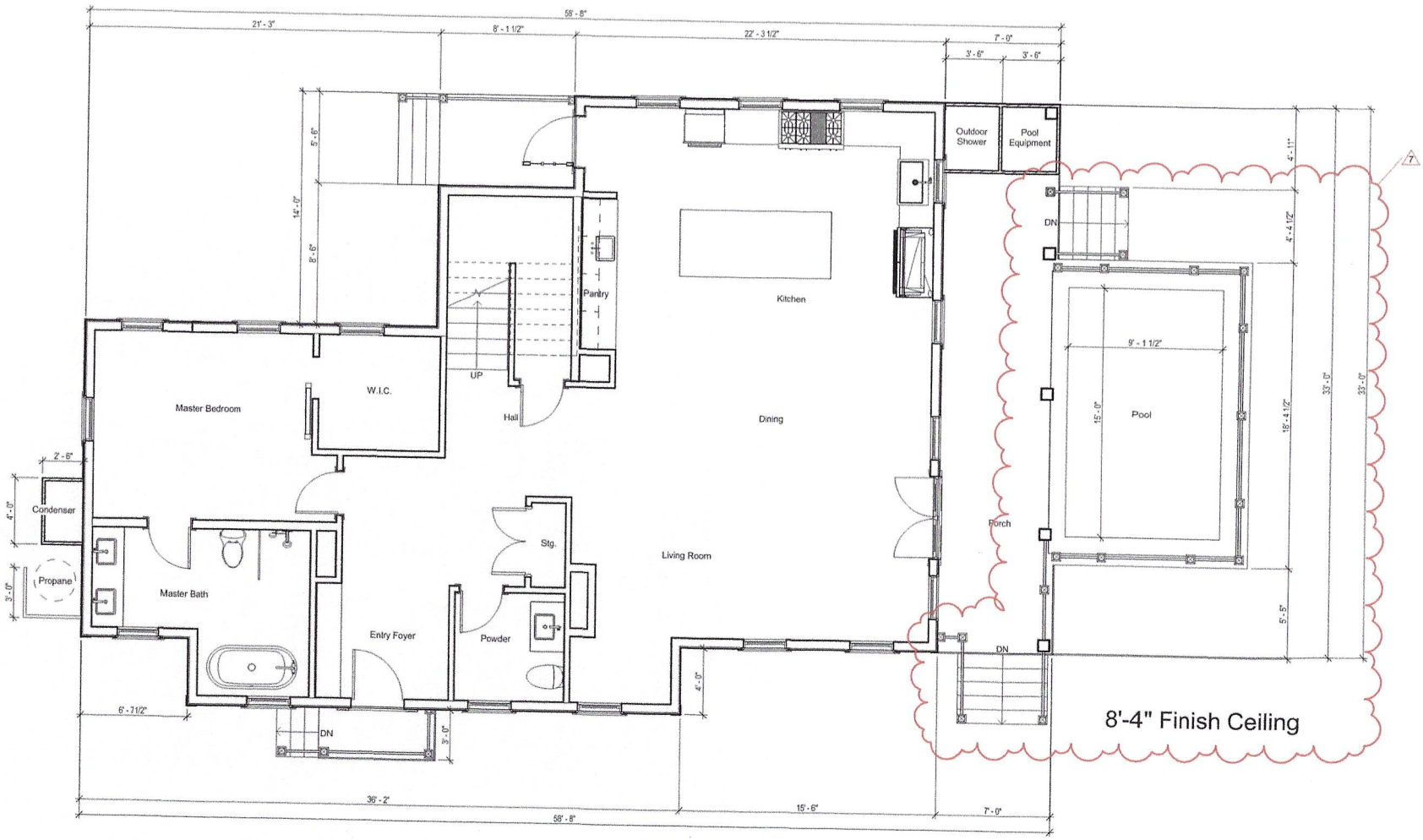
NO CHANGE



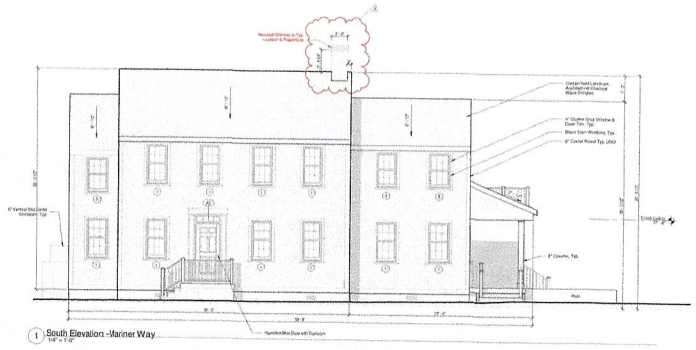
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



3 Section at Pool
1/2" = 1'-0"



1 Main House - Level 1
1/4" = 1'-0"



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

Previous South Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

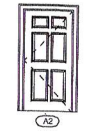
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 0"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2628	Wood
5	2' - 7 3/8"	4' - 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	8	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3' - 0"	7' - 0"	9	2	Therma-Tru Ltd.	Smooth-Star	S262-SDL	Fiberglass
C2	6' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
E	10' - 0"	8' - 0"	8	6	Overhead Door Corporation	Parson	8660-PR3	Insulated Wood

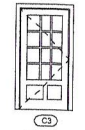
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5415	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched.

Door Legend



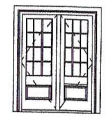
A2

S210



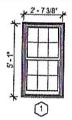
C3

S2250-SDL

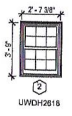


C6

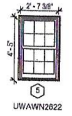
Window Legend



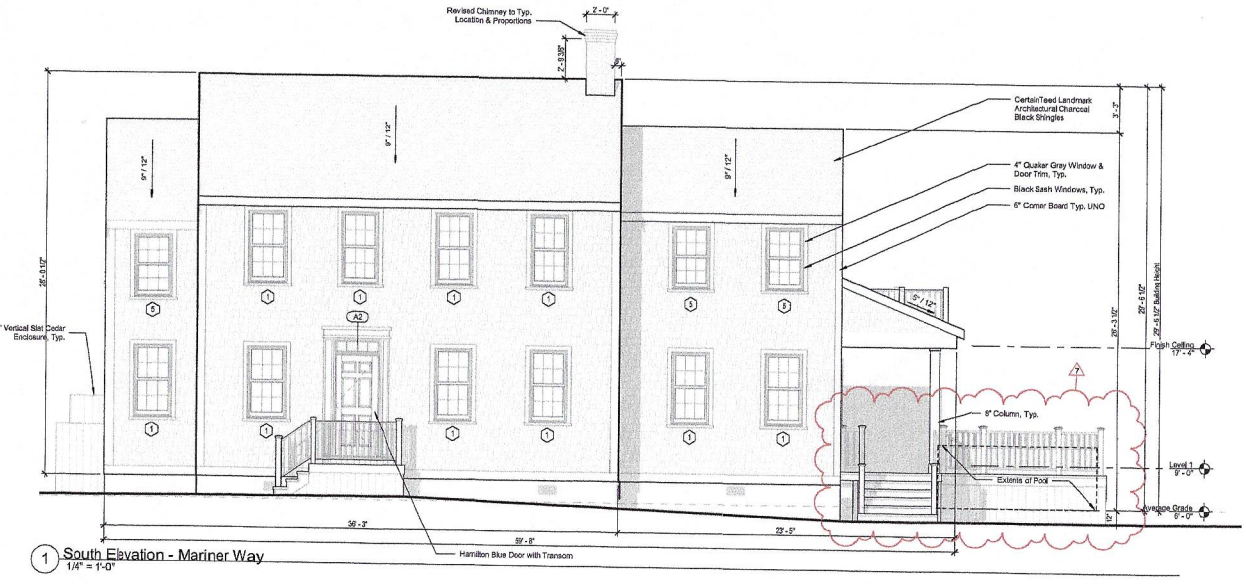
1 UWDH2626



2 UWDH2618



5 UWAWN2622



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

C:\Users\BenSteinert\Documents\4 Mariner Way_LD(1)_[Central]_24.05.25 With Pool_sbaichel_ben@finearc.com.rvt
12/26/2023 11:17:09 AM

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2998

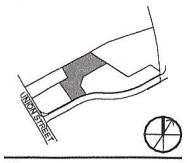
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/16/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:
4-A4

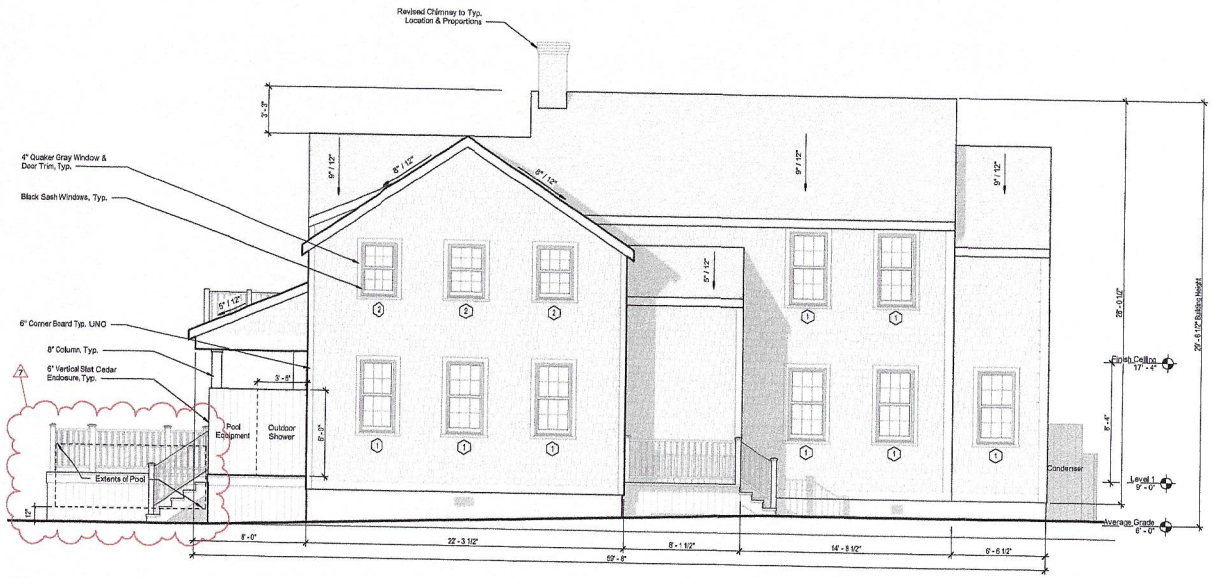


1 North Elevation
1/4" = 1'-0"

Previous North Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



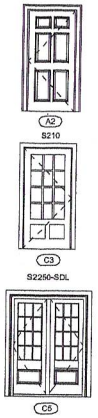
1 North Elevation
1/4" = 1'-0"

Window Schedule							
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2622	Wood
5	2' - 7 3/8"	4' - 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

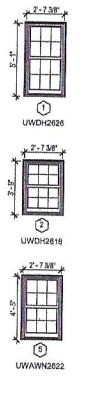
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3' - 0"	7' - 0"	9	2	Therma-Tru Ltd.	Smooth-Star	S262-SDL	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
E	10' - 0"	8' - 0"	8	6	Overhead Door Corporation	Person	8660-PRS	Insulated Wood

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5415	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched.

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KSMB Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2996

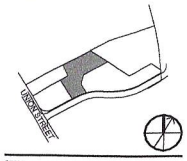
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 828-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
319 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1190

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508) 831-6833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

4 Mariner Way | Lot 1

PROJECT #:	P0270.0
ISSUE DATE:	04/18/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	BS
CHECKED BY:	RB

SHEET NAME:

Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	22.01.09	HDC Revisions_R4.2
4	23.01.20	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:

4-A5

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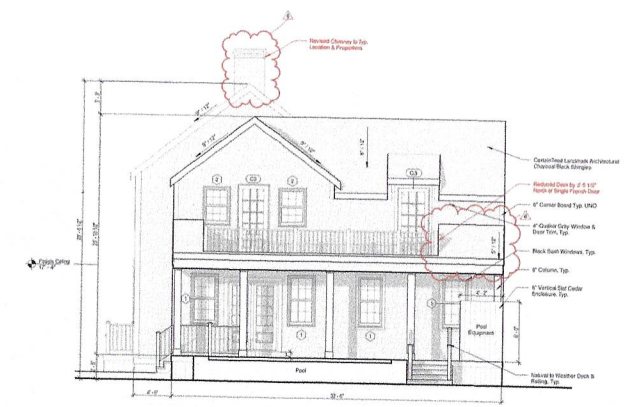
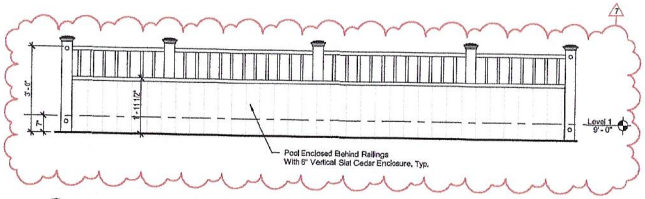
MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

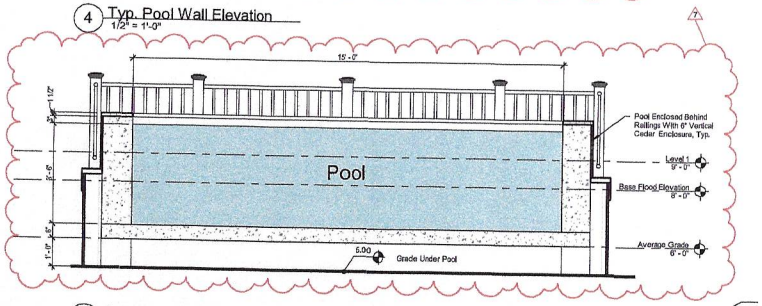


2 East Elevation
1/4" = 1'-0"

Previous East & West Elevations - 03/21/2023



4 Typ. Pool Wall Elevation
1/2" = 1'-0"



3 Section at Pool
1/2" = 1'-0"

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2826	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2628	Wood
5	2' - 7 3/8"	4' - 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

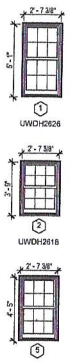
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	6	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3' - 0"	7' - 0"	9	2	Therma-Tru Ltd.	Smooth-Star	S262-SDL	Fiberglass
C2	6' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
E	10' - 0"	8' - 0"	6	6	Overhead Door Corporation	Parson	9800-PR3	Insulated Wood

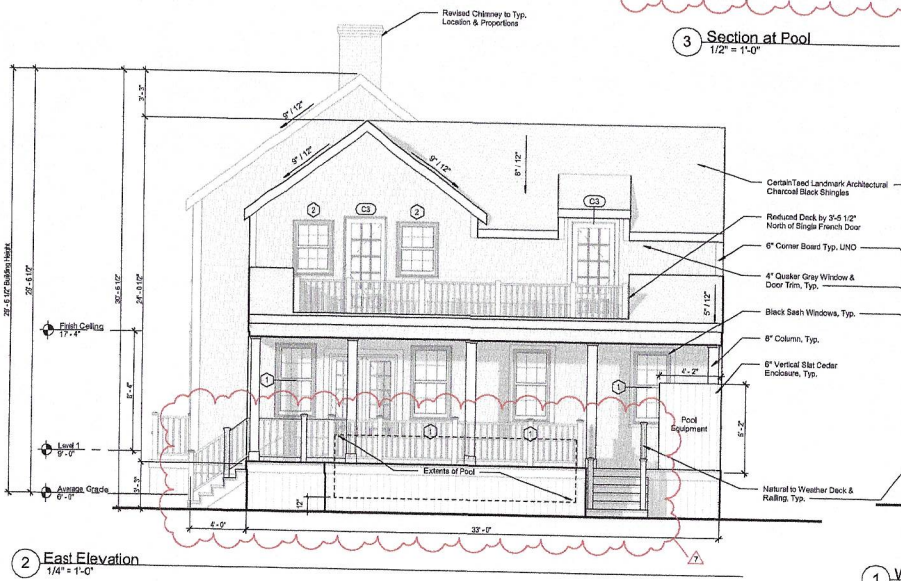
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5415	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched.

Door Legend

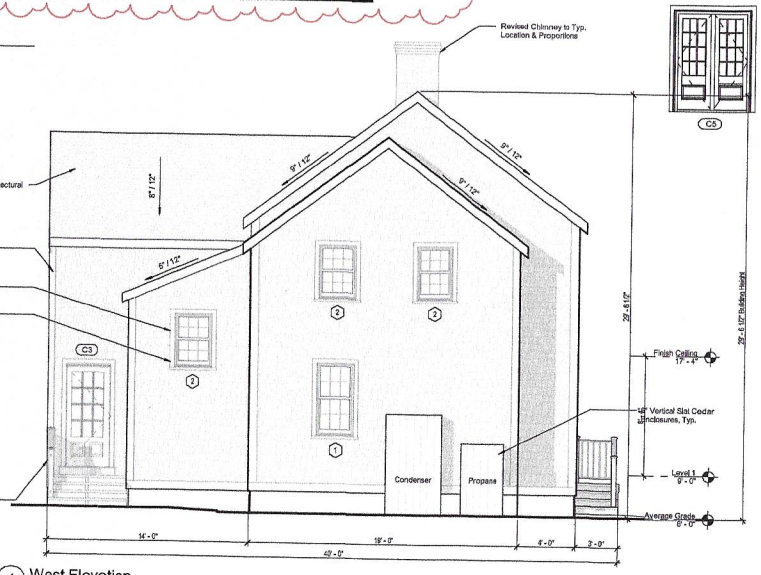


Window Legend





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



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

C:\Users\Kev\Documents\4 Mariner Way_LOT 1_Central_LA\23122_23.05.24 With Pool_detached_dwg@finegoldalexander.com 12/26/2023 2:41:12 PM

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2996

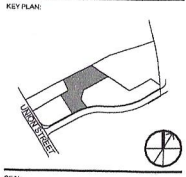
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1706 x 202

Landscape Architect:
Verdant Landscape Architecture
316 Harvard Street, Suite 26
Brookline MA 02446
(617)735-1160

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508) 631-5833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

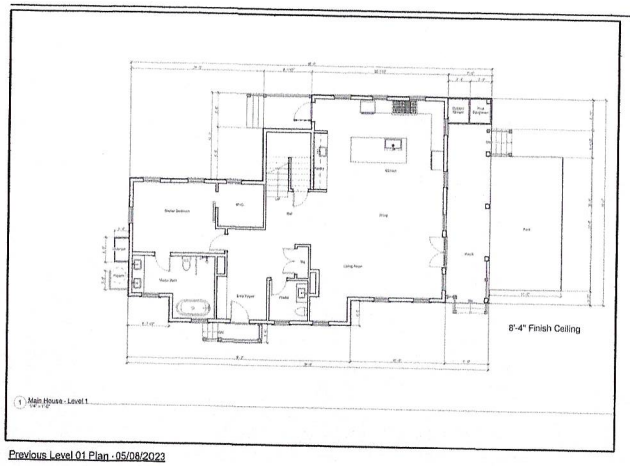
PROJECT #: P027.0.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R6
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

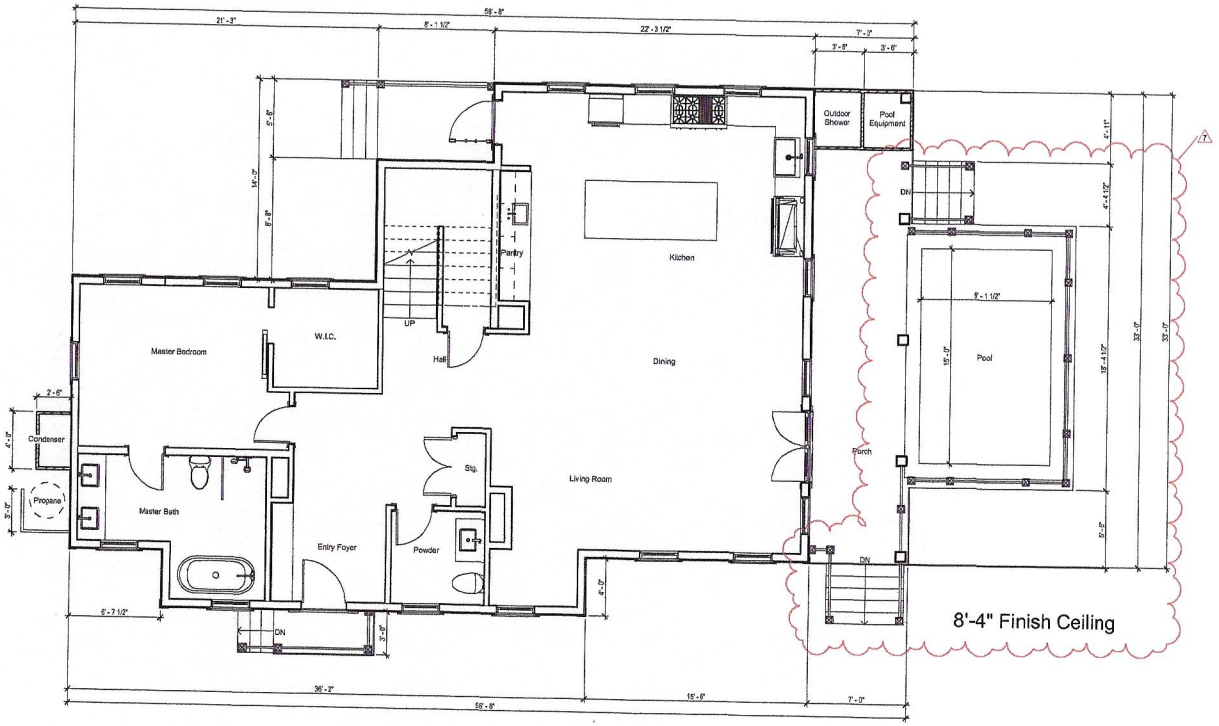
SHEET #:
4-A6



Previous Level 01 Plan - 05/08/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



1 Main House - Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2996

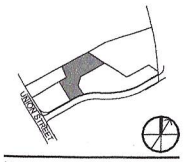
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Guerracino LLC.
300 Trade Center, Suite 3640
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508) 851-6033

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

4 Mariner Way | Lot 1

PROJECT #:	P0270.0
ISSUE DATE:	04/18/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	BS
CHECKED BY:	RB

SHEET NAME:

Main House - Level 1 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	22.01.09	HDC Revisions_R4.2
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
7	23.12.26	HDC Pool Revision

SHEET #:

4-A2

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12/20/2023 2:56:09 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.

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°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 100 CONIFER HILL DR #304
DANVERS, MA 01923

Contact Phone #: 978-316-9558 E-mail: EDOHERTY@KENSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@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 2022-08-6931

☒ Pool (Zoning District RC-1 (PROTECTED)) ☐ 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

ELEVATE POOL OFF GROUND AS REQUIRED BY CONSERVATION COMMISSION 18" ABOVE DECK LEVEL
NO CHANGE IN SIZE OR LOCATION
CONTINUES NOT TO BE 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 _____ 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 _____

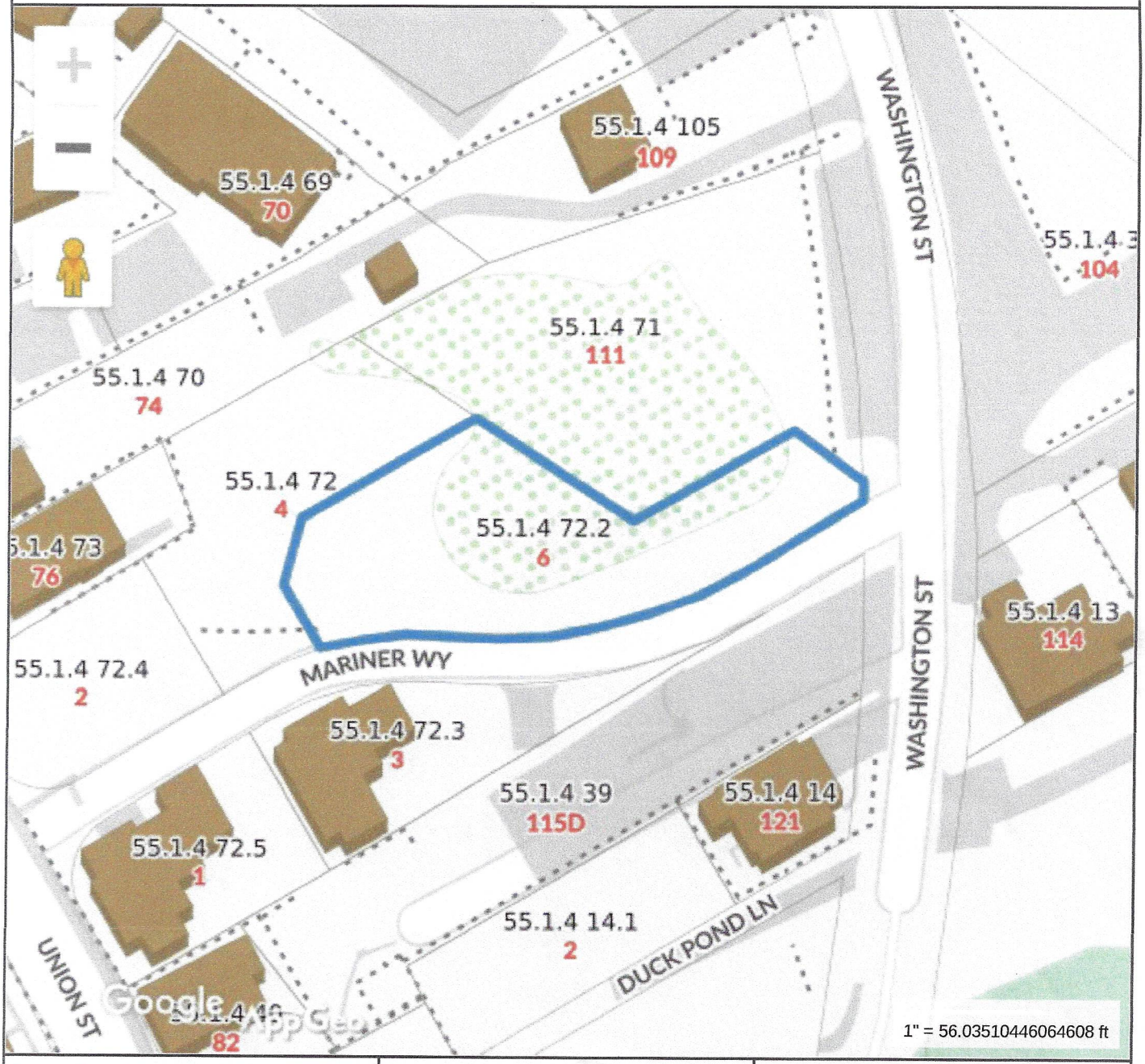
Trim _____ Sash _____ Doors _____

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 12/17/2023 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	55.1.4 72.2
Location	6 MARINER WY
Owner	DOHERTY ACK 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.



Property Information

Property ID	55.1.4 72.2
Location	6 MARINER WY
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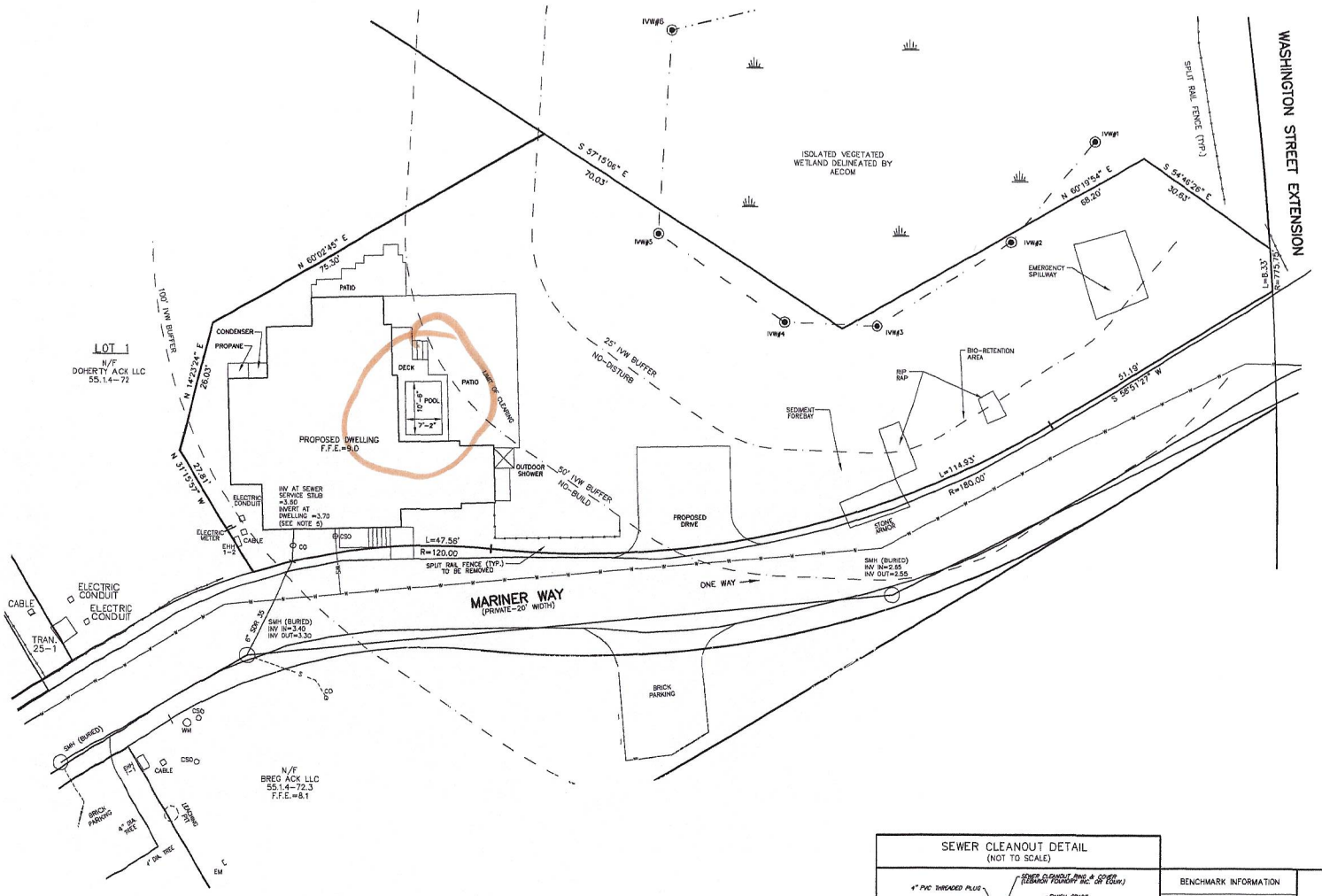
Geometry updated 10/03/2023
Data updated Jan. 2021

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

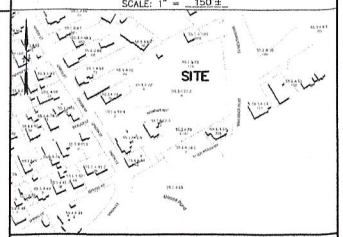
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



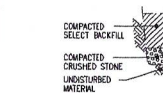
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)

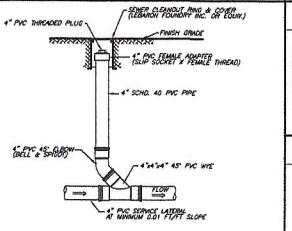


NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 7± LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT./FT. MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 10. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0B96, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER CLEANOUT DETAIL

(NOT TO SCALE)



SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
EX EXISTING SPOT GRADE

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1897 Pg.81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11451	PJS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60
(SEE NOTE 1)	

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC N-11451

6 Mariner Way | Lot 2

KEMS Corporation
200 Conifer Hill Drive, Suite 304
Danvers, MA 01923



NO CHANGE - SOUTH ELEVATION

12/5/2023 - COMPILED SET THRU 6-BN-003

Finegold Alexander Architects

77 North Washington St
Boston, MA 02114

T 617.227 9272
F 617.227 5552

w www.faainc.com

CONSULTANTS:

Civil Engineer
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0243

Structural Engineer
Rooms And Guarracino LLC.
300 Trade Center, Suite 3540
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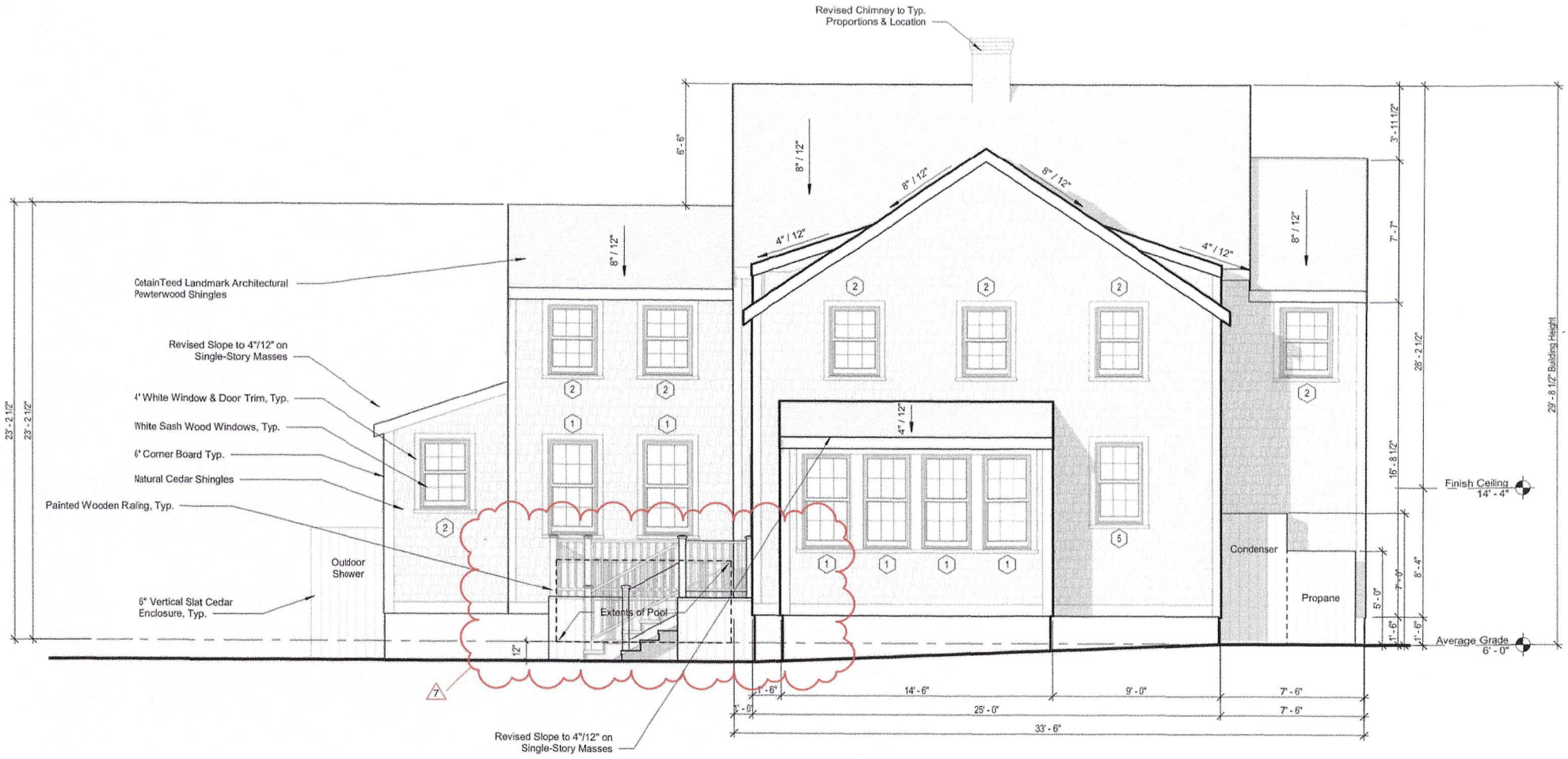
Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

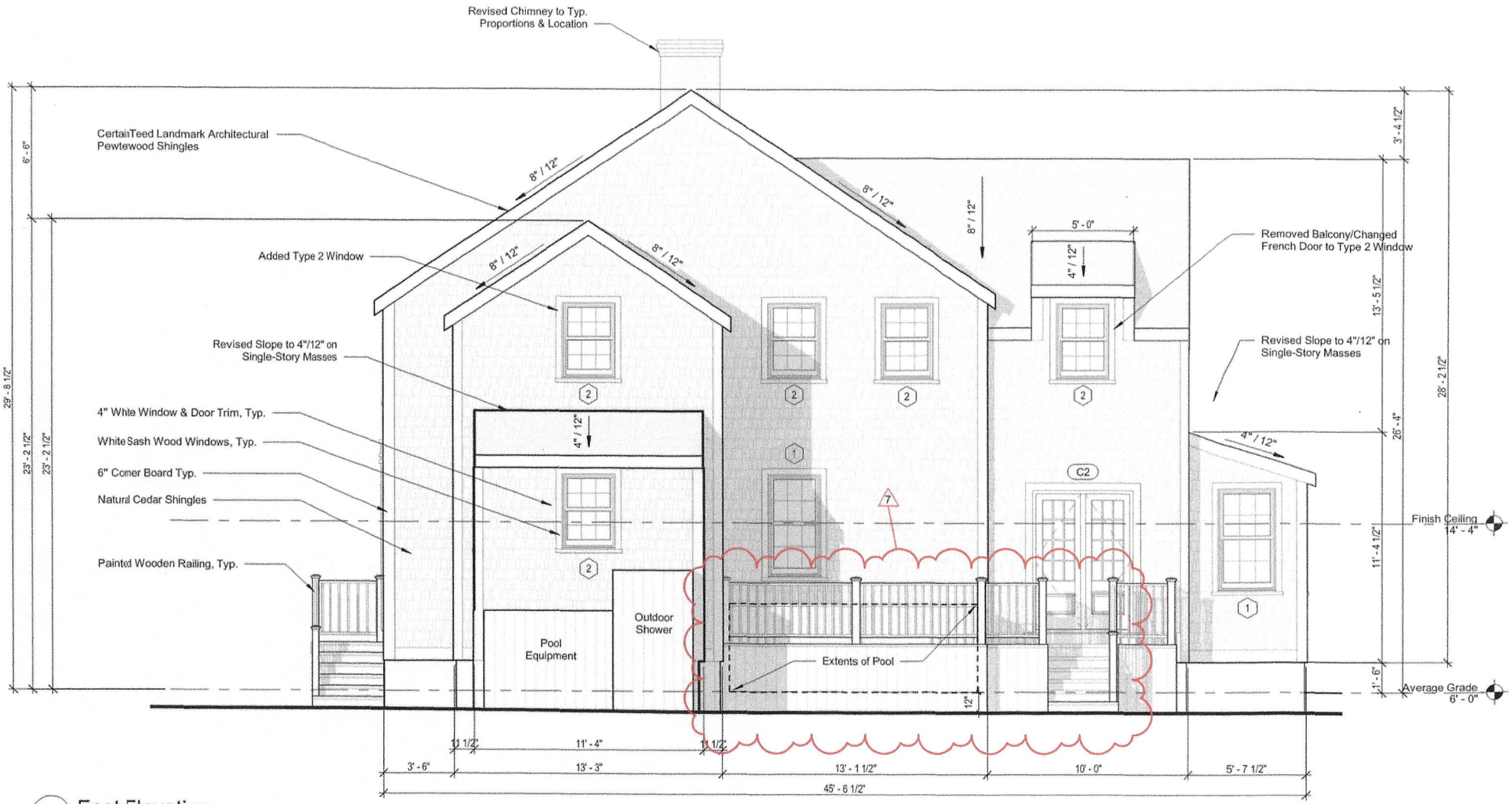
Energy Rater
Hers Energy Raters LLC.
Millis, MA 02054
(508)631-0033

REGISTERED ARCHITECT
REBECCA LYNN BERRY
No. 27396
COMMONWEALTH OF MASSACHUSETTS

Project No.P0270.0
08/15/2023
Construction Documents

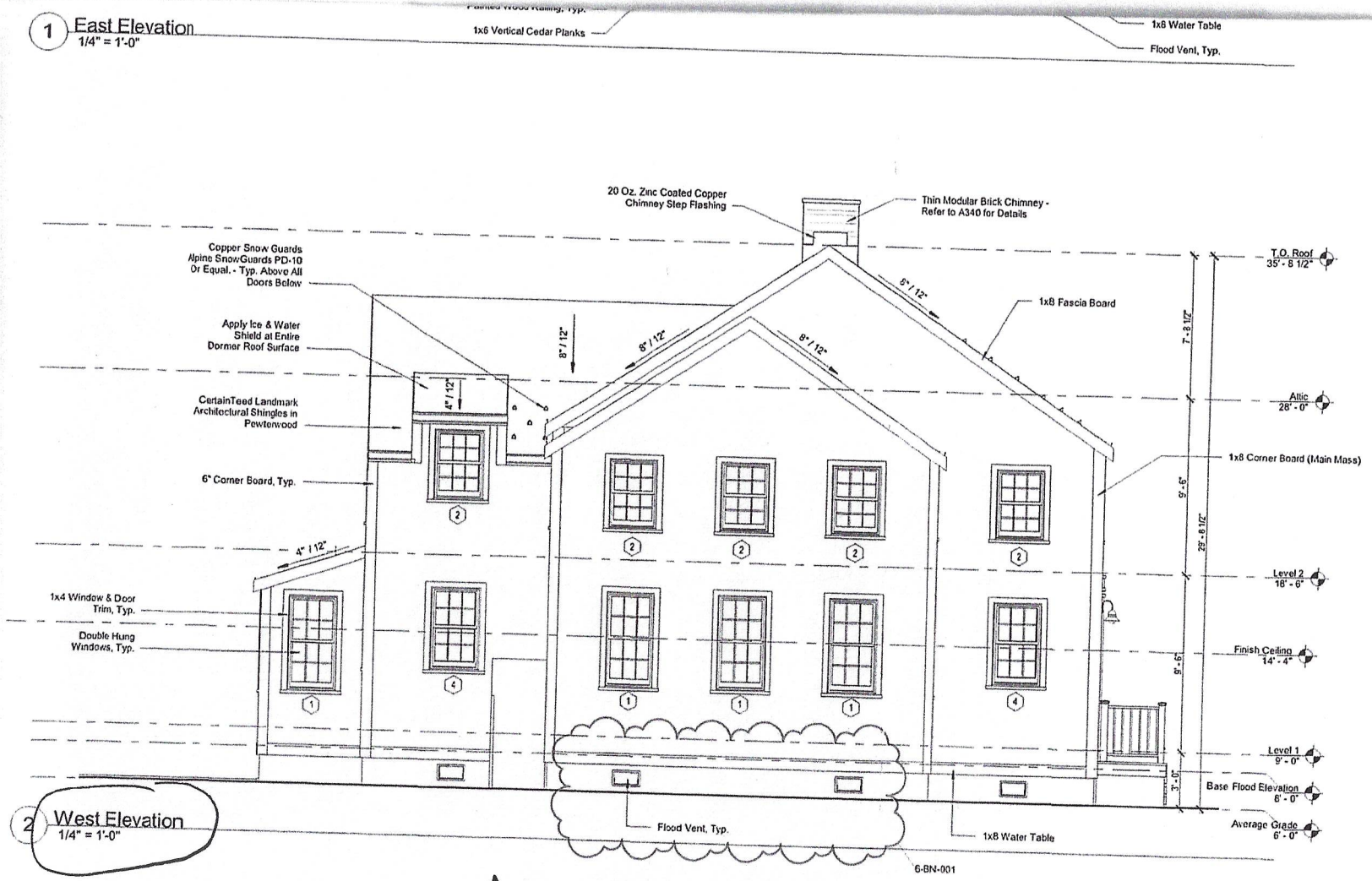


1 North Elevation
1/4" = 1'-0"



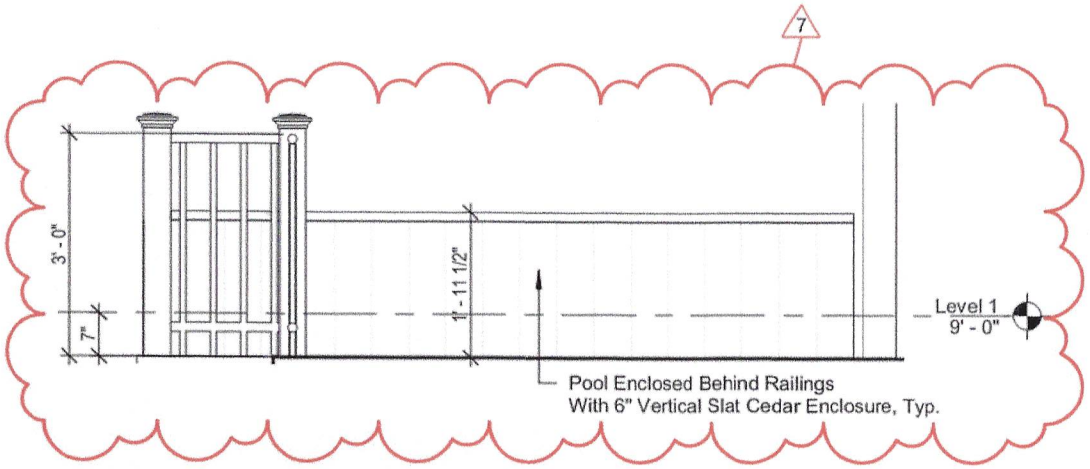
1 East Elevation
1/4" = 1'-0"

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



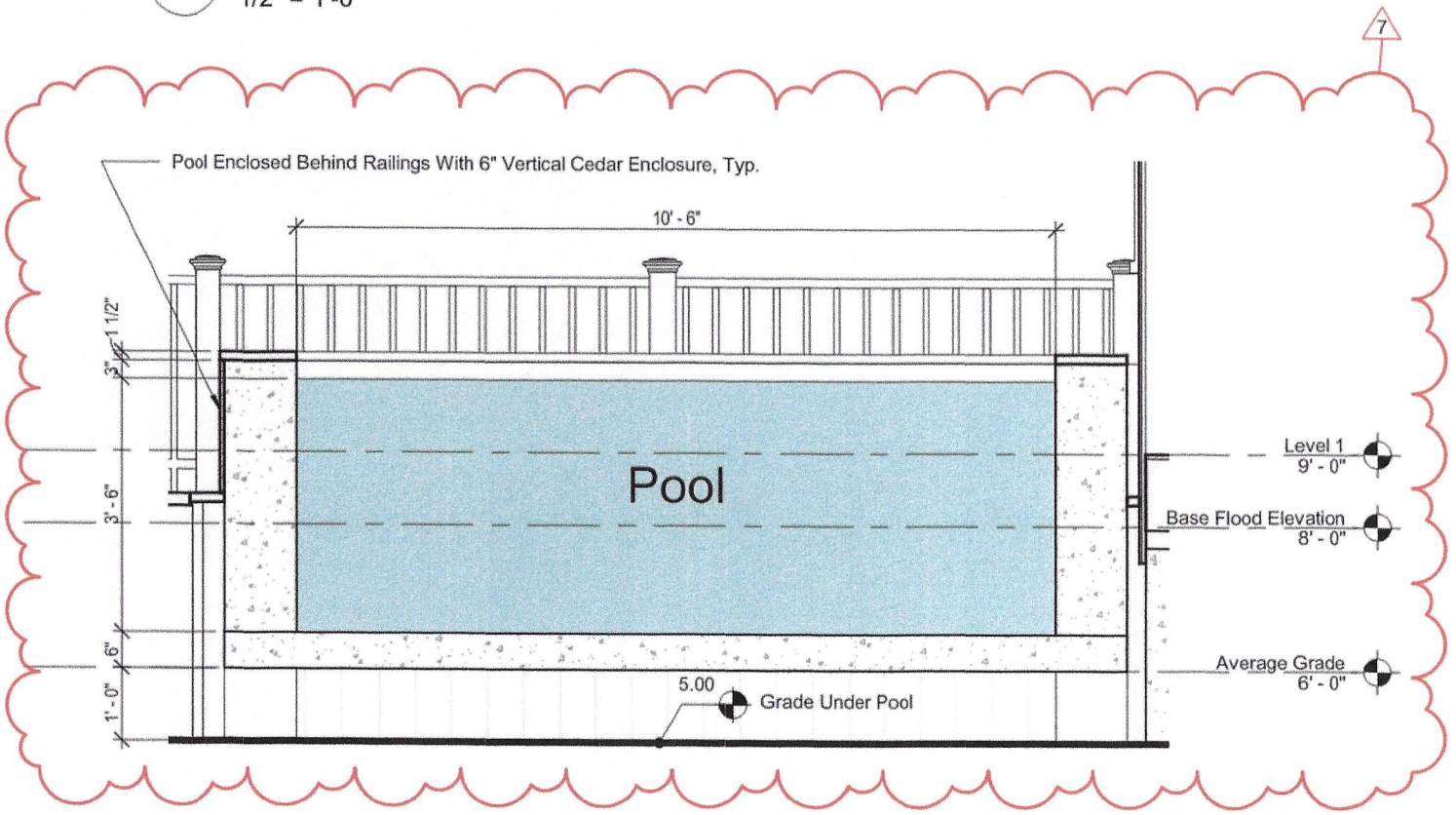
2 West Elevation
1/4" = 1'-0"

NO CHANGE



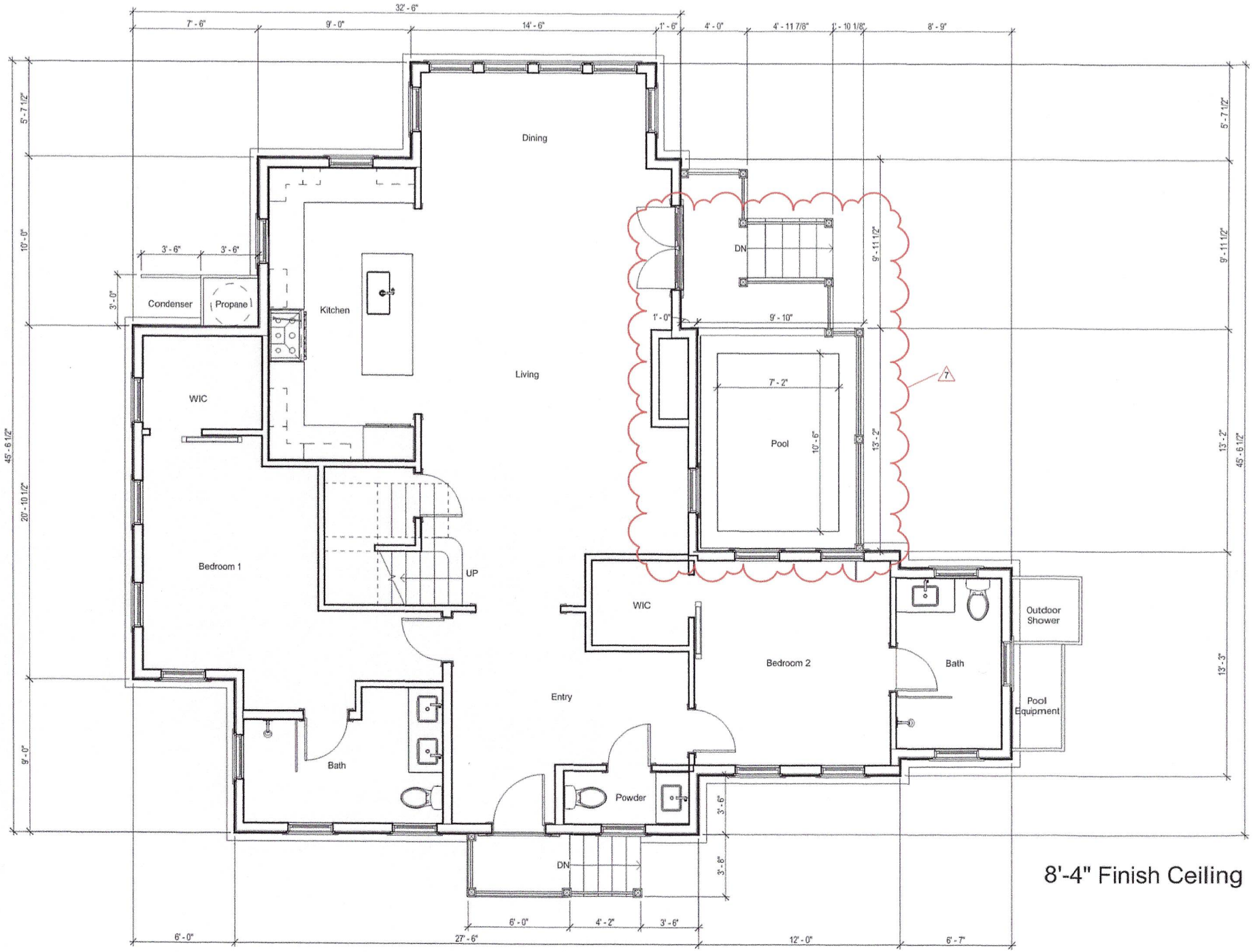
3 Typ. Pool Wall Elevation

1/2" = 1'-0"



2 Section at Pool

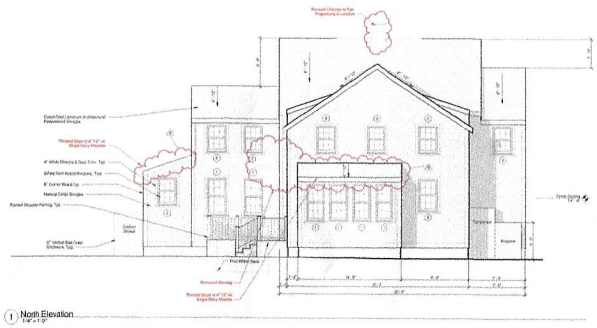
1/2" = 1'-0"



8'-4" Finish Ceiling

1
6-4

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



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

Previous North Elevation - 05/08/2023

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2628	Wood
2	2' - 7 3/8"	3' - 9"	<varies>	<varies>	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
5	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	5210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass

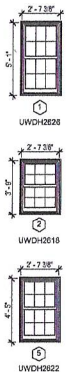
Materials Legend

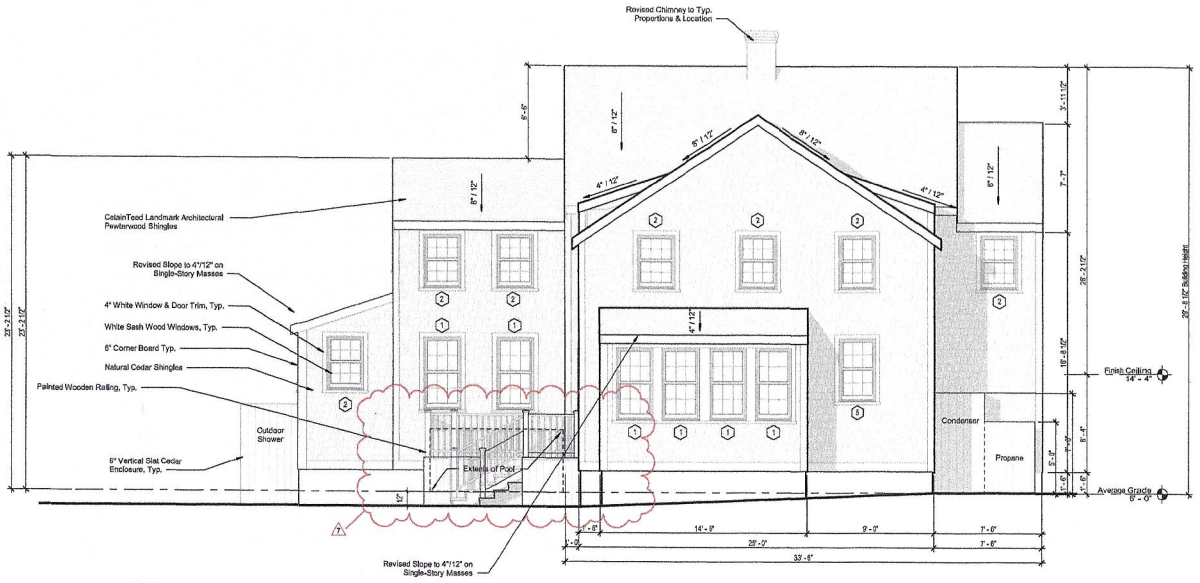
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewterwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

Window Legend





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

G:\PROJECTS\Mariner Way - Nantucket 4\P0270.00\BIM\Architect\6 Mariner Way_LO12_Central_ARCH22.1late Revit_detachment
12/26/2023 5:36:39 PM

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMa Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2696

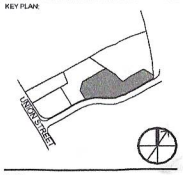
Civil Engineer:
Nantucket Surveyors
6 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Guerracino LLC.
300 Trade Center, Suite 350
Woburn, MA 01801
(617) 826-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
319 Harvard Street, Suite 2B
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508)631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:

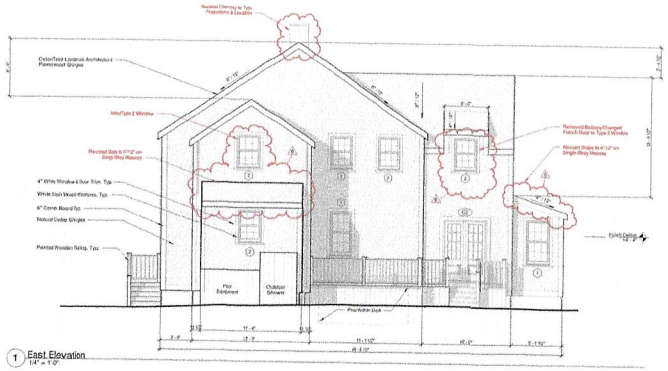
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:

6-6

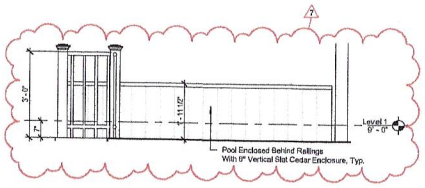


1 East Elevation
1/4" = 1'-0"

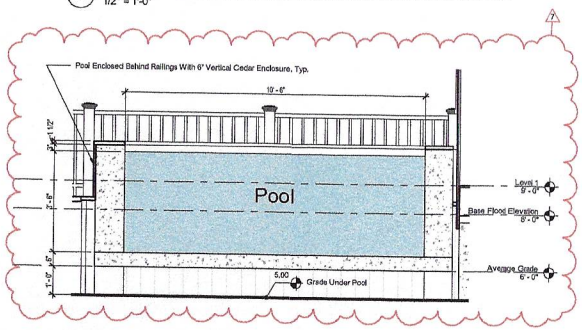
Previous East Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

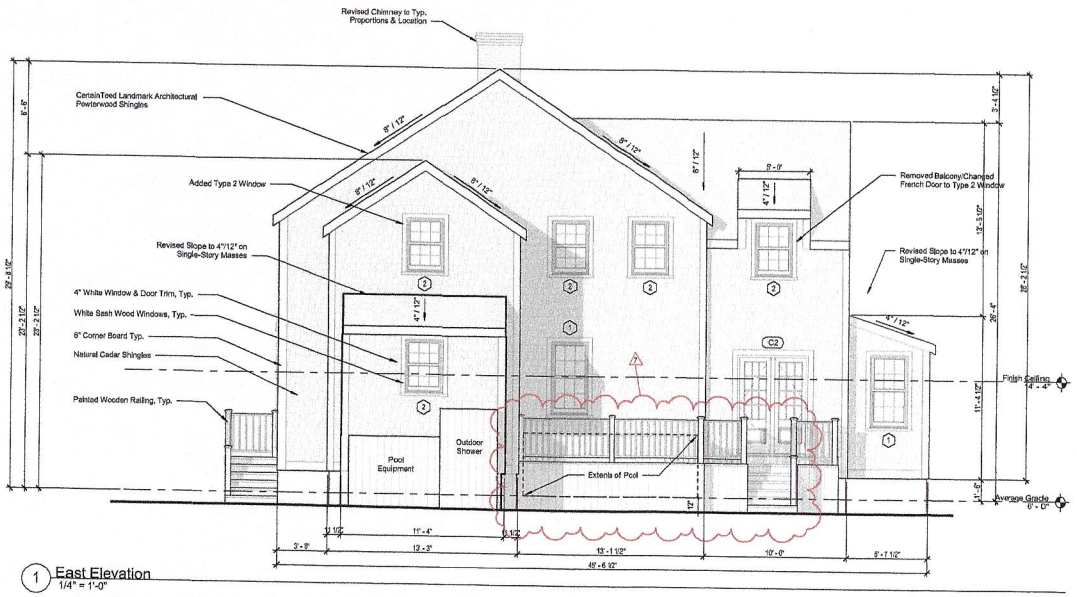
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



3 Typ. Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"



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

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 0"	<varies>	<varies>	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
5	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

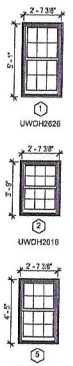
Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewterwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillery Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMs Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2996

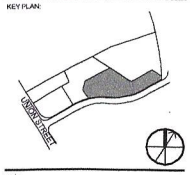
Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA, 02554
(508) 228-0240

Structural Engineer:
Roome And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 528-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
319 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hera Energy Raters LLC.
Mills, MA 02054
(508)631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #:	PD270.0
ISSUE DATE:	04/10/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	CD, BS
CHECKED BY:	RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.28	HDC Pool Revision

SHEET #:
6-7

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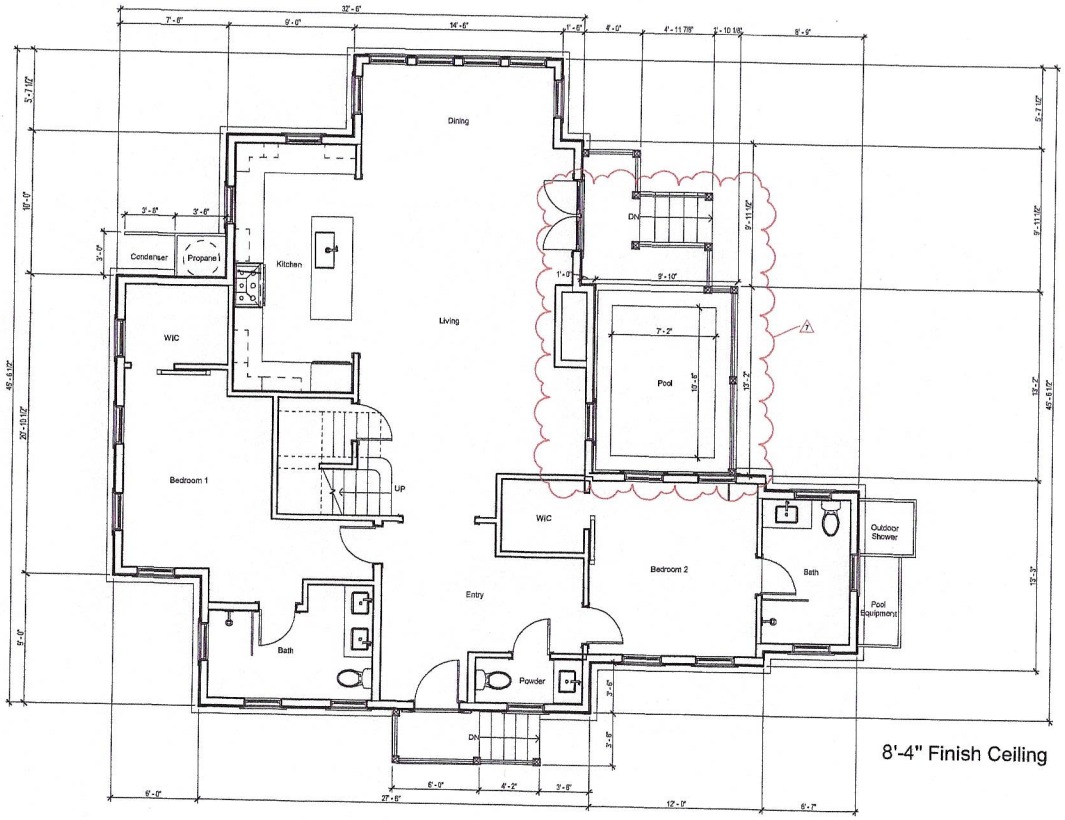
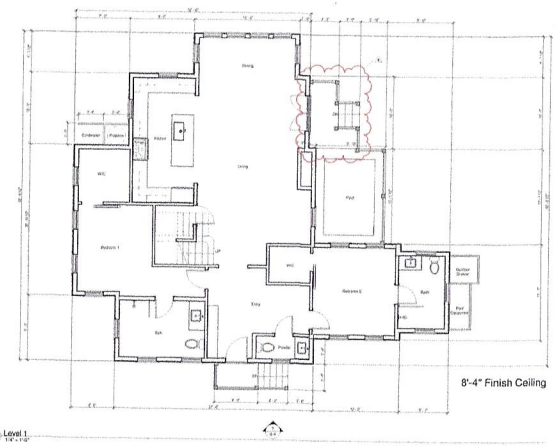
12/26/2023 2:51:14 PM



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



1 Level 1

Previous Level 01 Plan - 05/08/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMa Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2998

Civil Engineer:
Nantucket Surveyors
6 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooma And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
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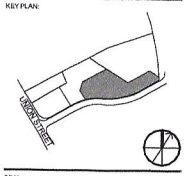
(508)631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Level 1 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:
6-2

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12/26/2023 9:30:54 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°: 42.3.2 PARCEL N°. 224

Street & Number of Proposed Work: 4 ORANGE STREET

Owner of record: PACT LLC

Mailing Address: 101 S. WEST STREET
DOYLESTOWN, PA 18901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone # 508-221-0432 E-mail: CZARINALINDA@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 REUSE FENESTRATION, SHINGLE, REMOVE CHIMNEY

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 * REMOVE CHIMNEY

Historic Name:

Original Date: 1978? OR NEWER

Original Builder:

REVISIONS* (describe)
1. East Elevation REMOVE 2 FRENCH DOORS - RELOCATED WINDOW
2. South Elevation RELOCATE 1 WINDOW TO EAST ELEVATION
3. West Elevation NO CHANGE
4. North Elevation - REMOVE 2 TRANSOM & WINDOWS
* RESHINGLE SIDEWALL / ROOF LIKE KIND WOOD

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 NEW Clapboard (if applicable) _____ Roof NEW - WOOD
Trim WHITE TIME Sash WHITE TIME 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

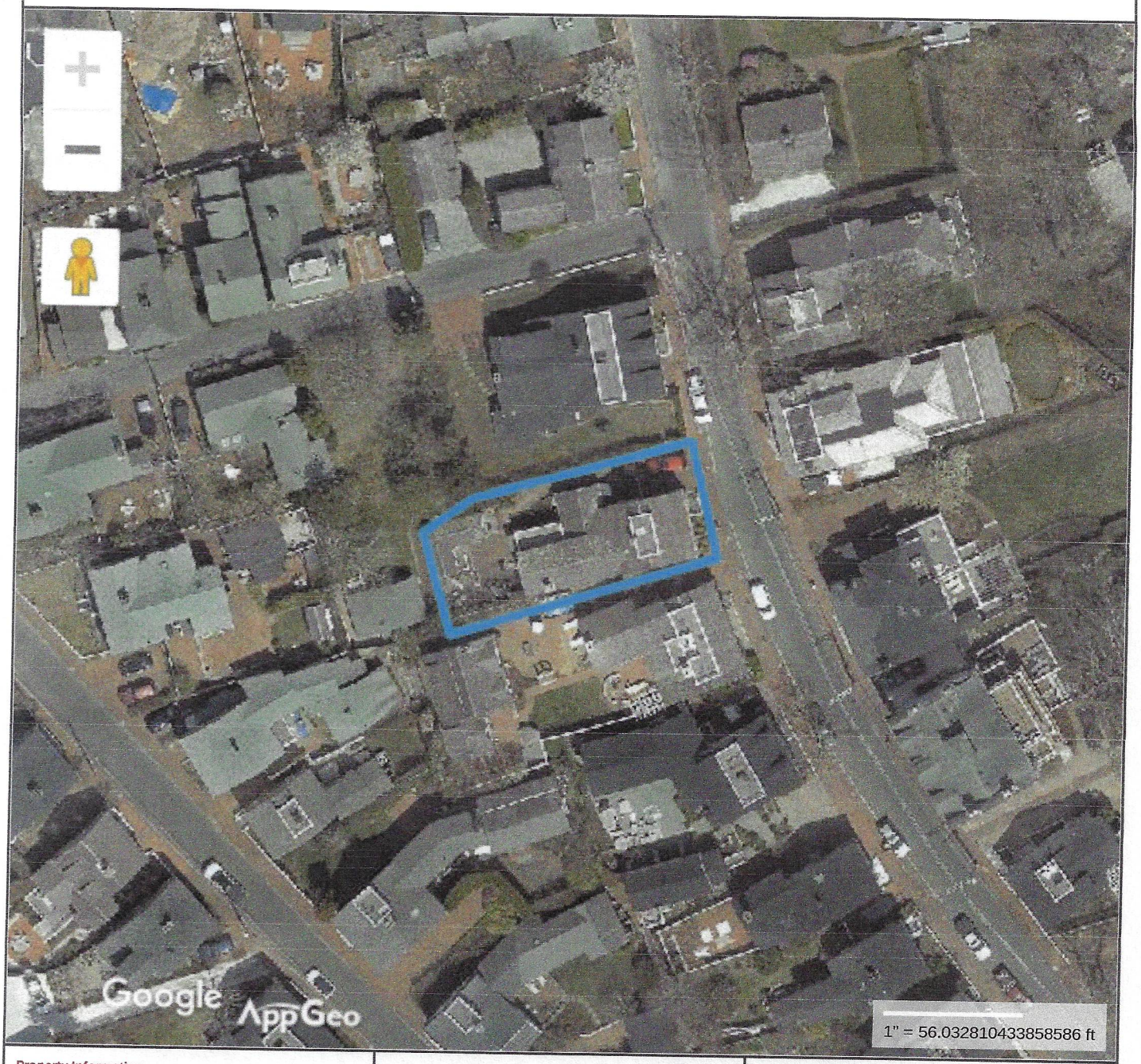
Property ID	42.3.2 224
Location	41 ORANGE ST
Owner	PACT LLC

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.



Property Information

Property ID	42.3.2 224
Location	41 ORANGE ST
Owner	PACT 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.

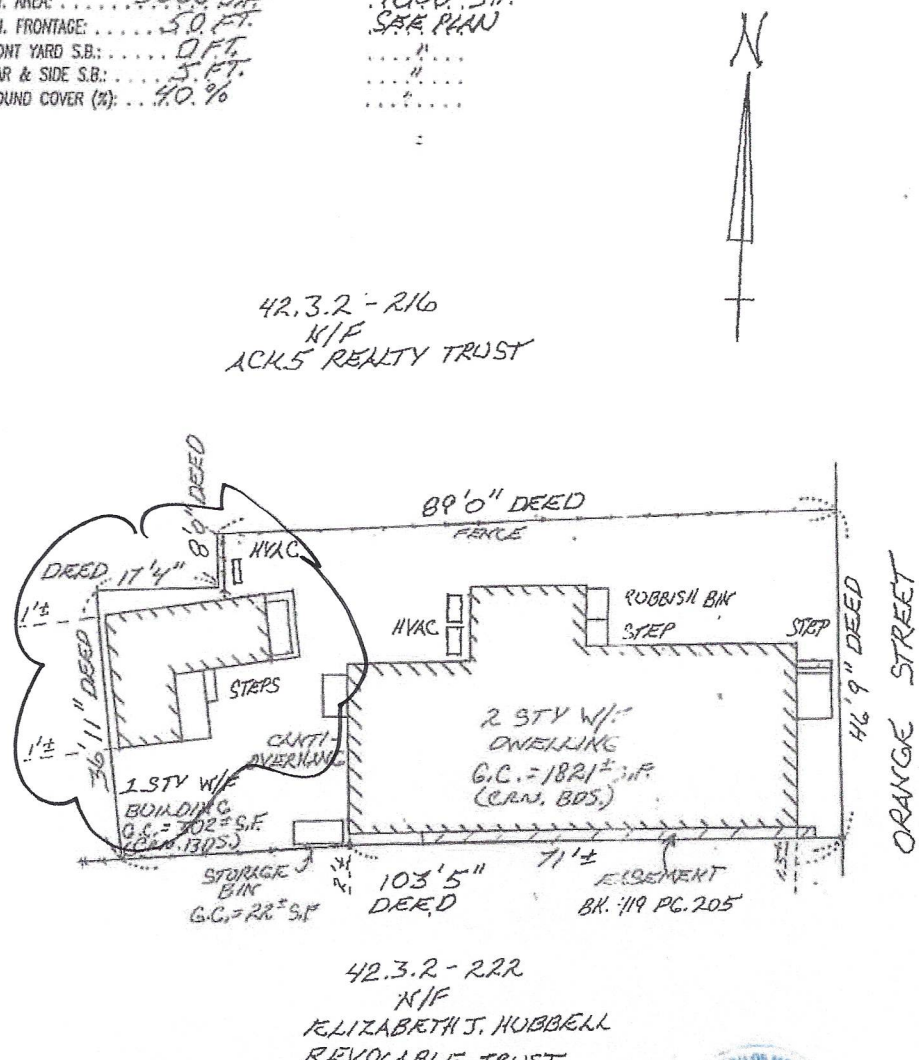
Geometry updated 10/03/2023
Data updated Jan. 2021

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

Exhibit "A"

ZONING CLASSIFICATION: ROH

		EXISTING:
MIN. AREA:	5000 S.F.	4800± S.F.
MIN. FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD S.B.:	0 FT.	"
REAR & SIDE S.B.:	5 FT.	"
GROUND COVER (%):	40 %	"



COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 42657
PROFESSIONAL LAND SURVEYOR

Michael E. Connolly

TO: THE HUNTINGTON NATIONAL BANK AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: X, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0 0 88 G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT 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 INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR'S RECORDS.

THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MA.

SCALE: 1"=20' DATE: FEB. 10, 2022

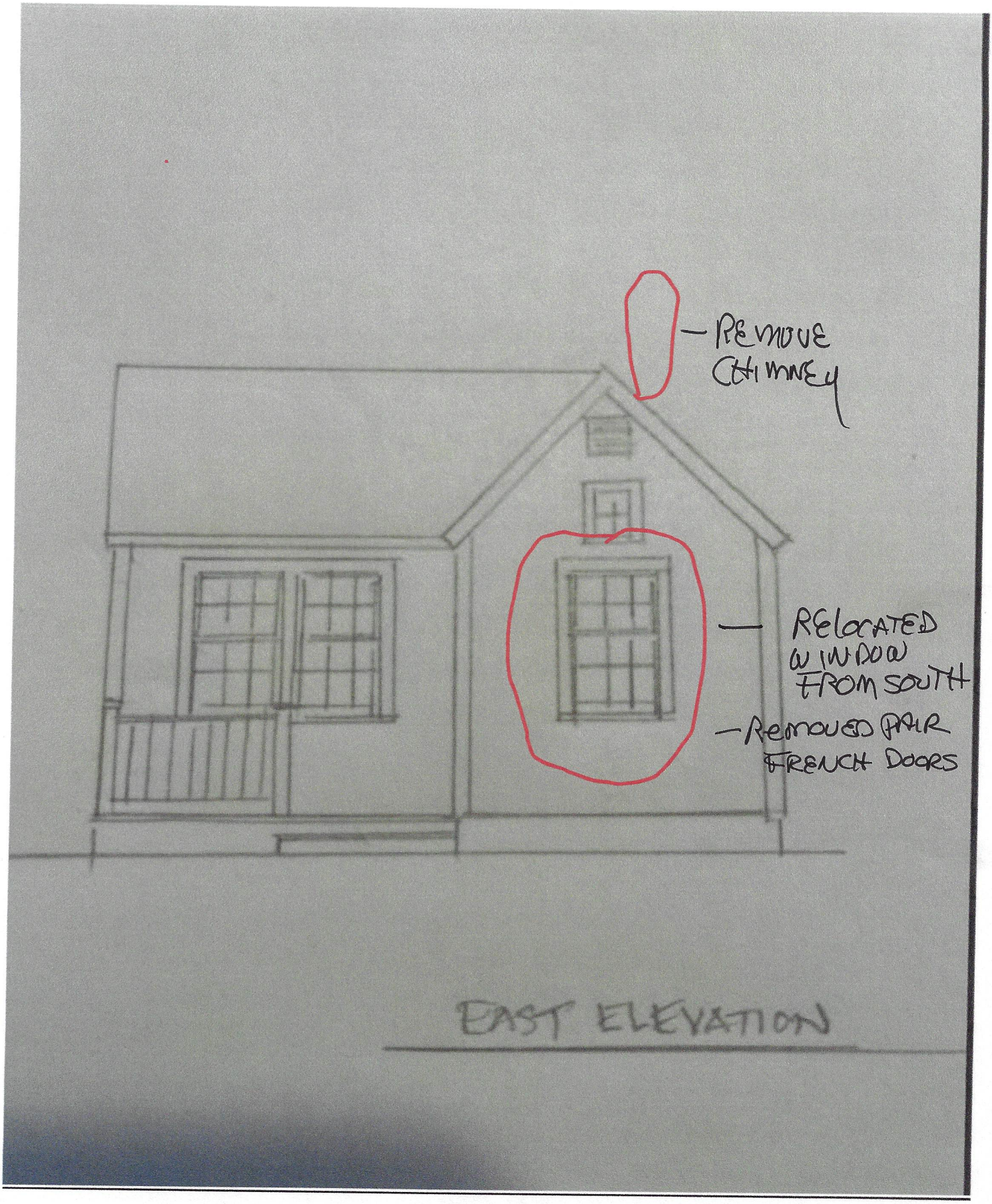
Owner: 41 ORANGE STREET, LLC

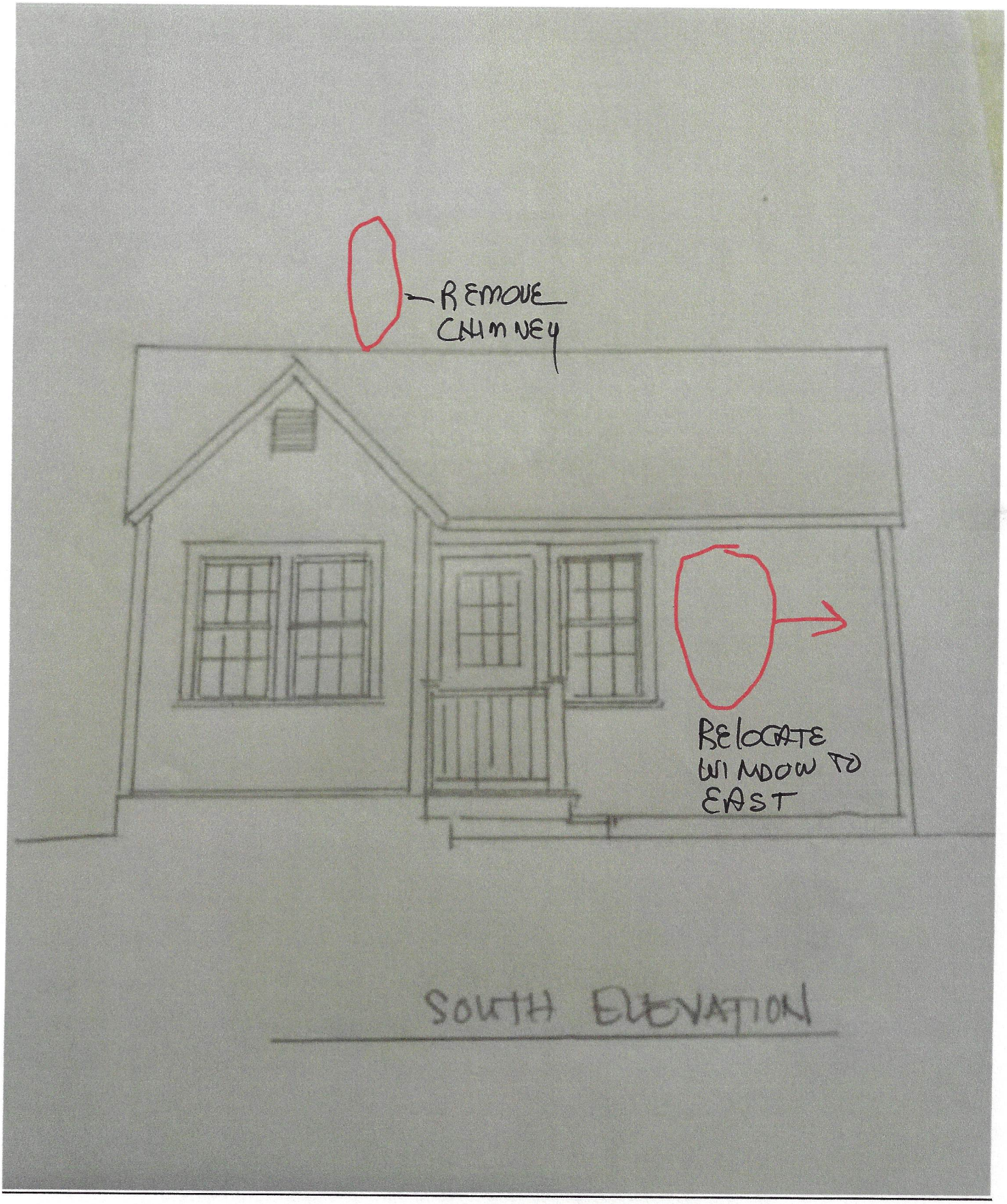
Deed/Cert.: BK. 1586 PG. 318 Plan: REF. DEED BK. 60 PG. 345

Tax Map: 42.3.2-224 Locus: 41 ORANGE STREET

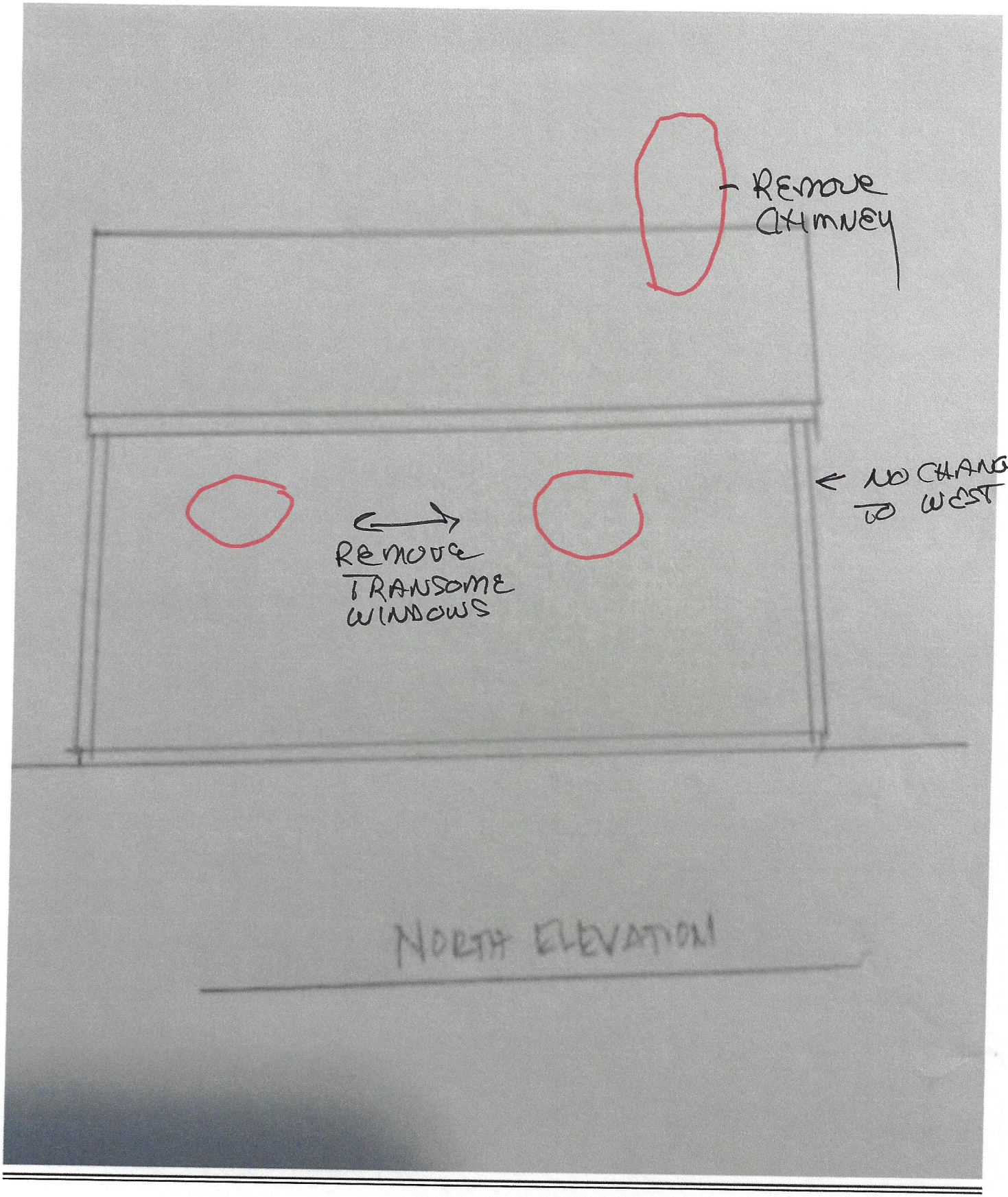
MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910

C-7990

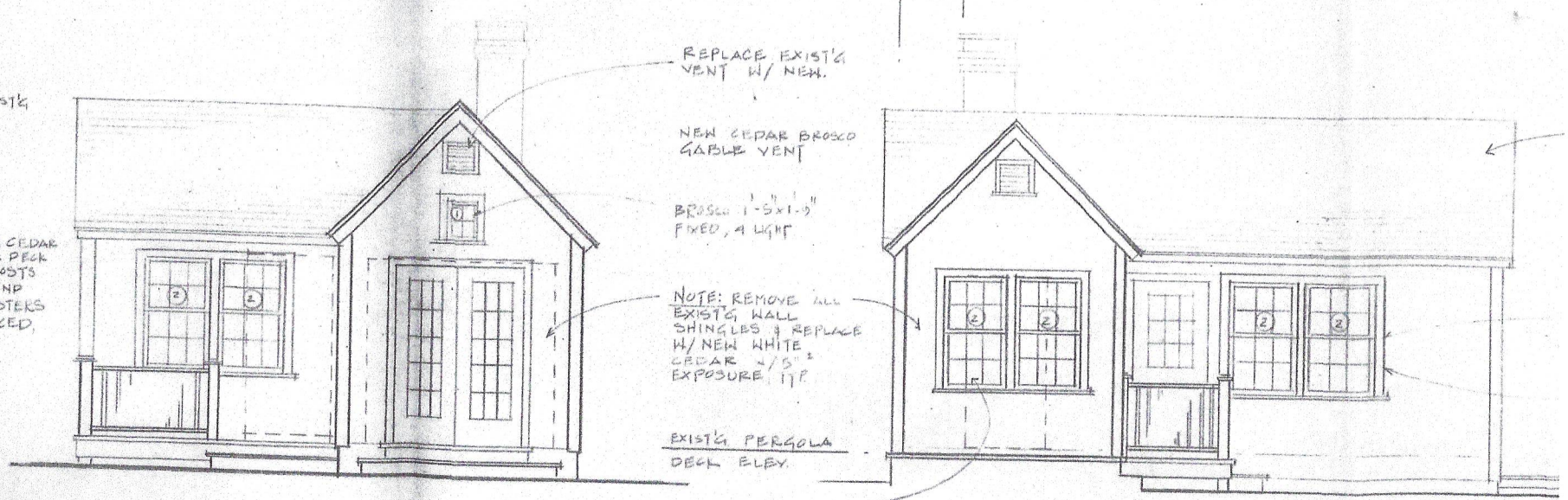

– REMOVE CHIMNEY
– RELOCATED WINDOW FROM SOUTH
– REMOVED PAIR FRENCH DOORS
EAST ELEVATION



SOUTH ELEVATION


REMOVE CHIMNEY
NO CHANGE TO WEST
REMOVE TRANSOME WINDOWS
NORTH ELEVATION

EXISTING

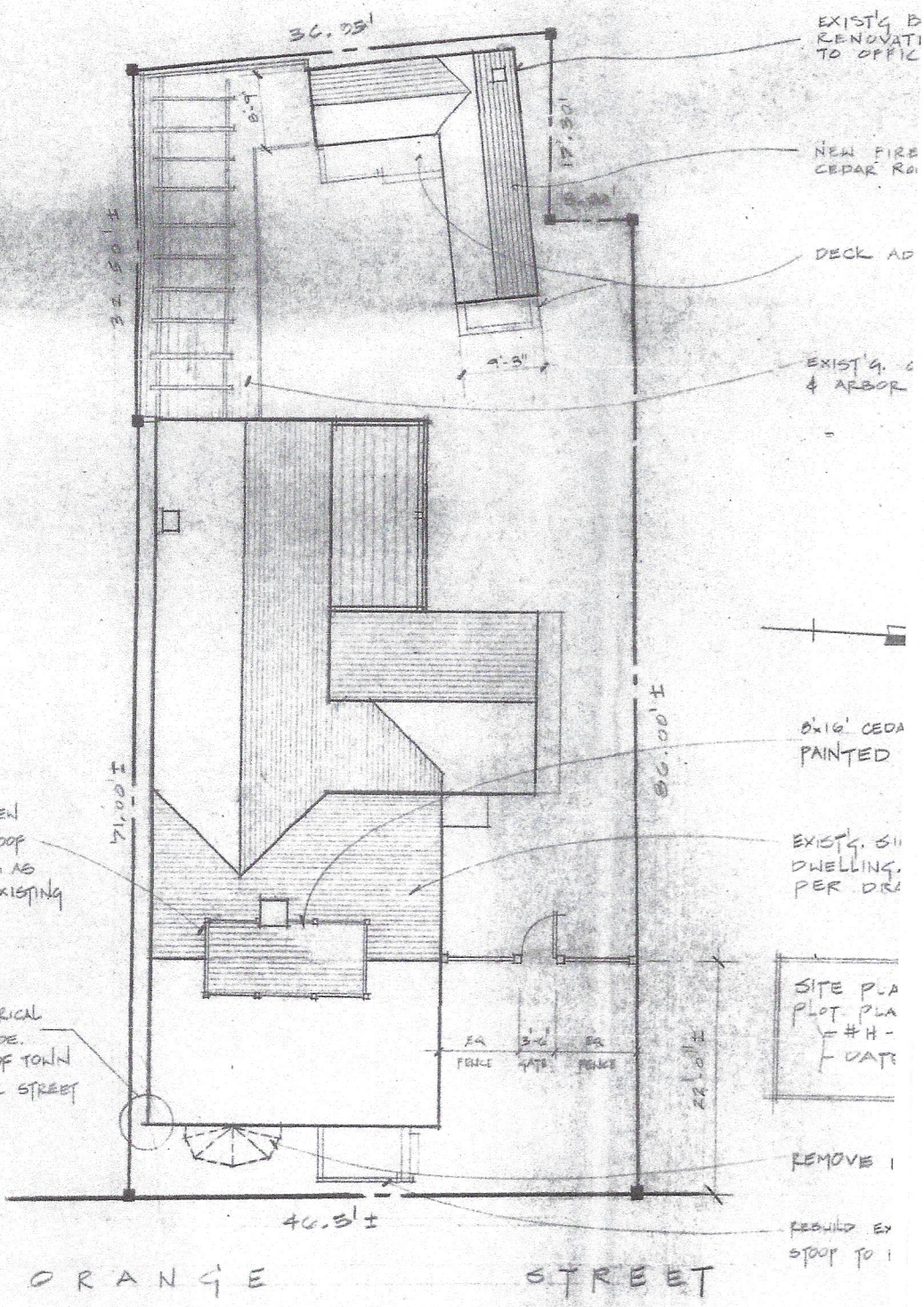


2 / A-2 RENOVATED EAST ELEVATION
1/4" = 1'-0"

3 / A-2 RENOVATED SOUTH ELEVATION
1/4" = 1'-0"

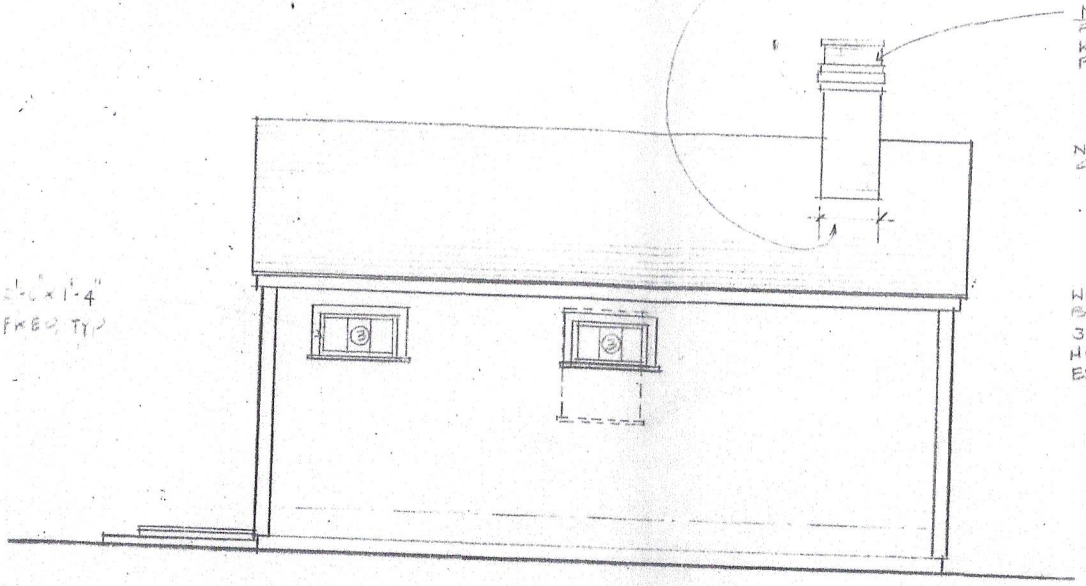
1/A1 LOCUS PLAN

NTS



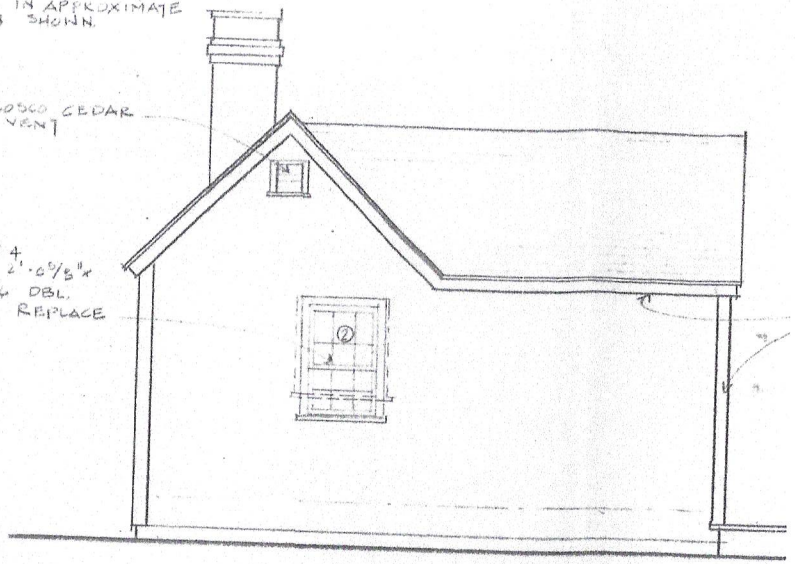
2/A1 SITE PLAN

1" = 10'-0"



4 / A2 RENOVATED NORTH ELEVATION

1/4" = 1'-0"



5 / A-2 RENOVATED WEST ELEVATI

1/4" = 1'-0"

41 ORANGE STREET – FENESTRATION CHANGE REAR STUDIO – 1978



STUDIO NOT VISIBLE FROM ORANGE STREET – SMALL ADDITION IS IN FRONT OF STUDIO



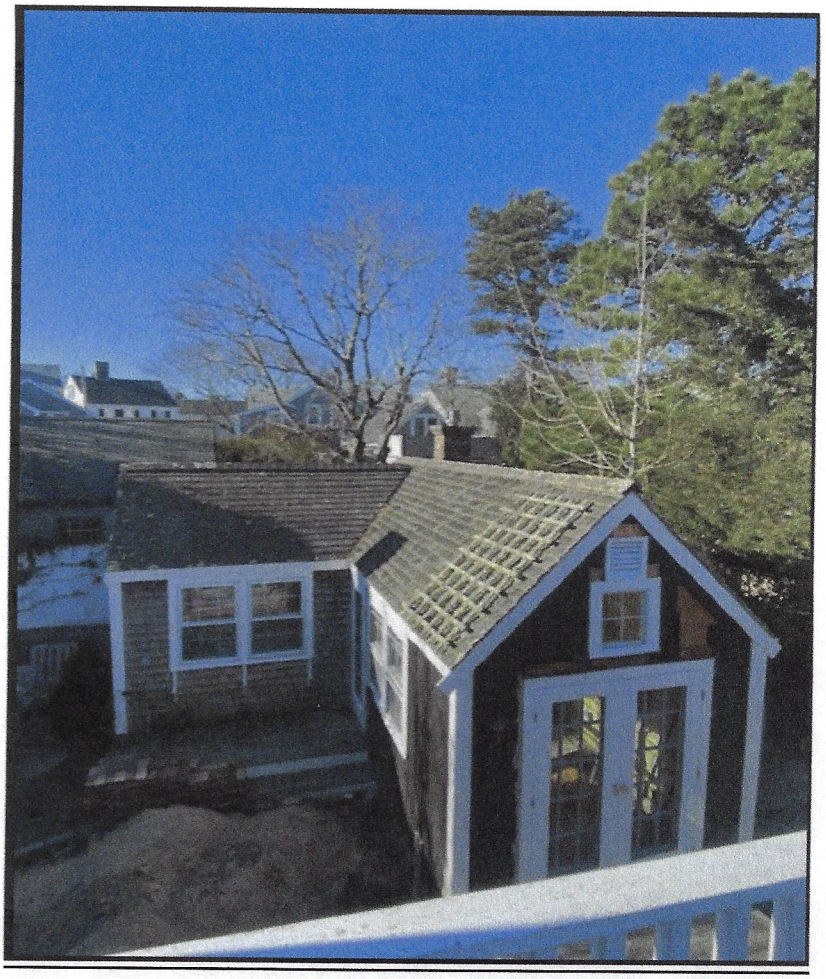


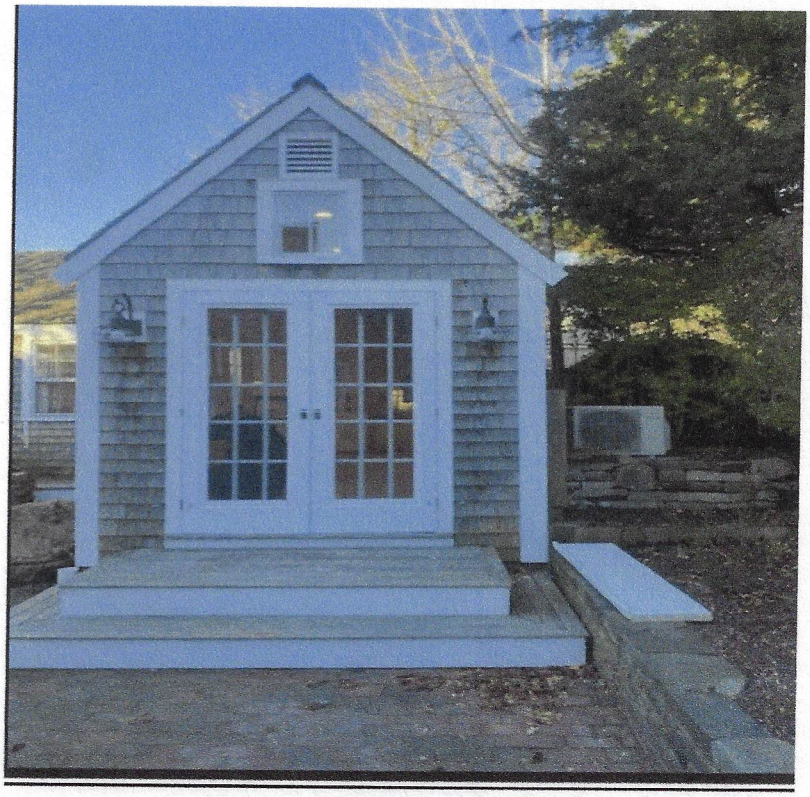


PHOTO TAKEN FROM PARKING AREA



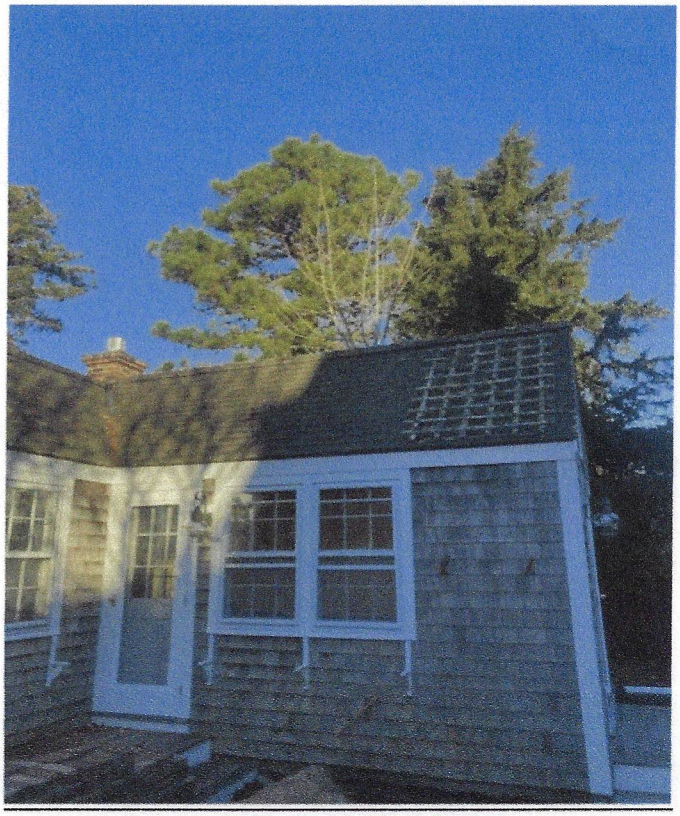
EAST ELEVATION – FRENCH DOORS TO BE REMOVED AND AN EXISTING WINDOW ON THE SOUTH ELEVATION MOVED TO THIS ELEVATION AND CENTERED





RIGHT HAND WINDOW OF THE PAIR TO THE RIGHT TO BE RELOCATED TO THE EAST ELEVATION IN PLACE OF THE REMOVED FRENCH DOORS





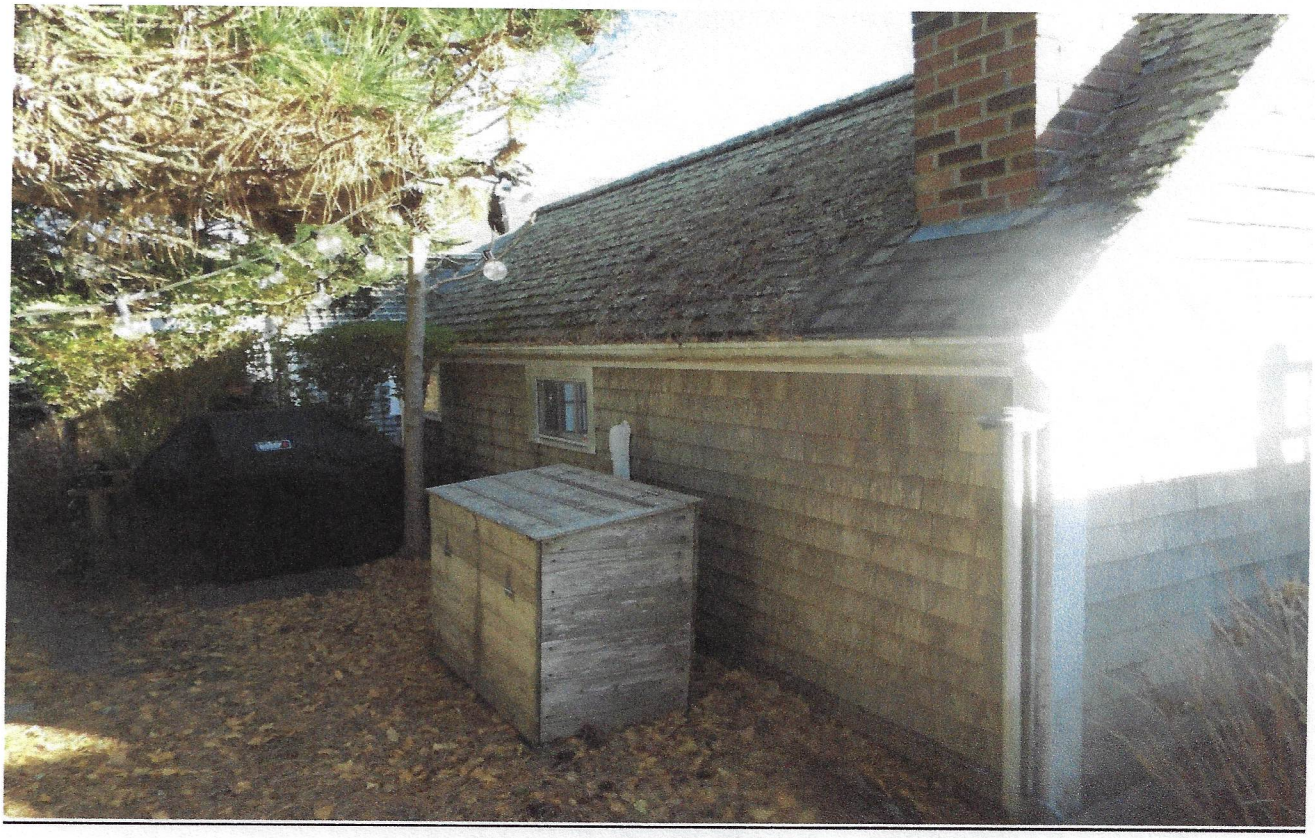
WOOD ROOF TO BE REPLACED IN KIND – CHIMNEY TO BE REMOVED



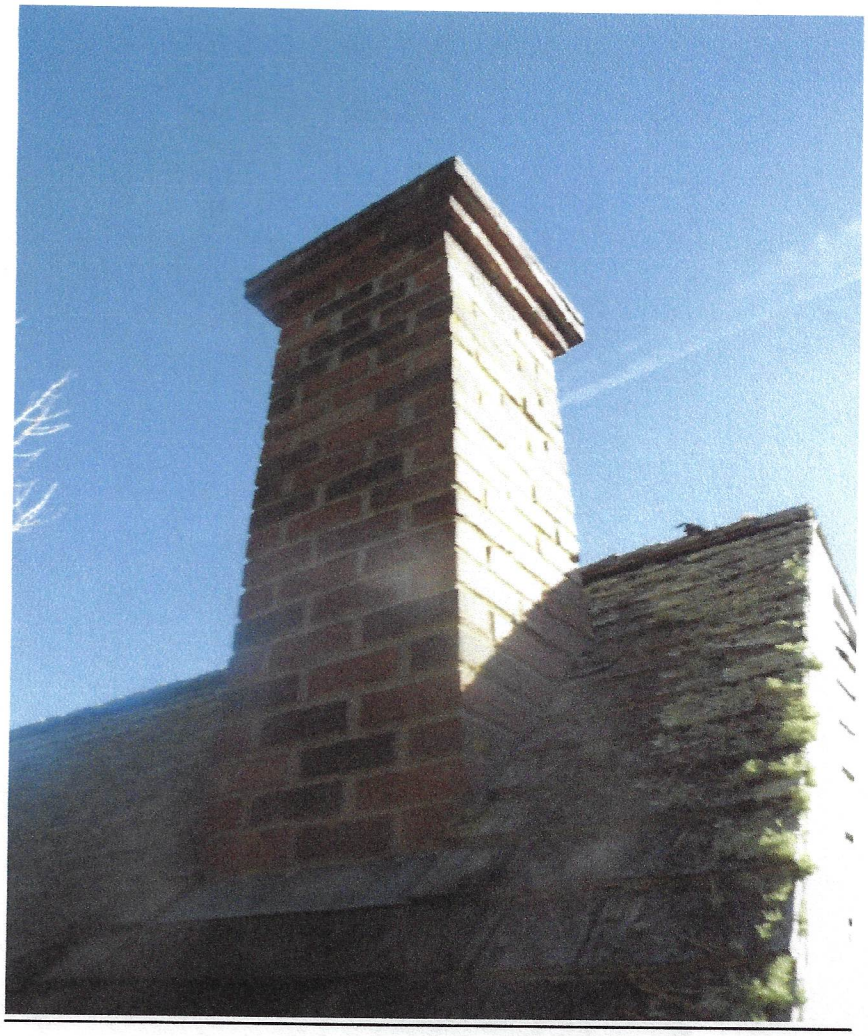


NORTH ELEVATION – RESHINGLE AND REMOVE THE 2 TRANSOME WINDOWS



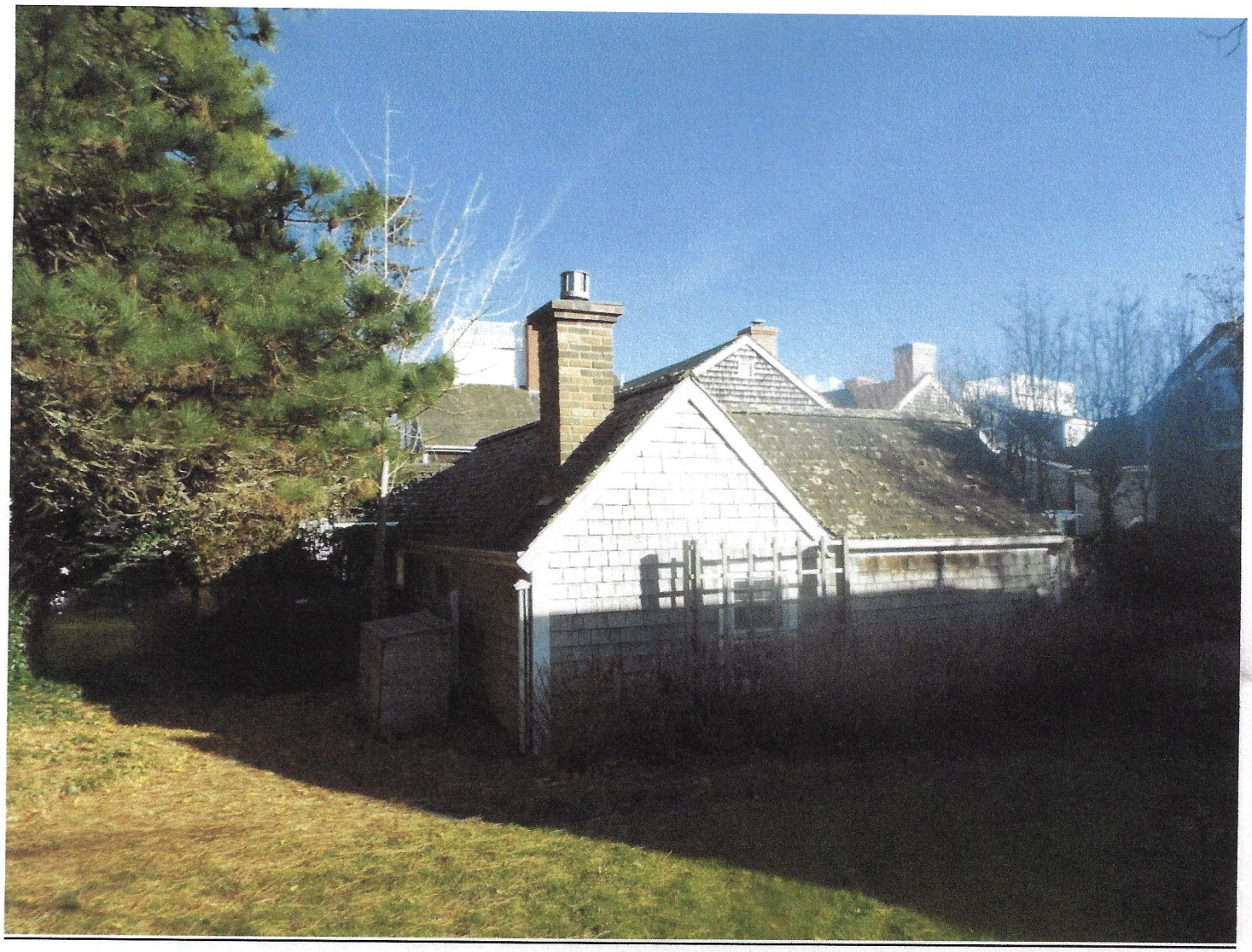


REMOVE THE CHIMNEY – NOT VISIBLE FROM ORANGE STREET





WEST ELEVATION RESHINGLE - REMOVE CHIMNEY – NO OTHER CHANGES



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°. 65

Street & Number of Proposed Work: 165 CLIFF ROAD

Owner of record: NANTUCKET CONSERVATION FOUND.

Mailing Address: PO BOX 13
NANTUCKET, MA 02554

Contact Phone #: 508-228-2884 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA @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 REPLACE DOORS + WINDOWS

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: 1993

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation - REPLACE WINDOWS AND DOORS - BY REMOVING EXISTING WINDOWS W/ SNAP-INS AND COMPROMISED DOORS - REPLACE WINDOW TRIM AND RESHINGLE AS NECESSARY -
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 ANDERSEN 400 6/6

Doors* (type and material): ☐ TDL ☒ SDL Front 2LT Rear _____ Side 9LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

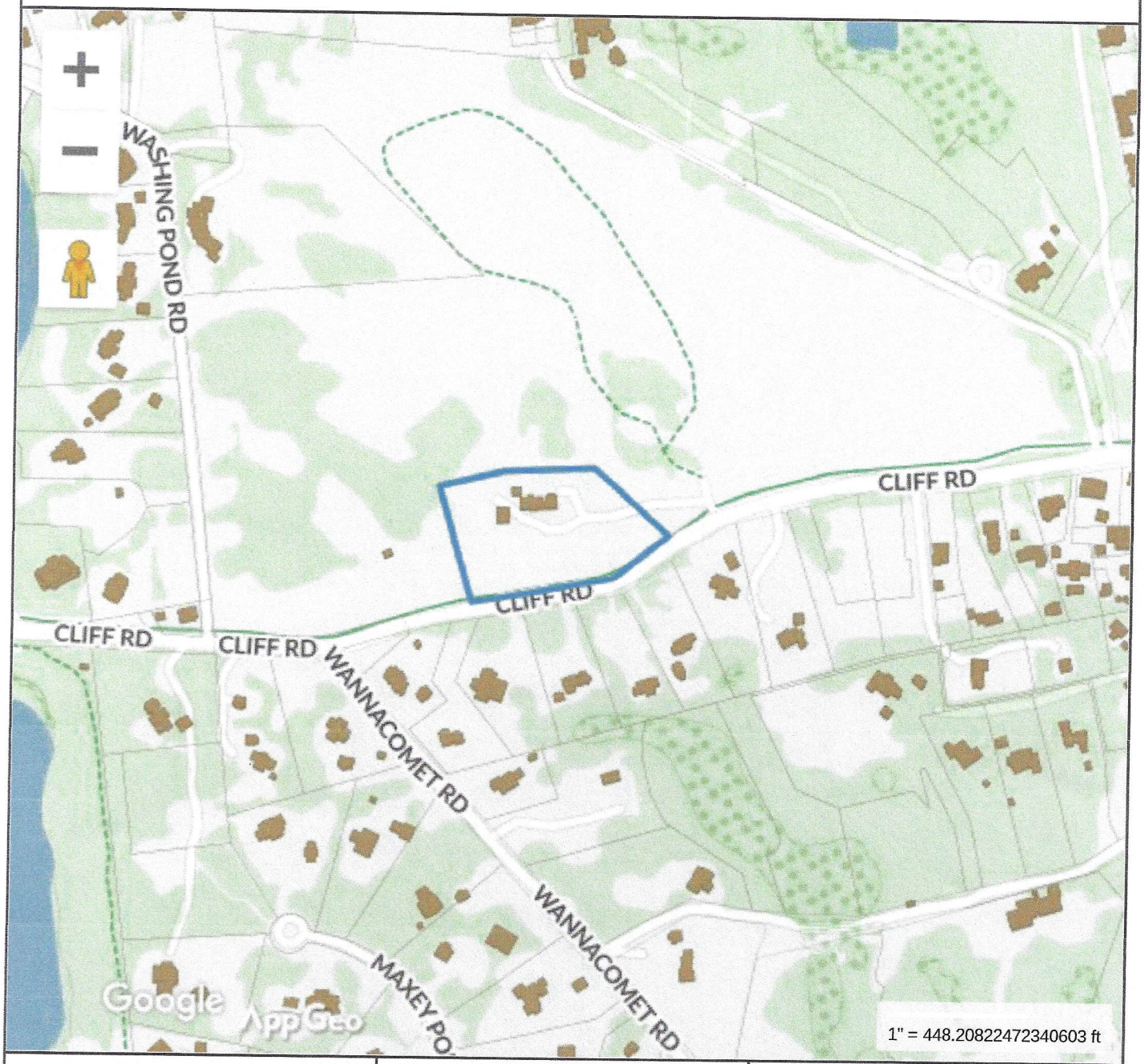
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof _____
Trim NTW Sash TERRATONE Doors TERRATONE
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 12/7/2023 Signature of owner of record _____ Signed under penalties of perjury



Property Information

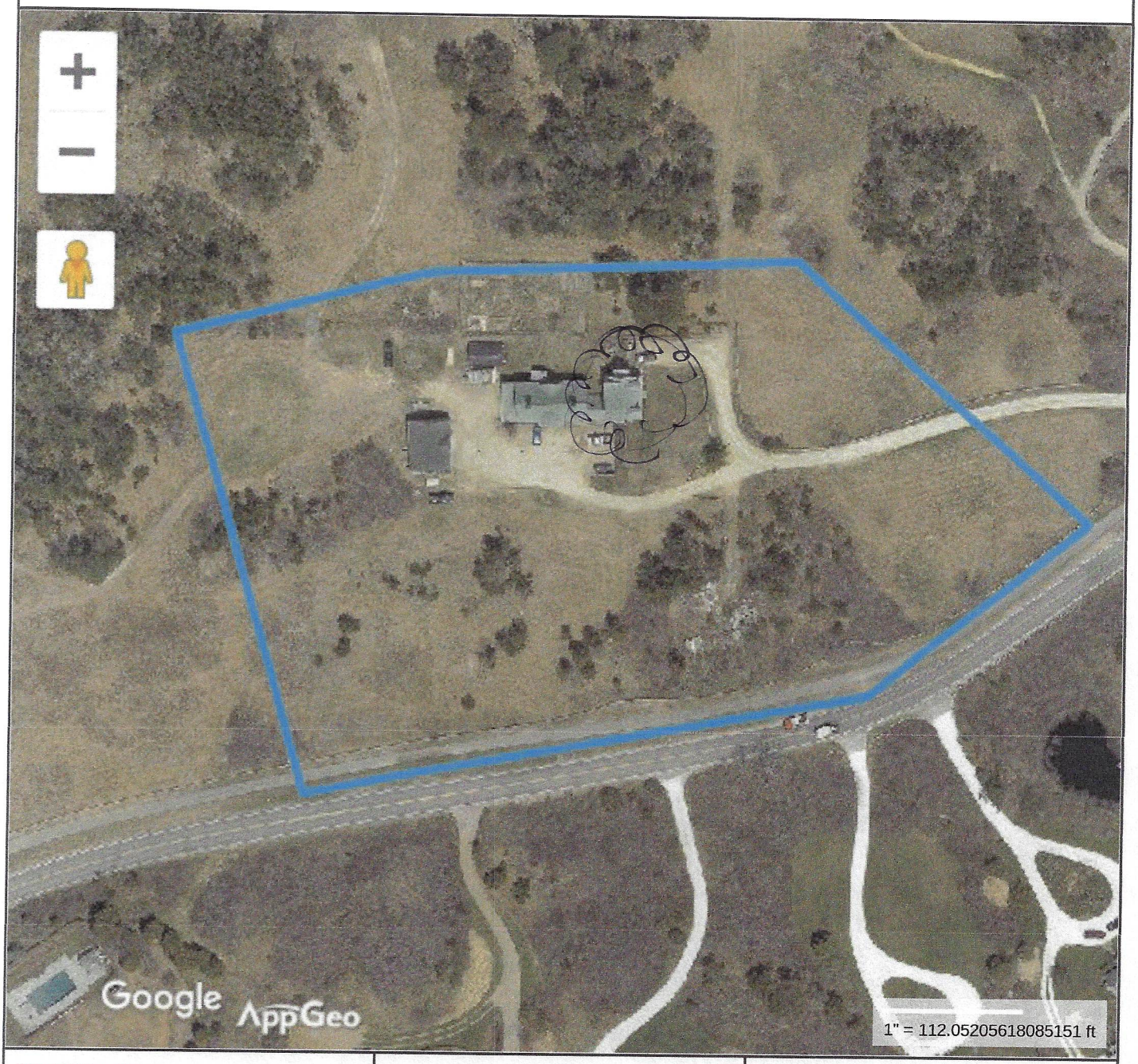
Property ID	41 65
Location	165 CLIFF RD
Owner	NANTUCKET CONSERVATION FOUND I

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	41 65
Location	165 CLIFF RD
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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.

165 CLIFF ROAD 1993 – WINDOW/DOOR REPLACEMENT

EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





SOUTH ELEVATION





FROM CLIFF ROAD











HALF OF THE SNAP-INS ARE MISSING







LOOKING AT CLIFF ROAD FROM SITE





165 Cliff Rd

ANDERSEN WINDOWS & DOORS

SOLD BY:

Shepley Wood Products, Inc. Hyannis
216 Thornton Dr
Hyannis, MA 02601-8103
Fax: 508-862-6018

SOLD TO:

CREATED DATE
10/25/2023

LATEST UPDATE
10/25/2023

OWNER
Sarah Grilli

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
NANCON	165 Cliff Road, Nantucket	4875849		

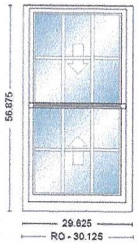
ORDER NOTES: **DELIVERY NOTES:**

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	**1**		**None Assigned**	**$0.00**	**$0.00**

RO Size = **Unit Size =**

Please carefully review quote to ensure all details are correct prior to ordering.
Once Ordered - No Changes - No Cancellation,
Items Are Special Ordered & Non-Returnable
Per MA Building Code (Sec. R612.1) Windows and Doors Shall be Installed and Flashed in Accordance with Manufacturer's Installation Instructions.

400 Series Windows
Terratone Exterior / Unfinished Pine Interior
3/4" Traditional FDL Grilles
Gray Jamb Liner
Terratone Full Screens
Stone Sash Locks



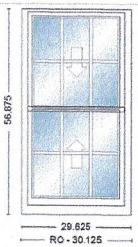
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	**3**	**AA**	**Front Bedroom**	**$929.46**	**$2,788.38**

RO Size = 30 1/8" x 56 7/8" **Unit Size = 29 5/8" x 56 7/8"**

TW2446, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Terratone, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), GrayJamb Liner, Terratone, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2446 Full Screen Aluminum Terratone PN:2710123

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	25.8750	24.2500	4.37000



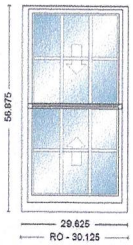
Item	Qty	Operation	Location	Unit Price	Ext. Price
300	**3**	**AA**	**Living Room**	**$929.46**	**$2,788.38**

RO Size = 30 1/8" x 56 7/8" **Unit Size = 29 5/8" x 56 7/8"**

TW2446, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Terratone, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), GrayJamb Liner, Terratone, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2446 Full Screen Aluminum Terratone PN:2710123

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	25.8750	24.2500	4.37000



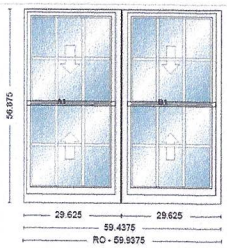
Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	AA	Mud Room	$929.46	$929.46

RO Size = 30 1/8" x 56 7/8" **Unit Size = 29 5/8" x 56 7/8"**

TW2446, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Terratone, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), GrayJamb Liner, Terratone, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2446 Full Screen Aluminum Terratone PN:2710123

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	25.8750	24.2500	4.37000



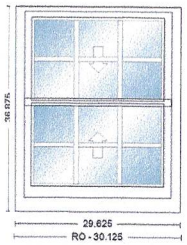
Item	Qty	Operation	Location	Unit Price	Ext. Price
500	2	AA-AA	Dining Room	$2,109.15	$4,218.30

RO Size = 59 15/16" x 56 7/8" **Unit Size = 59 7/16" x 56 7/8"**

Mull: Factory Mulled, Andersen Ribbon Mull, 3/16 Steel Material
TW2446-2, Unit, 400 Series Double-Hung, Equal Sash, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Terratone, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), GrayJamb Liner, Terratone, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2446 Full Screen Aluminum Terratone PN:2710123
Insect Screen 1: 400 Series Double-Hung, TW2446 Full Screen Aluminum Terratone PN:2710123

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	25.8750	24.2500	4.37000
B1	0.31	0.28		B1	25.8750	24.2500	4.37000



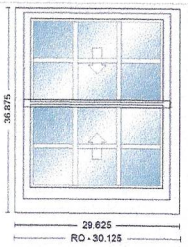
Item	Qty	Operation	Location	Unit Price	Ext. Price
600	1	AA	Kitchen	$800.70	$800.70

RO Size = 30 1/8" x 36 7/8" **Unit Size = 29 5/8" x 36 7/8"**

TW24210, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Terratone, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), GrayJamb Liner, Terratone, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW24210 Full Screen Aluminum Terratone PN:2710119

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	25.8750	13.7500	2.48000



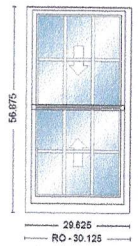
Item	Qty	Operation	Location	Unit Price	Ext. Price
700	1	AA	Back Bedroom	$800.70	$800.70

RO Size = 30 1/8" x 36 7/8" **Unit Size = 29 5/8" x 36 7/8"**

TW24210, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Terratone, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), GrayJamb Liner, Terratone, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW24210 Full Screen Aluminum Terratone PN:2710119

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	25.8750	13.7500	2.48000



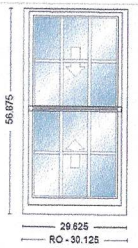
Item	Qty	Operation	Location	Unit Price	Ext. Price
800	**1**	**AA**	**Back Bedroom**	**$929.46**	**$929.46**

RO Size = 30 1/8" x 56 7/8" **Unit Size = 29 5/8" x 56 7/8"**

TW2446, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Terratone, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), GrayJamb Liner, Terratone, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2446 Full Screen Aluminum Terratone PN:2710123

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	25.8750	24.2500	4.37000



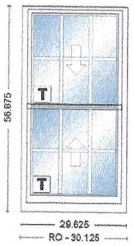
Item	Qty	Operation	Location	Unit Price	Ext. Price
900	**3**	**AA**	**2nd Floor Left Bedroom**	**$929.46**	**$2,788.38**

RO Size = 30 1/8" x 56 7/8" **Unit Size = 29 5/8" x 56 7/8"**

TW2446, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Terratone, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), GrayJamb Liner, Terratone, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2446 Full Screen Aluminum Terratone PN:2710123

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	25.8750	24.2500	4.37000



Item	Qty	Operation	Location	Unit Price	Ext. Price
1000	**1**	**AA**	**2nd Floor Bath**	**$1,031.62**	**$1,031.62**

RO Size = 30 1/8" x 56 7/8" **Unit Size = 29 5/8" x 56 7/8"**

TW2446, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Terratone, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), GrayJamb Liner, Terratone, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2446 Full Screen Aluminum Terratone PN:2710123

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
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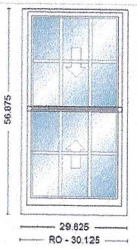


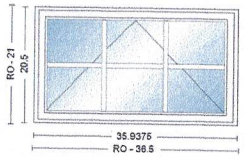
Item	Qty	Operation	Location	Unit Price	Ext. Price
1100	**2**	**AA**	**2nd Floor Right Bedroom**	**$929.46**	**$1,858.92**

RO Size = 30 1/8" x 56 7/8" **Unit Size = 29 5/8" x 56 7/8"**

TW2446, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Terratone, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks Stone (Factory Applied), GrayJamb Liner, Terratone, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2446 Full Screen Aluminum Terratone PN:2710123

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	25.8750	24.2500	4.37000



Item	Qty	Operation	Location	Unit Price	Ext. Price
1200	1	Vent	2nd Floor Right Bedroom	$773.79	$773.79

RO Size = 36 1/2" x 21" **Unit Size = 35 15/16" x 20 1/2"**

AN31, Unit, 400 Series Awning, Installation Flange, Terratone Exterior Frame, Pine w/Unfinished Interior Frame, Vent, Dual Pane Low-E4 Standard Series Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Terratone, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, Stone, Corrosion Resistant Hardware, Terratone, Full Screen, Aluminum

Hardware: PSA Traditional Folding Stone PN:1521041
Insect Screen 1: 400 Series Awning, AN31 Full Screen Aluminum Terratone

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.29	0.29	NO

SUB-TOTAL:	$19,708.09
FREIGHT:	$1,182.49
LABOR:	$0.00
TAX:	$0.00
TOTAL:	$20,890.58

CUSTOMER SIGNATURE_____ DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

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°. 476

Street & Number of Proposed Work: 12 PILGRIM ROAD

Owner of record: SEA HERO LLC

Mailing Address: 218 WILLARD ST STE 301
QUINCY, MA 02169

Contact Phone #: 617-823-2838 E-mail: CHRIS@CROWNING.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@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 R-20) ☐ 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 – POOL - IRREGULAR SHAPE - 11' X 22'
2. South Elevation – PERIMETER FENCE - 5' N/W BOARD
3. West Elevation – BLUESTONE WALKWAY
4. North Elevation – IRREGULAR BLUESTONE PATIO. 7'10" X 18" IN-GROUND SPA

~~8" - 3'6" LANDSCAPE RETAINING WALL~~

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) – SHELL DRIVEWAY ☒ 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: 5' N/W BOARD/GATE
Type: + 4' N/W BOARD @
Length: AC UNITS @ 10'

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 - 3-6" BASE DEEP Walkways BLUESTONE Walls LANDSCAPE TIMBERS EDGER

* Note: Complete door and window schedules are required.

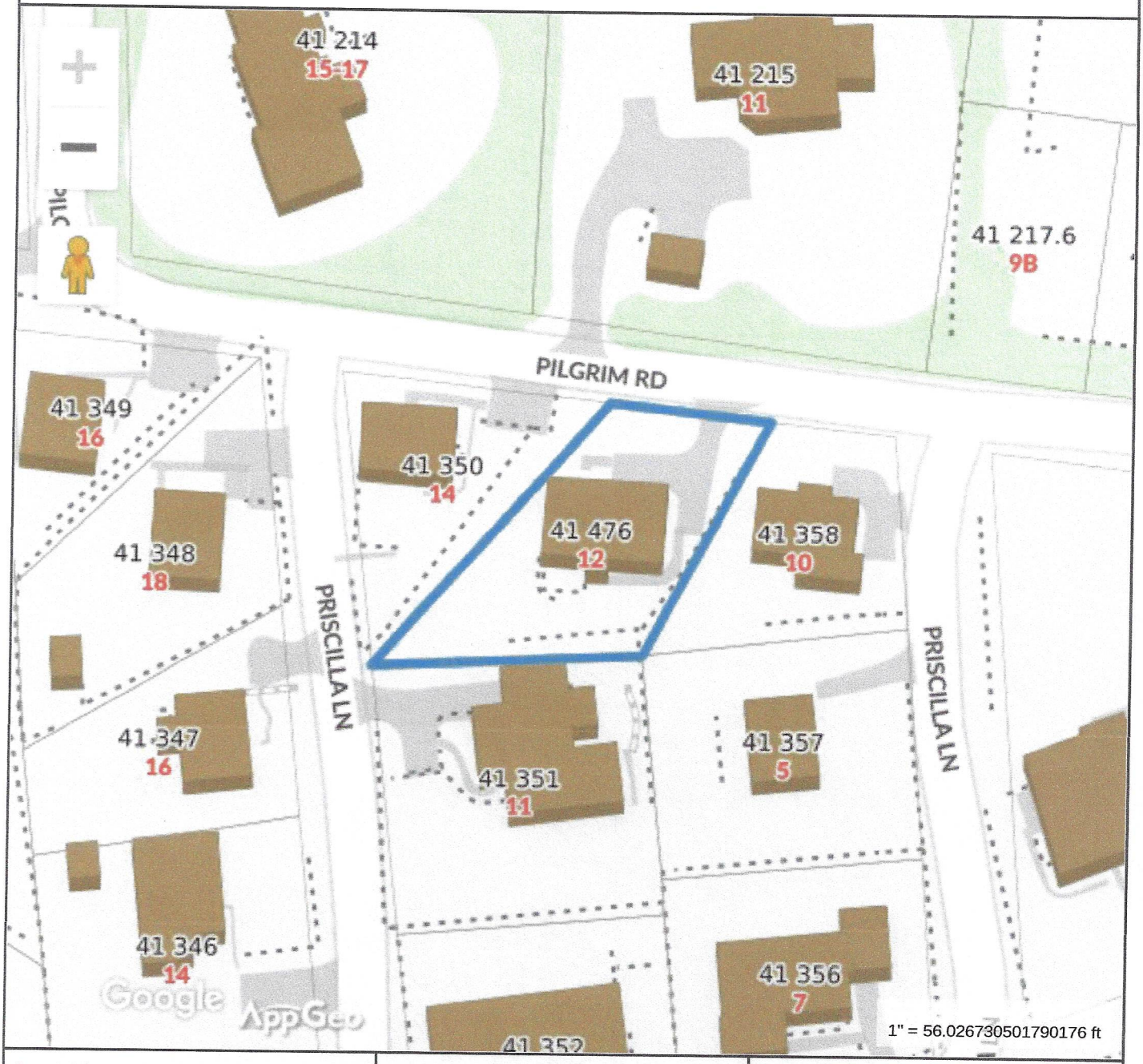
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence N/W 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 10/7/2015 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	41 476
Location	12 PILGRIM RD
Owner	SEA HERO 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.

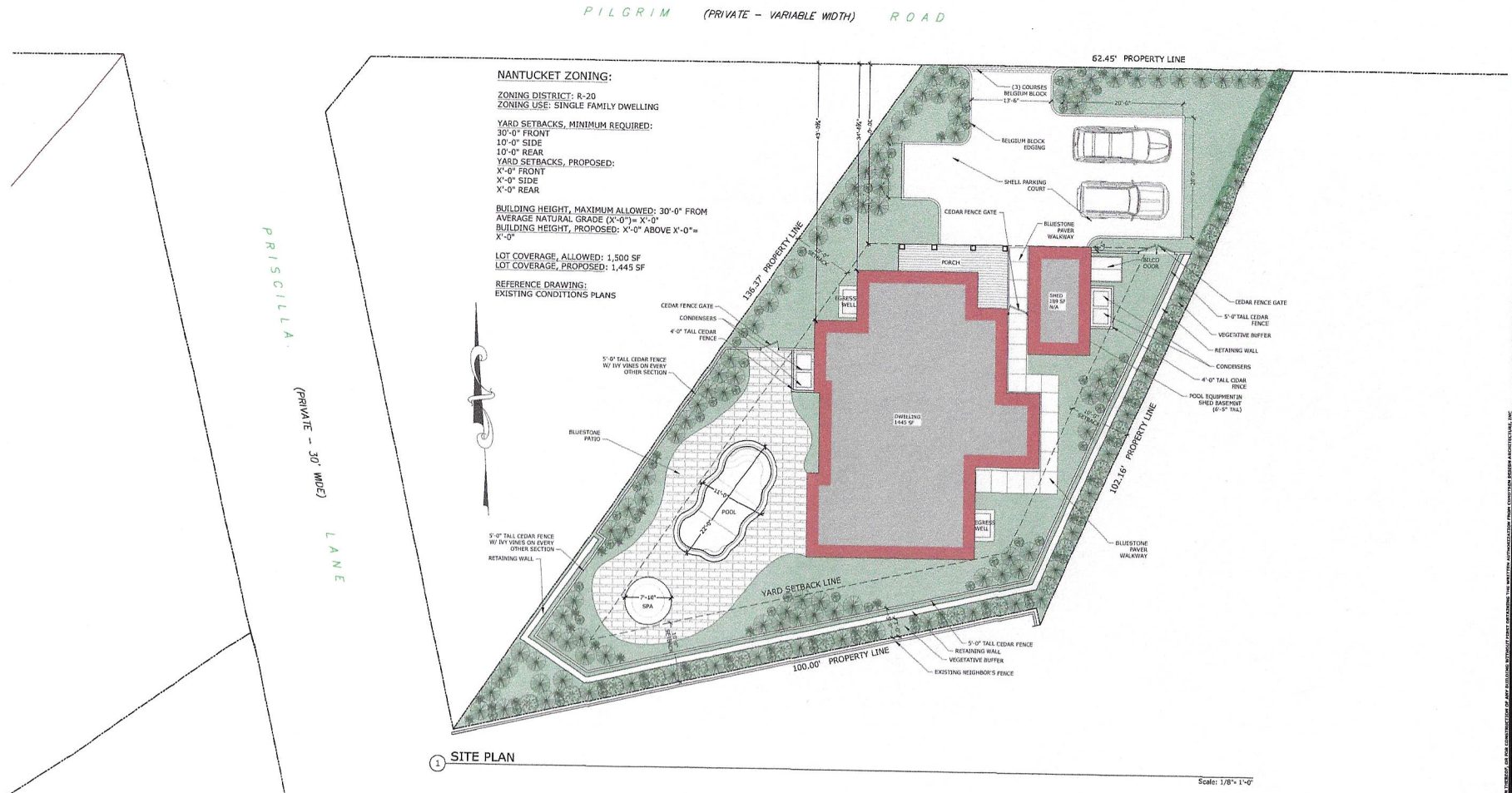
Geometry updated 10/03/2023
Data updated Jan. 2021

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



PILGRIM RD
PRISCILLA LN
PRISCILLA LN
41 350
14
41 476
12
41 358
10
41 347
16
41 351
11
41 357
5
41 346
41 21
9A
9B
18
20
22
26
24
30


41 822
41 823
41 824
41 214
41 217
41 350
41 348
41 347
41 346
41 351
41 352
41 356
41 357
41 359
41 367
PILGRIM RD
PILGRIM CT



1 SITE PLAN

Scale: 1/8"= 1'-0"

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CORDTSEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4969

HDC SUBMISSION

REVISION SCHEDULE

REV. #	REV. DATE

DESCRIPTION: HARDSCAPE SITE PLAN

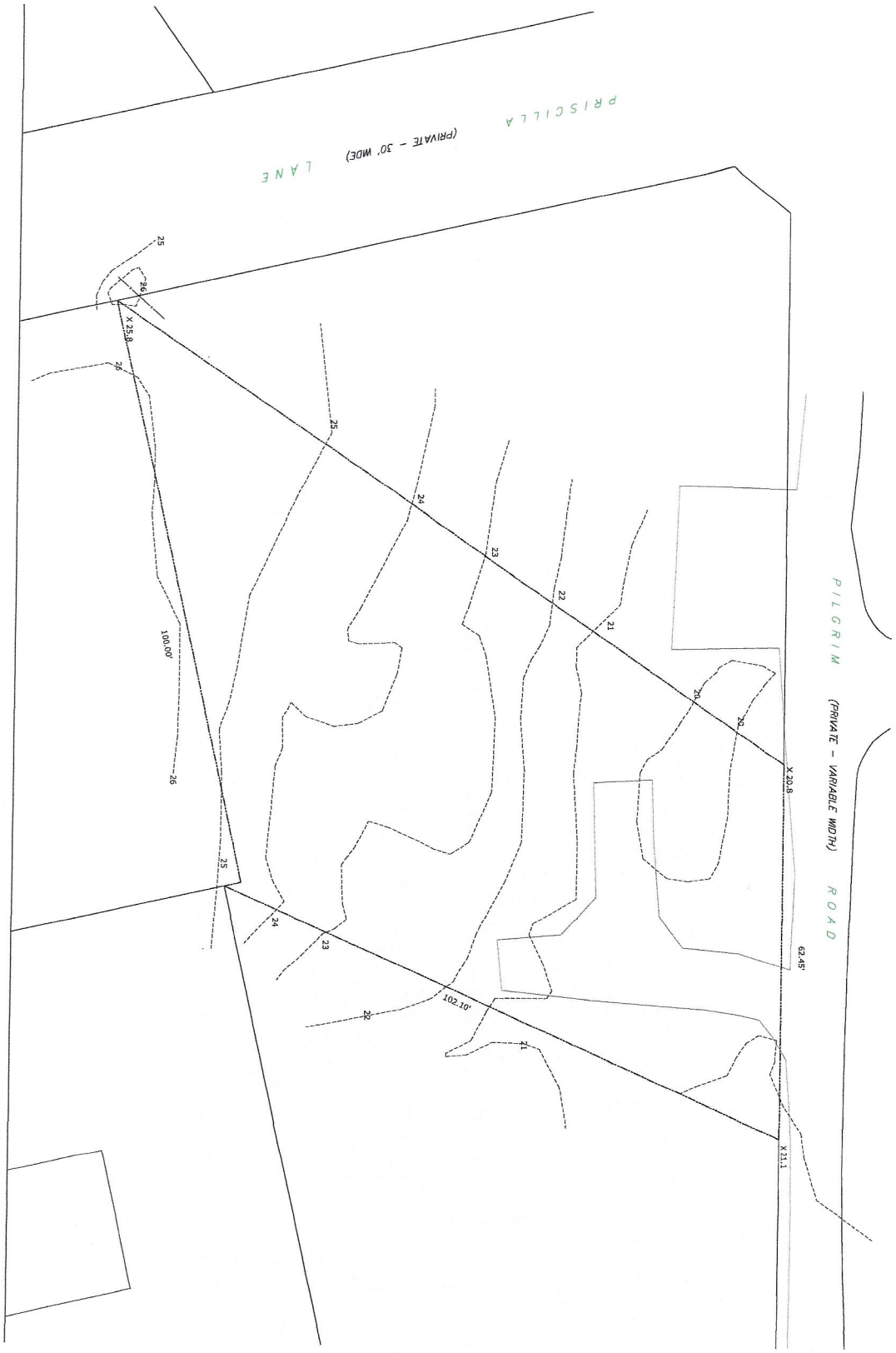
SCALE: AS NOTED

DATE: DECEMBER 21, 2023

Sea Hero Landscape

12 Pilgrim Rd, Nantucket, Ma.

L0.1



1 EXISTING TOPOGRAPHIC SITE PLAN

Scale: 1/8" = 1'-0"

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A0.2

Sea Hero Landscape

12 Pilgrim Rd, Nantucket, Ma.

DESCRIPTION: FOOTPRINT PLAN

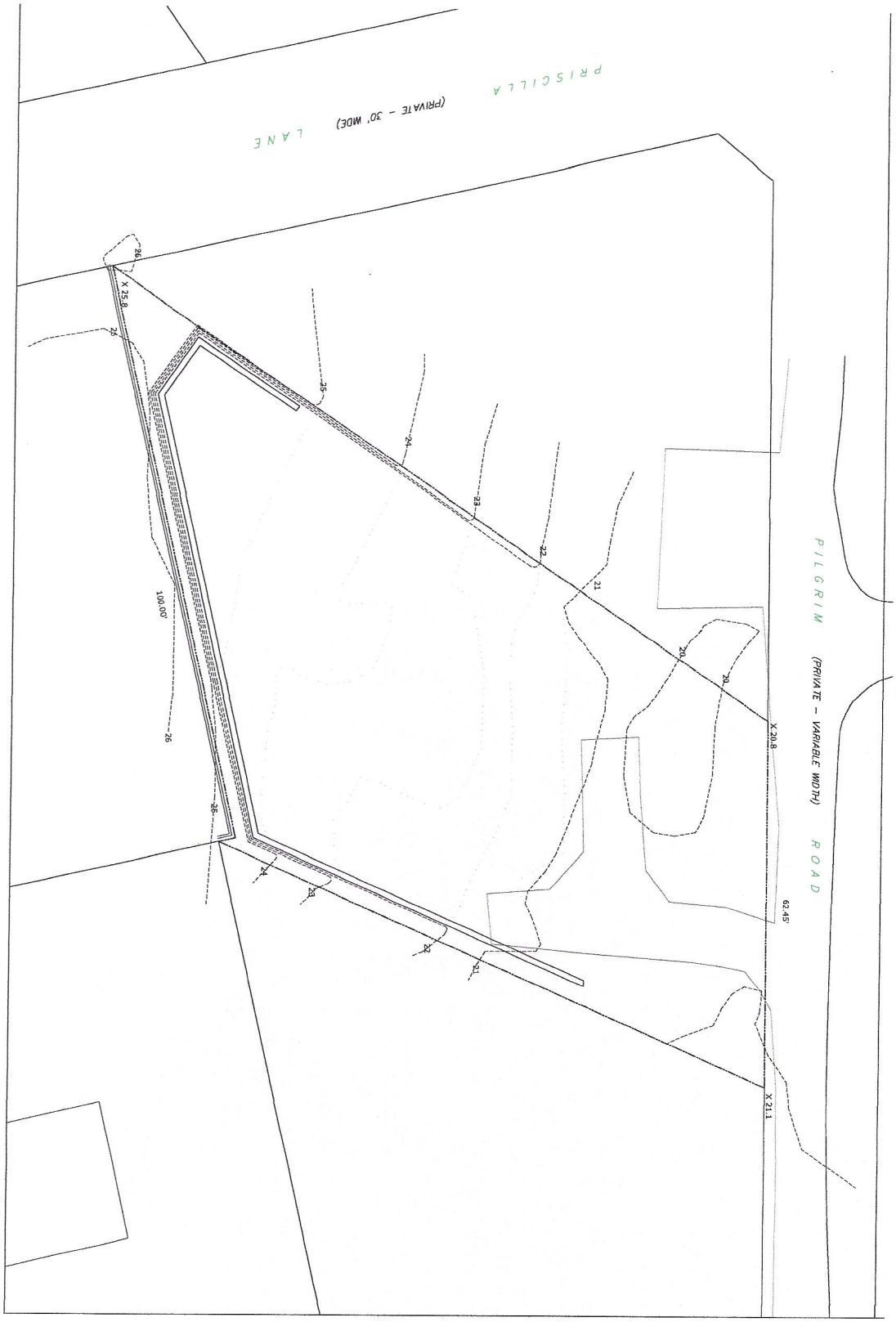
SCALE: AS NOTED

DATE: DECEMBER 21, 2023

REVISION SCHEDULE	
REV. #	REV. DATE

HDC SUBMISSION

CORDTSEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

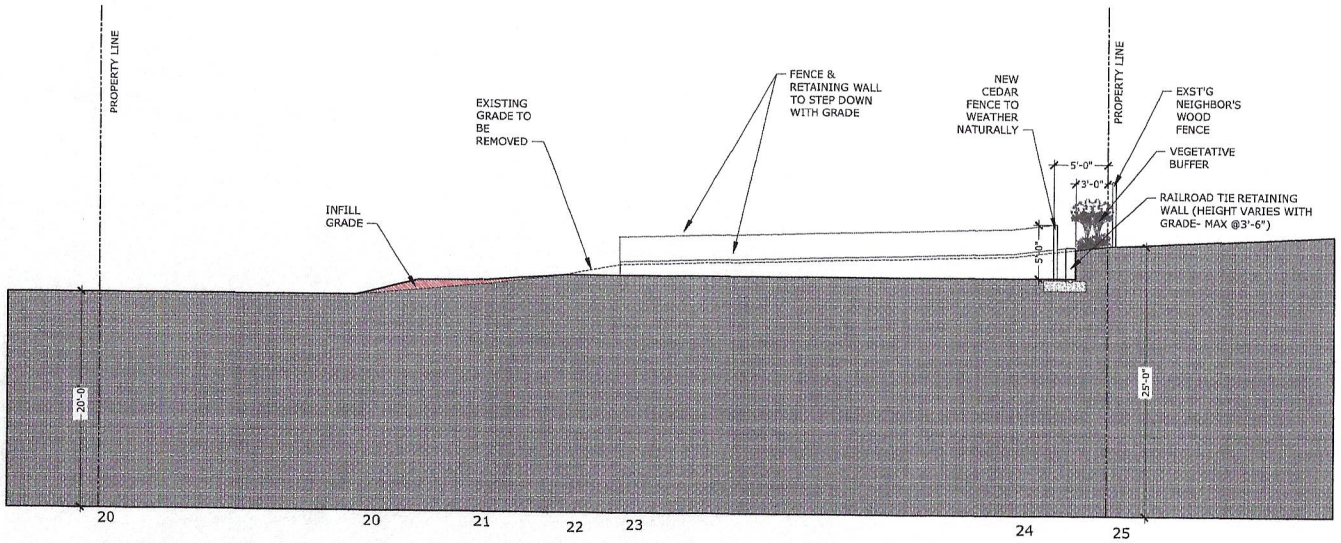


1 PROPOSED TOPOGRAPHIC SITE PLAN

Scale: 1/8"= 1'-0"

2022 © COPYRIGHT. THIS DRAWING IS NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF, OR FOR CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN AUTHORIZATION FROM CORDTSEN DESIGN ARCHITECTURE, INC

A0.3	Sea Hero Landscape 12 Pilgrim Rd, Nantucket, Ma.	DESCRIPTION: TOPOGRAPHIC SITE PLAN SCALE: AS NOTED DATE: DECEMBER 21, 2023	REVISION SCHEDULE REV. # / REV. DATE	HDC SUBMISSION	CORDTSEN DESIGN ARCHITECTURE 42 West Main Road Middletown, RI 02842 CordtsenDesign.com 401.619.4689

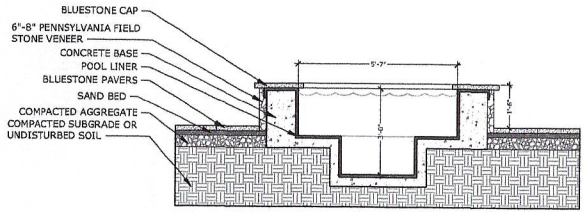


1 SITE CROSS SECTION

Scale: 3/16"= 1'-0"

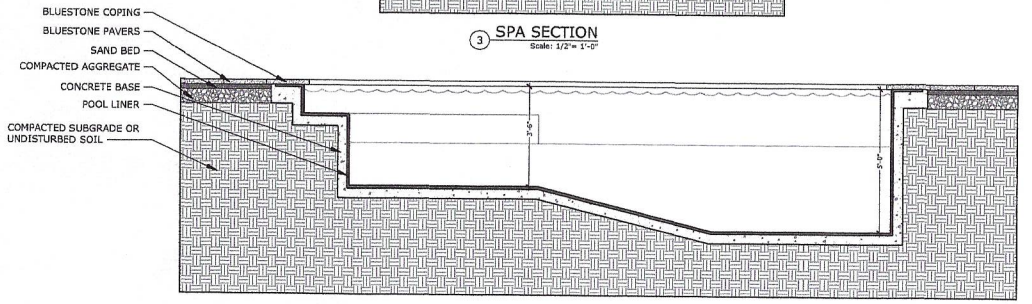


2 EXST'G NEIGHBOR'S FENCE



3 SPA SECTION

Scale: 1/2"= 1'-0"



4 POOL SECTION

Scale: 1/2"= 1'-0"

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CORDTSEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

HDC SUBMISSION

REVISION SCHEDULE

REV. #	REV. DATE

DESCRIPTION: BUILDING SECTIONS

SCALE: AS NOTED

DATE: DECEMBER 21, 2023

Sea Hero Landscape

12 Pilgrim Rd, Nantucket, Ma.

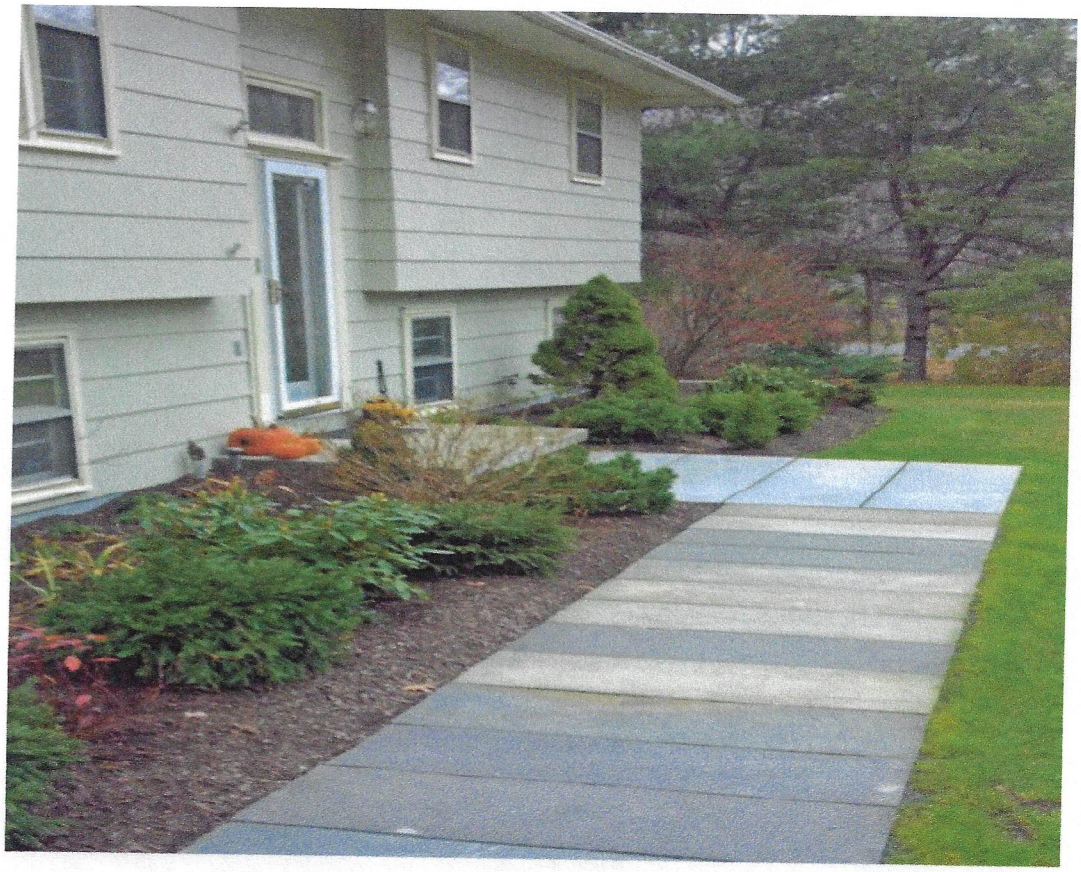
A3.0

12 PILGRIM ROAD – HARDSCAPE

BLUESTONE POOL PATIO



SIMPLE 2' X 3' BLUESTONE WALKWAY



EXTERIOR OF THE 7' 10" SPA WITH 18" EXPOSURE ABOVE GRADE



5' NTW PERIMETER FENCE AND GATE - REDUCED TO 4' AROUND THE A/C UNITS





LANDSCAPE TIMBER RETAINING WALL – 3'6" AT THE REAR AMD DECENDING TO 8" AT THE FRONT GATES

STAGGERED WALL/PLANTING/NEIGHBOR'S FENCE IN THE REAR PLAN EXAMPLE





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.

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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°. 292

Street & Number of Proposed Work: 281 MADAKET ROAD

Owner of record: LESLIE JOHNSON

Mailing Address: PO BOX 1412 NANTUCKET, MA 02554

Contact Phone #: 508-325-1785 E-mail: LESLIEBROOKSJ @ COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA @ 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 VR) ☐ 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 18'X40' POOL - WITH AUTO-COVER - WOOD DECK IN-GROUND SURROUND

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: 4' IN NTW VERT
Type: BOARD AROUND POOL EQUIPMENT
Length: 8'X6'

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 _____

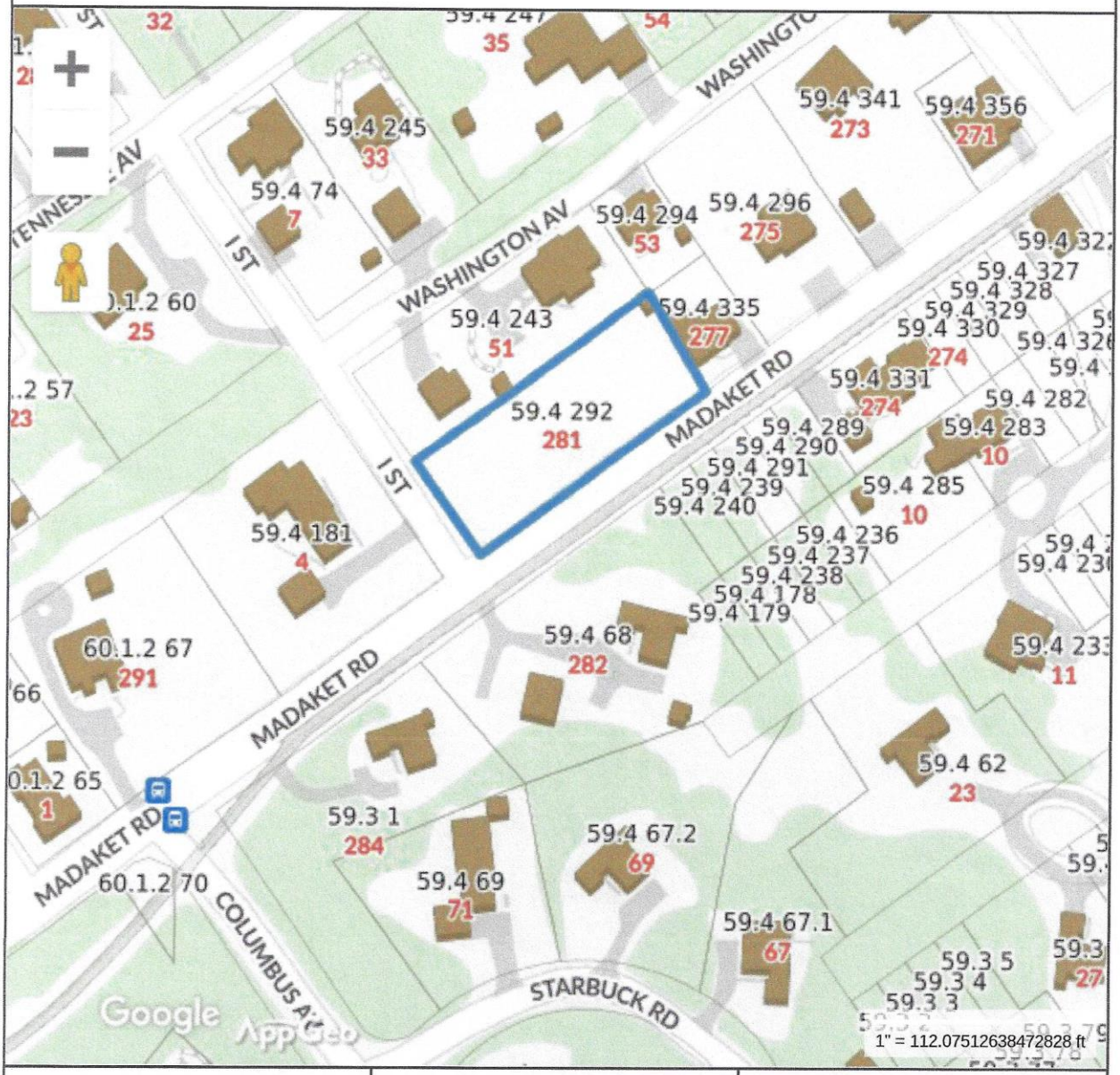
Trim _____ Sash _____ Doors _____

Deck IN-GROUND - NTW Foundation _____ 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 12/7/2023 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	59.4 292
Location	281 MADAKET RD
Owner	JOHNSON LESLIE B

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.

Town and County of Nantucket, MA

December 18, 2023



Property Information

Property ID	59.4 292
Location	281 MADAKET RD
Owner	JOHNSON LESLIE B

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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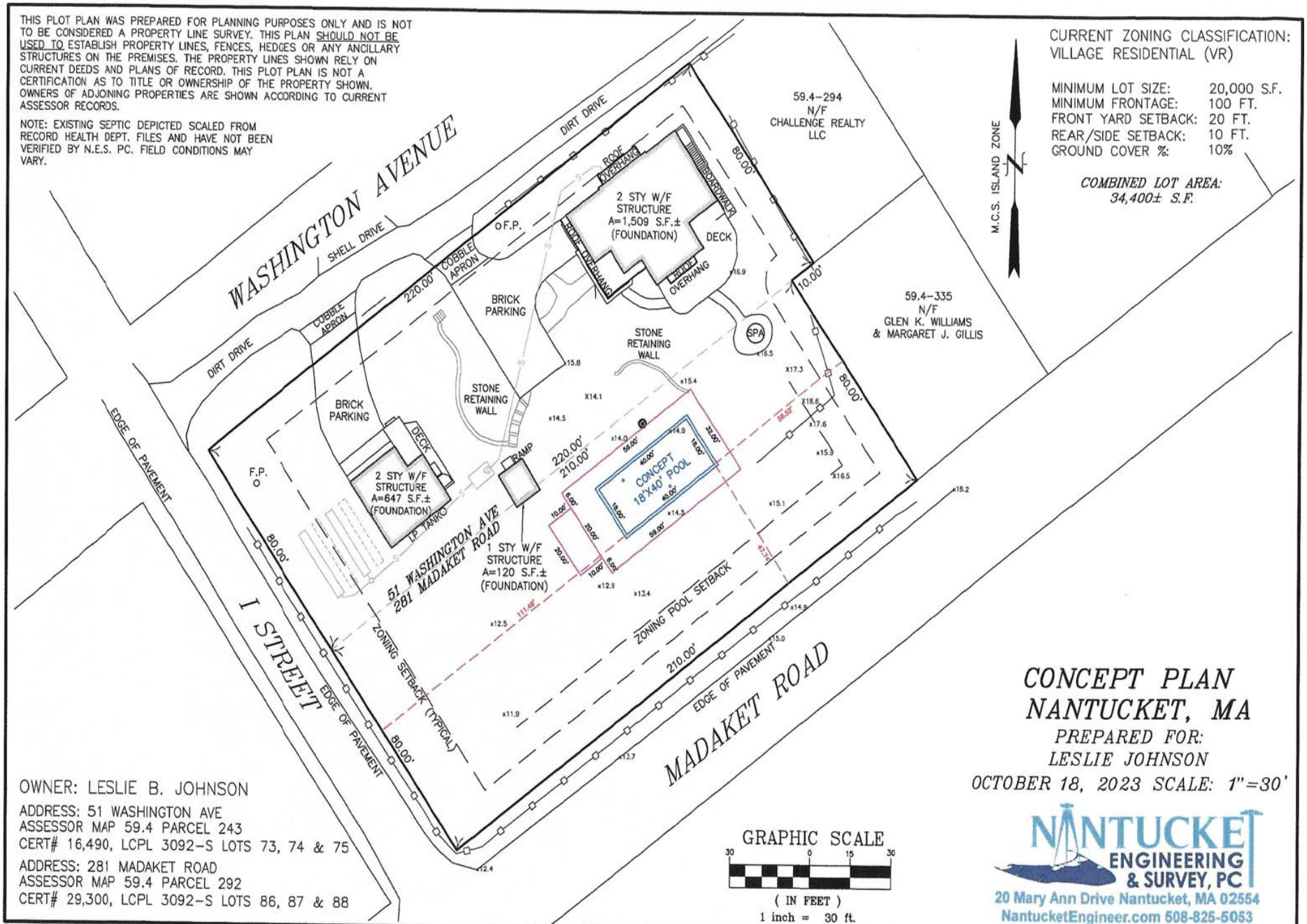
Geometry updated 10/03/2023
Data updated Jan. 2021

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

THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO 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.

NOTE: EXISTING SEPTIC DEPICTED SCALED FROM RECORD HEALTH DEPT. FILES AND HAVE NOT BEEN VERIFIED BY N.E.S. PC. FIELD CONDITIONS MAY VARY.



CURRENT ZONING CLASSIFICATION:
VILLAGE RESIDENTIAL (VR)

MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM FRONTAGE:	100 FT.
FRONT YARD SETBACK:	20 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER %:	10%

COMBINED LOT AREA: 34,400± S.F.

OWNER: LESLIE B. JOHNSON

ADDRESS: 51 WASHINGTON AVE
ASSESSOR MAP 59.4 PARCEL 243
CERT# 16,490, LCPL 3092-S LOTS 73, 74 & 75

ADDRESS: 281 MADAKET ROAD
ASSESSOR MAP 59.4 PARCEL 292
CERT# 29,300, LCPL 3092-S LOTS 86, 87 & 88

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

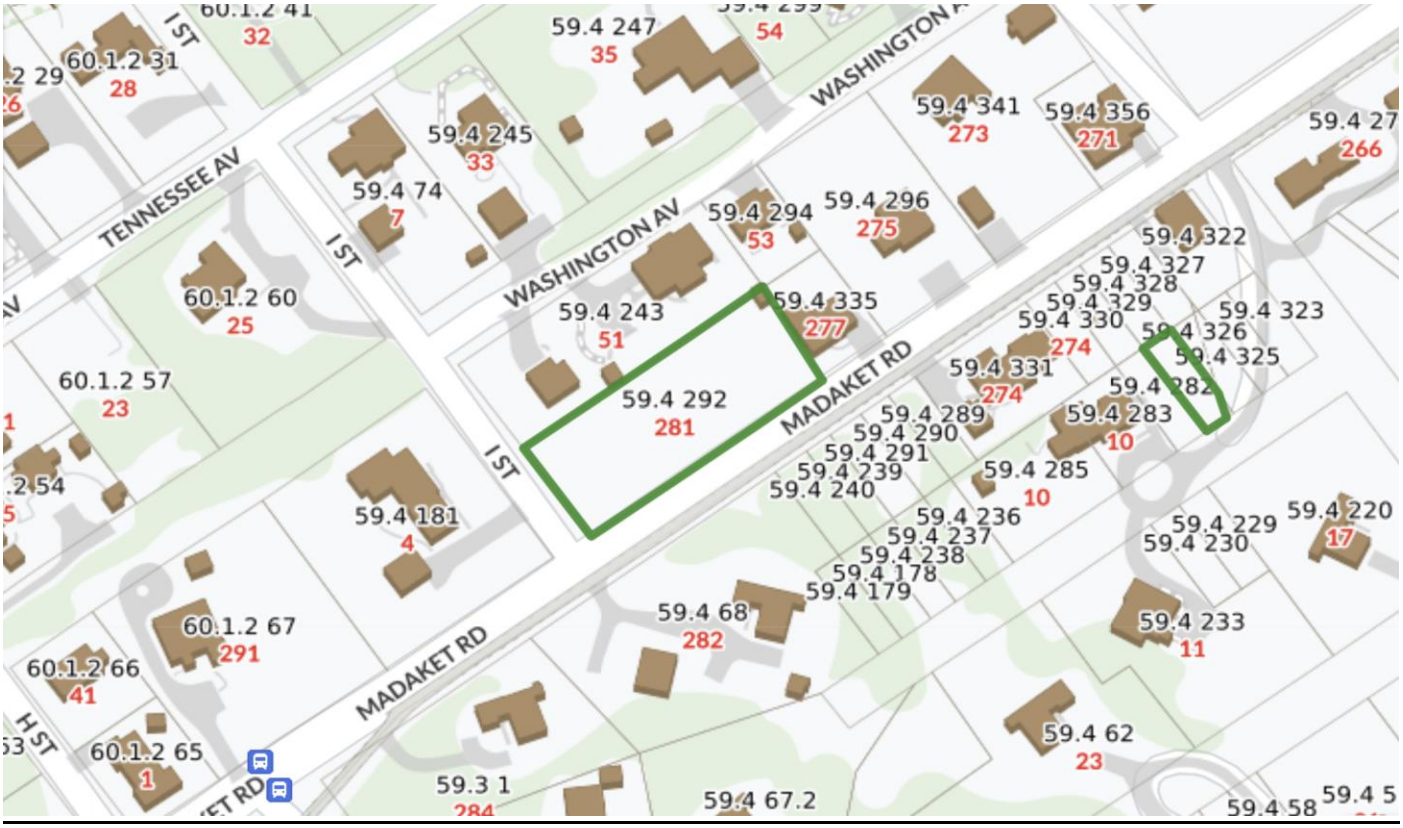
CONCEPT PLAN NANTUCKET, MA

PREPARED FOR: LESLIE JOHNSON

OCTOBER 18, 2023 SCALE: 1"=30'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

281 MADAKET ROAD – POOL







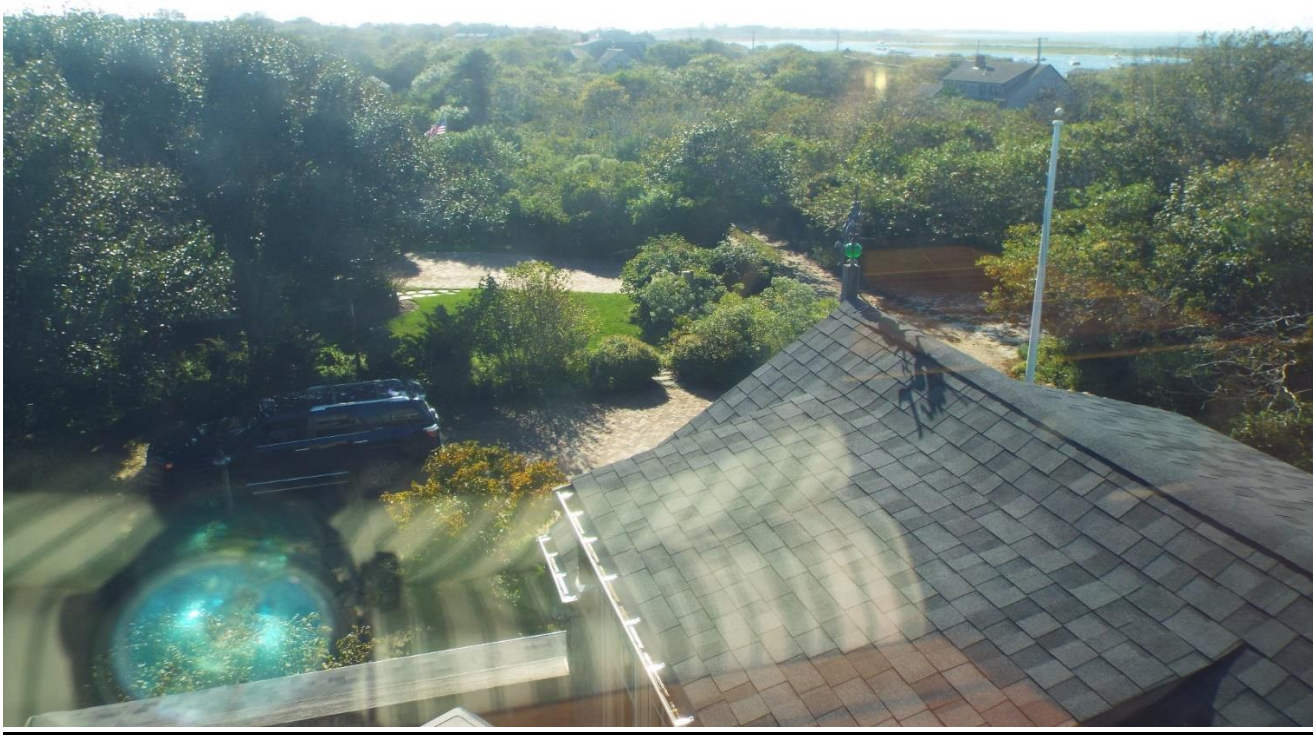
LOOKING TOWARDS MADAKET ROAD





LOOKING TOWARDS “I” STREET TO THE SW





FROM WASHINGTON AVENUE – A NARROW UNUSED DIRT SECTION FOR DRIVEWAYS WITH A GRADE CHANGE UP A HILL FROM THE ROAD TO THE LOT AREA WITH THE POOL





VIEW FROM "I" STREET







CORNER OF “I” STREET AND MADAKET ROAD

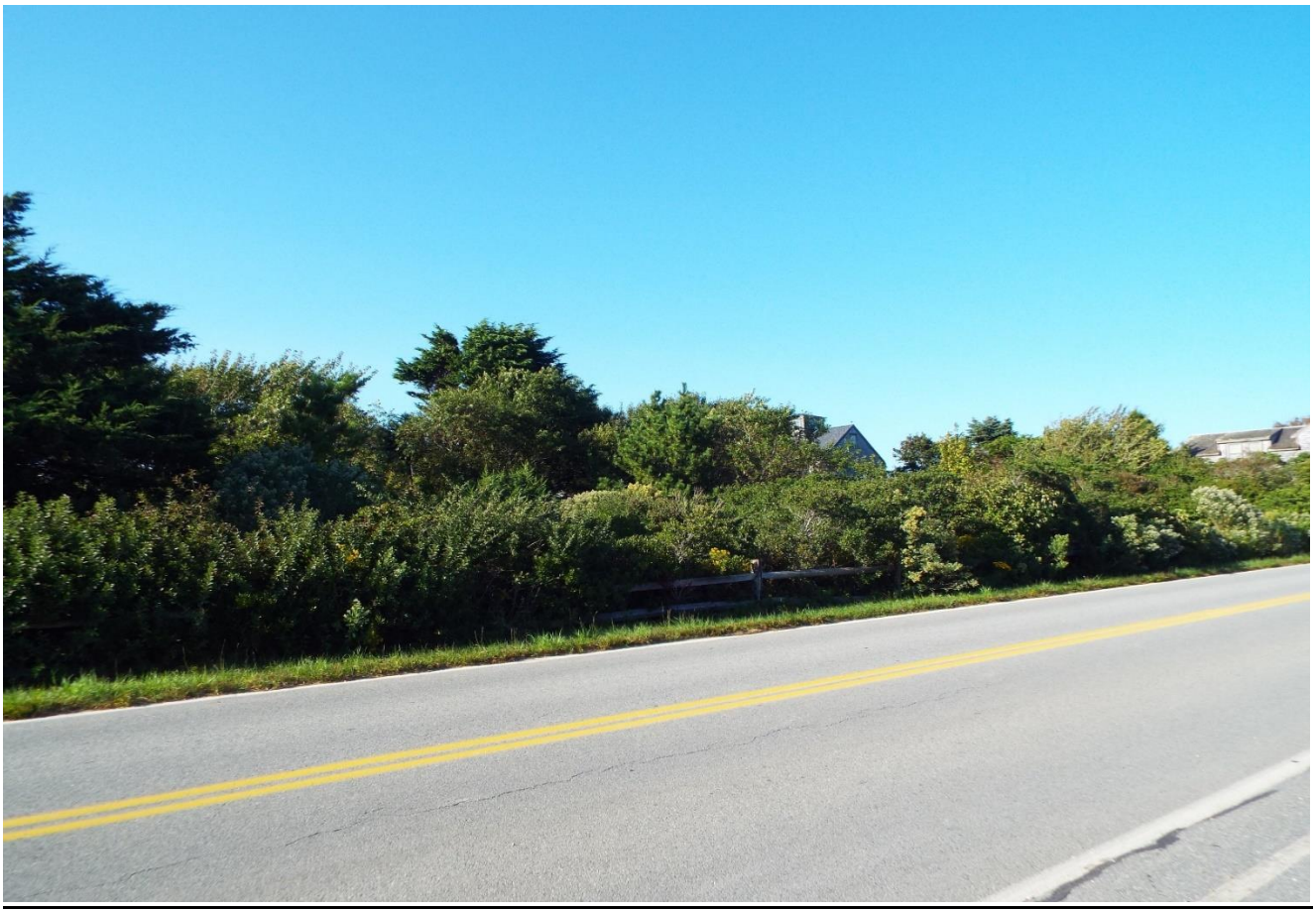




MADAKET ROAD









LOCATION OF THE POOL







INTERIOR OF THE LOT FROM THE LOCATION OF THE POOL LOOKING AT MADAKET ROAD







LOOKING AT CORNER OF “I” STREET AND MADAKET ROAD



LOOKING FROM TOP OF DRIVEWAY INTO THE LOT



LOOKING TOWARDS “I” STREET ON THE WEST









EXISTING TEAK AT GRADE DECKING WILL BE USED FOR THE POOL SURROUND



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°. 71

Street & Number of Proposed Work: 18 CLIFF ROAD

Owner of record: PATRICIA MCGRATH TR ETAL

Mailing Address: 10369 STRATHMORE DRIVE
LOS ANGELES, CA 90024

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @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 _____

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: 2004

Original Builder:

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

DEMOLISH OR MOVE GARAGE APARTMENT STRUCTURE

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 the application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/18/2023 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

December 18, 2023



Property Information

Property ID	30 71
Location	78 CLIFF RD
Owner	MCGRATH PATRICIA TR ETAL

MAP FOR REFERENCE ONLY
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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.

John Brescher <john@gliddenandglidden.com> 12/18/2023 10:17 AM

78 Cliff

To czarinalinda@comcast.net <czarinalinda@comcast.net> Copy
John H. Brazilian <brazilian@buttersbrazilian.com>

Hi Linda,

The Owner authorizes you to apply for permits at 78 Cliff Road.

Best,
John

John B. Brescher, Esquire
Glidden & Brescher, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

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78 CLIFF ROAD

2018



2007



2003 – GARAGE APARTMENT NOT PRESENT



78 CLIFF ROAD – DEMOLISH OR MOVE OFF SITE

NORTH ELEVATION



EAST ELEVATION





SOUTH ELEVATION





WEST ELEVATION





78 CLIFF RD

Location 78 CLIFF RD

Mblu 30/ / 71/ /

Acct# 00001047

Owner MCGRATH PATRICIA TR ETAL

Assessment $4,607,400

PID 1047

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$2,279,500	$2,327,900	$4,607,400

Owner of Record

Owner MCGRATH PATRICIA TR ETAL
Co-Owner CHILDRENS TRUST ETAL
Address 10369 STRATHMORE DR
LOS ANGELES, CA 90024

Sale Price $0
Certificate
Book & Page C24683/0
Sale Date 05/23/2023
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCGRATH PATRICIA TR ETAL	$0		C24683/0	99	05/23/2023
MCGRATH THOMAS B TRST ETAL	$0		C24683/0	99	01/18/2013
MCGRATH THOMAS B ETAL	$0		C24682/0	99	01/18/2013
MCGRATH THOMAS B &	$1,620,000		C20102/0	00	10/31/2001
LAMBERT AUDREY A	$0		C07038/0		12/01/1973

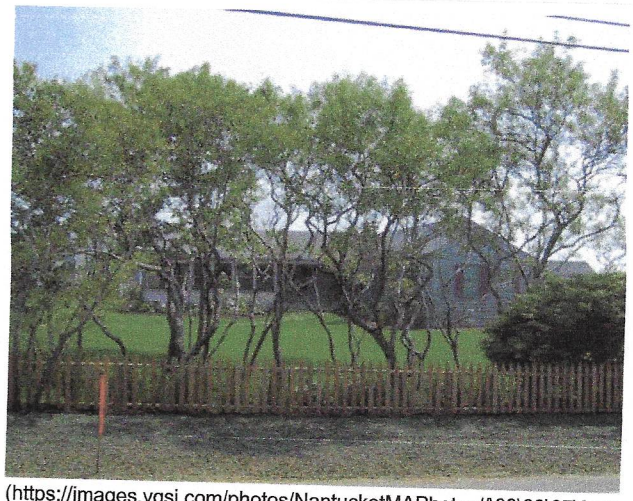
Building Information

Building 1 : Section 1

Year Built: 1965
Living Area: 1,696
Replacement Cost: $1,177,377
Building Percent Good: 88
Replacement Cost Less Depreciation: $1,036,100

Building Attributes	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Good
Stories:	1 Story
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	Hardwood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
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



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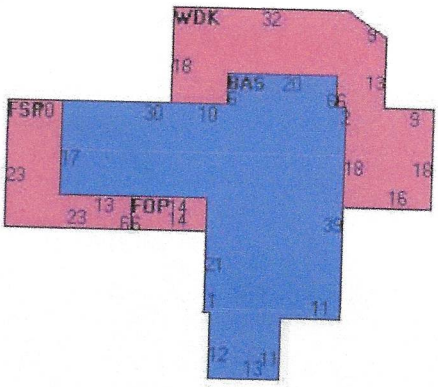
Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1047_125

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,696	1,696
FOP	Porch, Open, Finished	84	0
FSP	Porch, Screen, Finished	308	0
WDK	Deck, Wood	853	0
		2,941	1,696

Building 2 : Section 1

Year Built: 2004
Living Area: 986
Replacement Cost: $1,412,970
Building Percent Good: 88
Replacement Cost Less Depreciation: $1,243,400

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Conventional

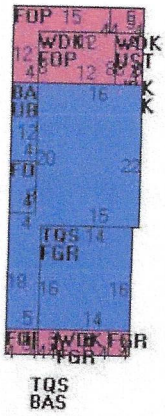
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	1
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\32\22.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1047_115

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	664	498
BAS	First Floor	488	488
FGR	Garage, Finished	280	0
FOP	Porch, Open, Finished	240	0
UBM	Basement, Unfinished	488	0
UST	Utility, Storage, Unfinished	32	0
WDK	Deck, Wood	200	0
		2,392	986

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	R1
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.51
Frontage	0
Depth	0
Assessed Value	$2,327,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,134,800	$2,222,000	$3,356,800
2022	$881,600	$2,040,000	$2,921,600
2021	$816,300	$1,632,000	$2,448,300
2020	$816,300	$1,768,000	$2,584,300
2018	$832,100	$1,155,000	$1,987,100

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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°: 42.4.2 PARCEL N°. 29

Street & Number of Proposed Work: 20 SOUTH WATER STREET

Owner of record: TOWN OF NANTUCKET

Mailing Address: 16 BROAD STREET
NANTUCKET, MA 02554

Contact Phone #: 508-228-7255 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @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 REPLACE WINDOWS

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: "INFORMATION BUREAU"

Original Date: 1950

Original Builder:

REVISIONS* (describe)

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

REPLACE ALL BROKEN WINDOWS WITH SDL WOOD WINDOWS - SAME OPENINGS AND SIZE AND MUNTIN PROFILE - 6/6

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 GREEN MOUNTAIN 6/6

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.

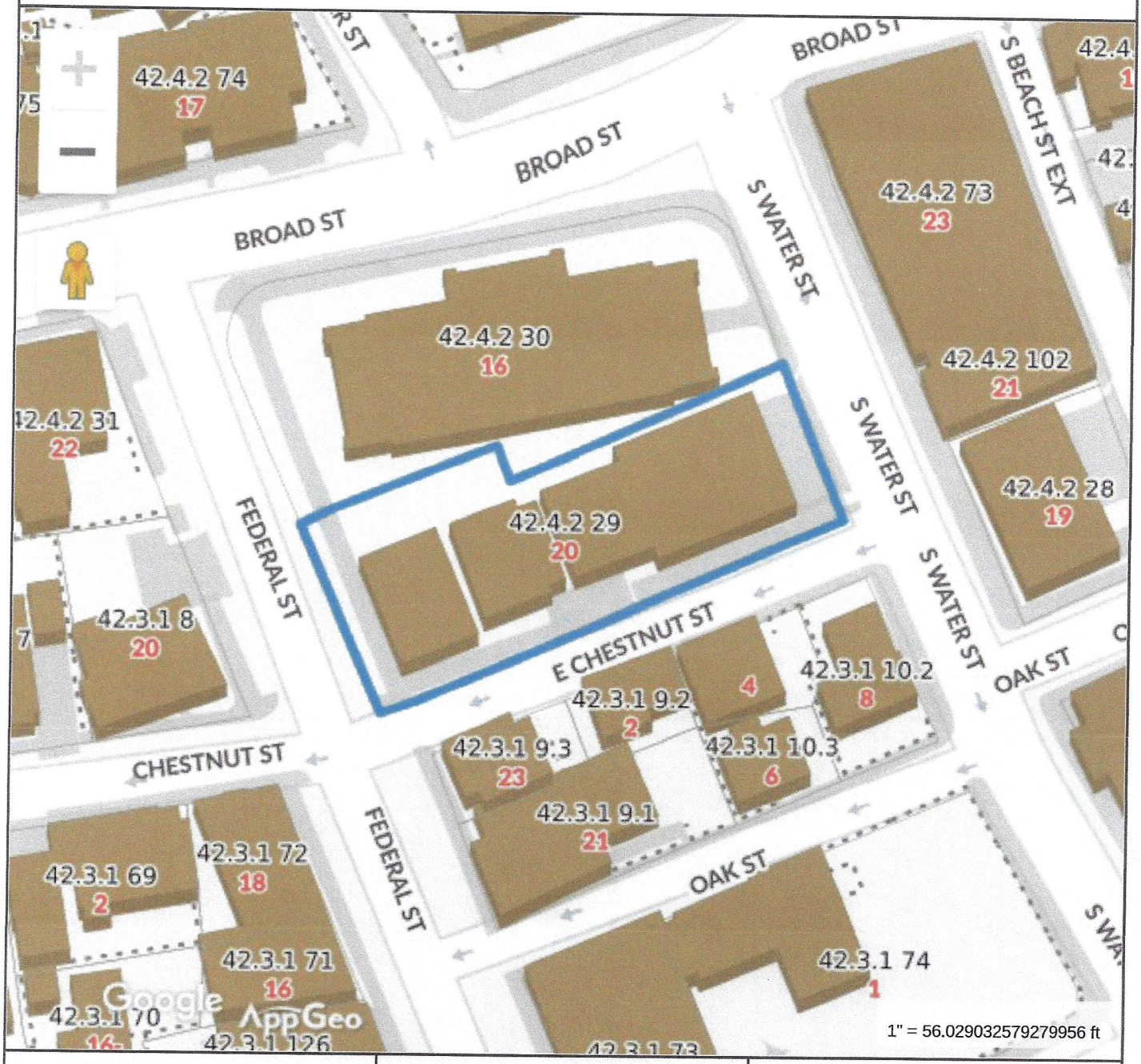
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim TIME Sash GREEN 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 12/19/2023 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	42.4.2 29
Location	20 S WATER ST
Owner	NANTUCKET TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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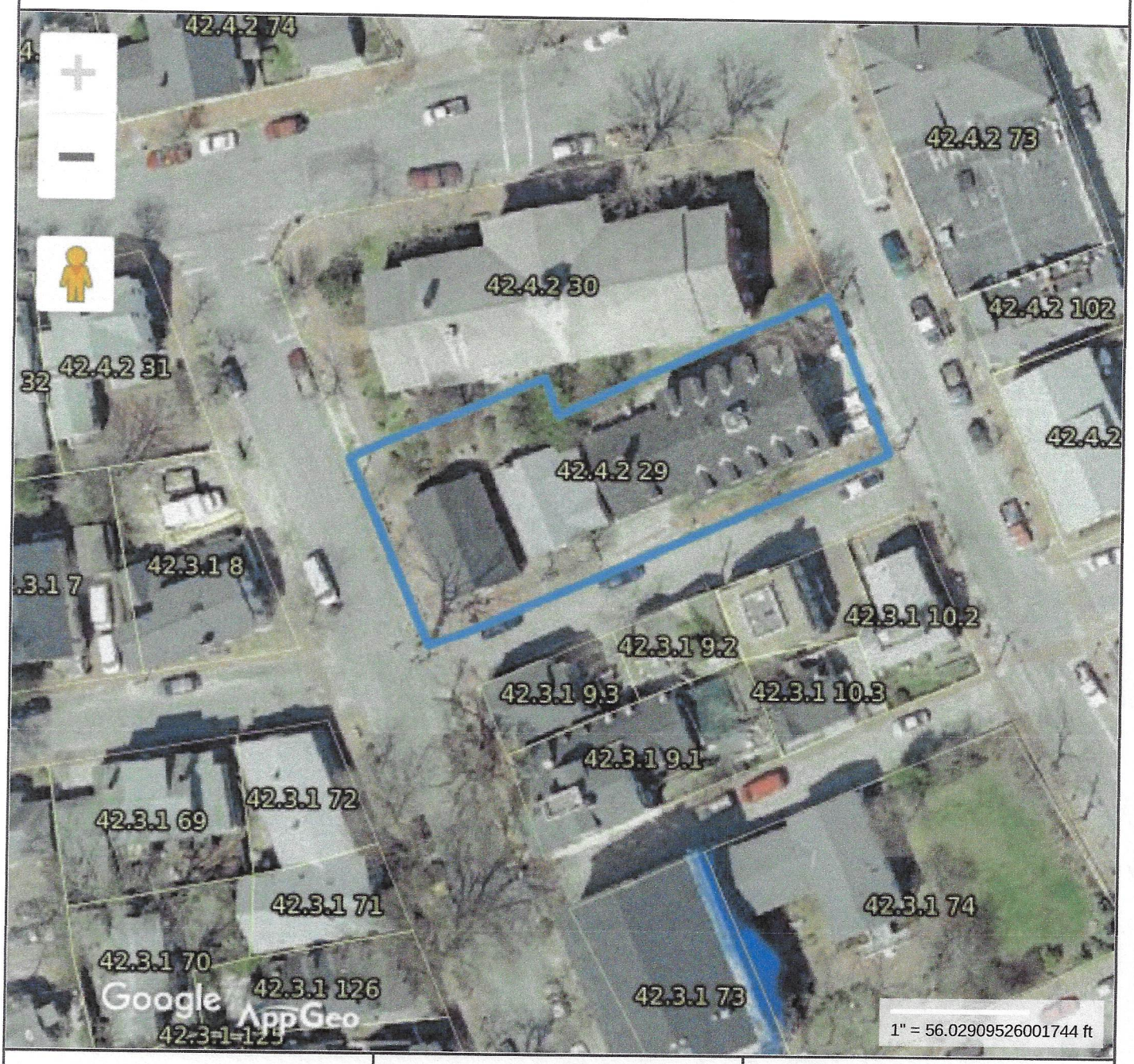
Geometry updated 10/03/2023
Data updated Jan. 2021

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



Property Information

Property ID	42.4.2 29
Location	20 S WATER ST
Owner	NANTUCKET TOWN OF

MAP FOR REFERENCE ONLY
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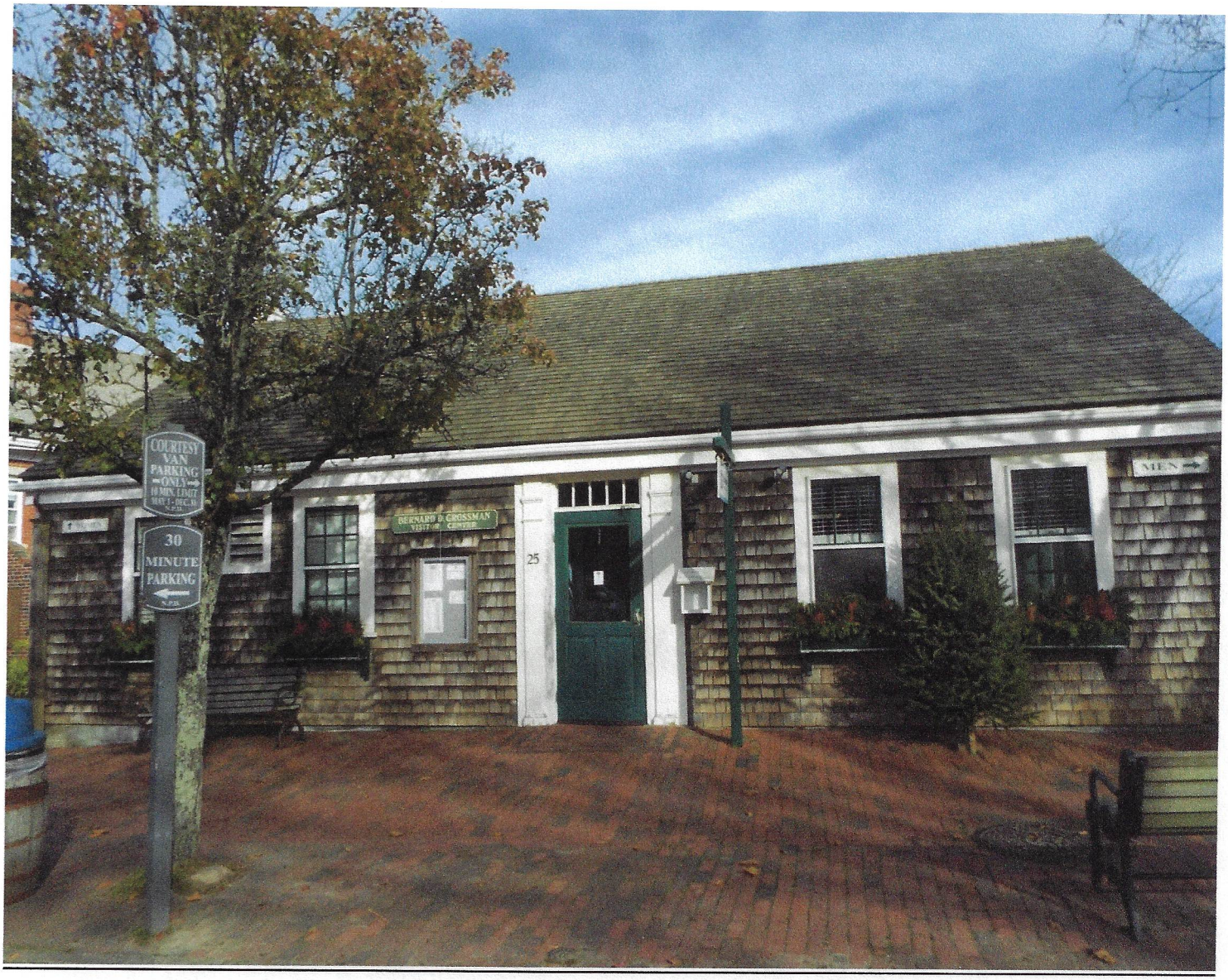
Geometry updated 10/03/2023
Data updated Jan. 2021

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

20 SOUTH WATER STREET – INFORMATION BUREAU BUILDING – 1950

WINDOW REPLACEMENT TO MATCH THE DOUBLE GLAZED SDL WOOD WINDOWS APPROVED ON THE TOWN BUILDING AND THE "OLD POLICE STATION"

WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



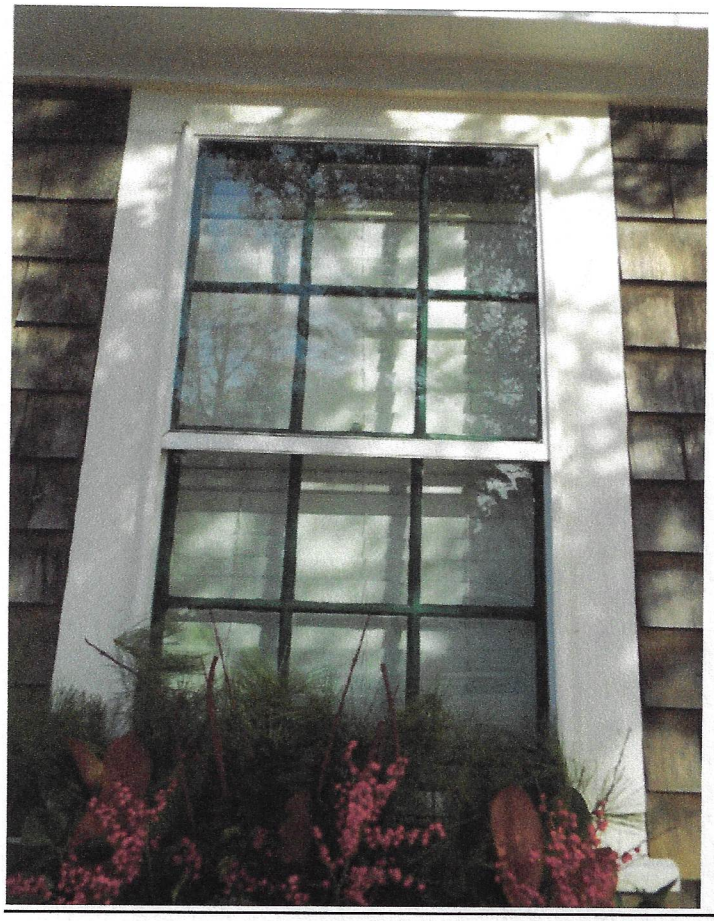


NORTH ELEVATION – LEFT TO RIGHT



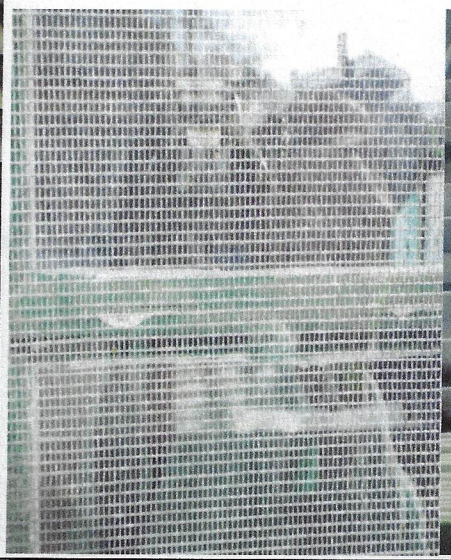






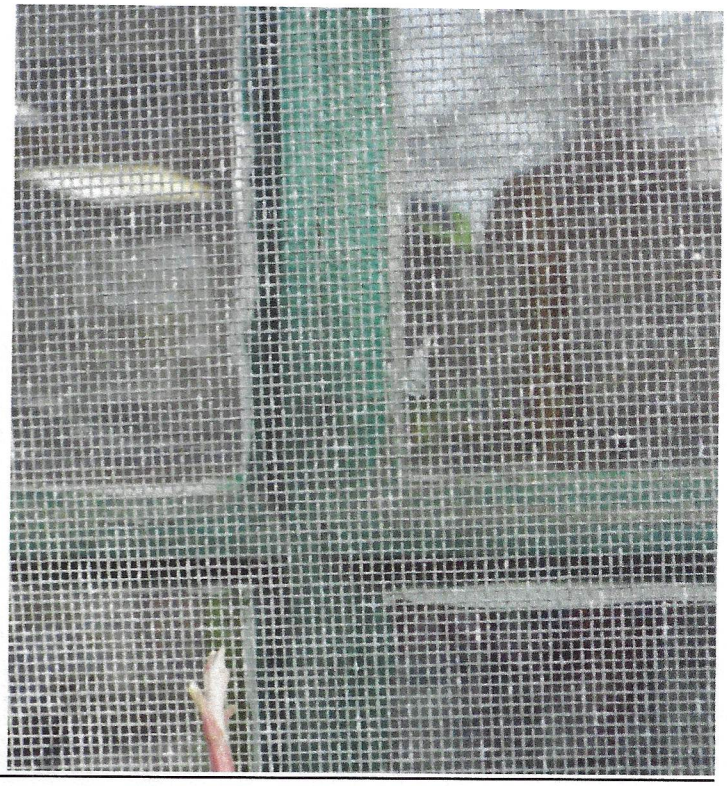












SOUTH ELEVATION



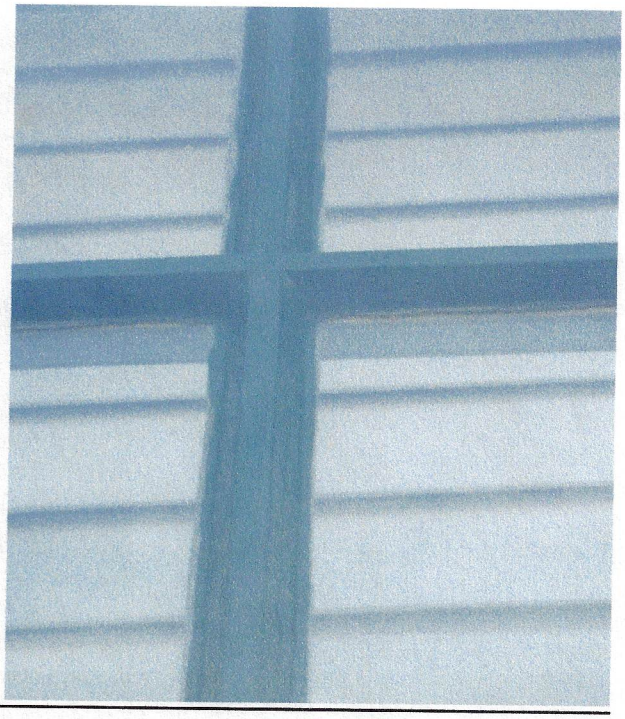


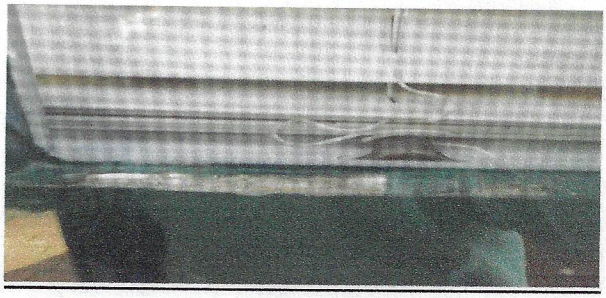
EAST ELEVATION











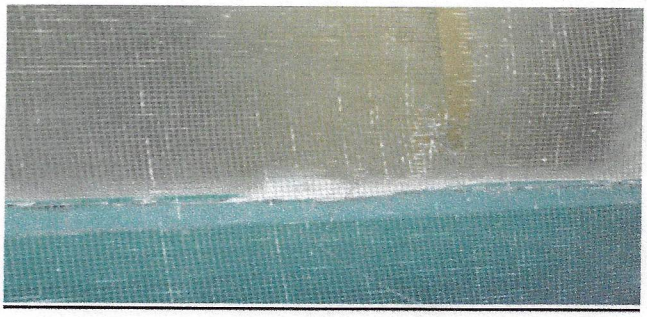




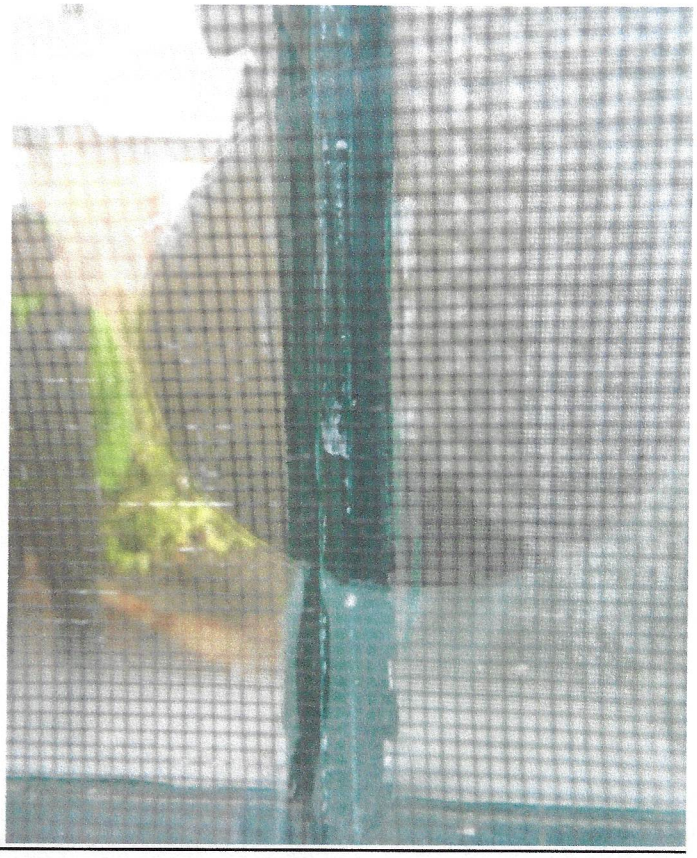
NORTH ELEVATION











INTERIOR WEST ELEVATION – FRONT





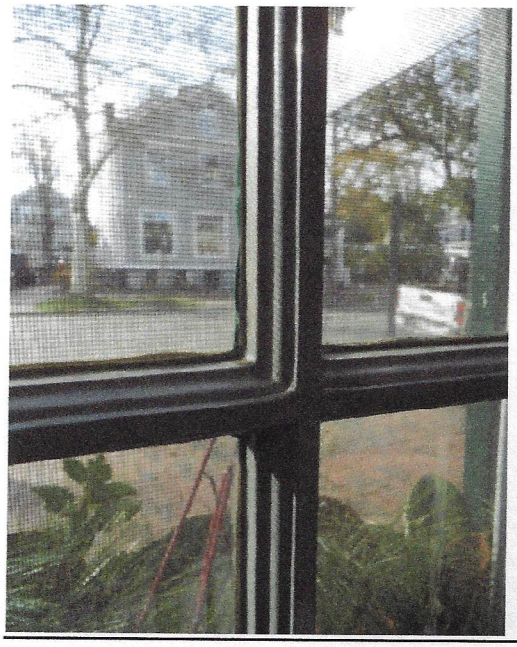


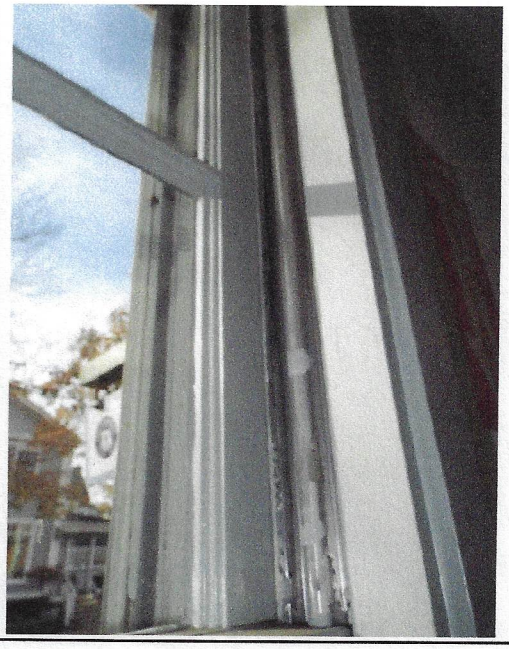





MB
PRINTING













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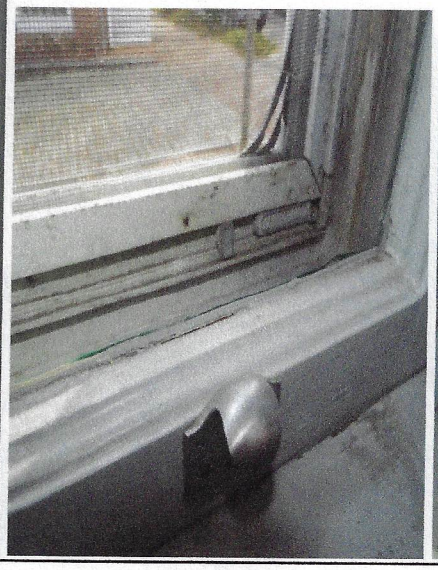
SOUTH ELEVATION INTERIOR

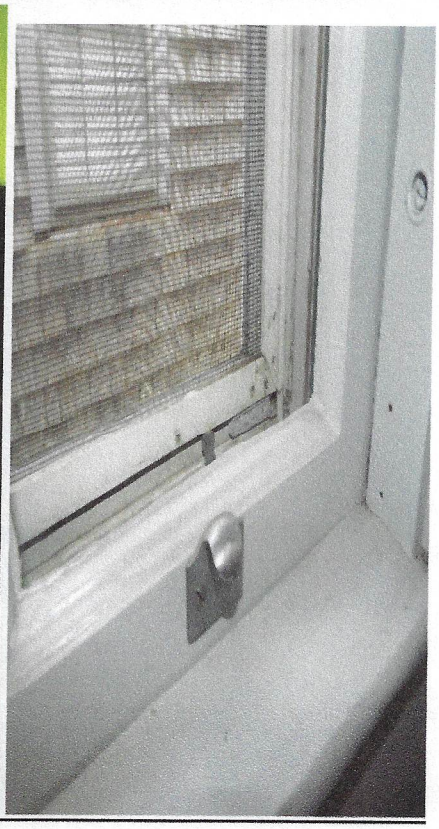

EAST ELEVATION

















SECOND FLOOR GABLE WINDOWS



