1. CONSENT

   Documents:

   100 BAXTER RD REV COA 2023-03-8216 DEMO LAST PIECE-COMBINED.PDF
   83 SANKATY REV TO COA STICK BUILD MISSING PIECE-COMBINED.PDF
   6 FAIR STREET - HISTORIC DETERMINATION.PDF
   14 DEER RUN - GARAGE.PDF
   7 FARMVIEW DR_NEW DWELLING.PDF

2. CONSENT WITH CONDITIONS

   Documents:

   6 HINCKLEY LN BASEMENT WALKOUT.PDF
   61 W CHESTER ALTERATION DORMERS.PDF
   6 HINCKLEY LN CABANA.PDF
   23 SANKATY GARAGE DEMO.PDF
   2 BRAEBURN WAY - ROOF SOLAR.PDF
   OB 39 MONOMOY GARAGE.PDF

3. NEW BUSINESS 5/28/2024 VIEW

   Documents:

   54 MAIN ST - SOLAR PACKAGE.PDF

4. OLD BUSINESS 05/14/2024

   Documents:

   18-26 SPARKS AVE - OLD BUSINESS.PDF

5. NEW BUSINESS 04/23/2024- NOW OLD BUSINESS

   Documents:

   OB 21 FIELD AVE POOL WITH ADDED PHOTOS.PDF
   OB QUARTER MILE HILL-REVS SIDEWALK.PDF

6. OLD BUSINESS 04/23/2024

   Documents:

   OB 12 WAPPOSETT SOLAR.PDF
   OB - 108 SURFSIDE - SOLAR.PDF
   OB 89 BARTLETT RD - SOLAR PACKAGE (REVISIONS).PDF
   OB 38 CHUCK HOLLOW_MH.PDF
   OB 38 CHUCK HOLLOW_GARAGE.PDF
   OB 22 PLEASANT RESUBMISSION FOR GARAGE-COTTAGE.PDF
   OB 2 STONE ALLEY HDC SUBMISSION 041824.PDF
   OB 51 W MIACOMET.PDF
   OB 15 MARSH HAWK POOL PATIO 6.3.24 UPDTD COMBINED.PDF
   OB 96 WASHINGTON STREET.PDF

7. NEW BUSINESS 04/30/2024

    Documents:

    76 POCOMO DEMO.PDF
    76 POCOMO MAIN DWELLING.PDF
    76 POCOMO STUDIO.PDF
    12 SUNSET HILL.PDF
    15 N WATER - RENO.PDF
    15 N WATER - HARDSCAPE.PDF
    1 SANDY DR - STAIR REV.PDF
    13 BANK ST WINDOWS.PDF
    22 COFFIN SALVAGE DEMO.PDF
    22 COFFIN SALVAGE DEMO EXTRA.PDF
    22 COFFIN NEW DWELLING EXTRA.PDF
    22 COFFIN NEW DWELLING.PDF
    8 NEW MILL ST DORMERS.PDF
    12 SESACHACHA ROAD - DEMOMOVE GARAGE.PDF
    12 SESACHACHA ROAD - NEW GARAGE.PDF
    16 EASTON STREET - STUDIO ADDITION.PDF
    6 WOODLAND DR - CABANA.PDF
    15 MADAKET RD - SOLAR PACKAGE.PDF
    2 DUKES ROAD - NEW GUEST HOUSE.PDF
    2 DUKES ROAD - NEW GARAGE.PDF
    10 W DOVER NEW DWELLING.PDF
    1 OLD NORTH WHARF ADDITION - 2 OF 2 - ELEVATION CERTIFICATE.PDF
    1 OLD NORTH WHARF ADDITION - 1 OF 2.PDF
    26 DAFFODIL LN - SOLAR PACKAGE.PDF
    3 FEDERAL - BAL RAILING COLOR CHANGE.PDF
    2 BRAEBURN WAY - ROOF SOLAR.PDF
    7 NORTH GULLY ROAD - NEW DWELLING.PDF
    48 HULBERT - HANDICAP ACCESS.PDF
    18 HOICKS HOLLOW - DEMO STRUCTURE.PDF
    88 QUIDNET RD - REVISIONS.PDF

8. OLD BUSINESS 05/14/2024

    Documents:

    OB 72 POCOMO - MAIN HOUSE.PDF
    OB 22 TASHAMA - POOL FENCE DRIVE.PDF
    OB 2 DUKES ROAD - NEW DWELLING.PDF
    OB 15 COFFIN ST SCONSET HARDSCAPE DRIVEWAY.PDF
    OB 9 CORREIA LN GABLE CHANGE GARAGE.PDF
    OB 3 PLEASANT_ ADDITION.PDF
    OB 69 HUMMOCK POND NEW DWELLING.PDF
    OB 69 HUMMOCK POND RD GARAGE.PDF
    OB 19 N WATER ST LOT 8 NEW DWELLING VER 2.PDF

9. NEW BUSINESS 05/14/2024

    Documents:

    28 PROSPECT HARDSCAPE FOR SIGN OFF.PDF
    21 WIGWAM GATE.PDF
    30 RUSSELS - NEW BUSINESS - GUEST HOUSE.PDF
    92 WASHINGTON NEW GARAGE HDC SUBMISSION.PDF
    92 WASHINGTON NEW SHED HDC SUBMISSION.PDF

92 WASHINGTON NEW DWELLING HDC SUBMISSION (1).PDF
27 RUGGED RD MAIN HOUSE.PDF
16 PAUL JONES RETAINING WALL.PDF
35 CENTRE ST - SOLAR PACKAGE.PDF
54 SKYLINE GARAGE.PDF
55 EASTON ST HARDSCAPE.PDF
4 RAYS CT FENCE REV.PDF
3 MAXEY POND - TENNIS COURT.PDF
3 MAXEY GARAGE.PDF
11 GREEN LN_FENESTRATION CHANGES.PDF
111B OLD SOUTH ROAD MIXED USE STRUCTURE.PDF
14 HARBOR VIEW WAY REV 8887.PDF
34 WARRENS LANDING HDC 1 OF 2.PDF
34 WARRENS LANDING HDC 2 OF 2.PDF
13 N. LIBERTY ST_RELOCATE RENO GARAGE.PDF
19 LOW BEACH RD - SOLAR PACKAGE (COTTAGE REVISIONS TO COA).PDF
7 FOLGER COLOR CHANGE.PDF
7 FOLGER NEW DWELLING.PDF
7 FOLGER SHED.PDF
7 FOLGERS LN HARDSCAPE.PDF
125 MAIN ST REV SHED.PDF

10. OLD BUSINESS 05/21/2024

Documents:

OB 14 ALMANACK.PDF
OB 20 LIBERTY ST.PDF
OB 3 COMMERCIAL ST.PDF
OB 90 NORTH LIBERTY - RELOCATE SHED.PDF
OB 2 CANDLE HOUSE LANE HARDSCAPE.PDF
OB 9 SALTI.PDF
OB 30 RUSSELS - MAIN HOUSE.PDF
OB 12.5 PEQUOT ST MAIN HOUSE.PDF

11. NEW BUSINESS 05/28/2024

Documents:

104 SURFSIDE NEW DWELLING.PDF
28 UNION ST COLOR CHANGE FRONT OF HOUSE AND DOOR.PDF
37 CATO LN SOLAR ROOF.PDF
25 E LINCOLN MOVE OFF DEMO DWELLING.PDF
2 CHARTER ST WINDOWS.PDF
50 EEL POINT RD MESH FENCE.PDF
22 WOODLAND DR FENCE.PDF
4 MEADOW VIEW DR ADDITION 2ND FLOOR.PDF
13-15 NANCY ANN LN MIXED USE BUILDING HDC NEW 5.28.24 FINAL.PDF
3 MAXEY POND REV FENESTRATION NEW PORCH CHIMNEY.PDF
71 ORANGE ST FENCE-COMBINED.PDF

12. OLD BUSINESS 06/04/2024

Documents:

OB 42 MONOHANSETT CHURCH REVISED FOR HDC 2.PDF
OB 31 SQUAM ROAD - RENOADDMOVE.PDF
OB 106 SQUAM SECONDARY.PDF

OB 106 SQUAM TERTIARY.PDF
OB 106 SQUAM MAIN HOUSE.PDF
OB ESTHERS ISLAND - NEW SHEDBARN.PDF
OB 88 POCOMO RD MH.PDF
OB 27 N LIBERTY 2023-1-9379 REAR DOOR REVISION.PDF
OB 126R MAIN ST_MH.PDF
OB 39 MONOMOY GARAGE.PDF
OB 39 MONOMOY MAIN HOUSE REVISIONS.PDF
OB 19 MONOMOY ADDITION.PDF

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link

AS AGENT FOR David & Dorothy Bailey

STREET ADDRESS 100 Baxter Rd

MAP/PARCEL 48/42

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/29/24

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

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

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

Victoria P Ewing 4/29/24

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°: 48 PARCEL N°. 42

Street & Number of Proposed Work: 100 BAKER RD.

Owner of record: DAVID & DOROTHY BAILEY

Mailing Address: 250 FIRST AV. UNIT 805

CHARLESTOWN, MA 02129

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001

NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other REVISIONS TO COA 2023-03-8216

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: 1983

Original Builder:

REVISIONS* (describe)

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

PERMISSION TO ~~DEMOLITION~~ DEMOLISH REMAINING PIECE OF MAIN DWELLING UNABLE TO MOVE SAFELY

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 _____

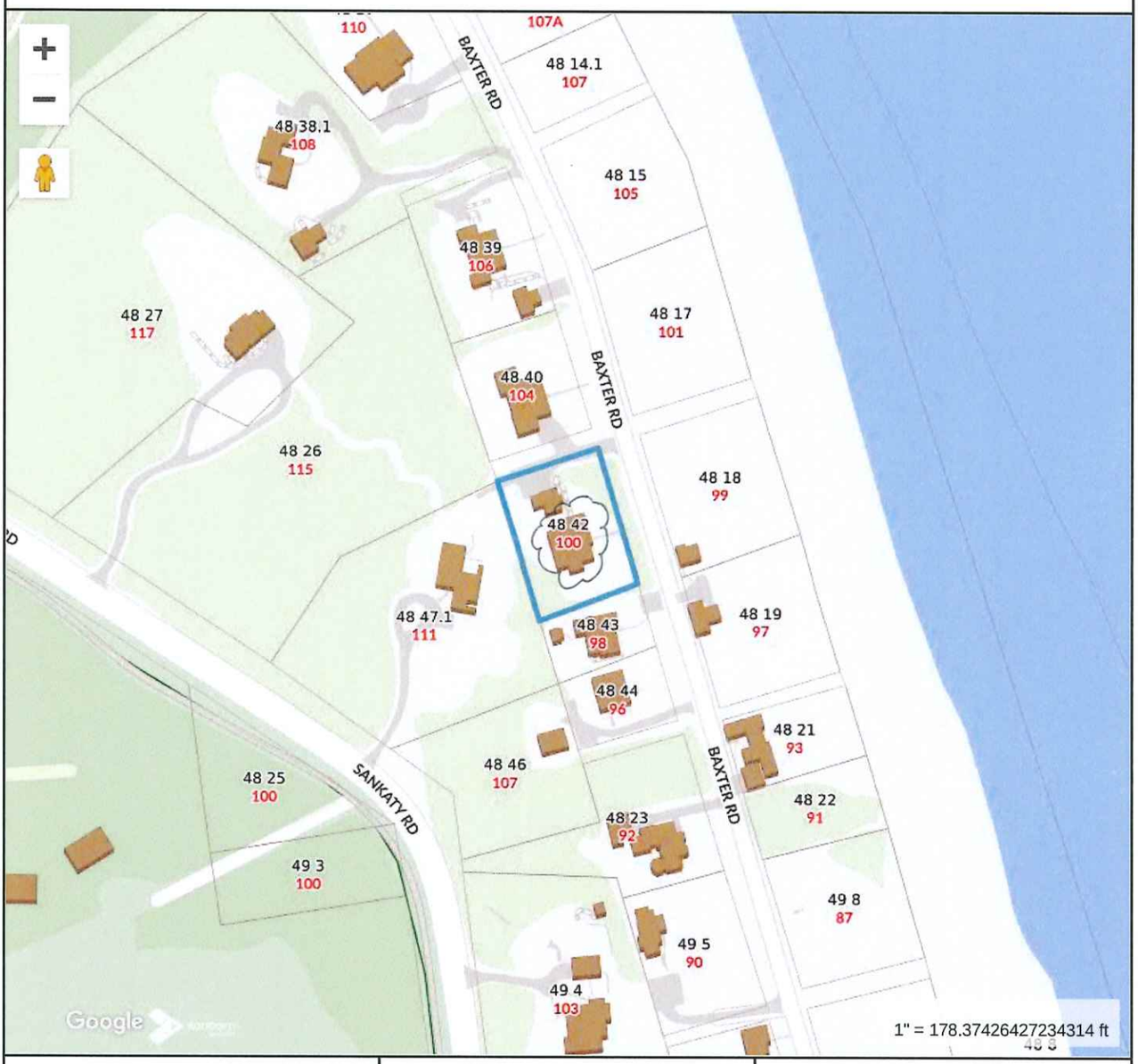
Trim _____ Sash _____ Doors _____

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 4/29/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	2725
Location	100 BAXTER RD
Owner	BAILEY DAVID S & DOROTHY O

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 02/08/2024
Data updated Jan. 2021

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

To: HDC

From: David and Dorothy Bailey

Re: 100 Baxter Road main house relocation

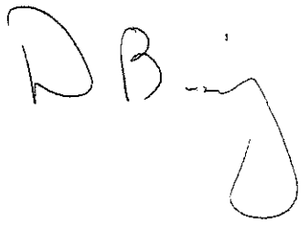
Dear Sir/Madam:

On April 24th two-thirds of our main house at 100 Baxter Road was relocated in two pieces to our lot at 83 Sankaty Road. The decision was made by our contractor, Kevin Carroll, and Holdgate Partners that the relocation of the middle section of the house was not feasible due to its structural instability once the side parts were detached. We were advised that it would be very difficult to safely move this center section.

As the summer season is rapidly approaching, we would like to quickly demolish the center section and clean up our lot at 100 Baxter as it is currently quite an eyesore. Our neighbors will be returning to Sconset soon and we do not want either the construction debris nor the disruption of a demolition to disturb their season.

Thank you so much for your attention to this matter and your expeditious processing.

David and Dorothy Bailey



100
Baxter Rd



100 BAXTER RD.



100
BAXTER
RD.



100 BAXTER RD.



100
BAYER
RD.



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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

√ 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.

CLD 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.

TBD 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°: 48 PARCEL N°. 42

Street & Number of Proposed Work: 100 BAXTER ROAD

Owner of record: DAVID S. & DOROTHY O. BAILEY

Mailing Address: 250 1ST AVENUE UNIT 805

CHARLESTOWN, MA 02129

Contact Phone #: 203 536 0447 M E-mail: DBAILEY0927@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: DESIGN ASSOCIATES INC

Mailing Address: 1035 CAMBRIDGE ST.

CAMBRIDGE MA 02141

Contact Phone #: 617 661 9092 E-mail: CHRIS@DESIGN-ASSOCIATES.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.

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 3.20.23 FOR 3.28.23 MEETING Signature of owner of record _____ Signed under penalties of perjury

From: **Dorothy Bailey** dbailey0927@gmail.com
Subject: Re: 100 Baxter/83 Sankaty
Date: March 6, 2023 at 4:59 PM
To: Chris Dalmus chris@design-associates.com

Dear Chris,

This email officially serves to authorize Design Associates Inc to act as our Agent in the filing and representation of our plans with the HDC for the Moving Off of the structure at 100 Baxter Road, the Moving On/Addition-Alterations and the new Garage/Apartment at 83 Sankaty Road , Nantucket, MA.

Sincerely,

Dorothy and David Bailey

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 CHRISTOPHER DALLMUS/DESIGN ASSOCIATES INC

AS AGENT FOR DAVID S. & DOROTHY O. BAILEY

STREET ADDRESS 100 BAXTER ROAD

MAP/PARCEL MAP 49/PARCEL 91

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/20/23

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

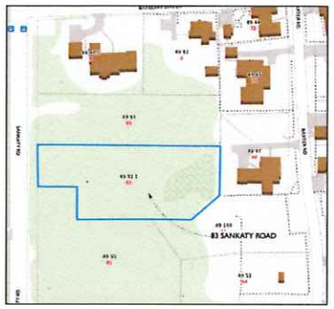
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

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

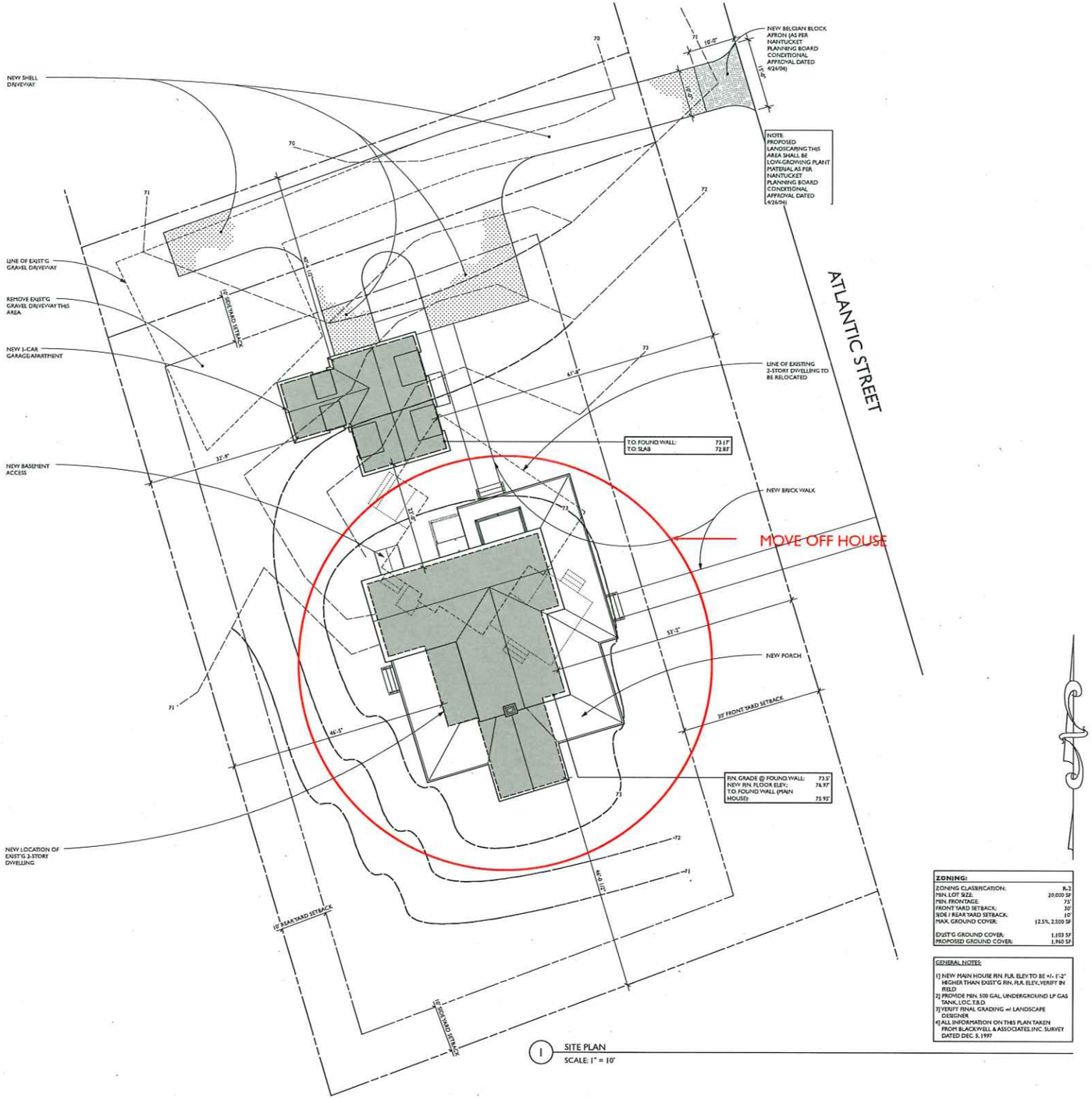
Signature — Date: 3/20/23 for 3/28/23 HEARING

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any addition to an existing building, any building being moved on a lot from a different lot, renovations of buildings in the Old Historic District	20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Demolition or building move on on same lot	$100
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25



LOCUS MAP



1 SITE PLAN
SCALE: 1" = 10'

ZONING:

ZONING CLASSIFICATION:	R-2
MIN. LOT SIZE:	20,000 SF
MIN. FRONTAGE:	75'
FRONT YARD SETBACK:	30'
SIDE / REAR YARD SETBACK:	10'
MAX. GROUND COVER:	12.5%, 2,500 SF
EXIST'G GROUND COVER:	1,103 SF
PROPOSED GROUND COVER:	1,960 SF

GENERAL NOTES:

1) NEW MAIN HOUSE RIN. FLR. ELEV TO BE +/- 1'-2" HIGHER THAN EXIST'G RIN. FLR. ELEV, VERIFY IN FIELD
2) PROVIDE MIN. 500 GAL. UNDERGROUND LP GAS TANK, LOC. T.B.D.
3) VERIFY FINAL GRADING w/ LANDSCAPE DESIGNER
4) ALL INFORMATION ON THIS PLAN TAKEN FROM BLACKWELL & ASSOCIATES, INC. SURVEY DATED DEC. 5, 1997

DESIGN ASSOCIATES INC

ARCHITECTURE
PLANNING
HISTORIC PRESERVATION

432 Columbia Street
Cambridge MA 02141
T 617 661 9082
F 617 661 2550

PO Box 1520
Nantucket MA 02554
T 508 228 4342
F 508 228 3428

http://www.design-associates.com

Additions & Alterations to:

THE BAILEY RESIDENCE

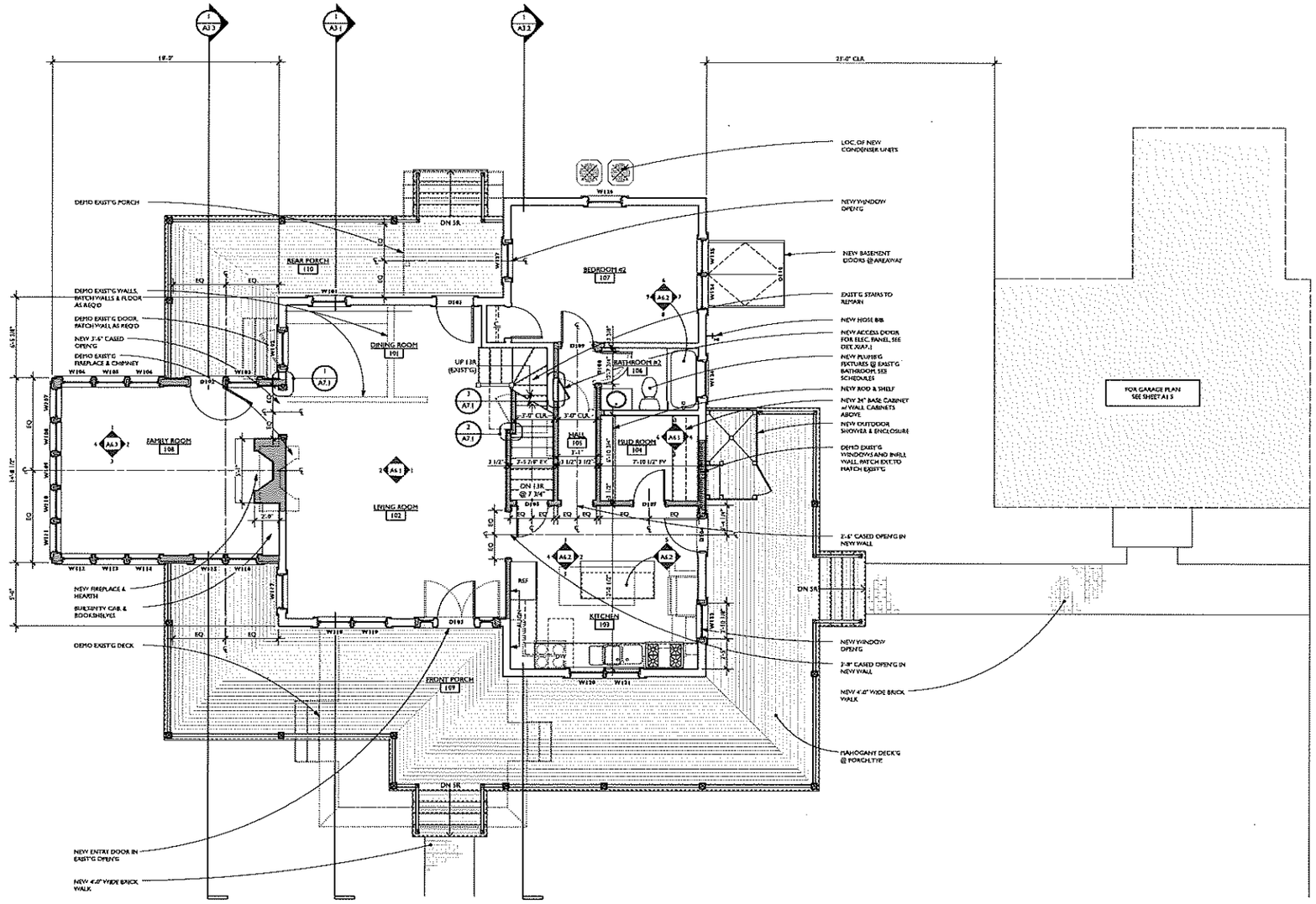
100 Baxter Road
Nantucket, MA 02564

MARK	DATE	REVISIONS
	10/10/03	HDC SUBMISSION
	4/16/04	HDC SUBMISSION
	6/11/04	PERMIT SET
	7/22/04	PRICING SET
	8/6/04	PRICING SET
	8/13/04	PRICING SET
	9/3/04	CONSTRUCTION SET
	3/20/23 for 3/28/23 HDC HEARING	

Print Date:

SITE PLAN

A0.1



1 MAIN HOUSE FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND:

- EXIST'G WALLS TO REMAIN
- EXIST'G WALLS TO BE REMOVED
- NEW WALLS

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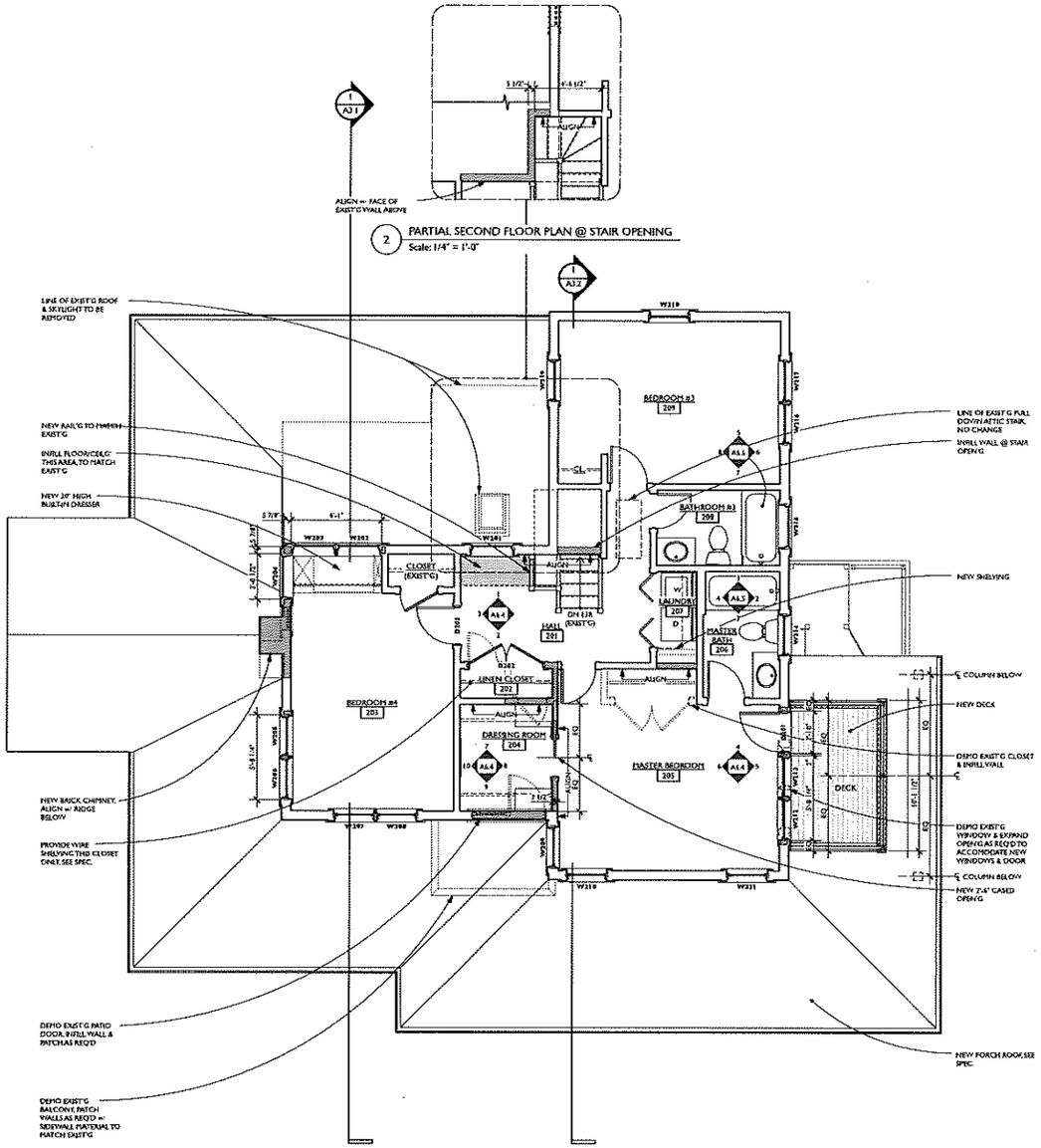
	8/4/04	PERMIT SET
	8/13/04	HDC SUBMISSION
	9/3/04	CONSTRUCTION SET
	3/20/23 for 3/28/23 HDC HEARING	

Print Date:

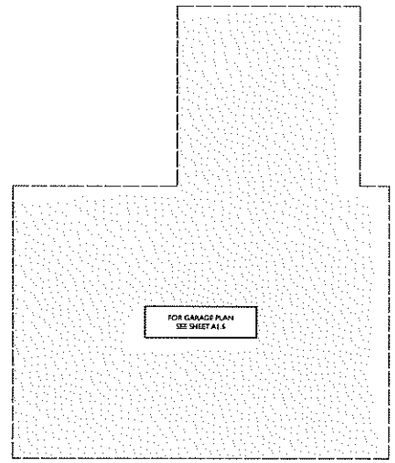
MAIN HOUSE FIRST FLOOR PLAN

A1.1



1 MAIN HOUSE SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

2 PARTIAL SECOND FLOOR PLAN @ STAIR OPENING
Scale: 1/4" = 1'-0"



WALL LEGEND:

- EXIST'G WALLS TO REMAIN
- EXIST'G WALLS TO BE REMOVED
- NEW WALLS

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MARK	DATE	REVISIONS
	10/10/03	HDC SUBMISSION
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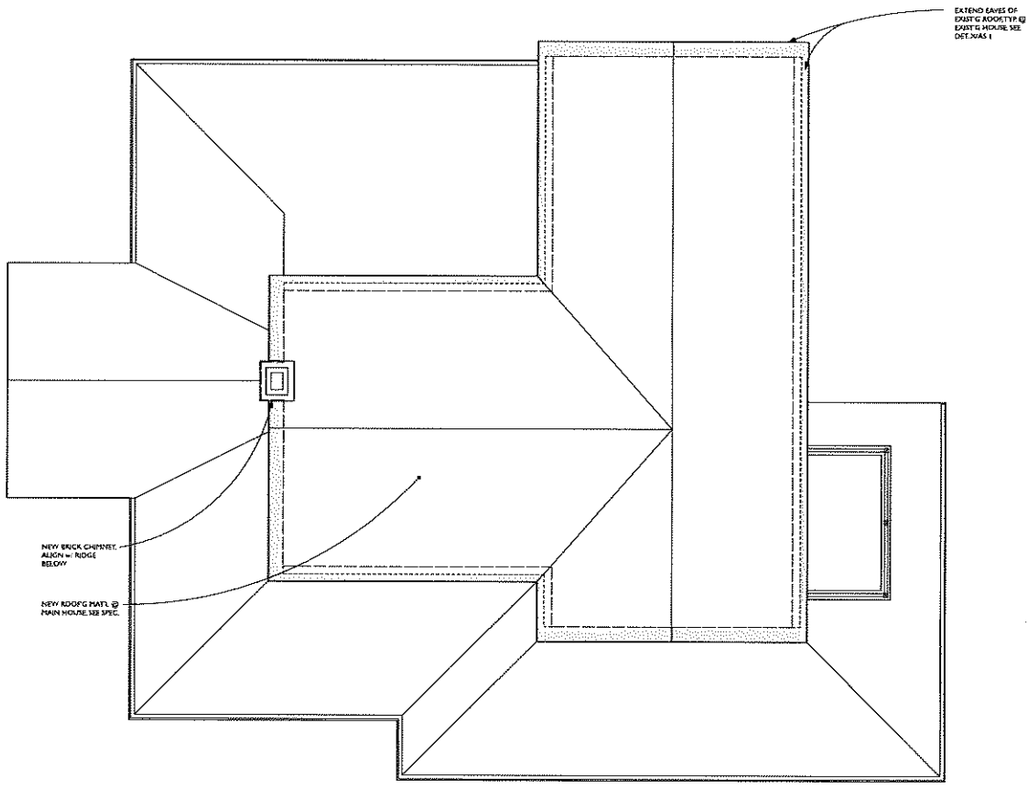
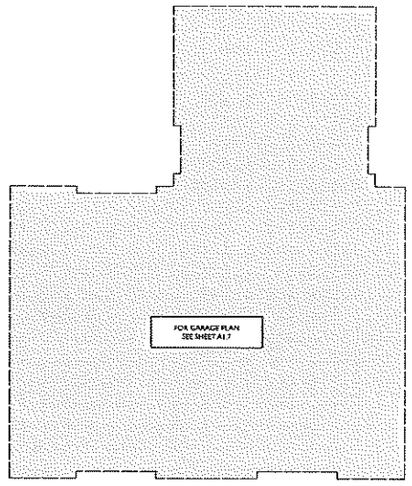
	8/6/04	PERMIT SET
	8/13/04	HDC SUBMISSION
	9/3/04	CONSTRUCTION SET
	3/20/23 for 3/28/23 NEW BUSINESS HEARING	

Print Date:

MAIN HOUSE SECOND FLOOR PLAN

A1.2





1 MAIN HOUSE ROOF PLAN
Scale: 1/4" = 1'-0"

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Additions & Alterations to:

THE BAILEY RESIDENCE

100 Baxter Road
Nantucket, MA 02564

MARK	DATE	REVISIONS
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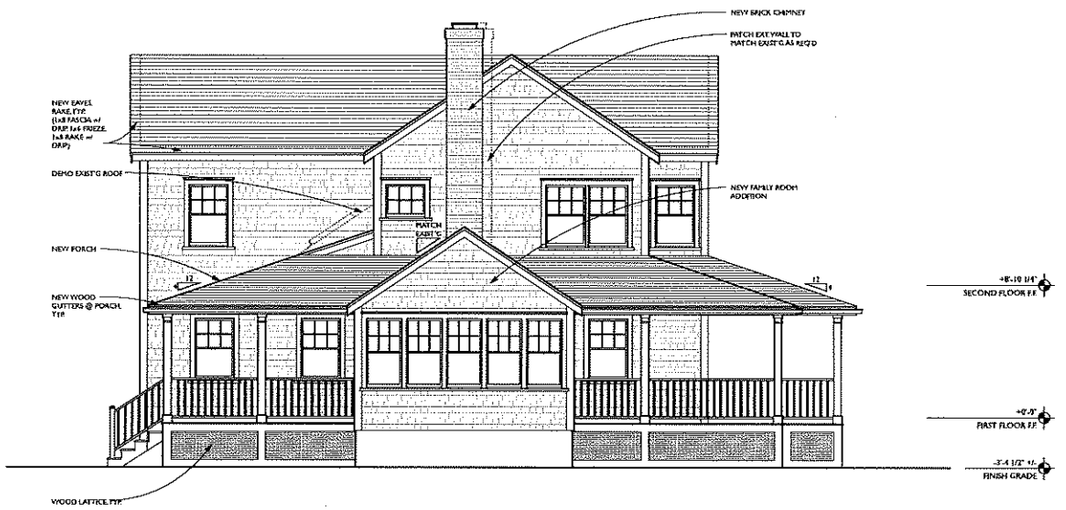
	8/6/04	PERMIT SET
	9/13/04	HDC SUBMISSION
	9/30/04	CONSTRUCTION SET
	3/20/23 for 3/28/23 NEW BUSINESS HEARING	

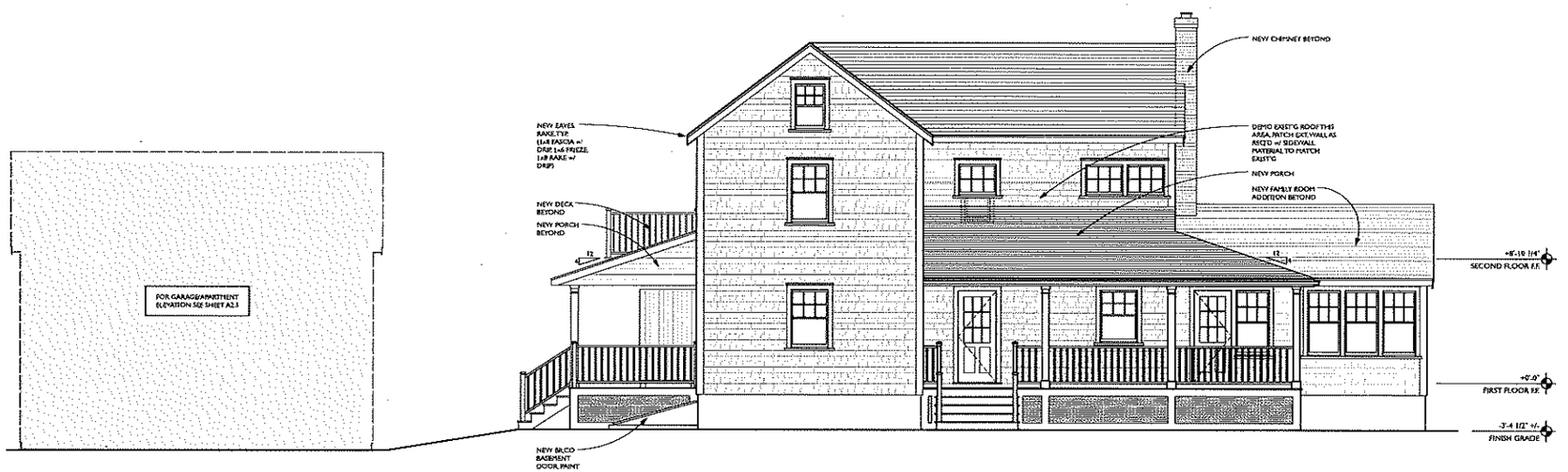
Print Date:

MAIN HOUSE ROOF PLAN

A1.3



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



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

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THE BAILEY RESIDENCE

100 Baxter Road
Nantucket, MA 02564

MARK	DATE	REVISIONS
	10/10/01	HDC SUBMISSION
	4/16/04	HDC SUBMISSION
	6/11/04	PERMIT SET
	7/12/04	PROGRESS SET
	7/22/04	PRICING SET
	8/4/04	PERMIT SET
	8/13/04	HDC SUBMISSION
	9/3/04	CONSTRUCTION SET
	3/20/23 for 3/28/23	NEW BUSINESS HEARING

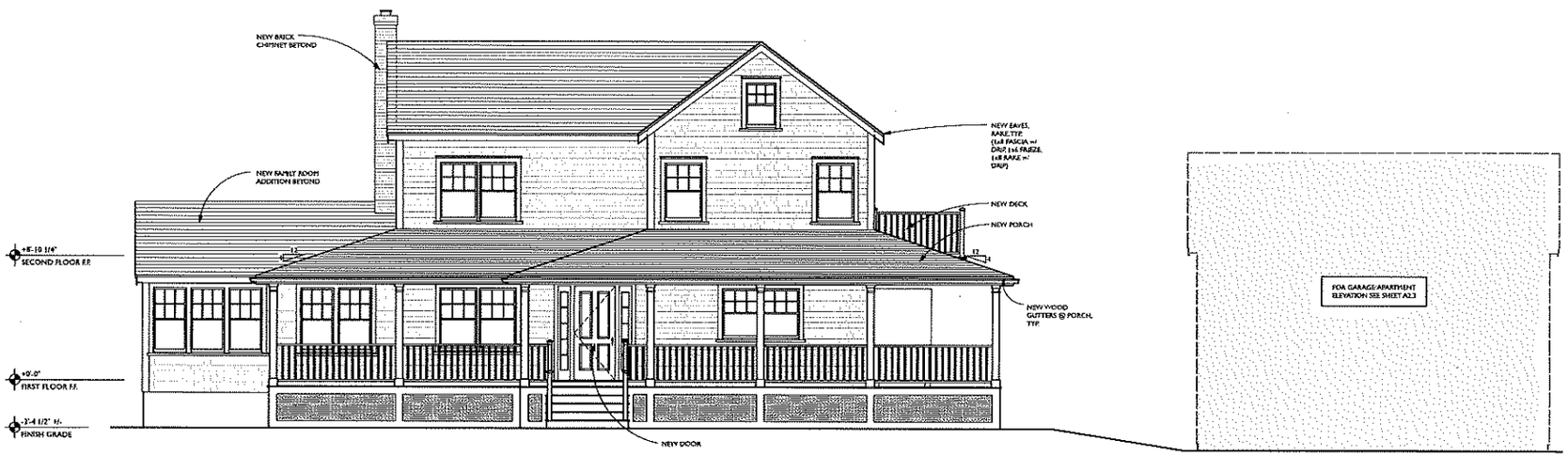
Print Date:

MAIN HOUSE EXTERIOR ELEVATIONS

A2.1



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



2 EAST ELEVATION
Scale: 1/4" = 1'-0"

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Additions & Alterations to:

THE BAILEY RESIDENCE

100 Baxter Road
Nantucket, MA 02564

MARK	DATE	REVISIONS
	10/10/03	HDC SUBMISSION
	4/14/04	HDC SUBMISSION
	4/21/04	PERMIT SET
	7/13/04	PROGRESS SET
	7/22/04	PRICING SET
	8/6/04	PERMIT SET
	8/13/04	HDC SUBMISSION
	9/3/04	CONSTRUCTION SET
	3/20/23 for 3/28/23 NEW BUSINESS HEARING	

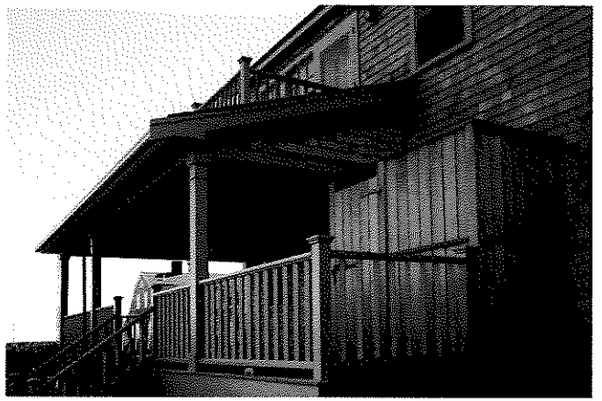
Print Date:

MAIN HOUSE EXTERIOR ELEVATIONS

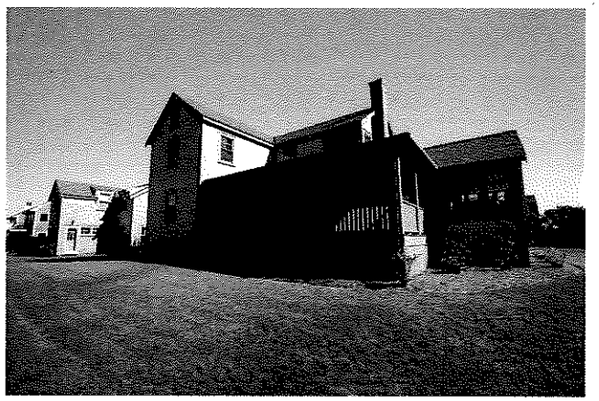
A2.2



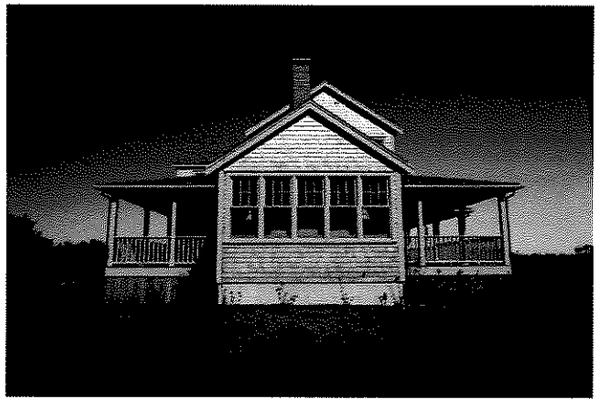
EXISTING - PROPOSED WEST



EXISTING - PROPOSED SOUTH



EXISTING - PORPOSED EAST



EXISTING - PROPOSED NORTH

DESIGN ASSOCIATES INC

ARCHITECTURE

PLANNING
HISTORIC
PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
617 661 9082
617 661 2550

PO Box 1520
Nantucket MA 02554
508 228 4342
508 228 3428

http://www.design-associates.com

THE BAILEY RESIDENCE

83 SANKATY RD,
SIASCONSET, MA 02564

MARK	DATE	REVISIONS
A	2/17/2023	SD Progress
B	3/20/2023	FOR 3/28/23 NEW BUSINESS HEARING

Print Date:

EXISTING PHOTOS (MOVE ON)

HDC-3.0

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: 100 BAXTER ROAD

Tax Map Number: MAP 48 Parcel Number: PARCEL 42

Owner of Record: DAVID S. & DOROTHY O. BAILEY

Description of Proposal: MOVE PRIMARY RESIDENCE OFF SITE

Anticipated HDC Submission Date: 3/20/23 Submission for 3/28/23 HDC Hearing

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..... DAVID S. & DOROTHY O. BAILEY

MAILING ADDRESS..... 250 1st AVENUE, APT.331 CHARLESTOWN, MA 02129

PROPERTY LOCATION..... 100 BAXTER ROAD

ASSESSORS MAP/PARCEL..... MAP 48/PARCEL 42

SUBMITTED BY:..... CHRISTOPHER DALLMUS, 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.

January 17, 2023

DATE

Mary Haley, Senior Clerk, Assessor's Office

Digitally signed by Mary Haley, Senior Clerk, Assessor's Office
Date: 2023.01.17 11:00:03 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SIASCONSET BEACH PRESERVATION
TRUST
PO BOX 2279
NANTUCKET, MA 02584

SEA FOREVER LLC
C/O JOE H MILLER IV
33 LOCKWOOD DR
CHARLESTON, SC 29401

SUNRISE BASIN LLC
111 DELAFIELD ISLAND RD
DARIEN, CT 08820

GIFFORD WHITNEY A TRST
C/O GRETZ HANNAH J
940 EAST DEERPATH RD
LAKE FOREST, IL 60045

DESIGN
ASSOCIATES
INC

7021 0950 0000 2415 2370

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Nantucket MA 02584

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Certified Mail Fee	$4.15
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.63
Total Postage and Fees	$8.13

Postmark Here
MAR 13 2023
03/13/2023

Sent To: SIASCONSET BEACH PRESERVATION TRUST
Street and Apt. No., or PO Box No.: P.O. BOX 2279
City, State, ZIP+4®: NANTUCKET MA 02584

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

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Darien CT 06820

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.63
Total Postage and Fees	$8.13

Postmark Here
MAR 13 2023
03/13/2023

Sent To: SUNRISE BASIN LLC
Street and Apt. No., or PO Box No.: 111 DELAFIELD ISLAND RD.
City, State, ZIP+4®: DARIEN, CT 06820

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

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☐ Adult Signature Restricted Delivery	$ $0.00
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Total Postage and Fees	$8.13

Postmark Here
MAR 13 2023
03/13/2023

Sent To: SEA FOREVER LLC - C/O JOE H. MILLER IV
Street and Apt. No., or PO Box No.: 77 LOCKWOOD DR.
City, State, ZIP+4®: CHARLESTON, SC 29401

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

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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$ $0.00
Postage	$0.63
Total Postage and Fees	$8.13

Postmark Here
03/13/2023

Sent To: GIFFORD WHITNEY A. TRST
Street and Apt. No., or PO Box No.: C/O GRETZ HANNAH J -
City, State, ZIP+4®: 940 EAST DEERPATH RD LAKE FOREST IL 60045

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o LINK

AS AGENT FOR David & Dorothy Bailey

STREET ADDRESS 83 Sankaty Road

MAP/PARCEL 49 / 91.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/29/24

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

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

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

Victoria P Ewing 4/29/24

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°: 49 PARCEL N°. 91.1

Street & Number of Proposed Work: 83 SANKATY RD

Owner of record: DAVID & DOROTHY BAILEY

Mailing Address: 250 FIRST AV. UNIT 805

CHARLESTOWN, MA 02129

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001

NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other REVISIONS TO COA 2023-03-8209

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 AS APPROVED East PREVIOUSLY 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

PERMISSION TO STICK BUILD MISSING PIECE OF MAIN DWELLING DUE TO INABILITY TO MOVE SAFELY / LIKE KIND

*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): LIKE KIND AS APPROVED IN PREV. COA

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 _____

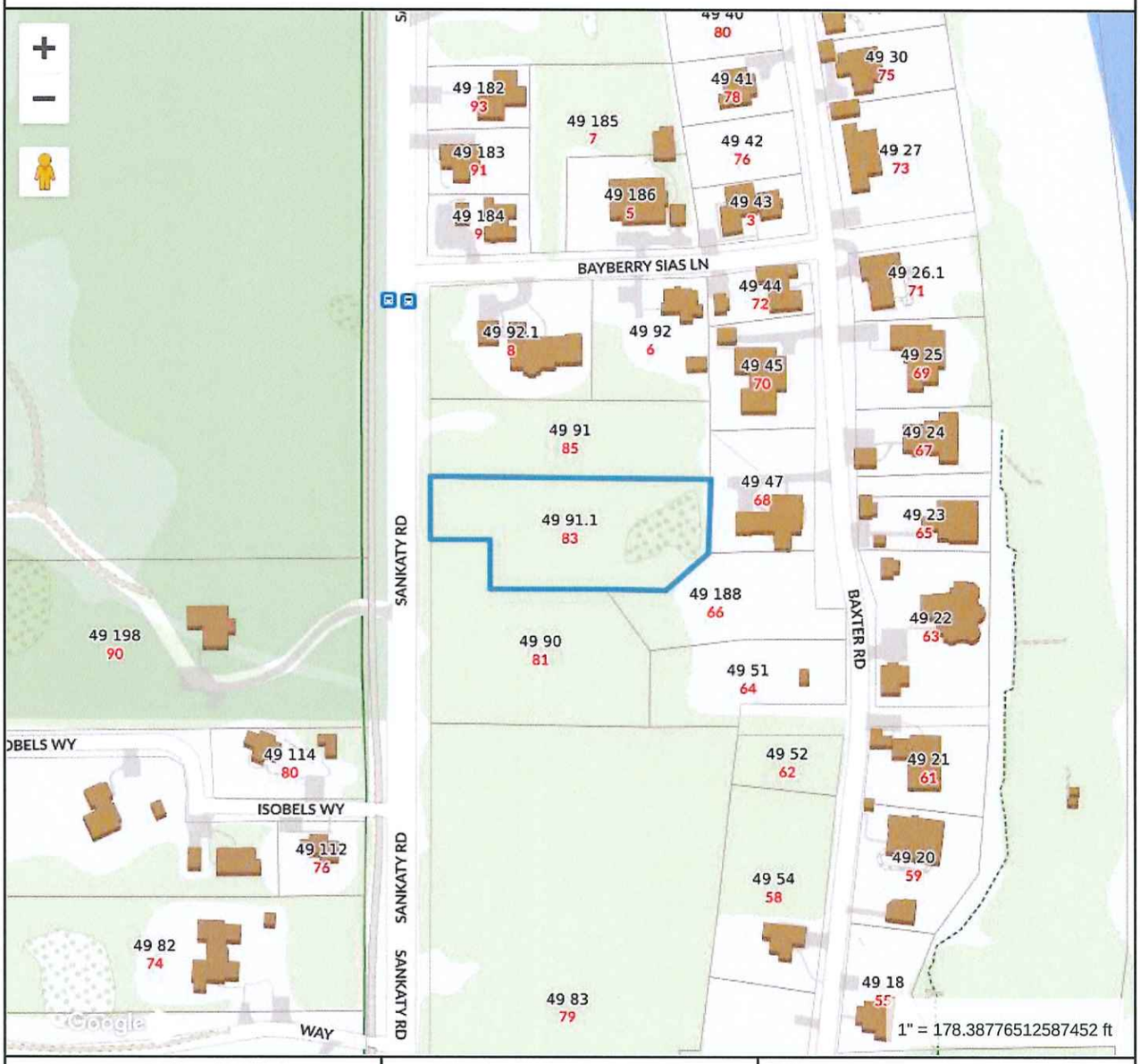
Trim _____ Sash LIKE KIND Doors AS APPROVED IN PREV. COA

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 4/29/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	190988
Location	83 SANKATY RD
Owner	BAILEY DOROTHY O & DAVID 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 02/08/2024
Data updated Jan. 2021

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



83
SANKATY
ROAD


83 SANKATY
ROAD


83 Sankaty Road



83 SANKATY ROAD



83
SANKATY
ROAD



83
SANKATY
ROAD



83
SANKATY
ROAD


83 Sankaty Road
CAT
HOLDGATE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

√ 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.

CD 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.

TBD 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°: 48 PARCEL N°. 42

Street & Number of Proposed Work: 100 BAXTER ROAD

Owner of record: DAVID S. & DOROTHY O. BAILEY

Mailing Address: 250 1ST AVENUE UNIT 805

CHARLESTOWN MA 02129

Contact Phone #: 203 536 0447 M E-mail: DBAILEY0327@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: DESIGN ASSOCIATES INC

Mailing Address: 1035 CAMBRIDGE ST.

CAMBRIDGE, MA 02141

Contact Phone #: 617 661 9082 E-mail: CHRIS@DESIGN-ASSOCIATES.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other ON SITE / ADD/ALTER.

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 EXISTING NO CHANGE South EXISTING NO CHANGE East EXISTING NO CHANGE West EXISTING NO CHANGE

Height of ridge above final finish grade: North 25'-10" South 25'-10" East 25'-10" West 25'-10"

Additional Remarks

~~Historic Name:~~

~~Original Date:~~

~~Original Builder:~~

REVISIONS (describe)

1. ~~East Elevation~~
2. South Elevation EXTERIOR CHANGES SHOWN CLOUDED
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 48" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) EXISTING NO CHANGE ☐ Other _____

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

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural EXISTING, NEW 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) _____

Leaders (material and size): COPPER TO MATCH EXISTING

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 TO MATCH Rake TO MATCH Soffit (Overhang) TO MATCH Corner boards TO MATCH Frieze TO MATCH

Window Casing TO MATCH Door Frame TO MATCH Columns/Posts: Round _____ Square ✓ TO MATCH

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 SHINGLES TO WEATHER ~~Clapboard (if applicable)~~ _____ Roof TO MATCH EXISTING

Trim COBBLESTONE Sash SANDTONE TO MATCH Doors COBBLESTONE

Deck TO WEATHER Foundation CONCRETE ~~Fence~~ _____ ~~Shutters~~ _____

PERGOLA TO WEATHER

* 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 3.20.23 FOR 3.28.23 NEW DRAWINGS Signature of owner of record _____ Signed under penalties of perjury

From: **Dorothy Bailey** dbailey0927@gmail.com
Subject: Re: 100 Baxter/83 Sankaty
Date: March 6, 2023 at 4:59 PM
To: Chris Dalmus chris@design-associates.com

Dear Chris,

This email officially serves to authorize Design Associates Inc to act as our Agent in the filing and representation of our plans with the HDC for the Moving Off of the structure at 100 Baxter Road, the Moving On/Addition-Alterations and the new Garage/Apartment at 83 Sankaty Road , Nantucket, MA.

Sincerely,

Dorothy and David Bailey

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 CHRISTOPHER DALLMUS/DESIGN ASSOCIATES INC

AS AGENT FOR DAVID S. & DOROTHY O. BAILEY

STREET ADDRESS 83 SANKATY ROAD

MAP/PARCEL MAP 49/PARCEL 91

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/20/23

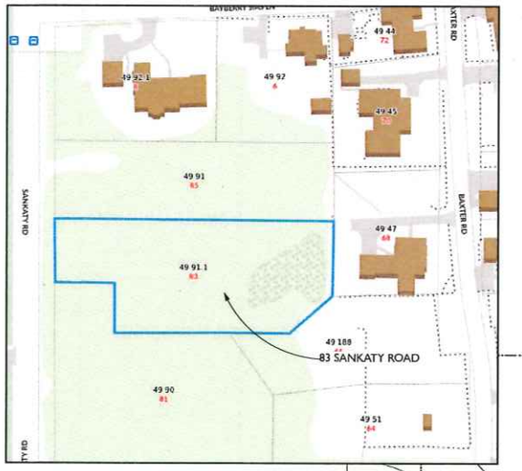
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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…

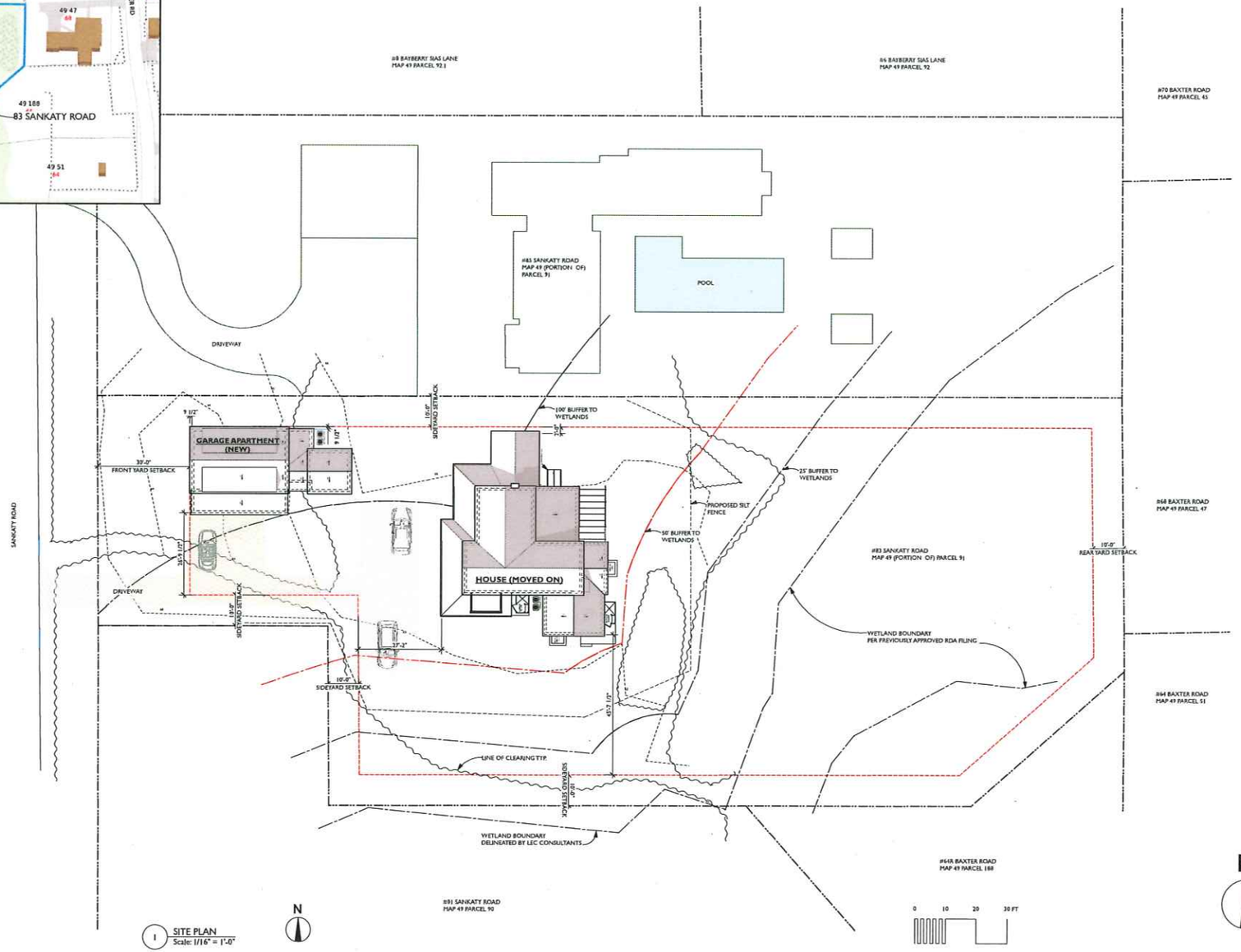
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: 3/20/23 for 3/28/23 HEARING

Type of Work	Fee
New buildings, any addition to an existing building, any building being moved on a lot from a different lot, renovations of buildings in the Old Historic District 2,801SF Total Existing/Moved & Addition 20% = $ 560.20	20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Demolition or building move on on same lot	$100
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25



LOCUS MAP



1 SITE PLAN
Scale: 1/16" = 1'-0"

DESIGN ASSOCIATES INC

ARCHITECTURE
PLANNING
HISTORIC PRESERVATION

1035 Cambridge Street
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T 617 661 9082
F 617 661 2550

PO Box 1520
Nantucket MA 02554
T 508 228 4342
F 508 228 3428

http://www.design-associates.com

THE BAILEY RESIDENCE

83 SANKATY RD,
SIASCONSET, MA 02564

MARK	DATE	REVISIONS
A	2/17/2023	SD Progress
B	3/20/2023	FOR 3/28/23 NEW BUSINESS HEARING

Print Date:

N

SITE PLAN

HDC-SP

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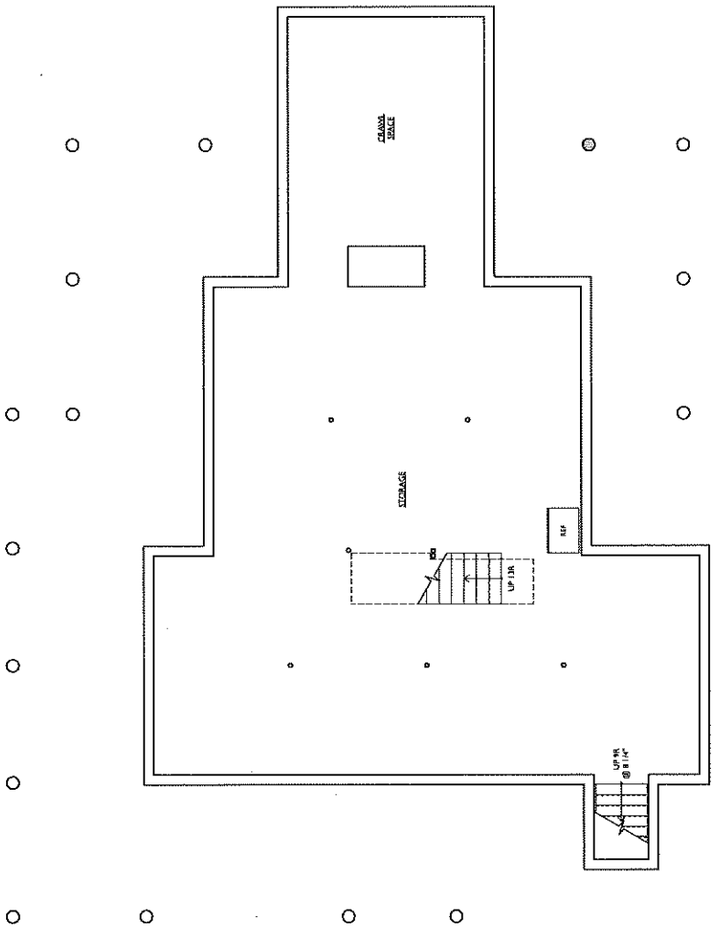
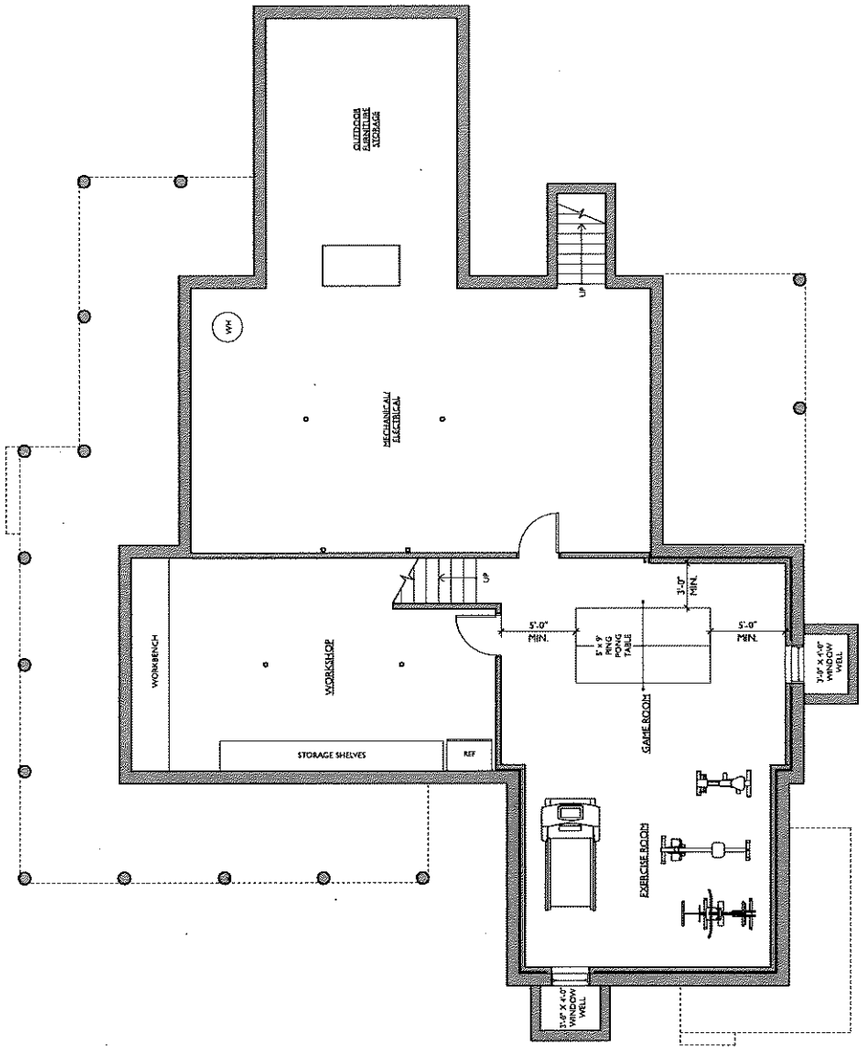


1 EXISTING BASEMENT PLAN
Scale: 1/4" = 1'-0"



NOTE: NEW FOUNDATION AT MOVED LOCATION

2 BASEMENT PLAN
Scale: 1/4" = 1'-0"

N

MAIN HOUSE BASEMENT

HDC-1.0

Additions & Alterations to:

The Bailey Residence

93 Sankaty Road
Nantucket, MA 02564

HDC Submission

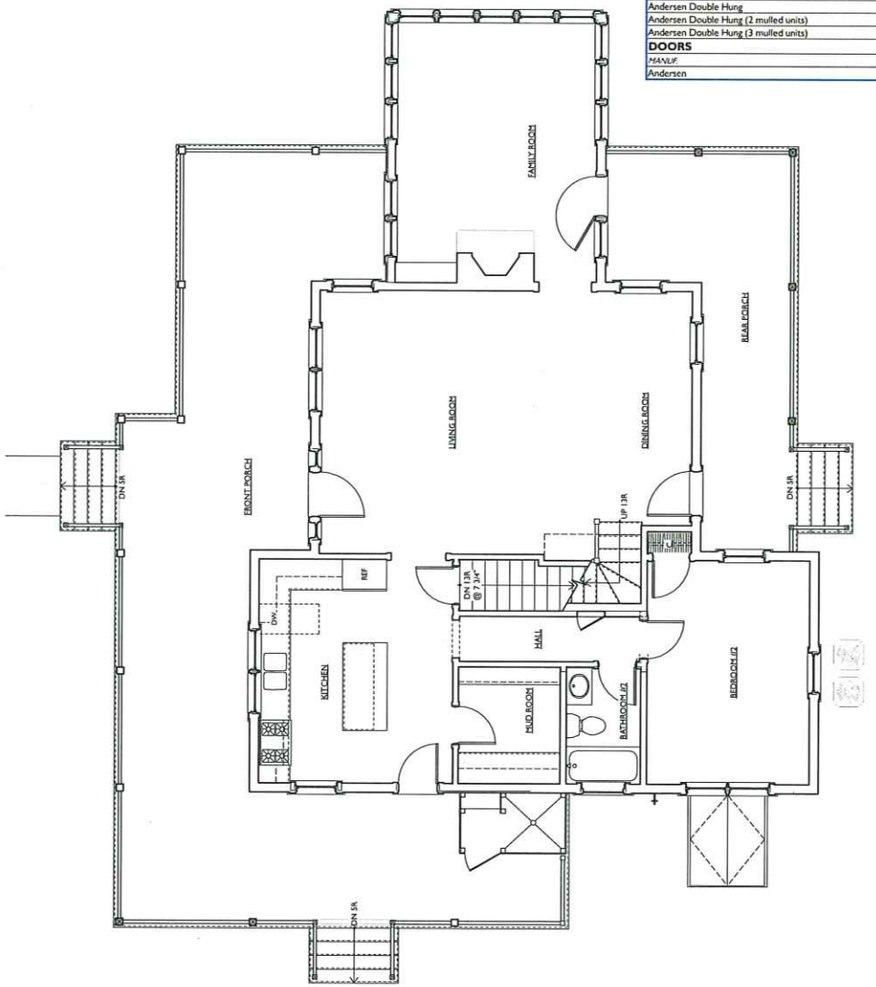
DOOR & WINDOW SCHEDULE - HOUSE

NEW WINDOWS - MATCHING EXISTING

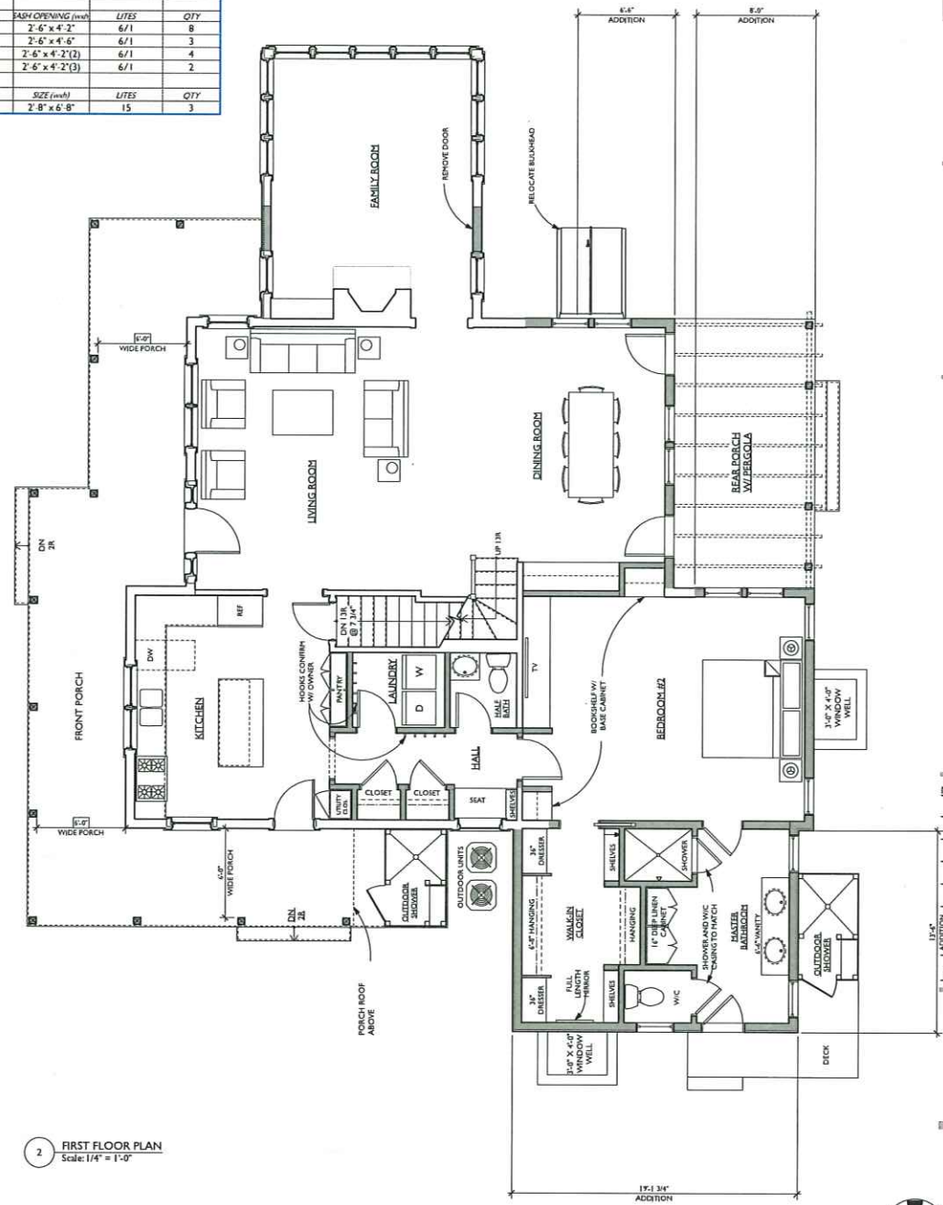
MANUF.	*SASH OPENING (inch)*	*LITES*	*QTY*
Andersen Double Hung	2'-6" x 4'-2"	6/1	8
Andersen Double Hung	2'-6" x 4'-6"	6/1	3
Andersen Double Hung (2 mulled units)	2'-6" x 4'-2"(2)	6/1	4
Andersen Double Hung (3 mulled units)	2'-6" x 4'-2"(3)	6/1	2

DOORS

MANUF.	*SIZE (inch)*	*LITES*	*QTY*
Andersen	2'-8" x 6'-8"	15	3



1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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THE BAILEY RESIDENCE

83 SANKATY RD,
SIASCONSET, MA 02564

MARK	DATE	REVISIONS
A	2/17/2023	SD Progress
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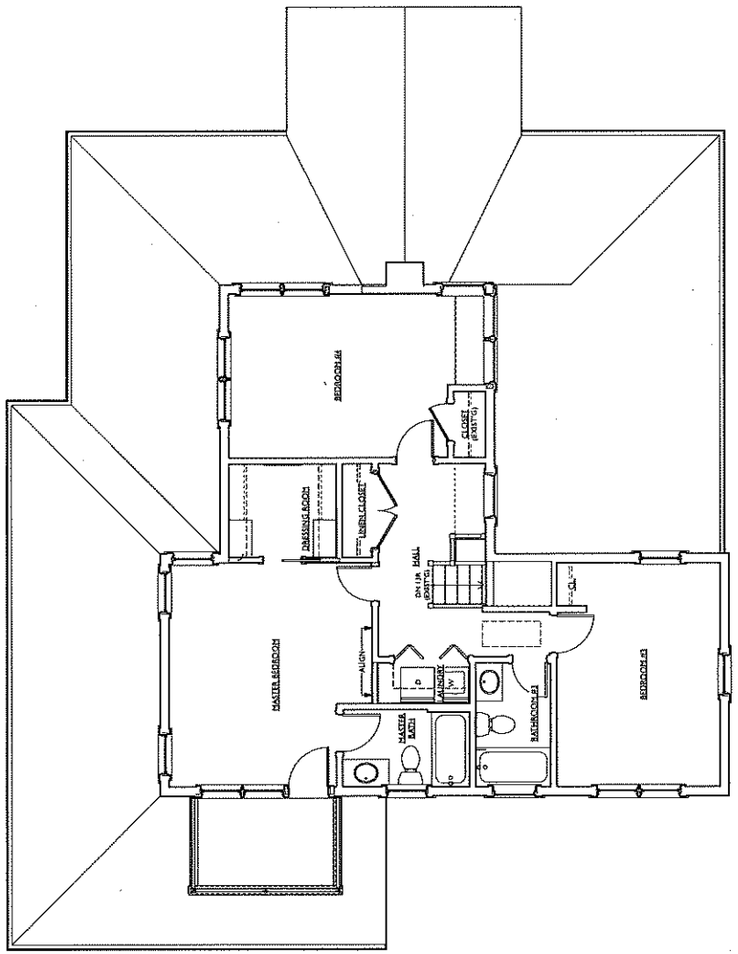
Print Date:

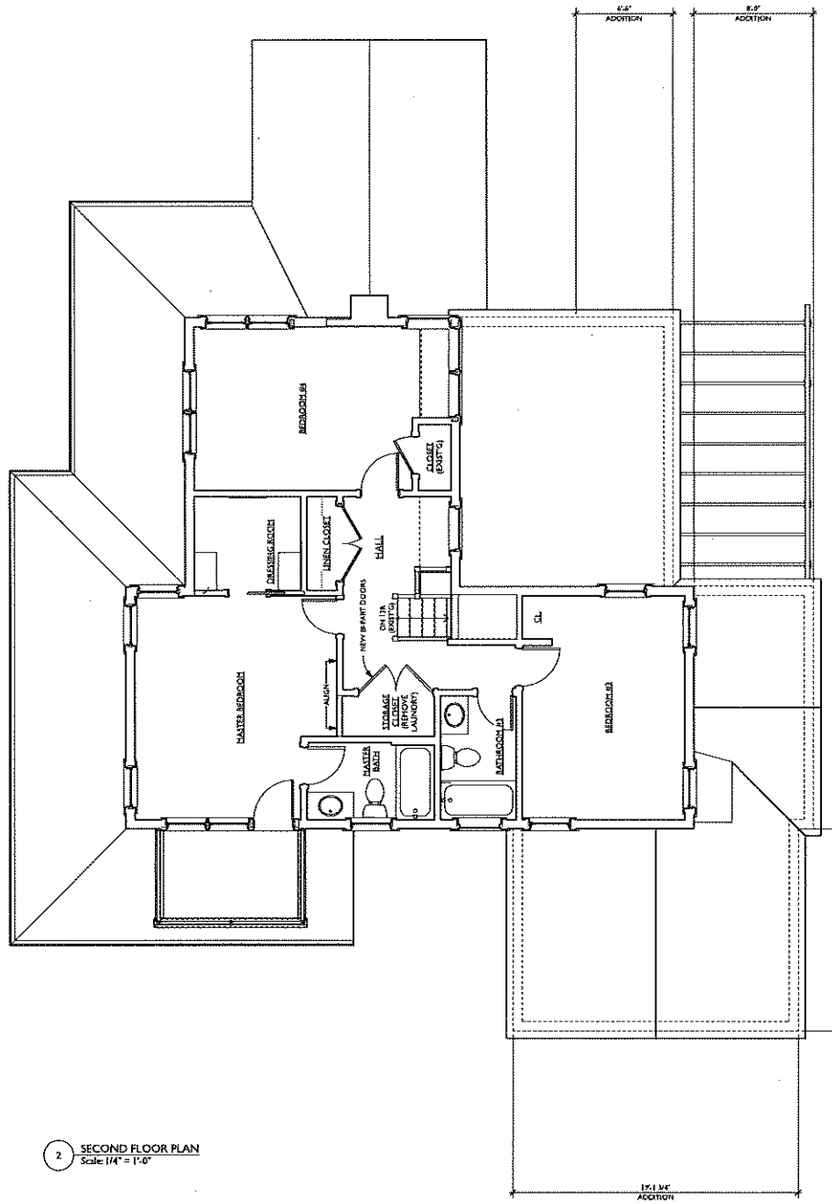
MAIN HOUSE FIRST FLOOR PLAN

HDC-1.1

N



1 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

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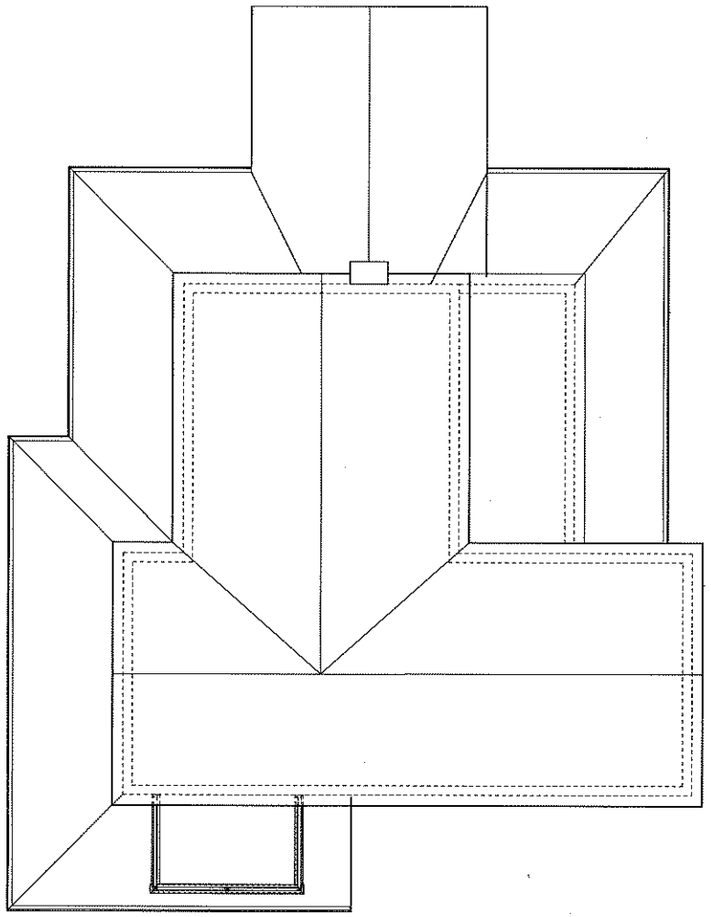
Print Date:

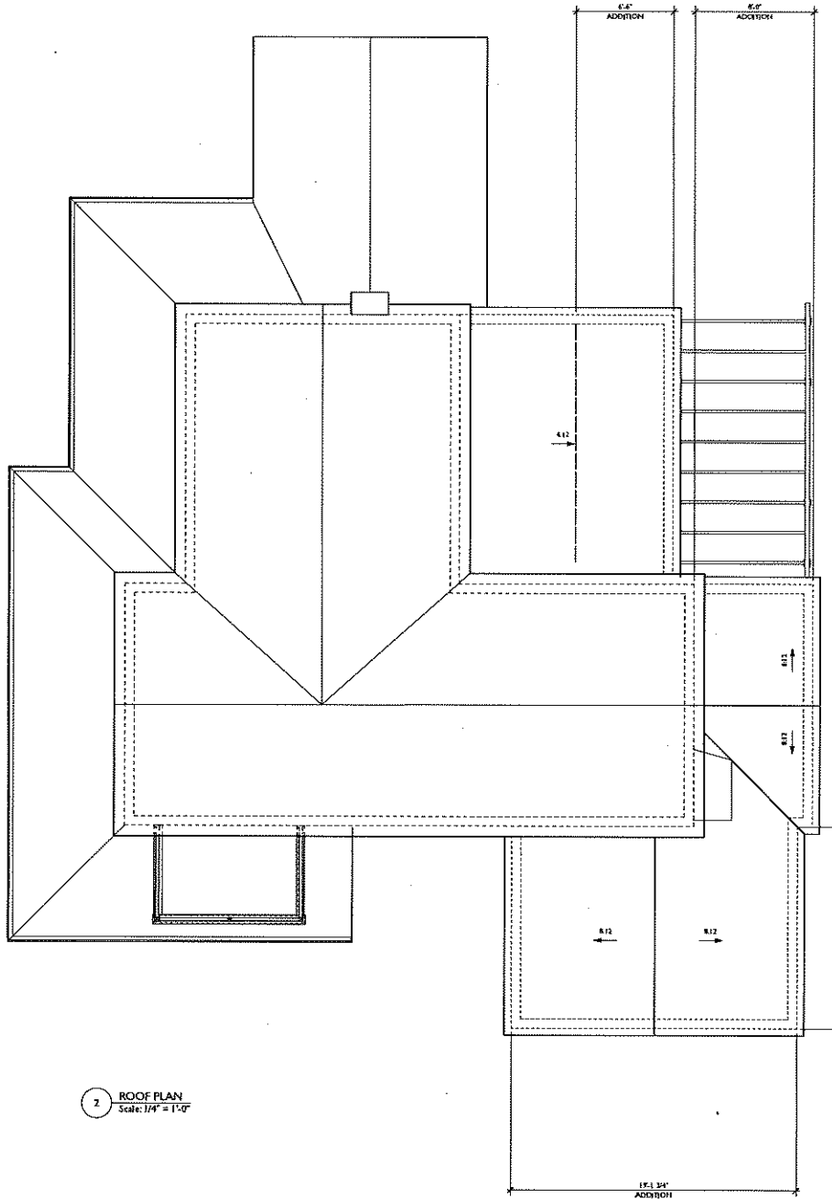
N

MAIN HOUSE SECOND FLOOR PLAN

HDC-1.2



1 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



2 ROOF PLAN
Scale: 1/4" = 1'-0"

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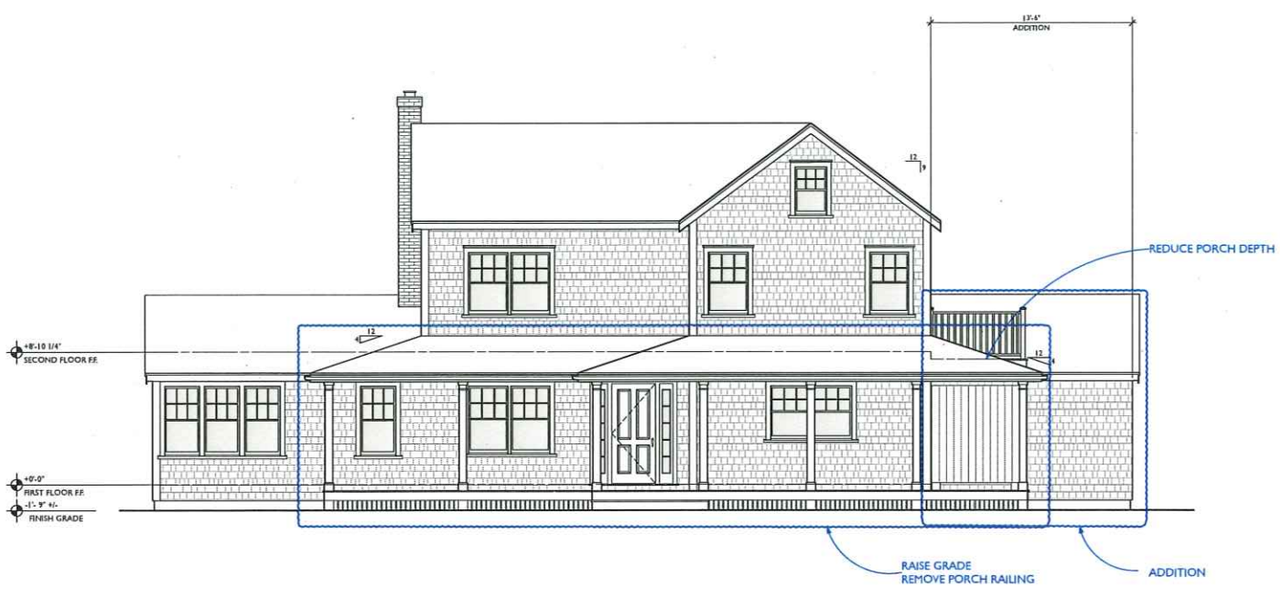
MAIN HOUSE ROOF PLAN

HDC-1.3



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



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

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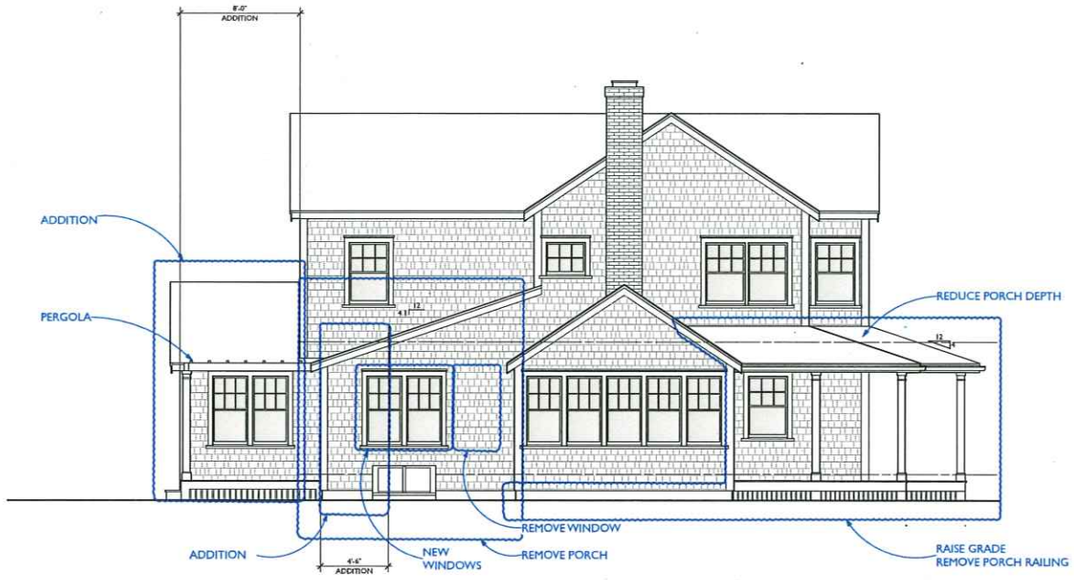
Print Date:

MAIN HOUSE WEST ELEVATION

HDC-2.1



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



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

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Print Date:

MAIN HOUSE NORTH ELEVATION

HDC-2.2



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



2 EAST ELEVATION
Scale: 1/4" = 1'-0"

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THE BAILEY RESIDENCE

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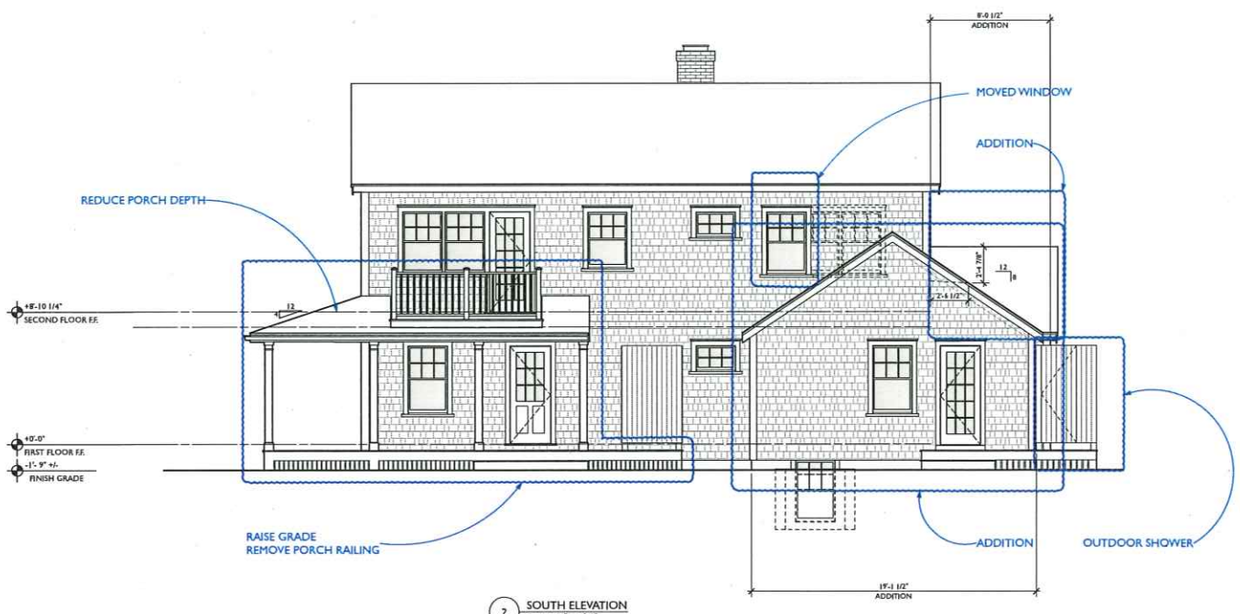
Print Date:

MAIN HOUSE EAST ELEVATION

HDC-2.3



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



2 SOUTH ELEVATION
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THE BAILEY RESIDENCE

83 SANKATY RD,
SIASCONSET, MA 02564

MARK	DATE	REVISIONS
A	2/17/2023	SD Progress
B	3/20/2023	FOR 3/28/23 NEW BUSINESS HEARING

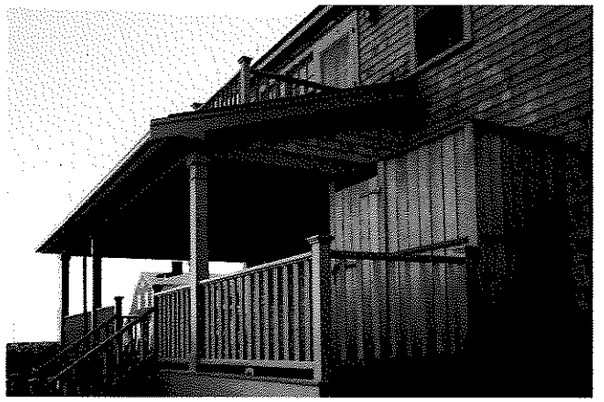
Print Date:

MAIN HOUSE SOUTH ELEVATION

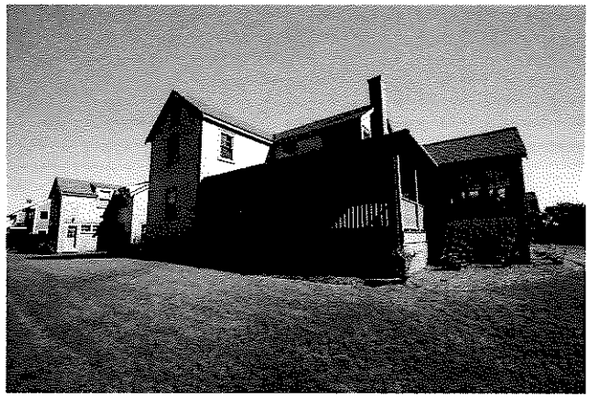
HDC-2.4



EXISTING - PROPOSED WEST



EXISTING - PROPOSED SOUTH



EXISTING - PORPOSED EAST



EXISTING - PROPOSED NORTH

DESIGN ASSOCIATES INC

ARCHITECTURE

PLANNING

HISTORIC PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
617 661 9082
617 661 2550

PO Box 1520
Nantucket MA 02554
508 228 4342
508 228 3428

http://www.design-associates.com

THE BAILEY RESIDENCE

83 SANKATY RD,
SIASCONSET, MA 02564

MARK	DATE	REVISIONS
A	2/17/2023	SD Progress
B	3/20/2023	FOR 3/28/23 NEW BUSINESS HEARING

Print Date:

EXISTING PHOTOS (MOVE ON)

HDC-3.0

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: 83 SANKATY ROAD

Tax Map Number: MAP 49 Parcel Number: PARCEL 91

Owner of Record: DAVID S. & DOROTHY O. BAILEY

Description of Proposal:

MOVE 100 BAXTER ROAD PRIMARY RESIDENCE ONTO 83 SANKATY ROAD AND ADD 753 SF SINGLE STORY ADDITION

Anticipated HDC Submission Date: 3/20/23 Submission for 3/28/23 HDC Hearing

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..... DAVID S. & DOROTHY O. BAILEY

MAILING ADDRESS..... 250 1st AVENUE, APT.331 CHARLESTOWN, MA 02129

PROPERTY LOCATION..... 83 SANKATY ROAD

ASSESSORS MAP/PARCEL..... MAP 49/PARCEL 91.1

SUBMITTED BY:..... CHRISTOPHER DALLMUS, 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.

Mary Haley,
Senior Clerk,
Assessor's Office

Digitally signed by Mary Haley, Senior Clerk, Assessor's Office
Date: 2023.01.17 10:58:33 -05'00'

January 17, 2023
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SANKATY HEAD GOLF CLUB INC
PO BOX 293
SIASCONSET, MA 02564

ROSEMOOR LLC
171 ALVARADO RD
BERKELEY, CA 94075

SINGER ELIZABETH
674 AD HOC RD
GREAT FALLS, VA 22066

SCONSET TRUST INC
P O BOX 821
SIASCONSET, MA 02564

85 NORTH SANKATY LLC
37 CENTER ST
NANTUCKET, MA 02554

SINGER ELIZABETH
674 AD HOC RD
GREAT FALLS, VA 22066

DESIGN

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Siasconset, MA 02564

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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	$0.63
Total Postage and Fees	$8.13

Postmark Here
MAR 13 2023
03/13/2023

Sent To: SANKATY HEAD GOLF CLUB INC
Street and Apt. No., or PO Box No.: PO BOX 295
City, State, ZIP+4®: SIASCONSET, MA 02564

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

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.63
Total Postage and Fees	$8.13

Postmark Here
MAR 13 2023
03/13/2023

Sent To: SINGER ELIZABETH
Street and Apt. No., or PO Box No.: 674 AD HOC ROAD
City, State, ZIP+4®: GREAT FALLS VA 22066

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

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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	$0.00
Postage	$0.63
Total Postage and Fees	$8.13

Postmark Here
MAR 13 2023
03/13/2023

Sent To: 85 NORTH SANKATY LLC
Street and Apt. No., or PO Box No.: 37 CENTER ST
City, State, ZIP+4®: NANTUCKET MA 02554

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

7021 0950 0000 2415 2448

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Berkeley, CA 94705

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.63
Total Postage and Fees	$8.13

Postmark Here
MAR 13 2023
03/13/2023

Sent To: ROCKMOOR LLC
Street and Apt. No., or PO Box No.: 171 ALVARADO RD
City, State, ZIP+4®: BERKELEY CA 94075

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

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OFFICIAL USE

Certified Mail Fee	$4.15
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	$0.00
Postage	$0.63
Total Postage and Fees	$8.13

Postmark Here
MAR 13 2023
03/13/2023

Sent To: SCONSET TRUST INC
Street and Apt. No., or PO Box No.: P.O. BOX 821
City, State, ZIP+4®: SIASCONSET, MA 02564

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

7021 0950 0000 2415 2431

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°: 42.3.1 PARCEL N°. 151

Street & Number of Proposed Work: 6 Fair Street

Owner of record: Carolyn M. Higgins Revocable Trust

Mailing Address: 58 Worthen Drive
Groton, MA 01450

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old Sauth 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 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: Francis Edward Folger, Jr. + Lizzie Miller Chadwick House (describe)

Original Date: C 1932

Original Builder:

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

REVISIONS*

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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 _____

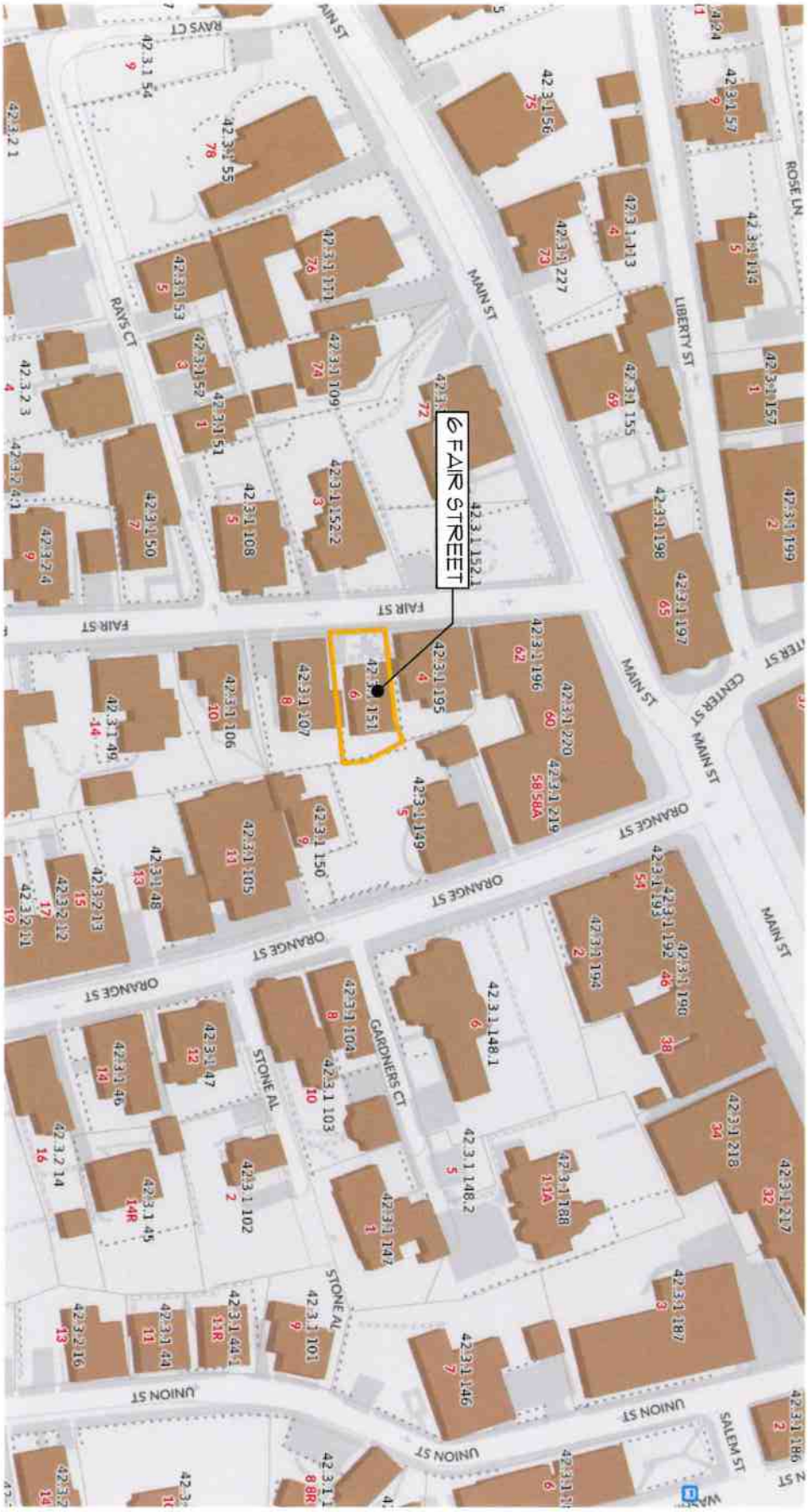
Trim _____ Sash _____ Doors _____

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 5/7/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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

Locus Plan

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM

Historic Building Detail: NAN.3117

Folger, Francis Edward Jr. and Lizzie Hiller Chadwick House

MHC ID	NAN.3117 MACRIS Maps for NAN.3117
Historic Name	Folger, Francis Edward Jr. and Lizzie Hiller Chadwick House
Common Name	-
Street Address	6 Fair St
	-
City/Town	Nantucket
Village/Neighborhood	Nantucket;
Local Number	C; D;
Year Constructed	C 1932
Architects	-
Architectural Styles	Bungalow; No style;
Uses	Abandoned or Vacant; Single Family Dwelling House;
Significance	Architecture;
Areas	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District NR:
Designations	Local Historic District (06/04/1970); Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966);
Building Materials Roof	Asphalt Shingle;
Building Materials Wall	Wood; Wood Shingle;
Building Materials Foundation	Concrete Cinderblock;
Demolished	No

No Photos Available

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
42.3.1 / 151	Nantucket	NAN.C, D	NAN.3117

LHD 6/4/1970 NRDIS NHL 11/13/1966

Photograph

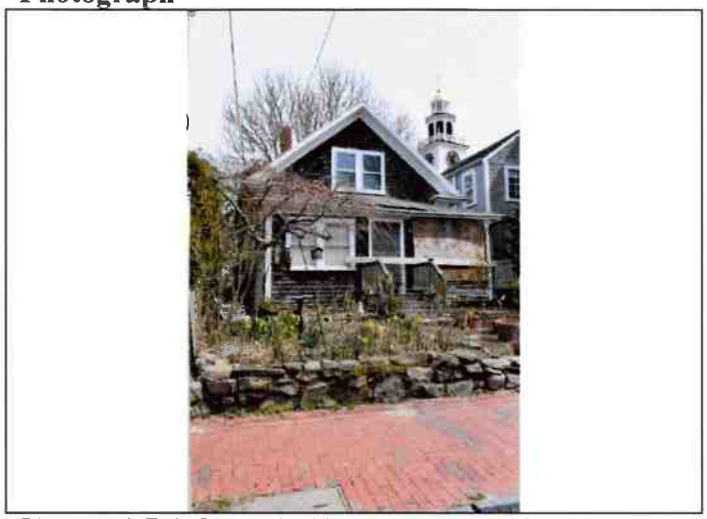
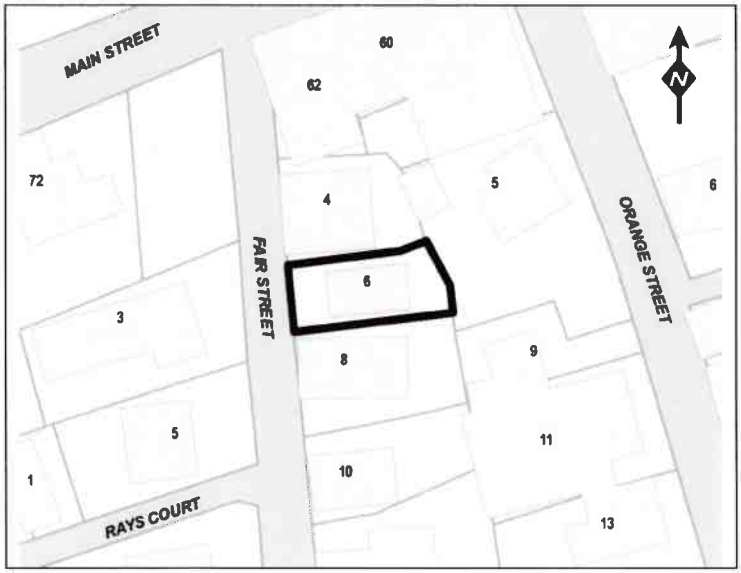


Photo 1. 6 Fair Street, looking east.

Locus Map



Recorded by: E. Boyce, D. King, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year*): May 2022

Town/City: Nantucket

Place: *(neighborhood or village)*: Nantucket Town (Fish Lots)

Address: 6 Fair Street

Historic Name: Francis Edward and Lizzie Hiller Chadwick Folger, Jr. House

Uses: Present: Vacant

Original: Single Family Dwelling

Date of Construction: 1930–1934

Source: U.S. Census 1930; *Inquirer and Mirror* 1934:4

Style/Form: No Style; Bungalow

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations *(with dates)*: Asphalt-shingle roof, late 20th–early 21st c.

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.06 acre

Setting: The building occupies a roughly rectangular parcel on the east side of Fair Street near the intersection with Main Street. It is bounded by a mix of 18th and 19th century residential properties on the east and south, the road on the west, and a 20th century commercial block on the north. A brick sidewalk with 19th century granite curbing spans the property along Fair Street. A capped picket fence runs along the north property boundary and separates the building from the neighboring building.

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Francis Edward and Lizzie Hiller Chadwick Folger, Jr. House, 6 Fair Street (1930–1934, NAN.3117) is a west-facing, 1.5-story, 3-bay, symmetrical, astylistic, wood-frame Bungalow. It has a front-gable roof covered in asphalt shingles with deeply overhanging eaves and partial gable returns on the facade (west) elevation. Shed dormers are centered on the north and south (side) elevations, and a brick chimney projects from the north roof slope behind the shed dormer. The walls are clad with wood shingles and rest on a low rusticated concrete-block foundation. A 1-story, full-width, hip-roof, wood-shingled enclosed porch spans the facade at the first story and contains the center-hall front entry. The entry is flanked by paired windows to the north and south. The southmost windows have been boarded over with plywood. The door has been boarded over with plywood and is set within a plain wood frame topped by a molded dropped tab wood crown. Access is via a low wood staircase with wood picket railings. The second story has a single paired window centered above the front entry. Fenestration throughout consists of double-hung, 6/1 wood sash set within plank frames.

The House is one of the few bungalows in the Fish Lots neighborhood; most examples are in the periphery of downtown and Siasconset (Chase-Harrell and Pfeiffer 2012:31). The building retains its original orientation, form, massing and fenestration pattern. The double-hung, 6/1 wood sash windows appear to be original. The wood shingle cladding is a historically appropriate replacement. Recent alterations include the installation of asphalt-shingle roof sheathing in the late 20th or early 21st centuries.

HISTORICAL NARRATIVE

Fair Street is four blocks from Nantucket Harbor and runs north south extending northeast from Silver Street, terminating at Main Street. The street sits within the Fish Lots neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966). The neighborhood developed west of the waterfront from initial layout in 1717 to the early 19th century as Nantucket's commercial and whaling interests expanded and contains many fine examples of 18th and 19th century houses which today are primarily summer residences (Chase-Harrell and Pfeiffer 2012).

The Francis Edward and Lizzie Hiller Chadwick Folger, Jr. House, 6 Fair Street (1930–1934, NAN.3117) was constructed for Francis Edward (1878–1939) and Lizzie Hiller Chadwick Folger (1882–1963) on a parcel of land that the couple appears to have inherited from Susan C. Folger (1848–1923), presumably a relative (FindaGrave 2013; *Inquirer and Mirror* 1934:4, 1935:2; Tyler ca. 1998). The parcel originally formed part of the tract associated with the neighboring dwelling at 8 Fair Street, which the couple owned and occupied in 1930 (NCRD 1940:109/191; U.S. Census 1930). The couple resided on the property by 1935, when an article published in the *Inquirer and Mirror* identified 6 Fair Street as their address (*Inquirer and Mirror* 1935:2). Born in Charlestown, Massachusetts, to Francis Edward Folger, Sr. (1841–1892) and Lucy R. Winslow Folger (1844–1883), Francis Edward Folger, Jr. moved to Nantucket around 1900. He worked for the Wannacomet Water Company and the Island Service Company before being appointed as Acting Clerk of the Courts for Nantucket in 1929. He was elected twice to the position in 1930 and 1934 and held it until his death (*Inquirer and Mirror* 1939:6). Francis Edward Folger, Jr. married Lizzie Hiller Chadwick in 1905, and the couple had one son: Francis M. Folger (b. 1908). After her husband's death, Lizzie Hiller Chadwick subdivided and sold off the dwelling at 8 Fair Street (NCRD 1940:109/191). She continued to occupy the property until 1957, when she moved to Florida to live with her son (*Inquirer and Mirror* 1963:1; U.S. Census 1950). In 1958, she and Francis M. Folger sold the property to Ida F. Finley (NCRD 1958:118/171). It subsequently changed hands three times between 1965 and 1973, when Frederic A. and Alexandra Wilson Pawley purchased the dwelling (NCRD 1965:127/444, 1971:136/278, 1973:141/70). The Pawley family retained ownership of the property until 2002 (NCRD 2002:757/231). The current owner, Barbara Ann Charder purchased the property in 2003. According to the transfer deed, the dwelling will pass to the First Church of Christ, Scientist, of Boston upon her death (NCRD 2003:864/329). The property appears to currently be unoccupied.

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PH64 - John McCalley Photographic Collection

The house at 6 Fair Street, with sign "Rooms" by the front d...

PH64-14i

February, 1962



Creator

- McCalley, John W. (browse 782 records)

Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

The house at 6 Fair Street, with sign "Rooms" by the front door, with a tree in the foreground, and Unitarian Church tower in the background.

Hierarchy

[Collection] PH64 - John McCalley Photographic Collection

↳ [Item PH64-14i] [notitle], February, 1962

Subject - name

- Fair Street (browse 260 records)
- Unitarian Universalist Church (browse 183 records)

Subject - topical

- Houses (browse 5335 records)
- Churches (browse 443 records)

John W. McCalley Photographic Collection

View of the Unitarian Church tower, and surrounding houses, ...

PH7-157

1970s



Creator

- McCalley, John W. (browse 782 records)

Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

View of the Unitarian Church tower, and surrounding houses, as seen from the cupola at 72 Main Street. partial view of 6 Fair Street, and 8 Fair Street.
8" x 10"

Hierarchy

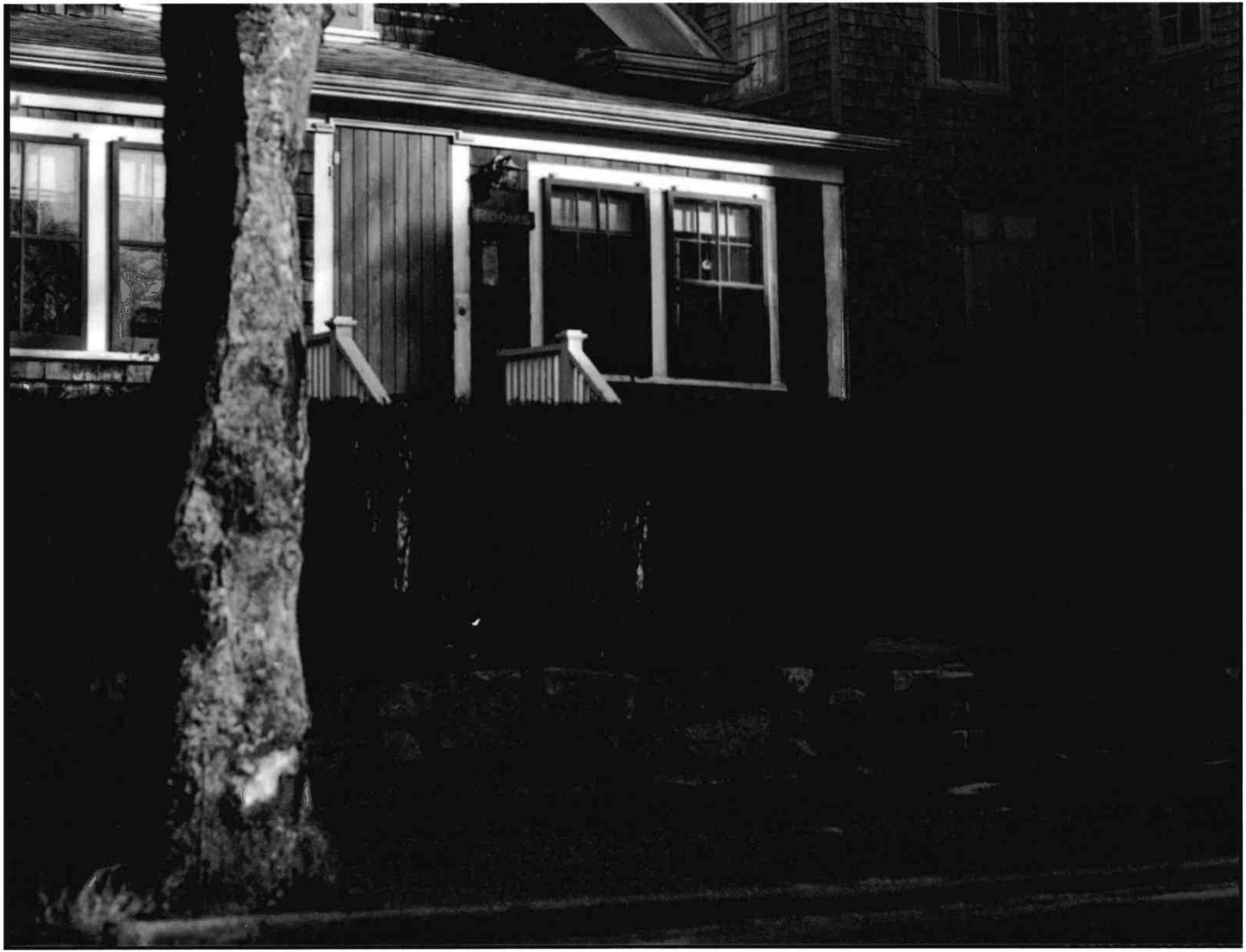
[Collection PH7] John W. McCalley Photographic Collection, 1956 – 1985
↳ [Item PH7-157] [notitle], 1970s

Subject - name

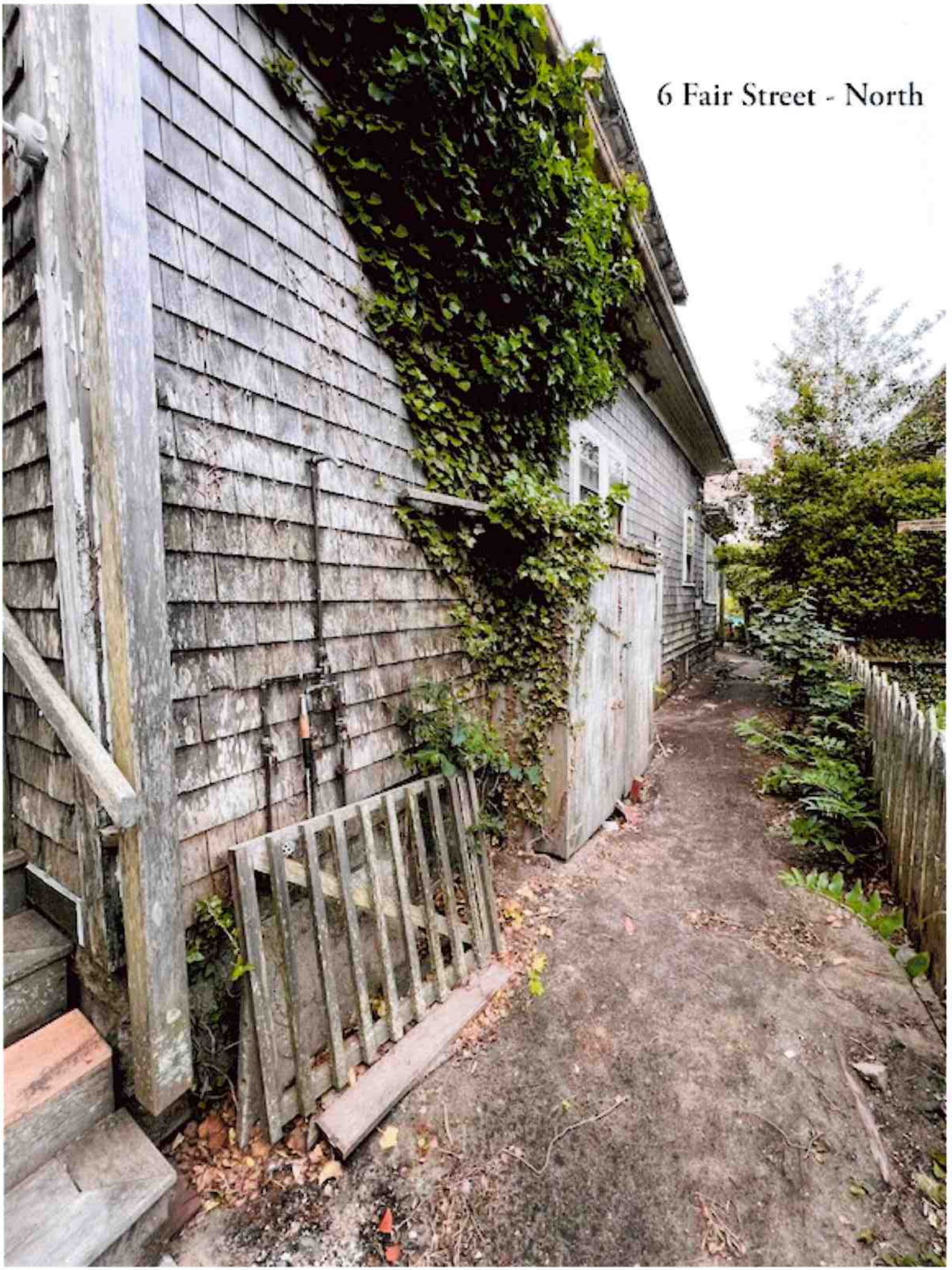
- Unitarian Universalist Church (browse 183 records)

Subject - topical

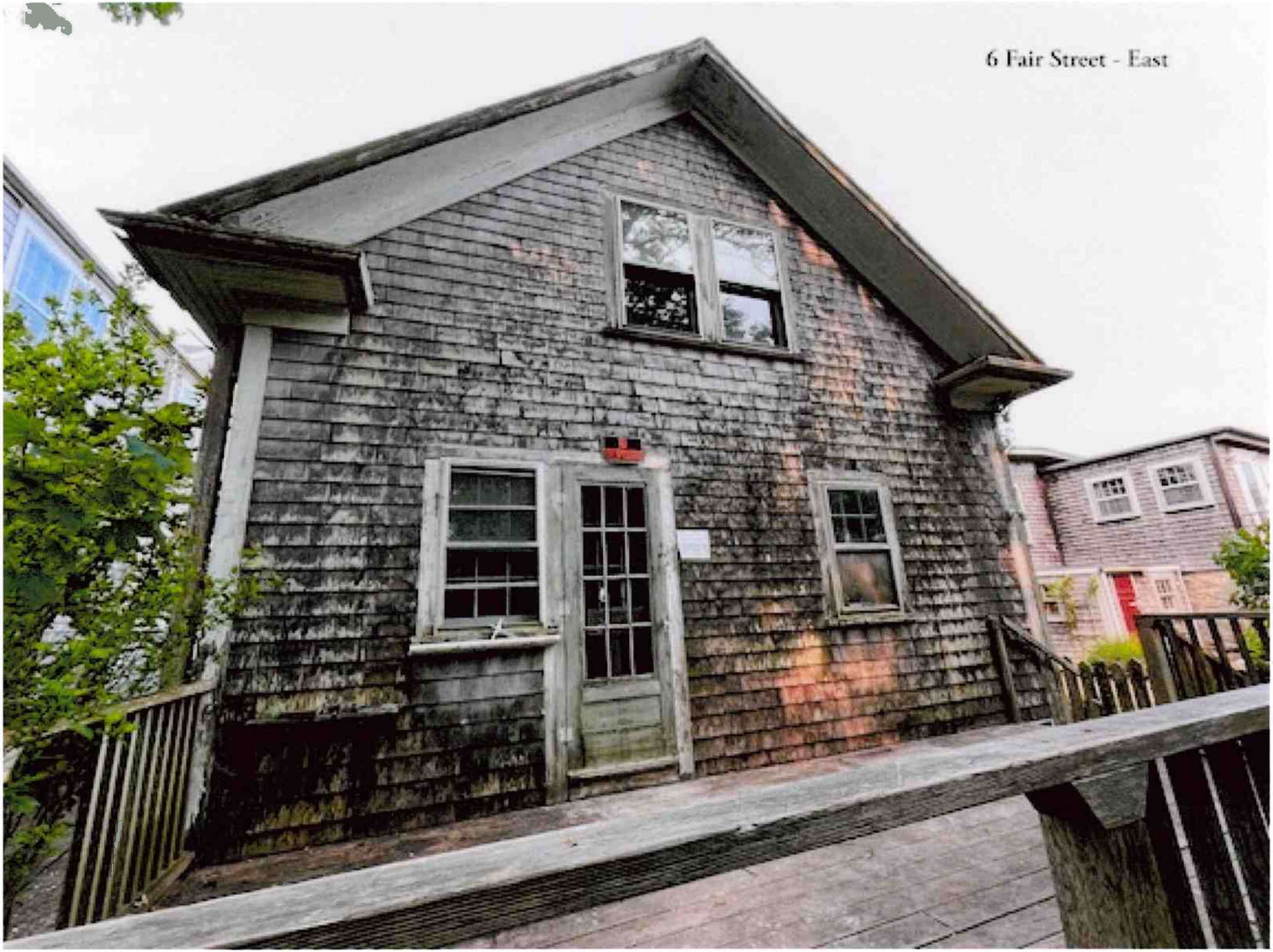
- Churches (browse 443 records)
- Houses (browse 5335 records)




6 Fair Street - West



6 Fair Street - North


6 Fair Street - East


6 Fair Street - South

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 Carolyn M. Higgins Rev. Trust

STREET ADDRESS 6 Fair Street

MAP/PARCEL 42.3.1 / 151

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON May 8, 2024

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

5/7/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

July 28, 2023

To the Commissioners,

We, Carolyn M Higgins and Donald P. Higgins, Jr., Trustees of The Carolyn M. Higgins Revocable Trust, owner of record of property located at 6 Fair Street, authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

Carolyn M. Higgins

Donald P. Higgins, Jr.

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°: 57 PARCEL N°. 14.1

Street & Number of Proposed Work: 14 DEER RUN

Owner of record: NOVISSIMO, MARY & AL

Mailing Address: 61 OLD SOUTH RD #315

NANTUCKET, MA. 02554

Contact Phone #: 508-228-4320 E-mail: al@NOVATIONMEDIA.COM

AGENT INFORMATION (if applicable)

Name: CHARLES LENHART SCI

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 _____

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: ~~484 SF~~ 784 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor

Width: 28' Sq. footage 2nd floor: ~~456~~ 670 SF 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 24'-8" South 24'-8" East 24'-8" West 24'-8"

Additional Remarks

Historic Name: NONE

Original Date: 1982

Original Builder: ROCKY - WILFORD ROCK

REVISIONS* (describe)

1. East Elevation NEW GARAGE
2. South Elevation NEW GARAGE
3. West Elevation NEW GARAGE
4. North Elevation NEW 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 8 ☐ 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): 2" COPPER

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

☐ Other _____

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

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

C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 6" Corner boards 6" Frieze 6"

Window Casing 4 Door Frame 4" Columns/Posts: Round — Square —

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 12 LIGHT FIBERGLASS

Garage Door(s): Type 4 PANEL W/ GLASS Material FIBERGLASS

Hardscape materials: Driveways EXISTING Walkways EXISTING Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) — Roof WEATHER WOOD BLEND

Trim TO WEATHER Sash TERRATONE Doors TERRATONE

Deck — Foundation TO WEATHER 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 o any revisions to this application will initiate a new sixty-day review period.

Date 4.1.24 Signature of owner of record Mary Novissimo 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 2024

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 (3 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 (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

CRL (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.

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 CHARLES LENHART

AS AGENT FOR MARI & AL NOUISSIMO

STREET ADDRESS 14 DEER RUN

MAP/PARCEL 57 / 14.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

APRIL 11, 2024

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...

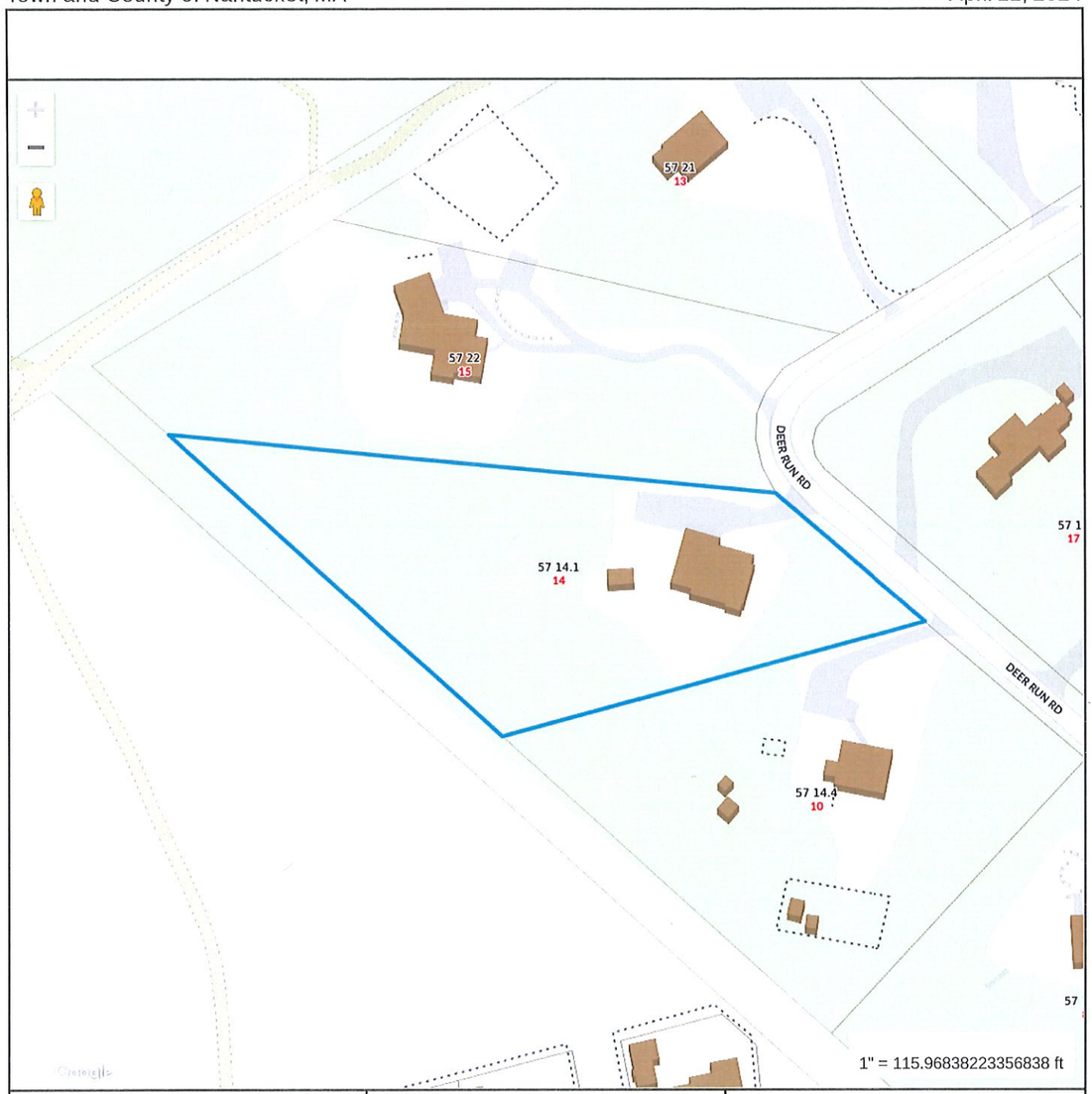
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

4.11.24
Date

Town and County of Nantucket, MA

April 11, 2024



Property Information

Property ID	4399
Location	14 DEER RUN RD
Owner	NOVISSIMO ALFRED H & MARY P

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 02/08/2024
Data updated Jan. 2021

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..ALFRED H & MARY P NOVISSIMO.....

MAILING ADDRESS..61 OLD SOUTH RD #215, NANTUCKET, MA 02554

PROPERTY LOCATION..14 DEER RUN RD.....

ASSESSORS MAP/PARCEL 47/14.1.....

SUBMITTED BY:.SANDCASTLE CONSTRUCTION COMPANY.....

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: 2024.04.11 10:05:06 -04'00'

APRIL 11, 2024
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: 14 DEER RUN ROAD

Tax Map Number: 47 Parcel Number: 14.1

Owner of Record: ALFRED H & MARY P NOVISSIMO

Description of Proposal: NEW GARAGE.

Anticipated HDC Submission Date: APRIL 11, 2024

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.

KEANE LAURA D & ROBERT M JR TRST
KEANE LAURA & ROBERT REV TRUST
41 OLD MILL ROAD
FAIRFIELD, CT 06824

KASCHULUK JEFFREY TR ETAL
NANAHUMACKE PRESERVE HOA
PO BOX 2208
NANTUCKET, MA 02584

BYRNE BARRY E
PO BOX 3328
NANTUCKET, MA 02584

ROWLAND MILTON C & ROBERTA M
15 DEER RUN RD
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

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

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Postage	$0.68
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Total Postage and Fees	$8.73
$	

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City, State, ZIP+4®: NANTUCKET 02584

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

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$8.73
$	

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Street and Apt. No., or PO Box No.: 41 OLD MILL RD

City, State, ZIP+4®: FAIRFIELD CT 06824

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

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
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Sent To: JEFFREY KASCHULUK TR

Street and Apt. No., or PO Box No.: NANAHUMACKE PRES. BOX 2208

City, State, ZIP+4®: NANTUCKET 02584

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

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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	$0.68
$	
Total Postage and Fees	$8.73
$	

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NANTUCKET POST OFFICE APR 11 2024 02584 9998 04/11/2024

Sent To: MILTON/ROBERTA ROWLAND

Street and Apt. No., or PO Box No.: 15 DEER RUN RD

City, State, ZIP+4®: NANTUCKET 02554

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

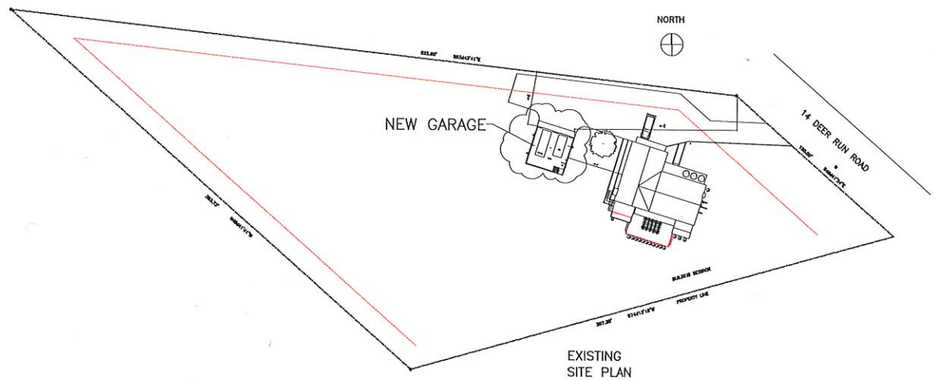
DRAWING INDEX

1 SITE PLAN
2 PLANS
3 ELEVATIONS
4

LOCUS MAP
14 DEER RUN ROAD

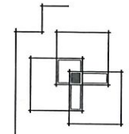
ZONING INFORMATION

MAP/PARCEL NO.	57/14.1
CLASSIFICATION	LUG 2
LOT NO.	20
LOT AREA	80,059+/- s.f.
BUILDING SETBACKS	
FRONT	35 ft.
SIDE & REAR	15 ft.
G.C.R.	4%
ALLOWED G.C.	3,202 s.f.
EXISTING G.C.	
DWELLING	2,300+/- sf.
PROPOSED NEW	784+/- sf.
TOTAL NEW G.C.	3,084 sf
USE GROUP	R-3
TYPE 5A, PROTECTED	



EXISTING
SITE PLAN

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



NOVISSIMO RESIDENCE
14 DEER RUN ROAD
NANTUCKET, MA

NEW GARAGE

Project

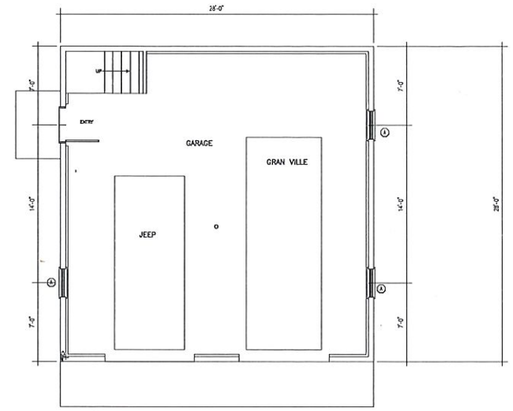
Job No.

Notes

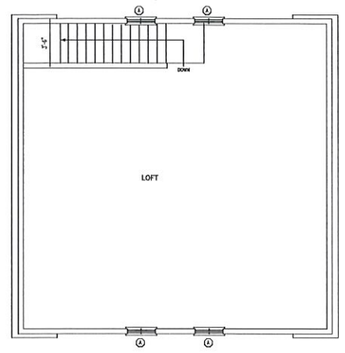
Title
DRAWING INDEX
SITE PLAN

Date
4/1/2024
Scale
1/32"=1'0"

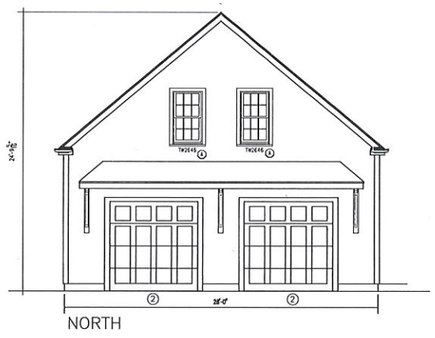
1



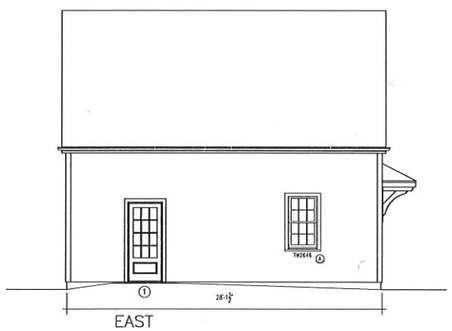
FIRST FLOOR PLAN
784 SF



SECOND FLOOR PLAN
670 SF

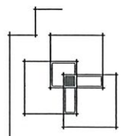


NORTH



EAST

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02554
508-228-8650



Project
NOVISSIMO RESIDENCE
14 DEER RUN ROAD
NANTUCKET, MA
NEW GARAGE

Job No.

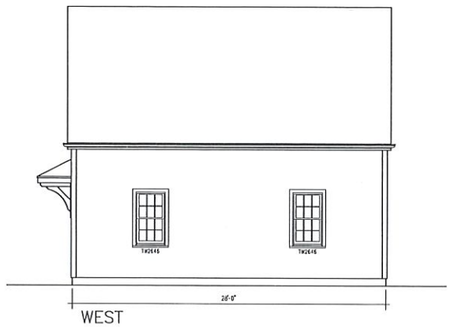
Notes

Title
PLANS

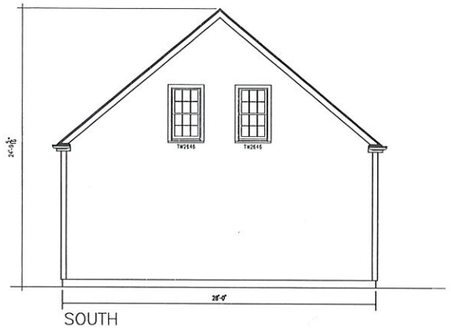
Date
4/1/2024

Scale
1/4"=1'0"

2



WEST



SOUTH

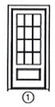
WINDOW SCHEDULE					
NO	MANUFACTURE	UNIT	LITES	ROUGH OPENING	
A	ANDERSON	TW 2646	6 OVER 6	32-1/8x56-7/8	
B					

WINDOW NOTES
ALL WINDOWS ANDERSON 400 SERIES, DOUBLE GLAZED SIMULATED DIVIDED LITES
WINDOW SASH COLOR: TERRATONE
ALL UNITS CUSTOM CEDAR CASING & SILLS TO WEATHER MATCH EXISTING HOUSE DETAILS.

CONTRACTOR TO VERIFY ALL ROUGH OPENINGS
WINDOW HEAD FLASHING 16OZ COPPER



DOOR SCHEDULE						
NO	MANUFACTURE	MODEL	SIZE	ROUGH OPENING		
1	JELDWEN SMOOTH PRO	SP-6077G12-1P	36X84	38.5"x90.25"		
2	CH DOOR	GARAGE DOOR	8'x8'	8'x8'		



DOOR NOTES
DOOR COLOR: TERRATONE
CUSTOM CEDAR CASING & SILLS TO WEATHER MATCH EXISTING HOUSE DETAILS.

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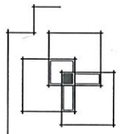


Project
NOVISSIMO RESIDENCE
14 DEER RUN ROAD
NANTUCKET, MA
NEW GARAGE
Job No.

Notes

Title
ELEVATIONS

Date
4/1/2024
Scale
1/4"=1'0"

3



47/14.1 NOVISSIMO 14 DEER RUN VIEW FROM PUBLIC WAY 4.11.24



47/14.1 NOVISSIMO 14 DEER RUN NEW GARAGE SITE BEHIND CEDAR 4.11.24

STRANG

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 2024**

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 (3 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 (3 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.

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).

✓ 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.

SW 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.

X 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 Steve Roethke

AS AGENT FOR Ernie & Jamie Strang

STREET ADDRESS 7 Farmview Drive

MAP/PARCEL 66/180

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/18/24

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.



4/18/24

Signature Date

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 7 Farm View Drive Map 66 / Parcel 180

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,

Ernie or Jamie Strang

architecture | planning | development
19 old south road.nantucket.massachusetts.02554 | t:508.825.7588 | f:508.825.7589
www.smroethkedesign.com

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°. 180

Street & Number of Proposed Work: 7 FARM VIEW DR.

Owner of record: ERNIE & JAMIE STRANG

Mailing Address: 7 FARM VIEW DR.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: ernie@stranglle.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD, UNIT 17
NANTUCKET, MA 02554

Contact Phone #: 508-825-1588 E-mail: steve@smroethke design.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 77' Sq. Footage 1st floor: 2838
Width: 47' Sq. footage 2nd floor: 2168
Sq. footage 3rd floor: —

Decks/Patio: Size: 10' x 36' ☒ 1st floor ☐ 2nd floor (PORCH)
Size: 8' x 28' ☐ 1st floor ☒ 2nd 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 28'-0" South 25'-6" East 28'-0" → 25'-6" West 25'-6" → 28'-0"

Additional Remarks

Historic Name:

Original Date: N/A.

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

N/A.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ± 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 7 /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 _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2½" ϕ COPPER

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other MAHOGANY
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8"/2" Soffit (Overhang) ± 2" Corner boards 6" Frieze ± 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 6"

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 SOLID W/ SIDELTS. Rear 6-LITE GLIDERS. Side N/A.
Garage Door(s): Type OVERHEAD Material MAHOGANY

Hardscape materials: Driveways SHELL/PEASTONE Walkways BLUESTONE Walls N/A.

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT Clapboard (if applicable) — Roof NAT
Trim NAT Sash BLACK Doors NAT & 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 4/17/24 Signature of owner of record _____ Signed under penalties of perjury

View across 5 Farmview Drive



Looking at 7 Farmview lot from road

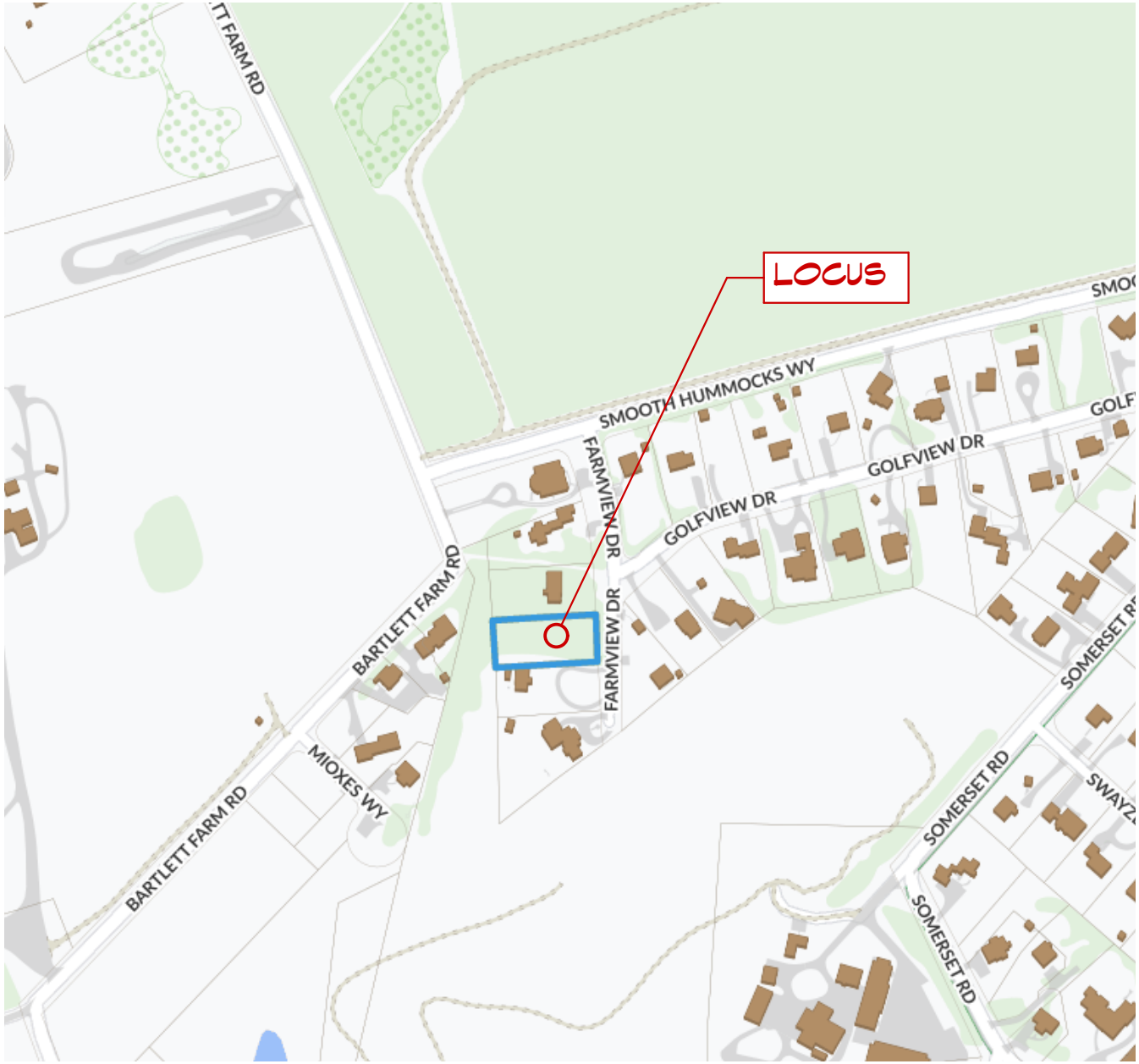




View from 9 Farmview Drive

Looking at 7 Farmview lot from road





S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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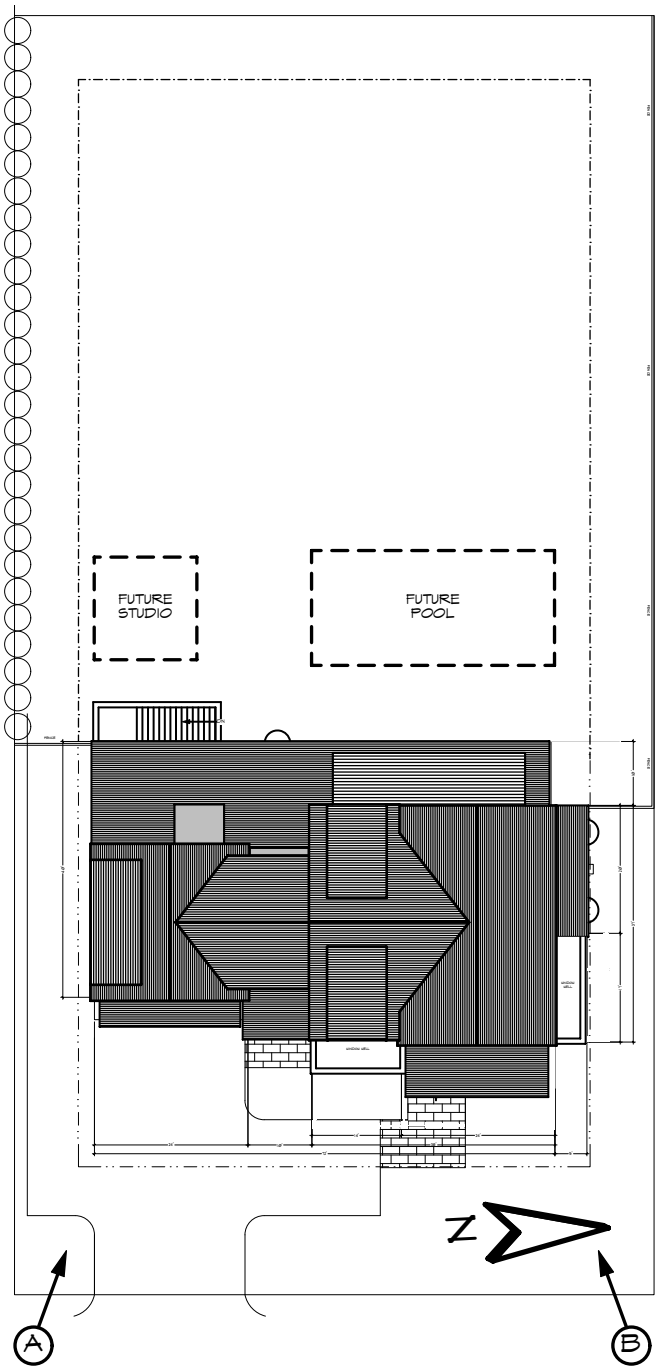
LOCUS

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

HDC 0.1



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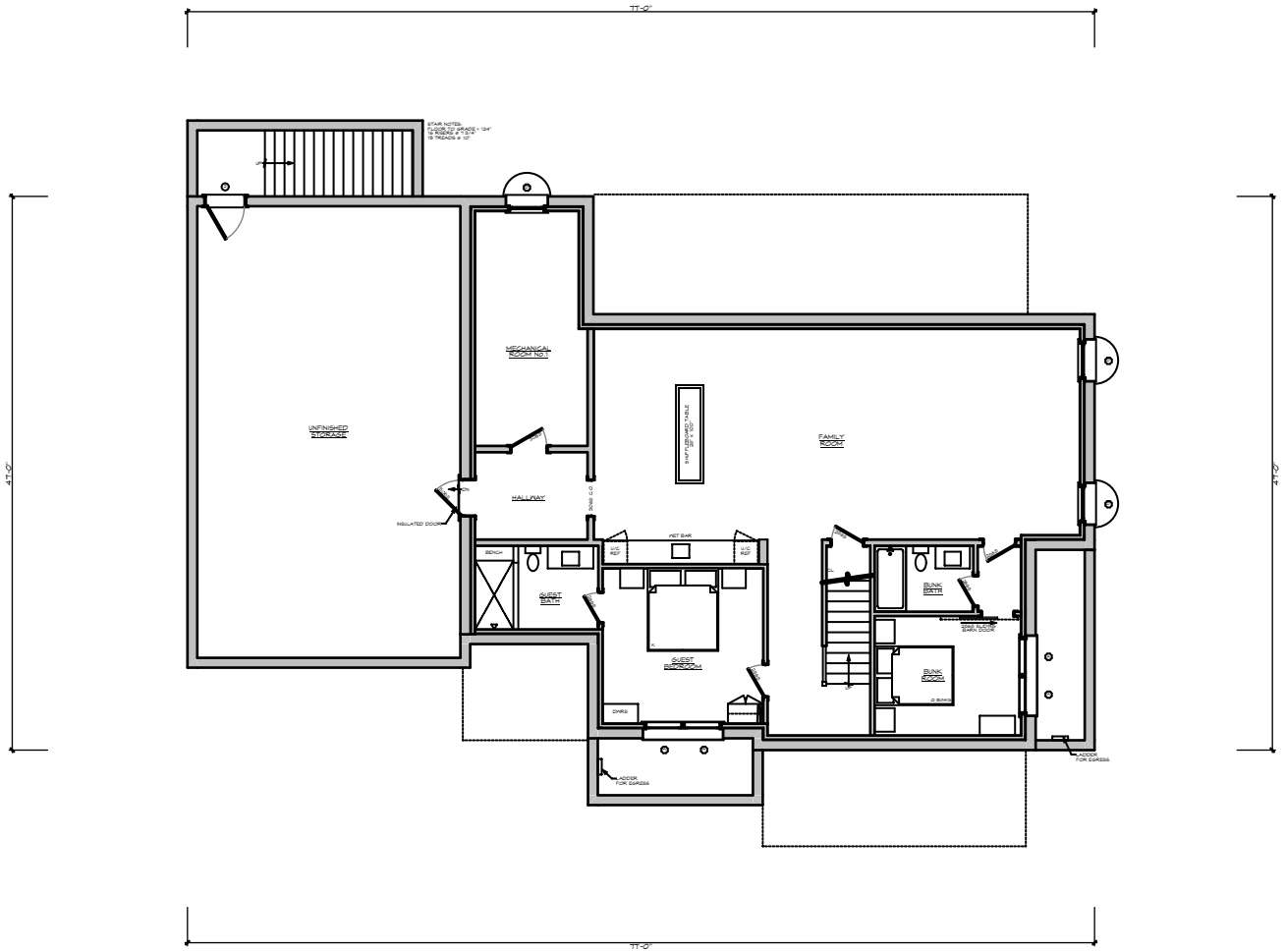
SITE PLAN

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

HDC 0.2



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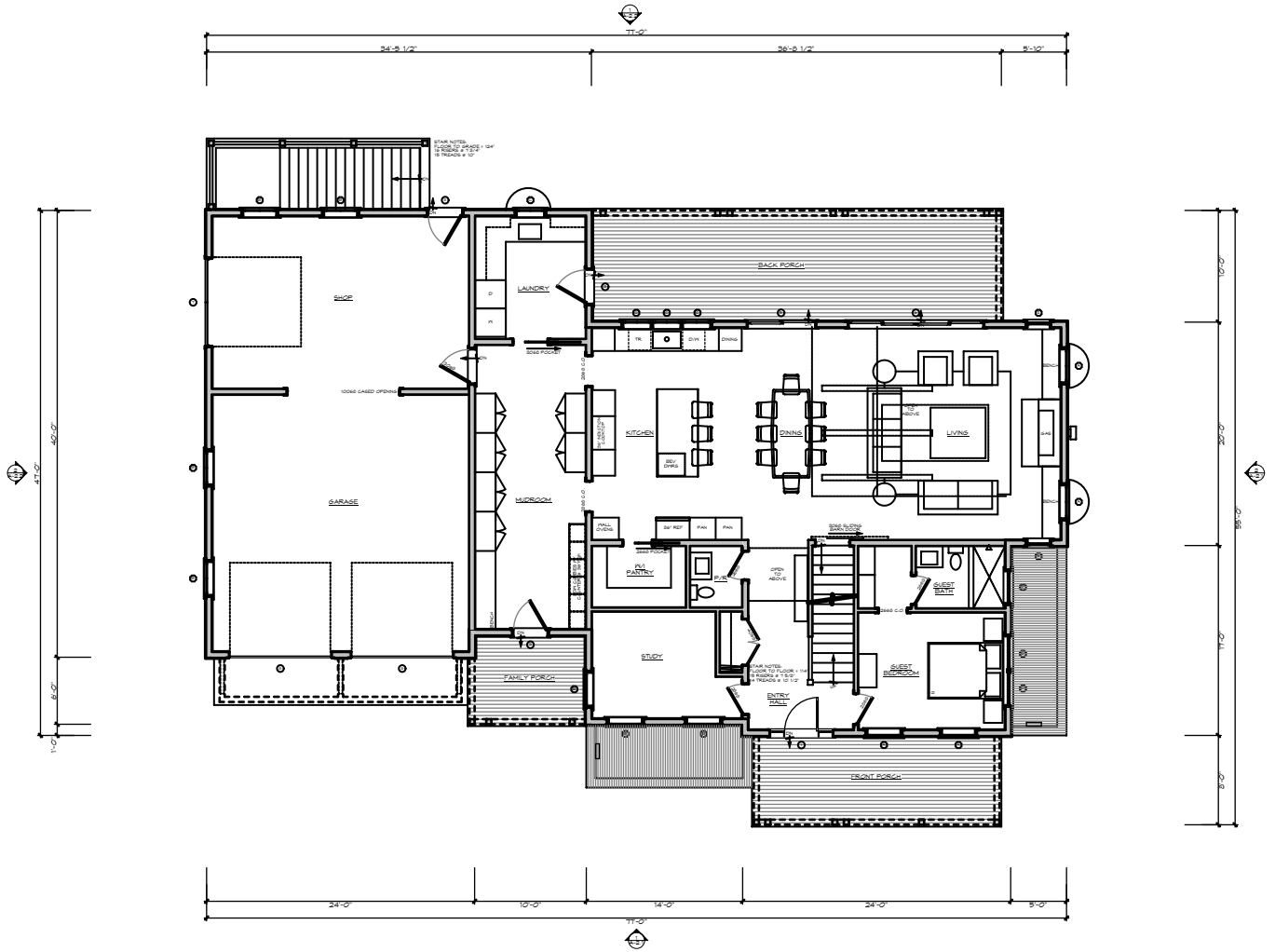
PROPOSED BASEMENT FLOOR PLAN

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

HDC 1.0



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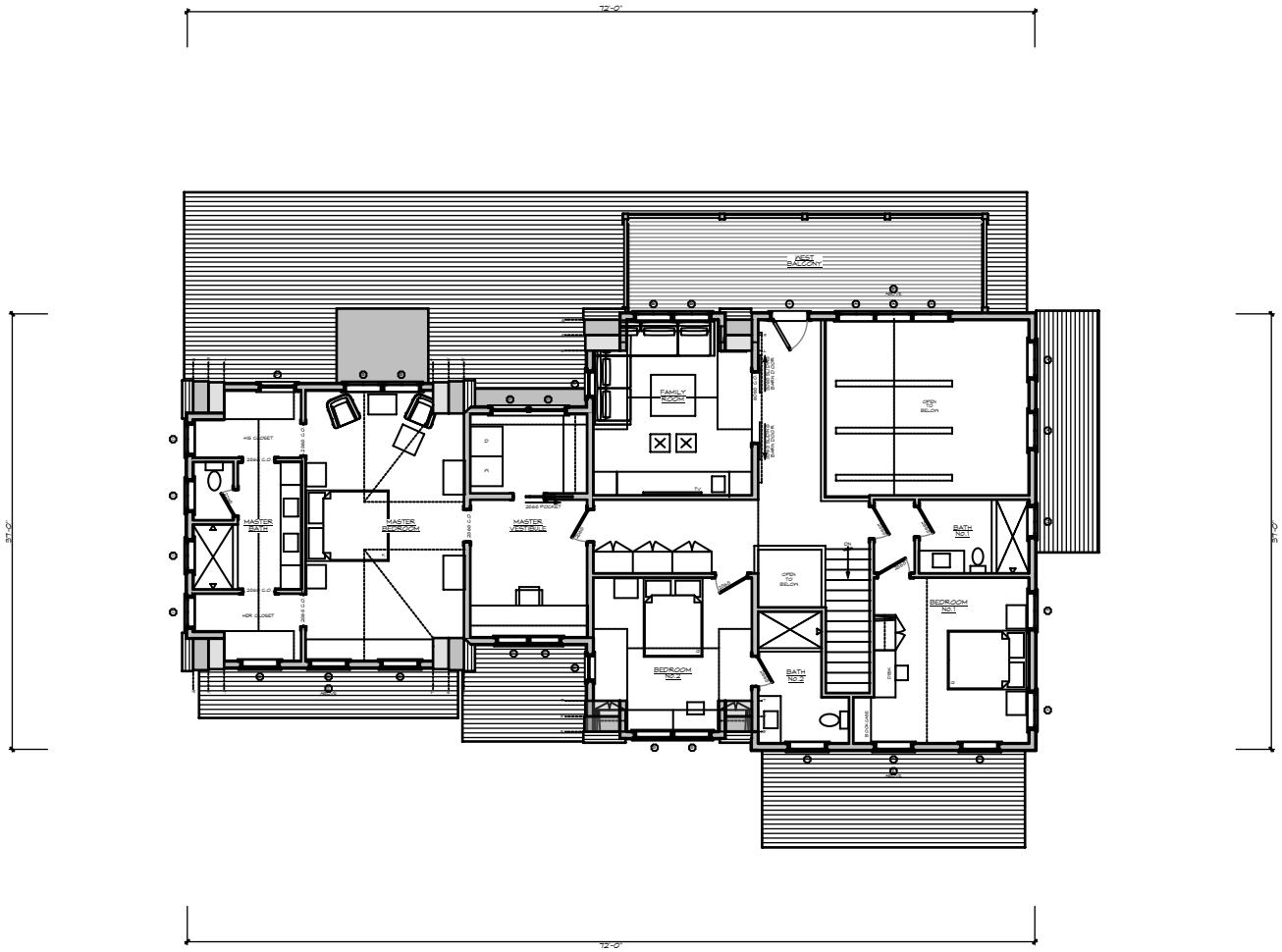
PROPOSED FIRST FLOOR PLAN

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

HDC 1.1



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PROPOSED SECOND FLOOR PLAN

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

HDC 1.2



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PROPOSED EAST ELEVATION

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

HDC 2.1



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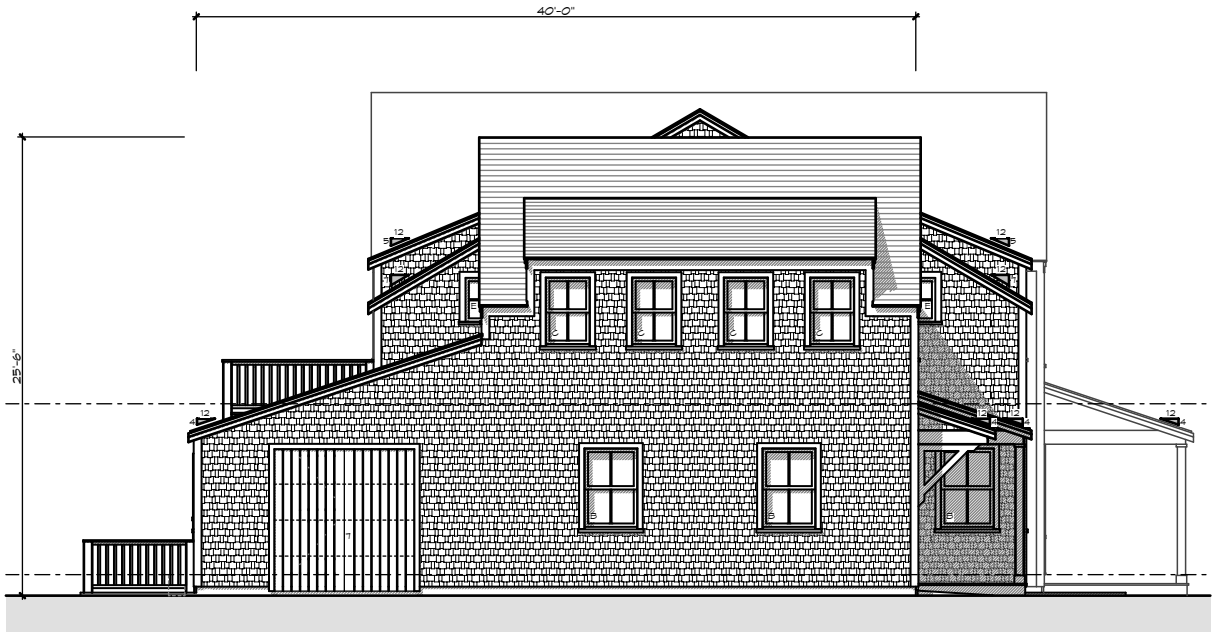
PROPOSED NORTH ELEVATION

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

HDC 2.2



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PROPOSED SOUTH ELEVATION

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

HDC 2.3



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design, inc.

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PROPOSED WEST ELEVATION

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

HDC 2.4

7FVD RESIDENCE

7 FARMVIEW DRIVE, 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	ADH3250	2 over 2	
B	Double Hung	ADH3248	2 over 2	
C	Double Hung	ADH2638	2 over 2	
D	Awning	AAN3228	2	
E	Awning	AAN2428	4	

DOOR SCHEDULE

All door units to be Black.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3070	N/A	3070 Custom Mahogany, w/ V-Groove Inset Panel & 12" Sidelights (5-Lite)
2	French Door	FWHID33611AR	1	
3	Side Door	3070	4	4 Light, 1 Panel w/ V-Groove Inset Panel
4	French Door	FWHID31611AR	6	
5	Gliding Door	FWGD60611-R	(2) 6	
6	Gliding Door	FWGD1110611-4	(4) 6	
7	Garage Door	8'-0" x 8'-0"	N/A	Natural to Weather, w/ V-Groove Inset Panel, Overhead Garage Door
8	Garage Door	9'-0" x 8'-0"	(2) 4	Natural to Weather, w/ V-Groove Inset Panel, Overhead Garage Door

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.

19 old south road
nantucket, ma. 02554
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WINDOW & DOOR SCHEDULE

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

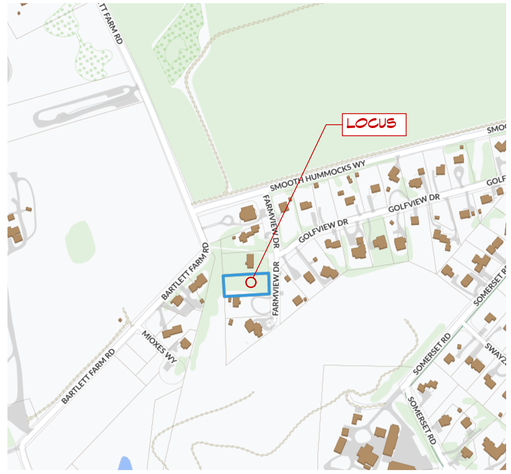
REVISIONS:

HDC Review Set
4/17/24

W&D

7 Farmview Drive Residence

7 Farmview Drive Nantucket MA 02554



L **LOCUS PLAN**

7FVD RESIDENCE	7 FARMVIEW DRIVE, 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	ADH3250	2 over 2	
B	Double Hung	ADH3248	2 over 2	
C	Double Hung	ADH2638	2 over 2	
D	Awning	AAN3228	2	
E	Awning	AAN2428	4	

DOOR SCHEDULE

All door units to be Black.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3070	N/A	3070 Custom Mahogany, w/ V-Groove Inset Panel & 12" Sidelights (5-Lite)
2	French Door	FWHD33611AR	1	
3	Side Door	3070	4	4 Light, 1 Panel w/ V-Groove Inset Panel
4	French Door	FWHD31611AR	6	
5	Gliding Door	FWGD60611-R	(2) 6	
6	Gliding Door	FWGD1110611-4	(4) 6	
7	Garage Door	8'-0" x 8'-0"	N/A	Natural to Weather, w/ V-Groove Inset Panel, Overhead Garage Door
8	Garage Door	9'-0" x 8'-0"	(2) 4	Natural to Weather, w/ V-Groove Inset Panel, Overhead Garage Door

GENERAL NOTES

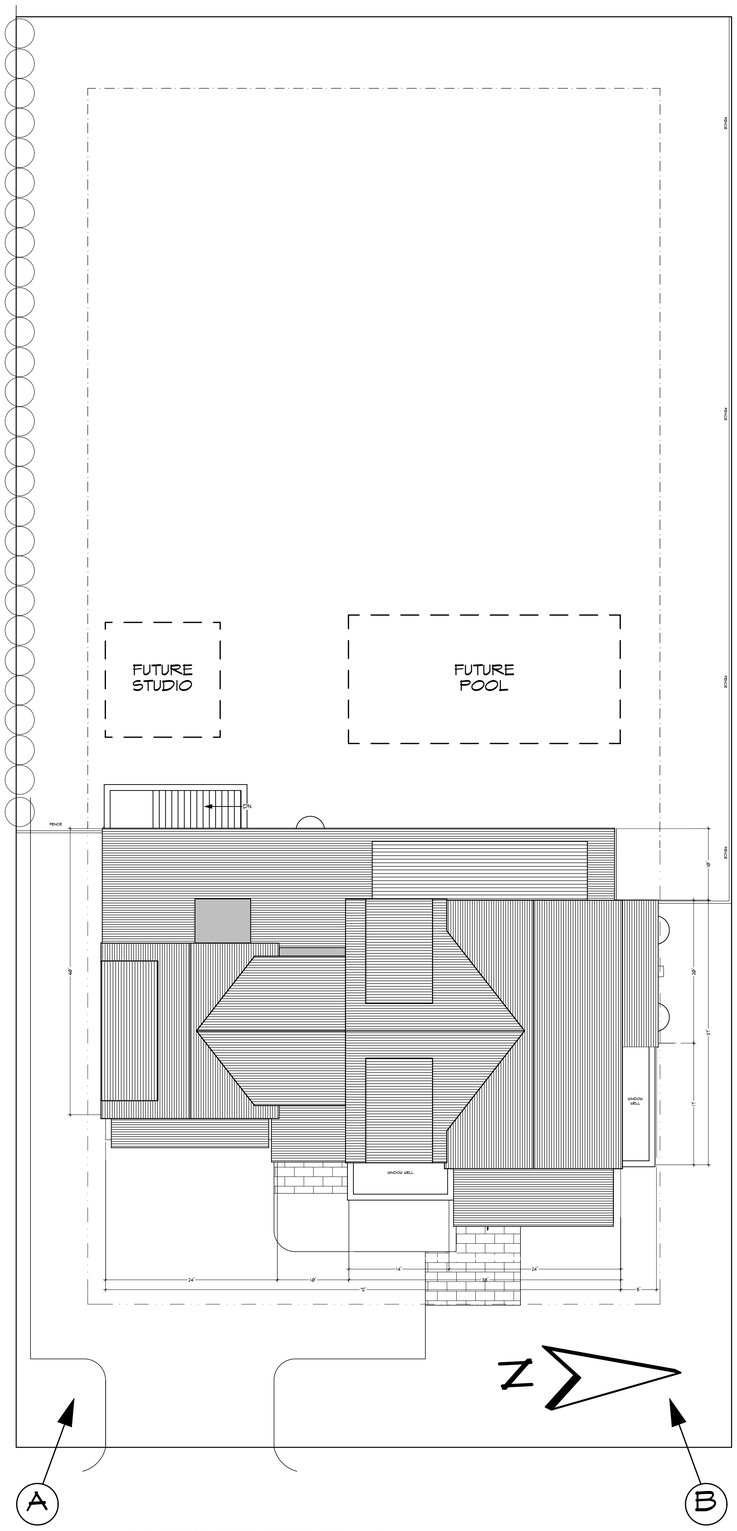
1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor to verify all RO's and quantities at the time of order.
3. All fenestration to be DP30 or better.
4. G.C. to verify all hardware finish to match cottage.



A **PERSPECTIVE - A**



B **PERSPECTIVE - B**



1 **PROPOSED SITE PLAN**

Scale: 1" = 10'

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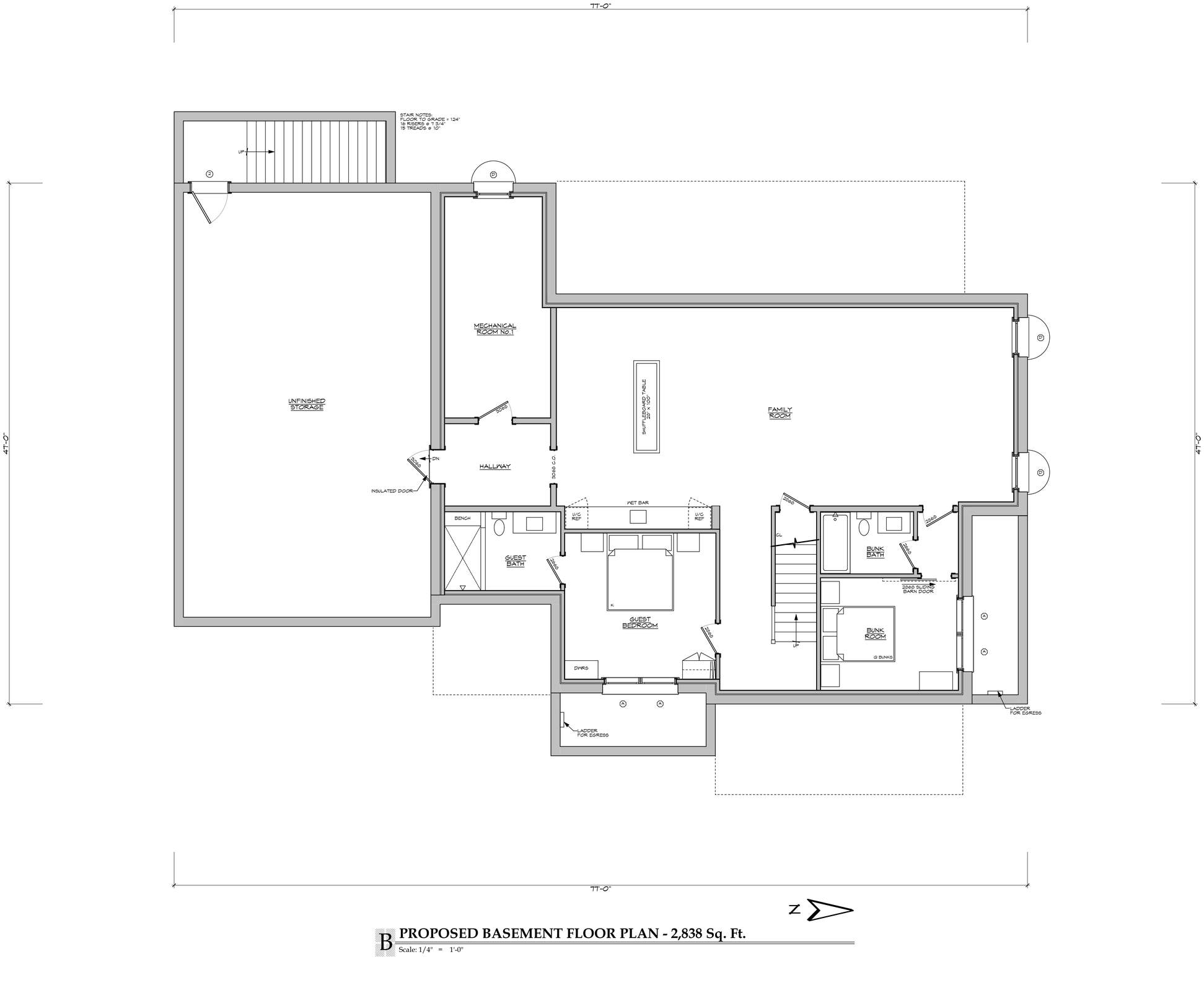
PROPOSED SITE PLAN

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

A-0.1



B **PROPOSED BASEMENT FLOOR PLAN - 2,838 Sq. Ft.**

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

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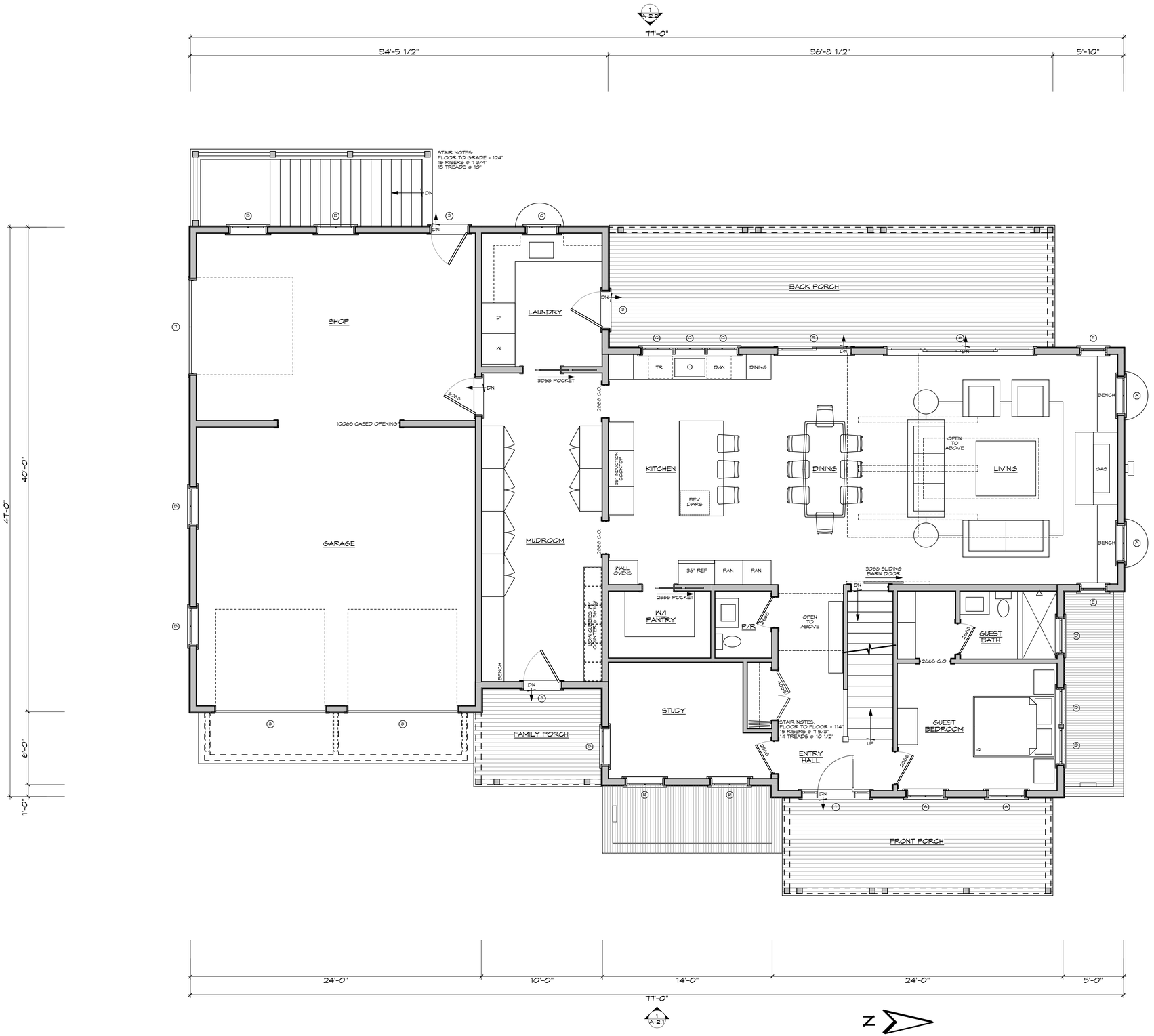
PROPOSED BASEMENT FLOOR PLAN

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

A-1.0



1 PROPOSED FIRST FLOOR PLAN - 2,838 Sq. Ft.

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

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PROPOSED FIRST FLOOR PLAN

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

A-1.1



1 PROPOSED SECOND FLOOR PLAN - 2,168 Sq. Ft.

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

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PROPOSED SECOND FLOOR PLAN

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

A-1.2



1 PROPOSED EAST ELEVATION

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



2 PROPOSED NORTH ELEVATION

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

7FVD RESIDENCE — 7 FARMVIEW DRIVE, NANTUCKET, MA. 02554

ANDERSEN WINDOW SCHEDULE

All windows to be Andersen A-Series units, Black Sash, Glad, Simulated Divided Light. Double Hungs to have sash locks only, no finger or sash pulls.
All casing to be field applied per drawings. All screens to be aluminum framed, full screens. Interiors to be primed wood or pre-finished white.
Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	ADH3250	2 over 2	
B	Double Hung	ADH3245	2 over 2	
C	Double Hung	ADH2638	2 over 2	
D	Awning	AAN3228	2	
E	Awning	AAN2428	4	

DOOR SCHEDULE

All door units to be Black.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3070	N/A	3070 Custom Mahogany, w/ V-Groove Inset Panel & 12" Sidelights (5-Lite)
2	French Door	FWHID33611AR	1	
3	Side Door	3070	4	4 Light, 1 Panel w/ V-Groove Inset Panel
4	French Door	FWHID31611AR	6	
5	Gliding Door	FWGD60611-R	(2) 6	
6	Gliding Door	FWGD1110611-4	(4) 6	
7	Garage Door	8'-0" x 8'-0"	N/A	Natural to Weather, w/ V-Groove Inset Panel, Overhead Garage Door
8	Garage Door	9'-0" x 8'-0"	(2) 4	Natural to Weather, w/ V-Groove Inset Panel, Overhead Garage Door

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.

S. M. ROETHKE
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PROPOSED EXTERIOR ELEVATIONS

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

A-2.1



1 PROPOSED SOUTH ELEVATION

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



2 PROPOSED WEST ELEVATION

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

7FVD RESIDENCE

7 FARMVIEW DRIVE, 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.
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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	ADH3250	2 over 2	
B	Double Hung	ADH3248	2 over 2	
C	Double Hung	ADH2638	2 over 2	
D	Awning	AAN3228	2	
E	Awning	AAN2428	4	

DOOR SCHEDULE

All door units to be Black.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3070	N/A	3070 Custom Mahogany, w/ V-Groove Inset Panel & 12" Sidelights (5-Lite)
2	French Door	FWHID38611AR	1	
3	Side Door	3070	4	4 Light, 1 Panel w/ V-Groove Inset Panel
4	French Door	FWHID31611AR	6	
5	Gliding Door	FWGD60611-R	(2) 6	
6	Gliding Door	FWGD111O611-4	(4) 6	
7	Garage Door	8'-0" x 8'-0"	N/A	Natural to Weather, w/ V-Groove Inset Panel, Overhead Garage Door
8	Garage Door	9'-0" x 8'-0"	(2) 4	Natural to Weather, w/ V-Groove Inset Panel, Overhead Garage Door

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 ROs 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.

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PROPOSED EXTERIOR ELEVATIONS

7 Farmview Drive Residence
7 Farmview Drive
Nantucket, MA 02554

REVISIONS:

HDC Review Set
4/17/24

A-2.2

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.... Ernie & Jamie Strang .....

MAILING ADDRESS.. 7 Farm View Drive .....

PROPERTY LOCATION. 7 Farm View Drive .....

ASSESSORS MAP/PARCEL.. Map 66 / Parcel 180 .....

SUBMITTED BY:... S. M. Roethke Design, 508-825-7588 .....

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: 2024.04.12 09:17:31 -04'00'

April 12, 2024
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	69	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	123 SOMERSET RD
66	179		GIBBS MILLICENT M & MAURICE TR	MILICE NOMINEE TRUST	PO BOX 567	NANTUCKET	MA	02554	5 FARMVIEW DR
66	181		KAPLAN ELIZABETH P & GILBERT B		5016 MACARTHUR BLVD NW	WASHINGTON	DC	20016	9 FARMVIEW DR
66	183		MEANS JOHN K & NANCY S		PINK HOUSE RD	SEWICKLEY	PA	15143	10 FARMVIEW DR
Count:	**4**								

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:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party 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 completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. 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.

If you have any questions, please contact the HDC office at (508) 228-7231.

7015 1520 0003 2757 5318

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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	$0.68
Total Postage and Fees	$5.08

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04/16/2024

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

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
Total Postage and Fees	$5.08

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Postmark Here
04/16/2024

Sent To: MILLICENT + MAURICE GIBBS
Street and Apt. No., or PO Box No.: C/O MAURICE NOM TRST, POBOX 567
City, State, ZIP+4®: NANTUCKET, MA 02554

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

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
Total Postage and Fees	$5.08

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04/16/2024

Sent To: ELIZABETH + GILBERT KAPLAN
Street and Apt. No., or PO Box No.: 5016 MACARTHUR BLVD NW
City, State, ZIP+4®: WASHINGTON, DC 20016

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

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Sewickley, PA 15143

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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	$0.68
Total Postage and Fees	$5.08

NANTUCKET POST OFFICE 0056 03 APR 16 2024 02584 9998
Postmark Here
04/16/2024

Sent To: JOHN + NANCY MEANS
Street and Apt. No., or PO Box No.: PINK HOUSE ROAD
City, State, ZIP+4®: SEWICKLEY, PA 15143

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

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°: 30 PARCEL N°. 78

Street & Number of Proposed Work: 6 Hinckley Lane

Owner of record: LuBin Richard K Trust

Mailing Address: 111 Cliff Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTP

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusdevelopment.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 Basement bulkhead/Replace with walkout stairs

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 Remove basement bulkhead & Replace w/ walkout stair.
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 5/20/24 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 6 Hinckley Ln

STREET ADDRESS 6 Hinckley Ln

MAP/PARCEL 30 / 78

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.20.24

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

05.20.24 — Date

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:

Daniel F. Carbonneau, Trustee of the 111 Cliff Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

, Trustee 3/31/2023

Client Signature Date

111 Cliff Road Trust

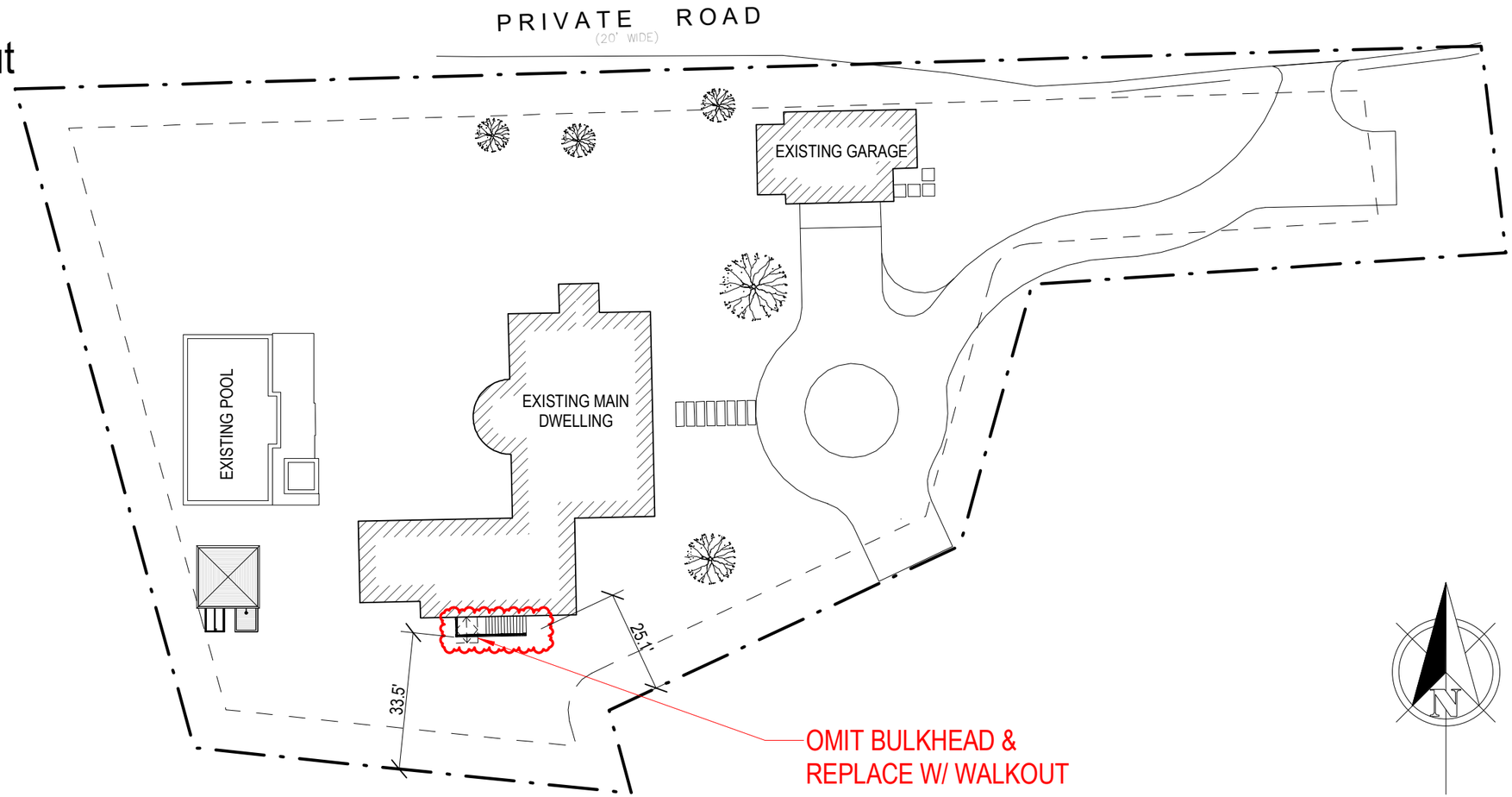
Daniel F. Carbonneau, Trustee

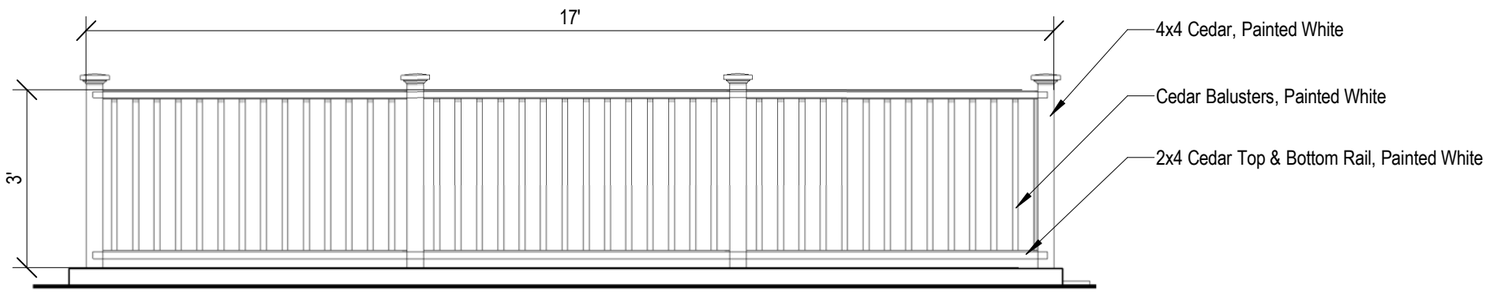
LUBIN RICHARD K TRST

6 Hinckley Ln, Basement Walkout
Nantucket, MA 02554



Locus





Walkout Railing Elevation

3/8" = 1'-0"

BASEMENT WALKOUTSITE PLAN

1/32" = 1'-0"

G.302

LUBIN RICHARD K TRST
6 Hinckley Ln,
Nantucket, MA 02554

Zoning Information

Map & Parcel:	30 / 78
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.

BASEMENT WALKOUT

05.20.24

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









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 2024**

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 (3 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 (3 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.

tlr 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°. 222.1

Street & Number of Proposed Work: 61 W. Chester St

Owner of record: West Chester St LLC

Mailing Address: 3 Church St #2
Winchester MA 01890

Contact Phone #: 228-2722 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: PO Box 822
Nantucket MA 02554

Contact Phone #: 228-2722 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
4. North Elevation Replace dormer, add dormer

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 4 /12_____ Other _____

Roofing material: ☒ Asphalt M.E. ☐ 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

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 match existing

Trim Natural 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 5/7/2024 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 Joe Paul

AS AGENT FOR West Chester Street LLC

STREET ADDRESS 61 West Chester St

MAP/PARCEL 41/222.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/14/2024

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.

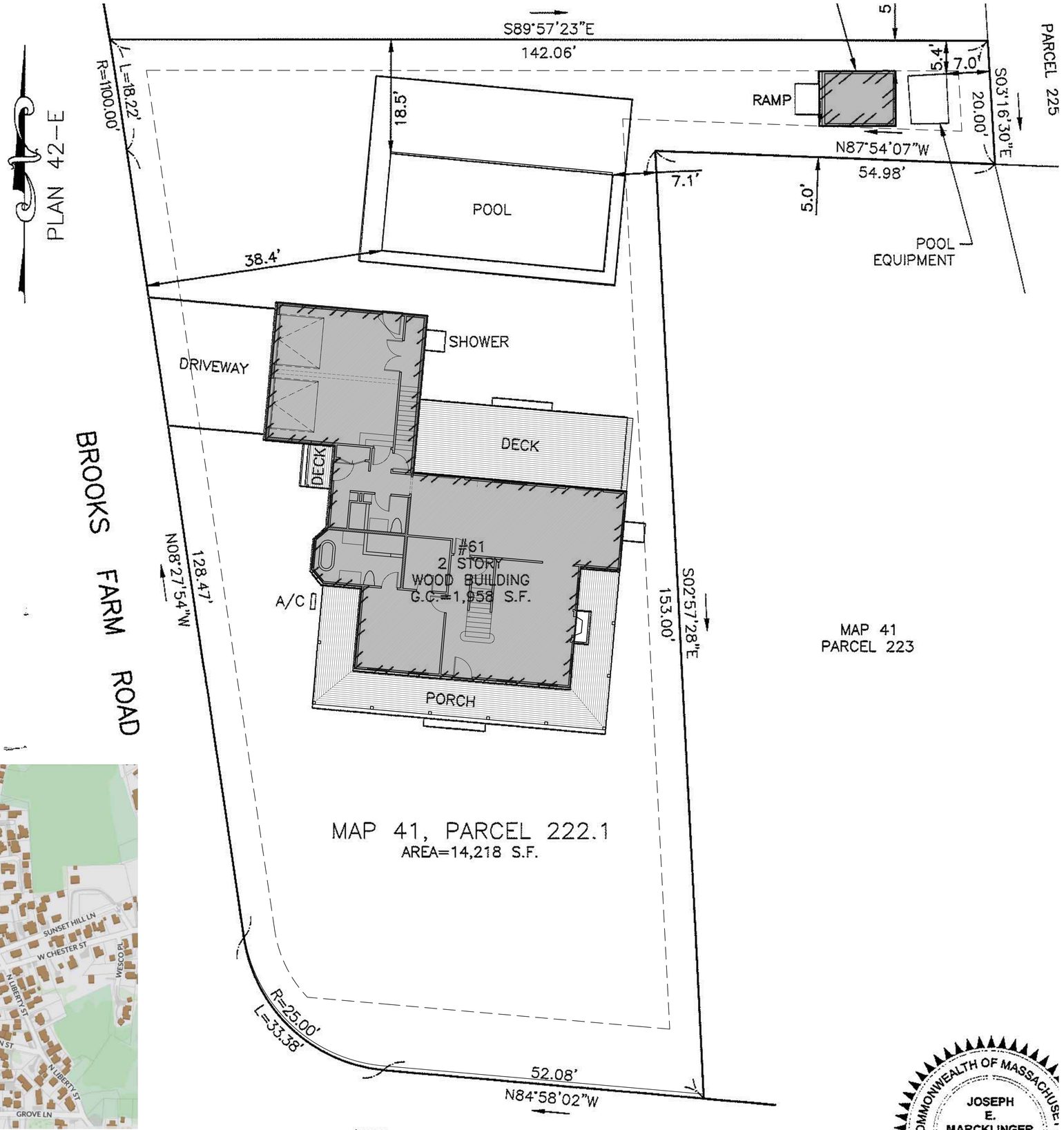
Joe Paul — 5/7/2024

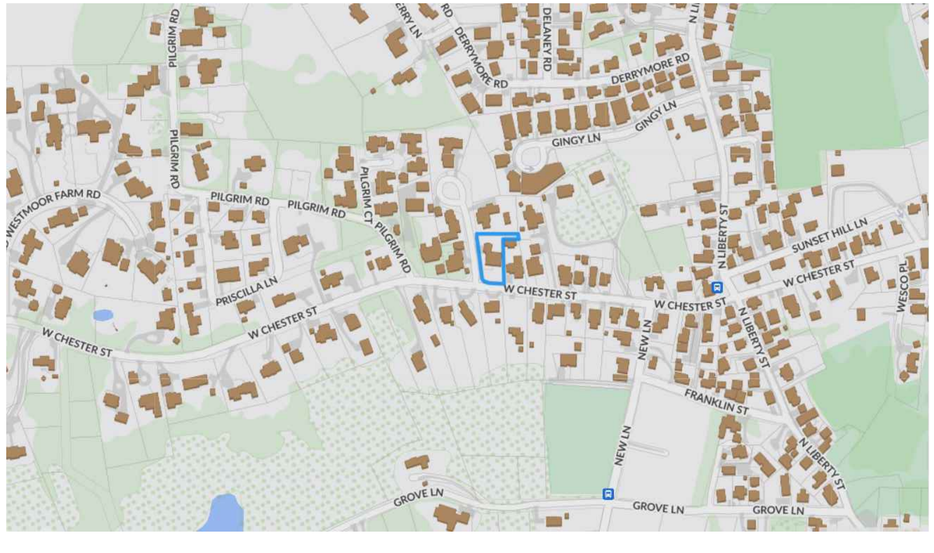
Signature — Date

ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 1 (R-1)

	REQUIRED	EXISTING
LOT AREA	5,000 S.F.	14,218 S.F.
LOT FRONTAGE	50 FT.	52.08 FT.
FRONT YARD SETBACK	10 FT.	38.4 FT.
REAR YARD SETBACK	5 FT.	7.0 FT.
SIDE YARD SETBACK	5 FT.	5.0 FT.
MAX. GROUND COVER RATIO	30%	14.5%





bpc ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
61 WEST CHESTER ST
NANTUCKET, MA

WEST CHESTER STREET LLC

HDC

DD

SITE
SCALE: 1/8"=1'-0"

C1.1

MAY 7, 2024

COMMONWEALTH OF MASSACHUSETTS
JOSEPH E. MARCKLINGER
No. 30330











EXISTING



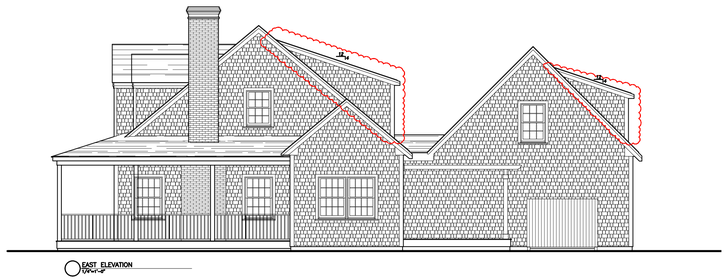


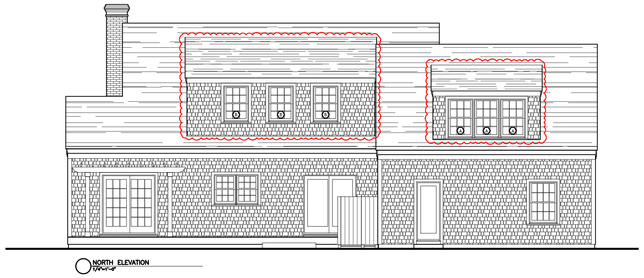


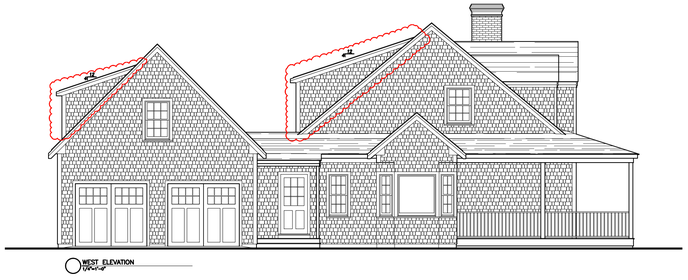


PROPOSED









bpc
ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
61 WEST CHESTER ST
NANTUCKET, MA

WEST CHESTER STREET LLC

HDC

DD

ELEVATIONS
SCALE: 1/8"=1'-0"

A2.0

MAY 7, 2024



EXISTING



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

FACES W. CHESTER STREET (FRONT)

PROPOSED NO CHANGES



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

bpc ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
61 WEST CHESTER ST
NANTUCKET, MA

WEST CHESTER STREET LLC

HDC

DD

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

A2.1

MAY 7, 2024

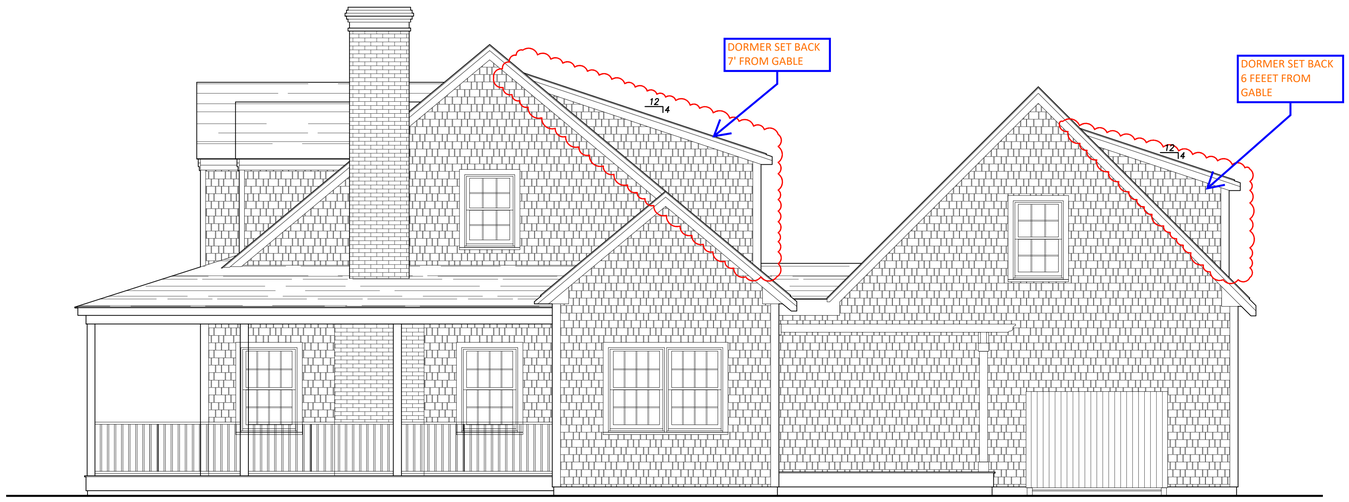


EXISTING



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

PROPOSED ADD SHED DORMERS



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

bpc
ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
61 WEST CHESTER ST
NANTUCKET, MA

WEST CHESTER STREET LLC

HDC

DD

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

A2.2

MAY 7, 2024



EXISTING

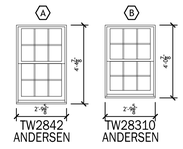


NORTH ELEVATION
1/4"=1'-0"

REAR

PROPOSED

ADD SHED DORMERS





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

bpc
ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
61 WEST CHESTER ST
NANTUCKET, MA

WEST CHESTER STREET LLC

HDC

DD

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

A2.3

MAY 7, 2024





EXISTING



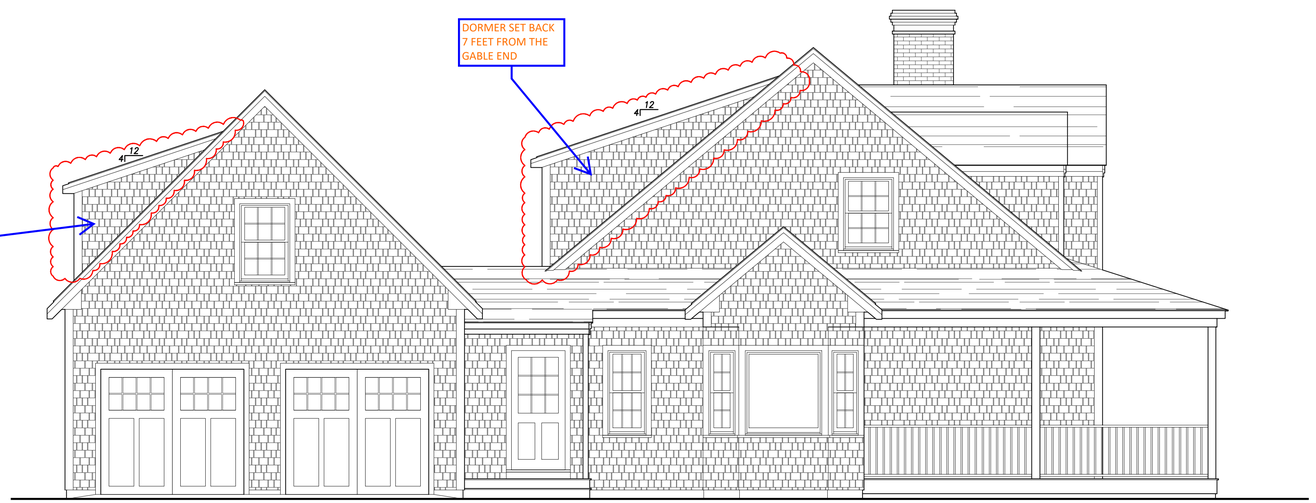
WEST ELEVATION
1/4"=1'-0"

LEFT SIDE - FACES BROOKS FARM ROAD

PROPOSED

ADD SHED DORMERS

DORMER SET BACK
6' FROM THE GABLE
END



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

bpc
ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
61 WEST CHESTER ST
NANTUCKET, MA

WEST CHESTER STREET LLC

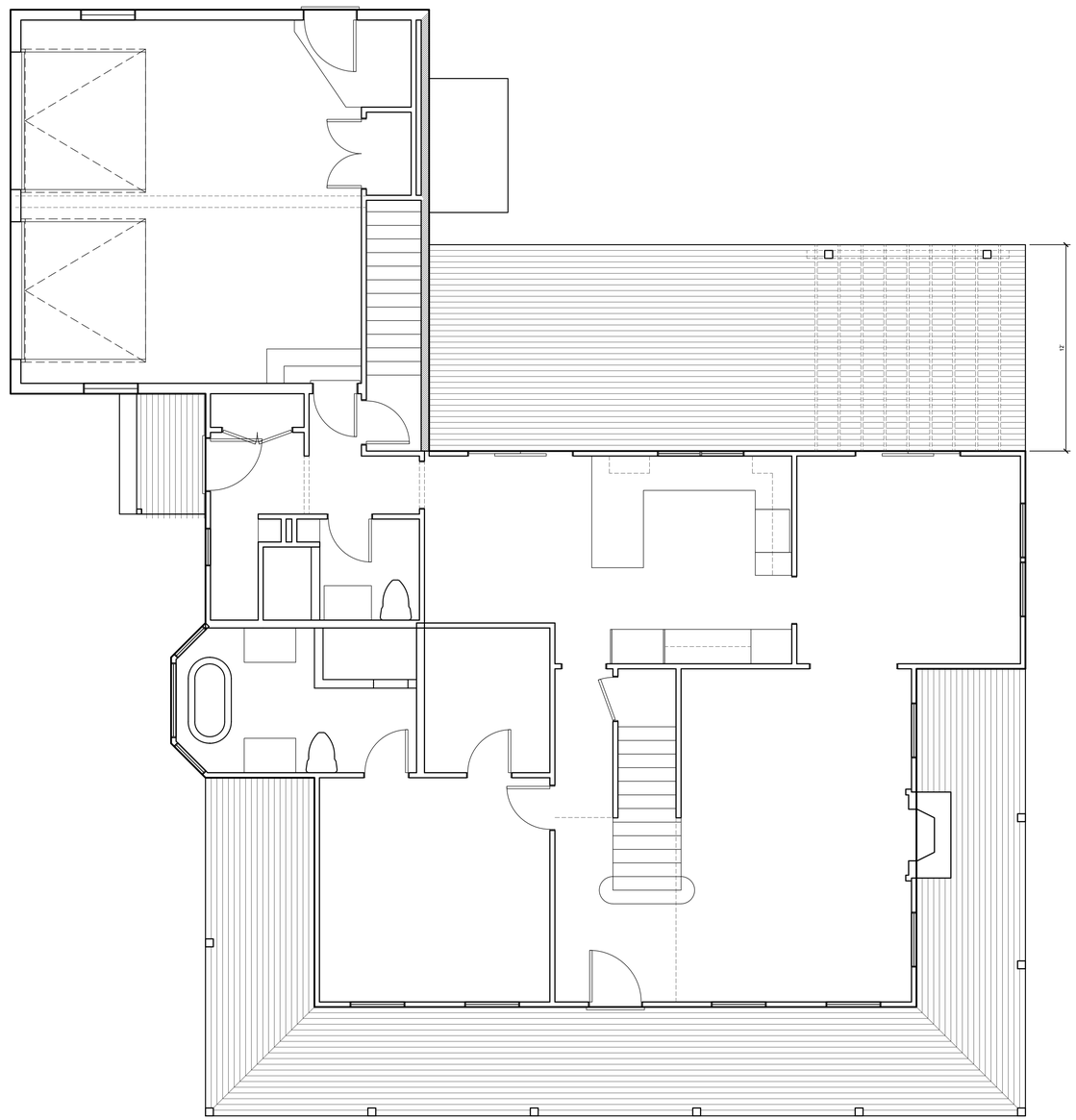
HDC

DD

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

A2.4

MAY 4, 2024



bpc
ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
61 WEST CHESTER ST
NANTUCKET, MA

WEST CHESTER STREET LLC

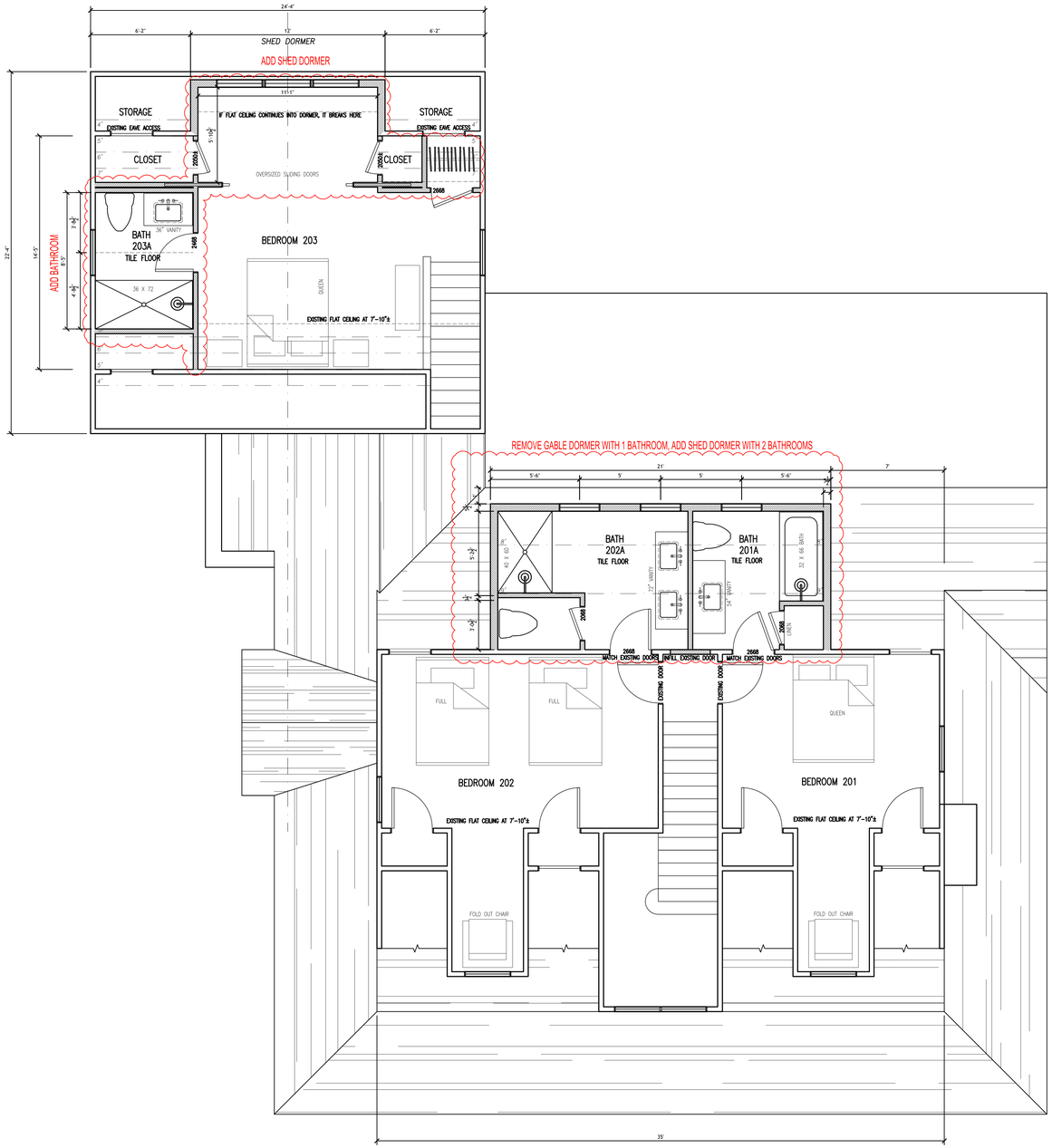
HDC

DD

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

A1.1

APRIL 28, 2024



bpc
ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
61 WEST CHESTER ST
NANTUCKET, MA

WEST CHESTER STREET LLC

HDC

DD

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

A1.2

MAY 7, 2024

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°: 30 PARCEL N°. 78

Street & Number of Proposed Work: 6 Hinckley Lane

Owner of record: Lubin Richard K Trust

Mailing Address: 111 Cliff Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 14'-2" Sq. Footage 1st floor: 140' Decks/Patio: Size: 30 ☑ 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 8" ☐ 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
☑ 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 5 1/2" Rake 3 1/2" Soffit (Overhang) 11" Corner boards N/A Frieze 3 1/2"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

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 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 5/20/24 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 6 Hinckley Ln

STREET ADDRESS 6 Hinckley Ln

MAP/PARCEL 30 / 78

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.20.24

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

05.20.24 — Date

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:

Daniel F. Carbonneau, Trustee of the 111 Cliff Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

, Trustee 3/31/2023

Client Signature Date

111 Cliff Road Trust

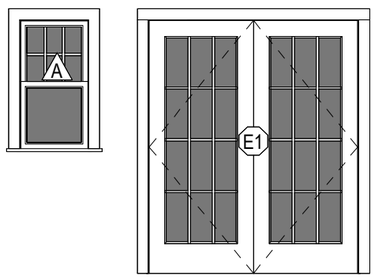
Daniel F. Carbonneau, Trustee

LUBIN RICHARD K TRST CABANA

6 Hinckley Ln,
Nantucket, MA 02554



Locus Map .

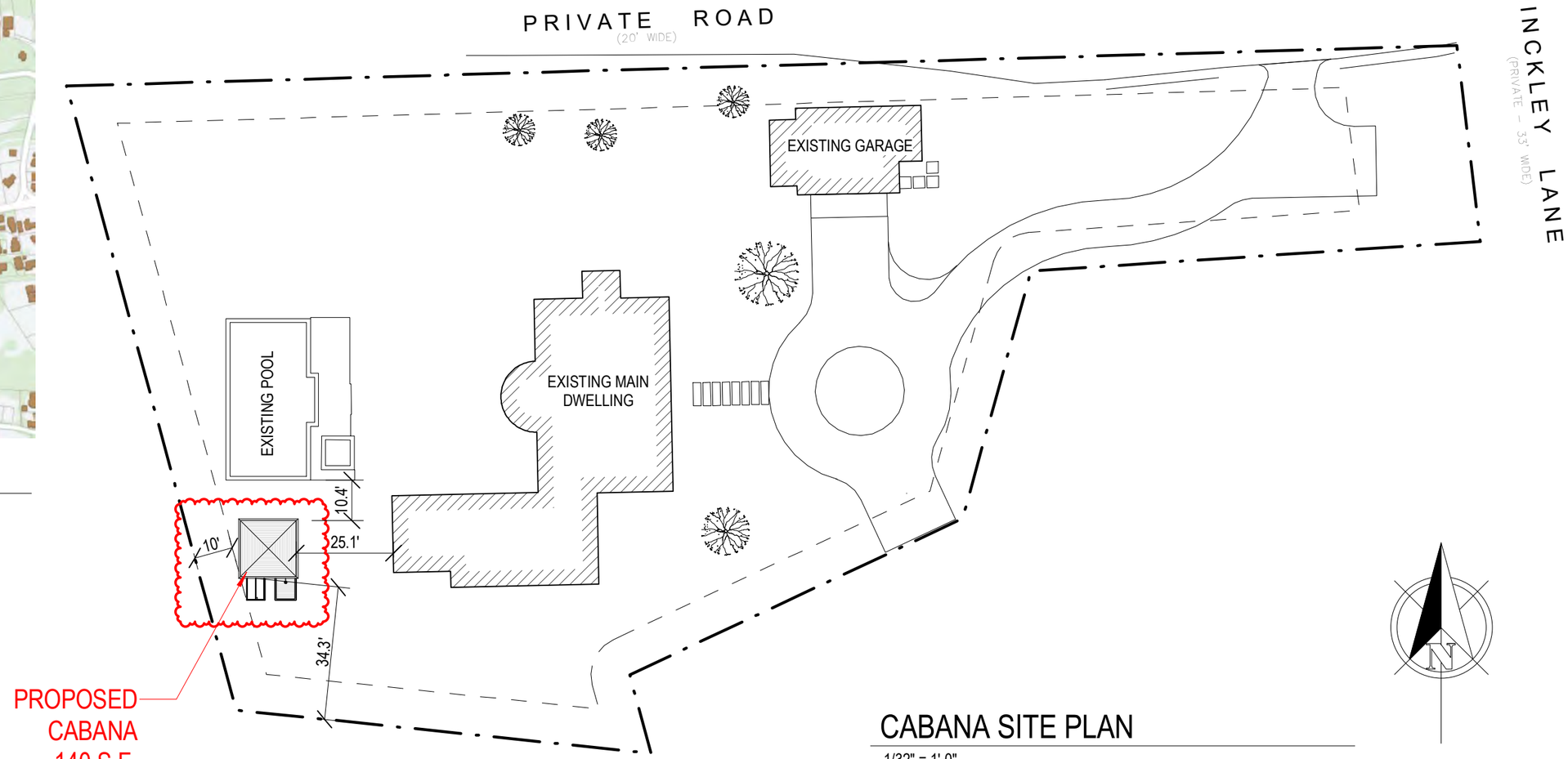


Double Hung
6/1 SDL

Double French Door
12 Lite SDL

Window & Door Legend.

1/4" = 1'-0"



CABANA SITE PLAN

1/32" = 1'-0"

G.201

LUBIN RICHARD K TRST
6 Hinckley Ln,
Nantucket, MA 02554

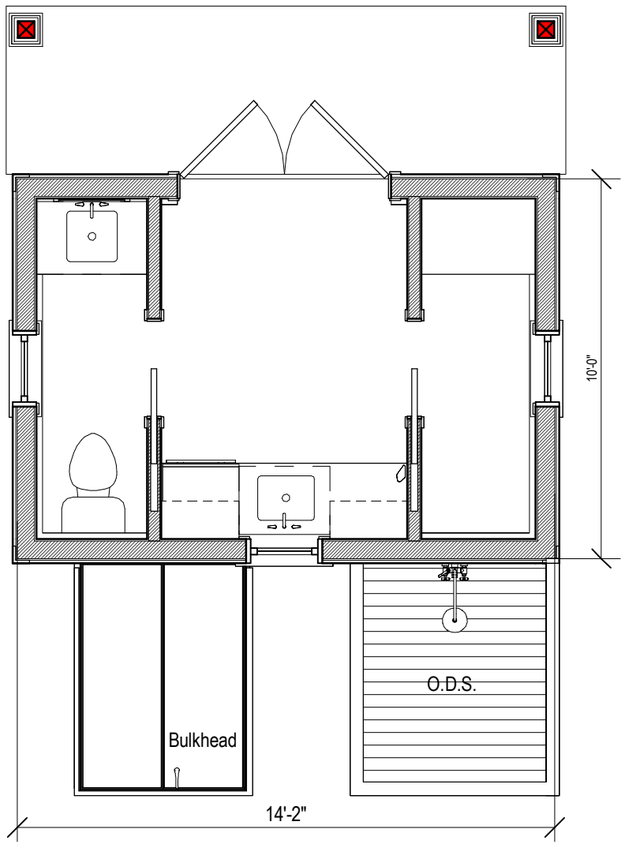
Zoning Information

Map & Parcel:	30 / 78
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.

Cover Sheet

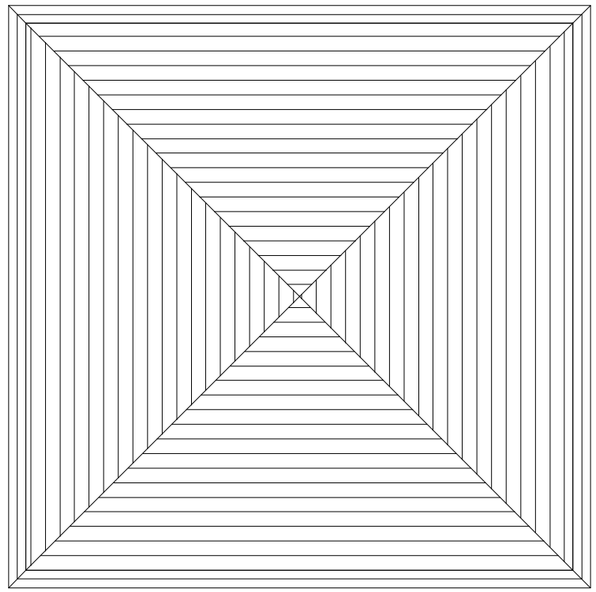
05.20.24

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



1st Floor Plan

1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"

A.101

LUBIN RICHARD K TRST

6 Hinckley Ln,
Nantucket, MA 02554

Zoning Information

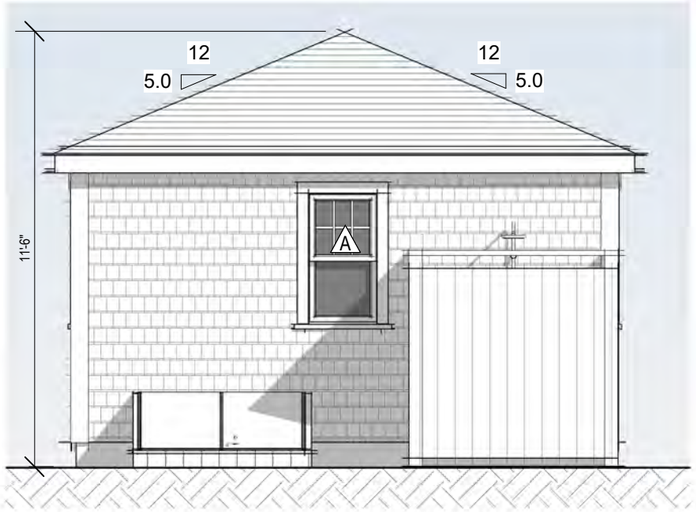
Map & Parcel:	30 / 78
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.

FIRST FLOOR PLAN & ELEV.

05.20.24

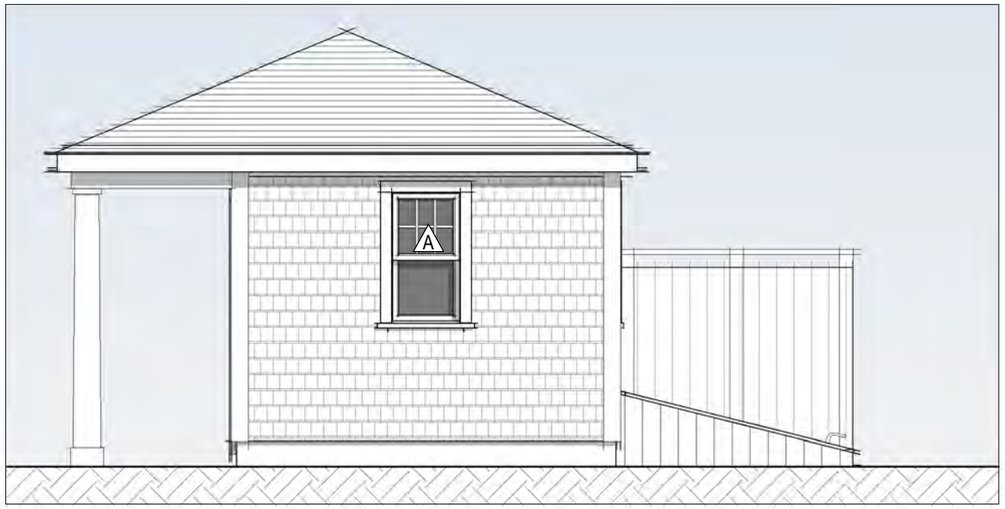
emeritus

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



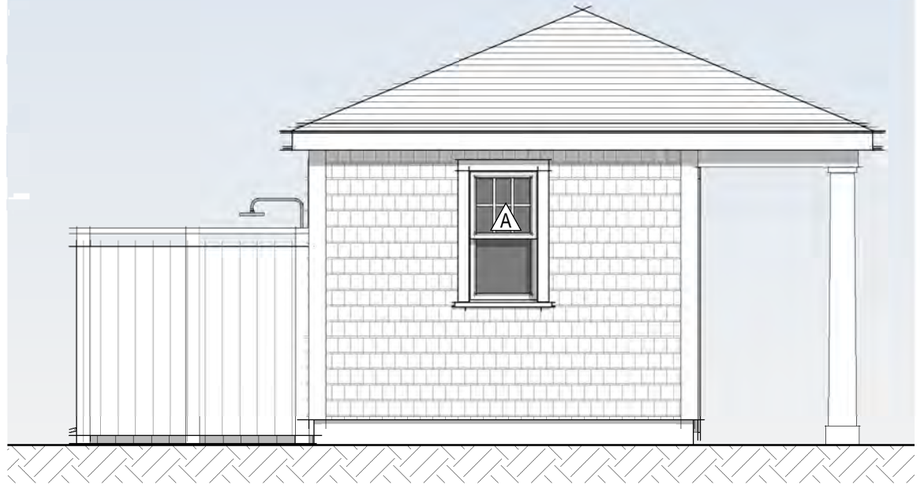
South El.

1/4" = 1'-0"



West El.

1/4" = 1'-0"



East El.

1/4" = 1'-0"



North El.

1/4" = 1'-0"

A.102

LUBIN RICHARD K TRST

6 Hinckley Ln,
Nantucket, MA 02554

Zoning Information

Map & Parcel:	30 / 78
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.

EXTERIOR ELEVATIONS.

05.20.24

emeritus

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





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°: 48 PARCEL N°. 4.1

Street & Number of Proposed Work: 23 Sankaty Head Rd

Owner of record: 23 Sankaty Head Trust

Mailing Address: 16030 Ventura Blvd Ste 380
Encino CA 91436

Contact Phone #: 508 680 4806 E-mail: info@bpc-architecture.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture.com

Mailing Address: P O Box 822
Nantucket MA 02554

Contact Phone #: 508 228 2722 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 Garage

Size of Structure or Addition: Length: 20' ± Sq. Footage 1st floor: 378 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 19' ± Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 1980

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 5/17/2024 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 2024**

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 (3 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 (3 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

✓ 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.

tlr✓ 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.**







WEST – FACING SANKATY HEAD RD



SOUTH – FACING SANKATY LIGHTHOUSE



EAST – FACING OCEAN



NORTH – FACING HOUSE

bpc
ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
23 SANKATY HEAD RD TRUST
23 SANKATY HEAD RD
NANTUCKET, MA

GARAGE DEMO

HDC

SITE PLAN
SCALE: 1/16"=1'-0"

C1.1

MAY 17, 2024

23 SANKATY HEAD RD

Location	23 SANKATY HEAD RD	**Mblu**	48/ / 4/1 /
Acct#	00002691	**Owner**	MURPHY PATRICK M TR
Assessment	$5,872,174	**PID**	2691
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,600	$5,139,574	$5,872,174

Owner of Record

Owner	MURPHY PATRICK M TR	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	80 PARK AVE, 5K NEW YORK, NY 10016	**Book & Page**	C27776/0
		Sale Date	08/06/2020
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MURPHY PATRICK M TR	$0		C27776/0	99	08/06/2020
MURPHY PATRICK M	$0		C27775/0	99	08/06/2020
MURPHY MAY M ETAL	$0		C27766/0	99	07/31/2020
MURPHY MARY M TRS ETAL	$0		C27765/0	99	07/30/2020
FREEMAN REALTY TRUST	$0		C0010/0446		02/01/1983

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	2,040
Replacement Cost:	$837,426
Building Percent Good:	86
Replacement Cost Less Depreciation:	$720,200

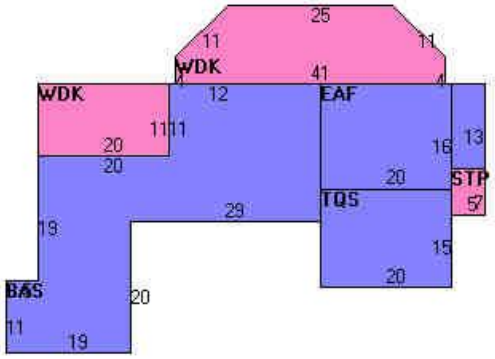
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 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



(https://images.vgsi.com/photos/NantucketMAPhotos//\0028\23%20sankat

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2691_317

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,703	1,703
TQS	Three Quarter Story	300	225
EAF	Attic, Expansion, Finished	320	112
STP	Stoop	35	0
WDK	Deck, Wood	648	0
		3,006	2,040

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,800	1

Land

Land Use

Use Code	1013
Description	SFR WTFRNT
Zone	LUG3
Neighborhood	800
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.51
Frontage	0
Depth	0
Assessed Value	$5,139,574

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR5	W/LOFT GOOD			380.00 S.F.	$9,600	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,600	$5,139,574	$5,872,174
2022	$479,200	$3,804,461	$4,283,661
2021	$435,700	$3,566,700	$4,002,400
2020	$435,700	$3,923,400	$4,359,100
2018	$450,200	$3,328,900	$3,779,100

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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°: 39 PARCEL N°. 41

Street & Number of Proposed Work: 2 Braeburn Way

Owner of record: ACK Northstar Development LLC

Mailing Address: 11 Ellen's Way
Nantucket Mass. 02554

Contact Phone #: (914) 274-0054 E-mail: abender6xv@outlook.com

AGENT INFORMATION (if applicable)

Name: ACK Smart

Mailing Address: 61 Old South Rd #500
Nantucket, Mass. 02554

Contact Phone #: (508) 332-1005 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 11 all black solar pv modules to pool house rooftop

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 red cedar

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 April 17th, 2024 Signature of owner of record Caroline F. Wallace ACK Smart Director of Operations 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 2024**

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 (3 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 (3 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.**

DocuSign Envelope ID: 3F620939-9605-4CDA-9AE4-B93DCF62B036

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 2 Braeburn Wy (39 / 41)

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: Andy Bender 6C7684C356044AE...

Name Andy Bender

Date 4/5/2024

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 ACK Smart

AS AGENT FOR ACK Northstar Development LLC

STREET ADDRESS 2 Braeburn Way

MAP/PARCEL 39 / 41

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 17th, 2024

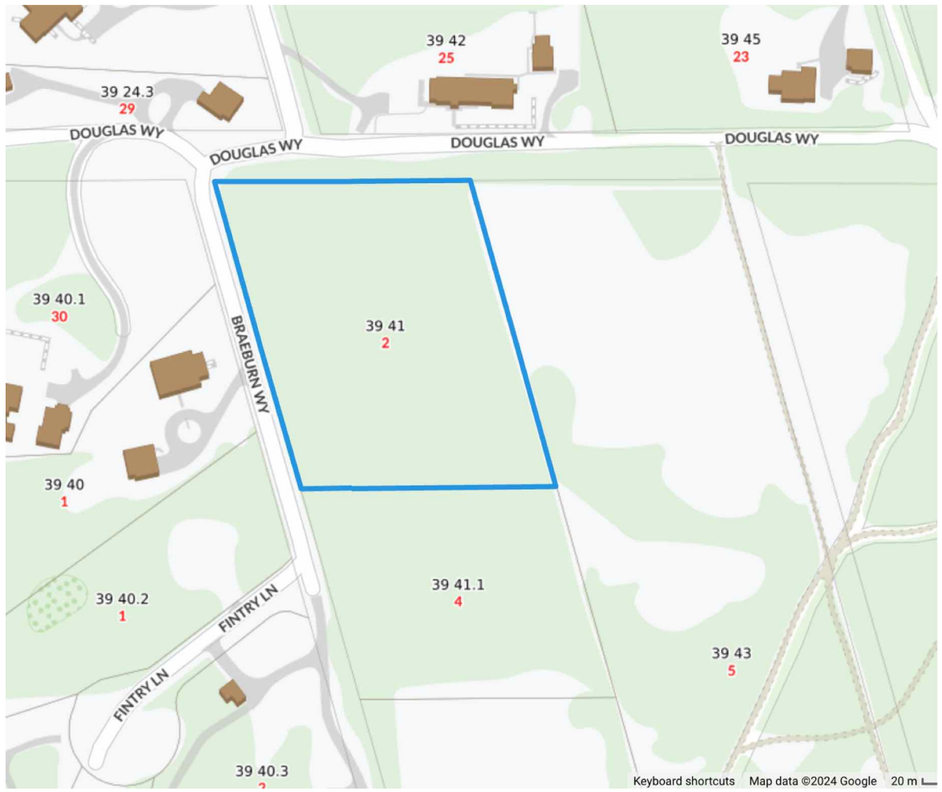
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

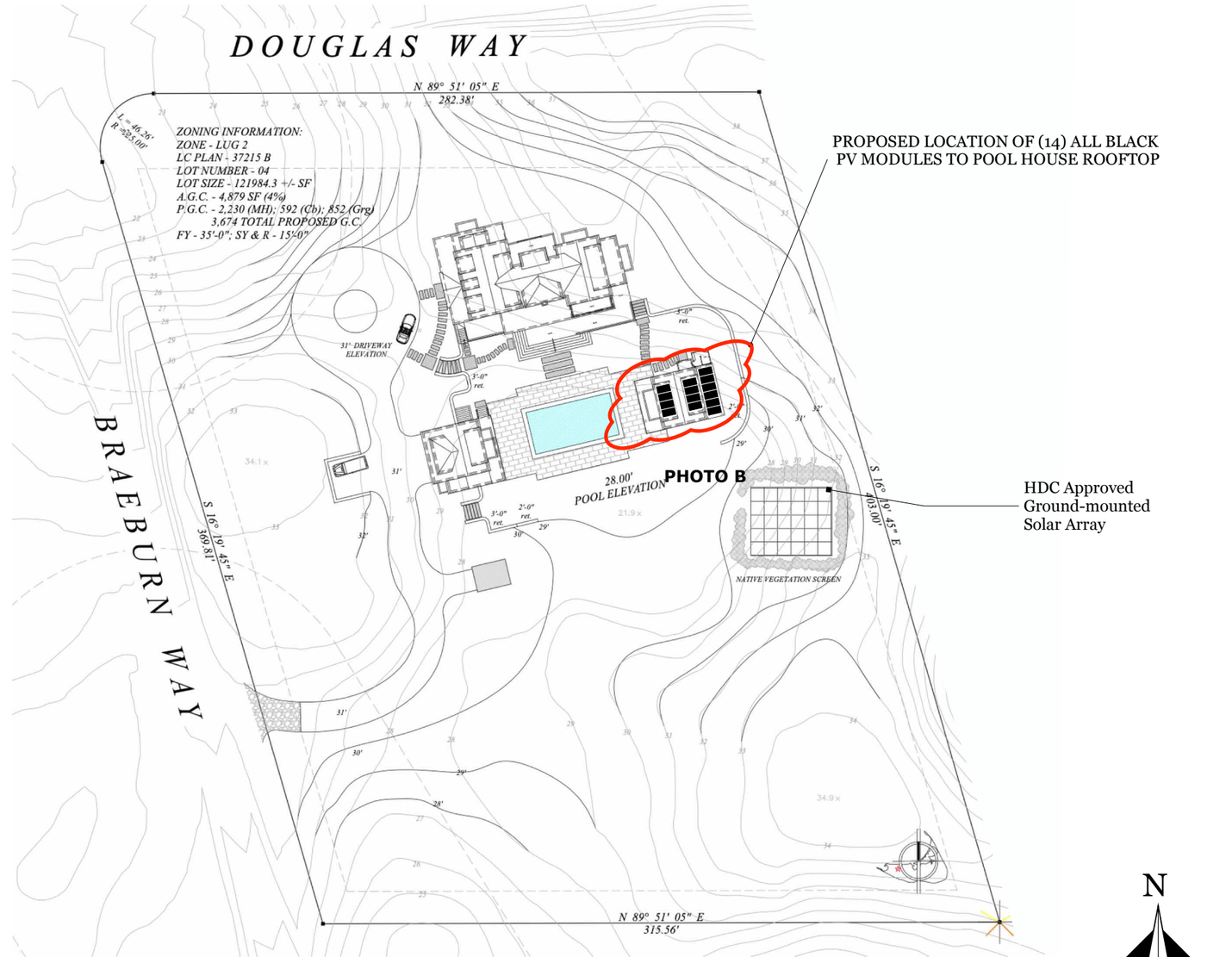
Caroline F. Wallace — April 17th, 2024

Signature — Date



Locus Map
Scale: Not to scale

Zoning Class: R20
Front Setback: 30 ft
Side/Rear Setback: 10ft/10 ft



Site Plan
Scale: 1" = 60”

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
5.6kW DC, 5.00kW AC

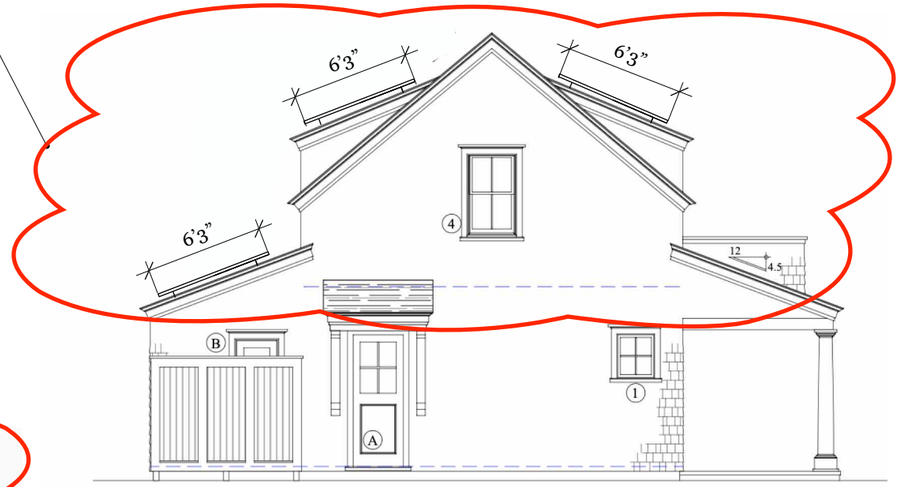
Owner:	ACK Northstar Development LLC
Site Address:	2 Braeburn Way
City, State, Zip:	Nantucket, MA 02554
Map: 39	Parcel: 41

REVISIONS

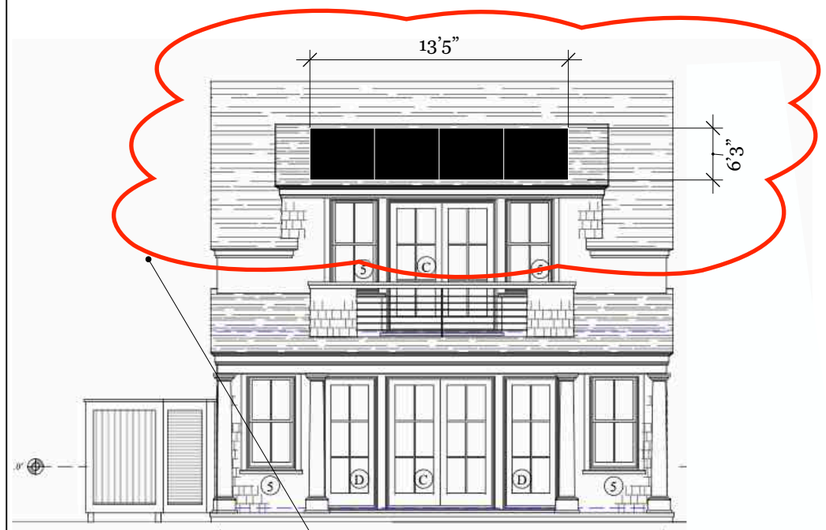
	MM/DD/YY	REMARKS
1	4/18/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

PROPOSED LOCATION OF (14) ALL BLACK PV MODULES TO POOL HOUSE ROOFTOP



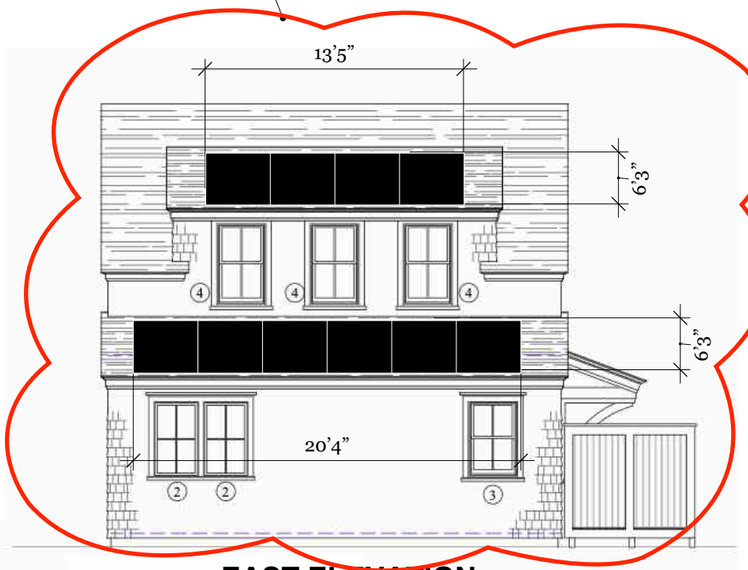
NORTH ELEVATION



WEST ELEVATION

PROPOSED LOCATION OF (4 OF 14) ALL BLACK PV MODULES TO POOL HOUSE ROOFTOP

PROPOSED LOCATION OF (10 OF 14) ALL BLACK PV MODULES TO POOL HOUSE ROOFTOP



EAST ELEVATION



SOUTH ELEVATION

PROPOSED LOCATION OF (14) ALL BLACK PV MODULES TO POOL HOUSE ROOFTOP

Scale: 1/8" = 1' 0"

0 4' 8'

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

ELEVATIONS

ROOFTOP SOLAR ARRAY
5.6kW DC, 5.00kW AC

Owner:	ACK Northstar Development LLC
Site Address:	2 Braeburn Way
City, State, Zip:	Nantucket, MA 02554
Map: 39	Parcel: 41

REVISIONS

1	4/18/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



PANELS WILL HAVE LIMITED VISIBLE FROM MAIN ROAD.



PHOTO A



PHOTO C



PHOTO B



PHOTO D

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

PHOTOS

ROOFTOP SOLAR ARRAY
5.6kW DC, 5.00kW AC

Owner:	ACK Northstar Development LLC
Site Address:	2 Braeburn Way
City, State, Zip:	Nantucket, MA 02554
Map: 39	Parcel: 41

REVISIONS

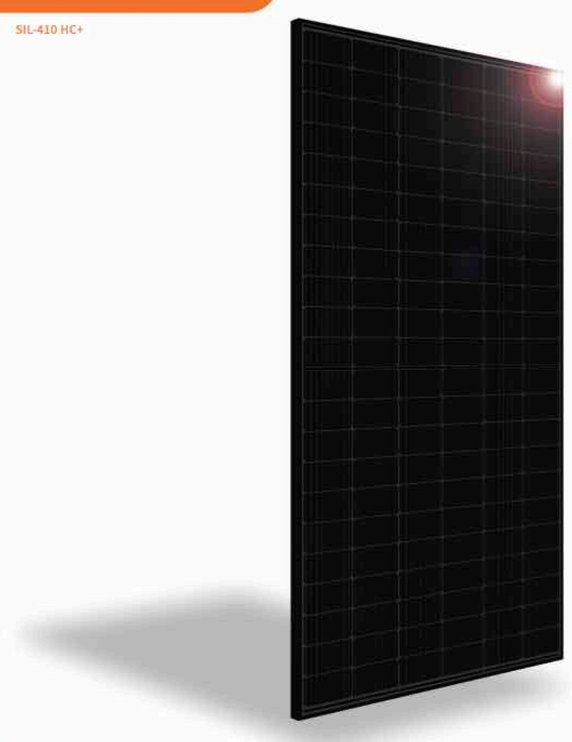
1	4/18/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

SILFAB PRIME

SIL-410 HC+

SILFAB SOLAR



RELIABLE ENERGY.
DIRECT FROM THE SOURCE.

Designed to outperform.

Dependable, durable, high-performance solar panels engineered for North American homeowners.

SILFABSOLAR.COM

ELECTRICAL SPECIFICATIONS		410	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	410	306
Maximum power voltage (Vpmax)	V	38.99	36.24
Maximum power current (Ipmax)	A	10.52	8.43
Open circuit voltage (Voc)	V	45.59	42.76
Short circuit current (Isc)	A	11.15	8.99
Module efficiency	%	20.7%	19.3%
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	20	
Power Tolerance	Wp	0 to +10	

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10W.

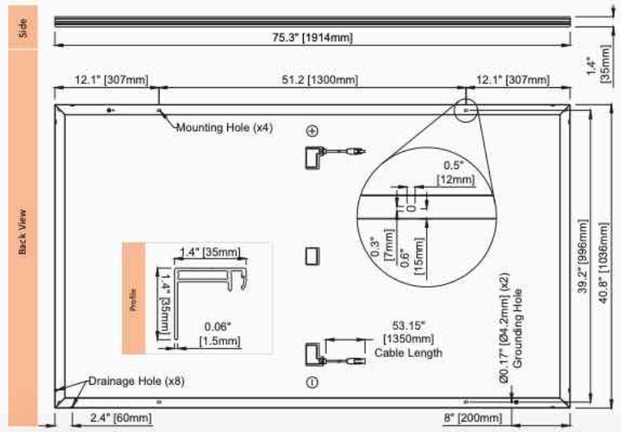
MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	21.3kg ±0.2kg	47lbs ±0.4lbs
Dimensions (H x L x D)	1914 mm x 1036 mm x 35 mm	75.3 in x 40.8 in x 1.37 in
Maximum surface load (wind/snow)*	5400 Pa rear load / 5400 Pa front load	112.8 lb/ft² rear load / 112.8 lb/ft² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	132 Half cells - Si mono PERC 9 busbar - 83 x 166 mm	132 Half cells- Si mono PERC 9 busbar - 3.26 x 6.53 in
Glass	3.2 mm high transmittance, tempered, anti-reflective coating	0.126 in high transmittance, tempered, anti-reflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53 in, ø 0.22 in (12AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized Aluminum (Black)	
Bypass diodes	3 diodes-30SQ045T (45V max DC blocking voltage, 30A max forward rectified current)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated	

TEMPERATURE RATINGS	
Temperature Coefficient Isc	+0.064 %/°C
Temperature Coefficient Voc	-0.28 %/°C
Temperature Coefficient Pmax	-0.36 %/°C
NOCT (± 2°C)	45 °C
Operating temperature	-40/+85 °C

WARRANTIES	
Module product workmanship warranty	25 years**
Linear power performance guarantee	30 years
	≥ 97.1% end 1st yr ≥ 91.6% end 12th yr ≥ 85.1% end 25th yr ≥ 82.6% end 30th yr

CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215-1:2017 Ed.1, UL 61215-2:2017 Ed.1, UL 61730-1:2017 Ed.1, UL 61730-2:2017 Ed.1 , CSA C22.2#61730-1:2019 Ed.2, CSA C22.2#61730-2:2019 Ed.2, IEC 61215-1:2016 Ed.1, IEC 61215-2:2016 Ed.1, IEC 61730-1:2016 Ed.2, IEC 61730-2:2016 Ed.2, IEC 61701:2020 (Salt Mist Corrosion), IEC 62716:2013 (Ammonia Corrosion), CEC Listing, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
		Pallets Per Truck	32 or 30 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 780 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



SILFAB SOLAR INC.

1770 Port Drive
Burlington WA 98233 USA
T +1 360.569.4733
info@silfabsolar.com
SILFABSOLAR.COM

7149 Logistics Lane
Fort Mill SC 29715 USA
T +1 839.400.4338

240 Courtneypark Drive East
Mississauga ON L5T 2S5 Canada
T +1 905.255.2501
F +1 905.696.0267

Silfab - SIL-410-HC+-20231221

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
5.6kW DC, 5.00kW AC

Owner:	ACK Northstar Development LLC
Site Address:	2 Braeburn Way
City, State, Zip:	Nantucket, MA 02554
Map: 39	Parcel: 41

REVISIONS

1	4/18/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

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 Andrew Kotchen

AS AGENT FOR Steven L. Cohen as Trustee of the 39 Monomoy Trust

STREET ADDRESS 39 Monomoy Road

MAP/PARCEL 54 ; 79 / 79 ; a portion of 8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05/30/2024

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 05/30/2024

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: 05/30/2024
/	Address & HDC Case Number (ie HDC2020-05-0265): 39 MONOMOY ROAD
X	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
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
/	Four (4) Large sets of scaled plans (3/16" or 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: 05/30/2024

WORKSHOP/APD

—
39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
—
workshopapd.com

HDC MEETING MINUTES

V. 2024.05.14

Date: May 14, 2024
Property: 39 Monomoy Road
Nantucket, MA 02554

HDC Meeting Minutes
Additional Information to HDC Case No. TBC

39 Monomoy Road - Garage:

Commissioners:
Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None

Motion to hold for revisions:
1. The proposed structure is too tall and not harmonious with the existing building in its simplicity
2. Flush dormers are inappropriate
3. Original garage had arched openings on the sides

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 ; 79 PARCEL N°. 79 ; a portion of 8

Street & Number of Proposed Work: 39 MONOMOY ROAD

Owner of record: Steven L. Cohen as Trustee of the 39 Monomoy Trust

Mailing Address: P.O. BOX 786
NANTUCKET, MA 02554

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: 21'-9" Sq. Footage 1st floor: 321 SF
Width: 14'-9" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 6'-6" X 16' ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 15'-10 1/2" South 15'-10 1/2" East 15'-10 1/2" West 15'-10 1/2"

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 — REMOVED SECOND FL STUDIO, REDUCED RIDGE HEIGHT, REMOVED EXT STAIR, LOWERED PORCH ROOF + ADDED HISTORICAL ARCHED TRIM, REDUCED PORCH WIDTH
2. South Elevation — REMOVED SECOND FL STUDIO, REDUCED RIDGE HEIGHT, REMOVED EXT STAIR, REDUCED GLAZING
3. West Elevation — REMOVED SECOND FL STUDIO, REDUCED RIDGE HEIGHT, LOWERED PORCH ROOF + ADDED HISTORICAL ARCHED TRIM, REDUCED PORCH WIDTH
4. North Elevation — REMOVED SECOND FL STUDIO, REDUCED RIDGE HEIGHT, REMOVED EXT STAIR, LOWERED PORCH ROOF + ADDED HISTORICAL ARCHED TRIM, REDUCED GLAZING

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0'-6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9.5 /12 Secondary Mass _____/12 Dormer _____/12 Other 4/12 SLOPED PORCH ROOF; SOUTH ELEV

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 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 6" Rake 6" Soffit (Overhang) _____ Corner boards 0'-5 1/2" Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

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 CARRIAGE Rear _____ Side _____
Garage Door(s): Type CARRIAGE Material WHITE PAINTED CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation PARGED (GREY) Fence _____ Shutters _____

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

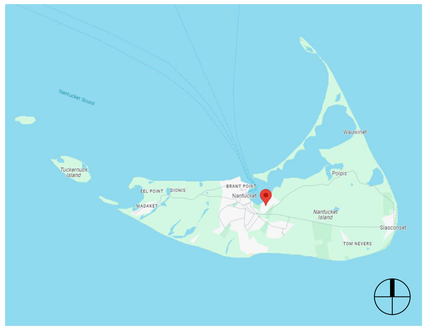
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

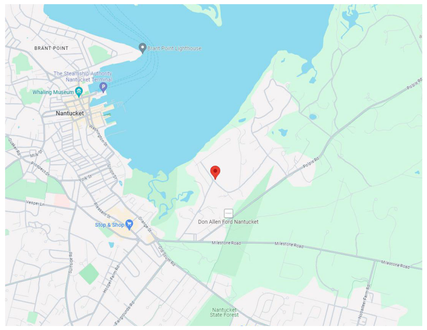
Date 05/30/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

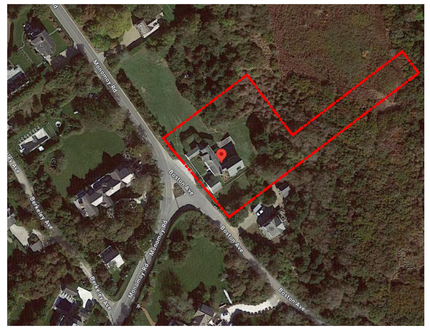
M39 GARAGE

HDC REVISION
GARAGE
05/30/2024









DRAWING INDEX

SHEET NUMBER	SHEET NAME	04/04/2024 - HDC SUBMISSION	05/30/2024 - HDC REVISION
TITLE			
HDC-00	TITLE SHEET	•	•
GENERAL			
HDC-01	DOOR + WINDOW LEGENDS	•	•
HDC-02	EXISTING CONDITIONS	•	•
ZONING			
HDC-03	SITE PLAN	•	•
ARCHITECTURAL			
HDC-10	BUILDING ELEVATIONS	•	•
HDC-11	BUILDING ELEVATIONS		•
HDC-20	PLANS	•	•

HDC PROPOSED COLORS

SASH: WHITE
TRIM: WHITE

ZONING INFORMATION

Map / Parcel	54 / 79+8
Current Zoning	LUG-1
Min. Frontage	100'
Front Setback	35'
Side/Rear Setback	10'
Lot Size	49,123 SF
Allowable G.C.	7%
Max G.C.	3,439 SF
Existing Main House G.C.	2,564 SF (-)
Proposed Main House G.C.	2,626 SF
Proposed Cabana G.C.	416 SF
Proposed Garage/Studio G.C.	321 SF
Proposed Shed G.C. (NOT INCLUDED IN TOTAL G.C.)	199 SF
Total Proposed G.C.	3,363 SF

M39
GARAGE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER
JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

SURVEYOR
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19 Old South Road
Nantucket, MA 02554

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

04/04/2024	HDC SUBMISSION
05/30/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	04/04/24
SCALE:	As indicated
PROJ. NO.	323035

TITLE SHEET

HDC-00

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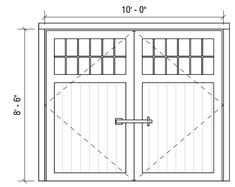
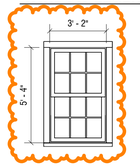
DOOR LEGEND



01

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

WINDOW LEGEND



A

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

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CONSTRUCTION DOCUMENTS

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PROJ. NO.	323035

DOOR + WINDOW LEGENDS

HDC-01

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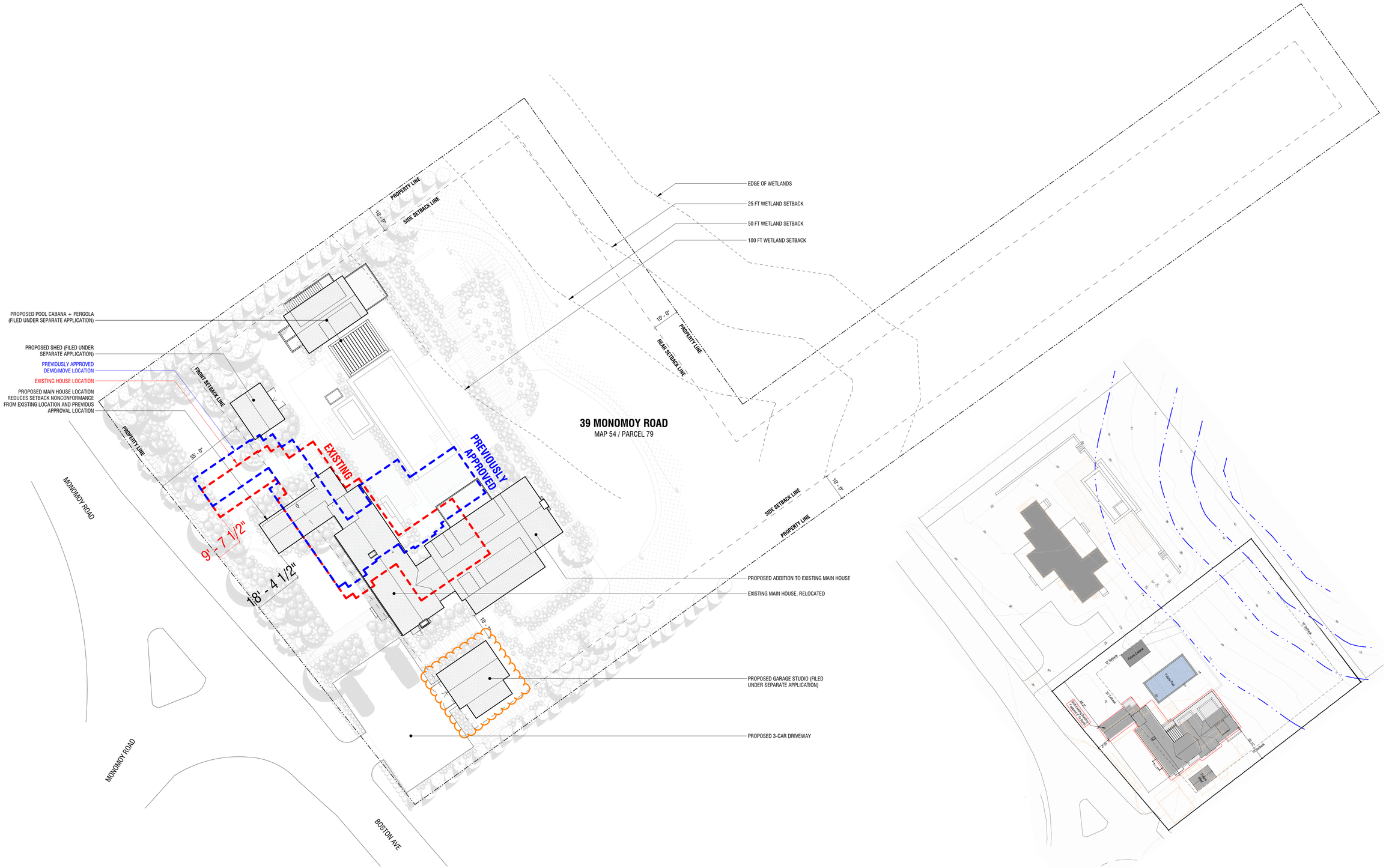

1 SITE PLAN
1/16" = 1'-0"

2 PREVIOUSLY APPROVED SITE PLAN
1" = 20'-0"

M39
GARAGE

39 MONOMOY ROAD
NANTUCKET, MA 02554

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05/30/2024	HDC REVISION

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SCALE:	
PROJ. NO.	323035

SITE PLAN

HDC-03

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NANTUCKET, MA 02554

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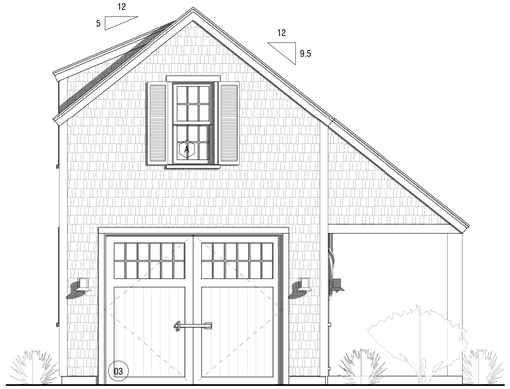
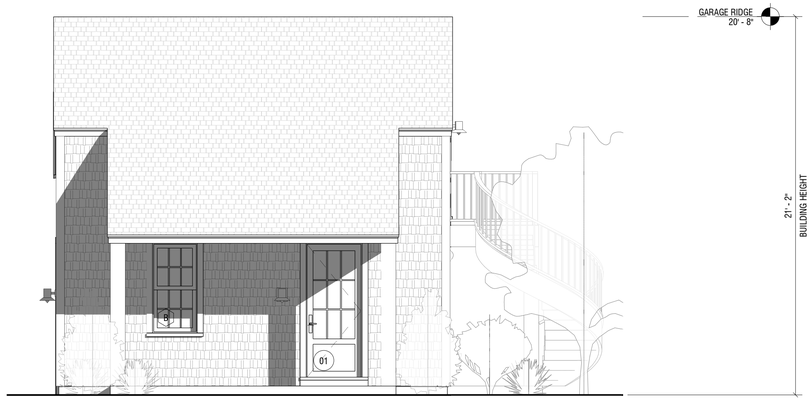
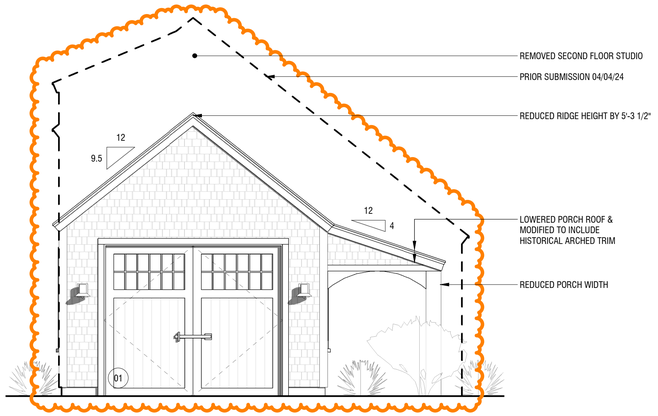


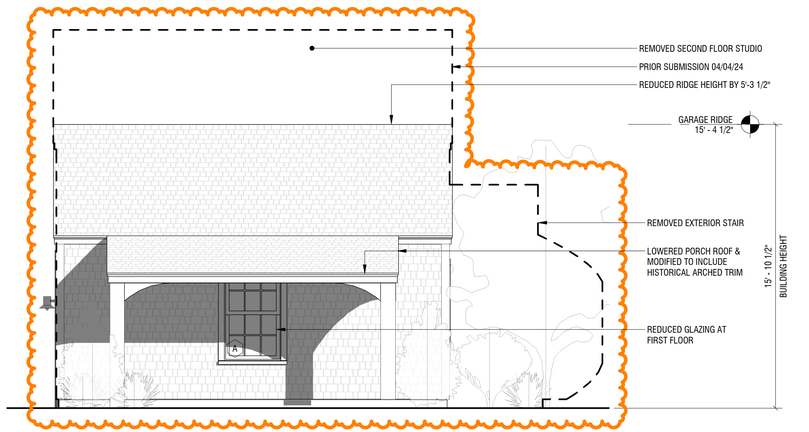
1 PRIOR SUBMISSION 04/04/24 - WEST
1/4" = 1'-0"



2 PRIOR SUBMISSION 04/04/24 - SOUTH
1/4" = 1'-0"



3 ELEVATION - WEST
1/4" = 1'-0"



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

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REVISIONS

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SIGN & SEAL

ISSUES

04/04/2024	HDC SUBMISSION
05/30/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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DATE:	04/04/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-10

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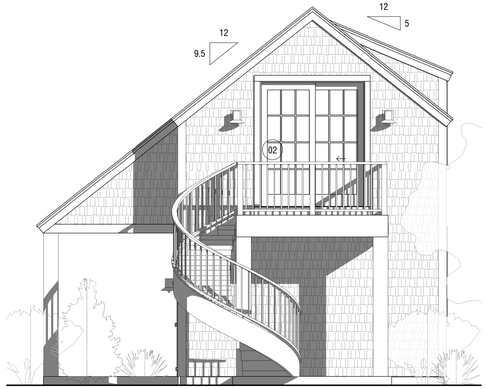
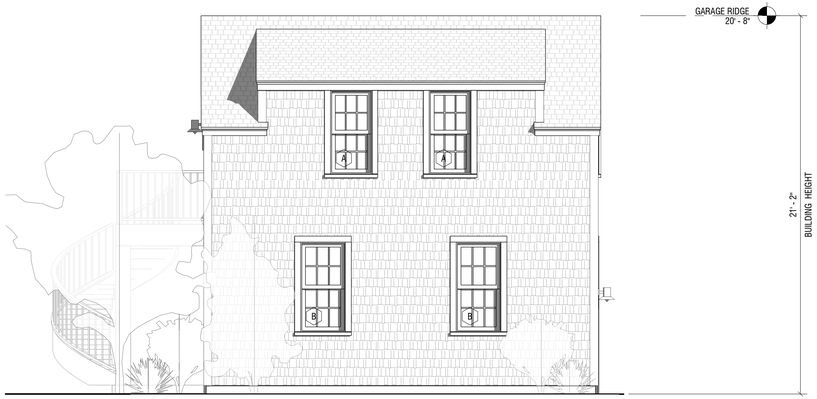
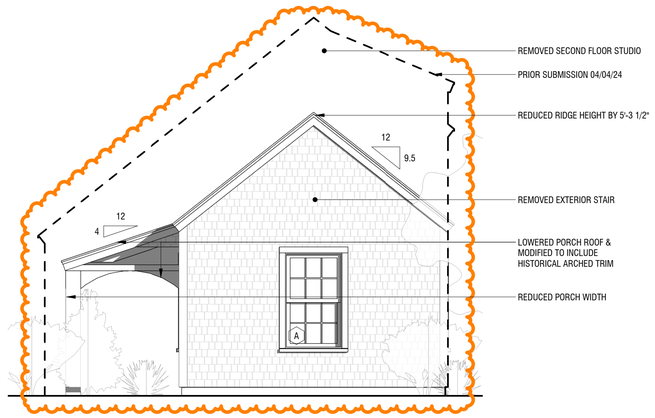


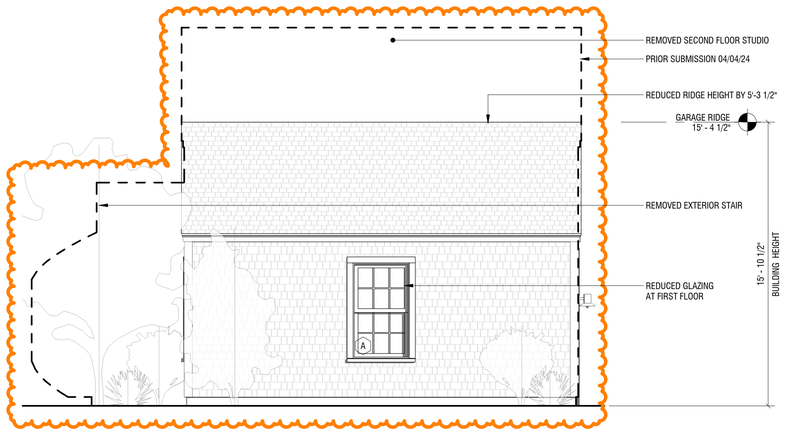
3 PRIOR SUBMISSION 04/04/24 - EAST
1/4" = 1'-0"



4 PRIOR SUBMISSION 04/04/24 - NORTH
1/4" = 1'-0"



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



2 ELEVATION - NORTH
1/4" = 1'-0"

M39
GARAGE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER
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REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

04/04/2024	HDC SUBMISSION
05/30/2024	HDC REVISION

DRAWING INFO

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DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	04/04/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-11

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NANTUCKET, MA 02554

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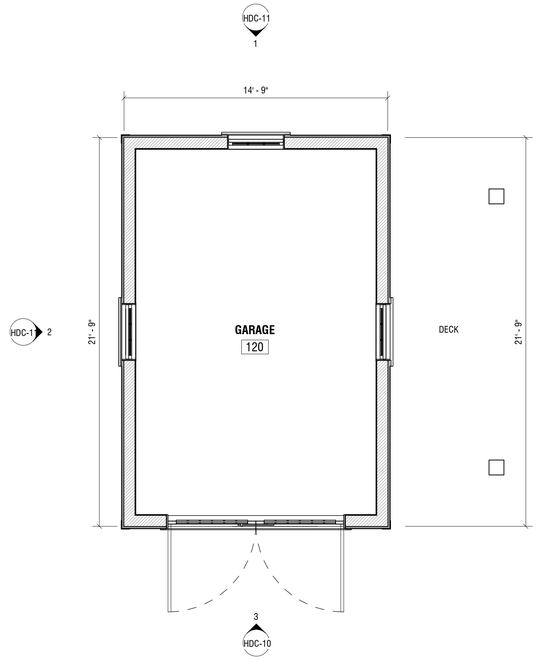
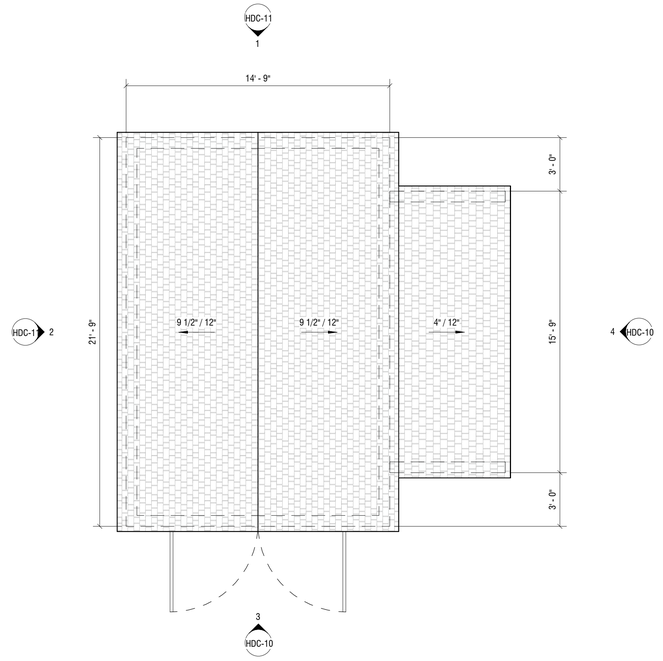


1 FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

04/04/2024	HDC SUBMISSION
05/30/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	04/04/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

PLANS

HDC-20

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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°: 42.3.1 PARCEL N°. 193

Street & Number of Proposed Work: 54 Main st

Owner of record: ReMain LLC

Mailing Address: 54 Main St
Nantucket, MA 02554

Contact Phone #: _____ E-mail: Jking@remain.org

AGENT INFORMATION (if applicable)

Name: Ack Smart

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 (18) all black PV modules to rooftop.

Size of Structure or ~~Addition~~ module: Length: 67-8" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 44.5" 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 5/17/24 Signature of owner of record _____ Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

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

Dear Historic District Commission,

I am the owner of the property located at: 35 Center St, 54 Main St, 5 Amelia

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
Name Jenn King
Date 4-10-24

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 2024**

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 (3 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 (3 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 ACK Smart

AS AGENT FOR ReMain LLC

STREET ADDRESS 5 Main St

MAP/PARCEL 42.3.1 / 193

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/13/24

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.

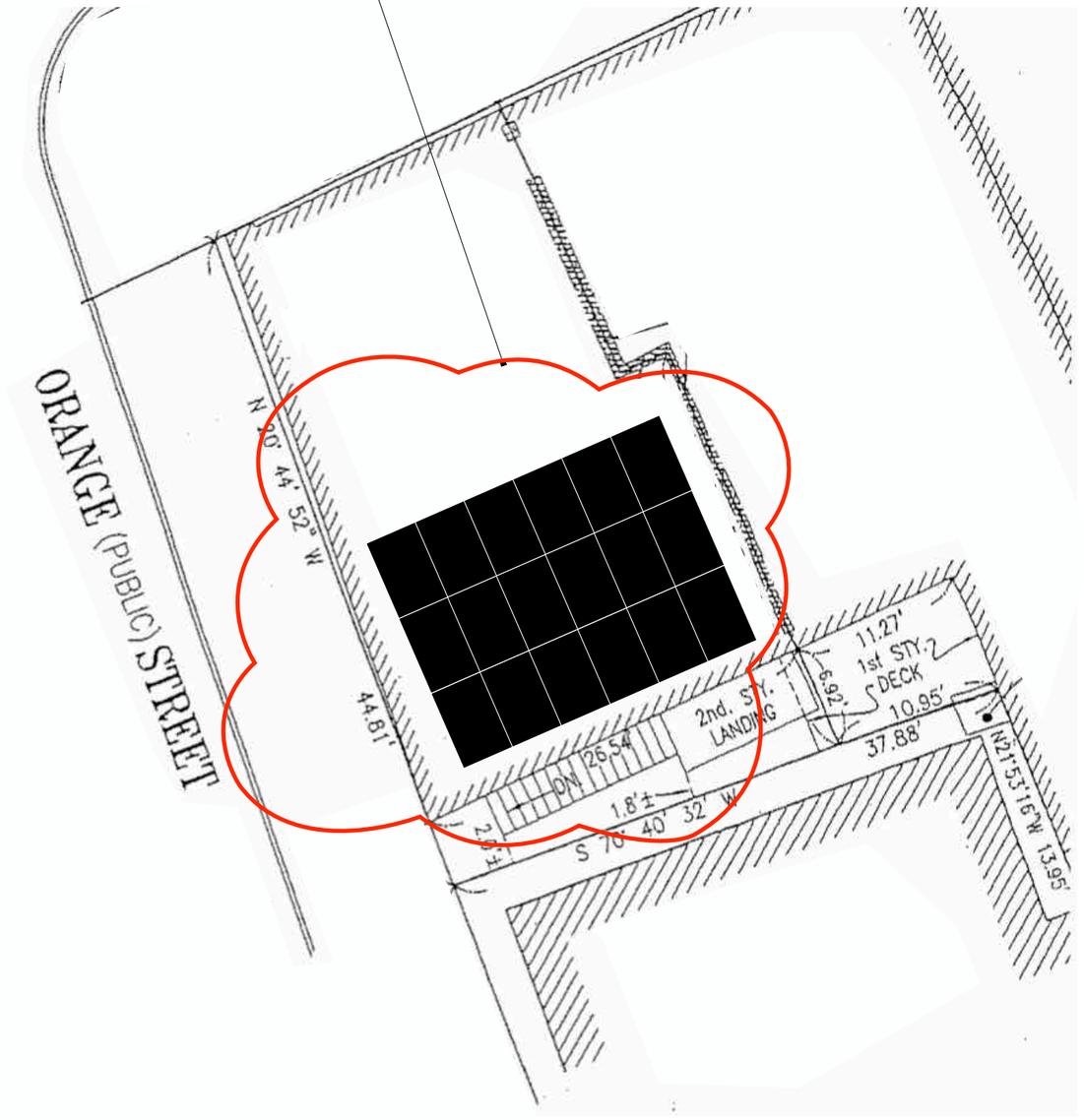
Signature 5/13/24
Date



Locus Map
Scale: Not to scale

Zoning Class: CDT
Front Setback: 0ft
Side/Rear Setback: 0ft/5 ft

PROPOSED LOCATION OF
(18) ALL BLACK SOLAR
PV MODULES TO ROOFTOP



Site Plan
Scale: 1" = 10”

N
0
10

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
13.68kW DC, 10.00kW AC

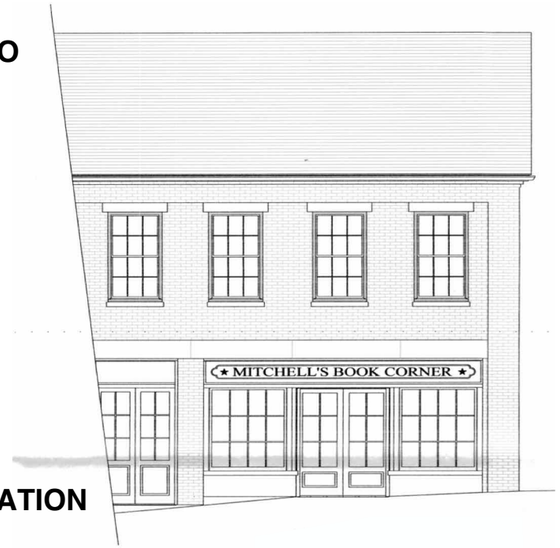
Owner:	ReMain LLC
Site Address:	54 Main St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 193

REVISIONS

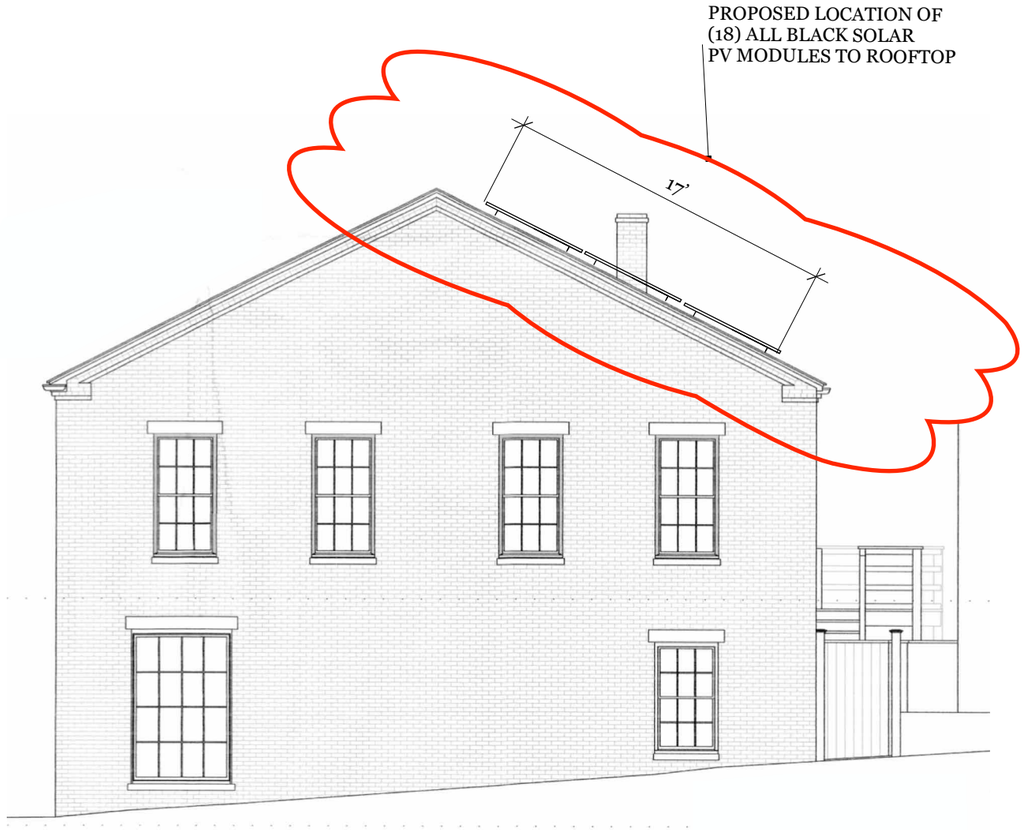
	MM/DD/YY	REMARKS
1	5/10/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

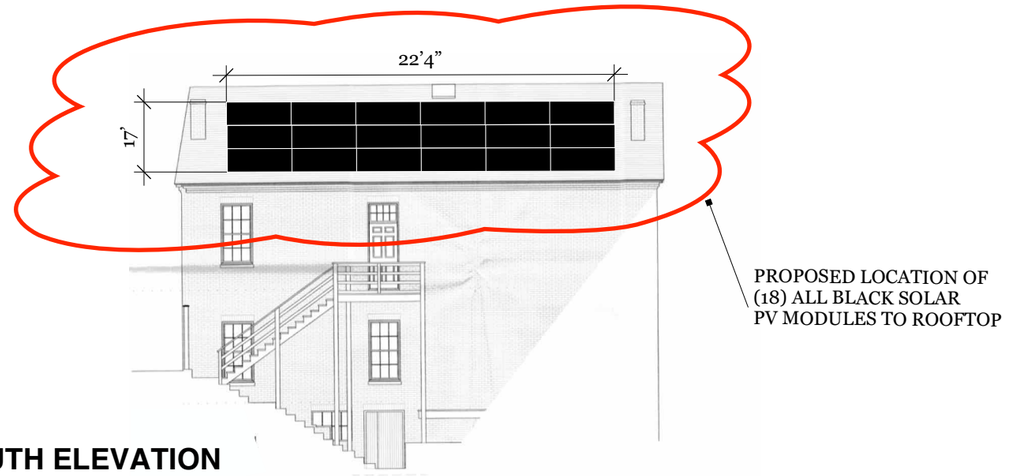
NO EXTERIOR CHANGES TO NORTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Scale: 1/8" = 1' 0"

0 4' 8'

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

ELEVATIONS

ROOFTOP SOLAR ARRAY
13.68kW DC, 10.00kW AC

Owner:	ReMain LLC
Site Address:	54 Main St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 193

REVISIONS

1	5/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



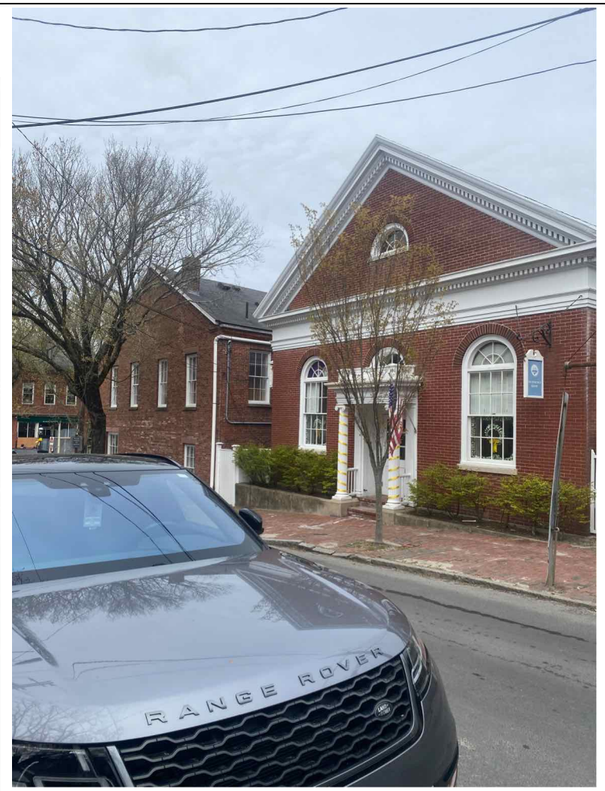


PHOTO A



PHOTO B



PHOTO C

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

PHOTOS

ROOFTOP SOLAR ARRAY
13.68kW DC, 10.00kW AC

Owner:	ReMain LLC
Site Address:	54 Main St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 193

REVISIONS

1	5/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

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 22.0%.

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 (8100 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)

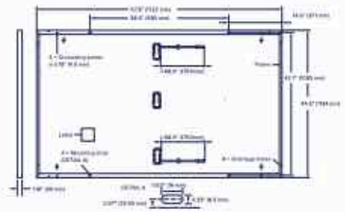
The ideal solution for:

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	46.7 lbs (21.2 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; (+) ≥ 68.9 in (1750 mm), (-) ≥ 68.9 in (1750 mm)
Connector	Staubli MC4; IP68

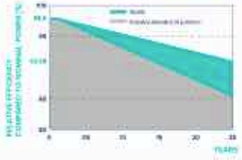


Electrical Characteristics

POWER CLASS			405	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]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[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 organization of your respective country.

[1] Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2023 (February 2024)

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]	25	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs/ft²]	113 (5400 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]	169 (8100 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

UL 61730-1 & UL 61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

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 inquiry@qcells.com | WEB www.qcells.com

qcells

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
13.68kW DC, 10.00kW AC

Owner:	ReMain LLC
Site Address:	54 Main St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 193

REVISIONS

1	5/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

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: 5/9/2024
	HDC Case Number (ie HDC2020-05-0265): HDC 2023-08-8888 Address: 18-26 SPARKS AVE
	Copy of Minutes (application item circled) N/A
✓	Reduced (8 ½ x 11) copy of application
	Locus Map: 3 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.)
	Three (3) 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

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

HDC Submittal

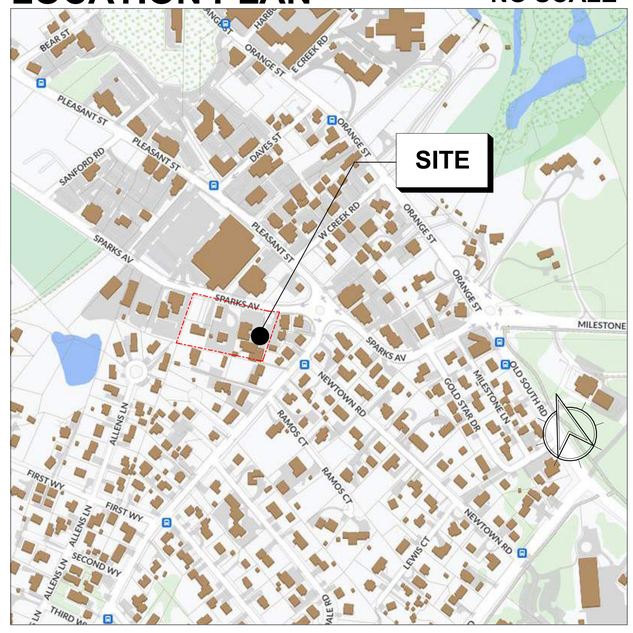
May 9, 2024

DRAWING LIST	
LANDSCAPE	
L1	PLANTING PLAN
ARCHITECTURAL	
A000	COVER
A001	RENDERINGS - Proposed
A002	RENDERINGS - Proposed
A101	GROUND FLOOR PLAN - Proposed
A102	SECOND FLOOR PLAN - Proposed
A103	THIRD FLOOR PLAN - Proposed
A301	EXTERIOR ELEVATIONS - Proposed
A302	EXTERIOR ELEVATIONS - Proposed
A303	EXTERIOR ELEVATIONS - Proposed
A304	WINDOW AND DOOR SCHEDULES - Proposed



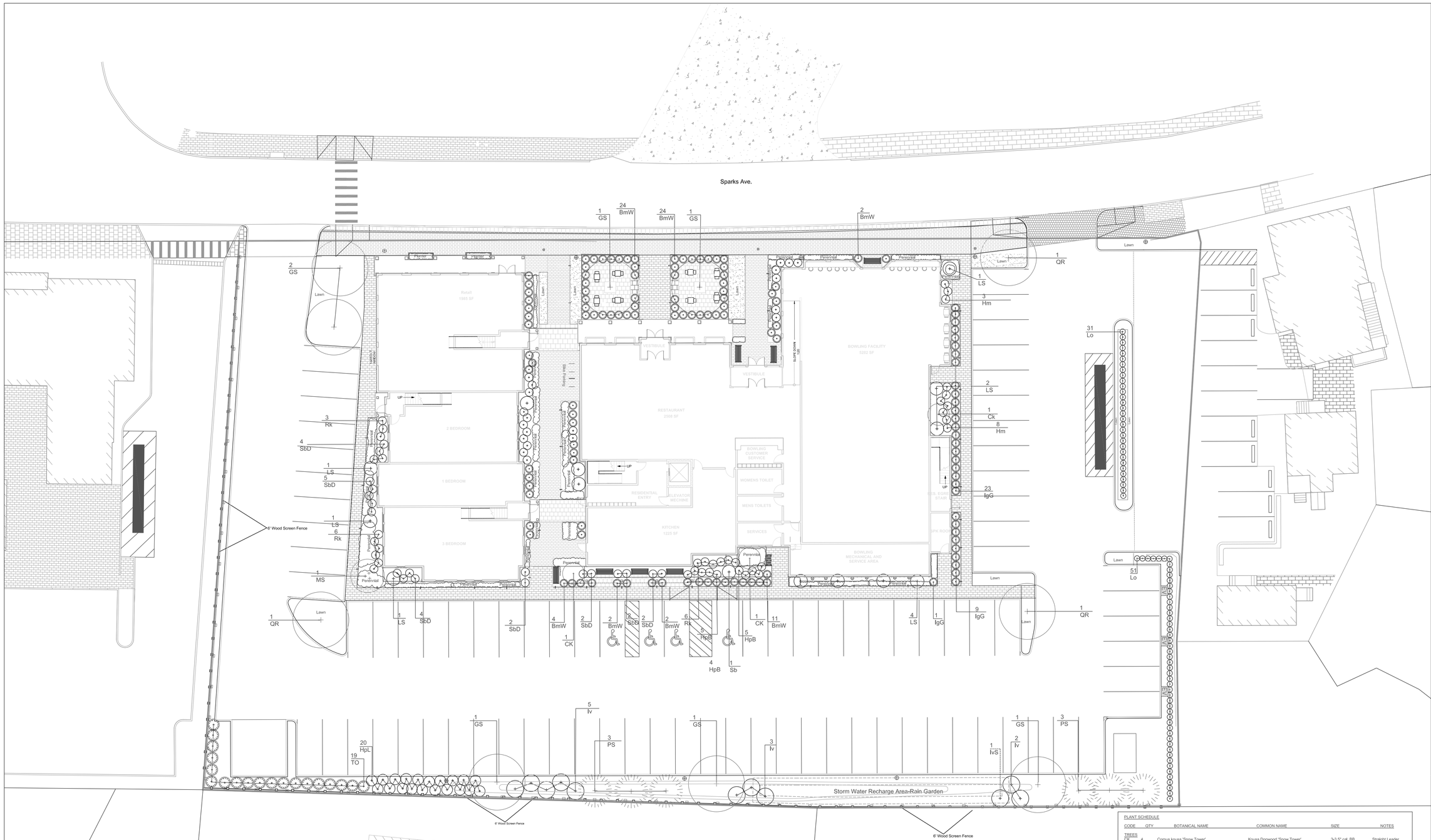
LOCATION PLAN

NO SCALE



RAYMOND DESIGN ASSOCIATES, INC. ● ARCHITECTS and PLANNERS

60 LEDGEWOOD PLACE, ROCKLAND, MA 02370 TEL: 781. 421. 3480


Sparks Ave.
Retail
1995 SF
2 BEDROOM
1 BEDROOM
3 BEDROOM
VESTIBULE
RESTAURANT
2508 SF
RESIDENTIAL
ENTRY
ELEVATOR
MECHINE
KITCHEN
1225 SF
BOWLING FACILITY
5282 SF
BOWLING
CUSTOMER
SERVICE
WOMENS TOILET
MENS TOILETS
SERVICES
BOWLING
MECHANICAL AND
SERVICE AREA
ELEC. ROOM
STAIRS
ELEV. EQUIP.
STAIRS
ELEVATOR
PIT
ELEVATOR
MACHINE
ROOF
BELOW
Lawn
Planter
Perennial
Pyramidal
Hydrangea
Hydrangea
Hydrangea



NORTHEAST CORNER OF SPARKS AVENUE LOOKING WEST



NORTHWEST CORNER OF SPARKS AVENUE LOOKING EAST



SPARKS AVENUE VIEW LOOKING SOUTH



VIEW OF NORTH CENTER COURTYARD

RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
Date: May 9, 2024

A001



VIEW BETWEEN BUILDINGS LOOKING SOUTH



VIEW BETWEEN BUILDINGS LOOKING NORTH



SOUTH (REAR) VIEW LOOKING NORTHWEST



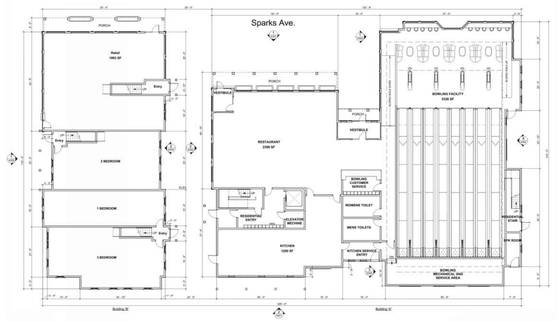
SOUTH (REAR) VIEW LOOKING NORTHEAST

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

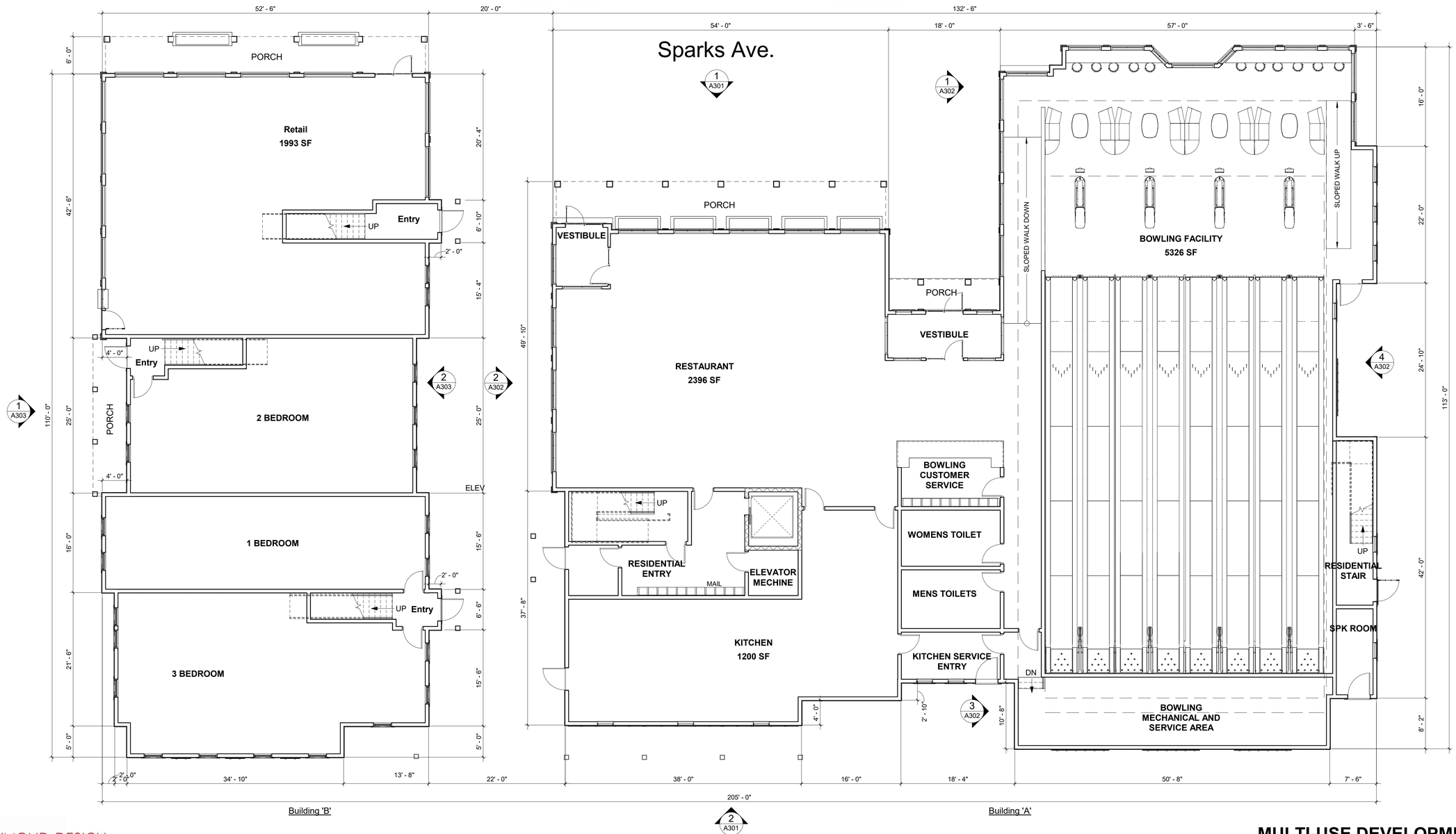
RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
Date: May 9, 2024

A002



Ground Floor Plan (not to scale)
Previously Submitted



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

GROUND FLOOR PLAN - Proposed

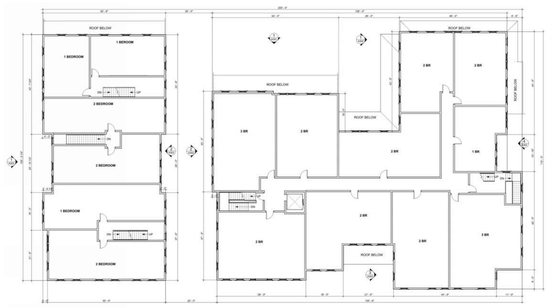
1/8" = 1'-0"

MULTI-USE DEVELOPMENT

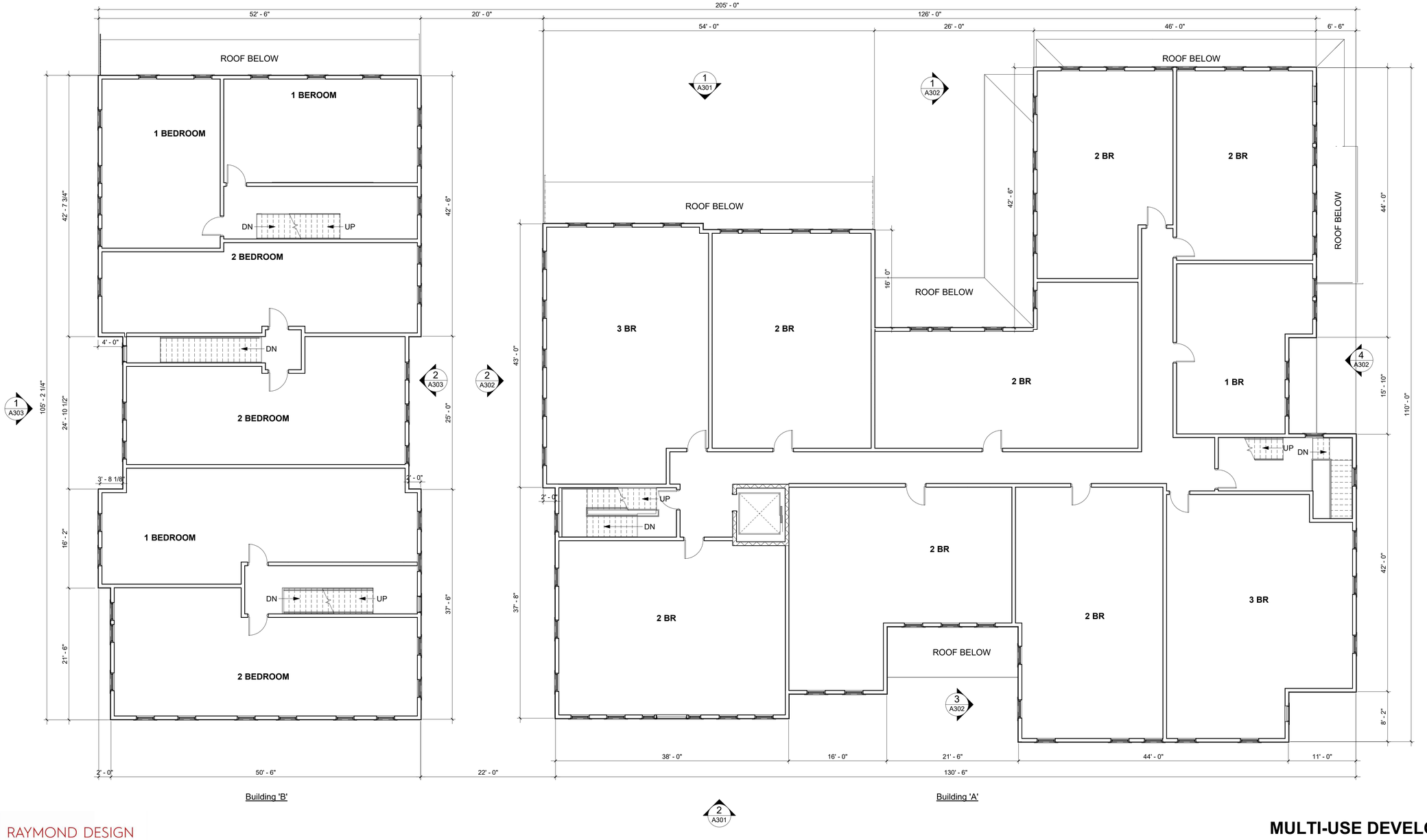
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: May 9, 2024

A101



Second Floor Plan (not to scale)
Previously Submitted



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

SECOND FLOOR PLAN - Proposed

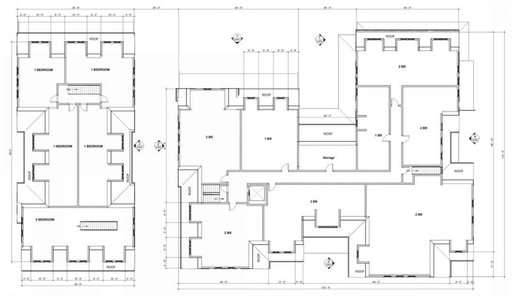
1/8" = 1'-0"

MULTI-USE DEVELOPMENT

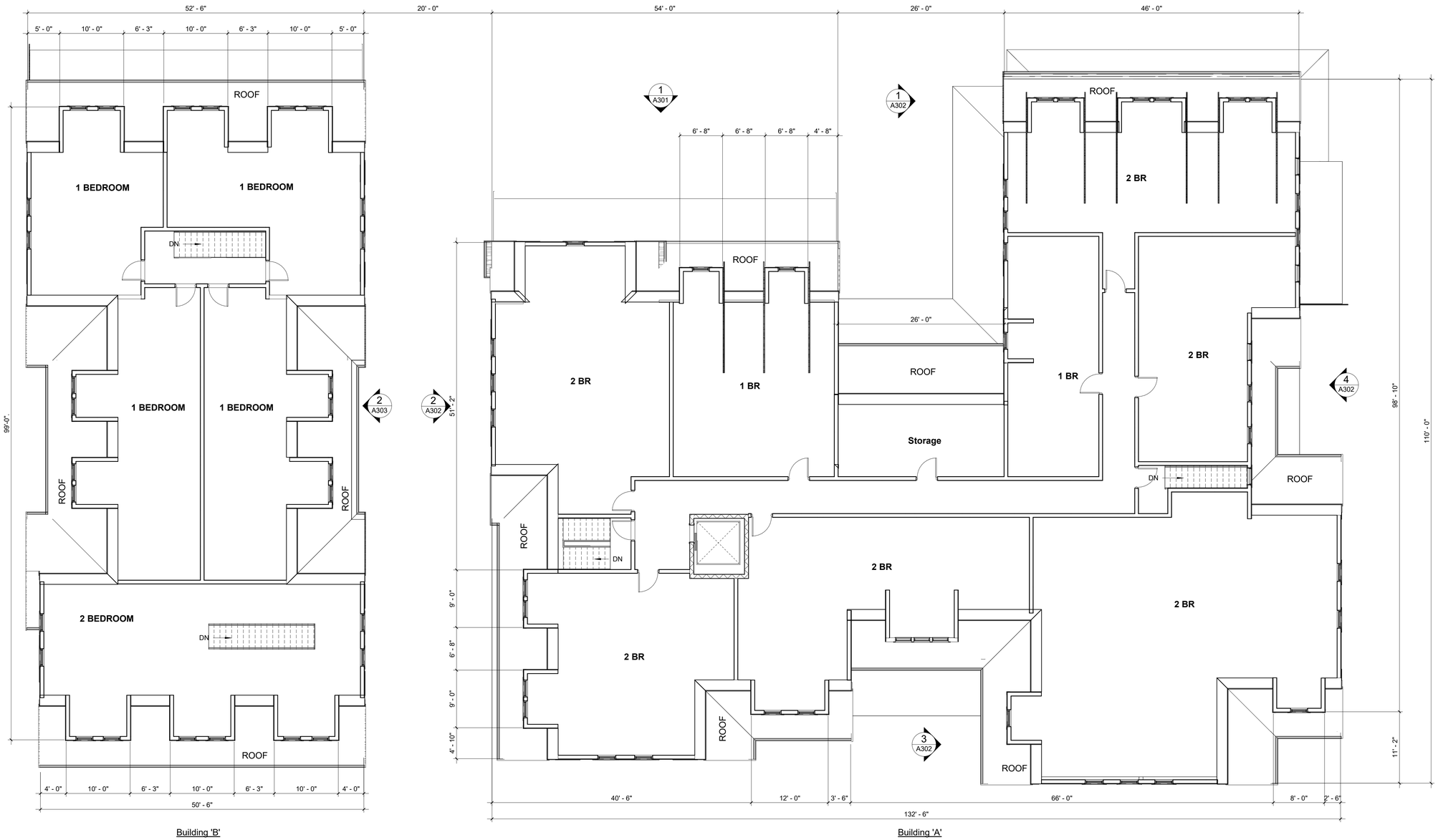
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: May 9, 2024

A102



Third Floor Plan (not to scale)
Previously Submitted



Building 'B'

Building 'A'

2
A301

THIRD FLOOR PLAN - Proposed

1/8" = 1'-0"

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: May 9, 2024

A103



North Elevation (not to scale)
Previously Submitted



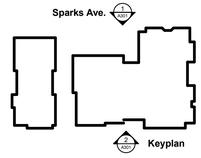
1 North Elevation - Sparks Avenue (Proposed)
1/8" = 1'-0"



South Elevation (not to scale)
Previously Submitted



2 South Elevation - Rear (Proposed)
1/8" = 1'-0"



EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "GEORGETOWN GRAY".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x6 PAINTED CEDAR AT DORMERS.
5. TYPICAL RAKE BOARDS ARE 1x3/1x10 PAINTED CEDAR AT MAIN BUILDING AND 1x3/1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x6 PAINTED CEDAR HEAD, 1x5 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".

RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

EXTERIOR ELEVATIONS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
Date: May 9, 2024

A301

EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "GEORGETOWN GRAY".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x6 PAINTED CEDAR AT DORMERS.
5. TYPICAL RAKE BOARDS ARE 1x3/1x10 PAINTED CEDAR AT MAIN BUILDING AND 1x3/1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x6 PAINTED CEDAR HEAD, 1x5 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".



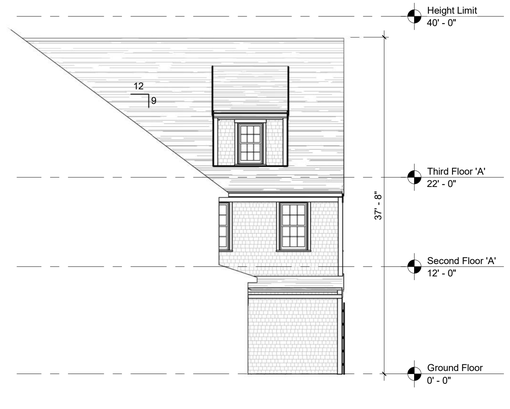
West Elevations - Partial (not to scale)
Previously Sumitted Elevation



1 Partial West Elevation - Building A Sparks Ave (Proposed)
1/8" = 1'-0"



2 West Elevation - Building A - Path (Proposed)
1/8" = 1'-0"



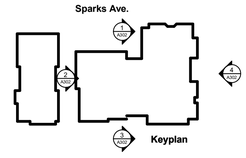
3 Partial West Elevation - Building A Rear (Proposed)
1/8" = 1'-0"



East Elevation - Housefitters (not to scale)
Previoulsy Submitted



4 East Elevation - Building A Housefitters (Proposed)
1/8" = 1'-0"



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

EXTERIOR ELEVATIONS - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: May 9, 2024

A302

EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "GEORGETOWN GRAY".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x6 PAINTED CEDAR AT DORMERS.
5. TYPICAL RAKE BOARDS ARE 1x3/1x10 PAINTED CEDAR AT MAIN BUILDING AND 1x3/1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x6 PAINTED CEDAR HEAD, 1x5 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".



1 West Elevation - Building B Cumberland Farms (Proposed)
1/8" = 1'-0"



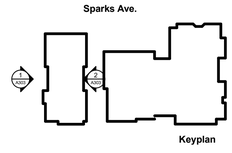
West Elevation - Cumberland Farms (not to scale)
Previously Submitted



2 East Elevation - Building B Path (Proposed)
1/8" = 1'-0"



East Elevation - Building B Path (not to scale)
Previously Submitted



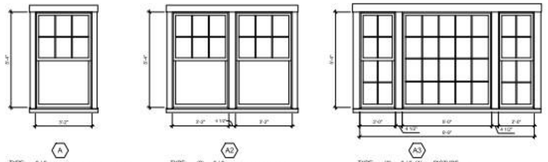
Keyplan

RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

EXTERIOR ELEVATIONS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
0' 1' 2' 3' 4' 8' 16'
Date: May 9, 2024

A303



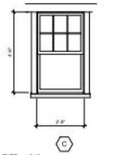
A
TYPE: 6 / 6
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"

A2
TYPE: (2) 6 / 6
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: (2) DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"

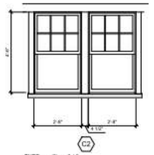
A3
TYPE: (2) 6 / 6 (T) PICTURE
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: DOUBLE HUNG (SDL), FIXED, DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



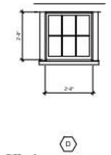
B
TYPE: 6 / 6
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



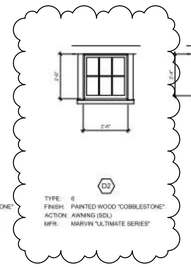
C
TYPE: 6 / 6
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



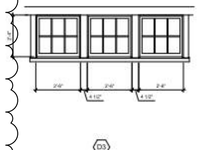
C2
TYPE: (2) 6 / 6
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: (2) DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



D
TYPE: 6
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: AWNING (SDL)
MFR: MARVIN "ULTIMATE SERIES"



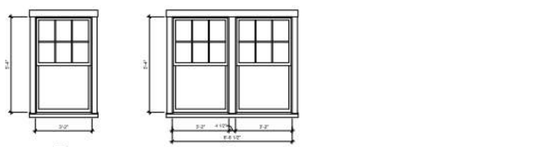
D2
TYPE: 6
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: AWNING (SDL)
MFR: MARVIN "ULTIMATE SERIES"



D3
TYPE: (3) 6
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: (3) AWNING (SDL)
MFR: MARVIN "ULTIMATE SERIES"

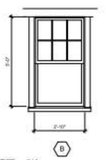
WINDOW SCHEDULE: BUILDING A

SCALE: 3" = 1'-0"



A
TYPE: 6 / 1
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"

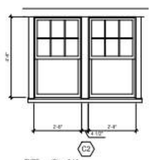
A2
TYPE: (2) 6 / 1
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: (2) DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



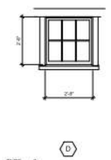
B
TYPE: 6 / 1
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



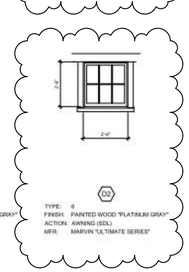
C
TYPE: 6 / 1
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



C2
TYPE: (2) 6 / 1
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: (2) DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



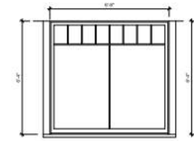
D
TYPE: 6
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: AWNING (SDL)
MFR: MARVIN "ULTIMATE SERIES"



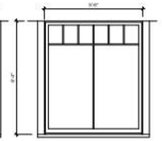
D2
TYPE: 6
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: AWNING (SDL)
MFR: MARVIN "ULTIMATE SERIES"

WINDOW SCHEDULE: BUILDING B

SCALE: 3" = 1'-0"



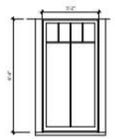
E
TYPE: 8 / 2 STOREFRONT
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: FIXED
MFR: MARVIN "ULTIMATE SERIES"



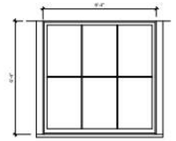
E1
TYPE: 6 / 2 STOREFRONT
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: FIXED
MFR: MARVIN "ULTIMATE SERIES"



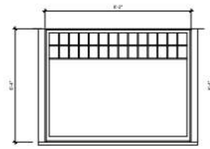
E2
TYPE: 4 / 1 STOREFRONT
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: FIXED
MFR: MARVIN "ULTIMATE SERIES"



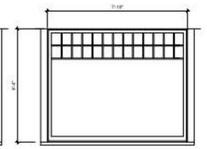
E3
TYPE: 4 / 1 STOREFRONT
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: FIXED
MFR: MARVIN "ULTIMATE SERIES"



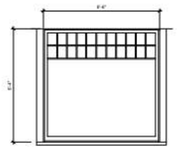
F
TYPE: 6 STOREFRONT
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: FIXED
MFR: MARVIN "ULTIMATE SERIES"



G
TYPE: 28 / 1 STOREFRONT
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: FIXED
MFR: MARVIN "ULTIMATE SERIES"



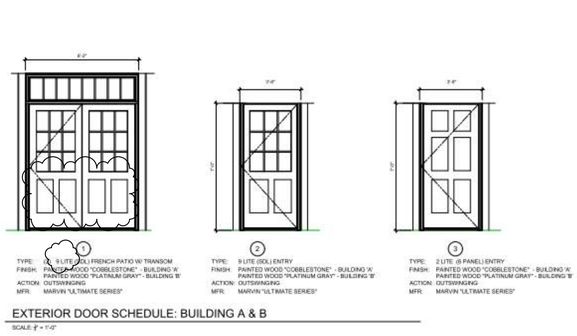
G1
TYPE: 26 / 1 STOREFRONT
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: FIXED
MFR: MARVIN "ULTIMATE SERIES"



G2
TYPE: 22 / 1 STOREFRONT
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: FIXED
MFR: MARVIN "ULTIMATE SERIES"



H
TYPE: SERVING WINDOW
FINISH: PAINTED WOOD "PLATINUM GRAY"
ACTION: HORIZONTAL SLIDING
MFR: MARVIN "ULTIMATE SERIES"



1
TYPE: 9 LITE (SDL) FRENCH PATIO W/ TRANSOM
FINISH: PAINTED WOOD "COBBLESTONE" - BUILDING 'A'
PAINTED WOOD "PLATINUM GRAY" - BUILDING 'B'
ACTION: OUTSWINGING
MFR: MARVIN "ULTIMATE SERIES"

2
TYPE: 9 LITE (SDL) ENTRY
FINISH: PAINTED WOOD "COBBLESTONE" - BUILDING 'A'
PAINTED WOOD "PLATINUM GRAY" - BUILDING 'B'
ACTION: OUTSWINGING
MFR: MARVIN "ULTIMATE SERIES"

3
TYPE: 2 LITE (6 PANEL) ENTRY
FINISH: PAINTED WOOD "COBBLESTONE" - BUILDING 'A'
PAINTED WOOD "PLATINUM GRAY" - BUILDING 'B'
ACTION: OUTSWINGING
MFR: MARVIN "ULTIMATE SERIES"

EXTERIOR DOOR SCHEDULE: BUILDING A & B

SCALE: 3" = 1'-0"

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

WINDOW AND DOOR SCHEDULES - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: May 9, 2024

A304

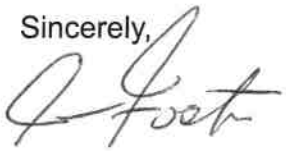
To Whom It May Concern,

I am reaching out to request your support for an upcoming Sparks Avenue development project scheduled for approval by your Board on May 21st, 2024. This initiative aims to offer affordable housing options for local workers who currently face long commutes due to the housing shortage in our community. Additionally, it will introduce exciting entertainment options like bowling and arcades, addressing the need for family-friendly activities, especially during the off-season on the island.

Despite the opposition faced by this project and the broader discussion around increased housing, I encourage you and your fellow Board members to consider two key benefits. Firstly, the development will provide necessary housing for residents year-round and include some "low-income" restricted units as per the developer's agreement. Secondly, it will create a vibrant social hub with bowling lanes, an arcade, and a restaurant for our local community to enjoy. Personally, as a parent to two boys (ages 8 and 10), my family often struggles to find indoor activities during the winter months on Nantucket. Having a place where families can gather, bowl, and share a meal would be a valuable addition to our community.

Change can be challenging, but the proposed solution by the developers offers a well-thought-out approach that can benefit all members of the community. I urge you to support this important project – your positive vote and leadership will play a crucial role in this decision.

Sincerely,



Jamie Foster
(year-round resident, 19yrs.)

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: 5/20/24
✓	HDC Case Number (ie HDC2020-05-0265): 2024-04-10306 Address : 21 FIELD AVENUE
✓	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
	Locus Map: 3 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.) PHOTOS
✓	Three (3) 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: Victoria P Ewing Date: 5/20/24

HISTORIC DISTRICT COMMISSION

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

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Chair

Stephen Welch
Vice-Chair

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Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link Nantucket

AS AGENT FOR Timothy & Susan Grehl

STREET ADDRESS 21 Field Ave

MAP/PARCEL 80/41

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/11/24

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

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

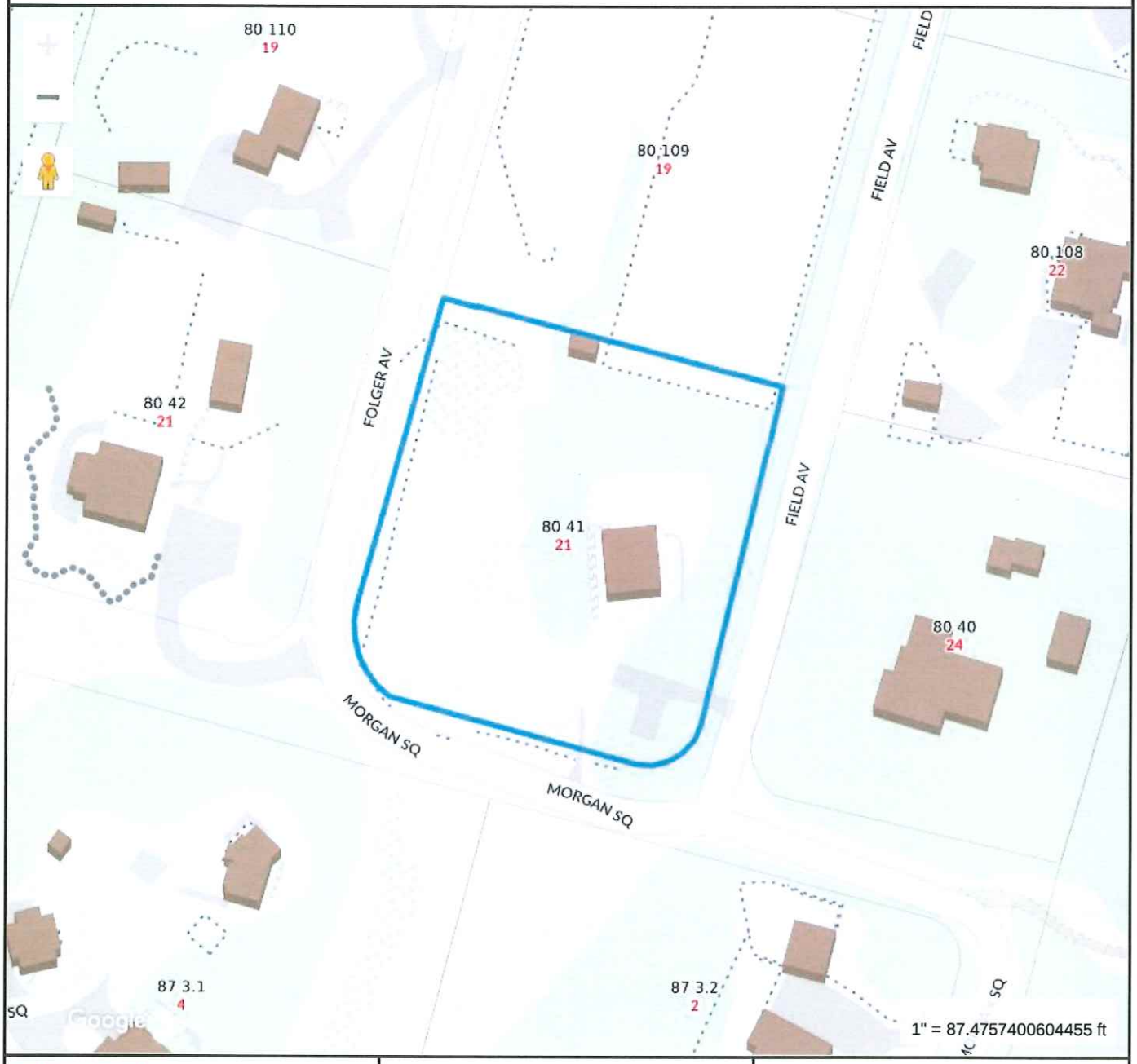
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing 3/11/24

Signature Date

Town and County of Nantucket, MA

March 7, 2024



Property Information

Property ID	7500
Location	21 FIELD AV
Owner	GRELL TIMOTHTY J & SUSAN R

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 02/08/2024
Data updated Jan. 2021

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

RECEIVED
MAR 26 2024
By

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°. 41

Street & Number of Proposed Work: 21 FIELD AVE.

Owner of record: TIMOTHY & SUSAN R. GRELL

Mailing Address: 1 FINERAN WAY APT. 331
SAINT HUS, NJ 07078

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK PERMITTING & DESIGN

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District LUG1) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio Size: 858.25 SF ☑ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

NEW POOL 25'X12' WITH AUTOMATIC COVER

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways STEEL Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

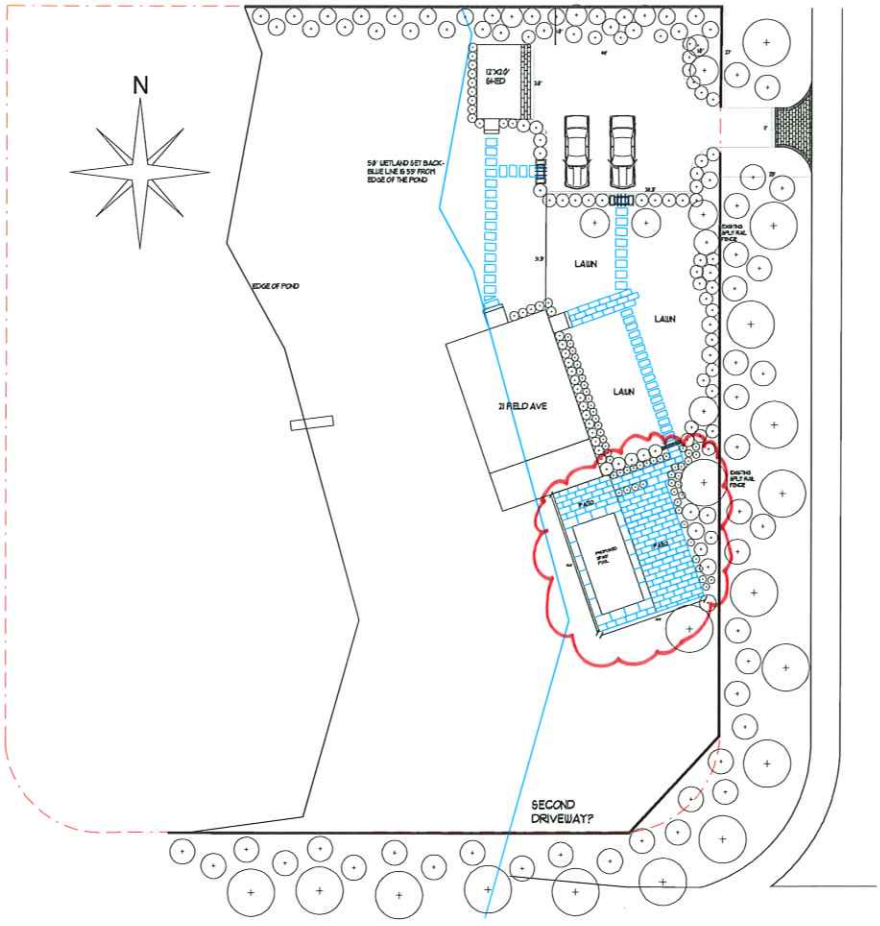
* Attach manufacturer's color samples if color is not from HDC approval list.

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 3/1/24 Signature of owner of record _____ Signed under penalties of perjury

NOTES:
-SHELL PARKING FOR 3
- 12'X20' SHED
-ARBOR TO POOL ENTRANCE
-STEPPING STONES TO FRONT DOOR AND ARBOR
- BLUESTONE WALKWAY AND LANDING AT POOL
-12'X25' POOL
-SPLIT RAIL FENCING

RECEIVED
MAR 26 2024
By



Landscape Design by: Gkeller
The Garden Group

Landscape Plan: L1
Grell Pool and Patio

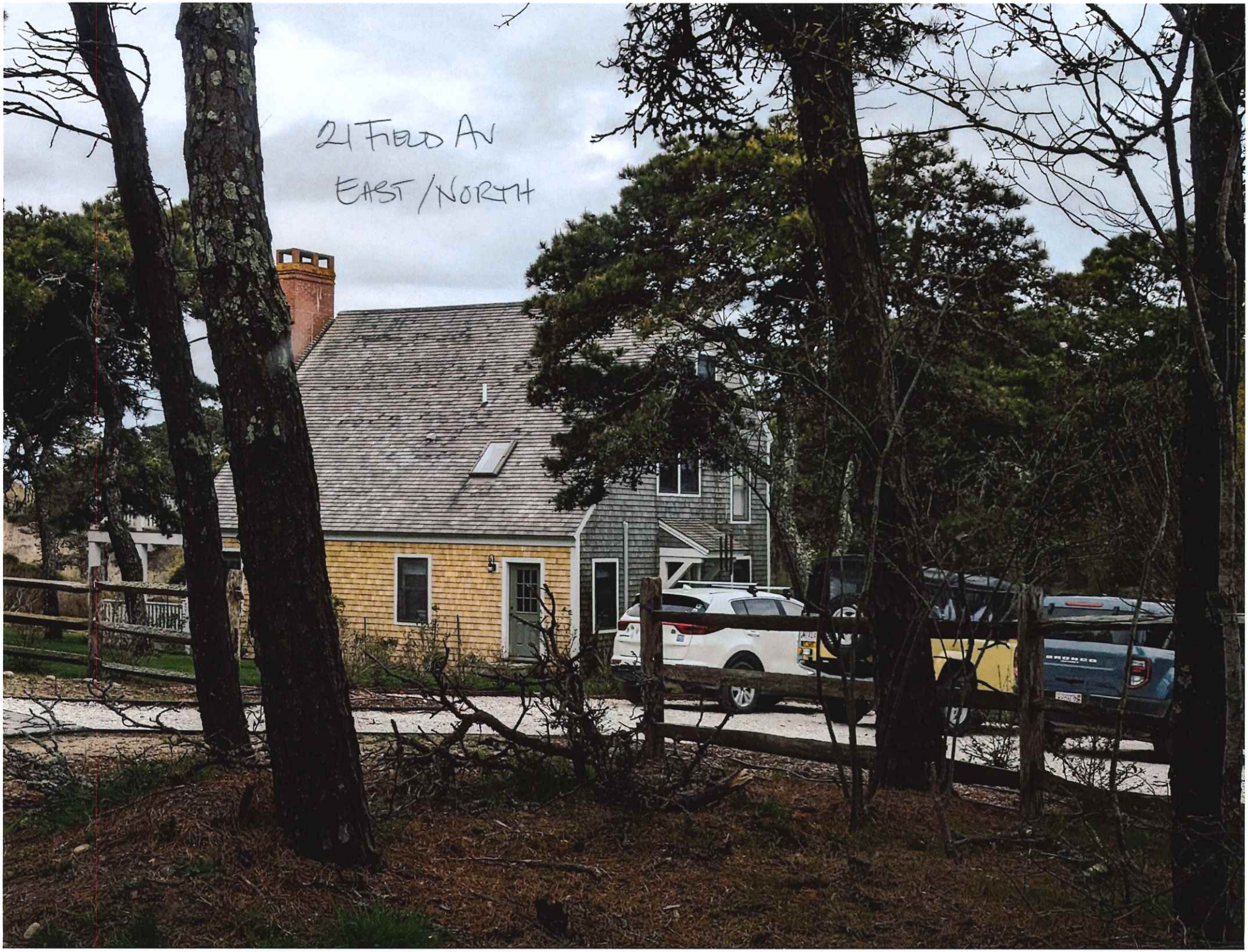
Scale: 1" = 50'

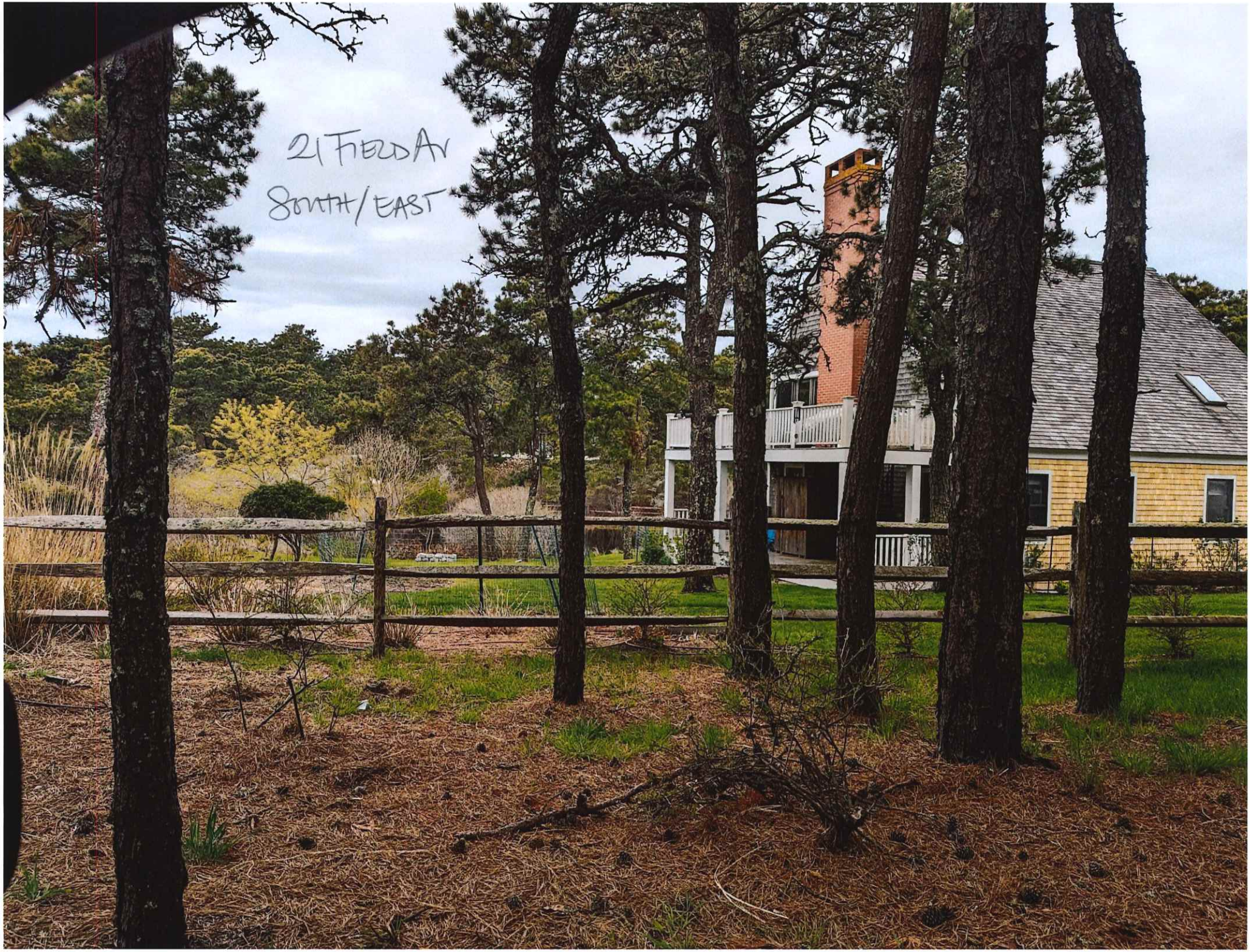
Revision #: 12
Date: 2/26/2024



21
FIELD
AVE

Looking
South


21 FIELD AV
EAST / NORTH


21 FIELD AV
SOUTH/EAST


21
FIELD AV
EAST


21 FIELD AV
LOOKING WEST


21 FIELD AV
LOOKING
EAST


21 Field Av
West / South


21 Field Av

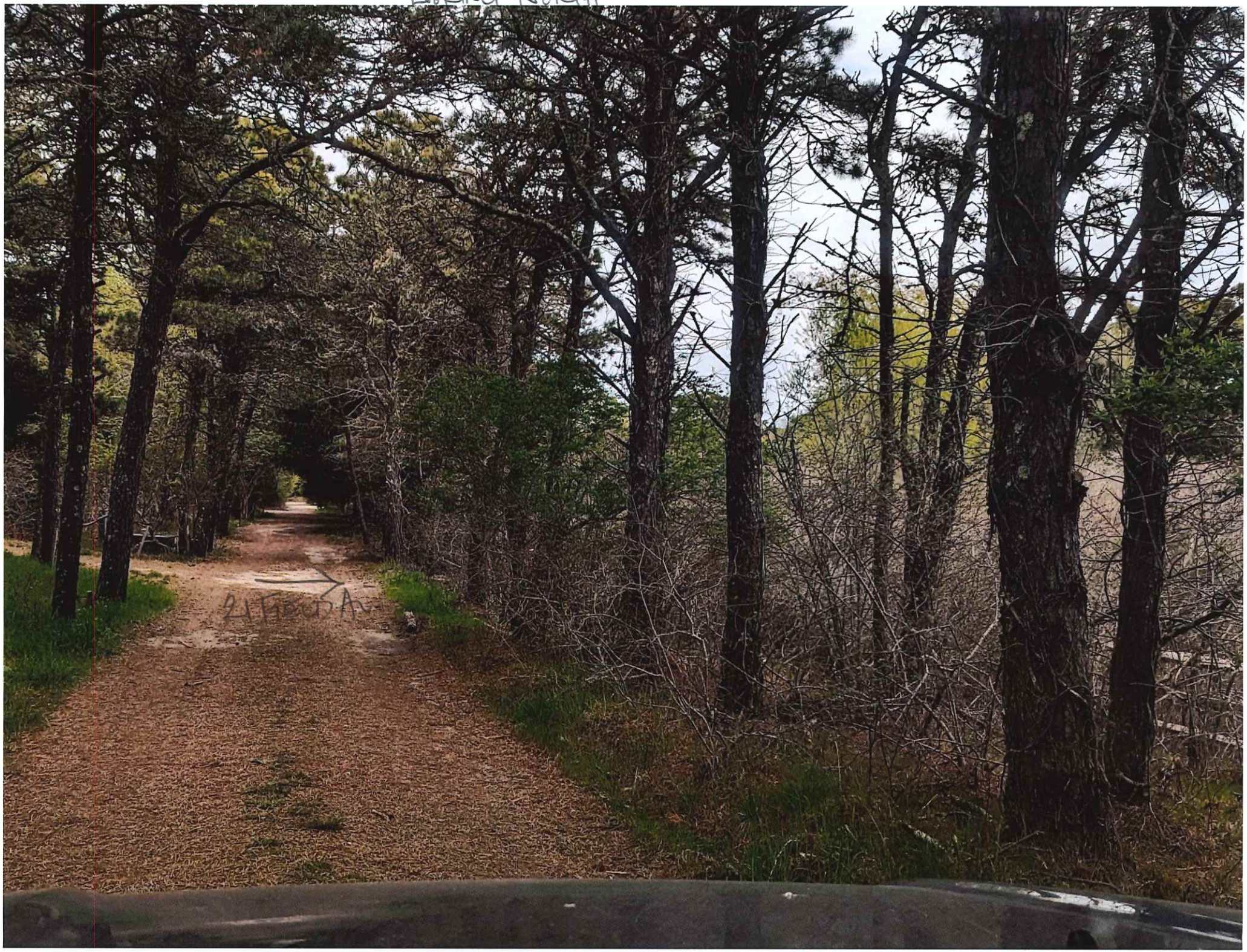

21 Field A
South/
East


21 FIELD AV
WEST

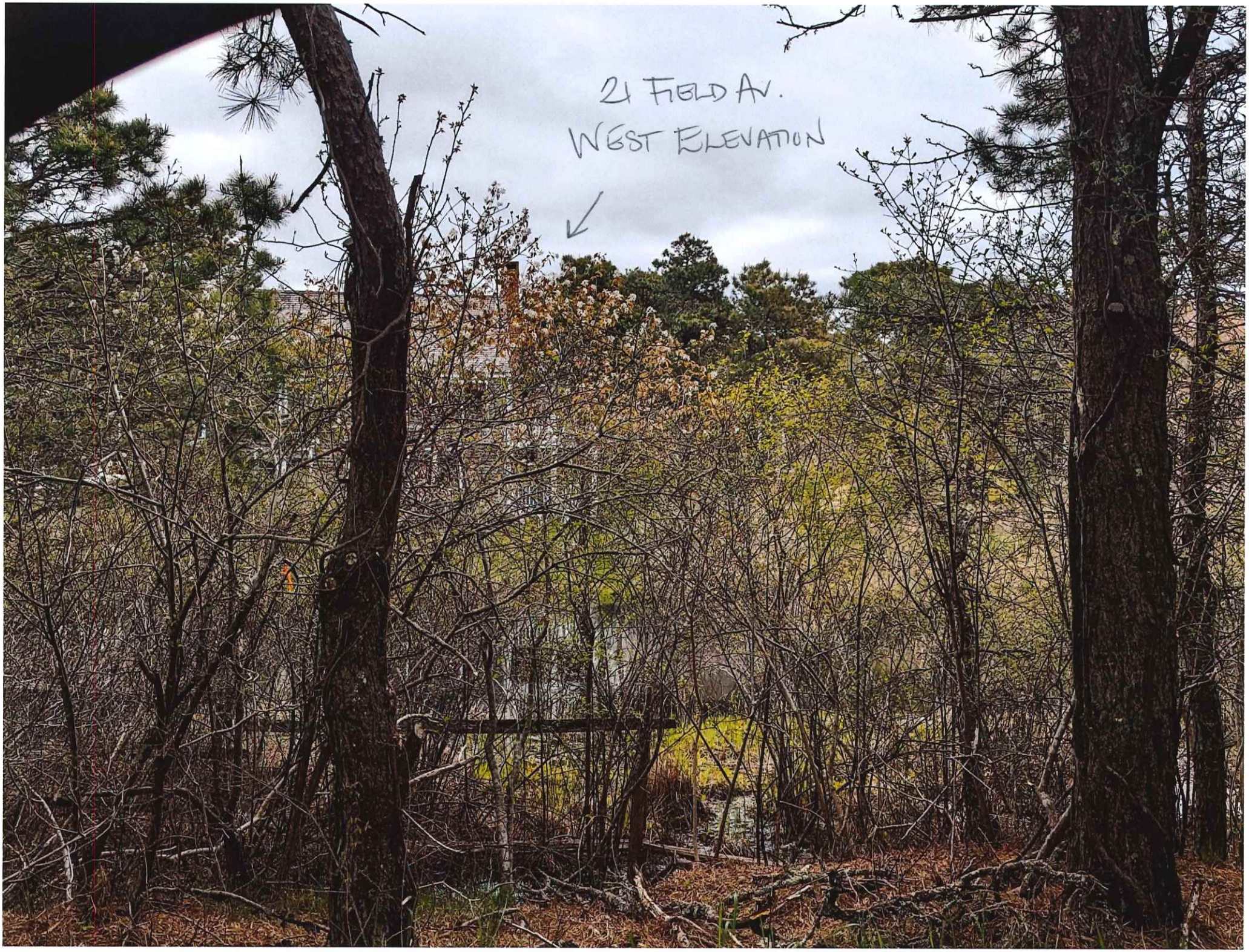

21 FIELD AV
WEST/SOUTH

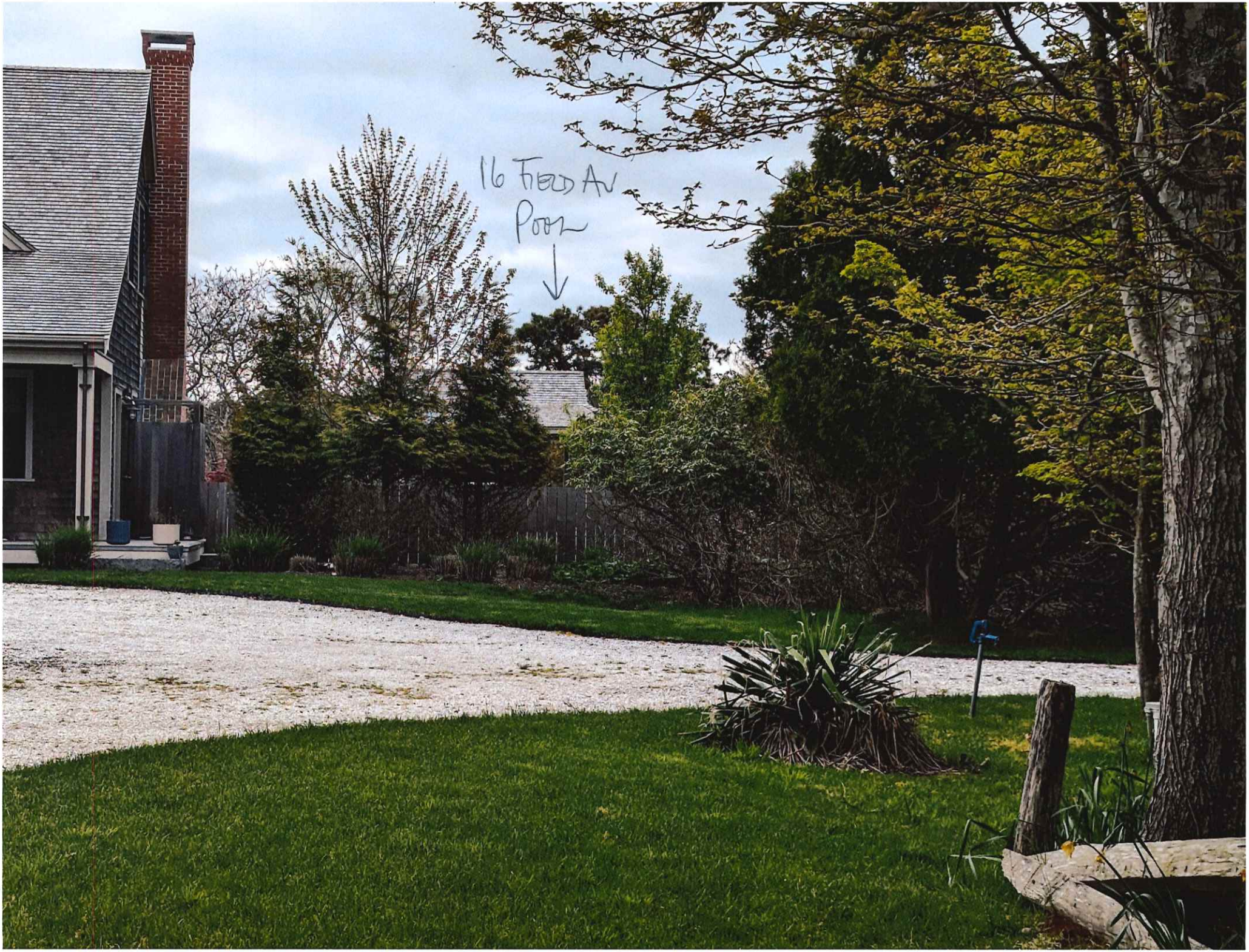

21 Field Av
West

LOOKING NORTH




21 FIELD A
WEST


21 FIELD AV.
WEST ELEVATION


16 Field Av
Pool


20 Field Av
Pool


20 FEET AT
POOL


22 Field Ave
Pool


24
Field Ave
Pool


24 Fred Rd
POW


2 Morgan
Square
Pool


2 Morgan Square
pool

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:
NA	HDC Case Number (ie HDC2020-05-0265):
NA	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.)
NA	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**

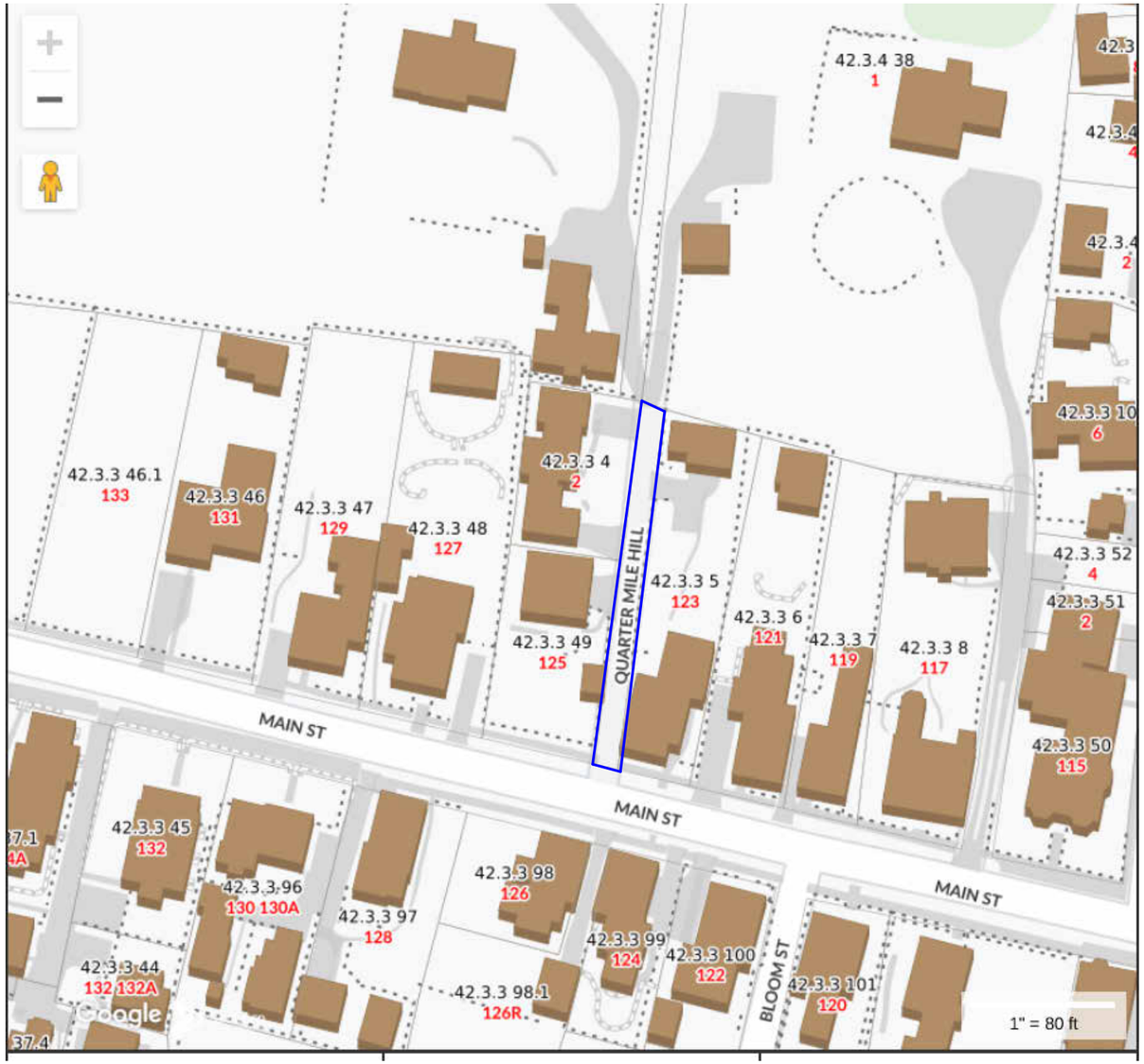
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single 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: _____ Date: 2024.05.30



1 QMH Locus HDC
1" = 80'-0"

125 Main Street
House relocated to 7 Okorwaw
(Nantucket Housing Authority)
1998

Quarter Mile Hill



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Unauthorized measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as

Quarter Mile Hill Nantucket MA

No.	Description	Date
14	HDC Revision	2024.05.30

HDC0.1

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Quarter Mile Hill

Nantucket MA

No.	Description	Date
14	HDC Revision	2024.05.30

HDC0.2

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1910 - Upper Main

Quarter Mile Hill

Nantucket MA

No.	Description	Date
14	HDC Revision	2024.05.30

HDC0.3

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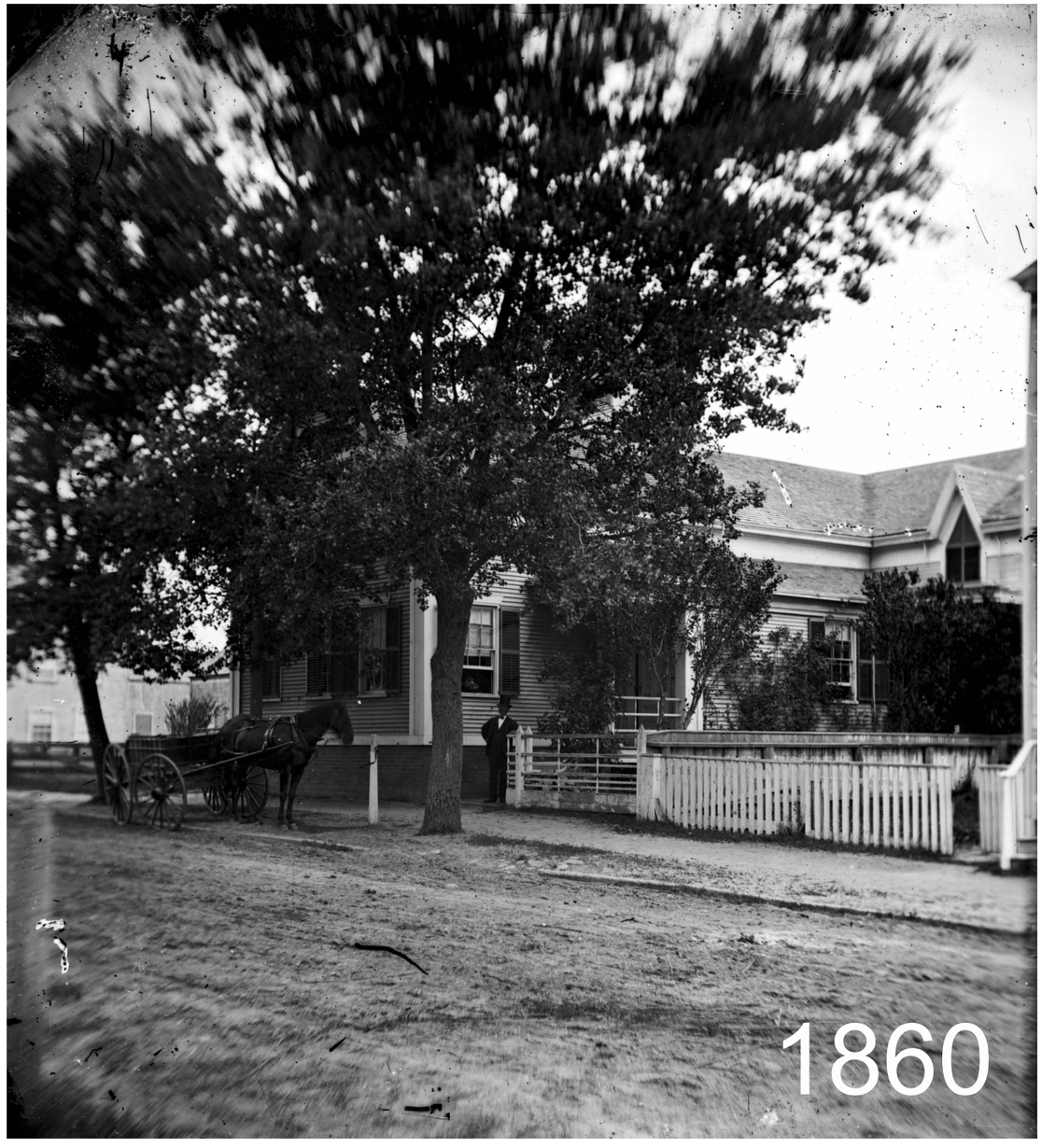



Quarter Mile Hill

Nantucket MA

No.	Description	Date
14	HDC Revision	2024.05.30

HDC0.4

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1940's Aerial Survey

Quarter Mile Hill

Nantucket MA

No.	Description	Date
14	HDC Revision	2024.05.30

HDC1.1

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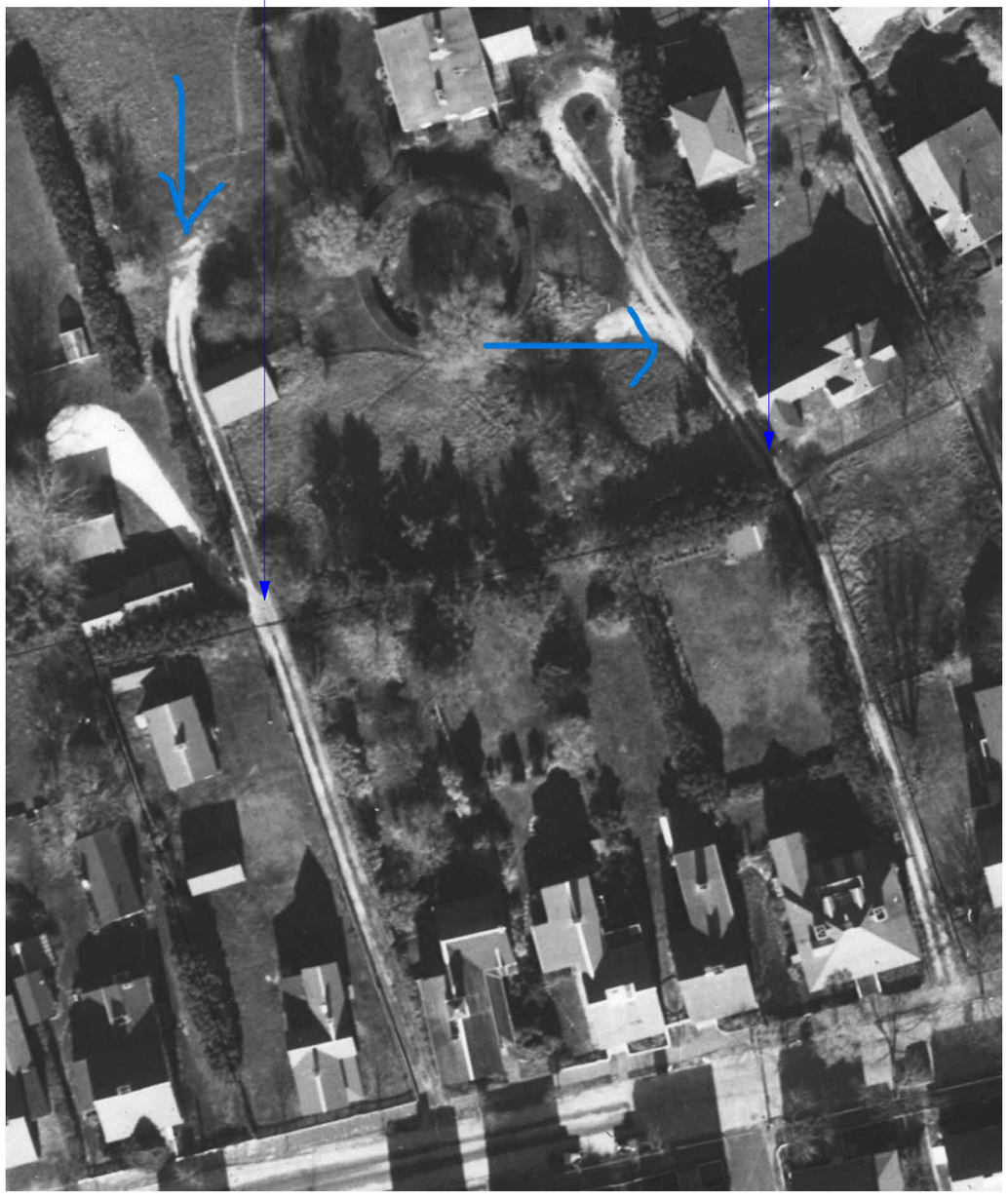

1957 Aerial Survey

Quarter Mile Hill

Nantucket MA

No.	Description	Date
14	HDC Revision	2024.05.30

HDC1.2

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Shared Way

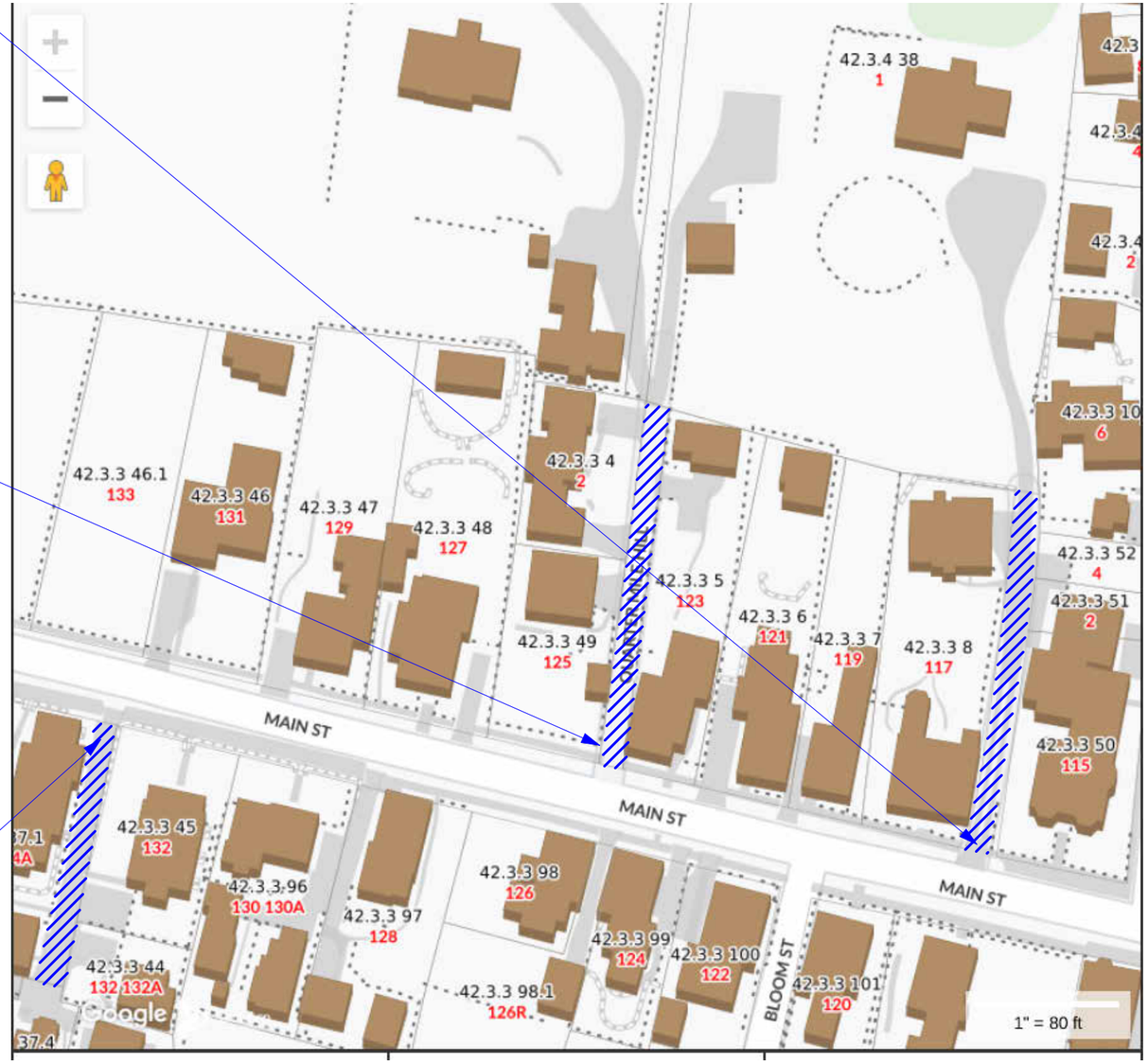


Quarter Mile Hill (Shared Way)



Shared Way





1 QMH Locus
1" = 80'-0"

Quarter Mile Hill

Nantucket MA

No.	Description	Date
14	HDC Revision	2024.05.30

HDC2.1

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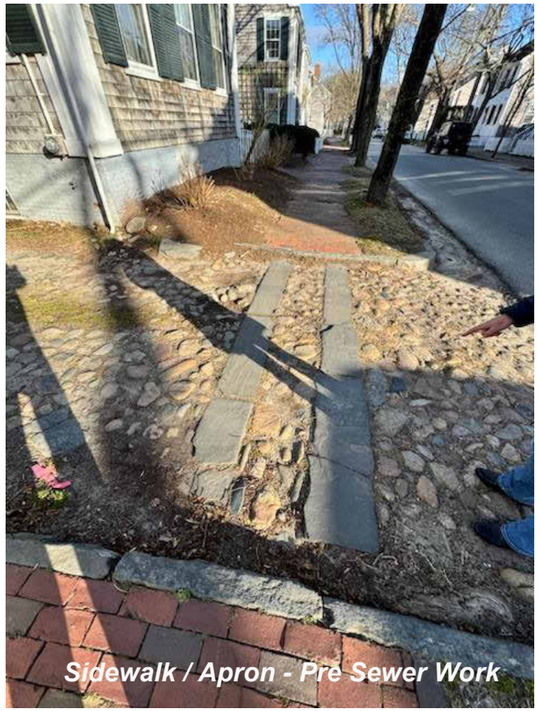






Level stones with sidewalk

Change Way to shell

4 Quarter Mile Hill
Ernst Family
~1949

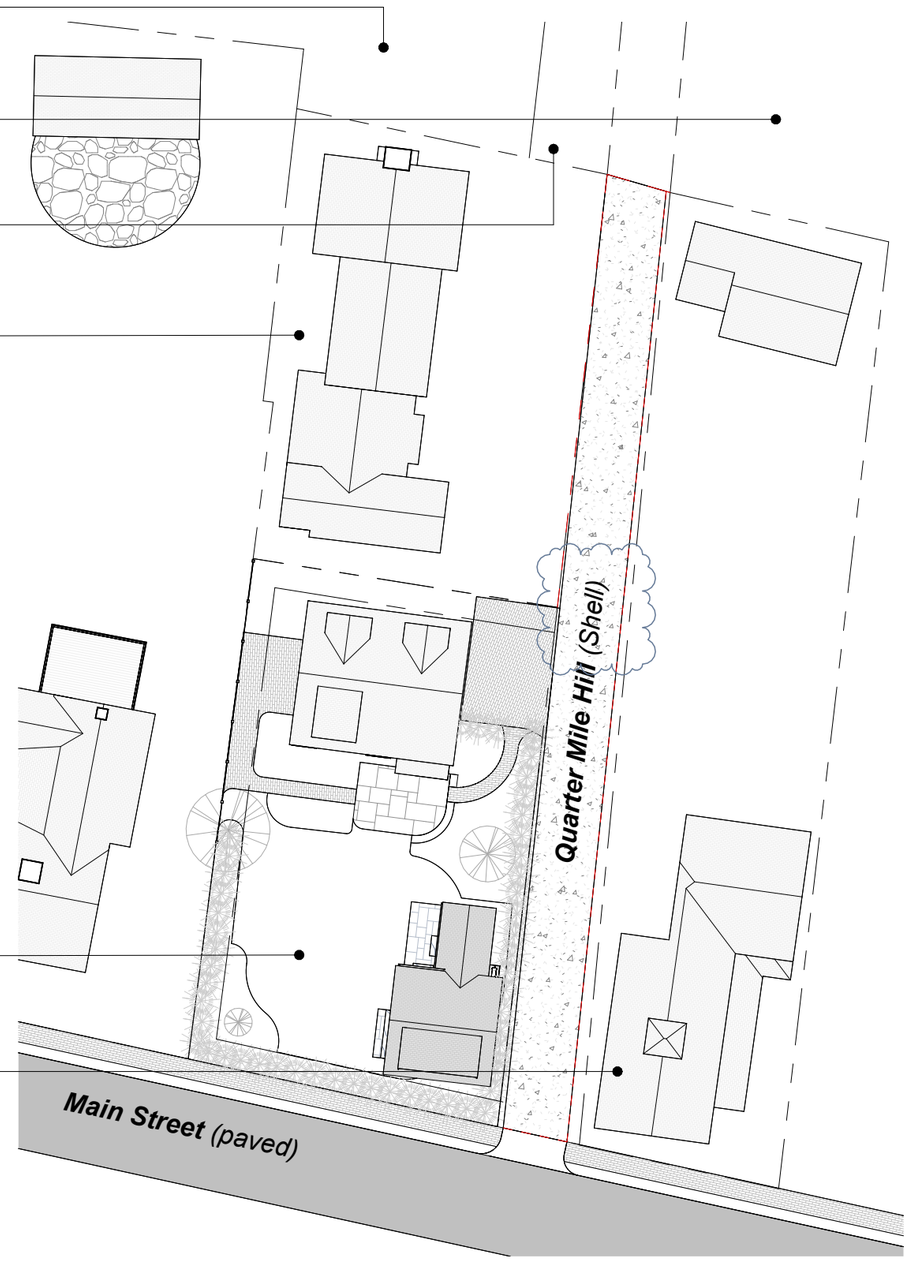
1 Quarter Mile Hill
Demenocal Family
~1964

36 Liberty
Fader Family
~1980

2 Quarter Mile Hill
Storey Family
~2008

125 Main Street
Rhodes Family
~1997

123 Main Street
De Esteban Family
~1958



1 Site Plan - HDC QMH
1" = 30'-0"

Note Ownership dates based Assessor Card. Some may predate that database

Quarter Mile Hill

Nantucket MA

No.	Description	Date
14	HDC Revision	2024.05.30

HDC2.2

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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°: 42.3.3 PARCEL N°. 4

Street & Number of Proposed Work: 2 Quarter Mile Hill (Way)

Owner of record: Storey Jones

Mailing Address: 525 E 72nd st Apt 29-I
NY NY

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thomas Rhodes et al (Residents on QMH)

Mailing Address: 2913 Sparkling Brook Lane
Austin TX 78746

Contact Phone #: 512 637 9900 E-mail: tom.rhodes@sentemortgage.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 ① Level apron w/ sidewalk (existing material)
3. West Elevation ② Replace cobbles @ Way with shells
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 Cobble/Slab/Shell 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 3-28-24 Signature of owner of record _____ Signed under penalties of perjury

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:
	Address & 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: Incite LLC _ Date: 3/26/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 522

Street & Number of Proposed Work: 17 Wappossett Circle

Owner of record: Mariela Oviedo

Mailing Address: 17 Wappossett Circle Nantucket, MA 02554

Contact Phone #: 508-901-1168 E-mail: mariela1712911@hotmail.com

AGENT INFORMATION (if applicable)

Name: Incite LLC

Mailing Address: 65 Arco Rd Unit H Haverhill Ma 01835

Contact Phone #: 978-437-6053 E-mail: info@inciteSolarSolutions.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 Solar installation roof top solar array

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

38 Panels solar roof array

16.72 Kw DC / 11.02 Kw AC

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 38 Solar Panels System Size: 16.72 KW DC

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 11/4/2024 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 Incite LLC

AS AGENT FOR Mariela Oviedo

STREET ADDRESS ~~11 Jeffrey~~ 12 Wappossett Circle

MAP/PARCEL 67 572

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.

Incite LLC 12/18/2023

Signature Date



Parcel of proposed work

Location of solar panels

Birds eye view



INCITE SOLUTIONS

Incite LLC
978-482-6053
65 Avco Rd
Haverhill, MA 01835

Project:
Mariela Oviedo
12 Wappossett Circle
Nantucket, MA 02554

System:
16.72 kW DC
(38) SUNPOWER SPR-M440
(38) ENPHASE IQ7PLUS Microinverters



Example of Solar Panel in front of house



The homeowner has agreed to paint her roof plan to better blend in the solar panels.

INCITE SOLUTIONS	Incite LLC 978-482-6053 65 Avco Rd Haverhill, MA 01835	**Project:** Mariela Oviedo 12 Wappossett Circle Nantucket, MA 02554	**System:** 16.72 kW DC (38) SUNPOWER SPR-M440 (38) ENPHASE IQ7PLUS Microinverters

Elevations



North



South

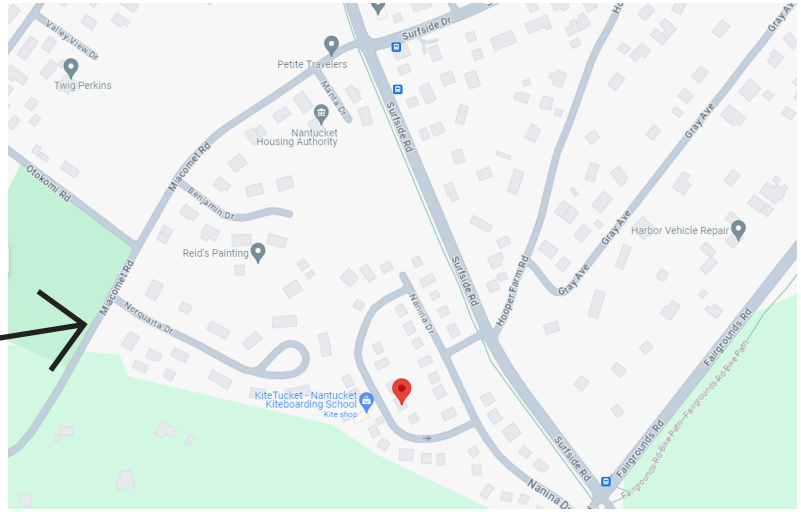


East



West

INCITE SOLUTIONS	Incite LLC 978-482-6053 65 Avco Rd Haverhill, MA 01835	**Project:** Mariela Oviedo 12 Wappossett Circle Nantucket, MA 02554	**System:** 16.72 kW DC (38) SUNPOWER SPR-M440 (38) ENPHASE IQ7PLUS Microinverters



Major Road

Major Road

Proposed work location

This illustration shows that the solar arrays will not be seen in any major roads.

INCITE SOLUTIONS	Incite LLC 978-482-6053 65 Avco Rd Haverhill, MA 01835	**Project:** Mariela Oviedo 12 Wappossett Circle Nantucket, MA 02554	**System:** 16.72 kW DC (38) SUNPOWER SPR-M440 (38) ENPHASE IQ7PLUS Microinverters

SUNPOWER®



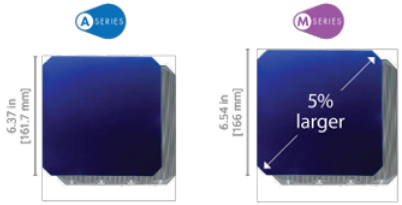
420-440W Residential AC Module

SunPower® Maxeon® Technology

Built specifically for use with the SunPower Equinox® system, the only fully integrated solar solution designed, engineered, and warranted by one company.

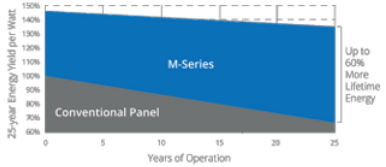
Highest Power AC Density Available.

The patented, solid-copper foundation Maxeon Gen 6 cell is over 5% larger than prior generations, delivering the highest efficiency AC solar panel available.[1]



Highest Lifetime Energy and Savings

Designed to deliver 60% more energy over 25 years in real-world conditions like partial shade and high temperatures.[2]



Best Reliability, Best Warranty

With more than 42.6 million and 15 GW modules deployed around the world, SunPower technology is proven to last. That's why we stand behind our module and microinverter with the industry's best 25-year Combined Power and Product Warranty.

Part of the SunPower Equinox® Solar System

- Compatible with mySunPower™ monitoring
- Seamless aesthetics



Factory-integrated Microinverter

- Highest-power integrated AC module in solar
- Engineered and calibrated by SunPower for SunPower AC modules

INCITE SOLUTIONS	Incite LLC 978-482-6053 65 Avco Rd Haverhill, MA 01835	**Project:** Mariela Oviedo 12 Wappossett Circle Nantucket, MA 02554	**System:** 16.72 kW DC (38) SUNPOWER SPR-M440 (38) ENPHASE IQ7PLUS Microinverters



CERTIFICATE NO: _____ DATE ISSUED: _____

Appl,cation lo the HISTORIC OISmlCT CO 1MISSION, Nantu,;;kst Massachl.lS81ts. for a

CERTIACATE OF APPROPRIATENESS

k)r $lruci:ural work.

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This iS a O:,ntr,<,el\ial 111g1eament ilDd must be filloo cut In ink. An appl1eallon Is h81eby made for issuance ol a Certificate of Appropfia ness under Chapr"r 3!15 of Ihe Ao13 and Resol,es ol Mass, 1970, *tor* P"Ql)O$ed work as desmO&d ll6f In ana on prans, drawlng&: and phok)grap aotompanying 1hs applicallon and made a part heroor by relarence.

11le cerlificale Is valid for Ihree years from da e al issuance No sm,cllJre may dlffiM' lrom Ihe approllt!d appllca!ion. Vlolatloo mey lmpe<!e 1$!u oe ot Certificate Of Oa,upamy_

P,ROPERTY DESCRIPTION

TAX MAP N°: 80 PARCELN . 05

S1l'fft & Number or Proposed Wooc 108 Surfside Rd

Owner or,ecord Davis Brian & Linda M.

MailJngAddress: 108 Surfside Rd, Nantucket, MA 02554

Contact Phor,e If: 508-246-4450 E·mall: nicandjesstorres@gmail.com

AGENT INFORMATION (if applicable)

Name: SunWind LLC

Mail1119Address PO Box 700
Brewster, MA 02631

Con act Pnorie 11 508-246-6350 E-mw: tholmes@sunwindllc com

roOAEICE USe ON Y

DBle appllcatloo rece,ved: _____ Fee Paid: Si ___

Must be ncted on by: _____

Elneoded to: _____

Approved: _____ Disapproved _____

Clle111m1n. _____

Member; _____

Member _____

Member: _____

Membor: _____

Notes • Commenls - Re1i ctlor>s - Cond' loris

DESCRIPTION OF WORK TO BE PERFORMED

See ,.,versa for requJ!ld documentation.

D New Owalling D Addl110n D Gataga C Drlvewny/Apron D Commorctal D Hlstorlo,I Ren<)',Ibon O OeckJPelio D Slaps ☐Shed

☐ *COior* Change O Fenr:,i D Gate D 1-terdseapmg D Move Building D Demolition e s,ons 10 pre cus Cert. Ne _____

0 Pool (Zoning Dtstrlct _} 0 Roof ✓ ()the, Roof solar

Size of Structure or Addl>On **ngth:** Sq. Footage sl ffOO(_____ Decks/Patio' Size. _____ D1slfioor O 2nd floor

W1Clt"1. _____ Sq. roolage 2nd Qoor. _____ Slz.e: ☐ 1st noor ☐ 2nd 1100(

Sq. r00lage rd noor: _____

Dill ce b&lween e l lng grade d propos d finish grade: Norm _____ SOIJlh _____ Eas1 _____ West _____

He/gilt *oS* rtd1>9 above final finish grade North _____ South _____ east _____ Weil _____

AdddllQMI Bcmncks

Historic ame:

Original O ·e:

0tlgInal Bu Ider:

EIEYISIONS· I East Elevation

2. *South* ElevallOfl

3 Wast Ell!Mlli011

4. No,th Elevallon

ts there en HCC SUJVey form ror 1111s bulldlllQ attaohed1 ☐ Yes ☐ N/A "Clood on drewlng11 **and** llllbnit photographs of eXlstlng et& Bliol'$.

DETAIL OF W RI< TO BE PERFORMED

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RoorPllctl· Main Mass _____112__ Seco o:la!y MaE>li ___J12_____ oo,mo, ___/t 2___ Otllor _____

Roofing ma1erlal ::JAsptu,lt 03-Tab Arctutectural Fence: otght: _____

Wood [Type: Red Cedar. Whito Cedar; Sha , etc) _____ Type: _____

length: _____

Skylighta.(ilaLDnly,l:;:Manufaaut8f' REC 425 watts F!OtJgh Opening 72" x 42" Size -------:L,-oc-etion'" _____

Manulacturar Roug Opening Sae 1.0eetlOll

Gutters, ☐Wood CAlununom tJ Copper D LMden; (mala<lal) _____

Leaders (ma1er/al andslze)· _____

Sldewall·0 White cedar sh<ng1D1l _____ 0 Clapboard (9KPOiUr$: _____ 1n0hes) FrontO _____ Si:la

☐_____

r:::!Other _____

Installation of 22 solar panels on the roof of the new dwelling.

Trim: A, wooa 0 Pme O F!ecl\vood ☐Cad OOth r _____

B,Troalrll8nt 0 Paint D NatrJal to weather D 0th.,,. _____

C. Dlmensrons. Fascia _____ Rake ___ Soffll [O...Orhang) _____ Corner oonros _____ F'rioze

Window Casing Door F'rame _____ Columns/Posts Round ___ Square _____

Windows· 0 Double Hung Dcasament O All Wood D Other _____

☐True D,vldad UghlS(muntlns), single prum OsoL·s (Simulateo Divided UghlS) 1'Wn1.1fael\fl'er _____

D00nl· (type and mat,mal): ☐TDL OSOL Frorit _____ Roar _____ Side _____

Garage Doot(s): Type _____ Material _____

Hardecape m111eria1s: Drivewsys **W'IA ay&** Walls

• Note! Compk)le doo, a d t'ldOW Scm>dul8$ **are** tequired COLO!'IS

Sidewall _____ _____ Cl (rf app'icable)_____ Roof _____

Trim _____ Sash _____ Doors _____

Deel< _____ F011r111allon _____ Fence _____ Shu ers _____

• AUacll manuractu,er's color samples If oolor Is no1I,om KOC approval hs:t.

I hereby authorlzo 1h agent namoo above to 6ol on my beha to make changes ,n the specificalions or !hi! plans COAla[nJ!d!n U\ls epp;ioallon In orde< ID bring lhe itpplica• tion mto compl1anaa with the I-I0C 9uidellnas, I ha,eby agree 10 abide by and comply with me terms and condllions of ihls eppfication. I he,eby *1111"'"* lha! the!111'.bmi.ssion o any revlslo lo lhis apo!ca,tion will initiate a new sooy-day mview parfod

Date January 3l.2024 Slgna ure o! owner of nwor Slgn.td unoe. ponaitte• ol pGl)ury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nanmc11et-ma.a:ov

COM!\lISSION ERS

Rny Pohl
('hair

Abigail Camp
Vice-C1iair

l)ianeCoom

Val Oliver

folu f\ld.nuglill_n

ASSOCIArE
COI\fl\HSSIONERS

Jesse Dutra

Can'i I homewill

Siephen Welch

(.'1lhy l·l}nt1
HOCCompliance
Coonli1 tor/L,mJ ll
Specirui,t
cfh'llll l.i'll.' llllcld-m\ l.jr'l'

Waiver of the HDC10 Day HearingRequirement

I Ti_m_ot hy_H_o_lm_es / S_un_Vi_rin_d, LL_C

AS AGENT FOR Davis Brian & Linda M.

STREBTADD S 108 Surfside Rd, Nantucket, MA

MAP/PARCEL 80/05

UNDER.<sTANDrnATTHE.ABOVEREFERENCED APPLICATION SUBMITTED ON

WILL NO't BEREYIEWEr5BVimrHIS10RIC DIS[RICl'COMMISSION,DUE INCREASEDEMAND; WffHIN1HB 10DAY PERIOD ASREQUIRED BY:

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

AND I AGREE TO AWAIVEROF THE ABOVE MENTIONED REQUIREMENT.

Timothy Holmes President SunWind, LLC
SignatlJrelf • Date 12/28/2023

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Davis Brian & Linda
108 Surfside Rd
Nantucket, MA 02554

Assessors Map Number: 80
Lot Number: 5

Property ID: 7461

Year Built: 1983

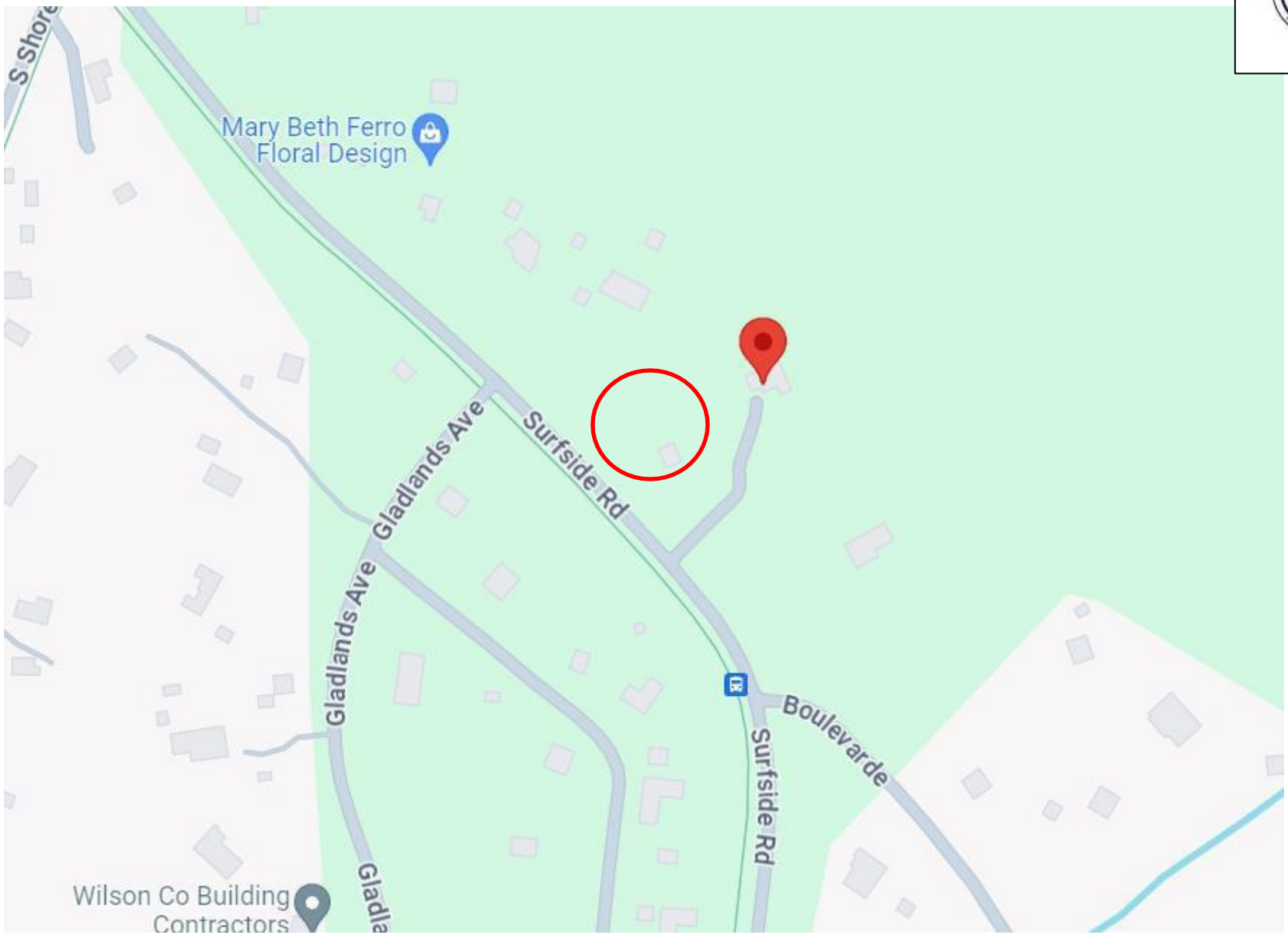
Use: 1090

Description: MULTI HSES M01

Zone: LUG1

Property Size: 2.05 Acres

Locus Map 108 Surfside Road



Proposed Solar System Location



FRONT
SOUTH



Architectural plan courtesy of Val Oliver Design Inc.


Surfside Rd
Surfside Rd
6
5
4
3
2
1
8
7
Surfside Bike Path
Surfside Bike Path
Image © 2024 Airbus

Image 1 taken from Surfside Road



Image 2 taken from Surfside Road



Image 3 taken from Surfside Road



Image 4 taken from Surfside Road



Image 5 taken from Surfside Road



Site plan shows many new plantings to be installed to screen the house from Surfside road

Image 6 taken from Surfside Road

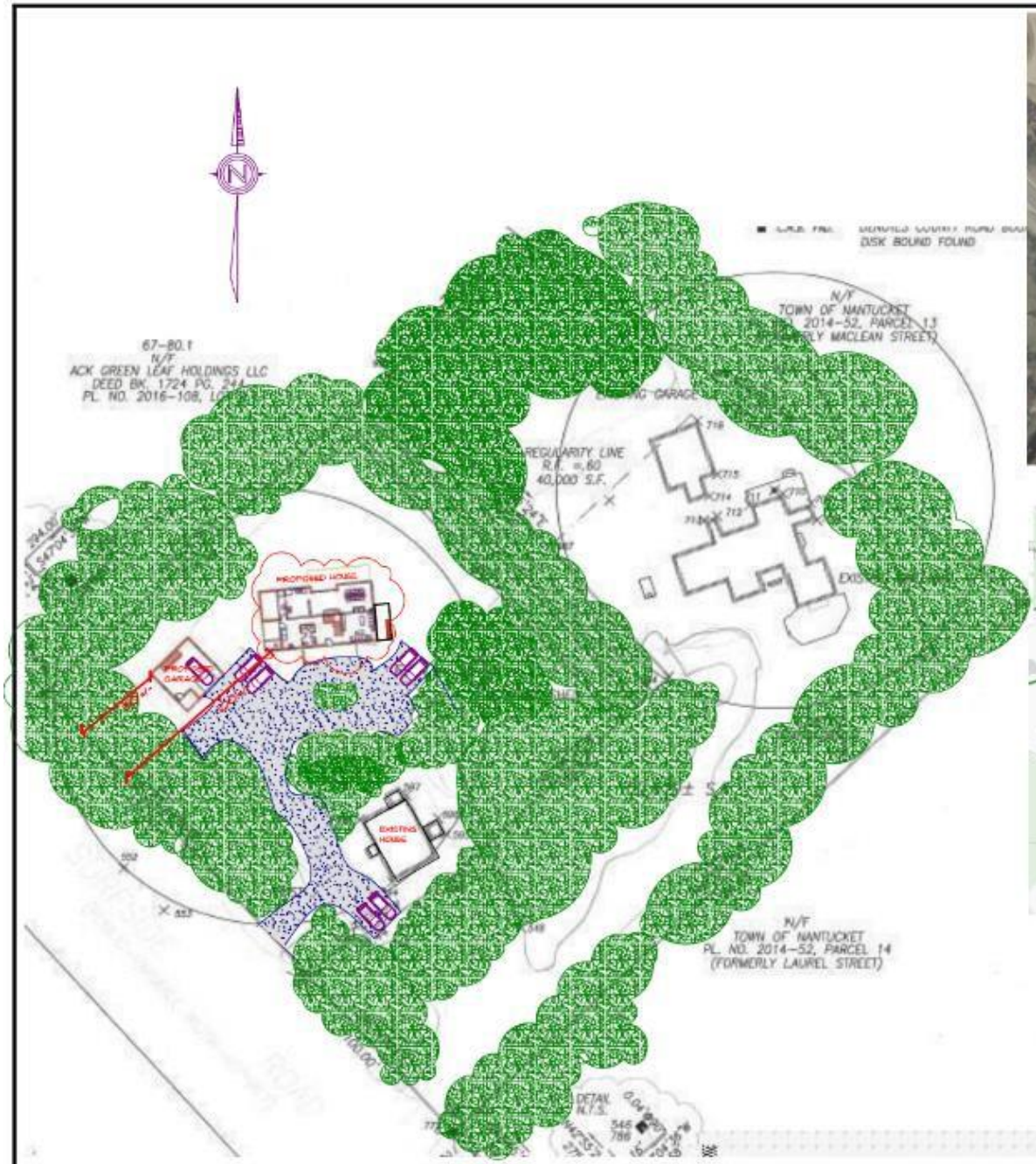


Image 7 taken from Surfside Road

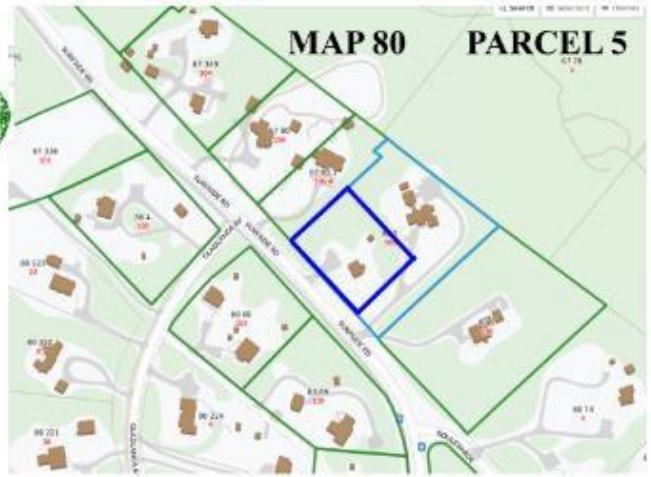


Image 8 taken from Surfside Road









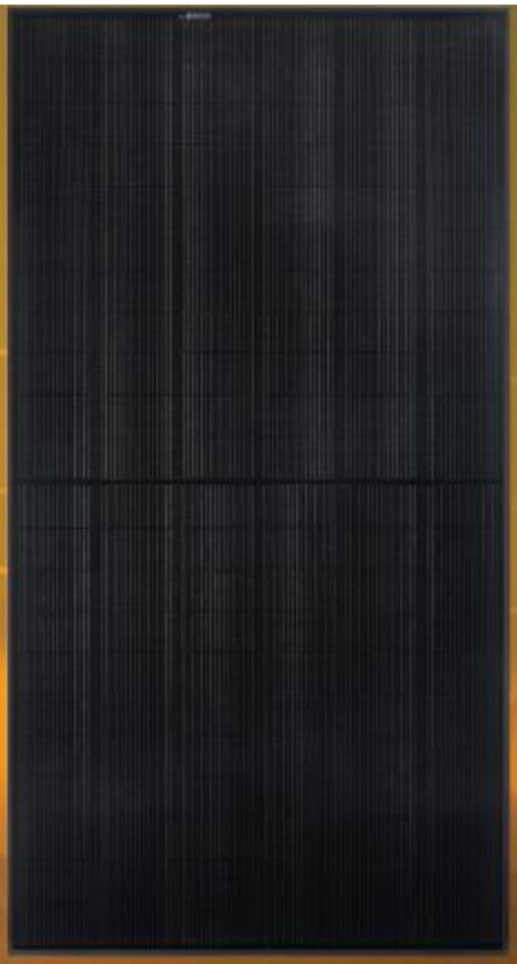
DAVIS-TORRES (NEW DWELLING)
PORTION OF 108 SURFSIDE RD
1-18-23



SOLAR'S MOST TRUSTED

REC

REC ALPHrx®
PURE SERIES
PRODUCT SPECIFICATIONS



405WP
20.3 W/FT²

PRODUCT REC 25 YEAR PROTRUST WARRANTY PERFORMANCE LABOR
ELIGIBLE

LEAD-FREE
ROHS COMPLIANT

EXPERIENCE α PERFORMANCE

REC

PRODUCT SPECIRCATIDNS

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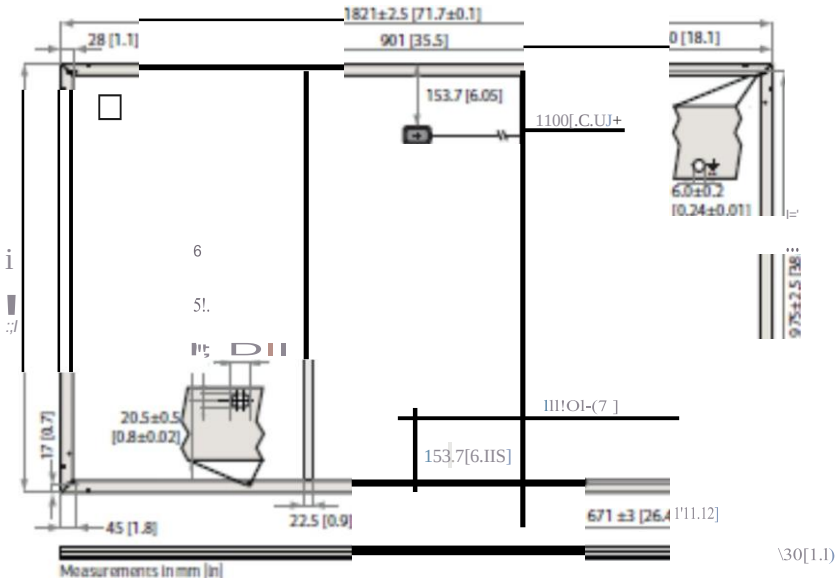


GENERALDATA

Cell type:	132 half-cut REC heterojunction cells with lead-free, gapless technology 6 strings of 22 cells in series	Connectors:	StäubliMC4PV-KBT4/KST4,12AWG(4mm²) in accordance with IEC 62852 IP68 only when connected
Glass:	0.13 in (3.2 mm) solar glass with anti-reflection surface treatment	Cable:	12AWG(4mm²)PVwire, 43+47in(11+12m) accordancewithEN50618
Backsheet:	Highly resistant polymer (black)	Dimensions:	71.7 x 40 x 1.2 in (1821 x 1016 x 30 mm)
Frame:	Anodized aluminum (black)	Weight:	45 lbs (20.5 kg)
ctionbait	3-part, 3 bypass diodes, IP68 rated in accordance with IEC 62790	Onge	Din Sine;ipora

ELECTRCAL DATA

oduct Code':RECxx:xAAPure

Power Output- P r... PI	385	390	395	4□□	4as.
Watt Class Sorting - (W)	0/•5	CV•5	[V•5	0/•5	0/•5
Nominal Power Voltage - V_{MPP} (V)	1.2	415	41B	421	42.4
Nominal Power Current - I_{MPP} (A)	935	9.40	9.4S	9.51	9.56
Open Circuit Voltage - V_{OC} (V)	485	4a6	87	48.8	48.9
Short Circuit Current - I_{SC} (A)	l0.18	10.19	10.20	lll25	ID.30
Power Density (W/sq ft)	93	l9.6	19B	20.1	203
Panel Efficiency (%)	208		213	21.6	2
Power Output - P_{MAX} (Wp)	293	21J/	301	305	309
Nanirnil Pa.weir Cr.m11n1· I__IAI	7S5	7 59	7 63	7 68	7 72
Open Circuit Voltage - V_{OC} (V)	45J	4S.8	45.9	46.0	6.1
Short Circuit Current - I_{SC} (A)	8.16	8.20	8.24	8.28	8.32

Values at standard test conditions (STC: air mass AM1.5, irradiance 1037.5W/sq ft (1000W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MPP}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). "Where xxx indicates the nominal power class (P_{MPP}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 61730	Fire Type Class 2
JEC62782	Dfn.irnic odtaniOll_a i.d.
IEC61215-21016	th ona (35mn.]
1Ec.62321	1..G» 11,111«- mRcHS.ru

60 I400I::2(X 60 9J01. '15O,ttSASIBOOI 2007, IEC62941

R.RANTY

	Stanard:	RE'Cli'roTrust	
Installedby an REC Certified Solar Professional	Na	Yas	Yas
Dm Siz11	All	<25kW	25-500
Product Warranty (yrs)	20	:15	25
Power Warranty (yrs)	15	15	25
Labor Warranty (yrs)	0	:15	10
Power in Year 1	98%	96%	98'll;
Annual Degradation	(US%: 1	(US%	0.25%
;fiiiY 11,if 25	92%	92%	92%

Saa '11,l'Tlll / cllc:lllltfiD rCIdllt:Ils. Coocltlllm

MAXIMUMRATINGS

Operational temperatur a	·40_.1as·Ft,a·-.as·o
Maximum system voltage	1000
Maximum test load (front):	+701Xl 0461b!"Jsqf1f
Maximum ID 1 d [rHrl:	-4000 Pa/83.5 lbs/sq ft)"
Max series fuse rating:	25A
Max reverse current:	25A

"See installation manual for mounting instructions.
Design load = Test load/ 1.5 (safety factor)

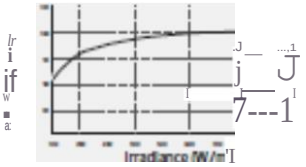
TEMPERATURE RATINGS"

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P_{MAX}:	-0.26 %/°C
Temperature coefficient of V_{OC}:	·D.24%fC
Temperature coefficient of I_{SC}:	0.04%fC

"The temperature coeffi lma,amd IrDlna.ir valuis

LOW LIGHT BEHAVIOUR

Typical low irradiance performanc.aofmodulan1STC



Fcu-dadm 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordabla solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North A mica. Europe, and Asia-Pacific.

• REC

W-IMrDCE)'

- 1

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 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

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/12/24
	Address & HDC Case Number (ie HDC2020-05-0265): 89A-B Bartlett Rd
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation (c.) South Elevation (d.) East Elevation (e.) West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 4/12/24

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°. 410

Street & Number of Proposed Work: 89A-B Bartlett Rd

Owner of record: Nantucket Historical Association

Mailing Address: PO Box 1016

Nantucket, MA 02554

Contact Phone #: _____ E-mail: nparker@nha.org

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 (105) all black PV modules to rooftop.

Size of Structure or Addition: Length: 67'-8" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 44.6' 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

*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 2/20/24 Signature of owner of record _____ Signed under penalties of perjury

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

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

Dear PLUS and HDC Administrator,

I am the owner of the property located at 89 Bartlett 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 are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature

Name Niles Parker

Date 2/14/24

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

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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
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 Energy

AS AGENT FOR Nantucket Historical Association

STREET ADDRESS 89A-B Bartlett Rd

MAP/PARCEL 66 / 410

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/20/24

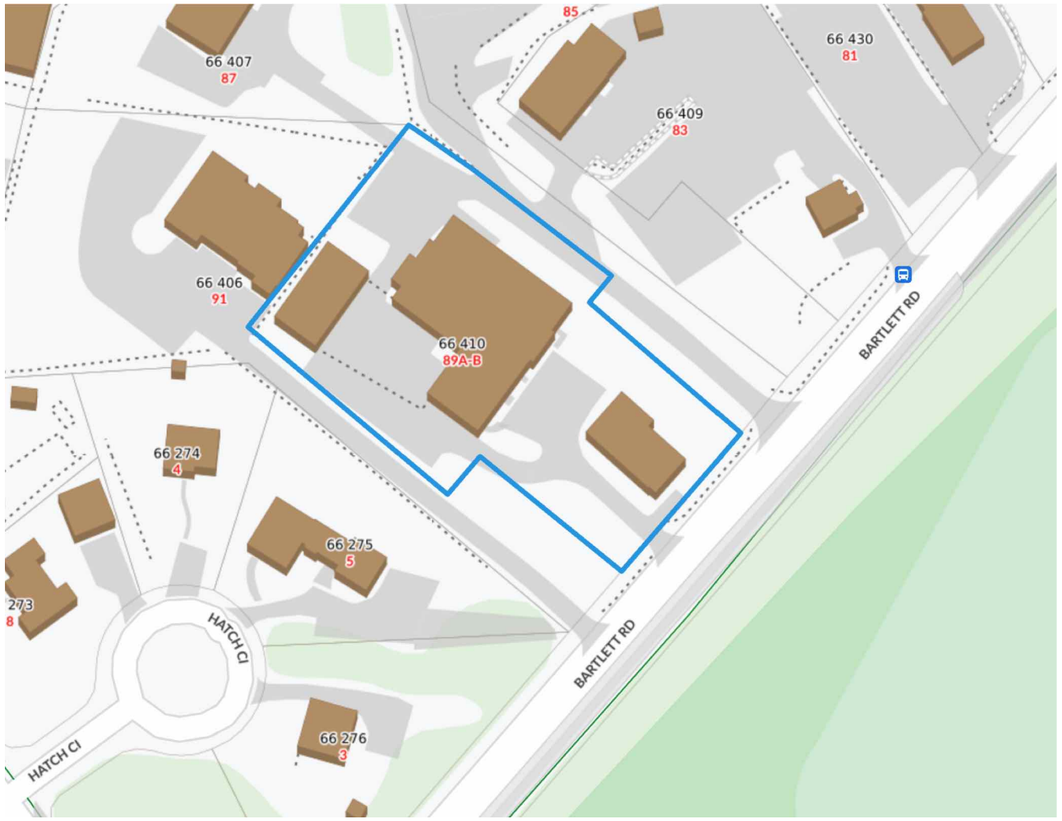
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

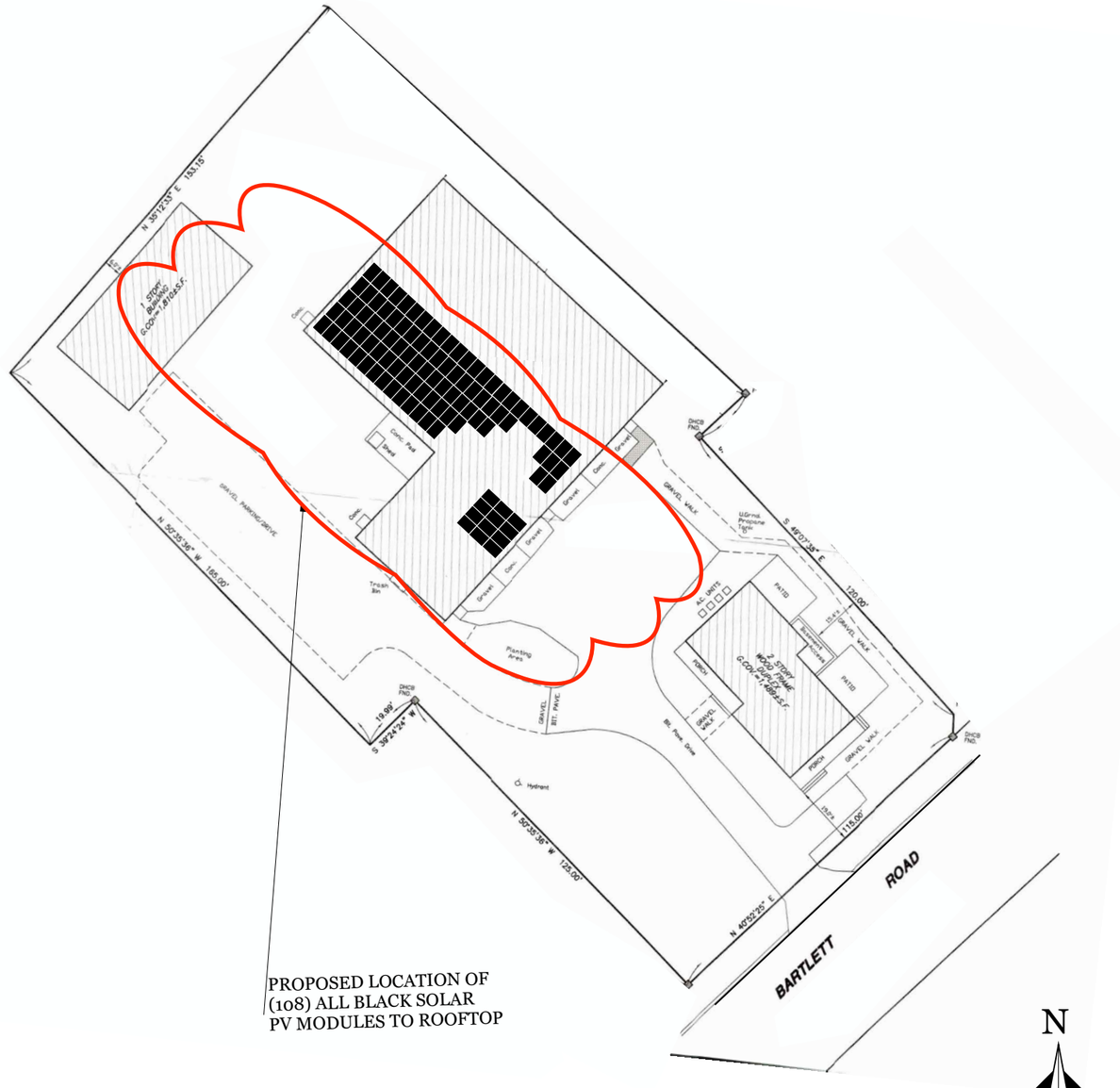
T. Mathy Cerdt 2/20/24

Signature Date



Locus Map
Scale: Not to scale

Zoning Class: CTEC
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Site Plan
Scale: 1" = 45”

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

GIS & SITE PLAN

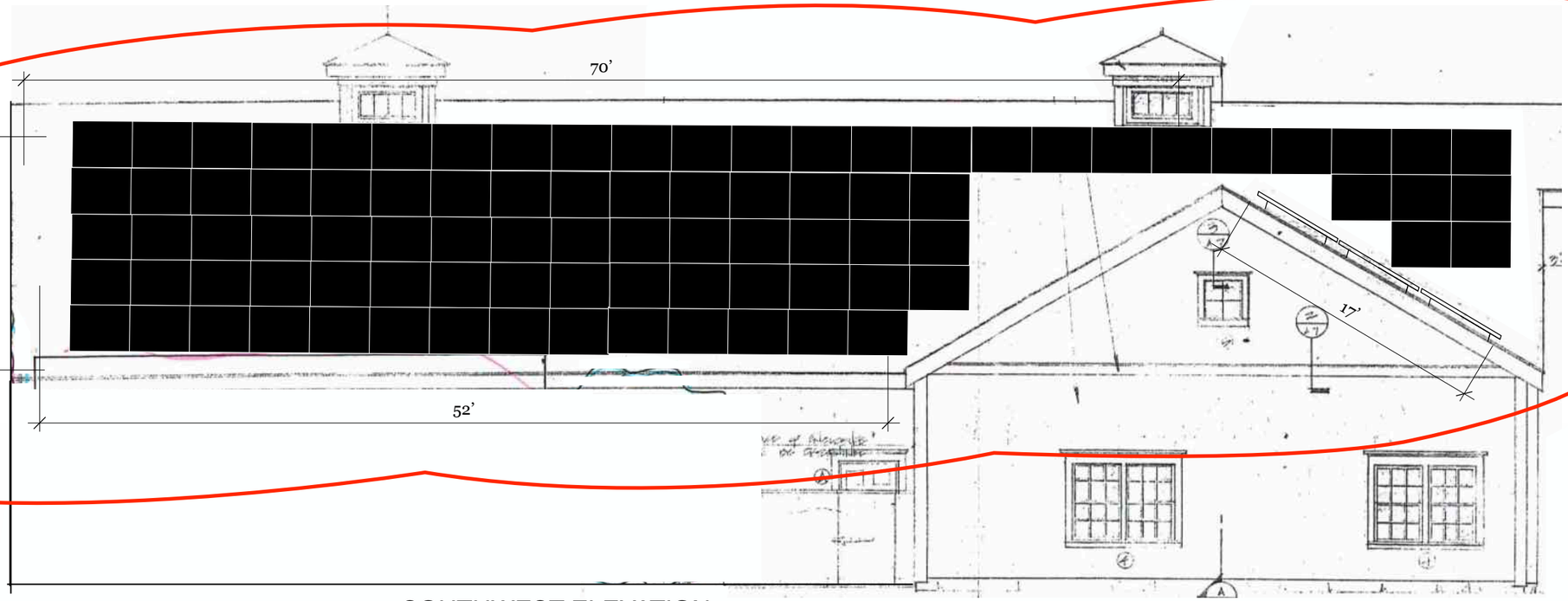
ROOFTOP SOLAR ARRAY
45.90kW DC, 50.00kW AC

Owner:	Nantucket Historical Association
Site Address:	89A-B Bartlett Road
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 410

REVISIONS

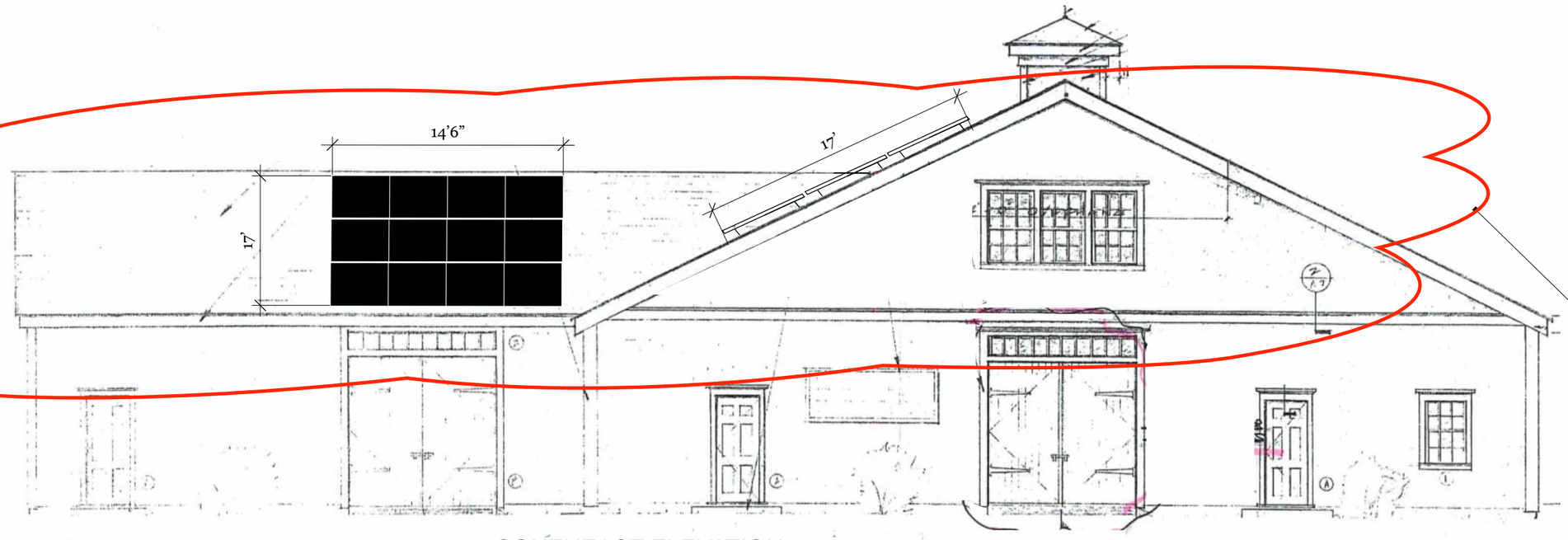
	MM/DD/YY	REMARKS
1	2/7/23	Submitted for HDC & permitting review.
2	4/12/24	submitted for revisions
3		
4		
5		

PV 01



PROPOSED LOCATION OF
(105) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

SOUTHWEST ELEVATION



PROPOSED LOCATION OF
(105) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

SOUTHEAST ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

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

ELEVATIONS

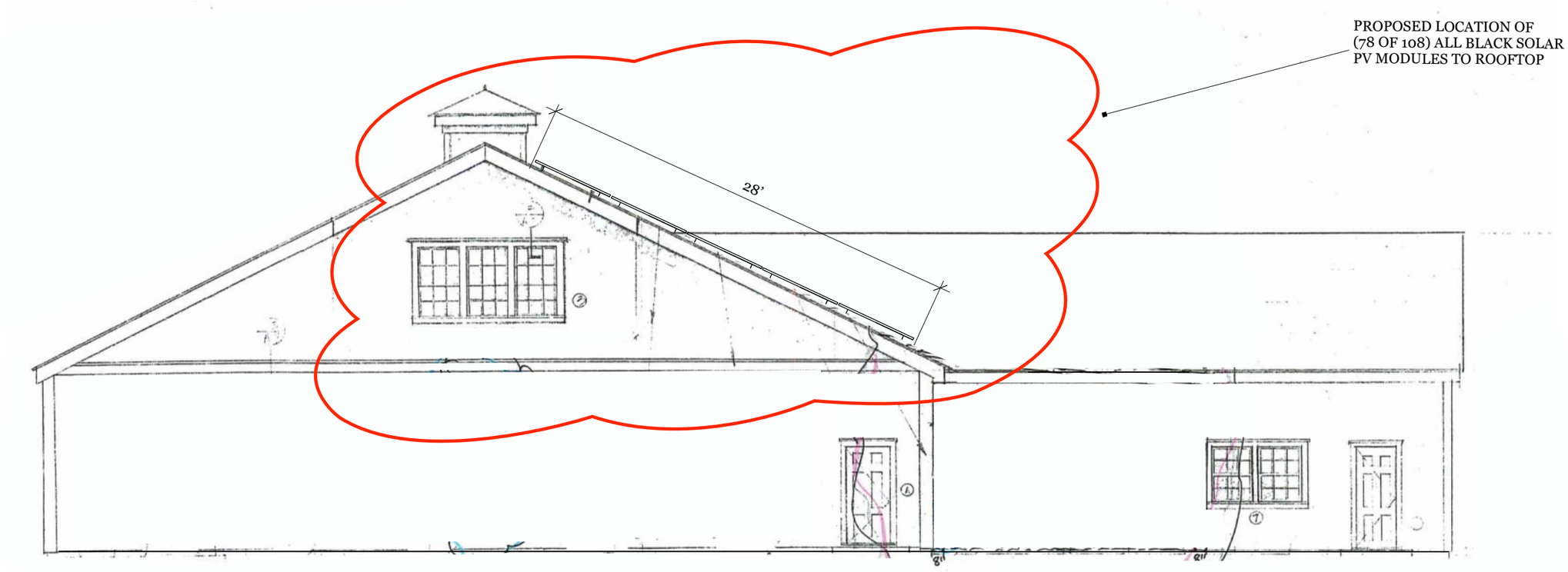
ROOFTOP SOLAR ARRAY
45.90kW DC, 50.00kW AC

Owner:	Nantucket Historical Association
Site Address:	89A-B Bartlett Road
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 410

REVISIONS

1	2/22/24	Submitted for HDC & permitting review.
2	4/12/24	submitted for revisions
3		
4		

PV 02



NORTHWEST ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
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ELEVATIONS

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PV 03

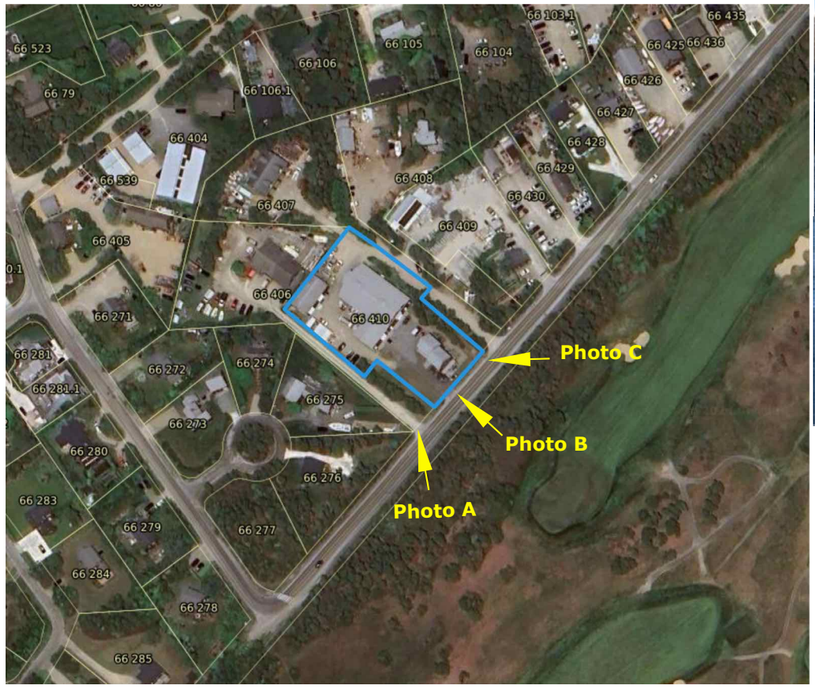



PHOTO A

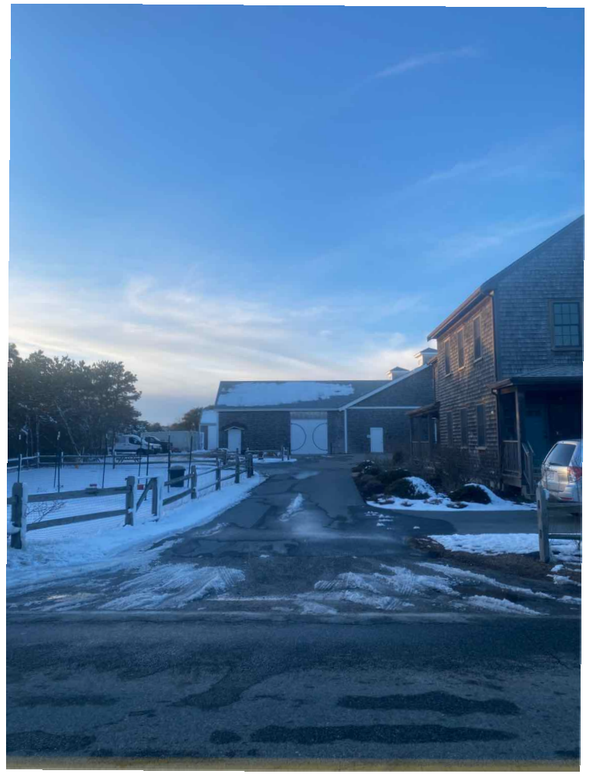

PHOTO B



PHOTO C

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PHOTOS

ROOFTOP SOLAR ARRAY
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PV 04

Q.TRON BLK M-G2+ SERIES

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

qcells

PRELIMINARY

MODEL Q.TRON BLK M-G2+



Q.ANTUM NEO

High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

25 YEARS Warranty Product & Performance

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

qcells Advanced Yield Security

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

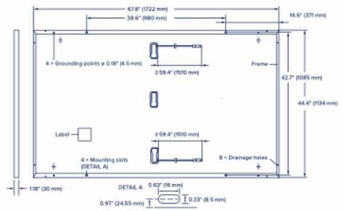
Quality Controlled PV TÜVRheinland CERTIFIED www.tuv.com ID 111123615

TOP BRAND PV 2022

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

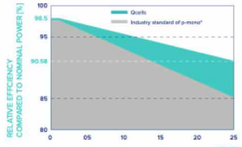


▪ Electrical Characteristics

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

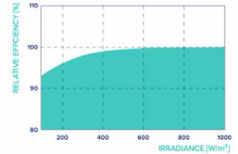


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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.

C Certified US UL 61730 CE TÜVRheinland CERTIFIED www.tuv.com ID 111120277

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_Rev05_NA

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
45.90kW DC, 50.00kW AC

Owner:	Nantucket Historical Association
Site Address:	89A-B Bartlett Road
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 410

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PV 05

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/16/24
N/A	Address & HDC Case Number (ie HDC2020-05-0265): 38 Chuck Hollow rd, Main House
—	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: 4/16/24

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAR 29 PM 11:02
ORIGINAL POSTING NUMBER: T 308

RECEIVED
2024 APR 02 PM 02:10
NANTUCKET TOWN CLERK
Posting Number:T 317

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

Committee/Board/s	Historic District Commission (HDC) – NEW Business
Day, Date, & Time	Tuesday, April 02, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_5SB3r6dERQWb7CwJjOwQgA#/registration

To watch the live meeting, click here:

https://www.youtube.com/watch?v=nOq6tY8nrA0

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old

Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. DISCUSSIONS & VOTE

- Discussion of Article 38, ATM 2024

II. SIGNS

1.	Harvey young	6 Broad St	Projecting Sign	42.4.2/64	Shantaw Bloise
•	*SAC Recommends Approval subject to comments – lighting*				
2.	Eaghmon Banks	1 Sparks Ave	Wall Sign	55/180.1	self
•	*SAC Recommends – Hold for revisions*				
3.	Eaghmon Banks	1 Sparks Ave	Hanging sign	55/180.1	self
•	*SAC Recommends Denial – Freestanding signs are prohibited in The Sign Book*				
4.	VTT Management	1 Miller Ln	Wall Sign (Inn)	68/888	Cara Marquis
•	*SAC Recommends Approval*				
5.	VTT Management	1 Miller Ln	Wall sign 2 (Café)	68/888	Cara Marquis
•	*SAC Recommends Approval*				
6.	VTT Management	1 Miller Ln	Freestanding sign	68/888	Cara Marquis
•	*SAC Recommends Denial – Freestanding signs are prohibited in The Sign Book*				

III. CONSENT

1.	Richmond Great PT	30A Evergreen	Front door color change	68/711.2	KOH	RP
2.	Richmond Great PT	30A Evergreen	Add garage window	68/711.2	KOH	RP
3.	RMM Lemonade LLC	23 Masaquet Ave	addition	80/139	EMDA	JP
4.	Erie Peterson	97A Goldfinch Dr	Fence replacement	68/994.4	KMLD	JP
5.	William & Shawn Cronin	22 Willard St	New Storage Shed	29/79	Normand Res.	AC
6.	Gary Creem	6-8 Hydrangea Ln	Renew COA 2021-04-3603	73/88	Val Oliver	AC

IV. CONSENT WITH CONDITIONS –

1.	Eaghmon Banks	1 Sparks Ave	Fence	55/180.1	self
•	Type II capped picket fence, NTW -VO				
2.	1 Tennessee Street LLC	1 Tennessee	Roof	60.2.4/83	self
•	Date of structure to be provided on COA - VO				
3.	1 Tennessee Street LLC	1 Tennessee	roof	60.2.4/83	self
•	Date of structure to be provided on COA - VO				
4.	Steven Geldart	6 Cherry St	Replace 2 windows	55/386	self
•	Date of structure to be provided on COA - VO				
5.	Turner, Suzanne	9 Long Pond	Rev 2024-01-9854	59/33	Botticelli & Pohl
•	Date of structure to be provided on COA - VO				
6.	Joseph Minella	9 Gingy Lane	Fence	41/851	Sandcastle Cont
•	Square lattice top on fence RP				
7.	Ryan McGrady	11 Atlantic Ave	Roof	55/11	T & T
•	Date of structure to be provided on COA - RP				
8.	Danno Lynch	3 Joy St	Roof	55.4.4/68	J Lydon
•	Date of structure to be provided on COA - CP				
9.	Olympic Equity	91 Main St	Roof	42.3.3/18	J Lydon
•	Date of structure to be provided on COA - CP				
10.	Kilvert, Charles	117 Pleasant St	Roof	55/267.6	Shakrat Azoeu
•	Date of structure to be provided on COA - HB				

V. NEW BUSINESS 02/20/2024 – VIEW

1.	Kaiser, Nathan	5 Dovekie Ct	Rooftop Solar	68/561	Cotuit Solar, Karen A

VI. NEW BUSINESS 03/19/2024

1.	Shawn Casey	3 5th Way	Fence	67/269	self
2.	Strong Wings	9 Nobadeer Farm Rd	Solar rooftop	69/88	Acksmart
3.	Parents Cooperative of Nan	15 Nobadeer Farm	Solar rooftop	69/85	Acksmart
4.	Azima, Farhood	20 Liberty St	Main House Addition	42.3.4/143	SMRD
5.	Azima, Farhood	20 Liberty St	Garage Demo	42.3.4/143	SMRD
6.	Puljic,Goran; Melinda	14 Almanack Pond	Additions	25/12	Melinda Puljic
7.	CC & C of Mass LLC	20 Arrowhead Dr	Modify outside Stairs	69/51	Sandcastle const
8.	Sea Horse Lane LLC	5 Grant Ave	New Garage	30/143	Botticelli & Pohl
9.	Sea Horse Lane LLC	5 Grant Ave	Hardscape	30/143	Stimson
10.	21A Pleasant St LLC	21 Pleasant St	Hardscape driveway	55.4.1/1	LINK
11.	Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK

12. Tomack LLC	38 Chuck Hollow	New dwelling	75/66.1	JB Studio
13. Tomack LLC	38 Chuck Hollow	New garage	75/66.1	JB Studio
14. Alderaan LLC	67 Surfside	Rooftop solar	67/232	Acksmart
15. Neil Paterson	83 Bartlett	Rooftop solar	66/409	Acksmart
16. 12 Sesachacha LLC	12 Seachacha Rd	New dwelling	21/83	Botticelli & Pohl
17. 12 Sesachacha LLC	12 Seachacha Rd	Demo/move off	21/83	Botticelli & Pohl
18. John Esposito	14 Eat Fire Spring Rd	Addition	20/61	BPC
19. John Esposito	14 Eat Fire Spring Rd	spa	20/61	BPC
20. John Esposito	14 Eat Fire Spring Rd	pool	20/61	BPC
21. John Esposito	14 Eat Fire Spring Rd	hardscape	20/61	BPC
22. John Esposito	14 Eat Fire Spring Rd	Shed move	20/61	BPC
23. Debbie Miller/Carol Nast	37 N Liberty St	Entry Stoop Reno Brick repair	41/156	Sandcastle const
24. Nantucket Island Resorts	19 N Water St Lot 8	New Dwelling	42.4.2/3	Emeritus LTD
25. Great Harbor Yacht Club Inc	96 Washington	Add 2nd floor covered porch/roof	55.1.4/8	Emeritus LTD
26. Stark Point LLC	16 Easton St	MH Rev to 2023-11-9476	42.1.4/11	Botticelli & Pohl
27. Cohen Steven Tr	51 W Miacomet Rd	Pool hardscape	81/52	Ahern LLC
28. Steven Cohen Trustee	72 Pocomo Rd	Demo Main House	15/37	WAPD
29. Steven Cohen Trustee	72 Pocomo Rd	Demo guest house	15/37	WAPD
30. Steven Cohen Trustee	72 Pocomo Rd	Demo garage	15/37	WAPD
31. Steven Cohen Trustee	72 Pocomo Rd	Demo outbuildings	15/37	WAPD
32. Steven Cohen Trustee	72 Pocomo Rd	Demo pool spa	15/37	WAPD
33. Steven Cohen Trustee	72 Pocomo Rd	New MH	15/37	WAPD
34. Steven Cohen Trustee	72 Pocomo Rd	New GH	15/37	WAPD
35. Steven Cohen Trustee	72 Pocomo Rd	New Garage	15/37	WAPD
36. Steven Cohen Trustee	72 Pocomo Rd	New Gym	15/37	WAPD
37. Steven Cohen Trustee	72 Pocomo Rd	New Shed	15/37	WAPD
38. 72 Pocomo Trust	72 Pocomo	Pool hardscape	15/37	Ahern LLC
39. 72 Pocomo Trust	72 Pocomo	pergola	15/37	Ahern LLC
40. Harimon Preston	9 Cedar Cir	New Shed	55/494	self
41. Vaziriani Akshay	26 Lyons Ln	Renew COA	71/9	JB Studio
42. Steven Kara Gibson	5 Arrowhead Dr	Roof solar	69/304	Sunwind
43. Brian- Linda Davis	108 Surfside Rd	Roof solar	80/5	Sunwind
VII. OLD BUSINESS 03/26/2024				
1. Joshua Leffler	22 Pleasant St	Addition to garage	42.3.2/50	Val Oliver
• *Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver*				
2. Grant Cambridge	40 Easton St	Hardscape	42.1.4/20	Champoux
• *Commissioners: Camp, Coombs, Oliver, Patten, Paul*				
3. Killen	10 Easy St	Hardscape parking	42.3.1/78	R Newman
• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
4. Nantucket Island Resorts	19 N Water Lot 9	New Dwelling	42.4.2/3	Emeritus LTD
• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
5. Nantucket Island Resorts	19 N Water Lot 10	New Dwelling	42.4.2/3	Emeritus LTD
• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
6. 450 Green Park LLC	2 Stone Alley	Railings	42.3.1/102	Emeritus LTD
• *Commissioners: Welch, Oliver, Patten, Paul, Thornewill*				
7. Suni & William Harford	60 Wanoma	Addition Reno Garage	92.3	Emeritus LTD
• *Commissioners: Pohl, Welch, Camp, Coombs, Patten*				
8. Nantucket Island Resorts	4 N Water St	New dwelling	42.4.2/90	Emeritus LTD
• *Commissioners: Pohl, Camp, Coombs, Paul, Thornewill*				
VIII. NEW BUSINESS 04/02/2024 - VIEW				
1. Riverview Crossing, LLC	12.5 Pequot St	Pool & Hardscape	80/20	Behrend
2. Sharpiro, Jeff	12 W York Ln	Roof Solar	55/99.1	Cotuit Solar
3. Daly, Thomas	72A Hummock Pond Rd	Roof Solar	56/72.6	Cotuit Solar
IX. NEW BUSINESS 04/02/2024				
4. 9 Thirty Acres LLC	9 Thirty Acres	Fence revs	67/115.7	LINK
5. Wombat Point LLC	2 Prospect Ln	Window & foundation change	55.4.4/3	EMDA
6. Cascabelles Dos, LLC	5 Shawkemo Hills Ln	Fenestration change	27/40.5	Jonathan Raith
7. Beach Bucket LLC	14 Silver St	Demo/ move	55.4.1/182	Chandra Miller
8. Owen Franks	2 Sherburne TP	Addition	30/179	Chip Webster
9. Matt Matthews	43 Union St	Re-issue 2020-02-0968	43.3.2/29	EMDA

HDC Submission Only - Not For Construction

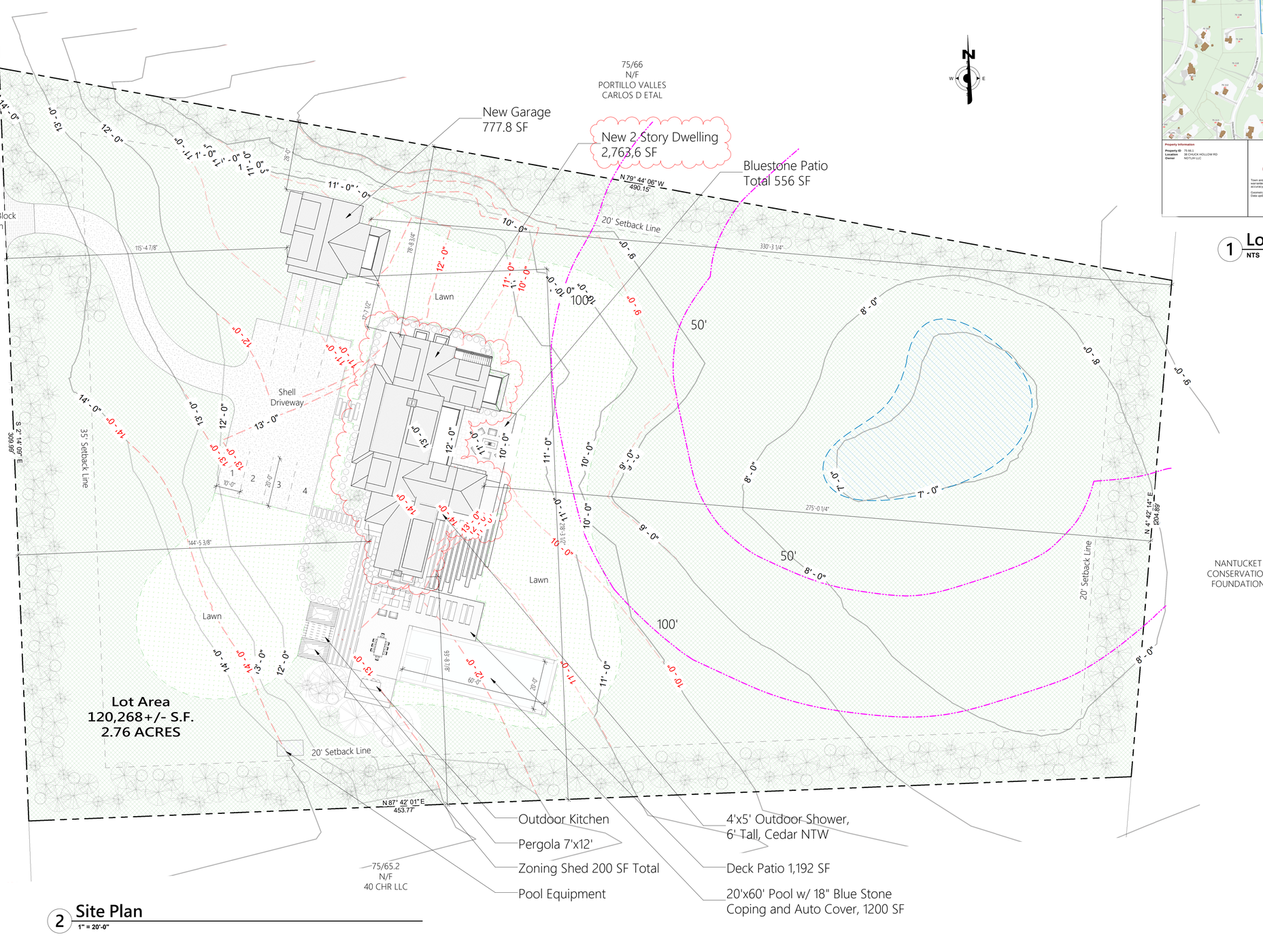
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

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

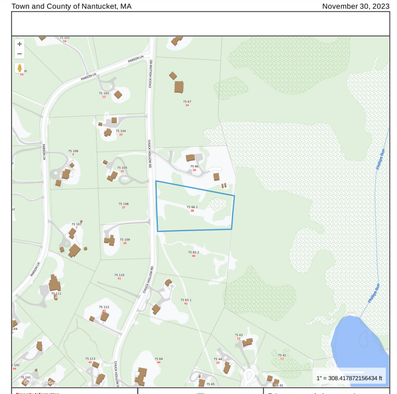
Property Info:

Map & Parcel:	75/66.1	Lot Size:	120,309 sq. ft.
District/Zoning:	LUG-3	Allowable Ground Coverage:	3,609 sq. ft.
Minimum Lot Size:	120,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	200 ft.	Proposed Ground Coverage MH:	2,763,6 sq. ft.
Ground Cover Ratio:	3%	Proposed Ground Coverage Garage:	777,8 sq. ft.
Front Setback:	35 ft.	Total Proposed Ground Coverage:	3,541,4 sq. ft.
Side/Rear Setback:	20 ft.		



2 **Site Plan**
1" = 20'-0"

Town and County of Nantucket, MA — November 30, 2023



1 **Locus Map**
NTS

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38 Chuck Hollow Rd. Nantucket, MA 02554

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04.16.2024

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Scale — As indicated

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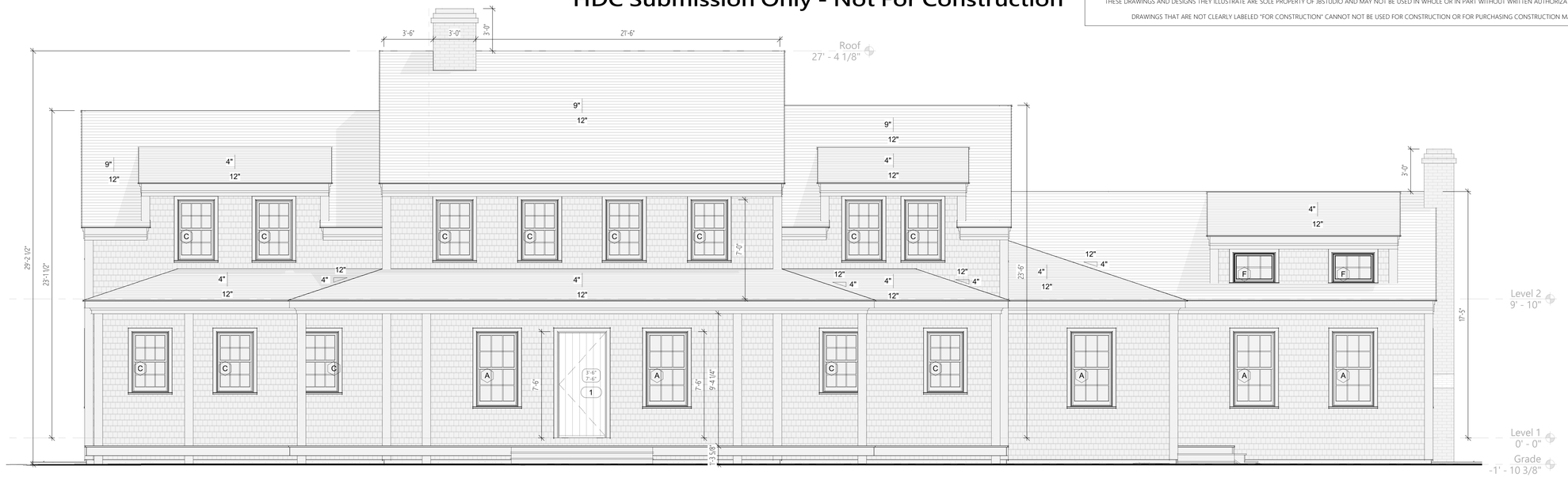
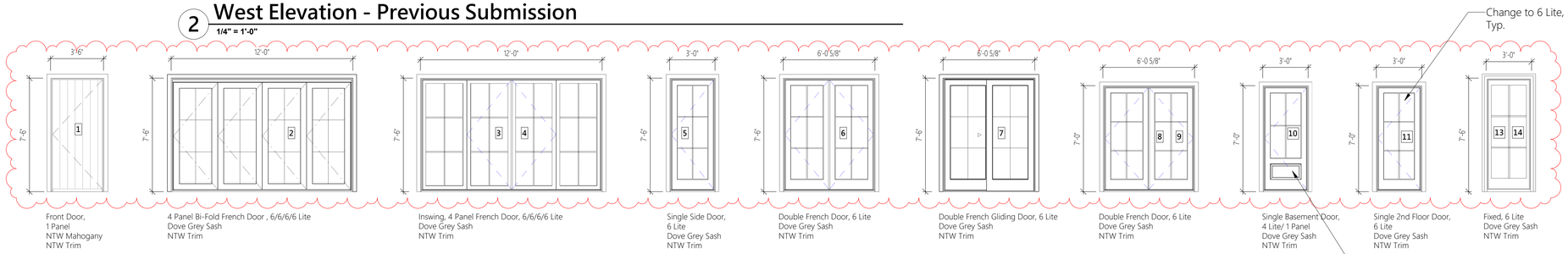


2 West Elevation - Previous Submission

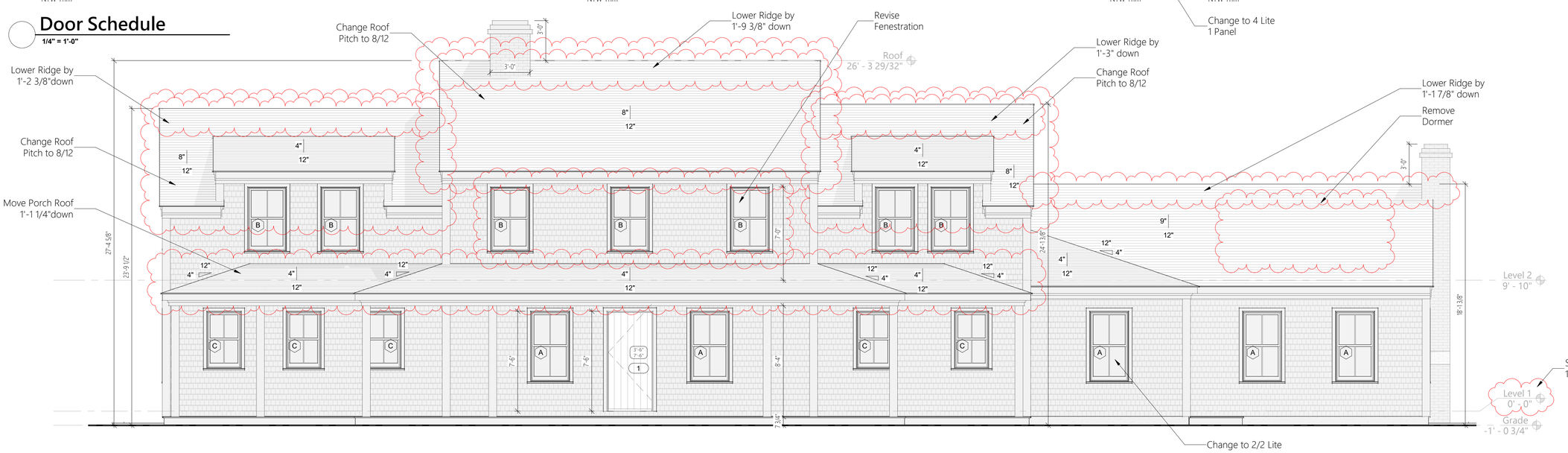
1/4" = 1'-0"



Door Schedule

1/4" = 1'-0"

1	Front Door, 1 Panel	NTW Mahogany NTW Trim
2	4 Panel Bi-Fold French Door , 6/6/6/6 Lite	Dove Grey Sash NTW Trim
3 4	Inswing, 4 Panel French Door, 6/6/6/6 Lite	Dove Grey Sash NTW Trim
5	Single Side Door, 6 Lite	Dove Grey Sash NTW Trim
6	Double French Door, 6 Lite	Dove Grey Sash NTW Trim
7	Double French Gliding Door, 6 Lite	Dove Grey Sash NTW Trim
8 9	Double French Door, 6 Lite	Dove Grey Sash NTW Trim
10	Single Basement Door, 4 Lite/ 1 Panel	Dove Grey Sash NTW Trim
11	Single 2nd Floor Door, 6 Lite	Dove Grey Sash NTW Trim
13 14	Fixed, 6 Lite	Dove Grey Sash NTW Trim



1 West Elevation - Proposed

1/4" = 1'-0"

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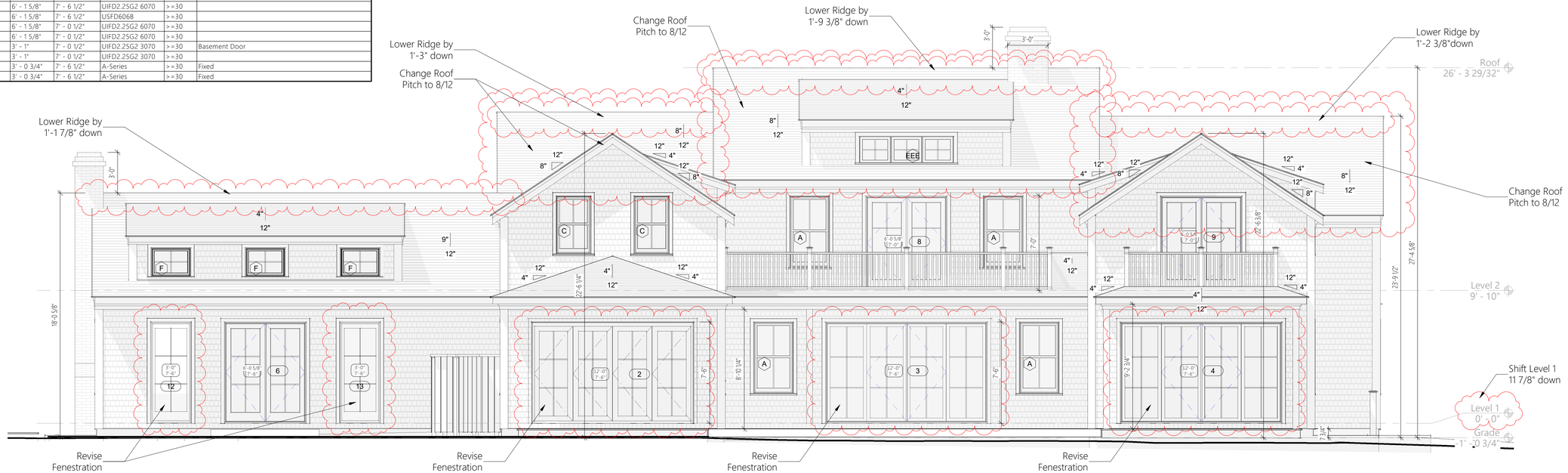
2 East Elevation - Previous Submission

1/4" = 1'-0"

Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	3' - 6"	7' - 6"	3' - 6 1/2"	7' - 6 1/2"	E-Series Inswing	>=30	Custom Main Door
2	12' - 0 1/16"	7' - 6"	12' - 1 1/16"	7' - 6 1/2"	CMOBFD40080	>=30	
3	12' - 0"	7' - 6"	12' - 1"	7' - 6 1/2"	UID 12070	>=30	
4	12' - 0"	7' - 6"	12' - 1"	7' - 6 1/2"	UID 12070	>=30	
5	3' - 0"	7' - 6"	3' - 1"	7' - 6 1/2"	UIFD2.25G2 3070	>=30	
6	6' - 0 5/8"	7' - 6"	6' - 1 5/8"	7' - 6 1/2"	UIFD2.25G2 6070	>=30	
7	6' - 0 5/8"	7' - 6"	6' - 1 5/8"	7' - 6 1/2"	USFD6068	>=30	
8	6' - 0 5/8"	7' - 0"	6' - 1 5/8"	7' - 0 1/2"	UIFD2.25G2 6070	>=30	
9	6' - 0 5/8"	7' - 0"	6' - 1 5/8"	7' - 0 1/2"	UIFD2.25G2 6070	>=30	
10	3' - 0"	7' - 0"	3' - 1"	7' - 0 1/2"	UIFD2.25G2 3070	>=30	Basement Door
11	3' - 0"	7' - 0"	3' - 1"	7' - 0 1/2"	UIFD2.25G2 3070	>=30	
12	3' - 0"	7' - 6"	3' - 0 3/4"	7' - 6 1/2"	A-Series	>=30	Fixed
13	3' - 0"	7' - 6"	3' - 0 3/4"	7' - 6 1/2"	A-Series	>=30	Fixed



1 East Elevation - Proposed

1/4" = 1'-0"

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Scale 1/4" = 1'-0"

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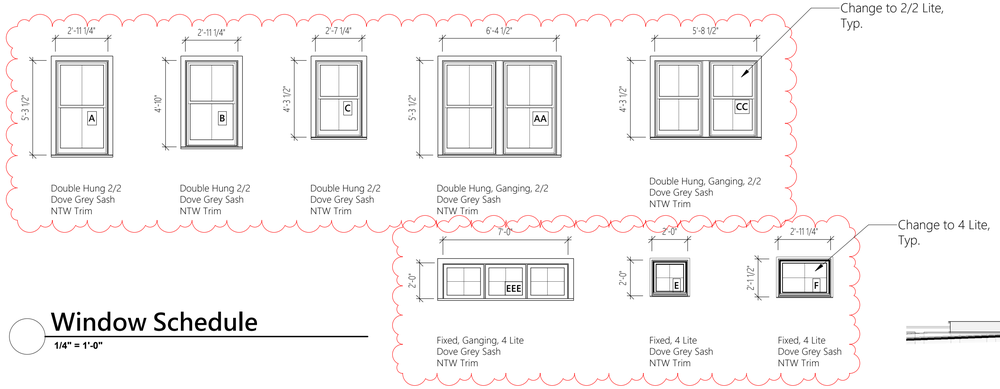
1 North Elevation - Previous Submission

1/4" = 1'-0"



Window Schedule

1/4" = 1'-0"

Window Schedule

Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Type	U-Value	Design Pressure	Comments
A	15	2' - 11 1/4"	5' - 3 1/2"	3' - 0 1/4"	5' - 4"	Marvin Windows and Doors	WUDH3028E	38 Chuck - A Type - UDHG2 3028	<= 0.3	>=30	
AA	2	6' - 4 1/2"	5' - 3 1/2"	6' - 5 1/2"	5' - 4"	Marvin Windows and Doors	UDHG2 2624	38 Chuck - AA Type - UDHG2 3029	<= 0.3	>=30	
B	14	2' - 11 1/4"	4' - 10"	3' - 0 1/4"	4' - 10 1/2"	Marvin Windows and Doors	WUDH3028E	38 Chuck - B Type - UDHG 2624	<= 0.3	>=30	
C	11	2' - 7 1/4"	4' - 3 1/2"	2' - 8 1/4"	4' - 4"	Marvin Windows and Doors	UDHG2 2622	38 Chuck - C Type - UDHG2 1622	<= 0.3	>=30	
CC	1	5' - 8 1/2"	4' - 3 1/2"	5' - 9 1/2"	4' - 4"	Marvin Windows and Doors	UDHG2 2624	38 Chuck - CC Type	<= 0.3	>=30	
E	1	2' - 0"	2' - 0"	2' - 1"	2' - 0 1/2"	Marvin Windows and Doors	ITDHP2224	38 Chuck - E Type	<= 0.3	>=30	
EEE	1	7' - 0"	2' - 0"	7' - 1"	2' - 0 1/2"	Marvin Windows and Doors	CUCA3648	38 Chuck - EEE Type	<= 0.3	>=30	
F	3	2' - 11 1/4"	2' - 1 1/2"	3' - 0 1/4"	2' - 2"	Marvin Windows and Doors	ITDHP2224	38 Chuck - F Type	<= 0.3	>=30	



2 North Elevation - Proposed

1/4" = 1'-0"

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Revisions

A.203

Scale 1/4" = 1'-0"

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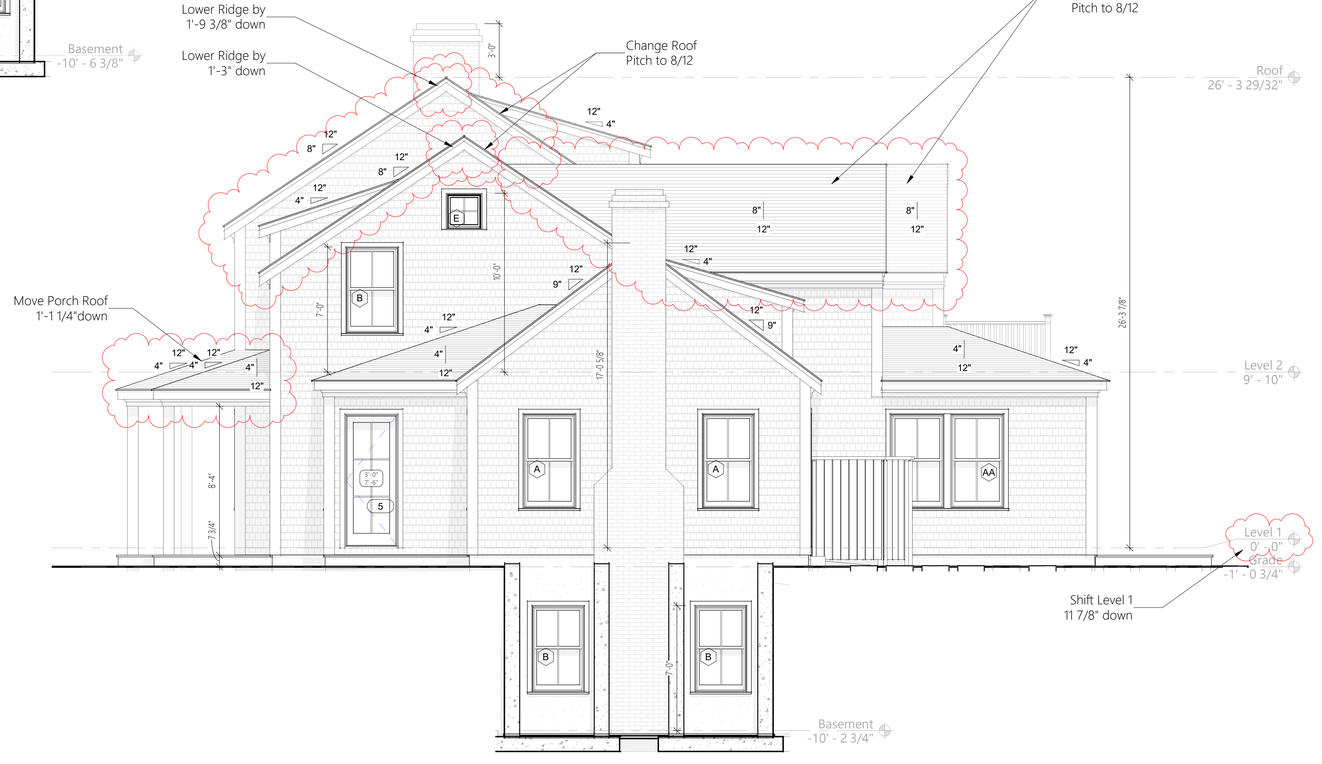
1 South Elevation - Previous Submission
1/4" = 1'-0"



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

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Revisions

A.204

Scale 1/4" = 1'-0"

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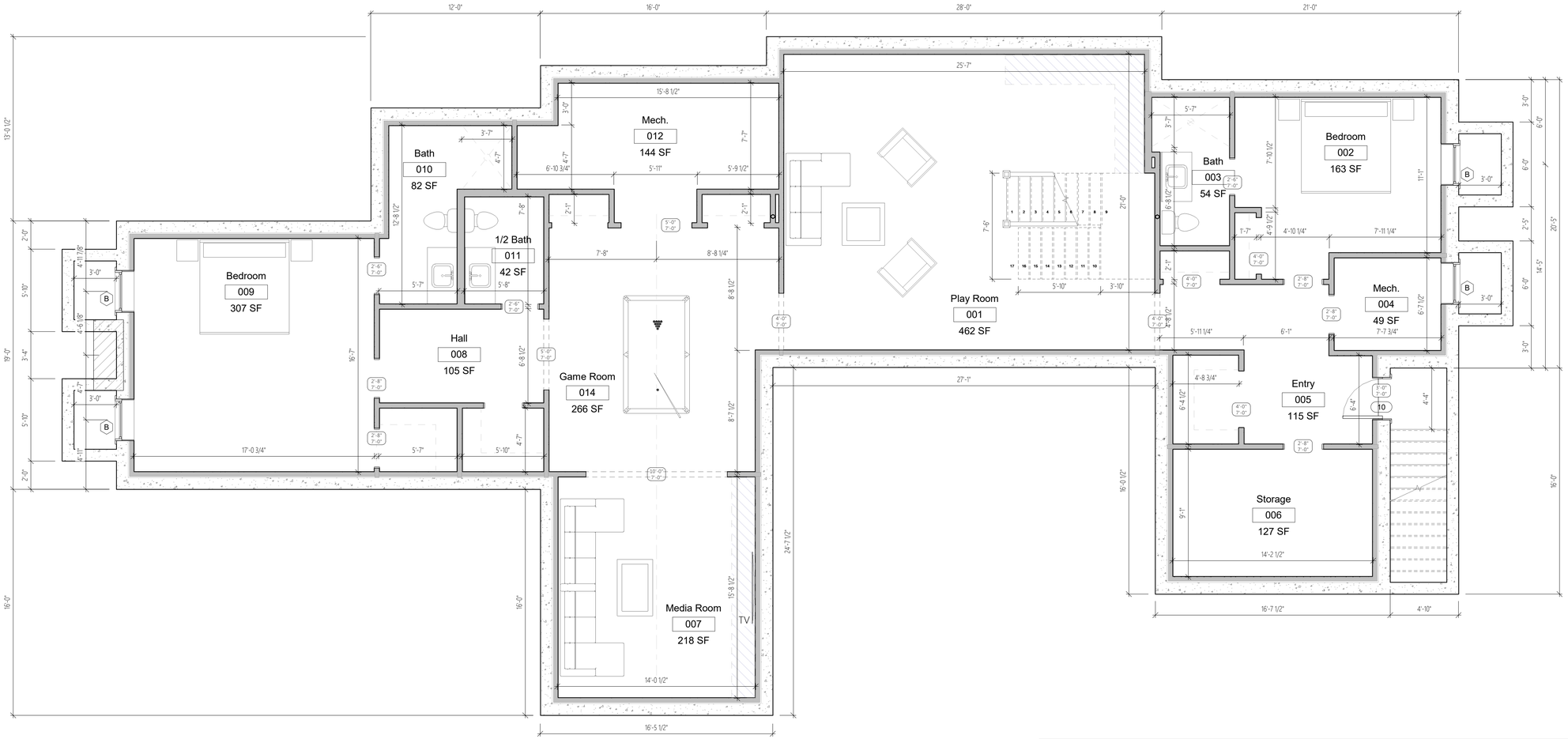

1 Basement
1/4" = 1'-0"

Basement Schedule					
Room Number	Room Type	Level	Perimeter	Area	Comments
001	Play Room	Basement	94' - 4"	462 SF	
002	Bedroom	Basement	54' - 10 7/8"	163 SF	
003	Bath	Basement	31' - 11 15/16"	54 SF	
004	Mech.	Basement	28' - 2 15/32"	49 SF	
005	Entry	Basement	52' - 8 1/32"	115 SF	
006	Storage	Basement	46' - 2 31/32"	127 SF	
007	Media Room	Basement	59' - 1 31/32"	218 SF	
008	Hall	Basement	46' - 3"	105 SF	
009	Bedroom	Basement	78' - 8 1/2"	307 SF	
010	Bath	Basement	44' - 0"	82 SF	
011	1/2 Bath	Basement	26' - 4"	42 SF	
012	Mech.	Basement	56' - 9 7/16"	144 SF	
014	Game Room	Basement	67' - 0 15/32"	266 SF	
Basement: 13				2135 SF	
Grand total: 13				2135 SF	

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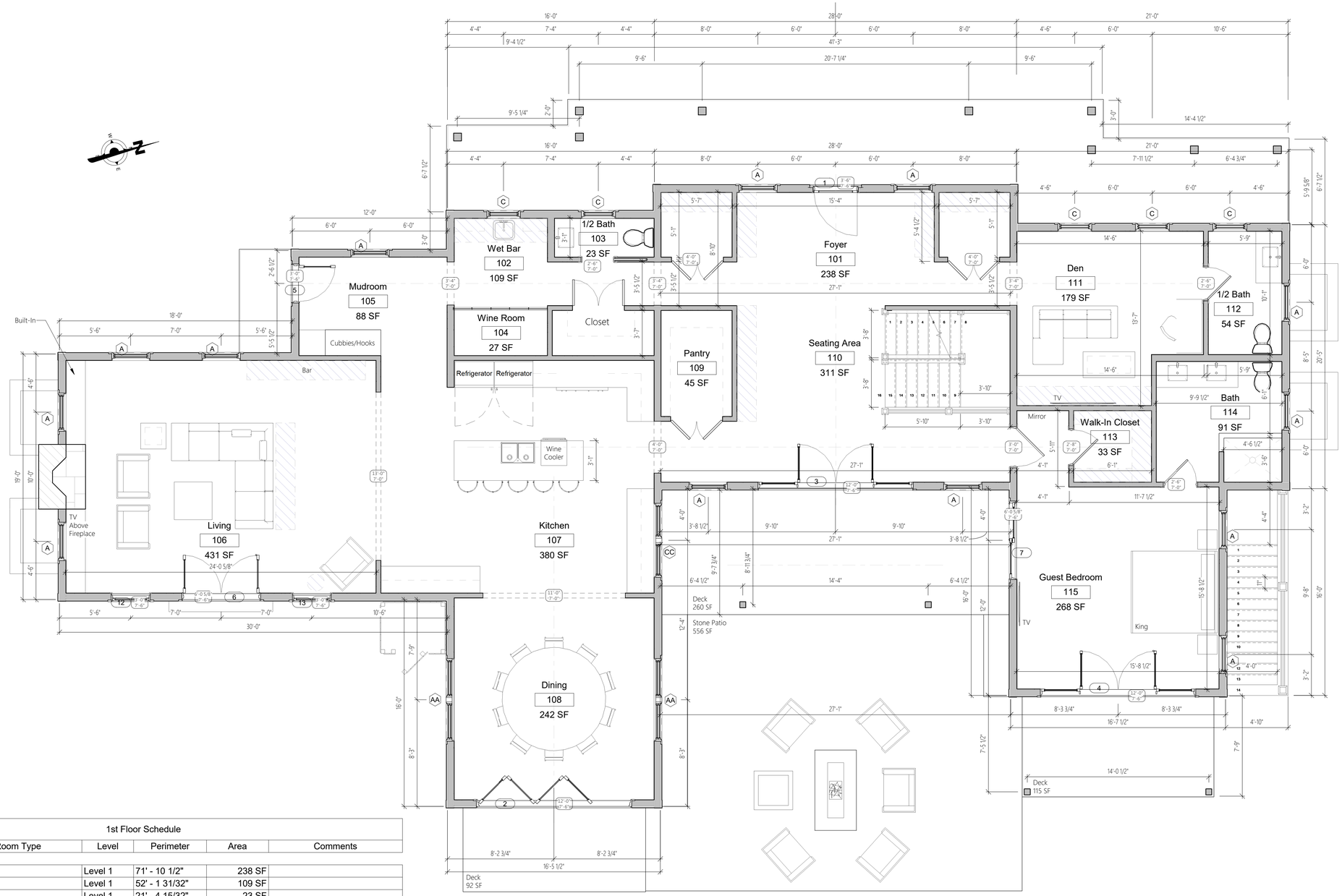

1st Floor Schedule					
Room Number	Room Type	Level	Perimeter	Area	Comments
101	Foyer	Level 1	71' - 10 1/2"	238 SF	
102	Wet Bar	Level 1	52' - 1 31/32"	109 SF	
103	1/2 Bath	Level 1	21' - 4 15/32"	23 SF	
104	Wine Room	Level 1	21' - 10 1/32"	27 SF	
105	Mudroom	Level 1	38' - 6 1/2"	88 SF	
106	Living	Level 1	83' - 11 1/4"	431 SF	
107	Kitchen	Level 1	82' - 9 7/32"	380 SF	
108	Dining	Level 1	62' - 1 31/32"	242 SF	
109	Pantry	Level 1	27' - 5"	45 SF	
110	Seating Area	Level 1	80' - 11 1/2"	311 SF	
111	Den	Level 1	55' - 9 31/32"	179 SF	
112	1/2 Bath	Level 1	30' - 5"	54 SF	
113	Walk-In Closet	Level 1	23' - 1"	33 SF	
114	Bath	Level 1	38' - 0 31/32"	91 SF	
115	Guest Bedroom	Level 1	74' - 3 31/32"	268 SF	
Level 1: 15				2518 SF	
Grand total: 15				2518 SF	

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

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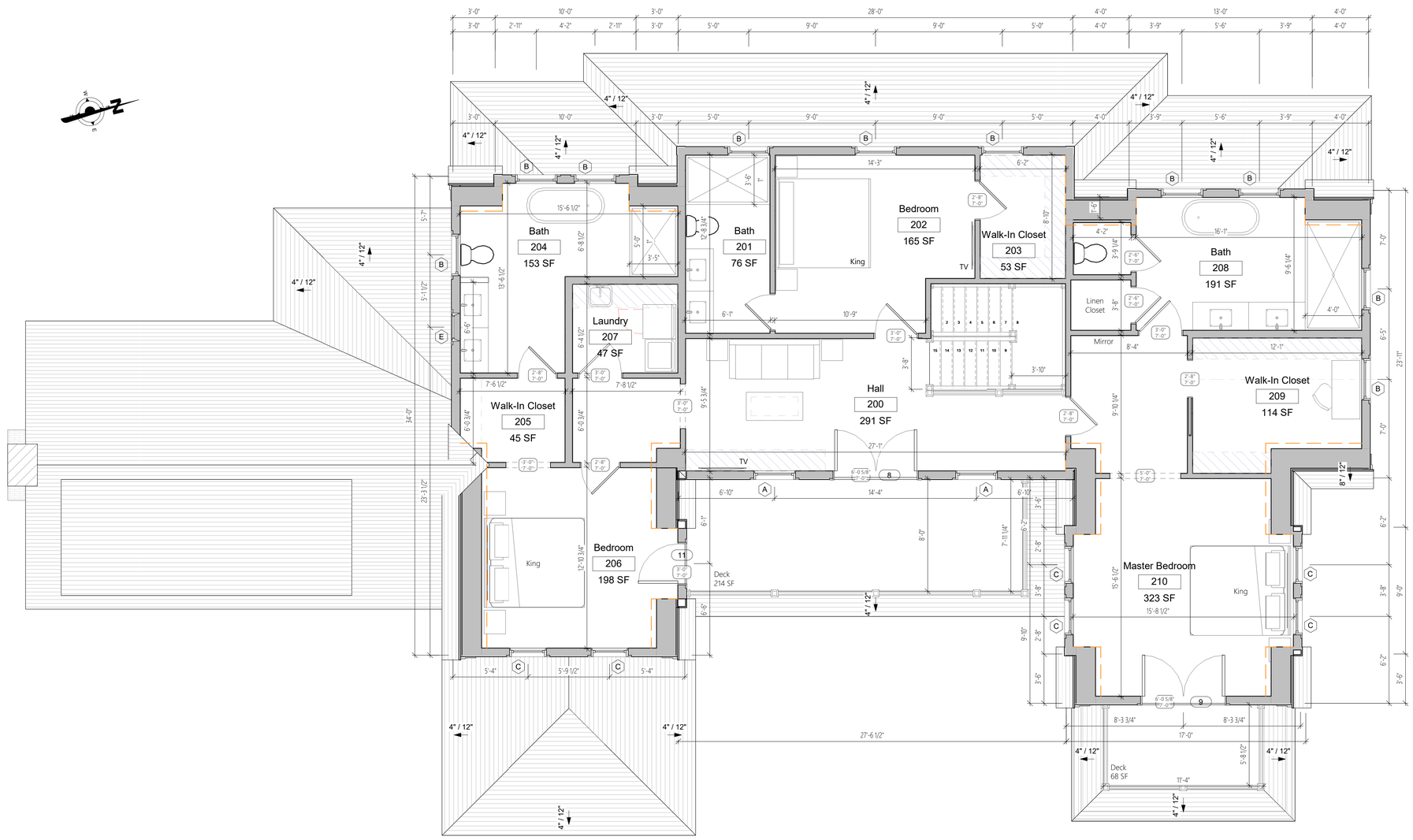

1 Level 2

1/4" = 1'-0"

2nd Floor Schedule					
Room Number	Room Type	Level	Perimeter	Area	Comments
200	Hall	Level 2	80' - 7 3/32"	291 SF	
201	Bath	Level 2	37' - 3 1/2"	76 SF	
202	Bedroom	Level 2	53' - 7 1/2"	165 SF	
203	Walk-In Closet	Level 2	29' - 7 29/32"	53 SF	
204	Bath	Level 2	57' - 8 15/32"	153 SF	
205	Walk-In Closet	Level 2	26' - 10 1/2"	45 SF	
206	Bedroom	Level 2	56' - 6 15/32"	198 SF	
207	Laundry	Level 2	27' - 4 15/32"	47 SF	
208	Bath	Level 2	68' - 0 31/32"	191 SF	
209	Walk-In Closet	Level 2	43' - 2 15/32"	114 SF	
210	Master Bedroom	Level 2	82' - 5 15/32"	323 SF	
Level 2: 11				1656 SF	
Grand total: 11				1656 SF	

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Level 2

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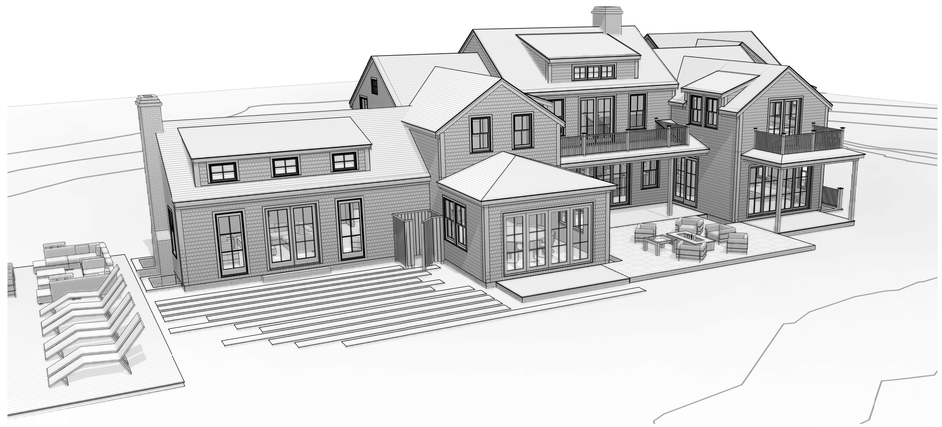
1 3D View 1



2 3D View 3



3 3D View 6



4 3D View 4



5 3D View 2

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A.101 Basement
A.102 Level 1
A.103 Level 2
A.205 3D Views
Grand total: 9

Date

04.16.2024

Revisions

A.205

Scale

4/16/2024 6:43:25 PM

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/16/24
N/A	Address & HDC Case Number (ie HDC2020-05-0265): 38 Chuck Hollow rd, Garage
—	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: 4/16/24

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAR 29 PM 11:02
ORIGINAL POSTING NUMBER: T 308

RECEIVED
2024 APR 02 PM 02:10
NANTUCKET TOWN CLERK
Posting Number:T 317

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

Committee/Board/s	Historic District Commission (HDC) – NEW Business
Day, Date, & Time	Tuesday, April 02, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_5SB3r6dERQWb7CwJjOwQgA#/registration

To watch the live meeting, click here:

https://www.youtube.com/watch?v=nOq6tY8nrA0

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old

Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. DISCUSSIONS & VOTE

- Discussion of Article 38, ATM 2024

II. SIGNS

1.	Harvey young	6 Broad St	Projecting Sign	42.4.2/64	Shantaw Bloise
•	*SAC Recommends Approval subject to comments – lighting*				
2.	Eaghmon Banks	1 Sparks Ave	Wall Sign	55/180.1	self
•	*SAC Recommends – Hold for revisions*				
3.	Eaghmon Banks	1 Sparks Ave	Hanging sign	55/180.1	self
•	*SAC Recommends Denial – Freestanding signs are prohibited in The Sign Book*				
4.	VTT Management	1 Miller Ln	Wall Sign (Inn)	68/888	Cara Marquis
•	*SAC Recommends Approval*				
5.	VTT Management	1 Miller Ln	Wall sign 2 (Café)	68/888	Cara Marquis
•	*SAC Recommends Approval*				
6.	VTT Management	1 Miller Ln	Freestanding sign	68/888	Cara Marquis
•	*SAC Recommends Denial – Freestanding signs are prohibited in The Sign Book*				

III. CONSENT

1.	Richmond Great PT	30A Evergreen	Front door color change	68/711.2	KOH	RP
2.	Richmond Great PT	30A Evergreen	Add garage window	68/711.2	KOH	RP
3.	RMM Lemonade LLC	23 Masaquet Ave	addition	80/139	EMDA	JP
4.	Erie Peterson	97A Goldfinch Dr	Fence replacement	68/994.4	KMLD	JP
5.	William & Shawn Cronin	22 Willard St	New Storage Shed	29/79	Normand Res.	AC
6.	Gary Creem	6-8 Hydrangea Ln	Renew COA 2021-04-3603	73/88	Val Oliver	AC

IV. CONSENT WITH CONDITIONS –

1.	Eaghmon Banks	1 Sparks Ave	Fence	55/180.1	self
•	Type II capped picket fence, NTW -VO				
2.	1 Tennessee Street LLC	1 Tennessee	Roof	60.2.4/83	self
•	Date of structure to be provided on COA - VO				
3.	1 Tennessee Street LLC	1 Tennessee	roof	60.2.4/83	self
•	Date of structure to be provided on COA - VO				
4.	Steven Geldart	6 Cherry St	Replace 2 windows	55/386	self
•	Date of structure to be provided on COA - VO				
5.	Turner, Suzanne	9 Long Pond	Rev 2024-01-9854	59/33	Botticelli & Pohl
•	Date of structure to be provided on COA - VO				
6.	Joseph Minella	9 Gingy Lane	Fence	41/851	Sandcastle Cont
•	Square lattice top on fence RP				
7.	Ryan McGrady	11 Atlantic Ave	Roof	55/11	T & T
•	Date of structure to be provided on COA - RP				
8.	Danno Lynch	3 Joy St	Roof	55.4.4/68	J Lydon
•	Date of structure to be provided on COA - CP				
9.	Olympic Equity	91 Main St	Roof	42.3.3/18	J Lydon
•	Date of structure to be provided on COA - CP				
10.	Kilvert, Charles	117 Pleasant St	Roof	55/267.6	Shakrat Azoeu
•	Date of structure to be provided on COA - HB				

V. NEW BUSINESS 02/20/2024 – VIEW

1.	Kaiser, Nathan	5 Dovekie Ct	Rooftop Solar	68/561	Cotuit Solar, Karen A

VI. NEW BUSINESS 03/19/2024

1.	Shawn Casey	3 5th Way	Fence	67/269	self
2.	Strong Wings	9 Nobadeer Farm Rd	Solar rooftop	69/88	Acksmart
3.	Parents Cooperative of Nan	15 Nobadeer Farm	Solar rooftop	69/85	Acksmart
4.	Azima, Farhood	20 Liberty St	Main House Addition	42.3.4/143	SMRD
5.	Azima, Farhood	20 Liberty St	Garage Demo	42.3.4/143	SMRD
6.	Puljic,Goran; Melinda	14 Almanack Pond	Additions	25/12	Melinda Puljic
7.	CC & C of Mass LLC	20 Arrowhead Dr	Modify outside Stairs	69/51	Sandcastle const
8.	Sea Horse Lane LLC	5 Grant Ave	New Garage	30/143	Botticelli & Pohl
9.	Sea Horse Lane LLC	5 Grant Ave	Hardscape	30/143	Stimson
10.	21A Pleasant St LLC	21 Pleasant St	Hardscape driveway	55.4.1/1	LINK
11.	Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK

12. Tomack LLC	38 Chuck Hollow	New dwelling	75/66.1	JB Studio
13. Tomack LLC	38 Chuck Hollow	New garage	75/66.1	JB Studio
14. Alderaan LLC	67 Surfside	Rooftop solar	67/232	Acksmart
15. Neil Paterson	83 Bartlett	Rooftop solar	66/409	Acksmart
16. 12 Sesachacha LLC	12 Seachacha Rd	New dwelling	21/83	Botticelli & Pohl
17. 12 Sesachacha LLC	12 Seachacha Rd	Demo/move off	21/83	Botticelli & Pohl
18. John Esposito	14 Eat Fire Spring Rd	Addition	20/61	BPC
19. John Esposito	14 Eat Fire Spring Rd	spa	20/61	BPC
20. John Esposito	14 Eat Fire Spring Rd	pool	20/61	BPC
21. John Esposito	14 Eat Fire Spring Rd	hardscape	20/61	BPC
22. John Esposito	14 Eat Fire Spring Rd	Shed move	20/61	BPC
23. Debbie Miller/Carol Nast	37 N Liberty St	Entry Stoop Reno Brick repair	41/156	Sandcastle const
24. Nantucket Island Resorts	19 N Water St Lot 8	New Dwelling	42.4.2/3	Emeritus LTD
25. Great Harbor Yacht Club Inc	96 Washington	Add 2nd floor covered porch/roof	55.1.4/8	Emeritus LTD
26. Stark Point LLC	16 Easton St	MH Rev to 2023-11-9476	42.1.4/11	Botticelli & Pohl
27. Cohen Steven Tr	51 W Miacomet Rd	Pool hardscape	81/52	Ahern LLC
28. Steven Cohen Trustee	72 Pocomo Rd	Demo Main House	15/37	WAPD
29. Steven Cohen Trustee	72 Pocomo Rd	Demo guest house	15/37	WAPD
30. Steven Cohen Trustee	72 Pocomo Rd	Demo garage	15/37	WAPD
31. Steven Cohen Trustee	72 Pocomo Rd	Demo outbuildings	15/37	WAPD
32. Steven Cohen Trustee	72 Pocomo Rd	Demo pool spa	15/37	WAPD
33. Steven Cohen Trustee	72 Pocomo Rd	New MH	15/37	WAPD
34. Steven Cohen Trustee	72 Pocomo Rd	New GH	15/37	WAPD
35. Steven Cohen Trustee	72 Pocomo Rd	New Garage	15/37	WAPD
36. Steven Cohen Trustee	72 Pocomo Rd	New Gym	15/37	WAPD
37. Steven Cohen Trustee	72 Pocomo Rd	New Shed	15/37	WAPD
38. 72 Pocomo Trust	72 Pocomo	Pool hardscape	15/37	Ahern LLC
39. 72 Pocomo Trust	72 Pocomo	pergola	15/37	Ahern LLC
40. Harimon Preston	9 Cedar Cir	New Shed	55/494	self
41. Vaziriani Akshay	26 Lyons Ln	Renew COA	71/9	JB Studio
42. Steven Kara Gibson	5 Arrowhead Dr	Roof solar	69/304	Sunwind
43. Brian- Linda Davis	108 Surfside Rd	Roof solar	80/5	Sunwind
VII. OLD BUSINESS 03/26/2024				
1. Joshua Leffler	22 Pleasant St	Addition to garage	42.3.2/50	Val Oliver
• *Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver*				
2. Grant Cambridge	40 Easton St	Hardscape	42.1.4/20	Champoux
• *Commissioners: Camp, Coombs, Oliver, Patten, Paul*				
3. Killen	10 Easy St	Hardscape parking	42.3.1/78	R Newman
• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
4. Nantucket Island Resorts	19 N Water Lot 9	New Dwelling	42.4.2/3	Emeritus LTD
• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
5. Nantucket Island Resorts	19 N Water Lot 10	New Dwelling	42.4.2/3	Emeritus LTD
• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
6. 450 Green Park LLC	2 Stone Alley	Railings	42.3.1/102	Emeritus LTD
• *Commissioners: Welch, Oliver, Patten, Paul, Thornewill*				
7. Suni & William Harford	60 Wanoma	Addition Reno Garage	92.3	Emeritus LTD
• *Commissioners: Pohl, Welch, Camp, Coombs, Patten*				
8. Nantucket Island Resorts	4 N Water St	New dwelling	42.4.2/90	Emeritus LTD
• *Commissioners: Pohl, Camp, Coombs, Paul, Thornewill*				
VIII. NEW BUSINESS 04/02/2024 - VIEW				
1. Riverview Crossing, LLC	12.5 Pequot St	Pool & Hardscape	80/20	Behrend
2. Sharpiro, Jeff	12 W York Ln	Roof Solar	55/99.1	Cotuit Solar
3. Daly, Thomas	72A Hummock Pond Rd	Roof Solar	56/72.6	Cotuit Solar
IX. NEW BUSINESS 04/02/2024				
4. 9 Thirty Acres LLC	9 Thirty Acres	Fence revs	67/115.7	LINK
5. Wombat Point LLC	2 Prospect Ln	Window & foundation change	55.4.4/3	EMDA
6. Cascabelles Dos, LLC	5 Shawkemo Hills Ln	Fenestration change	27/40.5	Jonathan Raith
7. Beach Bucket LLC	14 Silver St	Demo/ move	55.4.1/182	Chandra Miller
8. Owen Franks	2 Sherburne TP	Addition	30/179	Chip Webster
9. Matt Matthews	43 Union St	Re-issue 2020-02-0968	43.3.2/29	EMDA

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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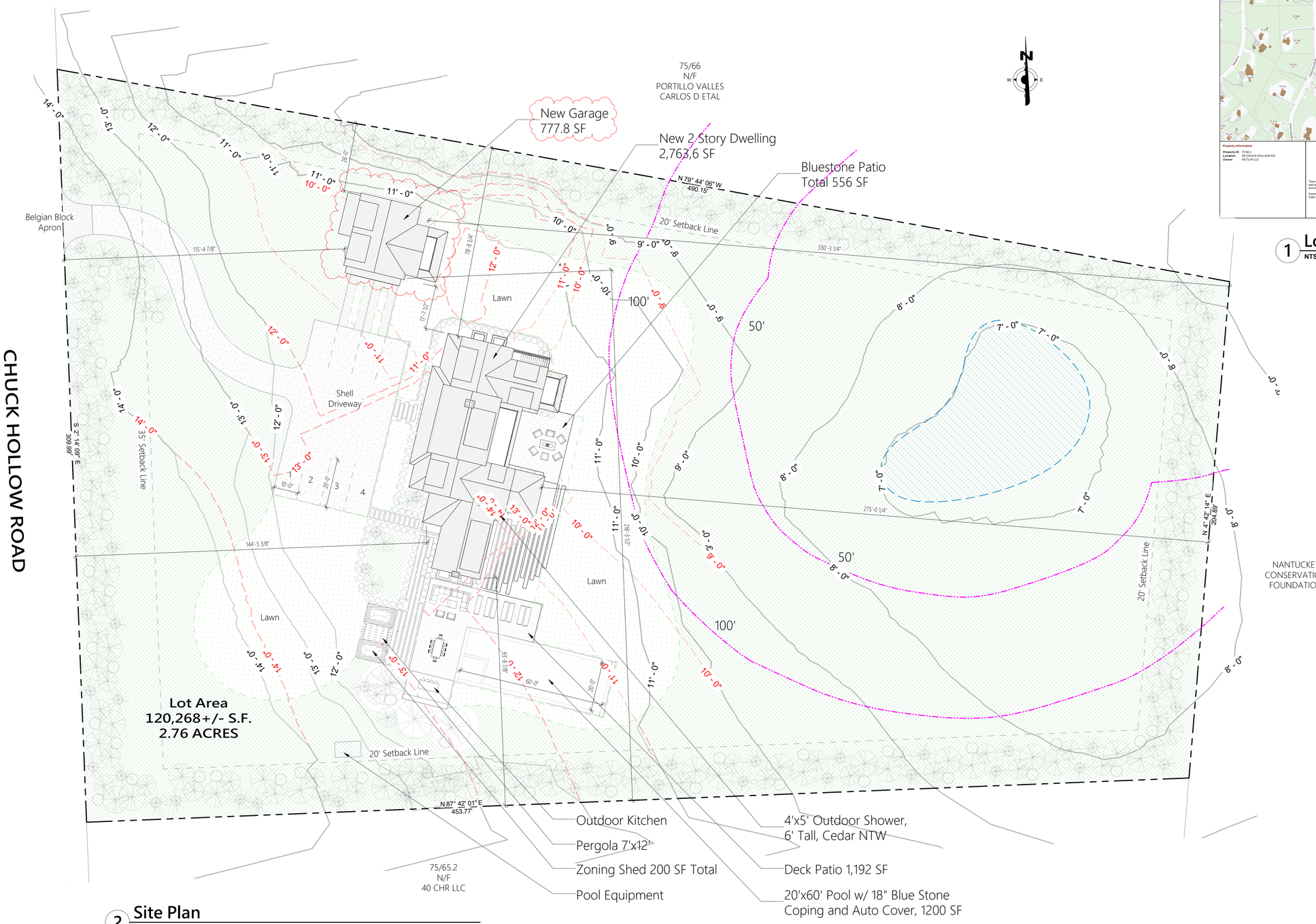
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

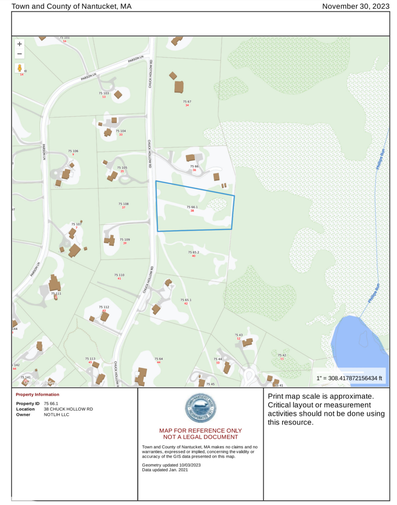
Property Info:

Map & Parcel:	75/66.1	Lot Size:	120,309 sq. ft.
District/Zoning:	LUG-3	Allowable Ground Coverage:	3,609 sq. ft.
Minimum Lot Size:	120,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	200 ft.	Proposed Ground Coverage MH:	2,763,6 sq. ft.
Ground Cover Ratio:	3%	Proposed Ground Coverage Garage:	777,8 sq. ft.
Front Setback:	35 ft.	Total Proposed Ground Coverage:	3,541,4 sq. ft.
Side/Rear Setback:	20 ft.		



2 **Site Plan**
1" = 20'-0"

Town and County of Nantucket, MA — November 30, 2023



1 **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

Island Living Residence - Garage

38 Chuck Hollow Rd. Nantucket, MA 02554

Sheet
Site Plan

Date
04.12.2024

Revisions

C.101

Scale As indicated

4/13/2024 3:24:33 PM

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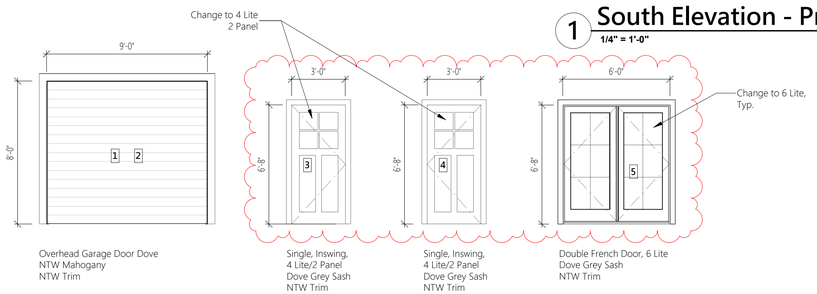
1 South Elevation - Previous Submission

1/4" = 1'-0"



2 East Elevation - Previous Submission

1/4" = 1'-0"



Overhead Garage Door Dove
NTW Mahogany
NTW Trim

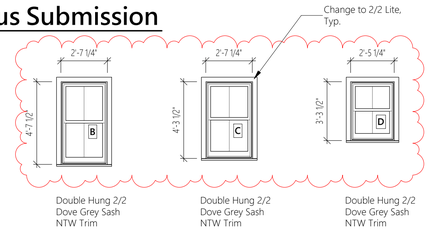
Single, Inswing,
4 Lite/2 Panel
Dove Grey Sash
NTW Trim

Single, Inswing,
4 Lite/2 Panel
Dove Grey Sash
NTW Trim

Double French Door, 6 Lite
Dove Grey Sash
NTW Trim

Window Schedule

Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Type	U-Value	Design Pressure	Comments
B	11	2' - 7 1/4"	4' - 7 1/2"	2' - 8 1/4"	4' - 8"	Marvin Windows and Doors	WUDH3028E	38 Chuck - B Type - UDHG 2624	<=0.29	>=30	
C	3	2' - 7 1/4"	4' - 3 1/2"	2' - 8 1/4"	4' - 4"	Marvin Windows and Doors	UDHG2 2622	38 Chuck - C Type - UDHG2 2622	<=0.29	>=30	
D	2	2' - 5 1/4"	3' - 3 1/2"	2' - 6 1/4"	3' - 4"	Marvin Windows and Doors	WUDH3022	38 Chuck - D Type - UDHG2 2416	<=0.29	>=30	



Double Hung 2/2
Dove Grey Sash
NTW Trim

Double Hung 2/2
Dove Grey Sash
NTW Trim

Double Hung 2/2
Dove Grey Sash
NTW Trim

Door Schedule

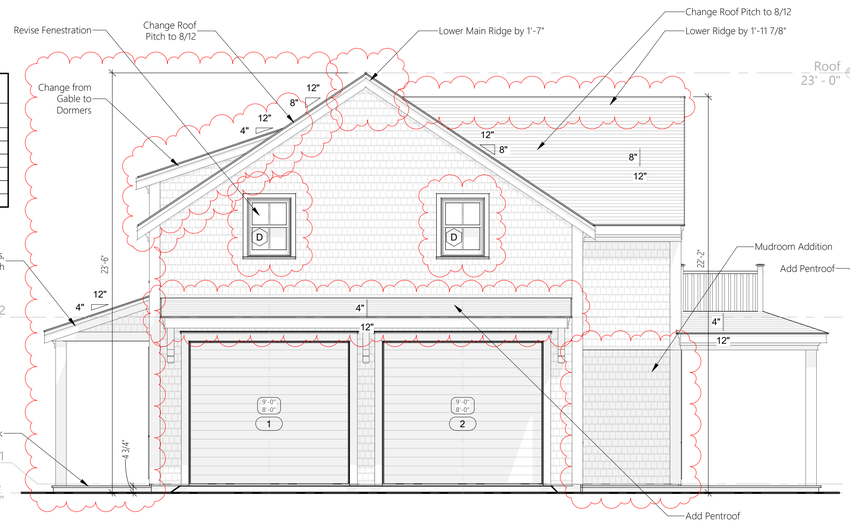
1/4" = 1'-0"

Door Schedule

Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	9' - 0"	8' - 0"					
2	9' - 0"	8' - 0"					
3	3' - 0"	7' - 0"					
4	3' - 0"	7' - 0"					
5	6' - 1 3/8"	6' - 8 5/8"	6' - 2 3/8"	6' - 9 1/8"	WUIFD6068		

Window Schedule

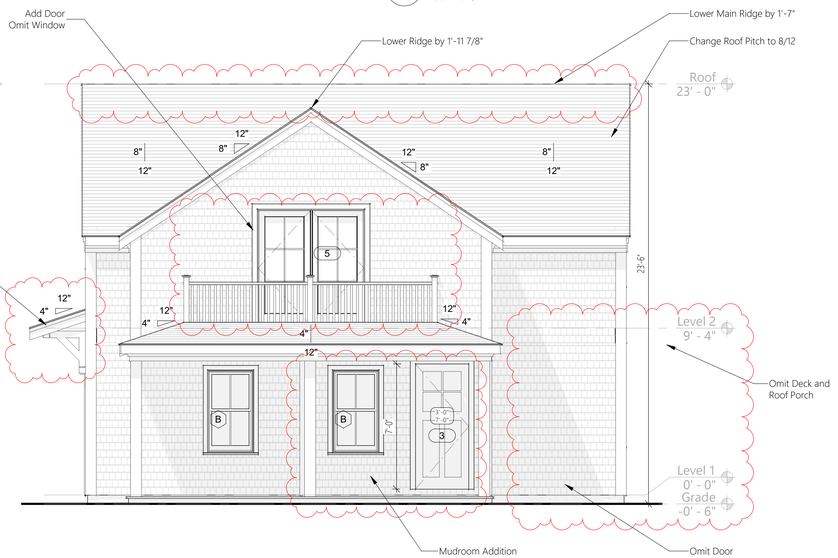
1/4" = 1'-0"



Add Pentroof

3 South Elevation - Proposed

1/4" = 1'-0"



Mudroom Addition

Omit Door

4 East Elevation - Proposed

1/4" = 1'-0"

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Project

Island Living Residence - Garage

38 Chuck Hollow Rd. Nantucket, MA 02554

Sheet

Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.102 Level 1 & 2
A.202 Exterior Elevations
A.201 Exterior Elevations
Grand total: 4

Date

04.12.2024

Revisions

A.201

Scale 1/4" = 1'-0"

4/15/2024 4:16:40 AM

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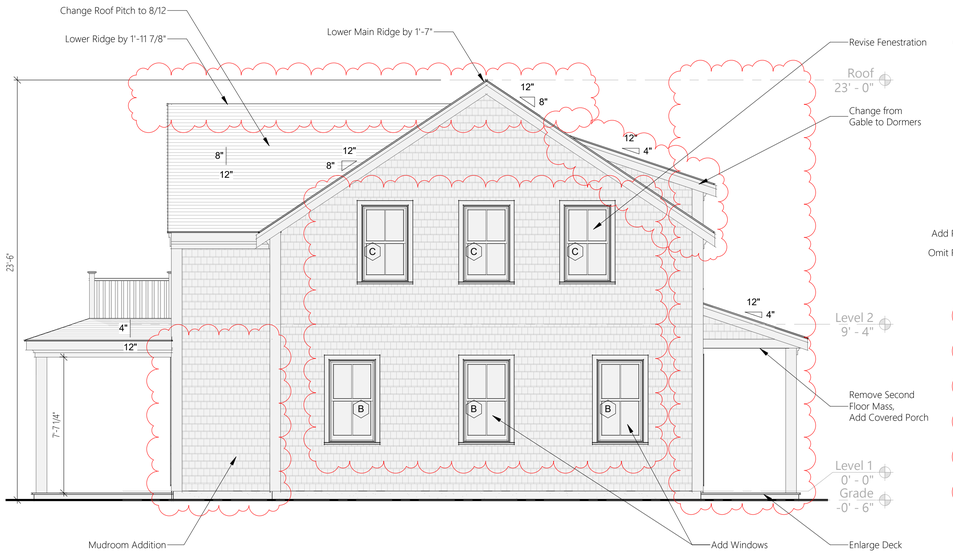
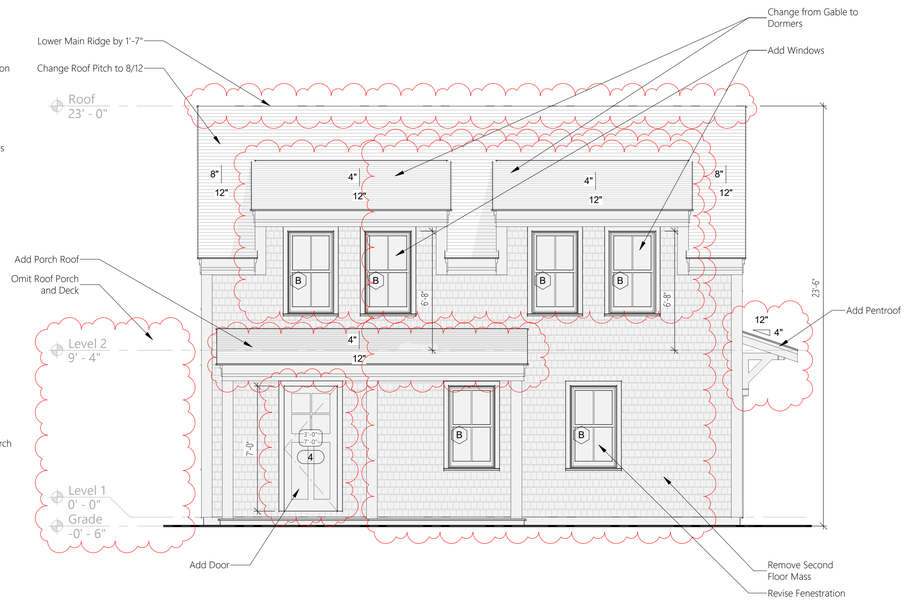
1/4" = 1'-0"



2 West Elevation - Previous Submission
1/4" = 1'-0"



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



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

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Project

Island Living Residence - Garage

38 Chuck Hollow Rd. Nantucket, MA 02554

Sheet

Exterior Elevations

SHEET INDEX

C.101 Site Plan
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Grand total: 4

Date

04.12.2024

Revisions

A.202

Scale 1/4" = 1'-0"

4/15/2024 4:16:50 AM

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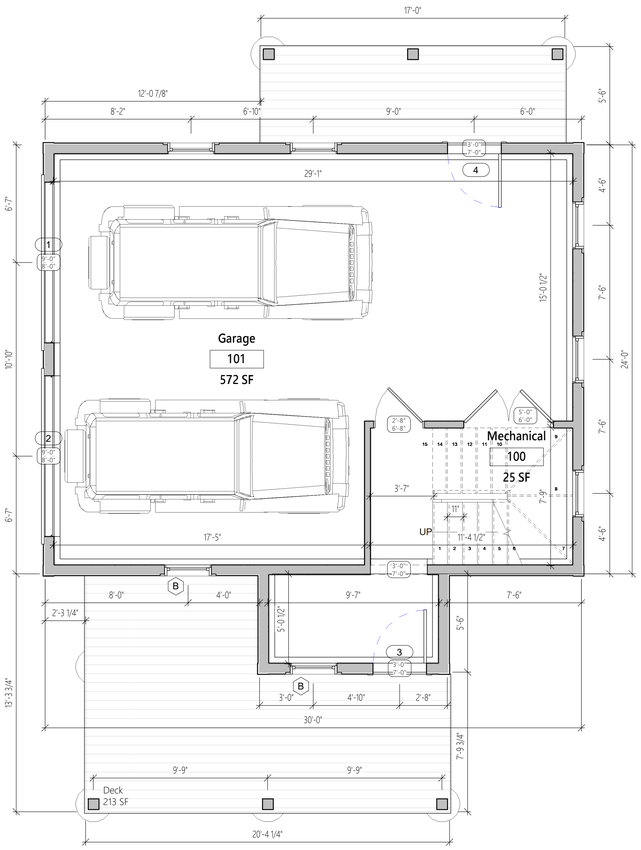
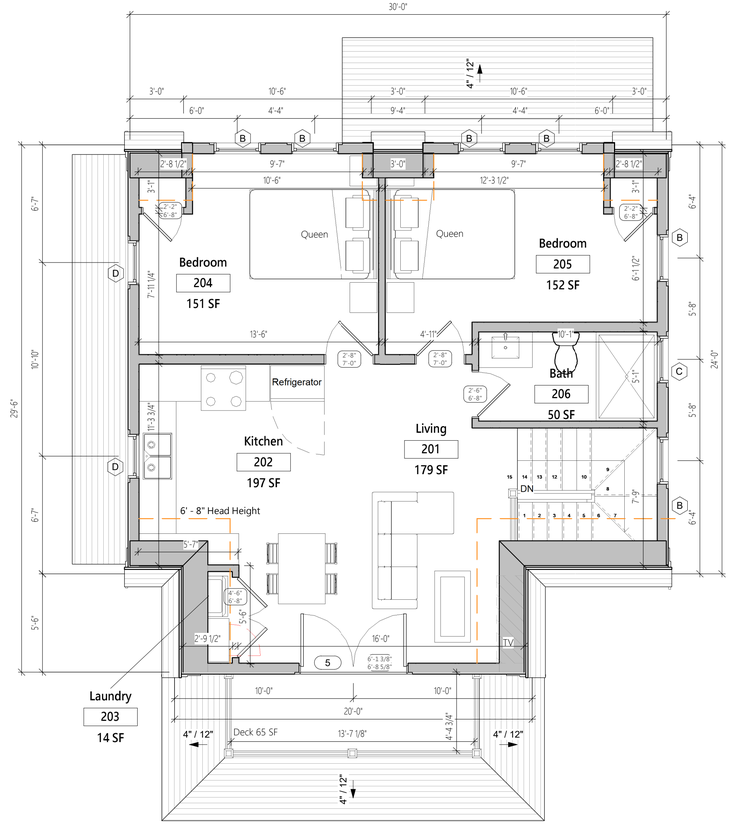


1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"



3 3D View 1



4 3D View 2

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Island Living Residence - Garage

38 Chuck Hollow Rd. Nantucket, MA 02554

Sheet
Level 1 & 2

SHEET INDEX

C.101 Site Plan
A.102 Level 1 & 2
A.202 Exterior Elevations
A.201 Exterior Elevations
Grand total: 4

Date
04.12.2024

Revisions

A.102

Scale 1/4" = 1'-0"

4/15/2024 4:16:57 AM

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): 2023-09-9107 > COMBINED 2023-09-9108 > DEMO PARTIAL + ADDITION
X	Copy of Minutes (application item circled) (NONE) (APRIL 9, 2014) (I DID MY OWN FROM VIDEO)
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: _____ Date: 4/17/24

HDC Meeting 4-09-2024.

Meeting Notes:

HSG- Mickey Rowland read suggestions.

Commissioners: Stephen Welch – Acting Chair, Diane Coombs, Joe Paul, Abby Camp, Carrie Thornewill

Joe Paul-

The perspective of the secondary structure is it feels appropriate relative to the house. It comes down to whether the garage is contributing and worth saving or not. I think you could use a little bit more of this garage. The first thought I had at a quick glance with the garage doors, is this is the former garage, but the curb cut doesn't line up with the doors. Maybe it could creep closer to the street and if you keep more, you could have more single-story mass retained rather than the 6' of it. The site plan and the approach to it feel incongruent because of the garage doors there. Overall, I think the scale relates and the detail relates and it is an attractive and appropriate guest house. Use More of the garage structure it would be appropriate.

Carrie Thornewill-

I think the thing that made the garage necessary to keep is the siding. You are using the siding in the cottage. You are mimicking the roof style and I think the roof of the garage should go and it should just be a shed roof. There is a skinny shed roof on the main house, like a bay window thing so it relates to the house. It is only six feet, but it helps to ground the building from feeling so tall. With the existing roof it looks like you plopped a house on the wicked witch of the east and there is this piece left stick out. You've done a great job integrating the architecture and a simple shed roof. You don't need the garage doors either.

Diane Coombs-

I think the garage roof and doors are not needed there; it looks weird. How tall is that whole building? It looks like the same height as the house. Val answers: 23-9". Oh its 23'-9" okay. I would do away with it and I don't think it adds anything and if it is not long enough to take a care I don't think it is anything you need to keep. That's what I think.

Abby Camp-

I have a couple of ideas here…but I did like Carries comments about the little pop out on the main house and I agree this garage looks very strange poking out of this… I like the way you used the cut off Dutch roof. And the siding I think the guest house looks really good. Trying to use the garage, I think its hurting you, especially the fact that it is a gable sort of under a gable is making it extra

awkward. What is added there on the street should be a shed going over two windows or something else to identify with the main house again. The other thought I had was to take the garage and put it in the middle of the site and then put your guest cottage more generously positioned on the site.

Stephen Welch-

I agree with jettison the garage and if it is not going to be materially intact… this is not Cod Fish Park where we did that… retaining a Small-scale perception at least along the street. This is a different setting and I think that the character and setting contributory factors are totally different animal. And on the garage, I would suggest it would be an advertised move given it looks like it's in decent shape and somebody might want to salvage it if that works for you guys. I agree with the comments, shed roof and I think it needs to come back given its location. Burying the window header will help with the height on the second floor.

Abby made a motion to hold for revisions and everyone agreed- aye.

Issue 2 | January 2023

Best Practices Review

A quarterly publication on National Register Bulletin guidance

National Park Service
U.S. Department of the Interior

National Register of Historic Places
Washington, D.C.

Evaluating Garages and Outbuildings in Historic Districts

Contents: Introduction 1 | "Building" and "Structure" Defined 2 | The Importance of Garages 2 | Transparency in Nominations 2 | Examples 3-6

Introduction

As explained in *National Register Bulletin 16A: How to Prepare National Register Registration Forms*, the physical characteristics and historic significance of a district provides the basis for evaluating component resources. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because

- it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or
- it independently meets the National Register criteria.

The most common ancillary buildings and structures in urban and suburban areas are garages (and their antecedent, carriage houses) and sheds or specialized structures, from small enclosures for firewood to larger facilities for work or recreation. Common ancillary buildings and structures typically found in rural areas include chicken coops, animal pens, and greenhouses. None of these ancillary buildings and structures should be considered unworthy of documentation if they are substantial in size and scale. Whether a building or structure is "substantial" is a matter of professional judgement but simply ignoring them—not addressing them at all in a nomination—creates an incomplete historical record and may lead to later challenges in historic tax credit certifications and federal undertaking consultations.

Bulletin 16A advises, "[c]ount all buildings, structures, sites, and objects located within the property's boundaries that are substantial in size and scale. Do not count minor resources, such as small sheds or grave markers, unless they strongly contribute to the property's historic significance." (*Bulletin 16A,* p. 17.) The phrase "substantial in size and scale" is bolded in the *Bulletin*, emphasizing its importance. A nomination proponent may certainly make reasonable judgments about what "substantial size and scale" means in the context of a particular district, but National Register guidance does not

Key Concept

Count all buildings, structures, sites, and objects located within the property's boundaries that are **substantial in size and scale.**

Do not count minor resources, such as small sheds or grave markers, unless they strongly contribute to the property's historic significance.

Excerpted from *National Register Bulletin 16A: How to Prepare National Register Registration Forms,* p. 17.

This publication compliments the guidance provided in National Register Bulletins by providing examples on specific topics. Your feedback is welcome; contact Sherry Frear, Chief & Deputy Keeper, sherry_frear@nps.gov.

For copies of the nominations referenced in this document, please visit our Database and Research page.
For National Register Bulletins and other guidance, please visit our Publications page.
All images are from National Register nominations unless otherwise noted.

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°. 50

Street & Number of Proposed Work: 22 PLEASANT ST.

Owner of record: JOSHUA & MAGGIE LIEFFREL

Mailing Address: 4 LIME ST
BOSTON, MA. 02108

Contact Phone #: _____ E-mail: JoshuaALieffrel@gmail.com

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: acval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 166.40

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 24'-0" Sq. Footage 1st floor: 416 SF / 852 SF Decks/Patio: Size: 8 X 15 ☒ 1st floor ☐ 2nd floor
Width: 16'-0" Sq. footage 2nd floor: 416 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 23'-9½" South 23'-9½" East 23'-9½" West 23'-9½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"-12" ☐ 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 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 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X4 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 6"-8"

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 CRAFTSMAN DOORS Rear 12-LIGHT Side 12 LIGHT
Garage Door(s): Type — Material —

Hardscape materials: Driveways EXISTING CONCRETE change to BRICK EXIST Walkways EXIST Walls EXIST

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof BLACK TO MATCH HOUSE
Trim WHITE Sash WHITE Doors NTW
Deck NTW Foundation GREY Fence — Shutters —

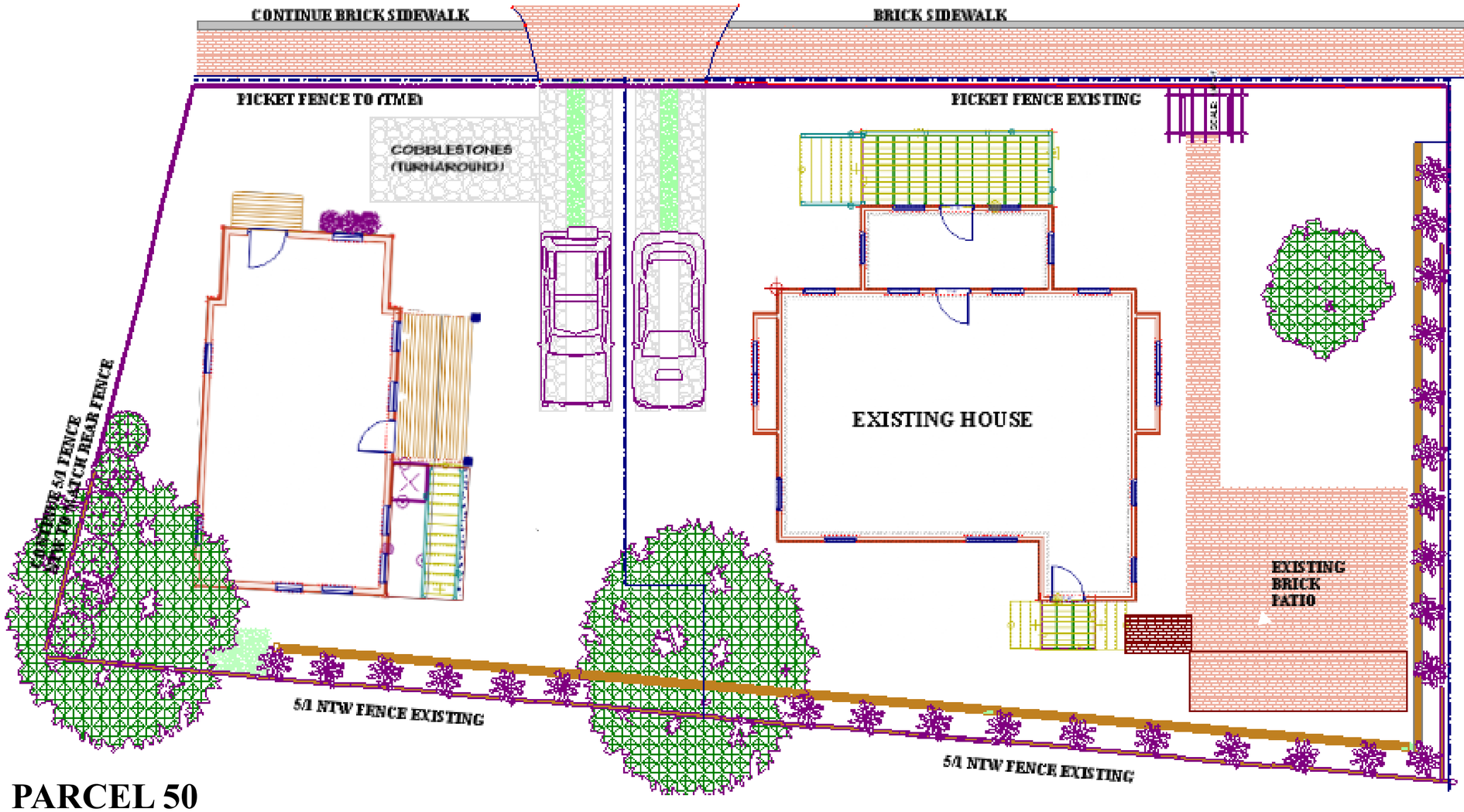
* Attach manufacturer's color samples if color is not from HDC approval list.

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 9/6/23 Signature of owner of record _____ Signed under penalties of perjury

SUBDIVISION PENDING

PLEASANT STREET



MAP 42.3.2 PARCEL 50







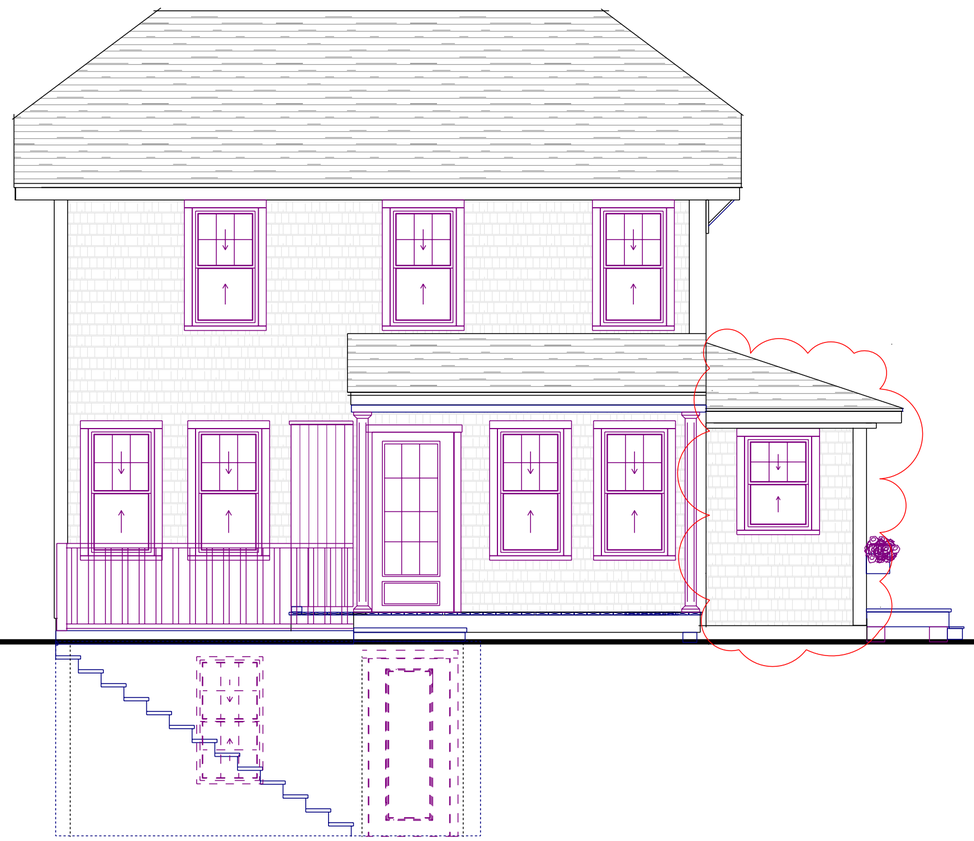
SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 4-16-24

22 PLEASANT STREET-
PARTIAL DEMO OF GARAGE
AND ADDITION TO CREATE COTTAGE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



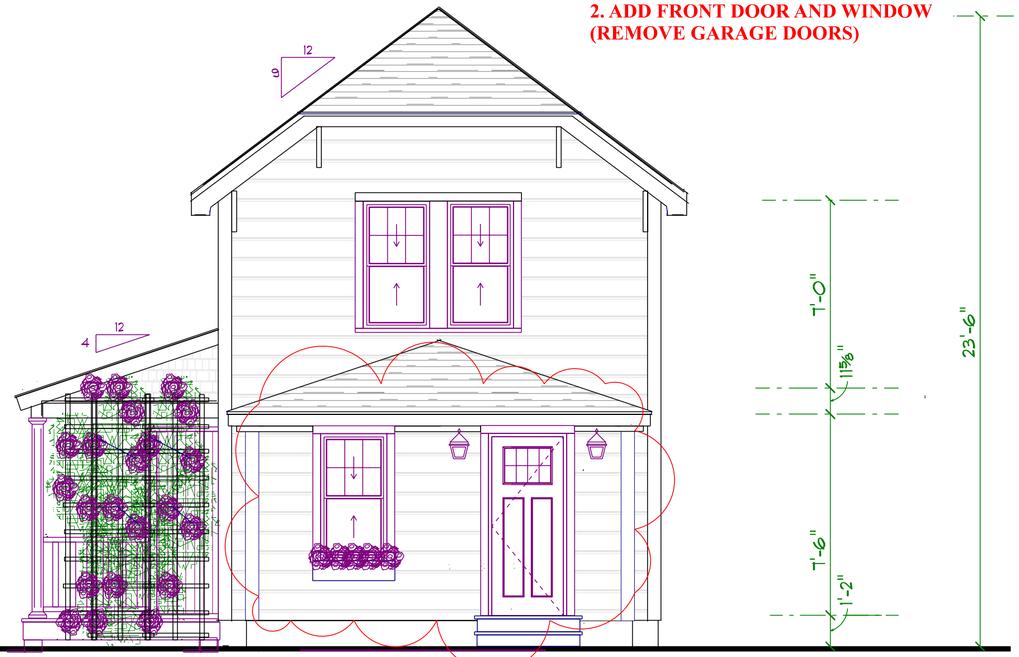
PROPOSED LEFT- WEST



PROPOSED FRONT- SOUTH

DUTCH LAP ON FRONT ONLY TO MATCH EXIST GARAGE

1. CHANGE ROOF ON FRONT PORTION TO HIP
2. ADD FRONT DOOR AND WINDOW (REMOVE GARAGE DOORS)



PREVIOUS LEFT- WEST



LEFT- WEST

PREVIOUS FRONT- SOUTH



FRONT- FACING PLEASANT ST (SOUTH)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 4-16-24

22 PLEASANT STREET-
PARTIAL DEMO OF GARAGE
AND ADDITION TO CREATE COTTAGE

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

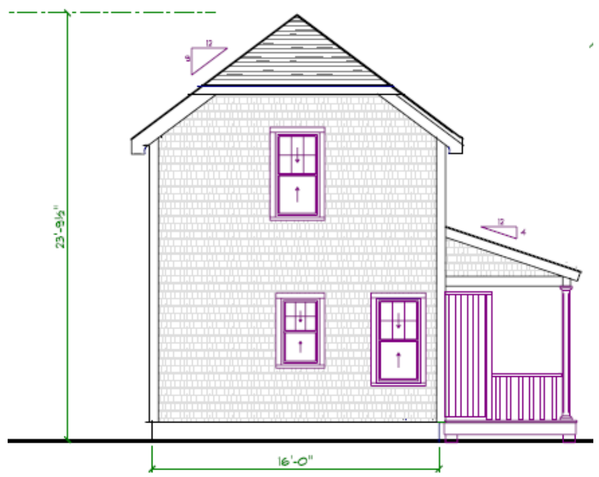
PROPOSED REAR- NORTH



PROPOSED RIGHT- EAST



PREVIOUS NORTH



PREVIOUS EAST



RIGHT- EAST

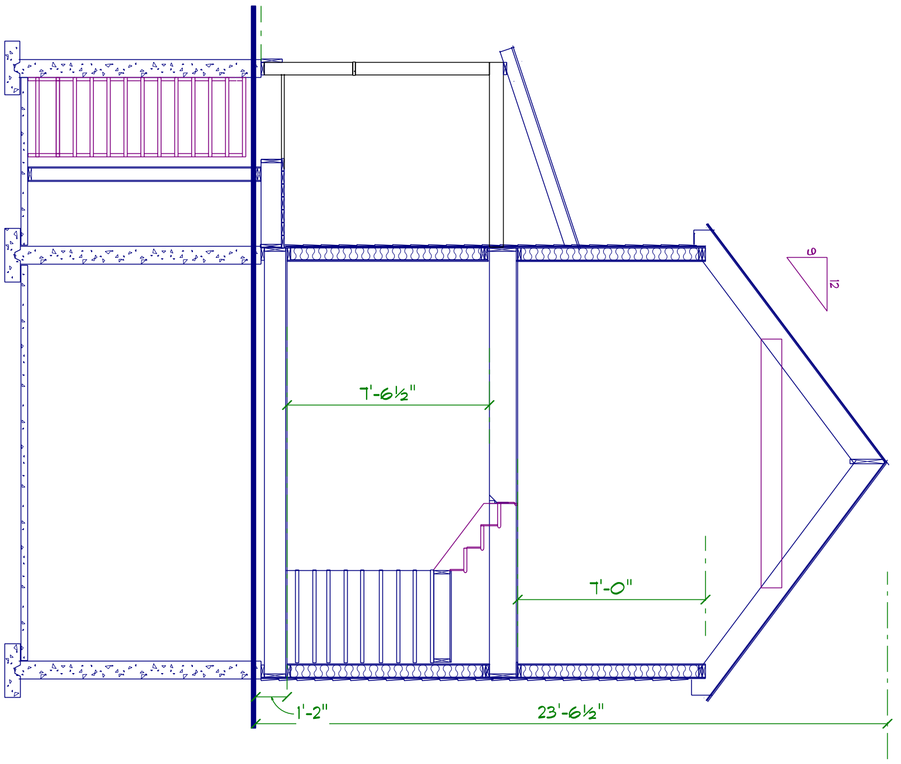
SCALE: 1/4"=1'

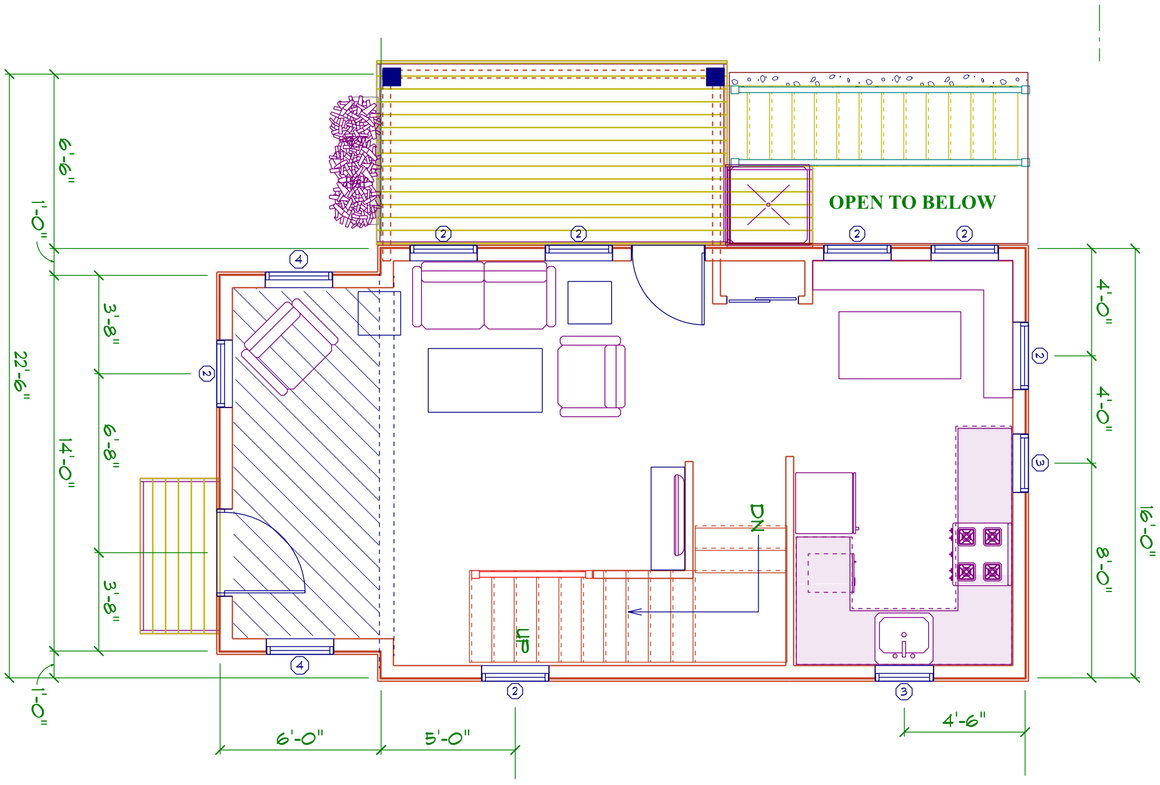
DRAWN BY: VO

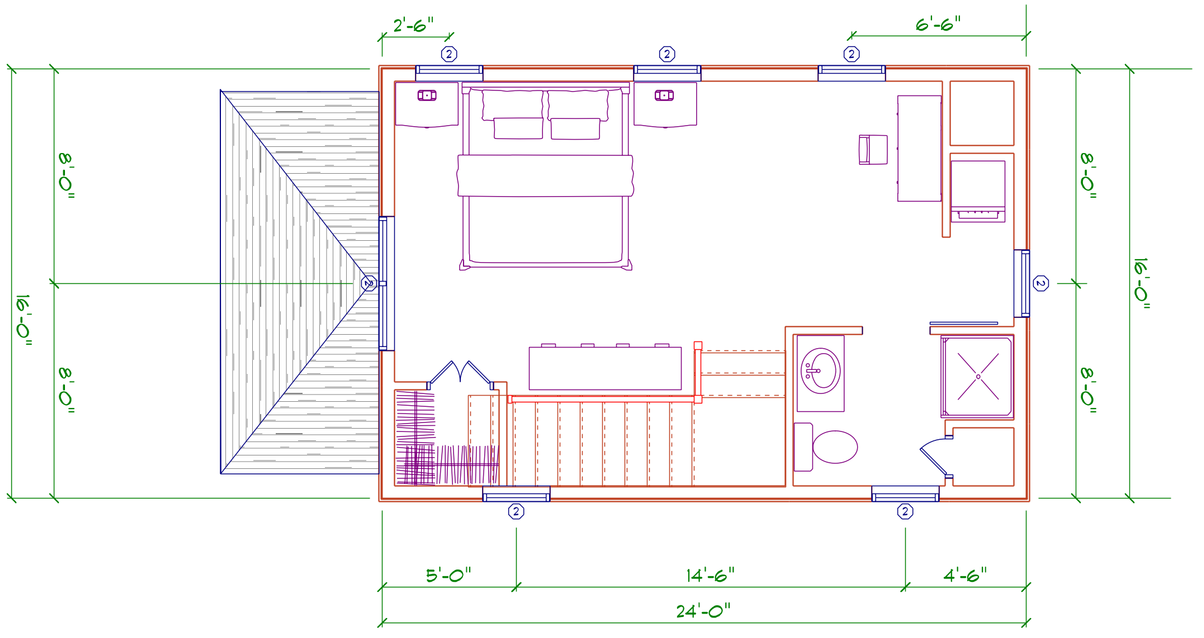
DATE: 4-16-24

22 PLEASANT STREET-
PARTIAL DEMO OF GARAGE
AND ADDITION TO CREATE COTTAGE

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584







FIRST FLOOR: 416SF

SECOND FLOOR: 416SF

SDL WITH HISTORIC PROFILE (BOSTON SASH OR COMPARABLE)		
	PRODUCT CODE	SIZE
1. 6/1 D HUNG		2'-5" x 4'-8"
2. 6/1 D HUNG MULLED		5'-0" x 4'-8"
3. 6/1 D HUNG		2'-1"X 3'-8"
4. 6/1 D HUNG		2'-6"X 3'-8"
12 LIGHT W KICK PANEL DOOR		2'-8 X 6'-8"
12 LIGHT W KICK PANEL DOOR		3'-0" X 6'-8"
8 LT 2 PANEL DOOR TO MATCH HOUSE		3'-0"X 6'-8"

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

22 PLEASANT STREET- PARTIAL DEMO OF GARAGE AND ADDITION TO CREATE COTTAGE

SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 4-10-24

OLD BUSINESS 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.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

	HDC case number: (ex HDC2020-xx-xxxx), if applicable
	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
	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
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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: _____

I. DISCUSSIONS & VOTE

- Updated meeting schedule April – July 2024 – Vote required
- Discussion of Article 38, ATM 2024

II. SIGNS

1.	VTT Management	1 Miller Ln	Freestanding sign	68/888	Cara Marquis

III. CONSENT

1. TBD

IV. CONSENT WITH CONDITIONS –

1. TBD

V. NEW BUSINESS 03/19/2024 – VIEW

1.	John Esposito	14 Eat Fire Spring Rd	spa	20/61	BPC
2.	John Esposito	14 Eat Fire Spring Rd	pool	20/61	BPC
3.	John Esposito	14 Eat Fire Spring Rd	hardscape	20/61	BPC
4.	John Esposito	14 Eat Fire Spring Rd	Shed move	20/61	BPC
5.	Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK

VI. NEW BUSINESS 03/19/2024

1.	Great Harbor Yacht Club Inc	96 Washington	Add 2nd floor covered porch/roof	55.1.4/8	Emeritus LTD
2.	Steven Cohen Trustee	72 Pocomo Rd	Demo Main House	15/37	WAPD
3.	Steven Cohen Trustee	72 Pocomo Rd	Demo guest house	15/37	WAPD
4.	Steven Cohen Trustee	72 Pocomo Rd	Demo garage	15/37	WAPD
5.	Steven Cohen Trustee	72 Pocomo Rd	Demo outbuildings	15/37	WAPD
6.	Steven Cohen Trustee	72 Pocomo Rd	Demo pool spa	15/37	WAPD
7.	Steven Cohen Trustee	72 Pocomo Rd	New MH	15/37	WAPD
8.	Steven Cohen Trustee	72 Pocomo Rd	New GH	15/37	WAPD
9.	Steven Cohen Trustee	72 Pocomo Rd	New Garage	15/37	WAPD
10.	Steven Cohen Trustee	72 Pocomo Rd	New Gym	15/37	WAPD
11.	Steven Cohen Trustee	72 Pocomo Rd	New Shed	15/37	WAPD
12.	72 Pocomo Trust	72 Pocomo	Pool hardscape	15/37	Ahern LLC
13.	72 Pocomo Trust	72 Pocomo	pergola	15/37	Ahern LLC
14.	Harimon Preston	9 Cedar Cir	New Shed	55/494	self
15.	Steven Kara Gibson	5 Arrowhead Dr	Roof solar	69/304	Sunwind
16.	Brian- Linda Davis	108 Surfside Rd	Roof solar	80/5	Sunwind

VII. OLD BUSINESS 03/26/2024

1.	Joshua Leffler	22 Pleasant St	Addition to garage	42.3.2/50	Val Oliver
	• *Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver*				
2.	Grant Cambridge	40 Easton St	Hardscape	42.1.4/20	Champoux
	• *Commissioners: Camp, Coombs, Oliver, Patten, Paul*				
3.	Killen	10 Easy St	Hardscape parking	42.3.1/78	R Newman
	• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
4.	Nantucket Island Resorts	19 N Water Lot 9	New Dwelling	42.4.2/3	Emeritus LTD
	• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
5.	Nantucket Island Resorts	19 N Water Lot 10	New Dwelling	42.4.2/3	Emeritus LTD
	• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
6.	450 Green Park LLC	2 Stone Alley	Railings	42.3.1/102	Emeritus LTD
	• *Commissioners: Welch, Oliver, Patten, Paul, Thornewill*				
7.	Suni & William Harford	60 Wanoma	Addition Reno Garage	92.3	Emeritus LTD
	• *Commissioners: Pohl, Welch, Camp, Coombs, Patten*				
8.	Nantucket Island Resorts	4 N Water St	New dwelling	42.4.2/90	Emeritus LTD
	• *Commissioners: Pohl, Camp, Coombs, Paul, Thornewill*				
9.	Sayle, Kath	103 Washington St	Additions alterations	55.1.4/37	Topham
	• *Commissioners: Pohl, Camp, Coombs, Paul, Thornewill*				

VIII. NEW BUSINESS 04/02/2024

1.	9 Thirty Acres LLC	9 Thirty Acres	Fence revs	67/115.7	LINK
2.	Wombat Point LLC	2 Prospect Ln	Window & foundation change	55.4.4/3	EMDA
3.	Cascabelles Dos, LLC	5 Shawkemo Hills Ln	Fenestration change	27/40.5	Jonathan Raith
4.	Beach Bucket LLC	14 Silver St	Demo/ move	55.4.1/182	Chandra Miller
5.	Owen Franks	2 Sherburne TP	Addition	30/179	Chip Webster
6.	Matt Matthews	43 Union St	Re-issue 2020-02-0968	43.3.2/29	EMDA
7.	Whitney Matthews	43 Union St	Re-issue 06-9920	43.3.2/29	EMDA
8.	Mark & Amy Tercek	30 Burnell St	Window & Door change	73/2.3	EMDA

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°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 2 Stone Alley

Owner of record: 450 Green Park LLC

Mailing Address: 5 Hartley Farms Rd
Morristown, NJ 07960

Contact Phone #: 917.348.2256 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. 2023-08-8882
☐ 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 railing
2. South Elevation Add railing
3. West Elevation No visible changes
4. North Elevation Add railing

*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. No Changes

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 2/12/24 Signature of owner of record _____ Signed under penalties of perjury

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 4/09/24

450 Green Park LLC / 2 Stone Alley

Emeritus LTD

42.3.1 / 102

Railings

Sitting Board: Paul, Oliver, Thornewill, Patten

Chair: Welch Alternate: N/A

Backus: Suggests retaining natural to weather railings and removing newel caps as previous historic condition.

Rowland: Does not feel it is appropriate

Paul: Agrees with Backus – is ok with the detail to match historic photos

Oliver: Feels it is too large

Thornewill: Agrees with Oliver

Patten: Suggests making smaller and natural to weather

Welch: Agrees it is oversized for the structure. Suggests natural to weather and rail over post to reflect the original

Motion to hold for Revisions (Oliver)

Carried 5-0

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

HDC Submission 04.18.24



Locus Map



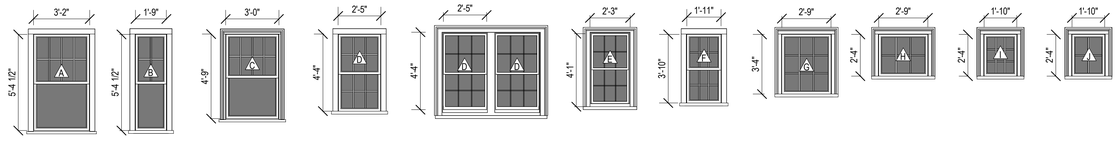
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

Door Legend - Exterior

1/4" = 1'-0"



Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

Window Legend

1/4" = 1'-0"



North Elevation



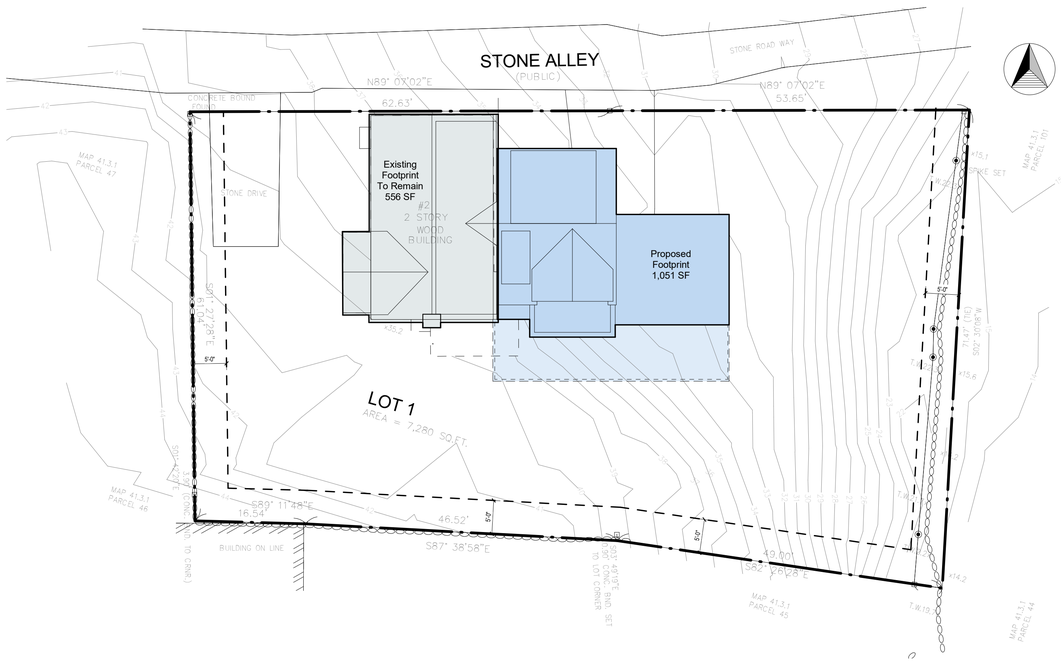
East Elevation



South Elevation



West Elevation



Site Plan

3/32" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

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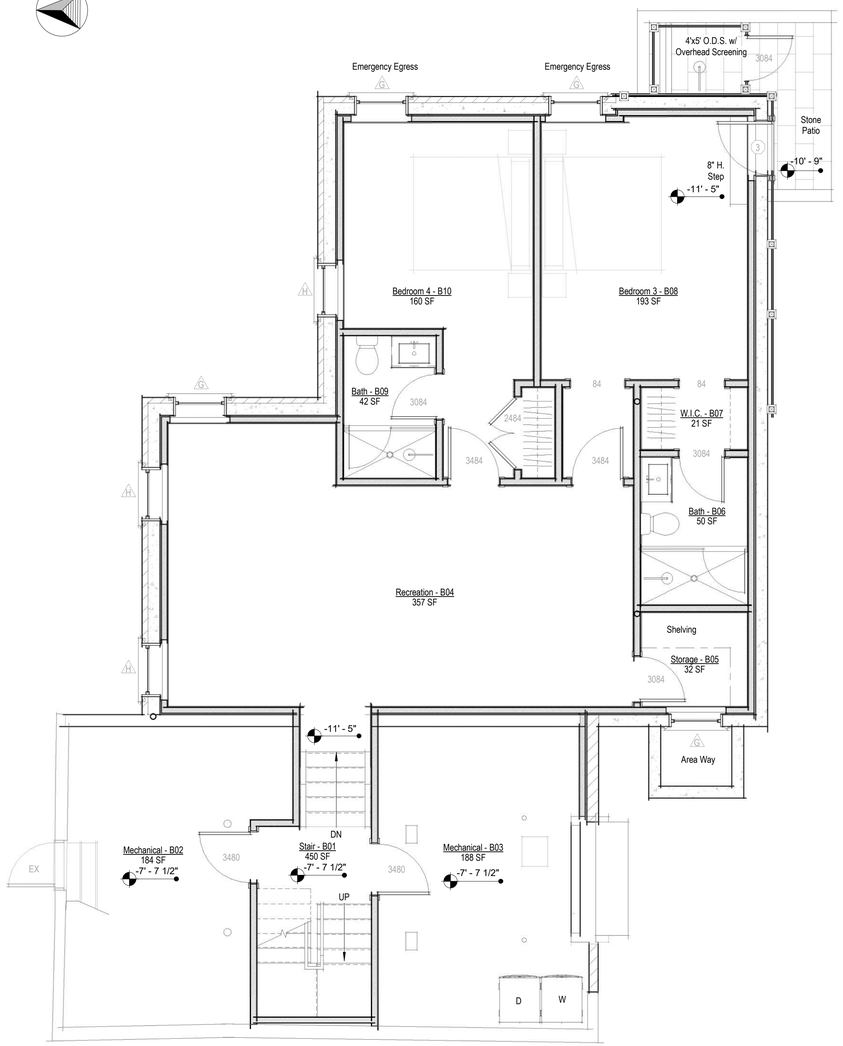
G.1.0

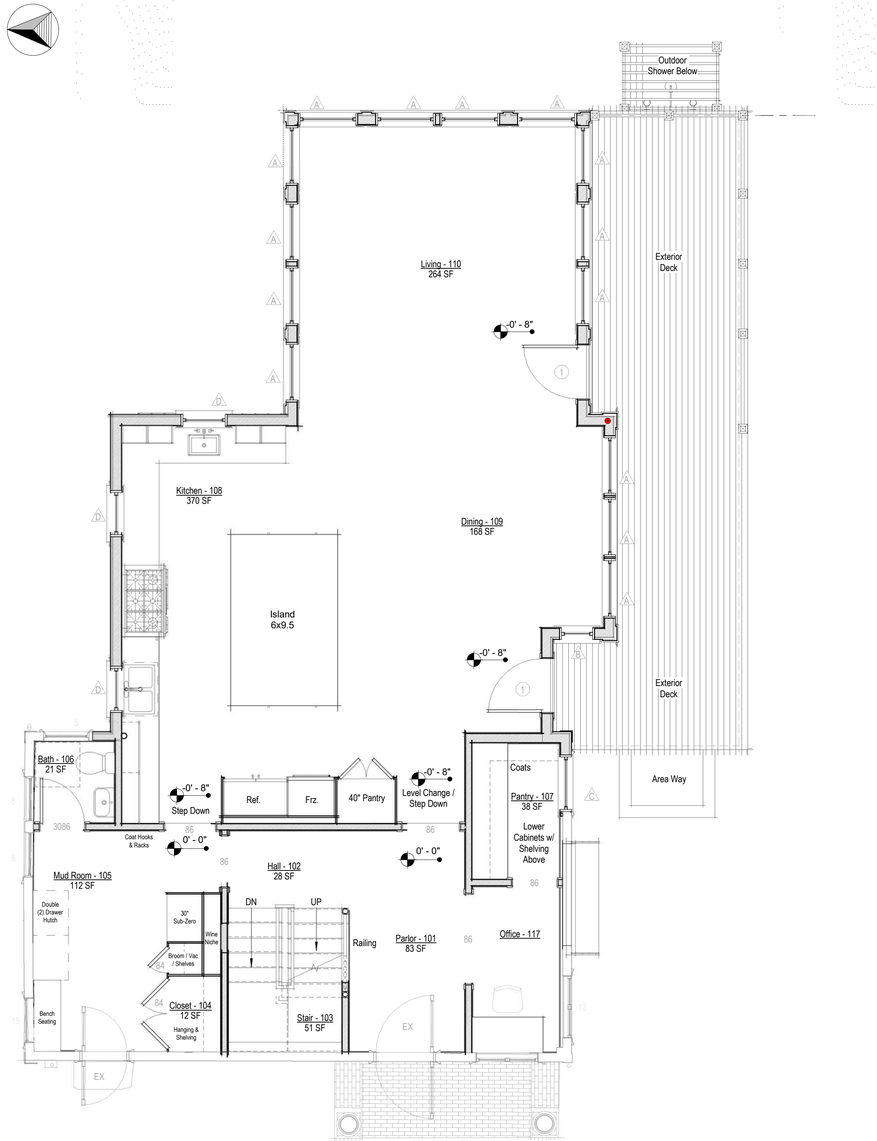
2110

HDC Submission 04.18.24



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
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Floor Plans

Site Information

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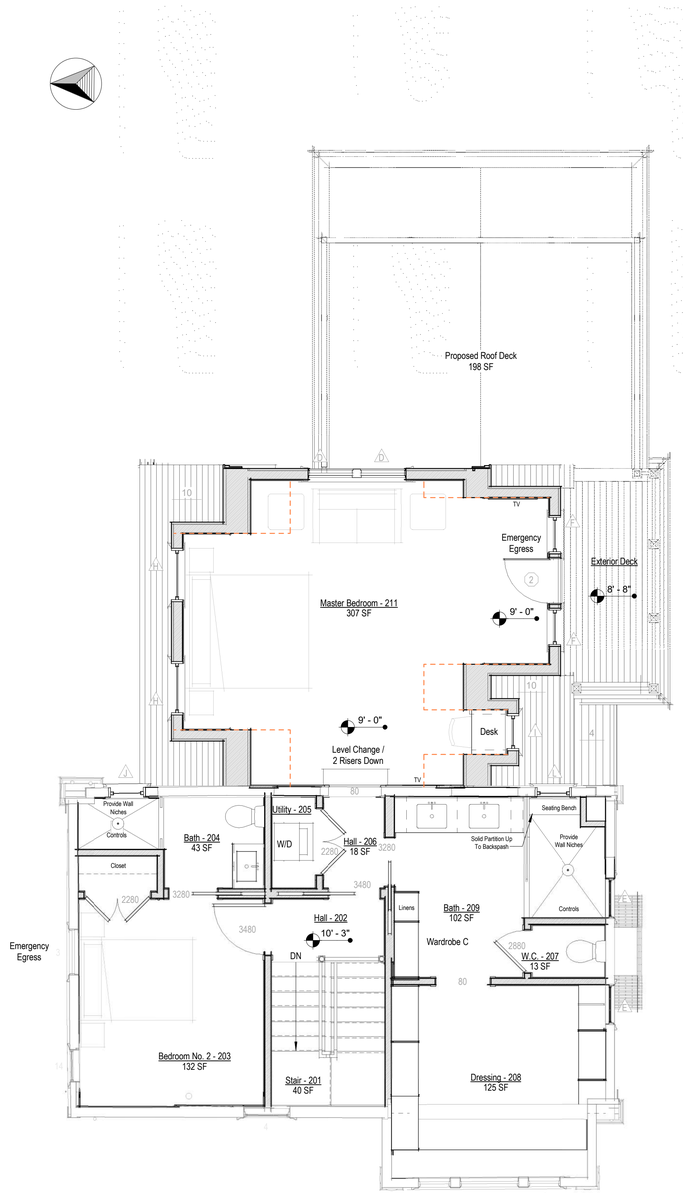
A.1.1

2110

HDC Submission 04.18.24



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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Floor Plans

Site Information

Map & Parcel:	42.3.1 / 102
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A.1.2

2110

HDC Submission 04.18.24



West Elevation - Previously Submitted

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed Option A

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Proposed Option A

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
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emeritus

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Exterior Elevations

Site Information

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Current Zoning:	ROH
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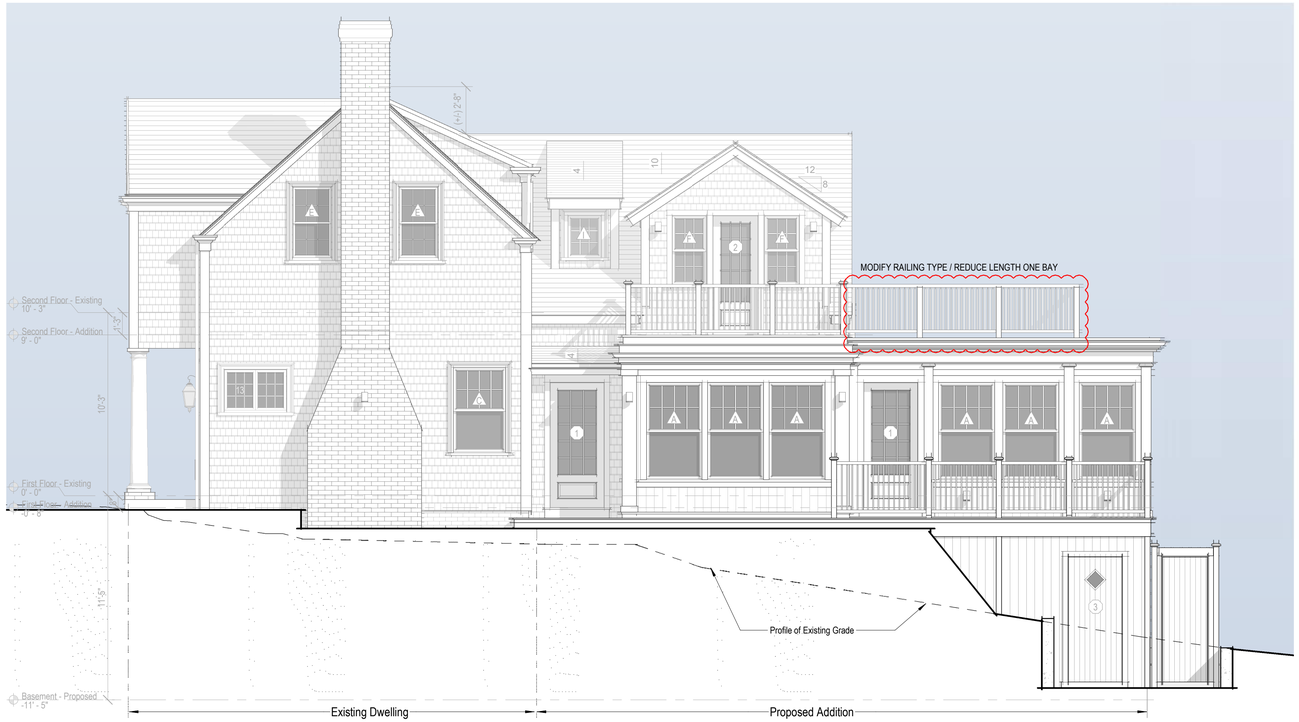
HDC Submission 04.18.24



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Proposed Option A

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed Option A

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

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Exterior Elevations

Site Information

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A.2.2

2110

04.18.24

HDC Submission



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed Option B

1/4" = 1'-0"



East Elevation - Proposed Option B

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
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Exterior Elevations

Site Information

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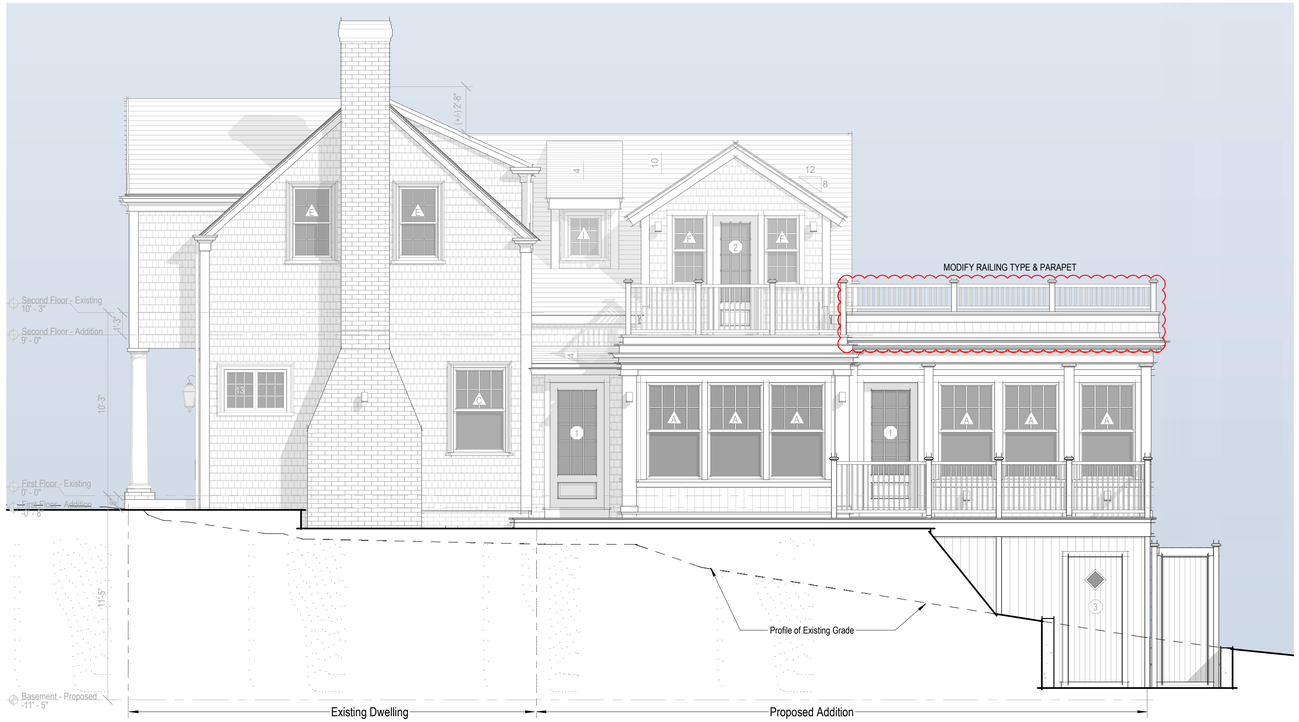
A.2.1

2110

04.18.24

HDC Submission



South Elevation - Proposed Option B

1/4" = 1'-0"



North Elevation - Proposed Option B

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
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Exterior Elevations

Site Information

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Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Perspective View from the Northeast
Option A
04.18.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Perspective View from the Northeast
Option B
04.18.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Perspective View from the Southeast
Option A
04.18.24

emeritus
8 Williams Lane
Nantucket, MA 02554
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www.emeritusltd.com



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Perspective View from the Southeast
Option B
04.18.24

emeritus
8 Williams Lane
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508.325.4995
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2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus



18 Orange Street

Project no. : 2110

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: Gutter Lane ran from burn to Union St. + later linked to Gutter Alley + formed Stone Alley.

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: .17 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: _____

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-24-29
MAP/PARCEL#: 42-31-102

Recorded By: AEG Date: 11-21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Stone Alley 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Fairbanks, Walter A.

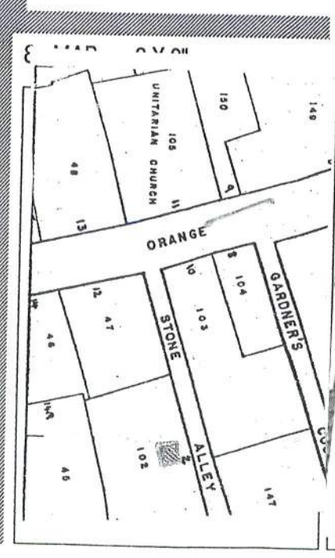
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

1804 - James Cold bought ... [illegible] ... 1825 - George B. Upton, ... 1922 - Wm. F. Cole ... 1927 - ... No. 11559 Lot #4, 1940 - Walter B. ... Helen J. Morton ... 1958 - ... Florence H. Fairbanks.

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





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 ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: raised molding

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

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

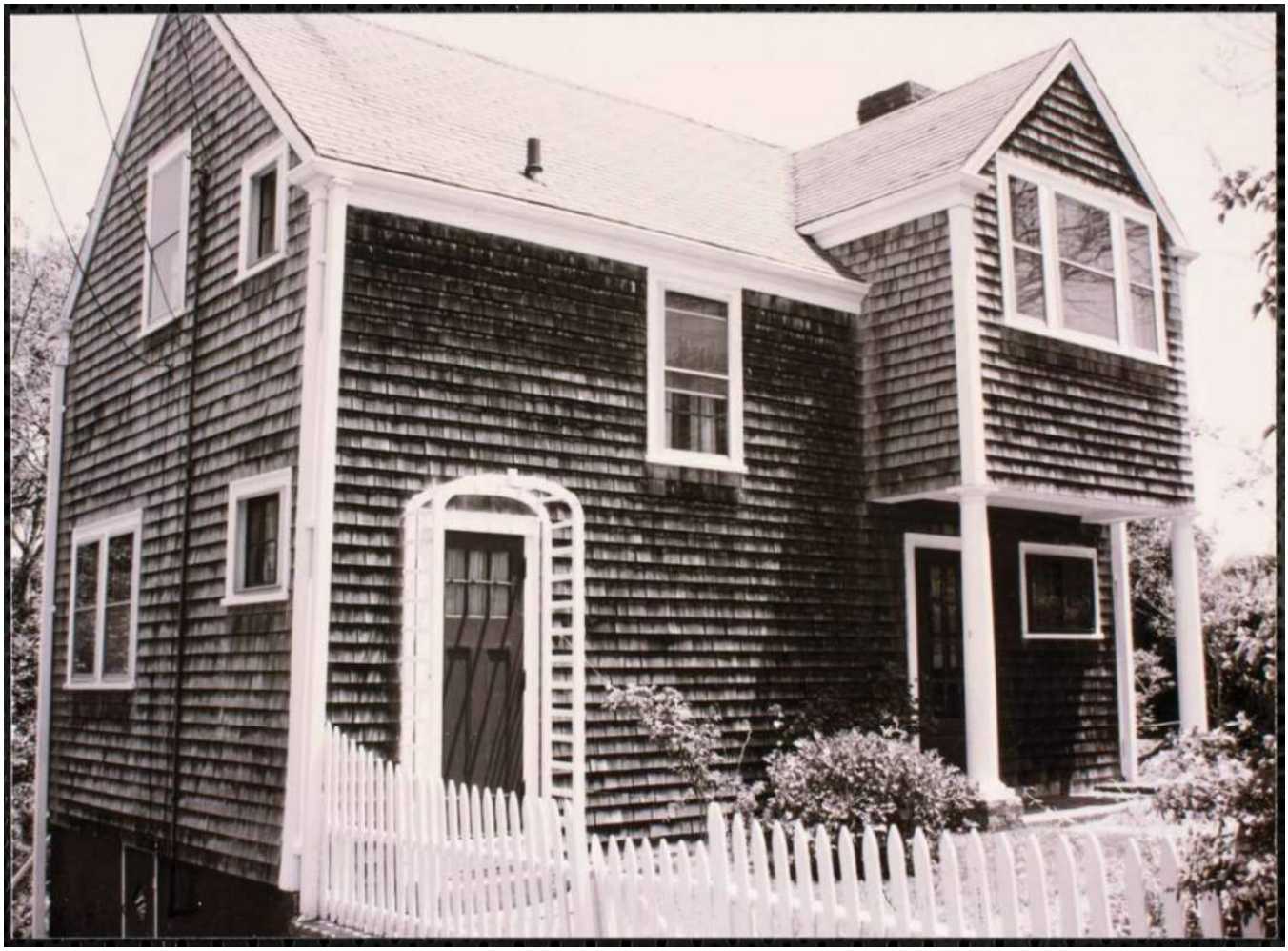
34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

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

2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



2 Stone Alley
Nantucket, MA 02554

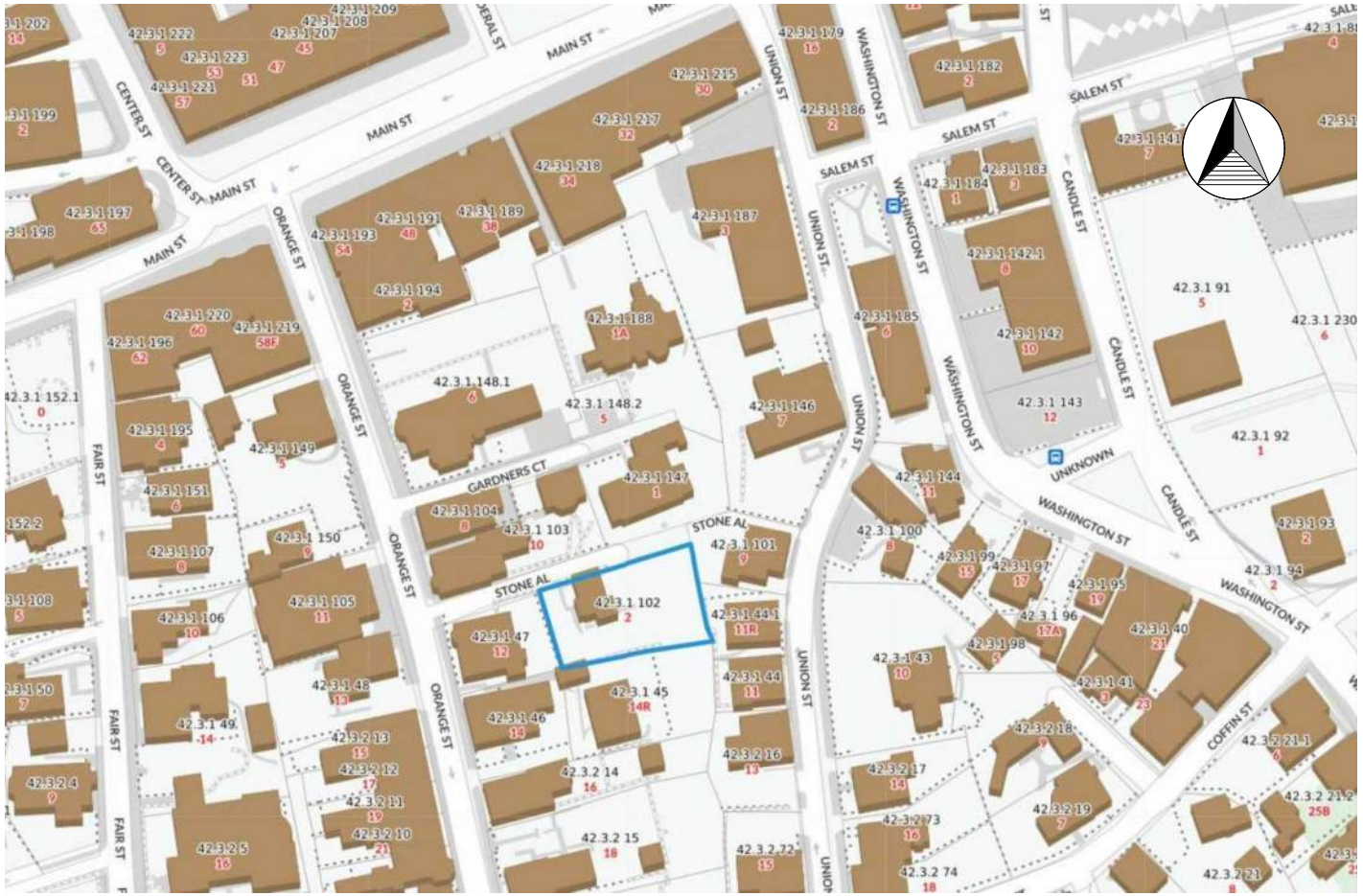
emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



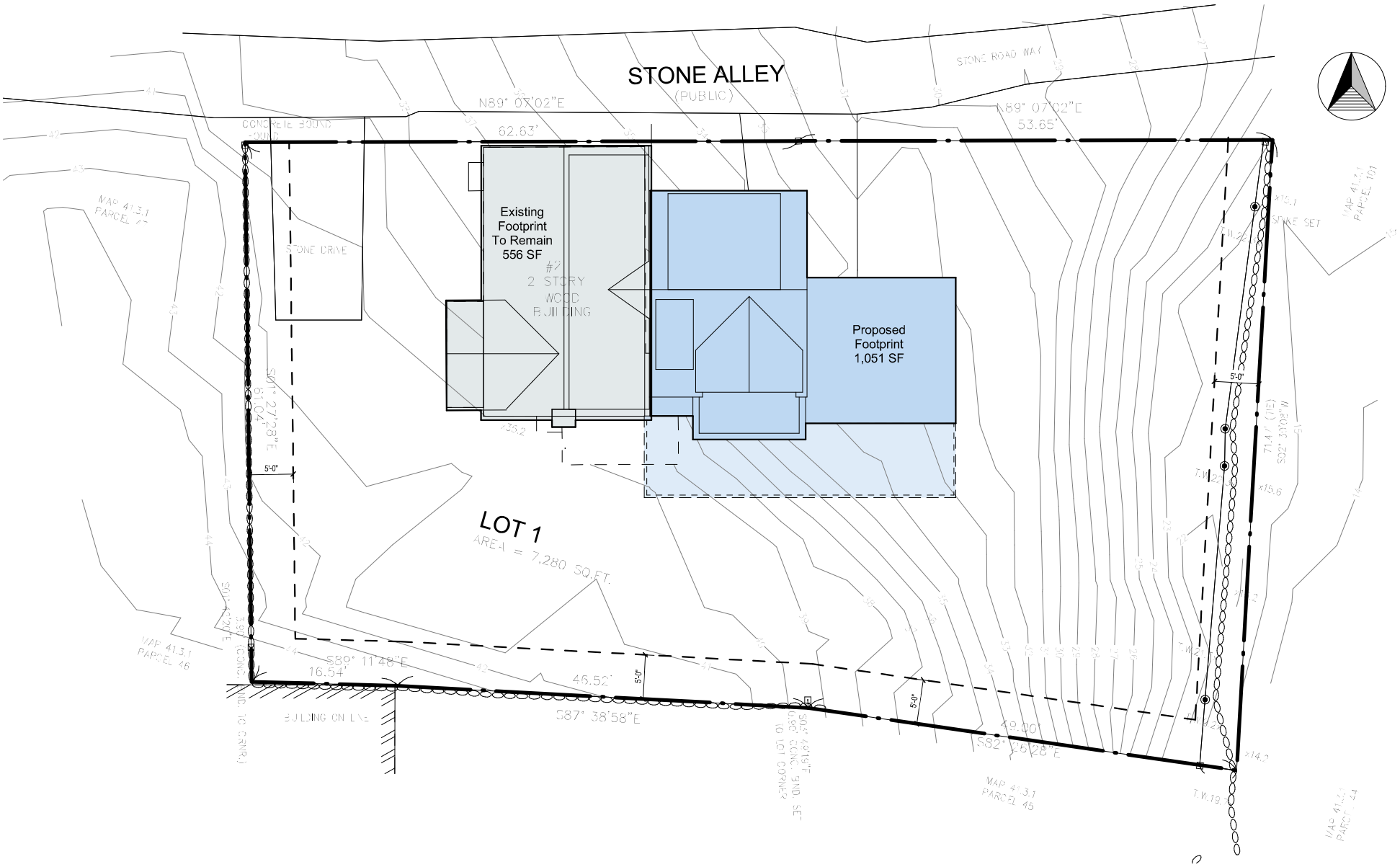
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554



Locus Map

04.18.24



Site Plan

3/32" = 1'-0"



North Elevation



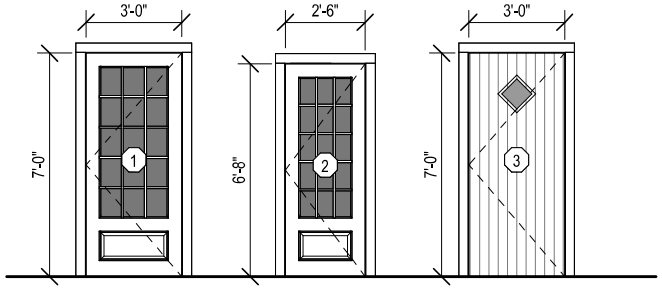
East Elevation



South Elevation



West Elevation



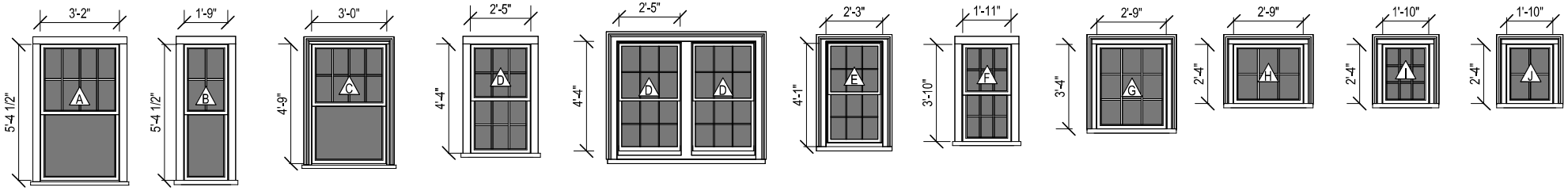
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

Door Legend - Exterior

1/4" = 1'-0"



Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

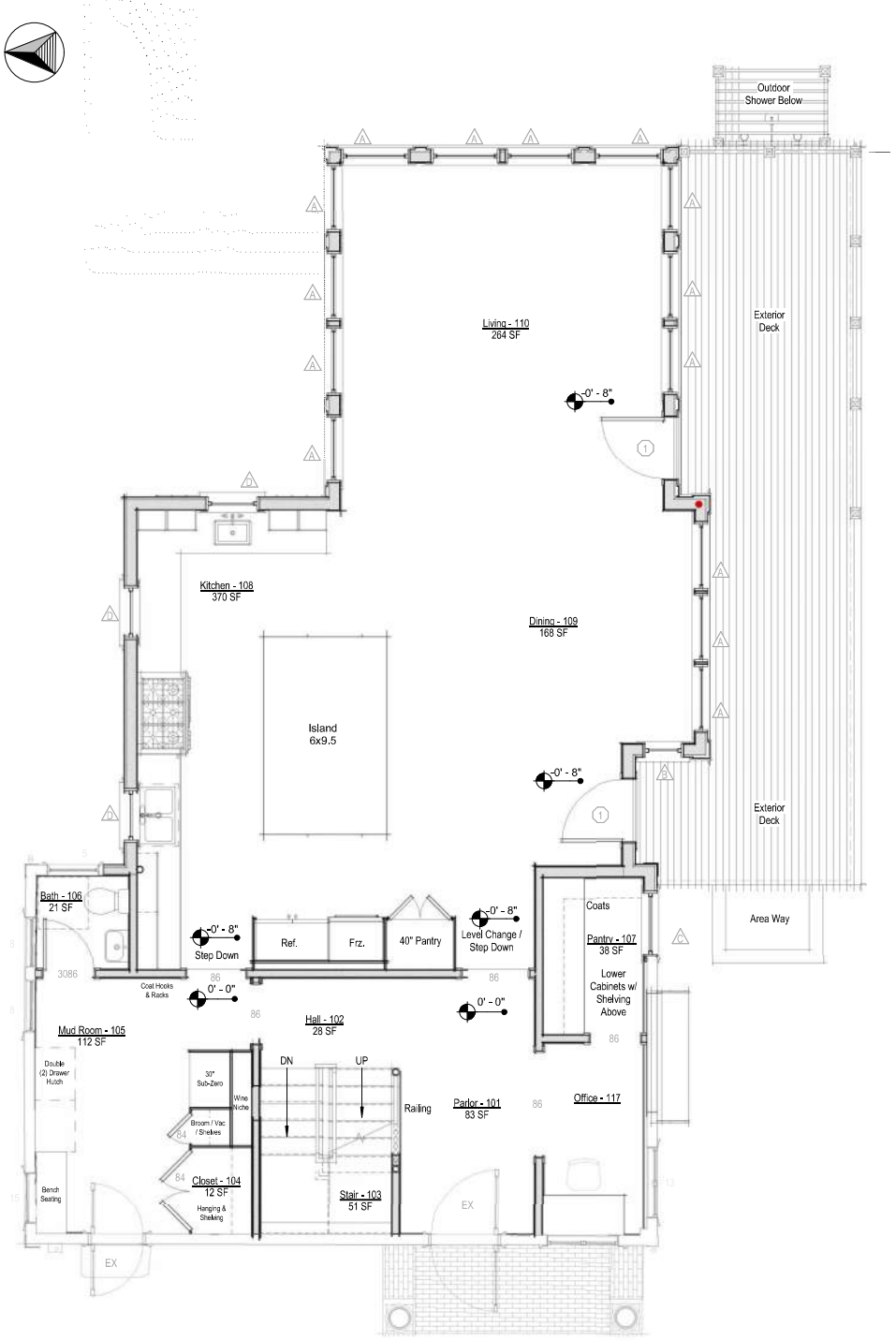
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

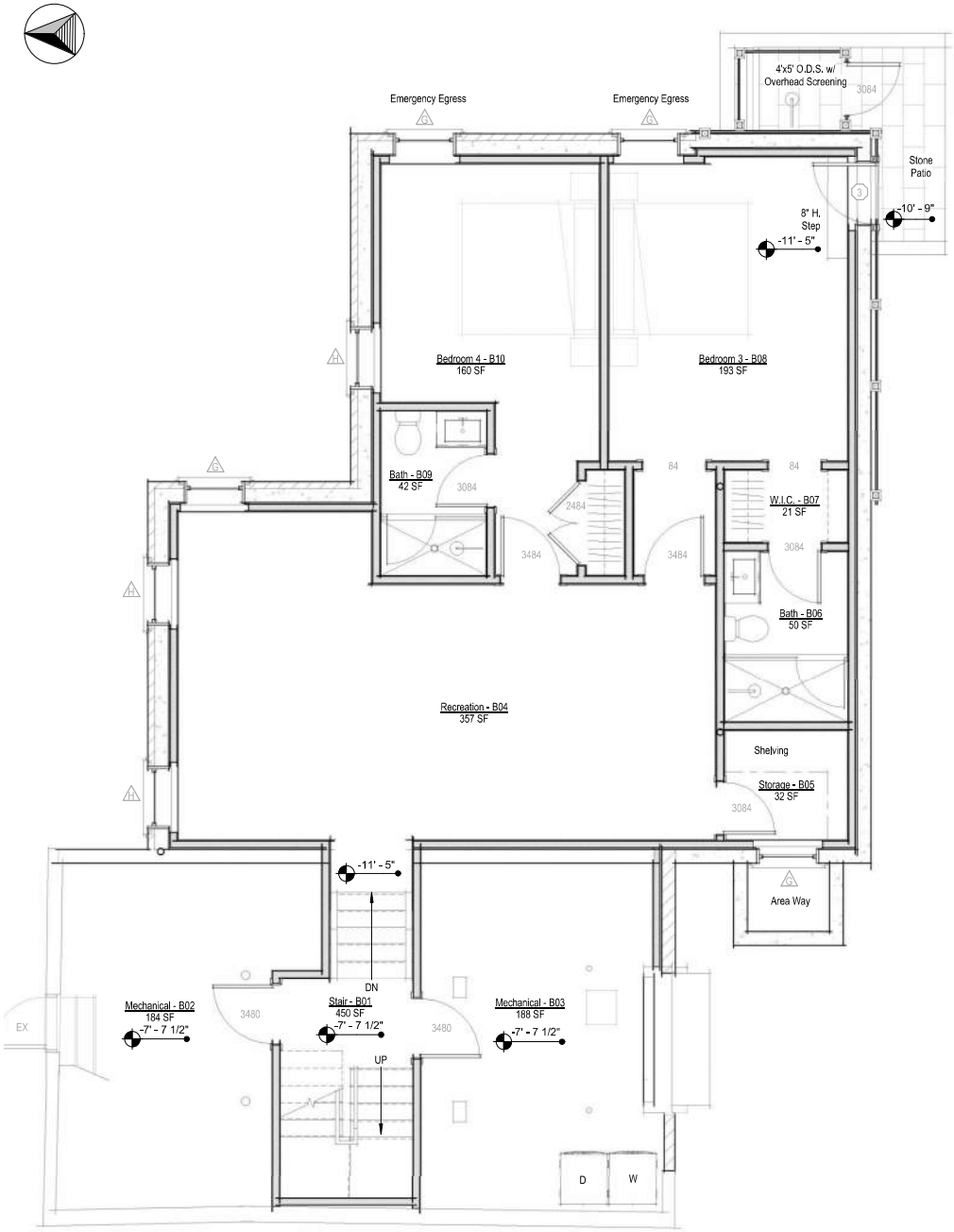
Window Legend

1/4" = 1'-0"



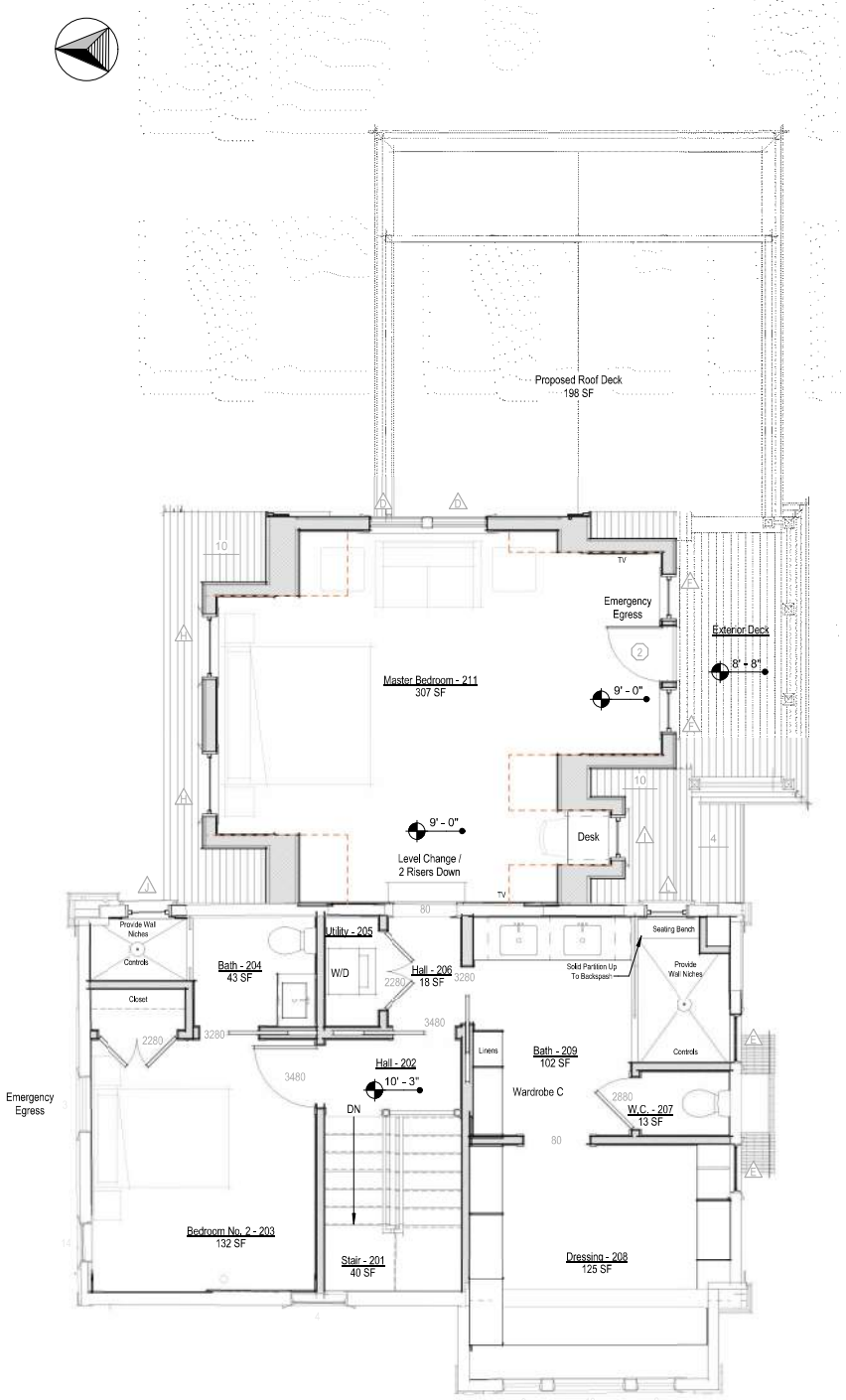
First Floor Level - Proposed

1/4" = 1'-0"



Basement - Proposed

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed Option A

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Proposed Option A

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Proposed Option A

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed Option A

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed Option B

1/4" = 1'-0"



East Elevation - Proposed Option B

1/4" = 1'-0"



South Elevation - Proposed Option B

1/4" = 1'-0"



North Elevation - Proposed Option B

1/4" = 1'-0"



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Perspective View from the Northeast
Option A
04.18.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Perspective View from the Northeast
Option B
04.18.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Perspective View from the Southeast
Option A
04.18.24

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www.emeritusltd.com



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Perspective View from the Southeast
Option B
04.18.24

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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: 04/18/2024
	HDC Case Number (ie HDC2020-05-0265): 51 W. Miacomet Rd
√	Copy of Minutes (application item circled)
√	Reduced (8 ½ x 11) copy of application
√	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
√	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
√	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
√	One set reduced plans: 8 ½ x11
√	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
√	Submit documents to PLUS at 2 Fairgrounds Road
√	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Miroslava Ahern Date: 04/18/2024

HDC Minutes 04/02/24

Start: 3:51

51 W. Miacomet Road

ABBY (Chair), DIANE VAL, CONNIE & RAY (Chair)

MIRKA: Application is for the pool, partial hardscape/new driveway – project was in front of board a few weeks ago when structures were approved. Revised driveway access, small retaining walls for lower-level walkout using natural stone and pavers, curved into the landscape. Controlled the height of the walls under 4' and small pool in front of the building w/coping. All at grade – no grade changes. Hardscape material extends the pea stone driveway. Far away from any public view. Nothing will be visible from anywhere. Glass will be a railing on top of stone – the idea is to keep the natural feel of the house. Creating something seamless – not visible from public view – all vegetation is very low – wanted to keep low preexisting character of this house. Limited on the site for disturbance – this area [pool location] is already cleared. As of now, the rear is not able to have additional clearing – only the driveway area can be cleared – and still needs to go through that approval process. Access to the house is from the ocean side.

[Public/Abutter Comment] THOMAS BARADA 31 W. Miacomet: The first house got approved – I had brought up a lot of concerns at the time. The basement pit in the back shows a recessed pit with 2 retaining walls and safety glass – top of wall is 18' and bottom of pit is 6', second retaining wall is a 6' drop – yet no retaining wall on lower wall there – there's a safety issue from insurance point of view. Pool in front of the house – thought it was supposed to be in back of house – out of sight. No notation to where the pool or air conditioning equipment will be. Two retaining walls – glass – I guess they're doing a patio over the tunnel – a glass wall there – which doesn't seem like building Nantucket – usually wood. Doesn't seem to fit in with what we have out there. Safety glass is not the style out there. Safety issue for the pit; that pit is going to shine so much light up into the night sky – facing out to the moors w/the wildlife and such. Commented Mirka said you cannot see glass from the street – the sun will reflect the glass and you will see it from the street.

RAY: Uplighting is not something the board regulates but can comment on it with respect to character and setting. Hardscape elements not on an application are not approved. The shed issue may not be part of the particular application. Safety is something we're all concerned about – but it is not part of an architectural board purview. We'll pick up on the pool and other observations of the board now. Clarifies Mirka is at meeting now for the walkout. Looking for elevations that distinguish this element in context (walkout). Need to consider glare, color, translucency, etc. of the glass proposed. Would like to see sections and elevation representing the four sides with the hardscape in place, with the understanding that it will look different when planted. His understanding is there are conditions in place and cannot clear anything more than what has been cleared without separate approval. Comments about location need to be taken into consideration, and we'll see sections, elevations, staking for review and glass samples: how they may affect those comments. Couple members are concerned about the location.

VAL: Absolutely no previous indication of any walkout. Cannot envision what this is going to look like. Walls are stone w/glass on top – concerned about that. Questioned if glass doesn't reflect if someone is

looking out towards the house. Would like to see what the façade looks like w/the tiers and cross section.

ABBY: Would like to see a drawing of the house to refresh her mind of what it looks like. Wants to see the whole site plan of what it looks like. Worried about the siting of the pool, vegetation is low – the pool is sort of open. The pool is set out there alone – if you were sensitive to the landscape – you would tuck it away. Need to be more sensitive to the environment. If there's going to be screening of the pool – you'd be changing the entire landscape.

DIANE: This land is questionable to what we are dealing with. Thinks the brush/vegetation is very low and less than it used to be. Thinks the pool is going to be visible – and needs to be put together a little bit more. Don't think glass fences fit in – hasn't ever seen anything like that in the surrounding neighborhood. Would like to see this fit in more naturally with where it is and conform with what's in the neighborhood. Finds it difficult to see that right now.

CONNIE: Has similar concerns – would like to see the proposed retaining wall and the glass. Seems the pool is in the front yard and not the backyard. Asked if pool could be put on the other side – get rid of second bluestone patio.

ABBY: Motion to hold for viewing and revisions. Board requested comments that have been made about location, in respect to revisions, sectional drawings of the sunken area primarily, elevations of the house that reflect the hardscape, area of the pool and sunken location, staking of the pool corners (by Tuesday) and sight of view, separate but related, samples of the glass or different panels of glass so we can review it. Glass panels are separate but related – would be beneficial to see as to not hold further for that element.

1. Staking view (hot red flags on it) – Mirka to let them know when it is ready
2. Glass panels
3. Comments being incorporated in revisions.

Unanimous.

END: 4:16

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°: 81 PARCEL N°. 52

Street & Number of Proposed Work: 51 W Miacomet Road

Owner of record: Cohen Steven L TR, c/o Area 51 Trust

Mailing Address: PO Box 786, 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. _____
☒ Pool (Zoning District MMD ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 235 SF & ☐ 1st floor ☐ 2nd floor
POOL: Width: 12' Sq. footage 2nd floor: _____ Size: 575 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:

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 Gravel to match existing Walkways Irregular bluestone pavers Walls Parged concrete
Apron: Irregular bluestone Boardwalk at grade, NTW Patio: Irregular bluestone

* Note: Complete door and window schedu

COLORS

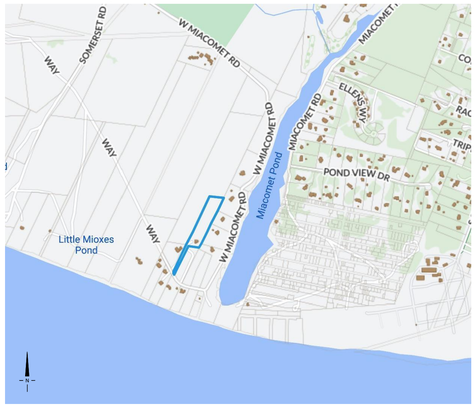
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 3/11/24 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 81/52



AERIAL MAP: 81/52





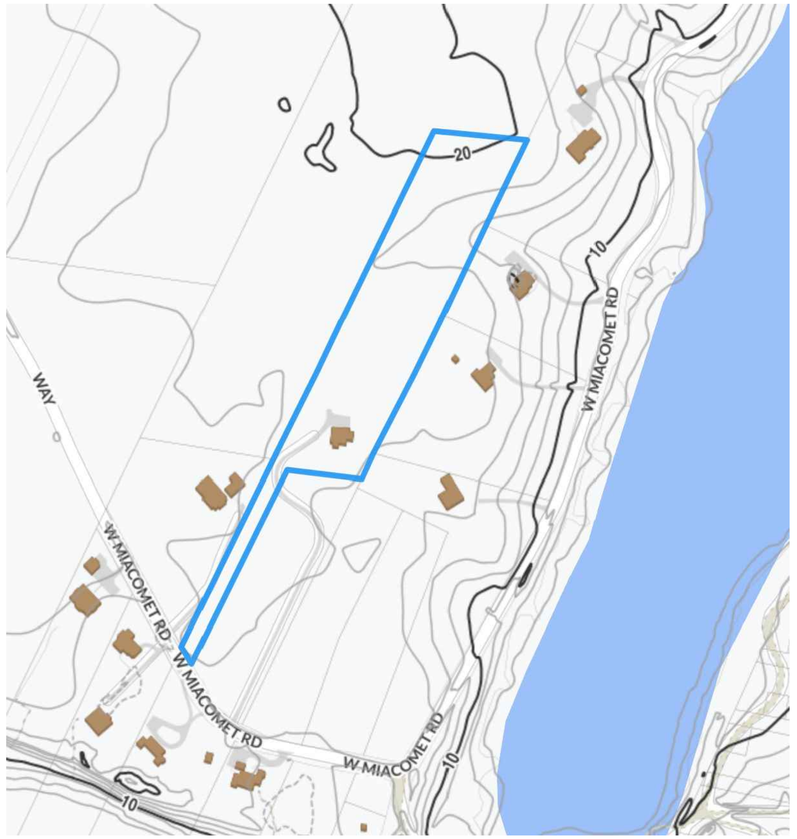



PHOTO 1


PHOTO 2


PHOTO 3


PHOTO 4


PHOTO 5



PHOTO 6


PHOTO 7


PHOTO 8


PHOTO 9


PHOTO 10

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

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION

EX. CONDITIONS & PUBLIC VIEW VISIBILITY

DRAWING INFO

DATE	APRIL 18, 2024
SCALE	N/A
DRAWN BY	VS

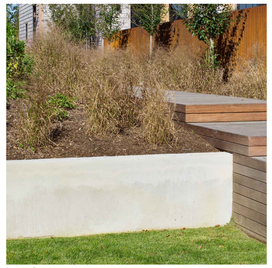
HDC.01

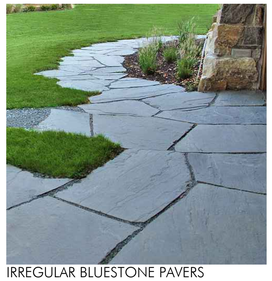
HARDSCAPE MATERIALS


BLUESTONE POOL COPING


BLUESTONE RISERS


36" (H) CORTEN STEEL SAFETY FENCE


PARGED WALL


IRREGULAR BLUESTONE PAVERS

NATURAL PLANTING


BLUESTEM

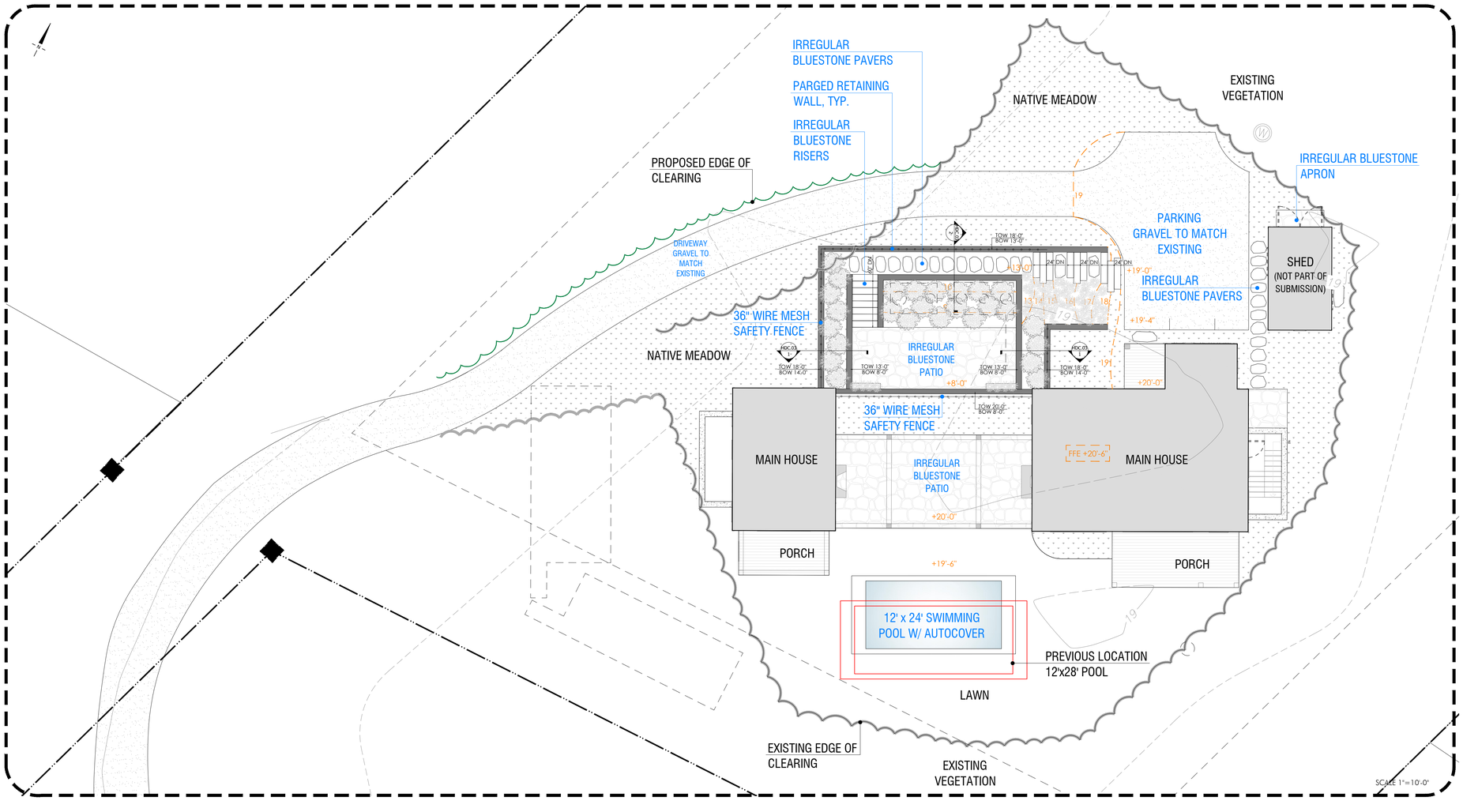

LOWBUSH BLUEBERRY


BAYBERRY

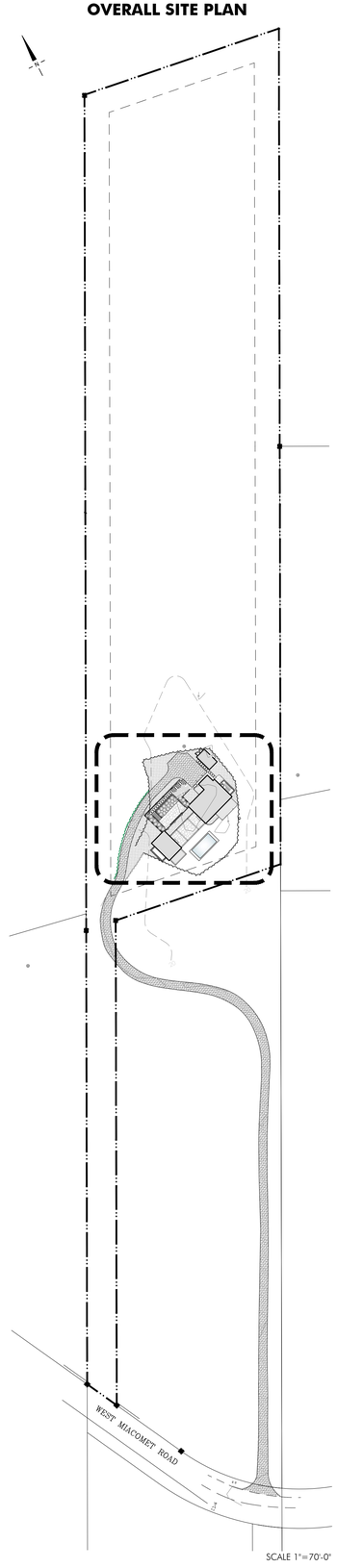

FESCUE


HIGHBUSH BLUEBERRY


BEACH PLUM



OVERALL SITE PLAN



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

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
SITE PLAN

DRAWING INFO

DATE	APRIL 18, 2024
SCALE	1"=10'-0"
DRAWN BY	VS

HDC.02



1 CROSS SECTION A-A

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



2 CROSS SECTION B-B

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

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design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
CROSS SECTION

DRAWING INFO

DATE	APRIL 18, 2024
SCALE	1/4"=1'-0"
DRAWN BY	VS

HDC.03











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design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
POOL STAKING

DRAWING INFO

DATE	APRIL 18, 2024
SCALE	3/32"=1'-0"
DRAWN BY	VS

HDC.04

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020: https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/18/24
✓	HDC Case Number (ie HDC2020-05-0265): 2024-02-9998 Address : 15 MARSH HAWK LN.
	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 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.) PHOTOS / RESPONSE TO COMMENTS / (3) OPTIONS
✓	Three (3) 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: Victoria P Ewing Date: 4/18/24

Commissioners Concerns:	**15 Marsh Hawk Proposals to Address Concerns:**
The driveway is too straight	Revised site plan shows that we have curved the driveway to address this concern.
The driveway should be moved to High Brush	We wish we could! If access from High Brush were possible, it would be preferable and allow for a shorter driveway and access from a maintained (and paved) road rather than a puddle-riddled dirt road. When the house was built, we were told we were not permitted access to High Brush because it is a separate homeowners' association and they refused to grant us permission. They do not even let us park on High Brush.
House is oriented with the front of the house facing Marsh Hawk Lane	See **Exhibit 1**, which contains photographs and that show that the house faces west and is oriented toward High Brush Path. • Note that the 30' setback is also from High Brush Path, as permitted by Regulation Section 139-16 (governing intensity regulations) attached as **Exhibit 2**.
Objection to landscaping lights	Revised plan eliminates landscaping lights
Comments related to visibility from Marsh Hawk:	**Note:** We are aligned with HDC that we do not want the pool to be visible from Marsh Hawk and are committed to ensuring it will not be visible.
Additional landscape buffer to limit visibility	See revised plans, Options A, B and C, with Driveway Elevation Illustration and Proposed Replacement Plantings for Existing Driveway (applicable to <u>all 3 Options</u>). See also **Exhibit 3**, which shows the existing vegetation (not proposed to change). **Option A**: Evergreen buffer at driveway entrance & replacement plantings by existing driveway to ensure visibility from Marsh Hawk. This is the preferred option. **Option B**: Same as Option A, plus 6' privacy fencing, to the extent permitted by 50' wetlands setback. This option is preferable to Option C, as it allows for a larger shed. **Option C**: Same as Option A, plus relocated shed—note that this option results in a much smaller shed than is preferred. ***Exhibit 4** shows the pool at 11 Marsh Hawk, which is visible from the road. All 3 options above provide significant additional screening.
Relocate shed to block pool	See revised plan, Option C.
Shed to be "elongated"	Revised Option C elongates the shed as much as possible, but unfortunately 50' wetlands setback limits the length.
Move pool 8-10 feet closer to house	We considered this carefully. As a family house with children, the landscape design experts we consulted expressed concerns that shifting the pool closer to the house would put it too close to the front door and pose a safety concern.

Exhibit 1: Photos of 15 Marsh Hawk Showing Front Orientation

Image #1: Front of house (facing High Brush Path)



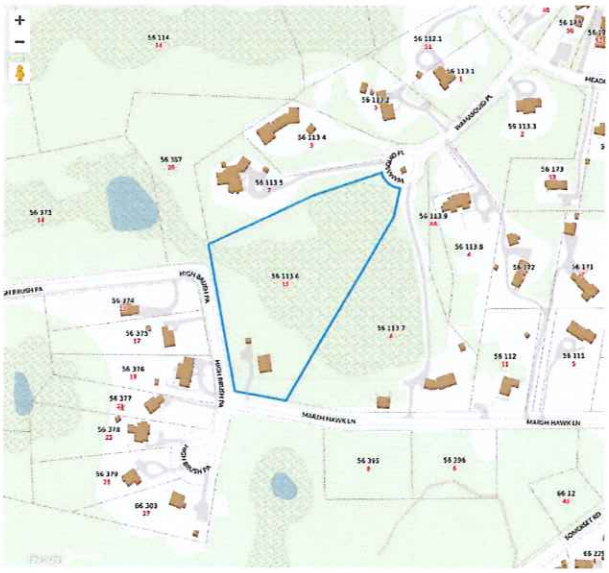


Exhibit 1: Cont'd

Image #2 showing side of house (location of proposed pool/patio)



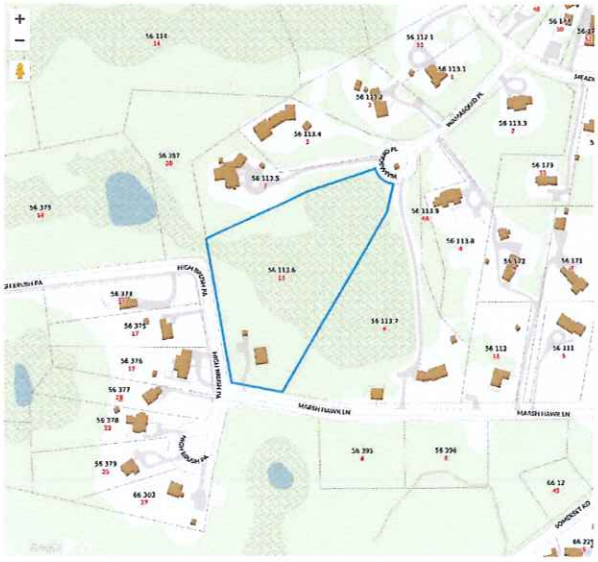


Exhibit #1: Cont'd

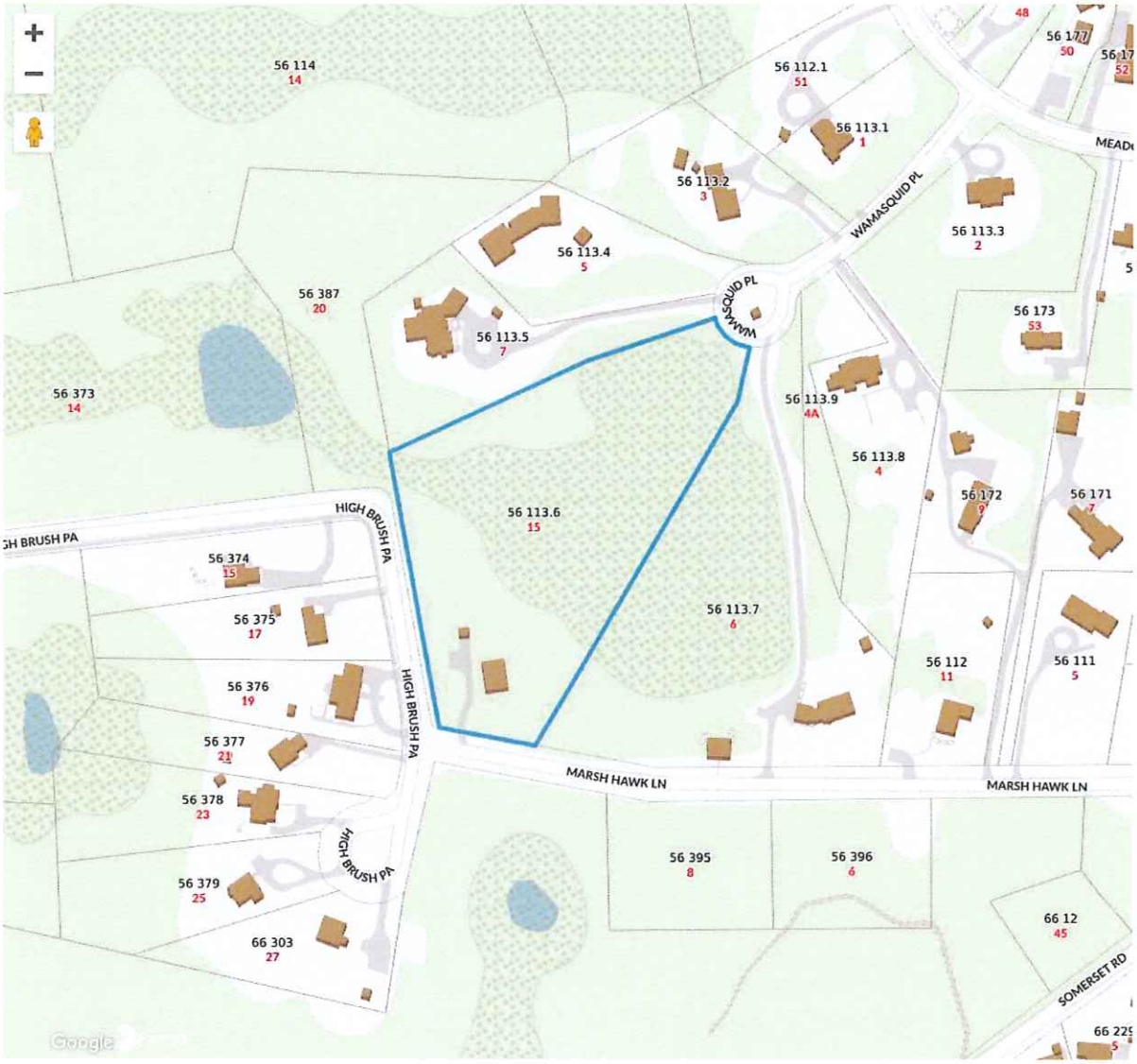


Exhibit 2: Setback Rules (Excerpt of Intensity Regulation)

139-16 Intensity regulations

Additional requirements and exceptions for yards. [See § 139-33E(3) below.]
[Amended 5-5-1992 ATM by Art. 36, AG approval 8-3-1992; 4-12-2004 ATM by Art. 40, AG approval 9-3-2004; 4-8-2008 ATM by Art. 29, AG approval 8-18-2008; 4-5-2010 ATM by Art. 54, AG approval 8-5-2010]

(1)

Notwithstanding the provisions of § **139-16C(4)**, the Board of Appeals may grant a special permit to reduce the ten-foot side yard setback in R-5 and the ten-foot side and rear yard setback in R-10, R-20 and SR-20 to five feet.
[Amended 4-3-2018 ATM by Art. 45; AG approval 7-18-2018; 4-1-2019 ATM by Art. 49, AG approval 8-6-2019]

(2)

The Board of Appeals may grant a special permit to validate unintentional setback intrusions not greater than five feet into a required yard and not closer than four feet from a lot line, provided that it shall first find that the burden of correcting the intrusion substantially outweighs any benefit to an abutter of eliminating the intrusion and, if the intruding structure was so sited after 1990, the siting of the structure was reasonably based upon a licensed survey.

(3)

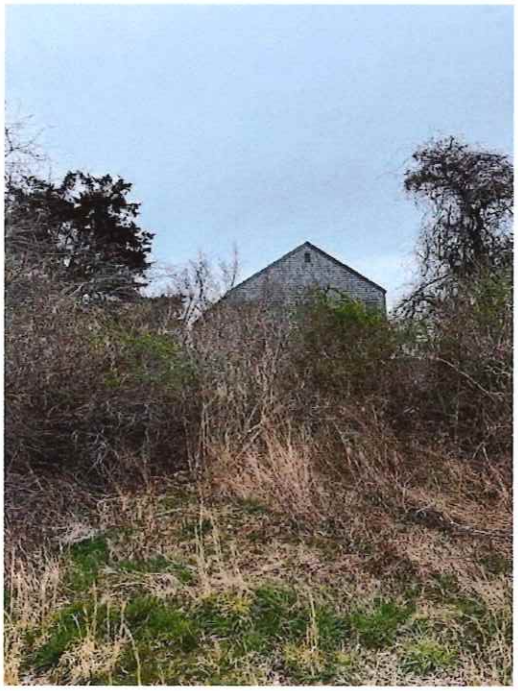
For lots abutting two or more streets or ways, whether constructed or not, the required front yard setback shall be maintained from one street or way, and the required side yard setback shall be maintained from each other lot line, except in the R-1 and RC-2 Districts, where a minimum ten-foot side yard setback shall be maintained from any other street or way, whether constructed or not.

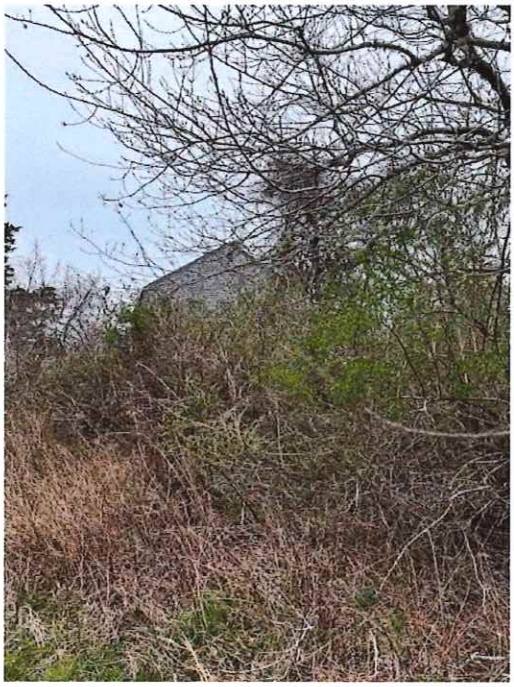
139-2 definitions

YARD, FRONT

The yard extending from the street line of a lot inwardly the required front-yard setback distance. For lots abutting two or more streets or ways, whether constructed or not, the required front yard setback shall be maintained from one street or way, and the required side yard setback shall be maintained from each other lot line, except in the R-1 and RC-2 Districts, where a minimum ten-foot side yard setback shall be maintained from any other street or way, whether constructed or not. For lots abutting one street or way, whether constructed or not, on more than one side or portion thereof, the Planning Board may grant a waiver by special permit to allow the required side yard or rear yard setback to be maintained from such portion of the lot as the Planning Board determines to be consistent with the purpose of this definition.
[Amended 11-13-1990 STM by Art. 22, AG approval 3-19-1991; 5-5-1992 ATM by Art. 45, AG approval 8-3-1992; 4-1-2019 ATM by Art. 59, AG approval 8-6-2019]

Exhibit 3: Existing Vegetation between 15 Marsh Hawk and house (not proposed to be removed)—photos taken from Marsh Hawk Lane





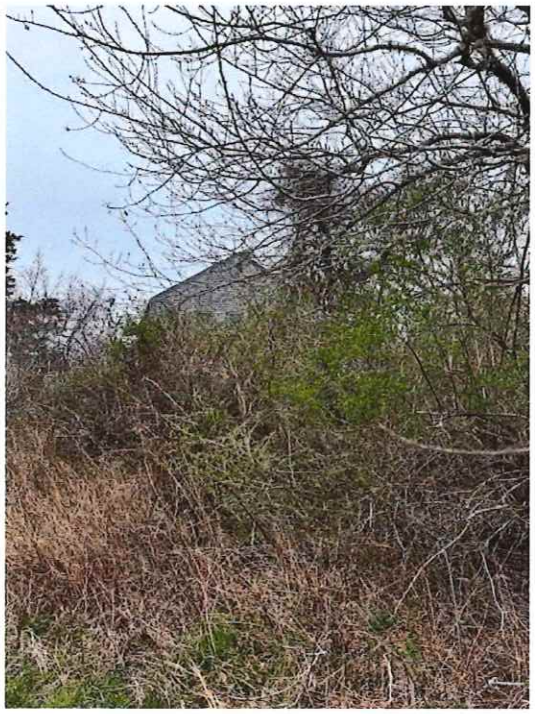


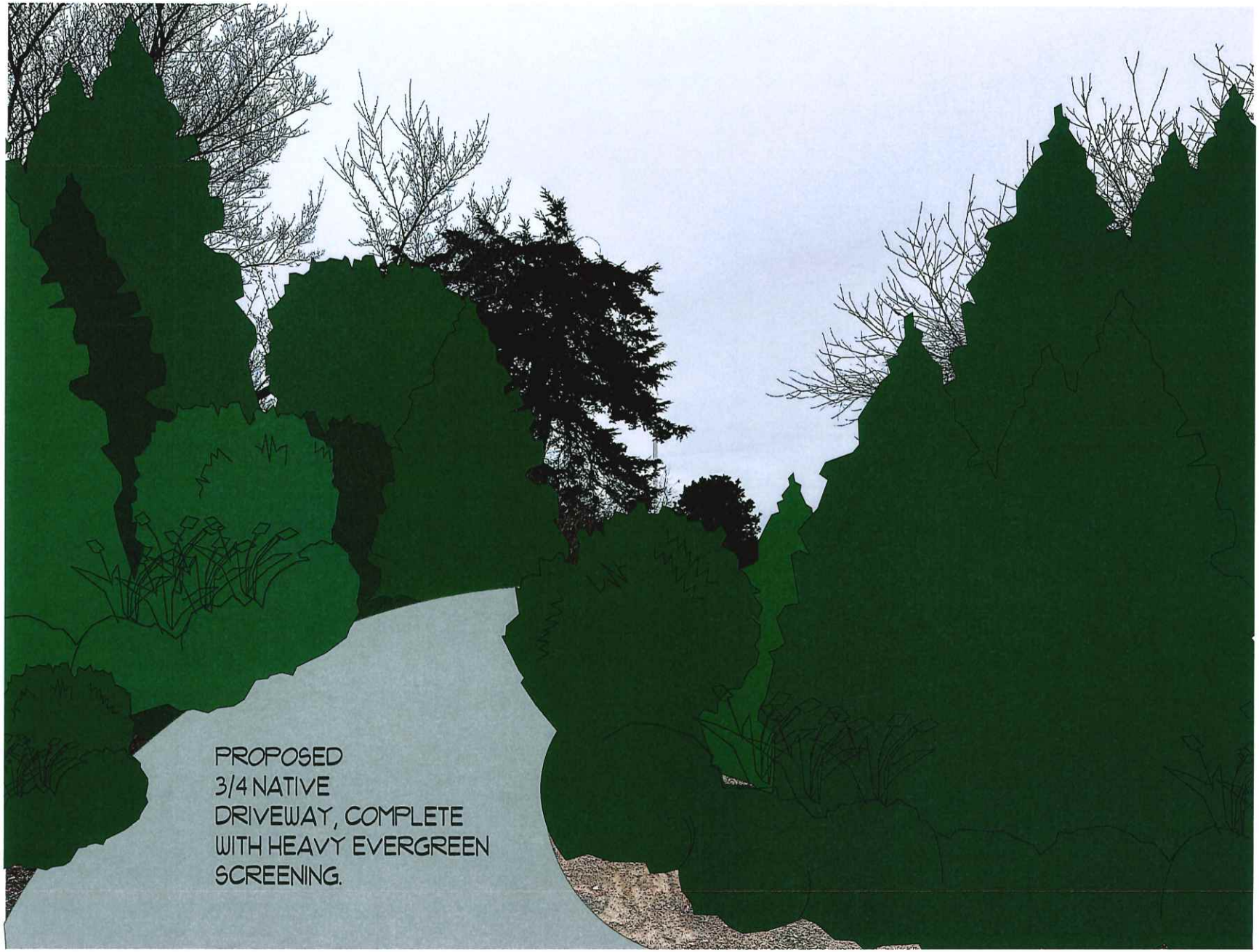


Exhibit 4: 11 Marsh Hawk Lane Pool

Photograph of pool at 11 Marsh Hawk, taken from Marsh Hawk Lane (as visible from the road)




EXISTING DRIVEWAY TO MOVE AND SHOWN ARE THE
PROPOSED REPLACEMENT PLANTINGS


PROPOSED
3/4 NATIVE
DRIVEWAY, COMPLETE
WITH HEAVY EVERGREEN
SCREENING.

DRIVEWAY/POOL SCREENING PLANT SELECTIONS:



AMELANCHIER CANADENSIS



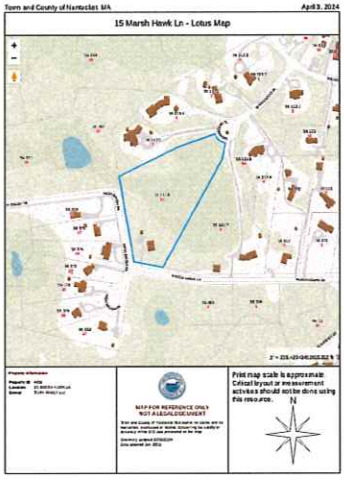
VIBURNUM DENTATUM

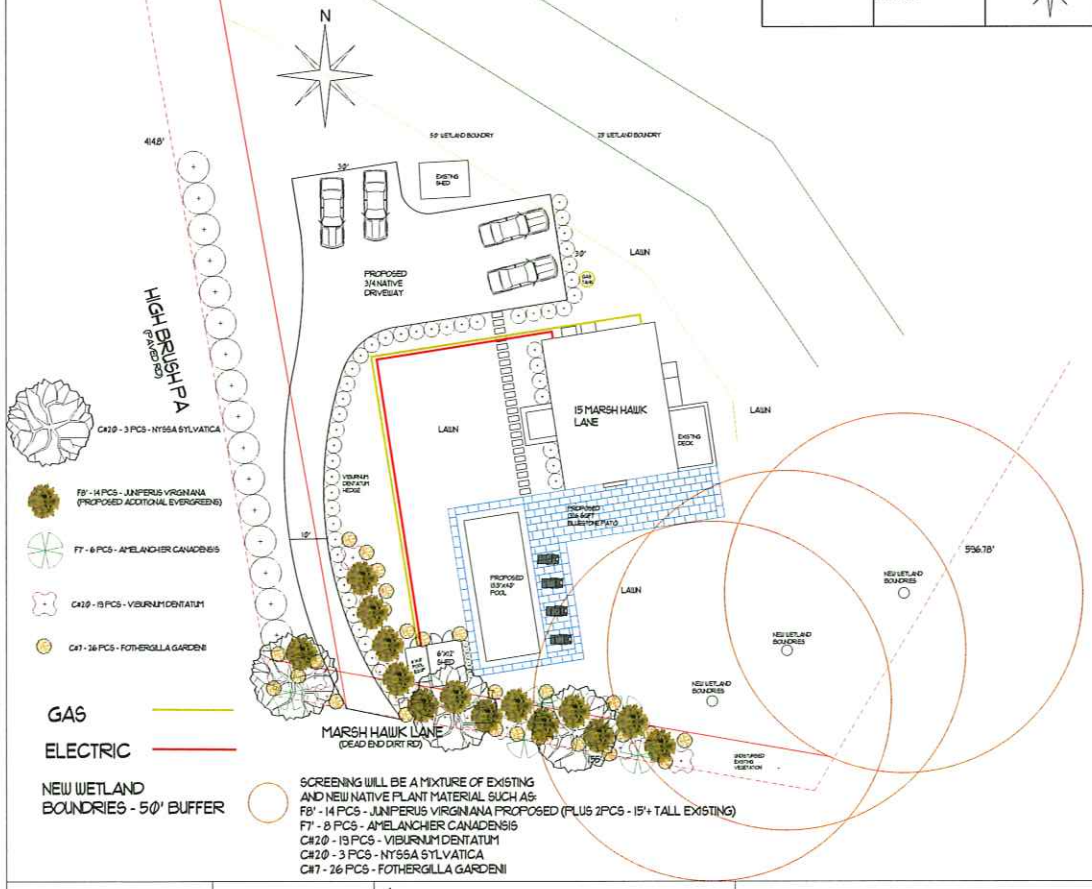


MYRICA PENSYLVANICA



JUNIPERUS VIRGINIANA





Revision #: 16	Scale:	Landscape Plan: L!	Landscape Design by: Gkeller
Date: 4/18/2024	1/16" = 1'	Turk - 15 Marsh Hawk Ln	The Garden Group

(A) OPTION #1 VEGETATION

DRIVEWAY/POOL SCREENING PLANT SELECTIONS:



AMELANCHIER CANADENSIS



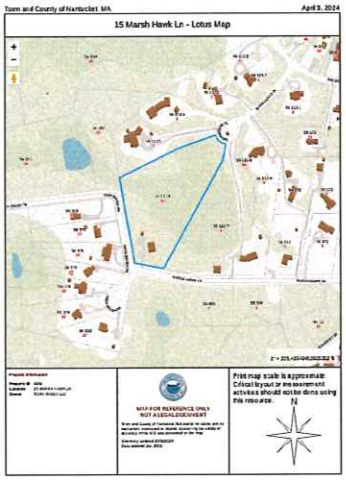
VIBURNUM DENTATUM

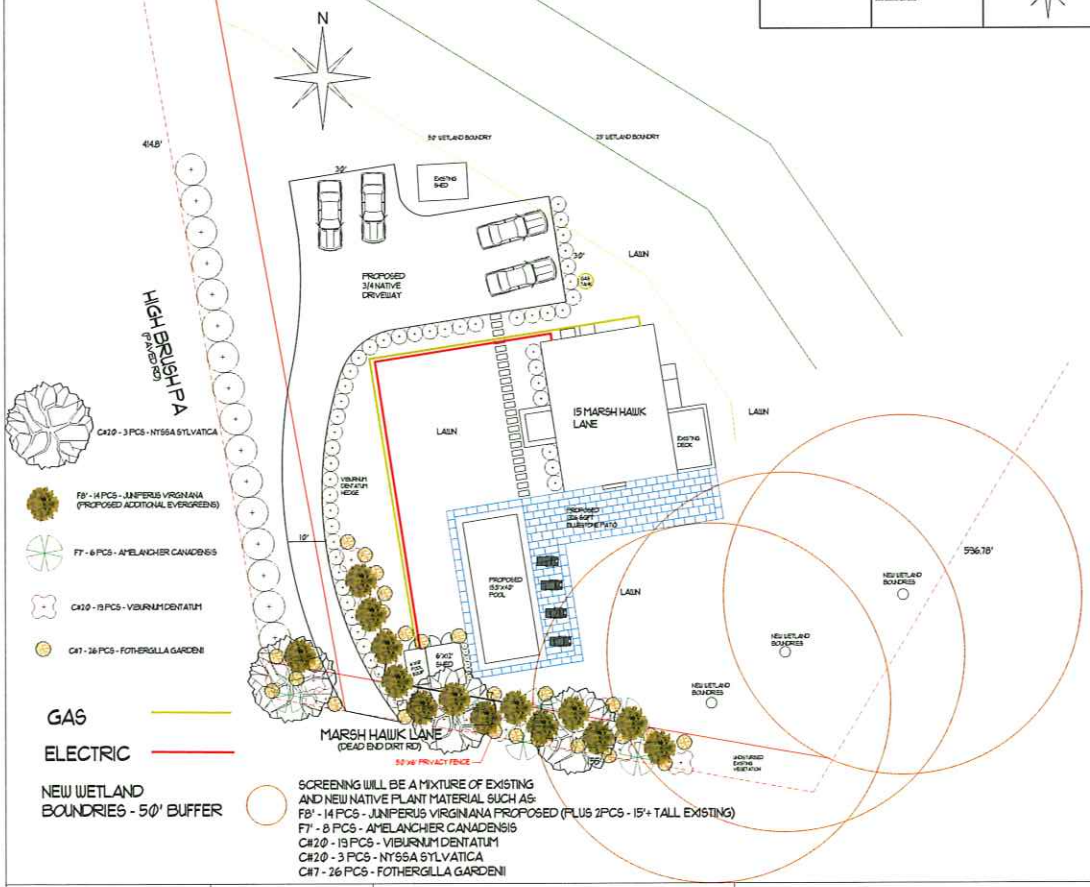


MYRICA PENSYLVANICA



JUNIPERUS VIRGINIANA





Revision #: 16	Scale:	Landscape Plan: L!	Landscape Design by: Gkeller
Date: 4/18/2024	1/16" = 1'	Turk - 15 Marsh Hawk Ln	The Garden Group

(B) OPTION #2
VEGETATION WITH FENCE

DRIVEWAY/POOL SCREENING PLANT SELECTIONS:



AMELANCHIER CANADENSIS



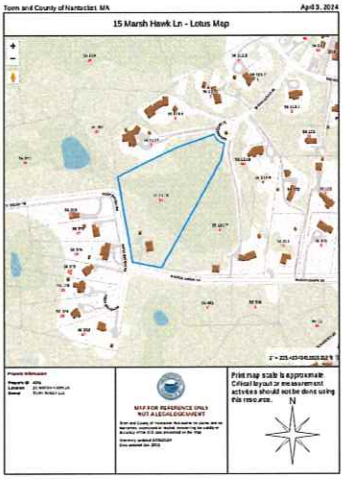
VIBURNUM DENTATUM

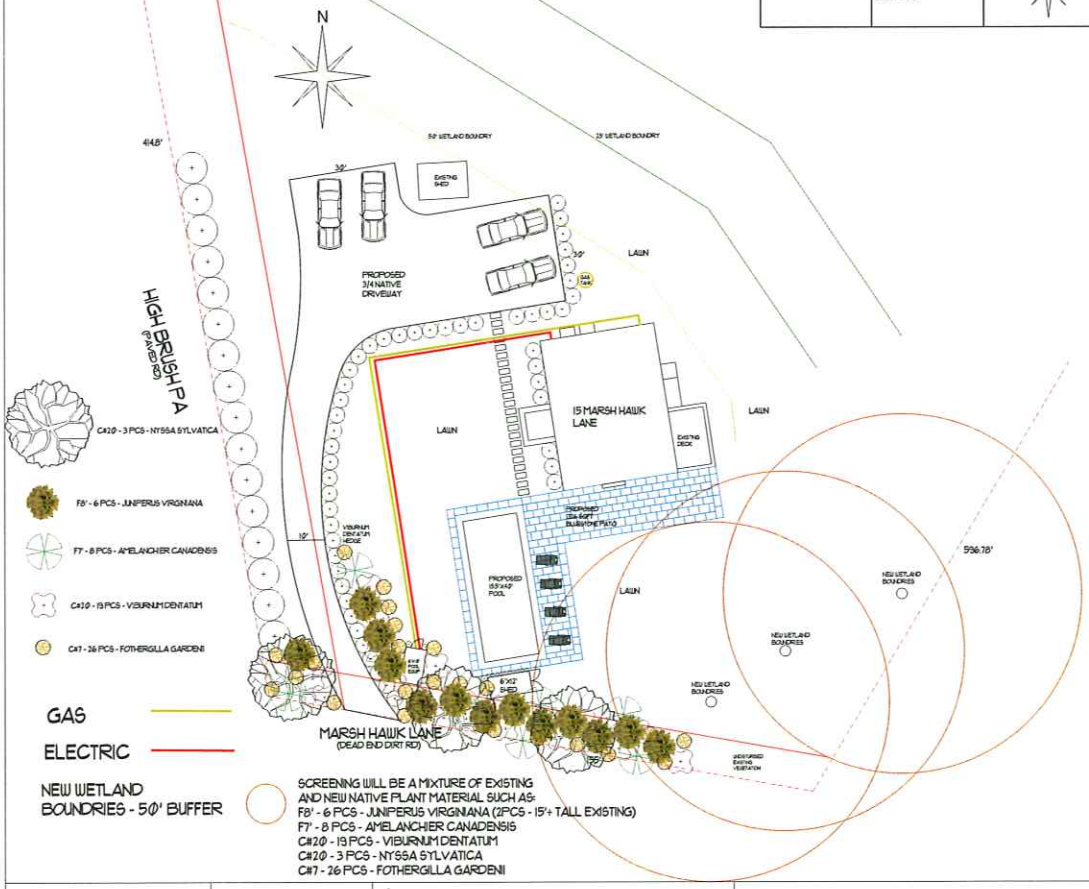


MYRICA PENSYLVANICA



JUNIPERUS VIRGINIANA





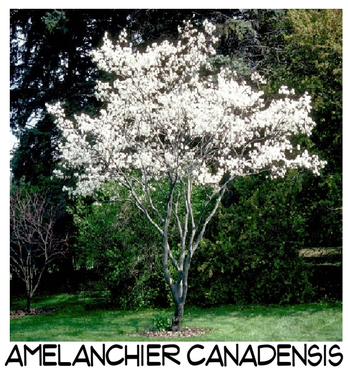
Revision #: 16	Scale:	Landscape Plan: L!	Landscape Design by: Gkeller
Date: 4/18/2024	1/16" = 1'	Turk - 15 Marsh Hawk Ln	The Garden Group

© OPTION #3
VEGETATION WITH SHED RELOCATION



(B) OPTION # 2 FENCE PROPOSED

DRIVEWAY/POOL SCREENING PLANT SELECTIONS:



AMELANCHIER CANADENSIS



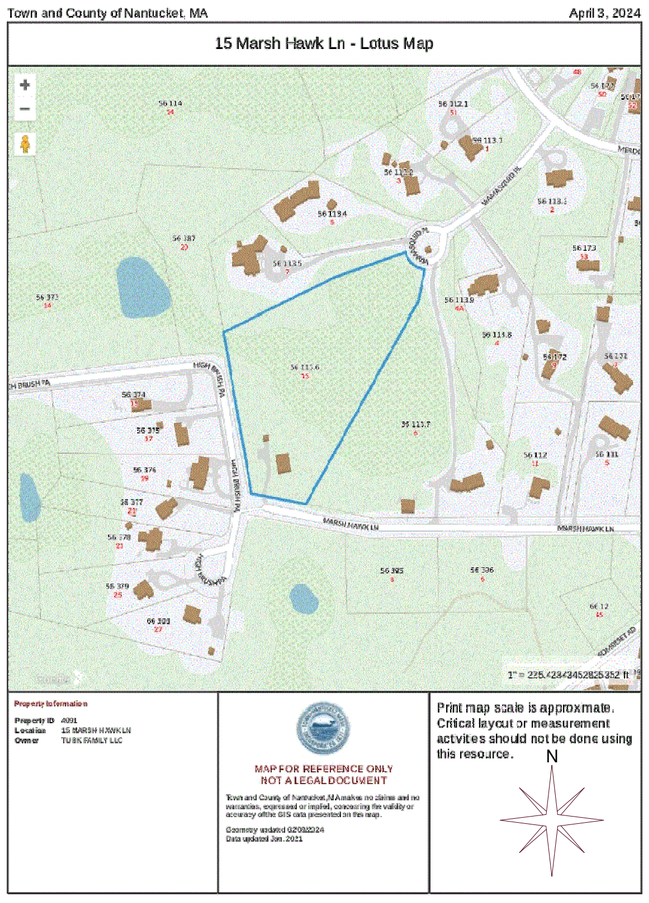
VIBURNUM DENTATUM

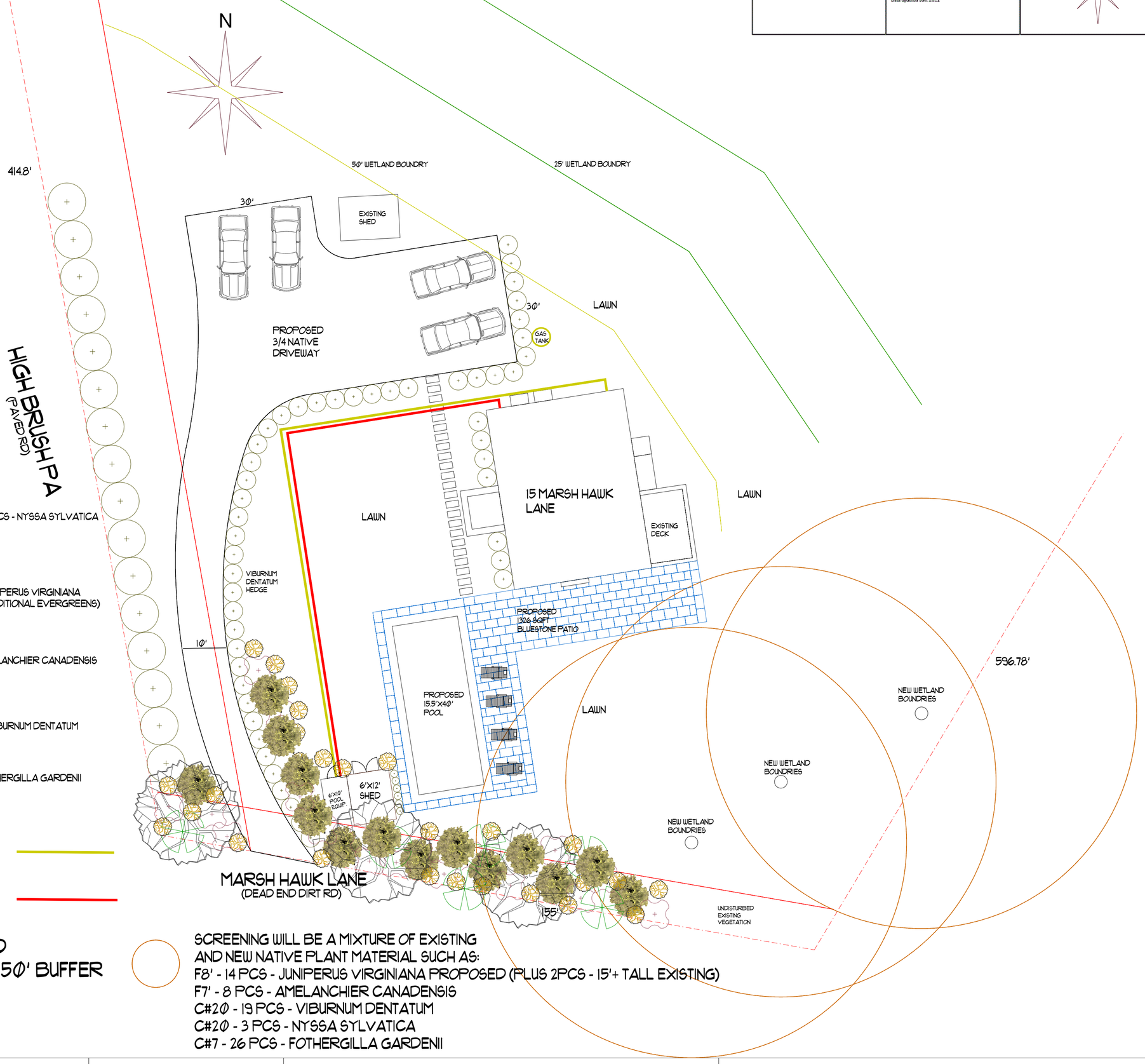


MYRICA PENSYLVANICA



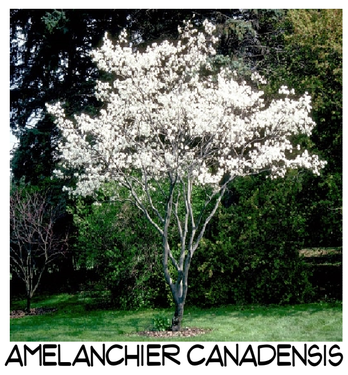
JUNIPERUS VIRGINIANA





Revision #: 16 Date: 4/18/2024	Scale: 1/16" = 1'	Landscape Plan: L! Turk - 15 Marsh Hawk Ln	Landscape Design by: Gkeller The Garden Group

DRIVEWAY/POOL SCREENING PLANT SELECTIONS:



AMELANCHIER CANADENSIS



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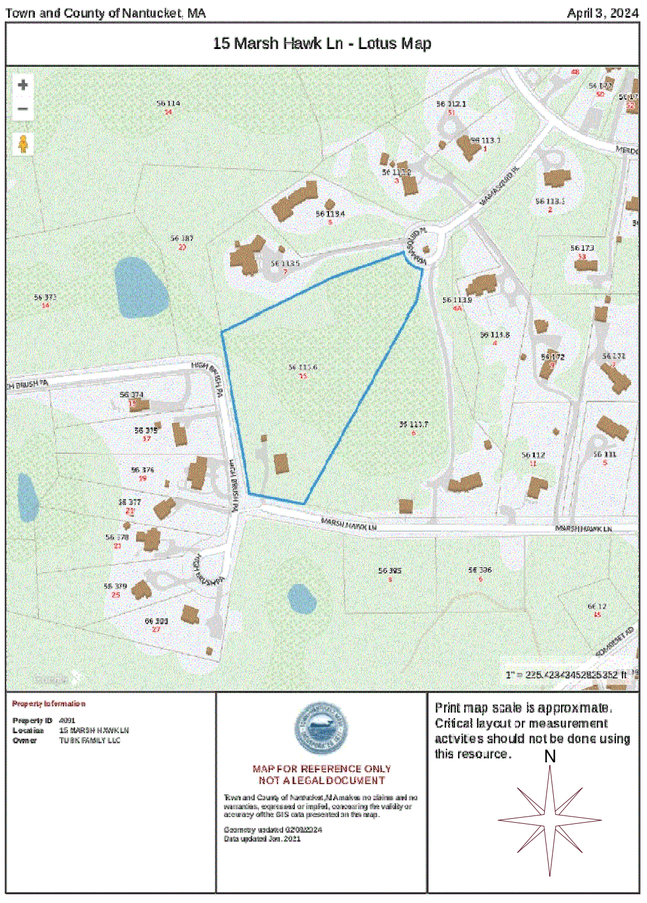
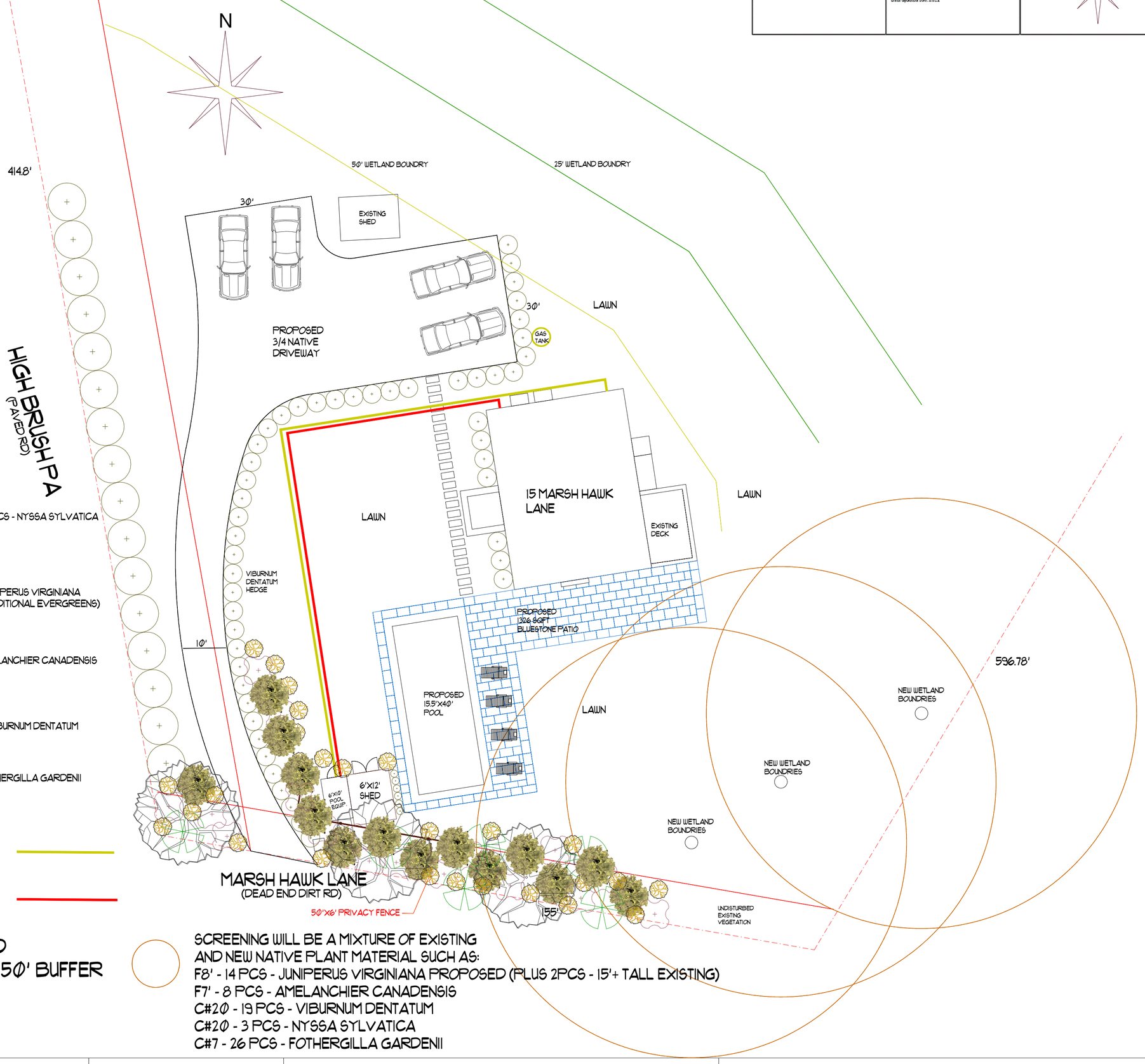
MYRICA PENSYLVANICA



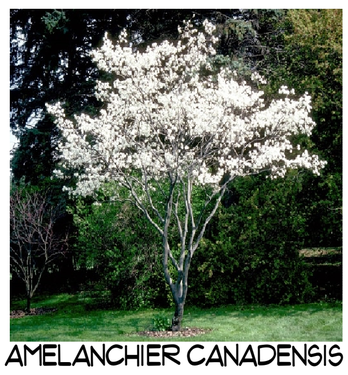
JUNIPERUS VIRGINIANA





Revision #: 16 Date: 4/18/2024	Scale: 1/16" = 1'	Landscape Plan: L! Turk - 15 Marsh Hawk Ln	Landscape Design by: Gkeller The Garden Group

DRIVEWAY/POOL SCREENING PLANT SELECTIONS:



AMELANCHIER CANADENSIS



VIBURNUM DENTATUM



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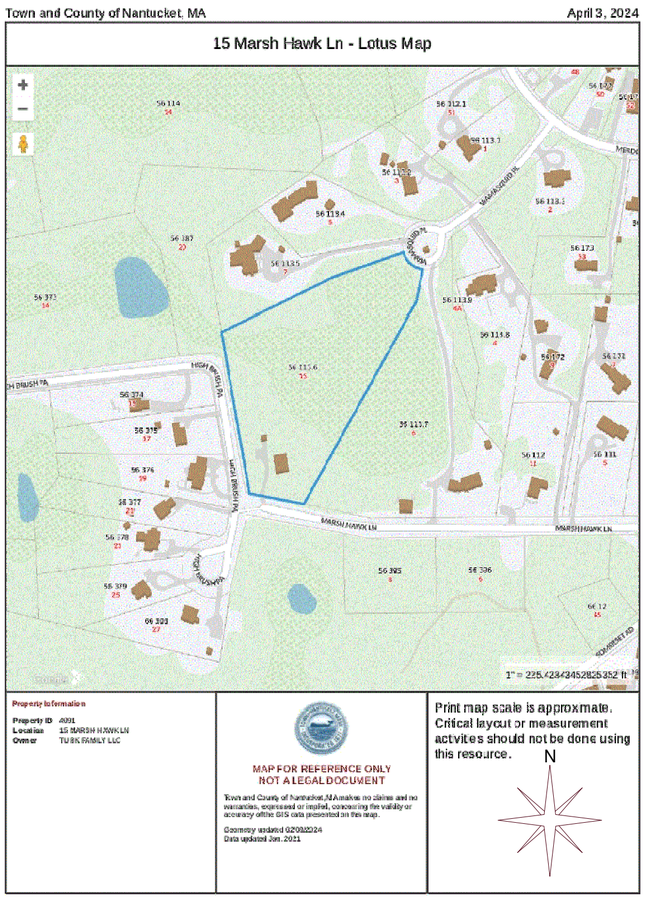

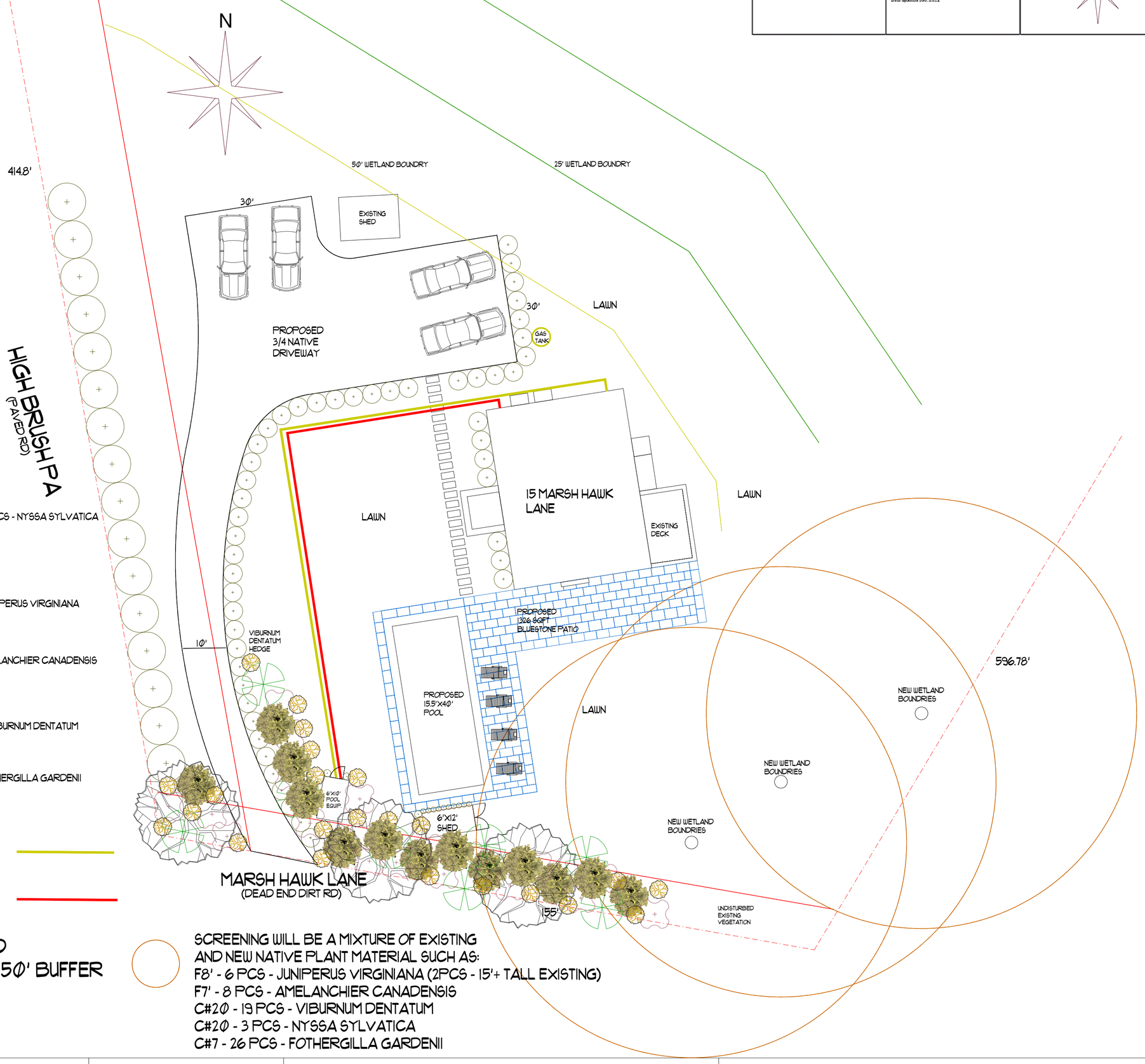

Revision #: 16 Date: 4/18/2024	Scale: 1/16" = 1'	Landscape Plan: L! Turk - 15 Marsh Hawk Ln	Landscape Design by: Gkeller The Garden Group

Commissioners Concerns:	**15 Marsh Hawk Proposals to Address Concerns:**
The driveway is too straight	Revised site plan shows that we have curved the driveway to address this concern.
The driveway should be moved to High Brush	We wish we could! If access from High Brush were possible, it would be preferable and allow for a shorter driveway and access from a maintained (and paved) road rather than a puddle-riddled dirt road. When the house was built, we were told we were not permitted access to High Brush because it is a separate homeowners' association and they refused to grant us permission. They do not even let us park on High Brush.
House is oriented with the front of the house facing Marsh Hawk Lane	See **Exhibit 1**, which contains photographs that show that the house faces west and is oriented toward High Brush Path. ● Note that the 30' setback is also from High Brush Path, as permitted by Regulation Section 139-16 (governing intensity regulations) attached as **Exhibit 2**.
Objection to landscaping lights	Revised plan eliminates landscaping lights
Comments related to visibility from Marsh Hawk:	**Note:** We are aligned with HDC that we do not want the pool to be visible from Marsh Hawk and are committed to ensuring it will not be visible.
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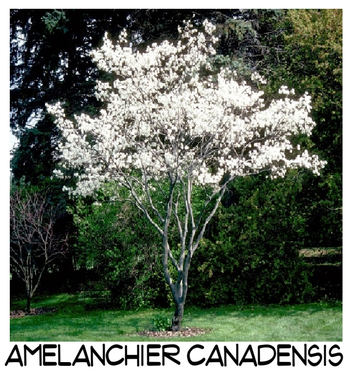
Relocate shed to block pool	See revised plan, Option C.
Shed to be "elongated"	Revised Option C elongates the shed as much as possible, but unfortunately 50' wetlands setback limits the length.
Move pool closer to house	We have made this adjustment.

DRIVEWAY/POOL SCREENING PLANT SELECTIONS:



AMELANCHIER CANADENSIS



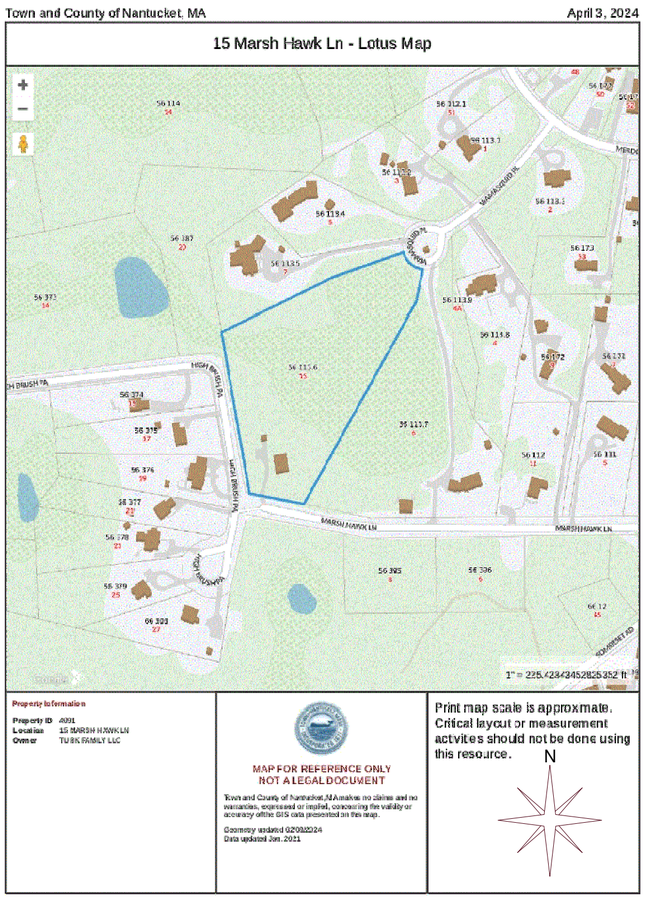
VIBURNUM DENTATUM

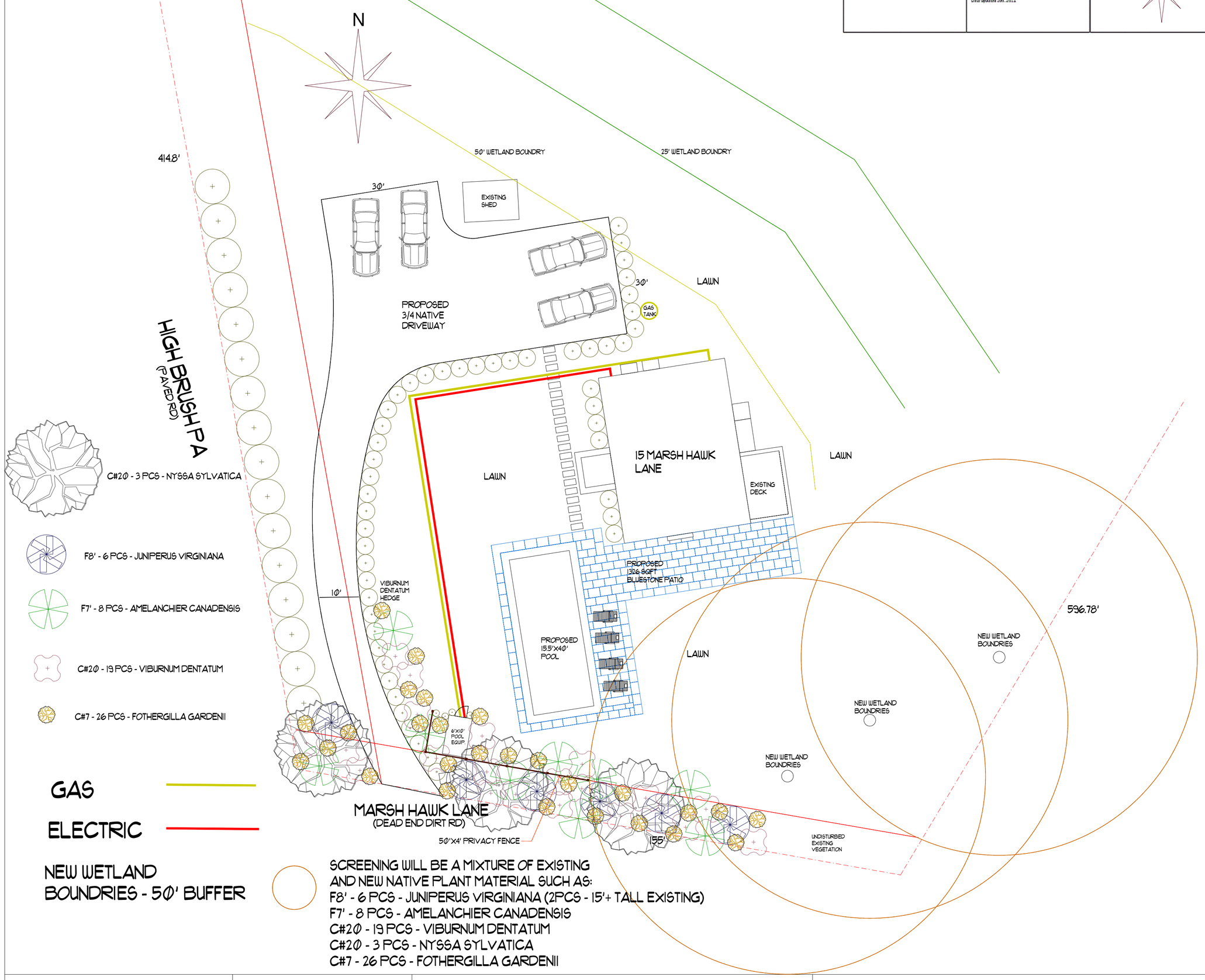


MYRICA PENSYLVANICA



JUNIPERUS VIRGINIANA





Revision #: 16 Date: 5/31/2024	Scale: 1/16" = 1'	Landscape Plan: L! Turk - 15 Marsh Hawk Ln	Landscape Design by: Gkeller The Garden Group

Project Address : 96 Washington St; Map 55.1.4 / Parcel 8

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: 03.11.24
X	HDC Case Number (ie HDC2020-05-0265): HDC2024
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2024 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: HDC2024 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: XX.XX.21

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 4.09.24

96 Washington St / Great Harbor Yacht Club Inc

Emeritus LTD

55.1.4 / 8

Add 2nd floor covered porch/roof

Sitting Board: Welch, Coombs, Oliver, Camp

Chair: Pohl Alternate: None

Backus: Suggests second floor deck not to exceed 8' in distance

Rowland: Suggests to drop ridge of the gable porch massing or try a dutch hip

Welch: Agrees with Rowland. Thinks the cover could be beneficial given the extent of the existing porch

Coombs: Agrees with what has been said

Oliver: No concerns

Camp: Agrees with what has been said

Pohl Agrees with Rowland

Motion to hold for revisions (Coombs)

Roll Call Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 8

Street & Number of Proposed Work: 96 Washington St.

Owner of record: Great Harbor Yacht Club Inc

Mailing Address: 96 Washington 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@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 Add 2nd Floor Covered Porch roofs

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 2nd Floor Porch Roof
2. South Elevation no change
3. West Elevation no change
4. North Elevation Add 2nd Floor Porch Roof

*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 TME /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 TME Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing TME Door Frame _____ 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 All to match existing

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt - TME

Trim White Sash White Doors _____

Deck Natural 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 3/11/24 Signature of owner of record _____ Signed under penalties of perjury

GHYC

96 Washington St
Nantucket, MA 02554

04.18.24

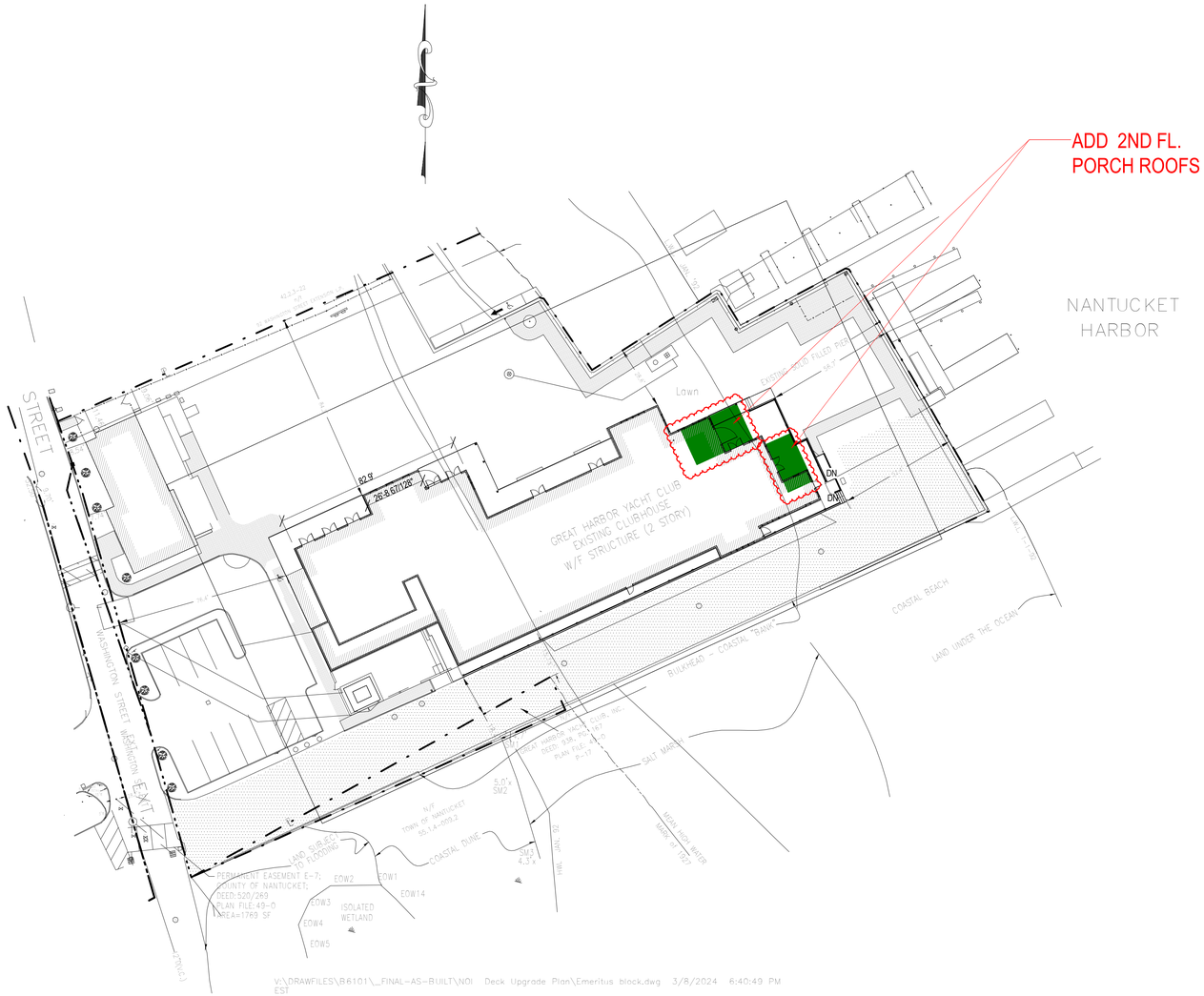
HDC SUBMISSION



1 LOCUS MAP
Not to Scale

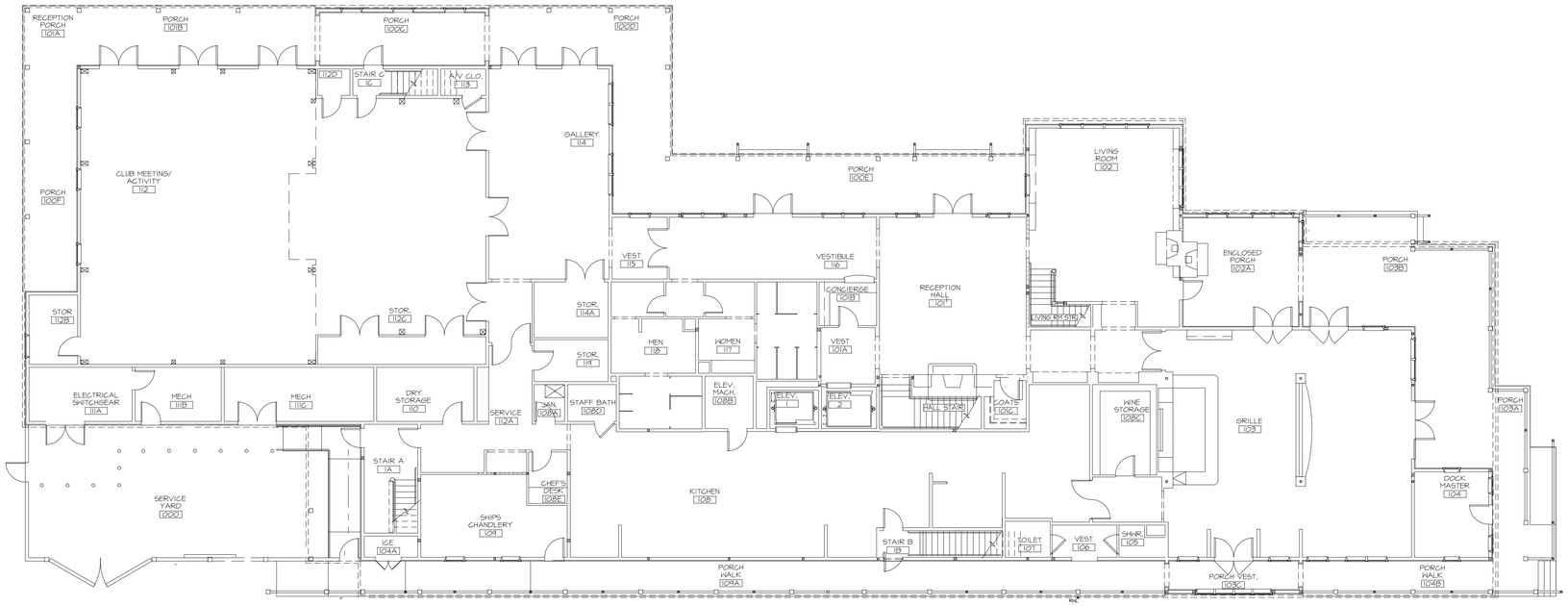


2 SAT IMAGE
1/16" = 1'-0"

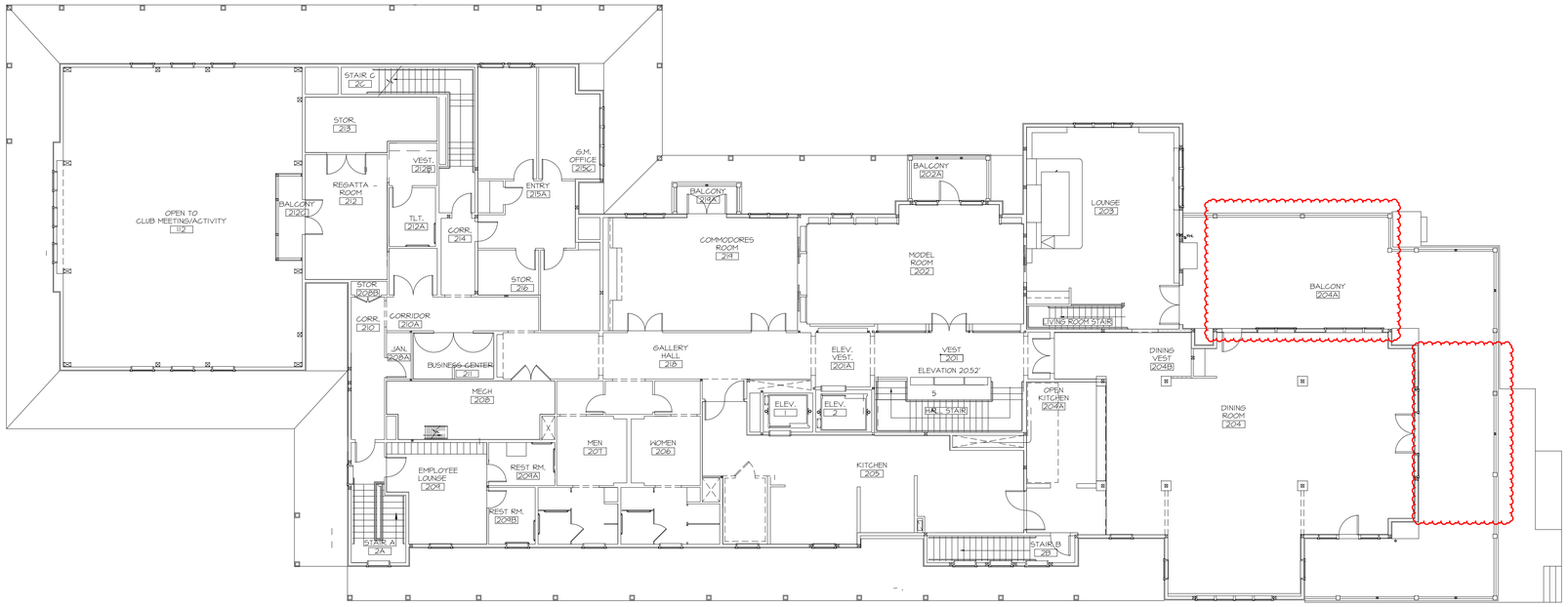

ADD 2ND FL.
PORCH ROOFS
NANTUCKET
HARBOR
STREET
WASHINGTON STREET EXT.
GREAT HARBOR YACHT CLUB
EXISTING CLUBHOUSE
W/F STRUCTURE (2 STORY)
Lawn
EXISTING BRICK TILLED PATIO
EXISTING WOOD DECK
EXISTING WOOD DECK
EXISTING WOOD DECK

04.18.24

HDC SUBMISSION



1 1st Floor Plan
3/32" = 1'-0"



2 2nd Floor Plan
3/32" = 1'-0"

2406

GHYC

96 Washington St
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map / Parcel:	55.1.4 / 8
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	1.5 AC or 65,340 s.f.
Min. Lot Size:	------
Allowable G.C.:	40 % or 25,000 s.f.
Existing G.C.:	14,250 s.f. +/-
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.101	Cover Page
A.1.2	Second Floor Plan
A.101	Floor Plans
A.201	East & West Elevations
A.202	North Elevation
A.203	South Elevation

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.

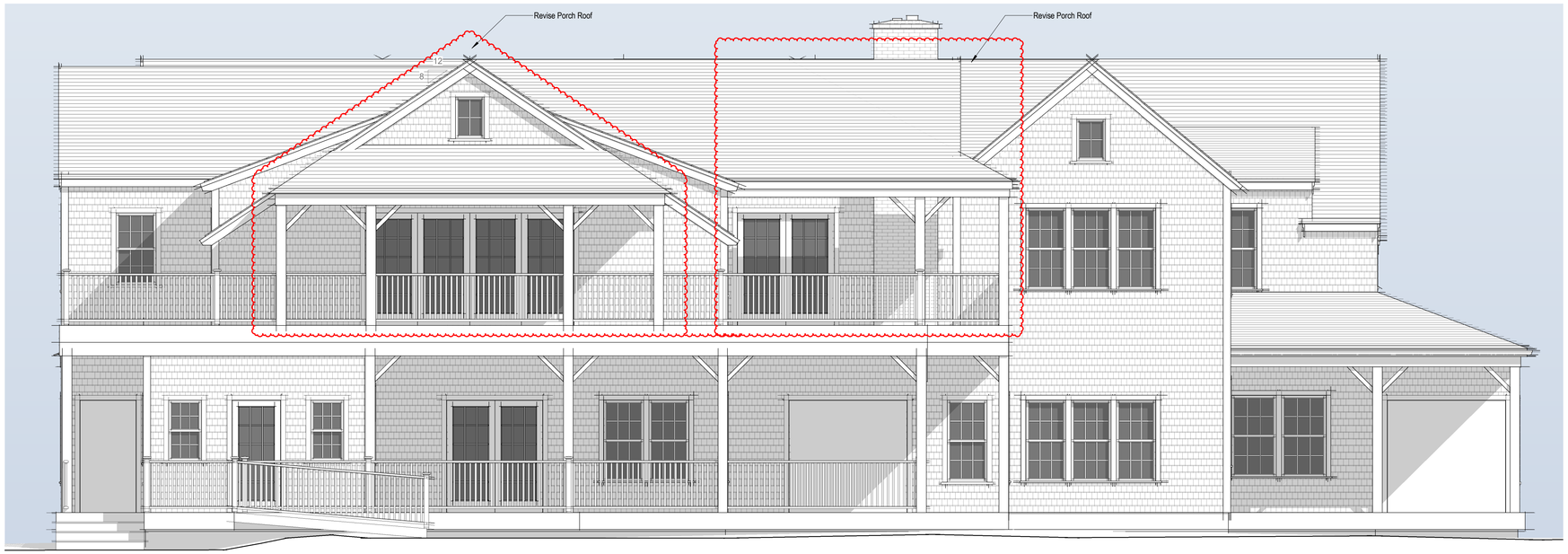
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.101

2406

04.18.24

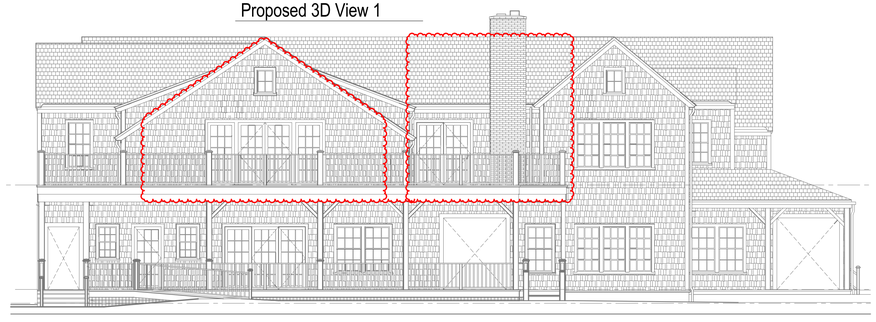
HDC SUBMISSION



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



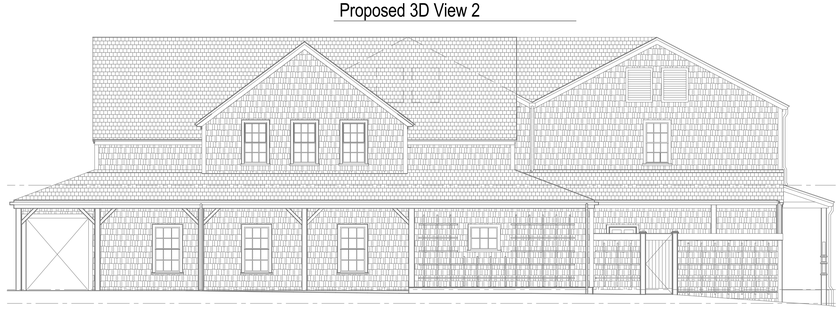
Proposed 3D View 1



2 Existing East El.
1/8" = 1'-0"



Proposed 3D View 2



3 Existing West El., No Change
1/8" = 1'-0"

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

East & West Elevations

Site Information

Map / Parcel:	55.1.4 / 8
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	1.5 AC or 65,340 s.f.
Min. Lot Size:	------
Allowable G.C.:	40 % or 25,000 s.f.
Existing G.C.:	14,250 s.f. +/-
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

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A.101	Floor Plans
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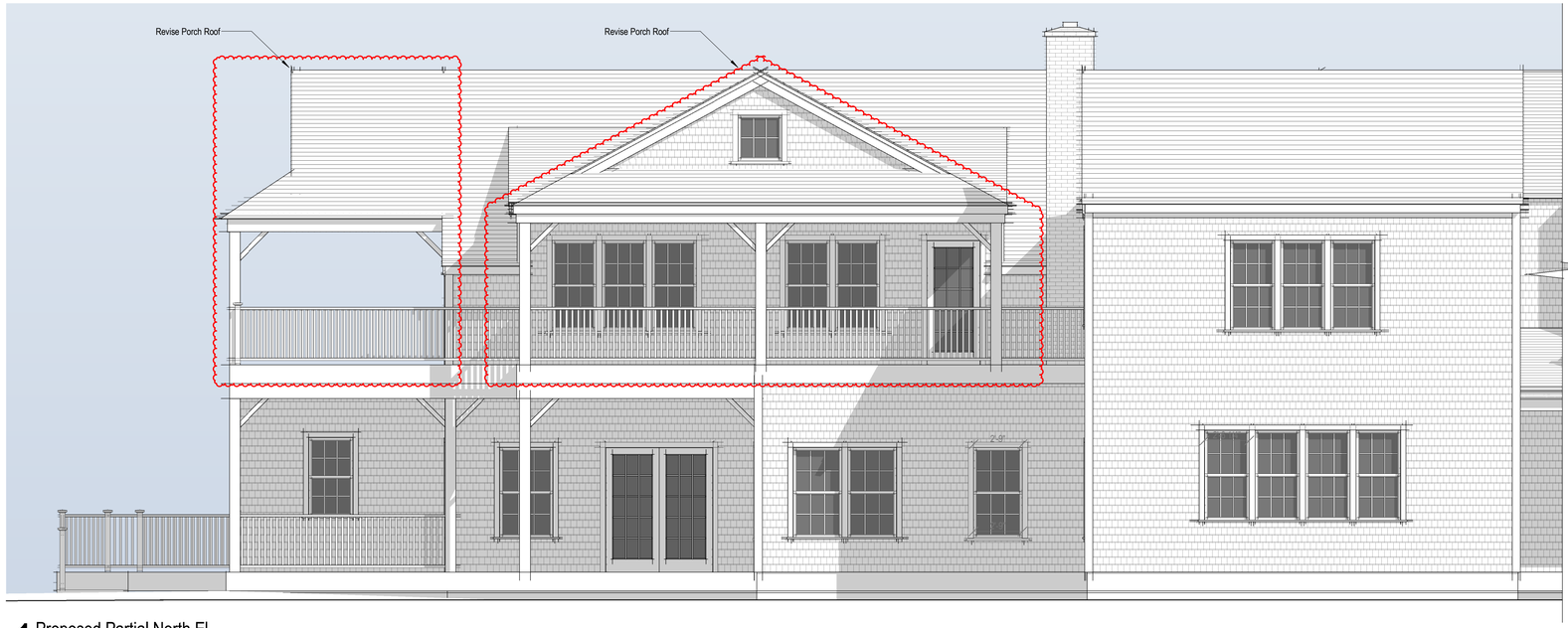
04.18.24

HDC SUBMISSION



1 Proposed Partial North El.
1/4" = 1'-0"



Proposed 3D View 3



3 Existing North El.
1/8" = 1'-0"

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8 Williams Lane
Nantucket, MA 02554
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www.emeritusltd.com

North Elevation

Site Information

Map / Parcel:	55.1.4 / 8
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	1.5 AC or 65,340 s.f.
Min. Lot Size:	------
Allowable G.C.:	40 % or 25,000 s.f.
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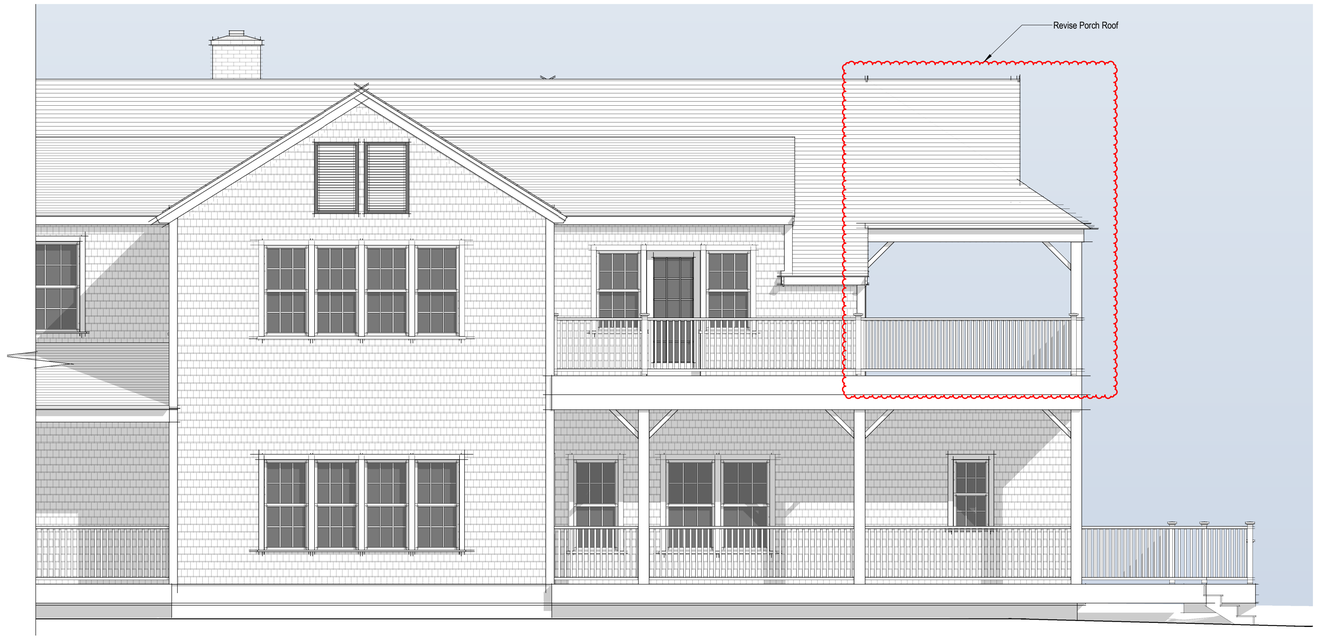
A.202

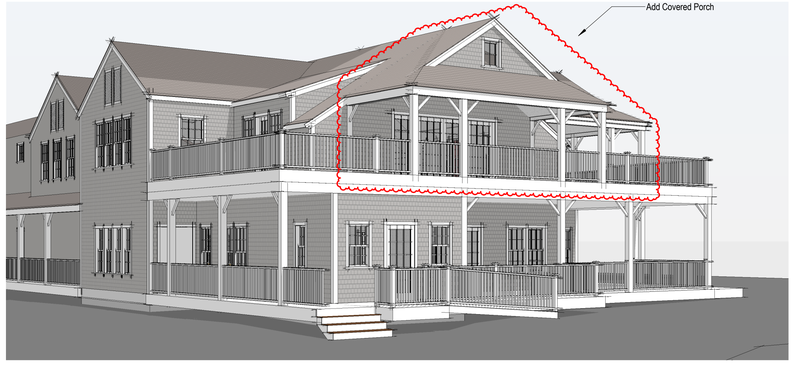
2406

04.18.24

HDC SUBMISSION



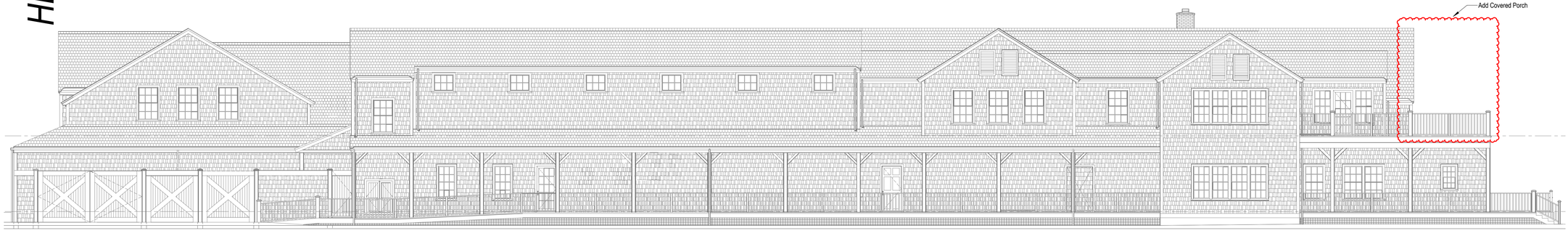
1 Proposed Partial South Elevation
1/4" = 1'-0"



Proposed 3D View 4



Proposed 3D View 5



2 Existing South El.
1/8" = 1'-0"

2406

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96 Washington St
Nantucket, MA 02554

emeritus
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Nantucket, MA 02554
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www.emeritusltd.com

South Elevation

Site Information

Map / Parcel:	55.1.4 / 8
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	1.5 AC or 65,340 s.f.
Min. Lot Size:	------
Allowable G.C.:	40 % or 25,000 s.f.
Existing G.C.:	14,250 s.f. +/-
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

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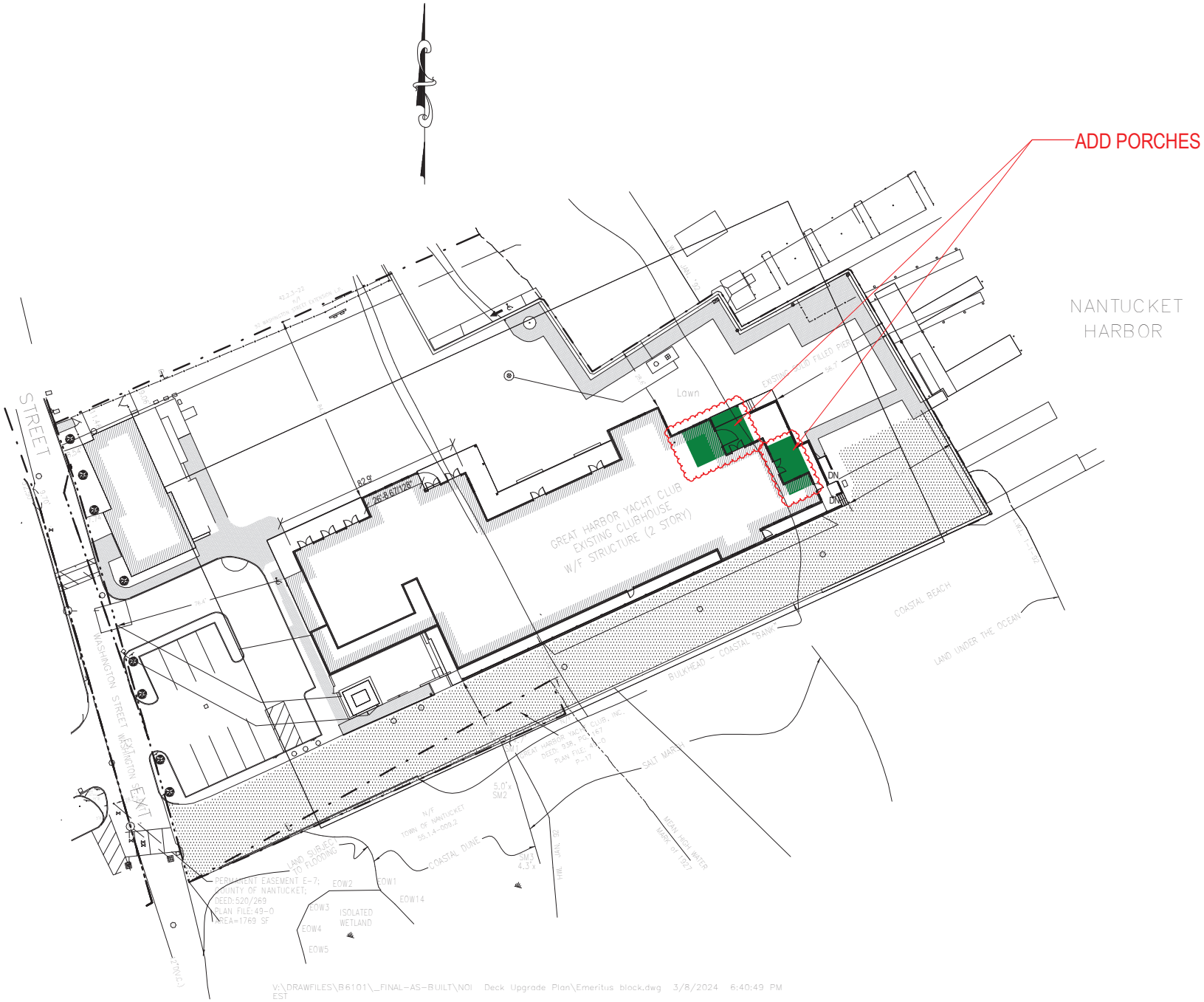
GHYC

96 Washington St
Nantucket, MA 02554

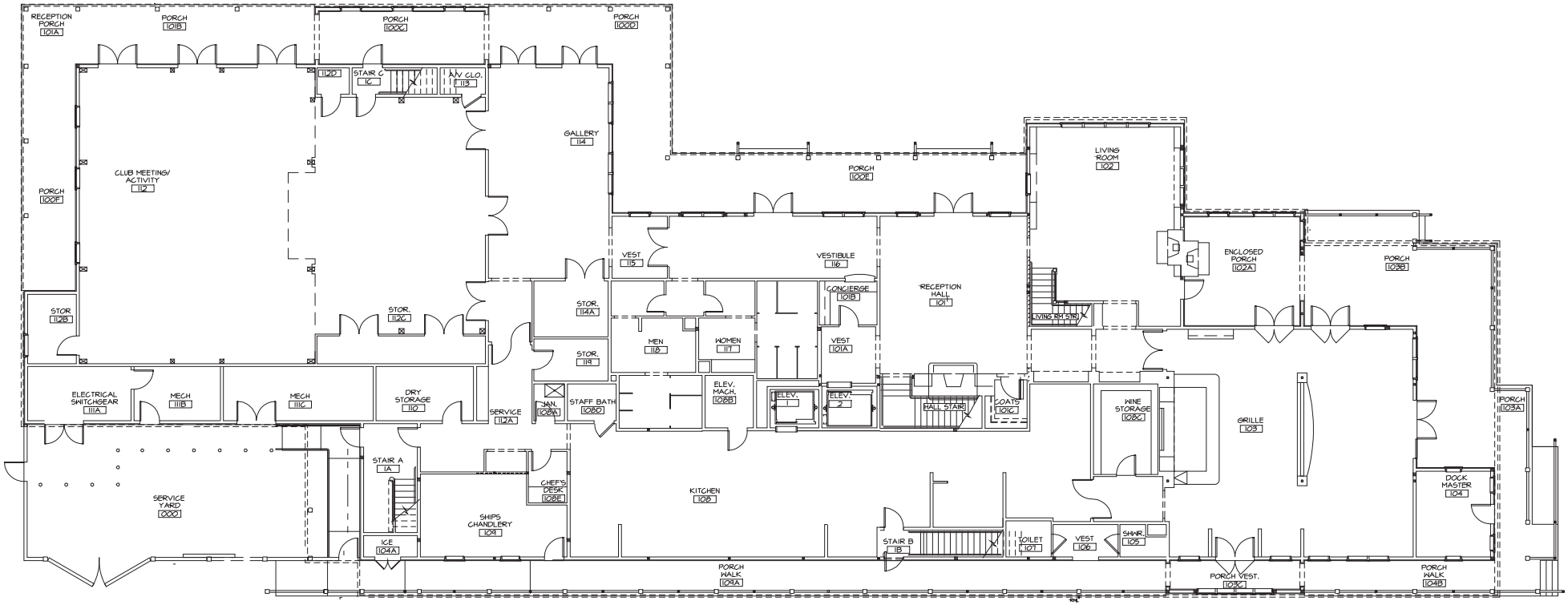


1 LOCUS MAP

Not to Scale

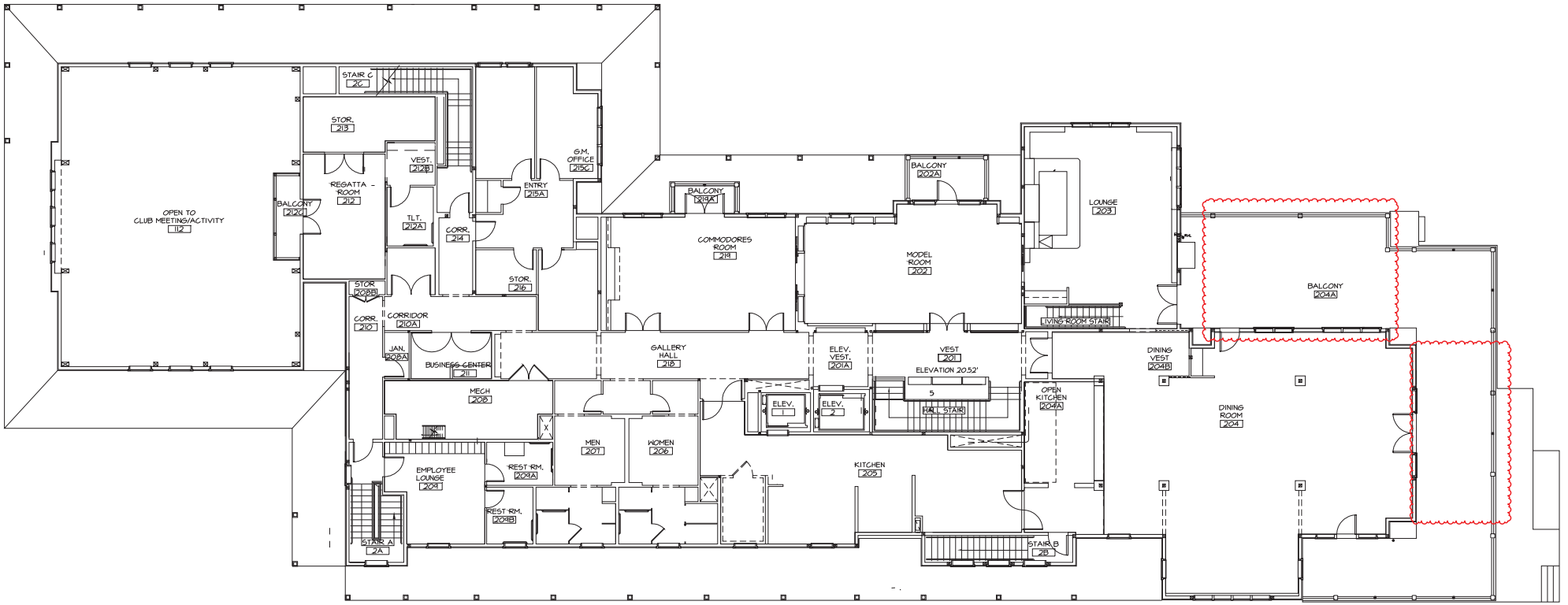


3 SITE PLAN.
1" = 30'-0"



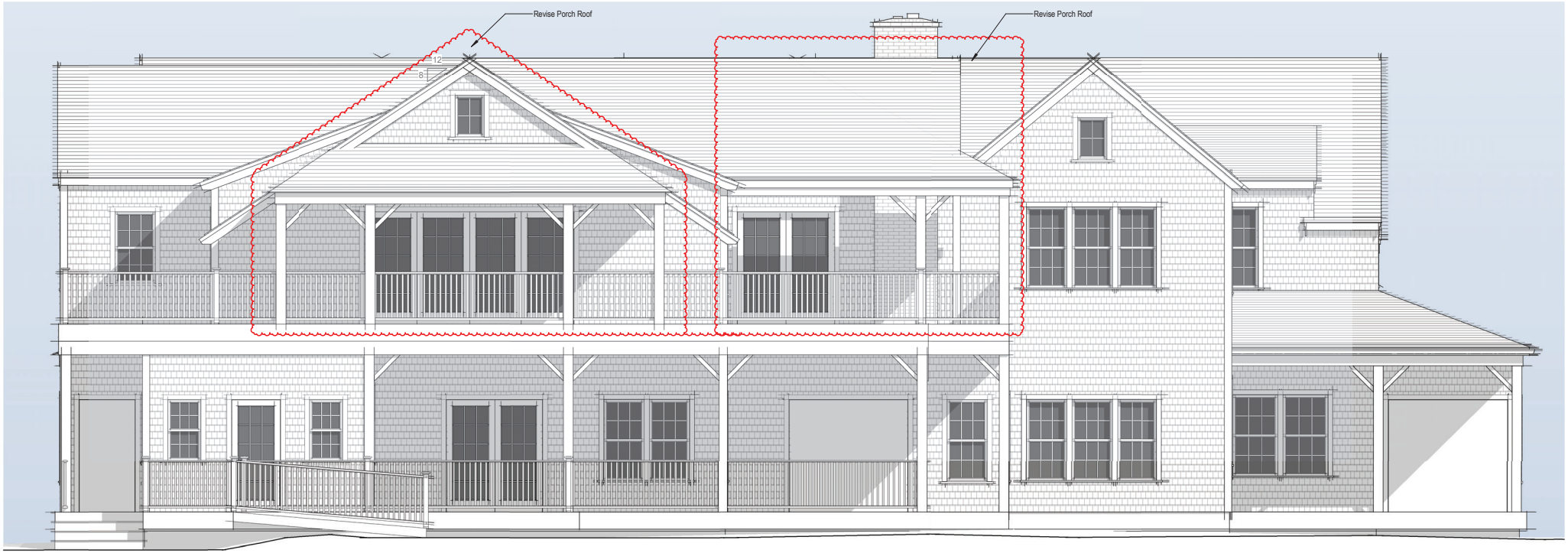
1 1st Floor Plan

3/32" = 1'-0"



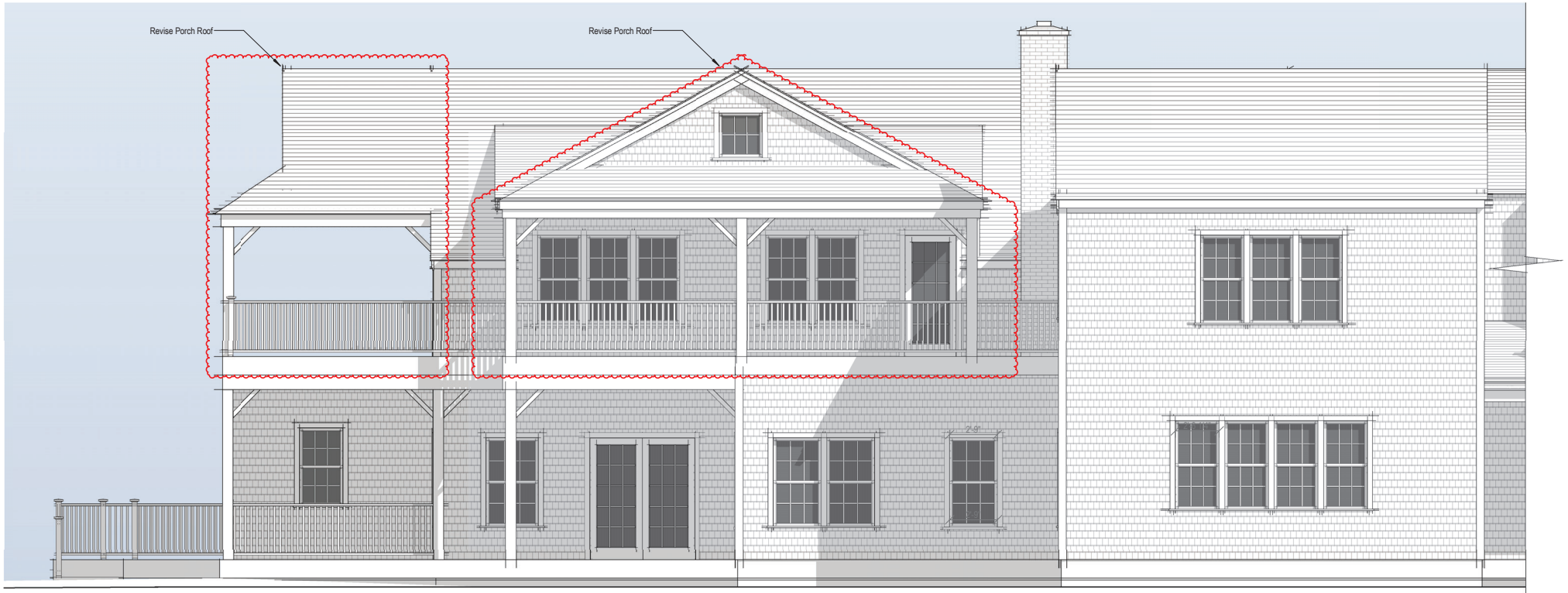
2 2nd Floor Plan

3/32" = 1'-0"



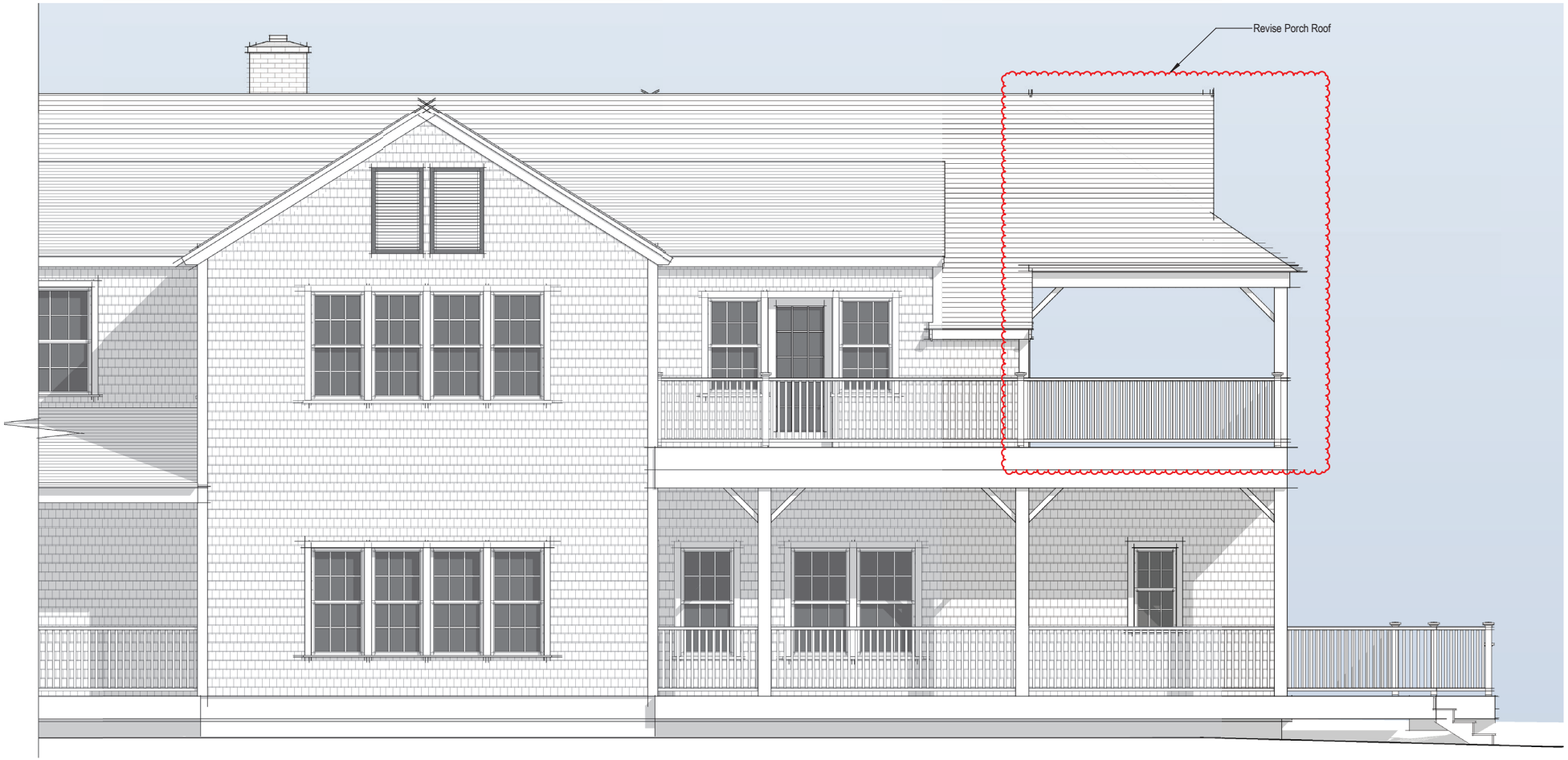
1 East Elevation - Proposed

1/4" = 1'-0"



1 Proposed Partial North El.

1/4" = 1'-0"



1 Proposed Partial South 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°: 15 PARCEL N°. 38

Street & Number of Proposed Work: 76 Pocomo Rd.

Owner of record: Durham Station LLC

Mailing Address: P.O. Box 2548
Jackson WY 83001

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Mark Avery- Thirty Acre Wood

Mailing Address: 7 Thirty Acres Lane
Nantucket MA 02554

Contact Phone #: _____ E-mail: office@thirtyacrewood.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 off / demo existing structure

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 4/25/24 Signature of owner of record _____ 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: 76 Pocomo Rd

Tax Map Number: 15 Parcel Number: 38

Owner of Record: Durham Station LLC

Description of Proposal: Demo of existing 2 Story Building. New Construction 2 Story 3200 +/- SF Primary Residence with 350 +/- SF 1 Story Studio

Anticipated HDC Submission Date: 4/8/24

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.

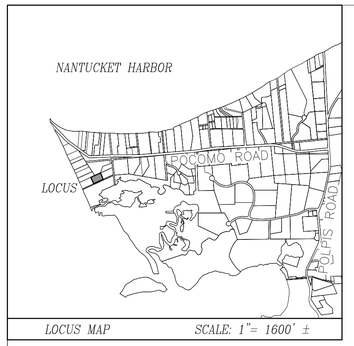
HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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.

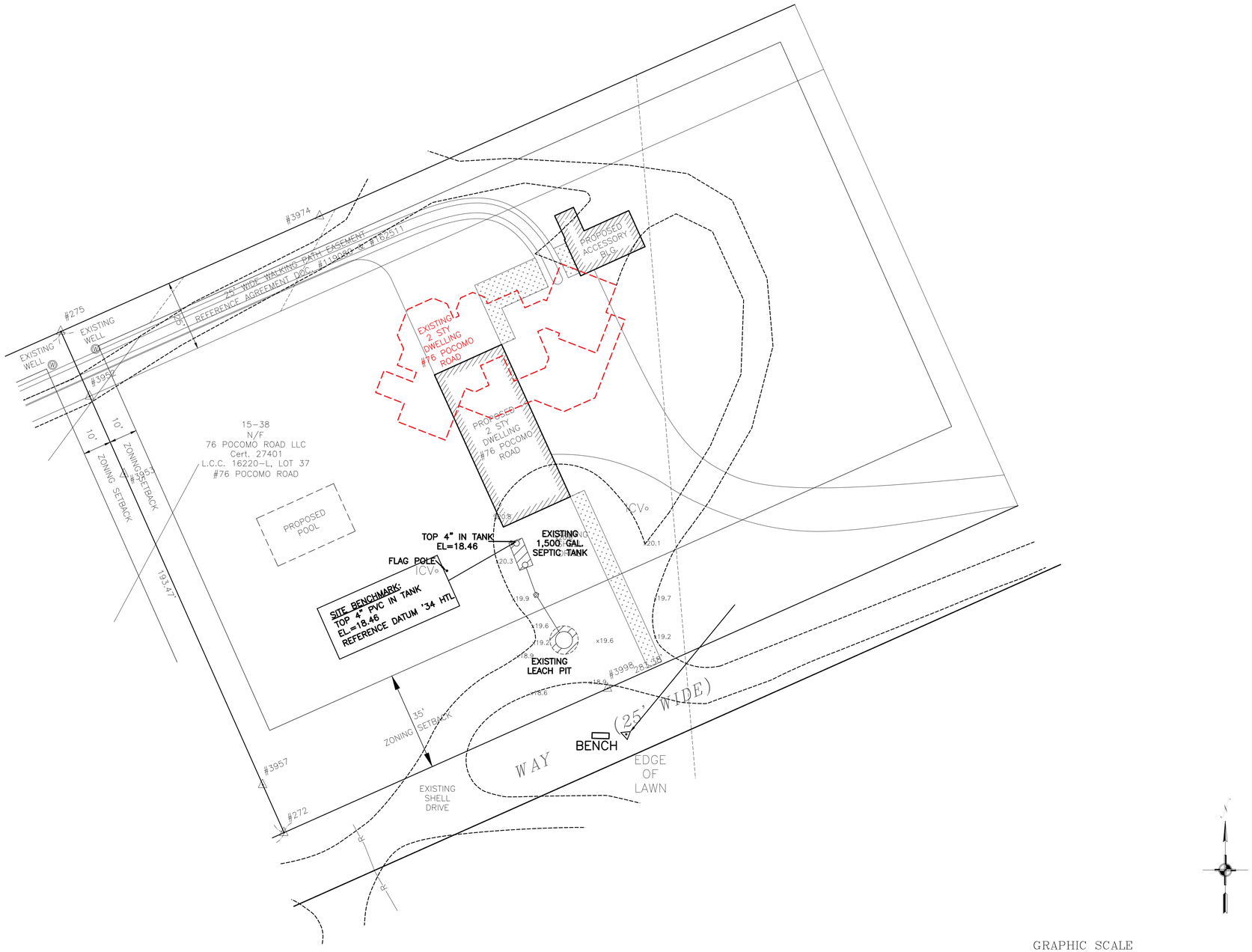
The above meeting policies may be waived at the discretion of the Chair.



LOCUS MAP SCALE: 1"= 1600' ±

LEGEND

CB	■	DENOTES CONCRETE BOUND FOUND
SRW		DENOTES EXISTING STONE RETAINING WALL
P.B.		DENOTES EXISTING PLANTING BED



1 SITE PLAN
SCALE: 1"=1'-0"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BORIES & SHEARRON ARCHITECTURE DPC

36 East 20th Street. 3rd Floor
New York. NY 10003

T: (212) 706 - 8262
www.boriesandshearron.com

NOT FOR CONSTRUCTION

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04.05.24

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SCALE: 1"=20'-0"

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	02/14/2024	DD Pricing Set
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

SITE PLAN

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-005



1 IMAGE OF EXISTING EAST ELEVATION
NOT TO SCALE

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

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

IMAGE OF EXISTING
EAST ELEVATION

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

DM-200



1 IMAGE OF EXISTING NORTH ELEVATION
NOT TO SCALE

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

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

IMAGE OF EXISTING
NORTH ELEVATION

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

DM-201



1 IMAGE OF EXISTING SOUTH ELEVATION
NOT TO SCALE

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

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

IMAGE OF EXISTING
SOUTH ELEVATION

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

DM-202



1 IMAGE OF EXISTING WEST ELEVATION
NOT TO SCALE

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

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

IMAGE OF EXISTING
WEST ELEVATION

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

DM-203

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 38

Street & Number of Proposed Work: 76 Pocomo Rd.

Owner of record: Durham Station LLC

Mailing Address: P.O. Box 2548
Jackson WY 83001

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Mark Avery - Thirty Acre Wood

Mailing Address: 1 Thirty acres Lane
Nantucket MA 02554

Contact Phone #: _____ E-mail: office@thirtyacrewood.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: 58'9" Sq. Footage 1st floor: 1437 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 25'10" Sq. footage 2nd floor: 1437 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 28'6½" South 28'6½ East 18'0 West 18'0

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 14" ☐ Block ☐ Block Parged ☐ Brick (type) Stone ☒ Poured Concrete ☐ Piers

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

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

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Shingle White

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

C. Dimensions: Fascia Shingles Rake Shingles Soffit (Overhang) 5" Corner boards _____ Frieze _____

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

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☒ Other Fixed wood & Metal

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Reilly Window

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 _____

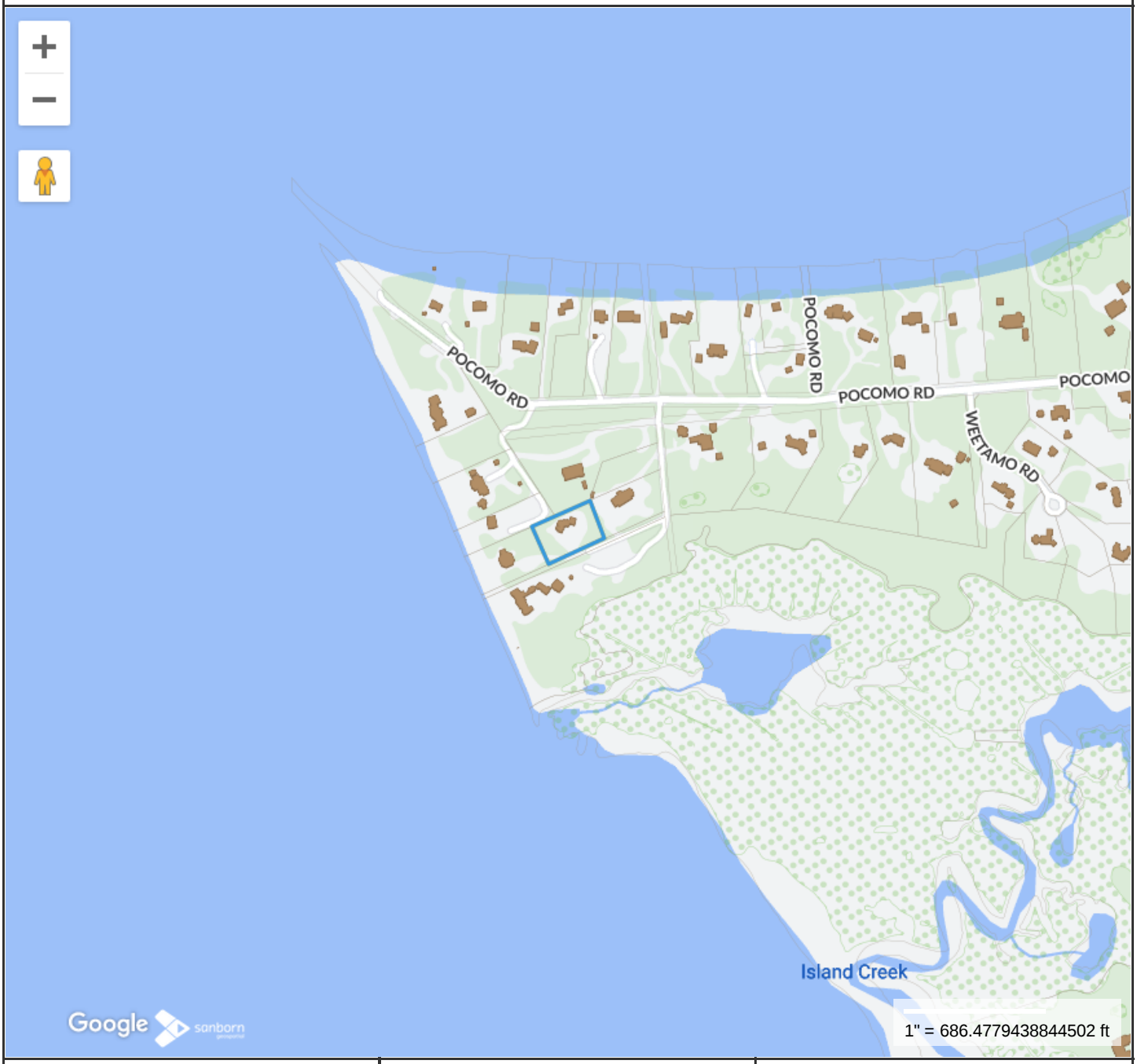
Trim Same Sash Nantucket Grey Doors Same

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 4/8/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	282
Location	76 POCOMO RD
Owner	DURHAM STATION 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 02/08/2024
Data updated Jan. 2021

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

LUZAK RESIDENCE

76 Pocomo Road
Nantucket, MA

ISSUE FOR HISTORIC DISTRICT COMMISSION REVIEW
04/05/2024



Sheet List Table

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A-005	Site Plan
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DM-201	Existing North Elevation
DM-202	Existing South Elevation
DM-203	Existing West Elevation
FLOOR PLANS	
A-100	Basement Floor Plan
A-101	First Floor Plan
A-102	Second Floor Plan
A-103	Roof Plan
EXTERIOR ELEVATIONS	
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A-201	North and South Elevations
A-202	West Elevation
SCHEDULES	
A-500	Exterior Door Schedule
A-502	Window Schedule

LANDSCAPE ARCHITECT
CHAMPOUX LANDSCAPE
4 Arrowhead Drive
Nantucket, MA 02554
T: (508) 228-1374

DECORATOR
SUZY BANCROFT, LLC.
289 Mill Hill Rd,
Mill Neck, New York 11765
T: (914) 419-0489

DESIGN ARCHITECT
BORIES & SHEARRON ARCHITECTURE
36 East 20th Street, 3rd Floor
New York, New York 10003
T: (212) 706-8262

ARCHITECT OF RECORD
BORIES & SHEARRON ARCHITECTURE
36 East 20th Street, 3rd Floor
New York, New York 10003
T: (212) 706-8262

GENERAL CONTRACTOR
THIRTY ACRE WOOD, LLC.
7 Thirty Acre Lane
Nantucket, MA 02554
T: (508) 228-7456

STRUCTURAL ENGINEER
DWD Engineering, Inc.
5 Michael Road
East Bridgewater, MA 02333
T: (508) 378-9602

MEP ENGINEERS

BORIES & SHEARRON
ARCHITECTURE DPC

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SCALE:

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	02/14/2024	DD Pricing Set
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

DRAWING LIST

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-000



1 CONTEXT MAP
SCALE: 1"=1'-0"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
±1 inch = 320 ft.

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SCALE: Scale Aproximated. Intended for Indicative Purposes Only

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

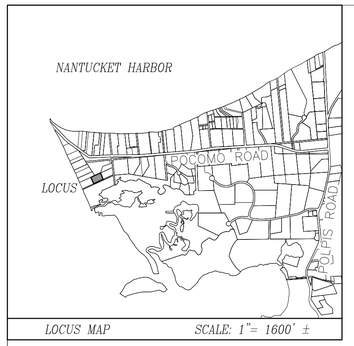
DRAWING TITLE:

CONTEXT MAP

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

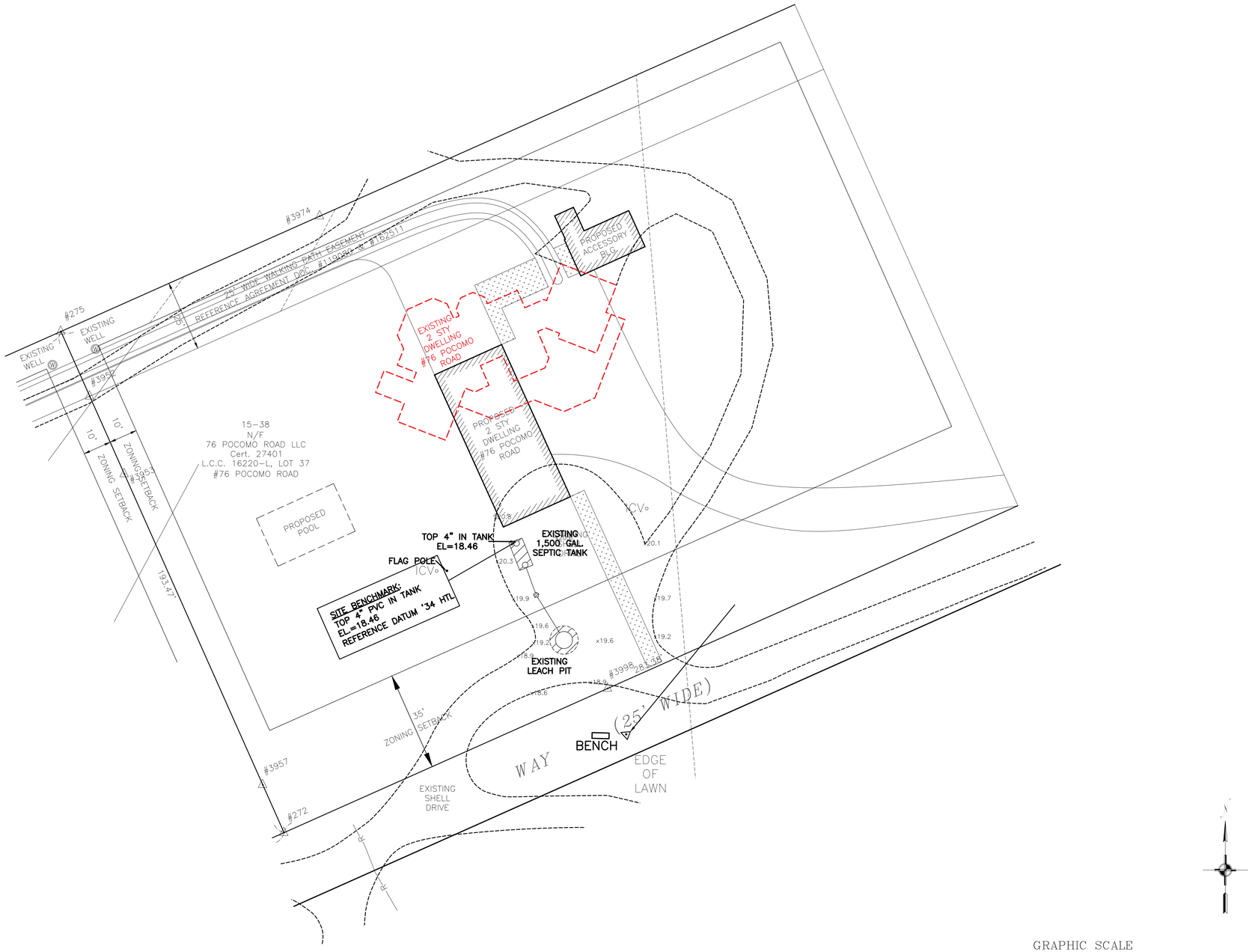
A-004



LOCUS MAP SCALE: 1"= 1600' ±

LEGEND

CB	■	DENOTES CONCRETE BOUND FOUND
SRW		DENOTES EXISTING STONE RETAINING WALL
P.B.		DENOTES EXISTING PLANTING BED



1 SITE PLAN
SCALE: 1"=1'-0"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BORIES & SHEARRON ARCHITECTURE DPC

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SCALE: 1"=20'-0"

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	02/14/2024	DD Pricing Set
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

SITE PLAN

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-005

SYMBOL KEY:

- # — WINDOW IDENTIFIER
- # — DOOR IDENTIFIER
- Room Name / RM. # — ROOM IDENTIFIER
- NEW WALL

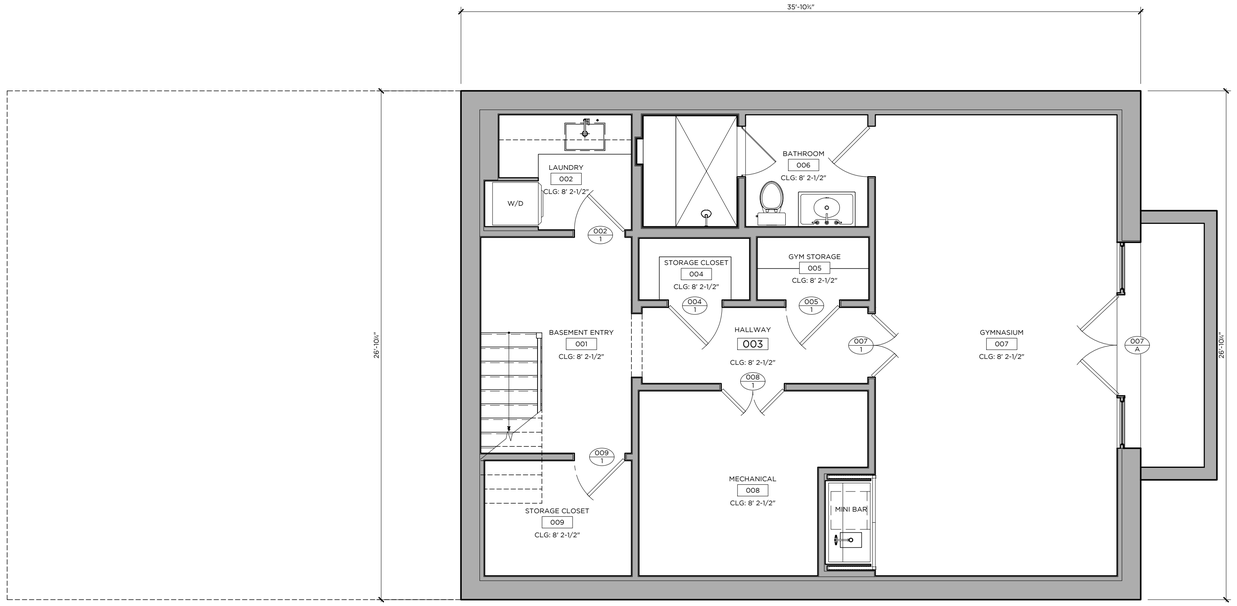
SQUARE FOOTAGE:

BASEMENT : - sqft

FIRST FLOOR : - sqft

SECOND FLOOR : - sqft

GROSS SQUARE FOOTAGE : - sqft



1 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

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

ISSUE DATE: Month/Day/Year

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02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

BASEMENT
FLOOR PLAN

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-100

SYMBOL KEY:

- # — WINDOW IDENTIFIER
- # — DOOR IDENTIFIER
- Room Name / RM. # — ROOM IDENTIFIER
- NEW WALL

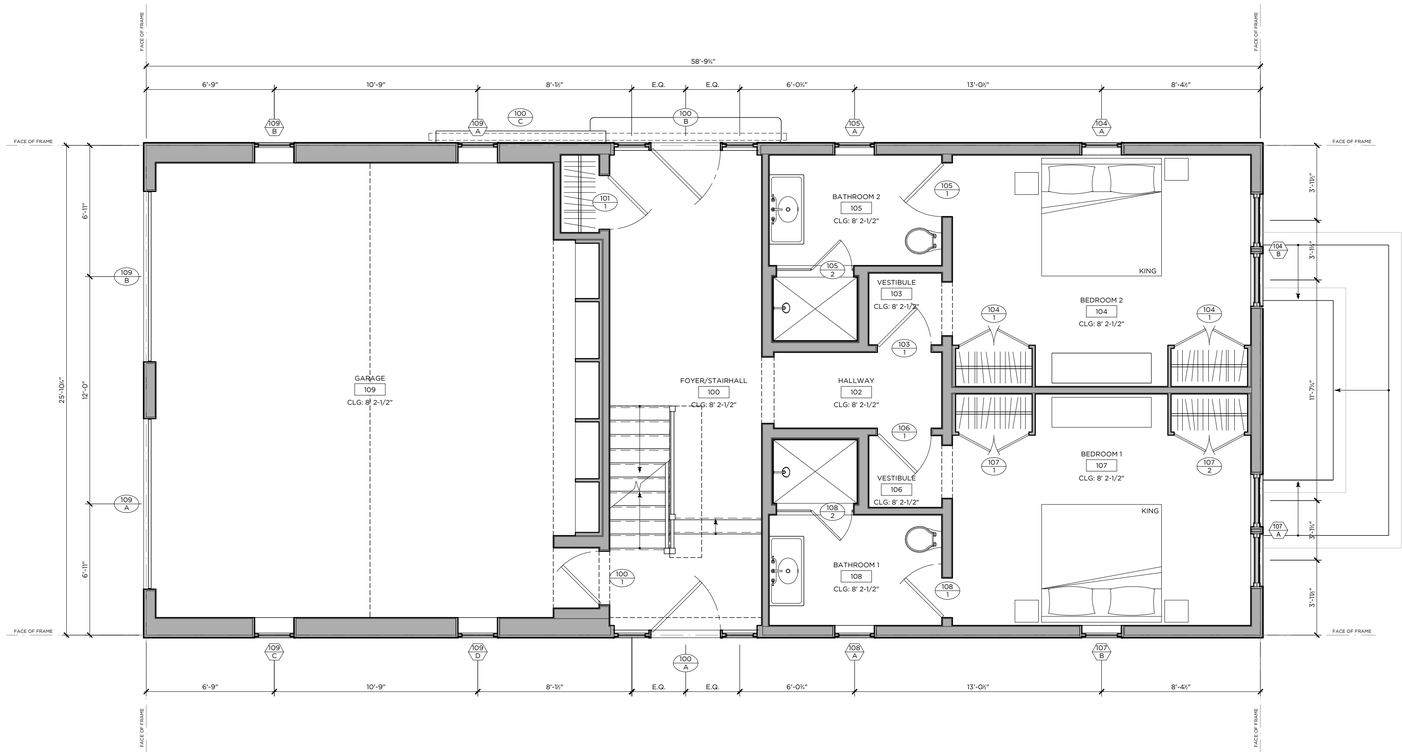
SQUARE FOOTAGE:

BASEMENT : - sqft

FIRST FLOOR : - sqft

SECOND FLOOR : - sqft

GROSS SQUARE FOOTAGE : - sqft



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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

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NO.	DATE	ISSUE
01	02/14/2024	DD Pricing Set
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

FIRST
FLOOR PLAN

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-101

SYMBOL KEY:

- (#) WINDOW IDENTIFIER
- (#) DOOR IDENTIFIER
- Room Name / RM. # — ROOM IDENTIFIER
- NEW WALL

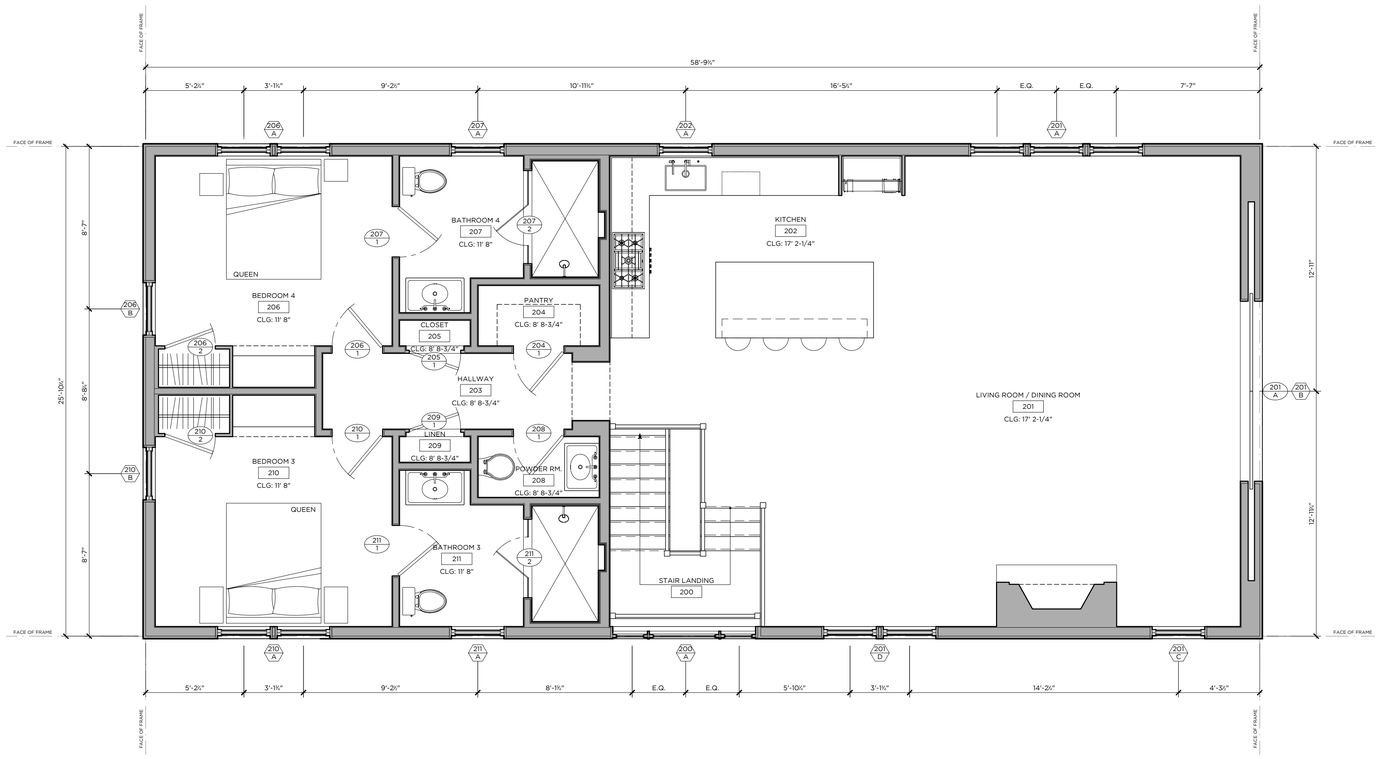
SQUARE FOOTAGE:

BASEMENT : - sqft

FIRST FLOOR : - sqft

SECOND FLOOR : - sqft

GROSS SQUARE FOOTAGE : - sqft



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	02/14/2024	DD Pricing Set
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

SECOND FLOOR PLAN

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-102

SYMBOL KEY:

- # — WINDOW IDENTIFIER
- # — DOOR IDENTIFIER
- Room Name / RM. # — ROOM IDENTIFIER
- NEW WALL

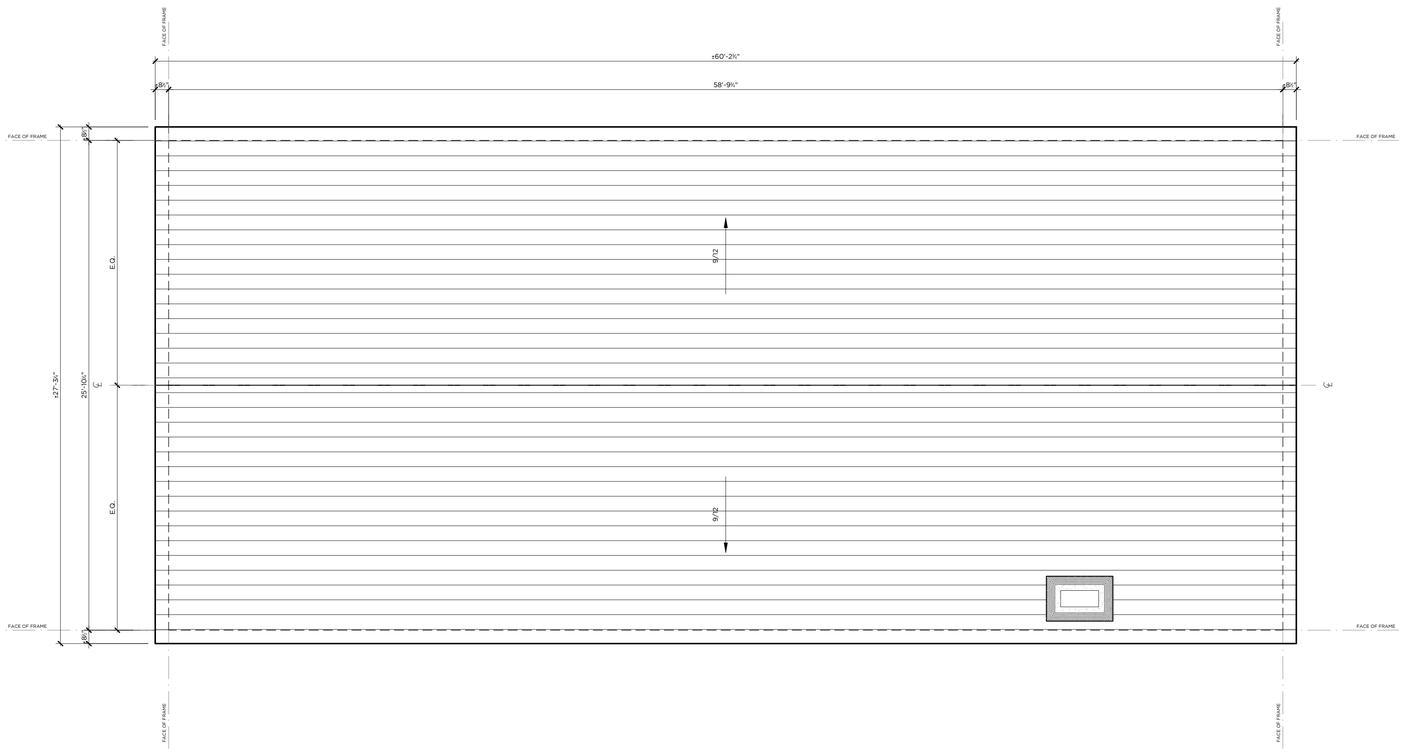
SQUARE FOOTAGE:

BASEMENT : - sqft

FIRST FLOOR : - sqft

SECOND FLOOR : - sqft

GROSS SQUARE FOOTAGE : - sqft



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

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

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	02/14/2024	DD Pricing Set
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

ROOF PLAN

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-103



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

SYMBOL KEY:
- # — WINDOW IDENTIFIER
- # — DOOR IDENTIFIER
- Room Name / RM. # — ROOM IDENTIFIER
- NEW WALL

SQUARE FOOTAGE:
- BASEMENT : - sqft
- FIRST FLOOR : - sqft
- SECOND FLOOR : - sqft
- GROSS SQUARE FOOTAGE : - sqft

ENTIRE HOUSE NOTES:
36 38 60 70 71 72 73 74

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

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	02/14/2024	DD Pricing Set
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

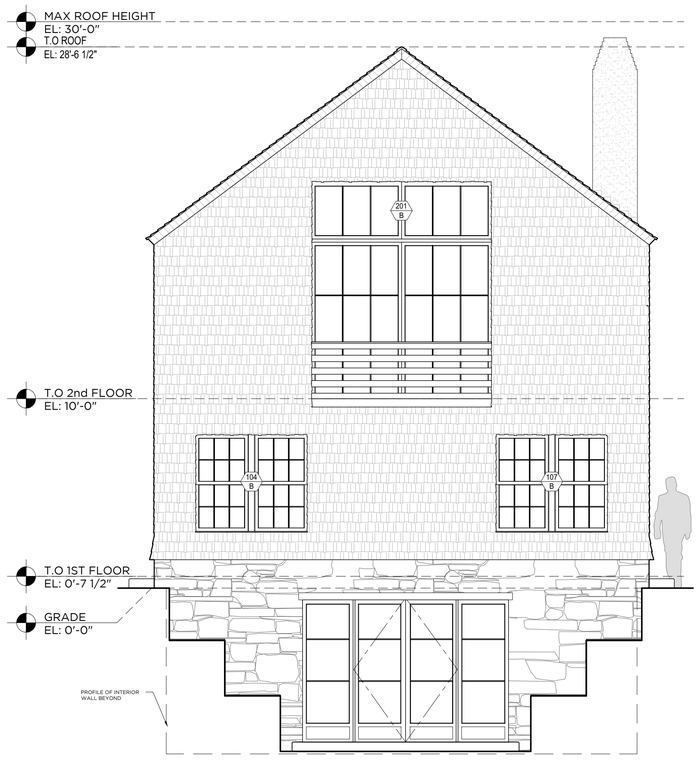
DRAWING TITLE:

PROPOSED
EAST ELEVATION

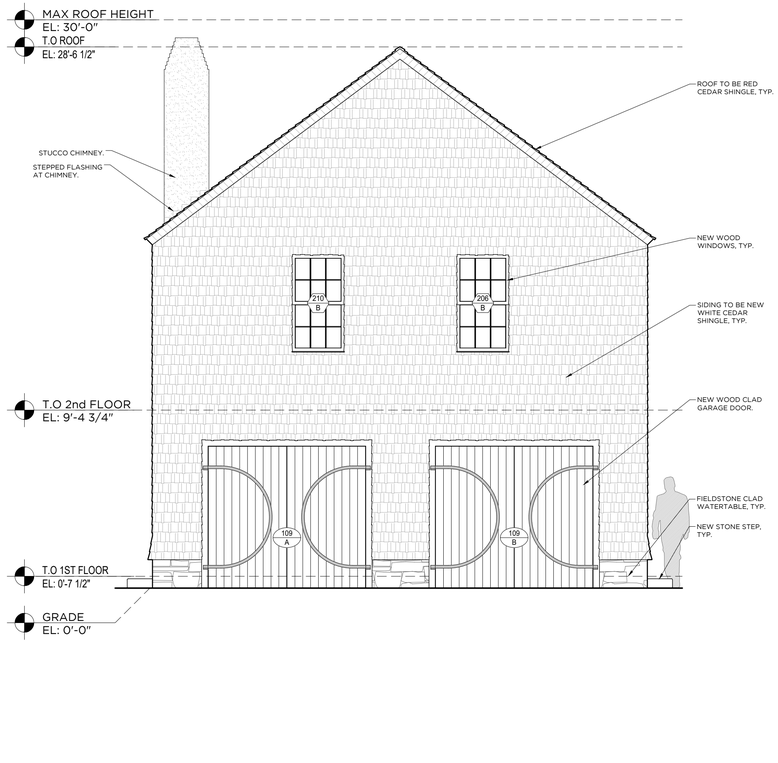
PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-200



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



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

SYMBOL KEY:
- # — WINDOW IDENTIFIER
- # — DOOR IDENTIFIER
- Room Name / RM. # — ROOM IDENTIFIER
- NEW WALL

SQUARE FOOTAGE:
- BASEMENT : - sqft
- FIRST FLOOR : - sqft
- SECOND FLOOR : - sqft
- GROSS SQUARE FOOTAGE : - sqft

ENTIRE HOUSE NOTES:
36 38 60 70 71 72 73 74

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

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	02/14/2024	DD Pricing Set
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

PROPOSED
NORTH & SOUTH
ELEVATIONS

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-201



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

SYMBOL KEY:

- # — *WINDOW IDENTIFIER*
- # — *DOOR IDENTIFIER*
- Room Name / RM. # — *ROOM IDENTIFIER*
- *NEW WALL*

SQUARE FOOTAGE:

BASEMENT : - sqft
FIRST FLOOR : - sqft
SECOND FLOOR : - sqft
GROSS SQUARE FOOTAGE : - sqft

ENTIRE HOUSE NOTES:

36 38 65 70 72 73 74

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

ISSUE DATE: Month/Day/Year

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02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

PROPOSED WEST
ELEVATIONS

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-202

EXTERIOR DOOR SCHEDULE

BASEMENT

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Door Dimension (WxH)	Unit Dimension (WxH)	Head Height (J.O)	Material	Window hardware/finish	Screens	Notes	ROOM #
007-A		A	_	_	5'-4" x 7'-6 1/4"	10'-10 1/2" x 7'-6 1/4"	7'-10 1/2"	Metal	_	_	_	007-A

FIRST FLOOR

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Door Dimension (WxH)	Unit Dimension (WxH)	Head Height (J.O)	Material	Window hardware/finish	Screens	Notes	ROOM #
100-A		B	RH	Reilly	3'-0" x 7'-10 1/2"	7'-8 1/4"x 7'-10 1/2"	7'-10 1/2"	Metal	_	_	_	100-A
100-B		B	RH	Reilly	3'-0" x 7'-10 1/2"	7'-8 1/4"x 7'-10 1/2"	7'-10 1/2"	Metal	_	_	_	100-B
109-A		C	DBL	Reilly	9'-0" x 7'-10"	_	7'-10"	Wood Clad	_	_	_	109-A
109-B		C	DBL	Reilly	9'-0" x 7'-10"	_	7'-10"	Wood Clad	_	_	_	109-B

SECOND FLOOR

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Door Dimension (WxH)	Unit Dimension (WxH)	Head Height (J.O)	Material	Window hardware/finish	Screens	Notes	ROOM #
201-A		D	DBL	Reilly	9'-6" x 8'-8 1/2"	9'-6"X10' 3/4"	8'-3"	Metal	_	_	_	201-A

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SCALE: NTS

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

EXTERIOR DOOR SCHEDULE

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-500

EXTERIOR WINDOW SCHEDULE

BASEMENT

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Dimension (WxH)	Material	Saftey Glass	Head Height (J.O)	Window hardware/finish	Screens	Notes	NO.
_	_	_	_	_	_	_	_	_	_	_	_	_

FIRST FLOOR

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Dimension (WxH)	Material	Safety Glass	Head Height (J.O)	Window hardware/finish	Screens	Notes	NO.
104-A		A	Casement	Reilly Window	2'-1" x 2'-6"	Mahogany	_	_	T.B.D	_	_	104-A
104-B		B	Double-Hung	Reilly Window	5'-11" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	104-B
105-A		A	Casement	Reilly Window	2'-1" x 2'-6"	Mahogany	_	_	T.B.D	_	_	105-A
107-A		B	Double-Hung	Reilly Window	5'-11" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	107-A
107-B		A	Casement	Reilly Window	2'-1" x 2'-6"	Mahogany	_	_	T.B.D	_	_	107-B
108-A		A	Casement	Reilly Window	2'-1" x 2'-6"	Mahogany	_	_	T.B.D	_	_	108-A
109-A		A	Casement	Reilly Window	2'-1" x 2'-6"	Mahogany	_	_	T.B.D	_	_	109-A
109-B		A	Casement	Reilly Window	2'-1" x 2'-6"	Mahogany	_	_	T.B.D	_	_	109-B
109-C		A	Casement	Reilly Window	2'-1" x 2'-6"	Mahogany	_	_	T.B.D	_	_	109-C
109-D		A	Casement	Reilly Window	2'-1" x 2'-6"	Mahogany	_	_	T.B.D	_	_	109-D

SECOND FLOOR

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Dimension (WxH)	Material	Safety Glass	Head Height (J.O)	Window hardware/finish	Screens	Notes	NO.
200-A		C	Fixed	Reilly Window	7'-8" x 9'-1 1/2"	Metal	Tempered	_	T.B.D	_	_	200-A
201-A		D	Double-Hung	Reilly Window	9'-1" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	201-A
201-B		E	Fixed	Reilly Window	9'-6" x 3'-0 1/4"	Metal	_	_	T.B.D	_	_	201-B
201-C		F	Double-Hung	Reilly Window	2'-9" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	201-C
201-D		B	Double-Hung	Reilly Window	5'-11" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	201-D
202-A		F	Double-Hung	Reilly Window	2'-9" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	202-A
206-A		B	Double-Hung	Reilly Window	5'-11" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	206-A
206-B		F	Double-Hung	Reilly Window	2'-9" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	206-B
207-A		F	Double-Hung	Reilly Window	2'-9" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	207-A
210-A		B	Double-Hung	Reilly Window	5'-11" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	210-A
210-B		F	Double-Hung	Reilly Window	2'-9" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	210-B
211-A		F	Double-Hung	Reilly Window	2'-9" x 5'-1 1/2"	Mahogany	_	_	T.B.D	_	_	211-A

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PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

WINDOW SCHEDULE

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-502

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 38

Street & Number of Proposed Work: 76 Pocomo Rd.

Owner of record: Durham Station LLC

Mailing Address: P.O. Box 2548
Jackson WY 83001

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Mark Avery - Thirty Acre Wood

Mailing Address: 7 Thirty Acres Lane
Nantucket MA 02554

Contact Phone #: _____ E-mail: office@thirtyacrewood.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Studio

Size of Structure or Addition: Length: 24'8" Sq. Footage 1st floor: 350 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 22'10" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 10' South 10' East 16' West 16'

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 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ 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.) Red

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Custom Rough Opening 6x6 Size 3'10 x 5'10 Location North

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 3" Copper

Sidewall: ☒ White cedar shingles 5" ☐ Clapboard (exposure: ~~X~~ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other White Cedar Shingles

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

C. Dimensions: Fascia 5" Rake 5" Soffit (Overhang) 5" Corner boards Cottage Frieze _____

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

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type 6 Light / Sidelights Material METAL

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

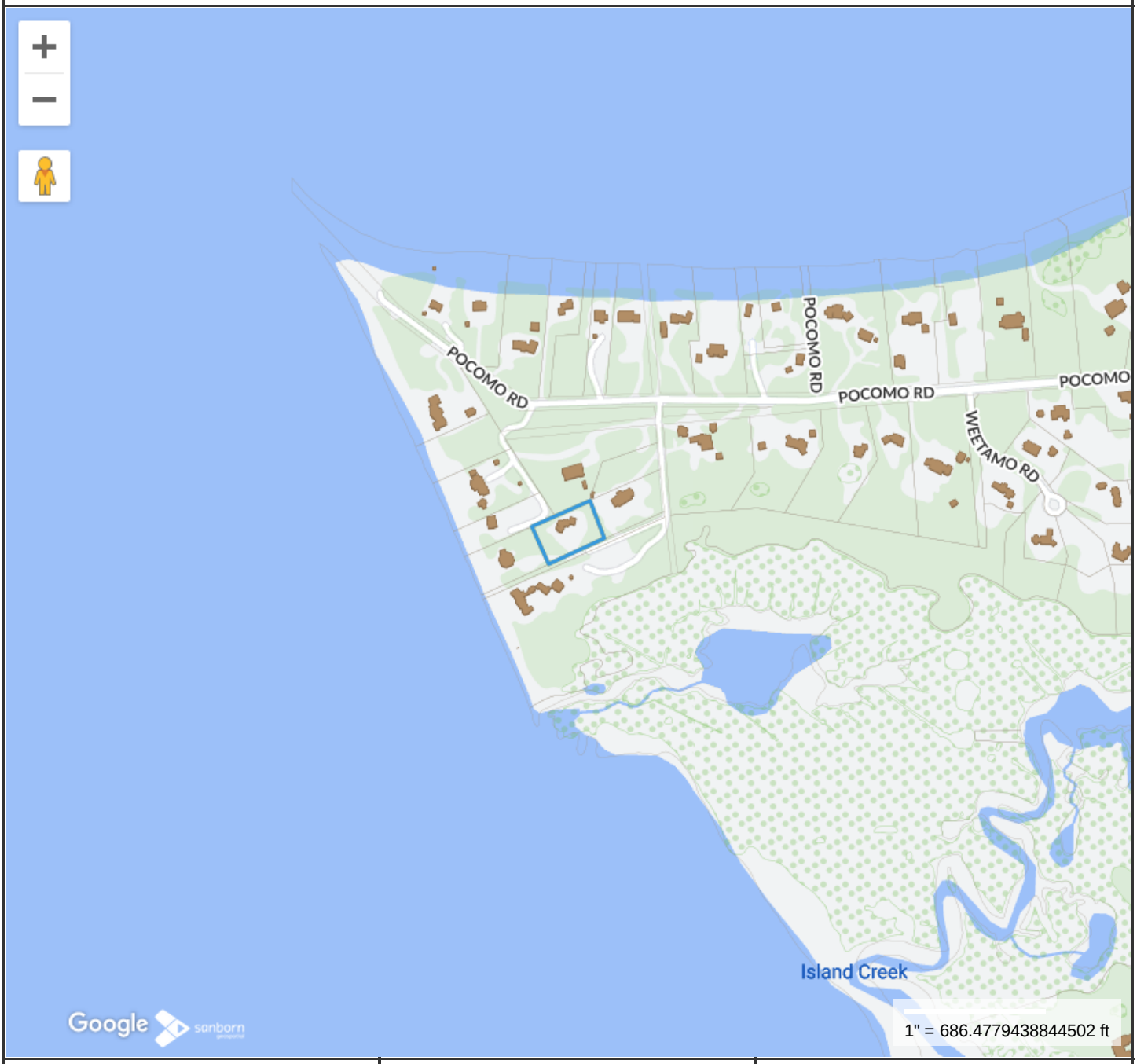
Trim Nantucket Grey Sash SAME Doors SAME

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 4/8/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	282
Location	76 POCOMO RD
Owner	DURHAM STATION 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.

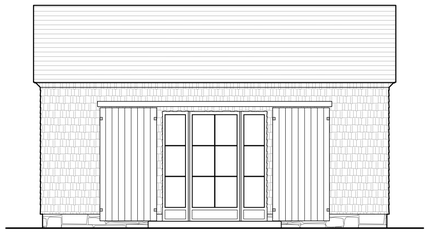
Geometry updated 02/08/2024
Data updated Jan. 2021

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

LUZAK RESIDENCE

76 Pocomo Road
Nantucket, MA

ISSUE FOR HISTORIC DISTRICT COMMISSION REVIEW
04/05/2024



Drawing List Index

Sheet #	Sheet Title
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A-100	First Floor Plan
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A-200 EXTERIOR ELEVATIONS	
A-200	Exterior Elevations
A-500 EXTERIOR DOOR & WINDOW SCHEDULES	
A-500	Exterior Door Schedule
A-501	Window Schedule

LANDSCAPE ARCHITECT
CHAMPOUX LANDSCAPE
4 Arrowhead Drive
Nantucket, MA 02554
T: (508) 228-1374

DECORATOR
SUZY BANCROFT, LLC.
289 Mill Hill Rd,
Mill Neck, New York 11765
T: (914) 419-0489

DESIGN ARCHITECT
BORIES & SHEARRON ARCHITECTURE
36 East 20th Street, 3rd Floor
New York, New York 10003
T: (212) 706-8262

ARCHITECT OF RECORD
BORIES & SHEARRON ARCHITECTURE
36 East 20th Street, 3rd Floor
New York, New York 10003
T: (212) 706-8262

GENERAL CONTRACTOR
THIRTY ACRE WOOD, LLC.
7 Thirty Acre Lane
Nantucket, MA 02554
T: (508) 228-7456

STRUCTURAL ENGINEER
DWD Engineering, Inc.
5 Michael Road
East Bridgewater, MA 02333
T: (508) 378-9602

MEP ENGINEERS

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PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

DRAWING LIST

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-000



1 CONTEXT MAP
SCALE: 1"=1'-0"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
±1 inch = 320 ft.

BORIES & SHEARRON ARCHITECTURE DPC

36 East 20th Street. 3rd Floor
New York. NY 10003

T: (212) 706 - 8262
www.boriesandshearron.com

NOT FOR CONSTRUCTION

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04.05.24

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SCALE: Scale Aproximated. Intended for Indicative Purposes Only

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
02	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

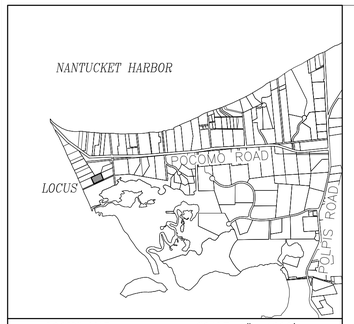
DRAWING TITLE:

CONTEXT MAP

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

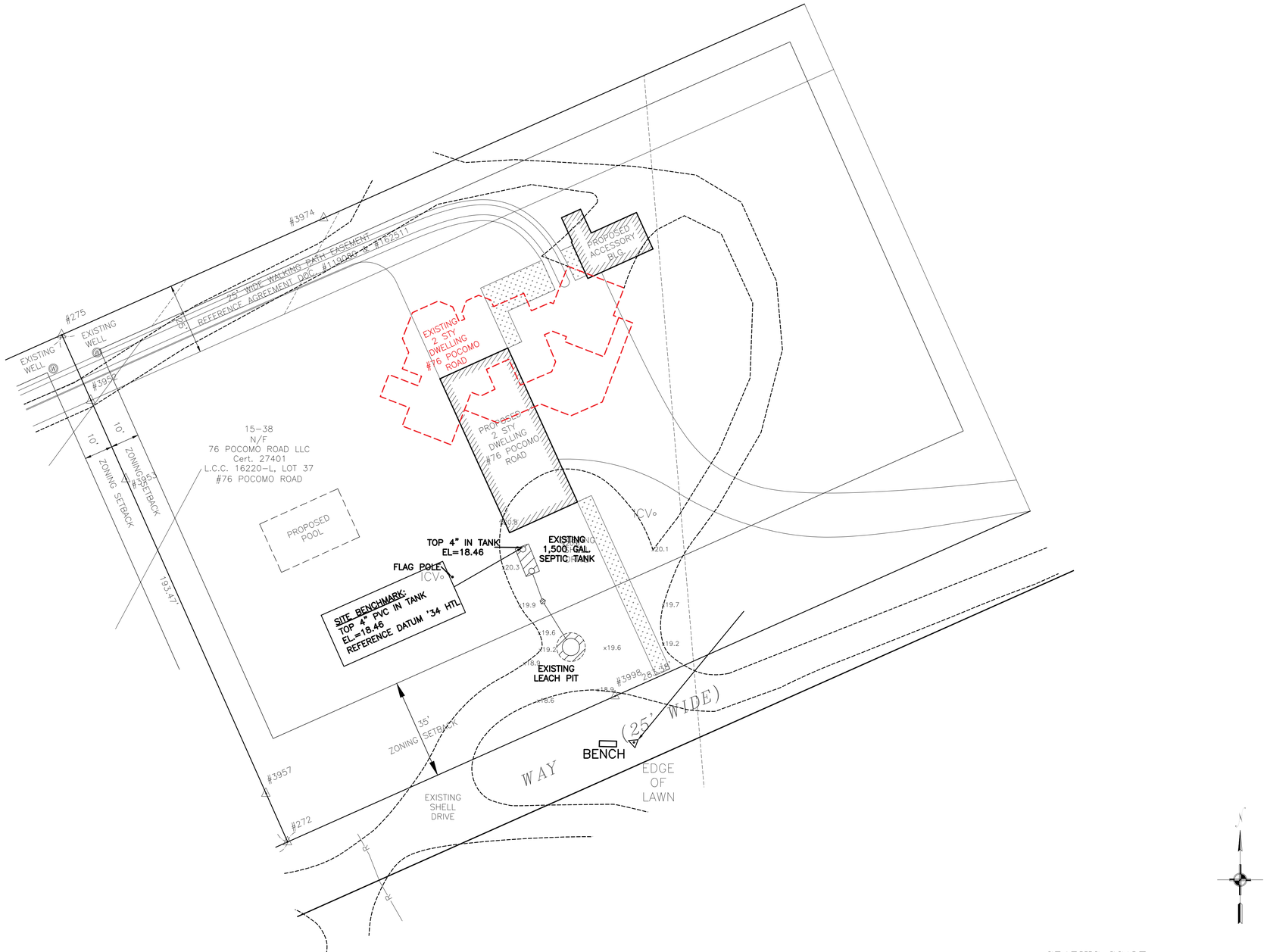
A-004



LOCUS MAP SCALE: 1"= 1600' ±

LEGEND

CB	■	DENOTES CONCRETE BOUND FOUND
SRW		DENOTES EXISTING STONE RETAINING WALL
P.B.		DENOTES EXISTING PLANTING BED



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

1 SITE PLAN
SCALE: 1"=1'-0"

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SCALE: 1"=20'-0"

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	04/05/2024	HISTORIC DISTRICT COMMISSION

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

SITE PLAN

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-005

SYMBOL KEY:

- # — WINDOW IDENTIFIER
- # — DOOR IDENTIFIER
- Room Name / RM. # — ROOM IDENTIFIER
- NEW WALL

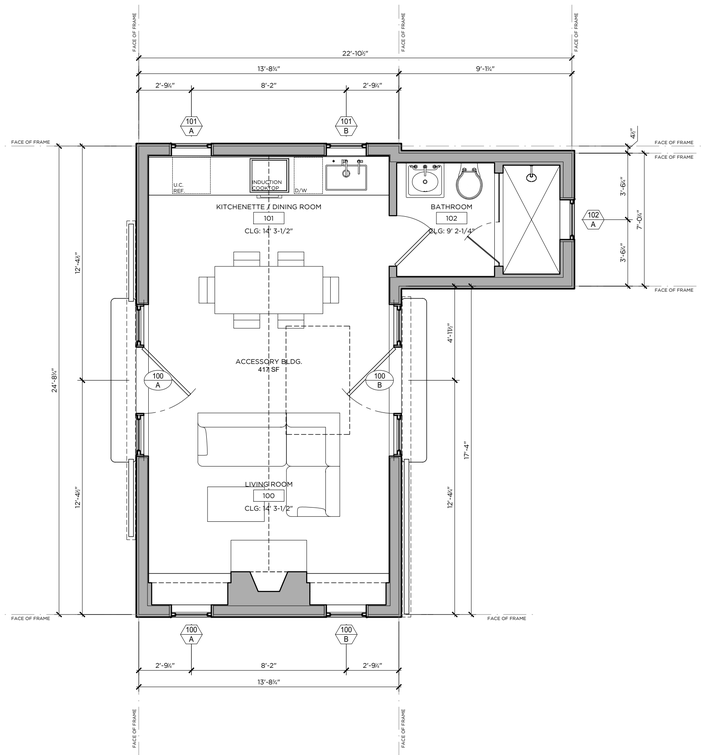
SQUARE FOOTAGE:

BASEMENT : - sqft

FIRST FLOOR : - sqft

SECOND FLOOR : - sqft

GROSS SQUARE FOOTAGE : - sqft



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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SCALE:

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

PROPOSED
FIRST FLOOR

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-100

SYMBOL KEY:

- # — WINDOW IDENTIFIER
- # — DOOR IDENTIFIER
- Room Name / RM. # — ROOM IDENTIFIER
- NEW WALL

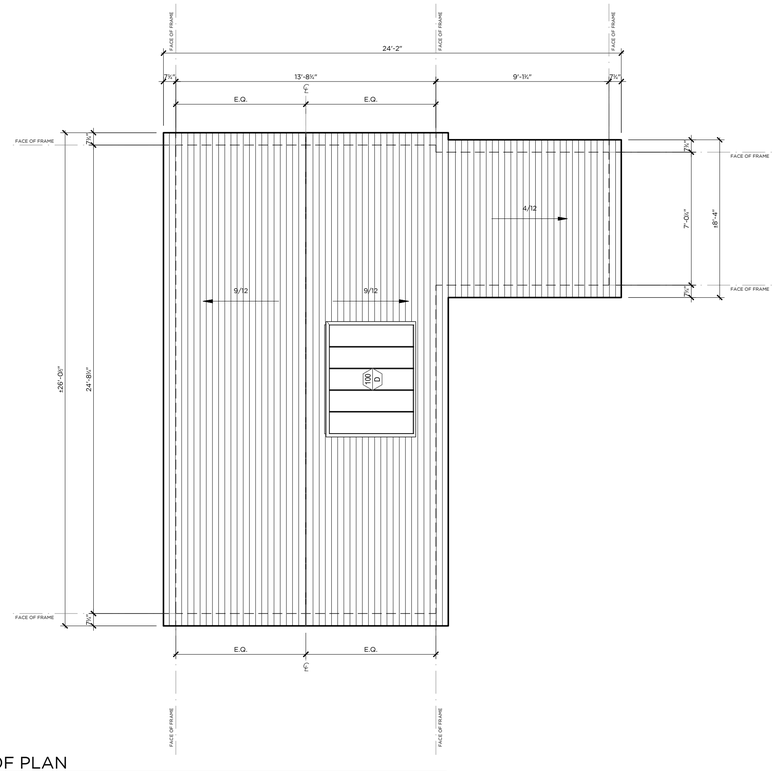
SQUARE FOOTAGE:

BASEMENT : - sqft

FIRST FLOOR : - sqft

SECOND FLOOR : - sqft

GROSS SQUARE FOOTAGE : - sqft



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

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SCALE:

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

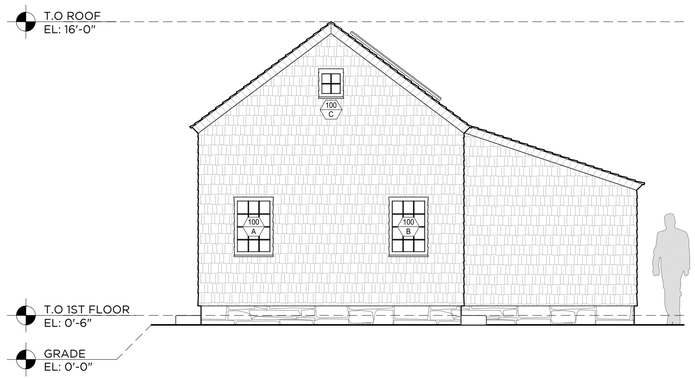
DRAWING TITLE:

PROPOSED
ROOF PLAN

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

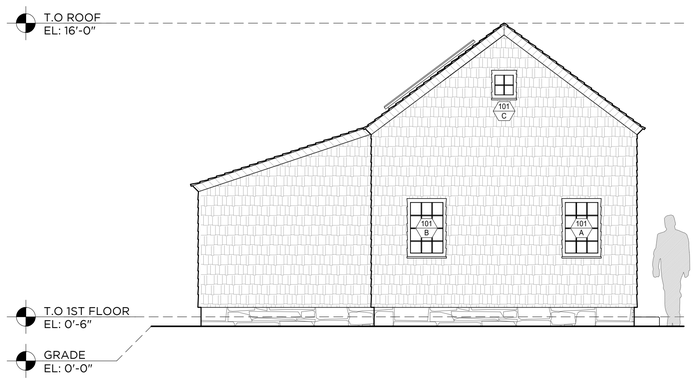
A-101



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



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



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



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

SYMBOL KEY:
- # — *WINDOW IDENTIFIER*
- # — *DOOR IDENTIFIER*
- Room Name / RM. # — *ROOM IDENTIFIER*
- *NEW WALL*

SQUARE FOOTAGE:
- BASEMENT : - sqft
- FIRST FLOOR : - sqft
- SECOND FLOOR : - sqft
- GROSS SQUARE FOOTAGE : - sqft

ENTIRE HOUSE NOTES:

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

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

PROPOSED
EXTERIOR ELEVATIONS

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-200

EXTERIOR DOOR SCHEDULE

BASEMENT

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Door Dimension (WxH)	Unit Dimension (WxH)	Head Height (J.O)	Material	Window hardware/finish	Screens	Notes	ROOM #
–	–	–	–	–	–	–	–	–	–	–	–	–

FIRST FLOOR

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Door Dimension (WxH)	Unit Dimension (WxH)	Head Height (J.O)	Material	Window hardware/finish	Screens	Notes	ROOM #
100-A		A	DBL	Reilly	4'-0" x 8'-0"	8'-0" x 8'-0"	7'-10 1/2"	Metal	T.B.D	–	100-A	100-A
100-B		A	DBL	Reilly	3'-0" x 7'-10 1/2"	7'-8 1/4"X7'-10 1/2"	7'-10 1/2"	Metal	T.B.D	–	100-B	100-B

SECOND FLOOR

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Door Dimension (WxH)	Unit Dimension (WxH)	Head Height (J.O)	Material	Window hardware/finish	Screens	Notes	ROOM #
–	–	–	–	–	–	–	–	–	–	–	–	–

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SCALE: NTS

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

EXTERIOR DOOR SCHEDULE

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-500

EXTERIOR WINDOW SCHEDULE

BASEMENT

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Dimension (WxH)	Material	Saftey Glass	Head Height (J.O)	Window hardware/finish	Screens	Notes	ROOM #
–	–	–	–	–	–	–	–	–	–	–	–	–

FIRST FLOOR

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Dimension (WxH)	Material	Safety Glass	Head Height (J.O)	Window hardware/finish	Screens	Notes	ROOM #
100-A		A	Casement	Reilly Window	2'-1" x 3'-1 3/4"	Mahogany	–	–	T.B.D	–	–	100-A
100-B		A	Casement	Reilly Window	2'-1" x 3'-1 3/4"	Mahogany	–	–	T.B.D	–	–	100-B
100-C		B	Fixed	Reilly Window	1'-4" x 1'-6 3/4"	Mahogany	–	–	T.B.D	–	–	100-C
100-D		C	Picture	Reilly Window	1'-4" x 1'-6 3/4"	Metal	–	–	T.B.D	–	–	100-G
101-A		A	Casement	Reilly Window	2'-1" x 3'-1 3/4"	Mahogany	–	–	T.B.D	–	–	101-A
101-B		A	Casement	Reilly Window	2'-1" x 3'-1 3/4"	Mahogany	–	–	T.B.D	–	–	101-B
101-C		B	Fixed	Reilly Window	1'-4" x 1'-6 3/4"	Mahogany	–	–	T.B.D	–	–	101-C
102-A		D	Casement	Reilly Window	2'-1" x 2'-6 3/4"	Mahogany	–	–	T.B.D	–	–	102-A

SECOND FLOOR

ROOM #	Elevation	Type	Operation/Handing	Manufacture/Model	Dimension (WxH)	Material	Safety Glass	Head Height (J.O)	Window hardware/finish	Screens	Notes	ROOM #
–	–	–	–	–	–	–	–	–	–	–	–	–

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SCALE: NTS

ISSUE DATE: Month/Day/Year

NO.	DATE	ISSUE
01	04/05/2024	For Historic District Commission Review

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

LUZAK RESIDENCE
76 POCOMO RD,
NANTUCKET, MA.

DRAWING TITLE:

WINDOW SCHEDULE

PROJECT #:	202213
DRAWN BY:	JP
CHECKED BY:	RC

DRAWING NO:

A-501
A-502

12 SUNSET HILL LN

Location	12 SUNSET HILL LN	**Mblu**	41/ / 450/ /
Acct#	00002220	**Owner**	BARNES CURTIS L JR & JOAN TRST
Assessment	$4,042,400	**PID**	2220
Building Count	4		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,418,800	$1,623,600	$4,042,400

Owner of Record

Owner	BARNES CURTIS L JR & JOAN TRST	**Sale Price**	$0
Co-Owner	THE BARNES NOMINEE TRUST	**Certificate**	
Address	12 SUNSET HILL LN NANTUCKET, MA 02554	**Book & Page**	0443/152
		Sale Date	04/07/1994
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BARNES CURTIS L JR & JOAN TRST	$0		0443/152	99	04/07/1994
BARNES CURTIS L JR & JOAN S	$0		0192/210		06/01/1982

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 2,177
Replacement Cost: $1,446,051
Building Percent Good: 92
Replacement Cost Less Depreciation: $1,330,400

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

Building Photo

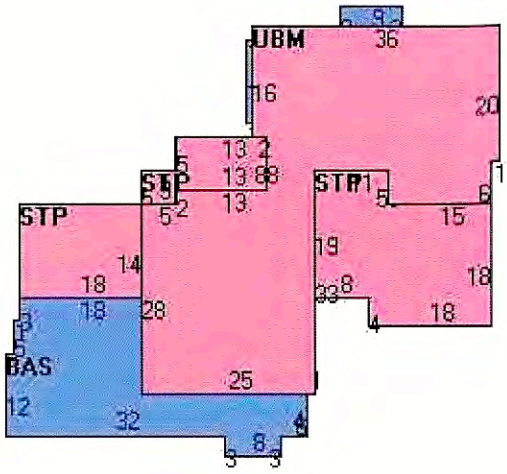


(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\91\76.jpg)

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:	Hot Water
AC Type:	None
Total Bedrooms:	1 Bedroom
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 Layout

STP[108]



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2220_2

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,177	2,177
STP	Stoop	980	0
UBM	Basement, Unfinished	1,581	0
		4,738	2,177

Building 2 : Section 1

Year Built: 1940
Living Area: 1,030

Replacement Cost: $556,163
Building Percent Good: 80
Replacement Cost Less Depreciation: $444,900

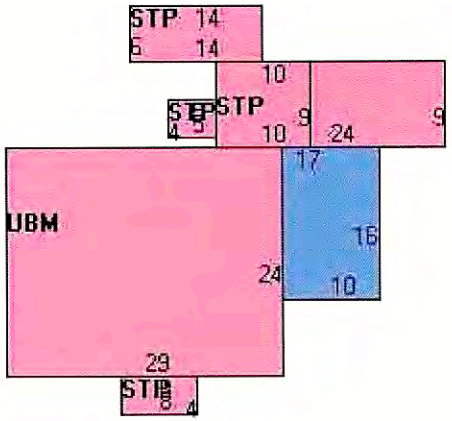
Building Attributes : Bldg 2 of 4	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Above Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\91\77.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2220_2

Building Sub-Areas (sq ft) **Legend**

Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Code	Description	Gross Area	Living Area
BAS	First Floor	856	856
EAU	Attic, Expansion, Unfinished	696	174
STP	Stoop	442	0
UBM	Basement, Unfinished	696	0
		2,690	1,030

Building 3 : Section 1

Year Built: 1950
Living Area: 1,175
Replacement Cost: $557,691
Building Percent Good: 88
Replacement Cost Less Depreciation: $490,800

Building Attributes : Bldg 3 of 4	
Field	**Description**
Style:	Bungalow
Model	Residential
Grade:	Avg to Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

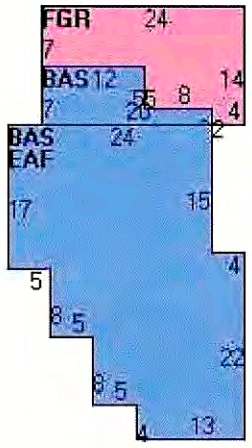
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\91\78.jpg)

Roof Structure:	Salt Box
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	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 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 Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2220_2

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	896	896
EAF	Attic, Expansion, Finished	796	279
FGR	Garage, Finished	236	0
		1,928	1,175

Building 4 : Section 1

Year Built: 2003

Living Area:	552
Replacement Cost:	$142,930
Building Percent Good:	88
Replacement Cost Less Depreciation:	$125,800

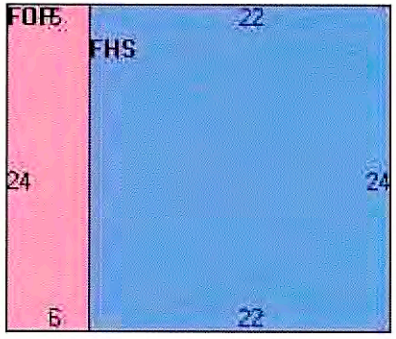
Building Attributes : Bldg 4 of 4	
Field	**Description**
Style:	Garage/Office
Model	Residential
Grade:	Avg to Good
Stories:	1.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Air-no Duc
AC Type:	None
Total Bedrooms:	0
Total Bthrms:	1
Total Half Baths:	0

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\95\15.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2220_1

Building Sub-Areas (sq ft)	Legend

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 2024**

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 (3 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 (3 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. N/A **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. N/A **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. N/A **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



Property Information

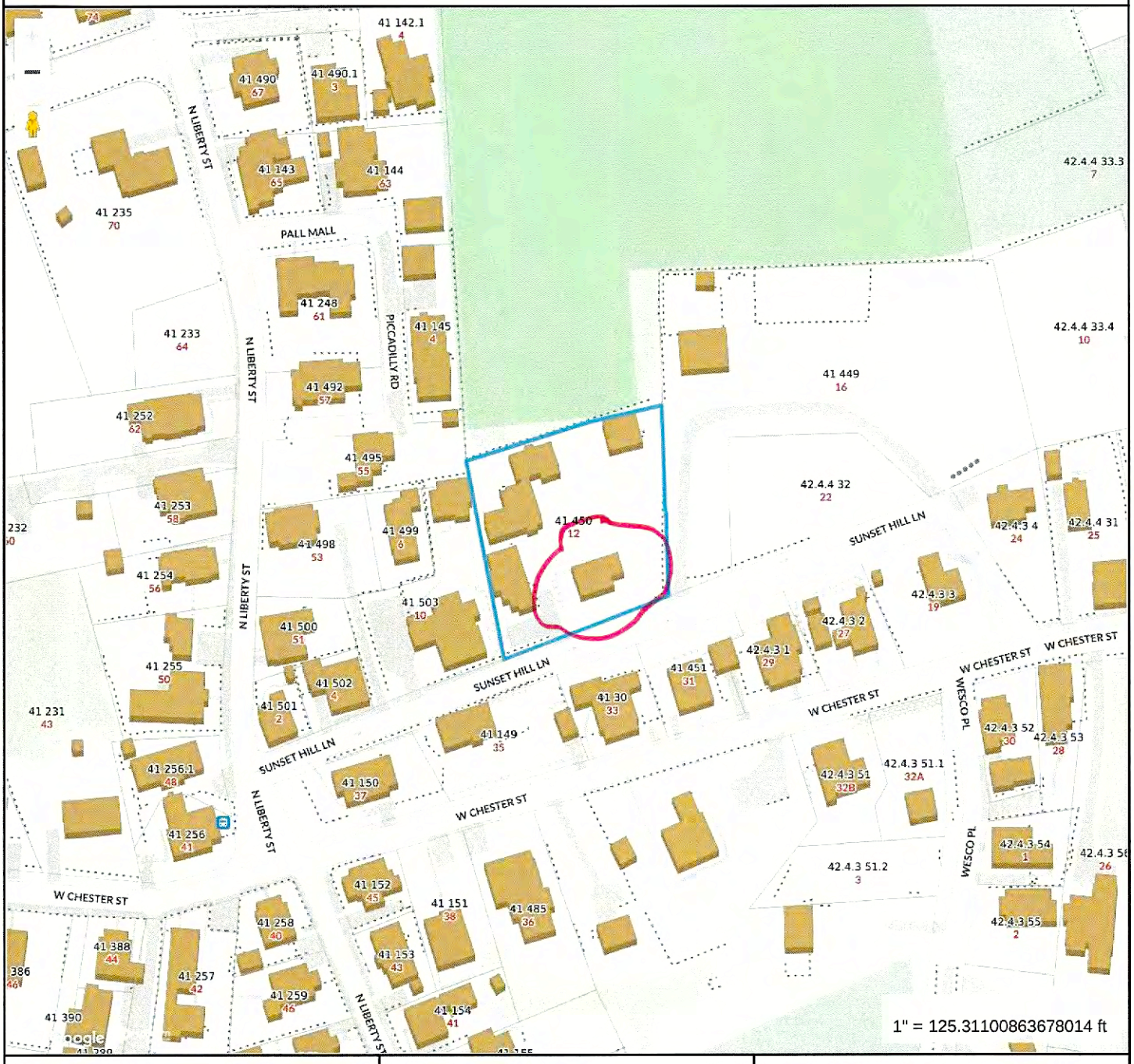
Property ID	2220
Location	12 SUNSET HILL LN
Owner	BARNES CURTIS L JR & JOAN TRST

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 02/08/2024
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	2220
Location	12 SUNSET HILL LN
Owner	BARNES CURTIS L JR & JOAN TRST

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NOT A LEGAL DOCUMENT

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Geometry updated 02/08/2024
Data updated Jan. 2021

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

NAG NANTUCKET ARCHITECTURE GROUP

April 8 , 2024,
12 Sunset Hill Lane
Nantucket, MA 02554

Map: 41Parcel 450

Authorization Letter:

Nantucket Historic District Commission

I represent Barnes Curtis L JR & Joan Trust the undersigned, hereby authorize my agent Stephen Theroux, Nantucket Architecture Group LTD, to act on my behalf, to sign applications, and represent our project before the Nantucket Historic District Commission.

John C. Barnes

Digitally signed by John C. Barnes
DN: C=US, E=jb3758@gmail.com, CN=John C. Barnes
Date: 2024.04.08 15:44:52-04'00'

Signature Date

P.O Box 1814
Nantucket MA 02554
ph 508 228-5431
fax 508 325-4234
nag@nantucket.net
www.nantucketarchitecture.com

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 Barnes Curtis L Jr & Joan Trst

STREET ADDRESS 12 SUNSET HILL LANE

MAP/PARCEL 41 450

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/9/24

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 4/8/24

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°: _____ PARCEL N°. _____

Street & Number of Proposed Work: 12 SUNSET HILL LN

Owner of record: BARNES CURTIS L/E & JOAN TROT

Mailing Address: 12 SUNSET HILL LANE NANTUCKET MA.

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: S. THEROUX DMD

Mailing Address: PO BOX 1814 NANTUCKET MA

Contact Phone #: 228-5203 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 ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 81 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 775 SF. 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 28 South 25 East 25 West 28

Additional Remarks

Historic Name:

Original Date: ~~1795~~ 1948

Original Builder: UNKNOWN

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

REVISIONS* (describe)

1. East Elevation REPLACE EXIST WINDOWS W/ DECO WINDOWS
2. South Elevation ADD 81 SF TO FIRST FLOOR
3. West Elevation ADD 96 SF TO EXIST DECK
4. North Elevation ADD 775 SF TO NEW 2ND FLR. OUTDOOR SHOWER - NTW.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 12/12 Secondary Mass _____/12 4 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 1X6 Rake 1X6 Soffit (Overhang) 1X6 Corner boards 1X6 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 _____

Doors* (type and material): ☐ TDL ☒ SDL Front EXIST Rear 9 LIGHT 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 3 TAB. DUAL GREY THE

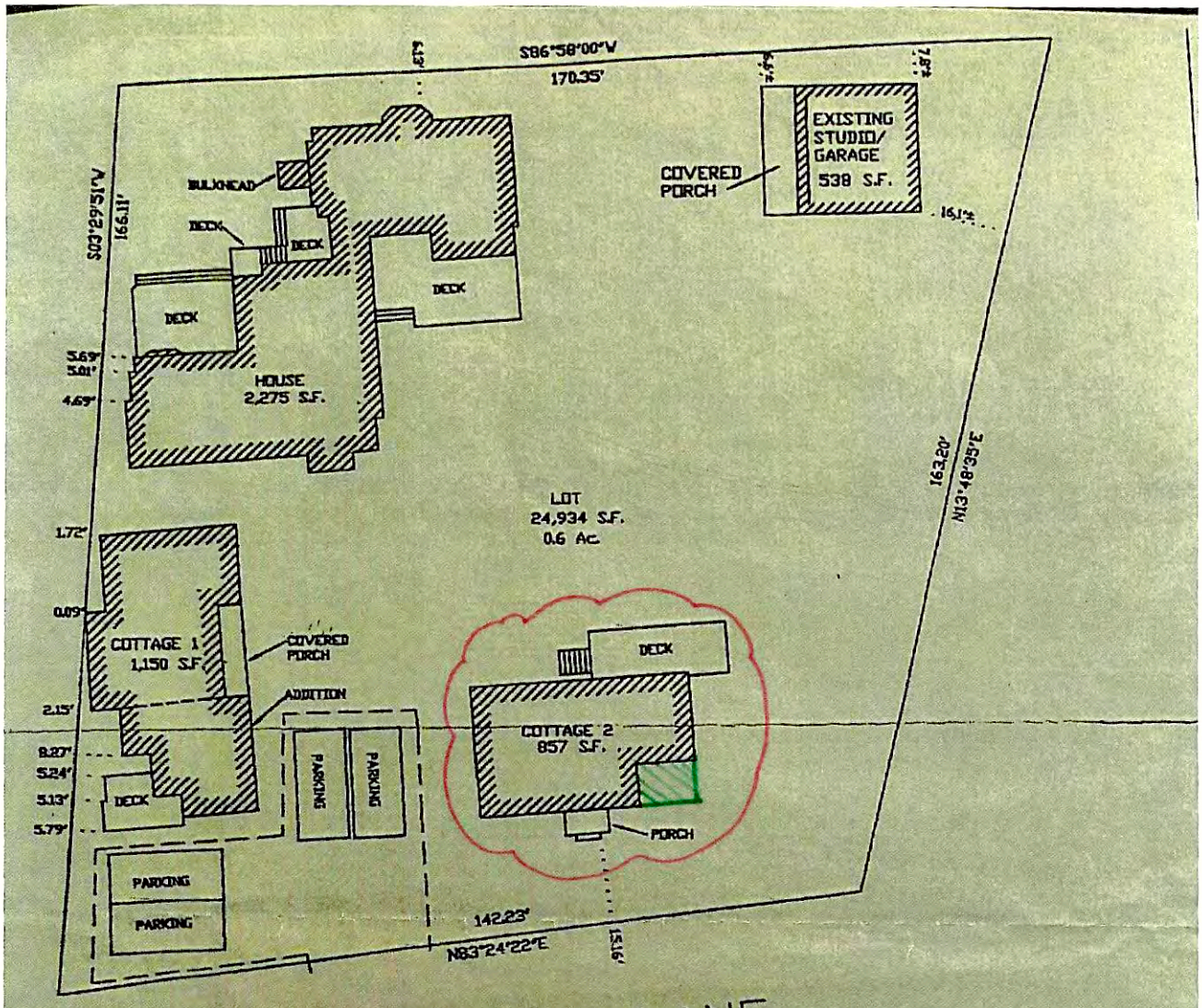
Trim NANT GREY Sash NANT. GREY Doors NEW PORT BLUE

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 4/8/24 Signature of owner of record _____ Signed under penalties of perjury



NOTE: HOUSE, COTTAGE 1, & COTTAGE 2 PREDATE ZONING. ADDITION TO COTTAGE 1 CONSTRUCTED 1998.

ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT
FRONT YARD SETBACK: NONE
REAR & SIDE SETBACK: 5 FT
GROUND COVER RATIO: 50%

PLOT PLAN OF LAND IN NANTUCKET, MA

SCALE: 1"= 30'

DATE: APRIL 28, 2004

JOHN J. SHUGRUE, INC.
57 OLD SOUTH ROAD
NANTUCKET, MA 02554

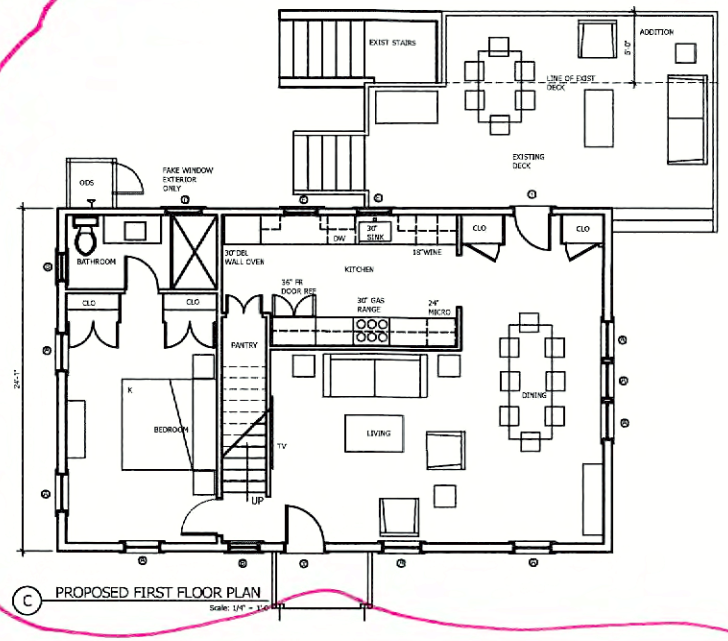
FOR: CURTIS & JOAN BARNES

THE STRUCTURES LOCATED AS SHOWN

JOHN J. SHUGRUE PLS
DATE: APRIL 28, 2004

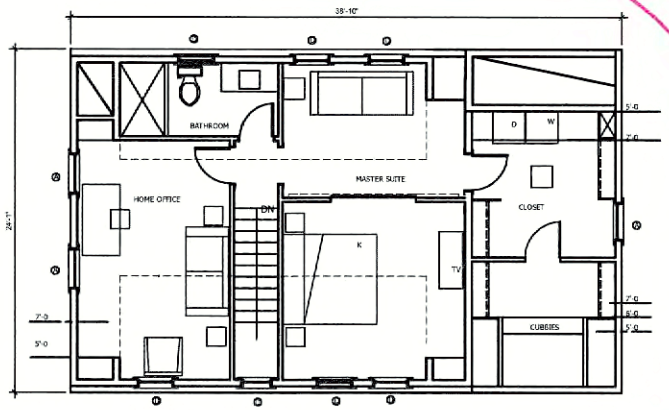
COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 28529
REGISTERED PROFESSIONAL LAND SURVEYOR

ASSESSORS MAP 41 PARCEL NO. 450 5559-A



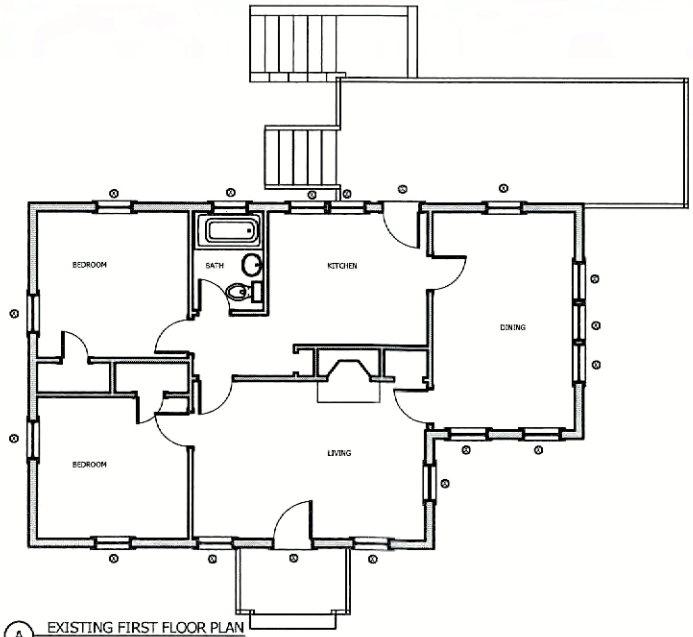
C PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0



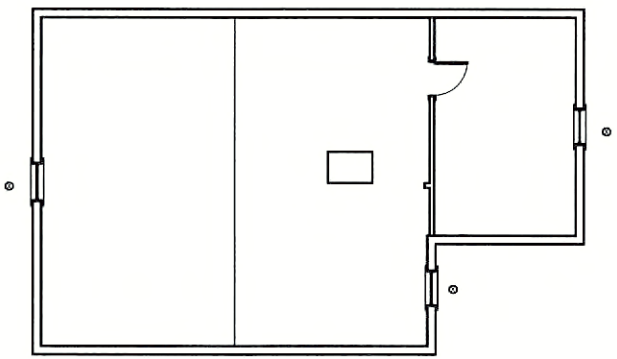
D PROPOSED SECOND FLOOR PLAN

Scale: 1/4" = 1'-0



A EXISTING FIRST FLOOR PLAN

Scale: 1/4" = 1'-0



B EXISTING ATTIC PLAN

Scale: 1/4" = 1'-0

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

EXISTING CONDITIONS FOR:
BARNES CURTIS L. JR AND JOAN TRUST
12 SUNSET HILL LANE NANTUCKET, MA 02554
MAP: 41 PARCEL: 450

EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2402.05
REVISIONS:	2402.22
REVISIONS:	2403.08
REVISIONS:	
D/B:	

client number

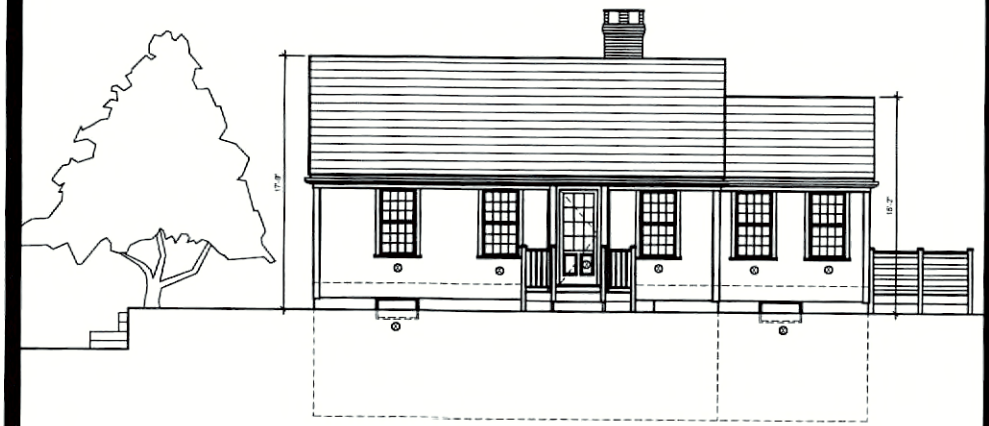
HDCA1



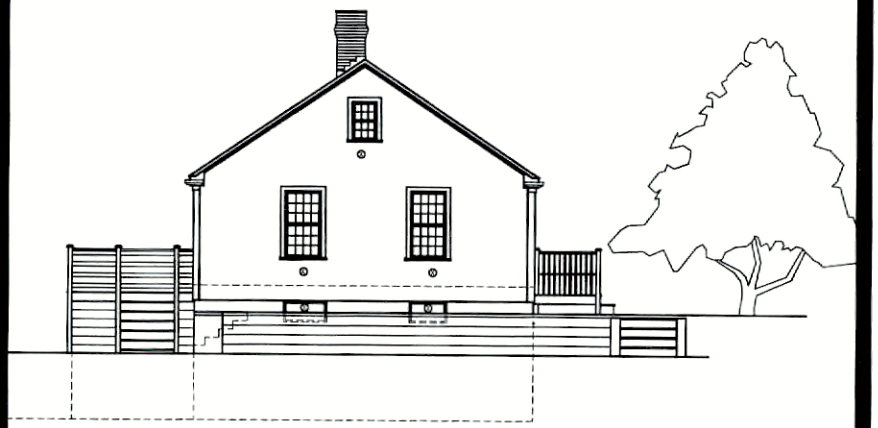
F PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



M PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0



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



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

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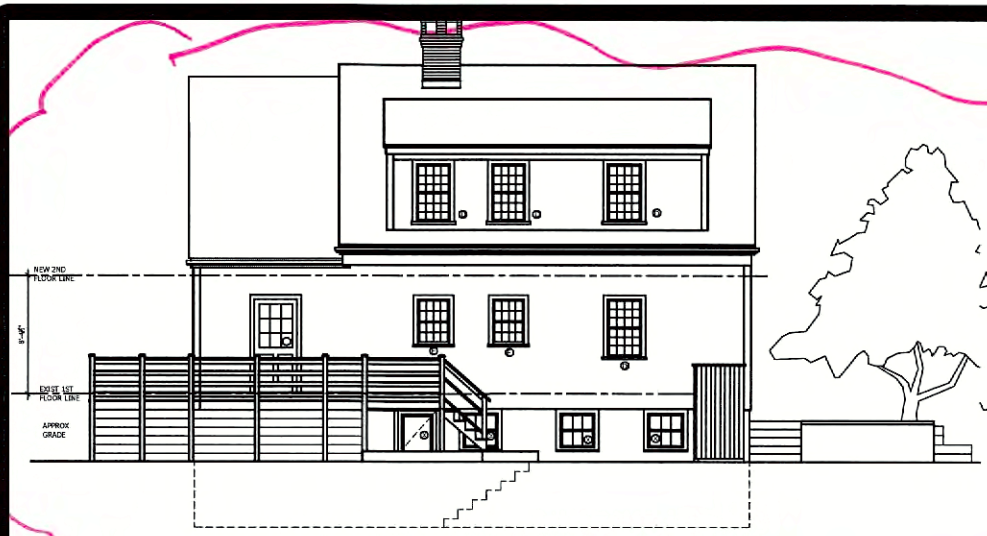
EXISTING CONDITIONS FOR:
BARNES CURTIS L. JR AND JOAN TRUST
12 SUNSET HILL LANE NANTUCKET, MA 02554
MAP: 41 PARCEL: 450

PROPOSED EXT ELEVATIONS
EXISTING EXT ELEVATIONS
SCALE 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2402.05
REVISIONS:	2403.08
REVISIONS:	
REVISIONS:	
D/S:	

client number
HDCA2

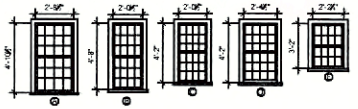


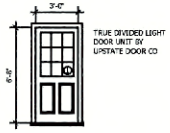
K PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0

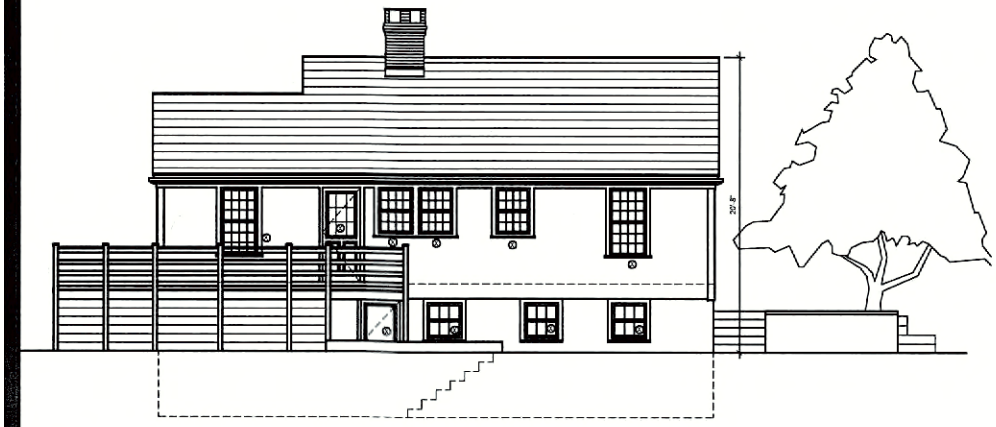


H PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0

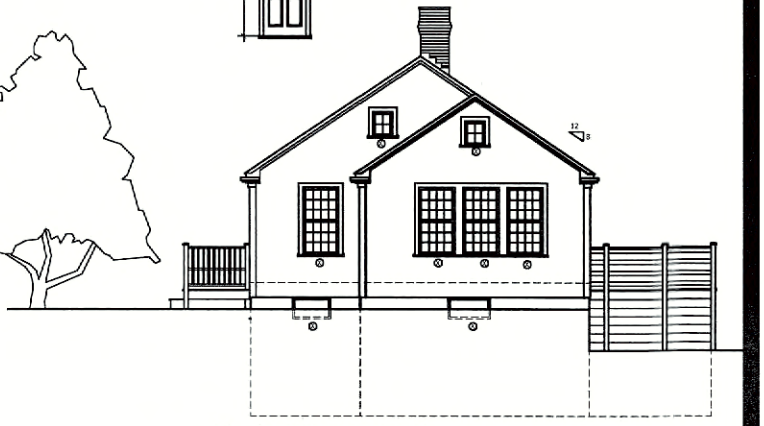
WINDOW AND DOOR SCHEDULE
WINDOWS TO BE TRUE DIVIDED LIGHT
WINDOW UNITS BY BOSTON SASH







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



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

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

EXISTING CONDITIONS FOR:
BARNES CURTIS L. JR AND JOAN TRUST
12 SUNSET HILL LANE NANTUCKET, MA 02554
MAP: 41 PARCEL: 450

PROPOSED EXT ELEVATIONS
EXISTING EXT ELEVATIONS
SCALE 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	24C2 05
REVISIONS:	24C3 08
REVISIONS:	
REVISIONS:	
D/B:	

client number
HDCA3

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER... Barnes Curtis L.J.T. & Joan Trust

MAILING ADDRESS.. 12 Sunset Hill W

PROPERTY LOCATION.. 12 Sunset Hill W

ASSESSORS MAP/PARCEL... 41 N50

SUBMITTED BY:... NAG: J. Mervar

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.

April 8, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.08 10:05:08 -04'00'

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: 12 SUNSET HILL LN.

Tax Map Number: 41 Parcel Number: 450

Owner of Record: BARNES CURTIS L JR & JOAN TRST.

Description of Proposal: RENOVATE RESIDENCE ADD 2ND FLOOR W/DORMERS.

Anticipated HDC Submission Date: x/19/24

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.

NOYES HARRIET TUTTLE & ROBERT
27 SHERATON PARK
ARLINGTON, MA 02474

NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

TOOKER CHARLES & JOHN
35 W CHESTER STREET
NANTUCKET, MA 02554

NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554

31 WEST CHESTER LLC
11683 ANHINGA AVENUE
VENICE, FL 34292

DAMBRA PAULA M TR
PAULA M DAMBRA REV TRUST
10 OYSTER SHELL LN
BARRINGTON, RI 02809

GRIFFITHS SEAN P & JACQUELINE S
23 FATHER PETERS LANE
NEW CANAAN, CT 06840

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- ☐ Adult Signature Restricted Delivery $

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City, State, ZIP+4® NANTUCKET MA 02554

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City, State, ZIP+4® ARLINGTON MA. 02474

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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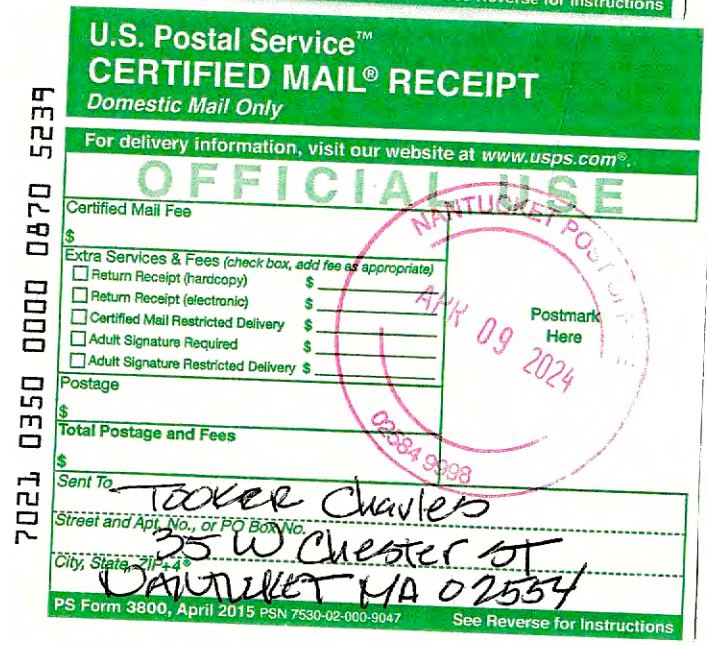
Sent To GRIFFITHS SEAN
Street and Apt. No., or PO Box No. 23 Father Peters LN
City, State, ZIP+4® NEW CANAAN CT 06842

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

7021 0350 0000 0870 5239



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Postage
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Total Postage and Fees
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Street and Apt. No., or PO Box No. 35 W Chester ST
City, State, ZIP+4® NANTUCKET MA 02554

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

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Total Postage and Fees
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NANTUCKET APR 09 2024 02584 9998

Sent To 31 West Chester LLC
Street and Apt. No., or PO Box No. 11683 ANHINGA AVE
City, State, ZIP+4® VENICE FLA 34292

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



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- ☐ Adult Signature Required $
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Postage
$

Total Postage and Fees
$

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APR 09 2024

Sent To DAMBRA PAULA
Street and Apt. No., or PO Box No. 10 OYSTER SHELL LN
City, State, ZIP+4® BARRINGTON RI 02809

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

7021 0350 0000 0870 5222

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	21		NOYES HARRIET TUTTLE & ROBERT		27 SHERATON PARK	ARLINGTON	MA	02474	60R CLIFF RD
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	149		TOOKER CHARLES & JOHN		35 W CHESTER STREET	NANTUCKET	MA	02554	35 W CHESTER ST
41	449		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	16 SUNSET HILL LN
41	451		31 WEST CHESTER LLC		11683 ANHINGA AVENUE	VENICE	FL	34292	31 W CHESTER ST
41	495		DAMBRA PAULA M TR	PAULA M DAMBRA REV TRUST	10 OYSTER SHELL LN	BARRINGTON	RI	02809	55 N LIBERTY ST
41	503		GRIFFITHS SEAN P & JACQUELINE S		23 FATHER PETERS LANE	NEW CANAAN	CT	06840	10 SUNSET HILL LN
Count:	**7**								

Replacement Cost: $556,163
Building Percent Good: 80
Replacement Cost Less Depreciation: $444,900

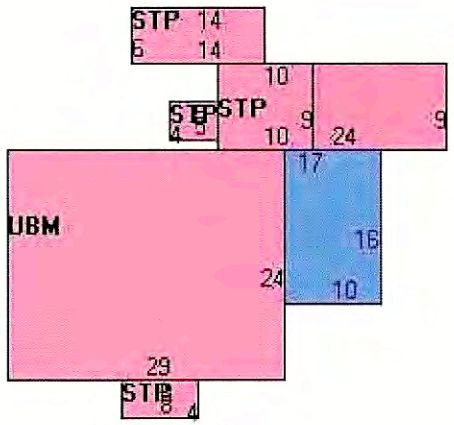
Building Attributes : Bldg 2 of 4	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Above Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\91\77.jpg)

Building Layout 1948s



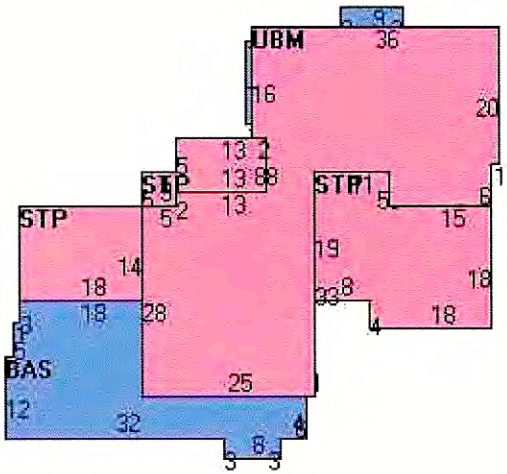
(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2220_2

Building Sub-Areas (sq ft)	Legend

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:	Hot Water
AC Type:	None
Total Bedrooms:	1 Bedroom
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 Layout

STP[108]



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2220_2

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,177	2,177
STP	Stoop	980	0
UBM	Basement, Unfinished	1,581	0
		4,738	2,177

Building 2 : Section 1

Year Built: 1940
Living Area: 1,030

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC8-28
MAP/PARCEL#: 41-450

Recorded by: CR Date: 06/07/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 12 SUNSET HILL LANE

2. Building Name: N/A

3. Ownership: Private

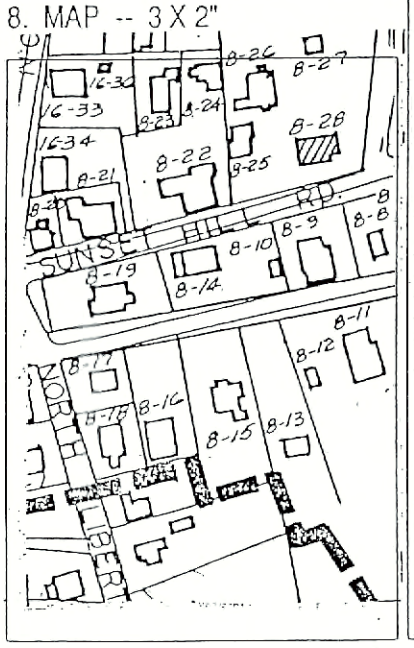
4. Present Owner: BARNES, CURTIS L JR & JOAN S

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:.59A
11. Approximate Frontage (ft.): 40
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Deck
16. Other Notable Features:
N/A

DESCRIPTION

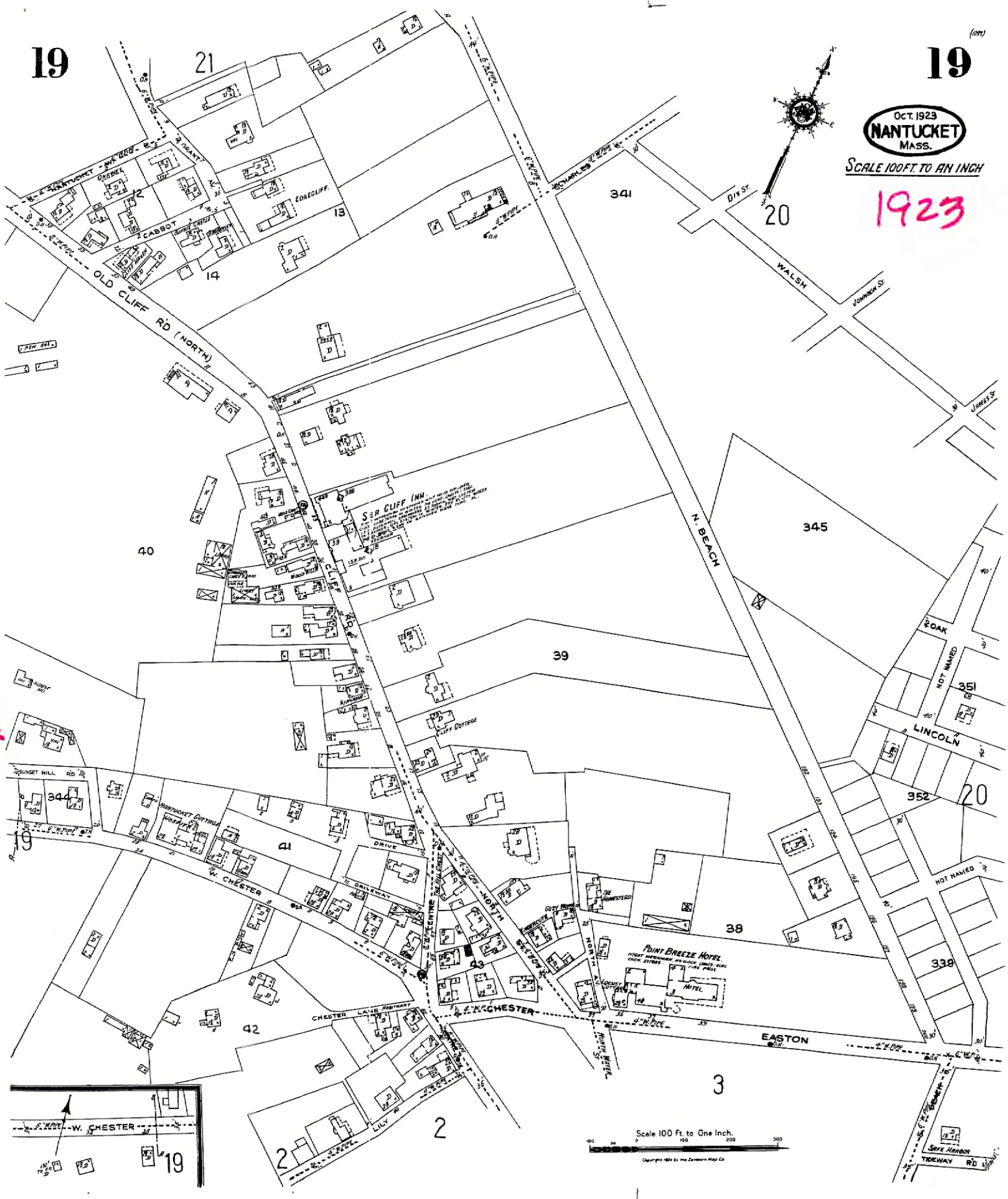
17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Federal
33. Number of Bays: 4
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 12/12

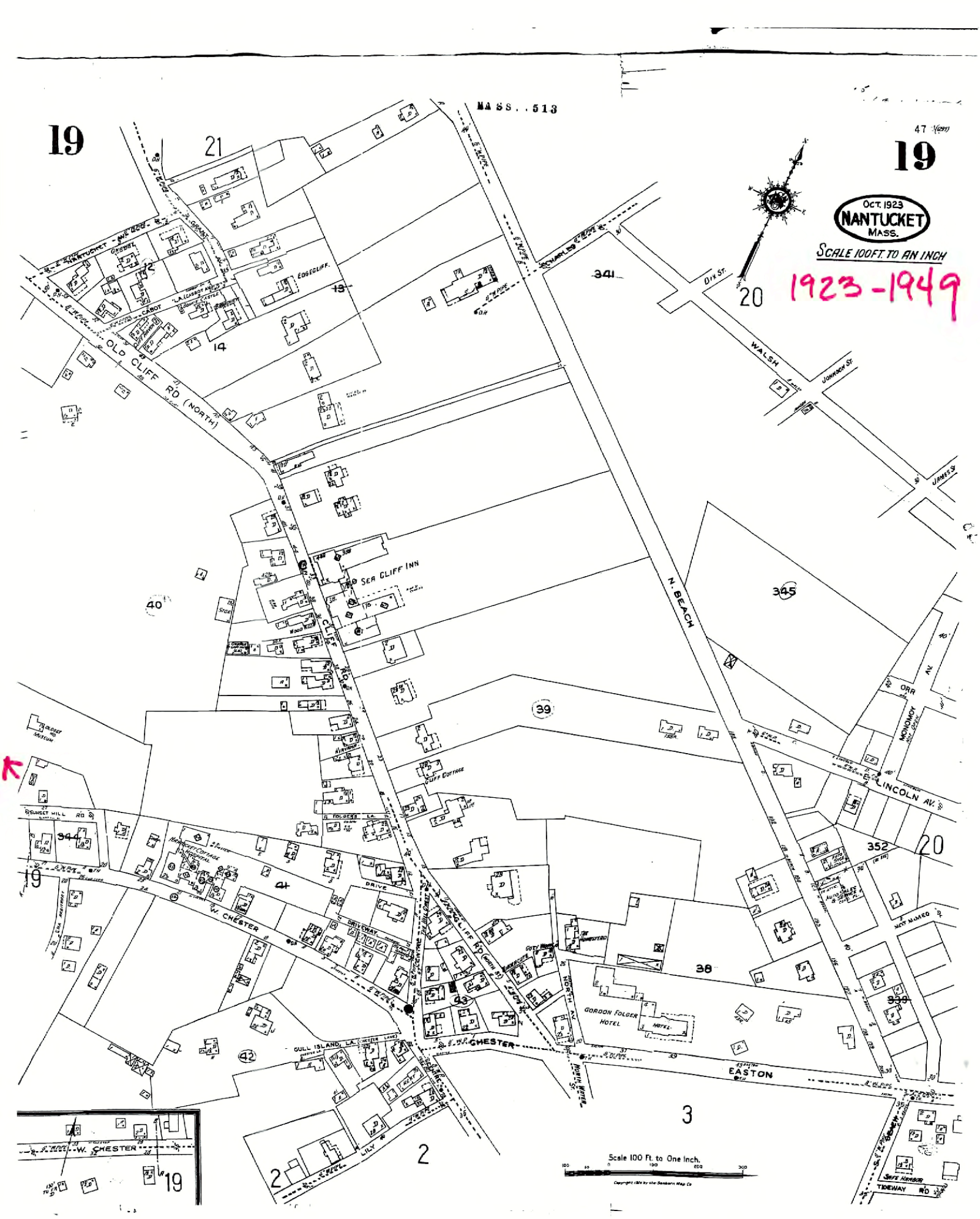
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade,Trellis
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

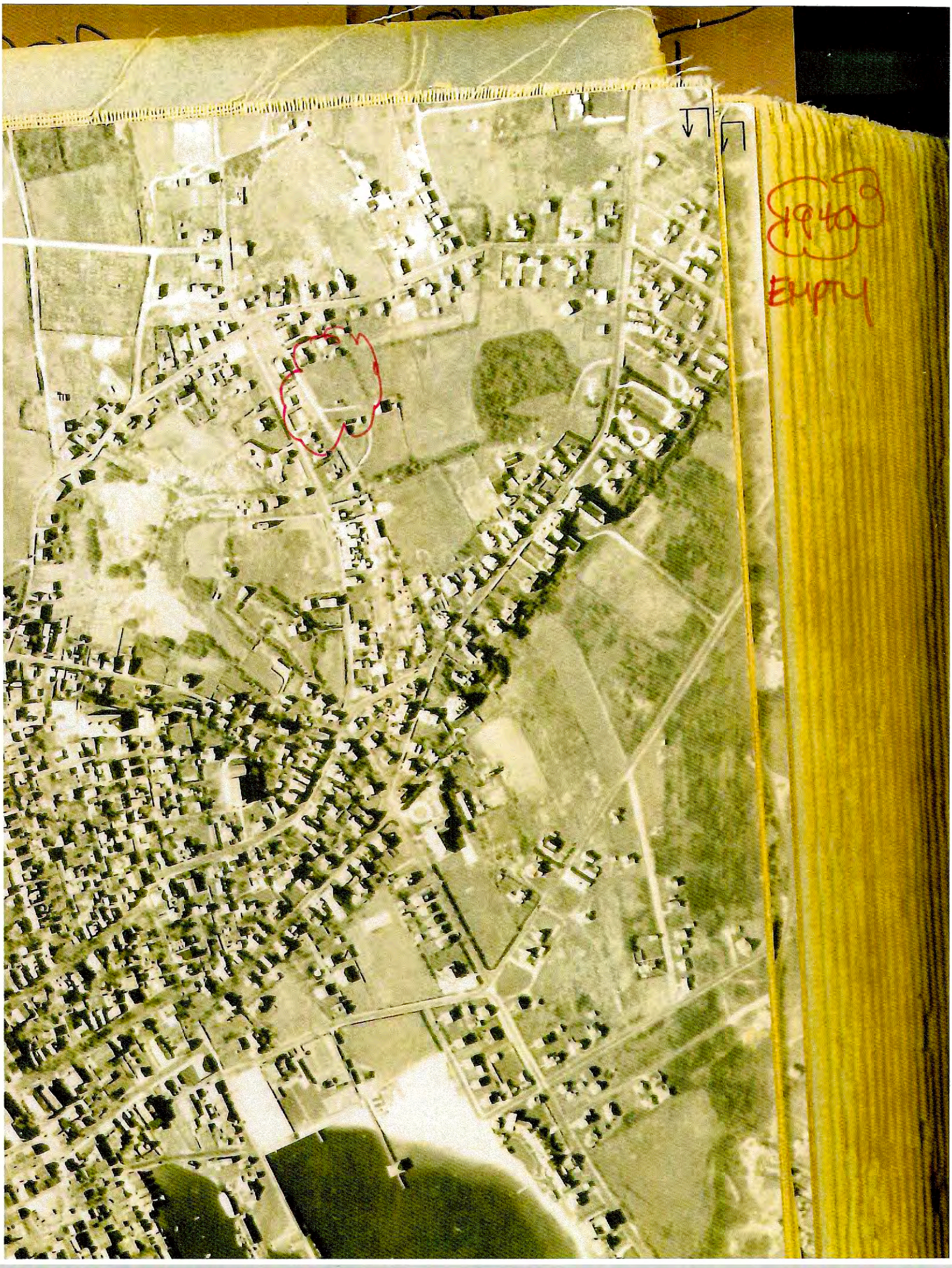
42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1948
Source: Wannacomet Water Company
Architect: Unknown Builder: Unknown
44. Building Type: Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records, Sanborn Maps,
Wannacomet Water Company


19
19
OCT. 1923
NANTUCKET
MASS.
SCALE 100 FT. TO AN INCH
1923
21
20
341
345
40
39
41
42
43
38
351
352
339
3
2
2
19
19
20
OLD CLIFF RD (NORTH)
CABBOT
EDGECLIFF
SEA CLIFF INN
CLIFF RD
N. BEACH
WALSH
JOHNSON ST.
JAMES ST.
OAK
NOT NAMED
LINCOLN
NOT NAMED
SUNSET HILL RD
NANTUCKET COTTAGE HOSPITAL
W. CHESTER
DRIVE
DRIVEWAY
CENTRE
NORTH
NORTH ST.
POINT BREEZE HOTEL
HOTEL
CHESTER LANE
CHESTER
EASTON
NORTH WATER ST.
LILY
SAFE HARBOR
TIDEWAY RD
W. CHESTER
Scale 100 Ft. to One Inch.



MASS. . 513
19
19
OCT. 1923
NANTUCKET
MASS.
SCALE 100 FT. TO AN INCH
1923-1949
OLD CLIFF RD (NORTH)
SEA CLIFF INN
CLIFF RD
N. BEACH
WALSH
DIX ST.
JOHNSON ST.
JAMES ST.
LINCOLN AV.
MONOMOY
ORR
W. CHESTER
CHESTER
EASTON
GORDON FOLGER HOTEL
GULL ISLAND LA.
LILY
TIDEWAY RD
SAFE HARBOR
Scale 100 Ft. to One Inch.


1940
EMPTY


1951
RESIDENCE

CERTIFICATE NO: _____ DATE ISSUED: 4/19/22

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°: 41 PARCEL N°. 150

Street & Number of Proposed Work: 37 WEST CHESTER ST

Owner of record: LINDSAY E. MATTHEWS

Mailing Address: 37 WEST CHESTER STREET

NANTUCKET MA 02554

Contact Phone #: 845-242-2440 E-mail: [illegible]

AGENT INFORMATION (if applicable)

Name: MILLICENT ARCHITECTS GROUP LTD

Mailing Address: P.O. BOX 1416

NANTUCKET MA 02554

Contact Phone #: 508-228-9151 E-mail: [illegible]

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: 12/31/22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: [illegible]

Member: [illegible]

Member: _____

Member: [illegible]

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

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

Size of Structure or Addition: Length: 24'-0" Sq. Footage 1st floor: 1035

Width: 18'-0" Sq. footage 2nd floor: 540.0

Sq. footage 3rd floor: _____

Decks/Patio: Size: 10X12 ☒ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 21'-4" South 22'-7" East 21'-4" West 21'-7"

Additional Remarks

Historic Name:

Original Date: 1853 CAPE

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 1'-0" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7/12 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) COPPER

Leaders (material and size): 3" ROUND

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) 1'-0" Corner boards 5/4x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x6 Columns/Posts: Round _____ Square 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) NA Roof CHEST

Trim WHITE TWE Sash WHITE Doors WHITE

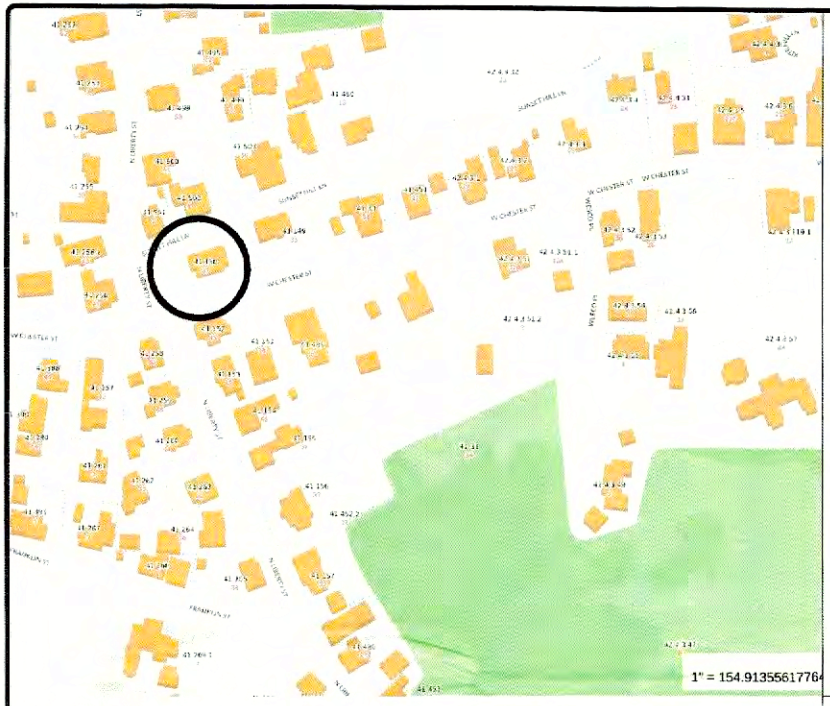
Deck TO WEATHER Foundation NATURAL Fence NA Shutters NA

* 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 17 MARCH 2022 Signature of owner of record [illegible] Signed under penalties of perjury

37 W CHESTER

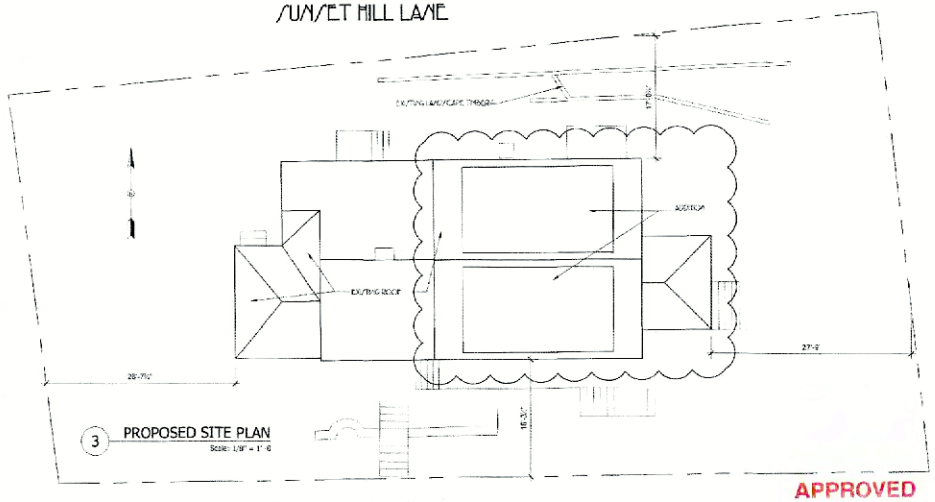


1 LOCUS MAP
NO SCALE



SUNSET HILL LANE

NORTH LIBERTY STREET



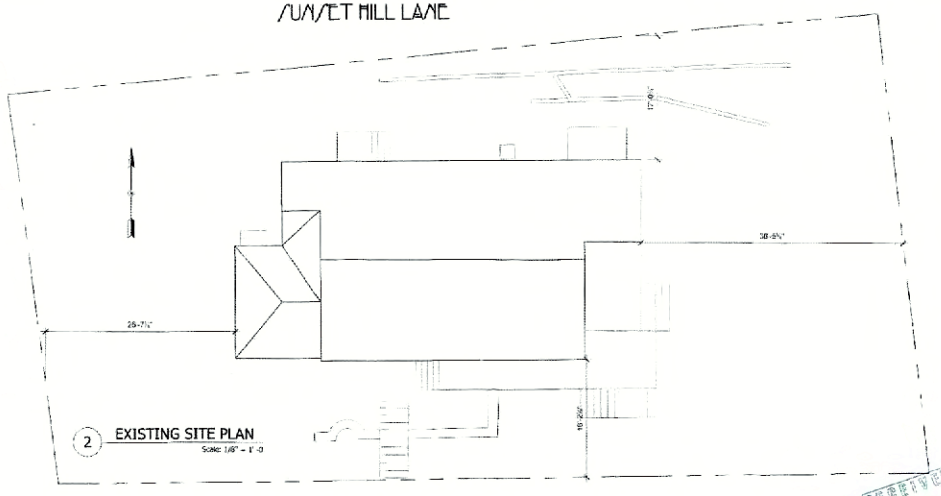
3 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0

WEST CHESTER STREET

APPROVED
HDC 2022-03-3955
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

SUNSET HILL LANE

NORTH LIBERTY STREET



2 EXISTING SITE PLAN
Scale: 1/8" = 1'-0

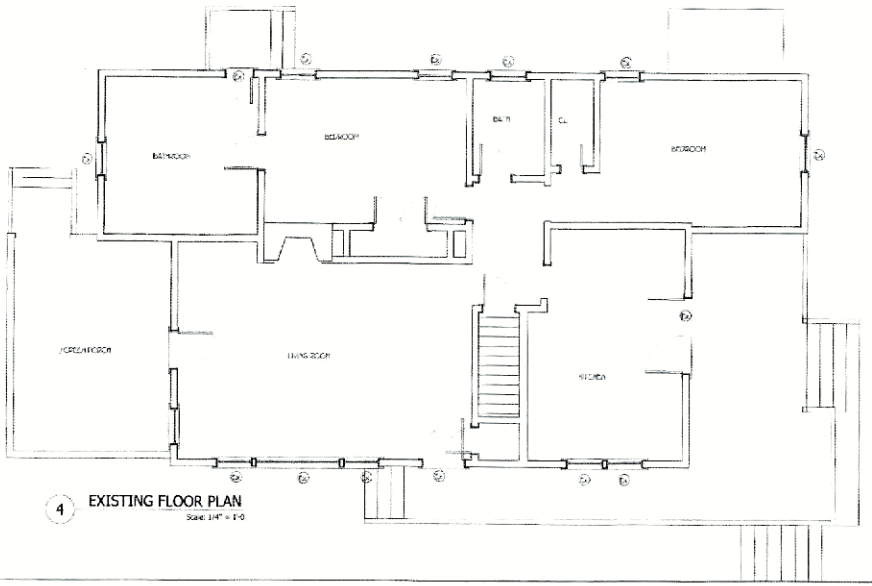
WEST CHESTER STREET

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

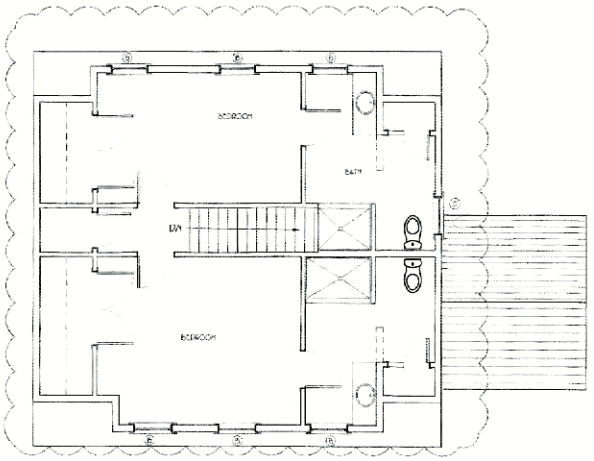
ADDITION AND RENOVATION FOR:
LINDSLEY MATTHERS
37 WEST CHESTER STREET, NANTUCKET, MA
MAP: 41 PARCEL: 150

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	12/7/22
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	2108 11 1312

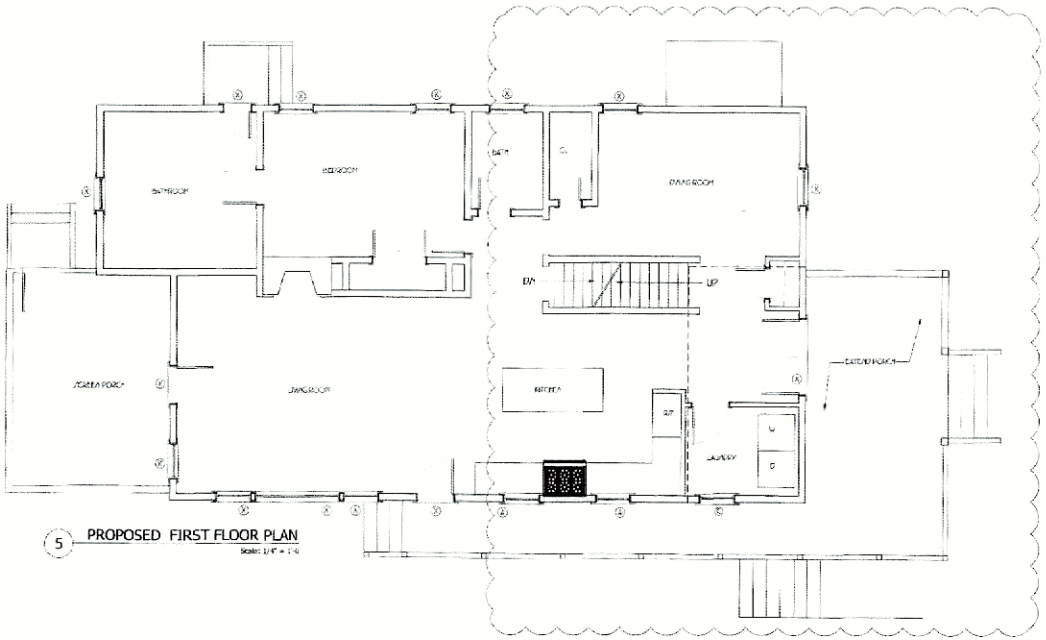
HDC1



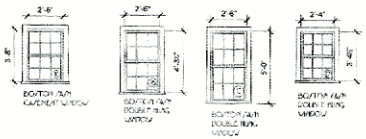
4 EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0



6 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0



5 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0



7 WINDOW SCHEDULE
Scale: 1/4" = 1'-0

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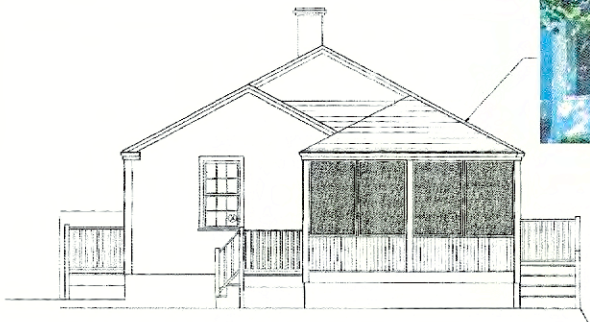
ADDITION AND RENOVATION FOR:
LINDSLEY MATTHERS
37 WEST CHESTER STREET, NANTUCKET, MA
MAP: 41 PARCEL: 150

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

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

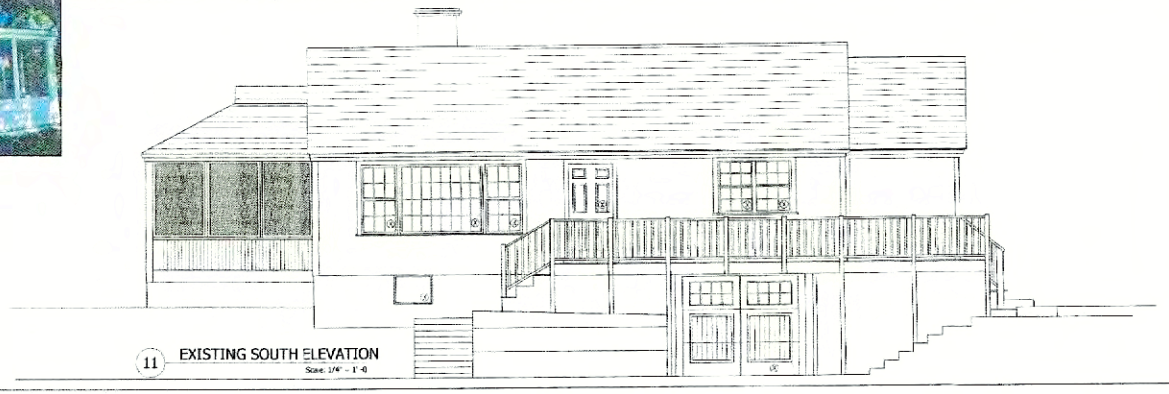
2108.11.1312

HDC2

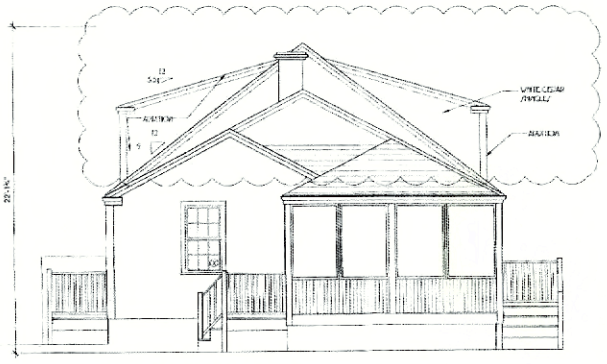


8 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0





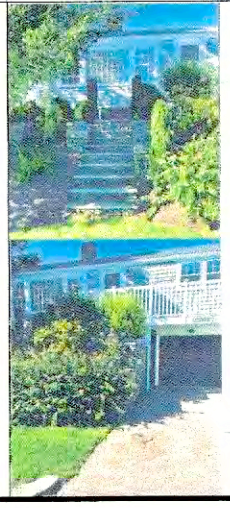
11 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0



9 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0



12 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



APPROVED
HDC2022.03.5955
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITION AND RENOVATION FOR:
LINDSLEY MATTHERS
37 WEST CHESTER STREET, NANTUCKET, MA
MAP: 41 PARCEL: 150

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

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

2108.11.1312

HDC3



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

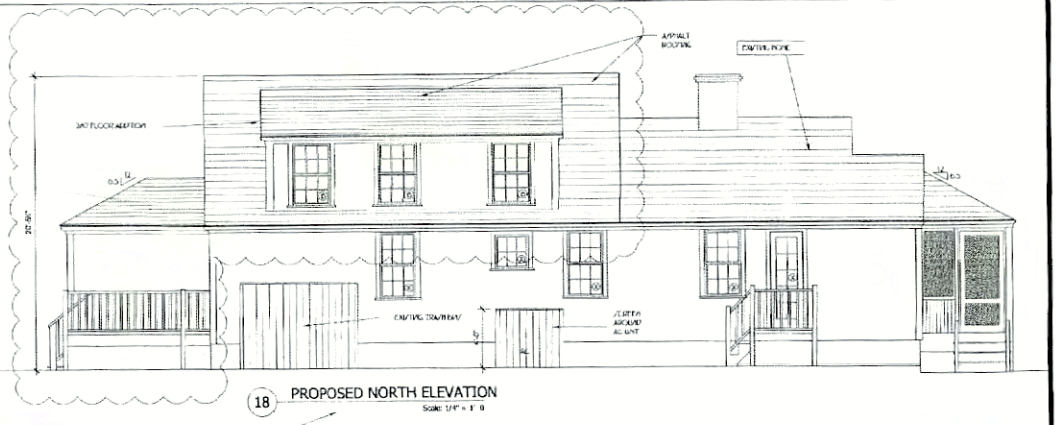




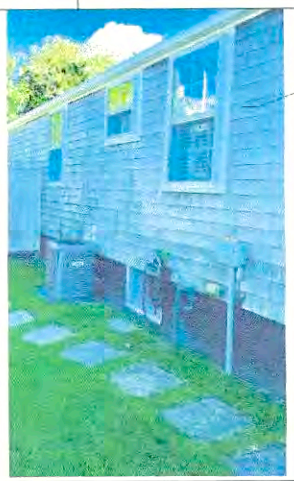
17 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0



15 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0



18 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0



APPROVED
HDC 2022-03-5955
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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ADDITION AND RENOVATION FOR:
LINDSLEY MATTHERS
37 WEST CHESTER STREET, NANTUCKET, MA
MAP: 41 PARCEL: 150

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

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT.
REVISIONS: 2205.05
REVISIONS: 2202.21
REVISIONS: 2203.27
REVISIONS:
D/B:
2108.11.1312

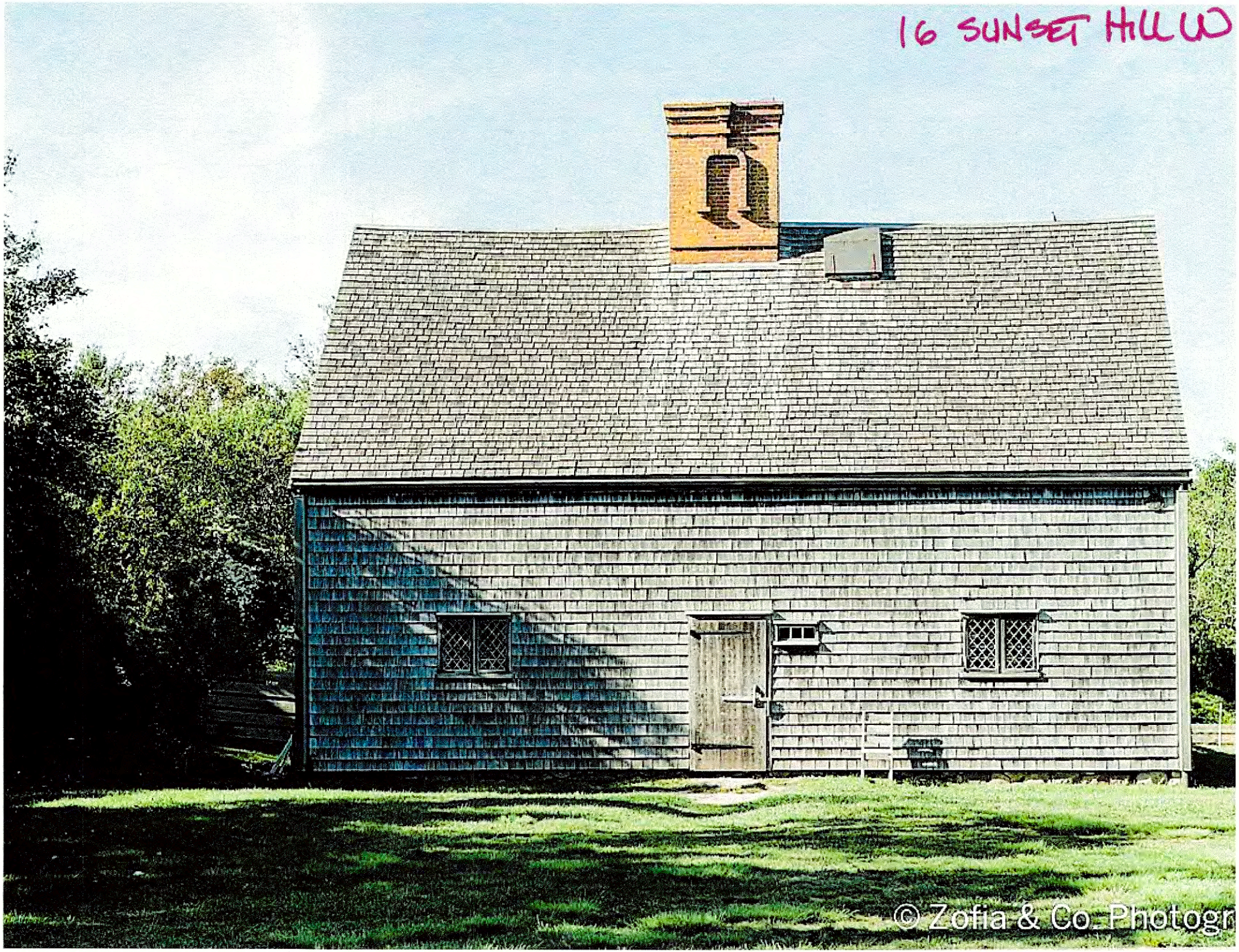
HDC4

53 N. Liberty.




4 SUNSET HILL LN


10 SUNSET HILL LN
KNantucket.com


16 SUNSET HILL W
© Zofia & Co. Photogr

27 W. CHESTER



29 W. CHESTER



Directions Save Home Share



Google

© 2024 Google Report a problem


351 W CHESTER

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°. 50

Street & Number of Proposed Work: 15 N. Water St.

Owner of record: Smiley 15 North Water LLC

Mailing Address: 800 Boylston St. 30th flr.
Boston MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375 Nantucket MA 02554

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: _____ Sq. Footage 1st floor: 104 s.f. Decks/Patio: Size: 420 s.f. ☑ 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: Hussey House

Original Date: 1795

Original Builder:

REVISIONS* (describe)

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

- Infill existing 1st floor porch - 104 s.f.
- New deck: 420 s.f.
- fenestration 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 _____/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 TME ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6x6

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

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear 12 light 1 panel Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TME Clapboard (if applicable) _____ Roof no change
Trim TME Sash TME Doors White
Deck Natural Foundation Gray Fence _____ Shutters _____

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

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

Date 4/6/2024 Signature of owner of record _____ Signed under penalties of perjury




1FW 297
APPORTIONED




NO
PARKING
EITHER
SIDE

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-10
MAP/PARCEL#: 4242-050

P1

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

IDENTIFICATION:

1. STREET NAME & NO.: 15 N. Water St. 2. BUILDING NAME: Hussey House

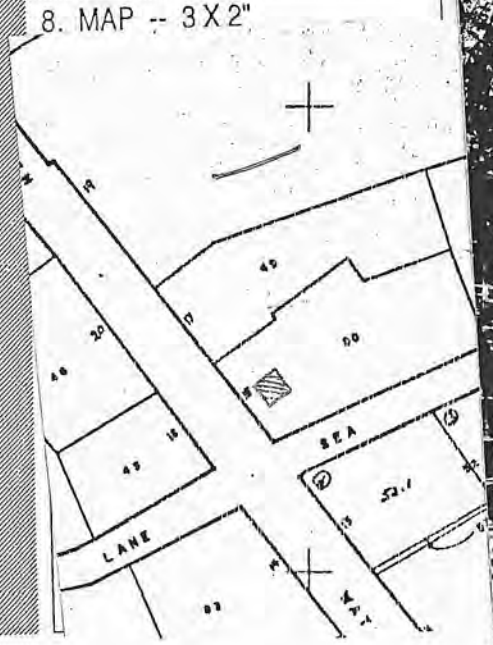
3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Johnson, Sally R. + Hermo R.

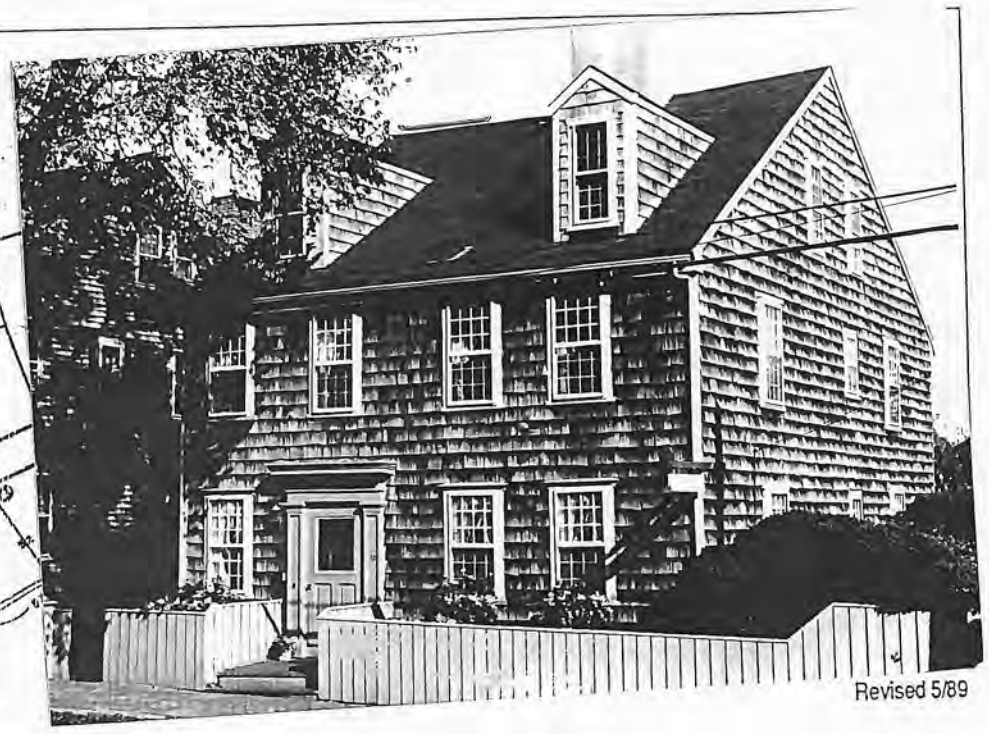
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built between 1795 + 1805 probably closer to 1795. 1795 - Uriel Hussey bought land from father, George Hussey (Dec. 25). 1805 - Phebe Hussey, widow, to Robert Brayton (w/house) for $2550. 1820 - Brayton to Samuel Mitchell for $2,200. 1824 - Mitchell to Wm. Watson. 1879 - to Watson heirs. - NHA files.

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

7. ACCESSIBILITY TO PUBLIC:
Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: yes - to guests

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 had-NHA photo ○ e. balustrade
✓ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ✓ g. roof hatch 2.
○ 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
- 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:

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

27. WINDOW FRAME TYPE:

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

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

- ⊘ a. 12/12
- ⊘ b. 9/9 in dormers
- O c. 6/6
- O d. 2/2
- O e. casement
- O f. other: _____

29. PORCH:

- O a. front
- ⊘ b. side
- O c. wrap

30. DETAILS:

(check several if appropriate)

- O a. corner boards (plain)
- O b. corner boards (beaded)
- ⊘ 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
- ⊘ b. good
- O c. fair
- O d. deteriorated

32. INTEGRITY:

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

Major alterations or additions: Later pilastered Greek Revival doorway.
(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: 1795 - 1805 SOURCE: NHA files
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ⊘ a. box
- ⊘ 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
- ○ 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: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ⊘ c. Lancaster, The Architecture of Historic Nantucket, page: 207
- ○ 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: .19A ○ 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: hedge

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

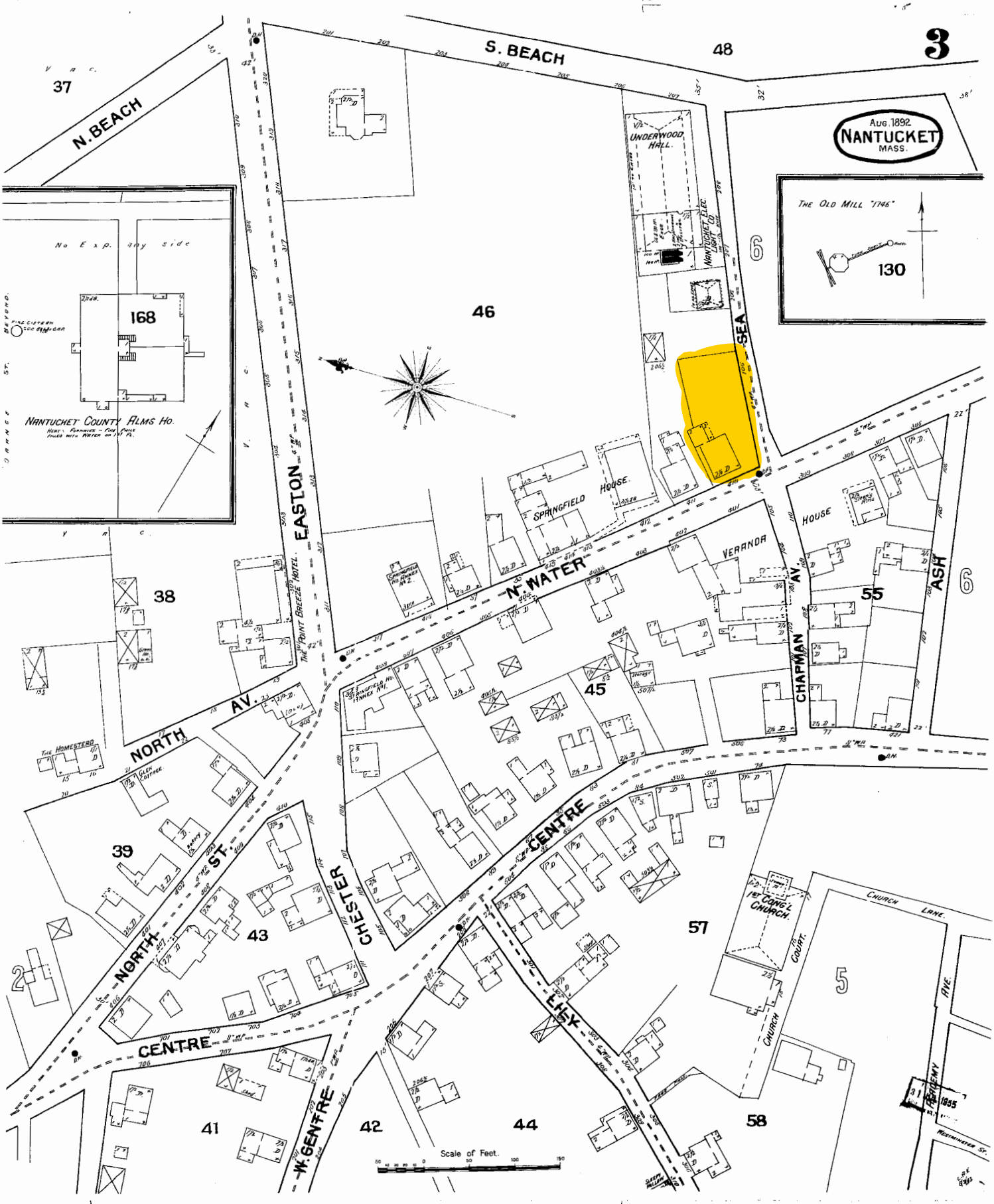
Revision 5/89 RAF/MF

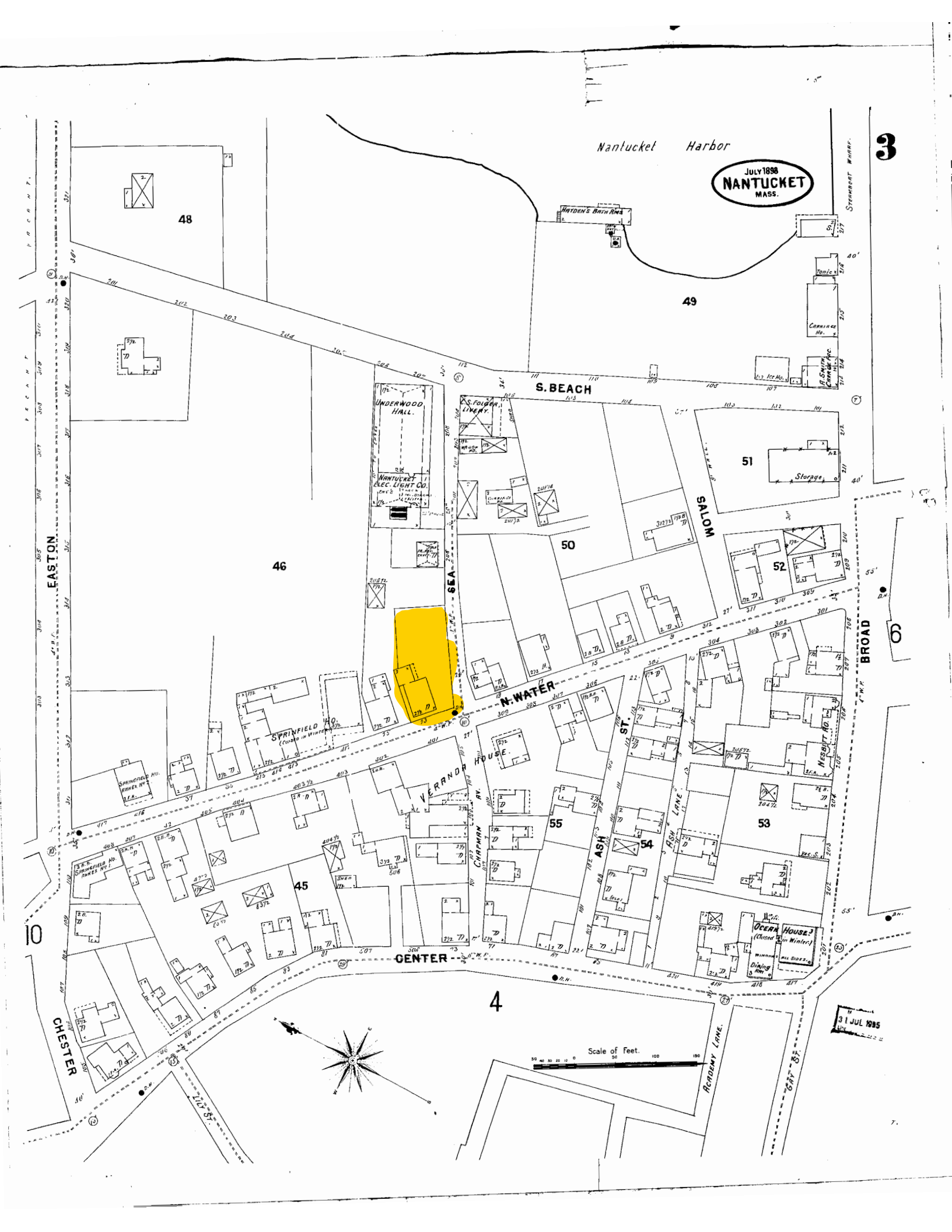

ERANDA HOUSE



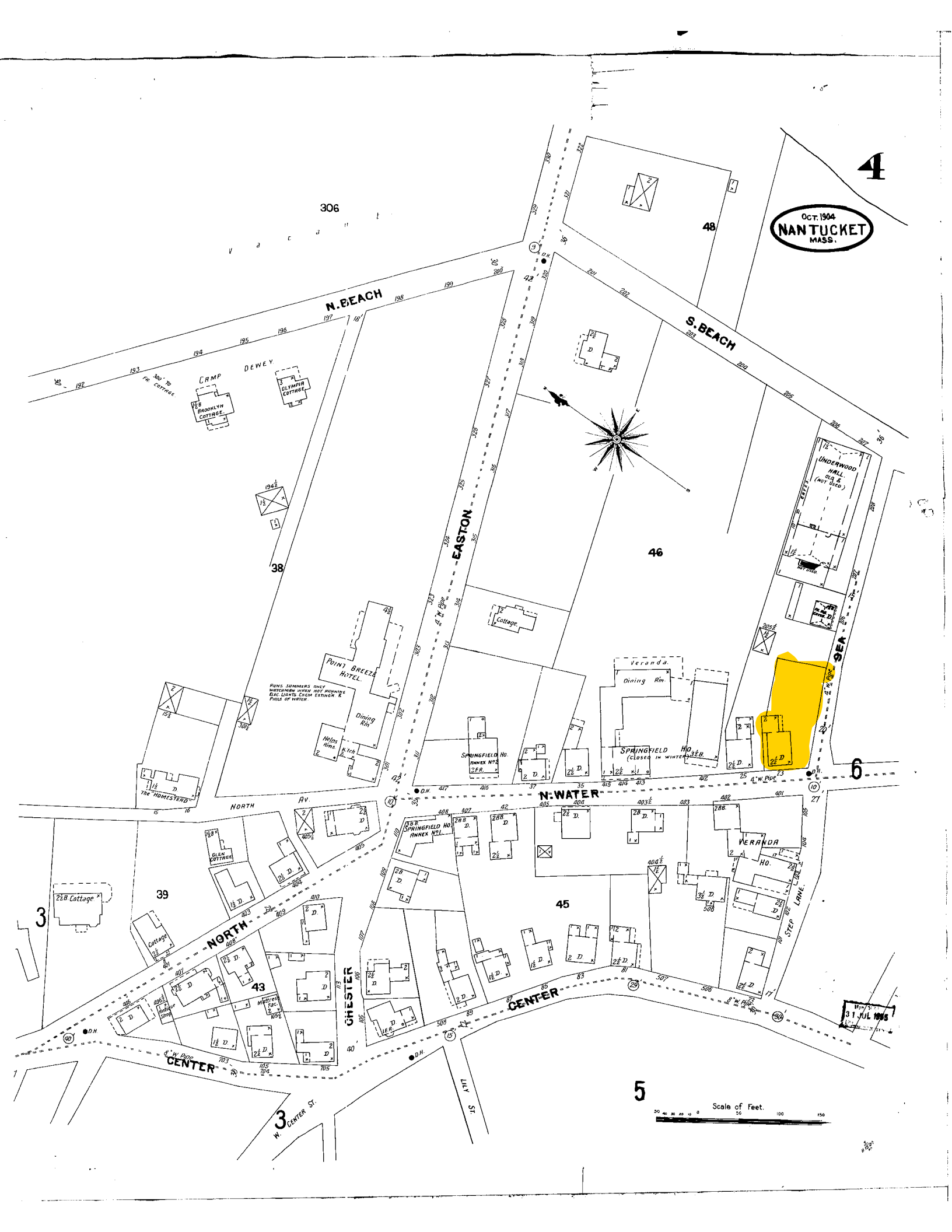


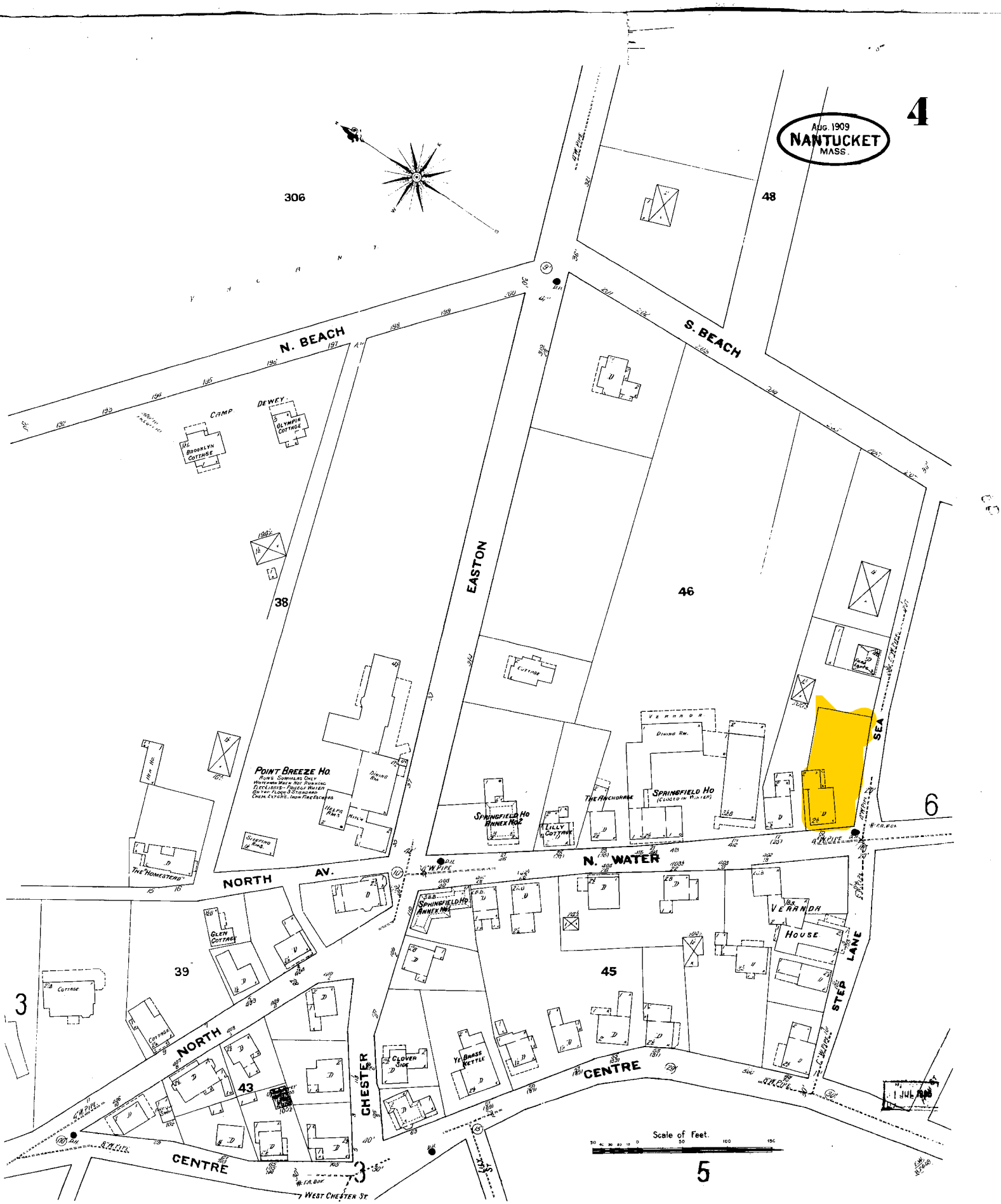
Scale of Feet.
Oct. 1887
NANTUCKET
MASS.
UNION
ORANGE
FAIR
PINE
PLEASANT
CHESTER
CENTRE
N. WATER
EASTON
NORTH
NORTH AVE.
YORK
DOVER
SILVER
MULBERRY
WEYMOUTH
FLORIDA
JEFFERSON
FARMER
SEE SHEET No. 7
SEE SHEET No. 6
SEE SHEET No. 3
PUBLIC SCHOOL
BAY VIEW HO.
SPRINGFIELD HO.
SPRINGFIELD HO. ANNEX No. 1
SPRINGFIELD HO. ANNEX No. 2
VERANDAH HO.
Cigars
Barrels
STEEP BANK
2
3
4
5
6
7
8
9
10
41
42
47
48
49
50
51
52
53
54
55
56
57


3
Aug. 1892
NANTUCKET
MASS.
S. BEACH
N. BEACH
48
37
46
168
130
55
45
38
39
43
57
41
42
44
58
6
5
2
No Exp. any side
NANTUCKET COUNTY ALMS HO.
THE OLD MILL "1746"
UNDERWOOD HALL.
NANTUCKET ELEC. LIGHT CO.
SPRINGFIELD HOUSE.
VERANDA HOUSE
EASTON
N. WATER
SEA
CHAPMAN AV.
ASH
NORTH AV.
NORTH ST.
CHESTER
CENTRE
W. CENTRE
ELY
CHURCH LANE.
CHURCH COURT.
1ST CONG'L CHURCH.
ACADEMY AVE.
THE POINT BREEZE HOTEL.
THE HOMESTEAD
GLEN COTTAGE
Scale of Feet.

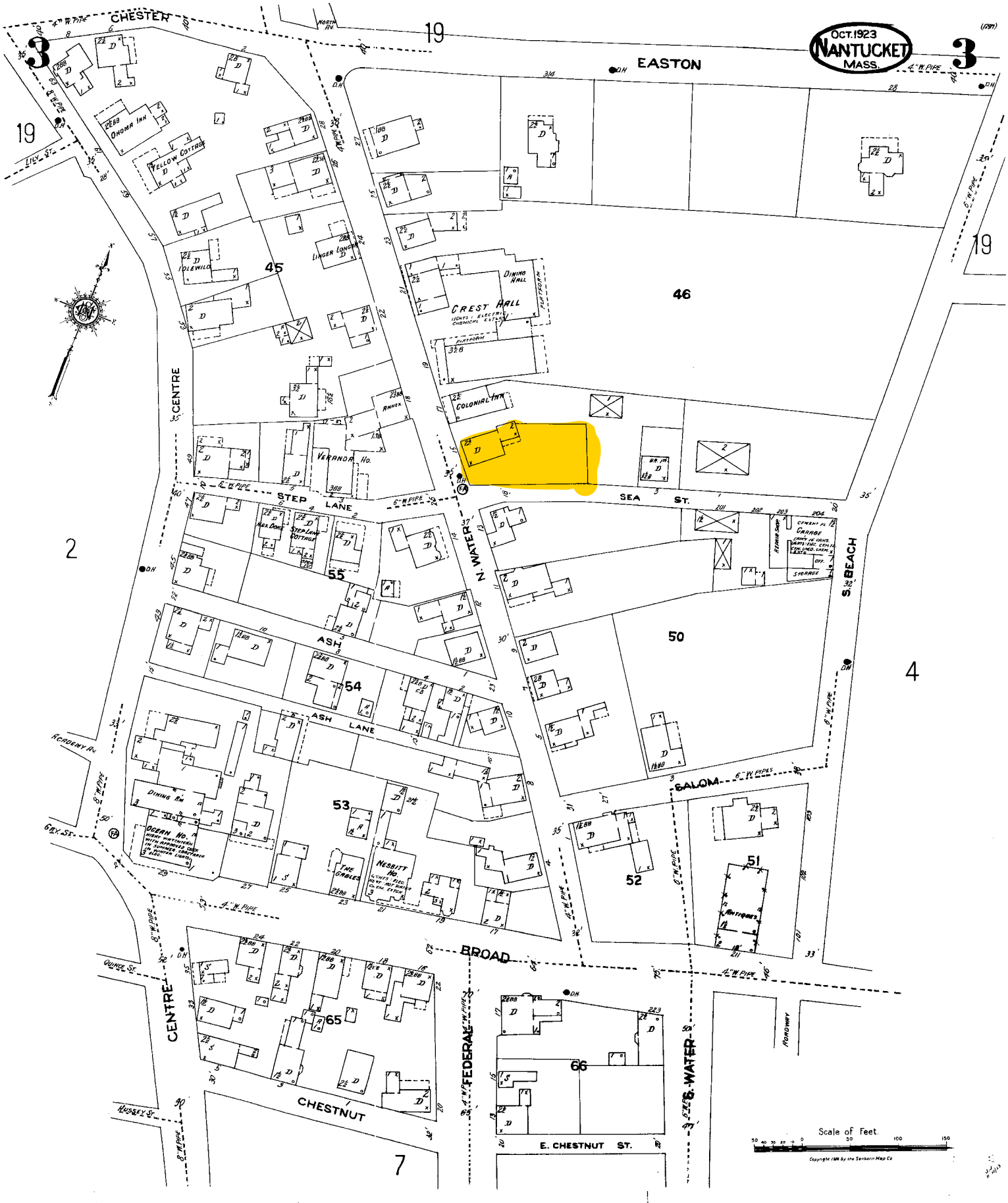


3
JULY 1898
NANTUCKET
MASS.
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL.
NANTUCKET ELEC. LIGHT CO.
L. S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT HO.
55
54
53
45
OCEAN HOUSE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


4
OCT. 1904
NANTUCKET
MASS.
306
Vacant
N. BEACH
S. BEACH
CAMP DEWEY
300' TO FR. COTTAGE
BROOKLYN COTTAGE
OLYMPIA COTTAGE
48
46
38
EASTON
4" W. Pipe
Cottage
UNDERWOOD HALL
OLD & (NOT USED)
NOT USED
POINT BREEZE HOTEL
RUNS SUMMERS ONLY WATCHMAN WHEN NOT RUNNING ELEC. LIGHTS CHEM EXTINGR. & PAILS OF WATER
Dining Rm
Helps Rms.
Kitch
Veranda
Dining Rm.
SPRINGFIELD HO. ANNEX No 2 2 FR.
SPRINGFIELD HO. (CLOSED IN WINTER)
9 EA
6
The "HOMESTEAD"
NORTH AV.
N. WATER
SPRINGFIELD HO. ANNEX No 1
VERANDA HO.
STEP LANE
GLEN COTTAGE
2½ B. Cottage
39
3
NORTH
43
Cottage
Antique Shop
Mattress Fac.
CHESTER
45
CENTER
8" W. Pipe
CENTER
LILY ST.
W. CENTER ST.
5
Scale of Feet.
31 JUL 1905



4
AUG. 1909
NANTUCKET
MASS.
306
48
N. BEACH
S. BEACH
CAMP
DEWEY
OLYMPIA COTTAGE
BROOKLYN COTTAGE
EASTON
38
46
POINT BREEZE HO.
DINING RM.
HELPS RMS.
KITCH
SLEEPING RMS.
THE "HOMESTEAD"
SPRINGFIELD HO ANNEX NO 2
LILLY COTTAGE
THE ANCHORAGE
SPRINGFIELD HO
(CLOSED IN WINTER)
VERANDA
DINING RM.
SEA
6
NORTH AV.
N. WATER
SPRINGFIELD HO ANNEX NO 1
GLEN COTTAGE
39
45
VERANDA
HOUSE
STEP LANE
3
COTTAGE
NORTH
43
CHESTER
CLOVER SIDE
YE BRASS KETTLE
CENTRE
CENTRE
WEST CHESTER ST.
Scale of Feet.
5



OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
FEDERAL
S. WATER
CHESTNUT
E. CHESTNUT ST.
ACADEMY AV.
GAY ST.
QUINCE ST.
HUSSEY ST.
LILY ST.
NORTH AV.
ONOMA INN
YELLOW COTTAGE
IDLEWILD
LINGER LONGER
CREST HALL
DINING HALL
PLATFORM
COLONIAL INN
ANNEX
VERANDA HO.
NEX DOKE
STEP LANE COTTAGE
CARAGE
STORAGE
DINING RM
OCEAN HO.
THE GABLES
NESBITT HO.
ANTIQUES
ROADWAY
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66
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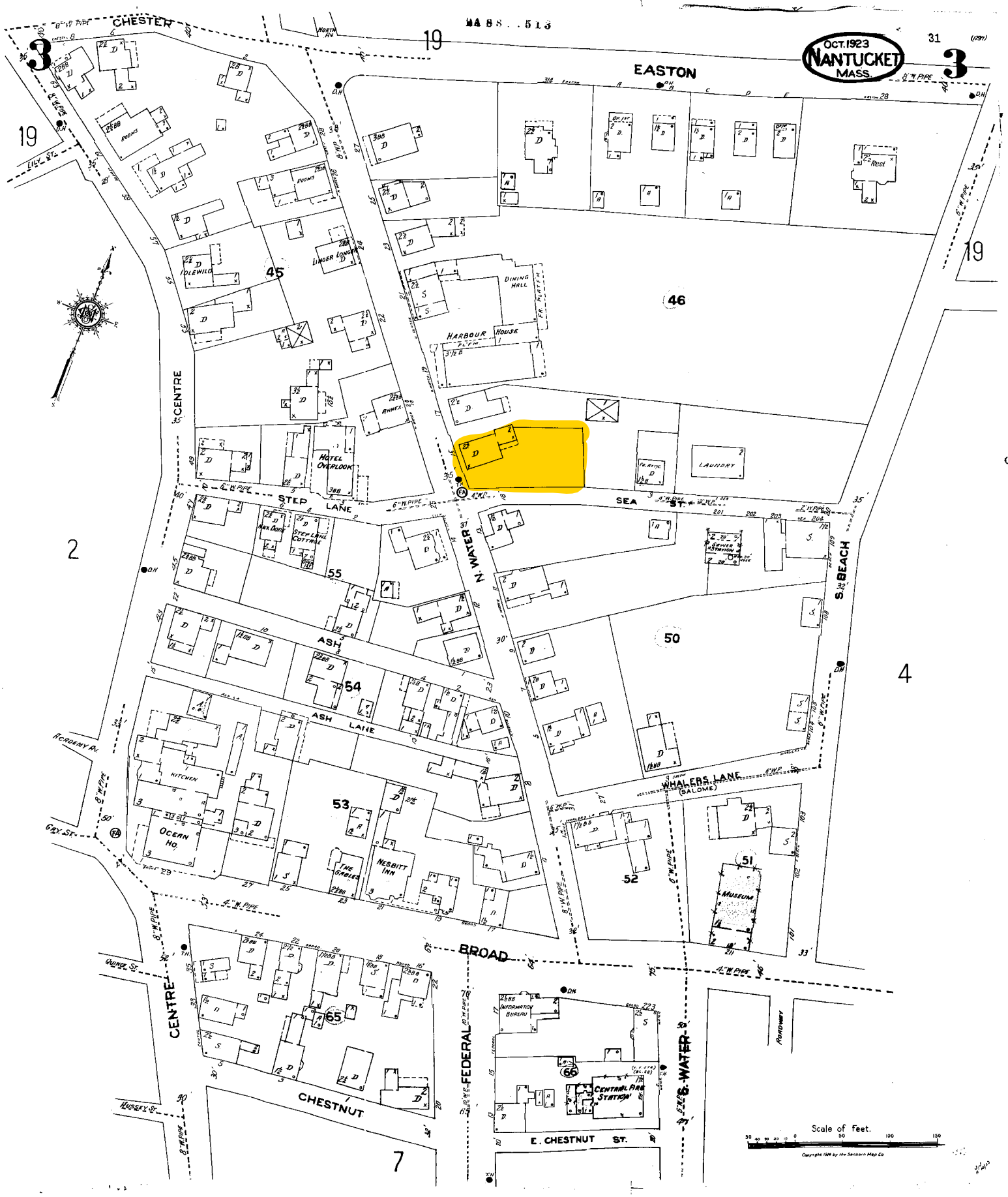
4
7
Scale of Feet.
Copyright 1926 by the Sanborn Map Co.



MASS. 513
OCT. 1923
NANTUCKET
MASS.
31
3
19
EASTON
CHESTER
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
WHALERS LANE (SALOME)
BROAD
FEDERAL
S. WATER
CHESTNUT
E. CHESTNUT ST.
LILY ST.
ACADEMY AV.
GAY ST.
QUINCE ST.
HUSSEY ST.
NORTH AV.
ROOMS
LINGER LONGER
IDLEWILD
DINING HALL
HARBOUR HOUSE
ANNEX
HOTEL OVERLOOK
LAUNDRY
MAX DORE
STEP LANE COTTAGE
SEWER STATION
KITCHEN
OCEAN HO.
THE GABLES
NESBITT INN
MUSEUM
INFORMATION BUREAU
CENTRAL FIRE STATION
ROADWAY
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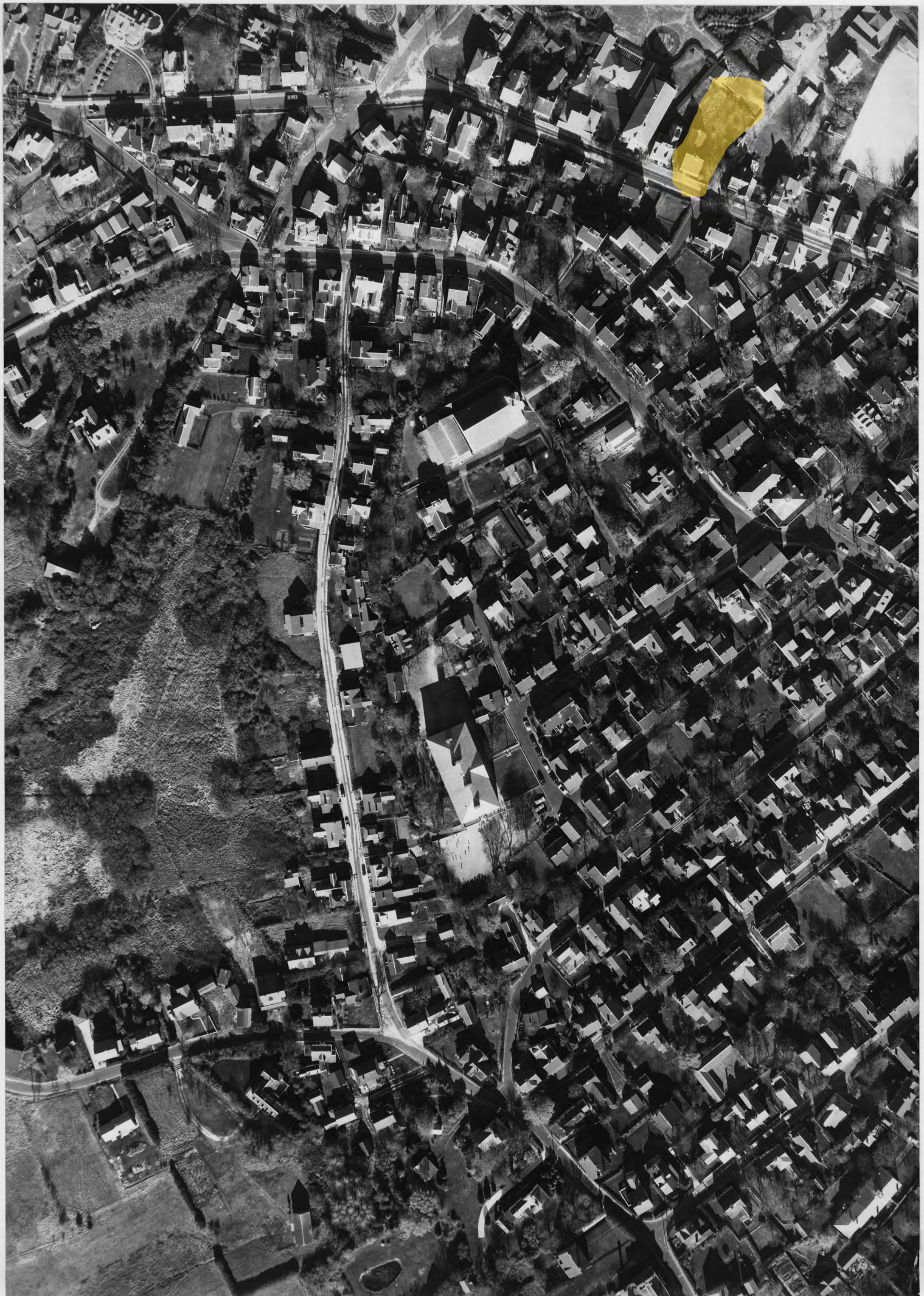
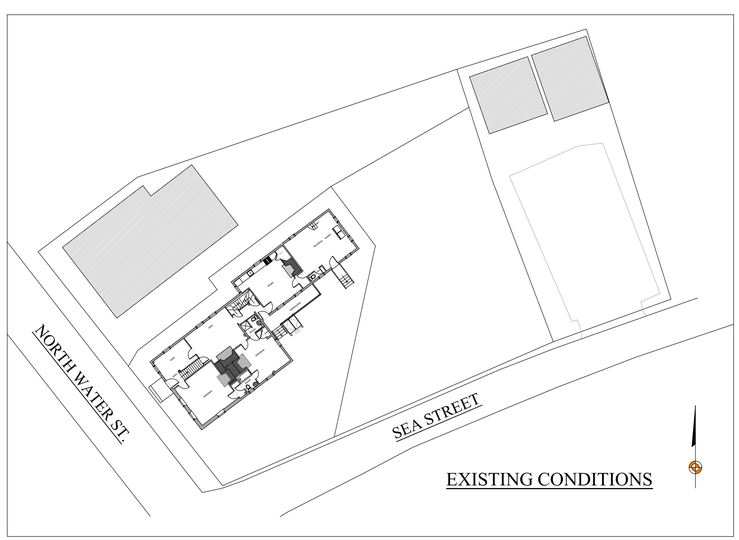
66
2
4
7
Scale of Feet.
Copyright 1924 by the Sanborn Map Co



15 N. BEACH ST.
NANTUCKET, MA 02554





EXISTING CONDITIONS



SITE PLAN

MAP & PARCEL:
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 5,129 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER: 1,888 S.F.
PROPOSED NEW GROUND COVER: 103 s.f.
TOTAL GROUND COVER: 1,991 s.f.
ALLOWABLE GROUND COVER: 2,052 S.F.

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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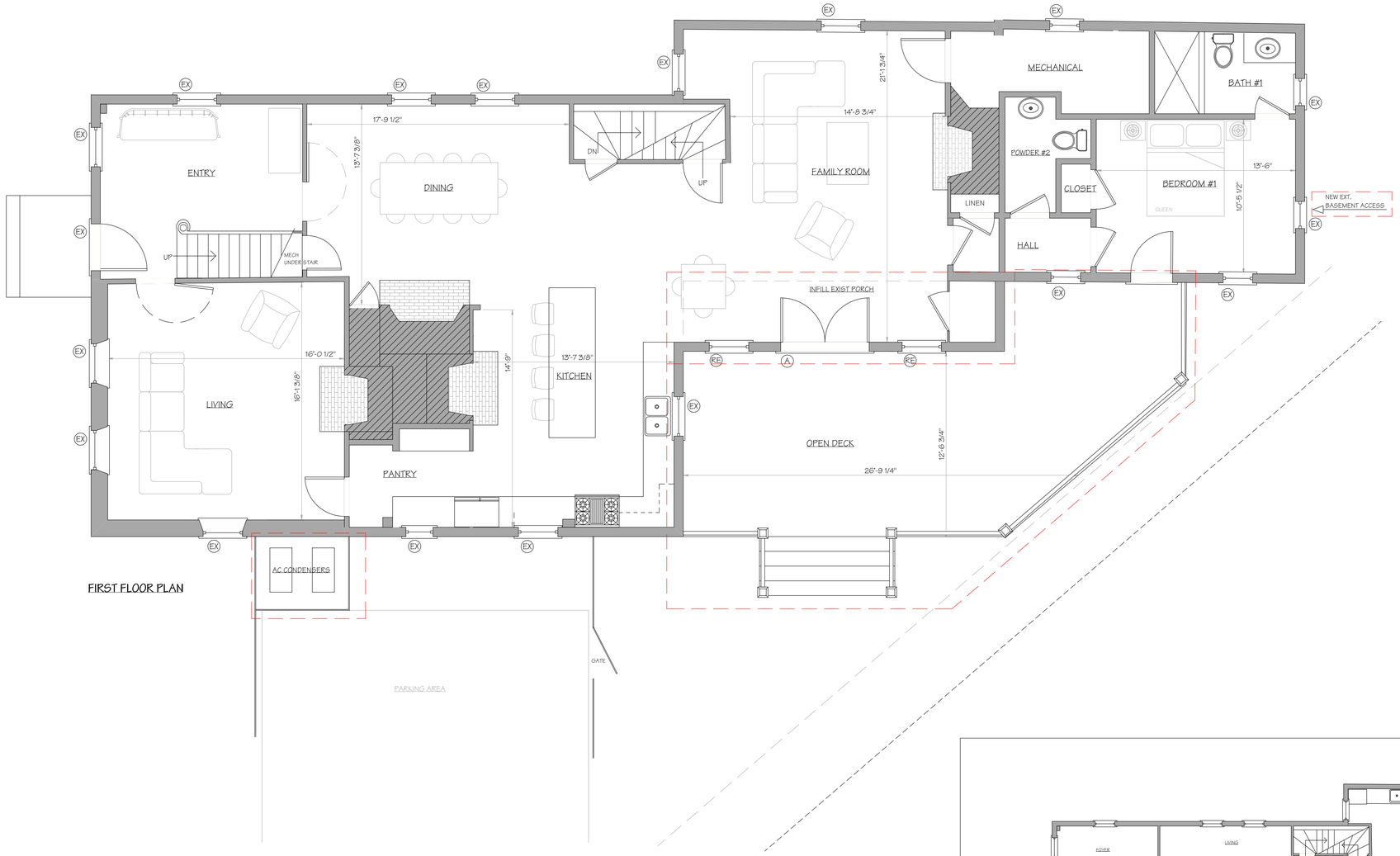
COVER SHEET
DATE: 04/08/2024
SCALE: AS NOTED

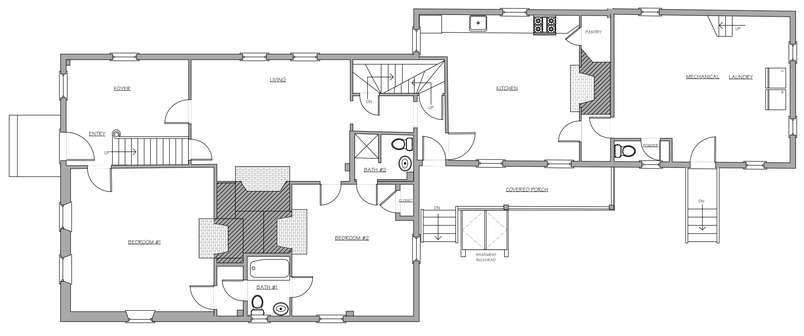
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



FIRST FLOOR PLAN

AS-BUILT

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

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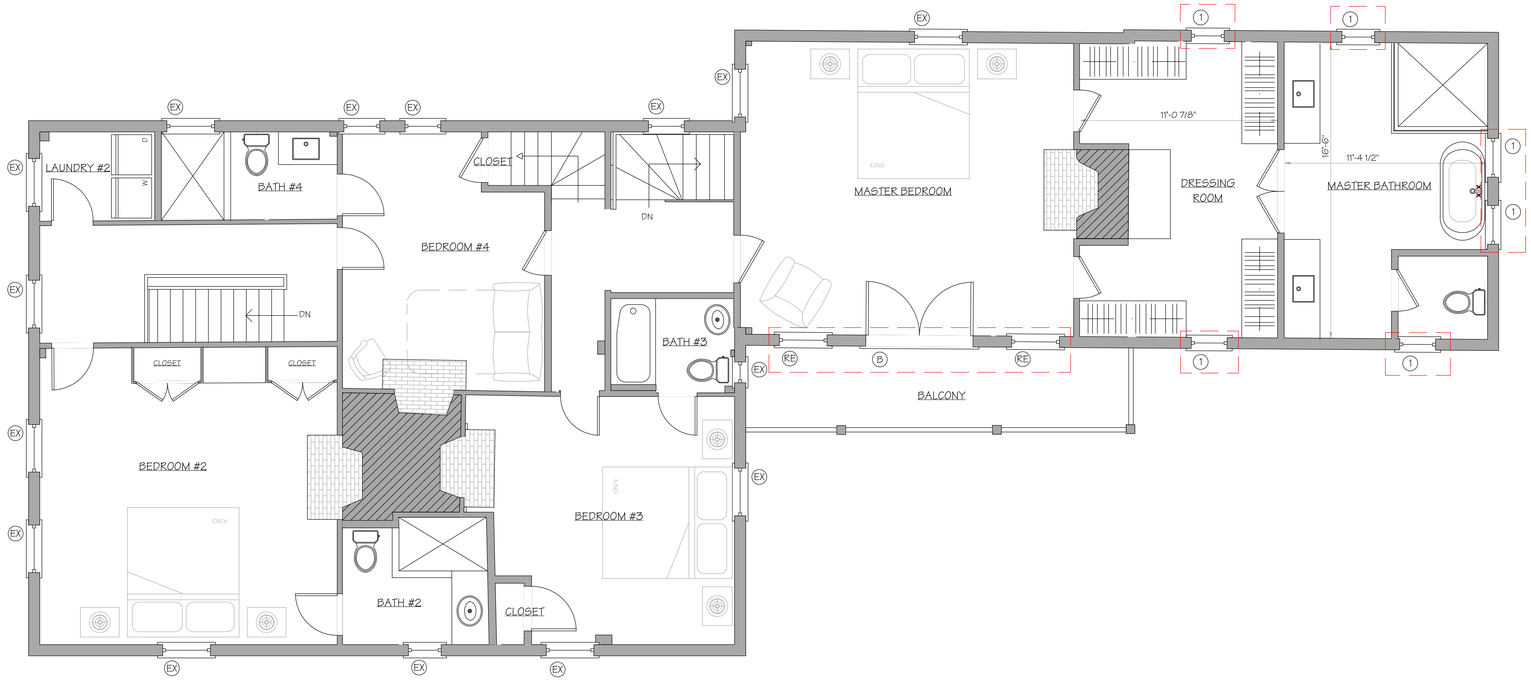
FIRST FLOOR PLAN
DATE: 04/08/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

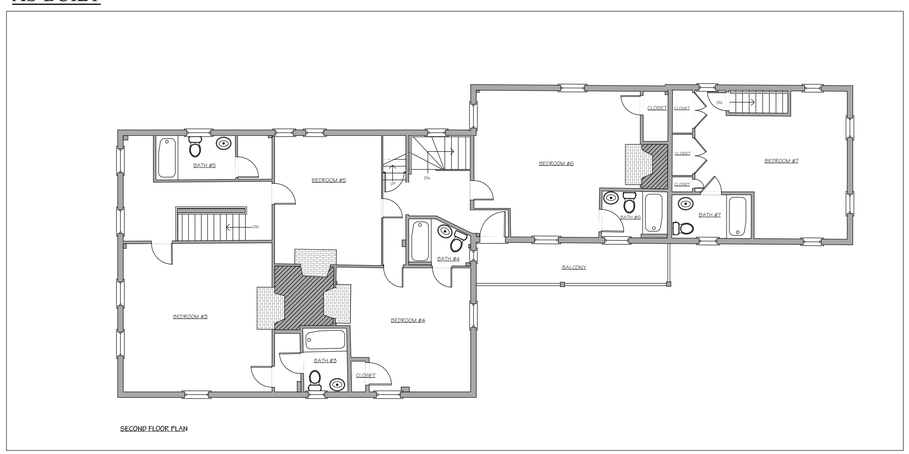
15 N. WATER ST.
NANTUCKET, MA

1



SECOND FLOOR PLAN

AS-BUILT



SECOND FLOOR PLAN

PRELIMINARY CONCEPT
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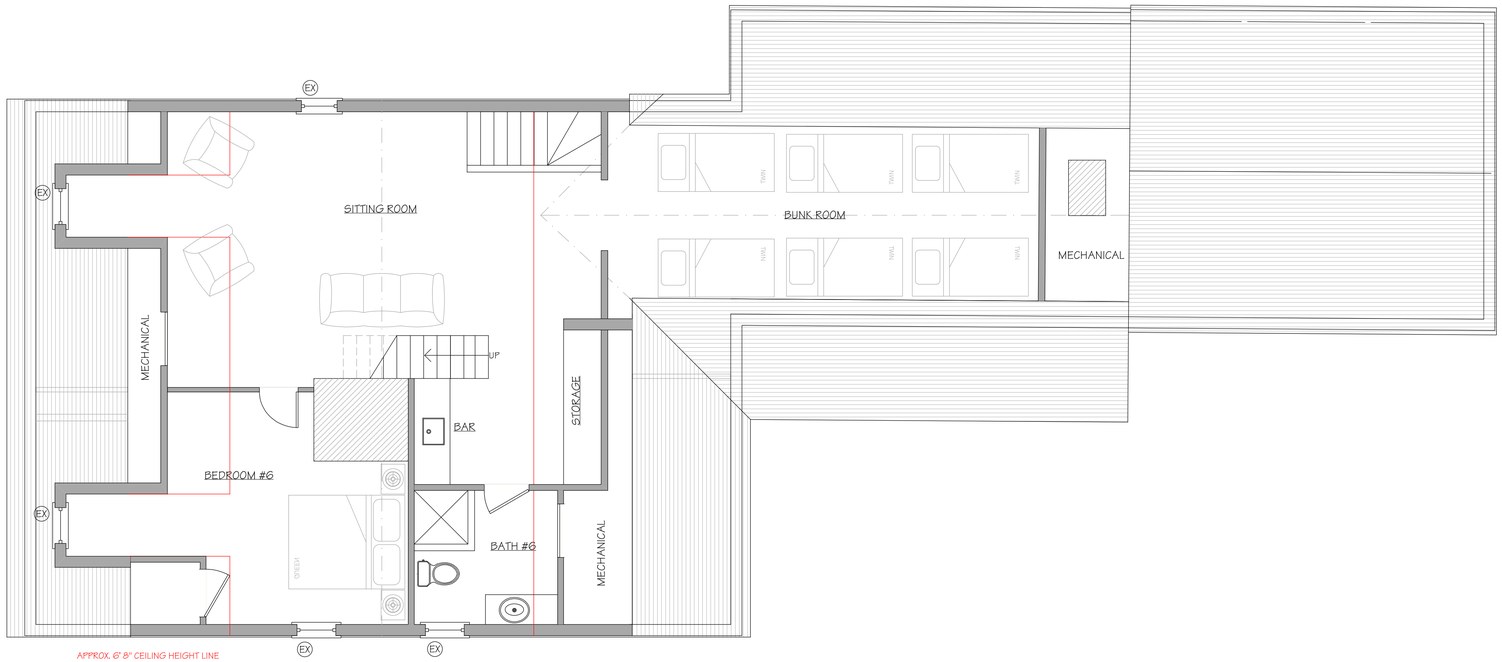
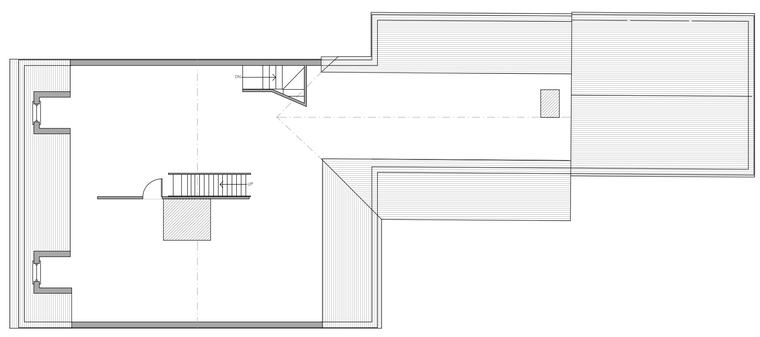
SECOND FLOOR PLAN
DATE: 04/08/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA



THIRD FLOOR PLAN



THIRD FLOOR PLAN

AS-BUILT

PRELIMINARY CONCEPT
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THIRD FLOOR PLAN
DATE: 04/08/2024
SCALE: 1/4" = 1'0"

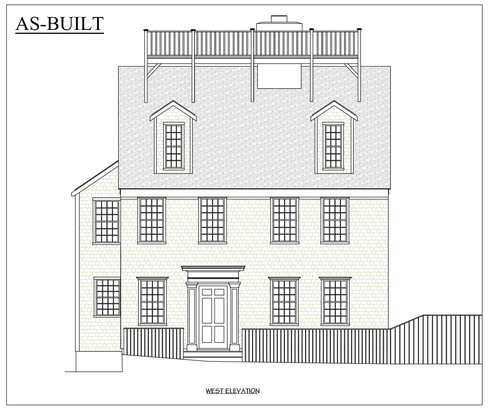
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

3



WEST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

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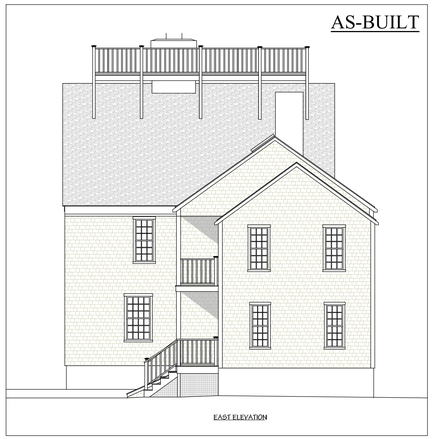
ELEVATIONS
DATE: 04/08/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

4



EAST ELEVATION



NORTH ELEVATION

15 N. Water 4/8/2024

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 0" x 4' 1"	TBD	Boston Sash	9/6 Double hung	Single		6
A	(2) 3' 0" x 6' 8"	TBD	TBD	12 light 1 panel	double	with transom	1
B	(2) 3' 0" x 6' 8"	TBD	TBD	12 light 1 panel	double		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

Note:

Contractor is responsible for coordinating window and door sizes and for verifying and updating any inconsistencies



EAST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 04/08/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

5

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER: Smiley 15 North Water LLC

MAILING ADDRESS: 800 Boylston St. 30th Flr Boston MA 02199

PROPERTY LOCATION: 15 N. Water St.

ASSESSORS MAP/PARCEL: 42.4.2/50

SUBMITTED BY:: Benjamin Normand

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: 2024.04.08 09:21:01 -04'00'

April 8, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

3 STEP LANE LLC
1140 RESERVOIR AVE
CRANSTON, RI 02920

SMILEY 17 NORTH WATER LLC
800 BOYLSTON ST 30TH FL
BOSTON, MA 02199

EIGHT SEA STREET LLC
800 BOYLSTON ST 30TH FL
BOSTON, MA 02199

MACNAB MALCOLM W
13 N WATER ST
NANTUCKET, MA 02554

SEA STREET REALTY TRUST
7 SEA ST
NANTUCKET, MA 02554

VEYSEY MICHAEL C TR
311 LLWYDS LN
VERO BEACH, FL 32963

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APR 09 2024
NANTUCKET MA 02554

7003 2260 0001 1628 9184

Sent To Eight Sea Street LLC
Street, Apt. No.; or PO Box No. 800 Boylston St 30th Flor
City, State, ZIP+4 Boston MA 02199

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7003 2260 0001 1628 8897

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Street, Apt. No.; or PO Box No. 1140 Reservoir Ave
City, State, ZIP+4 Cranston, RI 02920

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7003 2260 0001 1629 0005

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Street, Apt. No.; or PO Box No. 311 Llwyds Ln
City, State, ZIP+4 Vero Beach, FL 32963

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NANTUCKET MA 02554

7003 2260 0001 1628 8859

Sent To Sea Street Realty Trust
Street, Apt. No.; or PO Box No. 7 Sea St
City, State, ZIP+4 Nantucket MA 02554

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NANTUCKET MA 02554

7003 2260 0001 1628 8842

Sent To Malcolm W MacNab
Street, Apt. No.; or PO Box No. 13 N. Water St
City, State, ZIP+4 Nantucket MA 02554

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Total Postage & Fees $

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APR 09 2024
NANTUCKET MA 02554

7003 2260 0001 1628 8835

Sent To Smiley 17 North Water LLC
Street, Apt. No.; or PO Box No. 800 Boylston St 30th Floor
City, State, ZIP+4 Boston, MA 02199

PS Form 3800, June 2002 See Reverse for Instructions

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: 15 N. Water St.

Tax Map Number: 42.4.2 Parcel Number: 50

Owner of Record: Smiley 15 North Water LLC

Description of Proposal:

- Dwelling: Infill existing 1st floor porch (104 s.f.)
  New deck: 420 s.f.
  fenestration changes
- New curb cut and parking area: 490 s.f.

Anticipated HDC Submission Date: 4/12/2024

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 Benjamin Normand

AS AGENT FOR Smiley 15 North Water LLC

STREET ADDRESS 15 N. Water St.

MAP/PARCEL 42.4.2/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/12/2024

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 4/8/2024
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 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. Dwelling: $50 Hardscape: $50 } $100

✓ 4. **Locus Map (3 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 (3 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 (3 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 (3 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 (3 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)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 50

Street & Number of Proposed Work: 15 N. Water St.

Owner of record: Smiley 15 North Water LLC

Mailing Address: 200 Boylston St. 30th flr.
Boston MA 02199

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: _____ 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 • New brick driveway
3. West Elevation • Revisions to existing fencing
4. North Elevation • New fencing

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: See plan
Type: To match existing
Length: See plan

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 Brick Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 4/5/2024 Signature of owner of record _____ Signed under penalties of perjury



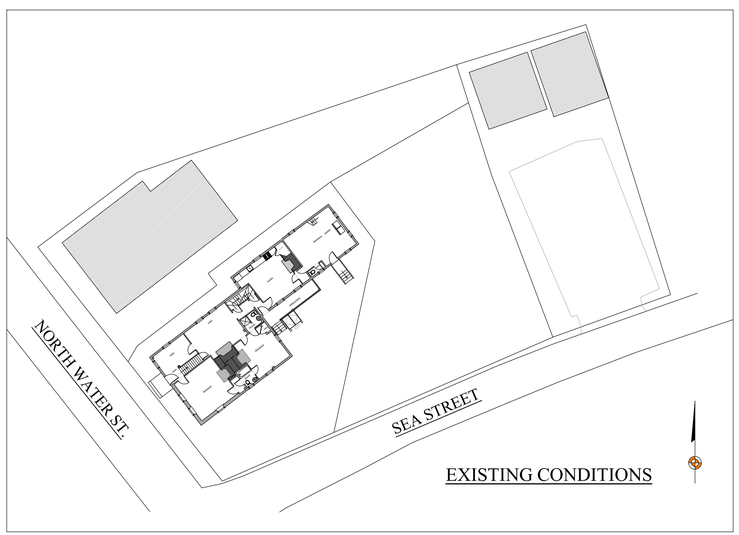

1FW 297
APPORTIONED


NO
PARKING
EITHER
SIDE

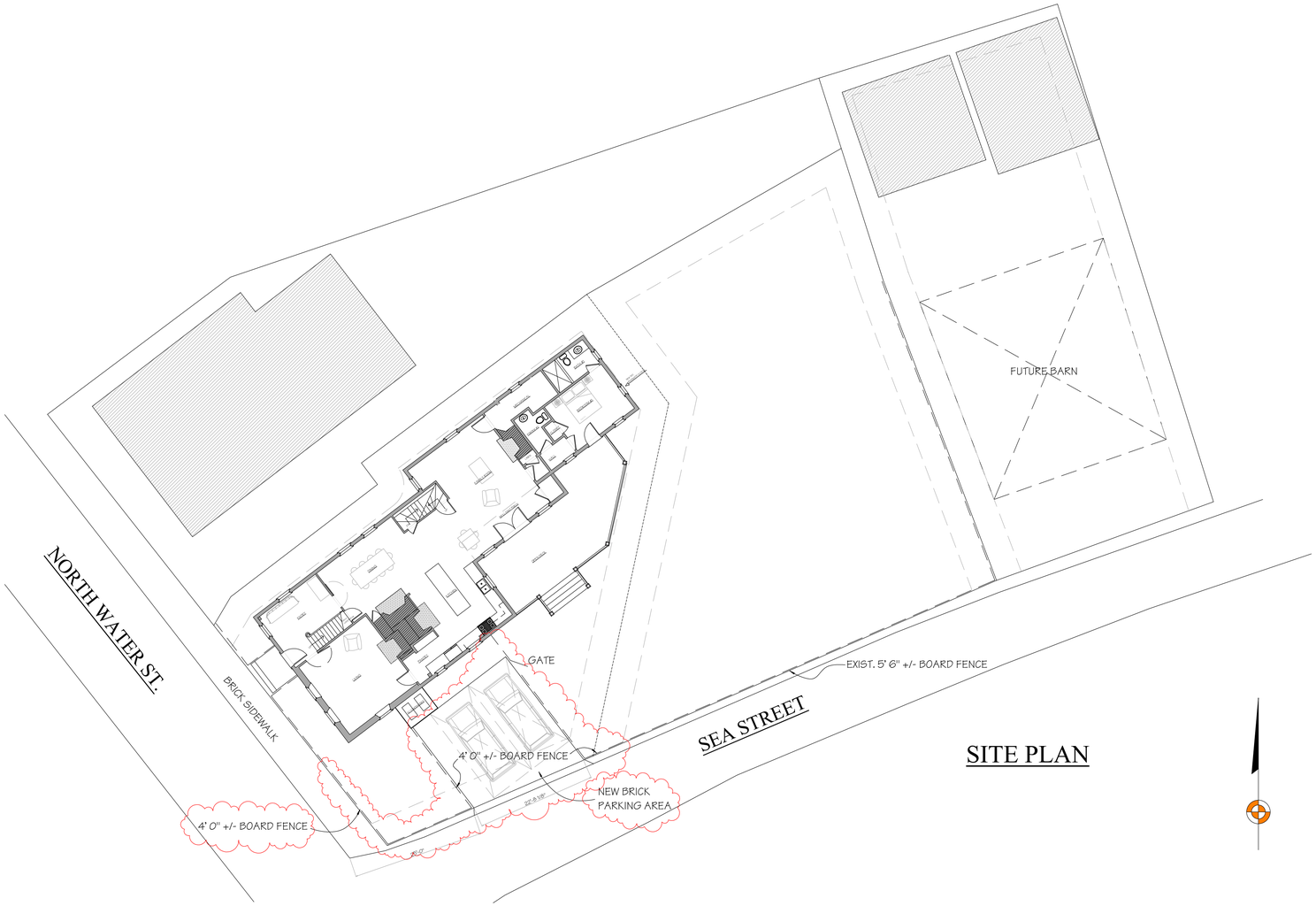


15 N. BEACH ST.
NANTUCKET, MA 02554





EXISTING CONDITIONS



SITE PLAN

MAP & PARCEL:
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 5,129 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER: 1,888 S.F.
PROPOSED NEW GROUND COVER: 103 s.f.
TOTAL GROUND COVER: 1,991 s.f.
ALLOWABLE GROUND COVER: 2,052 S.F.

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
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(508) 228-2044 NORMANDRESIDENTIAL.COM

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COVER SHEET
DATE: 04/08/2024
SCALE: AS NOTED

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



WEST ELEVATION WITH FENCING







SOUTH ELEVATION WITH FENCING

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
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ELEVATIONS
DATE: 04/08/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

1

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER: Smiley 15 North Water LLC

MAILING ADDRESS: 800 Boylston St. 30th Flr Boston MA 02199

PROPERTY LOCATION: 15 N. Water St.

ASSESSORS MAP/PARCEL: 42.4.2/50

SUBMITTED BY:: Benjamin Normand

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: 2024.04.08 09:21:01 -04'00'

April 8, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

3 STEP LANE LLC
1140 RESERVOIR AVE
CRANSTON, RI 02920

SMILEY 17 NORTH WATER LLC
800 BOYLSTON ST 30TH FL
BOSTON, MA 02199

EIGHT SEA STREET LLC
800 BOYLSTON ST 30TH FL
BOSTON, MA 02199

MACNAB MALCOLM W
13 N WATER ST
NANTUCKET, MA 02554

SEA STREET REALTY TRUST
7 SEA ST
NANTUCKET, MA 02554

VEYSEY MICHAEL C TR
311 LLWYDS LN
VERO BEACH, FL 32963

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APR 09 2024
NANTUCKET MA 02554

7003 2260 0001 1628 9184

Sent To Eight Sea Street LLC
Street, Apt. No.; or PO Box No. 800 Boylston St 30th Flor
City, State, ZIP+4 Boston MA 02199

PS Form 3800, June 2002 See Reverse for Instructions

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NANTUCKET MA 02554

7003 2260 0001 1628 8897

Sent To 3 Step Lane LLC
Street, Apt. No.; or PO Box No. 1140 Reservoir Ave
City, State, ZIP+4 Cranston, RI 02920

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NANTUCKET MA 02554

7003 2260 0001 1629 0005

Sent To Michael C Veysey Trust
Street, Apt. No.; or PO Box No. 311 Llwyds Ln
City, State, ZIP+4 Vero Beach, FL 32963

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NANTUCKET MA 02554

7003 2260 0001 1628 8859

Sent To Sea Street Realty Trust
Street, Apt. No.; or PO Box No. 7 Sea St
City, State, ZIP+4 Nantucket MA 02554

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APR 09 2024
NANTUCKET MA 02554

7003 2260 0001 1628 8842

Sent To Malcolm W MacNab
Street, Apt. No.; or PO Box No. 13 N. Water St
City, State, ZIP+4 Nantucket MA 02554

PS Form 3800, June 2002 See Reverse for Instructions

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Total Postage & Fees $

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NANTUCKET POST OFFICE
APR 09 2024
NANTUCKET MA 02554

7003 2260 0001 1628 8835

Sent To Smiley 17 North Water LLC
Street, Apt. No.; or PO Box No. 800 Boylston St 30th Floor
City, State, ZIP+4 Boston, MA 02199

PS Form 3800, June 2002 See Reverse for Instructions

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: 15 N. Water St.

Tax Map Number: 42.4.2 Parcel Number: 50

Owner of Record: Smiley 15 North Water LLC

Description of Proposal:

- Dwelling: Infill existing 1st floor porch (104 s.f.)
  New deck: 420 s.f.
  fenestration changes
- New curb cut and parking area: 490 s.f.

Anticipated HDC Submission Date: 4/12/2024

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 Benjamin Normand

AS AGENT FOR Smiley 15 North Water LLC

STREET ADDRESS 15 N. Water St.

MAP/PARCEL 42.4.2/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/12/2024

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 4/8/2024
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 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. Dwelling: $50 Hardscape: $50 } $100

✓ 4. **Locus Map (3 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 (3 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 (3 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 (3 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 (3 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)

✓ 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

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Eloise N.T.

STREET ADDRESS 1 Sandy drive.

MAP/PARCEL 29/73

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.

Luke Thornewill 4/10/24

Signature Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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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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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)

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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°. 73

Street & Number of Proposed Work: 1 Sandy Drive

Owner of record: ELOISE Nominee Trust

Mailing Address: c/o Thornmill
48 Dukes Rd

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornmill Design LLC

Mailing Address: 48 Dukes Rd
Nantucket, Ma

Contact Phone #: 508 333 0702 E-mail: office@thornmill design.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2020-10-7303

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

Size of Structure or Addition: STAIR { Length: 21 Width: 4 Sq. Footage 1st floor: _____ Sq. footage 2nd floor: _____ Sq. footage 3rd floor: _____

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

Size: _____ ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation New stair.
2. South Elevation Stair removed / new stair
3. West Elevation New stair
4. North Elevation No 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 _____/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 LATTICE SKIRT T.M.E

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other STAIR PTD TO MATCH TRIM/RAILINGS. Approved cobblestone grey

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): ☐ IDL ☐ 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 _____

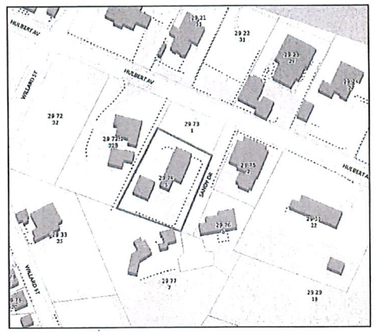
Trim _____ Sash _____ Doors _____

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 4/10/24 Signature of owner of record Luke Thornell for Eloise N.T. Signed under penalties of perjury



LOCUS

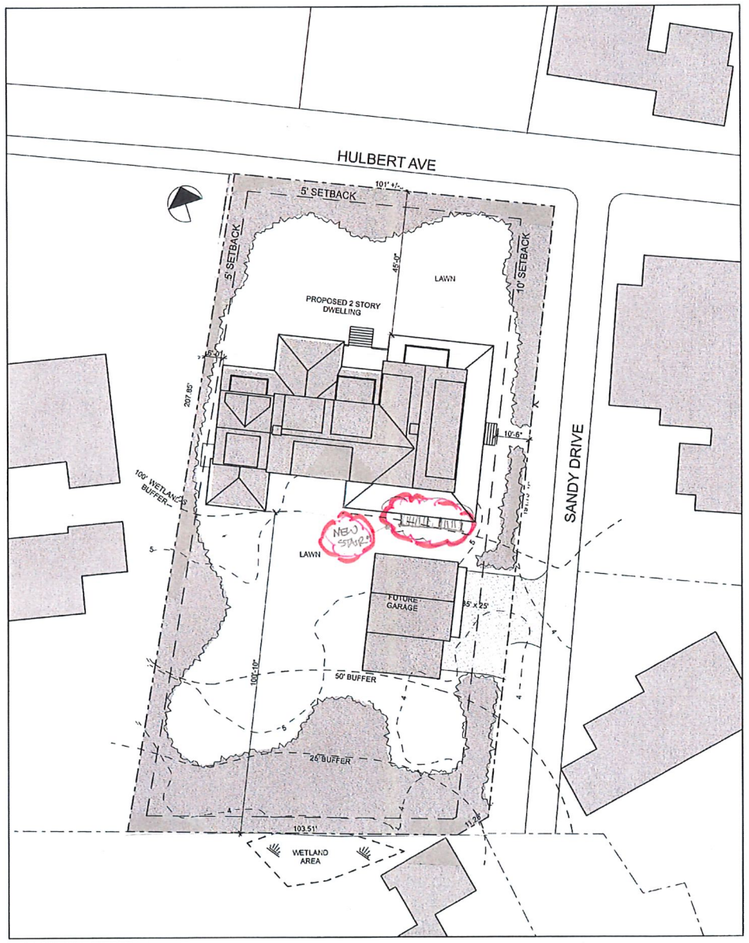
A New Home for

Eloise Nominee Trust

1 Sandy Drive

Nantucket , Massachusetts

DRAWING INDEX		
ARCHITECTURAL	A0	COVER SHEET, SITE PLAN, LOCUS
	A1	FIRST FLOOR PLAN
	A2	SECOND FLOOR PLAN
	E1-1	ELEVATIONS
	E1-2	ELEVATIONS



Site Plan- Proposed

SCALE: 1" = 20'

ISSUES/REVISION DATE	
HDC 1	10/14/22

A New House for
Eloise Nominee Trust
1 Sandy Drive
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project and site. The contents of this drawing are not to be sold, altered, transferred, copied, or reproduced without the expressed written permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2022

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PH
Checked by: LT

Sheet No:
A0.0

Contents:
Cover- Plan House



SECOND SUBMISSION: @ 1/8" SCALE

EAST ELEVATION



SECOND SUBMISSION: @ 1/8" SCALE

NORTH ELEVATION



EAST ELEVATION
SANDY DRIVE ELEVATION

EXTERIOR MATERIAL LIST

- CHIMNEY - FAUX RED BRICK
- ROOF SHINGLES - CERTAINTEED LANDMARK ASPHALT ARCH. WEATHERED WOOD
- SIDEWALL SHINGLES - WHITE CEDAR SHINGLES
- CORNER BOARDS - 5/4x6 PTD C.G.
- DOOR & WINDOW TRIM - 5/4x5 PTD C.G.
- COLUMNS - 10" PTD. SQUARE
- ~~BALUSTRADING - PTD C.G.~~
- BUILDING SKIRT - NATURAL LATTICE TO WEATHER W/2' RED BRICK FACED VENEER PIERS
- 1' SOFFIT 0/8 EAVE 1'8" FASCIA ALL PTD C.G.
- ALL EXTERIOR PAINT WORK - B.M. COBBLESTONE GREY
- WINDOW SASH - WHITE OR GREEN
- DOOR LEAFS - WHITE OR GREEN



NORTH ELEVATION
HULBERT AVE. / WATER VIEW ELEVATION

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS
RG	10/13/22
RG/RGB	12/12/22
RG	1/16/23

HDC STAFF APPROVAL
NOT FOR CONSTRUCTION

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC. IS STRICTLY PROHIBITED.

ELEVATIONS

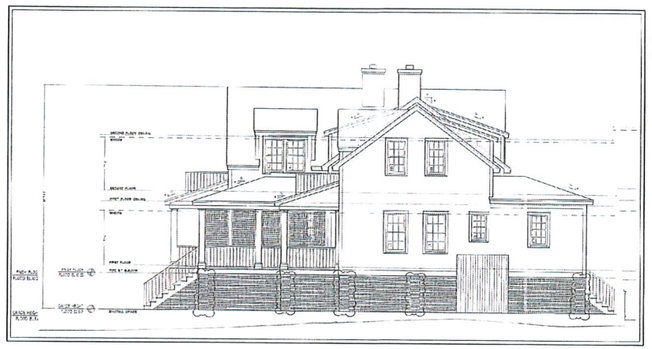
1 SANDRY DRIVE - ELOISE NOMINEE TRUST

SITE LOCATION SKETCH SCALE: "A" AND STREET WIDTH ASSUMED 40 M/MONTH FOR CALCULATION GROUND SNOW LOAD 2S kB

SCALE
1/4" = 1'-0"

HUNTINGTON HOMES, INC.
314 ELGUETT PL. EAST NORTHFIELD, ONTARIO K1G4T
VT OFFICE (613) 473-3635 FAX (613) 473-0575 WA OFFICE (613) 274-3332

PROJECT: # 1049
SHEET SIZE: 24x36
DRAWING NO: EL-1



SECOND SUBMISSION: @ 1/8" SCALE – STAFF APPROVAL

WEST ELEVATION





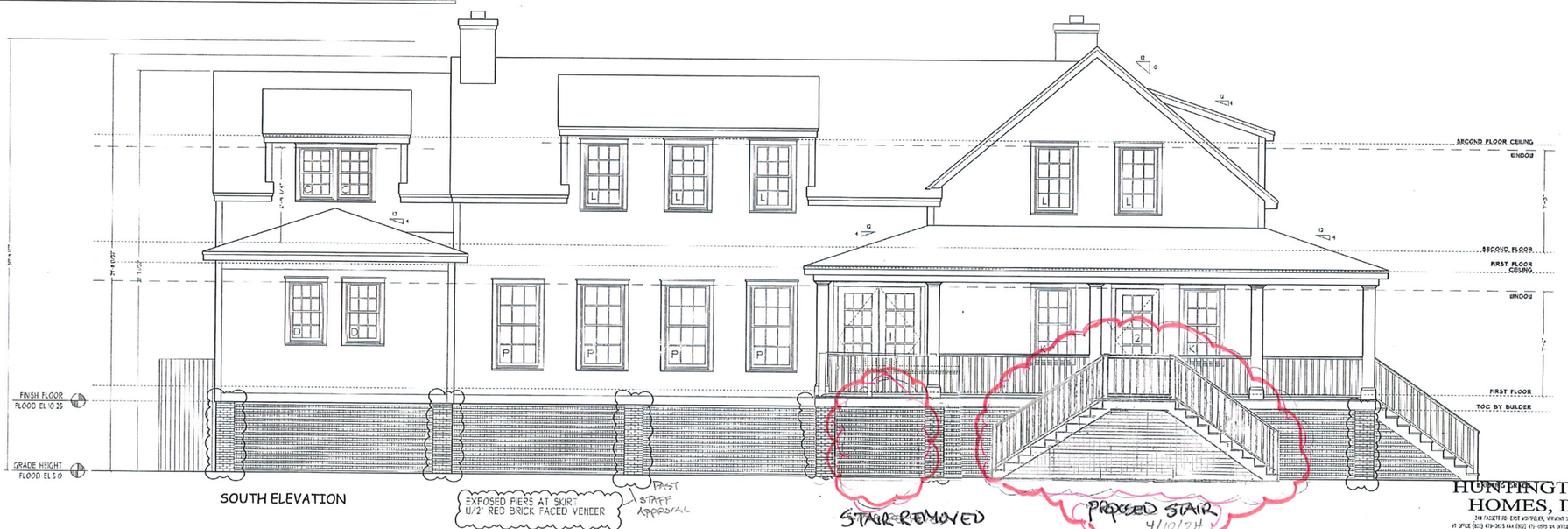
WEST ELEVATION

SECOND SUBMISSION: @ 1/8" SCALE – STAFF APPROVAL

SOUTH ELEVATION

EXTERIOR MATERIAL LIST

- CHIMNEY - FAUX RED BRICK
- ROOF SHINGLES - CERTAINTEED LANDMARK ASPHALT ARCH. WEATHERED WOOD
- SIDEWALL SHINGLES - WHITE CEDAR SHINGLES
- CORNER BOARDS - 5/4x PTD C.G.
- DOOR & WINDOW TRIM - 5/4x PTD. C.G.
- COLUMNS - 10" PTD. SQUARE
- ~~BALUSTRADE - PTD C.G.~~
- BUILDING SKIRT - NATURAL LATTICE TO WEATHER U/2" RED BRICK FACED VENEER PIERS
- & SOFFIT U/8 EAVE 18" FASCIA ALL PTD C.G.
- ALL EXTERIOR PAINT WORK - B.M. COBBLESTONE GREY
- WINDOW SASH - WHITE OR GREEN
- DOOR LEAFS - WHITE OR GREEN



SOUTH ELEVATION

ISSUED BY / CHECKED BY	SUBMISSION / REVISIONS
RG	10/13/22
RG/RGB	12/13/22
RG	4/12/23

HDC STAFF APPROVAL
NOT FOR CONSTRUCTION

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC. IS STRICTLY PROHIBITED

ELEVATIONS

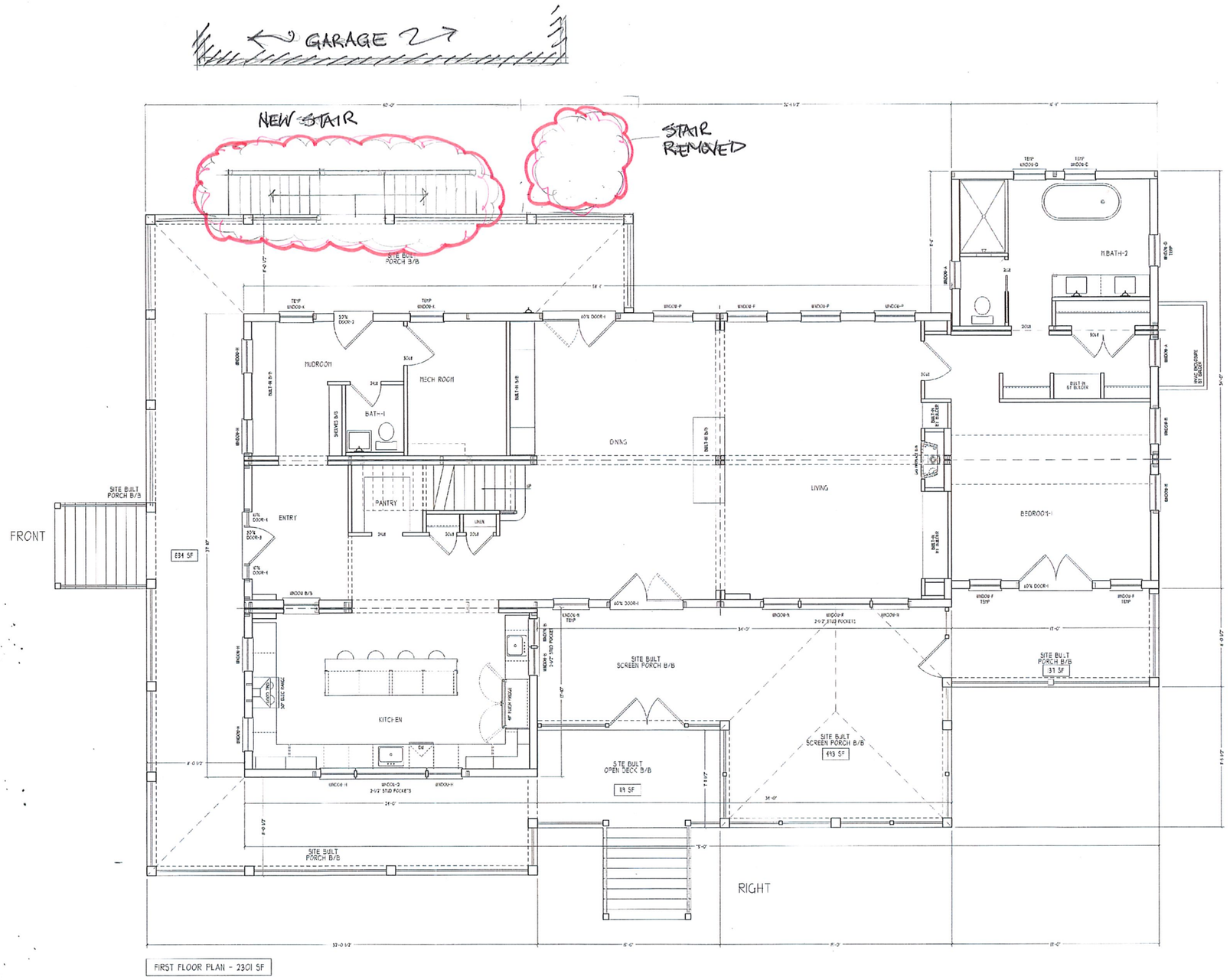
1 SANDRY DRIVE - ELOISE NOMINEE TRUST

SITE LOCATION: NANTUCKET, MA
USE GROUP CLASSIFICATION: R3
CONSTRUCTION TYPE: 5B
GROUND SNOW LOAD: 25 LB

SCALE
1/4" = 1'-0"

HUNTINGTON HOMES, INC.
244 FACKETT RD EAST MONTPELIER, VERMONT 05651
VT OFFICE (802) 479-3605 FAX (802) 471-0575 NH OFFICE (603) 774-1302

PROJECT: # 10497
SHEET SIZE: 24x36
DRAWING NO: EL-2



FIRST FLOOR PLAN - 2301 SF

WINDOW SCHEDULE Required Egress: 3.4 SF Mass. Double Hung Window Opening

Qty	Manufacturer Number	Rough Opening	Area	(SF) Clear Opening	Meets Egress?	(SF) Light Area	(SF) Vent Area	+/- Design Pressure	UFactor	SHGC ¹	Remarks
2	WINDOW-A	2'-2 1/2" X 3'-5"	7.66	2.77	N	4.73	2.79	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
2	WINDOW-B	2'-2 1/2" X 4'-5"	9.41	3.38	N	5.79	3.4	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
2	WINDOW-C	2'-6 1/2" X 3'-5"	9.23	3.28	N	5.73	3.3	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
3	WINDOW-D	2'-6 1/2" X 4'-5"	10.87	4	Y	7.01	4.02	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
2	WINDOW-E	2'-6 1/2" X 4'-9"	11.70	4.36	Y	7.65	4.38	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
2	WINDOW-F	2'-8 1/2" X 5'-5"	13.34	5.07	Y	8.92	5.1	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
2	WINDOW-G	2'-8 1/2" X 4'-1"	10.73	3.92	Y	6.92	3.94	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
10	WINDOW-H	2'-8 1/2" X 4'-5"	11.61	4.3	Y	7.62	4.33	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
4	WINDOW-J	2'-8 1/2" X 4'-9"	12.49	4.69	Y	8.31	4.71	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
2	WINDOW-K	2'-8 1/2" X 5'-5"	14.24	5.47	Y	9.7	5.49	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
6	WINDOW-L	2'-10 1/2" X 4'-9"	13.28	5.03	Y	8.68	5.05	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
2	WINDOW-M	2'-10 1/2" X 5'-5"	15.14	5.83	Y	10.48	5.88	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
3	WINDOW-N	2'-10 1/2" X 6'-1"	17.01	6.69	Y	11.97	6.71	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
4	WINDOW-P	3'-2 1/2" X 6'-1"	19.04	7.58	Y	13.75	7.61	30/35	0.3	0.31	Custom Dbl Hung - Mahogany Exterior (pfd) w/TDL Thermal Sash
1	WINDOW-Q	5'-8" X 4'-5"	24.72	0	N	19.63	0	50/65	0.29	0.33	Custom Picture - Mahogany Exterior (pfd) w/TDL Thermal Sash
1	WINDOW-R	5'-8" X 6'-1"	34.07	0	N	28.29	0	50/65	0.29	0.33	Custom Picture - Mahogany Exterior (pfd) w/TDL Thermal Sash
		Total Window Area:	634.58								

DOOR SCHEDULE

Qty	Manufacturer Number	Rough Opening	Area	Door Size	(SF) Light Area	(SF) Vent Area	UFactor	SHGC ¹	Remarks
3	Door-1	6'-0" X 7'-0"	44.53	6078	25	19.54	0.31	0.24	Inswing Patio Door - 3/4 Glass - Custom - Mahogany Exterior (pfd) w/TDL Thermal Sash
1	Door-2	3'-2 1/2"x7'-6"	23.50	3078	12.9	0	0.37	0.19	Entry Door - 3/4 Glass - Custom - Mahogany Exterior (pfd) w/TDL Thermal Sash
1	Door-3	3'-2 1/2"x7'-6"	23.50	3078	0	0	0.39	0.02	Entry Door - 4 Panel - Custom - Mahogany Exterior (pfd) w/TDL Thermal Sash
2	Door-4	12" panel	7.50	1078	1.75	0	0.39	0.02	Entry - 12" Sidelite 1/2 Glass - Custom - Mahogany Exterior (pfd) w/TDL Thermal Sash
1	Door-5	3'-2 1/2"x7'-3"	22.73	3073	0	0	0.39	0.02	Entry Door - 3/4 Glass - Custom - Mahogany Exterior (pfd) w/TDL Thermal Sash
2	Door-6	6'-0" X 7'-3"	43.12	6073	24	19.1	0.31	0.24	Inswing Patio Door - 3/4 Glass - Custom - Mahogany Exterior (pfd) w/TDL Thermal Sash
		Total Door Area:	304.55						

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS
RG	10/3/22
RG/RGB	12/3/22
RG	1/16/23
	-
	-

HDC STAFF APPROVAL
NOT FOR CONSTRUCTION

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC. IS STRICTLY PROHIBITED.

1 SANDRY DRIVE - ELOISE NOMINEE TRUST

SITE LOCATION: NANTUCKET MA
FOR ZONING INFORMATION REFER TO SITE PLAN
GROUND SNOW LOAD: 30 LB

SCALE
1/4" = 1'-0"

HUNTINGTON HOMES, INC.
344 FAIRETT RD, EAST WINDSOR, VERMONT 05001
VT OFFICE (802) 674-2021 FAX (802) 674-2076 NH OFFICE (603) 774-1362

PROJECT: # 10497
SHEET SIZE: 24x36
DRAWING NO: A - 1

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.3 PARCEL N°. 69

Street & Number of Proposed Work: 13 BANK Street

Owner of record: Anthony & Janet Tomasiello

Mailing Address: _____

Contact Phone #: 508-450-6864 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Richard Prunier

Mailing Address: 49 Goldfinch DRive Nantucket

Contact Phone #: 508-509-2936 E-mail: richarde@northeast-home.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 New 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:

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.

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 Anderson Windows

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.

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 Richard Prunier

AS AGENT FOR Anthony & Janet Tomasiello

STREET ADDRESS 13 Bank Street

MAP/PARCEL 73.1.3 68

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.

Richard Prunier 4/10/24

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 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 (3 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 (3 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.

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2. **Exterior Elevations and Floor Plans (3 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 (3 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 (3 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.**

Town and County of Nantucket, MA

April 10, 2024



Property Information

Property ID	11861
Location	13 BANK ST
Owner	TOMASIELLO ANTHONY JR & JANET

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 02/08/2024
Data updated Jan. 2021

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

Window Survey

Date: _____
Sheet _____ of _____
Project: _____

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
(1)	Double Hung					Double Hung			Anderson	400 - Energy Star	
(2)	Double Hung					Double Hung			Anderson	400 - Energy Star	
(3)	Double Hung						Double Hung		Anderson	400 Series - Energy Star	
(4)	Double Hung					Double Hung			Anderson	400 Series - Energy Star	
*	We will remove the outside Storm Window										
*	We will install the new Anderson 400 Windows From the inside										
*	We will Not remove the outside casing										

Customer: Anthony & Janet Tomasiello
13 BANK Street
Nantucket

ANDERSEN WINDOWS & DOORS

SOLD BY:

Northeast Home & Energy Inc
21 N Main St
North Grafton, MA 01536-1598

SOLD TO:

CREATED DATE
3/11/2024

LATEST UPDATE
4/2/2024

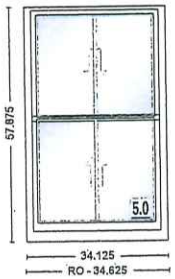
OWNER
Hailey Houston

Abbreviated Quote Report

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Nantucket RP request	Nantucket RP request	5448263	Nantucket RP request	

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location
100	~~1~~ 3	AA	None Assigned

RO Size = 34 5/8" x 57 7/8" **Unit Size = 34 1/8" x 57 7/8"**

TW 2' 10 1/8"X4' 9 7/8", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, Terratone Exterior Frame, Terratone Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun HeatLock Standard Argon Fill Finelight Grilles-Between-the-Glass 2 Wide, 1 High, Specified Equal Light Pattern, Terratone, w/White, 3/4" Grille Bar, White Glass / Grille Spacer, Hand Lift, Traditional, White, Traditional, 2 Sash Locks White (Factory Applied), WhiteJamb Liner, Terratone, Full Screen, Aluminum
Wrapping: Pine / White - Painted Stool

Sash Lift: TW Hand Lift Traditional White PN:9159482
Insect Screen 1: 400 Series Double-Hung, TW 34.125 x 57.875 Full Screen Aluminum Terratone
Stool Option: TW 2' 10 1/8"X4' 9 7/8" 4 9/16" Wall Thickness Pine White - Painted PN:1617759

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.26	0.18	NO	A1	30.4210	24.2970	5.13290


Right Side
13
1
2


Left
Side
3
4

move off

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

Smith Geoff
22 Coffin St Sias
Rev Jan 2024
73.4.1/36

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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____ (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.***

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

Authorization for Geoffrey Smith 22 Coffin St,Sias

I give Topham Design, LLC, Joseph Topham, permission to represent my submission to the HDC.
Geoffrey Smith
22 Coffin Sias St.
Sconset

On Apr 5, 2024, at 11:29 AM, Brenda Johnson <brenda@tophamdesignack.com> wrote:

Good morning, Geoff,

As we are pulling the information together to submit your application to the HDC, we are required to have your authorization.

Could you please respond to this email giving Topham Design, LLC , Joseph
Topham , permission :

Dear HDC,

I hereby authorize Joseph Topham of Topham Design, LC 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.

22 Coffin ST Sias 73.4.1.-36

Thank you,
Brenda

Brenda Johnson

Topham Design, LLC
18 Hummock Pond Road
Nantucket, MA 02554
Tel.: 508-325-5890
Fax: 508-325-5812
brenda@tophamdesignack.com
www.tophamdesignack.com

CERTIFICATE NO: _____ DATE ISSUED: _____

move off

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°: 73.4.1 PARCEL N°. 36

Street & Number of Proposed Work: 22 Coffin St, Sias

Owner of record: Smith Geoffrey

Mailing Address: 114 Fogg Way
Hingham, Ma 02043

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Rd
Nantucket, Ma 02554

Contact Phone #: 508.325.5890 E-mail: bienda@topham-designack.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____ or partial of identified portion of structure

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

Width: _____ Sq. footage 2nd floor: _____ salvage or Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ demolition

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: 1950 c Addition 1975 (moved on)

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation - salvage demolition (rear)
3. West Elevation - salvage + demolition
4. North Elevation - salvage + demolition 1975 portion to move off or demo-relocated)

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.

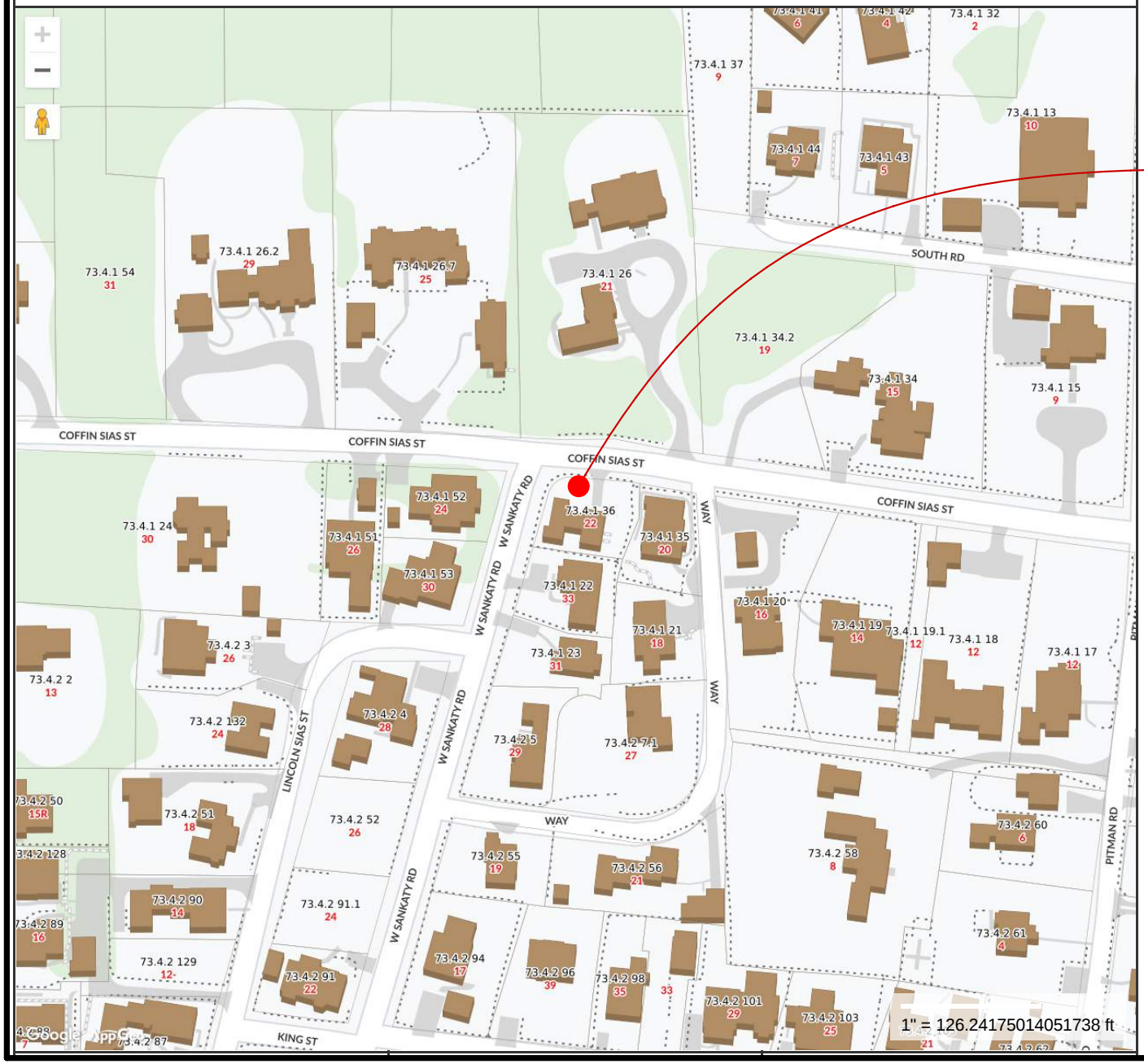
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 4/10/24 Signature of owner of record [signature] Signed under penalties of perjury

Town and County of Nantucket, MA

May 13, 2023

22 COFFIN (SIAS) STREET LOCUS MAP



TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

22 COFFIN SIAS ST LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 / JUNE 2023

HDC APPROVAL PLACE UR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
3/20/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C:30%

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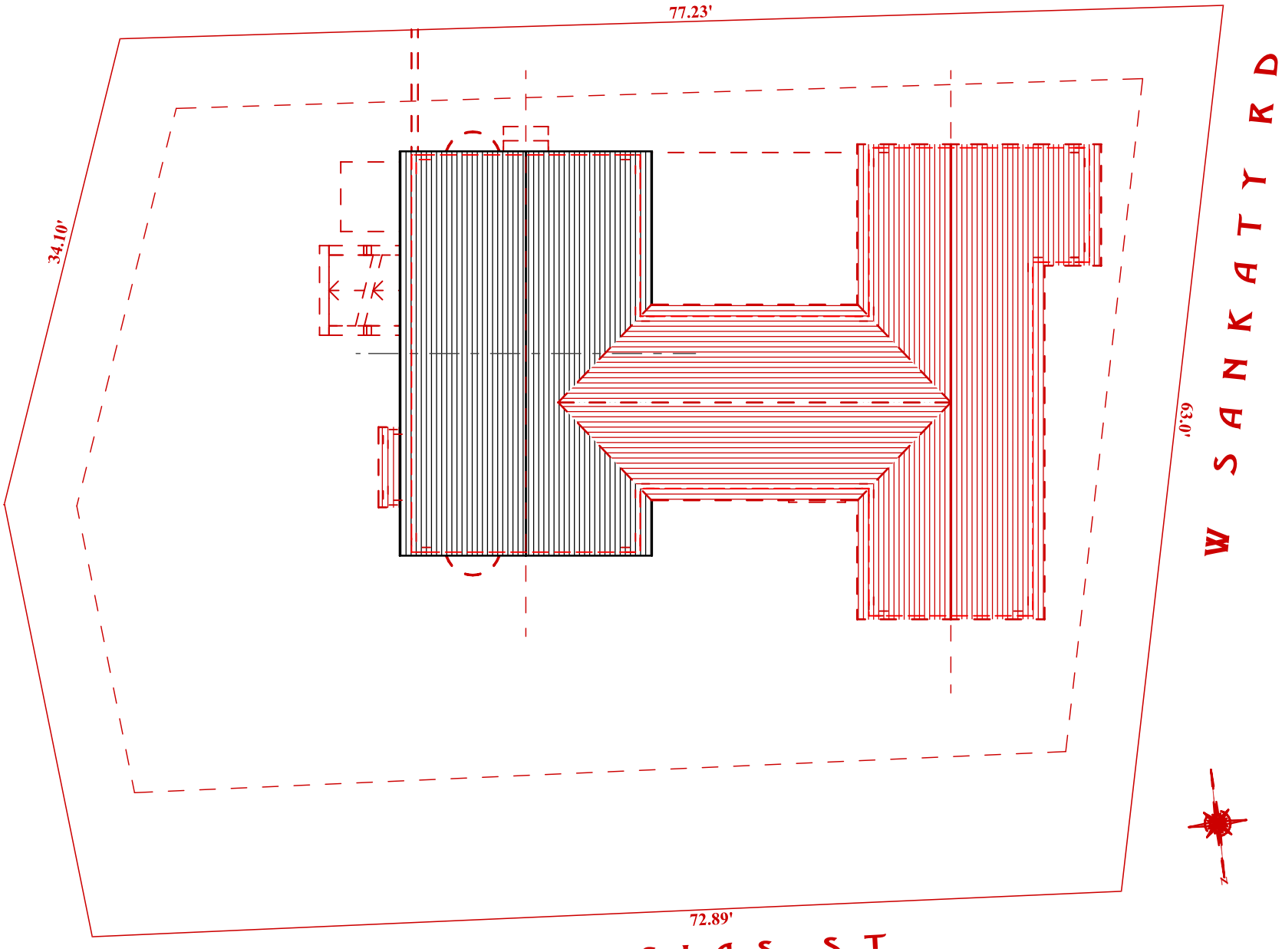
HDC 0.1



S

SALVAGE & DEMOLITION BRACKEN SITE PLAN (SR-1)

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

22 COFFIN SIAS ST SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE UR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
3/20/24

PROJECT NO:2023-22

MAP NO.:73.4-1	MAP NO.: 36
ZONING : SR-1	ALLOWABLE G.C.:30%

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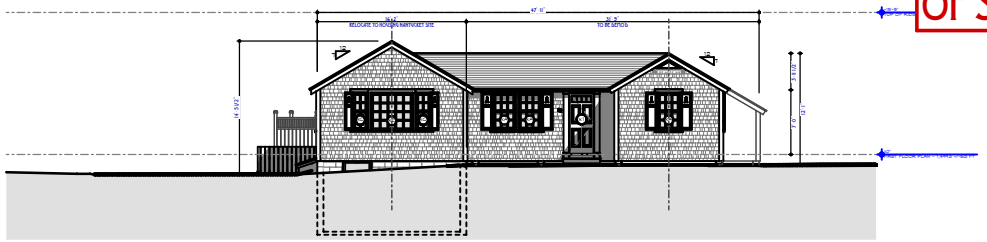
HDC 0.2

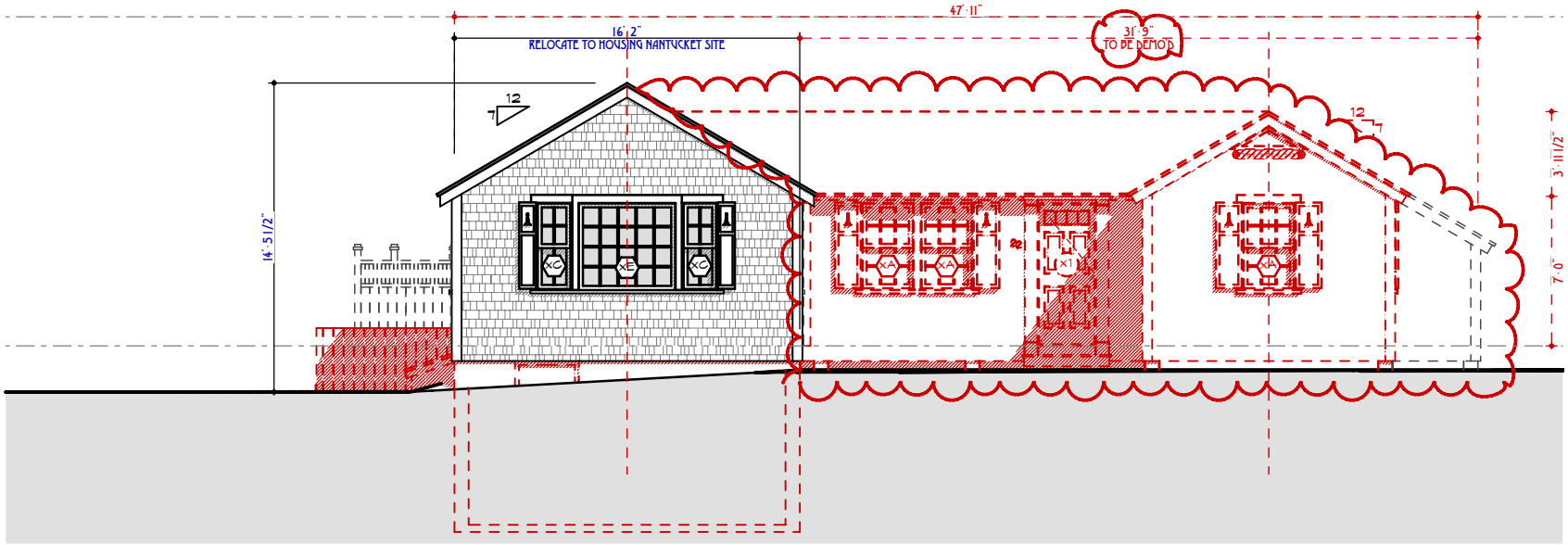
REVISIONS: 22 MARCH 2024

1. 1975 SECTION OF HOUSE TO BE RELOCATED ; HOUSING NANTUCKET
2. SALVAGE & DEMOLISH WESTERLY PORTION OF STRUCTURE



XN EXISTING NORTH ELEVATION (COFFIN SIAS ST)

SCALE: 1" = 20'



N SALVAGE & DEMOLITION NORTH ELEVATION (COFFIN SIAS ST)

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
	/ /	

SALVAGE & DEMOLITION NORTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE ON DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
3/20/24

PROJECT NO:2023-22

MAP NO.:73.4.1 LOT NO.: 36

ZONING : SR-1 ALLOWABLE G.C.:30%

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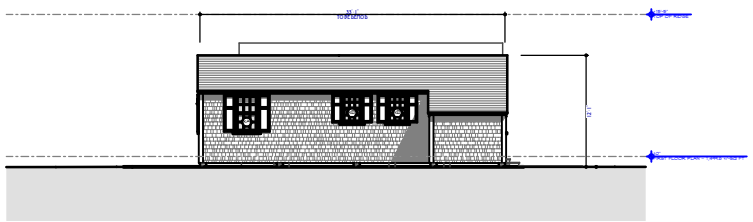
HDC 2.1

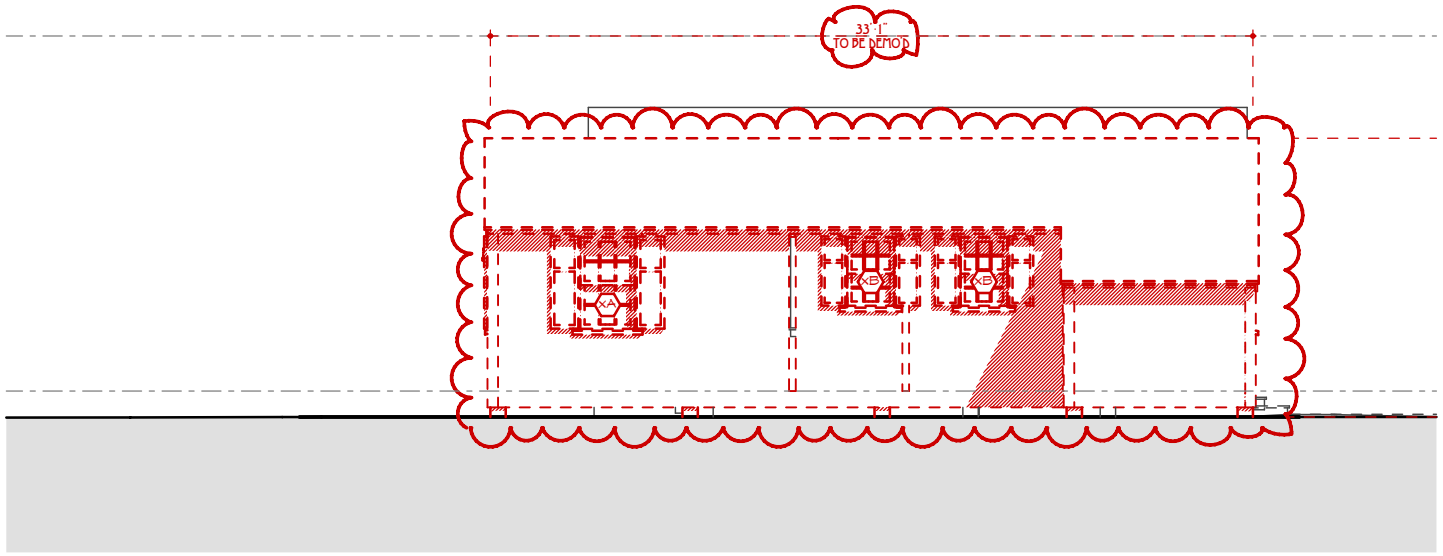
REVISIONS: 22 MARCH 2024

1. 1975 SECTION OF HOUSE TO BE RELOCATED ; HOUSING NANTUCKET
2. SALVAGE & DEMOLISH WESTERLY PORTION OF STRUCTURE



XW EXISTING WEST ELEVATION (W SANKATY RD)

SCALE: 1" = 20'



W SALVAGE & DEMOLITION WEST ELEVATION (W SANKATY RD)

SCALE: 1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
	/ /	

SALVAGE & DEMOLITION WEST ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION: 00 JUNE 2023
HDC APPROVAL PLACE UR DETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
3/20/24

PROJECT NO:2023-22
MAP NO.:73.4.1 LOT NO.: 36
ZONING : SR-1 ALLOWABLE G.C.:30%

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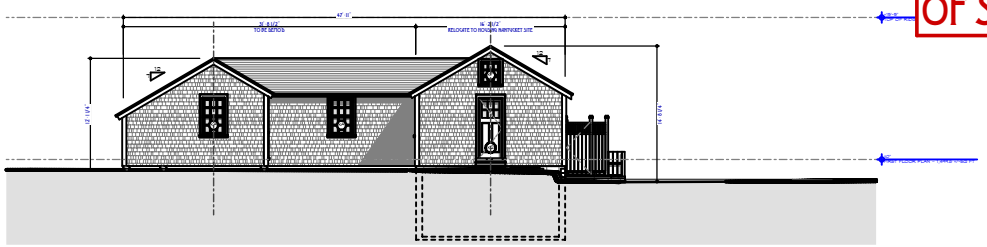
HDC 2.2

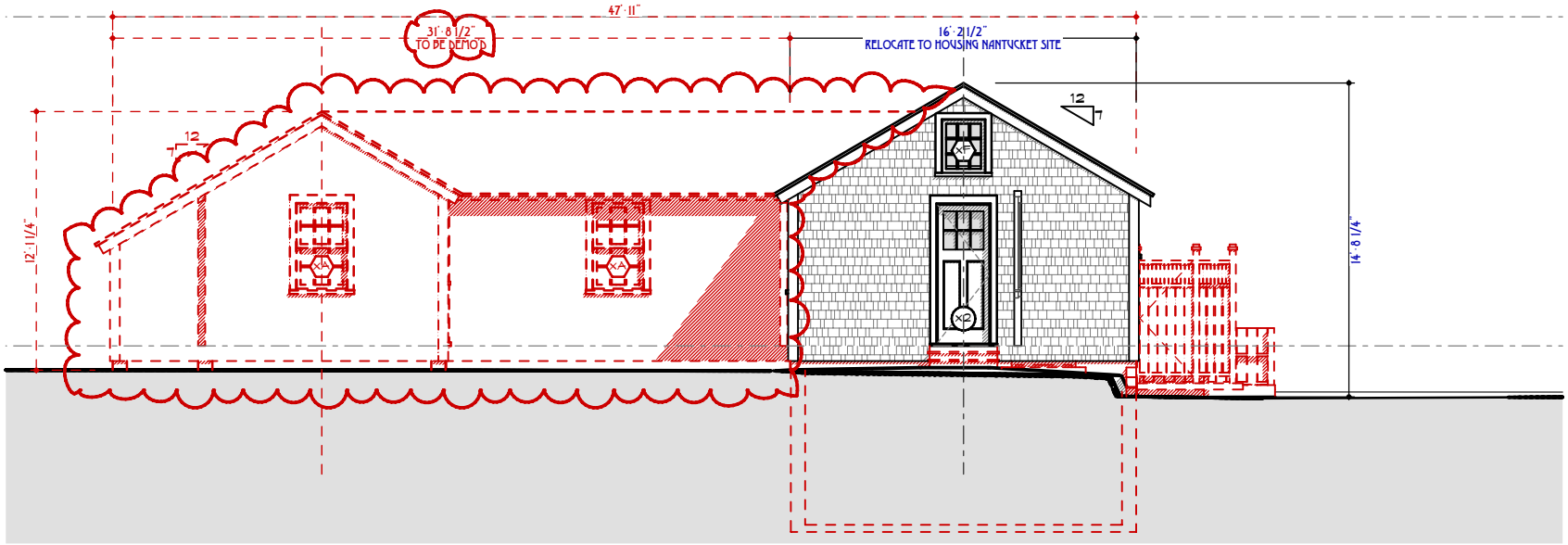
REVISIONS: 22 MARCH 2024

1. 1975 SECTION OF HOUSE TO BE RELOCATED ; HOUSING NANTUCKET
2. SALVAGE & DEMOLISH WESTERLY PORTION OF STRUCTURE



XS EXISTING SOUTH ELEVATION (REAR)

SCALE: 1" = 20'



S SALVAGE & DEMOLITION SOUTH ELEVATION (REAR)

SCALE: 1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
	/ /	

SALVAGE & DEMOLITION SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE UNDER SEAL: CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
3/20/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING : SR-1 ALLOWABLE G.C.:30%

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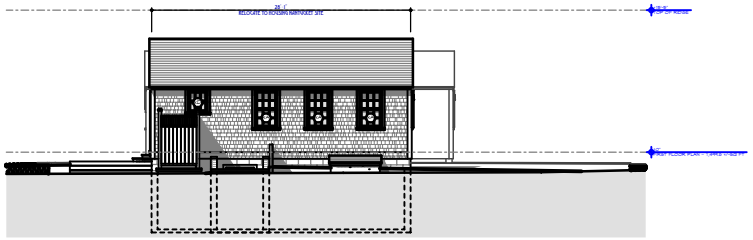
HDC 2.3

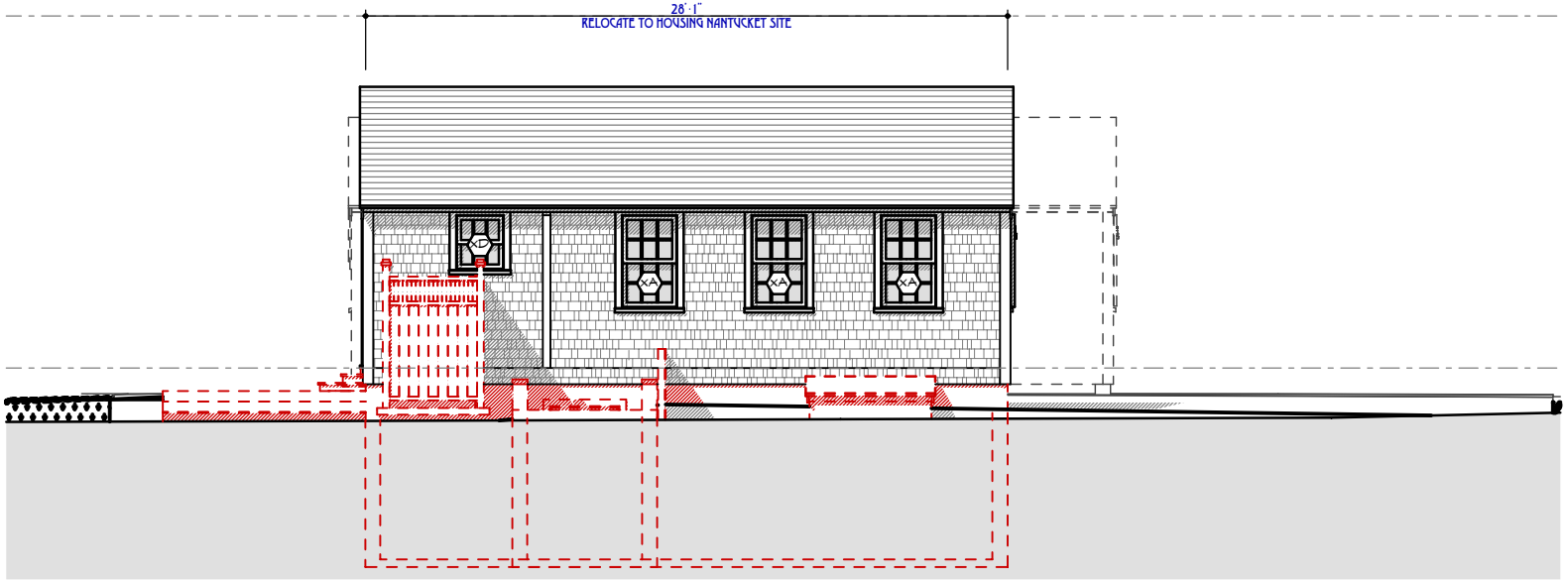
REVISIONS: 22 MARCH 2024

1. 1975 SECTION OF HOUSE TO BE RELOCATED ; HOUSING NANTUCKET
2. SALVAGE & DEMOLISH WESTERLY PORTION OF STRUCTURE



XE EXISTING EAST ELEVATION

SCALE: 1" = 20'



E SALVAGE & DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0"

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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

SALVAGE & DEMOLITION EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
3/20/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING : SR-1 ALLOWABLE G.C.:30%

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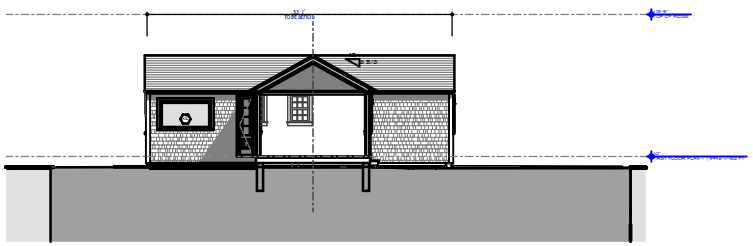
HDC 2.4

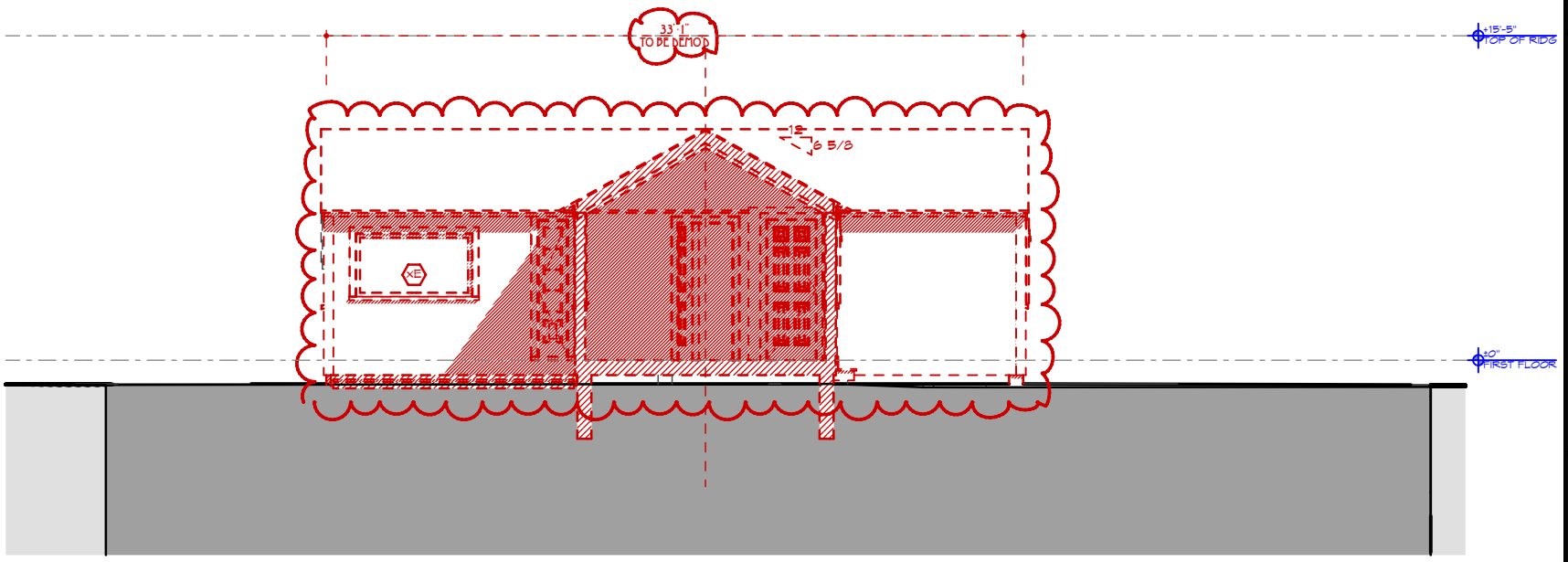
REVISIONS: 22 MARCH 2024

1. 1975 SECTION OF HOUSE TO BE RELOCATED ; HOUSING NANTUCKET
2. SALVAGE & DEMOLISH WESTERLY PORTION OF STRUCTURE



XECS EAST ELEVATION · CROSS SECTION

SCALE: 1" = 20'



ECS SALVAGE & DEMOLITION EAST ELEVATION · CROSS SECTION

SCALE: 1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
	/ /	

SALVAGE & DEMOLITION HDC ELEVATION/ CROSS-SECTION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE UP DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
3/20/24

PROJECT NO:2023-22

MAP NO.:73.4.1 LOT NO.: 36

ZONING : SR-1 ALLOWABLE %C.:30%

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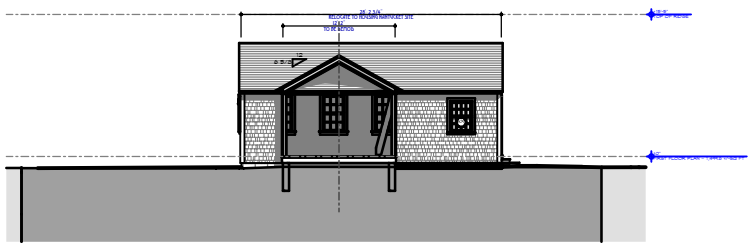
HDC 2.5

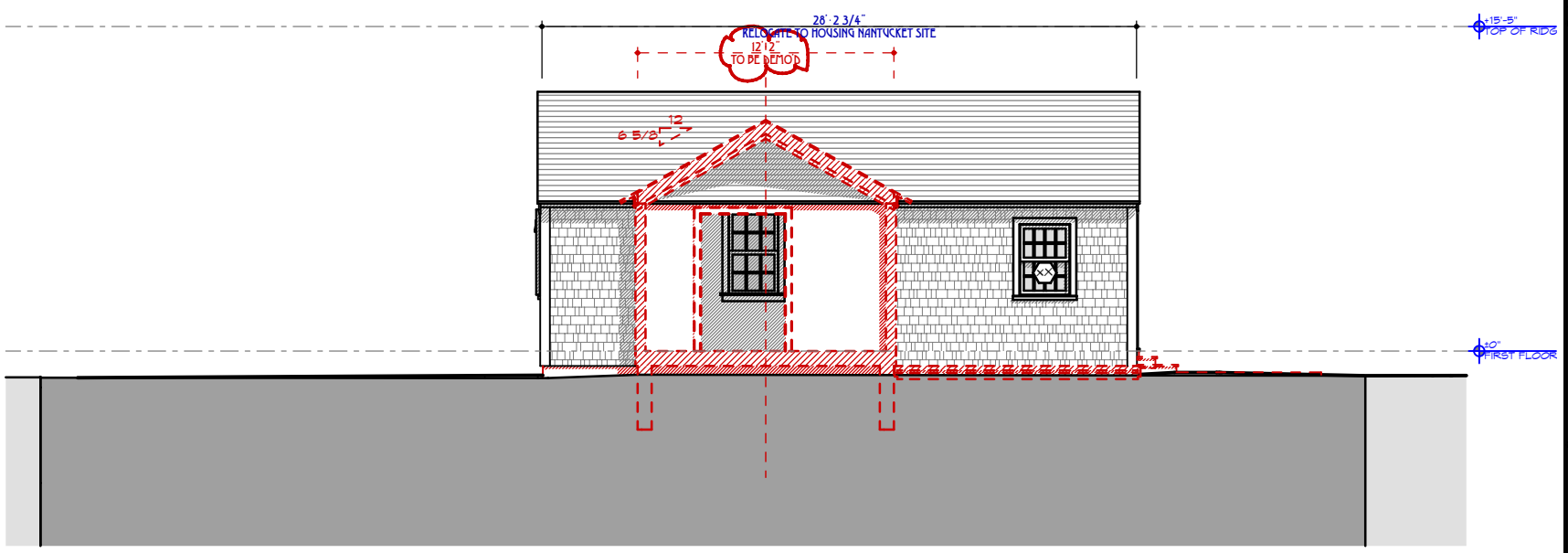
REVISIONS: 22 MARCH 2024

1. 1975 SECTION OF HOUSE TO BE RELOCATED ; HOUSING NANTUCKET
2. SALVAGE & DEMOLISH WESTERLY PORTION OF STRUCTURE



WEST ELEVATION · CROSS SECTION

SCALE: 1" = 20'



SALVAGE & DEMOLITION WEST ELEVATION · CROSS SECTION

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
	/ /	

SALVAGE & DEMOLITION HDC ELEVATION/ CROSS·SECTION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE UP DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
3/20/24

PROJECT NO:2023-22

MAP NO.:73.4.1	LOT NO.: 36
ZONING : SR-1	ALLOWABLE G.C.:30%

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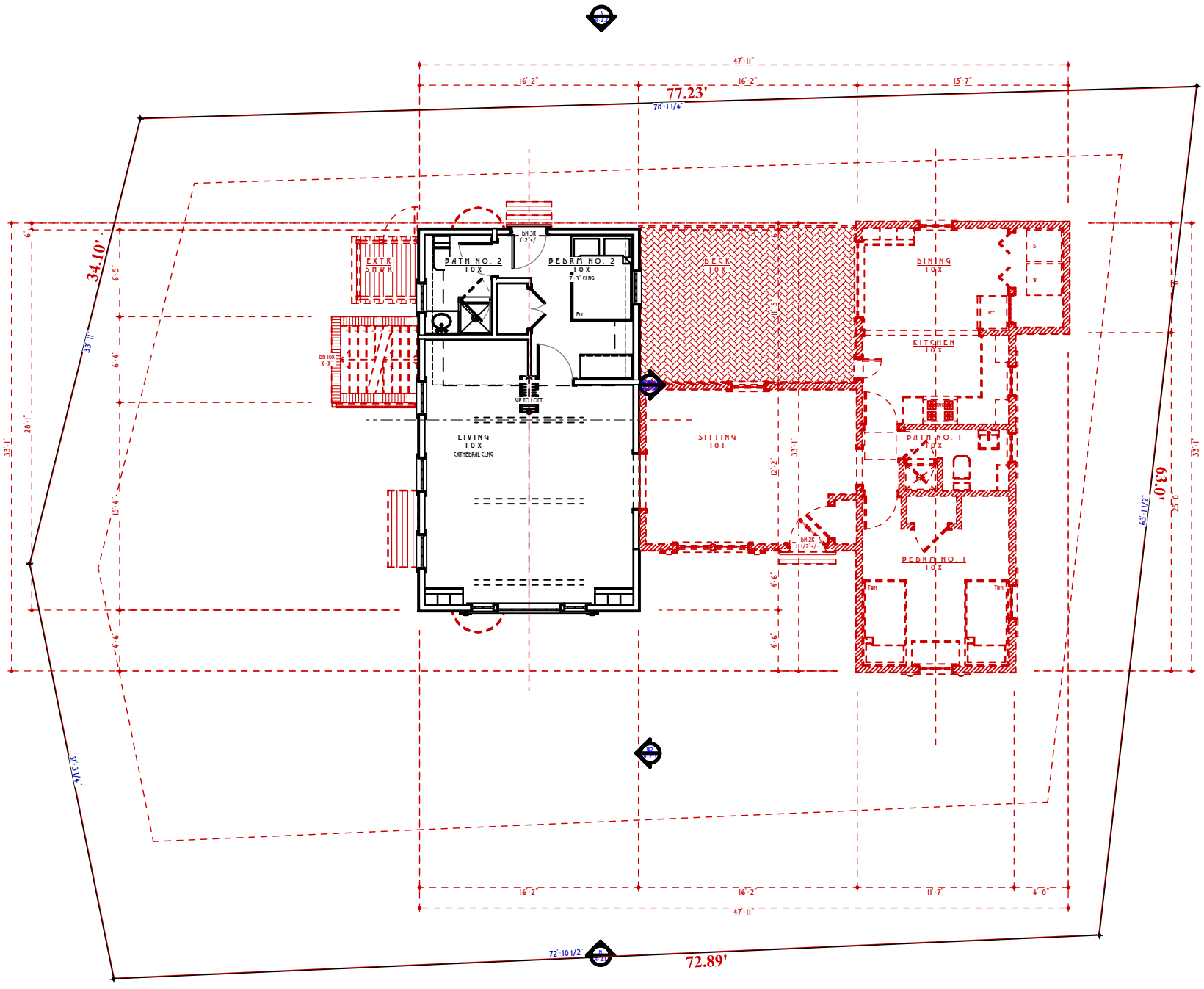

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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

SALVAGE & DEMOLITION FIRST FLOOR PLAN ~
2,588+/- SQ. FT.

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023
HDC APPROVAL PLACE UNDER DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
3/20/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C:30%

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HDC 1.1

TWENTY TWO COFFIN STREET
‘SCONSET





TWENTY TWO COFFIN STREET
‘SCONSET





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 / Ingham Design

AS AGENT FOR Geoffrey Smith

STREET ADDRESS 22 Captain St Siasconset

MAP/PARCEL 73.4.1/36

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/9/24

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.

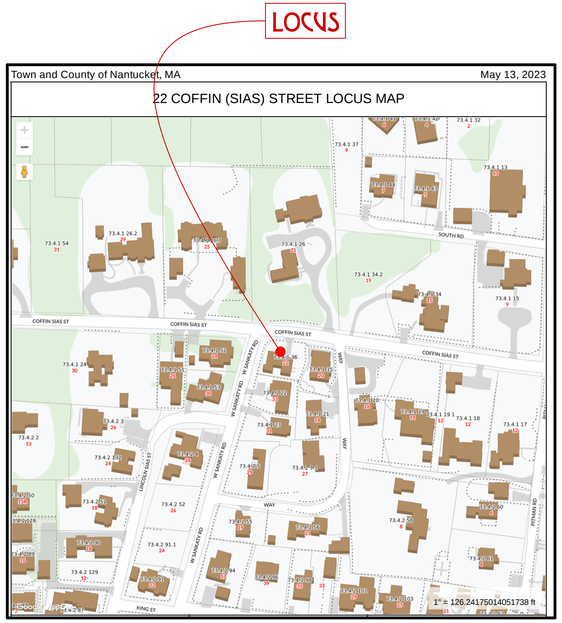
Brenda Johnson 040924

Signature Date

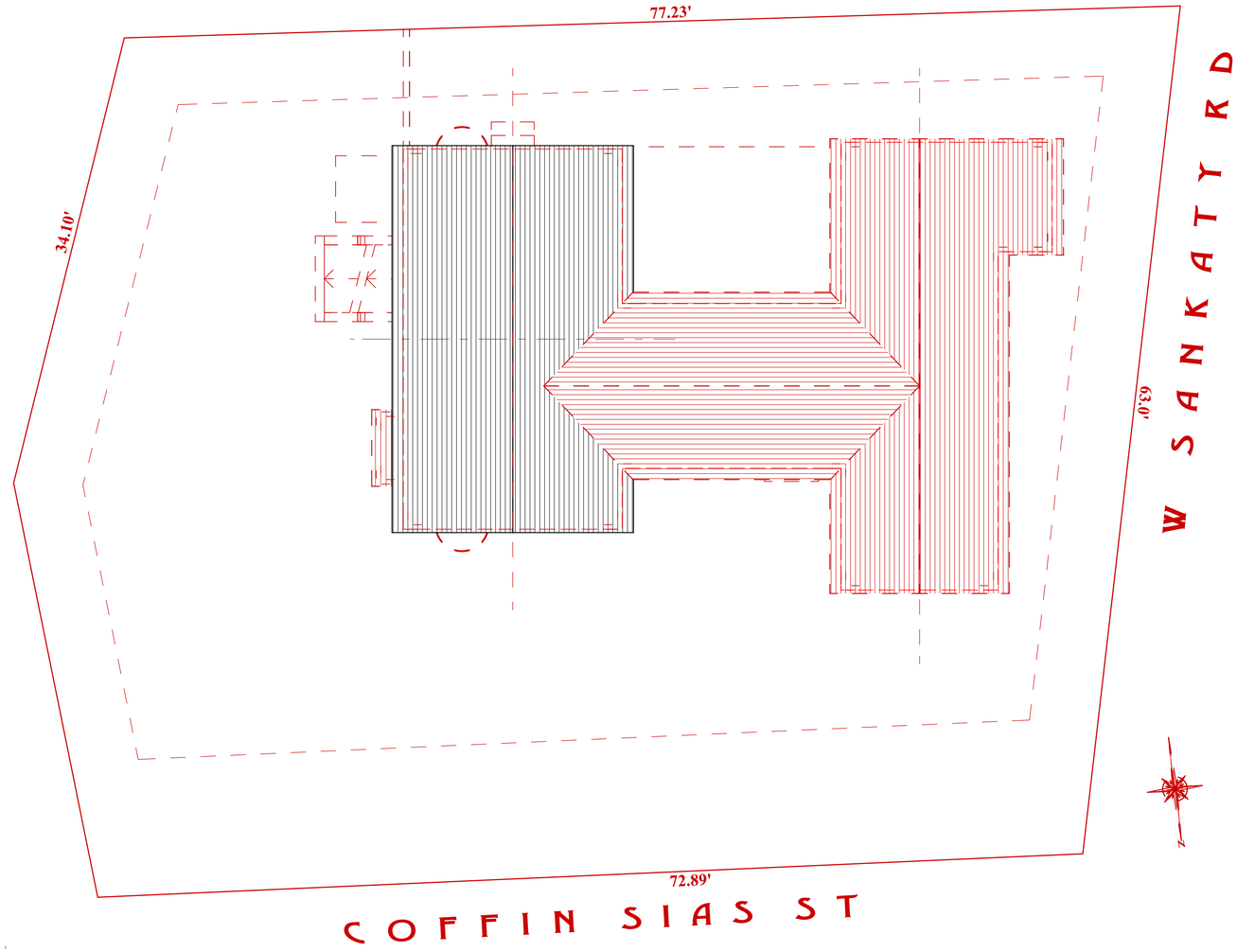
DRTG/ORG: TOPHAM'S DRC - TRIM LOCAL - DRTG/ORG Block for Archicad 24/DRTG 22 Coffin Sias St/DRTG 22 Coffin Sias St DEMO_FLOOR.dwg

SMITH RESIDENCE

22 COFFIN (SIAS) ST, SIASCONSET, MA, 02564



L 22 COFFIN (SIAS) STREET LOCUS MAP
SCALE: 1" = 1'-0"



S SALVAGE & DEMOLITION BRACKEN SITE PLAN (SR-1)
SCALE: 1" = 5'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

SALVAGE & DEMOLITION SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL: PLACE HR DETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/3/24

PROJECT NO:2023-22	
MAP NO.:73.4.1	MAP NO.: 36
ZONING : SR-1	ALLOWABLE G.C.:30%

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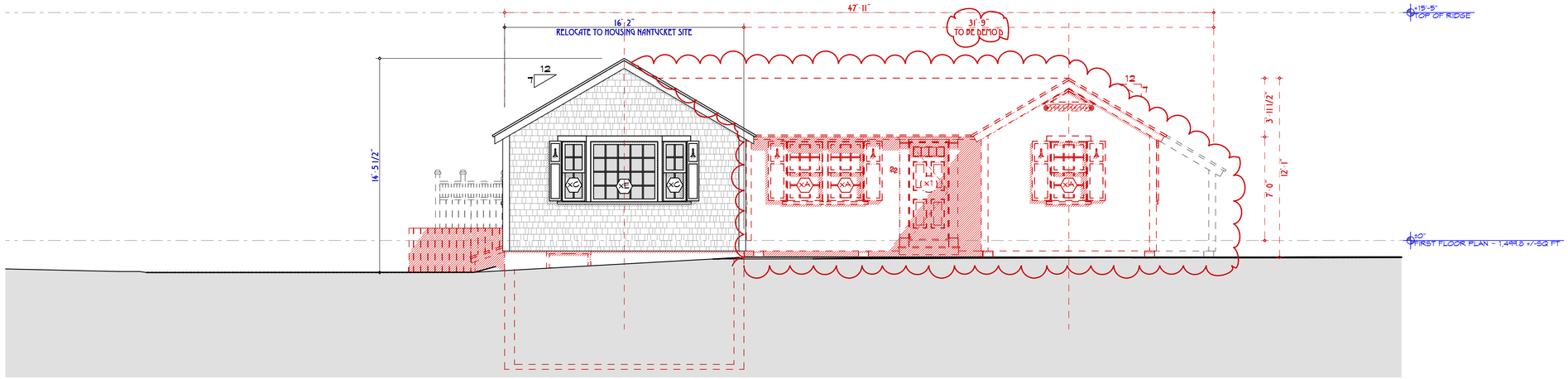
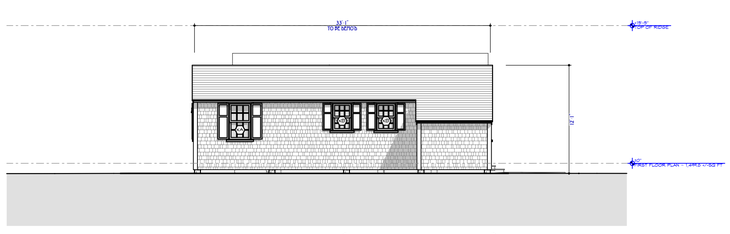
A-0.1



N

SALVAGE & DEMOLITION NORTH ELEVATION (COFFIN SIAS ST)

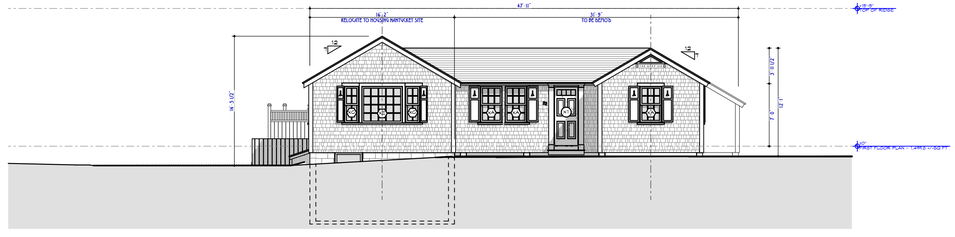
SCALE: 1/4" = 1'-0"



XW

EXISTING WEST ELEVATION (W SANKATY RD)

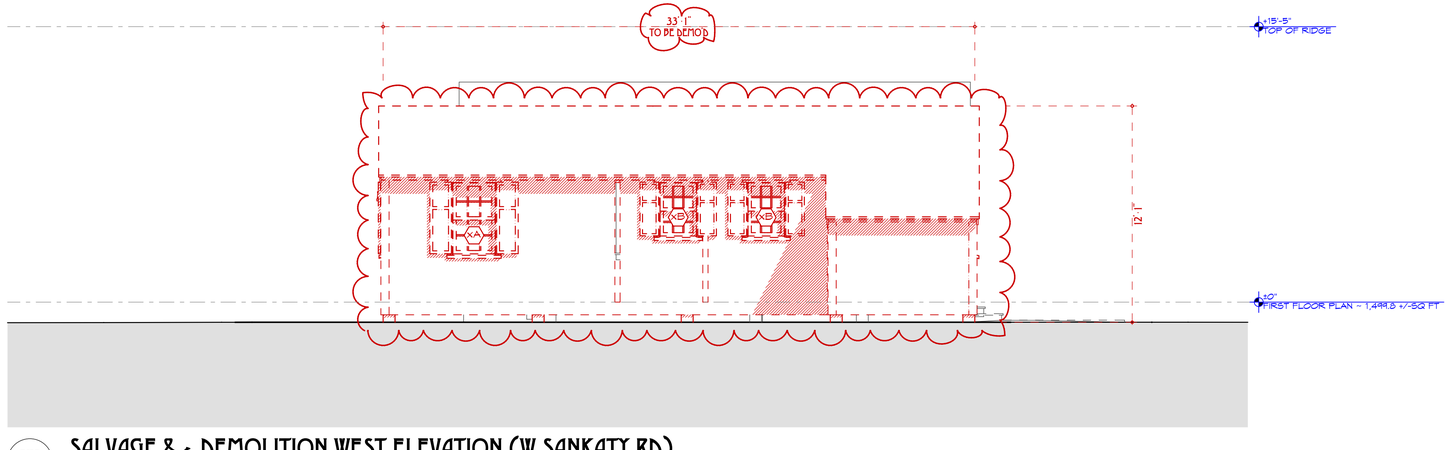
SCALE: 1/8" = 1'-0"



XN

EXISTING NORTH ELEVATION (COFFIN SIAS ST)

SCALE: 1/8" = 1'-0"



W

SALVAGE & DEMOLITION WEST ELEVATION (W SANKATY RD)

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
	/ /	

SALVAGE & DEMOLITION HDC NORTH (COFFIN SIAS ST) & WEST (W SANKATY RD) ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/3/24

PROJECT NO:2023-22

MAP NO.:73.4.1	MAP NO.: 36
ZONING : SR-1	ALLOWABLE G.C.:30%

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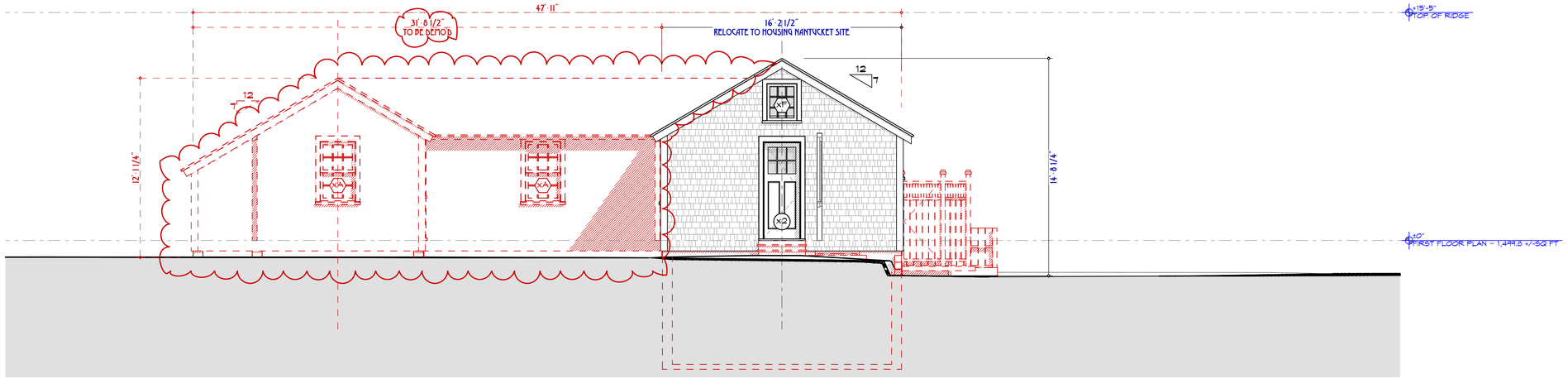
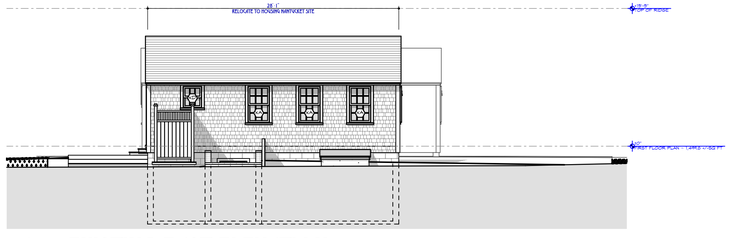
A-2.1

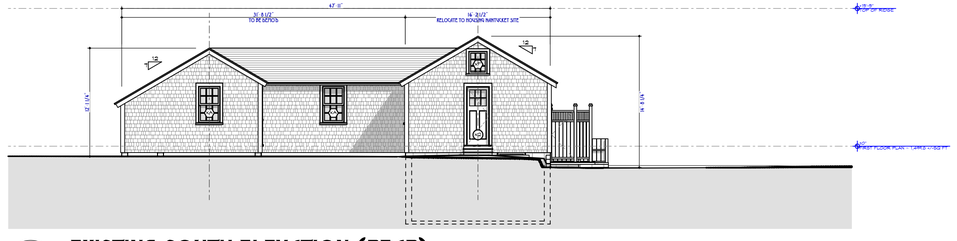
PLOTTED: TOPHAM'S PC - TIM LUCAS - PLOTTING PEN FOR ARCH D 24 X 36 TH 22 Comm 3 AS 37 X 36 TH 22 Comm 3 AS 37 X 36 TH D_FONT.CTT



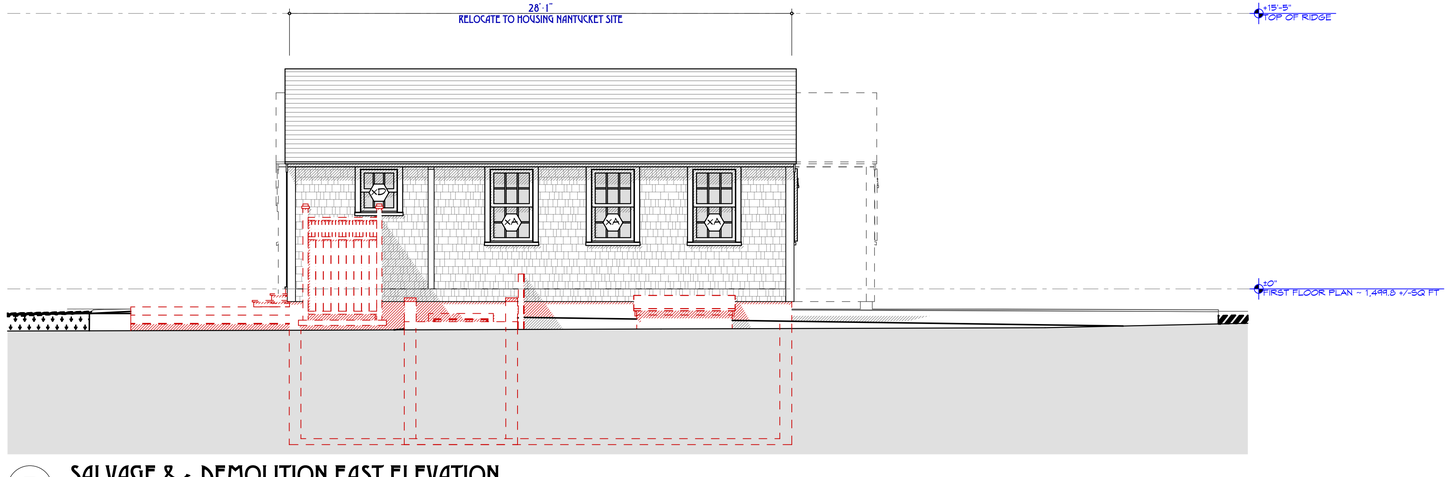
S SALVAGE & DEMOLITION SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



XE EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



XS EXISTING SOUTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



E SALVAGE & DEMOLITION 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
	/ /	

SALVAGE & DEMOLITION HDC SOUTH (REAR) & EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE UR DETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/3/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING : SR-1 ALLOWABLE G.C.:30%

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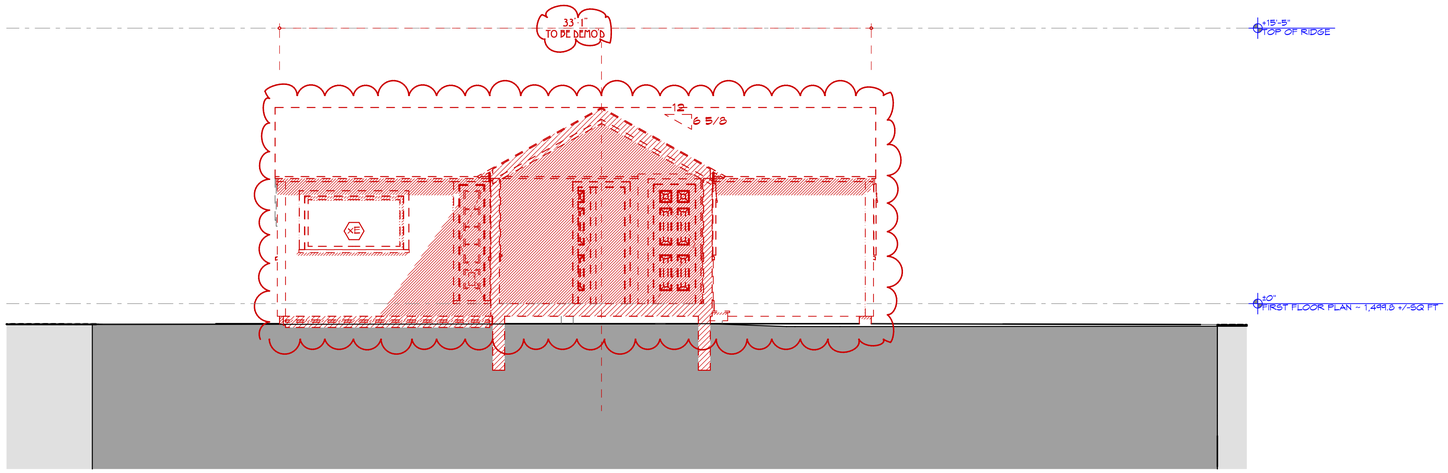
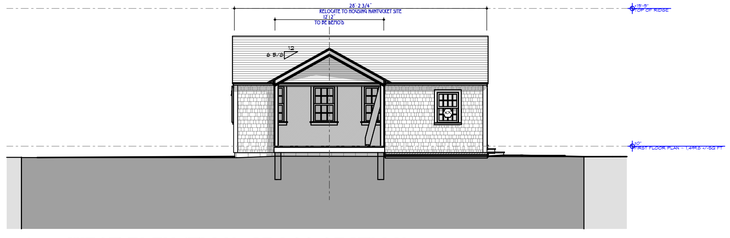
A-2.2

PLOTTED: TOPHAM'S IMAC - MINI LOCAL - PLOTTING MODE FOR ARCHITECH 24 D/STITH 22 Comm Sias 37 /STITH 22 Comm Sias 37 D/STITH 22 FLOOR.CTT

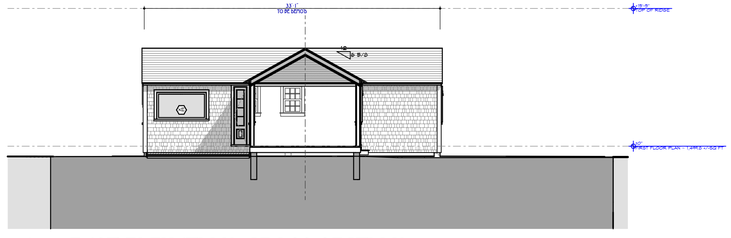
PLOTTED: TOPHAMS | DWG: 2023-22 SMITH.DWG | PLOTTED FOR ARCHITECTURAL D (24.00 X 36.00) | PLOTTED: 4/3/2024 2:27:37 PM | PLOTTED BY: JOSEPH TOPHAM



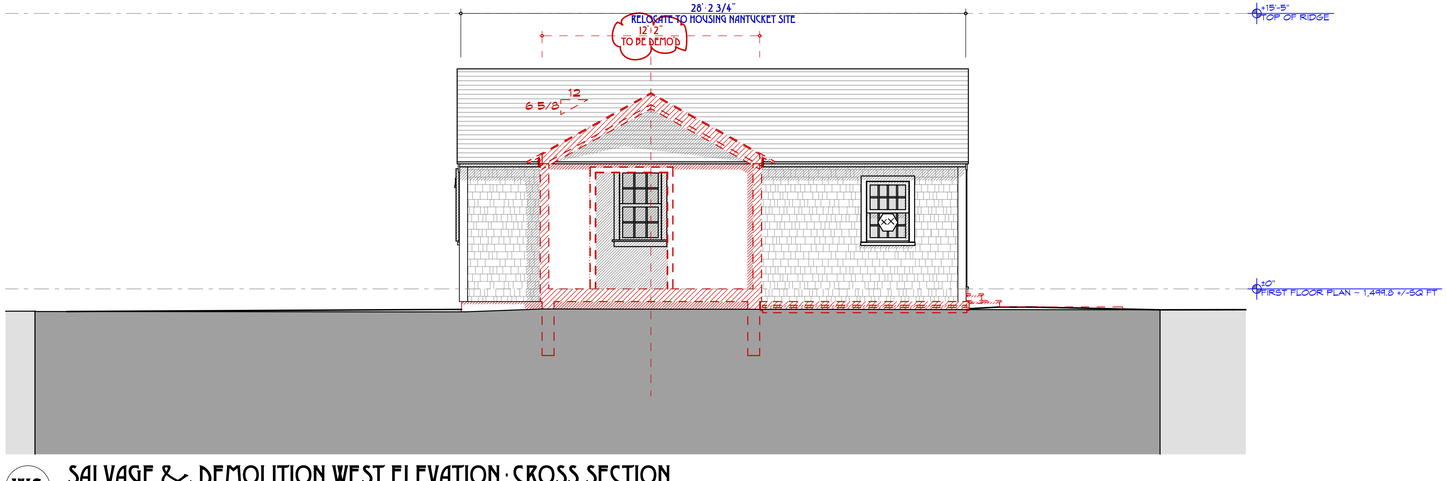
ES SALVAGE & DEMOLITION EAST ELEVATION · CROSS SECTION
SCALE: 1/4" = 1'-0"



xWS WEST ELEVATION · CROSS SECTION
SCALE: 1/8" = 1'-0"



xES EAST ELEVATION · CROSS SECTION
SCALE: 1/8" = 1'-0"



WS SALVAGE & DEMOLITION WEST ELEVATION · CROSS SECTION
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
	/ /	

SALVAGE & DEMOLITION HDC ELEVATIONS/ CROSS-SECTIONS

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/3/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING : SR-1 ALLOWABLE G.C.:30%

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A-2.3

PLOTDATE: TOPHAMS 24K 1:96 LOCAL PLOTSCRIPT: PLOT FOR ARCH36 24.0 PSTYP: 22 Coffin Sias ST.STB PSTYP: 22 Coffin Sias ST EXTG FLOOR.CTB

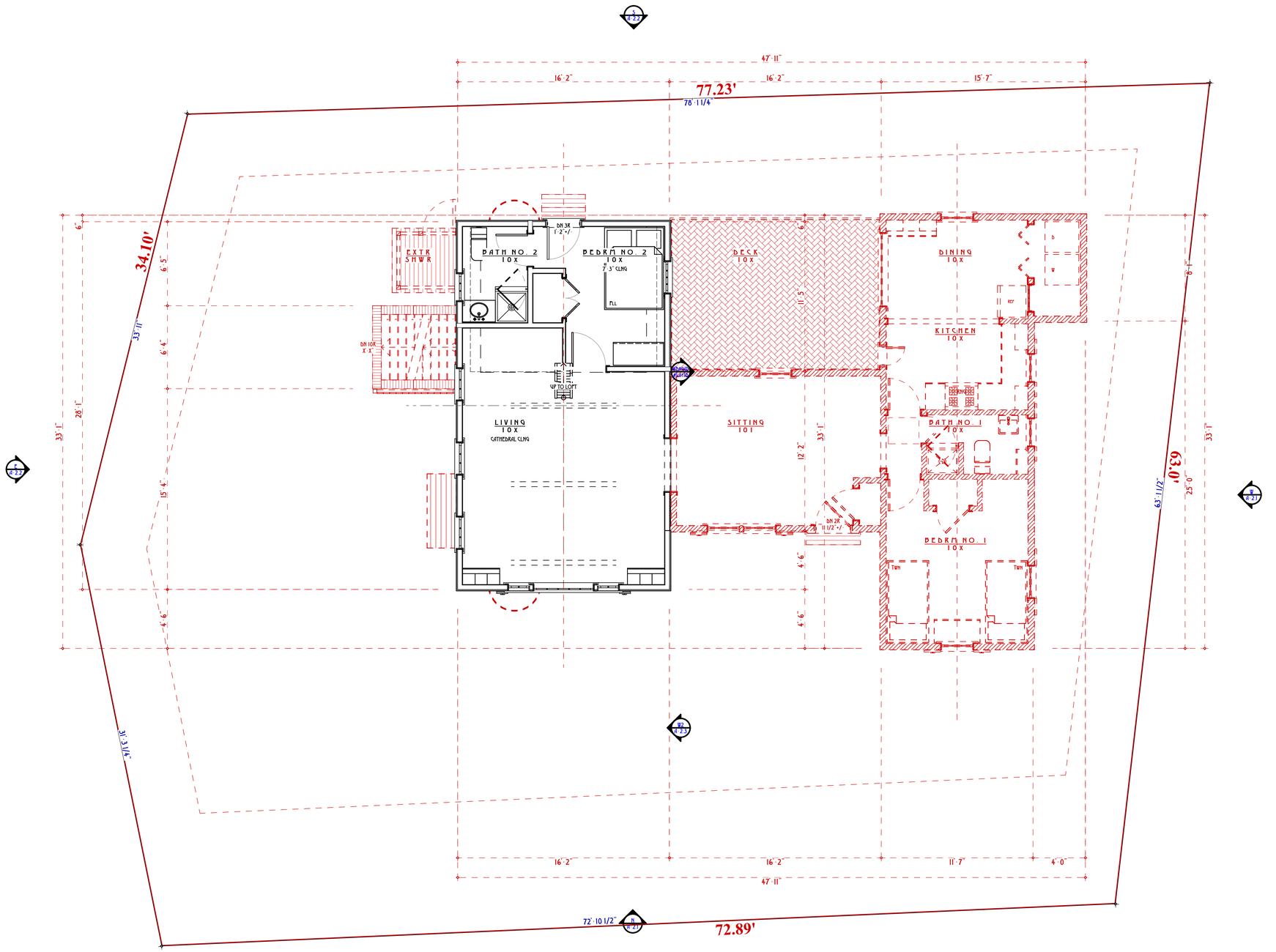
GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.

   EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE
2. ROUGH DIMENSIONS (STUD TO STUD), TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE



TOPHAM DESIGN, LLC
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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

SALVAGE & DEMOLITION FIRST FLOOR PLAN
~ 2,588+/- SQ. FT

BUILDING PERMIT NO.:

NDC SUBMISSION: 00 JUNE 2023
NDC APPROVAL: PLACE NR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/3/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING : SR-1 ALLOWABLE G.C.:30%

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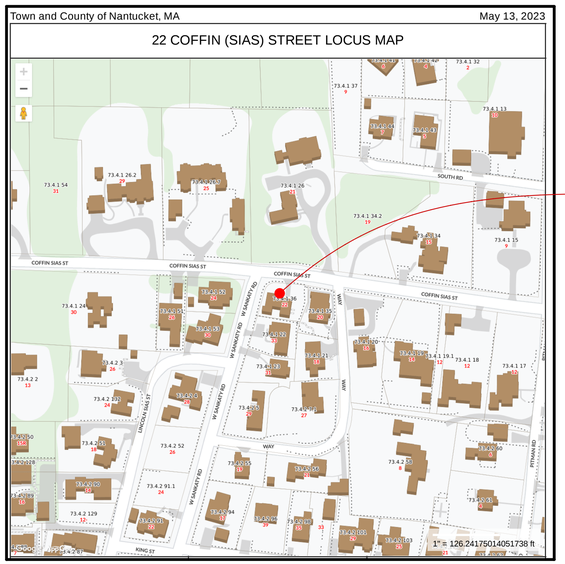
A-1.1

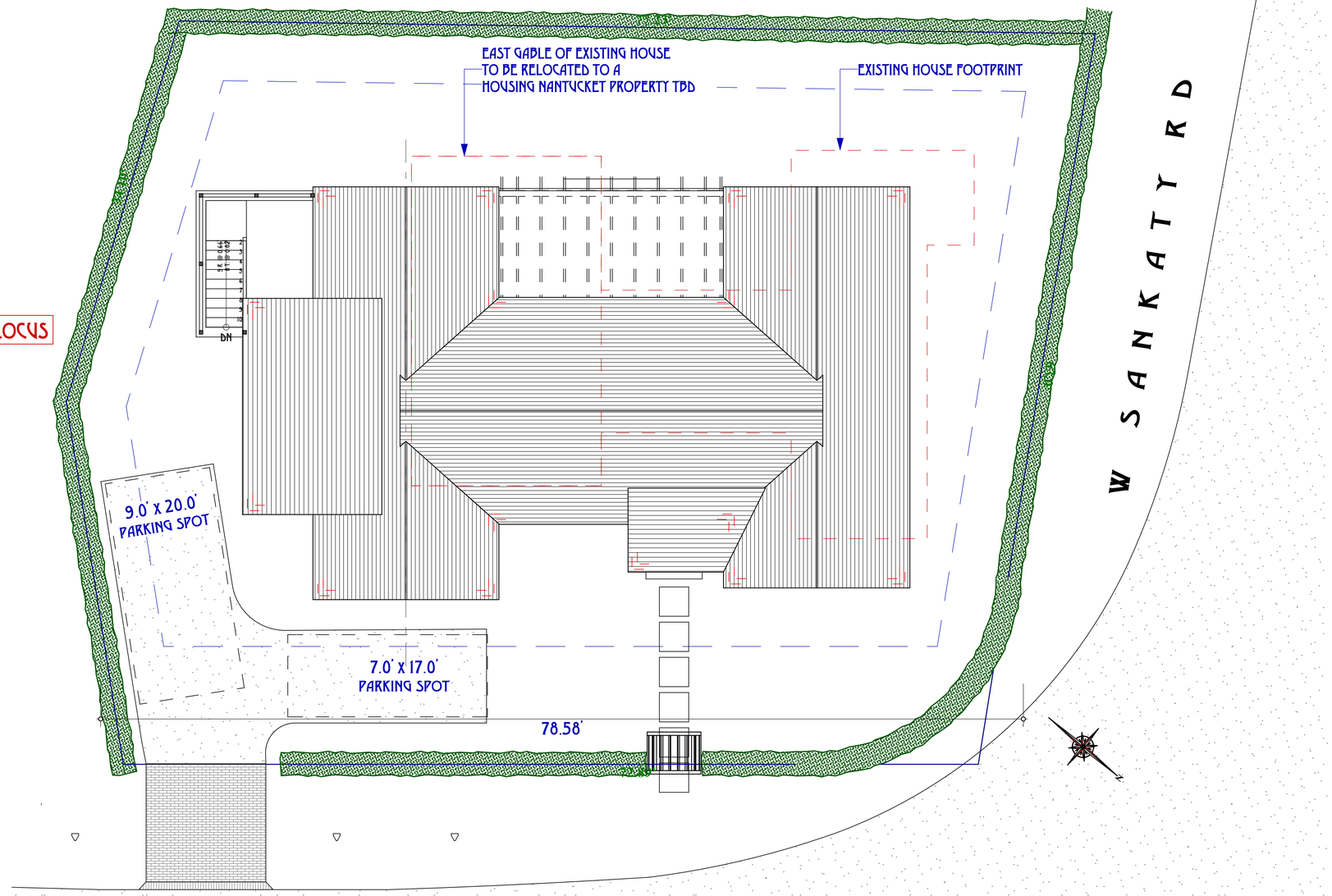
DRTLOAD: TOPHAMS: DRC: TEMPLATE.DWG DRTLOAD: BASE FOR REVISED 24 DSTTH 22 Coffin Sias St/DSTTH 22 Coffin Sias St

SMITH RESIDENCE

22 COFFIN (SIAS) ST, SIASCONSET, MA, 02564



L 22 COFFIN (SIAS) STREET LOCUS MAP
SCALE: 1" = 1'-0"



S PROPOSED HDC SITE PLAN (SR-1)
SCALE: 1" = 5'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION 00 JUNE 2023
HDC APPROVAL PLACE HR PETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22	
MAP NO.:73.4.1	MAP NO.: 36
ZONING : SR-1	ALLOWABLE G.C.:30%

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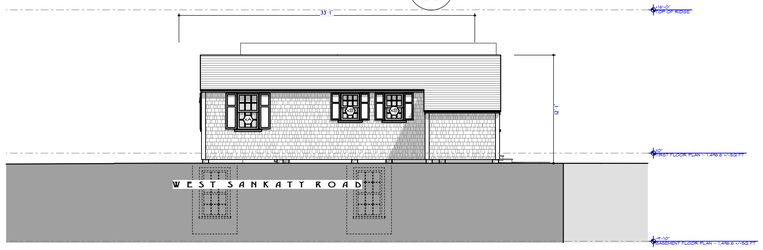
A-0.1

PLOTLOG: Topham's PC: mm.log.da... PLOTLOG: Base: FOR REVIEW 24.0.0.0 (Win 64) 2/27/2024 2:22:12 PM Comm: 3:46:37/2/27/2024 2:22:12 PM Comm: 3:46:37



N PROPOSED NORTH ELEVATION (COFFIN SIAS ST)

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



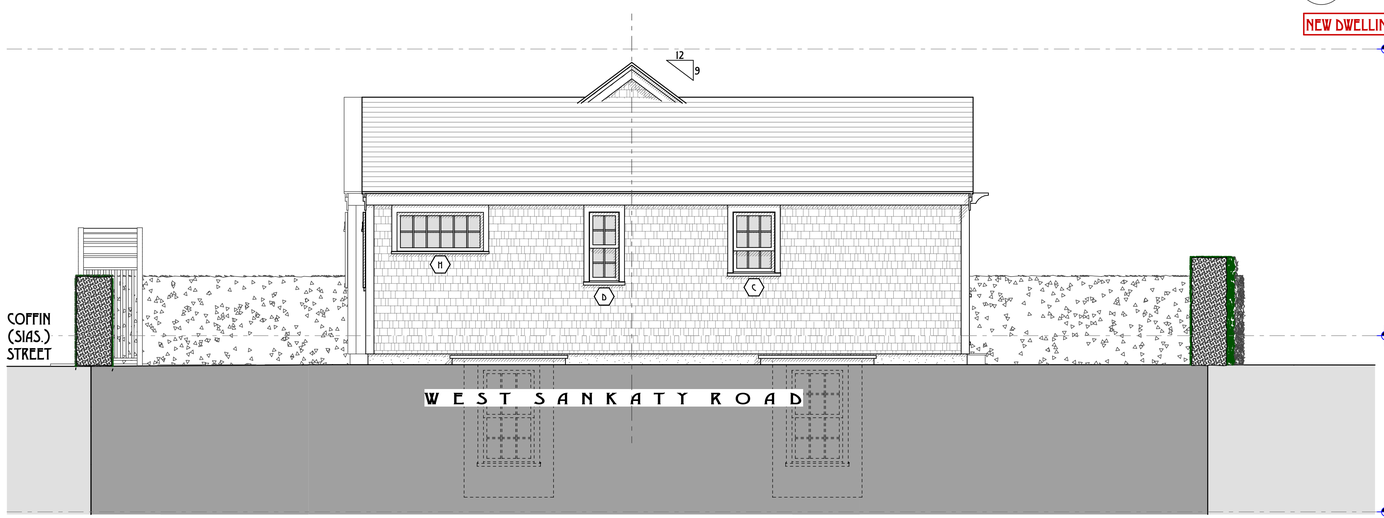
EXISTING WEST ELEVATION (W SANKATY RD) ~ MOVE · OFF OR DEMO'D

SCALE: 1/8" = 1'-0"



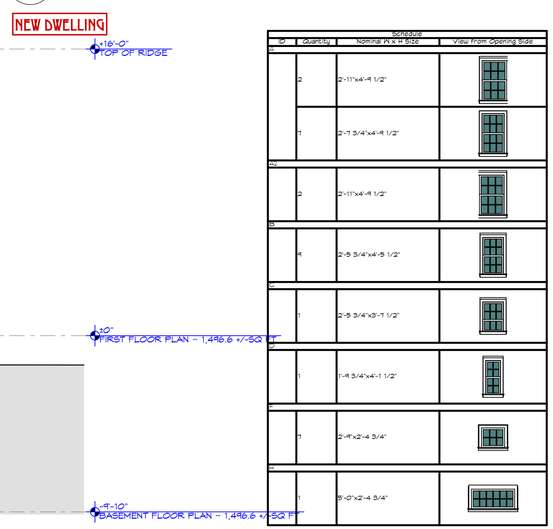
XN EXISTING NORTH ELEVATION (COFFIN SIAS ST) ~ MOVE · OFF OR DEMO'D

SCALE: 1/8" = 1'-0"



W PROPOSED WEST ELEVATION (W SANKATY RD)

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



Schedule

ID	Quantity	Nominal W x H x T Size	Orientation	View from Reveal Side	Rough Opening
A	2	2'-11"x4'-9 1/2"	R		
	1	2'-7 3/4"x4'-9 1/2"			
A2	2	2'-11"x4'-9 1/2"	R		
B	1	2'-5 3/4"x4'-5 1/2"	R		
C	1	2'-5 3/4"x3'-7 1/2"	R		
D	1	1'-9 3/4"x4'-1 1/2"	R		
	1	2'-9"x2'-4 3/4"			
E	1	5'-0"x2'-4 3/4"	R		

W WINDOW SCHEDULE

SCALE: 6" = 1'-0"

Schedule

ID	Quantity	Nominal W x H x T Size	Orientation	View from Reveal Side	Rough Opening
1	1	3'-3 1/4"x7'-1 1/4"	R		3'-0"x6'-10 3/4"
2	1	2'-6"x6'-10"x4 1/2"	R		2'-6"x6'-10"
3	1	6'-2"x6'-10"x1'-0 1/2"	R		6'-0"x6'-8"

D DOOR SCHEDULE

SCALE: 6" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC NORTH (COFFIN SIAS ST) & WEST (W SANKATY RD) ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023
HDC APPROVAL: PLACE HDC DATE CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22

MAP NO.:73.4.1 | MAP NO.: 36

ZONING : SR-1 | ALLOWABLE G.C.:30%

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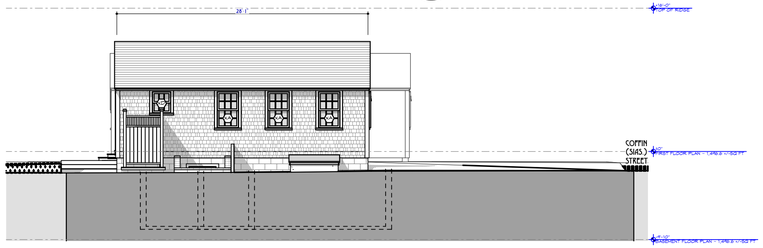
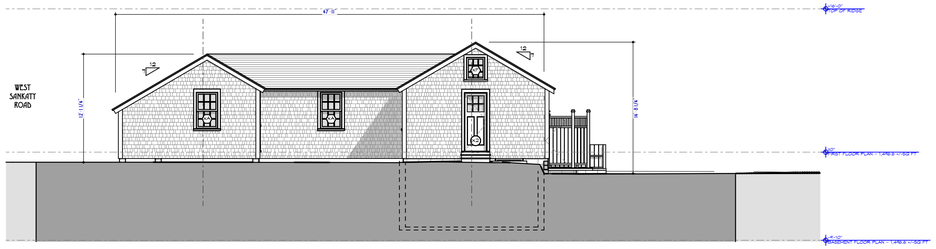
A-2.1



S PROPOSED SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION ~ MOVE · OFF OR DEMO'D
SCALE: 1/8" = 1'-0"



XS EXISTING SOUTH ELEVATION (REAR) ~ MOVE · OFF OR DEMO'D
SCALE: 1/8" = 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@TOPHAMDESIGNNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC SOUTH (REAR) & EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023
HDC APPROVAL PLACE UR PETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22	
MAP NO.:73.4.1	MAP NO.: 36
ZONING : SR-1	ALLOWABLE G.C.:30%

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A-2.2

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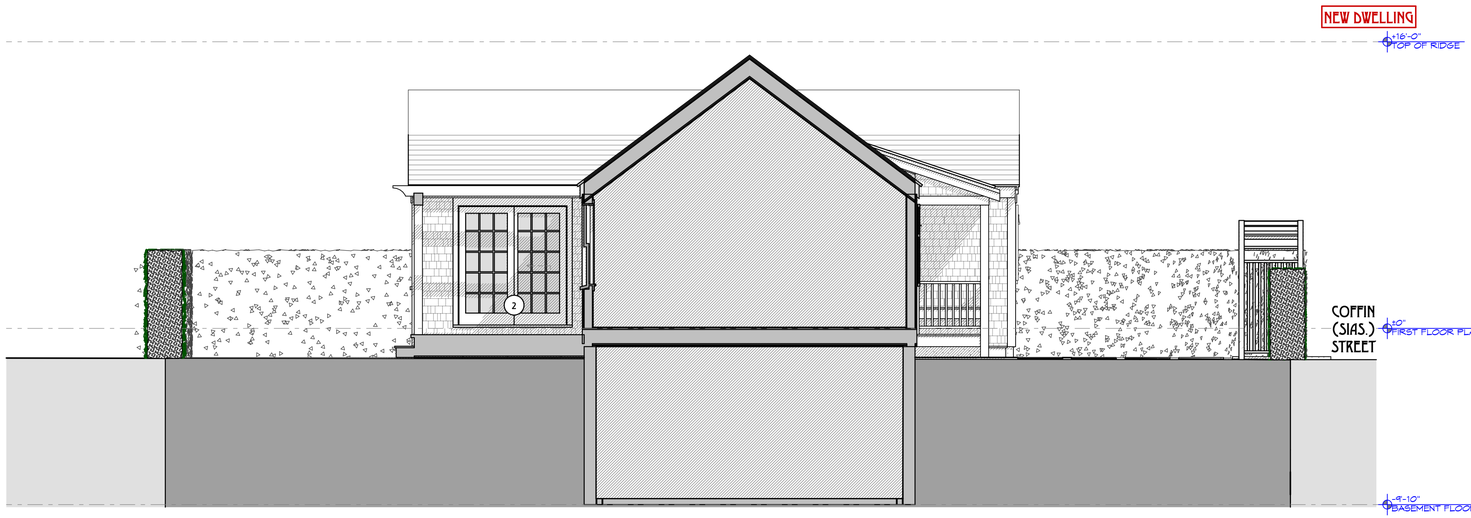
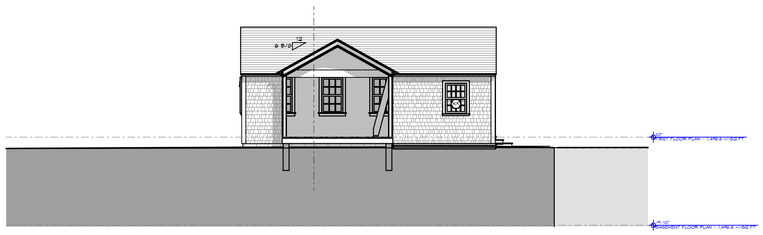
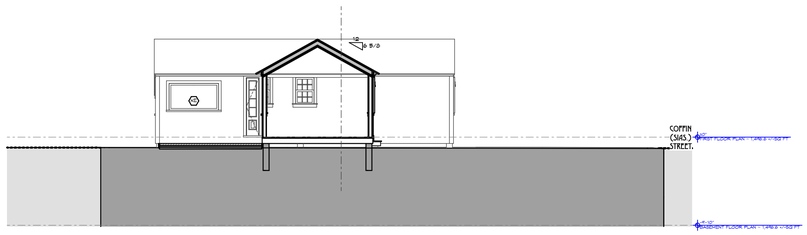
PLOTTED: TOPHAMS PC: 11/8/2024 - 8:47:10 AM PLOTTED BY: Joseph Topham FOR: Architectural XREFS: 22 Coffin Sias.dwt, 22 Coffin Sias.dwt, 22 Coffin Sias.dwt



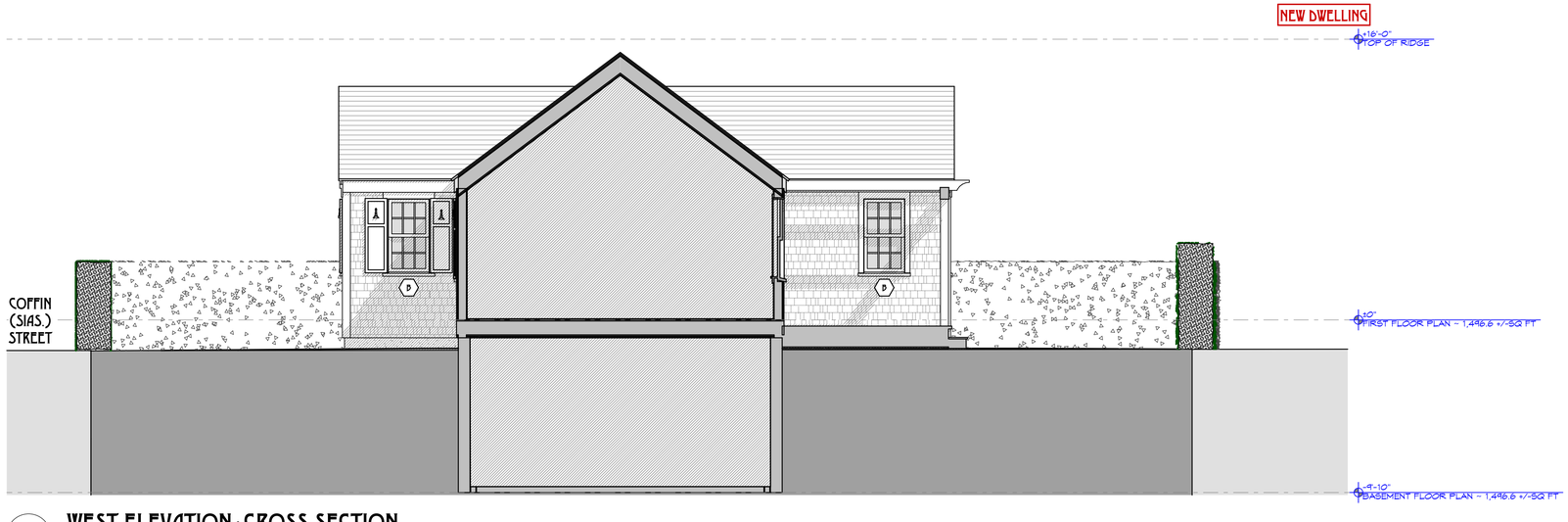
ES **EAST ELEVATION · CROSS SECTION**
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION · CROSS SECTION ~ MOVE · OFF OR DEMO'D
SCALE: 1/8" = 1'-0"



XES **EXISTING EAST ELEVATION · CROSS SECTION ~ MOVE · OFF OR DEMO'D**
SCALE: 1/8" = 1'-0"



WS **WEST ELEVATION · CROSS SECTION**
SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC EAST & WEST ELEVATION/ CROSS SECTION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023·22

MAP NO.:73.4.1 MAP NO.: 36

ZONING : SR·1 ALLOWABLE G.C.:30%

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A·2.3

DRAWING: TOPHAM'S DWG DRAWING PLOT: 4/9/2024 2:47:11 PM PLOTTED BY: Joseph Topham

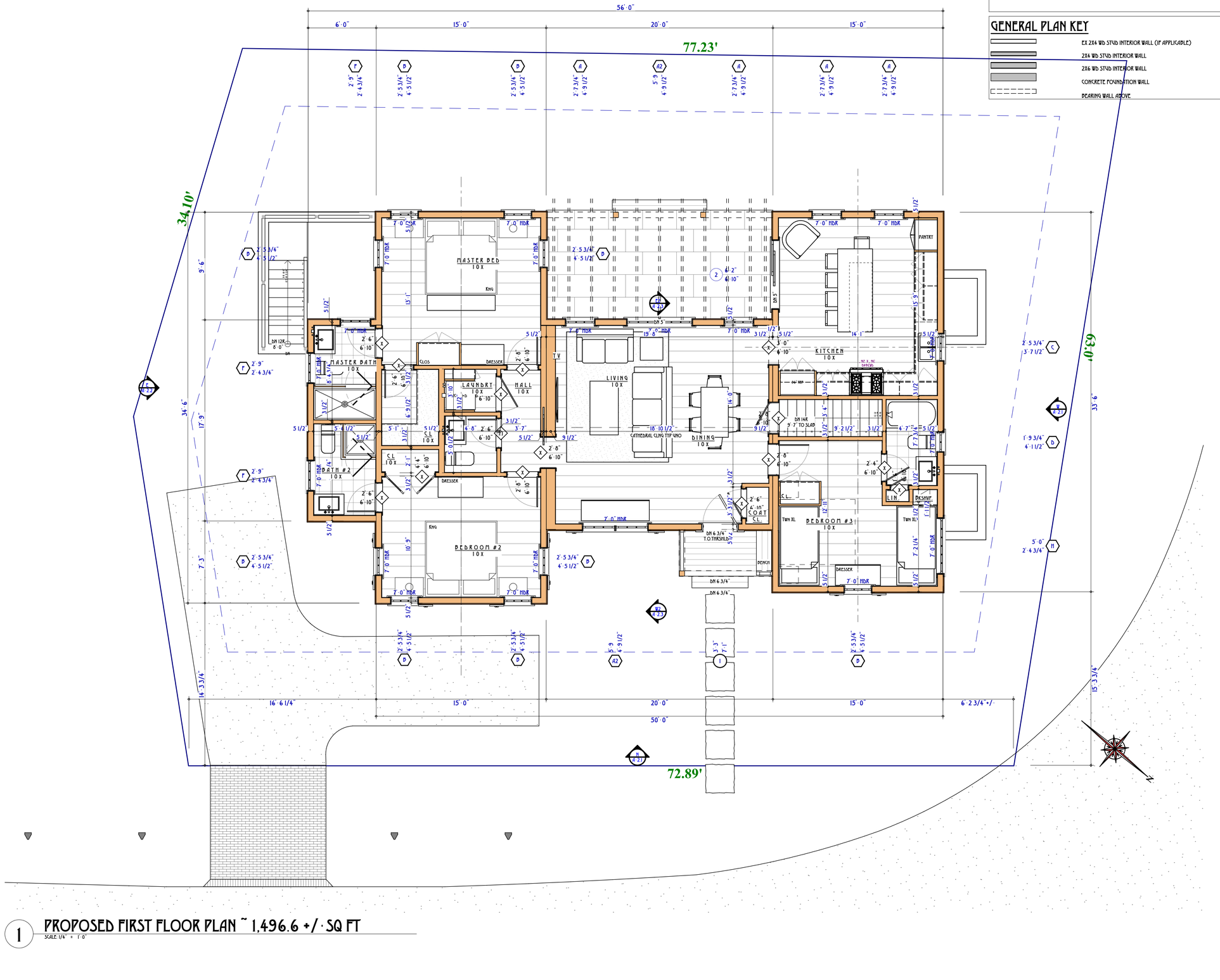
GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.

   EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (STUD TO STUD). TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE



1 PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

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

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023 CERTIFICATE NO.:

HDC APPROVAL: PLACE VR DETS

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING : SR-1 ALLOWABLE G.C.:30%

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A-1.1

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

smith Geoff
82 Coffin St Sias

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

73.4.1/86

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 (3 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 (3 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.

4/09/24

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

new structure

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~~ 73.4.1 PARCEL N°. 36

Street & Number of Proposed Work: 22 Coffin St, Sias

Owner of record: Smith, Geoffrey

Mailing Address: 114 Todd Way
Hingham, MA 02043

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Rd
Nantucket, MA 02554

Contact Phone #: 5083255890 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 full basement

Size of Structure or Addition: Length: 50 Sq. Footage 1st floor: 1490 SF +/- Decks/Patio: Size: 9.6x20 ☒ 1st floor ☐ 2nd floor
Width: 34 Sq. footage 2nd floor: _____ Size: = 192 SF ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 16' South 16' East 16' West 16'

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 8 /12 Secondary Mass 8 /12 ~~Dormer~~ 8 /12 back section 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 8" Soffit (Overhang) 4" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round — Square —

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

Doors* (type and material): ☐ TDL ☒ SDL Front wood + transom Rear glass-slider Side basement slider - glass
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural to weather Clapboard (if applicable) _____ Roof black
Trim white Sash white Doors white
Deck _____ Foundation natural Fence _____ Shutters ~~white~~ black (existing)

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

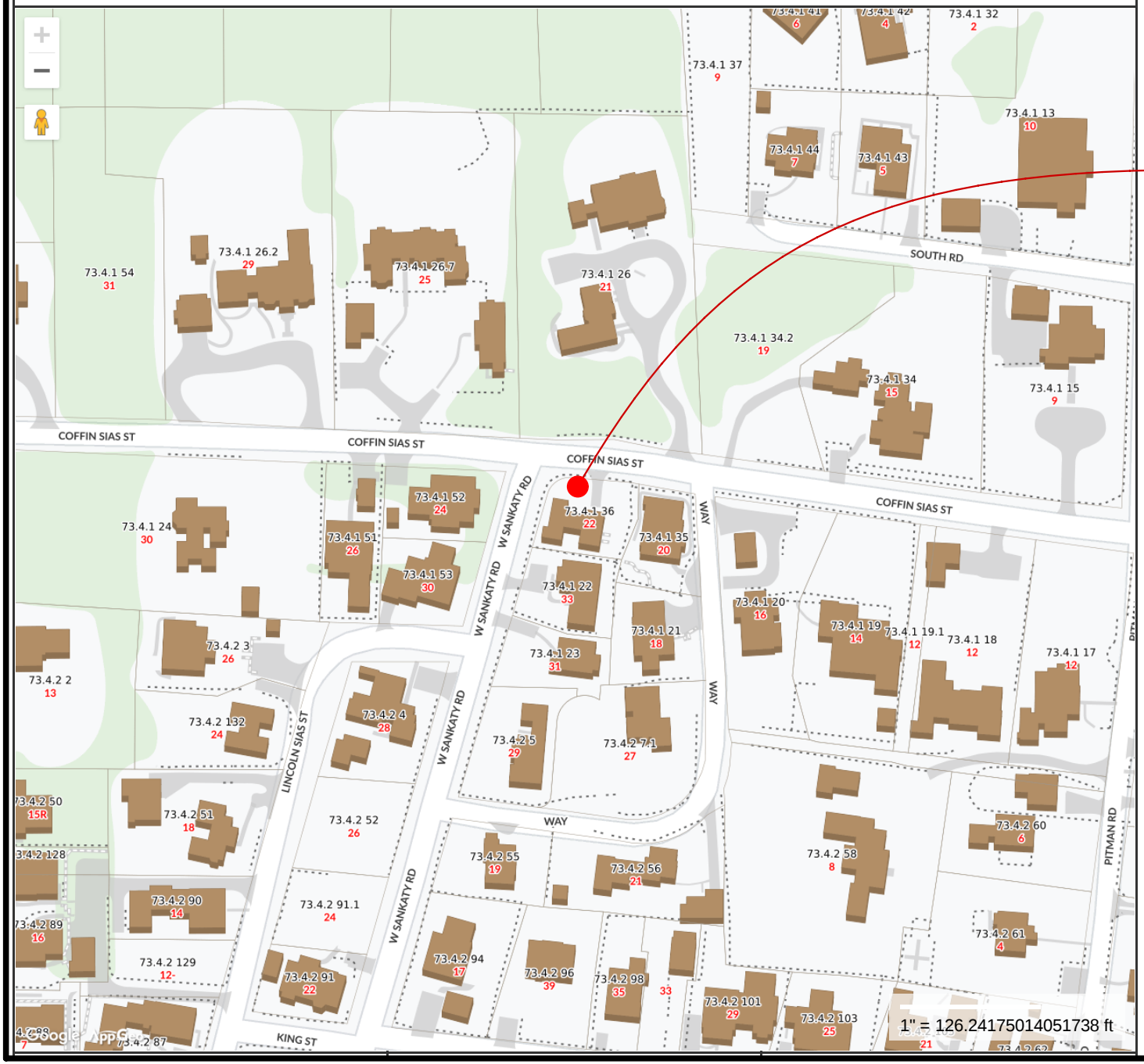
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 4/5/24 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

May 13, 2023

22 COFFIN (SIAS) STREET LOCUS MAP



TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

22 COFFIN SIAS ST LOCUS MAP

HDC SUBMISSION: 00 JUNE 2023
HDC APPROVAL PLACE OR DATE:
BUILDING PERMIT NO.:
CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22

MAP NO.:73.4.1	LOT NO.: 36
ZONING: SR-1	ALLOWABLE G.C.:30%

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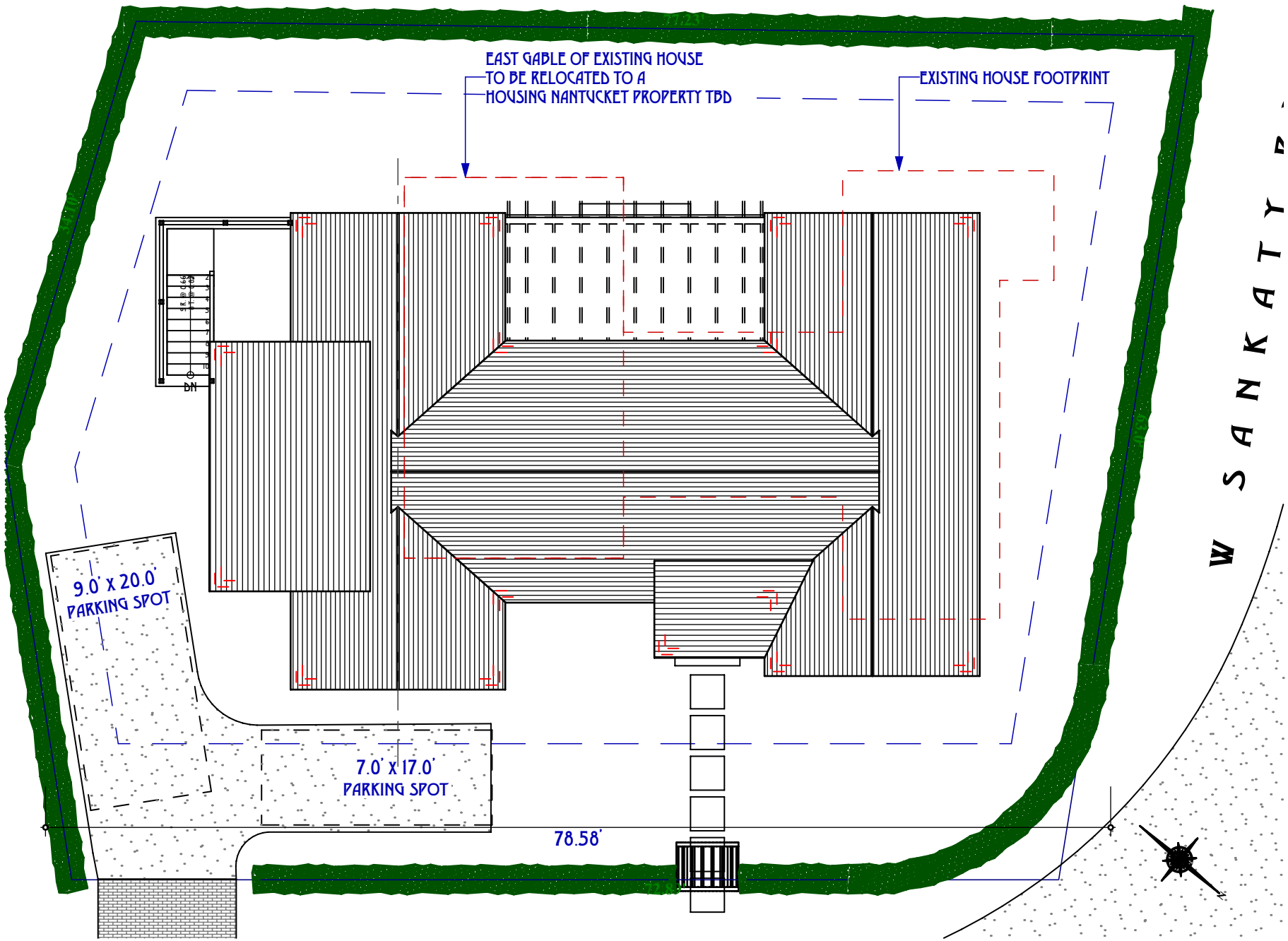
HDC 0.1



PROPOSED HDC SITE PLAN (SR·1)

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

22 COFFIN SIAS ST SITE PLAN

BUILDING PERMIT NO:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE OR DATE: CERTIFICATE NO:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023·22

MAP NO.:73.4.1 MAP NO.: 36

ZONING: SR·1 ALLOWABLE G.C.:30%

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HDC 0.2

REVISIONS: 03 APRIL 2024

1. NEW DWELLING



PROPOSED NORTH ELEVATION (COFFIN SIAS ST)

N

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 NORTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE OR DATE: CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22

MAP NO.:73.4.1	MAP NO.: 36
ZONING: SR-1	ALLOWABLE G.C.:30%

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HDC 2.1

REVISIONS: 03 APRIL 2024

1. NEW DWELLING



PROPOSED WEST ELEVATION (W SANKATY RD)

SCALE: 1:106.67

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE, DATE: CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE G.C.:30%

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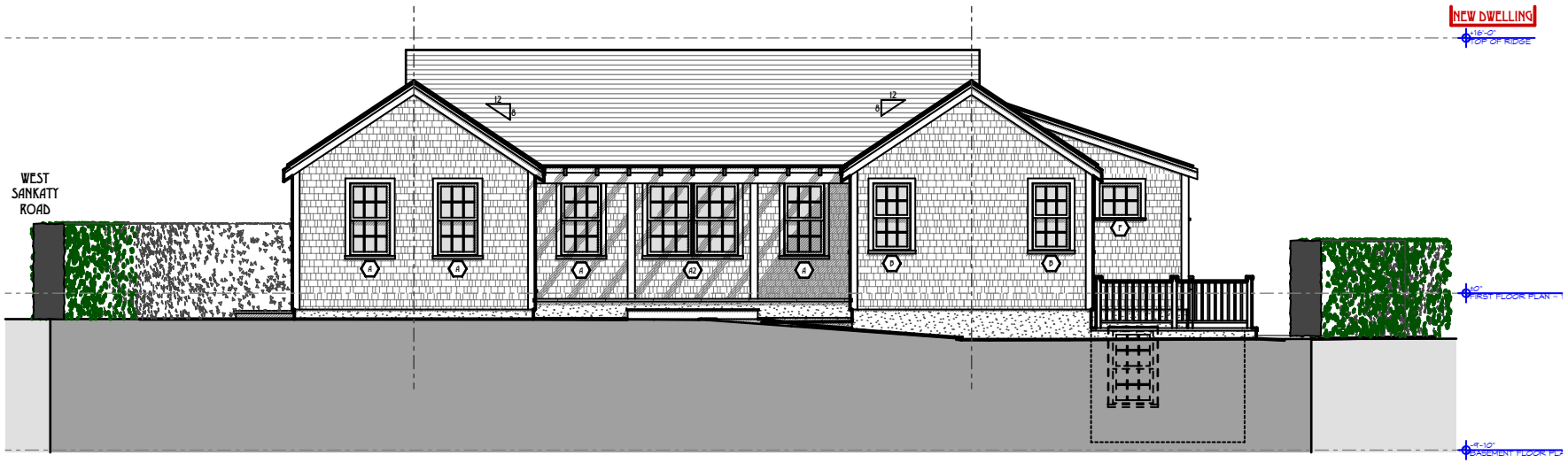
HDC 2.2

REVISIONS: 03 APRIL 2024

1. NEW DWELLING



PROPOSED SOUTH ELEVATION (REAR)

S

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 SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE OR DATE: CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22

MAP NO.:73.4.1	MAP NO.: 36
ZONING: SR-1	ALLOWABLE G.C.:30%

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HDC 2.3

REVISIONS: 03 APRIL 2024

1. NEW DWELLING



E PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE, DATE: CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22

MAP NO.:73.4.1	MAP NO.: 36
ZONING: SR-1	ALLOWABLE G.C.:30%

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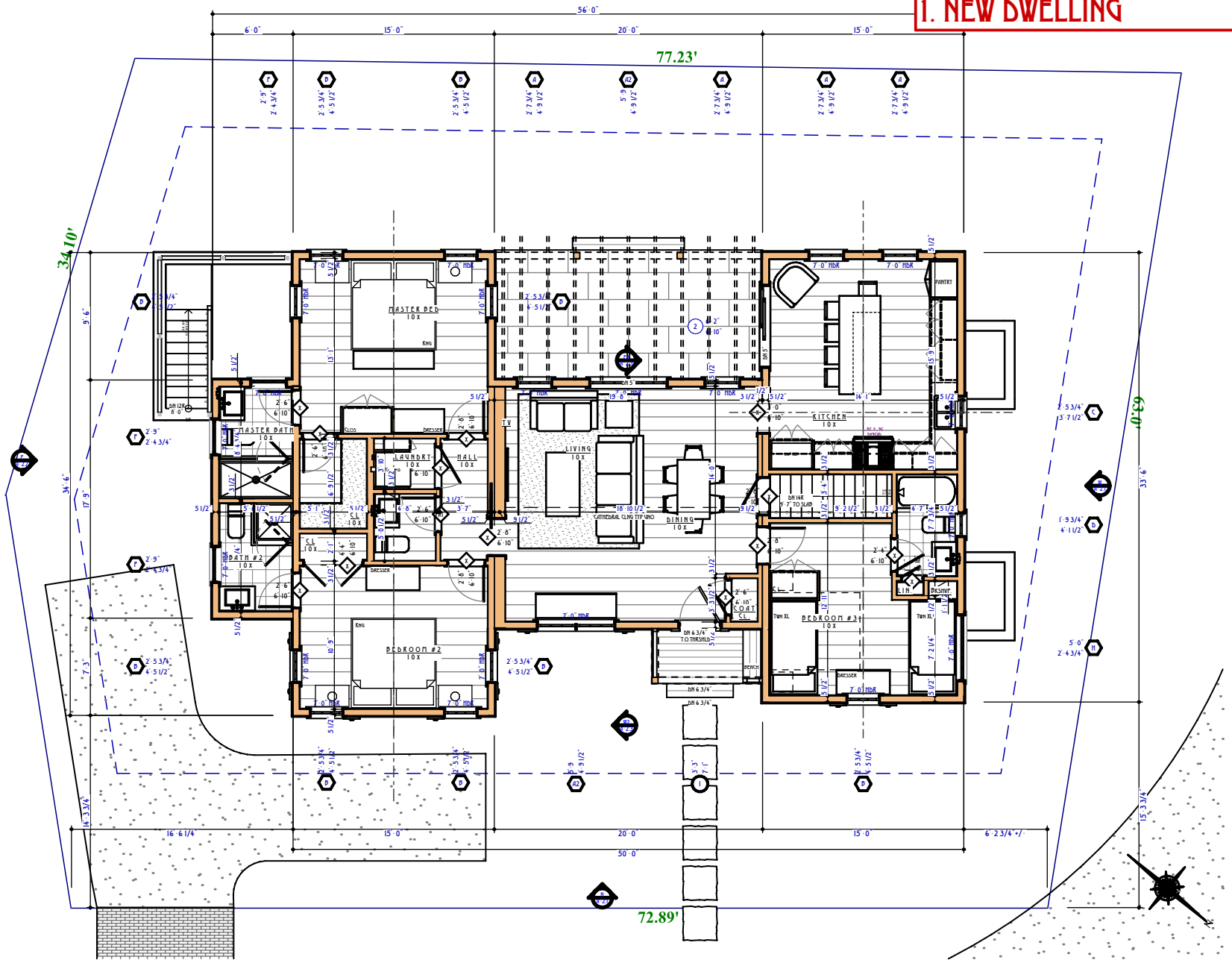
HDC 2.4

REVISIONS: 03 APRIL 2024
1. NEW DWELLING



PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

1ST

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC
18 HUNTSMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

BUILDING PERMIT NO:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE OR DATE: CERTIFICATE NO:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE G.C.:30%

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HDC 1.1

Schedule

ID	Quantity	Nominal W x H Size	View from Opening Side
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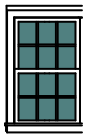
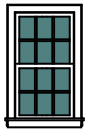
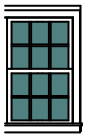
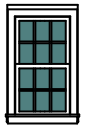
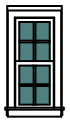
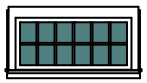
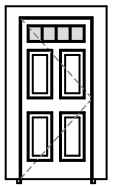
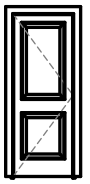
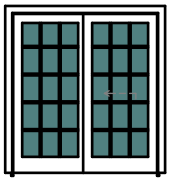
	2	2'-11"x4'-9 1/2"	
	7	2'-7 3/4"x4'-9 1/2"	
A2			
	2	2'-11"x4'-9 1/2"	
B			
	9	2'-5 3/4"x4'-5 1/2"	
C			
	1	2'-5 3/4"x3'-7 1/2"	
D			
	1	1'-9 3/4"x4'-1 1/2"	
F			
	7	2'-9"x2'-4 3/4"	
H			
	1	5'-0"x2'-4 3/4"	

W WINDOW SCHEDULE

SCALE: 6" = 1'-0"

Schedule

ID	Quantity	Nominal W x H x T Size	Orientation	View from Reveal Side	Leaf Dimensions
1					
	1	3'-3"x7'-1"x1 1/4"	R		3'-0"x6'-10 3/4"
1.1					
	1	2'-6"x6'-10"x4 1/2"	R		2'-6"x6'-10"
2					
	1	6'-2"x6'-10"x1'-0 1/2"	R		6'-0"x6'-9"

D DOOR SCHEDULE

SCALE: 6" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

BUILDING PERMIT NO.:

HDC SUBMISSION: 00 JUNE 2023

HDC APPROVAL PLACE, MA DATE: CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

EXISTING CONDITIONS
4/9/24

PROJECT NO:2023-22

MAP NO.:73.4.1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE G.C.:30%

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W&D

TWENTY TWO COFFIN STREET
‘SCONSET





TWENTY TWO COFFIN STREET
‘SCONSET





TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Jeffrey Smith

MAILING ADDRESS 914 Bogg Way, Hingham, Ma 02043

PROPERTY LOCATION 22 Corlin St - Siasconset

ASSESSORS MAP/PARCEL 73.4.1 - 36

SUBMITTED BY: Brenda 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.

April 5, 2024

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: 22 Coffin St, Siasconset

Tax Map Number: 73.4.1 Parcel Number: 36

Owner of Record: Geoffrey Smith

Description of Proposal: salvage existing wall sheathing, framing stock & flooring if not rotten or infested prior to demolishing. Earlier addition to be donated to Housing authority to be repurposed for workforce housing - to be replace with a new structure

Anticipated HDC Submission Date: 4/12/2024

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.

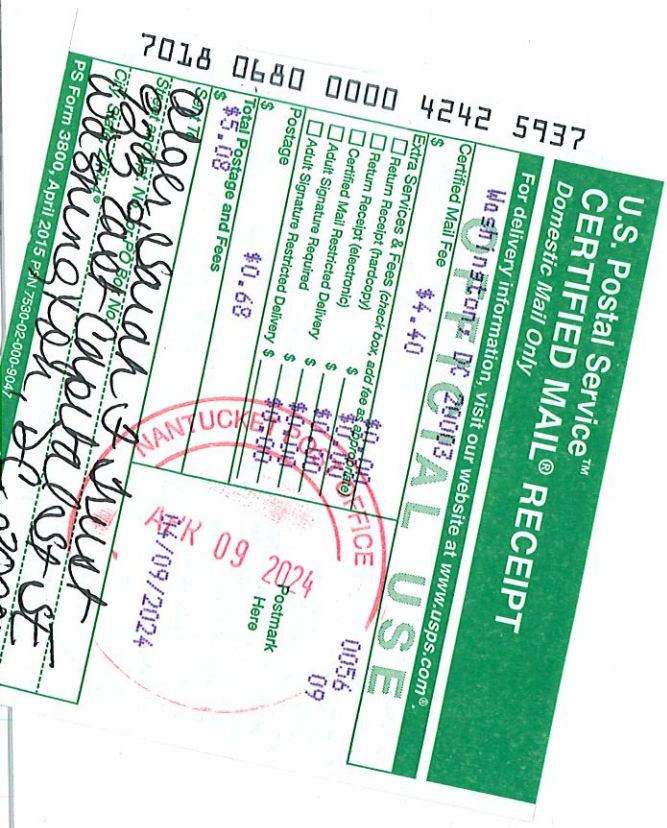
The above meeting policies may be waived at the discretion of the Chair.

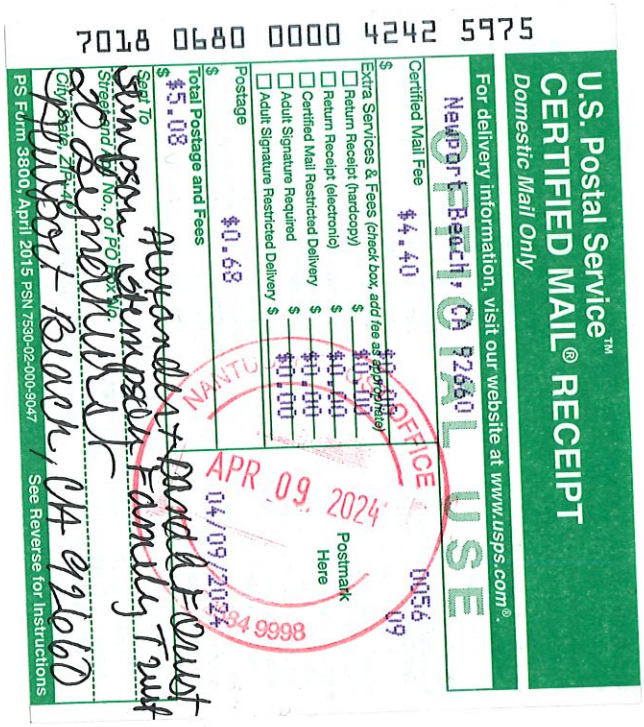
ALGER SARAH F TRST
923 EAST CAPITOL ST S E
WASHINGTON, DC 20003

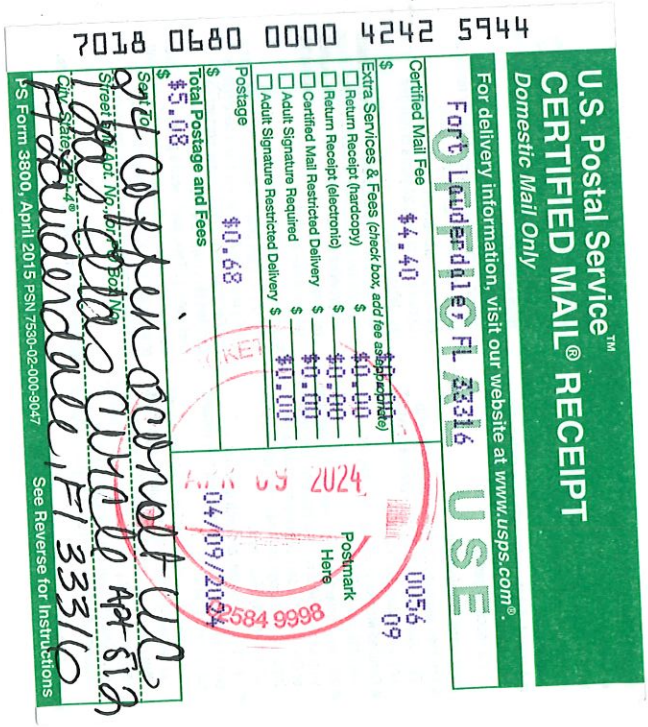
AURORA HEIGHTS LLC
P O BOX 906
SIASCONSET, MA 02564

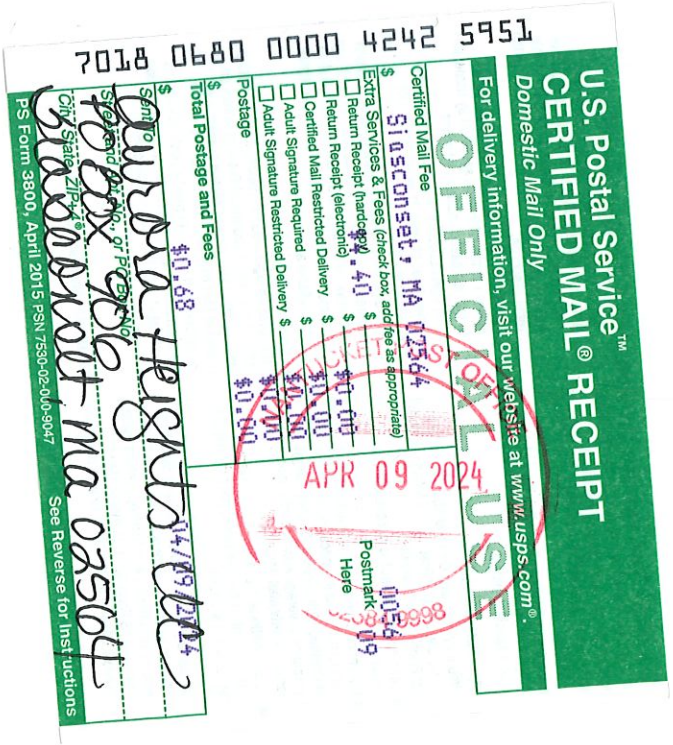
STIMPSON ALEXANDER & DANAH F TRS
STIMPSOM FAMILY TRUST
20 LYNDHURST
NEWPORT BEACH, CA 92660

24 COFFIN SCONSET LLC
1 LAS OLAS CIRCLE APT 512
FT LAUDERDALE, FL 33316









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 / Ingham Design

AS AGENT FOR Geoffrey Smith

STREET ADDRESS 22 Coffin St Siasconset

MAP/PARCEL 73.4.1/36

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/9/24

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 040924

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°: 42.3.3 PARCEL N°. 33.2

Street & Number of Proposed Work: 8 New Mill St

Owner of record: Courtney Gault

Mailing Address: 8 New Mill St
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design Plan

Mailing Address: 45 Sparks Ave Unit C
Nantucket, MA 02554

Contact Phone #: 5082213009 E-mail: tjw@concept-designplan.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 Add 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 No Change South _____ East _____ West _____

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

Additional Remarks

Historic Name:

Original Date: 1980

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Add Gable Dormer +Soffit
2. South Elevation
3. West Elevation Add Gable Dormer +Soffit
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 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 1x6 Frieze 1x6
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 NTW Cedar
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 6/11/24 Signature of owner of record _____ Signed under penalties of perjury

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

Waiver of the HDC 10 Day Hearing Requirement

I TJ Watterson / Concept Design Plan

AS AGENT FOR Courtney Gault

STREET ADDRESS 8 New Mill St

MAP/PARCEL 42.3.3 - 33.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4.11.24

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.

TJ Watterson 4.11.24

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 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 (3 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 (3 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 (3 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 (3 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 (3 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) 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

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

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

Concept Design Plan

Design Service Proposal

In order to expedite the submissions of paperwork to the Historic District Commission [HDC],

Concept Design Plan requests the signature of the owner of record on the following statement:

I COURTNEY GAULT, the undersigned, hereby authorize my agent,
(print name of property owner/applicant)

Concept Design Plan, to act on my behalf, to sign applications, and to make

necessary changes/revisions on my filed applications with the Commission in order to meet the HDC guidelines

necessary for approval and issuance of a Certificate of Appropriateness.

Name

3.20.24
Date

45 Sparks Ave Unit C
Nantucket, MA 02554
508 221 3009



SOUTH



WEST



NORTH



EAST

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: CR10-24
MAP/PARCEL#: 4233-332

Recorded by: AH Date: 08/16/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 8 NEW MILL ST

2. Building Name: N/A

3. Ownership: Private

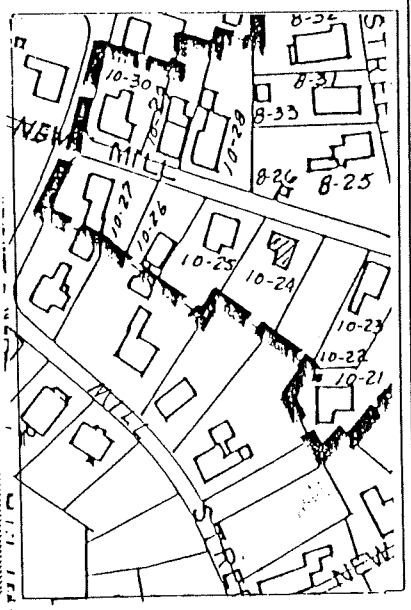
4. Present Owner: WHITNEY, LUCINDA

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Survey/Film Roll #: CR10-24

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Deck,Parking
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Pilasters
33. Number of Bays: 4
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 12/12

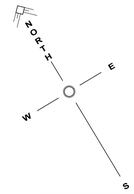
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: CR10-24

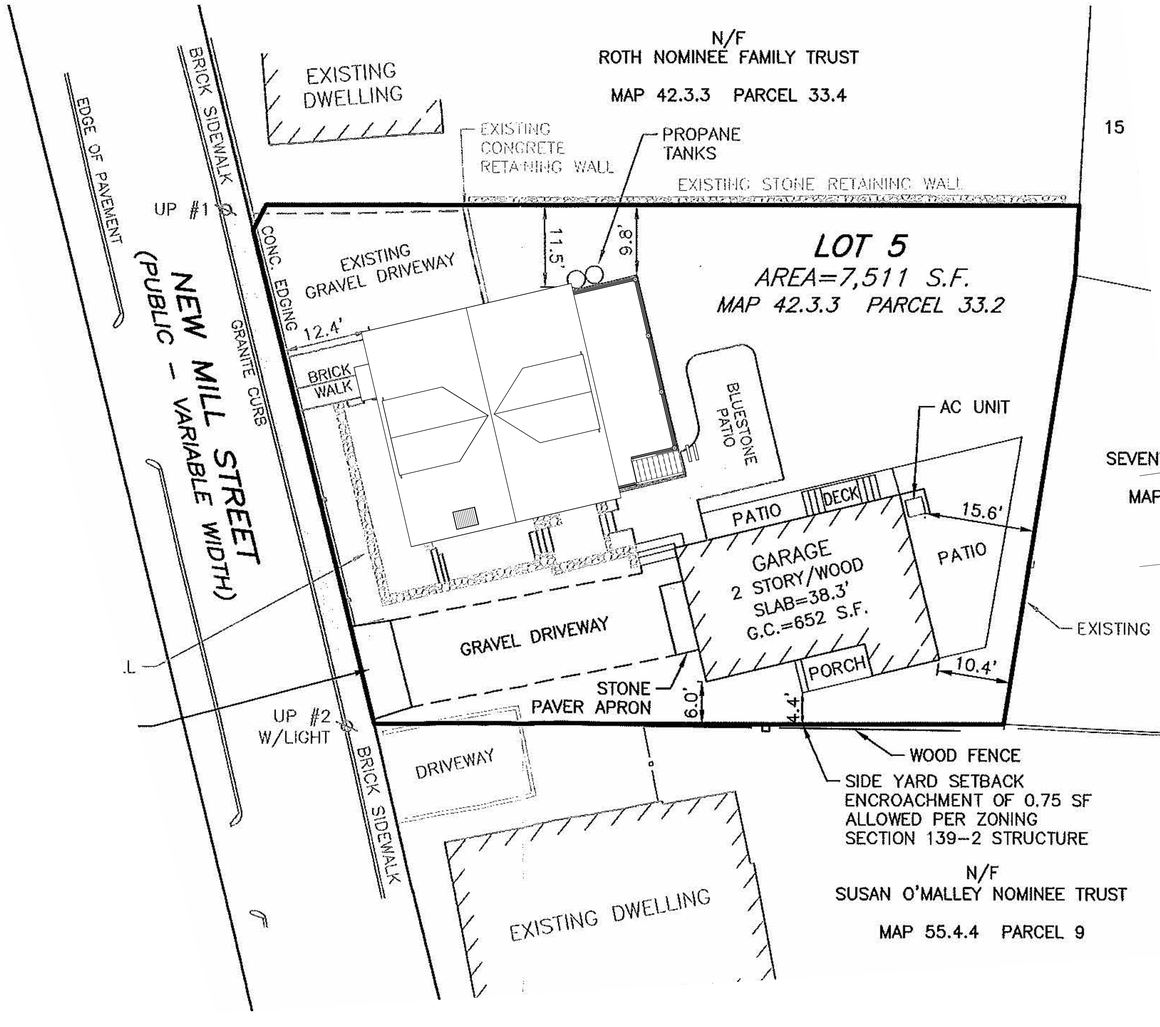
SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Circa 1980
Source: 1975 Planometric Map
Architect: Unknown Builder: Unknown
44. Building Type: Box,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

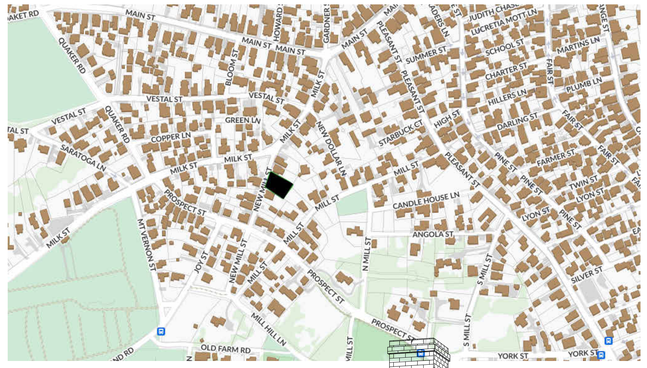
47. Sources: 1975 Planometric Map



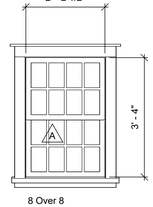
GROUND COVER RATIO	40%	19.9%



1 Site Plan
1" = 10'-0"







8 Over 8
Double Hung
Window
TDL
White

Window & Door Schedule
1/2" = 1'-0"

Map & Parcel	42.3.3-33.2
Current Zoning	ROH
Minimum Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Min. Lot Size	5000 SF
Lot Size	7511 SF
Allowable G.C.	50%, or 3755 SF
Existing G.C.	1494 SF
Proposed G.C.	xxxx SF
Total Proposed G.C.	1494 SF

Gault Residence

8 New Mill Street
Nantucket, MA 02554

For HDC Submission
04.11.24

SHEET INDEX

C1.1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A1.2	FLOOR PLAN
A1.3	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
S2.1	BUILDING SECTIONS

Concept Design Plan
45 Sparks Ave Unit C
Nantucket, MA 02554
508 221 3009

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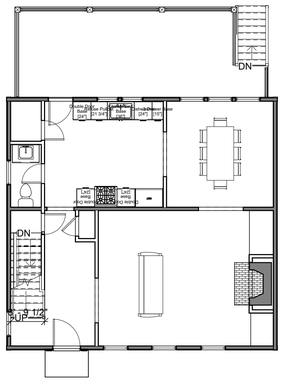
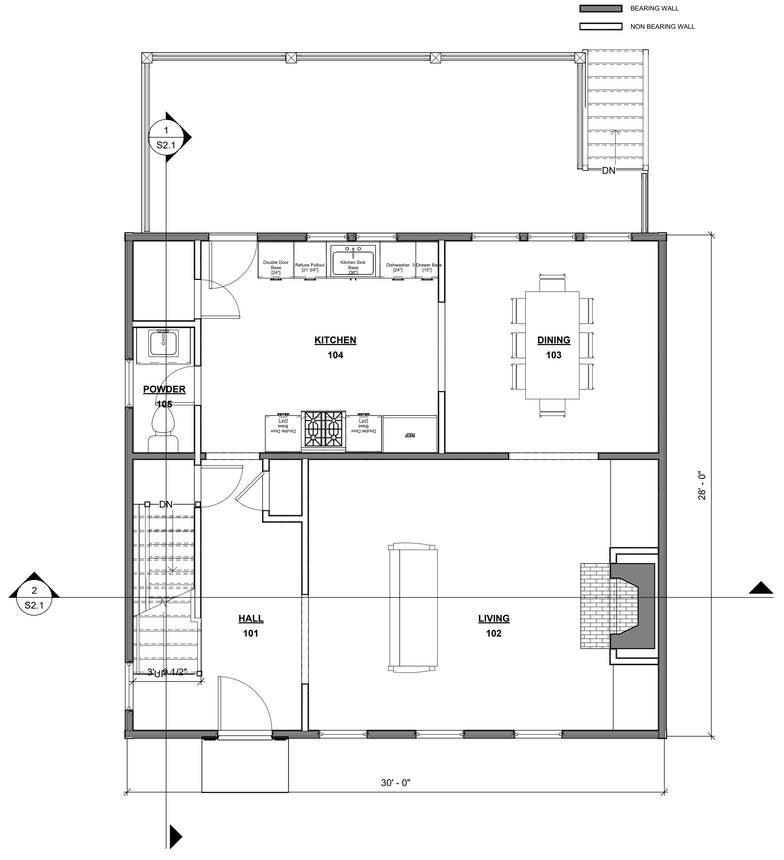
C1.1
COVER SHEET

#2402



2 **Existing First Floor**
1/8" = 1'-0"



1 **Proposed First Floor - No Change**
1/4" = 1'-0"

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8 New Mill Street
Nantucket, MA 02554

For HDC Submission
04.11.24

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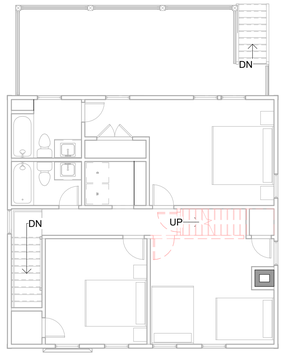
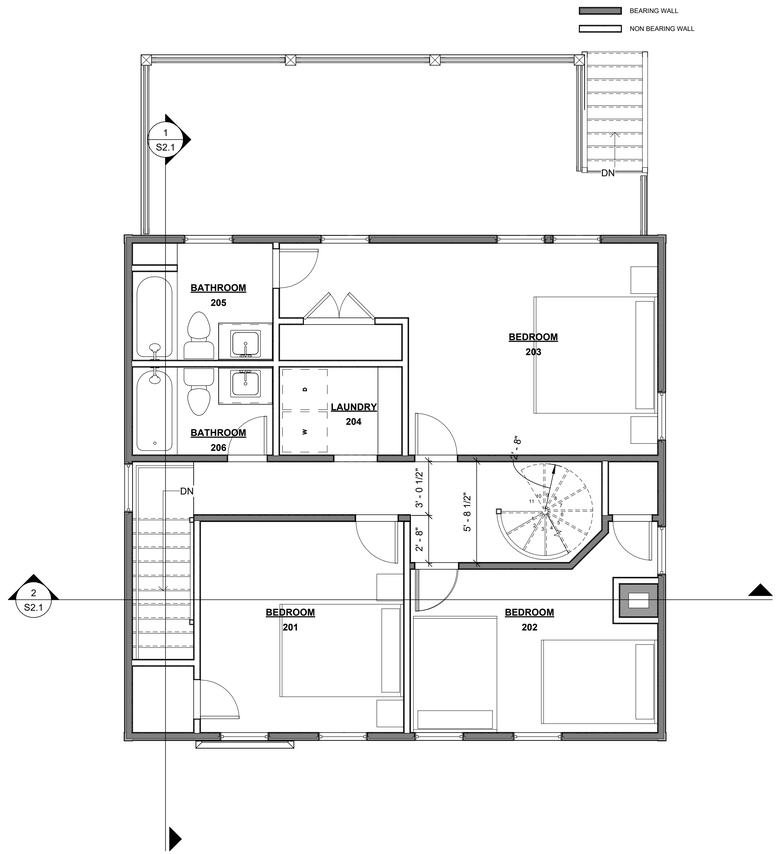
A1.1
FLOOR PLAN

#2402



2 Existing Second Floor
1/8" = 1'-0"



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

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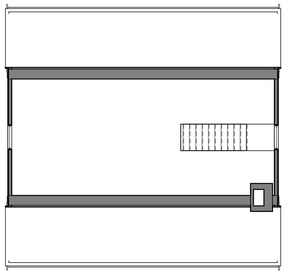
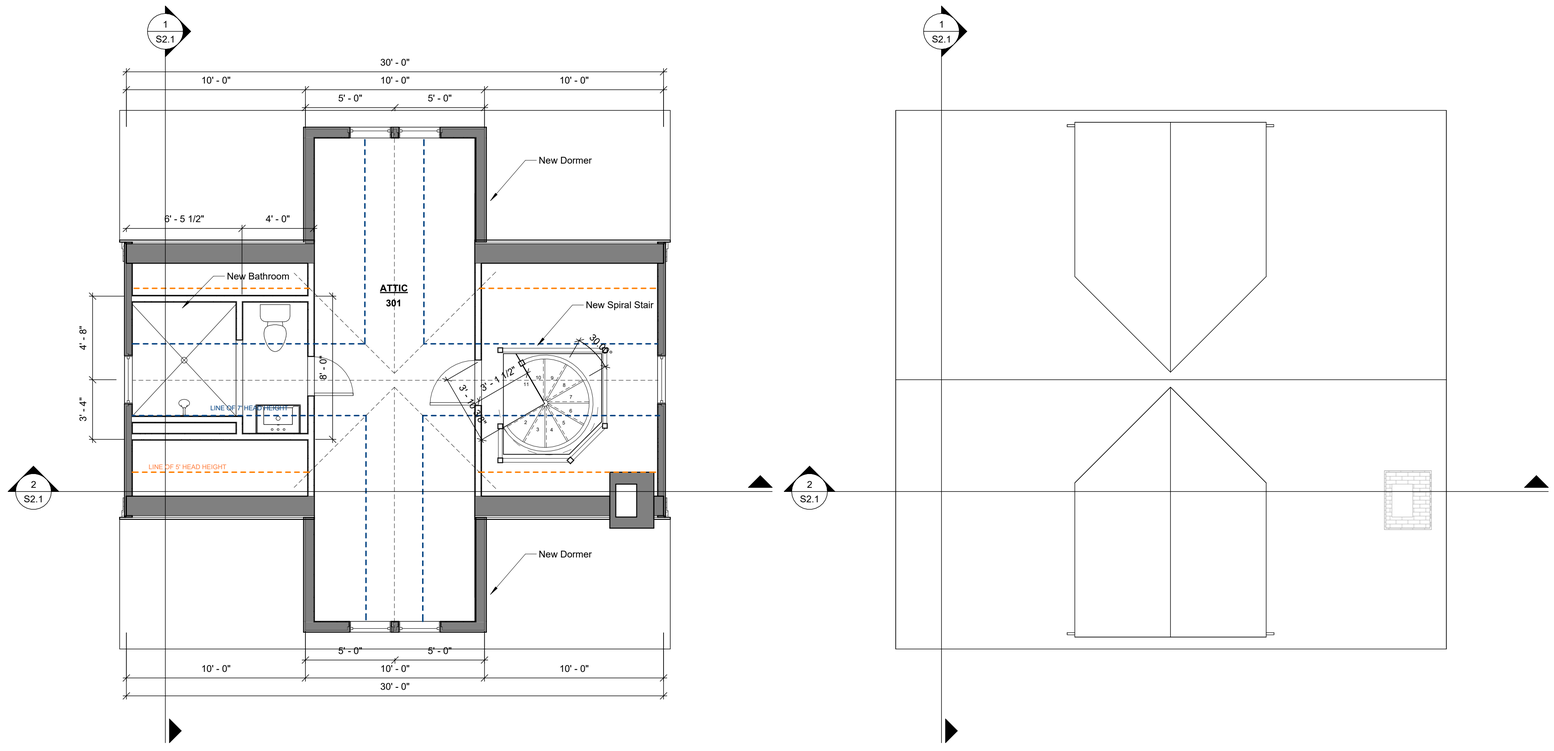
A1.2

FLOOR PLAN

#2402



2 **Existing Attic**
1/8" = 1'-0"



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

3 **Roof Plan**
1/4" = 1'-0"

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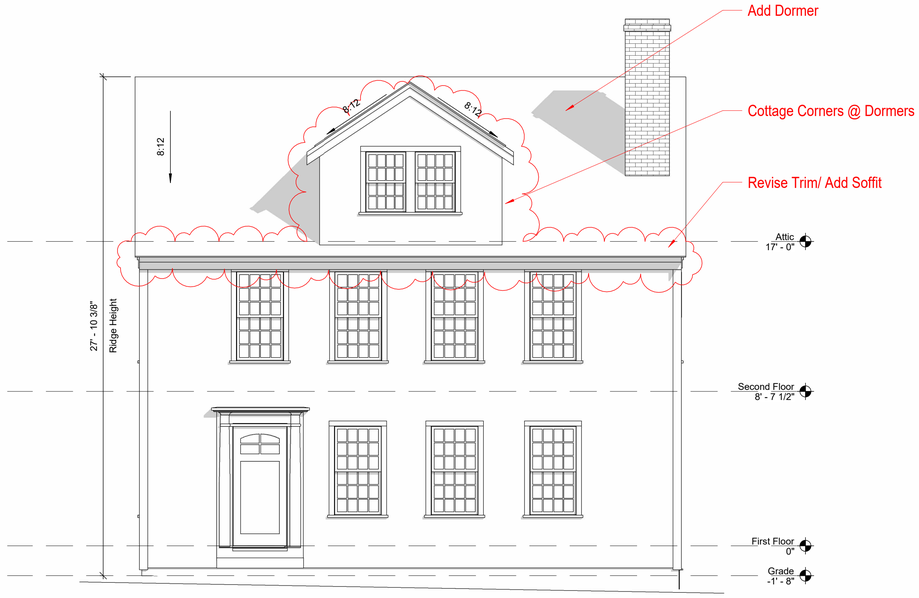
A1.3
FLOOR PLAN

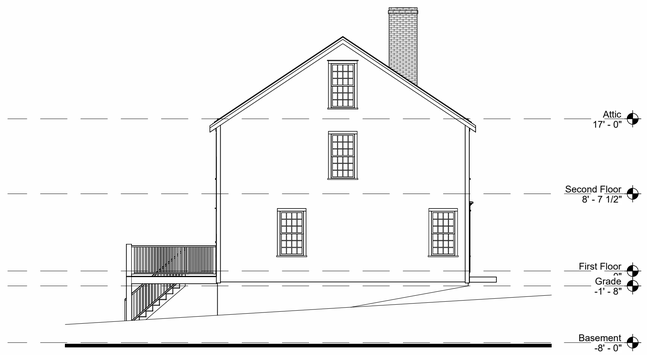
#2402



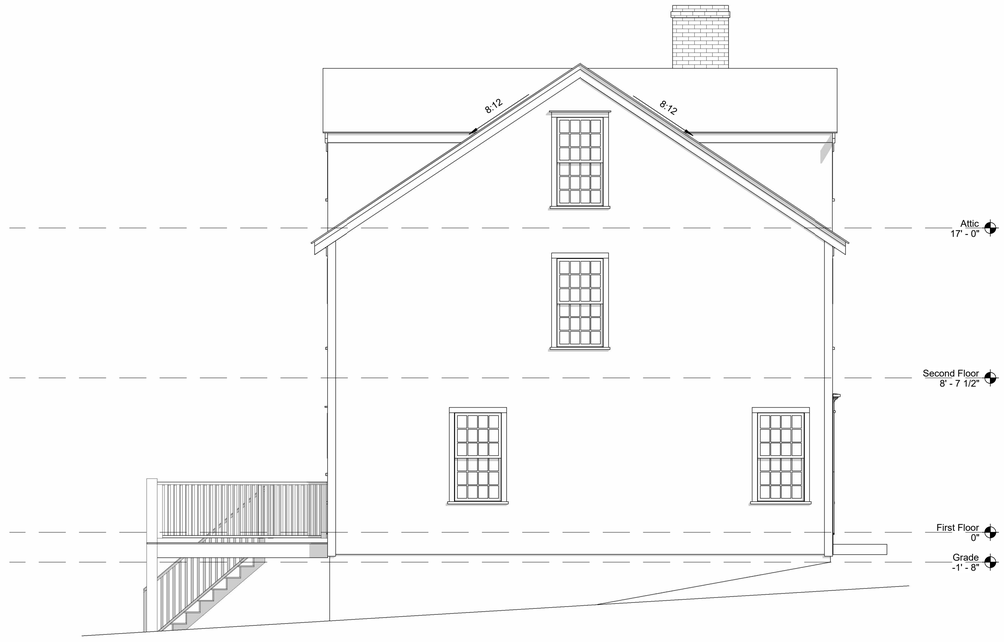
2 Existing West Elevation
1/8" = 1'-0"



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



4 Existing North Elevation
1/8" = 1'-0"



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

Gault Residence

8 New Mill Street
Nantucket, MA 02554

For HDC Submission
04.11.24

SHEET INDEX

C1.1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A1.2	FLOOR PLAN
A1.3	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
S2.1	BUILDING SECTIONS

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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A2.1

EXTERIOR ELEVATIONS

#2402



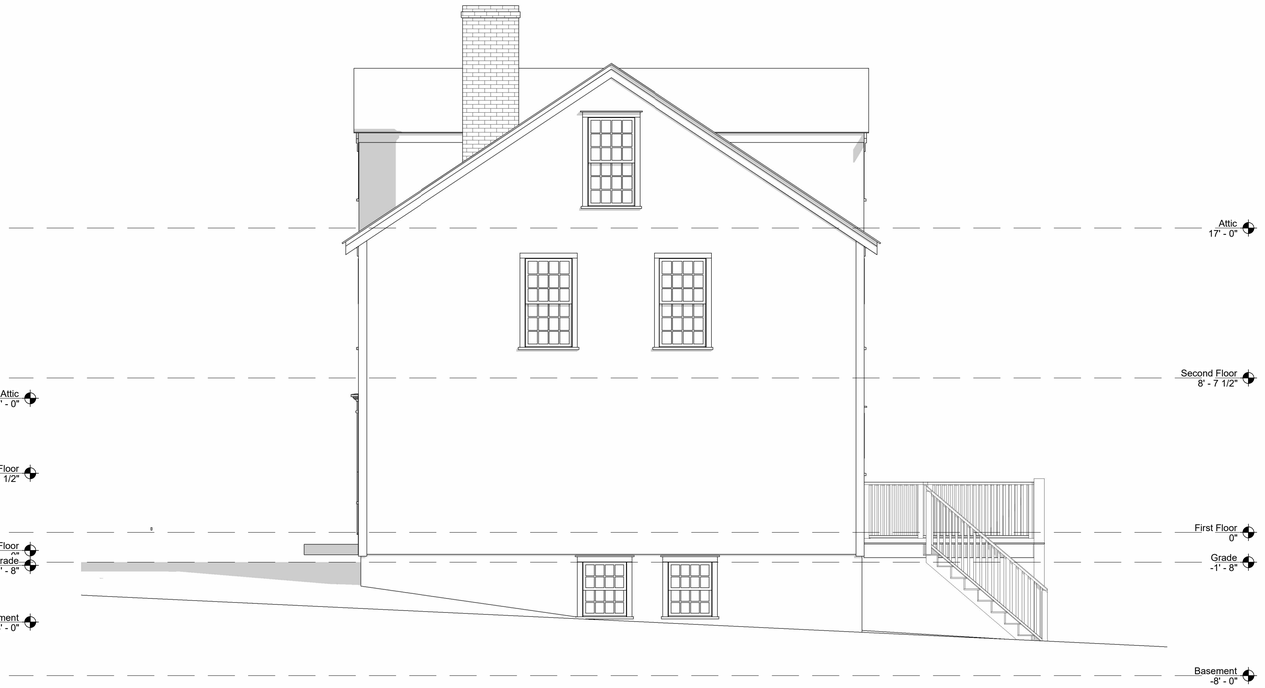
2 Existing East Elevation
1/8" = 1'-0"



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



4 Existing South Elevation
1/8" = 1'-0"



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

Gault Residence

8 New Mill Street
Nantucket, MA 02554

For HDC Submission
04.11.24

SHEET INDEX

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508 221 3009

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A2.2

EXTERIOR ELEVATIONS

#2402

12 Sesachacha Rd
Demo/Move
Garage

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.

$100 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.

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.

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.

BHP (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°: 21 PARCEL N°. 83

Street & Number of Proposed Work: 12 Sesachacha Road

Owner of record: 12 Sesachacha LLC

Mailing Address: 7 Mill 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 OK ☒ Demolition ☐ Revisions to previous Cert. No. _____

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

Size of Structure or Addition: Length: 22'-4"± Sq. Footage 1st floor: 388± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20'-2"± 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: 1960

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

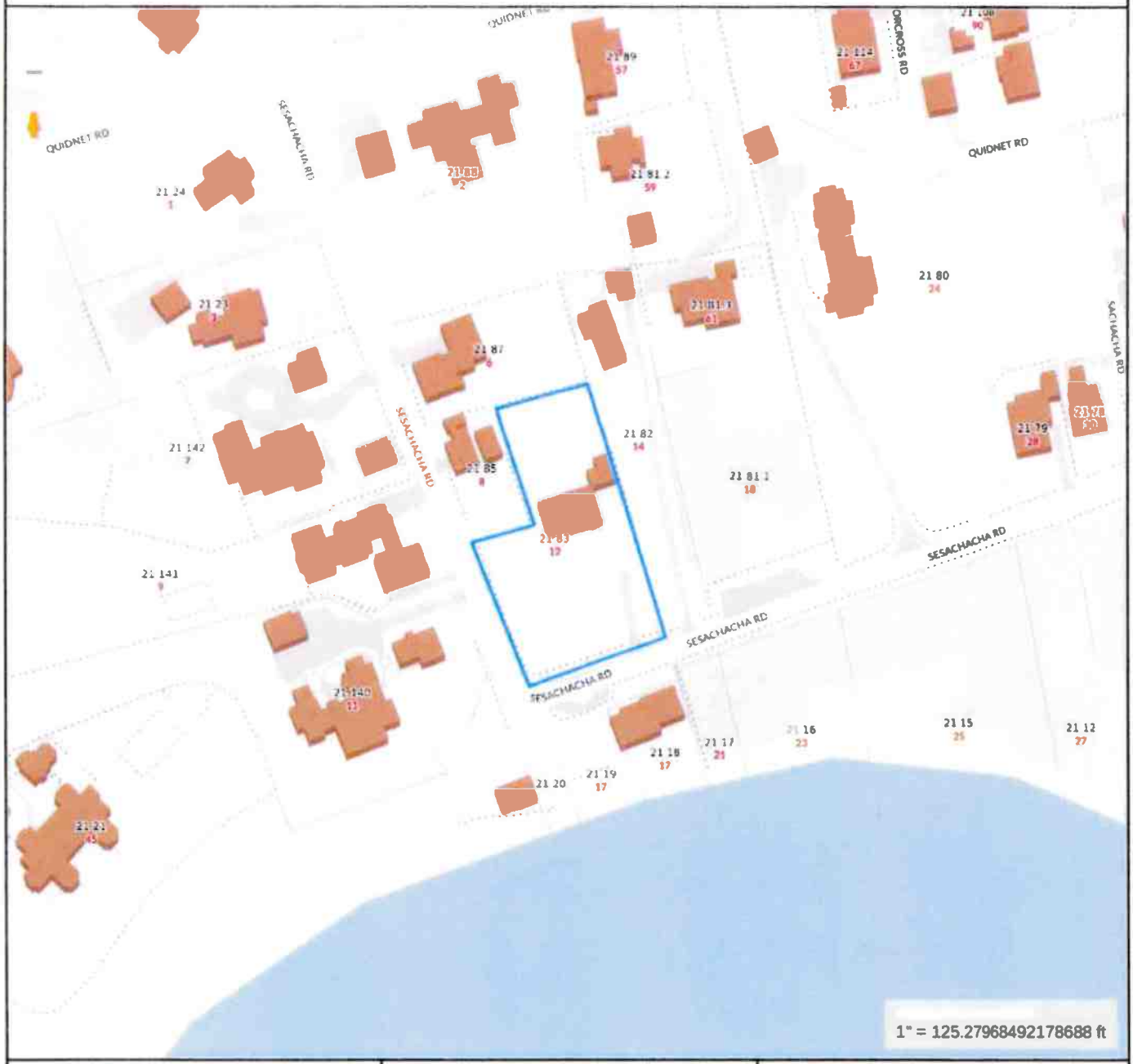
Trim _____ Sash _____ Doors _____

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 4/16/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

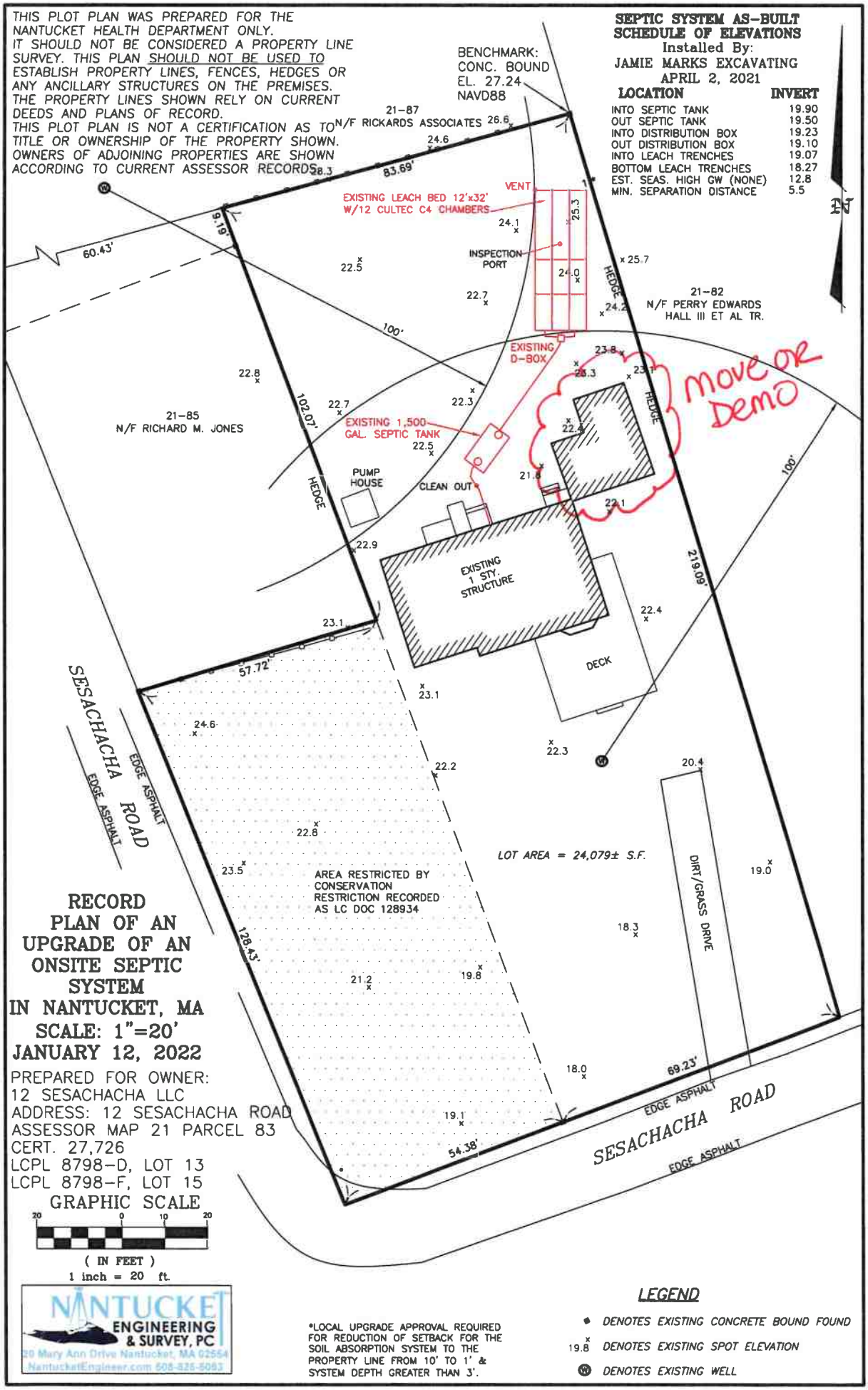
Property ID	508
Location	12 SESACHACHA RD
Owner	12 SESACHACHA LLC

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 02/08/2024
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 THE NANTUCKET HEALTH DEPARTMENT ONLY.
IT 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
SEPTIC SYSTEM AS-BUILT SCHEDULE OF ELEVATIONS
Installed By:
JAMIE MARKS EXCAVATING
APRIL 2, 2021
LOCATION INVERT
INTO SEPTIC TANK 19.90
OUT SEPTIC TANK 19.50
INTO DISTRIBUTION BOX 19.23
OUT DISTRIBUTION BOX 19.10
INTO LEACH TRENCHES 19.07
BOTTOM LEACH TRENCHES 18.27
EST. SEAS. HIGH GW (NONE) 12.8
MIN. SEPARATION DISTANCE 5.5
BENCHMARK: CONC. BOUND EL. 27.24 NAVD88
21-87
N/F RICKARDS ASSOCIATES
83.69'
VENT
EXISTING LEACH BED 12'x32' W/12 CULTEC C4 CHAMBERS
INSPECTION PORT
HEDGE
21-82
N/F PERRY EDWARDS HALL III ET AL TR.
EXISTING D-BOX
move or Demo
EXISTING 1,500 GAL. SEPTIC TANK
21-85
N/F RICHARD M. JONES
PUMP HOUSE
CLEAN OUT
EXISTING 1 STY. STRUCTURE
DECK
219.09'
100'
102.07'
60.43'
9.19'
57.72'
128.43'
69.23'
54.38'
SESACHACHA ROAD
EDGE ASPHALT
LOT AREA = 24,079± S.F.
AREA RESTRICTED BY CONSERVATION RESTRICTION RECORDED AS LC DOC 128934
DIRT/GRASS DRIVE
RECORD PLAN OF AN UPGRADE OF AN ONSITE SEPTIC SYSTEM IN NANTUCKET, MA
SCALE: 1"=20'
JANUARY 12, 2022
PREPARED FOR OWNER:
12 SESACHACHA LLC
ADDRESS: 12 SESACHACHA ROAD
ASSESSOR MAP 21 PARCEL 83
CERT. 27,726
LCPL 8798-D, LOT 13
LCPL 8798-F, LOT 15
GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5083
*LOCAL UPGRADE APPROVAL REQUIRED FOR REDUCTION OF SETBACK FOR THE SOIL ABSORPTION SYSTEM TO THE PROPERTY LINE FROM 10' TO 1' & SYSTEM DEPTH GREATER THAN 3'.
LEGEND
DENOTES EXISTING CONCRETE BOUND FOUND
19.8 DENOTES EXISTING SPOT ELEVATION
DENOTES EXISTING WELL

12 Sesachacha Road - South




Garage


12 Sesachacha Road - North
Garage

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.1989
Historic Name:	
Common Name:	
Address:	12 Sesachacha Rd
City/Town:	Nantucket
Village/Neighborhood:	Quidnet;
Local No:	21-83; Q1-37;
Year Constructed:	
Architectural Style(s):	No style;
Use(s):	Out Building;
Significance:	Architecture; Transportation;
Area(s):	
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, September 13, 2022 at 10:47 AM

NAN.1989

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: Q1-37
MAP/PARCEL#: 21-83

Recorded by: WAS Date: 09/21/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 12 SESACHACHA ROAD

2. Building Name: N/A

3. Ownership: Private

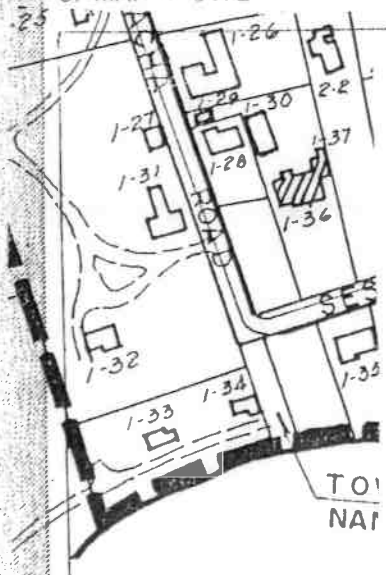
4. Present Owner: MILLER, LEON L & ELIZABETH P

5. Ownership History:
Unknown

6. Use: Original: Garage Present: Garage
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





NAN.1989

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 200 feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Q1-36
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Conical
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 2
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

NAN. 1984

SIGNIFICANCE

42. Role the Building Plays: National Register: Unknown
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A

12 SESACHACHA RD

Location	12 SESACHACHA RD	**Mblu**	21/ / 83/ /
Acct#	00000508	**Owner**	12 SESACHACHA LLC
Assessment	$3,134,459	**PID**	508
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$410,700	$2,723,759	$3,134,459

Owner of Record

Owner	12 SESACHACHA LLC	**Sale Price**	$2,000,000
Co-Owner		**Certificate**	
Address	7 MILL STREET NANTUCKET, MA 02554	**Book & Page**	C27726/0
		Sale Date	06/23/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
12 SESACHACHA LLC	$2,000,000		C27726/0	00	06/23/2020
MILLER LEON L & ELIZABETH P	$0		C06479/0		03/16/1972

Building Information

Building 1 : Section 1

Year Built:	1960
Living Area:	1,351
Replacement Cost:	$507,776
Building Percent Good:	80
Replacement Cost Less Depreciation:	$406,200

Building Attributes

Field	Description
Style:	Ranch

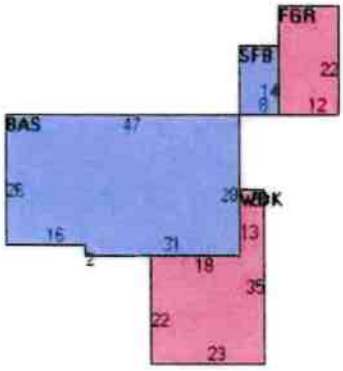
Model	Residential
Grade:	Below Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0027\12%20sesa

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/508_590

Building Sub-Areas (sq ft) — Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	1,284	1,284
SFB	Base, Semi-Finished	112	67
FGR	Garage, Finished	264	0
WDK	Deck, Wood	571	0
		2,231	1,351

Extra Features

Extra Features — Legend

Code	Description	Size	Value	Bldg #
FLU2	BRICK	1.00 UNITS	$4,500	1

Land

Land Use

Use Code	101F
Description	SFR CR
Zone	R20
Neighborhood	850
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.55
Frontage	0
Depth	0
Assessed Value	$2,723,759

Outbuildings

Outbuildings Legend

No Data for Outbuildings

Valuation History

	Assessment		
Valuation Year	**Improvements**	**Land**	**Total**
2024	$410,700	$2,723,759	$3,134,459
2023	$278,100	$2,575,367	$2,853,467
2022	$218,100	$2,148,442	$2,366,542
2021	$262,200	$3,375,100	$3,637,300
2020	$262,200	$3,375,100	$3,637,300

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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 Lisa Botticelli

AS AGENT FOR 12 Sesachacha LLC

STREET ADDRESS 12 Sesachacha Road

MAP/PARCEL 21/83

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 16, 2024

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.

LBotti 4/16/24

Signature Date

Tuesday, March 5, 2024 at 10:28:11 Eastern Standard Time

Subject: Re: HDC Authorization
Date: Tuesday, March 5, 2024 at 10:24:22 AM Eastern Standard Time
From: Bill Liddle
To: Tammy Conway

Dear Tammy,

Amanda and I permit Botticelli and Pohl to submit HDC applications related to any submissions for house approval for our property at 12 Sesachacha Road.

My best,

Bill Liddle

On Tue, Mar 5, 2024 at 9:36AM Tammy Conway <tammy@botticelliandpohl.com> wrote:

> Hi Bill,
>
> Can you please respond to this email stating you give Botticelli & Pohl permission to sign HDC applications on your behalf as owner of property located at 12 Sesachacha Road? If that is ok with you or if you rather come to the office to sign the application and other docs, please let me know and I can have everything ready for you.
>
> Thanks,
>
> Tammy Conway
>
> Office Manager
>
> Botticelli & Pohl
>
> [redacted]

12 Sesachacha Rd
New Garage

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.

$96.80 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.

N 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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✓ 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.

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).

✓ 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)

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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.

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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°: 21 PARCEL N°. 83

Street & Number of Proposed Work: 12 Sesachacha Road

Owner of record: 12 Sesachacha LLC

Mailing Address: 7 Mill Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottinelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-3455 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: 22'-0" Sq. Footage 1st floor: 484 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 22'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 20'-0" South 20'-0" East 20'-0" West 20'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ 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 1x8 Rake 1x8 Soffit (Overhang) 4" Corner boards 5/4 x 6 Frieze 1x8
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 4 Light / wood
Garage Door(s): Type Overhead Material Wood 6" V-Groove

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

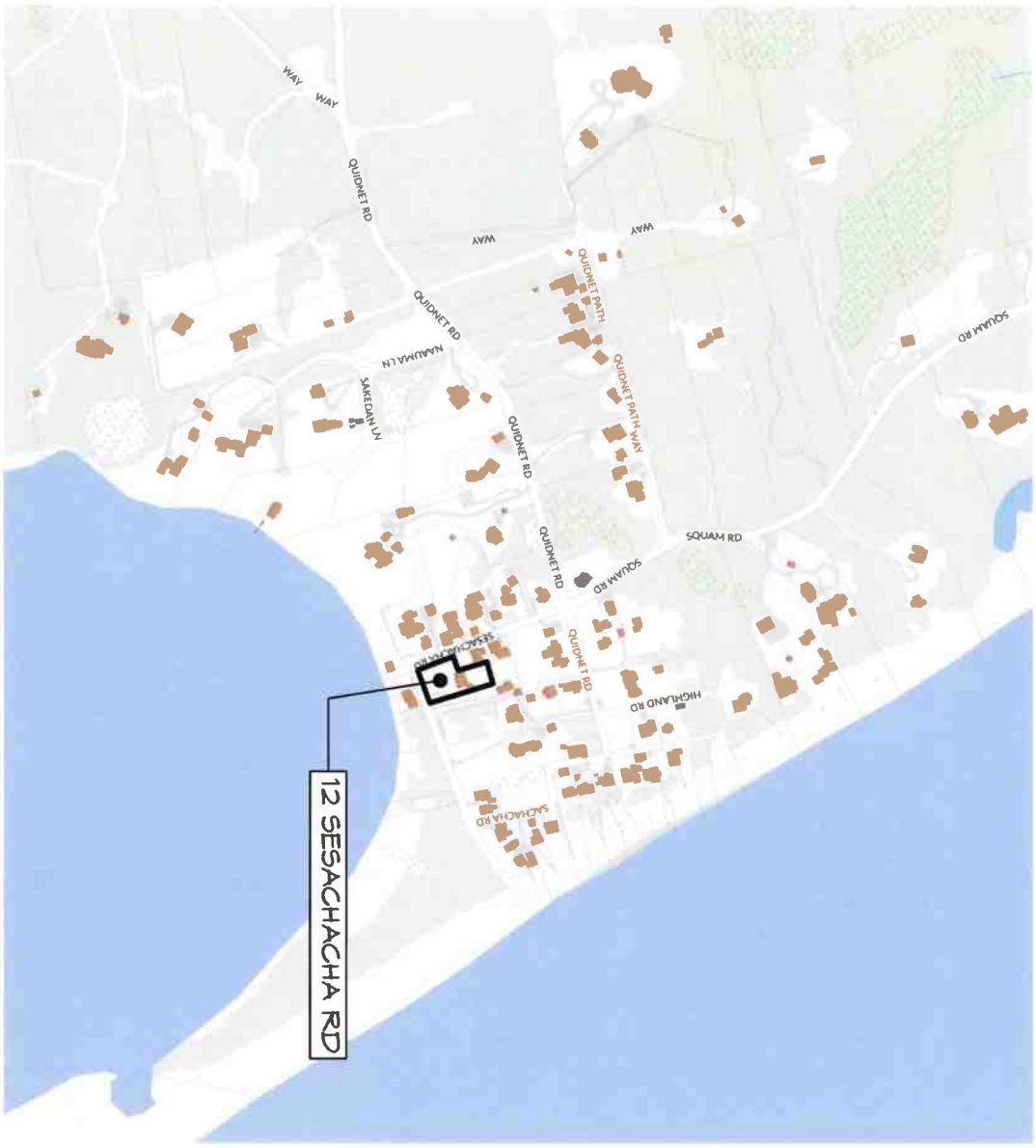
COLORS

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

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

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

Date 4/16/24 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Residence at
12 Sesachacha Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 83 PROJECT NO: REVISED: 4/11/24

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

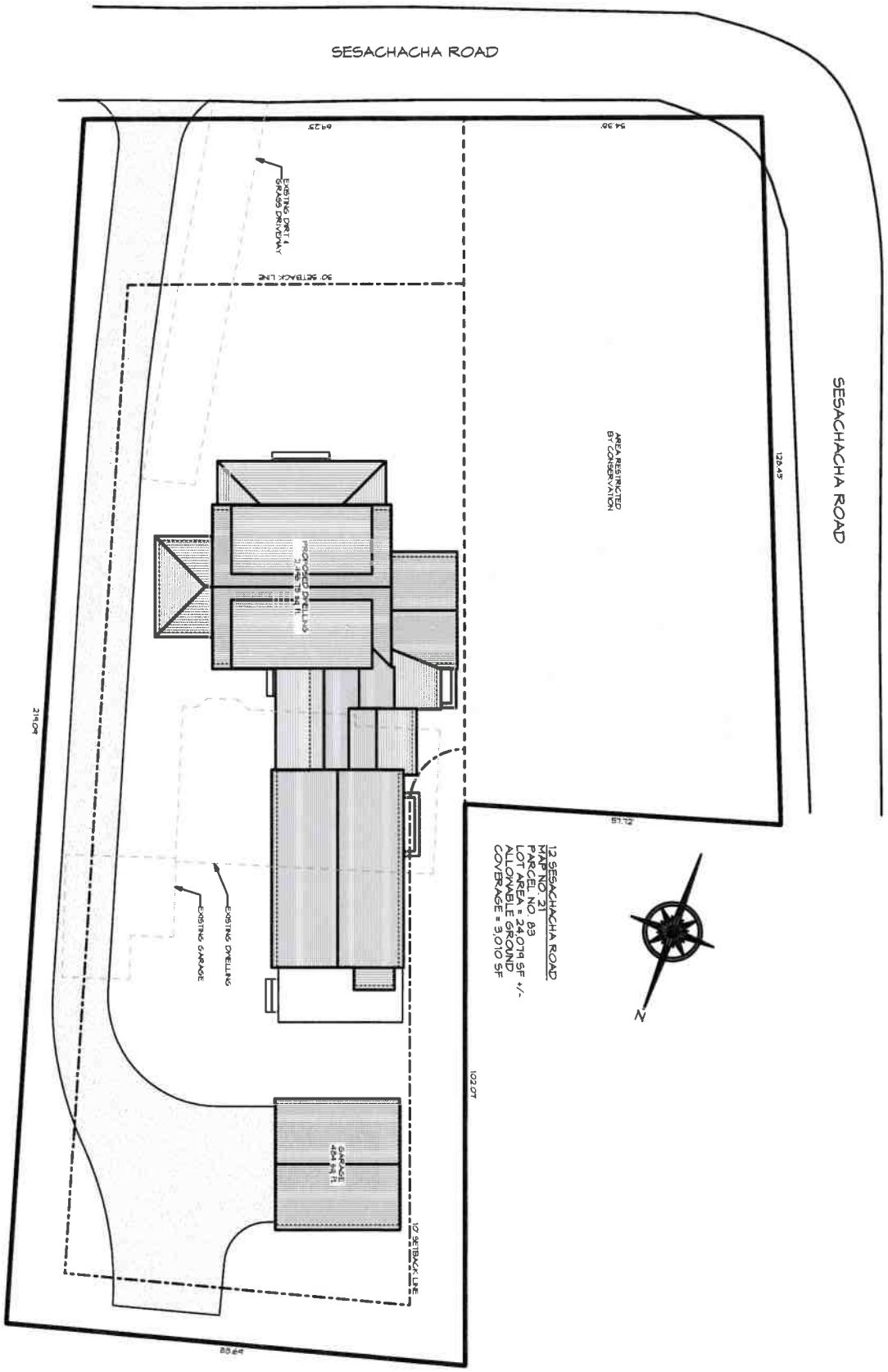
Locus Map

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



ID# L-1.2

Residence at
12 Sesachacha Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 83 PROJECT NO: REVISED: 4/11/24

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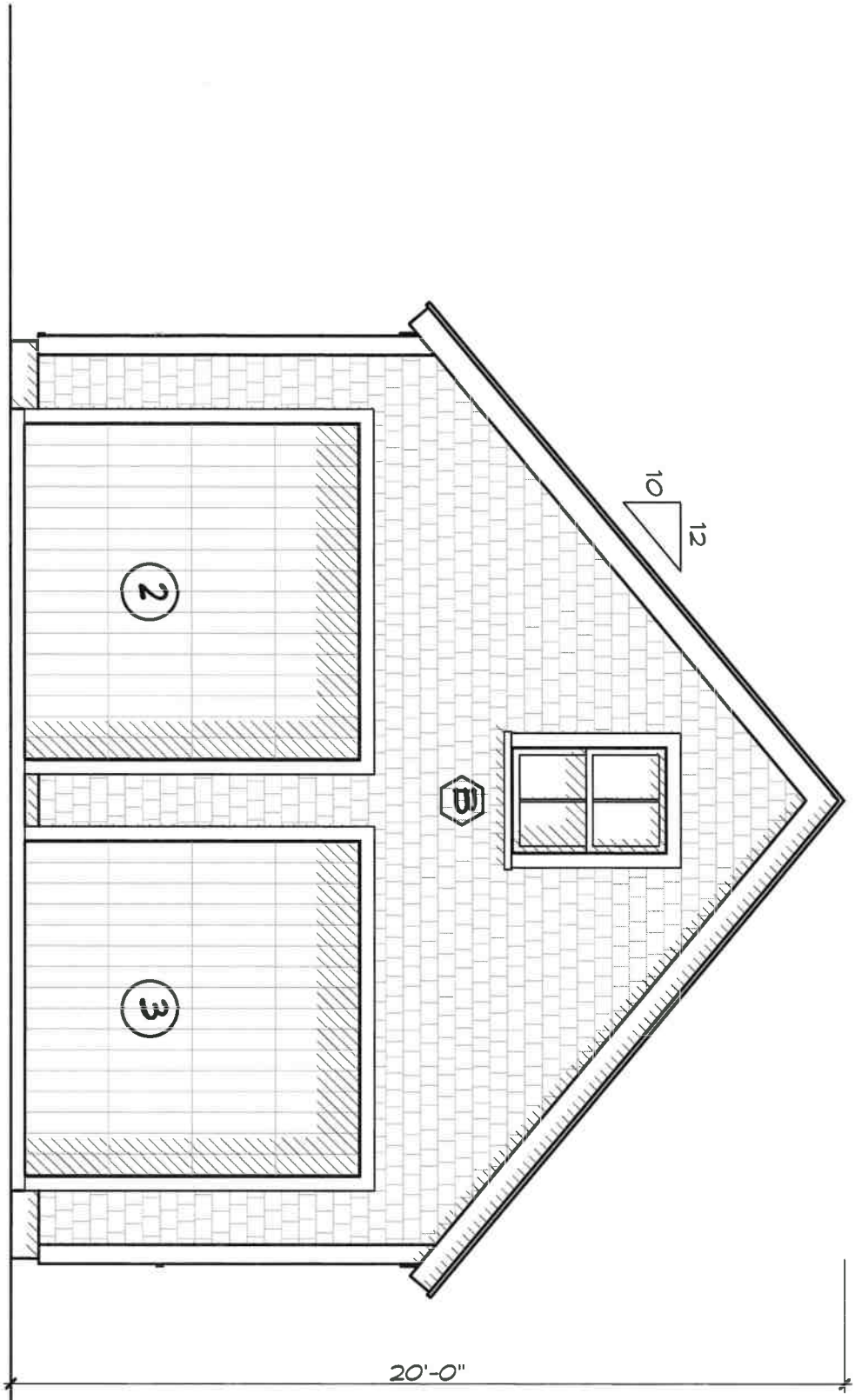
Site Plan

BOTTICELLI & POHL

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



A-2.1

Residence at
12 Sesachacha Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 83 PROJECT NO: REVISED: 4/11/24

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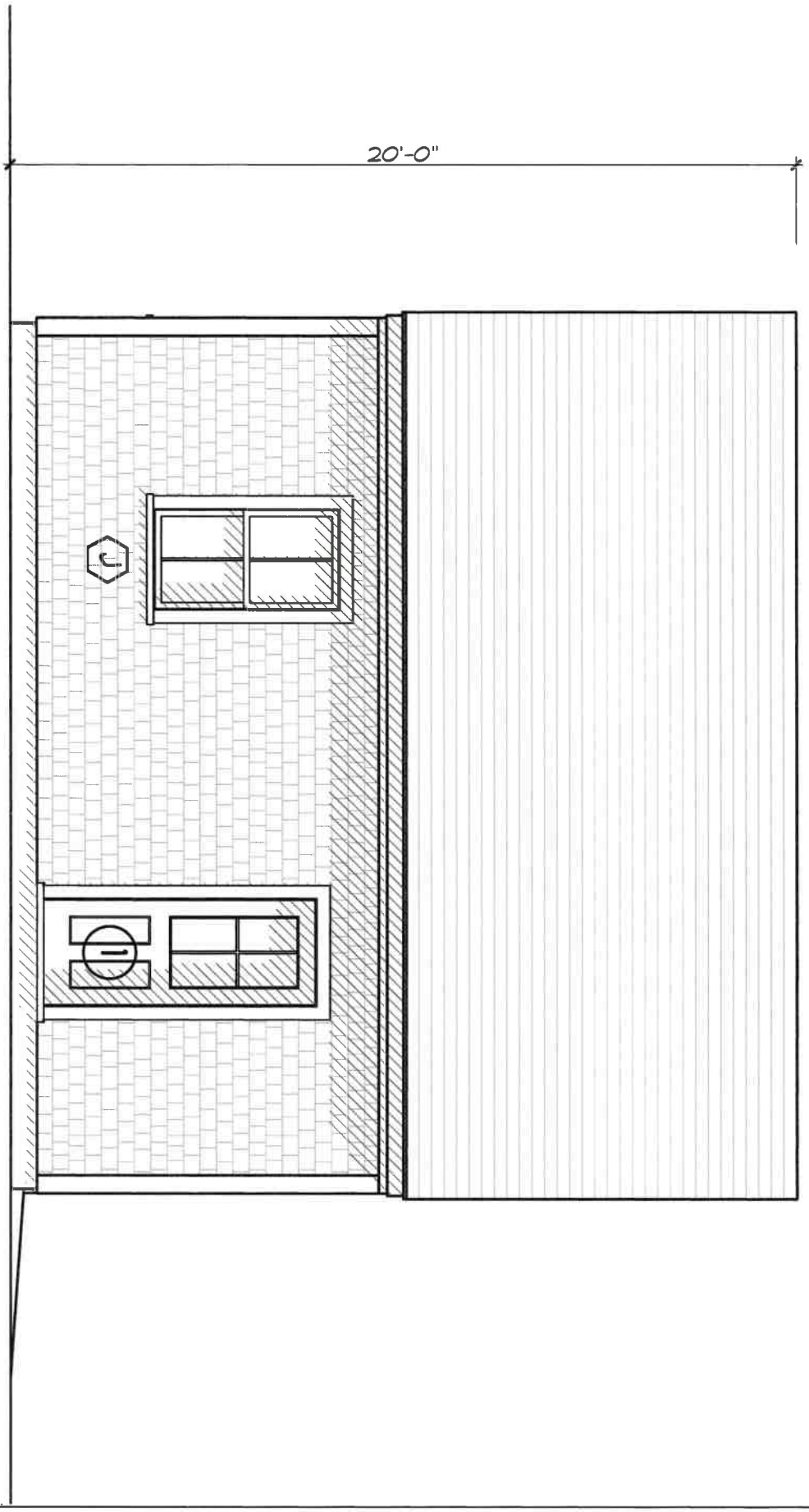
East Elevation

BOTTICELLI & POHL

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



A-2.2

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Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
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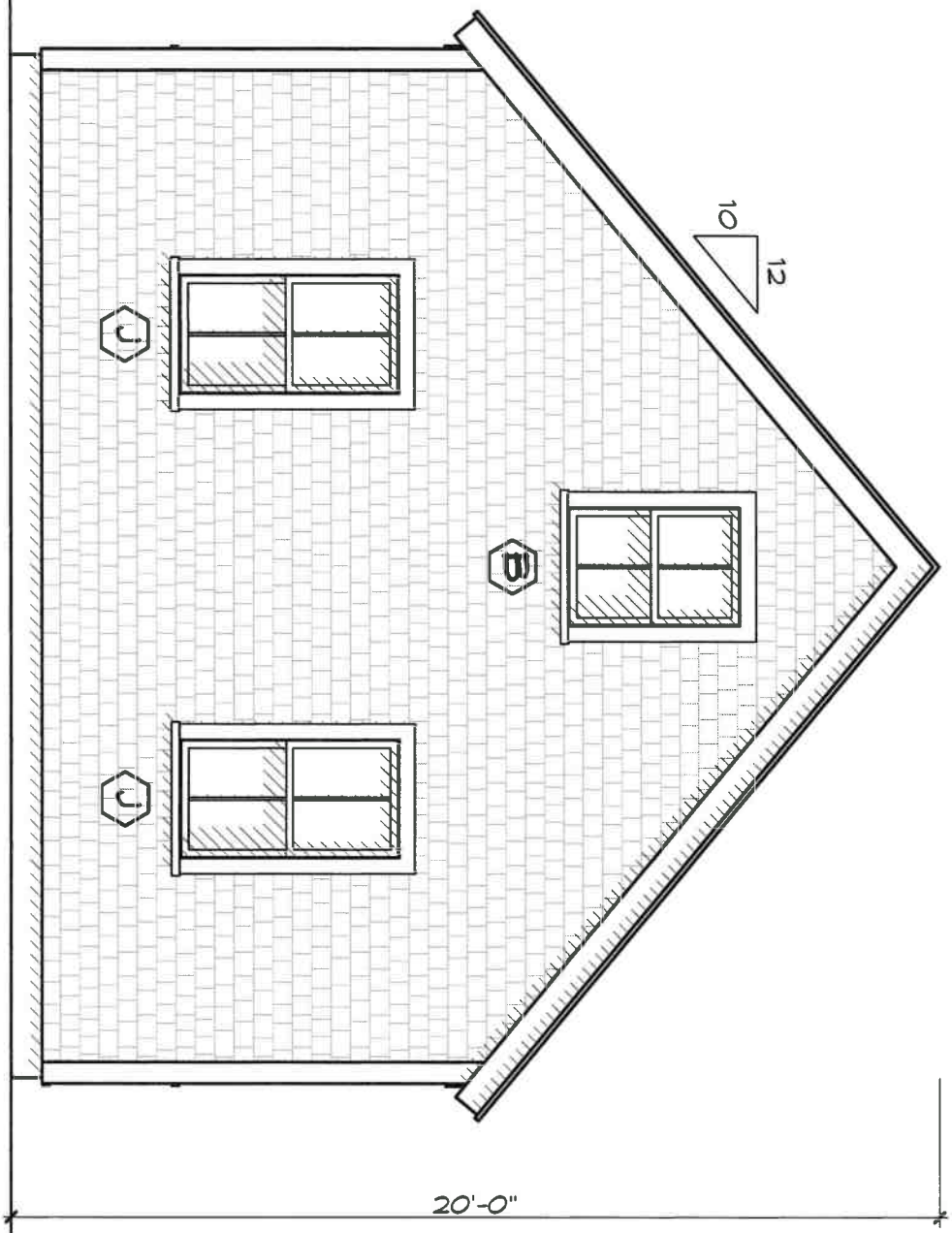
South Elevation

BOTTICELLI & POHL

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



A-2.3

Residence at
12 Sesachacha Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: R-20
PARCEL NO: 83 PROJECT NO: REVISED: 4/11/24

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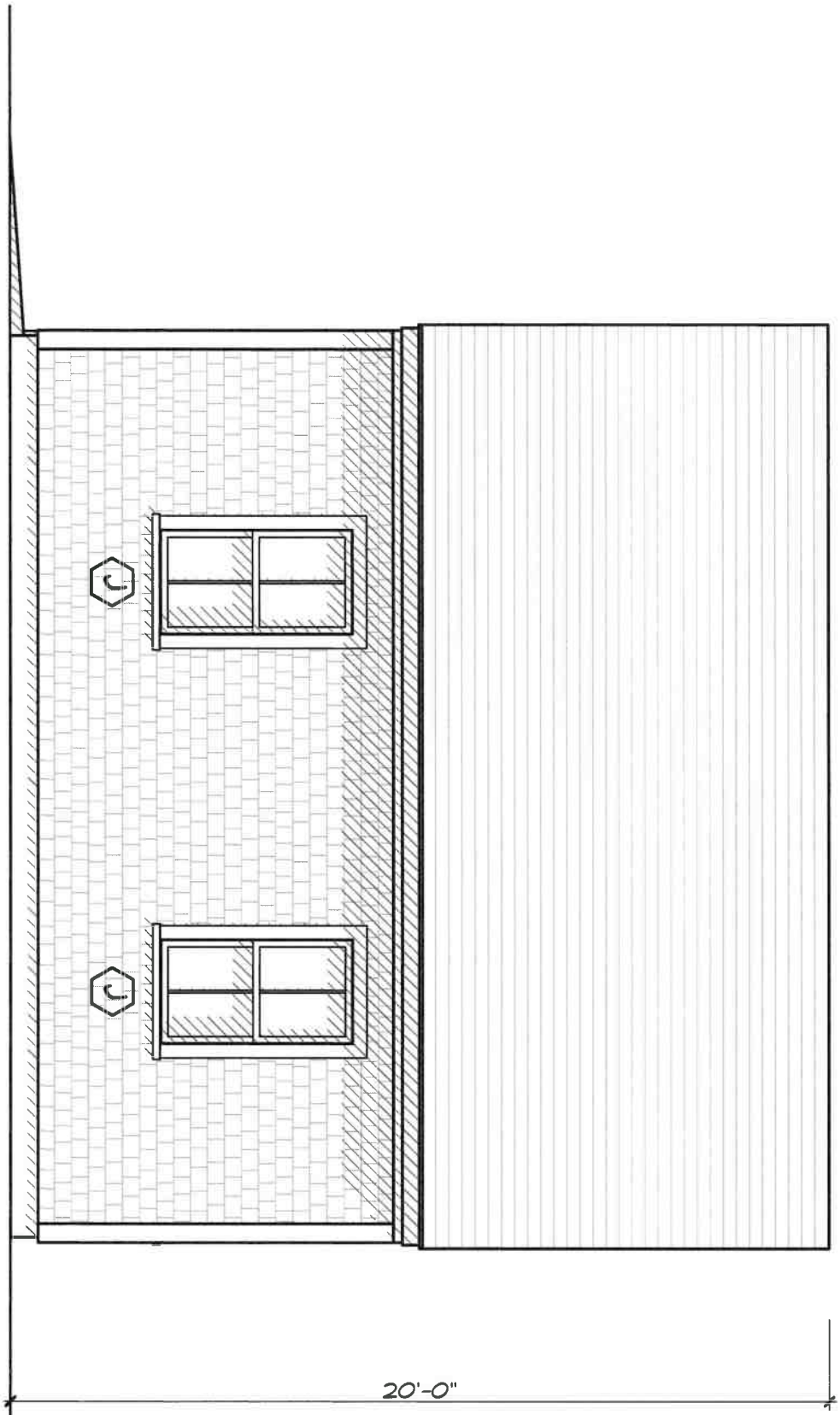
West Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



A-2.4

ID#

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North Elevation

BOTTICELLI & POHL

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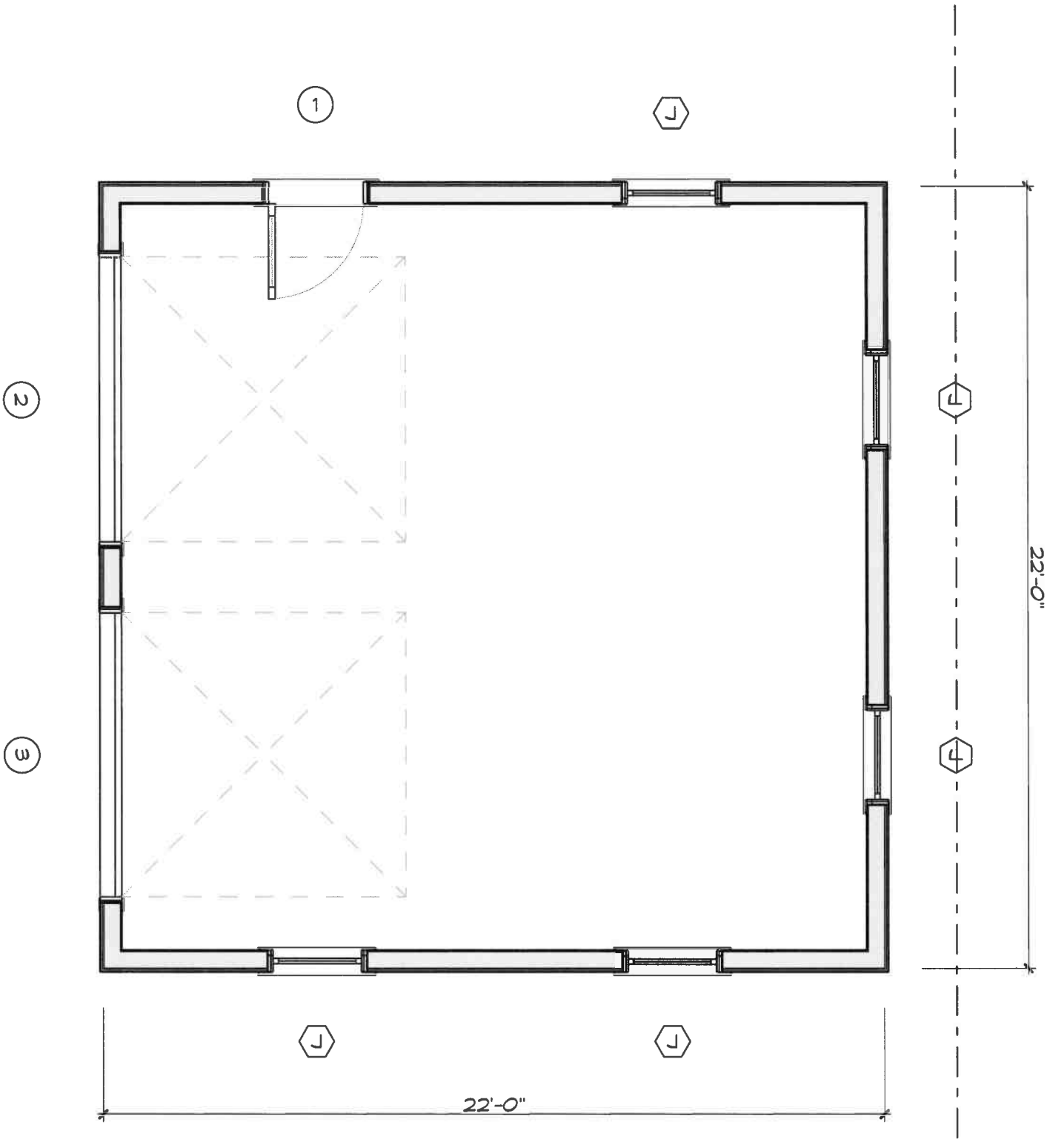
BOTTICELLIANDPOHL.COM



A-1.1

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First Floor Plan

BOTTICELLI & POHL

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

Garage at
12 Sesachacha
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/22/24
Build. Dept. Sub:
Revs:

Notes:

1. All windows to be by Boston Sash, as per below schedule, double glazed, 5/8" SDL with muntin 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 doors to be by Boston Sash, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop 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.

Window Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Model	Lights	Comments
B	2	Double Hung	Boston Sash	2'-7 1/2" x 3'-11"	TBD	N/A	2 over 2	
J	5	Double Hung	Boston Sash	2'-7 1/2" x 4'-11"	TBD	N/A	2 over 2	

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
1		Side Door	Custom	2'-8" x 7'-0"	TBD		4	4 light over 2 panel
2		Overhead Garage Door	Custom	8'-0" x 8'-0"	TBD		-	6" v-groove
3		Overhead Garage Door	Custom	8'-0" x 8'-0"	TBD		-	6" v-groove

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 12 Sesachacha LLC

STREET ADDRESS 12 Sesachacha Road

MAP/PARCEL 21|83

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 16, 2024

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

4/16/24
Date

Tuesday, March 5, 2024 at 10:28:11 Eastern Standard Time

Subject: Re: HDC Authorization
Date: Tuesday, March 5, 2024 at 10:24:22 AM Eastern Standard Time
From: Bill Liddle
To: Tammy Conway

Dear Tammy,

Amanda and I permit Botticelli and Pohl to submit HDC applications related to any submissions for house approval for our property at 12 Sesachacha Road.

My best,

Bill Liddle

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>
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>
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>
> Tammy Conway
>
> Office Manager
>
> Botticelli & Pohl
>
> 9 Old South Road
>
> Nantucket, MA 02554
>
> 508-228-4488

16 Easton St.
Studio - Addition

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

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Rev Mar 2020

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

Meeting Minutes January 30, 2024 – Old Business

16 Easton Street – Stark Point LLC – New Studio – 42.1.4/11

HB: OHD Brant Point area. Not sure about the chimney details. North & south elevations are the most important. South is not visible from the harbor due to the main house blocking the view. Triple ganged windows on the north elevation should be 2 or 2 separate windows. Appreciates the simplicity.

MR: exterior chimney does not seem to fit on the exterior, would prefer a different location. Agrees about the second-floor windows.

AC: agrees about the second-floor windows, if they were separated, she would be fine with it.

VO: does not like the chimney details and agrees about the second-floor windows.

SW: chimney should be thinner. Downsize windows or separate.

Exhibit A motion to approve second floor north elevation windows change to 2 windows separated and width of chimney brought in to make less square.

Yes: AC, VO and SW

* 4/16/24 still waiting for staff approval to be released.

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 41 PARCEL N°: 11

Street & Number of Proposed Work: 16 Easton Street

Owner of record: Stark Point LLC

Mailing Address: 16 Easton Street
Nantucket, MA 02554

Contact Phone #: E-mail:

AGENT INFORMATION (If applicable)

Name: Bettiselli + 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: 28'-0" Sq. Footage 1st floor: 560 (-28) Decks/Patio: Size: 9'-2"x5'-0" ☑ 1st floor ☐ 2nd floor
Width: 20'-0" (-1'-0") Sq. footage 2nd floor: Size: ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor:

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

Height of ridge above final finish grade: North 25'-6" South 25'-6" East 25'-6" West 25'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

Revise Design/Massing

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 3'-8" ☐ Block ☐ Block Parged ☑ Brick (type) Limed ☐ Poured Concrete ☑ Piers

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

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other Gambrel 5/12 Lower 7/12 Upper

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) Wood

Leaders (material and size): Wood, 4x4 Boxed

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) 10" Corner boards N/A Frieze 1x4
Window Casing 3/4x4 Door Frame 3/4x4 Columns/Posts: Round ____ Square 10x10 Tapered

Windows*: ☑ Double Hung ☑ Casement ☑ All Wood ☐ Other
☐ True Divided Lights (muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer KSD 5/8 Muntin

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 Limed Brick Piers 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 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°: 42.4.1 PARCEL N°. 11

Street & Number of Proposed Work: 16 Easton Street

Owner of record: Stark Point LLC

Mailing Address: 16 Easton Street
Nantucket, MA 02554

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 ☐ Demolition ☒ Revisions to previous Cert. No. 2024-01-
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 9'-0" Sq. Footage 1st floor: 58.5 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 6'-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 Relocate Chimney, Revise Fenestration, Addition
2. South Elevation Addition
3. West Elevation Revise Fenestration
4. North Elevation 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 3'-8" ☐ Block ☐ Block Parged ☒ Brick (type) Limed ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass _____/12 Secondary Mass 5 /12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): 4x4 Boxed Wood

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) 10" Corner boards _____ Frieze 1x4
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 KSD

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 4/16/24 Signature of owner of record _____ Signed under penalties of perjury

ID #

Main House
16 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R-1
PARCEL NO: 11 PROJECT NO: 70 REVISED:

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

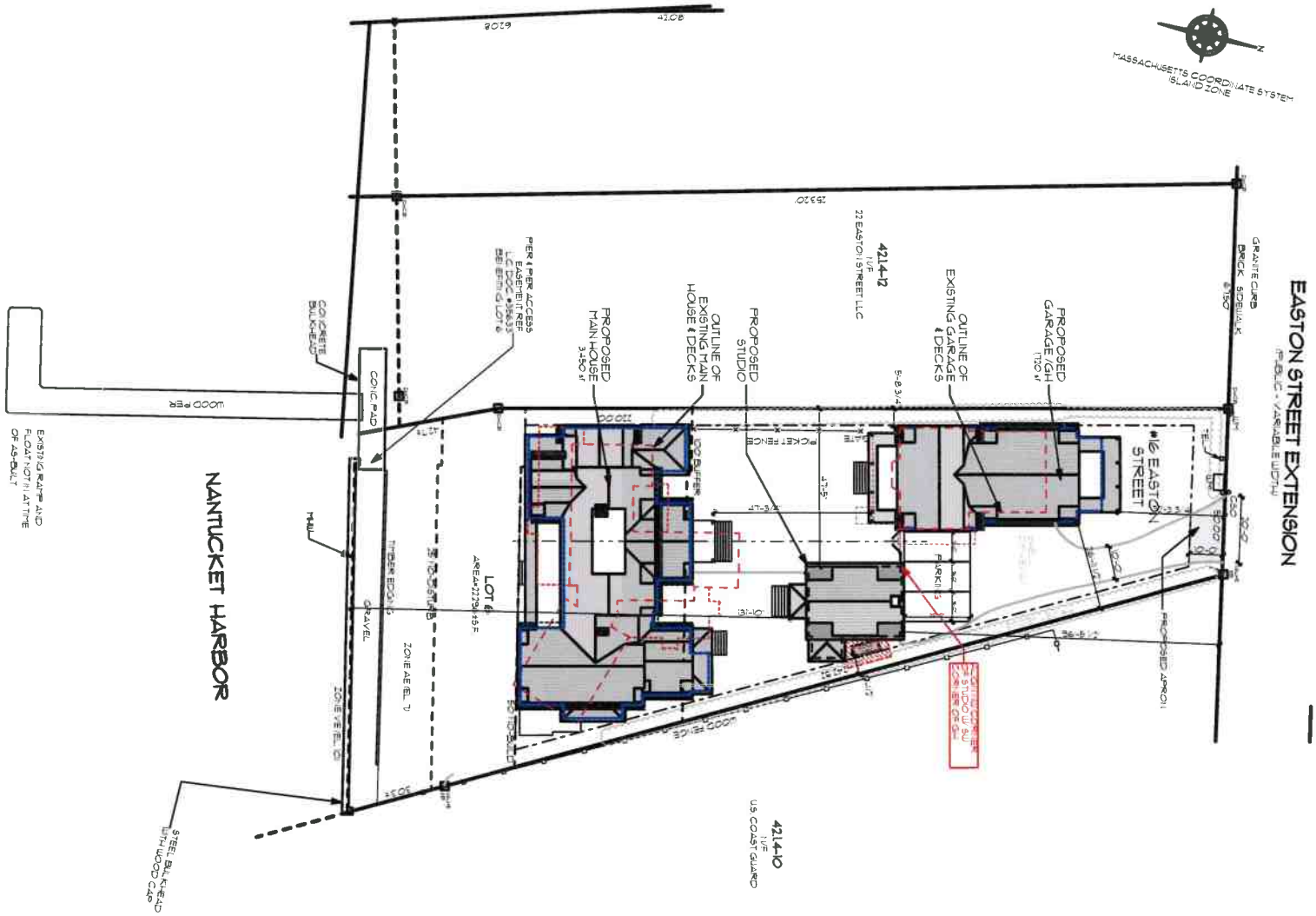
Locus Map

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



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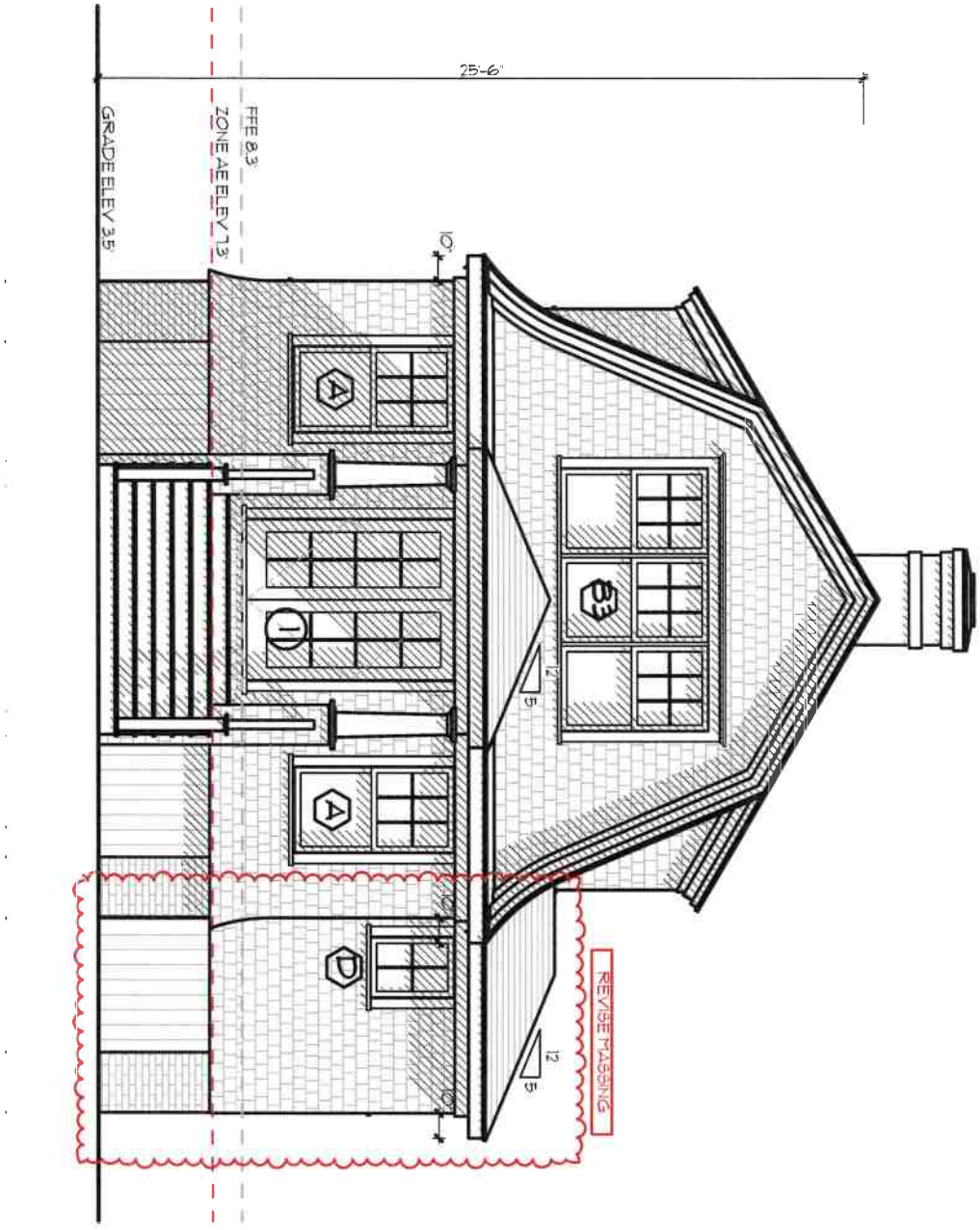
Site Plan

BOTTICELLI & POHL

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



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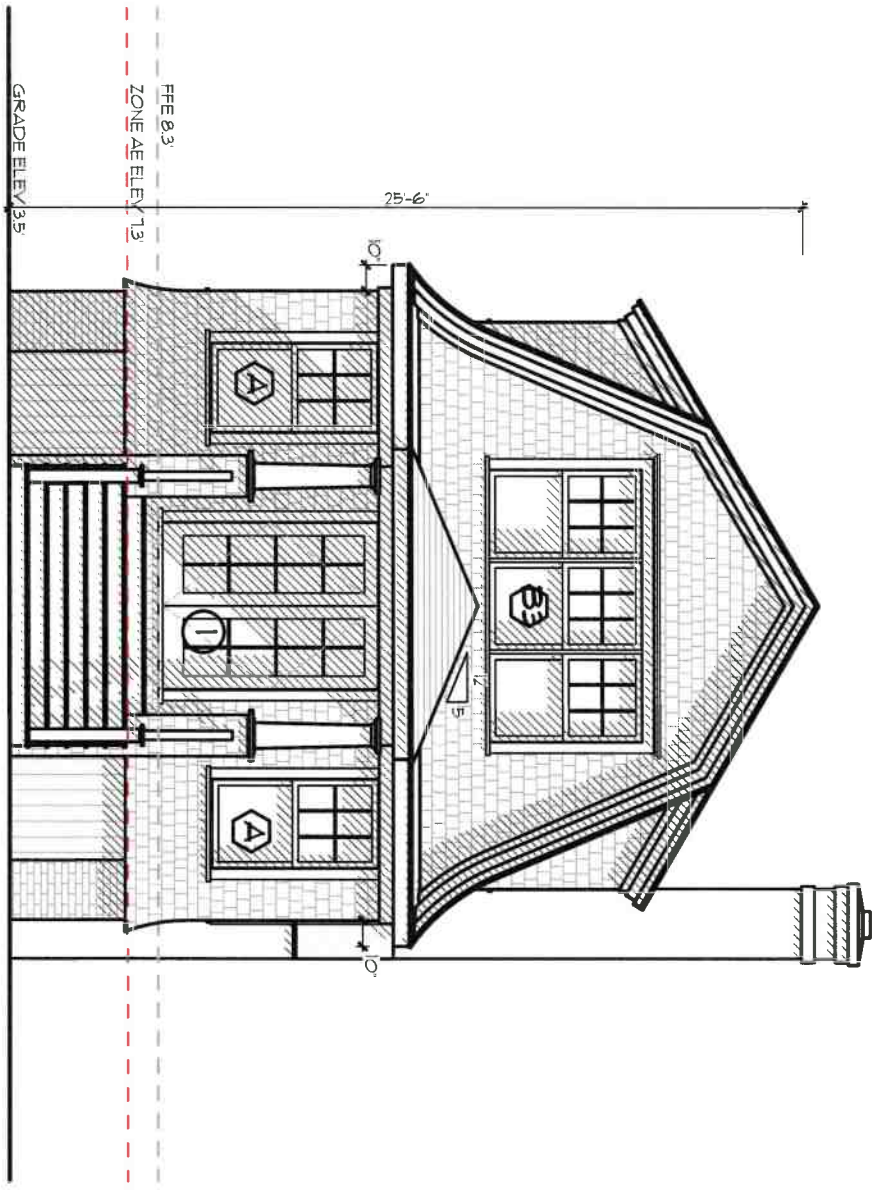
South Elevation

BOTTICELLI & POHL

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



Previously Approved

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South Elevation

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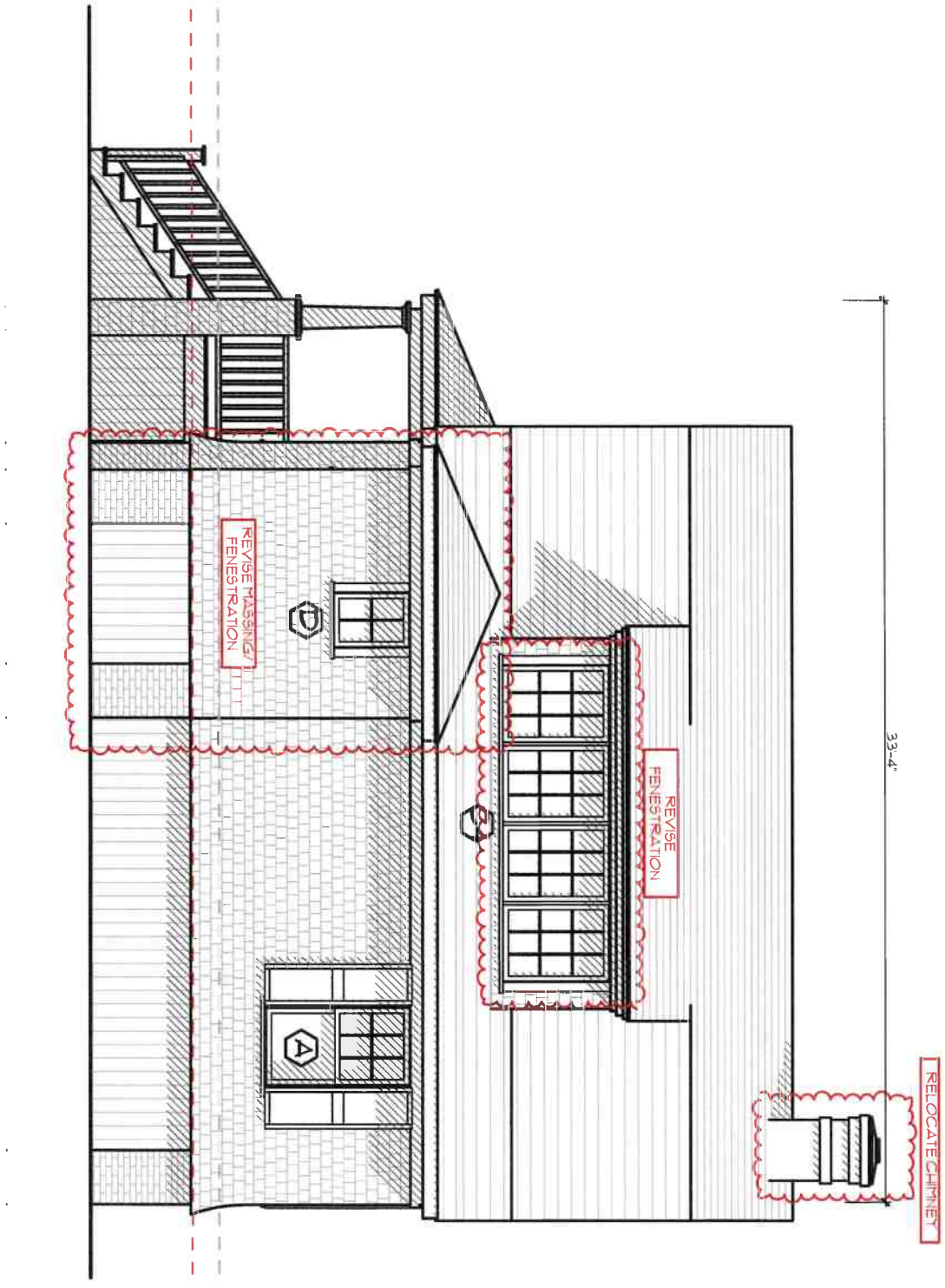
BOTTICELLIANDPOHL.COM



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Main House
16 Easton Street
Nantucket, MA 02554

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PARCEL NO: 11 PROJECT NO: 70 REVISED:

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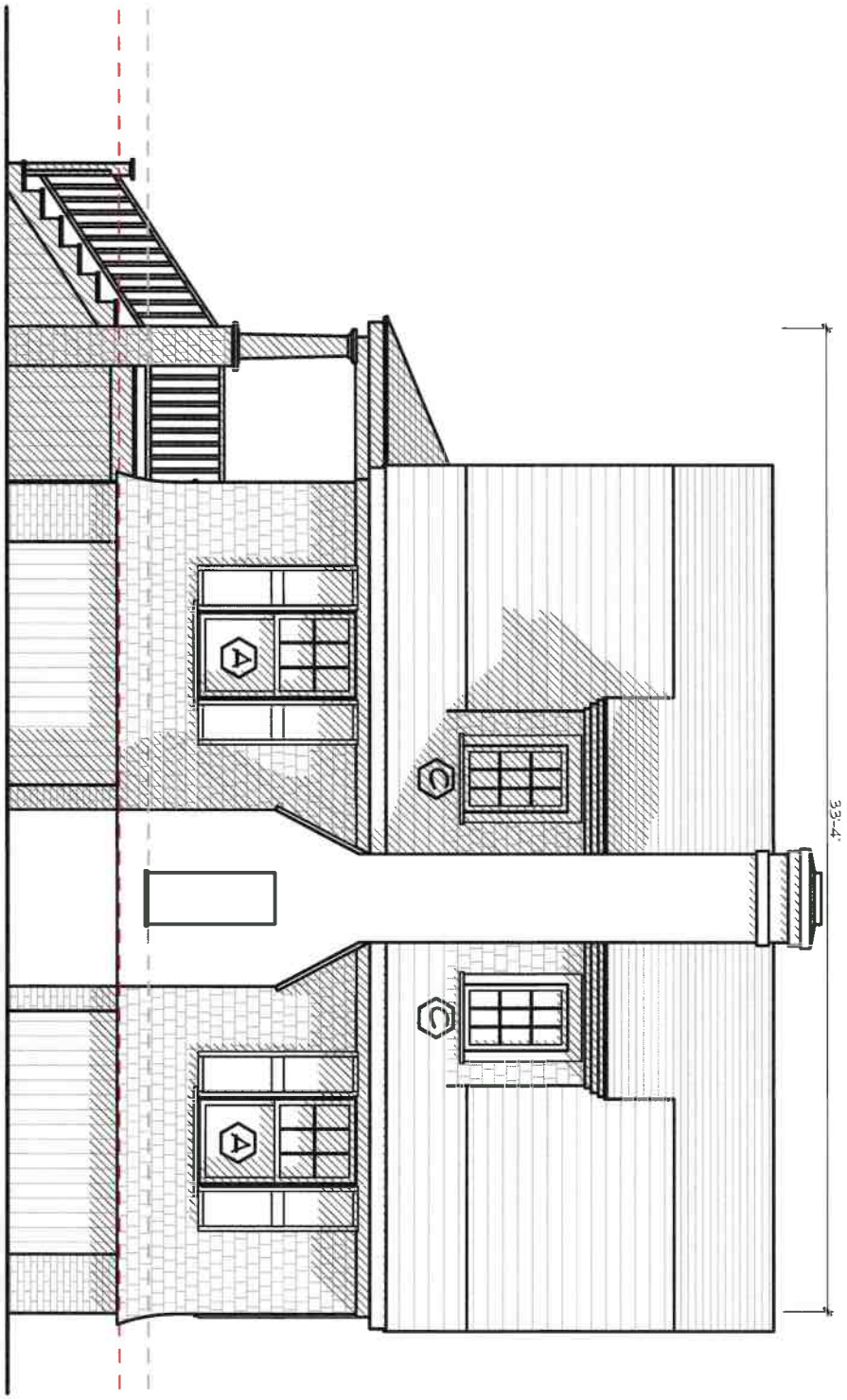
East Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



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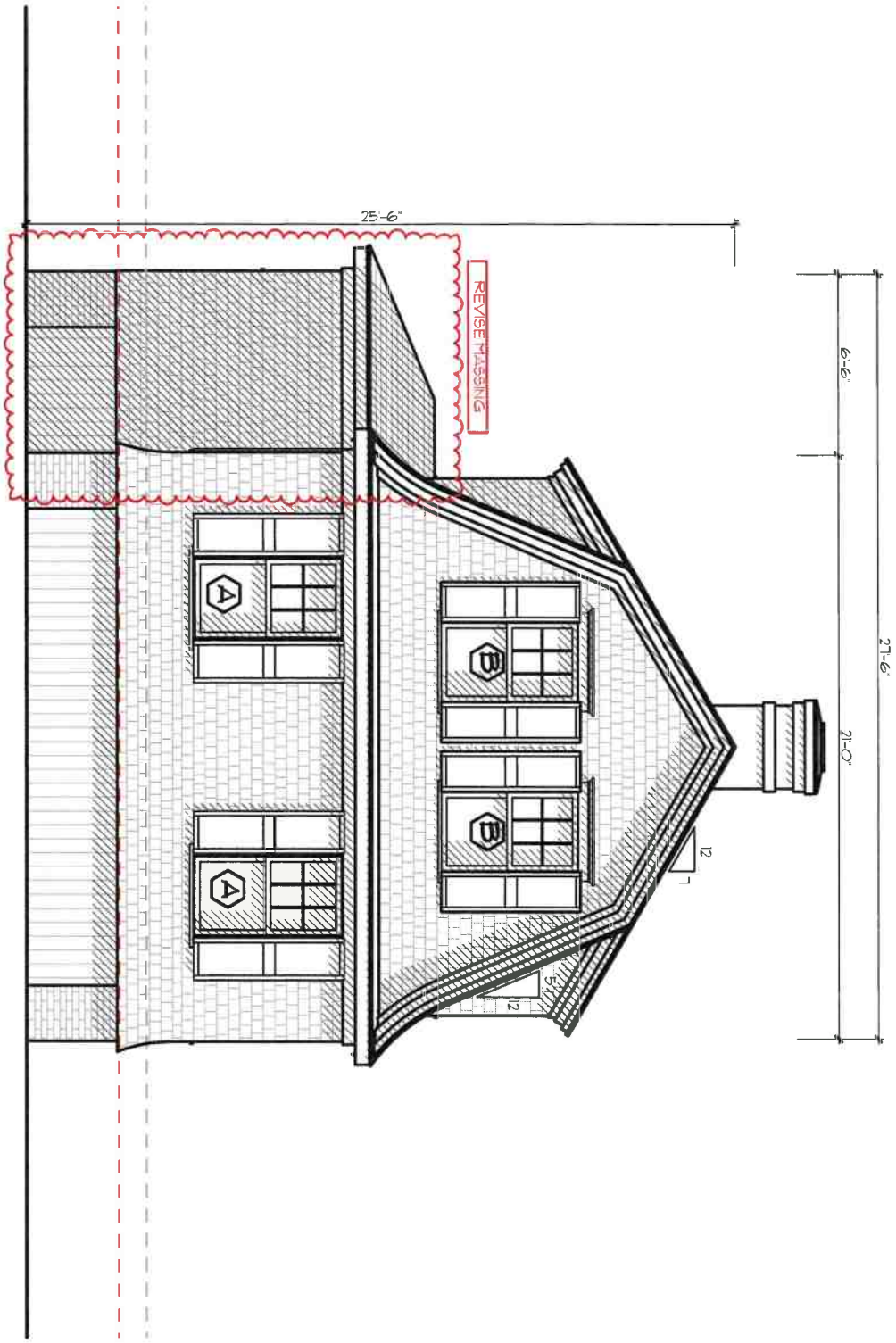

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North Elevation

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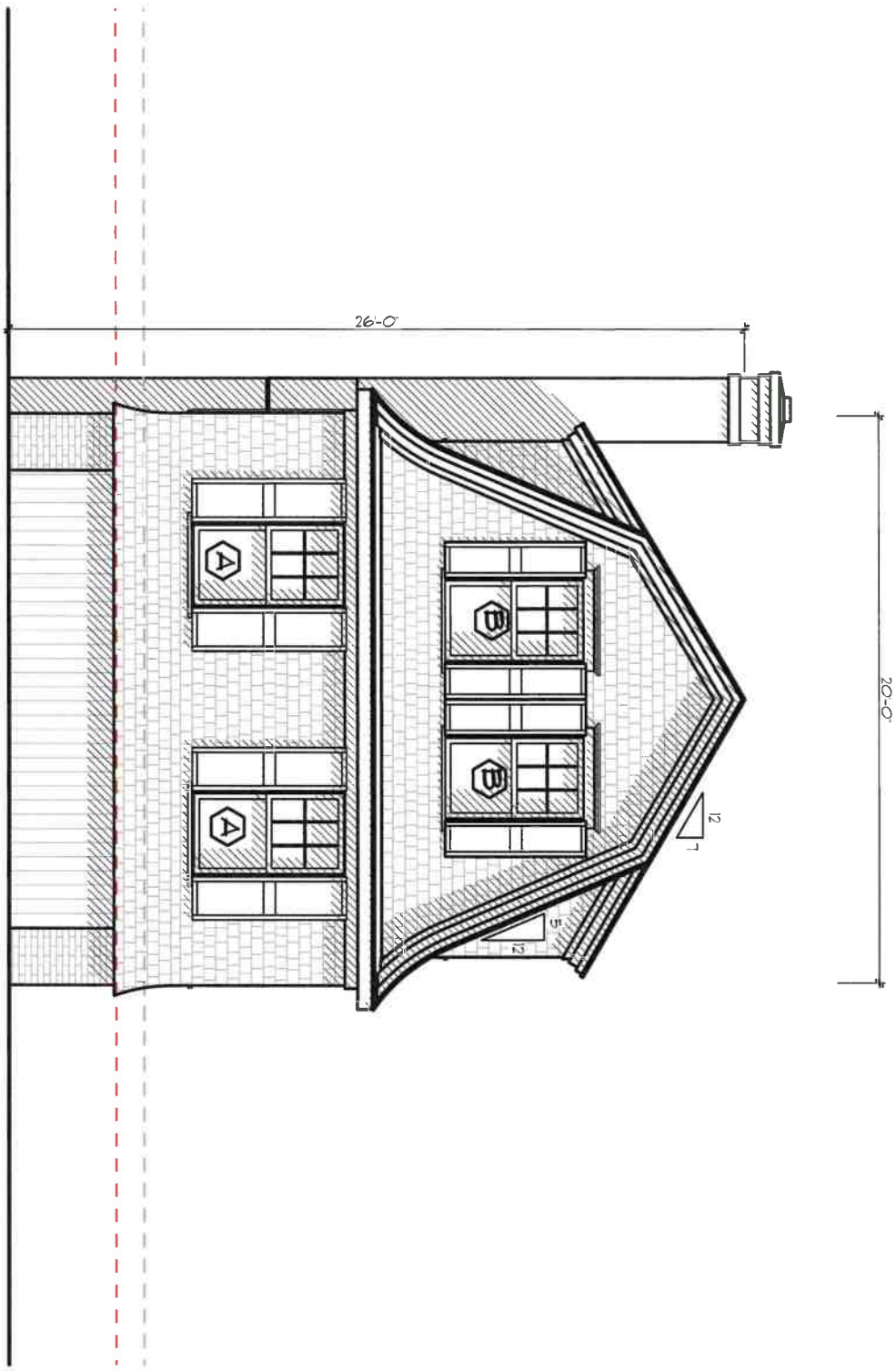

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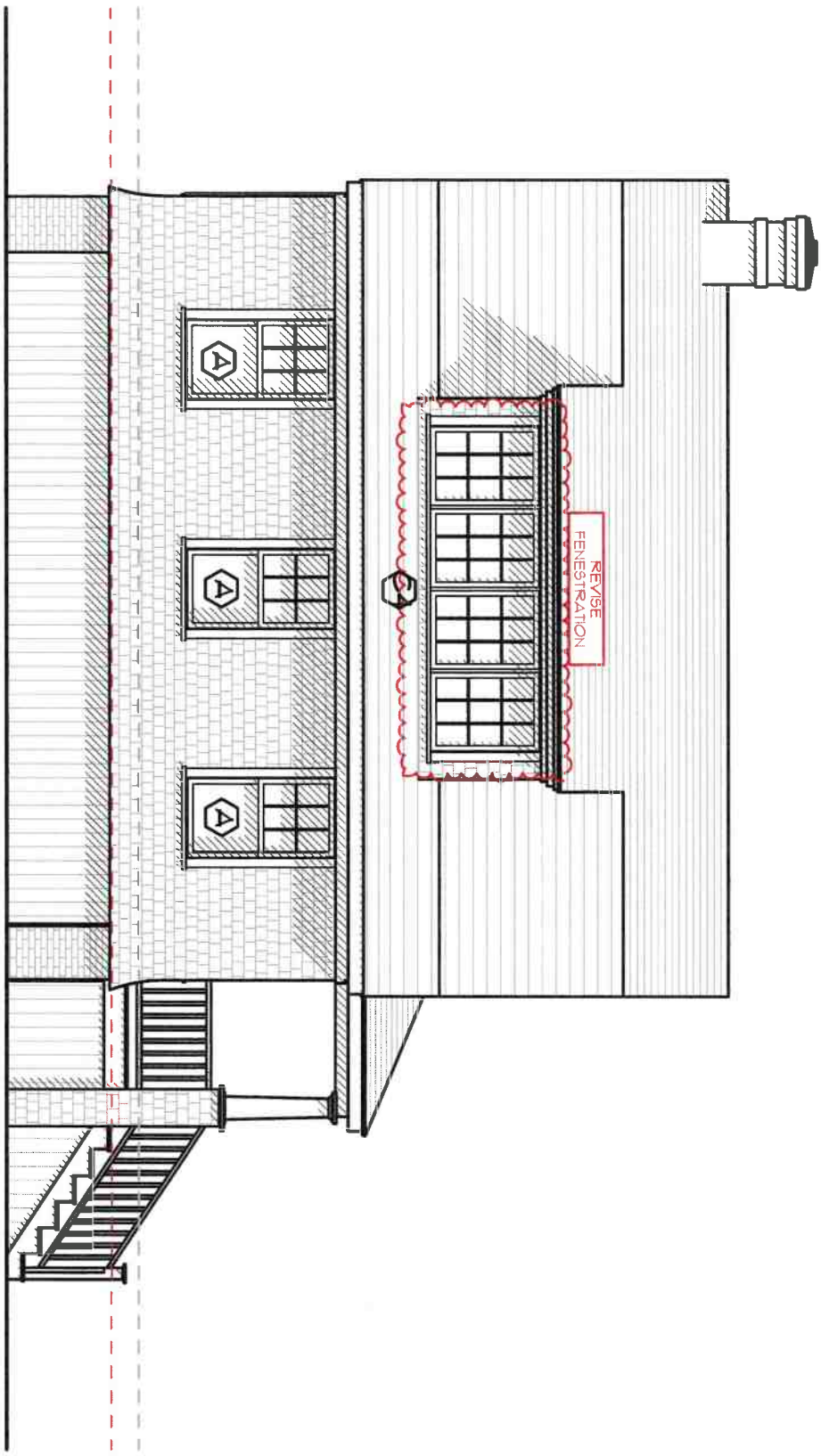

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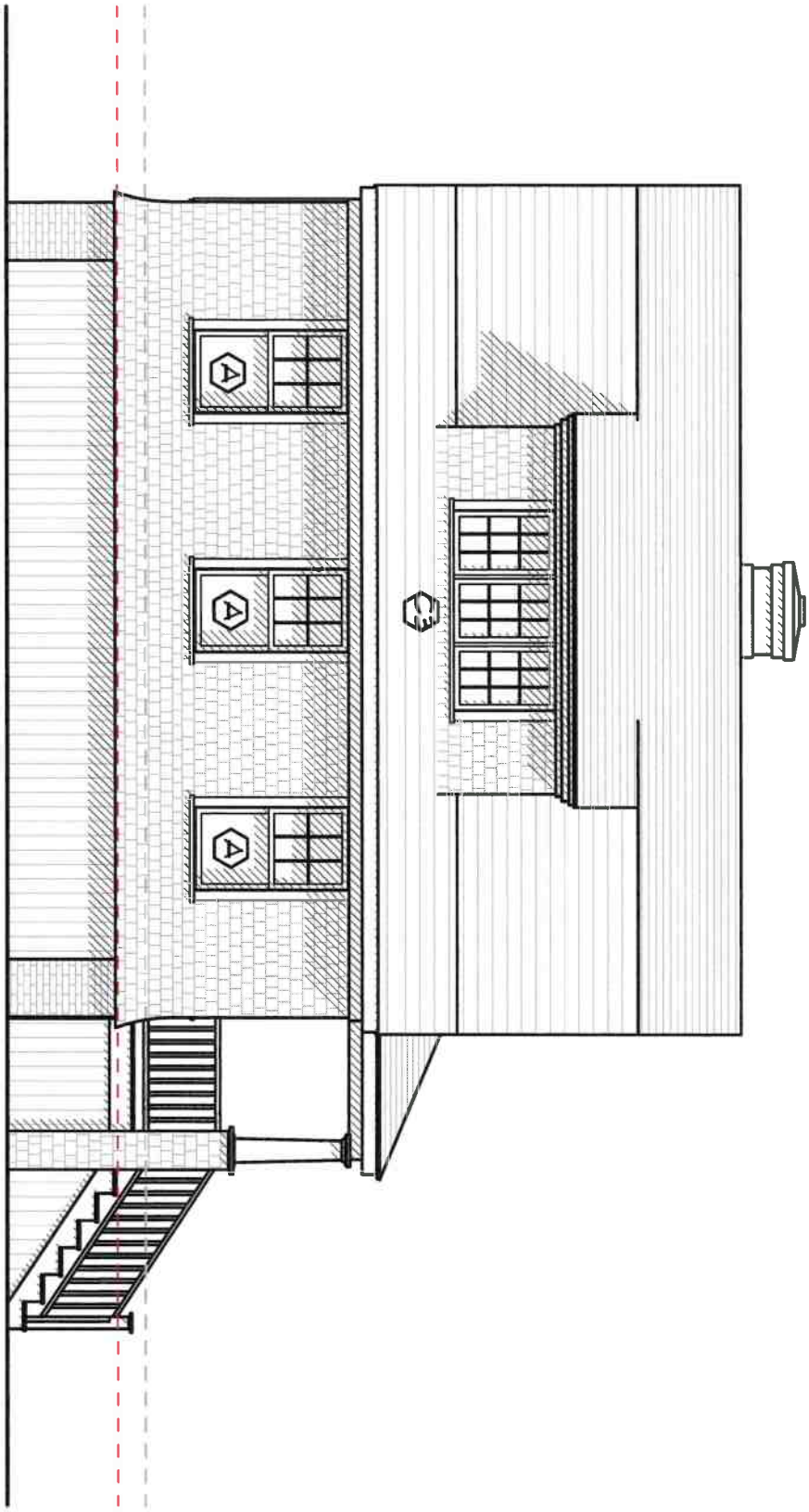
West Elevation

BOTTICELLI & POHL

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



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Nantucket, MA 02554

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West Elevation

BOTTICELLI & POHL

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P 508 228 5455

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

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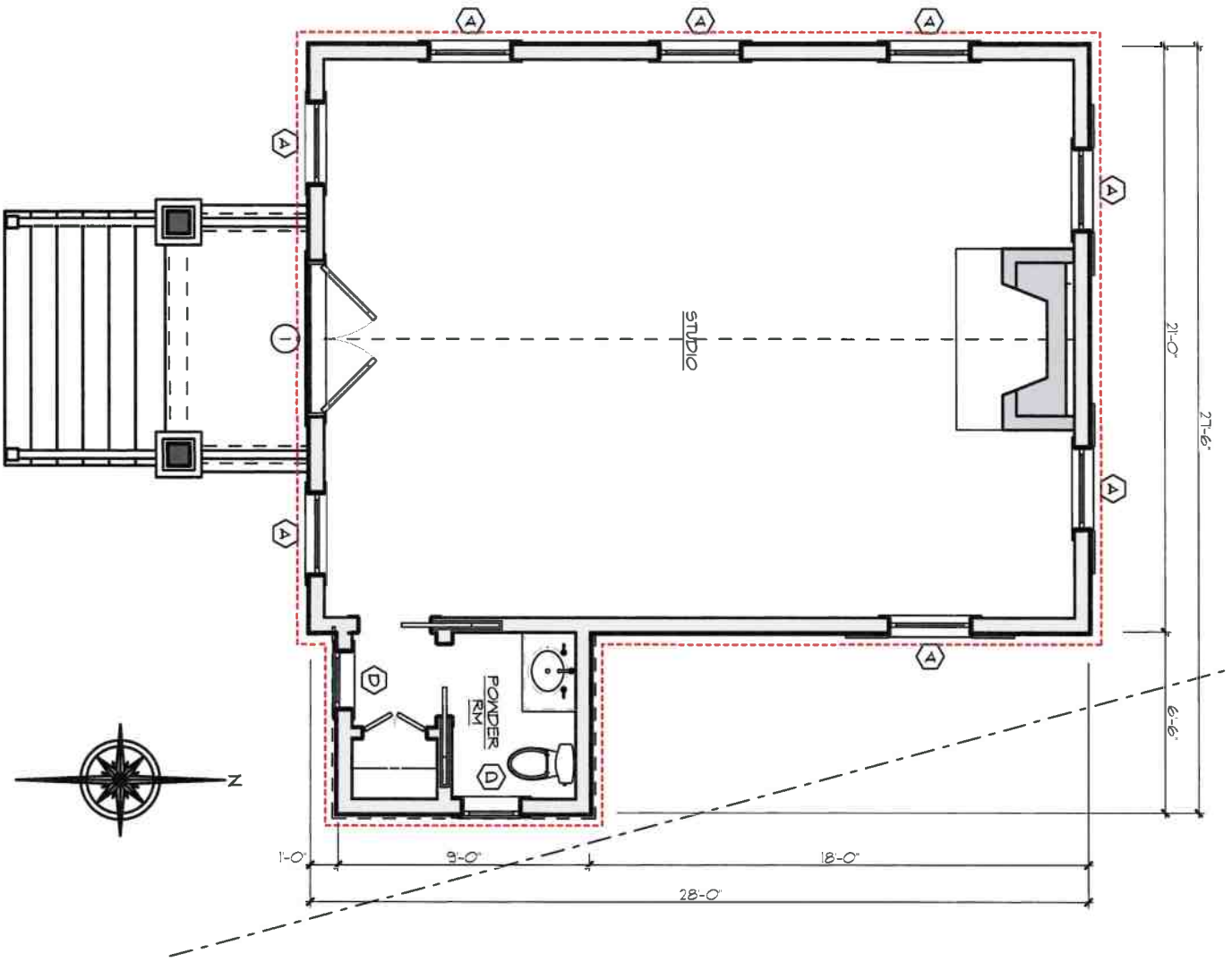

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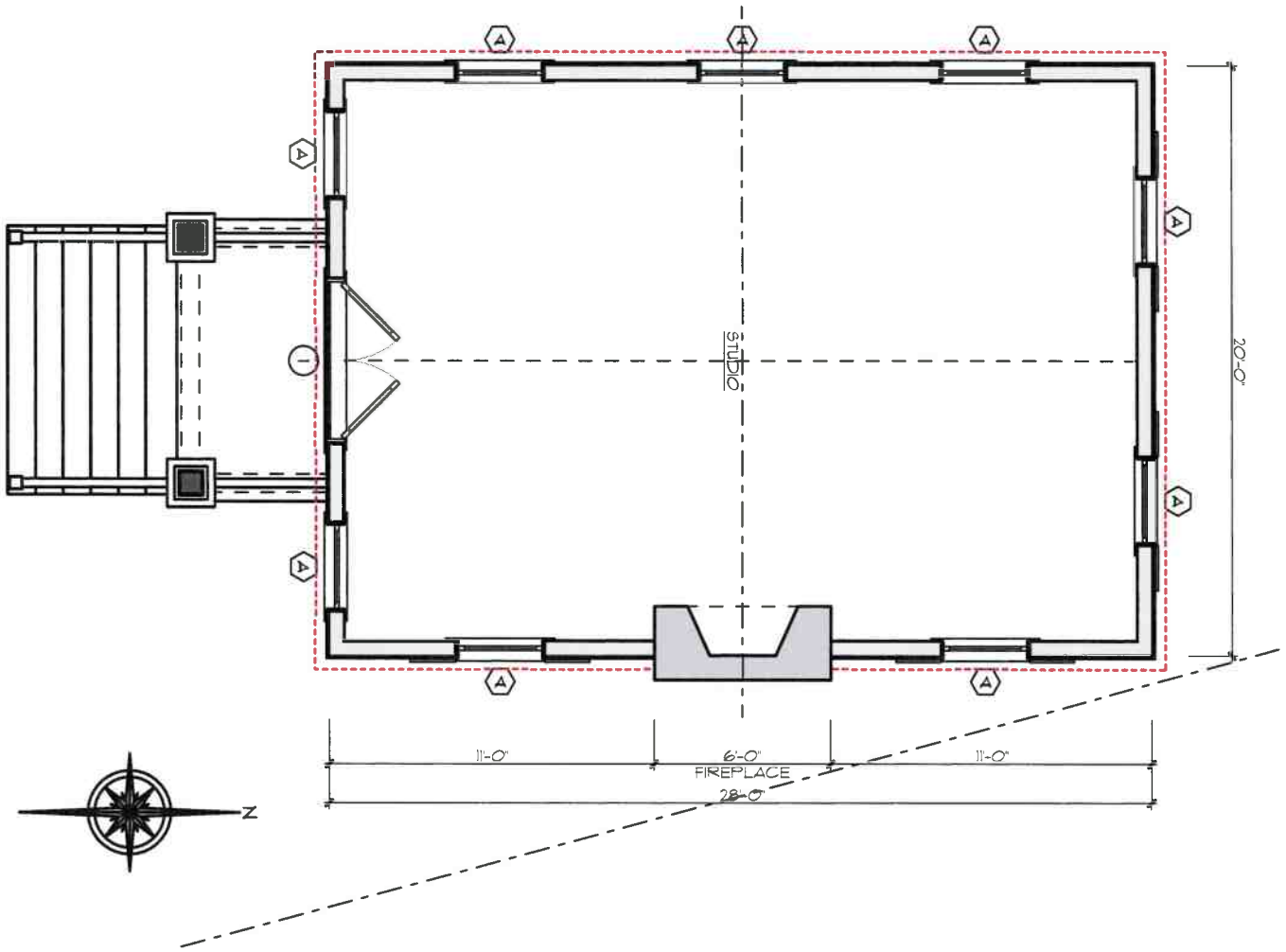
First Floor Plan

BOTTICELLI & POHL

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



Previously Approved

10

Main House
16 Easton Street
Nantucket, MA 02554

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First Floor Plan

BOTTICELLI & POHL

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

Studio
16 Easton Street
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/7/23, 11/16/23, 1/5/24

Rev. 4/7/23, 11/15/ 23, 1/5/24, 1/31/24, 3/18/24 (BT), 4/18/24 (BT)

Window Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Model	Lights	Comments
A	9	Double Hung	KSD	3'-3 3/8" x 6'-1"	3'-4 3/8" x 6'-1 1/2"	Match MH (F) size	6 over 1	Provide Shutters (2) North (2) East
B	2	Double Hung	KSD	2'-11 3/8" x 4'-8"	3'-0 3/8" x 4'-8 1/2"	match GH (D) size	6 over 1	Provide both units w/ cap
B3	1	(3) Double Hung	KSD	(3) 2'-11 3/8" x 4'-8"	8'-11 1/8" x 4'-8 1/2"	match GH (D) size	6 over 1	Provide unit w/ cap
C4	2	(4) Fixed Casement	KSD	(4) 3'-3 3/8" x 4'-1"	11'-10 1/2" x 4'- 1 1/2"	N/A	9 EA	
D	2	Fixed Casement	KSD	2'-1" x 2'-11"	2'-2" x 2'-11 1/2"	N/A	6	

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
1	1	Double French	KSD	(2) 2'-8" x 7'-0"	5'-6 1/2" x 7'-2 1/4"	N/A	8 ea	

Notes:

1. All windows will be by KSD, per above schedule, insulated glass, 5/8" SDL with muntin 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 doors by KSD, per above schedule, insulated glass, 5/8" SDL with muntin configurations as shown on drawings. .
Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29
   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.

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 Stark Point LLC

STREET ADDRESS 16 Easton Street

MAP/PARCEL 42.4.1 / 11

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 16, 2024

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

4/16/24
Date

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,

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 2024**

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.

*$25.00 ✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 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 (3 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.

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.

✓ 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.

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 es 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°: 79 PARCEL N°. 209

Street & Number of Proposed Work: 6 Woodland Drive

Owner of record: Skyline Road LLC

Mailing Address: 1205 N. Orange Street
Wilmington, DE 19801

Contact Phone #: 802-371-7552 E-mail: john@stowemountainbuilders.com

AGENT INFORMATION (if applicable)

Name: StoweMountainBuilders / John Schafer

Mailing Address: P.O. Box 2110
Nantucket, MA 02584

Contact Phone #: 802-371-7552 E-mail: john@stowemountainbuilders.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 325 ☐
Width: 13' Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 325 ☐ 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 8'6" South 8'6" East 8'6" West 8'6"

Additional Remarks

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 Grade ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other FLAT (w/slight pitch for drainage)

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.) RUBBER (w/deck above)

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 Lifespan
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other White
C. Dimensions: Fascia 1x8 Rake N/A Soffit (Overhang) N/A Corner boards 1x6 Frieze N/A
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other (1) Sliding Window
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Complete door and window schedules are required.

COLORS

Sidewall White Cedar Shingles Clapboard (if applicable) _____ Roof Rubber Black - Not Visible - Deck above
Trim Lifespan painted white Sash _____ Doors White Patio Door
Deck Mahogany 5/4x6 Foundation _____ Fence _____ Shutters _____

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

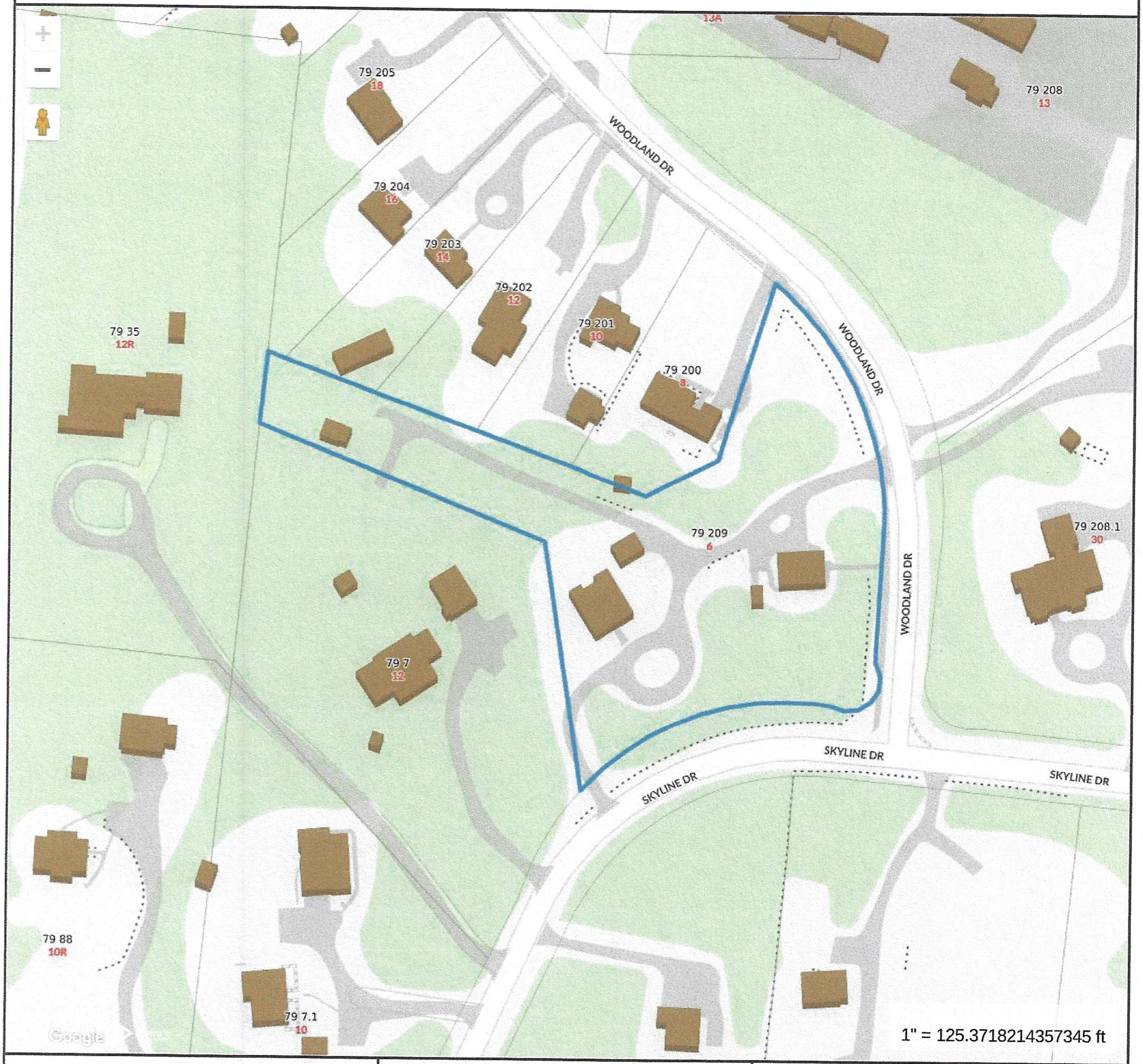
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 4/15/2024 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

April 15, 2024

6 Woodland Drive



1" = 125.3718214357345 ft

Property Information

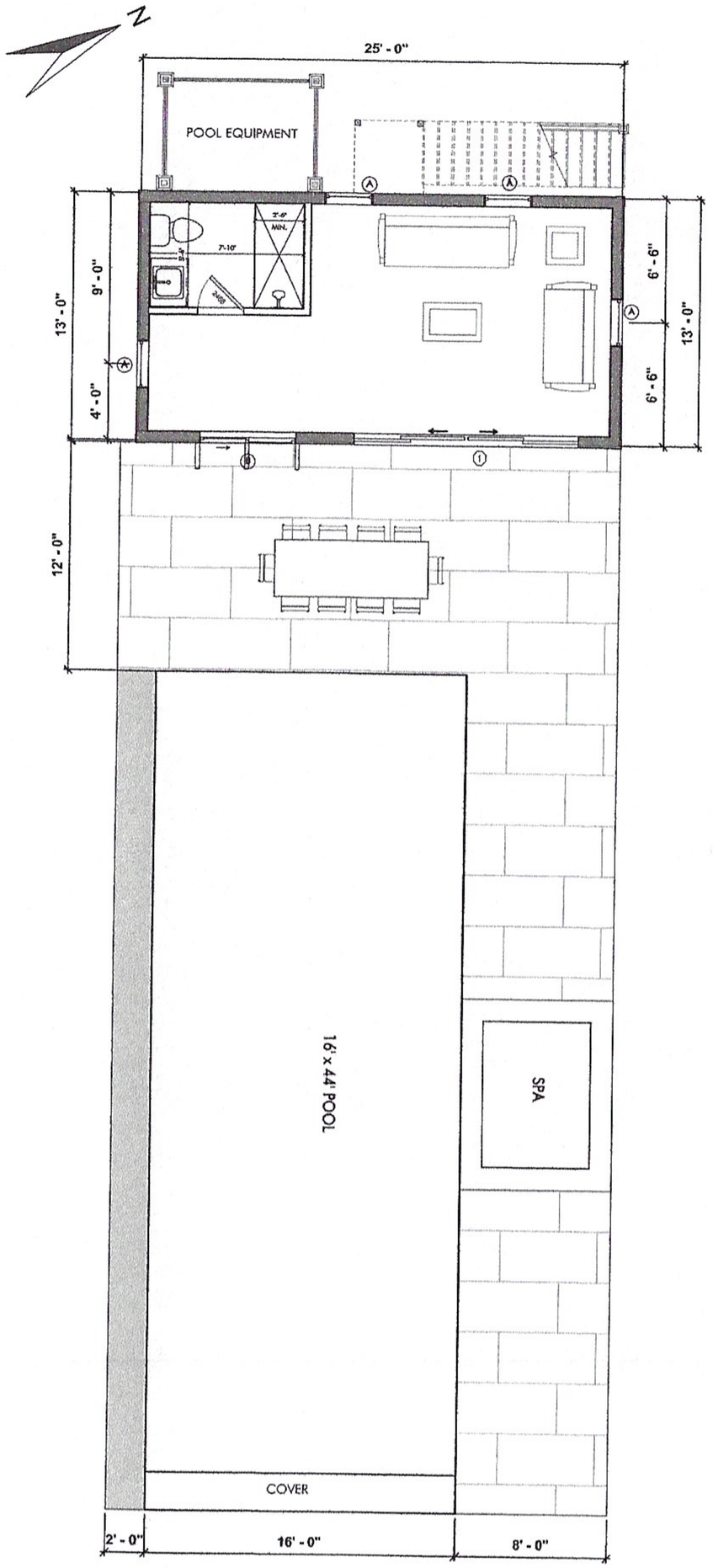
Property ID	7452
Location	6 WOODLAND DR
Owner	SKYLINE ROAD LLC

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 02/08/2024
Data updated Jan. 2021

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

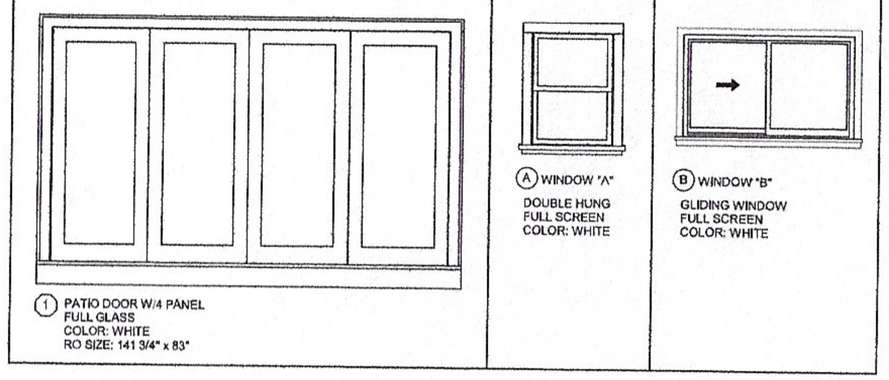


2 FIRST FLOOR
1/4" = 1'-0"

WINDOW SCHEDULE							
WINDOW	QUANTITY	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	U FACTOR
A	4	2' - 8"	3' - 6"	ANDERSEN 200 SER, DOUBLE HUNG	244DH2836		0.29
B	1	5' - 0"	3' - 0"	ANDERSEN 400 SER, GLIDING WINDOW	G53		0.30

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	U FACTOR
1	1	11' - 9 3/4"	6' - 11"	ANDERSEN 200 SERIES PATIO DOORS 4 PANEL	NLGD120611-4	WHITE	0.29

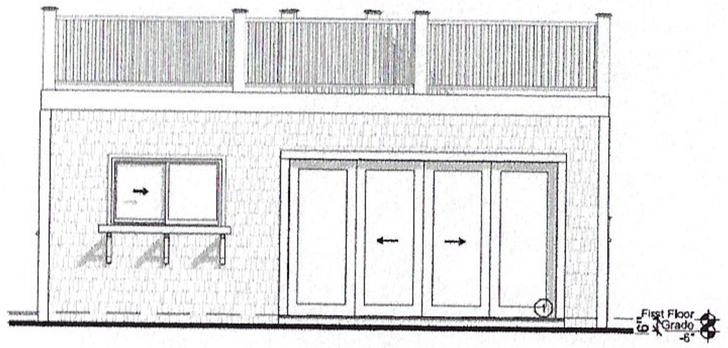
EXTERIOR DOORS & WINDOWS



(1) PATIO DOOR W/4 PANEL
FULL GLASS
COLOR: WHITE
RO SIZE: 141 3/4" x 83"

(A) WINDOW "A"
DOUBLE HUNG
FULL SCREEN
COLOR: WHITE

(B) WINDOW "B"
GLIDING WINDOW
FULL SCREEN
COLOR: WHITE

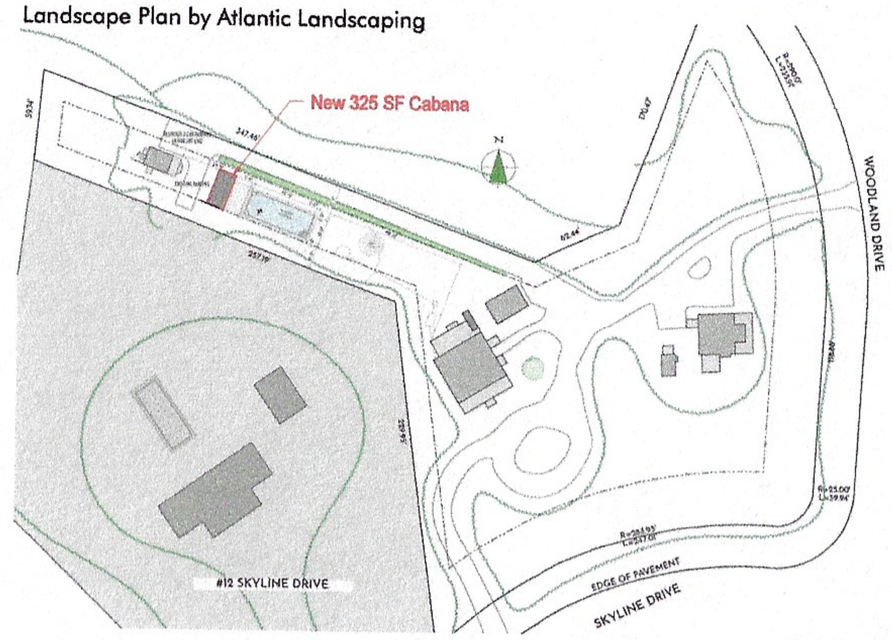


3 PROPOSED EAST ELEVATION
1/4" = 1'-0"

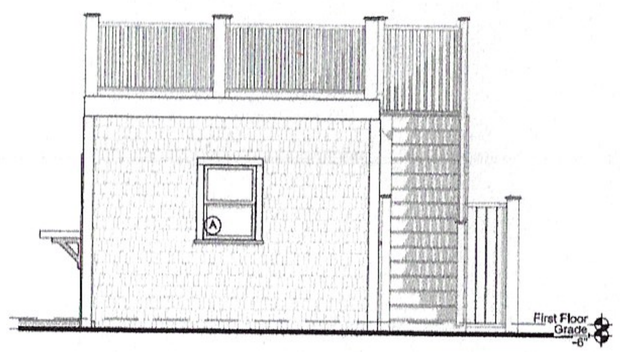


Map & Parcel:	79/ 209
Zoning:	LUG-2
Min. Frontage:	50' Required
Front Setback	35'
Side/Rear Setback:	15'
Lot Size:	86,248 SF
Min. Lot Size:	80,000 SF
Allowable Ground Cover:	4% or 3,450 SF
Proposed Ground Cover:	325 SF

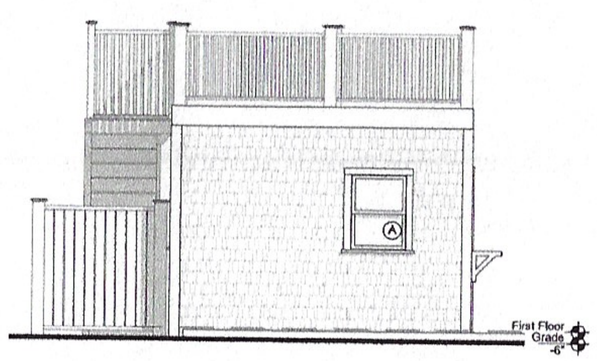
Landscape Plan by Atlantic Landscaping



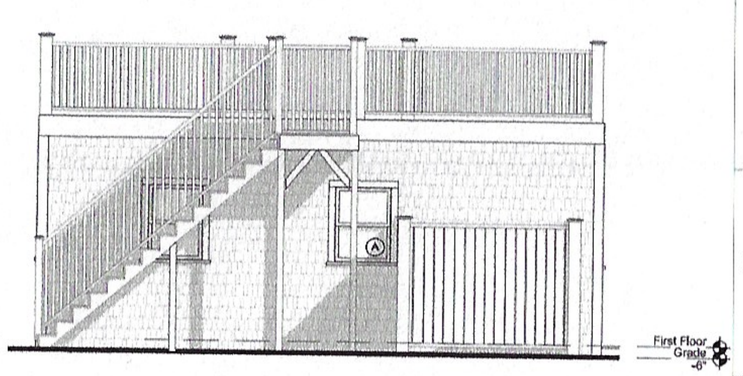
1 SITE PLAN
1" = 60'-0"



4 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



5 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



6 PROPOSED WEST ELEVATION
1/4" = 1'-0"

CABANA

6 Woodland Dr
Nantucket, MA
02554

03.19.2024

GENERAL CONTRACTOR:

John Schafer
5 Hanabea Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com

OWNER:

Skyline Road LLC
1205 North Oranfe St
Wilmington, DE 19801

DESIGN BY:

Y. K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-6705

FLOOR PLAN & ELEVATIONS

A-1

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 299.3

Street & Number of Proposed Work: 15 Madaket Rd

Owner of record: Dan Driscoll

Mailing Address: 15 Madaket Rd

Nantucket, MA 02554

Contact Phone #: 508-228-8703 E-mail: dan@september.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-7605 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 (34) all black PV modules to rooftop.

Size of Structure or Addition: Length: 67.34" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

module Width: 44.5" 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 4/16/24 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, 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.

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

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

Dear PLUS and HDC Administrator,

I am the owner of the property located at 15 Madakat 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 are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature _____

Name Daniel F Driscoll

Date 3/26/24

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 Dan Driscoll

STREET ADDRESS 15 Madaket Rd

MAP/PARCEL 41 / 299.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/16/24

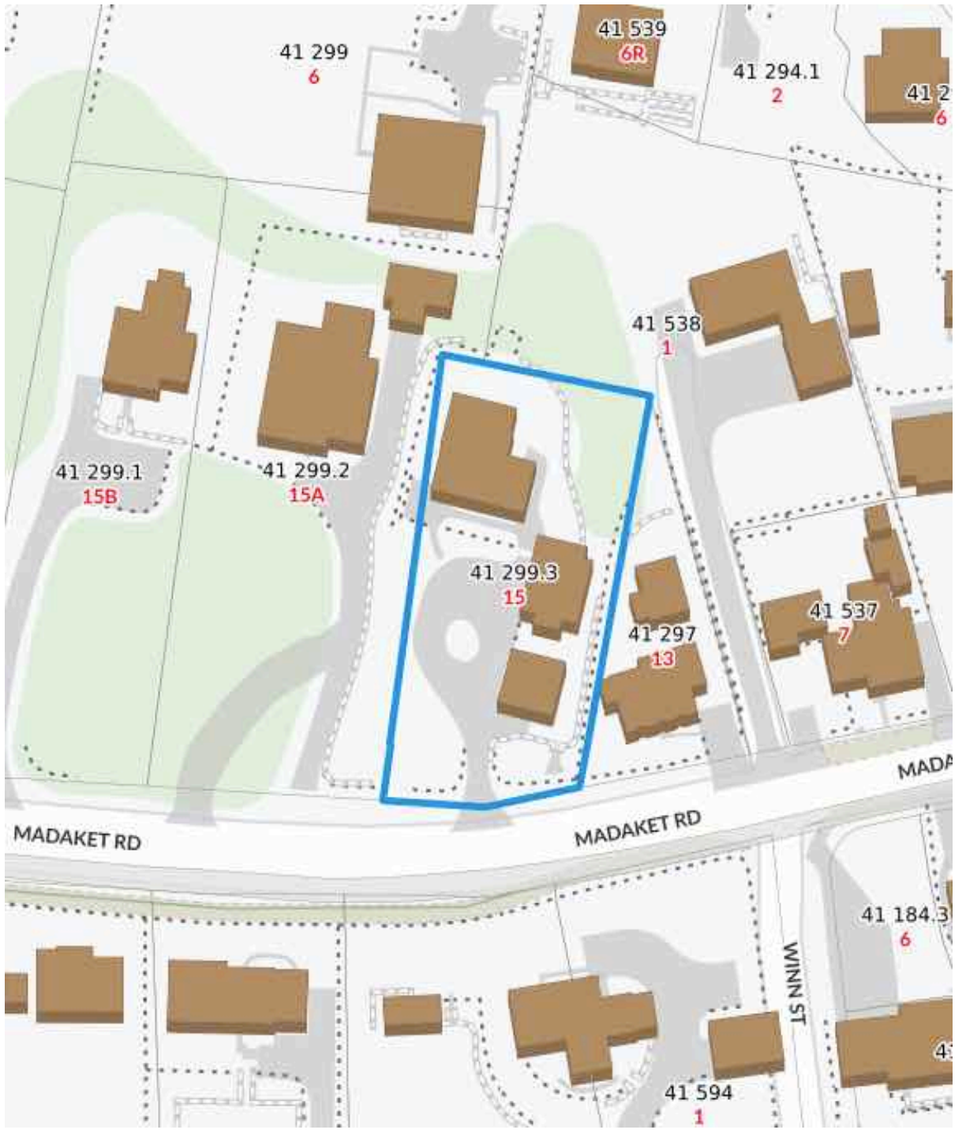
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

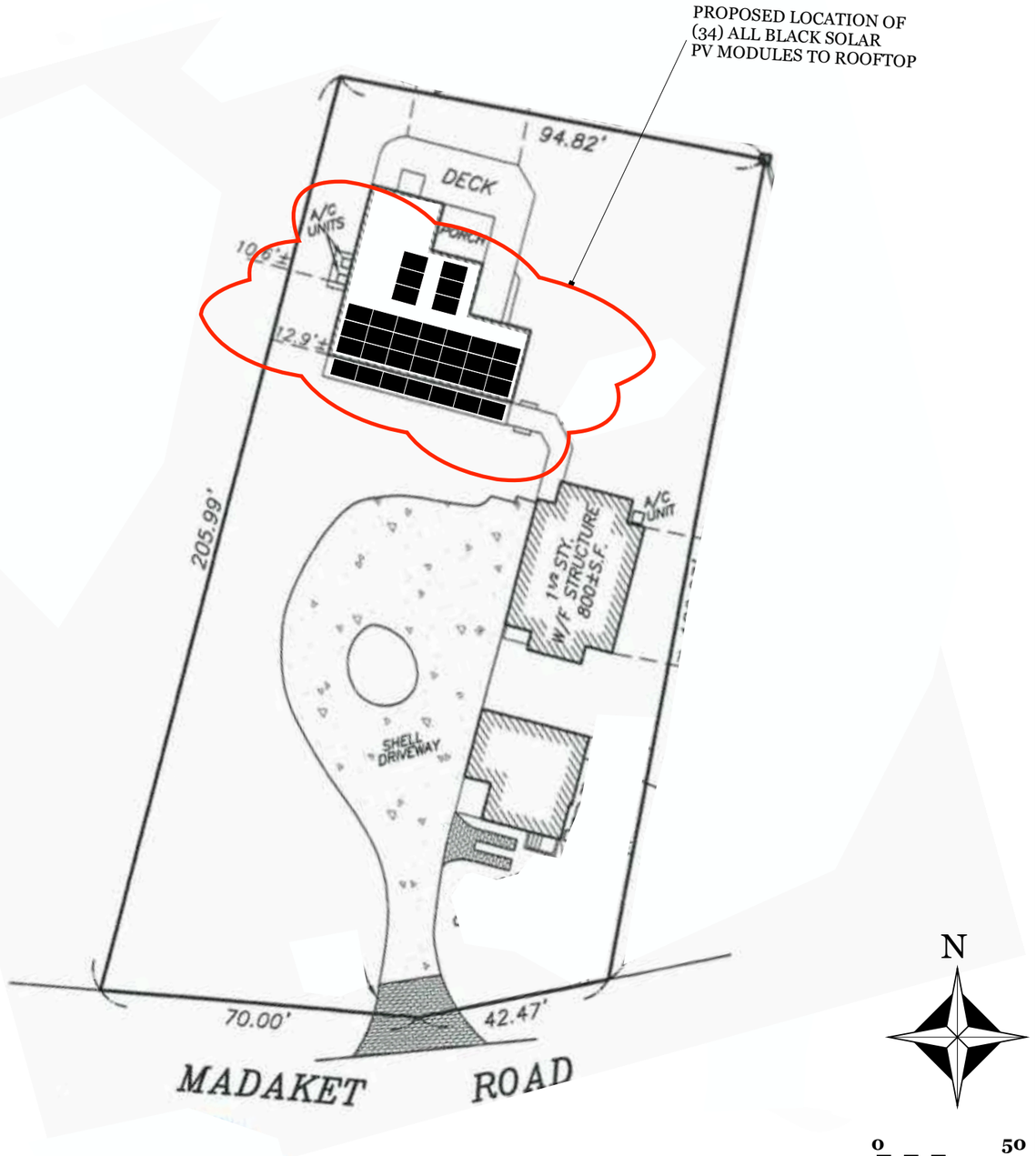
Timothy Cenedella 4/16/24

Signature Date



Locus Map
Scale: Not to scale

Zoning Class: R20
Front Setback: 30 ft
Side/Rear Setback: 10 ft/10 ft



Site Plan
Scale: 1" = 30' 0"

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

GIS & SITE PLAN

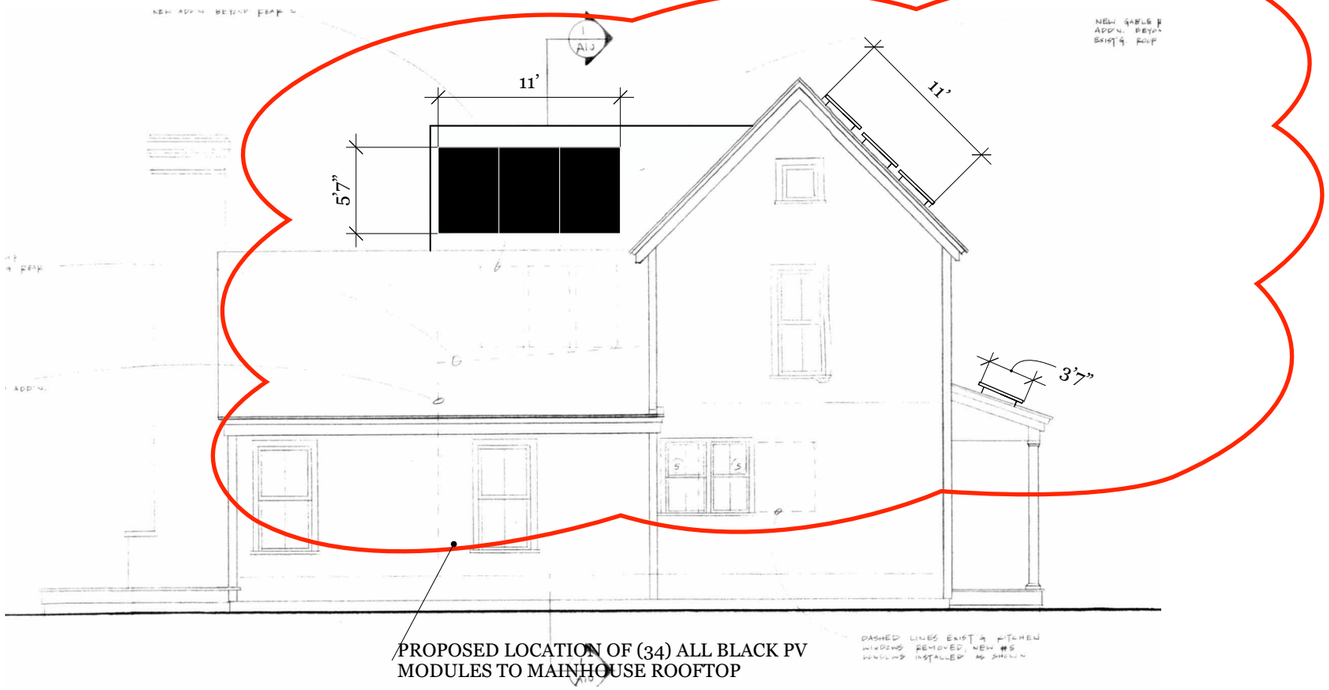
ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

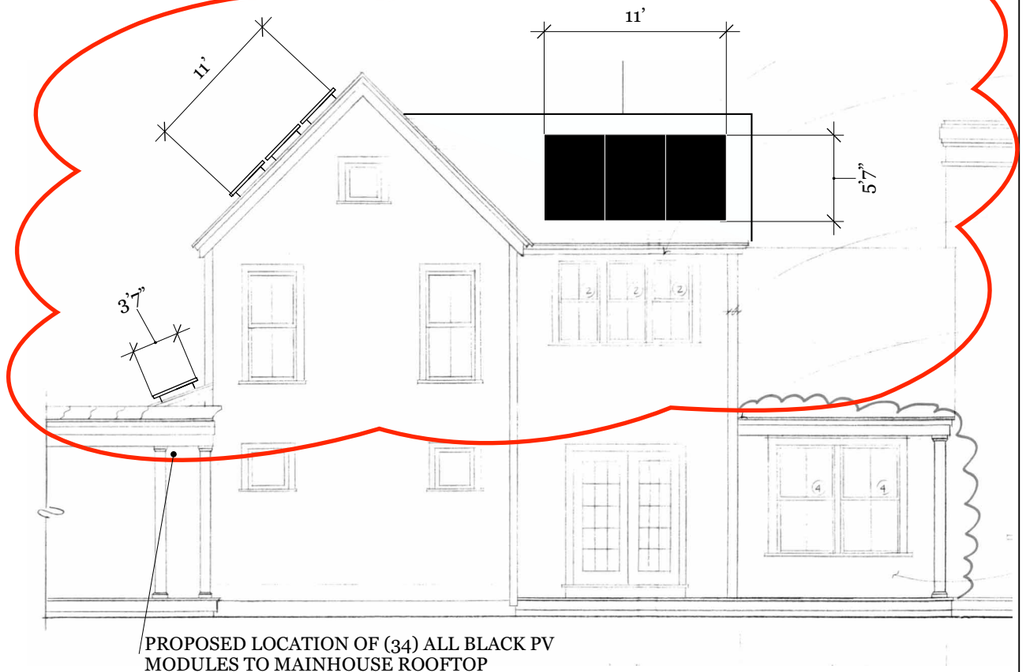
REVISIONS

	MM/DD/YY	REMARKS
1	4/16/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

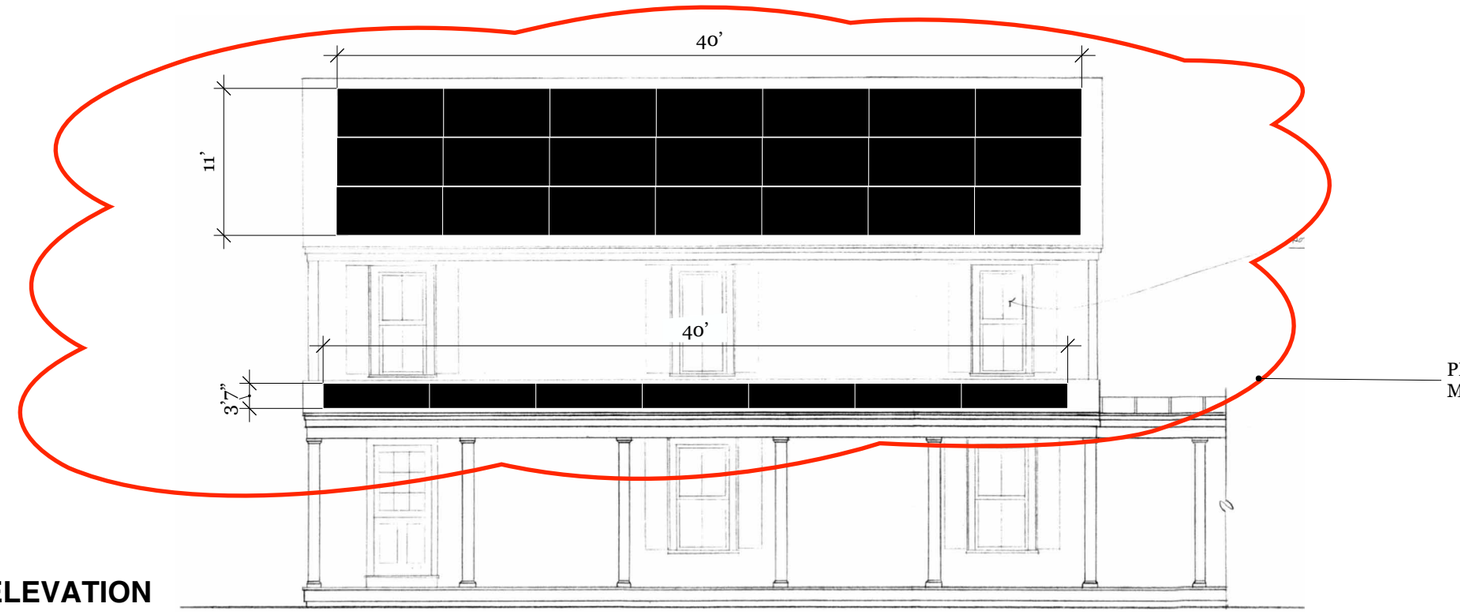
PV 01



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

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

ELEVATIONS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

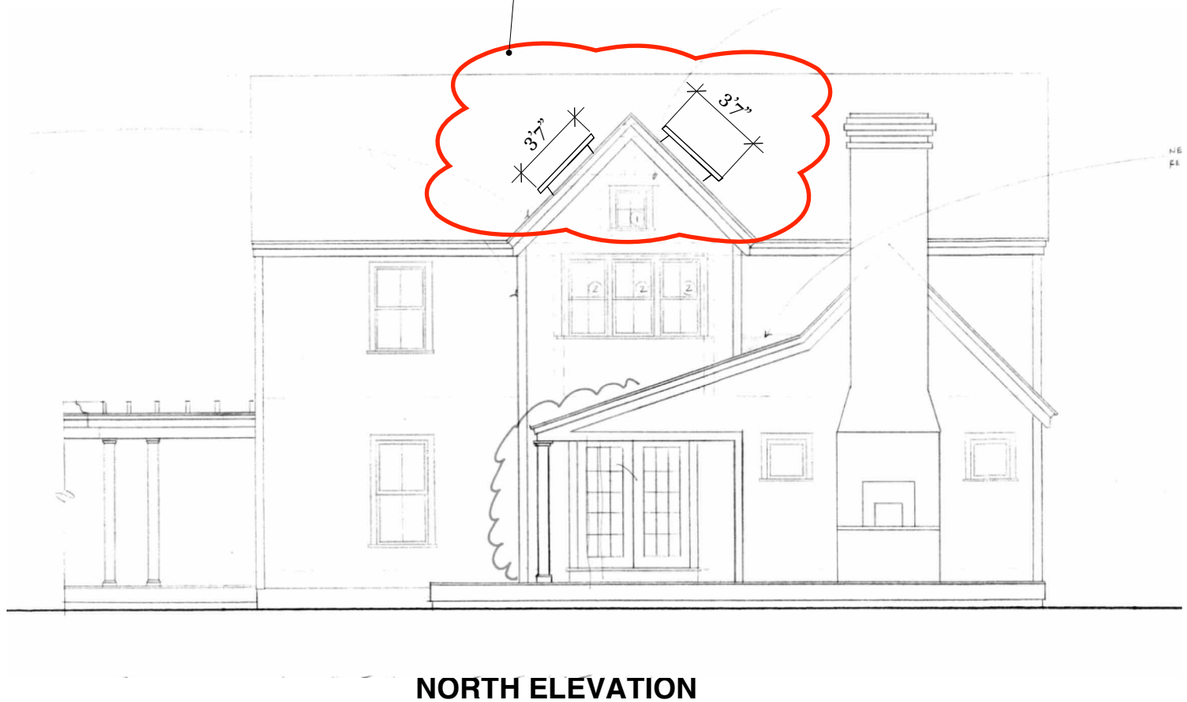
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS

1	4/16/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

PROPOSED LOCATION OF (6 of 34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP



NORTH ELEVATION

Scale: 1/8" = 1' 0"

0 4' 8'

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

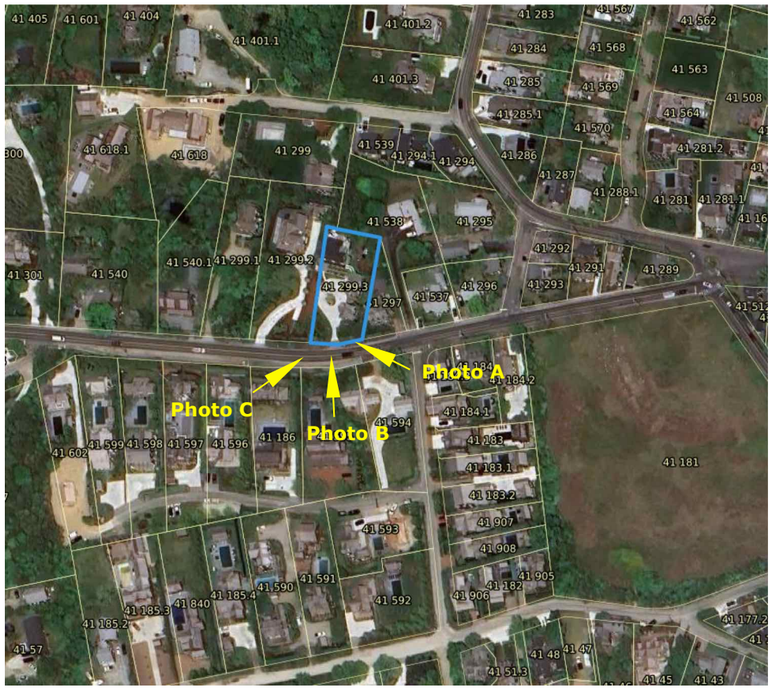
ELEVATIONS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS		
1	4/16/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



PANELS WILL HAVE LIMITED VISIBLE FROM MAIN ROAD.



PHOTO A

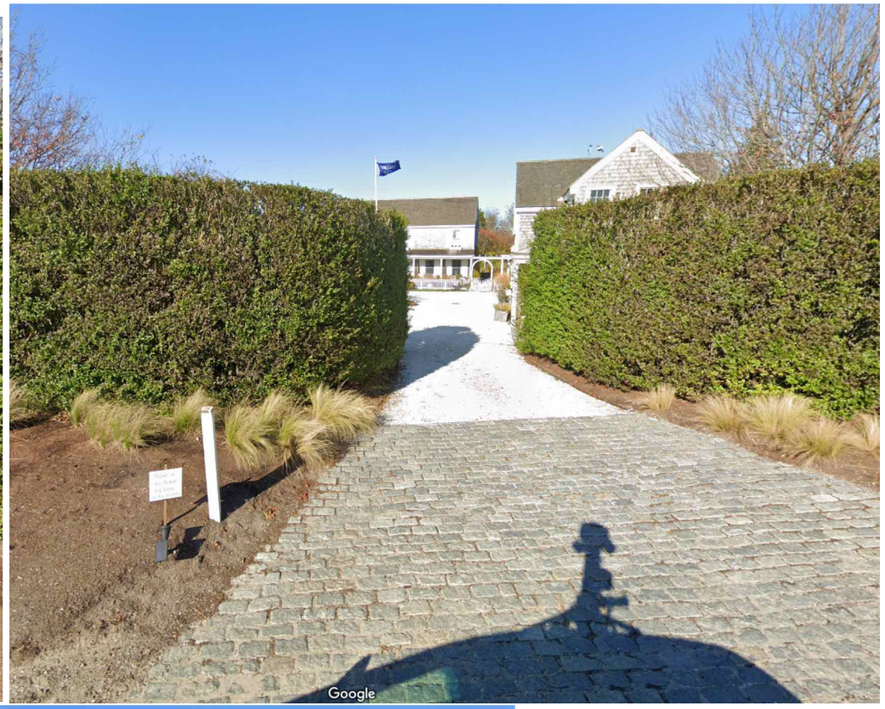


PHOTO B



PHOTO C

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PHOTOS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS

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3		
4		

PV 04

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

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 22.0 %.

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 (8100 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)

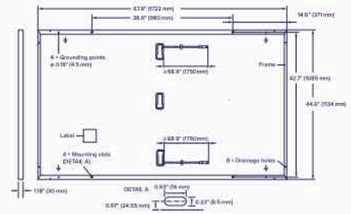
The ideal solution for:

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	46.7 lbs (21.2 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; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

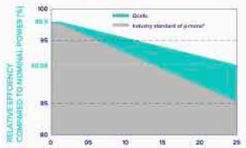


Electrical Characteristics

POWER CLASS			405	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]	405	410	415	420	425	430
Minimum	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
Minimum	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[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

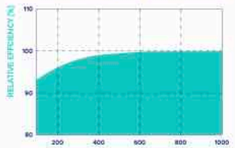


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 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]	169 (8100 Pa)/75 (3600 Pa)			

[1] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

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_405-430_DA_2023-12_Rev02_NA

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
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Map: 41	Parcel: 299.3

REVISIONS		
1	4/16/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

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

4 DUKES Rd
New Guest House

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.

$255.40 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.

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

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

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

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°. 187

Street & Number of Proposed Work: 2 Dukes Road

Owner of record: Dukes Road Nost. Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. Guest House

☒ 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: 43'-0" Sq. Footage 1st floor: 801 Decks/Patio: Size: 42'x8' ☒ 1st floor ☐ 2nd floor
Width: 20'-8" Sq. footage 2nd floor: 476 Size: 21'x5' ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 to +5'-4" South 0 to +5'-10" East +5'-1" to +6'-3" West +4'-2" to +5'-6"

Height of ridge above final finish grade: North 26'-2" South 26'-5" East 26'-7" West 26'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 11 /12 Secondary Mass _____/12 Dormer 4 /12 Other 4/12 Porch Roof

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): Copper 3" ϕ

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 1x6 Soffit (Overhang) 8" Corner boards 5/4x6 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8

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 6 Lite/wood Rear 6 Lite/wood Side Sliding Doors
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 4/8/24 Signature of owner of record _____ Signed under penalties of perjury

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City, State, ZIP+4®: New Canaan, CT 06840

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Registered No.

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Date Stamp

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Extra Services & Fees ☐ Registered Mail $0.75 ☐ Return Receipt (hardcopy) $ $0.00 ☐ Return Receipt (electronic) $ $0.00 ☐ Restricted Delivery $ $0.00	Total Postage & Fees $ $22.30
Customer Must Declare Full Value $ $0.00	Received by 04/16/2024

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: NANTUCKET MA 02584
Botticelli + Pohl
11 Old South Road
Nantucket, MA 02554

TO:
John C. + Rachel S. Rosenberg
123 Hamilton Terrace
London, NW8 9QR
United Kingdom

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051

Copy 1 - Customer
(See information on Reverse)

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Street and Apt. No., or PO Box No.: PO Box 884
City, State, ZIP+4®: Nantucket MA 02554

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: 2 Dukes Road

Tax Map Number: 41 Parcel Number: 187

Owner of Record: Dukes Road Trust; Steven Cohen Trustee

Description of Proposal: New Guest House and Garage/Studio

Anticipated HDC Submission Date: April 22, 2024

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 Dukes Road Trust; Steven Cohen Trustee

MAILING ADDRESS 34 Main Street Nantucket, MA 02554

PROPERTY LOCATION 2 Dukes Road

ASSESSORS MAP/PARCEL 41/187

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.

March 4, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.03.04 11:44:29 -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
41	57		RAY MARK & MICHAEL & RAY INGELA LIFE EST		57 VESTAL ST	NANTUCKET	MA	02554	57 VESTAL ST
41	58	2	MIOL MOR LLC		30 CHATHAM RD # 644	SHORT HILLS	NJ	07078	61 VESTAL ST
41	185	2	OLNEY KIMBERLEY DECOSTA TR	KDO TRUST	PO BOX 804	NANTUCKET	MA	02554	55 VESTAL ST
41	188		4 DUKES REALTY LLC		727 SOUTH ALHAMBRA CIR	CORAL GABLES	FL	33146	4 DUKES RD
41	301		PANTHER HOLDINGS LLC		289 OENOKE RIDGE	NEW CANAAN	CT	06840	21 MADAKET RD
41	305		ERNST CHARLES A IV & KAREN G TRST		24 DOCKSIDE LN PMB 152	KEY LARGO	FL	33037	22 MADAKET RD
41	306		MACDONALD HOLLY E TRST	24 MADAKET RD NOM TRUST	PO BOX 884	NANTUCKET	MA	02554	24 MADAKET RD
41	602		ROSENBERG JOHN C & RACHEL J		123 HAMILTON TERRACE	LONDON		NW8 9QR	15 HEDGEBURY LN

Count: 8

RAY MARK & MICHAEL & RAY INGELA LIFE EST
57 VESTAL ST
NANTUCKET, MA 02554

MIOL MOR LLC
30 CHATHAM RD # 644
SHORT HILLS, NJ 07078

OLNEY KIMBERLEY DECOSTA TR
KDO TRUST
PO BOX 804
NANTUCKET, MA 02554

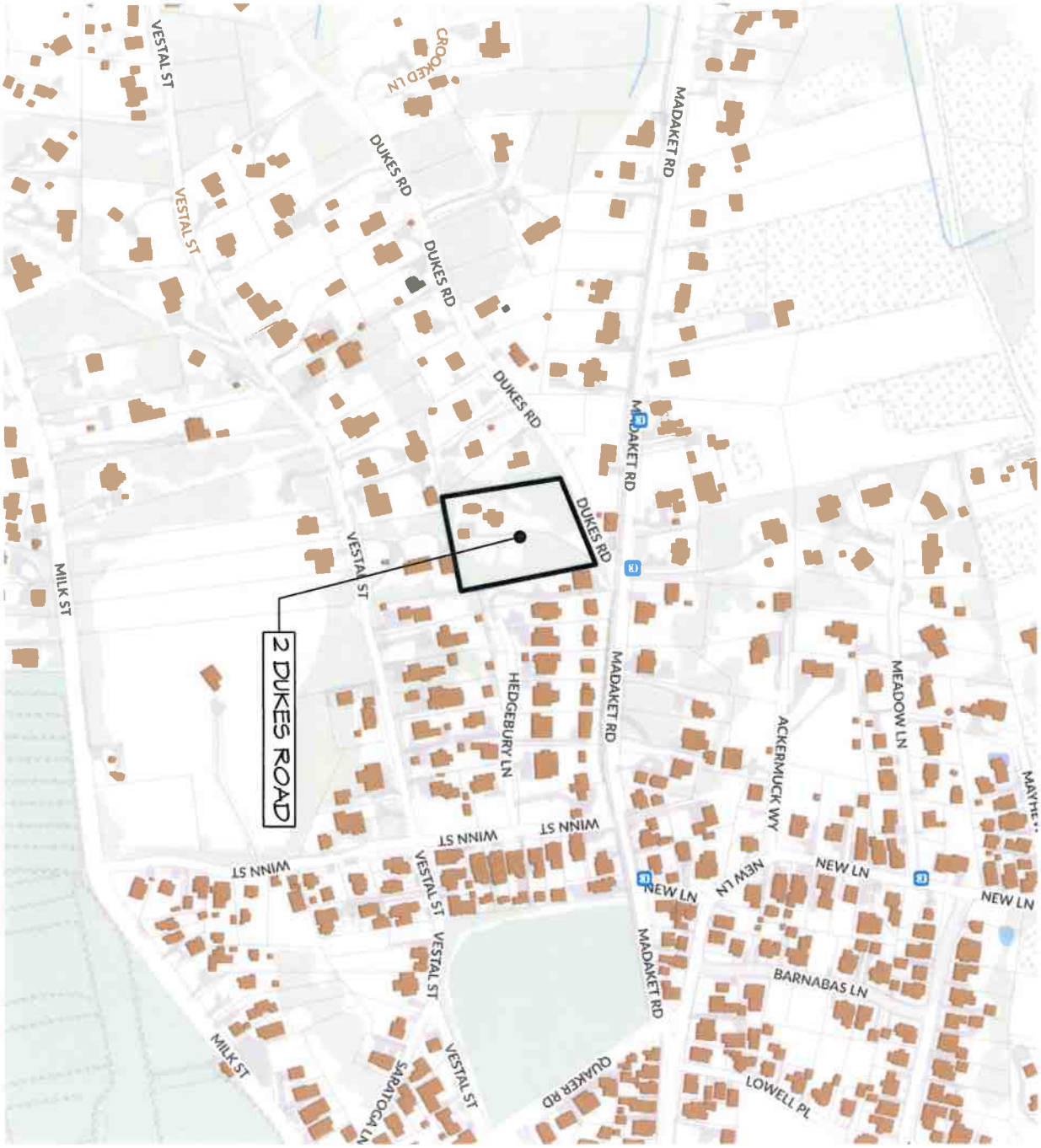
4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

PANTHER HOLDINGS LLC
289 OENOKE RIDGE
NEW CANAAN, CT 06840

ERNST CHARLES A IV & KAREN G TRST
24 DOCKSIDE LN PMB 152
KEY LARGO, FL 33037

MACDONALD HOLLY E TRST
24 MADAKET RD NOM TRUST
PO BOX 884
NANTUCKET, MA 02554

ROSENBERG JOHN C & RACHEL J
123 HAMILTON TERRACE
LONDON, NW8 9QR



ID# L-1.1

Residence at
2 Dukes Road
Nantucket, MA 02554

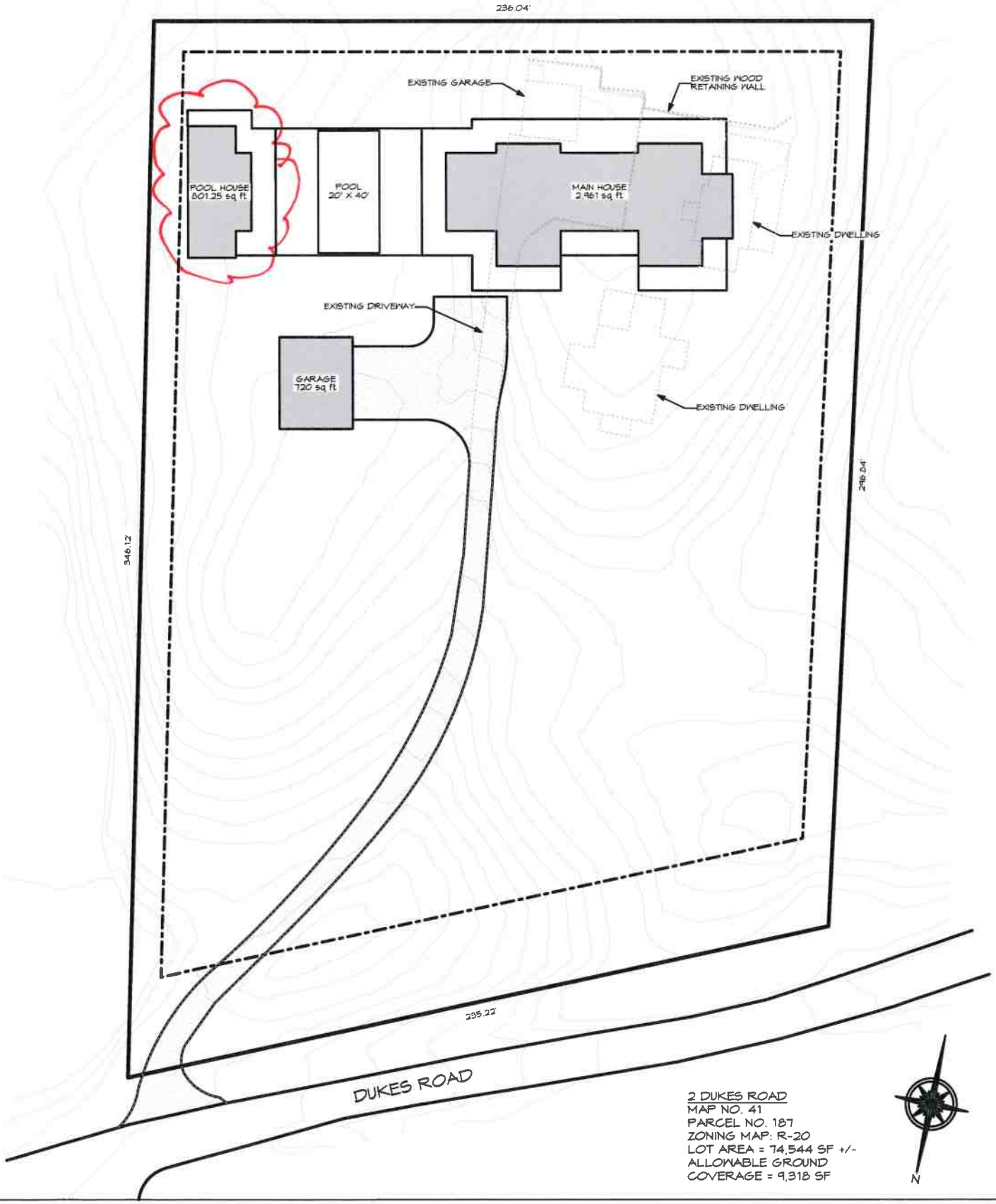
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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

Locus Plan

BOTTICELLI & POHL

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



L-1.2

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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Site Plan

BOTTICELLI & POHL

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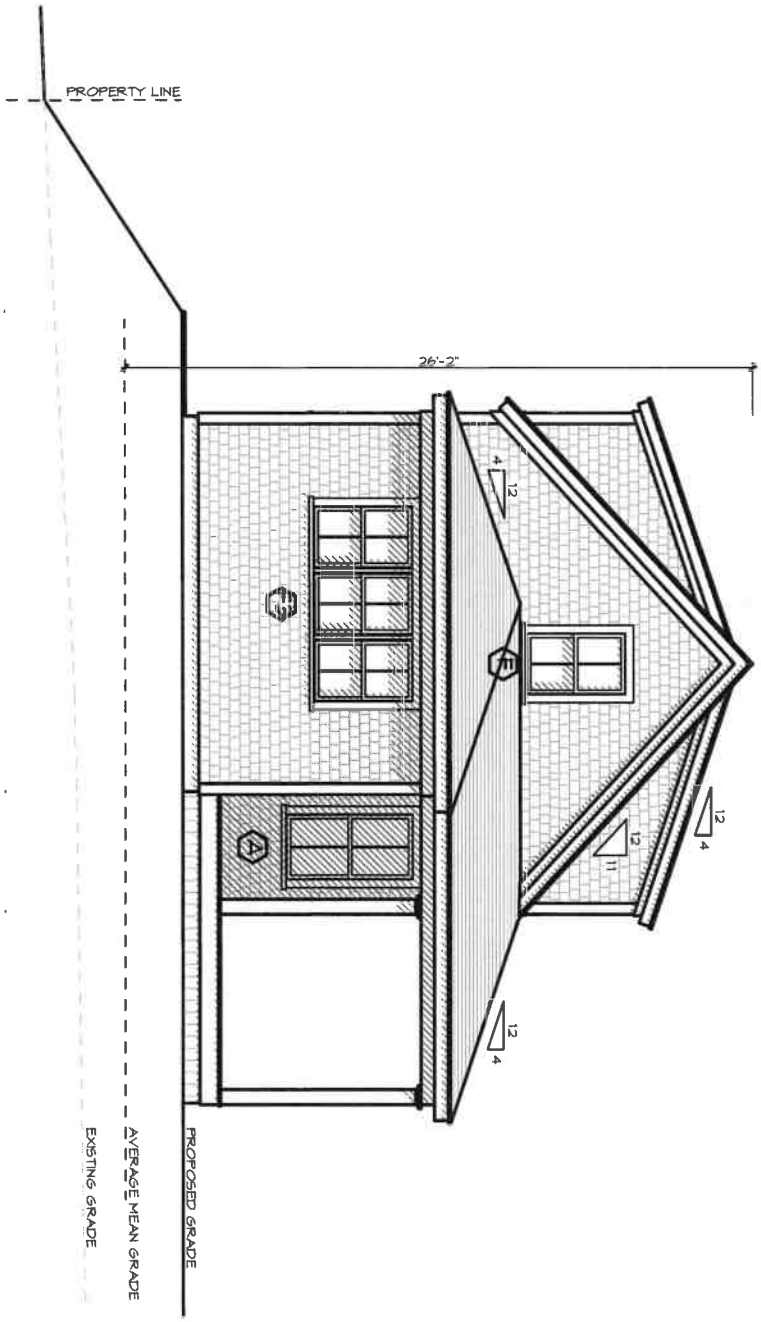
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.1

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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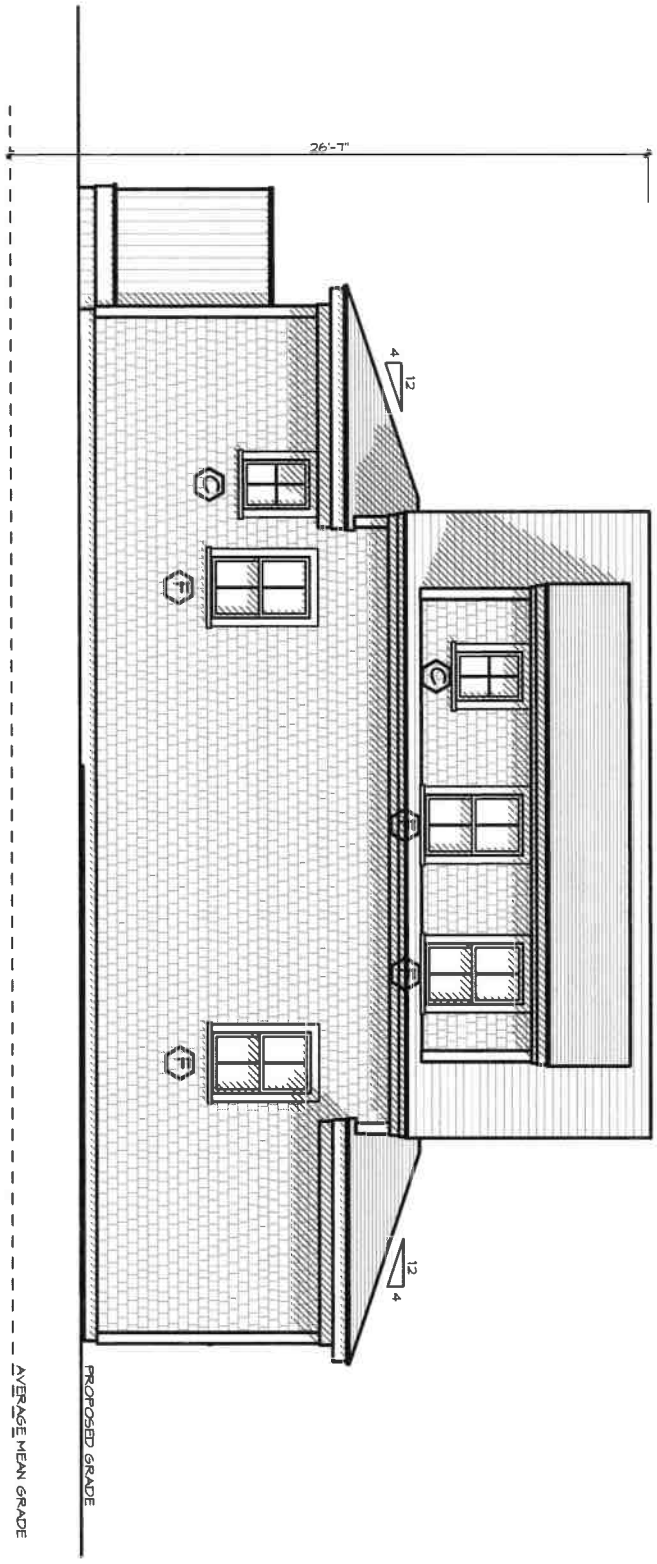
North Elevation

BOTTICELLI & POHL

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



ID# A-2.2

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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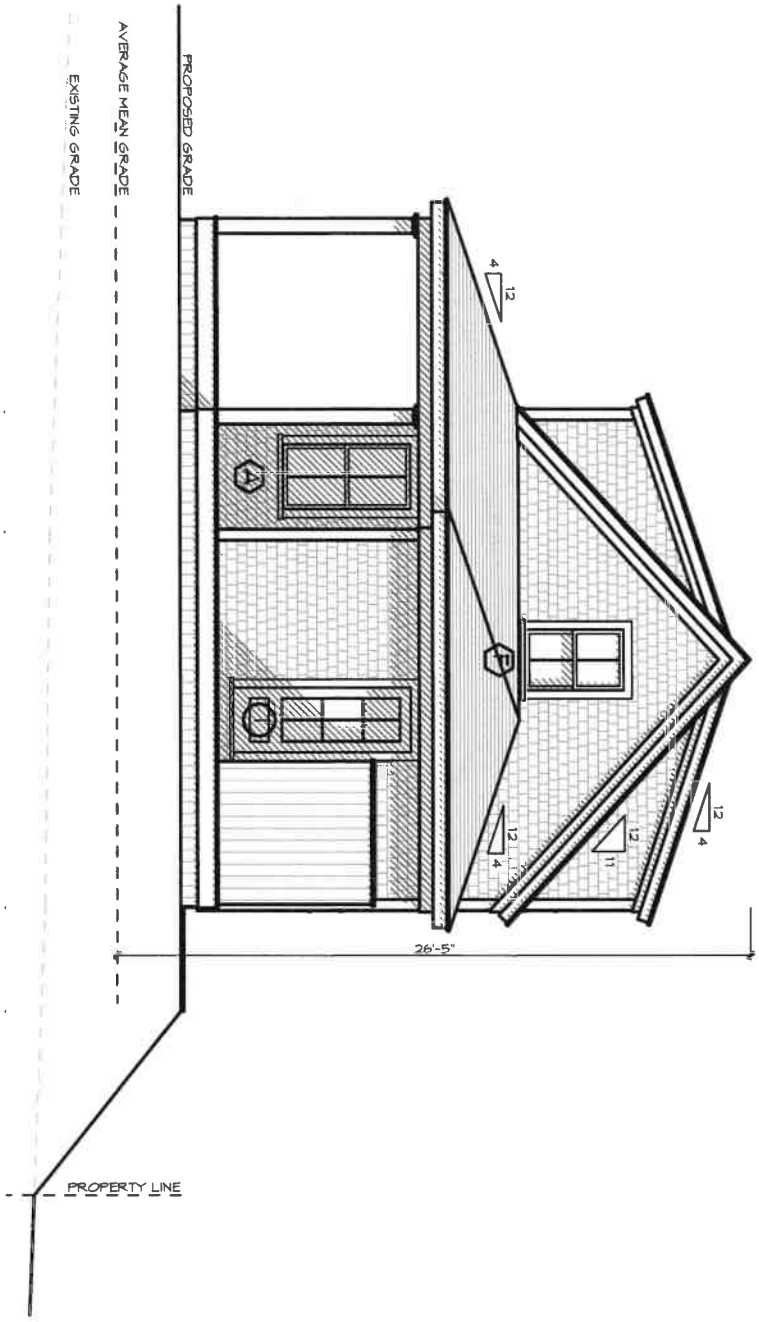
East Elevation

BOTTICELLI & POHL

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



ID# A-2.3

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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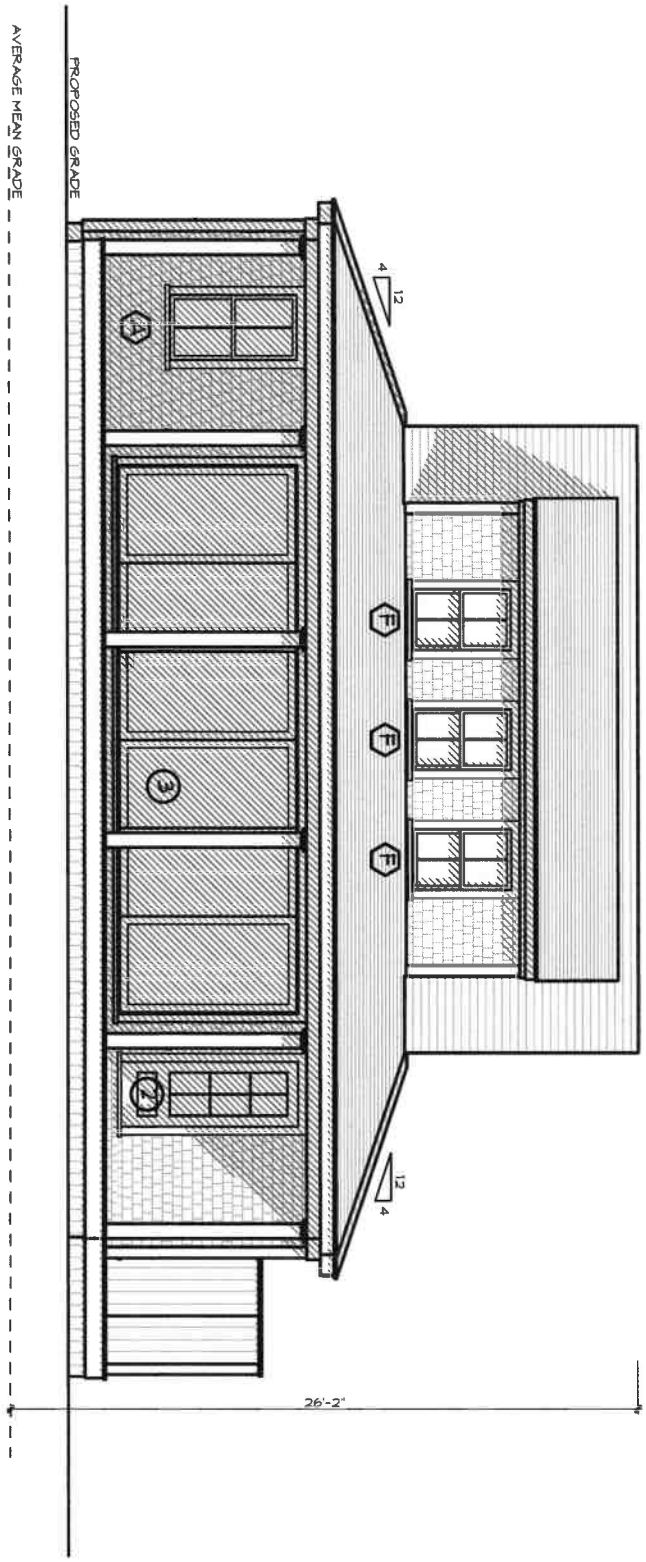
South Elevation

BOTTICELLI & POHL

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



A-2.4

ID #

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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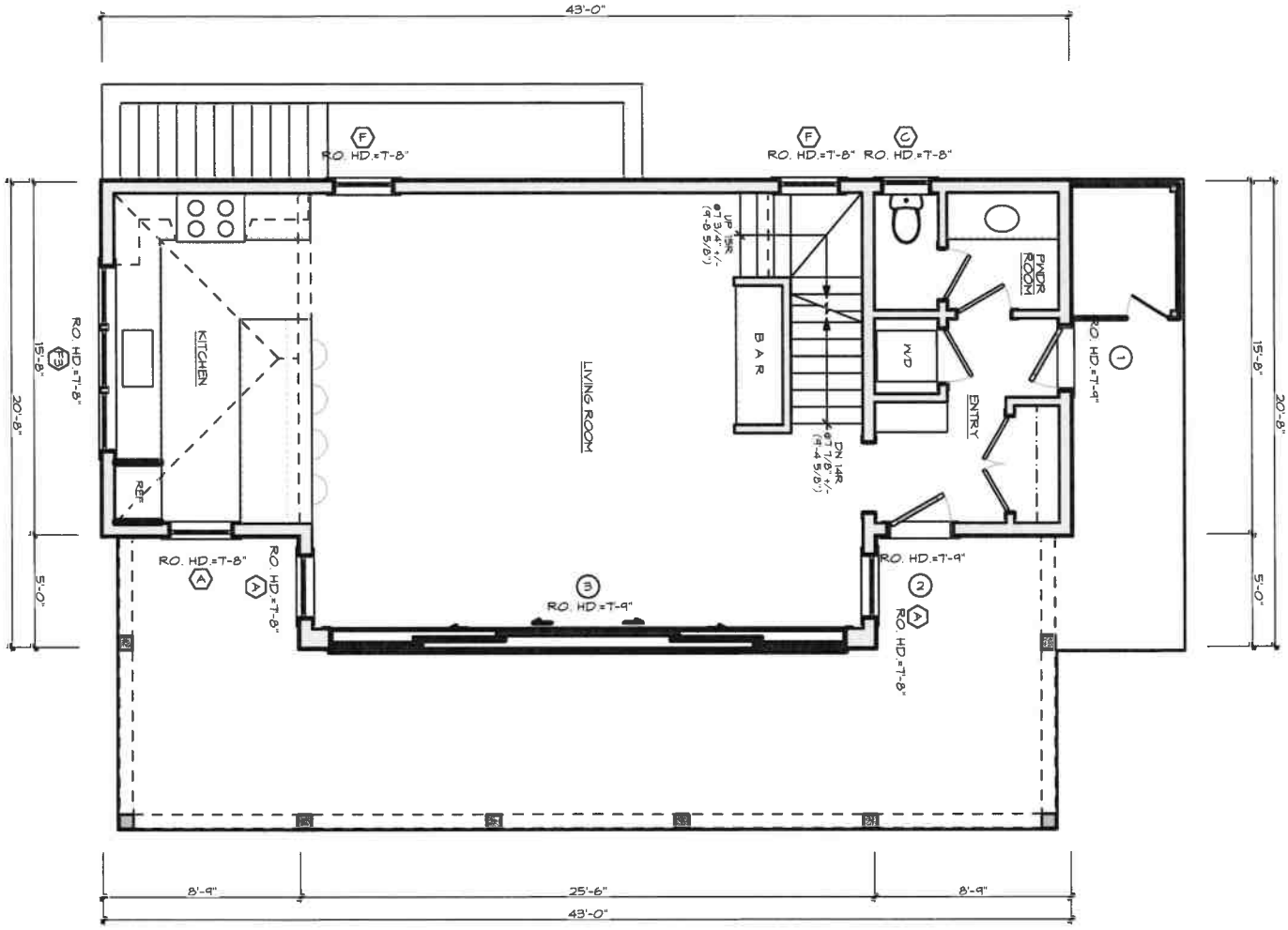
West Elevation

BOTTICELLI & POHL

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



ID# A-1.1

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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First Floor Plan

BOTTICELLI & POHL

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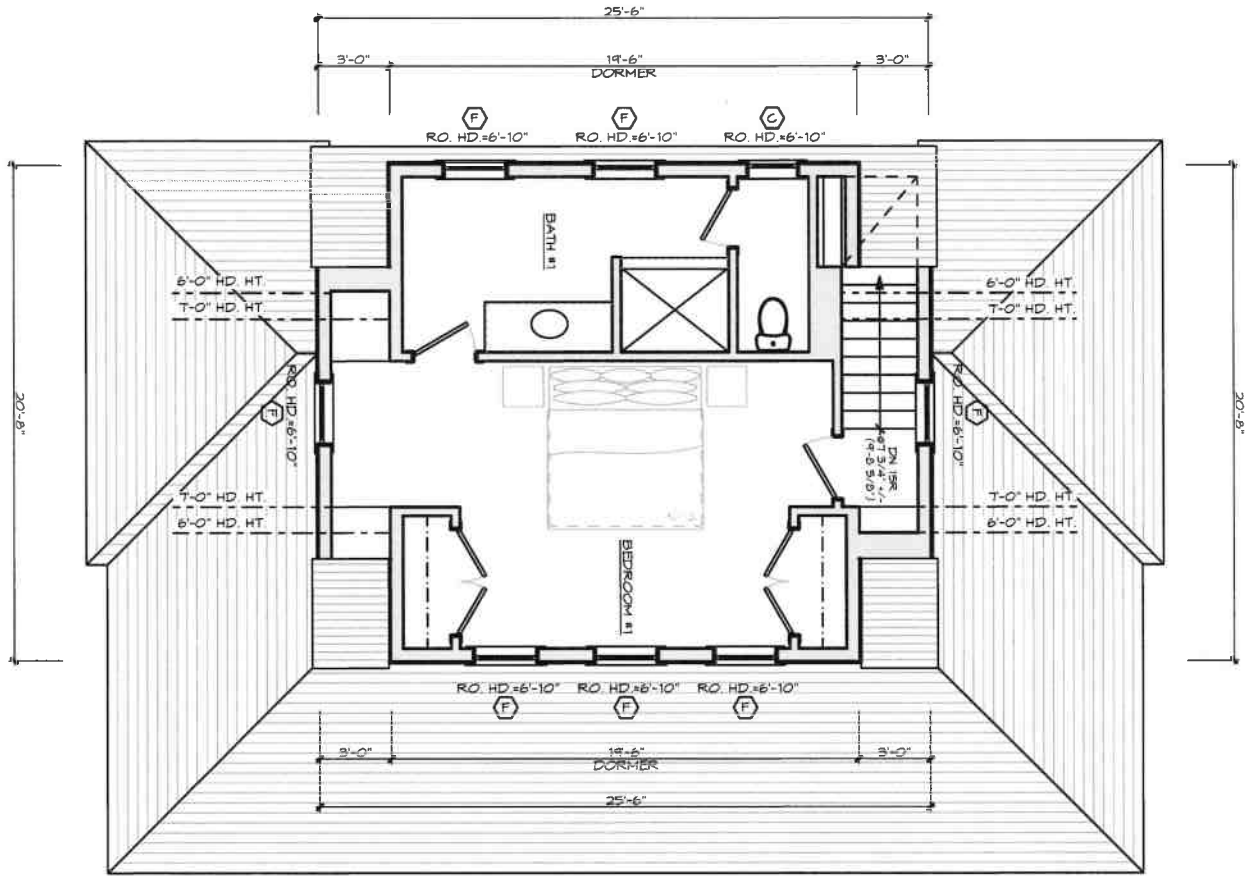
BOTTICELLIANDPOHL.COM



ID # A-1.2

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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Second Floor Plan

BOTTICELLI & POHL

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

Pool House
2 Dukes Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/8/24
Rev: 3/29/24

Notes:

1. All KSD windows to be double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   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 KSD doors to be double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 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.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	3	Double Hung	KSD	N/A	2'-9 1/2" x 5'-6"	TBD	2 over 2	
A3	1	(3) Double Hung	KSD	N/A	(3) 2'-9 1/2" x 5'-6"	TBD	2 over 2	
C	2	Casement	KSD	N/A	2'-1 1/2" x 3'-0"	TBD	4	
F	9	Double Hung	KSD	N/A	2'-7 1/2" x 4'-4"	TBD	2 over 2	
F3	1	(3) Double Hung	KSD	N/A	(3) 2'-7 1/2" x 4'-4"	TBD	2 over 2	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	French Door	KSD	N/A	2'-8" x 7'-6"	TBD	6	6 light over panel
2	1	French Door	KSD	N/A	2'-8" x 7'-6"	TBD	6	6 light over panel
3	1	Sliding Glass Doors	TBD	N/A	23'-0" x 7'-6"	TBD	1 ea.	
4	1	French Door	KSD	N/A	2'-8" x 7'-6"	TBD	6	6 light over panel

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 Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 16, 2024

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 4/8/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

March 4, 2024

To the Commissioners,

I, Steven Cohen, Trustee of Dukes Road Trust, owner of record of property located at 2 Dukes Road, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Steven Cohen

New Garage
2 Dukes Rd

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.

$236 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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).

✓ 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.

BFP (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°: 41 PARCEL N°. 187

Street & Number of Proposed Work: 2 Dukes Road

Owner of record: Dukes Road Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-3455 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: 30'-0" Sq. Footage 1st floor: 720
Width: 24'-0" Sq. footage 2nd floor: 460
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 +1'-0" to 1'-6" South +2'-0" to 2'-4" East +1'-0" to 2'-0" West +1'-0" to 2'-0"

Height of ridge above final finish grade: North 23'-4" South 23'-9" East 23'-5" West 23'-5"

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 11 /12 _____ Secondary Mass _____/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): Copper 3" ϕ

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) 6" 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 KSD

Doors* (type and material): ☐ TDL ☒ SDL Front 4 lite, wood Rear _____ Side outswing shed / 6" v.groove
Garage Door(s): Type overhead Material wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 4/8/24 Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 1061 3694 16

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

Postage
$

Total Postage and Fees
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Postmark Here
APR 16 2024
02584 9998

Sent To: Miol Mor LLC
Street and Apt. No., or PO Box No.: 30 Chatham Road #644
City, State, ZIP+4®: Short Hills, NJ 07078

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

9589 0710 5270 1061 3694 23

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

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Sent To: 4 Dukes Realty LLC
Street and Apt. No., or PO Box No.: 121 South Alhambra Circle
City, State, ZIP+4®: Coral Gables, FL 33146

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

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Sent To: Kimberly DeCosta Olney TR KDO TRUST
Street and Apt. No., or PO Box No.: PO Box 804
City, State, ZIP+4®: Nantucket MA 02534

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

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APR 16 2024
02584 9998

Sent To: Charles A. + Karen G. Ernst II TRST
Street and Apt. No., or PO Box No.: 24 Dockside Lane PHD #152
City, State, ZIP+4®: Key Largo, FL 33037

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

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- ☐ Adult Signature Required $
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Postmark Here
APR 16 2024
02584 9998

Sent To: Panther Holdings LLC
Street and Apt. No., or PO Box No.: 289 Oenoke Ridge
City, State, ZIP+4®: New Canaan, CT 06840

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

Registered No.

RF575880457US

Date Stamp

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Extra Services & Fees ☐ Registered Mail $0.75 ☐ Return Receipt (hardcopy) $ $0.00 ☐ Return Receipt (electronic) $ $0.00 ☐ Restricted Delivery $ $0.00	Total Postage & Fees $ $22.30
Customer Must Declare Full Value $ $0.00	Received by 04/16/2024

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: NANTUCKET MA 02584
Botticelli + Pohl
11 Old South Road
Nantucket, MA 02554

TO:
John C. + Rachel S. Rosenberg
123 Hamilton Terrace
London, NW8 9QR
United Kingdom

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051

Copy 1 - Customer
(See information on Reverse)

For domestic delivery information, visit our website at www.usps.com®

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NANTUCKET POST OFFICE APR 16 2024 02584 9998

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

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To: Holly E. MacDonald Trst 24 Madaket Rd Nan Tr
Street and Apt. No., or PO Box No.: PO Box 884
City, State, ZIP+4®: Nantucket MA 02554

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: 2 Dukes Road

Tax Map Number: 41 Parcel Number: 187

Owner of Record: Dukes Road Trust; Steven Cohen Trustee

Description of Proposal: New Guest House and Garage/Studio

Anticipated HDC Submission Date: April 22, 2024

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 Dukes Road Trust; Steven Cohen Trustee

MAILING ADDRESS 34 Main Street Nantucket, MA 02554

PROPERTY LOCATION 2 Dukes Road

ASSESSORS MAP/PARCEL 41/187

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.

March 4, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.03.04 11:44:29 -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
41	57		RAY MARK & MICHAEL & RAY INGELA LIFE EST		57 VESTAL ST	NANTUCKET	MA	02554	57 VESTAL ST
41	58	2	MIOL MOR LLC		30 CHATHAM RD # 644	SHORT HILLS	NJ	07078	61 VESTAL ST
41	185	2	OLNEY KIMBERLEY DECOSTA TR	KDO TRUST	PO BOX 804	NANTUCKET	MA	02554	55 VESTAL ST
41	188		4 DUKES REALTY LLC		727 SOUTH ALHAMBRA CIR	CORAL GABLES	FL	33146	4 DUKES RD
41	301		PANTHER HOLDINGS LLC		289 OENOKE RIDGE	NEW CANAAN	CT	06840	21 MADAKET RD
41	305		ERNST CHARLES A IV & KAREN G TRST		24 DOCKSIDE LN PMB 152	KEY LARGO	FL	33037	22 MADAKET RD
41	306		MACDONALD HOLLY E TRST	24 MADAKET RD NOM TRUST	PO BOX 884	NANTUCKET	MA	02554	24 MADAKET RD
41	602		ROSENBERG JOHN C & RACHEL J		123 HAMILTON TERRACE	LONDON		NW8 9QR	15 HEDGEBURY LN

Count: 8

RAY MARK & MICHAEL & RAY INGELA LIFE EST
57 VESTAL ST
NANTUCKET, MA 02554

MIOL MOR LLC
30 CHATHAM RD # 644
SHORT HILLS, NJ 07078

OLNEY KIMBERLEY DECOSTA TR
KDO TRUST
PO BOX 804
NANTUCKET, MA 02554

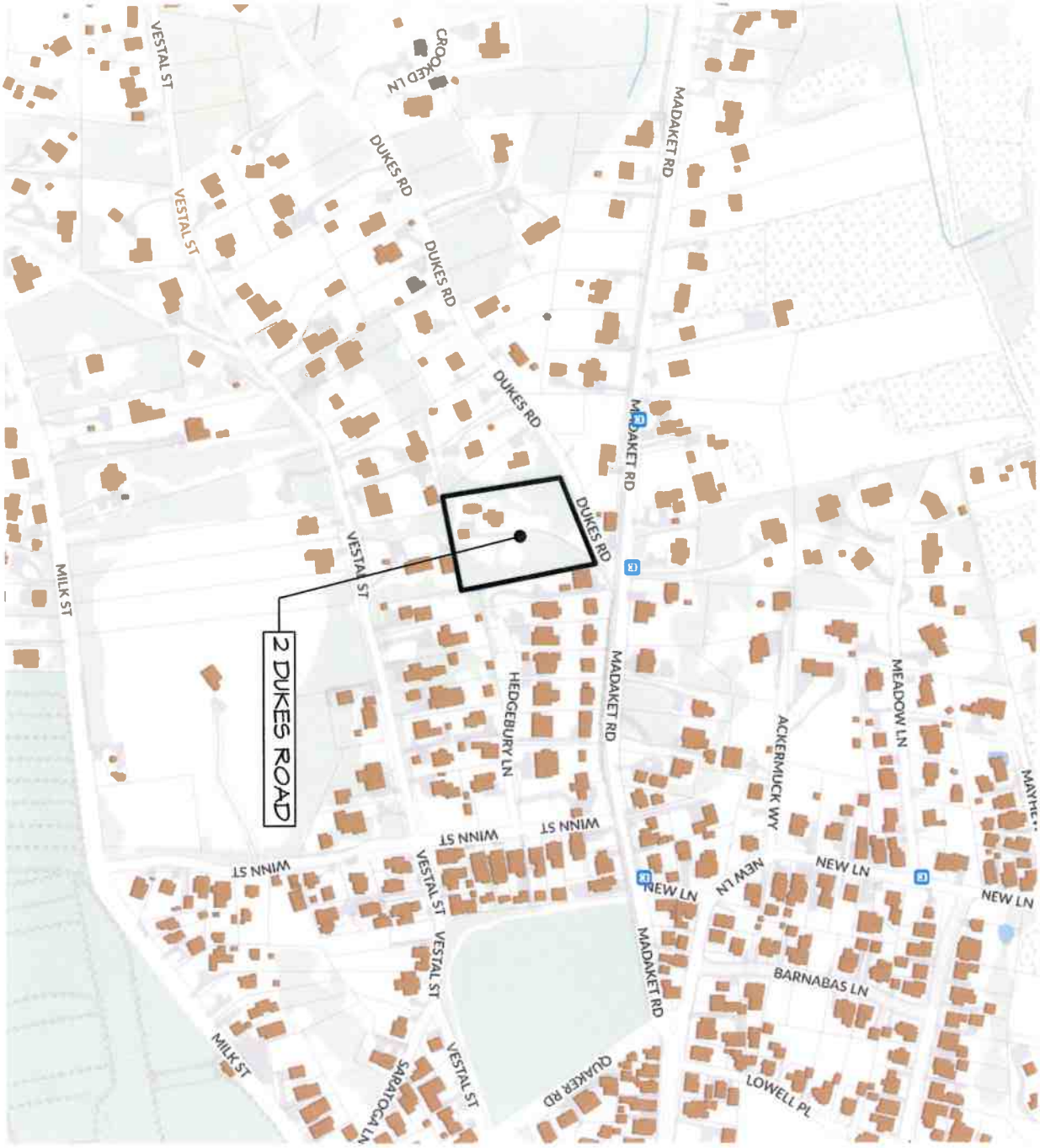
4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

PANTHER HOLDINGS LLC
289 OENOKE RIDGE
NEW CANAAN, CT 06840

ERNST CHARLES A IV & KAREN G TRST
24 DOCKSIDE LN PMB 152
KEY LARGO, FL 33037

MACDONALD HOLLY E TRST
24 MADAKET RD NOM TRUST
PO BOX 884
NANTUCKET, MA 02554

ROSENBERG JOHN C & RACHEL J
123 HAMILTON TERRACE
LONDON, NW8 9QR



ID # L-1.1

Residence at
2 Dukes Road
Nantucket, MA 02554

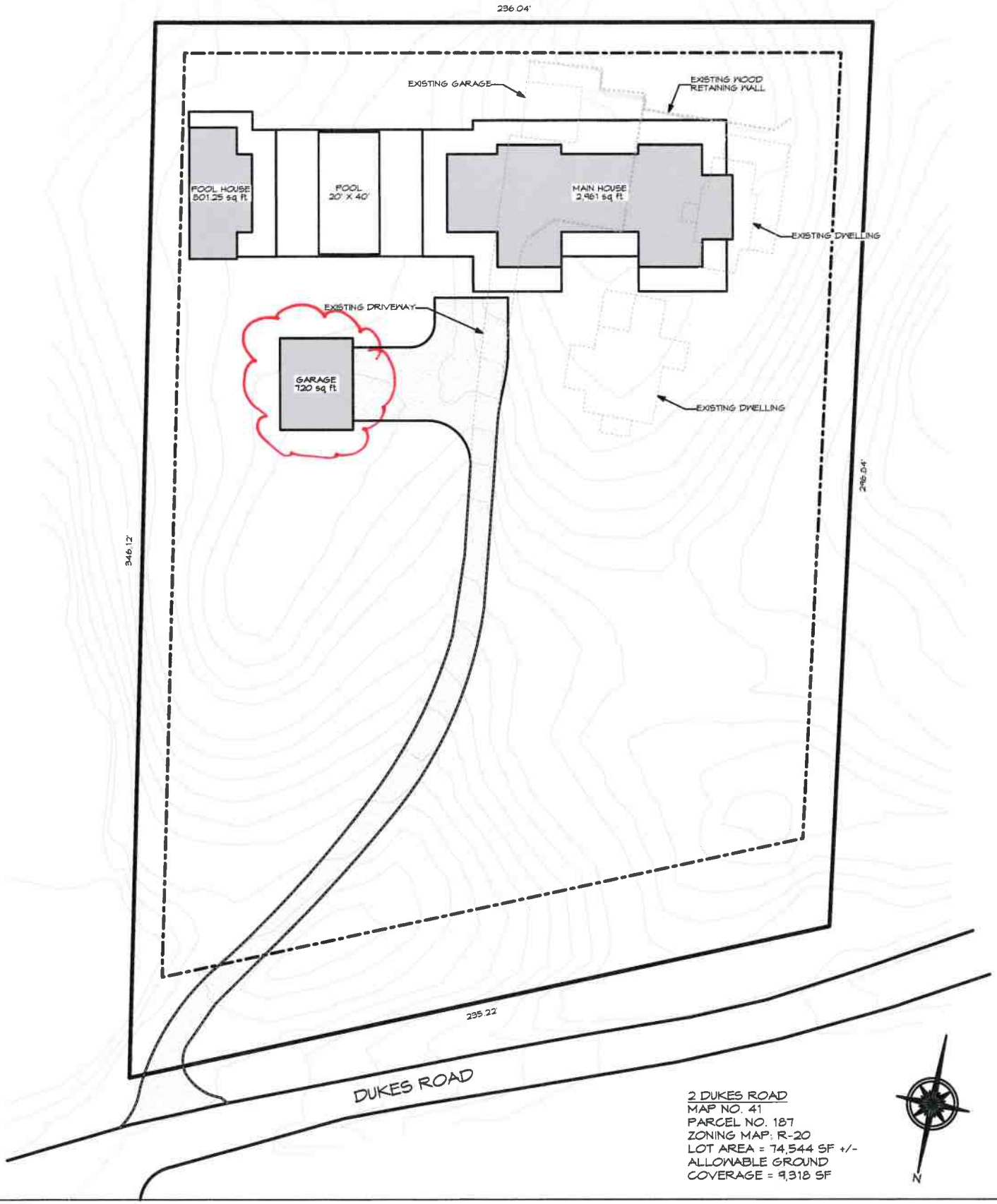
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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

Locus Plan

BOTTICELLI & POHL

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



2 DUKES ROAD
MAP NO. 41
PARCEL NO. 187
ZONING MAP: R-20
LOT AREA = 74,544 SF +/-
ALLOWABLE GROUND
COVERAGE = 9,318 SF

ID# L-1.2

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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Site Plan

BOTTICELLI & POHL

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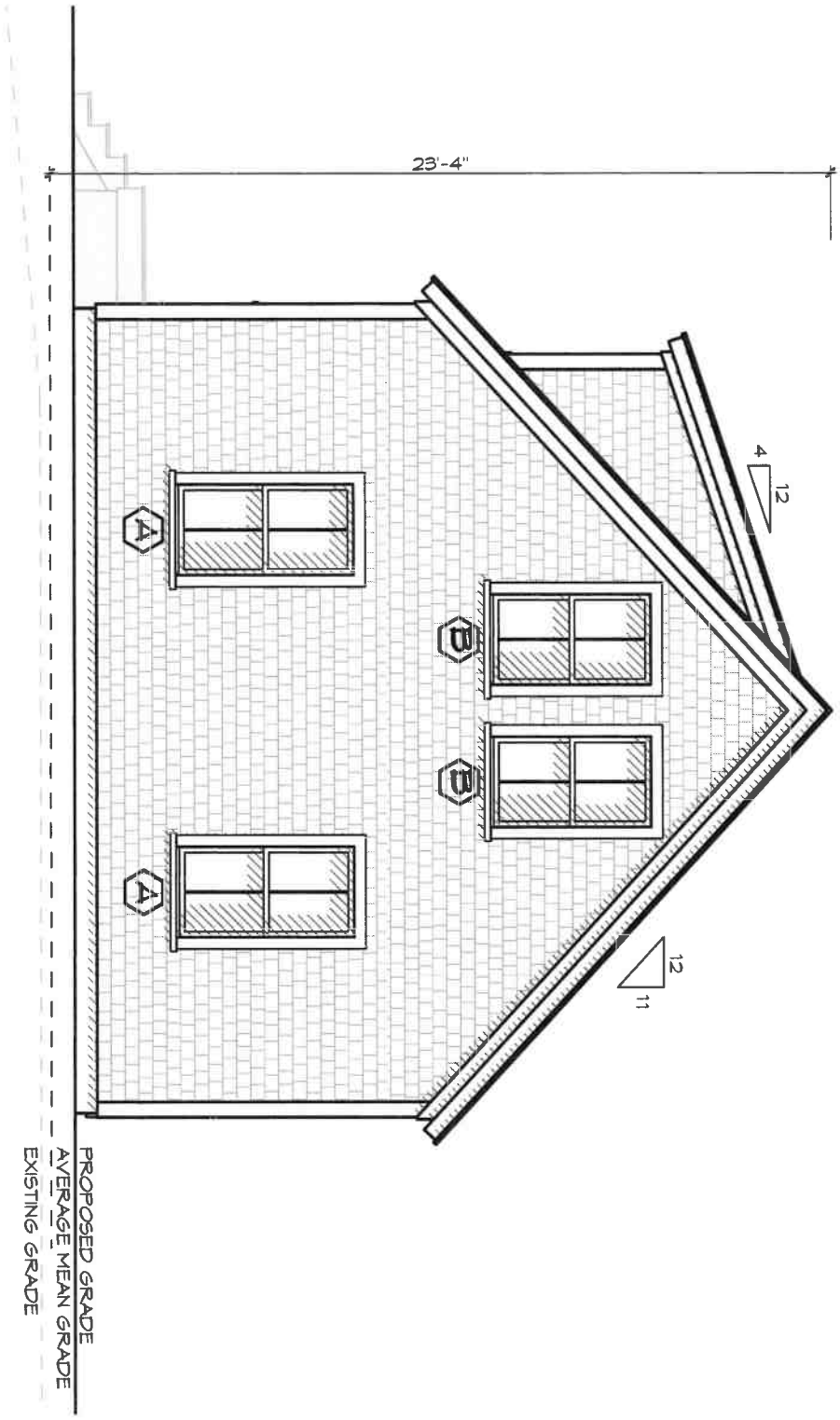
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.1

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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North Elevation

BOTTICELLI & POHL

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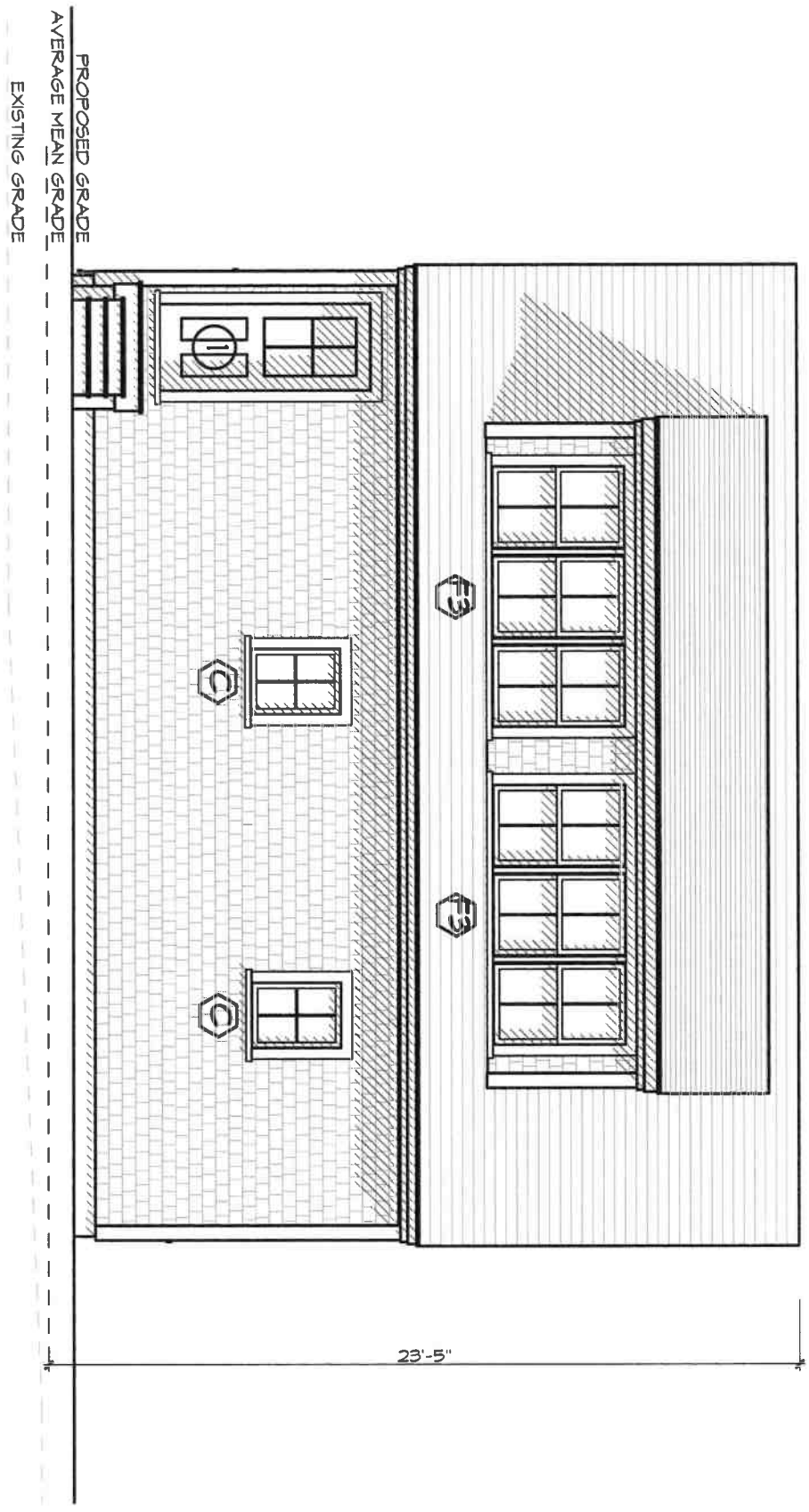
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.2

ID#

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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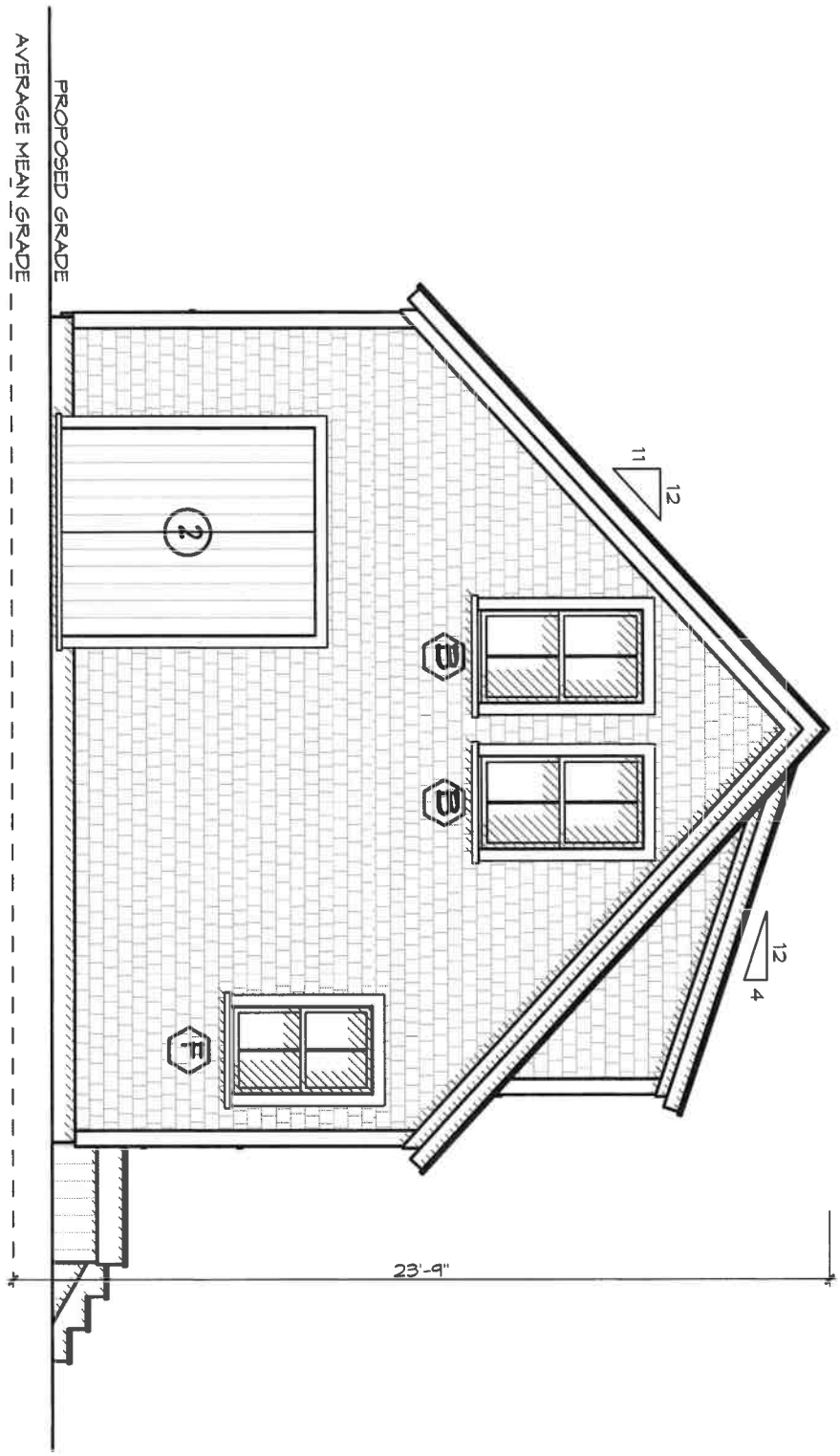
East Elevation

BOTTICELLI & POHL

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



ID# A-2.3

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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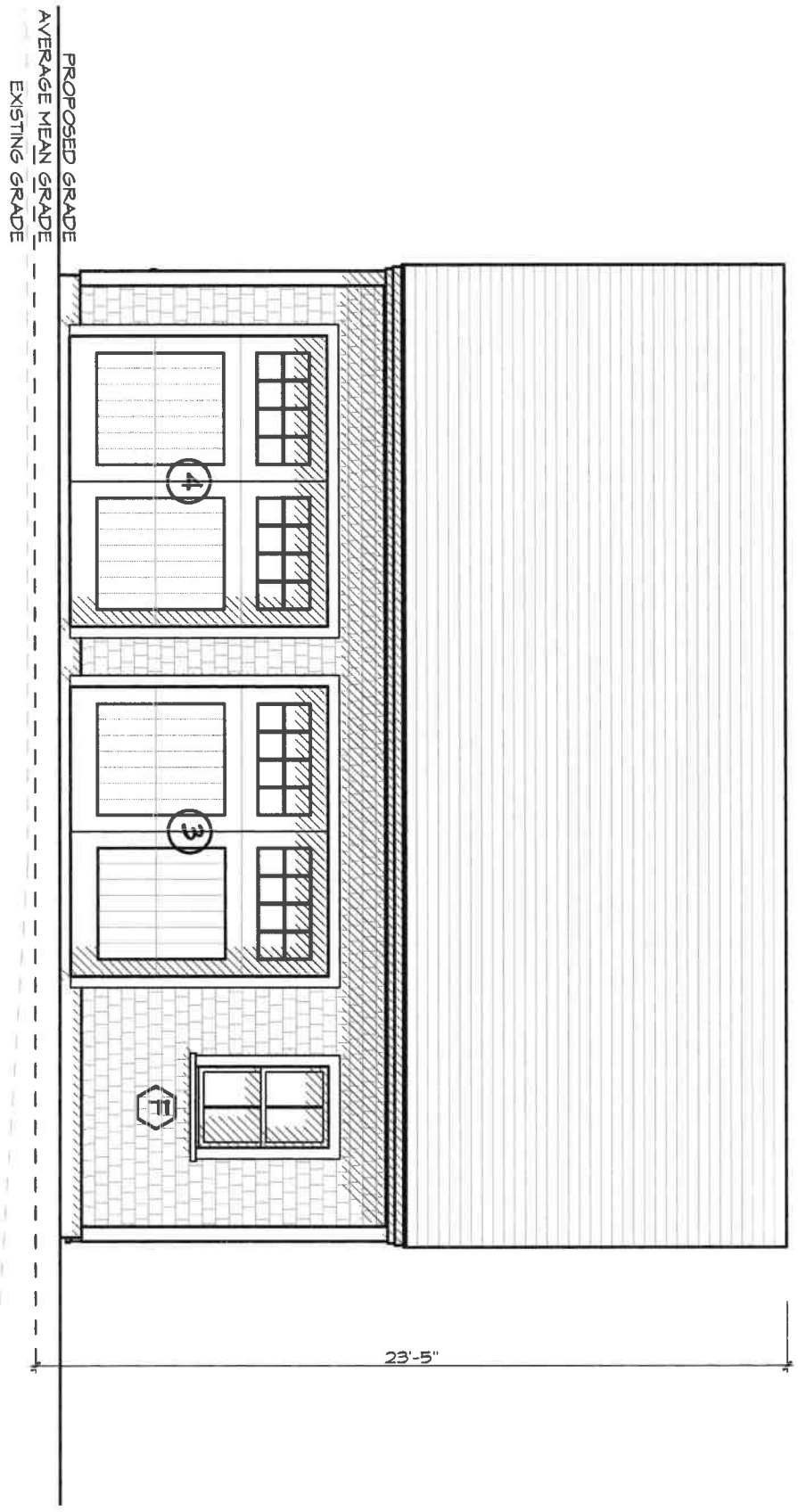
South Elevation

BOTTICELLI & POHL

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



ID# A-2.4

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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West Elevation

BOTTICELLI & POHL

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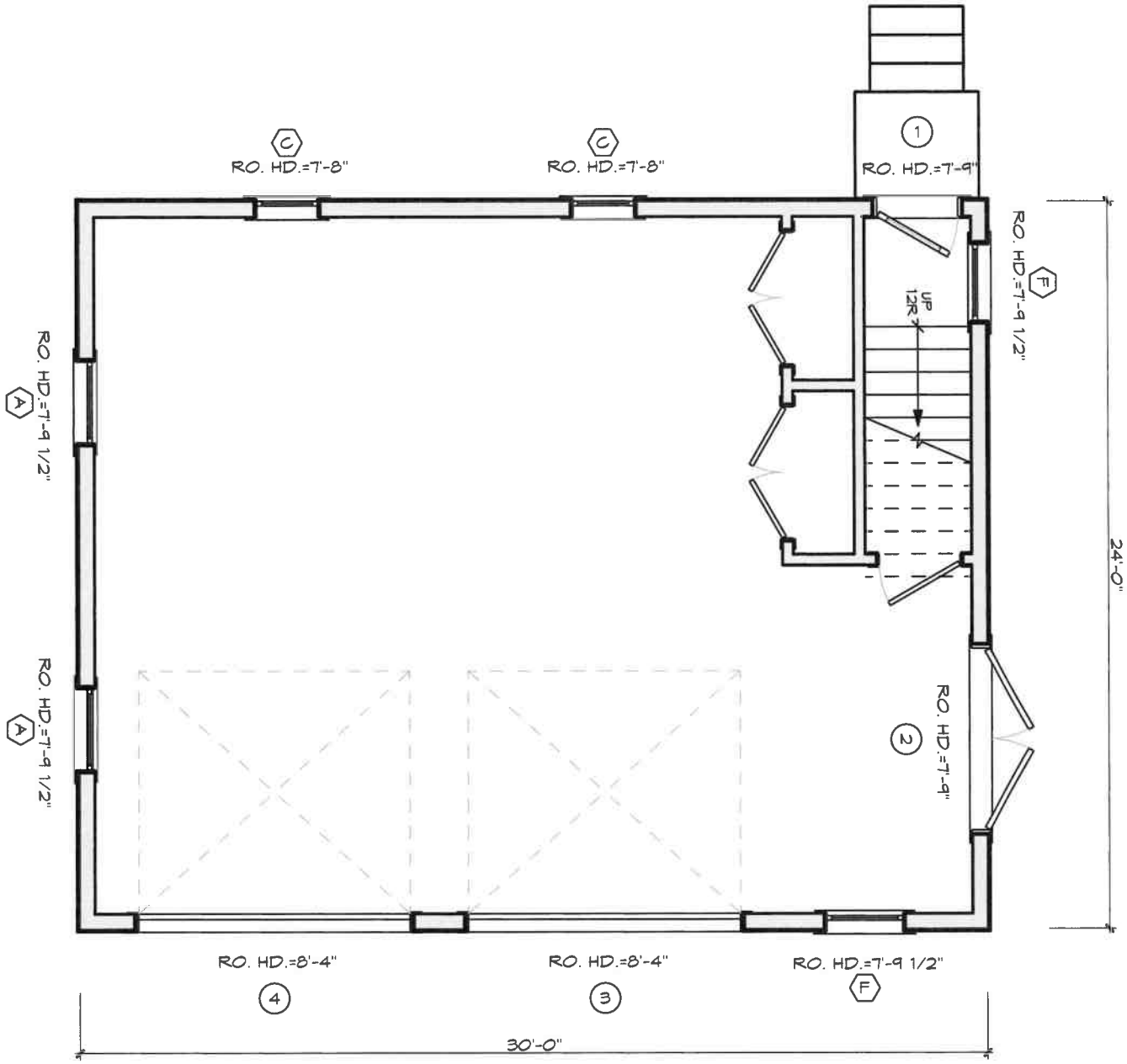
BOTTICELLIANDPOHL.COM



ID# A-1.1

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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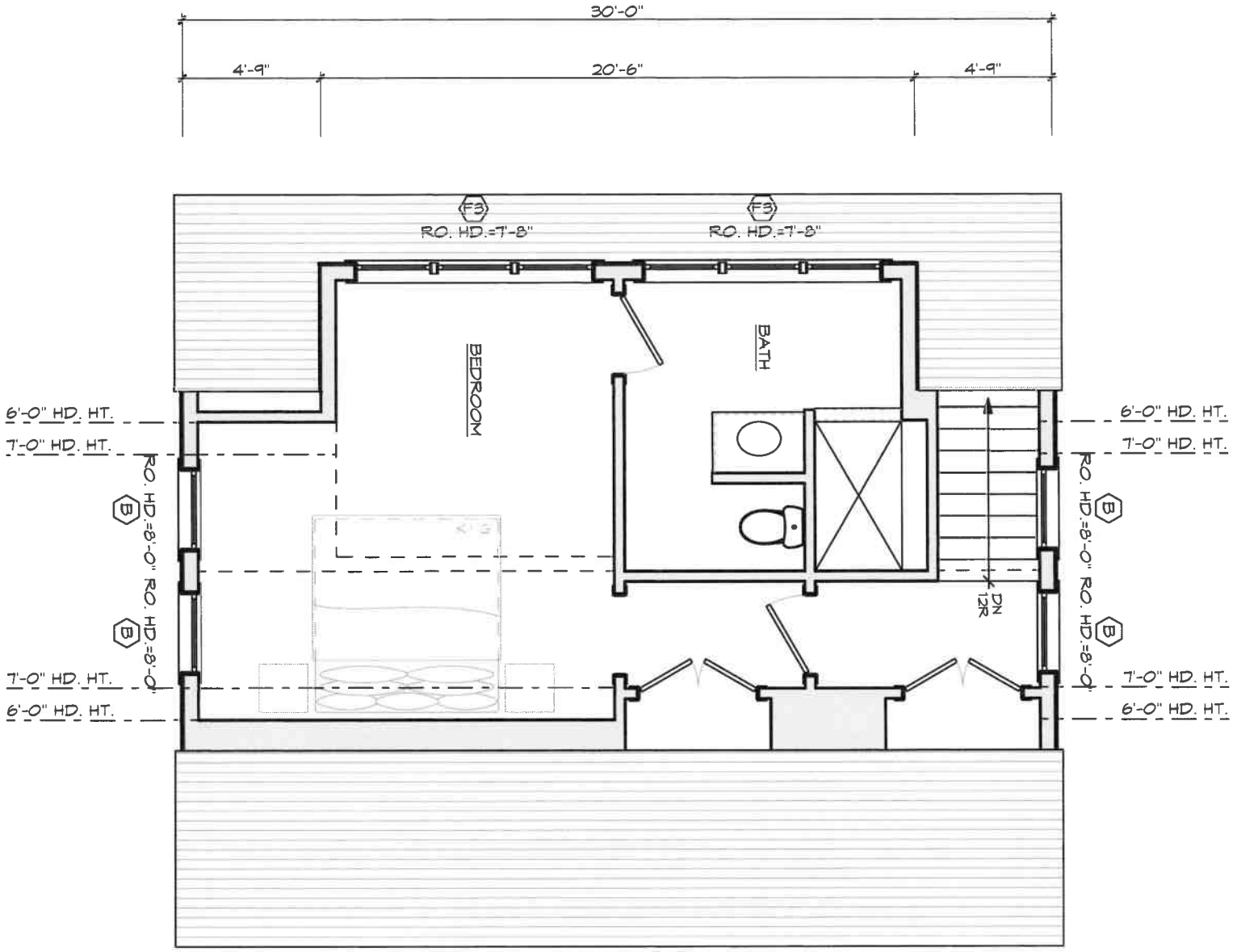
First Floor Plan

BOTTICELLI & POHL

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



A-1.2

ID #

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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Second Floor Plan

BOTTICELLI & POHL

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

Garage
2 Dukes Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/8/24
Rev: 4/5/24

Notes:

1. All KSD windows to be double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   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 KSD doors to be double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 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.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	2	Double Hung	KSD	N/A	2'-9 1/2" x 5'-6"	TBD	2 over 2	
B	4	Double Hung	KSD	N/A	2'-9 1/2" x 5'-0"	TBD	2 over 2	
C	2	Casement	KSD	N/A	2'-1 1/2" x 3'-0"	TBD	4	
F	2	Double Hung	KSD	N/A	2'-7 1/2" x 4'-4"	TBD	2 over 2	
F3	2	(3) Double Hung	KSD	N/A	(3) 2'-7 1/2" x 4'-4"	TBD	2 over 2	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Entry Door	KSD	N/A	2'-8" x 6'-8"	TBD	4	4 light over 2 panel
2	1	Outswing Shed Doors	TBD	N/A	(2) 3'-0" x 7'-6"	TBD	-	6" v-groove
3	1	Overhead Garage Door	TBD	N/A	9'-0" x 8'-0"	TBD	16	6" v-groove panels
4	1	Overhead Garage Door	TBD	N/A	9'-0" x 8'-0"	TBD	16	6" v-groove panels

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 Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 16, 2024

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.

LBotti 4/8/24

Signature Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

March 4, 2024

To the Commissioners,

I, Steven Cohen, Trustee of Dukes Road Trust, owner of record of property located at 2 Dukes Road, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Steven Cohen

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°. 192

Street & Number of Proposed Work: 10 WEST DOVER

Owner of record: SCHNEIDER FAMILY

Mailing Address: 10 W DOVER
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OWEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4719 E-mail: ocowen02@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 341.00

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: 34' Sq. Footage 1st floor: 884
Width: 26' Sq. footage 2nd floor: 824
Sq. footage 3rd floor: —

Decks/Patio: Size: steps ☒ 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 24'-6" 9" South 24'-6" 9" East 24'-6" 9" West 24'-6" 9"

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 24" ☐ 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 REPLICA OF EXISTING Rear 15 LIGHT Side 9 LIGHT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS TO MATCH HOUSE

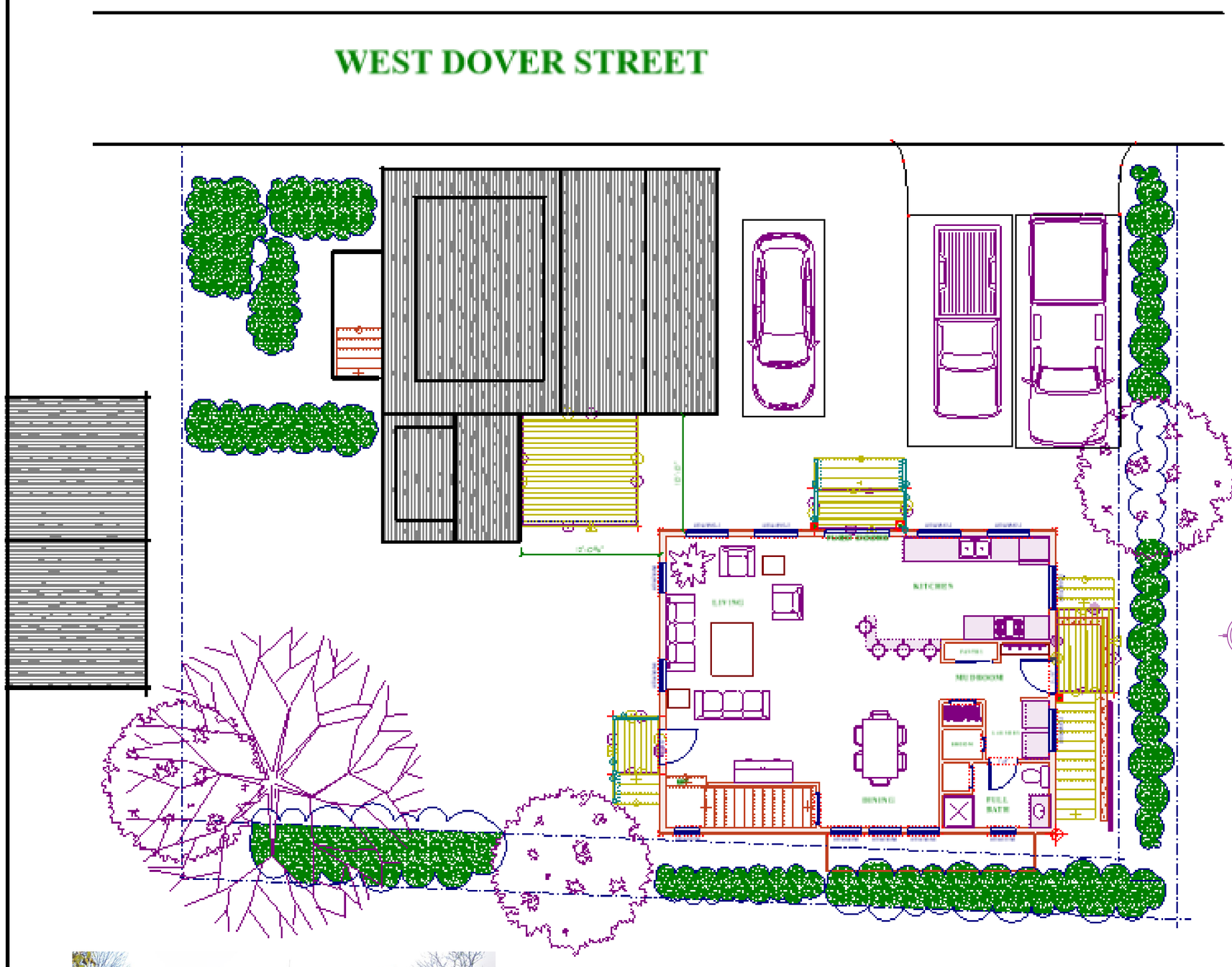
Sidewall NEW Clapboard (if applicable) — Roof DUAL GREY
Trim WHITE Sash WHITE Doors BLUE
Deck NEW Foundation GREY Fence — Shutters —

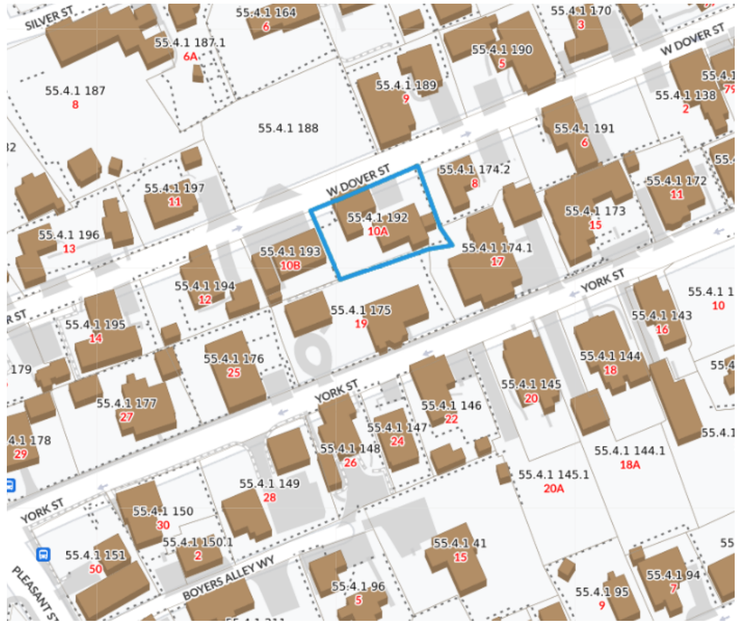
* Attach manufacturer's color samples if color is not from HDC approval list.

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 4/14/22 Signature of owner of record X _____ Signed under penalties of perjury

WEST DOVER STREET





MAP 55.4.1 PARCEL 192



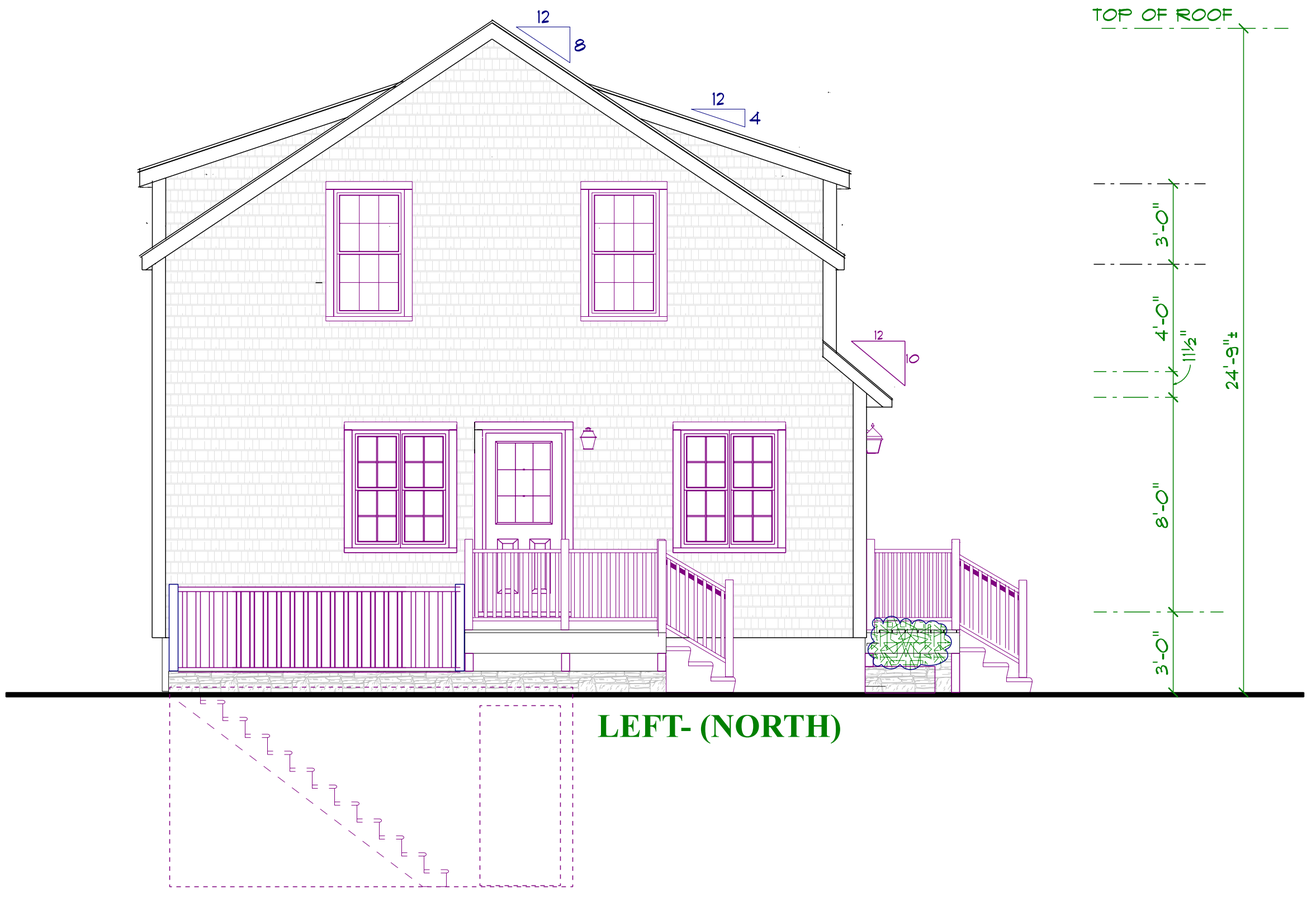


SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING



FRONT- FACING WEST DOVER (WEST)





LEFT- (NORTH)

SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING

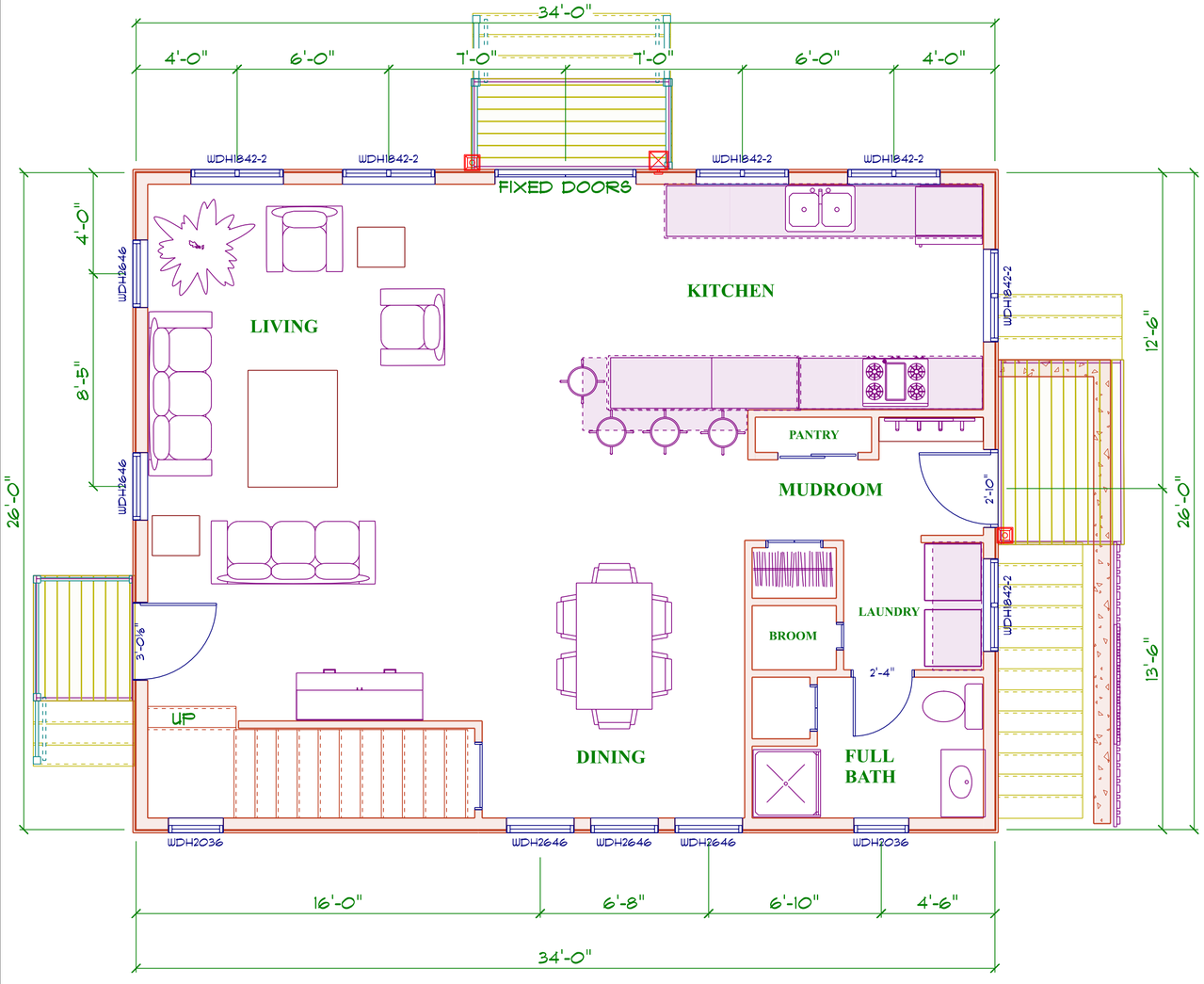


REAR- EAST (NO VISIBILITY)

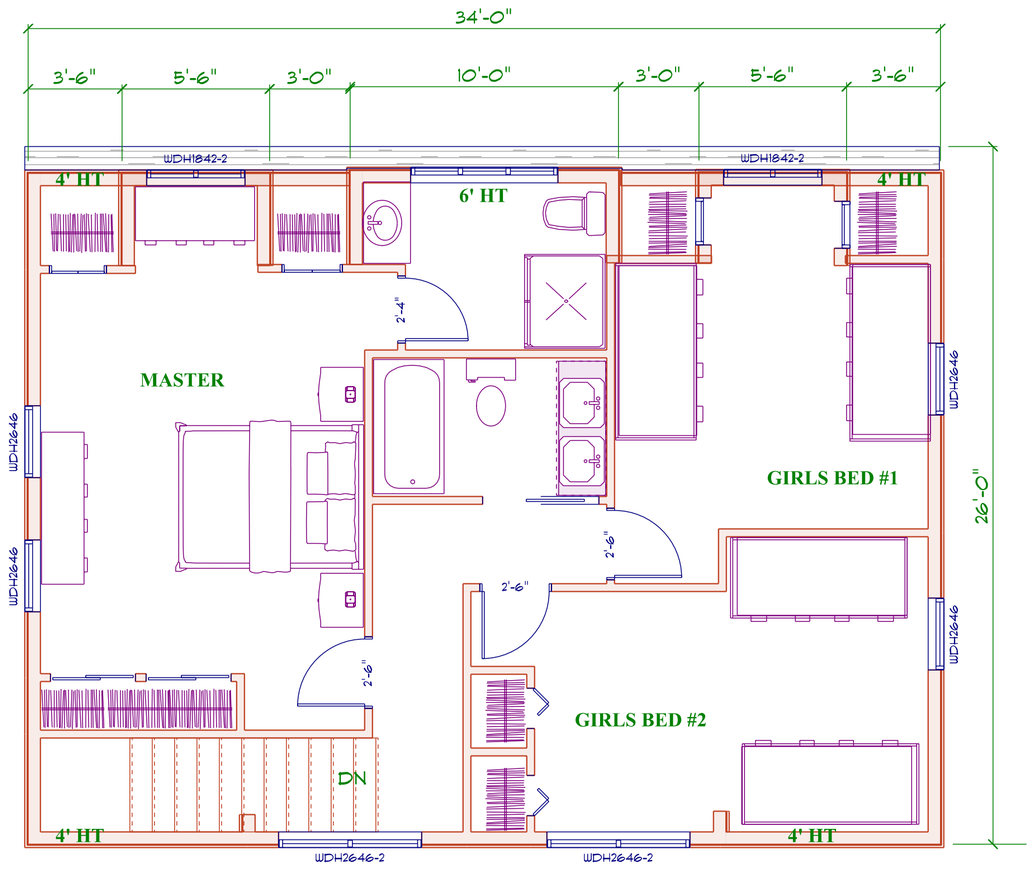


LEFT- (NORTH)

SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING



FIRST FLOOR PLAN-884SF



SECOND FLOOR PLAN-824SF

OPENING SCHEDULE		
PRODUCT CODE	SIZE	COUNT
34X80 9 LIGHT MUDROOM	2'-10"X 6'-8"	1
64X80 DBL DOOR FRONT TO EMULATE EXISTING	5'-4 X 6'-8"	1
FWH3168AL 15 LIGHT	3'-0⅛"	1
WDH1842-2	3'-7⅜" x 4'-4⅞"	8
WDH1846-3	5'-5⅛" x 4'-8⅞"	1
WDH2036	2'-1⅝" x 3'-8⅞"	2
WDH2646	2'-7⅜" x 4'-8⅞"	9
WDH2646-2	5'-3⅜" x 4'-8⅞"	2

SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
Patience E. Killen

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1B Old North Wharf

Company NAIC Number:

City	State	ZIP Code
Nantucket	Massachusetts	02554

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Map 42.3.1 Parcel 80.1 -- LC Cert No. 23981

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential "Store"

A5. Latitude/Longitude: Lat. N41° 17' 03.05" Long. W70° 05' 50.01" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 9

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 296.00 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A8.b 0.00 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage 0.00 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0.00 sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
Town of Nantucket - 250230	Nantucket County	Massachusetts

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
25019C-0086	G	06-09-2014	06-09-2014	AE	9

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1B Old North Wharf			Policy Number:
City Nantucket	State Massachusetts	ZIP Code 02554	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Carlson BRx7 GPS Unit (MaCORS) Vertical Datum: NAVD1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	4.8	☒ feet	☐ meters
b) Top of the next higher floor	5.6	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	9.1	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.7	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	5.0	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	4.7	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
Donald Bracken Jr., PE	37071	
Title		
Professional Engineer - President		
Company Name		
Bracken Engineering Inc.		
Address		
49 Herring Pond Road		
City	State	ZIP Code
Buzzards Bay	Massachusetts	02532

COMMONWEALTH OF MASSACHUSETTS
DONALD E. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER
Place Seal Here

Signature	Date	Telephone	Ext.
Donald E Bracken	1-24-23	(508) 833-0070	302

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C.2.a - The structure is built upon a concrete block foundation, with two standard foundation vents (not suitable as flood vents). The crawl space floor is at EL. 4.8'

C.2.b. - The structure consists of one level with a finished floor elevation of 5.6'

C.2.e - The existing structure has no heat and no plumbing. Does have electrical consisting of outlets/lighting fixtures throughout the first floor of the dwelling. The electric meter is located on the exterior of the dwelling at EL. 9.1'

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1B Old North Wharf			Policy Number:
City Nantucket	State Massachusetts	ZIP Code 02554	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1B Old North Wharf			Policy Number:
City Nantucket	State Massachusetts	ZIP Code 02554	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1B Old North Wharf			Policy Number:
City Nantucket	State Massachusetts	ZIP Code 02554	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View - Easy Street (12-04-2022) Clear Photo One



Photo Two

Photo Two Caption Left Side (12-04-2022) Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1B Old North Wharf			Policy Number:
City Nantucket	State Massachusetts	ZIP Code 02554	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption Rear Side (12-04-2022) — Clear Photo Three

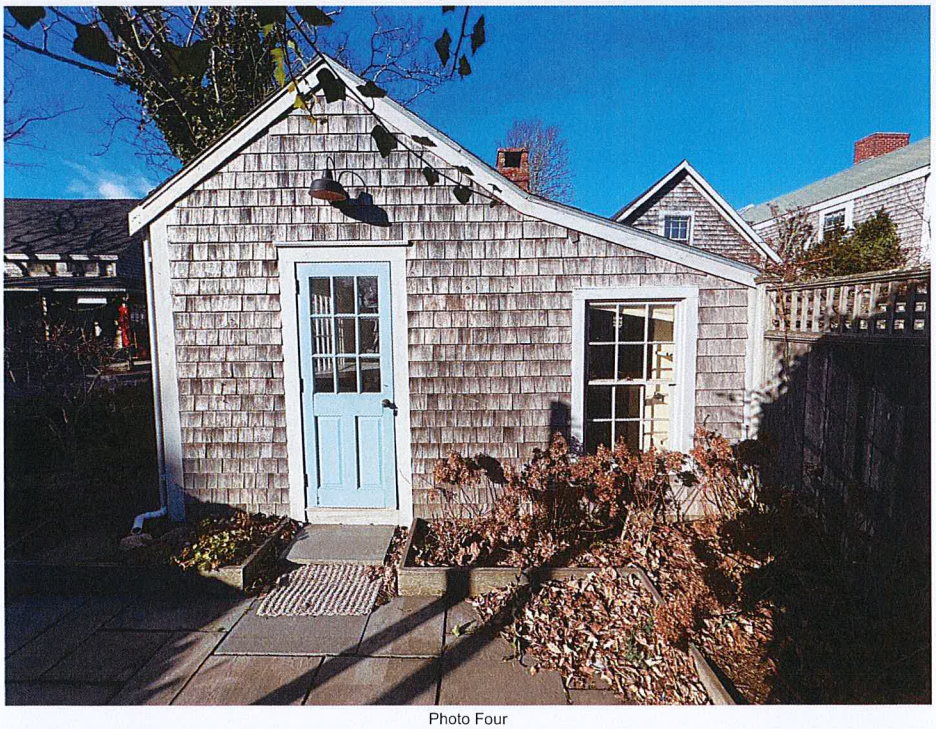


Photo Four

Photo Four Caption Right Side - Still Dock (12-04-2022) — Clear Photo Four

N

W E

S

MASS COORDINATE SYSTEM
MAINLAND ZONE MERIDIAN
DETERMINED USING A
CARLSON BRx7 GPS RTK UNIT
COLLECTION DATE 12/19/2022

MA. COORD. SYSTEM
ISLAND ZONE

#1R OLD NORTH WHARF
MAP 42.3.1 PARCEL 80

#3 OLD NORTH WHARF
MAP 42.3.1 PARCEL 81

EASY STREET

VERTICAL GRANITE CURB / EDGE OF COBBLESTONE ROAD

BRICK SIDEWALK

4" SEWER SERVICE (PER RECORD PLANS)

PICKET FENCE

STONE PATIO

SPK FND

N 75°58'51" E 15.00'

S 71°23'56" E 14.09'

N 72°22'55" E 17.23'

STOCKADE FENCE

3.3'±

4.0'±

#1B EXISTING GALLERY
286± s.f.
F.F.E. = 5.6±

LAWN

WOOD BIN

S 20°01'47" E 28.68'

STOCKADE FENCE

EXISTING GRAVEL PARKING

N 10°17'36" W 42.00'

4" WATER SERVICE

WATER METER

WATER SPIGOT

STONE PATIO

ARBOR

S 68°02'53" W 50.20'

SITE BENCHMARK:
SURVEY NAIL IN WALK
EL.=5.24 (NAVD88)

MAP 42.3.1
PARCEL 80.1
1,627± S.F.

PICKET FENCE

EDGE OF COBBLESTONE ROAD

STILL DOCK

#2 STRAIGHT WHARF
MAP 42.3.1 PARCEL 135

N 31°24'17" E 27.94'

EMH

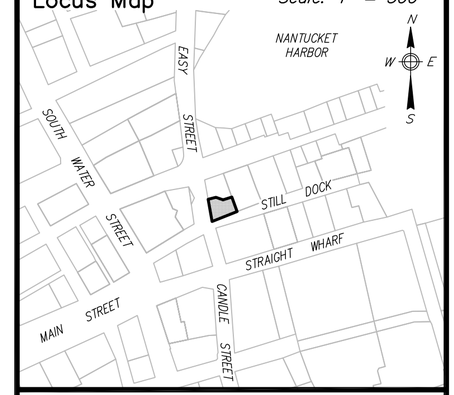
PLAN SCALE

0 1 2 3 4 5 7.5 10 15

1 inch = 5 feet

Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #1B OLD NORTH WHARF
   MAP 42.3.1 PARCEL 80.1
2. OWNER: PATIENCE E. KILLEN
   P.O. BOX 606
   NANTUCKET, MA. 02554
3. DEED REF: L.C. CERTIFICATE #23981
4. PLAN REF: L.C. PLAN 14273-B (LOT 2)
5. LOCUS SUBJECT TO SPECIAL PERMIT RECORDED IN LAND COURT DOCUMENT #35880.
6. LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
7. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: CDT	REQUIRED	EXISTING	PROPOSED
LOT AREA:	3,750 s.f.	1,627± s.f.	1,627± s.f.
FRONTAGE:	35'	92.2'	92.2'
FRONT YARD:	0'	4.0'±	4.0'±
SIDE YARD:	0'	3.3'±	1.7'±
REAR YARD:	5'	N/A	N/A
GROUND COVER:	75% (MAX) (1,220 s.f.)	17.6% (286± s.f.)	43.9% (715± s.f.)

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532

19 OLD SOUTH ROAD
NANTUCKET, MA 02554

(tel) 508.833.0070
(fax) 508.833.2282

(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:

PATIENCE E. KILLEN

#1B OLD NORTH WHARF
MAP 42.3.1 PARCEL 80.1

No.	Date	Revision Description	By
-	-	-	-

Date:	Drawn:	Checked:	Sheet:
JULY 13, 2023	JMC/DAF/BEI	DFB/DAF	1 of 2

S:\Autocad Drawings\Nantucket\Old North Wharf\1B Old North Wharf\1B Old North Wharf.dwg

MASS COORDINATE SYSTEM
MAINLAND ZONE MERIDIAN
DETERMINED USING A
CARLSON BRx7 GPS RTK UNIT
COLLECTION DATE 12/19/2022

N
W E
S
MA. COORD. SYSTEM
ISLAND ZONE

#1R OLD NORTH WHARF
MAP 42.3.1 PARCEL 80

#3 OLD NORTH WHARF
MAP 42.3.1 PARCEL 81

EASY STREET

VERTICAL GRANITE CURB / EDGE OF COBBLESTONE ROAD

BRICK SIDEWALK

4" SEWER SERVICE (PER RECORD PLANS)

SPK FND

N 75°58'51" E 15.00'

STONE PATIO

S 71°23'56" E 14.00'

N 72°22'55" E 17.23'

1.7'±

2.0'±

3.3'±

4.0'±

DECK

#1B EXISTING GALLERY
286± s.f.
F.F.E. = 5.6±

PROPOSED ADDITION
385 s.f.
T.O.F. = 10.0
F.F.E. = 11.2

S 20°01'47" E 28.68'

PROPOSED GRAVEL PARKING

PROPOSED ADDITION
44 s.f.
F.F.E. = 5.6±

PORCH

4.3'±

N 10°17'36" W 42.00'

4" WATER SERVICE

WATER METER

WATER SPIGOT

STONE PATIO

S 68°02'53" W 50.20'

SITE BENCHMARK:
SURVEY NAIL IN WALK
EL.=5.24 (NAVD88)

MAP 42.3.1
PARCEL 80.1
1,627± S.F.

EDGE OF COBBLESTONE ROAD

STILL DOCK

N 31°24'17" E 27.94'

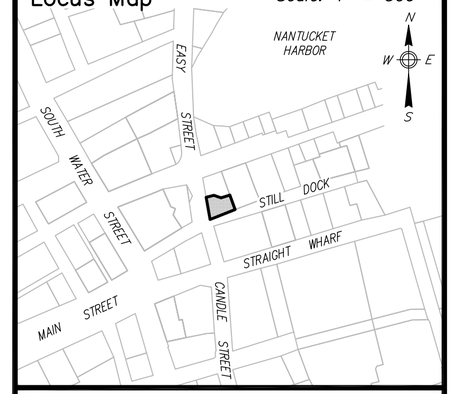
EMH

#2 STRAIGHT WHARF
MAP 42.3.1 PARCEL 135

PLAN SCALE
0 1 2 3 4 5 7.5 10 15
1 inch = 5 feet

Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #1B OLD NORTH WHARF
   MAP 42.3.1 PARCEL 80.1
2. OWNER: PATIENCE E. KILLEN
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   NANTUCKET, MA. 02554
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4. PLAN REF: L.C. PLAN 14273-B (LOT 2)
5. LOCUS SUBJECT TO SPECIAL PERMIT RECORDED IN LAND COURT DOCUMENT #35880.
6. LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
7. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: CDT	REQUIRED	EXISTING	PROPOSED
LOT AREA:	3,750 s.f.	1,627± s.f.	1,627± s.f.
FRONTAGE:	35'	92.2'	92.2'
FRONT YARD:	0'	4.0'±	4.0'±
SIDE YARD:	0'	3.3'±	1.7'±
REAR YARD:	5'	N/A	N/A
GROUND COVER:	75% (MAX) (1,220 s.f.)	17.6% (286± s.f.)	43.9% (715± s.f.)

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

PROPOSED SITE PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:

PATIENCE E. KILLEN

#1B OLD NORTH WHARF
MAP 42.3.1 PARCEL 80.1

No.	Date	Revision Description	By
-	-	-	-

Date:	Drawn:	Checked:	Sheet:
JULY 13, 2023	JMC/DAF/BEI	DFB/DAF	2 of 2

S:\Autocad Drawings\Nantucket\Old North Wharf\1B Old North Wharf\1B Old North Wharf.dwg

2023 00178314
Cert: 23981 Doc: OOC
Registered: 11/03/2023 02:29 PM

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-3695
MassDEP File #

eDEP Transaction #

Nantucket
City/Town

A. General Information

1. From: Nantucket
Conservation Commission

2. This issuance is for (check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

Patience E. (a. First Name) | Killen (b. Last Name)

c. Organization

P.O Box 606
d. Mailing Address

Nantucket (e. City/Town) | MA (f. State) | 02554 (g. Zip Code)

4. Property Owner (if different from applicant):

a. First Name | b. Last Name

c. Organization

d. Mailing Address

e. City/Town | f. State | g. Zip Code

5. Project Location:

1 Old North Wharf (a. Street Address) | Nantucket (b. City/Town)

42.3.1 (c. Assessors Map/Plat Number) | 80.1 (d. Parcel/Lot Number)

Latitude and Longitude, if known: 41d 17' 3.03"N (d. Latitude) | 70d 5' 49.83" W (e. Longitude)

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Nantucket
City/Town

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

a. County	b. Certificate Number (if registered land)
Nantucket	23981
c. Book	**d. Page**

7. Dates:

a. Date Notice of Intent Filed	b. Date Public Hearing Closed	c. Date of Issuance
September 21, 2023	October 12, 2023	October 17, 2023

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

Existing Conditions Plan
a. Plan Title

b. Prepared By	c. Signed and Stamped by
Bracken Engineering, Inc	Alan M. Grady, P.L.S
d. Final Revision Date	**e. Scale**
September 20, 2023	1":5'

f. Additional Plan or Document Title	g. Date
Proposed Site Plan	September 20, 2023

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

a. ☐ Public Water Supply
b. ☐ Land Containing Shellfish
c. ☒ Prevention of Pollution
d. ☐ Private Water Supply
e. ☐ Fisheries
f. ☒ Protection of Wildlife Habitat
g. ☐ Groundwater Supply
h. ☒ Storm Damage Prevention
i. ☒ Flood Control
j. ☐ Wetland Scenic Views (bylaw)
k. ☐ Recreation (Bylaw)

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

a. ☒ the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

Massachusetts Department of Environmental Protection
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WPA Form 5 – Order of Conditions

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B. Findings (cont.)

Denied because:

b. ☐ the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**

c. ☐ the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**

3. ☐ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) _____ a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. ☐ Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. ☐ Bordering Vegetated Wetland	a. square feet	b. square feet	c. square feet	d. square feet
6. ☐ Land Under Waterbodies and Waterways	a. square feet	b. square feet	c. square feet	d. square feet
	e. c/y dredged	f. c/y dredged		
7. ☐ Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. ☐ Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. ☐ Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. ☐ Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. ☐ Coastal Beaches	a. square feet	b. square feet	c. nourishment	cu yd d. nourishment
14. ☐ Coastal Dunes	a. square feet	b. square feet	cu yd c. nourishment	cu yd d. nourishment
15. ☐ Coastal Banks	a. linear feet	b. linear feet		
16. ☐ Rocky Intertidal Shores	a. square feet	b. square feet		
17. ☐ Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. ☐ Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. ☐ Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. ☒ Land Subject to Coastal Storm Flowage	1,000 +/- a. square feet	1, 000 +/- b. square feet		

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B. Findings (cont.)

22. ☐ Restoration/Enhancement *:

a. square feet of BVW | b. square feet of salt marsh

23. ☐ Stream Crossing(s):

a. number of new stream crossings | b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
   a. the work is a maintenance dredging project as provided for in the Act; or
   b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on **10/17/2026** unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.

10. A sign shall be displayed at the site not less then two square feet or more than three square feet in size bearing the words,

    "Massachusetts Department of Environmental Protection" [or, "MassDEP"]

    "File Number SE48-3695 "

11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.

12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.

13. The work shall conform to the plans and special conditions referenced in this order.

14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.

15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS

19. **The work associated with this Order (the "Project") is** (1) ☐ **is not** (2) ☒ **subject to the Massachusetts Stormwater Standards. If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:**

a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.

b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;
iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;
v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (*defined in General Condition 18(e)*) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement) for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following: *i.*) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and *ii.*) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

g) *The responsible party shall:*
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
2. Make the maintenance log available to MassDEP and the Conservation *Commission ("Commission") upon request; and*
3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.

h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.

i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.

j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.

k) Areas designated as qualifying *pervious areas for the purpose of the* Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.

l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No
2. The Nantucket Conservation Commission hereby finds (check one that applies):
   a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

      1. Municipal Ordinance or Bylaw _____ 2. Citation _____

      Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

   b. ☐ that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

      1. Municipal Ordinance or Bylaw _____ 2. Citation _____

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.
   The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):
   Please view additional findings and conditions page(s)

B1. Additional Conditions

The Town of Nantucket Conservation Commission has found it necessary to include these additional conditions as a standard part of every Order. If the condition applies, then the corresponding box will be checked:

☒ 1. Pursuant to General Condition Number 8, this Order of Conditions must be registered with the Registry of Deeds for Nantucket, and proof of recording shall be submitted to *the Commission prior to the commencement of any work approved in this Order.*

☒ 2. No work approved under this Order shall take place until all administrative appeal periods from the Order have elapsed, or, if an appeal has been filed, until all proceedings have been completed.

☒ 3. The landowner, applicant, and/or the contractor will notify the Commission in writing five days prior to the start of work. The letter shall state the name, address, and telephone number of the project supervisor who will be responsible for insuring onsite compliance with this Order. (All erosion/sedimentation control devices shall be installed BEFORE the start of work.)

☒ 4. Prior to any activity at the site, a snow fence, siltation fence or a line of straw bales shall be staked as shown on the plan of record. After the fence or straw bales are installed, notice *shall be given* to the Nantucket Conservation Commission. **No work shall begin on the site for 72 hours after said notice is given; so as to allow Commission members time to inspect all siltation devices.** The snow fence, siltation fence, or straw bale line erected to prevent siltation, erosion, filling of the wetland, and trap windblown debris during construction, will also serve as a limit of the activity for work crews. It shall remain in good repair during all phases of construction, and it shall not be removed *until all soils are stabilized and* revegetated or until permission to remove it is given by the Commission.

☒ 5. An as-built plan, signed and stamped by a registered professional engineer or land surveyor in the Commonwealth of Massachusetts and having the same scale as the final approved plans, shall be submitted to the Commission at the same time as a written request for a Certificate of Compliance, and shall specify how, if at all, the completed plan differs from the final approved plan. The as-built plan shall include, but not be limited to, the following: any/culvert inverts for inflow and outfalls; pipe slope, size, and composition; location of any other drainage structures *and their composition; limits of fill or alteration; location of all* structures and pavement within 100 feet of the wetland; the edge of the wetland; the grade contours within 100 feet of the wetland.

☒ 6. Members, employees, and agents of the Commission shall have the right to enter and inspect the premises to evaluate compliance with the conditions and performance standards stated in this Order, the Massachusetts Wetlands Protection Act, and pertinent Massachusetts regulations (310CMR10:00 through 10:99). The Commission may require the submittal of any data deemed necessary by the Commission for that evaluation.

☒ 7. The applicant, owners, successors, or assignees shall be responsible for maintaining any on-site drainage structures and outfalls, assuring the lasting integrity of vegetative cover on the site, and monitoring of site activities so as to prevent erosion, siltation, sedimentation, chemical contamination, or other detrimental impact to any on-site or off-site resource area. It shall be the responsibility of the property owner of record to ensure compliance with the maintenance conditions required by this Order.

Town of Nantucket, Massachusetts

WPA Form 5 – Order of Conditions

The Town of Nantucket Bylaw Chapter 136

DEP File Number:

SE48-3695

Provided by DEP

B1. Additional Conditions (cont.)

☒ 8. This document shall be included in all construction contracts and subcontracts dealing with the work proposed and shall supersede other contract requirements.

☒ 9. A complete copy of this permit, including its drawings, Special Conditions, and any Amendments shall be available at the work site whenever work is being performed. The permittee shall provide a copy of this permit to all contractors, subcontractors, and other personnel performing work relating to this project in order to assure full knowledge and compliance with the permit's terms and conditions.

☒ 10. Natural vegetation between the wetland edge and upland edge of the Undisturbed Buffer shall be left intact. Within 48 hours of project completion, weather permitting, all disturbed areas shall be replanted as previously approved by the Commission. There shall be at least a 25-foot undisturbed buffer on the upland side of the wetland boundary, unless otherwise specified by this Order. This shall be an ongoing Condition that shall survive the expiration of this permit and shall be so noted on the Certificate of Compliance.

☒ 11. To minimize adverse effects on wildlife and water resources, the use of any pesticide or fertilizer requires explicit permission to be granted by the Commission. This shall be an ongoing Condition that shall survive the expiration of this permit and shall be so noted on the Certificate of Compliance.

☒ 12. In all cases, no part of any structure, including decks, stairs, cantilevers, etc., may be closer than 50 feet from the approved wetland boundary unless otherwise specified in this Order. This shall be an ongoing Condition that shall survive the expiration of this permit and shall be so noted on the Certificate of Compliance.

☒ 13. Any refuse material found on the site shall be disposed of at an approved landfill and in no case may these materials be buried or disposed of in or near a wetland.

☒ 14. This Order of Conditions shall apply to any successor in interest or successor in control of the property.

☒ 15. No underground petroleum product storage tanks are allowed within 100 feet of any wetland or within any velocity (V) flood zone as indicated on the most recent FEMA floodplain maps.

☒ 16. No work under this Order of Conditions may proceed until the applicant has filed all necessary permits and applications with:
Board of Health, ZBA, HDC, Building Inspector, Army Corps of Engineers, DEP, Waterways, MNH, etc.

☒ 17. All construction and alterations must comply with the above referenced plans and the Conditions of this Order. Any changes intended to be made in the plans or in the work shall require the applicant to file a new Notice of Intent, or to inquire of the Commission in writing whether the change is substantial enough to require a new filing. No change in plan or work under this filing is permissible without a new Notice of Intent, or permission from the Commission.

FINDINGS and ADDITIONAL CONDITIONS
Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40)
Town of Nantucket Wetlands Bylaw (Chapter 136)

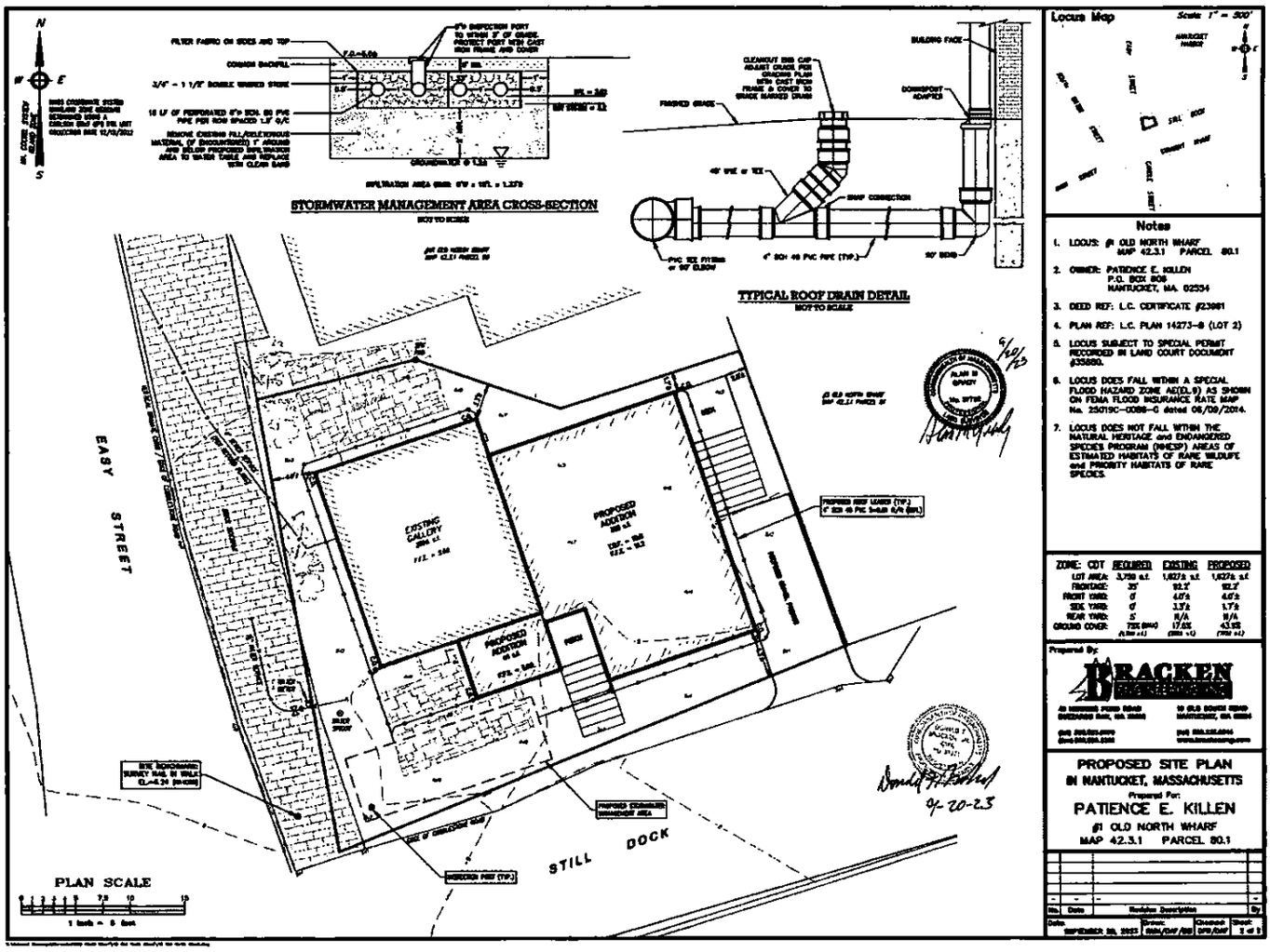
Address:	1 Old North Wharf
Assessor's Map and Parcel:	42.3.1-80.1
Property Owner:	Patience E. Killen
Applicant:	Patience E. Killen
DEP File Number:	SE48-3695
Filing Date:	September 21, 2023
Date Hearing Closed:	October 12, 2023
Date Orders Issued:	October 17, 2023
Plan of Record Information:	Existing Conditions Plan, September 20, 2023, stamped by Alan M. Grady, P.E. Proposed Site Plan, September 20, 2023, stamped by Alan M Grady P.L.S. and Donald F. Bracken, Jr P.E.

Permit Overview:
This order permits the elevation, renovation and expansion of an existing structure, and driveway modification with associated grading, landscaping, and utilities within Land Subject to Coastal Storm Flowage. Waivers are not required for this project.

Additional Findings:
1. The area falls outside mapped NHESP habitat and does not require NHESP review.

In addition to the General Conditions contained elsewhere in this document, the Commission includes the following Special Conditions pursuant to MGLCh131s40 and the Town of Nantucket Wetlands Protection Bylaw, Chapter 136:
18. All work shall be performed in accordance with the Site and Work Description contained within the Notice of Intent and plan notes set out on the plan of record, provided project narratives, waiver requests and protocols.
19. Any fill needed for the site needs to come from the site itself or any fill brought to the site shall provide a soil test for staff to review, this shall include nutrient content, heavy metals and VOC's at a minimum. Any invasive species found in areas with fill shall be removed and disposed of properly off site.
20. All exterior lighting shall be in compliance with Chapter 102 of the Code of the Town of Nantucket.

WAIVERS UNDER THE NANTUCKET WETLANDS BYLAW/REGULATIONS
Waivers are not required for the project as proposed.


STORMWATER MANAGEMENT AREA CROSS-SECTION
NOT TO SCALE
TYPICAL ROOF DRAIN DETAIL
NOT TO SCALE
EASY STREET
STILL DOCK
EXISTING GALLERY
PROPOSED ADDITION
PLAN SCALE
Locus Map
Notes
1. LOCUS: #1 OLD NORTH WHARF MAP 42.3.1 PARCEL 80.1
2. OWNER: PATIENCE E. KILLEN P.O. BOX 806 NANTUCKET, MA. 02554
3. DEED REF: L.C. CERTIFICATE #23981
4. PLAN REF: L.C. PLAN 14273-B (LOT 2)
5. LOCUS SUBJECT TO SPECIAL PERMIT RECORDED IN LAND COURT DOCUMENT #35880.
6. LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
7. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
ZONE: CDT REQUIRED EXISTING PROPOSED
LOT AREA: 3,750 s.f. 1,627± s.f. 1,627± s.f.
FRONTAGE: 35' 92.2' 92.2'
FRONT YARD: 0' 4.0'± 4.0'±
SIDE YARD: 0' 3.3'± 1.7'±
REAR YARD: 5' N/A N/A
GROUND COVER: 75% (MAX) 17.6% 43.9%
Prepared By:
BRACKEN
PROPOSED SITE PLAN
IN NANTUCKET, MASSACHUSETTS
Prepared For:
PATIENCE E. KILLEN
#1 OLD NORTH WHARF
MAP 42.3.1 PARCEL 80.1
9-20-23

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-3695
MassDEP File #

eDEP Transaction #

Nantucket
City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

10/17/23
1. Date of Issuance

Please indicate the number of members who will sign this form.
This Order must be signed by a majority of the Conservation Commission.

5
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

See Vote Recorded in Book 1743 Page 48 Doc #COV

Signatures:

Seth Engelbourg
Seth Engelbourg (VC)

Ian Golding (C)

Michael V. Misurelli
Linda Williams

Tim Braine

Michael Misurelli

JW Plandowski
Joseph Plandowski

C Marshall Beale
C. Marshall Beale

☒ by hand delivery on

Date

☐ by certified mail, return receipt requested, on

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request of Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

citrix | RightSignature

SIGNATURE CERTIFICATE

REFERENCE NUMBER
FF3A2135-6AF4-4399-9CB9-AD86CCA0DD62

TRANSACTION DETAILS

Reference Number
FF3A2135-6AF4-4399-9CB9-AD86CCA0DD62

Transaction Type
Signature Request

Sent At
10/12/2023 19:22 EDT

Executed At
10/13/2023 09:01 EDT

Identity Method
email

Distribution Method
email

Signed Checksum
e52a08a51f0d02b169cf3ad943084f772ea0c677ef4a1c59767546b88e5c139e

Signer Sequencing
Disabled

Document Passcode
Disabled

DOCUMENT DETAILS

Document Name
10-12 Signature Pages

Filename
10-12_Signature_Pages.pdf

Pages
11 pages

Content Type
application/pdf

File Size
275 KB

Original Checksum
5f765668ff7f2b34774266b24a6c2d288afca1b64287569f281453c01d862b5

SIGNERS

SIGNER

Name
Mark Beale

Email
cmarshall297@me.com

Components
11

E-SIGNATURE

Status
signed

Multi-factor Digital Fingerprint Checksum
26bf4f0b10b5598626aa30479d2daa2a4783dd3b2a758063cd96384d621b3a49

IP Address
73.69.46.99

Device
Chrome via Mac

Typed Signature
C Marshall Beale

Signature Reference ID
B673C722

EVENTS

Viewed At
10/13/2023 09:00 EDT

Identity Authenticated At
10/13/2023 09:01 EDT

Signed At
10/13/2023 09:01 EDT

Name
Joe Plandowski

Email
jwpmail@gmail.com

Components
11

Status
signed

Multi-factor Digital Fingerprint Checksum
2b1d6ae6d2d4a3b803c8d1751ffeab75cbd4d1339b2ba2f03031126b6d667a4e

IP Address
68.66.118.93

Device
Chrome via Windows

Typed Signature
JW Plandowski

Signature Reference ID
7C4CF69B

Viewed At
10/13/2023 08:07 EDT

Identity Authenticated At
10/13/2023 08:10 EDT

Signed At
10/13/2023 08:10 EDT

SIGNER	E-SIGNATURE	EVENTS
Name Mike Misurelli **Email** mike@jm-landscapeservices.com **Components** 11	**Status** signed **Multi-factor Digital Fingerprint Checksum** 5ec1acb94abaac56e416e565c41b4df1919826805 6afb44dab0dfeb09f5c1bb5 **IP Address** 73.68.161.72 **Device** Chrome via Windows **Typed Signature** Michael V. Misurelli **Signature Reference ID** 34704CEA	**Viewed At** 10/13/2023 07:47 EDT **Identity Authenticated At** 10/13/2023 07:48 EDT **Signed At** 10/13/2023 07:48 EDT

Name Linda Williams **Email** czarinalinda@comcast.net **Components** 10	**Status** signed **Multi-factor Digital Fingerprint Checksum** 4a9a6d2561a1109f38edc632364fd2ed9e39f9a5a4a0536e90a748bcfdb210ea **IP Address** 24.61.245.142 **Device** Chrome via Windows **Typed Signature** Linda F. Williams **Signature Reference ID** 7D681083	**Viewed At** 10/12/2023 19:27 EDT **Identity Authenticated At** 10/12/2023 19:29 EDT **Signed At** 10/12/2023 19:29 EDT

Name Seth Engelbourg **Email** sengelbourg@llnf.org **Components** 11	**Status** signed **Multi-factor Digital Fingerprint Checksum** d0349e02da237cd65d9a59d7dd367d8b93a3ddd545f467a38c69d722f6632994 **IP Address** 73.149.79.39 **Device** Chrome via Windows **Typed Signature** Seth Engelbourg **Signature Reference ID** 54E7B681	**Viewed At** 10/12/2023 19:23 EDT **Identity Authenticated At** 10/12/2023 19:24 EDT **Signed At** 10/12/2023 19:24 EDT

AUDITS

TIMESTAMP	AUDIT
10/12/2023 19:22 EDT	Jeff Carlson (jcarlson@nantucket-ma.gov) created document '10-12_Signature_Pages.pdf' on Chrome via Windows from 208.87.236.201.
10/12/2023 19:22 EDT	Linda Williams (czarinalinda@comcast.net) was emailed a link to sign.
10/12/2023 19:22 EDT	Mike Misurelli (mike@jm-landscapeservices.com) was emailed a link to sign.
10/12/2023 19:22 EDT	Seth Engelbourg (sengelbourg@llnf.org) was emailed a link to sign.
10/12/2023 19:22 EDT	Joe Plandowski (jwpmail@gmail.com) was emailed a link to sign.
10/12/2023 19:22 EDT	Mark Beale (cmarshall297@me.com) was emailed a link to sign.
10/12/2023 19:23 EDT	Seth Engelbourg (sengelbourg@llnf.org) viewed the document on Chrome via Windows from 73.149.79.39.
10/12/2023 19:24 EDT	Seth Engelbourg (sengelbourg@llnf.org) authenticated via email on Chrome via Windows from 73.149.79.39.
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10/12/2023 19:27 EDT	Linda Williams (czarinalinda@comcast.net) viewed the document on Chrome via Windows from 24.61.245.142.
10/12/2023 19:29 EDT	Linda Williams (czarinalinda@comcast.net) was emailed a reminder.
10/12/2023 19:29 EDT	Linda Williams (czarinalinda@comcast.net) authenticated via email on Chrome via Windows from 24.61.245.142.
10/12/2023 19:29 EDT	Linda Williams (czarinalinda@comcast.net) signed the document on Chrome via Windows from 24.61.245.142.
10/12/2023 20:14 EDT	Joe Plandowski (jwpmail@gmail.com) viewed the document on Mobile Safari via iOS from 24.91.181.127.
10/13/2023 07:47 EDT	Mike Misurelli (mike@jm-landscapeservices.com) viewed the document on Chrome via Windows from 73.68.161.72.
10/13/2023 07:48 EDT	Mike Misurelli (mike@jm-landscapeservices.com) authenticated via email on Chrome via Windows from 73.68.161.72.
10/13/2023 07:48 EDT	Mike Misurelli (mike@jm-landscapeservices.com) signed the document on Chrome via Windows from 73.68.161.72.
10/13/2023 08:07 EDT	Joe Plandowski (jwpmail@gmail.com) viewed the document on Chrome via Windows from 68.66.118.93.
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TIMESTAMP	AUDIT
10/13/2023 08:10 EDT	Joe Plandowski (jwpmail@gmail.com) signed the document on Chrome via Windows from 68.66.118.93.
10/13/2023 09:00 EDT	Mark Beale (cmarshall297@me.com) viewed the document on Chrome via Mac from 73.69.46.99.
10/13/2023 09:01 EDT	Mark Beale (cmarshall297@me.com) authenticated via email on Chrome via Mac from 73.69.46.99.
10/13/2023 09:01 EDT	Mark Beale (cmarshall297@me.com) signed the document on Chrome via Mac from 73.69.46.99.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-3695
MassDEP File #

eDEP Transaction #

Nantucket
City/Town

G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

Project Location | MassDEP File Number

Has been recorded at the Registry of Deeds of:

County | Book | Page

for: Property Owner

and has been noted in the chain of title of the affected property in:

Book | Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

DOC No: 00178314

NANTUCKET COUNTY LAND COURT

REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Nov 03,2023 at 02:29P

Document Fee: 105.00 Rec Total:$315.00

CERTIFICATE No: 23981

178314

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°: 42.3.1 PARCEL N°. 80

Street & Number of Proposed Work: 1 OLD NORTH WHARF

Owner of record: PATIENCE KILLEN

Mailing Address: PO BOX 6010
NANTUCKET, MA 02584

Contact Phone #: (508) 325-2025 E-mail: pk@patiencekillen.com

AGENT INFORMATION (if applicable)

Name: VAL OVIEDO DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: ack.val02@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 151.20

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: 23'-0" Sq. Footage 1st floor: 378SF
Width: 17'-10" Sq. footage 2nd floor: 378SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: 6X8 ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 26'-9" South 26'-9" East 26'-9" West 26'-9"

Additional Remarks

Historic Name:

Original Date: c 1940's

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 48" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) (TWO) BRICK CHIMNEY ☐ 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 _____
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 8"

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

Doors* (type and material): ☐ TDL ☐ SDL Front PAINTED Rear PAINTED Side 12 LIGHT / RAIL PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: (TBD) Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (TO MATCH EXIST. BLDG)

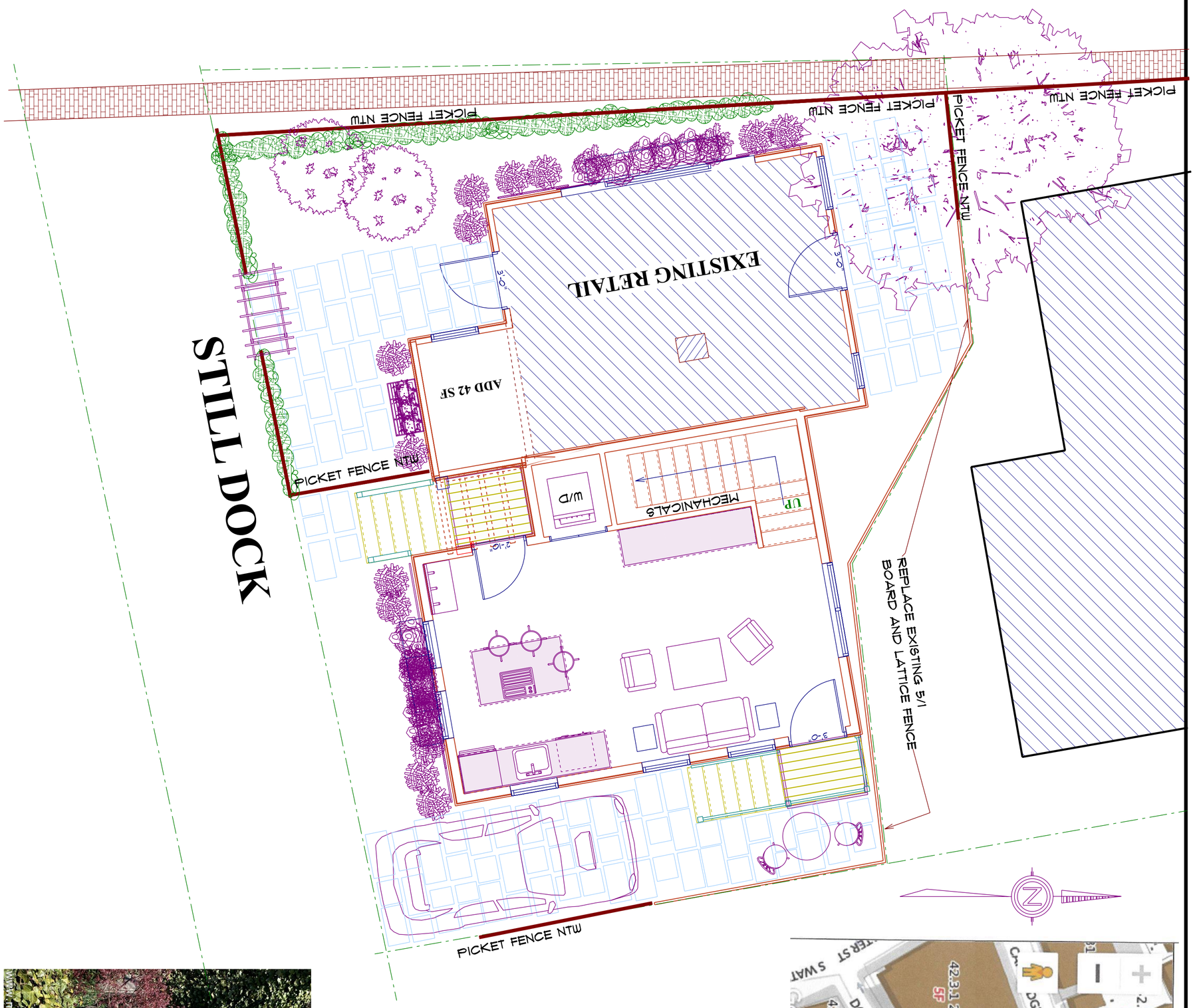
Sidewall NTN Clapboard (if applicable) _____ Roof BLACK ARCH. ASPHALT.
Trim COBBY Sash _____ Doors BLUE
Deck NTN Foundation NTN (PAINT IN FRONT PIERS) Fence _____ Shutters _____

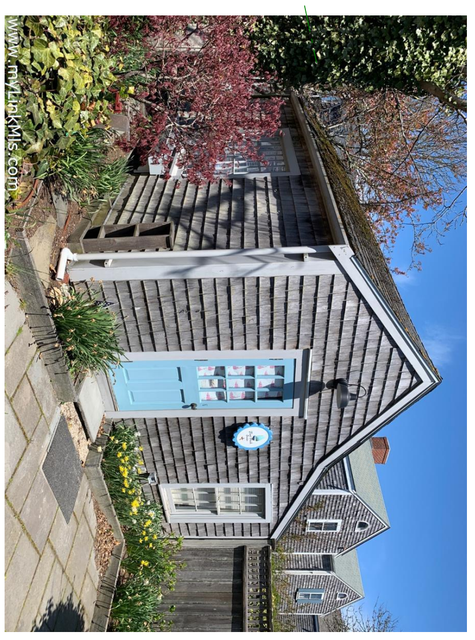
* Attach manufacturer's color samples if color is not from HDC approval list.

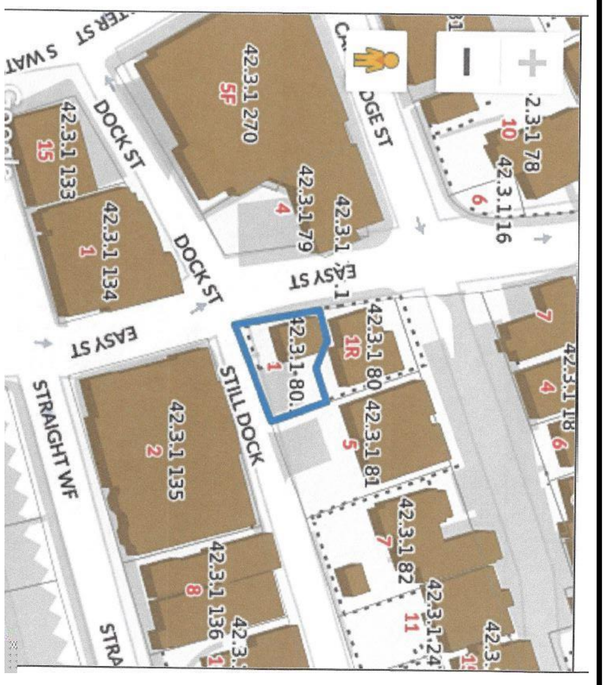
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 4/15/24 Signature of owner of record _____ Signed under penalties of perjury

EASY STREET

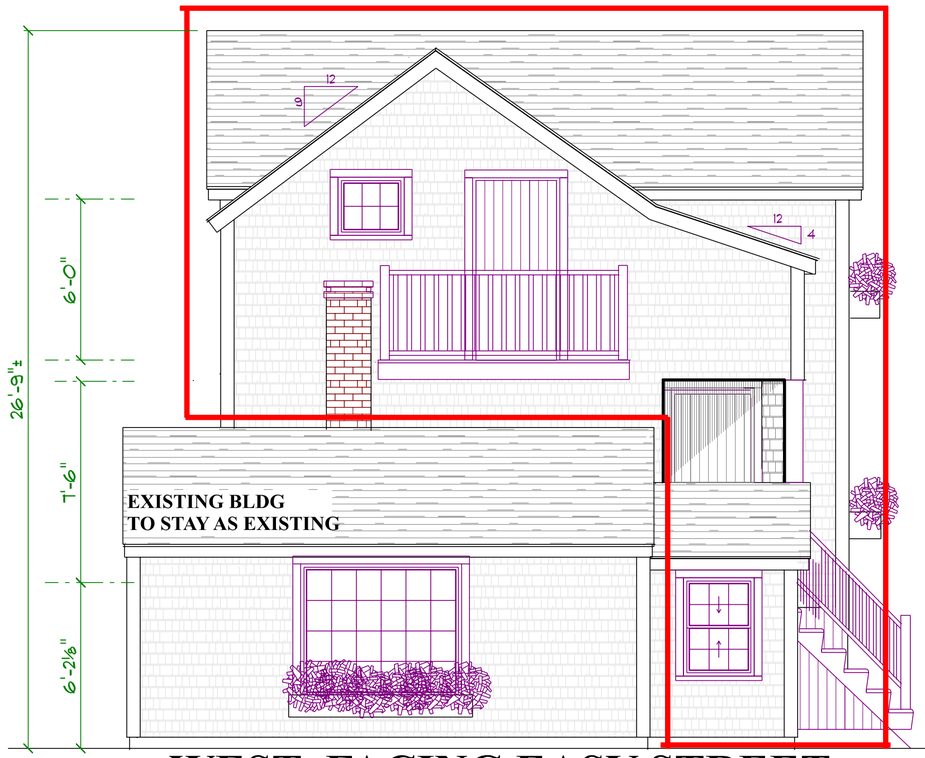






VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

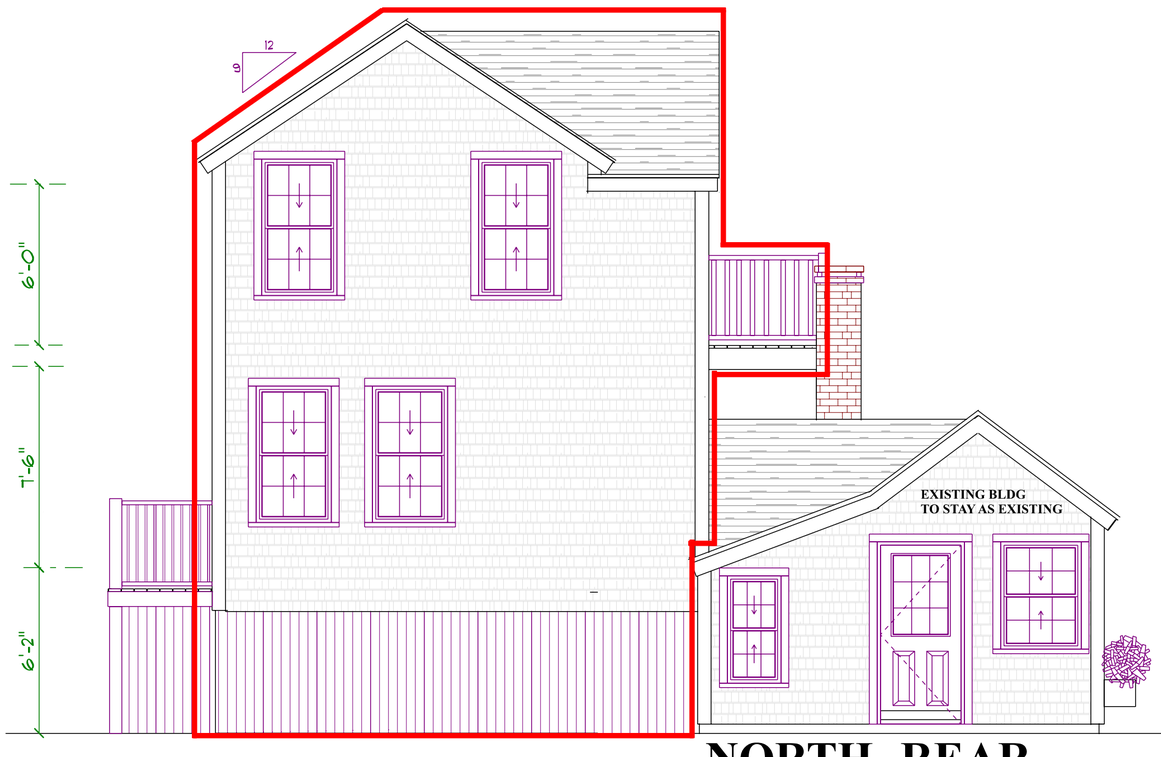
1 OLD NORTH WHARF- KILLEN
PROPOSED ADDITION TO EXISTING BUILDING



WEST- FACING EASY STREET



SOUTH- FACING STILL DOCK



NORTH- REAR

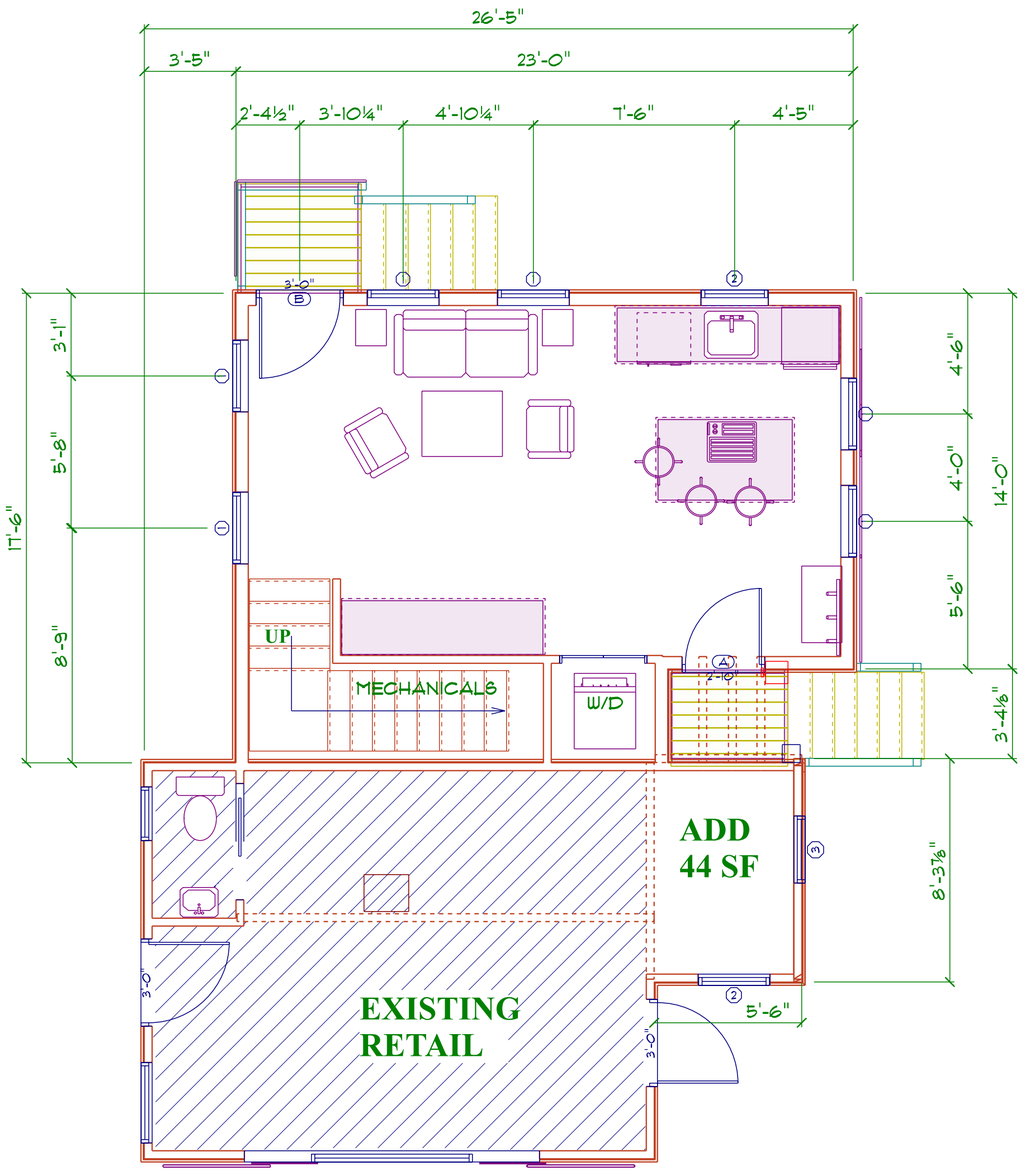


EAST-LEFT (FACING 1A BLDG)

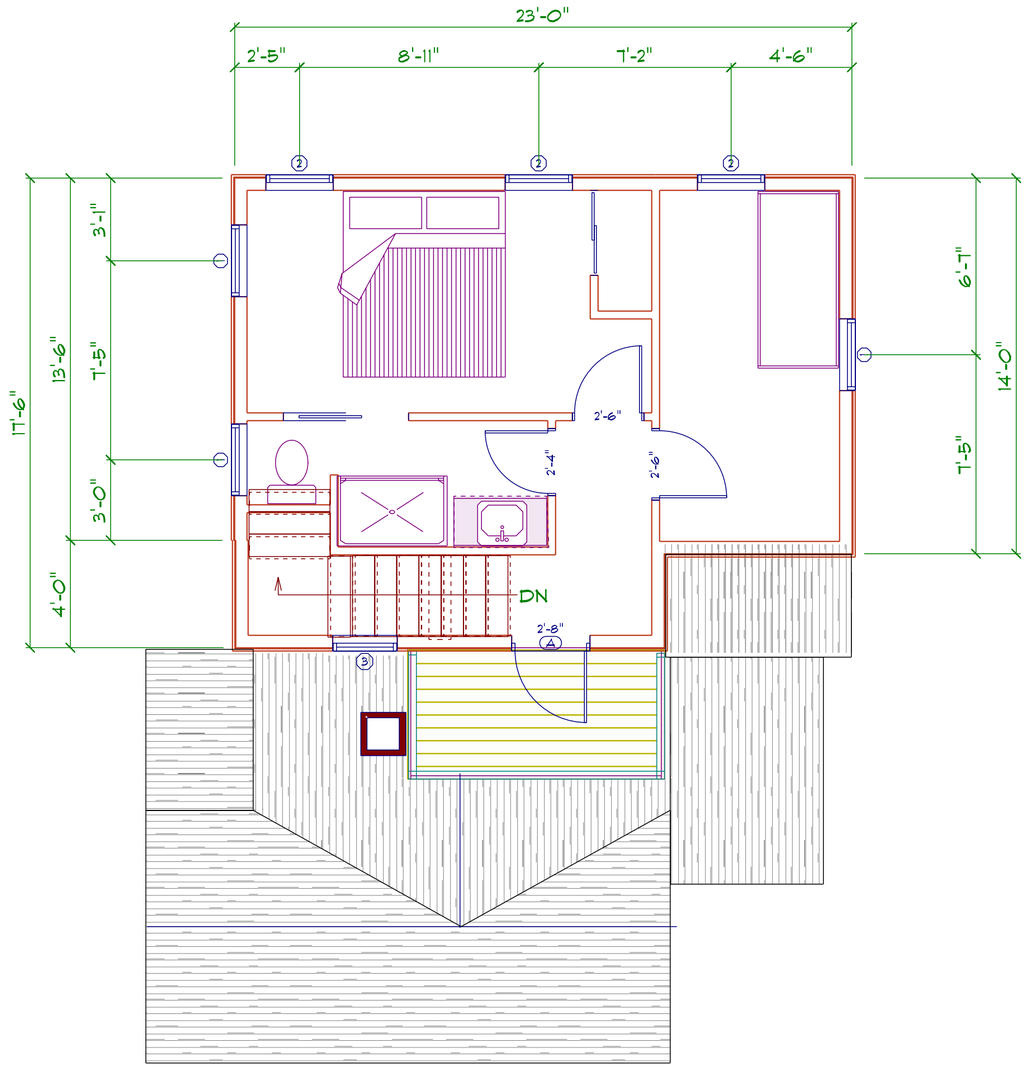
1 OLD NORTH WHARF- KILLEN
PROPOSED ADDITION TO EXISTING BUILDING
4-14-24

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

FIRST FLOOR PLAN-378SF



SECOND FLOOR PLAN-378SF



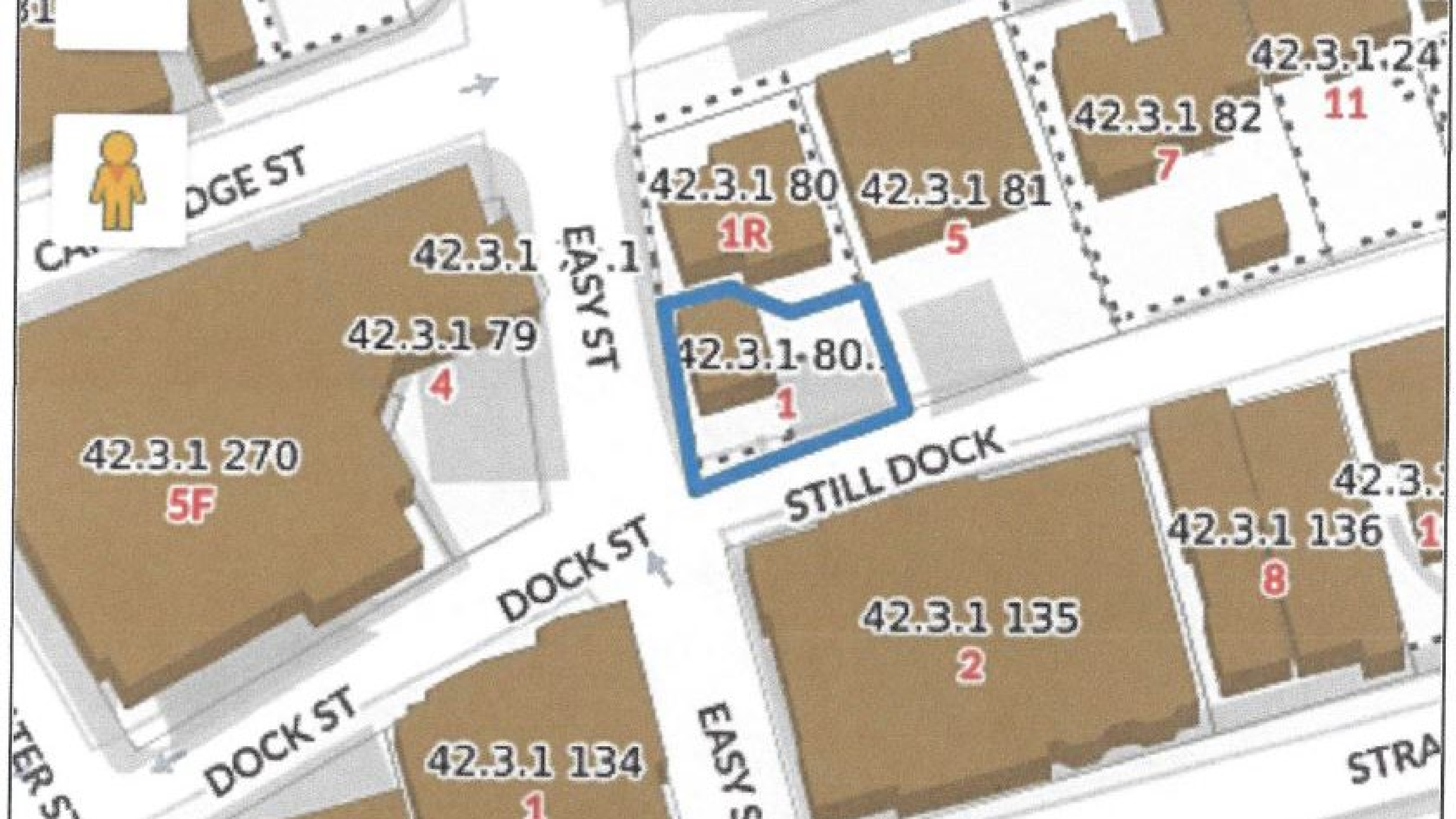
BROSCO LOW 'E' GLASS

1. 27X26 RO: 2'-9" X 5'-1"
2. 27X18 RO: 2'-9"X 3'-9"
3. 8X9 FIXED 6 LIGHT RO: 30"X 24"

A. BATTEN DOOR 3' X 6'-8"
B. 12 LIGHT WITH KICK PANEL 2'-8"X 6'-8"

1 OLD NORTH WHARF- KILLEN
CONCEPT FOR ADDITION TO EXISTING BUILDING
4-14-24

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584


42.3.1 80
1R
42.3.1 81
5
42.3.1 82
7
42.3.1 24
11
42.3.1 79
4
42.3.1 80
1
42.3.1 270
5F
STILL DOCK
DOCK ST
DOCK ST
42.3.1 135
2
42.3.1 136
8
42.3.1 134
1
EASY ST
EASY ST

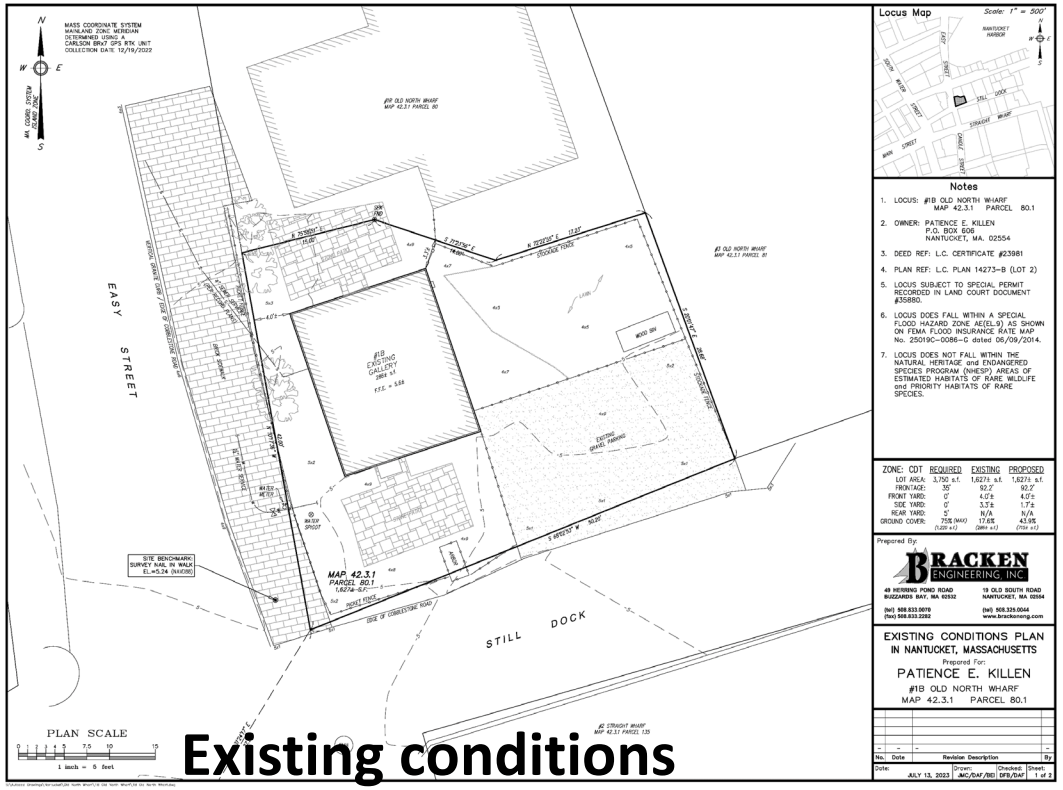

LINKNantucket.com


WELCOM


myLinkMls.com


FRONT PORCH
STUDIO
NANTUCKET





Existing conditions

Notes

1. LOCUS: #1B OLD NORTH WHARF
   MAP 42.3.1 PARCEL 80.1
2. OWNER: PATIENCE E. KILLEN
   P.O. BOX 606
   NANTUCKET, MA. 02554
3. DEED REF: L.C. CERTIFICATE #23981
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6. LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
7. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: CDT	REQUIRED	EXISTING	PROPOSED
LOT AREA:	3,750 s.f.	1,627± s.f.	1,627± s.f.
FRONTAGE:	35'	92.2'	92.2'
FRONT YARD:	0'	4.0'±	4.0'±
SIDE YARD:	0'	3.3'±	1.7'±
REAR YARD:	5'	N/A	N/A
GROUND COVER:	75% (MAX) (1,220 s.f.)	17.6% (286± s.f.)	43.9% (715± s.f.)

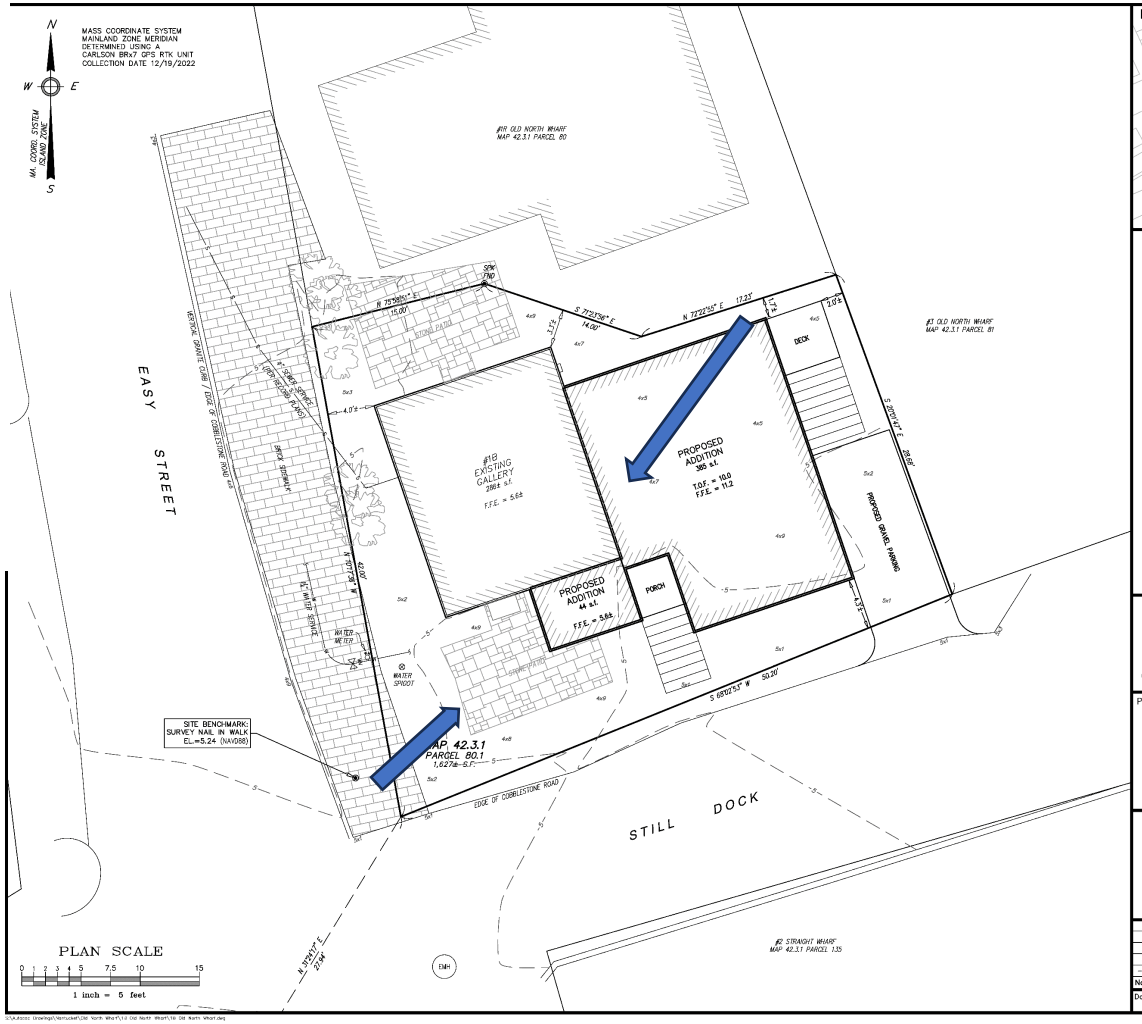
Prepared By:
BRACKEN ENGINEERING, INC
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

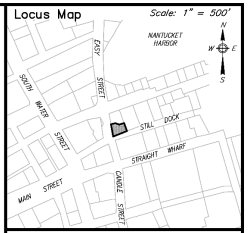
EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS
Prepared For:
PATIENCE E. KILLEN
#1B OLD NORTH WHARF
MAP 42.3.1 PARCEL 80.1

No.	Date	Revision Description	By

Date: JULY 13, 2023 | Drawn: JMC/DAF/BD | Checked: DFB/DAF | Sheet: 1 of 2

Proposed conditions





Notes

1. LOCUS: #1B OLD NORTH WHARF
   MAP 42.3.1 PARCEL 80.1
2. OWNER: PATIENCE E. KILLEN
   P.O. BOX 606
   NANTUCKET, MA. 02554
3. DEED REF: L.C. CERTIFICATE #23981
4. PLAN REF: L.C. PLAN 14273-B (LOT 2)
5. LOCUS SUBJECT TO SPECIAL PERMIT RECORDED IN LAND COURT DOCUMENT #35880.
6. LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
7. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

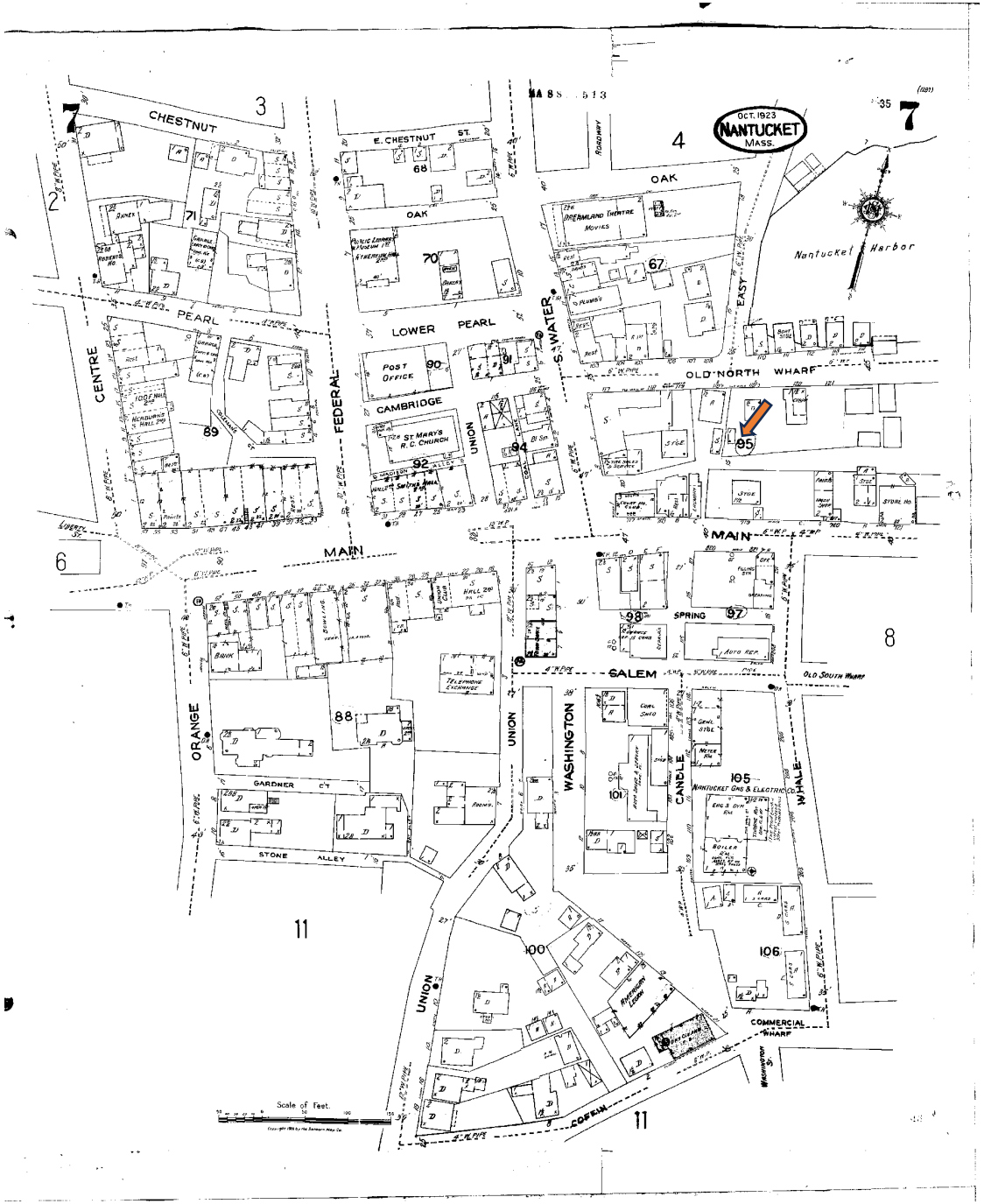
ZONE: CDT	REQUIRED	EXISTING	PROPOSED
LOT AREA:	3,750 s.f.	1,627± s.f.	1,627± s.f.
FRONTAGE:	35'	92.2'	92.2'
FRONT YARD:	0'	4.0'±	4.0'±
SIDE YARD:	0'	3.3'±	1.7'±
REAR YARD:	5'	N/A	N/A
GROUND COVER:	75% (MAX) (1,220 s.f.)	17.6% (286± s.f.)	43.9% (715± s.f.)

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

PROPOSED SITE PLAN
IN NANTUCKET, MASSACHUSETTS
Prepared For:
PATIENCE E. KILLEN
#1B OLD NORTH WHARF
MAP 42.3.1 PARCEL 80.1

No.	Date	Revision Description	By

Date: JULY 13, 2023 | Drawn: JMC/DAF/BD | Checked: DFB/DAF | Sheet: 2 of 2



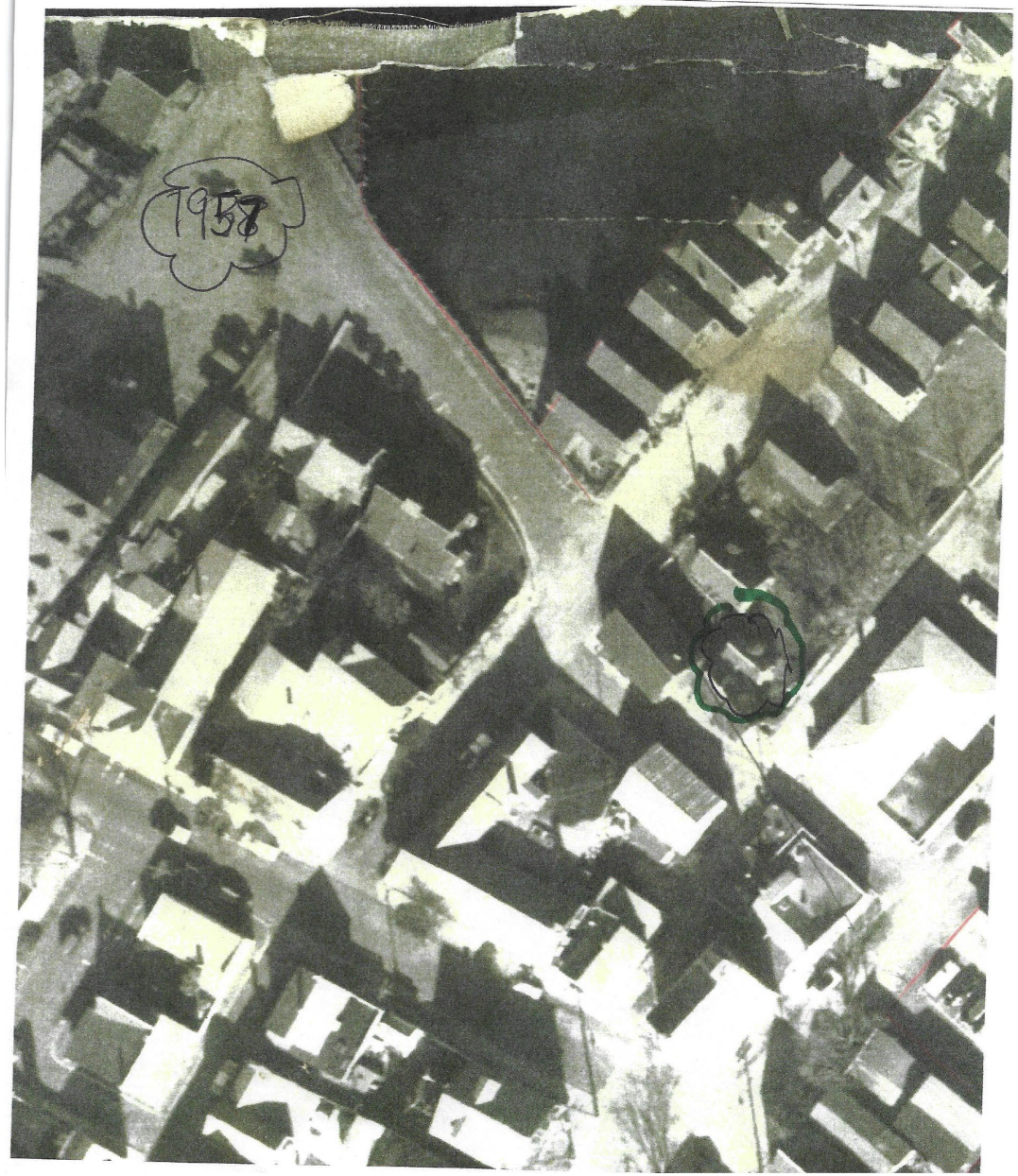


Former shed gone and New in this location

1938



1957 – SMALLER SHED VISIBLE – TWO STRUCTURES TO THE WEST WERE REMOVED WHEN EASY STREET WAS STRAIGHTENED OUT



Concept of addition with existing structure to remain where it is



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°. 73.8.2

Street & Number of Proposed Work: 268 Daffodil Ln

Owner of record: Naughty Cal LLC

Mailing Address: 15210 Highway 105 west STE 250

Montgomery, TX 77356

Contact Phone #: _____ E-mail: jason@jobesystems.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old Southern Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-7605 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 (28) all black PV modules to main House roof.

Size of Structure or Addition: Length: 67.8" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Module Width: 44.5" 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 4/17/24 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 ACK SMART

AS AGENT FOR Naughty Cal LLC

STREET ADDRESS 26B Daffodil Ln

MAP/PARCEL 68 / 738.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/20/23

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 4/17/24

Signature Date

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.

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

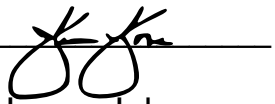
PLUS, Land Use Specialist
The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and HDC Administrator,

I am the owner of the property located at 26 Daffodil Lane.

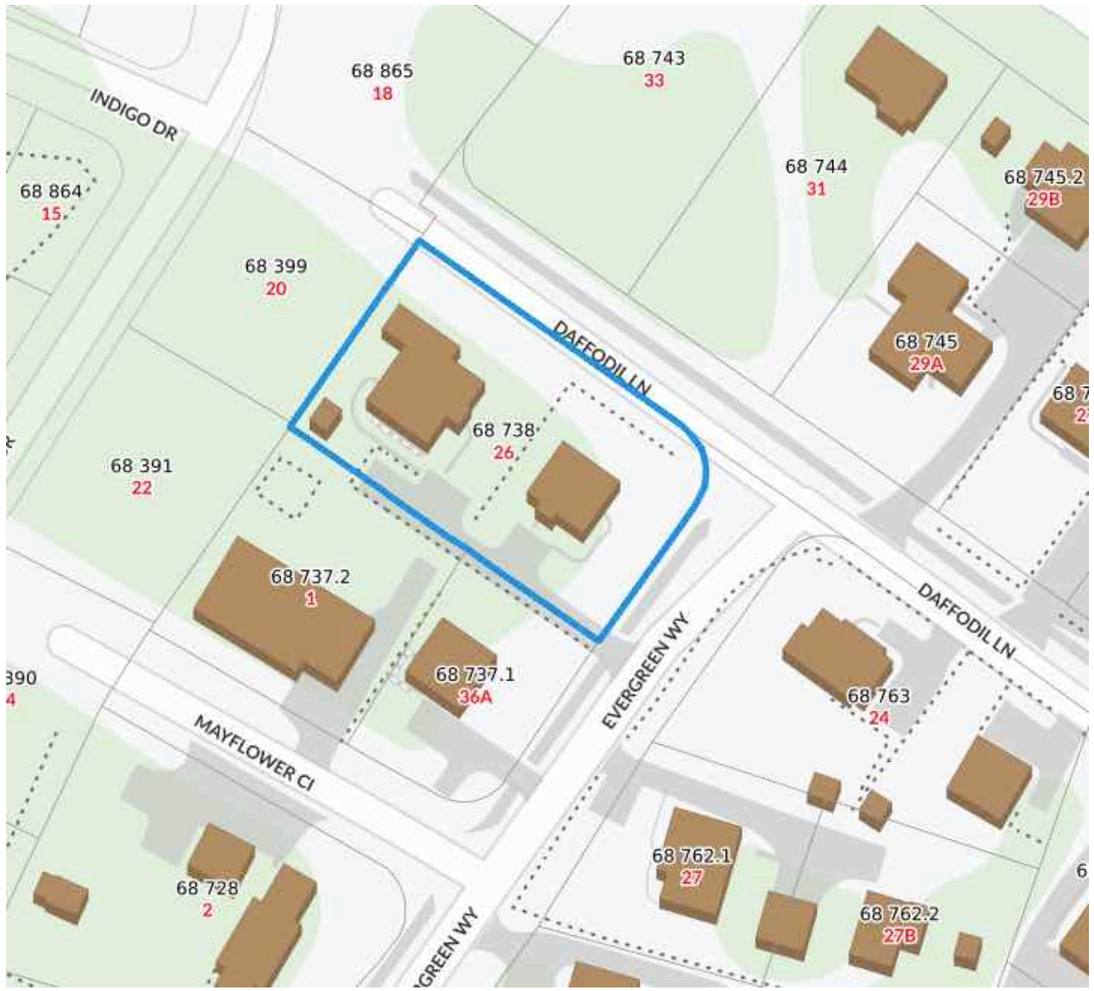
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the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

Sincerely,

Signature 

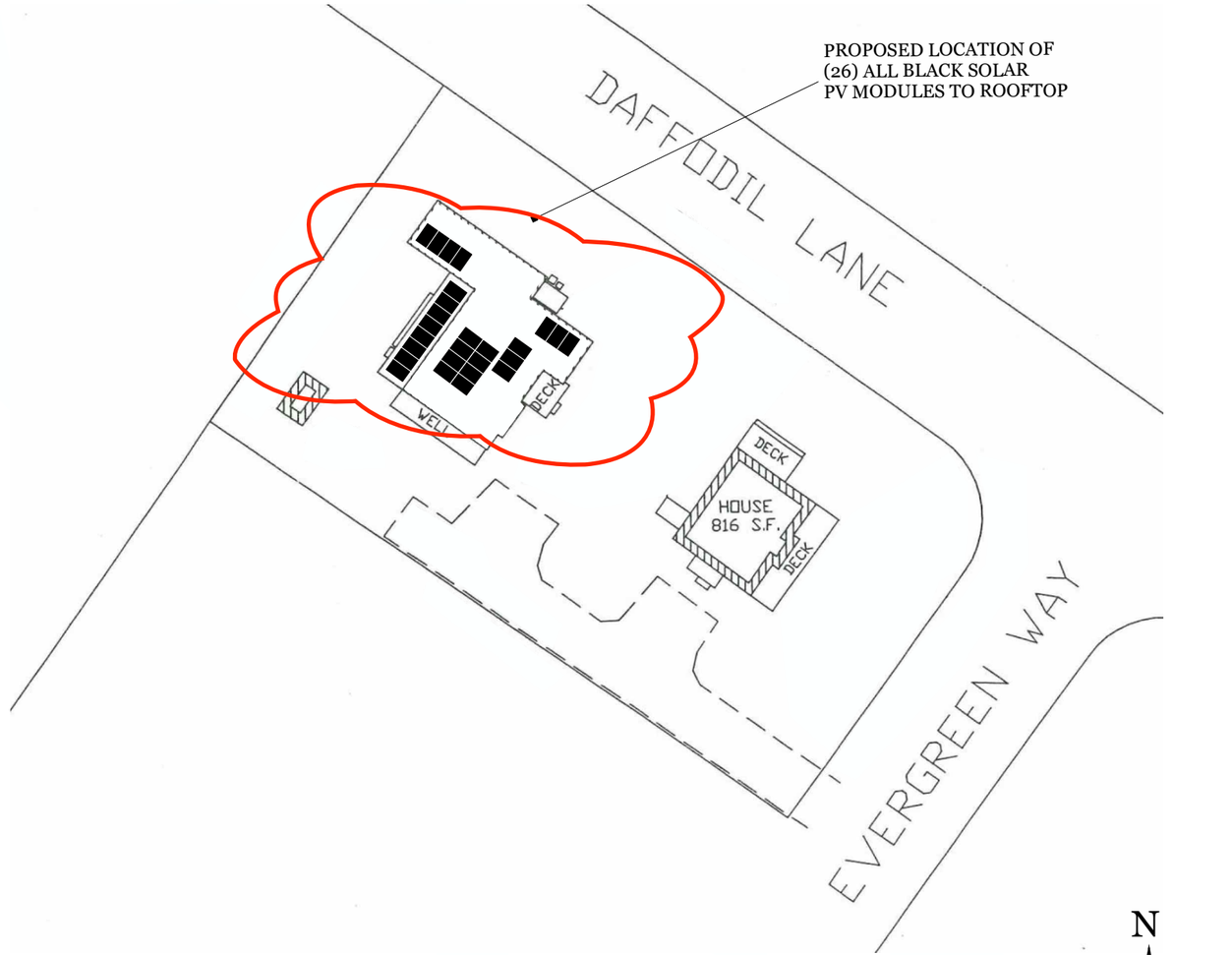
Name Jason Jobe

Date 04/02/2024



Locus Map
Scale: Not to scale

Zoning Class: R20
Front Setback: 30 ft
Side/Rear Setback: 10 ft/10 ft



Site Plan
Scale: 1" = 40' 0"

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
11.05kW DC, 10.00kW AC

Owner:	Naughty Cal LLC
Site Address:	26B Daffodil Ln
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 738.2

REVISIONS

	MM/DD/YY	REMARKS
1	4/16/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

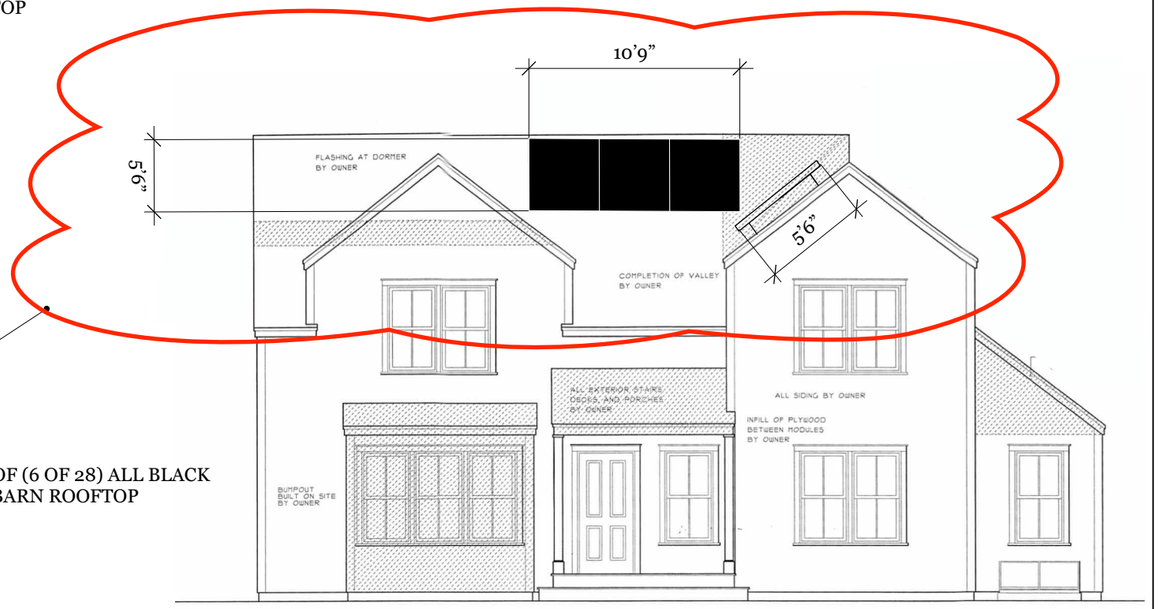
PV 01

PROPOSED LOCATION OF (20 OF 28) ALL BLACK
PV MODULES TO NEW BARN ROOFTOP

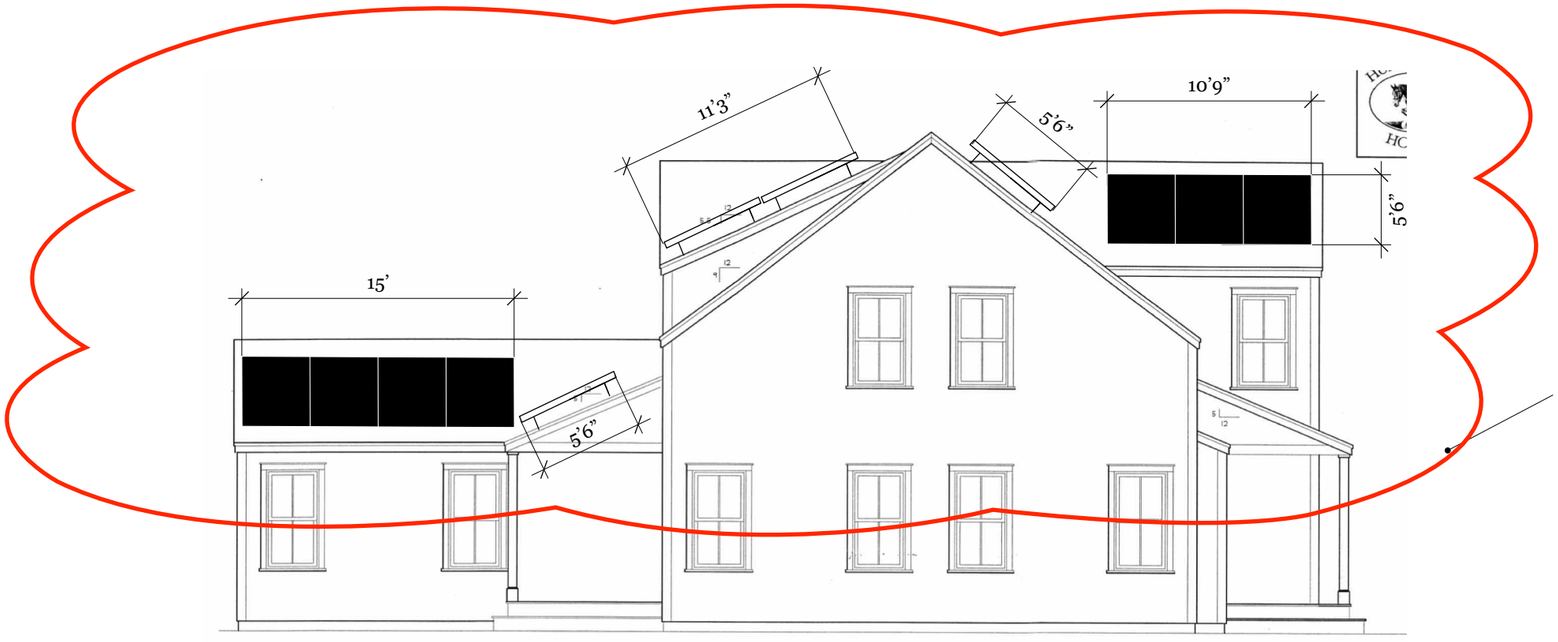


WEST ELEVATION

PROPOSED LOCATION OF (6 OF 28) ALL BLACK
PV MODULES TO NEW BARN ROOFTOP



EAST ELEVATION



PROPOSED LOCATION OF (28) ALL BLACK
PV MODULES TO NEW BARN ROOFTOP

SOUTH ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

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

ELEVATIONS

ROOFTOP SOLAR ARRAY
11.05kW DC, 10.00kW AC

Owner:	Naughty Cal LLC
Site Address:	26B Daffodil Ln
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 738.2

REVISIONS

1	4/16/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

NO CHANGES TO NORTH ELEVATION



NORTH ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

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

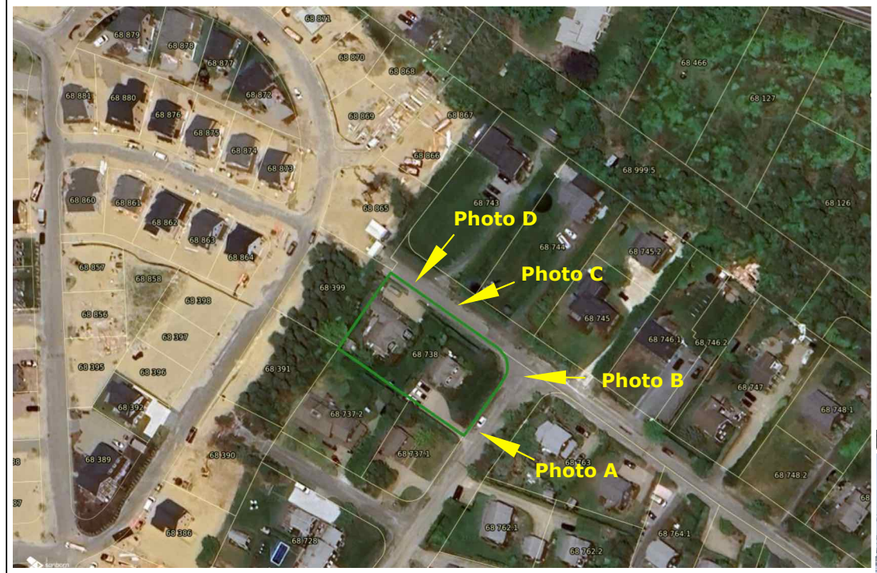
ELEVATIONS

ROOFTOP SOLAR ARRAY
11.05kW DC, 10.00kW AC

Owner:	Naughty Cal LLC
Site Address:	26B Daffodil Ln
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 738.2

REVISIONS		
1	4/16/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



PANELS WILL HAVE LIMITED VISIBLE FROM MAIN ROAD.

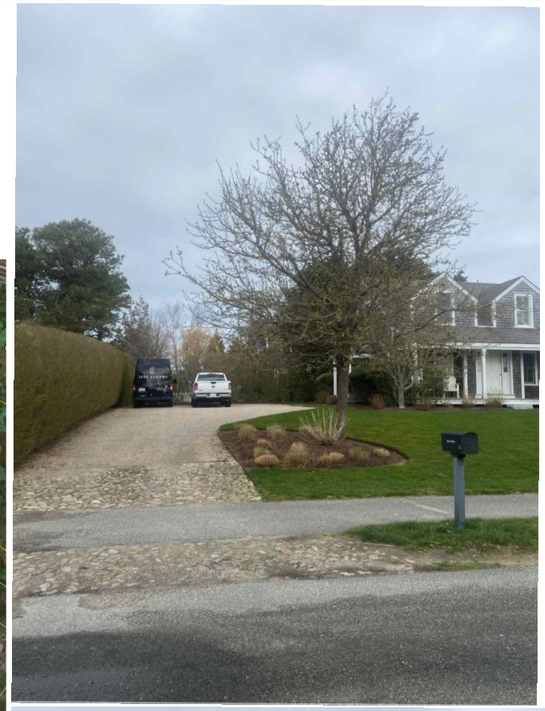


PHOTO A



PHOTO B



PHOTO C



PHOTO D

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

PHOTOS

ROOFTOP SOLAR ARRAY
11.05kW DC, 10.00kW AC

Owner:	Naughty Cal LLC
Site Address:	26B Daffodil Ln
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 738.2

REVISIONS

1	4/16/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

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 22.0 %.

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 (8100 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)

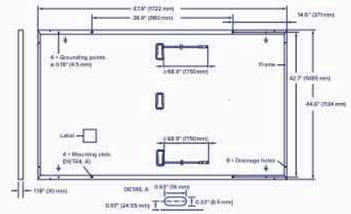
The ideal solution for:

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	46.7 lbs (21.2 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; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

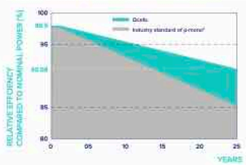


Electrical Characteristics

POWER CLASS			405	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]	405	410	415	420	425	430
Minimum	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
Minimum	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[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

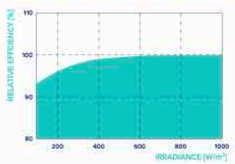


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 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]	169 (8100 Pa)/75 (3600 Pa)			

[1] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

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_405-430_DA_2023-12_Rev02_NA

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
11.05kW DC, 10.00kW AC

Owner:	Naughty Cal LLC
Site Address:	26B Daffodil Ln
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 738.2

REVISIONS		
1	4/16/24	Submitted for HDC & permitting review.
2		
3		
4		

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.

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°: 42.3.1 PARCEL N°. 174

Street & Number of Proposed Work: 3 FEDERAL STREET

Owner of record: ST MARYS ROMAN CATHOLIC CHURCH

Mailing Address: 6 GRANITE STREET

NANTUCKET MA 02554

Contact Phone #: 339-225-0424 E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEVE HOLLISTER

Mailing Address: PO Box 3527

Contact Phone #: 339-225-0424 E-mail: STEVE@HOLLISTER.CONSULTING

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 BALUSTRADE COLOR CHANGE : NATURAL TO WHITE

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: ST MARYS CHURCH

Original Date: 1900

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

RETURN FRONT DECK BALUSTRADE & RAILINGS TO WHITE PAINT, CURRENTLY STAINED "NATURAL" AND BECOMING MOLDY. PAINT STAIR RAILS ON NORTH ELEVATION & PARAPET RAIL (SEE PHOTOS)

*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 RESIDEWALL ☐ 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 BALUSTRADE & RAILINGS: WHITE Foundation _____ Fence _____ Shutters _____

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

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

Date 4/17/24 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 2024**

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 (3 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 (3 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. PHOTOS PROVIDED

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.

SM 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.**

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 STEVE HOLLISTER

AS AGENT FOR ST MARYS CHURCH

STREET ADDRESS 3 FEDERAL ST

MAP/PARCEL 42.3.1 174

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/18/24

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

4/17/24
Date



Property Information

Property ID	9633
Location	3 FEDERAL ST
Owner	ST MARYS ROMAN CATHOLIC CHURCH

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 02/08/2024
Data updated Jan. 2021

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

St Mary's Church

3 Federal Street

Request to paint railings & balustrade white as they were historically.



West Façade Front

Work Description:

- Paint porch railings, posts and balustrade white.
- Porch stair stringers and risers to remain natural.



West Façade Front

Work Description:

- Paint porch railings, posts and balustrade white.
- Porch stair stringers and risers to remain natural.



West Façade Front

Work Description:

- Paint porch railings, posts and balustrade white.
- Porch stair stringers and risers to remain natural.



West Façade Detail of Railing



North Façade Cambridge St. Side

- Work Description:
  - Paint stair railings, posts and balustrade white.
  - Porch stair stringers and risers to remain natural.



North Façade - Cambridge St. Side

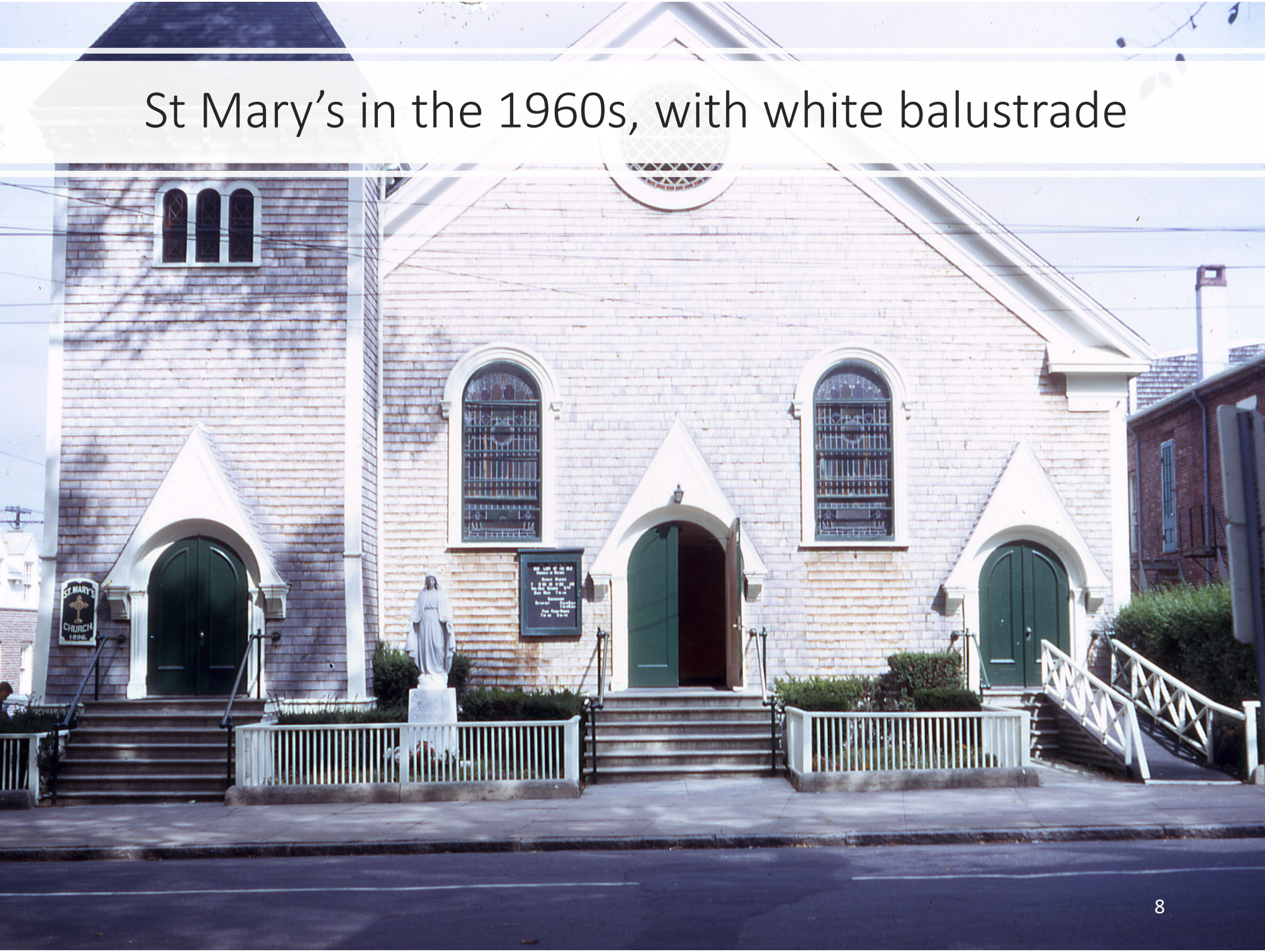




Work Description:

- Paint stair railings, posts and balustrade white.
- Porch stair stringers and risers to remain natural.
- Parapet balustrade and skirt to be painted white.

St Mary's in the 1960s, with white balustrade




97008

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°: 39 PARCEL N°. 41

Street & Number of Proposed Work: 2 Braeburn Way

Owner of record: JCK Northstar Development LLC

Mailing Address: 11 Ellen's Way
Nantucket Mass. 02554

Contact Phone #: (914) 274-0054 E-mail: abender6xv@outlook.com

AGENT INFORMATION (if applicable)

Name: Jack Smart

Mailing Address: 61 Old South Rd #500
Nantucket, Mass. 02554

Contact Phone #: (508) 332-1005 E-mail: ben@jacksmart.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 11 all black solar pv modules to pool house rooftop

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 red cedar

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 April 17th, 2024 Signature of owner of record Caroline F. Wallace Jack Smart Director of Operations 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 2024**

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 (3 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 (3 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.**

DocuSign Envelope ID: 3F620939-9605-4CDA-9AE4-B93DCF62B036

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 2 Braeburn Wy (39 / 41)

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: Andy Bender 6C7684C356044AE...

Name Andy Bender

Date 4/5/2024

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 ACK Smart

AS AGENT FOR ACK Northstar Development LLC

STREET ADDRESS 2 Braeburn Way

MAP/PARCEL 39 / 41

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 17th, 2024

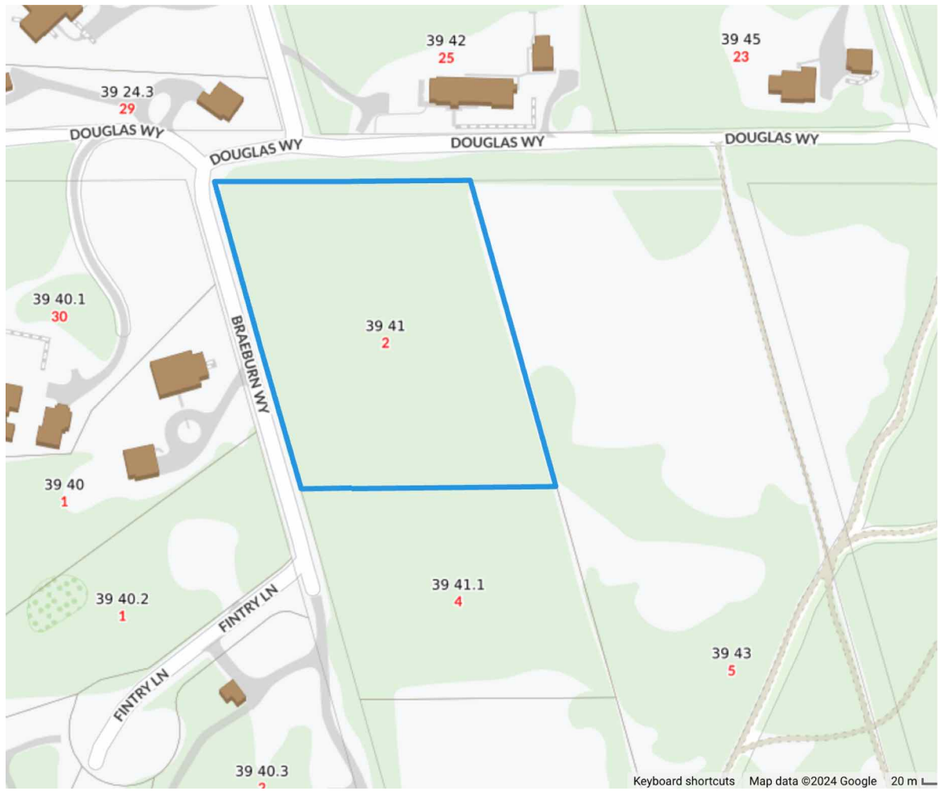
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

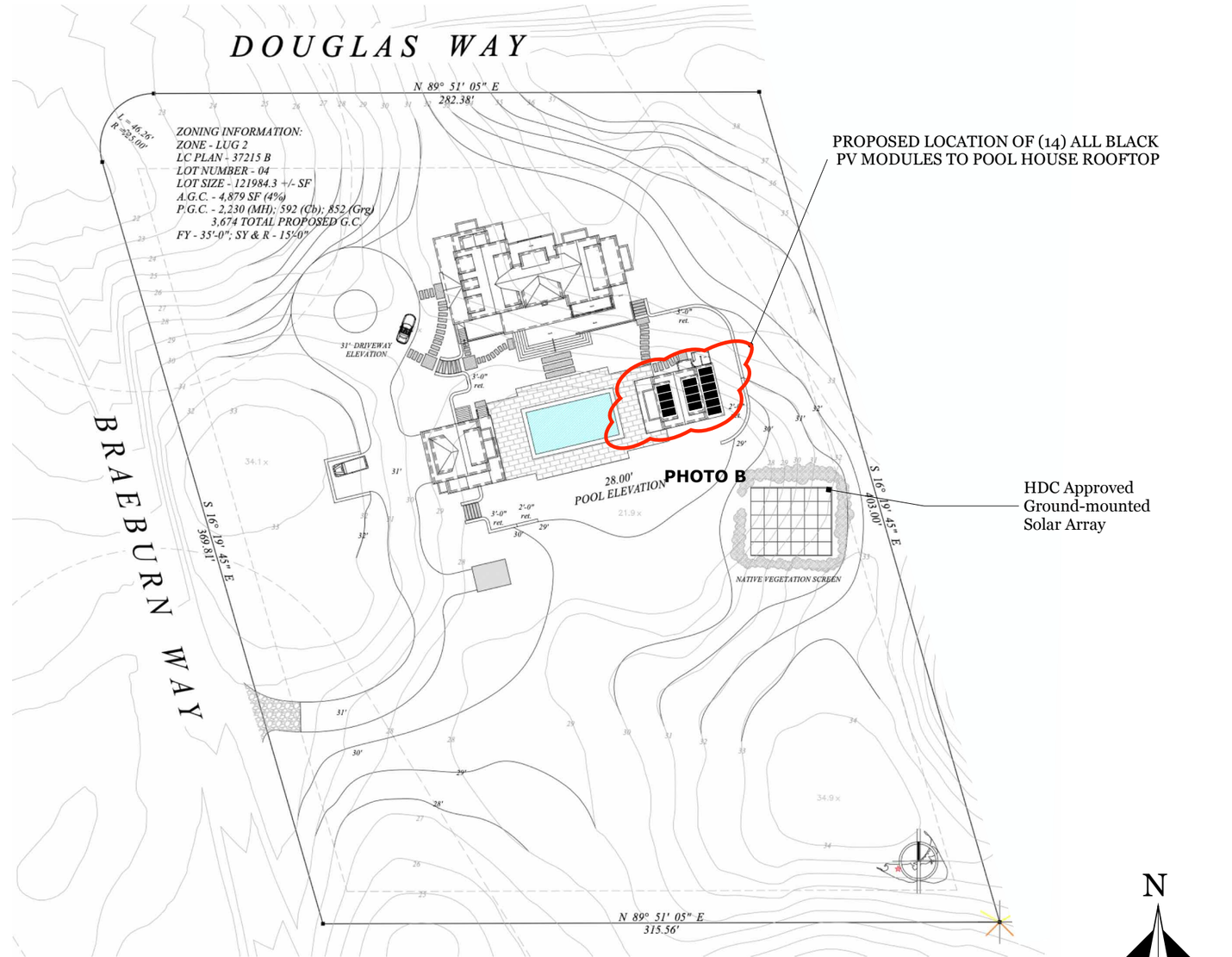
Caroline F. Wallace — April 17th, 2024

Signature — Date



Locus Map
Scale: Not to scale

Zoning Class: R20
Front Setback: 30 ft
Side/Rear Setback: 10ft/10 ft



Site Plan
Scale: 1" = 60”

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
5.6kW DC, 5.00kW AC

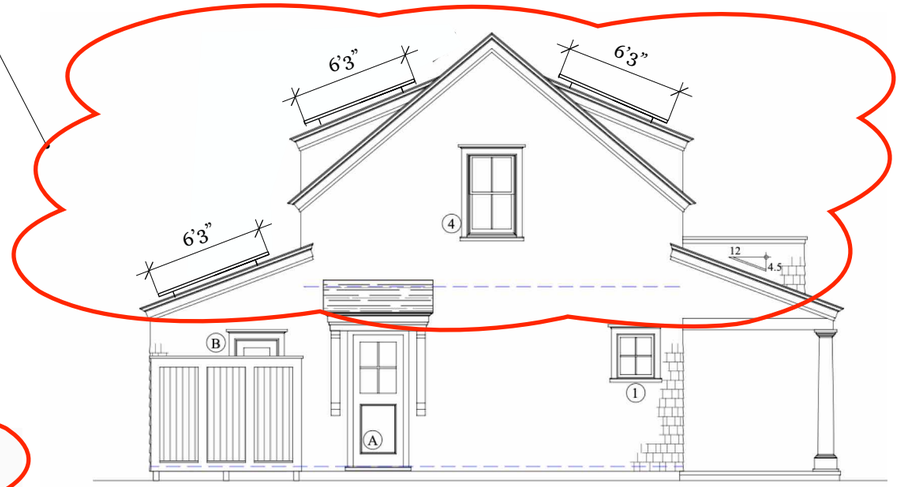
Owner:	ACK Northstar Development LLC
Site Address:	2 Braeburn Way
City, State, Zip:	Nantucket, MA 02554
Map: 39	Parcel: 41

REVISIONS

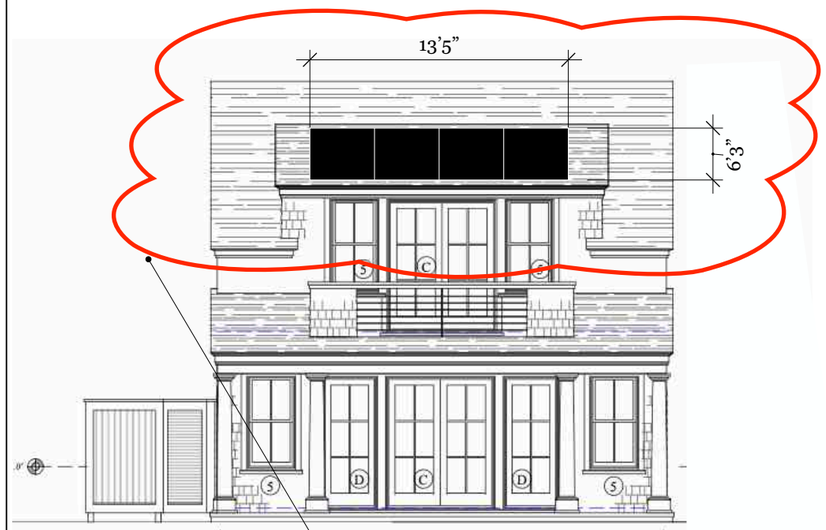
	MM/DD/YY	REMARKS
1	4/18/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

PROPOSED LOCATION OF (14) ALL BLACK PV MODULES TO POOL HOUSE ROOFTOP



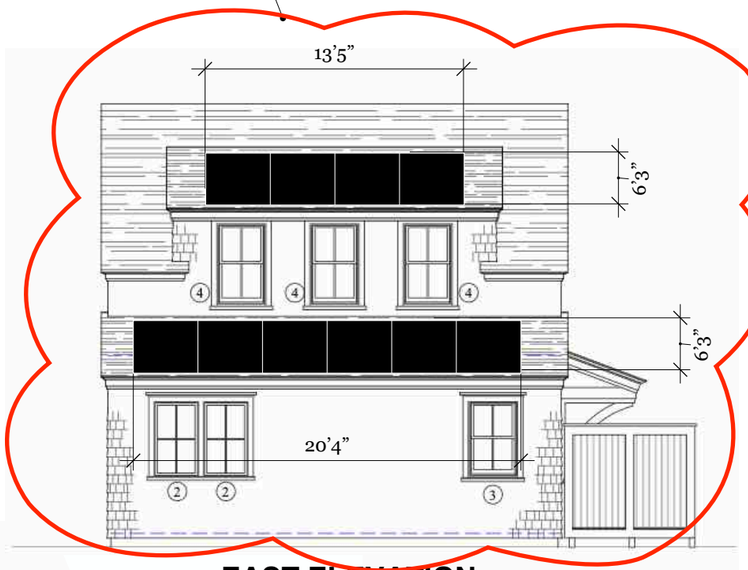
NORTH ELEVATION



WEST ELEVATION

PROPOSED LOCATION OF (4 OF 14) ALL BLACK PV MODULES TO POOL HOUSE ROOFTOP

PROPOSED LOCATION OF (10 OF 14) ALL BLACK PV MODULES TO POOL HOUSE ROOFTOP



EAST ELEVATION



SOUTH ELEVATION

PROPOSED LOCATION OF (14) ALL BLACK PV MODULES TO POOL HOUSE ROOFTOP

Scale: 1/8" = 1' 0"

0 4' 8'

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www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
5.6kW DC, 5.00kW AC

Owner:	ACK Northstar Development LLC
Site Address:	2 Braeburn Way
City, State, Zip:	Nantucket, MA 02554
Map: 39	Parcel: 41

REVISIONS

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2		
3		
4		

PV 02



PANELS WILL HAVE LIMITED VISIBLE FROM MAIN ROAD.



PHOTO A



PHOTO C



PHOTO B



PHOTO D

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

PHOTOS

ROOFTOP SOLAR ARRAY
5.6kW DC, 5.00kW AC

Owner:	ACK Northstar Development LLC
Site Address:	2 Braeburn Way
City, State, Zip:	Nantucket, MA 02554
Map: 39	Parcel: 41

REVISIONS

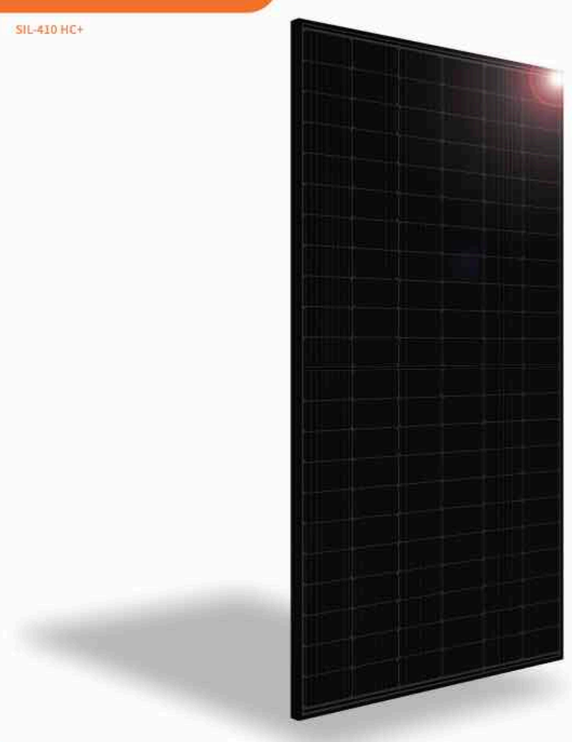
1	4/18/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

SILFAB PRIME

SIL-410 HC+

SILFAB SOLAR



RELIABLE ENERGY.
DIRECT FROM THE SOURCE.

Designed to outperform.

Dependable, durable, high-performance solar panels engineered for North American homeowners.

SILFABSOLAR.COM

ELECTRICAL SPECIFICATIONS		410	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	410	306
Maximum power voltage (Vpmax)	V	38.99	36.24
Maximum power current (Ipmax)	A	10.52	8.43
Open circuit voltage (Voc)	V	45.59	42.76
Short circuit current (Isc)	A	11.15	8.99
Module efficiency	%	20.7%	19.3%
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	20	
Power Tolerance	Wp	0 to +10	

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10W.

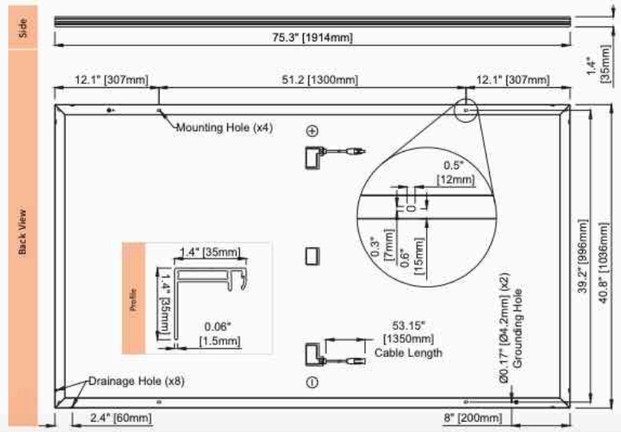
MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	21.3kg ±0.2kg	47lbs ±0.4lbs
Dimensions (H x L x D)	1914 mm x 1036 mm x 35 mm	75.3 in x 40.8 in x 1.37 in
Maximum surface load (wind/snow)*	5400 Pa rear load / 5400 Pa front load	112.8 lb/ft² rear load / 112.8 lb/ft² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	132 Half cells - Si mono PERC 9 busbar - 83 x 166 mm	132 Half cells- Si mono PERC 9 busbar - 3.26 x 6.53 in
Glass	3.2 mm high transmittance, tempered, anti-reflective coating	0.126 in high transmittance, tempered, anti-reflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53 in, ø 0.22 in (12AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized Aluminum (Black)	
Bypass diodes	3 diodes-30SQ045T (45V max DC blocking voltage, 30A max forward rectified current)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated	

TEMPERATURE RATINGS	
Temperature Coefficient Isc	+0.064 %/°C
Temperature Coefficient Voc	-0.28 %/°C
Temperature Coefficient Pmax	-0.36 %/°C
NOCT (± 2°C)	45 °C
Operating temperature	-40/+85 °C

WARRANTIES	
Module product workmanship warranty	25 years**
Linear power performance guarantee	30 years
	≥ 97.1% end 1st yr ≥ 91.6% end 12th yr ≥ 85.1% end 25th yr ≥ 82.6% end 30th yr

CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215-1:2017 Ed.1, UL 61215-2:2017 Ed.1, UL 61730-1:2017 Ed.1, UL 61730-2:2017 Ed.1 , CSA C22.2#61730-1:2019 Ed.2, CSA C22.2#61730-2:2019 Ed.2, IEC 61215-1:2016 Ed.1, IEC 61215-2:2016 Ed.1, IEC 61730-1:2016 Ed.2, IEC 61730-2:2016 Ed.2, IEC 61701:2020 (Salt Mist Corrosion), IEC 62716:2013 (Ammonia Corrosion), CEC Listing, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
		Pallets Per Truck	32 or 30 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 780 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



SILFAB SOLAR INC.

1770 Port Drive
Burlington WA 98233 USA
T +1 360.569.4733
info@silfabsolar.com
SILFABSOLAR.COM

7149 Logistics Lane
Fort Mill SC 29715 USA
T +1 839.400.4338

240 Courtneypark Drive East
Mississauga ON L5T 2S5 Canada
T +1 905.255.2501
F +1 905.696.0267

Silfab - SIL-410-HC+-20231221

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PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
5.6kW DC, 5.00kW AC

Owner:	ACK Northstar Development LLC
Site Address:	2 Braeburn Way
City, State, Zip:	Nantucket, MA 02554
Map: 39	Parcel: 41

REVISIONS

1	4/18/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

7 N. Gully Rd
New Dwelling

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.

$575.60 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.

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).

✓ 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°: 73.1.3 PARCEL N°. 123

Street & Number of Proposed Work: 7 North Gully Road

Owner of record: Three North Gully Road LLC

Mailing Address: PO Box 715

Foxborough, MA 02035

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: 73'-0" Sq. Footage 1st floor: 2249

Width: 41'-10" Sq. footage 2nd floor: 629

Sq. footage 3rd floor: _____

Decks/Patio: Size: 7'x29' ☒ 1st floor ☐ 2nd floor

Size: (3) 4'x6'-4" ☒ 1st floor ☐ 2nd 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 22'-5" South 22'-5" East 22'-5" West 22'-5"

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 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 5 /12 Dormer 3.5 /12 Other 4/12 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 _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 8" Corner boards 5/4x6 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8

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

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☒ SDL Front 1 Light/Panel, WOOD Rear French, WOOD Side 9 Light/Panel, 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 Platinum Gray Sash Platinum Gray Doors Platinum Gray

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 4/9/24 Signature of owner of record _____ Signed under penalties of perjury

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Sent To: Nantucket Islands Land Bank
Street and Apt. No., or PO Box No.: 22 Broad Street
City, State, ZIP+4®: Nantucket MA 02554

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

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Postage
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Total Postage and Fees
$

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APR 19 2024

9589 0710 5270 1061 3694 92

Sent To: Greene F E Wade TR Wade Cottages Non-TR
Street and Apt. No., or PO Box No.: 165 Carroll Street #4
City, State, ZIP+4®: Brooklyn, NY 11231

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

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APR 19 2024

9589 0710 5270 1061 3694 85

Sent To: Sea Ray LLC
Street and Apt. No., or PO Box No.: 169 Beede Road
City, State, ZIP+4®: Holderness NH 03245

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APR 19 2024

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Sent To: Stephan Dolling + Charlotte Faltermayer
Street and Apt. No., or PO Box No.: 257 Tuttle Parkway
City, State, ZIP+4®: Westfield NJ 07090

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- ☐ Adult Signature Restricted Delivery $

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APR 19 2024

9589 0710 5270 1061 3695 22

Sent To: Kevin F. Dole TR % William Belichick
Street and Apt. No., or PO Box No.: PO Box 715
City, State, ZIP+4®: Foxborough MA 02035

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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Total Postage and Fees
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APR 19 2024

9589 0710 5270 1061 3695 15

Sent To: Nantucket County of
Street and Apt. No., or PO Box No.: 16 Broad Street
City, State, ZIP+4®: Nantucket MA 02534

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: 7 North Gully Road

Tax Map Number: 73.1.3 Parcel Number: 123

Owner of Record: Three North Gully Road LLC

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: April 22, 2024

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...Three North Gully Road LLC.....

MAILING ADDRESS...PO Box 175 Foxboro, MA 02035.....

PROPERTY LOCATION.....7 North Gully Road.....

ASSESSORS MAP/PARCEL.....73.1.3/123.....

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.

April 9, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.09 11:49:43 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

GREENE F E WADE TR
WADE COTTAGES NOMINEE TR
165 CARROLL ST #4
BROOKLYN, NY 11231

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

DOLLING STEPHAN & FALTERMAYER CHARLOTTE
257 TUTTLE PARKWAY
WESTFIELD, NJ 07090

SEA RAY LLC
169 BEEDE ROAD
HOLDERNESS, NH 03245

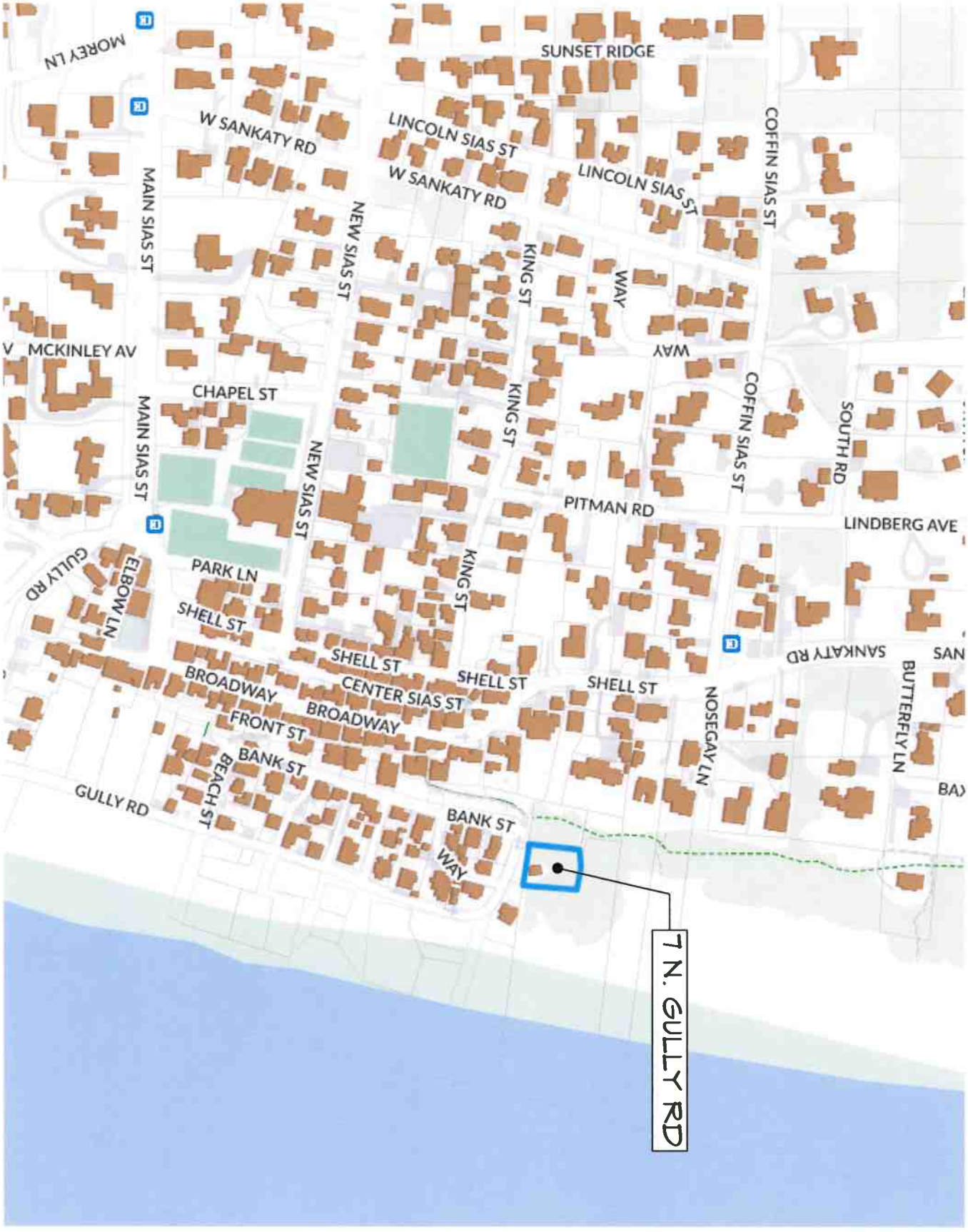
NANTUCKET COUNTY OF
16 BROAD ST
NANTUCKET, MA 02554

DALE KEVIN F TR
C/O WILLIAM BELICHICK
PO BOX 715
FOXBOROUGH, MA 02035

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
7313	5	6	GREENE F E WADE TR	WADE COTTAGES NOMINEE TR	165 CARROLL ST #4	BROOKLYN	NY	11231	35 SHELL ST
7313	5	8	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	SHELL ST
7313	48		DOLLING STEPHAN & FALTERMAYER CHARLOTTE		257 TUTTLE PARKWAY	WESTFIELD	NJ	07090	8 N GULLY RD
7313	49		SEA RAY LLC		169 BEEDE ROAD	HOLDERNESS	NH	03245	29 BANK ST
7313	119		NANTUCKET COUNTY OF		16 BROAD ST	NANTUCKET	MA	02554	10 N GULLY RD
7313	121		DALE KEVIN F TR	C/O WILLIAM BELICHICK	PO BOX 715	FOXBOROUGH	MA	02035	OFF N GULLY RD

Count: 6



ID# L-1.1

Residence at
7 N. Gully Road
Nantucket, MA 02554

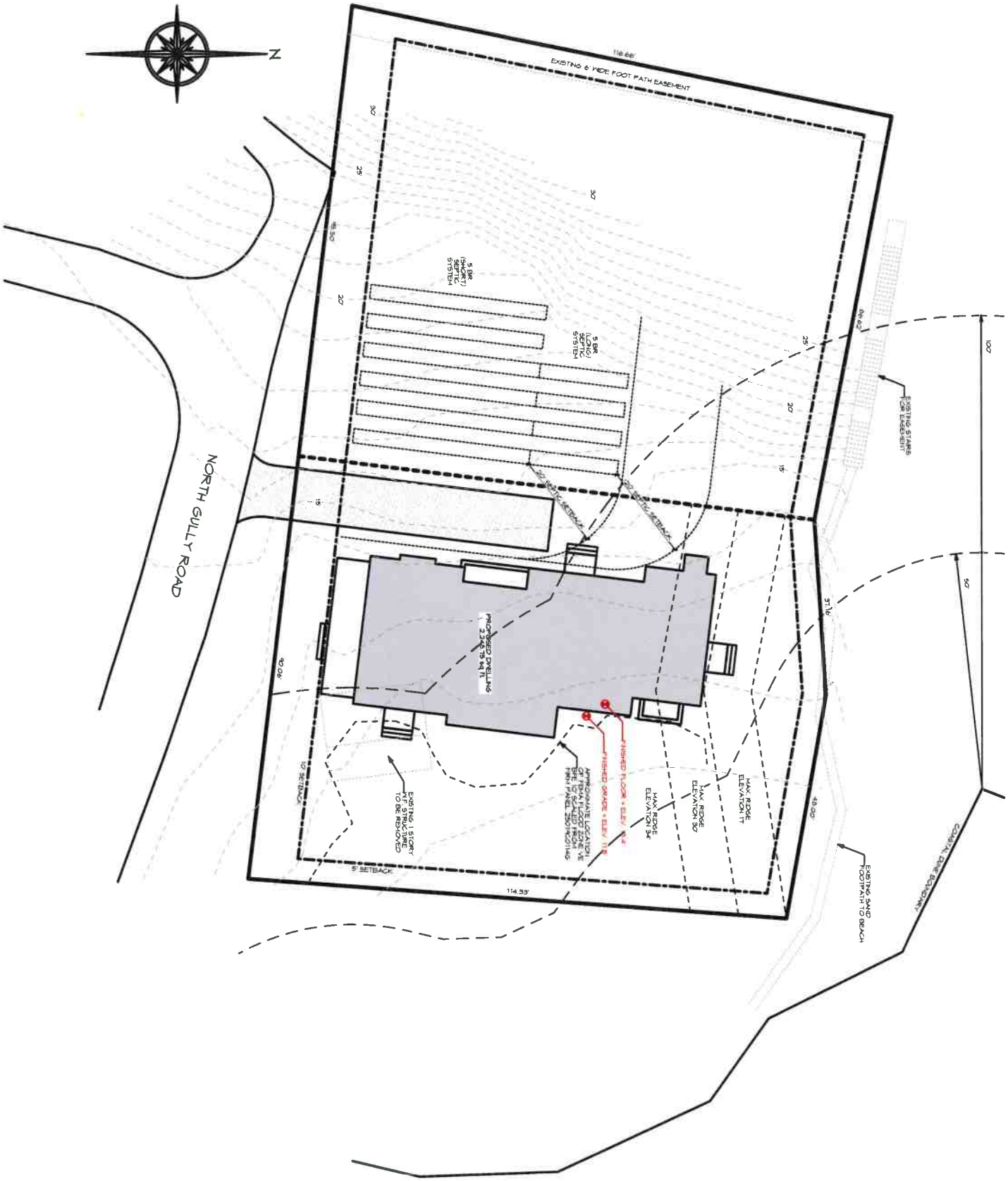
MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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

Locus Map

BOTTICELLI & POHL

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



ID # L-1.2

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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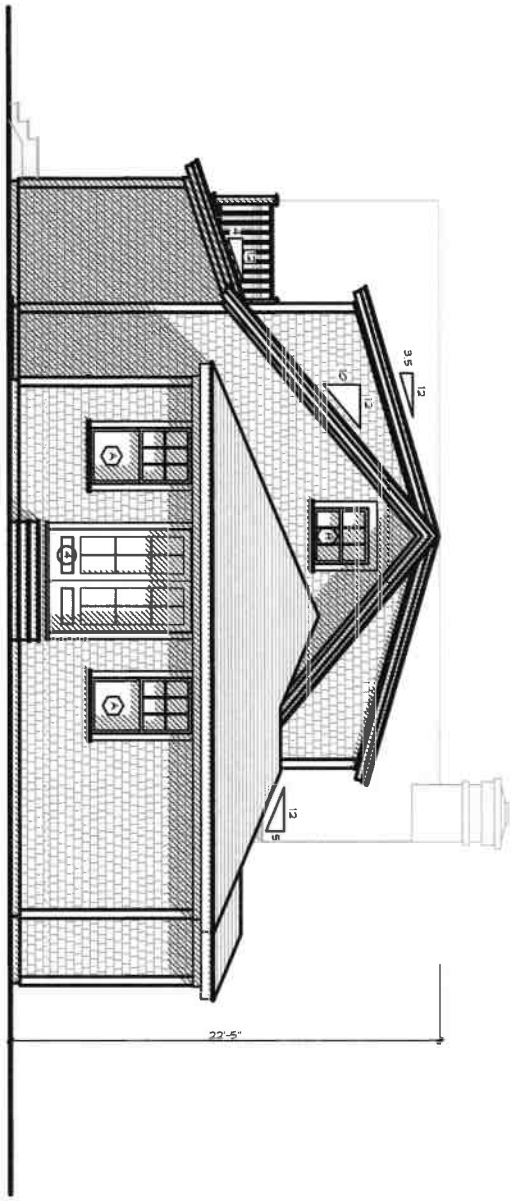
Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4542
BOTTICELLIANDPOHL.COM



A-2.1

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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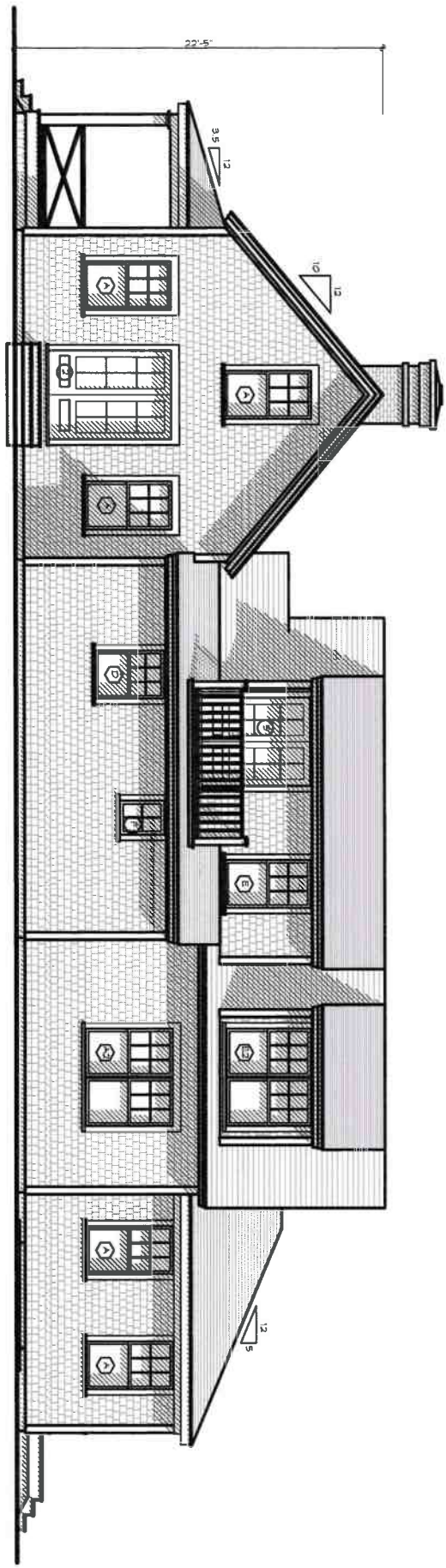
North Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



A-2.2

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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East Elevation

BOTTICELLI & POHL

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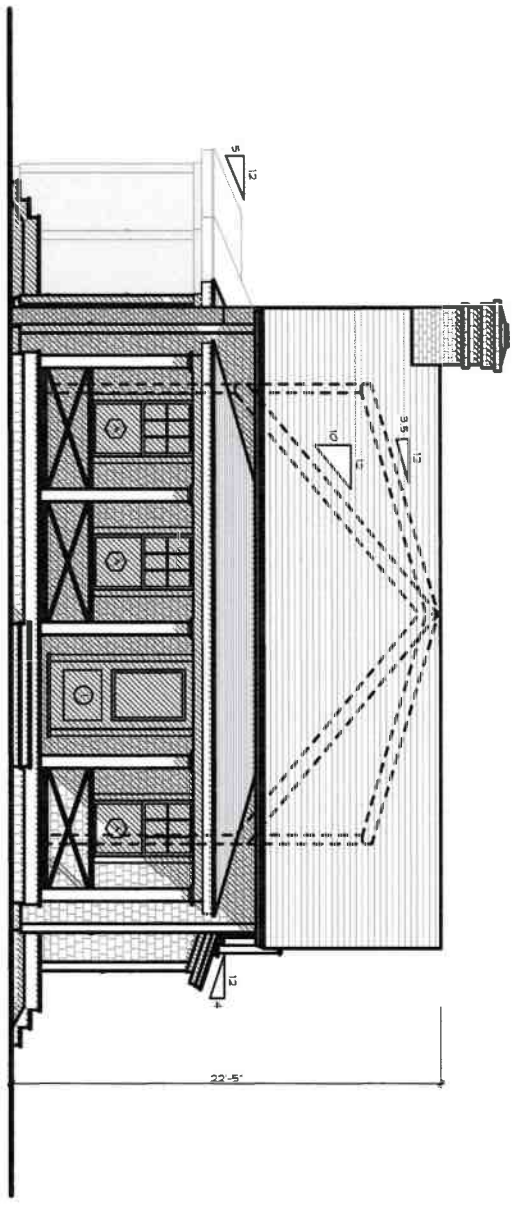
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.3

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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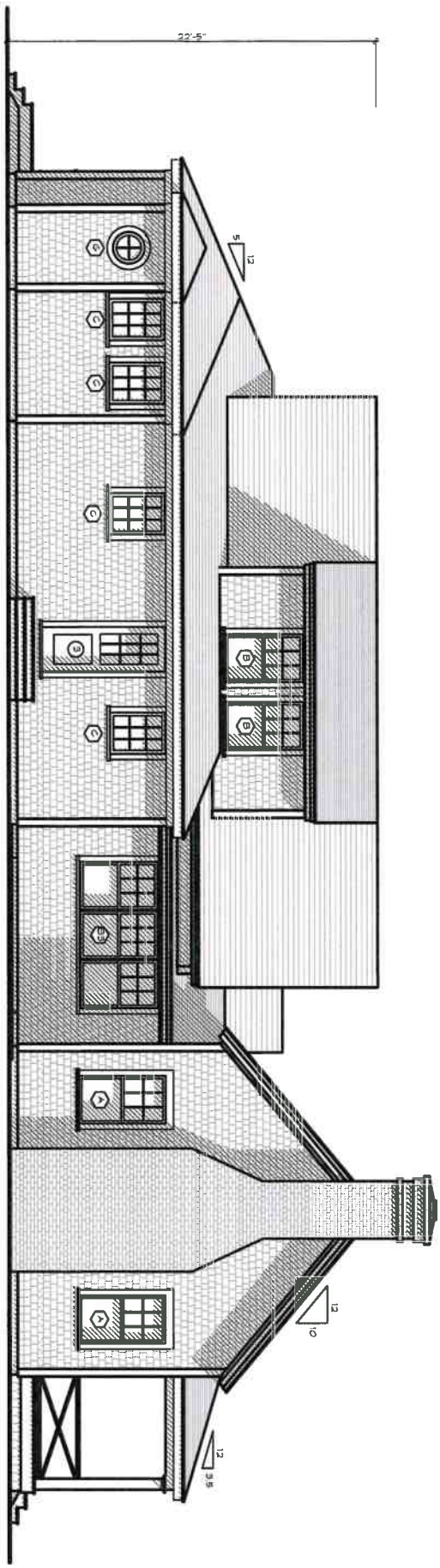
South Elevation

BOTTICELLI & POHL

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



A-2.4

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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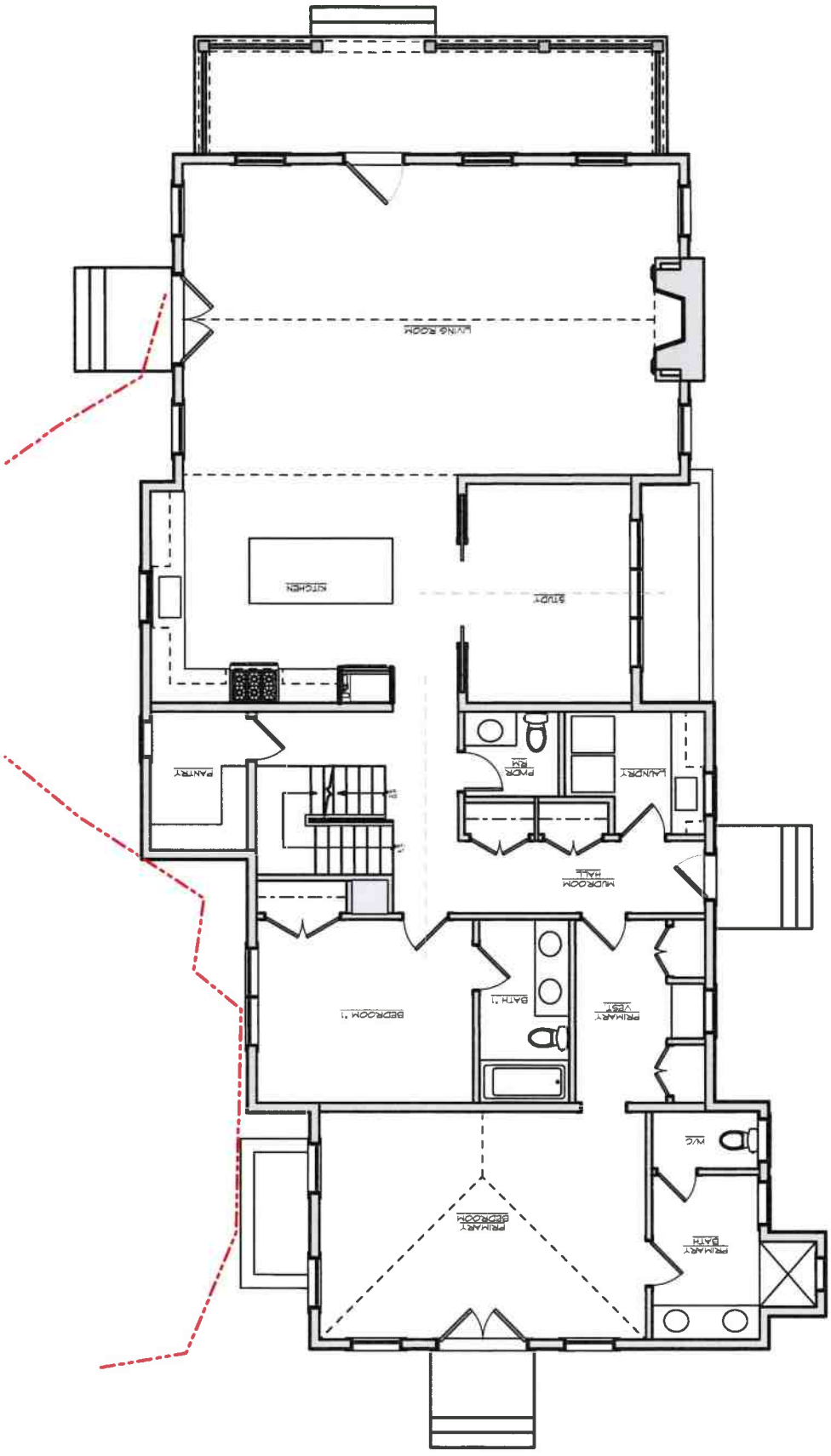
West Elevation

BOTTICELLI & POHL

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



A-1.1

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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First Floor Plan

BOTTICELLI & POHL

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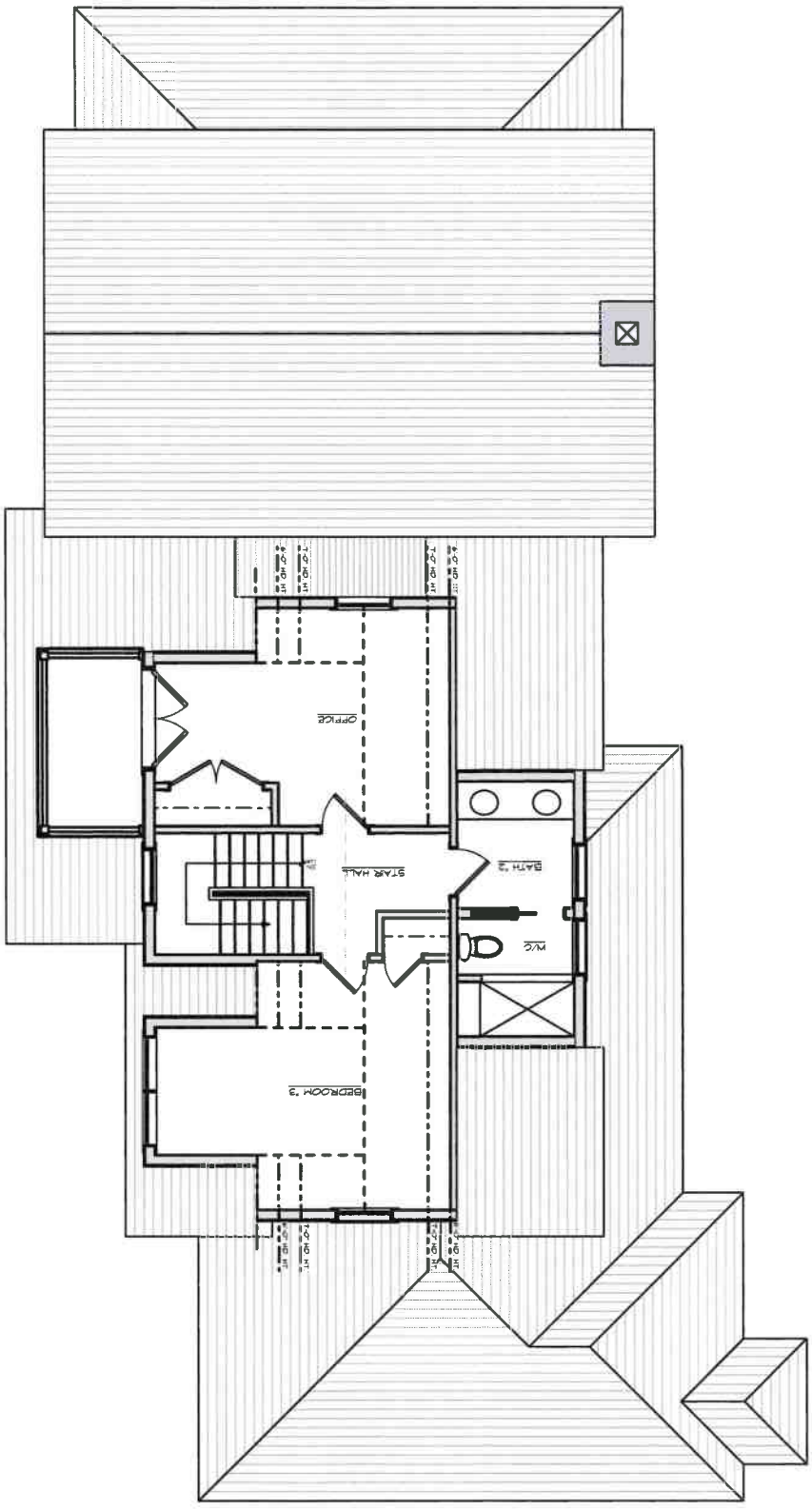
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.2

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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Second Floor Plan

BOTTICELLI & POHL

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

Residence at
7 N. Gully Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/22/24
Rev:

Notes:

1. All windows to be Boston Sash, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   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 doors to be custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 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.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	13	Double Hung	Boston Sash	N/A	3'-0" x 5'-5 1/2"	TBD	6 over 1	
A2	1	(2) Double Hung	Boston Sash	N/A	(2) 3'-0" x 5'-5 1/2"	TBD	6 over 1	
B	2	Double Hung	Boston Sash	N/A	3'-0" x 4'-11 1/4"	TBD	6 over 1	
B3	1	(3) Double Hung	Boston Sash	N/A	(3) 3'-0" x 4'-11 1/4"	TBD	6 over 1	
C2	4	Casement	Boston Sash	N/A	2'-7 1/4" x 3'-6 1/2"	TBD	9	
D	1	Double Hung	Boston Sash	N/A	3'-0" x 4'-4 1/2"	TBD	6 over 1	
E	1	Double Hung	Boston Sash	N/A	3'-0" x 5'-4 1/2"	TBD	6 over 1	
E2	1	(2) Double Hung	Boston Sash	N/A	(2) 3'-0" x 5'-4 1/2"	TBD	6 over 1	
F	1	Casement	Boston Sash	N/A	2'-2" x 2'-10 1/2"	TBD	4	
G	1	Fixed Round	Boston Sash	N/A	2'-0" x 2'-0"	TBD	4	
H	1	Double Hung	Boston Sash	N/A	3'-0" x 3'-0 1/2"	TBD	3 over 3	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Entry	Custom	N/A	3'-6" x 7'-6"	TBD	1	1 light over panel
2	1	Double French Doors	Custom	N/A	(2) 2'-8" x 7'-6"	TBD	6 ea.	6 light over panel
3	1	Side Entry	Custom	N/A	2'-8" x 7'-6"	TBD	9	9 light over panel
4	1	Double French Doors	Custom	N/A	(2) 2'-8" x 7'-6"	TBD	6 ea.	6 light over panel
5	1	Double French Doors	Custom	N/A	(2) 2'-8" x 6'-8"	TBD	6 ea.	6 light over panel

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 Petten

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 Three North Gully Road LLC

STREET ADDRESS 7 North Gully Road

MAP/PARCEL 73.1.3/123

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 19, 2024

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.

LBott 4/19/24

Signature Date

Subject: 7 N Gully
Date: Friday, April 19, 2024 at 9:06:12 AM Eastern Daylight Time
From: Bill Belichick
To: Lisa Botticelli, Debby Belichick, Tammy Conway

Lisa,
As the owner of the LLC for the property at 7 N Gully in Codfish Park, you have my permission to sign applications for building on 7 N Gully Road on my behalf.
Feel free to call or email me if you have any questions.
Thank you, Bill Belichick

bbsconset@gmail.com
508/648-5522

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°. 63

Street & Number of Proposed Work: 48 Hulbert

Owner of record: 48 Hulbert Ave LLC

Mailing Address: 1001 Arbor Lake Dr Unit 1208
Naples FL 34110

Contact Phone #: 802-779-6961 E-mail: rjaxjr@Comcast.Net

AGENT INFORMATION (if applicable)

Name: Mark Avery - Thirty Acre Wood

Mailing Address: 7 Thirty Acres Lane
Nantucket MA 02554

Contact Phone #: 508-221-0377 E-mail: office@ThirtyAcreWood.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 Handicap RAMPS & Paths, Replace Rear Door - 3068

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 4-19-24 Signature of owner of record _____ Signed under penalties of perjury

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

_____

_____

Owner(s)' Signature(s)

_____

Applicant's Signature

I/we Richard Jackson, the undersigned, hereby authorize Ron Winters to act as agent(s) on my/ our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

Richard Jackson

Richard Jackson

Owner(s)' signature(s)

All applications and supporting materials must be submitted in person at Planning and Land Use Services and via email to mmudd@nantucket-ma.gov

Applications must be submitted with a Town Clerk stamp.

Refer to the Fee Schedule and Meeting Schedule on the Planning Board website for fees and deadlines.

Only complete applications will be accepted

Revised 12/2021



Property Information

Property ID	878
Location	48 HULBERT AV
Owner	48 HULBERT AVENUE LLC

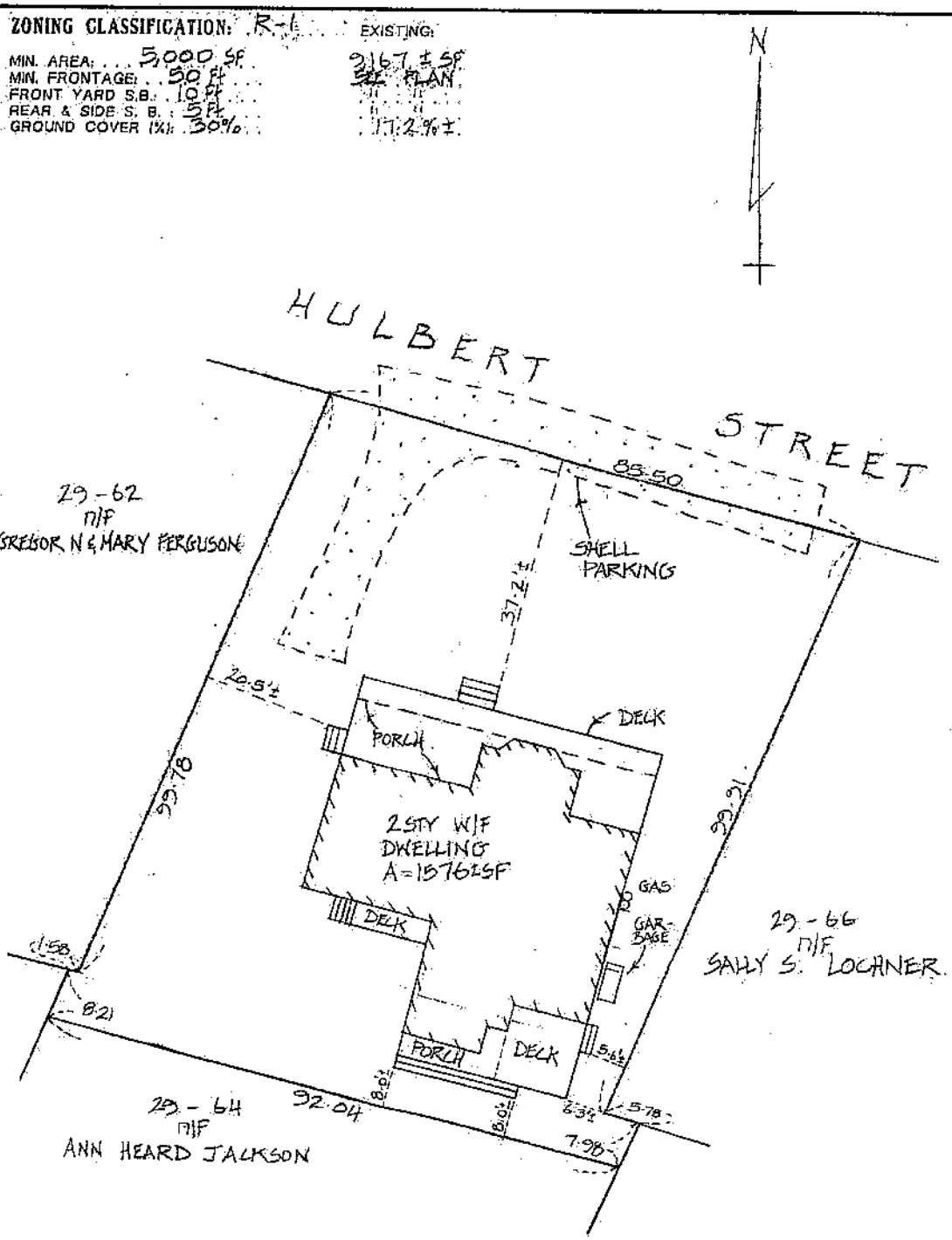
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 02/08/2024
Data updated Jan. 2021

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

ZONING CLASSIFICATION: R-1		EXISTING:
MIN. AREA:	5,000 SF	2167 ± SF
MIN. FRONTAGE:	50 FT	SEE PLAN
FRONT YARD S.B.:	10 FT	"
REAR & SIDE S. B.:	5 FT	"
GROUND COVER (%):	30%	17.2% ±



I CERTIFY, AS OF JUNE 7, 1999, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

ASSESSOR MAP: 29 PARCEL: 63

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MASS.

REV: 6-7-99

SCALE: 1"= 20' DATE: 1-16-98

Owner: ANN HEARD JACKSON
Book 134 PG. 448 FL FL 52-Z (LOT A)
Deed: BK. 585 PG. 249 Plan: BK. 17, PG. 51, LOT 1

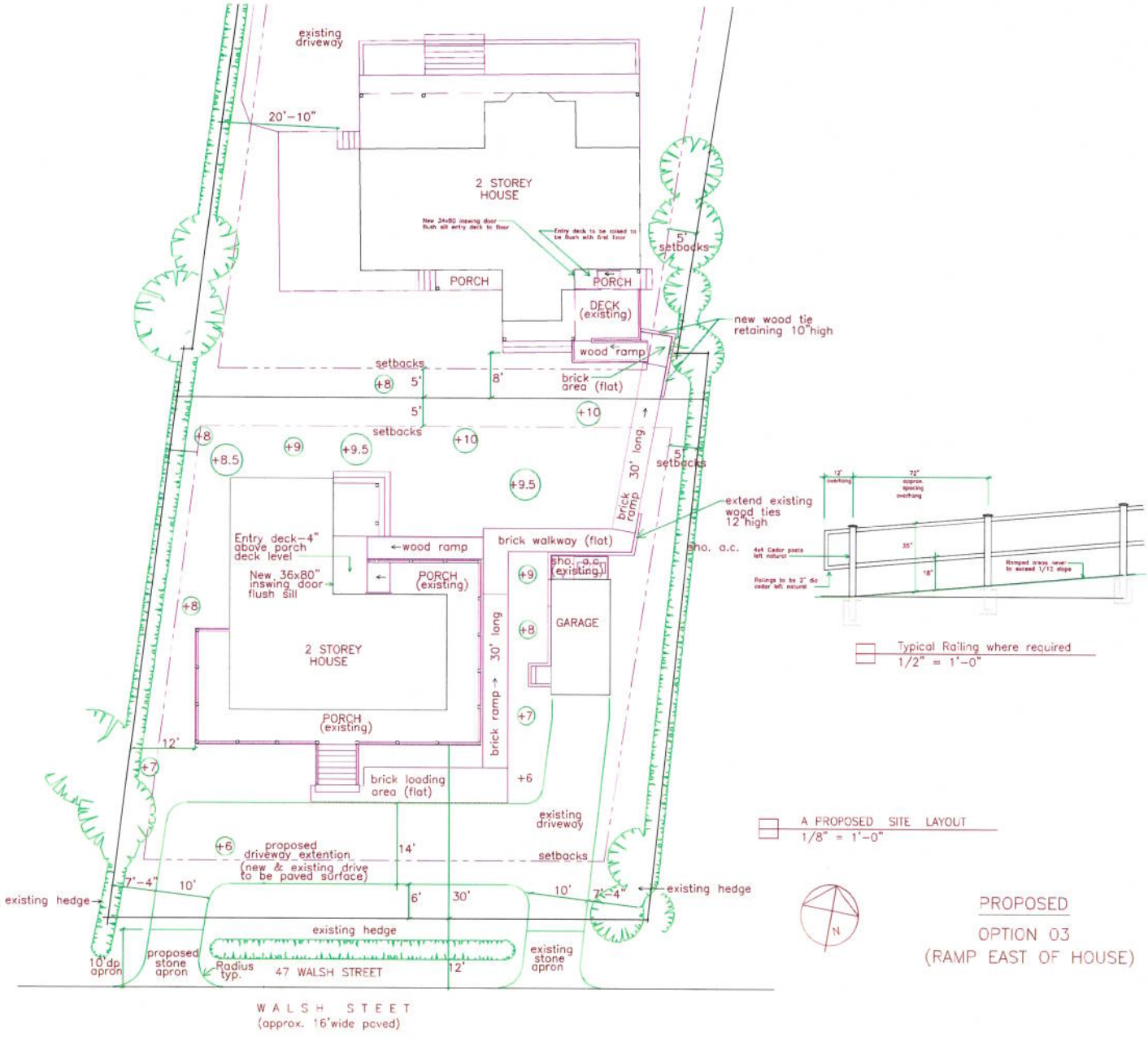
Locus: #48 HULBERT AVENUE

BLACKWELL & ASSOCIATES, Inc.
6 YOUNGS WAY
NANTUCKET, MASS. 02554
(508) 228-9026

NOT TO BE RECORDED.

B-5029

G:\JOBS\HEYSLP



Proposed Site Layout - Accessibility Plan
Jackson Residence - 47 Walsh Street
Nantucket - MA

No.	Revision/Issue	Date
6	Revisions 04/16/24	
5	Revisions 03/29/24	
4	Revisions 03/21/24	
3	Revisions 03/21/24	
2	Revisions 03/20/24	
1	Revisions 03/10/24	

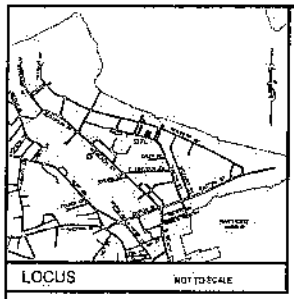
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

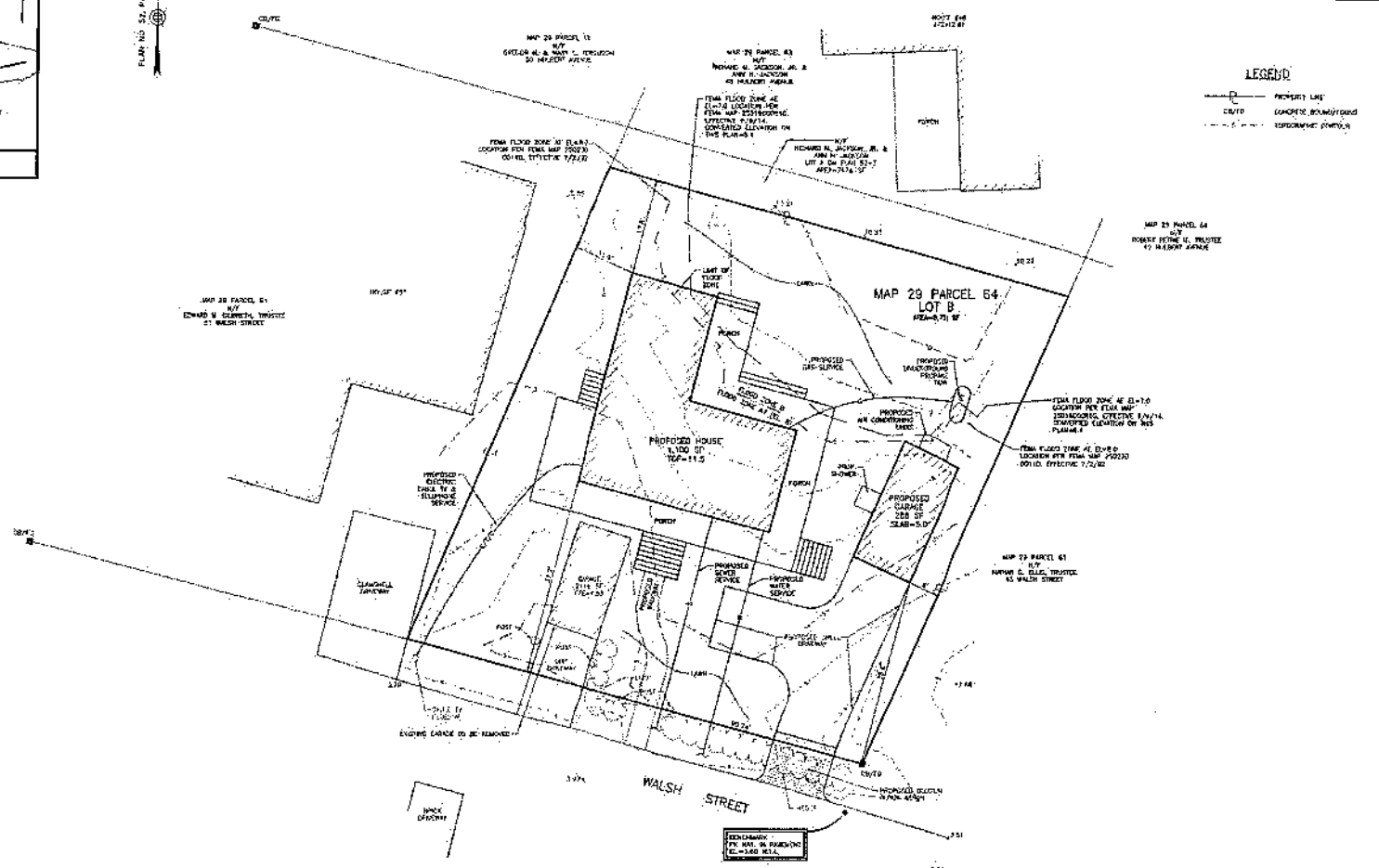
Project name and Address
PROPOSED ACCESSIBILITY PLAN
SITE LAYOUT - OPTION 03
47 Walsh Street (w/48 Hulbert)
Monomoy, Nantucket, MA

Project 47 Walsh Street Nantucket, MA	Sheet A-04
Date Mar. 08, 2024	
Scale 1/8"=1'-0"	

45 Hulbert


weber
48 Hulbert
48 Hulbert





OVERLAY DISTRICT APPLICABILITY	
DEPOSITS	
EMPLOYEE HOUSING	
FLOOD HAZARD	YES
HIGHWAY PUMP WATERSHED ZONE 'A'	
HIGH OLD WATER	
HARBOR WATERSHED PROTECTION	YES
MID-ISLAND ISLANDS	
MULTI-FAMILY	
RESIDENCE SHOP	
TOWN	YES
TOWN STAND	YES
WATERCRAFT	
WALKER'S PROTECTION	
MAP 29 ZONE B	

ZONING REQUIREMENTS			
ZONING DISTRICT, RESIDENTIAL 1 (R-1)			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	3,735± SF	3,735± SF
LOT FRONTAGE	50 FT.	90.74 FT	90.74 FT
FRONT YARD SETBACK	10 FT	9.4± FT	25.6 FT
REAR YARD SETBACK	5 FT.	45.2 FT	17.6 FT
SIDE YARD SETBACK	5 FT.	21.4 FT	6.0 FT
MAX. GROUND COVER RATIO	30 %	2.4% (211 SF±)	15.9% (1,386 SF±)

NOTES:

1. TOPOGRAPHIC INFORMATION HAS BEEN COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC. AND SUPPLEMENTED WITH AN ON THE GROUND SURVEY BY J. MARCKLINGER & ASSOCIATES, INC.
2. THIS SITE IS LOCATED PARTIALLY WITHIN 100-YEAR FLOOD ZONE A7 (EL. 8), ZONE B, AND ZONE C AS DETERMINED FROM THE TOWN OF NANTUCKET FLOOD INSURANCE RATE MAP 25023C 0010 DATED 7-2-92. THE SITE IS ALSO LOCATED WITHIN ZONE AE (EL. 7) BASED ON MAP 25019C0066C EFFECTIVE 6/9/14.

Copied from Town of Nantucket Public Records

J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 598
NANTUCKET, MA 02554
(508) 228-6031

SITE DESIGN ENGINEERING, LLC.
11 CLEMMAN STREET
MIDDLEBORO, MA 02346
T: 508-947-0473 F: 508-947-0474
WWW.SITEDESIGNENG.COM

NO.	DATE	DESCRIPTION	APPROVED
1	5/21/14	BUILDING FOOTPRINT & LOCATION	DCM

PLAN REVISIONS

DATE NOVEMBER 29, 2013

DRAWN BY:	DESIGN BY:	CHECK BY:
SKC	DCM	DCM

PROJECT NO 13131

ISSUED FOR APPROVAL

SITE PLAN
ASSESSOR'S MAP 29, PARCEL 64
47 WALSH STREET
NANTUCKET, MASSACHUSETTS

PREPARED FOR RICHARD H. JACKSON, JR.

DRAWING TITLE
SITE PLAN

SCALE 1"=10'

SHEET NO
1 OF 1

48 Hulbert Ave Door Schedule

1 - Rear Door 3'0" 6'8" 1-Light over 2 Panel

LH In Swing Handicap Sill

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°: 23 PARCEL N°. 9

Street & Number of Proposed Work: 18 Hoicks Hollow Rd

Owner of record: Sankaty Head Golf Club Inc.

Mailing Address: PO Box 293
Siasconset, MA 02564

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 Demo Existing Structure

Size of Structure or Addition: Length: 143' Sq. Footage 1st floor: 6,250 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 137' 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: N/A

Original Date: 1940

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 4/22/24 Signature of owner of record _____ Signed under penalties of perjury

18 Hoicks Hollow Rd

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

X — **4.** **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

X — **8.** **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

n/a — **9.** **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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 18 Hoicks Hollow Rd on the following statement:

I Jesse Smith, 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 Emeritus

AS AGENT FOR Sankaty Head Golf Club Inc.

STREET ADDRESS 18 Hoicks Hollow rd

MAP/PARCEL 23/9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

04.22.24

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

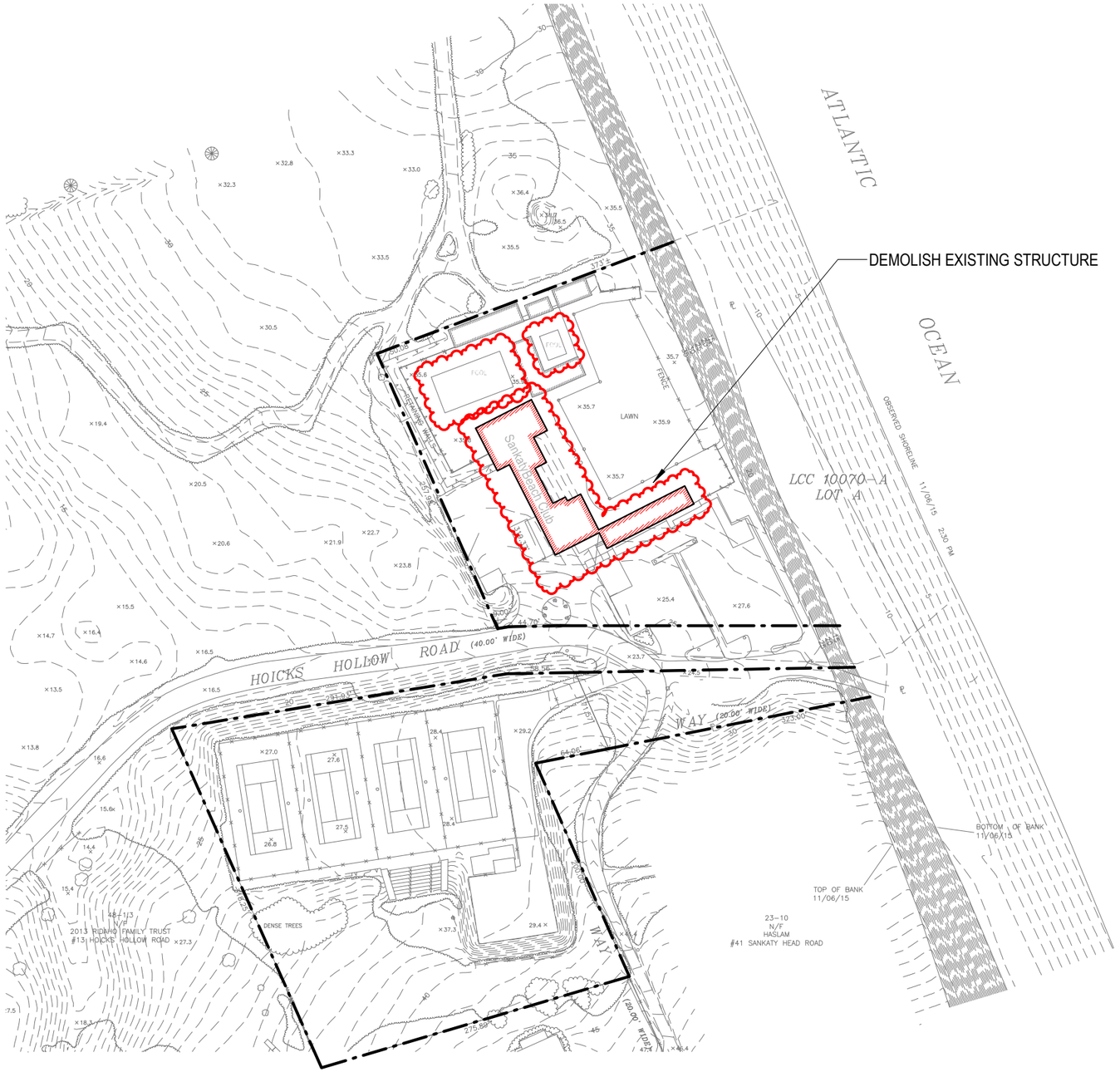
04.20.24 — Date

SANKATY HEAD GOLF CLUB INC

BEACH CLUB DEMOLITION
18 Hoicks Hollow
Nantucket, MA 02554



Locus Map



SITE PLAN .

1 : 1300

G.1.1

SANKATY HEAD GOLF CLUB INC
18 Hoicks Hollow
Nantucket, MA 02554

Zoning Information

Map & Parcel:	23 / 9
Current Zoning:	LUG - 3
Minimum Frontage:	200 FT.
Front Setback:	35 FT.
Side/Rear Setback:	20 FT.

Cover Page

04.22.24

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









G.1.2

SANKATY HEAD GOLF CLUB INC

18 Hoicks Hollow
Nantucket, MA 02554

Zoning Information

Map & Parcel:	23 / 9
Current Zoning:	LUG - 3
Minimum Frontage:	200 FT.
Front Setback:	35 FT.
Side/Rear Setback:	20 FT.

Exterior Images

04.22.24

emeritus

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

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: 18 Hoicks Hollow Rd

Tax Map Number: 23 Parcel Number: 9

Owner of Record: Sankaty Head Golf Club Inc.

Description of Proposal: Demo existing structure, due to erosion.

Anticipated HDC Submission Date: 4/22/24

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..... SANKATY HEAD GOLF CLUB INC

MAILING ADDRESS..... PO BOX 293, SIASCONSET, MA 02564

PROPERTY LOCATION..... 18 HOICKS HOLLOW RD

ASSESSORS MAP/PARCEL..... 23 / 9

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.

April 19, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.19 08:59:00 -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
23	5		GREENHILL ROBERT F & RAYMOND M TRS		363 7TH AVE 13TH FLOOR	NEW YORK	NY	10001	8 HOICKS HOLLOW RD
23	9		SANKATY HEAD GOLF CLUB INC		PO BOX 293	SIASCONSET	MA	02564	18 HOICKS HOLLOW RD
48	1	3	BRUCE JUDITH L TR		13 HOICKS HOLLOW REALTY TRUST	CHEVY CHASE	MD	20815	13 HOICKS HOLLOW RD
48	1	4	MCCOUCH DONALD & RINA P		67 WEST HILLS	NEW CANAAN	CT	06840	4 BLACK WALNUT LN
48	2		ALTMAN MICHAEL TR ETAL	JEN SANKATY LIGHTHOUSE TRUST	190 BALDWIN ROAD	BEDFORD CORNERS	NY	10549	37 SANKATY HEAD RD
Count:	**5**								

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City, State

MCCOUCH DONALD & RINA P
67 WEST HILLS
NEW CANAAN, CT 06840

PS Form 3800, June 2002 See Reverse for Instructions

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or PO Box No.
City, State, ZIP

ALTMAN MICHAEL TR ETAL
JEN SANKATY LIGHTHOUSE TRUST
190 BALDWIN ROAD
BEDFORD CORNERS, NY 10549

PS Form 3800, June 2002 See Reverse for Instructions

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SANKATY HEAD GOLF CLUB INC
PO BOX 293
SIASCONSET, MA 02564

PS Form 3800, June 2002 See Reverse for Instructions

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BRUCE JUDITH L TR
13 HOICKS HOLLOW REALTY TRUST
CHEVY CHASE, MD 20815

PS Form 3800, June 2002 See Reverse for Instructions

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City, Sta

GREENHILL ROBERT F & RAYMOND M TR
GREENHILL ROBERT F REVOCABLE TRU
363 7TH AVE 13TH FLOOR
NEW YORK, NY 10001

PS Form 3800, June 2002 See Reverse for Instructions

18 HOICKS HOLLOW RD

Location	18 HOICKS HOLLOW RD	**Mblu**	23/ / 9/ /
Acct#	00000576	**Owner**	SANKATY HEAD GOLF CLUB INC
Assessment	$8,030,428	**PID**	576
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,441,400	$6,589,028	$8,030,428

Owner of Record

Owner	SANKATY HEAD GOLF CLUB INC	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	PO BOX 293 SIASCONSET, MA 02564	**Book & Page**	C06994/0
		Sale Date	10/01/1973

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
SANKATY HEAD GOLF CLUB INC	$0		C06994/0	10/01/1973

Building Information

Building 1 : Section 1

Year Built:	1940
Living Area:	4,274
Replacement Cost:	$1,215,696
Building Percent Good:	75
Replacement Cost Less Depreciation:	$911,800

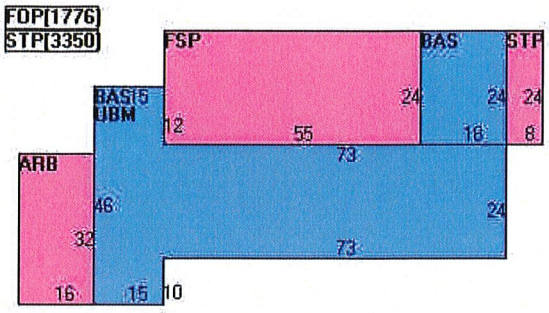
Building Attributes	
Field	**Description**
Style:	Clubs/Lodges
Model	Commercial

Building Photo

Building Photo
(https://images.vgsi.com/photos/NantucketMAPhotos//\0034\103_0303_34

Grade	Average
Stories:	1
Occupancy	1.00
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 Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Struct Class	
Use:	BE CLB RES M94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3831
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/576_668.j

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,442	2,442
SFB	Base, Semi-Finished	2,442	1,832
FOP	Porch, Open, Finished	5,100	0
WDK	Deck, Wood	3,542	0
		13,526	4,274

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	3831
Description	BE CLB RES M94
Zone	LUG3
Neighborhood	A50
Alt Land Appr	No

Land Line Valuation

Size (Acres)	5.00
Frontage	0
Depth	0
Assessed Value	$6,589,028

Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
TEN	TENNIS COURT			28800.00 S.F.	$233,900	1
SHD1	SHED FRAME			175.00 S.F.	$4,300	1
SPL3	GUNITE			1800.00 S.F.	$99,900	1
SPL1	POOL-INGR CONC			800.00 S.F.	$51,200	1
PAT1	PATIO-AVG			2100.00 S.F.	$13,700	1
BHS1	CMM BTH HSE			264.00 S.F.	$7,900	1
BHS1	CMM BTH HSE			1344.00 S.F.	$40,300	1
BHS1	CMM BTH HSE			480.00 S.F.	$14,400	1
BHS1	CMM BTH HSE			1008.00 S.F.	$30,200	1
MSC53	WOOD DECK			5640.00 UNIT	$33,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$1,441,400	$6,589,028	$8,030,428
2023	$946,000	$6,066,392	$7,012,392
2022	$914,500	$5,849,264	$6,763,764
2021	$956,300	$5,565,400	$6,521,700
2020	$899,500	$5,565,400	$6,464,900

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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 MIROSLAVA AHERN

AS AGENT FOR RED HORSE LLC

STREET ADDRESS 88 QUIDNET RD

MAP/PARCEL 26 / 109

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/22/2024

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

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

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

MIROSLAVA AHERN — Signature

4/22/2024 — 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°: 26 PARCEL N°. 109

Street & Number of Proposed Work: 88 QUIDNET ROAD

Owner of record: RED HORSE LLC

Mailing Address: 1330 AVENUE OF THE AMERICAS, 38TH FL
NEW YORK, NY 10019

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. 2021-06-4059
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 168 SF ☐ 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 BLUESTONE PAVERS Walls _____

* Note: Complete door and window schedules are required. PATIO: REGULAR BLUESTONE PAVERS

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 4/22/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury



AERIAL MAP 21 / 109

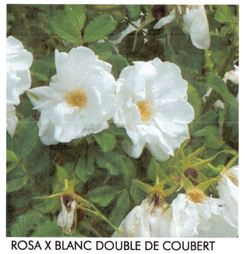




GOSHEN RISERS IN GRADE



GOSHEN PATIO



ROSA X BLANC DOUBLE DE COUBERT



LIMELIGHT HYDRANGEA



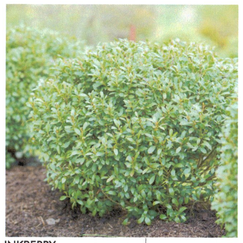
PRIVET



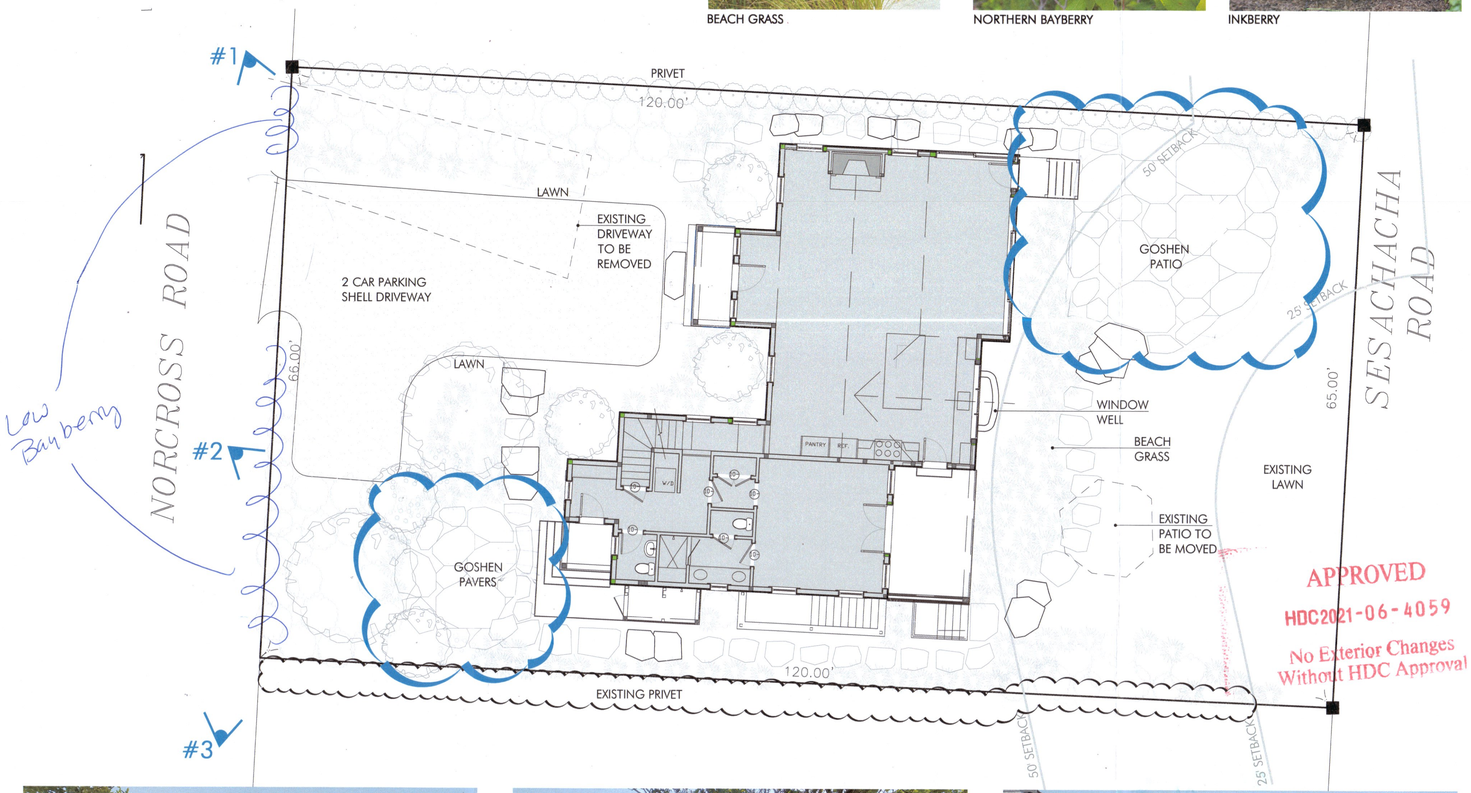
BEACH GRASS



NORTHERN BAYBERRY



INKBERRY





ROAD VIEW #1: NORCROSS ROAD



ROAD VIEW #2: EXISTING HEDGE



ROAD VIEW #3: NORCROSS ROAD

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

PROJECT

QUINLISK RESIDENCE

88 QUIDNET ROAD
NANTUCKET MA 02554

OWNER

QUINLISK TIMOTHY E & ELIZABETH A
88 Quidnet Road
Nantucket, MA 02554

ARCHITECT

BOTTICELI & POHL
11 OLD SOUTH ROAD, NANTUCKET MA
T (508) 228 5455

SURVEYOR

BLACKWELL & ASSOCIATES, Inc.
20 Teasdale Circle, Nantucket MA 02554
T (508) 228 9026

PROPERTY INFO

ZONE:	R-20
MAP / PARCEL:	21 / 109
LOT SIZE:	7,840 SF
MIN. LOT SIZE:	20,000 FT
FRONTAGE:	75 FT
FRONT SETBACK:	30 FT
SIDE SETBACK:	10 FT
GROUND COVER: MAX G.C.:	12.5 % Max 980 SF

N

HDC SUBMISSION

RECEIVED
JUL 16 2021
By

DRAWING INFO

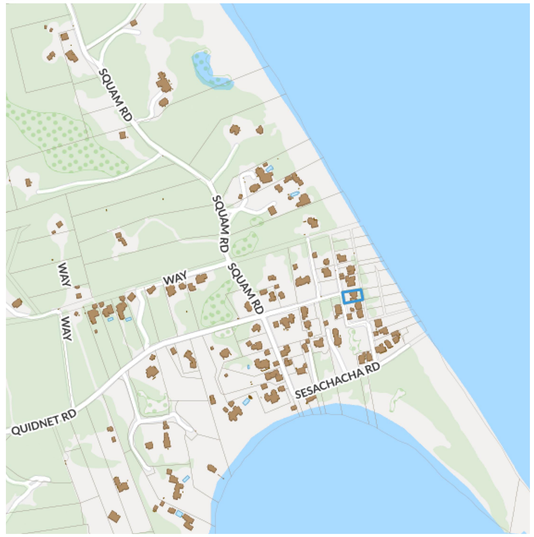
DATE	JULY 12, 2021
SCALE	1/8" = 1' - 0"

REVISIONS

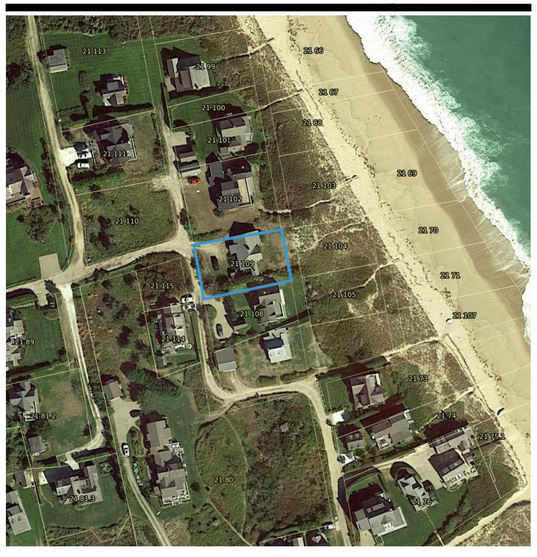
DATE	
JUNE 2, 2021	

HDC.01

GIS MAP 21 / 109



AERIAL MAP 21 / 109



MATERIAL SPECIFICATIONS

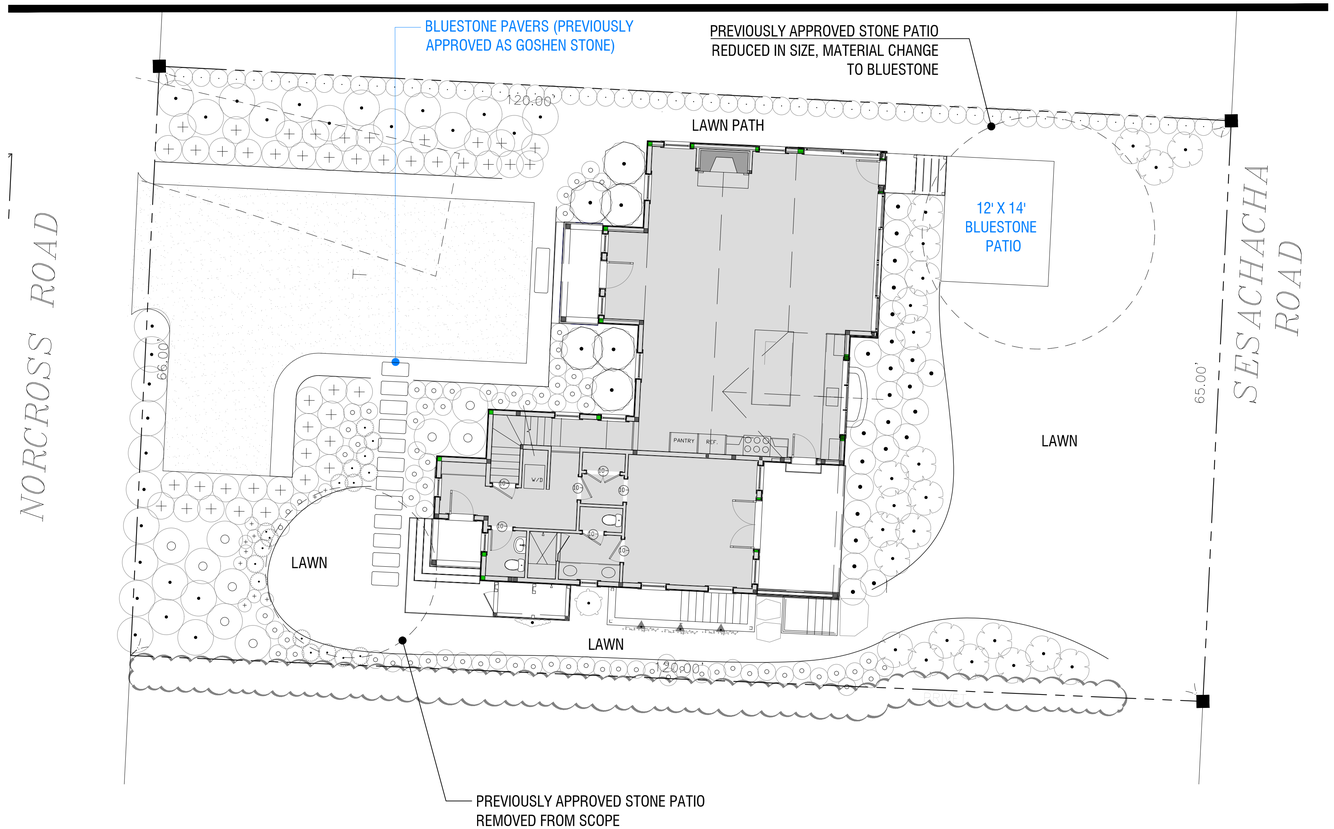


BLUESTONE PAVERS AT GRADE



REGULAR BLUESTONE PATIO

REVISED PLAN 04/22/2024



PREVIOUS PLAN - HDC2021-06-4059, APPROVED JULY 16, 2021



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

PROJECT

88 QUIDNET RESIDENCE

88 QUIDNET ROAD
NANTUCKET MA 02554

OWNER

REDHORSE LLC
1330 AVENUE OF THE AMERICAS
38TH FL, NEW YORK, NY 10019

ARCHITECT

BOTTICELI & POHL
11 OLD SOUTH ROAD, NANTUCKET MA
T (508) 228 5455

SURVEYOR

BLACKWELL & ASSOCIATES, Inc.
20 Teasdale Circle, Nantucket MA 02554
T (508) 228 9026

PROPERTY INFO

ZONE:	R-20
MAP / PARCEL:	21 / 109
LOT SIZE:	7,840 SF
MIN. LOT SIZE:	20,000 FT
FRONTAGE:	75 FT
FRONT SETBACK:	30 FT
SIDE SETBACK:	10 FT
GROUND COVER:	12.5 % MAX
MAX G.C.:	980 SF

N

HDC SUBMISSION REVISION TO CERT #HDC2021-06-4059

DRAWING INFO

DATE	APRIL 22, 2024
SCALE	1/8" = 1' - 0"

REVISIONS

HDC.01

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 Andrew Kotchen

AS AGENT FOR Steven L. Cohen as Trustee of the 72 Pocomo Trust

STREET ADDRESS 72 Pocomo Road

MAP/PARCEL 15 / 37

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 04/23/2024

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 04/23/2024

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:

X	Date submitted to 2 Fairgrounds Road: 04/23/2024
X	Address & HDC Case Number (ie HDC2020-05-0265): 72 POCOMO ROAD HDC2024-03-10119
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
N/A	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
N/A	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

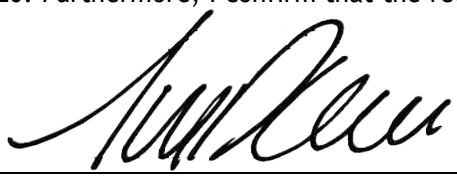
OLD BUSINESS CHECKLIST Rev Jan.2021

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:  Date: 04/23/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

72 POCOMO ROAD
HDC2024-03-10119

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 37

Street & Number of Proposed Work: 72 Pocomo Road

Owner of record: Steven L. Cohen as Trustee of the 72 Pocomo Trust

Mailing Address: PO Box 786

Nantucket, MA 02554

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: 87'-0" Sq. Footage 1st floor: 3,710
Width: 70'-6" Sq. footage 2nd floor: 1,463
Sq. footage 3rd floor: _____

Decks/Patio: Size: 17'X8' 10'X22' ☒ 1st floor ☐ 2nd floor
Size: 28'X12' 23'X10' ☒ 1st floor ☐ 2nd floor
Size: 10'X22' ☐ 1st floor ☒ 2nd floor

FILING FEE: $1034.60

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' - 10" South 28' - 10" East 28' - 10" West 28' - 10"

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 _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer N/A /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X9 Rake 1X10 Soffit (Overhang) _____ Corner boards 1"X8" Frieze _____
Window Casing 1X3 Door Frame 1X3 Columns/Posts: Round _____ Square _____

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 POCKET & SLIDING Side SWING & POCKET
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 GREY Sash DARK GREY Doors DARK GREY
Deck 1X4 IPE NATURAL 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 3/11/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

WORKSHOP/APD

—
39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
—
workshopapd.com

HDC MEETING MINUTES

V. 2024.04.09

Date: April 09, 2024
Property: 72 Pocomo Road
Nantucket, MA 02554

HDC Meeting Minutes
Additional Information to HDC Case No. HDC2024-03-10119

72 Pocomo Road - Main House:

A. Motion to hold for additional information:
    1. Provide a study of the relative proportion of the fenestration to the proposed massing,
    2. Provide night renderings of the bluff when it's lit up, compared to the proposed building.

LOCUS PLANS | **LOCATION**



NANTUCKET



IMMEDIATE VICINITY



PROJECT SITE - 72 POCOMO ROAD

EVENING RENDERING | EXISTING STRUCTURE



KEY PLAN

72 POCOMO ROAD / HDC2024-03-10119

EVENING RENDERING | PROPOSED STRUCTURE



NOTE: UTILIZING 'TURTLE-SAFE' GLASS TO MITIGATE GLARE AND REDUCE LIGHT EMISSION BY 25% OR MORE COMPARED TO TYPICAL WINDOWS.

KEY PLAN

EXISTING & PROPOSED | GLAZING RATIO



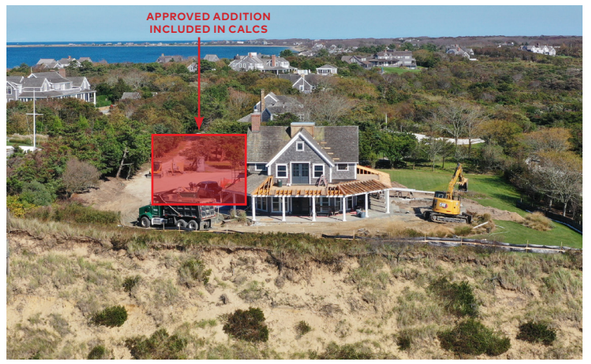
AERIAL PHOTO OF POCOMO HEAD



86 POCOMO ROAD - EXISTING
ESTIMATED 26% GLASS



84 POCOMO ROAD - EXISTING
ESTIMATED 64% GLASS



78 POCOMO ROAD - EXISTING
ESTIMATED 21% GLASS



72 POCOMO ROAD - EXISTING
ESTIMATED 25% GLASS

CALCULATIONS

ADDRESS	WEST FACADE SF	GLASS SF	GLASS %
72 POCOMO - EXISTING	1348	332	25%
72 POCOMO - PROPOSED	1568	402	26%
78 POCOMO	1335	281.7	21%
84 POCOMO	865	552	64%
86 POCOMO	2665	693	26%
88 POCOMO	1802	478	27%
90 POCOMO	2466	630	26%

NOTE: UTILIZING 'TURTLE-SAFE' GLASS TO MITIGATE GLARE AND REDUCE LIGHT EMISSION BY 25% OR MORE COMPARED TO TYPICAL WINDOWS.



90 POCOMO ROAD - EXISTING
ESTIMATED 26% GLASS



88 POCOMO ROAD - EXISTING
ESTIMATED 27% GLASS



72 POCOMO ROAD - PROPOSED
ESTIMATED 26% GLASS

SOLUTION | GLAZING

"TURTLE GLASS"

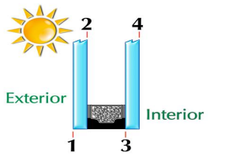
SOUTH FLORIDA HAS IMPLEMENTED A MANDATORY GLASS SPECIFICATION REQUIRING THE USE OF A GREY TINT FILM ON WINDOWS, REDUCING VISIBLE LIGHT TRANSMITTANCE TO 45% OR LESS (A 25% REDUCTION FROM TYPICAL WINDOWS) AS WELL AS REDUCING GLARE. THIS MEASURE AIMS TO FACILITATE THE NATURAL JOURNEY OF SEA TURTLE HATCHLINGS TO THE OCEAN BY RELYING ON THE LIGHT OF THE MOON. ARTIFICIAL LIGHTS OFTEN CONFUSE HATCHLINGS, LEADING THEM TO VENTURE INTO BUILT ENVIRONMENTS WHERE THEY ARE AT RISK OF PERISHING.



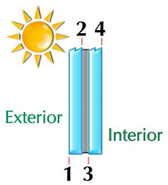
EXTERIOR



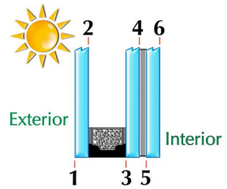
Monolithic Glass



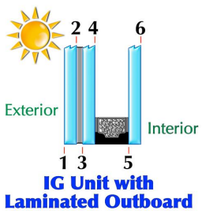
Insulating Glass IG Unit



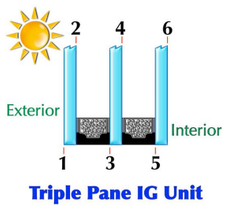
Laminated Glass



IG Unit with Laminated Inboard



IG Unit with Laminated Outboard



Triple Pane IG Unit

GLAZING ASSEMBLY DIAGRAMS



INTERIOR

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°. 451

Street & Number of Proposed Work: 22 Tashama Lane

Owner of record: Matt O'Connor

Mailing Address: Agent

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: RM Landscape Designs Inc.

Mailing Address: 16B Amelia Drive
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District R-10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: _____

Width: 17' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 714 sqft ☐ 1st floor ☐ 2nd floor

Size: +/- sqft ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

See Plans + Photos

Note: Board Fence: (222' +/- Total)
- 52' → 5+1 (vertical lattice)
- 170' → 6' (No Lattice)

DETAIL OF WORK TO BE PERFORMED

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

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

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

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: Board Fence
Length: 222 ft. +/-

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Peastone w/Belgian Block Walkways Granite Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

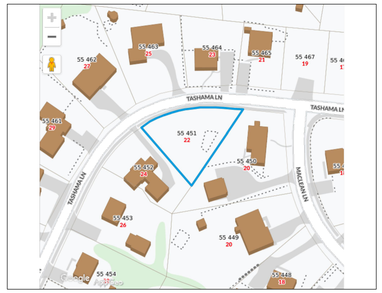
Trim _____ Sash _____ Doors _____

~~Deck~~ Patio Porcelain Pavers Foundation _____ Fence Natural to Weather Shutters _____

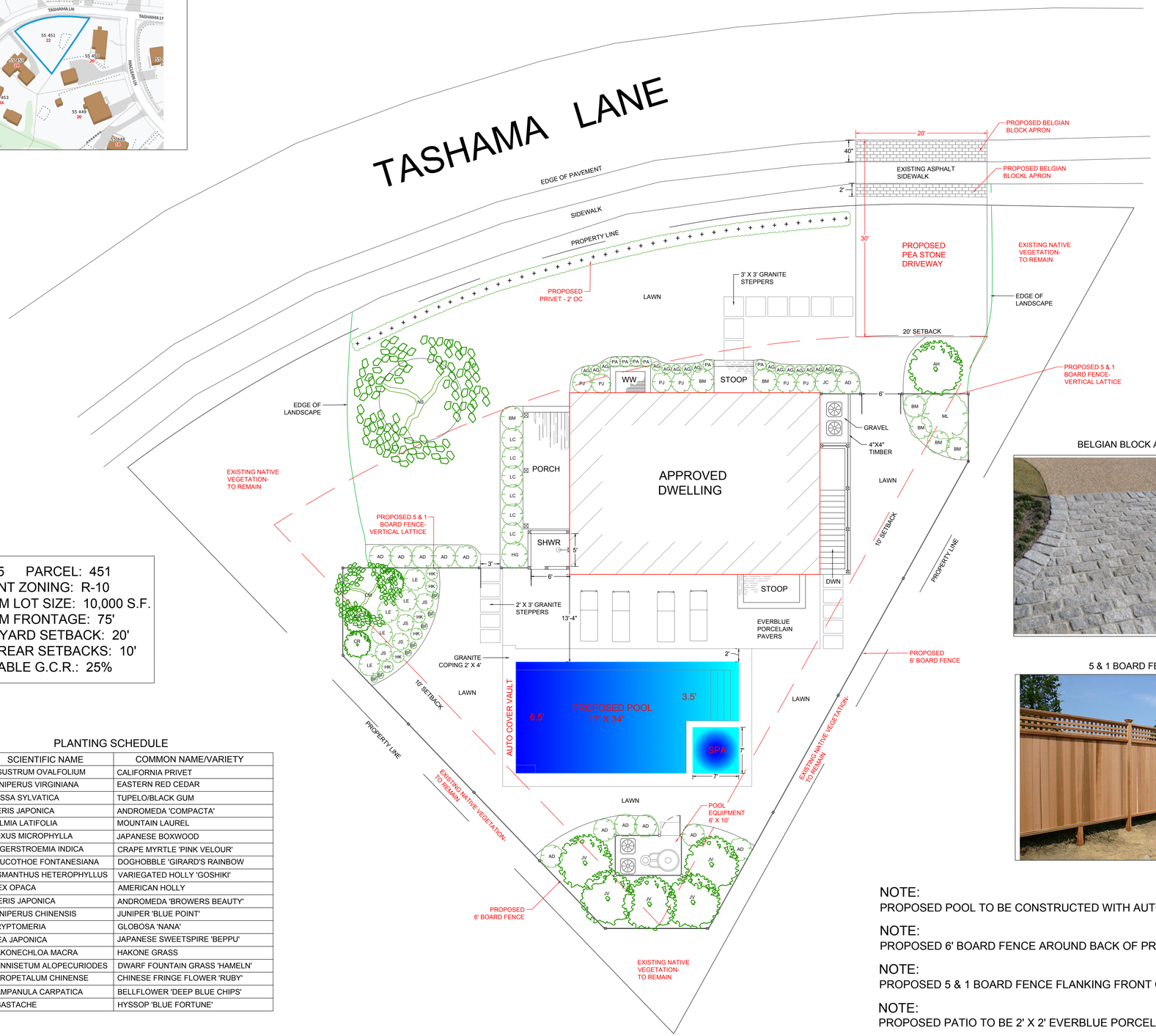
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 3/11/24 Signature of owner of record _____ Signed under penalties of perjury







MAP: 55 PARCEL: 451
CURRENT ZONING: R-10
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 20'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 25%

PLANTING SCHEDULE

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
LO	42	LIGUSTRUM OVALFOLIUM	CALIFORNIA PRIVET
JV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
NS	1	NYSSA SYLVATICA	TUPELO/BLACK GUM
PJ	6	PIERIS JAPONICA	ANDROMEDA 'COMPACTA'
KL	1	KALMIA LATIFOLIA	MOUNTAIN LAUREL
BM	7	BOXUS MICROPHYLLA	JAPANESE BOXWOOD
CM	1	LAGERSTROEMIA INDICA	CRAPE MYRTLE 'PINK VELOUR'
LE	5	LEUCOTHOE FONTANESIANA	DOGHOBBLE 'GIRARD'S RAINBOW
HG	1	OSMANTHUS HETEROPHYLLUS	VARIEGATED HOLLY 'GOSHIKI'
AH	1	ILEX OPACA	AMERICAN HOLLY
AD	12	PIERIS JAPONICA	ANDROMEDA 'BROWERS BEAUTY'
JC	1	JUNIPERUS CHINENSIS	JUNIPER 'BLUE POINT'
CR	3	CRYPTOMERIA	GLOBOSA 'NANA'
JS	4	ITEA JAPONICA	JAPANESE SWEETSPIRE 'BEPPU'
HK	6	HAKONECHLOA MACRA	HAKONE GRASS
PA	6	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'
LC	6	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER 'RUBY'
BF	7	CAMPANULA CARPATICA	BELLFLOWER 'DEEP BLUE CHIPS'
AG	16	AGASTACHE	HYSSOP 'BLUE FORTUNE'

22 TASHAMA LANE



24 TASHAMA VIEW



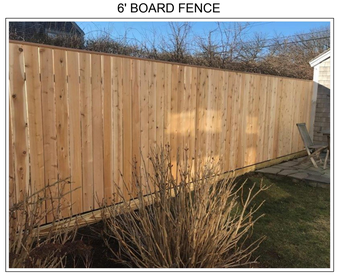
BELGIAN BLOCK APRON

EVERBLUE PORCELAIN PAVERS



5 & 1 BOARD FENCE

6' BOARD FENCE



NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
PROPOSED 6' BOARD FENCE AROUND BACK OF PROPERTY TO BE NATURAL TO WEATHER, NO LATTICE.

NOTE:
PROPOSED 5 & 1 BOARD FENCE FLANKING FRONT OF HOUSE TO BE NATURAL TO WEATHER WITH VERTICAL LATTICE.

NOTE:
PROPOSED PATIO TO BE 2' X 2' EVERBLUE PORCELAIN PAVERS, STAGGERED PATTERN.

NOTE:
EXISTING NATIVE VEGETATION AROUND PERIMETER TO REMIAN AND BE FILLED IN WHERE NEEDED.

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NOTE:
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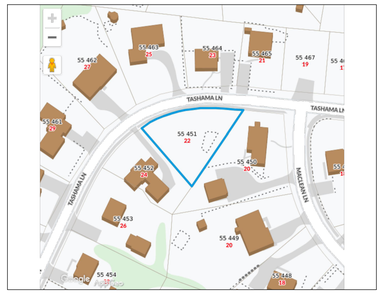
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

22 Tashama Lane
PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 22 Tashama Lane
DATE: 3/11/24

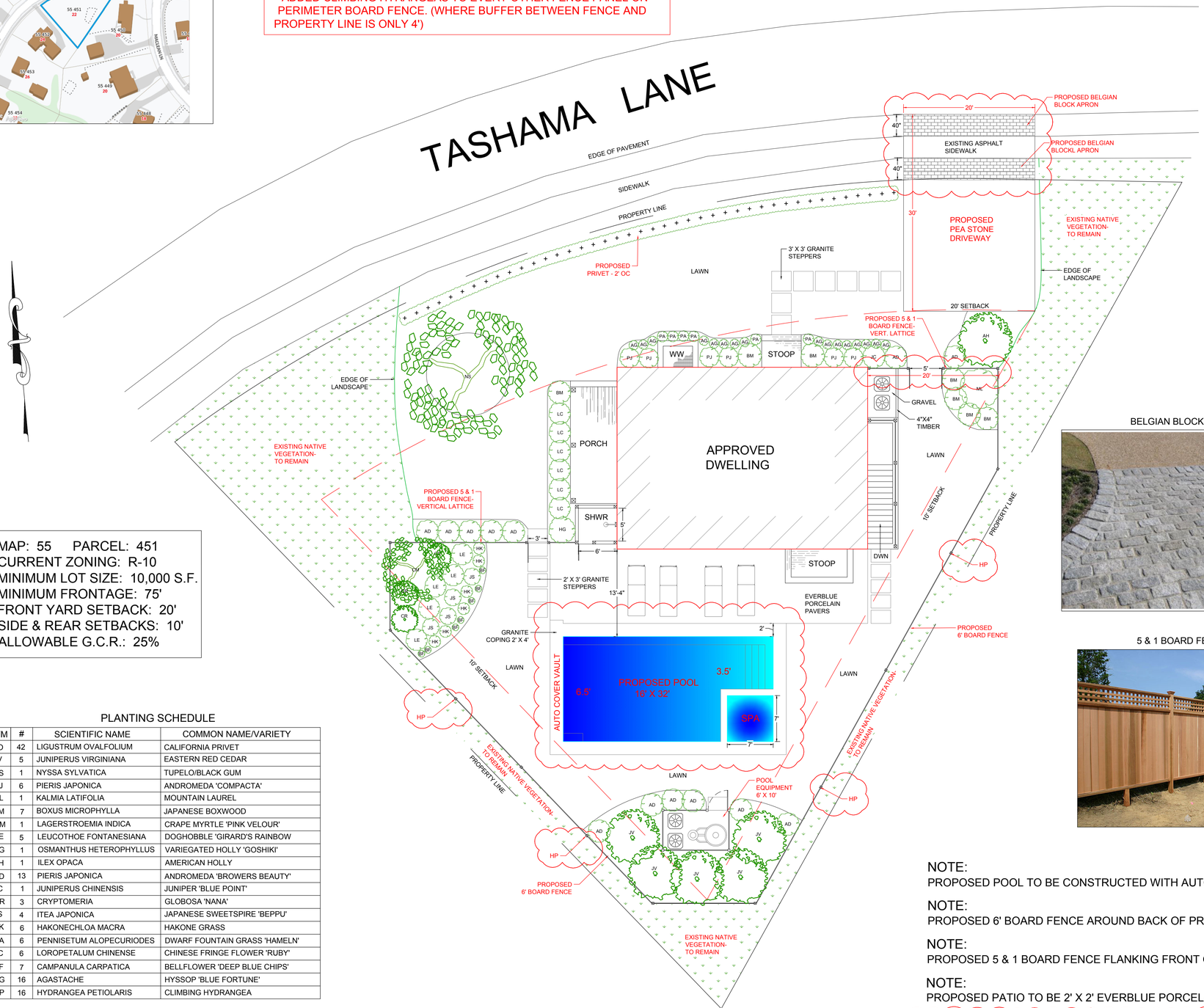
SHEET:

S.1



REVISIONS: 4/24/24

* REDUCED POOL SIZE FROM 17' X 34' TO 16' X 32'.
* WIDENED INTERIOR SECTION OF DRIVEWAY APRON TO 40" TO MATCH THE DEPTH OF THE STREET SIDE SECTION.
* REDUCED GATE SIZE ON EAST SIDE OF HOUSE FROM 6' TO 5'.
* REDUCED LENGTH OF 5 & 1 FENCE COMING OFF NORTHEAST CORNER HOUSE BY 2'-10".
* ADDED CLIMBING HYRANGEAS TO EVERY OTHER FENCE PANEL ON PERIMETER BOARD FENCE. (WHERE BUFFER BETWEEN FENCE AND PROPERTY LINE IS ONLY 4')



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HP	16	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA

22 TASHAMA LANE



24 TASHAMA VIEW



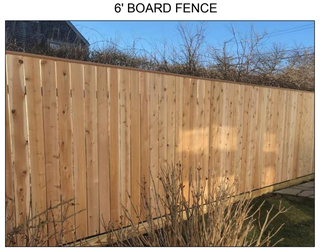
BELGIAN BLOCK APRON

EVERBLUE PORCELAIN PAVERS



5 & 1 BOARD FENCE

6' BOARD FENCE



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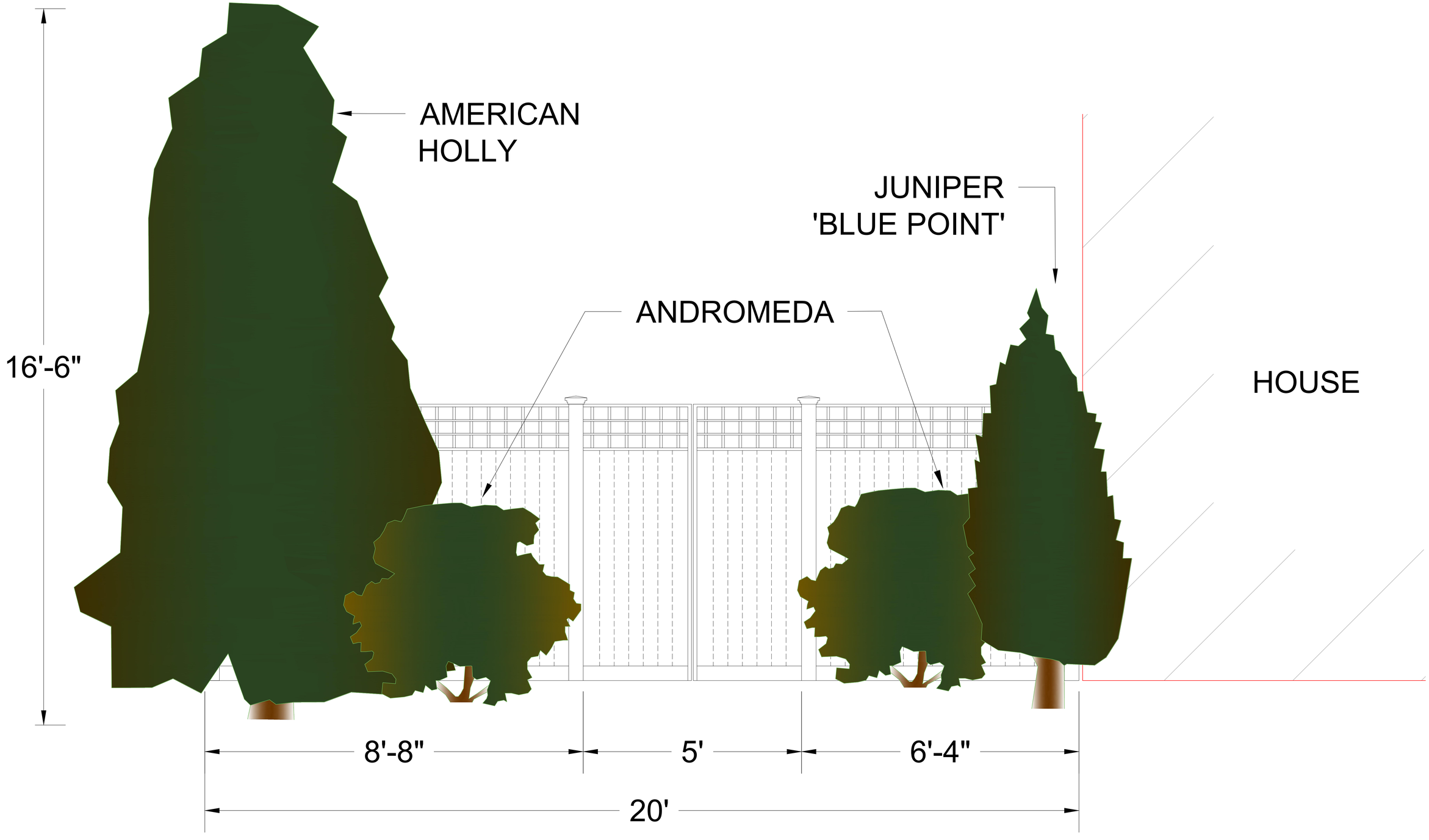
22 Tashama Lane
PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 22 Tashama Lane
DATE: 3/11/24
REVISIONS: 4/24/24

SHEET:
S.1

ELEVATION DRAWING:

FENCE SECTION OFF NORTHEAST CORNER OF HOUSE.




23
19
27
Tashama Ln
Tashama Ln
Tashama Ln
Tasha
29
MacLean Ln
22
20
Tashama Ln
24
MacLean Ln
Tashama Ln
26

TASHAMA LANE

EDGE OF PAVEMENT

EDGE OF PAVED SIDEWALK

MACLEAN LANE

MASSACHUSETTS COORDINATE SYSTEM
ISLAND ZONE

HYDRANT

SEWER STUB

WATER METER

R=199.76'
L=132.37'

29.88'

x29.5 x29.3 x29.1 x29.4 x29.4 29.2x 29.6x 30.0x

DECK

PROPOSED STRUCTURE

DECK

ZONING SETBACK (TYPICAL)

144.23'

120.00'

POOL

SPA

55–452
N/F
MARGARET M. KOEHM

29.9x x30.6 x29.8 x29.9 x29.7 x29.8

55–540
N/F
JOAN C. O'BRIEN

PROPERTY INFORMATION

OWNER: 22 TASH LLC
ADDRESS: 22 TASHAMA LANE
ASSESSOR MAP 55 PARCEL 451
DEED BOOK 1933 PAGE 130
PLAN FILE 9–B, LOT 12

ZONING DISTRICT: R–10

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER % :	25%

LOT AREA = 9,858 SF±

THIS PLOT PLAN WAS PREPARED FOR PERMITTING AND/OR PLANNING PURPOSES 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. LAYOUT SHOWN HEREON BASED ON PROVIDED PLANS AND DOES NOT IMPLY CODE CONFORMANCE.

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

SITE PLAN
IN NANTUCKET, MA.

PREPARED FOR
22 TASH LLC
22 TASHAMA LANE
MAP 55 PARCEL 451
NOVEMBER 13, 2023
SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



NORTH ELEVATION



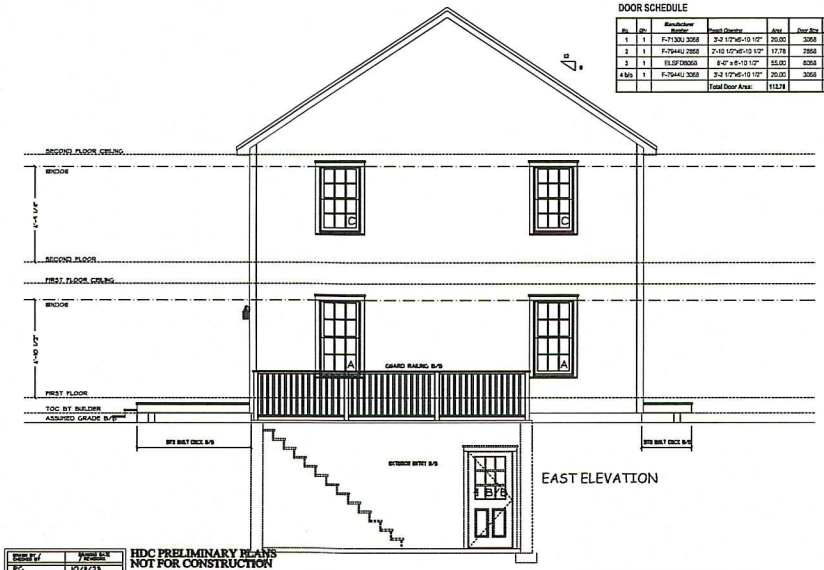
WEST ELEVATION

WINDOW SCHEDULE Required Egress 3.4 SF Mass. Double Hung Window Opening

No.	Qty	Manufacturer Number	Rough Opening	Area	(SF) Clear Opening	Meets Egress?	(SF) Light Area	(SF) Vent Area	+/- Design Pressure	U-Factor	SHGC *	Remarks
A	5	ELDH3464	2'-10 1/2" x 5'-4 1/4"	14.83	5.66	Y	10.63	5.66	40	0.28	0.27	Marvin Elevate Double Hung 11/16" Double Pane Low "E" w/argon
A b/o	1	ELDH3464	2'-10 1/2" x 5'-4 1/4"	14.83	5.66	Y	10.63	5.66	40	0.28	0.27	Marvin Elevate Double Hung 11/16" Double Pane Low "E" w/argon
B	3	ELDH3040	2'-6 1/2" x 3'-4 1/4"	8.14	2.71	N	5.16	2.71	40	0.28	0.27	Marvin Elevate Double Hung 11/16" Double Pane Low "E" w/argon
C	11	ELDH3456	2'-10 1/2" x 4'-8 1/4"	12.97	4.81	Y	9.11	4.81	40	0.28	0.27	Marvin Elevate Double Hung 11/16" Double Pane Low "E" w/argon
			Total Window Area:	256.27								

DOOR SCHEDULE

No.	Qty	Manufacturer Number	Rough Opening	Area	Door Size	(SF) Light Area	(SF) Vent Area	U-Factor	SHGC *	Remarks
1	1	F-7130U 3068	3'-2 1/2"x6'-10 1/2"	20.00	3068	0	0	0.39	0.02	Simpson Fir Entry - 6 Panel
2	1	F-7944U 2868	2'-10 1/2"x6'-10 1/2"	17.78	2868	5.83	0	0.38	0.11	Simpson Fir Entry - 1/2 Glass
3	1	ELSPD8068	6'-0" x 6'-10 1/2"	55.00	8068	39.03	22.27	0.30	0.29	Marvin-Elevate Sliding French Door 3/4" Insulating Glass low "E" w/Argon
4 b/o	1	F-7944U 3068	3'-2 1/2"x6'-10 1/2"	20.00	3068	6.69	0	0.38	0.11	Simpson Fir Entry - 1/2 Glass
			Total Door Area:	113.78						



EAST ELEVATION



SOUTH ELEVATION

HUNTINGTON HOMES, INC.

DRAWN BY:	DRAWING DATE / REVISION
RG	10/8/23

HDC PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NOT OF WORK PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS STRICTLY PROHIBITED.

ELEVATIONS

O'CONNOR 2024

SCALE 1/4" = 1'-0"

PROJECT: # 10289
SHEET SIZE: 24x36
DRAWING NO: EL-1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

2 Dukes Rd
New Dwelling

Planning and Land Use Services

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

This checklist **MUST** be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/26/24
	HDC Case Number (ie HDC2020-05-0265): N/A
✓	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
X	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: 4/26/24

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°. 187

Street & Number of Proposed Work: 2 Dukes Road

Owner of record: Dukes Road Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pahl

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 8' x 25' ☒ 1st Floor

Size of Structure or Addition: Length: 94'-0" Sq. Footage 1st floor: 2961 Decks/Patio: Size: 8' x 100' ☒ 1st floor ☐ 2nd floor
Width: 40'-0" Sq. footage 2nd floor: 2635 Size: 8' x 29' ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -30" to +24" South -60" to +20" East +18" to 24" West -24" to 54"

Height of ridge above final finish grade: North 27'-0" South 27'-0" East 27'-0" West 27'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 11 /12 Secondary Mass 4 /12 Dormer 5 /12 Other 4/12 Porch Roofs

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): Copper 3" ϕ

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) 4" Corner boards 5/4 x 6 Frieze 1 x 8
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 8x8

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 4 Lite / WOOD Rear 6 Lite / WOOD Side 6 Lite / 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
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 3/21/24 Signature of owner of record _____ Signed under penalties of perjury

Meeting Minutes April 23, 2024

2 Dukes Road – Dukes Road Trust – New Dwelling – 41/187

HB: original dwelling was c 1940 colonial revival. New building is low and long. Would like the new building to keep some of the fenestration details from the 1940 colonial revival.

AC: good with the design

CP: agrees the long ridge line should be broken up

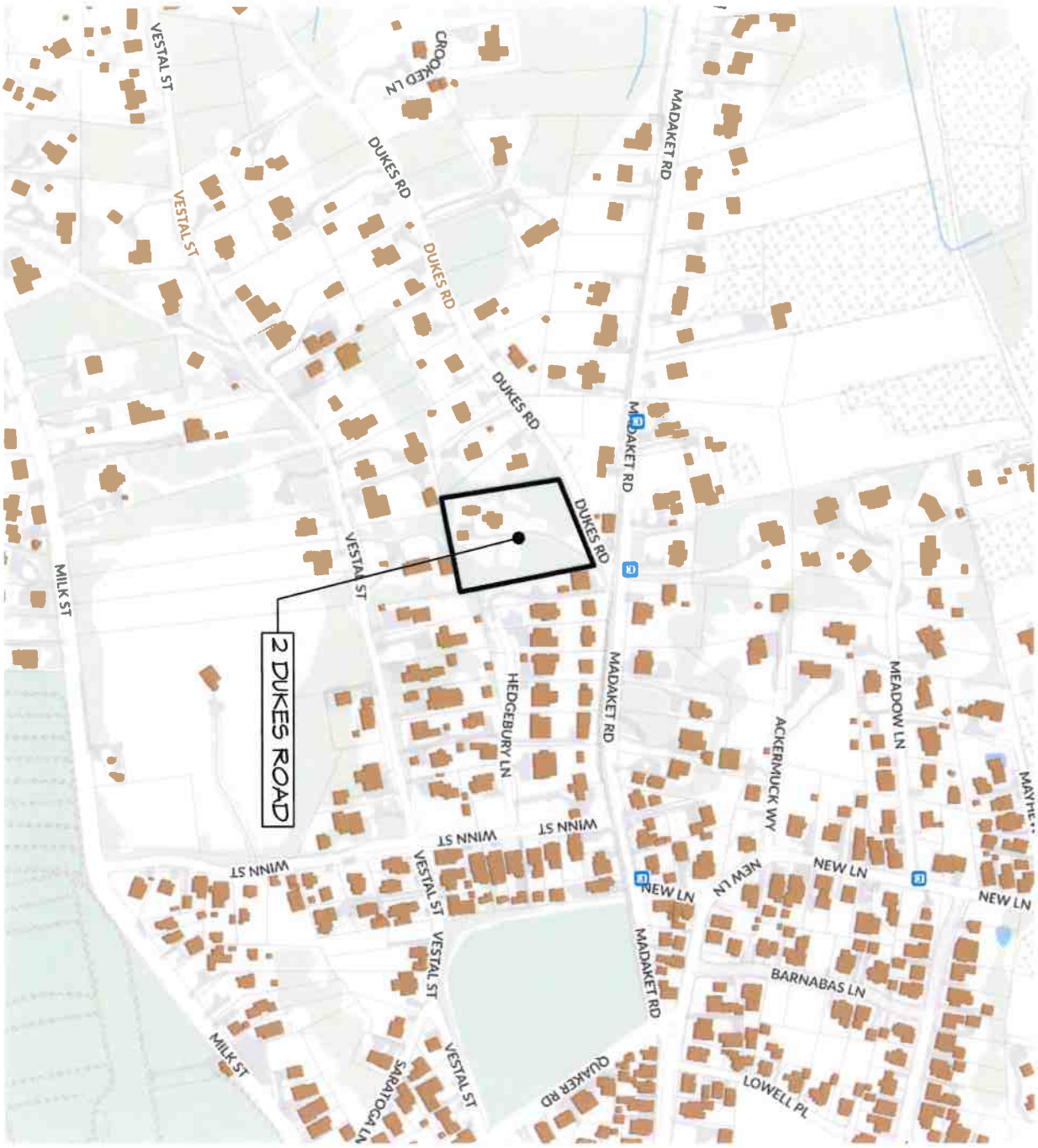
DC: houses in the area are smaller, this one seems long. No major problems

JP: wish had a roof walk or dueling chimneys. Building seems stretched. Minimal visibility. Need to break up roof line. More context regarding grade with each elevation. Design is appropriate.

SW: appreciates design and low height. Agrees with breaking up ridge line. Landscaping will help with visibility.

AC: motion to hold for revisions. Add chimneys, roof walk or move gables in closer to break up ridge line.

Yes: SW, AC, DC, JP, CP



ID# L-1.1

Residence at
2 Dukes Road
Nantucket, MA 02554

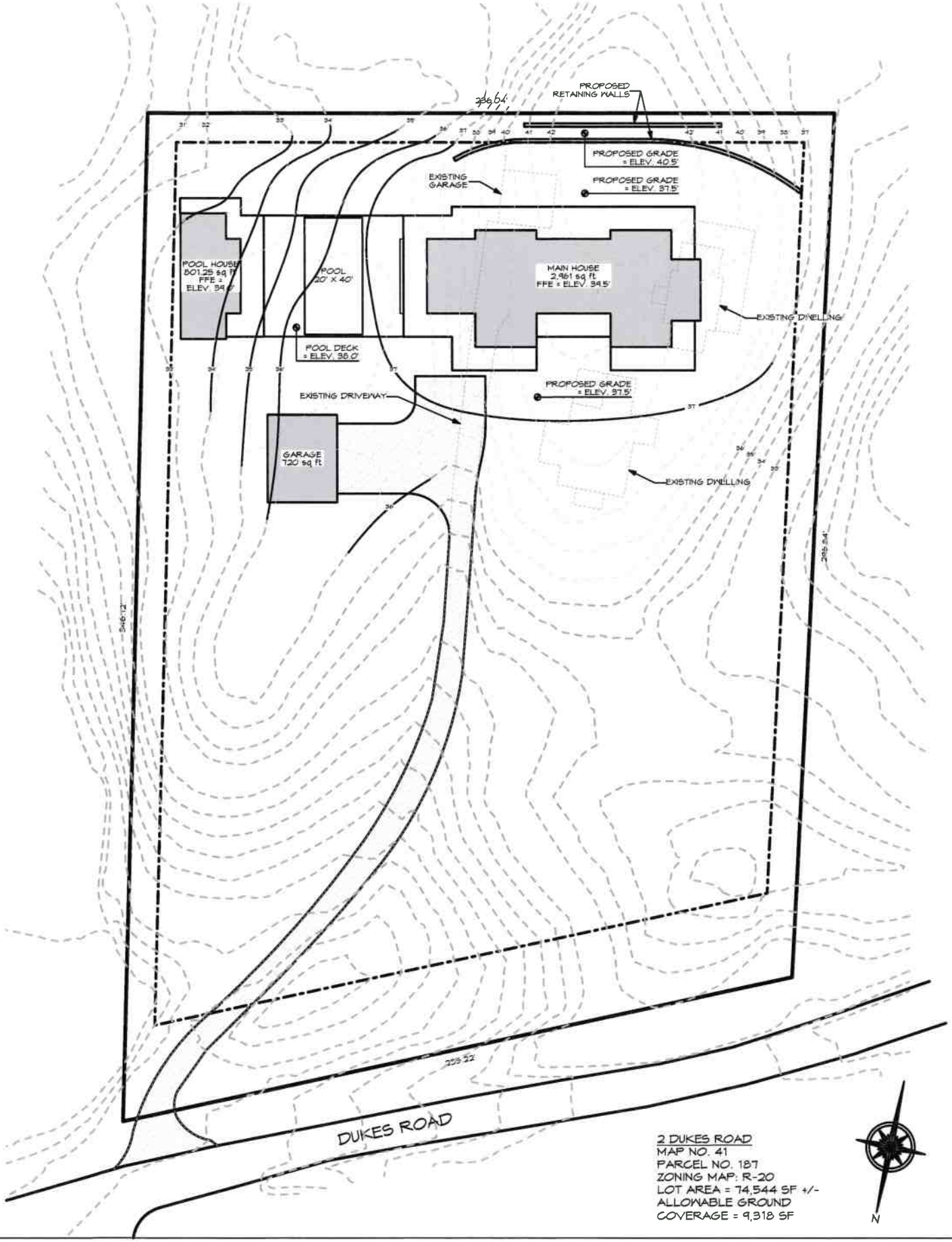
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 4/25/24

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

Locus Plan

BOTTICELLI & POHL

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



ID # L-1.2

Residence at
2 Dukes Road
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R-20
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Site Plan

BOTTICELLI & POHL

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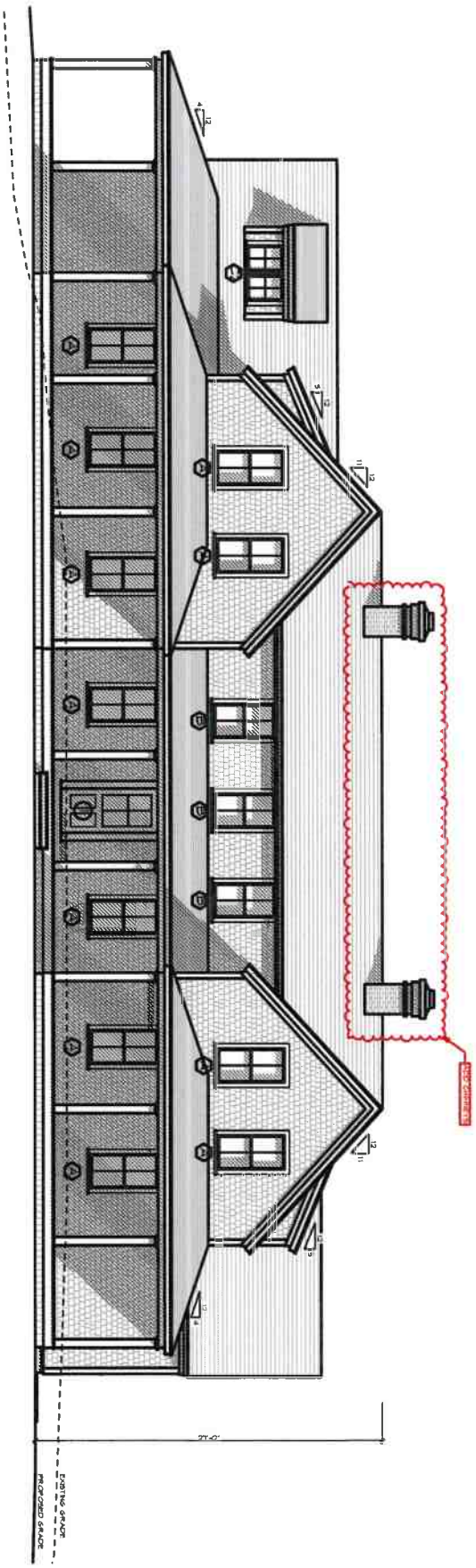
BOTTICELLIANDPOHL.COM



ID # A-2.1

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North Elevation

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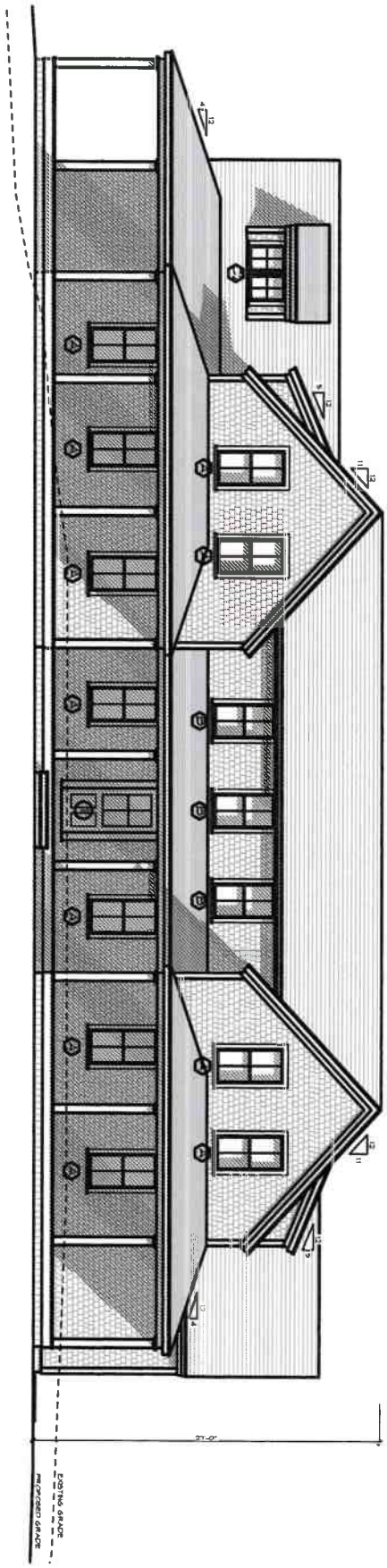
BOTTICELLIANDPOHL.COM



Previously Submitted

A-2.1

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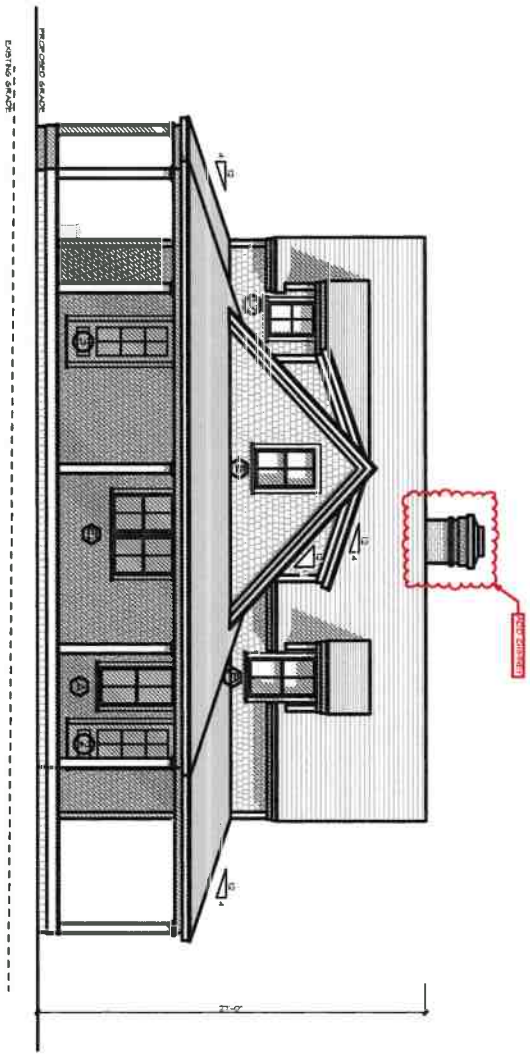

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PARCEL NO: 187 PROJECT NO: REVISED: 4/25/24

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East Elevation

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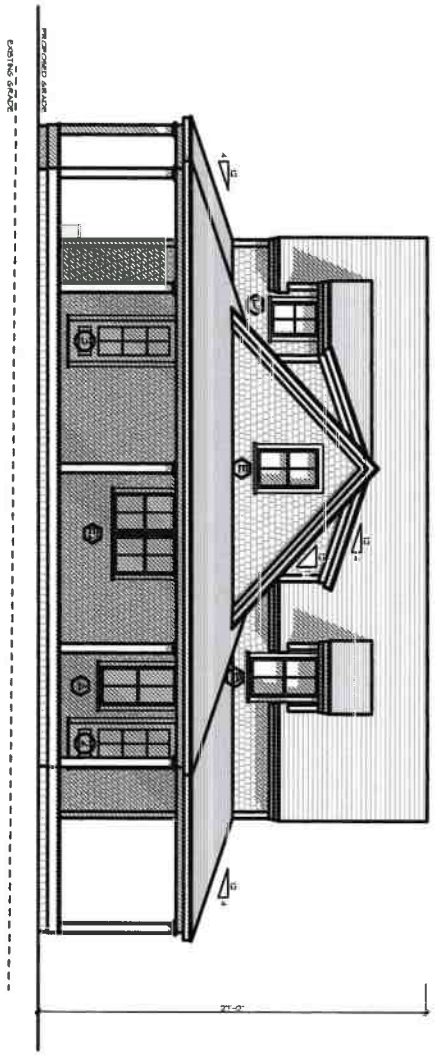

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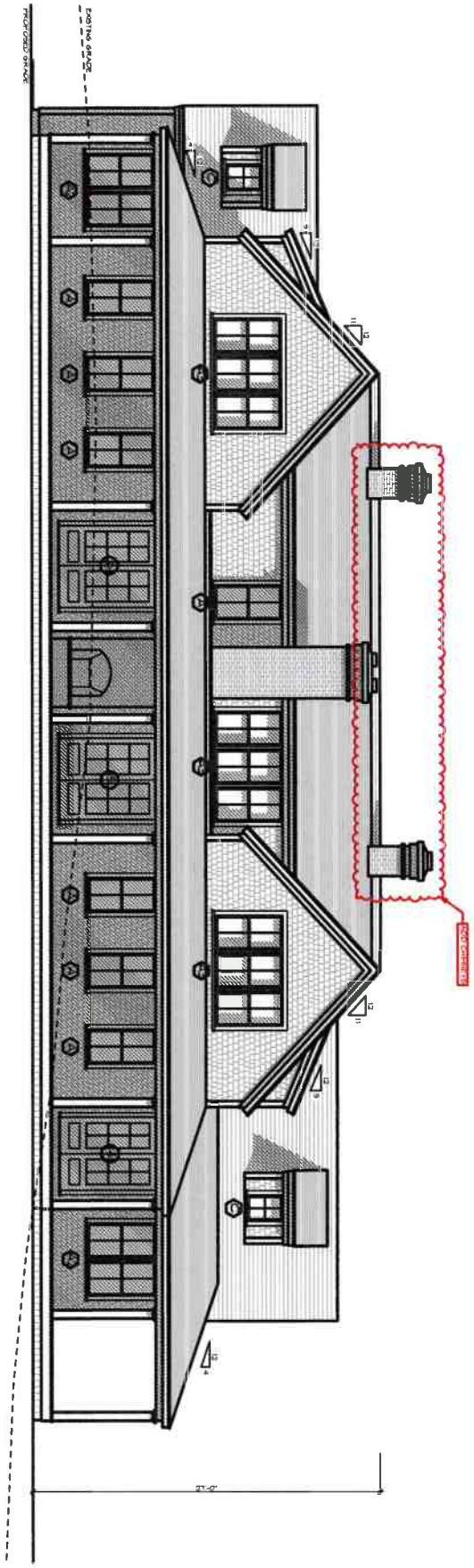

ID # A-2.3

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South Elevation

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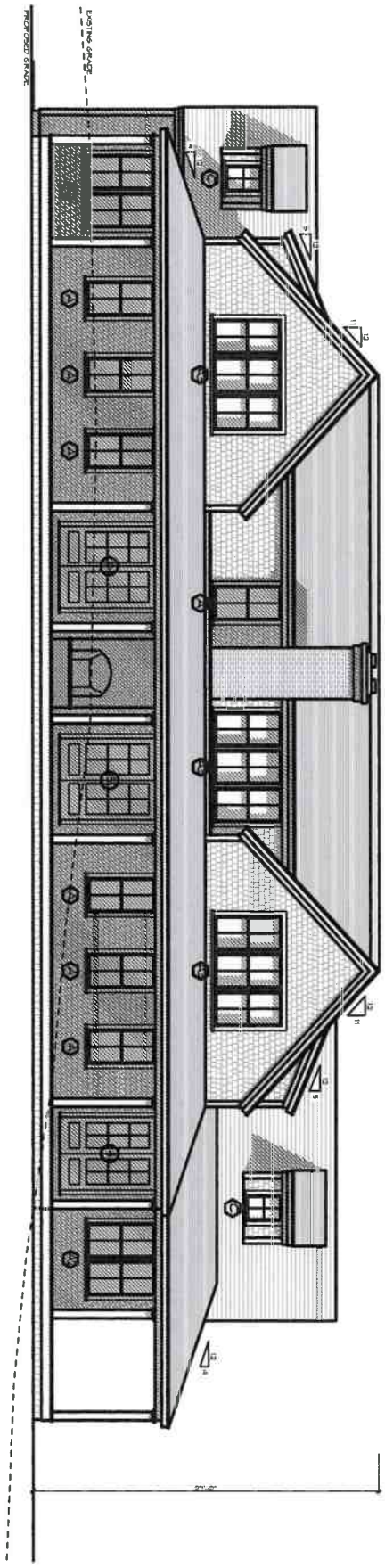

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South Elevation

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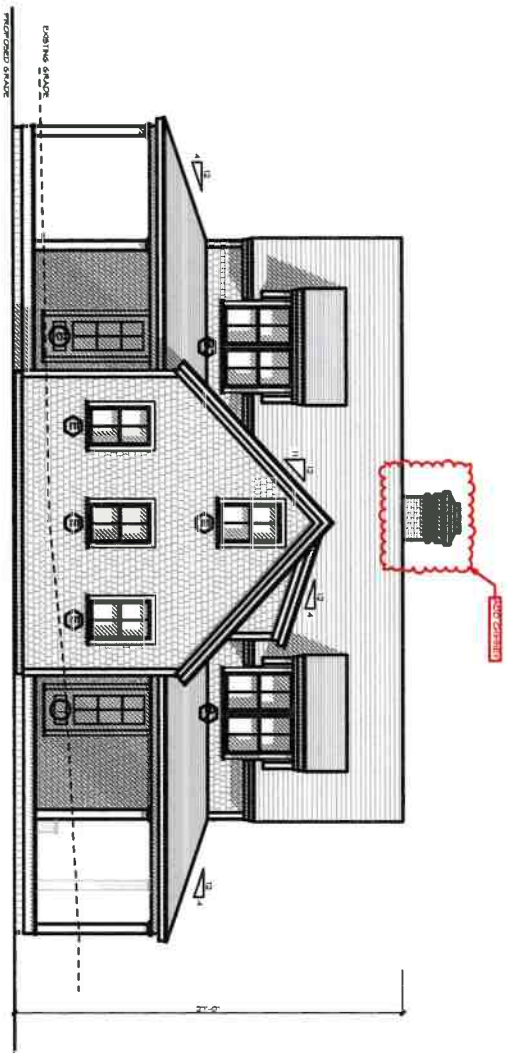

A-2.4

ID#

Residence at
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West Elevation

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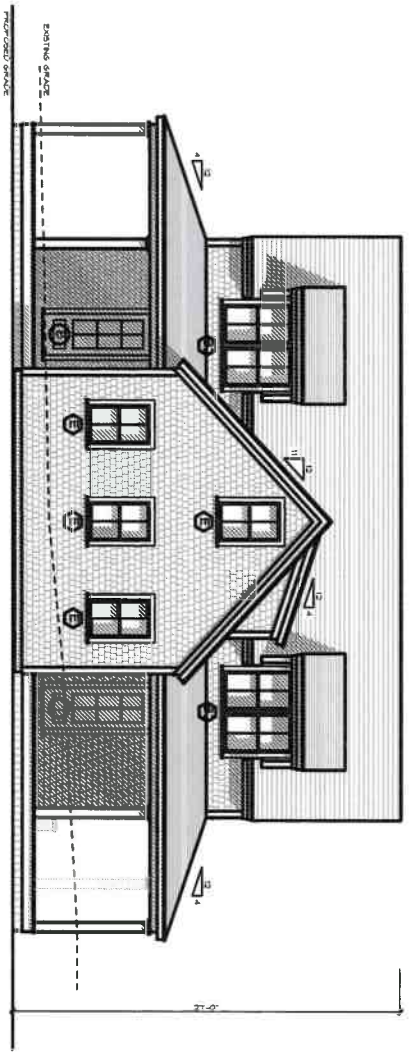

Previously Submitted

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West Elevation

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P 617 482 4543

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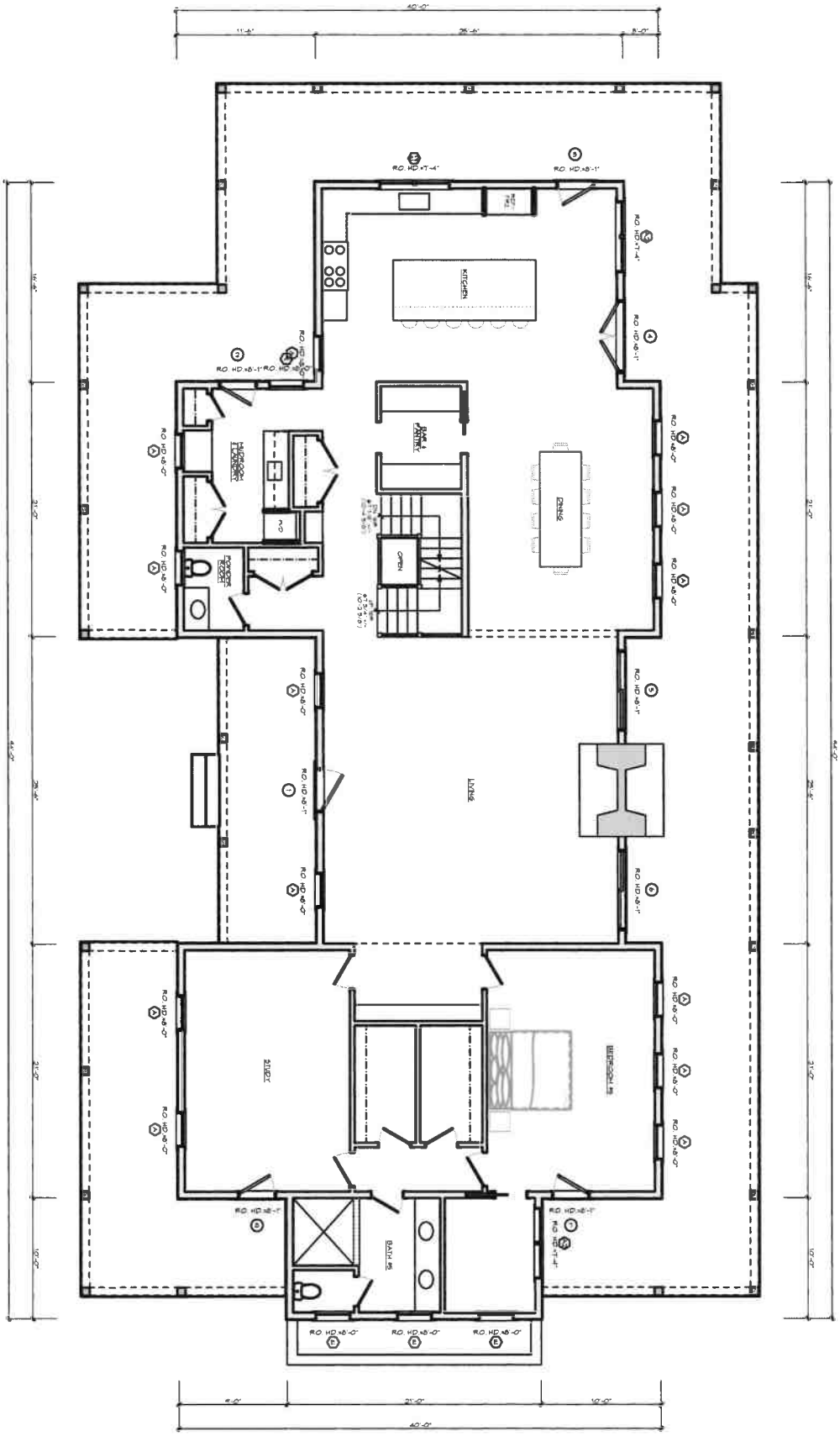

A-1.1

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First Floor Plan

BOTTICELLI & POHL

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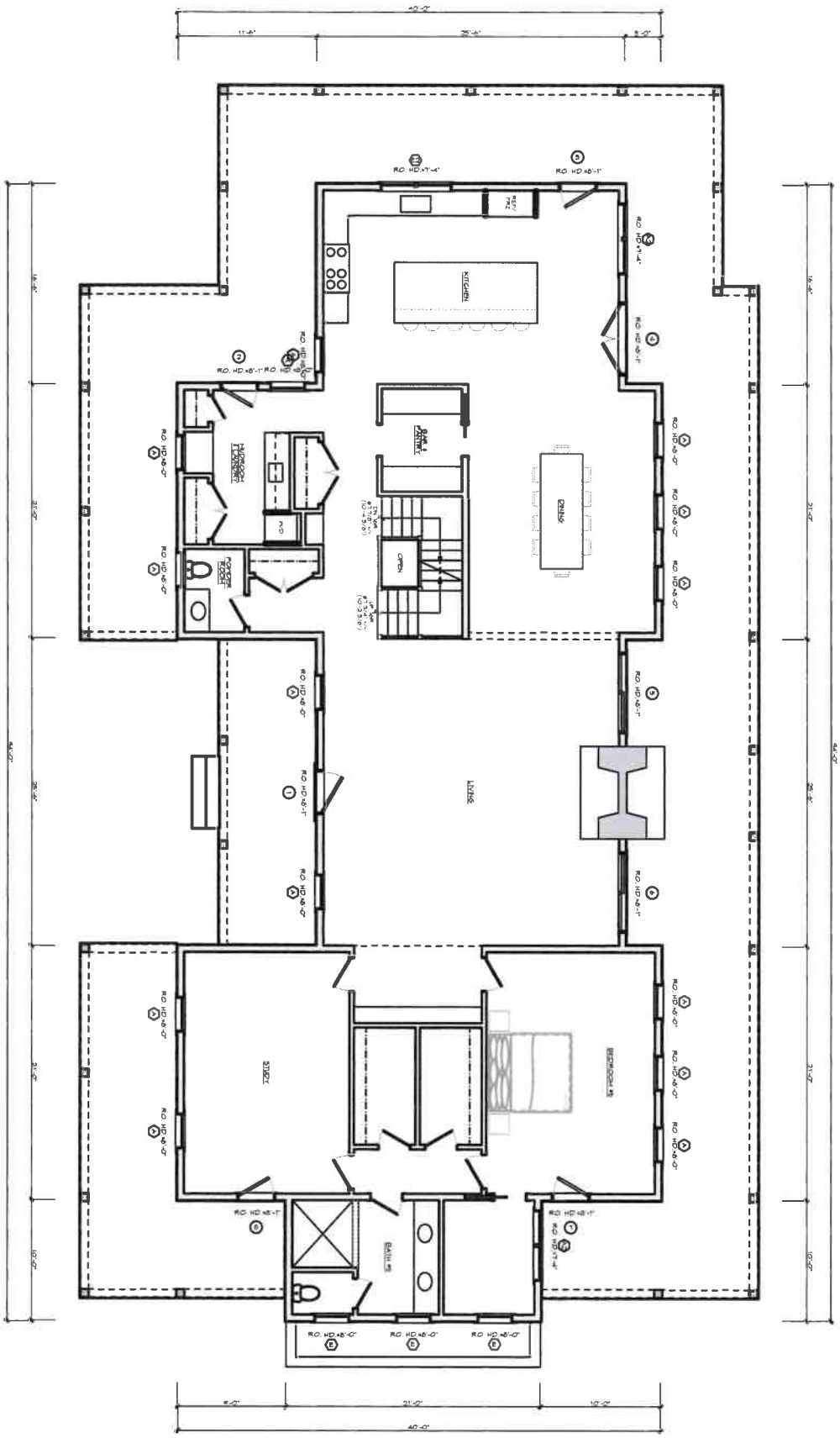

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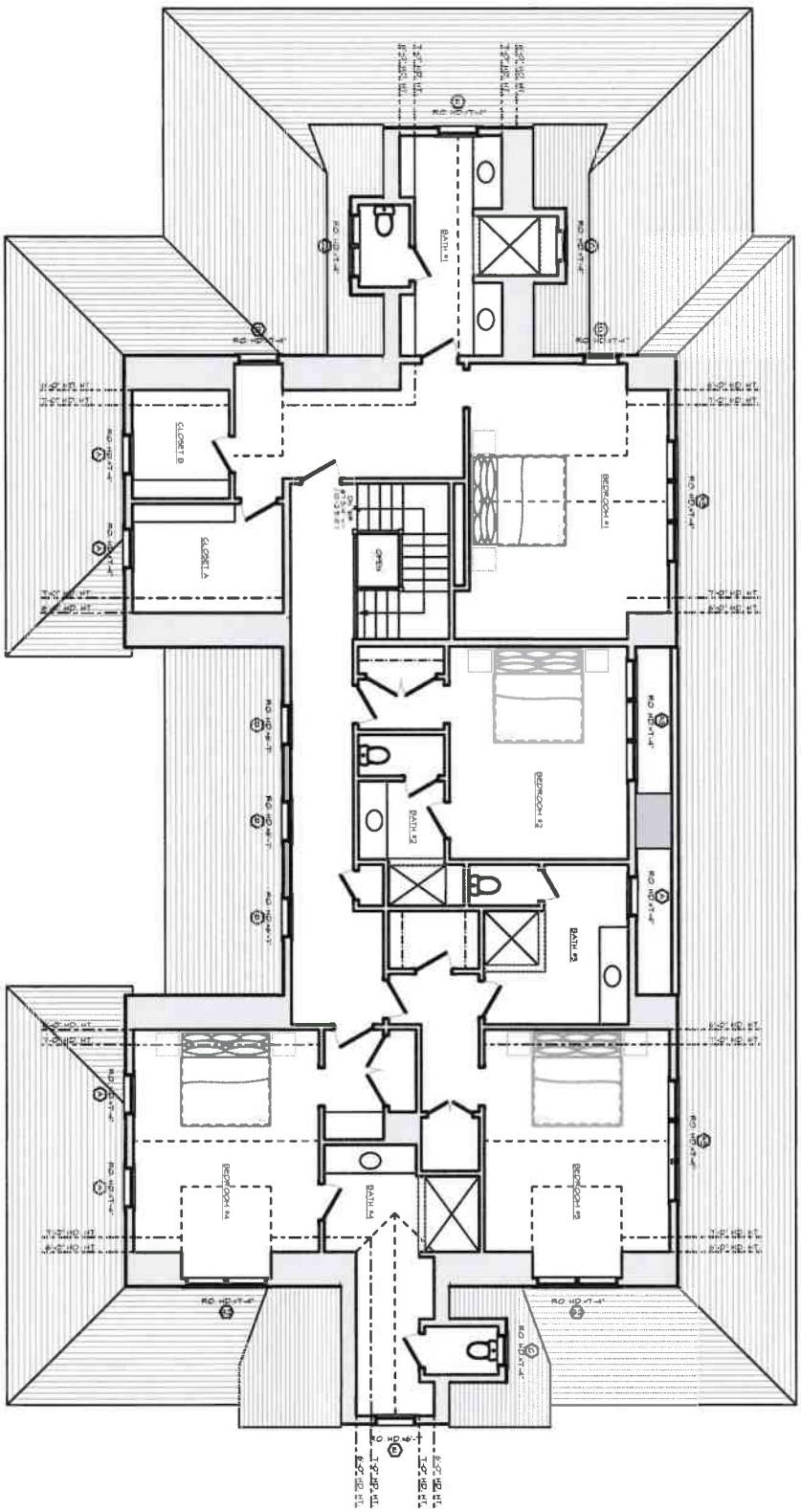

A-1.2

ID #

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Second Floor Plan

BOTTICELLI & POHL

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P 508 228 5455
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P 617 482 4543
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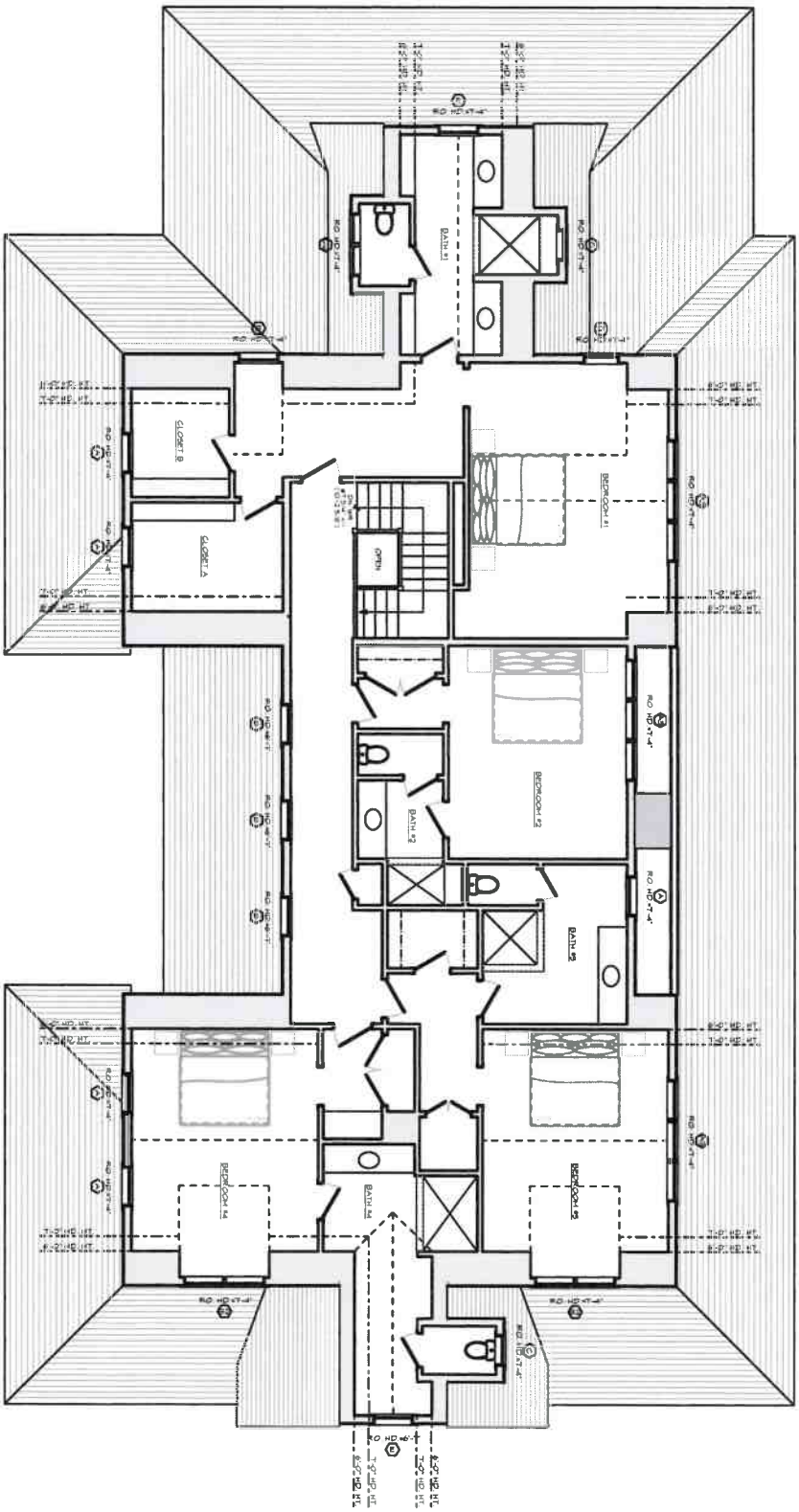

Previously Submitted

ID # A-1.2

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Second Floor Plan

BOTTICELLI & POHL

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BOTTICELLIANDPOHL.COM

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 Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 26, 2024

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

4/26/24
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: 2024-02-1001 4/29/2024
	HDC Case Number (ie HDC2020-05-0265): Address : 15 COFFIN ST - SCANDI
	Copy of Minutes (application item circled) N/A
✓	Reduced (8 ½ x 11) copy of application
	Locus Map: 3 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.)
	Three (3) 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

15 COFFIN STREET – SCONSET

CURRENT

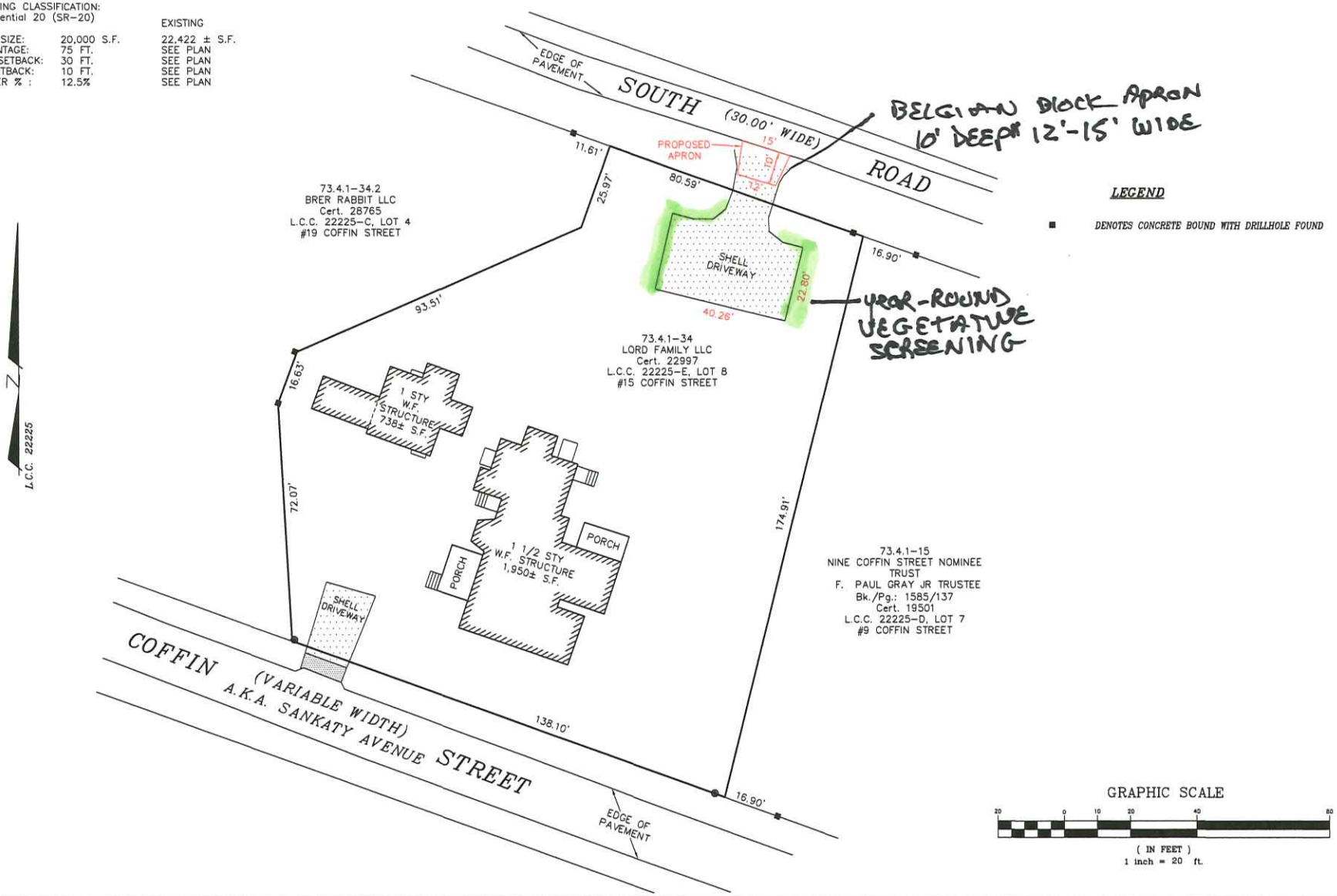


2018



CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR-20)

		EXISTING
MINIMUM LOT SIZE:	20,000 S.F.	22,422 ± S.F.
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	12.5%	SEE PLAN



OWNER INFORMATION

LORD FAMILY, LLC
CERT. OF TITLE #22997
L.C.C. 22225-E, LOT 8
ASSESSOR'S MAP 73.4.1, PARCEL 34
#15 COFFIN STREET

T:\CHRIS 2 JOB #71

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

Proposed Conditions
PLAN OF LAND
in Nantucket, MA
Prepared for
LORD FAMILY, LLC

Date: April 26, 2024
Scale: 1"=20'

B9005

V:\DRAWFILES\B9005\SITE PLAN.dwg PROPOSED 4/26/2024 07:56:38 1:1

---------- Forwarded message ---------
From: **Rick Beaudette** <rick@nantucketlawfirm.com>
Date: Thu, Mar 28, 2024 at 11:22 AM
Subject: RE: FW: Lord Family LLC, 15 Coffin Street
To: Tim Lord <tlord@dreamyard.com>

Tim, Dierdre,

I took a pretty good look at the title to the property yesterday afternoon and admittedly spent more time than I thought I would on it and I believe the property does have rights on South Road. Despite the fact that the Lord Family LLC's certificate of title is silent as to rights in the way, I believe the boundaries of the lot and Massachusetts Law clearly gives the owner of your lot rights in the way. If need be I can send you all the documents I found but the short answer is that because the property is bounded "by" South road the owner of the property has the right to use South Road (and likely owns to the midline of the road) subject to everyone's right to use it who also has rights. The common law rule in Massachusetts has always been that if you own "by" a way you own to the midline of that way and have rights to use it for all roadway purposes.

To explain a bit further, basically the property was registered with the Massachusetts Land Court in 1954 and the petition by the owner at the time sought to register the land on the Northeasterly Boundary "by" South Road. Then the Land Court approved the petition and the original approved Land Court Plan has the word "By" printed on it on the South Road side. This is important because if it said "by the line of South Road" then you would likely not have rights in it. After this registration, all deeds for this property all certificates of title recite metes and bound descriptions for the property as "by South Road 267.54 feet" or two lots "by South Road 80.59 feet and 170.05 feet respectively. This includes the deed from Robert Young to what I assume are your parents (Chales and Gay). Then at some point the metes and bounds description is eliminated and the lots are just recited in deeds as conveying Lot Number 4 and Lot Number 8. Despite the deeds dropping the metes and bounds description the rights in the way are not changed so in my opinion you still have rights to South Road. For that reason, I do not think the other owners can prevent you from using the roadway and constructing a driveway off of it. They are within their rights to ask you to pay for maintenance but they cannot force you to. Obviously to keep the peace in the neighborhood and have a nice roadway I think it would behoove you to contribute to the road maintenance.

I should also say that my opinion is not definitive. If there is something in the Registry of Deeds records that specifically excludes your property from having rights in South Road, then that could change things but I haven't found anything to suggest that. Let me know if you have any questions.
Best regards,
Rick

Richard P. Beaudette

Beaudette and Swain LLC

35 Old South Road, Suite D

Nantucket, MA 02554

(Phone) 508-228-4455

(Fax)508-228-3070

15 COFFIN SIAS ST

Location	15 COFFIN SIAS ST	**Mblu**	7341/ / 34/ /
Acct#	00012221	**Owner**	LORD FAMILY LLC
Assessment	$3,496,500	**PID**	12221
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,701,300	$1,795,200	$3,496,500

Owner of Record

Owner	LORD FAMILY LLC
Co-Owner	C/O THOMAS LORD
Address	110 RIVERSIDE DRIVE APT 12C NEW YORK, NY 10024

Sale Price	$0
Certificate	
Book & Page	C0022997/0
Sale Date	06/19/2008
Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LORD FAMILY LLC	$0		C0022997/0	99	06/19/2008
LORD CHARLES P ETAL	$0		C0022685/0	99	07/30/2007
LORD CHARLES P TRUSTEE	$0		C0017/0681	99	12/24/1996
LORD CHARLES P	$0		C0013/0312	99	12/24/1996
LORD CHARLES P & GAY P	$585,000		C0013/0312	N	10/20/1987

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	1,926
Replacement Cost:	$1,542,368
Building Percent Good:	88
Replacement Cost Less Depreciation:	$1,357,300

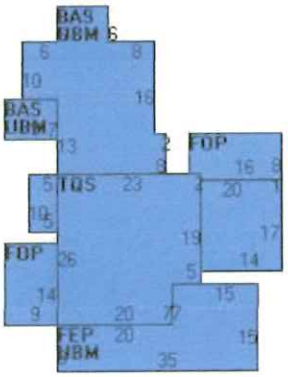
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
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//\00\00\85\22.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12221_14(

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,465	1,465
TQS	Three Quarter Story	615	461
FEP	Porch, Enclosed, Finished	385	0
FOP	Porch, Open, Finished	254	0
UBM	Basement, Unfinished	1,850	0
		4,569	1,926

Building 2 : Section 1

Year Built: 1999
Living Area: 720
Replacement Cost: $370,517
Building Percent Good: 88
Replacement Cost Less Depreciation: $326,100

Building Attributes : Bldg 2 of 2	
Field	**Description**

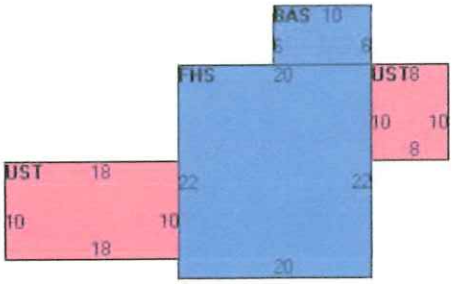
Style:	Cottage
Model	Residential
Grade:	Above Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	0
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\85\23.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12221_14

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	500	500
FHS	Half Story, Finished	440	220
UST	Utility, Storage, Unfinished	260	0
		1,200	720

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	$7,200	1
FPL3	2 STORY CHIM	1.00 UNITS	$10,700	1

Land

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

9 CORREIA LANE (80/58.2) - GARAGE

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 04-30-2024
X	HDC Case Number (ie HDC2020-05-0265): NO CASE NUMBER AT THIS TIME
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**

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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: Brooke P Mackey Date: 04-30-2024

HDC MINUTES FROM APRIL 23, 2024 – TRANSCRIBED FROM VIDEO
APPLICATION STARTS AT – 53:30
PROJECT 9 CORREIA LANE (BESSEY) – GARAGE

COMMENTS:

CARRIE: CONCERN ABOUT HEIGHT; CONCERN ABOUT STREET SIDE EAVE HEIGHT; MAYBE FLIP PROGRAM; STORAGE FACE TO CORREIA

ABBY: THREE WINDOWS FACING SOUTH; DEPARTURE FROM "SCONSET" ARCHITECTURE; 3 WINDOWS OUT OF PLACE

DIANE: AGREES ABOUT WINDOWS "TOO HEAVY"; DOESN'T LIKE ROOF LINE; BRING DORMER IN FROM EDGE

CONNIE: AGREES ABOUT HEIGHT REDUCTION; AND DORMER ADJUSTMENT

STEVEN: DROP RIDGE; DORMER TAKE IT OR LEAVE IT DUE TO VEGETATION MITIGATION UPON MATURATION

ABBY – MOTION TO HOLD FOR REVISIONS; ABBY – AYE; DIANE – AYE; - CARRIE - AYE; CONNIE – AYE; STEVEN "ON PRINCIPLE" – NO

4-1 IN FAVOR OF REVISIONS

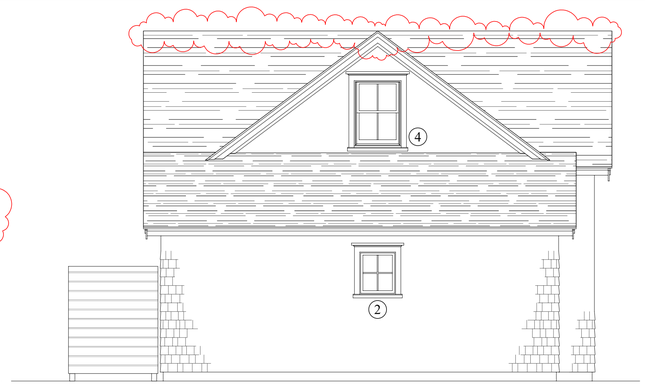
BROOK MEERBERGEN TRANSCRIBED THESE MINUTES BASED ON VIDEO RECORDING OF HDC COMMISSION MEETING



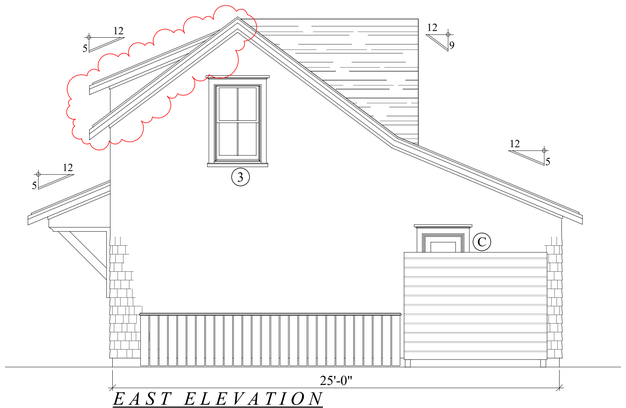
H.D.C. SUBMISSION



SOUTH ELEVATION
facing correia



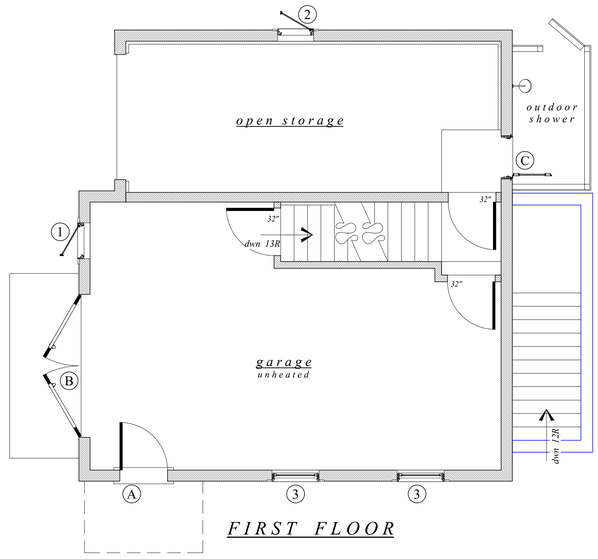
NORTH ELEVATION
facing 2 marilyn



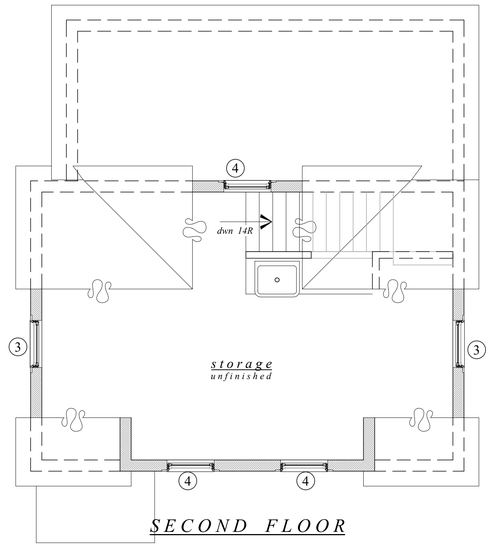
EAST ELEVATION
facing marilyn



WEST ELEVATION
facing tertiary dwelling



FIRST FLOOR



SECOND FLOOR

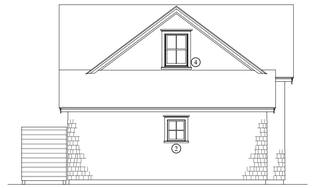
PREVIOUS SUBMISSION - 042324 MEETING



SOUTH ELEVATION
facing correia



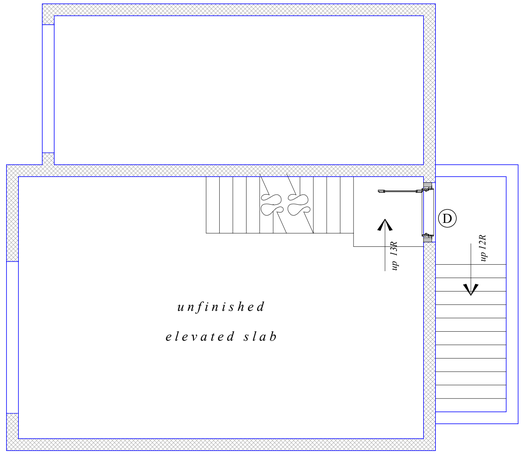
EAST ELEVATION
facing marilyn



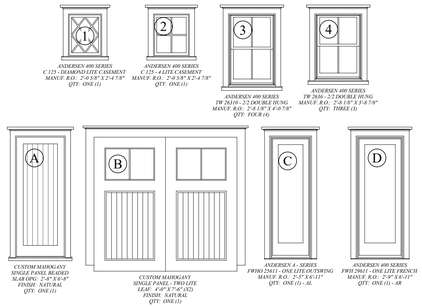
NORTH ELEVATION
facing 2 marilyn

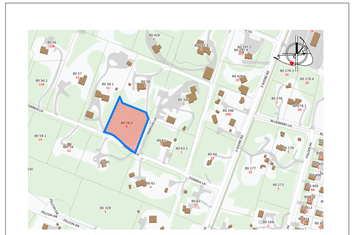


WEST ELEVATION
facing tertiary dwelling



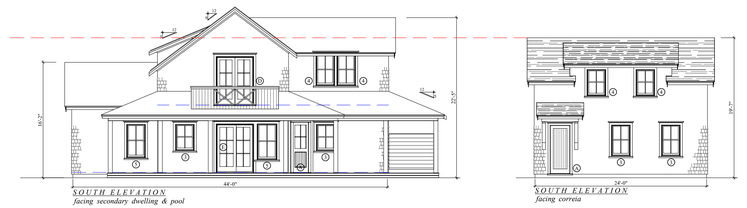
BASEMENT PLAN





LOCUS MAP - 9 CORREIA LANE
NOT TO SCALE - MAP 80; PCL 58.2





SOUTH ELEVATION
facing secondary dwelling & pool

SOUTH ELEVATION
facing correia

RELATIVE SIZE OF PROPOSED GARAGE WITH REAR DWELLING

1

MAP - 80
PCL - 58.2

NEW GARAGE - BESSEY
9 CORREIA LANE
NANTUCKET, MA

2023
ISSUE DATE

ELEVATIONS, SITE LOCUS
SCALE 1/4" = 1'-0", 1" = 40'-0"
DATE 03.12.24

REVISIONS
HDC REVISIONS: LOWER FRONT EAVES, DORMER
& WINDOW MODS: 04.26.24

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MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

3 Pleasant : 42.3.3 / 155

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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Signature: _____ Date: 05.02.24

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 04.30.24

3 Pleasant Street / 3 Pleasant St Nom. Trust

42.3.3 / 155

Addition

Sitting Board: Oliver, Coombs, Camp

Oliver: Likes Rowland's suggestion of simplifying; Flush dormer is a no go; Too modern; Changing the style of windows also is kind of competing with original house; porch should be just over the door and would take away suburb look; appreciate the mitigation of the masses; north seems okay aside from the three doors; the railing on the back is too ornate.

Coombs: Agrees with Val; the dormer with the two windows is too big; that whole thing should come in, make it less wide; It's not much narrower than the house; like it's simplicity, but would like it narrower

Camp: The right side is overwhelming; doesn't mind what we do in the back; why not have just one window on second floor; simplify

Motion to hold for revisions (Coombs)
Carried 5-0 Oliver, Camp, Coombs (aye)

3 Pleasant Street

Nantucket, MA

05.06.24


MAIN ST
HOWARD ST
PLEASANT ST
MILK ST
SUMMER ST
PINE ST
HIGH ST
STARBUCK CT
HAMMOCK LN
42.3.3 154
42.3.3 155
42.3.3 120
42.3.3 159
42.3.3 379
42.3.3 380
42.3.3 162
42.3.3 127
42.3.3 128
42.3.3 124
42.3.3 121
42.3.3 122
42.3.3 74
42.3.3 72
42.3.3 73
42.3.3 64
42.3.3 63
42.3.3 61
42.3.3 62
42.3.3 113
42.3.3 114
42.3.3 115
42.3.3 116
42.3.3 117
42.3.3 18
42.3.3 20
42.3.3 16
42.3.3 14
42.3.3 57
42.3.3 58.1
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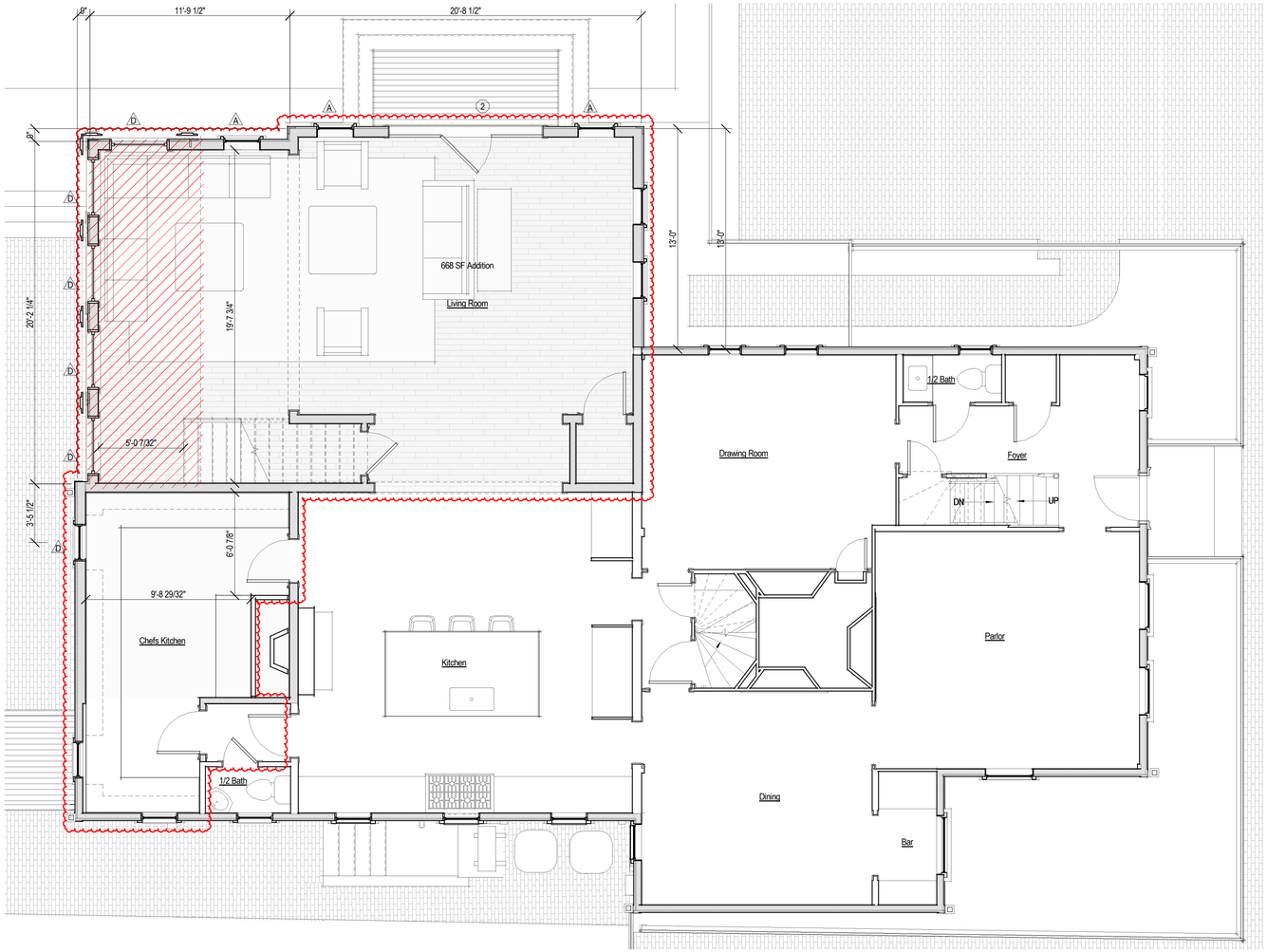
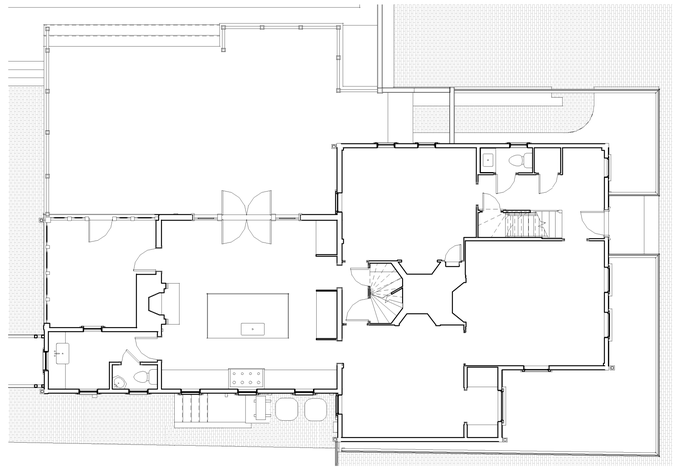
42.3.3 152

05.06.24

HDC Submission



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



2 Existing First Floor Plan
1/8" = 1'-0"

2404

3 Pleasant Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	-------
Current Zoning:	-------
Minimum Frontage:	-------
Front Setback:	-------
Side/Rear Setback:	-------
Lot Size:	-------
Min. Lot Size:	-------
Allowable G.C.:	-------
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Perspective

Revisions

Revision 1 Date 1

First Floor Plan

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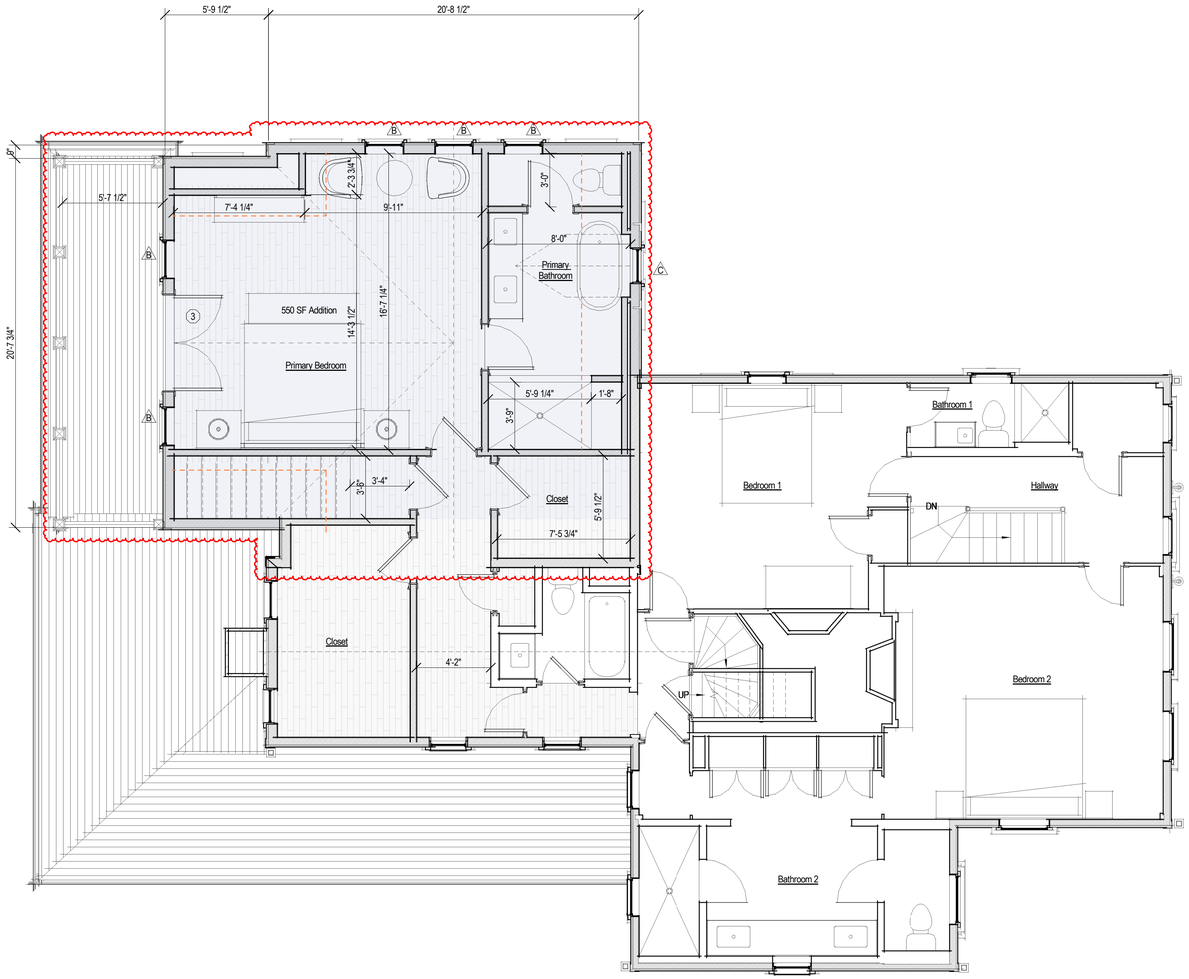
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

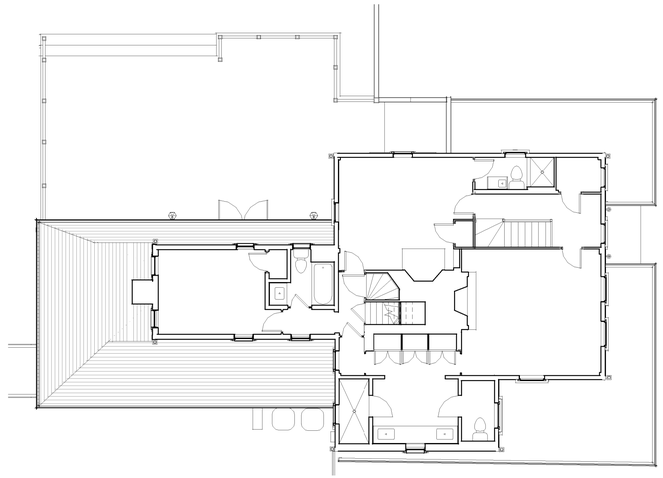
2404

05.06.24

HDC Submission



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



2 Existing Second Floor Plan
1/8" = 1'-0"

2404

3 Pleasant Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	-------
Current Zoning:	-------
Minimum Frontage:	-------
Front Setback:	-------
Side/Rear Setback:	-------
Lot Size:	-------
Min. Lot Size:	-------
Allowable G.C.:	-------
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

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A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Perspective

Revisions

Revision 1 Date 1

Second Floor Plan

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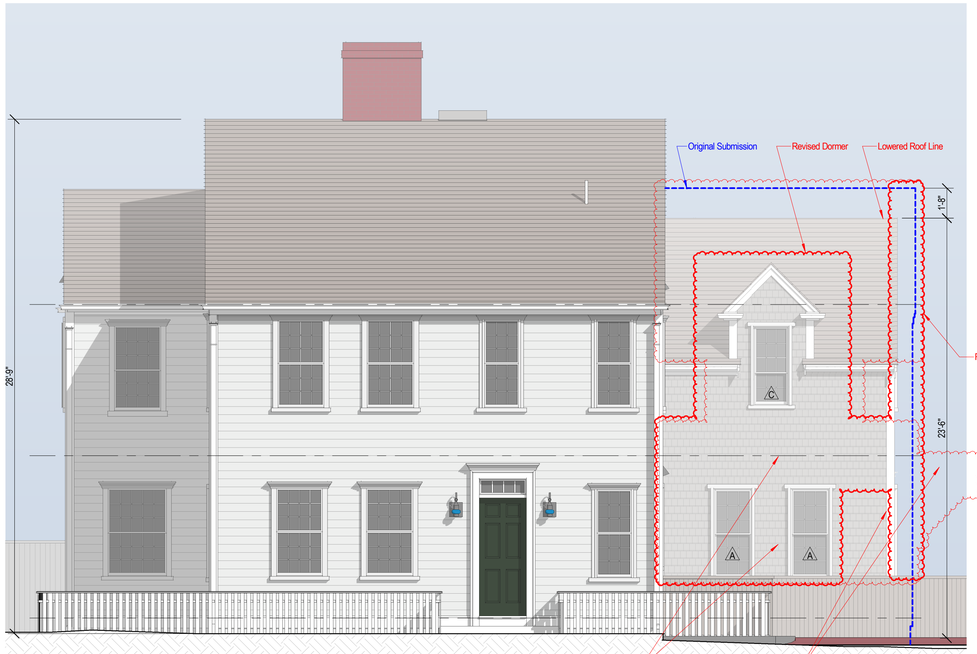
A.1.2

2404

05.06.24



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



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



Original East Elevation
1/8" = 1'-0"

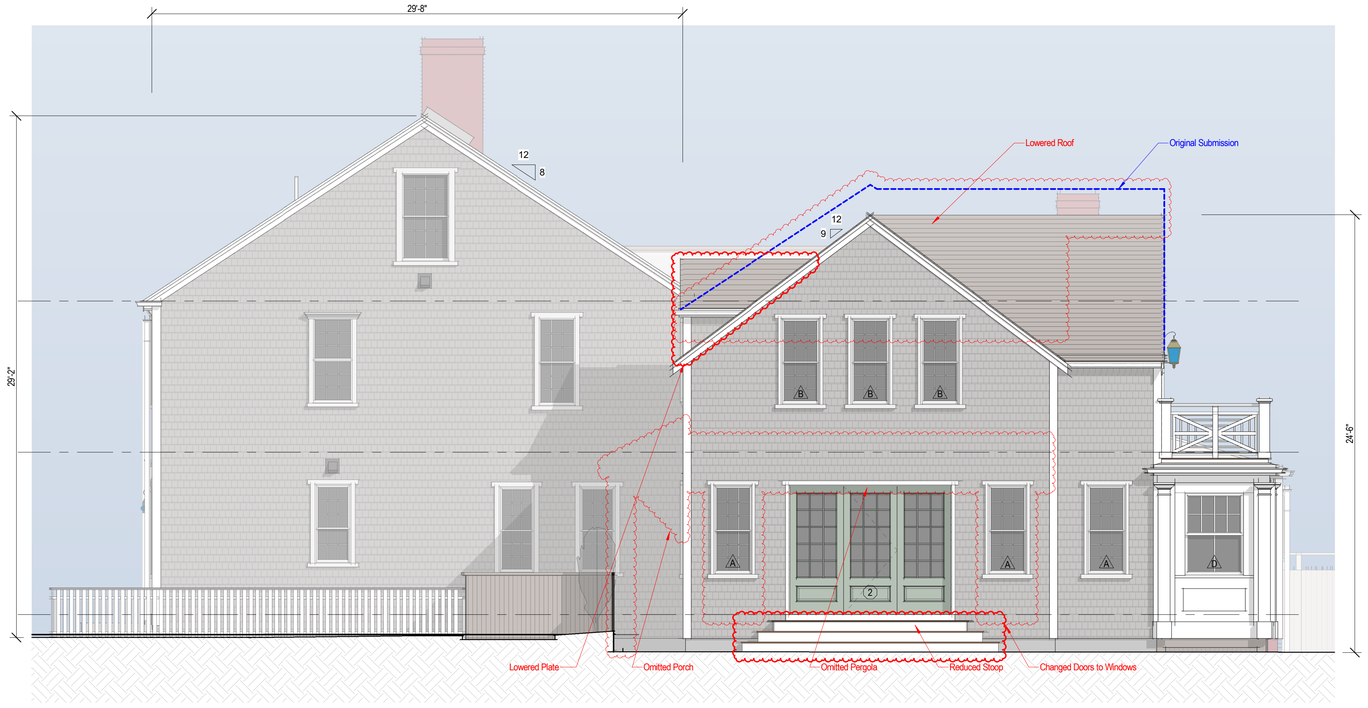


Existing East Elevation
1/8" = 1'-0"

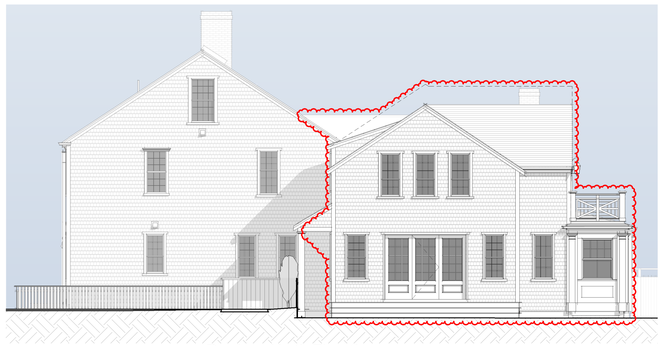


Existing North Elevation
1/8" = 1'-0"

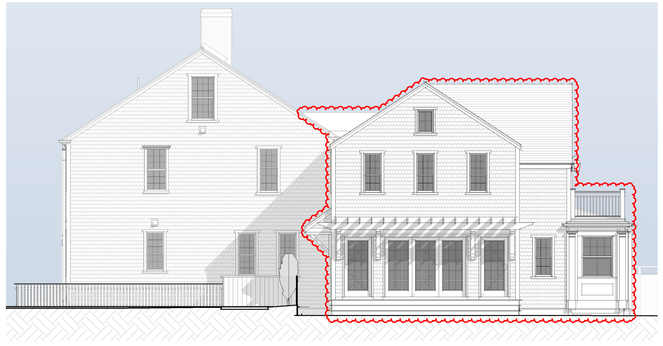
HDC Submission



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



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



Original North Elevation
1/8" = 1'-0"

2404

3 Pleasant Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	-------
Current Zoning:	-------
Minimum Frontage:	-------
Front Setback:	-------
Side/Rear Setback:	-------
Lot Size:	-------
Min. Lot Size:	-------
Allowable G.C.:	-------
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Perspective

Revisions

Revision 1	Date 1

Exterior Elevations

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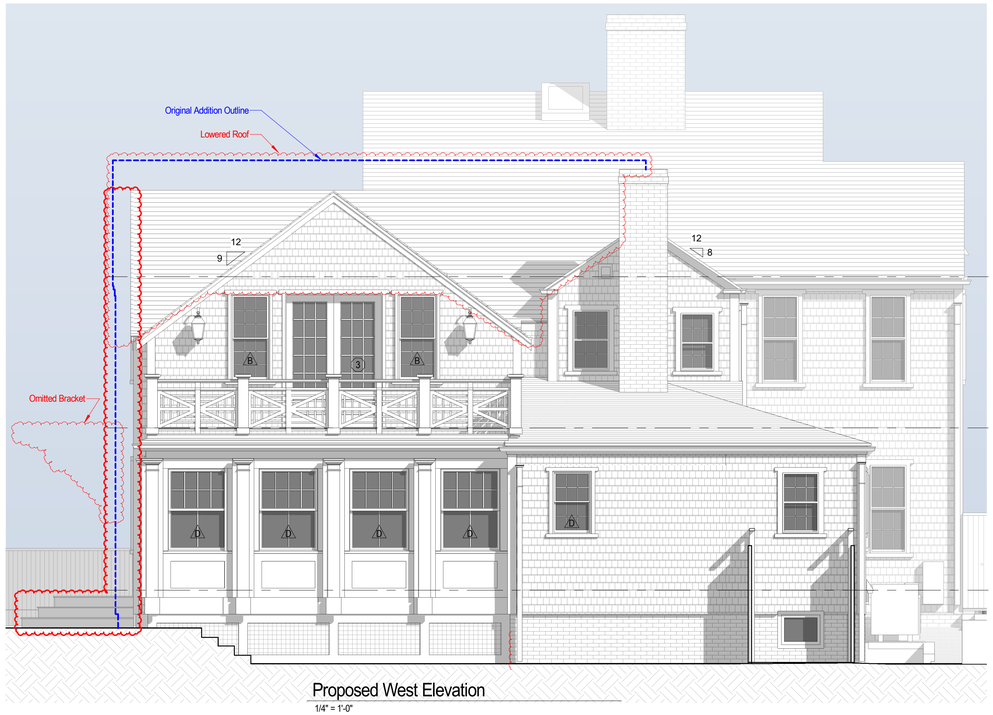
A.2.1

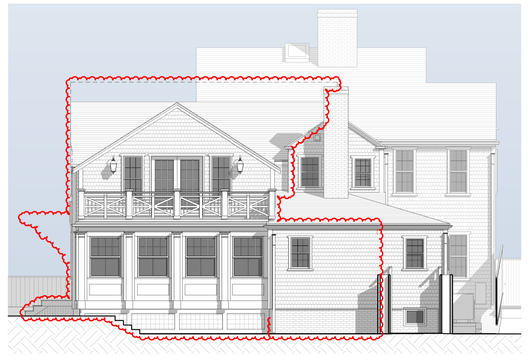
2404

05.06.24

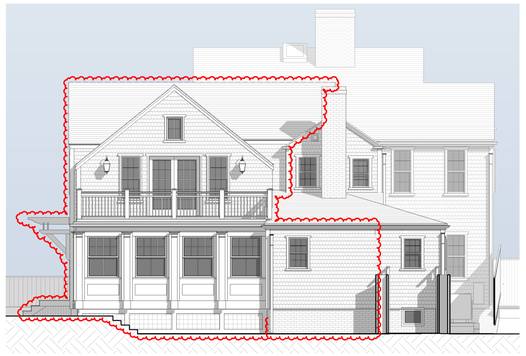
HDC Submission



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



Previous West Elevation
1/8" = 1'-0"



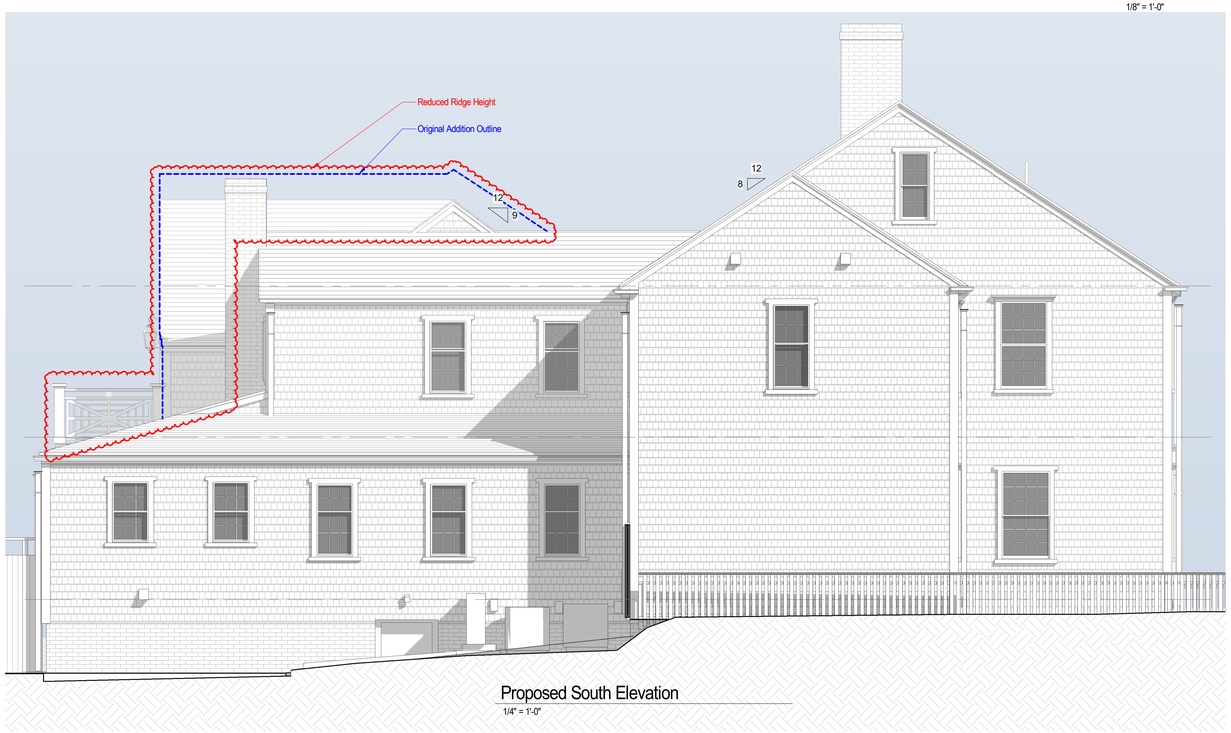
Original West Elevation
1/8" = 1'-0"



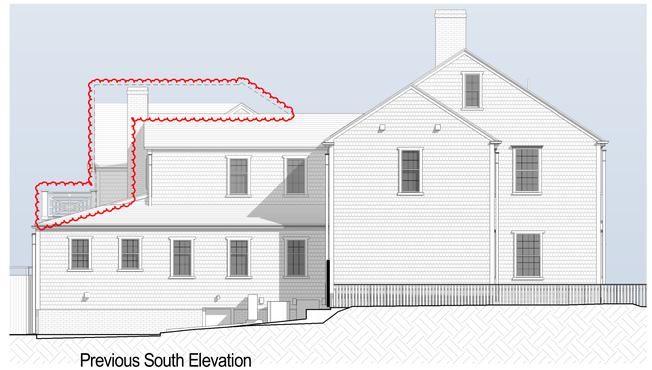
Existing West Elevation
1/8" = 1'-0"



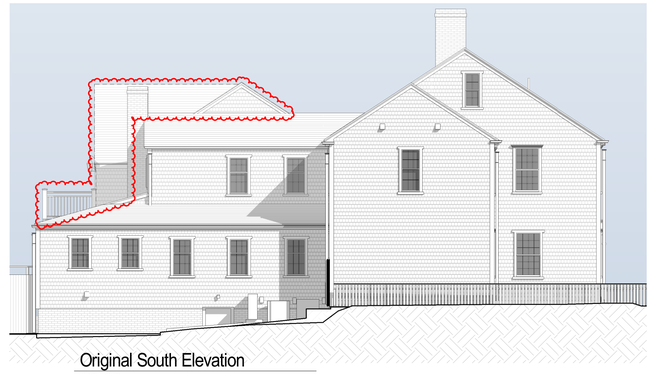
Existing South Elevation
1/8" = 1'-0"



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



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



Original South Elevation
1/8" = 1'-0"

2404

3 Pleasant Street

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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A.2.3	Exterior Perspective

Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.2

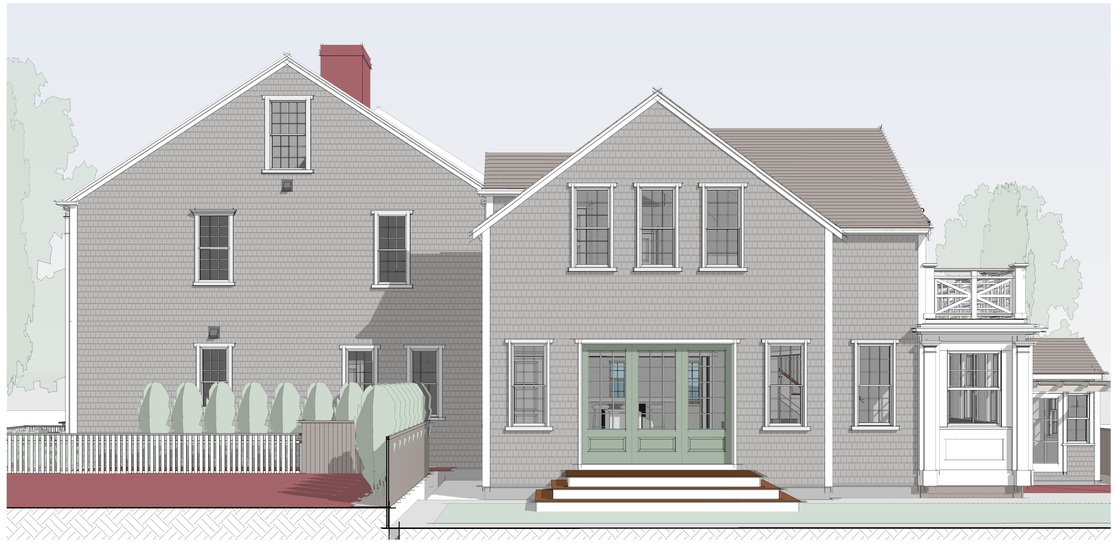
2404

05.06.24

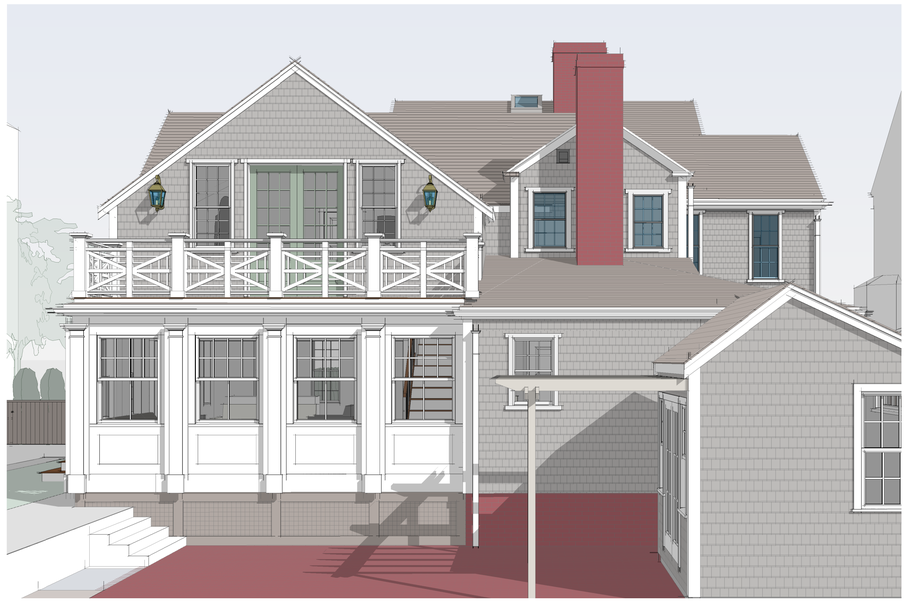
HDC Submission



Exterior Perspective (A)



Exterior Perspective (B)



Exterior Perspective (C)



Exterior Perspective (D)

2404

3 Pleasant Street

Nantucket, MA

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8 Williams Lane
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Revisions

Exterior Perspective

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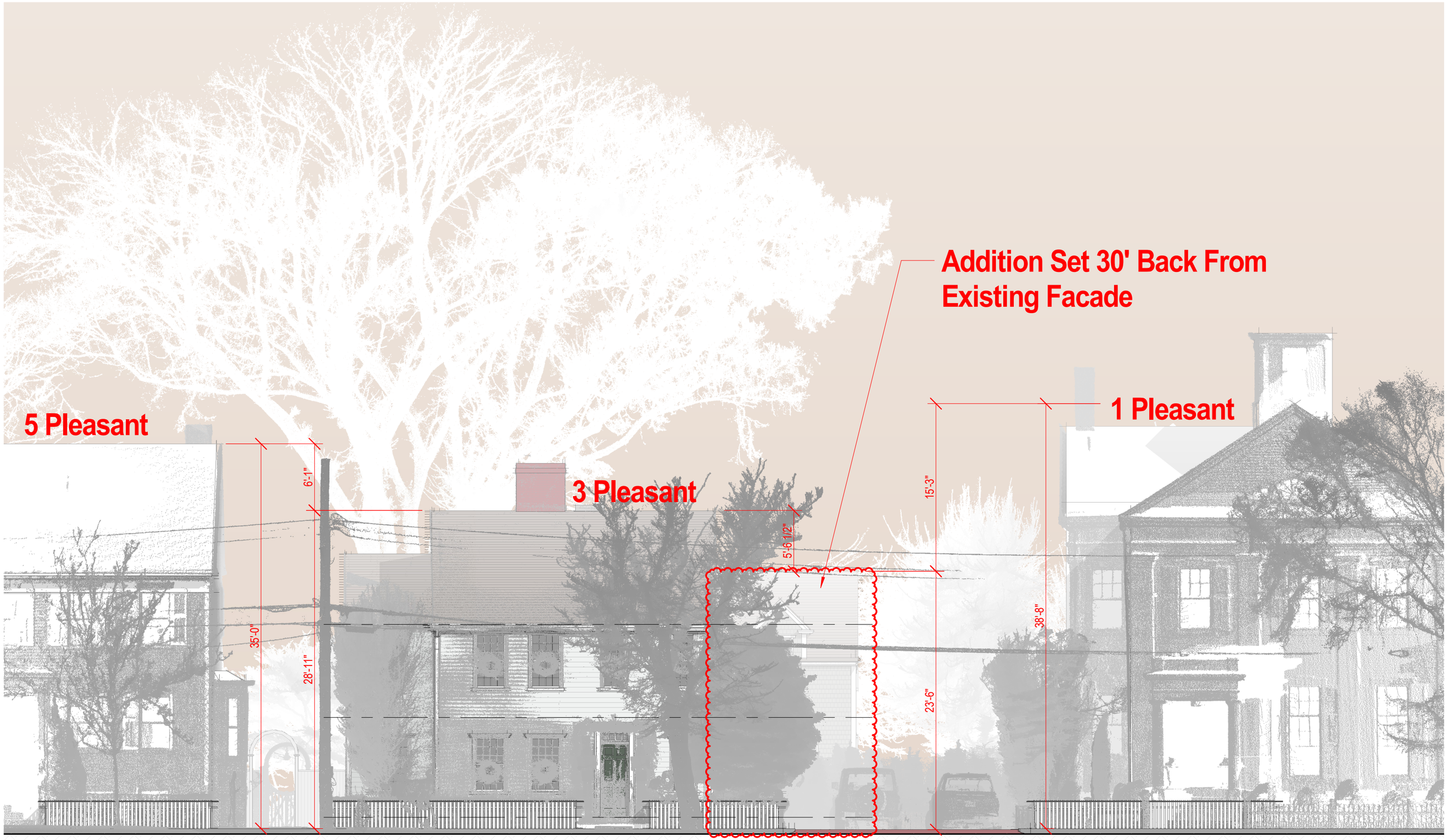
A.2.3

2404



3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

Facade Study

1/8" = 1'-0"

emeritus

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



3 Pleasant Street
3 Pleasant Street
Nantucket, MA 02554

View From Summer Street

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



3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

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3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 155

Street & Number of Proposed Work: 3 Pleasant St.

Owner of record: 3 Pleasant St Nom. Trust c/o Rhoda Weinman

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. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 32'-6" Sq. Footage 1st floor: 700 Decks/Patio: Size: 36"x20'8" ☑ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: 576 Size: 6'x20'8" ☐ 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 25'-2" +/- South 26' +/- East 28'-9" +/- West 24'-10" +/-

Additional Remarks

Historic Name:

Original Date: 1804

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 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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 _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

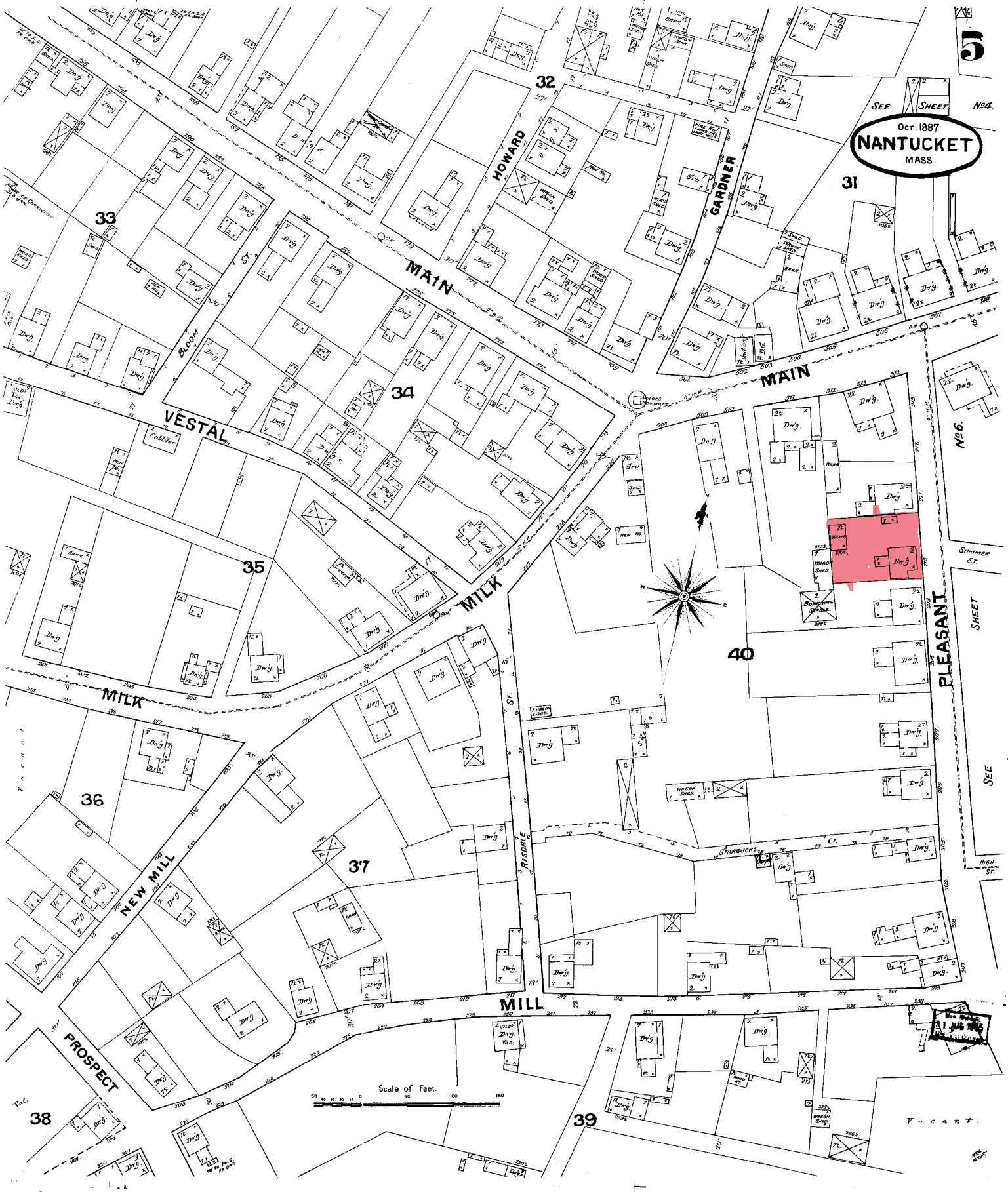
COLORS (To match Existing)

Sidewall Natural Clapboard (if applicable) Gray Roof Natural
Trim White Sash White Doors White + Green
Deck Natural + White 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 2/26/24 Signature of owner of record _____ Signed under penalties of perjury


5
Oct. 1887
NANTUCKET
MASS.
SEE SHEET No. 4.
SEE SHEET No. 6.
MAIN
MAIN
VESTAL
MILK
MILK
MILL
PROSPECT
NEW MILL
PLEASANT
HOWARD
GARDNER
BLOOM ST.
RISDALE ST.
STARBUCKS CT.
SUMMER ST.
HIGH ST.
Scale of Feet.
Vacant.
31
32
33
34
35
36
37
38
39
40

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
- O f. Greek Revival
- O 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: ell on southside made into 2 stories around 1860. - NHA files

38. SOURCES:

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

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .15A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

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

42. ORIENTATION TO STREET ADDRESS: O 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
- O d. residential
- O e. commercial
- O 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
- O k. fence
- O l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(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-21-14
MAP/PARCEL#: 4233-155

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

IDENTIFICATION:

1. STREET NAME & NO.: 3 Pleasant St. 2. BUILDING NAME: _____

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER: Darby, D. Weston Jr.

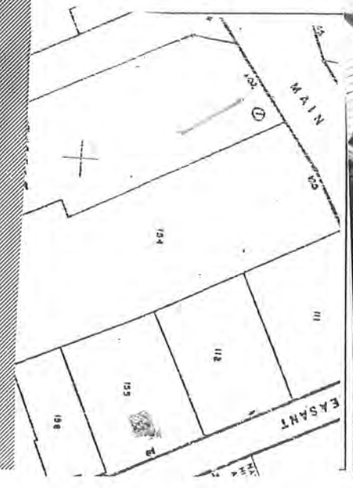
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 1804 for Reuben Dow four years after he married Elizabeth Bunker. Rebecca Dow Folger (daughter): sold Josiah. 1902 - by will to Horace R. Coleman. Henry Coleman lived here as a boy. 1919 - Artemes W. Cahoon. - NHA files

6. USE: Original: dwelling Present: dwelling
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"





Revised 5/89

DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

29. PORCH:
O a. front O b. side O c. wrap

30. DETAILS:
(check several if appropriate)
O a. corner boards (plain) O e. blinds
O b. corner boards (beaded) O f. watertable
O c. corner board (single) O g. pilasters
O d. entry stairs w. balustrade O h. trellis
O i. other: _____

31. CONDITION: O a. excellent O c. fair
O b. good 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 O b. contributing O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

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









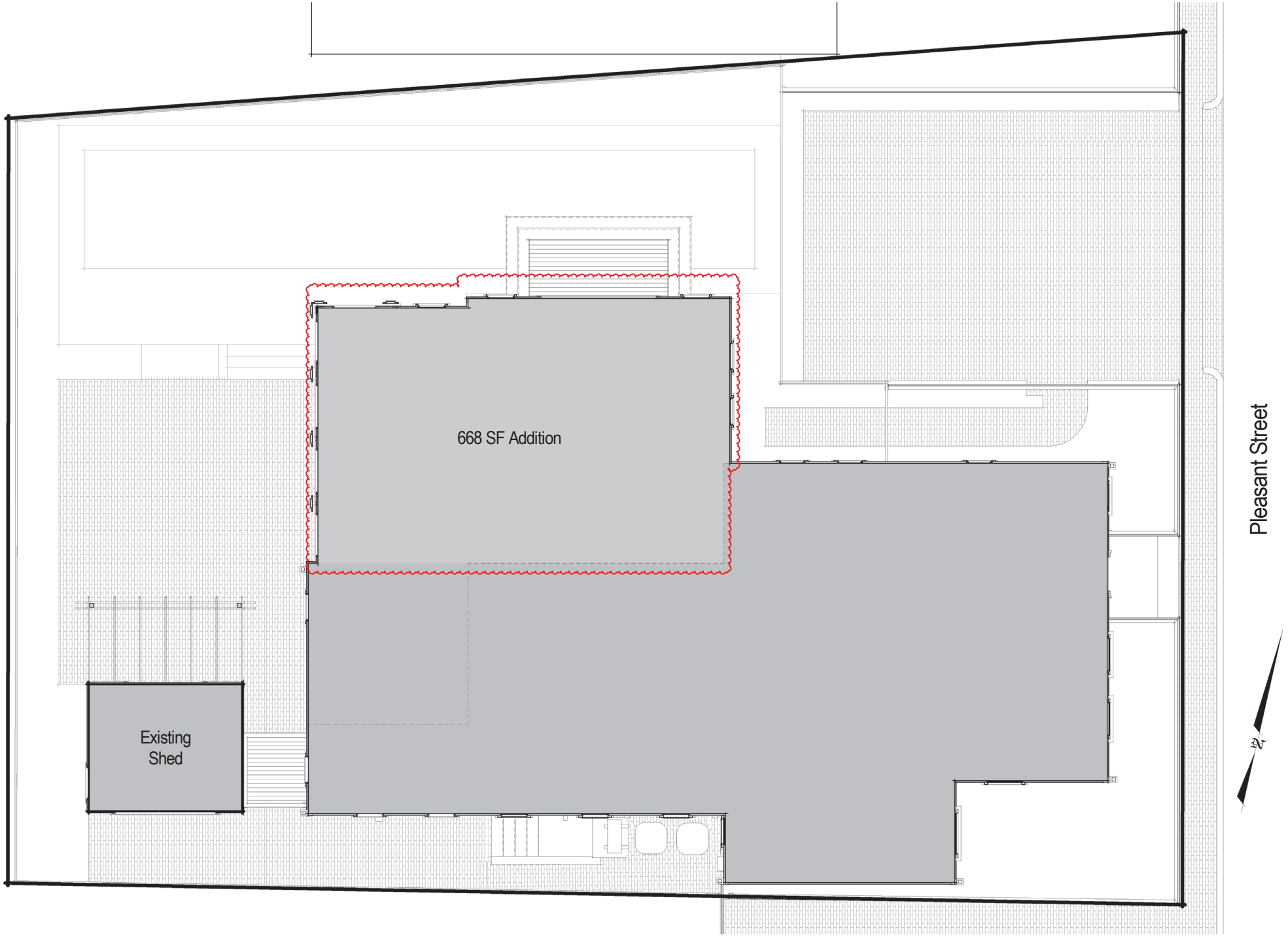






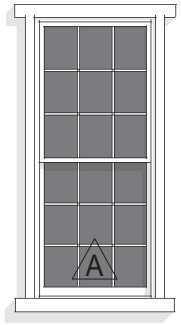
Locus Map

Not to Scale

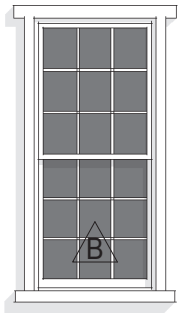


Site Plan

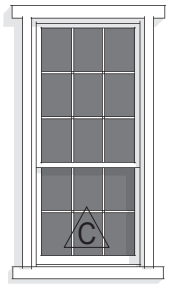
3/16" = 1'-0"



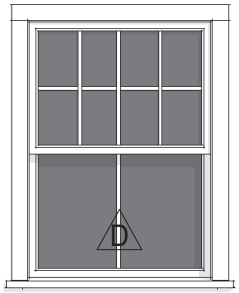
Double Hung
9/9 TDL



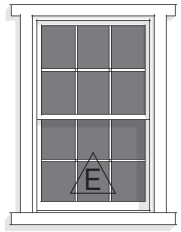
Double Hung
9/9 TDL



Double Hung
9/6 TDL



Double Hung
8/2 TDL



Double Hung
6/6 TDL



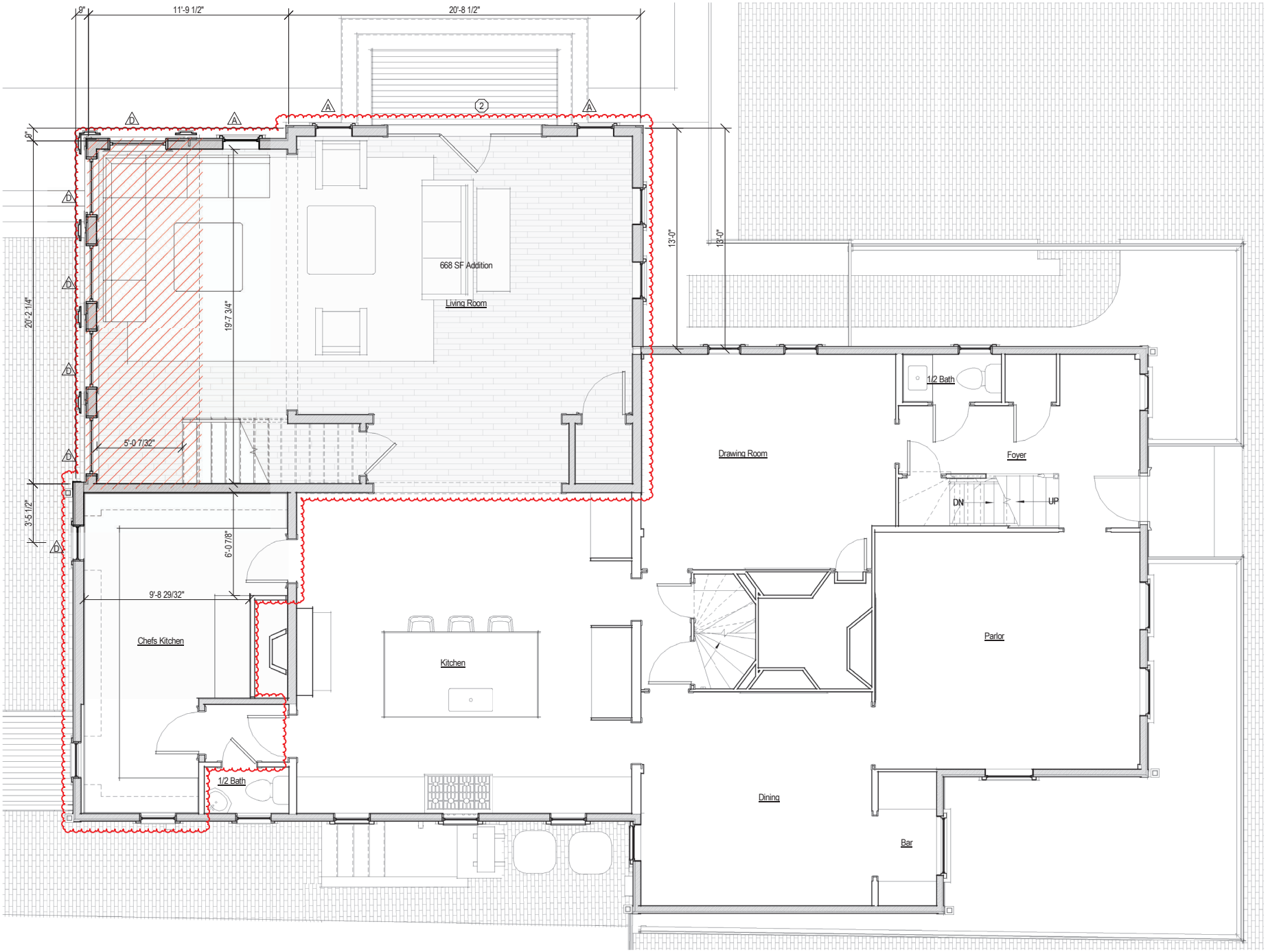
French Door
15 Lite 1 Panel TDL

Triple French Door
(3) 15 Lite TDL

Double French Door
(2) 15 Lite TDL

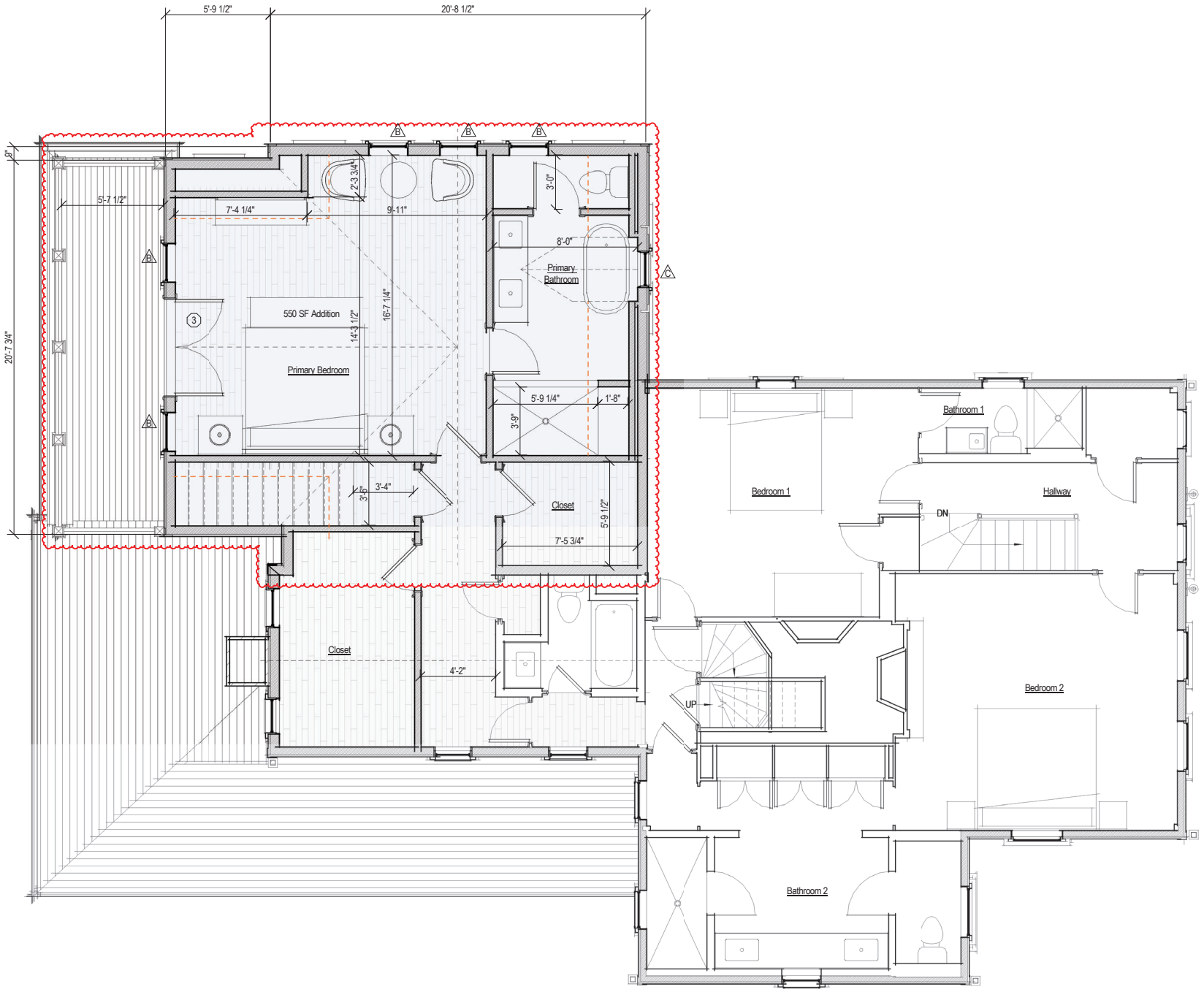
Window & Door Legend

Not to Scale



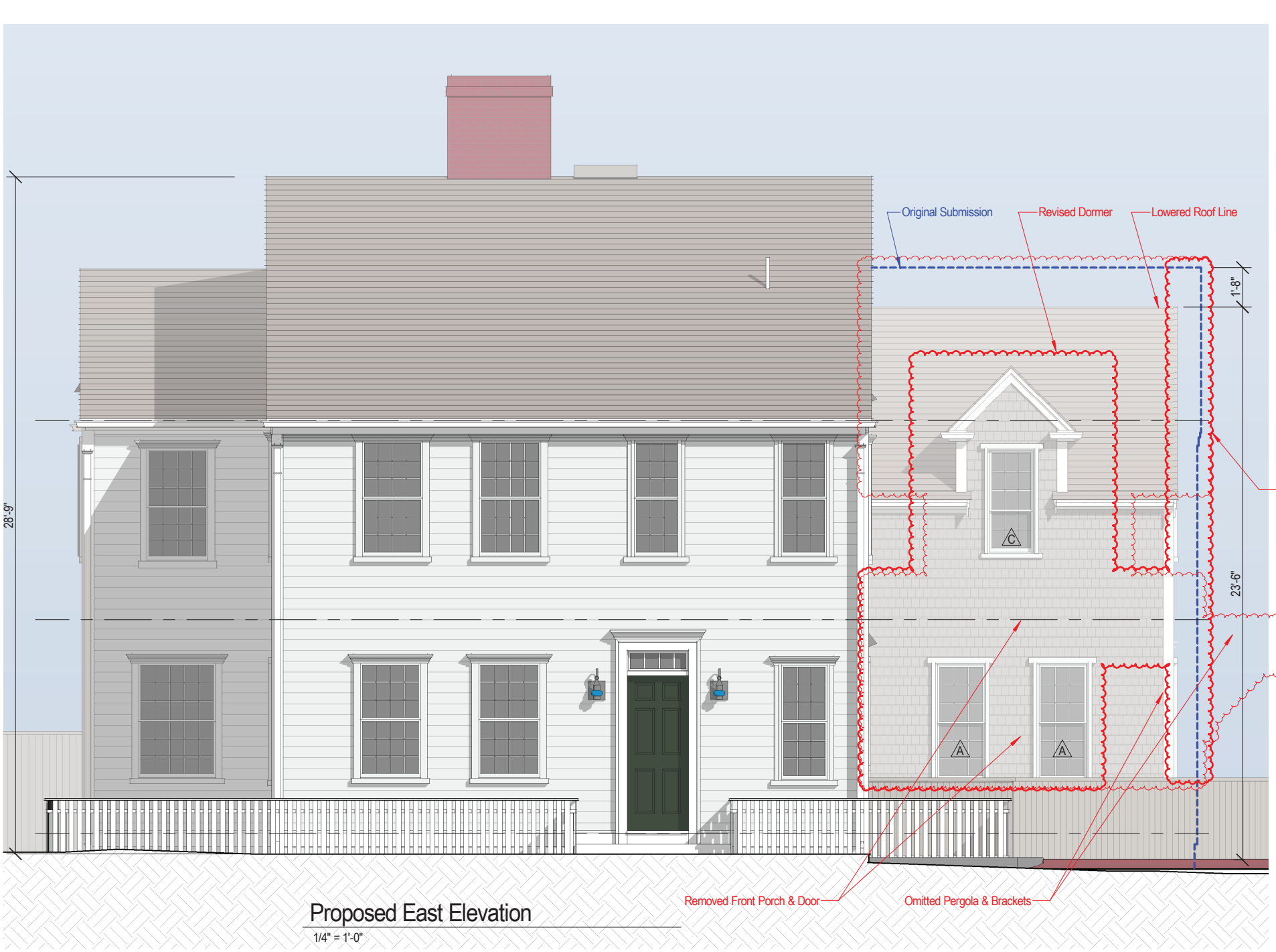
1 Proposed First Floor Plan

1/4" = 1'-0"



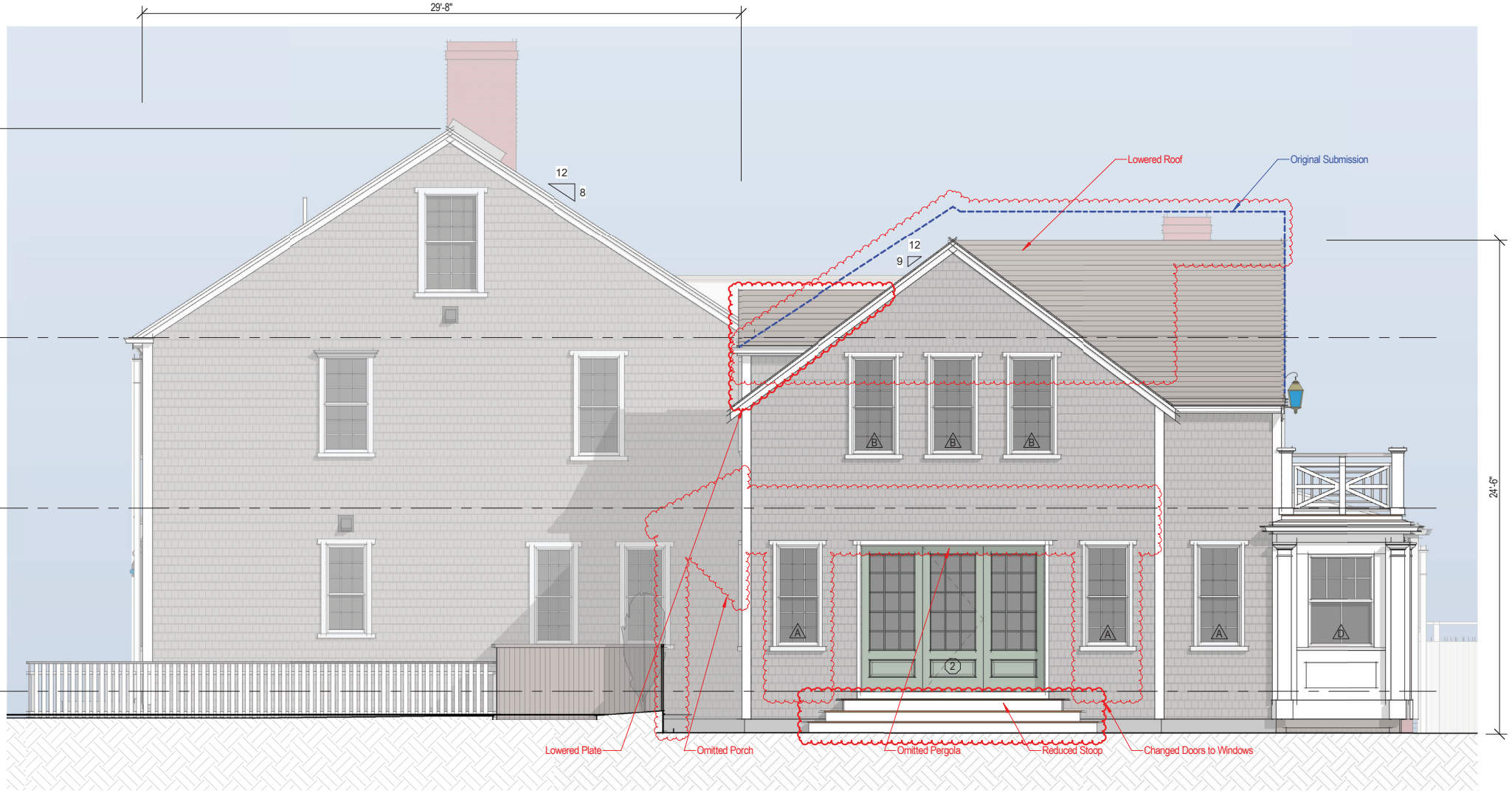
1 Proposed Second Floor Plan

1/4" = 1'-0"



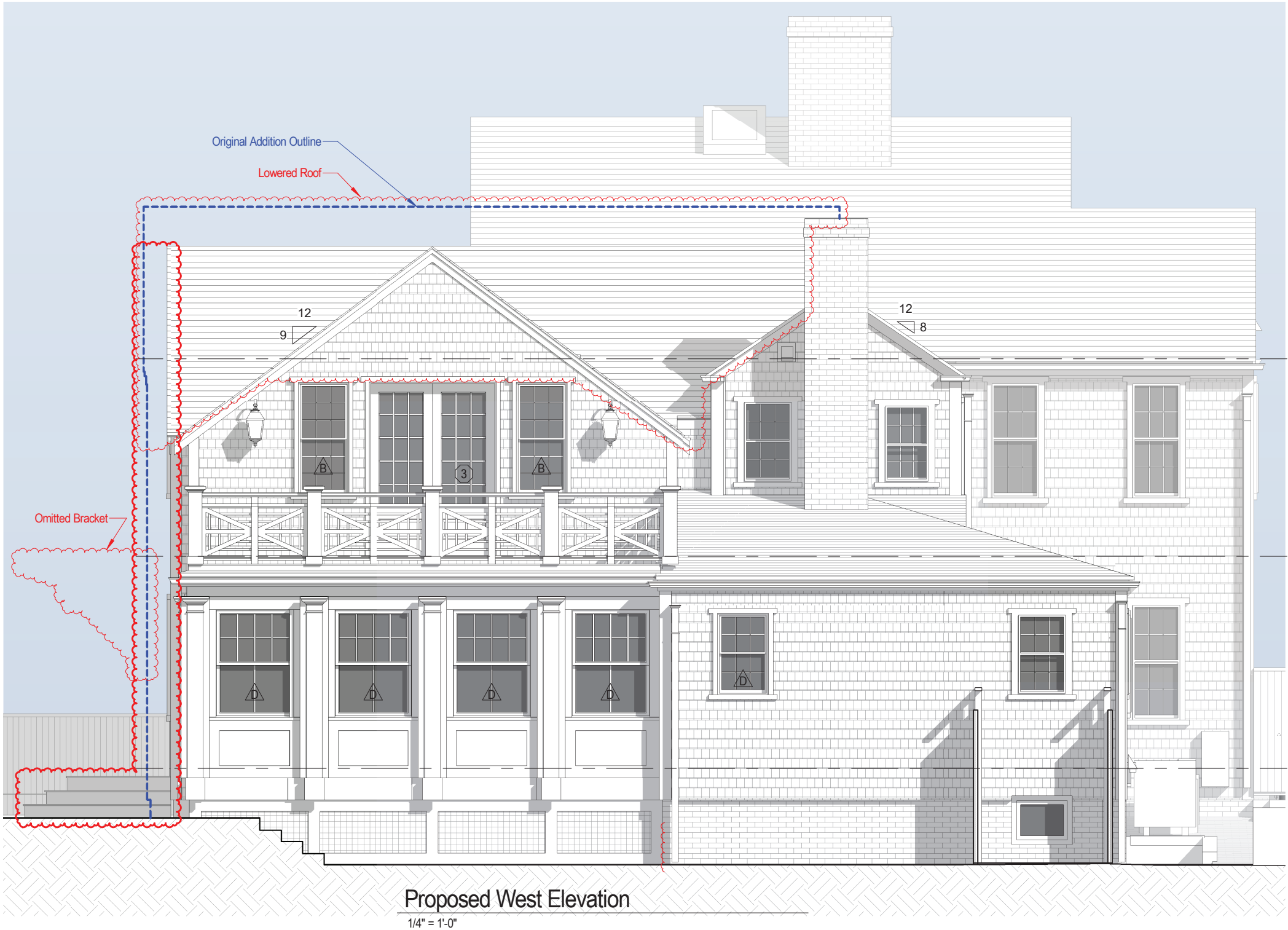
Proposed East Elevation

1/4" = 1'-0"



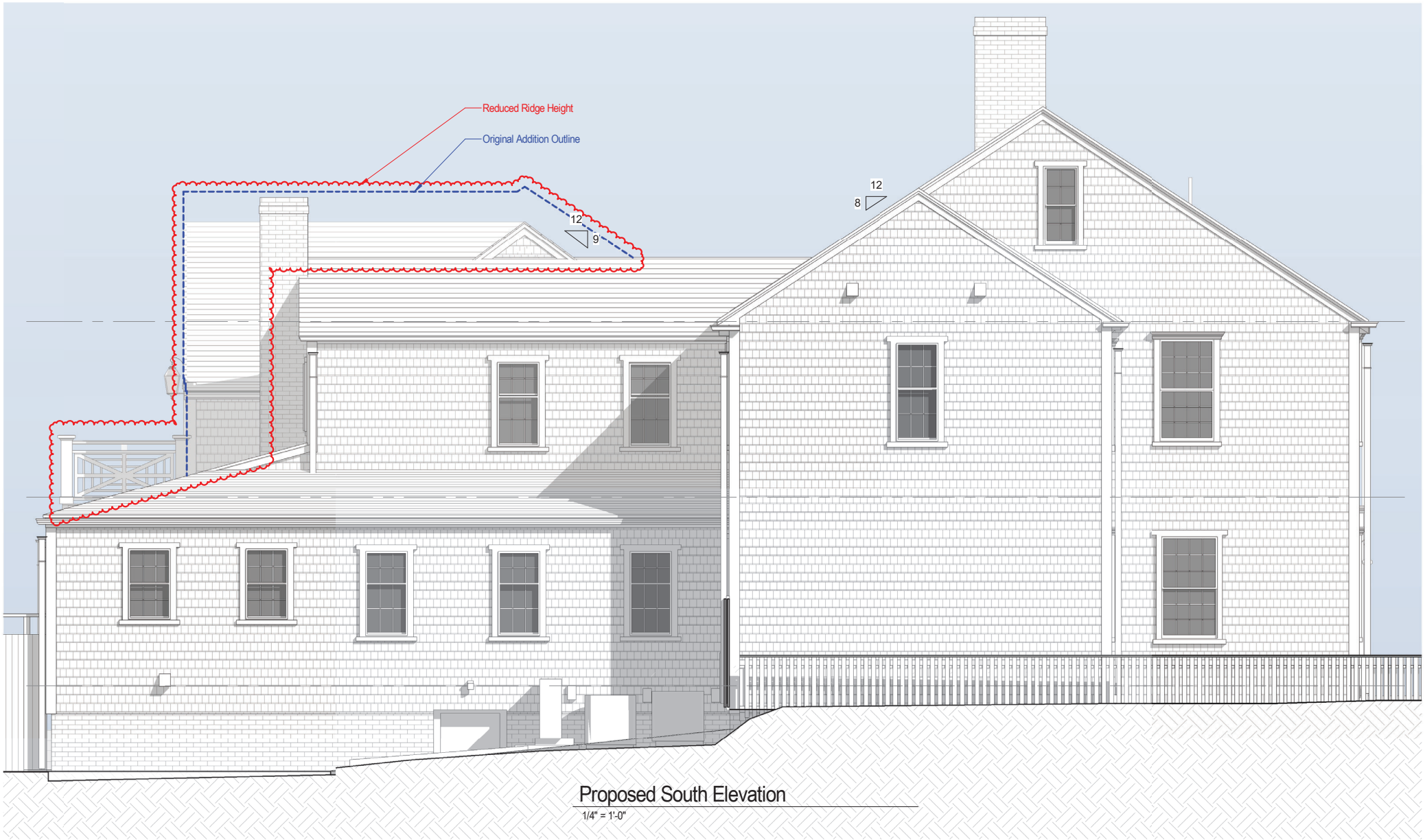
Proposed North Elevation

1/4" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

Project Address: 69 Hummock Pond-Main Res; Map 56 / Parcel 320

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: 2024.05.06
X	HDC Case Number (ie HDC2020-05-0265): HDC2024 -TBD (Not 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
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2024 -TBD (Not Available) 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: HDC2024 -TBD (Not Available) 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: Michael Clancy Date: 05.02.2024

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 4.23.24

69 Hummock Pond Rd / Big Patch LLC

Emeritus LTD

56 / 320

New Dwelling

Sitting Board: Oliver, Paul, Camp, Coombs

Chair: Welch Alternate: None

Paul: Would like to see 1/8" scaled elevations across the site. Feels the main massing has too much going on with dormers and different heights

Oliver: Biggest concern is the view from Hummock Pond Rd; would like to see front of building to face Hummock Pond Rd. Height should be reduced

Camp: Suggests cutting down fenestration on side that faces Hummock Pond Rd. Concerned with height

Coombs: Thinks it is too large and too busy

Welch: Not concerned with which side faces street considering the distance from Hummock Pond Rd.

Motion to Hold for View with Ridge Poles and Revisions (Camp)

Roll Call Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 320

Street & Number of Proposed Work: 69 Hummock Pond Rd

Owner of record: Big Patch LLC

Mailing Address: PO Box 2294
Nantucket, MA 02584

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 _____

Size of Structure or Addition: Length: 74'-6" Sq. Footage 1st floor: 2,341 Decks/Patio: Size: 1,513 ☑ 1st floor ☐ 2nd floor
Width: 57'-6" Sq. footage 2nd floor: 1,511 Size: 105 ☐ 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 29'-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

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 11 /12 Secondary Mass 11 /12 Dormer 6 /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) _____

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) 12" Corner boards _____ Frieze 4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

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) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

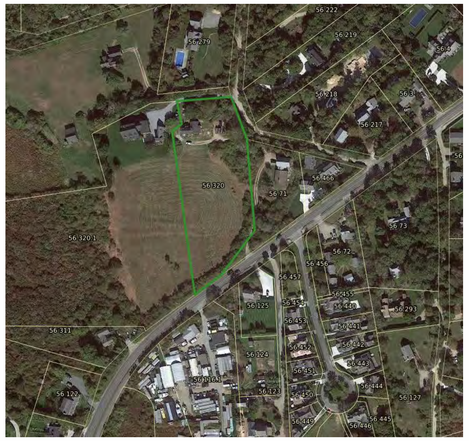
* Attach manufacturer's color samples if color is not from HDC approval list.

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 3/22/24 Signature of owner of record _____ Signed under penalties of perjury

Primary Residence

69 Hummock Pond Road
Nantucket, MA 02554

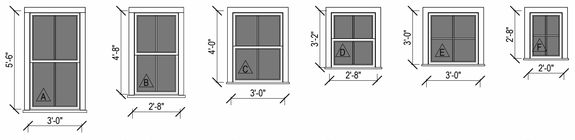


1 Aerial Site Photo
1/4" = 1'-0"



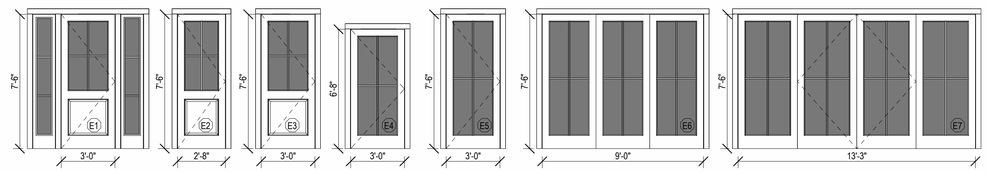
2 Locus Map
1/4" = 1'-0"

WINDOW TYPES



Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL

DOOR TYPES

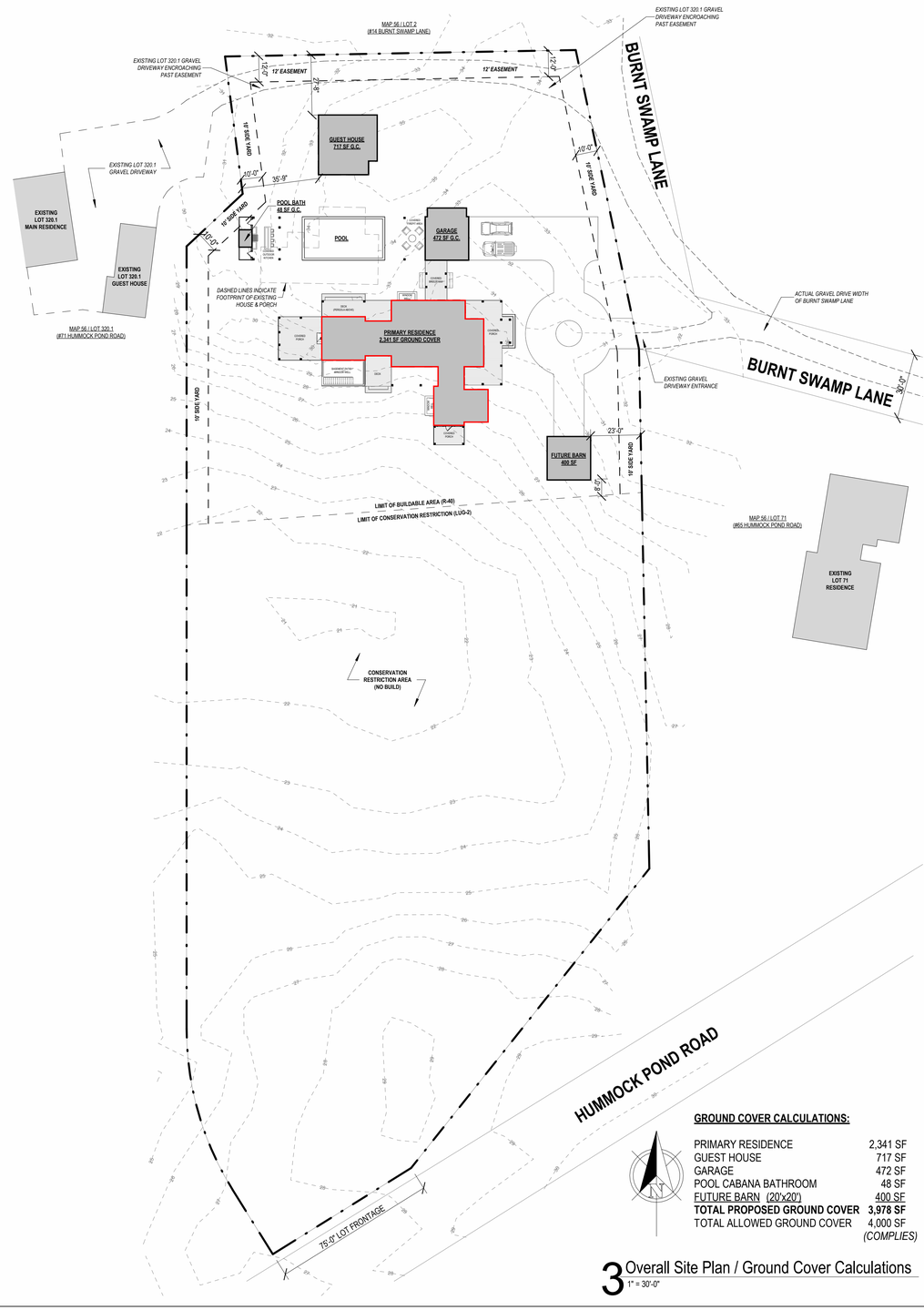


Single French Entry w/ Sidelights 4 Lite SDL | Single French Entry 4 Lite SDL (garage) | Single French Entry 4 Lite SDL (garage) | Single French Entry 4 Lite SDL | Single French Entry 4 Lite SDL | Triple Sliders 4 Lite SDL | Quad French Entry 4 Lite SDL

EXTERIOR DOOR & WINDOW NOTES
1) Contractor to Provide Architect with Exterior Door and Window Quotes for Review and Approval Prior to Purchase.
2) Contractor to Verify All Exterior Door and Window Colors in Accordance with Most Recent H.D.C. Certificate of Appropriateness.
3) Contractor to Provide Insulated Storm Panels for All New and Existing Windows to Maximize Storm and Energy Performance. Impact-Resistant Glazing and Full Compliance with Massachusetts Stretch Energy Code Not Required Per Variance Issued by Nantucket Building Department.
4) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.

HDC Old Business Submisssion 05.02.2024





GROUND COVER CALCULATIONS:

PRIMARY RESIDENCE	2,341 SF
GUEST HOUSE	717 SF
GARAGE	472 SF
POOL CABANA BATHROOM	48 SF
FUTURE BARN (20'x20')	400 SF
TOTAL PROPOSED GROUND COVER	**3,978 SF**
TOTAL ALLOWED GROUND COVER	4,000 SF
	(COMPLIES)

3 Overall Site Plan / Ground Cover Calculations
1" = 30'-0"

2331
PRIMARY RESIDENCE

69 Hummock Pond Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	56 & 320
Current Zoning:	R40
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	98,209 +/- SF
Min. Lot Size:	40,000 SF
Allowable G.C.:	4,000 SF
Existing G.C.:	N/A
Proposed G.C.:	3,978 SF
Total Proposed G.C.:	3,978 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001 Primary Residence - Cover Sheet
A.101 Primary Residence - First Floor Plan
A.102 Primary Residence - Second Floor Plan
A.201 Primary Residence - Exterior Elevations
A.202 Primary Residence - Exterior Elevations
A.203 Primary Residence - Site Views
A.301 Exterior Perspective Views

Revisions

Primary Residence - Cover Sheet

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G.001
2331

2331

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Nantucket, MA 02554

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Primary Residence - First Floor Plan

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A.101
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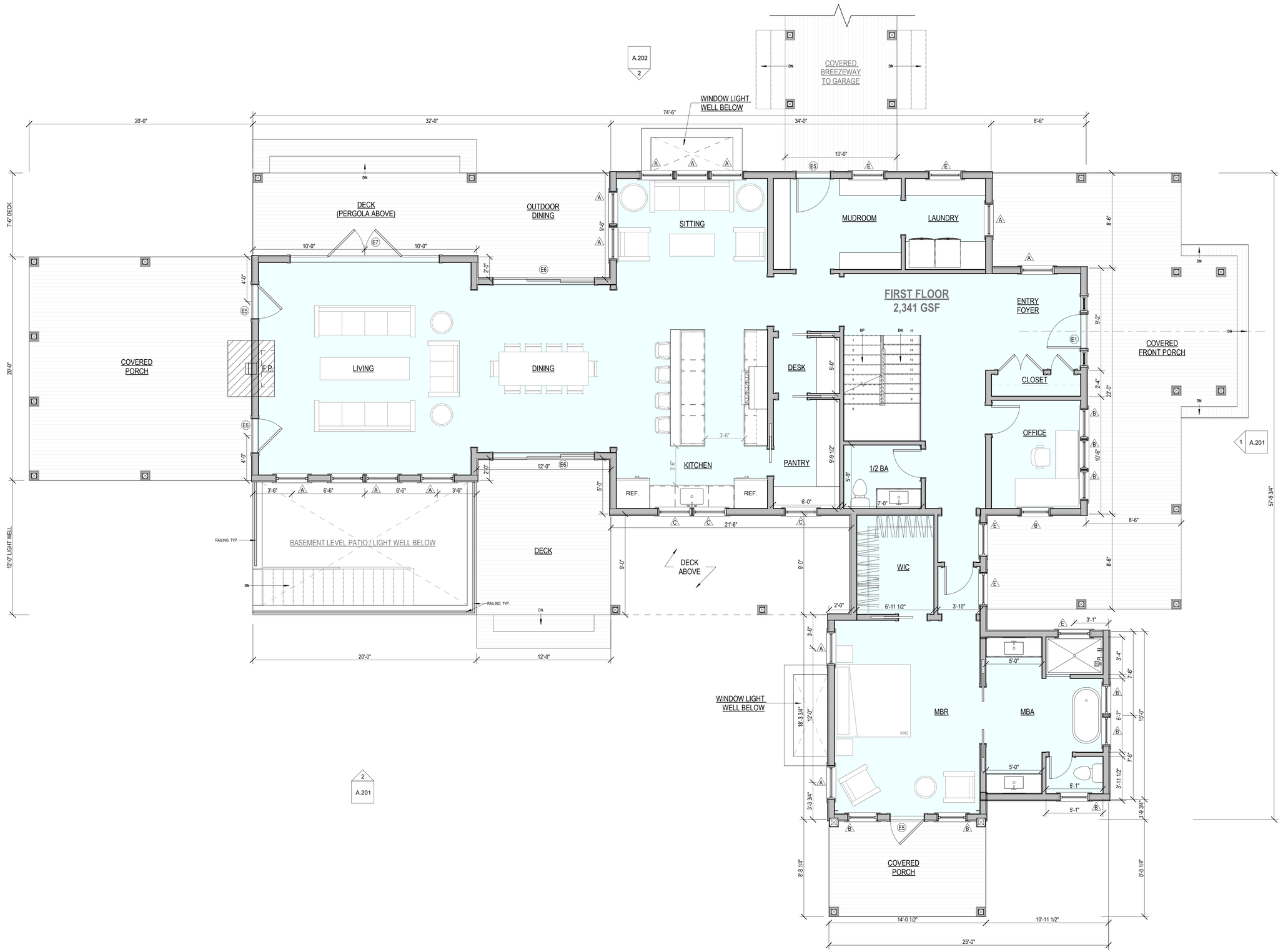
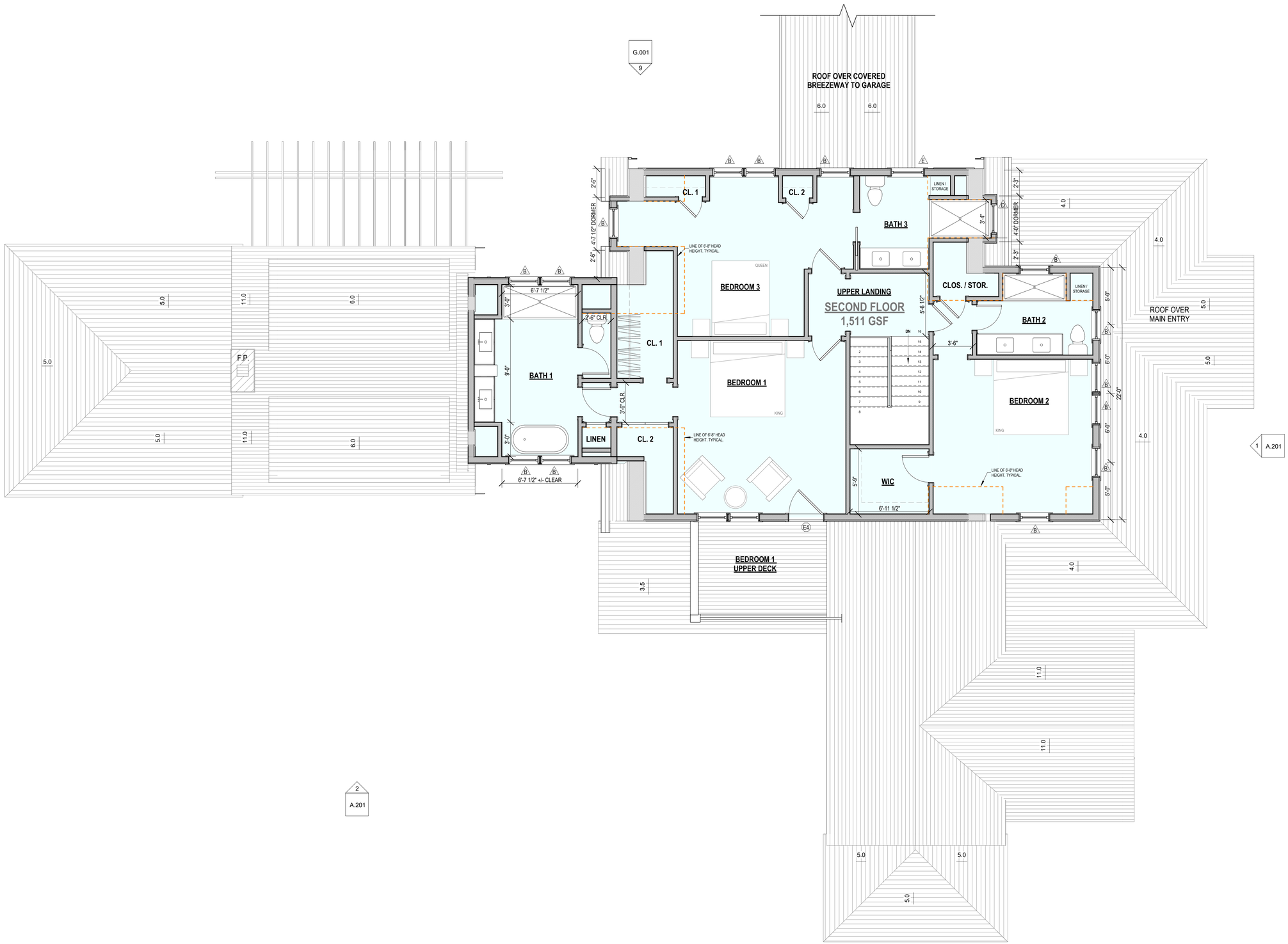


1 First Floor Plan - Proposed
1/4" = 1'-0"



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

HDC Old Business Submisssion 05.02.2024

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Primary Residence - Second Floor Plan

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A.102

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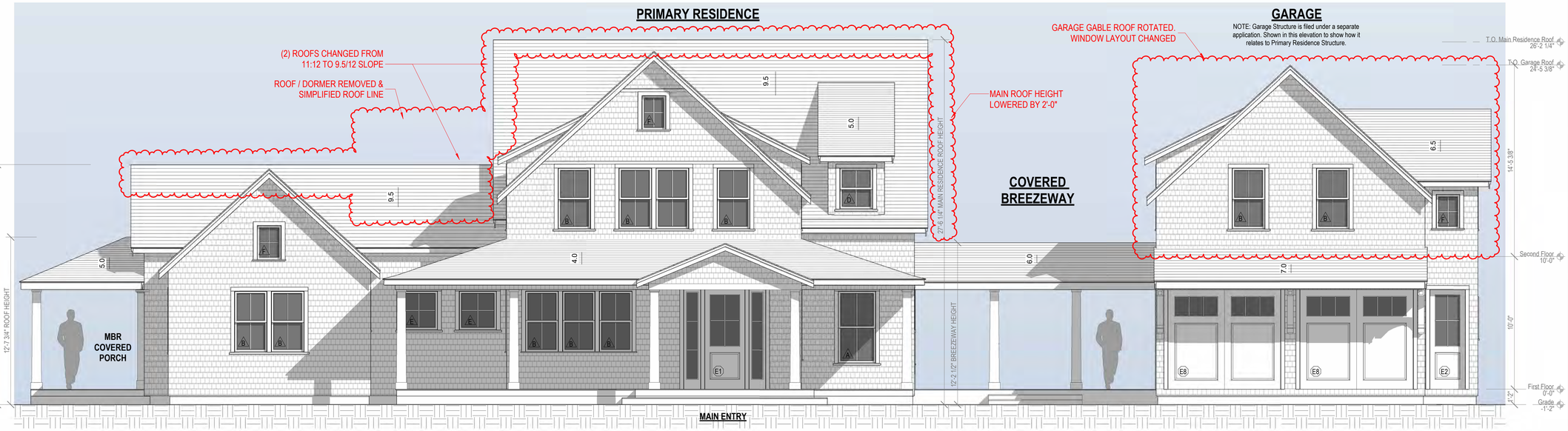
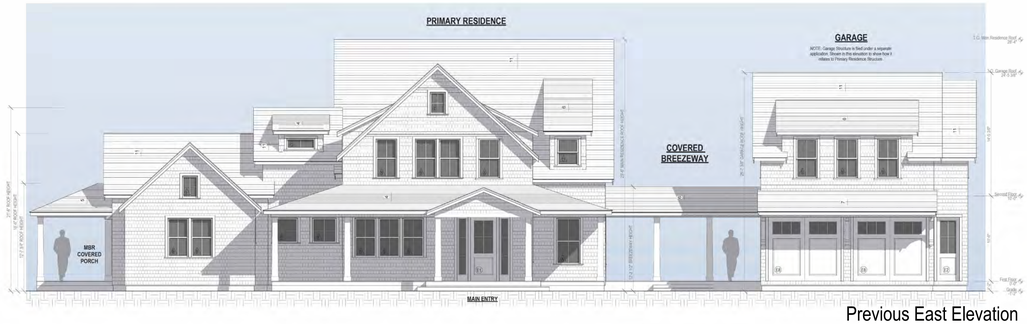


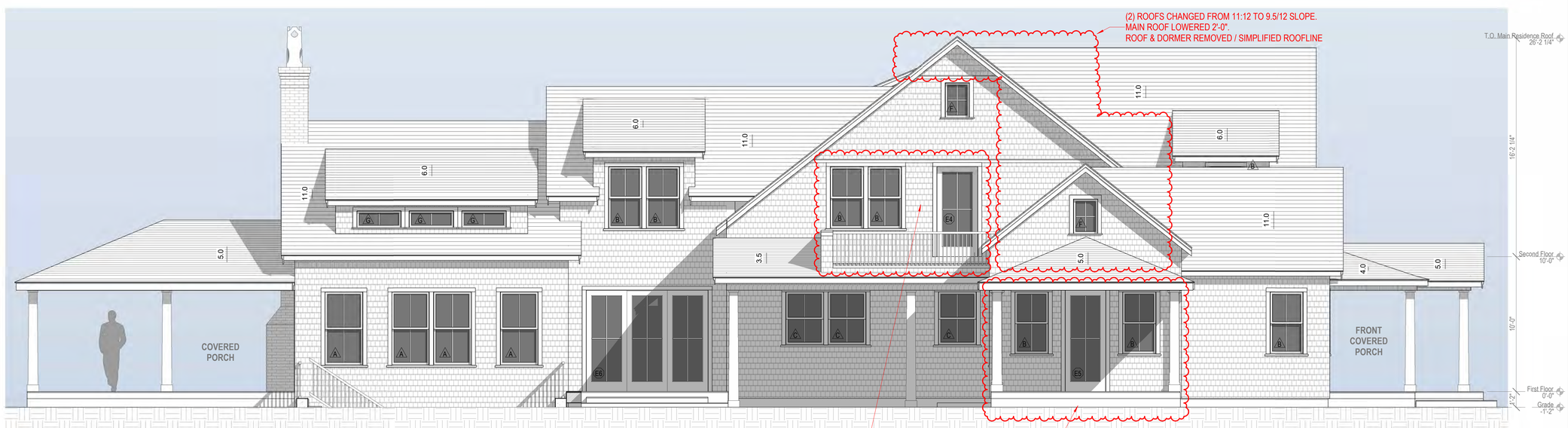
1 Proposed Primary Residence - East Elevation
1/4" = 1'-0"



Previous East Elevation



Previous South Elevation



2 Proposed Primary Residence - South Elevation
1/4" = 1'-0"

HDC Old Business Submission 05.02.2024

2331

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Revisions

Old Business Submission Edits 2024.05.02

Primary Residence - Exterior Elevations

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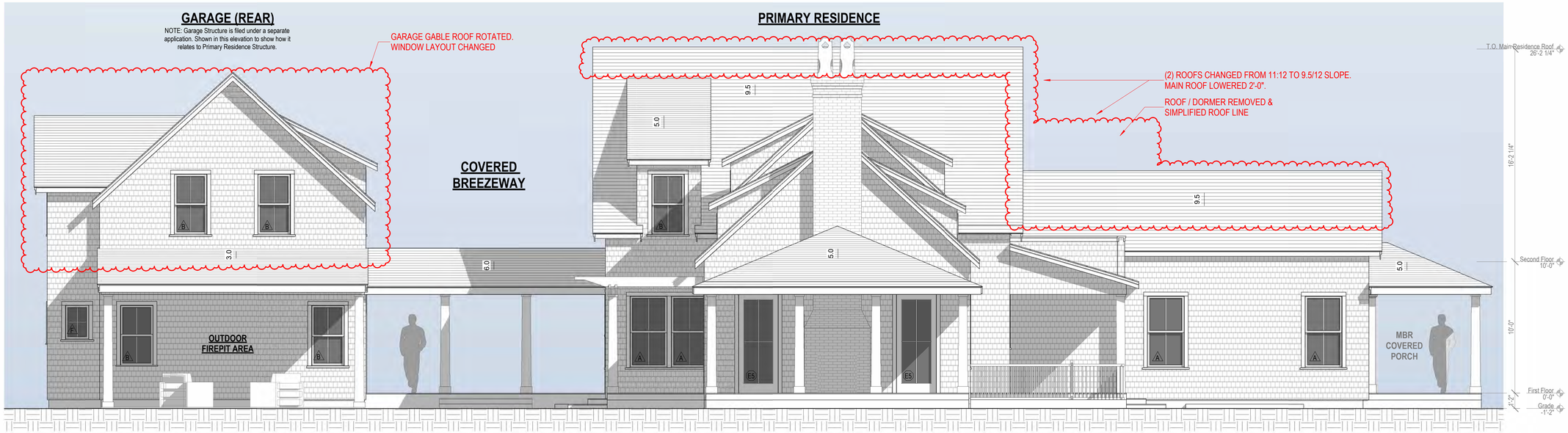
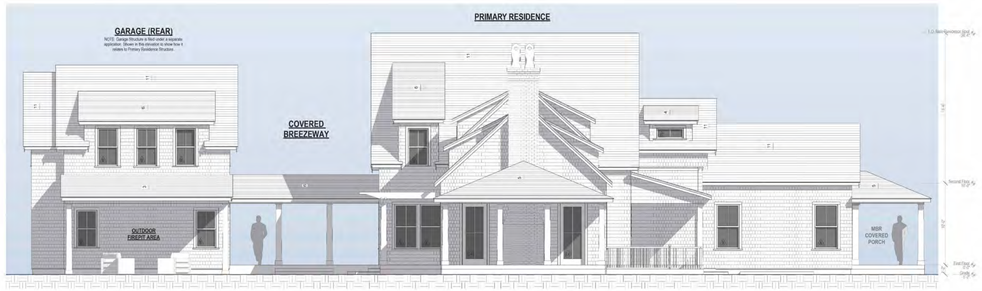
A.201

2331



1 Proposed Primary Residence - West Elevation
1/4" = 1'-0"

05.02.2024



Previous West Elevation



Previous North Elevation

HDC Old Business Submisssion



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

2331

PRIMARY RESIDENCE

69 Hummock Pond Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	56 & 320
Current Zoning:	R40
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	98,209 +/- SF
Min. Lot Size:	40,000 SF
Allowable G.C.:	4,000 SF
Existing G.C.:	N/A
Proposed G.C.:	3,978 SF
Total Proposed G.C.:	3,978 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001	Primary Residence - Cover Sheet
A.101	Primary Residence - First Floor Plan
A.102	Primary Residence - Second Floor Plan
A.201	Primary Residence - Exterior Elevations
A.202	Primary Residence - Exterior Elevations
A.203	Primary Residence - Site Views
A.301	Exterior Perspective Views

Revisions

Old Business Submission Edits 2024.05.02

Primary Residence - Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.202

2331

HDC Old Business Submisssion 05.02.2024



View of Current 69 Hummock Pond Entry Drive (from Burnt Swamp Lane)
(Looking at East Side of Site)



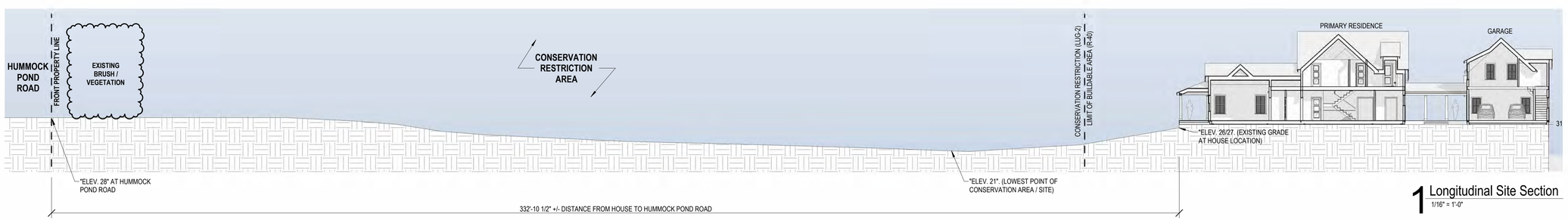
View from Burnt Swamp Lane
(Looking at North Side of Site)



View from Hummock Pond Road
(Looking at South Side of Site)
(Main Residence & Garage Location is 300'+ from Hummock Pond Road)



View from Hummock Pond Road
(Looking at South Side of Site)
(Main Residence & Garage Location is 300'+ from Hummock Pond Road)



1 Longitudinal Site Section
1/16" = 1'-0"

2331

PRIMARY RESIDENCE

69 Hummock Pond Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	56 & 320
Current Zoning:	R40
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	98,209 +/- SF
Min. Lot Size:	40,000 SF
Allowable G.C.:	4,000 SF
Existing G.C.:	N/A
Proposed G.C.:	3,978 SF
Total Proposed G.C.:	3,978 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001 Garage - Cover Sheet
A.101 Garage - Floor Plans
A.201 Garage - Exterior Elevations

Revisions

Old Business Submission Edits 2024.05.02

Primary Residence - Site Views

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A.203

2331



1 Perspective View 1 - From East (Looking from Burnt Swamp Lane)



4 Perspective View 4 - From SouthEast (Looking from Barn)



2 Perspective View 2 - From South (Looking from Meadow)



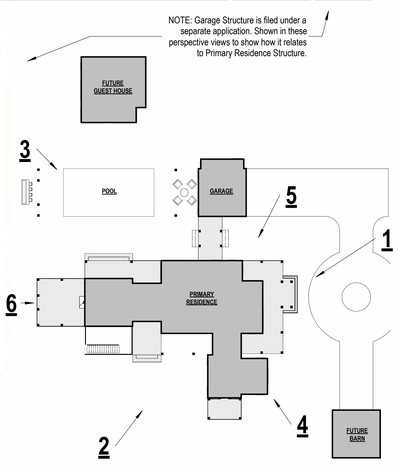
5 Perspective View 5 - From NorthEast (Looking from Garage Drive)



3 Perspective View 3 - From NorthWest (Looking from Pool Cabana)
NOTE: POOL CABANA STRUCTURE HIDDEN IN THIS VIEW



6 Perspective View 6 - From West (Looking from Adjacent Lot)



7 Perspective Key Plan
1" = 30'-0"

HDC Old Business Submission 05.02.2024

2331

PRIMARY RESIDENCE

69 Hummock Pond Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	56 & 320
Current Zoning:	R40
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	98,209 +/- SF
Min. Lot Size:	40,000 SF
Allowable G.C.:	4,000 SF
Existing G.C.:	N/A
Proposed G.C.:	3,978 SF
Total Proposed G.C.:	3,978 SF

Sheet Index - Architectural & Structural

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G.001 Primary Residence - Cover Sheet
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A.102 Primary Residence - Second Floor Plan
A.201 Primary Residence - Exterior Elevations
A.202 Primary Residence - Exterior Elevations
A.203 Primary Residence - Site Views
A.301 Exterior Perspective Views

Revisions

Exterior Perspective Views

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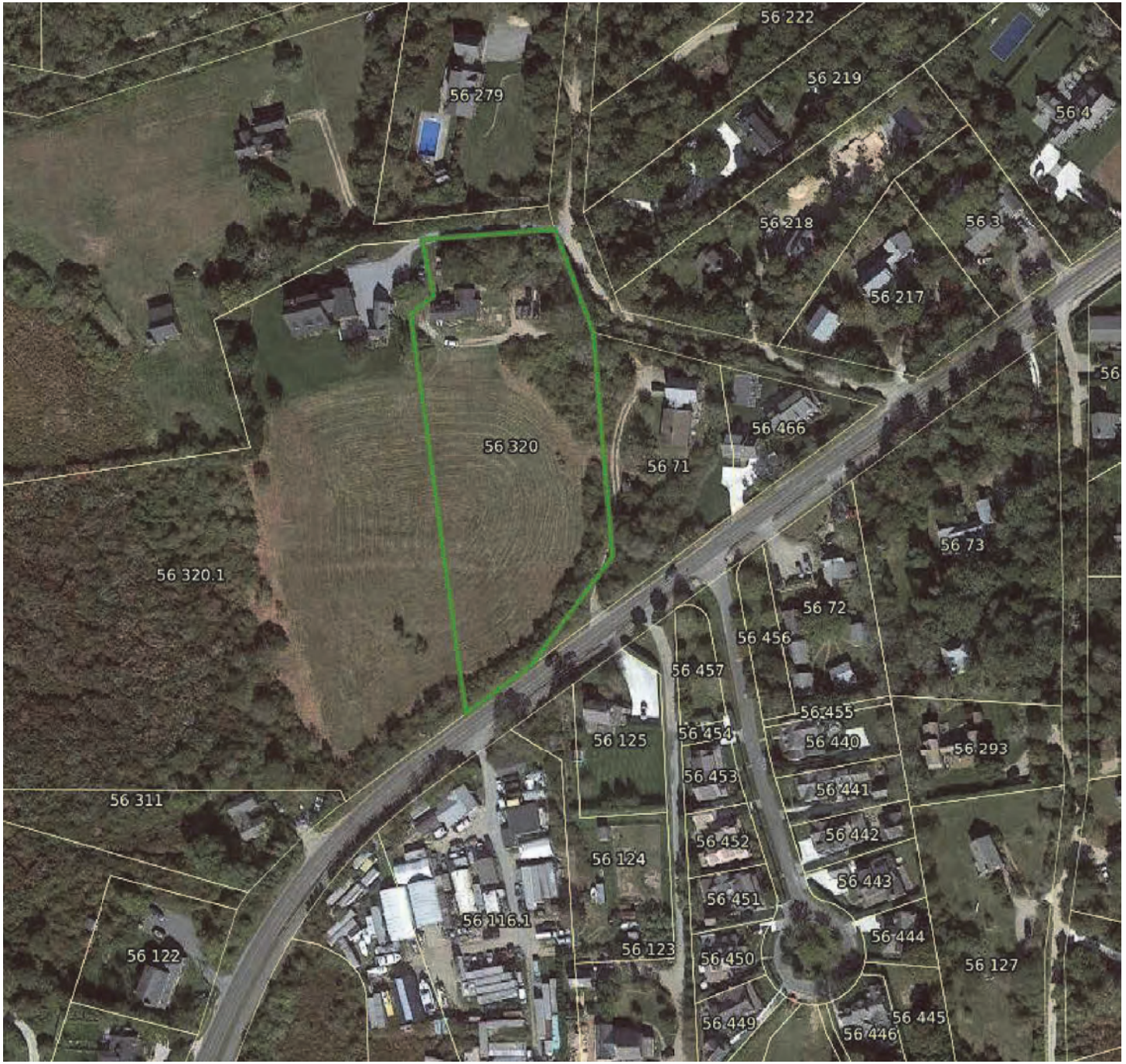
A.301
2331



1 Aerial Site Photo

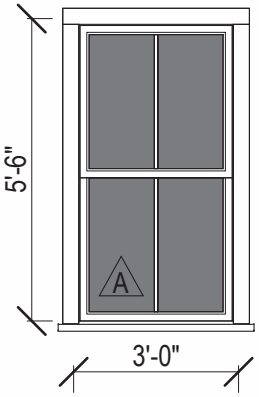
1/4" = 1'-0"



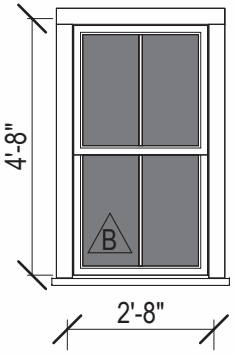
2 Locus Map

1/4" = 1'-0"

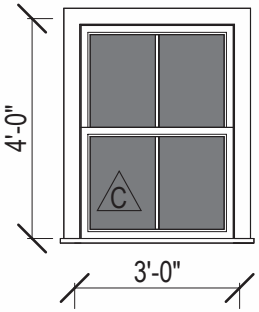
WINDOW TYPES



Double Hung
2/2 SDL



Double Hung
2/2 SDL



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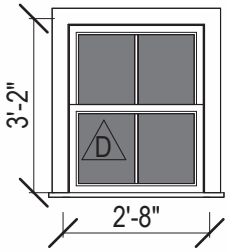
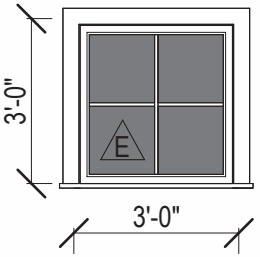
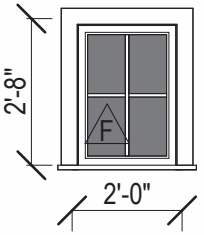


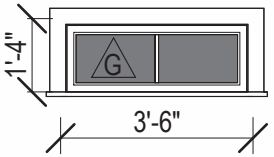
Double Hung
2/2 SDL



Fixed
4 Lite SDL

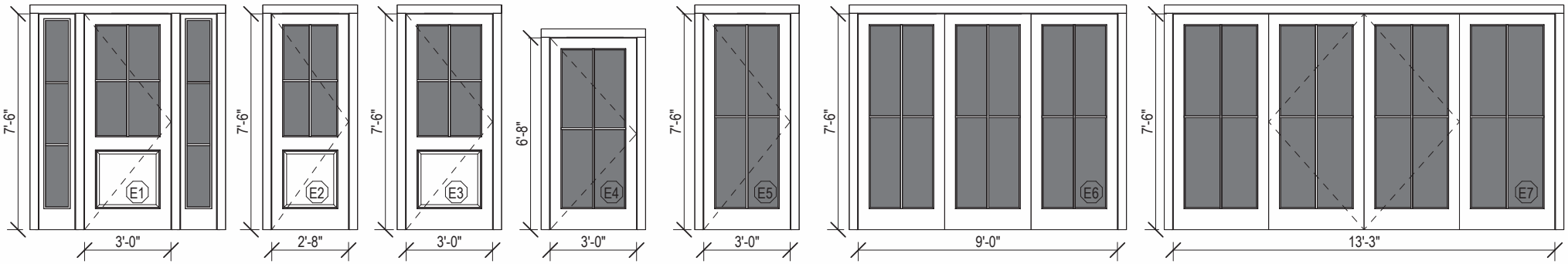


Fixed
4 Lite SDL



Fixed
2 Lite SDL

DOOR TYPES



Single French Entry w/ Sidelights
4 Lite SDL

Single French Entry
4 Lite SDL (garage)

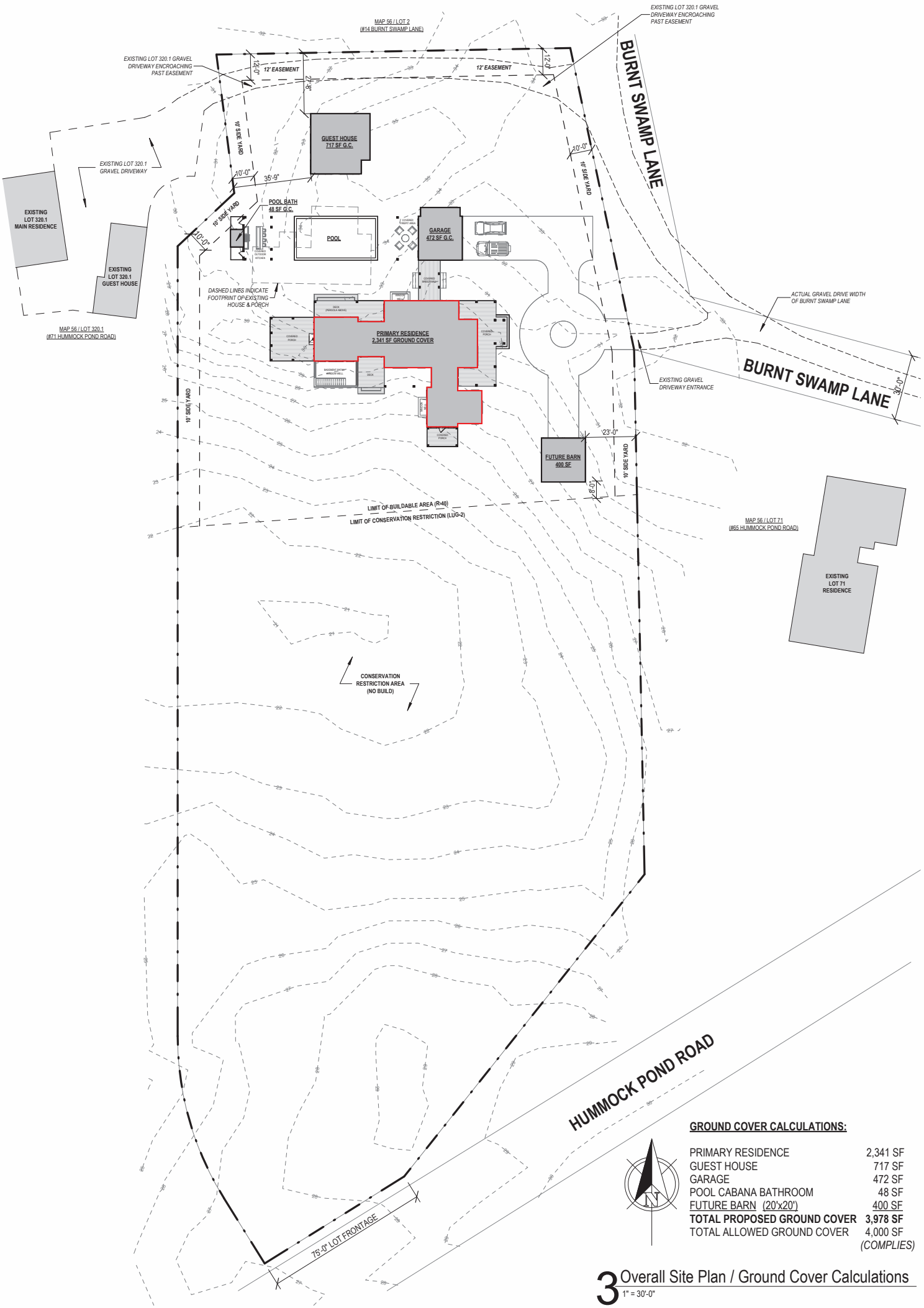
Single French Entry
4 Lite SDL (garage)

Single French Entry
4 Lite SDL

Single French Entry
4 Lite SDL

Triple Sliders
4 Lite SDL

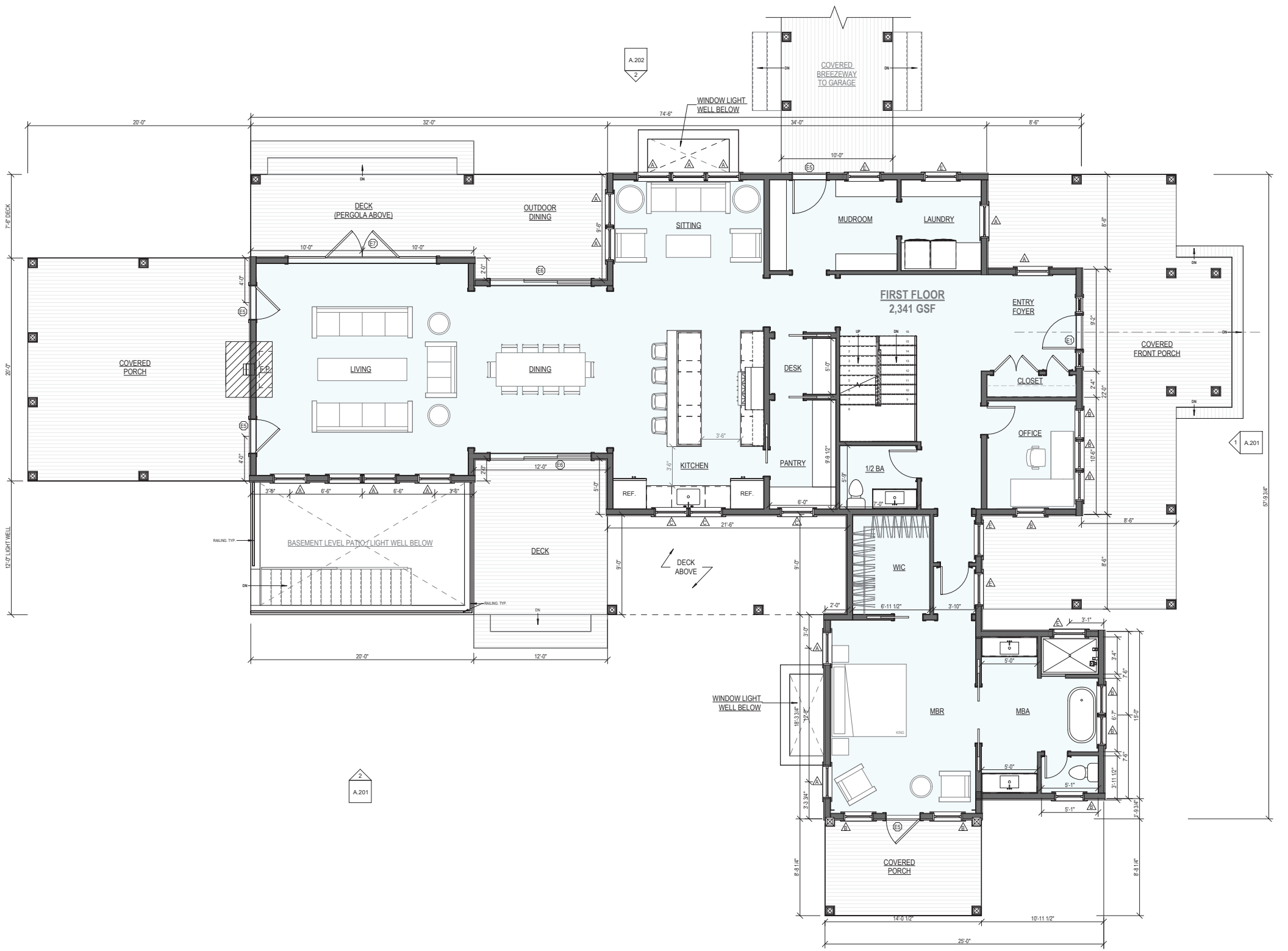
Quad French Entry
4 Lite SDL



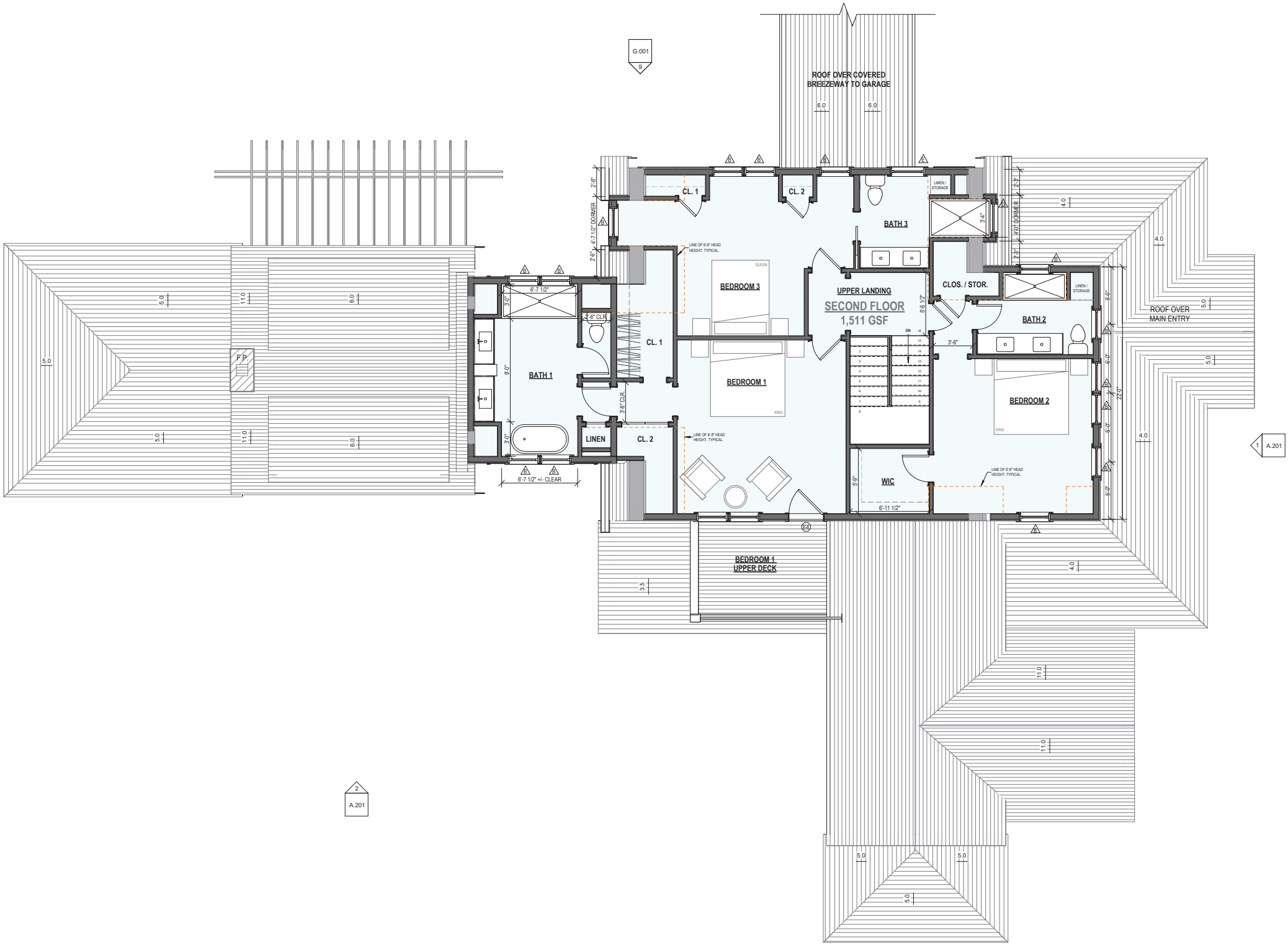
GROUND COVER CALCULATIONS:

PRIMARY RESIDENCE	2,341 SF
GUEST HOUSE	717 SF
GARAGE	472 SF
POOL CABANA BATHROOM	48 SF
FUTURE BARN (20'x20')	400 SF
TOTAL PROPOSED GROUND COVER	**3,978 SF**
TOTAL ALLOWED GROUND COVER	4,000 SF
	(COMPLIES)

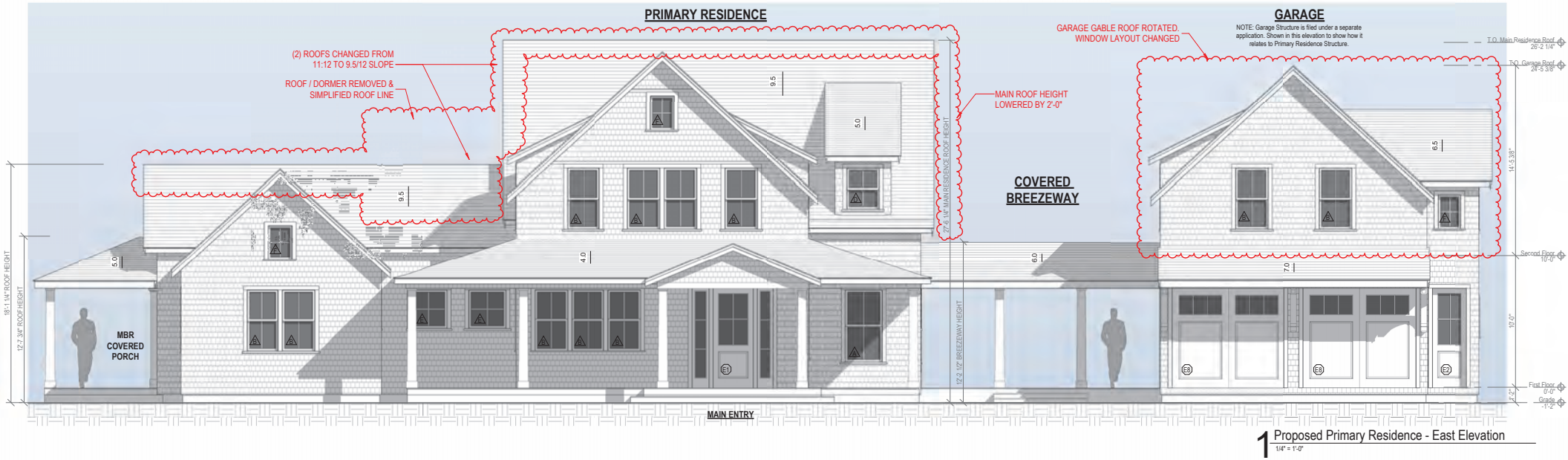
3 Overall Site Plan / Ground Cover Calculations
1" = 30'-0"



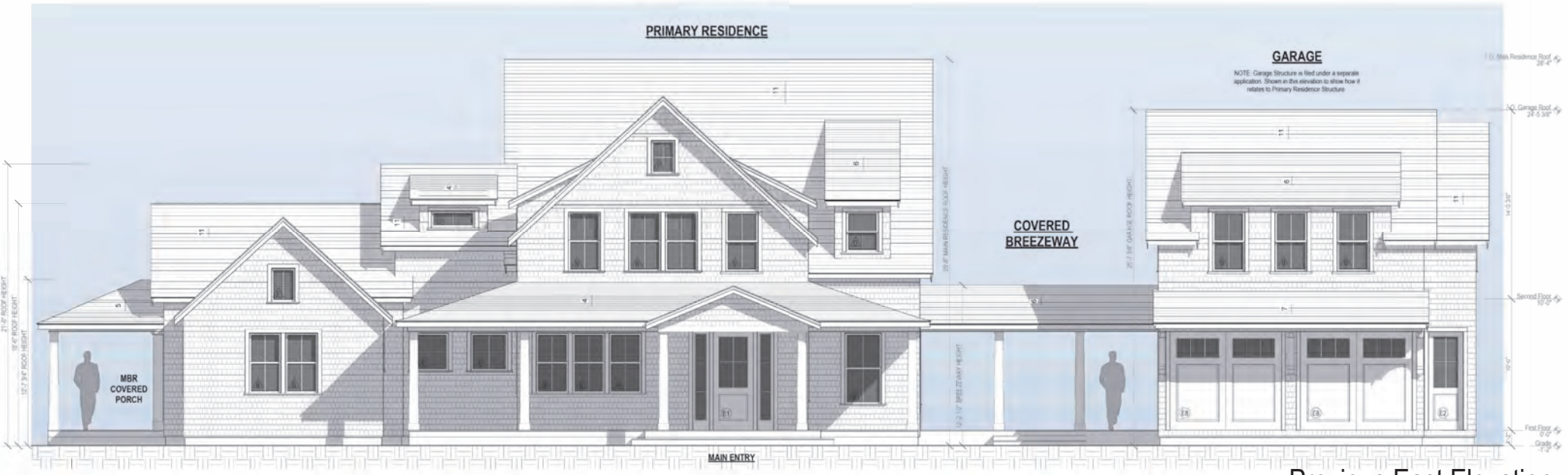
1 First Floor Plan - Proposed
1/4" = 1'-0"



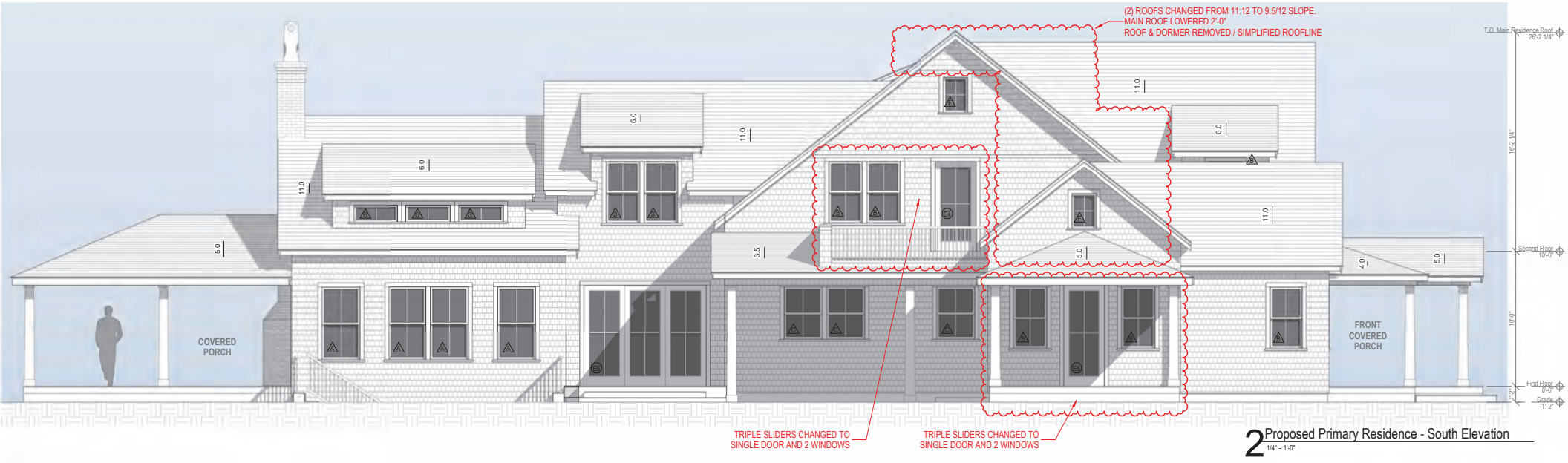
1 Second Floor Plan - Proposed
1/4" = 1'-0"



1 Proposed Primary Residence - East Elevation
1/4" = 1'-0"



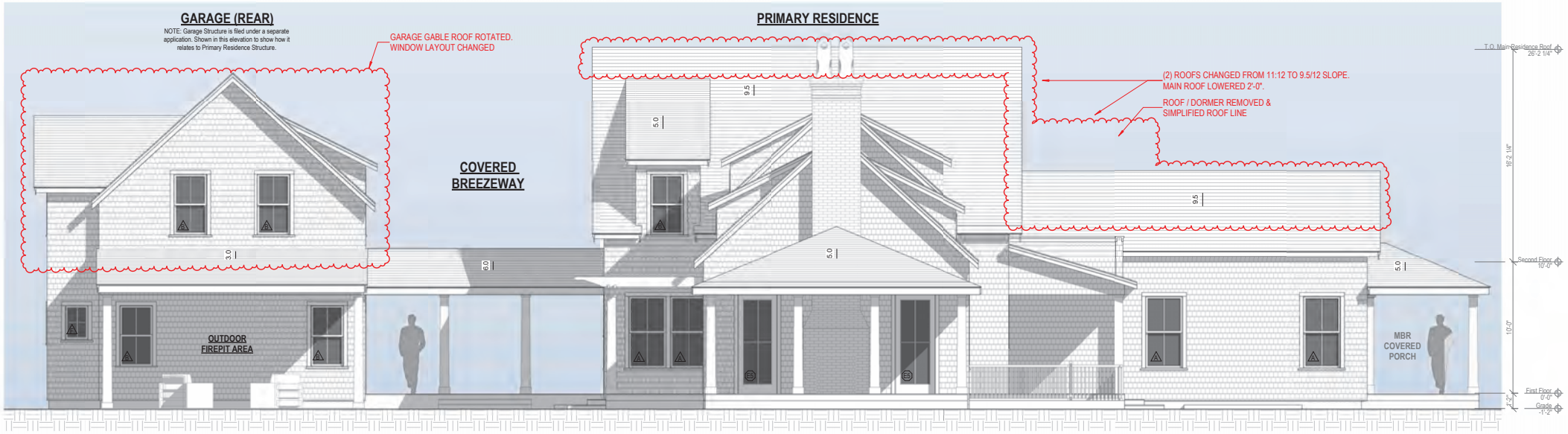
Previous East Elevation



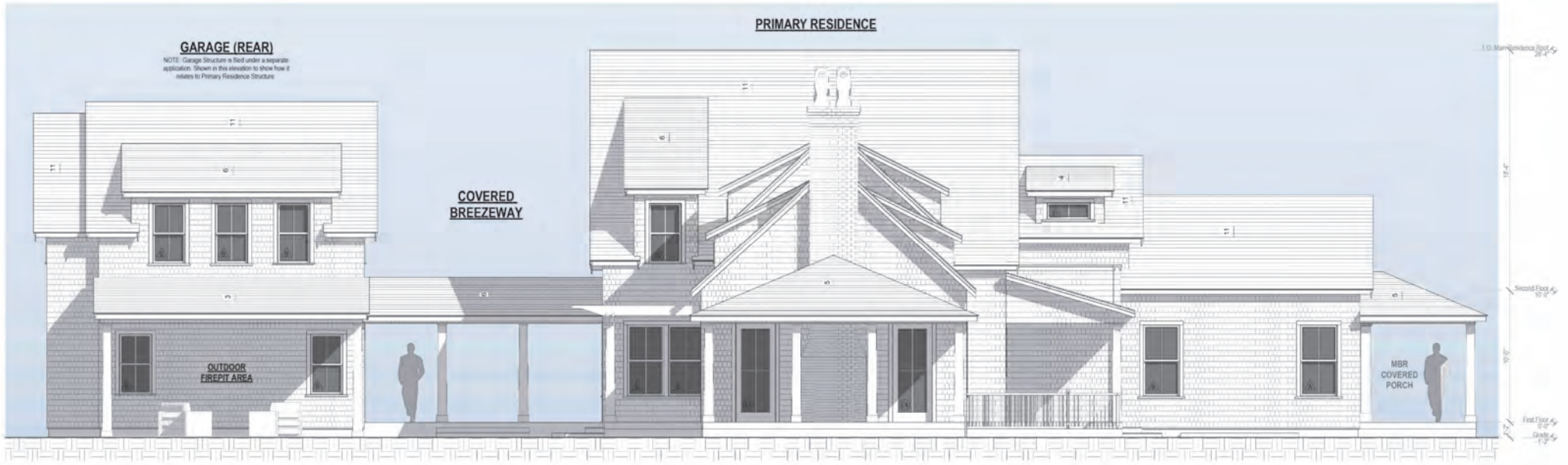
2 Proposed Primary Residence - South Elevation
1/4" = 1'-0"



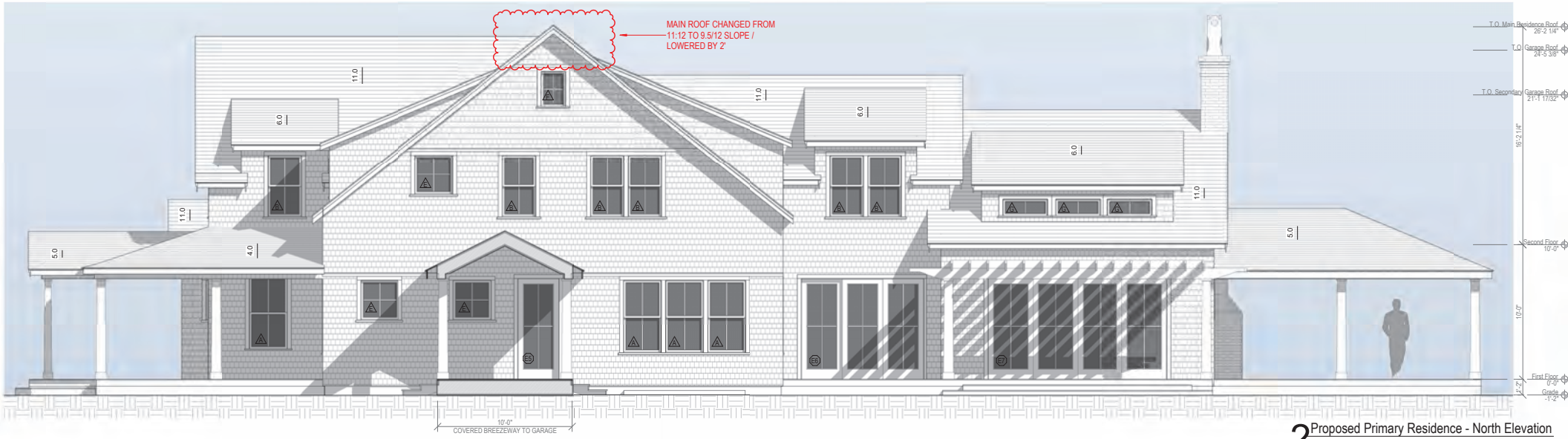
Previous South Elevation



1 Proposed Primary Residence - West Elevation
1/4" = 1'-0"



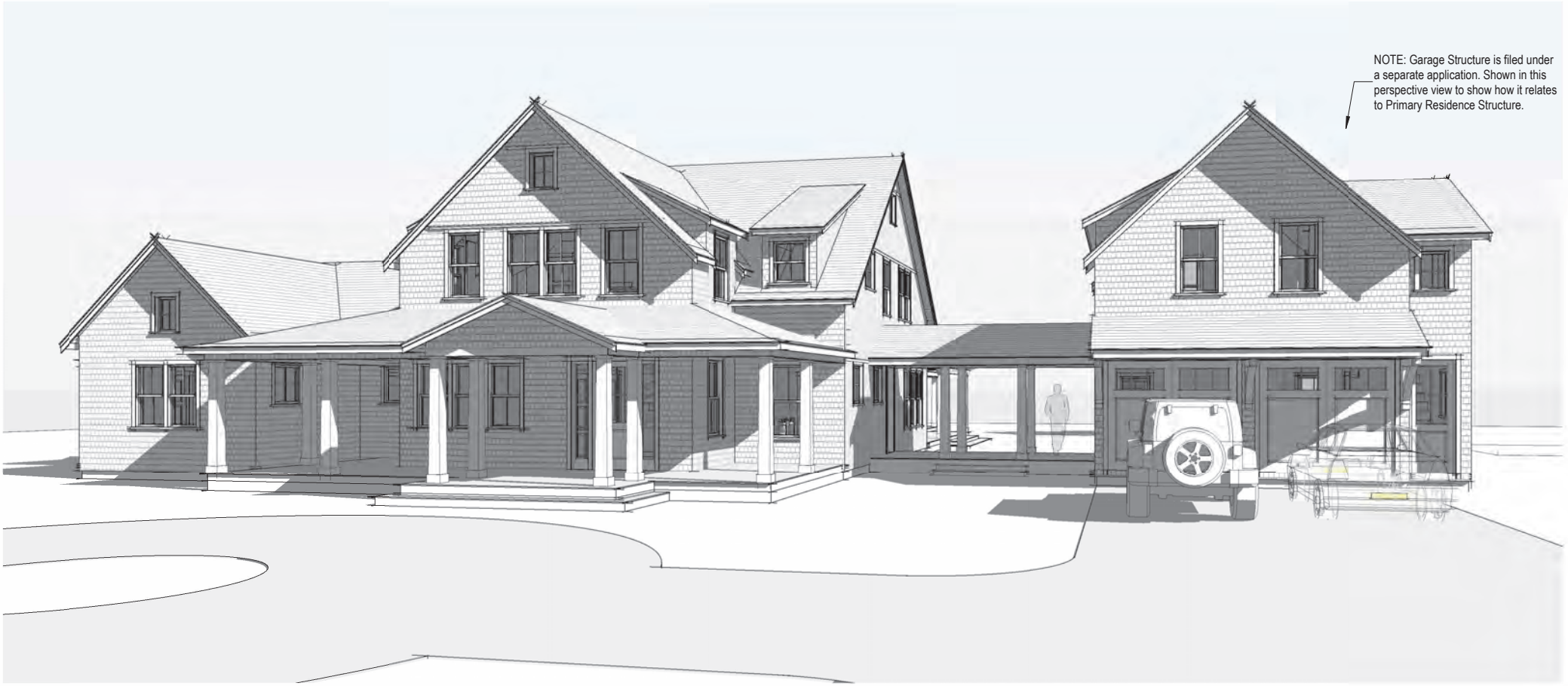
Previous West Elevation



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



Previous North Elevation

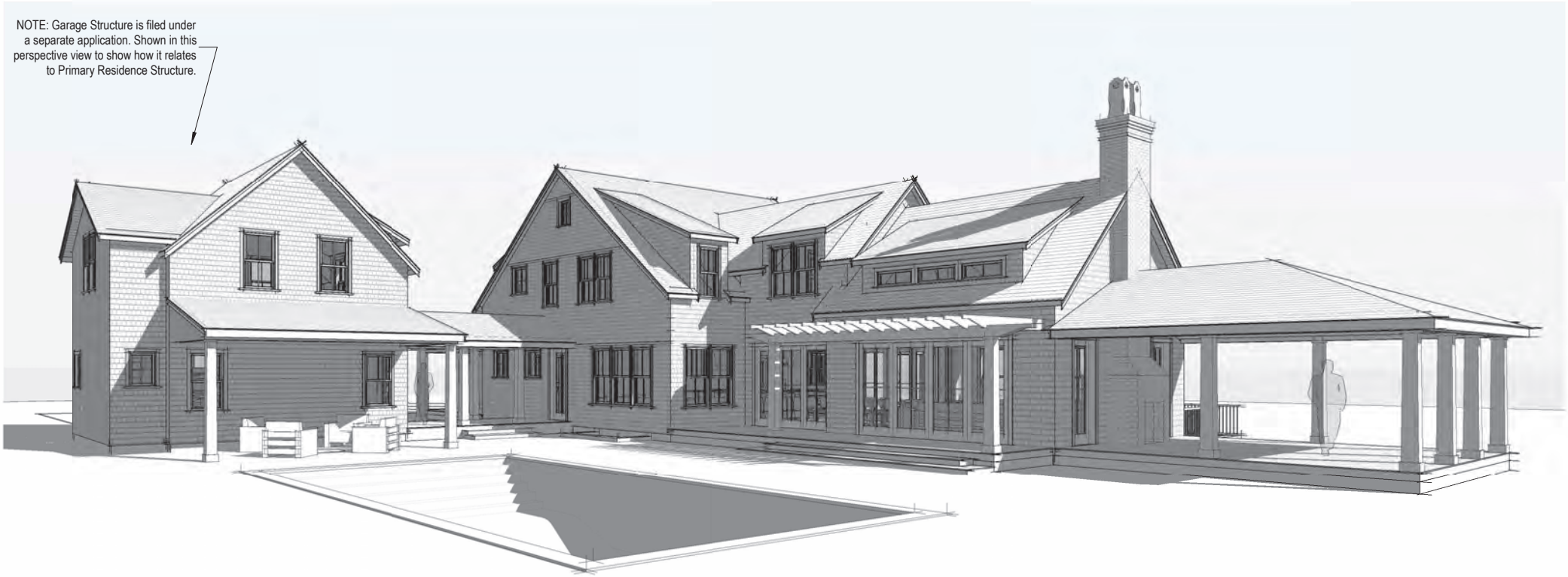


1 Perspective View 1 - From East (Looking from Burnt Swamp Lane)



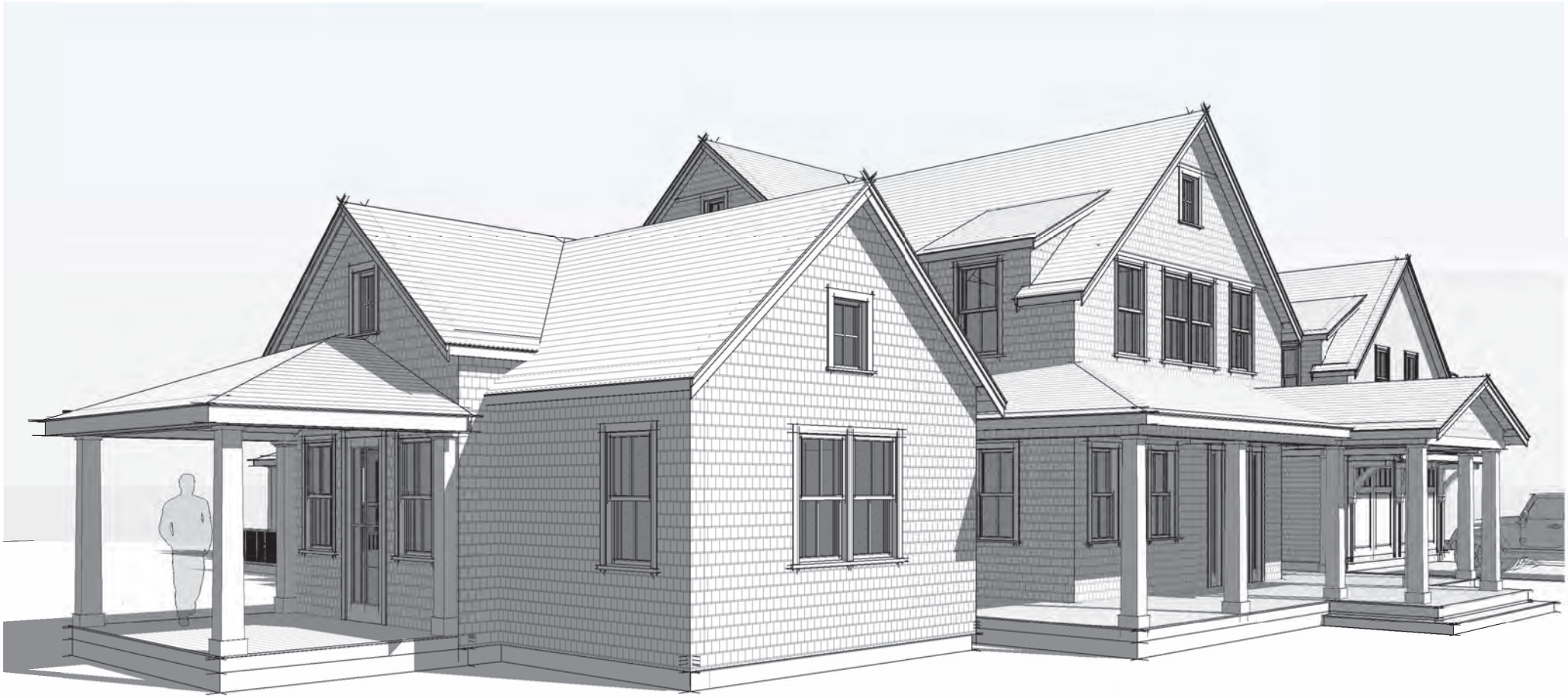
2 Perspective View 2 - From South (Looking from Meadow)

NOTE: Garage Structure is filed under a separate application. Shown in this perspective view to show how it relates to Primary Residence Structure.

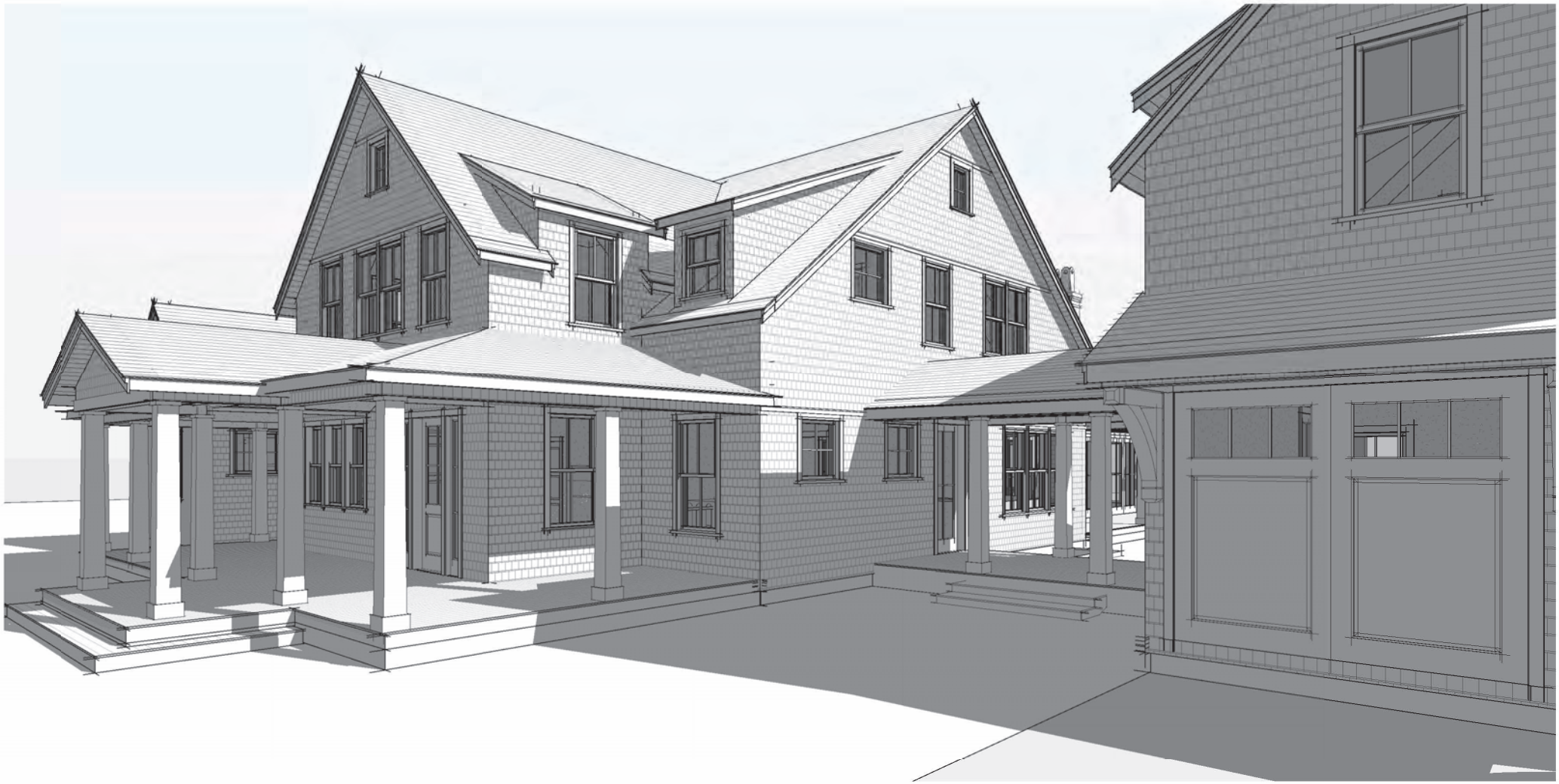


3 Perspective View 3 - From NorthWest (Looking from Pool Cabana)

NOTE: POOL CABANA STRUCTURE HIDDEN IN THIS VIEW



4 Perspective View 4 - From SouthEast (Looking from Barn)



5 Perspective View 5 - From NorthEast (Looking from Garage Drive)

NOTE: Garage Structure is filed under a separate application. Shown in these perspective views to show how it relates to Primary Residence Structure.



6 Perspective View 6 - From West (Looking from Adjacent Lot)

Project Address: 69 Hummock Pond-Garage; Map 56 / Parcel 320

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: 2024.05.06
X	HDC Case Number (ie HDC2020-05-0265): HDC2024 -TBD (Not 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
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2024 -TBD (Not Available) 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: HDC2024 -TBD (Not Available) 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: Michael Clancy Date: 05.02.2024

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 4.23.24

69 Hummock Pond Rd / Big Patch LLC

Emeritus LTD

56 / 320

New Garage

Sitting Board: Oliver, Paul, Camp, Coombs

Chair: Welch Alternate: None

Hold to track with Main House (Welch)

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°. 320

Street & Number of Proposed Work: 69 Hummock Pond Rd. (garage)

Owner of record: Big Patch LLC

Mailing Address: P.O. Box 2294
Nantucket, MA 02584

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 _____

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 472 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 472 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 25'-7 3/8" 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

*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 11 /12 Secondary Mass 11 /12 Dormer 6 /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) _____

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) 12" Corner boards _____ Frieze 4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

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 Carriage Material Wood

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 _____

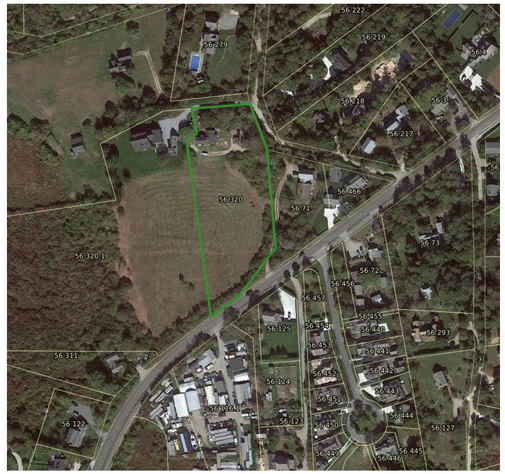
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

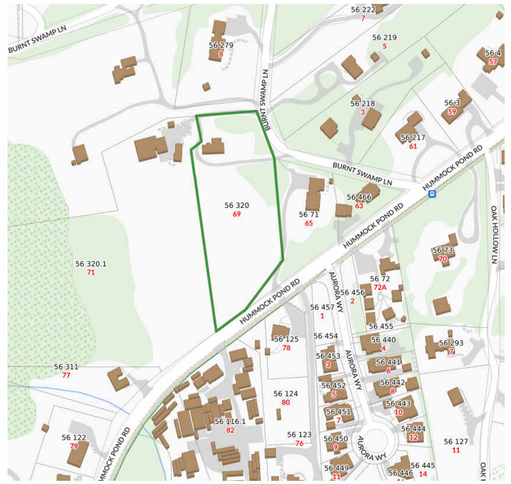
Date 3/22/24 Signature of owner of record _____ Signed under penalties of perjury

Garage

69 Hummock Pond Road
Nantucket, MA 02554

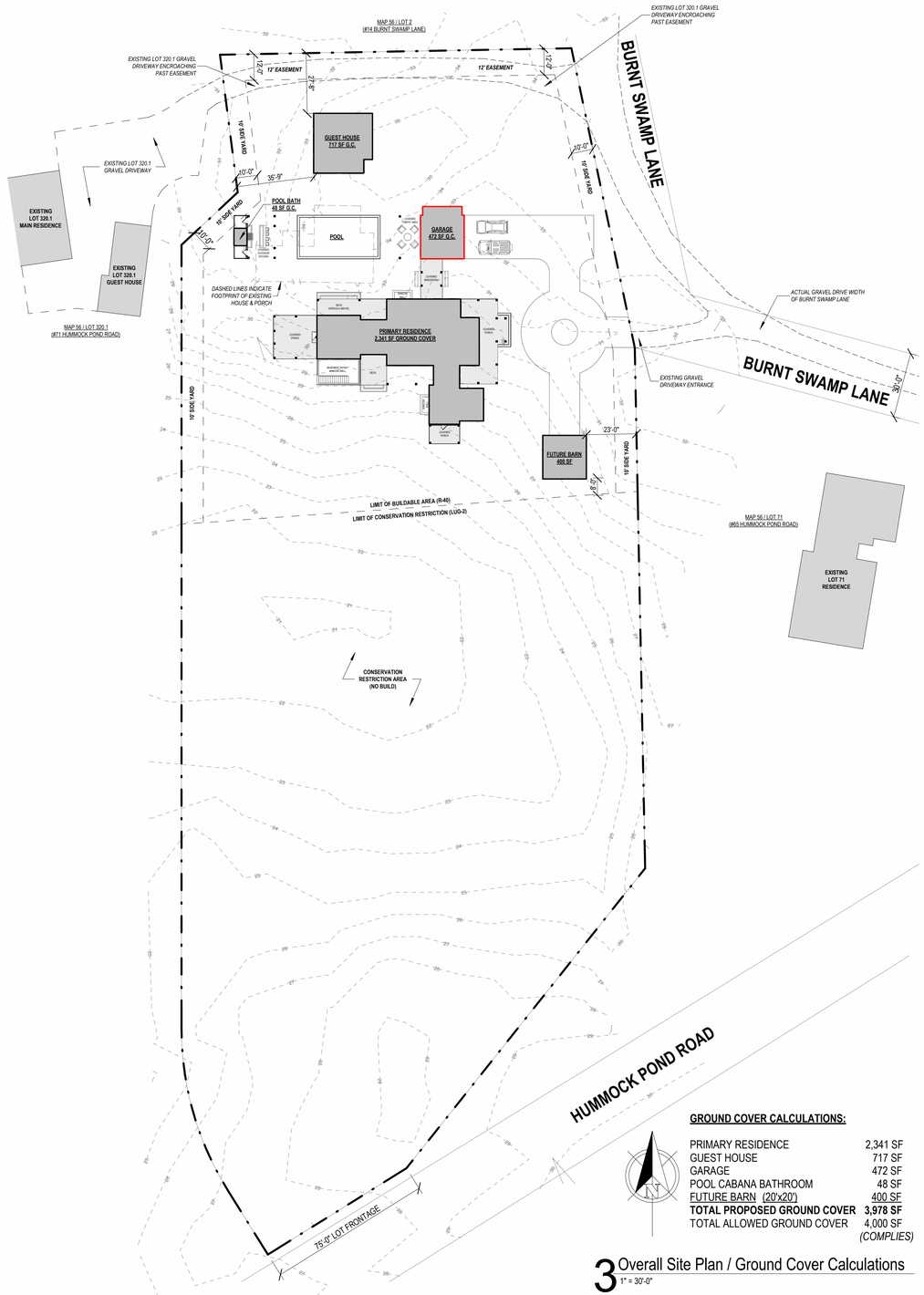


1 Aerial Site Photo
1/4" = 1'-0"



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



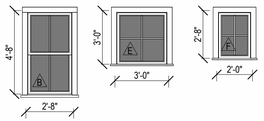


3 Overall Site Plan / Ground Cover Calculations
1" = 30'-0"

GROUND COVER CALCULATIONS:

PRIMARY RESIDENCE	2,341 SF
GUEST HOUSE	717 SF
GARAGE	472 SF
POOL CABANA BATHROOM	48 SF
FUTURE BARN (20'x20')	400 SF
TOTAL PROPOSED GROUND COVER	**3,978 SF**
TOTAL ALLOWED GROUND COVER	4,000 SF
	(COMPLIES)

WINDOW TYPES

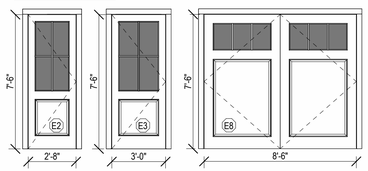


Double Hung
2/2 SDL

Fixed
4 Lite SDL

Fixed
4 Lite SDL

DOOR TYPES



Single French Entry
4 Lite SDL (garage)

Single French Entry
4 Lite SDL (garage)

Garage Door
3 Lite SDL

EXTERIOR DOOR & WINDOW NOTES
1) Contractor to Provide Architect with Exterior Door and Window Quotes for Review and Approval Prior to Purchase.
2) Contractor to Verify All Exterior Door and Window Colors in Accordance with Most Recent H.D.C. Certificate of Appropriateness.
3) Contractor to Provide Insulated Storm Panels for All New and Existing Windows to Maximize Storm and Energy Performance. Impact-Resistant Glazing and Full Compliance with Massachusetts Stretch Energy Code Not Required Per Variance Issued by Nantucket Building Department.
4) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.

HDC Old Business Submisssion 05.02.2024

2331

Garage

69 Hummock Pond Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	56 & 320
Current Zoning:	R40
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	98,209 +/- SF
Min. Lot Size:	40,000 SF
Allowable G.C.:	4,000 SF
Existing G.C.:	N/A
Proposed G.C.:	3,978 SF
Total Proposed G.C.:	3,978 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001 Garage - Cover Sheet
A.101 Garage - Floor Plans
A.201 Garage - Exterior Elevations

Revisions

Garage - Cover Sheet

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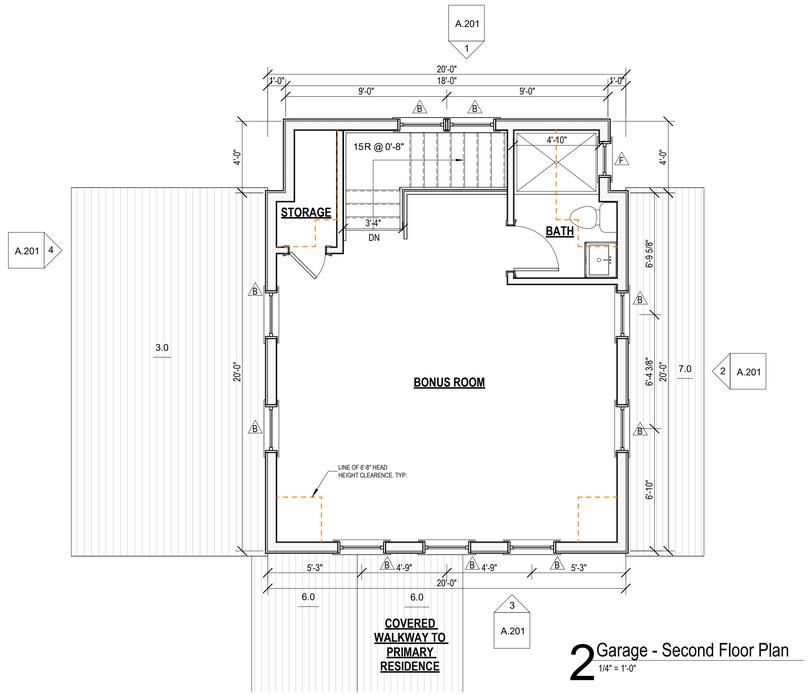
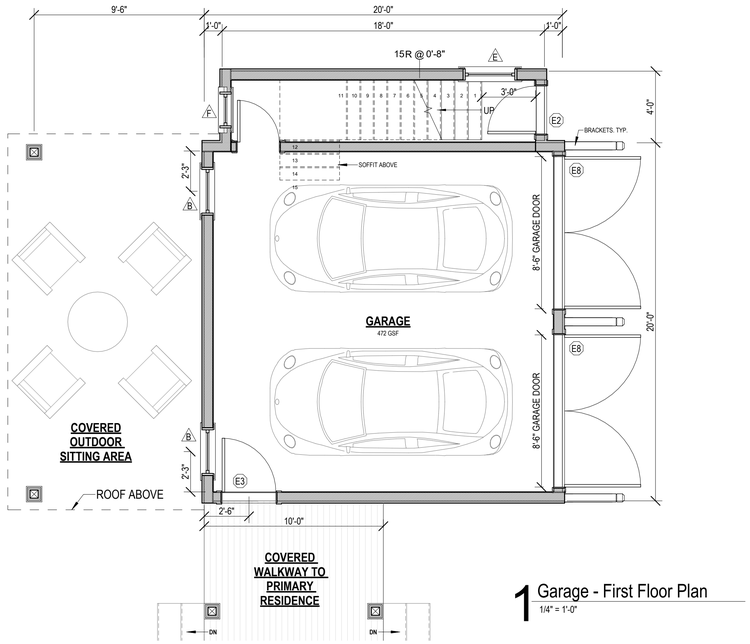
G.001

2331

HDC Old Business Submisssion 05.02.2024



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



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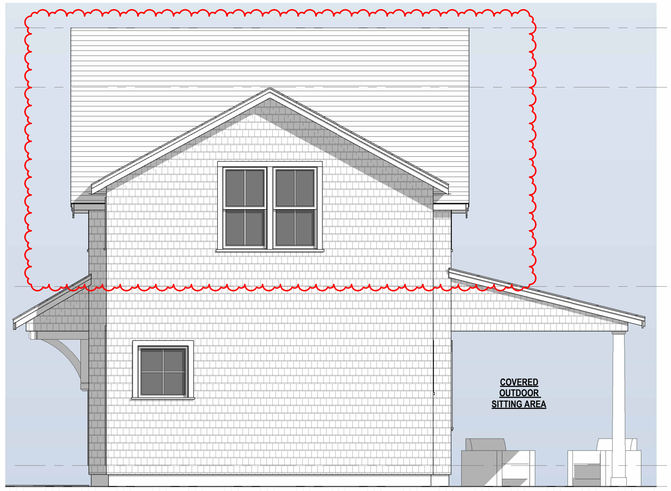
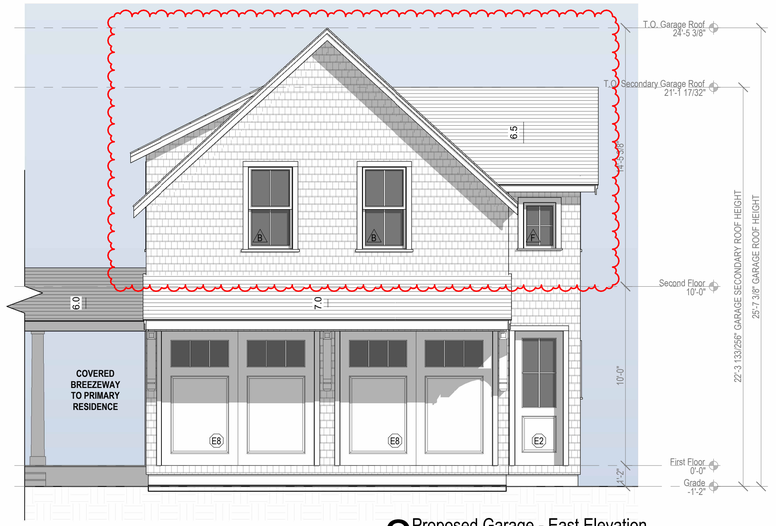
A.101
2331

HDC Old Business Submisssion 05.02.2024

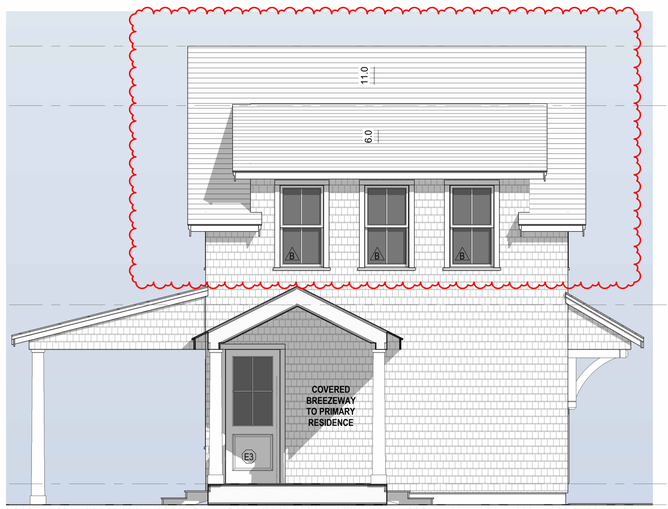


1 Proposed Garage - North Elevation
1/4" = 1'-0"

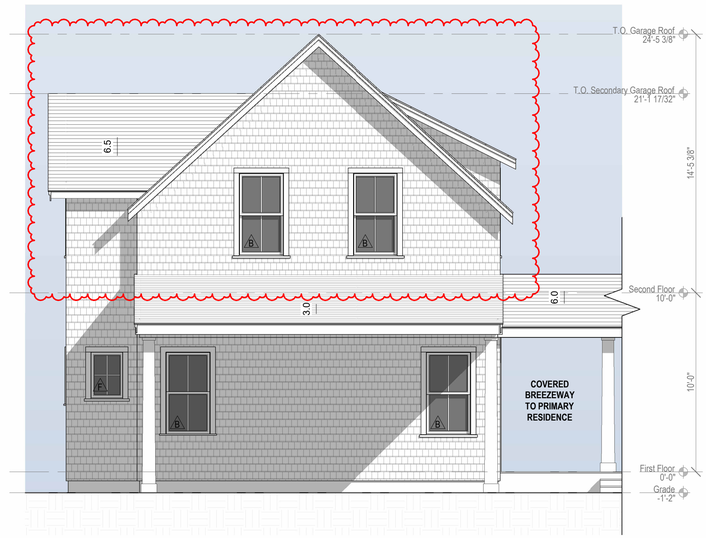
GARAGE GABLE ROOF ROTATED. WINDOW LAYOUT CHANGED



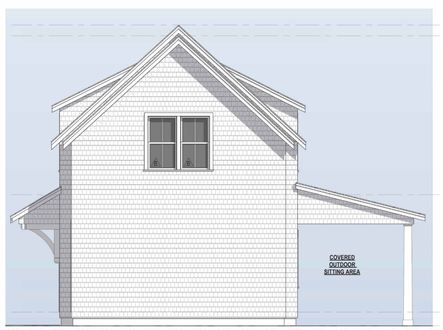
2 Proposed Garage - East Elevation
1/4" = 1'-0"



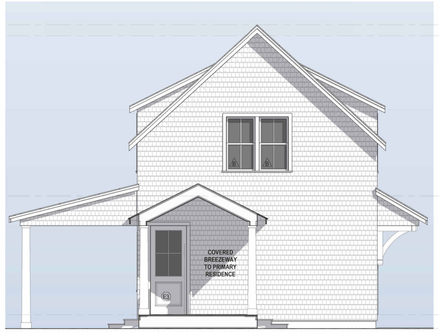
3 Proposed Garage - South Elevation
1/4" = 1'-0"



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



Previous North Elevation



Previous South Elevation



Previous West Elevation



Previous East Elevation

2331

Garage

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Old Business Submission Edits 2024.05.02

Garage - Exterior Elevations

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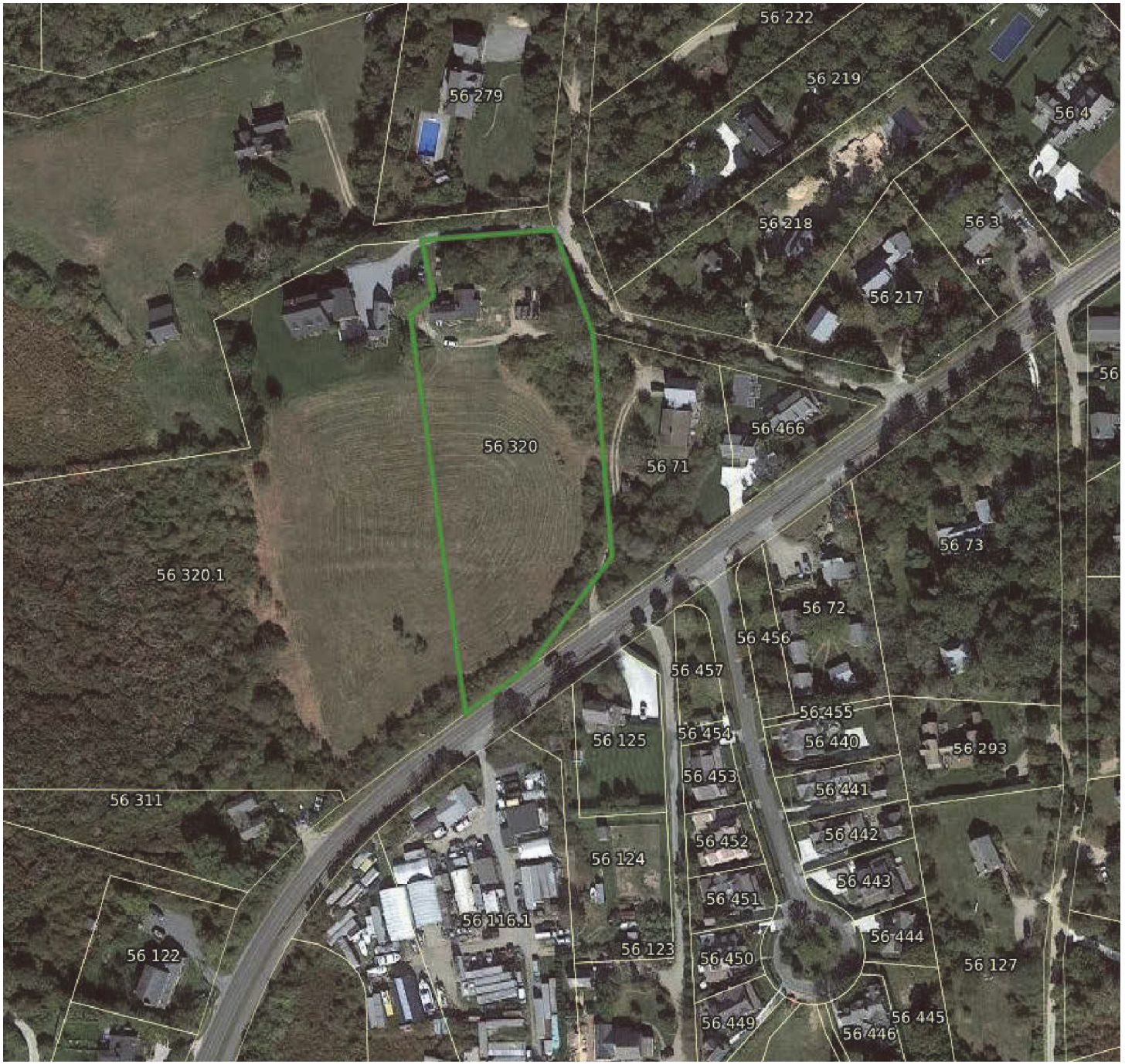
A.201
2331



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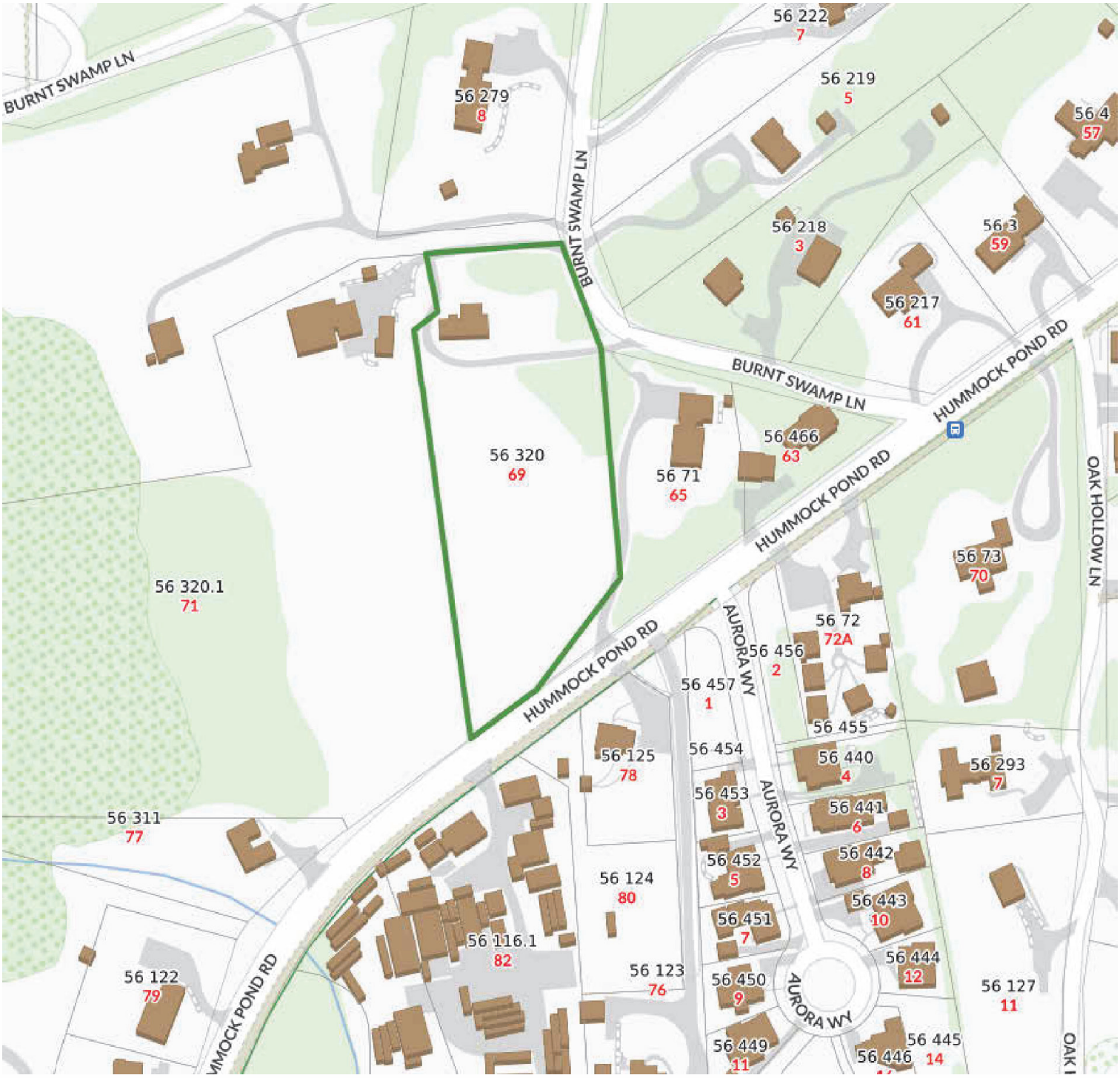
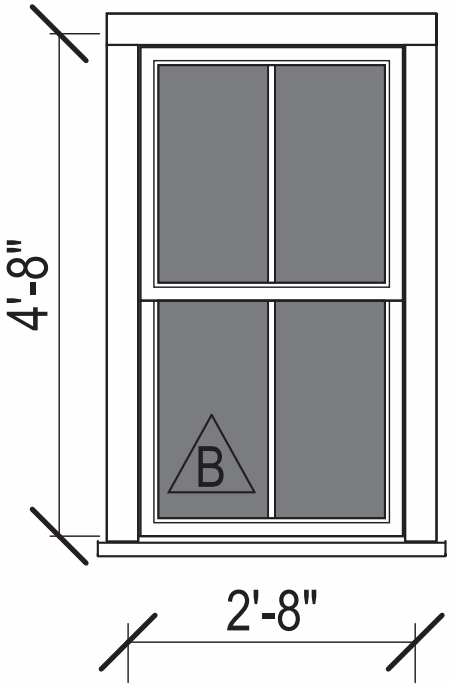


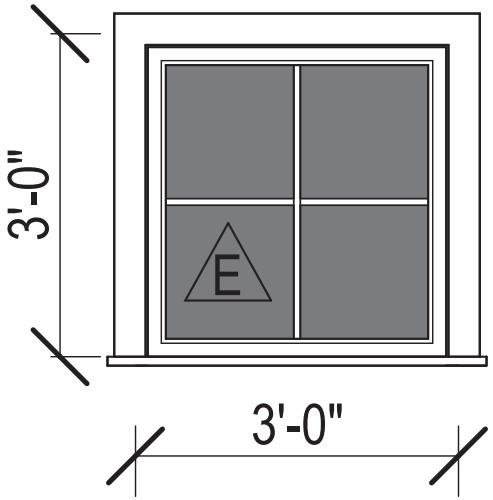
2 Locus Map

1/4" = 1'-0"

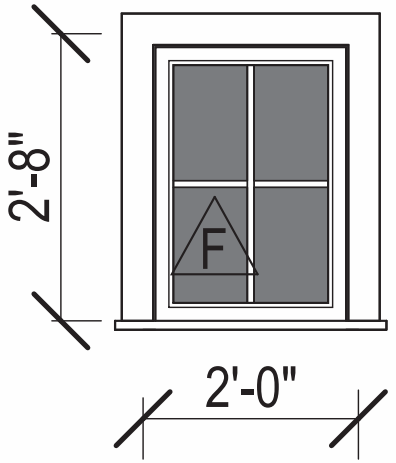
WINDOW TYPES



Double Hung
2/2 SDL



Fixed
4 Lite SDL



Fixed
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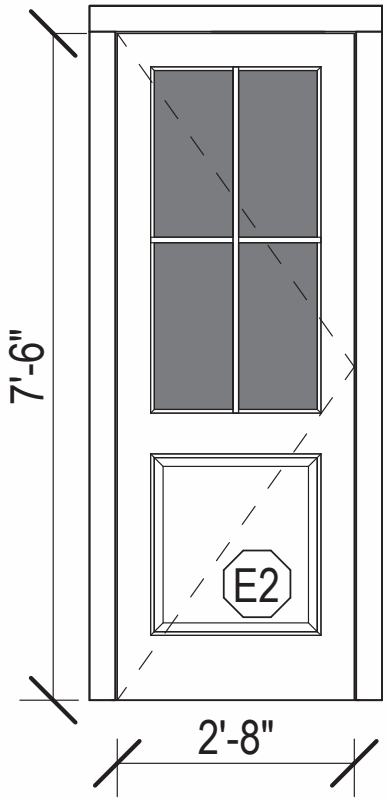
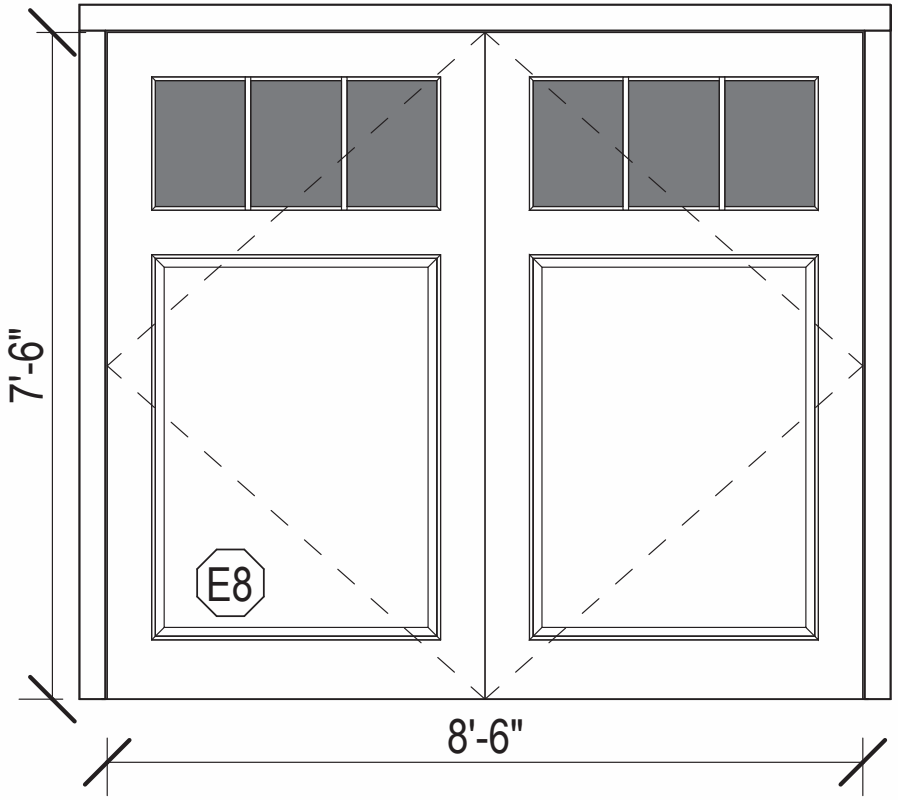
DOOR TYPES



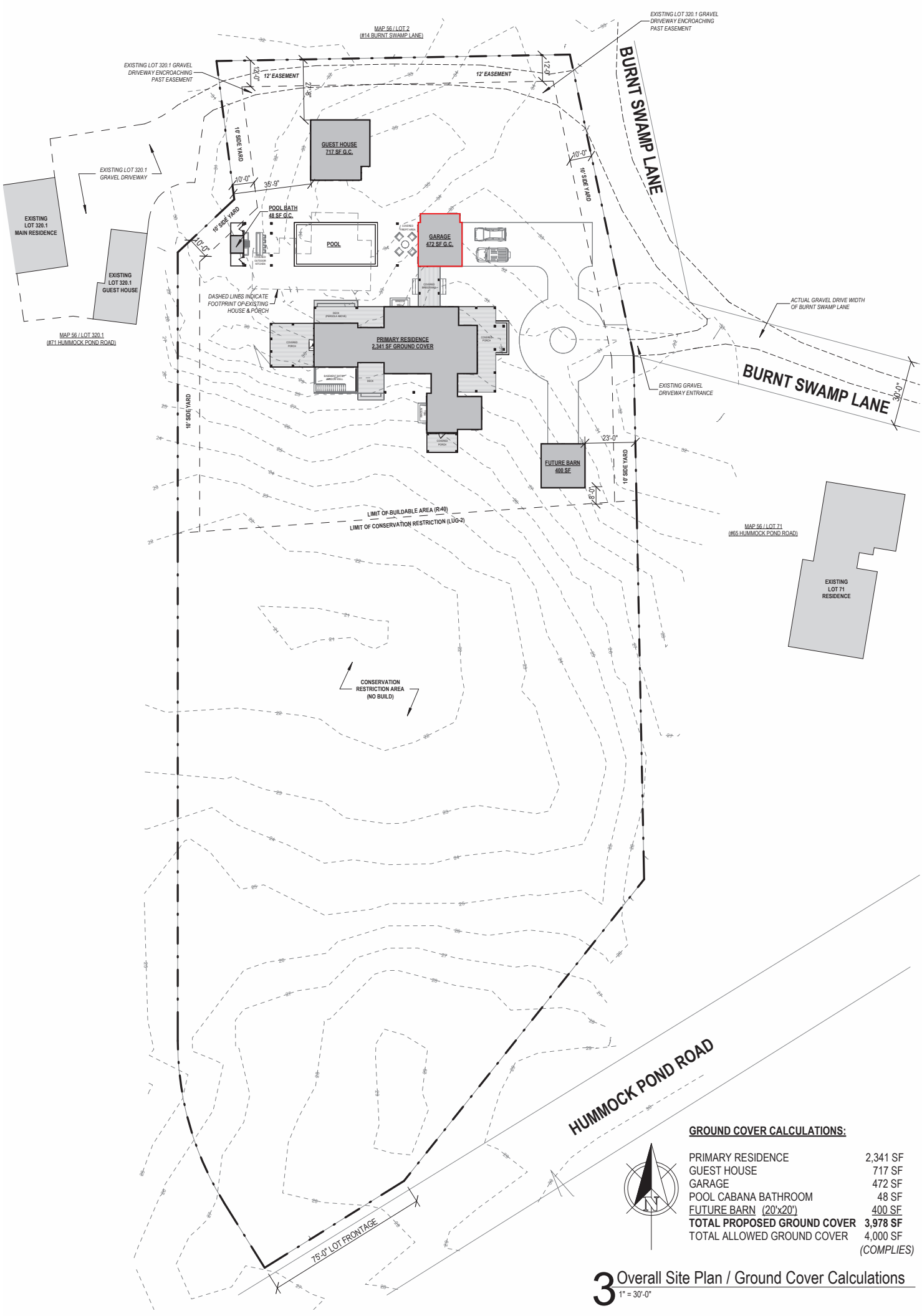
Single French Entry
4 Lite SDL (garage)



Single French Entry
4 Lite SDL (garage)



Garage Door
3 Lite SDL



GROUND COVER CALCULATIONS:

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GARAGE	472 SF
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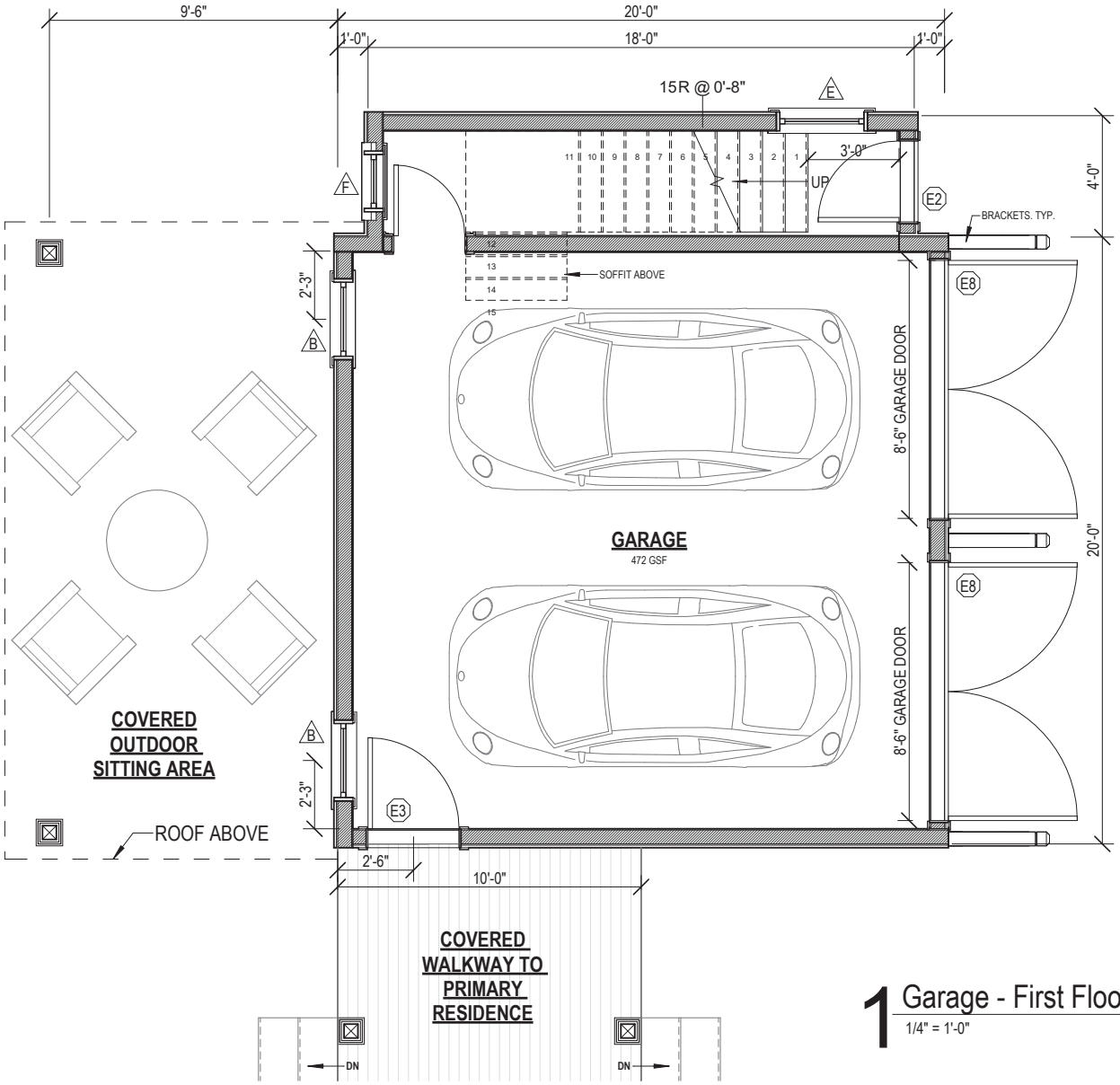

1 Garage - First Floor Plan

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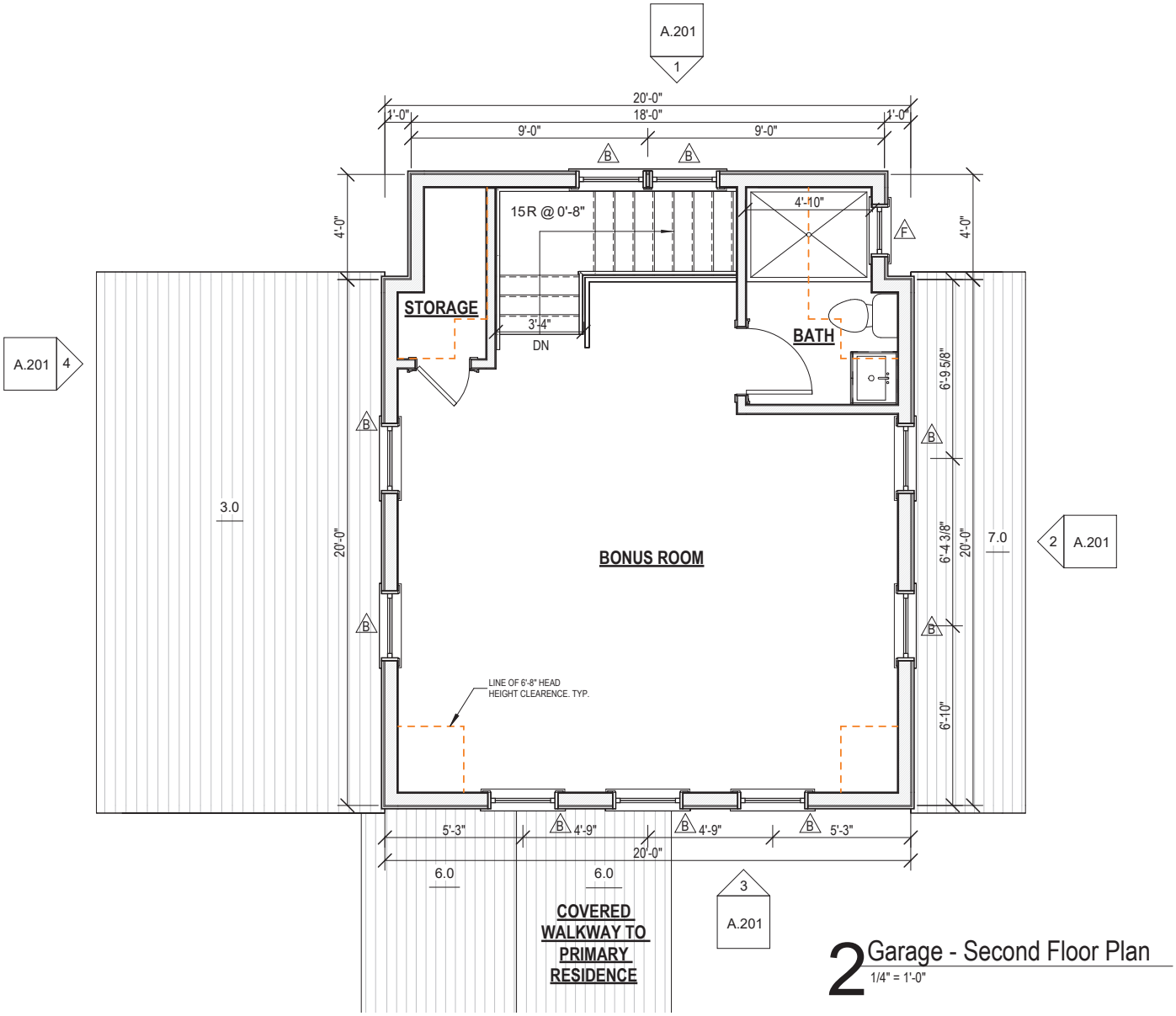
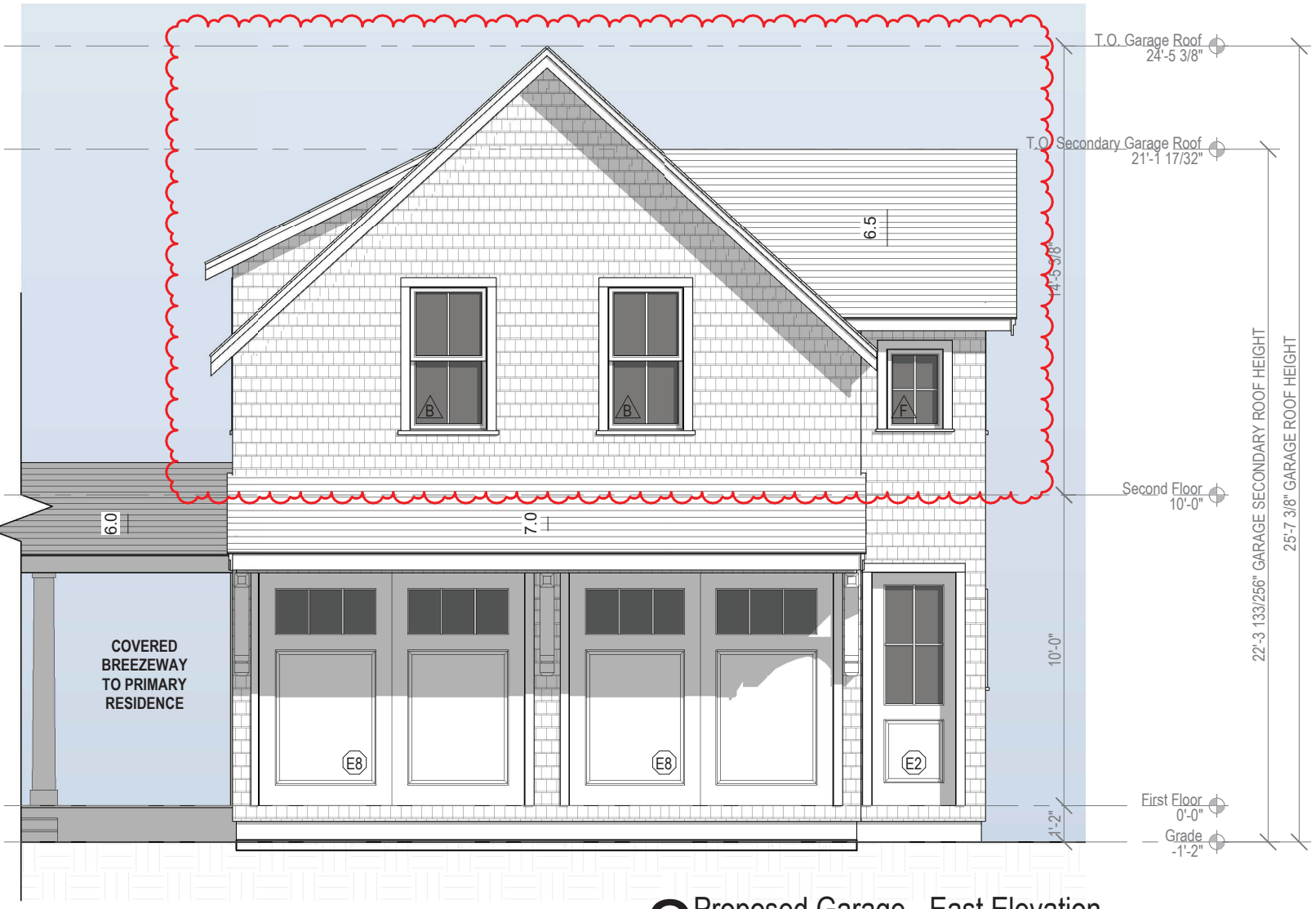


2 Garage - Second Floor Plan

1/4" = 1'-0"

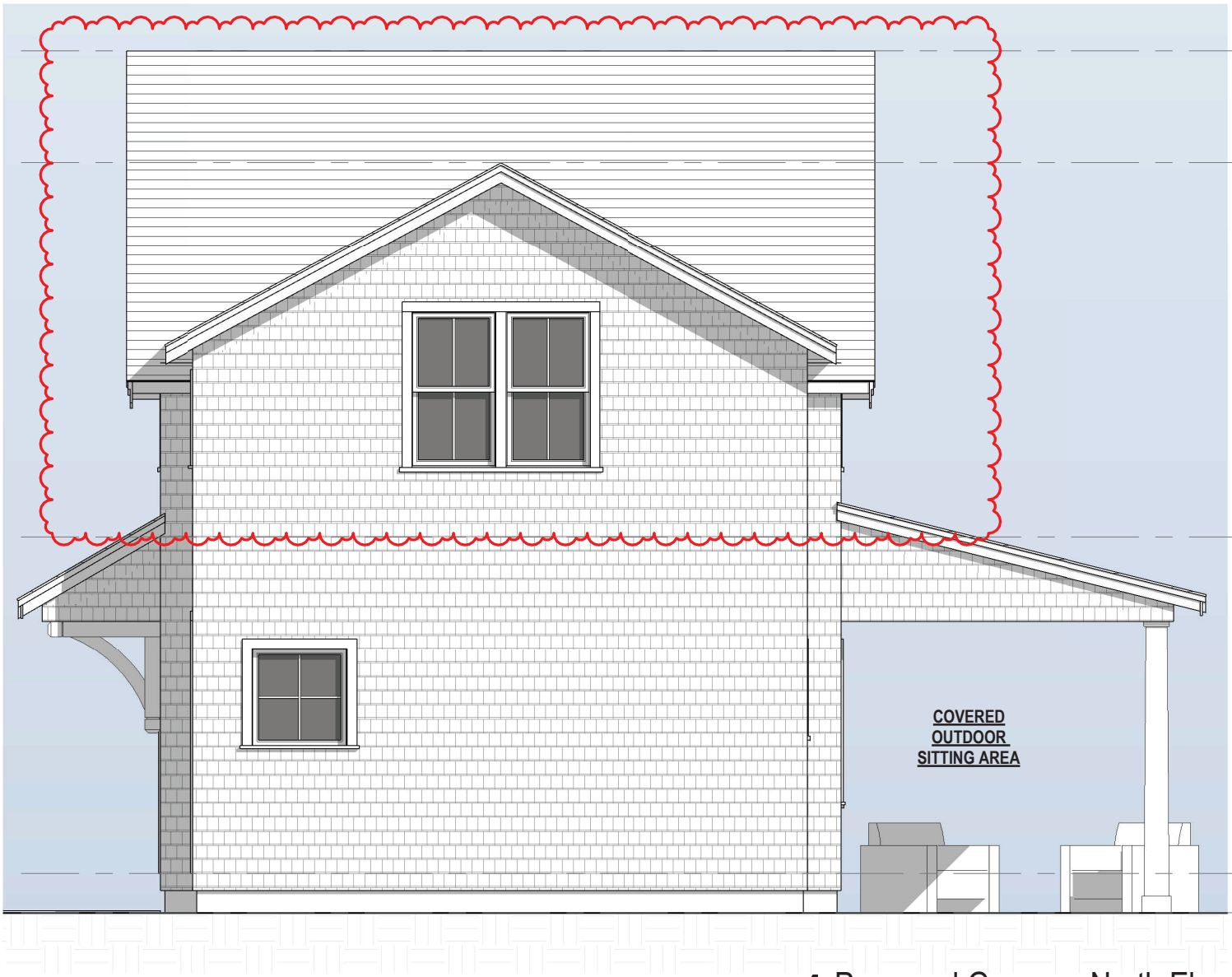


2 Proposed Garage - East Elevation

1/4" = 1'-0"

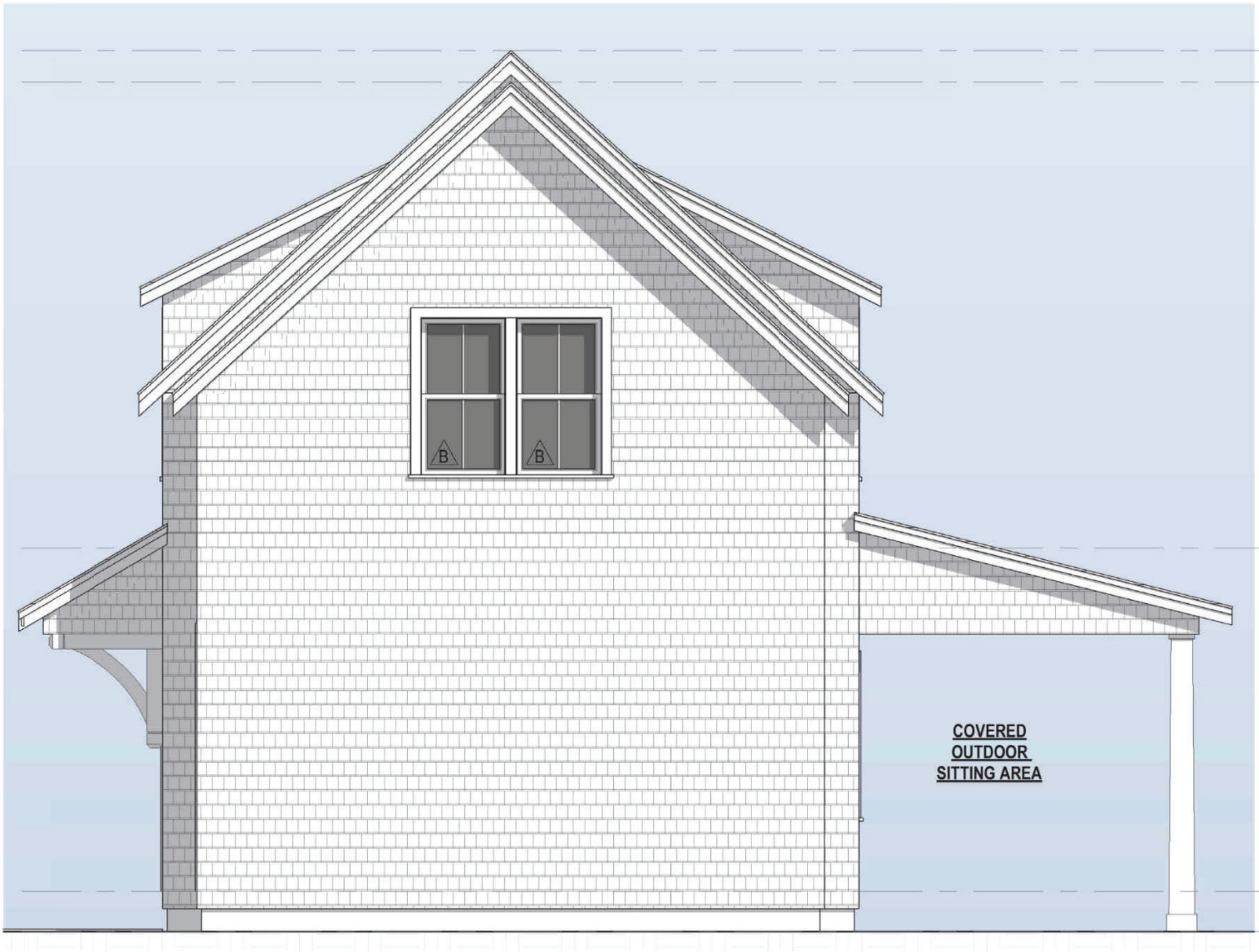


Previous East Elevation

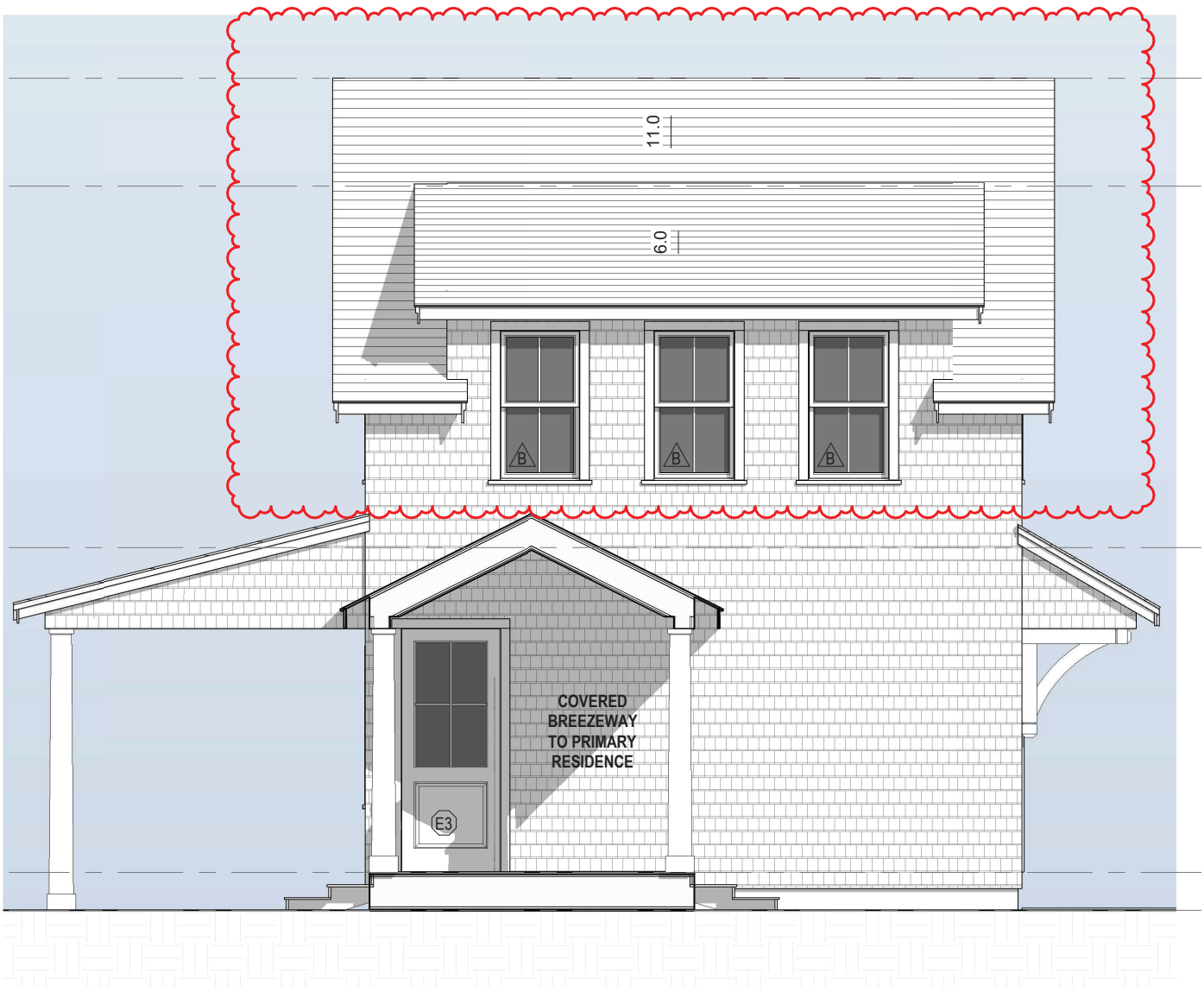


1 Proposed Garage - North Elevation

1/4" = 1'-0"

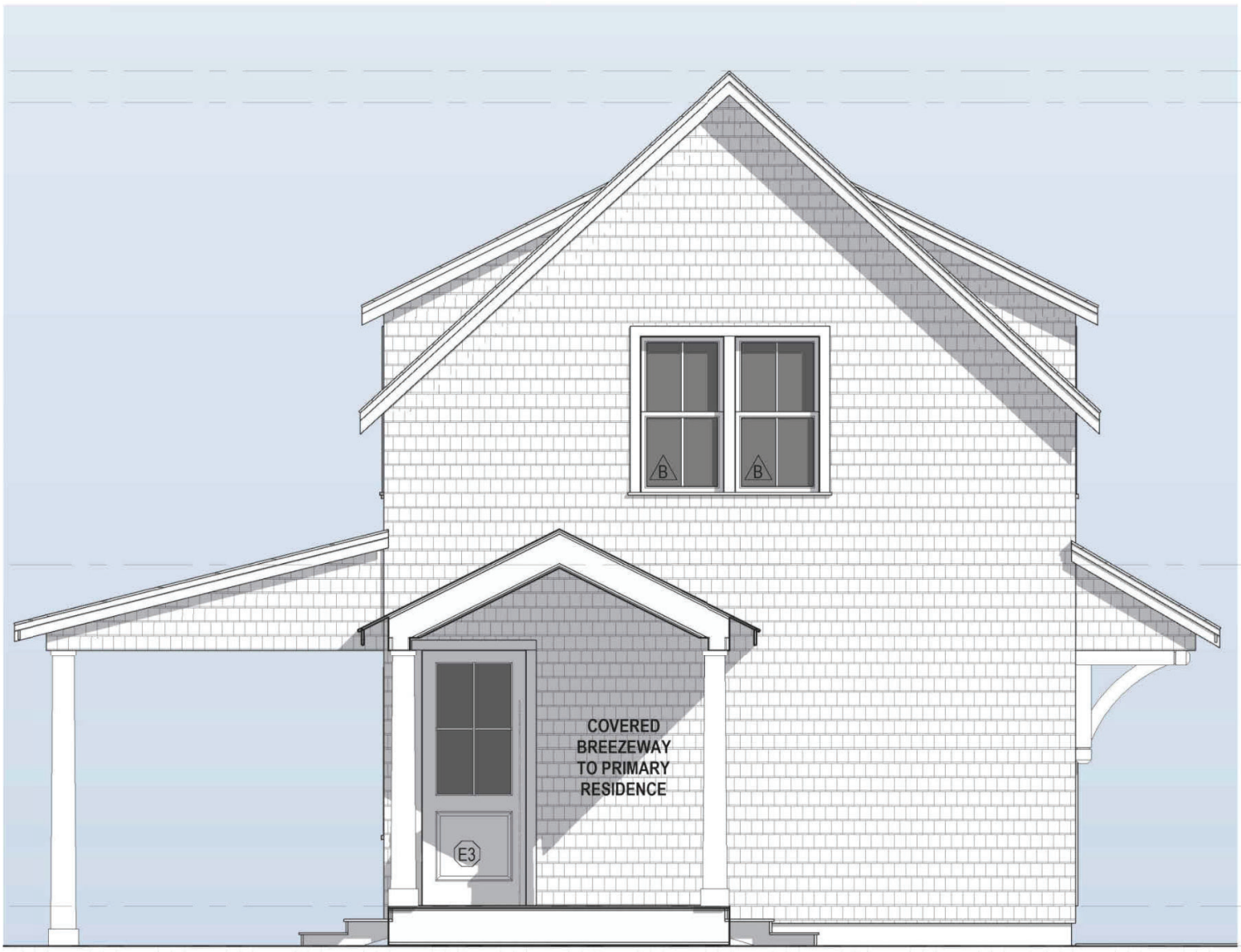


Previous North Elevation

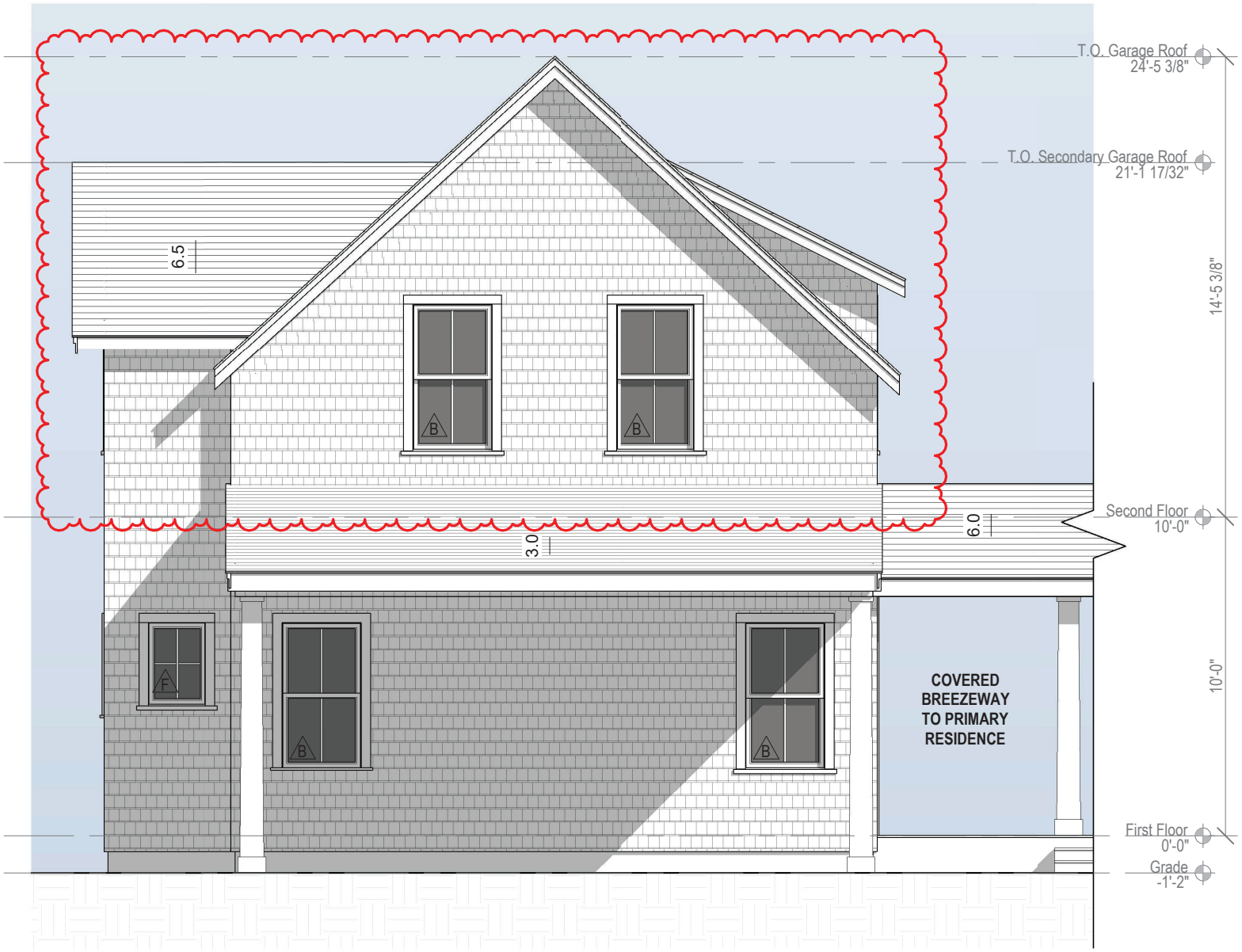


3 Proposed Garage - South Elevation

1/4" = 1'-0"



Previous South Elevation



4 Proposed Garage - West Elevation

1/4" = 1'-0"



Previous West Elevation

Project Address : 19 N Water St Lot 8

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: 03.11.24
X	HDC Case Number (ie HDC2020-05-0265): HDC2024-
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2024- 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: HDC2024- 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: Alex Bagmets Date: 04.04.24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 3

Street & Number of Proposed Work: 19 N Water (Lot 8)

Owner of record: Nantucket Island Resorts LLC c/o New England Development Acct Dept

Mailing Address: 75 Park Plaza Boston, MA 02116

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 _____

Size of Structure or Addition: Length: 54'-5" Sq. Footage 1st floor: 1,711 sf Decks/Patio: Size: 420 sf ☑ 1st floor ☐ 2nd floor

Width: 37'-1" Sq. footage 2nd floor: 1,437 sf Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 31'-11" +/- 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 29" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 14 /12 Secondary Mass 8 /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 N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 6"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square X

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

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White & Hamilton Blue (Front)

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 3/11/24 Signature of owner of record _____ Signed under penalties of perjury

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 4.30.24

19 N Water Lot 8 / Nantucket Island Resorts

Emeritus LTD

42.4.2/3

New Dwelling

Sitting Board: Oliver, Paul, Coombs

Chair: Camp Alternate: None

Backus: Appreciates the changes but feels the rear first floor roof pitch is too shallow

Rowland: Concerned with the front portico roof which integrates into the upper main roof plan; should be separated. Roof pitches should be more equal. Agrees with Backus on rear roof pitch

Oliver: Concerned with entry way and disparity between roof pitches

Paul: Concerned with front entry and the joining of the roofs on North elevation

Coombs: Would like to see a chimney. Concerned with North elevation entry

Camp: Agrees on comments regarding the front entry rooflines and also agrees with potentially adding a chimney

Motion to Hold for Revisions (Paul)

Roll Call Vote: Carried 4-0

White Elephant Village

White Elephant Way Lot 8
Nantucket, MA 02554

05.06.24



North



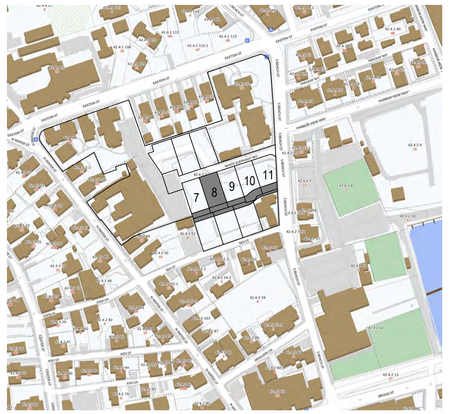
East



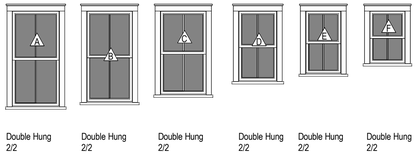
South



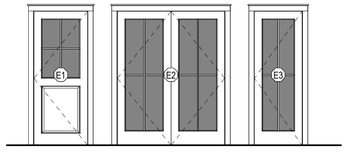
West



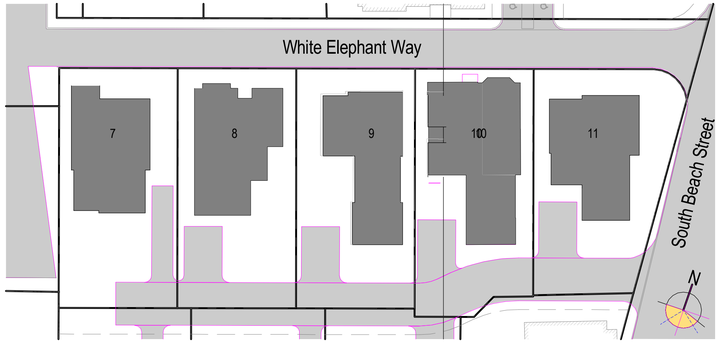
1 LOCUS MAP
1/8" = 1'-0"



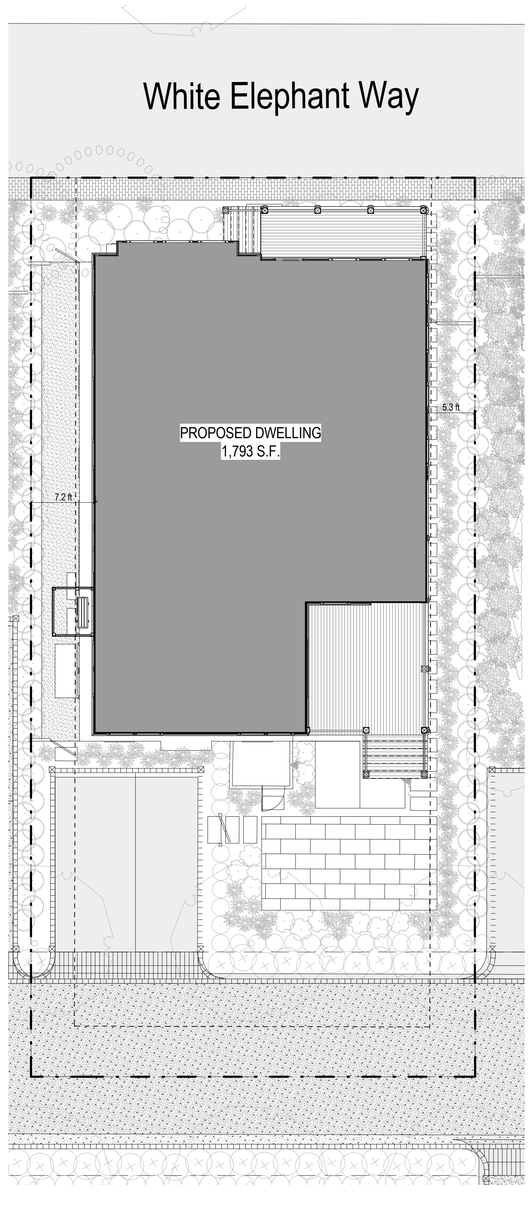
3 Window Legend
1/4" = 1'-0"



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



2 OVERALL SITE PLAN
1" = 30'-0"



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

HDC SUBMISSION

1922

White Elephant Village

White Elephant Way Lot 8
Nantucket, MA 02554

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

COVER PAGE

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,177 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	50% / 2,588 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,793 SF
Total Proposed G.C.:	1,793 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.

Revisions

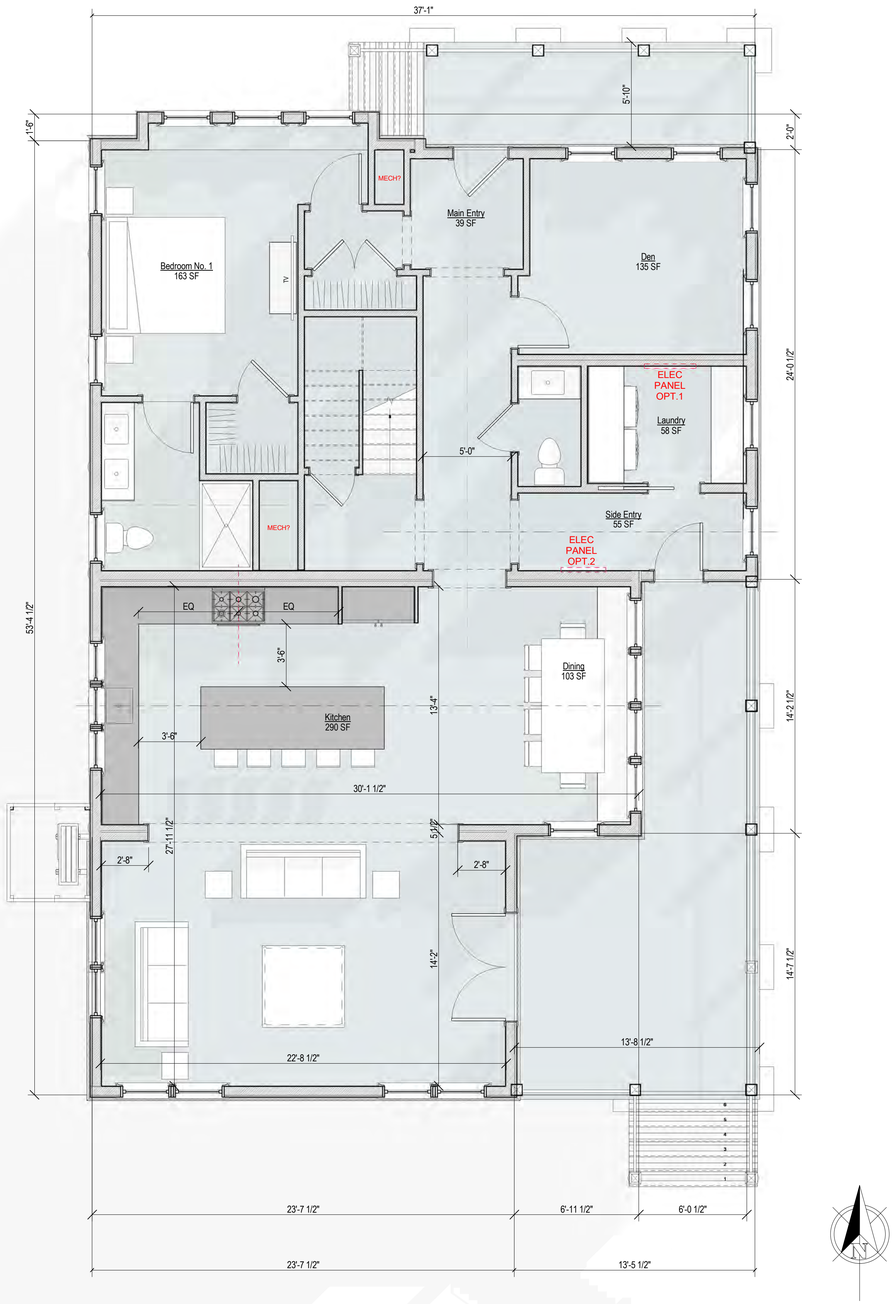
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS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

G.101

1922

05.06.24

HDC SUBMISSION



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



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

1922

White Elephant Village

White Elephant Way Lot 8
Nantucket, MA 02554

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FLOOR PLANS

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,177 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	50% / 2,588 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,793 SF
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Revisions

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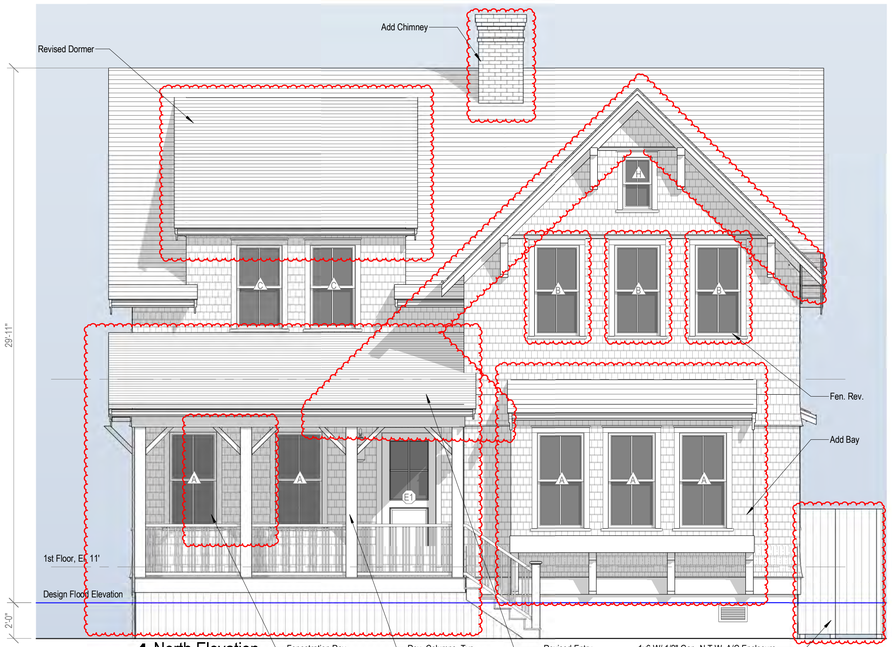
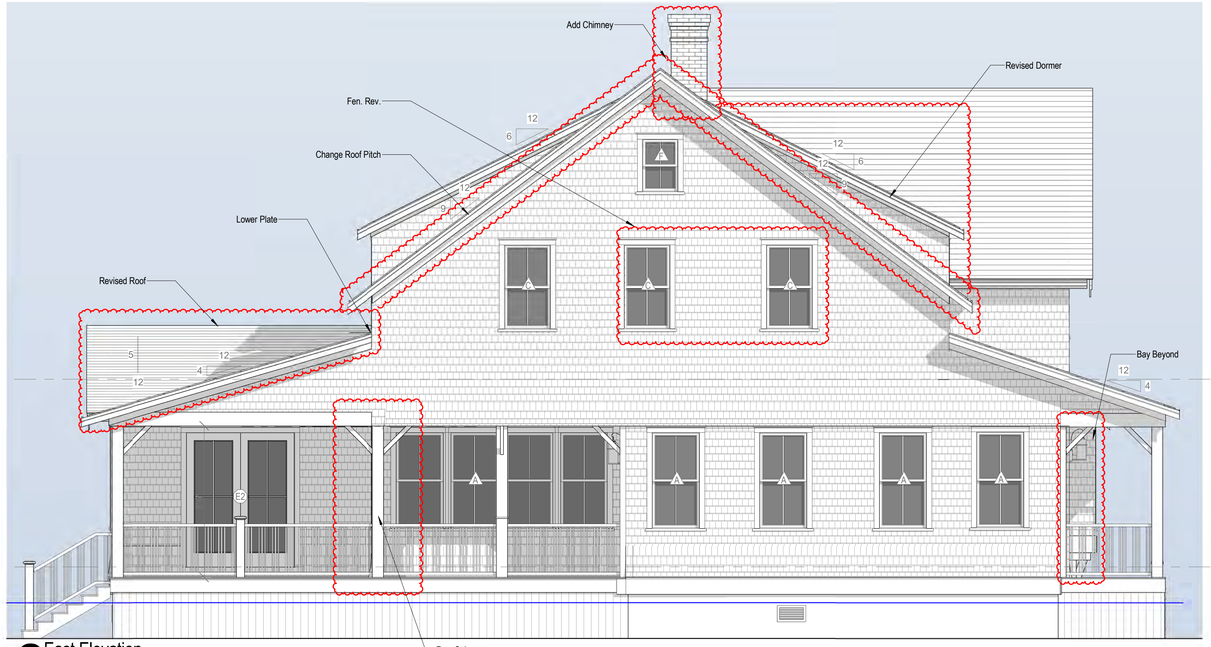
A.101
1922

05.06.24

HDC SUBMISSION



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



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



Prev. HDC Subm. North Elevation
1" = 10'-0"



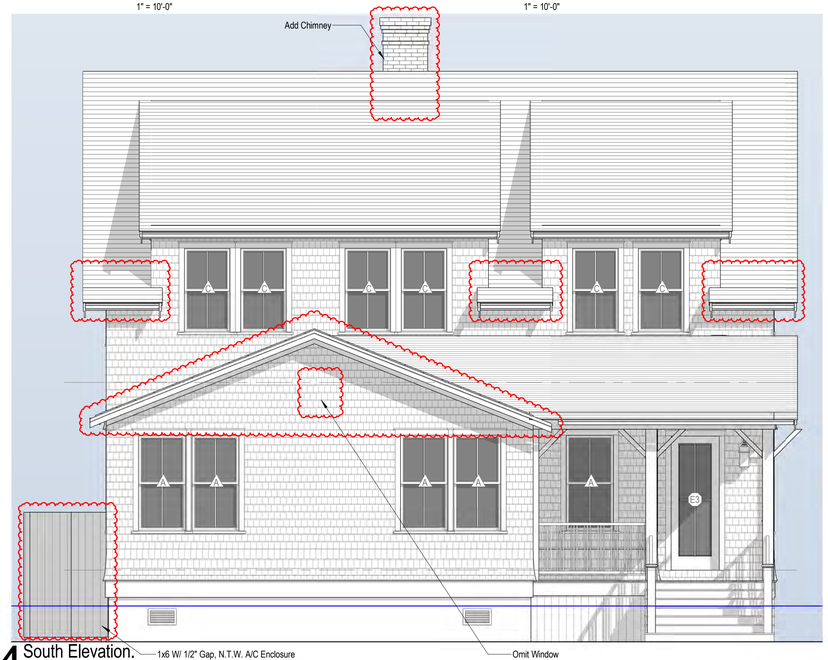
Prev. HDC Subm. East Elevation
1" = 10'-0"



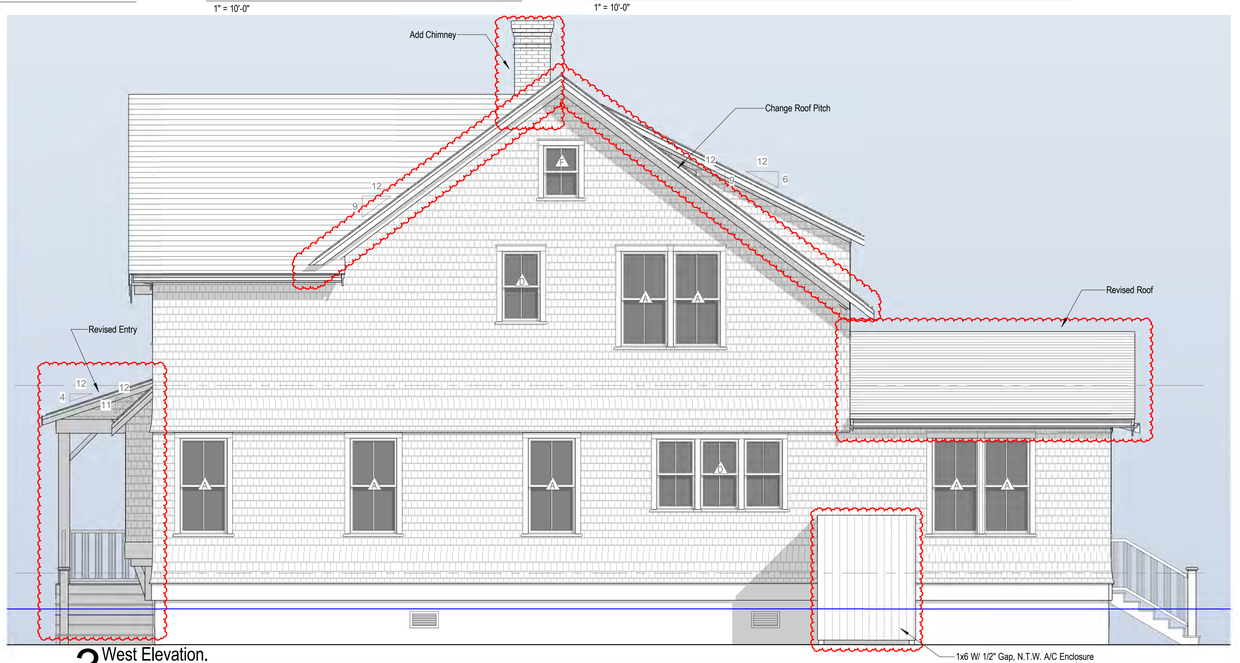
Prev. HDC Subm. South Elevation
1" = 10'-0"



Prev. HDC Subm. West Elevation
1" = 10'-0"



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



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

1922

White Elephant Village

White Elephant Way Lot 8
Nantucket, MA 02554

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

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,177 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	50% / 2,588 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,793 SF
Total Proposed G.C.:	1,793 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.

Revisions

Revision 1 Date 1

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A.201
1922

05.06.24

HDC SUBMISSION



3D NORTH



3D NORTH-WEST



STREET ELEVATION



STREET VIEW

1922

White Elephant Village

White Elephant Way Lot 8
Nantucket, MA 02554

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3D VIEWS

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,177 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	50% / 2,588 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,793 SF
Total Proposed G.C.:	1,793 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.

Revisions

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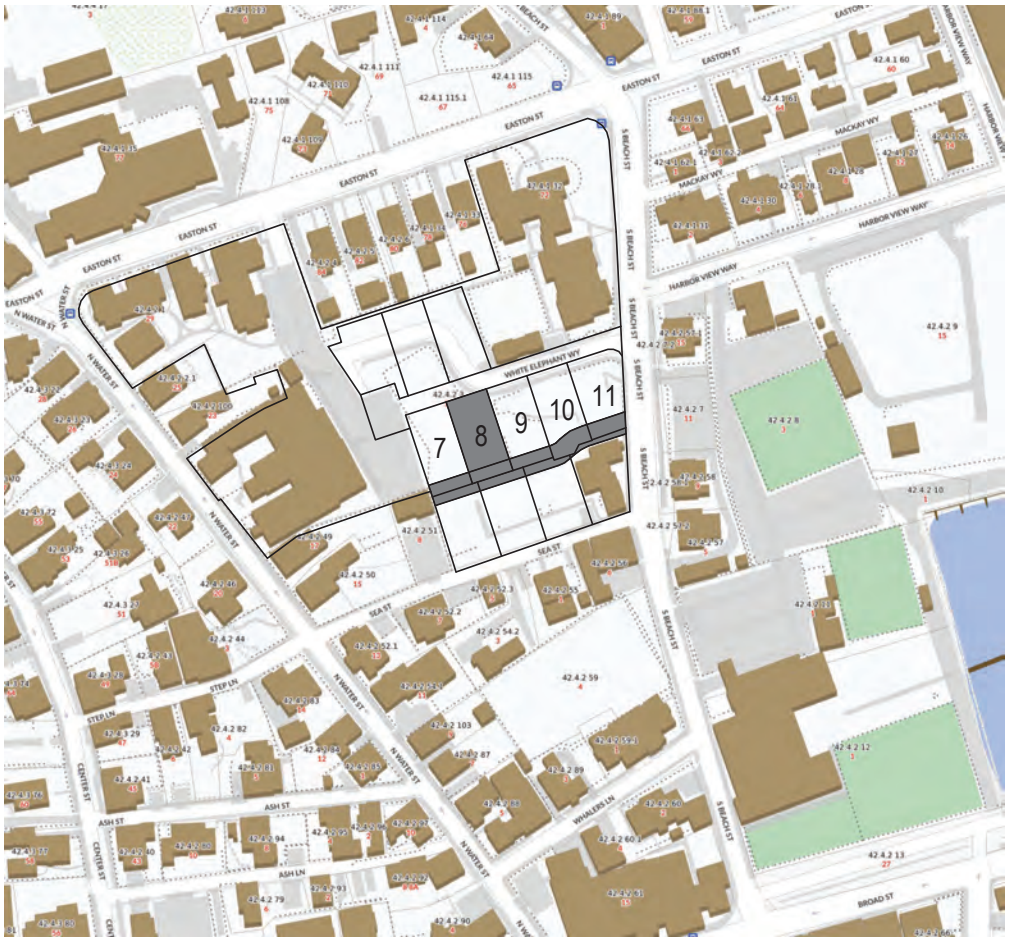
A.301
1922

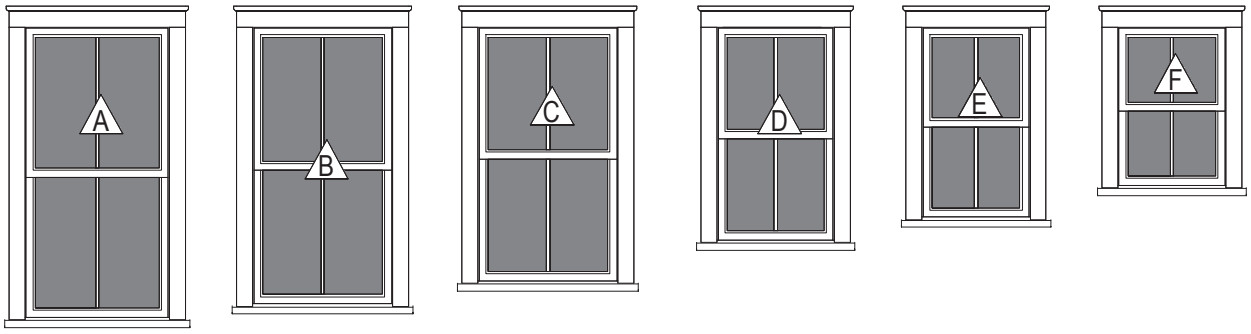
White Elephant Village

White Elephant Way Lot 8
Nantucket, MA 02554



1 LOCUS MAP

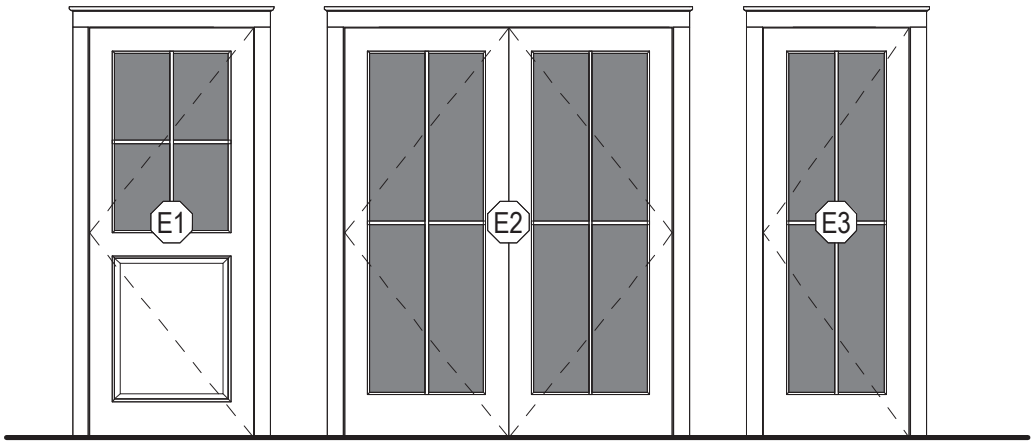
1/8" = 1'-0"



Double Hung 2/2	Double Hung 2/2	Double Hung 2/2	Double Hung 2/2	Double Hung 2/2	Double Hung 2/2

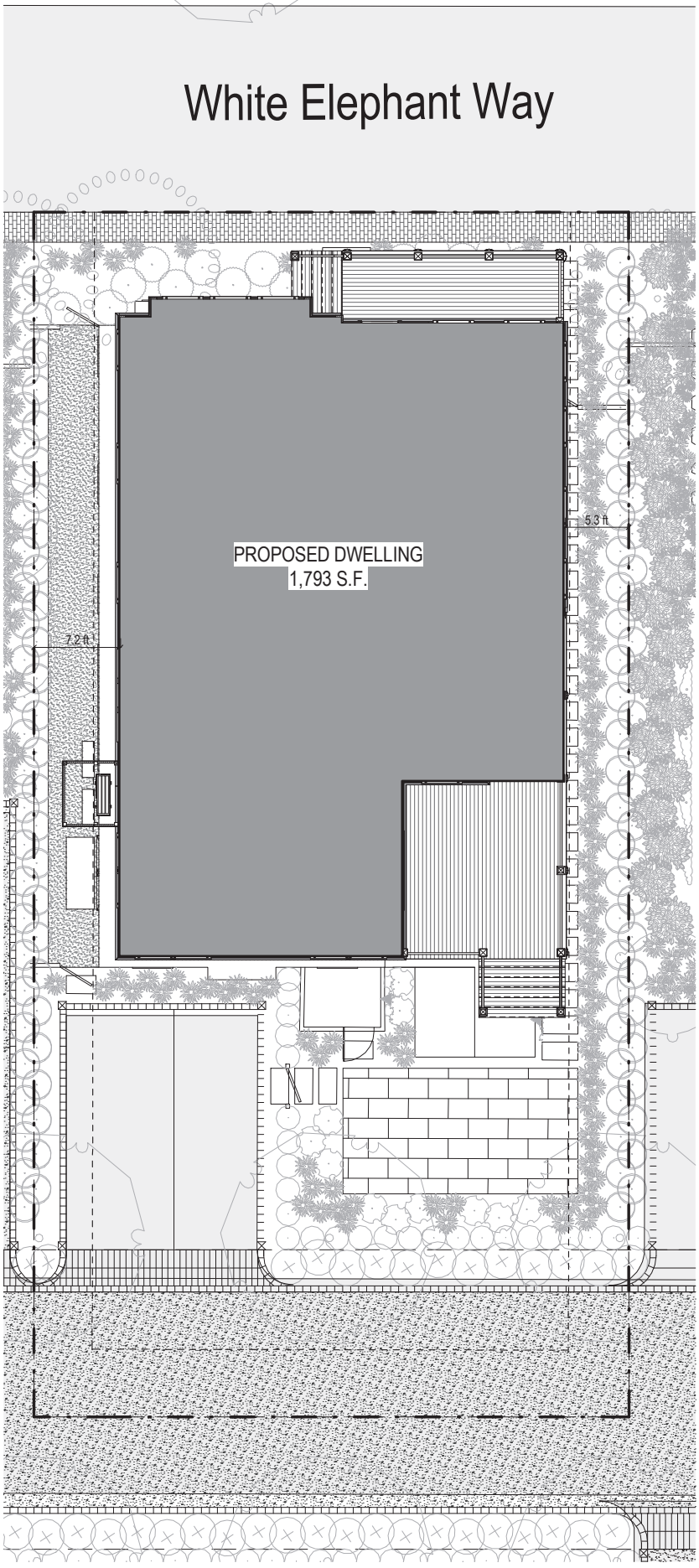
3 Window Legend

1/4" = 1'-0"

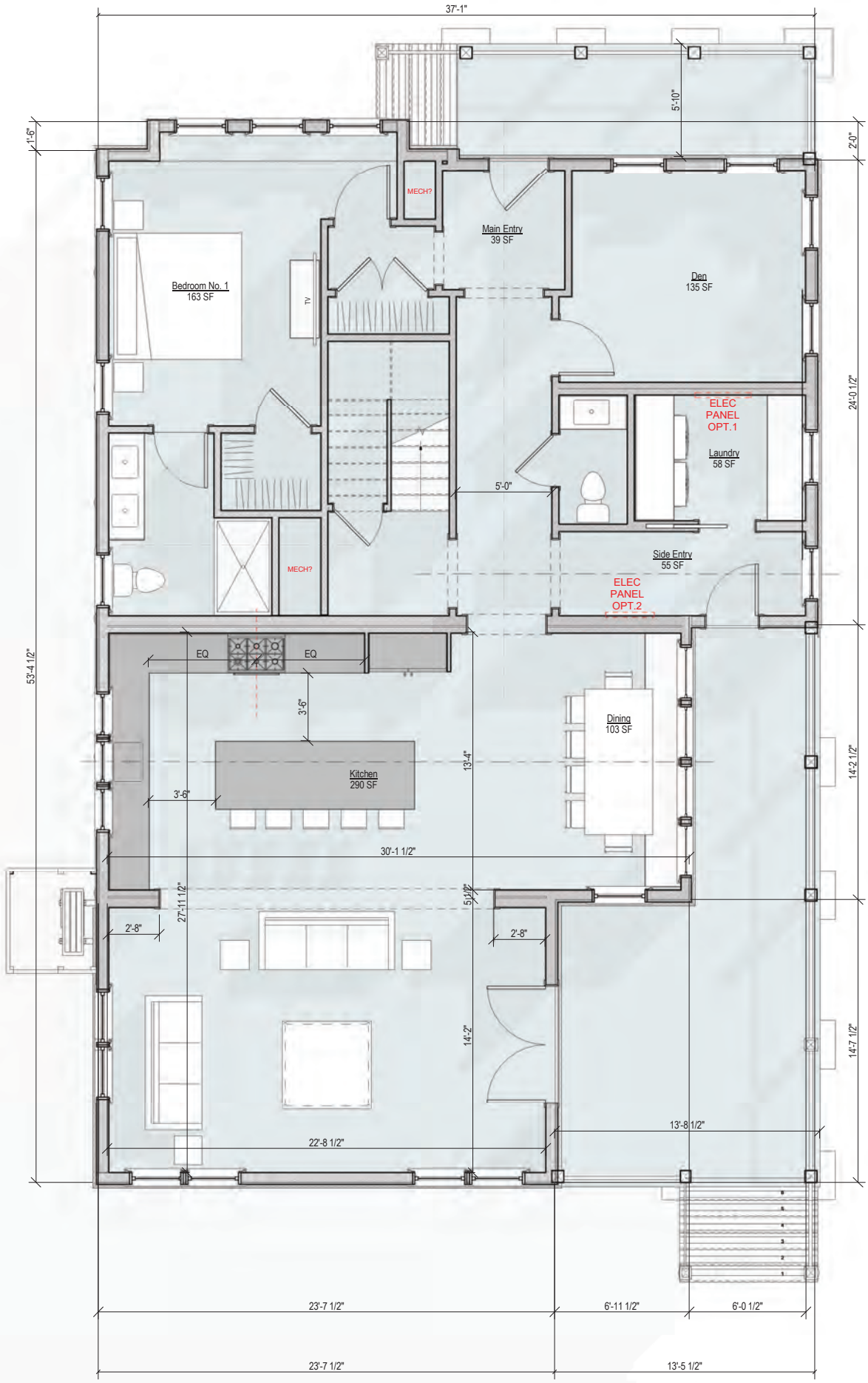


4 Door Legend

1/4" = 1'-0"

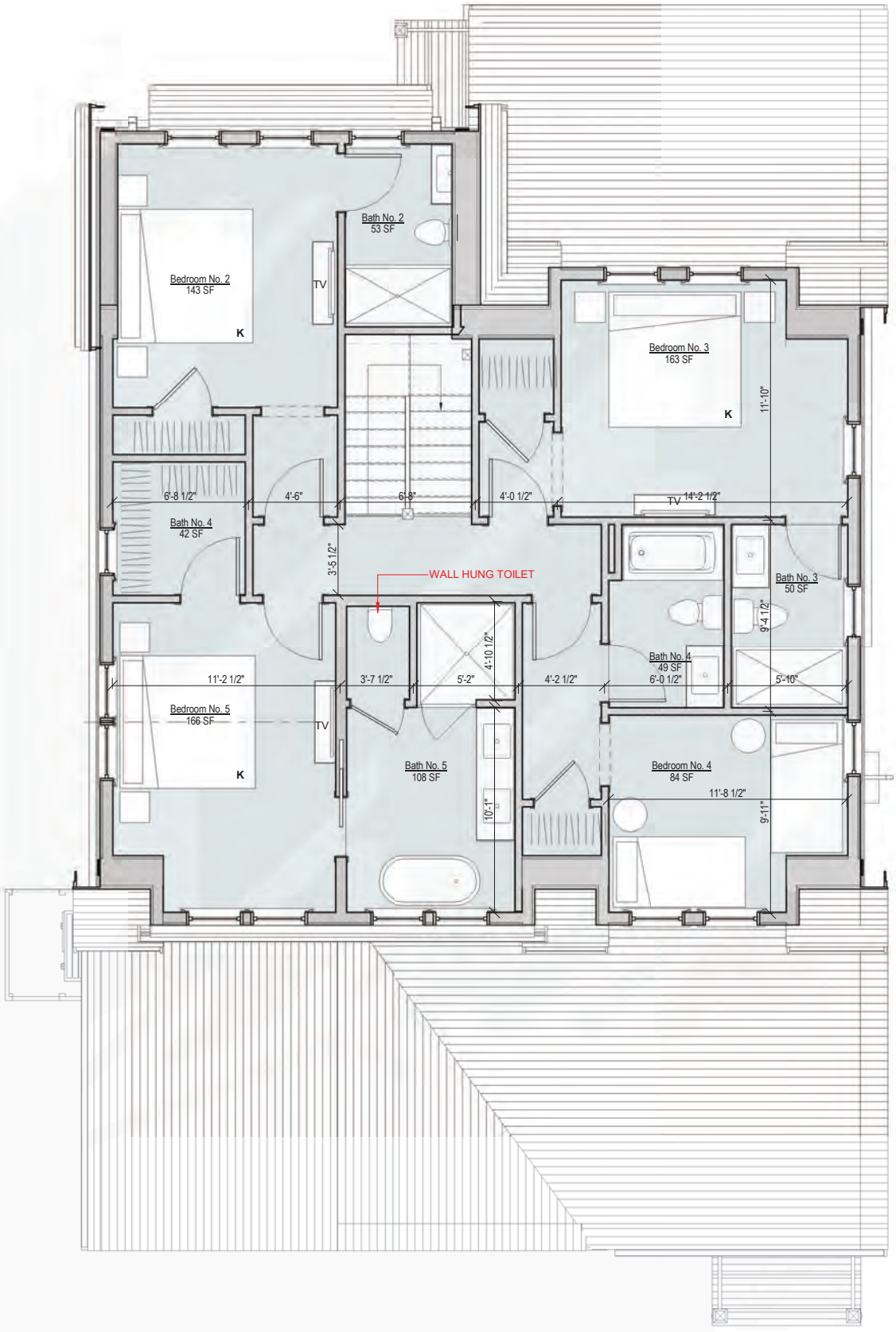


5 SITE PLAN
1/8" = 1'-0"



1 First Floor.

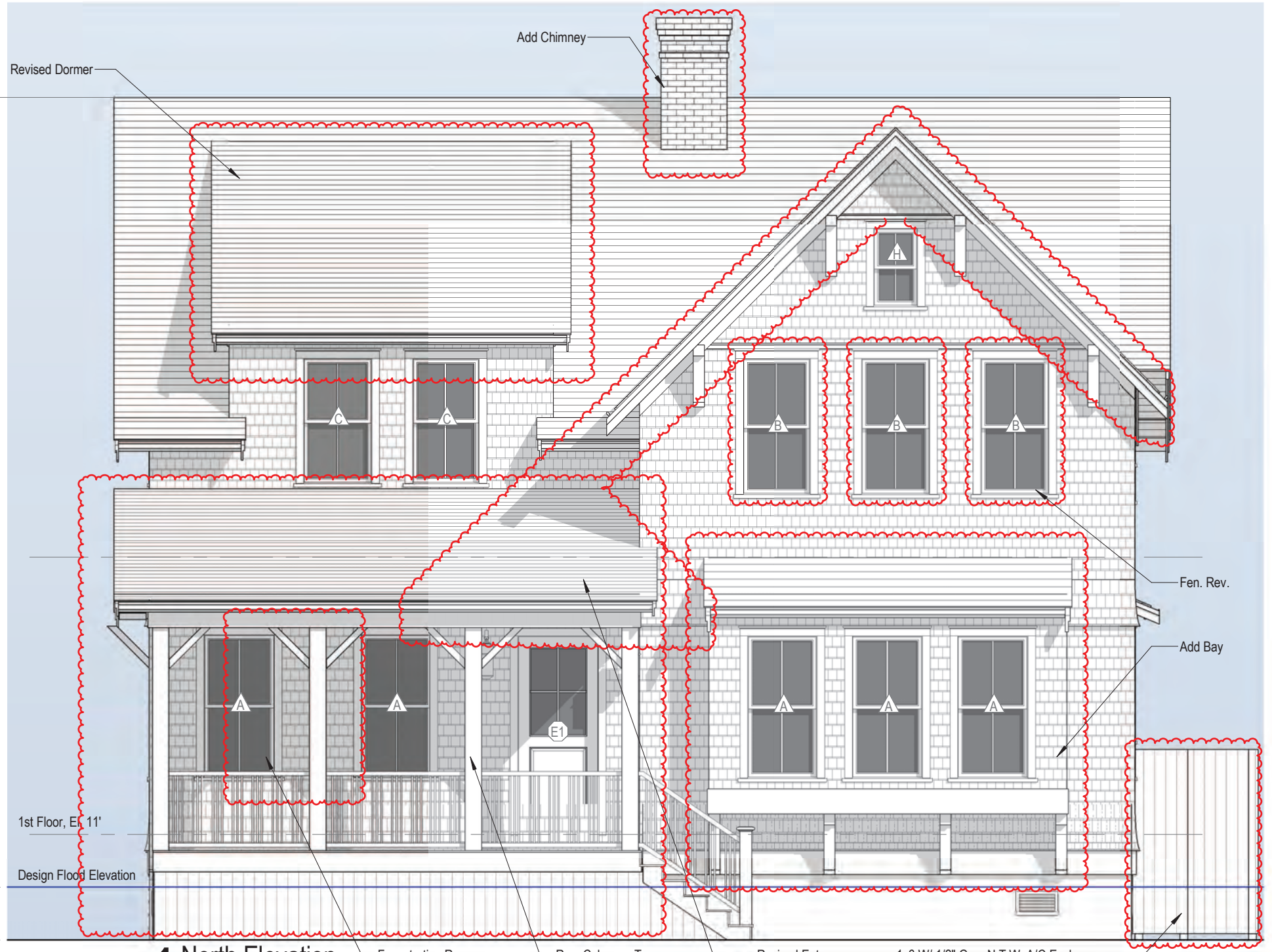
1/4" = 1'-0"





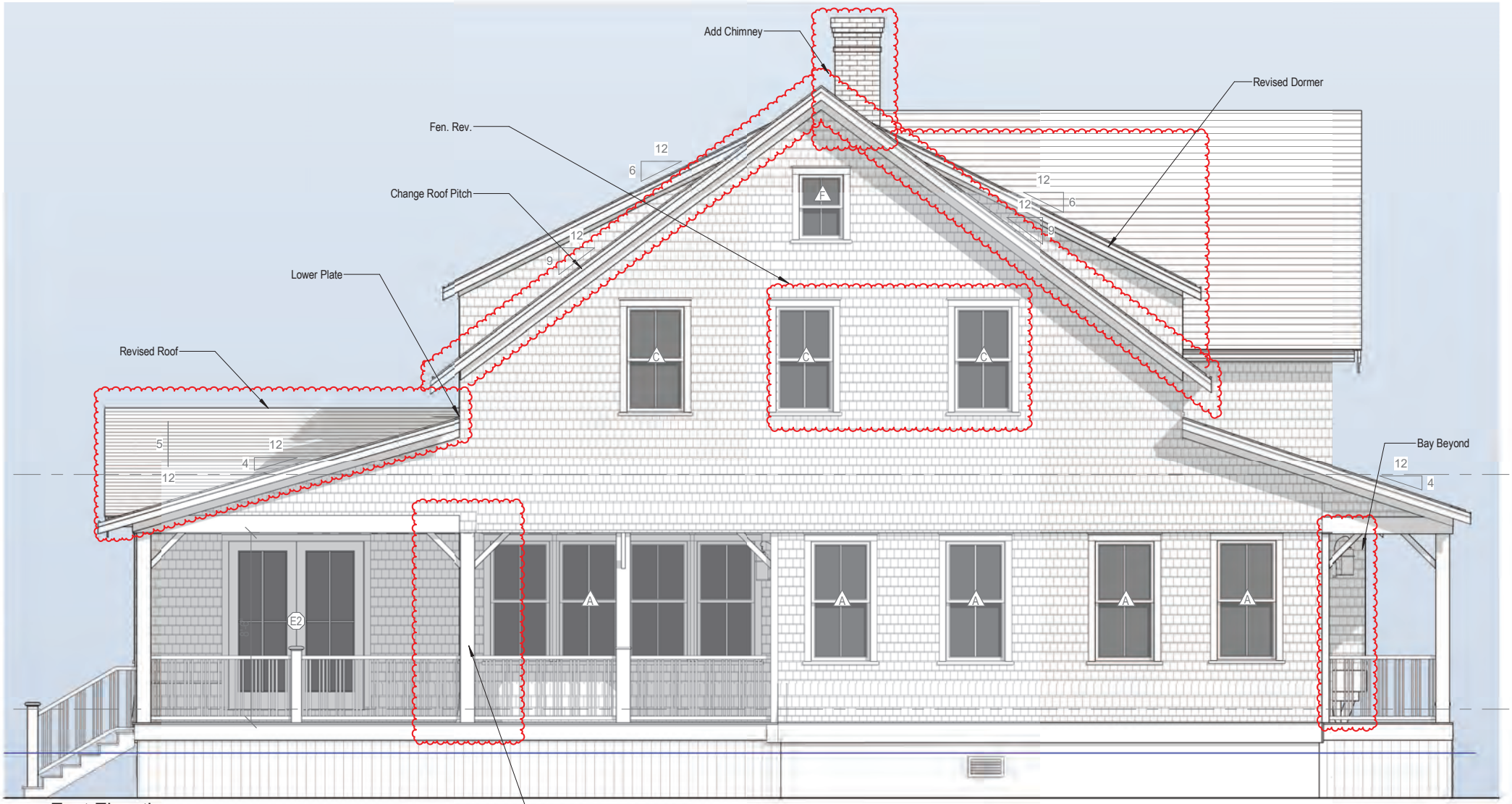
2 Second Floor.
1/4" = 1'-0"

03.06.24



1 North Elevation.

1/4" = 1'-0"

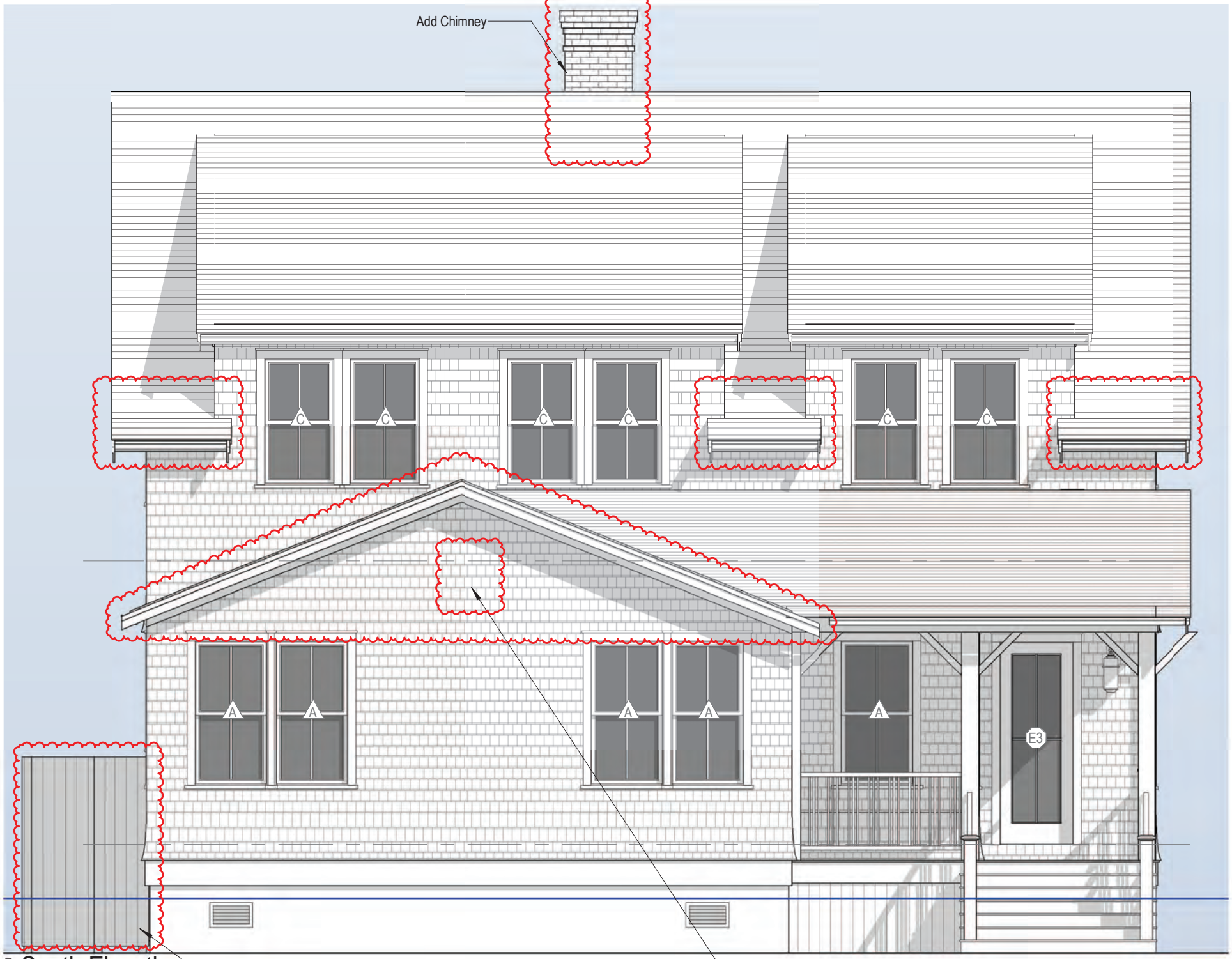


2 East Elevation.

1/4" = 1'-0"

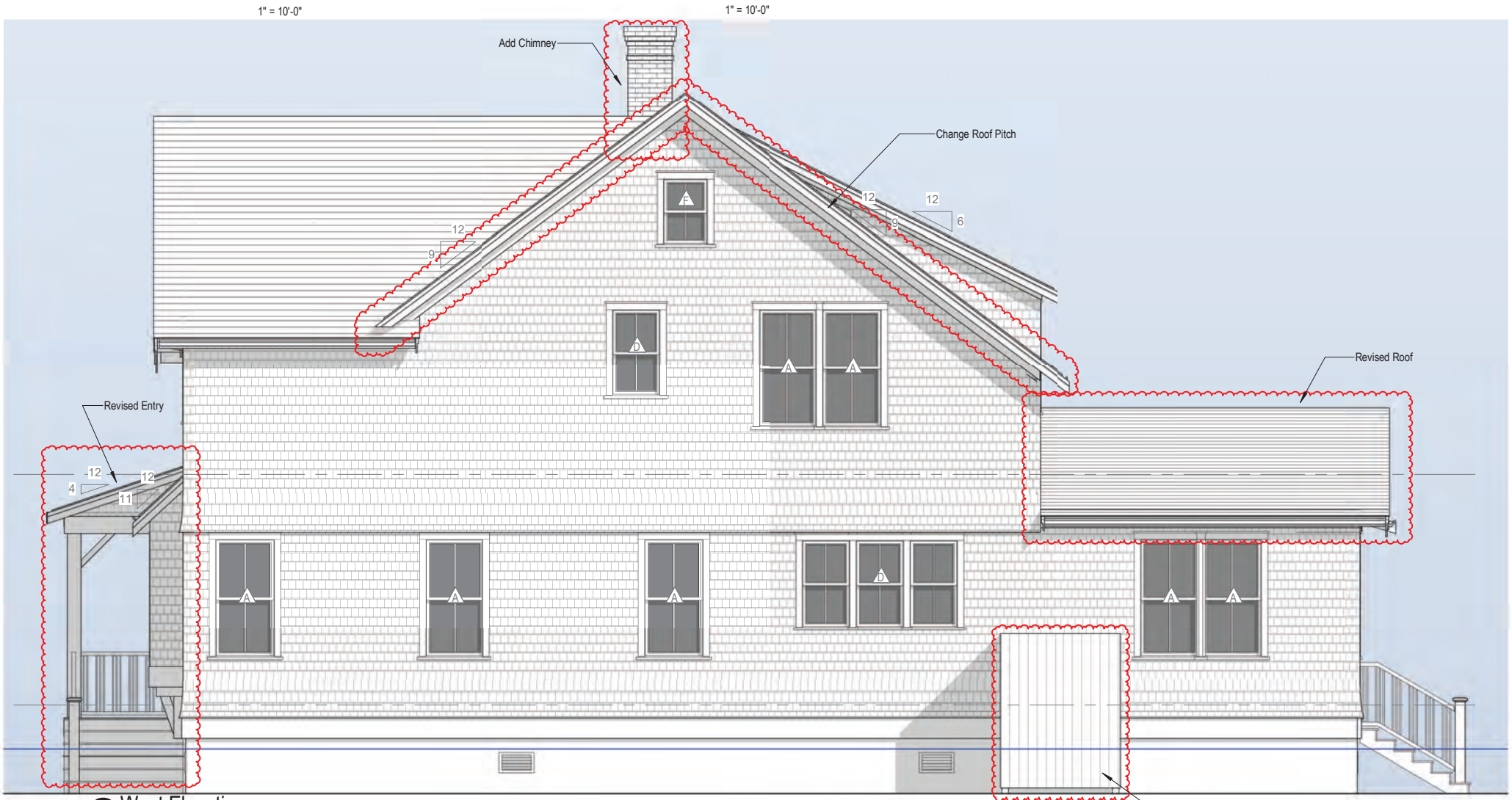
1" = 10'-0"

1" = 10'-0"



4 South Elevation.

1/4" = 1'-0"



3 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°: 55.4.4 PARCEL N°. 77.1

Street & Number of Proposed Work: 20 PROSPECT ST.

Owner of record: OLSEN FAMILY

Mailing Address: 1052 LAKE AVE
GREENWICH, CT. 06830-3654

Contact Phone #: (919) 451-1491 E-mail: ashsieb@gmail.com

AGENT INFORMATION (if applicable)

Name: VAL OLNER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4219 E-mail: allval02@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Decks/Patio: Size: 15 x 20 ☒ 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:

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

REVISIONS* (describe)

1. East Elevation - WOOD TIMBER RETAINING NTW / AC UNIT / 6' WOOD GATE (NTW)
2. South Elevation - GRAVEL DRIVEWAY; COBBLE APRON
3. West Elevation - 6' NTW FENCE / GRAVEL AREA
4. North Elevation - SHOWER ON DECK NTW; FIREPIT + PATIO / GRAVEL STATION STONE / CONCRETE BLUESTONE

*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 GRAVEL Walkways _____ Walls TIMBER NTW 0'-48"

* Note: Complete door and window schedules are required.

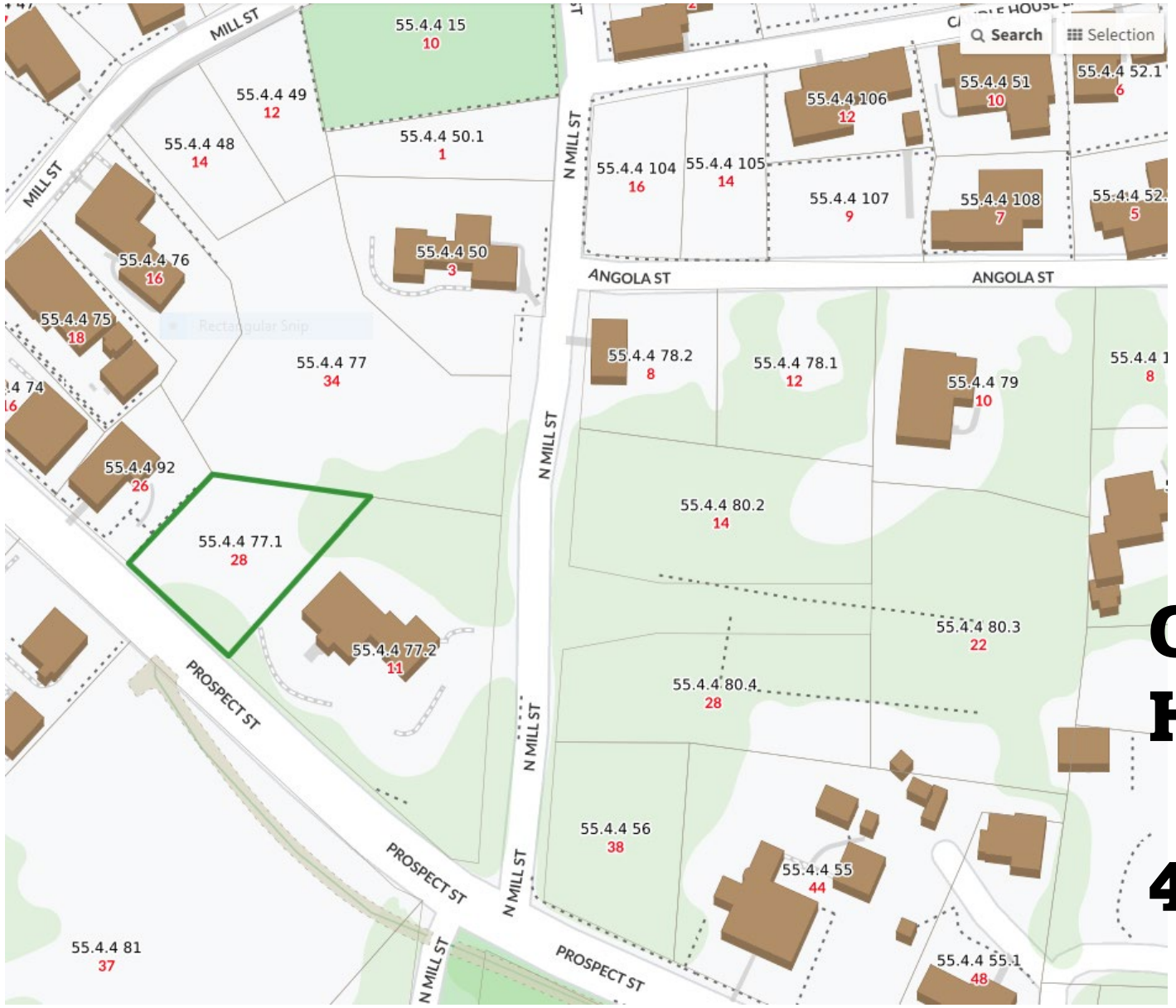
COLORS

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 4/19/24 Signature of owner of record _____ Signed under penalties of perjury



OLSEN- 28 PROSPECT ST HARDSCAPE

4-15-24

MAP 55.4.4 PARCEL 77.1

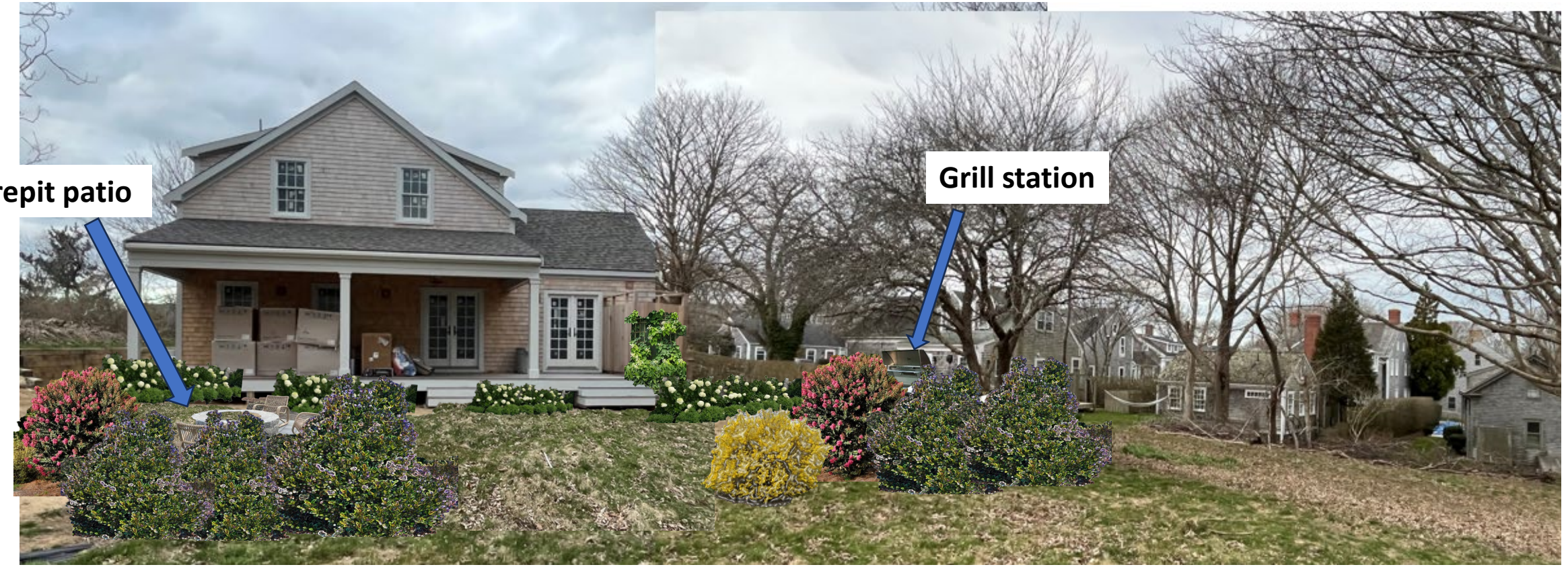
EXISTING HOUSE AND YARD UNDER CONSTRUCTION













“Mock up” of hardscape



Lattice with Climbing Hydrangea on shower

EXISTING EXTERIOR SHOWER ON DECK (NTW)



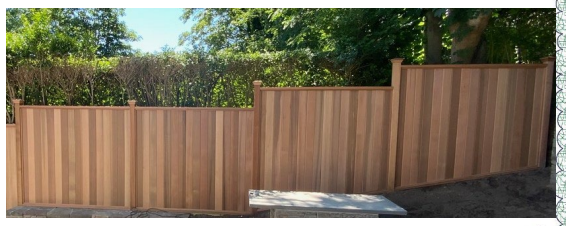
EXAMPLE OF GRILL STATION @4X6

With Concrete top

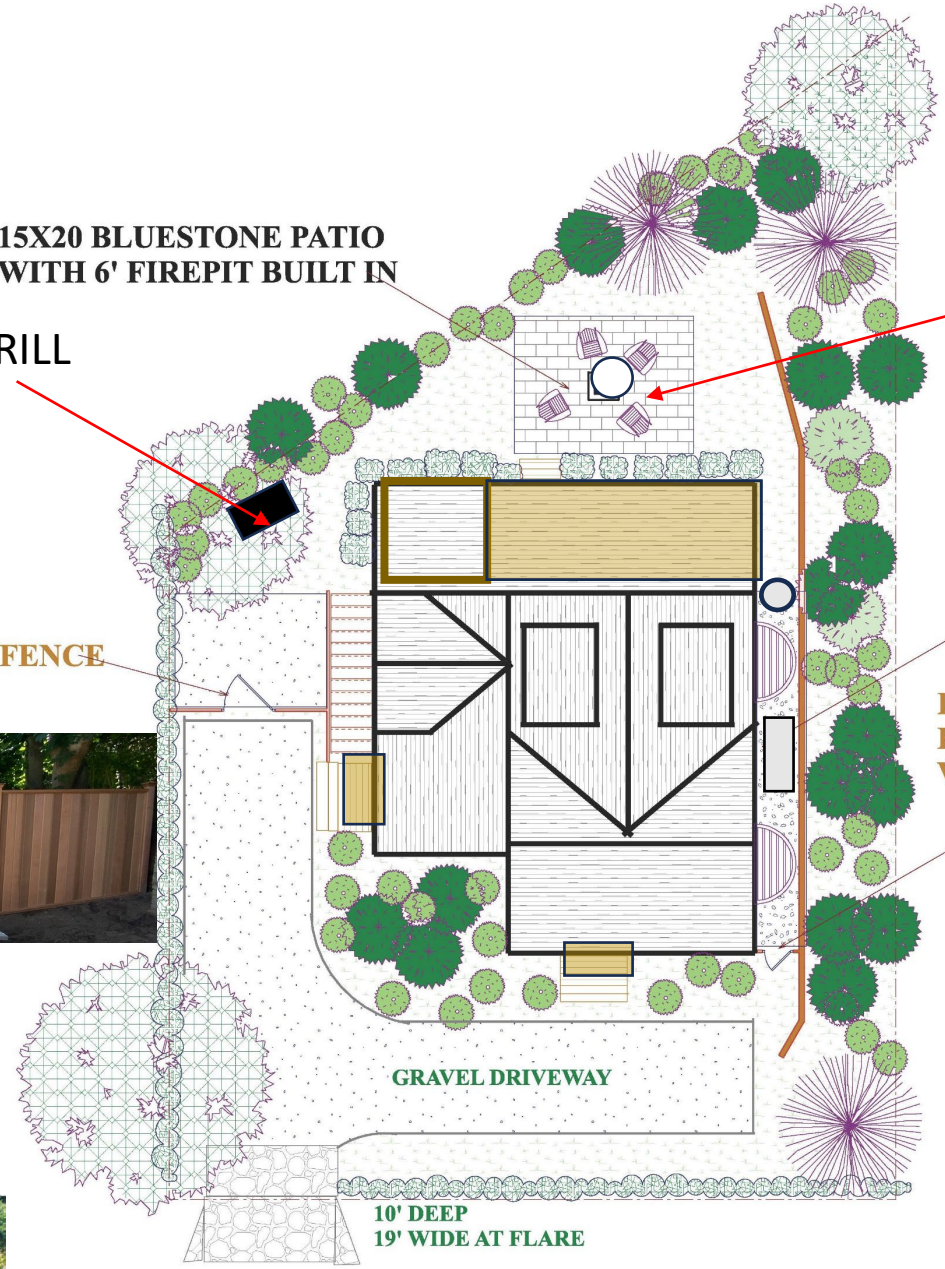


6’ FIREPIT ON BLUESTONE PATIO





NATURAL TO WEATHER FENCE WITH GATE (6')





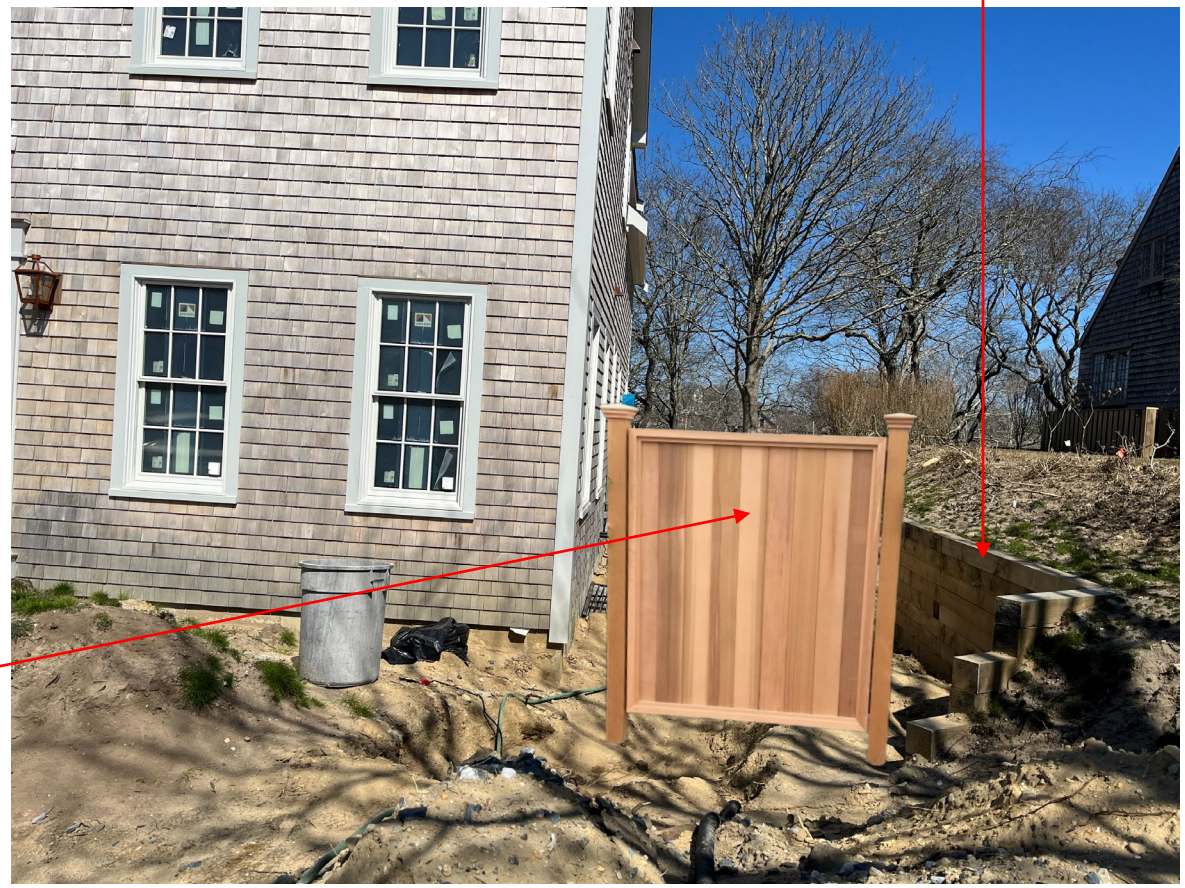
Viburnum
Crepe Myrtle
Forsythia



PROSPECT STREET



Timber retaining walls 0”-48”
Natural to weather (east side)



6’ Cedar gate

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. CW (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°: 77 PARCEL N°. 5.9

Street & Number of Proposed Work: _____

Owner of record: NELSON, CARL & KAREN

Mailing Address: 946 ROUTE 9D
GARRISON NY 10524

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture

Mailing Address: 11 South Shore Rd.
Nantucket MA

Contact Phone #: 5082283600 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: _____ 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 Ntrl / 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 4/12/24 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 CHIP WEBSTER

AS AGENT FOR Nelson Carl E & Karen L

STREET ADDRESS 946 Route 9D, Garrison, NY

MAP/PARCEL 77 / 5.9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 04/12/2024

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.

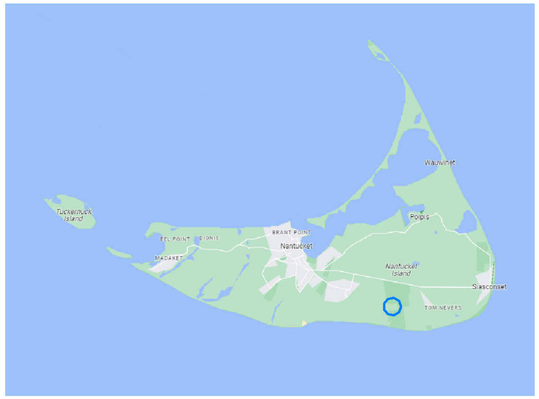
Signature 04/12/2024

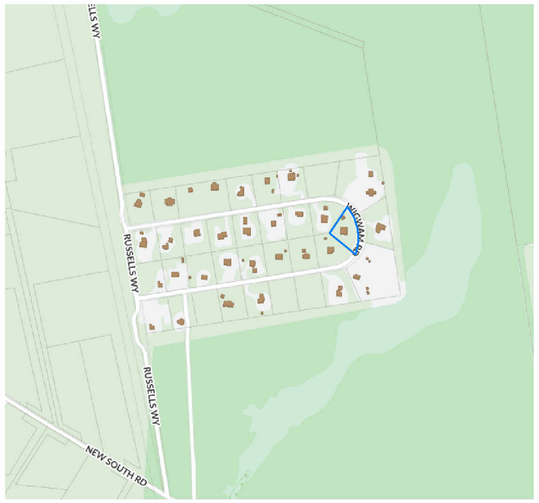
Date

NELSON

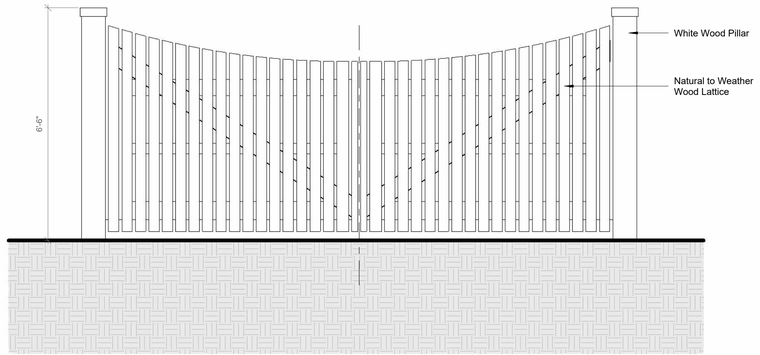
Front Gate

21 Wigwam Rd, Nantucket, MA

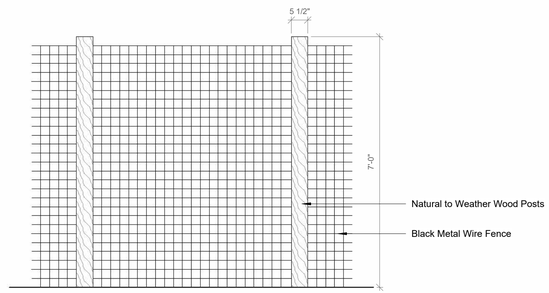




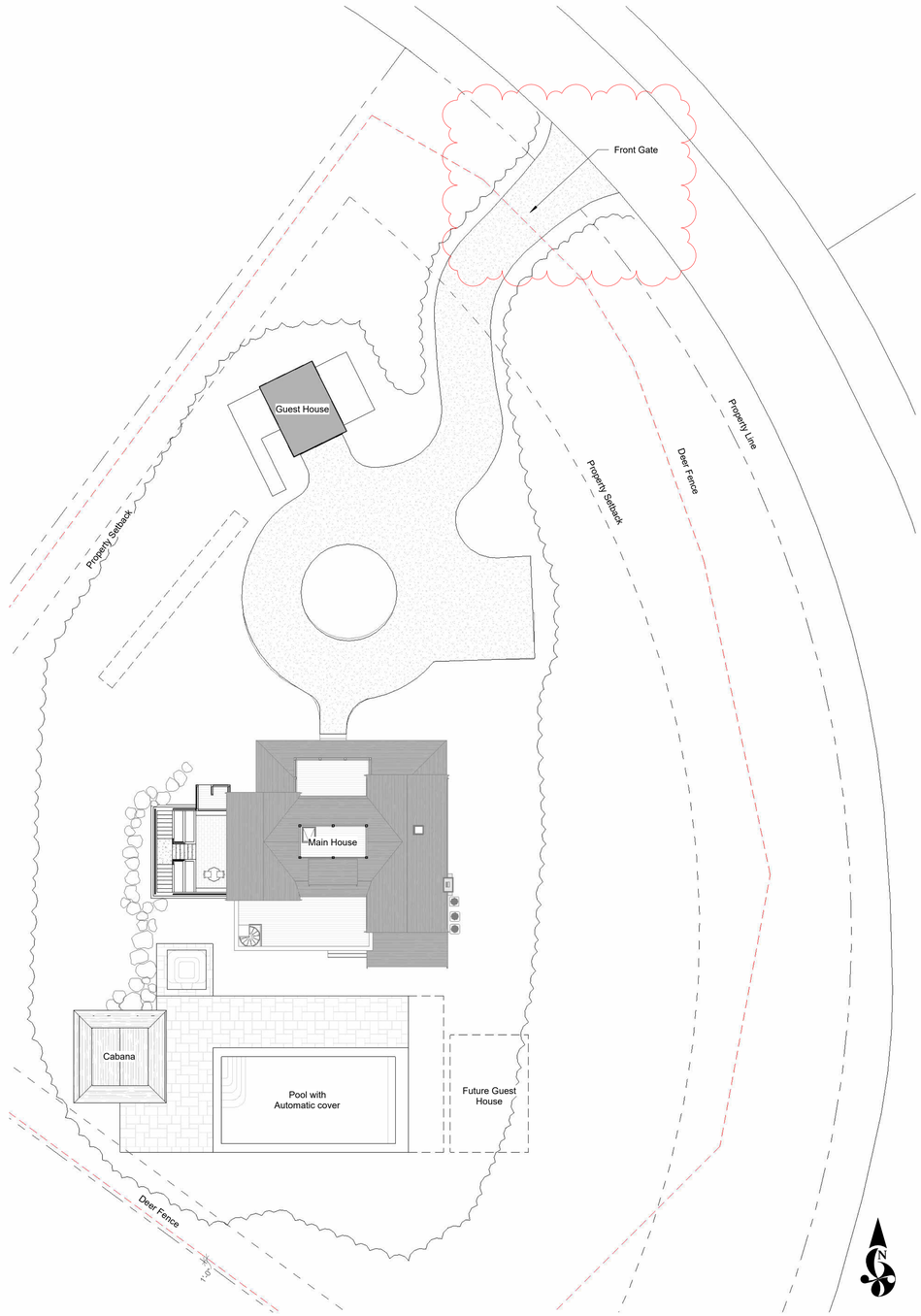
Locus Plan



Electric Gate HDC
1/2" = 1'-0"



Deer Fence HDC
1/2" = 1'-0"



1 Locus Plan - Gate
1/16" = 1'-0"

Ground Coverage Summary

Allowable Ground Coverage	2000 SF
Existing GC	1496 SF
Remaining	504 SF

Main House	1202 SF
Garage	294 SF
Future Guest House	504 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel 5.9
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: 50,049 SF

CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

HDC SET

Nelson
21 Wigwam, Nantucket, MA
Main House
HDC1 Cover

#	Date	Note
1	2023.07.27	HDC Submission

HDC1

4/13/2024 5:04:14 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

Existing Conditions







Local Precedent









CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

HDC SET

Nelson
21 Wigwam, Nantucket, MA
Main House
HDC2 Context

#	Date	Note

HDC2

4/13/2024 5:04:15 PM

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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**

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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.

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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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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. CW (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°: 77 PARCEL N°. 8.1

Street & Number of Proposed Work: 30 RUSSELLS WAY

Owner of record: MORE THAN ENOUGH LLC

Mailing Address: P.O. BOX 88

GARRISON, NY 10524

Contact Phone #: _____ E-mail: lucas@chipwebster.com

AGENT INFORMATION (if applicable)

Name: CHIP WEBSTER ARCHITECTURE / CWA

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: 24'6" Sq. Footage 1st floor: 429 Decks/Patio: Size: 294 ☑ 1st floor ☐ 2nd floor

Width: 17'6" Sq. footage 2nd floor: 429 Size: 185 ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South -7'10" East -7'10" West 1'

Height of ridge above final finish grade: North 25'8" South 33'6" East 33'6" West 24'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

☐ Other _____

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

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

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 0 Corner boards NA Frieze NA

Window Casing 1X6 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 _____ 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 GREY Sash GREY Doors BLACK

Deck NATURAL 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 4-25-24 Signature of owner of record Krysten Wallace on behalf of owner 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
ctlynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I CHIP WEBSTER

AS AGENT FOR More Than Enough LLC

STREET ADDRESS 30 Russels Way

MAP/PARCEL 77 / 8.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 04/24/2024

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...

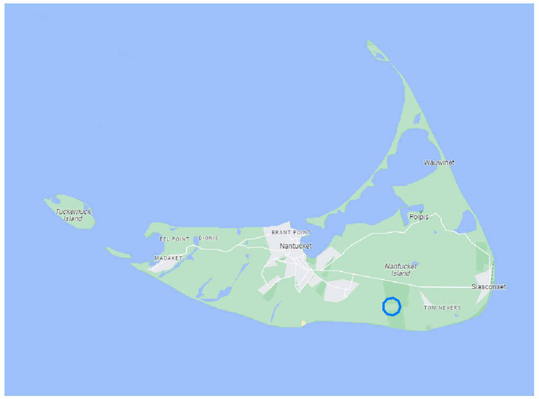
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 04/24/2024

NELSON

Guest House

30 Russels, Nantucket, MA

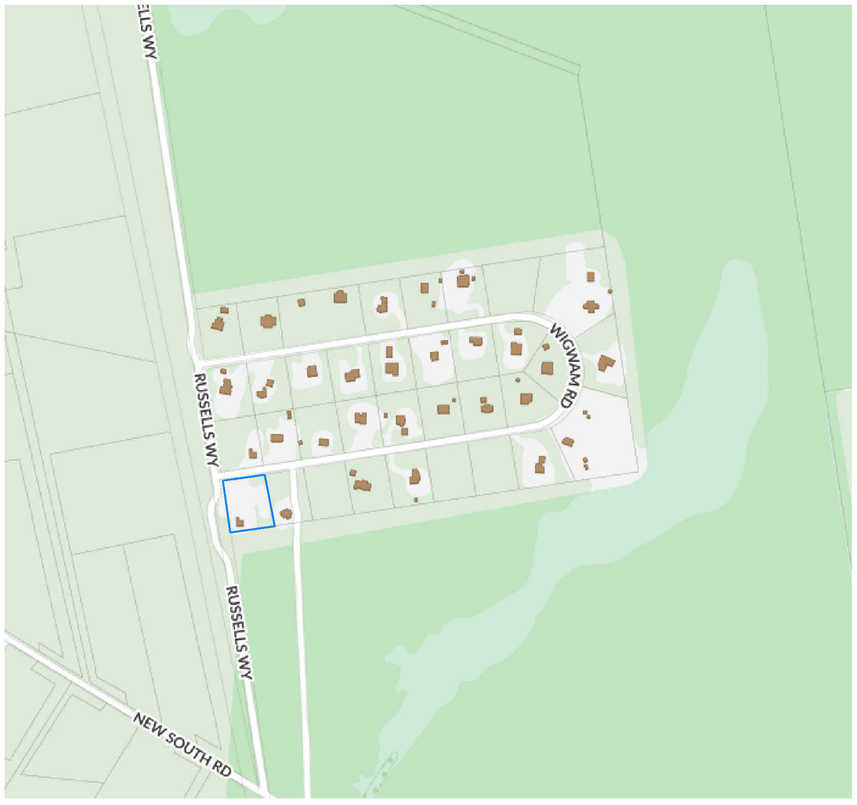


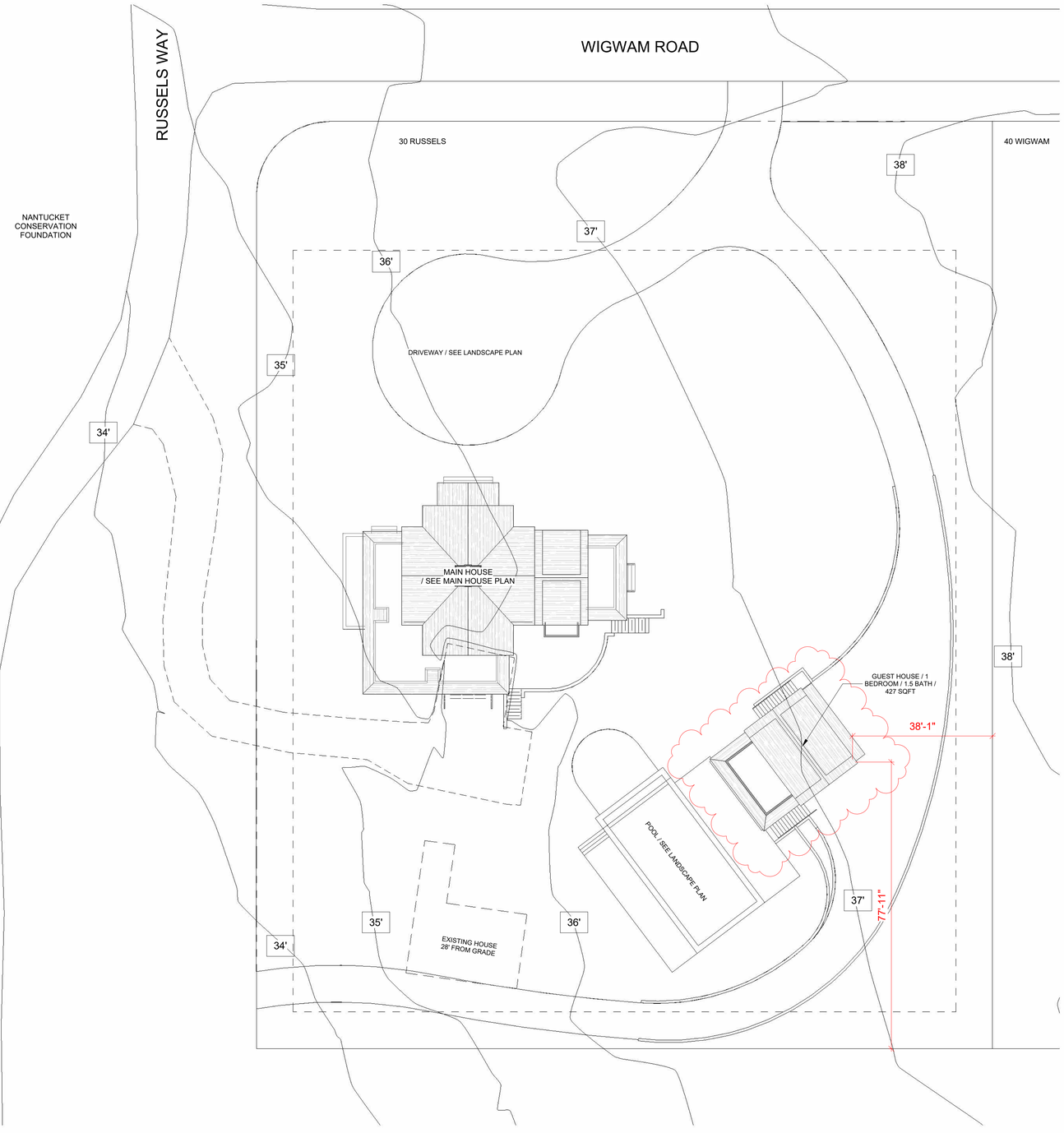
Ground Coverage Summary

Allowable Ground Coverage	2000 SF
Existing GC	0 SF
Remaining	2000 SF
Main House	1571 SF
Guest House	427 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"

HDC - Not For Construction

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

Nelson
30 Russles Way, Nantucket, MA
Guest 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

3/19/2024 10:02:53 AM

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1. Intersection of Wigwam and Russels



4. View From Wigwam Rd

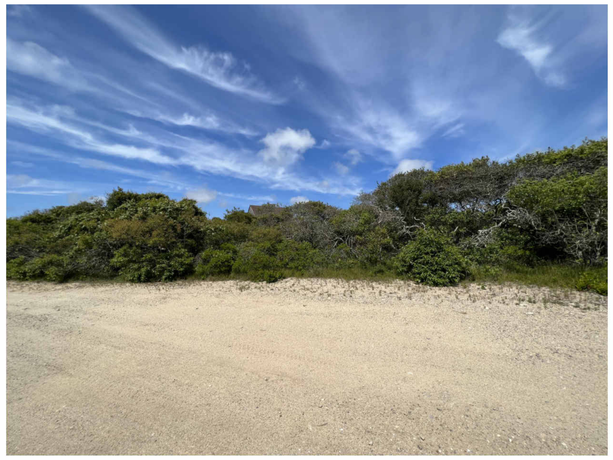




2. Turn onto Wigwam Rd



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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HDC - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Guest House
HDC1 Context

#	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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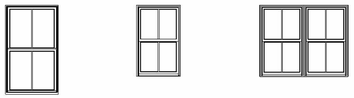


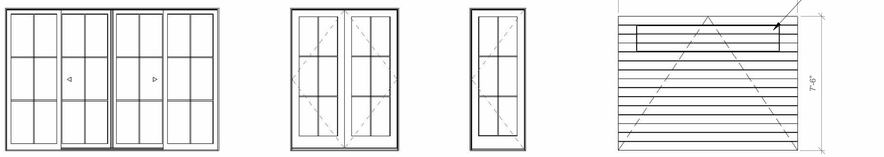
A B B2

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	
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	

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, 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.



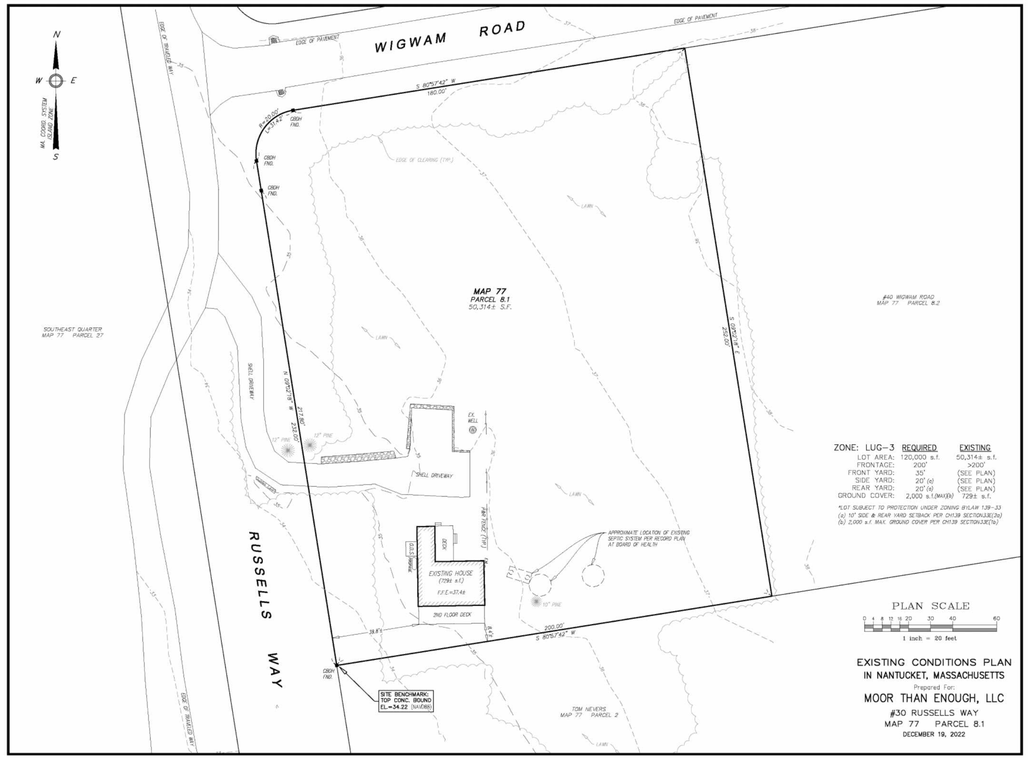
12080 6080 3080 Custom Garage Door

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

Door Schedule - HDC							
Mark	Manufacturer	Model	Rough Width	Rough Height	Finish	Function	Comments
01	Marvin Windows and Doors	UMSDPKT30080_PXXXXX-XXXXXP	21'-10"	7'-11 7/32"	Black	Exterior	
02	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"	Black	Exterior	
03	Marvin Windows and Doors	CUOFD3080	3'-2 7/16"	8'-0"	Black	Exterior	
04	Custom Garage Door	Custom			Black	Exterior	
05	Custom Garage Door	Custom			Black	Exterior	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional 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.



Certified Survey



GIS Topography

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HDC - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Guest House
HDC2 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

HDC2

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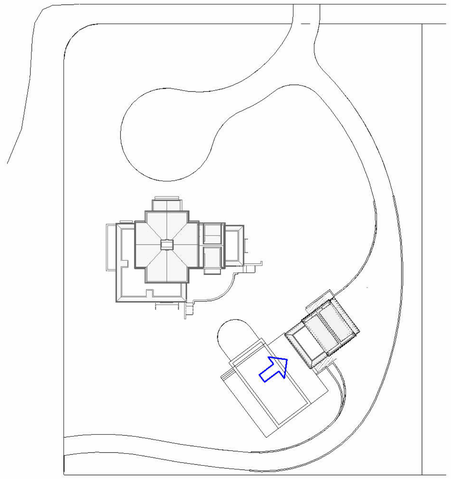
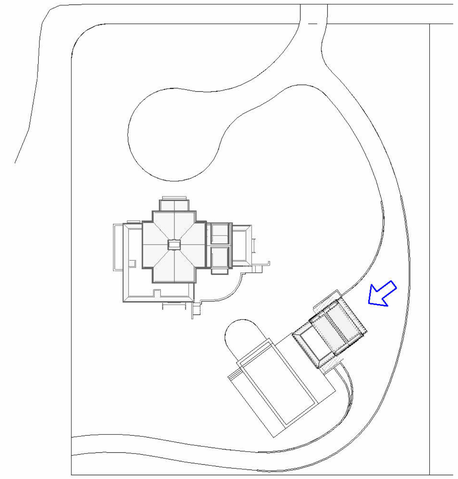


Site Plan



Site Plan

Current Submission



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

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

Current Submission



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

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

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HDC - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Guest House
HDC3 Elevations

#	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

HDC3

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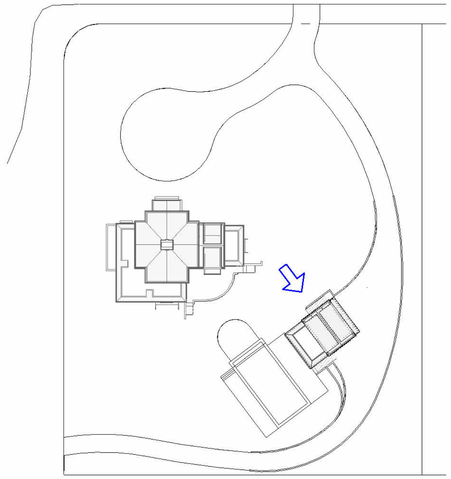
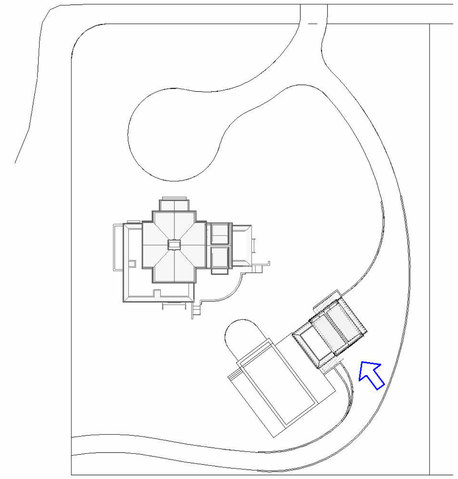
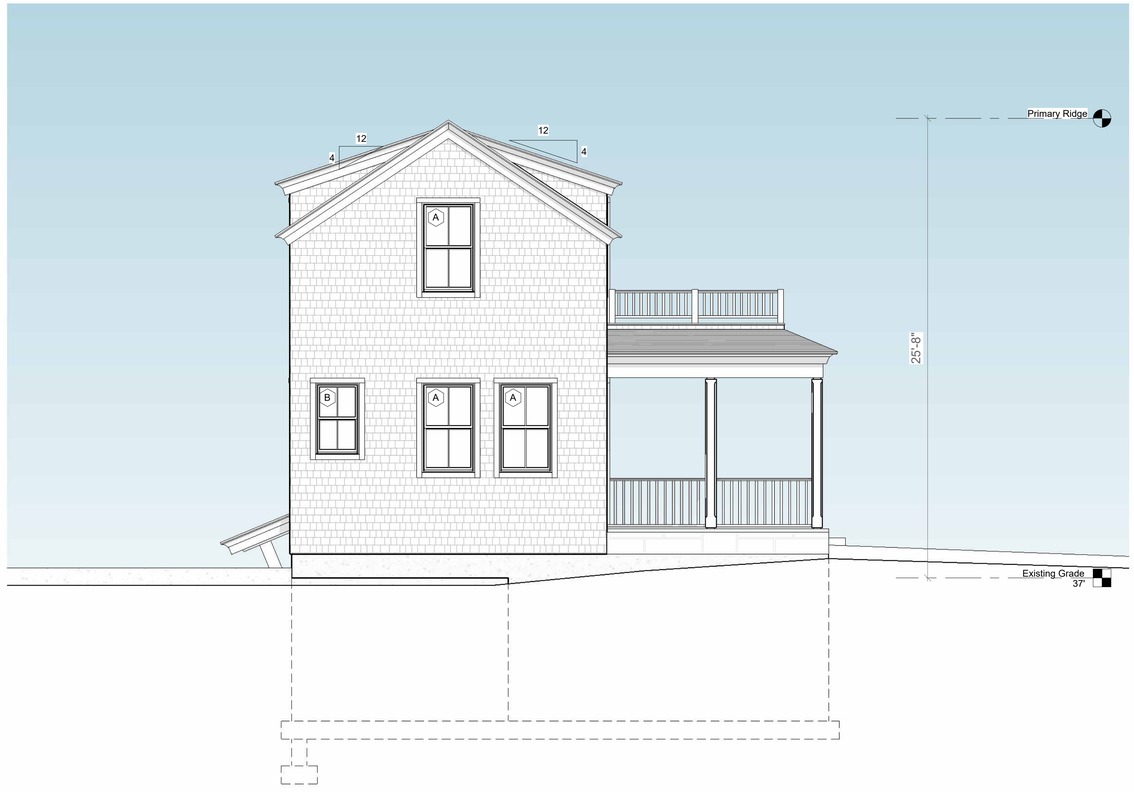


Site Plan



Site Plan

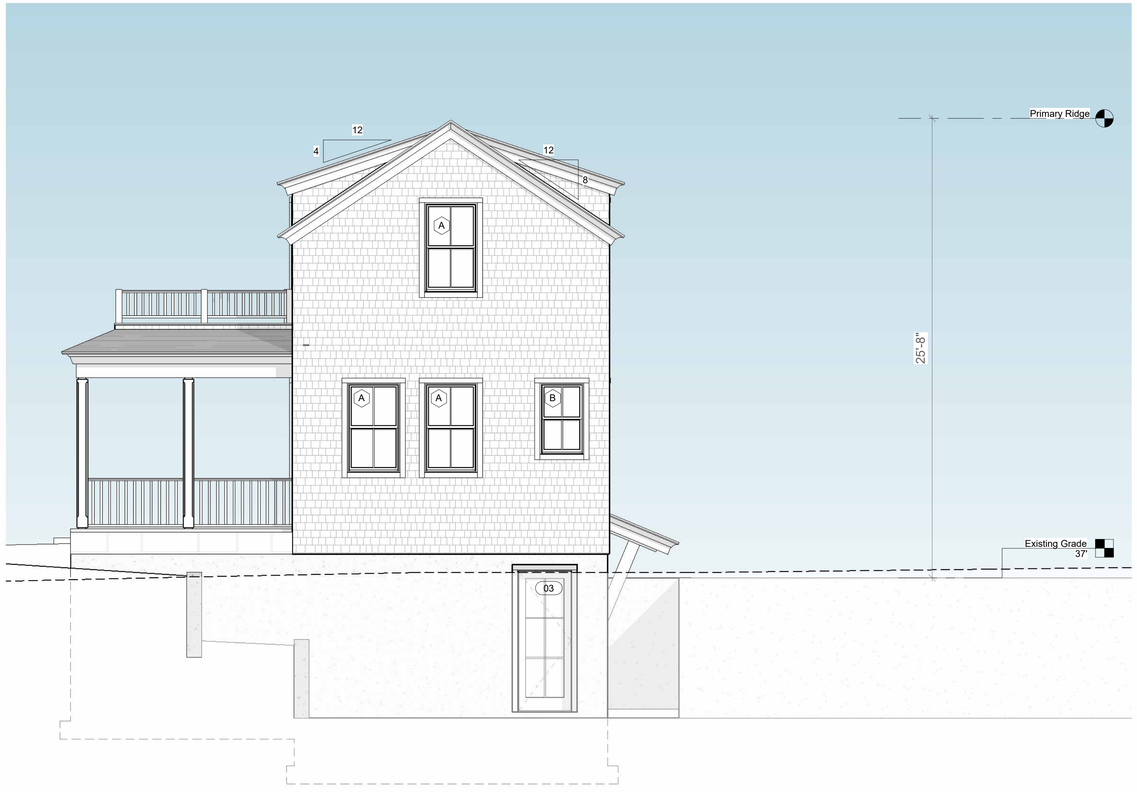
Current Submission



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

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

Current Submission



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

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

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HDC - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Guest House
HDC4 Elevations

#	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

HDC4

3/19/2024 10:03:00 AM

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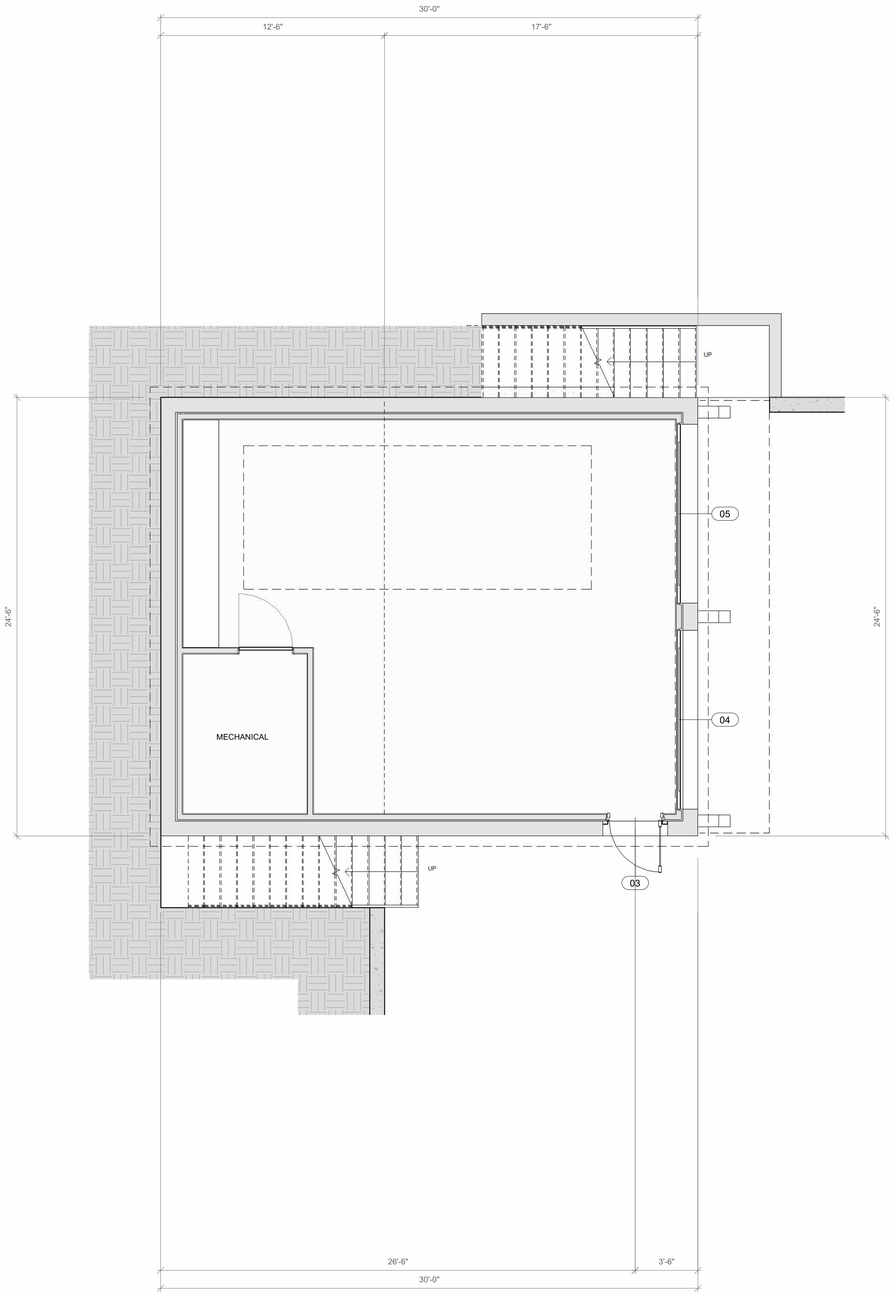
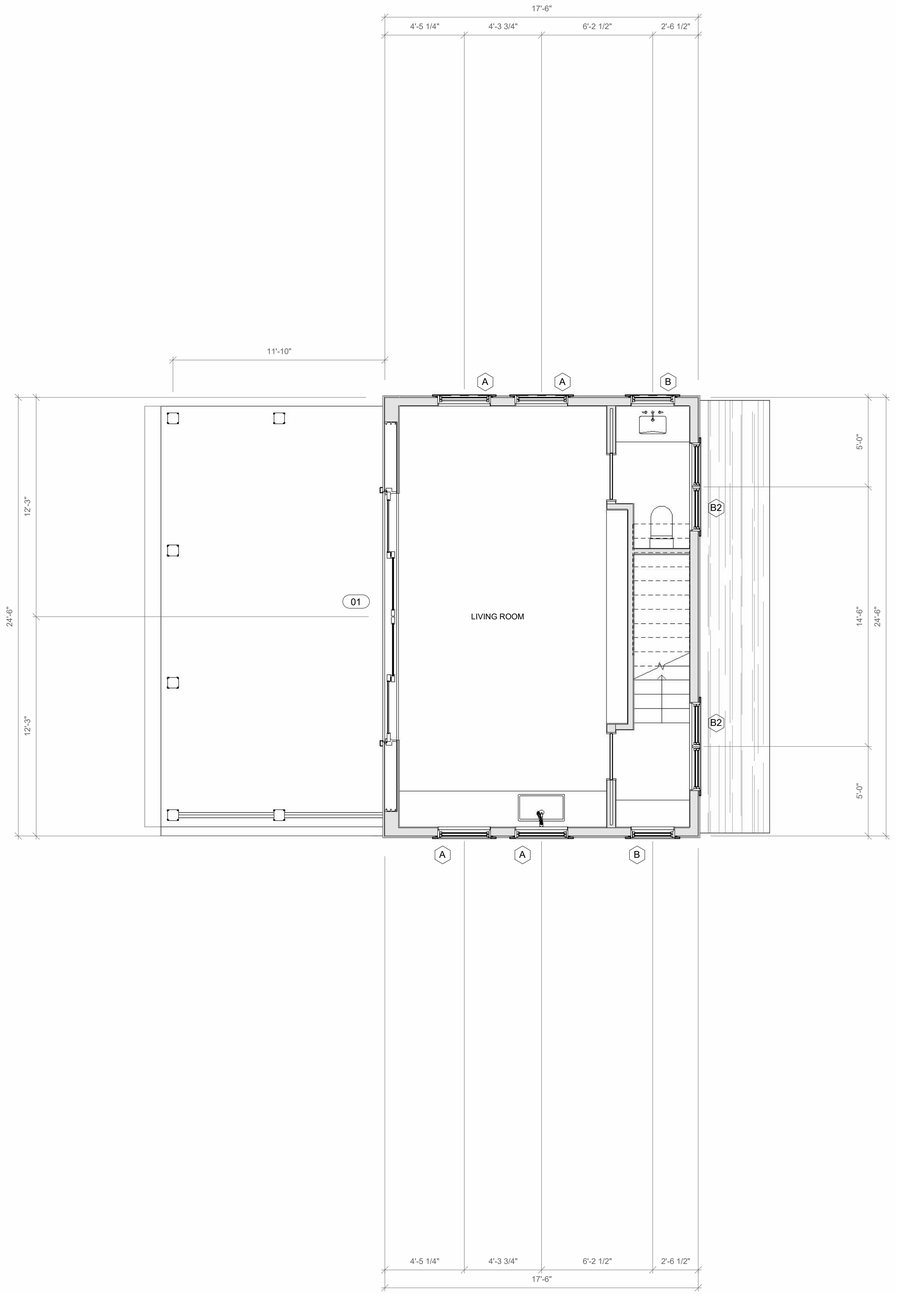


1 HDC - Basement Plan
1/4" = 1'-0"

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



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

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

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ARCHITECTURE
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HDC - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Guest House
HDC5 Floor Plans

#	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

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HDC5

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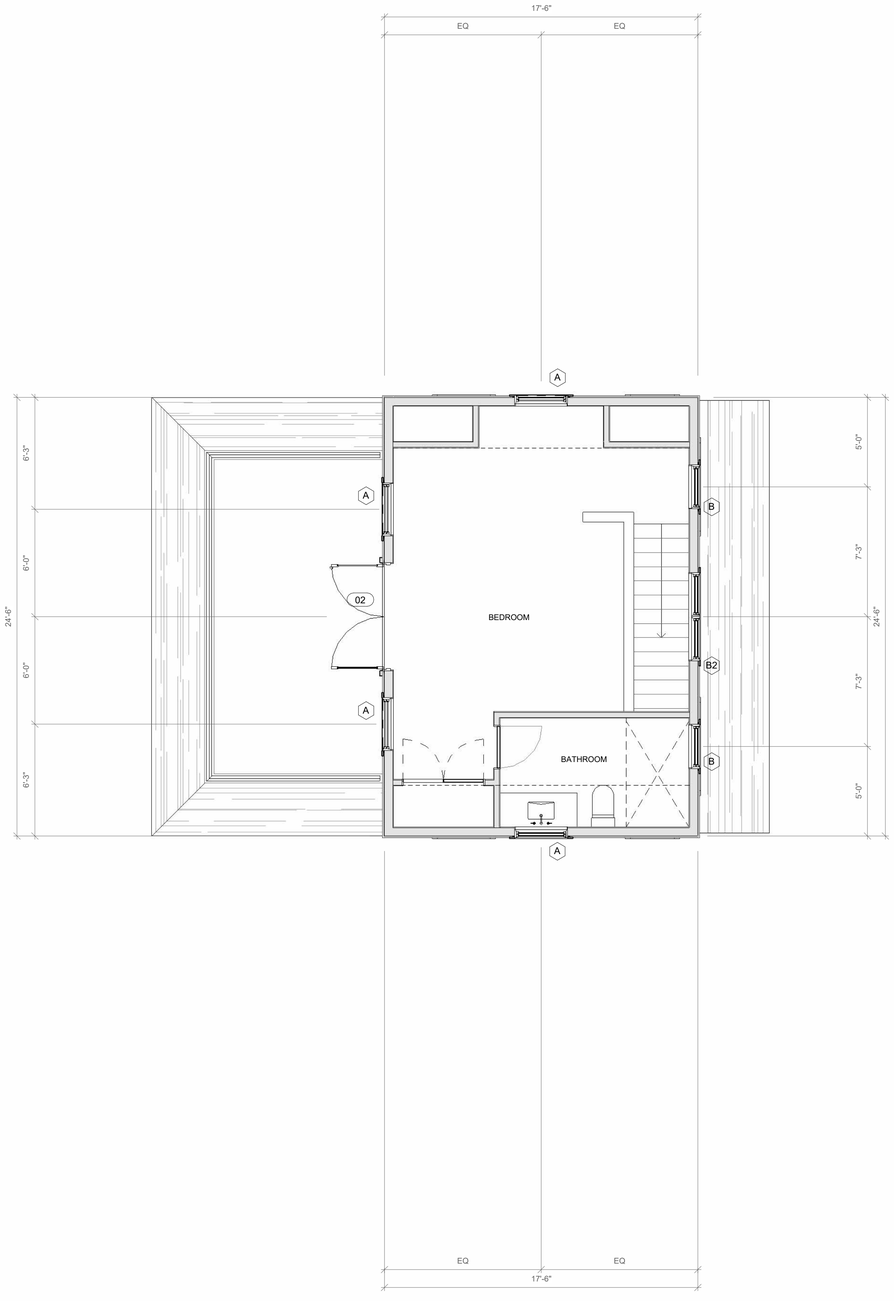
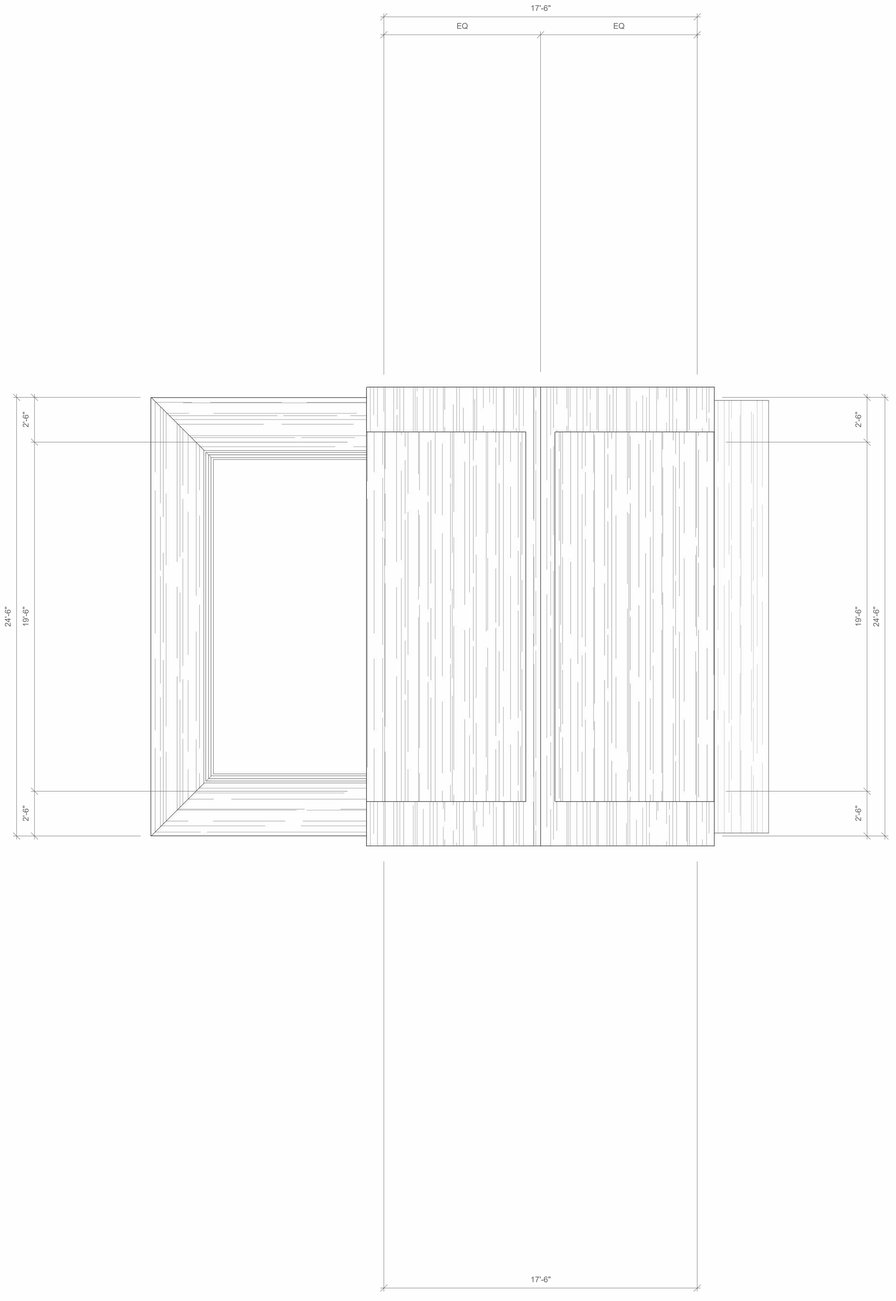


1 HDC - Second Floor
1/4" = 1'-0"



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

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

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

CHIP WEBSTER ARCHITECTURE
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HDC - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Guest House
HDC6 Floor Plans

#	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

3/19/2024 10:03:03 AM

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HDC6

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°: 4223 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington St.

Owner of record: Alexandra Ripley and Thomas Ripley

Mailing Address: 29 Islands Drive
Key Largo, FL. 33037

Contact Phone #: 410-703-6607 E-mail: rip86542gmail.com

AGENT INFORMATION (if applicable)

Name: Marshall Harris

Mailing Address: 430 Fourth St.
Annapolis, MD, 21403

Contact Phone #: 410-267-6041 E-mail: mharris@hammondwilson.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: 37'-1" Sq. Footage 1st floor: 851 Decks/Patio: Size: 91 ☐ 1st floor ☒ 2nd floor
Width: 24'-1" Sq. footage 2nd floor: 706 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 28'6" South 28'6" East 28'6" West 28'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12+24/12 Secondary Mass 9 /12+24/12 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): Copper - 3" Diameter

Sidewall: ☒ White cedar shingles 5" Exposure ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4 x 8 + 4" Rake 5/4 x 8 Soffit (Overhang) 1'-6" Corner boards N/A Frieze 5/4 x 6 or 5/4 x 4
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round N/A Square 12"

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

Doors* (type and material): ☐ TDL ☒ SDL Front 1/3 Lite (3w/2H) Clad WD. Rear _____ Side 12 Lite (3w/4H) Clad WD
Garage Door(s): Type Carriage Style Overhead Door Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof GAF - "Weathered Wood"
Trim White Sash White Doors White
Deck Natural Foundation _____ Fence _____ Shutters _____

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

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

Date 4-24-2024 Signature of owner of record _____ (AGENT) 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 2024

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 (3 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 (3 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.

M.R.H. 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.**

HAMMOND
WILSON

HDC Administrator
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 92 Washington Street (Map 4223, Parcel 22) Certificates of Appropriateness – New Building Applications

To Whom It May Concern,

I hereby authorize Hammond Wilson Architects (Leo Wilson, Sandie Martino, and Marshall Harris) to provide signature and representation as the "Agent" on the HDC applications to your office for proposed work by the Owner at the location referenced above.

Sincerely,

Thomas H. Ripley

430 Fourth Street
Annapolis, MD 21403
410 267 6041
hammondwilson.com

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 Marshall R. Harris

AS AGENT FOR Thomas H. Ripley

STREET ADDRESS 92 Washington Street

MAP/PARCEL 4223 / 22

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 8, 2024

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.

Marshall R. Harris — April 8, 2024

Signature — Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

MAILING ADDRESS..... 29 ISLANDS DRIVE, KEY LARGO, FL 33037

PROPERTY LOCATION..... 92 WASHINGTON ST

ASSESSORS MAP/PARCEL..... 4223/22

SUBMITTED BY:..... MARSHALL HARRIS

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: 2024.04.04 09:12:33 -04'00'

APRIL 4, 2024

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
4223	21		BOARDWALK ACK LLC	C/O BESSIE CONNELLY	7 S MARINA DR	KEY LARGO	FL	33037	90 WASHINGTON ST
5514	7	1	DREXLER BLACKE S		253 OENOKE RIDGE	NEW CANANN	CT	O6840	95 WASHINGTON ST
5514	8		GREAT HARBOR YACHT CLUB INC		96 WASHINGTON STREET	NANTUCKET	MA	O2554	96 WASHINGTON ST
Count:	**3**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 92 Washington Street

Tax Map Number: 4223 Parcel Number: 22

Owner of Record: Thomas Holt Ripley and Alexandra Petrillo Ripley

Description of Proposal:

Demolish existing garage with second floor living space. Construct new garage with second floor living space.

Anticipated HDC Submission Date: 4/08/2024

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.

7018 0680 0001 1510 1164

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☐ Adult Signature Restricted Delivery $	
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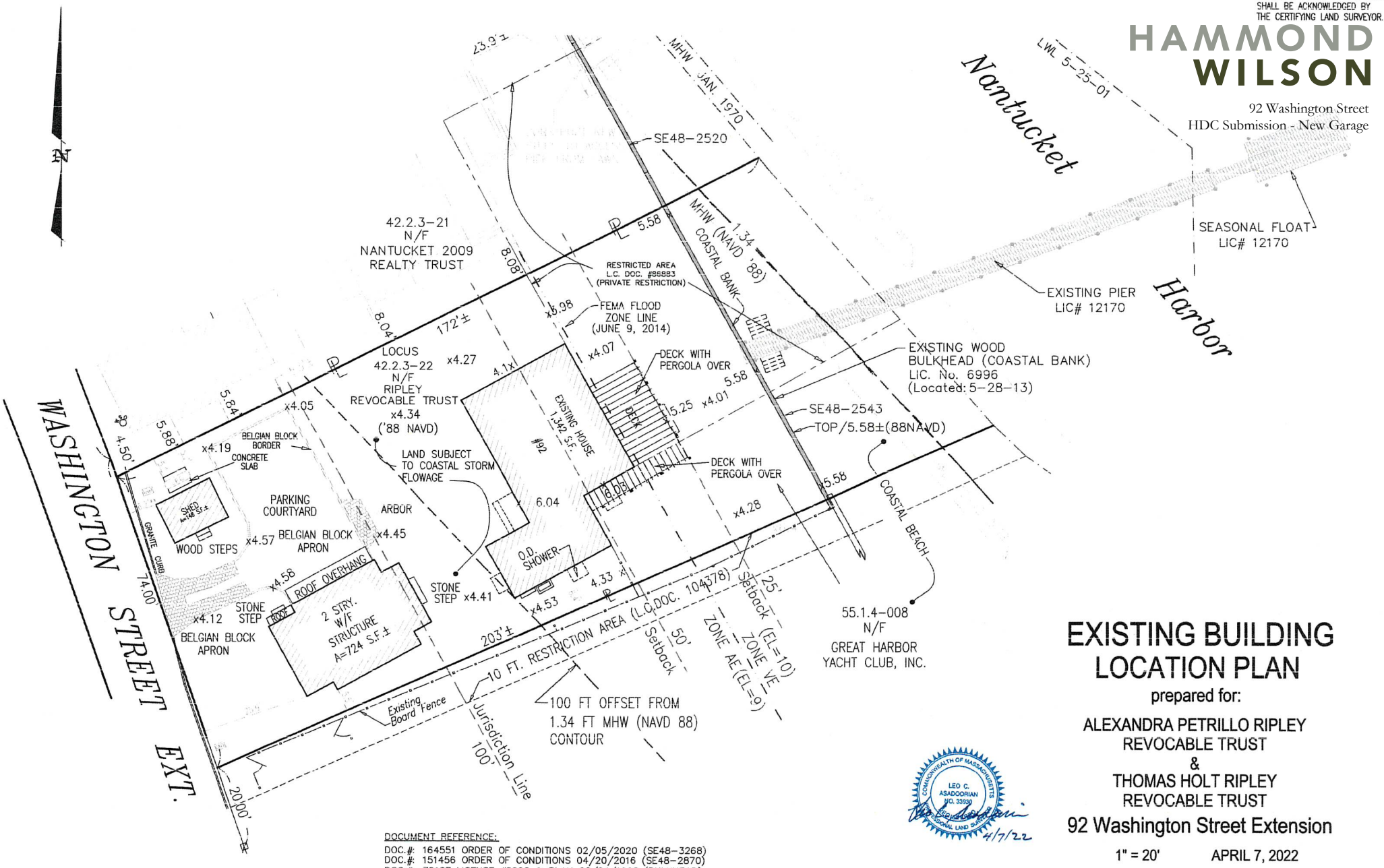
HAMMOND WILSON

92 Washington Street
HDC Submission - New Garage



EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

B-9026

COMMONWEALTH OF MASSACHUSETTS
LEO C. ASADOORIAN
NO. 33930
REGISTERED PROFESSIONAL LAND SURVEYOR
4/7/22

ZONING CLASSIFICATION: CN

		EXISTING:
MIN. AREA:	7,500	13,560 S.F.±
MIN. FRONTAGE:	50 FT	SEE PLAN
FRONT YARD S.B.:	10 FT	SEE PLAN
REAR & SIDE S. B.:	10 FT. / 5 FT.	SEE PLAN
GROUND COVER (%):	40%	15.2%

* FORMER RC ZONING DISTRICT WHICH REQUIRED 0' FRONT SETBACK WHEN SHED WAS CONSTRUCTED.

SE48-1787
SE48-2543
SE48-2870
SE48-3268

DOCUMENT REFERENCE:

DOC.#: 164551 ORDER OF CONDITIONS 02/05/2020 (SE48-3268)
DOC.#: 151456 ORDER OF CONDITIONS 04/20/2016 (SE48-2870)
DOC.#: 79167 LICENSE #6996 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE

ALEXANDRA PETRILLO RIPLEY, Trustee & THOMAS HOLT RIPLEY, Trustee
CERT. OF TITLE: 28,627
L.C.C.: 8254-F LOT 15

ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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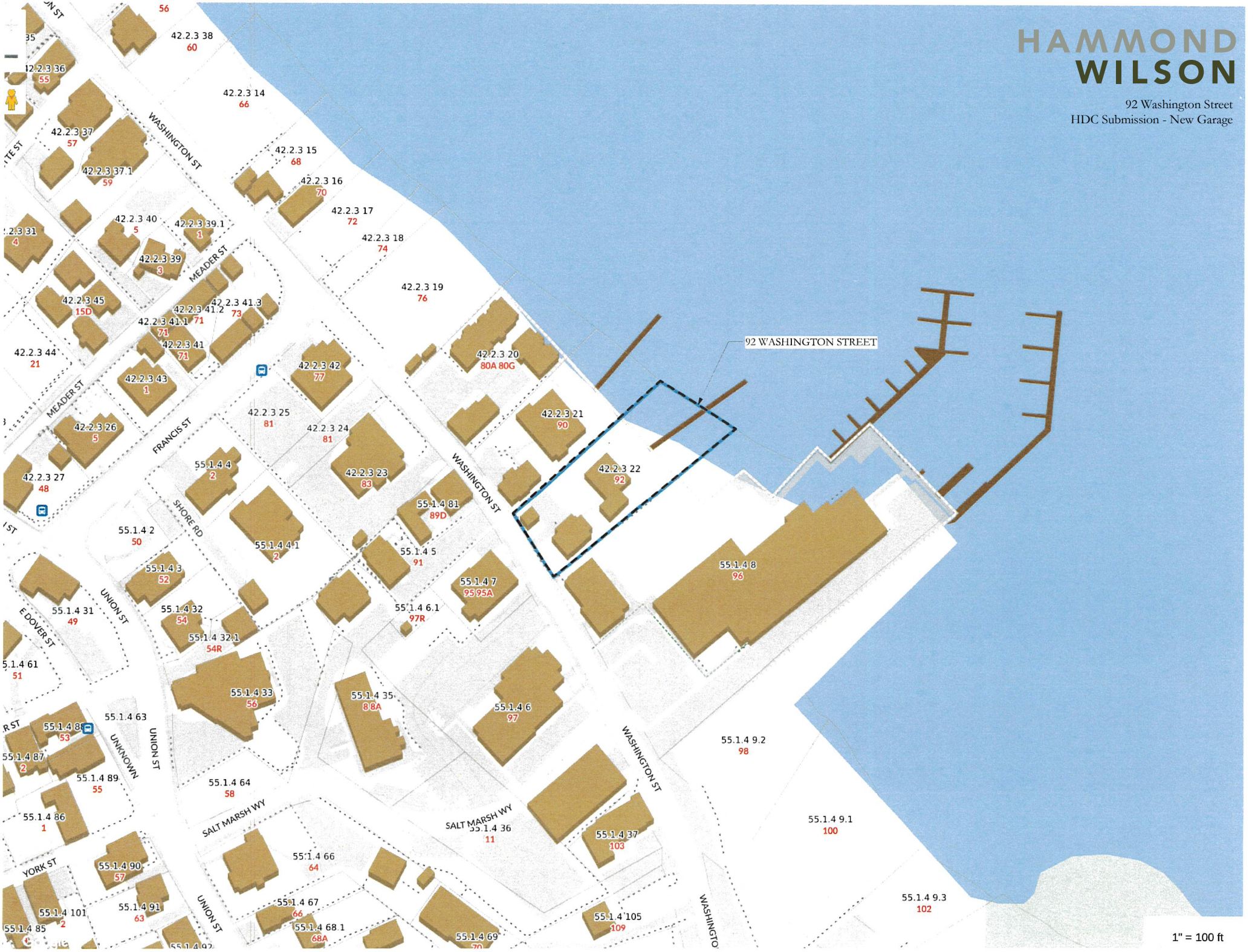
HAMMOND
WILSON
92 Washington Street
HDC Submission - New Garage
92 WASHINGTON STREET
WASHINGTON ST
MEADER ST
FRANCIS ST
SHORE RD
UNION ST
E DOVER ST
YORK ST
SALT MARSH WY
UNKNOWN
42.2.3 38 60
42.2.3 36 55
42.2.3 14 66
42.2.3 37 57
42.2.3 37.1 59
42.2.3 15 68
42.2.3 16 70
42.2.3 17 72
42.2.3 40 5
42.2.3 39.1 1
42.2.3 18 74
42.2.3 39 3
42.2.3 19 76
42.2.3 45 15D
42.2.3 41.2 73
42.2.3 41.3
42.2.3 41.1 71
42.2.3 41 71
42.2.3 44 21
42.2.3 20 80A 80G
42.2.3 42 77
42.2.3 43 1
42.2.3 21 90
42.2.3 25 81
42.2.3 24 81
42.2.3 26 5
42.2.3 22 92
55.1.4 4 2
42.2.3 23 83
42.2.3 27 48
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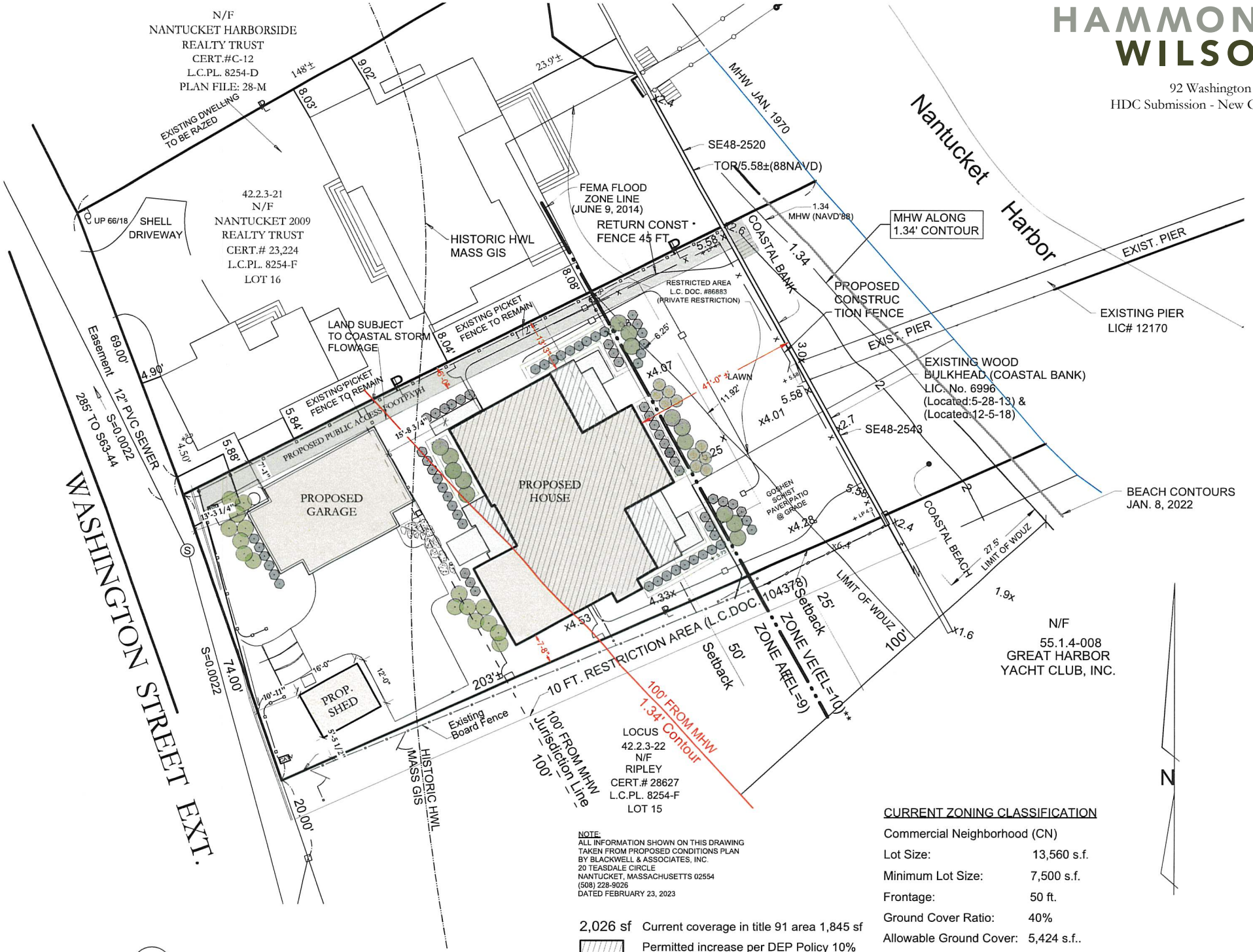
55.1.4 61 51
55.1.4 33 56
55.1.4 35 8 8A
55.1.4 6 97
55.1.4 63
55.1.4 88 53
55.1.4 87 2
55.1.4 89 55
55.1.4 9.2 98
55.1.4 64 58
55.1.4 86 1
55.1.4 36 11
55.1.4 37 103
55.1.4 9.1 100
55.1.4 66 64
55.1.4 90 57
55.1.4 91 63
55.1.4 67 66
55.1.4 101 2
55.1.4 85
55.1.4 68.1 68A
55.1.4 69 70
55.1.4 105 109
55.1.4 9.3 102
1" = 100 ft



EXISTING GARAGE

HAMMOND WILSON

92 Washington Street
HDC Submission - New Garage



NOTE:
ALL INFORMATION SHOWN ON THIS DRAWING TAKEN FROM PROPOSED CONDITIONS PLAN BY BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

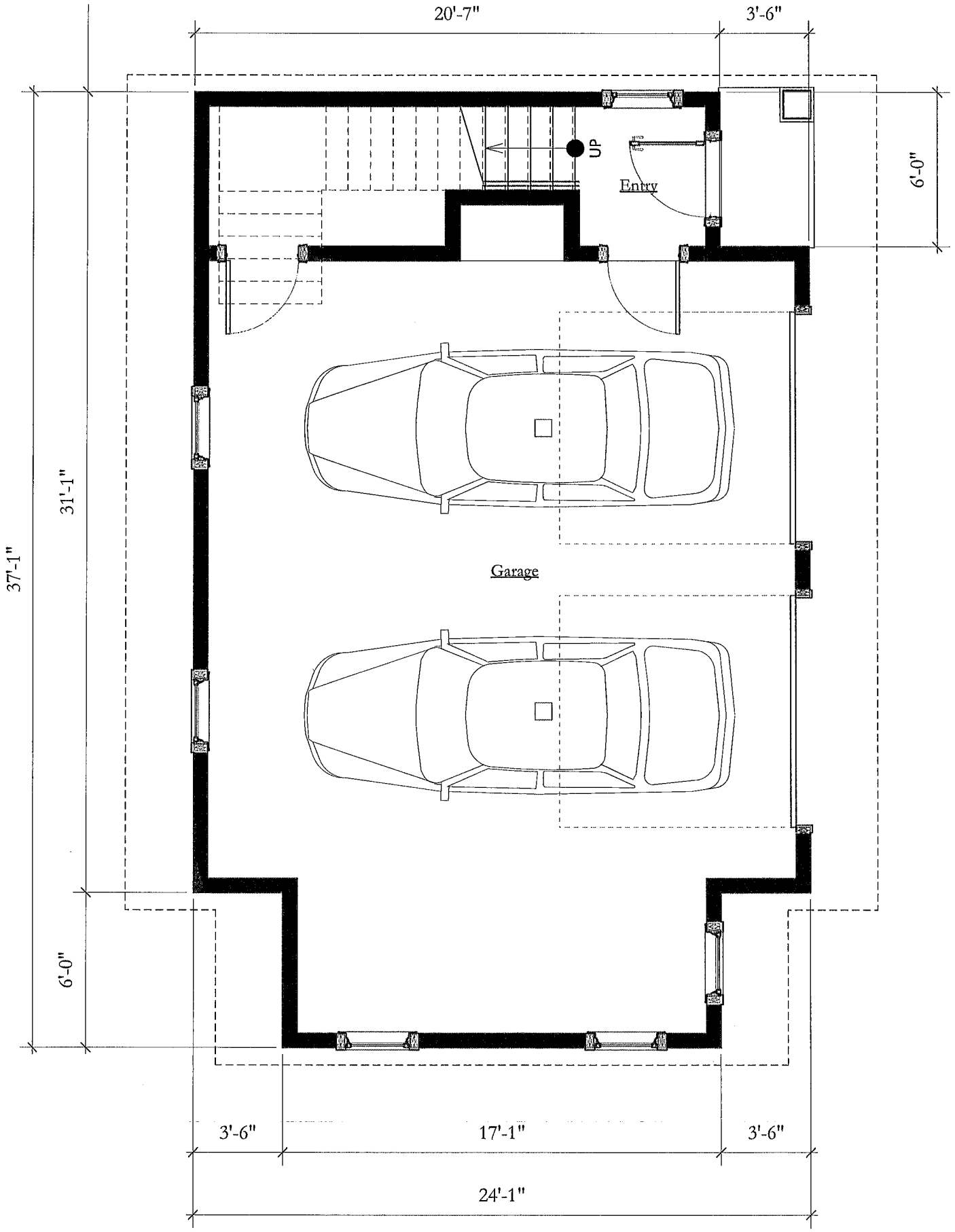
2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.



1
A1.1

Main Level Plan - Garage
Scale: 1/4" = 1'-0"

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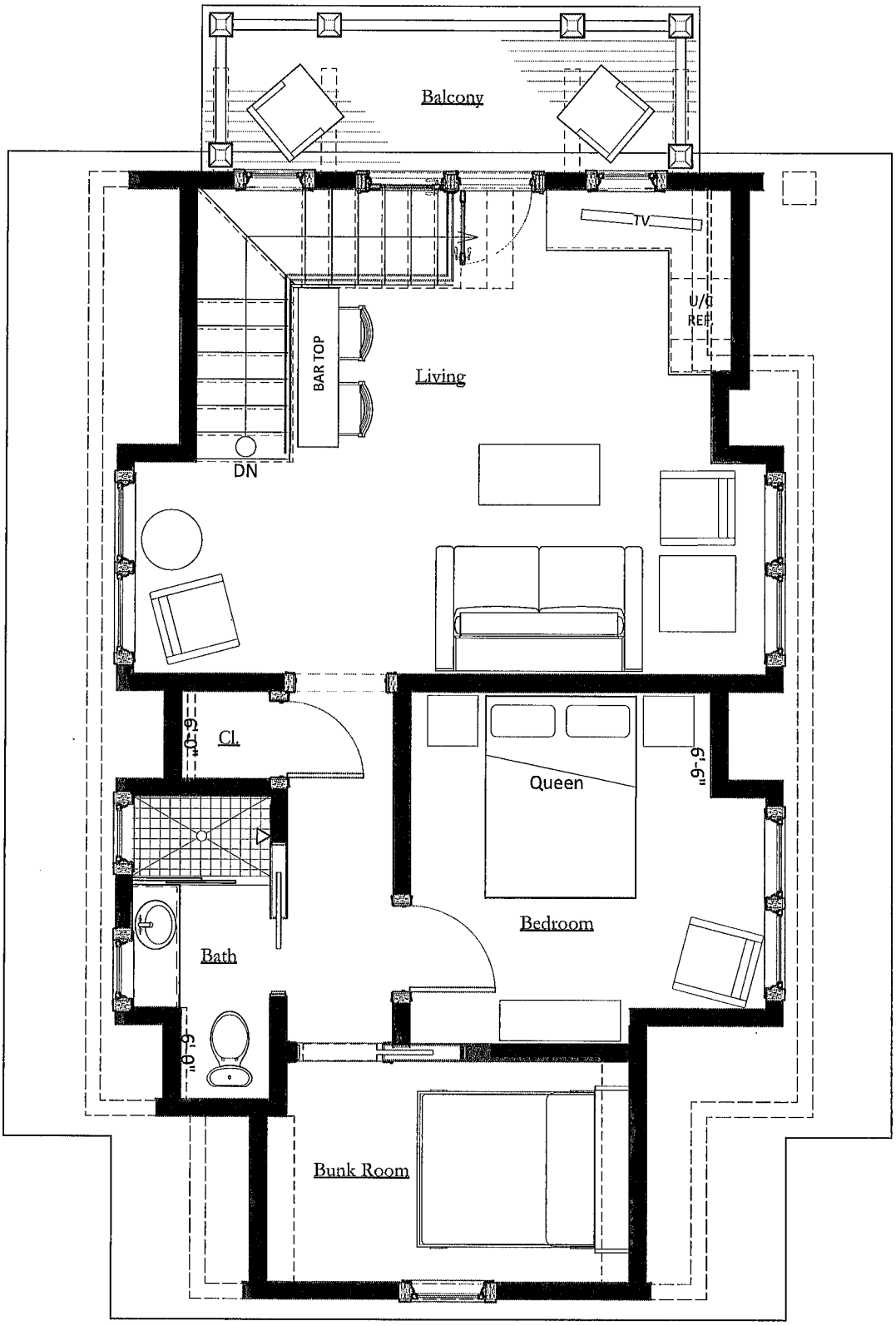
92 Washington Street
HDC Submission - New Garage



2 / A1.1 Upper Level Plan - Garage
Scale: 1/4" = 1'-0"

HAMMOND WILSON

92 Washington Street
HDC Submission - New Garage



1
A2.0

Garage Drive Elevation
Scale: 1/4" = 1'-0"

HAMMOND
WILSON

92 Washington Street
HDC Submission - New Garage

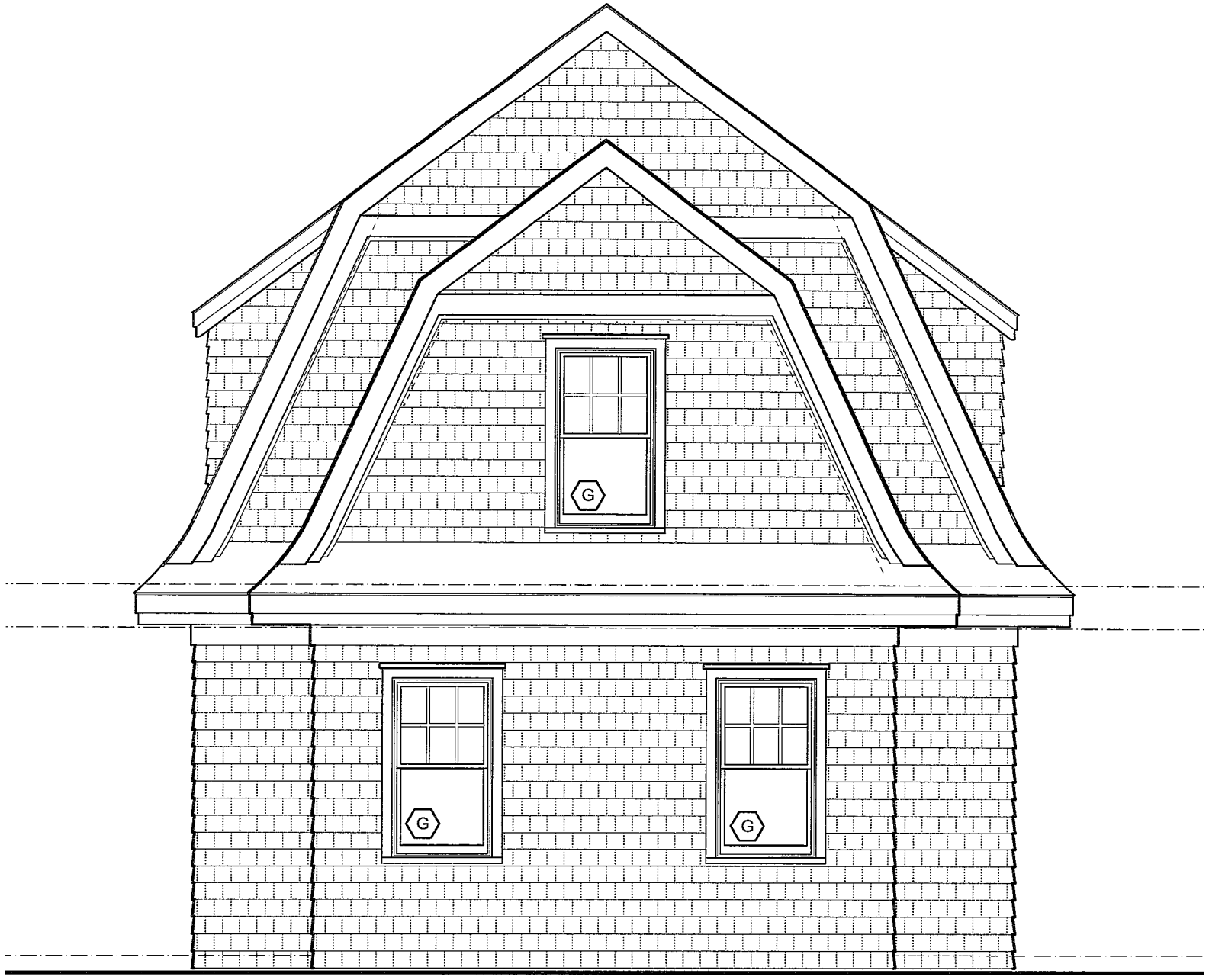


2
A2.0

Garage Back Elevation
Scale: 1/4" = 1'-0"

HAMMOND
WILSON

92 Washington Street
HDC Submission - New Garage



3
A2.0

Garage Street Elevation
Scale: 1/4" = 1'-0"

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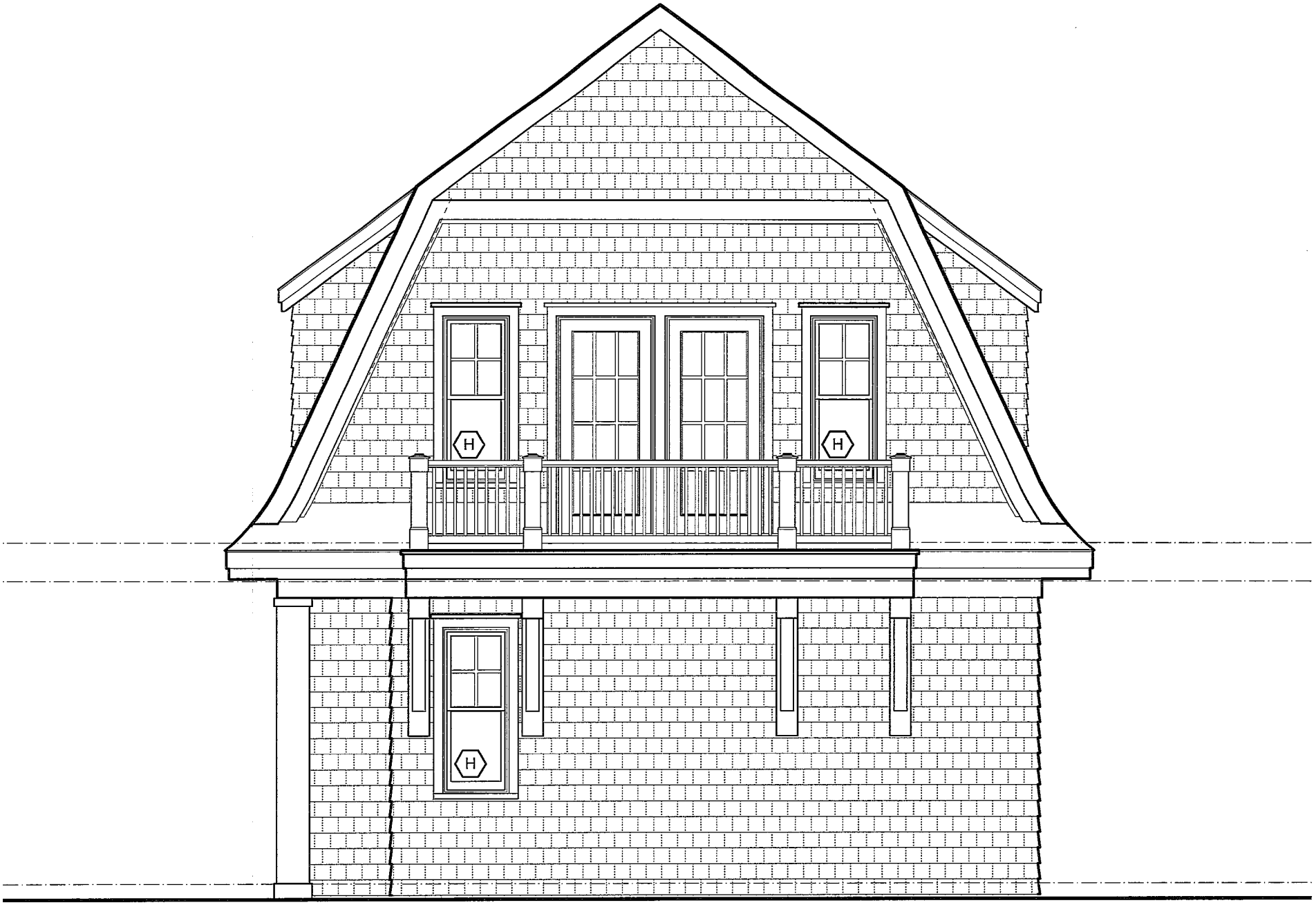
WILSON

92 Washington Street
HDC Submission - New Garage



4
A2.0

Garage Waterfront Elevation
Scale: 1/4" = 1'-0"

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WILSON

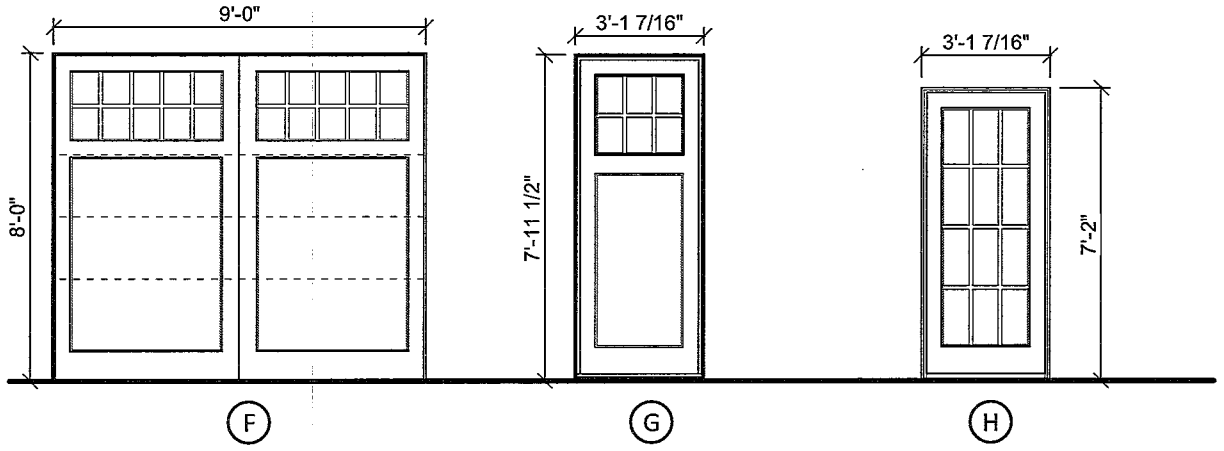
92 Washington Street
HDC Submission - New Garage

EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
F	GARAGE DOOR	-	9'-0" x 8'-0"	5w2h	
G	INSWING DOOR	UIFD3080	3'-1 7/16" x 7'-11 1/2"	3w2h	
H	CLAD FRENCH DOOR	UIFD3070	3'-1 7/16" x 7'-2"	3w4h	

NOTES:

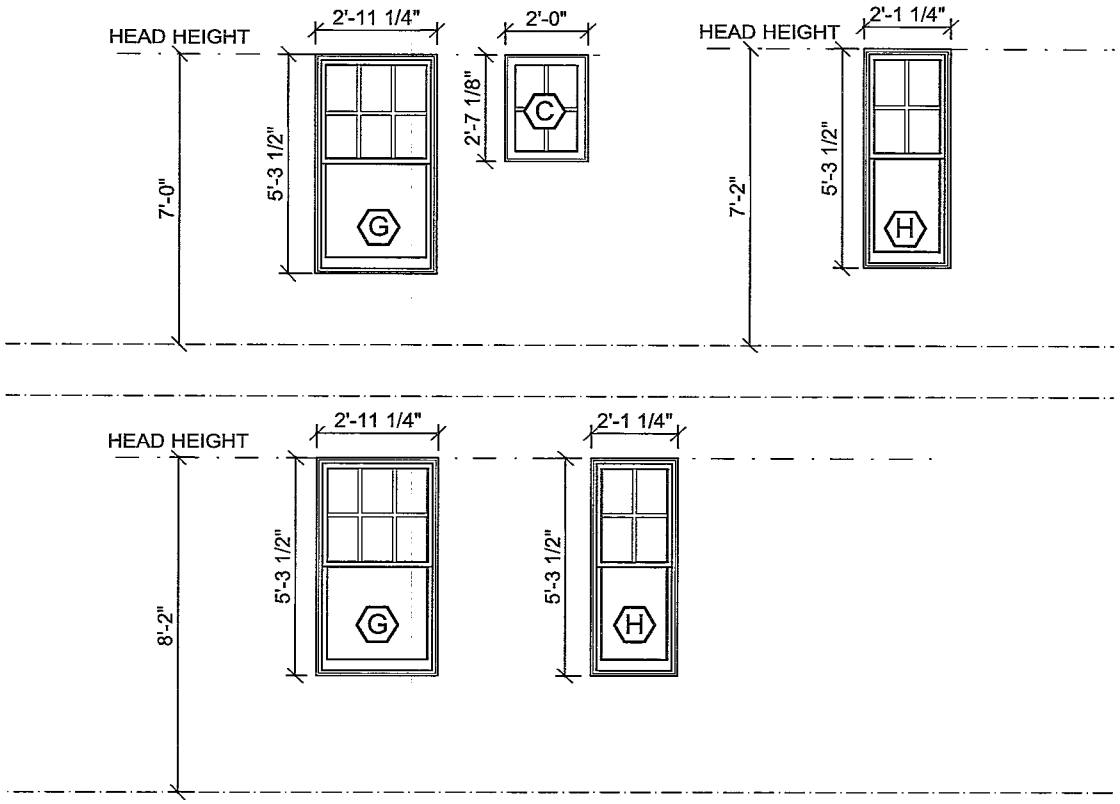
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.



1 / A7.0 Exterior Door Elevations
Scale: 1/4" = 1'-0"

HAMMOND WILSON

92 Washington Street
HDC Submission - New Garage



2 / A7.0 Window Elevations
Scale: 1/4" = 1'-0"

HAMMOND WILSON
92 Washington Street
HDC Submission - New Garage

WINDOW SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
C	CASEMENT	UCA2432	2'-0" (w) x 2'-7 1/8" (h)	2w2h	
G	DOUBLE HUNG G2	UDHG2 3028 E1	2'-11 1/4" (w) x 5'-3 1/2" (h)	3w2h	
H	DOUBLE HUNG G2	UDHG2 2028	2'-1 1/4" (w) x 5'-3 1/2" (h)	3w2h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2015 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.

* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

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92 Washington Street
HDC Submission - New Garage



1
SD8.0
Street Level Rendering
Scale:

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92 Washington Street
HDC Submission - New Garage



2
SD8.0
Street Context Rendering
Scale:

THE RIPLEY RESIDENCE

92 Washington Street Nantucket, Massachusetts

Project # 23-11

HISTORIC DISTRICT COMMISSION SUBMISSION - NEW GARAGE

NOT FOR CONSTRUCTION

April 8, 2024



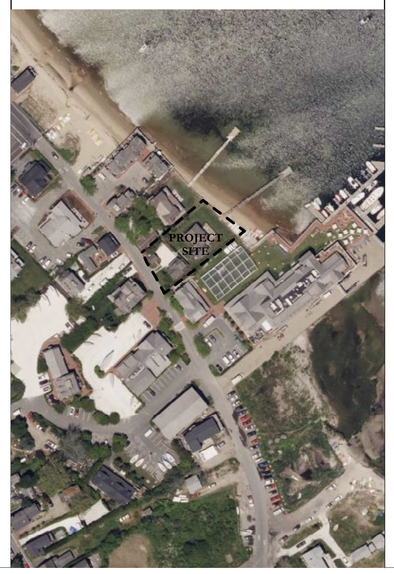
SYMBOLS

- CONCRETE MASONRY UNIT
- CONCRETE
- GRAVEL, WASHED STONE
- EARTH
- PLYWOOD
- ROUGH LUMBER
- FINISH LUMBER
- STONE
- GYPSUM WALLBOARD
- RIGID INSULATION
- BATT INSULATION
- STEEL
- BRICK
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR ELEVATION
- DOOR SYMBOL
- WINDOW TYPES

ABBREVIATIONS

ACCES.	ACCESSORY
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BLDG.	BUILDING
B.O.F.	BOTTOM OF FOOTING
CLG.	CEILING
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
DN	DOWN
DWG	DRAWING
EL. ELEV.	ELEVATION
EX. EXIST.	EXISTING
FIN	FINISH
FL. FLR.	FLOOR
GWB	GYPSUM WALLBOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
INSUL.	INSULATION
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
PL. LAM.	PLASTIC LAMINATE
POLY	POLYETHYLENE
PTD. PT.	PAINTED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REF.	REFERENCE
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S/S	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
T&G	TONGUE AND GROOVE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
WP	WATERPROOF
W.W.F.	WOVEN WIRE FABRIC

VICINITY MAP



PROJECT INFO.

OWNERS:
Mr. Thomas Ripley
Ms. Alexandra Ripley

LOT LOCATION:
92 Washington Street
Nantucket, MA 02554
Locus 42.2.3-22
N/F Ripley
Cert.# 28627
L.C.PL. 8254-F
Lot 15

PROJECT DESCRIPTION:
Construct a new two story wood frame dwelling on raised piling foundation, detached garage, and shed.

SITE INFORMATION:
ZONING: Commercial Neighborhood (CN)
Lot Size: 13,560 S.F.
Max. Ground Cover: 40%
Front Setback: 10'
Side Setback: 5'
Rear Setback: 10'
NOTE: Former RC Zoning District which required 0' front setback when shed was constructed.

CONSULTANTS

ARCHITECT
HAMMOND WILSON ARCHITECTS, P.C.
430 Fourth Street
Annapolis, MD 21403
(410) 267-6041
hwa@hammondwilson.com

CIVIL ENGINEER
Blackwell & Associates, Inc.
20 Teasdale Circle
Nantucket, MA 02554
(508) 228-9026

DRAWING LIST

CS Cover Sheet

ARCHITECTURAL

ESP1.1 Existing Site Plan
EC1.0 Existing Images
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Garage Plans

A2.0 Garage Elevations

A7.0 Garage Window and Door Schedules

A8.0 Schematic Renderings

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

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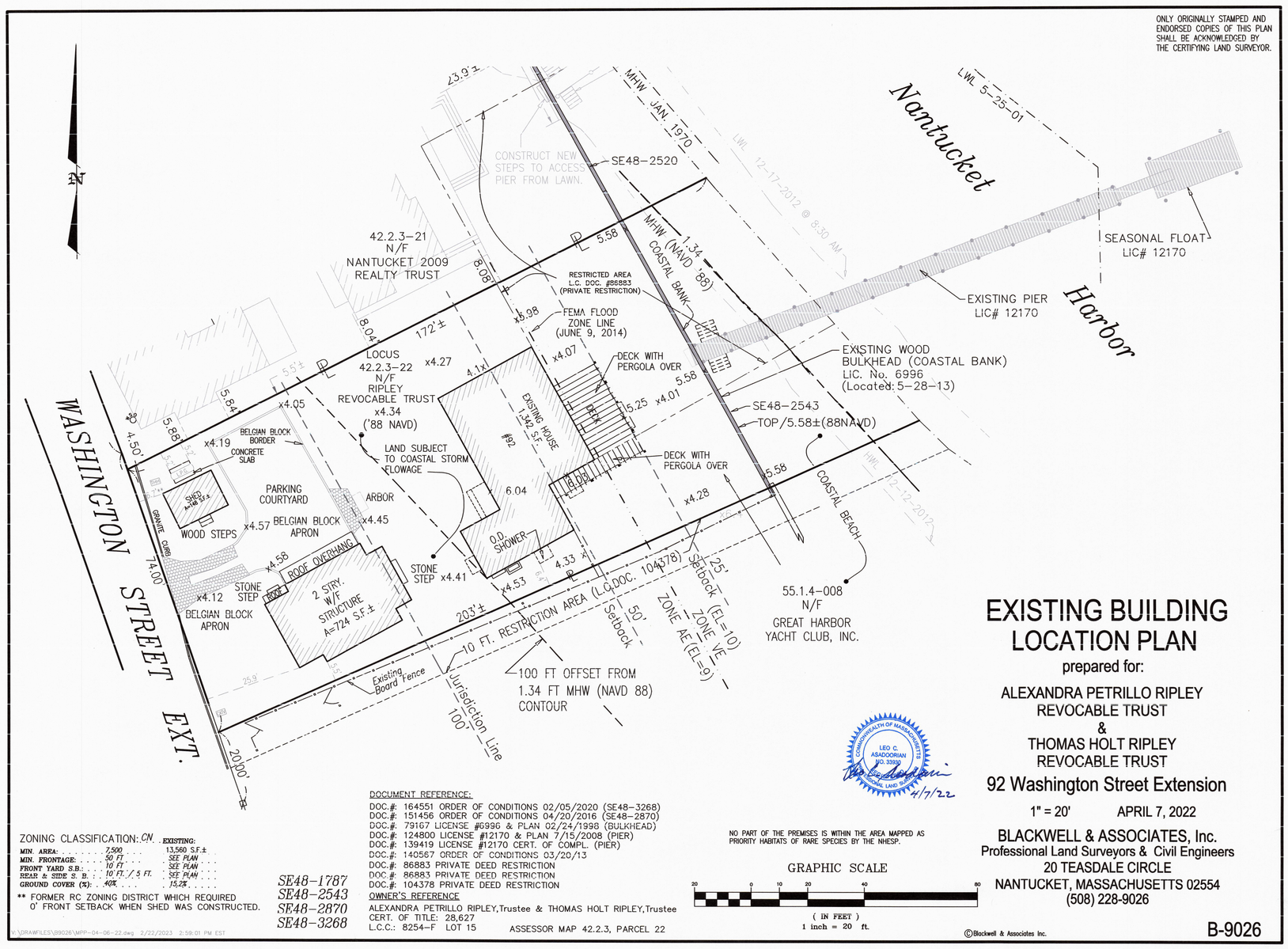

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FRONT YARD S.B.:	10 FT.	SEE PLAN
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SE48-3268

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CERT. OF TITLE: 28,627
L.C.C.: 8254-F LOT 15 ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
LEO C. ABADOORIAN
NO. 33553
REGISTERED PROFESSIONAL LAND SURVEYOR
4/7/22

EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

B-9026

©Blackwell & Associates Inc.

C:\DRAWFILES\B9026\MPP-04-06-22.dwg, 2/22/2023 2:59:01 PM EST

NOTE:
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20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

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Annapolis, MD 21403
410 267 6041

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RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

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ISSUE DATE	4.8.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

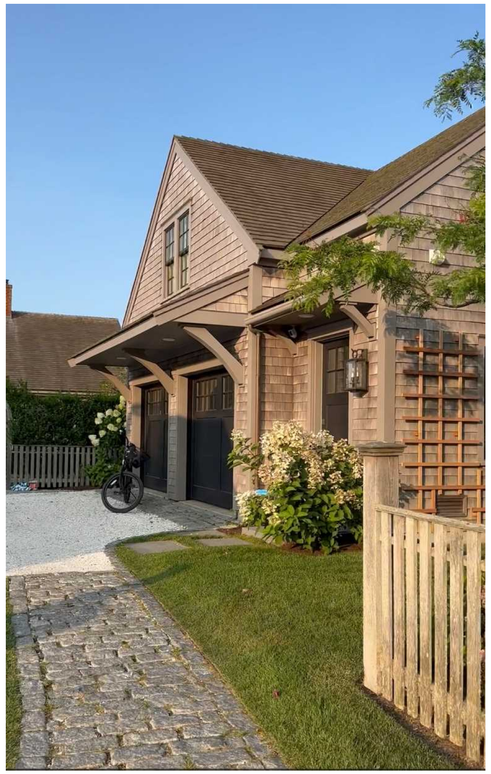
ESP1.1



EXISTING SHED



EXISTING HOUSE (waterfront side)



EXISTING GARAGE



EXISTING HOUSE (from water)

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Existing Images

EC1.0

Town and County of Nantucket, MA

April 5, 2024



Property Information

Property ID 9410

Location 92 WASHINGTON ST

Owner RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

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 02/08/2024
Data updated Jan. 2021

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

SUBMITTAL	DATE
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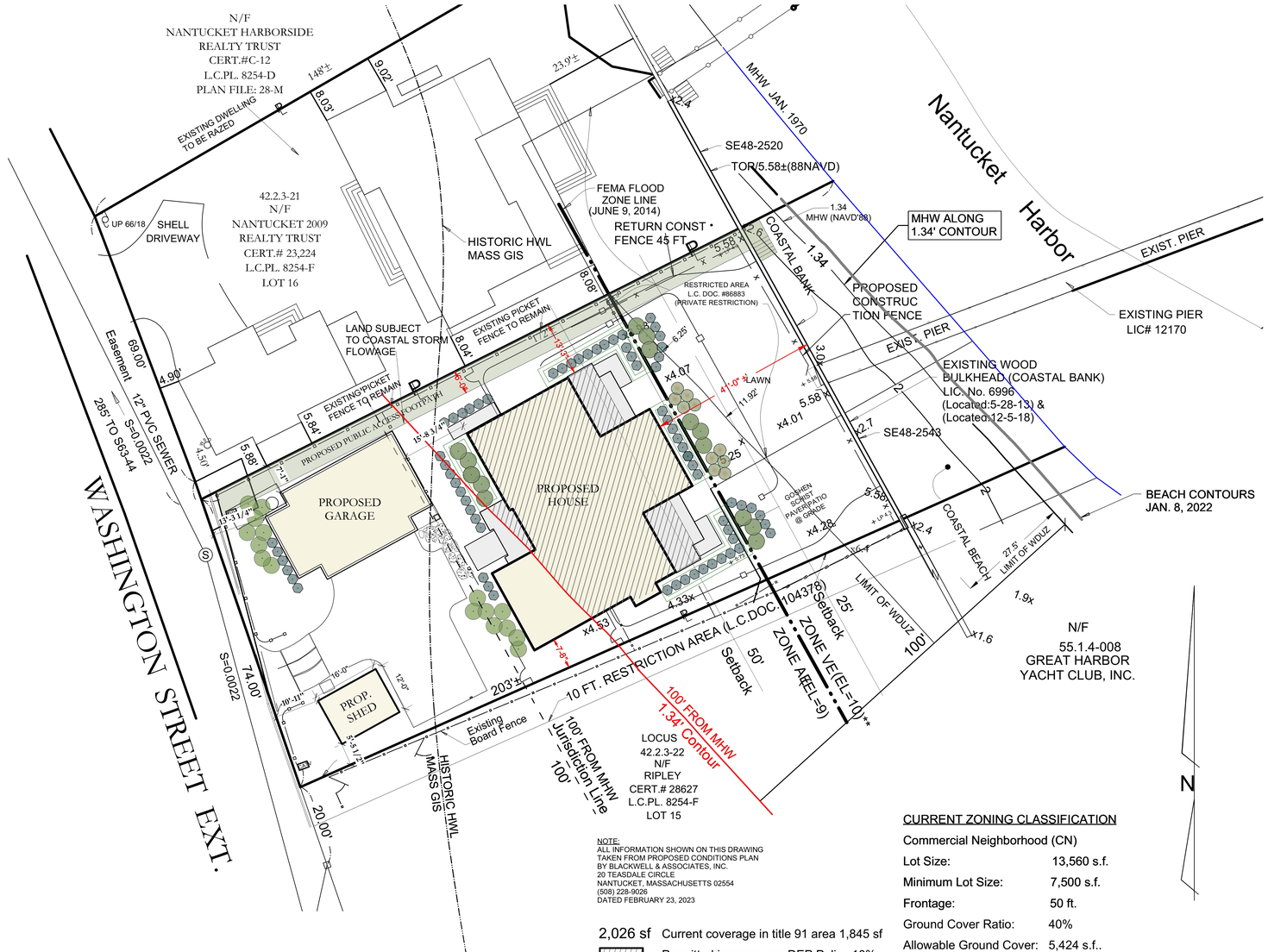
ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Locus Map

SP1.0



1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

NOTE:
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(508) 228-9026
DATED FEBRUARY 23, 2023

2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

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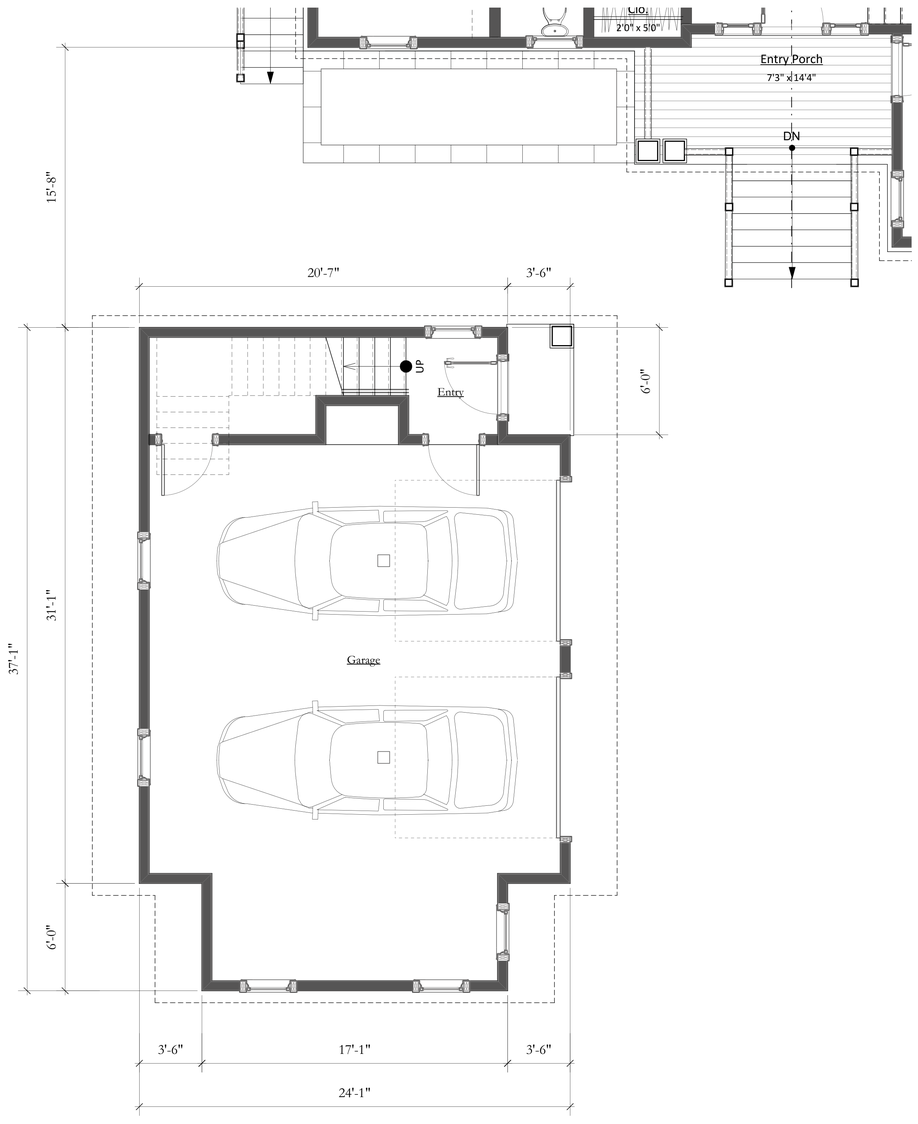
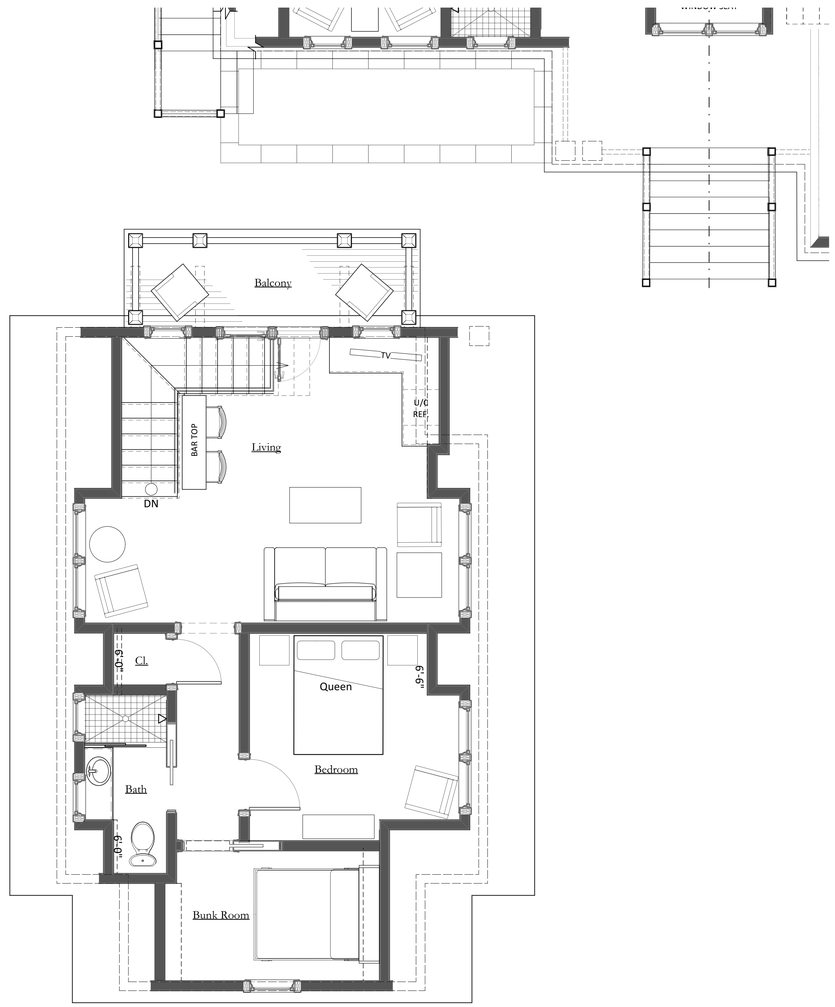
ISSUE DATE	4.8.2024
SCALE	1" = 15'
PROJECT NO.	23-13

Proposed Architectural Site Plan

SP1.1



1 A1.1 Main Level Plan - Garage
Scale: 1/4" = 1'-0"



2 A1.1 Upper Level Plan - Garage
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

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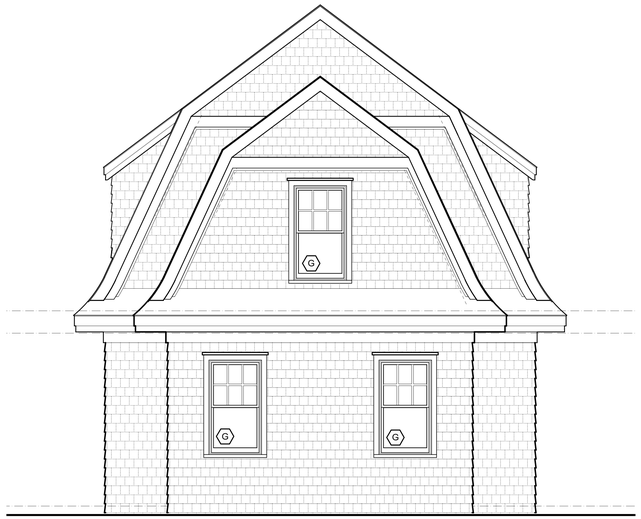
ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Garage Plans

A1.1



3 A2.0 Garage Street Elevation
Scale: 1/4" = 1'-0"



4 A2.0 Garage Waterfront Elevation
Scale: 1/4" = 1'-0"



1 A2.0 Garage Drive Elevation
Scale: 1/4" = 1'-0"



2 A2.0 Garage Back Elevation
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

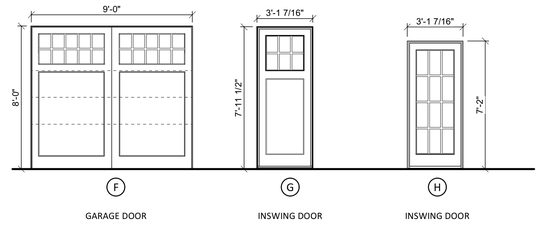
Garage Elevations

A2.0

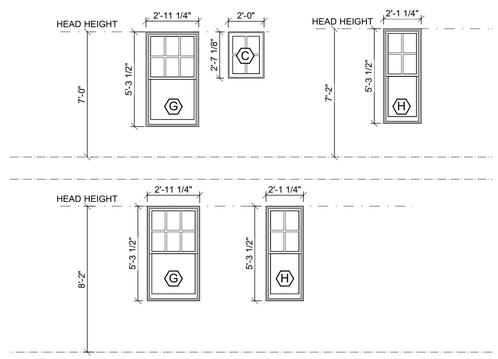
EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
F	GARAGE DOOR	-	9'-0" x 8'-0"	5w2h	
G	INSWING DOOR	UIFD3080	3'-1 7/16" x 7'-11 1/2"	3w2h	
H	CLAD FRENCH DOOR	UIFD3070	3'-1 7/16" x 7'-2"	3w4h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.



1 A7.0 Exterior Door Elevations
Scale: 1/4" = 1'-0"



2 A7.0 Window Elevations
Scale: 1/4" = 1'-0"

WINDOW SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
C	CASEMENT	UCA2432	2'-0" (w) x 2'-7 1/8" (h)	2w2h	
G	DOUBLE HUNG G2	UDHG2 3028 E1	2'-11 1/4" (w) x 5'-3 1/2" (h)	3w2h	
H	DOUBLE HUNG G2	UDHG2 2028	2'-1 1/4" (w) x 5'-3 1/2" (h)	3w2h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2015 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.
* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Window & Door Schedule- Garage

A7.0



1 SD8.0 Street Level Rendering
Scale:



2 SD8.0 Street Context Rendering
Scale:

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Schematic Renderings

A8.0

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°: 4223 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington St.

Owner of record: Alexandra Ripley and Thomas Ripley

Mailing Address: 29 Islands Drive
Key Largo, FL. 33037

Contact Phone #: 410-267-6041 E-mail: rip8654@gmail.com
410-703-6607

AGENT INFORMATION (if applicable)

Name: Marshall Harris

Mailing Address: 430 Fourth St
Annapolis, MD 21403

Contact Phone #: 410-267-6041 E-mail: mharris@hammondwilson.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 192 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 14'-10" South 14'-10" East 14'-10" West 14'-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 6 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 12 /12 Secondary Mass 9 /12 + 24/12 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): Copper - 3" Diameter

Sidewall: ☒ White cedar shingles 5" Exposure ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 5/4 x 6 Soffit (Overhang) 8" Corner boards N/A Frieze 5/4 x 4
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round N/A Square N/A

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

Doors* (type and material): ☐ TDL ☐ SDL Front 1/3 Lite (3W/2H) Clad WD DBL Rear _____ Side _____
Garage Door(s): Type SDL Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof GAF - "Weathered Wood"
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 7.24.2024 Signature of owner of record _____ (AGENT) 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 2024

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 (3 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 (3 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.
M.R.H. (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HAMMOND
WILSON

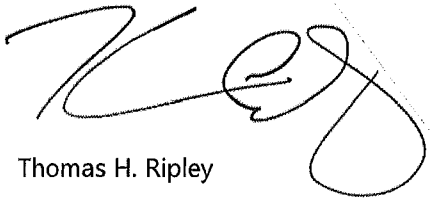
HDC Administrator
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 92 Washington Street (Map 4223, Parcel 22) Certificates of Appropriateness – New Building Applications

To Whom It May Concern,

I hereby authorize Hammond Wilson Architects (Leo Wilson, Sandie Martino, and Marshall Harris) to provide signature and representation as the "Agent" on the HDC applications to your office for proposed work by the Owner at the location referenced above.

Sincerely,



Thomas H. Ripley

430 Fourth Street
Annapolis, MD 21403
410 267 6041
hammondwilson.com

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 Marshall R. Harris

AS AGENT FOR Thomas H. Ripley

STREET ADDRESS 92 Washington Street

MAP/PARCEL 4223 / 22

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 8, 2024

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.

Marshall R. Harris — April 8, 2024

Signature — Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

MAILING ADDRESS..... 29 ISLANDS DRIVE, KEY LARGO, FL 33037

PROPERTY LOCATION..... 92 WASHINGTON ST

ASSESSORS MAP/PARCEL..... 4223/22

SUBMITTED BY:..... MARSHALL HARRIS

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: 2024.04.04 09:12:33 -04'00'

APRIL 4, 2024

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
4223	21		BOARDWALK ACK LLC	C/O BESSIE CONNELLY	7 S MARINA DR	KEY LARGO	FL	33037	90 WASHINGTON ST
5514	7	1	DREXLER BLACKE S		253 OENOKE RIDGE	NEW CANANN	CT	O6840	95 WASHINGTON ST
5514	8		GREAT HARBOR YACHT CLUB INC		96 WASHINGTON STREET	NANTUCKET	MA	O2554	96 WASHINGTON ST
Count:	**3**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 92 Washington Street

Tax Map Number: 4223 Parcel Number: 22

Owner of Record: Thomas Holt Ripley and Alexandra Petrillo Ripley

Description of Proposal:

Demolish existing shed and construct new shed on lot's street side.

Anticipated HDC Submission Date: 4/08/2024

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.

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☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.68	04/05/2024
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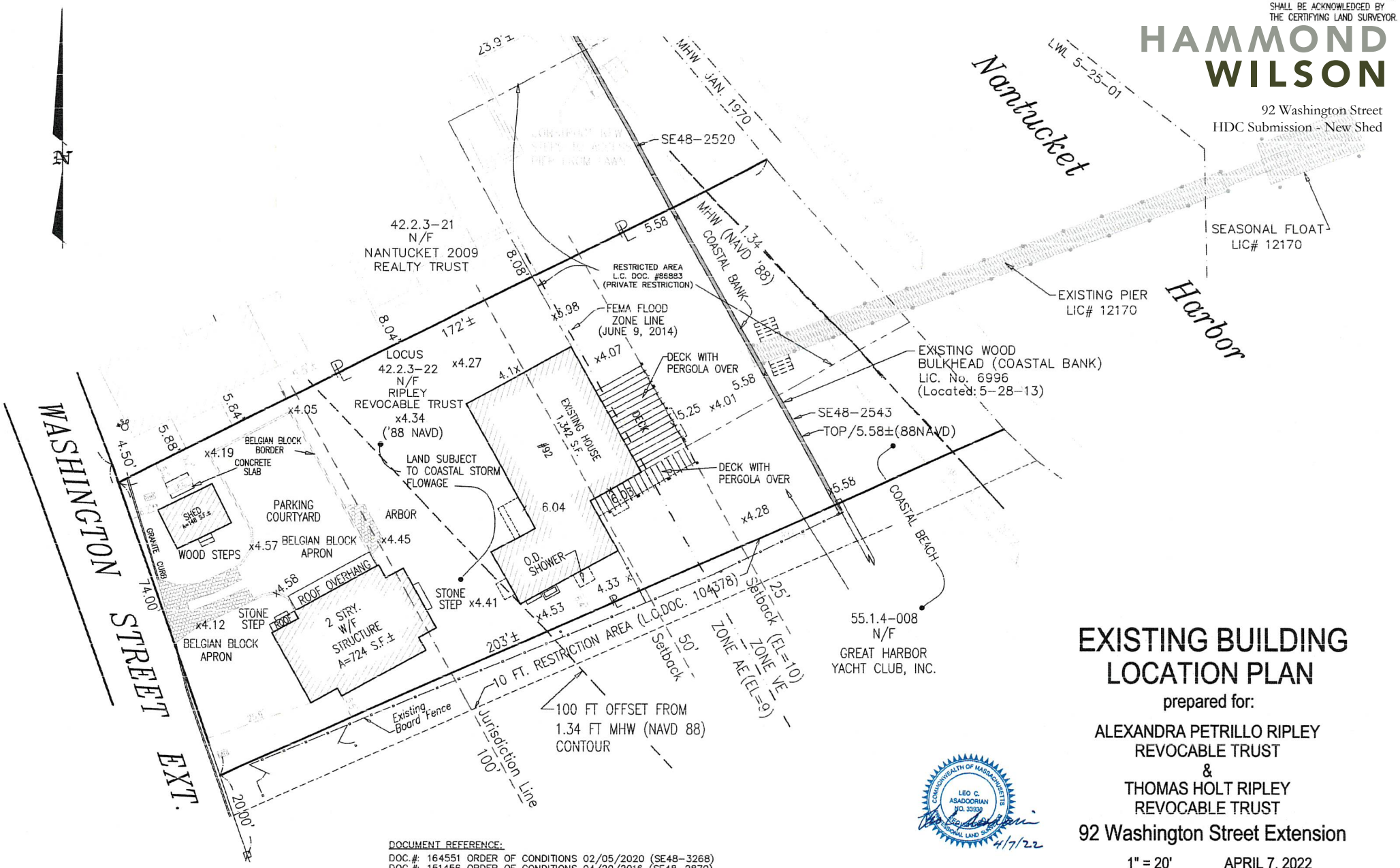
HAMMOND WILSON

92 Washington Street
HDC Submission - New Shed



EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

ZONING CLASSIFICATION: CN

		EXISTING:
MIN. AREA:	7,500	13,560 S.F.±
MIN. FRONTAGE:	50 FT	SEE PLAN
FRONT YARD S.B.:	10 FT	SEE PLAN
REAR & SIDE S. B.:	10 FT. / 5 FT.	SEE PLAN
GROUND COVER (%):	40%	15.2%

* FORMER RC ZONING DISTRICT WHICH REQUIRED 0' FRONT SETBACK WHEN SHED WAS CONSTRUCTED.

SE48-1787
SE48-2543
SE48-2870
SE48-3268

DOCUMENT REFERENCE:

DOC.#: 164551 ORDER OF CONDITIONS 02/05/2020 (SE48-3268)
DOC.#: 151456 ORDER OF CONDITIONS 04/20/2016 (SE48-2870)
DOC.#: 79167 LICENSE #6996 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE

ALEXANDRA PETRILLO RIPLEY, Trustee & THOMAS HOLT RIPLEY, Trustee
CERT. OF TITLE: 28,627
L.C.C.: 8254-F LOT 15 ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE

20 0 10 20 40 80

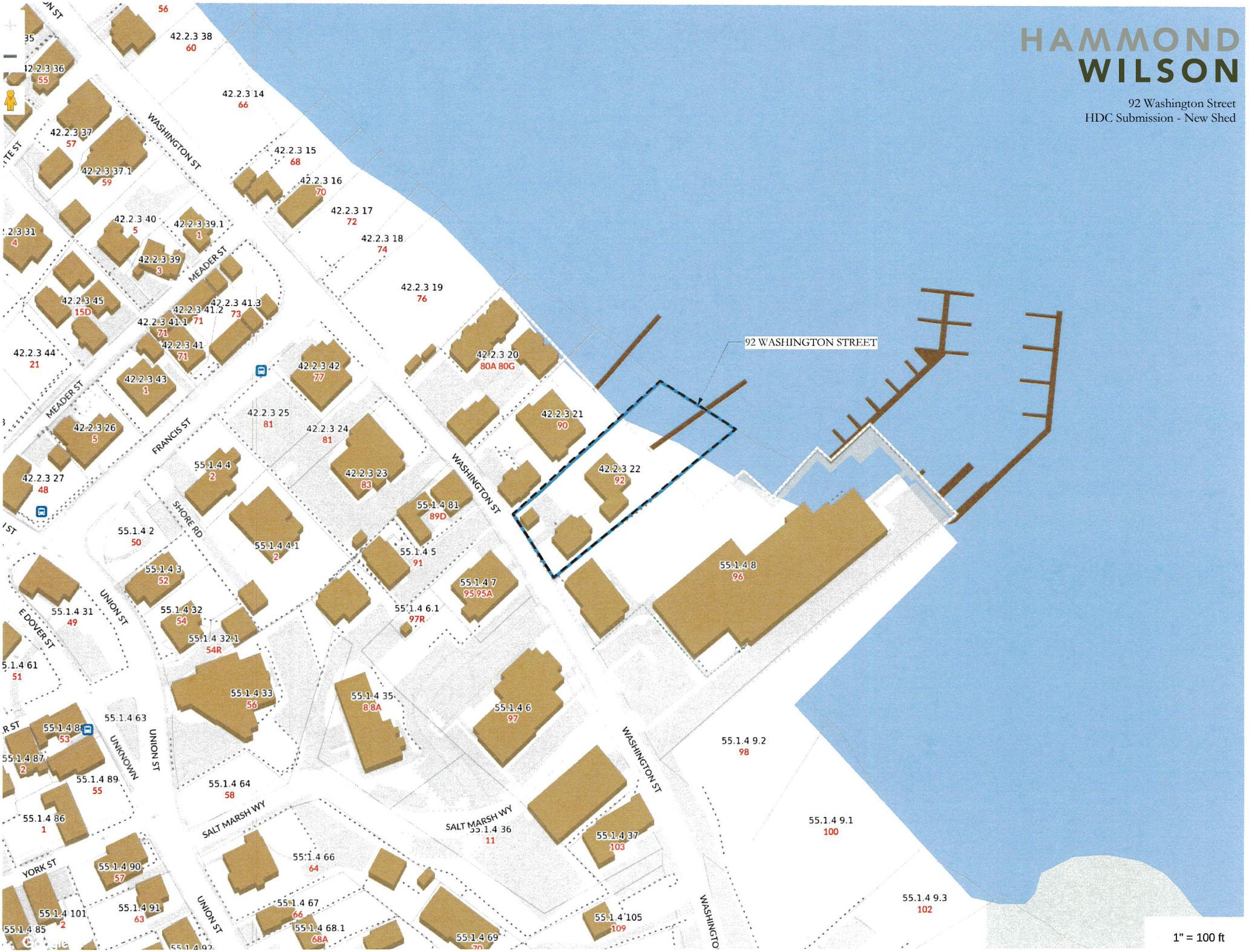
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
LEO C. ASADOORIAN
NO. 33930
REGISTERED PROFESSIONAL LAND SURVEYOR
4/7/22

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

©Blackwell & Associates Inc.

B-9026


HAMMOND
WILSON
92 Washington Street
HDC Submission - New Shed
92 WASHINGTON STREET
WASHINGTON ST
MEADER ST
FRANCIS ST
SHORE RD
UNION ST
E DOVER ST
UNKNOWN
SALT MARSH WY
YORK ST
42.2.3 38 60
42.2.3 36 55
42.2.3 14 66
42.2.3 37 57
42.2.3 37.1 59
42.2.3 15 68
42.2.3 16 70
42.2.3 17 72
42.2.3 40 5
42.2.3 39.1 1
42.2.3 18 74
42.2.3 39 3
42.2.3 19 76
42.2.3 45 15D
42.2.3 41.3 73
42.2.3 41.2 71
42.2.3 41.1 71
42.2.3 41 71
42.2.3 44 21
42.2.3 42 77
42.2.3 20 80A 80G
42.2.3 43 1
42.2.3 25 81
42.2.3 21 90
42.2.3 26 5
42.2.3 24 81
55.1.4 4 2
42.2.3 23 83
42.2.3 22 92
42.2.3 27 48
55.1.4 81 89D
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55.1.4 41 2
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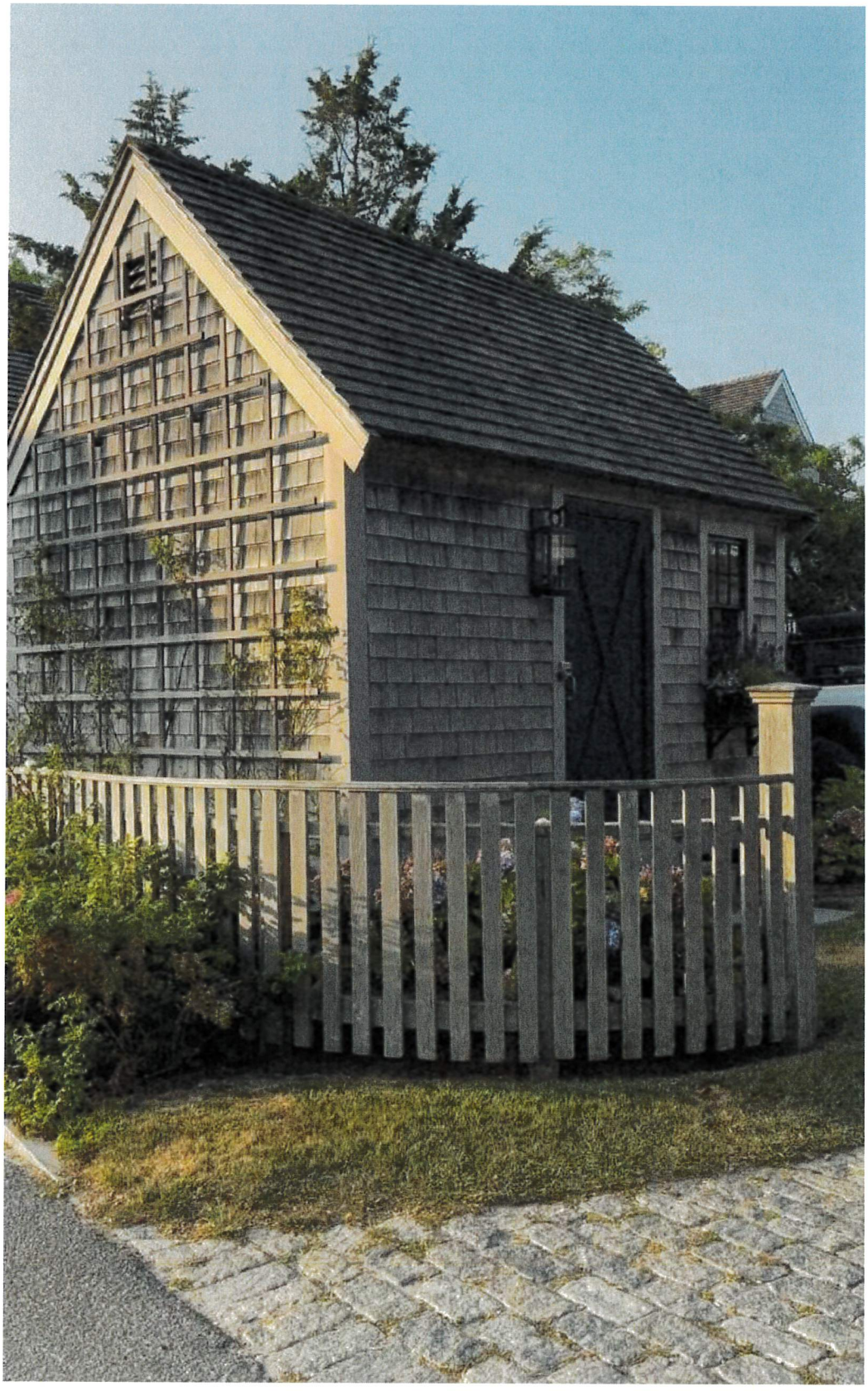
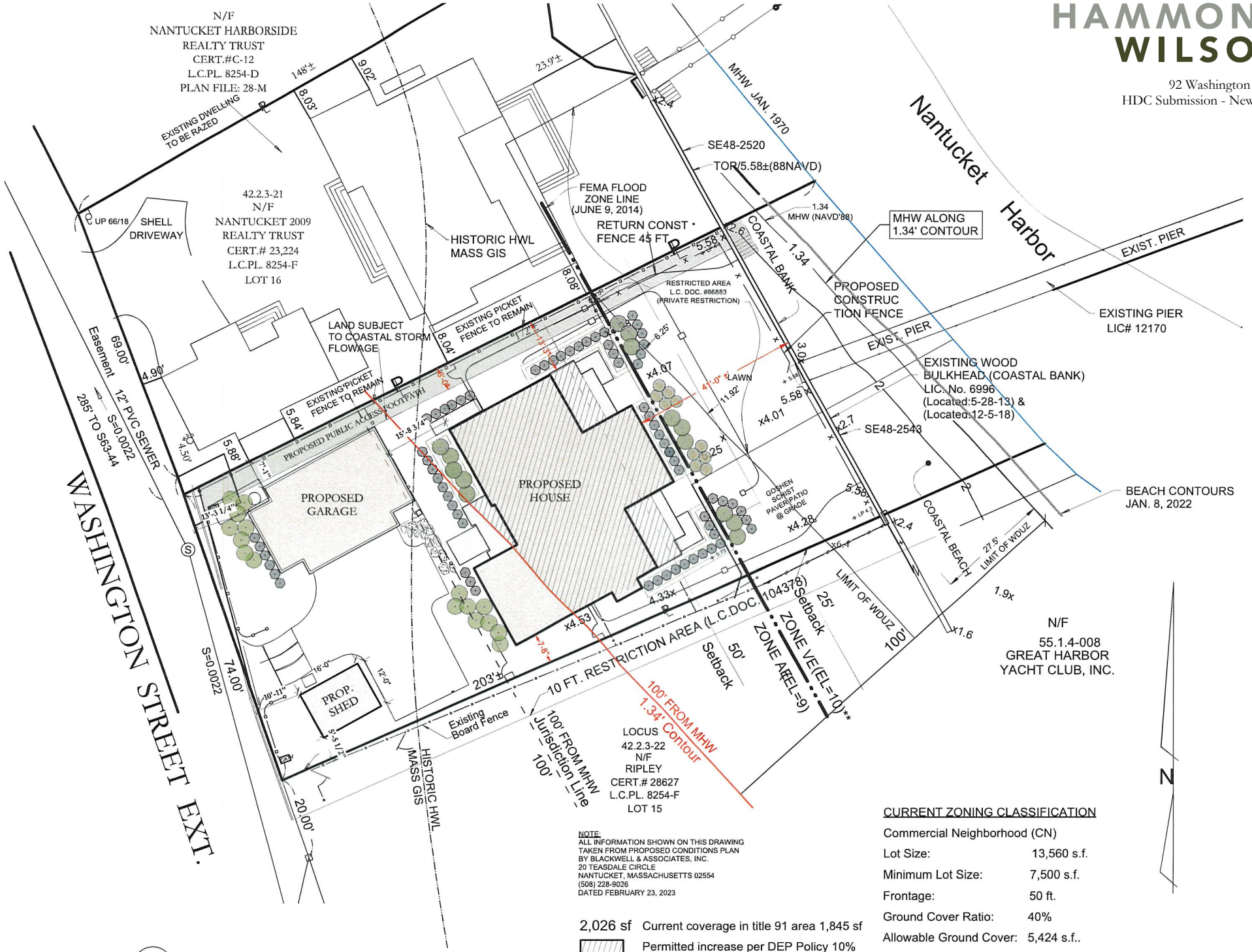
55.1.4 3 52
55.1.4 7 95 95A
55.1.4 8 96
55.1.4 31 49
55.1.4 32 54
55.1.4 6.1 97R
55.1.4 32.1 54R
55.1.4 61 51
55.1.4 33 56
55.1.4 35 8 8A
55.1.4 6 97
55.1.4 63
55.1.4 88 53
55.1.4 87 2
55.1.4 89 55
55.1.4 64 58
55.1.4 9.2 98
55.1.4 86 1
55.1.4 36 11
55.1.4 37 103
55.1.4 9.1 100
55.1.4 66 64
55.1.4 90 57
55.1.4 91 63
55.1.4 67 66
55.1.4 68.1 68A
55.1.4 101 2
55.1.4 85
55.1.4 69 70
55.1.4 105 109
55.1.4 9.3 102
1" = 100 ft



EXISTING SHED

HAMMOND WILSON

92 Washington Street
HDC Submission - New Shed



1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

NOTE:
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20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

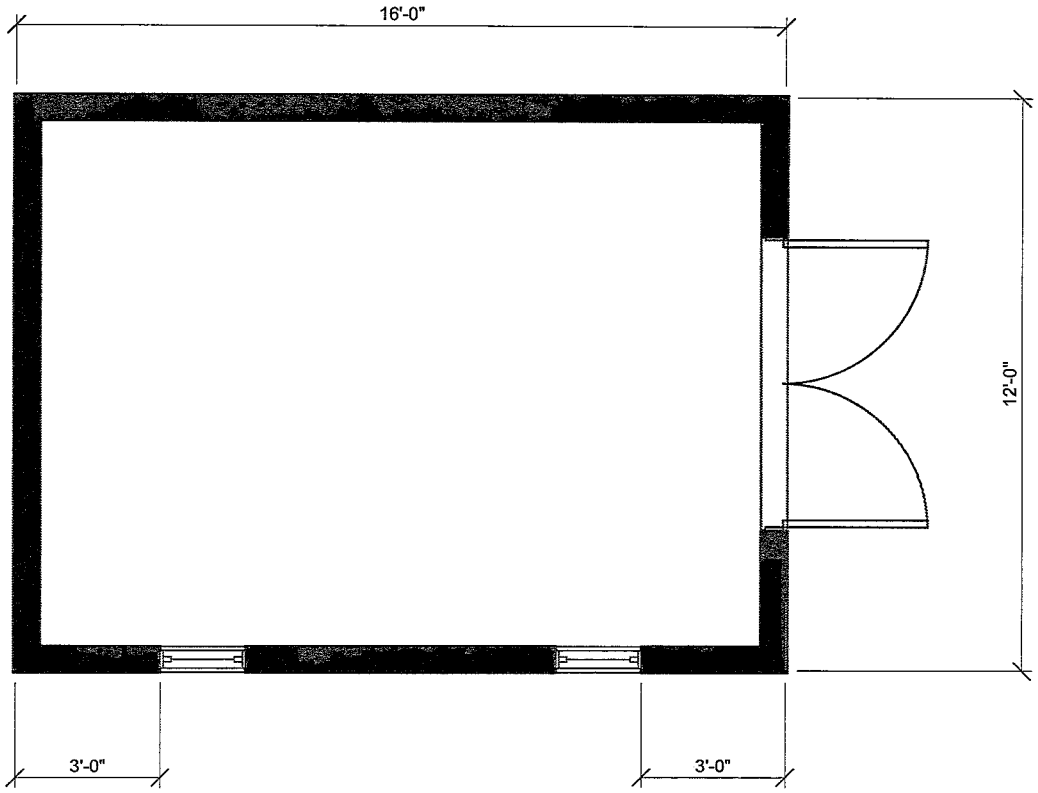
2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)	
Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.

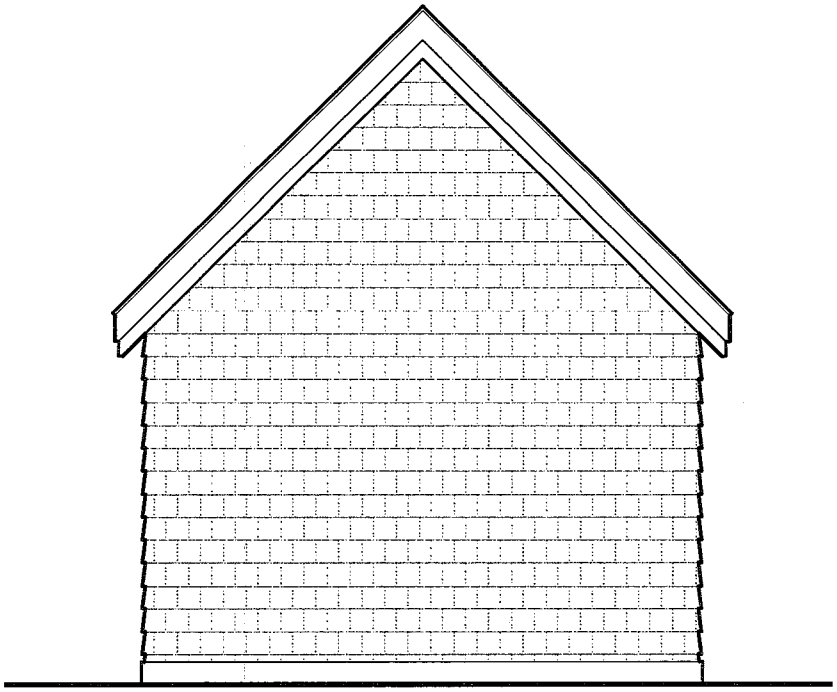
HAMMOND
WILSON

92 Washington Street
HDC Submission - New Shed



1
A1.1

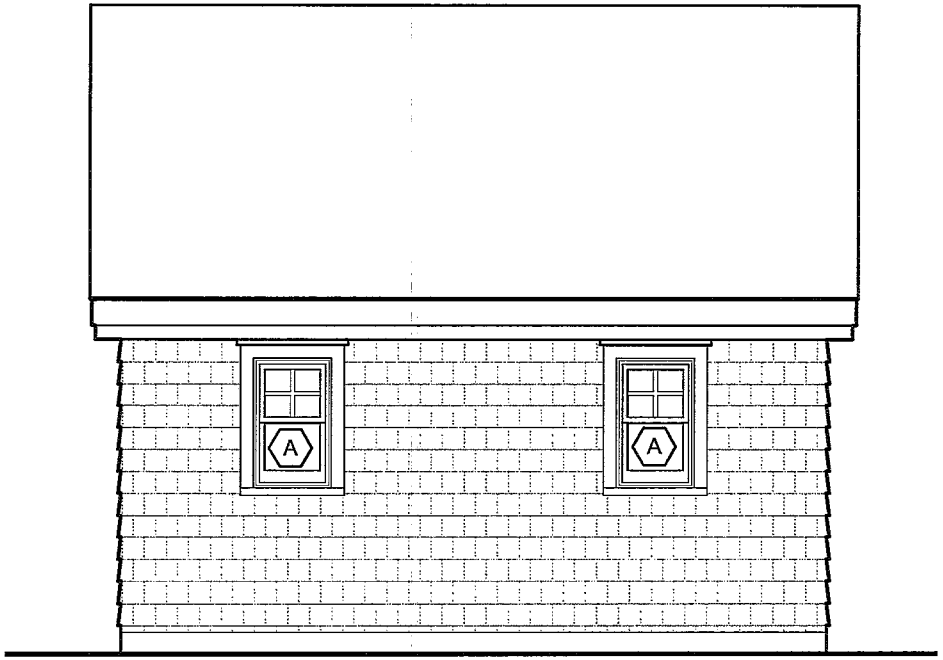
Schematic Shed Plan
Scale: 1/4" = 1'-0"



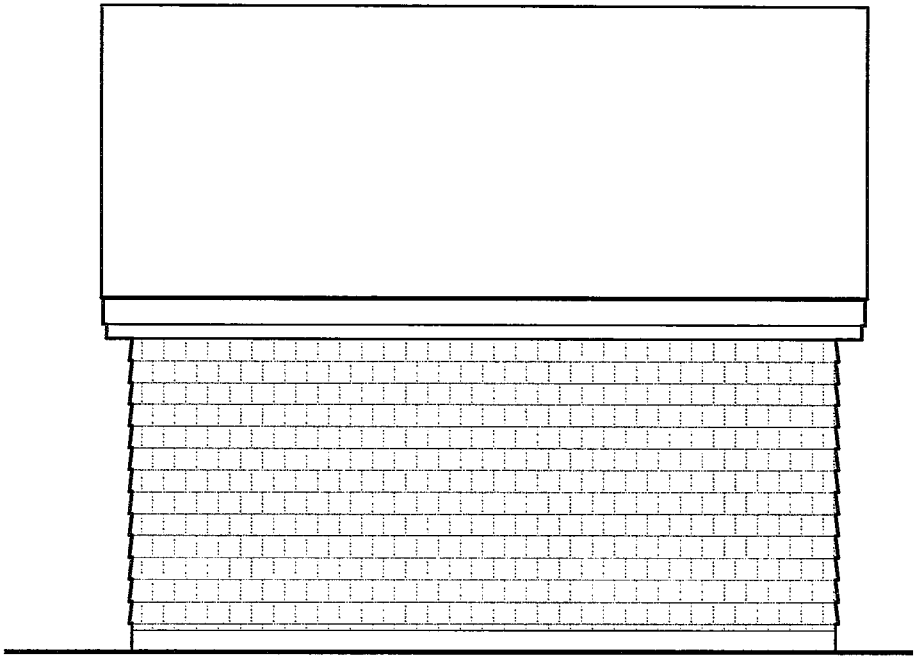
2 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



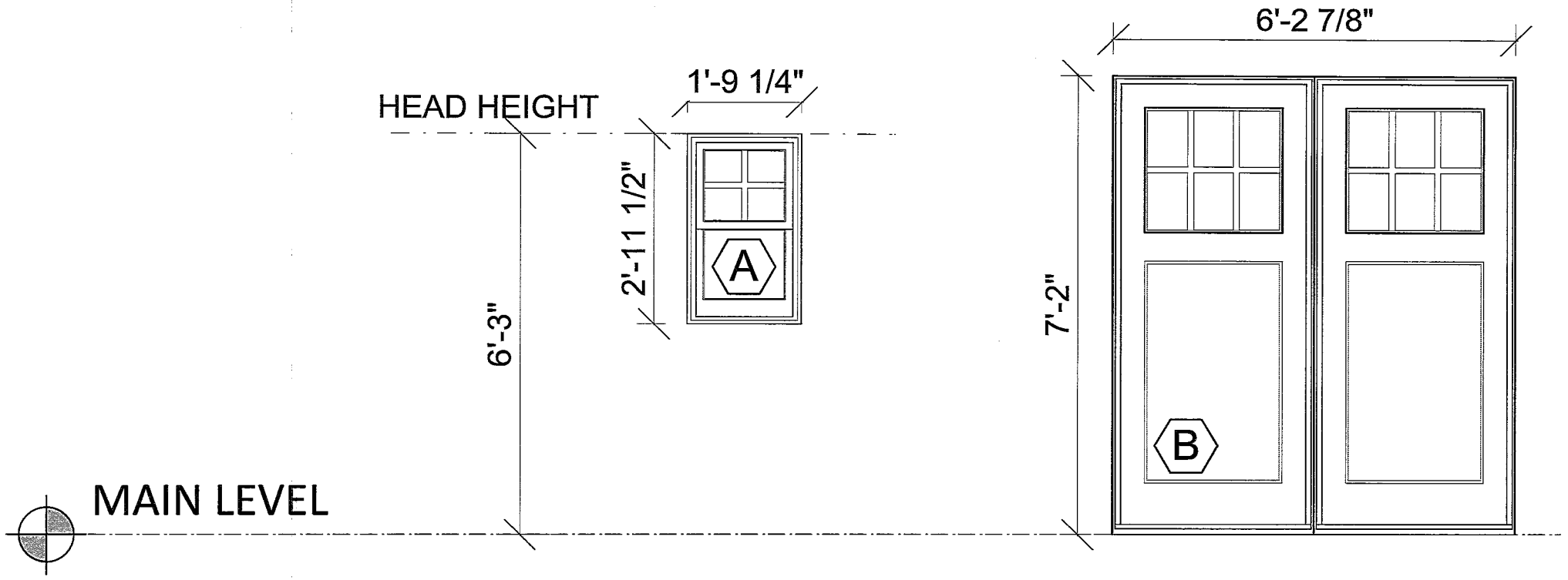
3 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



4 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



5 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



6 / A1.1 Window and Door Schedule
Scale: 1/2" = 1'-0"

WINDOW/DOOR SCHEDULE: RIPLEY RESIDENCE SHED (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	DOUBLE HUNG G2	UDHG2 1614	1'-9 1/4" (w) x 2'-11 1/2" (h)	3w2h	
B	DOUBLE INSWING DOOR	UIFD3080	6'-2 7/16" x 7'-2 1/2"	3w2h	

NOTES:

1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2015 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.

* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

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92 Washington Street
HDC Submission - New Shed



1
SD8.0
Street Level Rendering
Scale:

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92 Washington Street
HDC Submission - New Shed



2
SD8.0

Street Context Rendering
Scale:

THE RIPLEY RESIDENCE

92 Washington Street Nantucket, Massachusetts

Project # 23-11

HISTORIC DISTRICT COMMISSION SUBMISSION - NEW SHED

NOT FOR CONSTRUCTION

April 8, 2024



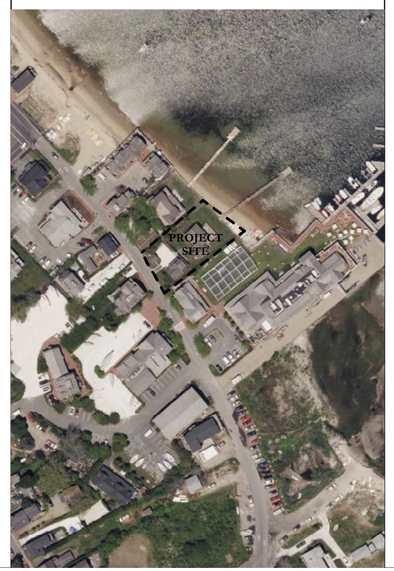
SYMBOLS

- CONCRETE MASONRY UNIT
- CONCRETE
- GRAVEL, WASHED STONE
- EARTH
- PLYWOOD
- ROUGH LUMBER
- FINISH LUMBER
- STONE
- GYPSUM WALLBOARD
- RIGID INSULATION
- BATT INSULATION
- STEEL
- BRICK
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR ELEVATION
- DOOR SYMBOL
- WINDOW TYPES

ABBREVIATIONS

ACCES.	ACCESSORY
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BLDG.	BUILDING
B.O.F.	BOTTOM OF FOOTING
CLG.	CEILING
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
DN	DOWN
DWG	DRAWING
EL. ELEV.	ELEVATION
EX. EXIST.	EXISTING
FIN	FINISH
FL. FLR.	FLOOR
GWB	GYPSUM WALLBOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
INSUL.	INSULATION
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
PL. LAM.	PLASTIC LAMINATE
POLY	POLYETHYLENE
PTD. PT.	PAINTED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REF.	REFERENCE
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S/S	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
T&G	TONGUE AND GROOVE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
WP	WATERPROOF
W.W.F.	WOVEN WIRE FABRIC

VICINITY MAP



PROJECT INFO.

OWNERS:
Mr. Thomas Ripley
Ms. Alexandra Ripley

LOT LOCATION:
92 Washington Street
Nantucket, MA 02554
Locus 42.2.3-22
N/F Ripley
Cert.# 28627
L.C.PL. 8254-F
Lot 15

PROJECT DESCRIPTION:
Construct a new two story wood frame dwelling on raised piling foundation, detached garage, and shed.

SITE INFORMATION:
ZONING: Commercial Neighborhood (CN)
Lot Size: 13,560 S.F.
Max. Ground Cover: 40%
Front Setback: 10'
Side Setback: 5'
Rear Setback: 10'
NOTE: Former RC Zoning District which required 0' front setback when shed was constructed.

CONSULTANTS

ARCHITECT
HAMMOND WILSON ARCHITECTS, P.C.
430 Fourth Street
Annapolis, MD 21403
(410) 267-6041
hwa@hammondwilson.com

CIVIL ENGINEER
Blackwell & Associates, Inc.
20 Teasdale Circle
Nantucket, MA 02554
(508) 228-9026

DRAWING LIST

CS Cover Sheet

ARCHITECTURAL

ESP1.1 Existing Site Plan
EC1.0 Existing Images
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Shed Drawings

A8.0 Schematic Renderings

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

SEAL

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Artful.
Architecture.

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Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

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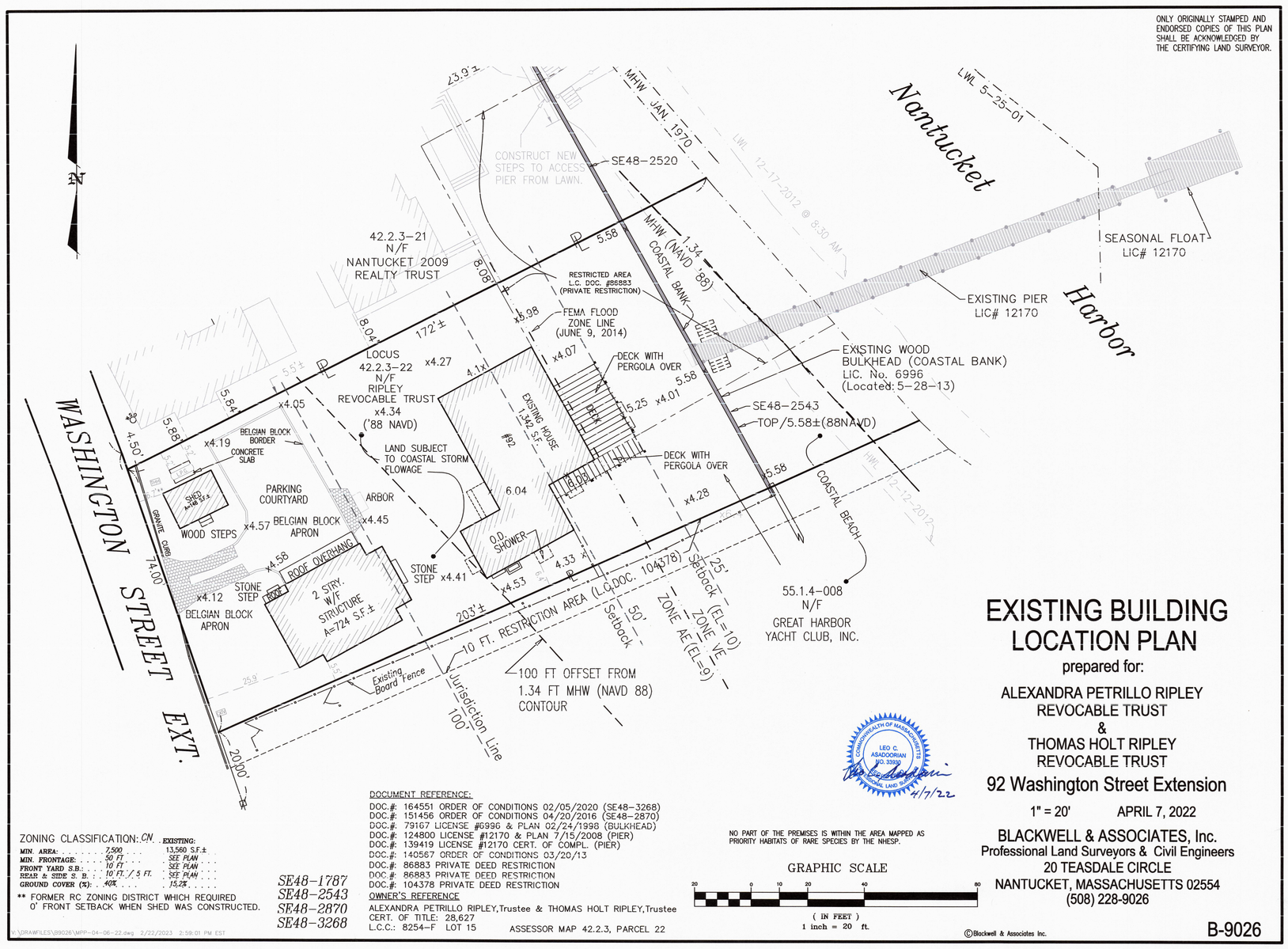

ZONING CLASSIFICATION: CN

		EXISTING:
MIN. AREA:	7,500	13,560 S.F.±
MIN. FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD S.B.:	10 FT.	SEE PLAN
REAR & SIDE S. B.	10 FT. / 5 FT.	SEE PLAN
GROUND COVER (%):	40%	15.2%

** FORMER RC ZONING DISTRICT WHICH REQUIRED 0' FRONT SETBACK WHEN SHED WAS CONSTRUCTED.

SE48-1787
SE48-2543
SE48-2870
SE48-3268

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DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE
ALEXANDRA PETRILLO RIPLEY, Trustee & THOMAS HOLT RIPLEY, Trustee
CERT. OF TITLE: 28,627
L.C.C.: 8254-F LOT 15 ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
LEO C. ABADOORIAN
NO. 33553
REGISTERED PROFESSIONAL LAND SURVEYOR
4/7/22

EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

B-9026

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C:\DRAWFILES\B9026\MPP-04-06-22.dwg, 2/22/2023 2:59:01 PM EST

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20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

SEAL

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Artful.
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430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

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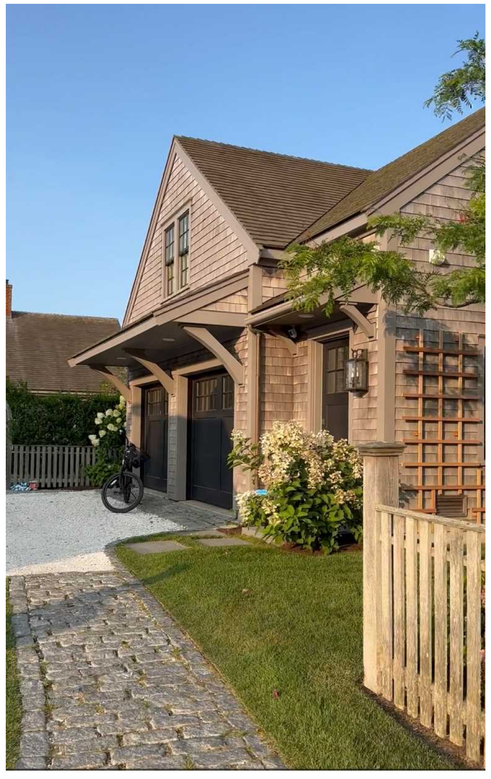
ISSUE DATE	4.8.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

ESP1.1



EXISTING SHED



EXISTING GARAGE



EXISTING HOUSE (waterfront side)



EXISTING HOUSE (from water)

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

SEAL

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Artful.
Architecture.

430 Fourth Street
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RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Existing Images

EC1.0

Town and County of Nantucket, MA

April 5, 2024



Property Information

Property ID 9410

Location 92 WASHINGTON ST

Owner RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

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 02/08/2024
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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ISSUE DATE	4.8.2024
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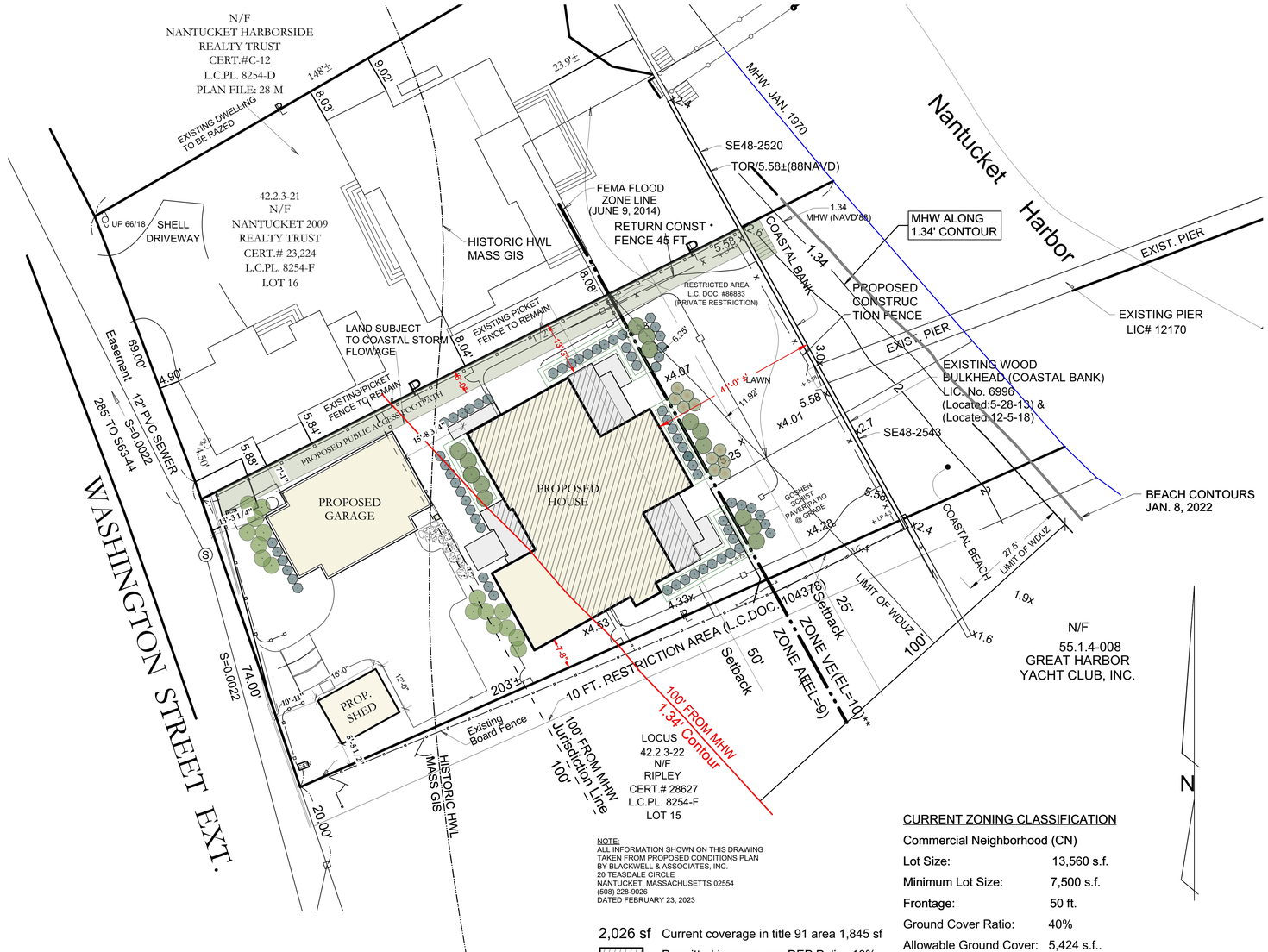
PROJECT NO.	23-13

Locus Map

SP1.0



1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

NOTE:
ALL INFORMATION SHOWN ON THIS DRAWING TAKEN FROM PROPOSED CONDITIONS PLAN BY BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.

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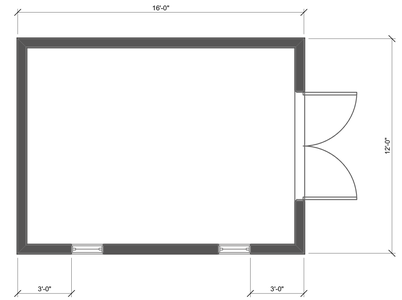
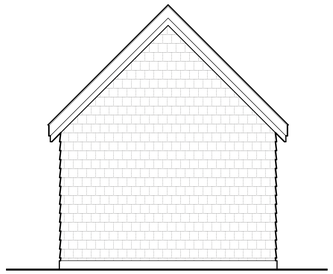
ISSUE DATE	4.8.2024
SCALE	1" = 15'
PROJECT NO.	23-13

Proposed Architectural Site Plan

SP1.1



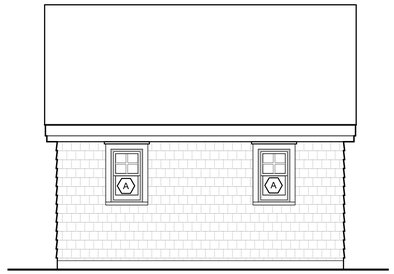
1 / A1.1 Schematic Shed Plan
Scale: 1/4" = 1'-0"



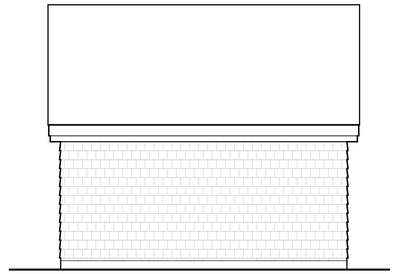
2 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



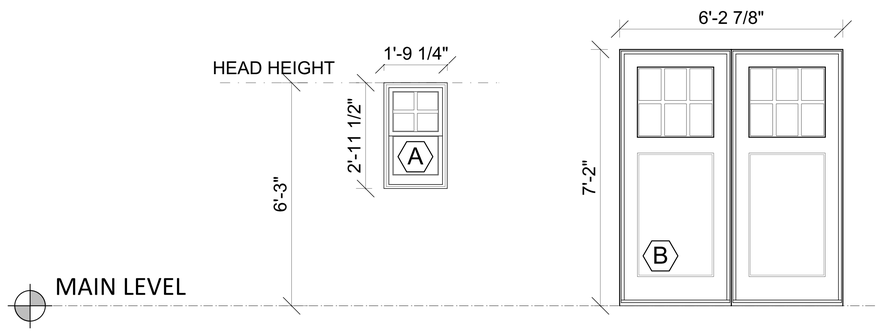
3 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



4 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



5 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



6 / A1.1 Window and Door Schedule
Scale: 1/2" = 1'-0"

WINDOW/DOOR SCHEDULE: RIPLEY RESIDENCE SHED (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	DOUBLE HUNG G2	UDHG2 1614	1'-9 1/4" (w) x 2'-11 1/2" (h)	3w2h	
B	DOUBLE INSWING DOOR	UIFD3080	6'-2 7/16" x 7'-2 1/2"	3w2h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2015 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.
* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Shed Drawings

A1.0



1 SD8.0 Street Level Rendering
Scale:



2 SD8.0 Street Context Rendering
Scale:

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Schematic Renderings

A8.0

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°: 4223 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington St.

Owner of record: Alexandra Ripley and Thomas Ripley

Mailing Address: 29 Islands Drive
Key Largo, FL. 33037

Contact Phone #: 410-703-6607 E-mail: rip86542@gmail.com

AGENT INFORMATION (if applicable)

Name: Marshall Harris

Mailing Address: 430 Fourth St.
Annapolis, MD 21403

Contact Phone #: 410-267-6041 E-mail: mharris@hammondwilson.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'-11" Sq. Footage 1st floor: 1770 Decks/Patio: Size: 876 sq. ft. ☒ 1st floor ☐ 2nd floor
Width: 54'-1" Sq. footage 2nd floor: 1722 Size: 152 sq. ft. ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North .73' South .7' East .6' West .9'

Height of ridge above final finish grade: North 33'-6" South 33'-6" East 33'-6" West 33'-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 54" ☐ Block ☐ Block Parged ☒ Brick (type) Natural Brick ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 8 /12+2 6/12 Secondary Mass 9 /12 2 7/12 Dormer 8 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): Copper - 3" Diameter

Sidewall: ☒ White cedar shingles 5" Exposure ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4x8+4" Rake 5/4x8 Soffit (Overhang) 1'-3" Corner boards N/A Frieze 5/4x6 or 5/4x4
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round N/A Square 12"

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

Doors* (type and material): ☒ TDL ☒ SDL Front 6 Panel wood w/Side Lites Rear 15+12 Lite (3w/5H+4H) Clad WD - Varies Side 15 Lite (3w/5H) Clad WD

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural
Trim White
Deck Natural
Clapboard (if applicable) _____
Sash White
Foundation Brick/Quaker Gray Lattice
Roof GAF - "Weathered Wood"
Doors White/Essex Green (Front door only)
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 4.24.2024 Signature of owner of record _____ (AGENT) 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 2024

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 (3 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 (3 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.
M.R.H. (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HAMMOND
WILSON

HDC Administrator
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 92 Washington Street (Map 4223, Parcel 22) Certificates of Appropriateness – New Building Applications

To Whom It May Concern,

I hereby authorize Hammond Wilson Architects (Leo Wilson, Sandie Martino, and Marshall Harris) to provide signature and representation as the "Agent" on the HDC applications to your office for proposed work by the Owner at the location referenced above.

Sincerely,

Thomas H. Ripley

430 Fourth Street
Annapolis, MD 21403
410 267 6041
hammondwilson.com

HISTORIC DISTRICT COMMISSION

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

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Chair

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Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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Jesse Dutra

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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 Marshall R. Harris

AS AGENT FOR Thomas H. Ripley

STREET ADDRESS 92 Washington Street

MAP/PARCEL 4223 / 22

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON April 8, 2024

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.

Marshall R. Harris — April 8, 2024

Signature — Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

MAILING ADDRESS..... 29 ISLANDS DRIVE, KEY LARGO, FL 33037

PROPERTY LOCATION..... 92 WASHINGTON ST

ASSESSORS MAP/PARCEL..... 4223/22

SUBMITTED BY:..... MARSHALL HARRIS

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: 2024.04.04 09:12:33 -04'00'

APRIL 4, 2024
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
4223	21		BOARDWALK ACK LLC	C/O BESSIE CONNELLY	7 S MARINA DR	KEY LARGO	FL	33037	90 WASHINGTON ST
5514	7	1	DREXLER BLACKE S		253 OENOKE RIDGE	NEW CANANN	CT	O6840	95 WASHINGTON ST
5514	8		GREAT HARBOR YACHT CLUB INC		96 WASHINGTON STREET	NANTUCKET	MA	O2554	96 WASHINGTON ST
Count:	**3**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 92 Washington Street

Tax Map Number: 4223 Parcel Number: 22

Owner of Record: Thomas Holt Ripley and Alexandra Petrillo Ripley

Description of Proposal:

Demolish existing single family dwelling and replace with new single family dwelling to be in code compliance with FEMA and Massachusetts State Building Code flood requirements.

Anticipated HDC Submission Date: 4/08/2024

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.

7018 0680 0001 1510 1164

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

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- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.68
$
Total Postage and Fees $8.73
$

Postmark Here
04/05/2024

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

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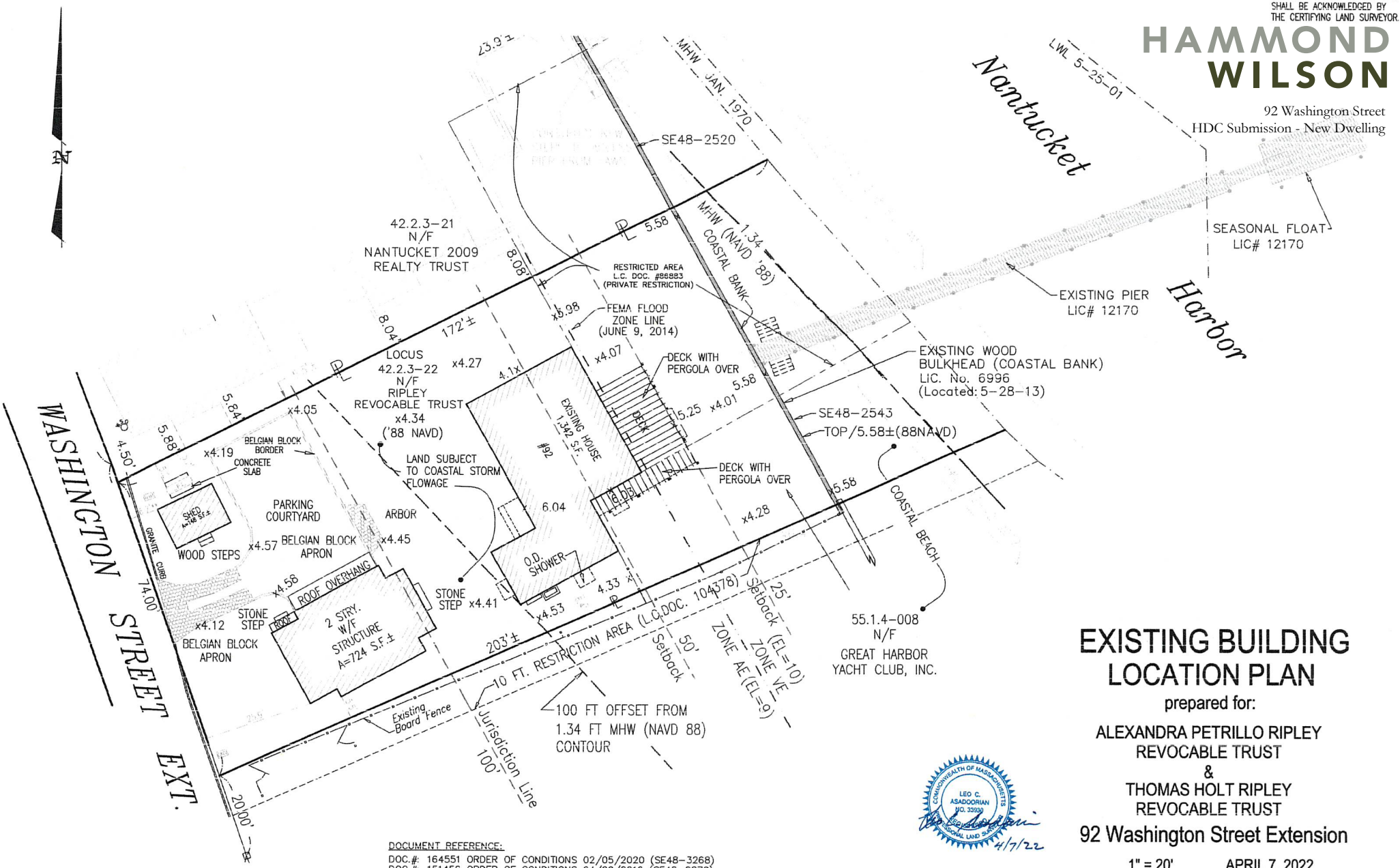
HAMMOND WILSON

92 Washington Street
HDC Submission - New Dwelling



EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

COMMONWEALTH OF MASSACHUSETTS
LEO C. ASADOORIAN
NO. 33930
PROFESSIONAL LAND SURVEYOR
4/7/22

ZONING CLASSIFICATION: CN

		EXISTING:
MIN. AREA:	7,500	13,560 S.F.±
MIN. FRONTAGE:	50 FT	SEE PLAN
FRONT YARD S.B.:	10 FT	SEE PLAN
REAR & SIDE S. B.	10 FT. / 5 FT.	SEE PLAN
GROUND COVER (%):	40%	15.2%

'* FORMER RC ZONING DISTRICT WHICH REQUIRED 0' FRONT SETBACK WHEN SHED WAS CONSTRUCTED.

SE48-1787
SE48-2543
SE48-2870
SE48-3268

DOCUMENT REFERENCE:

DOC.#: 164551 ORDER OF CONDITIONS 02/05/2020 (SE48-3268)
DOC.#: 151456 ORDER OF CONDITIONS 04/20/2016 (SE48-2870)
DOC.#: 79167 LICENSE #6996 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE

ALEXANDRA PETRILLO RIPLEY, Trustee & THOMAS HOLT RIPLEY, Trustee
CERT. OF TITLE: 28,627
L.C.C.: 8254-F LOT 15

ASSESSOR MAP 42.2.3, PARCEL 22

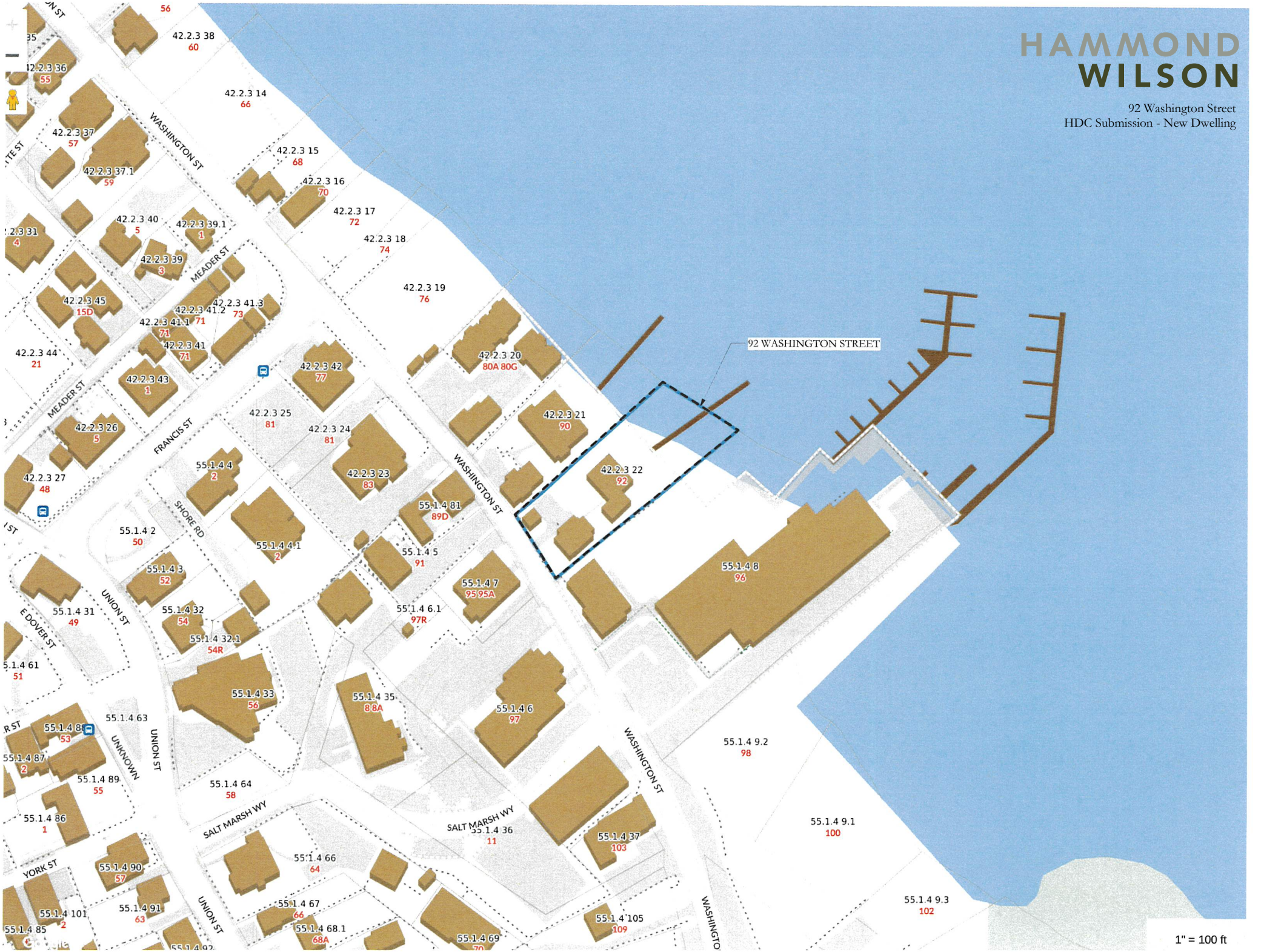
NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE

20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

©Blackwell & Associates Inc.

B-9026

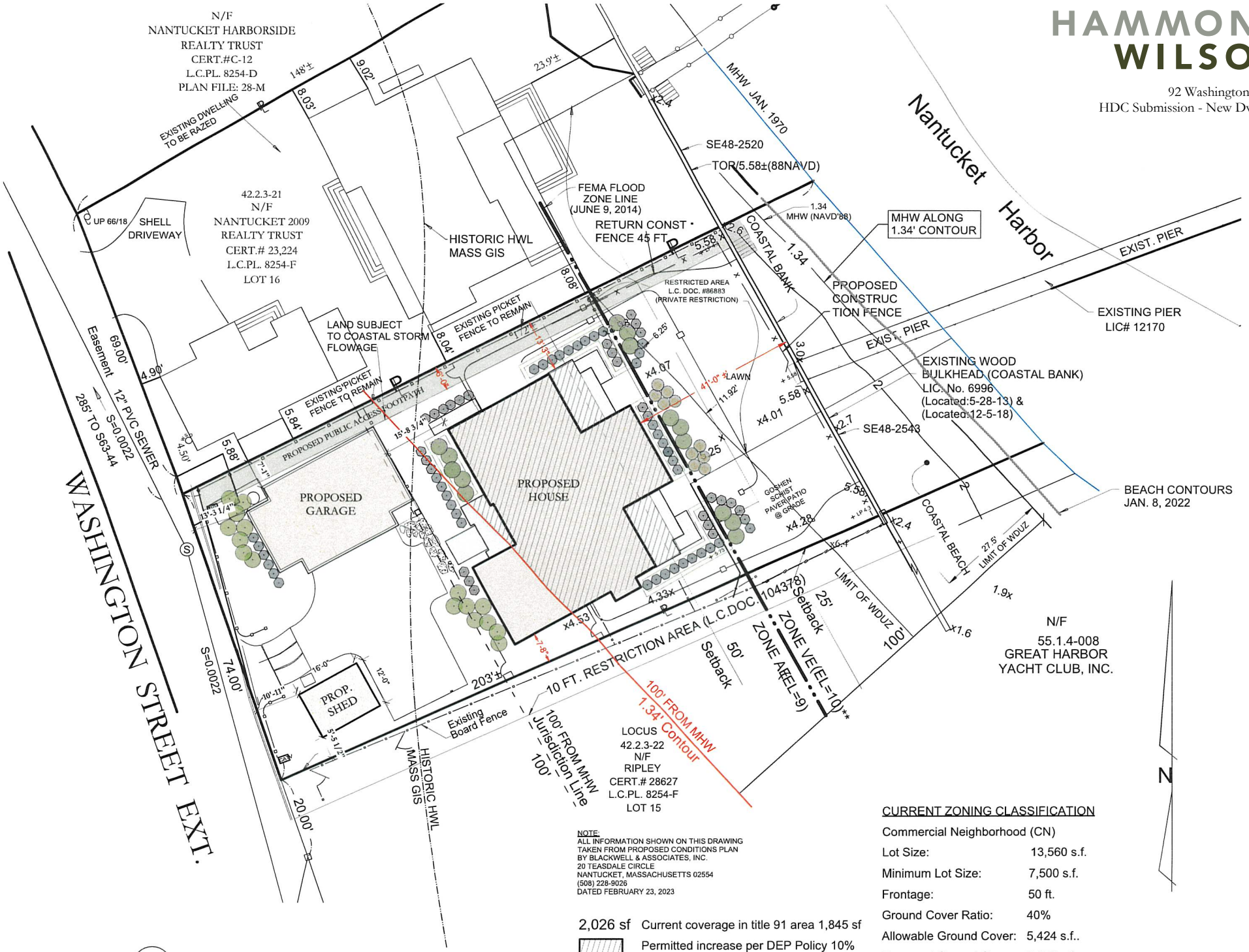

HAMMOND
WILSON
92 Washington Street
HDC Submission - New Dwelling
92 WASHINGTON STREET
WASHINGTON ST
MEADER ST
FRANCIS ST
SHORE RD
UNION ST
E DOVER ST
SALT MARSH WY
YORK ST
UNKNOWN
42.2.3 38 60
42.2.3 36 55
42.2.3 14 66
42.2.3 37 57
42.2.3 37.1 59
42.2.3 15 68
42.2.3 16 70
42.2.3 17 72
42.2.3 18 74
42.2.3 19 76
42.2.3 40 5
42.2.3 39.1 1
42.2.3 39 3
42.2.3 45 15D
42.2.3 41.3 73
42.2.3 41.2 71
42.2.3 41.1 71
42.2.3 41 71
42.2.3 44 21
42.2.3 43 1
42.2.3 42 77
42.2.3 20 80A 80G
42.2.3 21 90
42.2.3 22 92
42.2.3 25 81
42.2.3 24 81
42.2.3 26 5
42.2.3 23 83
42.2.3 27 48
55.1.4 4 2
55.1.4 81 89D
55.1.4 2 50
55.1.4 4.1 2
55.1.4 5 91
55.1.4 3 52
55.1.4 7 95 95A
55.1.4 8 96
55.1.4 31 49
55.1.4 32 54
55.1.4 6.1 97R
55.1.4 32.1 54R
55.1.4 61 51
55.1.4 33 56
55.1.4 35 8 8A
55.1.4 6 97
55.1.4 63
55.1.4 88 53
55.1.4 87 2
55.1.4 89 55
55.1.4 64 58
55.1.4 86 1
55.1.4 36 11
55.1.4 37 103
55.1.4 9.2 98
55.1.4 9.1 100
55.1.4 66 64
55.1.4 90 57
55.1.4 91 63
55.1.4 67 66
55.1.4 68.1 68A
55.1.4 101 2
55.1.4 85
55.1.4 69 70
55.1.4 105 109
55.1.4 9.3 102
1" = 100 ft



EXISTING HOUSE (waterfront side)

HAMMOND WILSON

92 Washington Street
HDC Submission - New Dwelling



1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

NOTE:
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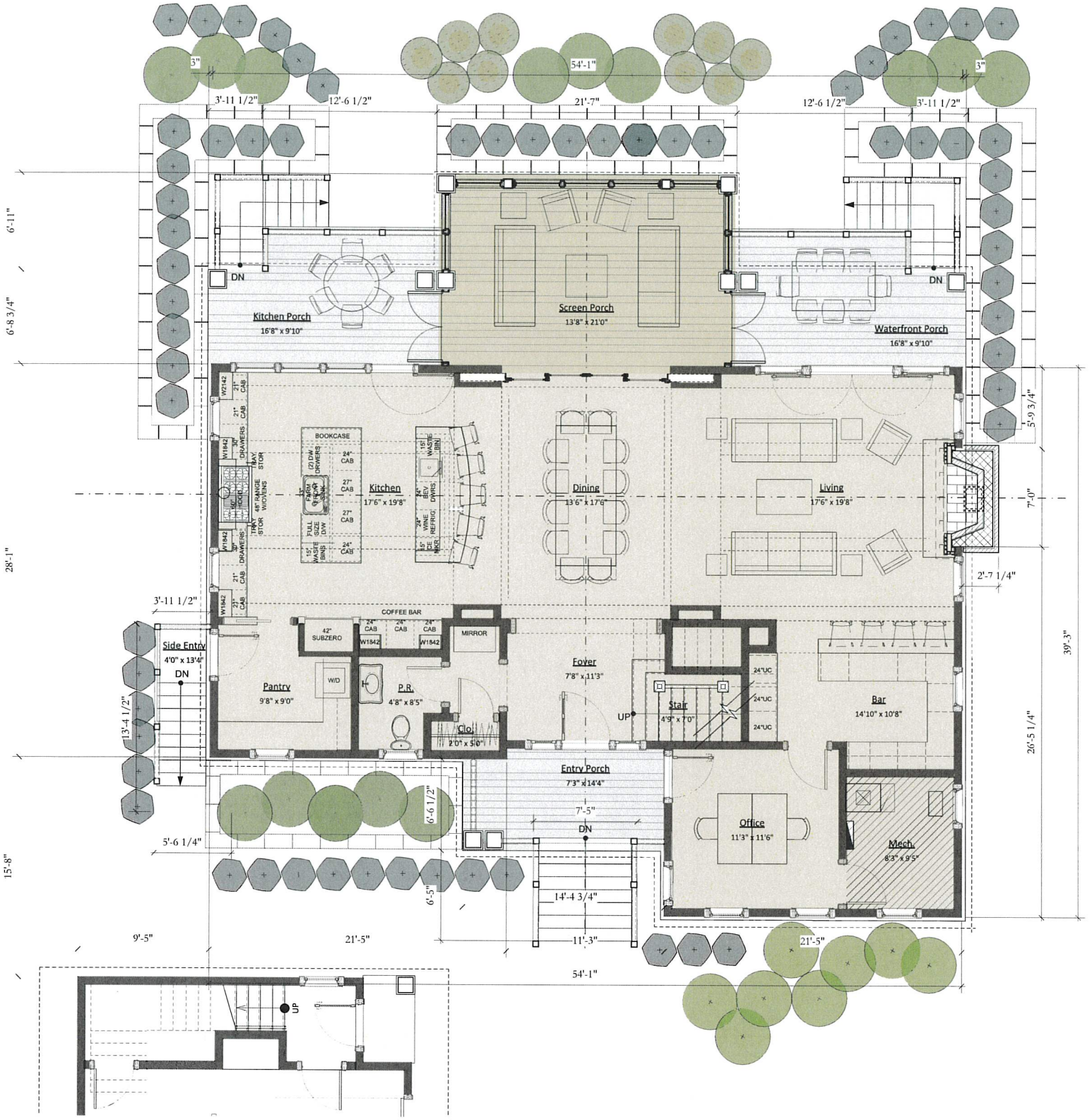
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

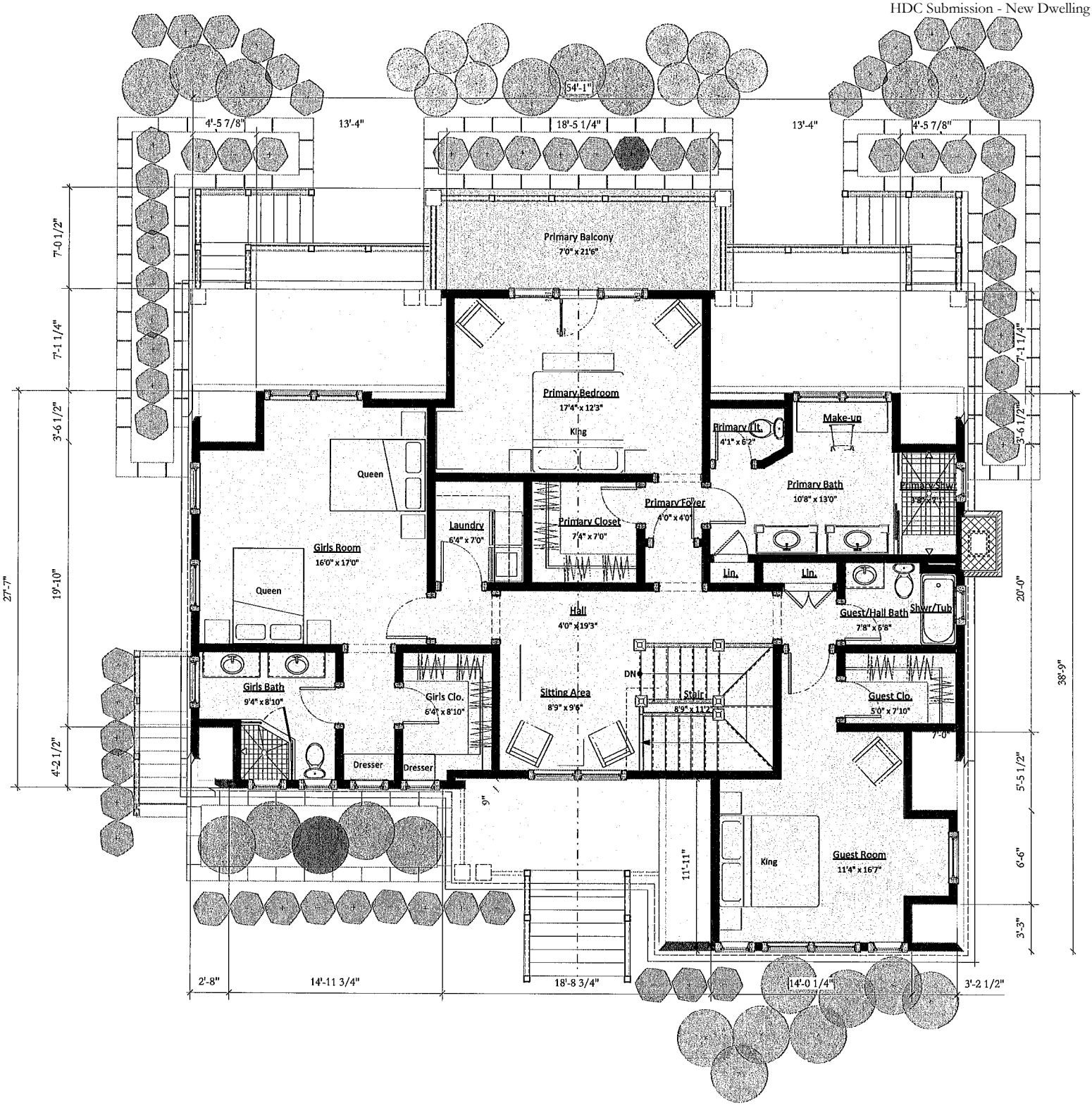
CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.



1 / A1.1 Main Level Plan
Scale: 1/4" = 1'-0"



1 / A1.2 Upper Level Plan
Scale: 1/4" = 1'-0"

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92 Washington Street
HDC Submission - New Dwelling



1 / A2.0 Waterfront Elevation
Scale: 1/4" = 1'-0"

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92 Washington Street
HDC Submission - New Dwelling



2 / A2.0 Side Elevation
Scale: 1/4" = 1'-0"

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HDC Submission - New Dwelling



1 / A2.1 Drive Elevation
Scale: 1/4" = 1'-0"

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HDC Submission - New Dwelling



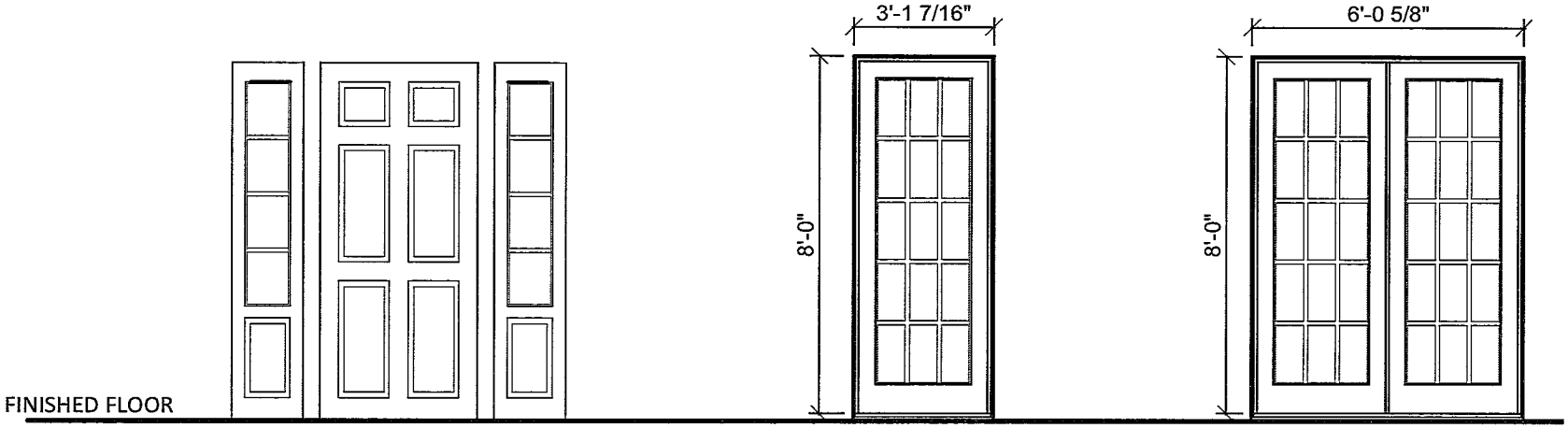
2 / A2.1 Drive Elevation
Scale: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE (23-13)

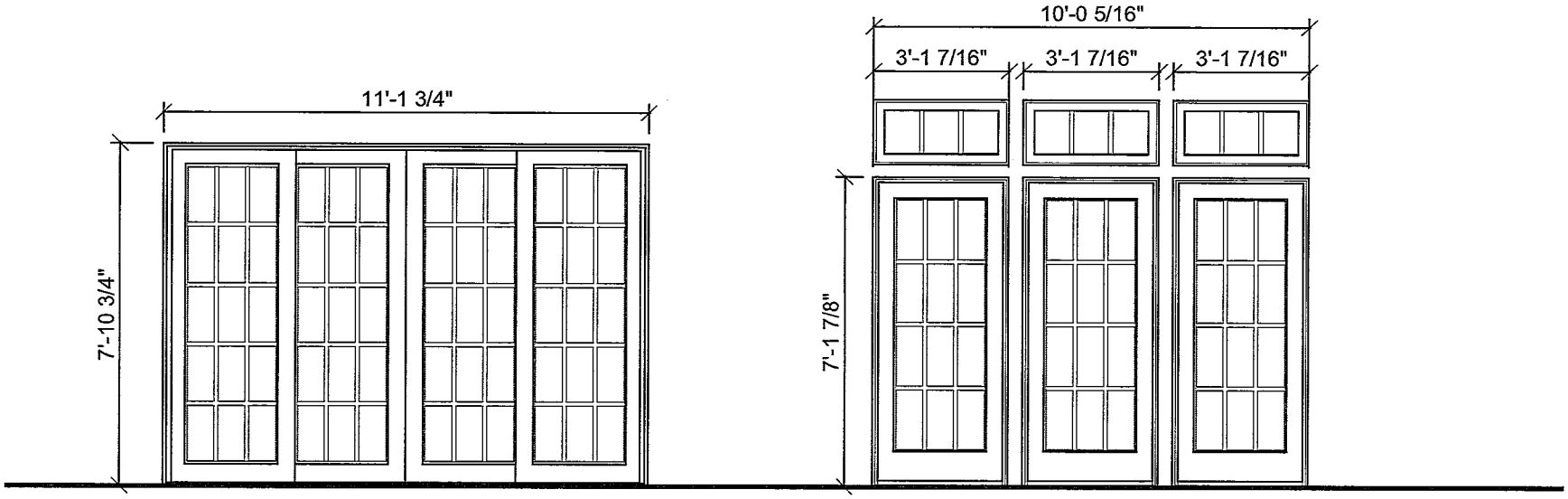
MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	CUSTOM ENTRY DOOR	-	-	1w4h	
B	CLAD FRENCH DOOR	UIFD3080	3'-1 7/16" x 7'-11 1/2"	3w5h	
C	CLAD FRENCH DOOR	UIFD6080	6'-0 5/8" x 7'-11 1/2"	1w1h	
D	CLAD SLIDING DOOR XOOX	UMSDPKT12080	11'-1 3/4" x 7'-11 1/2"	1w1h	
E	CLAD FRENCH DOOR XOX	UIFD10670	10'-5 13/16" x 7'-2"	1w1h	

NOTES:

1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.



1 / A7.0 Exterior Door Elevations
Scale: 1/4" = 1'-0"



D

SLIDER DOOR

E

3-PANEL INSWING
FRENCH DOOR

WINDOW SCHEDULE: RIPLEY RESIDENCE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	DOUBLE HUNG G2	UDHG2 3026	2'-11 1/4" (w) x 4'-11 1/2" (h)	3w2h	
B*	DOUBLE HUNG G2	UDHG2 3036	2'-11 1/4" (w) x 6'-7 1/2" (h)	3w3h	
C	CASEMENT	UCA2432	2'-0" (w) x 2'-7 1/8" (h)	2w2h	
D*	DOUBLE HUNG G2	UDHG2 3028	2'-11 1/4" (w) x 5'-3 1/2" (h)	3w2h	
E	DOUBLE HUNG G2	UDHG2 2026	2'-1 1/4" (w) x 4'-11 1/2" (h)	2w2h	
F	TRANSOM	UIFDTR3016	3'-1 7/16" (w) x 1'-6" (h)	3w1h	

NOTES:

1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2018 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.

* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

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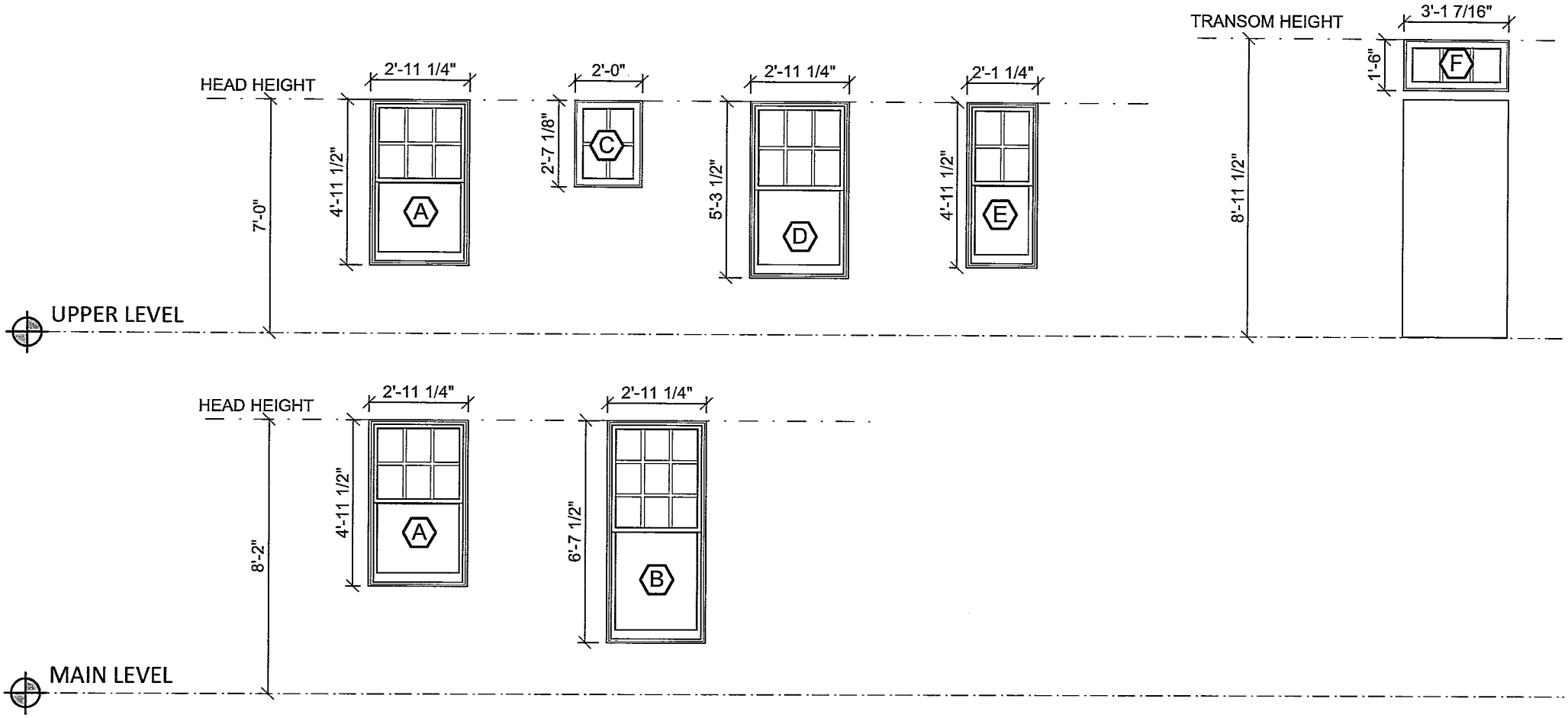
92 Washington Street
HDC Submission - New Dwelling



2 / A7.0 **Window Elevations**
Scale: 1/4" = 1'-0"

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92 Washington Street
HDC Submission - New Dwelling



1
SD8.0

Street Level Rendering
Scale:



2
SD8.0

Street Context Rendering
Scale:

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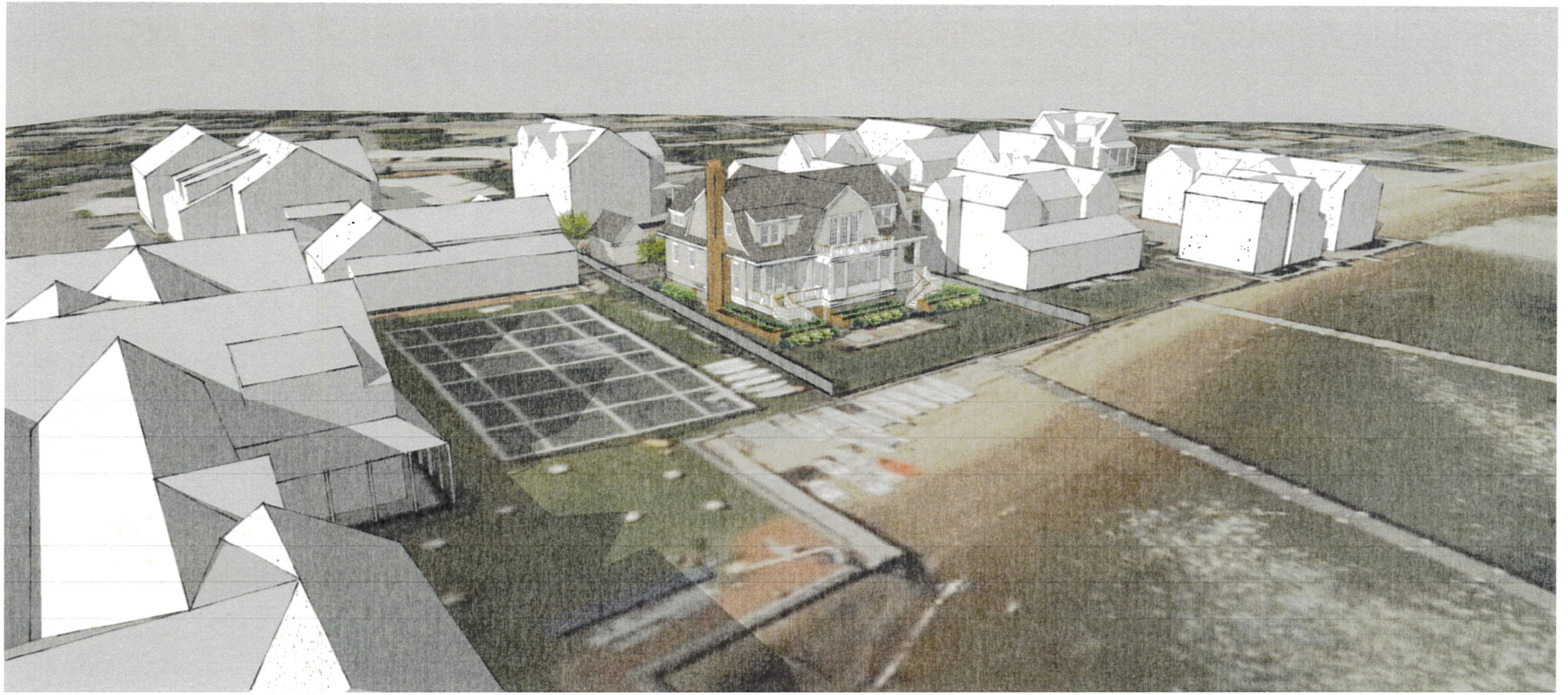
92 Washington Street
HDC Submission - New Dwelling



1
SD8.1

Waterfront Context Rendering
Scale:



2
SD8.1

Waterfront Level Rendering
Scale:



1
SD8.2

Waterfront Aerial Rendering
Scale:

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WILSON

92 Washington Street
HDC Submission - New Dwelling



2
SD8.2
Waterfront Level Rendering
Scale:

THE RIPLEY RESIDENCE

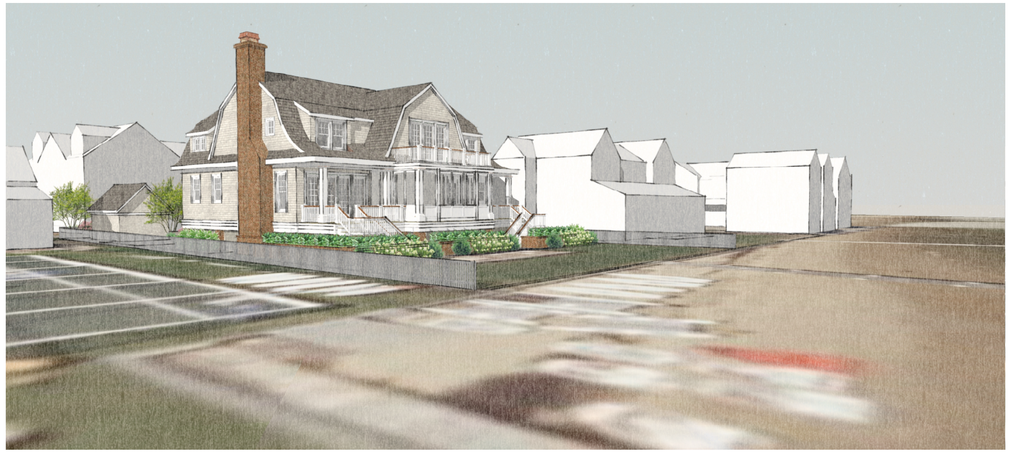
92 Washington Street Nantucket, Massachusetts

Project # 23-11

HISTORIC DISTRICT COMMISSION SUBMISSION - NEW SINGLE FAMILY DWELLING

NOT FOR CONSTRUCTION

April 8, 2024



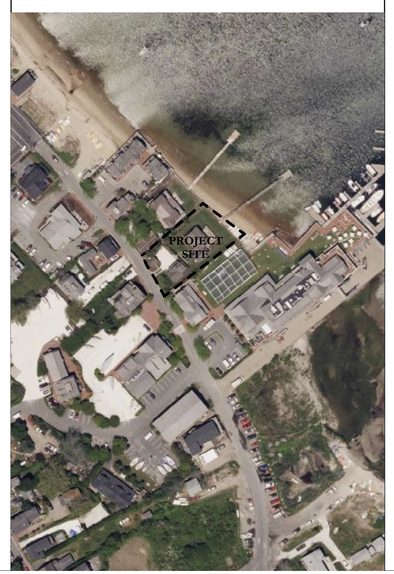
SYMBOLS

- CONCRETE MASONRY UNIT
- CONCRETE
- GRAVEL, WASHED STONE
- EARTH
- PLYWOOD
- ROUGH LUMBER
- FINISH LUMBER
- STONE
- GYPSUM WALLBOARD
- RIGID INSULATION
- BATT INSULATION
- STEEL
- BRICK
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR ELEVATION
- DOOR SYMBOL
- WINDOW TYPES

ABBREVIATIONS

ACCES.	ACCESSORY
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BLDG.	BUILDING
B.O.F.	BOTTOM OF FOOTING
CLG.	CEILING
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
DN	DOWN
DWG	DRAWING
EL. ELEV.	ELEVATION
EX. EXIST.	EXISTING
FIN	FINISH
FL. FLR.	FLOOR
GWB	GYPSUM WALLBOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
INSUL.	INSULATION
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
PL. LAM.	PLASTIC LAMINATE
POLY	POLYETHYLENE
PTD. PT.	PAINTED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REF.	REFERENCE
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S/S	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
T&G	TONGUE AND GROOVE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
WP	WATERPROOF
W.W.F.	WOVEN WIRE FABRIC

VICINITY MAP



PROJECT INFO.

OWNERS:
Mr. Thomas Ripley
Ms. Alexandra Ripley

LOT LOCATION:
92 Washington Street
Nantucket, MA 02554
Locus 42.2.3-22
N/F Ripley
Cert.# 28627
L.C.PL. 8254-F
Lot 15

PROJECT DESCRIPTION:
Construct a new two story wood frame dwelling on raised piling foundation, detached garage, and shed.

SITE INFORMATION:
ZONING: Commercial Neighborhood (CN)
Lot Size: 13,560 S.F.
Max. Ground Cover: 40%
Front Setback: 10'
Side Setback: 5'
Rear Setback: 10'
NOTE: Former RC Zoning District which required 0' front setback when shed was constructed.

CONSULTANTS

ARCHITECT
HAMMOND WILSON ARCHITECTS, P.C.
430 Fourth Street
Annapolis, MD 21403
(410) 267-6041
hwa@hammondwilson.com

CIVIL ENGINEER
Blackwell & Associates, Inc.
20 Teasdale Circle
Nantucket, MA 02554
(508) 228-9026

DRAWING LIST

CS Cover Sheet

ARCHITECTURAL

ESP1.1 Existing Site Plan
EC1.0 Existing Images
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Main Level Plan
A1.2 Upper Level Plan

A2.0 Elevations
A2.1 Elevations

A7.0 Window and Door Schedule - House

A8.0 Schematic Renderings
A8.1 Schematic Renderings
A8.2 Schematic Renderings

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

SEAL

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Architecture.

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Annapolis, MD 21403
410 267 6041

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RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

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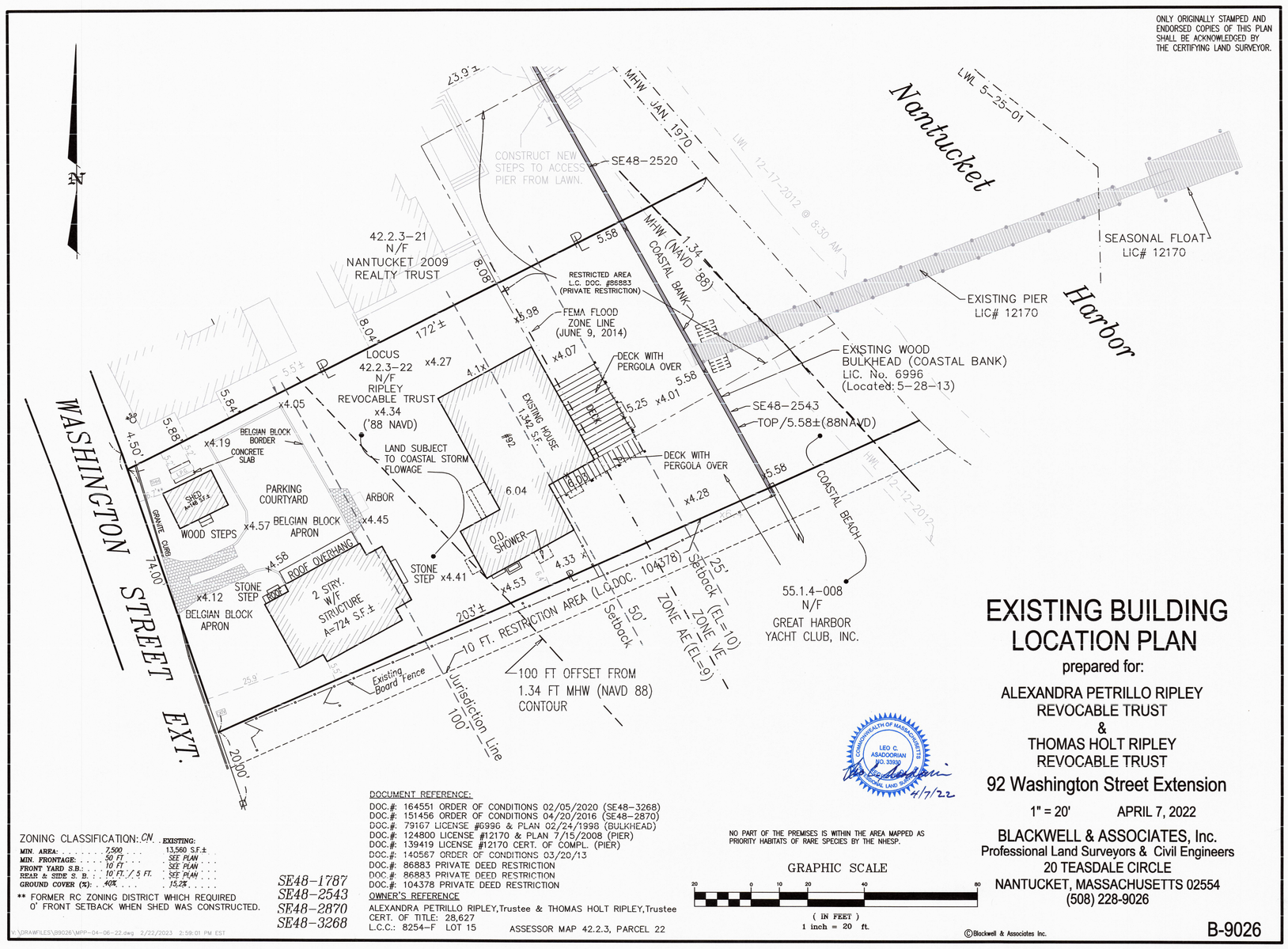

ZONING CLASSIFICATION: CN

	REQUIRED	EXISTING
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MIN. FRONTAGE:	50 FT.	SEE PLAN
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** FORMER RC ZONING DISTRICT WHICH REQUIRED 0' FRONT SETBACK WHEN SHED WAS CONSTRUCTED.

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SE48-3268

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L.C.C.: 8254-F LOT 15 ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
LEO C. ABADOORIAN
NO. 33553
REGISTERED PROFESSIONAL LAND SURVEYOR
4/7/22

EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

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NOTE:
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20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

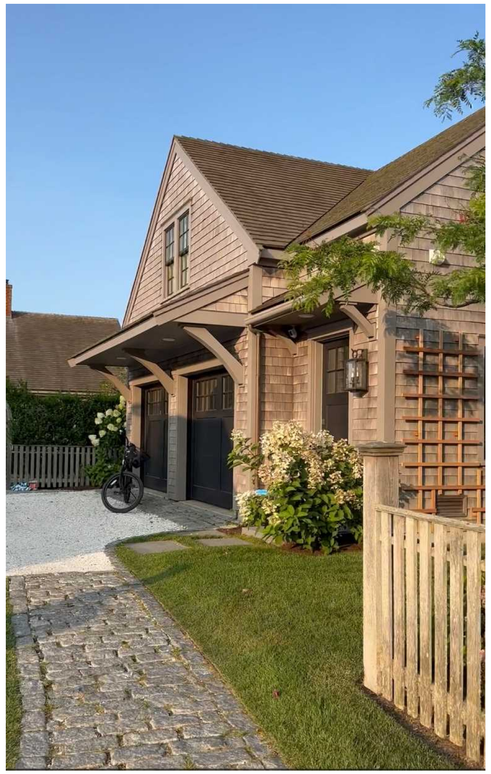
ESP1.1



EXISTING SHED



EXISTING HOUSE (waterfront side)



EXISTING GARAGE



EXISTING HOUSE (from water)

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Existing Images

EC1.0

Town and County of Nantucket, MA

April 5, 2024



Property Information

Property ID 9410

Location 92 WASHINGTON ST

Owner RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

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 02/08/2024
Data updated Jan. 2021

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

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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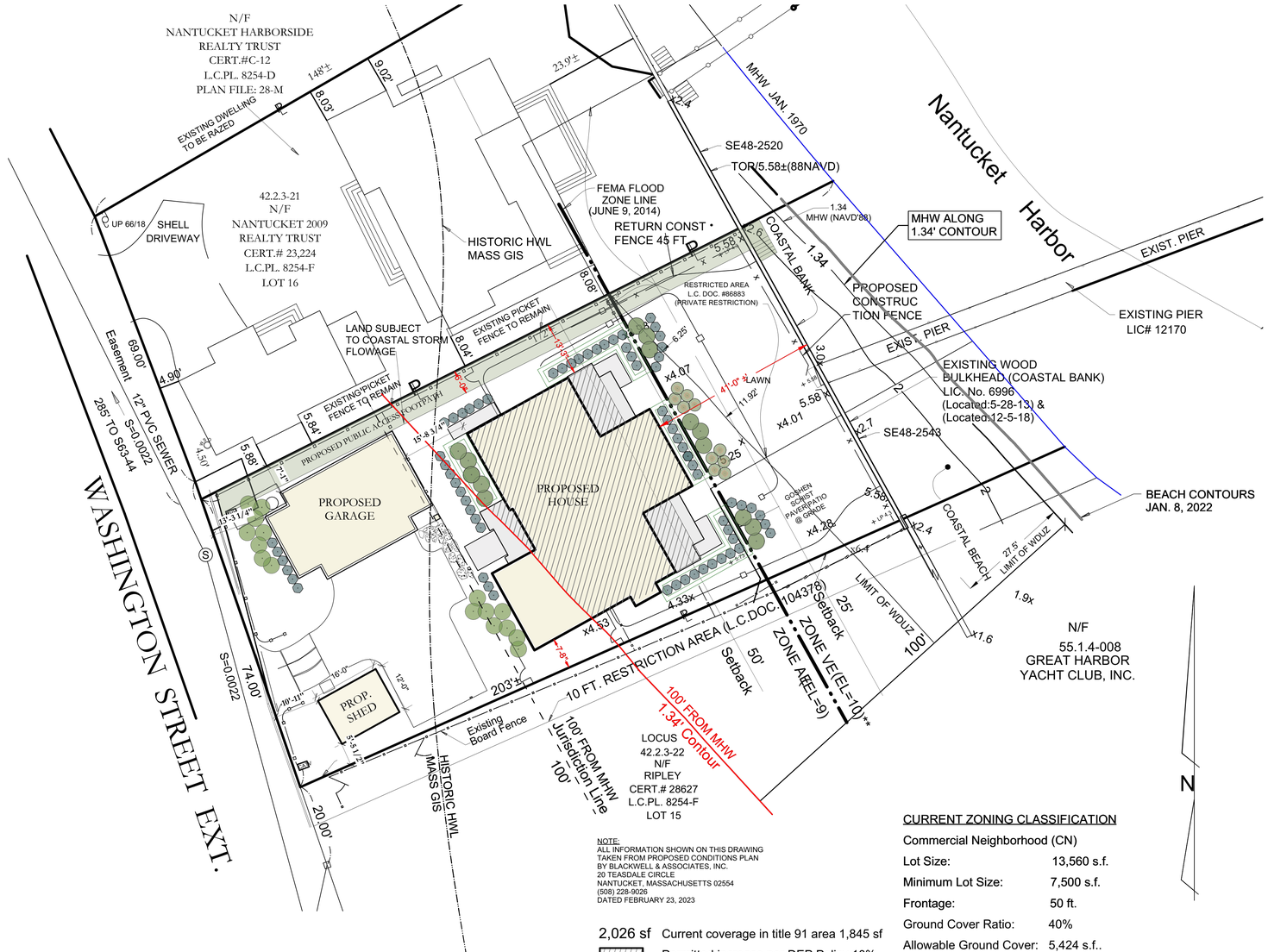
ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Locus Map

SP1.0



1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

NOTE:
ALL INFORMATION SHOWN ON THIS DRAWING TAKEN FROM PROPOSED CONDITIONS PLAN BY BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	1" = 15'
PROJECT NO.	23-13

Proposed Architectural Site Plan

SP1.1



1 / A1.1 Main Level Plan
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Main Level Plan

A1.1



1 / A1.2 Upper Level Plan
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Upper Level Plan

A1.2



1 A2.0 Waterfront Elevation
Scale: 1/4" = 1'-0"



2 A2.0 Side Elevation
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
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ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Elevations

A2.0



1 / A2.1 Drive Elevation
Scale: 1/4" = 1'-0"



2 / A2.1 Drive Elevation
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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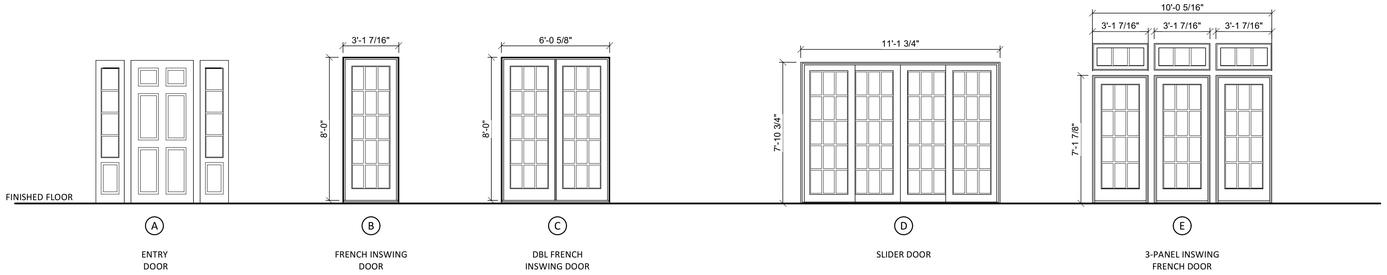
ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Elevations

A2.1

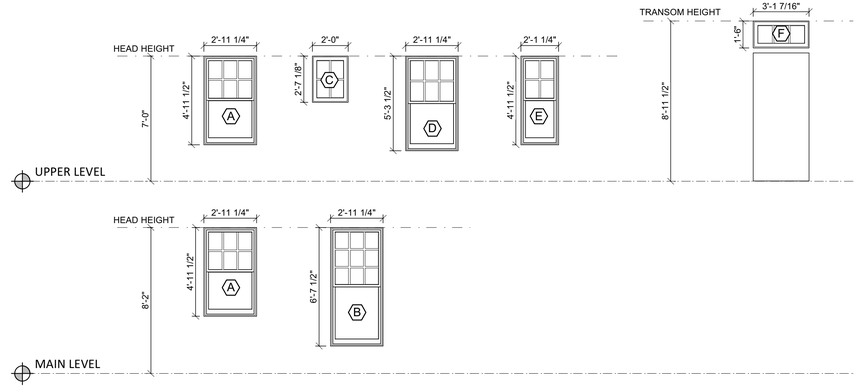


1 A7.0 Exterior Door Elevations
Scale: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	CUSTOM ENTRY DOOR	-	-	1w4h	
B	CLAD FRENCH DOOR	UIFD3080	3'-1 7/16" x 7'-11 1/2"	3w5h	
C	CLAD FRENCH DOOR	UIFD6080	6'-0 5/8" x 7'-11 1/2"	1w1h	
D	CLAD SLIDING DOOR XOOX	UMSDPKT12080	11'-1 3/4" x 7'-11 1/2"	1w1h	
E	CLAD FRENCH DOOR XOX	UIFD10670	10'-5 13/16" x 7'-2"	1w1h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.



2 A7.0 Window Elevations
Scale: 1/4" = 1'-0"

WINDOW SCHEDULE: RIPLEY RESIDENCE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	DOUBLE HUNG G2	UDHG2 3026	2'-11 1/4" (w) x 4'-11 1/2" (h)	3w2h	
B*	DOUBLE HUNG G2	UDHG2 3036	2'-11 1/4" (w) x 6'-7 1/2" (h)	3w3h	
C	CASEMENT	UCA2432	2'-0" (w) x 2'-7 1/8" (h)	2w2h	
D*	DOUBLE HUNG G2	UDHG2 3028	2'-11 1/4" (w) x 5'-3 1/2" (h)	3w2h	
E	DOUBLE HUNG G2	UDHG2 2026	2'-1 1/4" (w) x 4'-11 1/2" (h)	2w2h	
F	TRANSOM	UIFDTR3016	3'-1 7/16" (w) x 1'-6" (h)	3w1h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2018 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.
* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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ISSUE DATE:	4.8.2024
SCALE	
PROJECT NO.	23-13

Window & Door Schedule- House

A7.0



1 SD8.0 Street Level Rendering
Scale:



2 SD8.0 Street Context Rendering
Scale:

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Schematic Renderings

A8.0



1 SD8.1 Waterfront Context Rendering
Scale:



2 SD8.1 Waterfront Level Rendering
Scale:

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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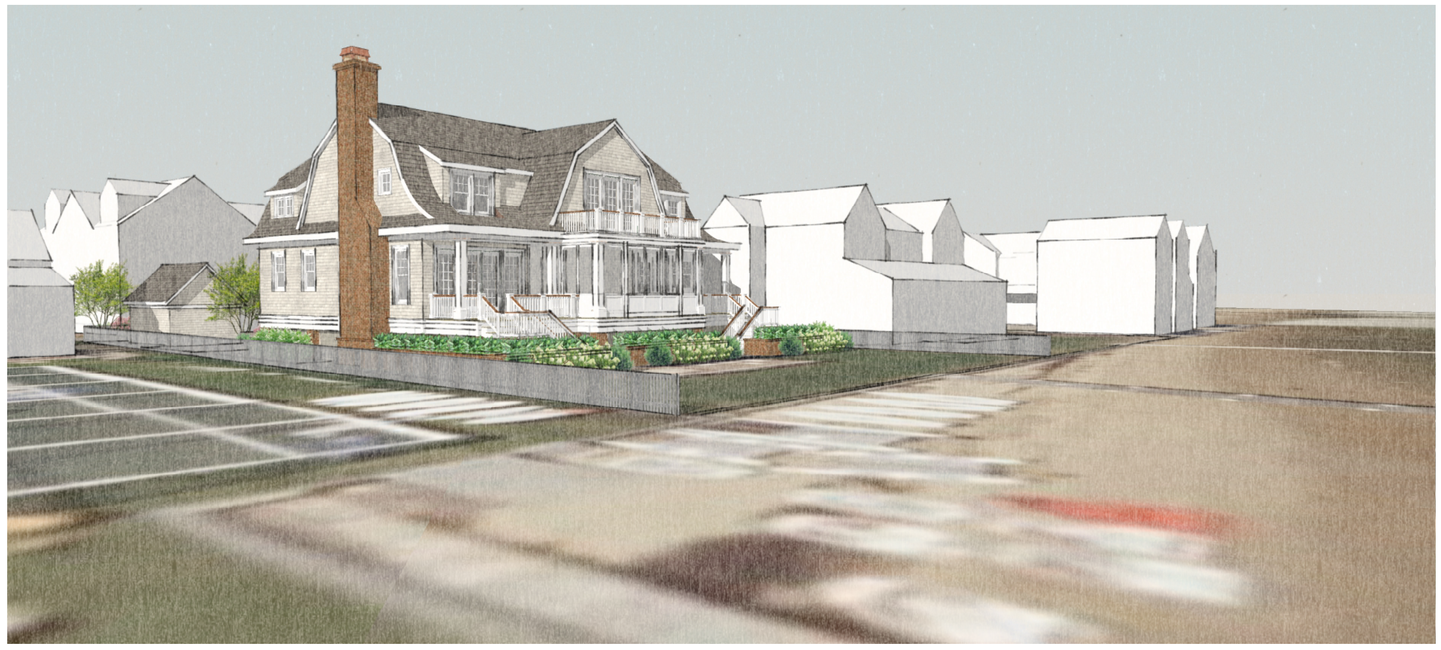
ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Proposed Renderings

A8.1



1 SD8.2 Waterfront Aerial Rendering
Scale:



2 SD8.2 Waterfront Level Rendering
Scale:

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Proposed Renderings

A8.2

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°: 67 PARCEL N°. 916

Street & Number of Proposed Work: 27 Rugged Road

Owner of record: Kenneth & Lisa Dias

Mailing Address: 195 Benfield Drive
Taylorsville, NC 28681

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 508-228-2044 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: 67' Sq. Footage 1st floor: 1782 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 60' Sq. footage 2nd floor: 1300 s.f. 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 28' 5" 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 main house

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 9 /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 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6x6

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

Doors* (type and material): ☐ TDL ☑ SDL Front Batten Rear 6 light Side 4 light 1 panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 4/30/24 Signature of owner of record Ken Dias By (-) Authorized Agent Signed under penalties of perjury







27 RUGGED ROAD
NANTUCKET, MA 02554





MAP & PARCEL: 67/916
ZONE: LUG - 2
FRONT / REAR SETBACKS: 35'/ 15'
MINIMUM LOT SIZE: 80,000 S.F.
LOT AREA: 80,586 S.F.
GROUND COVER RATIO: 4%
PROPOSED NEW GROUND COVER:
MAIN HOUSE: 1,782 S.F.
GARAGE/STUDIO: 1008 S.F.
STUDIO: 342 S.F.
TOTAL GROUND COVER: 3,132 S.F.
ALLOWABLE GROUND COVER: 3,223 S.F.

SITE PLAN

SCALE: 1" = 25'

NOT FOR CONSTRUCTION

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(508) 228-2044 NORMANDRESIDENTIAL.COM

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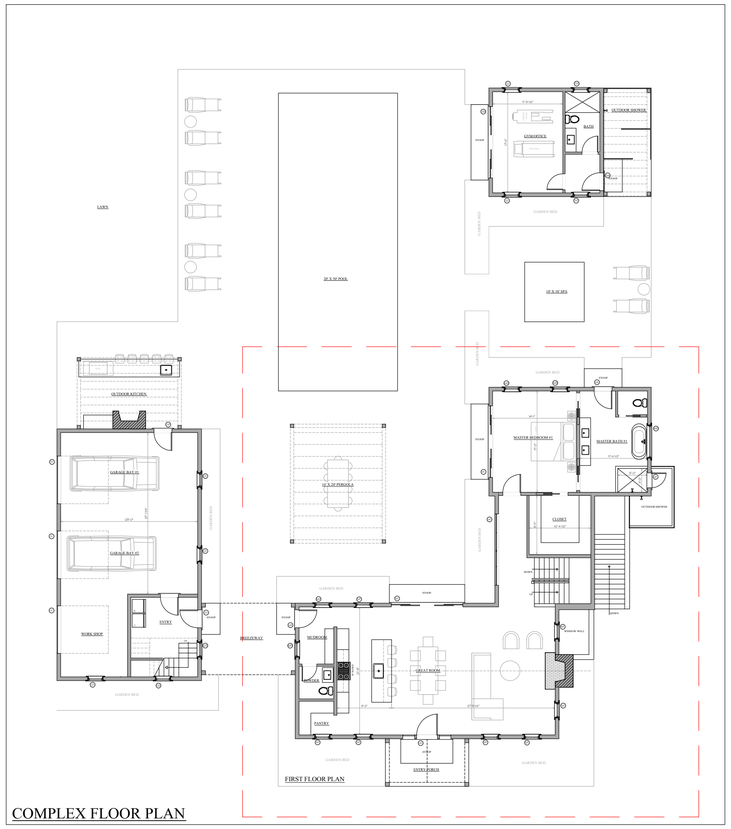
COVER SHEET
DATE: 04/26/2024
SCALE: AS NOTED

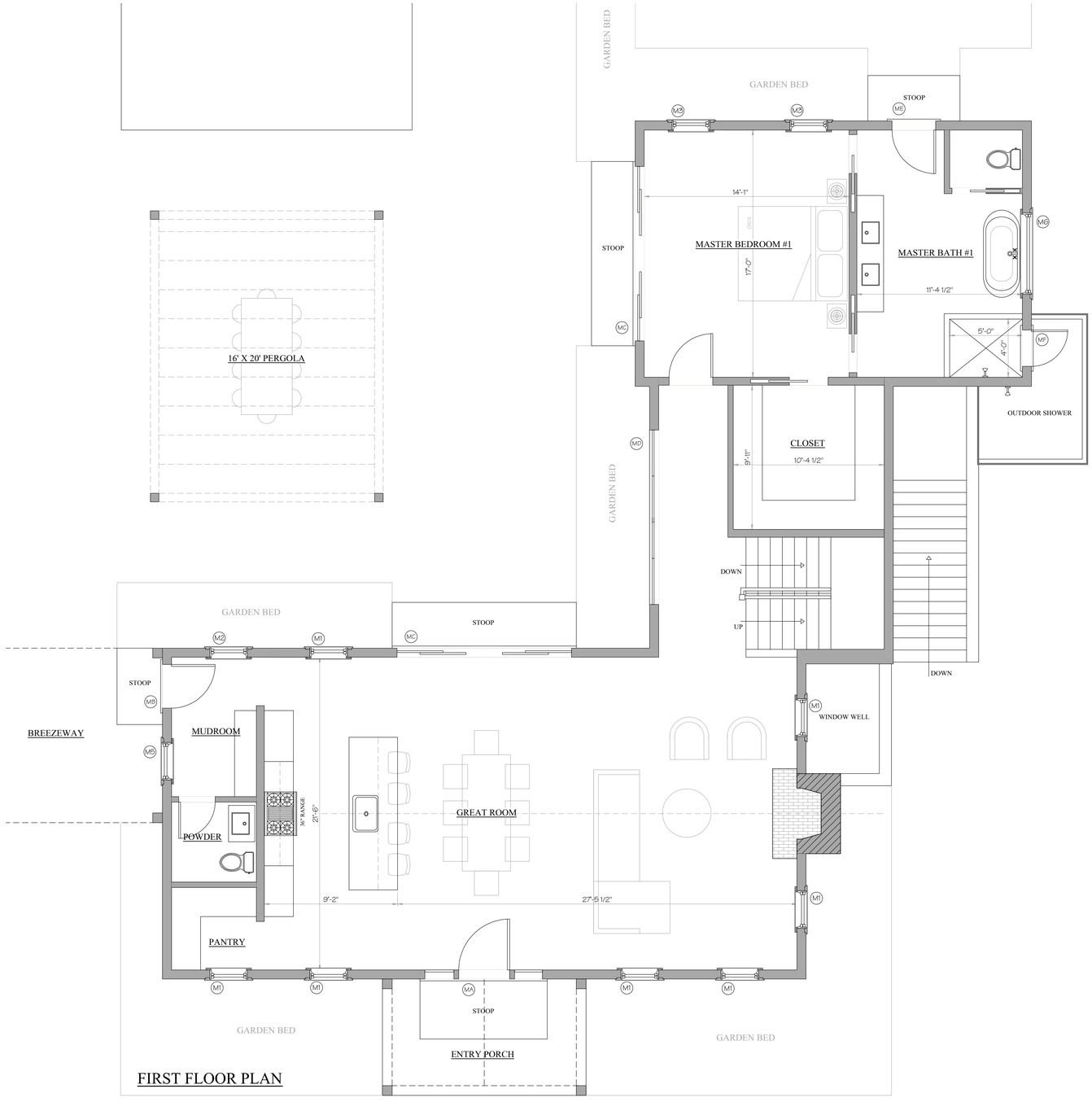
M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

A



COMPLEX FLOOR PLAN



FIRST FLOOR PLAN

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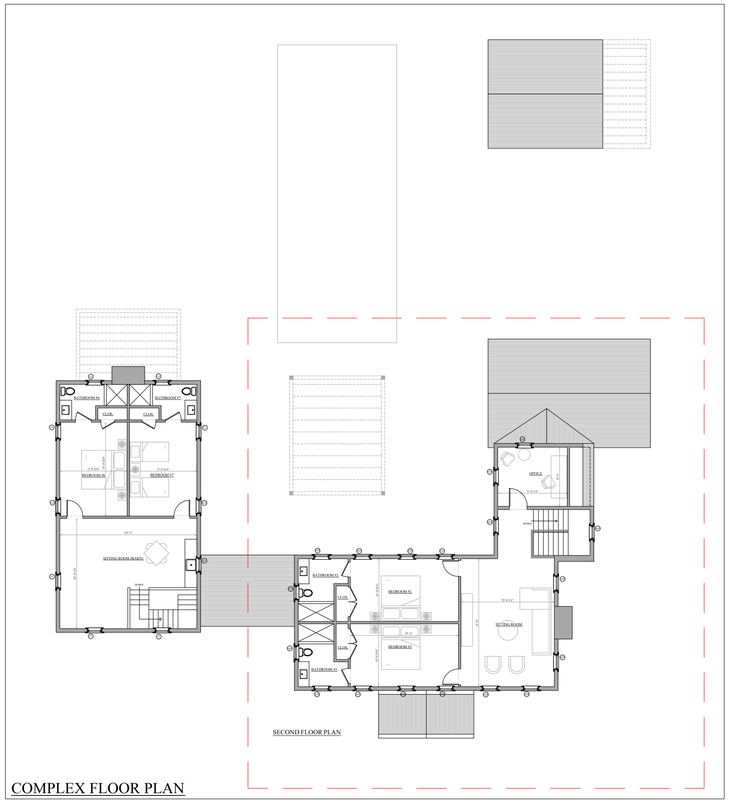
FIRST FLOOR PLAN
DATE: 04/26/2024
NOT TO SCALE

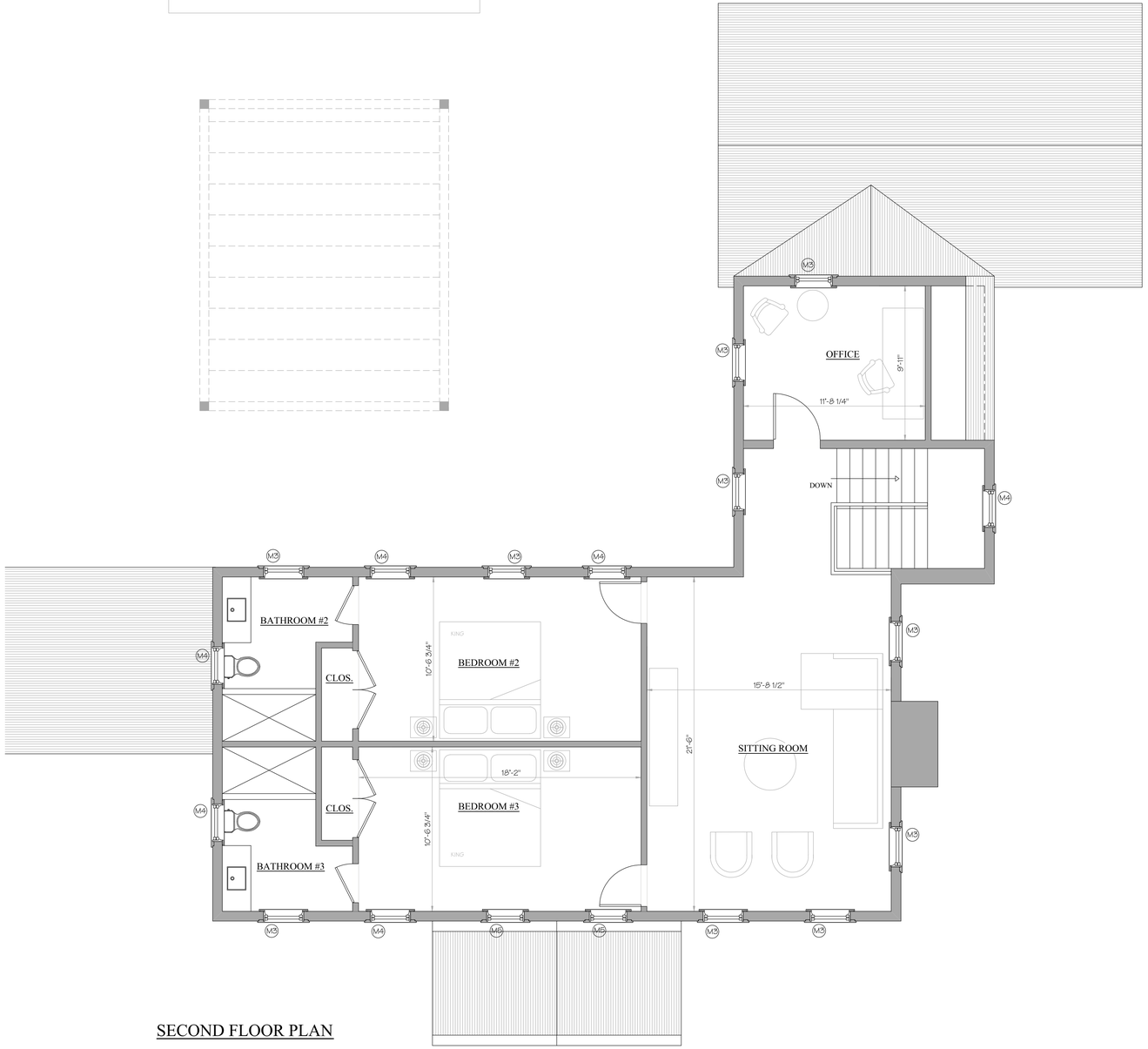
M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

1



COMPLEX FLOOR PLAN



SECOND FLOOR PLAN

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SECOND FLOOR PLAN
DATE: 04/26/2024
SCALE: 1/4" = 1'0"

M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA



COMPLEX ELEVATION

27 Rugged Rd. - Main House

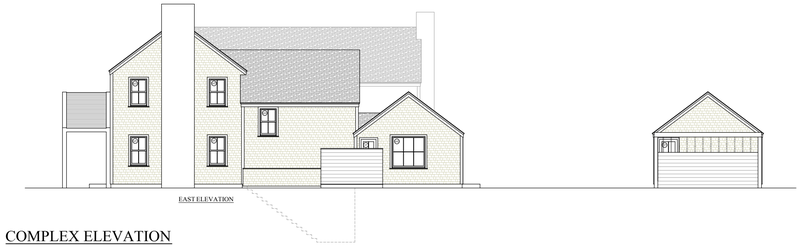
Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
M1	2' 9 1/4" x 4' 11 1/4"	2' 10" x 5' 0"	Andersen	2/2 Dbl. Hung	Single	ADH21050		7
M2	2' 9 1/4" x 4' 11 1/4"	2' 10" x 5' 0"	Andersen	2/2 Dbl. Hung	Single	ADH21050	Tempered	1
M3	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048		12
M4	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048	Tempered	8
M5	2' 9 1/4" x 2' 7 1/4"	2' 10" x 2' 8"	Andersen	2 light awning	Single	AAN21028	Tempered	3
M6	5' 7 1/4" x 5' 7 1/4"	5' 8" x 5' 8"	Andersen	6 light picture	Single	APW5858	Tempered	1
MA	3' 6" x 8' 0"	TBD	TBD	Batten	Single		w/ sidelights	1
MB	3' 0" x 7' 6"	TBD	TBD	4 light 1 panel	Single			1
MC	11' 9" x 7' 6"	11' 10" x TBD	Andersen	6 light slider	Quad		custom height	2
MD	(4) 3' 0" x 7' 6"		Andersen	6 light fixed	Quad		custom height	1
ME	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1
MF	2' 6" x 7' 0"	TBD	TBD	4 light 1 panel	Single		outswing	1
MG	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1

TYPICAL EXTERIOR COLORS/MATERIALS
- UNLESS OTHERWISE NOTED -

- CEDAR SHINGLE SIDEWALL
- RED CEDAR ROOF
- NATURAL CEDAR TRIM
- BLACK SASH AND DOORS
- PARGED WHITE CHIMNEY
- BLUESTONE STOOPS AT DOORS



NORTH ELEVATION



COMPLEX ELEVATION



EAST ELEVATION

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ELEVATIONS
DATE: 04/26/2024
SCALE: 1/4" = 1' 0"

M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA



COMPLEX ELEVATION



SOUTH ELEVATION



COMPLEX ELEVATION



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BASEMENT PLAN
DATE: 04/26/2024
SCALE: 1/4" = 1'0"

M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

4

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: 27 Rugged Rd.

Tax Map Number: 67 Parcel Number: 916

Owner of Record: Kenneth & Lisa Dias

Description of Proposal: • New main house: 1st flr: 1782 s.f. / 2nd flr: 1300 s.f.
• Garage/studio: 1st flr: 1008 s.f. / 2nd flr: 1008 s.f.
• Gym/studio 1st flr: 342 s.f.

Anticipated HDC Submission Date: 5/1/2024

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..... Kenneth & Lisa Dias .....

MAILING ADDRESS..... 195 Benfield Dr. Taylorsville NC .....

PROPERTY LOCATION..... 27 Rugged Rd. .....

ASSESSORS MAP/PARCEL..... 67/916 .....

SUBMITTED BY:..... Normand Residential .....

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.

April 24, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.24 13:54:33 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

RAY ELLEN L TRUSTEE
15 BAYBERRY LN
NANTUCKET, MA 02554

GLIDDEN MARGUERITE
24 RUGGED RD
NANTUCKET, MA 02554

GLIDDEN REBECCA & EMBRY-PELRINE
JULES
115 PLEASANT APT 2
NANTUCKET, MA 02554

SCHREIBER HERBERT & IREAN O
PO BOX 2307
NANTUCKET, MA 02584

AGUIAR MARJORIE
14 SCOTTS WY
NANTUCKET, MA 02554

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Kenneth & Lisa Dias .....

MAILING ADDRESS..... 195 Benfield Dr. Taylorsville, NC 28681 .....

PROPERTY LOCATION..... 27 Rugged Rd. .....

ASSESSORS MAP/PARCEL..... 67/916 .....

SUBMITTED BY:..... Normand Residential .....

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.

_____ DATE

_____ ASSESSOR'S OFFICE
TOWN OF NANTUCKET

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.40
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	$0.68
Total Postage and Fees	$5.08

0554 15
Postmark Here
APR 29 2024
NANTUCKET MA 02554
04/29/2024

Sent To: Ellen Ray L Trustee
Street and Apt. No., or PO Box No.: 15 Bayberry Lane
City, State, ZIP+4®: Nantucket MA 02554

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

7021 2720 0002 1840 3849

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OFFICIAL USE

Certified Mail Fee	$4.40
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	$0.68
Total Postage and Fees	$5.08

0554 15
Postmark Here
NANTUCKET MA 02554
04/29/2024

Sent To: Majorie Aguilar
Street and Apt. No., or PO Box No.: 14 Scotts Way
City, State, ZIP+4®: Nantucket MA

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

7021 2720 0002 1840 4143

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Certified Mail Fee	$4.40
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	$0.68
Total Postage and Fees	$5.08

0554 15
Postmark Here
APR 29 2024
NANTUCKET MA 02554
04/29/2024

Sent To: Rebecca Glidden & Jules Embry-Petrine
Street and Apt. No., or PO Box No.: 115 Pleasant St. Apt. 2
City, State, ZIP+4®: Nantucket MA 02554

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

7021 2720 0002 1840 3818

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For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02584

OFFICIAL USE

Certified Mail Fee	$4.40
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	$0.68
Total Postage and Fees	$5.08

0554 15
Postmark Here
APR 29 2024
NANTUCKET MA 02554
04/29/2024

Sent To: Herbert & Irean Schreiber
Street and Apt. No., or PO Box No.: PO Box 2307
City, State, ZIP+4®: Nantucket MA 02584

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

7021 2720 0002 1840 3825

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.40
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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	$0.68
Total Postage and Fees	$5.08

0554 15
Postmark Here
APR 29 2024
NANTUCKET MA 02554
04/29/2024

Sent To: Marguerite Glidden
Street and Apt. No., or PO Box No.: 29 Ruaged Road
City, State, ZIP+4®: Nantucket MA 02554

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

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 2024

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 : 616.40 Garage : 403.20 Studio : 68.40 Hardscape : 200.00 } $1,288.00

✓ 4. **Locus Map (3 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 (3 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 [illegible] (4%), 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 [illegible] Nantucket Historical [illegible] 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 [illegible] details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from [illegible] existing [illegible] be included on drawing.* All material MUST BE LEGIBLE, collated and stapled. [illegible] of 12.

NA 3. **[illegible] Plans (1 [illegible])** of existing elevations

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

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

✓ 6. **[illegible] and Window [illegible] (4 copies):** Must include window type (true divi[illegible] lights, dimensions, materials, manufacturers type name and type number.

BAN (initial to indicate read and understand) 7. ***[illegible] DIVIDED LIGHT WINDOW/DOOR IS [illegible] SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN [illegible] USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and [illegible] are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic [illegible] 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 Kenneth Dias

STREET ADDRESS 27 Rugged Rd

MAP/PARCEL 67/916

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/1/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, OUT 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 4/30/2024
Date

TAFF
PAUL LOWES RD.

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 2024

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. $50—

X 4. **Locus Map (3 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 (3 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:

HA 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).

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.

RCH 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.**

r.c.newman@comcast.net

From: DerekT <dtaff@comcast.net>
Sent: Tuesday, April 30, 2024 3:15 PM
To: r.c.newman@comcast.net
Cc: Gary King; Jesse Dutra
Subject: Re: P.J.

I didn't see a form to sign but yes you have permission

Sent from my iPhone

> On Apr 30, 2024, at 2:55 PM, r.c.newman@comcast.net wrote:
>
> Ok. I will indicate wall as shown.
> Final grading & berm requirements can be field determined.
> Please send along HDC permission to sign as agent & I will get submitted ASAP.
> Thank you Derek.

HISTORIC DISTRICT COMMISSION

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

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Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEWMAN

AS AGENT FOR DEREK TAFF

STREET ADDRESS 16 PAUL JONES ROAD

MAP/PARCEL 41 / 97.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5.4.2024

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 5/4/2024
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°: 41 PARCEL N°. 97.1

Street & Number of Proposed Work: 16 PAUL JONES RD

Owner of record: DEREK TAFF TR.

Mailing Address: 97 LAUREL RD
CHESTNUT HILL, MA 02467

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN LLC

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 15' Sq. Footage 1st floor: 120 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8' 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 NA South _____ East _____ West _____

Additional Remarks

Historic Name: -

Original Date: 2005

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) NA ☐ Other W/ PARGE

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: CEDAR POST / RAILS & WIRE
Length: 20' +/-

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 EXISTING Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways EXISTING Walls FIELDSTONE

* Note: Complete door and window schedules are required.

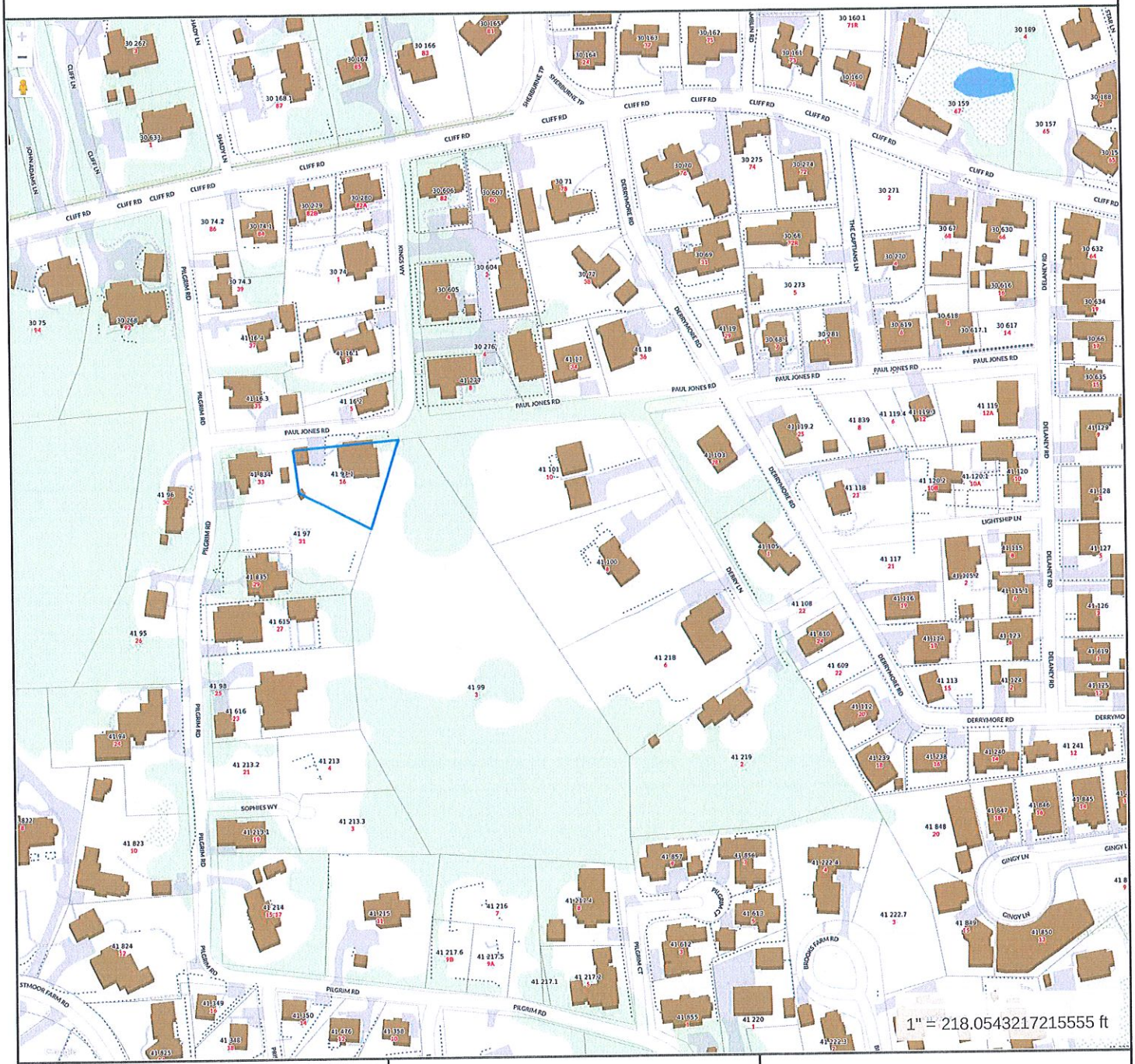
COLORS

Sidewall EXISTING - Ld. CEDAR Clapboard (if applicable) _____ Roof _____
Trim _____ Sash EXISTING Doors _____
Deck MAHOGANY NTW Foundation PARGE CONCRETE NTW Fence CEDAR / WIRE 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 5/4/2024 Signature of owner of record _____ FOR D.TAFF Signed under penalties of perjury



Property Information

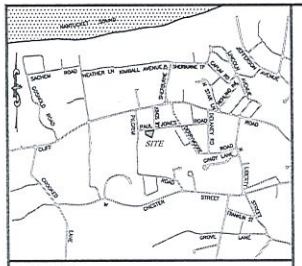
Property ID	184533
Location	16 PAUL JONES RD
Owner	TAFF DEREK TR

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 02/08/2024
Data updated Jan. 2021

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



LOCUS NOT TO SCALE

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON MARCH 1, 2021 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IN NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0086 G, EFFECTIVE DATE JUNE 9, 2014.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

RESIDENTIAL 1 (R–1) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	5,000 SQ. FT.
LOT FRONTAGE	50'
FRONT SETBACK	10'
SIDE SETBACK	5'
REAR SETBACK	5'
GROUND COVER RATIO	30%

OVERLAY DISTRICT APPLICABILITY

TOWN
TOWN SEWER

OWNER & APPLICANT

PILGRIM'S CORNER REALTY TRUST
DEREK TAFF, TRUSTEE
51 BEACON STREET
BOSTON, MA 02108

TITLE REFERENCE:
L.C. CERTIFICATE NO. 25895

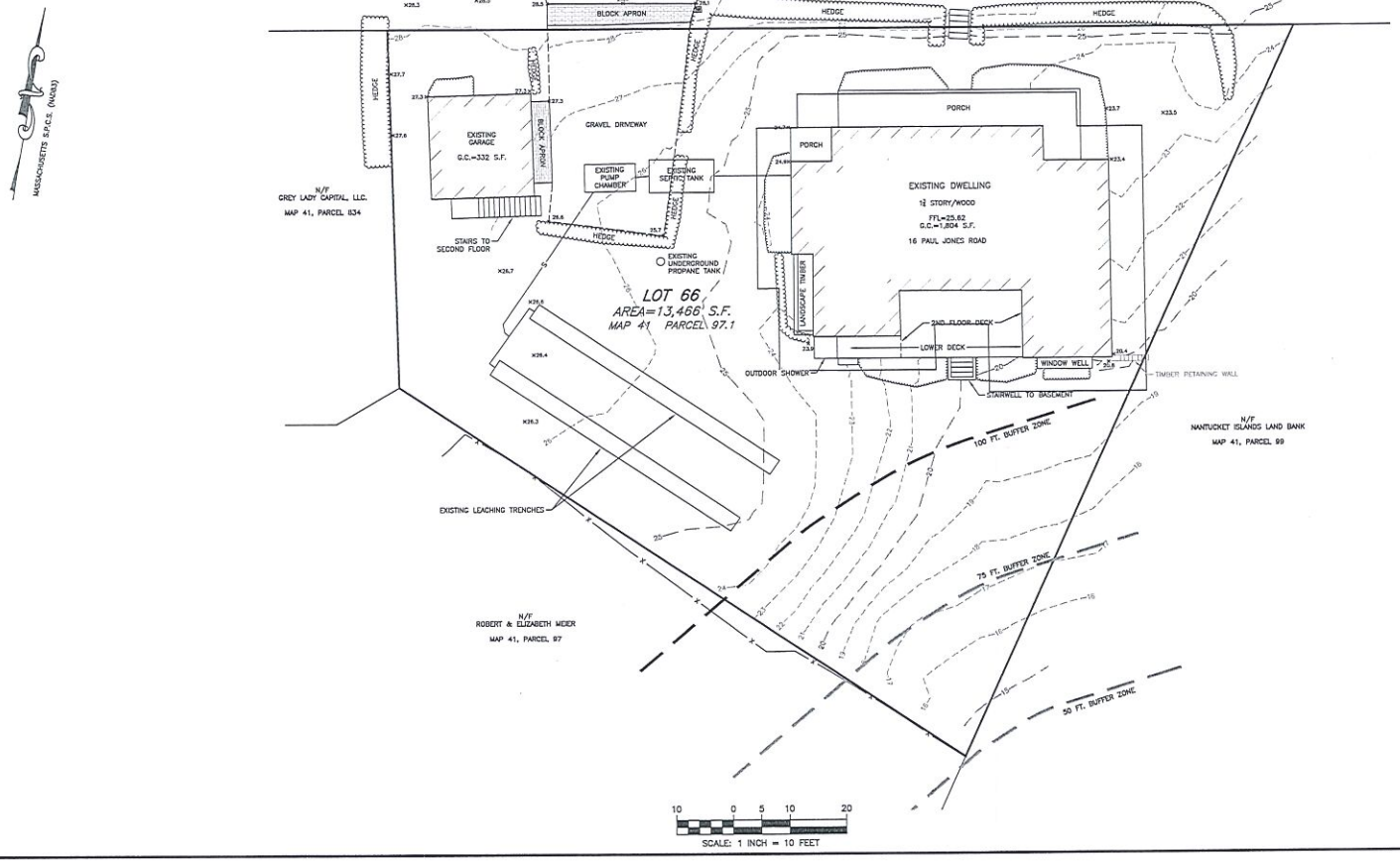
PLAN REFERENCE:
L.C. PLAN NO. 13199–3 (LOT 66)

SITE LOCATION:
16 PAUL JONES ROAD
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 41, PARCEL 97.1

LEGEND

- CB — CATCH BASIN
- x — FENCE
- LANDSCAPING
- 23.4 x — SPOT ELEVATION
- 23 — TOPOGRAPHIC CONTOUR
- WM — WATER METER PIT



SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-867-0673 F: 508-867-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: MARCH 8, 2021

DRAWN BY:	COMPS. BY:	CHECK BY:
RLM/SKD	RLM	RLM/DCM

PROJECT NO. 19118

ISSUED FOR: -

EXISTING CONDITIONS PLAN

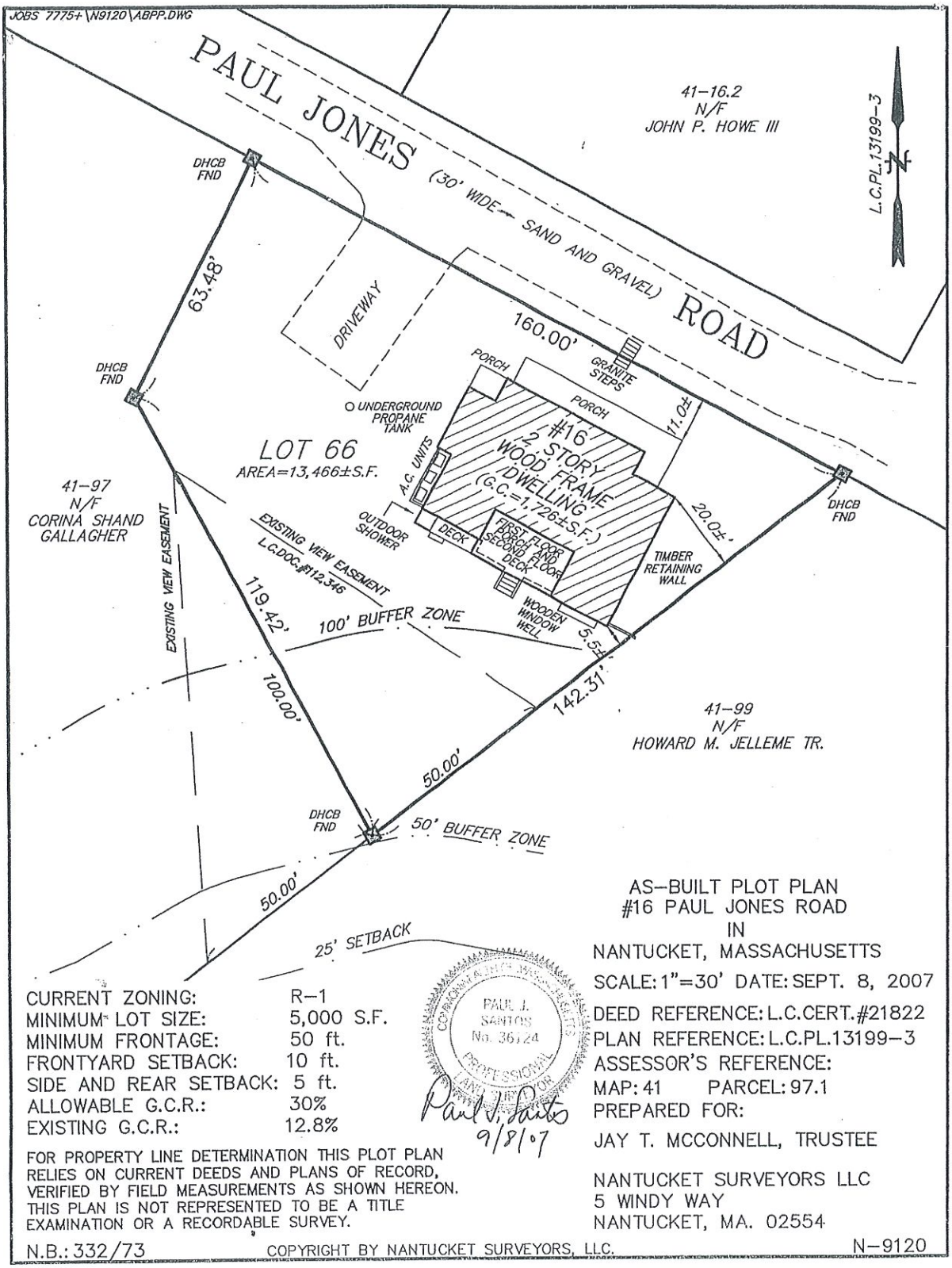
16 PAUL JONES ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 41, PARCEL 97.1

PREPARED FOR
PILGRIM'S CORNER REALTY TRUST

DRAWING TITLE: EXISTING CONDITIONS

SCALE: 1" =10'

SHEET NO. 1 OF 1



AS-BUILT PLOT PLAN
#16 PAUL JONES ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: SEPT. 8, 2007

DEED REFERENCE: L.C.CERT.#21822
PLAN REFERENCE: L.C.PL.13199-3
ASSESSOR'S REFERENCE:
MAP: 41 PARCEL: 97.1
PREPARED FOR:
JAY T. MCCONNELL, TRUSTEE

CURRENT ZONING:	R-1
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 ft.
FRONTYARD SETBACK:	10 ft.
SIDE AND REAR SETBACK:	5 ft.
ALLOWABLE G.C.R.:	30%
EXISTING G.C.R.:	12.8%

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR
Paul J. Santos
9/8/07

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.

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

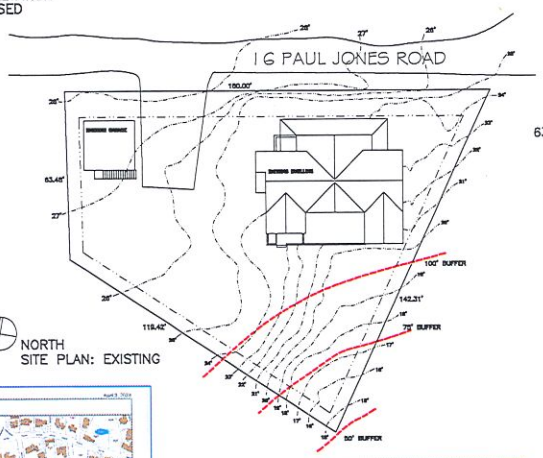
N.B.: 332/73

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

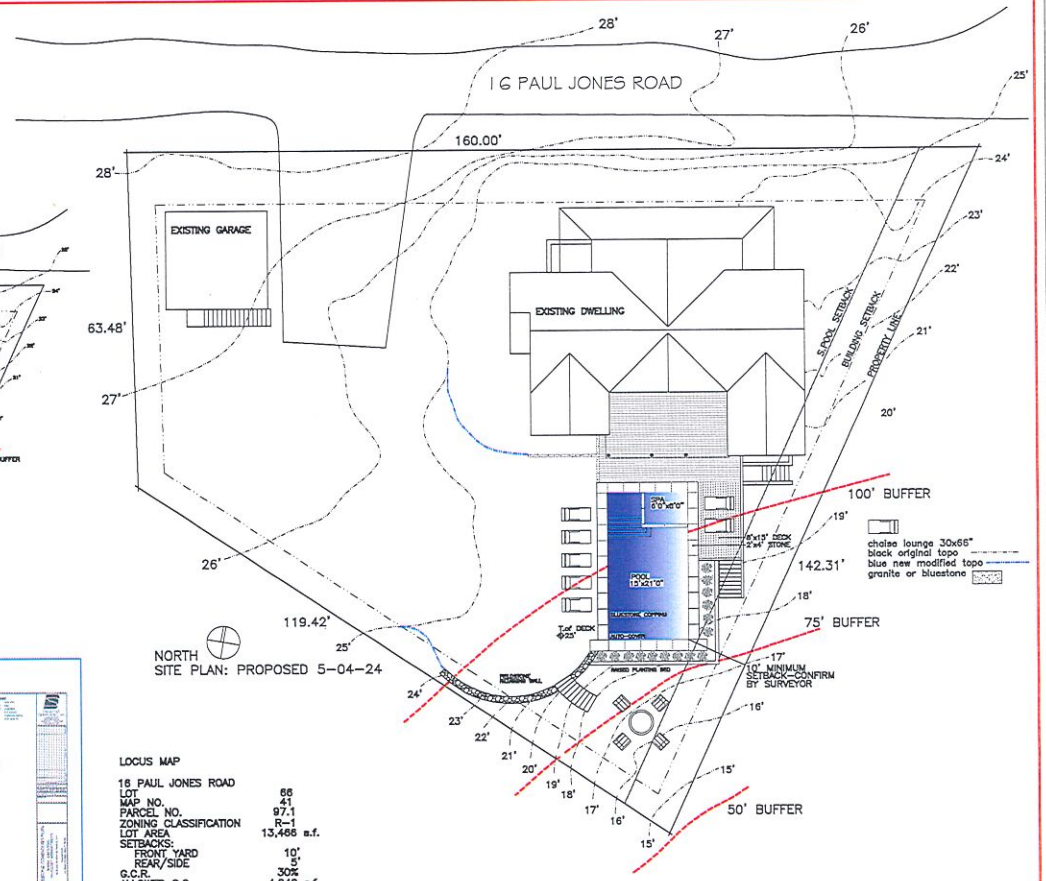
N-9120

DRAWING INDEX

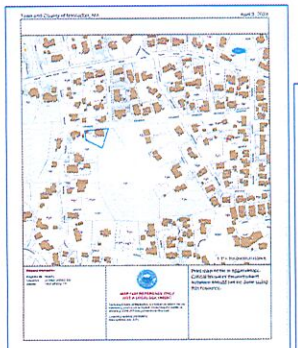
1 SITE PLANS: EXISTING & PROPOSED ZONING INFORMATION
2 PROPOSED & EXISTING: 1:8"=1'0" ELEVATIONS: SOUTH, EAST & WEST
3 SOUTH & WEST ELEVATIONS PROPOSED
4 WEST ELEVATION PROPPOSED

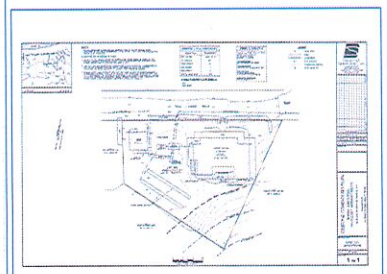


NORTH
SITE PLAN: EXISTING



NORTH
SITE PLAN: PROPOSED 5-04-24

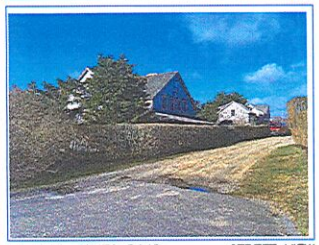




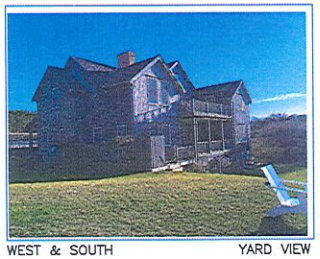
LOCUS MAP

16 PAUL JONES ROAD

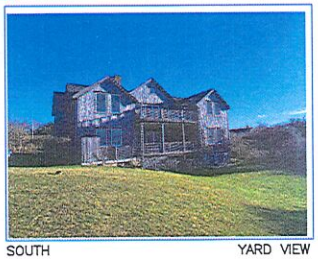
LOT	66
MAP NO.	41
PARCEL NO.	97.1
ZONING CLASSIFICATION	R-1
LOT AREA	13,466 s.f.
SETBACKS:	
FRONT YARD	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	4,040 s.f.
EXISTING DWELLING	1,726 s.f.
EXISTING GARAGE	332 s.f.
TOTAL EXISTING G.C.	2,058 s.f.
TOTAL NEW G.C.	0 s.f.



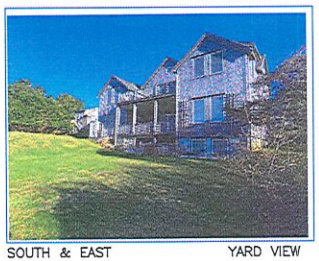
16 PAUL JONES ROAD STREET VIEW



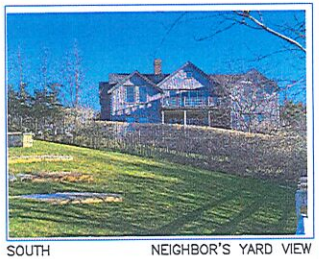
WEST & SOUTH YARD VIEW



SOUTH YARD VIEW



SOUTH & EAST YARD VIEW



SOUTH NEIGHBOR'S YARD VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
TAFF RSIDENCE
16 PAUL JONES ROAD
NANTUCKET, MA
IN-GROUND SWIMMING POOL
(APPROVED 02-20-2024)
DECKING & HARDSCAPE

NOTES
HDC
COA
IN-G POOL 2-20-2024
COA

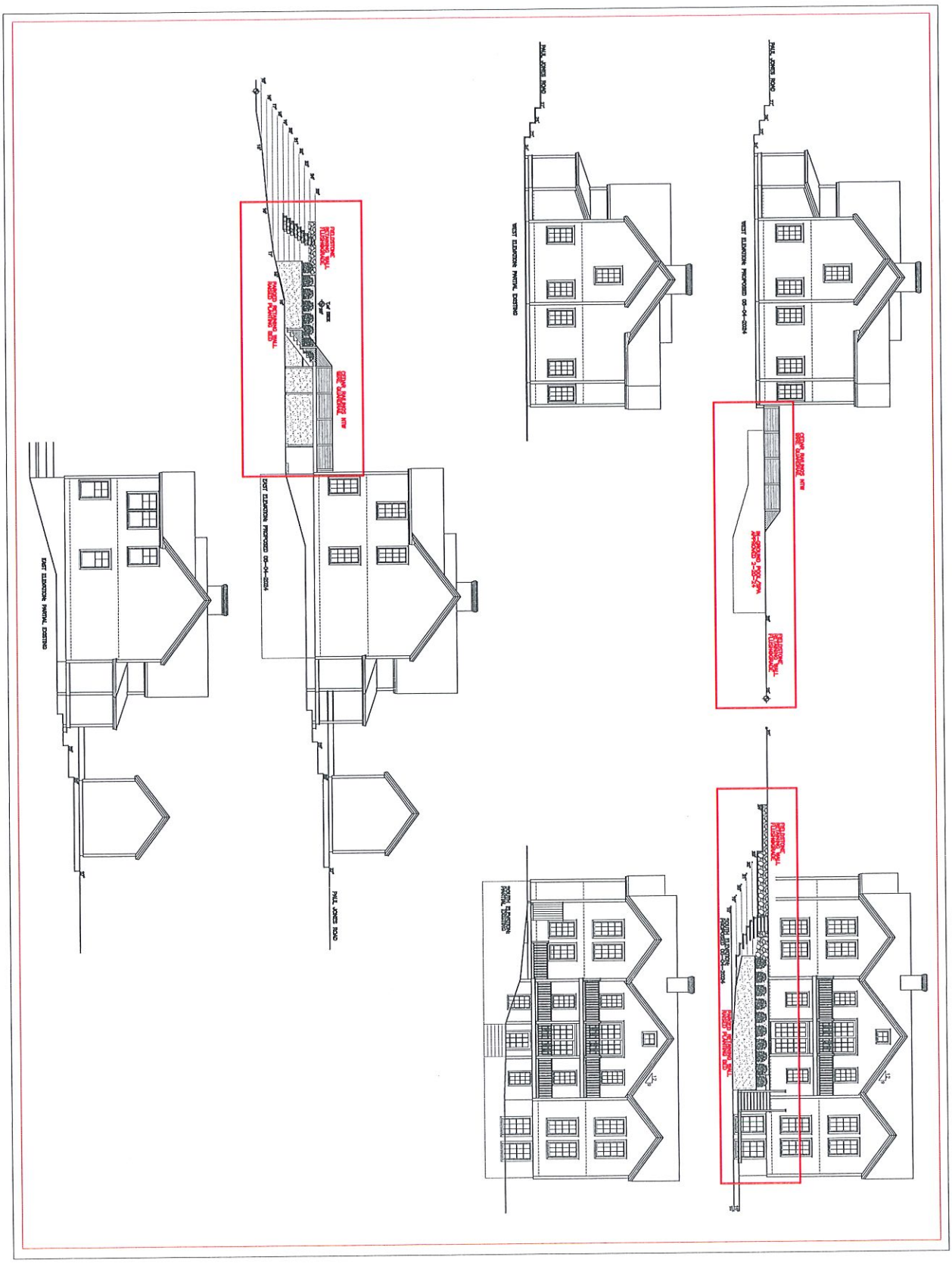
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
SITE PLANS:
EXIST. & PROP.
ZONING INFO.

DATE
05-04-2024

SCALE
3/32"=1'0"

1



SCL COPYRIGHT 2024

TITLE
DRAWING INDEX
SITE PLANS
EXIST. & PROP.
ZONING INFO.

DATE
05-04-2024

SCALE
1/8"=1'0"

2

NOTES
HDC
COA

PROJECT
TAFF RSIDENCE
16 PAUL JONES ROAD
NANTUCKET, MA

IN-GROUND SWIMMING POOL
(APPROVED 02-20-2024)
DECKING & HARDSCAPE

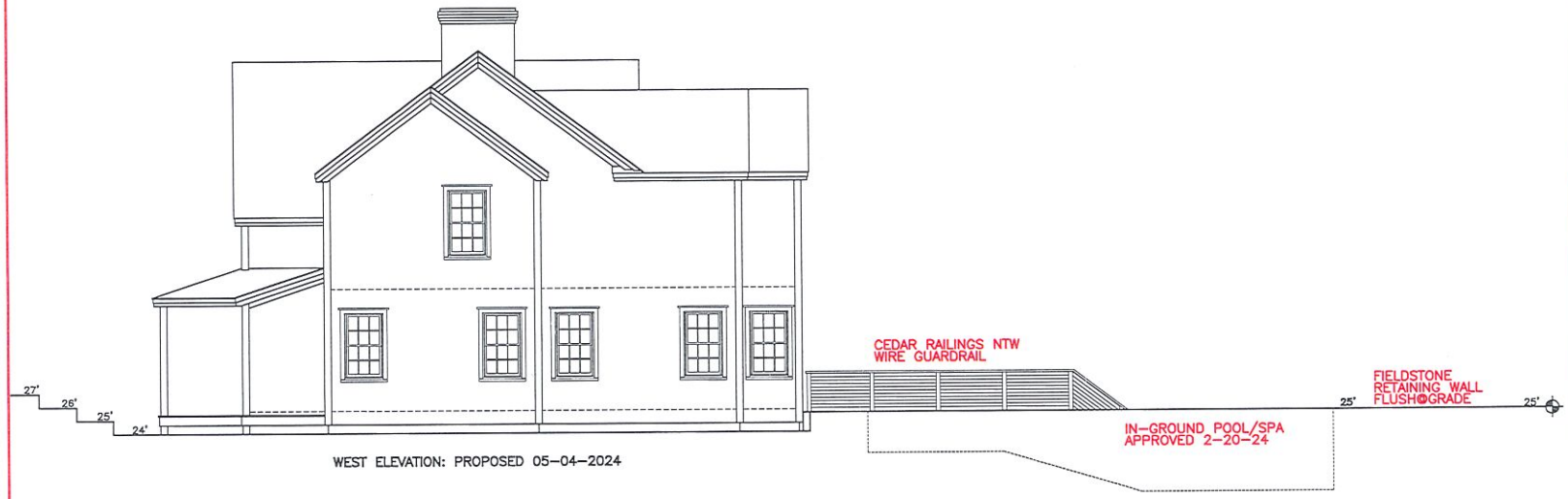
SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050



SOUTH ELEVATION:
PROPOSED 05-04-2024



WEST ELEVATION: PROPOSED 05-04-2024

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
TAFF RSIDENCE
16 PAUL JONES ROAD
NANTUCKET, MA
IN-GROUND SWIMMING POOL
(APPROVED 02-20-2024)
DECKING & HARDSCAPE

NOTES
HDC
COA

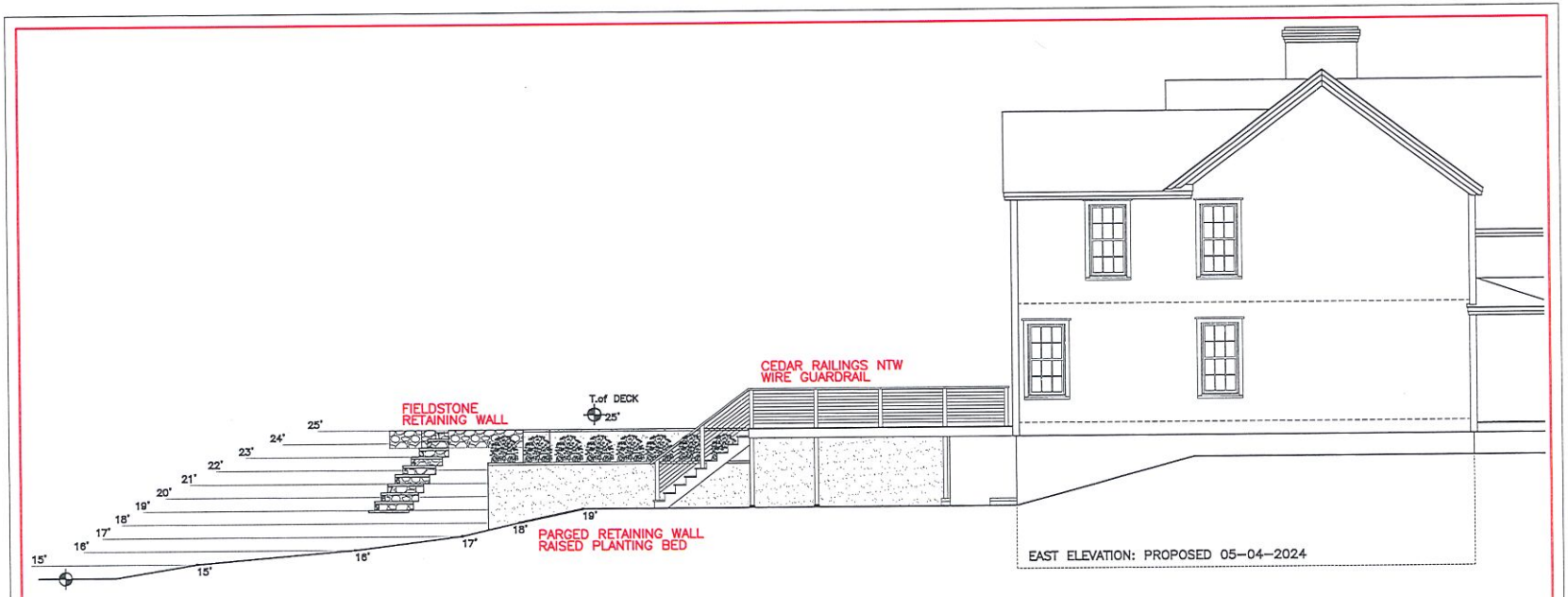
SCI COPYRIGHT 2024

TITLE
ELEVATION:
PROPOSED
SOUTH & WEST

DATE
05-04-2024

SCALE
1/4"=1'0"

3



SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
TAFF RSIDENCE
16 PAUL JONES ROAD
NANTUCKET, MA

IN-GROUND SWIMMING POOL
(APPROVED 02-20-2024)
DECKING & HARDSCAPE

NOTES
HDC
COA

SCI COPYRIGHT 2024

TITLE
ELEVATION:
PROPOSED EAST

DATE
05-04-2024

SCALE
1/4"=1'0"

4

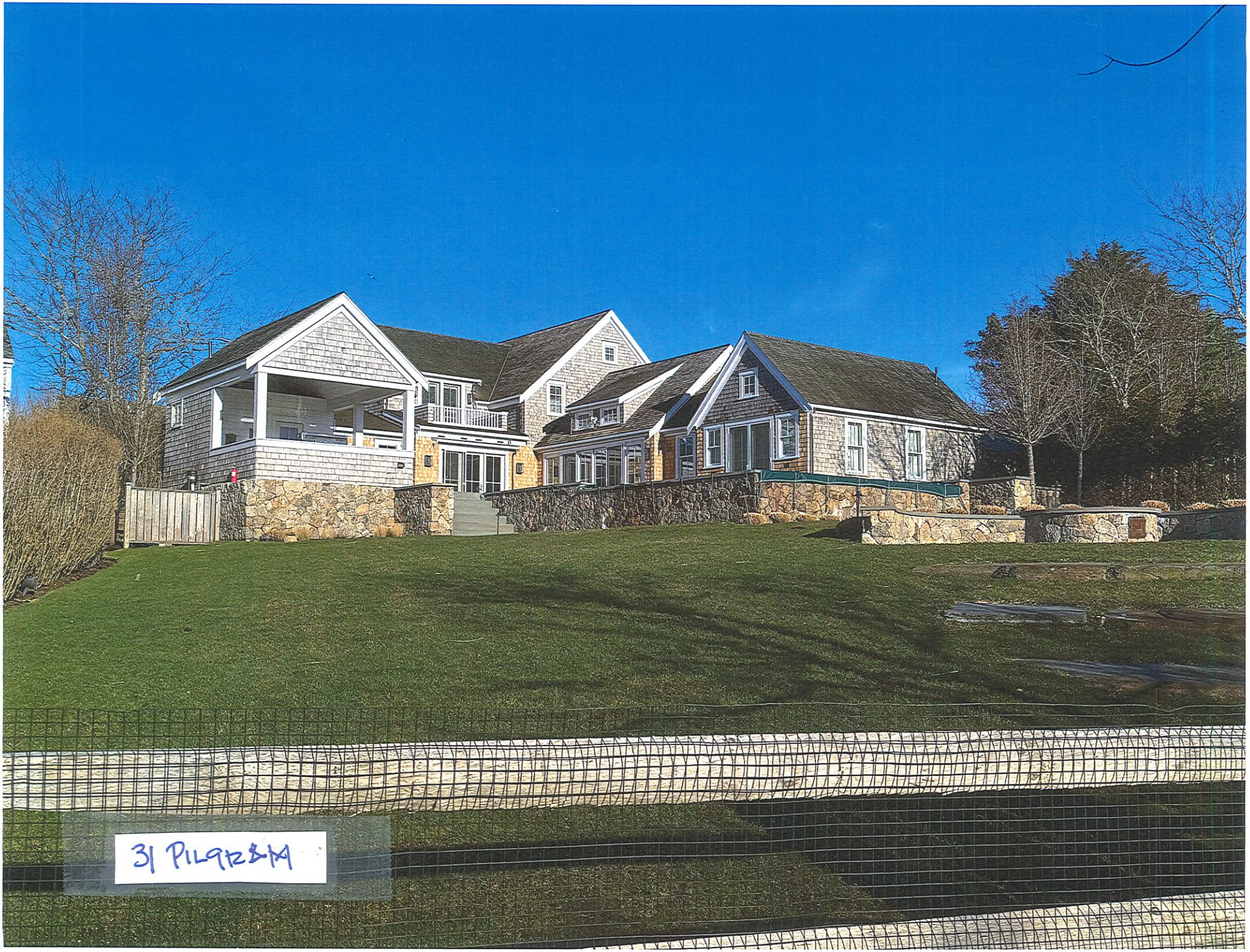

16 Paul Jones Rd.


WEST/SOUTH


SOUTH


SOUTH / EAST


SOUTH


31 PILGRIM

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°: 42.3.1 PARCEL N°. 3

Street & Number of Proposed Work: 35 Center ST

Owner of record: Centre & Town LLC

Mailing Address: PO Box 359
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

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 (37) all black PV modules to rooftop.

Size of Structure or Addition: Length: 67.5" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
module Width: 44.6" 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

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 5/2/24 Signature of owner of record _____ Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

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

Dear Historic District Commission,

I am the owner of the property located at: 35 Center St, 54 Main St, 5 Amelia

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
Name Jenn King
Date 4-10-24

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 2024**

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 (3 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 (3 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 ACK Smart Energy

AS AGENT FOR Centre of Town LLC

STREET ADDRESS 35 Center St

MAP/PARCEL 42.3.1 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

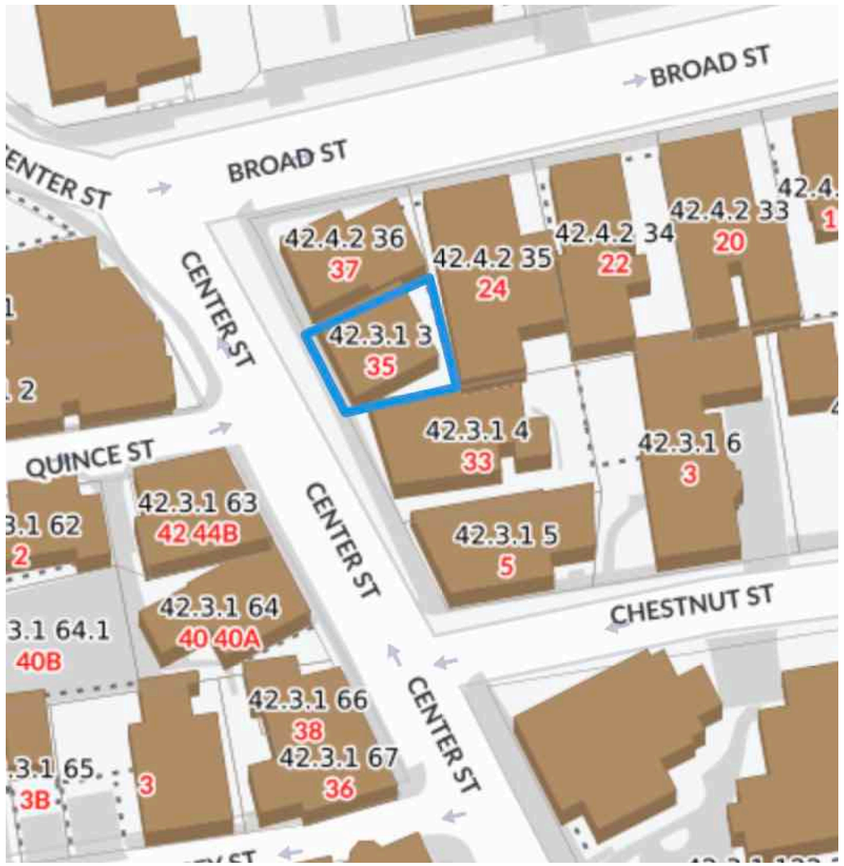
5/2/24

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…

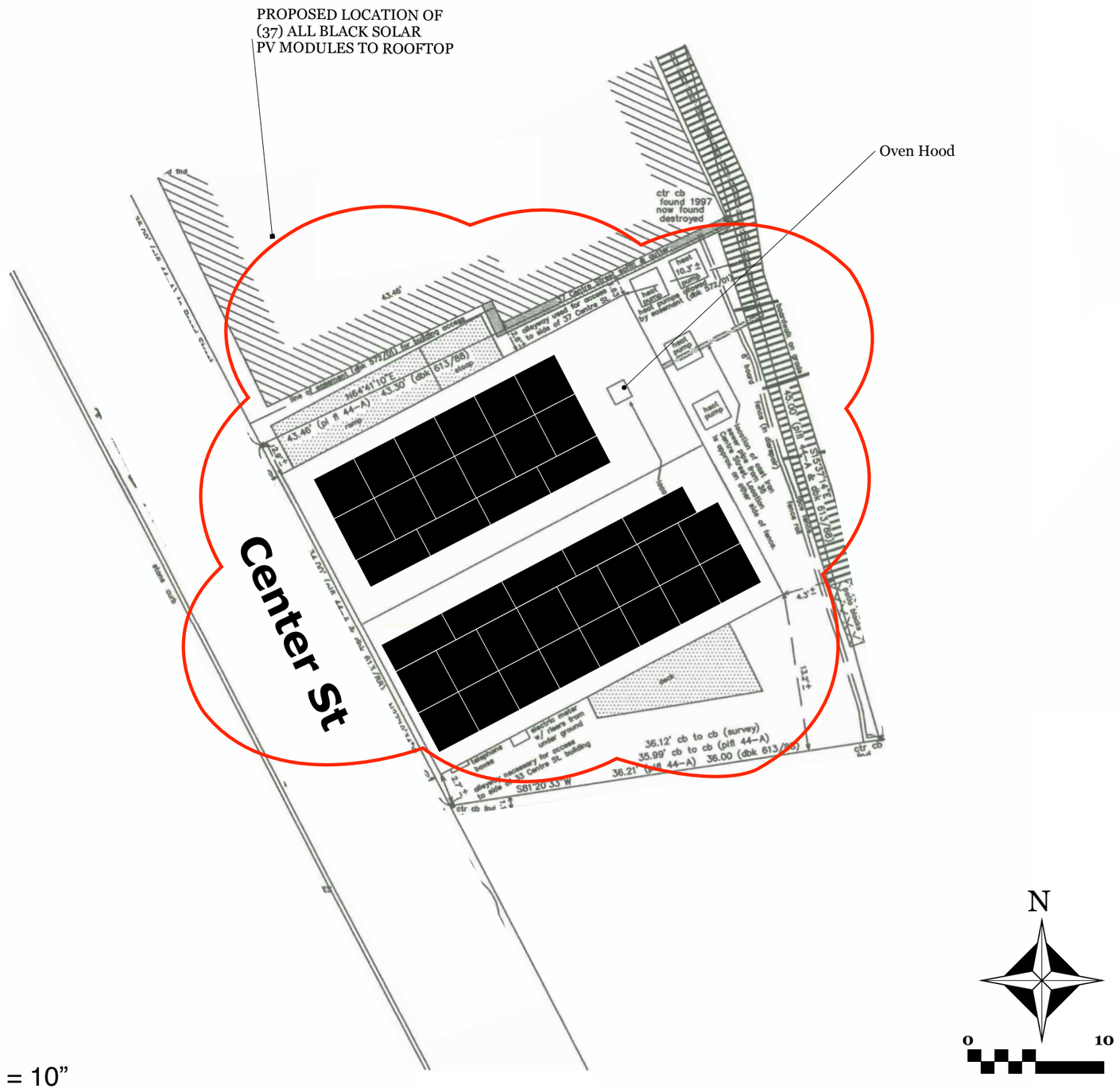
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 5/2/24
Date



Locus Map
Scale: Not to scale

Zoning Class: CDT
Front Setback: 0ft
Side/Rear Setback: 0ft/5 ft



Site Plan
Scale: 1" = 10”

N
0
10

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY - MAIN HOUSE
15.72kW DC, 10.00kW AC

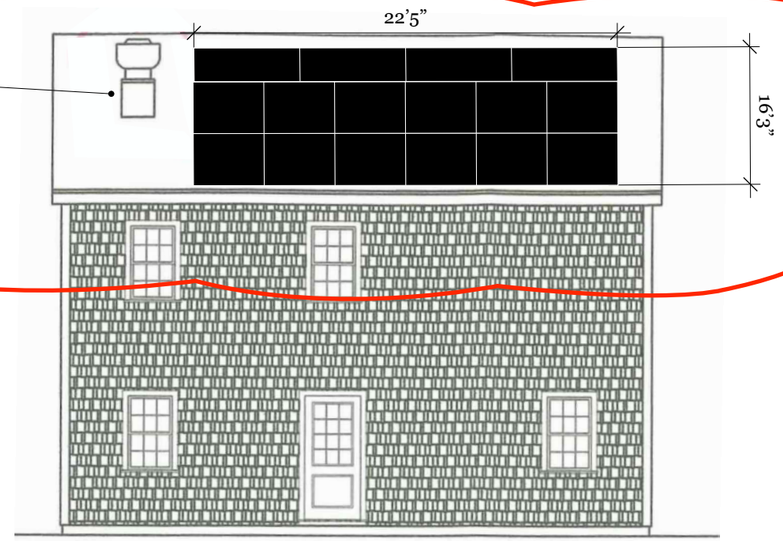
Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

	MM/DD/YY	REMARKS
1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

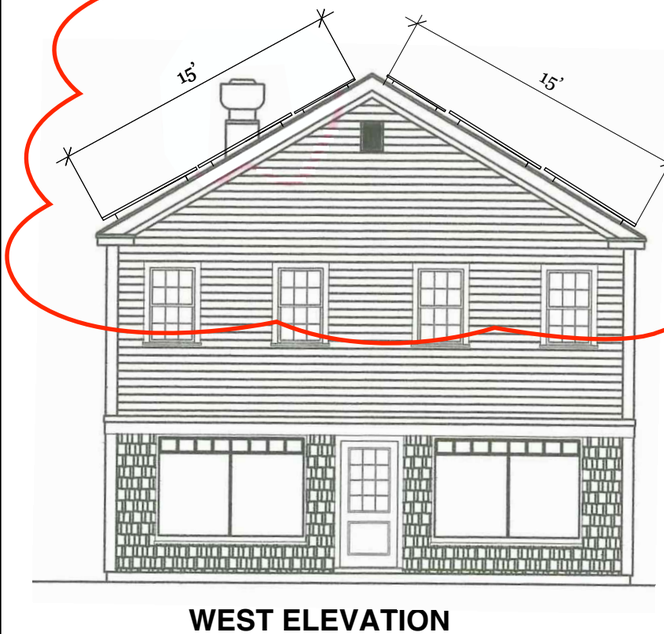
Oven Hood



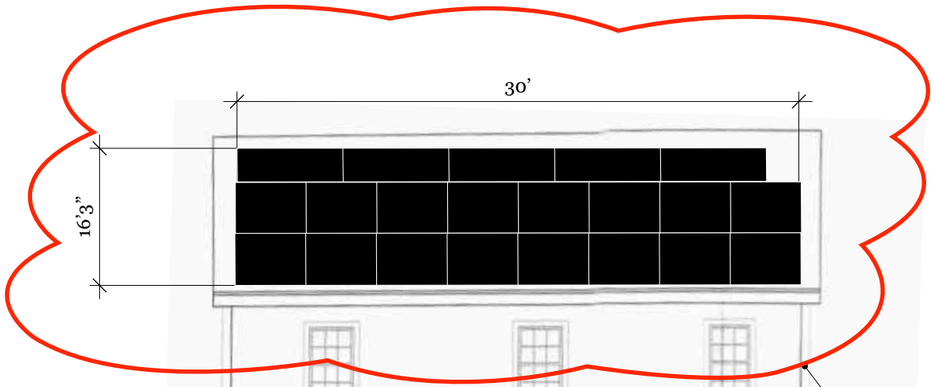
PROPOSED LOCATION OF (16 OF 37) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

NORTH ELEVATION

PROPOSED LOCATION OF (37) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

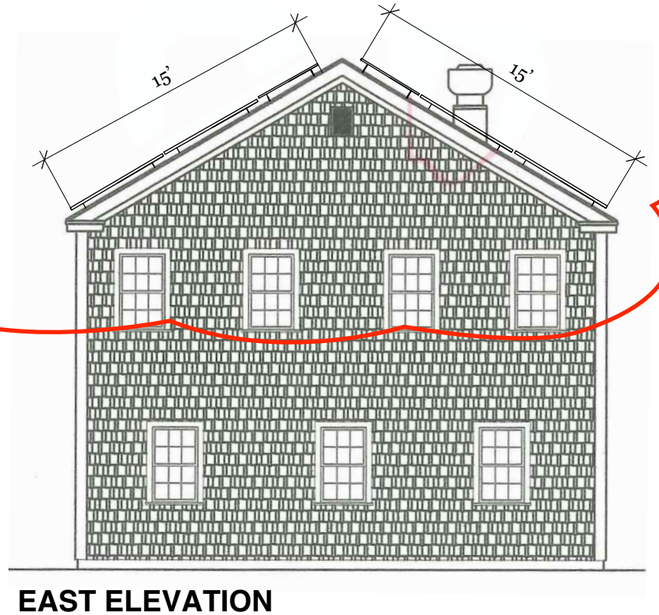


WEST ELEVATION



SOUTH ELEVATION

PROPOSED LOCATION OF (37) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP



EAST ELEVATION

PROPOSED LOCATION OF (21 OF 37) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

Scale: 1/8” = 1’ 0”

0 4’ 8’

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

ELEVATIONS

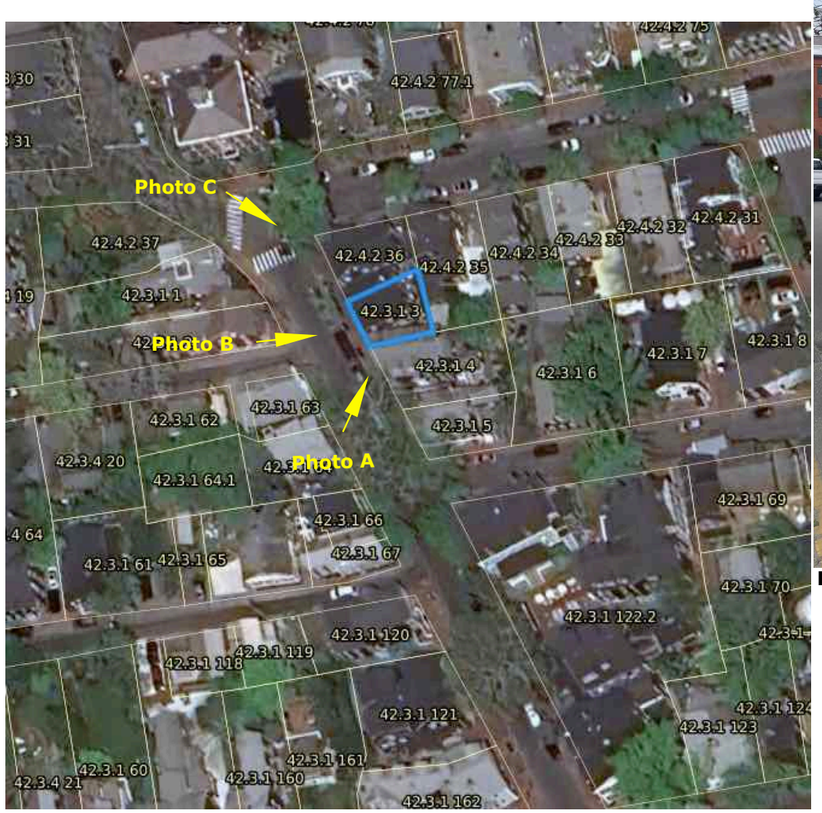
ROOFTOP SOLAR ARRAY - MAIN HOUSE
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



The proposed panels are all black on a black roof.



PHOTO A



PHOTO B



PHOTO C

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

PHOTOS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

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 22.0 %.

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 (8100 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)

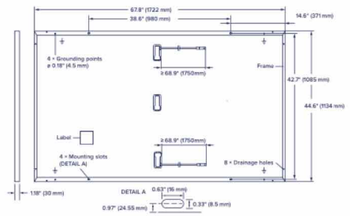
The ideal solution for:

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	46.7 lbs (21.2 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; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

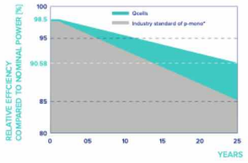


Electrical Characteristics

POWER CLASS				405	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]	405	410	415	420	425	430
Minimum	Short Circuit Current[1]	I_{SC}	[A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum	Open Circuit Voltage[1]	V_{OC}	[V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum	Current at MPP	I_{MPP}	[A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum	Voltage at MPP	V_{MPP}	[V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum	Efficiency[1]	η	[%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]									
Minimum	Power at MPP	P_{MPP}	[W]	306.1	309.9	313.7	317.5	321.2	325.0
Minimum	Short Circuit Current	I_{SC}	[A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum	Open Circuit Voltage	V_{OC}	[V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum	Current at MPP	I_{MPP}	[A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum	Voltage at MPP	V_{MPP}	[V]	30.66	30.87	31.07	31.26	31.46	31.65

[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

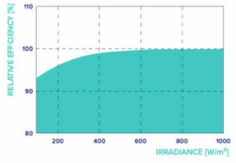


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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]	25	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	113 (5400 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]	169 (8100 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

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.

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link

AS AGENT FOR Pour La Table LLC

STREET ADDRESS 54 Skyline Drive

MAP/PARCEL 79/46

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/26/24

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

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

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

Victoria Ewing 4/26/24

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°: 79 PARCEL N°. 46

Street & Number of Proposed Work: 54 SKYLINE DRIVE

Owner of record: POUR LA TABLE HC

Mailing Address: 6 CACHALOT LN. NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK FORMATING & DESIGN

Mailing Address: PO BOX 1081 NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

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

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 750SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24' Sq. footage 2nd floor: 626SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 24' South 24' East 24' West 24'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

New 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 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 _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia _____ Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

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

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen 400

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 WCS NTW Clapboard (if applicable) _____ Roof BLACK TIME MH

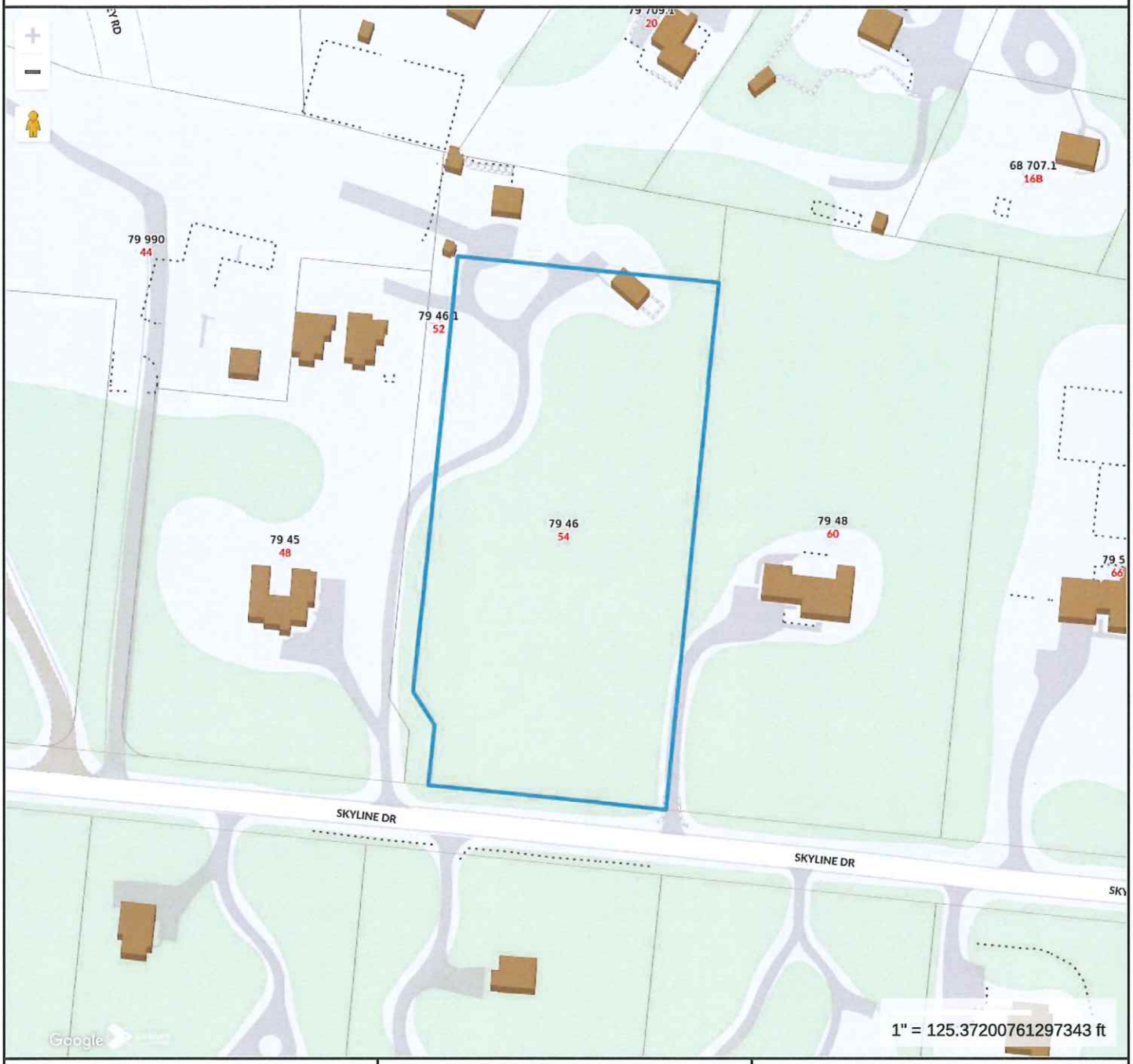
Trim WHITE Sash WHITE Doors WHITE

Deck — Foundation GRAY Fence _____ Shutters _____

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

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

Date 4/26/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

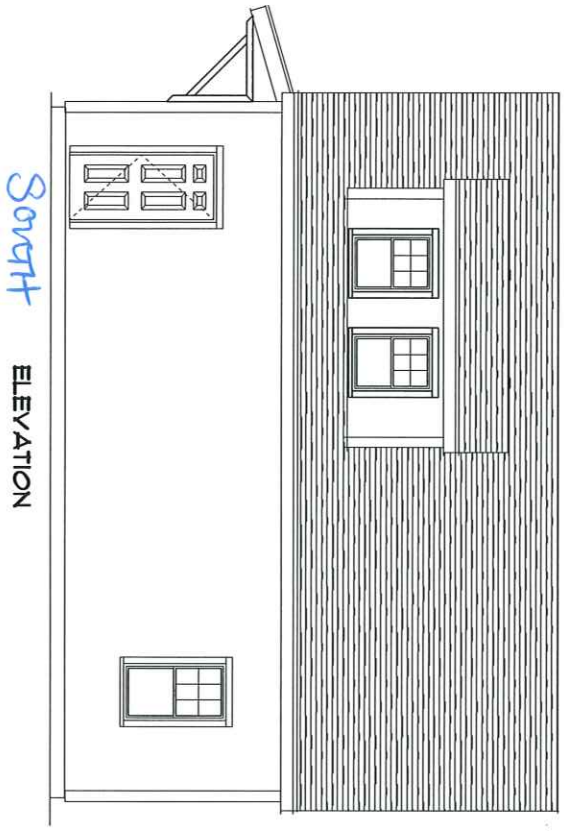
Property ID	7334
Location	54 SKYLINE DR
Owner	POUR LA TABLE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

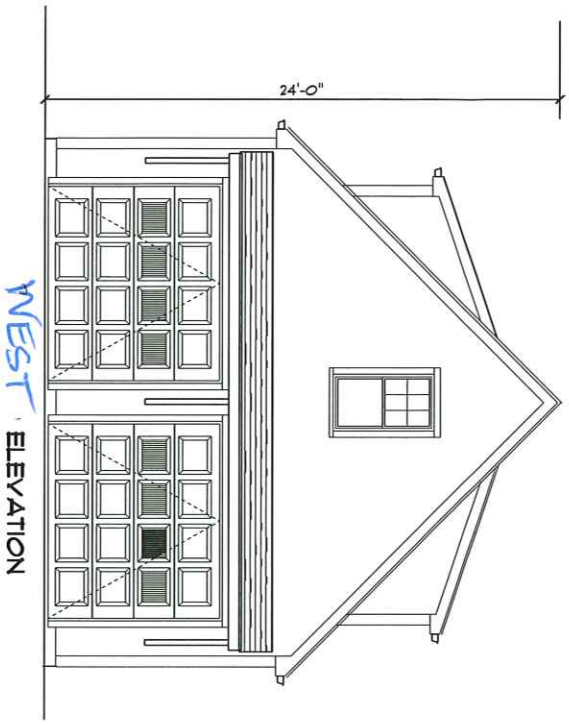
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

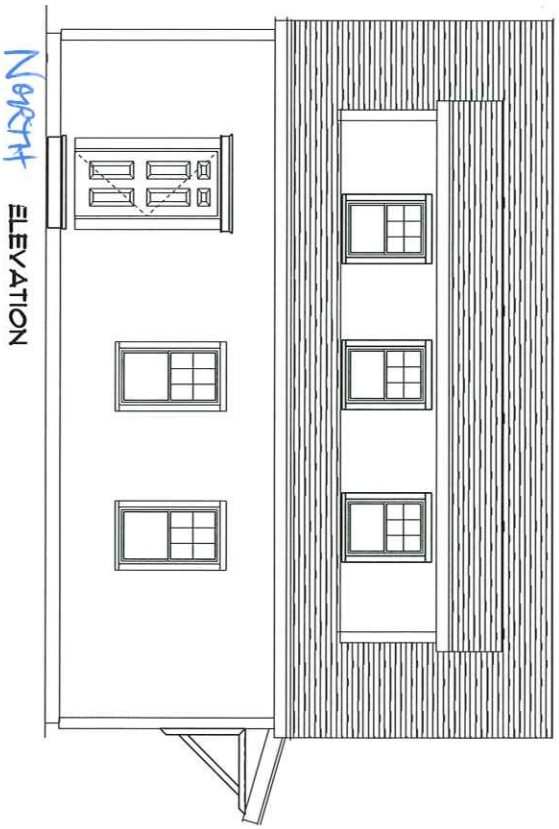
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



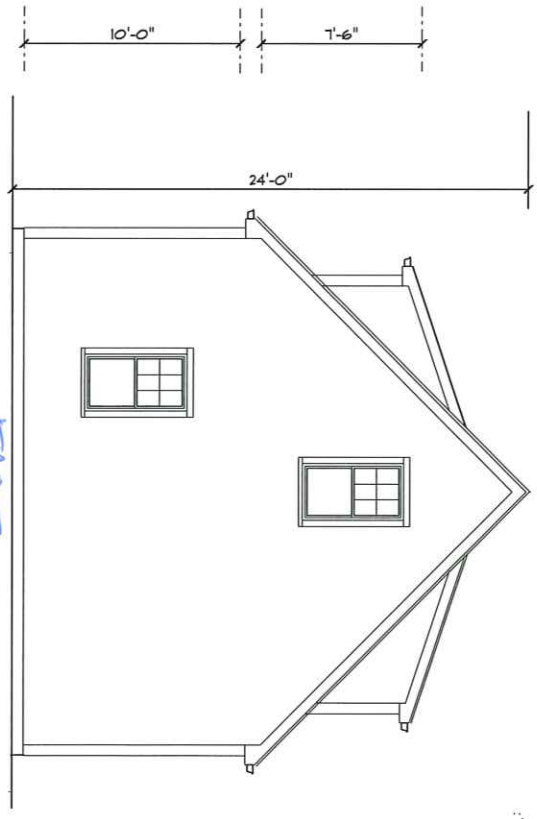
South ELEVATION



WEST ELEVATION



NORTH ELEVATION

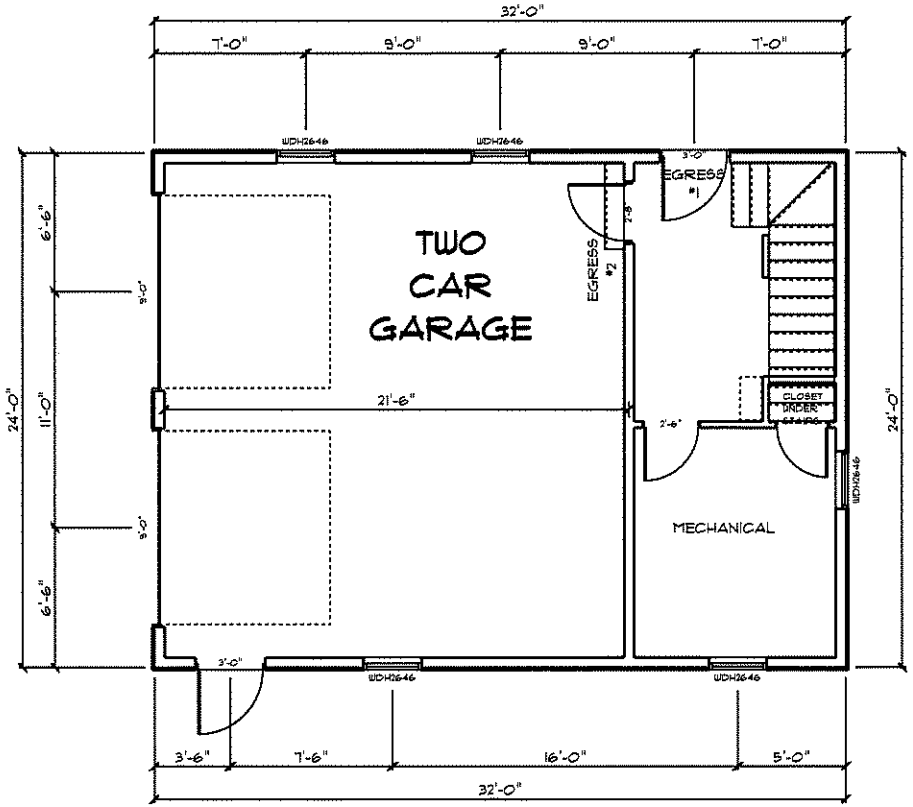


EAST ELEVATION

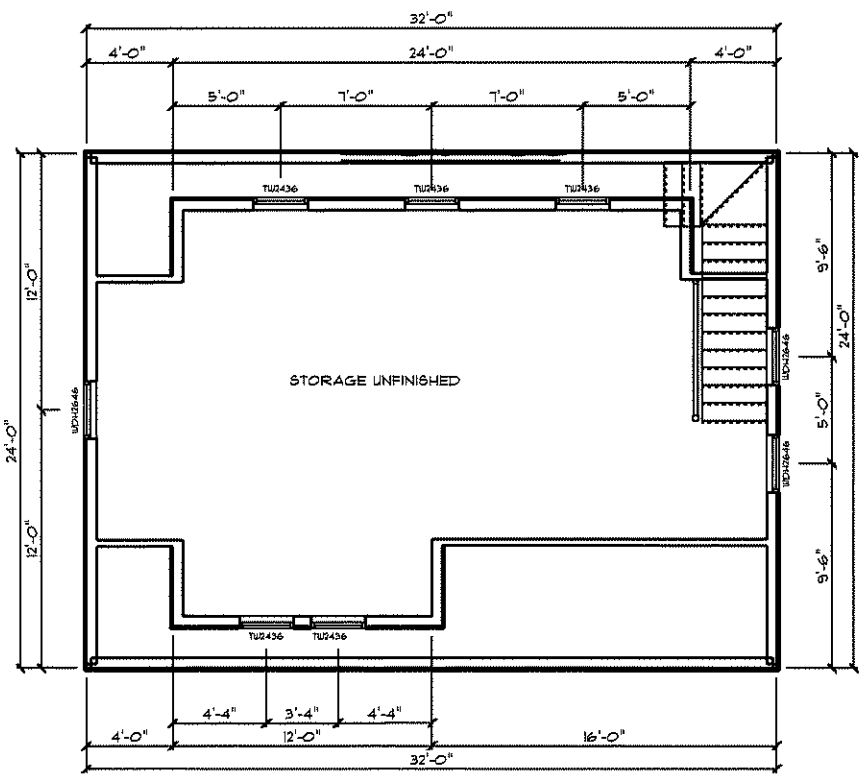
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

NEW GARAGE FOR: 42 SKYLINE DRIVE

SCALE:	1/4"=1'
DRAWN BY:	VO
DATE:	9/13/13



FIRST FLOOR PLAN: 750SF



2ND FLOOR PLAN: 626SF

ANDERSON 400 SERIES WINDOWS

PRODUCT CODE	R.O. SIZE	TYPE
36X80 COLONIAL 6 PANEL	R.O. 3'-3"	DOOR
108X84 GARAGE OVERHEAD APPLIED WOOD	R.O. 9'-3"	GARAGE
A31 AWNING	R.O. 3'-0½" x 2'-0⅝"	WINDOW
TW2442 DOUBLE HUNG	R.O. 2'-6⅞" x 4'-4⅜"	WINDOW

DISCLAIMER NOTE:
PRIOR TO ANY CONSTRUCTION, THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR REVIEWING ALL PROJECT REQUIREMENTS (DEPICTED IN THESE DRAWINGS), AS TO CONFORMITY WITH ALL STATE AND LOCAL BLDG CODES AND REGULATIONS. THESE REQUIREMENTS ARE INCLUDING BUT NOT LIMITED TO: ZONING, CONSERVATIONS, AND HEALTH DEPTS. CONTRACTOR AND/OR OTHER PROFESSIONALS MUST CHECK AND VERIFY ALL CRITICAL TOLERANCES AND DIMENSIONS FOR PROPER SIZING AND DETAILING OF STRUCTURAL ELEMENTS BEFORE CONSTRUCTION.

SCALE: 1/4"=1"
DRAWN BY: VO
DATE: 9-13-13
PAGE #:

NEW GARAGE FOR: 42 SKYLINE DRIVE

VAL OLIVER DESIGN
PO BOX 3051
NANTUCKET, MA 02584

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... POUR LA TABLE LLC .....

MAILING ADDRESS..... 6 CACHALOT LN, NANTUCKET, MA 02554 .....

PROPERTY LOCATION..... 54 SKYLINE DRIVE .....

ASSESSORS MAP/PARCEL..... 79/46 .....

SUBMITTED BY:..... VICTORIA EWING .....

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.

APRIL 26, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.26 14:31:54 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City
79	46	1	PRESTESDOSSANTOS JOVANILSON		52 SKYLINE DR	NANTUCKET
79	48		MOONEY ERIKA D TR	EDM LIVING TRUST AGREEMENT	60 SKYLINE DR	NANTUCKET
79	102		GLAZER MOLLIE J		53 SKYLINE DR	NANTUCKET
Count:	**3**					

State	Zip	Location
MA	02554	52 SKYLINE DR
MA	02554	60 SKYLINE DR
MA	02554	53 SKYLINE DR

PRESTESDOSSANTOS JOVANILSON
52 SKYLINE DR
NANTUCKET, MA 02554

MOONEY ERIKA D TR
EDM LIVING TRUST AGREEMENT
60 SKYLINE DR
NANTUCKET, MA 02554

GLAZER MOLLIE J
53 SKYLINE DR
NANTUCKET, MA 02554

9589 0710 5270 1061 3693 17

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Certified Mail Fee $4.40
$ $3.65
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 $0.68
$ $8.73
Total Postage and Fees
$

Postmark Here
03/07/2024

Sent To JUBE DOS SANTOS PRESTE
Street and Apt. No., or PO Box No. 53 SKYLINE DR
City, State, ZIP+4® NANTUCKET MA 02554

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

9589 0710 5270 1061 3693 00

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Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.40
$ $3.65
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 $0.68
$
Total Postage and Fees
$ $8.73

Postmark Here
03/07/2024

Sent To ERIKA D MOODNEY
Street and Apt. No., or PO Box No. 60 SKYLINE DR
City, State, ZIP+4® NANTUCKET MASS 02554

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

9589 0710 5270 1061 3692 94

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.40
$ $3.65
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 $0.68
$
Total Postage and Fees
$ $8.73

Postmark Here
03/07/2024

Sent To MOLLIE GLAZER
Street and Apt. No., or PO Box No. 55 SKYLINE DR 02554
City, State, ZIP+4® NANTUCKET MASS

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

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: 54 Skyline Dr

Tax Map Number: 79 Parcel Number: 46

Owner of Record: Pour La Table LLC

Description of Proposal: New garage

Anticipated HDC Submission Date: 4/26/24

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°: 42.4.1 PARCEL N°. 86

Street & Number of Proposed Work: 55 Easton St.

Owner of record: Easton Street LLC

Mailing Address: c/o Congress Wealth, Mangt LLC
Boston, MA 02110

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.com

AGENT INFORMATION (if applicable)

Name: Julie Jordin

Mailing Address: PO Box 3153
Nantucket, MA 02584

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.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: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patios: Size: 205 sq ft ☐ 1st floor ☐ 2nd floor

Pergola: Size: 469 sq ft. ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*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 Shell Walkways Bluestone 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.

5/9/24 Julie Jordin

Signed under penalties of perjury

Scanned with CamScanner

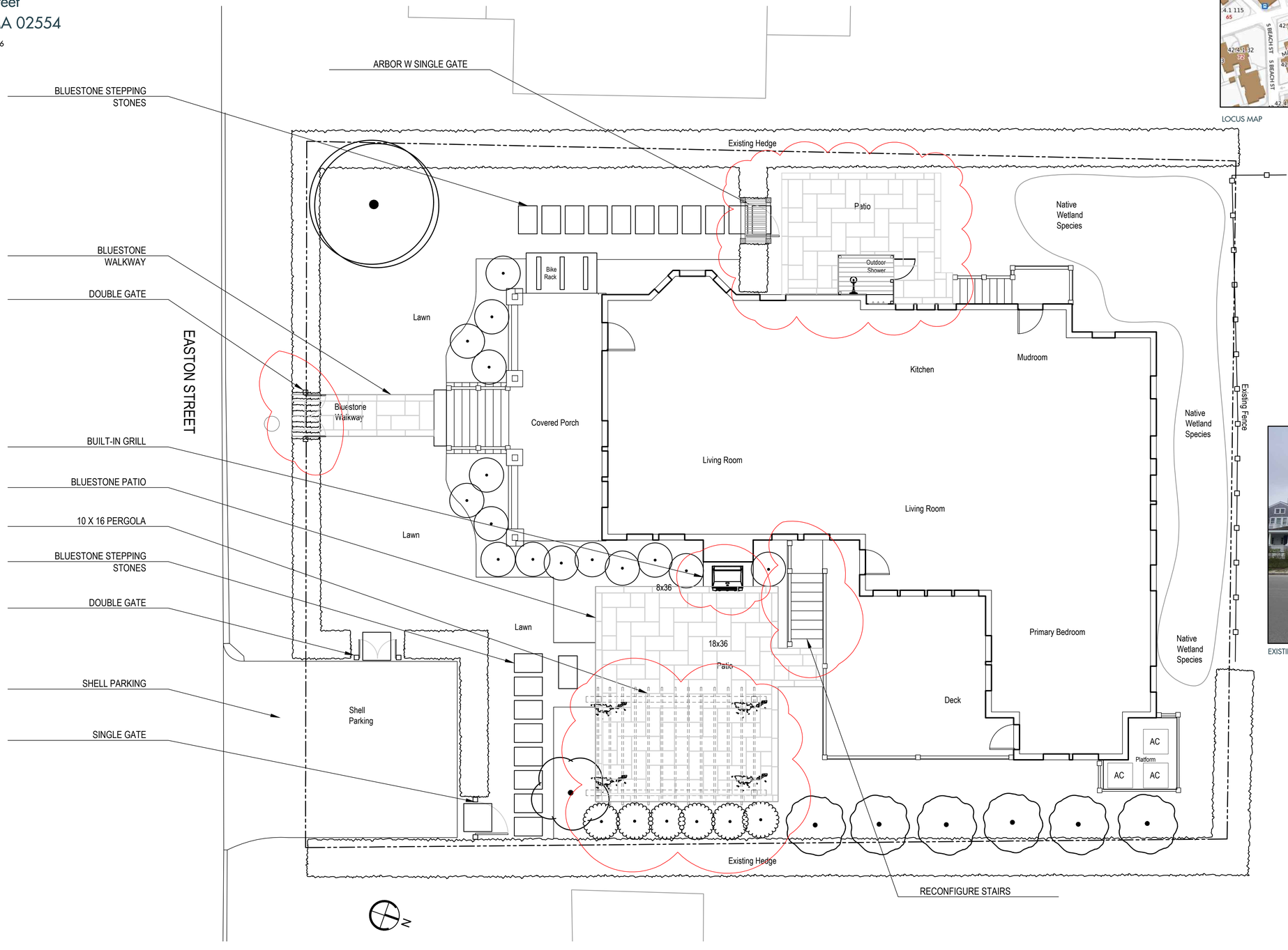
JULIE JORDIN
THE GARDEN DESIGN COMPANY

55 Easton Street
Nantucket, MA 02554

MAP/PARCEL: 42.4.1 / 86
ZONING: R1



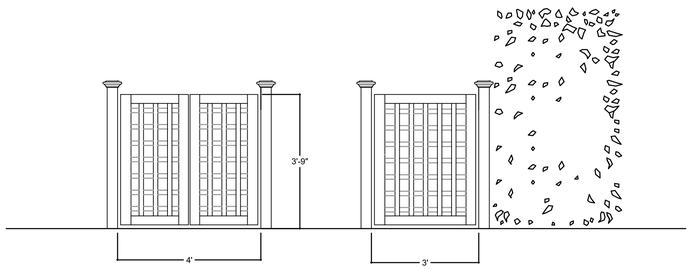
LOCUS MAP



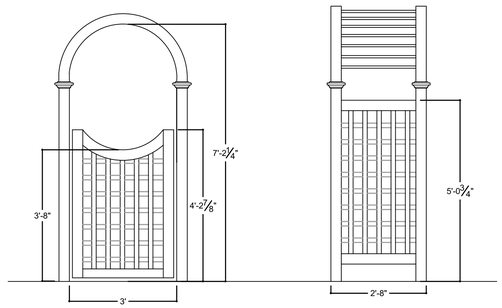

EXISTING HOUSE FROM EASTON STREET

CONCEPT PLAN
SCALE: 3/16" = 1'
DATE: 10.23.2023

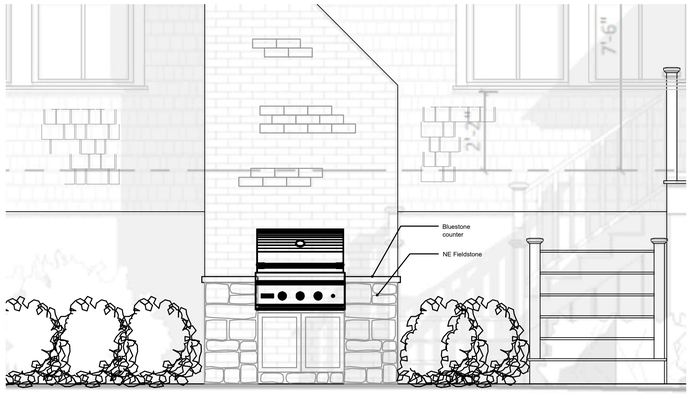
THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



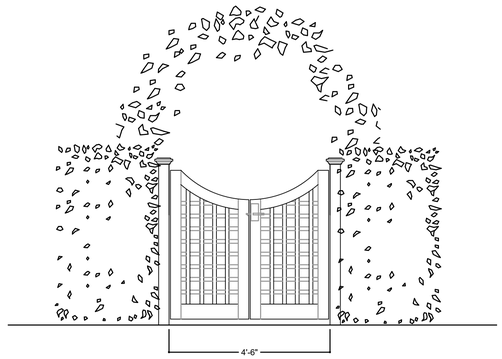
1 TRELLIS GATES AT PARKING
SCALE: 1/2" = 1' - 0" ELEVATION



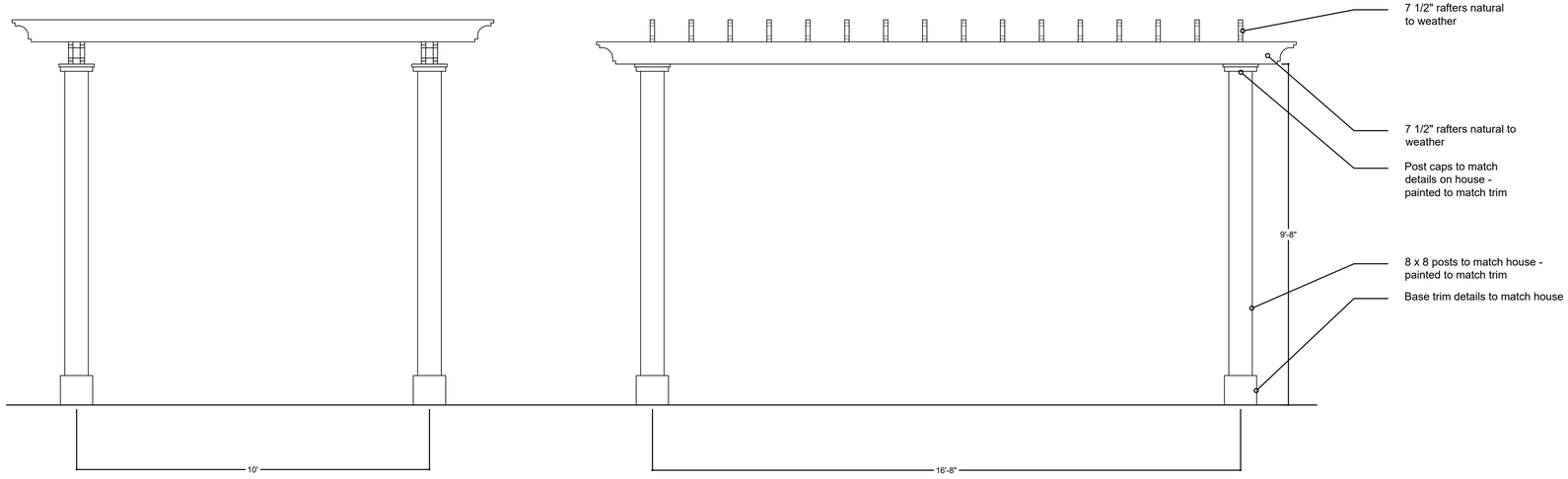
2 ARBOR W SINGLE GATE
SCALE: 1/2" = 1' - 0" ELEVATION



3 BUILT-IN GRILL
SCALE: 1/2" = 1' - 0" ELEVATION



4 DOUBLE GATE AT MAIN ENTRY WALKWAY
SCALE: 1/2" = 1' - 0" ELEVATION



5 PERGOLA
SCALE: 1/2" = 1' - 0" ELEVATION

Prelim. 5.1.2024

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Bracken Engineering
508.325.0044

ARCHITECT
Shelter 7
978.764.6802

GENERAL NOTES
Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

55 Easton St.
Nantucket, MA

DATE: 5/1/24
SCALE: Various
DRAWN BY: Julie Jordin
MAP/PARCEL: 42.4.1/86
ZONING: R1
REVISION:

L1
DETAILS

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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Subject: Authorization to Submit to HDC
Date: Wednesday, May 1, 2024 at 11:23:10 AM Eastern Daylight Time
From: Michael Romano
To: Julie Jordin
CC: Ann

Julie,
Please have this serve as our authorization for you to submit, on our behalf, our landscape plan for 55 Easton St. to HDC for approval.
Thanks,
Michael and Ann Romano

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

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°: 43.3.2 PARCEL N°. 3

Street & Number of Proposed Work: 4 Ray's Ct.

Owner of record: Jacobs Amanda B & Kevin J TRST.

Mailing Address: 8508 County Club Dr.
Bethesda, MD 20817

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.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. 2023-05-847

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 3'
Type: Type II Nantucket Picket with Cap
Length: 64'9" -NTW-

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW 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.

5/13/24 Signature of owner of record Julie M Jordin Signed under penalties of perjury

Scanned with CamScanner



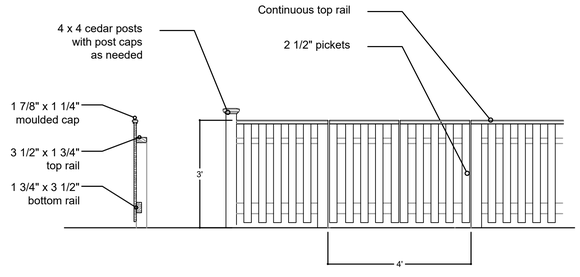
1 NORTH ELEVATION

SCALE: 1/8" = 1' - 0" ELEVATION



2 WEST ELEVATION

SCALE: 1/8" = 1' - 0" ELEVATION



3 3' HIGH TYPE II NANTUCKET PICKET W CAP

SCALE: 1/2" = 1' - 0" ELEVATION

–

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Nantucket Surveyors
508.228.0240

ARCHITECT
Design Assoc. Inc.
508.228.4342

CONSTRUCTION NOTES

1. Drawing are based on plans provided by architects. Please notify designer of any discrepancies.
2. All work shall comply with state and local building codes and specifications; contractor responsible for obtaining all necessary permits.
3. Use landscape drawings in conjunction with architectural drawings.
4. Contractor shall verify all drawings for coordination between trades and report any discrepancies to landscape designer.
5. Contractor is responsible for constructing restrictive barriers for protection of tree roots and trunks.
6. All dimensions, spot grade elevations, and quantities are approximate.
7. Contractor to verify locations of all below grade utilities and structures before excavation.
8. Contractor to verify all dimensions in field and report any discrepancies to landscape designer.
9. All angles are assumed to be 90° unless otherwise noted.
10. Do not scale drawings.
11. Contractor to provide sleeving through all walls and beneath paving for utilities and drainage as required; allowance for subsurface drainage to be provided.
12. All dimensions given to top of wall unless otherwise noted.
13. All bottom of wall grades to be adjusted in field and approved by landscape designer.

4 Ray's Ct.
Nantucket, MA

DATE: 4/10/24
SCALE: 1" = 10'
DRAWN BY: Julie Jordin
MAP/PARCEL: 43.3.2/3
ZONING: ROH
REVISION:

L3.2
GRADING PLAN

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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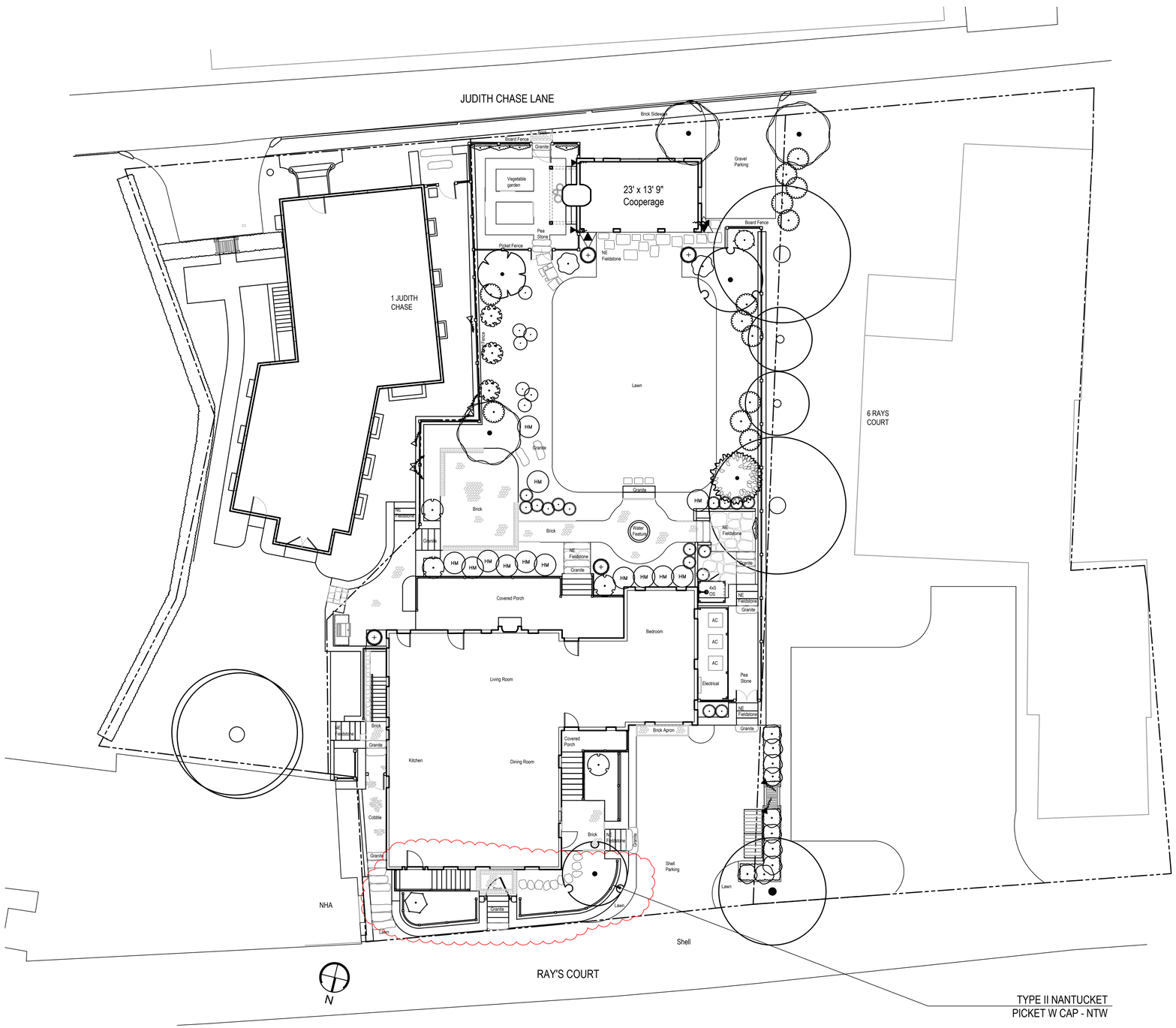



TYPE II NANTUCKET PICKET NTW

0 10' 20'

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Nantucket Surveyors
508.228.0240

ARCHITECT
Design Assoc. Inc.
508.228.4342

GENERAL NOTES

Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

4 Ray's Ct.
Nantucket, MA

DATE: 4/10/24
SCALE: 1" = 10'
DRAWN BY: Julia Jordin
MAP/PARCEL: 43.3.2/3
ZONING: ROH
REVISION:

L1
SITE PLAN

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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JULIE JORDIN
THE GARDEN DESIGN COMPANY

4 Rays Court
Nantucket, MA 02554

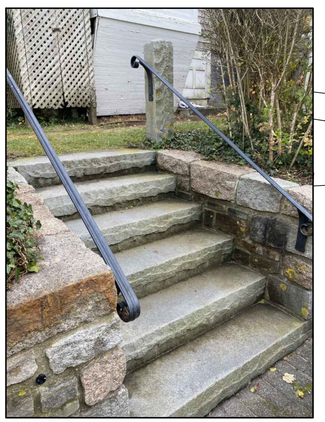
MAP/PARCEL: 43.3.2 / 3
ZONING: ROH



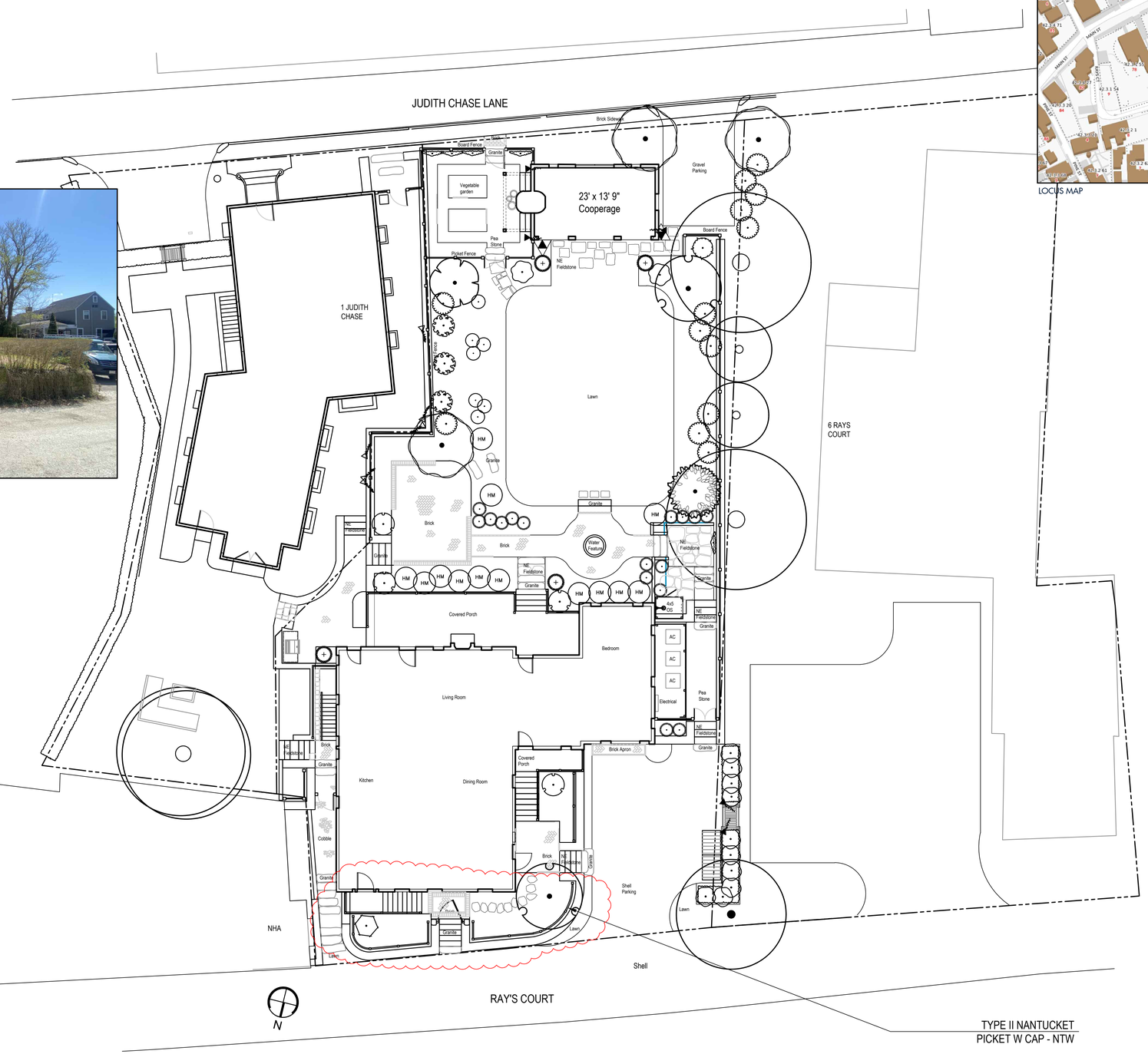
EXISTING HEDGE ABOVE WALL



EXISTING BRICK STAIRS AND PILLARS



EXISTING GRANITE STAIRS AT 4 RAY'S CT PARKING





LOCUS MAP

CONCEPT PLAN
SCALE: 1" = 10'
DATE: 6.7.2023

THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

Subject: Re: HDC permissions
Date: Thursday, April 27, 2023 at 12:59:50 PM Eastern Daylight Time
From: Amanda Jacobs
To: Julie Jordin
CC: Rie Traub, Lindsey Maurer

Julie Jordan and The Garden Design Company have my permission to submit plans to the Nantucket HDC for 1 Judith Chase Ln, 3 Judith Chase Ln, and 4 Rays Ct.

Amanda Jacobs

On Thu, Apr 27, 2023 at 9:56 AM Julie Jordin <julie@juliejordin.com> wrote:

> Hi Amanda!
>
> We are submitting to HDC and need an email to my office saying the we have your permission to file for HDC on your behalf.
>
> Can you send me that email?
>
> *Please excuse typos, this email was sent from the garden…*

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR XXII YEARS LLC

STREET ADDRESS 3 Maxey Pond Road

MAP/PARCEL 40/106

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 3, 2024

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

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

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

Miroslava Ahern — 5/3/24

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:

_____ 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°: 40 PARCEL N°. 106

Street & Number of Proposed Work: 3 Maxey Pond Road

Owner of record: XXII YEARS LLC

Mailing Address: 18 WAGON WHEEL RD
MAMARONECK, NY 10543

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 Tennis Court

Size of Structure or Addition: Length: 120' Sq. Footage 1st floor: _____ Decks/Patio Size: 160 sf ☐ 1st floor ☐ 2nd floor
Width: 60' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' max ht. wall, 6' fence
Type: PT & Wire mesh (black)
Length: 360'

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~~ Patio: Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

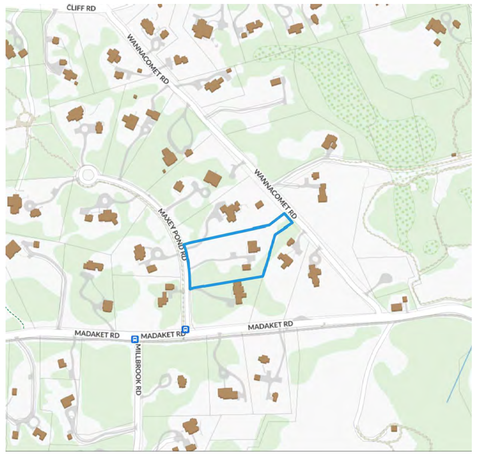
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 5/3/24 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 40/106



AERIAL MAP: 40/106



VIEWS FROM MAXEY POND ROAD



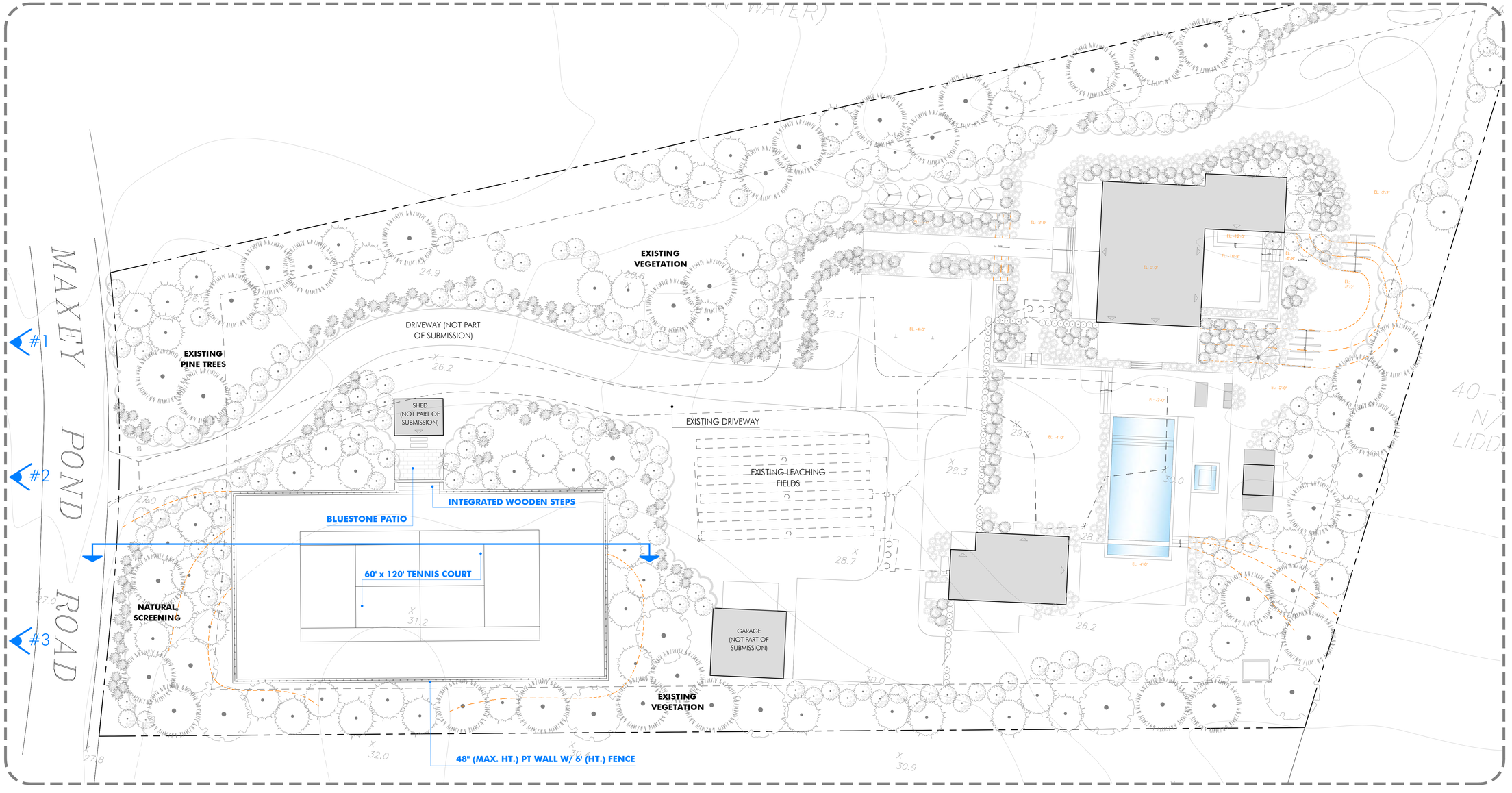
VIEW #1



VIEW #2



VIEW #3



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

SCHAIBLE RESIDENCE

3 MAXEY POND ROAD
NANTUCKET, MA 02554

OWNER

XXII YEARS LLC
18 WAGON WHEEL RD
MAMARONECK, NY 10543

ARCHITECT

SURVEYOR

PROPERTY INFO

ZONE:	LUG2
MAP / PARCEL:	40/106
LOT SIZE:	86,916 SF
MIN. LOT SIZE:	80,000 SF
MIN. FRONTAGE:	150'
FRONT SETBACK:	35'
SIDE SETBACK:	15'
REAR SETBACK:	15'
GROUND COVER:	3%
MAX G.C.:	4%

REVISIONS

	DATE	PROJECT PHASE

TENNIS COURT

HDC SUBMISSION

NOTES

DRAWING INFO

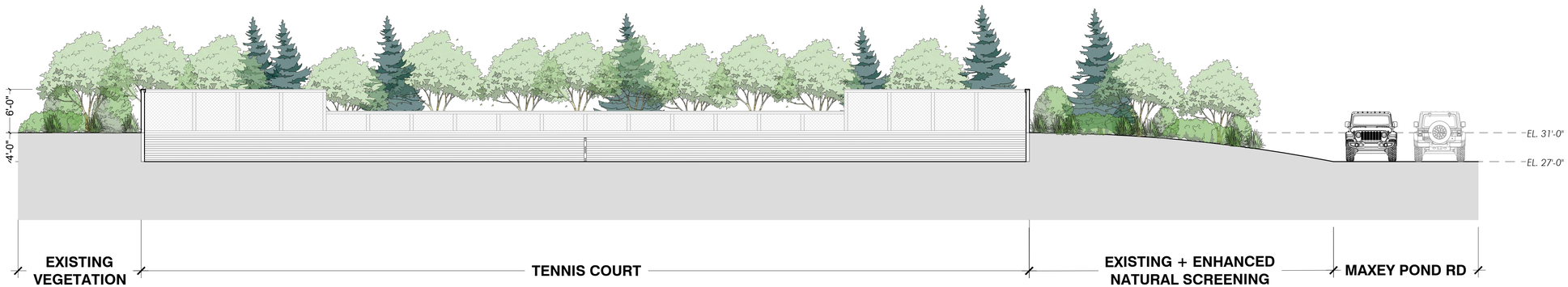
DATE	MAY 6, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC.01

CROSS SECTION



NATURAL SCREENING PLANT MATERIAL


SUMMER SNOWFLAKE VIBURNUM


BAYBERRY


EASTERN RED CEDAR


AMERICAN HOLLY

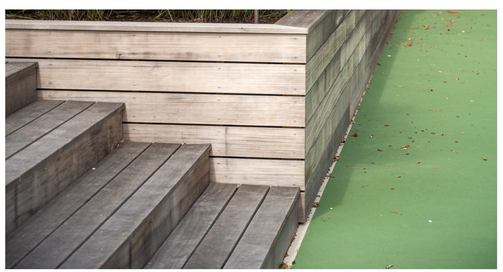

WINTER KING HAWTHORN

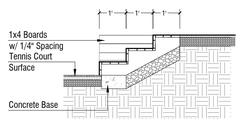

WINTERBERRY


ARROWWOOD VIBURNUM

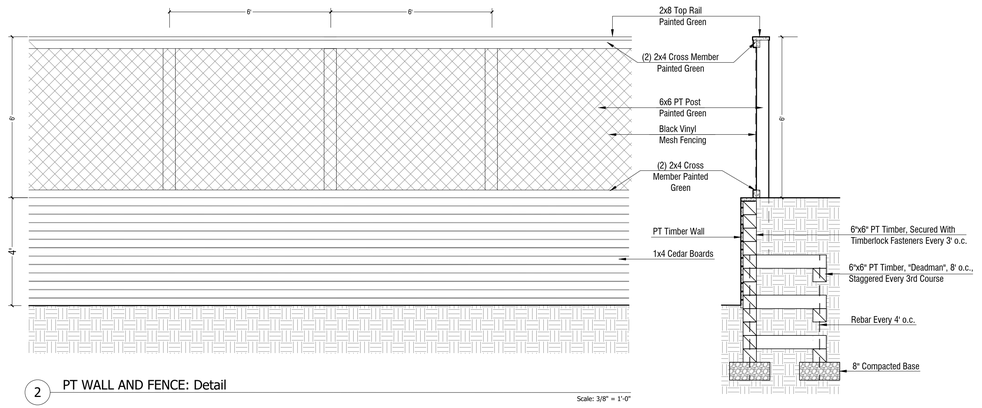
SITE DETAILS & DESIGN INTENT IMAGERY


PT WALL & WIRE FENCE


INTEGRATED WOODEN RISERS



1 WOODEN STEPS: Detail
Scale: 3/8" = 1'-0"



2 PT WALL AND FENCE: Detail
Scale: 3/8" = 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

SCHAIBLE RESIDENCE

3 MAXEY POND ROAD
NANTUCKET, MA 02554

OWNER

XXII YEARS LLC
18 WAGON WHEEL RD
MAMARONECK, NY 10543

ARCHITECT

SURVEYOR

PROPERTY INFO

ZONE:	LUG2
MAP / PARCEL:	40/106
LOT SIZE:	86,916 SF
MIN. LOT SIZE:	80,000 SF
MIN. FRONTAGE:	150'
FRONT SETBACK:	35'
SIDE SETBACK:	15'
REAR SETBACK:	15'
GROUND COVER:	3%
MAX G.C.:	4%

REVISIONS

	DATE	PROJECT PHASE

TENNIS COURT

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	MAY 6, 2024
SCALE	1/8" = 1'-0"
DRAWN BY	CP

ISSUES

DATE	SET NAME

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..*

☑ 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.

CW 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°: 40 PARCEL N°. 106

Street & Number of Proposed Work: 3 Maxey Pond Rd

Owner of record: XXII Years LLC c/o Cherie Schiable

Mailing Address: 18 Wagon Wheel Rd

Mamaroneck, NY 10543

Contact Phone #: _____ E-mail: jonathan@chipwebst

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA

02254

Contact Phone #: 508.228.3600 E-mail: jonathan@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: 22'-0" Sq. Footage 1st floor: 528 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24'-0" Sq. footage 2nd floor: 528 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 22'-6" South 22'-6" 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* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1 x 10 Rake 1 x 10 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____

Window Casing 1 x 4 Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other clad white

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear hinged wood w/glass Side _____

Garage Door(s): Type carriage style overhead door Material painted wood and glass

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural to weather Clapboard (if applicable) _____ Roof Natural to weather

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 5/6/24 Signature of owner of record _____ Signed under penalties of perjury

Signature Authorization - Contract signature authorizes CWA and its representatives to sign applications related to the project, on the Owner's behalf, required to obtain permit authorizations, including local regulatory commissions, and building permit applications.

ACCEPTANCE OF CONTRACT

16SEP23

Chip Webster, President Date

Cherie Schaible

Cherie Schaible Date

Schaible

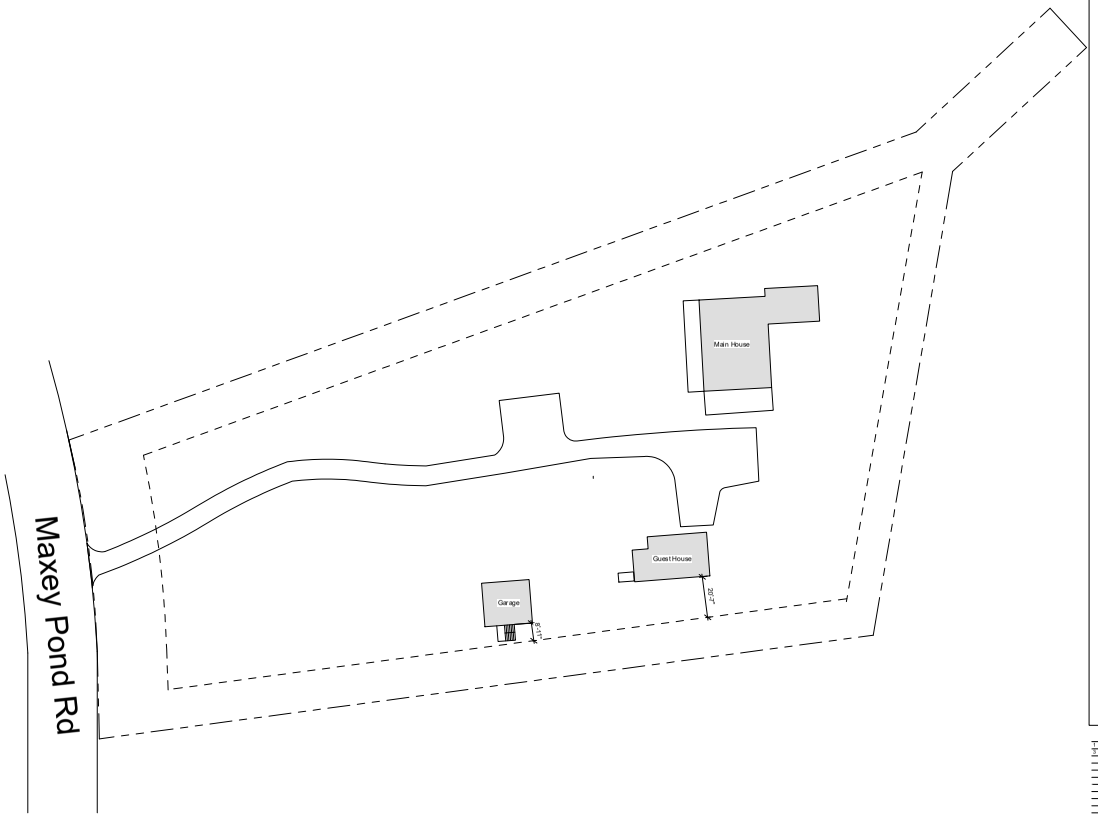
Garage

3 Maxey Pond, Nantucket, MA





Locus Plan



② Site Plan
1" = 30'-0"

N

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Schematic Design

Schaible
3 Maxey Pond, Nantucket, MA
Garage
HDC1. Cover Guest House / Garage

#	Date	Note
1	2024.01.24	HDC Submission
3	2024.05.06	HDC Submission

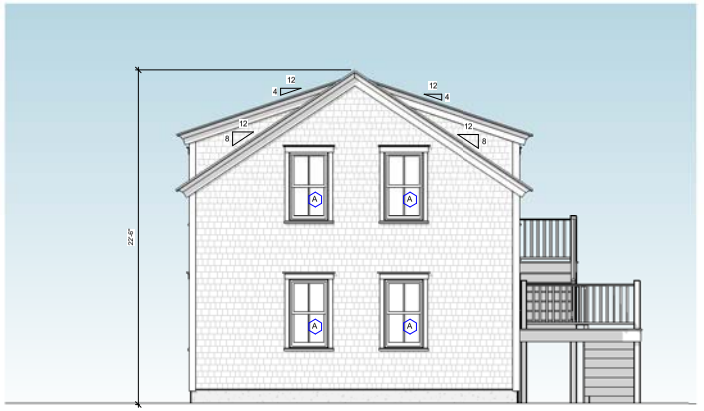
HDC1.

5/5/2024 2:00:10 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



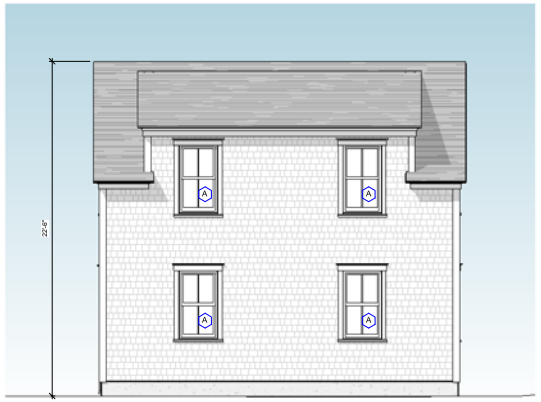
3 South - HDC
1/4" = 1'-0"



4 West - HDC
1/4" = 1'-0"



2 East - HDC
1/4" = 1'-0"



1 North - HDC
1/4" = 1'-0"

1/4" = 1'-0" 2 0 2 4 6 8 10
SCALE FEET

SD - Not For Construction

Schaible
3 Maxey Pond Rd
Guest House
HDC3 Elevations

#	Date	Note
1	2024.01.29	HDC Submission
2	2024.05.06	HDC Submission

HDC3

5/6/2024 10:20:13 AM

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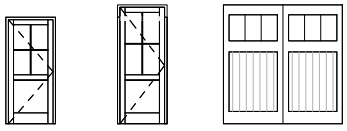
A

Window Legend
1/4" = 1'-0"

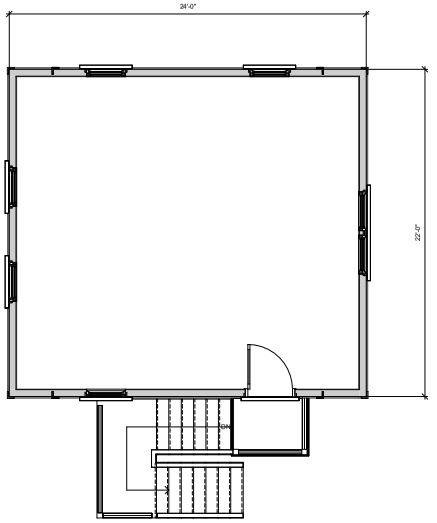
WINDOW SCHEDULE - HDC							
MARK	MANUFACTURER	WINDOW TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
A	Andersen Corporation		A-Series Double Hung	2'-8"	4'-8"		



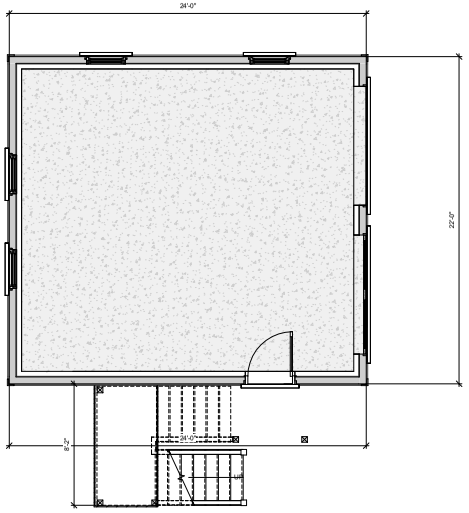
3070 Entry 3080 Entry 8080 Garage Door

Exterior Door Legend
1/4" = 1'-0"

DOOR SCHEDULE - HDC							
MARK	MANUFACTURER	DOOR TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
01	Custom Garage Door			8'-2"	8'-2"		
02	Custom Garage Door			8'-2"	8'-2"		
03	Simpsons Door Company		37580	3'-4"	8'-0"		
04	Simpsons Door Company		37580	3'-4"	7'-2"		



2 Floor 2 - HDC
1/4" = 1'-0"



1 Floor 1 - HDC
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

SD - Not For Construction

Schaible
3 Maxey Pond Rd
Guest House
HDC5 Floor Plans

#	Date	Note
1	2024.01.29	HDC Submission
2	2024.05.06	HDC Submission

HDC5

5/6/2024 10:20:14 AM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

11 Green Lane: 42.3.3 / 87.2

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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 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.
X	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.
JH	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°: 42.3.3 PARCEL N°. 87.2

Street & Number of Proposed Work: 11 Green Lane

Owner of record: Peaches Lou LLC

Mailing Address: 11 Green Lane
Nantucket MA 02110

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration + Trim Revisions + New Shingles

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 6" +/- 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 Fenestration + Trim Revisions + New Shingles
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 7 /12 Secondary Mass 6 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGE

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 5/3/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

11 Green Lane, Nantucket, MA 02554 Nantucket Historic District Commission

May 02, 2024

Name: Peaches Lou LLC

Address: 11 Green Lane

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 regards to the Certificate of Appropriateness documentation necessary for the properties at 11 Green Lane per our collaboration.

Thank you for your understanding.

Date: 5/2/24

Signature: Amanda B Cross

Amanda B Cross
manager Peaches Lou LLC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Peaches Lou LLC

STREET ADDRESS 11 Green Lane

MAP/PARCEL 42.3.3 / 87.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.06.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

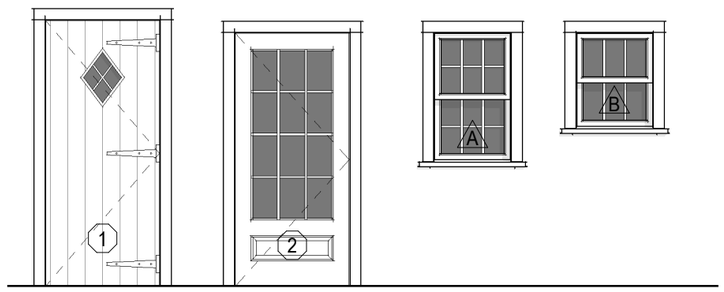
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 04.23.24
Date



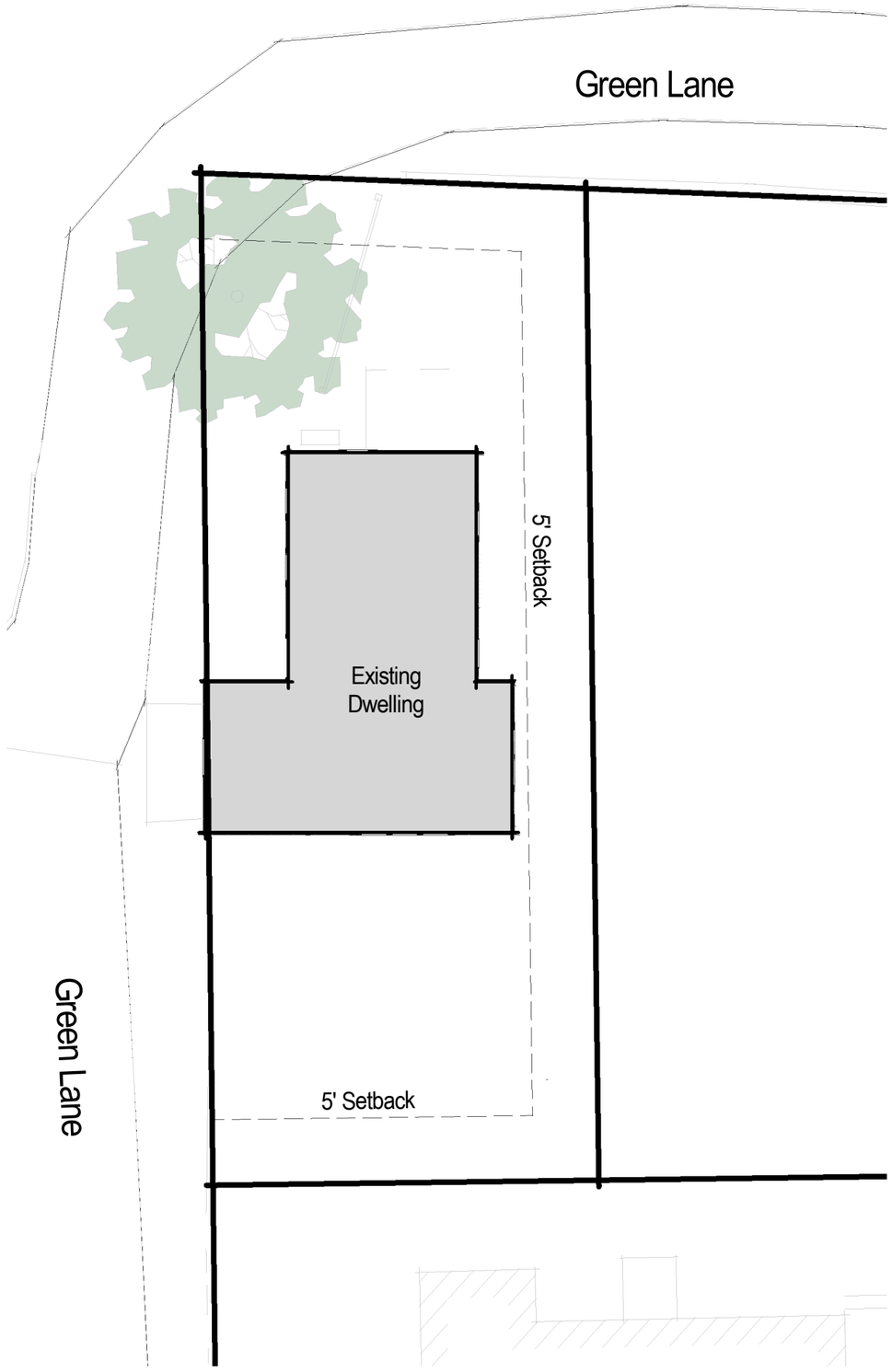
Locus Map



Window & Door Legend

1/4" = 1'-0"

11 Green Lane
Nantucket, MA 02554

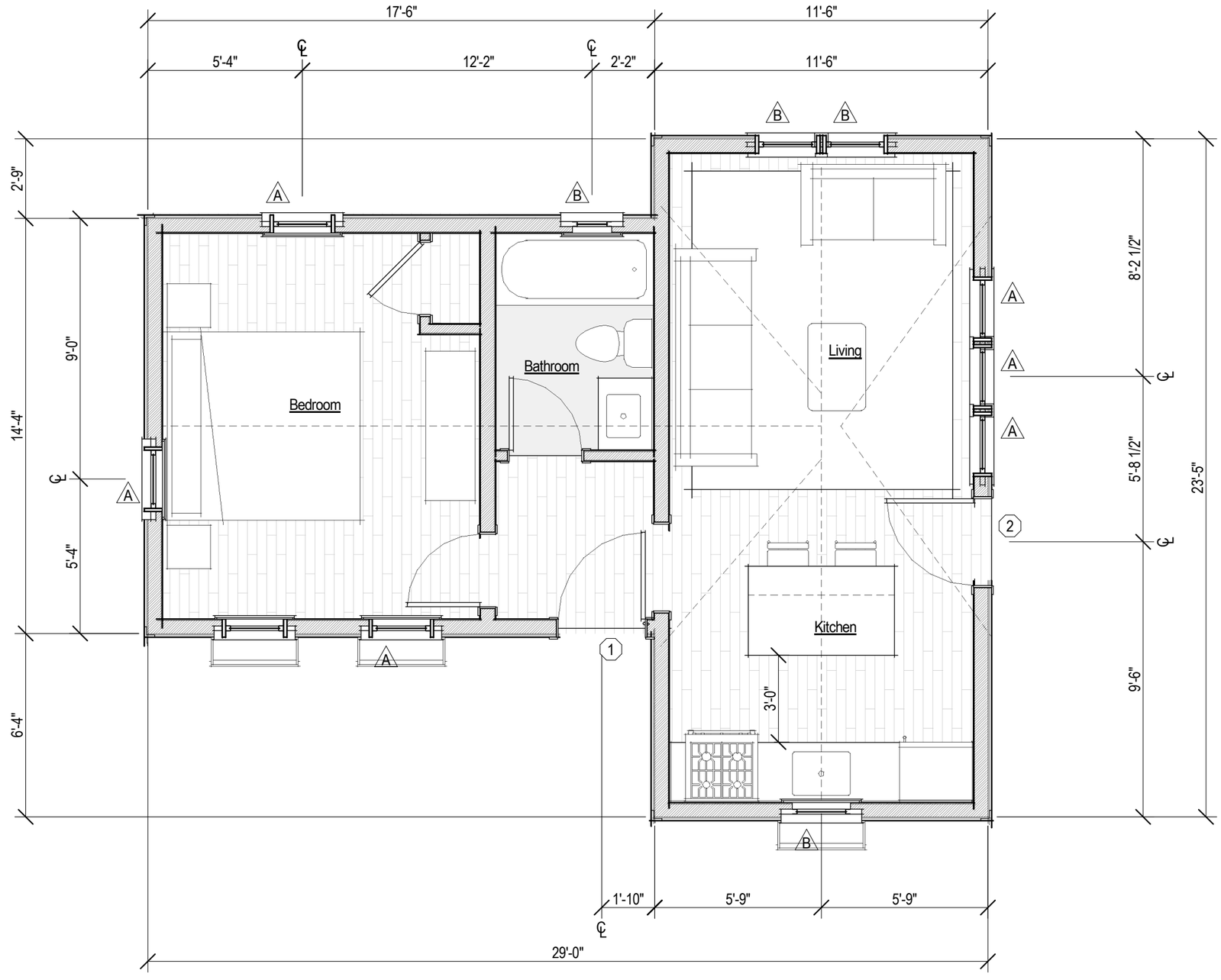


Site Plan

3/32" = 1'-0"

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

emeritus



11 Green Lane
Nantucket, MA 02554

Proposed First Floor Plan

1/4" = 1'-0"

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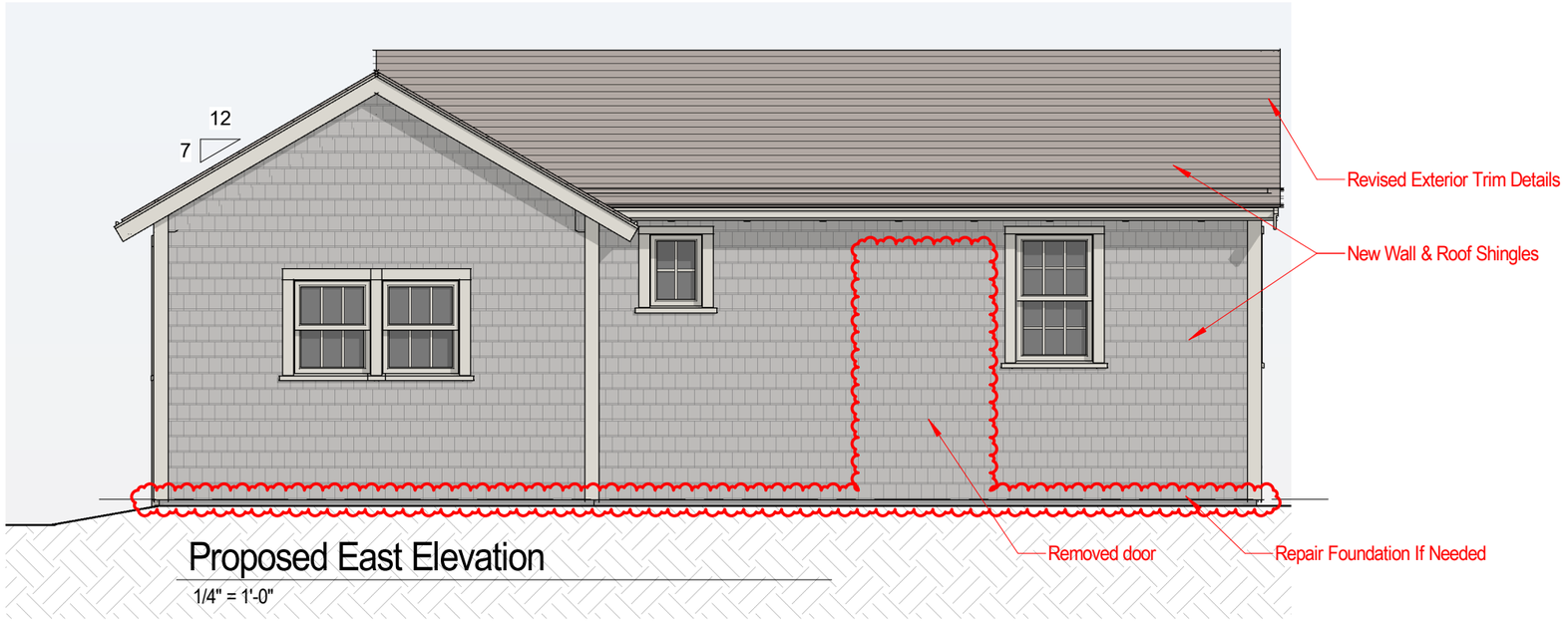


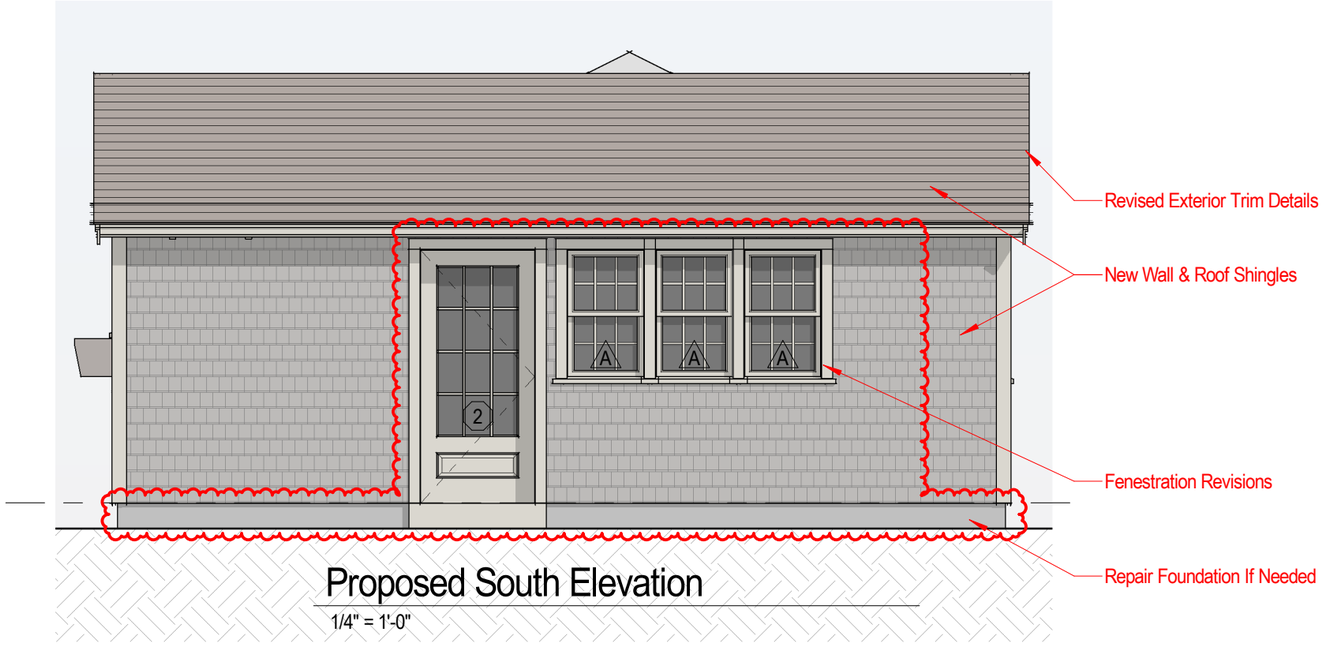
Proposed East Elevation

1/4" = 1'-0"



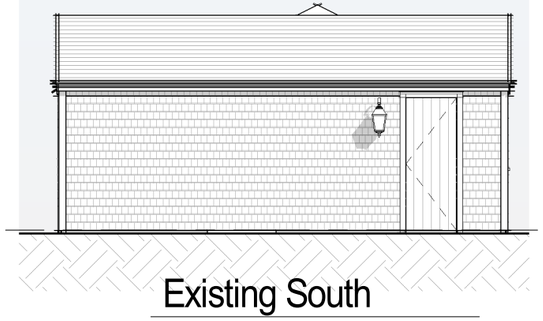
Existing East

1/8" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"



Existing South

1/8" = 1'-0"

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Nantucket, MA 02554

e m e r i t u s

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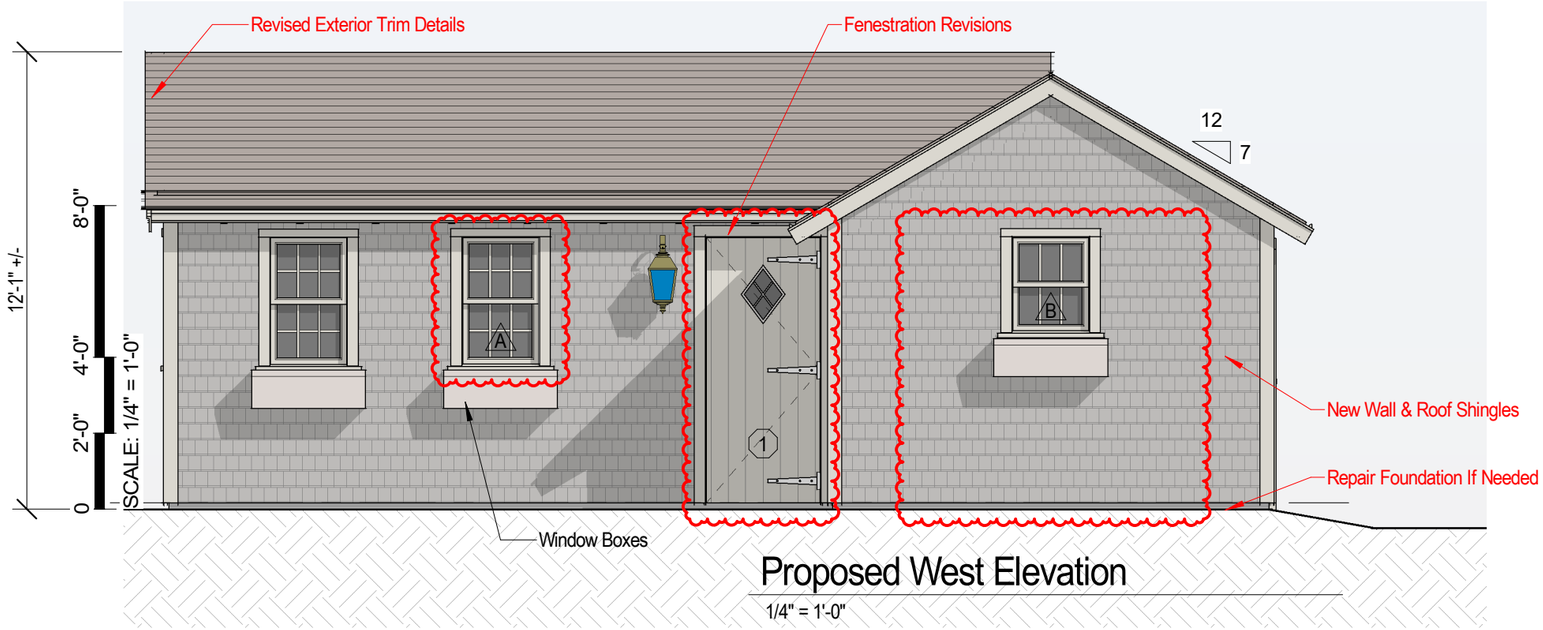
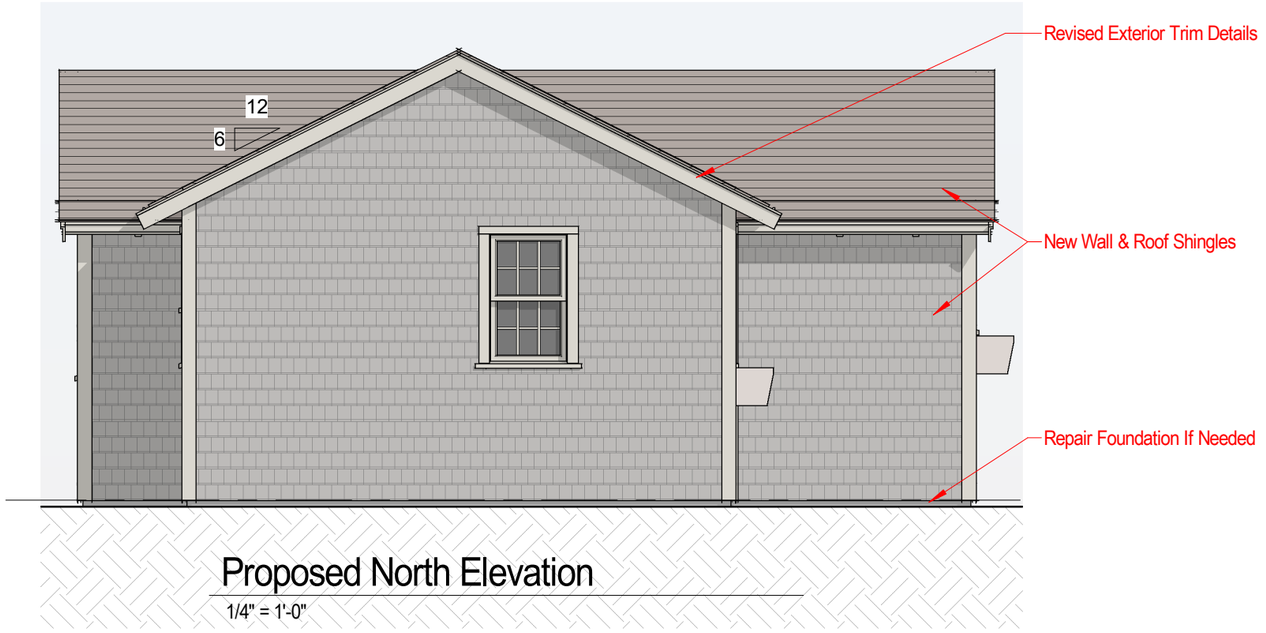


Proposed West Elevation

1/4" = 1'-0"



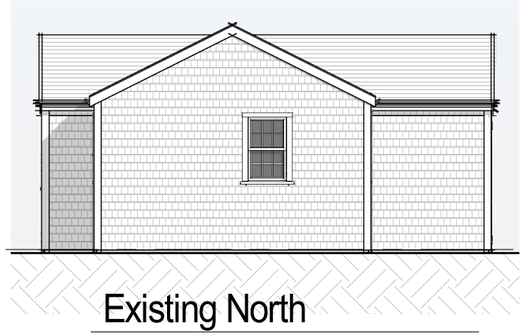
Proposed North Elevation

1/4" = 1'-0"



Existing West

1/8" = 1'-0"



Existing North

1/8" = 1'-0"

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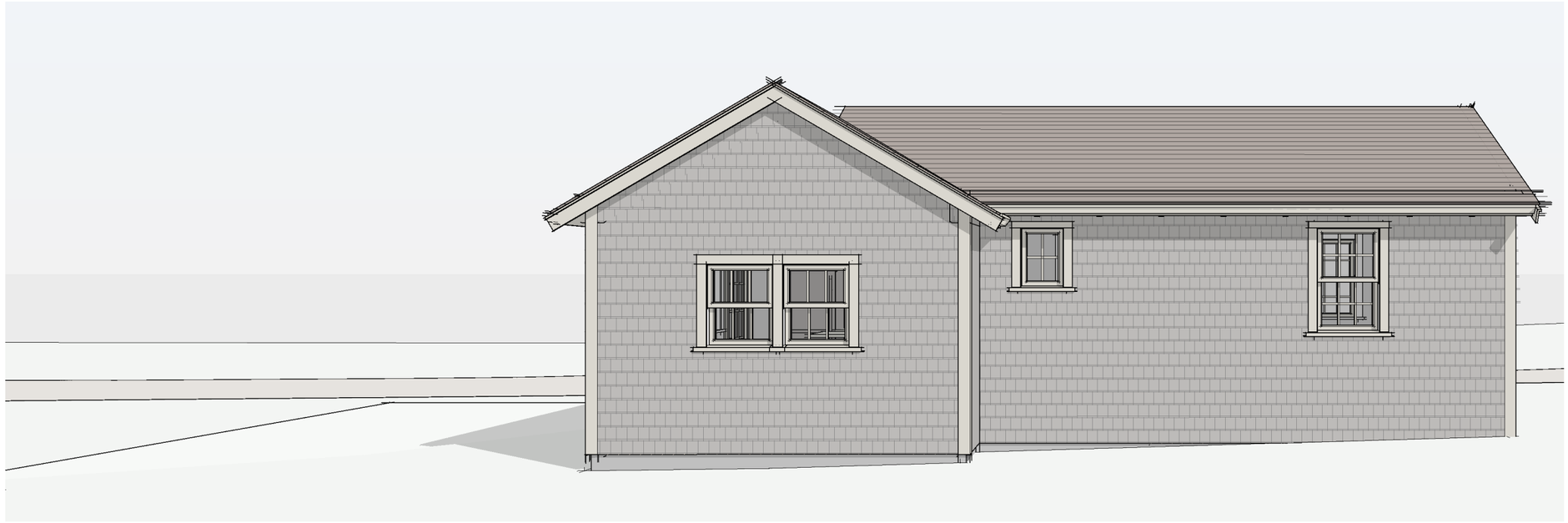
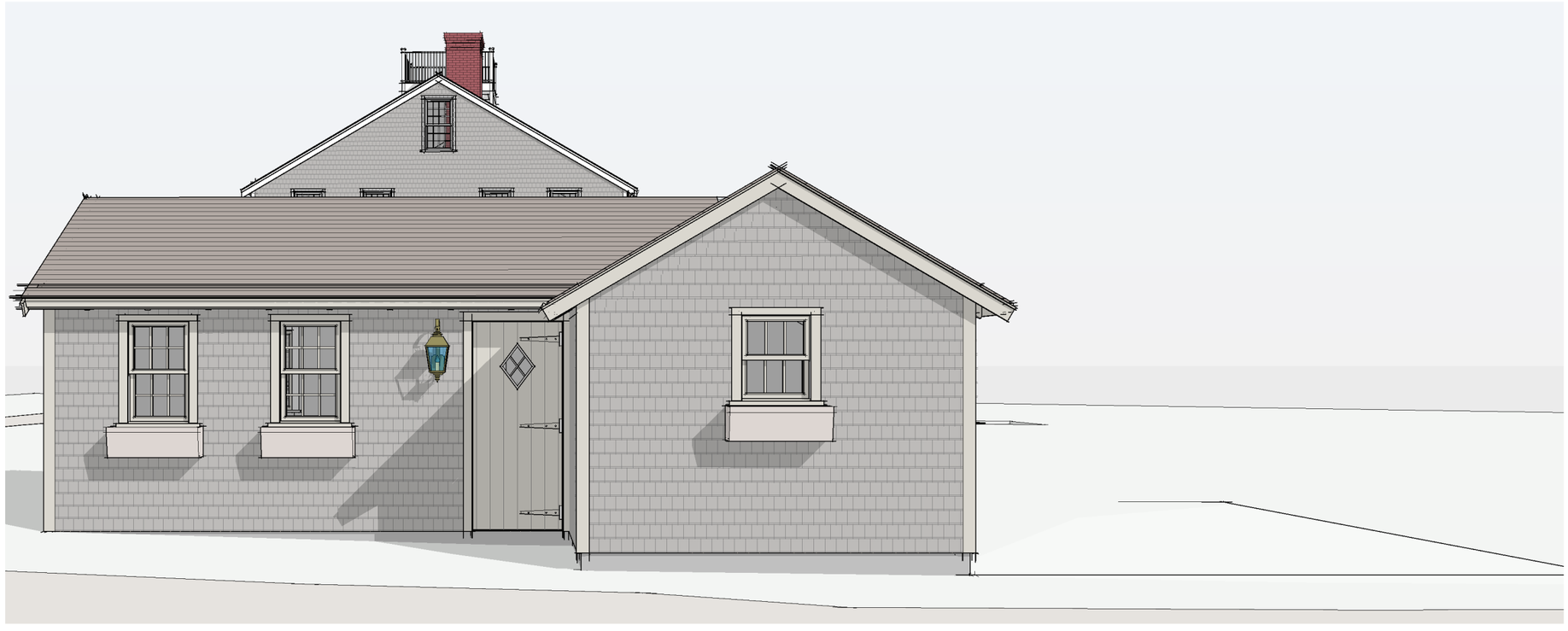


Proposed East Perspective



Proposed West Perspective

11 Green Lane
Nantucket, MA 02554

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NO
PARKING
EITHER
SIDE





11 GREEN LN

Location	11 GREEN LN	**Mblu**	4233/ / 87/ 2 /
Acct#	4233-0872	**Owner**	PEACHES LOU LLC
Assessment	$876,700	**PID**	191413
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$42,100	$834,600	$876,700

Owner of Record

Owner	PEACHES LOU LLC	**Sale Price**	$700,000
Co-Owner		**Certificate**	
Address	9 WAUWINET RD NANTUCKET, MA 02554	**Book & Page**	1917/275
		Sale Date	10/31/2022
		Instrument	1G

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
PEACHES LOU LLC	$700,000		1917/275	1G	10/31/2022
GULLICKSEN KENNETH A TR	$0		1916/031	99	10/20/2022
HADDON HEATHER VANCE TR	$2,920,000		1768/101	1O	09/28/2020

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**

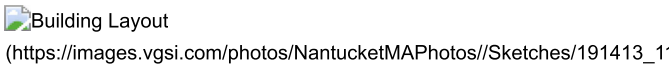
Style:	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos///0033/21%20milk22_

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/191413_1

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	106V
Description	AC LND IMP M00
Zone	ROH

Land Line Valuation

Size (Acres)	0.05
Frontage	
Depth	

Neighborhood	775	**Assessed Value**	$834,600
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
CAB2	W/PLUMBING ETC			505.00 S.F.	$42,100	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$42,100	$834,600	$876,700

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Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.694
Historic Name:	Fosbinder, Russel Garage
Common Name:	
Address:	21 Milk St
City/Town:	Nantucket
Village/Neighborhood:	Nantucket;
Local No:	4233-87; CR9-2;
Year Constructed:	C 1930
Architectural Style(s):	No style;
Use(s):	Out Building;
Significance:	Architecture; Transportation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, April 23, 2024 at 12:29 PM

NAN.694

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: CR9-2
MAP/PARCEL#: 4233-87 694

Recorded by: AH Date: 08/16/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 21 MILK ST

2. Building Name: N/A

3. Ownership: Private

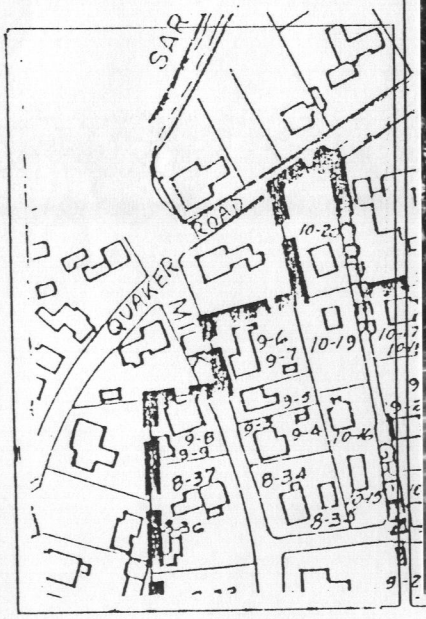
4. Present Owner: WILEY, WILLIAM LEE

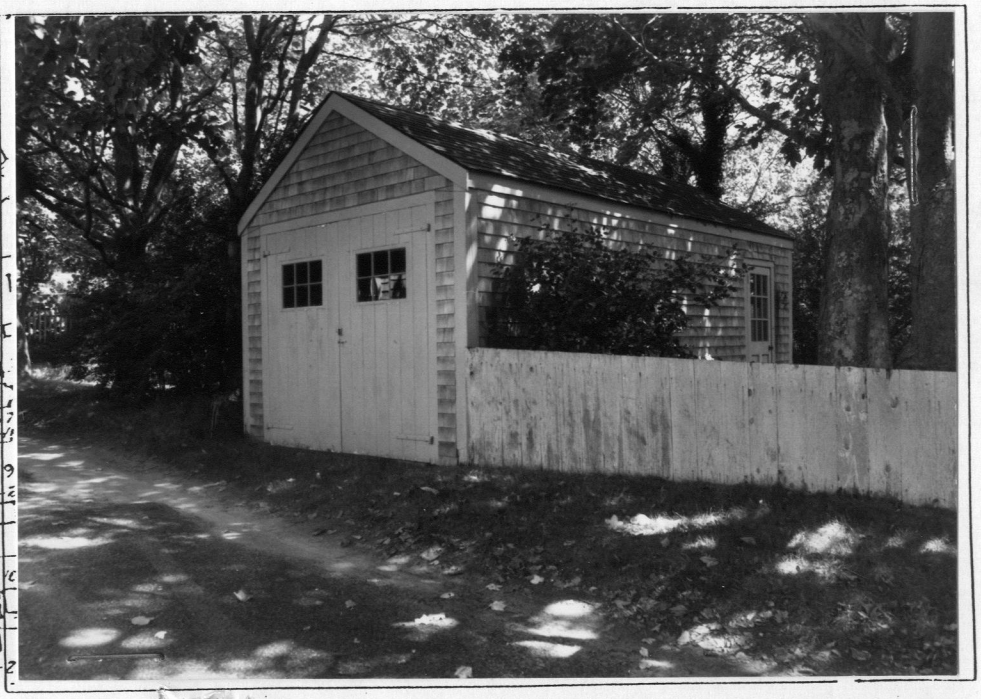
5. Ownership History:
Unknown

6. Use: Original: Garage Present: Garage
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





NAN. 694

694

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 100 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential,
    Old Historic District
15. Related Outbuildings and Property: Fence,CR8-30
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: N/A

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: CR9-2

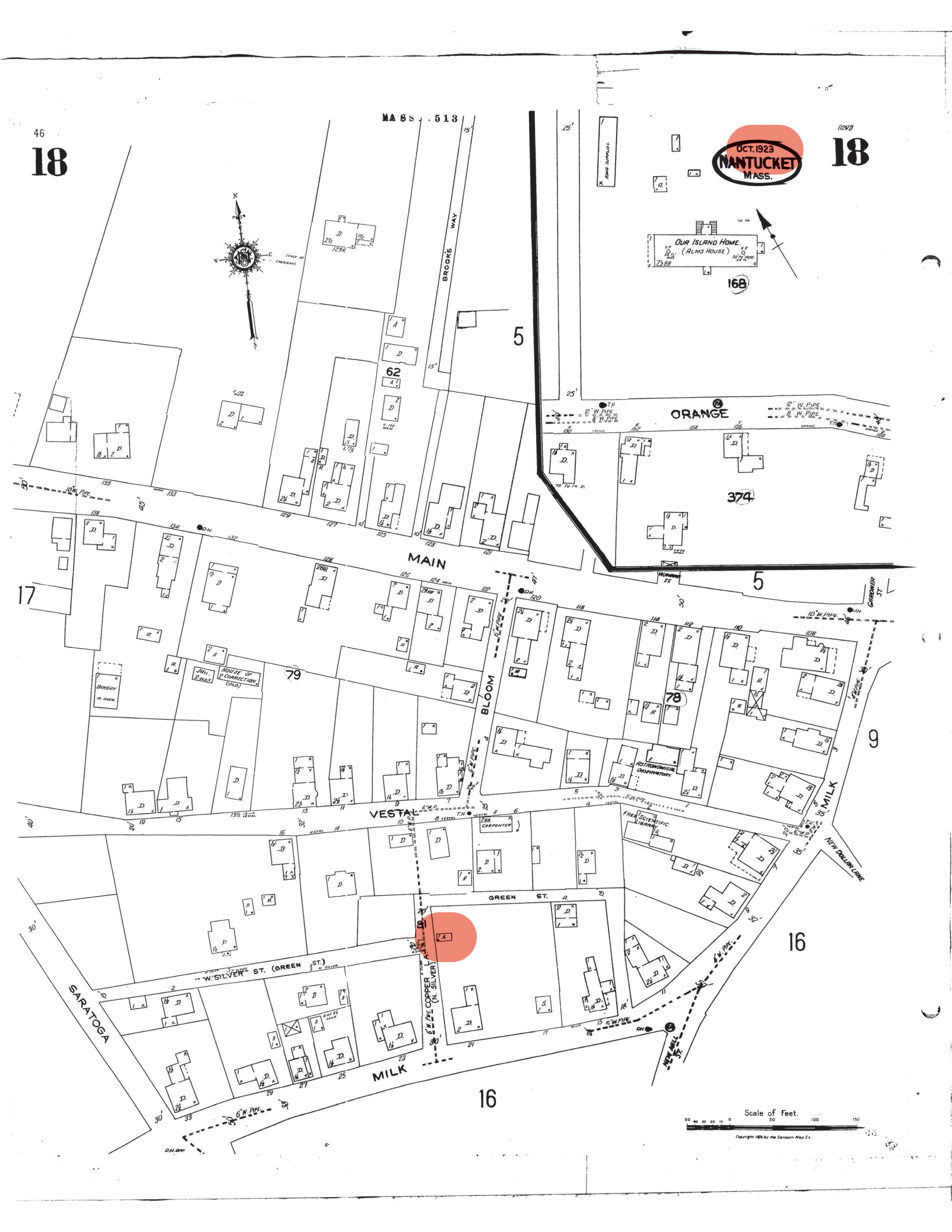
NAN.694

694

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa irca 1930
Source: Sanborn Maps,Aerial Photo 1938
Architect: Unknown Builder: Unknown
44. Building Type: Box,Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Sanborn Maps 1923, 1923/49,
Aerial Photo 1938



46
18
MASS. 513
OCT. 1923
NANTUCKET
MASS.
18
OUR ISLAND HOME.
(ALMS HOUSE)
168
BROOKS WAY
5
62
ORANGE
374
MAIN
17
79
78
BLOOM
VESTAL
MILK
9
GARDNER ST.
NEW DOLLAR LANE
GREEN ST.
81
W. SILVER ST. (GREEN ST.)
COPPER LA. (N. SILVER)
SARATOGA
MILK
16
NEW MILL ST.
Scale of Feet.
Copyright 1923 by the Sanborn Map Co.

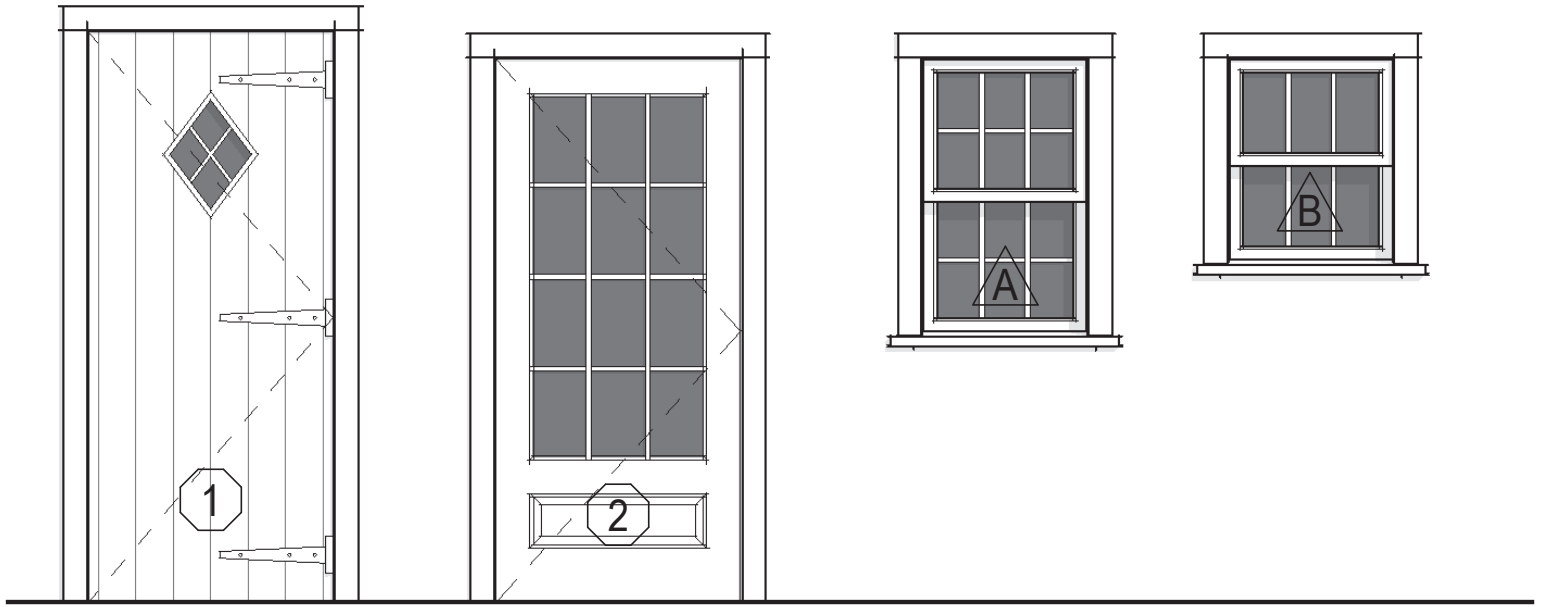

MAIN ST
MAIN ST
MAIN ST
BLOOM ST
BLOOM ST
MILK ST
MILK ST
MILK ST
VESTAL ST
VESTAL ST
VESTAL ST
GREEN LN
GREEN LN
GREEN LN
COPPER LN
COPPER LN
QUAKER RD
QUAKER RD
MILK ST
MILK ST
MILK ST
MILK ST
NEW DOLLAR LN
NEW MILL ST
PROSPECT ST
PROSPECT ST
JOY ST
MT VERNON ST
MILL ST
41 36.1 21B
41 36 21R
41 37.2 134C
41 37.4 134D
41 175 21
41 38 19
41 176 14
41 39 22
41 176.1 16
41 40
41 178 15
41 179 17
41 42 19
41 41 35
41 528 37
41 457 1
41 458 33
56 321 32
56 321.1 8
42.3.3 44 132 132A
42.3.3 43 15R
42.3.3 42 15
42.3.3 94 13B
42.3.3 96 130 130A
42.3.3 97 128
42.3.3 98 126
42.3.3 98.1 126R
42.3.3 99 124
42.3.3 100 122
42.3.3 101 120
42.3.3 102 118
42.3.3 140 1
42.3.3 136 13A
42.3.3 171 11
42.3.3 172 9
42.3.3 173 7
42.3.3 143 4
42.3.3 144 5
42.3.3 146 1
42.3.3 103 114
42.3.3 104 112
42.3.3 147 110
42.3.3 178 108
42.3.3 177 1
42.3.3 176 3
42.3.3 175 5
42.3.3 93 18
42.3.3 92 16
42.3.3 135 14
42.3.3 169 10
42.3.3 168 8
42.3.3 184 6
42.3.3 167 6
42.3.3 166 4
42.3.3 165 2
42.3.3 183 7
42.3.3 182 8
42.3.3 191 2A
42.3.3 40 2
42.3.3 192 4
42.3.3 185 6
42.3.3 134 8
42.3.3 87.1 9
42.3.3 86 7
42.3.3 132 5
42.3.3 130 2
42.3.3 193 9
42.3.3 163 10
42.3.3 164 12
42.3.3 39 3
42.3.3 91 5
42.3.3 91-1 7
42.3.3 87 21
42.3.3 86.1 17
42.3.3 85 15
42.3.3 84 11
42.3.3 129 14
42.3.3 128 3
42.3.3 38 29
42.3.3 90 27
42.3.3 89 25
42.3.3 88 23
42.3.3 33.1 4
42.3.3 33.3 2
42.3.3 82 5
42.3.3 34 18
42.3.3 33.4 6
42.3.3 37 26
42.3.3 36 22
42.3.3 190 3
42.3.3 33.2 8
55.4.4 4 28
55.4.4 3 2
55.4.4 1 30
55.4.4 2 1
55.4.4 37 1
55.4.4 38 3
55.4.4 5 6
55.4.4 6 8
55.4.4 7.1 10R
55.4.4 8 5
55.4.4 7 10
55.4.4 43 12
55.4.4 44 7
55.4.4 71 9
55.4.4 9 10
55.4.4 12 15
55.4.4 13 13
55.4.4 47 17
55.4.4 45 12
55.4.4 46 19 A
55.4.4 48 14
55.4.4 39 5
55.4.4 40 7
55.4.4 41 9
55.4.4 10 10
55.4.4 10.1 10R
55.4.4 42 11
55.4.4 42.1 1
55.4.4 35 12
55.4.4 72 14
55.4.4 46.1 19
55.4.4 73 21
55.4.4 76 16
55.4.4 88 17
11

Locus Map



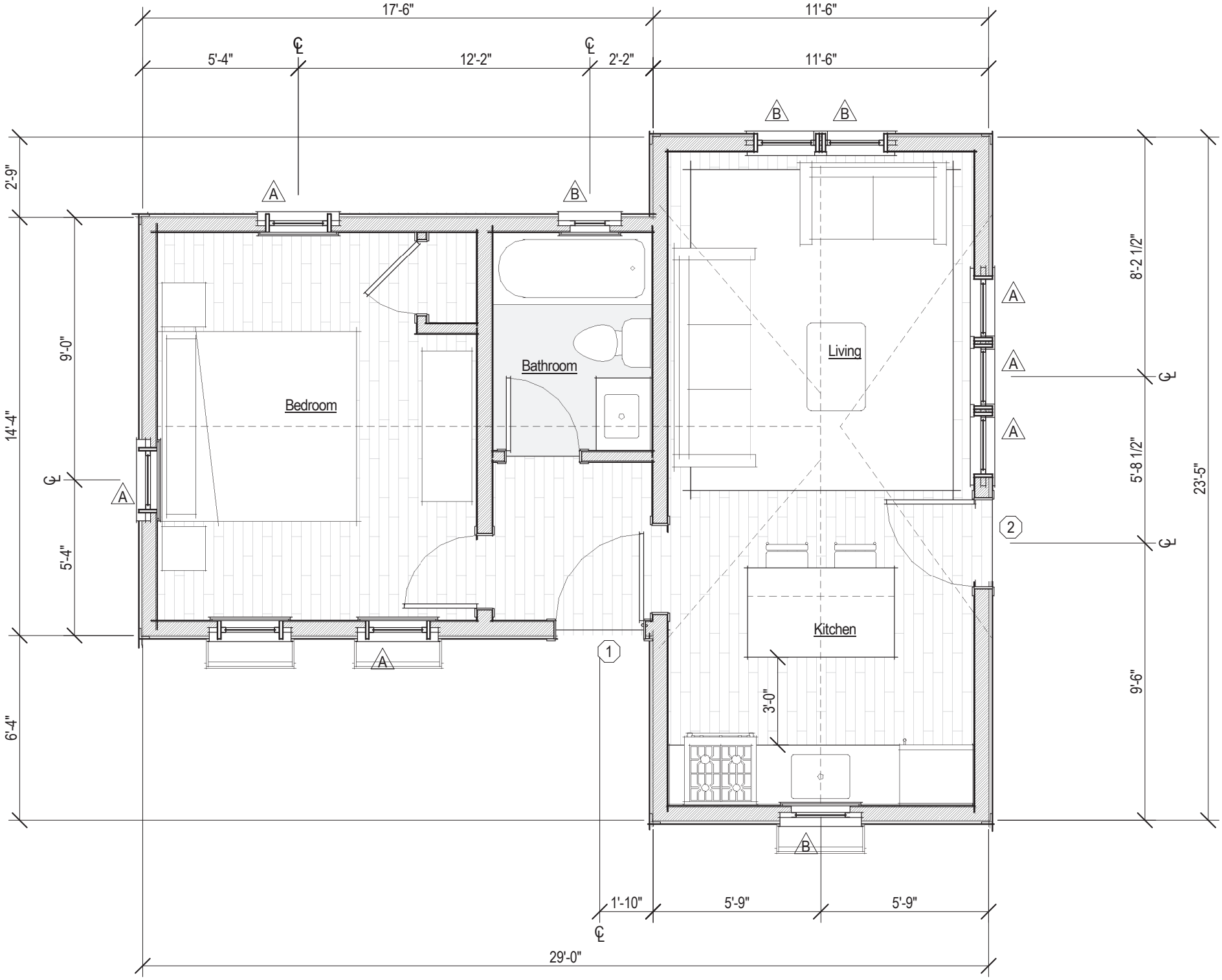
Site Plan

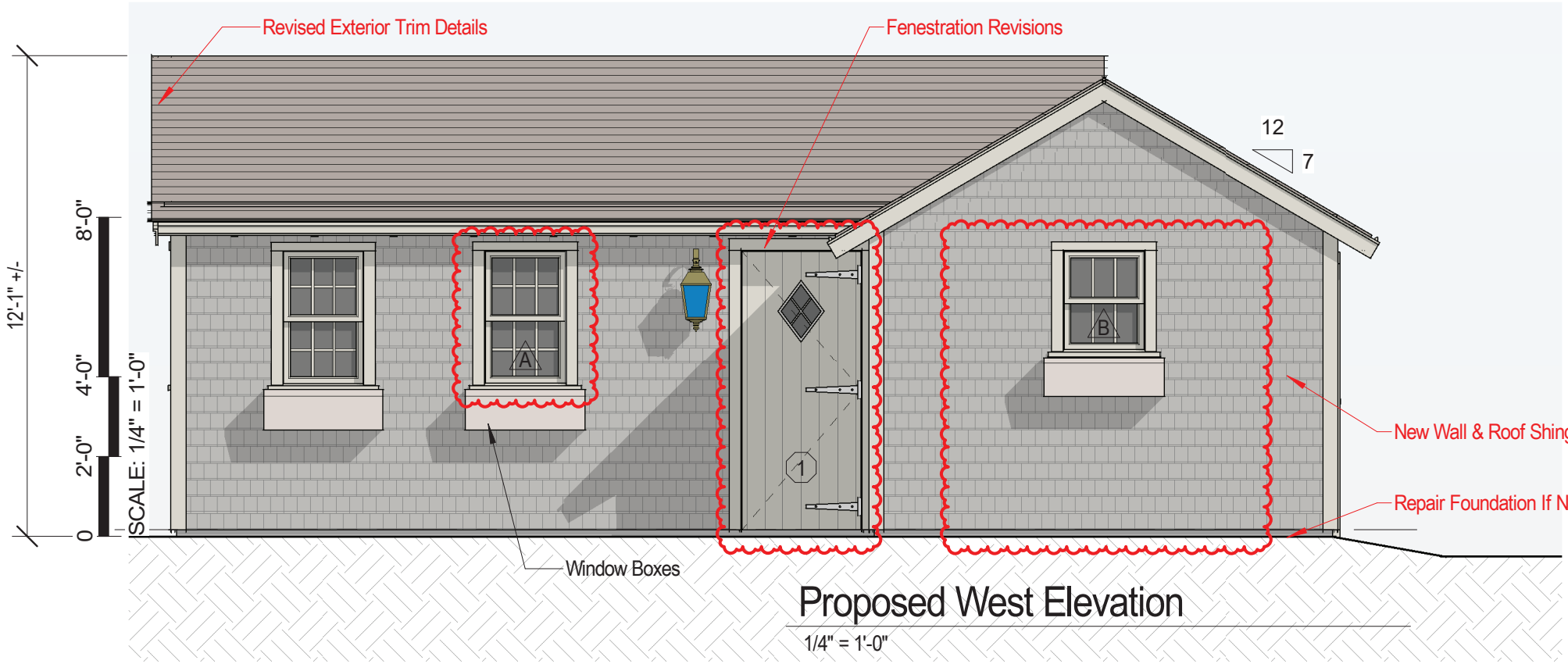
3/32" = 1'-0"



Window & Door Legend

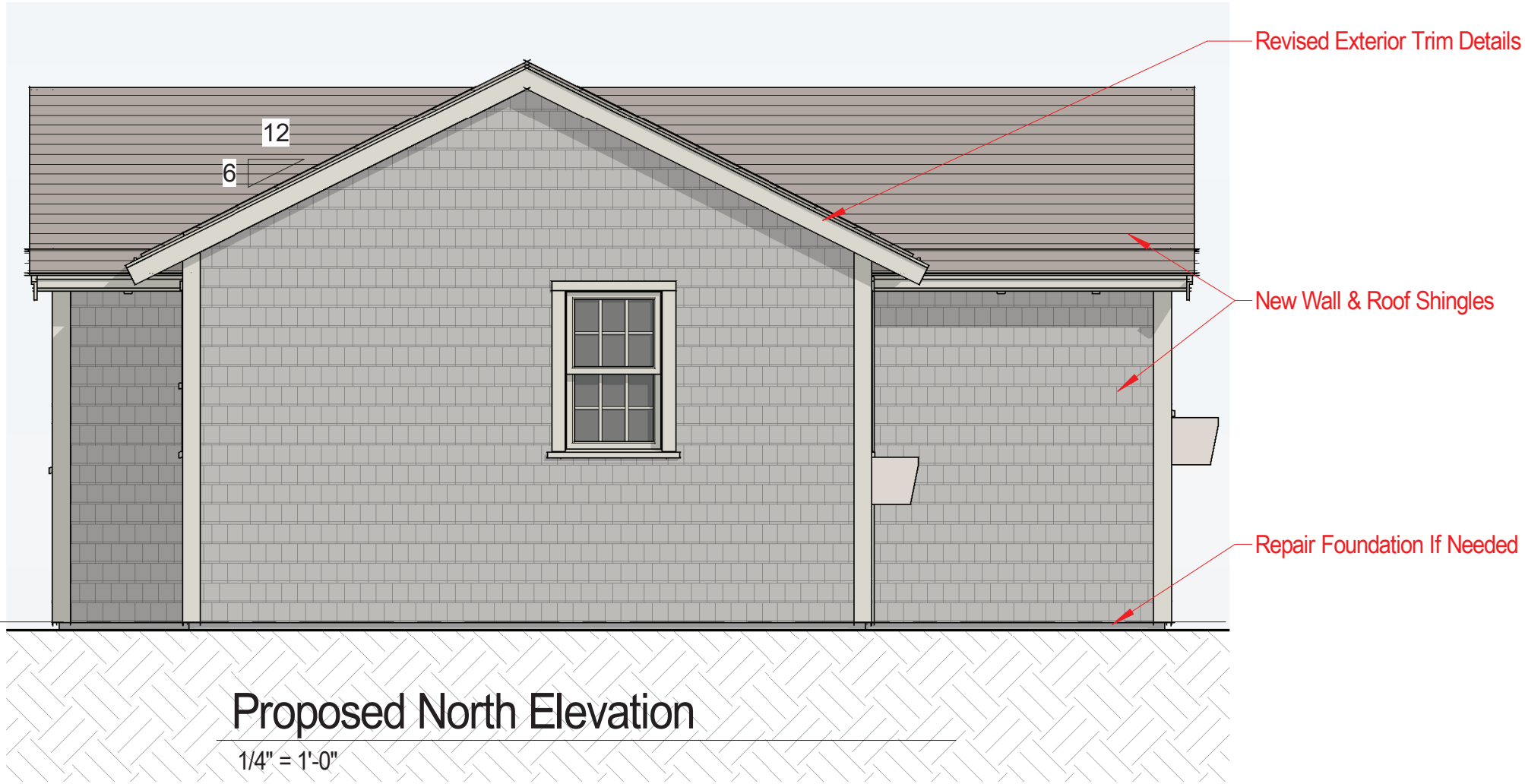
1/4" = 1'-0"


17'-6"
11'-6"
5'-4"
12'-2"
2'-2"
11'-6"
2'-9"
14'-4"
9'-0"
5'-4"
6'-4"
8'-2 1/2"
5'-8 1/2"
9'-6"
23'-5"
Bedroom
Bathroom
Living
Kitchen
3'-0"
1'-10"
5'-9"
5'-9"
29'-0"
A
B
1
2



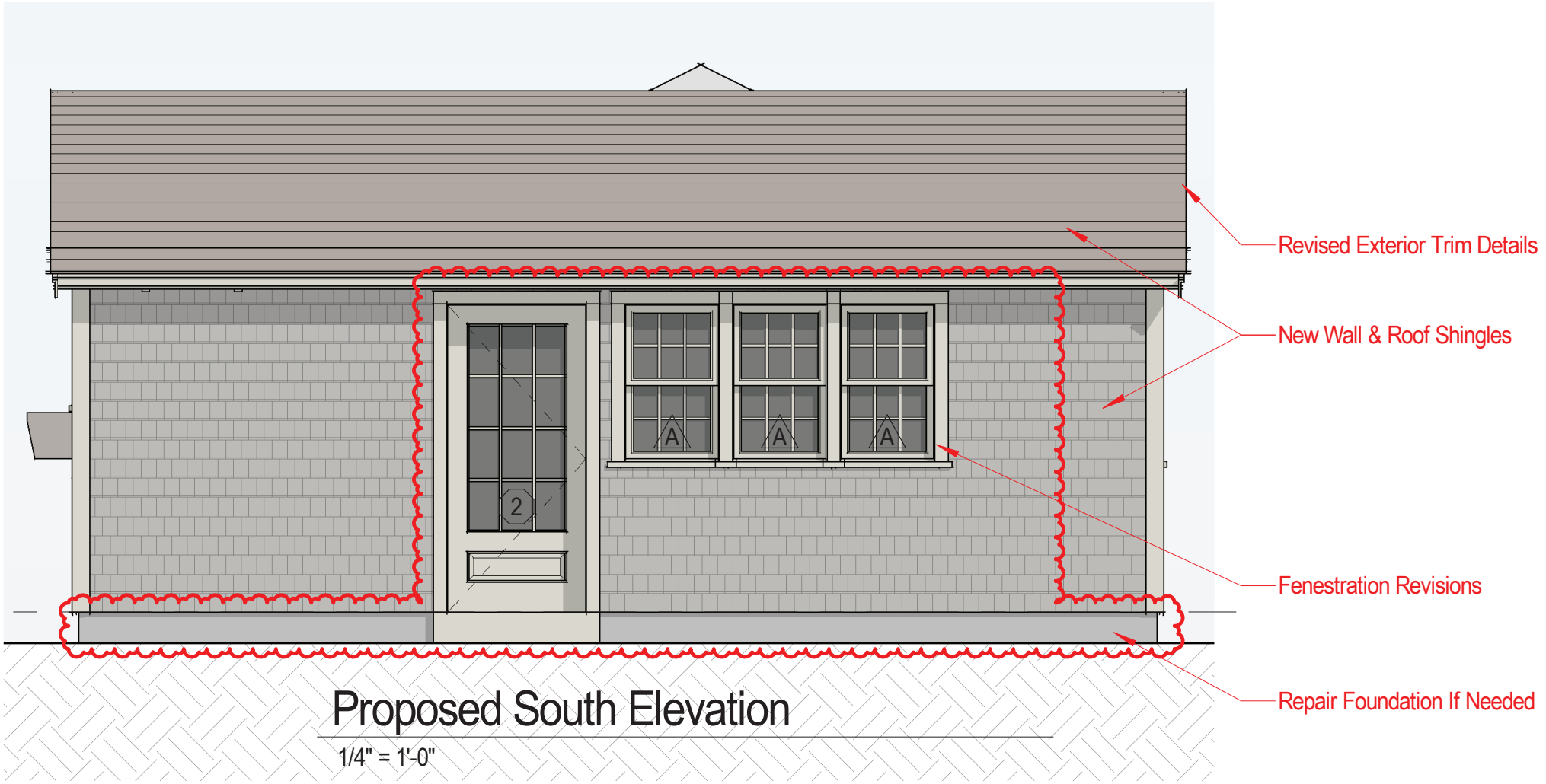
Proposed West Elevation

1/4" = 1'-0"



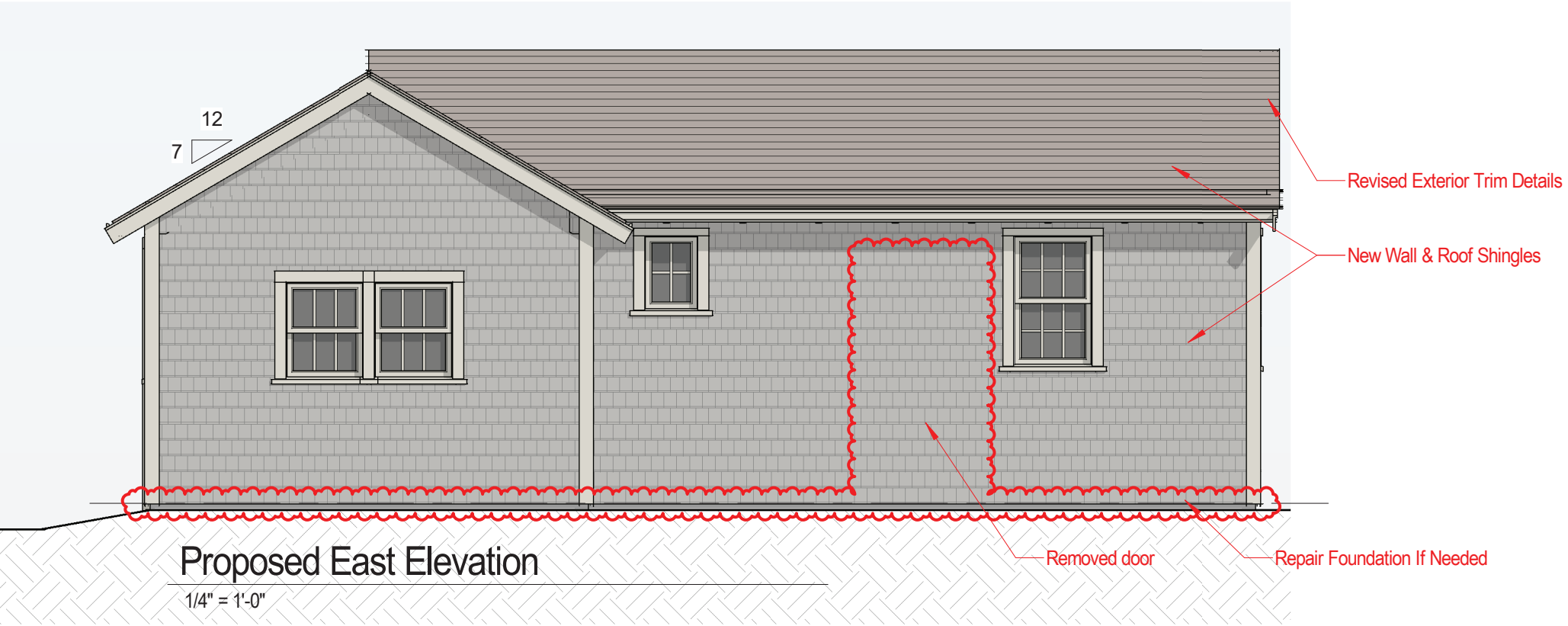
Proposed North Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"



Proposed East Elevation

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**

111B Old South Road • M: 68 P: 167 • Submitted on May 3, 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

DJK 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 167

Street & Number of Proposed Work: 111B OLD SOUTH ROAD

Owner of record: 111 OSR LLC

Mailing Address: 26 Industrial Street
Warsaw NY, 14569

Contact Phone #: 508 228 1305 E-mail: Rob@upstatedoor.com

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Mixed-Use Structure - Residential / Business / Shop Space

Size of Structure or Addition: Length: 65'-0" Sq. Footage 1st floor: 3,315 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 51'-0" Sq. footage 2nd floor: 1,755 Size: _____ ☐ 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 (+/-) 29'-5" 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 (+/-) 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 4 /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 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 10" Wide Cedar Plank

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 8" Soffit (Overhang) 10" Corner boards 5 1/2" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 7 1/4"

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 Shingles + Planks Clapboard (if applicable) _____ Roof Gray
Trim Gray 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 5/3/24 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 111 OSR LLC

STREET ADDRESS 111B Old South Road

MAP/PARCEL 68 / 167

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 6, 2024

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: May 3, 2024

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 111B Old South Rd on the following statement:

I Robert Fontaine, 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.

Robert J Fontaine 4/29/24

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Existing Conditions

Date: 05.03.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emerituslтd.com



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

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emeritus

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Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

05.03.24

HDC Submission



West Elevation



South Elevation



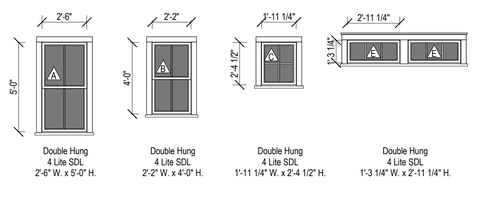
East Elevation



North Elevation



Locus Map



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

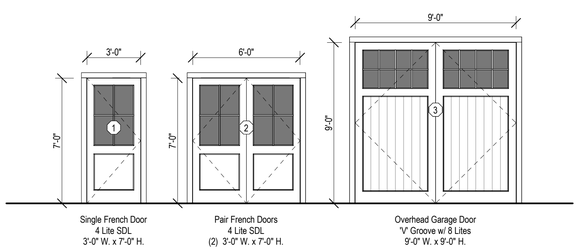
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

Double Hung
4 Lite SDL
1'-11 1/4" W. x 2'-4 1/2" H.

Double Hung
4 Lite SDL
1'-3 1/4" W. x 2'-11 1/4" H.

Window Legend

1/4" = 1'-0"



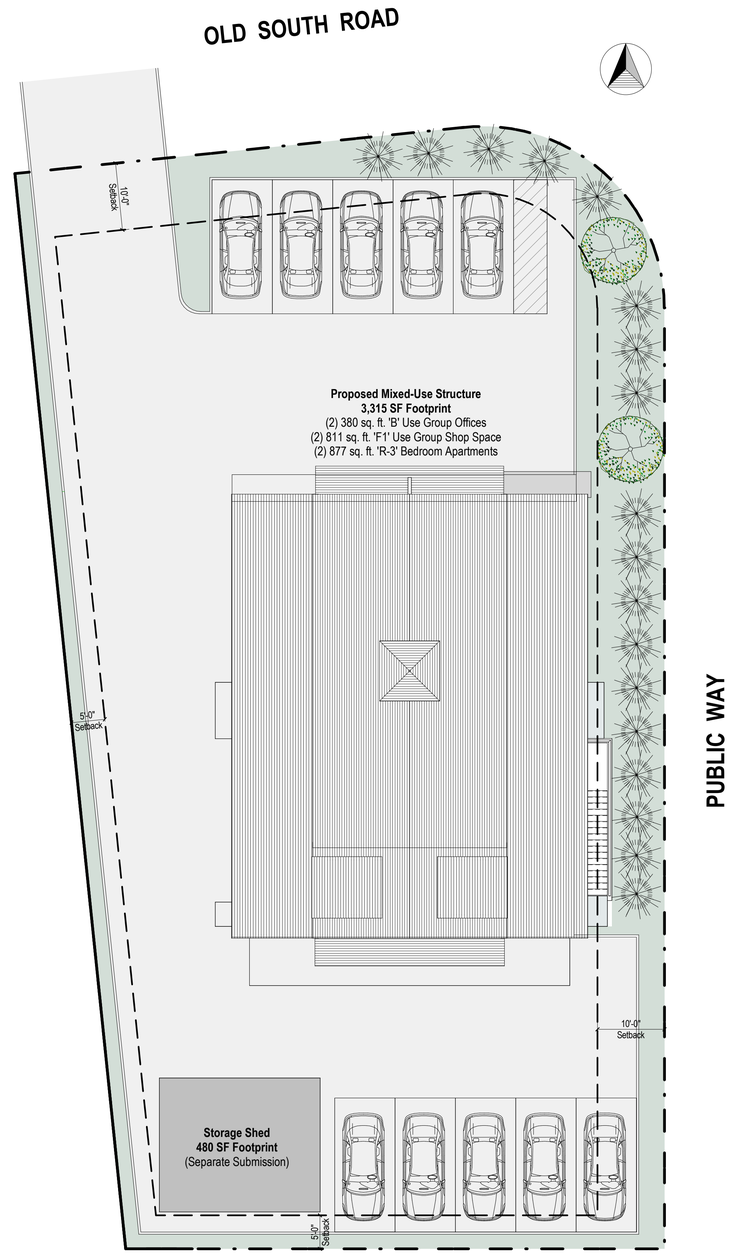
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

Pair French Doors
4 Lite SDL
(2) 3'-0" W. x 7'-0" H.

Overhead Garage Door
'V' Groove w/ 8 Lites
9'-0" W. x 9'-0" H.

Exterior Door Legend

1/4" = 1'-0"



Site Plan

3/32" = 1'-0"

2332

Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT
Lot Size:	14,503 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	4,000 SF 40%
Existing G.C.:	0 SF
Proposed G.C.:	3,315 SF + 440 SF
Total Proposed G.C.:	3,755 SF

Sheet Index

SHEET INDEX
G.0.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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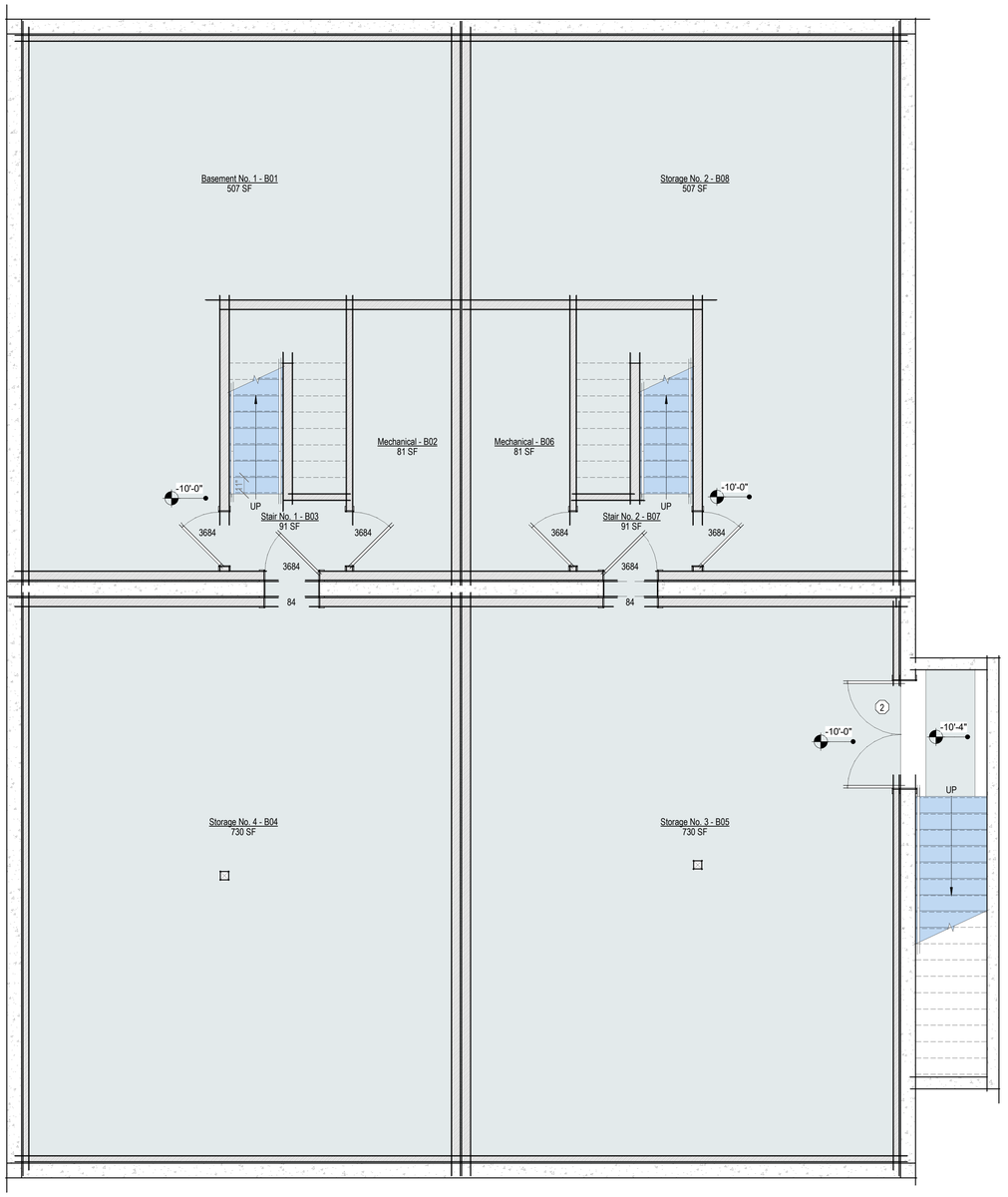
G.0.1

2332

05.03.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

emeritus

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Revisions

Basement Plan

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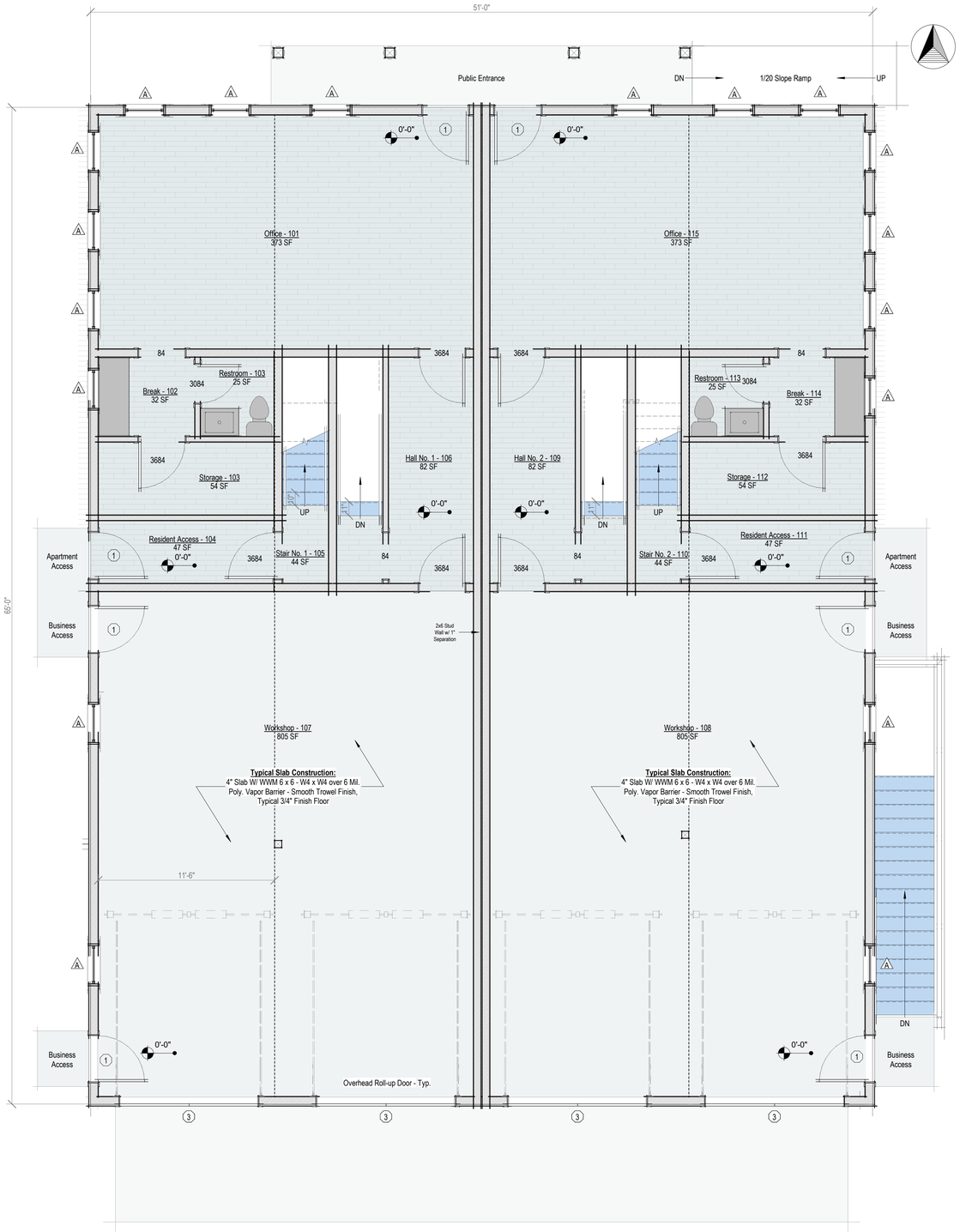
A.1.0

2332

05.03.24

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

emeritus

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Revisions

First Floor Plan

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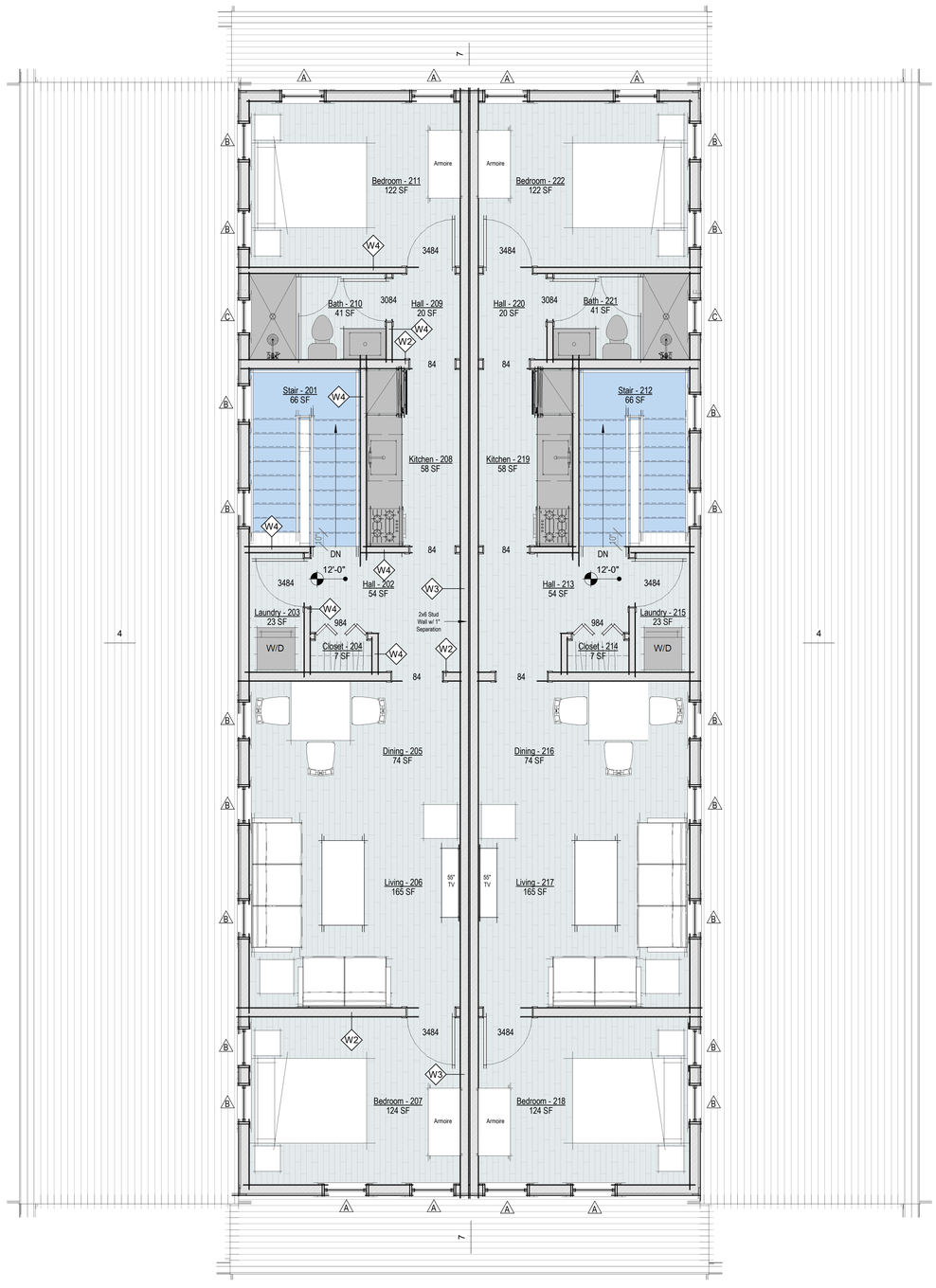
A.1.1

2332

05.03.24

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT
Lot Size:	14,503 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	4,000 SF 40%
Existing G.C.:	0 SF
Proposed G.C.:	3,315 SF + 440 SF
Total Proposed G.C.:	3,755 SF

Sheet Index

SHEET INDEX

G.0.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

Second Floor Plan

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A.1.2

2332

05.03.24

HDC Submission



North Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

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Revisions

Exterior Elevations

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A.2.1

2332

05.03.24

HDC Submission



South Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

emeritus
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Revisions

Exterior Elevations

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A.2.2

2332



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Perspective View Facing Southeast

Date: 05.03.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Perspective View Facing Northeast

Date: 05.03.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Aerial View

Date: 05.03.24

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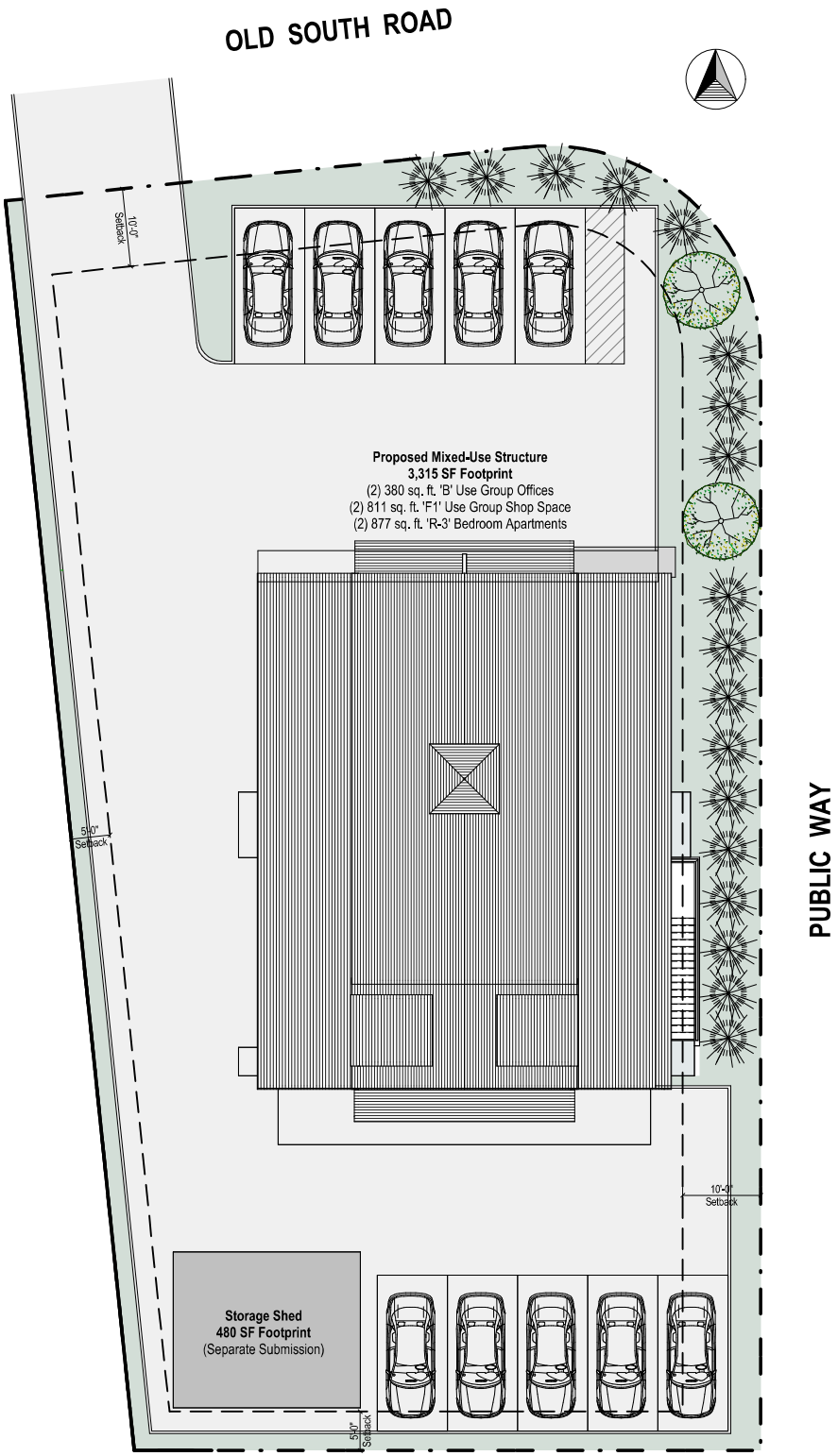
Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

05.03.24



Locus Map



Site Plan

3/32" = 1'-0"



West Elevation



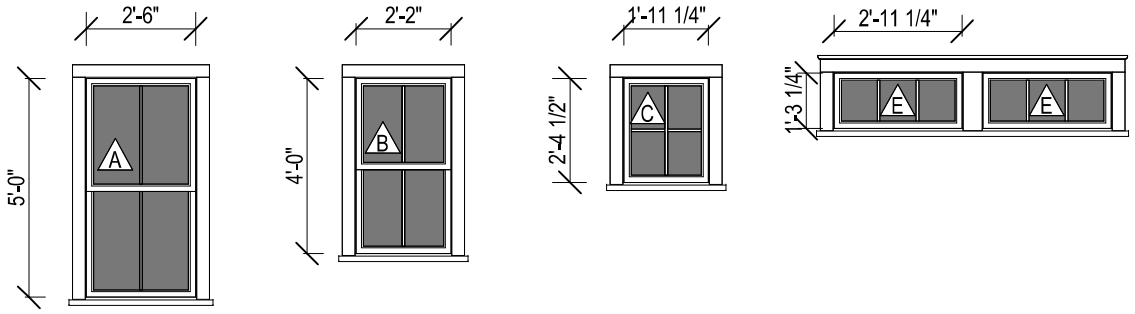
South Elevation



East Elevation



North Elevation



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

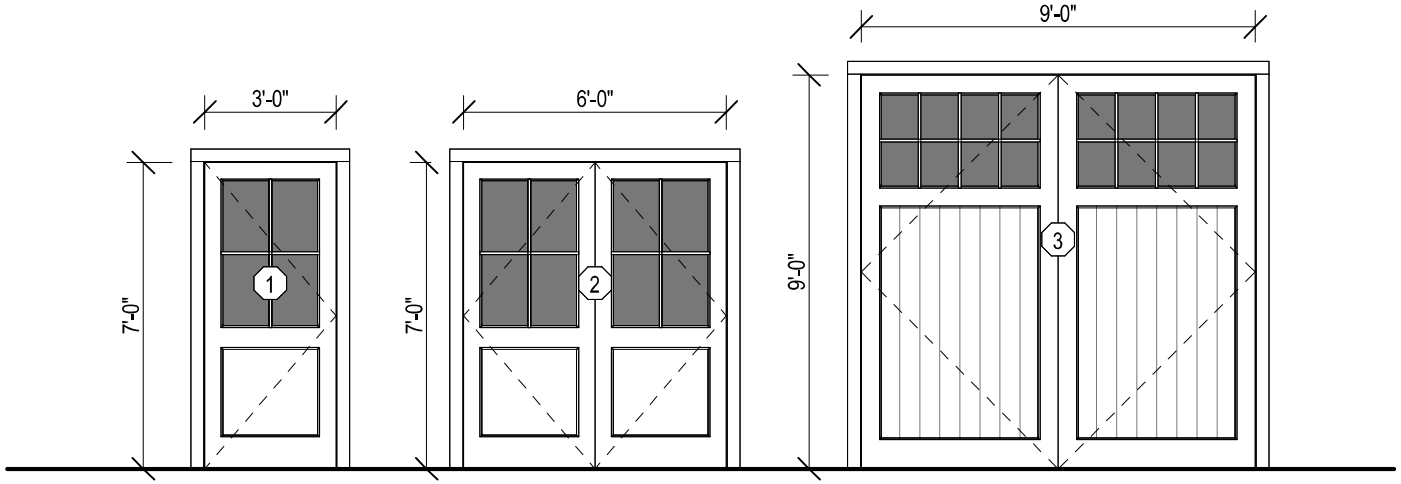
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

Double Hung
4 Lite SDL
1'-11 1/4" W. x 2'-4 1/2" H.

Double Hung
4 Lite SDL
1'-3 1/4" W. x 2'-11 1/4" H.

Window Legend

1/4" = 1'-0"



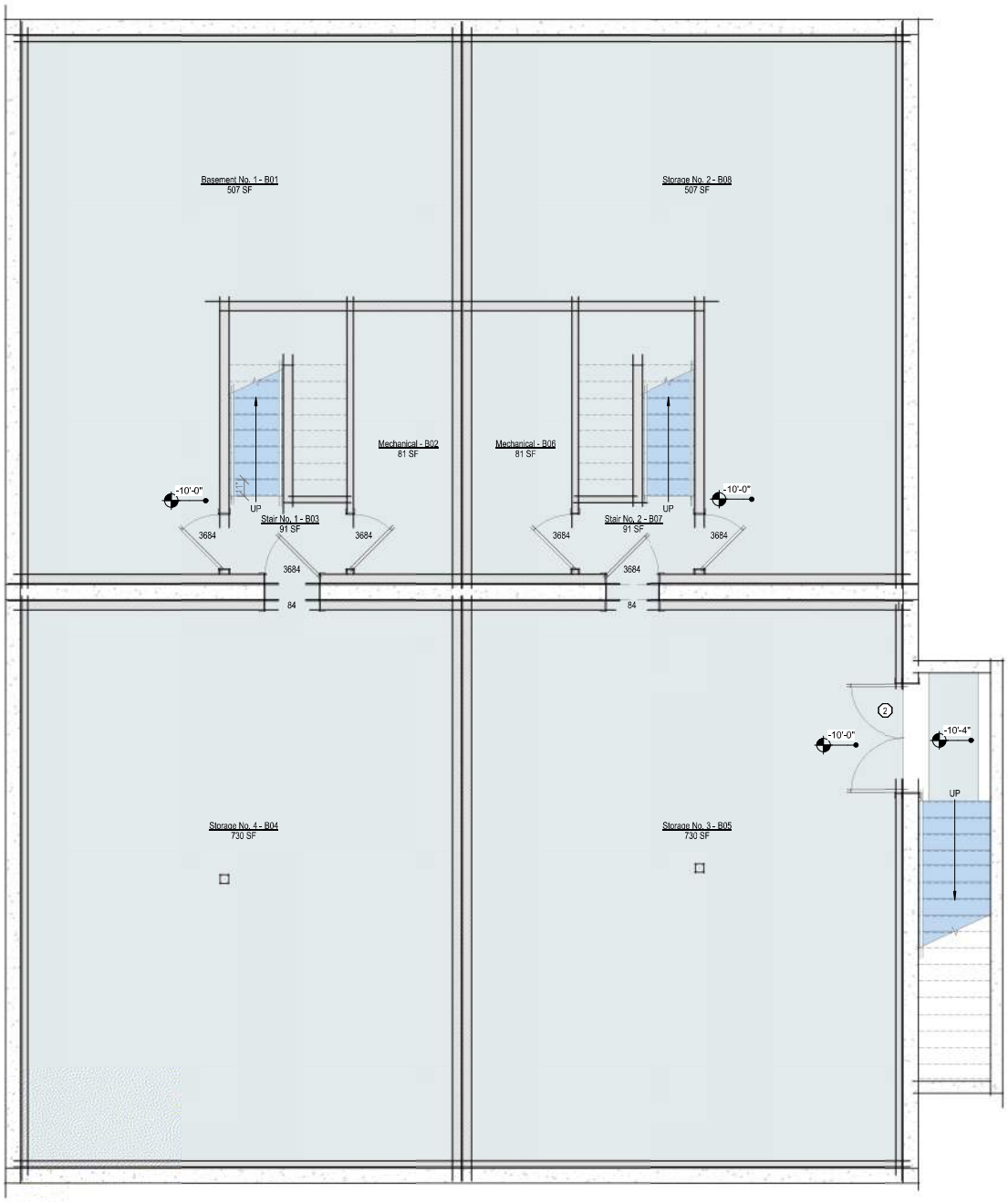
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

Pair French Doors
4 Lite SDL
(2) 3'-0" W. x 7'-0" H.

Overhead Garage Door
'V' Groove w/ 8 Lites
9'-0" W. x 9'-0" H.

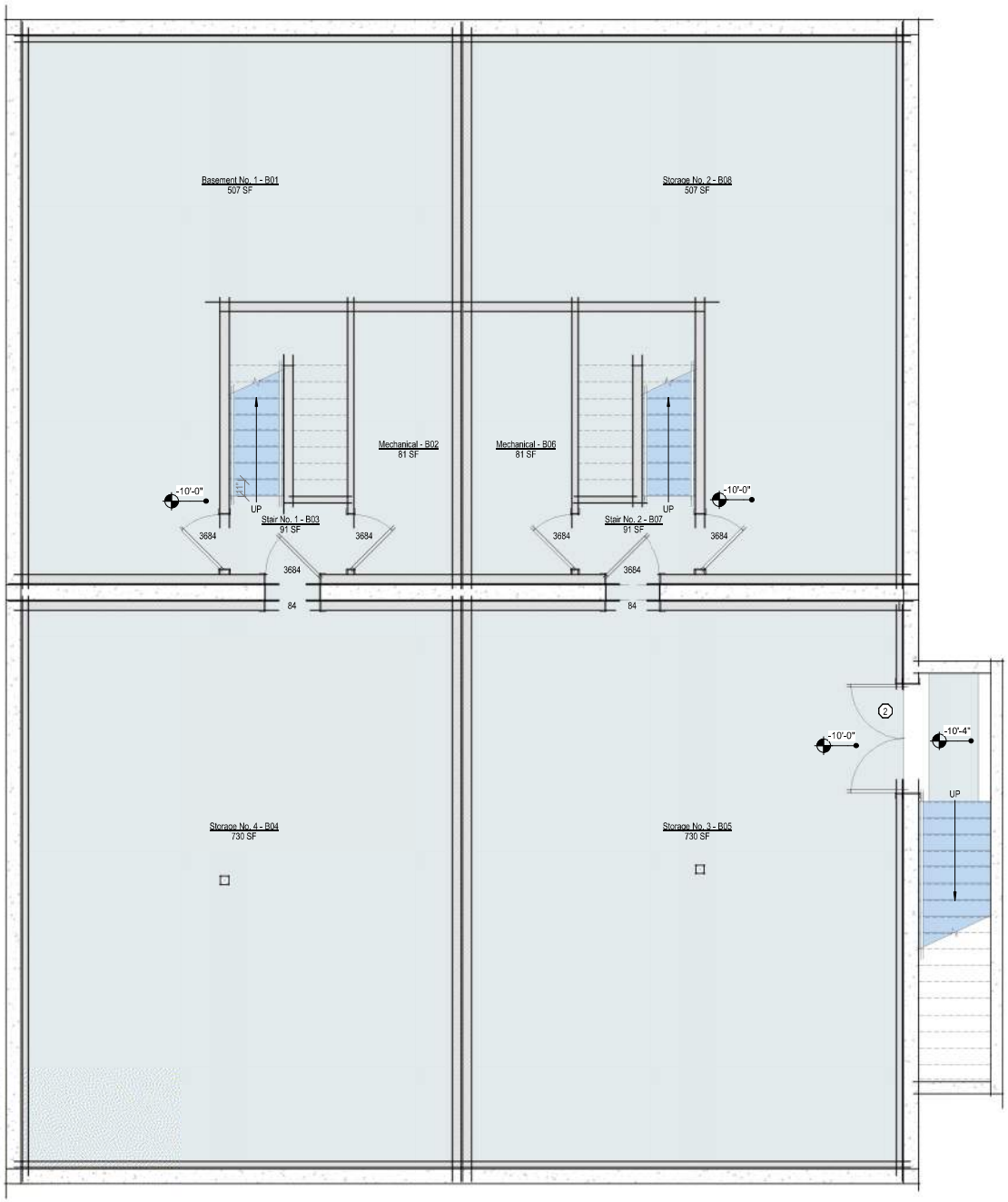
Exterior Door Legend

1/4" = 1'-0"



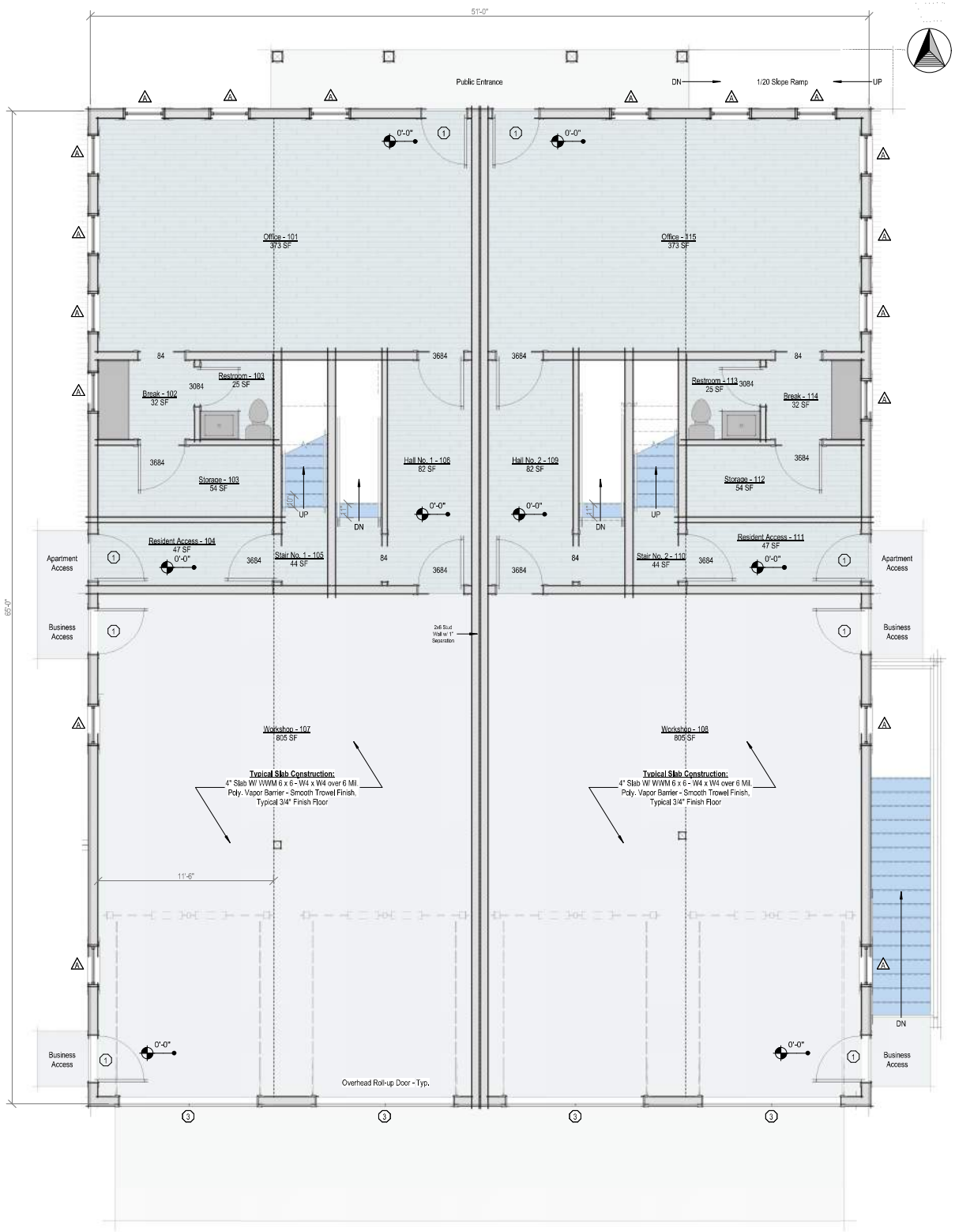
Basement Plan - Proposed

1/4" = 1'-0"



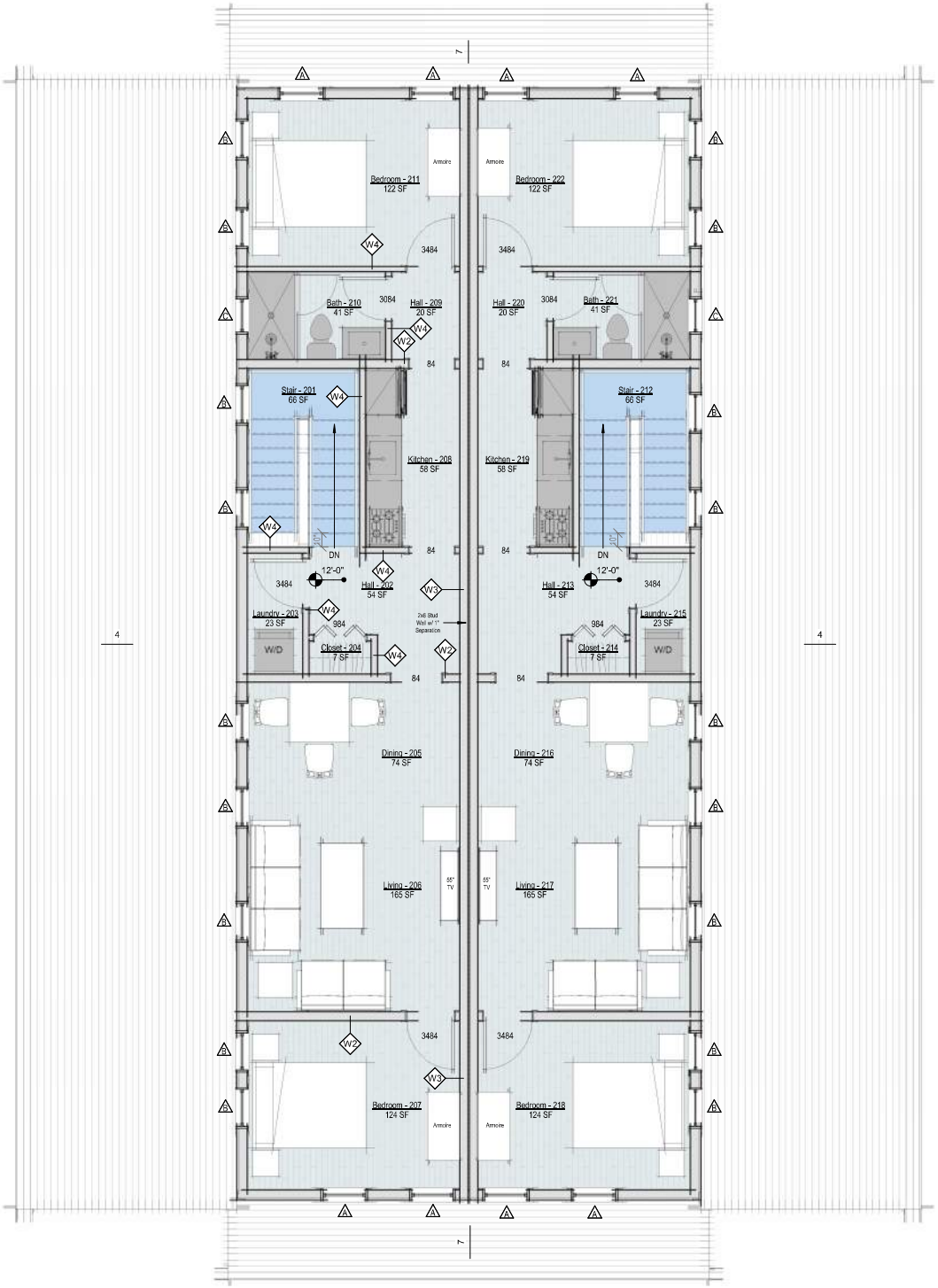
Basement Plan - Proposed

1/4" = 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"



East Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"







TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 111 OSR LLC

MAILING ADDRESS..... 26 Industrial St. Warsaw, NY 14569

PROPERTY LOCATION..... 111B Old South Road

ASSESSORS MAP/PARCEL..... 68 / 167

SUBMITTED BY:..... Emeritus on 04.29.24

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: 2024.04.29 14:27:38 -04'00'

April 29, 2024
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	111		FAIR CITY LLC		61 OLD SOUTH RD STE128	NANTUCKET	MA	02554	117 OLD SOUTH RD
68	166		JACKSON KELLY W		109 OLD SOUTH RD	NANTUCKET	MA	02554	109 OLD SOUTH RD
68	167		QUAIAPEN LLC		18 KELLEY RD	NANTUCKET	MA	02554	111A OLD SOUTH RD
68	168		EGAN CYNTHIA ETAL		PO BOX 3012	NANTUCKET	MA	02584	113 OLD SOUTH RD
68	211		NIPATNANTAPORN WISIMA S		4 CANAL PARK #402	CAMBRIDGE	MA	02141	108 OLD SOUTH RD
68	467		2 MARY ANN DRIVE LLC		2 MARY ANN DR	NANTUCKET	MA	02554	2 MARY ANN DR
68	491		THAIRATANA PATAMA TRST	WSN REALTY TRUST	4 CANAL PARK #402	CAMBRIDGE	MA	02141	108- OLD SOUTH RD
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: 111B Old South Road

Tax Map Number: 68 Parcel Number: 167

Owner of Record: 111 OSR LLC

Description of Proposal: Proposed Two Story Mixed-Use Structure
(Residential / Business / Shop Space)

Anticipated HDC Submission Date: May 6, 2024

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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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
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PO BOX 3012
NANTUCKET, MA 02584

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Street and
City, State

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4 CANAL PARK #402
CAMBRIDGE, MA 02141

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- ☐ Adult Signature Required $
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Total P
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City, St

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2 MARY ANN DR
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City, State, Zi

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WSN REALTY TRUST
4 CANAL PARK #402
CAMBRIDGE, MA 02141

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FAIR CITY LLC
61 OLD SOUTH RD STE128
NANTUCKET, MA 02554

Street
City, St

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Total Post

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JACKSON KELLY W
109 OLD SOUTH RD
NANTUCKET, MA 02554

Street, Apt. or PO Box
City, State,

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- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
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Total Po
$

Sent To
QUAIAPEN LLC
18 KELLEY RD
NANTUCKET, MA 02554

Street an
City, Stat

PS Form 3800, January 2023 PSN 7530-02-000-9047 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°: 42.4.1 PARCEL N°. 26

Street & Number of Proposed Work: 14 HARBOR VIEW WAY

Owner of record: EDWARD + JENNIFER SILVA

Mailing Address: 85 EAST INDIA ROW 37B BOSTON, MA 02110

Contact Phone #: 781-710-7581 E-mail: QUICKSILVATED@GMAIL.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. 2023-08-8887

☐ 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: @1930

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation EXPAND BUMP OUT
2. South Elevation CHANGE FRONT DOOR BACK TO 4 LT/PANEL
3. West Elevation REMOVE WINDOW
4. North Elevation MOVE REAR DOOR LEFT 9" * REBUILD CHIMNEYS - BRICK VENEER - REPAINT WHITE

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 NO CHANGE ☐ 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 4 LT PANEL AS PREVIOUSLY APPROVED Rear Relocate 9 LT Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall LTW Clapboard (if applicable) _____ Roof _____

Trim NO CHANGE Sash NO CHANGE Doors NO CHANGE

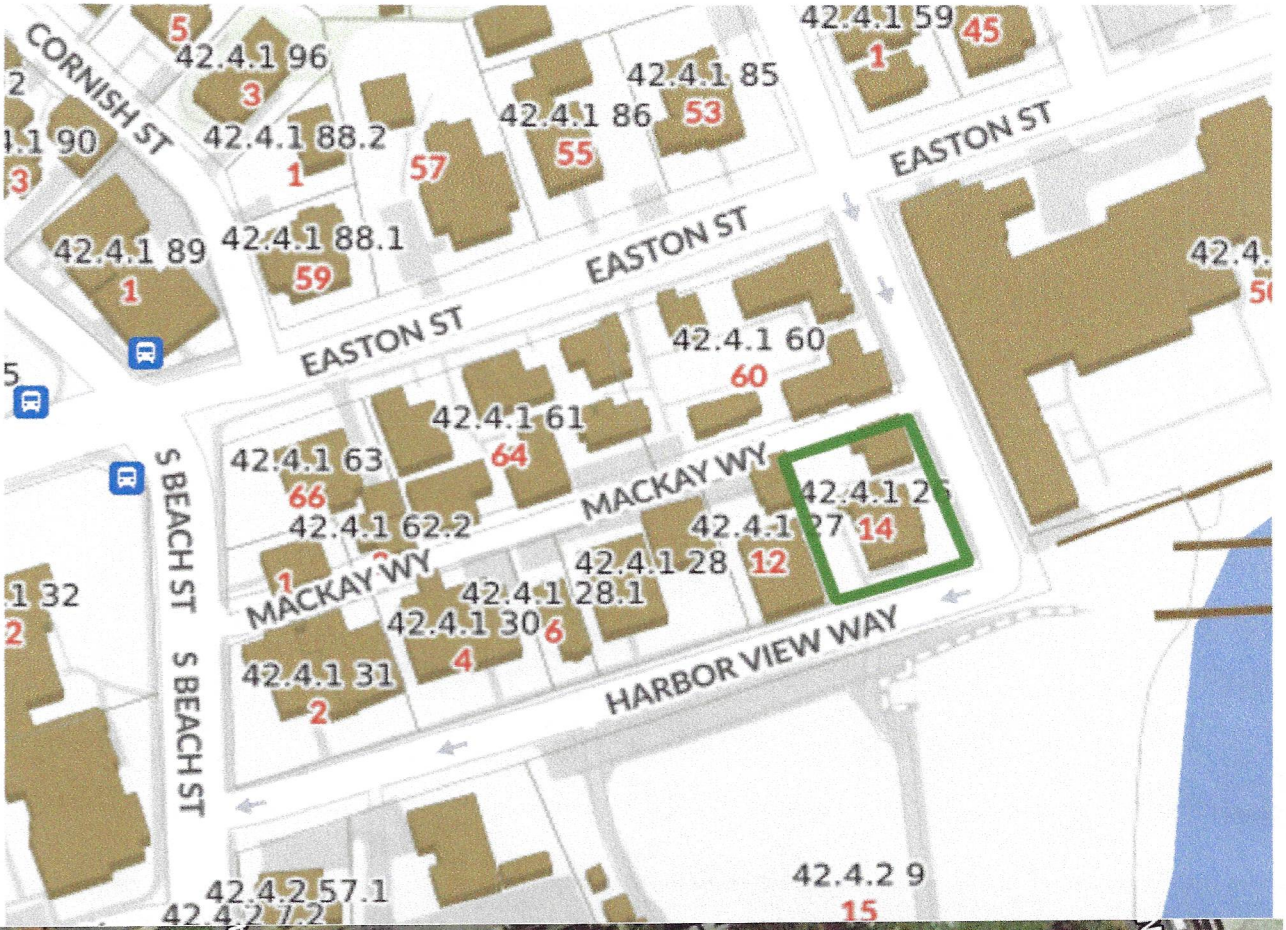
Deck _____ Foundation _____ Fence _____ Shutters _____

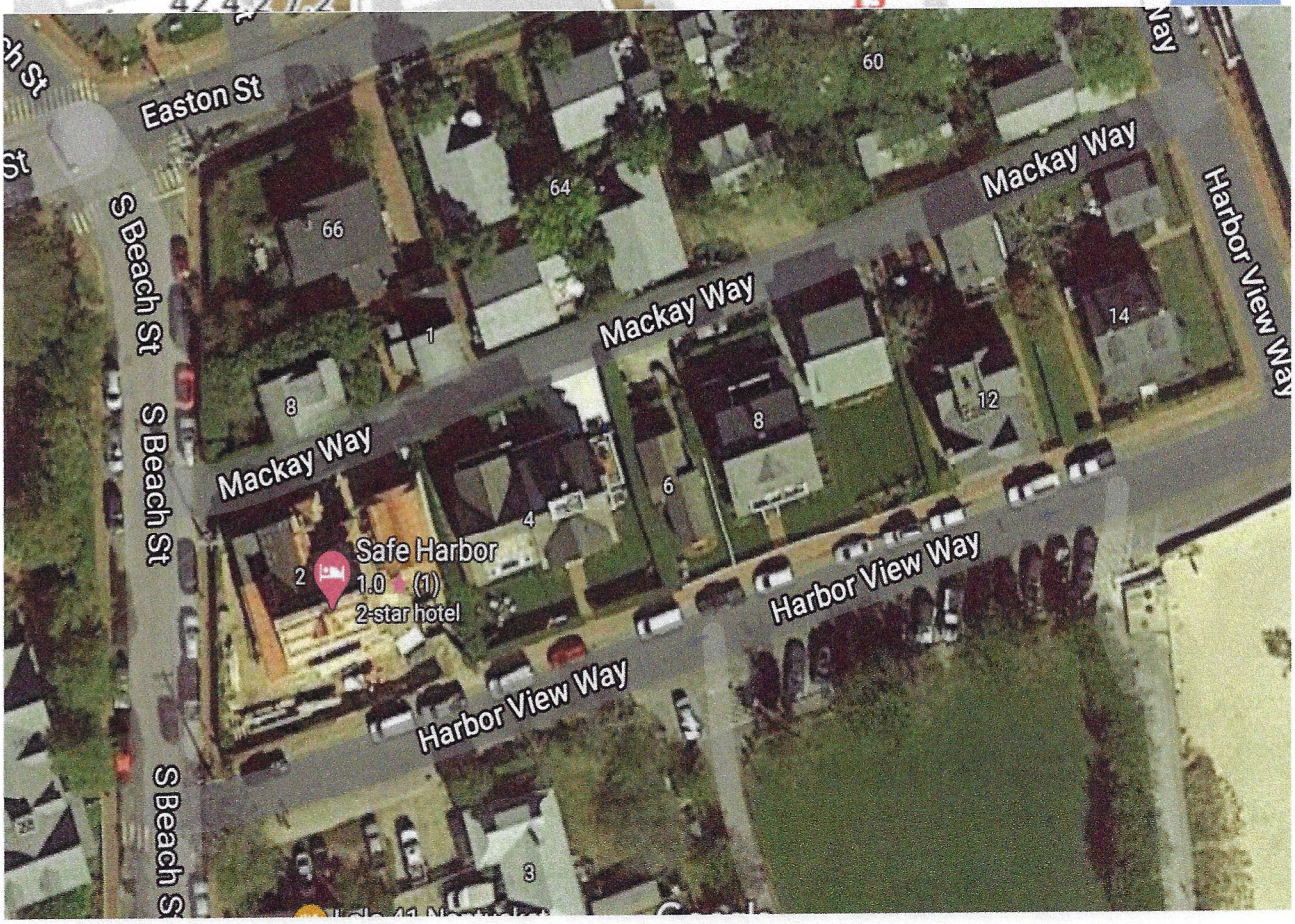
* Attach manufacturer's color samples if color is not from HDC approval list.

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 5/5/2024 Signature of owner of record _____ Signed under penalties of perjury

14 HARBOR VIEW WAY - REVISIONS TO PREVIOUS APPROVAL





EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

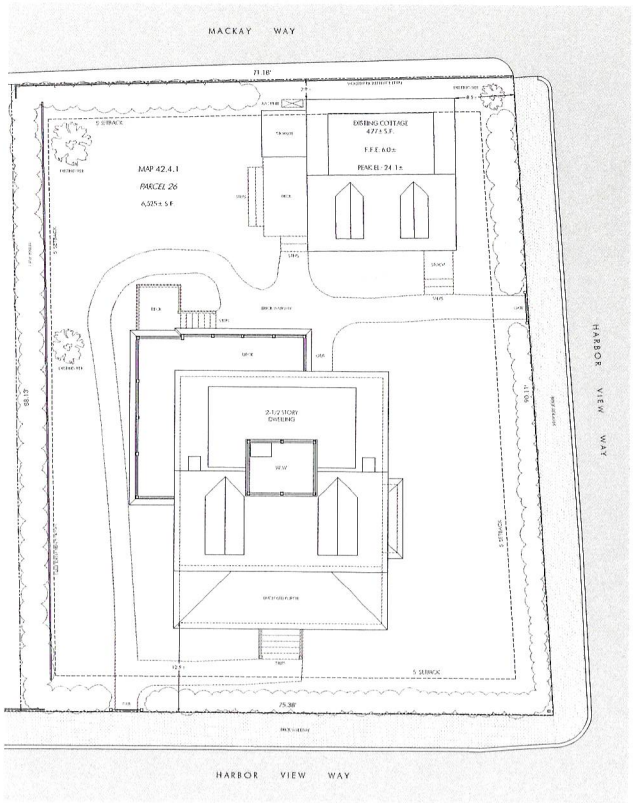


EXISTING NORTH ELEVATION FROM MACKAY WAY

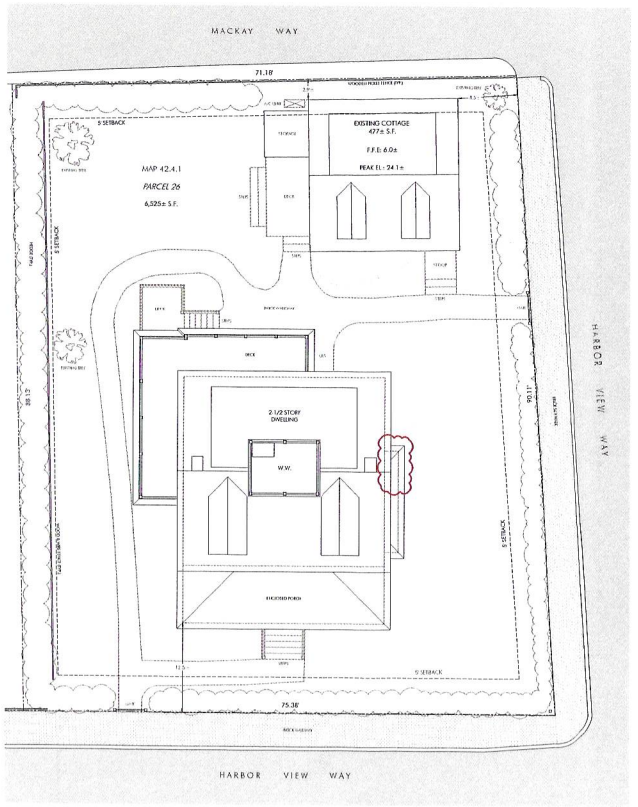


COTTAGE – NORTH ELEVATION FROM MACKAY WAY





PREVIOUSLY APPROVED SITE PLAN
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

HWA
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58 WINTER STREET BOSTON, MA
617.542.1080
www.hickoxwilliams.com

MAY 3, 2024

14 HARBOR VIEW WAY
NANTUCKET, MA

STAMP:

SCALE: AS NOTED

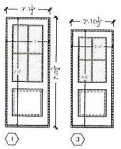
DRAWING TITLE: SITE PLANS

SHEET NUMBER: A000

EXTERIOR DOORS

-Add 2-1/2" in width & height for Rough Opening
-Paint exterior (to match existing)

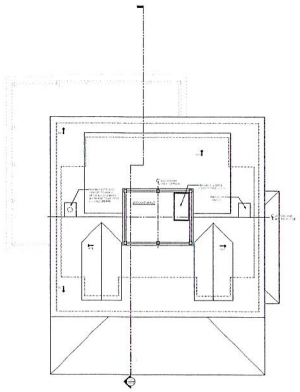
TAG	ROOM	SWING	MAKE & MODEL	SIZE		NOTES
				W	HT	
1 (100A)	Entry / Sun Porch 100	RH Inswing	Trustile - *ES101 System* Layout with *PL104* Door; Ogee Sticking, Raised Panel	3'-0"	7'-6"	-Paint grade mahogany -4 Lite, Panel Below *-Replacement assembly*
3 (200A)	Vestibule	LH Inswing	Trustile - *ES101 System* Layout with *PL104* Door; Ogee Sticking, Raised Panel	2'-9"	6'-8"	-Paint grade mahogany -4 Lite, Panel Below *-Replacement assembly*



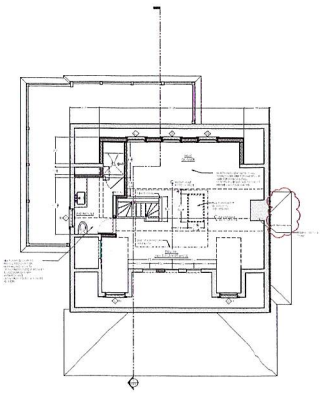
WINDOWS

- All window units labeled "EX" are existing windows to remain. All window units labeled "RE" are existing windows to be relocated. All other window units are new, fabricated to match styling of existing units.
- All units to be Boston Sash "T.M.E. Series" (To Match Existing) with "Nantucket Profile", double strength glass (D.P. Rating Glazing), and painted exterior finish -- or similar as approved by HDC.
-Rough Opening adds 2-1/2" in width & height to Unit Size -- may require less shim space

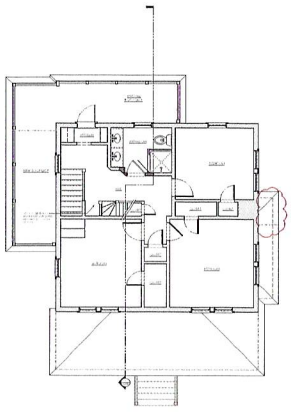
TAG	TYPE	QTY	UNIT SIZE	R.O.		NOTES
				W	HT	
A	Double-Hung *EX*	10	2'-4" × 5'	2'-6 1/2"	5'-2 1/2"	-True Divided Lite (TDL) / 2-over-2 -Concealed Balance -V.I.F. for existing rough openings
B	Double-Hung *EX*	6	2'-8" × 6'-5"	2'-10 1/2"	5'-7 1/2"	-True Divided Lite (TDL) / 2-over-1 -Concealed Balance -V.I.F. for existing rough openings
	Double-Hung *RE*	2				
	Double-Hung *New*	1				
C	Double-Hung *EX*	7	2'-7" × 2'-4"	2'-9 1/2"	2'-6 1/2"	-True Divided Lite (TDL) / 3-over-3 -Concealed Balance -V.I.F. for existing rough openings
	Double-Hung *New*	1				
D	Double-Hung *EX*	13	2'-7" × 4'-9"	2'-9 1/2"	4'-11 1/2"	-True Divided Lite (TDL) / 2-over-1 -Concealed Balance -V.I.F. for existing rough openings
E	Double-Hung *EX*	3	2'-6" × 4'	2'-8 1/2"	4'-2 1/2"	-True Divided Lite (TDL) / 2-over-1 -Concealed Balance -V.I.F. for existing rough openings
G	Double-Hung *New*	3	2'-7" × 2'-7"	2'-9 1/2"	2'-9 1/2"	-True Divided Lite (TDL) / 2-over-2 -Concealed Balance



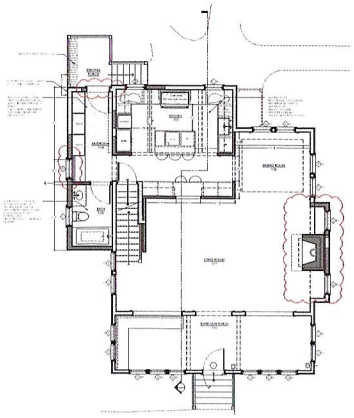
5 PROPOSED FLOOR PLAN - ROOF



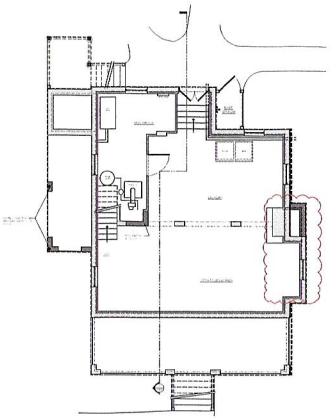
4 PROPOSED FLOOR PLAN - THIRD FLOOR



3 PROPOSED FLOOR PLAN - SECOND FLOOR



2 PROPOSED FLOOR PLAN - FIRST FLOOR



1 PROPOSED FLOOR PLAN - BASEMENT



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MAY 3, 2024

14 HARBOR VIEW WAY
NANTUCKET, MA

SCALE
1/8" = 1'-0"
0 1 2 4 6 10

SHEET TITLE
FLOOR PLANS
WINDOW & DOOR SCHEDULES

SHEET NUMBER
A100



4 EXISTING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



3 PREVIOUSLY APPROVED ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 PREVIOUSLY APPROVED ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



GENERAL NOTES
- ROOF: Fire treated red cedar.
- EXTERIOR WALLS: White cedar shingles.
- EXTERIOR TRIMS: Paint white.
- NEW WINDOWS: Paint white.
- EXISTING WINDOWS: Windows marked 'EX' are existing to remain.
- WINDOWS TRIM: 1"x4" Cedar painted white.
- NEW FOUNDATION PIERS: CMU with stone simulated face to weather - Glenker Grey
- CHIMNEY: White painted brick

1 PROPOSED ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"

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MAY 3, 2024

14 HARBOR VIEW WAY
NANTUCKET, MA

SCALE
AS NOTED

DRAWING TITLE
EXTERIOR ELEVATIONS - SOUTH

SHEET NUMBER
A200



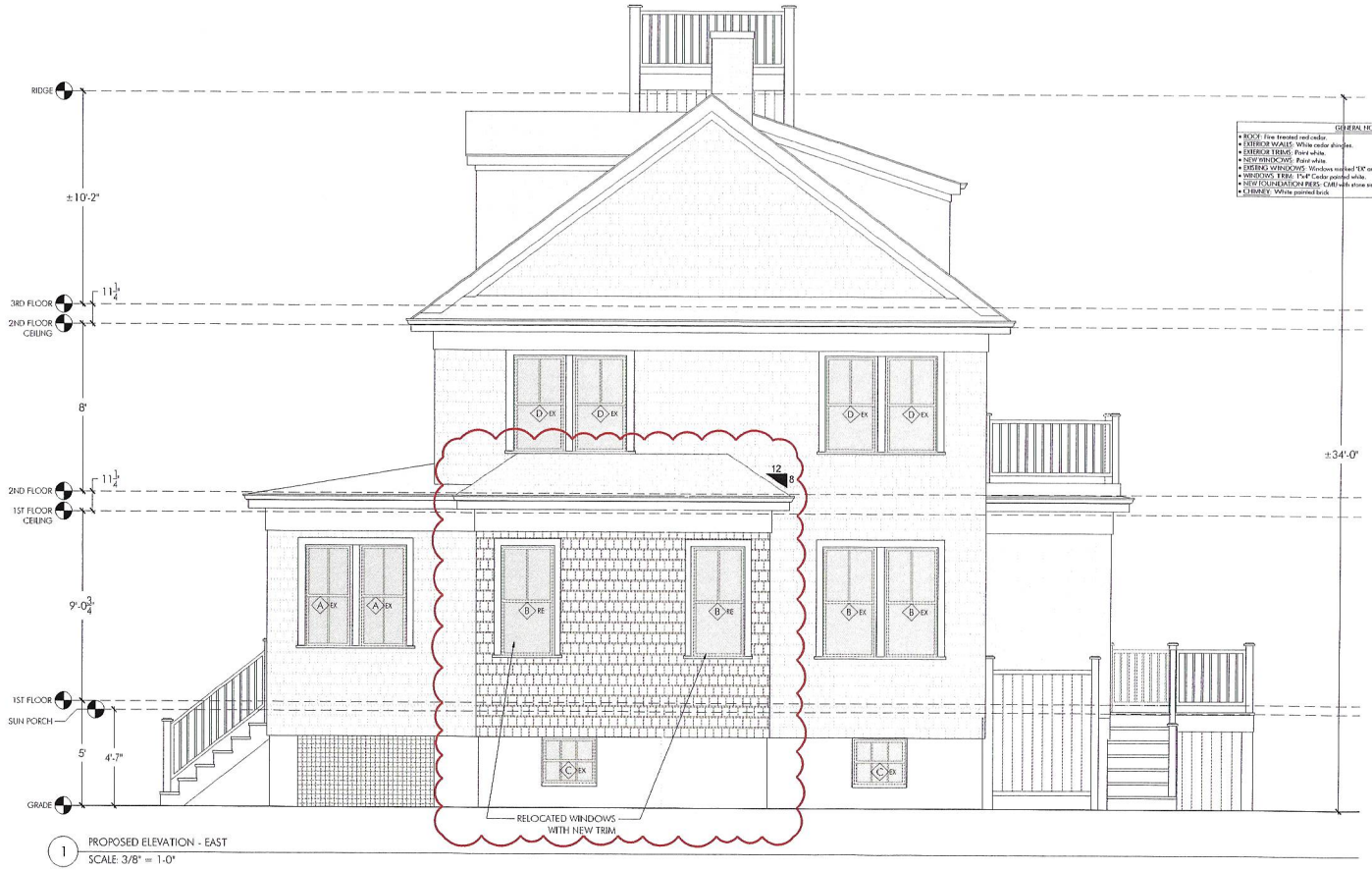
4 EXISTING ELEVATION - EAST
SCALE: 3/8" = 1'-0"



3 PREVIOUSLY APPROVED ELEVATION - EAST
SCALE: 3/8" = 1'-0"



2 PREVIOUSLY APPROVED ELEVATION - EAST
SCALE: 3/8" = 1'-0"



1 PROPOSED ELEVATION - EAST
SCALE: 3/8" = 1'-0"

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MAY 3, 2024

14 HARBOR VIEW WAY
NANTUCKET, MA

SCALE
AS NOTED

DRAWING TITLE
EXTERIOR ELEVATIONS - EAST

SHEET NUMBER
A201



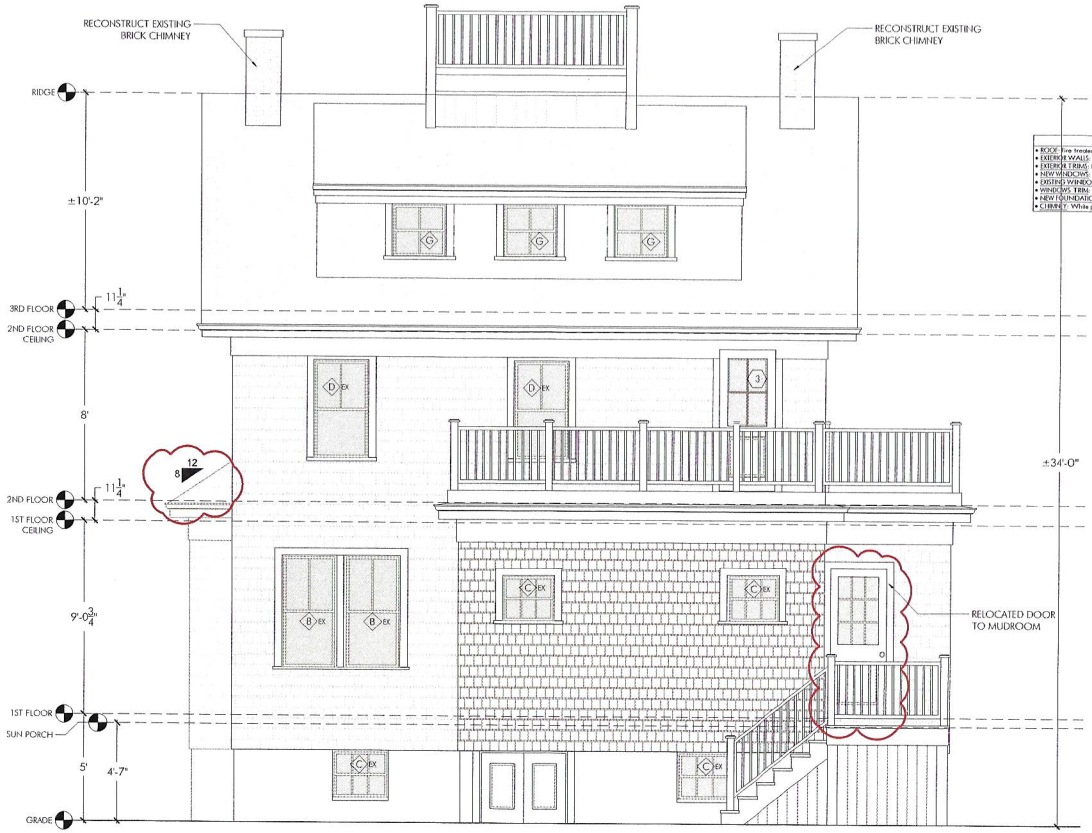
4 EXISTING ELEVATION - NORTH
SCALE: 3/8" = 1-0"



3 PREVIOUSLY APPROVED ELEVATION - NORTH
SCALE: 3/8" = 1-0"



2 PREVIOUSLY APPROVED ELEVATION - NORTH
SCALE: 3/8" = 1-0"



1 PROPOSED ELEVATION - NORTH
SCALE: 3/8" = 1-0"

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MAY 3, 2024

14 HARBOR VIEW WAY
NANTUCKET, MA

SCALE
AS NOTED

DRAWING TITLE
EXTERIOR ELEVATIONS - NORTH

SHEET NUMBER
A202



4 EXISTING ELEVATION - WEST
SCALE: 3/8" = 1'-0"



3 PREVIOUSLY APPROVED ELEVATION - WEST
SCALE: 3/8" = 1'-0"



2 PREVIOUSLY APPROVED ELEVATION - WEST
SCALE: 3/8" = 1'-0"



1 PROPOSED ELEVATION - WEST
SCALE: 3/8" = 1'-0"

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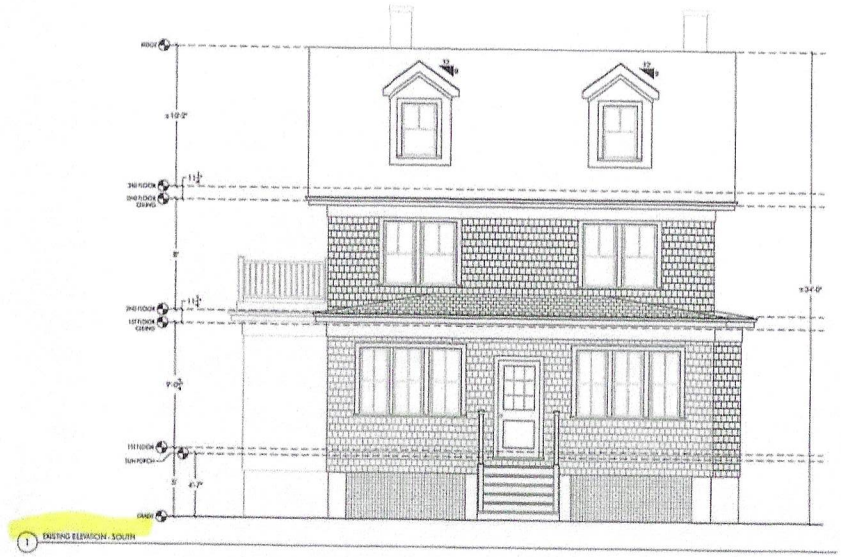
MAY 3, 2024

14 HARBOR VIEW WAY
NANTUCKET, MA

SCALE
AS NOTED

DRAWING TITLE
EXTERIOR ELEVATIONS - WEST

SHEET NUMBER
A203



1 EXISTING ELEVATION - SOUTH



2 PREVIOUSLY PROPOSED ELEVATION - SOUTH

APPROVED

HDC 2023 - 08 - 8887

No ... Without ... Approval

GENERAL NOTES
- ROOF: FIRE TREATED RED CEDAR
- EXTERIOR WALLS: WHITE CEDAR SHINGLES
- EXTERIOR TRIM: PAINT WHITE
- NEW WINDOWS: PAINT WHITE
- EXISTING WINDOWS: WINDOWS MARKED "EX" ARE EXISTING TO REMAIN
- WINDOW TRIM: 1" X 4" CEDAR PAINTED WHITE
- NEW FOUNDATION PEDS: CMU W/ STONE SIMULATED FACE TO WEATHER - QUARER GREY
- CHIMNEY: SIMULATED RED BRICK



3 PROPOSED ELEVATION - SOUTH

HWA

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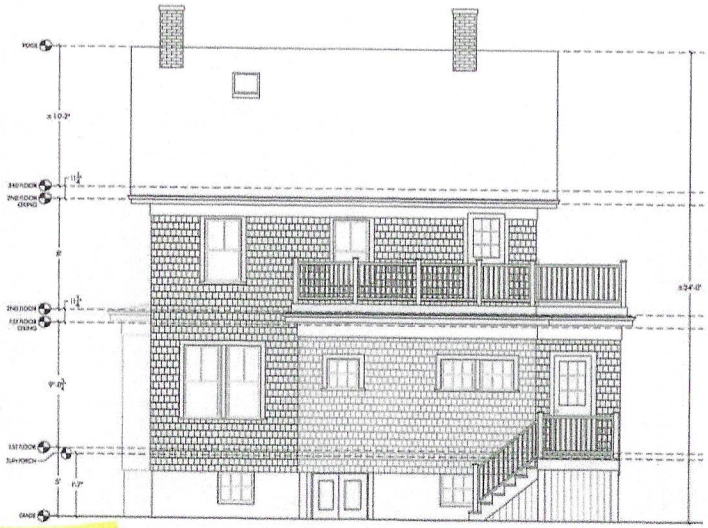
27 JULY 2023

14 HARBOR VIEW WAY
NANTUCKET, MA

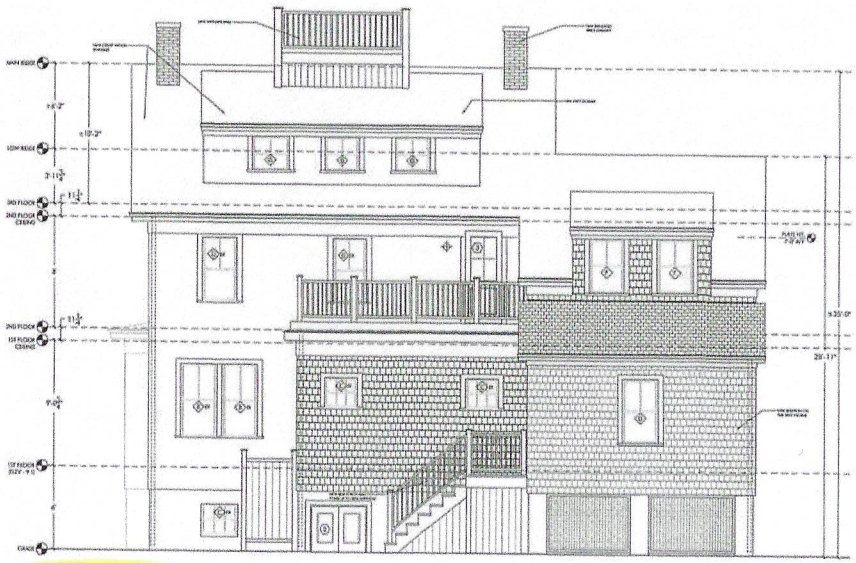
1/4" = 1'-0"

EXTERIOR ELEVATIONS - SOUTH

A200



1 EXISTING ELEVATION - NORTH



2 PREVIOUSLY HDC APPROVED ELEVATION - NORTH

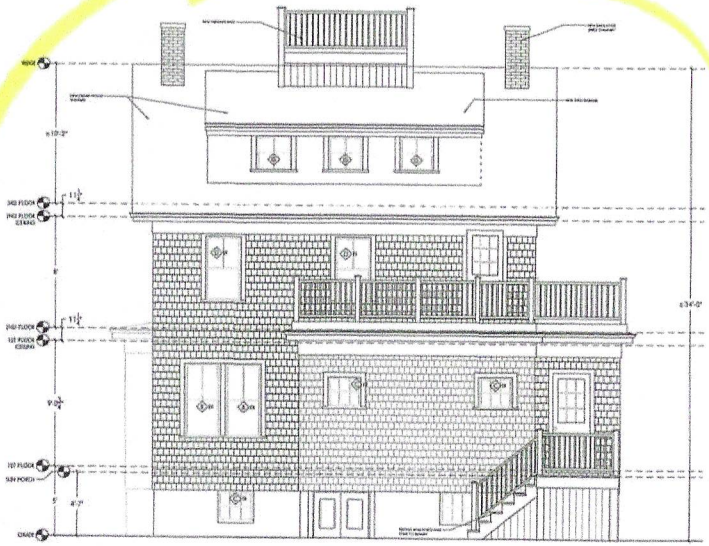
APPROVED

HDC 2023 - 08 - 8887

No [illegible]

Without HDC Approval

GENERAL NOTES
- ROOF: FIRE TREATED RED CEDAR
- EXTERIOR WALLS: WHITE CEDAR SHINGLES
- EXTERIOR TRIM: PAINT WHITE
- NEW WINDOWS: PAINT WHITE
- EXISTING WINDOWS: WINDOWS MARKED "EW" ARE EXISTING TO REMAIN
- WINDOW TRIM: 1" X 4" CEDAR PAINTED WHITE
- NEW FOUNDATION PIERS: CMU W/ STONE SIMULATED FACE TO WEATHER - CLEMER GREY
- CHIMNEY: SIMULATED RED BRICK



3 PROPOSED ELEVATION - NORTH

HWA

58 WINTER STREET BOSTON, MA
617.542.1889
www.hickswilliams.com

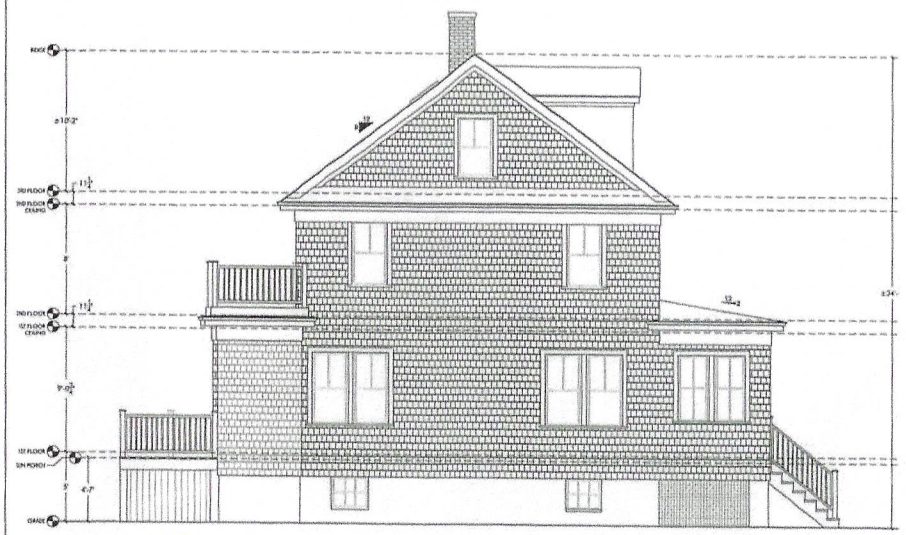
27 JULY 2023

14 HARBOR VIEW WAY
NANTUCKET, MA

1/4" = 1'-0"

EXTERIOR ELEVATIONS - NORTH

A201

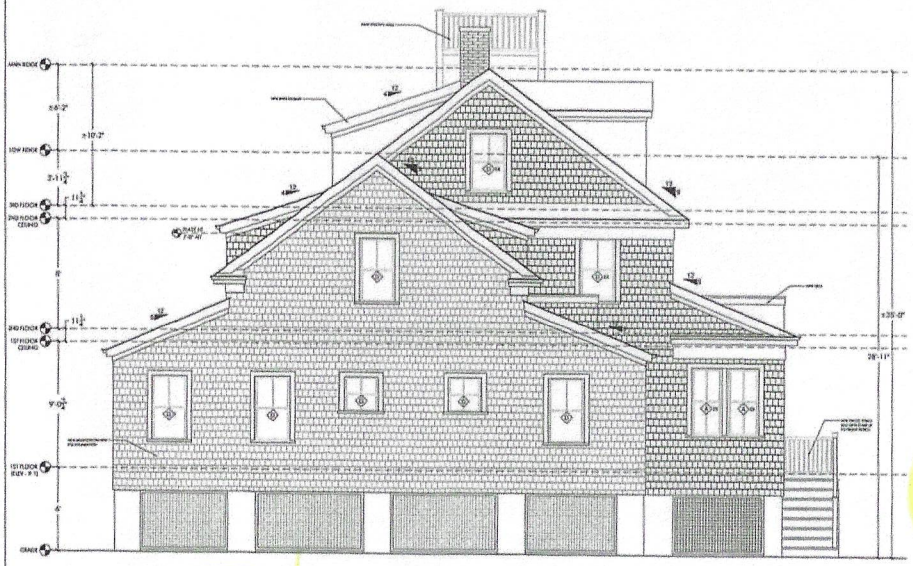


1 EXISTING ELEVATION - WEST

APPROVED

HDC 2023 - 08 - 8887

Without HDC Approval



2 PREVIOUSLY HDC APPROVED ELEVATION - WEST



2 PROPOSED ELEVATION - WEST

CERTAIN NOTES

- ROOF: FIRE TREATED RED CEDAR
- EXTERIOR WALLS: WHITE CEDAR SHINGLES
- EXTERIOR TRIM: PAINT WHITE
- NEW WINDOWS: PAINT WHITE
- EXISTING WINDOWS: WINDOWS MARKED "EW" ARE EXISTING TO REMAIN
- WINDOW TRIM: 1"4 x CEDAR PAINTED WHITE
- NEW FOUNDATION PIERS: GRAY NW STONE SMOOTH FACE TO WEATHER - QUARER GREY
- CHIMNEY: SMOOTH RED BRICK

HWA
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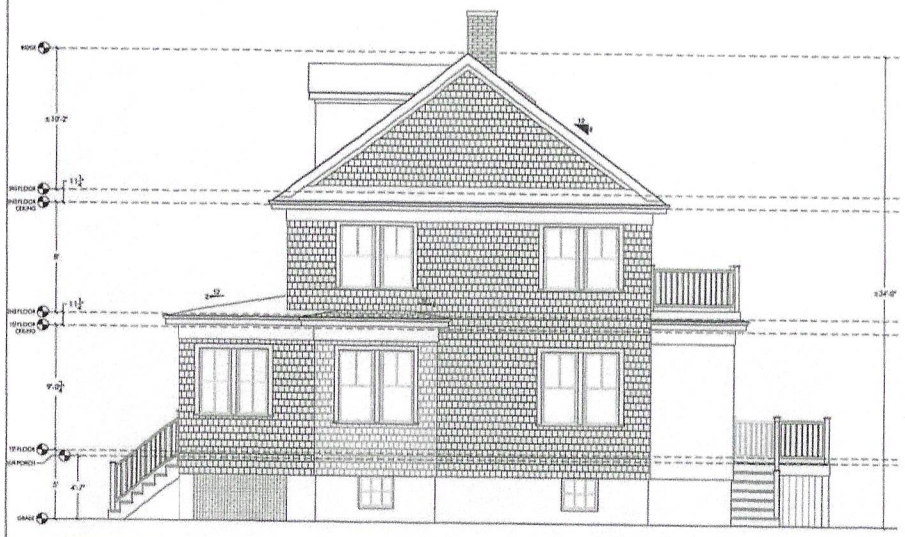
27 JULY 2023

14 HARBOR VIEW WAY
NANTUCKET, MA

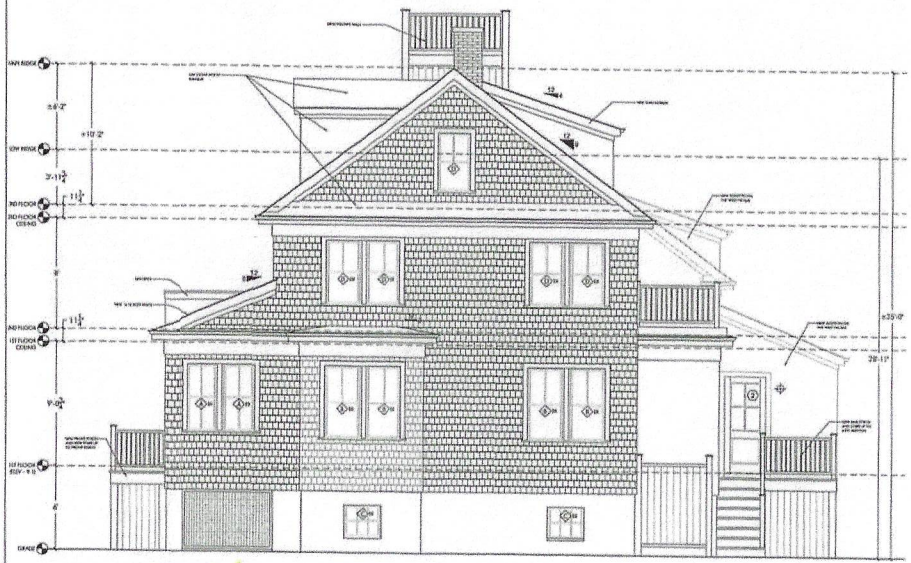
1/4" = 1'-0"

EXTERIOR ELEVATIONS-WEST

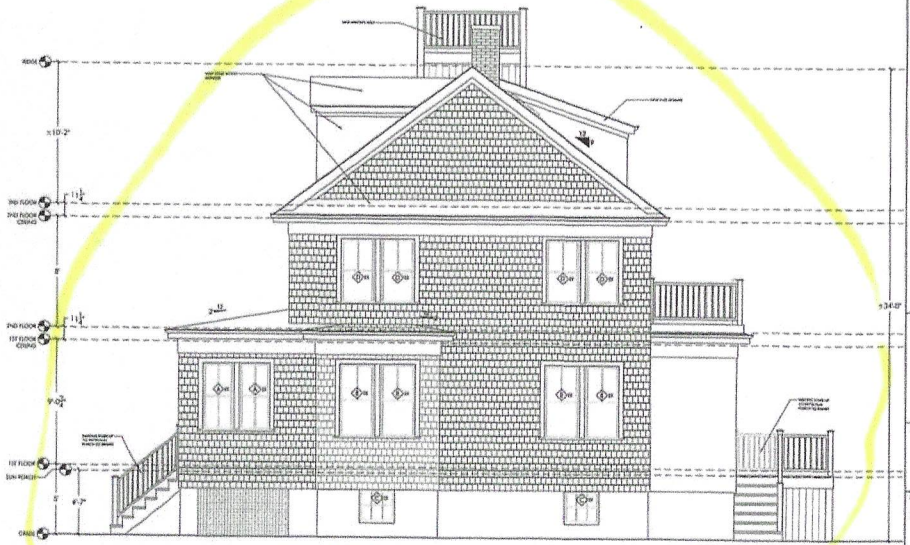
A202



1 EXISTING ELEVATION - EAST



2 PREVIOUSLY HDC APPROVED ELEVATION - EAST



2 PROPOSED ELEVATION - EAST

APPROVED

HDC 2023 - 08 - 8887

No [illegible]
Without HDC Approval

GENERAL NOTES
- ROOF: FIRE TREATED RED CEDAR
- EXTERIOR WALLS: WHITE CEDAR SHINGLES
- EXTERIOR TRIM: PAINT WHITE
- NEW WINDOWS: PAINT WHITE
- EXISTING WINDOWS: WINDOWS MARKED "EP" ARE EXISTING TO REMAIN
- WINDOW TRIM: 1" X 4" CEDAR PAINTED WHITE
- NEW FOUNDATION PIERS: CMU W/ STONE SIMULATED FACE TO WEATHER - QUAKER GREY
- CHIMNEY: SIMULATED RED BRICK

HWA

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27 JULY 2023

14 HARBOR VIEW WAY

NANTUCKET, MA

1/4" = 1'-0"

EXTERIOR ELEVATIONS - EAST

A203

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°: 38 PARCEL N°. 11

Street & Number of Proposed Work: 34 WARREN'S LANDING RD

Owner of record: BUTTRICK NANTUCKET TRUST

Mailing Address: 110 RIVERSIDE DR Apt 15D NEW YORK NY 10024

Contact Phone #: 510-282-1436 E-mail: JEROME@BUTTRICKPROJECTS.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARNALINDA@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: 340 SF 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 11'4" South 11'4" East 11'4" West 11'4"

Additional Remarks

Historic Name: 1870

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE EXISTING DWELLING 35 FT SE AND 40FT FURTHER BACK FROM BLUE HERON WAY — ADD 340 SF TO SIDE ADD TO REAR ONCE MOVED - 1-STORY - NEW FOUNDATION - DETAILS TO MATCH

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"-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 TME Secondary Mass 4 /12 Dormer ____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural W EL

☐ 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 _____ NOTE - WINDOWS IN ORIGINAL PART OF DWELLING WILL REMAIN IN PLACE DATE FROM 1980 - PROPOSED WHEN PREVIOUSLY REPLACED ORIGINALS

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 _____ 6/9

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH 6/12

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear B/B WITH 1/2 LT Side B/B

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof TME - GRANITE GRAY

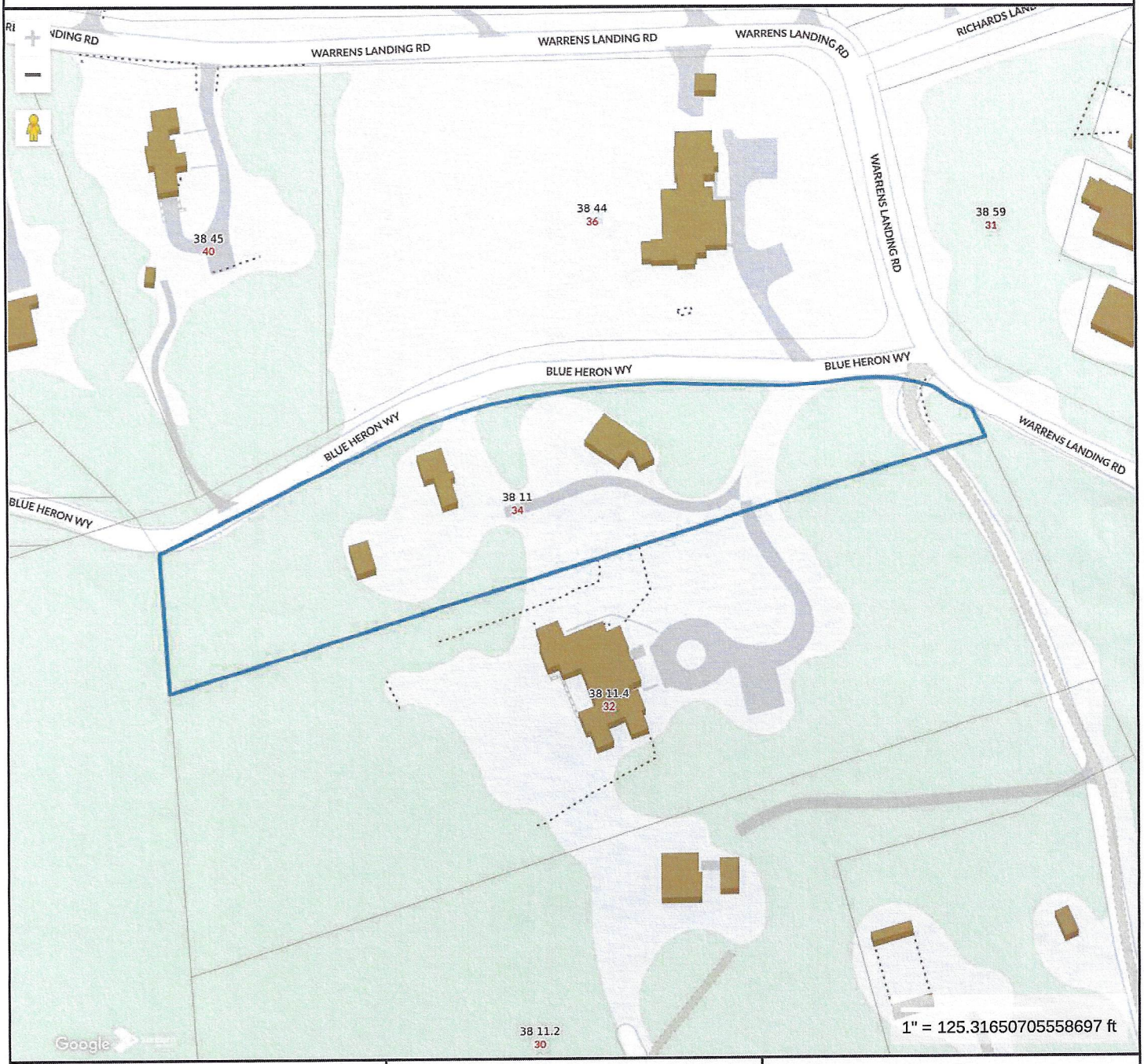
Trim WHITE TME Sash WHITE TME Doors TME HAMILTON BLUE/NEW

Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/5/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	1362
Location	34 WARRENS LANDING RD
Owner	BUTTRICK HAROLD & ANN TRSTS

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 02/08/2024
Data updated Jan. 2021

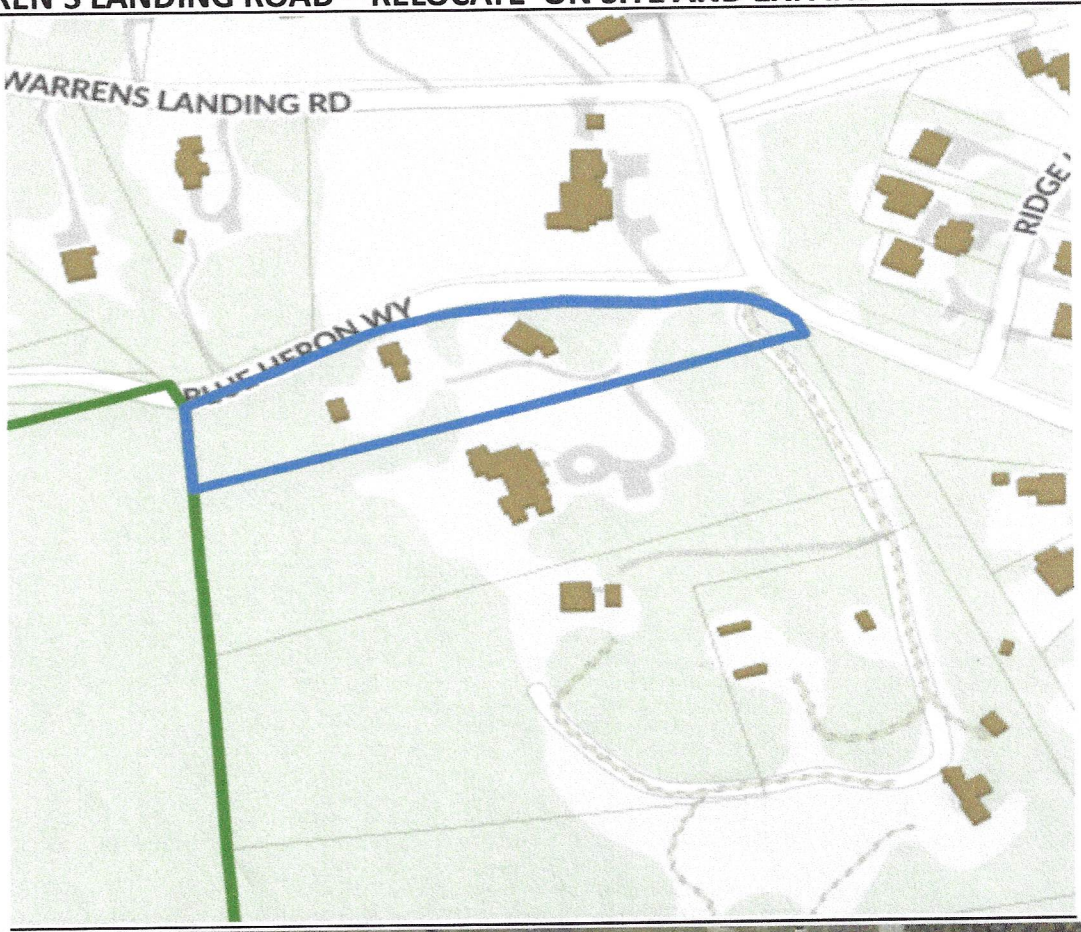
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

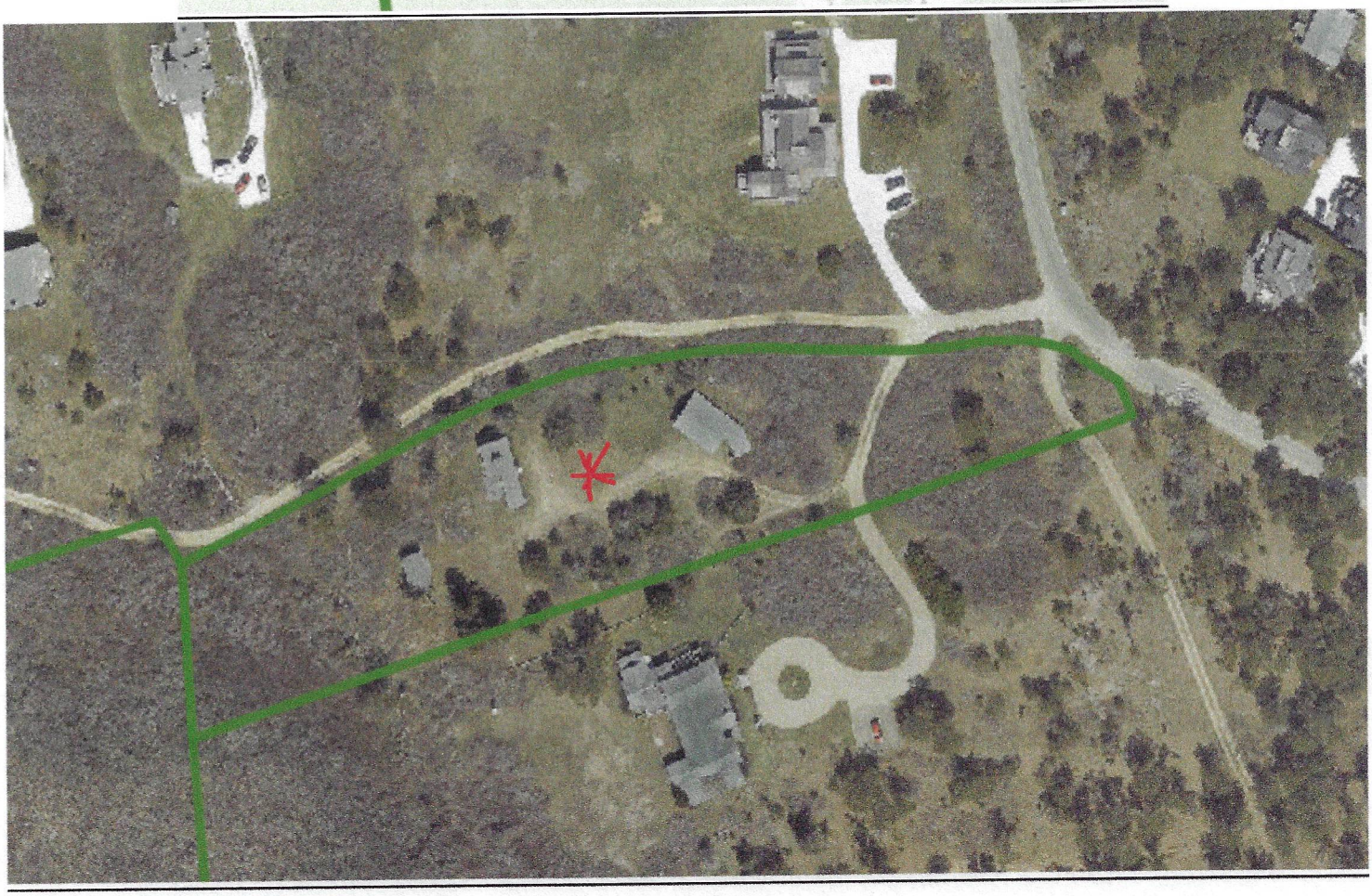
Google Maps

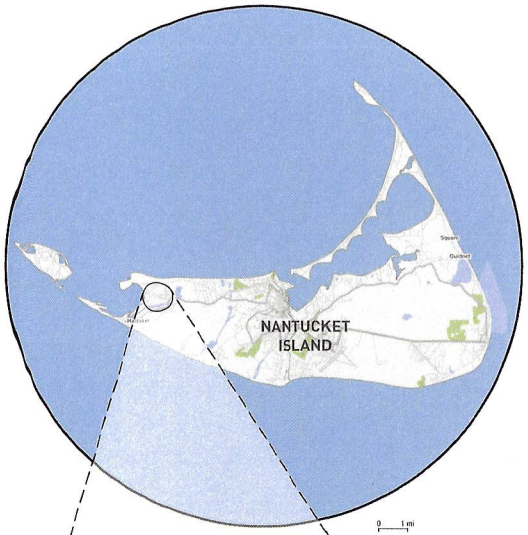


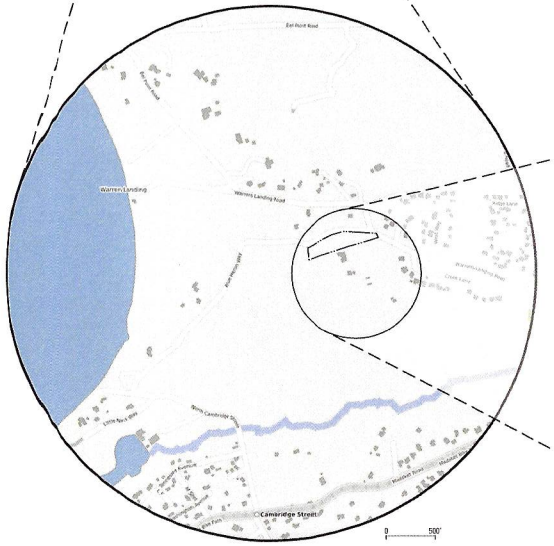
Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

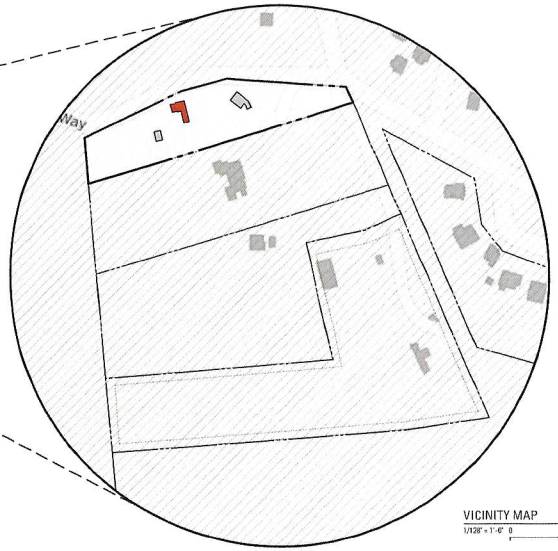
34 WARREN'S LANDING ROAD – RELOCATE ON SITE AND EXPAND EXISTING DWELLING











VICINITY MAP
1/128" = 1'-0" 0 128'

N

ZONING + PLANNING NOTES

LOCATION	34 Warren's Landing Road
ASSESSOR'S MAP	#38
PARCEL	#11
LOT 4 LAND COURT PLAN	16987-C, LOT 7
CERTIFICATE OF TITLE	#16400
ZONE	LUG-2 Limited use General 2
LOT SIZE	1.9 acres = 82,998 sf

GROUND COVER ON LOT (SF)

Existing Enclosed Pavilion	371
Existing Primary Dwelling	732
Proposed Primary Dwelling Additions	326
Existing Barn (Enclosed Portion)	249
Total	1,678 SF

GROUND COVER RATIO	
Allowable	4.0%
Proposed = 1,678 ÷ 82,998 =	2.0%

BUILDING HEIGHTS ZONING

Max. Allowable	30'-0"
Existing Dwelling with Proposed Additions	19'-5" Max.

DEFINITIONS (Town of Nantucket Code Bylaws)

GROUND COVER (§ 139-2 pg. 10, ¶ 4)
The horizontal area of a lot covered at grade by structures, together with those portions of any overhangs which contain enclosed interior space; excluding...decks, unenclosed porches, unenclosed roofed overhangs and connectors, entryway hoods and projections...

GROUND COVER RATIO (§ 139-2)
The ground cover upon a lot divided by the area of the lot, expressed as a percentage.

SECONDARY DWELLING (§ 139-2 pg. 19, ¶ 1)
A detached single-family dwelling unit located on the same lot as a primary dwelling unit. The ground cover of the secondary dwelling shall be a minimum of 20% less or more than the primary dwelling.

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T/ 508.228.9026

CONTRACTOR:
TBD
contact

WARREN'S LANDING - RENOVATION + ADDITION

DRAWING INDEX

	DESCRIPTION	REV	DATE
	ARCHITECTURAL		
A0.01	TITLE SHEET		04.26.24
A1.01	SITE PLAN (1/32")		04.26.24
D2.01	DEMO. PLANS (1/4")		04.26.24
A2.01	PLANS (1/4")		04.26.24
A4.01	ELEVATIONS (1/4")		04.26.24
A4.02	ELEVATIONS (1/4")		04.26.24

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project no: 29.5
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RENOVATION + ADDITION

project address:
34 WARREN'S LANDING RD.
NANTUCKET, MA 02554

rev.	date	issue
	04.26.24	HDC SUBMITTAL

title
TITLE SHEET

A0.01

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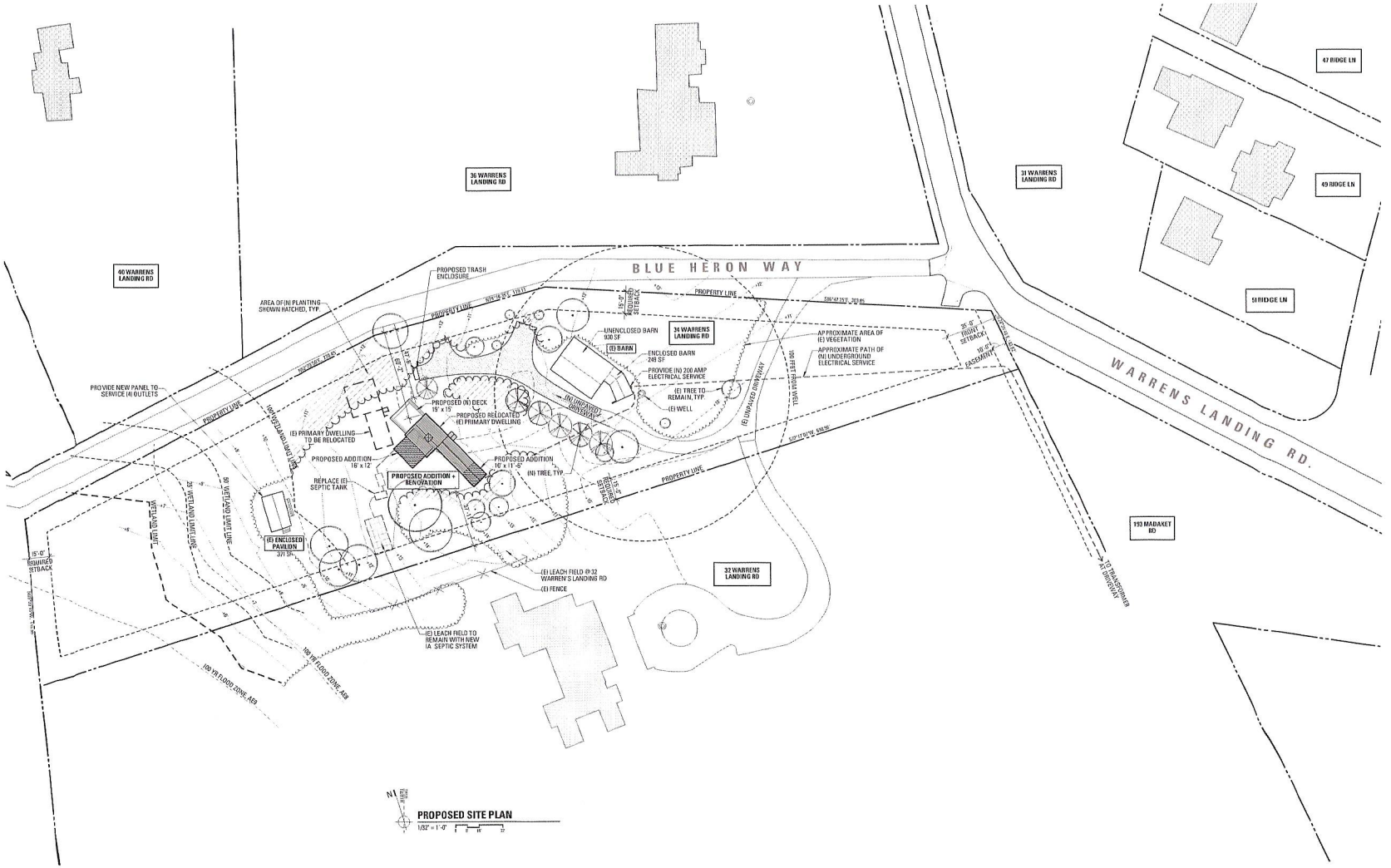
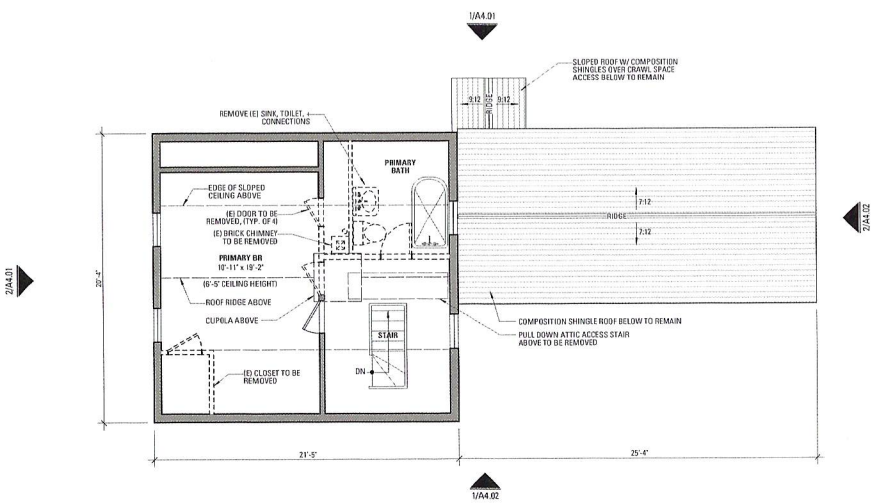
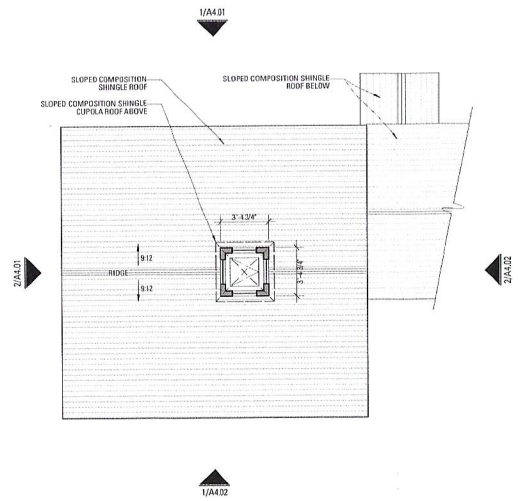
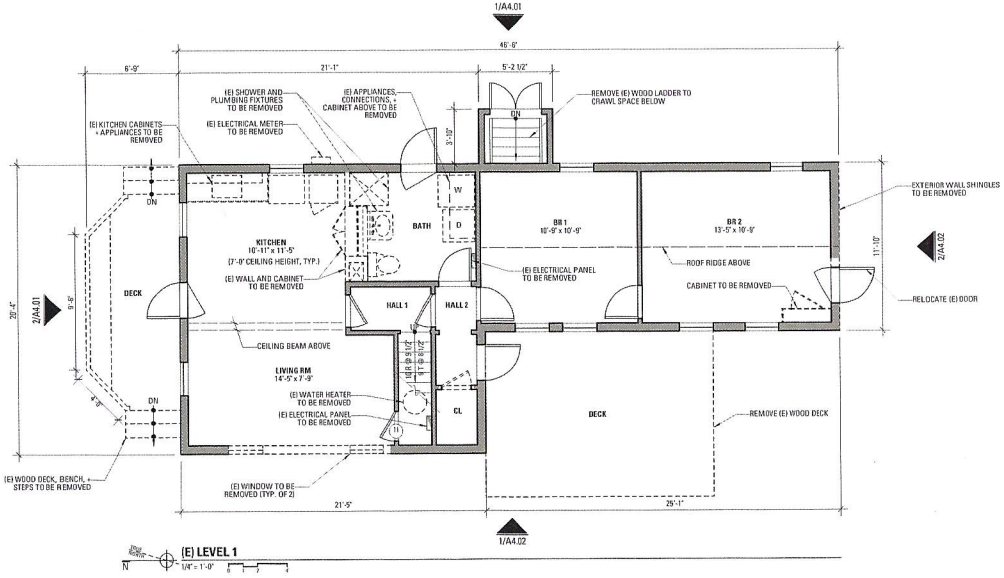

BLUE HERON WAY
WARRENS LANDING RD.
36 WARRENS LANDING RD
40 WARRENS LANDING RD
31 WARRENS LANDING RD
47 RIDGE LN
49 RIDGE LN
51 RIDGE LN
34 WARRENS LANDING RD
32 WARRENS LANDING RD
193 MADAKET RD
PROPOSED TRASH ENCLOSURE
AREA OF (N) PLANTING SHOWN HATCHED, TYP.
PROPERTY LINE
UNENCLOSED BARN 930 SF
(E) BARN
ENCLOSED BARN 249 SF
PROVIDE (N) 200 AMP ELECTRICAL SERVICE
(E) TREE TO REMAIN, TYP
(E) WELL
APPROXIMATE AREA OF (E) VEGETATION
APPROXIMATE PATH OF (N) UNDERGROUND ELECTRICAL SERVICE
PROVIDE NEW PANEL TO SERVICE (N) OUTLETS
PROPOSED (N) DECK 19' x 15'
PROPOSED RELOCATED (E) PRIMARY DWELLING
(E) PRIMARY DWELLING TO BE RELOCATED
PROPOSED ADDITION 16' x 12'
PROPOSED ADDITION 16' x 11'-5"
PROPOSED ADDITION + RENOVATION
(N) TREE, TYP
REPLACE (E) SEPTIC TANK
(E) ENCLOSED PAVILION 371 SF
(E) LEACH FIELD @ 32 WARREN'S LANDING RD
(E) FENCE
(E) LEACH FIELD TO REMAIN WITH NEW IA SEPTIC SYSTEM
UNPAVED DRIVEWAY
(E) UNPAVED DRIVEWAY
100 FEET FROM WELL
TO TRANSFORMER AT DRIVEWAY
VEGETATED LAND EDGE
50' VEGETATED LAND EDGE
VEGETATED LAND EDGE
VEGETATED LAND EDGE



(E) LEVEL 2
1/4" = 1'-0"



(E) CUPOLA
1/4" = 1'-0"



(E) LEVEL 1
1/4" = 1'-0"

NOTES

1. BUILDING TO BE RELOCATED AS INDICATED ON A1.01. (E) ROCK FOUNDATION TO BE REMOVED.
2. SEE A2.01 FOR WINDOW + DOOR SCHEDULES.

LEGEND

(E) WALL TO REMAIN
(E) WALL OR FEATURE TO BE REMOVED

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title
DEMO PLANS

D2.01

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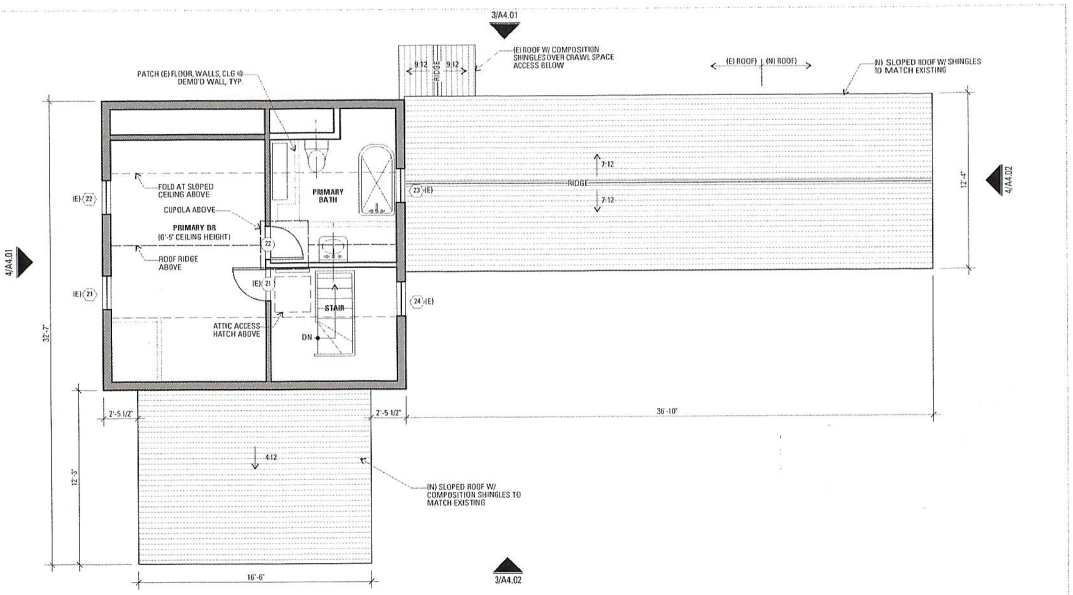
DOOR SCHEDULE (#)

REV	NO.	TYPE	LOCATION	UNIT SIZE (w x h)	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HARDWARE	REMARKS
LEVEL 1										
	(E)01	A	DINING (EXT)	2'-8" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)02	B	BATH 1 (EXT)	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	03	B	HALL 3 (EXT)	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	RELOCATE (E) DOOR
	(E)04	B	HALL 2 (EXT)	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)05	C	KITCHEN / HALL 1	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)06	C	HALL 1 / HALL 2	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)07	C	HALL 2 / BATH	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)08	C	HALL 2 / BEDROOM 1	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)09	C	BEDROOM 2 / BEDROOM 1	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	10	C	HALL 2 / CLOSET 2	2'-8" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	MATCH (E)
	(E)11	C	DINING / CLOSET 1	2'-0" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)12	D	CRAWL SPACE (EXT)	PR) 3'-0" x 6'-4"	WOOD	PAINT	WOOD	PAINT	-	-
	13	E	HALL 3	PR) 4'-5" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	MATCH (E)
	14	B	ELECTRICAL CLOSET (EXT)	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	MATCH (E)
	15	C	BEDROOM 2 / HALL 3	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	MATCH (E)
	16	C	HALL 3 / BATH 3	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	MATCH (E)
	17	F	BATH 2 SHOWER	2'-2" x 6'-0"	GLASS	-	-	-	-	TEMPERED
LEVEL 2										
	(E) 21	C	STAIR / P.BEDRM	2'-4" x 6'-0"	WOOD	PAINT	WOOD	PAINT		(E) TO REMAIN
	22	C	PRIMARY BATH	2'-4" x 6'-0"	WOOD	PAINT	WOOD	PAINT		(N) TO MATCH EXISTING

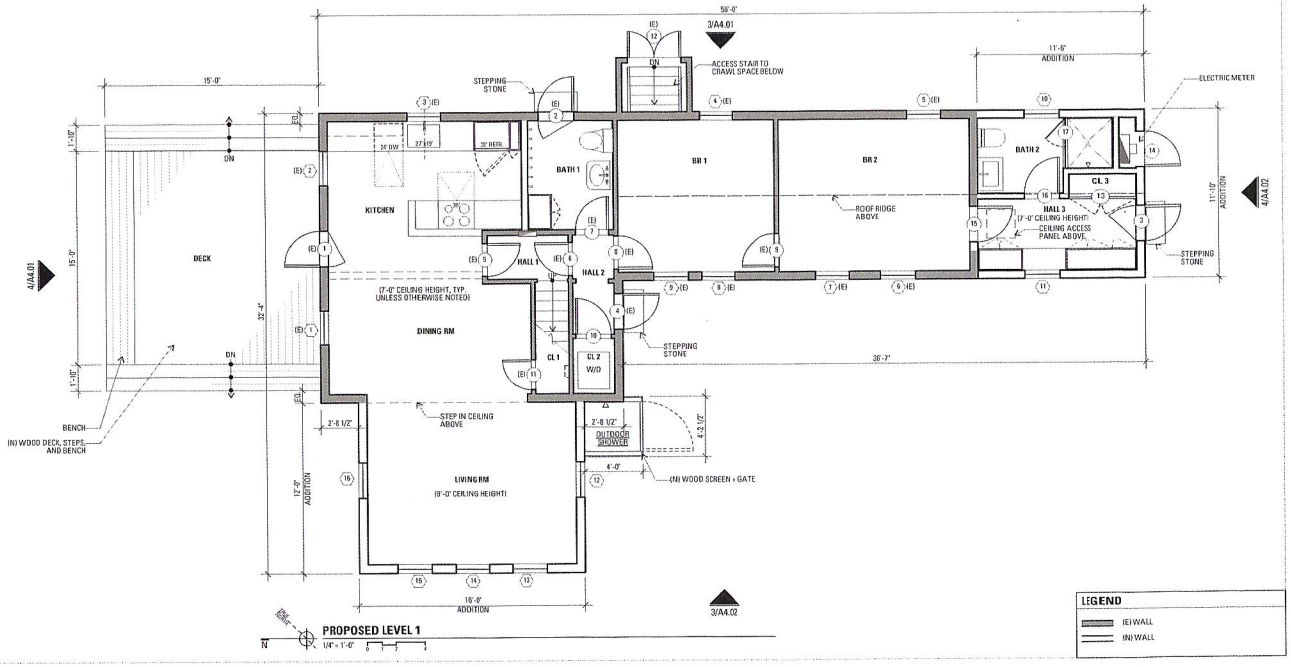
WINDOW SCHEDULE (#)

REV	NO.	TYPE	LOCATION	UNIT SIZE (w x h)	HEAD HT. A.F.F.	OPERATION	MATERIAL	FINISH	REMARKS
LEVEL 1									
	(E)01	A	LIVING ROOM	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)02	A	KITCHEN	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)03	A	KITCHEN	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)04	A	BEDROOM 1	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)05	A	BEDROOM 2	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)06	A	BEDROOM 2	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)07	A	BEDROOM 2	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)08	A	BEDROOM 1	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)09	A	BEDROOM 1	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	10	A	BATH 3	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
	11	A	HALL 3	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
	12	A	LIVING ROOM	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
	13	A	LIVING ROOM	2'-5" x 5'-5 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
	14	A	LIVING ROOM	2'-5" x 5'-5 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
	15	A	LIVING ROOM	2'-5" x 5'-5 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
	16	A	LIVING ROOM	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
LEVEL 2									
	(E) 21	B	PRIMARY BEDROOM	2'-8" x 3'-10 1/4"	5'-11"	DOUBLE HUNG	WOOD	PAINTED	-
	(E) 22	B	PRIMARY BEDROOM	2'-5" x 3'-10 1/4"	5'-11"	DOUBLE HUNG	WOOD	PAINTED	-
	(E) 23	C	PRIMARY BATH	2'-5" x 2'-0"	5'-11"	HOPPER	WOOD	PAINTED	-
	(E)24	B	STAIR	2'-5" x 3'-10 1/4"	5'-11"	DOUBLE HUNG	WOOD	PAINTED	-
CUPOLA									
	(E) 21	D	CUPOLA	1'-8 1/2" x 3'-1/2"	-	DOUBLE HUNG	WOOD	PAINTED	-
	(E)22	D	CUPOLA	1'-8 1/2" x 3'-1/2"	-	DOUBLE HUNG	WOOD	PAINTED	-
	(E)23	D	CUPOLA	1'-8 1/2" x 3'-1/2"	-	DOUBLE HUNG	WOOD	PAINTED	-
	(E)24	D	CUPOLA	1'-8 1/2" x 3'-1/2"	-	DOUBLE HUNG	WOOD	PAINTED	-

NOTE: ALL NEW WINDOWS TO BE PAINTED WOOD, SINGLE GLAZED TDL, BY BROSCO WITH PROFILES AND COLORS TO MATCH EXISTING.



PROPOSED LEVEL 2
1/4" = 1'-0"



PROPOSED LEVEL 1
1/4" = 1'-0"

LEGEND
- (E) WALL
- (N) WALL

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title
PLANS

A2.01

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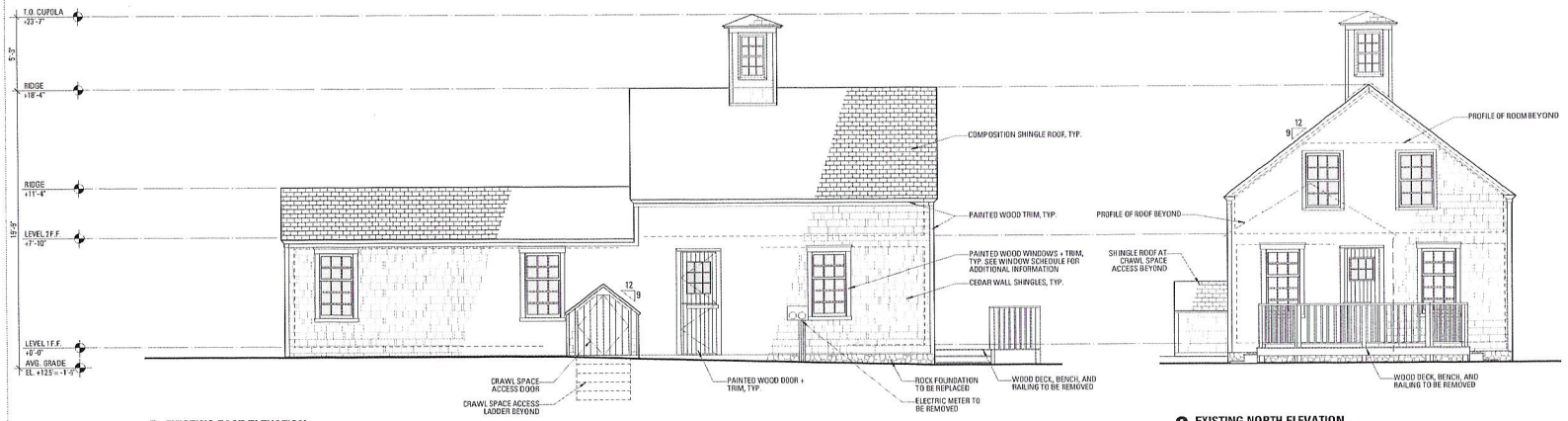
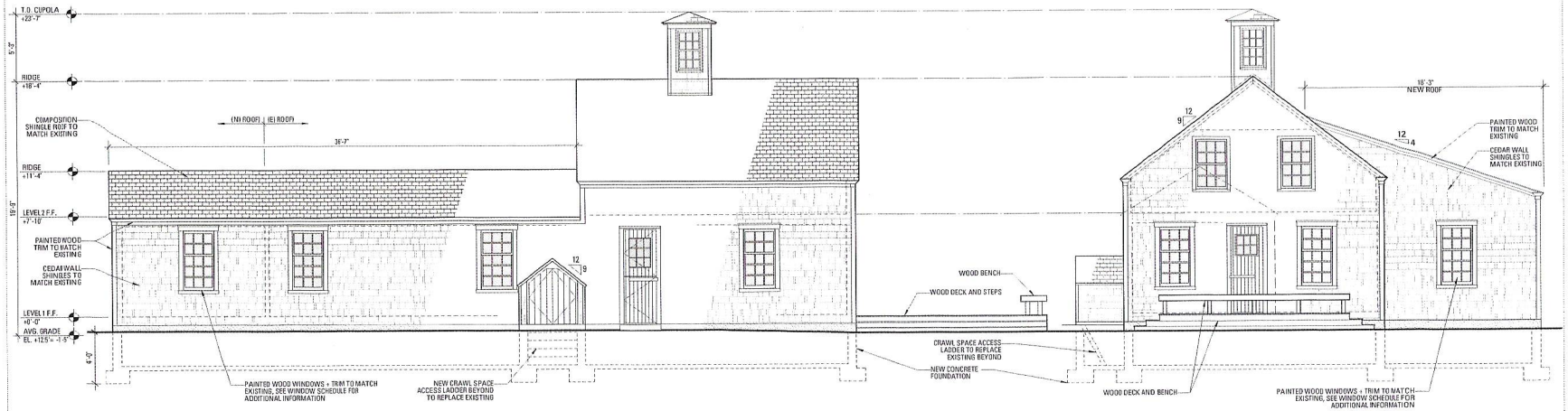


1 EXISTING EAST ELEVATION
1/4" = 1'-0"

2 EXISTING NORTH ELEVATION
1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
1/4" = 1'-0"

4 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

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title
ELEVATIONS

A4.01

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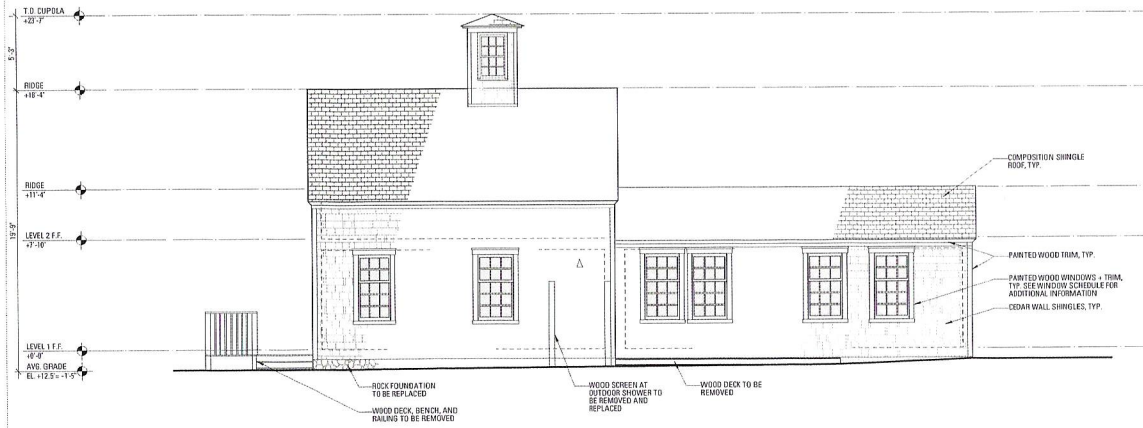
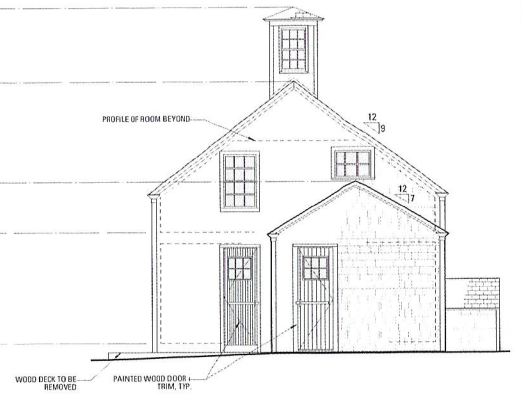
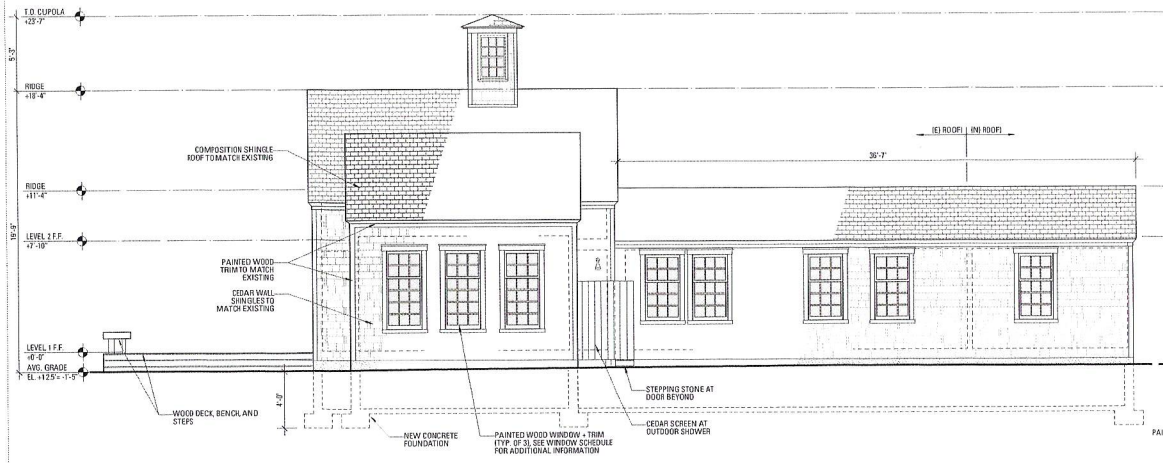


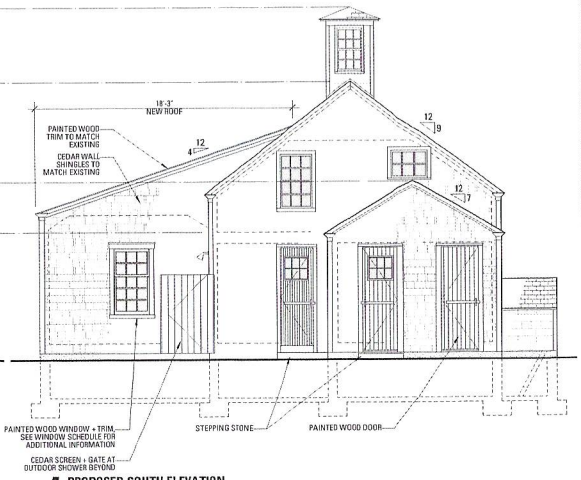
1 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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title
ELEVATIONS

A4.02

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EXISTING SINGLE-FAMILY DWELLING – EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION





WEST ELEVATION



LOOKING AT EXISTING LOCATION FROM NEW LOCATION (EXISTING STUDIO IN DISTANCE) DWELLING IS SITED 20 FEET FROM BLUE HERON WAY TO BE MOVED BACK TO 60 FEET FROM BLUE HERON WAY – MOVING 35 FEET SOUTHEAST OF THE EXISTING SITE



VIEW OF EXISTING BARN FROM NEW LOCATION



NEW LOCATION LOOKING WEST TO EXISTING LOCATION



LOOKING FROM NEW LOCATION OF THE DWELLING TO BLUE HERRON WAY





VIEW FROM NEW LOCATION TO THE NORTH ACROSS BLUE HERON WAY





VIEW OF LOT FROM BLUE HERON WAY ON THE NORTH LOOKING SOUTH STARTING AT INTERSECTION OF WARREN'S LANDING ROAD AND BLUE HERON WAY MOVING WEST



SHARED LOT WITH 34/32/30/26 WARREN'S LANDING ROAD – FAMILY COMPOUND



BLUE HERON WAY INTERSECTION WITH WARREN'S LANDING ROAD





NEW LOCATION

























13NLS - GARAGE

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**

10 DAY ✓

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
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 North Liberty Street, LLC/Anthony & Amy Barsanti

STREET ADDRESS 13 N. Liberty Street

MAP/PARCEL 42.3.4 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

05/06/24

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.



05/06/24

Signature Date

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 13 N. Liberty Street Map 42.3.4 / Parcel 3

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,

Anthony or Amy Barsanti

architecture | planning | development
19 old south road.nantucket.massachusetts.02554 | t508.825.7588 | f508.825.7589
www.smroethkedesign.com

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°. 3

Street & Number of Proposed Work: 13 N. LIBERTY ST.

Owner of record: NORTH LIBERTY STREET, LLC

Mailing Address: 16 SUNSET RD.
DARIEN, CT 06820

Contact Phone #: 202-722-1781 E-mail: abarsanti@wpsir.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@smroethke design.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other RELOCATE & RENOVATE GARAGE

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 280 SF Decks/Patio: Size: 7'X20' ☒ 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 ± 12" South ± 12" East ± 12" West ± 12"

Height of ridge above final finish grade: North 13'-10" South 13'-10" East 13'-10" West 13'-10"

Additional Remarks SEE HISTORY SUPPLEMENT

Historic Name: N/A (describe)

Original Date: C. 1930's (lost to hurricane)

Original Builder: C. 1970's replaced

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS*

1. East Elevation REMOVE WINDOW, ADD DOOR. REMOVE ODS
2. South Elevation CHANGE GABLE ROOF TO ORIG. HISTORIC HIP ROOF, ADD CUPOLA
3. West Elevation LKR DOUBLE HUNG WINDOW
4. North Elevation ADD WINDOW & NEW ODS

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ±6'-14" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake — Soffit (Overhang) — Corner boards 6" Frieze ± 3"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH ALL WOOD

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type OVERHEAD Material WOOD W/ 4-LITES PER PANEL (EXISTS)

Hardscape materials: Driveways BRICK Walkways BLUESTONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof NTW RED CEDAR

Trim WHITE Sash WHITE Doors WHITE

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 5/5/24 Signature of owner of record _____ Signed under penalties of perjury

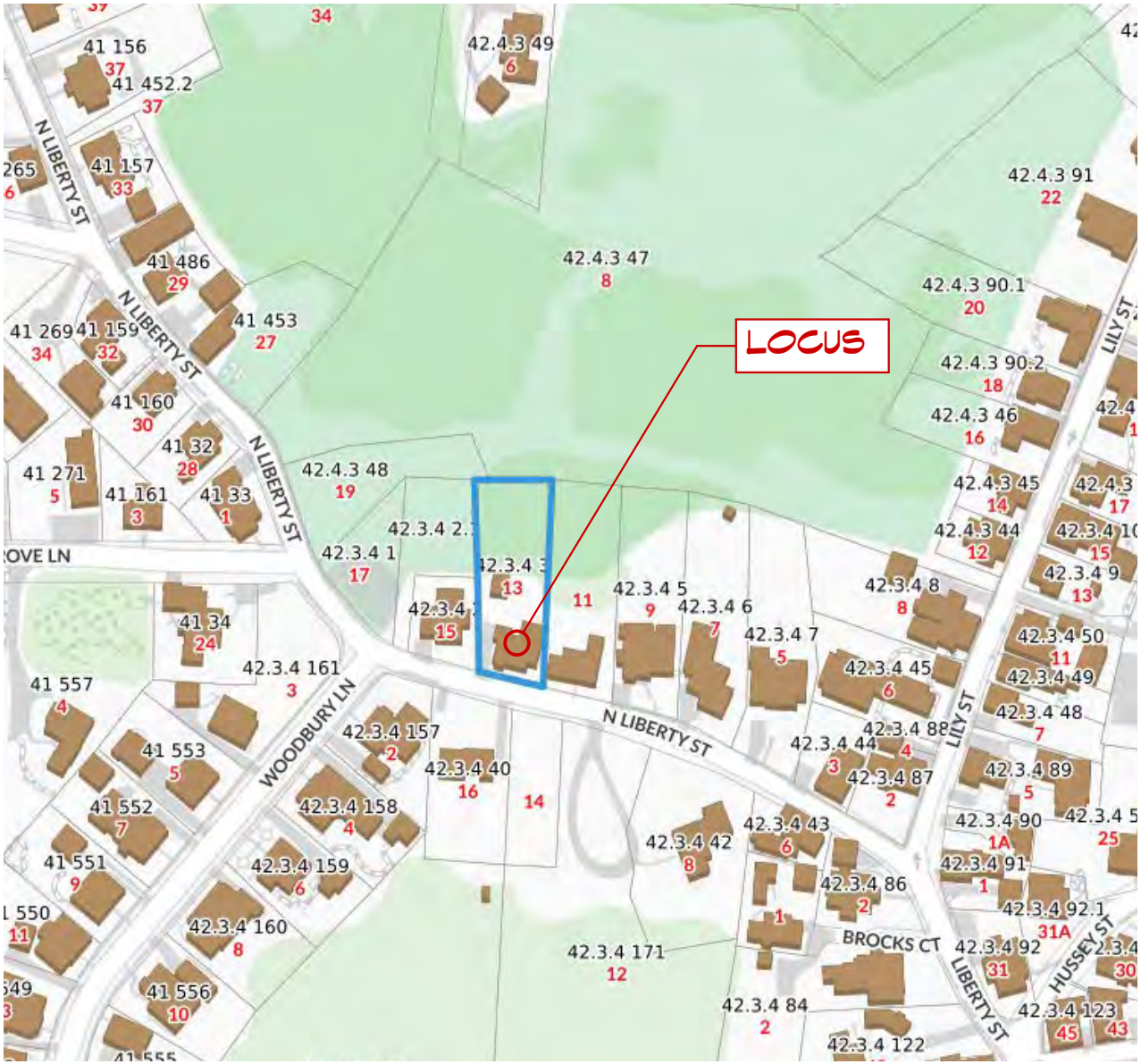
" AGENT.











S. M. ROETHKE
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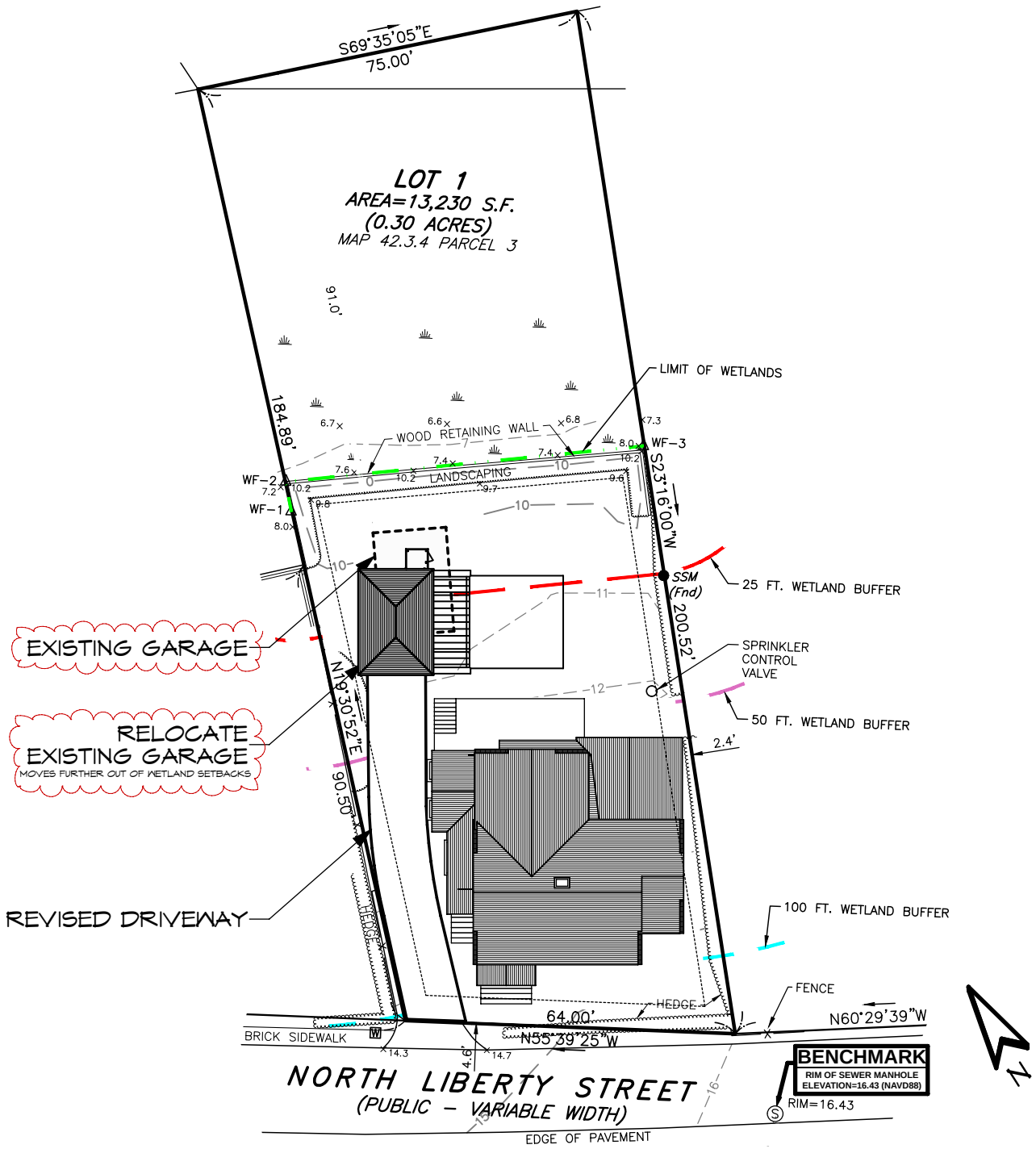
LOCUS

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

HDC 0.1



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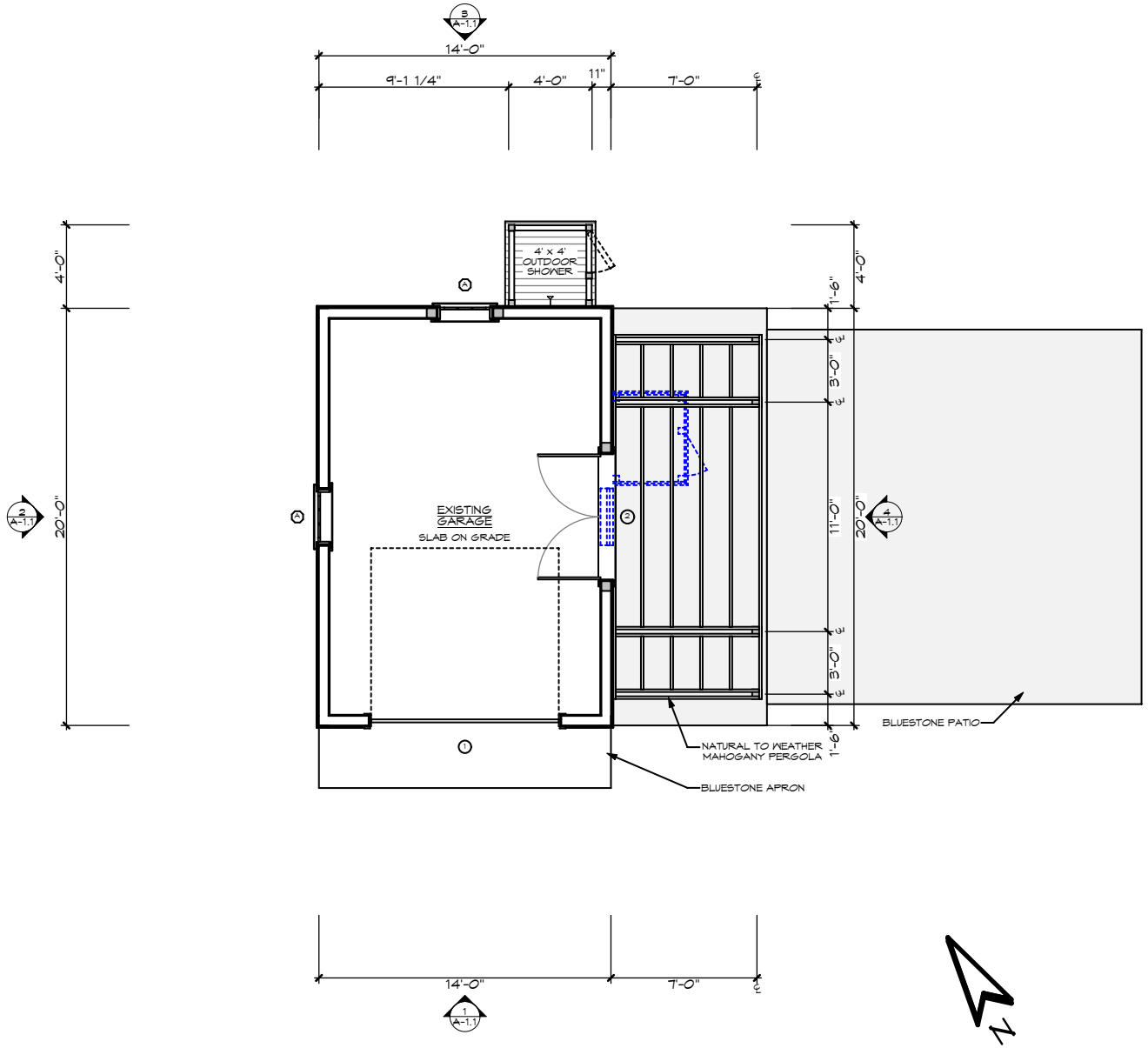
SITE PLAN

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

HDC 0.2



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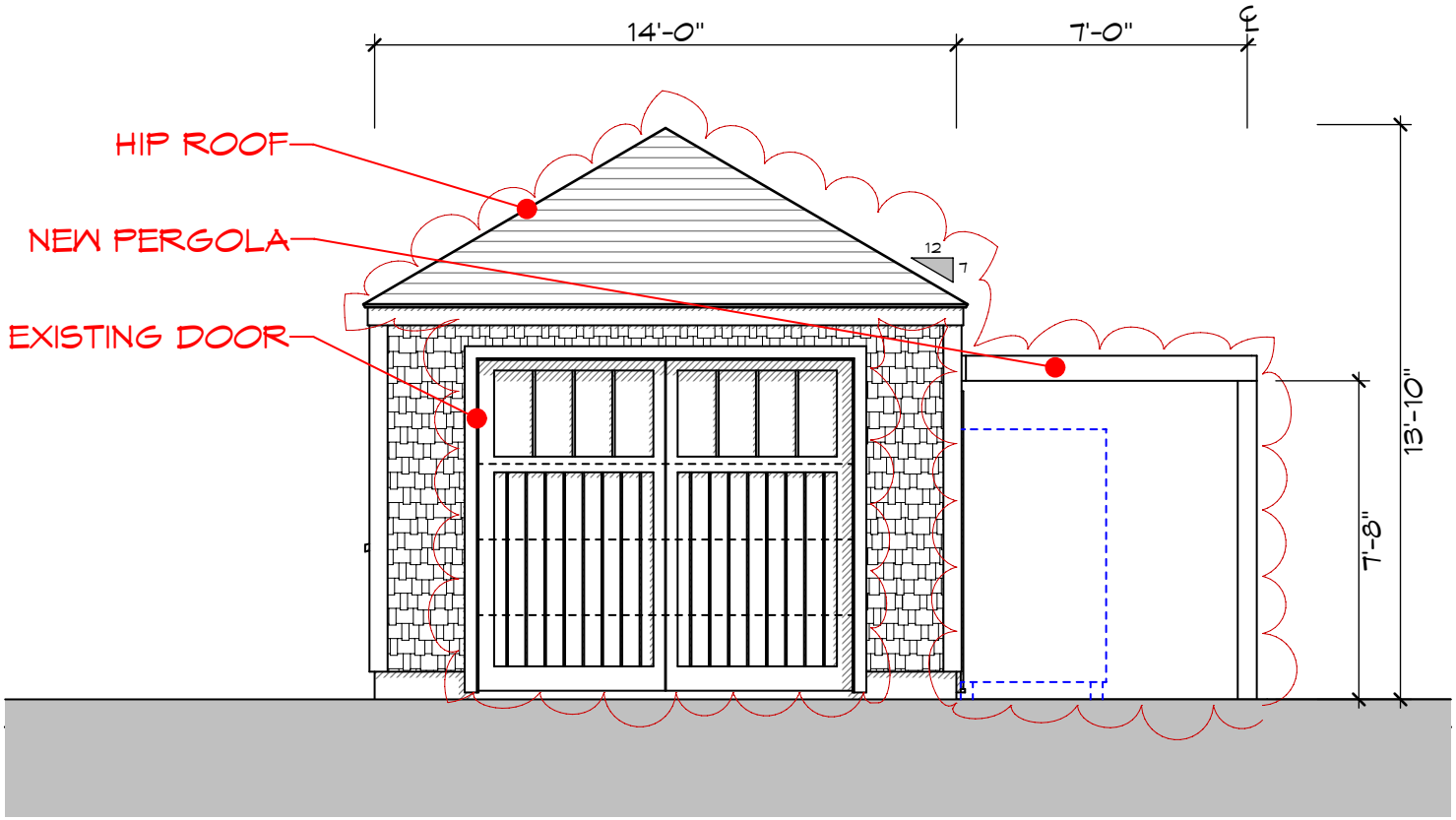
PROPOSED FIRST FLOOR PLAN

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

HDC 1.1



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PROPOSED SOUTH ELEVATION

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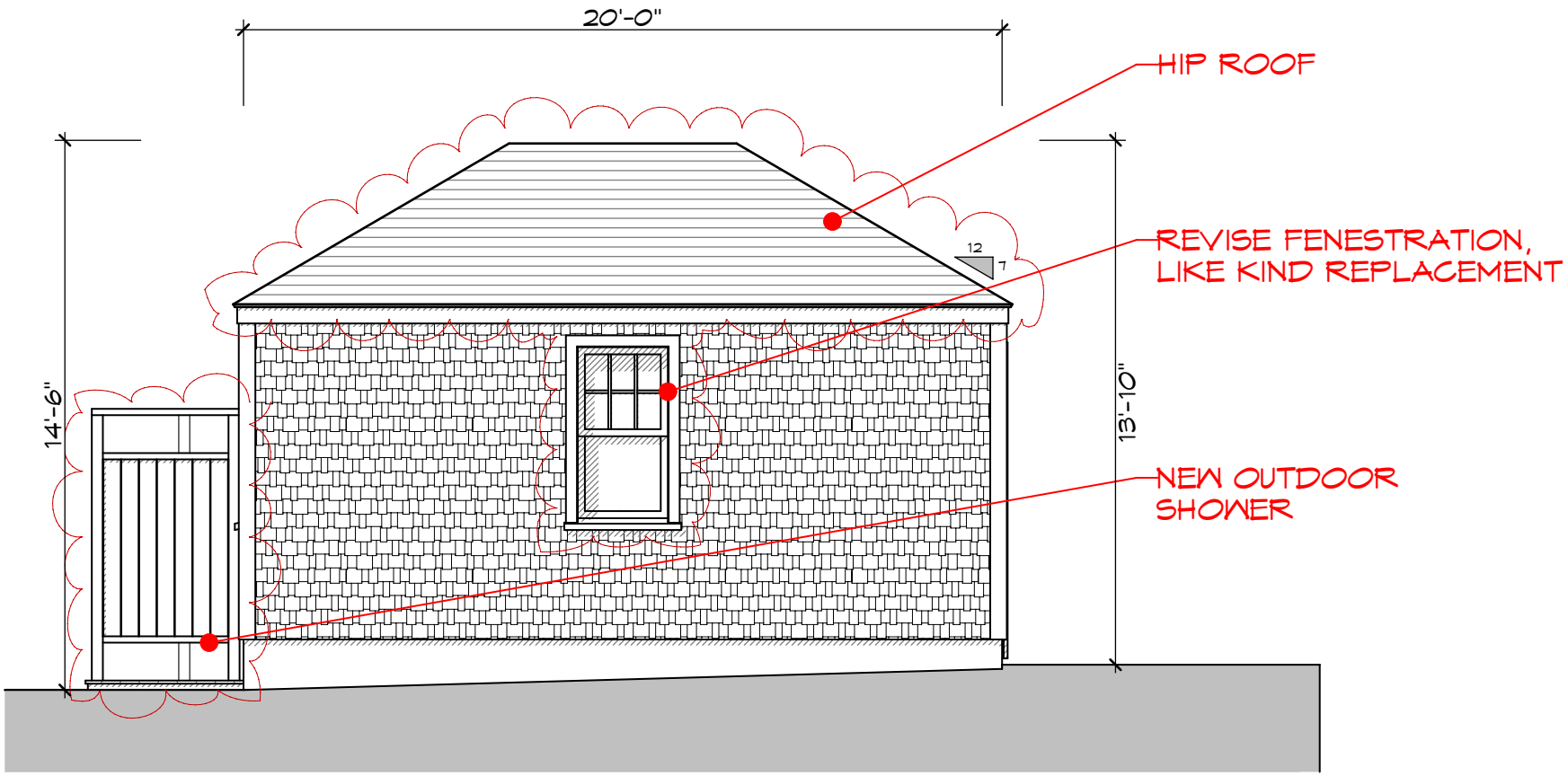
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

HDC 2.1



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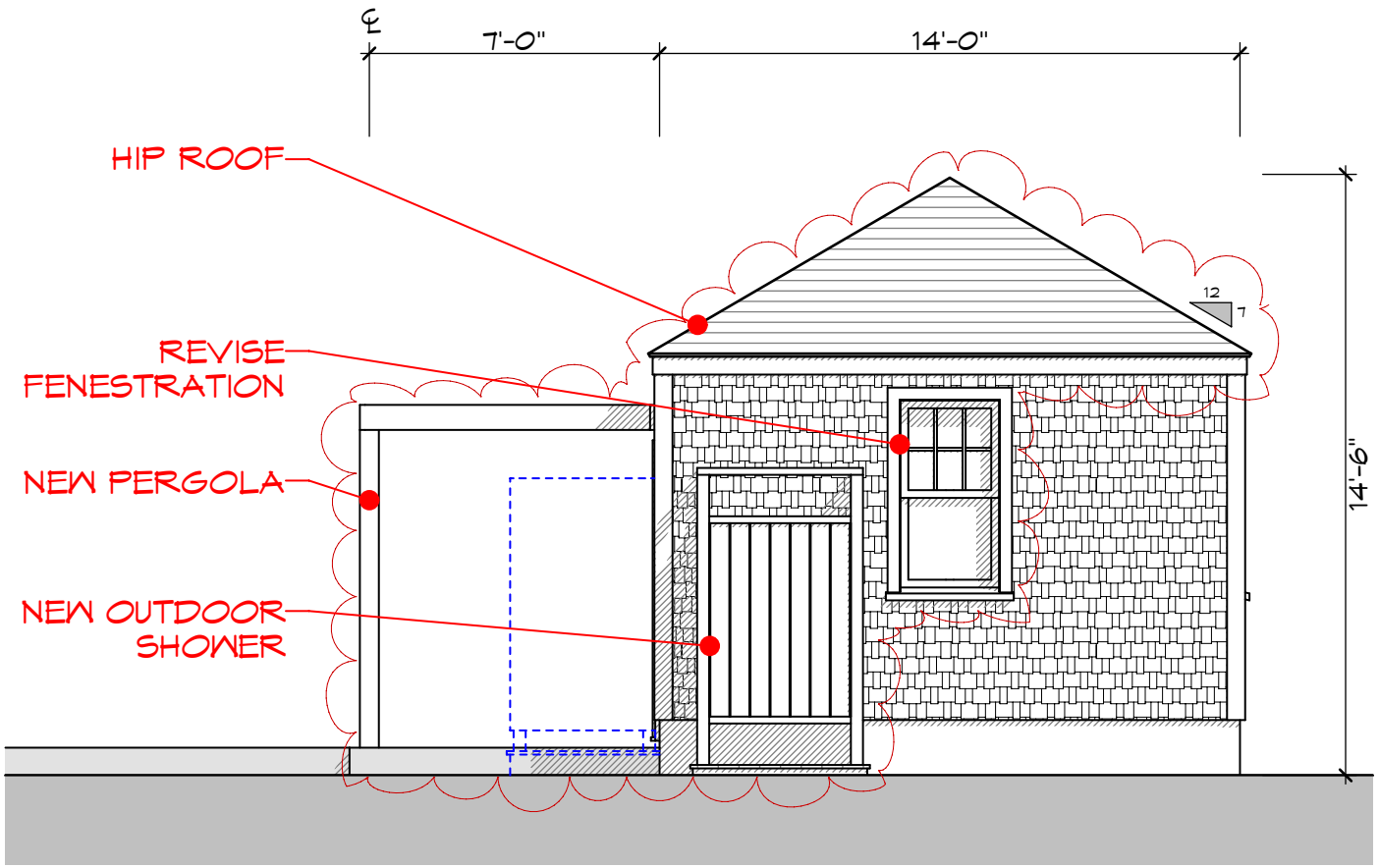
PROPOSED WEST ELEVATION

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

HDC 2.2



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PROPOSED NORTH ELEVATION

13NL GARAGE
13 North Liberty Street
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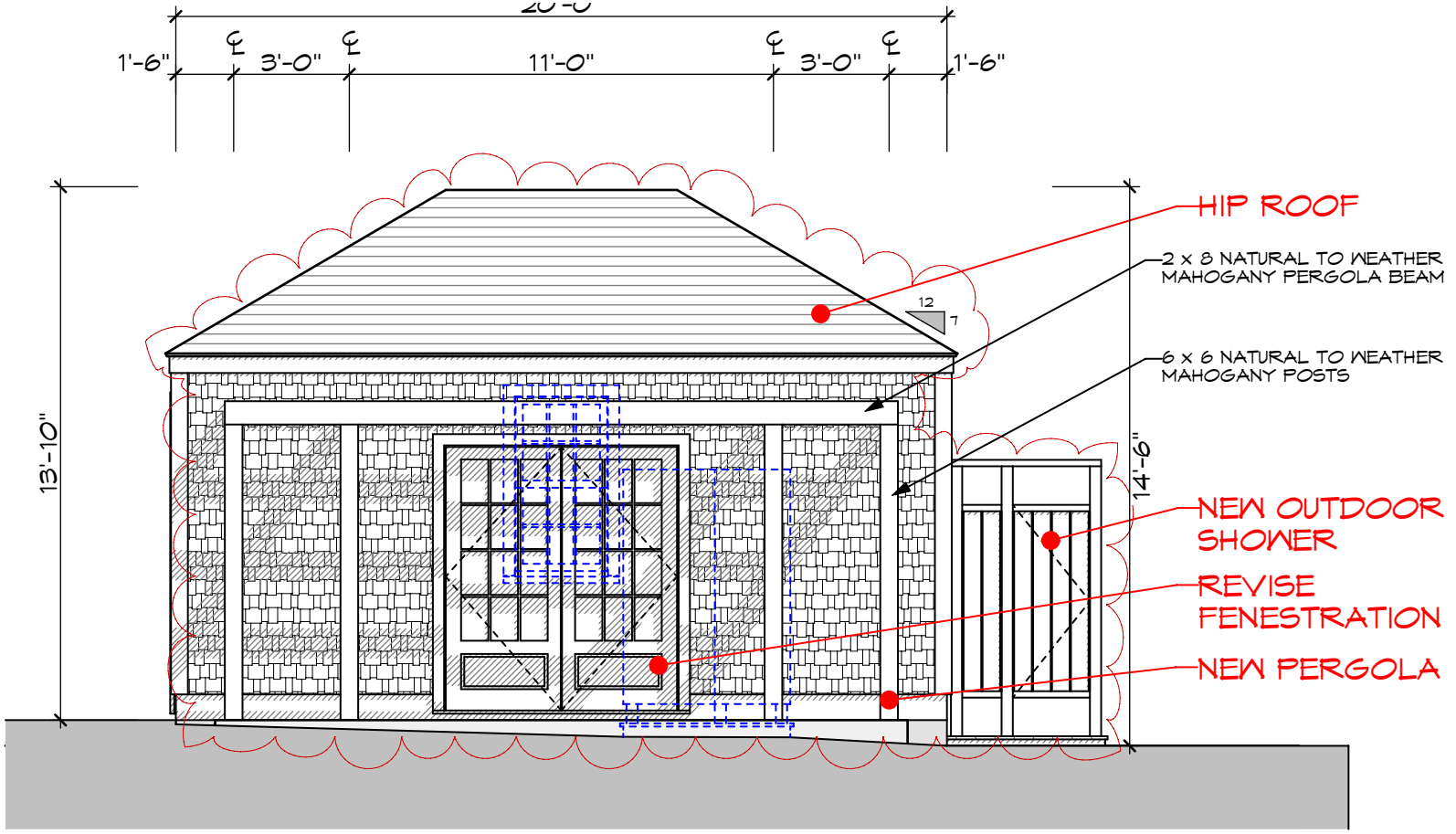
REVISIONS:

HDC Review Set
5/3/24

HDC 2.3



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PROPOSED EAST ELEVATION

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

HDC 2.4

13NL GARAGE

13 NORTH LIBERTY ST, NANTUCKET, MA. 02554

WINDOW SCHEDULE

GREEN MOUNTAIN MILESTONE WOOD DOUBLE HUNG WINDOWS WITH 1/2" LOW-E/KRYPTON
INSULATED GLASS W 5/8" SDL WOOD MUNTINS & SPACER BAR. ALL WINDOWS & STORMS TO BE PAINTED WHITE.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	MDH2424	6 over 1	All Wood, Like Kind Replacement, Windows on Hand

DOOR SCHEDULE

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Garage Door	9080	(2) 4	Existing Overhead Door
2	French Door	FWHID60611	12	Wood, Painted, 12 Light, 1 Flat Panel

GENERAL NOTES

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor to verify all RO's and quantities at the time of order.
3. All fenestration to be DP30 or better.

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WINDOW & DOOR SCHEDULE

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

W&D

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.595
Historic Name:	
Common Name:	
Address:	13 North Liberty St
City/Town:	Nantucket
Village/Neighborhood:	Nantucket;
Local No:	4234-3; CR6-11;
Year Constructed:	C 1930
Architectural Style(s):	No style;
Use(s):	Out Building;
Significance:	Architecture; Transportation;
Area(s):	
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, January 9, 2023 at 9:10 AM

NAN.545

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: CR6-11
MAP/PARCEL#: 4234-3

Recorded by: AH Date: 08/09/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 13 NORTH LIBERTY ST

2. Building Name: N/A

3. Ownership: Private

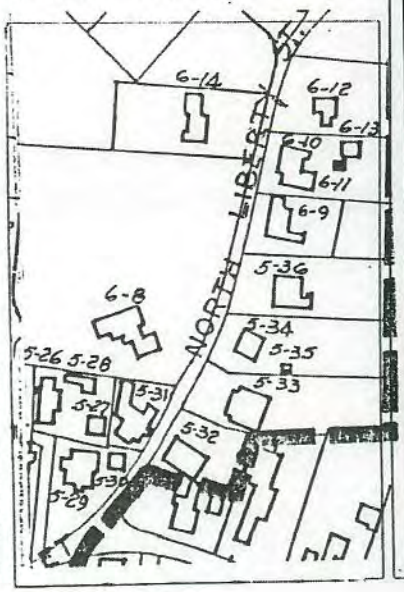
4. Present Owner: WORTH, JAMES & ANNA

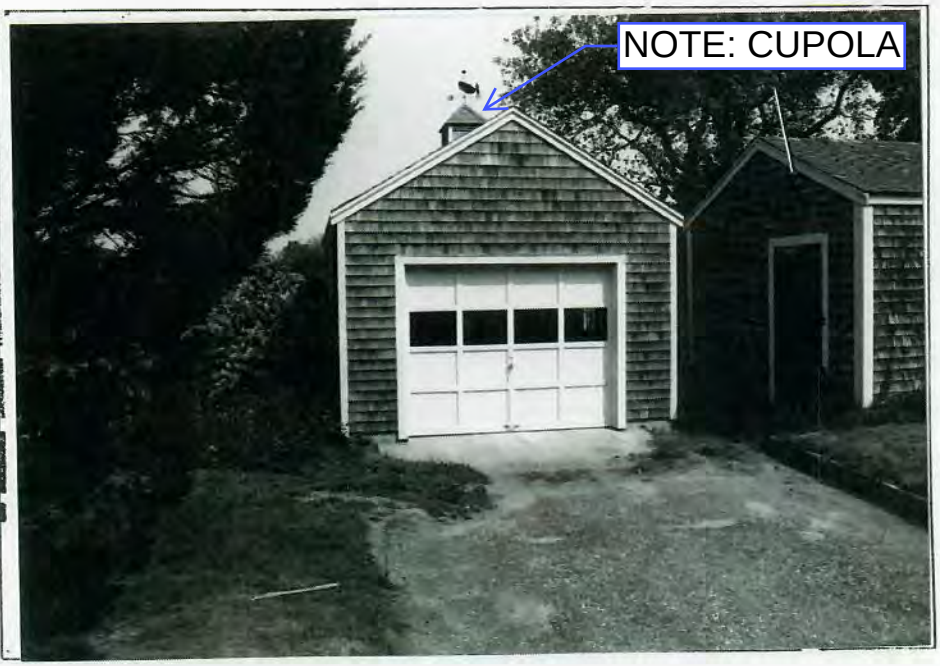
5. Ownership History:
Unknown

6. Use: Original: Garage Present: Garage
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 50 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential, Old Historic District
15. Related Outbuildings and Property: CR6-10,CR6-12
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Cupola
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 1
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: N/A

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: CR6-11

NAN.595

595

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Circa 1930
Source: Sanborn Maps,Aerial Photo 1938
Architect: Unknown Builder: Unknown
44. Building Type: Box,Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

THIS ORIGINAL GARAGE BLEW DOWN IN A STORM (CIRCA LATE 1970's ?) AND WAS REPLACED, IN KIND, IN 1979. SEE RELEVANT BUILDING PERMIT.

47. Sources: Sanborn Maps, 1923, 1923/49
Aerial Photo 1938



NOTE: HIP ROOF ON ORIGINAL GARAGE (LOST c.1970'S?)

SM Roethke <steve@smroethkedesign.com>

13 N. Liberty Existing Conds

Holly Backus <hbackus@nantucket-ma.gov> Wed, Mar 6, 2024 at 11:44 AM
To: SM Roethke <steve@smroethkedesign.com>

Hi Steve,

Thanks for your email and sending along the digital set of existing conditions. If we already have a paper copy with the original set filed, no need to provide another copy.

The Exhibit A process is the same for the "staff approval" process. Essentially, the board is wanting to make sure that plans submitted for "staff approval" are in fact what they voted on – as there have been issues in the past or inconsistencies.

In some instances, the Exhibit A is done by Joe Paul digitally (super helpful), in which he emails a copy to staff and in turn, I can email to the agent. Unfortunately, with his absence, that means they were done on paper.

It would be best to have Sue come in the office and pull the file from the admin staff and get a copy of the Exhibit A. Then your revisions for the "staff approval" is based on that and they are resubmitted together. The "staff approval" checklist still says 4 copies required for stamping, but the board did vote that only 3 are necessary. (Personally, it doesn't bother me if you need 4 copies stamped.)

As I mentioned last night, I remember visiting my great aunt and uncle who lived there, Jim & Anna Worth. My father said my great grandfather, Richard B. Corkish Sr did renovations on the gambrel main house, but also, he built the garage. He said that the garage was knocked off its foundation by a tornado (yes a tornado!) They had to use his boom truck to put the garage back on its foundation!! I'll have to look for any news articles on the tornado in the archives of Inquirer & Mirror. I'm sure there is one!

I was able to find the attached c.1933 NHA aerial photo of Lily Pond. If you zoom in you can see the Gambrell and its garage!

See below.



In time, we will be updating all HDC Surveys (now called Form Bs) for all contributing structures on island. This renovation will be annotated on the form when the time comes.

I'm sure my great grandfather would approve of your sensitive addition! Can't wait to see it.

Let me know if you have any questions.

Thanks!

Holly E. Backus

Preservation Planner**

Local CLG Coordinator

Local Hazard Mitigation Plan Coordinator

Town of Nantucket

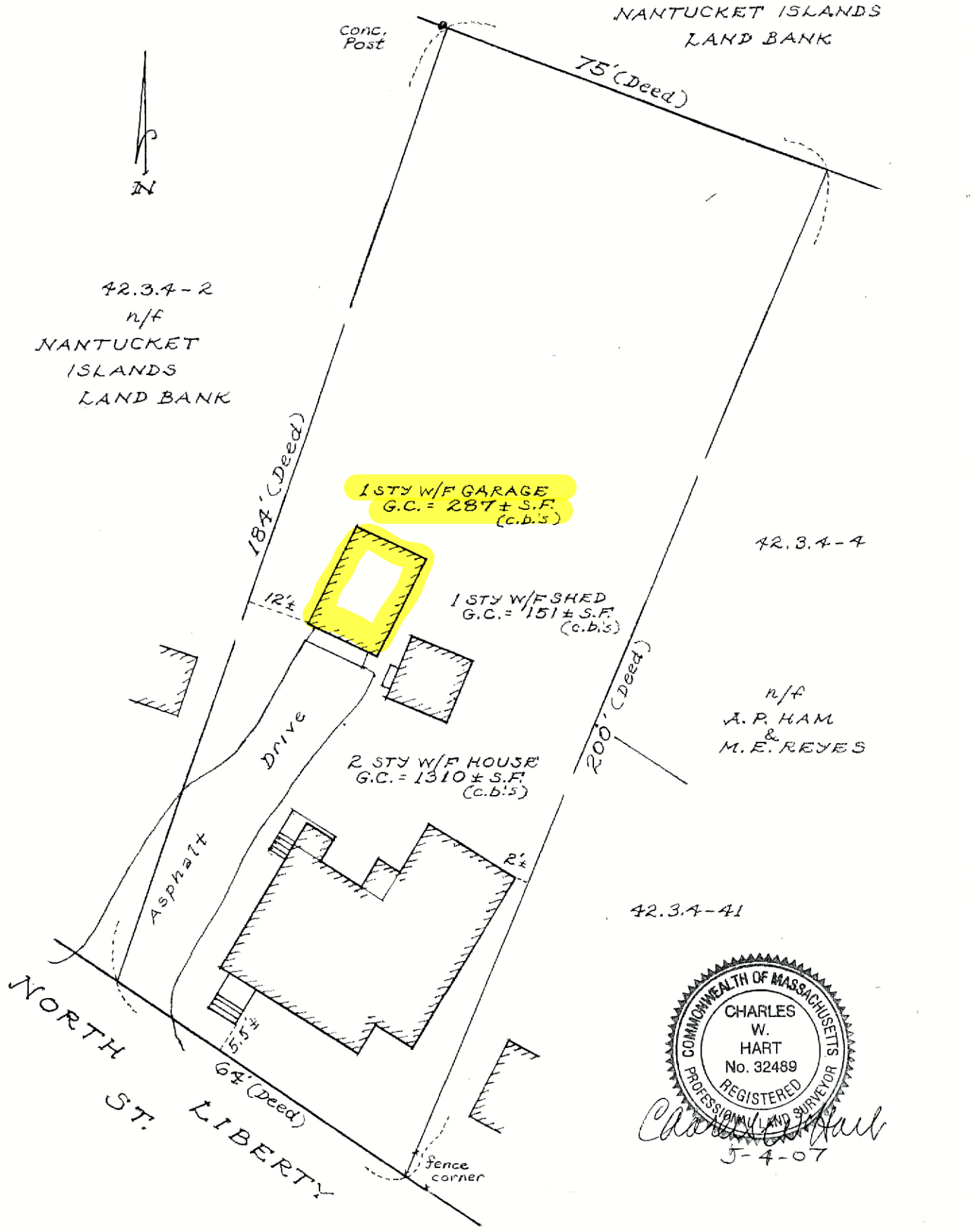
hbackus@nantucket-ma.gov

ZONING CLASSIFICATION: R-OH

MIN. AREA:	5000 S.F.
MIN. FRONTAGE:	50 FT.
FRONT YARD S.B.:	NONE
REAR & SIDE S.B.:	5 FT.
GROUND COVER (%):	50%

EXISTING:

	13000 S.F. (Very Approx.)
	SEE PLAN
	"
	"
	"



COMMONWEALTH OF MASSACHUSETTS
CHARLES W. HART
No. 32489
REGISTERED PROFESSIONAL LAND SURVEYOR

5-4-07

TO: NANTUCKET BANK

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: "B" & "C", DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-00 . 11 . D, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986, AND AS PERIODICALLY REVISED.

THIS PLOT 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 PLOT PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS OF THE TOWN OF NANTUCKET.

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 25' DATE: MAY 4, 2007

Owner: JAMES E., Jr. & HEIDI WORTH

Deed: Book 854 p. 177 Plan: NONE FOUND

Tax Map: 42.3.4-3 Locus: 13 N. LIBERTY ST.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

NOT TO BE RECORDED.

H-7090

C:\JOBS\CWH\MPP

2/09/2007 DUPLICATE

PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND 780 CMR/6MGL c142A

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

Map 42.3.4 Parcel 3

BUILDING DEPARTMENT

No. 1302-79 Office of the Building Inspector FEE $ 10 00

October 26, 1979 20X

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT James F. Worth HAS PERMISSION TO replace a one car garage that blew down 14' x 20' LOCATED ON 13 North Liberty Street PROVIDED THAT THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER ALL REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID 6 MONTHS FROM THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT COMMENCED OR IS NOT PROCEEDING CONTINUOUSLY TO COMPLETION AS FAR AS REASONABLY PRACTICABLE.

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.

CERTIFICATE OF OCCUPANCY NO.

Bernard Barthe (NEC)
BUILDING INSPECTOR

Certificate No: OP-2010-0006 Building Permit No.: BP-2010-0016

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the GARAGE (Dwelling Type) located at

13 N LIBERTY ST (Address) in the TOWN OF NANTUCKET (Town/City Name)

IS HEREBY GRANTED A PERMANENT CERTIFICATE OF OCCUPANCY

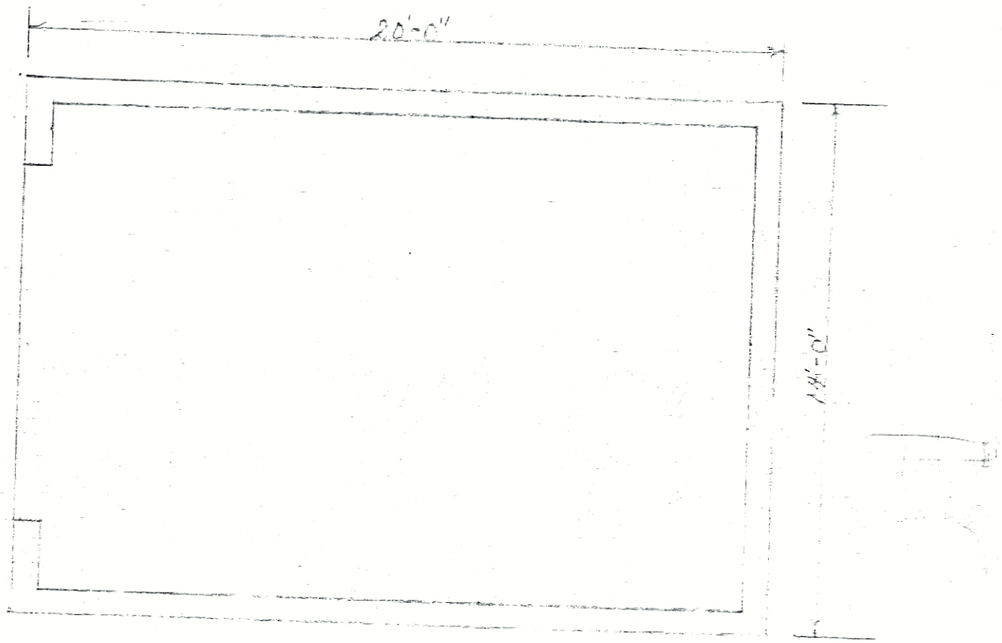
Replace a one car garage that blew down 287+/- sf
CO for permit 1302-79 M/P 4234-3

This permit is granted in conformity with the Statutes and ordinances relating thereto, and expires ..... (Expiration Date) unless sooner suspended or revoked.

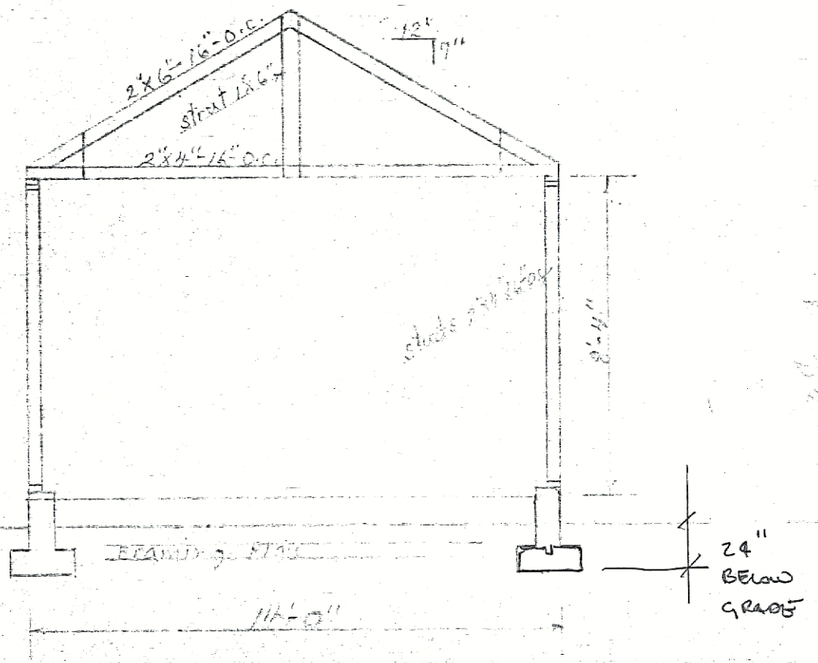
Issued On: Mon Jan 11, 2010

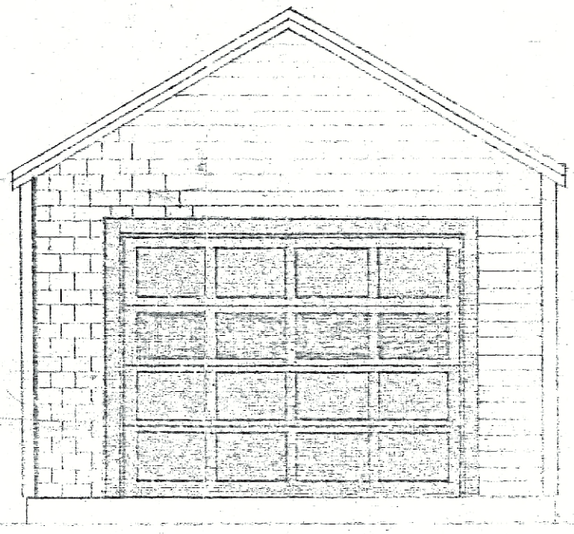
Bernard Barthe

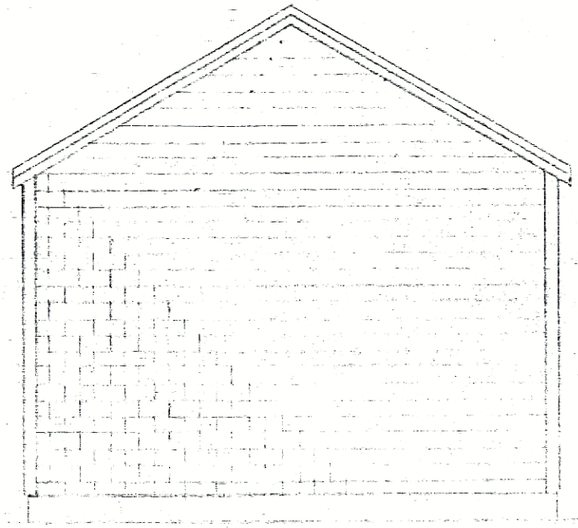
GeoTMS® 2010 Des Lauriers Municipal Solutions, Inc.


20'-0"
14'-0"


20'-0"

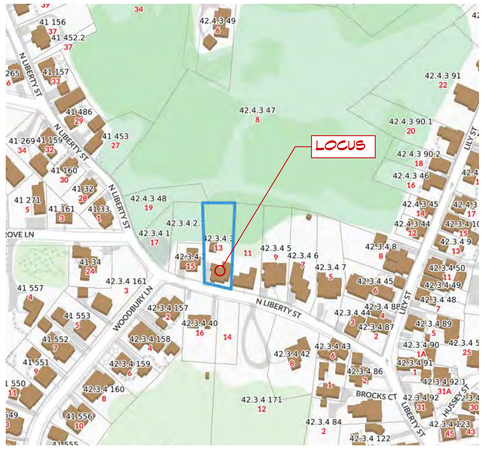

2"x6"-16"-O.C.
strut 2"x6"
2"x4"-16"-O.C.
12"
7"
24"
BELOW
GRADE



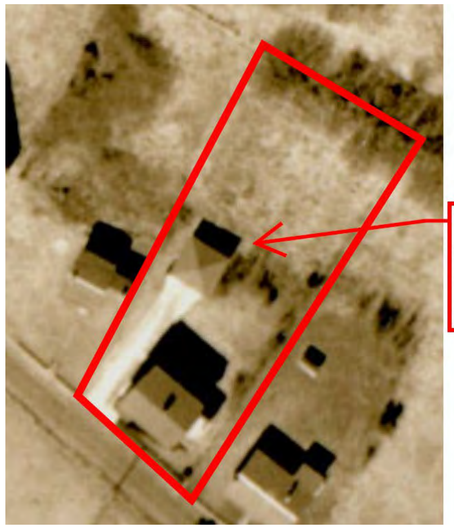


13NL GARAGE

13 North Liberty Street Nantucket MA 02554

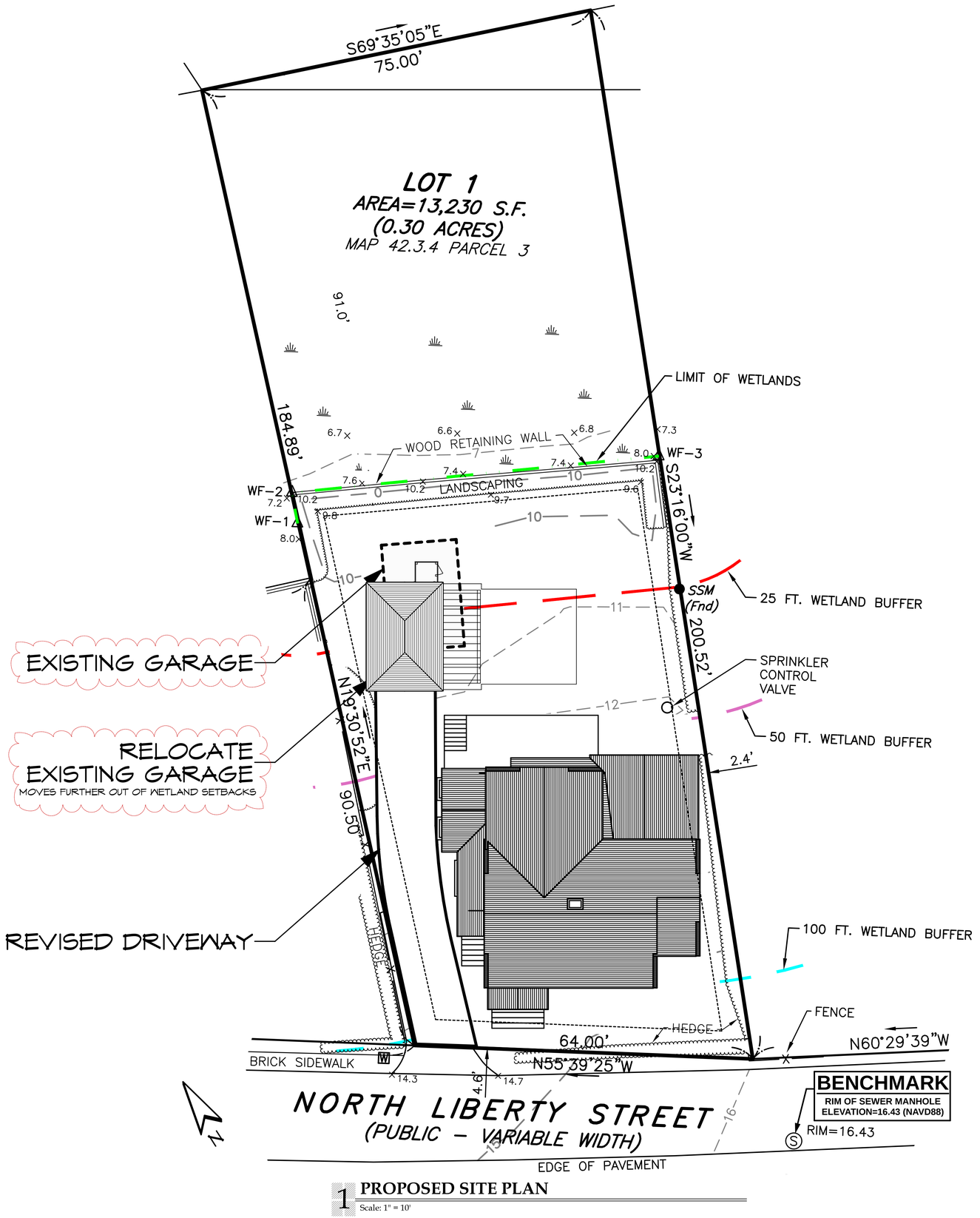


LOCUS PLAN



NOTE: HIP ROOF ON ORIGINAL GARAGE (LOST c.1970'S?)





1 PROPOSED SITE PLAN

Scale: 1" = 10'

S. M. ROETHKE
design, inc.

S.M. Roethke Design
nantucket. ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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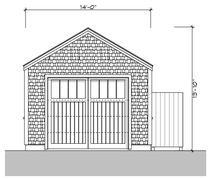
PROPOSED SITE PLAN

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

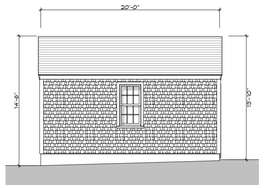
REVISIONS:

HDC Review Set
5/3/24

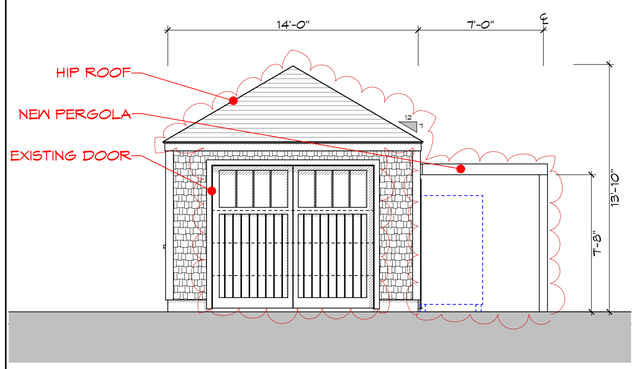
A-0.1



EXISTING CONDITIONS

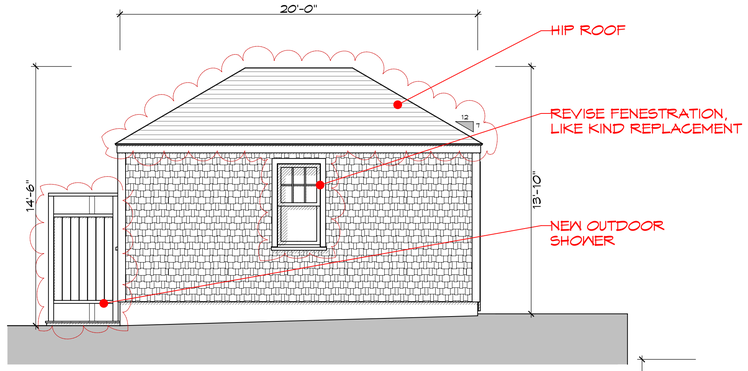


EXISTING CONDITIONS



1 PROPOSED SOUTH ELEVATION (FACING STREET)

Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'-0"

13NL GARAGE	13 NORTH LIBERTY ST, NANTUCKET, MA. 02554

WINDOW SCHEDULE

GREEN MOUNTAIN MILESTONE WOOD DOUBLE HUNG WINDOWS WITH 1/2" LOW-E ARGYTON INSULATED GLASS IN 5/8" SDL WOOD MUNTINS & SPACER BAR. ALL WINDOWS & STORMS TO BE PAINTED WHITE.

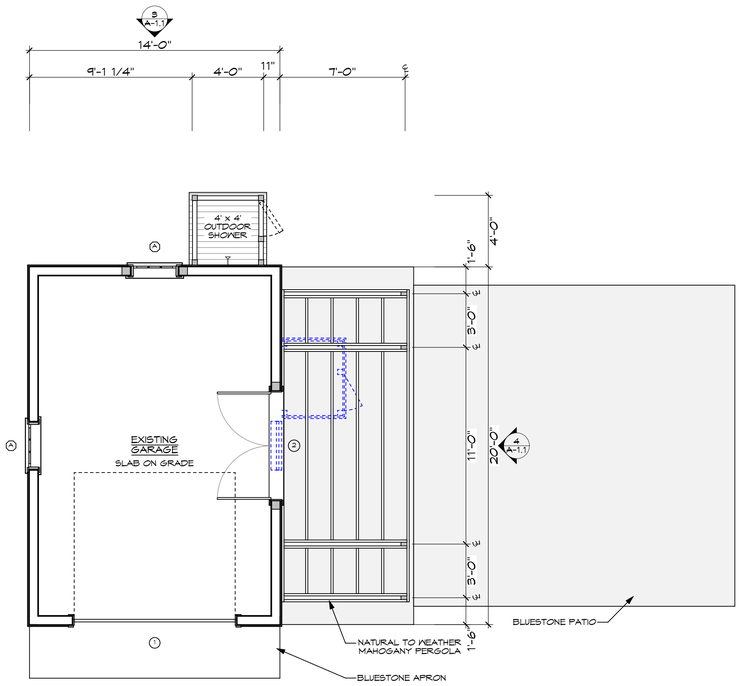
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	MDH2424	6 over 1	All Wood, Like Kind Replacement, Windows on Hand

DOOR SCHEDULE

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Garage Door	9080	(2) 4	Existing Overhead Door
2	French Door	FWHID60611	12	Wood, Painted, 12 Light, 1 Flat Panel

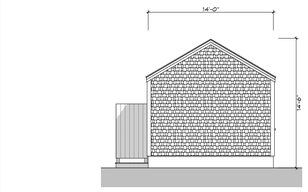
GENERAL NOTES

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor to verify all RO's and quantities at the time of order.
3. All fenestration to be DP30 or better.

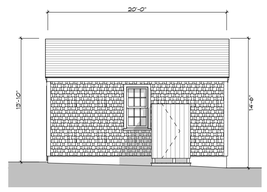


5 EXISTING FIRST FLOOR PLAN - 280 Sq. Ft.

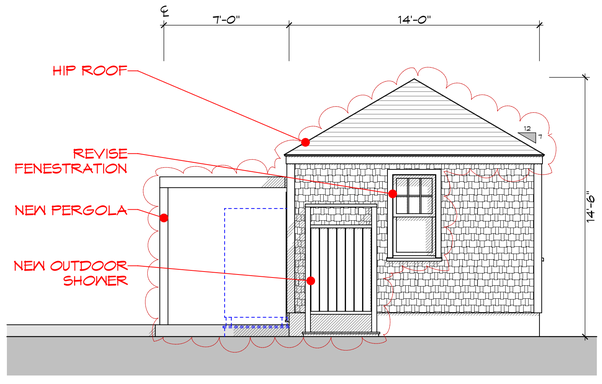
Scale: 1/4" = 1'-0", 6" = 1'-0"



EXISTING CONDITIONS

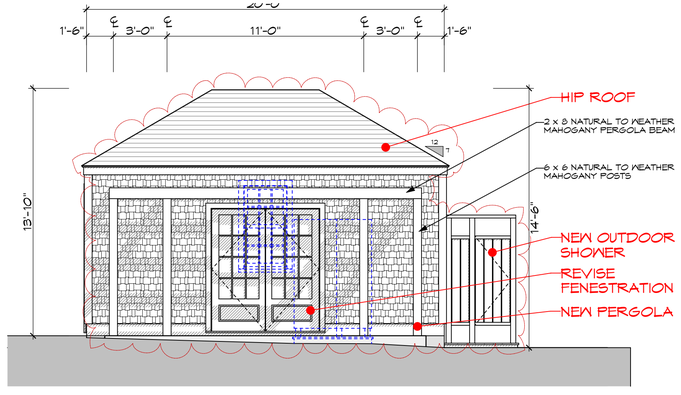


EXISTING CONDITIONS



3 EXISTING NORTH ELEVATION

Scale: 1/4" = 1'-0"



4 EXISTING EAST ELEVATION

Scale: 1/4" = 1'-0"

S. M. ROETHKE 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 PLAN & ELEVATIONS

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

A-1.1

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... NORTH LIBERTY STREET LLC .....

MAILING ADDRESS..... 16 SUNSET ROAD, DARIEN, CT 06820 .....

PROPERTY LOCATION..... 13 N LIBERTY STREET .....

ASSESSORS MAP/PARCEL..... 4234/3 .....

SUBMITTED BY:..... S.M. ROETHKE DESIGN .....

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.

MAY 6, 2024

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
4234	2		WEBER BENJAMIN R & ANA FRANCES		131 MENDHAM ROAD EAST	MENDHAM	NJ	07945	15 N LIBERTY ST
4234	2	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	N LIBERTY ST
4234	40		DISERIO MATTHEW J & VANESSA		130 SUNRISE AVE #619	PALM BEACH	FL	33480	16 N LIBERTY ST
4234	41		REYES ROBERTA		52 BINGHAM AVE	DEDHAM	MA	02026	11 N LIBERTY ST
4234	172		PRATEL JOAN	C/O REBECCA PACKER	115 EAST 9TH ST APT 2H	NEW YORK	NY	10003	14 N LIBERTY ST
4243	47		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	8 WESCO PL
4243	48		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	O2554	19 N LIBERTY ST
Count:	**7**								



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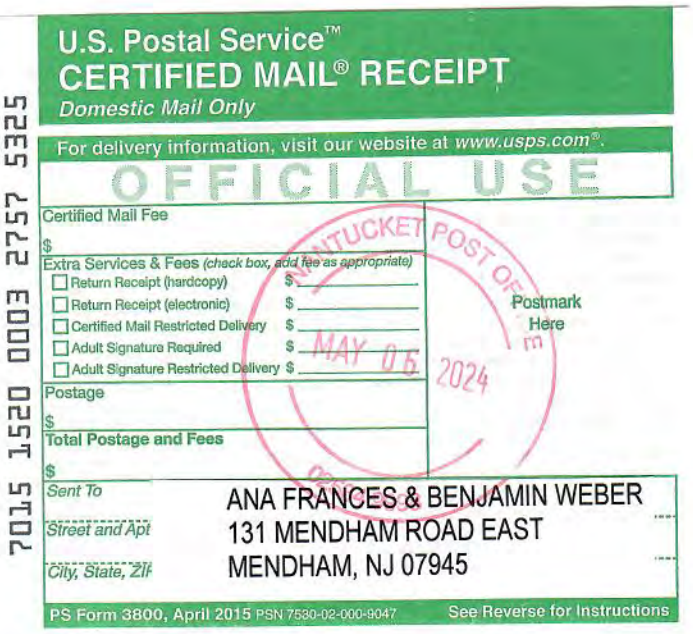
NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ANA FRANCES & BENJAMIN WEBER
131 MENDHAM ROAD EAST
MENDHAM, NJ 07945

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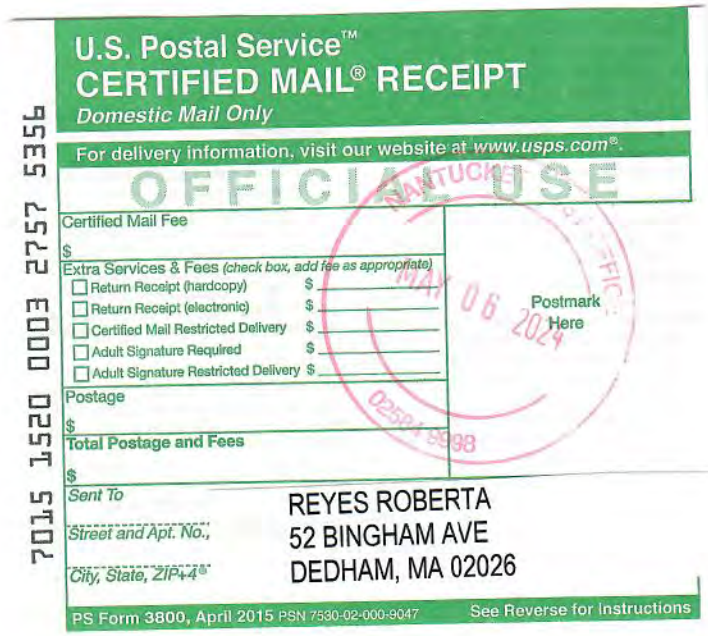

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REYES ROBERTA
52 BINGHAM AVE
DEDHAM, MA 02026

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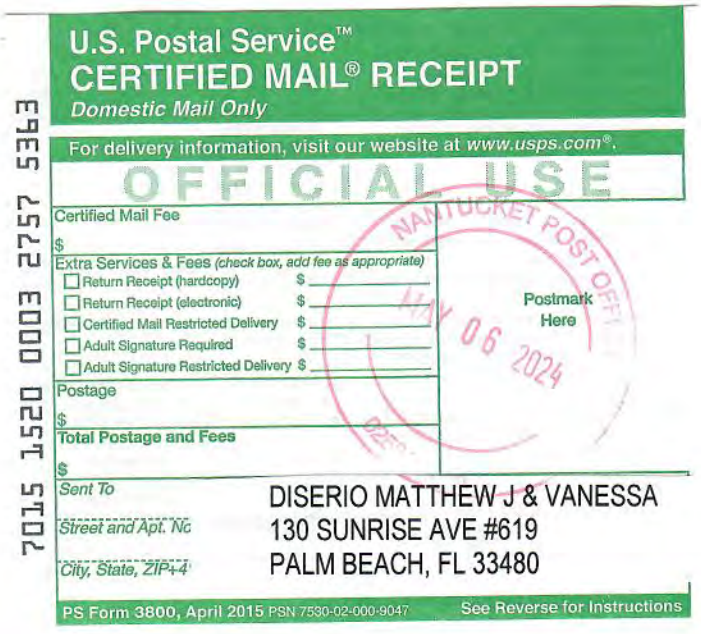

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DISERIO MATTHEW J & VANESSA
130 SUNRISE AVE #619
PALM BEACH, FL 33480

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PRATEL JOAN
C/O REBECCA PACKER
115 EAST 9TH ST APT 2H
NEW YORK, NY 10003

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party 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 completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. 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.

If you have any questions, please contact the HDC office at (508) 228-7231.

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°. 83

Street & Number of Proposed Work: 19 Low Beach Rd (Cottage)

Owner of record: John E Doble Trustee and Elizabeth Maltby

Mailing Address: 19 Low Beach Rd

~~Ad~~ Siasconset, MA 02564

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ack Smart

Mailing Address: 61 Old South Rd #520

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. 2023-09-9113

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 67.8" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 44.5" (made) 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 5/6/24 Signature of owner of record _____ Signed under penalties of perjury

DocuSign Envelope ID: B23DCFBF-F49A-435C-B68E-E3B9A14F8687

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

I am the owner of the property located at:

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	19 Low Beach Road
Name	Elizabeth D Holby, MD
Date	9/20/2023

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 John E Doble Trustee and Elizabeth Holby

STREET ADDRESS 19 Low Beach Rd

MAP/PARCEL 74 / 83

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/21/23

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…

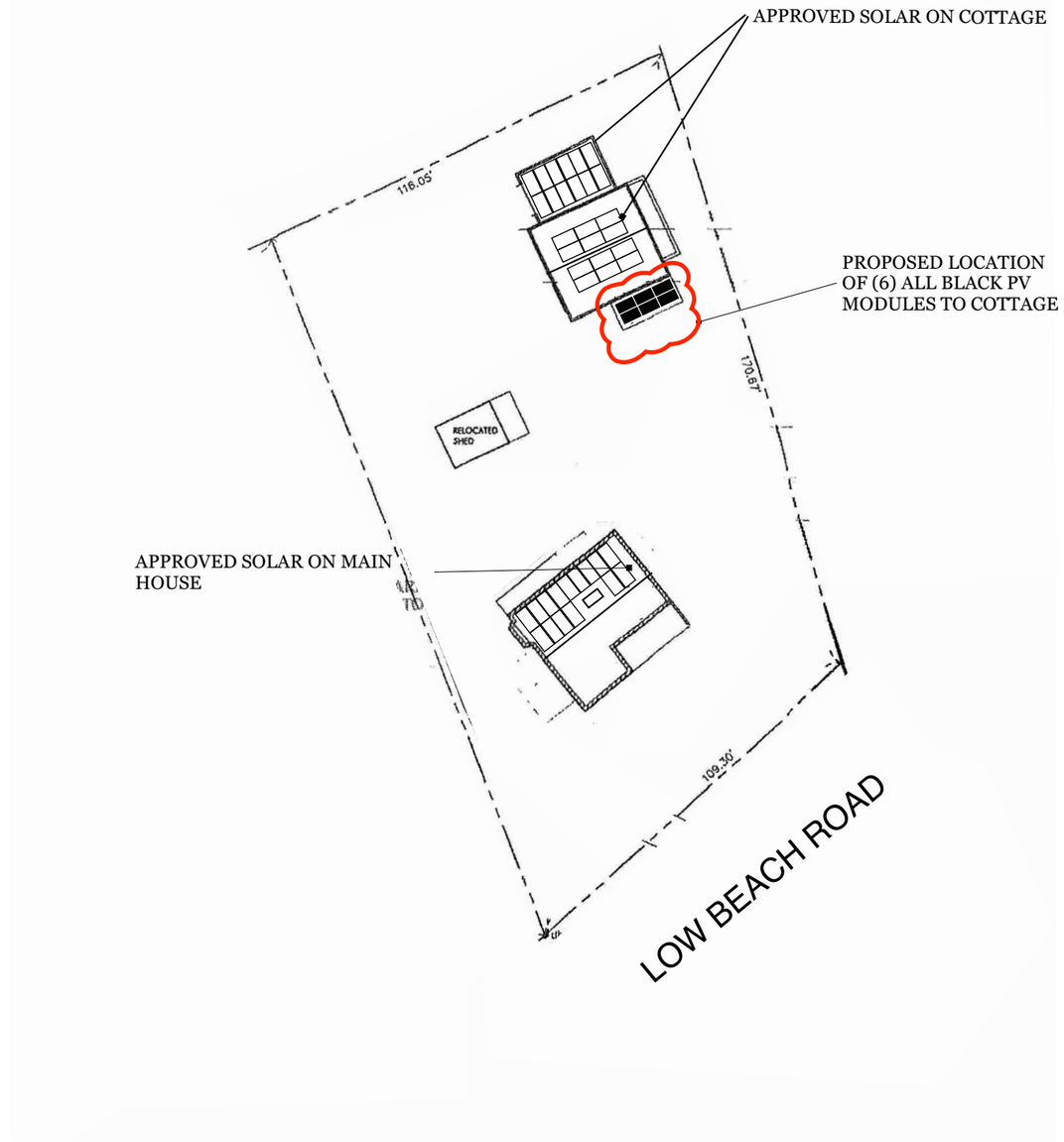
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Timothy Cenedella 5/6/24

Signature Date



Zoning Class: SR20
Front Setback: 30 ft
Side/Rear Setback: 10 ft/10 ft



Site Plan
Scale: 1" = 40' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

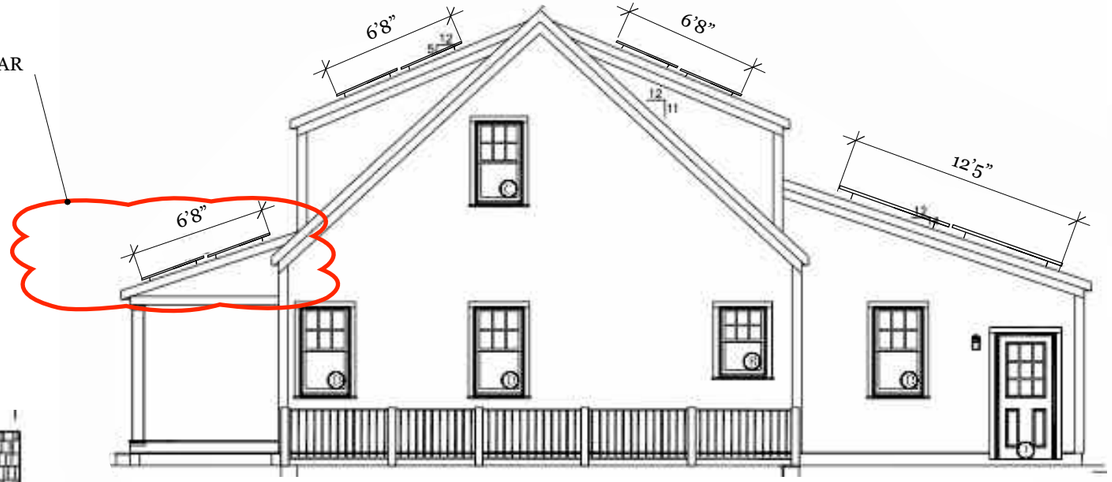
Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

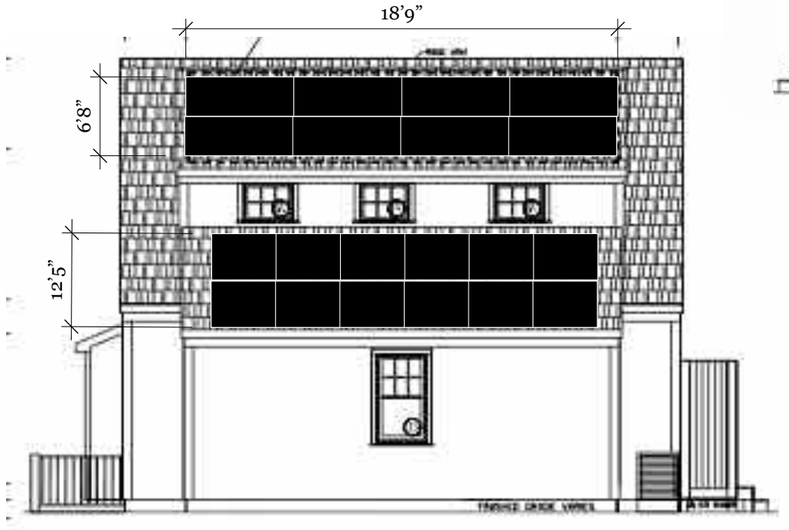
	MM/DD/YY	REMARKS
1	9/21/23	Submitted for HDC & permitting review.
2	10/24/23	Submitted for staff approval
3	5/6/24	Submitted for COA revisions
4		
5		

PV 01

PROPOSED LOCATION OF (6) ALL BLACK SOLAR PV MODULES TO ROOFTOP

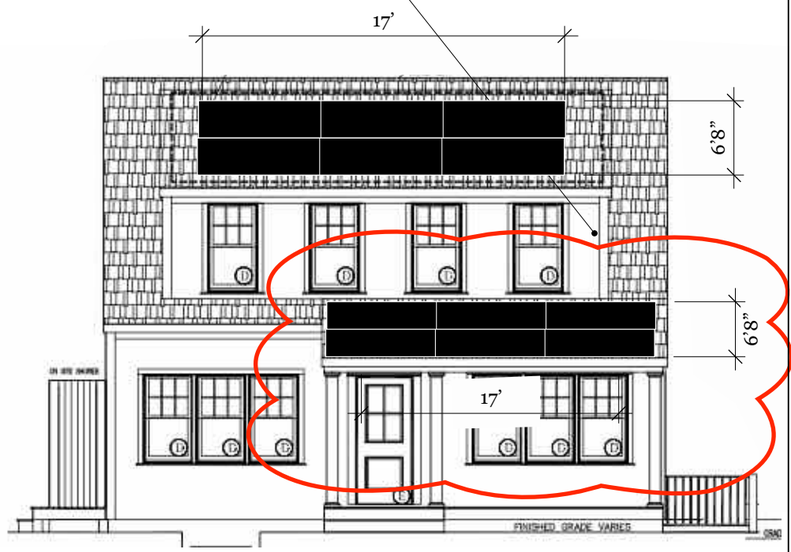


NORTHEAST ELEVATION

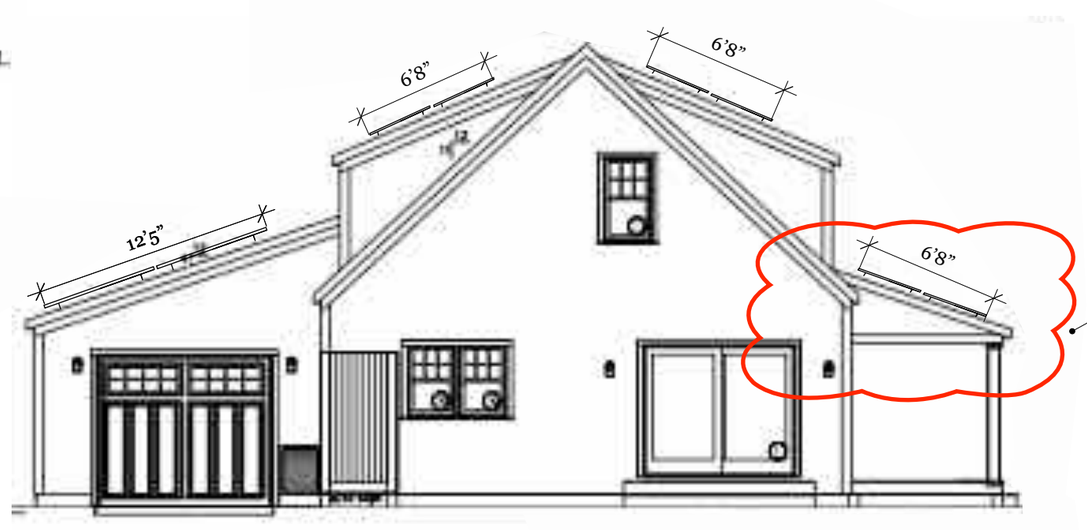


NORTHWEST ELEVATION

PROPOSED LOCATION OF (6) ALL BLACK SOLAR PV MODULES TO ROOFTOP



SOUTHEAST ELEVATION



PROPOSED LOCATION OF 6 ALL BLACK SOLAR PV MODULES TO ROOFTOP

SOUTHWEST ELEVATION

Scale: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

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4		
5		

PV 02



This cottage is a secondary structure and has a black asphalt roof.

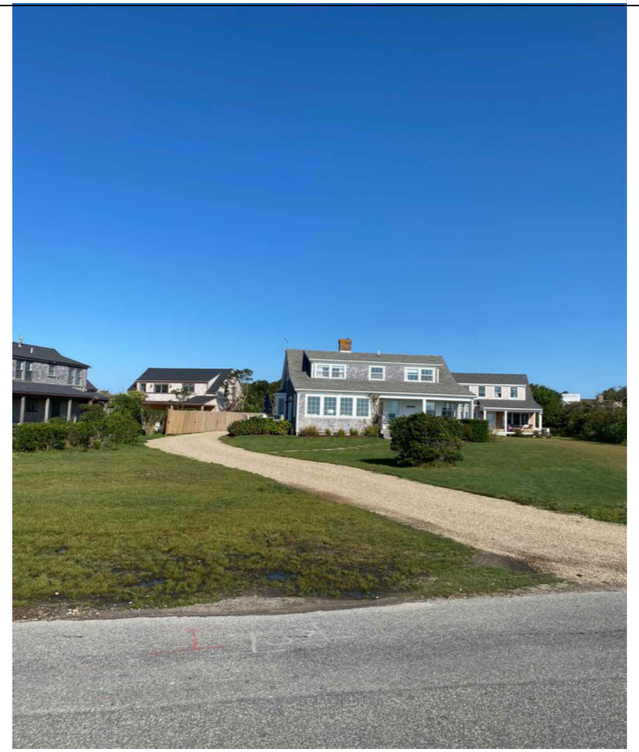

Photo A



Photo B



Photo C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

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5		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

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 22.0%.

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 (8100 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

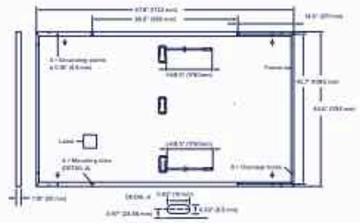
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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)

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	46.7 lbs (21.2 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; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

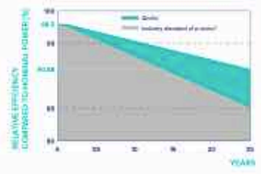


▪ Electrical Characteristics

POWER CLASS			405	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]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[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

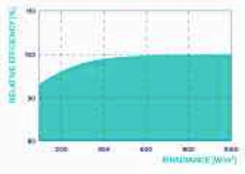


At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 90.58% of nominal power up to 25 years.

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 2022)

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]	25	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	113 (5400 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]	169 (8100 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

▪ Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells)

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Specifications subject to technical changes of Qcells Q.TRON_BLK_M-G2+_series_405-430_DE_2023-12_Rev02_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
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Map: 74	Parcel: 83

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4		
5		

PV 04

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 Andrew Kotchen

AS AGENT FOR Wolfram Family Trust

STREET ADDRESS 7 Folger Lane

MAP/PARCEL 42.4.4 / 33.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/6/2024

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 5/6/2024
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 2024**

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 (3 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 (3 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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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.

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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.

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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.

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°. 33.3

Street & Number of Proposed Work: 7 Folger Lane

Owner of record: Wolfram Family Trust

Mailing Address: 74 Club Road, Riverside, CT 06878

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: 13' Sq. Footage 1st floor: 150 SF Decks/Patio: Size: 16' X 18' ☒ 1st floor ☐ 2nd floor
Width: 11'-9" Sq. footage 2nd floor: 150 SF 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 28'-10" South 28'-10" East 28'-10" West 28'-10"

Additional Remarks

Historic Name:

Original Date: 2000

Original Builder: CHRISTOPHER L. MAURY

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 8 1/2 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☒ CLAP BOARD 3" EXPOSURE Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) _____ Corner boards 5" 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 CUSTOM

Doors* (type and material): ☒ TDL ☐ SDL Front 4 PANEL W/ 2 GLASS SIDELITES Rear 15-LITE FRENCH Side 15-LITE FRENCH
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) COBBLESTONE Roof NATURAL TO WEATHER
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
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 5/6/2024 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...Wolfram Family Trust.....

MAILING ADDRESS...74 Club Rd. Riverside, CT 06878.....

PROPERTY LOCATION...7 Folger Ln.....

ASSESSORS MAP/PARCEL...42.4.4 / 33.3.....

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.

April 12, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.12 10:34:24 -04'00'

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: 7 Folger Ln

Tax Map Number: 42.4.4 Parcel Number: 33.3

Owner of Record: WOLFRAM FAMILY TRUST

Description of Proposal: Additions to Existing House, replacement of windows and doors in kind, new accessory dwelling in rear, new shed, landscaping and hardscaping.

Anticipated HDC Submission Date: 05/06/2024

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	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	449		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	16 SUNSET HILL LN
4244	33	2	VIGODA ROBERT A TR	C/O RUBIN & RUDMAN LLP	53 STATE ST 15TH FL	BOSTON	MA	02109	5 FOLGER LN
4244	33	4	MRKONIC GEORGE TR	FOLGER SQUARE TR	2558 KENT RIDGE CT	BLOOMFIELD HILLS	MI	48301	10 FOLGER LN
4244	33	5	LAB TRUST	C/O BRUCE SANFORD	4200 MASSACHUSETTS AV NW #410	WASHINGTON	DC	20016	8 FOLGER LN
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN 1994 REV TR	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
Count:	**6**								

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C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

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FOLGER SQUARE TR
2558 KENT RIDGE CT
BLOOMFIELD HILLS, MI 48301

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WASHINGTON, DC 20016

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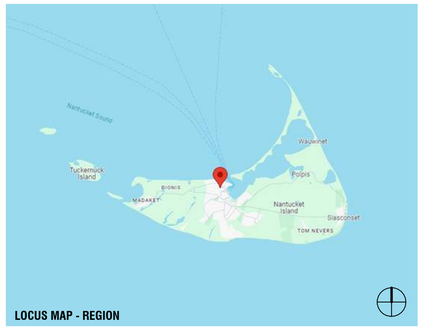
WLF RENOVATION / ADDITION TO EXISTING HOUSE

HDC SUBMISSION
7 FOLGER LANE
NANTUCKET, MA 02554
05/06/2024

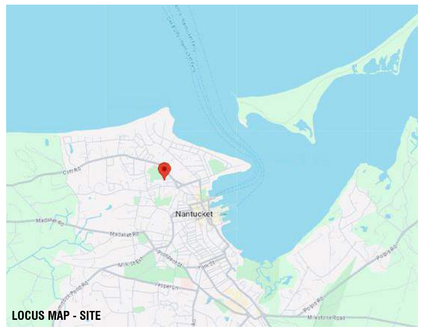
PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY





LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

DRAWING INDEX

SHEET NUMBER	SHEET NAME	05/06/2024 - HDC SUBMISSION
TITLE		
HDC-00	TITLE SHEET	•
GENERAL		
HDC-01	HISTORICAL INFORMATION	•
HDC-02	HISTORICAL INFORMATION	•
HDC-03	EXISTING CONDITIONS	•
HDC-04	EXISTING CONDITIONS	•
HDC-05	EXISTING CONDITIONS	•
HDC-06	EXISTING SURVEY	•
ZONING		
HDC-07	SITE PLAN	•
EXISTING WINDOWS		
HDC-08	EXIST. WINDOW - ELEVS.	•
HDC-09	EXIST. WINDOW - PLANS	•
HDC-10	EXIST. WINDOW - SCHEDULE	•
ARCHITECTURAL		
HDC-11	BUILDING ELEVATIONS	•
HDC-12	BUILDING ELEVATIONS	•
HDC-13	BASEMENT FLOOR PLAN	•
HDC-14	FIRST FLOOR PLAN	•
HDC-15	SECOND FLOOR PLAN	•
HDC-16	ATTIC FLOOR PLAN	•
HDC-17	ROOF PLAN	•

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	28,967 SF
Allowable G.C.	4%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed AC. Dwelling G.C.	1,442 SF
Proposed Shed G.C (Not Included in Total Proposed G.C.)	90 SF
Total Proposed G.C.	4,110 SF

EXISTING COLORS

SASH : WHITE

TRIM : WHITE

PROPOSED COLORS

SASH : COBBLESTONE

TRIM : COBBLESTONE

N

WLF
MAIN HOUSE
7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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MEP ENGINEER
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20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
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6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

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1	05/06/2024	HDC SUBMISSION

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DRAWN BY:	DAJ
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SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

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PROPERTY INFORMATION

NANTUCKET ACCESSORS OFFICE - PROPERTY RECORD CARD

7 FOLGER LN

Location 7 FOLGER LN **Mblu** 4244/ / 33/3 /

Acct# 00010648 **Owner** WOLFRAM MICHELLE LAVIN TR

Assessment $6,114,900 **PID** 10648

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$3,986,400	$2,128,500	$6,114,900

Owner of Record

Owner WOLFRAM MICHELLE LAVIN TR
Co-Owner WOLFRAM FAMILY TRUST
Address 74 CLUB DRIVE
RIVERSIDE, CT 06878

Sale Price $0
Certificate
Book & Page C28079/0
Sale Date 12/22/2020
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WOLFRAM MICHELLE LAVIN TR	$0		C28079/0	99	12/22/2020
WOLFRAM TYLER J	$0		C27866/0	99	09/21/2020
WOLFRAM TYLER J & MICHELLE L	$3,733,334		C00236870	00	10/21/2010
FOLGER LANE LLC	$3,375,000		C00200999	00	11/19/2003
LASSITER PATRICIA M	$450,000		C0016/0760	01	03/30/1995

Building Information

Building 1 : Section 1

Year Built: 2000
Living Area: 5,572
Replacement Cost: $4,182,307
Building Percent Good: 94
Replacement Cost Less Depreciation: $3,931,400

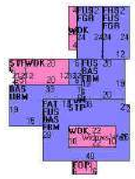
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Luxurious
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	7
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//00/03/38/4.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10648_12

Building Sub-Areas (sq ft)				Legend
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	2,072	2,072	
BAS	First Floor	1,979	1,979	
FBM	Basement, Finished	1,568	1,098	
FAT	Attic, Finished	1,116	279	
FHS	Half Story, Finished	288	144	
FGR	Garage, Finished	576	0	
FOP	Porch, Open, Finished	66	0	
STP	Stoop	144	0	
UBM	Basement, Unfinished	411	0	
WDK	Deck, Wood	540	0	
		8,760	5,572	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg#
FPL3	2 STORY CHIM	1.00 UNITS	$3,900	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1
ELEV	ELEVATOR	1.00 UNITS	$47,000	1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.17
Description	Single Fam M01	Frontage	0
Zone	ROH	Depth	0
Neighborhood	950	Assessed Value	$2,128,500
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg#
WHPL	PERM HOTTUB			1.00 UNITS	$3,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	$3,986,400	$2,128,500	$6,114,900
2022	$2,995,900	$1,938,000	$4,933,900
2021	$2,995,900	$1,550,400	$4,546,300
2020	$3,148,700	$1,679,600	$4,828,300
2018	$3,007,900	$1,607,500	$4,615,400

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WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

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HISTORICAL INFORMATION

HDC-01

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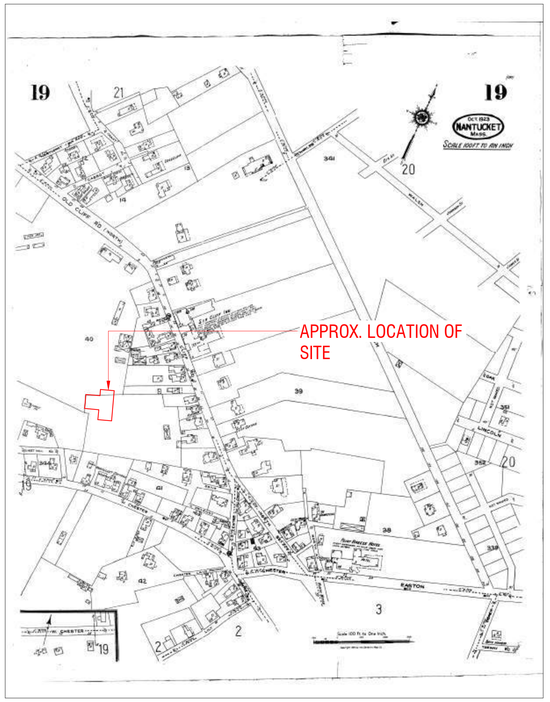
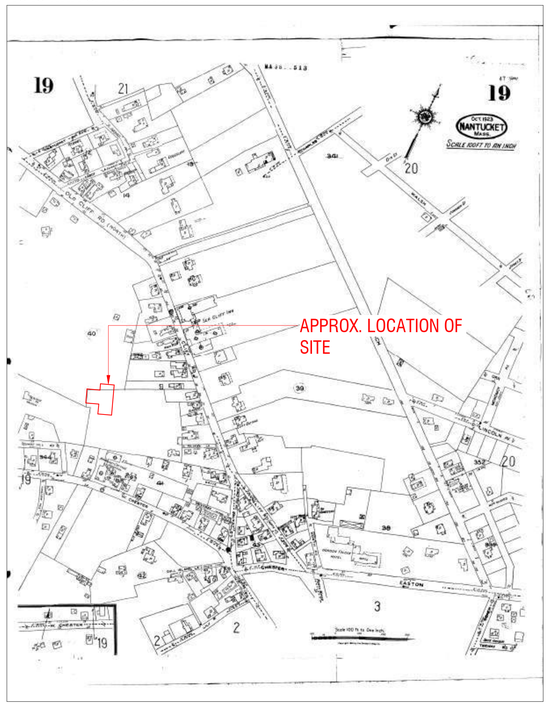
SANBORN MAPS

1923 NHA SANBORN MAP



1949 NHA SANBORN MAP



HISTORICAL AERIAL PHOTOS

1940



1975



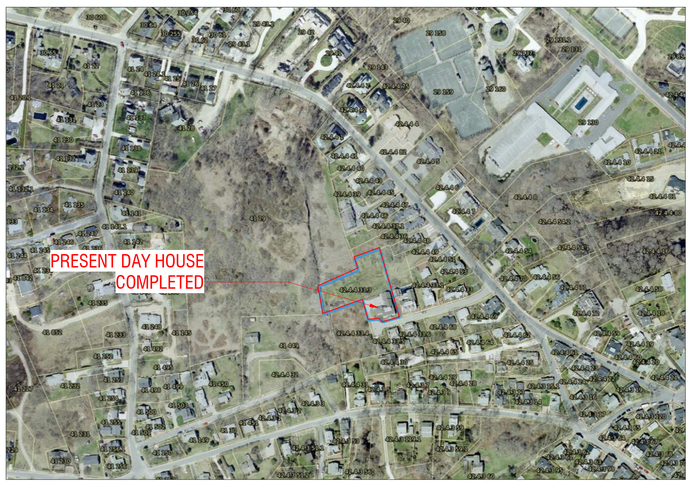
1993



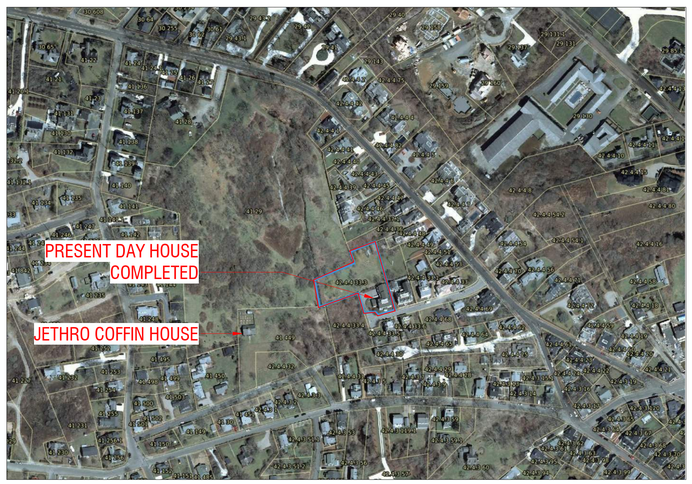
1998



2003



2007



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CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	05/06/2024
SCALE:	12" = 1'-0"
PROJ. NO.	323029

HISTORICAL INFORMATION

HDC-02

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AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
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CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

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MEP ENGINEER

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SURVEYOR

BLACKWELL & ASSOCIATES
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Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

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Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
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DATE:	05/06/2024
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-03

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AERIAL VIEW



A. 8 FOLGER LANE



B. 6 FOLGER LANE



C. 5 FOLGER LANE



D. 3 FOLGER LANE



E. 1 FOLGER LANE



F. 18 CLIFF ROAD



G. 16 CLIFF ROAD



H. VIEW FROM CLIFF ROAD



I. VIEW OF FOLGER LANE FROM CLIFF ROAD

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
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ISSUES

1	05/06/2024	HDC SUBMISSION

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CONSTRUCTION DOCUMENTS	
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PROJ. NO.	323029

EXISTING CONDITIONS

HDC-04

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AERIAL VIEW



COMPOSITE ELEVATION - EXISTING



COMPOSITE ELEVATION - PROPOSED

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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MEP ENGINEER

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ISSUES

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SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-05

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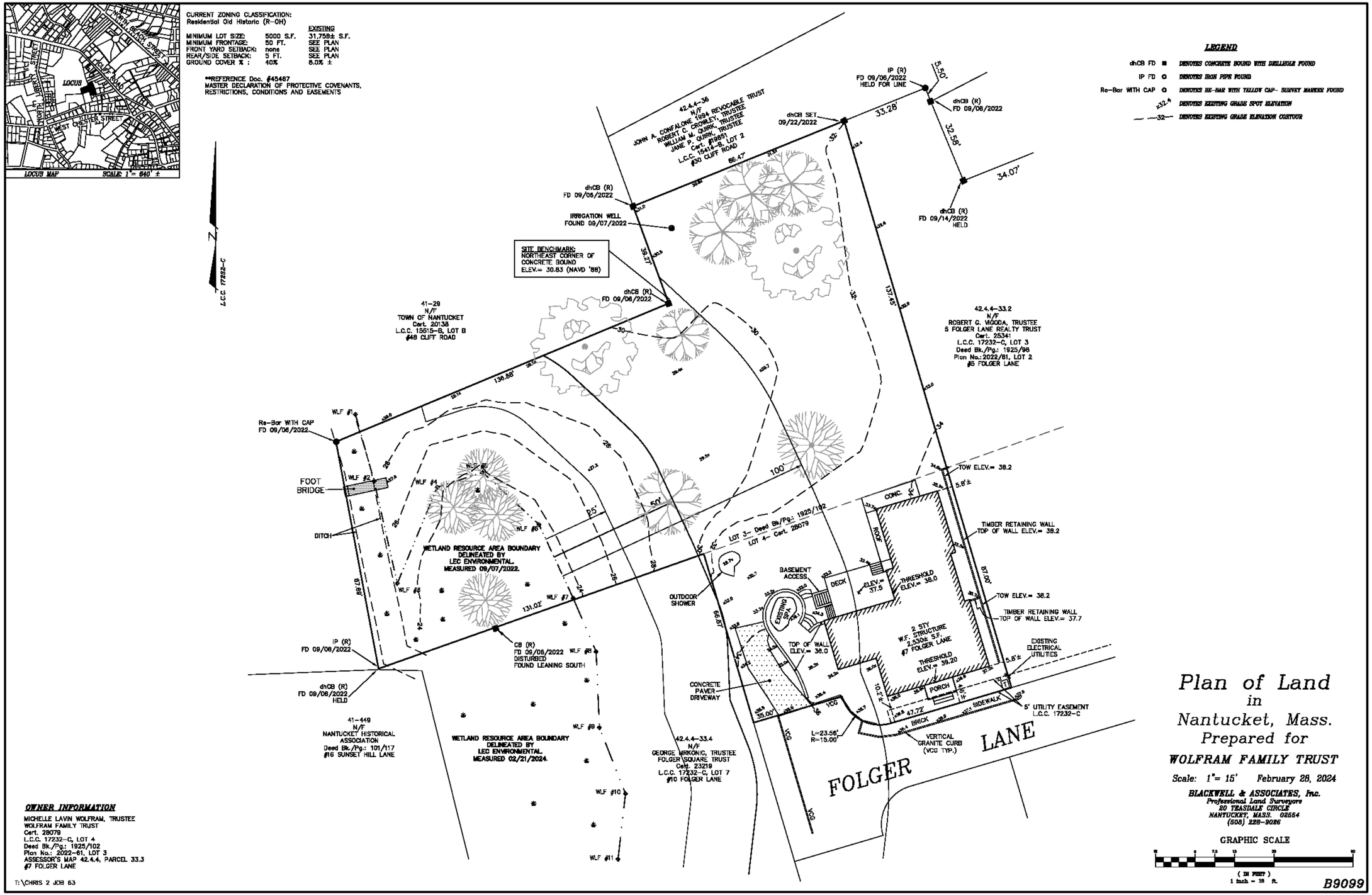

1 EXISTING CONDITIONS SURVEY

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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REVISIONS

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ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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DATE:	05/06/2024
SCALE:	
PROJ. NO.	323029

EXISTING SURVEY

HDC-06

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1 **SITE PLAN**
3/32" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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STRUCTURAL ENGINEER
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MEP ENGINEER
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REVISIONS

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ISSUES

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SCALE:	3/32" = 1'-0"
PROJ. NO.	323029

SITE PLAN

HDC-07

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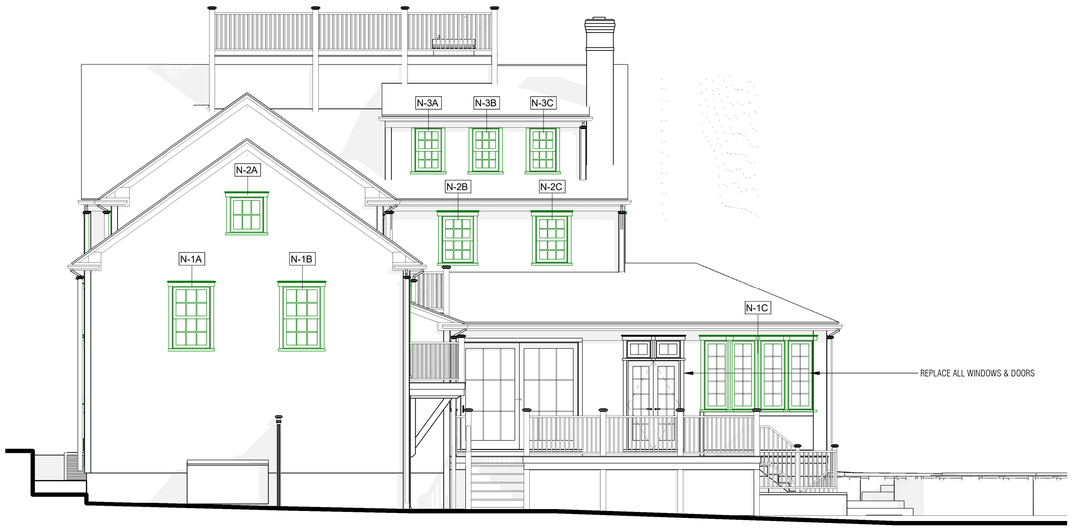
NOTE:
- EXISTING WINDOWS ARE 6/6 TDL
- NEW WINDOWS TO BE REPLACE IN KIND, TDL



1 EXISTING ELEVATION - SOUTH
3/16" = 1'-0"



2 EXISTING ELEVATION - EAST
3/16" = 1'-0"



3 EXISTING ELEVATION - NORTH
3/16" = 1'-0"



4 EXISTING ELEVATION - WEST
3/16" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
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MEP ENGINEER
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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

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ISSUES

1	05/06/2024	HDC SUBMISSION

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SCALE:	As indicated
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EXIST. WINDOW - ELEVS.

HDC-08

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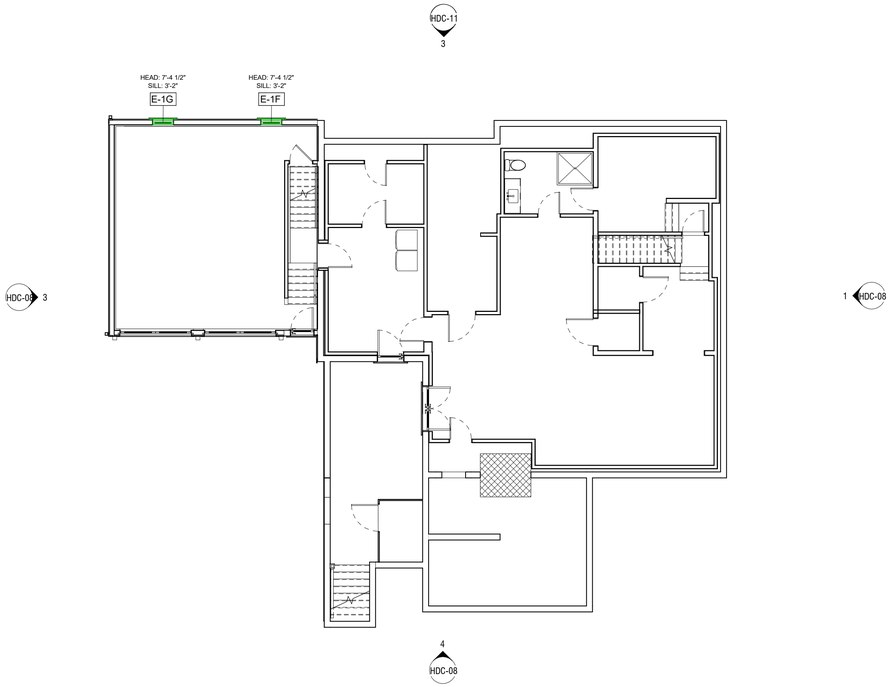
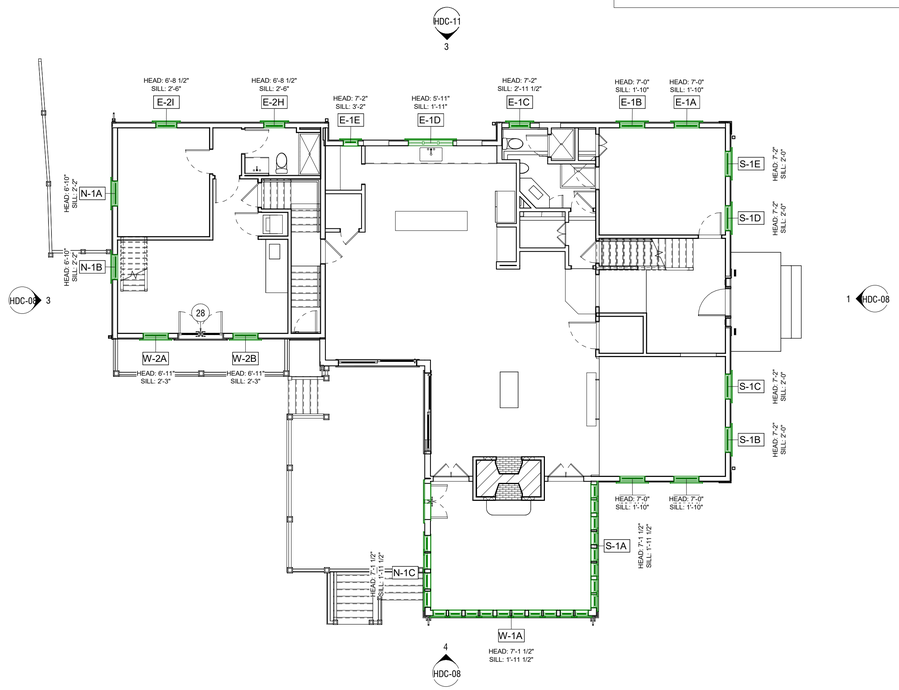
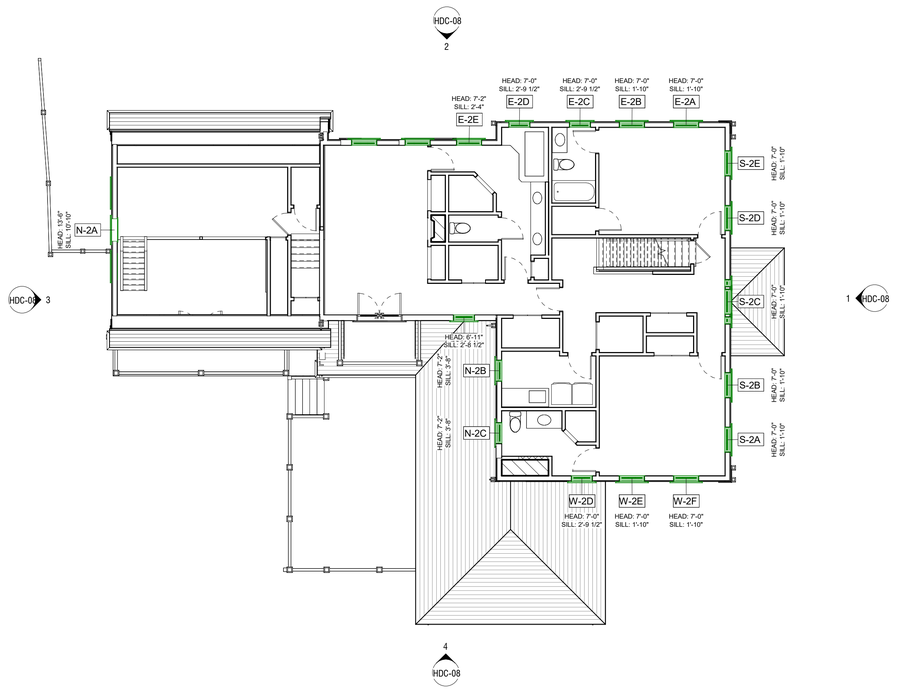
NOTE:
- EXISTING WINDOWS ARE 6/6 TDL
- NEW WINDOWS TO BE REPLACE IN KIND, TDL



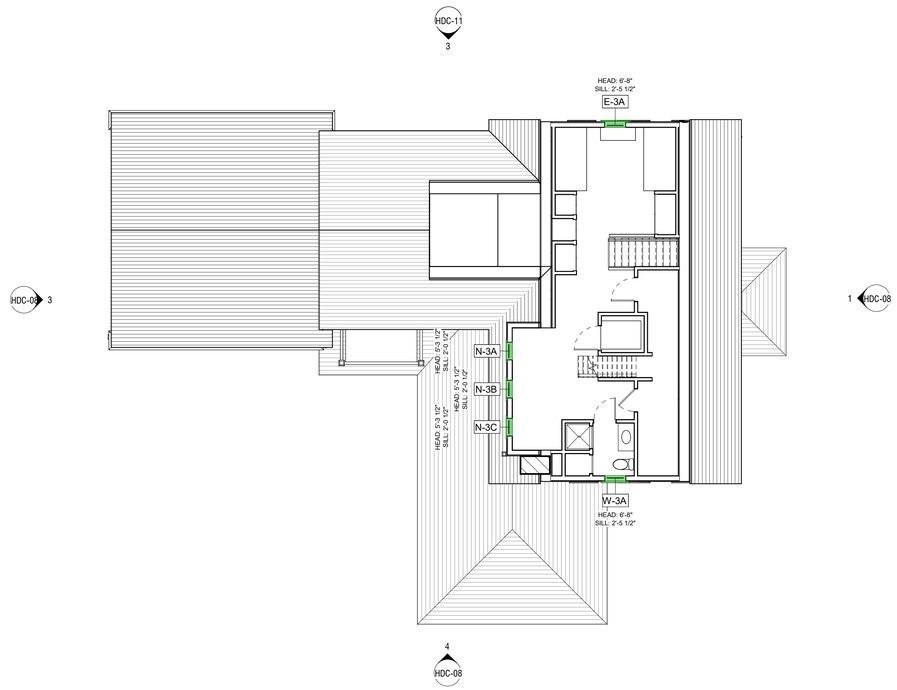
1 EXISTING - BASEMENT PLAN
1/8" = 1'-0"



2 EXISTING - FIRST FLOOR PLAN
1/8" = 1'-0"



3 EXISTING - SECOND FLOOR PLAN
1/8" = 1'-0"



4 EXISTING - ATTIC FLOOR PLAN
1/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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EXIST. WINDOW - PLANS

HDC-09

N

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EXISTING WINDOW SURVEY

KEY	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	TREATMENT	MATERIAL	OPERATION	CONFIGURATION	PHOTOS (Y/N)
EAST									
E-1A	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-1B	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-1C	2' - 4 1/2"	4' - 2 1/2"	2' - 11 1/2"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-1D	5' - 0"	4' - 0"	1' - 11"	5' - 11"	DEMO	WOOD	CASEMENT	8	N
E-1E	1' - 8"	4' - 0"	3' - 2"	7' - 2"	DEMO	WOOD	AWNING	8	N
E-1F	2' - 4 1/2"	4' - 2 1/2"	3' - 2"	7' - 4 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-1G	2' - 4 1/2"	4' - 2 1/2"	3' - 2"	7' - 4 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2A	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2B	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2C	2' - 4 1/2"	4' - 2 1/2"	2' - 9 1/2"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2D	2' - 4 1/2"	4' - 2 1/2"	2' - 9 1/2"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2E	2' - 10"	4' - 10"	2' - 4"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2F	2' - 10"	4' - 10"	2' - 4"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2G	2' - 10"	4' - 10"	2' - 6 3/4"	7' - 4 3/4"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2H	2' - 4 1/2"	4' - 2 1/2"	2' - 6"	6' - 8 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-2I	2' - 4 1/2"	4' - 2 1/2"	2' - 6"	6' - 8 1/2"	DEMO	WOOD	DOUBLE HUNG	6/6	N
E-3A	2' - 4 1/2"	4' - 2 1/2"	2' - 5 1/2"	6' - 8"	DEMO	WOOD	DOUBLE HUNG	6/6	N
NORTH									
N-1A	2' - 10"	4' - 8"	2' - 2"	6' - 10"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
N-1B	2' - 10"	4' - 8"	2' - 2"	6' - 10"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
N-1C	1' - 10"	5' - 2"	1' - 11 1/2"	7' - 1 1/2"	DEMO	WOOD	AWNING	10	Y
N-2A	2' - 6"	2' - 8"	10' - 10"	13' - 6"	DEMO	WOOD	FIXED	6	Y
N-2B	2' - 4 1/2"	3' - 6"	3' - 8"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
N-2C	2' - 4 1/2"	3' - 6"	3' - 8"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
N-3A	2' - 0"	3' - 3"	2' - 0 1/2"	5' - 3 1/2"	DEMO	WOOD	DOUBLE HUNG	6/1	Y
N-3B	2' - 0"	3' - 3"	2' - 0 1/2"	5' - 3 1/2"	DEMO	WOOD	DOUBLE HUNG	6/1	Y
N-3C	2' - 0"	3' - 3"	2' - 0 1/2"	5' - 3 1/2"	DEMO	WOOD	DOUBLE HUNG	6/1	Y
SOUTH									
S-1A	1' - 6"	5' - 2"	1' - 11 1/2"	7' - 1 1/2"	DEMO	WOOD	AWNING	10	N
S-1B	2' - 10"	5' - 2"	2' - 0"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-1C	2' - 10"	5' - 2"	2' - 0"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-1D	2' - 10"	5' - 2"	2' - 0"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-1E	2' - 10"	5' - 2"	2' - 0"	7' - 2"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-2A	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-2B	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-2C	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-2D	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
S-2E	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
WEST									
W-1A	1' - 6"	5' - 2"	1' - 11 1/2"	7' - 1 1/2"	DEMO	WOOD	AWNING	10	N
W-1B	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
W-1C	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	N
W-2A	2' - 10"	4' - 8"	2' - 3"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-2B	2' - 10"	4' - 8"	2' - 3"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-2C	2' - 4 1/2"	4' - 2 1/2"	2' - 8 1/2"	6' - 11"	DEMO	WOOD	DOUBLE HUNG	6/6	N
W-2D	2' - 4 1/2"	4' - 2 1/2"	2' - 9 1/2"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-2E	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-2F	2' - 10"	5' - 2"	1' - 10"	7' - 0"	DEMO	WOOD	DOUBLE HUNG	6/6	Y
W-3A	2' - 4 1/2"	4' - 2 1/2"	2' - 5 1/2"	6' - 8"	DEMO	WOOD	DOUBLE HUNG	6/6	Y

EXISTING WINDOW PHOTOS


WINDOW S-2A


WINDOW S-2B


WINDOW S-2C


WINDOW S-2D


WINDOW S-2E


WINDOW S-1B


WINDOW S-1C


WINDOW S-1D


WINDOW S-1E


WINDOW N-3A


WINDOW N-3B


WINDOW N-3C


WINDOW N-2A


WINDOW N-2B


WINDOW N-2A


WINDOW N-1A


WINDOW N-1B


WINDOW N-1C


WINDOW W-3A

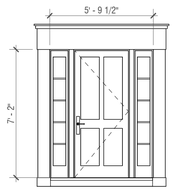

WINDOW W-2A


WINDOW W-2B

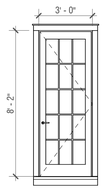

WINDOW W-2D


WINDOW W-2E

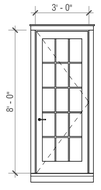
DOOR LEGEND - PROPOSED



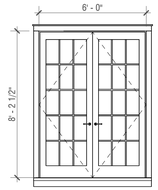
01
TYPE: ENTRY DOOR W/ SIDE LITES
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



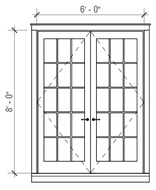
02
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



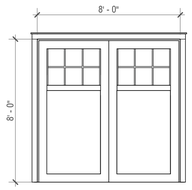
03
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



04
TYPE: 2 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

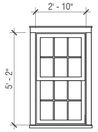


05
TYPE: 2 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

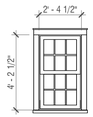


06
TYPE: GARAGE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

WINDOW LEGEND - PROPOSED



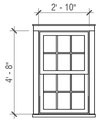
A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



B
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



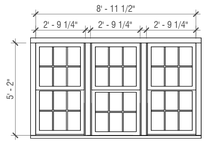
C
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



D
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



E
TYPE: 6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



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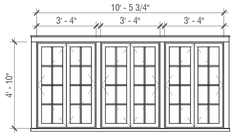
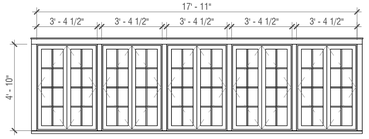
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



G
TYPE: 8 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: CASEMENT
MFGR: TBD



H
TYPE: 8 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: CASEMENT
MFGR: TBD

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
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T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	05/06/2024
SCALE:	As indicated
PROJ. NO.	323029

EXIST. WINDOW - SCHEDULE

HDC-10

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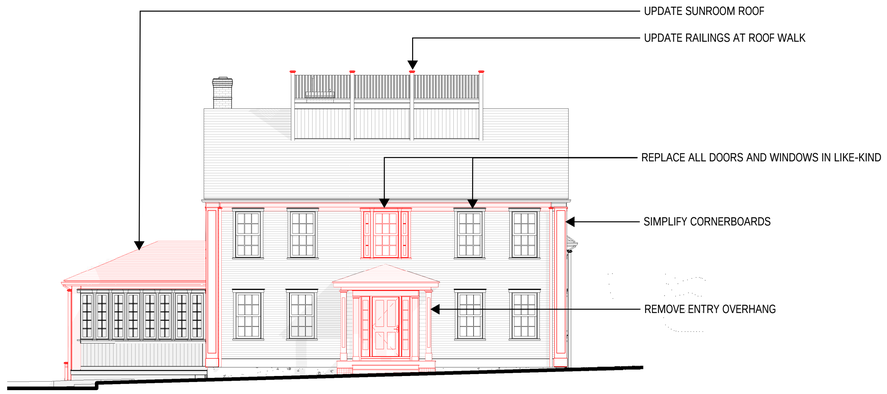

1 EXISTING ELEVATION - SOUTH

1/8" = 1'-0"

PAINTED SIDING & FRONT PORCH REFERENCES





2 PROPOSED ELEVATION - SOUTH

1/4" = 1'-0"



3 EXISTING ELEVATION - EAST

1/8" = 1'-0"

WINDOW TRIM REFERENCES

EXISTING TRIM



PROPOSED TRIM





4 PROPOSED ELEVATION - EAST

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

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BUILDING ELEVATIONS

HDC-11

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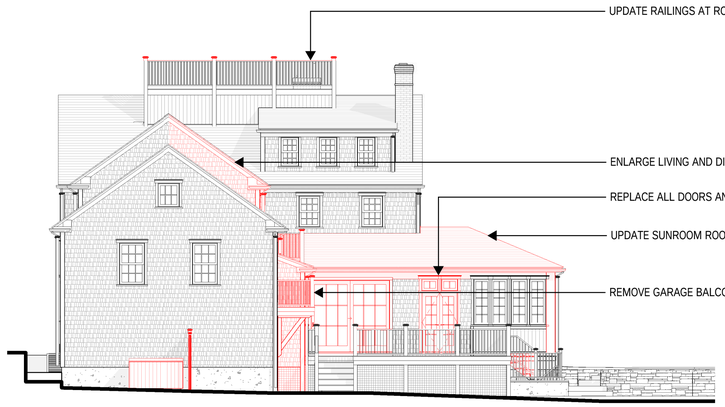
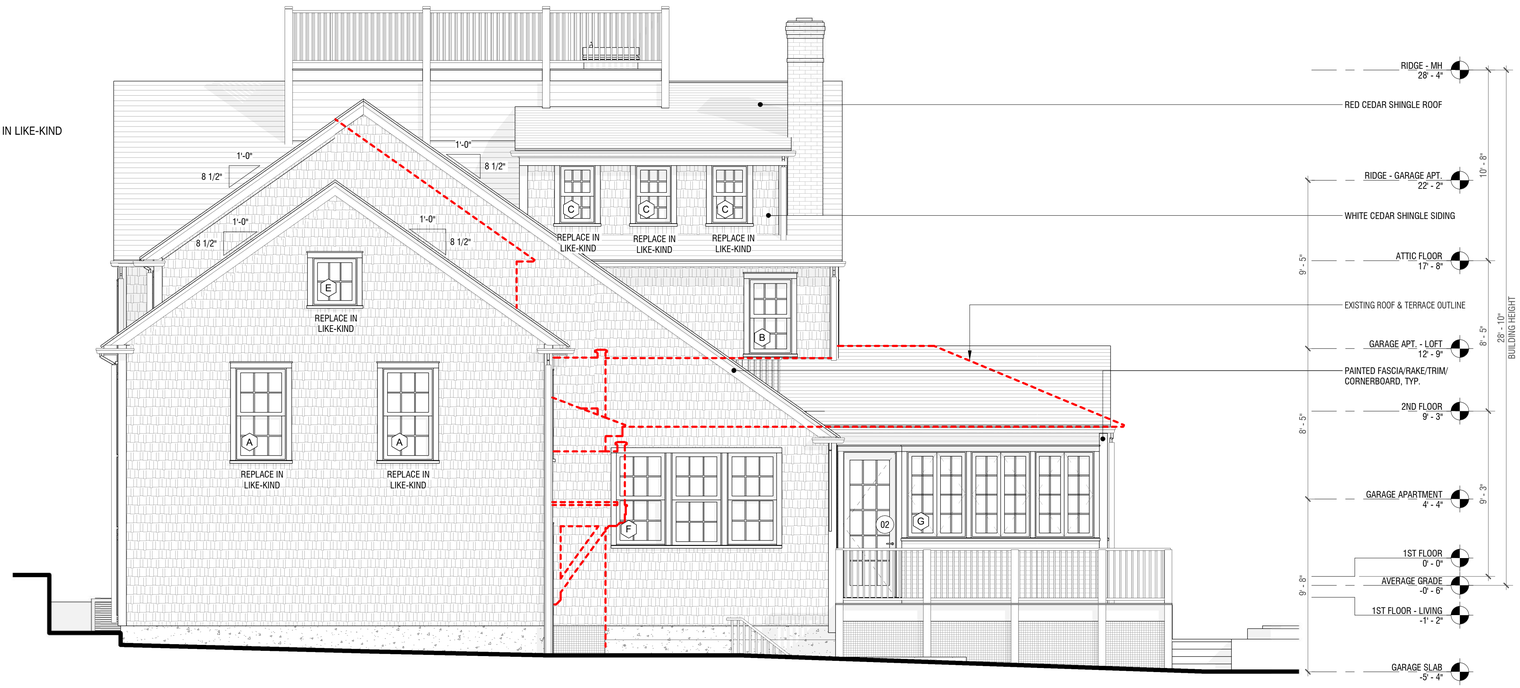


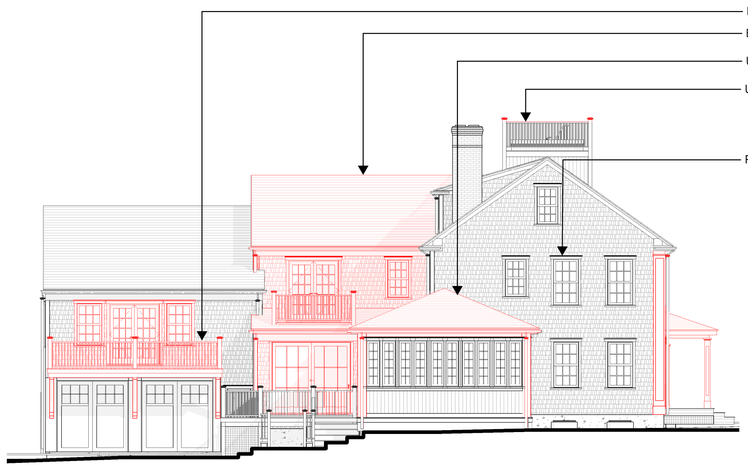
1 EXISTING ELEVATION - NORTH

1/8" = 1'-0"



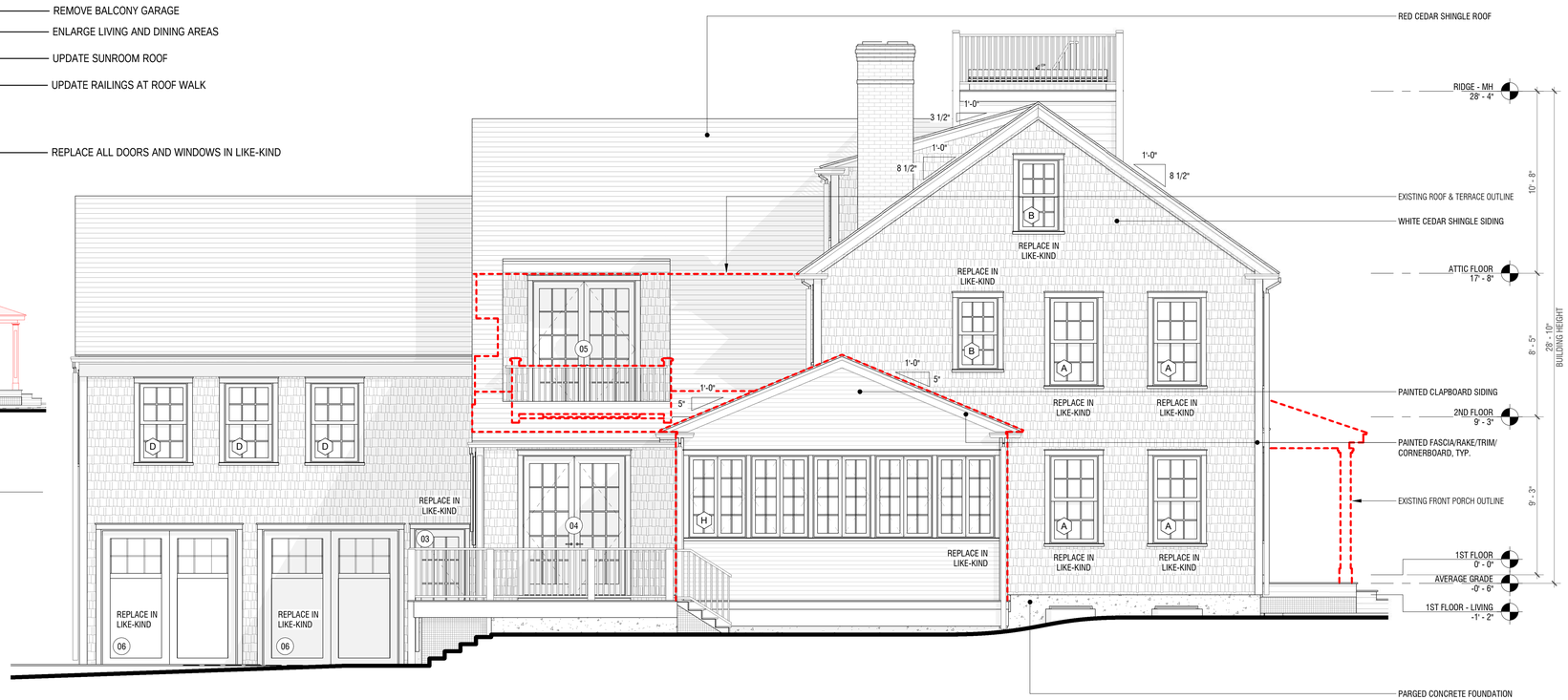
2 PROPOSED ELEVATION - NORTH

1/4" = 1'-0"



3 EXISTING ELEVATION - WEST

1/8" = 1'-0"



4 PROPOSED ELEVATION - WEST

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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MEP ENGINEER

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BUILDING ELEVATIONS

HDC-12

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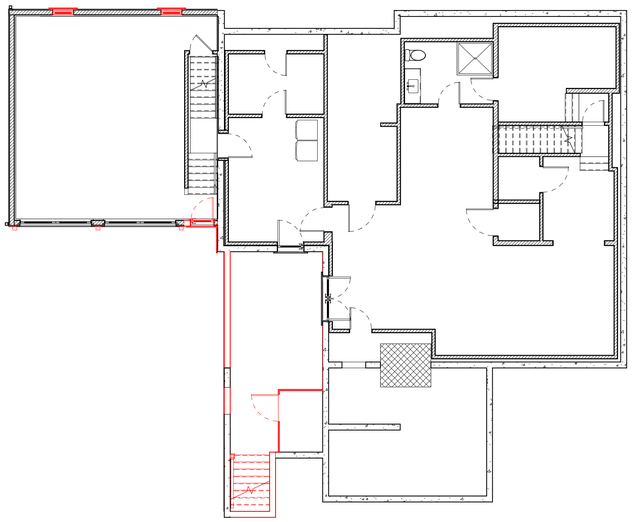
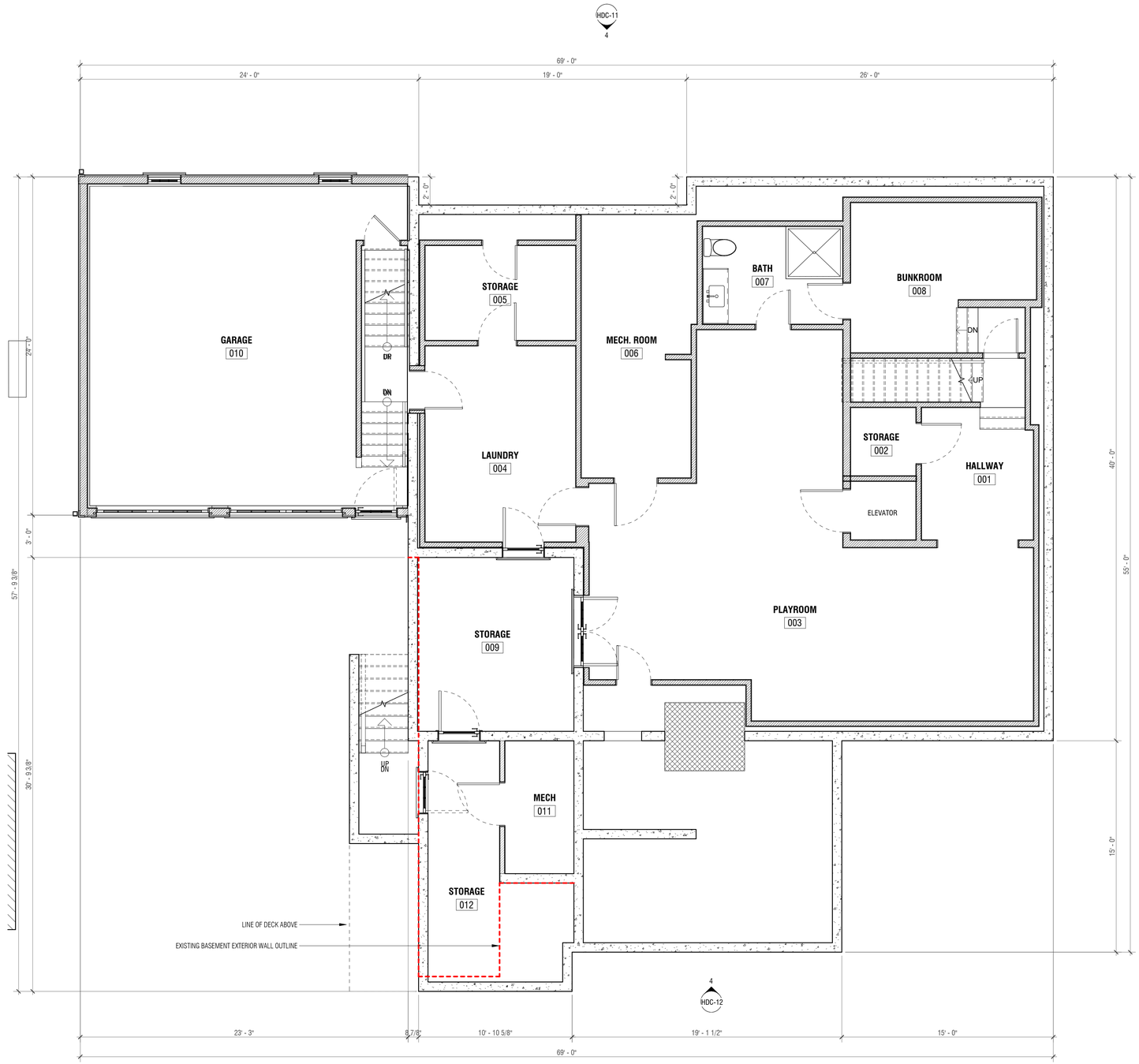


1 EXISTING PLAN - BASEMENT

1/8" = 1'-0"



2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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2 HDC-11

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ISSUES

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BASEMENT FLOOR PLAN

HDC-13

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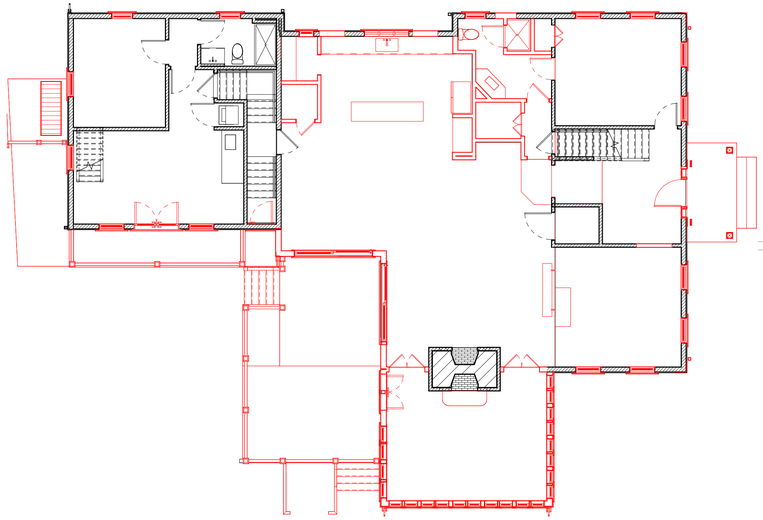
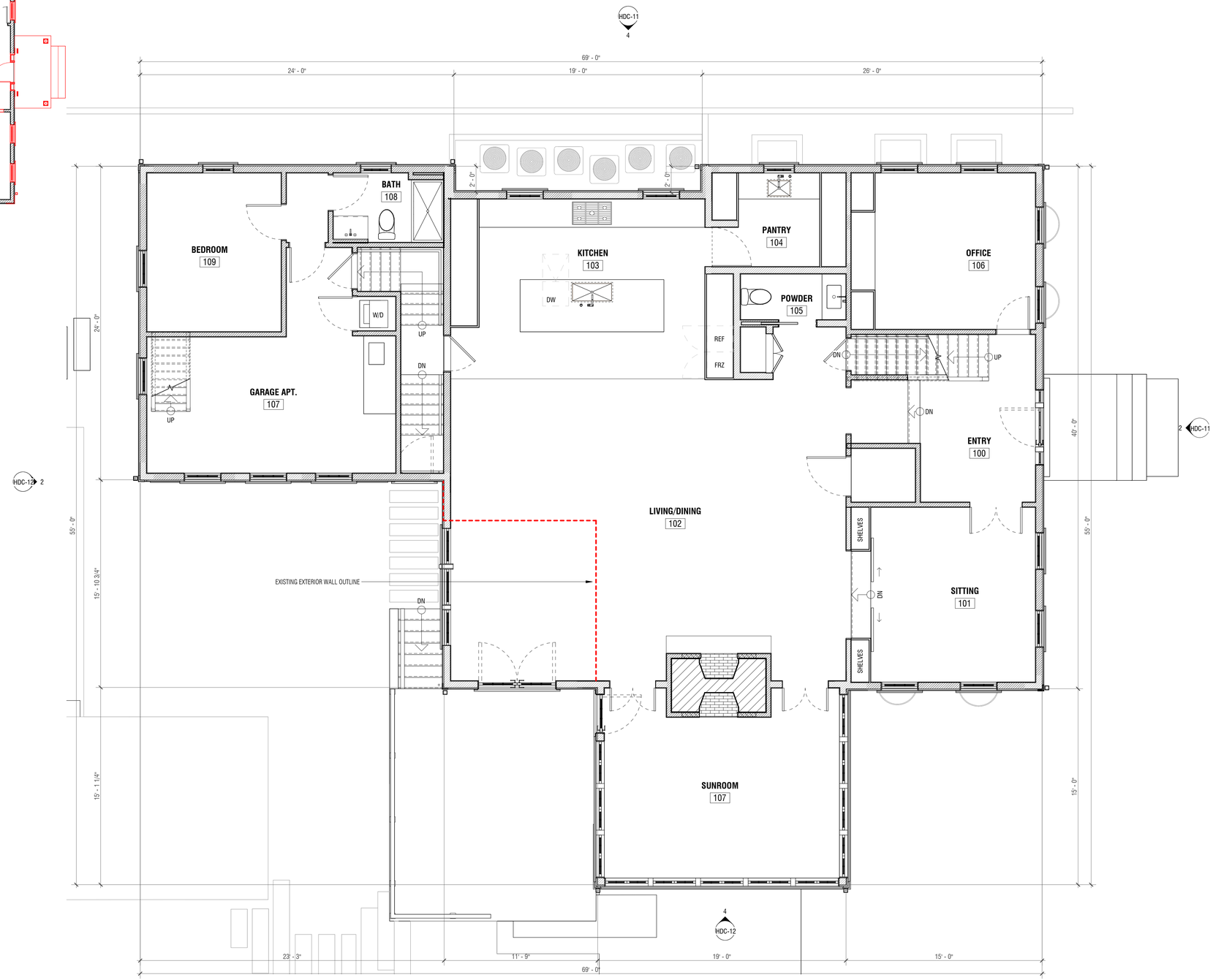


1 **EXISTING PLAN - FIRST FLOOR**
1/8" = 1'-0"



2 **FIRST FLOOR PLAN**
1/4" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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MEP ENGINEER
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6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

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FIRST FLOOR PLAN

HDC-14

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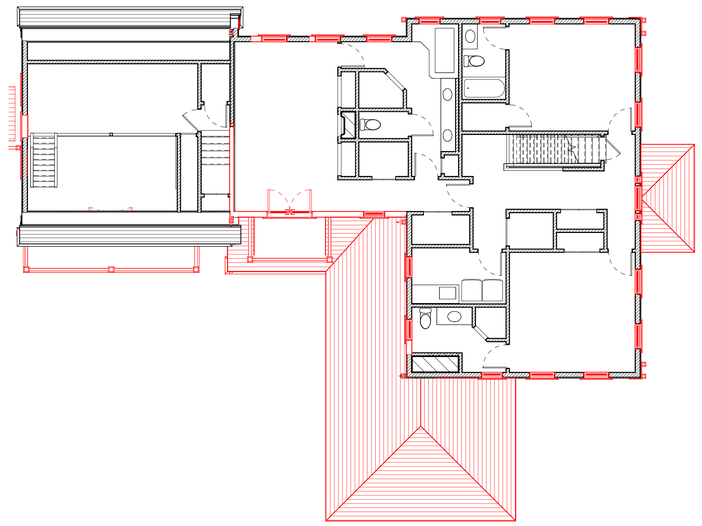
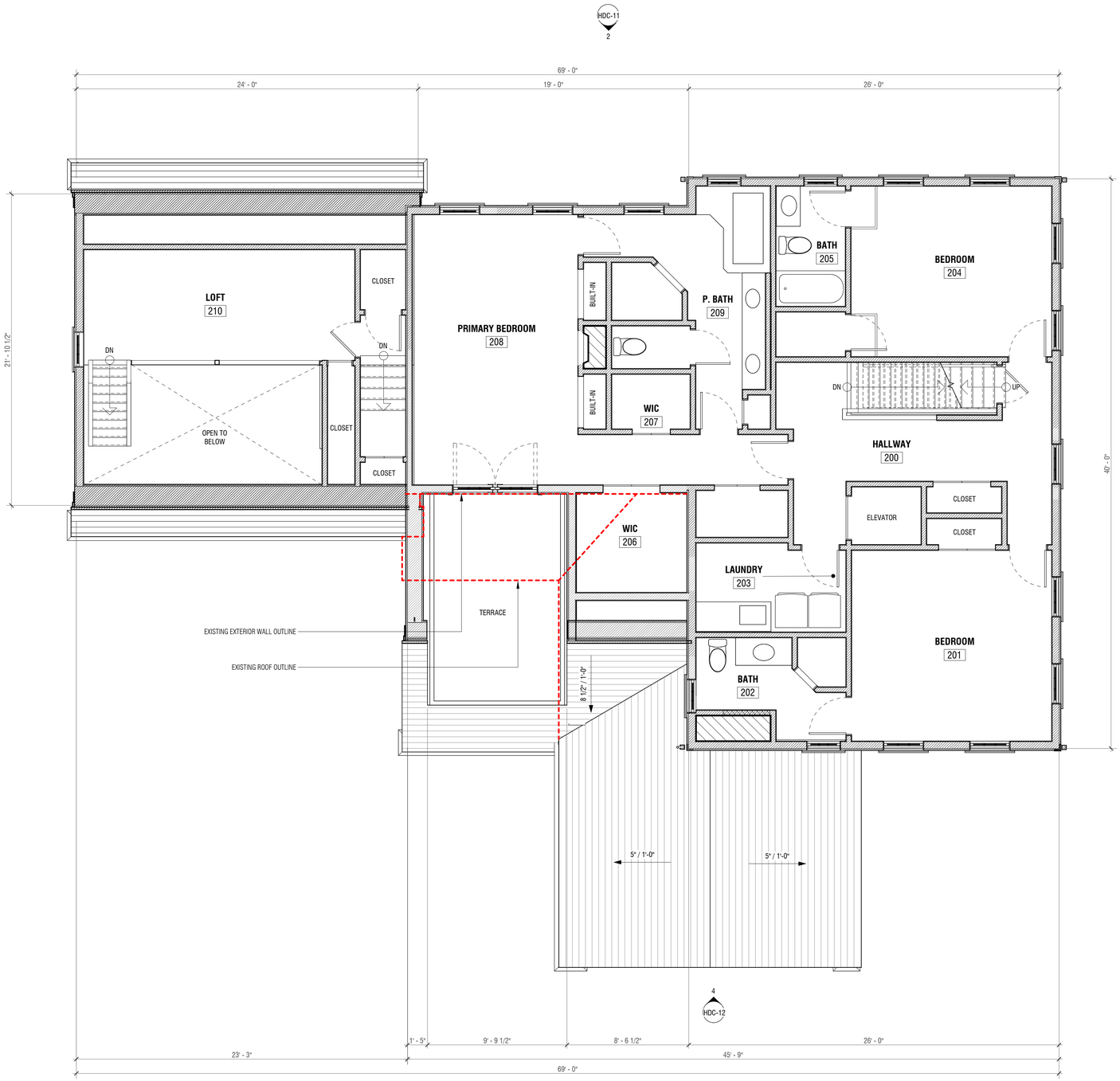


1 EXISTING PLAN - SECOND FLOOR

1/8" = 1'-0"



2 SECOND FLOOR PLAN

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

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STRUCTURAL ENGINEER

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MEP ENGINEER

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LANDSCAPE ARCHITECT

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6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

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REVISIONS

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ISSUES

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SCALE:	As indicated
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SECOND FLOOR PLAN

HDC-15

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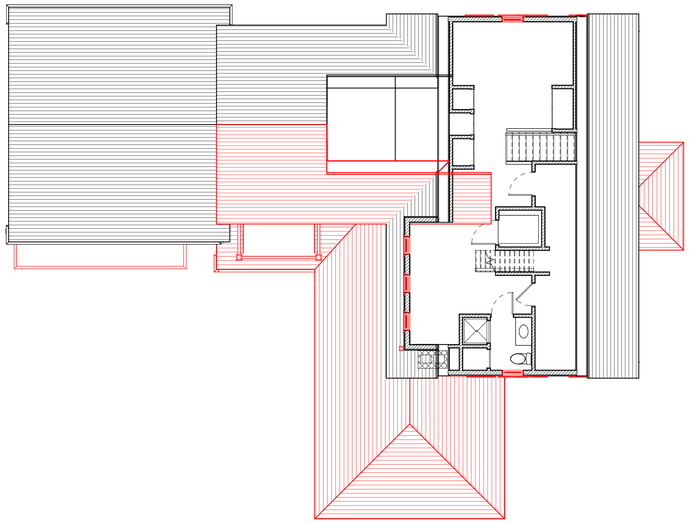
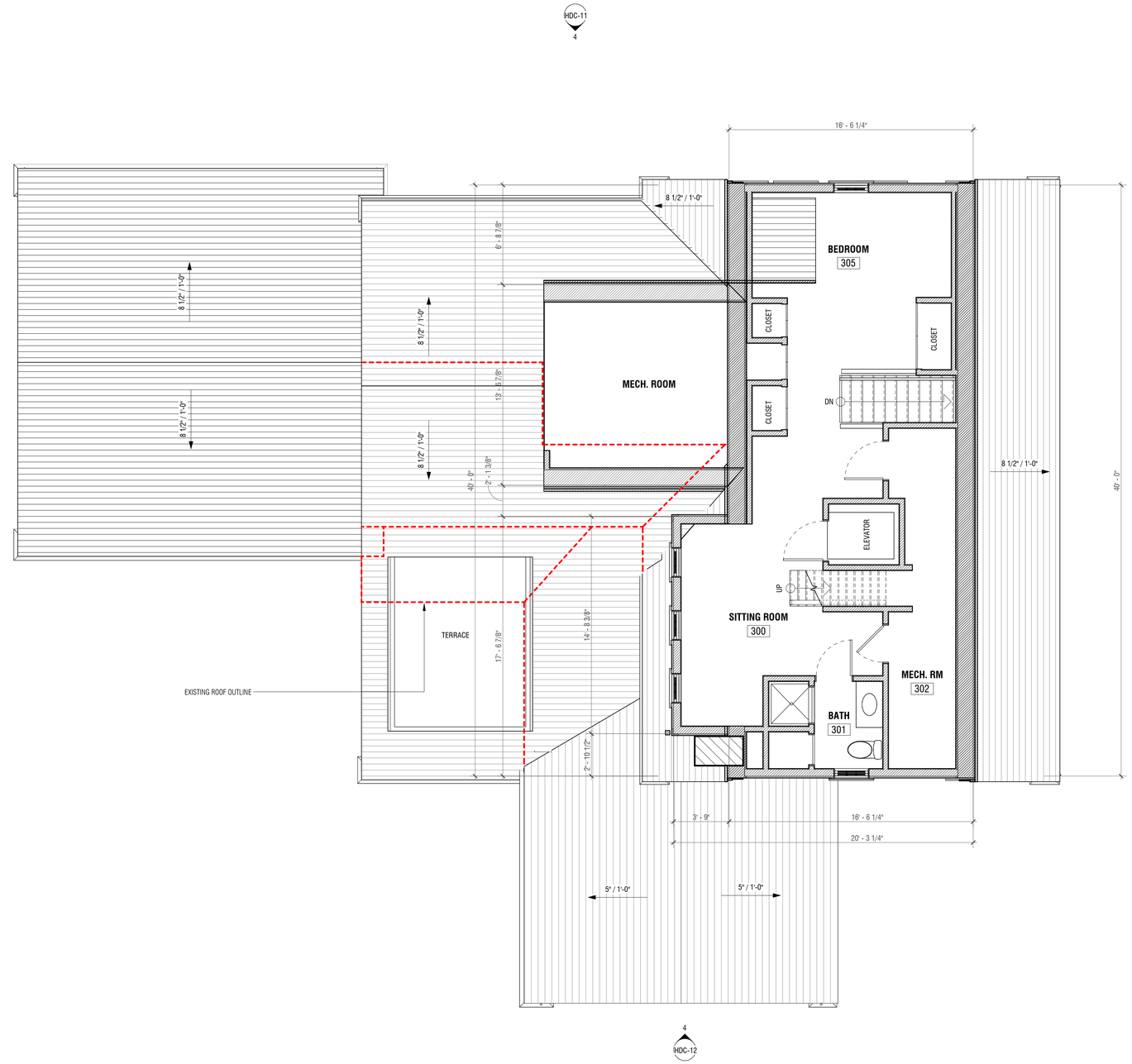


1 EXISTING PLAN - ATTIC FLOOR
1/8" = 1'-0"



2 ATTIC FLOOR PLAN
1/4" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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ATTIC FLOOR PLAN

HDC-16

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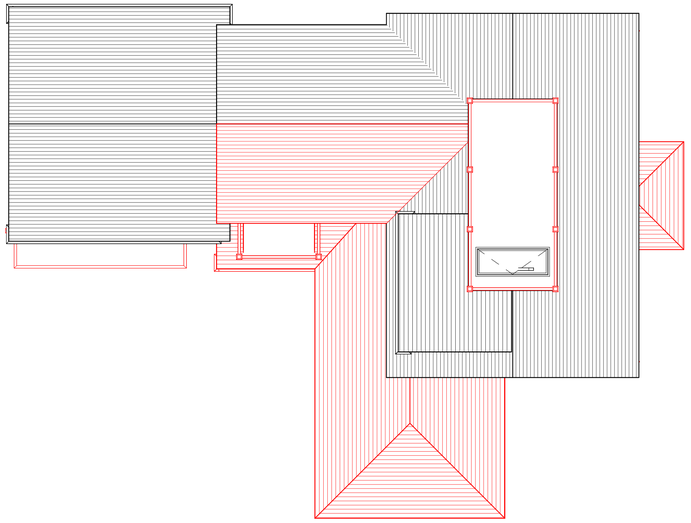
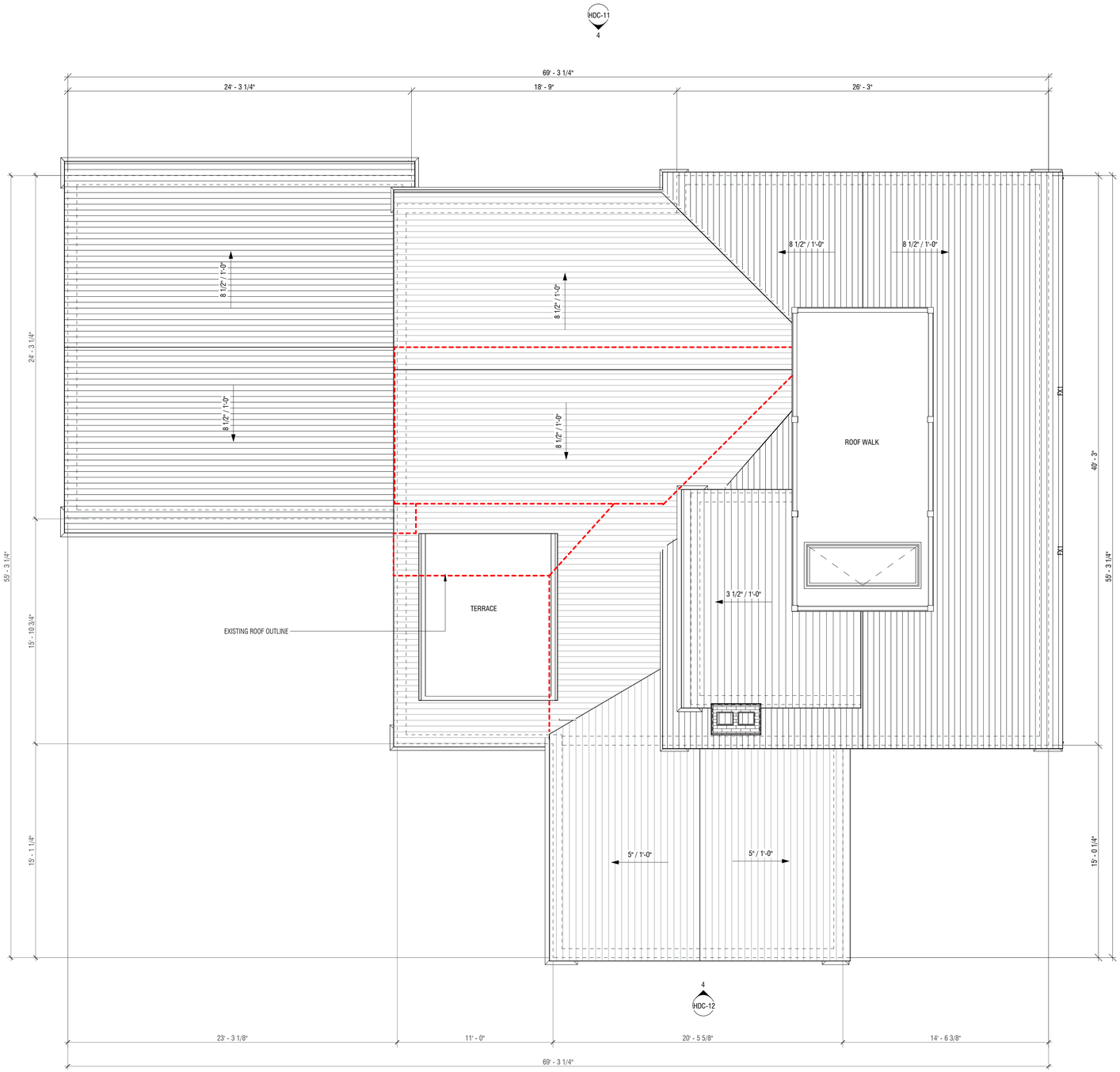


1 EXISTING PLAN - ROOF PLAN

1/8" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

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--

MEP ENGINEER

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ROOF PLAN

HDC-17

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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 Andrew Kotchen

AS AGENT FOR Wolfram Family Trust

STREET ADDRESS 7 Folger Lane

MAP/PARCEL 42.4.4 / 33.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/6/2024

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 5/6/2024
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 2024**

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 (3 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 (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

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.

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.

WLF - ACCESSORY 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°: 42.4.4 PARCEL N°. 33.3

Street & Number of Proposed Work: 7 Folger Lane

Owner of record: Wolfram Family Trust

Mailing Address: 74 Club Road, Riverside, CT 06878

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: 44'-0" Sq. Footage 1st floor: 1,442 SF
Width: 34'-6" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 40'-11" x 11'-7 1/2" ☒ 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'-1" South 21'-1" East 21'-1" West 21'-1"

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 0'-6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) RED BRICK TO MATCH EXISTING HOUSE ☐ Other _____

Roof Pitch: Main Mass 8 1/2 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

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 8" Soffit (Overhang) _____ Corner boards 5" Frieze _____
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 10"

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 15-LITE FRENCH Rear 15-LITE FRENCH Side 15-LITE FRENCH
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 TO WEATHER
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
Deck NATURAL TO WEATHER Foundation PARGED (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 5/6/2024 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...Wolfram Family Trust.....

MAILING ADDRESS...74 Club Rd. Riverside, CT 06878.....

PROPERTY LOCATION...7 Folger Ln.....

ASSESSORS MAP/PARCEL...42.4.4 / 33.3.....

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.

April 12, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.12 10:34:24 -04'00'

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: 7 Folger Ln

Tax Map Number: 42.4.4 Parcel Number: 33.3

Owner of Record: WOLFRAM FAMILY TRUST

Description of Proposal: Additions to Existing House, replacement of windows and doors in kind, new accessory dwelling in rear, new shed, landscaping and hardscaping.

Anticipated HDC Submission Date: 05/06/2024

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	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	449		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	16 SUNSET HILL LN
4244	33	2	VIGODA ROBERT A TR	C/O RUBIN & RUDMAN LLP	53 STATE ST 15TH FL	BOSTON	MA	02109	5 FOLGER LN
4244	33	4	MRKONIC GEORGE TR	FOLGER SQUARE TR	2558 KENT RIDGE CT	BLOOMFIELD HILLS	MI	48301	10 FOLGER LN
4244	33	5	LAB TRUST	C/O BRUCE SANFORD	4200 MASSACHUSETTS AV NW #410	WASHINGTON	DC	20016	8 FOLGER LN
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN 1994 REV TR	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
Count:	**6**								

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C/O RUBIN & RUDMAN LLP
53 STATE ST 15TH FL
BOSTON, MA 02109

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FOLGER SQUARE TR
2558 KENT RIDGE CT
BLOOMFIELD HILLS, MI 48301

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LAB TRUST
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#410
WASHINGTON, DC 20016

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REDDING, CT 06896

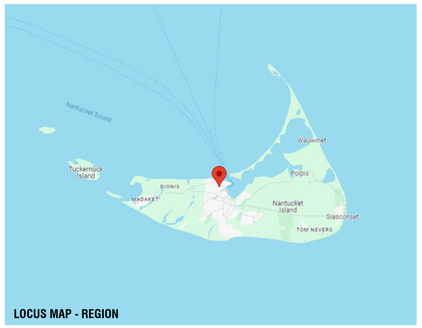
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WLF ACCESSORY DWELLING

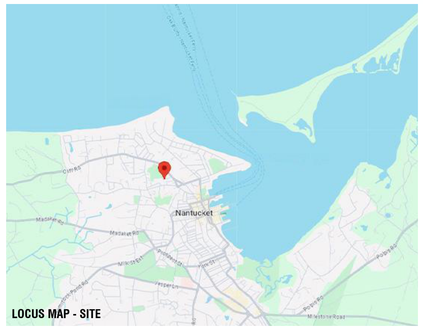
HDC SUBMISSION
7 FOLGER LANE
NANTUCKET, MA 02554
05/06/2024

PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY





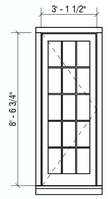
LOCUS MAP - REGION



LOCUS MAP - SITE


LOCUS MAP - SITE

DOOR LEGEND



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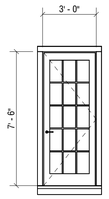
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



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TRIM: COBBLESTONE
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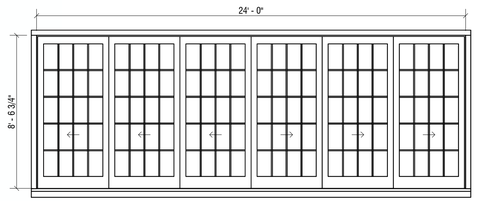
MFGR: TBD



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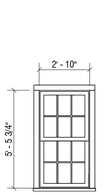
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD

DRAWING INDEX

SHEET NUMBER	SHEET NAME	05/06/2024 - HDC SUBMISSION
TITLE		
HDC-00	TITLE SHEET	•
GENERAL		
HDC-01	EXISTING CONDITIONS	
HDC-02	EXISTING CONDITIONS	
HDC-03	EXISTING SURVEY	
ZONING		
HDC-04	SITE PLAN	•
ARCHITECTURAL		
HDC-05	BUILDING ELEVATIONS	•
HDC-06	PLANS	•
HDC-07	PLANS	•

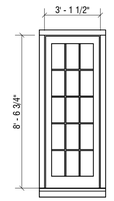
WINDOW LEGEND



A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



B
TYPE: 4 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD



C
TYPE: 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	28,967 SF
Allowable G.C.	4%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed AC. Dwelling G.C.	1,442 SF
Proposed Shed G.C (Not Included in Total Proposed G.C.)	90 SF
Total Proposed G.C.	4,110 SF

PROPOSED COLORS

SASH : COBBLESTONE
TRIM : COBBLESTONE

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	05/06/2024
SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

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AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
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2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
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T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	05/06/2024
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-01

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AERIAL VIEW



A. 8 FOLGER LANE



B. 6 FOLGER LANE



C. 5 FOLGER LANE



D. 3 FOLGER LANE



E. 1 FOLGER LANE



F. 18 CLIFF ROAD



G. 16 CLIFF ROAD



H. VIEW FROM CLIFF ROAD



I. VIEW OF FOLGER LANE FROM CLIFF ROAD

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
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DATE:	05/06/2024
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-02

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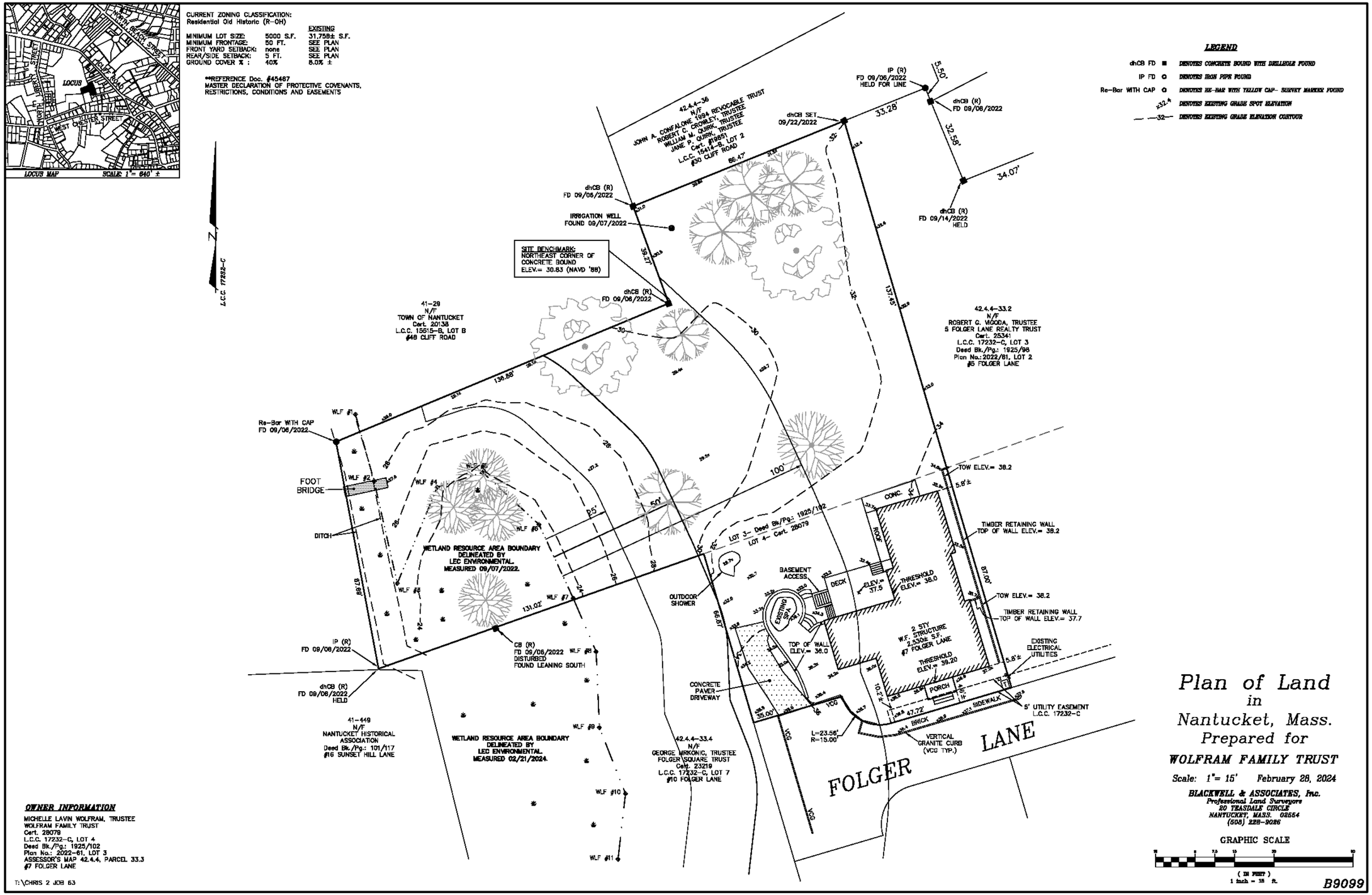

1 EXISTING CONDITIONS SURVEY

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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STRUCTURAL ENGINEER
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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	05/06/2024
SCALE:	
PROJ. NO.	323029

EXISTING SURVEY

HDC-03

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1 **SITE PLAN**
3/32" = 1'-0"

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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STRUCTURAL ENGINEER
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MEP ENGINEER
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LANDSCAPE ARCHITECT
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6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	05/06/2024
SCALE:	3/32" = 1'-0"
PROJ. NO.	323029

SITE PLAN

HDC-04

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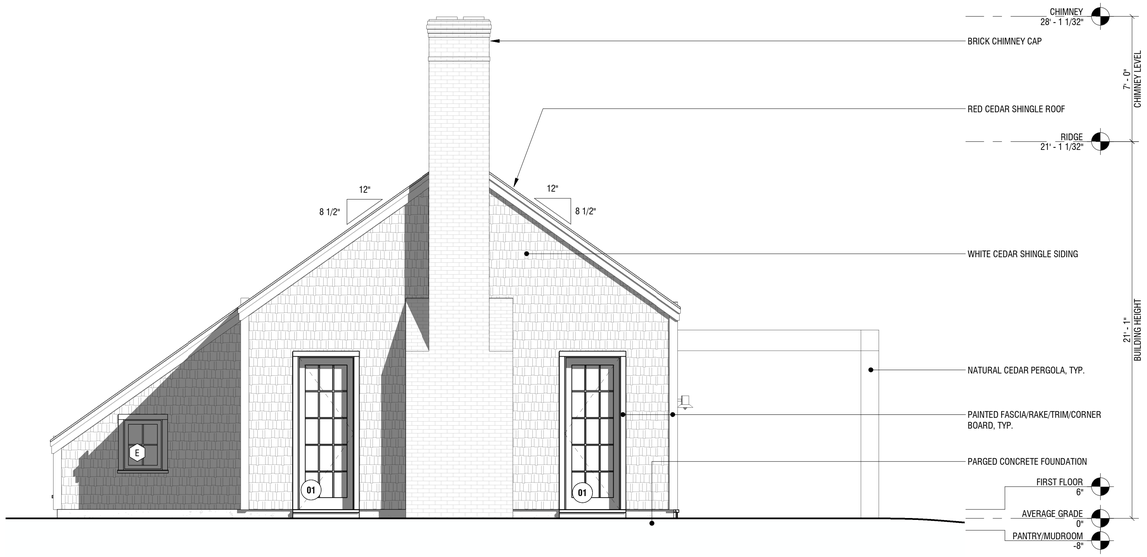
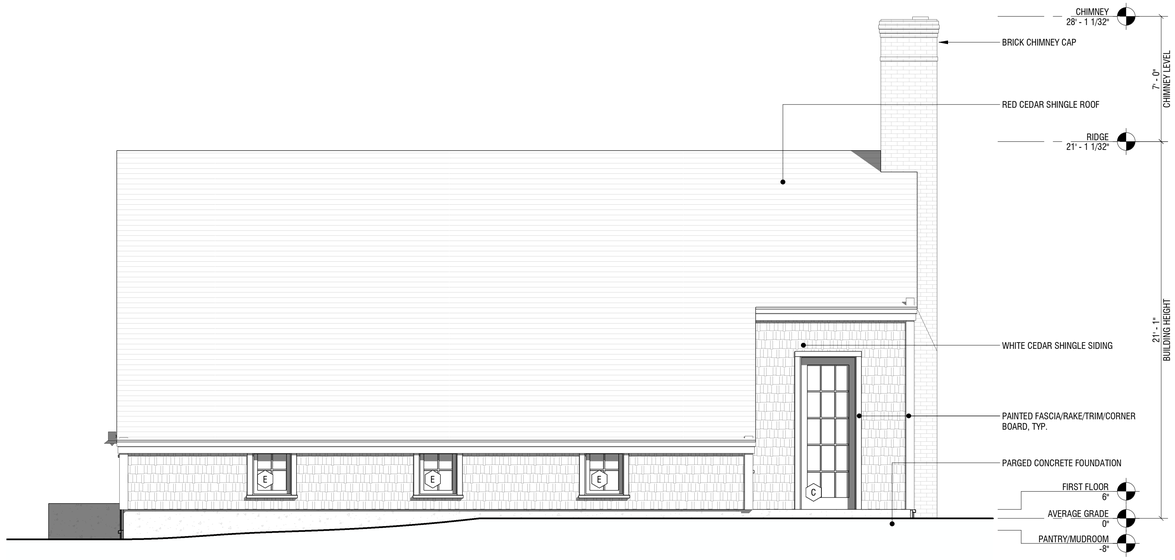


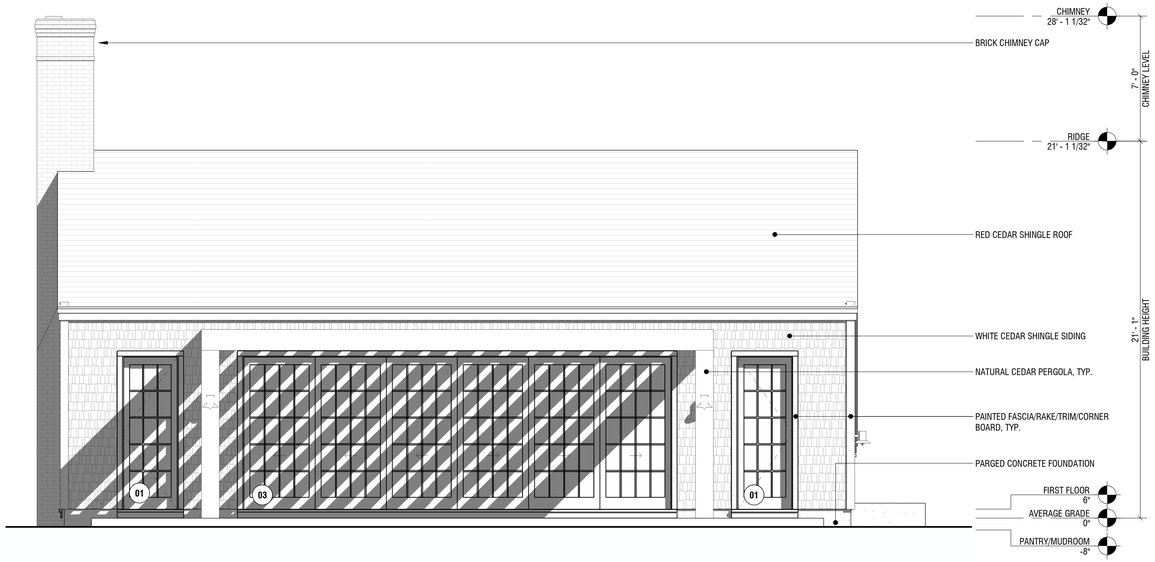
1 ELEVATION - EAST

1/4" = 1'-0"



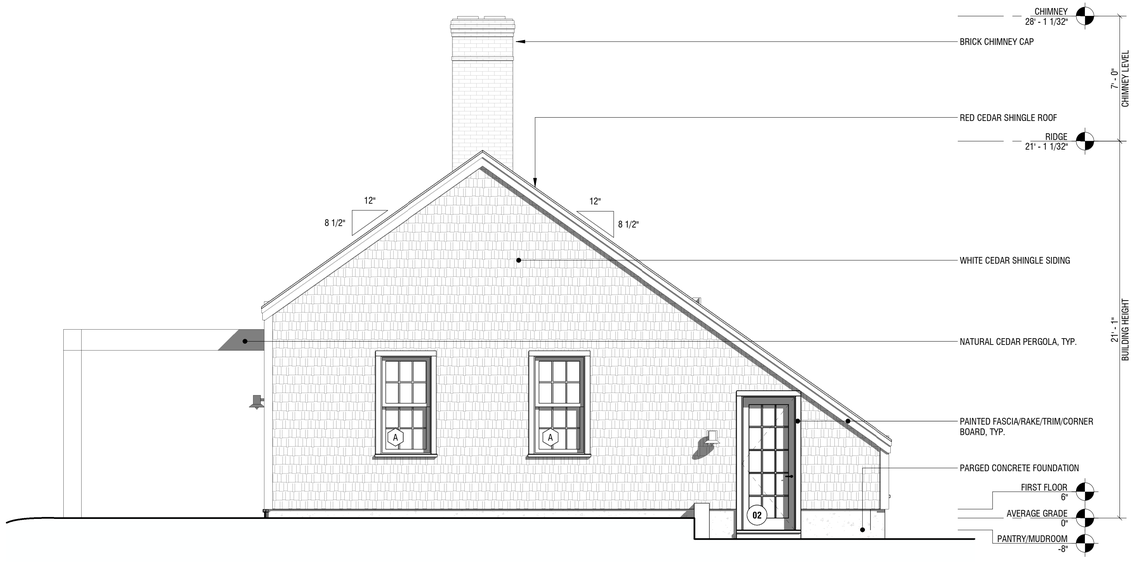
2 ELEVATION - SOUTH

1/4" = 1'-0"



3 ELEVATION - NORTH

1/4" = 1'-0"



4 ELEVATION - WEST

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
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CONTRACTOR

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2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

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MEP ENGINEER

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SURVEYOR

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T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
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DATE:	05/06/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	323029

BUILDING ELEVATIONS

HDC-05

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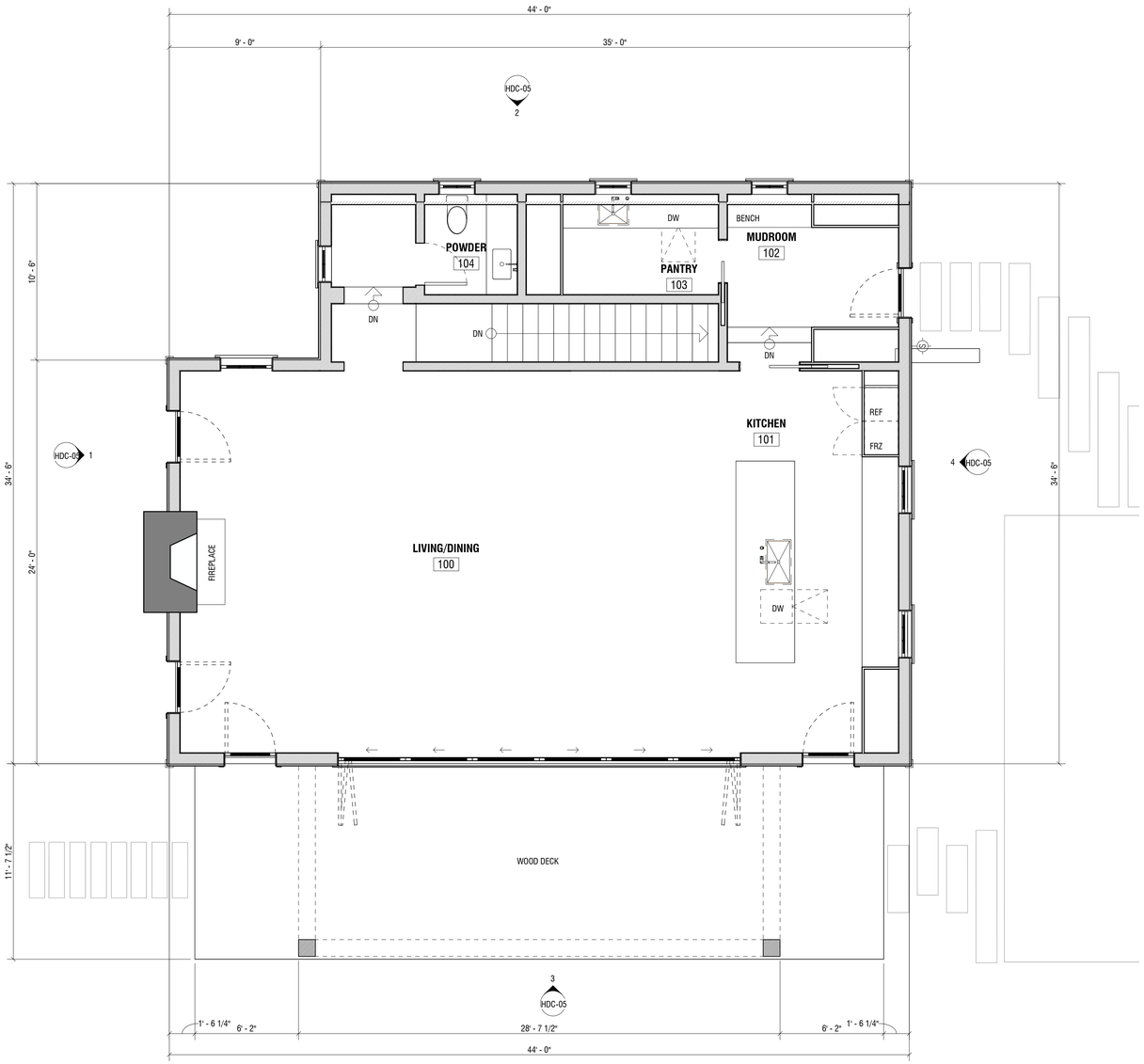
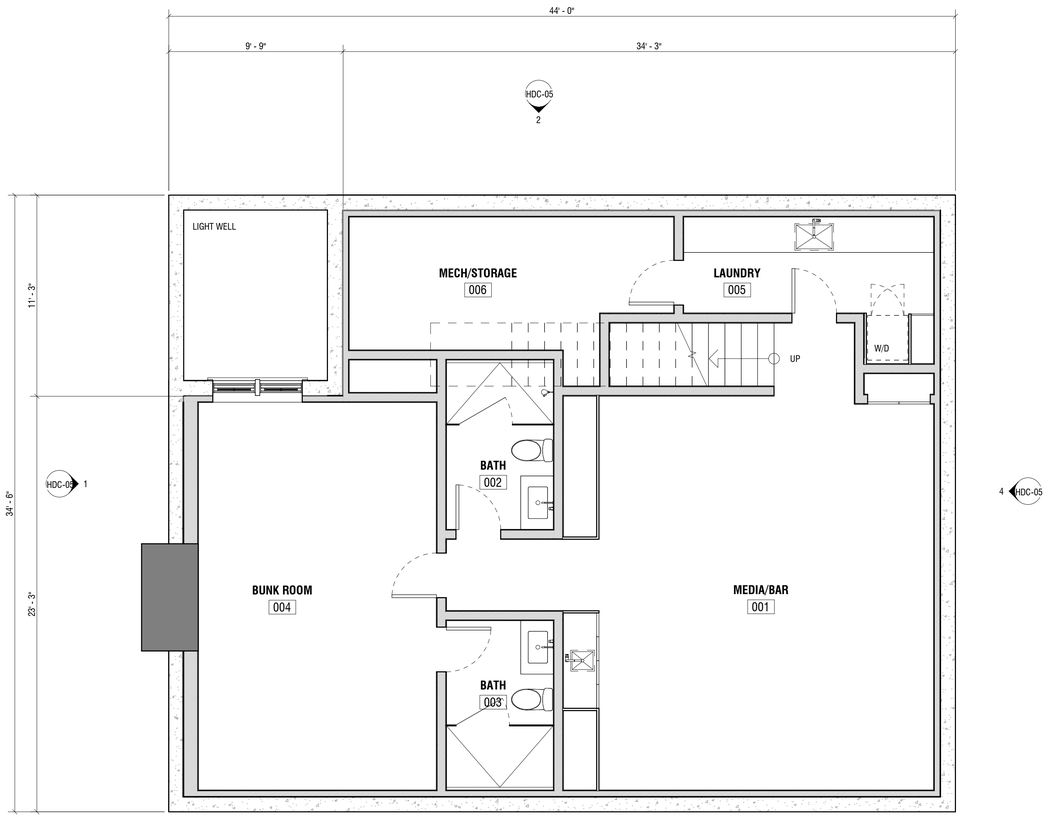


1 FIRST FLOOR PLAN

1/4" = 1'-0"



2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
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STRUCTURAL ENGINEER

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--

MEP ENGINEER

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Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

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DATE:	05/06/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	323029

PLANS

HDC-06

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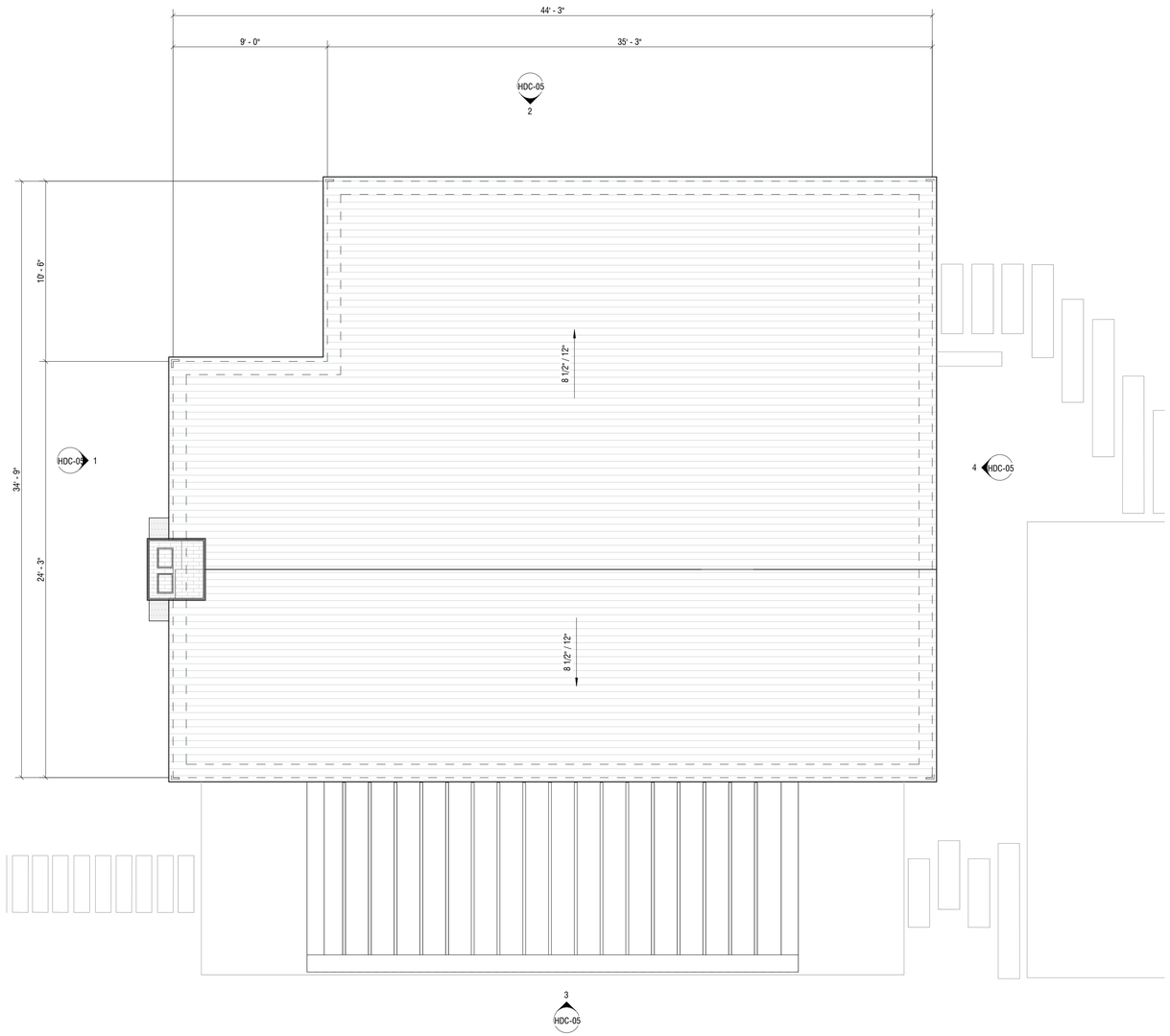

1 ROOF PLAN

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

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STRUCTURAL ENGINEER

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--

MEP ENGINEER

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REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	05/06/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	323029

PLANS

HDC-07

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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 Andrew Kotchen

AS AGENT FOR Wolfram Family Trust

STREET ADDRESS 7 Folger Lane

MAP/PARCEL 42.4.4 / 33.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/6/2024

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 5/6/2024
Date

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.
Y	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
Y	Completed Application
Y	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	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.
Y	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.
Y	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
Y	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
Y	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

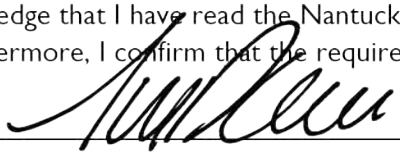
Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
Y	Signature of Affidavit: see below

** 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: 5/6/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

WLF - SHED

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°. 33.3

Street & Number of Proposed Work: 7 Folger Lane

Owner of record: Wolfram Family Trust

Mailing Address: 74 Club Road, Riverside, CT 06878

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: 8'-9" Sq. Footage 1st floor: 85.5 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 9'-9" 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 11'- 1" South 11'- 1" East 11'- 1" West 11'- 1"

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 0'-6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 1/2 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☒ Clapboard (exposure: 3 inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) _____ Corner boards 5" 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 CUSTOM

Doors* (type and material): ☐ TDL ☐ SDL Front SOLID SINGLE PANEL 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) COBBLESTONE Roof NATURAL TO WEATHER
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
Deck _____ Foundation PARGED (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 5/6/2024 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...Wolfram Family Trust.....

MAILING ADDRESS...74 Club Rd. Riverside, CT 06878.....

PROPERTY LOCATION...7 Folger Ln.....

ASSESSORS MAP/PARCEL...42.4.4 / 33.3.....

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.

April 12, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.12 10:34:24 -04'00'

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: 7 Folger Ln

Tax Map Number: 42.4.4 Parcel Number: 33.3

Owner of Record: WOLFRAM FAMILY TRUST

Description of Proposal: Additions to Existing House, replacement of windows and doors in kind, new accessory dwelling in rear, new shed, landscaping and hardscaping.

Anticipated HDC Submission Date: 05/06/2024

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	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	449		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	16 SUNSET HILL LN
4244	33	2	VIGODA ROBERT A TR	C/O RUBIN & RUDMAN LLP	53 STATE ST 15TH FL	BOSTON	MA	02109	5 FOLGER LN
4244	33	4	MRKONIC GEORGE TR	FOLGER SQUARE TR	2558 KENT RIDGE CT	BLOOMFIELD HILLS	MI	48301	10 FOLGER LN
4244	33	5	LAB TRUST	C/O BRUCE SANFORD	4200 MASSACHUSETTS AV NW #410	WASHINGTON	DC	20016	8 FOLGER LN
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN 1994 REV TR	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
Count:	**6**								

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NANTUCKET, MA 02554

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C/O RUBIN & RUDMAN LLP
53 STATE ST 15TH FL
BOSTON, MA 02109

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WASHINGTON, DC 20016

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CONFALONE JOHN 1994 REV TR
PO BOX 675
REDDING, CT 06896

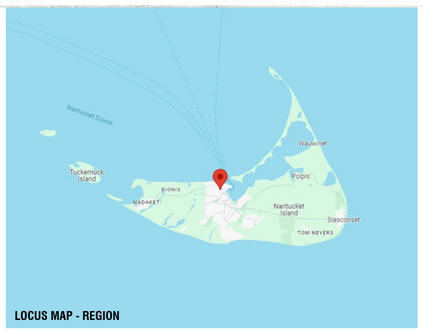
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WLF SHED

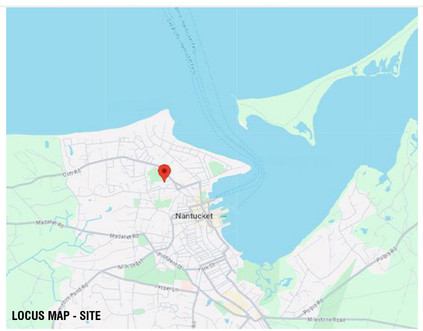
HDC SUBMISSION
7 FOLGER LANE
NANTUCKET, MA 02554
05/06/2024

PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY





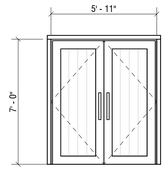
LOCUS MAP - REGION



LOCUS MAP - SITE


LOCUS MAP - SITE

DOOR LEGEND



01

TYPE: GARAGE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

WINDOW LEGEND



A

TYPE: 4 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

DRAWING INDEX

SHEET NUMBER	SHEET NAME	05/06/2024 - HDC SUBMISSION
TITLE		
HDC-00	TITLE SHEET	•
GENERAL		
HDC-01	EXISTING CONDITIONS	•
HDC-02	EXISTING CONDITIONS	•
HDC-03	EXISTING SURVEY	•
ZONING		
HDC-04	SITE PLAN	•
ARCHITECTURAL		
HDC-05	BUILDING ELEVS. & PLANS	•

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	28,967 SF
Allowable G.C.	4%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed AC. Dwelling G.C.	1,442 SF
Proposed Shed G.C (Not Included in Total Proposed G.C.)	90 SF
Total Proposed G.C.	4,110 SF

PROPOSED COLORS

SASH : COBBLESTONE

TRIM : COBBLESTONE

WLF
SHED

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
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MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	05/06/2024
SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

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AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
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T: (508) 333-5138

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REVISIONS

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1	05/06/2024	HDC SUBMISSION

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PROJ. NO.	323029

EXISTING CONDITIONS

HDC-01

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AERIAL VIEW



A. 8 FOLGER LANE



B. 6 FOLGER LANE



C. 5 FOLGER LANE



D. 3 FOLGER LANE



E. 1 FOLGER LANE



F. 18 CLIFF ROAD



G. 16 CLIFF ROAD



H. VIEW FROM CLIFF ROAD



I. VIEW OF FOLGER LANE FROM CLIFF ROAD

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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ISSUES

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EXISTING CONDITIONS

HDC-02

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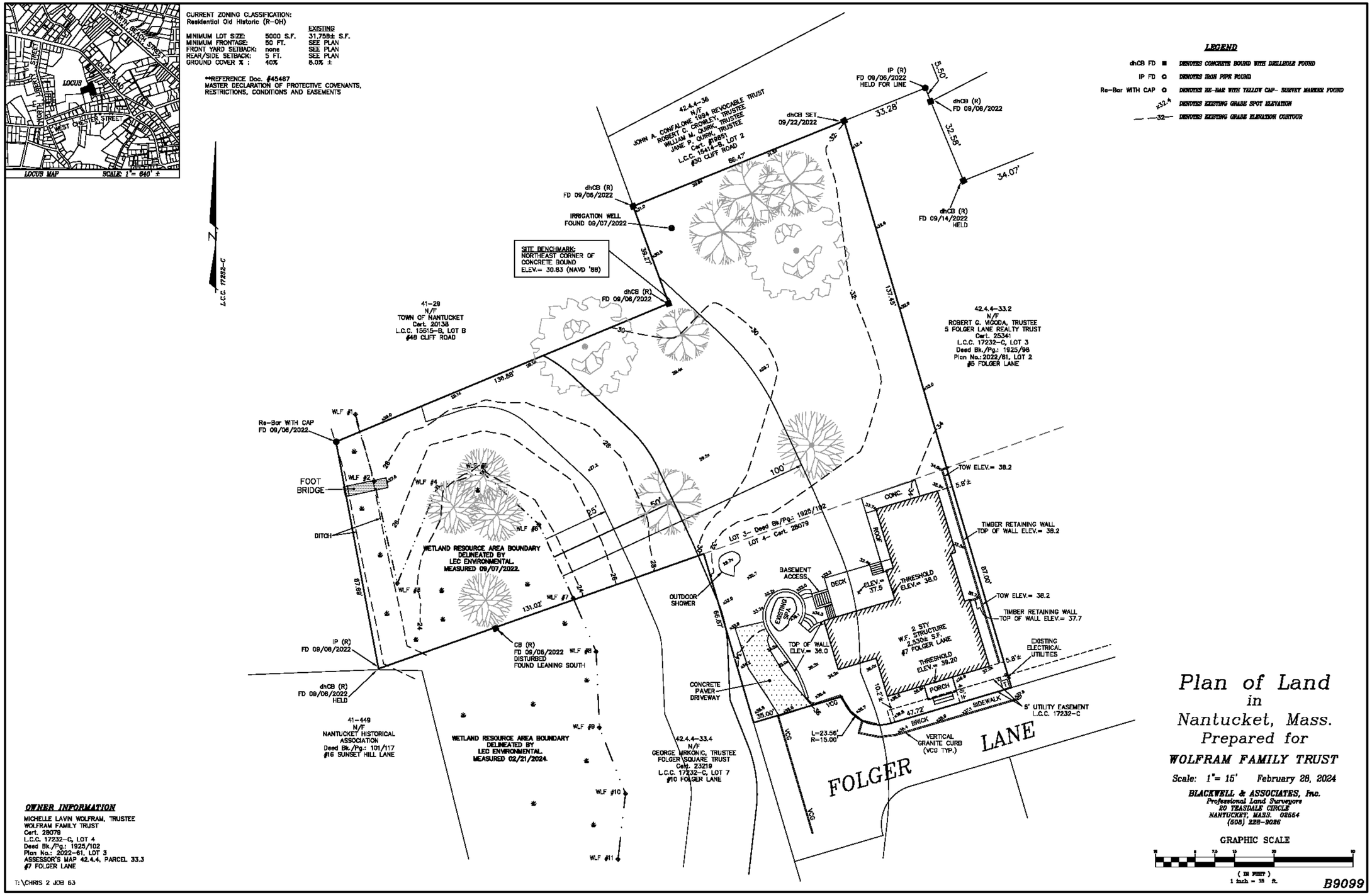

1 EXISTING CONDITIONS SURVEY

WLF SHED

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

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REVISIONS

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1	05/06/2024	HDC SUBMISSION

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PROJ. NO.	323029

EXISTING SURVEY

HDC-03

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1 SITE PLAN
3/32" = 1'-0"

WLF
SHED

7 FOLGER LANE
NANTUCKET, MA 02554

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WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
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STRUCTURAL ENGINEER
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MEP ENGINEER
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SURVEYOR
BLACKWELL & ASSOCIATES
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Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

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SITE PLAN

HDC-04

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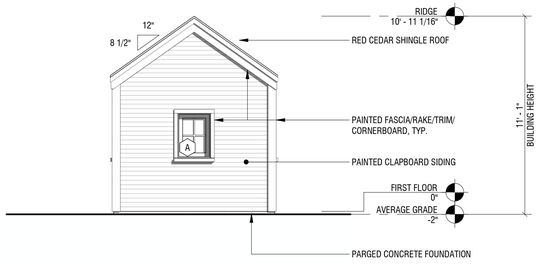
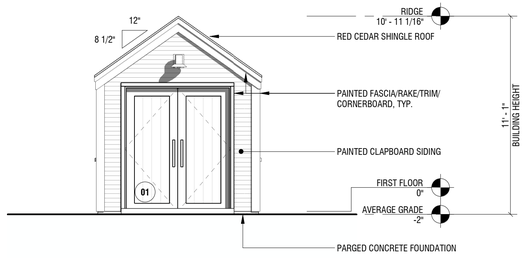


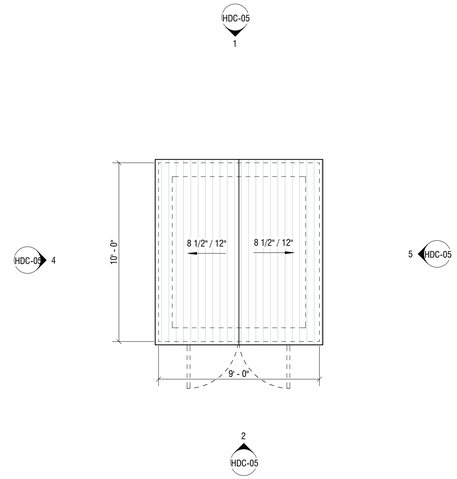
1 ELEVATION - SOUTH

1/4" = 1'-0"



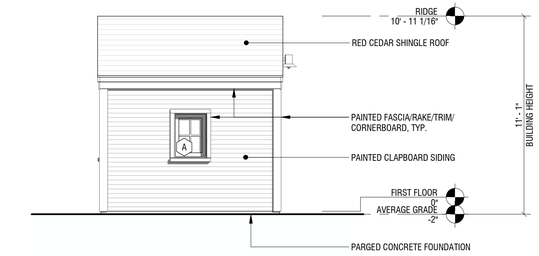
2 ELEVATION - NORTH

1/4" = 1'-0"



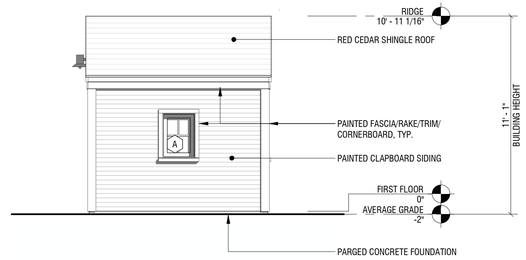
3 ROOF PLAN

1/4" = 1'-0"



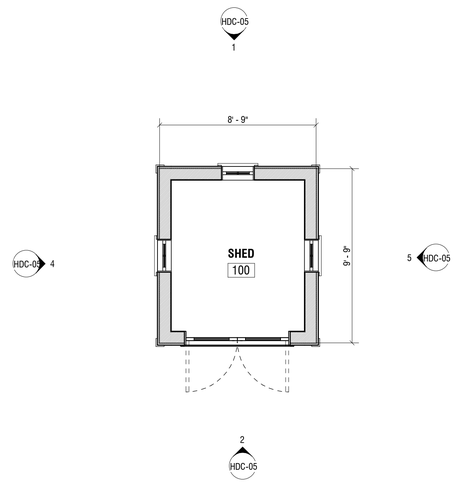
4 ELEVATION - EAST

1/4" = 1'-0"



5 ELEVATION - WEST

1/4" = 1'-0"



6 SHED PLAN

1/4" = 1'-0"

WLF

SHED

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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CONTRACTOR

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STRUCTURAL ENGINEER

--
--

MEP ENGINEER

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--

SURVEYOR

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LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

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VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	05/06/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	323029

BUILDING ELEVS. & PLANS

HDC-05

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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 MIROSLAVA AHERN

AS AGENT FOR WOLFRAM MICHELLE LAVIN TR

STREET ADDRESS 7 FOLGER LANE

MAP/PARCEL 42.4.4 / 33.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/20/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

MIROSLAVA AHERN — Signature

5/13/2024 — 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°: 42.4.4 PARCEL N°. 33.3

Street & Number of Proposed Work: 7 FOLGER LANE

Owner of record: WOLFRAM MICHELLE LAVIN TR

Mailing Address: 74 CLUB DRIVE, RIVERSIDE CT, 06878

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 _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 500 SF ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ 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:

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 BLUESTONE PAVERS Walls _____

* Note: Complete door and window schedules are required. PATIO: IRREGULAR BLUESTONE

COLORS

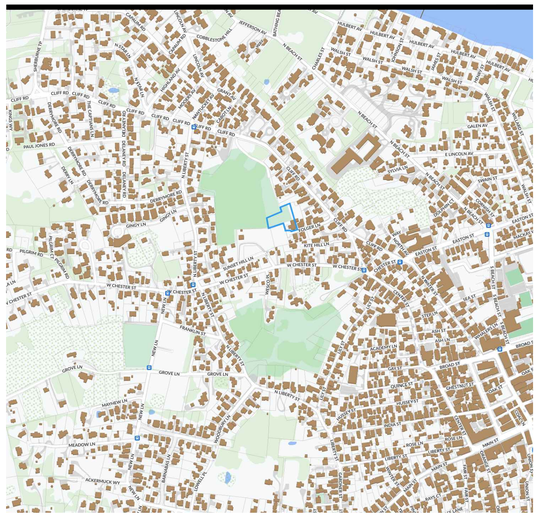
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck TME Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. GATE: 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 5/20/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 42.4.4 / 33.3



AERIAL MAP: 42.4.4 / 33.3



VIEW #1: VIEW FROM FOLGERS LN



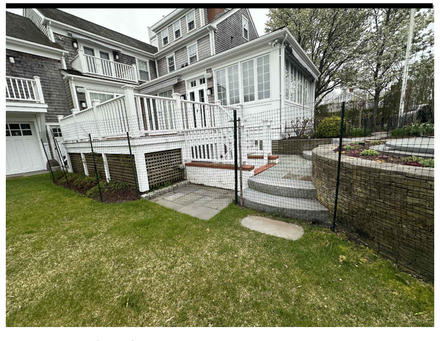
VIEW #2: EXISTING HARDSCAPE DRIVEWAY



VIEW #3: EXISTING SPA & DECK TO REMAIN

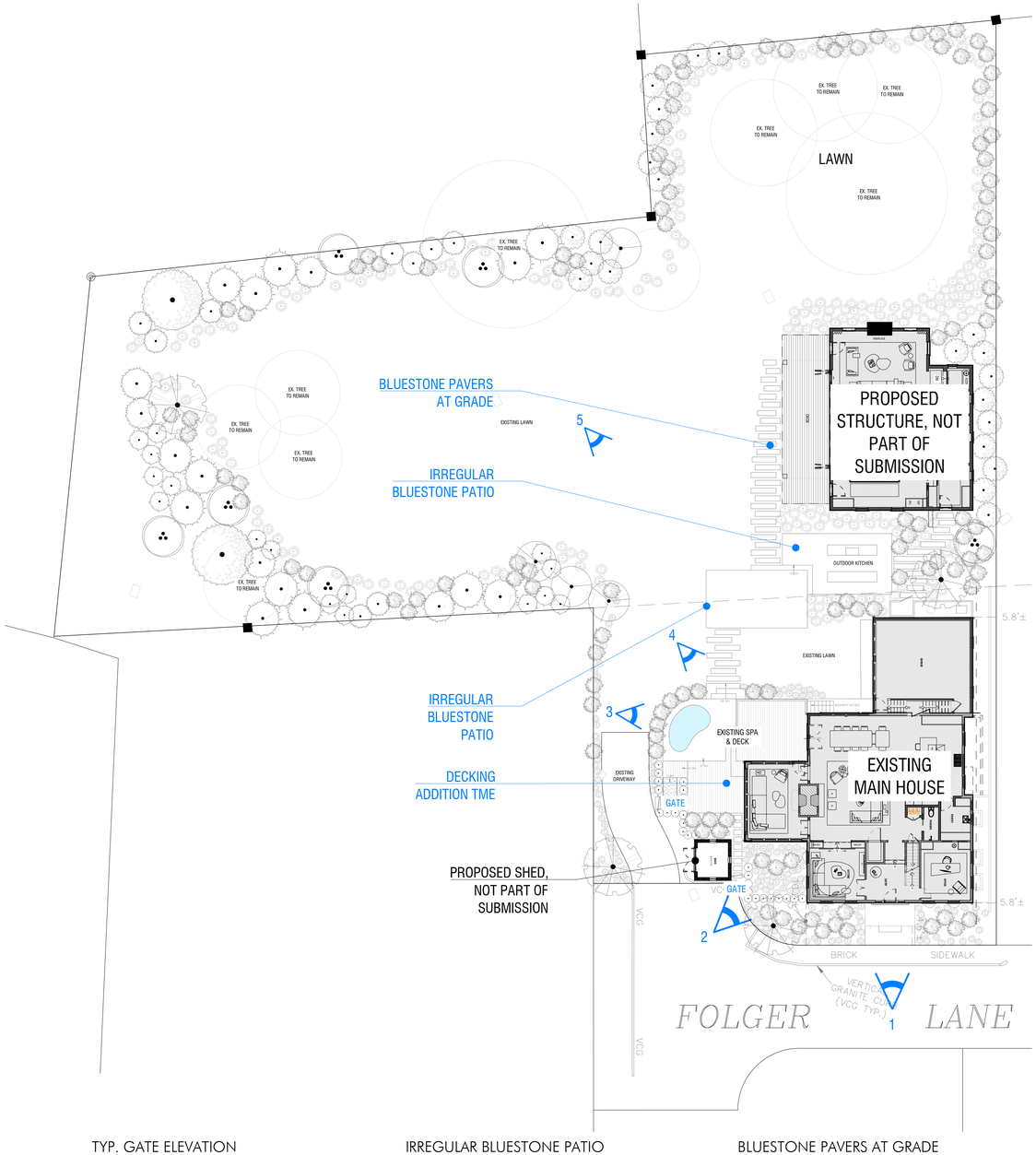


VIEW #4: EXISTING HARDSCAPE

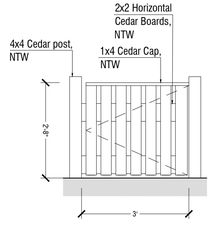


VIEW #5: EXISTING LAWN



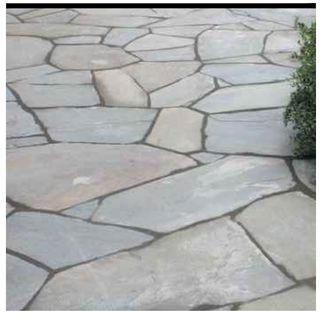


TYP. GATE ELEVATION

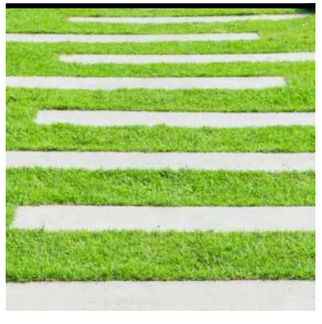


1 TYP. GATE: Elevation
Scale: 1/2" = 1'-0"

IRREGULAR BLUESTONE PATIO



BLUESTONE PAVERS AT GRADE



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

WLF
RESIDENCE

7 FOLGERS LN
NANTUCKET, MA, 02554

OWNER

WOLFRAM LAVIN MICHELLE TR
74 Club Drive, Riverside CT, 06878

ARCHITECT

WORKSHOP / APD
39 W 38th ST, 7th Floor, New York, NY, 10018
(212) 273-9712

SURVEYOR

NAME
Address

PROPERTY INFO

ZONE: ROH
MAP / PARCEL: 42.4.4 / 33.3
LOT SIZE: 0.73 AC
MIN. LOT SIZE: 5,000 SF

FRONTAGE: 50'
FRONT SETBACK: 0'
SIDE SETBACK: 5'

MAX G.C.: 50%

REVISIONS

NO.	DATE	PROJECT PHASE

HDC SUBMISSION

COVER

NOTES

DRAWING INFO

DATE	MAY 20, 2024
SCALE	1/16" = 1' - 0"
DRAWN BY	JH

ISSUES

HDC.01

CERTIFICATE NO: _____ VISIBILITY - Limited, if any possible DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°: 49

Street & Number of Proposed Work: 125 Main St

Owner of record: Thomas Rhodes

Mailing Address: 125 Main St.
NANtucket, MA 02554

Contact Phone #: 508-228-0689 E-mail: StructuresUNLTD@gmail.com

AGENT INFORMATION (if applicable)

Name: NANtucket Structures UNLTD, Inc

Mailing Address: 20 Grigler Ave
NANtucket, MA 02554

Contact Phone #: 508-228-0689 E-mail: structuresunltd@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. 2023-09-9172

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 8' Sq. Footage 1st floor: 405F 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 9' South 9' East 9' West 9'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Reduce size from 485F to 405F

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

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 1"x5" Rake 1"x5" Soffit (Overhang) 1'x5" Corner boards 1"x6" Frieze 1"x5"

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 Tongue+Groove Pine 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 match existing

Trim White Sash _____ 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.

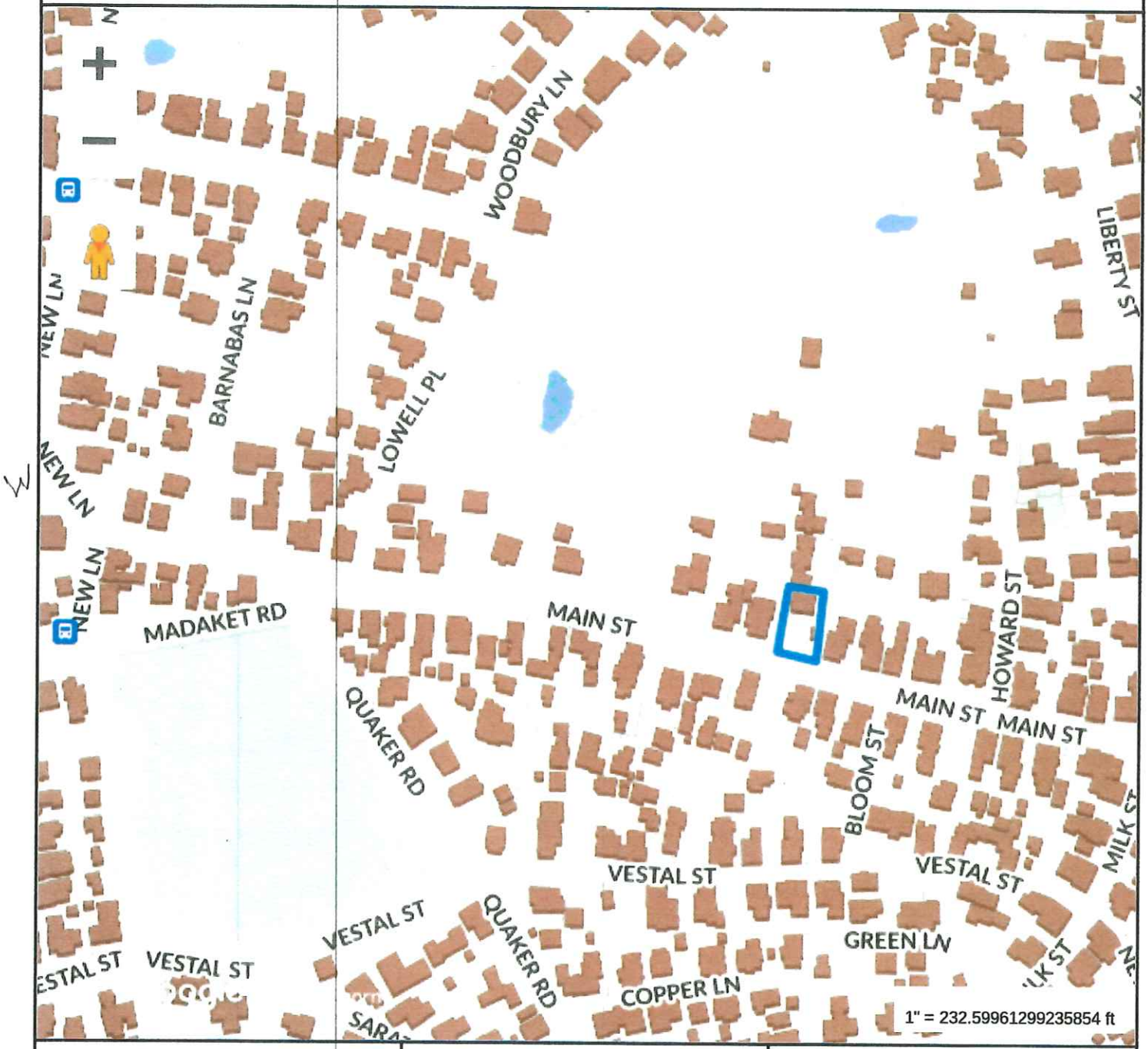
Date 4/23/24 Signature of owner of record Nancy Dratzal, agent Signed under penalties of perjury

Town and County of Nantucket, MA

N

April 2, 2024

125 MAIN STREET - LOCUS MAP



Property Information

Property ID	9999
Location	125 MAIN ST
Owner	RHODES THOMAS L II TR

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 02/08/2024
Data updated Jan. 2021

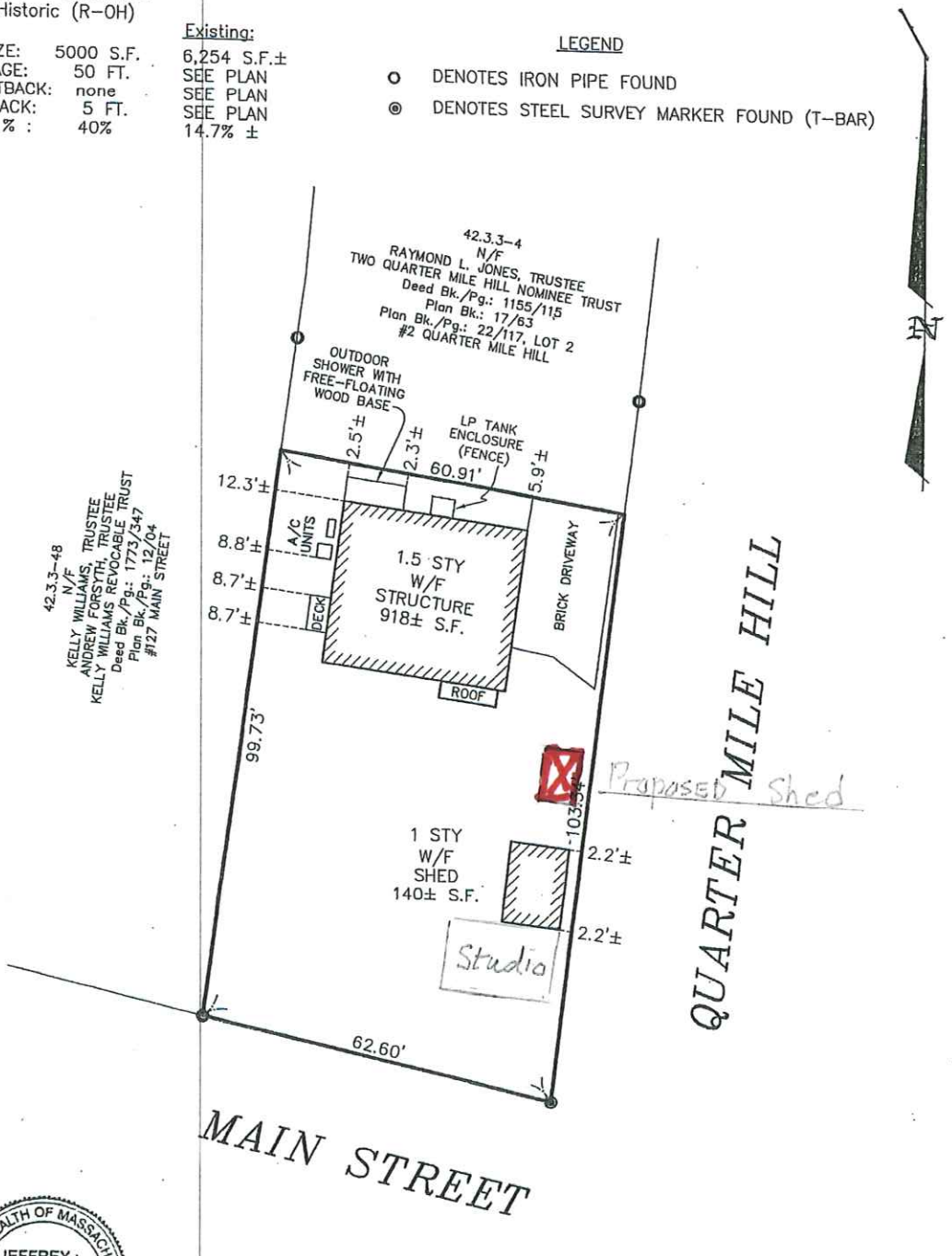
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	6,254 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	40%	14.7% ±

LEGEND

- O DENOTES IRON PIPE FOUND
- ◉ DENOTES STEEL SURVEY MARKER FOUND (T-BAR)



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No 35388
PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: November 02, 2021

Owner: THOMAS L. RHODES II

DEED: Bk. 1793/ Pg. 182. Plan BK.: 22-117 (LOT 1)

Locus: #125 MAIN STREET

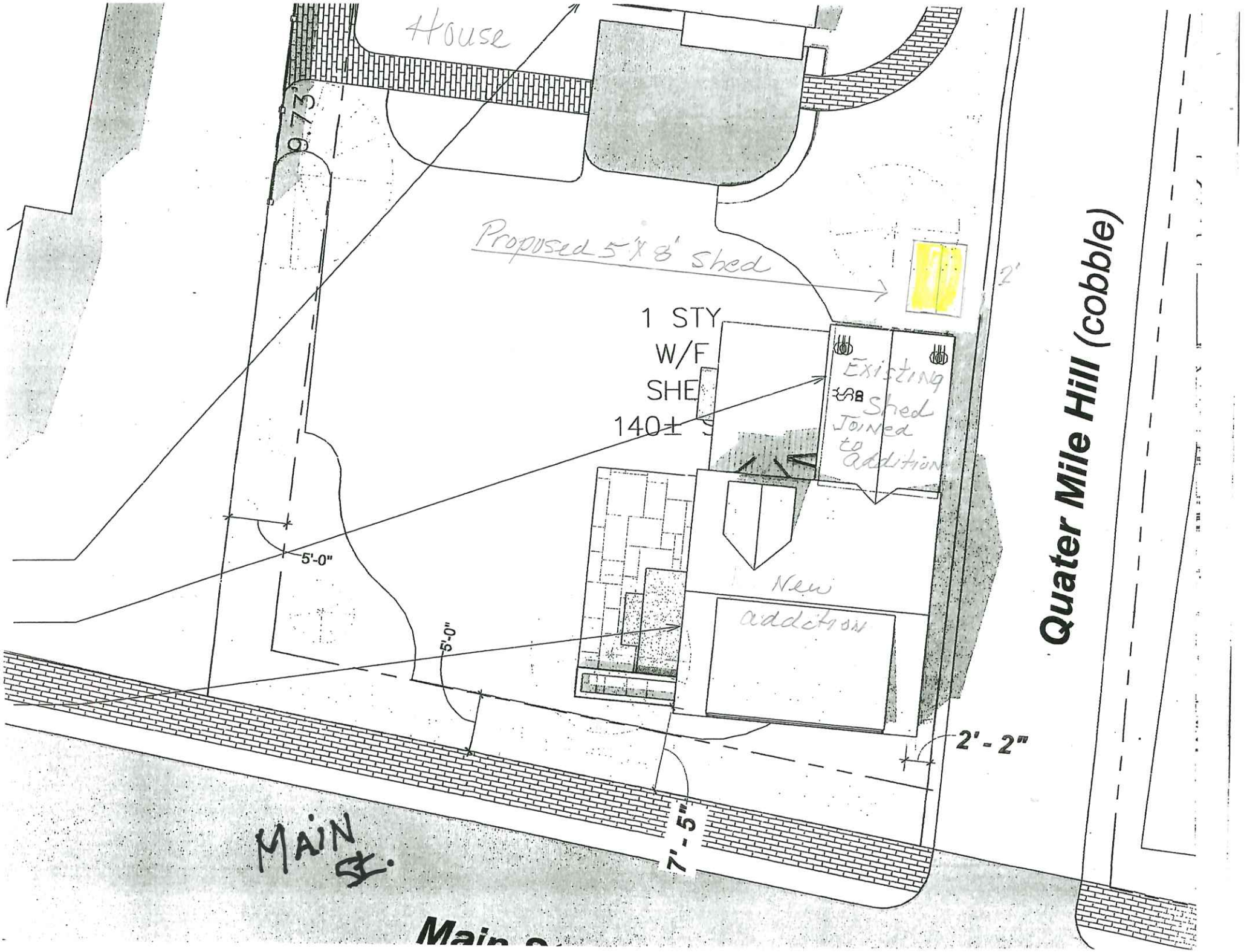
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND 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.

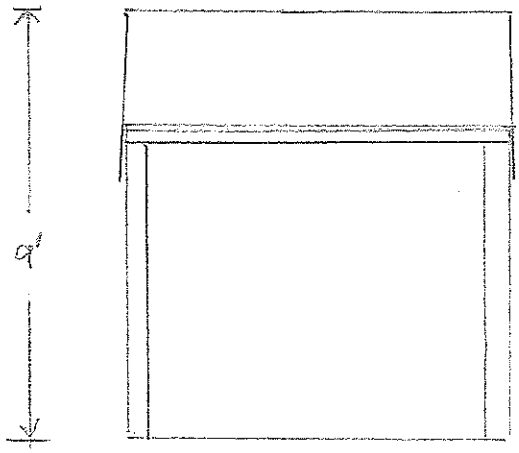
ASSESSOR MAP: 42.3.3, PARCEL: 49

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

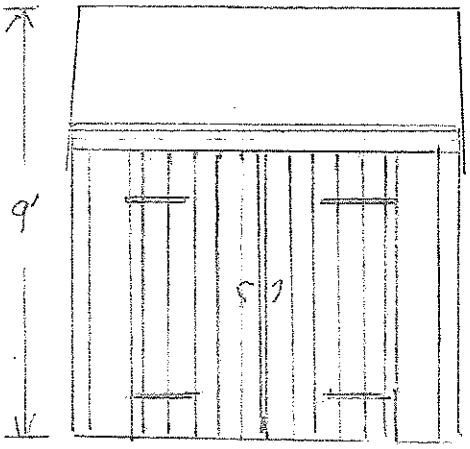
T:\JEFF 25 JOB 12
V:\DRAWFILES\B5214\BLP.dwg 11/2/2021 11:39:21 AM EDT

B5214

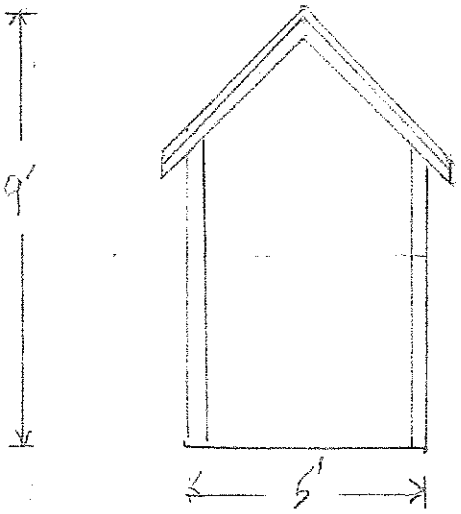

House
9.73'
Proposed 5'x 8' shed
1 STY
W/F
SHE
140±
Existing
Shed
Joined
to
addition
New
addition
5'-0"
5'-0"
2'
2' - 2"
7' - 5"
MAIN St.
Quater Mile Hill (cobble)



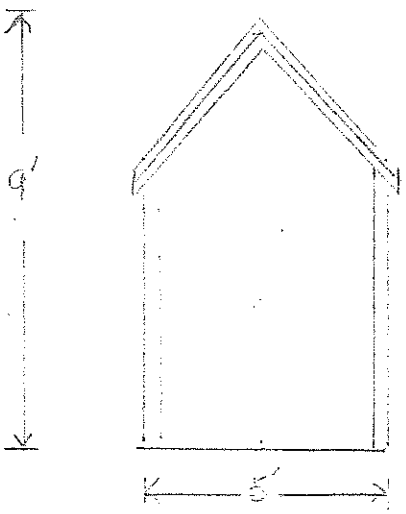
EAST Elevation



WEST - Elevation



South Elevation

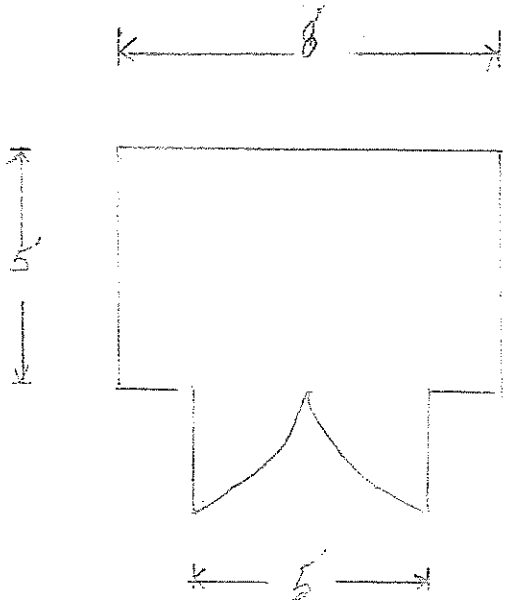


NORTH ELEVATION

Structures Unltd
Nantucket, MA 02554

Scale 1/4" = 1'-0"

125 Main St



Floor Plan - Storage

Scale 1/4" = 1'-0"

Structures Unlt'd
Nantucket, MA 02554

125 Main St

STRUCTURES UNLIMITED

Site is 125 Main St. –Installation of Proposed 5'x8' Storage Shed

Photo 1 – Entrance to the property through the gate. Note property is encircled By privet hedge.

Photo 2 – Existing residence.

Photo 3 & 4 – New Studio with the existing 140sf Shed connected to the new Studio. The double door on the connected shed is the same style tongue and groove door as on the new storage shed.

Photo 5 – Standing on Quarter Mile Hill looking at area for the new 5'x8' Proposed Shed which is completely screened by the privet hedge.

Photo 6 – The area where the port-a-potty is positioned is where the new Shed would be placed with space between the two structures.

Photo 7 – This photo shows the structures taken from the entry gate and looking towards Main St. Ultimately, the new site plan will reflect these new structures, note the placement on the enclosed modified site plan.

20 Greglen Avenue Nantucket, MA 02554 508-228-0689



125 Main

#1 125 Main St. – Entrance



#2 125 Main St. - House



#3 & 4



#3+4

#R 4 #7





#6

CERTIFICATE NO: _____ DATE ISSUED: 10/17/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC 2023-09-9172

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 49

Street & Number of Proposed Work: 125 Main St

Owner of record: Thomas Rhodes

Mailing Address: 125 Main St.
NANTUCKET, MA 02554

Contact Phone #: 508-228-0689 E-mail: Structuresunltd@gmail.com

AGENT INFORMATION (if applicable)

Name: NANTucket STRUCTURES UNITED INC.

Mailing Address: 20 Greglen Ave
NANTucket, MA 02554

Contact Phone #: 508-228-0689 E-mail: STRUCTURES UNITED@gmail.com

FOR OFFICE USE ONLY

Date application received: 10/9/23 Fee Paid: $ paid

Must be acted on by: 11/24/23

Extended to: _____

Approved: De Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: Caroline Steele

Member: _____

Notes - Comments - Restrictions - Conditions

PER EXHIBIT "A" - ROOF OF SHED MATCH COTTAGE ROOF PITCH

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: 8' Sq. Footage 1st floor: 40SF 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 10'6" South 10'6" East 10'6" West 10'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☒ 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

☐ 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 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 1"X5" Rake 1"X5" Soffit (Overhang) 1"X5" Corner boards 1"X6" Frieze 1"X5"

Window Casing 1"X4" 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 Tongue & Groove Pine 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 New cottage - Color & Style

Trim White Sash _____ Doors White

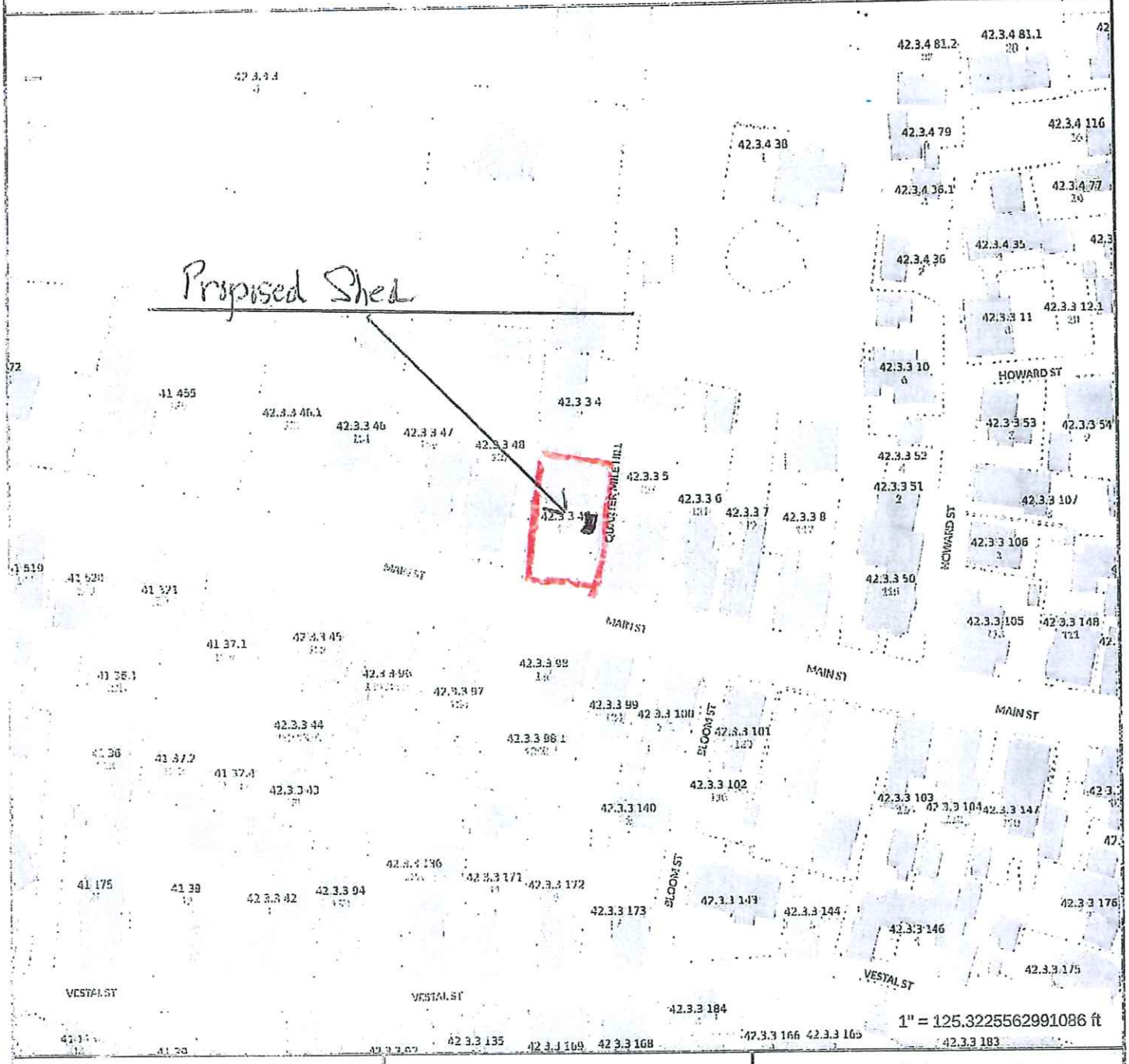
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 9/20/23 Signature of owner of record Nancy L. Brahzel, agent Signed under penalties of perjury

125 MAIN ST - SITE PLAN



Property Information

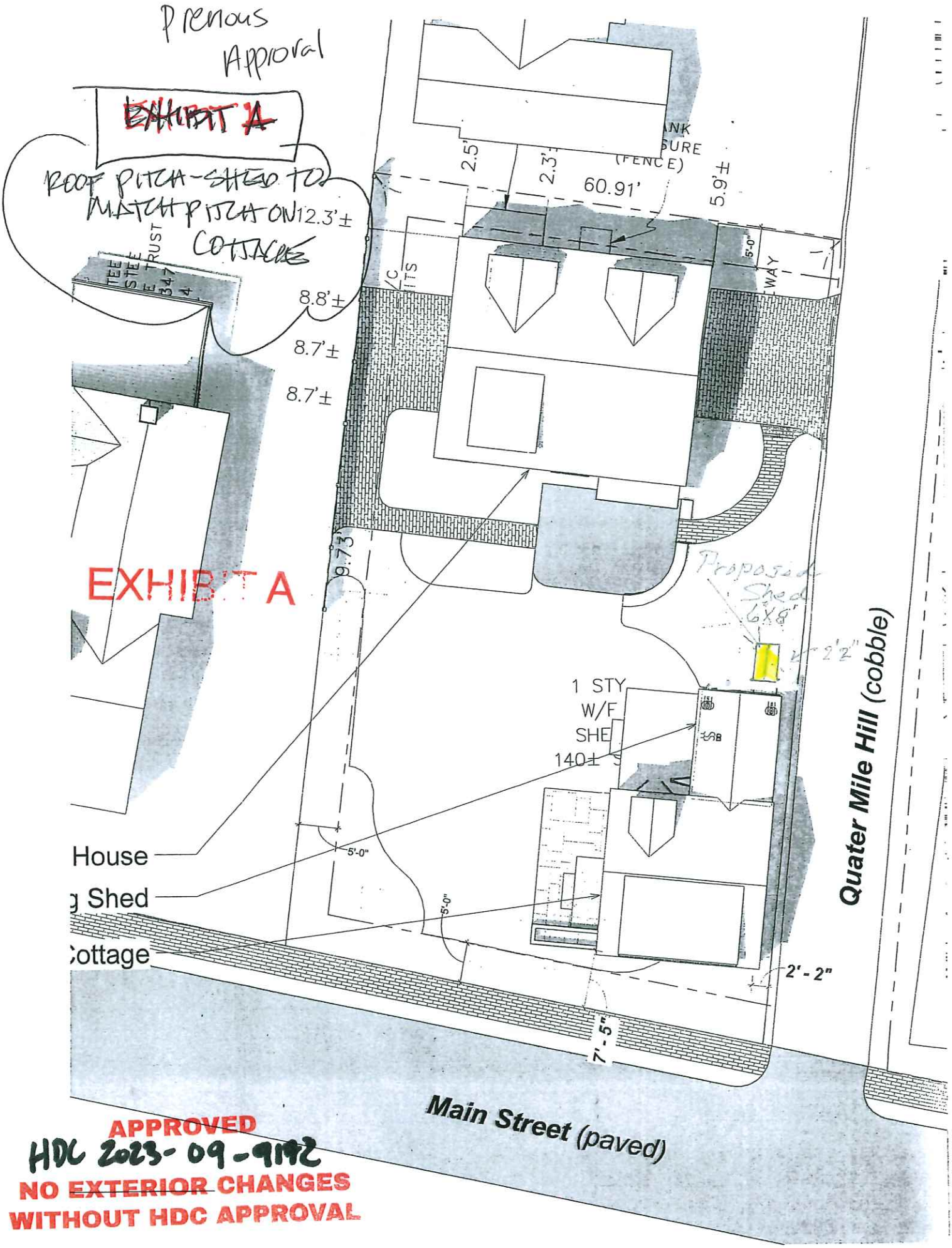
Property ID	42.3.3 49
Location	125 MAIN ST
Owner	RHODES THOMAS L II TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/14/2023
Data updated Jan. 2021

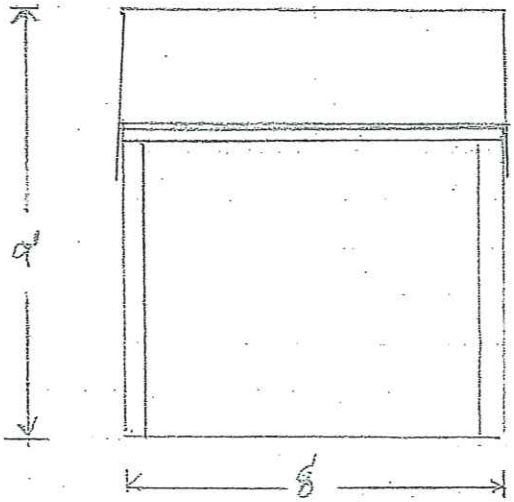
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



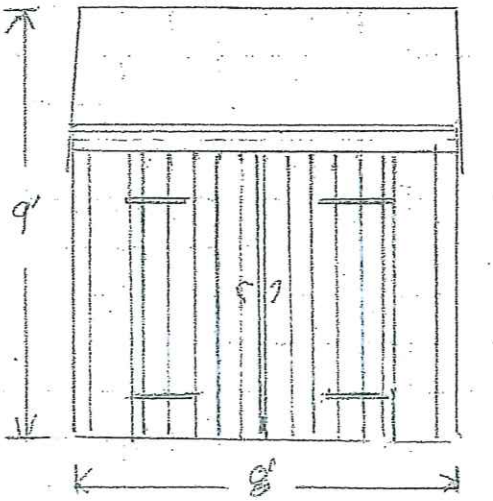
APPROVED
HDC 2023-09-9192
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Previous Approval

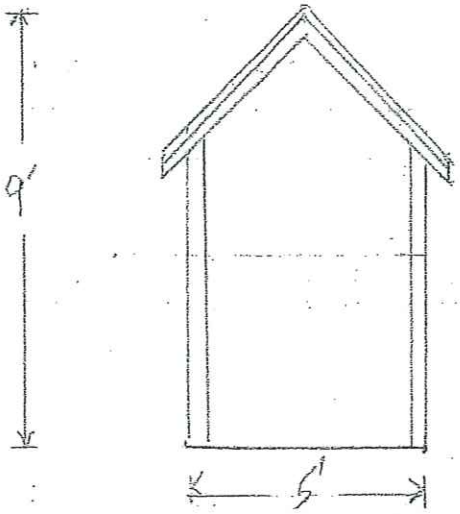
APPROVED
HDC 2023-09-9172
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



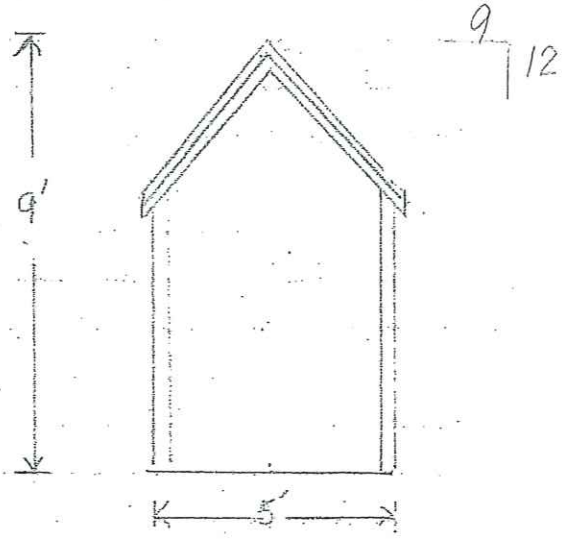
EAST Elevation



West - Elevation



South Elevation



NORTH Elevation

Structures United
Nantucket, MA 02554

Scale 1/4" = 1'-0"

125 Main St.

confirmed with architect
that Roof Pitch of cottage is 9

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: 5/2/24
✓	Address & HDC Case Number (ie HDC2020-05-0265): 14 Almanack Pond Road HDC2024-03-10069
✓	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: Dora Puljic Date: 5/1/24

April 2, 2024 Minutes for 14 Almanack Pond Road HDC2024-03-10069
Commission Chair: Stephen Welch
Commission Members: Abby Camp, Diane Coombs, Vallorie Oliver, Joe Paul

Val's biggest concerns were that the size of the cupola was too large for the building and that the two dormer additions needed greater setbacks, and she also mentioned that the new colors (black trim on windows and grey house trim) will "make it more subdued".

Joe knows the house and has been inside, and said "it reads as more private than the site plan indicates", and had the same two concerns that Val had – saying that the dormer looks more like a monitor.

Diane also agreed with these two concerns mentioned above.

Abby agreed as well, and suggested that the cupola be reduced to 2 windows width instead of 4 on the west and east elevations, effectively making it square.

Stephen was concerned about the dormer "to the extent that it is was visible", mentioning that without side streets and based on the location, it never really would be. He also agreed that the cupola needed to be sized down.

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°: 26 PARCEL N°. 12

Street & Number of Proposed Work: 14 Almanack Pond Rd.

Owner of record: Goran & Melinda Puljic

Mailing Address: 14 Almanack Pond Rd
Nantucket, Mass 02554

Contact Phone #: 646-286-8610 E-mail: goran.puljic@outlook.com

AGENT INFORMATION (if applicable)

Name: N/A

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 _____

Size of Structure or Addition: Length: 2' Sq. Footage 1st floor: 2407 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 8' Sq. footage 2nd floor: 1,491 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North None South None East None West None

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks ~~new roof~~

+ Chimney removal
+ paint trim gray + new gutters (describe)
+ paint windows black + new siding (white cedar)
+ New Red Cedar roof
+ New cupola + 2 new dormers (w)

REVISIONS*
1. East Elevation
2. South Elevation ~~+ en~~ + new outdoor shower
3. West Elevation + 2 new dormers + 16 sq ft addition
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" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other Removal

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) copper

Leaders (material and size): 3" copper + 4" wood

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 To match existing

☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson A series

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side Patio-to shower

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 gray (Quaker Gray) Sash Black 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 3/5/24 Signature of owner of record Goran Puljic 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

X

Rev Jan 2024

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.

$125 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 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 (3 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.

GP 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 Goran Puljic

~~AS AGENT FOR~~ _____

STREET ADDRESS 14 Almanack Pond Rd

MAP/PARCEL 25 / 12

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 5th, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

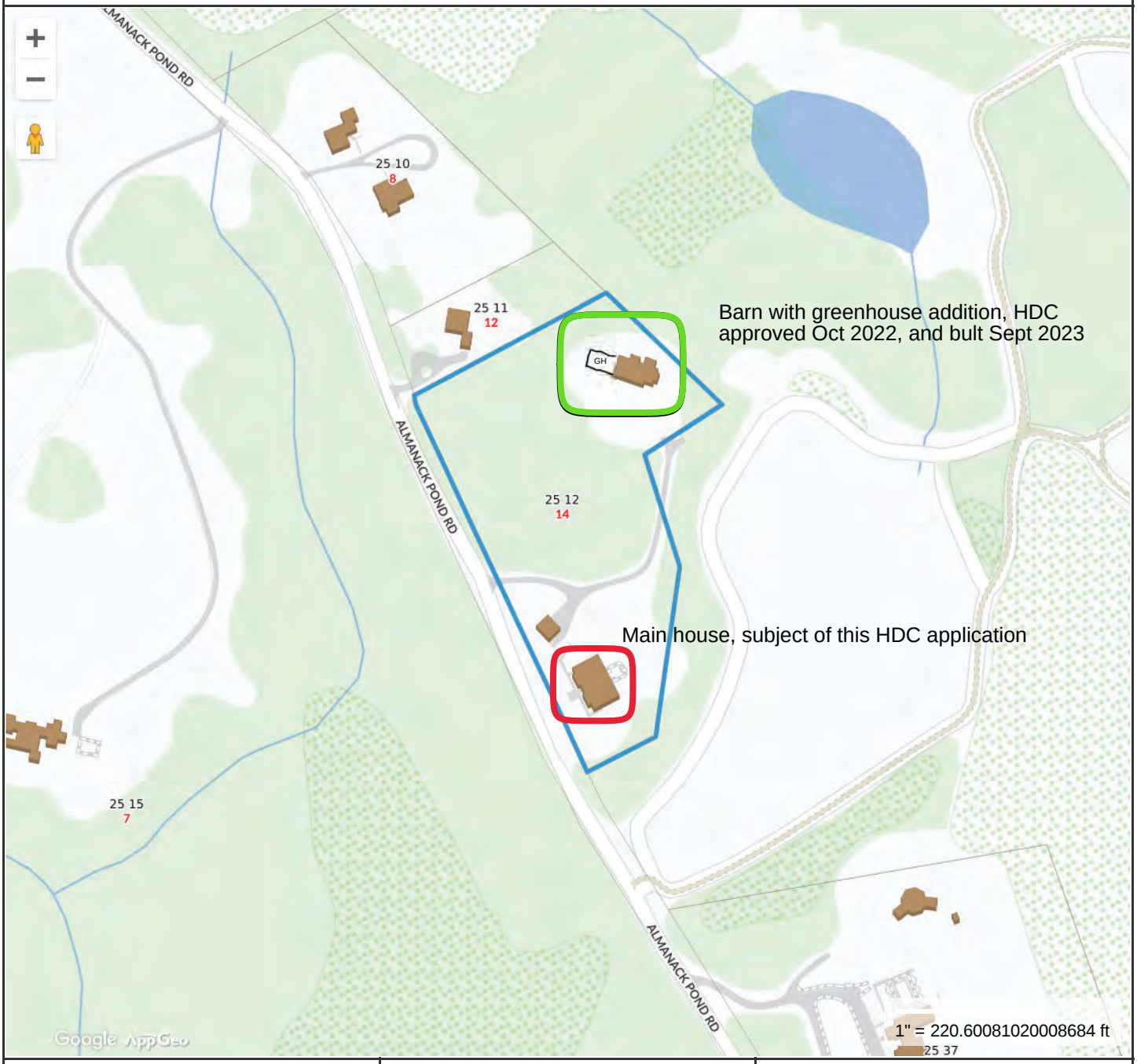
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Goran Puljic — 3/5/24

Signature — Date

Poperty Locus - High Zoom



Property Information

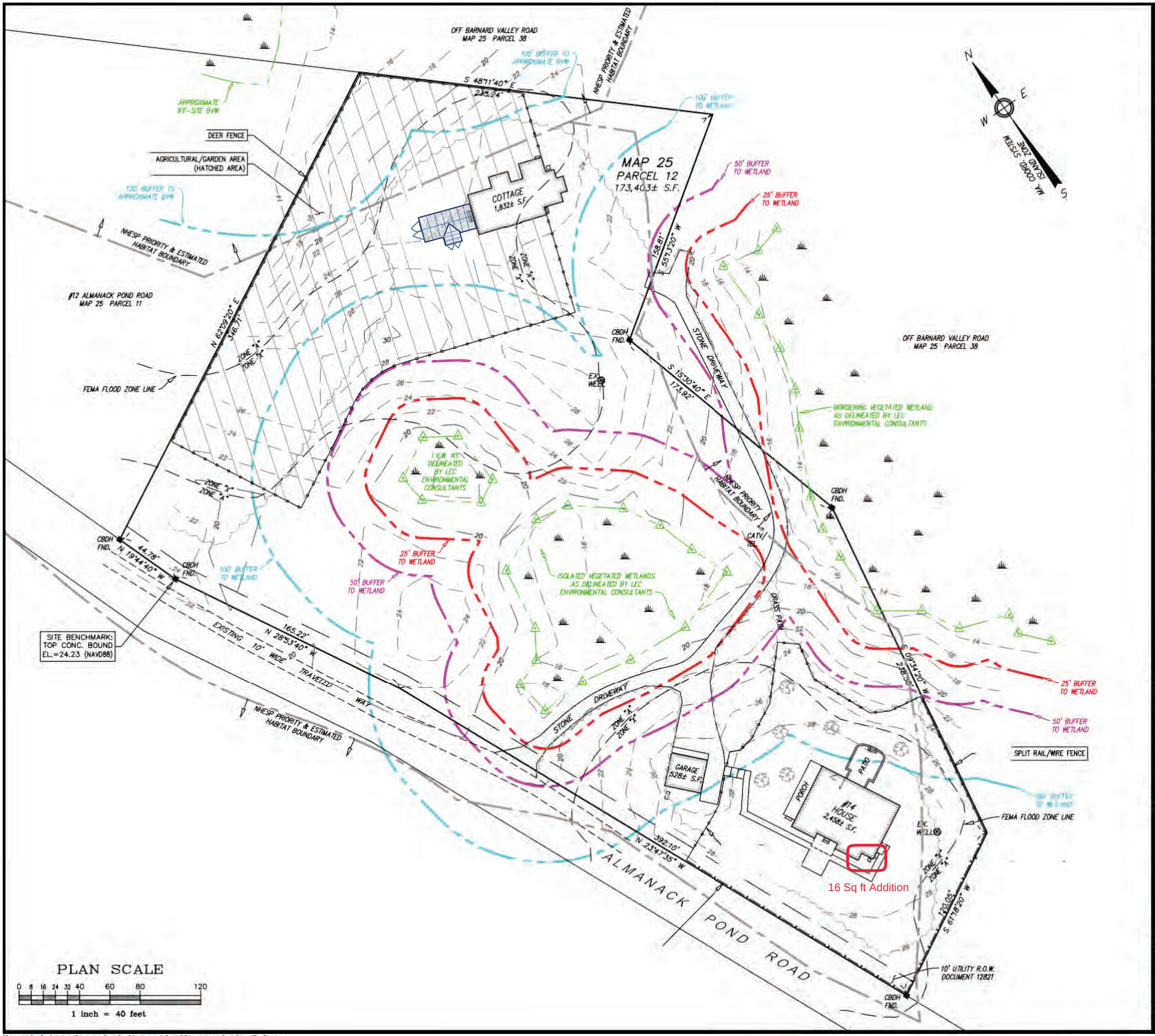
Property ID	25 12
Location	14 ALMANACK POND RD
Owner	PULJIC GORAN & MELINDA

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 07/28/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



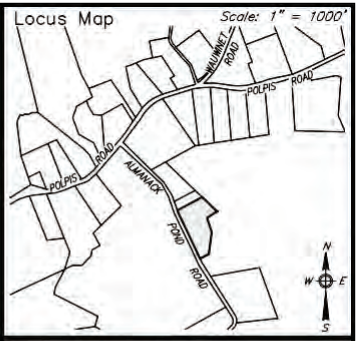
PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

Locus Map

Scale: 1" = 1000'



GENERAL NOTES:

1. LOCUS: #14 ALMANACK POND ROAD ASSESSORS MAP 25 PARCEL 12
2. OWNER: DOUGLAS A. REDIKER and HEIDI CREBO-REDIKER 2903 P STREET NW WASHINGTON, DC 20007
3. DEED REF: Cert. #21706
4. PLAN REF: L.C.C. #7300-I (LOT F) L.C.C. #7300-H (LOT E-2)
5. LOCUS IS PARTIALLY LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE "A" AS INDICATED ON COMMUNITY PANEL NUMBER 25019C-0092-G DATED JUNE 9, 2014.
6. LOCUS PARTIALLY FALLS WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE AND PRIORITY HABITATS OF RARE SPECIES.

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

PROPOSED SITE PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared For:

DOUGLAS A. REDIKER & HEIDI CREBO-REDIKER

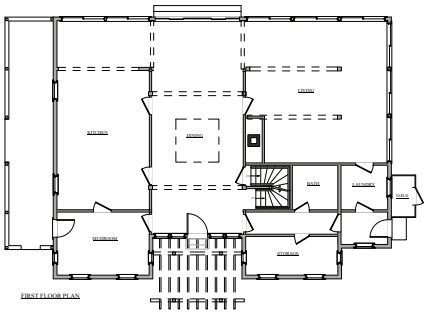
#14 ALMANACK POND ROAD
MAP 25 PARCEL 12

No.	Date	Revision Description	By
–	–	–	–

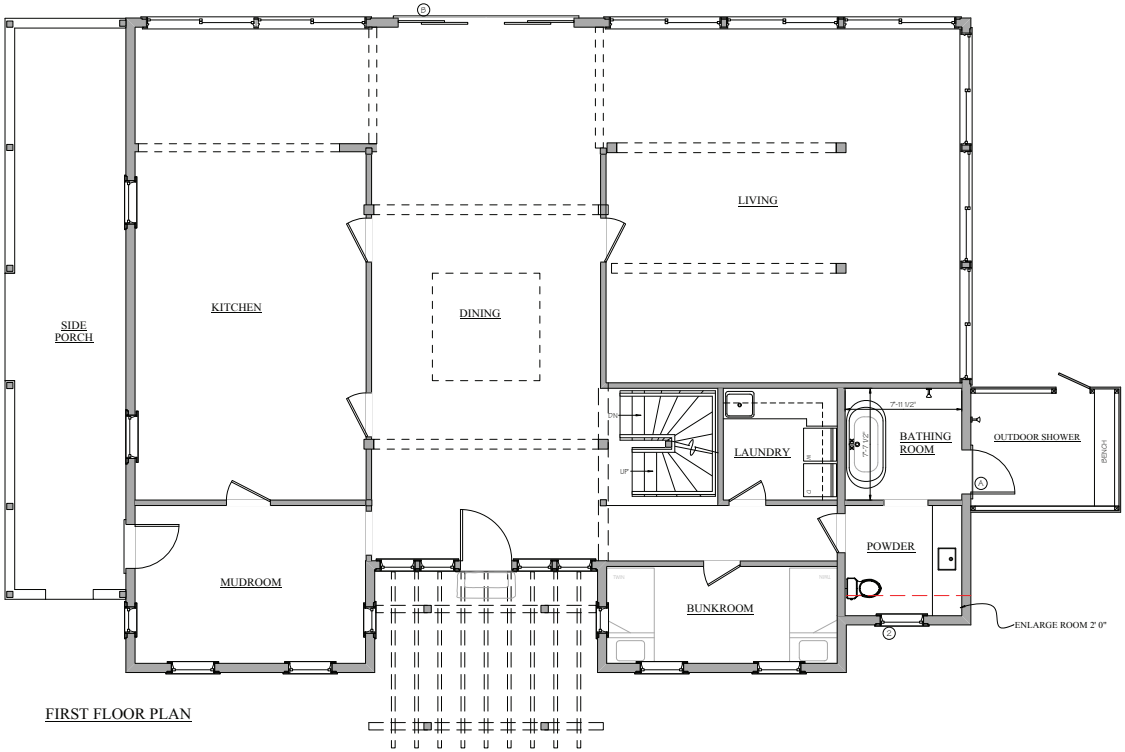
Date:	Drawn:	Checked:	Sheet:
FEBRUARY 2, 2021	RMM/ERC/BEI	DFB/AMG	1 of 1

S:\Autocad Drawings\Nantucket\Almanack Pond Road\14 Almanack Pond Rd\14 Almanack Pond Rd – Site Plan.dwg

AS-BUILT



FIRST FLOOR PLAN



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1175 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

This plan and the design and arrangement of the plan and the design and arrangement of the plan and the design and arrangement of the plan, copyright laws and not to be reproduced, copied or used in any manner without the express written consent of the Benjamin Normand Residential Inc.

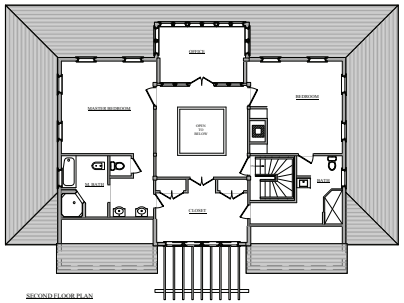
FIRST FLOOR PLAN
DATE: 02/20/2024
SCALE: 1/4" = 1'0"

M/P: 25 / 12

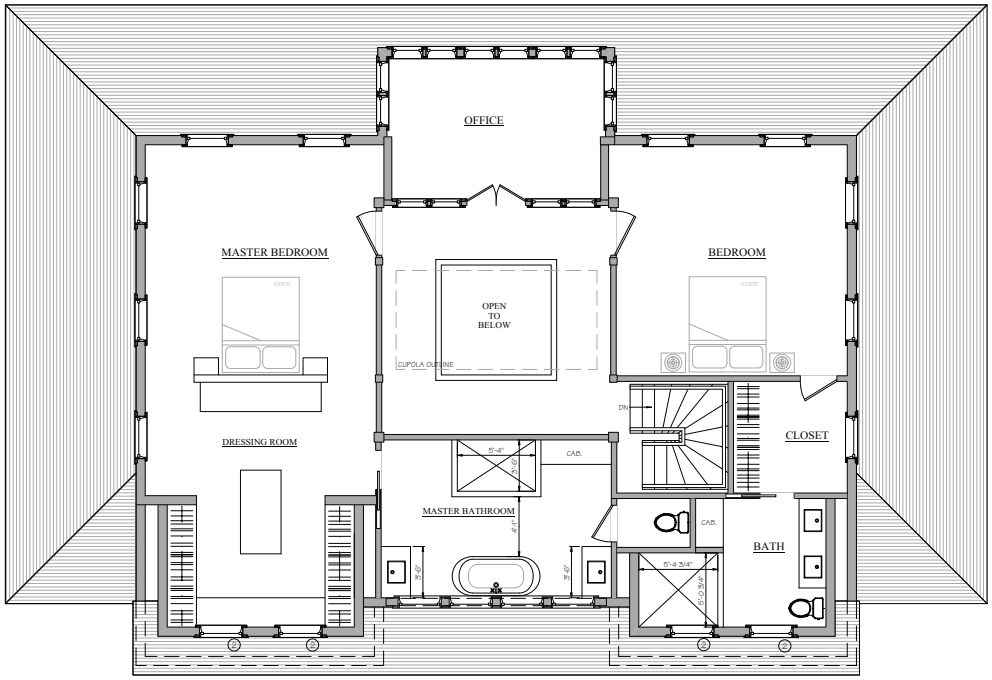
THE PULJIC RESIDENCE
14 ALMANACK POND RD.
NANTUCKET, MA

1

AS-BUILT



SECOND FLOOR PLAN



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1175 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designed in the Architecture and Engineering of Design, Inc. and Architectural Design Inc. and Engineering Inc. Any reproduction or use of this plan, copyright laws and will be prosecuted.

SECOND FLOOR PLAN
DATE: 02/20/2024
SCALE: 1/4" = 1'0"

M/P: 25 / 12

THE PULJIC RESIDENCE
14 ALMANACK POND RD.
NANTUCKET, MA

2

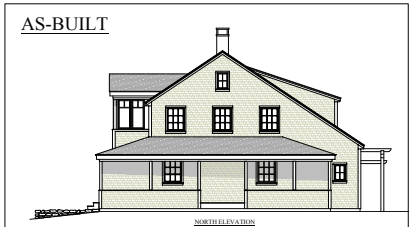


AS-BUILT

WEST ELEVATION



WEST ELEVATION



AS-BUILT

NORTH ELEVATION



NORTH ELEVATION

Puljic Residence 2/20/2024

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 9 1/4" x 3' 7 1/4"	2' 10" x 3' 8"	Andersen	9 light fixed	Single	APW21038	12
2	2' 9 1/4" x 3' 11 1/4"	2' 10" x 4' 0"	Andersen	9 light casement	Single	acw21040	5
A	3' 0" x 6' 8"	3' 2" x 6' 10"	Andersen	6 light Patio Door	Single	FW3068	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

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NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1175 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 02/20/2024
SCALE: 1/4" = 1'0"

M/P: 25 / 12

THE PULJIC RESIDENCE
14 ALMANACK POND RD.
NANTUCKET, MA

3



AS-BUILT



EAST ELEVATION



AS-BUILT



SOUTH ELEVATION

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ELEVATIONS
DATE: 02/20/2024
SCALE: 1/4" = 1'0"

M/P: 25 / 12

THE PULJIC RESIDENCE
14 ALMANACK POND RD.
NANTUCKET, MA

14 Almanack Pond Rd - Locus - Sat high zoom



Property Information

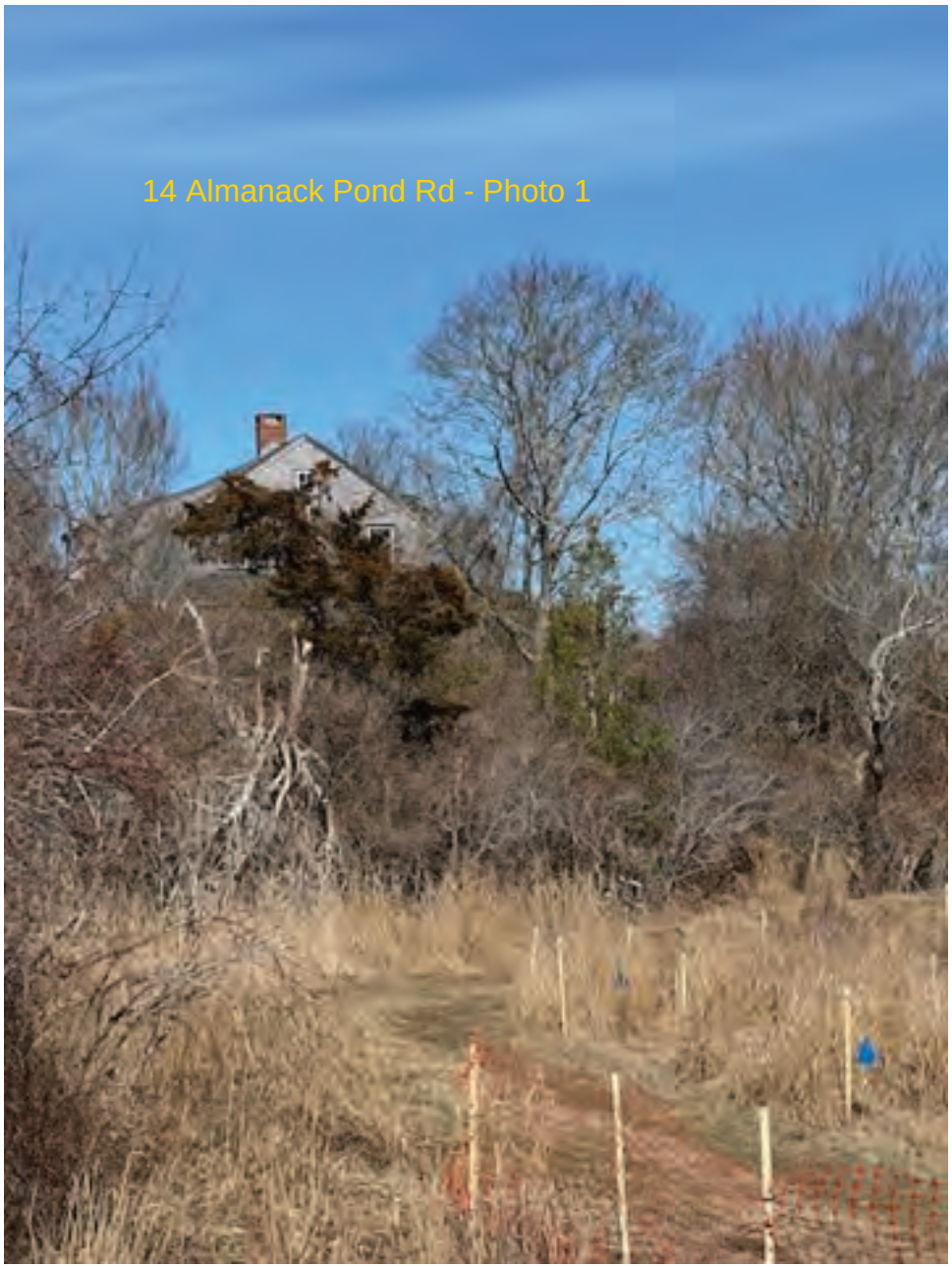
Property ID	25 12
Location	14 ALMANACK POND RD
Owner	PULJIC GORAN & MELINDA

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 07/28/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


14 Almanack Pond Rd - Photo 1



14 Almanack Pond Road - Photo 2


14 Almanack Pond Road - Photo 3



14 Almanack Pond Road - Photo 4


14 Almanack Pond Road - Photo 5
14


14 Almanack Pond Road - Photo 6



14 Almanack Pond Road - Photo 7


14 Almanack Pond Road - Photo 8


14 Almanack Pond Road - Photo 9



14 Almanack Pond Road - Photo 10


14 Almanack Pond Road - Photo 11 - West Elevation


14 Almanack Pond Road - Photo 12 - North Elevation



14 Almanack Pond Road - Photo 13 - East Elevation



14 Almanack Pond Road - Photo 14 - South Elevation

Town and County of Nantucket, MA

Property

Property Quick Sear



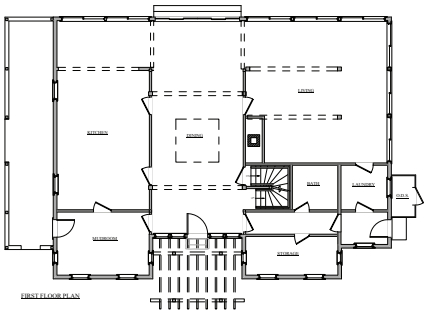
Cupolas at 25 Almanack Pond Road



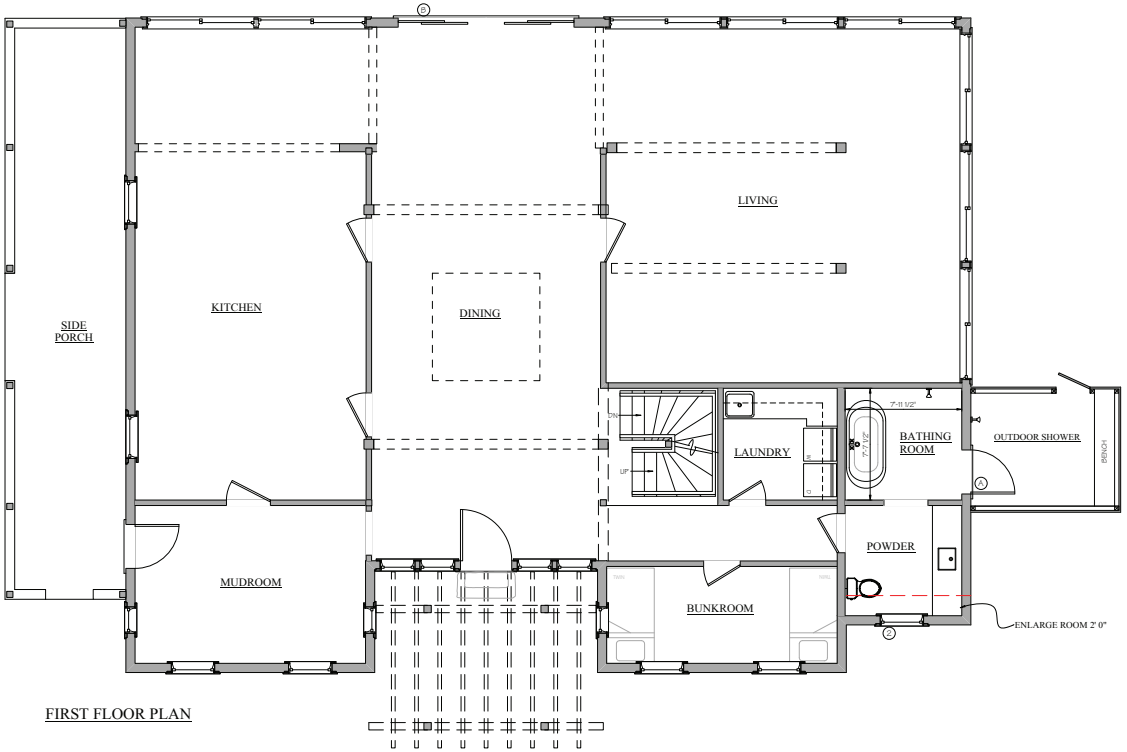
Cupola at 24Almanack Pond Road



AS-BUILT



HDC2024-03-10069
14 Almanack Pond Road
Goran & Melinda Puljic



FIRST FLOOR PLAN

Puljic Residence 2/20/2024

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 9 1/4" x 3' 7 1/4"	2' 10" x 3' 8"	Andersen	9 light fixed	Single	APW21038	8
2	2' 9 1/4" x 3' 11 1/4"	2' 10" x 4' 0"	Andersen	9 light casement	Single	acw21040	5
3	7' 5" x 5' 0"	7' 7" x 5' 2"	Schueco	1/2 fixed, 1/2 T&T	Single	AWS/ADS75.SI triple-paned glass	8
							1
A	3' 0" x 6' 8"	3' 2" x 6' 10"	Andersen	6 light Patio Door	Single	FW3068	1
B	14' 9" x 7' 0"	14' 11" x 7' 2"	Scheuco	2 fixed side panels + center lift/slide door	Single	ASE80 triple-paned glass	

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

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P.O. BOX 1175 NANTUCKET, MA 02554
(508) 228-1838 NORMANDBENJAMIN@YAHOO.COM

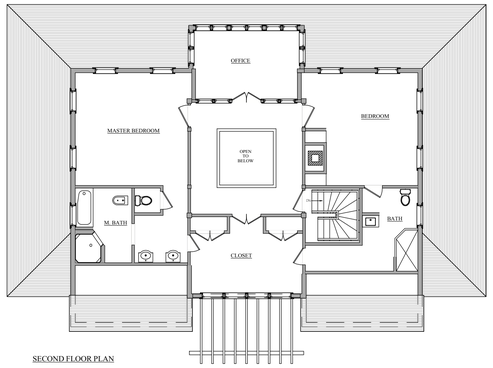
FIRST FLOOR PLAN
DATE: 02/20/2024
SCALE: 1/4" = 1'-0"

M/P: 25 / 12

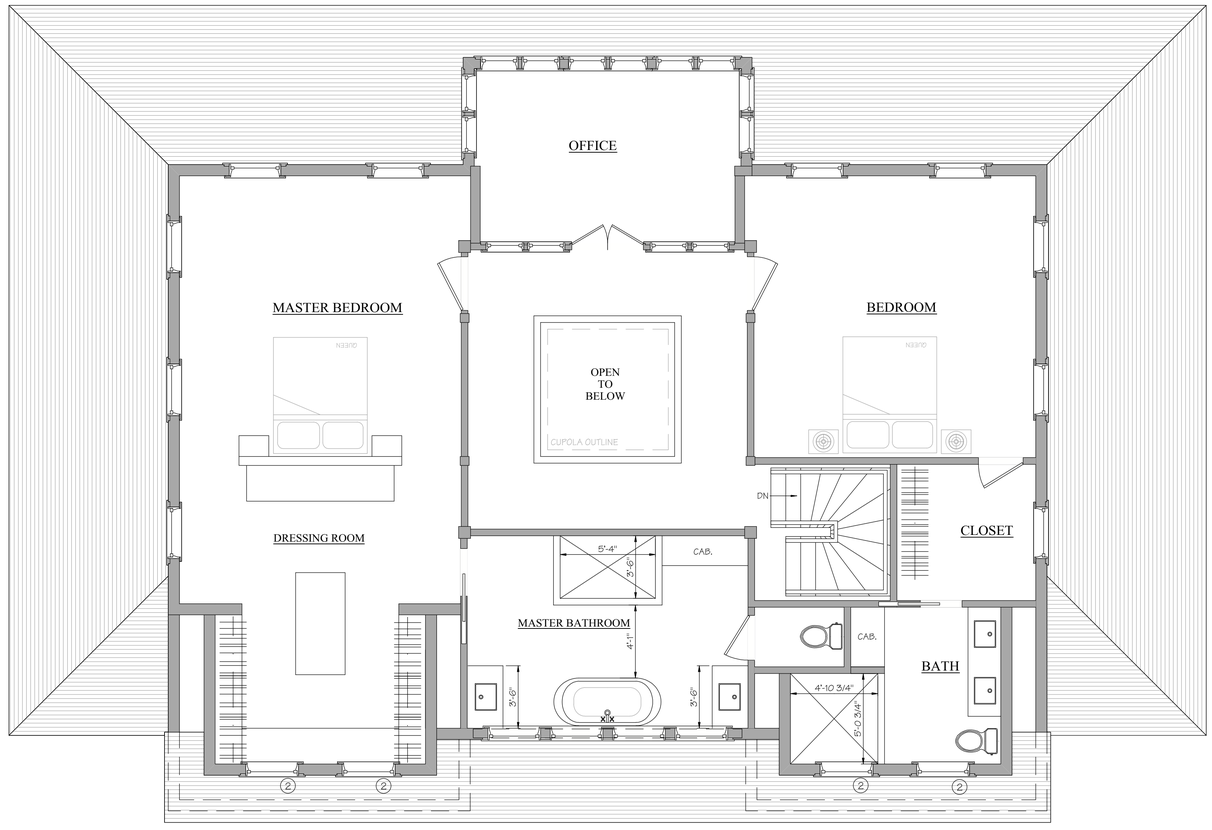
THE PULJIC RESIDENCE
14 ALMANACK POND RD.
NANTUCKET, MA

1

AS-BUILT



SECOND FLOOR PLAN



SECOND FLOOR PLAN

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SECOND FLOOR PLAN
DATE: 04/09/2024
SCALE: 1/4" = 1' 0"

M/P: 25 / 12

THE PULJIC RESIDENCE
14 ALMANACK POND RD.
NANTUCKET, MA

2



AS-BUILT

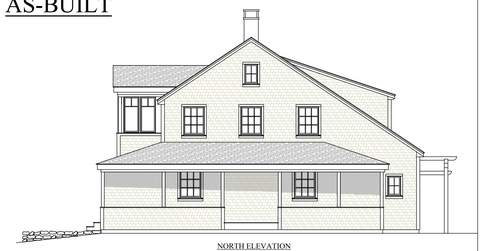


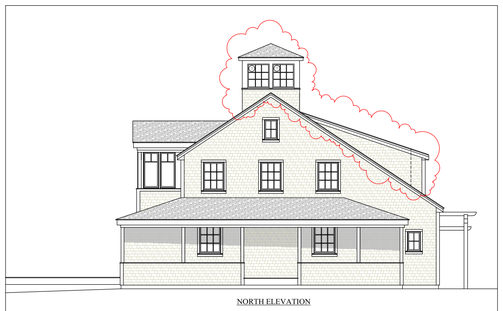
PREVIOUSLY SUBMITTED



WEST ELEVATION

AS-BUILT





PREVIOUSLY SUBMITTED



NORTH ELEVATION

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 04/09/2024
SCALE: 1/4" = 1' 0"

M/P: 25 / 12

THE PULJIC RESIDENCE
14 ALMANACK POND RD.
NANTUCKET, MA



EAST ELEVATION

AS-BUILT



EAST ELEVATION

PREVIOUSLY SUBMITTED



(7'-5" x 5'-0", Qty: 8)

EAST ELEVATION

(14'-9" x 7'-0", Qty: 1)



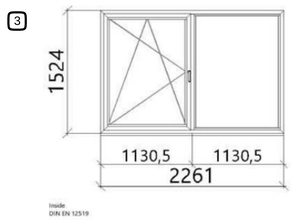
SOUTH ELEVATION

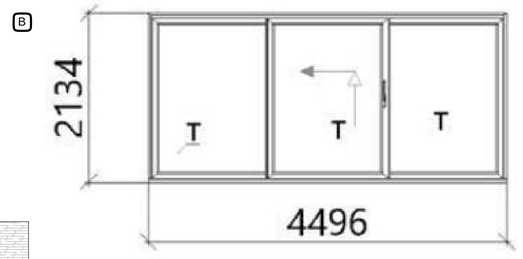
AS-BUILT



SOUTH ELEVATION

PREVIOUSLY SUBMITTED





SOUTH ELEVATION

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ELEVATIONS
DATE: 04/09/2024
SCALE: 1/4" = 1'0"

M/P: 25 / 12

THE PULJIC RESIDENCE
14 ALMANACK POND RD.
NANTUCKET, MA

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:

5/6/24	Date submitted to 2 Fairgrounds Road:
TBD	Address & HDC Case Number (ie HDC2020-05-0265): 20 LIBERTY ST.
✓	Copy of Minutes (application item circled) * BY AGENT
✓	Reduced (8 ½ x 11) copy of application
✓	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.)
✓	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: 5/16/24

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 20 Liberty Street Map 42.3.4 / Parcel 143

20 Liberty Street Addition

PROPOSED AGENT SUPPLIED MINUTES

Minutes 4/2/24 New Business Hearing

Held for a View and Hold for Revisions

Board: Stephen Welch (Chair), Joe Paul, Diane Coombs, Connie Patten, Abby Camp. Valorie Oliver recused herself.

- General discussion of scale of addition and massing.
- Discussion of architectural approach of not matching the existing architectural features of the historic structure/Liberty Street facade.
- Discussion of connector, visibility, whether a detached second structure would be a better approach and, if detached, if it not being connected would even be visible.
- Consider rotating the ridge orientation of the main gable addition above proposed garage.
- Suggestion to more nearly replicate architectural features of the historic house such as roof pitches, exterior trim details, window styles and proportion.
- Change proposed family room porch roof from gable to a simple shed to reduce massing.

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°. 143

Street & Number of Proposed Work: 20 LIBERTY ST.

Owner of record: FARHOOD & CYNDI AZIMA

Mailing Address: 20 LIBERTY ST.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: farhoodazima@yahoo.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 CONSTRUCT 1 AND 1.5 STORY GARAGE + ADDITION TO DWELLING.

Size of Structure or Addition: Length: 61'-6" Sq. Footage 1st floor: 1522 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 25' Sq. footage 2nd floor: 912 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North ± 8" South ± 8" East ± 8" West ± 8"

Height of ridge above final finish grade: North ± 35' EXIST. South 27'-5" East 17'-3" West 27'-5"

Additional Remarks

Historic Name: UNKNOWN

Original Date: PRE-1887

Original Builder: UNKNOWN.

REVISIONS* (describe)

1. East Elevation 1 STORY FAMILY ROOM. NEW DOORS @ FAMILY ENTRY + EXIST. KITCHEN W/ROOFS. PATIO
2. South Elevation 1.5 + 1 STORY ADDITION MASSING.
3. West Elevation 1.5 STY GARAGE W/BR ABOVE, NEW FIRST FLOOR FAMILY ENTRY.
4. North Elevation LIBERTY STREET ELEVATION * NO 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 ± 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) EXIST, NO CHANGE ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 6 /12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural TO MATCH EXIST.
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: RED CEDAR BOARD FENCE
Length: TO REPLACE 5 +/- EXISTING.

Skylights (flat only): Manufacturer N/A. Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) COPPER

Leaders (material and size): 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 WHITE T.M.E.
C. Dimensions: Fascia 10" Rake 8" Soffit (Overhang) 6" Corner boards 6" Frieze ± 3"
Window Casing 4" Door Frame 4" Columns/Posts: Round ☒ Square 6" SQUARE

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer GREEN MOUNTAIN ALL WOOD SDL's.

Doors* (type and material): ☐ TDL ☒ SDL Front NO CHANGE Rear 15-LITE SLIDING. Side 6-LITE/2 PANEL
Garage Door(s): Type OVERHEAD CARRIAGE Material MAHOGANY, W/ 1 ROW LITES

Hardscape materials: Driveways SHELL STYLE Walkways BLUESTONE Walls N/A.

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. Clapboard (if applicable) N/A. Roof BLACK
Trim WHITE Sash WHITE Doors BLACK
Deck NAT. Foundation NAT. 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 3/1/24 Signature of owner of record _____ AGENT Signed under penalties of perjury

20 Liberty Street



Property Information

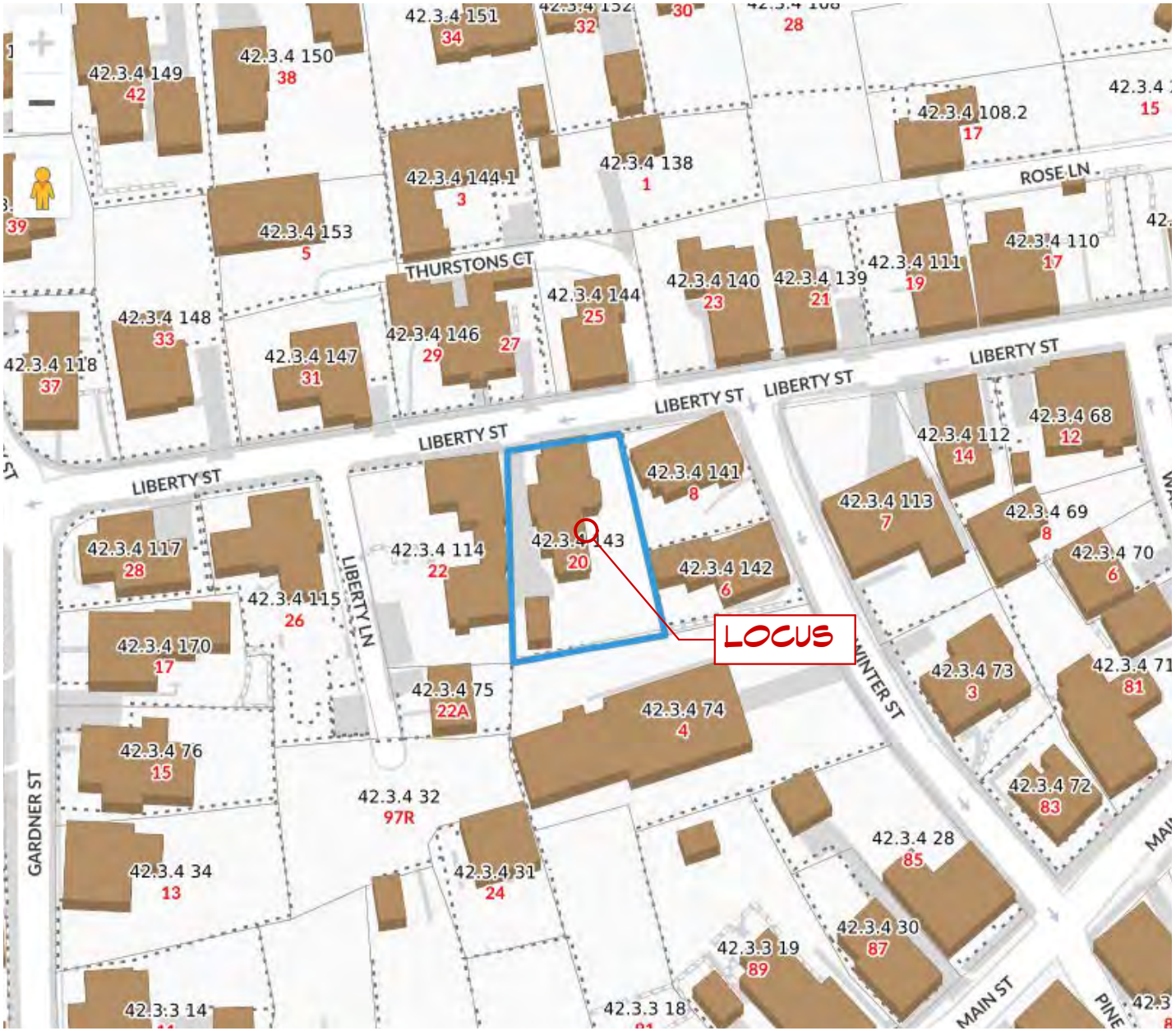
Property ID	10253
Location	20 LIBERTY ST
Owner	ACK 2022 LLC

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 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



S. M. ROETHKE
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t: 508.825.7588 | f:
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www.smroethkedesign.com

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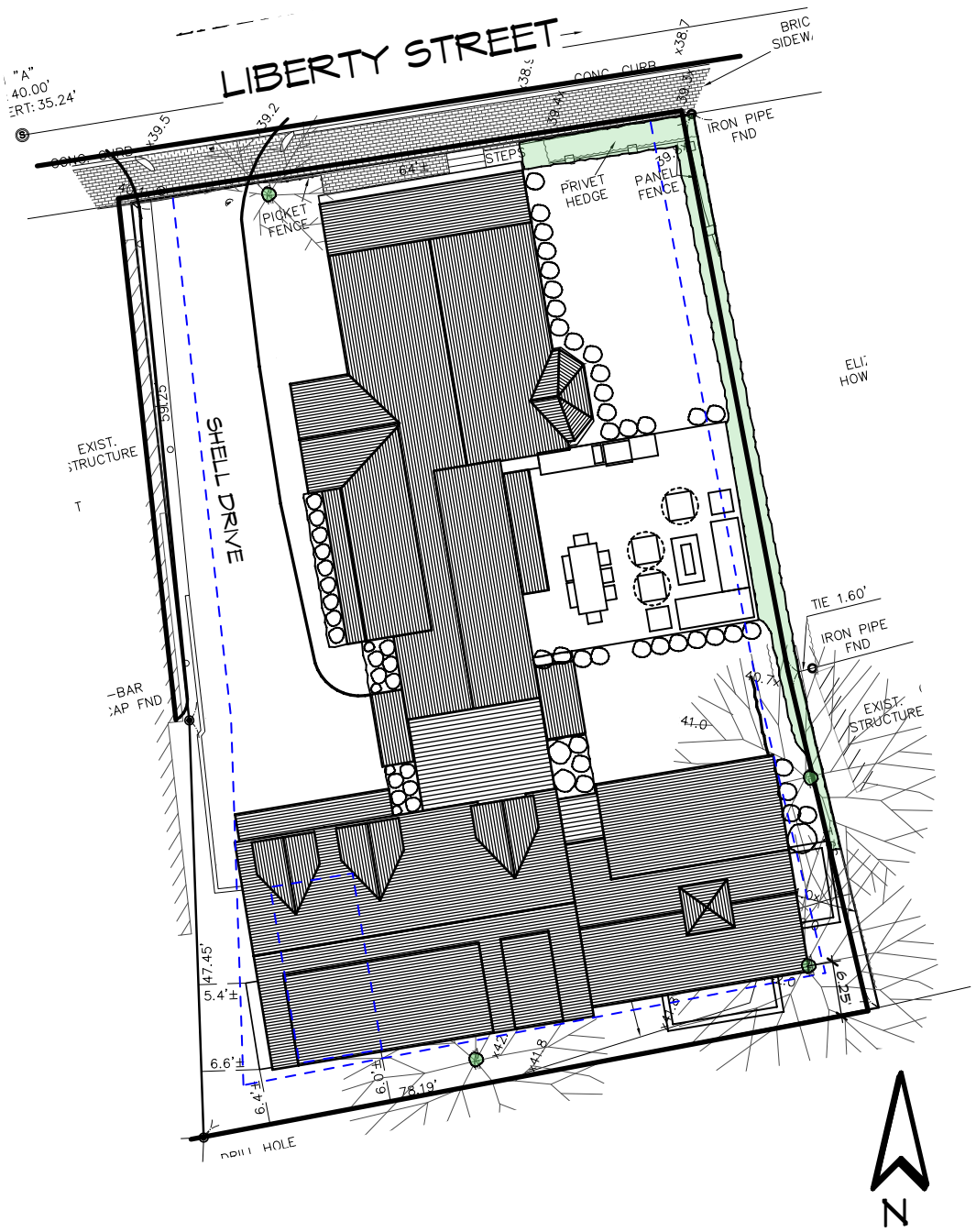
LOCUS

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 0.1



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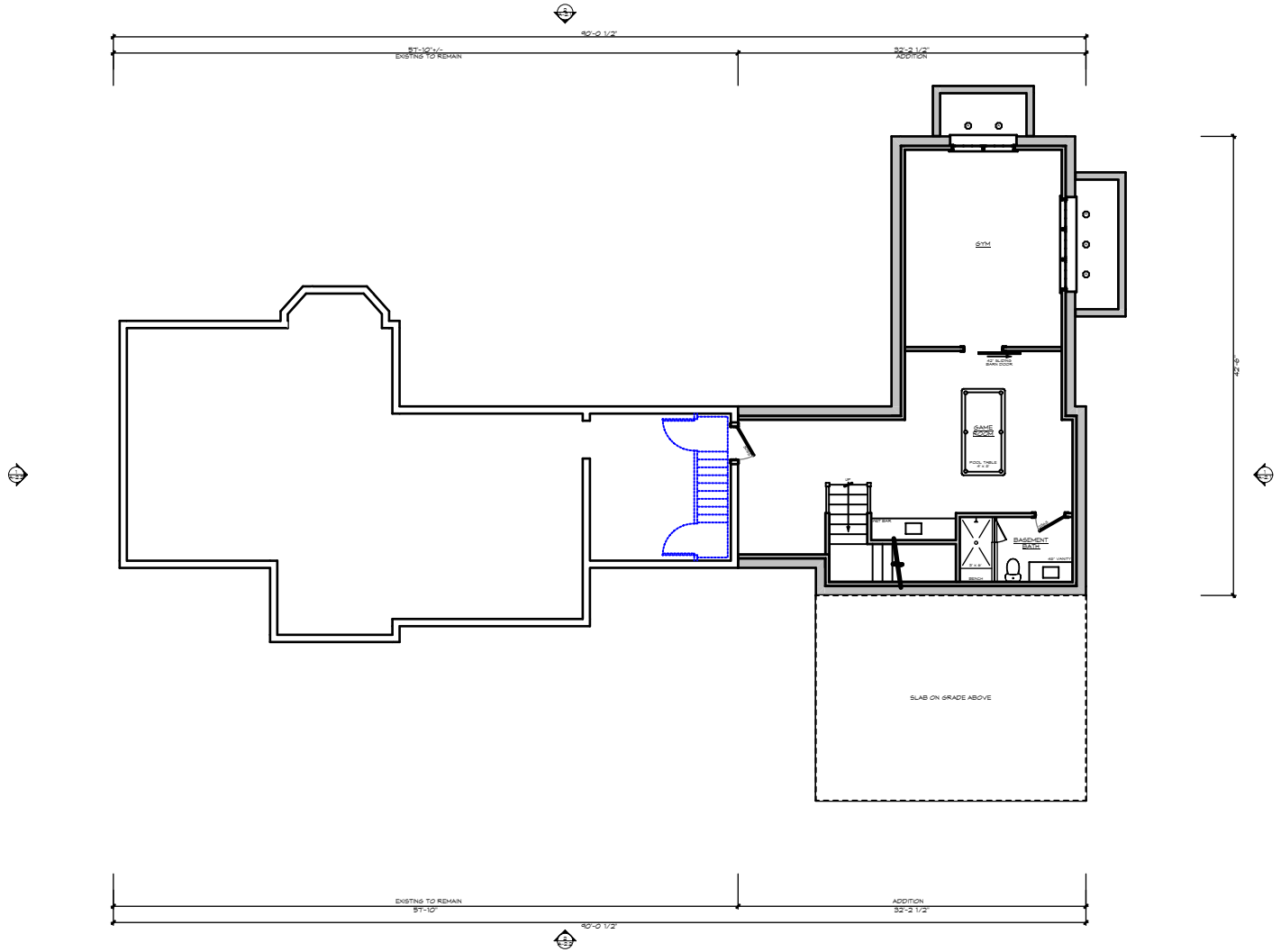
SITE PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 0.2



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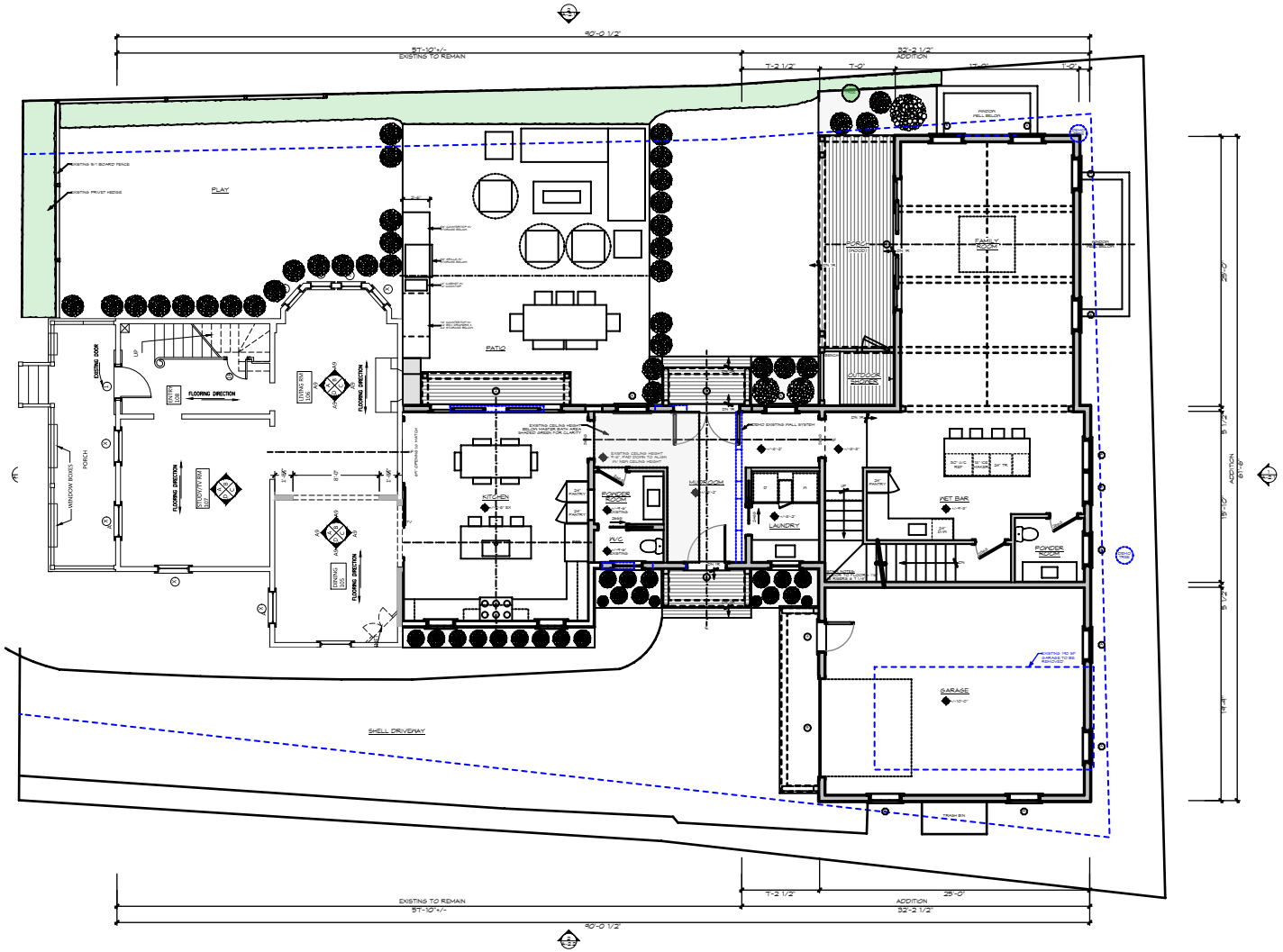
PROPOSED BASEMENT FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 1.0



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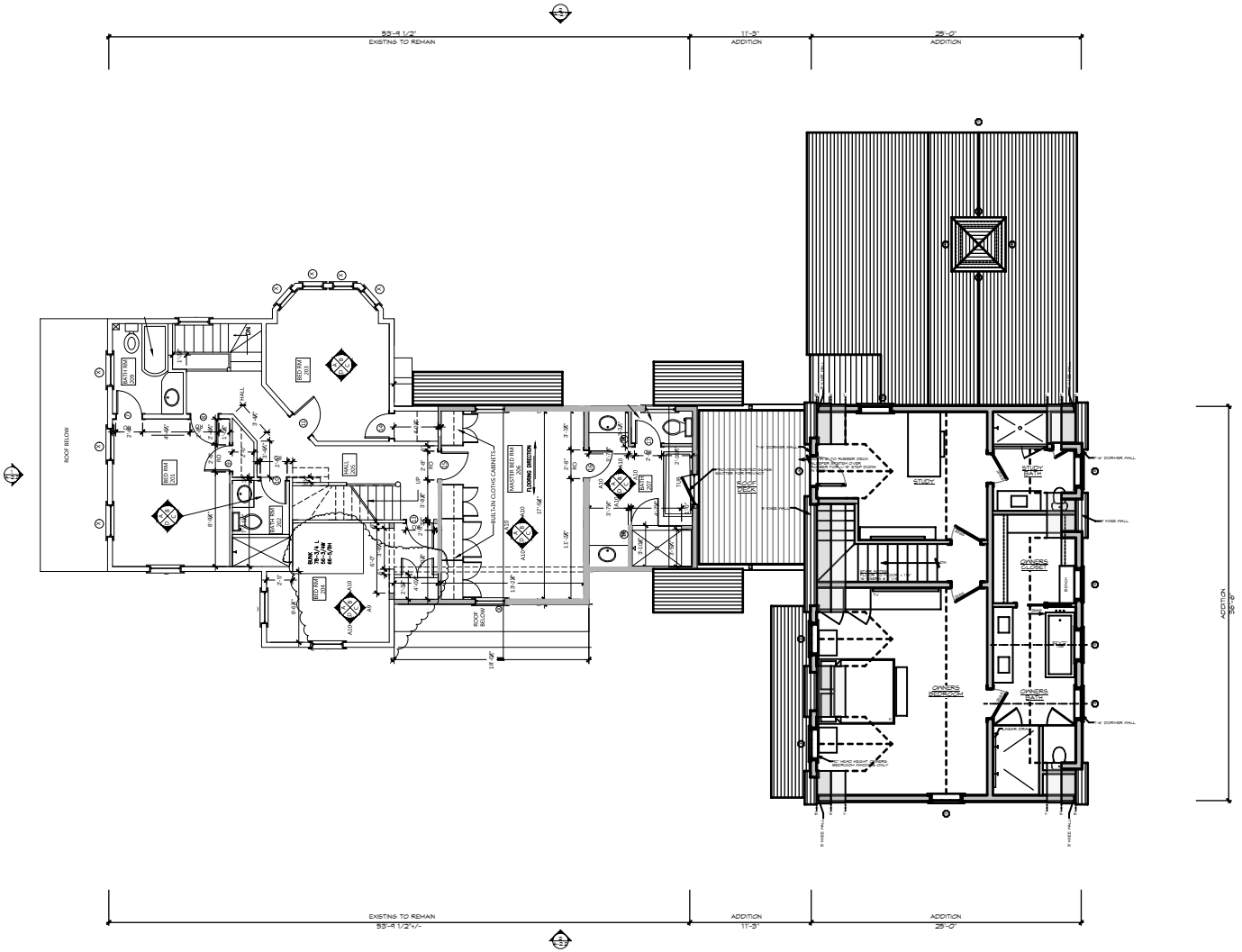
PROPOSED FIRST FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 1.1



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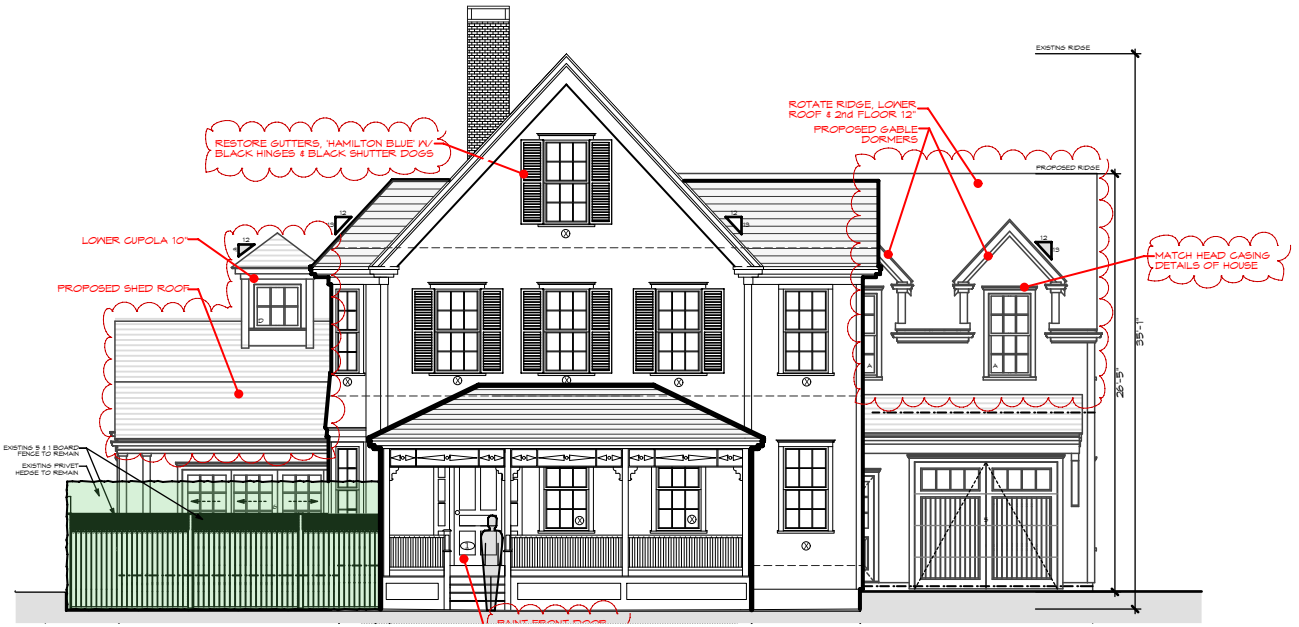
PROPOSED SECOND FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 1.2



PROPOSED SOUTH ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

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design, inc.

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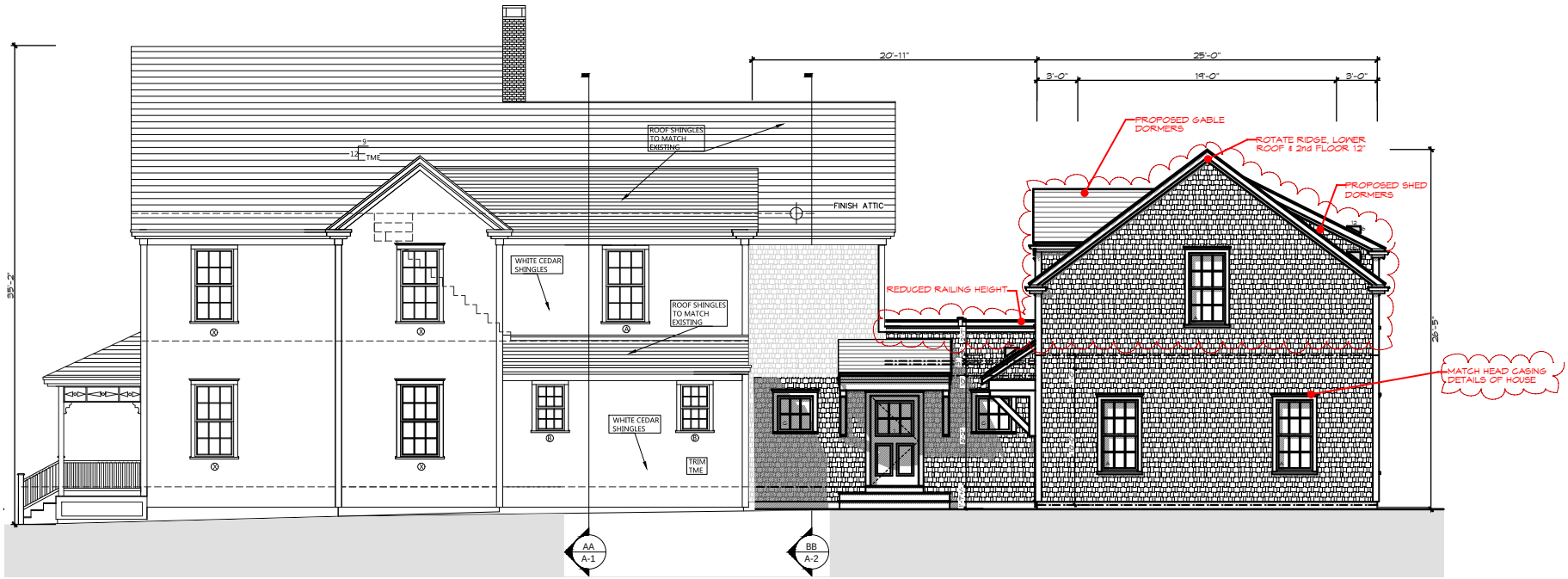
REVISIONS:

HDC Review Set
5/4/24

HDC 2.1



PROPOSED WEST ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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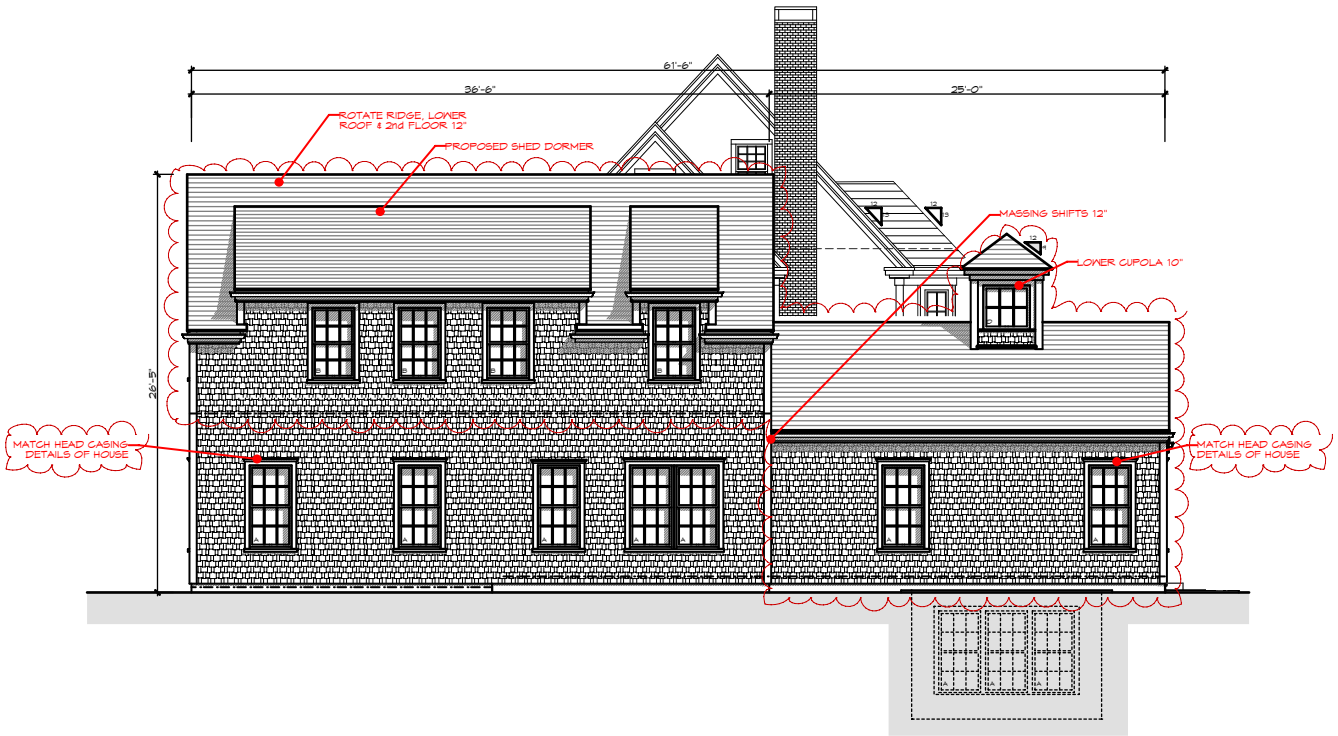

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PROPOSED NORTH ELEVATION

20 Liberty
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Nantucket, MA 02554

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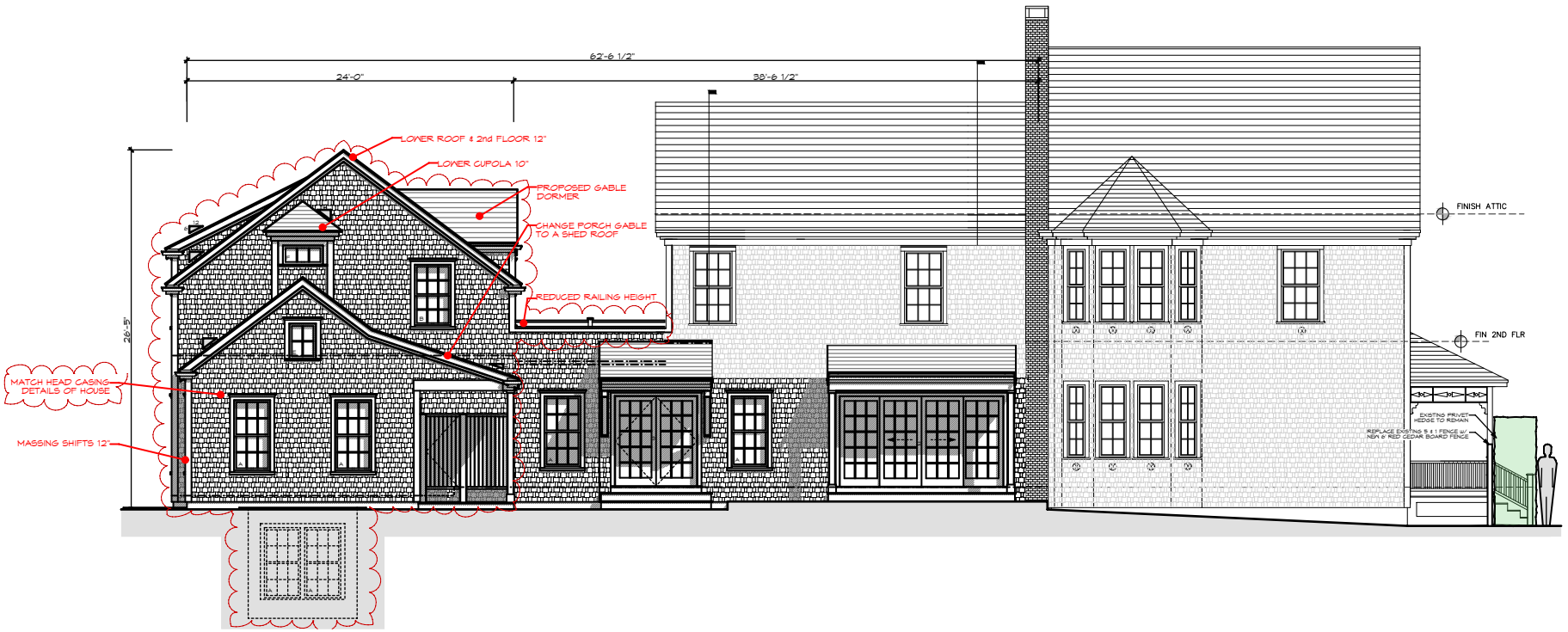
5/4/24

HDC 2.3



PROPOSED EAST ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

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design, inc.

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REVISIONS:

HDC Review Set
5/4/24

HDC 2.4

20LS RESIDENCE

20 LIBERTY STREET, NANTUCKET, MA. 02554

WINDOW SCHEDULE

GREEN MOUNTAIN MILESTONE WOOD DOUBLE HUNG WINDOWS WITH 1/2" LOW-E/KRYPTON INSULATED GLASS W 5/8" SDL WOOD MUNTINS & SPACER BAR. ALL WINDOWS & STORMS TO BE PAINTED WHITE.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	MDH2828E	6 over 6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN w/ SPACER BAR
B	Double Hung	MDH2824	6 over 6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
C	Casement	MCM3232	6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
D	Awning	MAW3632	6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
E	Awning	MAW2432	4	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
F	Awning	MAW3620	3	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR

DOOR SCHEDULE

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3668	8	Wood, Painted, 2 Panel w/ Eight Lights
2	Gliding Door	12068	(4) 15	4 Panel, 15-Lite Glider. Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars
3	Gliding Door	6068	(2) 15	2 Panel, 15-Lite Glider. Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars
4	Side Door	2868	(2) 15	Wood, Painted, 12 Light, 1 Panel. Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars
5	Garage Door	9080		Wood, Painted, Vertical v-Groove
6	4 Panel Multi-Slide	10070 OXXO CMMSDS	(4) 15	4 Panel, 15-Lite Pocket Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars

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.

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
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WINDOW & DOOR SCHEDULE

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

W&D

20 Liberty

20 Liberty Street Nantucket MA 02554

20LS RESIDENCE	20 LIBERTY STREET, NANTUCKET, MA. 02554

WINDOW SCHEDULE

GREEN MOUNTAIN MILESTONE WOOD DOUBLE HUNG WINDOWS WITH 1/2" LOW-E/KRYPTON INSULATED GLASS W 5/8" SDL WOOD MUNTINS & SPACER BAR. ALL WINDOWS & STORMS TO BE PAINTED WHITE.

NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	MDH2828E	6 over 6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN w/ SPACER BAR
B	Double Hung	MDH2824	6 over 6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
C	Casement	MCM3232	6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
D	Awning	MAW3632	6	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
E	Awning	MAW2432	4	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR
F	Awning	MAW3620	3	WOOD, 1/2" INSULATED GLASS W/ 5/8" SDL WOOD MUNTIN W SPACER BAR

DOOR SCHEDULE

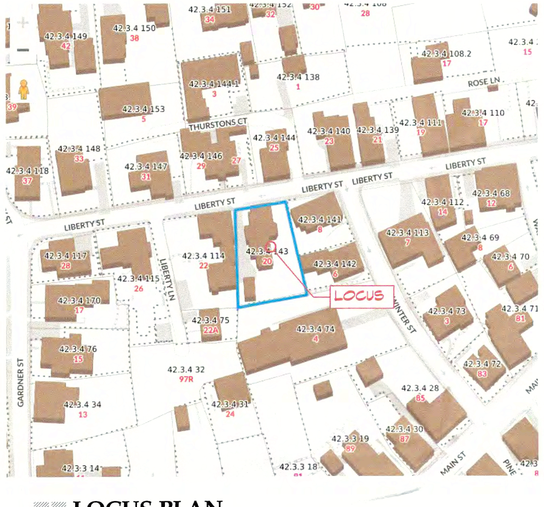
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3668	8	Wood, Painted, 2 Panel w/ Eight Lights
2	Gliding Door	12068	(4) 15	4 Panel, 15-Lite Glider, Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars
3	Gliding Door	6068	(2) 15	2 Panel, 15-Lite Glider, Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars
4	Side Door	2868	(2) 15	Wood, Painted, 12 Light, 1 Panel, Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars
5	Garage Door	9080		Wood, Painted, Vertical V-Groove
6	4 Panel Multi-Slide	10070 OXXO CMMSDS	(4) 15	4 Panel, 15-Lite Pocket Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars

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.



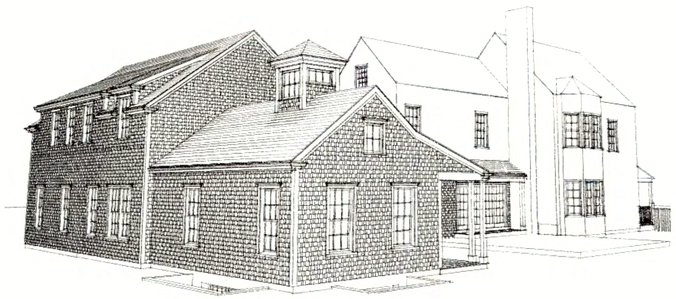
STREET PERSPECTIVE



L LOCUS PLAN



VIEW TO GARAGE FROM LIBERTY STREET



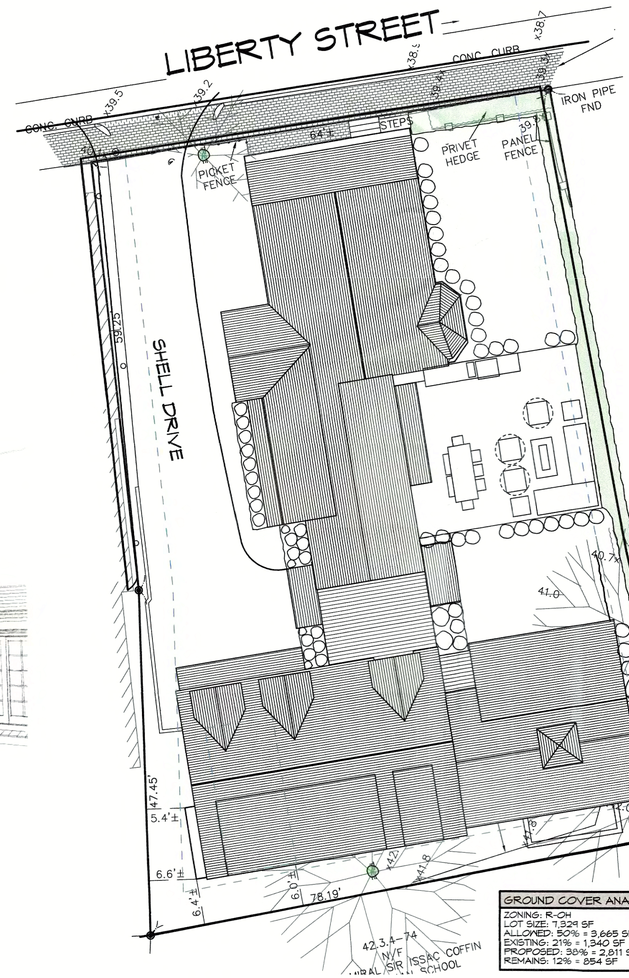
REAR PERSPECTIVE

FOR REFERENCE NOT VISIBLE FROM A TRAVELLED WAY



SIDE PERSPECTIVE

FOR REFERENCE NOT VISIBLE FROM A TRAVELLED WAY



1 PROPOSED SITE PLAN

Scale: 1" = 10'

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PROPOSED SITE PLAN

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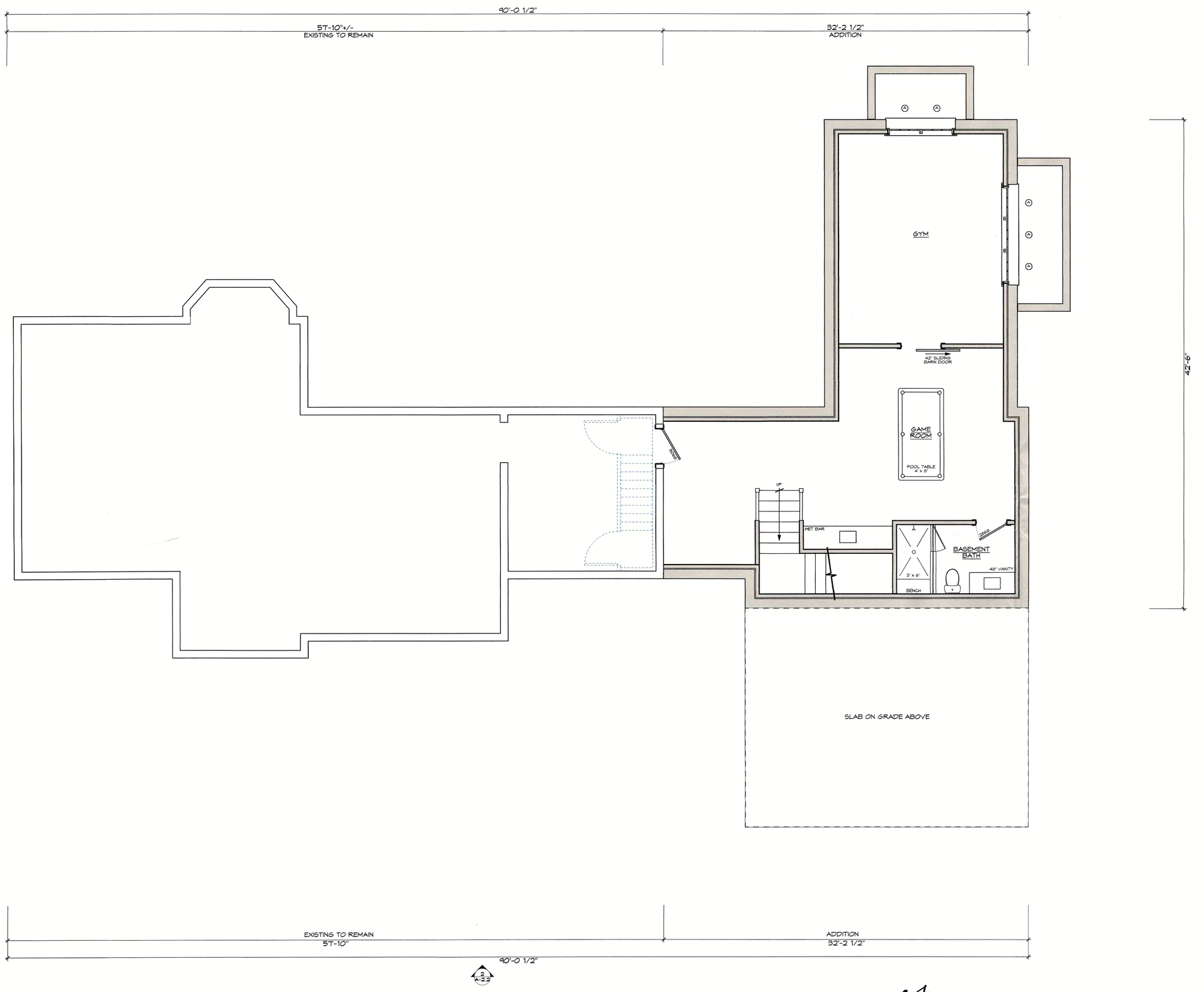
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

A-0.1



1 PROPOSED BASEMENT PLAN

1,340sf Existing, 1,471 sf Proposed

Scale: 1/4" = 1'-0"

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PROPOSED BASEMENT FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

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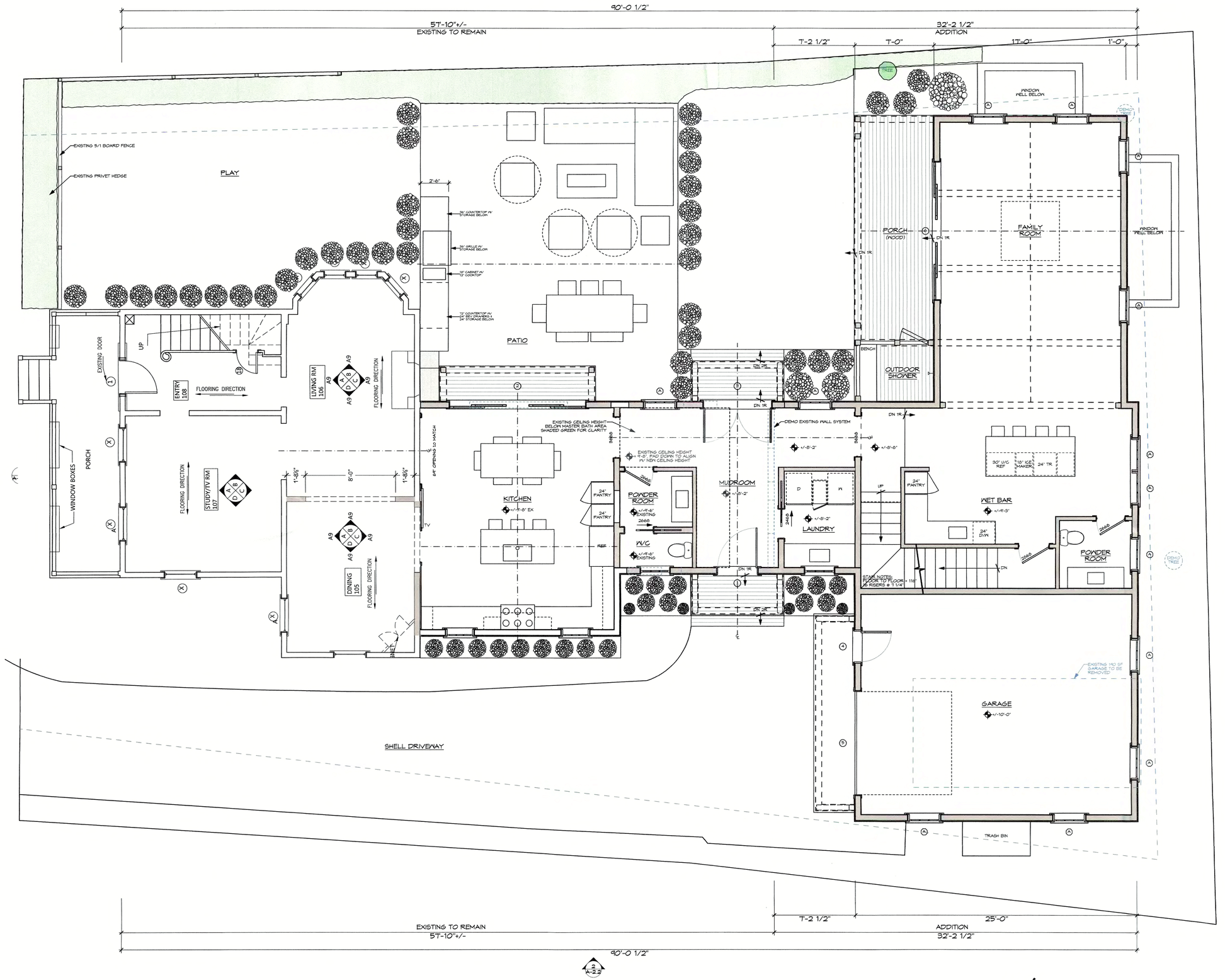
5/4/24

A-1.0



1 PROPOSED FIRST FLOOR PLAN 1,340 sf Existing, 1,471 sf Proposed

Scale: 1/4" = 1'-0"

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design, inc.

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PROPOSED FIRST FLOOR PLAN

20 Liberty
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REVISIONS:

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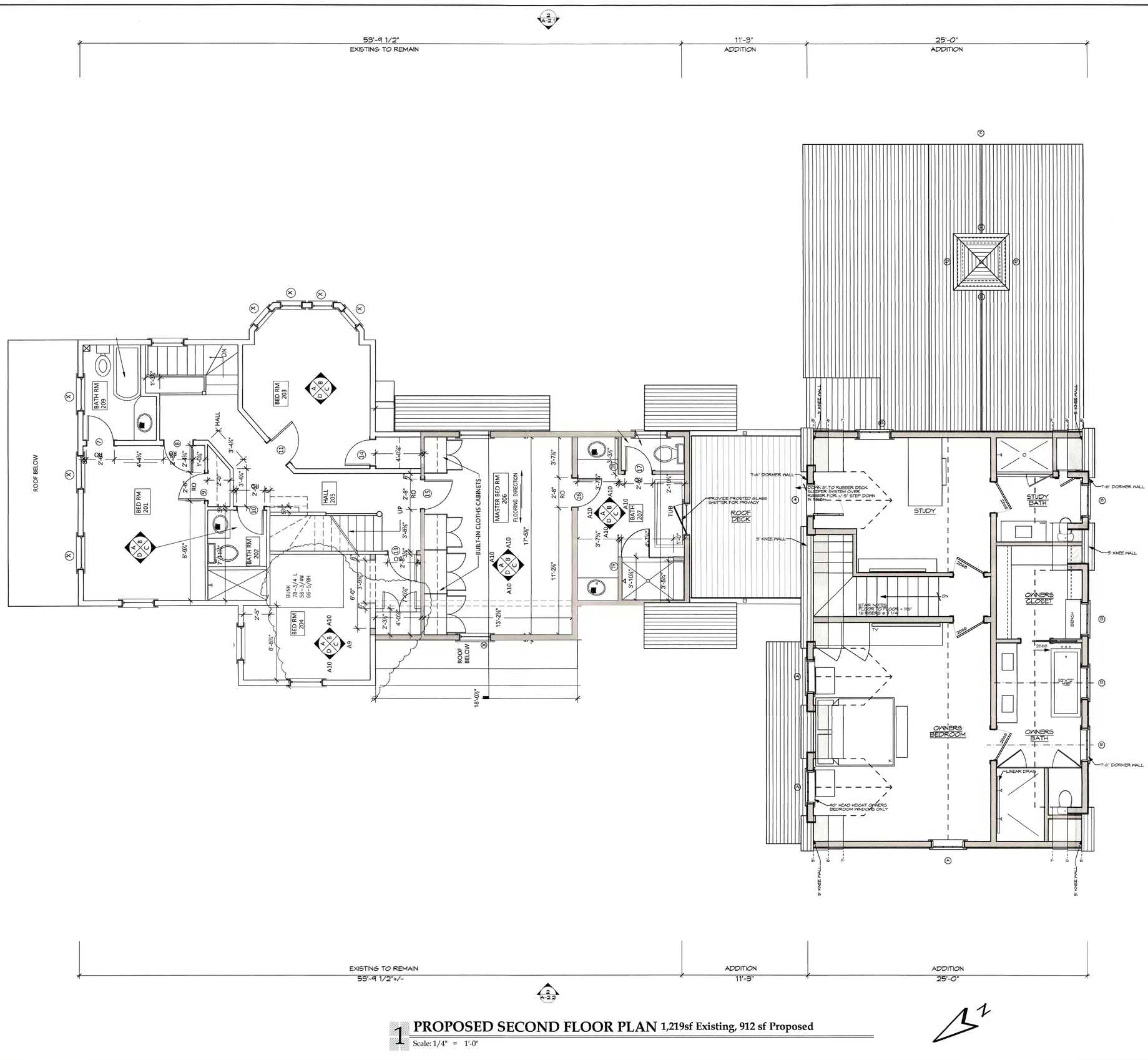
5/4/24

A-1.1



1 PROPOSED SECOND FLOOR PLAN 1,219sf Existing, 912 sf Proposed

Scale: 1/4" = 1'-0"

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PROPOSED SECOND FLOOR PLAN

20 Liberty
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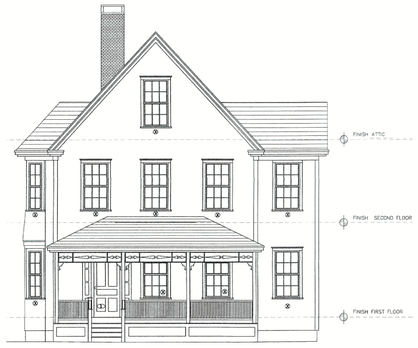
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

A-1.2



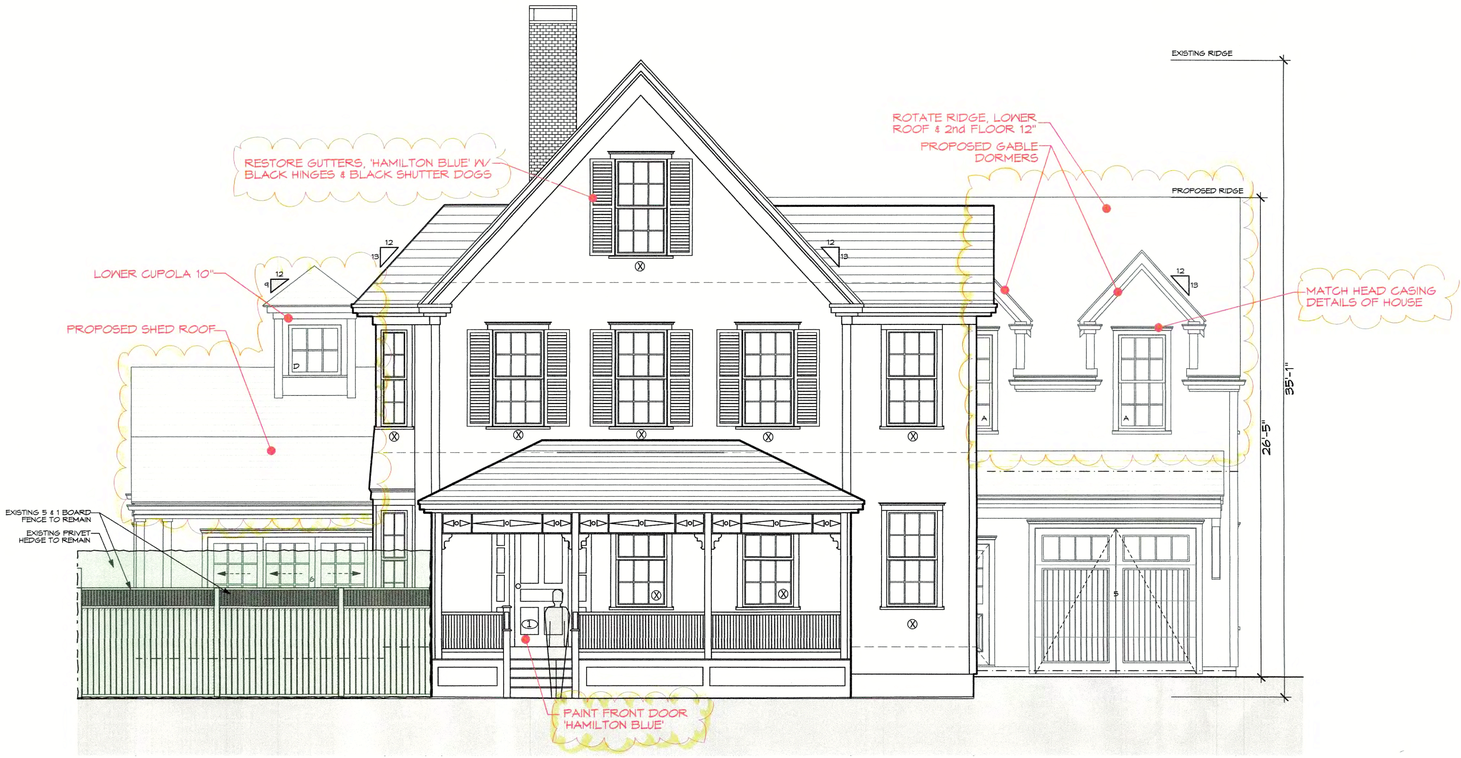
EXISTING CONDITIONS



PREVIOUS SUBMISSION



20 LIBERTY STREET, c. 1880's. NOTE: SHUTTERS



1 PROPOSED NORTH ELEVATION (FACING STREET)

Scale: 1/4" = 1'-0"

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PROPOSED NORTH EXTERIOR ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

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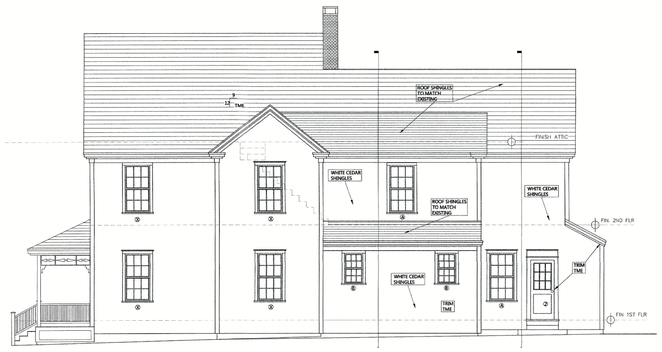
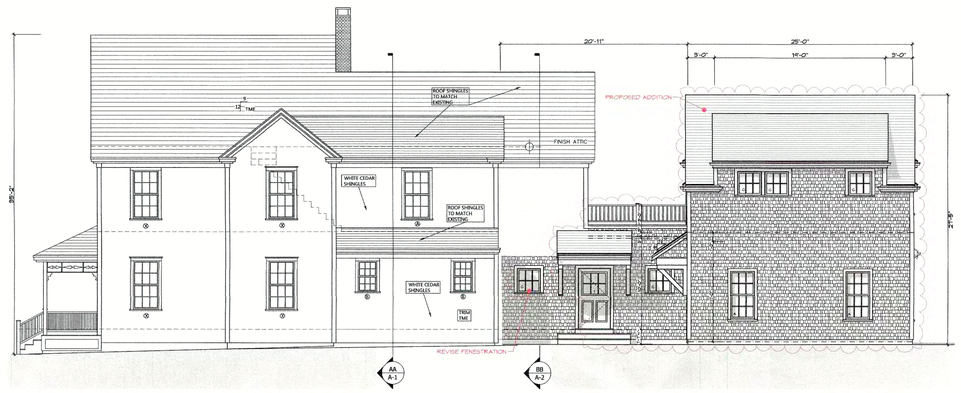
5/4/24

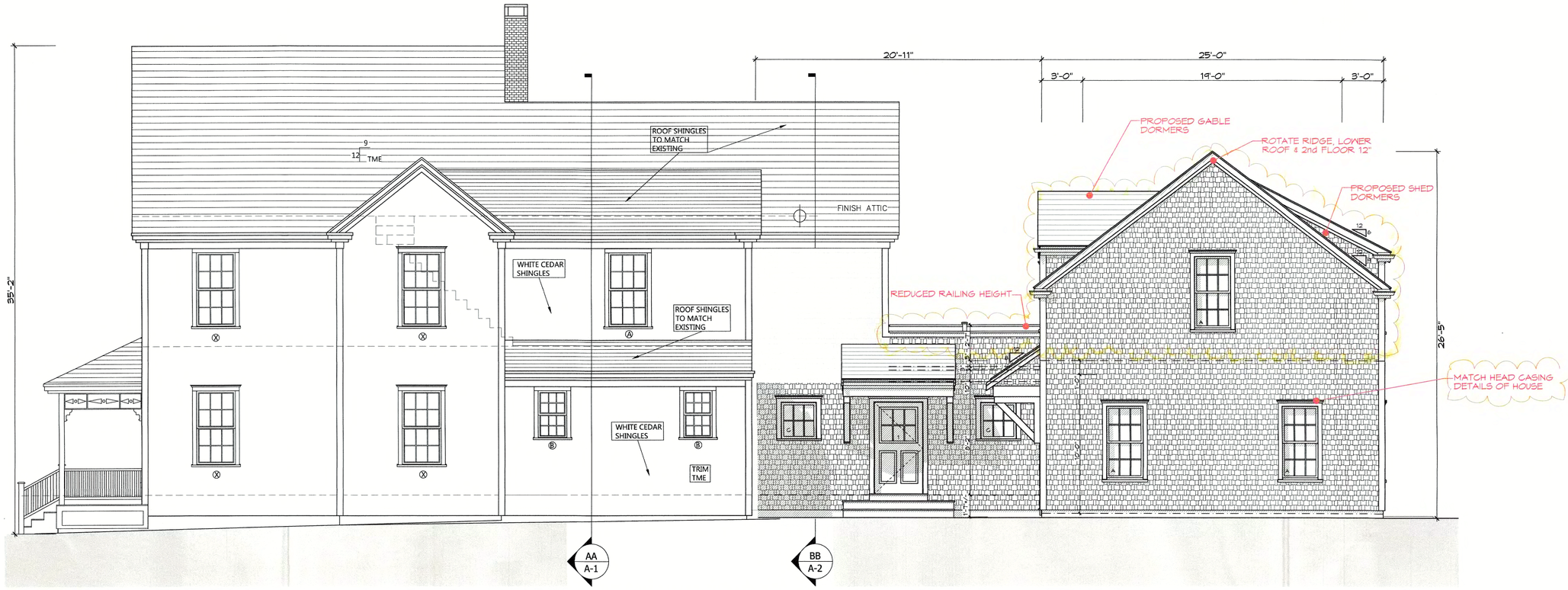
A-2.1



EXISTING CONDITIONS



PREVIOUS SUBMISSION



2 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'-0"

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PROPOSED WEST EXTERIOR ELEVATION

20 Liberty
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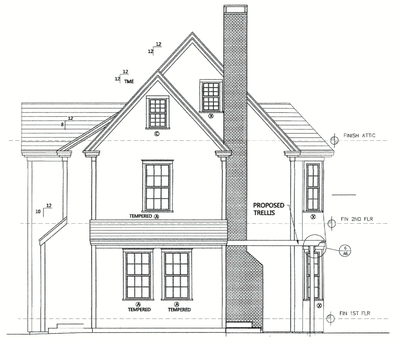
REVISIONS:

HDC Review Set
5/4/24

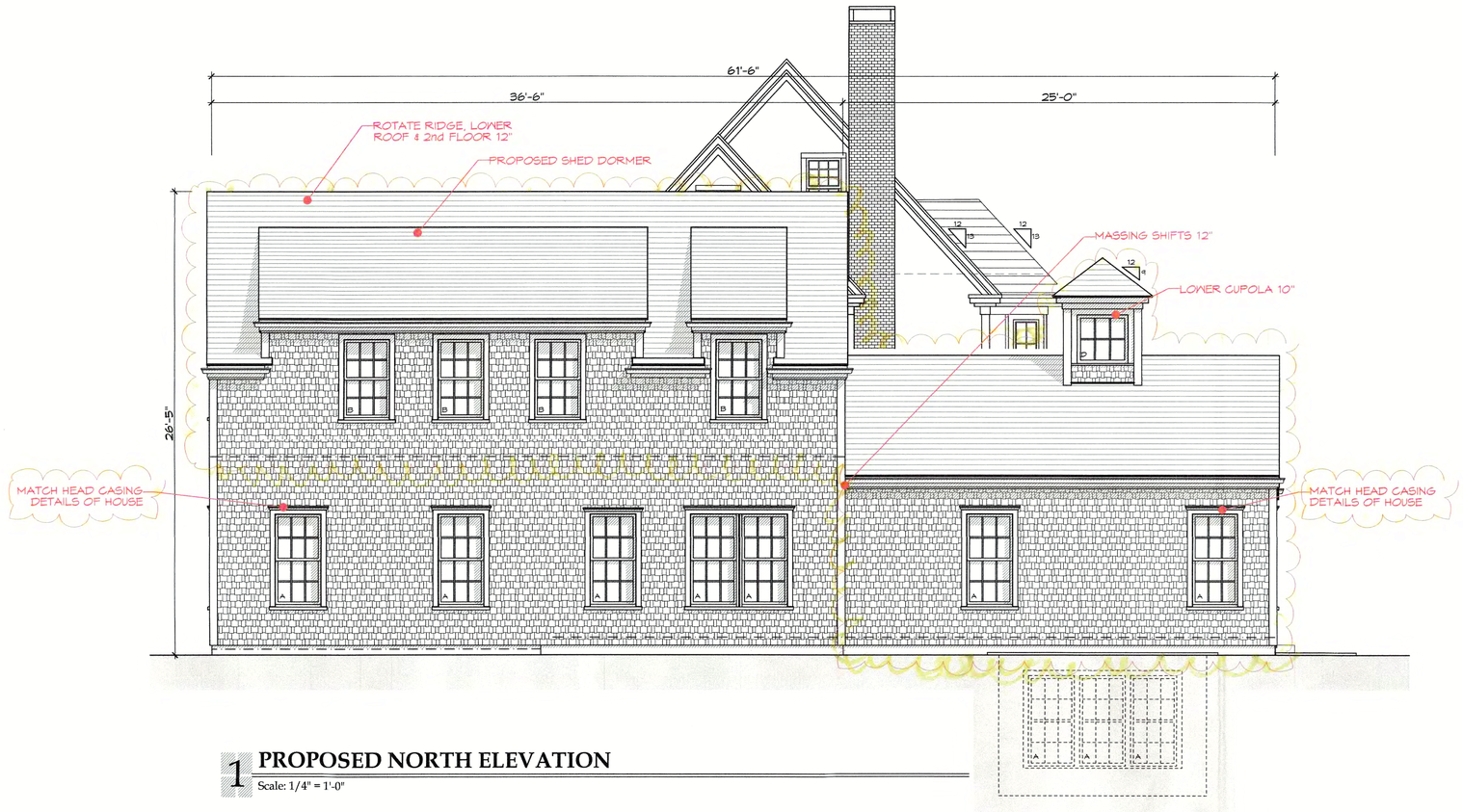
A-2.2



EXISTING CONDITIONS



PREVIOUS SUBMISSION



1 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0"

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PROPOSED SOUTH EXTERIOR ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

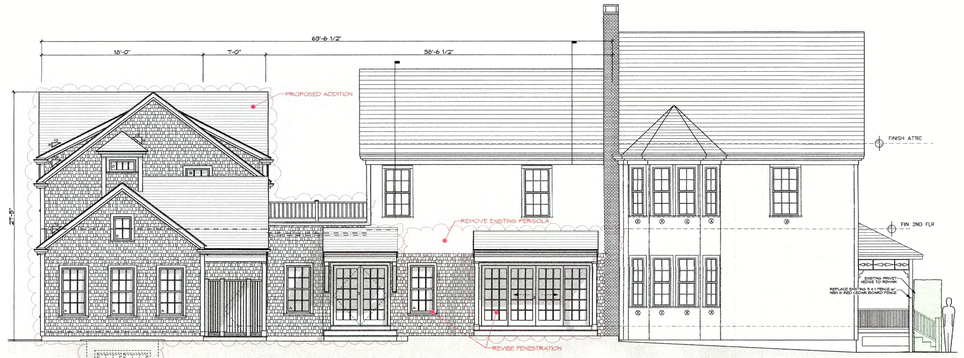
REVISIONS:

HDC Review Set
5/4/24

A-2.3



EXISTING CONDITIONS



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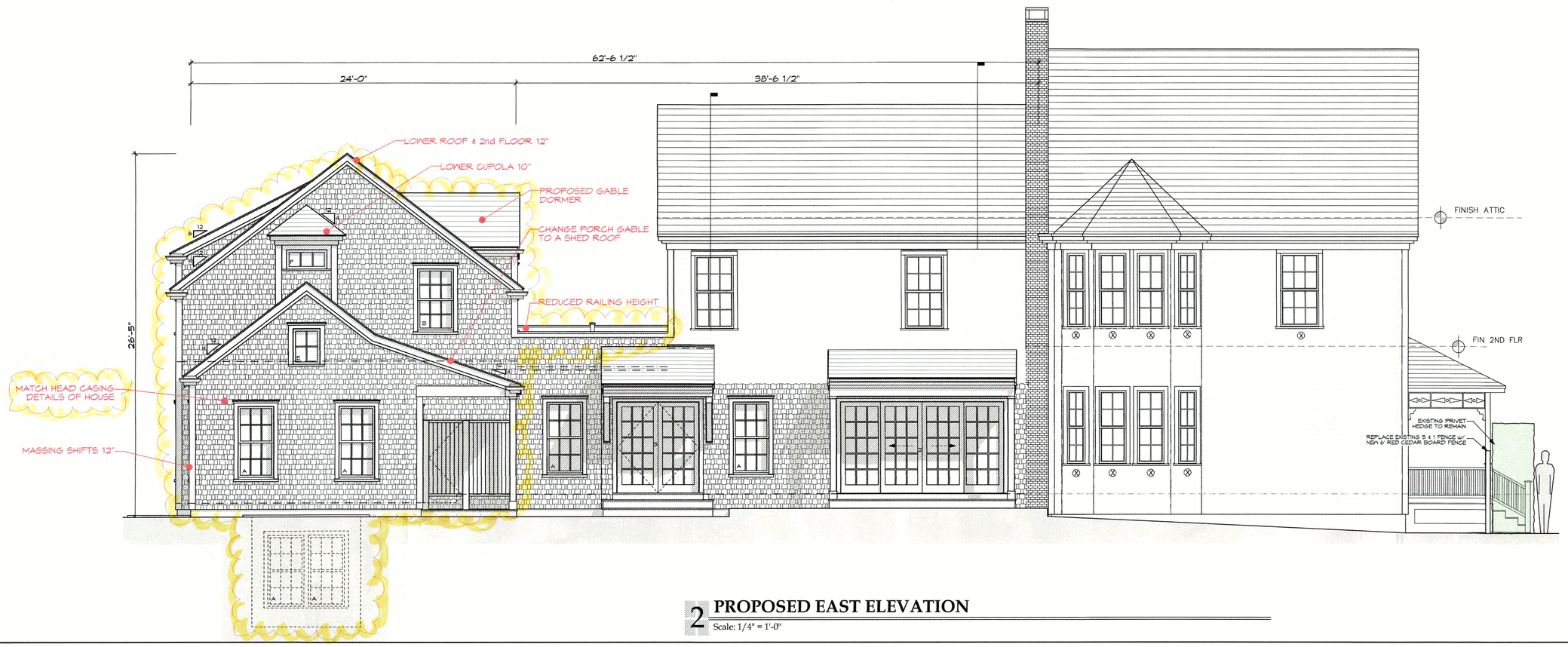

2 PROPOSED EAST ELEVATION

Scale: 1/4" = 1'-0"

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PROPOSED EAST EXTERIOR ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/1/24

A-2.4

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) 3/26/24 Meeting
	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

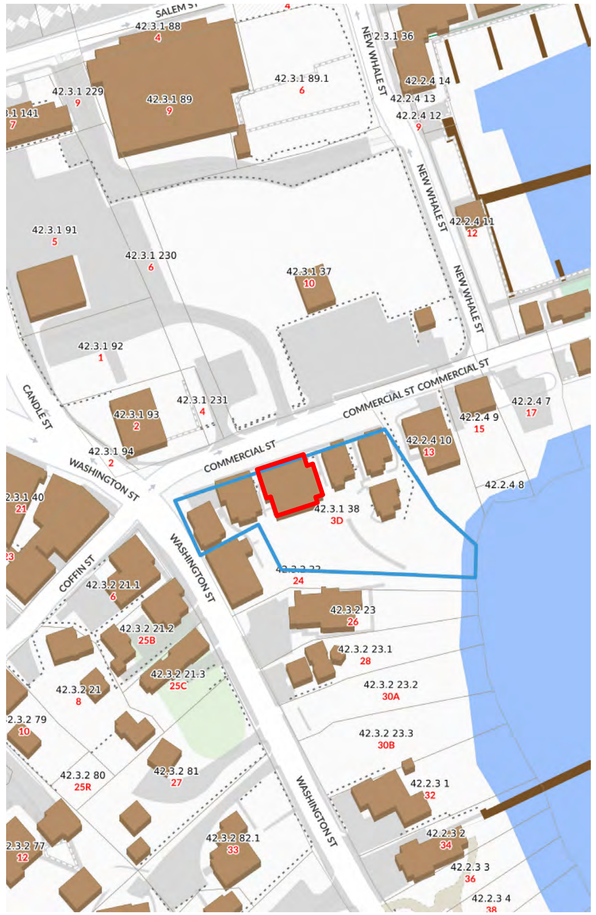
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

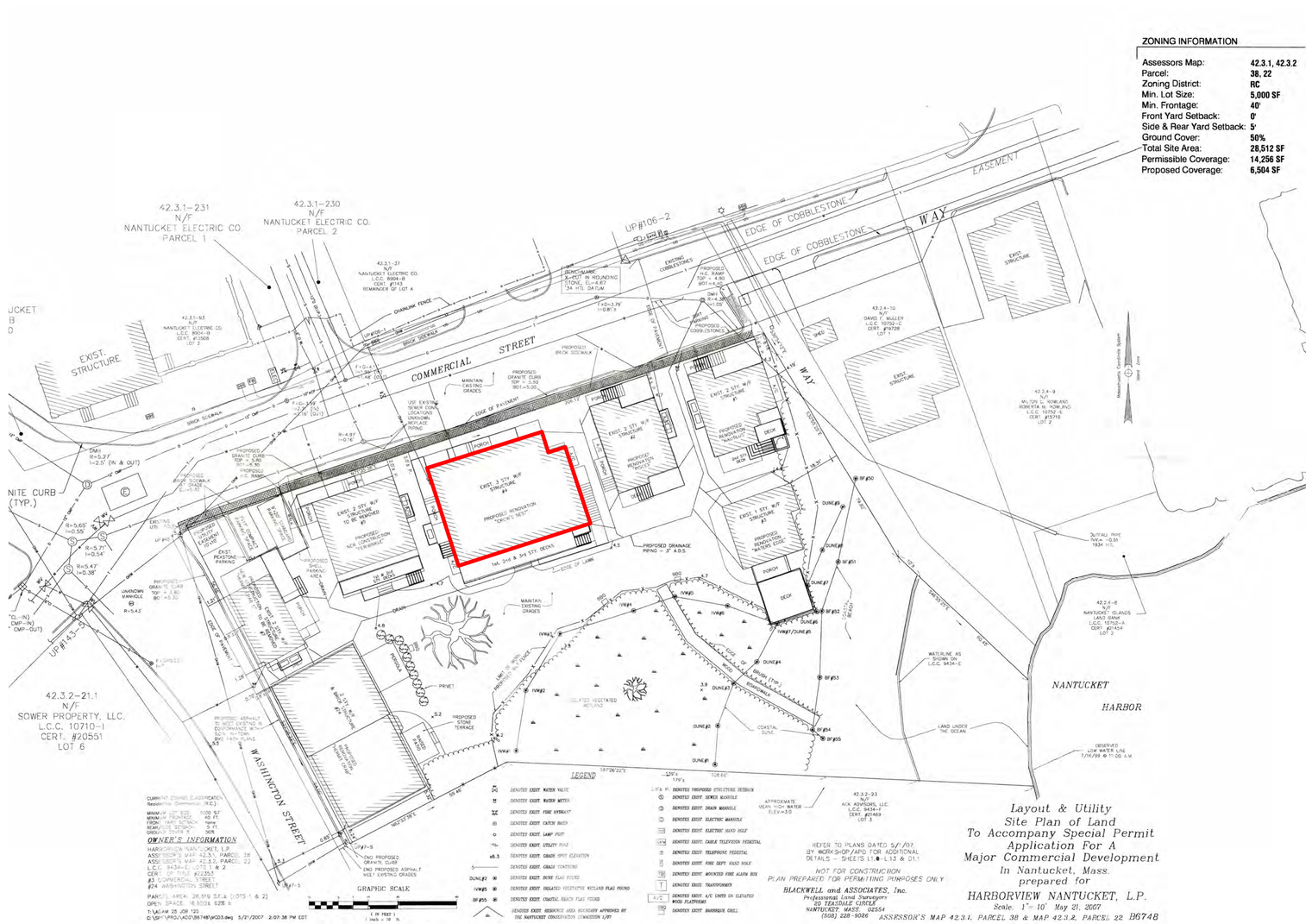
Signature: Amy Ledoux _____ Date: _____

TACK3 LLC

Old Business - Add Dormer

3 Commercial Street, Nantucket, MA




42.3.1-231
N/F
NANTUCKET ELECTRIC CO.
PARCEL 1
42.3.1-230
N/F
NANTUCKET ELECTRIC CO.
PARCEL 2
EASEMENT
EDGE OF COBBLESTONE
EDGE OF COBBLESTONE
WAY
COMMERCIAL STREET
EXIST. STRUCTURE
EXIST. 2 STY W/F STRUCTURE #1
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED 1st, 2nd & 3rd STY. DECKS
PROPOSED DRAINAGE PIPING = 3" A.B.S.
PROPOSED GRANITE CURB TOP = 8.80 BOT.=8.30
PROPOSED ASPHALT TO MATCH EXIST. ELEV. AT NEW CONCRETE WALK
PROPOSED STONE TERRACE
PROPOSED BRICK SIDEWALK
MAINTAIN EXISTING GRADES
EXIST. PEASTONE PARKING
EXIST. 2 STY W/F STRUCTURE #2
EXIST. 2 STY W/F STRUCTURE #3
PROPOSED RENOVATION TO EXIST. STRUCTURE
PORCH
DECK
42.3.2-21.1
N/F
SOWER PROPERTY, LLC.
L.C.C. 10710-I
CERT. #20551
LOT 6
WASHINGTON STREET
42.3.2-23
N/F
ACK ADVISORS, LLC
L.C.C. 9434-F
CERT. #21469
LOT 3
42.2.4-9
N/F
MILTON G. ROWLAND
ROBERTA M. ROWLAND
L.C.C. 10752-E
CERT. #13719
LOT 2
42.2.4-8
N/F
NANTUCKET ISLANDS LAND BANK
L.C.C. 10752-A
CERT. #21454
LOT 2
42.2.4-10
N/F
DAVID C. MULLEY
L.C.C. 10752-C
CERT. #19726
LOT 1
NANTUCKET
HARBOR
LAND UNDER THE OCEAN
WATERLINE AS SHOWN ON L.C.C. 9434-E
BUFFALO PAVE VIEW = 0.91 1934 HIS.
OBSERVED LOW WATER LINE 1/16/99 @ 11:00 A.M.
EDGE OF VEGETATION
DUNE #1
DUNE #2
DUNE #3
DUNE #4
DUNE #5
DUNE #6
DUNE #7
DUNE #8
BF#50
BF#51
BF#52
BF#53
BF#54
BF#55
IVW#1
IVW#2
IVW#3
IVW#4
IVW#5
IVW#6
IVW#7/DUNE#5
PRIVET
ROSA RUGOSA
BEACH GRASS
BEACH PLUM
SCRUB OAK
BRUSH (TYP.)
ISOLATED VEGETATED WETLAND
COASTAL DUNE
UP#106-2
UP#143-3
EXIST. 6" CMP-IN
EXIST. 12" CMP-IN
EXIST. 12" CMP-OUT
UNKNOWN MANHOLE
R=5.42'
R=5.65' I=0.55'
R=5.71' I=0.54'
R=5.47' I=0.38'
R=5.37' I=2.5' (IN & OUT)
R=4.97' I=0.16'
SMH
NITE CURB (TYP.)
CURB INLET
USE EXISTING SEWER CONN. LOCATIONS UNKNOWN, REPLACE PIPING
EXIST. GRANITE CURB TOP = 8.80 BOT.=8.30
EXIST. BRICK SIDEWALK
EXIST. BRICK SIDEWALK
EDGE OF PAVEMENT
EDGE OF PAVEMENT
CHAINLINK FENCE
BENCHMARK
X-CUT IN ROUNDING STONE EL.=4.67 (M.S.L. DATUM)
EXISTING COBBLESTONES
PROPOSED H.C. RAMP TOP = 4.00 BOT.=3.50
PROPOSED GRANITE CURB (TO MATCH EXIST.)
PROPOSED BRICK SIDEWALK
PROPOSED GRANITE CURB TOP = 11.50 BOT.=10.00
PROPOSED GRANITE CURB TOP = 5.80 BOT.=5.30
PROPOSED H.C. RAMP
PROPOSED SHED PARKING AREA
PROPOSED SHED PARKING AREA
PROPOSED ACK OVERHEAD
PROPOSED ACK OVERHEAD
PROPOSED UNDERGROUND
10' ± PROPOSED ACK OVERHEAD
EXIST. 2 STY W/F STRUCTURE TO BE REMOVED #1
EXIST. 2 STY W/F STRUCTURE TO BE REMOVED #2
EXIST. 2 STY W/F STRUCTURE #3
EXIST. 2 STY W/F STRUCTURE #4
EXIST. 2 STY W/F STRUCTURE #5
EXIST. 2 STY W/F STRUCTURE #6
EXIST. 2 STY W/F STRUCTURE #7
EXIST. 2 STY W/F STRUCTURE #8
EXIST. 2 STY W/F STRUCTURE #9
EXIST. 2 STY W/F STRUCTURE #10
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
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PROPOSED RENOVATION TO EXIST. STRUCTURE
DECK
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DECK
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DECK
DECK
DECK
DECK
DECK
DECK
PORCH
PORCH
PORCH







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
4	2024.02.29	HDC Resubmission
5	2024.04.29	HDC Resubmission

HDC2

4/29/2024 9:15:15 AM

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③ Existing North Elevation
1/8" = 1'-0"

Previous Submission





④ Existing South Elevation
1/8" = 1'-0"

Previous Submission



② North Elevation
1/4" = 1'-0"



① South 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
HDC3 Elevations

#	Date	Note
1	2023.12.01	Client Review
2	2023.12.07	HDC Submission
4	2024.02.29	HDC Resubmission
5	2024.04.29	HDC Resubmission

HDC3

4/29/2024 9:15:20 AM

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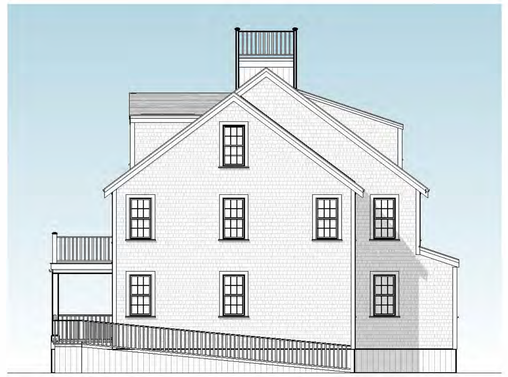
3 Existing West Elevation
1/8" = 1'-0"



Previous Submission



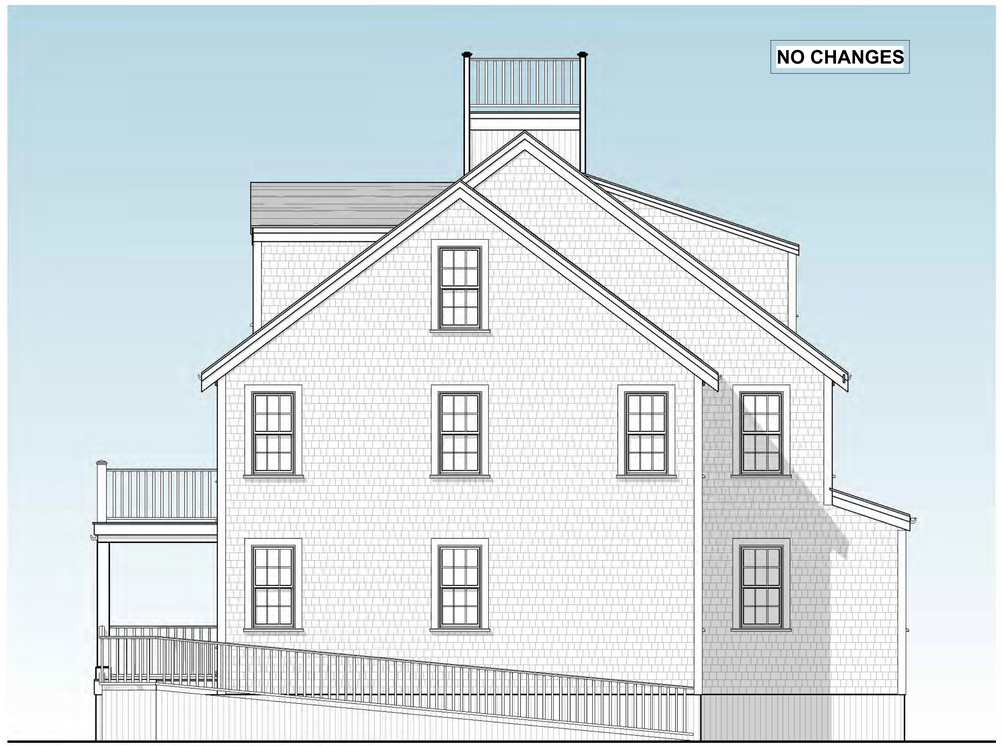
4 Existing East Elevation
1/8" = 1'-0"



Previous Submission



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

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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
4	2024.02.29	HDC Resubmission
5	2024.04.29	HDC Resubmission

HDC4

4/29/2024 9:15:23 AM

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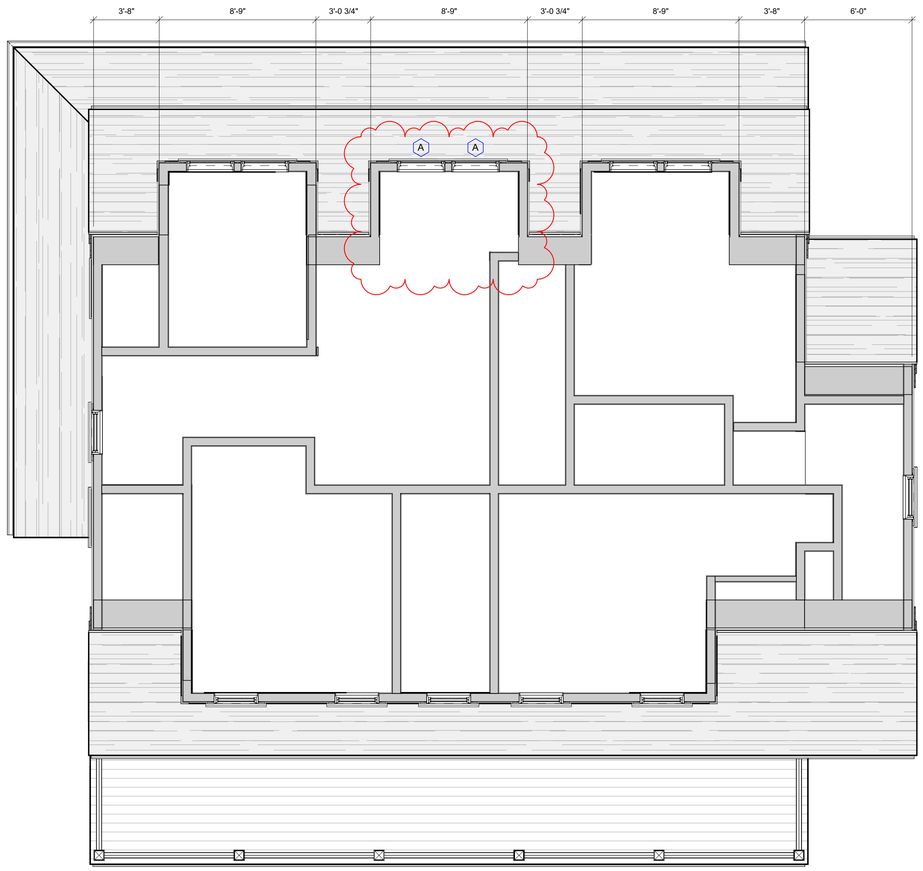

1 Third Floor Plan
1/4" = 1'-0"

A

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 Awning	ELAWN2926	2'-9"	2'-6 5/8"	White	Match Existing

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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
4	2024.02.29	HDC Resubmission
5	2024.04.29	HDC Resubmission

2 0 2 4 6 8 10
1/4" = 1'-0" SCALE FEET

HDC5

4/29/2024 9:15:24 AM

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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: 5/6/24
	HDC Case Number (ie HDC2020-05-0265): N/A
✓	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
X	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 5/6/24
✓	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: 5/6/24

	the back near the wetlands, suggesting this could improve the aesthetic appeal from the public viewpoint. • Expressed conditional acceptance of the structure's current location, with the stipulation that design changes ensure it feels distinct and separate from the main house.
Motion:	**Motion to hold for revisions, and that the application include elevations showing the existing house in relation to the proposed changes, to better understand how the new structures will relate to the current setup. (Made By: Coombs) (02:56:00)**
Vote:	Carried 5-0 // Camp, Coombs, Oliver, Paul, Thornewill (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
26. 90. Noah Liberty Prev Trust	90 N Liberty	Shed move	41/22	Botticelli & Pohl

Voting:	Camp, Coombs, Oliver, Paul, Thornewill
Alternates:	Patten
Recused:	Pohl
Representative:	Lisa Botticelli, Botticelli & Pohl
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	-
Motion:	**Motion to have the item tracked with the garage. (Made By: Paul) (02:57:20)**
Vote:	Carried 5-0 // Camp, Coombs, Oliver, Paul, Thornewill (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
27. FP 4 N Water	4 N Water	New dwelling	42.4.2/90	Emeritus LTD

Voting:	Pohl, Camp, Coombs, Patten, Paul
Alternates:	Oliver, Thornewill
Recused:	-
Representative:	Matthew MacEachern, Emeritus LTD
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus, Preservation Planner** • Clarified that although the application labels it as a new dwelling, it's more accurately described as an "infill" project meant to blend with existing historic structures, specifically the Obit Joy House from circa 1846. • Appreciated the inclusion of a detailed streetscape in the proposal, which provides a clear view of how the new structure will integrate with the historic context. • Acknowledged the thorough research and presentation of dimensions and relationships between existing and proposed structures, finding it very useful for understanding the project's impact on the historic site. • Expressed curiosity about the architectural styles involved, specifically mentioning the Gothic Revival or Carpenter Gothic and the Greek Revival and asked for clarification on how these styles are being interpreted or integrated into the infill project. **MacEachern** • Acknowledged the complexity of classifying architectural styles, especially when elements from different periods blend together, such as Victorian touches within Greek Revival. • Shared insights from extensive research, including examinations of historic photos from the NHA archives, noting that certain architectural features do not strictly conform to a single historical category. • Expressed reluctance to definitively label the new structure as belonging to a specific architectural style, such as Greek Revival, due to the presence of diverse elements like ornate railing details and unconventional roof pitches. • Outlined the design approach for the new building, emphasizing a desire to create a structure that is unobtrusive and simple rather than competing with the more distinctly styled neighboring properties.

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°. 22

Street & Number of Proposed Work: 90 North Liberty Street

Owner of record: 90 North Liberty Preservation Trust

Mailing Address: PO Box 2169
Nantucket, MA 02584

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: 56± 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 N/C East N/C West N/C

Height of ridge above final finish grade: North N/A South 9'-7" East 9'-7" West 9'-7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Relocate existing Shed and Attach to Workshop

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 1'-2" ☐ 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 Natural

Trim Grey (TIME MH)

Deck _____

Clapboard (if applicable) _____

Sash Red (TIME MH)

Foundation Stone veneer to Match Main House

Roof Natural

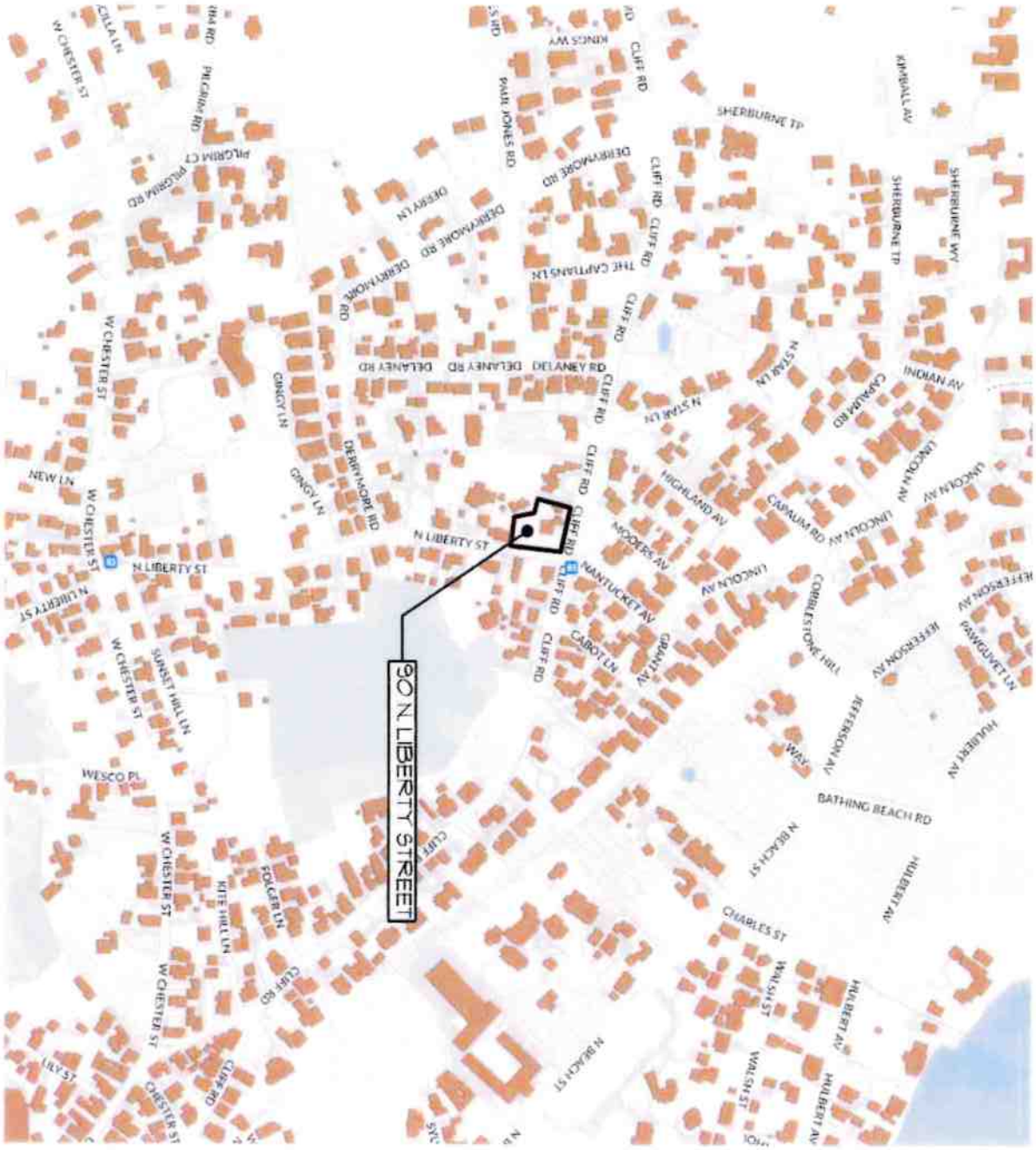
Doors Red (TIME MH)

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 1/29/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.2

Project Title
Project Address
Nantucket, MA 02554

MAP NO. ZONING INFO
PARCEL NO. PROJECT NO REVISED

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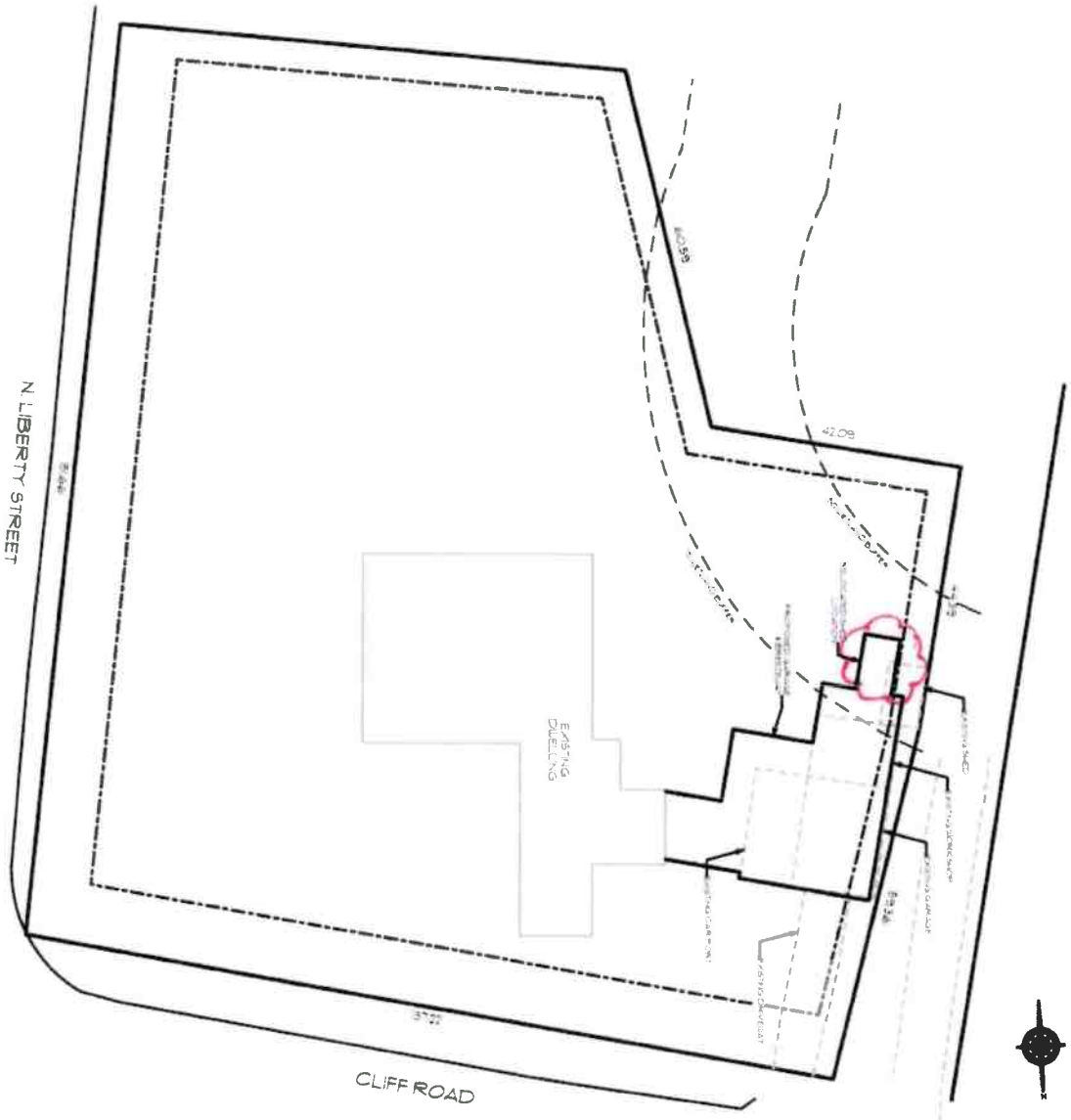
Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P: 508.228.5455 F: 617.482.4545



ID #
L-1.1

Project Title
Project Address
Nantucket, MA 02554
MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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Site Plan

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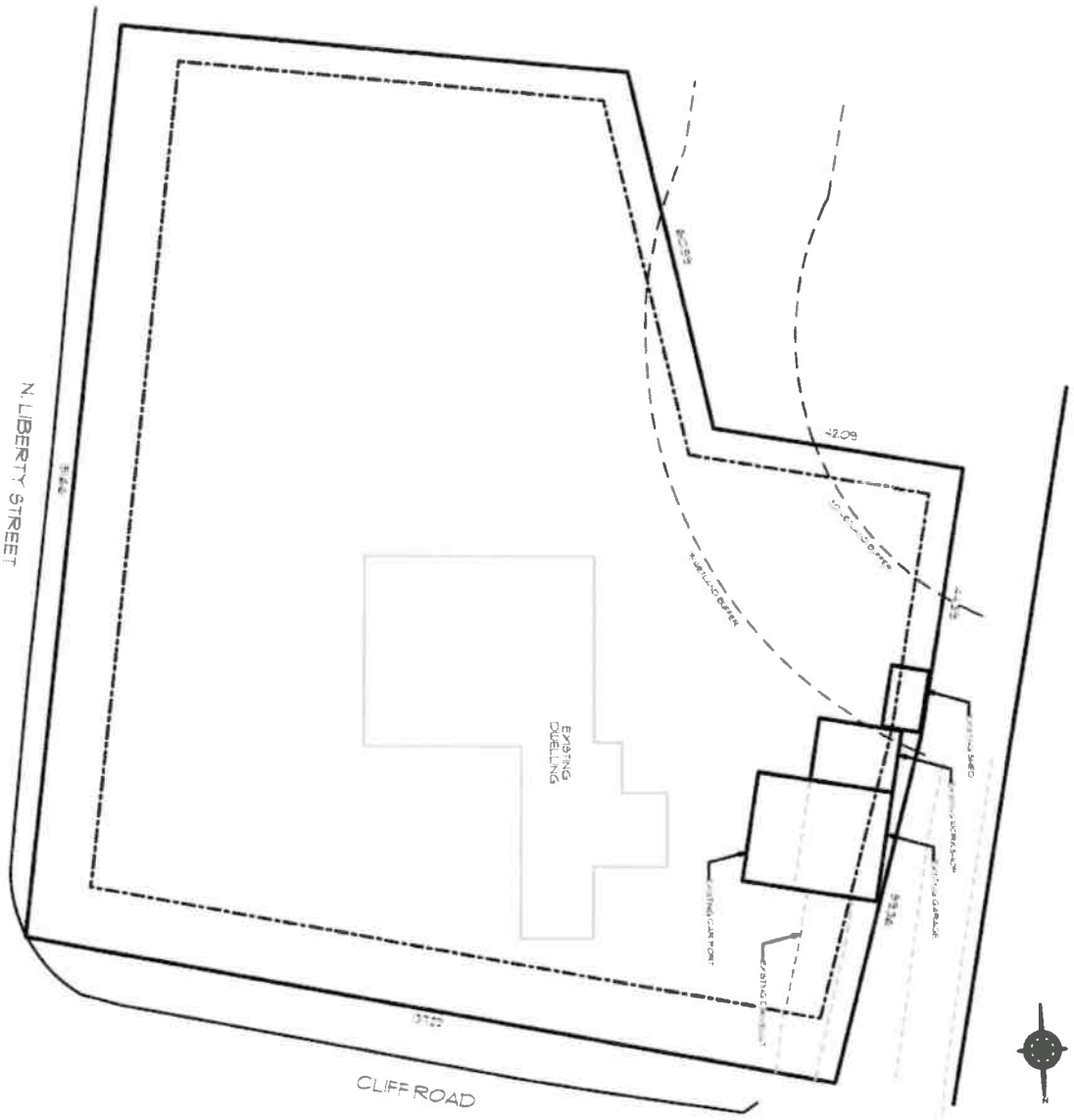

Existing

L-1.1

ID #

Renovations at
90 N. Liberty Street
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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Site Plan

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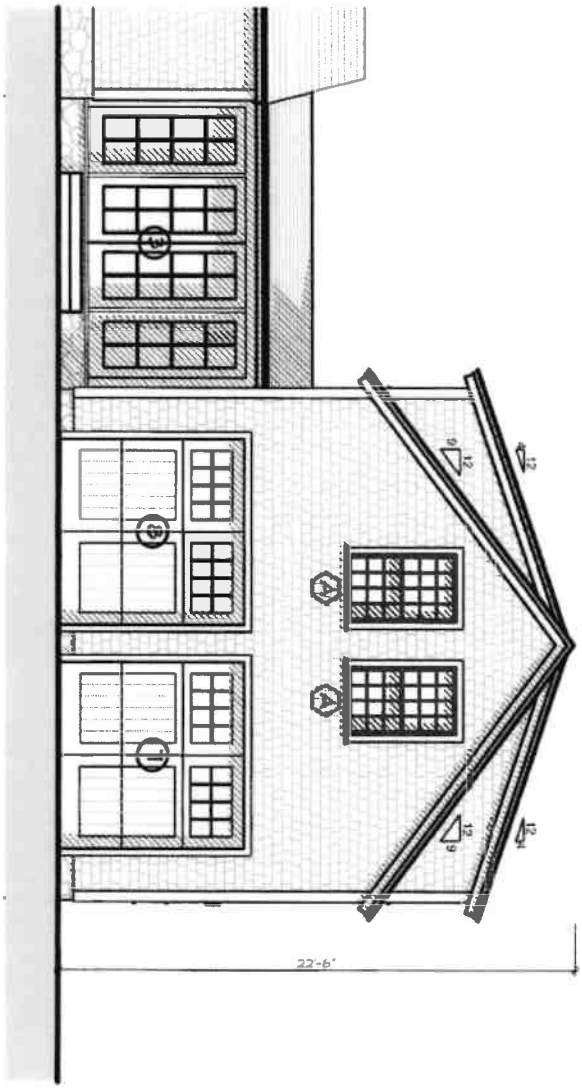
P 508 228 5455 | P 617 482 4543



A-2.1

Project Title
Project Address
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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North Elevation

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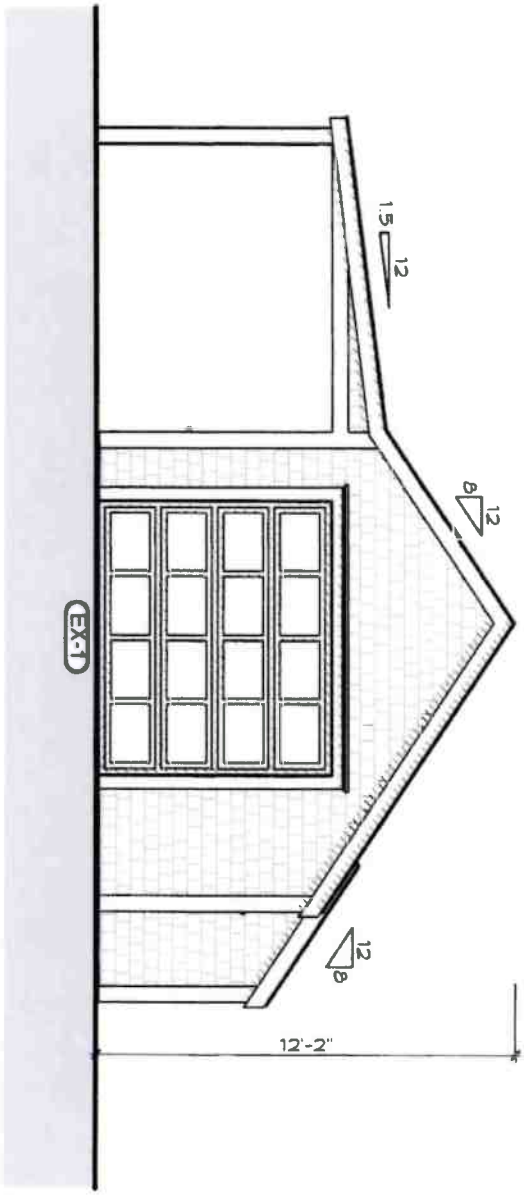

Existing

A-2.1

ID#

Renovations at
90 N. Liberty Street
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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North Elevation

BOTTICELLI & POHL

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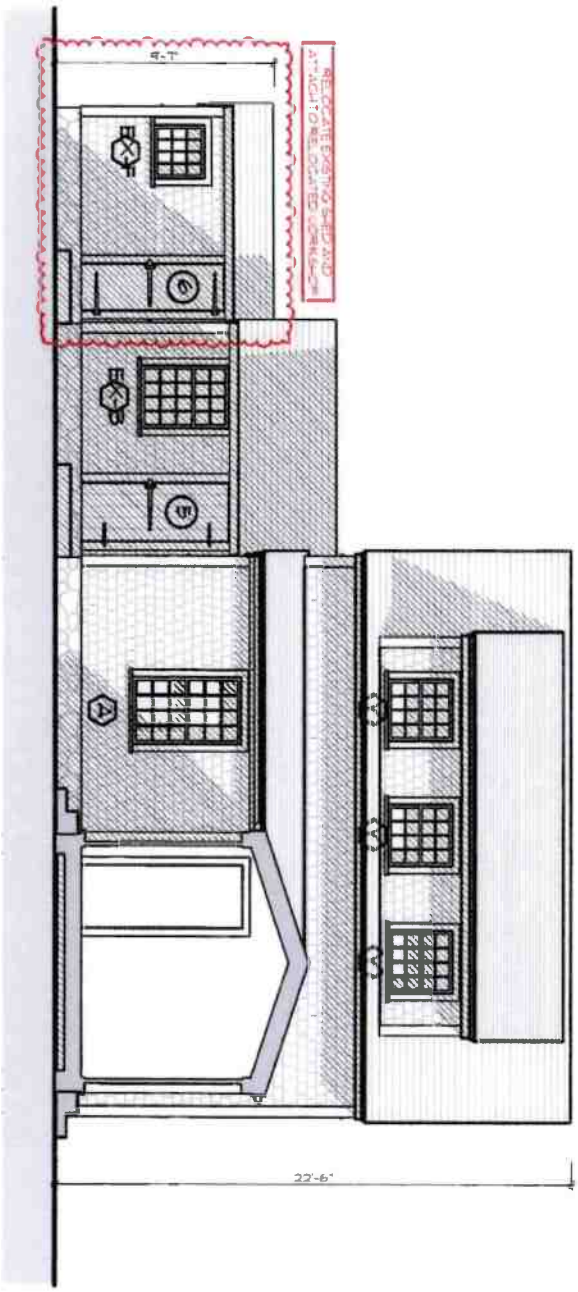

A-2.2

ID #

Project Title
Project Address
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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East Elevation

BOTTICELLI & POHL

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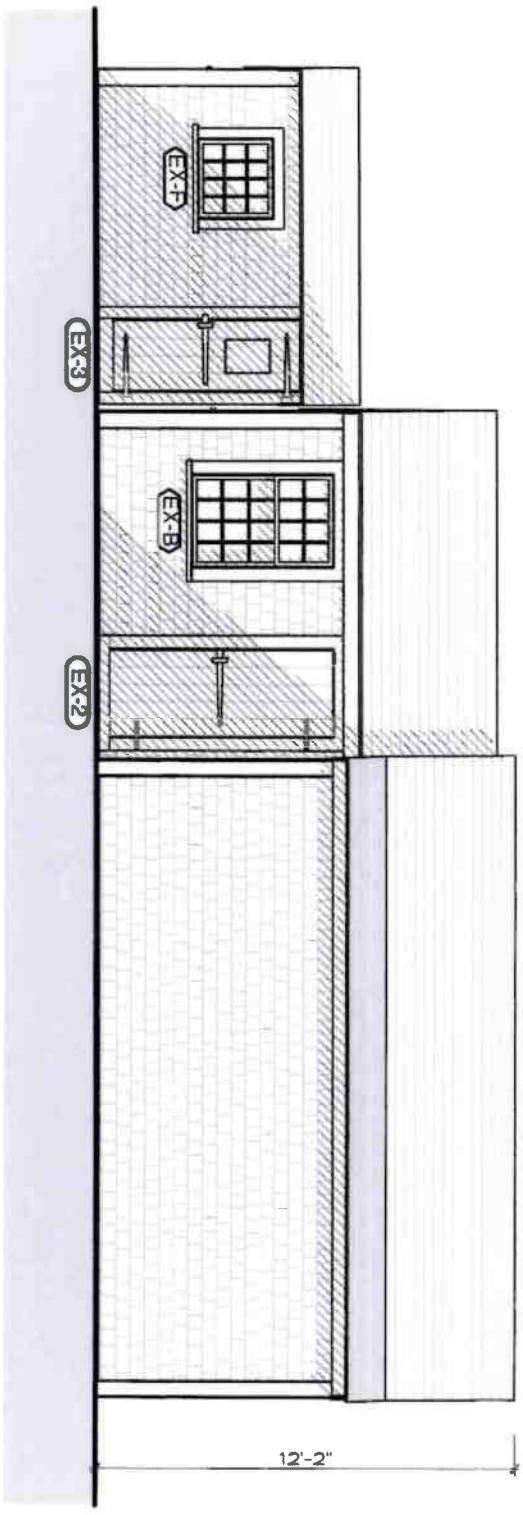
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Existing

A-2.2

ID #

Renovations at
90 N. Liberty Street
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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East Elevation

BOTTICELLI & POHL

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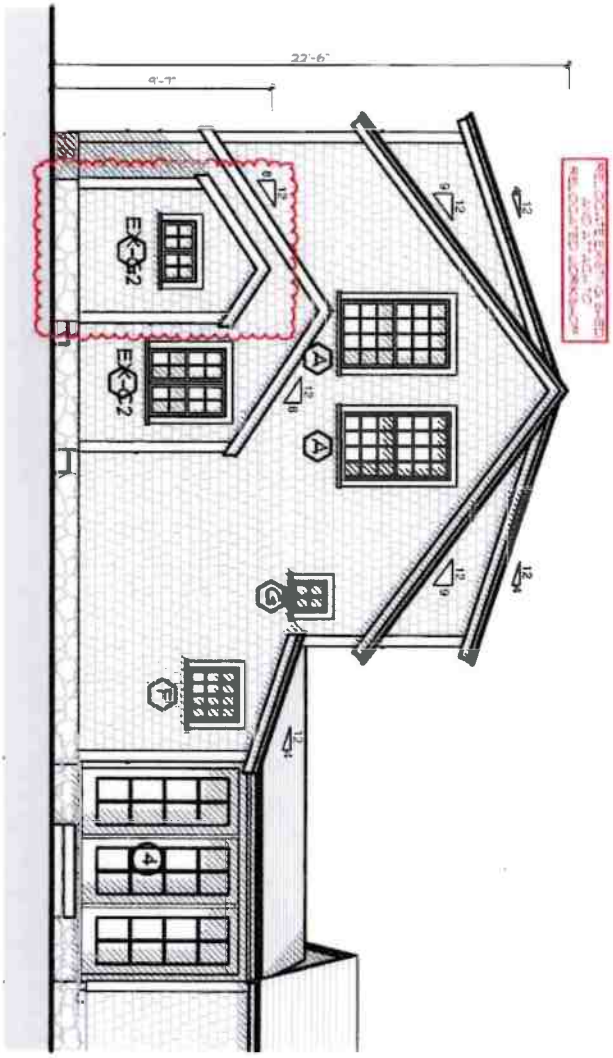
P: 508.228.5455 | P: 617.482.4540



A-2.3

ID #

Project Title
Project Address
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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South Elevation

BOTTICELLI & POHL

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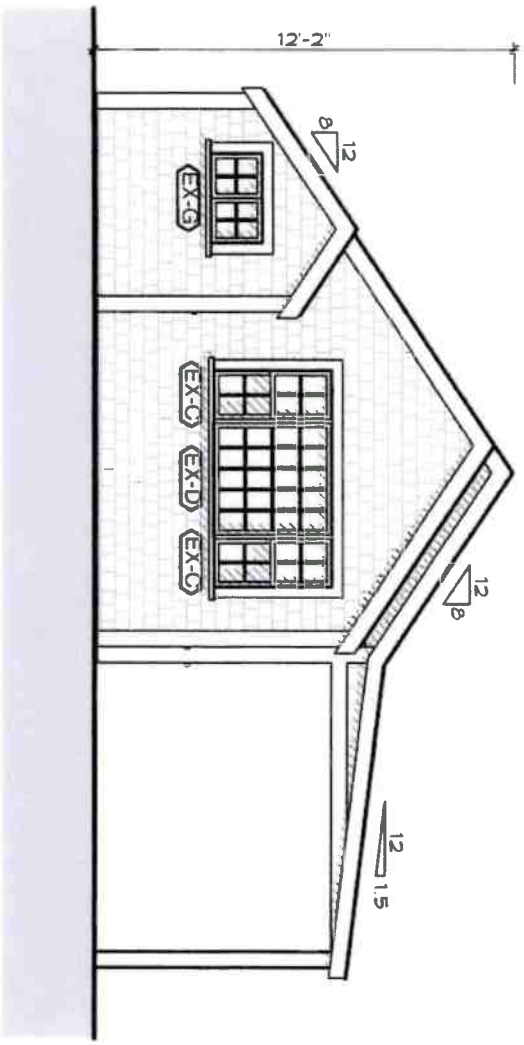
T: 508 228 5485 | T: 617 482 4543



Existing

A-2.3

Renovations at
90 N. Liberty Street
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

South Elevation

BOTTICELLI & POHL

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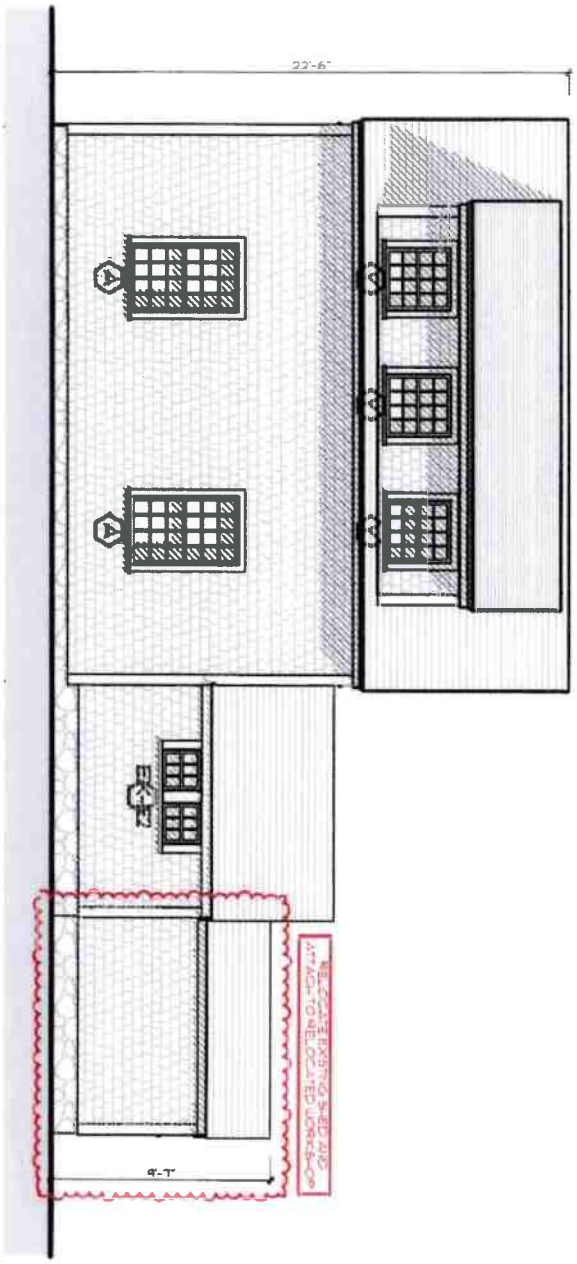

A-2.4

#D#

Project Title
Project Address
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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West Elevation

BOTTICELLI & POHL

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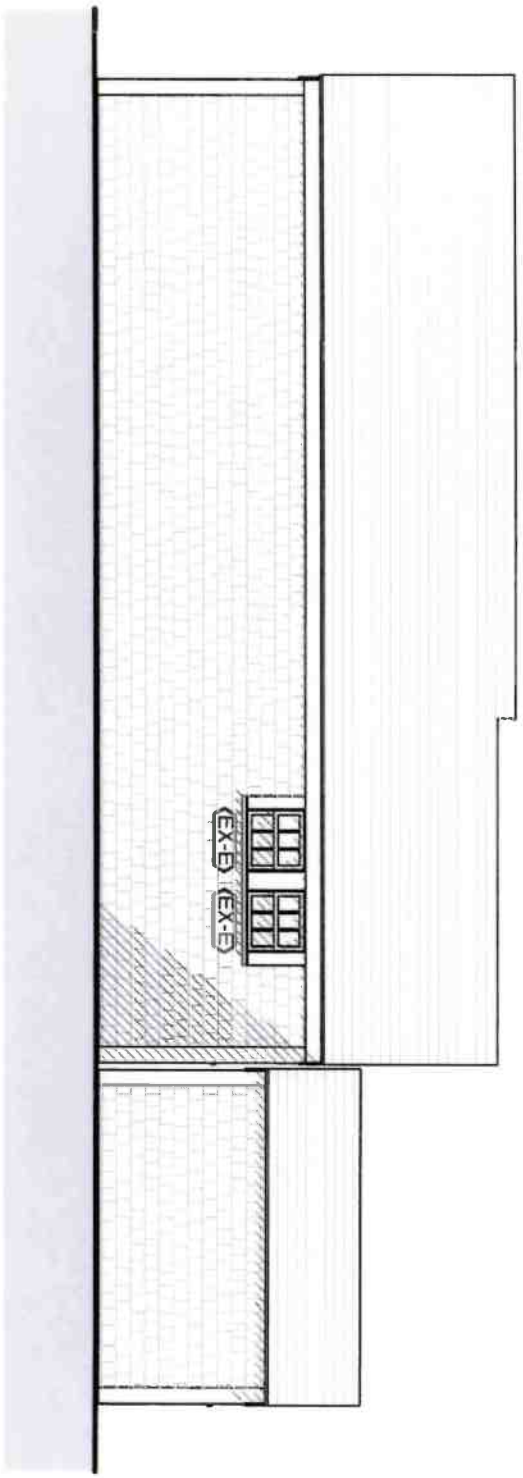
P: 508 228 5455 | P: 617 482 4545



Existing

A-2.4

ID #

Renovations at
90 N. Liberty Street
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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West Elevation

BOTTICELLI & POHL

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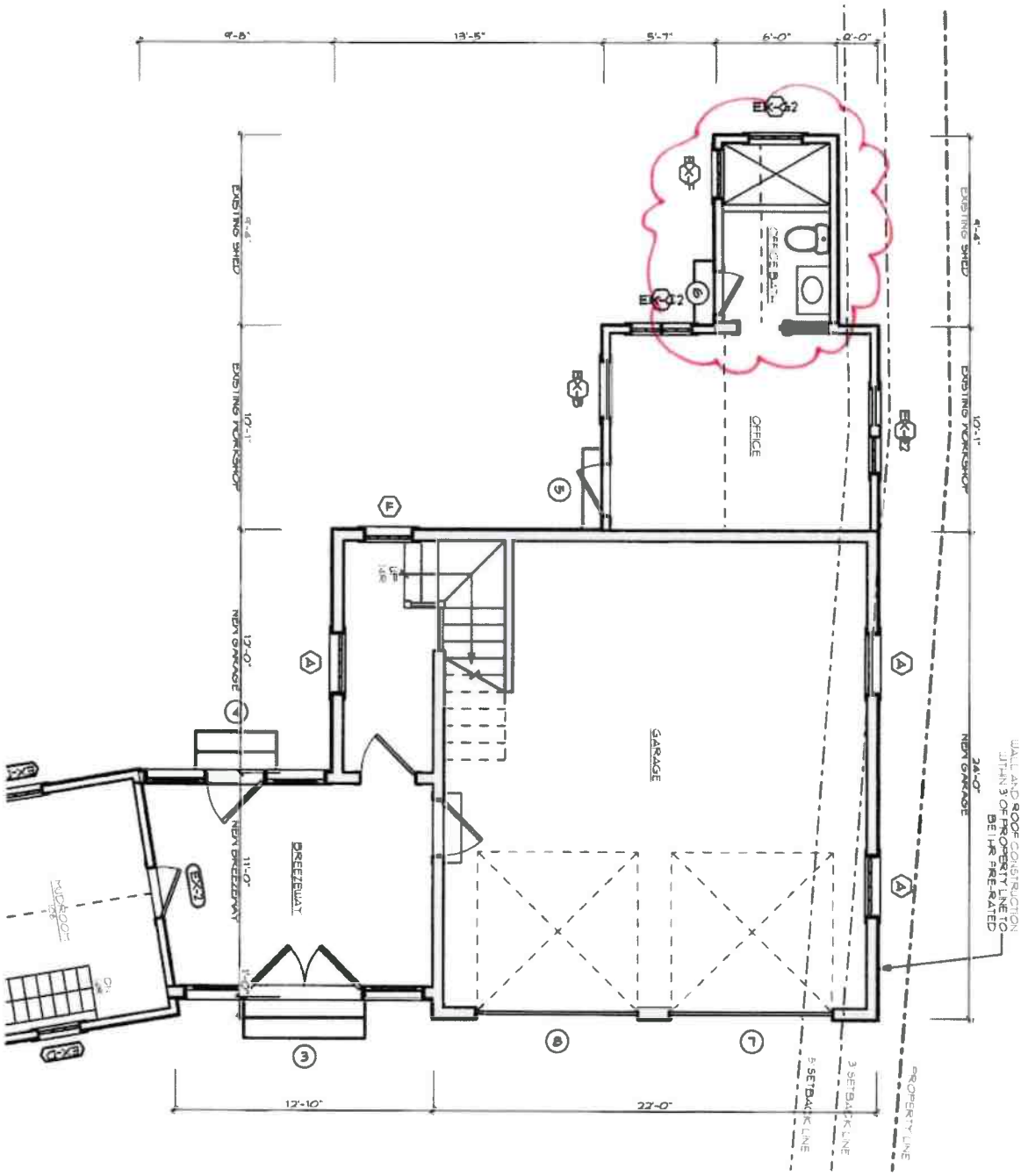
P. 508 228 5455 | P. 617 482 4543



A-1.1

ID #

Project Title

Project Address

Nantucket, MA 02554

MAP NO: ZONING INFO:

PARCEL NO: PROJECT NO: REVISED

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First Floor Plan

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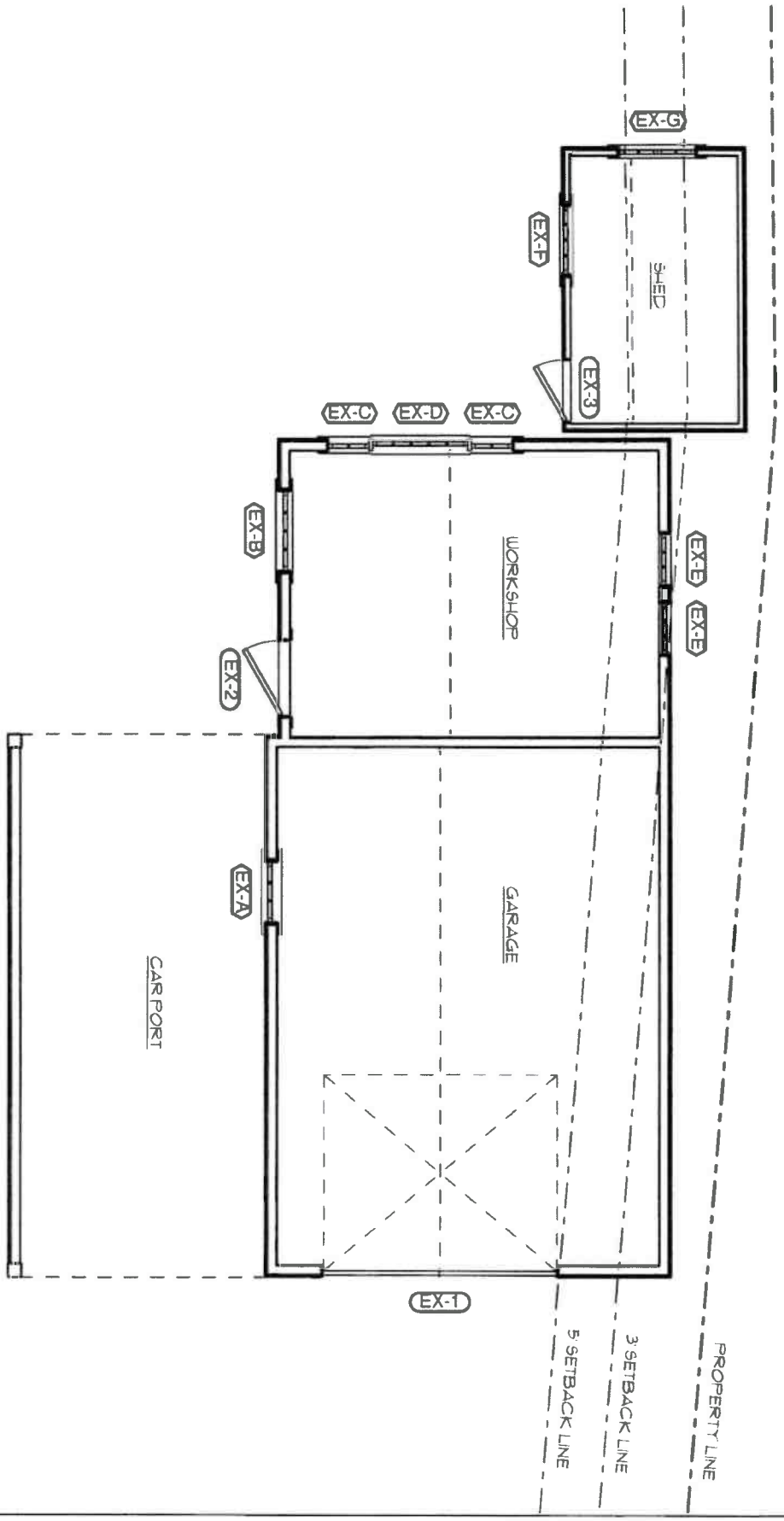

Existing

A-1.1

ID #

Renovations at
90 N. Liberty Street
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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First Floor Plan

BOTTICELLI & POHL

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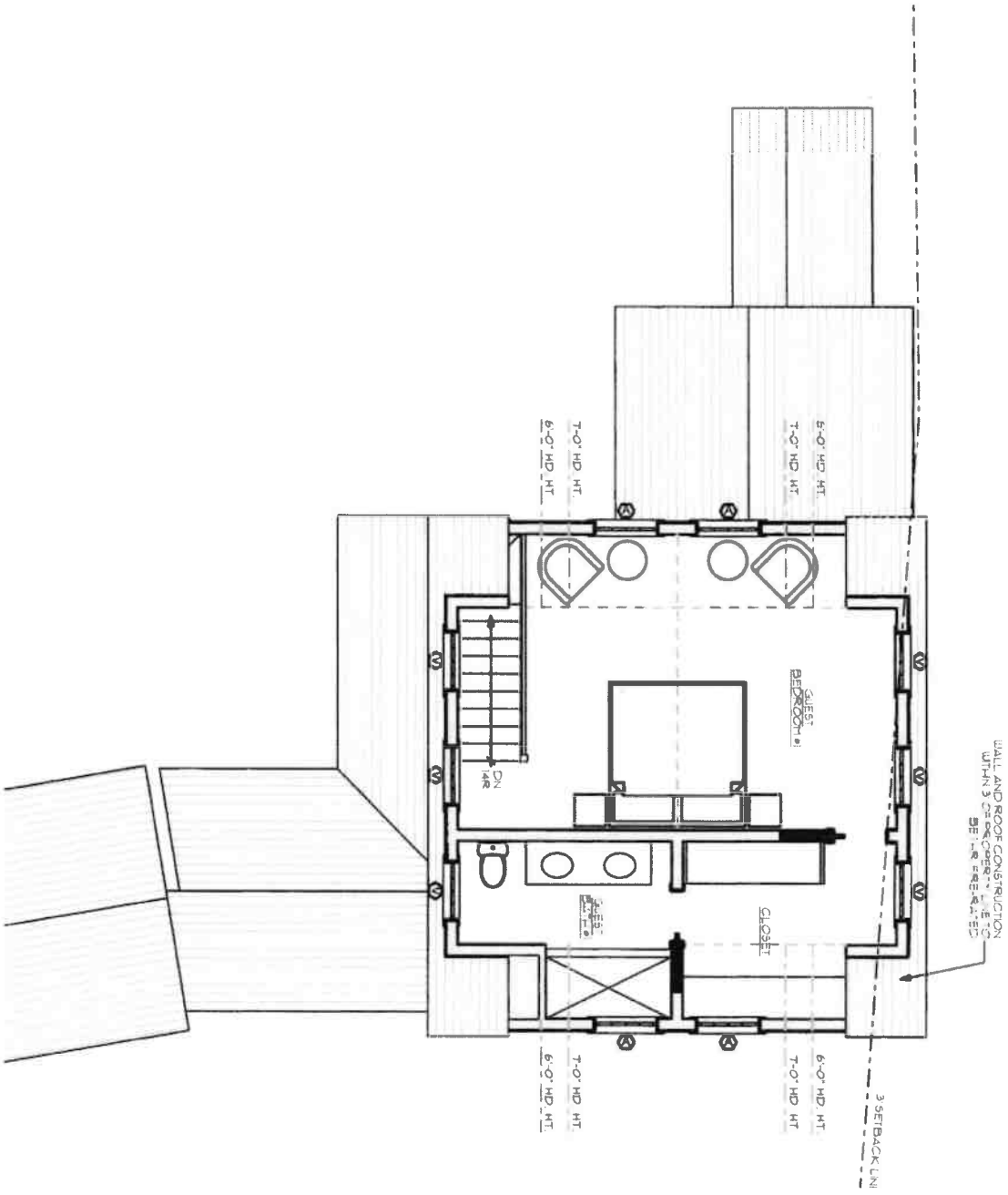

A-1.2

ID #

Project Title

Project Address

Nantucket, MA 02554

MAP NO. ZONING INFO

PARCEL NO. PROJECT NO. REVISED

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Second Floor Plan

BOTTICELLI & POHL

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Garage & Shed at
90 N Liberty St
Nantucket, MA
Existing Window & Exterior Door Schedule

H.D.C. Submission: 1/29/2024
Building Dept. Sub:
Rev: 1/25/2024

Window Schedule

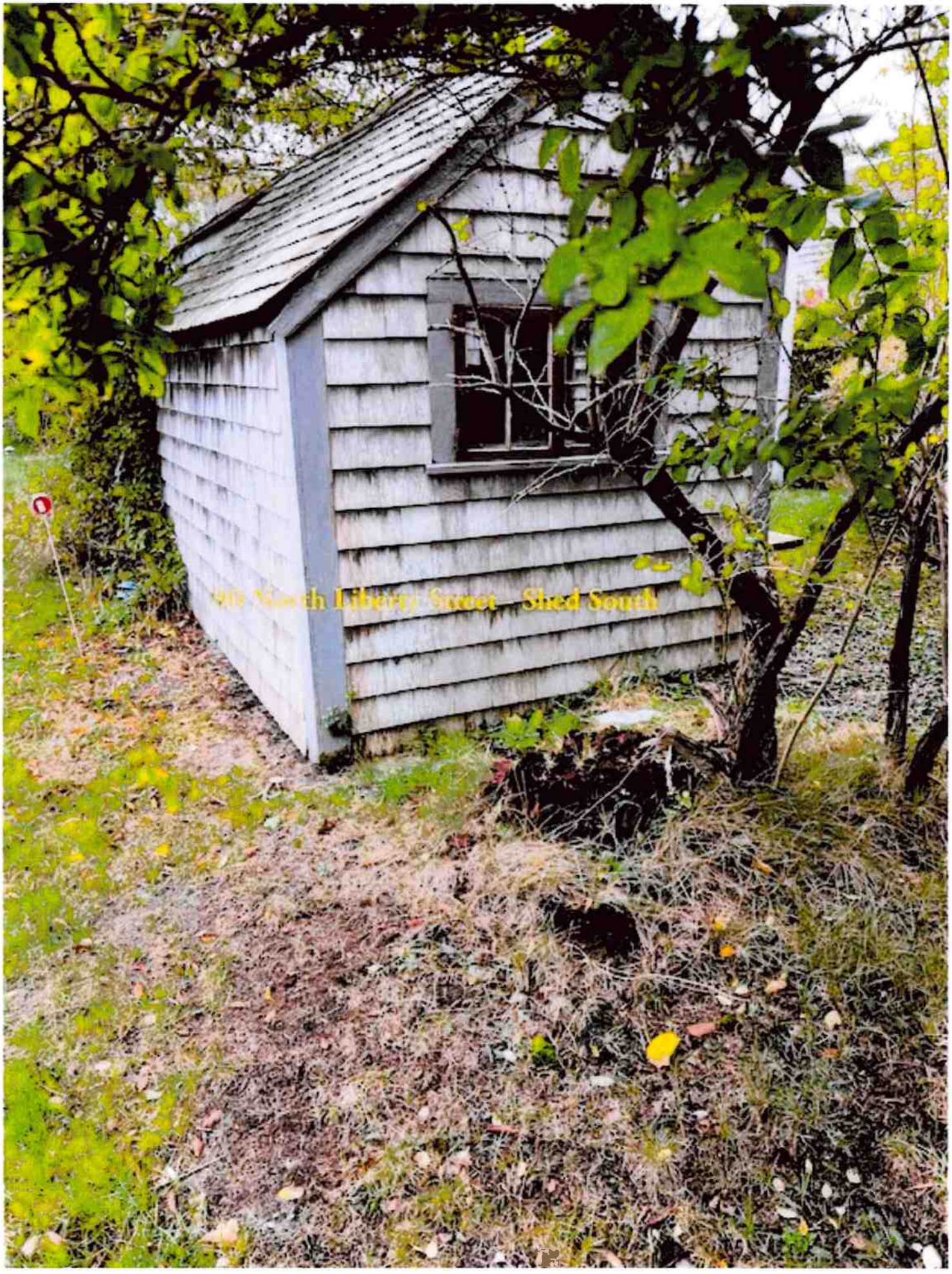
No.	Qn.	Type	Manufacturer	Frame Size	Lights	Comments
A	7	Double Hung	KSD	3'-0" x 4'-11"	12 over 12	Verify existing A window size & details
EX-B	1	Double Hung	Existing	2'-9 1/2" x 4'-0"	8 over 12	
EX-C2	1	(2) Double Hung	Existing	(2) 1'-6" x 3'-6 1/2"	4 over 4	
EX-E2	1	(2) Double Hung	Existing	(2) 1'-10" x 1'-10 1/2"	3 over 3	
EX-F	1	Fixed Casement	Existing	2'-4 1/2" x 2'-4 1/2"	12	
F	1	Fixed Casement	KSD	2'-4 1/2" x 2'-4 1/2"	12	Verify existing F window size & details
EX-G2	1	Operable Casement	Existing	2'-8" x 1'-8 1/4"	4 ea	
G	1	Fixed Casement	KSD	1'-4 3/4" x 1'-8 1/4"	4	Verify existing G window size & details
V	6	Double Hung	KSD	2'-9 1/2" x 3'-0"	8 over 8	

Door Schedule

No.	Qn.	Type		Door Size	Lights	Comments
3	1	Inswing French Doors	KSD	(2) 2'-10" x 7'-0"	8 ea	
		w/ Sidelights		(2) 2'-10" x 7'-0"	8 ea	
4	1	Inswing French Door	KSD	2'-10" x 7'-0"	8	
		w/ Sidelights		(2) 2'-10" x 7'-0"	8 ea	
5	1	Side Door	TBD	2'-6" x 6'-5"	N/A	6" v-groove
6	1	Side Door	TBD	2'-0" x 6-3"	N/A	6" v-groove
7	1	Overhead Garage Door	TBD	8'-0" x 8'-0"	16	6" v-groove panels
8	1	Overhead Garage Door	TBD	8'-0" x 8'-0"	16	6" v-groove panels

Notes:


90 North Liberty Street - Shed East


919 North Liberty Street - Shed South

90 North Liberty Street - Shed West



Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

July 8, 2021

To the Commissioners,

I, Arthur Reade, Trustee of 90 North Liberty Preservation Trust, owner of record of property located at 90 North Liberty Street, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,

Arthur Reade

CERTIFICATE NO: HDC2024-01-9846

DATE ISSUED: 3/26/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work. Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

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°. 22

Street & Number of Proposed Work: 90 North Liberty Street

Owner of record: 90 North Liberty Preservation Trust

Mailing Address: PO Box 2669
Nantucket, MA 02584

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 15215

Date application received: 1/29/24 Fee Paid: $245.20

Must be acted on by: 3/29/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: MW

Member: _____

Member: _____

Member: _____

Member: SEE ELEV'S + PLAN A EXHIBIT A

Notes - Comments - Restrictions - Conditions (Story) + for Exhibit A (Area)
2' NARROWER ON CONNECTOR
SMALL SIZE WINDOW ON NORTH CONNECTOR. ONE DOOR @ SOUTH CONNECTOR

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

EXHIBIT A

☐ New Dwelling ☒ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition (Partial) ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other Demo existing garage + car port W/ CONNECTOR TO MH

Size of Structure or Addition: Length: 34'-10" Sq. Footage 1st floor: 739 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 487 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 ~~22'-6"~~ 21' South ~~22'-6"~~ 21' East ~~22'-6"~~ 21' West ~~22'-6"~~ 21'

Additional Remarks INDIVIDUALLY SIGNIFICANT REVISIONS*

Historic Name: Herbert Gardner Garage MAJ. JOSIAH COFFIN HOUSE (describe)

Original Date: C1930 / C. 1724

Original Builder: MAJ. JOSIAH COFFIN

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

1. East Elevation New ~~Garage~~ Garage + single story breezeway
2. South Elevation Relocate existing shed + workshop and attach to Garage
3. West Elevation
4. North Elevation New ~~garage~~ garage + single story Breezeway

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1'-2" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer 4 /12 Other 8/12 Existing Shed + Workshop

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 1X6 Soffit (Overhang) 6" Corner boards 5/4x6 Frieze 1X6
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer KSD

Doors* (type and material): ☒ TDL ☐ SDL Front French/Wood Rear French/Wood Side V-groove/Wood
Garage Door(s): Type OVERHEAD Material WOOD & Like/~~Fiber~~

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim [redacted] (THE MH) Grey Sash Red (THE MH) Doors Red (THE MH)
Deck _____ Foundation [redacted] Stone Veneer (THE MH) 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.

MARCH 26, 2024 MTG

Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. DISCUSSIONS & VOTE

- Discussion of Article 38, ATM 2024

II. CONSENT – NB 03/19/24 carry over

1.	6 Carew Ln LLC	6 Carew Ln	Gates Arbor	73.3.2/62.1	Atlantic	SW
2.	Cohen Steven Trust	19 Austin Locke Way	MH Fenestration changes	82/57	Shelter 7	SW
3.	Dale Kevin F TR	6 Village Wy	Deck hardscape	14/42	Ahern LLC	VO
4.	Dylan & Caroline Wallace	65 Polpis Rd	Window door changes	43/13	Self	VO
5.	Chris & Ashley Austin	Maple Lane Lot 7	Color change door rev	67/303	Emeritus LTD	VO

III. CONSENT WITH CONDITIONS – NB 0./19/24 carry over

1.	Lewis, Marjorie	124 Tom Nevers Rd	Pool hardscape	91/43.2	Atlantic	SW

- Pool not to be visible at the time of inspection or thereafter; no grade change from existing at the time of application

2.	Cohen Steven Trust	19 Austin Locke Way	cabana	82/57	Shelter 7	SW

- Subject to top plate height no taller than 7'6" and remainder portion of roof assembly as shown-i.e., if the high point of top plate height is taller than 7'6" lower the entire assembly.

IV. NEW BUSINESS 02/20/2024

1.	Harold Bros Realty LLC	6 Highland Ave	Color Change	30/288	Emeritus LTD
2.	Harold Bros Realty LLC	2 & 4 Highland Ave	2nd Dwelling Color Change	30/287-289	Emeritus LTD
3.	Harold Bros Realty LLC	2 & 4 Highland Ave	Garage Color Change	30/287-289	Emeritus LTD

V. NEW BUSINESS 03/05/2024 (VIEW)

1.	Thomas Lord	15 Coffin St	New Driveway	73.4.1/34	LFW

- *Commissioners: Pohl, Welch, Coombs, Oliver, Patten; Alternates: Paul, Thornewill*

VI. NEW BUSINESS 03/05/2024

1.	Harold Brothers Realty Inc	2-4 Highland Dr	MH color change	30/187-289	Emeritus
2.	3 Step Lane LLC	3 Step Ln	Gutters	42.4.2/44	Union Studio0
3.	3 Pleasant St Nom Tr	3 Pleasant St	Addition	42.3.3/155	Emeritus
4.	2538970 Ontario Inc	5 Coffin St (Sias)	Exterior alterations	73.1.4/21	Emeritus
5.	Glidden	24 Rugged Rd	Pergola	67/164	Emeritus
6.	63 Hulbert LLC	63 Hulbert Ave	MH porch fen revs	29/9	Emeritus
7.	1N Swift Rock Rd Tr	1 N Swift Rock	Patio	40/2	Ahern LLC
8.	1 N Swift Rock Road Trust	1N Swift Rock	Pavilion	40/2	Emeritus LTD
9.	1N Swift Rock Road Trust	1N Swift Rock	garage	40/2	Emeritus LTD
10.	1 N Swift Rock LLC	1 N Swift Rock	Pool hardscape	40/2	Ahern LLC

VII. OLD BUSINESS 03/12/2024

1.	Iamadummy LLC	77 Eel Point Rd	Rev to COA Beach Stairs	32/44	JB Studio

- *Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: None; Recused: None*

2.	TACK3 LLC	3 Commercial St	Rev dormers	42.3.1/38	CWA

- *Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill*

3.	More than enough LLC	30 Russells Wy	Chimney deck grade	7/78.1	CWA

- *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*

4.	Ted & Amy Orenstein	5 Crows Nest Way	New Dwelling	12/22.2	Sandcastle Const

- *Commissioners: Welch, Camp, Coombs, Thornewill, Patten; Alternates: None; Recused: None*

5.	Smiley 17 N Water LLC	17 N Water	Add Roofwalk	42.4.2/49	Emeritus

- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: None*

6.	KAC Holdings LLC	156 Madaket Rd	Pickleball and driveway	39/13.4	Atlantic

- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill, Patten; Alternates: None; Recused: None*

7.	90 N. Liberty Presv. Tr.	90 N Liberty St	Garage partial demo/add	41/22	Botticelli & Pohl

- *Commissioners: Camp, Coombs, Oliver, Thornewill, Paul; Alternates: None; Recused: None*

VIII. NEW BUSINESS 03/19/2024 - VIEW

1.	Michele Kolb	27 N Liberty	Rear door rev	41/453	Self	SW

- View from Land Bank park (Lily Pond) / walkways

IX. NEW BUSINESS 03/19/2024

1.	Gottwald Family Trust	4R Jefferson Ave	Garage addition alteration	29/48.1	Topham
2.	Gottwald Family Trust	4R Jefferson Ave	Garage Historic determination	29/48.1	Topham
3.	Gottwald Family Trust	4R Jefferson Ave	Cottage Historic Determination	29/48.1	Topham
4.	Gottwald Family Trust	4R Jefferson Ave	Cottage alterations	29/48.1	Topham
5.	Shawn Casey	3 5th Way	Fence	67/269	self

HDC 2024.01.9846
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

APPROVED
HDC2024.01.9846
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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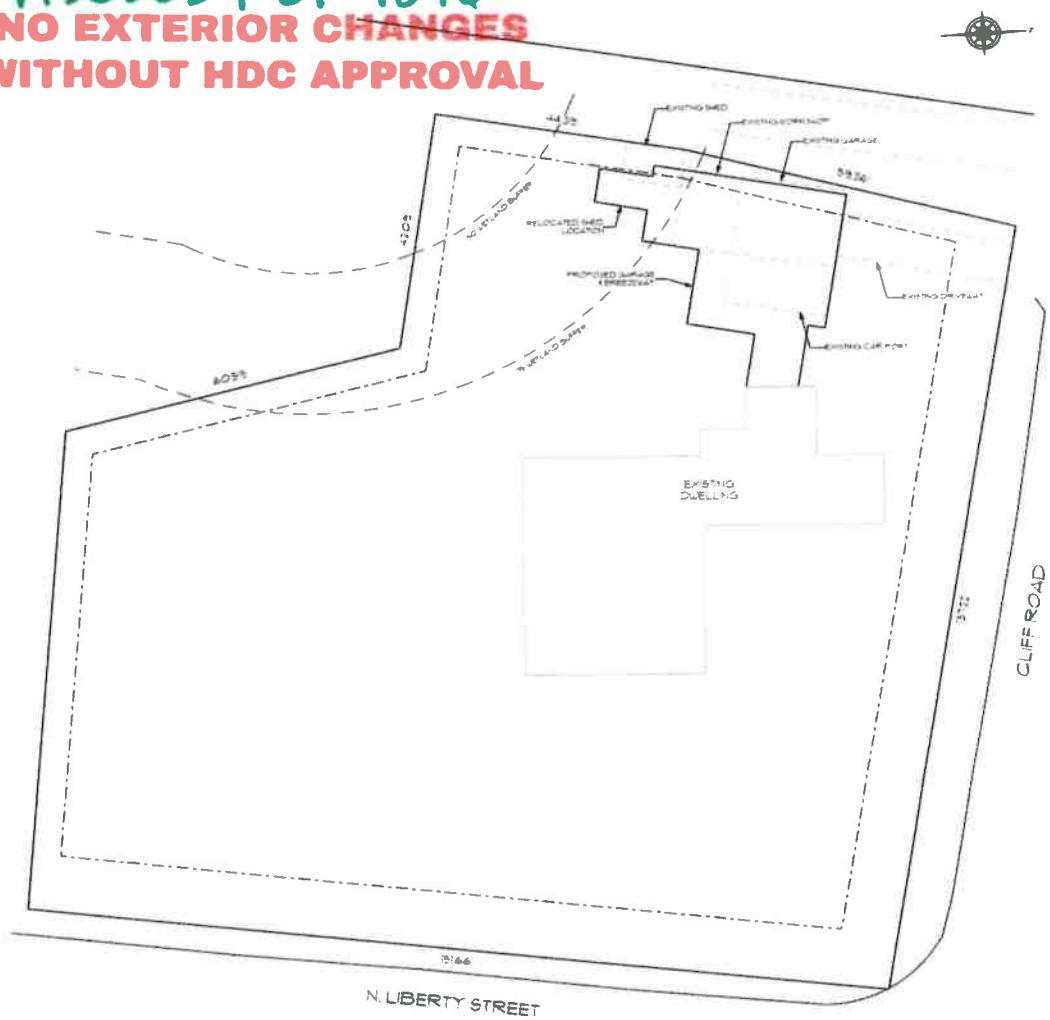
Locus Map
NOT TO SCALE



1 Site Plan
SCALE: 1" = 10'

BOTTICELLI & POHL
11 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
1065 SOUTH ROAD, NANTUCKET, MA 02554

DATE REVISIONS

Site Plan

Major Josiah Coffin House
90 North Liberty Street
Nantucket, MA 02554
MAP NO. 41 ZONING DISTRICT: RB
PARCEL NO. 72 PROJECT NO. 22 REVISED 3.29.24

ID#
L-1.1

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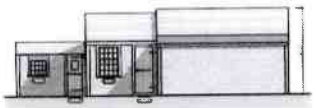
Existing North Elevation
SCALE: 1/8" = 1'-0"



Previously Submitted North Elevation
SCALE: 1/8" = 1'-0"



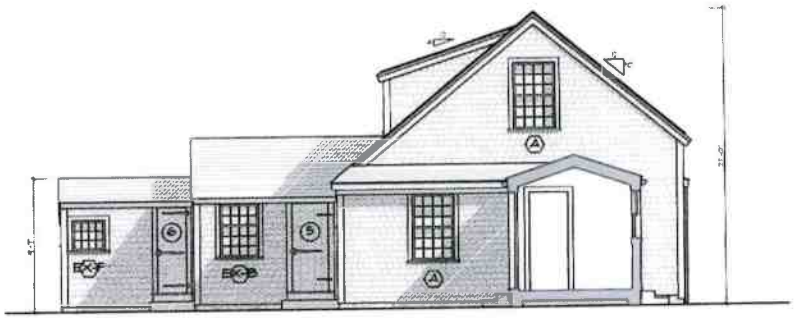
1 North Elevation
SCALE: 1/4" = 1'-0"



Existing East Elevation
SCALE: 1/8" = 1'-0"



Previously Submitted East Elevation
SCALE: 1/8" = 1'-0"



2 East Elevation
SCALE: 1/4" = 1'-0"

Garage E Street at
90 N Liberty St
Nantucket, MA
Window & Exterior Door Schedule

HDC Submission 3rd Round
Building Dept. Sub
Rev 3/28/2024

Window Schedule

No.	Qty.	Type	Manufacturer	Rough Size	Layout	Remarks
A	9	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	1/2 wide screen, 1/2 wide screen, 1/2 fixed pattern
B	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	1/2 wide screen
C	1	Casement	Kolbe	2'-6" x 4'-6"	1 over 1	
D	1	Casement	Kolbe	2'-6" x 3'-0"	1 over 1	
E	1	Casement	Kolbe	2'-6" x 4'-6"	1 over 1	
F	1	Casement	Kolbe	2'-6" x 3'-0"	1 over 1	
G	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
H	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
I	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
J	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
K	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
L	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
M	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
N	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
O	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
P	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
Q	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
R	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
S	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
T	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
U	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
V	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
W	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
X	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
Y	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
Z	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	

Door Schedule

No.	Qty.	Type	Manufacturer	Rough Size	Layout	Remarks
1	1	Swinging Entry Door	Kolbe	3'-0" x 7'-0"	1 Lite	1/2 wide screen door
2	1	Swinging Entry Door	Kolbe	3'-0" x 7'-0"	1 Lite	1/2 wide screen door
3	1	Swinging Entry Door	Kolbe	3'-0" x 7'-0"	1 Lite	
4	1	Swinging Entry Door	Kolbe	3'-0" x 7'-0"	1 Lite	
5	1	Garage Door	Kolbe	9'-0" x 7'-0"	16 Lite	
6	1	Garage Door	Kolbe	9'-0" x 7'-0"	16 Lite	
7	1	Swinging Entry Door	Kolbe	3'-0" x 7'-0"	1 Lite	

Notes:

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02584 | P 508.228.SPEC(7732) | F 508.228.7733 | BOTTICELLIANDPOHL.COM

DATE	REVISIONS

Major Josiah Coffin House
90 North Liberty Street
Nantucket, MA 02554
MAP NO. 41 ZONING INFO: RI
PARCEL NO. 22 PROJECT NO. 22 REVISED 1.29.24

North & East Elevations

ID #
G-2.1

APPROVED
HDC 2024.01.9846
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

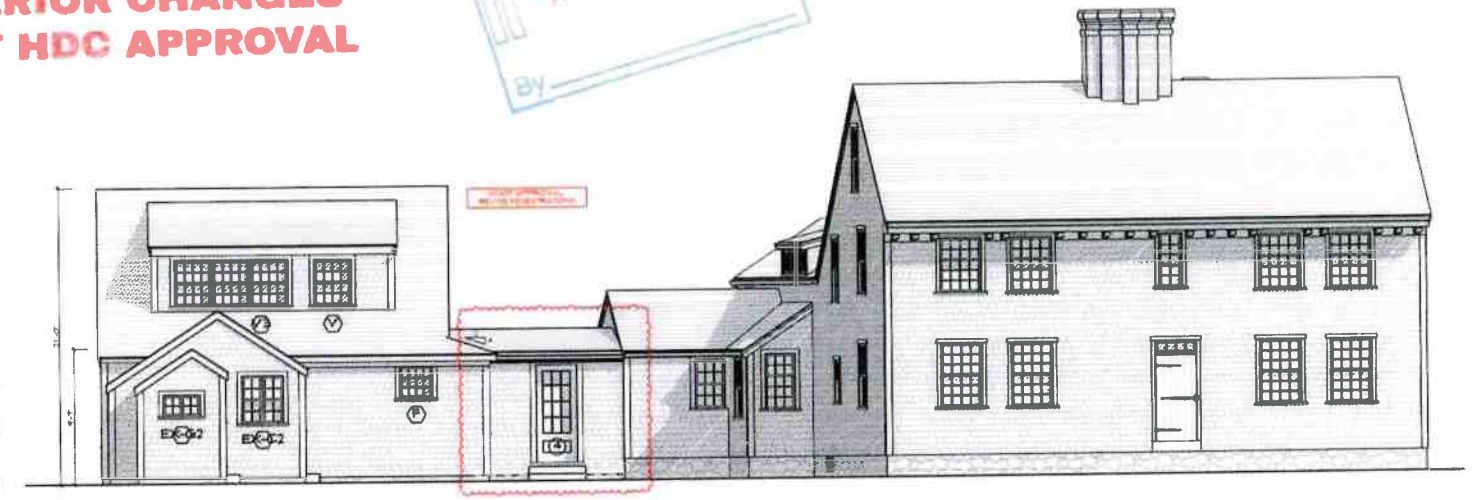
RECEIVED
APR 03 2024
By



Existing South Elevation
SCALE: 1/8" = 1'-0"



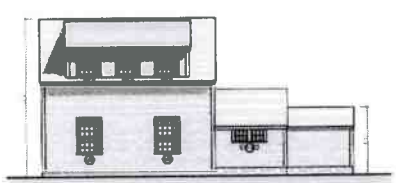
Previously Submitted South Elevation
SCALE: 1/8" = 1'-0"



1 South Elevation
SCALE: 1/4" = 1'-0"



Existing West Elevation
SCALE: 1/8" = 1'-0"



Previously Submitted West Elevation
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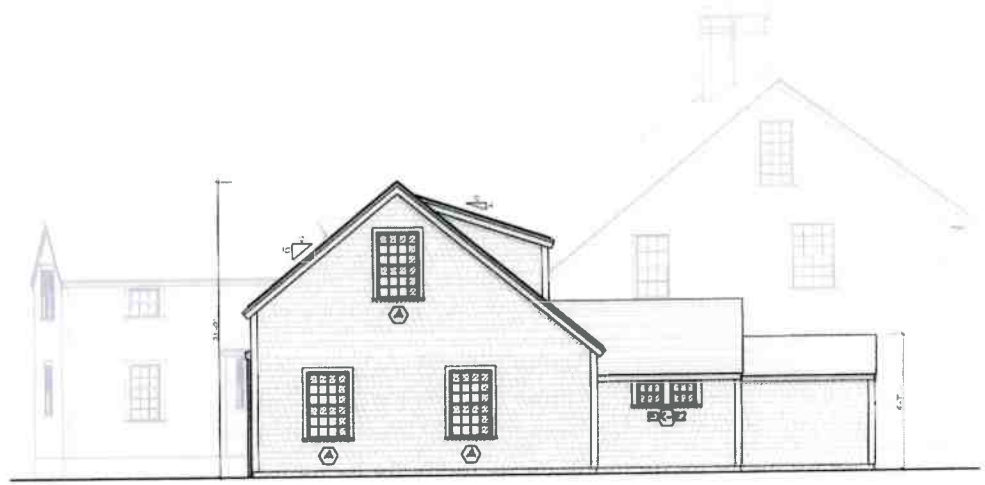


2 West Elevation
SCALE: 1/4" = 1'-0"

BOTTICELLI & POHL

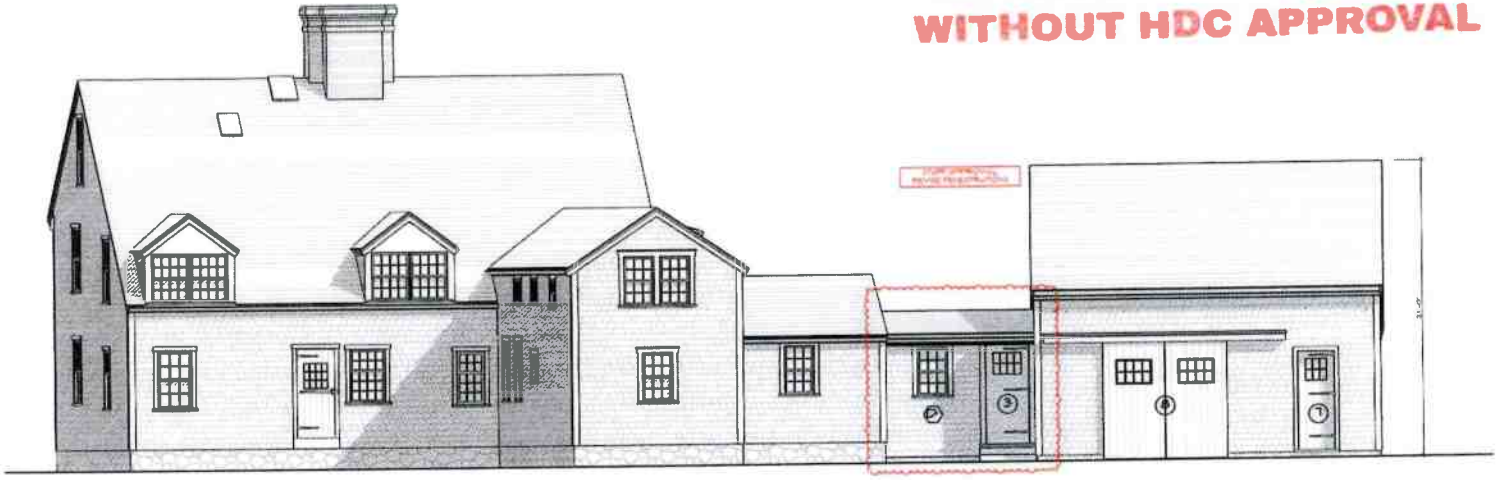
DATE REVISIONS

South & West Elevations

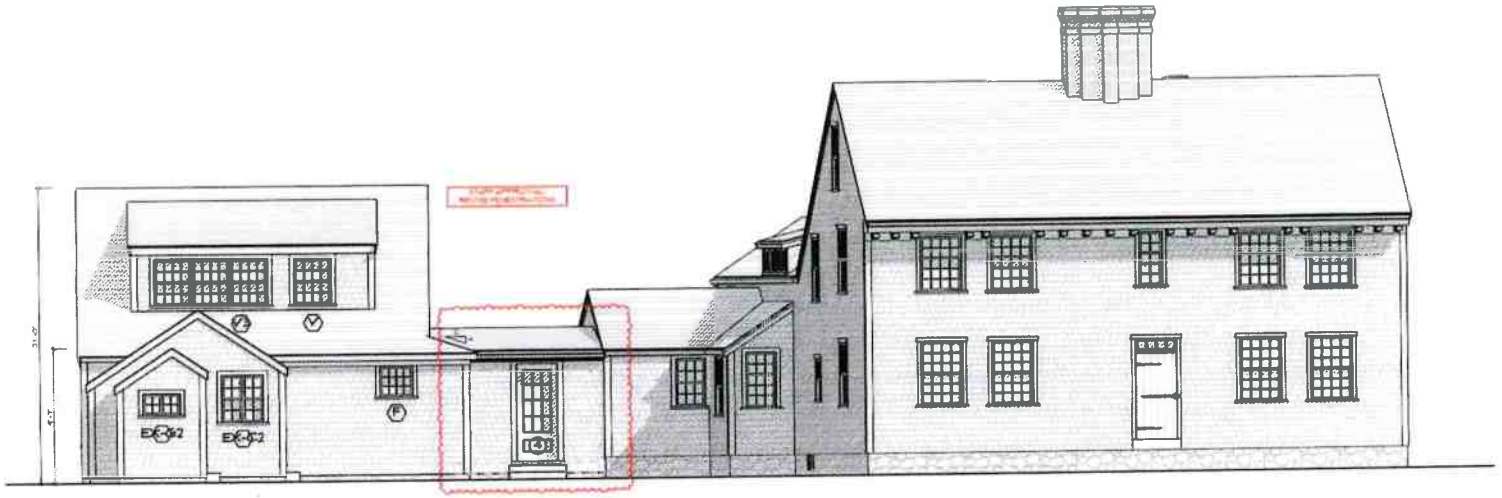
Major Josiah Coffin House
90 North Liberty Street
Nantucket, MA 02554

ID#
G-2.2

APPROVED
HDC2024.01.9846
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



1 North Elevation
SCALE: 1/4" = 1'-0"



2 South Elevation
SCALE: 1/4" = 1'-0"

BOTTICELLI & POHL

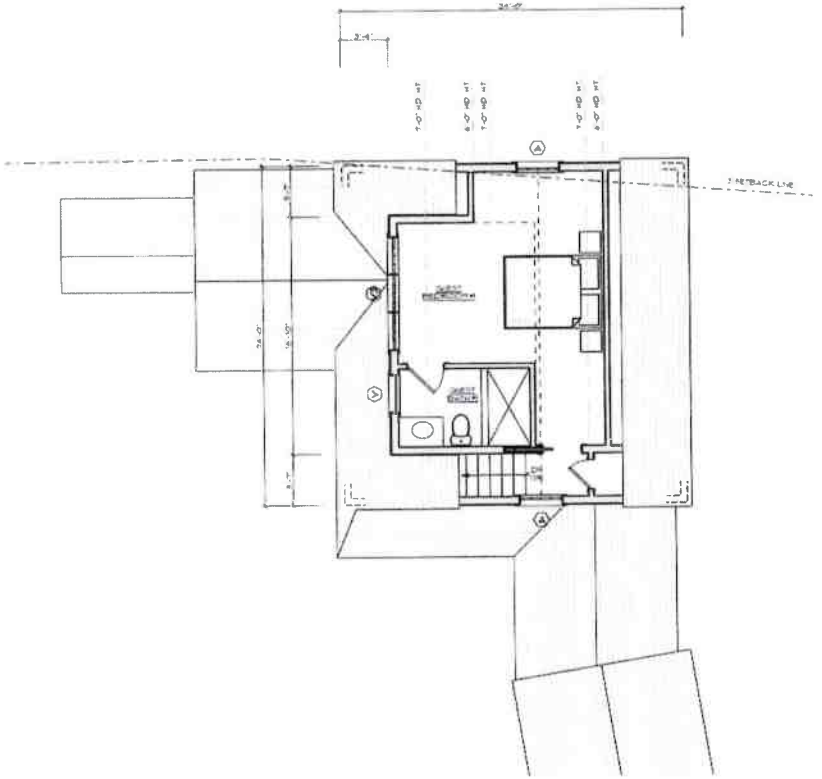
DATE REVISIONS

Exterior Elevations

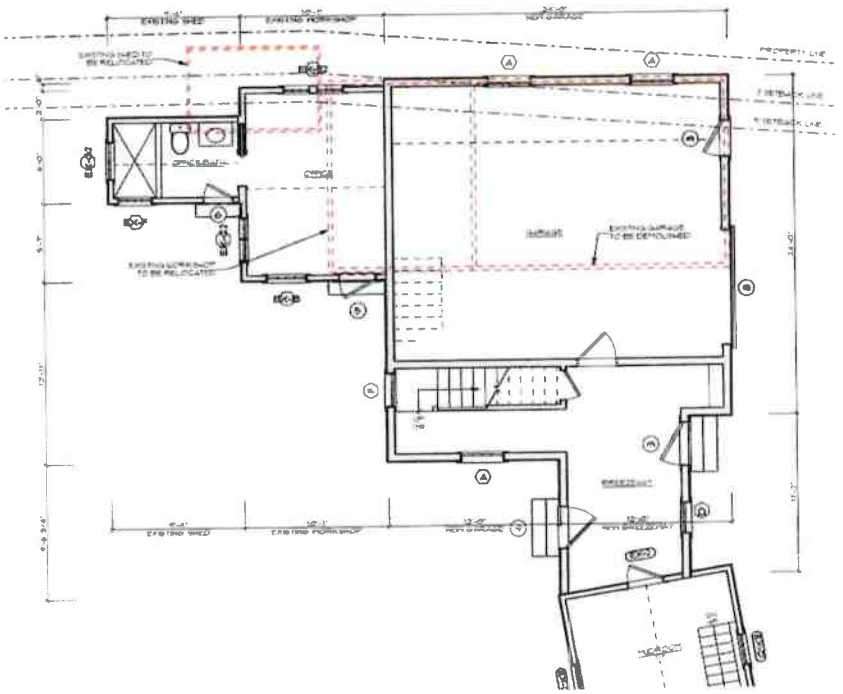
Major Josiah Coffin House
90 North Liberty Street
Nantucket, MA 02554

ID
G-2.3

APPROVED
HDC2024.01.9846
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



2 Second Floor Plan
SCALE: 1/4" = 1'-0"



1 First Floor Plan
SCALE: 1/4" = 1'-0"

BOTTICELLI & POHL

DATE REVISIONS

First & Second Floor Plans

Major Josiah Coffin House
90 North Liberty Street
Nantucket, MA 02554

ID#
G-1.1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Petten

STAFF

Esmeraida 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 90 North Liberty Preservation Trust

STREET ADDRESS 90 North Liberty Street

MAP/PARCEL 41/22

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON May 6, 2024

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 5/6/24

Date

24.	McEacher & Shaw **03-5918**	15 Harbor View	Detached Walk-in Refrig	42.4.2/9	Mr. Winter Equip.

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Abigail Shaw, manager
Public	None
Concerns (8:44)	**Shaw** – Presented project; at Children's Beach; abutters have no concerns; about 7' tall; structure to be on wooden slats. **Backus** – Read HSAB comments 4/4: A more detailed application should be provided indicating: how much the cooler will be elevated off the ground for flooding; show steps needed for access, if any; and if lattice is to be framed at the corners and top; and the in anything will cover the door. Suggest painting the walls dark grey before applying the lattice. **Oliver** – In light of the fact it's behind the porto-potties, she has no concerns. **Camp** – Agrees. **Coombs** – Also agrees. **McLaughlin** – Shouldn't be silver.
Motion	**Motion to Approve through staff with painting it grey and to have lattice. (Oliver)**
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye — Certificate # **HDC2022-03-5918**

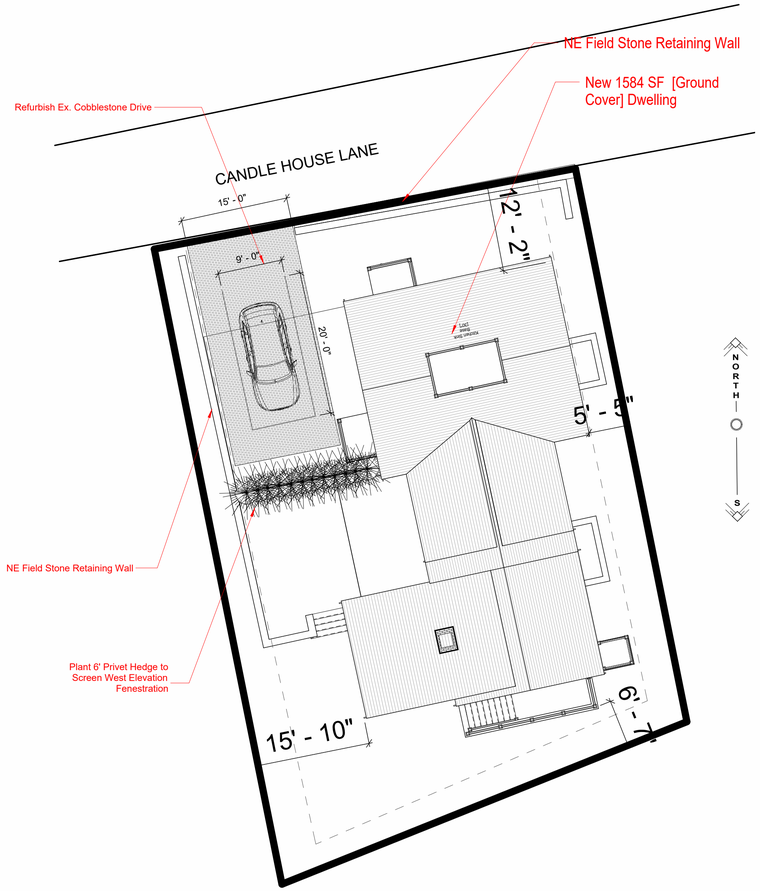
IV. OLD BUSINESS 03/22/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Brandon Bean **01-5616**	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Watterson

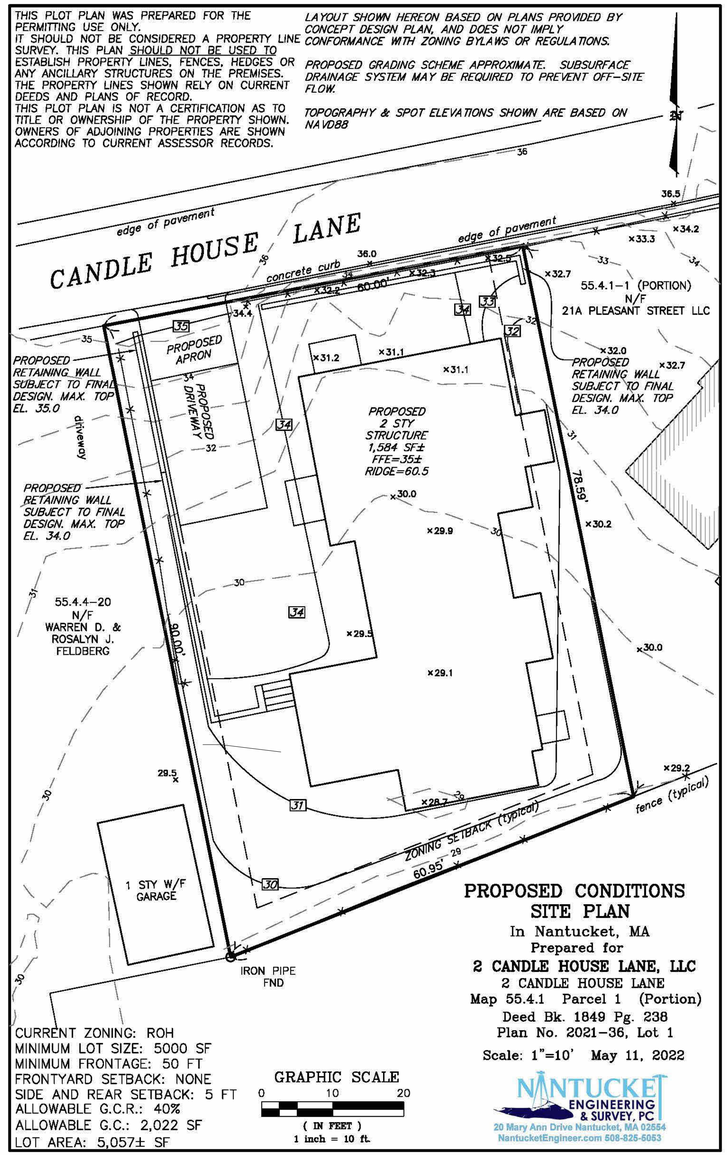
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.
Representing	TJ Watterson, Concept Design
Public	Warren Feldberg, and for abutter
Concerns (8:50)	**Watterson** – Reviewed changes made per previous concerns; could move the structure back. **Backus** – Read HSAB comments 3/28: This still feels too massive for the neighborhood; it should be a few feet narrower along the street. Main mass needs a large chimney. Sunroom addition doesn't work as a gable; it should be a glassed-in porch with shed or hipped roof. Rear chimney is very awkward; move the fireplace to the south wall, the gable end. Plate height of living room is too high, and ganged windows should be separated. The 4 French doors should change to a single door and windows. The plan indicates a grade change of only 3 feet from front to back but appears to be more; this needs to be confirmed. Timber retaining wall on the west side will be very visible and is inappropriate; this should not be retained for a level yard but should slope more naturally to the back. HSAB would like to see revisions. Infill lot within the OHD subdivided off 21 Pleasant Street. Read comments of concerns from Mr. Meerbergen. She agrees with HSAB; a 3-bay might be more suitable. **Feldberg** – This property is at the low-point of the neighborhood; we are very concerned the proposed grade changes will exacerbate the existing water-management issues. **Oliver** – She went out there; you can see the slope from the street, so runoff is a major concern. When it became a 4-bay, the width didn't change; it width should be reduced. The secondary mass from the east and west should be dropped to 1.5 story with the eave line lower than the main mass. She didn't see any retaining in the area as extensive as this; the east will become a moat. This has retaining on both sides and along the street. The 1st-floor plate height could come down. South elevation is under fenestrated with gable having nothing above the 1st floor. The west is under fenestrated for the size of its massing. **Camp** – She wishes the architecture was more like the smaller structures near the pony field with more back yard to absorb runoff. The scale is large, and Federal doesn't quite fit in. **Coombs** – It should be reduced in width and height; the addition and its eave should be dropped down. This neighborhood as small houses with additive massing; this should fit into that. All the retainage is atypical to Candle House Lane; need information on construction and material of the retaining walls. Not sure livable basement space is wise on a lot with water retention issues. West elevation, the rear triple-ganged windows should be reduced to 2 and separated. **McLaughlin** – No comments. **Pohl** – It would have helped if the cross section included the road to the very back and east-west.
Motion	**Motion to Hold for revisions and to go back to HSAB. (Camp)**
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye — Certificate #

Rest held for Thursday.

2.	Bolthole, LLC **02-5701**	10 Quince Street	Color Revision	42.3.4/103	NAG
3.	Theodorakos Vaios Trust	79 Pocomo Road	New Dwelling	15/15	CWA
4.	Scott Dehm **02-5644**	8 Ash Street	Addition	42.4.2/94	SCI
5.	1 Caroline Way, LLC **12-5414**	1 Caroline Way	Pool & Hardscape	85/58	Ahern
6.	Ocean Heath, LLC	9 Falmouth Avenue	Decks & fenestration	82/423	JN Design
7.	Plamen Dimitrov **02-5661**	3 Weatherly Place	New 2nd Dwelling	67/950	Plamen Dimitrov
8.	Eleven Lincoln Ave Trst **12-5451**	32 Jefferson Avenue	Addition	30/132	Botticelli + Pohl
9.	Kingfisher Realty Trust **01-5596**	278 Polpis Road	Roof walk Fenestration	25/2	Gryphon Architect



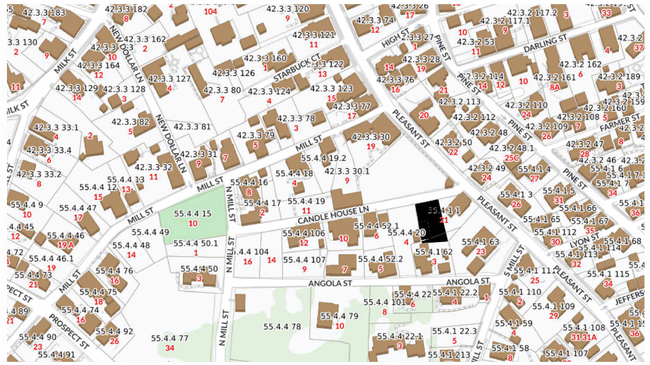
1 **Site Plan**
1" = 10'-0"

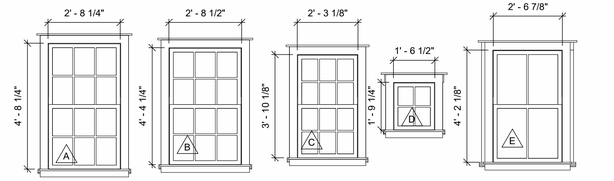


2 **Topo Plan**
1" = 10'-0"







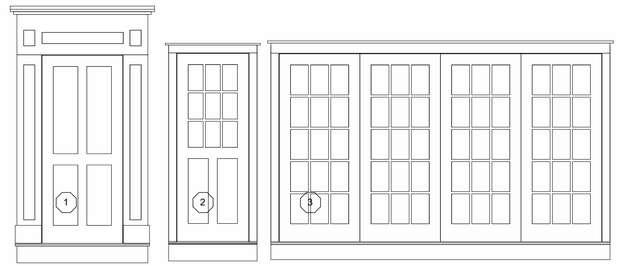


6 Over 6
Double Hung
Window
TDL
WHITE

6 Over 6
Double Hung
Window
TDL
WHITE

6 Over 6
Double Hung
Window
TDL
WHITE

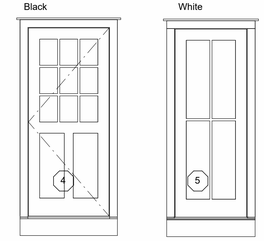
2 Over 2
Double Hung
Window
TDL
WHITE



4 Panel
Door
Black

9 Lite, 2 Panel
Door
TDL
White

15 Lite
Quad Glider Door
TDL
White



9 Lite, 2 Panel
Door
TDL
White

4 Lite
Door
TDL
White

New England Field Stone



3 **Retaining Wall Material**
1/4" = 1'-0"

Bean Residence

2 Candle House Ln
Nantucket, MA 02554

For HDC Submission
04.13.22

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C1.1	COVER SHEET
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A1.2	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

Concept Design Plan

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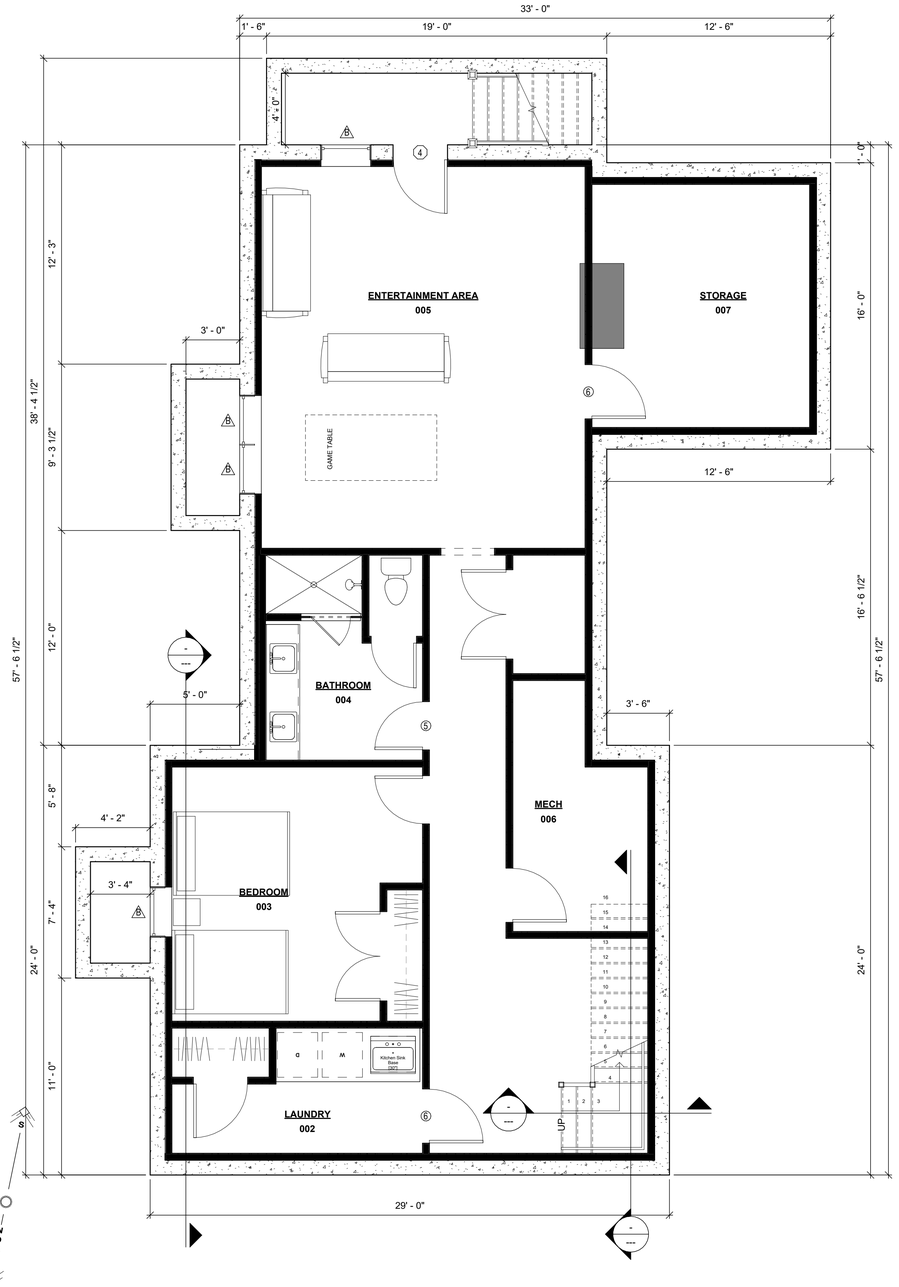
Map & Parcel	Portion of 55.4.11
Current Zoning	ROH
Minimum Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Min. Lot Size	5000 SF
Lot Size	5057 SF
Allowable G.C.	50%, or 2528 SF
Existing G.C.	0 SF
Proposed G.C.	1584 SF
Total Proposed G.C.	1584 SF

C1.1
COVER SHEET

#2102



1 Basement

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	4 Panel			≥ 30
2	1	2' - 8"	7' - 0"	2' - 10 1/2"	7' - 3"	9 Lite 2 Panel Fir Door TDL		White	≥ 30
3	1	12' - 0"	7' - 0"	12' - 0 3/4"	7' - 0 1/2"	15 Lite Boston Sash Glider TDL		White	≥ 30
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	15 Lite Boston Sash Single Swing TDL		White	≥ 30
5	1	2' - 8"	7' - 0"	2' - 10 1/2"	7' - 3"	4 Lite Boston Sash SIngle Swing		White	≥ 30

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	6	2' - 10 1/2"	4' - 10 1/2"	2' - 11 1/2"	4' - 11"	Boston Sash - TDL	Custom	White	≥ 30	<varies>
B	18	2' - 10 1/2"	4' - 6 1/2"	2' - 11 1/2"	4' - 7"	Boston Sash - TDL	Custom	White	≥ 30	<varies>
C	5	2' - 5 1/8"	4' - 0 3/8"	2' - 6 1/8"	4' - 0 7/8"	Boston Sash - TDL	Custom	White	≥ 30	See HERS
D	2	2' - 1"	2' - 5 1/2"	2' - 2"	2' - 6"	Boston Sash - TDL	Custom	White	≥ 30	See HERS
E	9	2' - 9 1/8"	4' - 4 3/8"	2' - 10 1/8"	4' - 4 7/8"	Boston Sash - TDL	Custom	White	≥ 30	See HERS

NOTES:
-Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
-ALL Doors & Windows to be Installed Per Manufacturer Specification
-It is the Responsibility of the Contractor to Ensure that at Least One Window in Each Bedroom Has an Egress Window Suitable for Emergency Egress as Defined by IRC 2015 and the Applicable MA Amendments to the Building Code
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units
-Contractor to Reference HERS Rating for Energy Compliance Factors for Window & Door Units Prior to Order

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
2	3	2' - 6"	7' - 11 1/2"	4 Panel Interior Door w Transom			TBD			
3	2	5' - 0"	7' - 0"	4 Panel Interior Door						
4	1	2' - 6"	7' - 0"	4 Panel Interior Door						
5	3	2' - 8"	7' - 0"	4 Panel Interior Door						
6	4	3' - 0"	7' - 0"	4 Panel Interior Door						
9	1	2' - 8"	6' - 8"	6 Lite 2 Panel Fir Door SDL: Simpson						
10	2	5' - 0"	6' - 8"	4 Panel Interior Door						
11	2	2' - 8"	8' - 6"	4 Panel Interior Door w Transom			TBD			
12	2	2' - 8"	8' - 0"	4 Panel Interior Door w Transom			TBD			
151	3	2' - 6"	6' - 8"	6 Lite 2 Panel Fir Door SDL: Simpson						

Bean Residence

2 Candle House Ln
Nantucket, MA 02554

For HDC Submission
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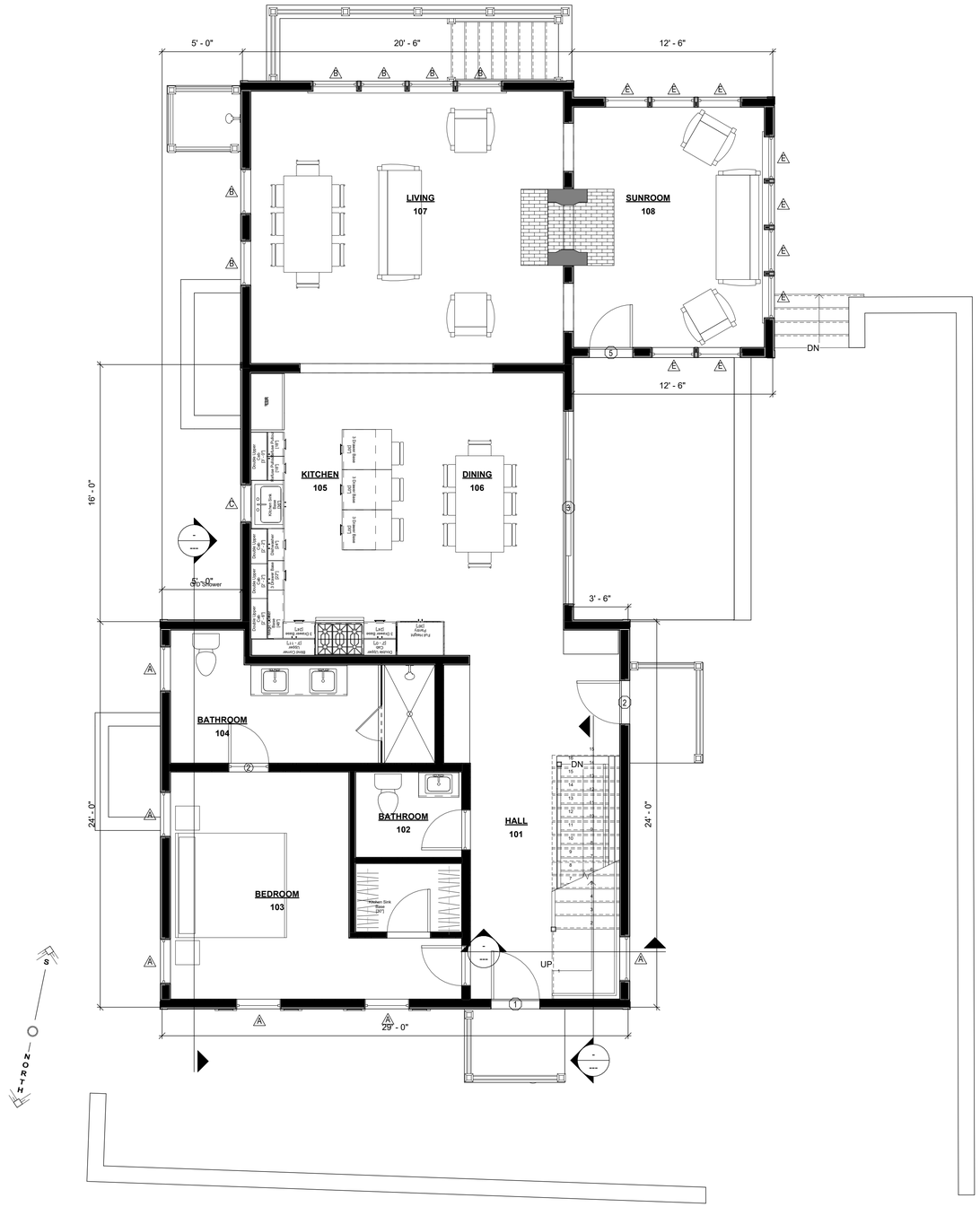
A1.0

BASEMENT PLAN

#2102



1 **First Floor**
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE									
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4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	15 Lite Boston Sash Single Swing TDL		White	≥ 30
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D	2	2' - 1"	2' - 5 1/2"	2' - 2"	2' - 6"	Boston Sash - TDL	Custom	White	≥ 30	See HERS
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6	4	3' - 0"	7' - 0"	4 Panel Interior Door						
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10	2	5' - 0"	6' - 8"	4 Panel Interior Door						
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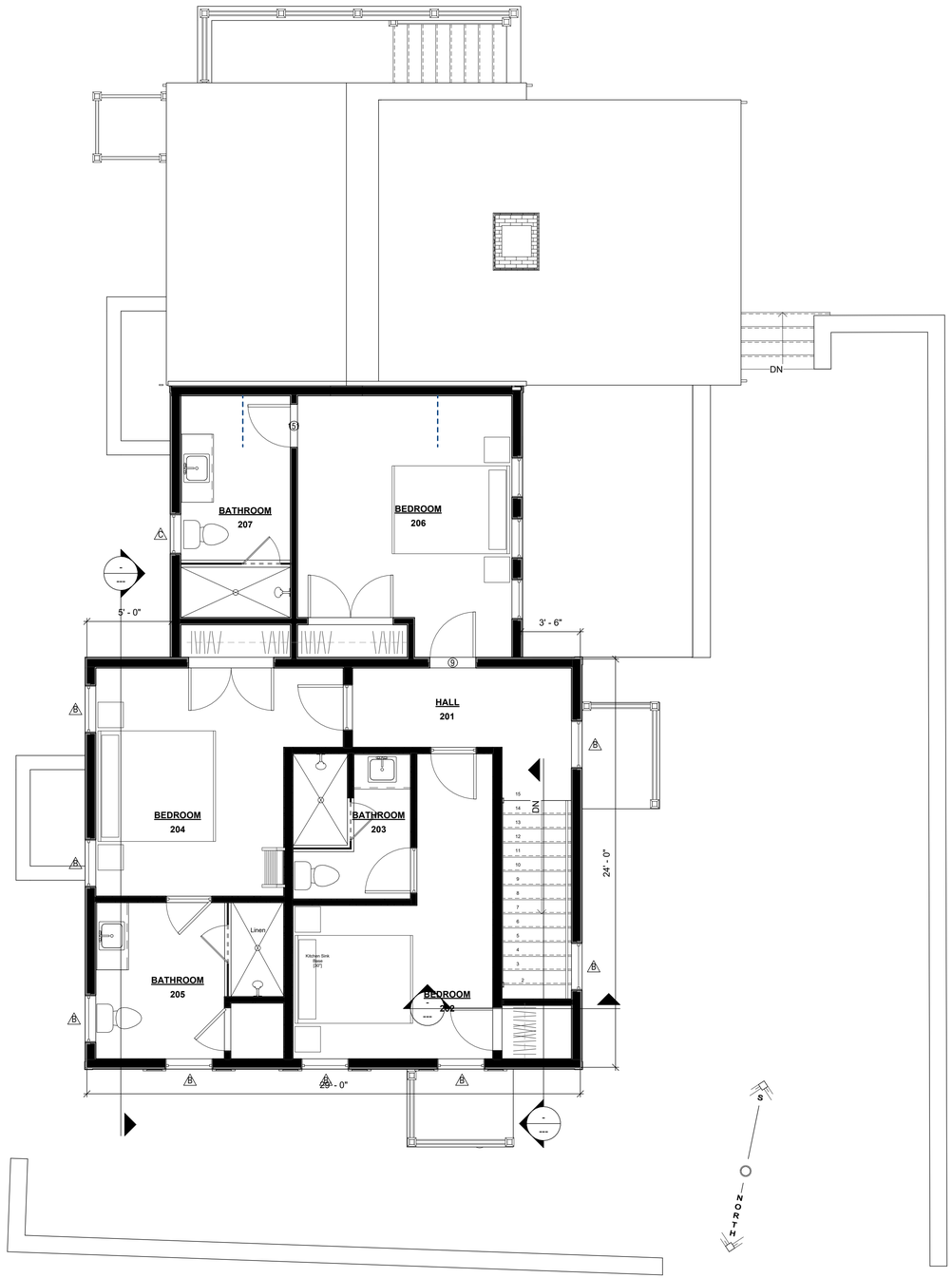
A1.1
FLOOR PLAN

#2102



1 **Second Floor**
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	4 Panel			≥ 30
2	1	2' - 8"	7' - 0"	2' - 10 1/2"	7' - 3"	9 Lite 2 Panel Fir Door TDL		White	≥ 30
3	1	12' - 0"	7' - 0"	12' - 0 3/4"	7' - 0 1/2"	15 Lite Boston Sash Glider TDL		White	≥ 30
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	15 Lite Boston Sash Single Swing TDL		White	≥ 30
5	1	2' - 8"	7' - 0"	2' - 10 1/2"	7' - 3"	4 Lite Boston Sash SIngle Swing		White	≥ 30

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	6	2' - 10 1/2"	4' - 10 1/2"	2' - 11 1/2"	4' - 11"	Boston Sash - TDL	Custom	White	≥ 30	<varies>
B	18	2' - 10 1/2"	4' - 6 1/2"	2' - 11 1/2"	4' - 7"	Boston Sash - TDL	Custom	White	≥ 30	<varies>
C	5	2' - 5 1/8"	4' - 0 3/8"	2' - 6 1/8"	4' - 0 7/8"	Boston Sash - TDL	Custom	White	≥ 30	See HERS
D	2	2' - 1"	2' - 5 1/2"	2' - 2"	2' - 6"	Boston Sash - TDL	Custom	White	≥ 30	See HERS
E	9	2' - 9 1/8"	4' - 4 3/8"	2' - 10 1/8"	4' - 4 7/8"	Boston Sash - TDL	Custom	White	≥ 30	See HERS

NOTES:
-Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
-ALL Doors & Windows to be Installed Per Manufacturer Specification
-It is the Responsibility of the Contractor to Ensure that at Least One Window in Each Bedroom Has an Egress Window Suitable for Emergency Egress as Defined by IRC 2015 and the Applicable MA Amendments to the Building Code
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units
-Contractor to Reference HERS Rating for Energy Compliance Factors for Window & Door Units Prior to Order

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
2	3	2' - 6"	7' - 11 1/2"	4 Panel Interior Door w Transom			TBD			
3	2	5' - 0"	7' - 0"	4 Panel Interior Door						
4	1	2' - 6"	7' - 0"	4 Panel Interior Door						
5	3	2' - 8"	7' - 0"	4 Panel Interior Door						
6	4	3' - 0"	7' - 0"	4 Panel Interior Door						
9	1	2' - 8"	6' - 8"	6 Lite 2 Panel Fir Door SDL: Simpson						
10	2	5' - 0"	6' - 8"	4 Panel Interior Door						
11	2	2' - 8"	8' - 6"	4 Panel Interior Door w Transom			TBD			
12	2	2' - 8"	8' - 0"	4 Panel Interior Door w Transom			TBD			
151	3	2' - 6"	6' - 8"	6 Lite 2 Panel Fir Door SDL: Simpson						

Bean Residence

2 Candle House Ln
Nantucket, MA 02554

For HDC Submission
04.13.22

SHEET INDEX

A2.3	Site Sections
S1.2	FRAMING PLANS
C1.1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A1.2	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

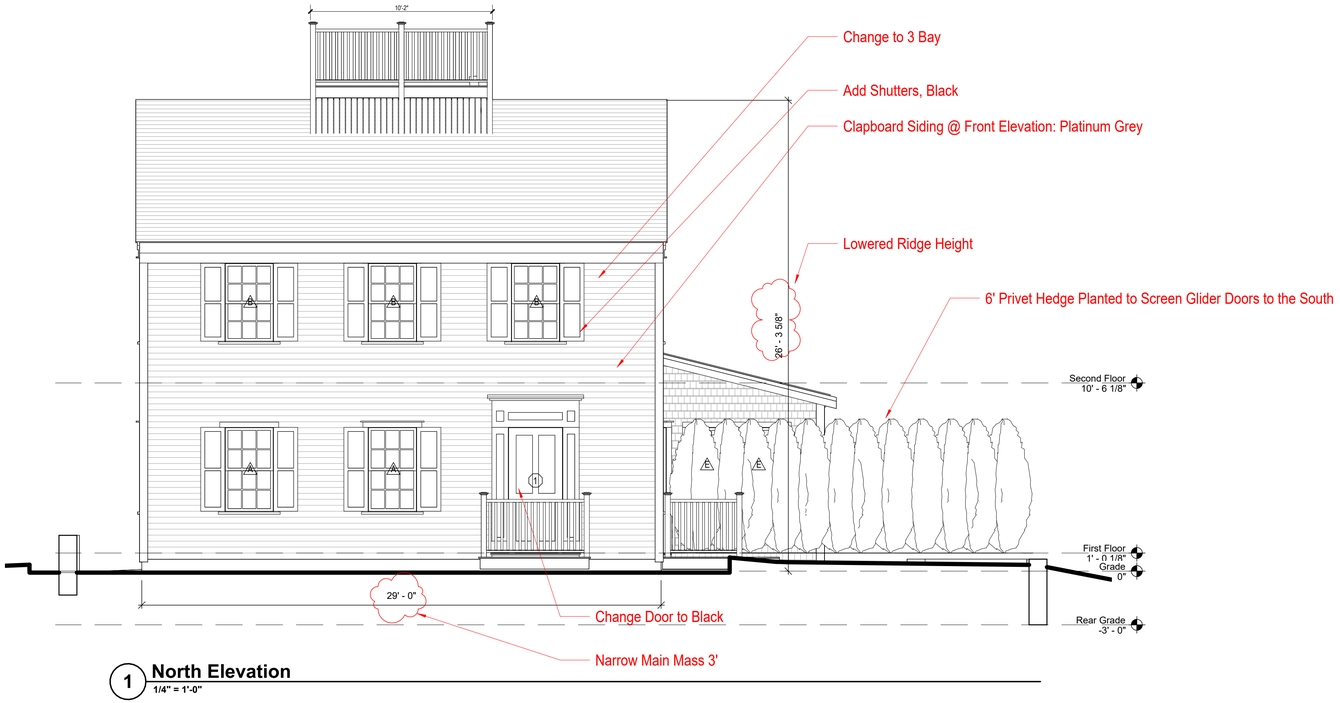
Concept Design Plan

These Designs are the Property of CONCEPT DESIGN, LLC and May Not be Used Beyond the Scope of This Project Without Express Written Consent. ©2021

Map & Parcel	Portion of 55.4.1.11
Current Zoning	RGH
Minimum Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Min. Lot Size	5000 SF
Lot Size	5057 SF
Allowable G.C.	50%, or 2528 SF
Existing G.C.	0 SF
Proposed G.C.	1584 SF
Total Proposed G.C.	1584 SF

A1.2
FLOOR PLAN

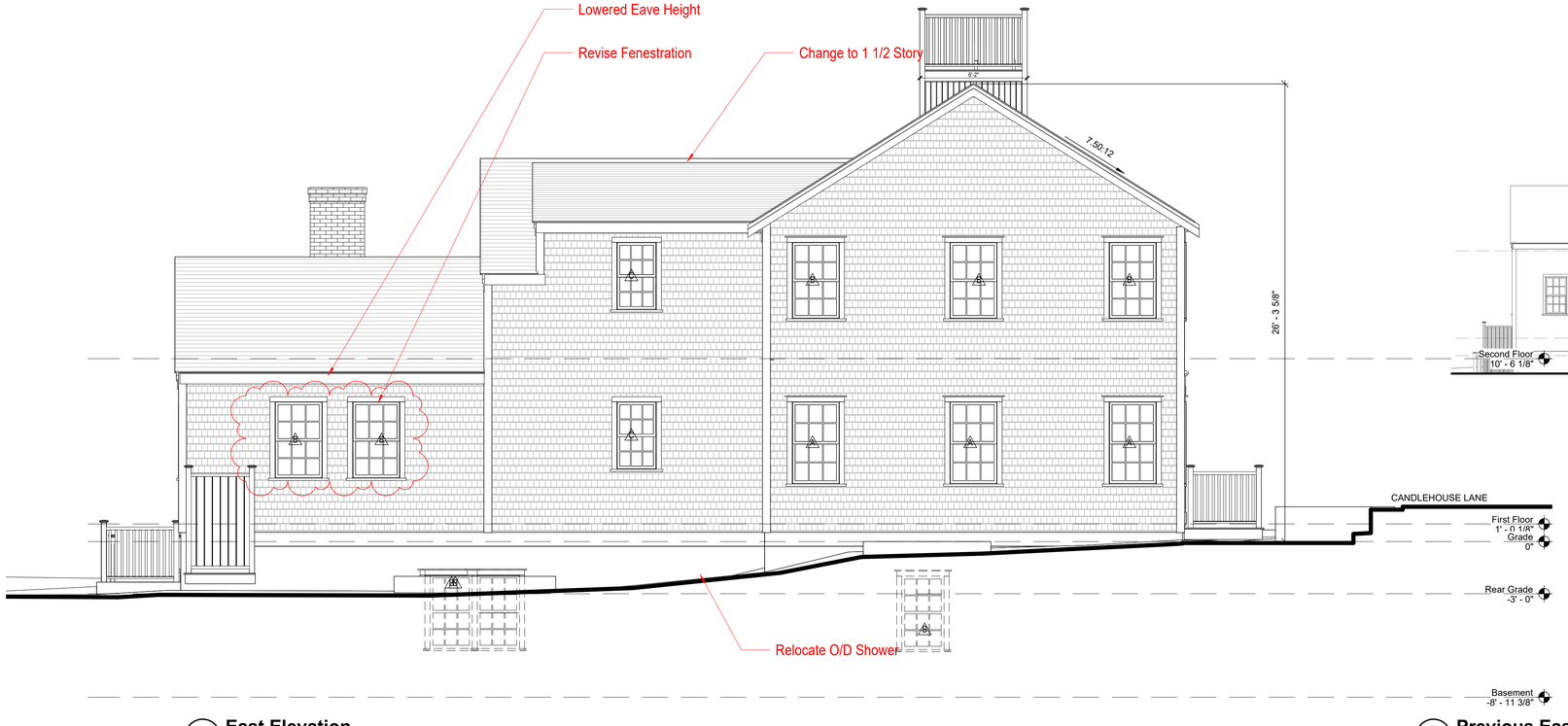
#2102



1 North Elevation
1/4" = 1'-0"



3 Previous North Elevation
1/8" = 1'-0"



2 East Elevation
1/4" = 1'-0"



4 Previous East Elevation
1/8" = 1'-0"

Bean Residence

2 Candle House Ln
Nantucket, MA 02554

For HDC Submission
04.13.22

SHEET INDEX

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Concept Design Plan

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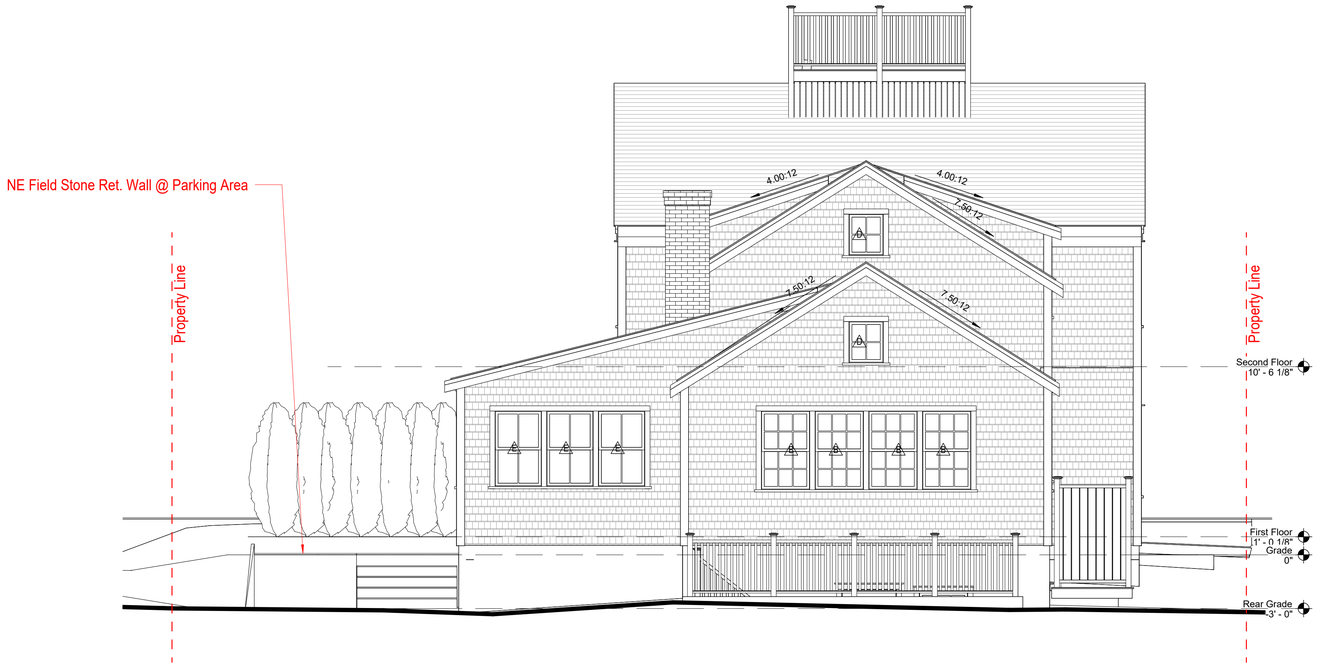
Map & Parcel	Portion of 55.4.11
Current Zoning	ROH
Minimum Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Min. Lot Size	5000 SF
Lot Size	5057 SF
Allowable G.C.	50%, or 2528 SF
Existing G.C.	0 SF
Proposed G.C.	1584 SF
Total Proposed G.C.	1584 SF

A2.1

EXTERIOR ELEVATIONS

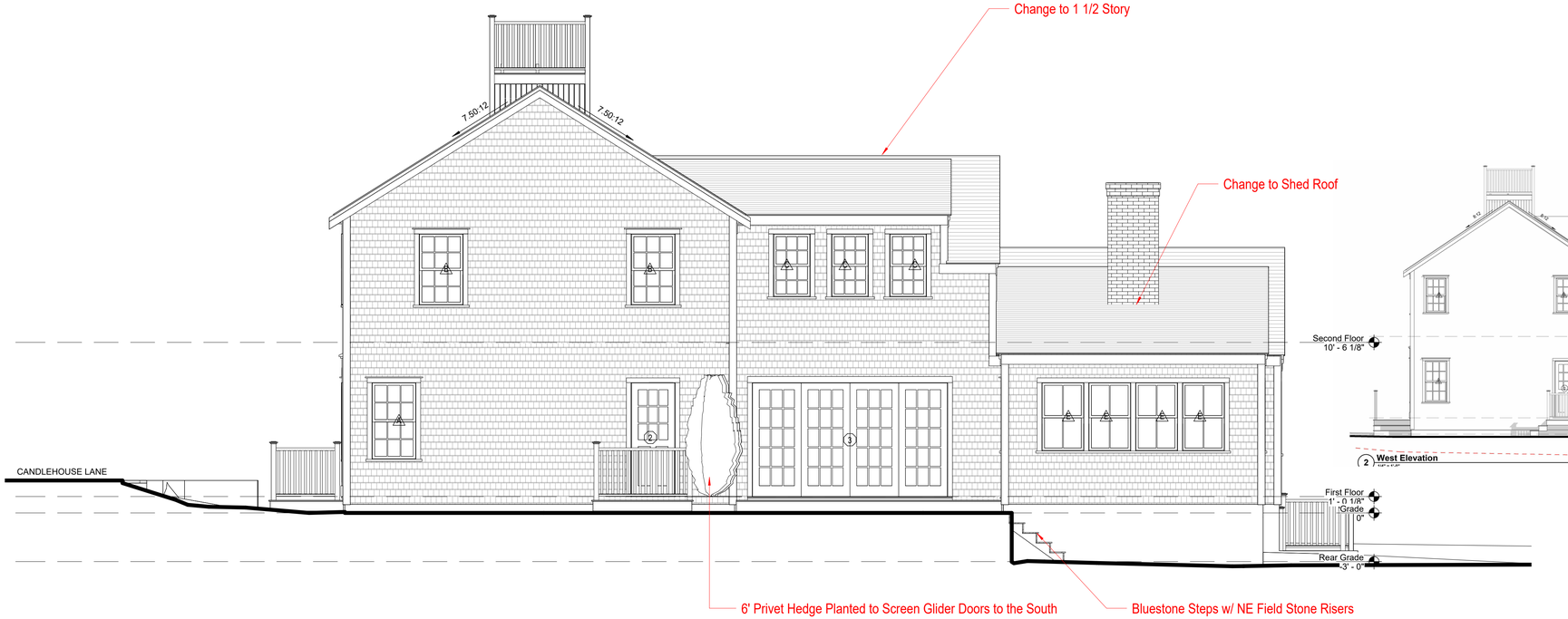
#2102



1 **South Elevation**
1/4" = 1'-0"



3 **Previous South Elevation**
1/8" = 1'-0"



2 **West Elevation**
1/4" = 1'-0"



2 **West Elevation**
1/8" = 1'-0"

4 **Previous West Elevation**
1/8" = 1'-0"

Bean Residence

2 Candle House Ln
Nantucket, MA 02554

For HDC Submission
04.13.22

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A2.2	EXTERIOR ELEVATIONS

Concept Design Plan

These Designs are the Property of CONCEPT DESIGN, LLC and May Not be Used Beyond the Scope of This Project Without Express Written Consent ©2021

Map & Parcel	Portion of 52-111
Current Zoning	RGH
Minimum Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Min. Lot Size	5000 SF
Lot Size	5057 SF
Allowable G.C.	50%, or 2528 SF
Existing G.C.	0 SF
Proposed G.C.	1584 SF
Total Proposed G.C.	1584 SF

A2.2
EXTERIOR ELEVATIONS

#2102

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: 3/25/24
	Address & HDC Case Number (ie HDC2020-05-0265): N/A
	Copy of Minutes (application item circled) N/A
✓	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: 5/15/24

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 APR 26 PM 11:34
ORIGINAL POSTING NUMBER: T 384

RECEIVED
2024 APR 30 PM 01:58
NANTUCKET TOWN CLERK
Posting Number:T 395

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, April 30, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_jnK0heUtRHeDaSzJPIIhcQ

To watch the live meeting, click here:
https://youtube.com/live/62CsMrNiYw8

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. DISCUSSIONS & VOTE

- Discussion of Article 38, ATM 2024

II. SIGNS

1.	Eaghmon Banks	1 Sparks Ave	Wall Sign	55/180.1	self
•	***SAC Recommends Approval (3-2)***				
2.	NIR Retail, LLC	4 Harbor Square (straight wharf fish)	Wall sign	42.2.4//1	WorkshopAPD
•	***SAC DOES NOT recommend approval (3-1). Applicant to present to full HDC Board***				
3.	NIR Retail, LLC	4 Harbor Square (straight wharf fish)	Wall sign (2)	42.2.4//1	WorkshopAPD
•	***SAC Recommends Approval (3-1)***				
4.	30 North Beach St LLC	30 North Beach Street	Wall Sign (1 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
5.	30 North Beach St LLC	30 North Beach Street	Wall Sign (2 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
6.	30 North Beach St LLC	30 North Beach Street	Wall Sign (3 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
7.	30 North Beach St LLC	30 North Beach Street	Flag Sign	29/130	Poyant Signs
•	***SAC Recommends Denial based on items 4-6 (5-0)***				
8.	Anthony Odoardi	38 Center Street	Projecting Sign	42.3.1/66	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS (5-0). Applicant to present to full HDC Board***				
9.	Anthony Odoardi	38 Center Street	Window Sign	42.3.1/66	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS (5-0).***				
10.	Bruce Percelay	76 Main Street	Projecting/Freestanding Sign	42.3.1/111	Sign Here Nantucket
•	***SAC Recommends APPROVAL. (4-1)***				
11.	Bruce Percelay	19 Broad Street	Projecting Sign	42.4.2/75	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS. (4-1) Applicant to present to full HDC Board***				
12.	32 Bartlett Rd LLC	32 Bartlett Road	Wall Sign	66/19	Sign Here Nantucket
•	***SAC Recommends Approval subject to serif font and elimination of sign lighting (not garage lights). (5-0)***				
13.	NIR Retail LLC	5 Old South Wharf	Projecting Sign	42.2.4/2	Sign Here Nantucket
•	***SAC Recommends Approval (5-0)***				
14.	Zero India Street LLC	1 Cambridge St	Projecting Sign	42.3.1/130.2	Sara Jemison
•	***SAC Recommends Approval subject to removal of copyright logo. (5-0)***				
15.	NAC Conservation Inc.	32 Washington St	Wall Sign	42.2.3/1	Jascin Finger
•	***SAC Recommends Approval subject to making it a projecting sign off front porch. (4-0)***				
16.	US REIF Marine Nantucket FEE LLC	4 Bayberry Ct	Wall Sign	55/704	Walt Spokowski
•	***SAC Recommends HOLD FOR REVISIONS. (4-0)***				

III. CONSENT

1.	Land Bank	15 Commercial Wharf	Move off demo	42.2.4/9	Eleanor Antonetti	HB
2.	6 Clara Dr LLC	6 Clara Drive	New Deck OD shower	66/283	NAG	RP
3.	89 Easton St Trust	89 Easton Street	Rev#9938; Dormer Revision	42.4.4/21	BPC	RP
4.	Blanchfield Thomas	67 Tom Nevers Rd	Roof change	76/52	Muto Inc	JP
5.	Emil Malfati	6 White Whale	Hardscape	66/536	LFW	JP
6.	Drake RE LLC	5 Davis Lane	Shed	82/72	LFW	JP
7.	Tood Raisch	13B Witherspoon	Shed	68/477.2	LFW	JP
8.	Cynthis Roche	34 Sparks Ave	Roof change	55/232.2	LFW	JP
9.	21 Sankaty Head Trust	21 Sankaty Head Rd	Rev	48/4	BPC	VO
10.	21 Sankaty Head Trust	23 Sankaty Head Rd	Rev windows - gazebo	48/4.1	BPC	VO
11.	Sea Daze LLC	27 Baxter Road	Historic Determination	49.2.3/10	Botticelli & Pohl	DC
12.	Welton Family Trust	6 Lyon St	Deck stairs	55.4.1/73	Caleb Kardell	CT
13.	White Elephant Hotel	50 Easton St	Reno canopy	42.4.1/23	Bill O'Brien	RP

IV. CONSENT WITH CONDITIONS –

1.	Jeffery Akseizer	14 Moores End Ln	Dormer & Front Porch	43/216	EMDA	RP
•	Date of construction to be added to the COA (c.1994)					
2.	Hugh Gorman Trust	10 Sheep Pond Rd	Rev#10070; addition & move-on	63 / 27	LINK	RP
•	Date of construction to be added to the COA (c.1977)					

3.	Monomoy Acquisitions	30 N Liberty	Roof change	41/160	Muto Inc	JP
•	Date of construction to be added to the COA (c.1938 – HDC Survey NAN.601)					
4.	Todd & Kelly Broderick	17 Starbuck Rd	MH addition	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors; add date of construction to COA (c.1967)					
5.	Todd & Kelly Broderick	17 Starbuck Rd	garage	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors					
6.	Todd & Kelly Broderick	17 Starbuck Rd	shed	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors & second COA to be submitted for second shed					
7.	Todd & Kelly Broderick	17 Starbuck Rd	pool	60/111	BPC	VO
•	Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
V.	**NEW BUSINESS 04/02/2024 – VIEW**					
1.	Michelle & Darren Black	28 Eel Point Road	Breezeway	40/44	Emeritus	
VI.	**NEW BUSINESS 04/02/2024**					
1.	Dean Behrend	12.5 Pequot	Move demo mh	80/20	Michael McKay	
2.	Dean Behrend	12.5 Pequot	dwelling	80/20	Michael McKay	
3.	Dean Behrend	12.5 Pequot	Move demo shed	80/20	Michael McKay	
4.	Dean Behrend	12.5 Pequot	Move demo studio	80/20	Michael McKay	
5.	Riverview Crossing, LLC	12.5 Pequot St	Pool & Hardscape	80/20	Behrend	
6.	Riverview Crossing, LLC	12.5 Pequot St	Garage	80/20	Behrend	
7.	Amelia Drive LLC	5 Amelia Drive	Material Change	67/436	Emeritus	
8.	Carolyn & Daniel Haley	8 Ipswich St	shed	71.3.2/275	JB Studio	
9.	Brian & Chrstine LLC	9 Salti Way	New Dwelling	20/51.1	JB Studios	
MOVED UP PER CHAIR OB04/09/2024						
10.	ACK Mid Island LLC	18-26 Sparks Ave	Rev Mixed use building			
•	*Commissioners: Pohl, Welch, Camp, Patten, Paul; Recused: Coombs, Oliver*					
11.	NHA	15 Broad St	New freight door	42.4.2/61	LFW	
12.	K22S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW	
13.	K22S LLC	126R Main St	New shed	42.3.3/98.1	LFW	
14.	41B Cliff Rd LLC	41B Cliff Road	Driveway	29/40	LFW	
15.	61 Fairgrounds LLC	61 Fairgrounds Road	Lot C Fencing	67/173.1	LFW	
16.	61 Fairgrounds LLC	15 Parker Lane	Lot B Fencing/Pool	67/173	LFW	
VII.	**OLD BUSINESS 04/09/2024**					
1.	Youngman, Robin	32 York Street	Window replace	55.4.1/101	Val Oliver	
•	*Commissioners: Pohl, Camp, Coombs, Patten, Thornewill. Recused: Oliver*					
2.	Amy & Ted Orenstein	5 Crows Nest Way	Windows/Doors	12/22.2	Sandcastle Const.	
•	*Commissioners: Welch, Camp, Coombs, Patten, Thornewill*					
3.	Doherty ACK LLC	2 Mariner Way	Rev. to pool	55.1.4/72.4	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
4.	Doherty ACK LLC	4 Mariner Way	Rev. to pool	55.1.4/72	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
5.	Doherty ACK LLC	6 Mariner Way	Rev. to pool	55.1.4/72.2	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
6.	1 N Swift Rock Tr	1 N Swift Rock	Pavillion	40/2	Emeritus	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.*					
GARAGE TO TRACK W/ PAVILLION						
7.	1 N Swift Rock Tr	1 N Swift Rock	Garage	40/2	Emeritus	
8.	3 Pleasant St Nom Tr	3 Pleasant St	Addition	42.3.3/155	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Thornewill.*					
9.	2538970 Ontario Inc	5 Coffin St (Sias)	Exterior alterations	73.1.4/21	Emeritus	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.*					
10.	Nantucket Island Resorts	19 N Water St Lot 8	New Dwelling	42.4.2/3	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Paul*					
11.	Harold Bros Realty LLC	2 & 4 Highland Ave	Garage Color Change/Out shower	30/287-289	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Paul*					
12.	39 Monomoy Rd LLC	39 Monomoy Rd	Primary dwell demo move add	54/79	WAPD	
•	*Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None*					





















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

Property Info:

Map & Parcel:	20/ / 51.1	Lot Size:	111,032 sq. ft.
District/Zoning:	LUG3	Allowable Ground Coverage:	3,331 sq. ft.
Minimum Lot Size:	120,000 sq.ft.	Existing Ground Coverage:	1,687 sq. ft.
Frontage:	200 ft.	Proposed Ground Coverage:	638 sq. ft.
Ground Cover Ratio:	3%		
Front Setback:	35 ft.	Total Proposed Ground Coverage:	2,325 sq. ft.
Side/Rear Setback:	20 ft.		



SITE LEGEND:

- Existing/Demo Site Massing
- Proposed Site Massing

1 Site Plan

1" = 30'-0"



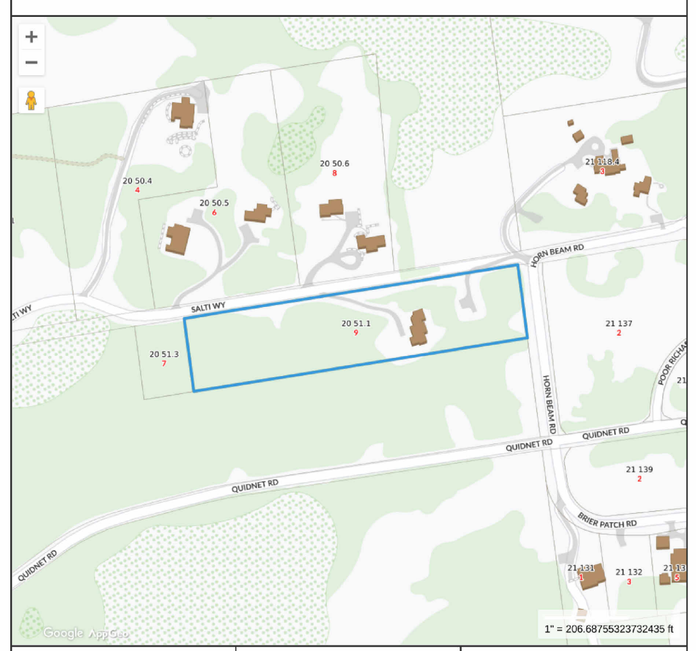
3 9 Salti Way Road View

1" = 1'-0"



4 9 Salti Way Road View 2

1" = 1'-0"



2 Locus Map

NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

BRIAN & CHRISTINA LLC Residence

9 Salti Way, Nantucket, MA 02554

Sheet

Site Plan

Date

05.14.2024

Revisions

C.101

Scale As indicated

5/14/2024 4:29:43 PM

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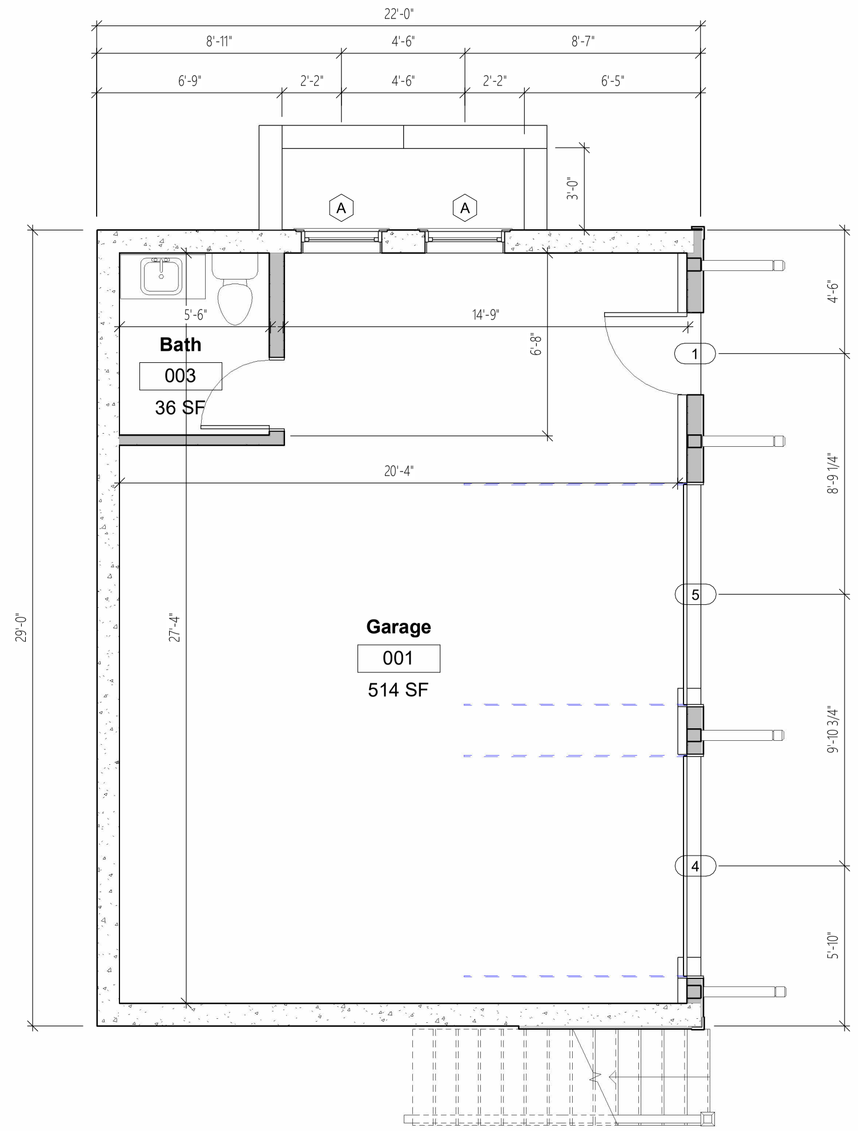
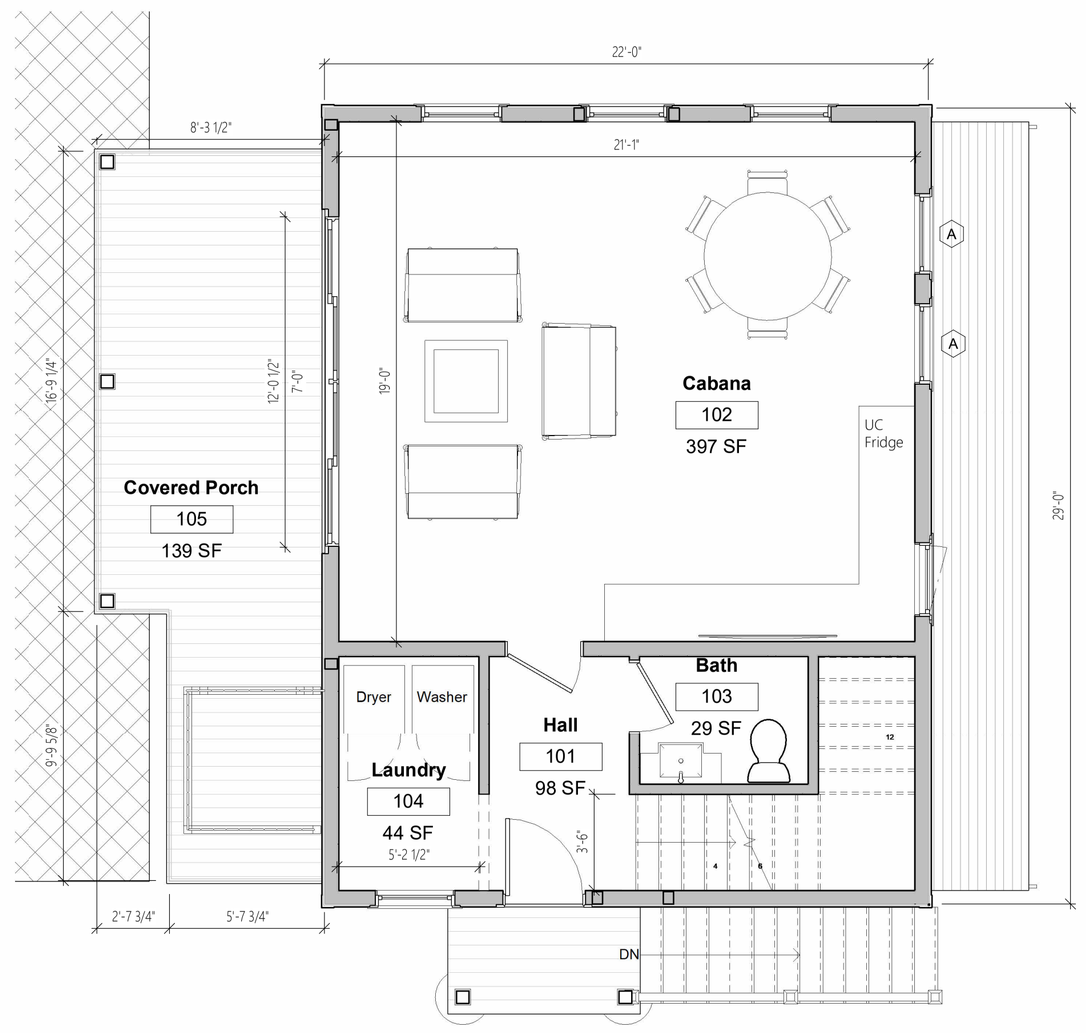


1 Garage Level

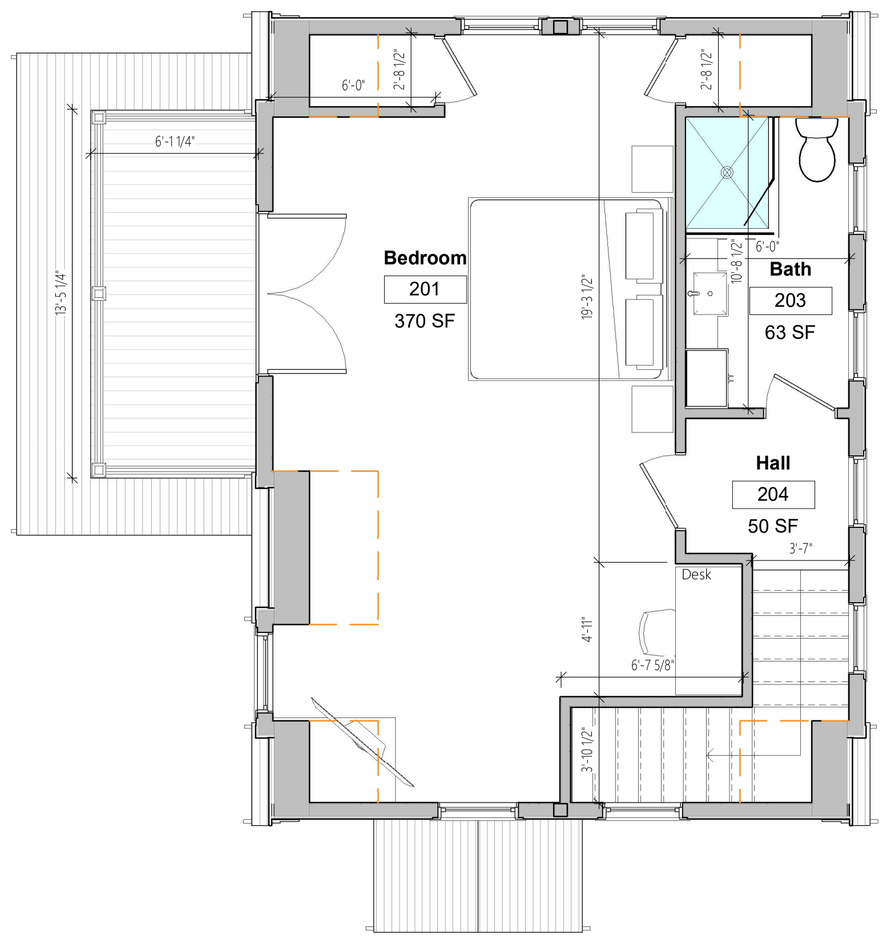
1/4" = 1'-0"



2 Level 1 - Cabana

1/4" = 1'-0"

Room Schedule					
Room Number	Room Type	Level	Area	Perimeter	Comments
001	Garage	Garage Level	514 SF	95' - 4"	
003	Bath	Garage Level	36 SF	24' - 2"	
Garage Level: 2			550 SF	119' - 6"	
101	Hall	Level 1 - Cabana	98 SF	58' - 2"	
102	Cabana	Level 1 - Cabana	397 SF	79' - 10"	
103	Bath	Level 1 - Cabana	29 SF	21' - 7 3/4"	
104	Laundry	Level 1 - Cabana	44 SF	27' - 4"	
105	Covered Porch	Level 1 - Cabana	139 SF	49' - 1 7/32"	
Level 1 - Cabana: 5			706 SF	236' - 0 31/32"	
201	Bedroom	Level 2 - Cabana	370 SF	118' - 4 9/16"	
203	Bath	Level 2 - Cabana	63 SF	33' - 1"	
204	Hall	Level 2 - Cabana	50 SF	33' - 10"	
Level 2 - Cabana: 3			484 SF	185' - 3 9/16"	
Grand total: 10			1740 SF	540' - 10 17/32"	



3 Level 2 - Cabana

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

BRIAN & CHRISTINA LLC Residence

9 Salti Way, Nantucket, MA 02554

Sheet

Floor Plans

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans
A.201 Exterior Elevations
C.102 3D Views
Grand total: 4

Date

05.14.2024

Revisions

A.101

Scale 1/4" = 1'-0"

5/14/2024 4:29:45 PM

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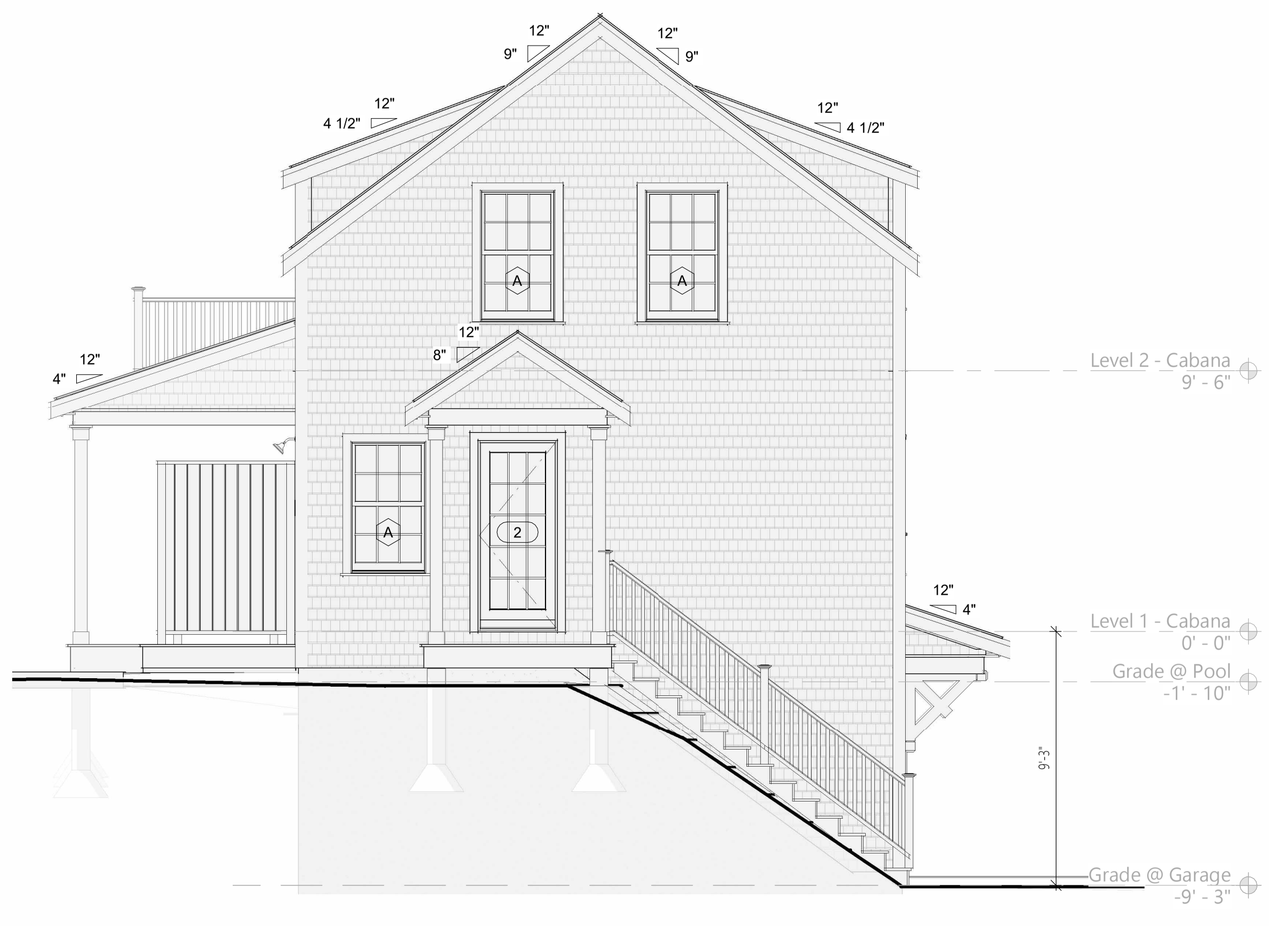
1 Proposed North Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



3 Proposed South Elevation
1/4" = 1'-0"



4 Proposed West Elevation
1/4" = 1'-0"

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Project

BRIAN & CHRISTINA LLC Residence

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Sheet

Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans
A.201 Exterior Elevations
C.102 3D Views
Grand total: 4

Date

05.14.2024

Revisions

A.201

Scale 1/4" = 1'-0"

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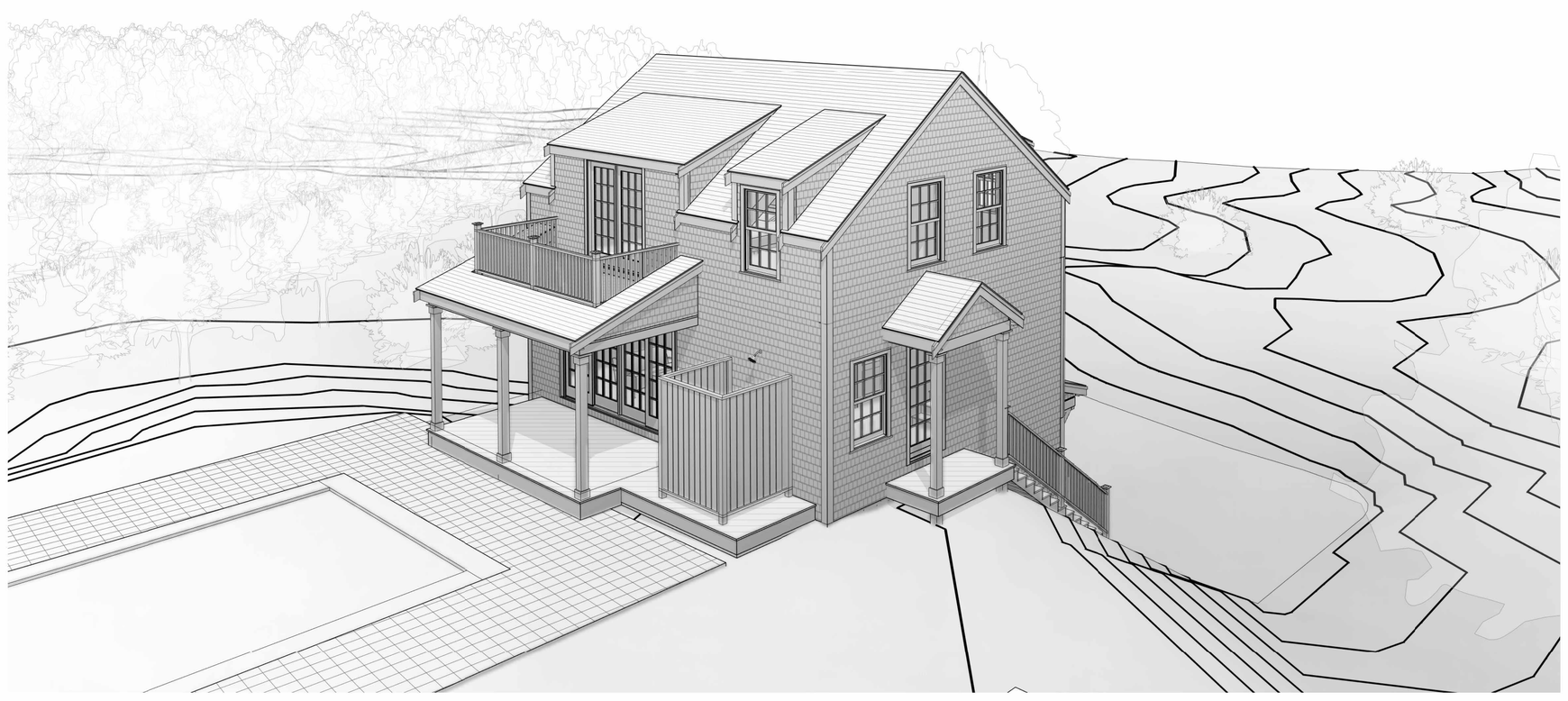
1 9 Salti Way - View 1



2 9 Salti Way - View 2

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Project

BRIAN & CHRISTINA LLC Residence

9 Salti Way, Nantucket, MA 02554

Sheet

3D Views

Date

05.14.2024

Revisions

C.102

Scale

5/14/2024 4:29:55 PM

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: 5/16/24
	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: CWA _____ Date: 04/04/24

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

30 Russels - Main House - Old Business
5/14/24

Board:
Ray Pohl / Stephen Welch / Abby Camp / Diane Coombs / Val Oliver

Motion:
Hold for Revisions

Ridge Pole - 30’

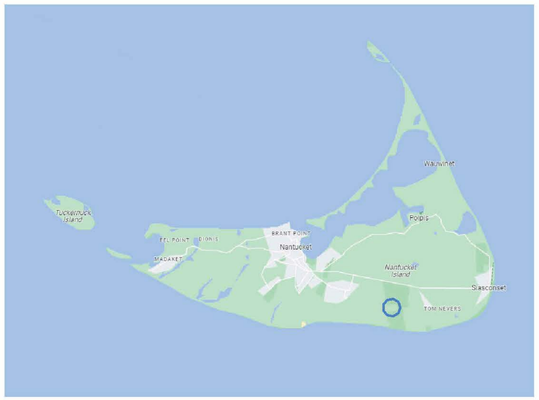
WIGWAM ROAD


Ridge Pole - 30’

NELSON

Main House

30 Russels, Nantucket, MA

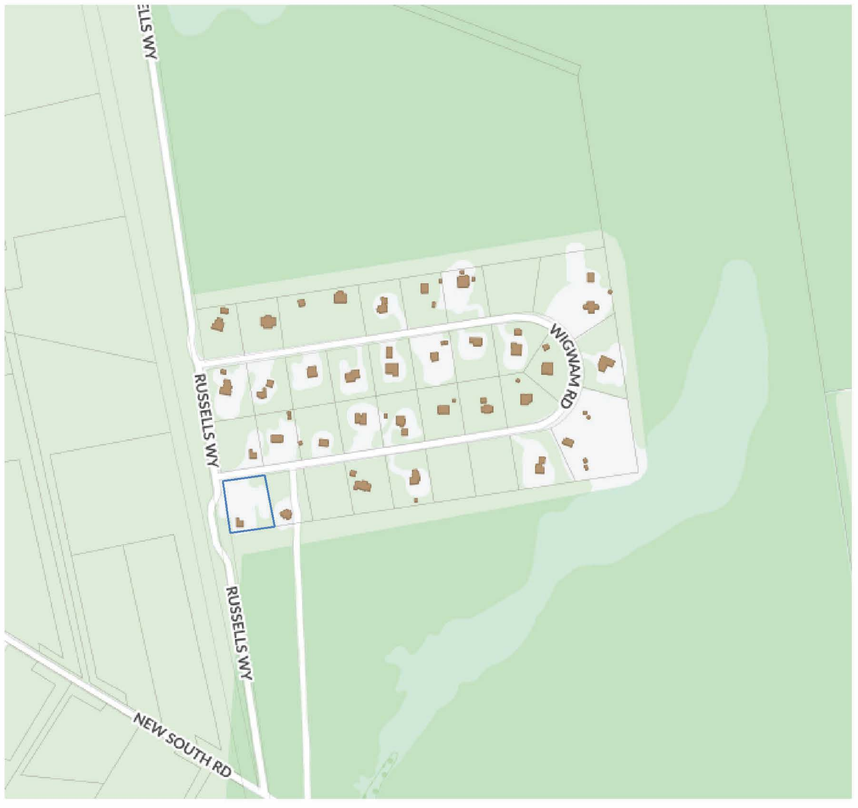


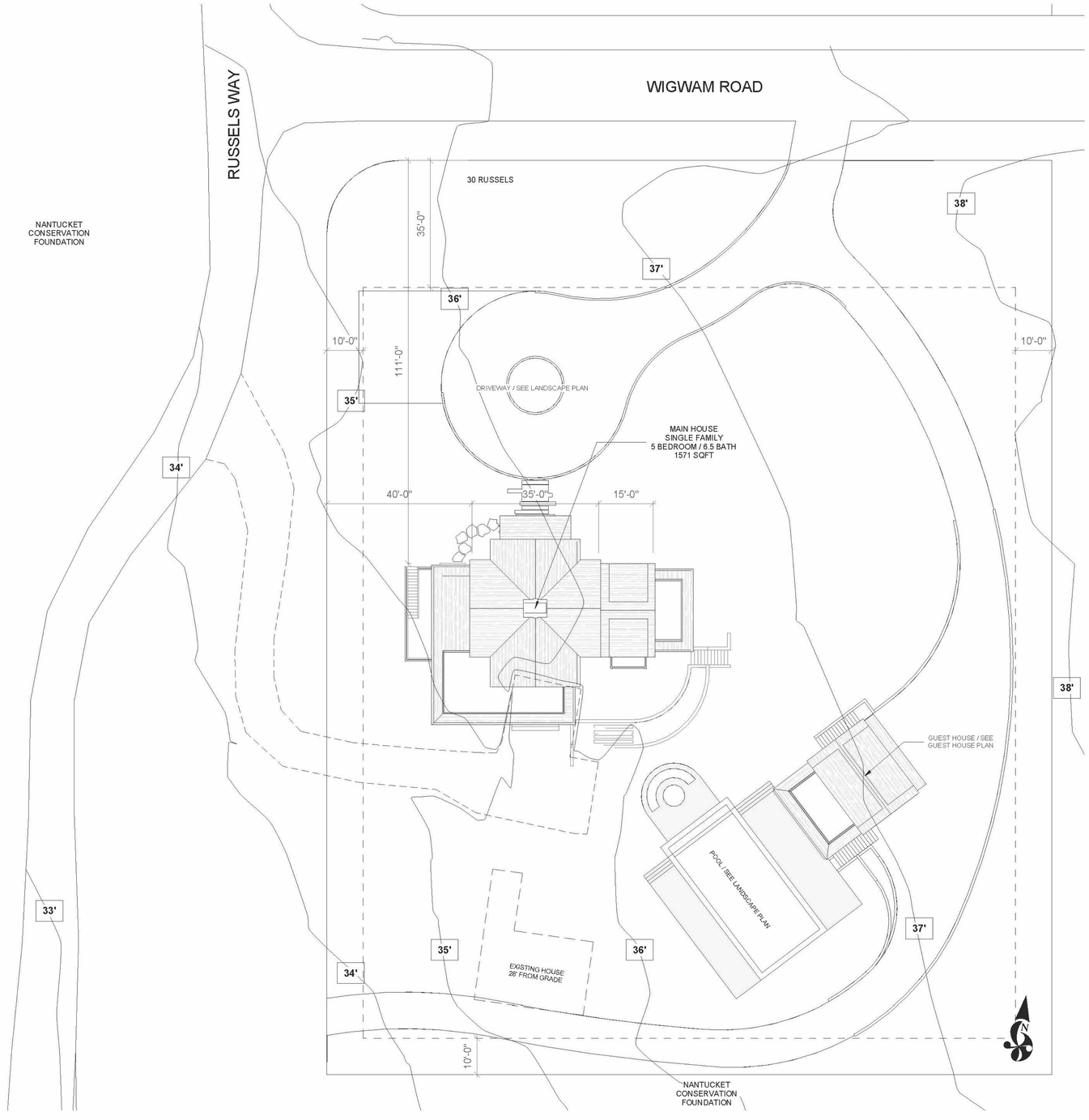
Ground Coverage Summary

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"

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - 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

5/16/2024 10:23:52 AM

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1. Intersection of Wigwam and Russels



5. View From Russels Wy



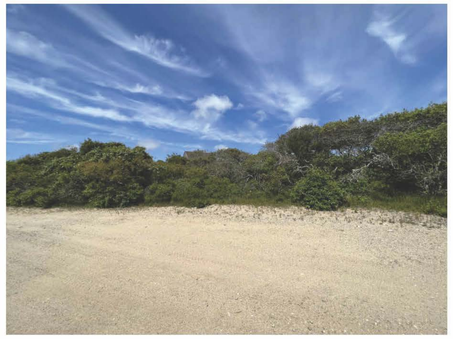
2. Turn onto Wigwam Rd



6. View From Russels Wy



3. View From Wigwam Rd



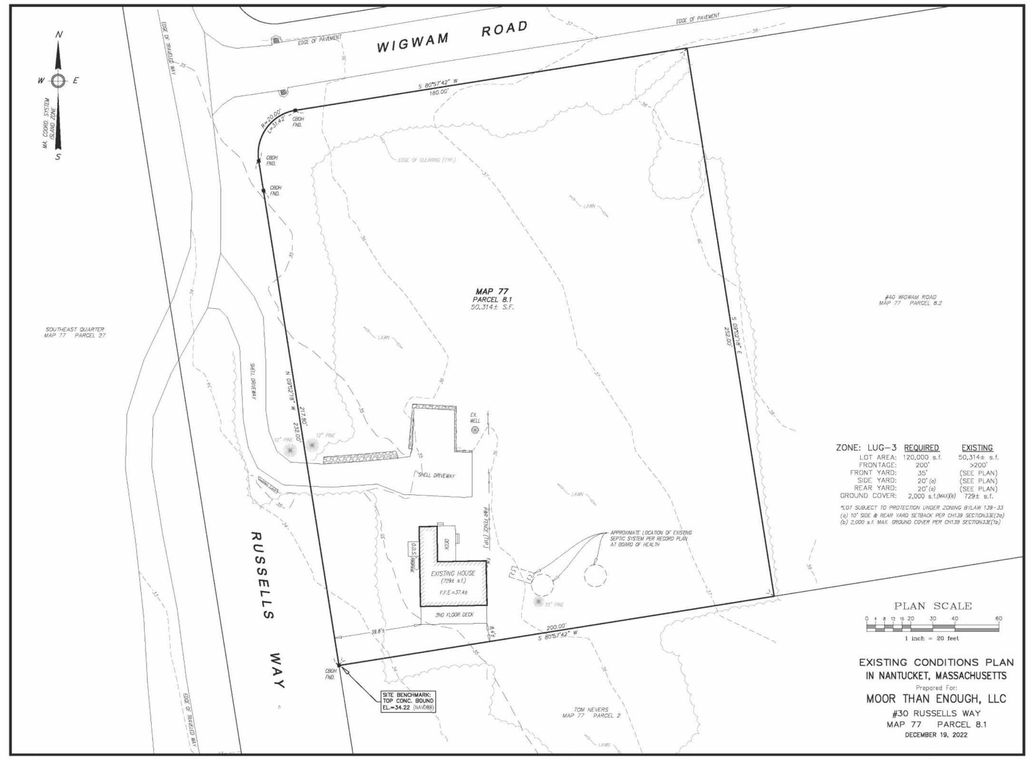
7. View From Russels Wy



4. View From Wigwam Rd



8. View From Russels Wy



Certified Survey



GIS Topography

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HDC - 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	Widow's 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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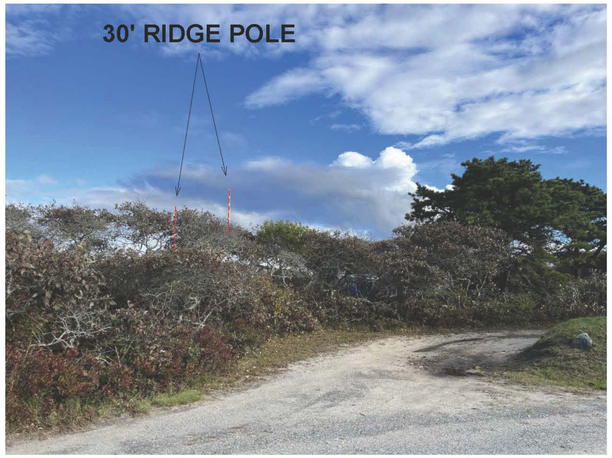
1. Intersection of Wigwam and Russels



2. Turn onto Wigwam Rd



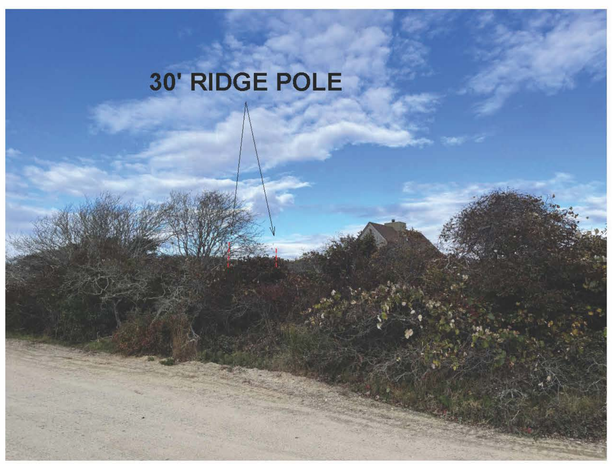
3. View From Wigwam Rd



4. Existing Driveway on Russels



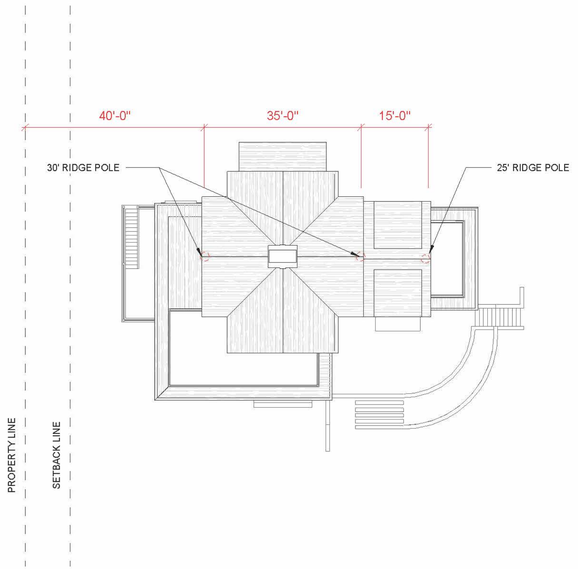
5. View From Russels Way



6. View From Russels Way



Photo Locations Numbered



Ridge Pole Locations

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HDC - 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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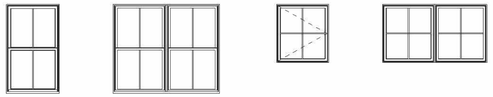


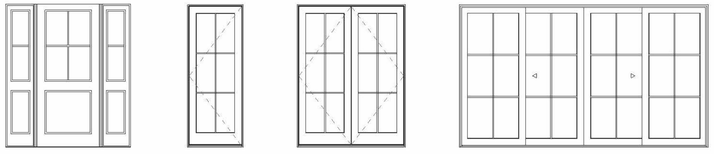
A A2 C C2

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"	<varies>	
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"	<varies>	
C	Marvin Windows and Doors	ELCANF	2'-11 3/8"	3'-3 1/4"	<varies>	
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.



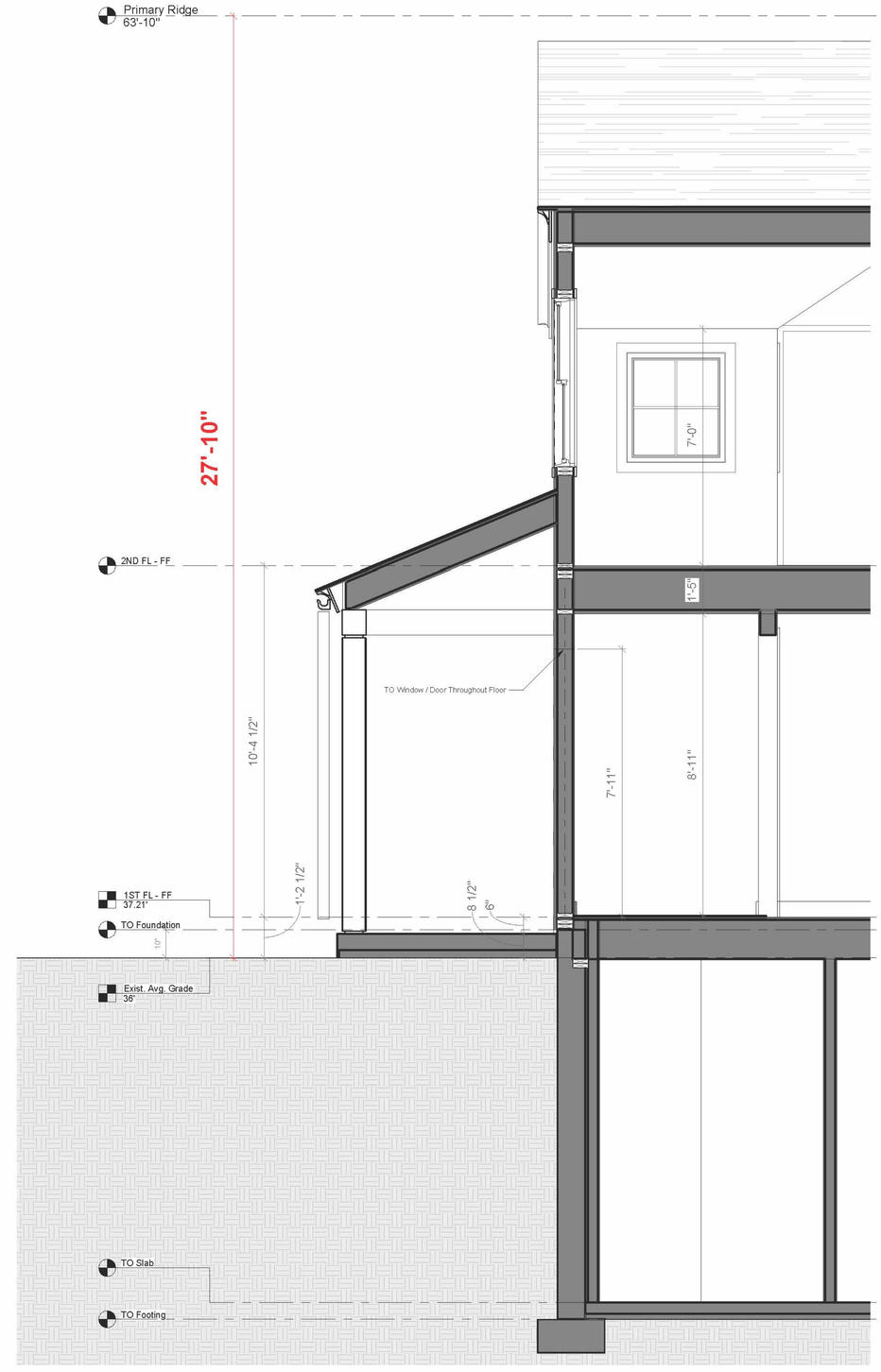
7680 3080 6080 131180

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'-4"	Black	
03	Marvin Windows and Doors	UOFD3080	3'-2 7/16"	8'-4"	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'-4"	Black	
09	Marvin Windows and Doors	UOFD6080	6'-1 5/8"	8'-0"	Black	
10	Marvin Windows and Doors	UOFD6080	6'-1 5/8"	8'-0"	Black	
11	Marvin Windows and Doors	UOFD6080	6'-1 5/8"	8'-0"	Black	
12	Marvin Windows and Doors	USFD6080	6'-1 5/8"	8'-4"	Black	
13	Marvin Windows and Doors	UOFD6080	6'-1 5/8"	8'-4"	Black	
14	Marvin Windows and Doors	UMSDSTK30080_OXXXX-XXXXO	14'-0"	8'-4"	Black	
15	Marvin Windows and Doors	UOFD6080	6'-1 5/8"	8'-4"		
39	Marvin Windows and Doors	UOFD3080	3'-2 7/16"	8'-4"	Black	

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.



HDC - Wall Section
1/2" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - 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
9	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.09.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

5/16/2024 10:23:56 AM

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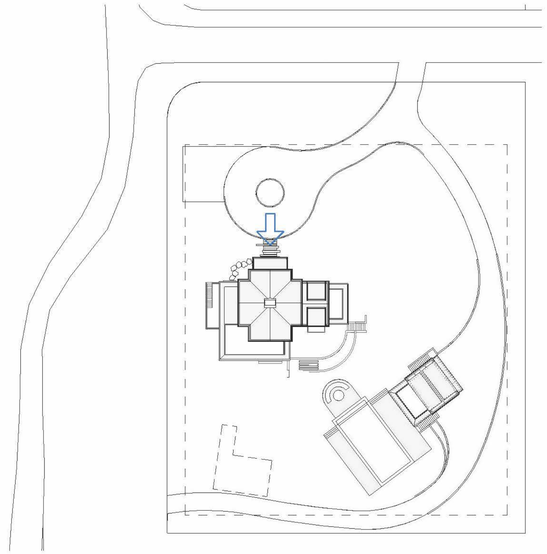
Original Submission



Previous Submission





Current Submission



1 North - 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

HDC - 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	Widdes Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.09.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

5/16/2024 10:23:58 AM

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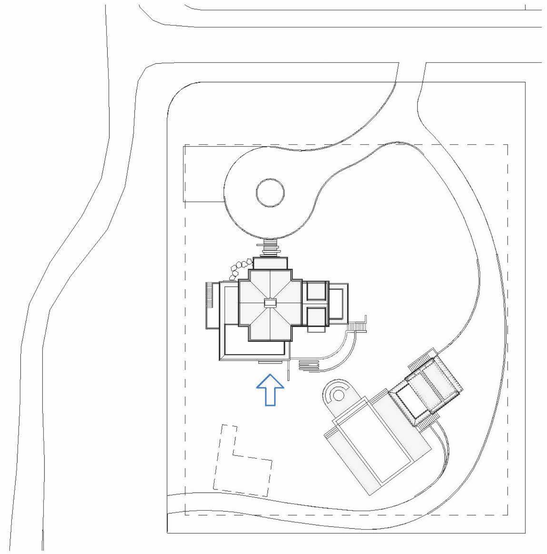
Original Submission



Previous Submission





Current Submission



1 South - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

5/16/2024 10:24:00 AM

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HDC - 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

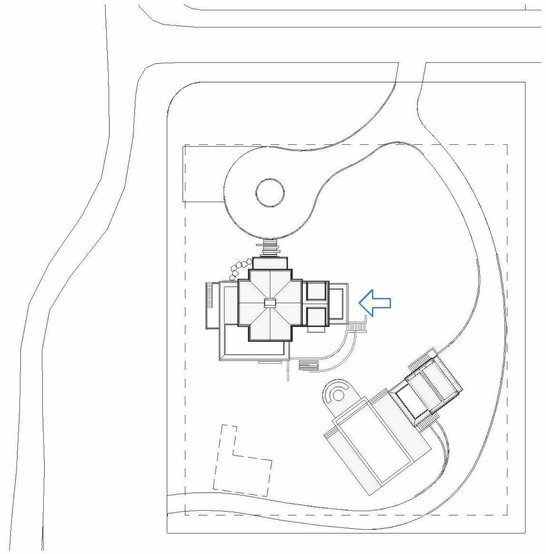
HDC5

Original Submission

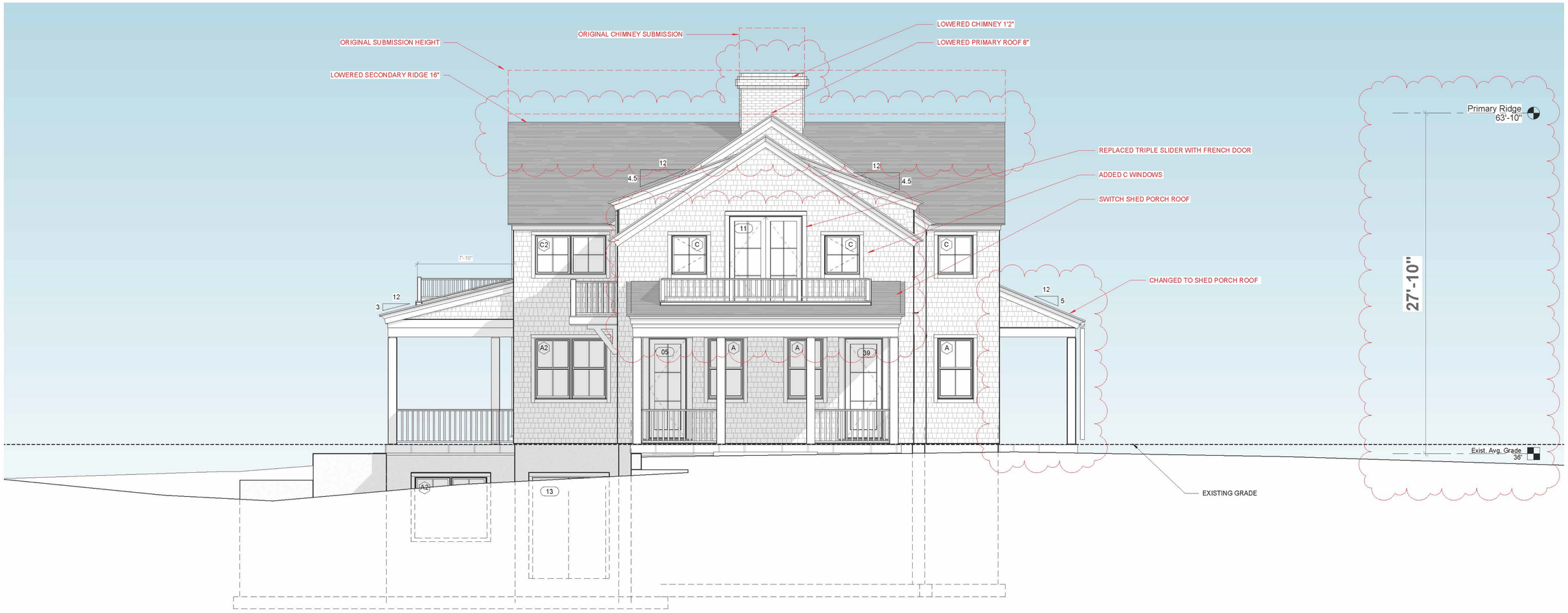


Previous Submission





Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

5/16/2024 10:24:02 AM

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HDC - 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

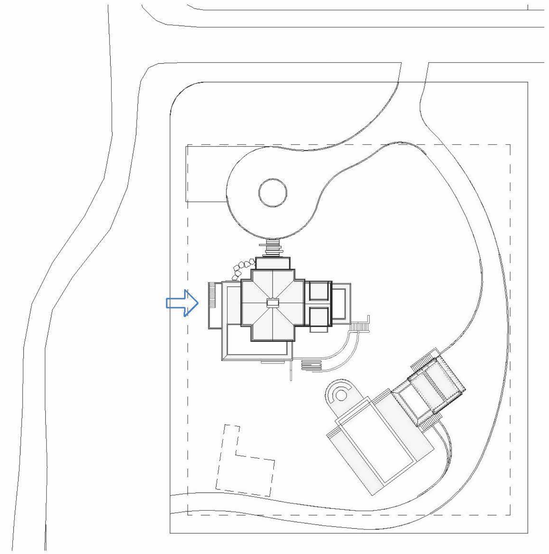
HDC6

Original Submission

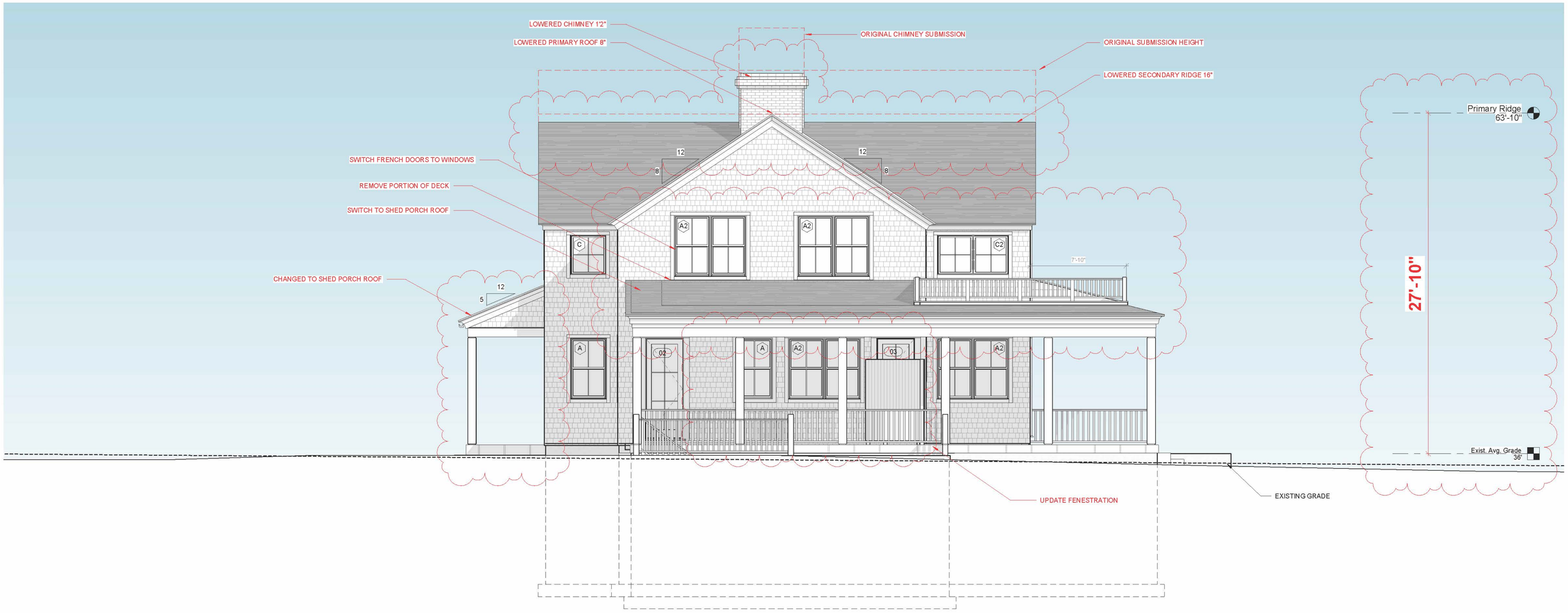


Previous Submission





Current Submission



1 West - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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HDC - 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

5/16/2024 10:24:03 AM

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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

5/16/2024 10:24:05 AM

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - 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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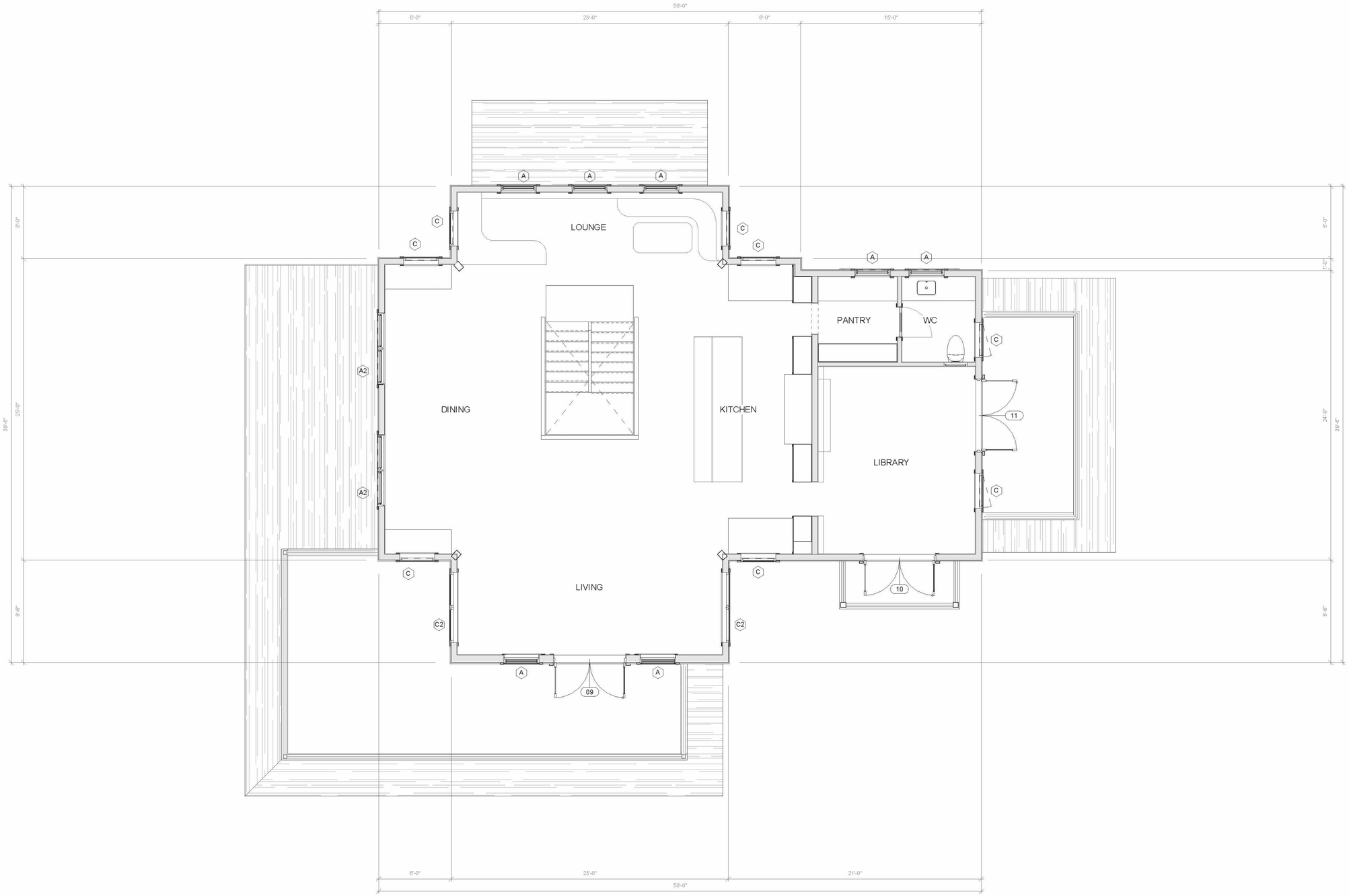

1 HDC - Second Floor
1/4" = 1'-0"

5/16/2024 10:24:06 AM

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - 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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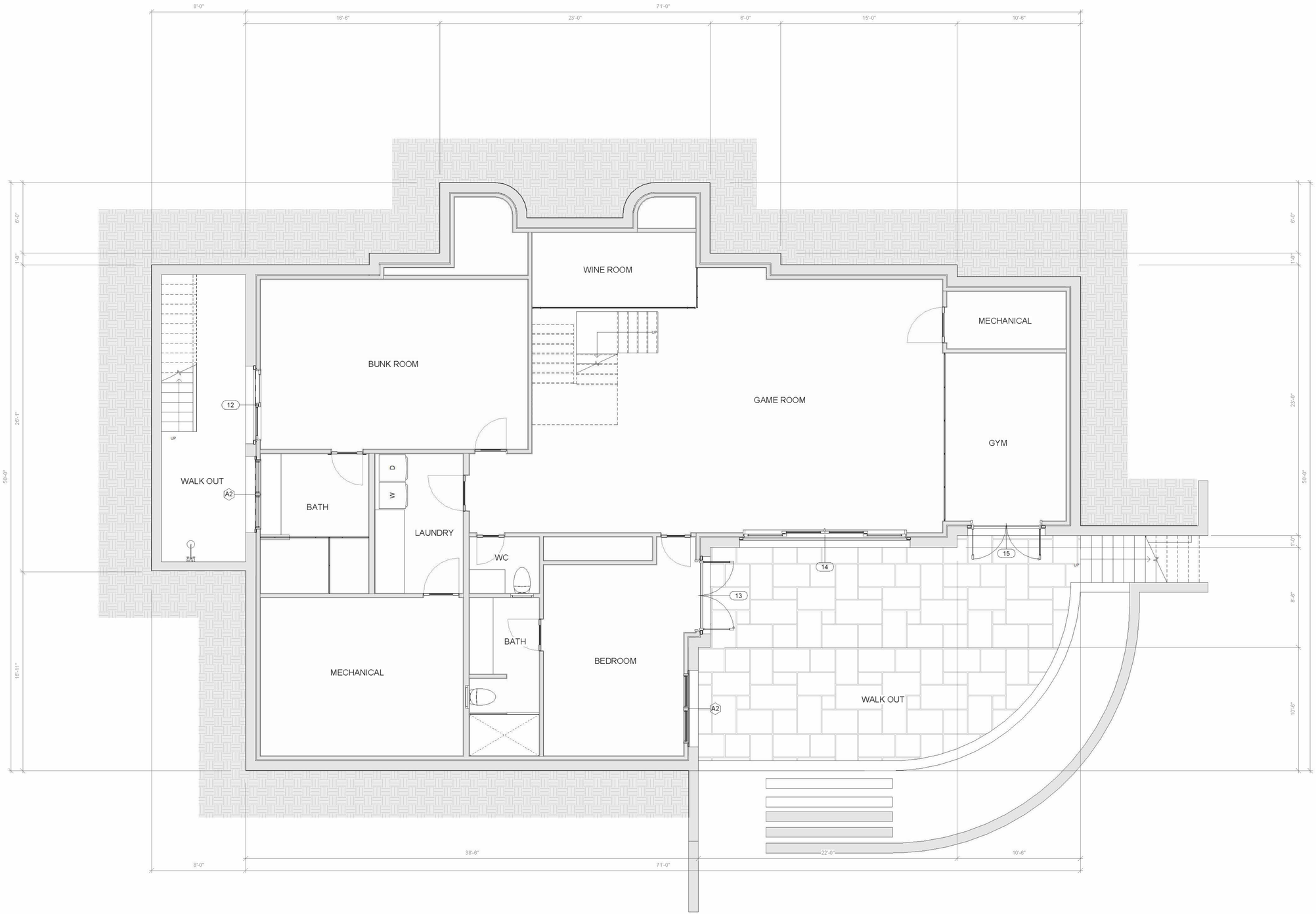

1 HDC - Basement
1/4" = 1'-0"

5/16/2024 10:24:07 AM

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HDC - 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
9	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: 5/16/2024
y	HDC Case Number (ie HDC2020-05-0265): HDC2024-03010176 Address : 12.5 Pequot Street
	Copy of Minutes (application item circled) Summary is in a letter
y	Reduced (8 ½ x 11) copy of application
y	Locus Map: 3 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.)
y	Three (3) 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
y	One set reduced plans: 8 ½ x11
y	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.
y	Submit documents to PLUS at 2 Fairgrounds Road
y	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: 5.16.2024

mckay architects

May 16, 2024

TOWN OF NANTUCKET
Nantucket HDC
NANTUCKET, MA

REFERENCE: **HDC OLD BUSINESS**
12.5 Pequot Street
Application HDC2024-03-10176
Nantucket, MA

The following is a summary of the comments made at our April 30, 2024 hearing:
(We have prepared a comparison drawing showing the original proposed design and the revised.
-Commission comments were consistent that windows needed to be changed from proposed to the revised 6 over 6 double hung windows
-Commission comments were consistent that the cupola be removed
-Commission comments were consistent that the detail needed to be simplified. This included removal of curved shingles, brackets, overdetailed rakes.
-Commission comments included that the garage roof should not be a cross gable gambrel. We have revised this.
-Comments included that the windows need to be more consistent

If you have any questions please do not hesitate to call.

Very truly yours,

Michael McKay

35 Bryant Street
Dedham, MA 02026
617-966-6850
www.mckayarchitects.net
mike@mckayarchitects.net

CERTIFICATE NO: _____ NEW HOUSE 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°: 20

Street & Number of Proposed Work: 12.5 Pequot St.

Owner of record: Riverview Crossing LLC

Mailing Address: 869 Worcester St
Wellesley MA 02482

Contact Phone #: 781-254-7600 E-mail: BEHREND Consulting Architects.net

AGENT INFORMATION (if applicable)

Name: Michael Mckay

Mailing Address: 35 Bryant St
Dedham MA 02026

Contact Phone #: 617-966-6853 E-mail: Mike@Mckay Architects.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 90' Sq. Footage 1st floor: 2441
Width: 47' Sq. footage 2nd floor: 2040
Sq. footage 3rd floor: _____

Decks/Patio: Size: 12'x30' ☑ 1st floor ☐ 2nd floor
Size: 12'x32' ☑ 1st floor ☐ 2nd floor
15'x15' 4'x15' ATTIC SECOND FLOOR

Difference between existing grade and proposed finish grade: North 10" South 10" East 10" West 10"

Height of ridge above final finish grade: North 29'-10" South 29'-10" East 29'-10" West 29'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 18 /12 7/12 Secondary Mass ____/12 ____ Dormer ____/12 ____ Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) COPPER

Leaders (material and size): COPPER 4" ROUND

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 10" Rake 8"W/6" Soffit (Overhang) 18" Corner boards NA Frieze 12"
Window Casing 5/4"x5" Door Frame 5/4x5 Columns/Posts: Round ____ Square 16" SQUARE

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other VINYL CLAD WOOD
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer PELLA

Doors* (type and material): ☐ TDL ☑ SDL Front WOOD/GLASS Rear WOOD/GLASS Side ✓

Garage Door(s): Type WOOD Material WOOD

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

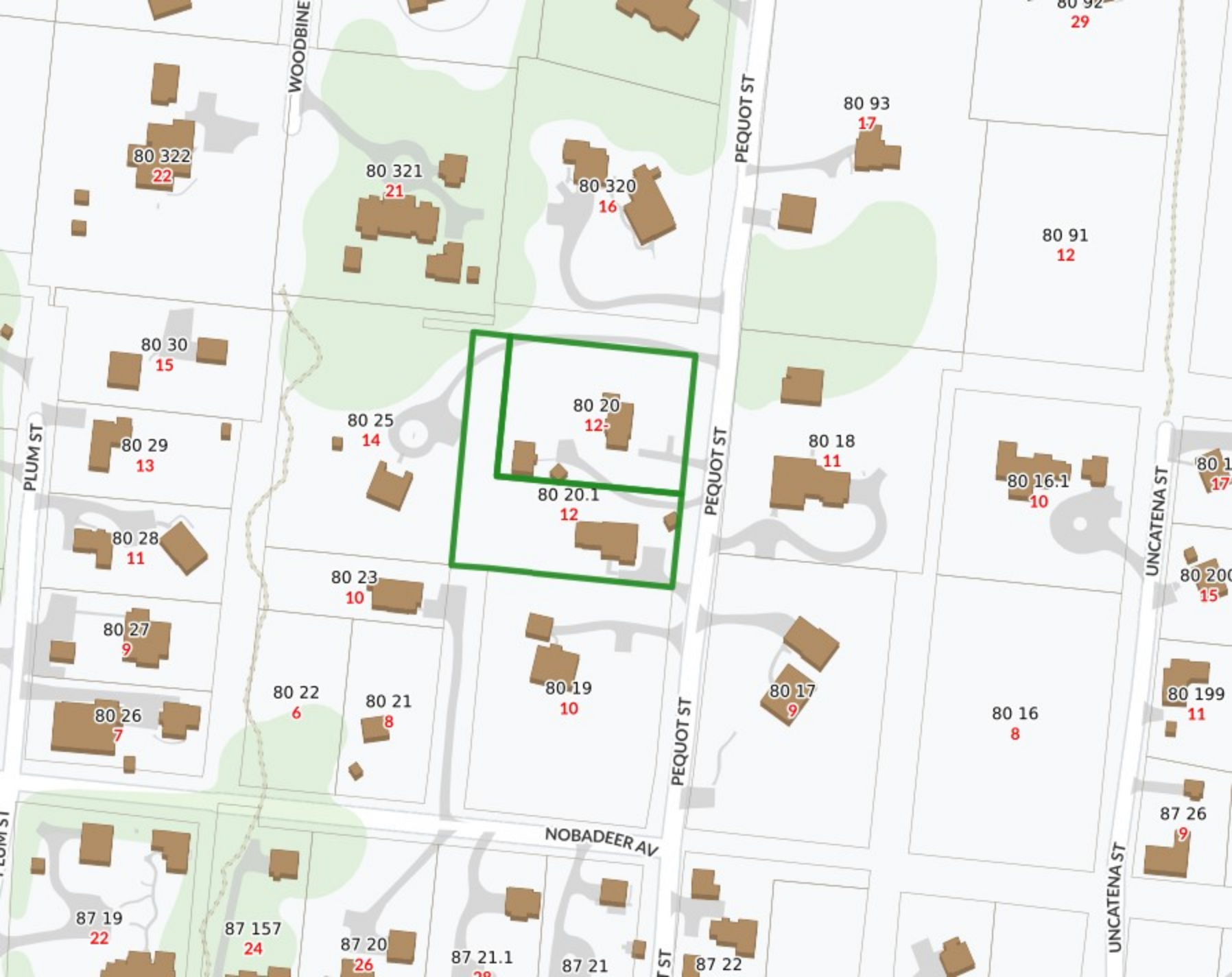
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation 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 3/14/2024 Signature of owner of record D Behrend Signed under penalties of perjury


WOODBINE
PEQUOT ST
PLUM ST
UNCATENA ST
NOBADEER AV
80 322
22
80 321
21
80 320
16
80 93
17
80 91
12
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15
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87 19
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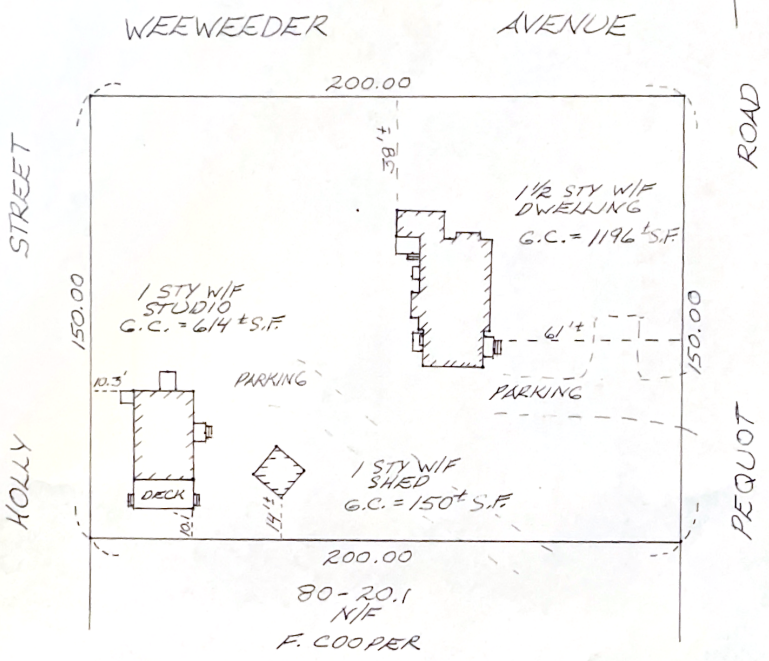
87 157
24
87 20
26
87 21.1
87 21
87 22

ZONING CLASSIFICATION: . . R-2

		EXISTING:
MIN. AREA:	20,000 S.F.	30,000 ± S.F.
MIN. FRONTAGE:	25 FT.	SEE PLAN
FRONT YARD S.B.:	30 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



I CERTIFY, AS OF : JULY 16, 2003 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS CHARLES W. HART REGISTERED 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.

ASSESSOR MAP: . 80 . . , PARCEL: . 20 . .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 40' DATE: JULY 16, 2003

Owner: . FAITH. COOPER . . . . . LOT 2

Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

Locus . 12 - PEQUOT . STREET.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

C:\JOBS\CWH\BLP



1 / A-2.1 **East Elevation**

1/4" = 1'-0"

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. MCKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Second Draft
3	11/19/2023	Historical Submission
4	03/14/2024	Historical Submission
5	05/06/2024	Front Elevation
6	05/15/2024	Elevations

OWNERSHIP & USE OF DOCUMENTS

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

East Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.1



ORIGINAL EAST ELEVATION



REVISED EAST ELEVATION

1 **East Elevation**
1/4" = 1'-0"

BEHREND
Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Second Draft
3	11/19/2023	Historical Submission
4	03/14/2024	Historical Submission
5	05/06/2024	Front Elevation
6	05/15/2024	Elevations

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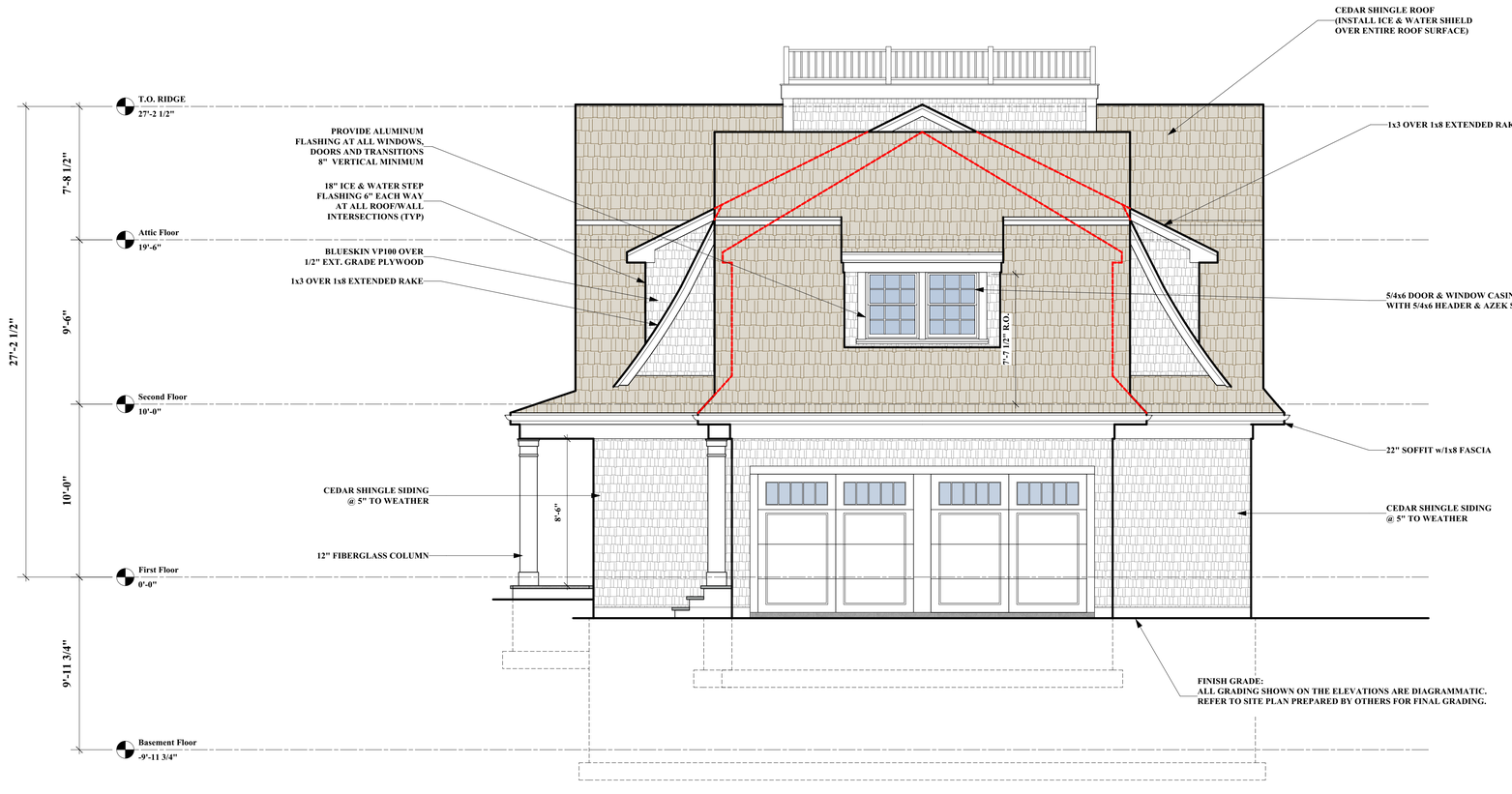
Comparison
East Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.1



1 / A-2.2 **North Elevation**

1/4" = 1'-0"

BEHREND Residence

12.5 Pequot Street
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North Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.2



1 / A-2.3 **West Elevation**

1/4" = 1'-0"

BEHREND Residence

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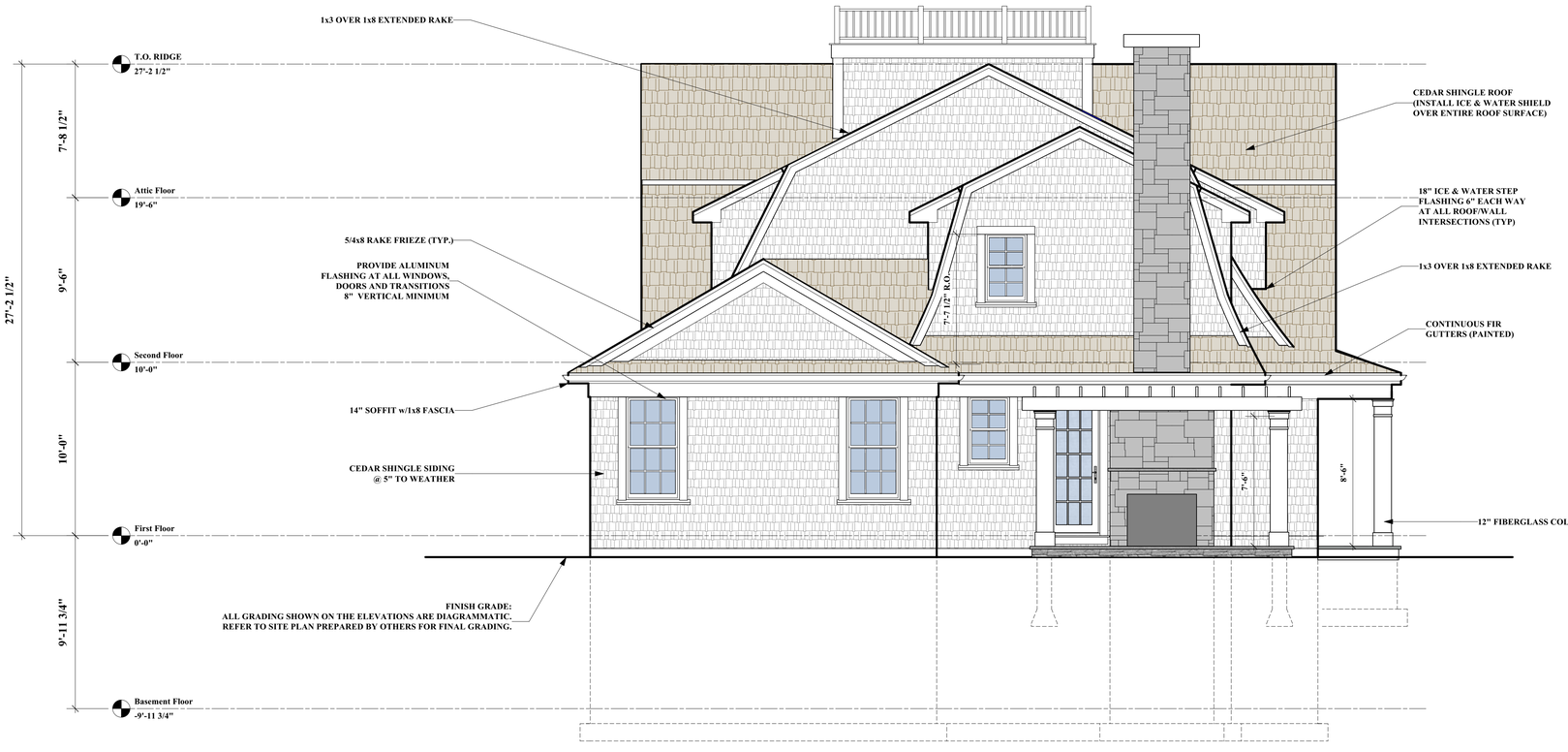
West Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.3



1 / A-2.4 **South Elevation**
1/4" = 1'-0"

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

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South Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

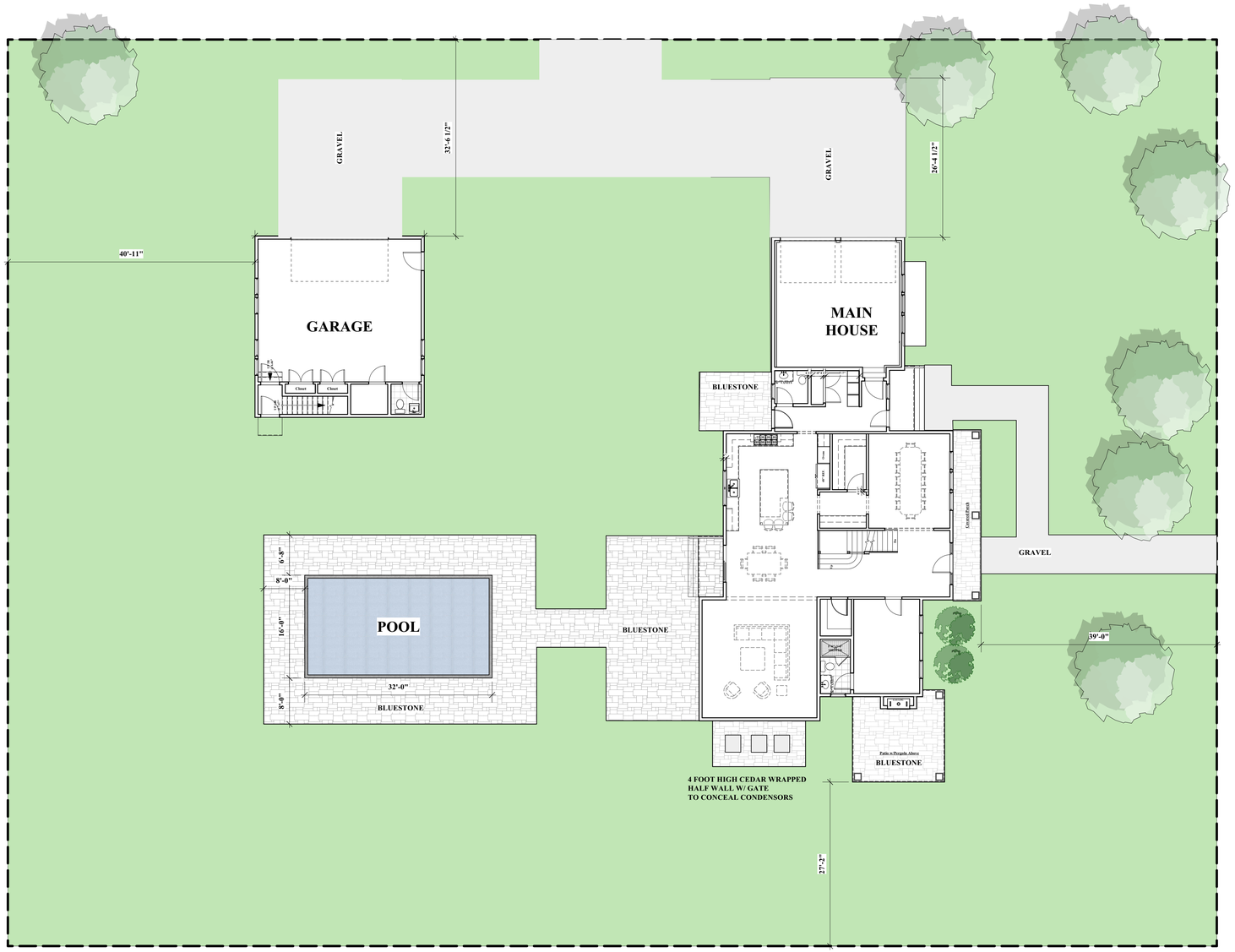
A-2.4

North

Weeweeder Avenue

Holly Street

Pequot Street



1 / L-1.1 **Architectural Site Plan**
1" = 10'-0"

4.9.2024

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

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Dedham, MA 02026

p: 781.326.5400

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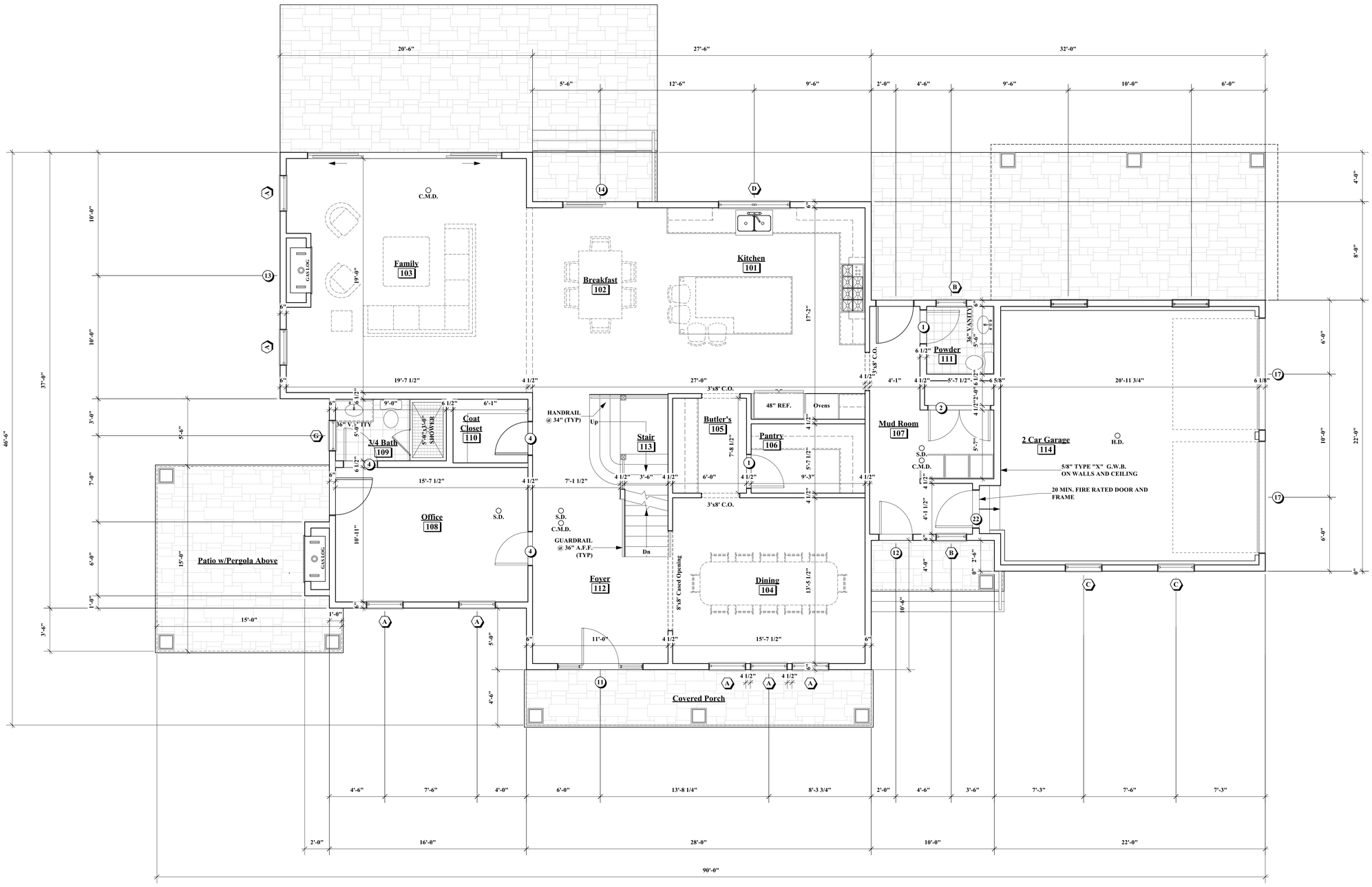
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1



1 First Floor Plan

A-1.2

1/4" = 1'-0"

BEHREND Residence

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NANTUCKET, MA

OWNER

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COMMONWEALTH OF MASSACHUSETTS
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MICHAEL L. MCKAY
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REV #	DATE	ISSUANCE
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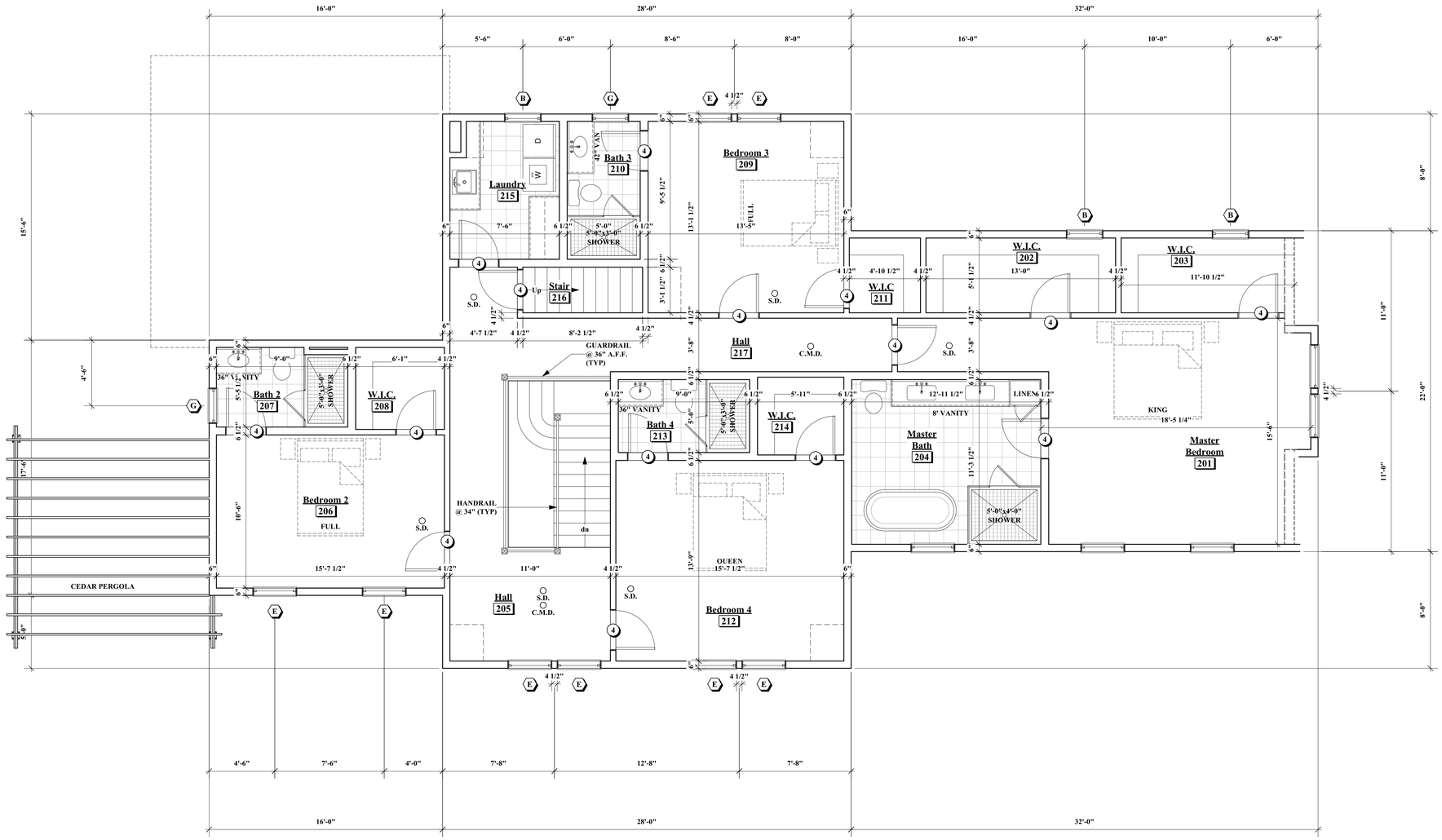
First Floor Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.2



1 / A-1.2 Second Floor Plan

1/4" = 1'-0"

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

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Second Floor Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.3

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°: 67 PARCEL N°. 349

Street & Number of Proposed Work: 104 SURFSIDE ROAD

Owner of record: Thomas and Kerry Donovan

Mailing Address: 176 Ithecaw Creek ST.
Charleston, SC 29492

Contact Phone #: 203 515 8697 E-mail: donovantom@msn.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO Box 1052
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. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 92' Sq. Footage 1st floor: 2433 Decks/Patio: Size: 10x15 ☒ 1st floor ☐ 2nd floor
Width: 44'-41' Sq. footage 2nd floor: _____ Size: 20x12 ☒ 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'-3" ±6" South 17'-6" ±6" East 21'-0" ±6" West 21'-0" ±6"

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"-9" ± ☐ 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 5/12 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) COPPER

Leaders (material and size): COPPER 3" DIA.

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 Rake 1x8 Soffit (Overhang) 6" Corner boards — Frieze 1x8
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square X 6x6 - 8x8

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 CUSTOM Rear ANDERSEN Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

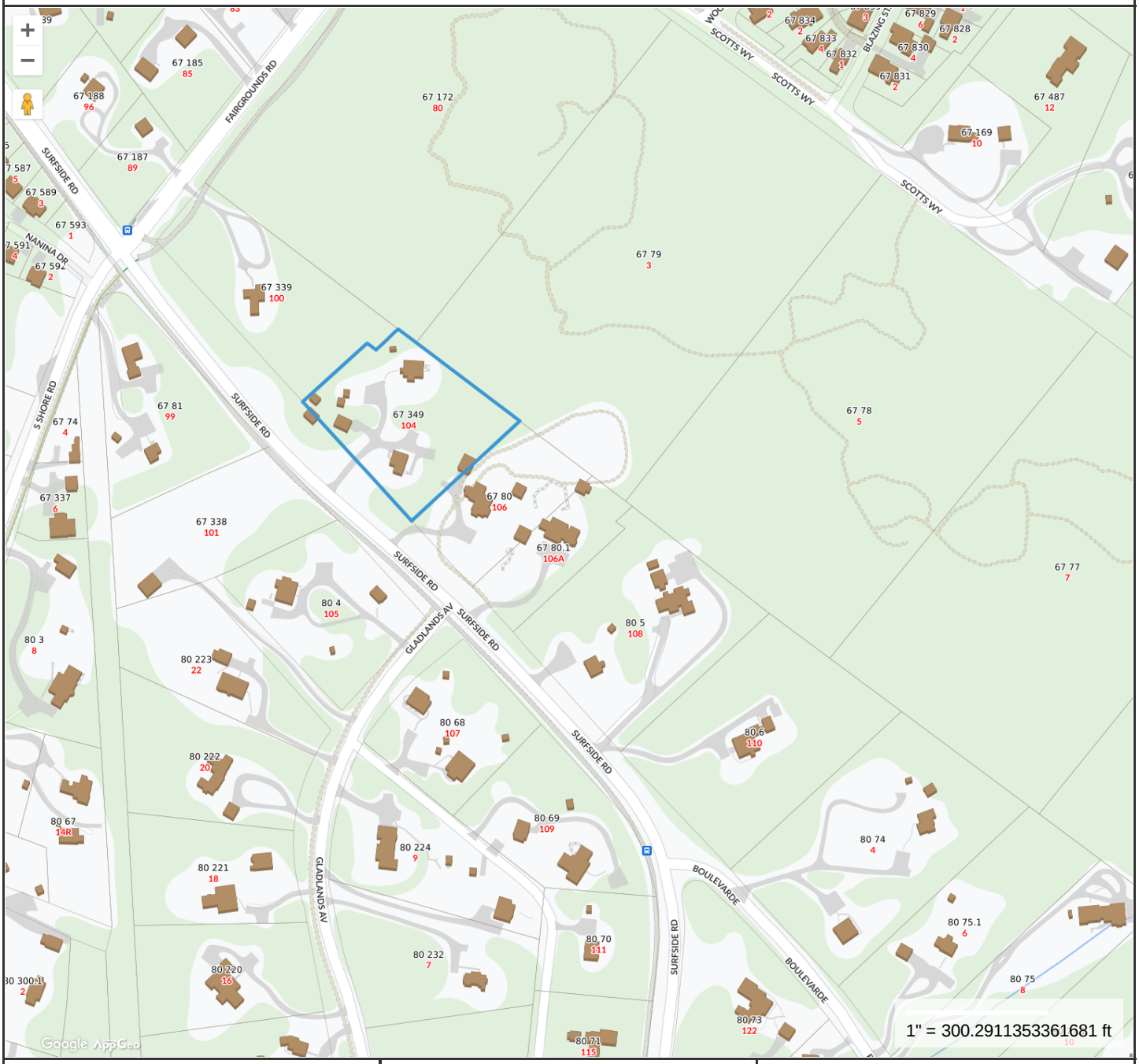
COLORS

Sidewall TO WEATHER Clapboard (if applicable) NATURAL Roof NATURAL TO WEATHER
Trim NANTUCKET GRAY 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 9/1/23 Signature of owner of record Kerry D _____ Signed under penalties of perjury



Property Information

Property ID	67 349
Location	104 SURFSIDE RD
Owner	FERRO MARY BETH

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.

104 SURFSIDE RD

Location 104 SURFSIDE RD
Mblu 67/ / 349/ /
Acct# 00005699
Owner SMITH TIMOTHY B TR
Assessment $2,696,700
PID 5699
Building Count 2

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,351,100	$1,345,600	$2,696,700

Owner of Record

Owner SMITH TIMOTHY B TR
Co-Owner DONOVAN 2014 TRUST
Address 176 ITHECA CREEK ST
DANIEL ISLAND , SC 29492

Sale Price $4,400,000
Certificate
Book & Page 1949/275
Sale Date 09/22/2023
Instrument 00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SMITH TIMOTHY B TR	$4,400,000		1949/275	00	09/22/2023
FERRO MARY BETH	$18,000		1496/335	1J	08/20/2015
FERRO MARY BETH	$0		0568/125	99	03/25/1998
COLE MARY BETH FERRO	$0		0519/306	99	11/13/1996
COLE ROBERT F & MARY BETH F	$0		0448/038	99	06/01/1994

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SMITH TIMOTHY B TR	$4,400,000		1949/275	00	09/22/2023

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 2,399
Replacement Cost: $841,954
Building Percent Good: 92
Replacement Cost Less Depreciation: $774,600

Building Attributes	
Field	**Description**
Style:	Cape Cod

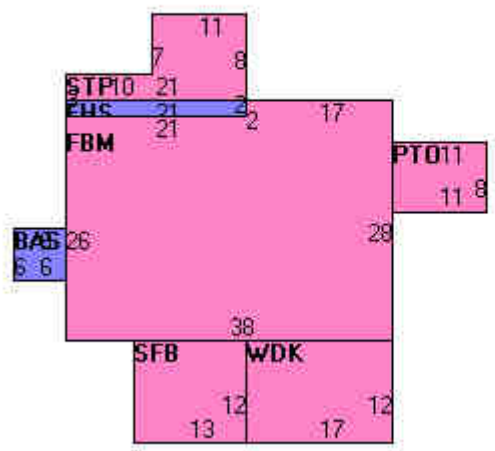
Model	Residential
Grade:	Above Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	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//\00\00\13\52.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5699_6606.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,058	1,058
FBM	Basement, Finished	1,022	715
FHS	Half Story, Finished	1,064	532
SFB	Base, Semi-Finished	156	94
PTO	Patio	88	0
STP	Stoop	140	0
WDK	Deck, Wood	204	0
		3,732	2,399

Building 2 : Section 1

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

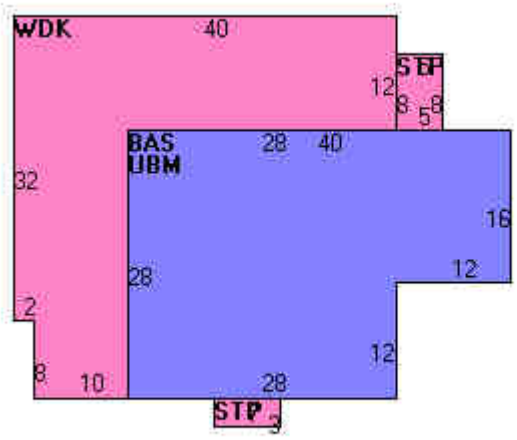
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\21\81.jpg)

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 Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5699_14608.jpg)

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

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FLU2	BRICK	1.00 UNITS	$4,900	2
FPL2	1.5 STORY CHIM	1.00 UNITS	$9,400	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG2
Neighborhood	475
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.46
Frontage	0
Depth	0
Assessed Value	$1,345,600

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
CAB2	W/PLUMBING ETC			144.00 S.F.	$5,100	1
SHD1	SHED FRAME			120.00 S.F.	$2,300	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,351,100	$1,345,600	$2,696,700

2023	$1,030,500	$1,284,000	$2,314,500
2022	$823,700	$909,100	$1,732,800
2021	$794,800	$965,900	$1,760,700
2020	$794,800	$829,600	$1,624,400

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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:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party 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 completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. 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.

If you have any questions, please contact the HDC office at (508) 228-7231.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Smith Timothy B Trust.....

MAILING ADDRESS.....176 Itheca Creek St., Daniel Island SC 29492.....

PROPERTY LOCATION.....104 Surfside Road, Nantucket.....

ASSESSORS MAP/PARCEL.....67 349.....

SUBMITTED BY:.....Ethan McMorrow Designs.....

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.

January 22, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.01.22 14:47:28 -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
67	79		CAMP RICHARDS CAMPERS ASSOCIATION INC		PO BOX 3002	NANTUCKET	MA	02584	3 SCOTTS WY
67	80		SMITH TIMOTHY B TR		176 ITHECAW CREEK ST	DANIEL ISLAND	SC	29492	106 SURFSIDE RD
67	81		DAVIS KELLY J		99 SURFSIDE RD	NANTUCKET	MA	02554	99 SURFSIDE RD
67	172		CAMP RICHARDS CAMPERS ASSOCIATION INC		PO BOX 3002	NANTUCKET	MA	02584	80 FAIRGROUNDS RD
67	338		WILLAUER WILLIAM A TRST		PO BOX 957	NANTUCKET	MA	02554	101 SURFSIDE RD
67	339		MIRRO DONALD & YVONNE A LIFE EST ETAL	C/O LOUIS MAGLIARO	6 KICE ROAD	FLORHAM PARK	NJ	07932	100 SURFSIDE RD
80	4		PS & QS LLC		26 MAIN ST	NANTUCKET	MA	02554	105 SURFSIDE RD
Count:	**7**								

CAMP RICHARDS CAMPERS ASSOCIATION INC
PO BOX 3002
NANTUCKET, MA 02584

SMITH TIMOTHY B TR
176 ITHECAW CREEK ST
DANIEL ISLAND, SC 29492

DAVIS KELLY J
99 SURFSIDE RD
NANTUCKET, MA 02554

CAMP RICHARDS CAMPERS ASSOCIATION INC
PO BOX 3002
NANTUCKET, MA 02584

WILLAUER WILLIAM A TRST
PO BOX 957
NANTUCKET, MA 02554

MIRRO DONALD & YVONNE A LIFE EST ETAL
C/O LOUIS MAGLIARO
6 KICE ROAD
FLORHAM PARK, NJ 07932

PS & QS LLC
26 MAIN ST
NANTUCKET, MA 02554

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:

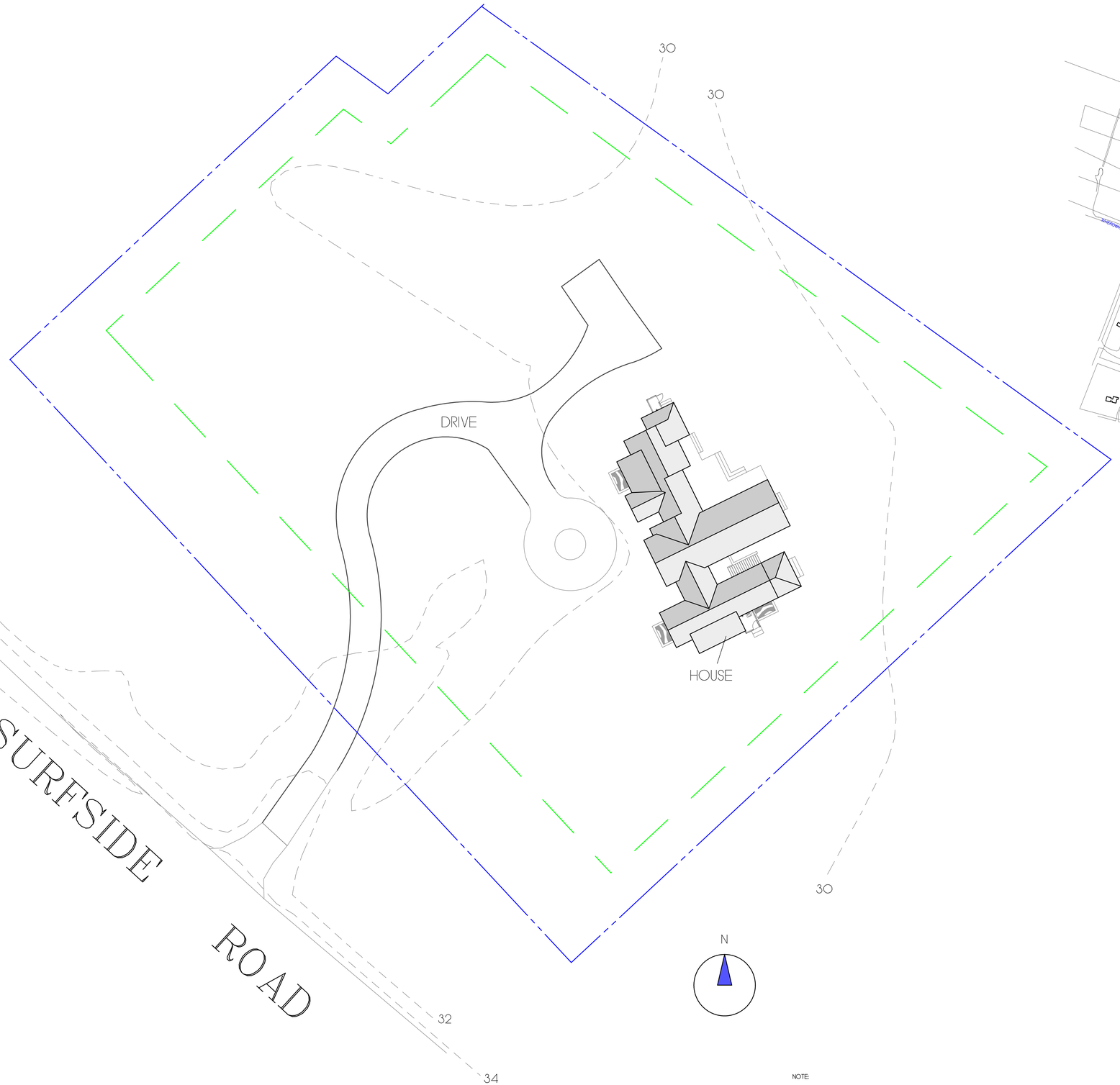
1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application 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.

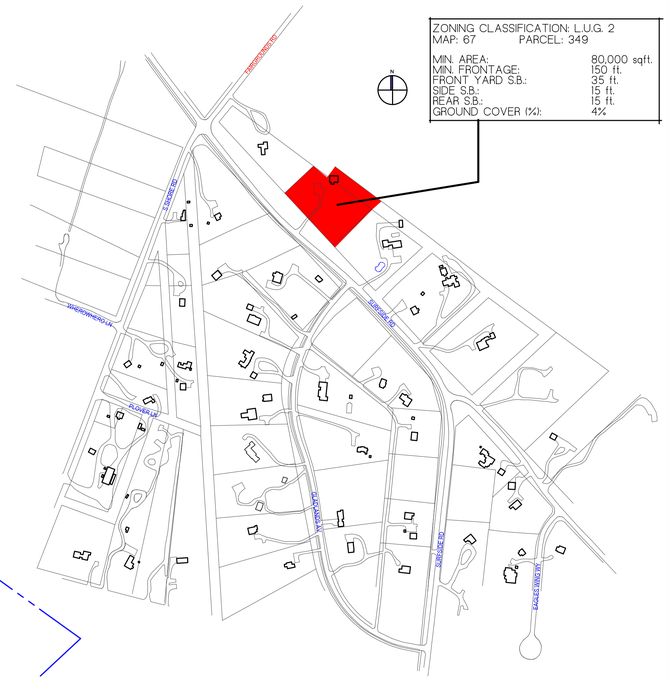
REQUIRED WHERE APPLICABLE:

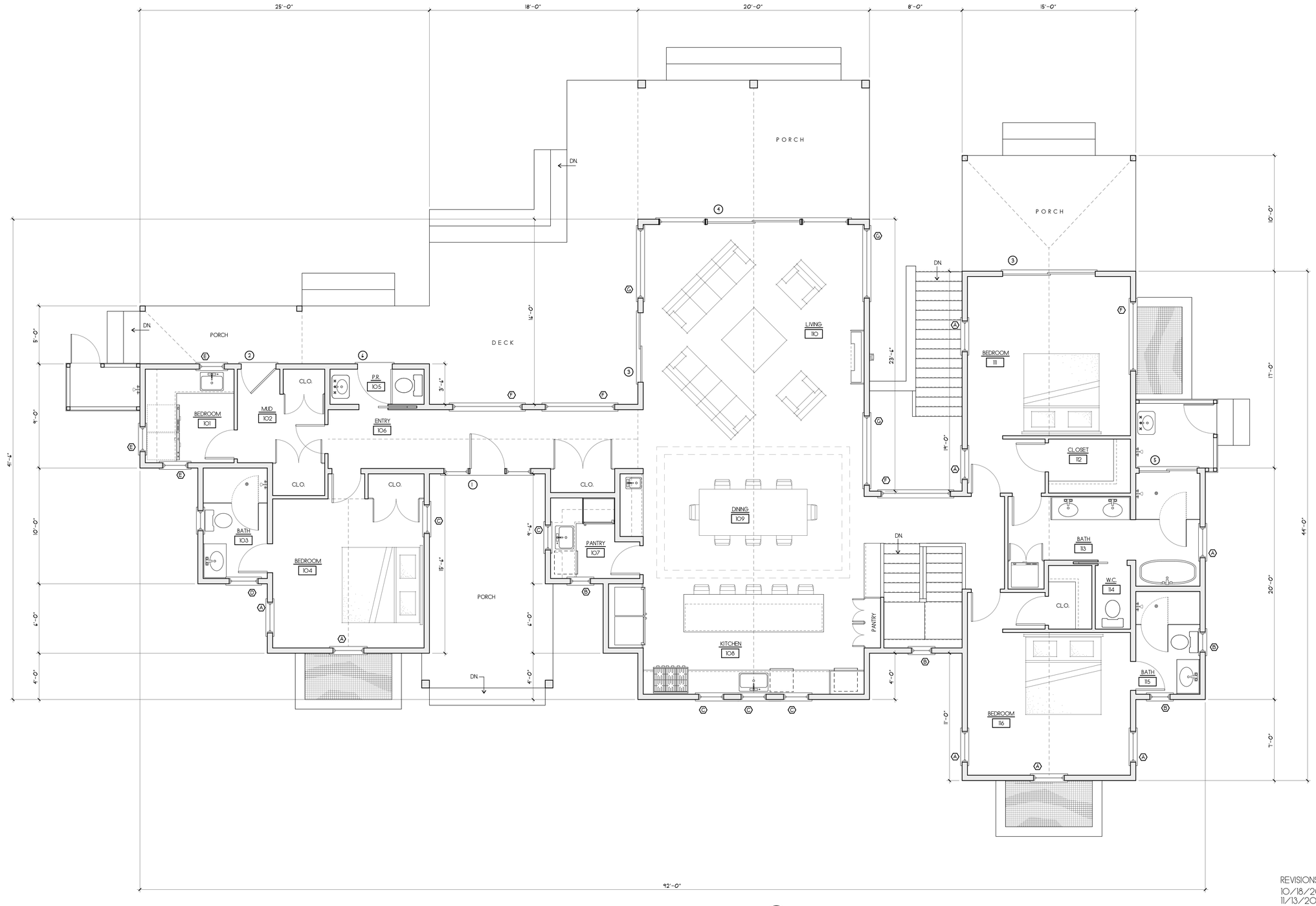
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior 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


HOUSE LOCATION
104
104




SURFSIDE RD
SURFSIDE RD
SURFSIDE RD



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

2,433 S.F.

N

REVISIONS:
10/18/2023: AS-BUILT MEASURING
11/13/2023: AS-BUILT PLANS
1/16/2024: HDC MOVE OFF (HOUSE)
4/3/2024: PROGRESS PRINT
4/10/2024: PROGRESS PRINT
5/6/2024: 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.

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DONOVAN 2014 TRUST
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan57@comcast.net

MAP: 67 PARCEL: 349
FLOOR PLANS
ADDRESS: 104 SURFSIDE ROAD NANTUCKET, MA 02564
DATE: 5/06/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
10/18/2023: AS-BUILT MEASURING
11/13/2023: AS-BUILT PLANS
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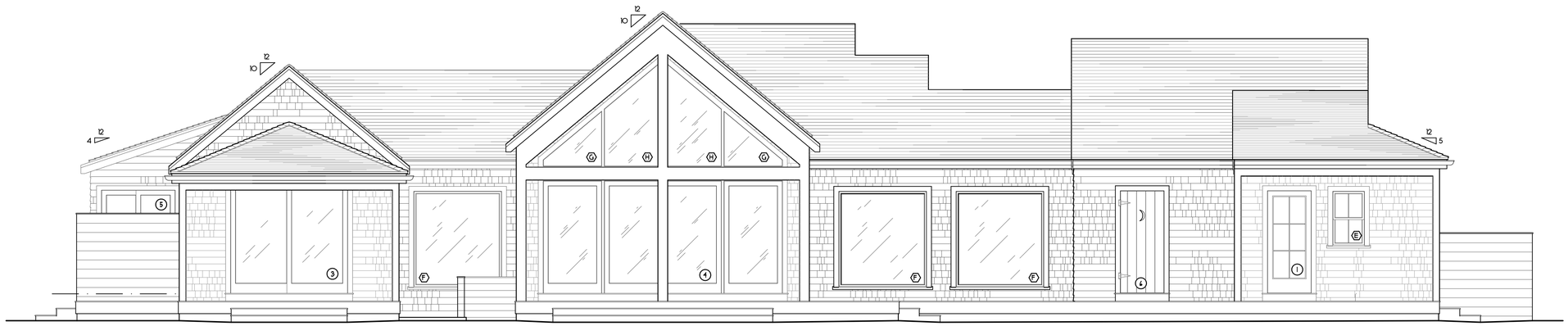
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 67 PARCEL: 349
ELEVATIONS
ADDRESS: 104 SURFSIDE ROAD NANTUCKET, MA 02564
DATE: 5/06/2024
SCALE: 1/2" = 1'-0"

SHEET NO.
a 3



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
10/18/2023: AS-BUILT MEASURING
11/13/2023: AS-BUILT PLANS
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MAP: 67 PARCEL: 349
ELEVATIONS
ADDRESS: 104 SURFSIDE ROAD NANTUCKET, MA. 02564
DATE: 5/06/2024
SCALE: 1/2" = 1'-0"

SHEET NO.
a 4

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°. 179

Street & Number of Proposed Work: 28 Union Street

Owner of record: EDP Properties c/o Peter O. Carey

Mailing Address: 28 Union Street
Nantucket MA 02554

Contact Phone #: 540-220-0432 E-mail: pocarey@cox.net

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

_____

_____

_____

RECEIVED
MAY 08 2024
By

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

Front of house needs repointing, (Front is clapboards, rest of house is cedar shingles.) Requesting color change - front of house and front door.

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: _____

~~Trim~~ Coventry Gray siding

~~Dock~~ Trim: unchanged white.

Clapboard (if applicable) _____

Sash _____

Foundation _____

Roof _____

Door: Newport Blue

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 applicatipn will initiate a new sixty-day review period.

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 (3 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 (3 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 (3 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 (3 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 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 EDP Properties c/o Peter O. Carey

AS AGENT FOR _____

STREET ADDRESS 28 Union Street

MAP/PARCEL 42.3.2 179

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

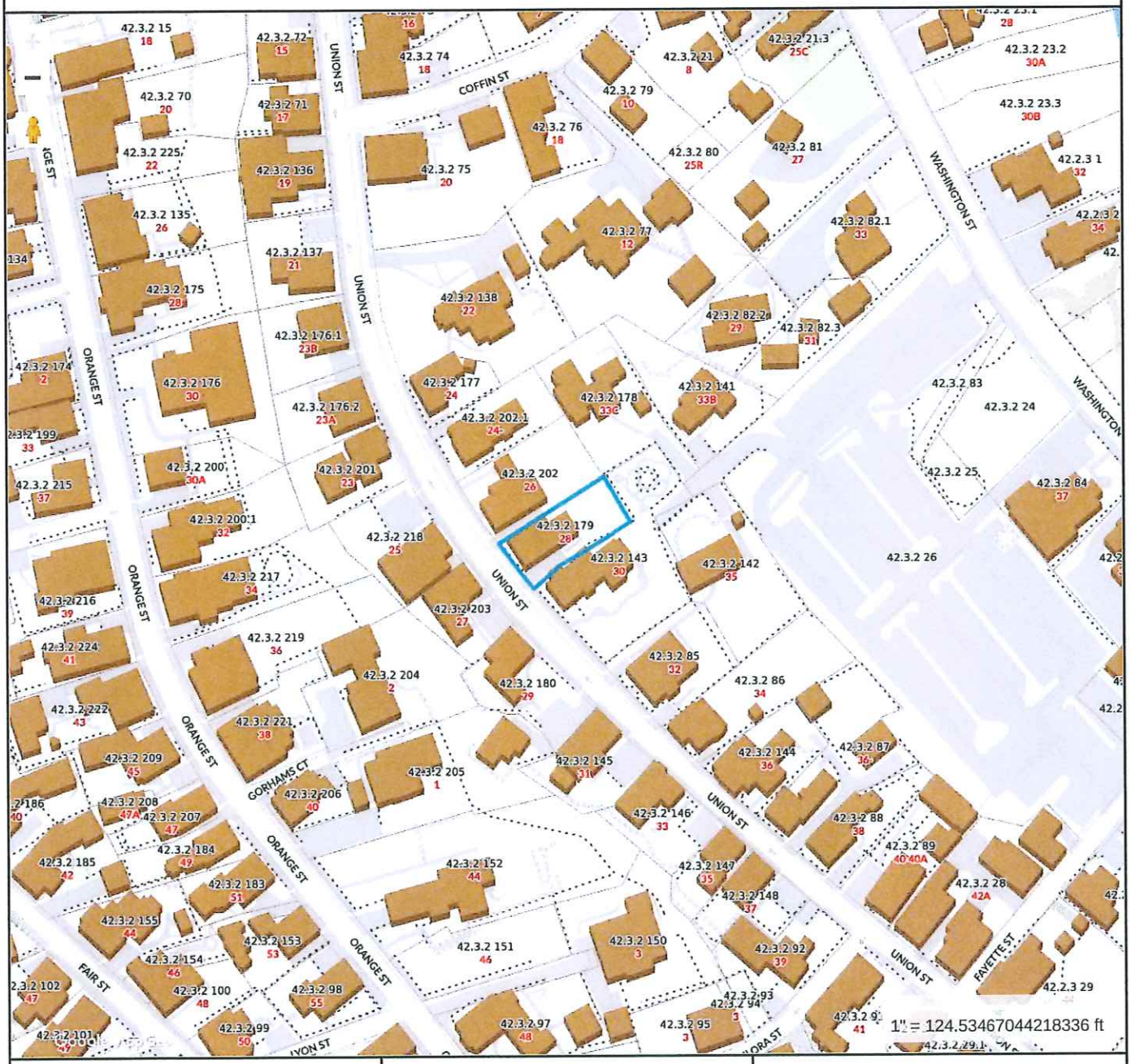
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 5-6-24

Signature Date



Property Information

Property ID	42.3.2 179
Location	28 UNION ST
Owner	HAFLER JANET P

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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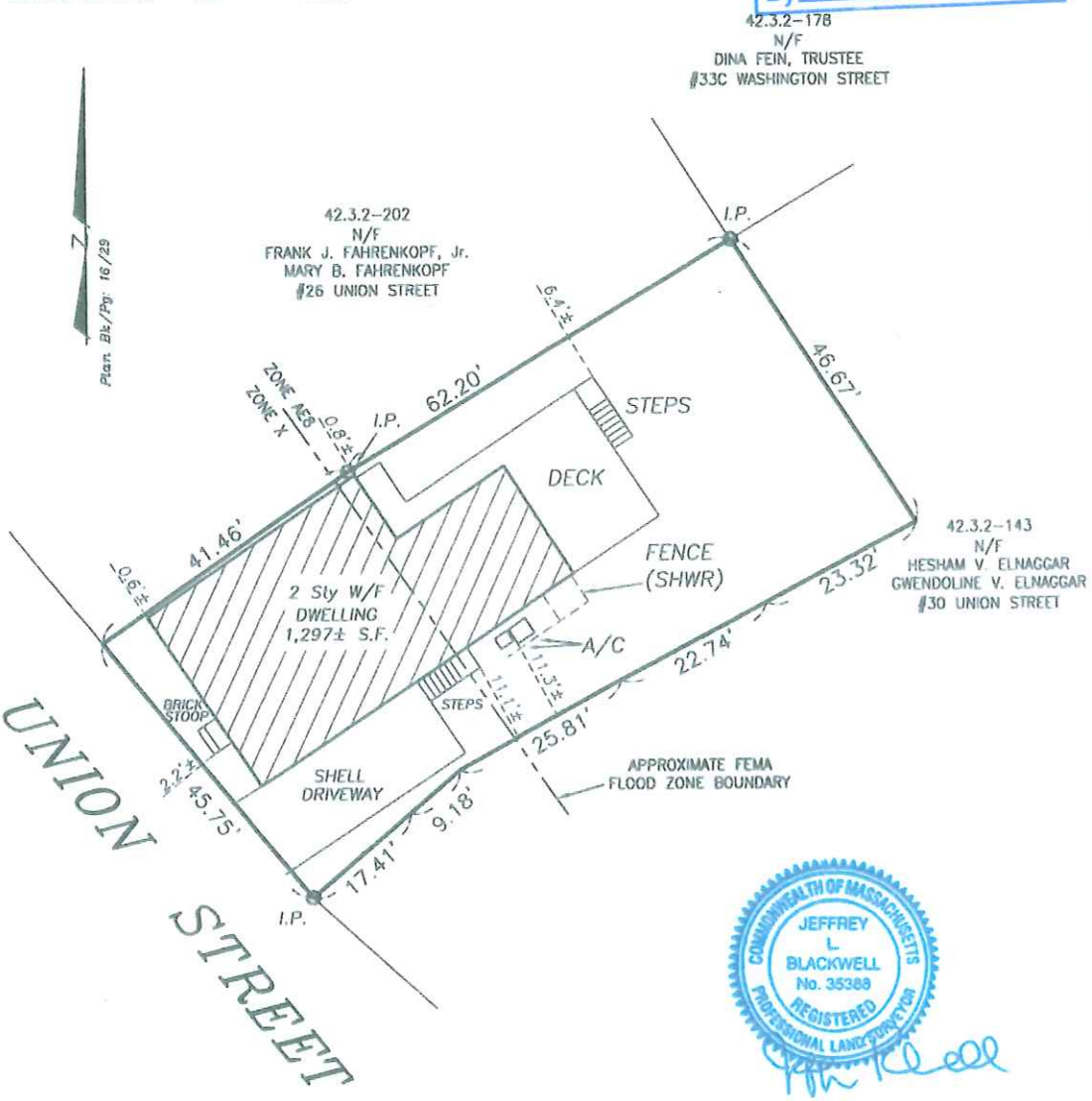
MAY 08 2024
By

RECEIVED
MAY 08 2024
By

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (ROH)

		EXISTING
MINIMUM LOT SIZE:	5,000 S.F.	4,505± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	NONE	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER %:	40%	28.8%



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

TO: ***EDP PROPERTIES, LLC*** . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: X & AE8, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C-0088 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 RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

©Blackwell & Associates Inc.

NOT TO BE RECORDED

MORTGAGE INSPECTION PLAN in Nantucket, MA

SCALE: 1"=20' DATE: DECEMBER 8, 2023

Owner: . . . . . ***JANET HAFLER*** . . . . . .

Deed Bk/Pg: 1022/290 . . Plan Bk/Pg:. . 16/29

Tax Map: 42.3.2-179 Locus: #28 UNION STREET

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9026

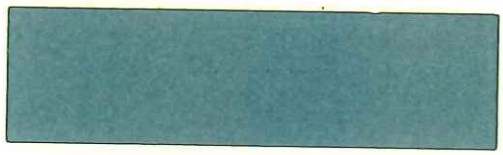
B5554

V:\DRAWFILES\B5554\MPP.dwg MPP 12/8/2023 11:18:22 1:1

ors approved by the Historic District Commission.
o individually approve each color choice,
ce and location of the structure.



MAIN STREET YELLOW



FOLGER BLUE



NEWPORT BLUE

FRONT DOOR



NANTUCKET BLUE



GARDNER GREEN



HUSSEY GREEN

such as the nature of the products, degree of gloss, size of area printed,
use color variance. Colors will differ in their wet and dry states.


Southwest
28
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BY
MAY 08 2024

Stonington Gray HC-170
Gris de Stonington

Wickham Gray HC-171
Gris de Wickham

House

Yarmouth Blue HC-150
Azul de Yarmouth

Woodlawn Blue HC-147
Azul de Woodlawn

Guilford Green HC-116
Verde de Guilford

Chelsea Gray HC-168
Gris de Chelsea

Coventry Gray HC-169
Gris de Coventry

Whipple Blue HC-152
Azul de Whipple

Templeton Gray HC-161
Gris de Templeton

Louisburg Green HC-113
Verde de Louisburg

Kendall Charcoal HC-166
Carbón de Kendall

Hale Navy HC-154
Azul Marino de Hale

Narragansett Green HC-157
Verde de Narragansett

Lafayette Green HC-135
Verde de Lafayette

Cushing Green HC-125
Verde de Cushing

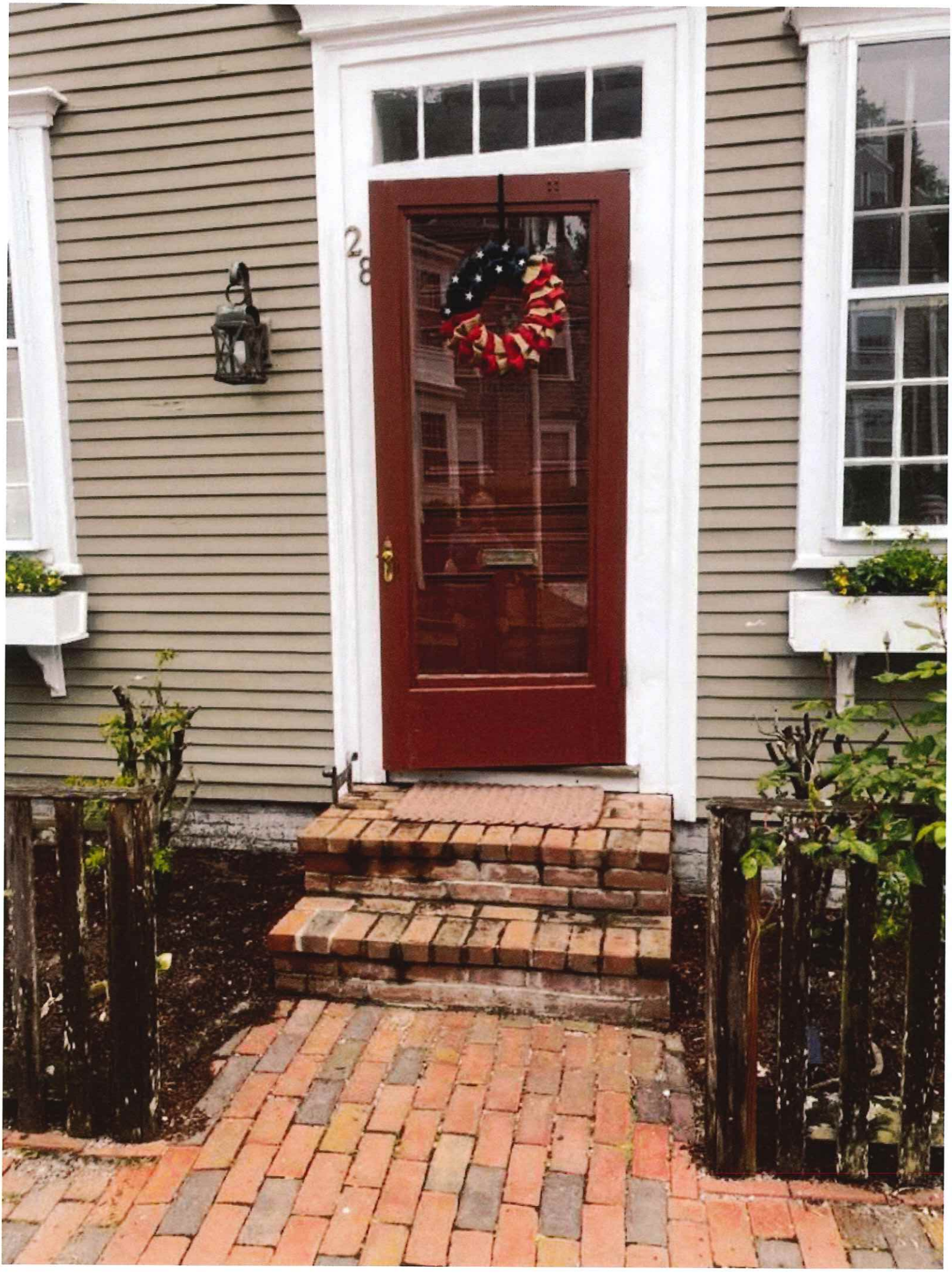
Color accuracy is ensured only when tinted in quality Benjamin Moore® paints. Color representations may differ slightly from actual paint.
La exactitud del color se asegura solo cuando se tintan pinturas de calidad Benjamin Moore®. Las representaciones del color pueden diferir ligeramente de la pintura real.



Southwest

RECEIVED
MAY 08 2024
By


28


28

CERTIFICATE NO: _____

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°. 40

Street & Number of Proposed Work: 37 Cato Lane

Owner of record: Mark Cook

Mailing Address: 3612 S. Dixie Highway #200
West Palm Beach, FL 33405

Contact Phone #: 561 379 3675 E-mail: MWcack@gMail.com

AGENT INFORMATION (if applicable)

Name: Karen Alencar

Mailing Address: PO Box 2939
Nantucket MA 02584

Contact Phone #: 8023243482 E-mail: Karen@colvitsolar.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

rooftop solar on west + south facing roof planes 20.8 kW DC
52 panels 920 sq. ft.

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 grey

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of

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 Karen Alence

AS AGENT FOR Mark Cook

STREET ADDRESS 37 Cato Lane

MAP/PARCEL 56/40

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

5/5/24

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.

Karen Alence 4/25/24

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

37 Cato

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

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 (3 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 (3 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.

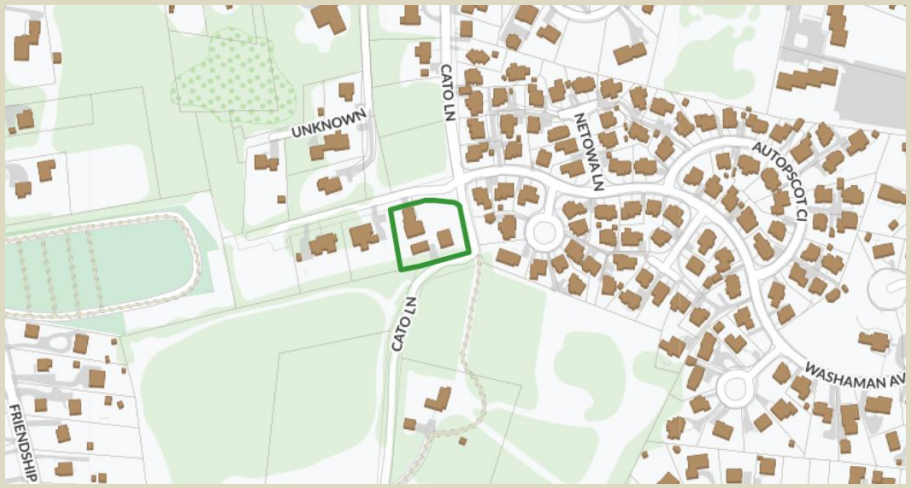
REQUIRED WHERE APPLICABLE:

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.









Site Locus Plan



COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Mark Cook
37 Cato Lane
Nantucket, MA 02554

System:
20.8 kW DC
52 CanadianSolar 400W Solar Panels
52 Enphase IQ8+ Microinverters



From Cato Lane



From Cato Ln: Front of House
NO SOLAR PANELS

Street View





From Hiawasse Lane



From Hiawasse Lane
NO SOLAR PANELS

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52 CanadianSolar 400W Solar Panels
52 Enphase IQ8+ Microinverters

Ground Mounted Solar is not an option for this property. The homeowner is not interested in pursuing a ground mounted system.



Proposed Array Placement

COTUIT SOLAR

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Project:
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52 Enphase IQ8+ Microinverters

North



West



Solar Panels



South



East

Elevations

COTUIT SOLAR

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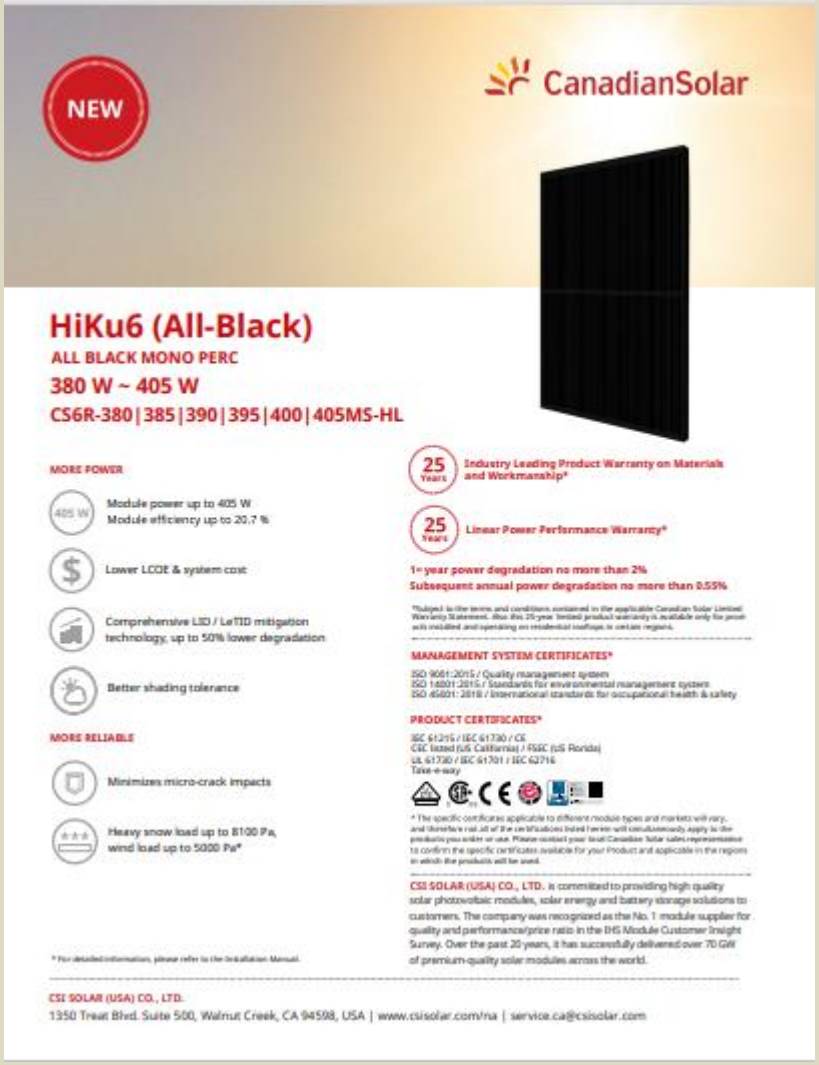

NEW

CanadianSolar

HiKu6 (All-Black)

ALL BLACK MONO PERC

380 W ~ 405 W

CS6R-380|385|390|395|400|405MS-HL

MORE POWER

- Module power up to 405 W
  Module efficiency up to 20.7 %
- Lower LCOE & system cost
- Comprehensive LID / LeTID mitigation technology, up to 50% lower degradation
- Better shading tolerance

MORE RELIABLE

- Minimizes micro-crack impacts
- Heavy snow load up to 8100 Pa, wind load up to 5000 Pa*

* For detailed information, please refer to the Installation Manual.

25 Years **Industry Leading Product Warranty on Materials and Workmanship***

25 Years **Linear Power Performance Warranty***

1st year power degradation no more than 2%
Subsequent annual power degradation no more than 0.55%

*Subject to the terms and conditions contained in the applicable Canadian Solar Limited Warranty Statement. Also the 25-year limited product warranty is available only for panels installed and operating on residential rooftops in certain regions.

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001:2015 / Quality management system
ISO 14001:2015 / Standards for environmental management system
ISO 45001: 2018 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

IEC 61215 / IEC 61730 / CE
CEC listed (US California) / FSEC (US Florida)
UL 61730 / IEC 61701 / IEC 62716
Take-e-way

* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certificates listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the regions in which the products will be used.

CSI SOLAR (USA) CO., LTD. is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the EHS Module Customer Insight Survey. Over the past 20 years, it has successfully delivered over 70 GW of premium-quality solar modules across the world.

CSI SOLAR (USA) CO., LTD.
1350 Treat Blvd. Suite 500, Walnut Creek, CA 94598, USA | www.csisolar.com/na | service.ca@csisolar.com

COTUIT SOLAR

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Project:
Mark Cook
37 Cato Lane
Nantucket, MA 02554

System:
20.8 kW DC
52 CanadianSolar 400W Solar Panels
52 Enphase IQ8+ Microinverters

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°. 2

Street & Number of Proposed Work: 25 E LINCOLN AVE

Owner of record: CHRISTOPHER HURD

Mailing Address: 13 PETERICK LANE

DARIEN CT 06820

Contact Phone #: 203 434 4201 E-mail: hollyhurd236gmail.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: 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 _____

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: 1960 – 1981 ADDITION

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMO - MOVE OFF

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 3/20/23 Signature of owner of record _____ Signed under penalties of perjury

8. Christopher Hurd	25 E. Lincoln Av	Dwelling revisions	42.4.1/	EMDA

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Ethan McMorrow**
Public	**Mickey Rowland** – Agrees with Holly about the height and the scale. Regarding for options for the windows they liked option D with the larger panes.
Concerns	**Holly Backus** – Concerned about the structure's height. **Welch** – The FEMA flood plain just jacks the whole structure up. Would prefer it to be a one-story structure. Concerned about the north elevation even though that elevation is viewed obliquely. **Oliver** – No concerns. **Patten** – Prefers option C from the window options. **Coombs** – Agrees with the board. **Pohl** – Agrees with most of the board with preferring option D on the windows.
Motion	**Motion to approve through staff with option D approach windows. (Welch)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Patten-aye — Certificate # **HDC2023-(as noted)**

9. Nyland/ Logue **04-8347**	93 Sankaty Rd	Alterations revisions	49/182	Topham Design

Voting	Pohl, Welch, Camp, Coombs, Dutra
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Joseph Topham- Topham Design**
Public	-
Concerns	-
Motion	**Motion to approve as submitted. (Welch)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Dutra-aye — Certificate # **HDC2023-04-8347**

10. Gardner MacDonald	8 Priscilla Ln	Pool & Hardscape	41/353	Waterscapes

Voting	Welch, Camp, Coombs, Oliver
Alternates	None
Recused	Dutra
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Jesse Dutra- Waterscapes**
Public	-
Concerns	-
Motion	**Motion to approve as submitted with pool not visible at time of inspection or thereafter. (Coombs)**
Roll-call Vote	Carried 3-0 // Welch, Camp, Coombs-aye // Camp abstained — Certificate # **HDC2023-(as noted)**

11. Davkim Smiley LLC **05-8432**	10-12 Davkim Ln	Storage unit	68/61	Emeritus LTD

Voting	Welch, Camp, Coombs, Patten, Dutra
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Matthew MacEarchern- Emeritus**
Public	-
Concerns	-
Motion	**Motion to approve through staff with the roof color to be reviewed and approved as a supplemental in the office. (Camp)**
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Patten, Dutra-aye — Certificate # **HDC2023-05-8432**

DRAFT

25. Christopher Hurd **8906**	25 E Lincoln Ave	Reduce porch size rev	42.4.1/2	EMDA

Voting: Pohl, Camp, Coombs, Oliver, Patten
Alternates: Paul, Thornewill
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Ethan McMorrow**
Public: HSAG- no concerns
Concerns: Holly Backus-

- Draft form b exists for this 1949 -1950 Cottage.
- Understands the reason for changing the size of the covered porch.
- Noted the odd positioning of the existing exterior chimney and its character-defining feature.
- Curious about the color of the brick (natural).
- Overall, no major concerns with the proposed changes.

HDC Board Sitting comments-
The HDC board comments on the proposed changes to the chimney are as follows:

- Approval for changing the size of the covered porch.
- Suggested painting the brick chimney white instead of leaving it natural.
- Noted that the existing chimney has an odd positioning and is a character-defining feature.
- Agreed on painting it white.
- Some discussion about the previous approval of steps and gutters.

Motion: **Motion to approve though staff to be painted white chimney. (Coombs)**
Roll-call Vote: Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye — Certificate # **HDC2023-**

26. Carl Nielsen **8902**	2 Cabot Lane	Addition	30/254	EMDA

Voting: Pohl, Camp, Coombs, Oliver, Thornewill
Alternates: Patten, Paul
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Ethan McMorrow**
Public: HSAG- Mickey Rowland

- There is an awkward addition on the one-story structure.
- The addition will mostly be obscured by the house in front of it.
- The porch extends too far and should be reduced by a few feet to better match the building's scale.
- Suggestion to change the porch roof from a shed roof to a hip porch roof to create a lower eave line facing the street.
- The change would eliminate the awkward triangular addition to the main front wall.
- A preference for keeping the 6/6 windows to preserve the property's original charm.

Concerns
Holly Backus-

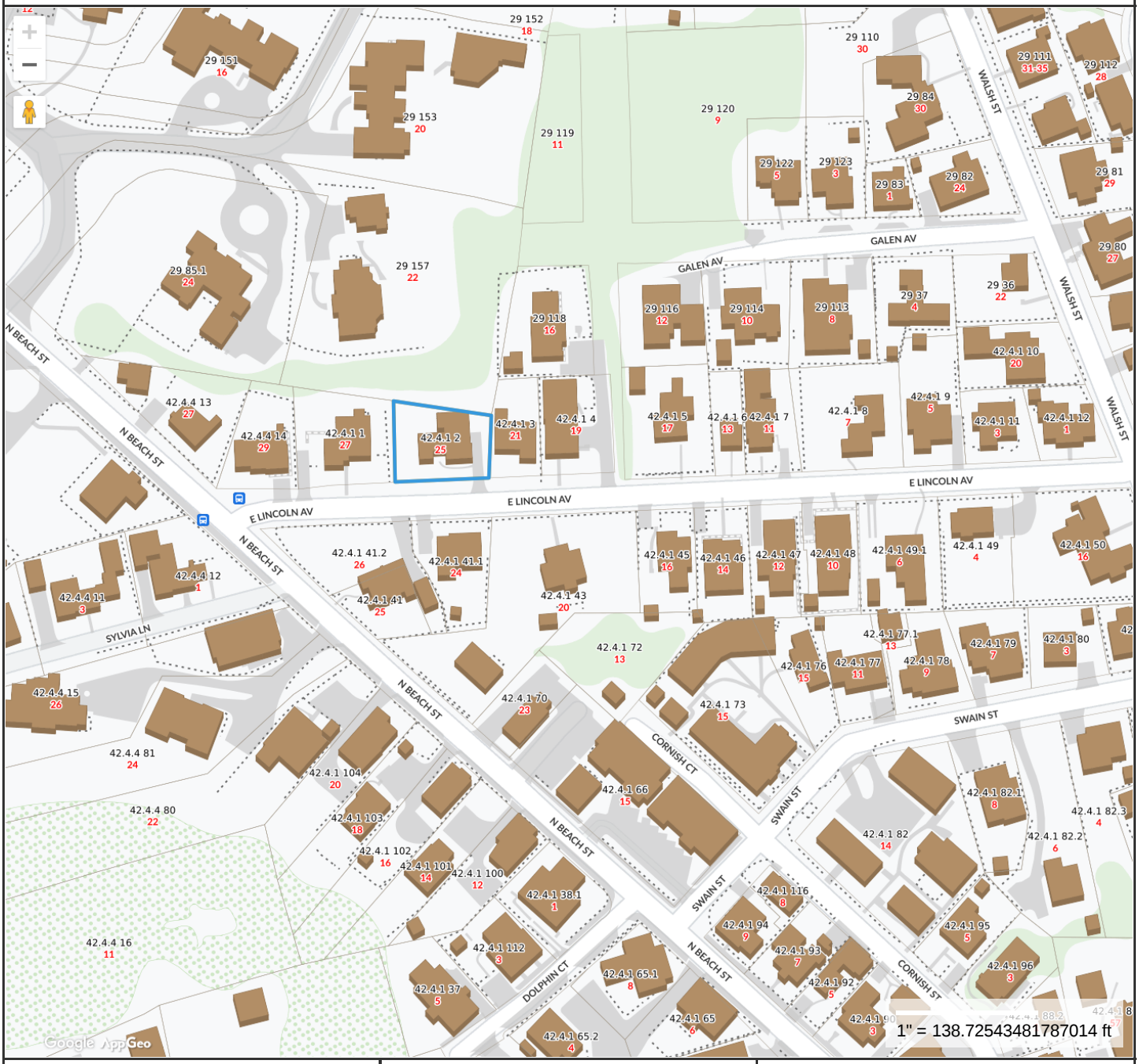
- 2 Cabot Lane was subdivided a couple of years ago, resulting in the creation of 4 Cabot Lane.
- The subdivision was approved for adding a basement under different ownership.
- The property includes the 1888 Victorian house known as the Harriet Swain house and a cottage at the back.
- The property was previously owned by Deacon Susan Phillips from St. Paul's Church.
- Both Four Cabot Lane and Two Cabot Lane were used as seasonal cottages for rent.
- The cottage structure was built around 1971 and was listed as the rear cottage for taxation in 1973.
- While adding a basement to the cottage makes sense, a two-story addition is not considered appropriate.
- Historically, the cottage had two over two windows, and changing it to six over six is not deemed suitable.
- The addition to the cottage is perceived as odd, with a second-story balcony and dormers.
- A streetscape view may be needed to assess how the two-story addition fits into the context of neighboring structures.
- The cottages should maintain their historical feel, even with separate ownership.

Camp-

- The design appears awkward and deviates from the original simple shed style.
- The transition from a shed to a two-story structure is too dramatic.
- The two-story portion on the far left with the jutting-out porch is particularly awkward.
- There is a lack of coherence and relationship between the two massings.
- Would like to see a design that aligns better with the architectural style of surrounding houses in the area.

Coombs-

- Believes that the buildings should not be converted into two-story or story-and-a-half structures.
- Suggests that the buildings should remain the same, with six over six windows.
- Emphasizes that the property at Two Cabot Lane should retain its current size and character.
- Considers Cabot Lane to be a unique and distinctive area, and she feels that smaller, one-story buildings are more in keeping with the neighborhood.
- Not in favor of any additions to the property exceeding one story, to maintain simplicity in the area.



Property Information

Property ID	42.4.1 2
Location	25 E LINCOLN AV
Owner	HURD CHRISTOPHER W & HOLLISTON 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 11/02/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

25 E LINCOLN AV

Location	25 E LINCOLN AV	**Mblu**	4241/ / 2/ /
Acct#	00010274	**Owner**	HURD CHRISTOPHER W & HOLLISTON H
Assessment	$2,291,900	**PID**	10274
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$365,900	$1,926,000	$2,291,900

Owner of Record

Owner	HURD CHRISTOPHER W & HOLLISTON H	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	13 PETERICK LANE DARIEN, CT 06820	**Book & Page**	01032/0239
		Sale Date	07/24/2006
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
HURD CHRISTOPHER W & HOLLISTON H	$0		01032/0239	99	07/24/2006
HURD CHRISTOPHER W & HOLLISTON H	$900,000		00869/0073	1O	01/12/2004
SANTELLI ANDREA	$0		00564/0280	99	02/24/1998
SANTELLI ANDREA & SOVERINO	$100		00388/0101	1A	05/11/1992
SANTELLI GIORGIO & BETTY	$0		00125/0480		

Building Information

Building 1 : Section 1

Year Built:	1960
Living Area:	1,927
Replacement Cost:	$422,224
Building Percent Good:	86

Replacement Cost
Less Depreciation: $363,100

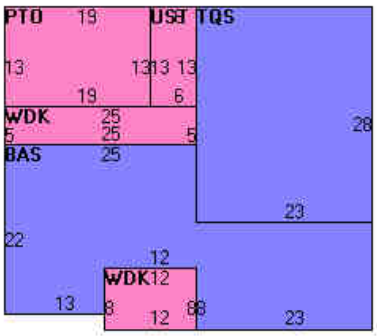
Building Attributes	
Field	**Description**
Style	Conventional
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	Unit/AC
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	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\03\31\25.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10274_11757.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,444	1,444
TQS	Three Quarter Story	644	483
PTO	Patio	247	0
UST	Utility, Storage, Unfinished	78	0
WDK	Deck, Wood	221	0
		2,634	1,927

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,800	1

Land

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$365,900	$1,926,000	$2,291,900
2021	$332,000	$1,540,800	$1,872,800
2020	$332,000	$1,669,200	$2,001,200
2018	$351,300	$1,602,500	$1,953,800
2017	$351,300	$1,557,600	$1,908,900

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Christopher Hurd.....

MAILING ADDRESS.....13 Peterick Lane Darien, CT 06820.....

PROPERTY LOCATION.....25 E Lincoln Ave.....

ASSESSORS MAP/PARCEL.....42.4.1 2.....

SUBMITTED BY:.....Ethan McMorrow Designs.....

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.

January 9, 2023

DATE

Mary Haley,
Senior Clerk,
Assessor's Office

Digitally signed by Mary Haley, Senior Clerk, Assessor's Office
Date: 2023.01.09 08:43:27 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

New house to conform with setbacks

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party 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 completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. 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.

If you have any questions, please contact the HDC office at (508) 228-7231.

Abutters Listing

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
29	157		DOBIES ROBERT A & MAUREEN		1480 CLOVER ST	ROCHESTER	NY	14610-3320	22 BRANT POINT RD
4241	1		HAMMELL CATHERINE E TR ETAL		190 MISSION RD # 1	HACKETTSTOWN	NJ	07840	27 E LINCOLN AV
4241	3		MUABESSAC LLC		126 MARION HEIGHTS	GALAX	VA	24333	21 E LINCOLN AV
4241	41	1	SALTZMAN CRAIG A & JANINE E		24 EAST LINCOLN AVE	NANTUCKET	MA	02554	24 E LINCOLN AV
4241	41	2	COSTA MARTY & JONATHAN		9 WILDPEPPER LN	SOUTH DARMOUTH	MA	02748	26 E LINCOLN AV
Count:	**5**								

DOBIES ROBERT A & MAUREEN
1480 CLOVER ST
ROCHESTER, NY 14610-3320

HAMMELL CATHERINE E TR ETAL
190 MISSION RD # 1
HACKETTSTOWN, NJ 07840

MUABESSAC LLC
126 MARION HEIGHTS
GALAX, VA 24333

SALTZMAN CRAIG A & JANINE E
24 EAST LINCOLN AVE
NANTUCKET, MA 02554

COSTA MARTY & JONATHAN
9 WILDPEPPER LN
SOUTH DARMOUTH, MA 02748

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

HURD RESIDENCE

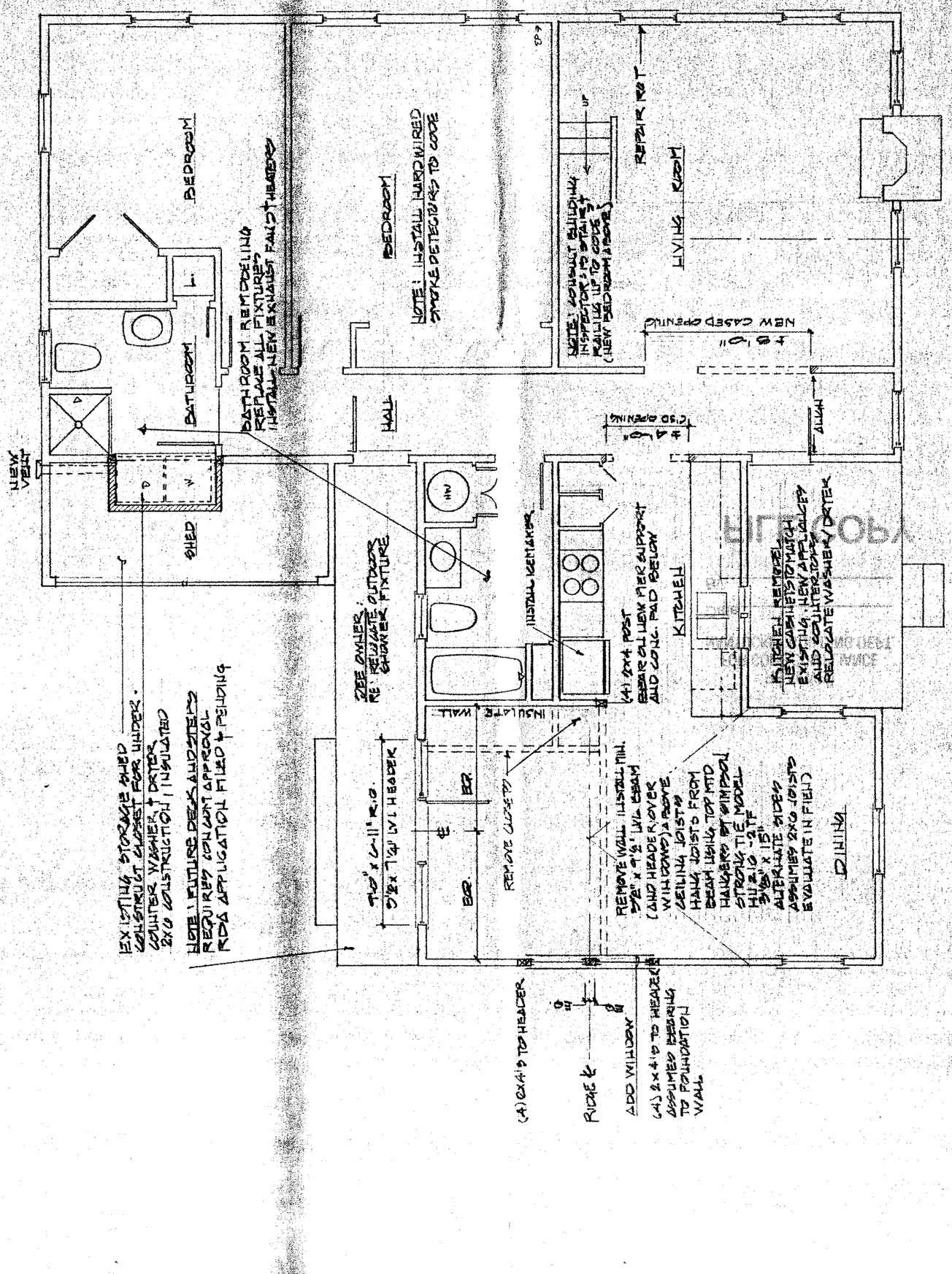
26 EAST LINCOLN AVENUE

PLAN : 1ST FLOOR ALTERATIONS

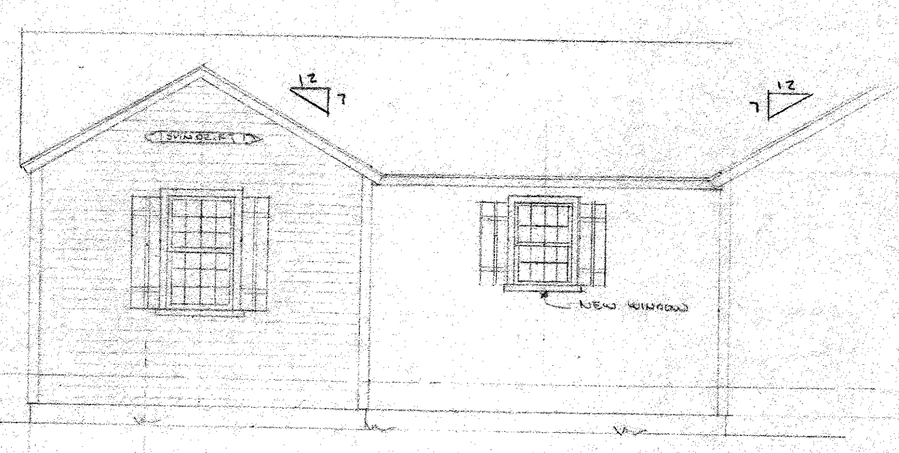
PERMITS PLUS

BOX [illegible]63

NANT[illegible]KET, MA

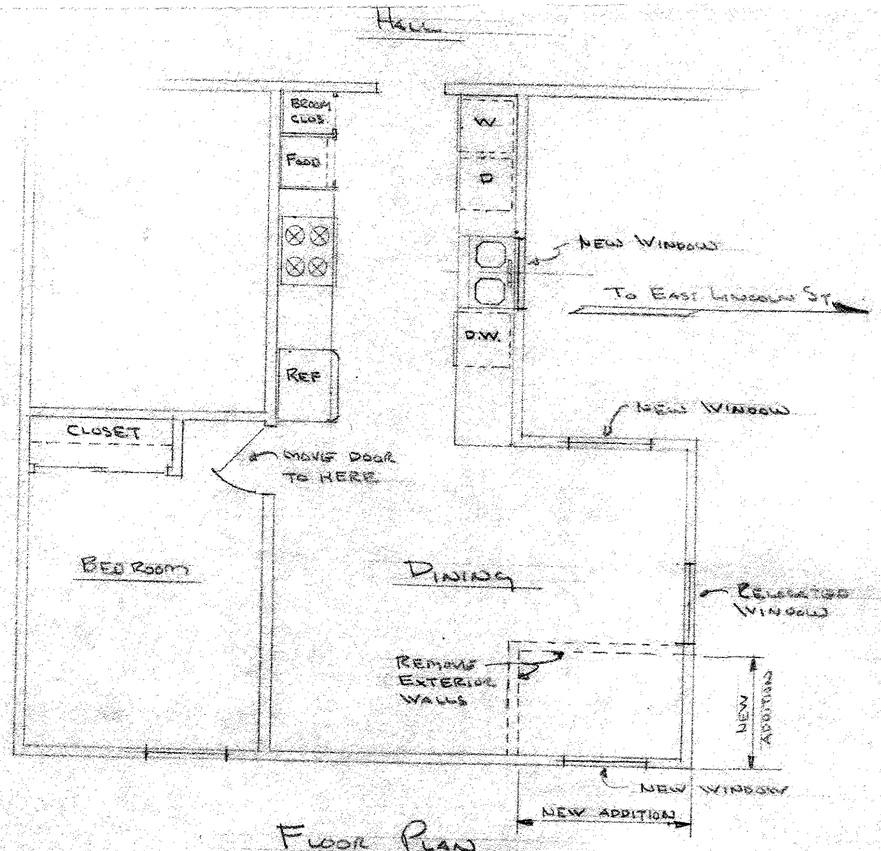


#108998 RWM
Oct 28, 1981
APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.



NEW ADDITION

EAST LINCOLN ST ELEVATION



FLOOR PLAN
SCALE: 1/4" = 1'-0"

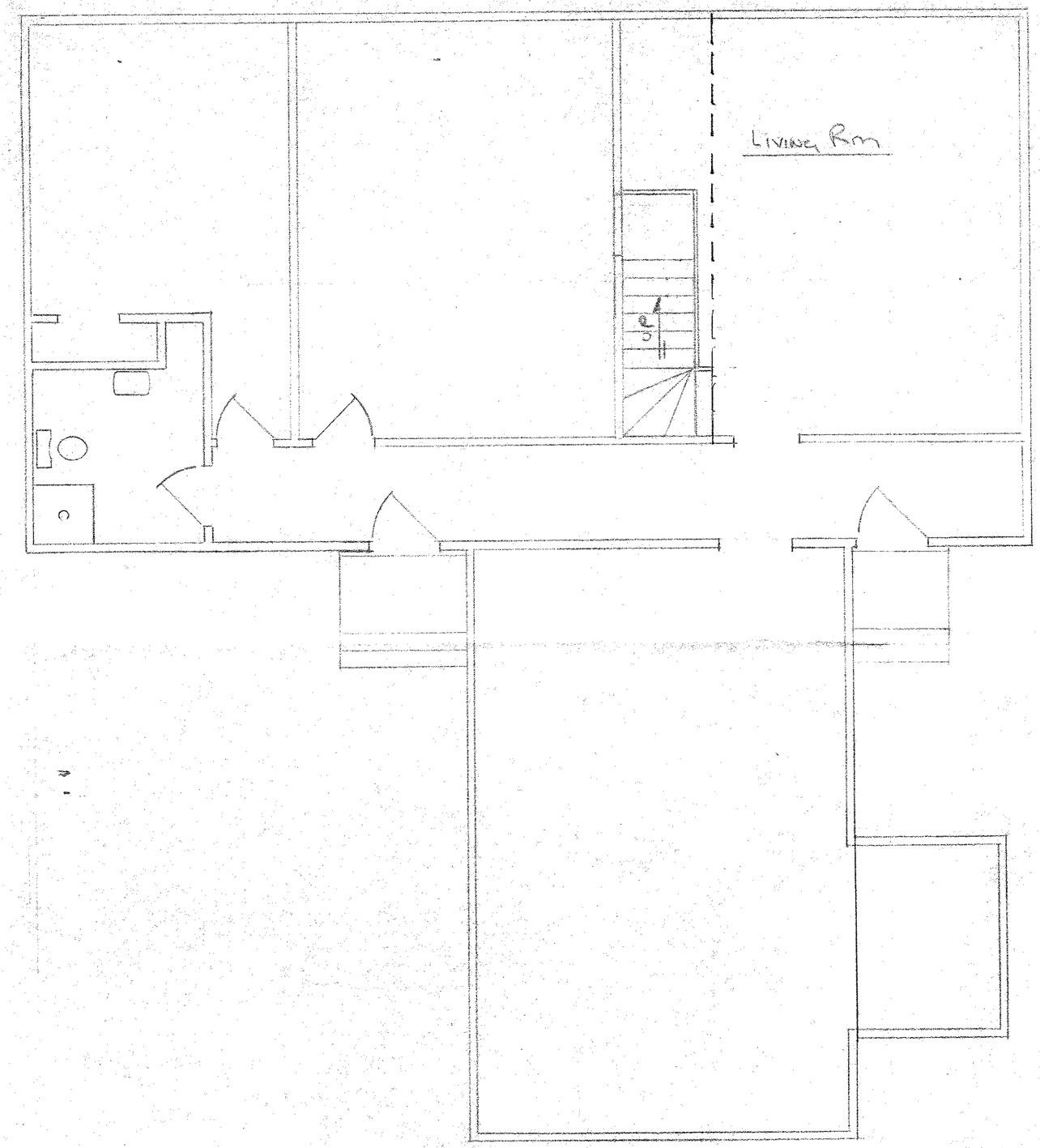


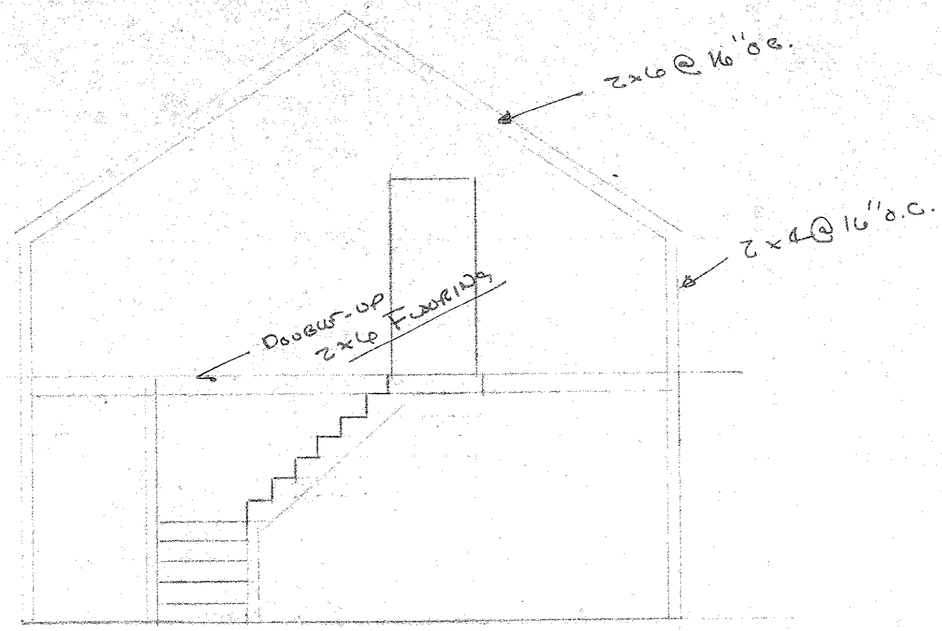
LEFT ELEVATION

NEW ADDITION

ADDITION TO
SANTELLI RESIDENCE
EAST LINCOLN STREET
SCALE: 1/4" = 1'-0"

MAP 42.41 PARCEL 2
412 SIXTH AVE N.Y. N.Y.
10011





Section

Existing

42 x 22.5 = 945
25 x 16 = 400
8.5 x 6 = 51
1396

New

22 x 30 = 660 SF

2056 SF

Addition

George Santelli

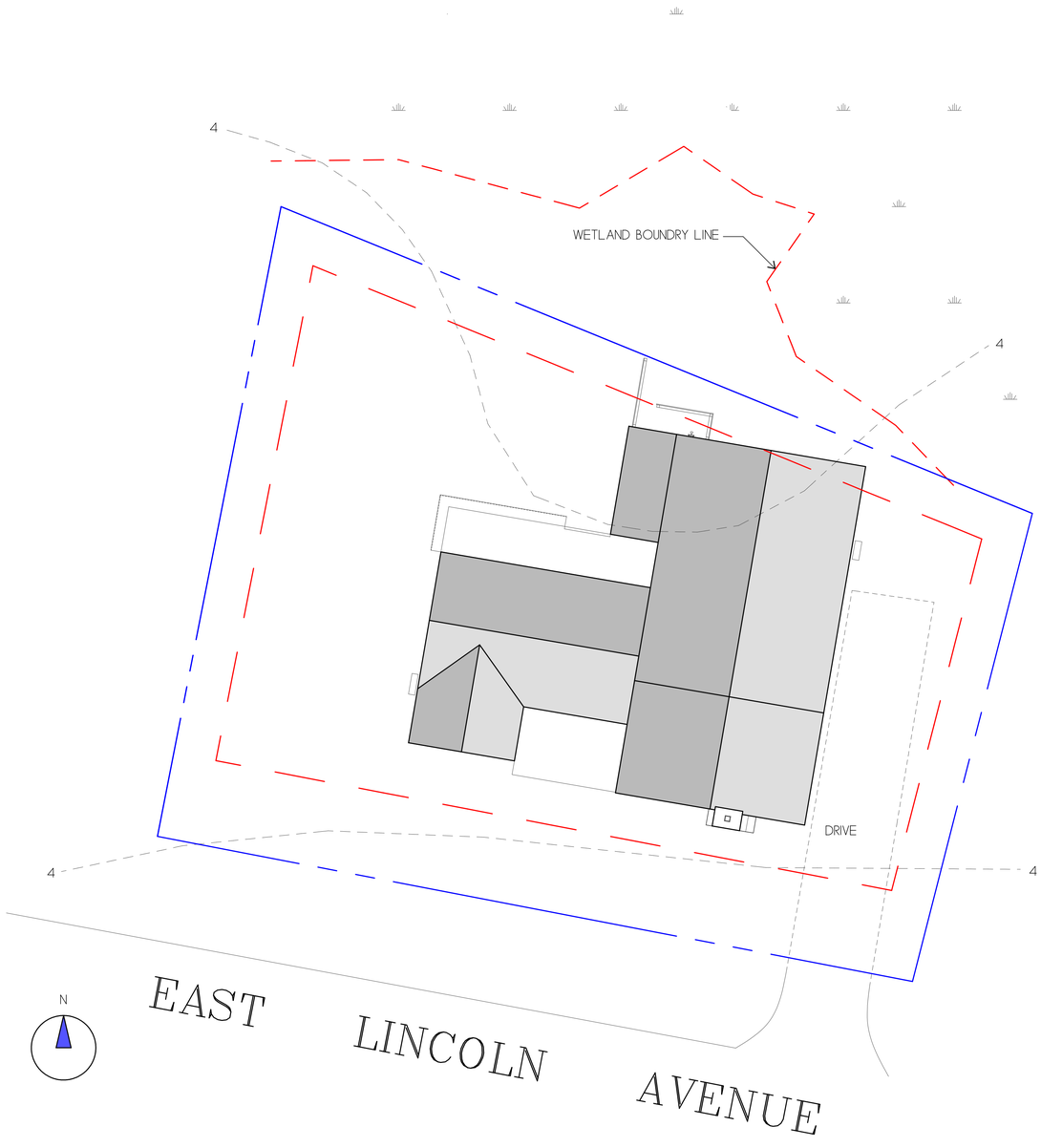
East Lincoln St

Nantucket, MA

Scale: 1/4" = 1'0"

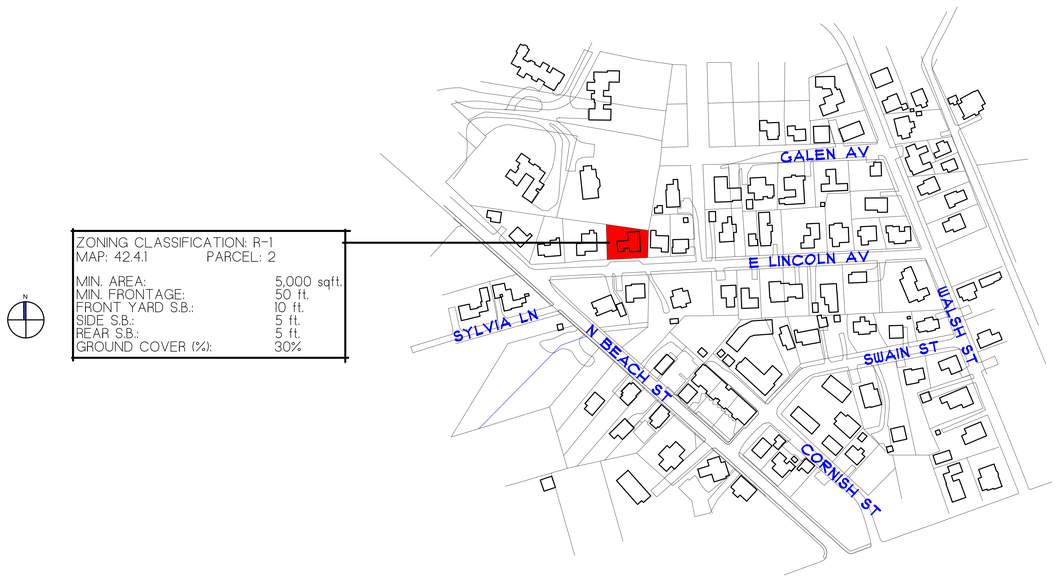
Date: Sept. 10, 1999


BUOY WAVE AND SEA



ZONING CLASSIFICATION: R-1
MAP: 42.4.1 PARCEL: 2

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%



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 BLACKWELL & ASSOCIATES, INC. DATED: MAY 21, 2004 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:
9/21/2022: AS-BUILT MEASURING
9/30/2022: AS-BUILT PLANS

NOTE:

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NOTE:

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NOTE:

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NOTE:

ALL INTERIOR DEMINSEIONS ARE ± 1/2" TO THE INTERIOR FINISHED CONDITIONS.

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HURD RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

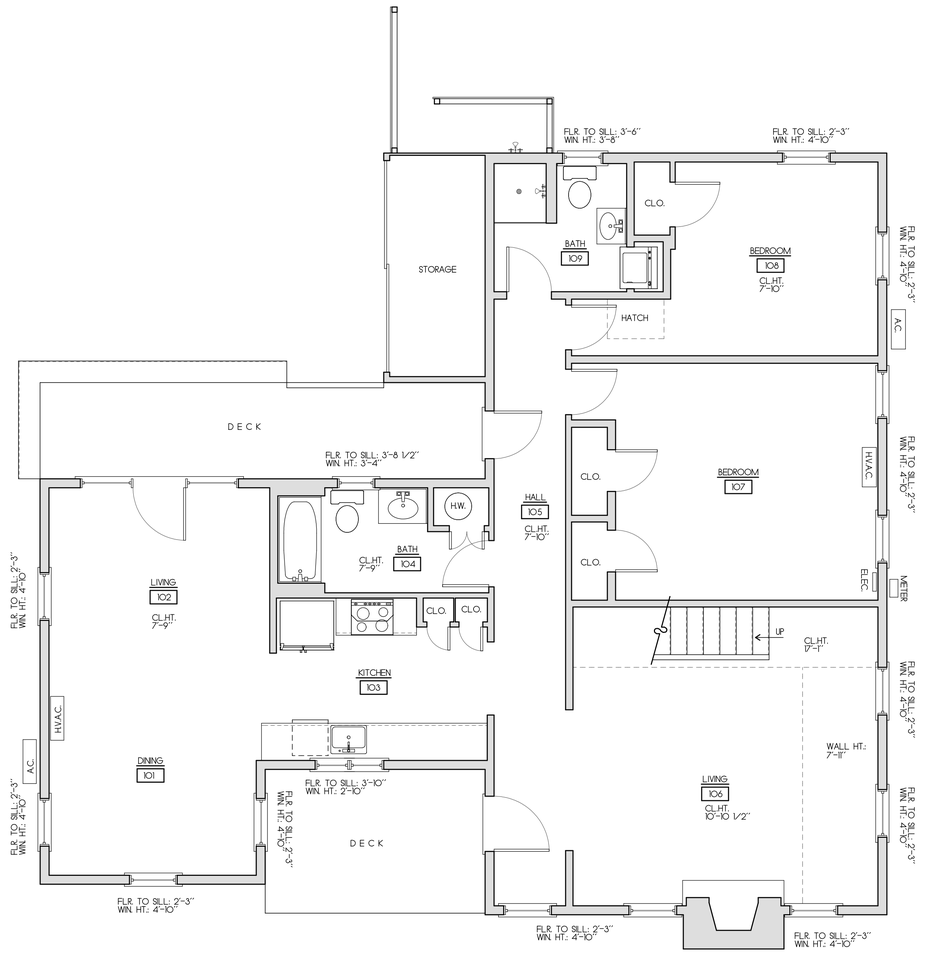
MAP: 42.4.1 PARCEL: 2
H.D.C. SITE PLAN

ADDRESS:
8 VESPER LANE
NANTUCKET, MA 02554

DATE: 9/30/2022

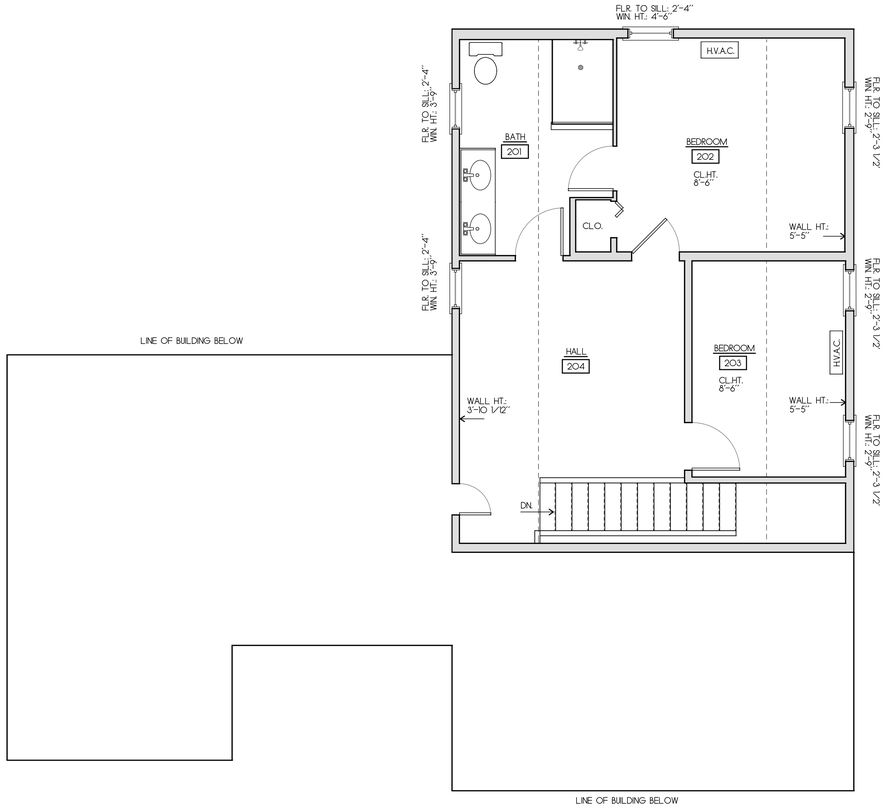
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1452 S.F.

N



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 957 S.F.

REVISIONS:
9/21/2022: AS-BUILT MEASURING
9/30/2022: AS-BUILT PLANS

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HURD RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 42.4.1 PARCEL: 2
FLOOR PLANS
ADDRESS: 6 VESPER LANE NANTUCKET, MA 02554
DATE: 9/30/2022
SCALE: 1/4" = 1'-0"

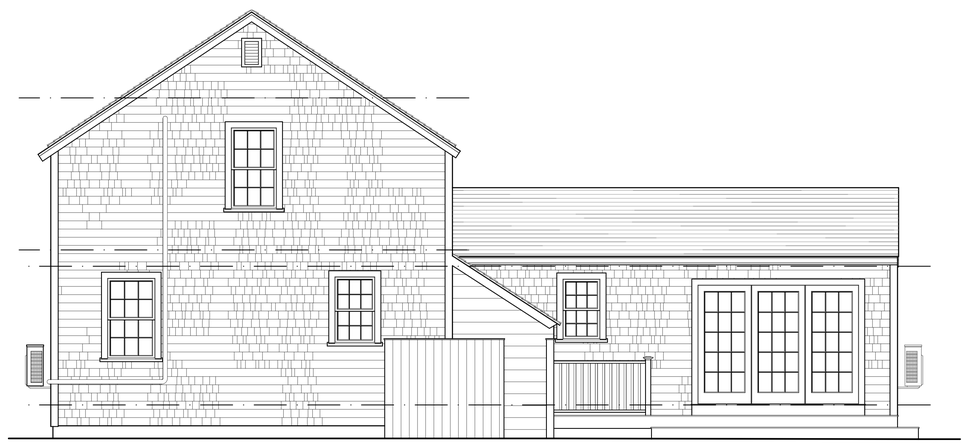
SHEET NO.
a 1



EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING WEST ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
9/21/2022: AS-BUILT MEASURING
9/30/2022: AS-BUILT PLANS

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HURD RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1082
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 42.4.1 PARCEL: 2
ELEVATIONS
ADDRESS: 25 EAST LINCOLN AVE. NANTUCKET, MA 02554
DATE: 9/30/2022
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2



APPROVED SOUTH ELEVATION (CERT. HDC2023-)
SCALE 1/4"=1'-0"



APPROVED EAST ELEVATION (CERT. HDC2023-)
SCALE 1/4"=1'-0"



APPROVED NORTH ELEVATION (CERT. HDC2023-)
SCALE 1/4"=1'-0"



APPROVED WEST ELEVATION (CERT. HDC2023-)
SCALE 1/4"=1'-0"

APPROVED HOUSE

REVISIONS:
9/21/2022: AS-BUILT MEASURING
9/30/2022: AS-BUILT PLANS
11/22/2022: PROGRESS PRINT
12/27/2022: PROGRESS PRINT
1/2/2023: PROGRESS PRINT
1/06/2023: PROGRESS PRINT
3/06/2023: PROGRESS PRINT
3/13/2023: PROGRESS PRINT
3/23/2023: HDC PRINT
4/28/2023: HDC REVISION
5/26/2023: HDC REVISION
6/12/2023: HDC REVISION
7/12/2023: HDC REVISION

NOTE:
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P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 42.4.1 PARCEL: 2
ELEVATIONS
ADDRESS: 25 EAST LINCOLN AVE. NANTUCKET, MA 02554
DATE: 7/12/2023
SCALE: 1/4" = 1'-0"

SHEET NO. a 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°: 42.3.2 PARCEL N°. 167

Street & Number of Proposed Work: 2 Chanter Street

Owner of record: Frances E Baskett

Mailing Address: 2 Chanter Street
Nantucket MA 02554

Contact Phone #: 203-281-1317 E-mail: francie64@gmail.com

AGENT INFORMATION (if applicable)

Name: Seth Gottlieb

Mailing Address: 6 Ridge Lane
Nantucket MA 02554

Contact Phone #: 5083256611 E-mail: sethwgottlieb@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 replace withdows + shingle as needed

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 fixed single + Awning 4 windows total
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ 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 5/17/2024 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 Seth Gottlieb

AS AGENT FOR Frances Baskett

STREET ADDRESS 2 Chester Street

MAP/PARCEL 42.3.2 167

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/17/2024

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 5/17/2024
Date

2 CHARTER ST

Location	2 CHARTER ST	**Mblu**	4232/ / 167/ /
Acct#	00009886	**Owner**	BASKETT FRANCES ELIZABETH
Assessment	$1,030,300	**PID**	9886
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$268,000	$762,300	$1,030,300

Owner of Record

Owner	BASKETT FRANCES ELIZABETH	**Sale Price**	$500,000
Co-Owner		**Certificate**	
Address	2 CHARTER STREET NANTUCKET, MA 02554	**Book & Page**	1445/022
		Sale Date	08/07/2014
		Instrument	1U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BASKETT FRANCES ELIZABETH	$500,000		1445/022	1U	08/07/2014
DEUBERRY ROBERT J & LORI A	$735,000		0795/293	5N	01/06/2003
PINEO WILLIAM H	$0		97P00/73EP	99	04/30/1999
TALFORD CATHERINE	$0		0123/311		10/03/1962

Building Information

Building 1 : Section 1

Year Built:	1930
Living Area:	999
Replacement Cost:	$448,714
Building Percent Good:	59
Replacement Cost Less Depreciation:	$264,700

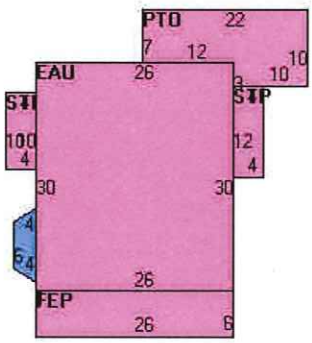
Building Attributes	
Field	**Description**
Style:	Bungalow
Model	Residential
Grade:	Average
Stories:	1.25
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	1 Bedroom
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



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\03\37\94.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9886_113

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	804	804
EAU	Attic, Expansion, Unfinished	780	195
FEP	Porch, Enclosed, Finished	156	0
PTO	Patio	184	0
STP	Stoop	88	0
UBM	Basement, Unfinished	804	0
		2,816	999

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FLU2	BRICK	1.00 UNITS	$3,300	1

Land

Land Use

Use Code	1014
Description	AFFORDABLE
Zone	ROH
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.05
Frontage	0
Depth	0
Assessed Value	$762,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$268,000	$762,300	$1,030,300
2023	$153,300	$726,000	$879,300
2022	$143,200	$660,000	$803,200
2021	$163,500	$528,000	$691,500
2020	$148,200	$572,000	$720,200

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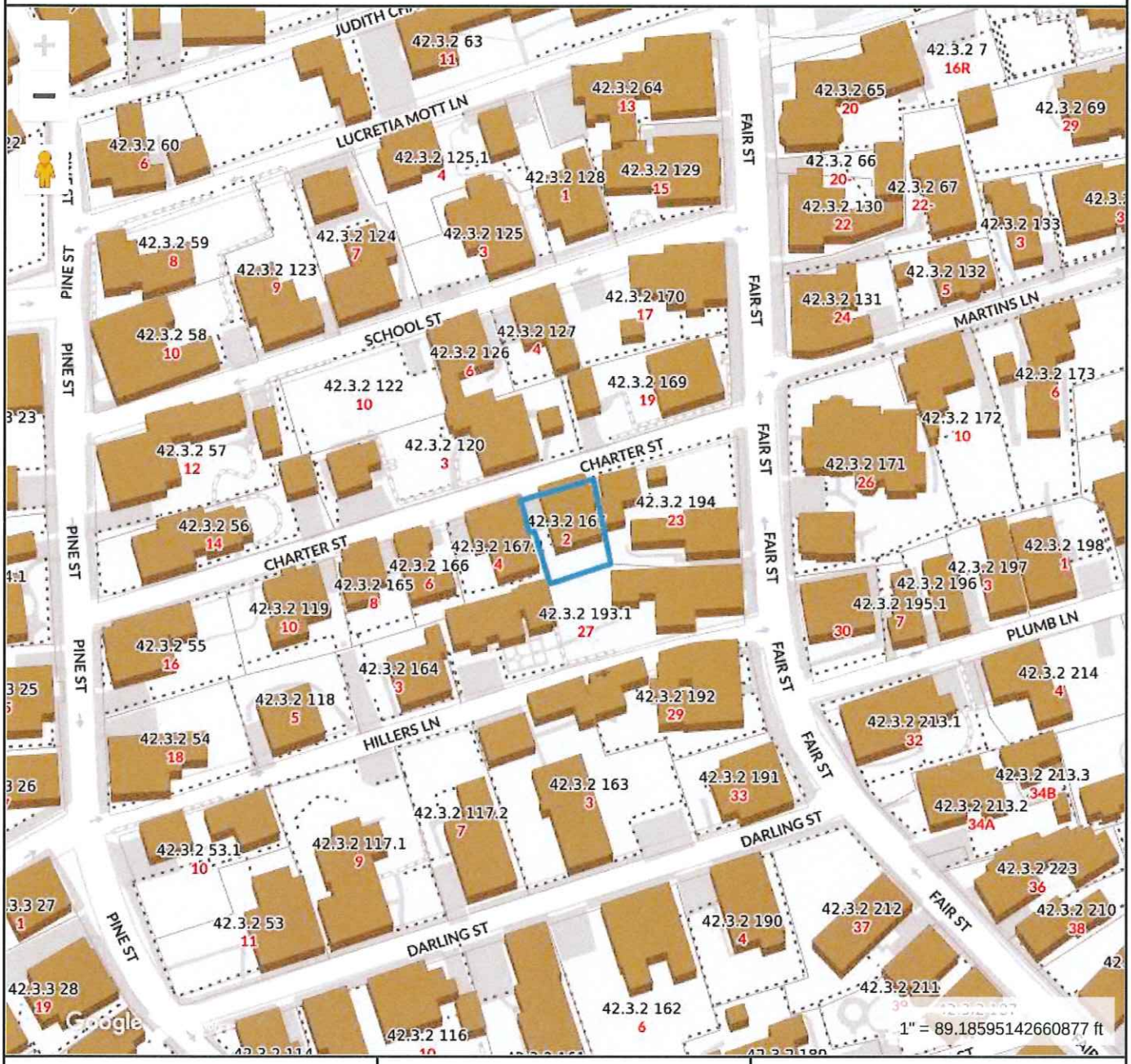
2 Charter Street



Property Information

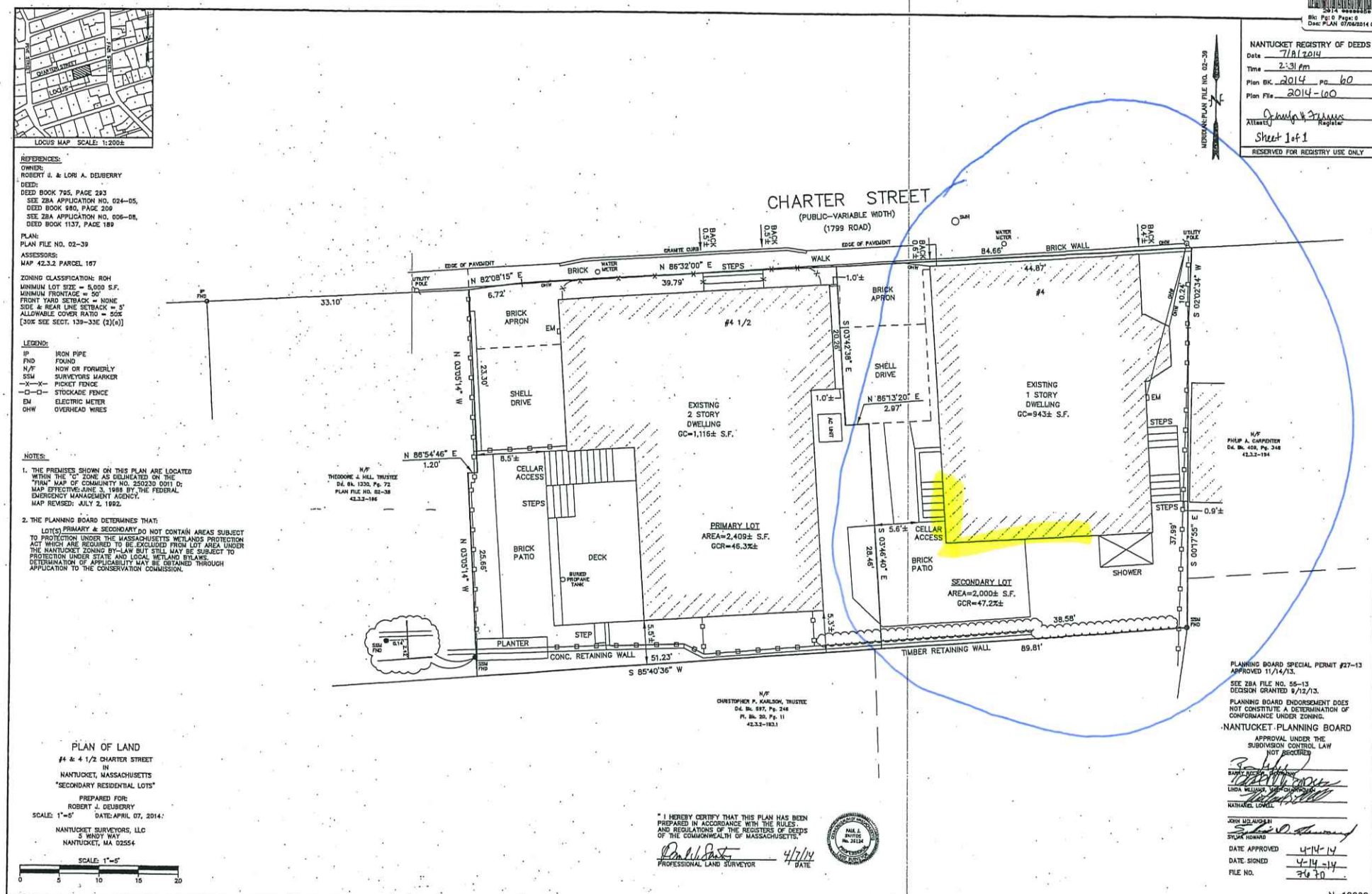
Property ID	9886
Location	2 CHARTER ST
Owner	BASKETT FRANCES ELIZABETH

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 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



EXISTING CONDITIONS

2 Chanter
South Elevation + Part of
West Elevation



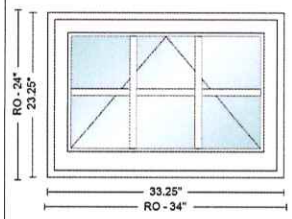
item 400
like kind

item 200
like kind

item 500
change to
double
hung.

item 300 - change to double hung


2 Chanter
North and West
elevations
Item
500
change to
double hung



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	**1**	**Vent**	**None Assigned**	**$878.01**	**$878.01**

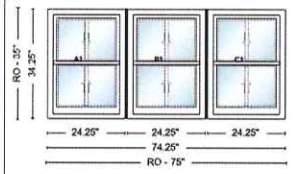
RO Size: 34" x 24" **Unit Size: 33 1/4" x 23 1/4"**

AAN21020, Unit, A Series Awning-AW, Traditional, Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Vent, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional Folding, White, White, Full Screen, Aluminum

Hardware: AAN Traditional Folding White PN:0400205

Insect Screen 1: A Series Awning-AW, AAN21020 Full Screen Aluminum White PN:0400913

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.27	0.16	NO



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	**1**	**AA - AA - AA**	**None Assigned**	**$2,971.93**	**$2,971.93**

RO Size: 75" x 35" **Unit Size: 74 1/4" x 34 1/4"**

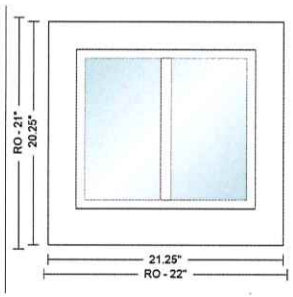
Mull: Factory Mulled, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ADH 2' 1/4"X2' 10 1/4" - ADH 2' 1/4"X2' 10 1/4" - ADH 2' 1/4"X2' 10 1/4", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional, Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH 24.25 x 34.25 8 Degrees - Moderate Full Screen Aluminum White

Insect Screen 1: A Series Double-Hung, ADH 24.25 x 34.25 8 Degrees - Moderate Full Screen Aluminum White

Insect Screen 1: A Series Double-Hung, ADH 24.25 x 34.25 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.27	0.18	NO	A1	20.1940	12.4790	1.75000
B1	0.27	0.18		B1	20.1940	12.4790	1.75000
C1	0.27	0.18		C1	20.1940	12.4790	1.75000

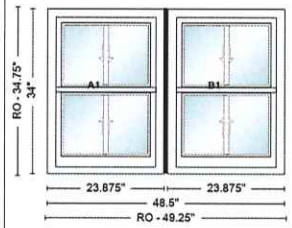


Item	Qty	Operation	Location	Unit Price	Ext. Price
400	**1**	**Fixed**	**None Assigned**	**$621.24**	**$621.24**

RO Size: 22" x 21" **Unit Size: 21 1/4" x 20 1/4"**

APW 1' 9 1/4"X1' 8 1/4", Unit, A Series Picture Window, Traditional, Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Grille Alignment Required, Horizontal, A Series Casement Windows, 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.26	0.19	NO



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	**1**	**AA-AA**	**None Assigned**	**$1,857.79**	**$1,857.79**

RO Size: 49 1/4" x 34 3/4" **Unit Size: 48 1/2" x 34"**

Mull: Factory Mulled, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ADH 1' 11 7/8"X2' 10"-ADH 1' 11 7/8"X2' 10", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional, Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light w/Energy Spacer 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White, Full Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH 23.875 x 34 8 Degrees - Moderate Full Screen Aluminum White

Insect Screen 1: A Series Double-Hung, ADH 23.875 x 34 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.27	NO	A1	19.8190	12.3540	1.70030
B1	0.29	0.27		B1	19.8190	12.3540	1.70030

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

50 Eel Point Rd
Fence
05.20.2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	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.
$50.00	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.
☑		Covid 10 Day Waiver
☑		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
☑	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).
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 Hahn, Fredrick

STREET ADDRESS 50 Eel Point Rd

MAP/PARCEL 32/25.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

05.20.2024

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 05.18.2024
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°: 32 PARCEL N°. 25.1

Street & Number of Proposed Work: 50 EEL POINT RD.

Owner of record: HAHN, FREDRICK

Mailing Address: 154 COGNEWAUGH RD
COS COB CT 06897

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@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 WIRE MESH FENCE 8 PT W/ P/T POSTS

Size of Structure or Addition: Length: 1120 LF 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 _____

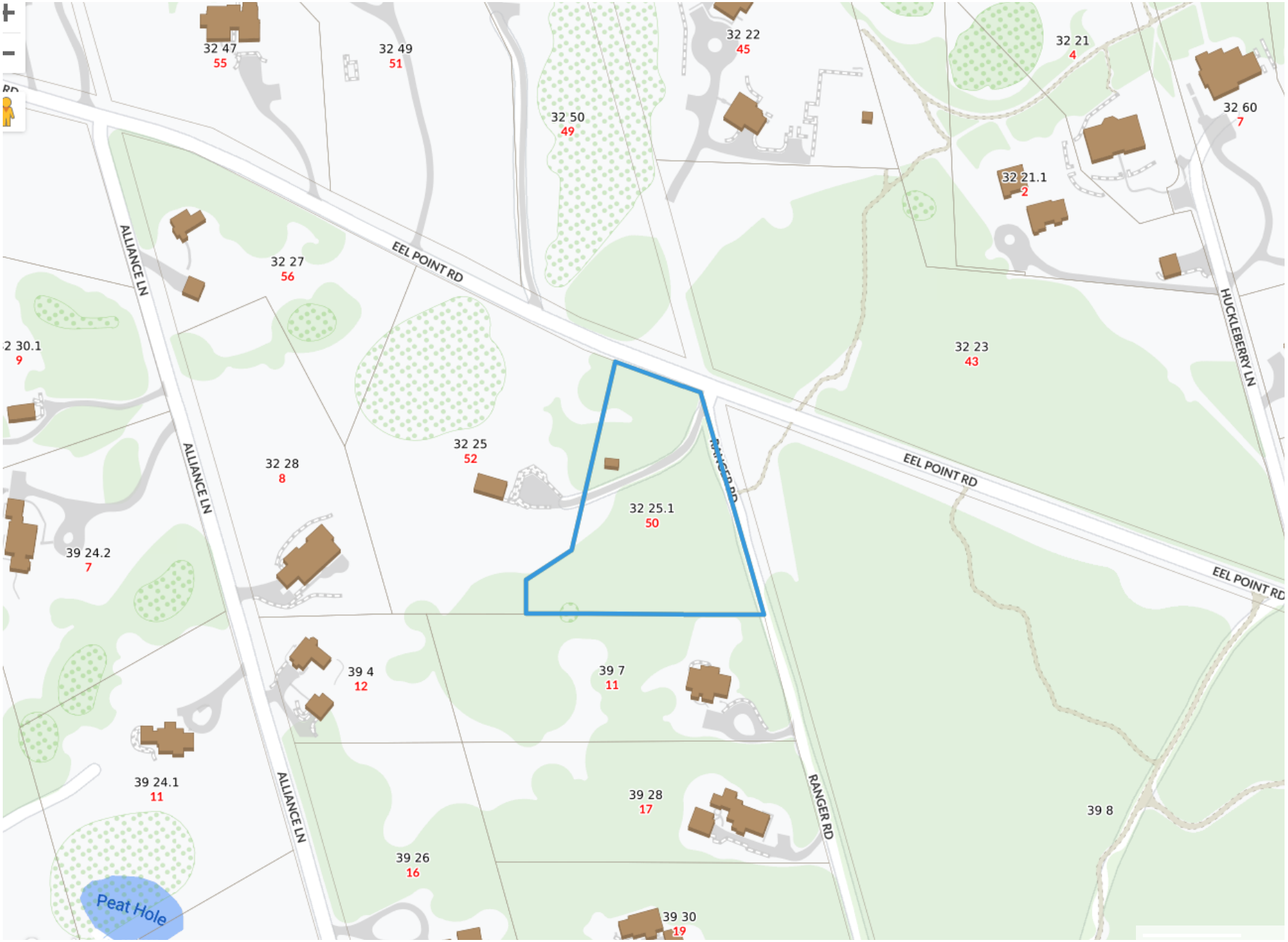
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence N/A 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 05/18/2024 Signature of owner of record _____ Signed under penalties of perjury



1 LOCUS M-32 P-25.1

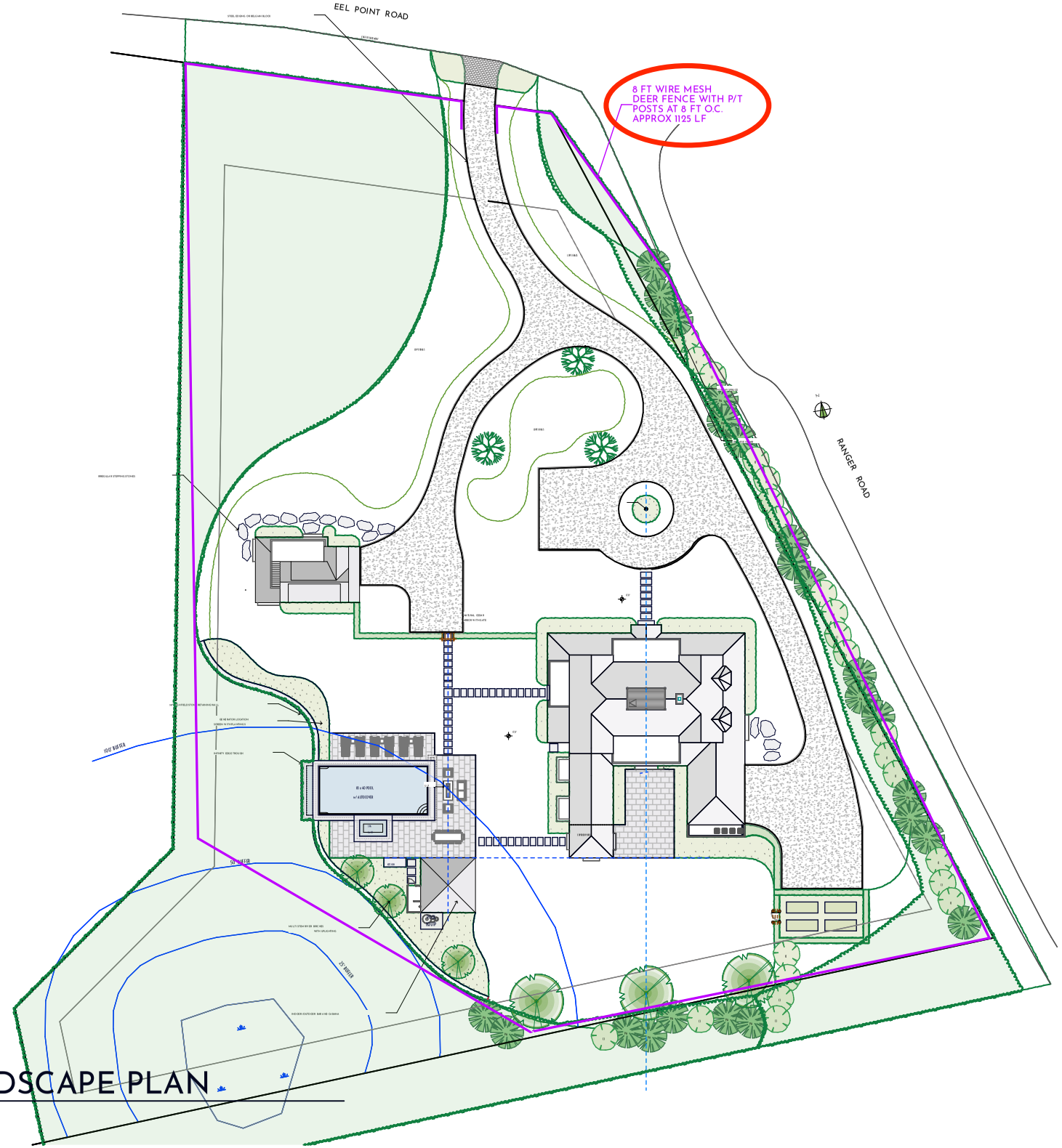
atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
50 Eel Point Rd
Nantucket, Ma.
02554
M: 32
P: 25.1
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 5/18/24
Drawing No.:
HDC-A

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Landscape at
50 Eel Point Rd
Nantucket, Ma.
02554
M: 32
P: 25.1
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 5/18/24
Drawing No.:

HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 50 Eel Pt Rd View 1



2 50 Eel Pt Rd View 2



3 50 Eel Pt Rd View 3



4 50 Eel Pt Rd View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
50 Eel Point Rd
Nantucket, Ma.
02554
M: 32
P: 25.1
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 5/18/24
Drawing No.:
HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 Mesh Fence with PT Posts



2 Mesh Fence

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
50 Eel Point Rd
Nantucket, Ma.
02554
M: 32
P: 25.1
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 5/18/24
Drawing No.:
HDC-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

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°: 79 PARCEL N°. 207

Street & Number of Proposed Work: 22 Woodland Dr.

Owner of record: Darla Stuckey

Mailing Address: 22 Woodland Dr.
Nantucket MA 02554

Contact Phone #: 908-310-2277 E-mail: darstuck9@aol.com

AGENT INFORMATION (if applicable)

Name: Darla Stuckey

Mailing Address: 22 Woodland Dr.

Contact Phone #: 908-310-2277 E-mail: darstuck9@aol.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: 200 ft. Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 6' high 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 5/20/2024 Signature of owner of record Darla C. Stuckey 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 Darla C. Stuckey

AS AGENT FOR _____

STREET ADDRESS 22 Woodland Dr.

MAP/PARCEL 79/207

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/20/2024

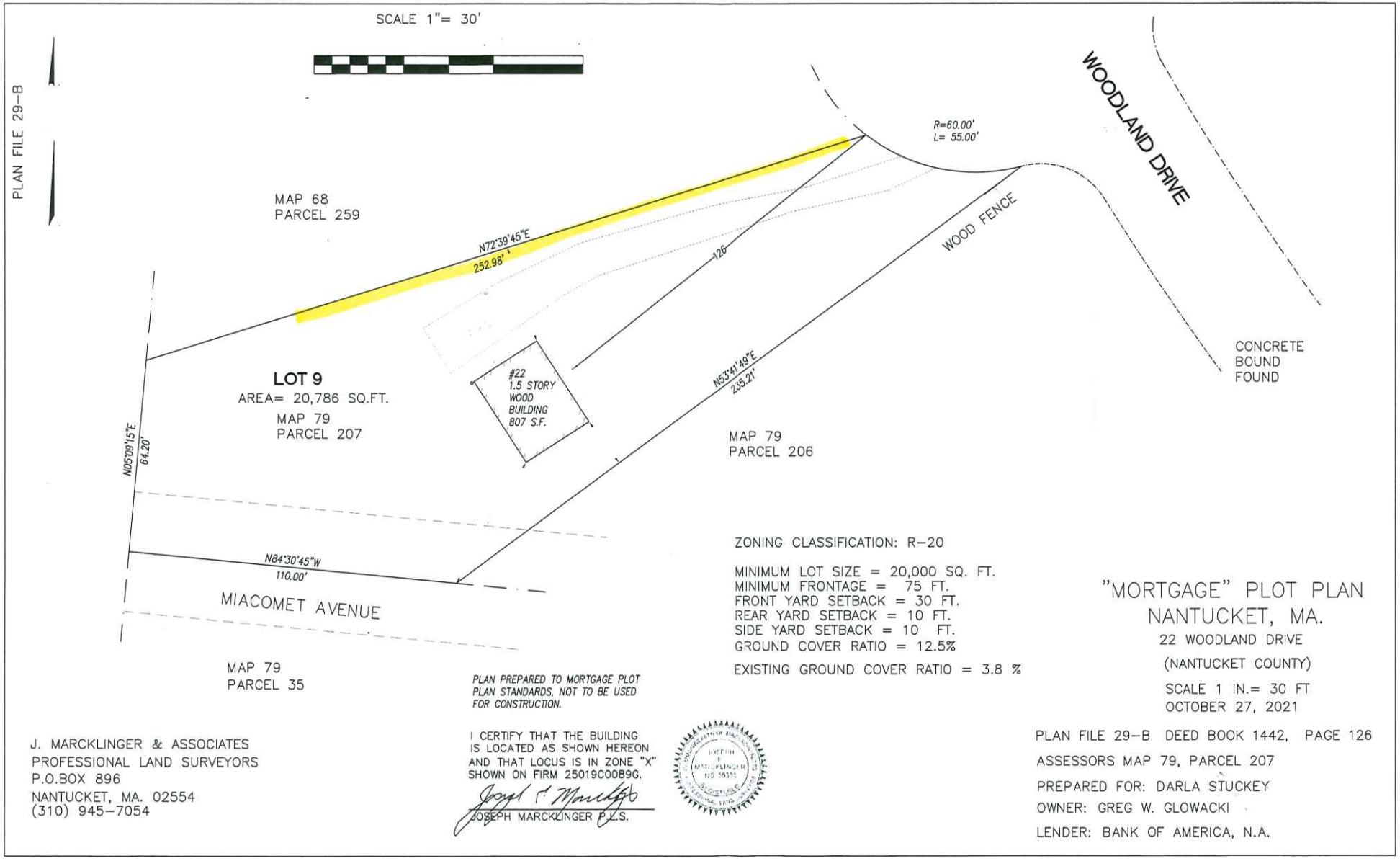
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

Darla C. Stuckey 5/20/2024

Signature Date



ZONING CLASSIFICATION: R-20

MINIMUM LOT SIZE = 20,000 SQ. FT.
MINIMUM FRONTAGE = 75 FT.
FRONT YARD SETBACK = 30 FT.
REAR YARD SETBACK = 10 FT.
SIDE YARD SETBACK = 10 FT.
GROUND COVER RATIO = 12.5%

EXISTING GROUND COVER RATIO = 3.8 %

"MORTGAGE" PLOT PLAN
NANTUCKET, MA.

22 WOODLAND DRIVE

(NANTUCKET COUNTY)

SCALE 1 IN.= 30 FT
OCTOBER 27, 2021

PLAN PREPARED TO MORTGAGE PLOT PLAN STANDARDS, NOT TO BE USED FOR CONSTRUCTION.

I CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN HEREON AND THAT LOCUS IS IN ZONE "X" SHOWN ON FIRM 25019C0089G.

JOSEPH MARCKLINGER P.L.S.

J. MARCKLINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

PLAN FILE 29-B DEED BOOK 1442, PAGE 126

ASSESSORS MAP 79, PARCEL 207

PREPARED FOR: DARLA STUCKEY

OWNER: GREG W. GLOWACKI

LENDER: BANK OF AMERICA, N.A.

North property line from the street



Zoomed view of North property line from street



proposed fence type - 6 feet high



proposed fence 6 feet high



HISTORIC DISTRICT COMMISSION MEETING/DEADLINE SCHEDULE

April - July 2024

****SCHEDULE IS SUBJECT TO CHANGE****

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587 ext. 7050

Meeting Deadline	Meeting Type	Meeting Date/Time
Thursday, April 4th @12pm	Old Business	Tuesday, April 9th 4pm Hybrid*
Monday, April 8th @12pm	**New Business**	~~Tuesday, April 16th 4pm Hybrid*~~
****NO HDC & SAC MEETING DUE TO SCHOOL VACATION****		~~**SAC April 16th 9 am via Zoom.**~~
Thursday, April 18th @12pm	**New Business**/Old Business	Tuesday, April 23rd 4pm Hybrid*
Monday, April 22nd @12pm	**New Business**	Tuesday, April 30th 4pm Hybrid*
		SAC April 30th 9 am via Zoom.
Thursday, May 2nd @12pm	Old Business	~~Tuesday, May 7th 4pm Hybrid*~~
****NO HDC MEETING DUE TO 2024 ATM****		
Monday, May 6th @12pm	**New Business**	Tuesday, May 14th 4pm Hybrid*
		SAC May 14th, 9 am via Zoom
Thursday, May 16th @12pm	Old Business	Tuesday, May 21st, 4pm Hybrid*
Monday, May 20th @12pm	**New Business**	Tuesday, May 28th,4pm Hybrid*
		SAC May 28th, 9 am via Zoom.
Thursday, May 30th @12pm	Old Business	Tuesday, June 4th, 4pm Hybrid*
Monday, June 3rd @12pm	**New Business**	Tuesday, June 11th, 4pm Hybrid*
		SAC June 11th, 9 am via Zoom.
Thursday, June 13th @12pm	Old Business	Tuesday, June 18th, 4pm Hybrid*
Monday, June 17th @12pm	**New Business**	Tuesday, June 25th, 4pm Hybrid*
		SAC June 25th, 9 am via Zoom.
Thursday, June 27th @ 12pm	Old Business	Tuesday, June 2nd, 4pm Hybrid*
Monday, July 1st @ 12pm	**New Business**	Tuesday, July 9th, 4pm Hybrid*
		SAC July 9th, 9 am via Zoom.

Updated 5-1-24

HDC Website: Historic District Commission | Nantucket, MA - Official Website (nantucket-ma.gov)
HDC Agendas and Minutes: Agendas & Minutes • Nantucket, MA • CivicEngage (nantucket-ma.gov)
For all HDC related questions, comments, and/or concerns, contact Esmeralda Martinez, Land Use Specialist/HDC Compliance Coordinator. emartinez@nantucket-ma.gov. 508-325-7587 x 7050.

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°. 149

Street & Number of Proposed Work: 4 MEADOW VIEW DR.

Owner of record: STAN + ERIN CHERVIN

Mailing Address: 4929 GLORIA DRIVE
ENCINO CA 91436

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SANNE PAYNE

Mailing Address: 75 GOLDFINCH DR.
NANTUCKET MA 02554

Contact Phone #: 332-0455 E-mail: Sannebser@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 RAISE SECTION of ROOF to create 2nd story

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: NO WORK Decks/Patio: Size: / ☐ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 908 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North 23'-2½" South 23'-2½" East 23'-2½" West 23'-2½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation New Wind.
2. South Elevation
3. West Elevation New Wind.
4. North Elevation

* RAISE ROOF 4' to create 2nd FLR USABLE SPACE ADD DORMER + 5 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 8 /12 Secondary Mass _____/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): _____

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 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 CEDAR Clapboard (if applicable) _____ Roof GREY to match
Trim White Sash White Doors _____
Deck NATURAL 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 5.1.24 Signature of owner of record Sanne For STAN + ERIN CHERVIN. 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 Seanne Payne

AS AGENT FOR Stan + Erin Chernin

STREET ADDRESS 4 Meadow View Drive

MAP/PARCEL 56/149

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5.19.24

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 5.19.24 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 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 (3 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 (3 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 (3 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

X 4. **Hardscaping Plans (3 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).

✓ 6. **Door and Window Schedule (3 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)

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.**

Stan C. <stanchervin@gmail.com> 5/1/2024 1:00 PM

Permission to act as our representative for 4 Meadowview Drive, Nantucket

To Sanne Henriksen <sanneibsen@comcast.net>

To Whom It May Concern:

Sanne Payne will be representing the property at 4 Meadow View Drive for all H.D.C. and permit matters.

Please feel free to contact me if you need anything.

Thank you

Stan Chervin

Owner, 4 Meadow View Drive
C: 818-268-2511
H: 828-788-4579
stanchervin@gmail.com

A1.1

SITE PLAN / LOCUS

CHERVIN RESIDENCE
4 MEADOW VIEW DRIVE
NANTUCKET MA 02554

Drawn By: SP
Project No.: CHERVIN
Scale: NOTED

Date: 5.1.24 HDC SUBMITTAL
Revisions:



LOCUS MAP
NOT TO SCALE

A-3. 2	ELEVATIONS
A-3.1	ELEVATIONS
A-2.1	FLOOR PLANS
A-1.1	SITE PLAN

DRAWING LIST

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
CHARLES W. HART & ASSOCIATES, INC.
8 WILLIAMS LANE
NANTUCKET, MA 02554

SITE PLAN OF LAND

PREPARED FOR:
STAN AND ERIN CHERVIN
4929 GLORIA DRIVE
ENCINO, CA 91436

1/10" = 1'-0"
ASSESSOR MAP #56
TAX PARCEL #149

ZONING REQUIREMENTS

ZONE:	R2	
MINIMUM FRONTAGE:	75'-0"	
MINIMUM LOT SIZE:	20,000 S.F.	
CURRENT FRONTAGE:	97'-0" S.F.	
CURRENT LOT SIZE:	20,145 +/- S.F.	
SIDE AND REAR YARD SETBACK:	10'-0"	
FRONT YARD SETBACK:	30'-0"	
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	12.5 %	
ALLOWABLE TOTAL GROUND COVERAGE:	2518 S.F.	
CURRENT TOTAL GROUND COVERAGE:	1964 S.F.	
CURRENT TOTAL GROUND COVERAGE RATIO:	7.8 %	
PROPOSED TOTAL GROUND COVERAGE:	NO CHANGE	
PROPOSED TOTAL GROUND COVERAGE RATIO:	NO CHANGE	

NOTE: ALL WINDOW AND DOOR SIZES TO BE VERIFIED IN FIELD BY CONTRACTOR BEFORE ORDERING.

WINDOW SCHEDULE

TYPE	AMT.	DESCRIPTION	MANUFACTURER	PRODUCT #	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
A	7	12/12 LIGHT DH	ANDERSON	TW2446	2'-4" X 4'-6"		MATCH EXISTING SIZES



2 NORTH ELEV



3 WEST ELEV

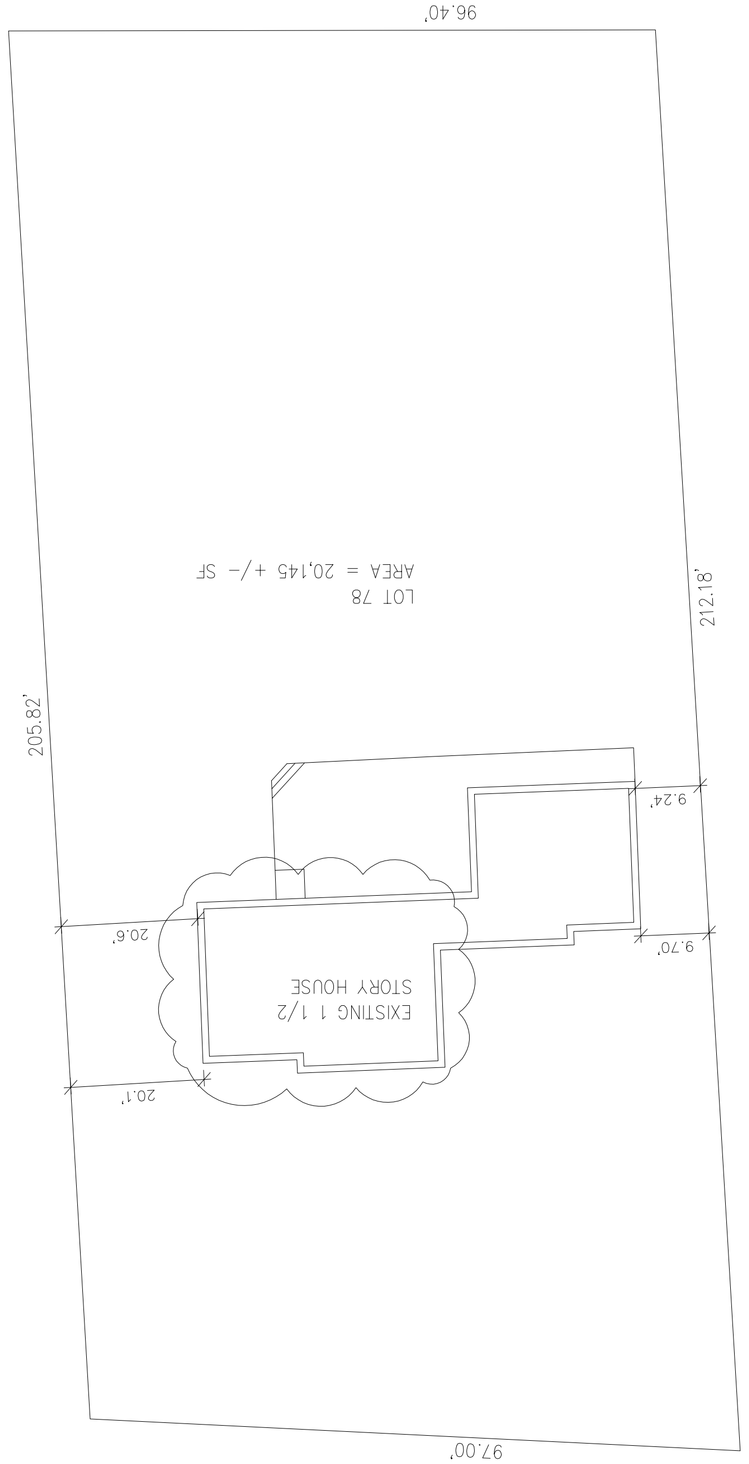


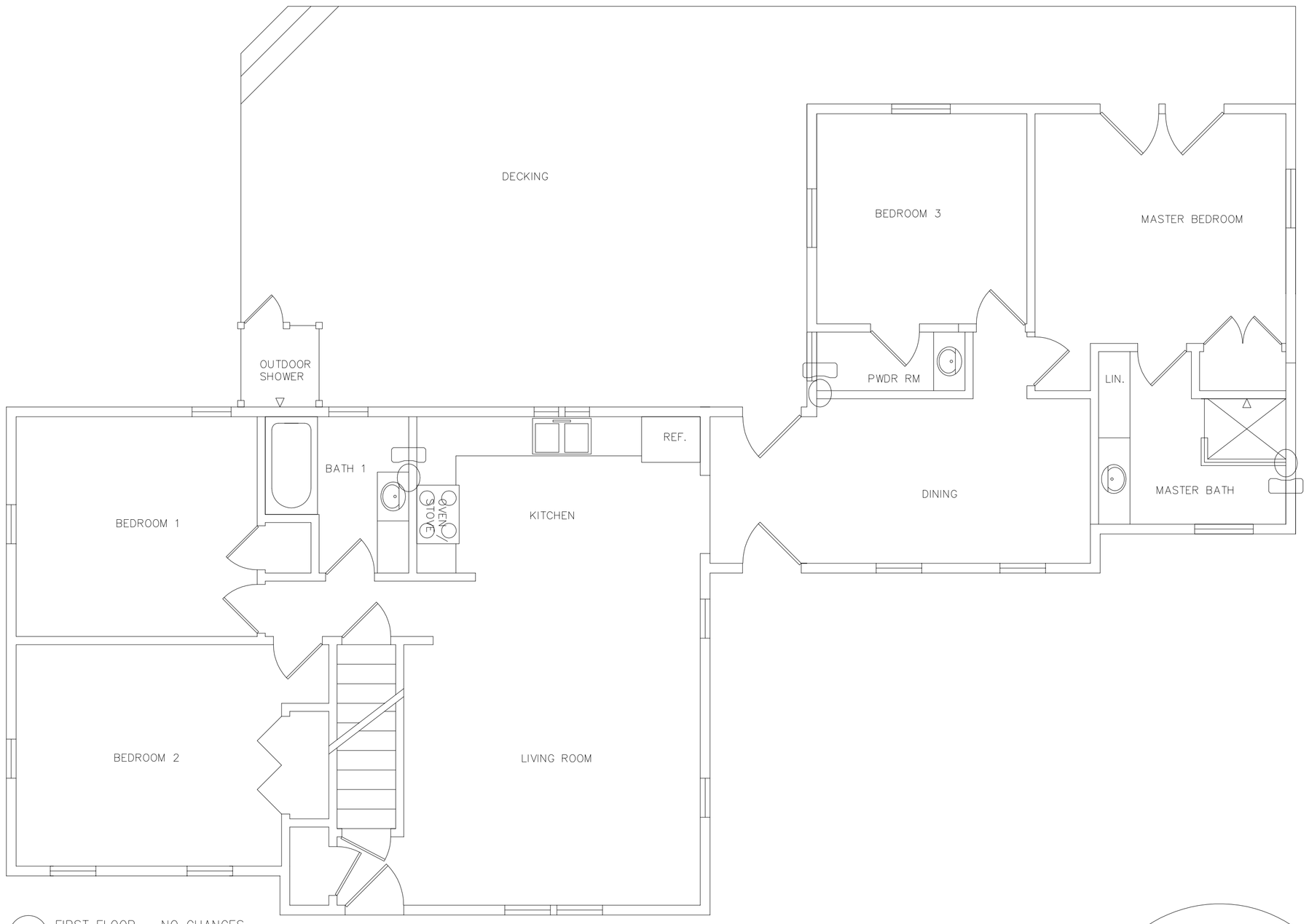
4 SOUTH ELEV



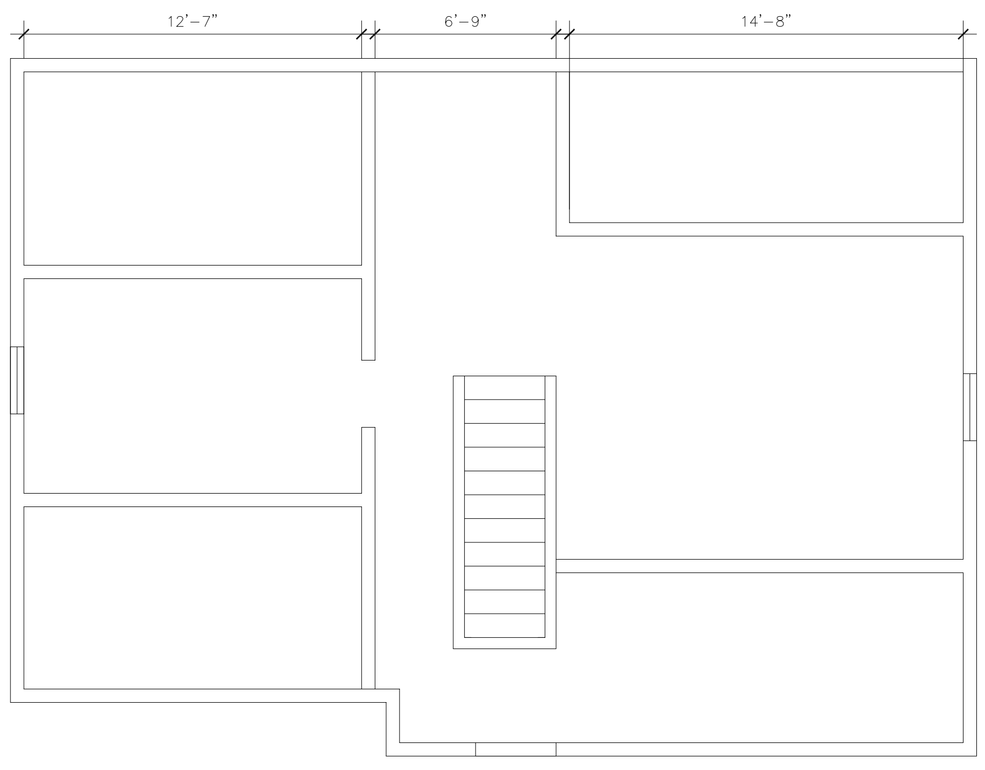
5 EAST ELEV

1 SITE PLAN
SCALE: 1/16" = 1'-0"

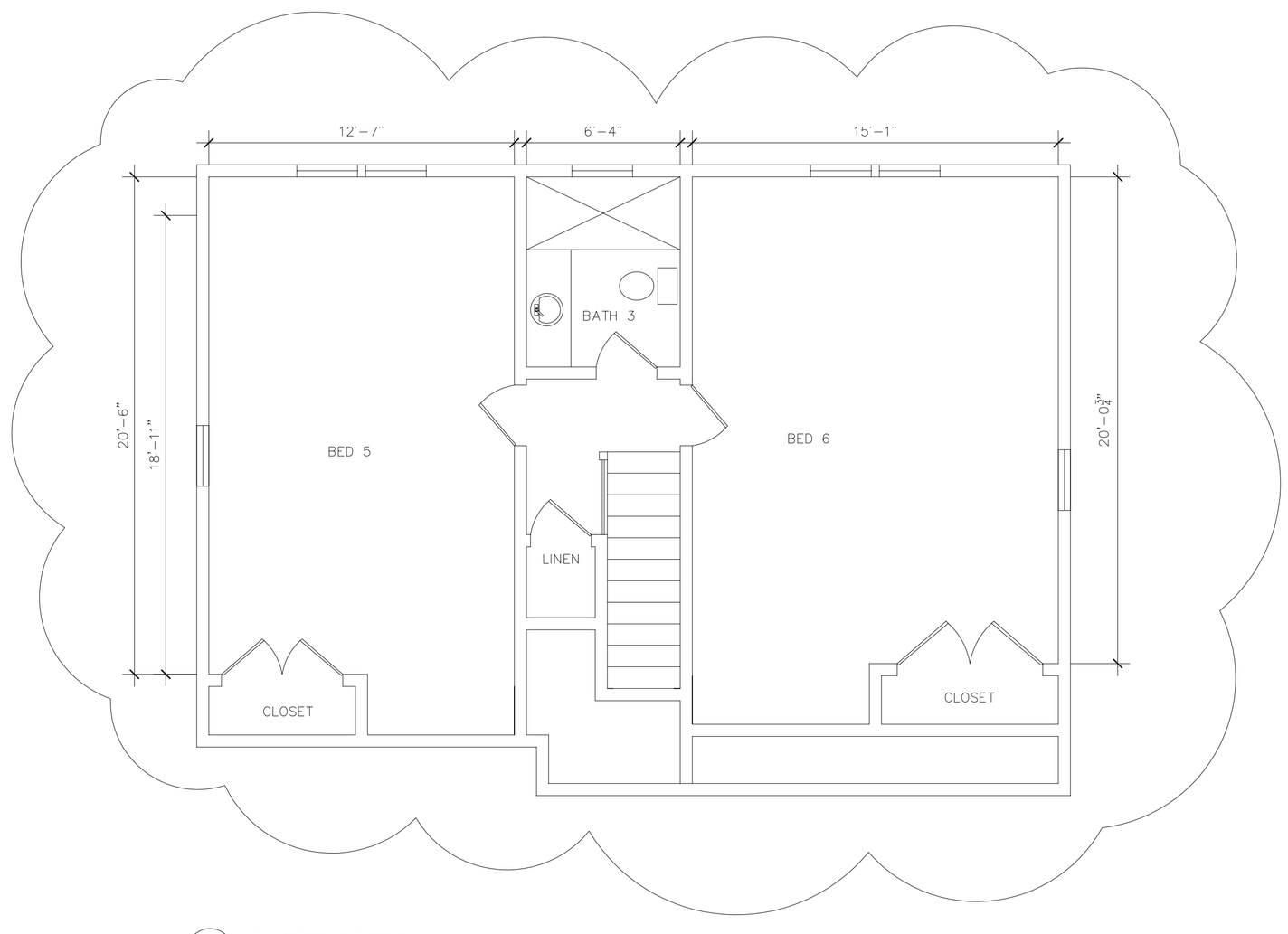




1 FIRST FLOOR – NO CHANGES
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR
SCALE: 1/4" = 1'-0"



3 NEW SECOND FLOOR
SCALE: 1/4" = 1'-0"

CHERVIN RESIDENCE
4 MEADOW VIEW DRIVE
NANTUCKET MA 02554

Date: 5.1.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: CHERVIN
Scale: NOTED

SITE PLAN / LOCUS

A2.1

CHERVIN RESIDENCE

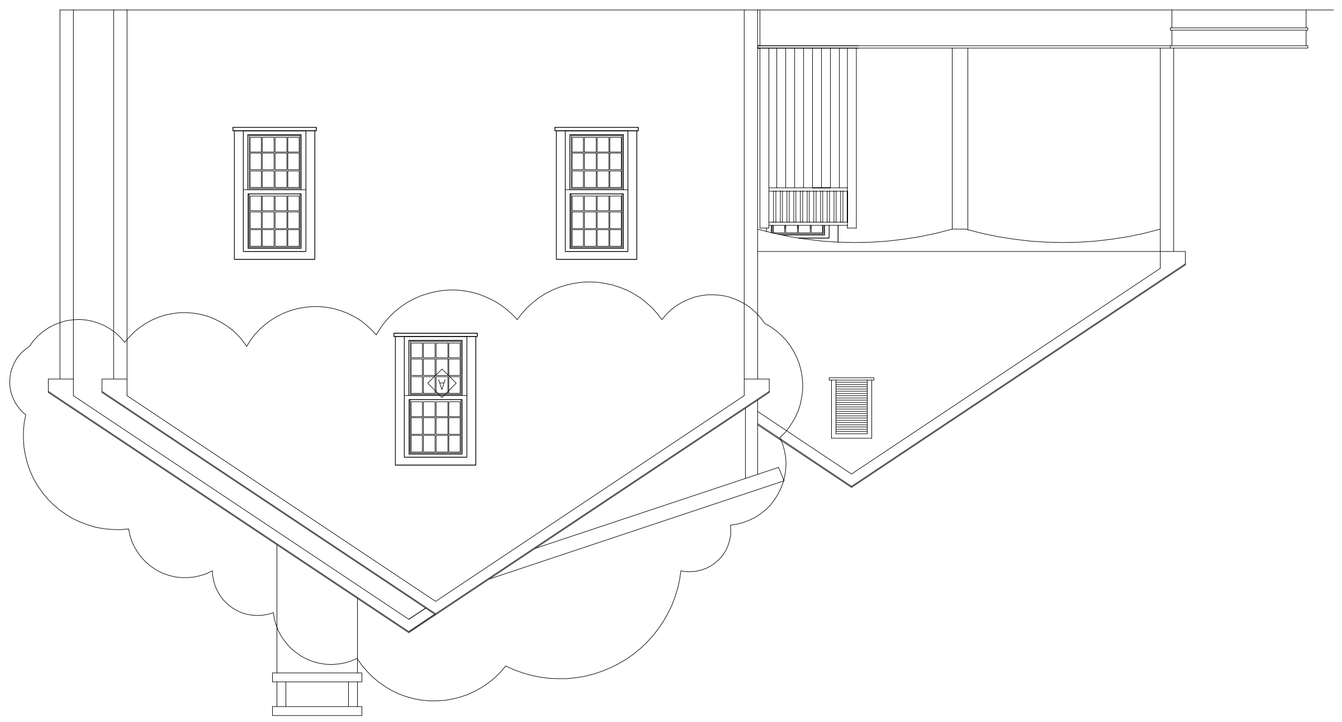
4 MEADOW VIEW DRIVE
NANTUCKET MA 02554

SITE PLAN / LOCUS

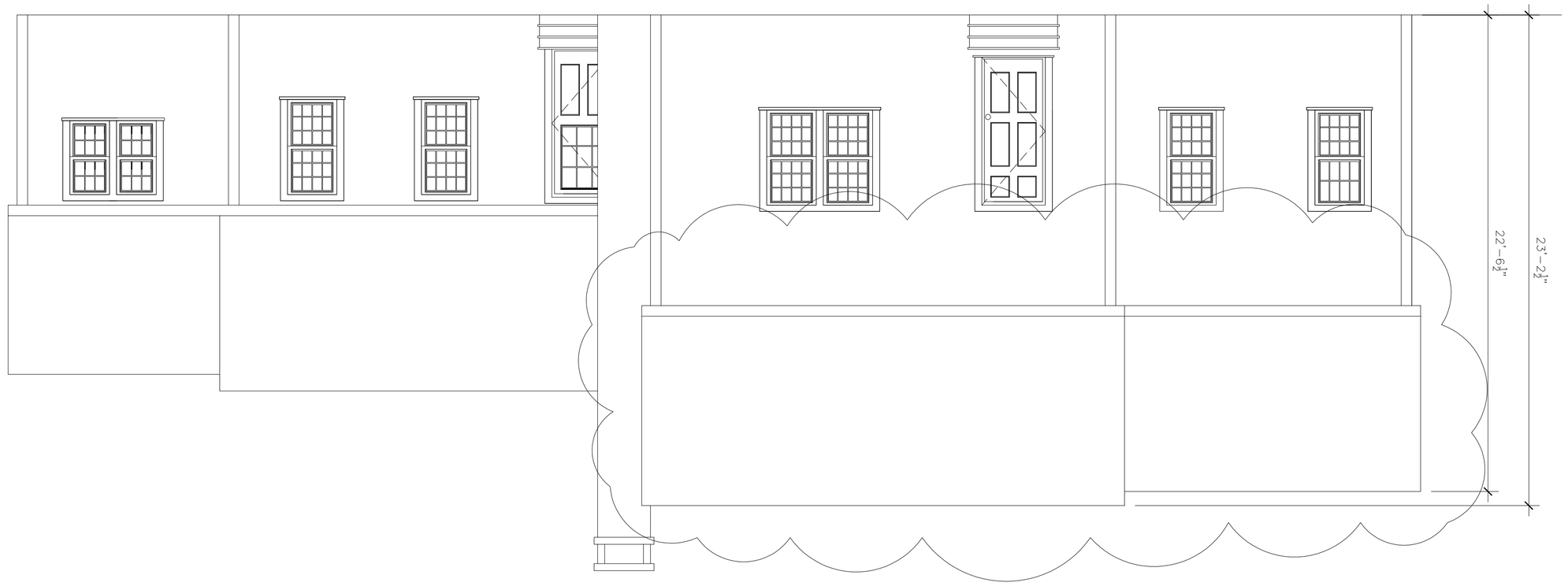
Drawn By: SP
Project No.: CHERVIN
Scale: NOTED

Date: 5.1.24 HDC SUBMITTAL
Revisions:

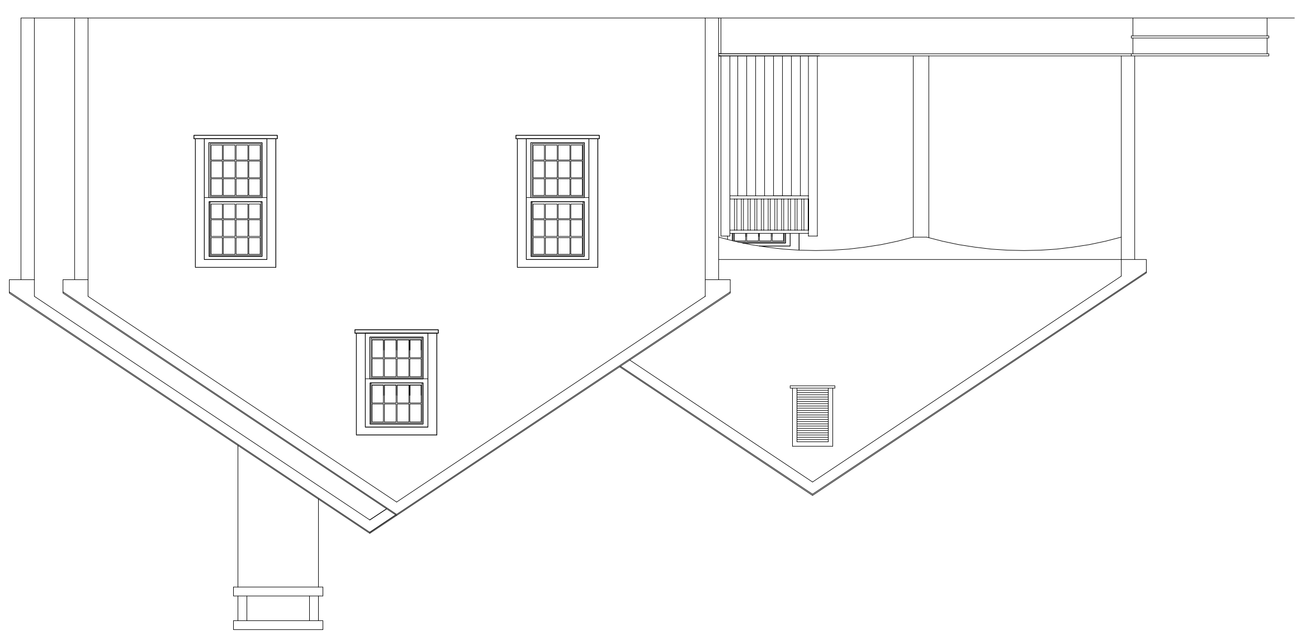
A3.1



4 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"

CHERVIN RESIDENCE
4 MEADOW VIEW DRIVE
NANTUCKET MA 02554

Date: 5.1.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: CHERVIN
Scale: NOTED

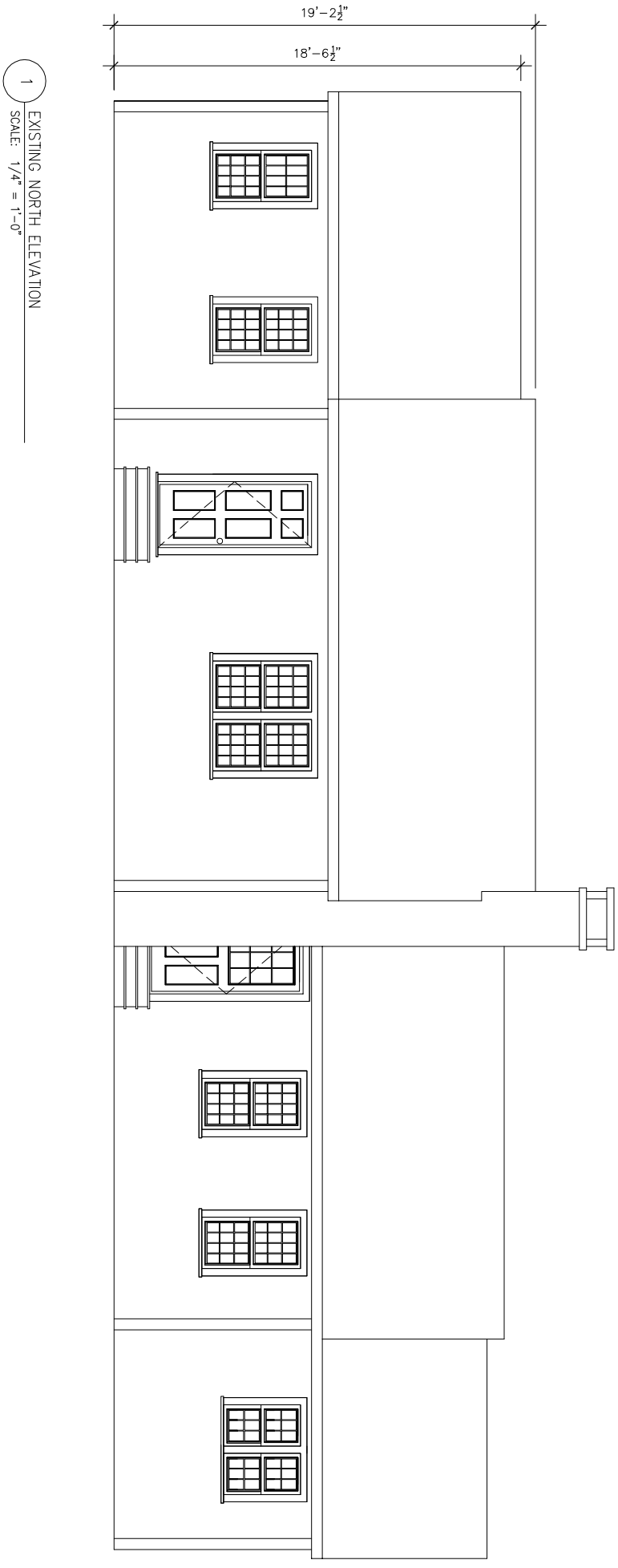
SITE PLAN / LOCUS

A3.2



2 EXISTING EAST ELEVATION

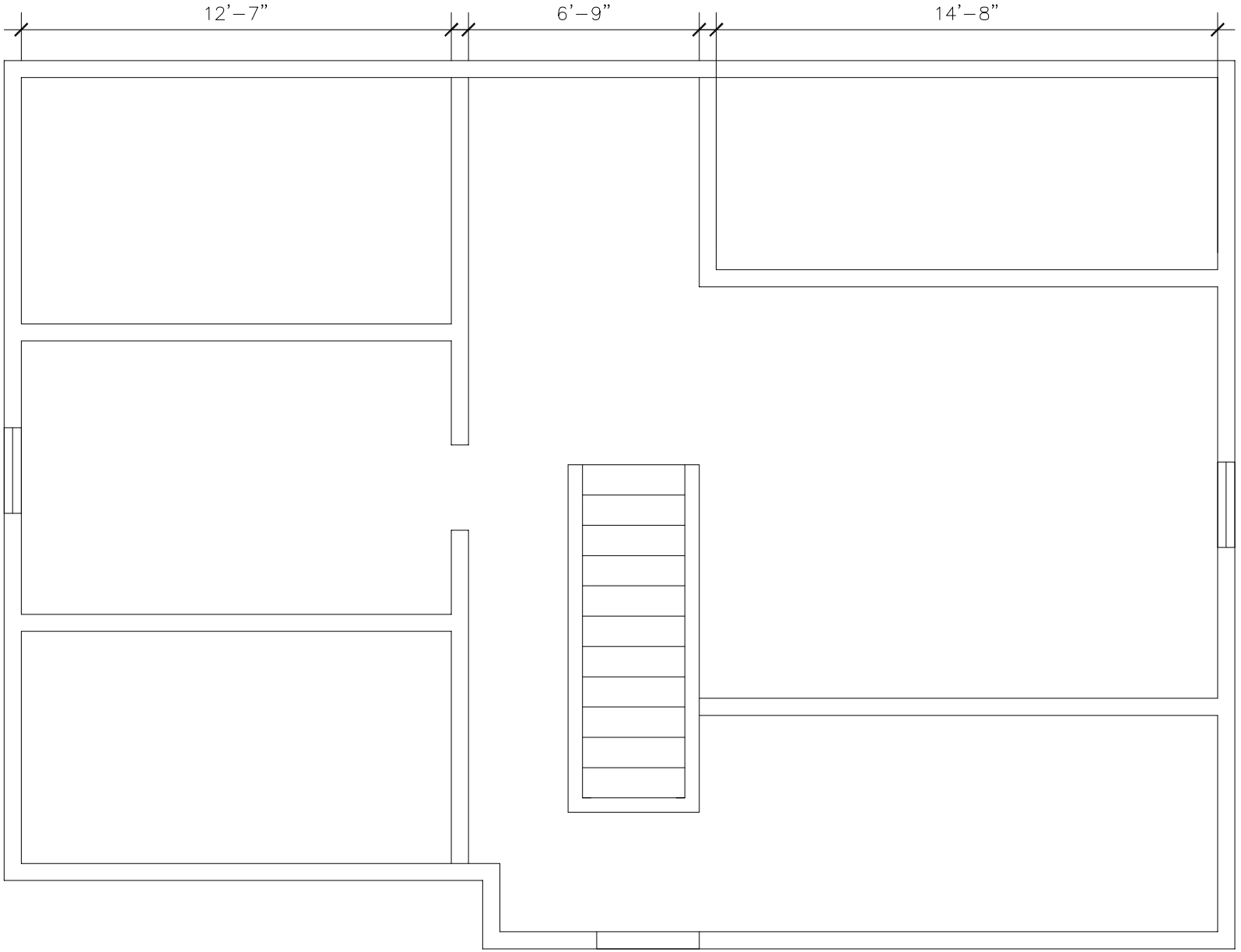
SCALE: 1/4" = 1'-0"



1

EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



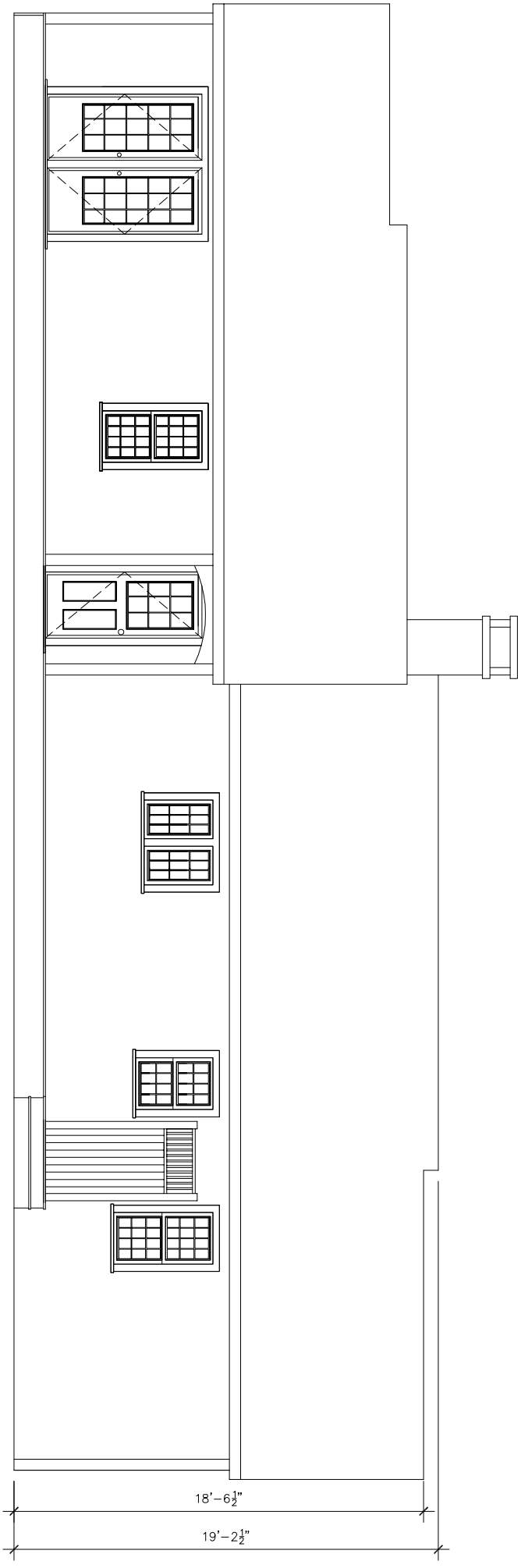
2 EXISTING SECOND FLOOR

SCALE: 1/4" = 1'-0"

1

EXISTING SOUTH ELEVATION

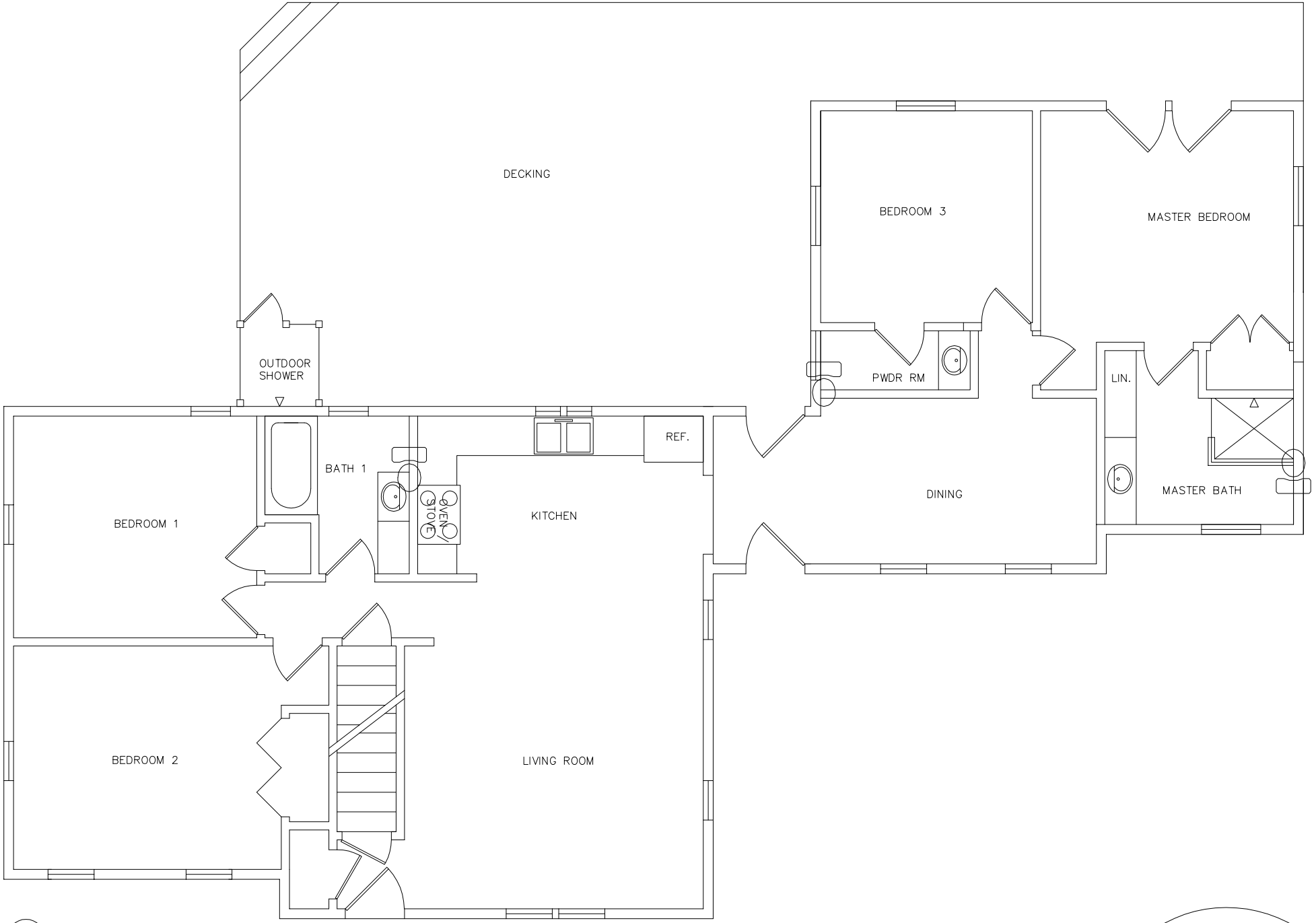
SCALE: 1/4" = 1'-0"





2 EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 FIRST FLOOR – NO CHANGES
SCALE: 1/4" = 1'-0"

LOCUS MAP

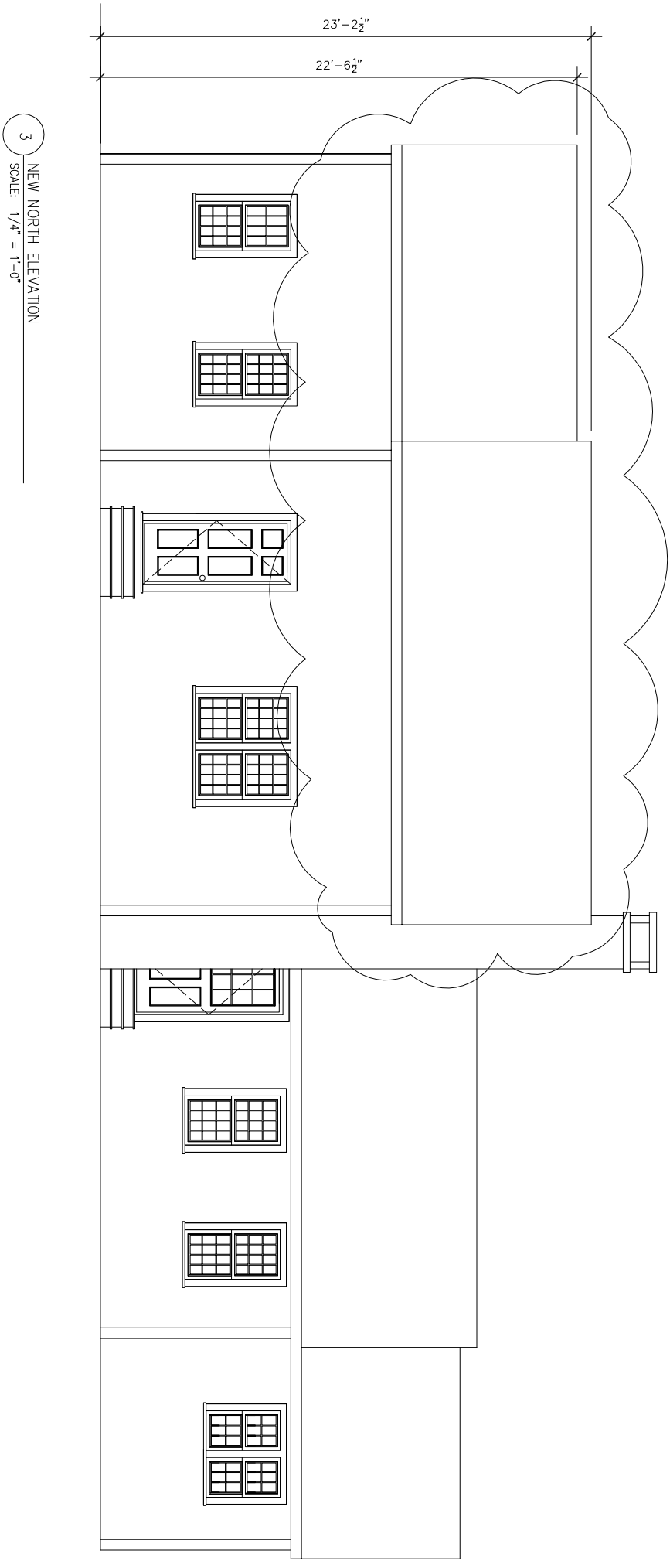
NOT TO SCALE



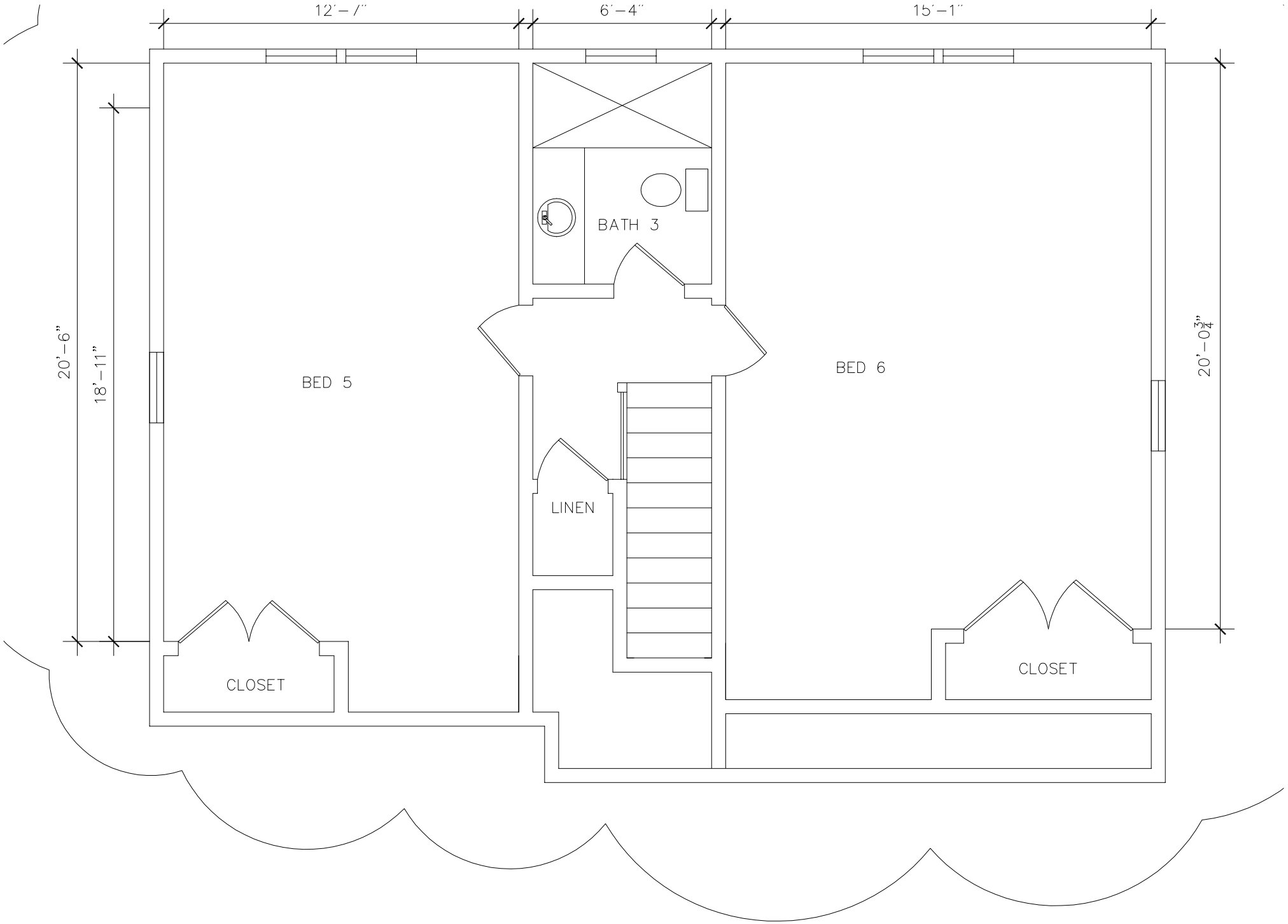


4 NEW EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



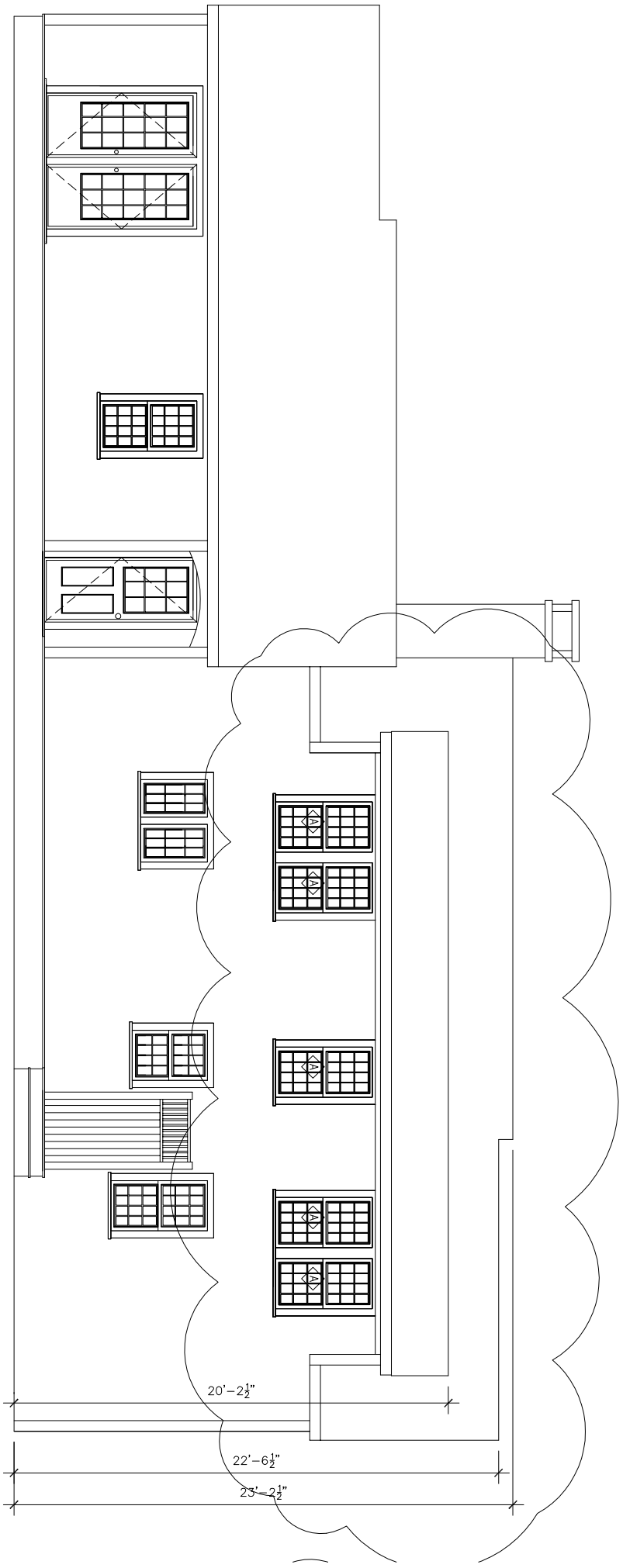
3 NEW SECOND FLOOR

SCALE: 1/4" = 1'-0"

3

NEW SOUTH ELEVATION

SCALE: 1/4" = 1'-0"





4 NEW WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 NORTH ELEV



3 WEST ELEV



4 SOUTH ELEV

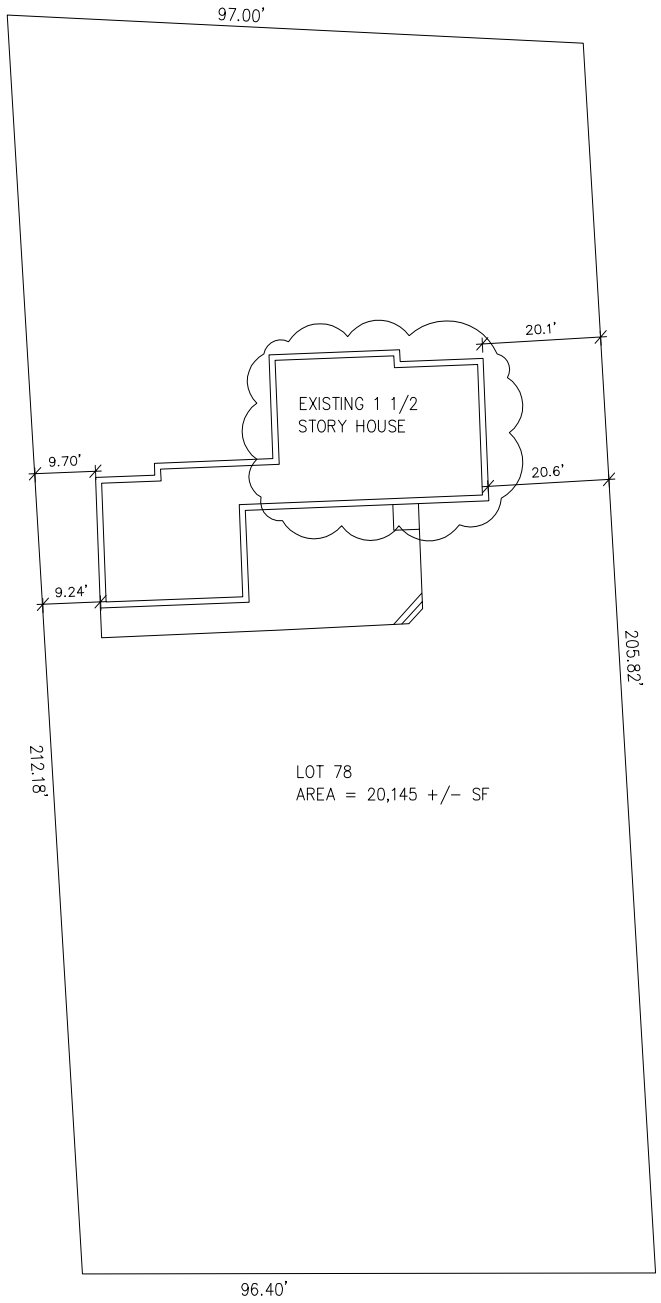


5 EAST ELEV

WINDOW SCHEDULE							
TYPE	AMT.	DESCRIPTION	MANUFACTURER	PRODUCT #	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
A	7	12/12 LIGHT DH	ANDERSON	TW2446		2'-4" X 4'-6"	MATCH EXISTING SIZES

NOTE: ALL WINDOW AND DOOR SIZES TO BE VERIFIED IN FIELD BY CONTRACTOR BEFORE ORDERING.

MEADOW VIEW DRIVE



1 SITE PLAN
SCALE: 1/16" = 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°: 68 PARCEL N°. 137 & 138

Street & Number of Proposed Work: 13-15 Nancy Ann Lane

Owner of record: 13 and 15 Nancy Ann LLC

Mailing Address: 800 Boylston St. 30th fl
Boston, MA 02199

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 Mixed use building

Size of Structure or Addition: Length: 140'-0" Sq. Footage 1st floor: ~~13,581~~ 13,681 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 123'-9" Sq. footage 2nd floor: 14,820 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 30'-0" 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 5 /12 Secondary Mass 5 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) other: metal

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) wood and metal

Leaders (material and size): wood and metal

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Vertical wood siding & Vertical Metal siding

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 2" Door Frame 2" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed (at cupola)
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Overhead Material metal

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall wood-natural, Metal-Dove Grey Clapboard (if applicable) N/A Roof Dove Grey
Trim Natural Sash Black Doors Dove Grey
Deck N/A 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 5/20/24 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:

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 (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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 13 and 15 Nancy Ann LLC

STREET ADDRESS 800 Boylston St. 30th Fl, Boston MA 02199

MAP/PARCEL 68 / 137 & 138

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.20.2024

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.

Michael Clancy — Signature

05.20.2024 — Date

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 13 &15 Nancy Ann Ln. on the following statement:

I Paul Pogorelc Manager, 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 3/21/2024



8 Williams Lane.Nantucket.MA.02554
508.325.4995

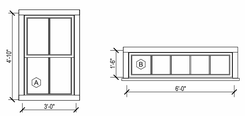
13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

HDC New Business Submission *05.20.2024*



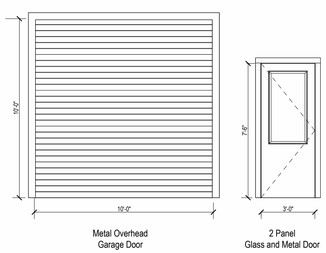
Locus Map



Double Hung
2/2 SDL

Fixed - Cupola
5 Lite SDL

Window Legend
1/4" = 1'-0"



Metal Overhead
Garage Door

2 Panel
Glass and Metal Door

Door Legend
1/4" = 1'-0"



North Elevation



East Elevation



South Elevation



West Elevation

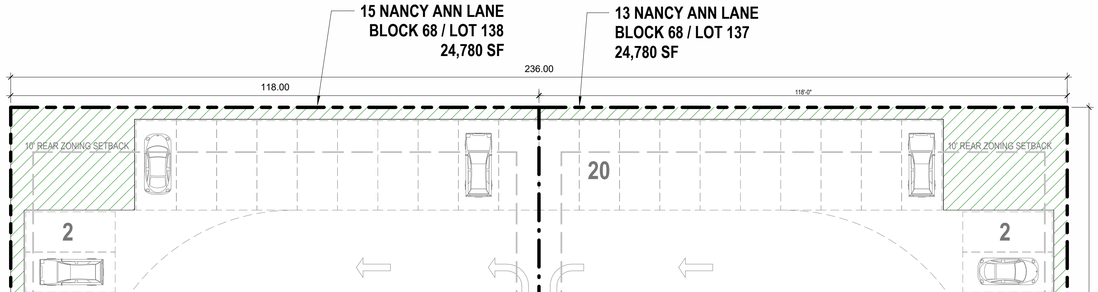
*"OPEN SPACE 1" = 4,678 SF
CONTINOUS SPACE ALONG 3 INTERIOR LOT LINES=

OPEN SPACE REQUIREMENT

REQUIRED:
9,912 SF (20% OF 49,560 SF LOT)
PROVIDED:
*"OPEN SPACE 1" = 4,678 SF
*"OPEN SPACE 2" = 5,518 SF / 4,615 sf
TOTAL: 10,196 SF (20.57%). COMPLIES

OFF-STREET PARKING

PROVIDED SURFACE SPOTS: 48 SPACES (2 HANDICAP)
BASEMENT GARAGE SPOTS (STACKERS): 74
TOTAL ON SITE: 122 SPACES



*"OPEN SPACE 2" = 5,518 SF
SPACE BETWEEN NANCY ANN LN. & BLDG.

NANCY ANNE LANE
PRIVATE 50.00 WIDE

Overall Site Plan
1/16" = 1'-0"

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	49,560 SF (Both Lots)
Min. Lot Size:	10,000 SF
Allowable G.C.:	19,824 +/- SF
Existing G.C.:	0 SF
Proposed G.C.:	14,820 GSF
Total Proposed G.C.:	14,820 GSF

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.100 Basement Floor Plan
A.101 First Floor Plan
A.102 Second Floor Plan
A.103 Roof Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
A.301 Exterior Perspectives

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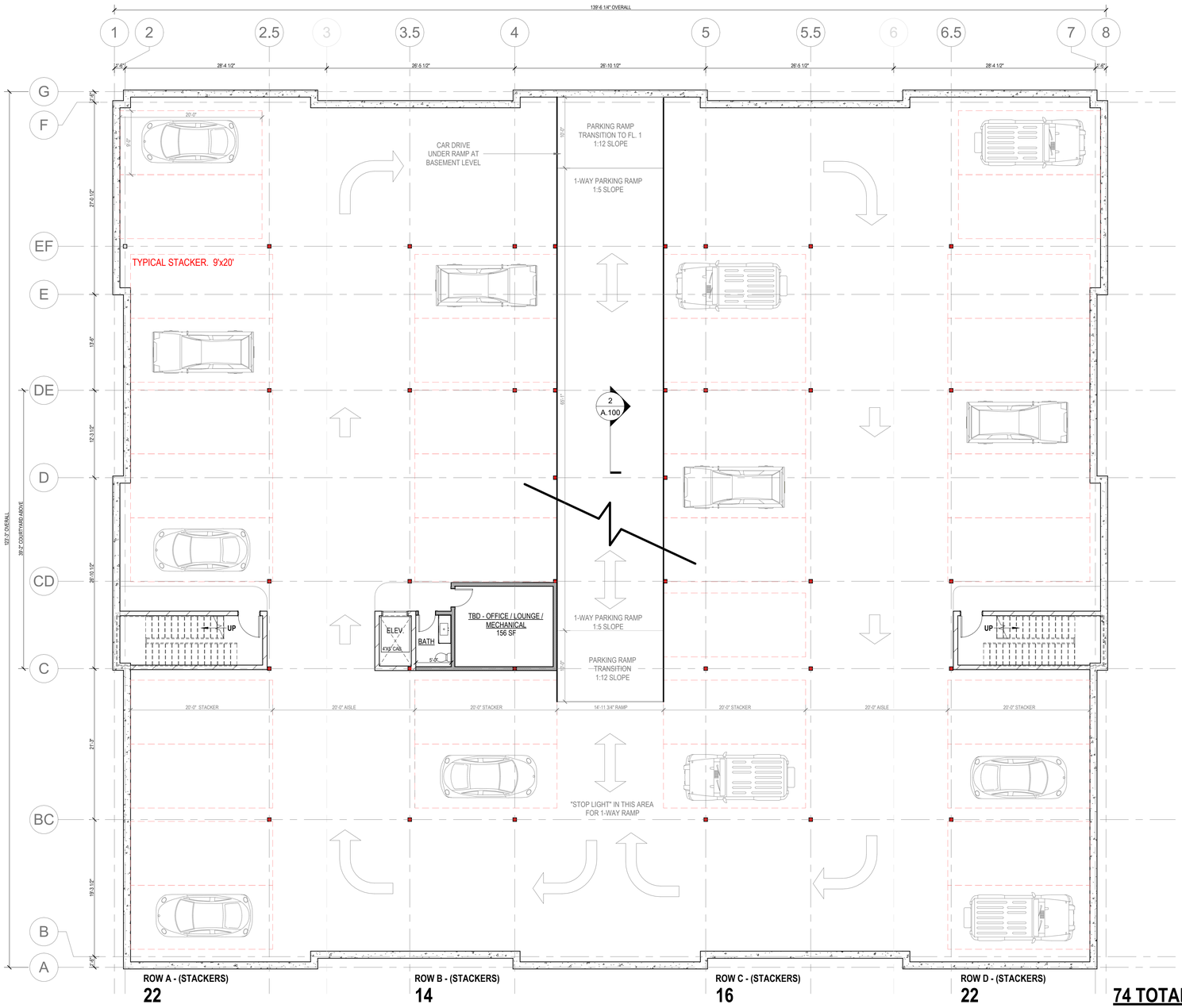
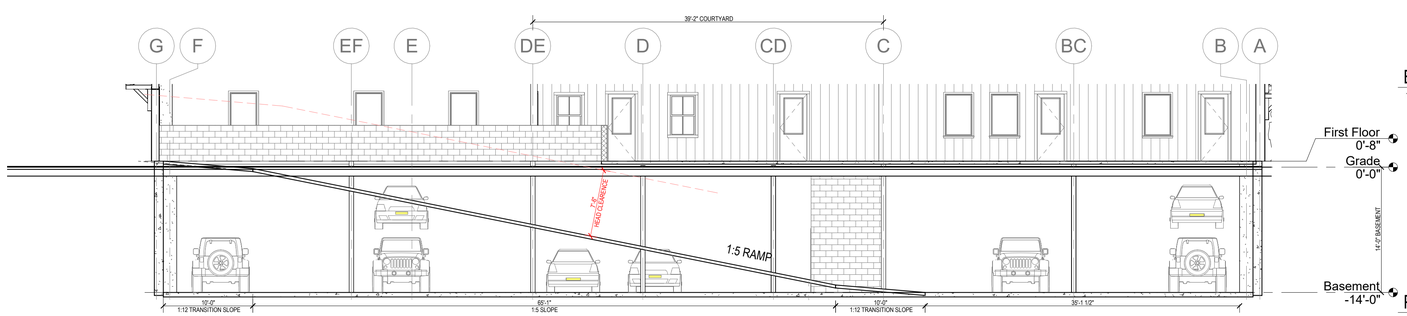
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.101
2329

HDC New Business Submission *05.20.2024*





Basement Floor Plan_Parking Garage
1/8" = 1'-0"

16,949 GSF

Parking Garage Ramp Section
1/8" = 1'-0"

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement Floor Plan

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	49,560 SF (Both Lots)
Min. Lot Size:	10,000 SF
Allowable G.C.:	19,824 +/- SF
Existing G.C.:	0 SF
Proposed G.C.:	14,820 GSF
Total Proposed G.C.:	14,820 GSF

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.101 First Floor Plan
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A.103 Roof Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
A.301 Exterior Perspectives

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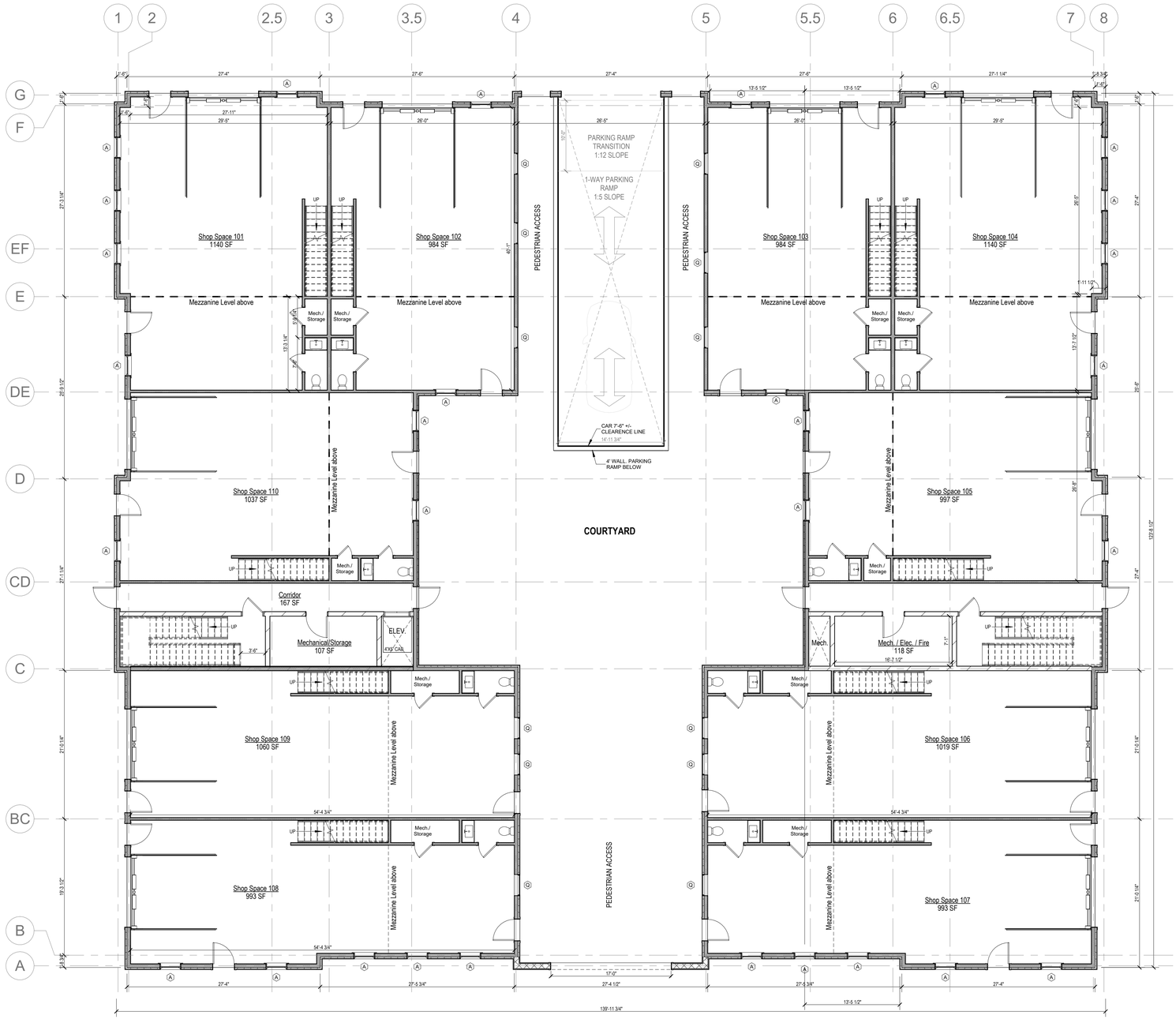
A.100

2329

HDC New Business Submission *05.20.2024*



First Floor Plan
1/8" = 1'-0"

12,587 GSF

2329

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First Floor Plan

Site Information

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A.101
2329

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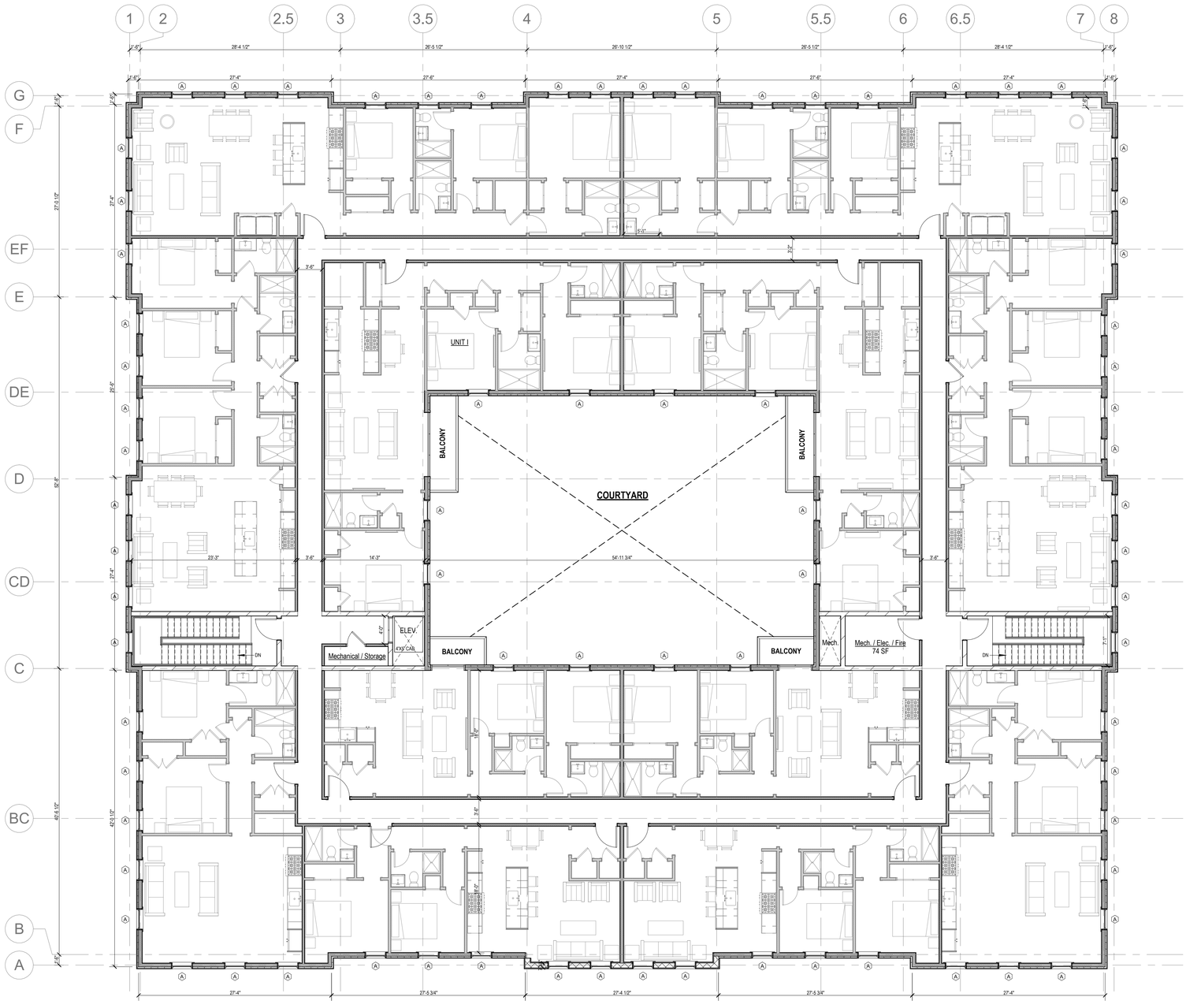

Second Floor Plan
1/8" = 1'-0"

14,820 GSF

2329

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Second Floor Plan

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
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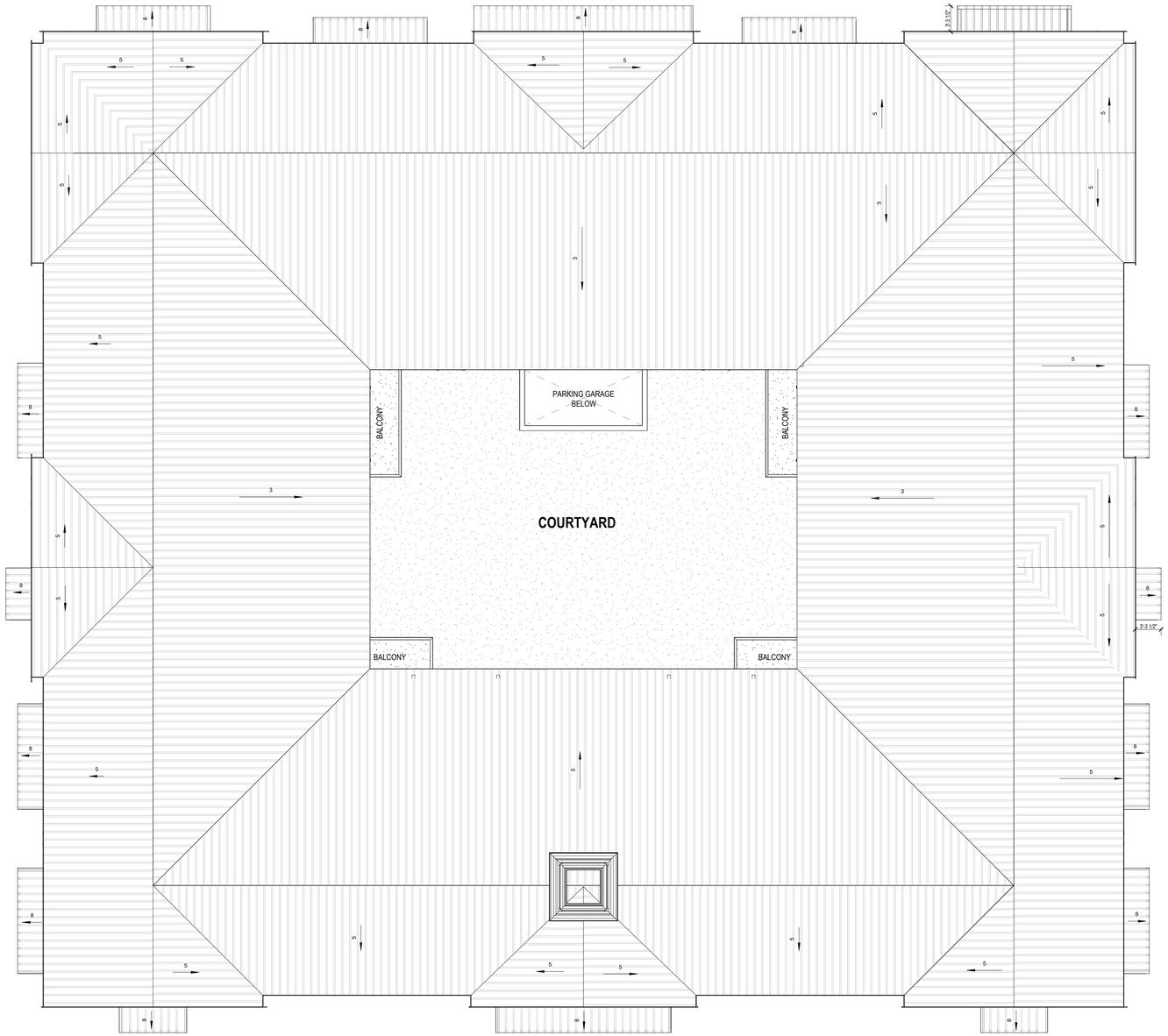
A.102
2329

HDC New Business Submission *05.20.2024*



Roof Plan
1/8" = 1'-0"

2329

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Roof Plan

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
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A.103

2329

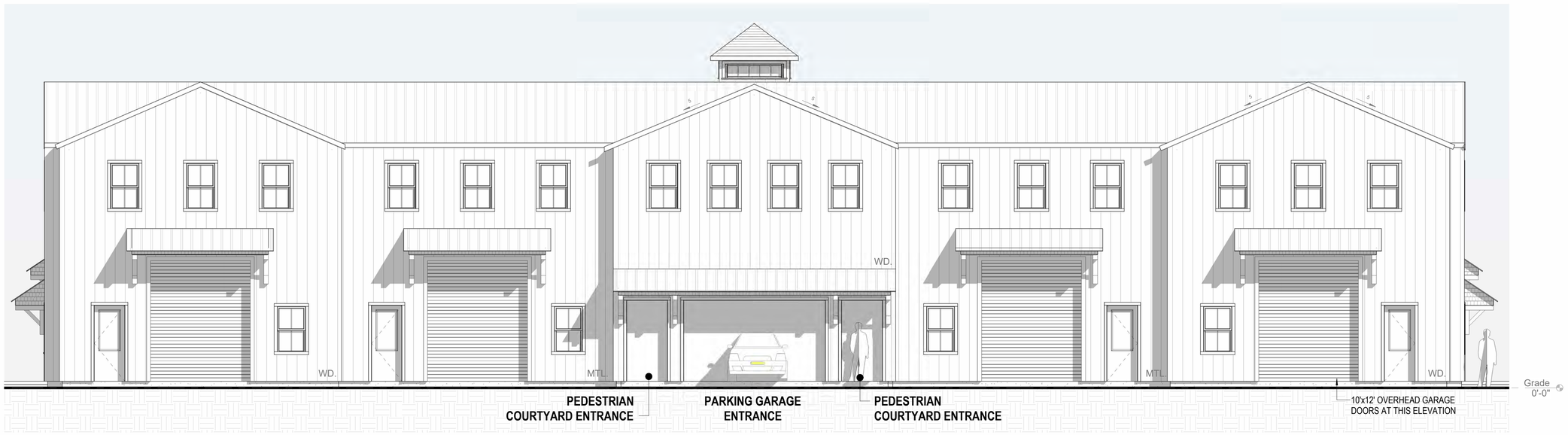
05.20.2024

HDC New Business Submission



South Elevation - Proposed

3/16" = 1'-0"



North Elevation - Proposed

3/16" = 1'-0"

2329

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Nantucket, MA 02554

emeritus

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Exterior Elevations

Site Information

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A.201

2329

HDC New Business Submission *05.20.2024*



East Elevation - Proposed
3/16" = 1'-0"



West Elevation - Proposed
3/16" = 1'-0"

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

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Exterior Elevations

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Allowable G.C.:	19,824 +/- SF
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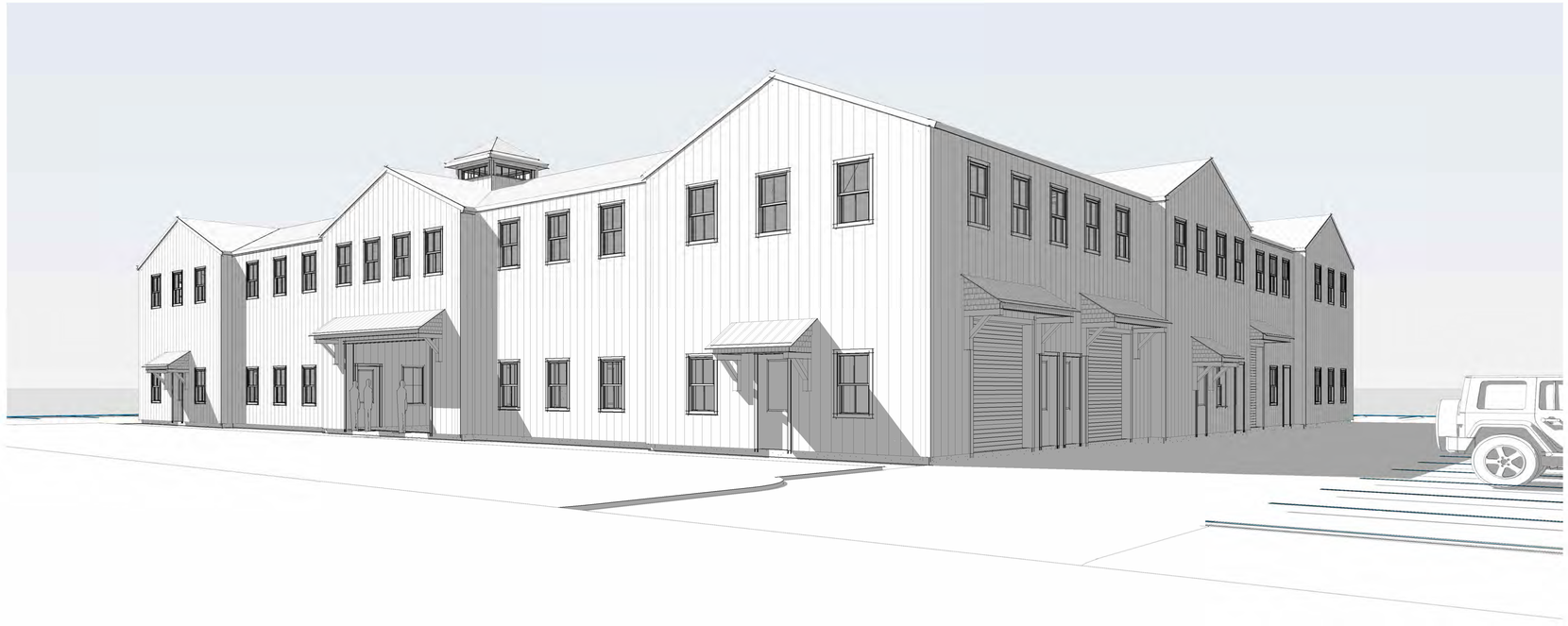
A.202

2329

HDC New Business Submission *05.20.2024*



View from Nancy Ann Lane / Lot 137



View from Nancy Ann Lane / Lot 138

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
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Exterior Perspectives

Site Information

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A.301

2329


68 187.2
3
68 187.1
15
68 186.3
8
MILES CT
68 186.1
4
68 186.2
2
68 185
19
GREGLEN AV
68 181
12A
68 181.1
12B
68 182
14A
68 182.1
14B
68 183
16
68 184
18A
68 184.1
18B
68 141
20
DAVKIM LN
68 139
17
68 140
19
68 136
11
68 137
13
68 138
15
NANCY ANN LN
68 336
2-4-6-8
ORCHID PL
68 337
IRIS PL
68 338
68 382
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68 381
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68 380
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68 379
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68 368
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68 367
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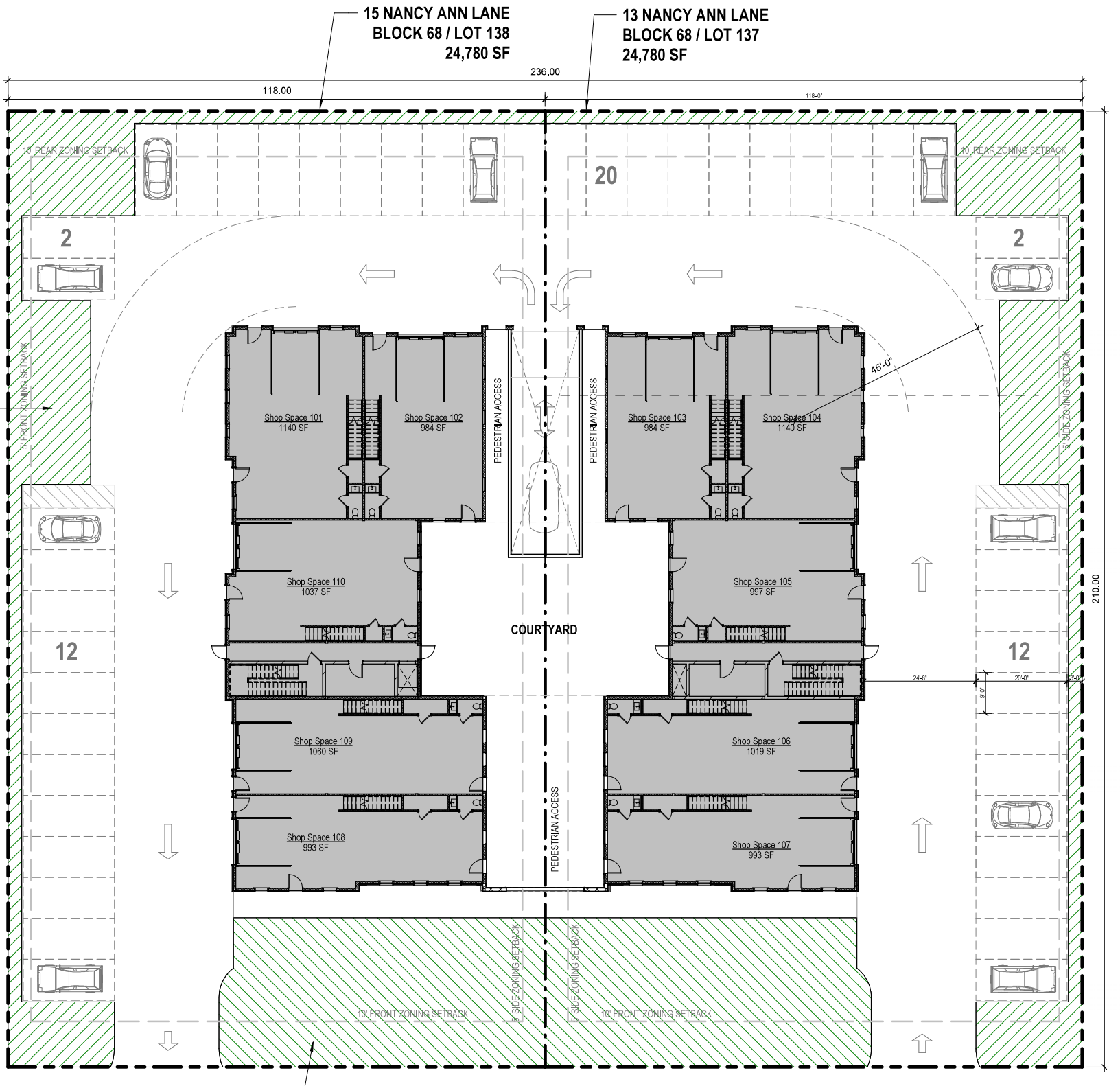
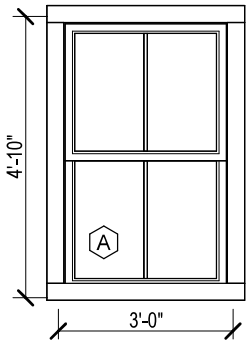
68 358
43

Locus Map

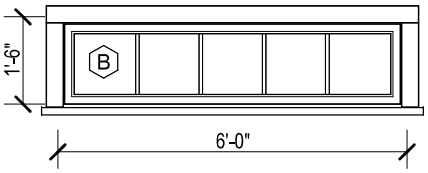


Overall Site Plan

1/16" = 1'-0"



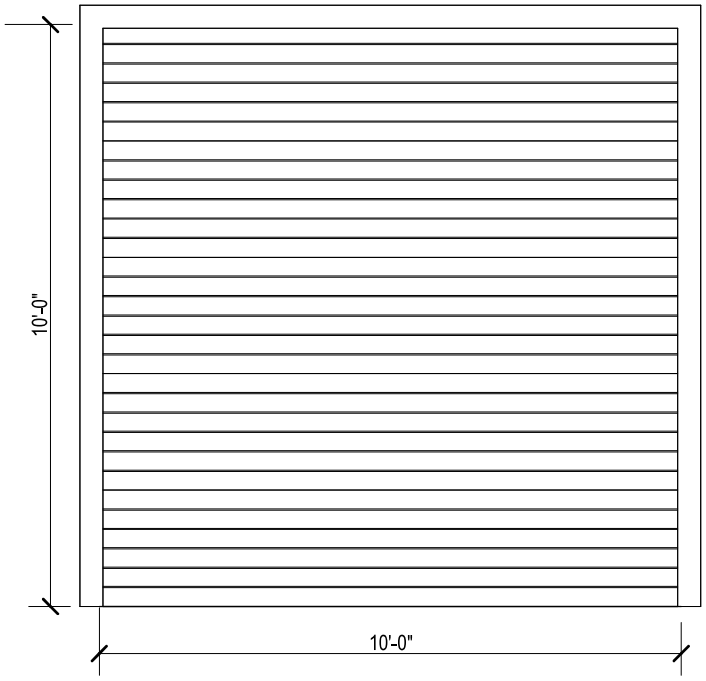
Double Hung
2/2 SDL



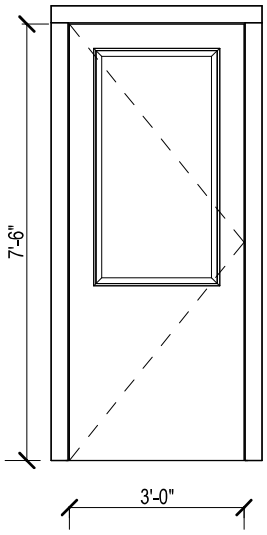
Fixed - Cupola
5 Lite SDL

Window Legend

1/4" = 1'-0"



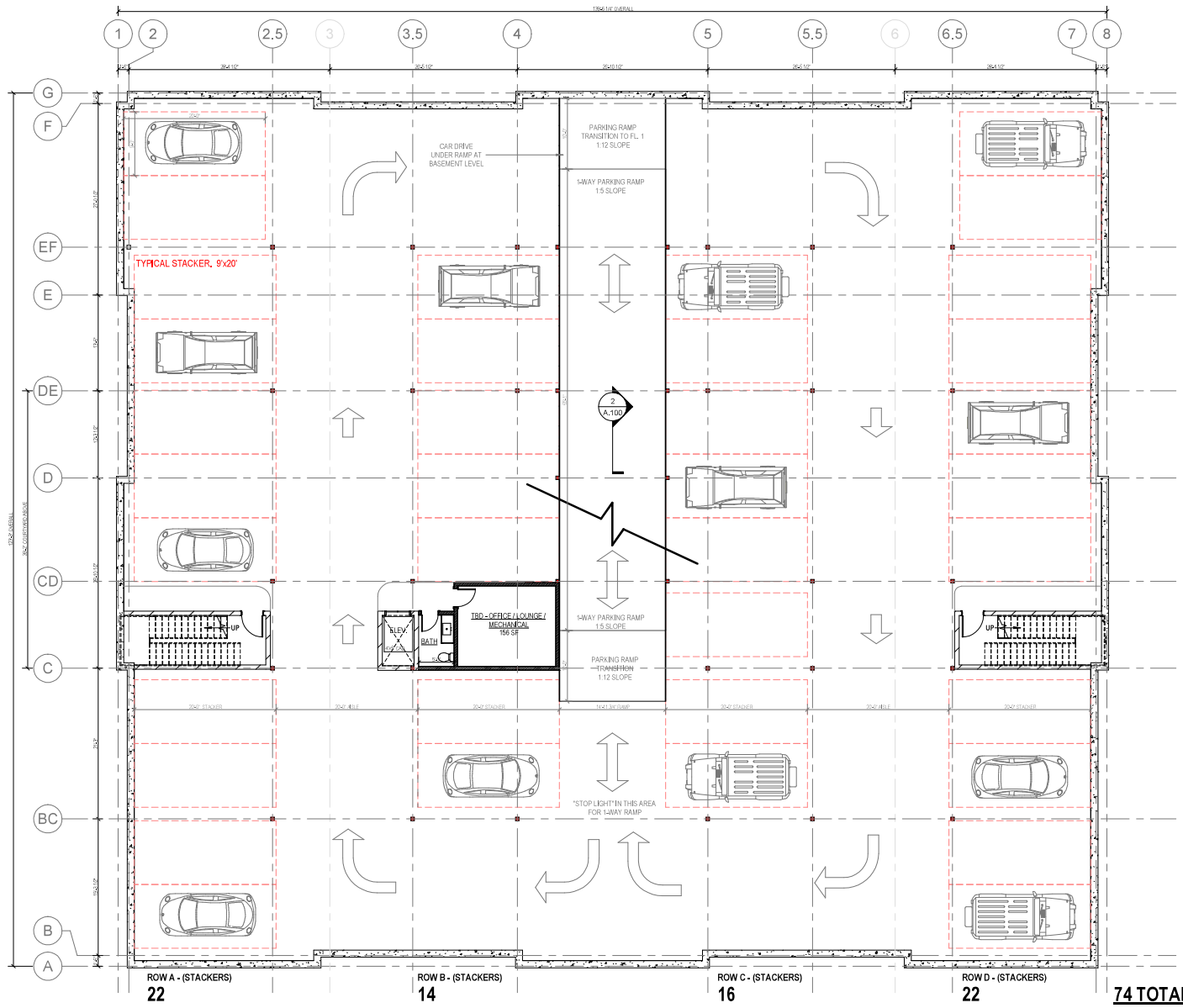
Metal Overhead
Garage Door



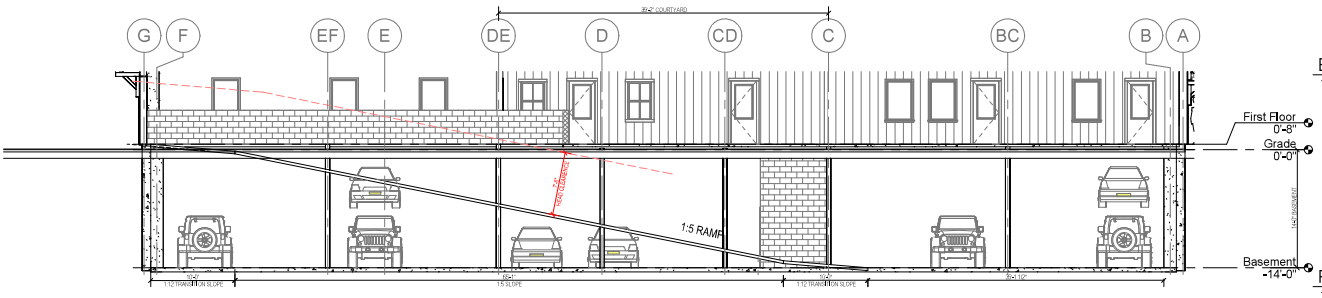
2 Panel
Glass and Metal Door

Door Legend

1/4" = 1'-0"



74 TOTAL SPACES



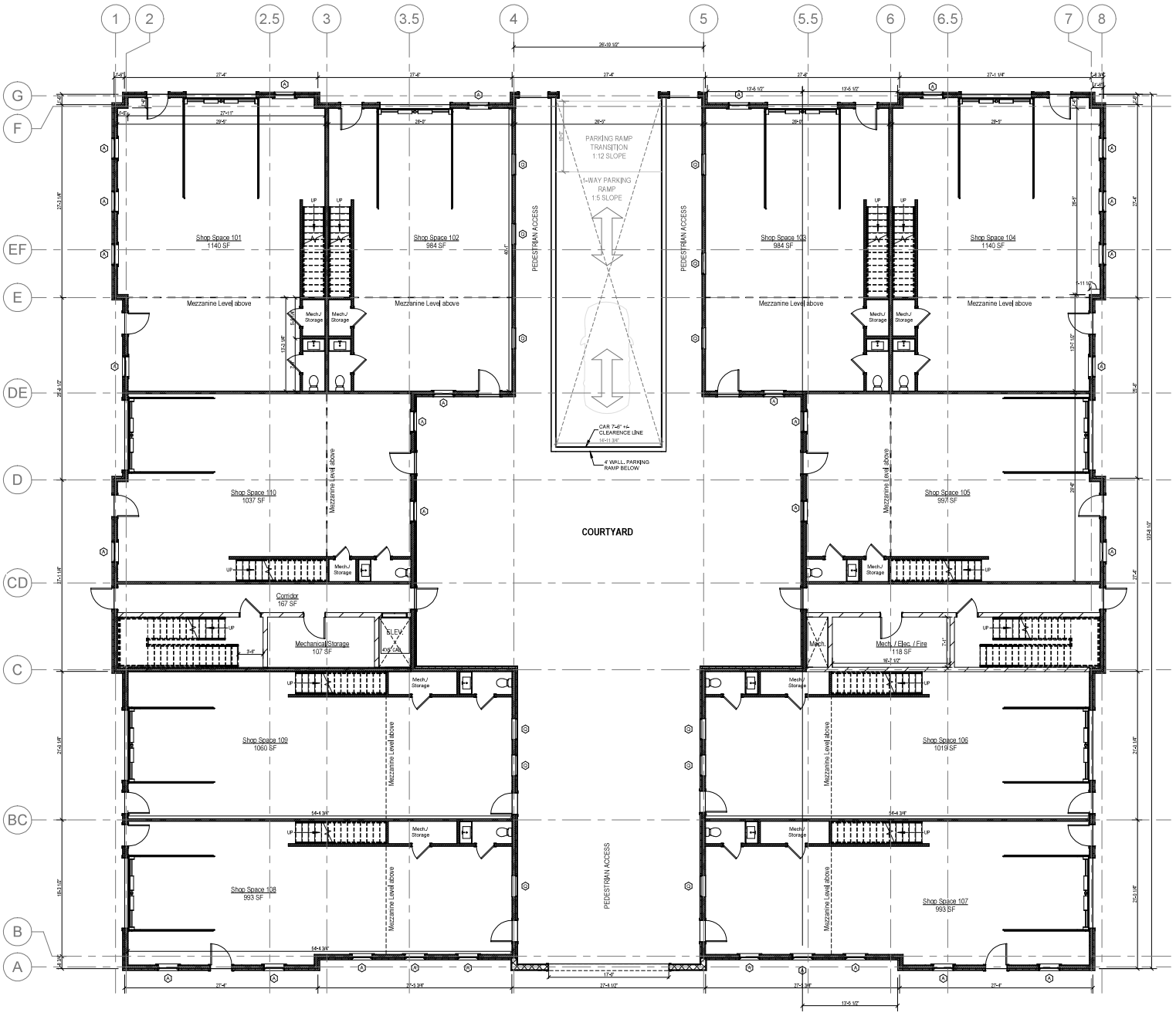
Basement Floor Plan_Parking Garage

1/8" = 1'-0"

16,949 GSF

Parking Garage Ramp Section

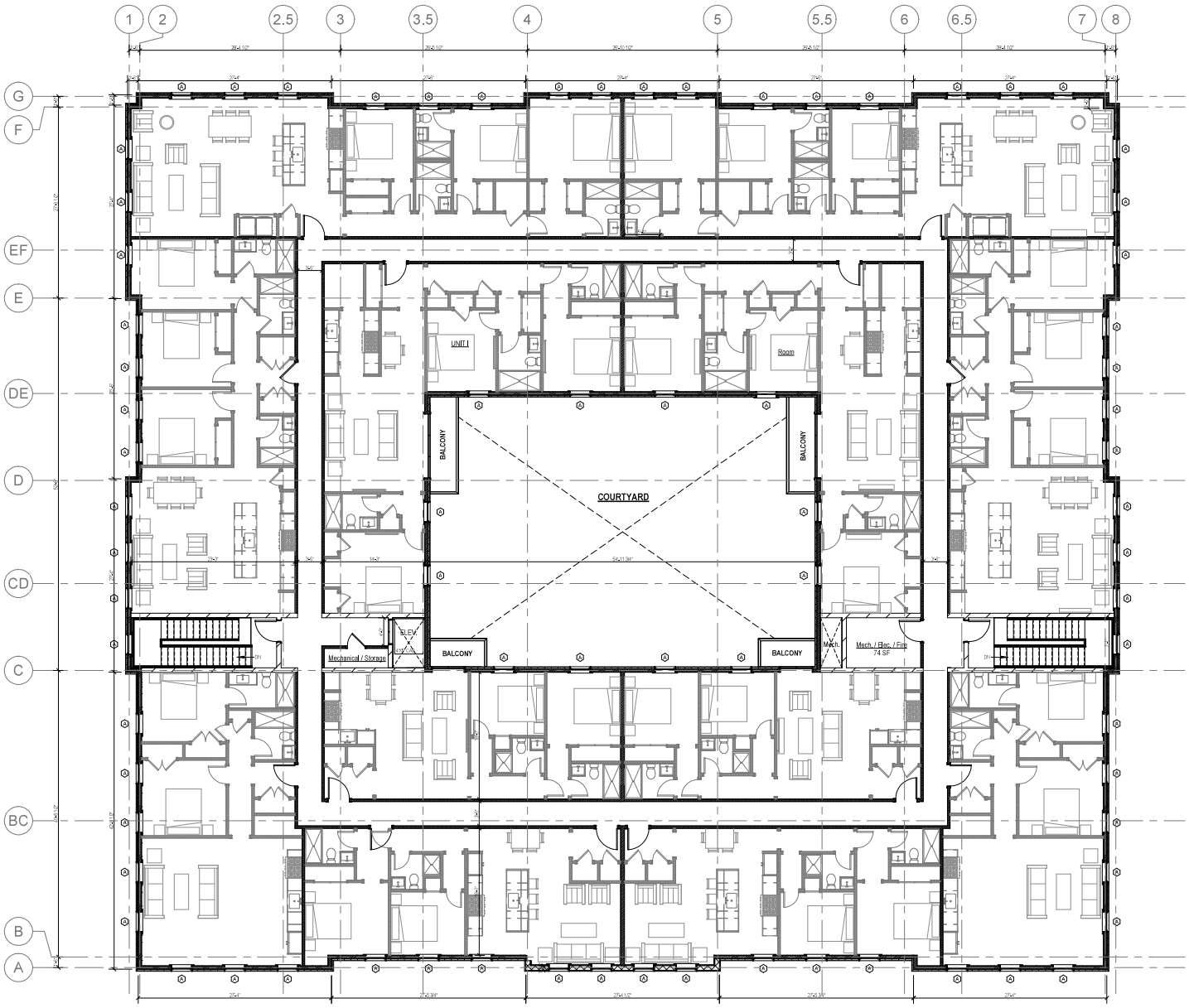
1/8" = 1'-0"



First Floor Plan

1/8" = 1'-0"

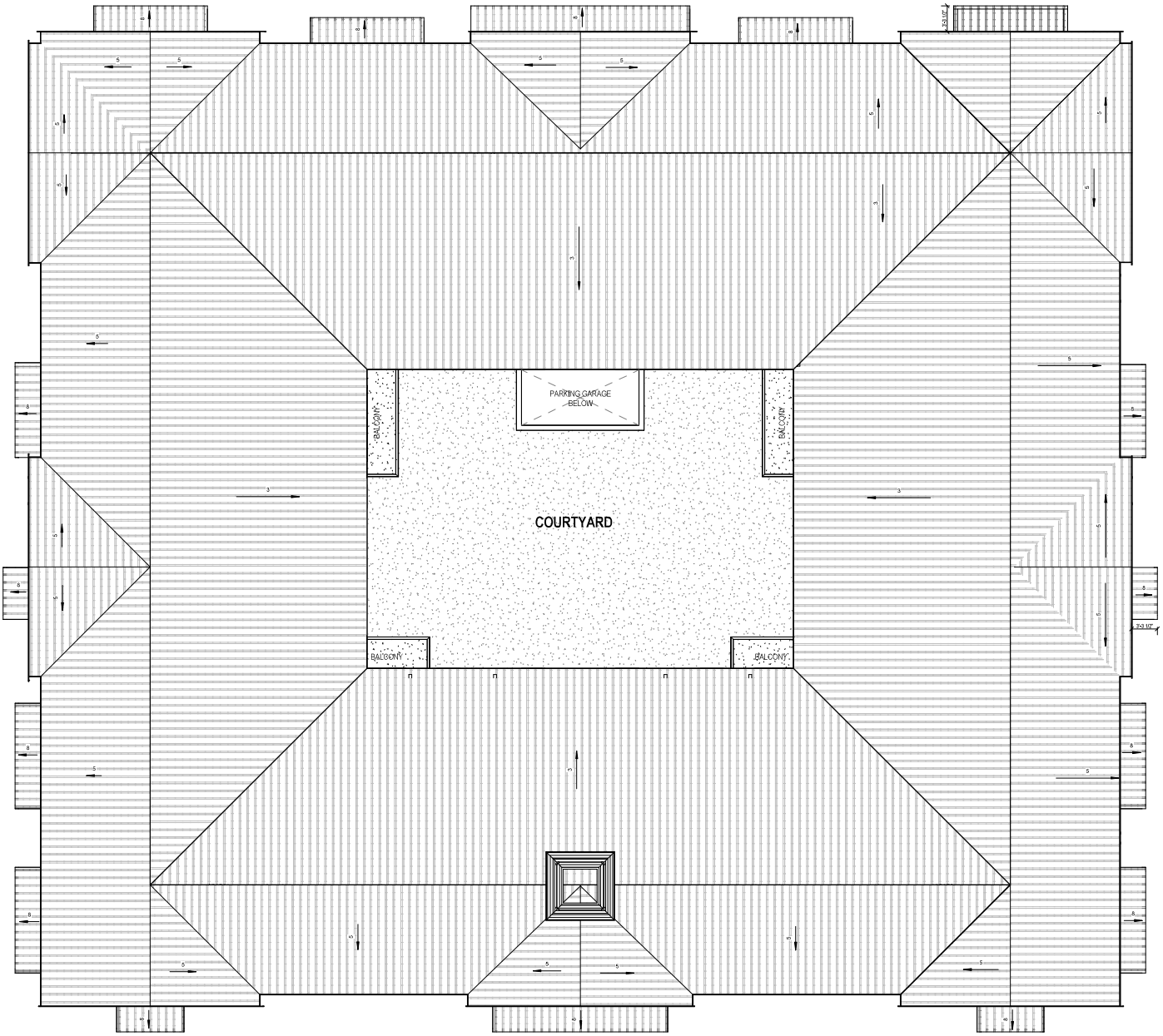
12,587 GSF



14,820 GSF

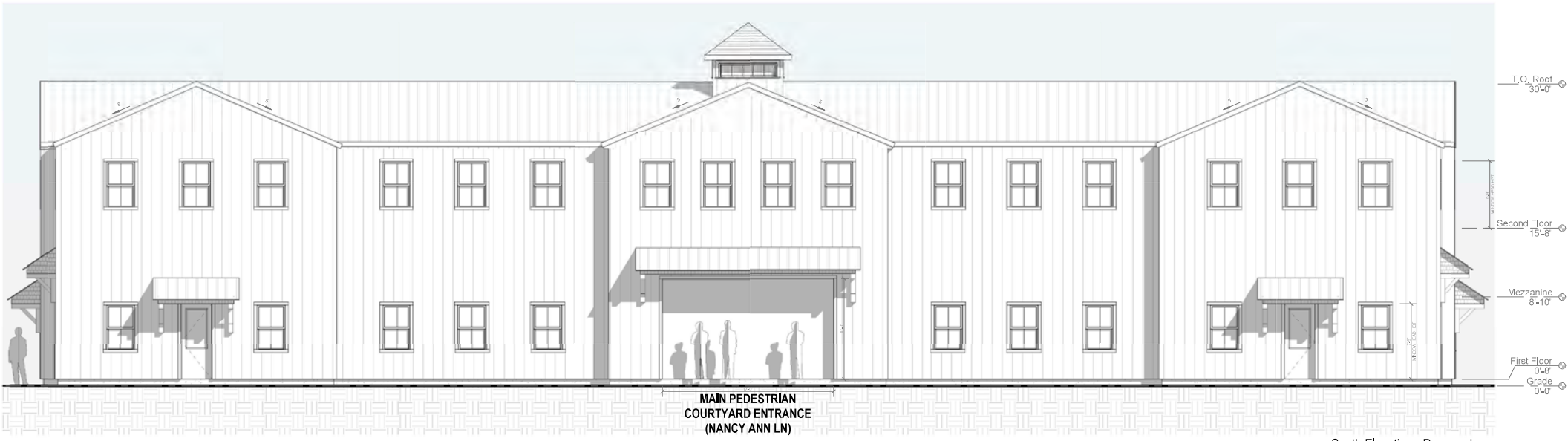
Second Floor Plan

1/8" = 1'-0"



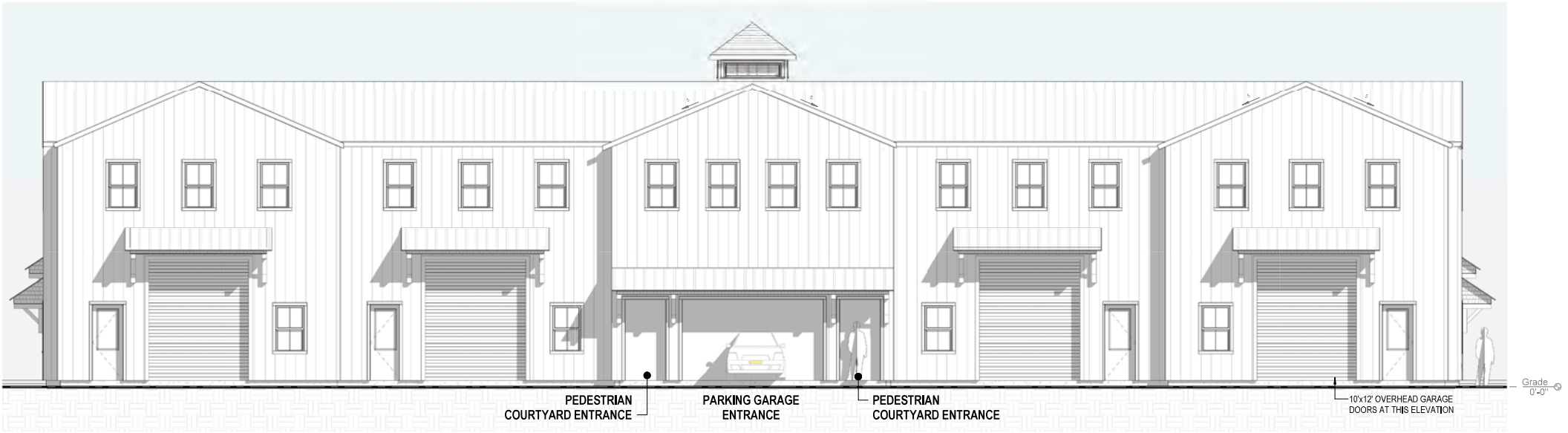
Roof Plan

1/8" = 1'-0"



South Elevation - Proposed

3/16" = 1'-0"



North Elevation - Proposed

3/16" = 1'-0"



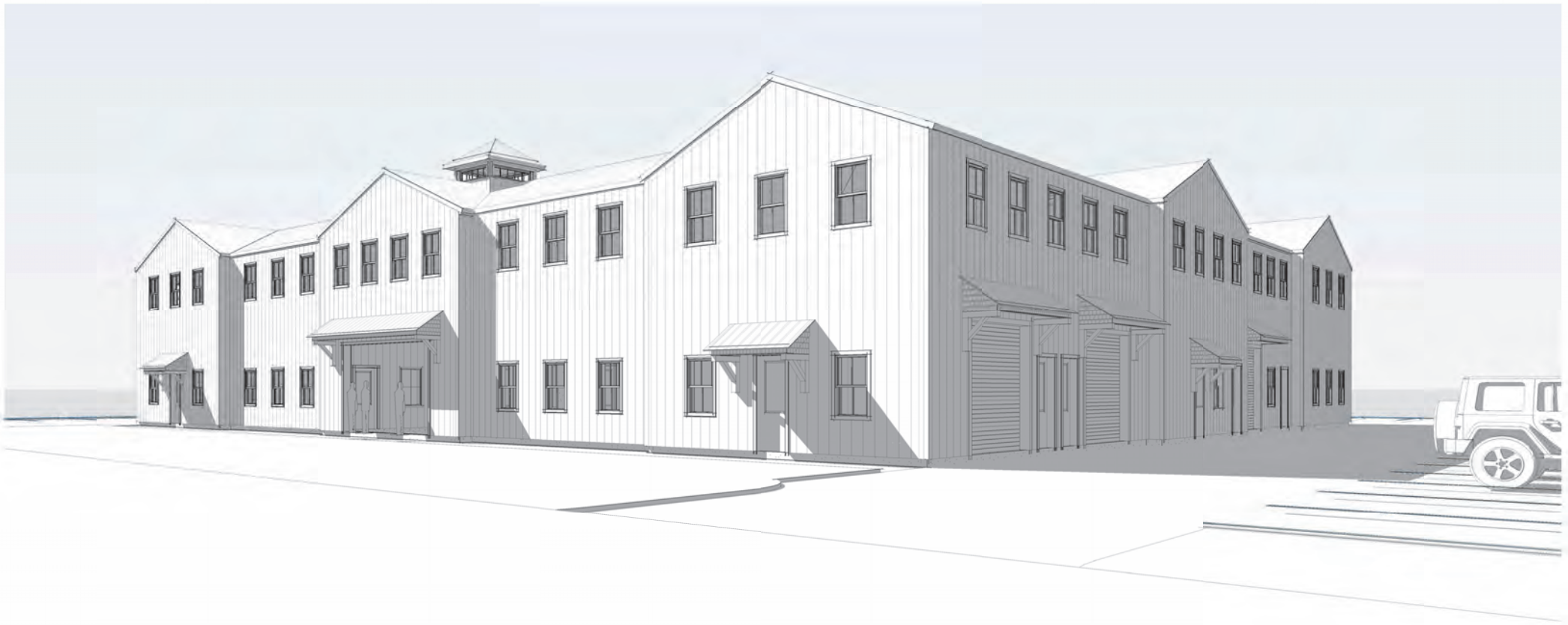
East Elevation - Proposed

3/16" = 1'-0"



West Elevation - Proposed

3/16" = 1'-0"





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 13 - 15 Nancy Ann Lane

Tax Map Number: 69 Parcel Number: 137 & 138

Owner of Record: 13 and 15 Nancy Ann LLC

Description of Proposal: New Mixed-Use Building

Anticipated HDC Submission Date: 5/20/2024

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..... 13 and15 Nancy Ann LLC

MAILING ADDRESS..... 800 Boylston St 30th FL Boston, Ma 02199

PROPERTY LOCATION..... 13/15 Nancy Ann Lane

ASSESSORS MAP/PARCEL..... 68 / 137 & 138

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.

May 16, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.16 15:27:54 -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
68	136		ACK ACQUISITION LLC		C/O BERNKOPF GOODMAN LLP	BOSTON	MA	02210	11 NANCY ANN LN
68	139		GLOWACKI KIM		20 GREGLEN AVE	NANTUCKET	MA	02554	17 NANCY ANN LN
68	182		HILLS AND VALLEYS LLC		28 LOVERS LN	NANTUCKET	MA	02554	14A GREGLEN AV
68	182	1	TRC NANTUCKET REALTY LLC		14B GREGLEN AVE	NANTUCKET	MA	02554	14B GREGLEN AV
68	183		16 GREGLEN AVENUE LLC		35 MILK STREET	NANTUCKET	MA	02554	16 GREGLEN AV
68	337		RICHMOND MEADOWS TWO ACK LLC		23 CONCORD ST	WILMINGTON	MA	01887	IRIS PL
Count:	**6**								

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Postag
$
Sent To
Street and Ap
City, State, Z

GLOWACKI KIM
20 GREGLEN AVE
NANTUCKET, MA 02554

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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 $
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ACK ACQUISITION LLC
C/O BERNKOPF GOODMAN LLP
BOSTON, MA 02210

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TRC NANTUCKET REALTY LLC
14B GREGLEN AVE
NANTUCKET, MA 02554

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HILLS AND VALLEYS LLC
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NANTUCKET, MA 02554

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RICHMOND MEADOWS TWO ACK LLC
23 CONCORD ST
WILMINGTON, MA 01887

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City, State, Z

16 GREGLEN AVENUE LLC
35 MILK STREET
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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.

CW 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°: 40 PARCEL N°. 106

Street & Number of Proposed Work: 3 Maxey Pond Rd

Owner of record: XXII Years LLC c/o Cherie Schiable

Mailing Address: 18 Wagon Wheel Rd

Mamaroneck, NY 10543

Contact Phone #: _____ E-mail: jonathan@chipwebst

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA

02254

Contact Phone #: 508.228.3600 E-mail: jonathan@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. HDC2024.01.9861

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration revisions, New Porch, New 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

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation: Door and window changes, new porch
2. South Elevation: Door and window changes, new porch
3. West Elevation: Connect existing porches
4. North Elevation: Door and window changes, porch, new chimney

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 New porch 4/12

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 1 x 10 Rake 1 x 10 Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 8 x 8

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front hinged wood/glass Rear _____ Side Sliding glass

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 to weather

Trim White Sash White Doors White

Deck Natural Mahogany 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 5/20/24 Signature of owner of record _____ Signed under penalties of perjury

Signature Authorization - Contract signature authorizes CWA and its representatives to sign applications related to the project, on the Owner's behalf, required to obtain permit authorizations, including local regulatory commissions, and building permit applications.

ACCEPTANCE OF CONTRACT

16SEP23

Chip Webster, President Date

Cherie Schaible

Cherie Schaible Date

Schaible

Main House

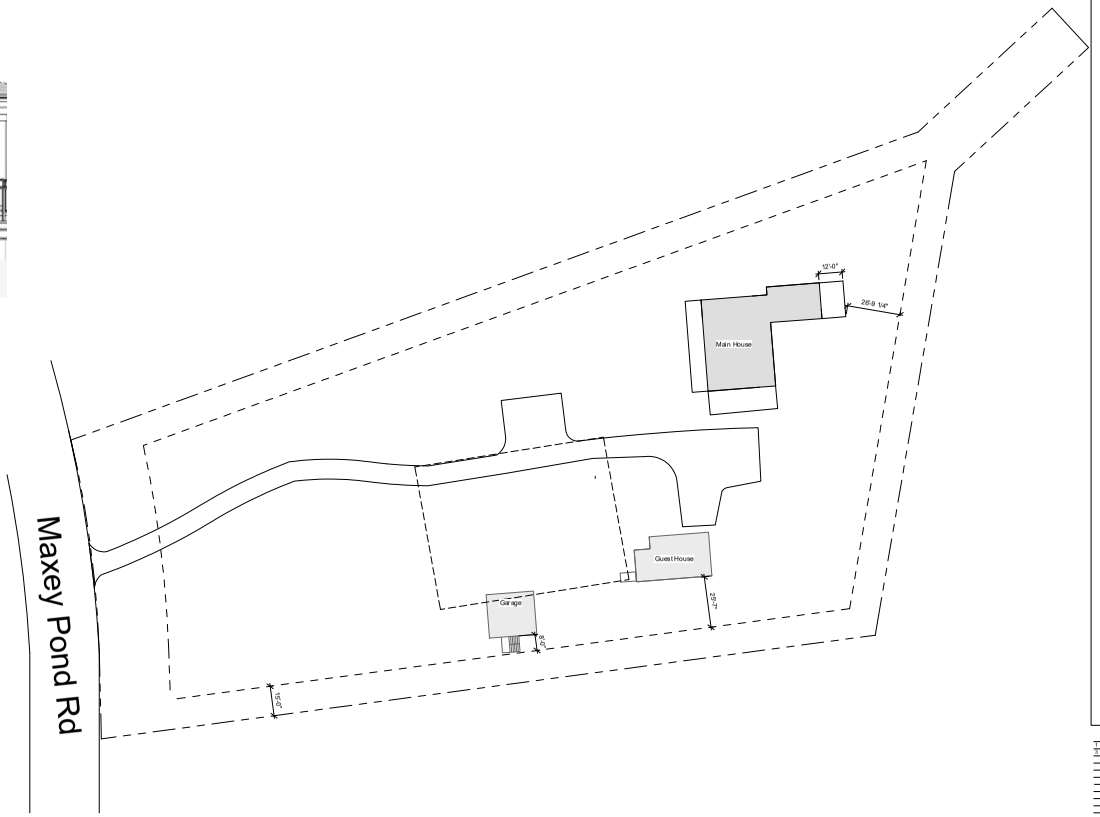
3 Maxey Pond, Nantucket, MA



1 Cover - Main House



Locus Plan



1/4" = 1'-0"

SCALE

2 0 2 4 6 8 10

FEET

CHIP WEBSTER ARCHITECTURE

11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Schematic Design

Schaible

3 Maxey Pond, Nantucket, MA

Main House

HDC1. Cover Guest House / Garage

#	Date	Note
1	2024.01.24	HDC Submission
2	2024.05.20	HDC Submission

HDC1.

5/18/2024 3:38:48 PM

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Existing West Elevation



Previous Approval February 13, 2024



Proposed West Elevation

1/4" = 1'-0"

2 0 2 4 6 8 10

SCALE FEET

For Construction

CHIP WEBSTER ARCHITECTURE

11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Schaible
3 Maxey Pond Rd
Main House
HDC3 Elevations

#	Date	Note
1	2024.01.29	HDC Submission
2	2024.05.16	HDC Submission

HDC3

5/16/2024 3:21:54 PM

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Existing South Elevation



Previous Approval February 13, 2024



Proposed South Elevation

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

For Construction

Schaible
3 Maxey Pond Rd
Main House
HDC4 Elevations

#	Date	Note
1	2024.01.29	HDC Submission
2	2024.05.18	HDC Submission

HDC4

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Existing East Elevation



Previous Approval February 13, 2024



Proposed East Elevation

For Construction

Schaible
3 Maxey Pond Rd
Main House
HDC5 Elevations

#	Date	Note
1	2024.01.29	HDC Submission
2	2024.05.18	HDC Submission

HDC5

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Existing North Elevation



Previous Approval February 13, 2024



Proposed North Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

For Construction

Schaible
3 Maxey Pond Rd
Main House
HDC6 Elevations

#	Date	Note
1	2024.01.29	HDC Submission
2	2024.05.16	HDC Submission

HDC6

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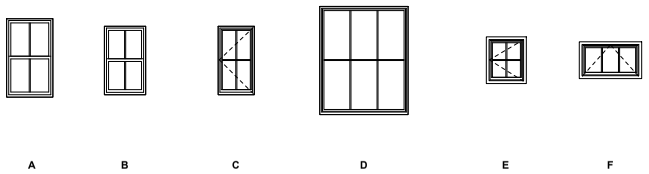
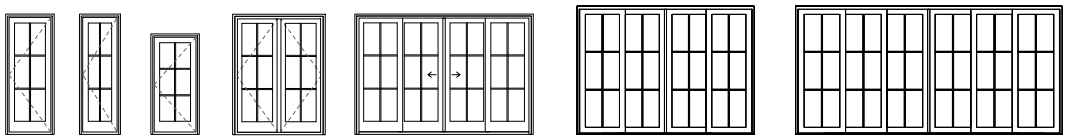


Window Legend
1/4" = 1'-0"

WINDOW SCHEDULE - HDC							
MARK	MANUFACTURER	WINDOW TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
A	Andersen Corporation		A-Series Double Hung	3'-2"	5'-4"		
B	Andersen Corporation		A-Series Double Hung	2'-10"	4'-8"		
C	Andersen Corporation		A-Series Casement	2'-6"	4'-8"		
D	Andersen Corporation		A-Series Picture Window	6'-0"	7'-4"		
E	Andersen Corporation		A-Series Casement	2'-6"	3'-0"		
F	Andersen Corporation		A-Series Awning	4'-0"	2'-4"		



Exterior Door Legend
1/4" = 1'-0"

DOOR SCHEDULE - HDC							
MARK	MANUFACTURER	DOOR TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
01	Simpson Door Company		3680	3'-8"	8'-1 1/2"		
02	Andersen Corporation		A-Series	3'-0 7/8"	8'-0"		
03	Andersen Corporation		A-Series	6'-0"	8'-0"		
04	Andersen Corporation		A-Series	6'-0"	8'-0"		
05	Andersen Corporation		A-Series Gliding	11'-10"	8'-0"		
06	Andersen Corporation		A-Series	2'-6 7/8"	8'-0"		
07	Andersen Corporation		A-Series	3'-0 7/8"	6'-8"		
08	Andersen Corporation			12'-0"	8'-8"		
09	Andersen Corporation			18'-0"	8'-8"		

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

For Construction

Schaible
3 Maxey Pond Rd
Main House
HDC7 Doors and Windows

#	Date	Note
1	2024.01.29	HDC Submission
2	2024.05.18	HDC Submission

HDC7

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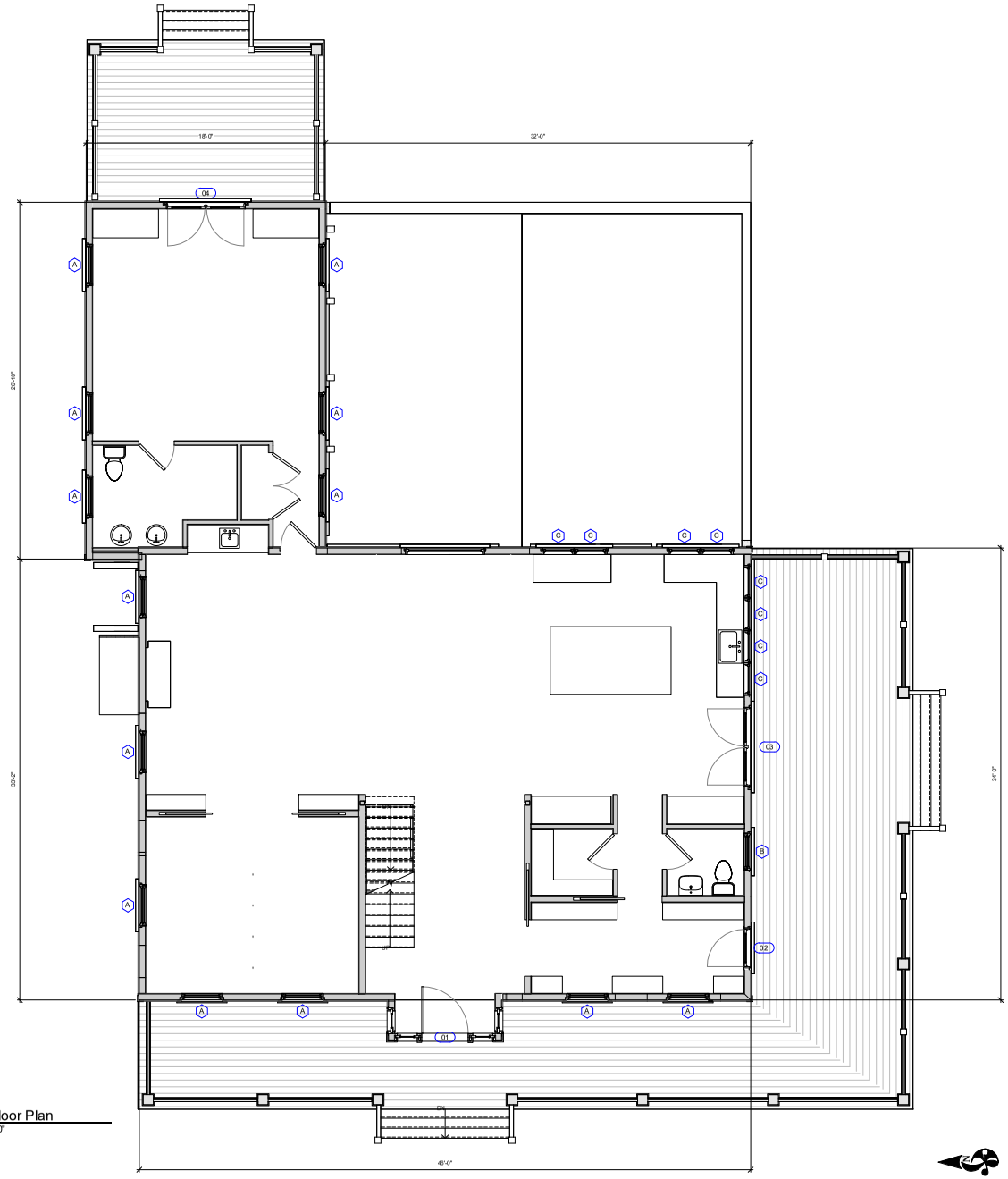

1 First Floor Plan
1/4" = 1'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

For Construction

Schaible
3 Maxey Pond Rd
Main House
HDC8 Floor 1

#	Date	Note
1	2024.01.29	HDC Submission
5	2024.05.18	HDC Submission

HDC8

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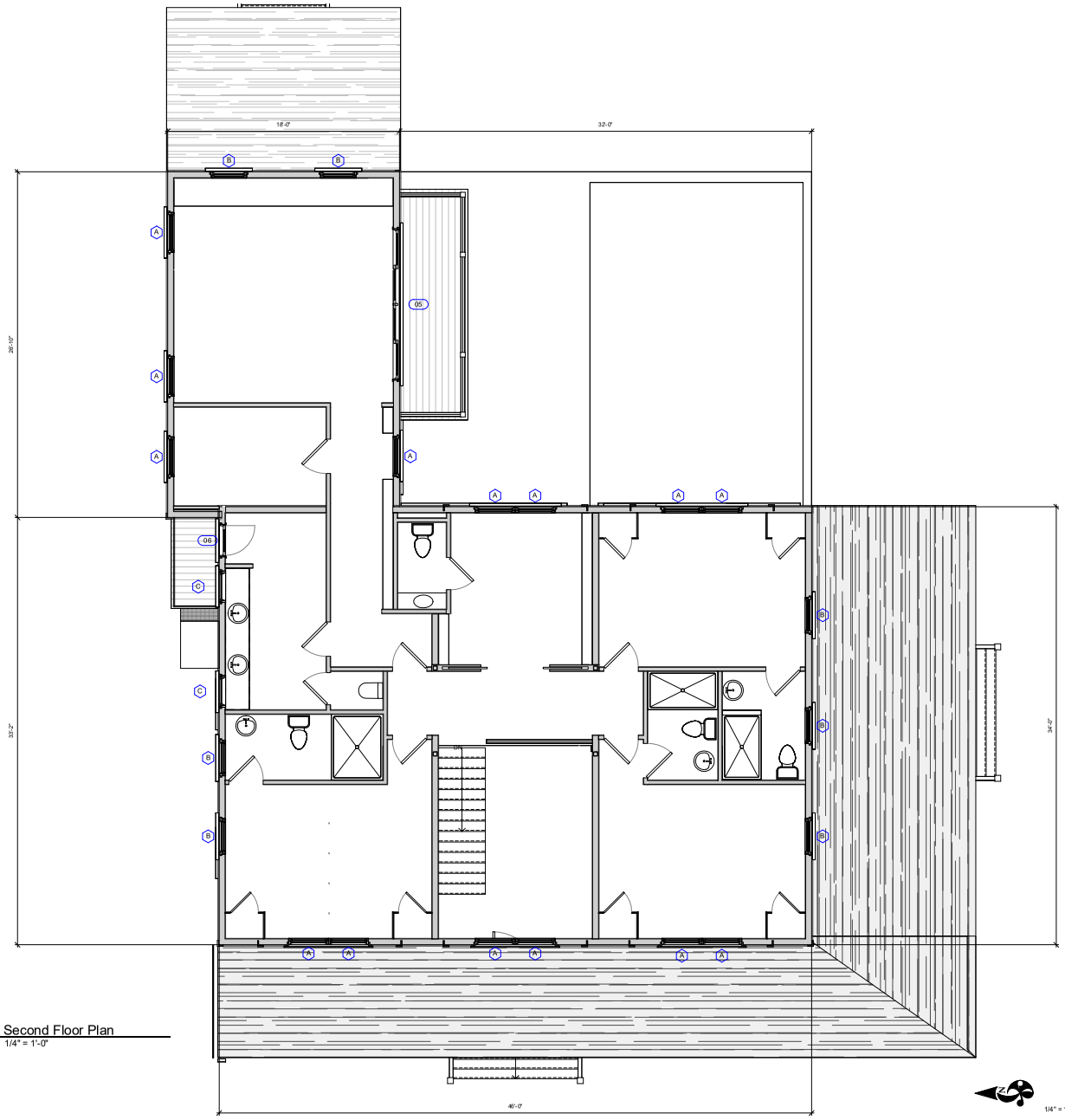

1 Second Floor Plan
1/4" = 1'-0"

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

For Construction

Schaible
3 Maxey Pond Rd
Main House
HDC9 Floor 2

#	Date	Note
1	2024.01.29	HDC Submission
5	2024.05.18	HDC Submission

HDC9

5/18/2024 3:22:00 PM

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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 Victoria Ewing c/o Link

AS AGENT FOR ACK 71 Orange Street LLC

STREET ADDRESS 71 Orange Street

MAP/PARCEL 55.4.1 / 167

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/22/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing 4/22/24

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°: 55.4.1 PARCEL N°. 167

Street & Number of Proposed Work: 71 ORANGE ST.

Owner of record: ACK 71 ORANGE ST. LLC C/O HARBLER CAPITAL

Mailing Address: 8 SOUND SHORE DRIVE

GREENWICH, CT 06830

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001

NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1822

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: 3'-2"

Type: TYPE 2 PICKET W/ CAP

Length: 160' +/-

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 _____

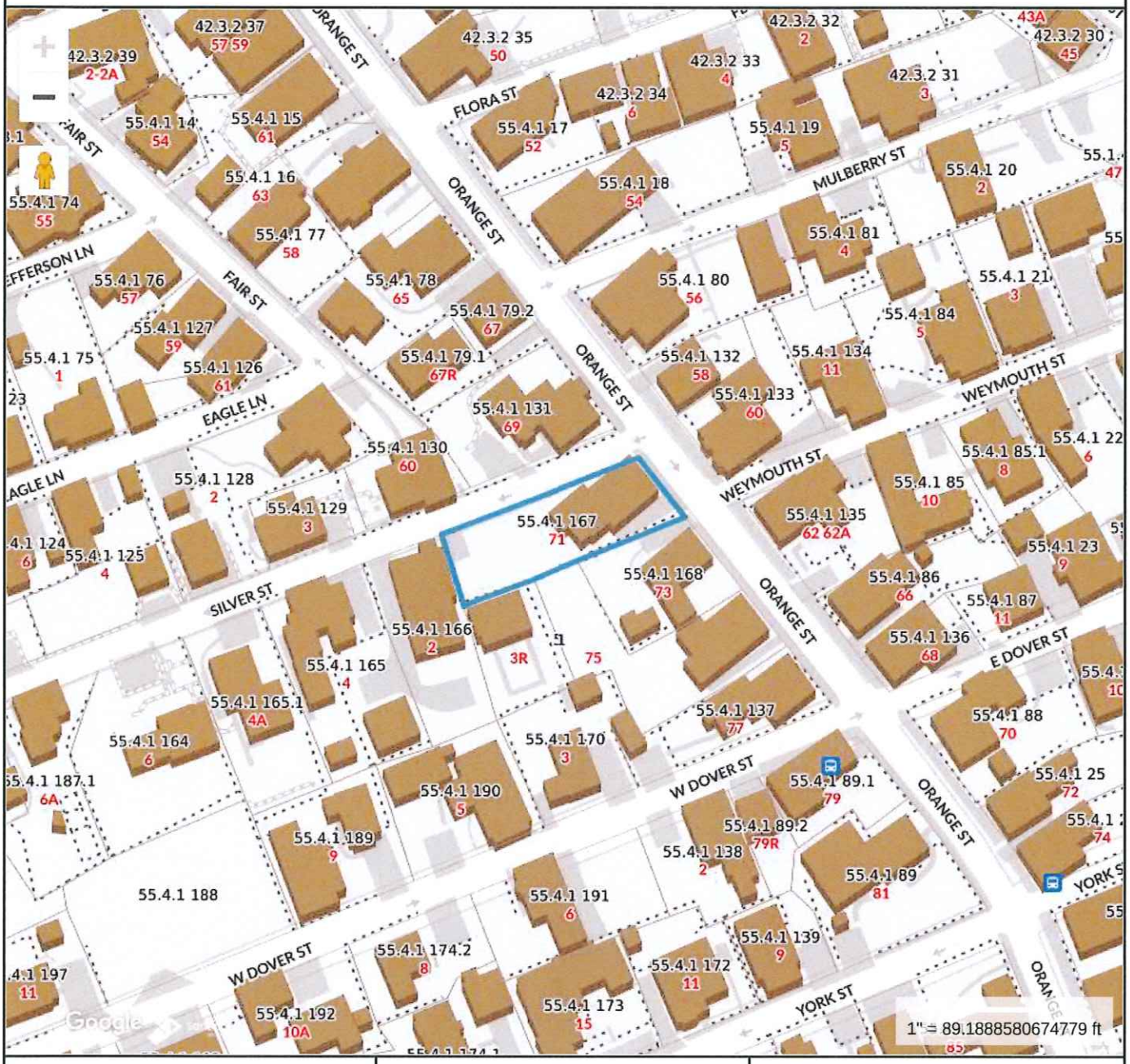
Trim WHITE Sash _____ Doors _____

Deck _____ 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 4/22/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

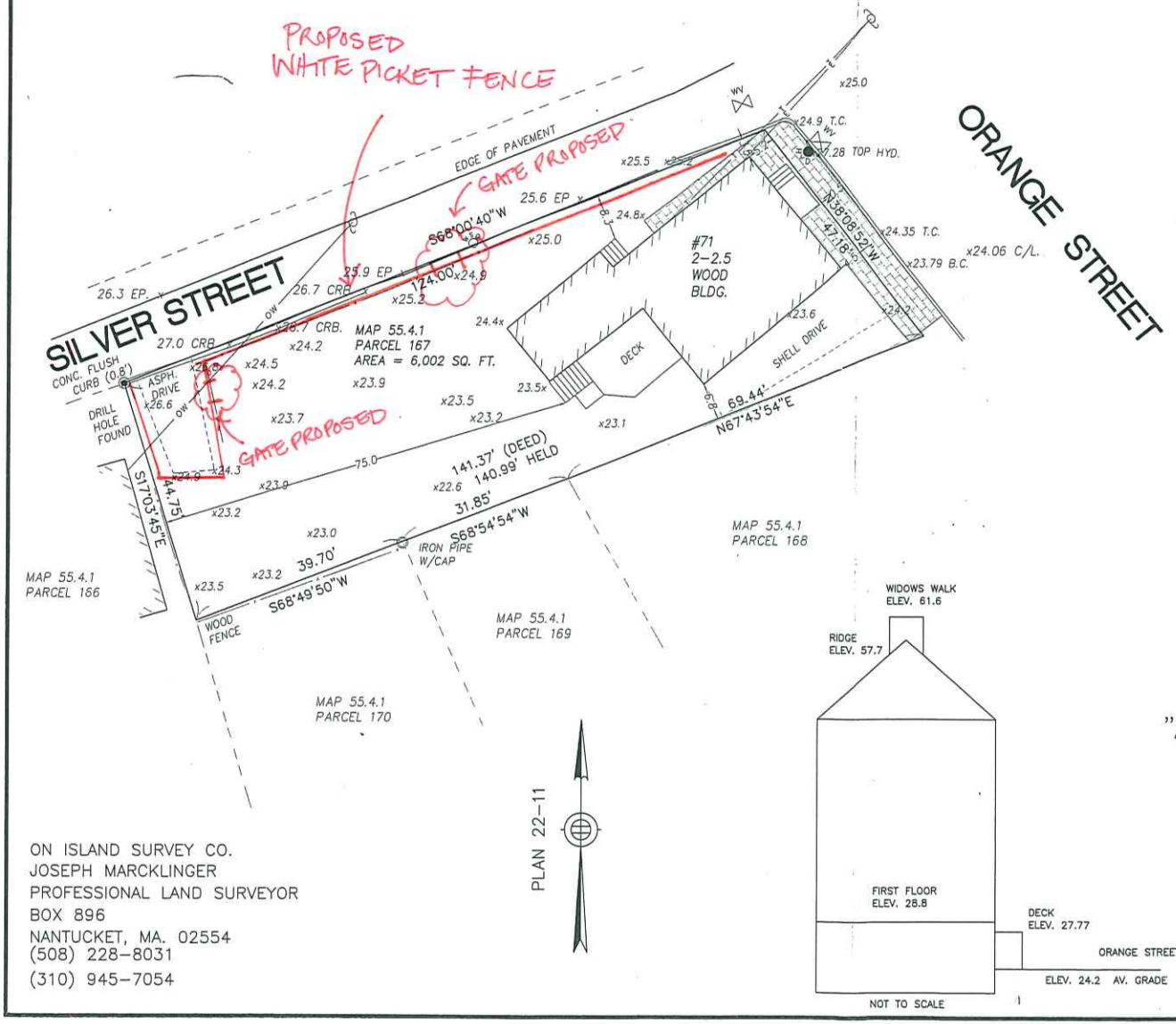
Property ID	11063
Location	71 ORANGE ST
Owner	ACK 71 ORANGE STREET LLC

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 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



ZONING CLASSIFICATION: RESIDENTIAL OLD HISTORIC

MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = NONE
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO 50%
GROUND COVER RATIO 18.7% (EXISTING)

I CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN HEREON.

THE SITE IS SITUATED IN "ZONE C" AS SHOWN ON F.E.M.A. MAP SHEET 0011 D, COMMUNITY PANEL #252030.

JOSEPH E. MARCKLINGER, P.L.S. DATE:

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCKLINGER
No. 30330
REGISTERED LAND SURVEYOR

NOTES:

DEED BOOK 511, PAGE 65
PLOT PLAN DATED: 12.29.94
PLAN NO. 22, PAGE 22
SWIFT PLAN AUG. 1928
SANBORN MAP OCT. 1923

"AS-BUILT" MORTGAGE PLOT PLAN IN NANTUCKET, MA.

71 ORANGE STREET
(NANTUCKET COUNTY)
PREPARED FOR: CASTLE
LENDER:

SCALE 1 IN.= 20 FT
JUNE 27, 2012

ASSESSORS MAP 55.4.1 PARCEL 167

ON ISLAND SURVEY CO.
JOSEPH MARCKLINGER
PROFESSIONAL LAND SURVEYOR
BOX 896
NANTUCKET, MA. 02554
(508) 228-8031
(310) 945-7054

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-22-17
MAP/PARCEL#: 55-41-162

Recorded By: AEG Date: 11/14 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 4 Orange st. 2. BUILDING NAME:

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Greenberg, Marvin & Dorothy R. Te

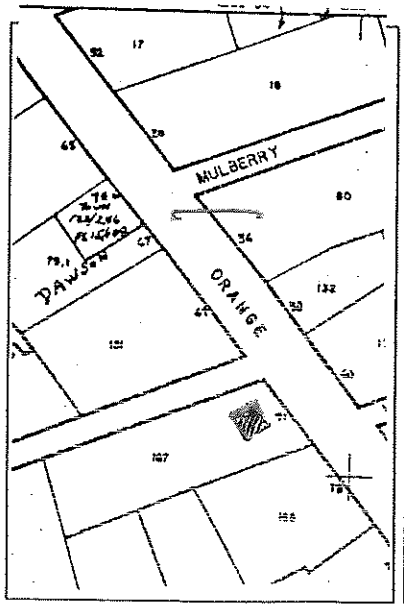
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

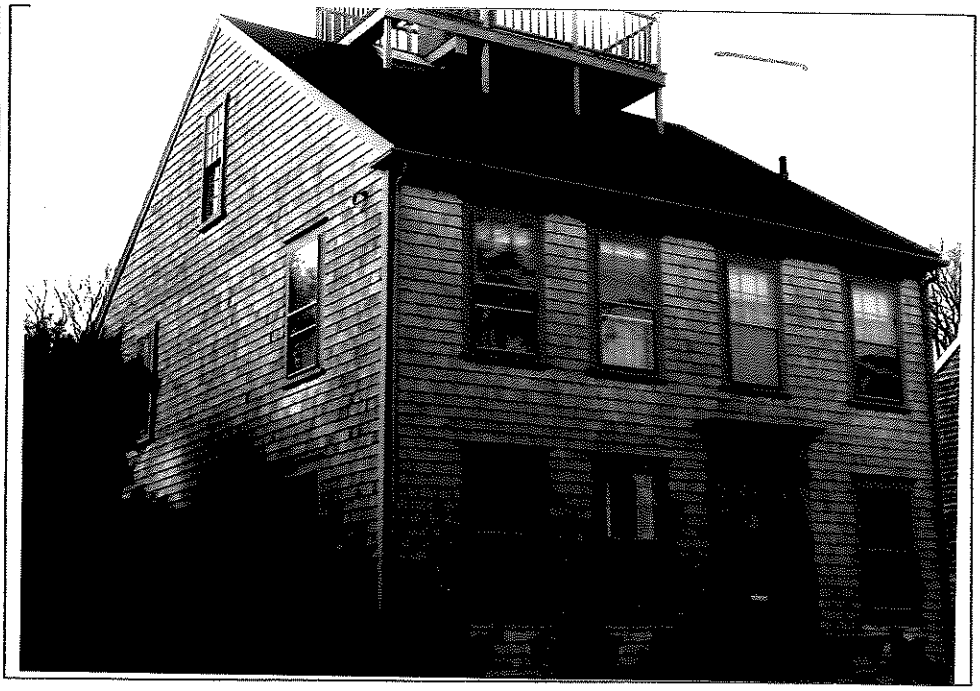
6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No
Interior accessible, explain:

8. MAP -- 3 X 2"





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: _____

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: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ 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
- ○ 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: 213
- ○ 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: 1.13A ○ 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) _____

71 ORANGE ST

Location	71 ORANGE ST	**Mblu**	5541/ / 167/ /
Acct#	00011063	**Owner**	ACK 71 ORANGE STREET LLC
Assessment	$4,273,700	**PID**	11063
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,737,500	$1,536,200	$4,273,700

Owner of Record

Owner	ACK 71 ORANGE STREET LLC	**Sale Price**	$4,100,000
Co-Owner		**Certificate**	
Address	C/O HAEBLER CAPITAL 8 SOUND SHORE DR GREENWICH , CT 06830	**Book & Page**	1833/35
		Sale Date	06/24/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK 71 ORANGE STREET LLC	$4,100,000		1833/35	00	06/24/2021
ELLIOTT DIANE V	$3,737,500		01432/0110	00	04/25/2014
SEVENTY ONE ORANGE NANTUCKET LLC	$1,300,000		01343/0265	1O	09/17/2012
GREENBERG MARVIN & DOROTHY TRS	$0		00511/0065	99	07/23/1996
GREENBERG MARVIN & DOROTHY TRS	$0		00511/0063	99	07/23/1996

Building Information

Building 1 : Section 1

Year Built:	1822
Living Area:	3,718
Replacement Cost:	$3,156,299
Building Percent Good:	86
Replacement Cost Less Depreciation:	$2,714,400

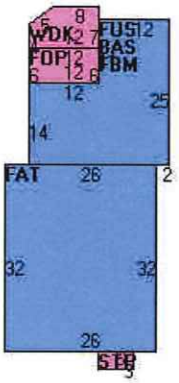
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Excellent +
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5
Total Bthrms:	5
Total Half Baths:	1
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//\0029\71%20orange

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11063_127

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,300	1,300
FUS	Upper Story, Finished	1,300	1,300
FBM	Basement, Finished	1,300	910
FAT	Attic, Finished	832	208
FOP	Porch, Open, Finished	72	0
STP	Stoop	18	0
WDK	Deck, Wood	142	0
		4,964	3,718

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	2.00 UNITS	$21,000	1

FPO	EXTRA FPL OPEN	2.00 UNITS	$2,100	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	ROH
Neighborhood	850
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.13
Frontage	0
Depth	0
Assessed Value	$1,536,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$2,737,500	$1,536,200	$4,273,700
2023	$3,049,900	$1,463,000	$4,512,900
2022	$2,559,000	$1,219,800	$3,778,800
2021	$2,831,700	$1,123,500	$3,955,200
2020	$3,268,100	$1,123,500	$4,391,600

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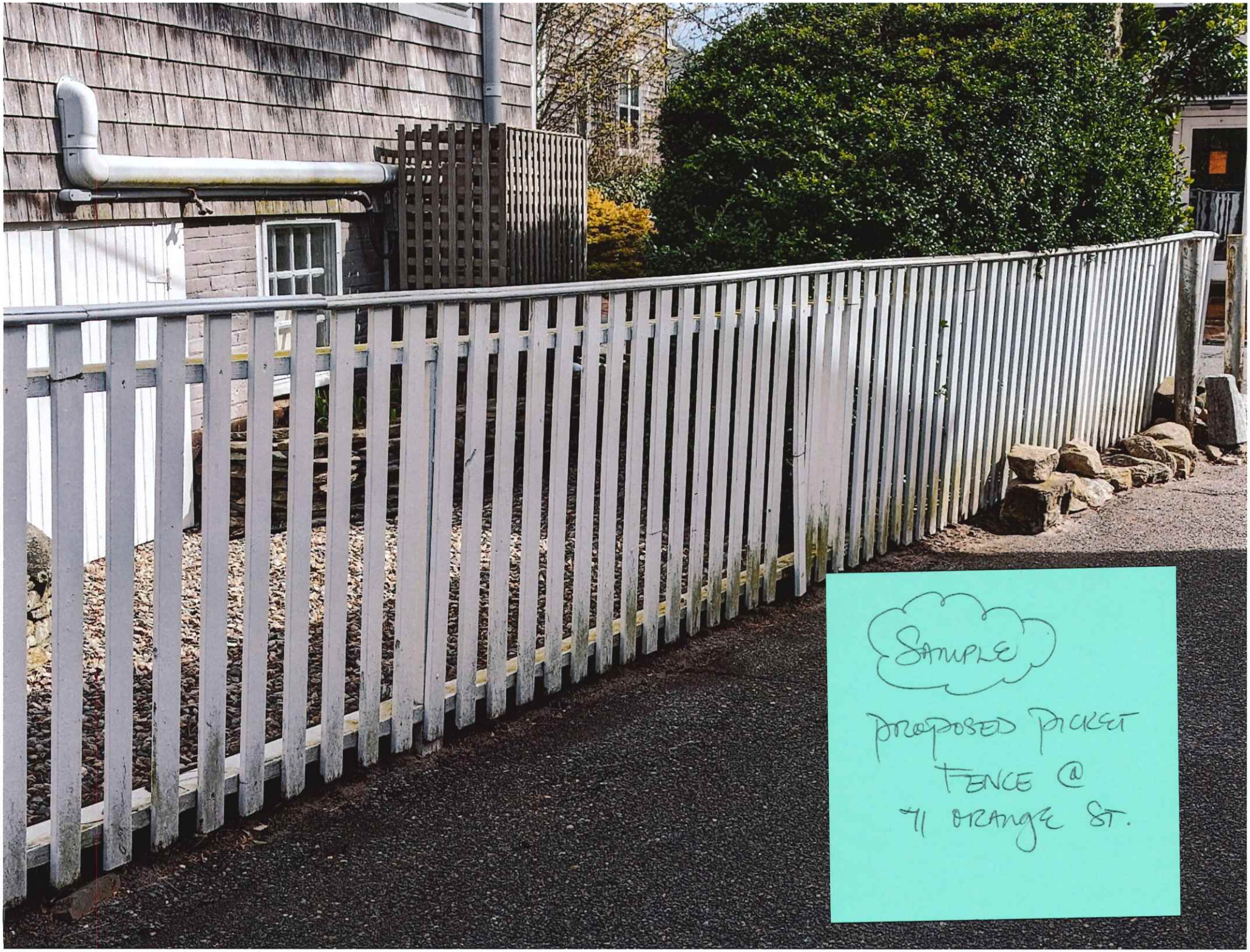
SAMPLE
PROPOSED
GATES
@ 71
ORANGE ST.

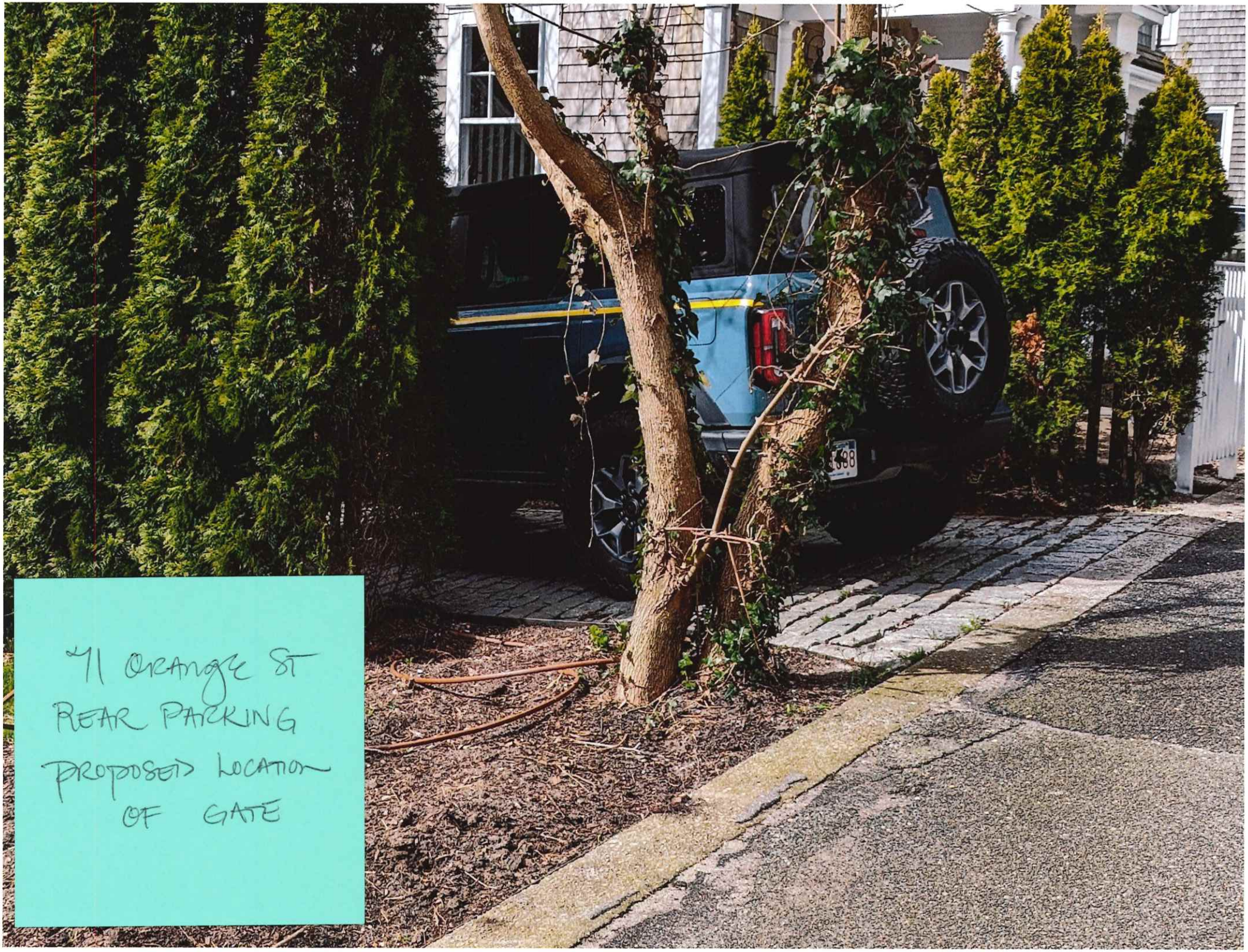

SAMPLE
PROPOSED PICKET
FENCE @
41 ORANGE ST.


41 ORANGE ST.


71
41 ORANGE ST
EAST


41 ORANGE ST.


71 ORANGE ST


41 ORANGE ST
REAR PARKING
PROPOSED LOCATION
OF GATE


71 ORANGE ST
NORTH


41 Orange St
North



71 ORANGE STREET →

NORTH/ WEST



41 Orange Street

Proposed Location of Gate

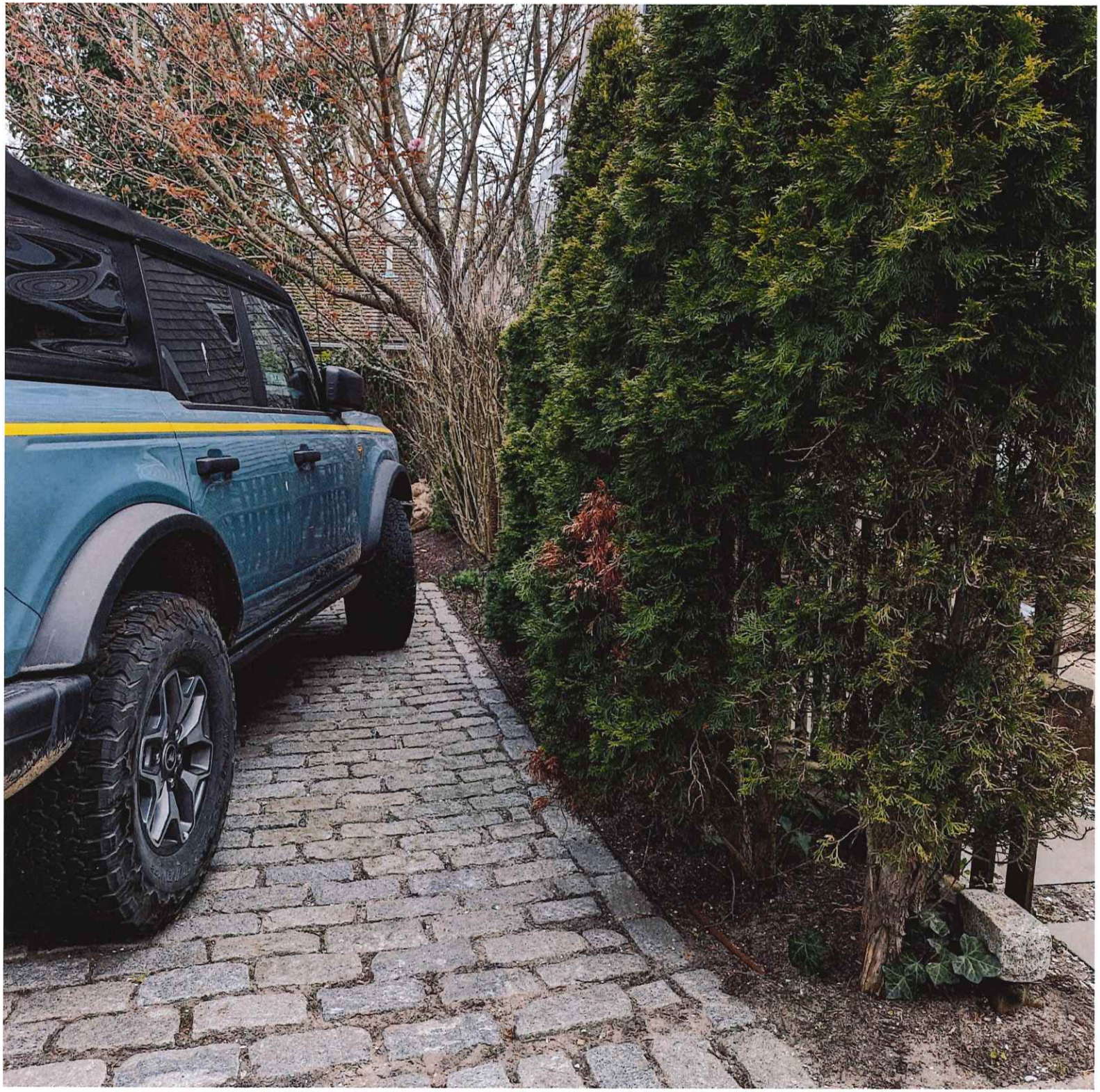


41 Orange Street



41 Orange St.

PROPOSED LOCATION OF GATE



41 Orange Street



41
ORANGE
STREET

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: 5/23/24
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-03-10186
X	Copy of Minutes (application item circled) I DID MY OWN FROM VIDEO
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: _____ Date: 5/23/24

May 14th, 2024

HDC meeting minutes by applicant (there are no minutes available by town minutes person)

Sitting Board Members- Ray, Abby, Diane, Joe, and Connie

Val -present project- submitted for metal building given what is in the area but asking to change that shingles instead. 60x60 and 30' tall.

Garfield Bloise- Pastor- We are willing to adjust what needs to be adjusted, we just need a church space

Larry Bogan- Deacon- retired here in 2016. My wife's family- the DeBarros and Rose family have been here since 1940. I am now a deacon at Servants Heart Ministries. We have been in a tent for the past two years, even in the wintertime. I want to invite you guys to come and see-you would be very impressed by what we have done inside this tent, you wouldn't believe it. Invite you to come worship with us…it's the real deal, no foolishness. I think Nantucket is well deserving to have a building that represents the community and our God. You are just good people- thank you.

Ray- lets run this by the board members and see where it goes.

Holly- A few comments- church buildings on Nantucket have historically been built out of wood, brick, or stone. Thank you I am happy to hear it is going to be shingled and in keeping with its surrounding area. Thank you for the context of the airport structures. The scale size and material should be more relevant to its neighbors….the residential neighbors. Churches are part of residential neighborhoods. Pg 152 of Building with Nantucket In Mind-"new commercial structures and also religious structures are a form of that- should have traditional materials-glad to hear it that you are using the shingles. Unusual shape, not additive massing. Maybe there is some way to bring in something like batten boards instead of metal? This is a historical moment on Nantucket.

Abutter- Meri Lepore- direct abutter at 87 Skyline Drive. I am more concerned with noise. The building will probably make it better, but it is very loud until 10pm at night sometimes. Where this is located looks like a very large building and the homes in this area are not very large. Where it is located on the property is literally right on the property line. I have three little kids and they are finally all sleeping through the night. I can't open my windows in the summer because there is going to be a church literally next to our property line and its going to be loud until 10 pm- I might lose my mind! I didn't know if this could be moved to more centrally located on the property so its not so close to all the residential homes. It is very close to our home. Large building not like anything in the neighborhood.

Abby- Congrats you are getting a new home. A few architectural features that would be nice. The front of the building has that temple like thing with the columns. Maybe you could expand on that…all two pilasters across from it to accentuate the front of the building. I would put two windows on either side of the front door. Clear story windows should be evenly spaced and relate to the arched windows down below. Like congregational church has those big arched windows and there is a lot of repetition in windows and sizes. I am wondering on that top roof should be like a hip roof. Middle section is overwhelming with two windows and arch above door.

Joe Paul- Question for applicant- is there some importance like symbol or icons related to plan shape? Or the arches and the number of arches? What is the motivation to their employment?

Val-Agent for Church We wanted it to look more like a church and the shape evolved out of metal building start. We can certainly work on that.

Joe Paul- I think seeing it exactly the same rendered with shingles and corner boards, and some kind of flare or something on the base to ground it would be helpful. A Water table like the animal hospital is the one public building I can think of. It diminishes the verticality and grounds it a little bit. I think it would be nice if there was some kind of style that becomes generated. Like the columns which are round, more like the animal hospital are tapered and give more of a human scale to it and that is a large building, but it sits nicely the landscape there. There are elements that you probably would or will explore once you convert to shingles. I like arched windows, but they lose their specialness with the amount used. Maybe use sparingly and if you are going to have shutters, they should reflect the shape of the window. There should be a correlation there. Its interesting shape and it does mask the scale of it, especially from this front elevation. I am curious to see how aesthetically it would look with the wood details once they show up when making that change. Last comment is the scale of the Palladian window should be looked at and the shutters doesn't work. Is the glass clear or some of it stained or translucent- just curious?

Diane- I have know this area where the tent is for years and years and years. I think perhaps the two windows up on the little center second story there with shutters, maybe it would be good not to have the shutters? Have that window a stained-glass window there? That would be nice. I am thinking of St Paul's and the sided. How many windows they have there and they are stained glass and lovely. Maybe the upper window without the side windows could be like the door bellow? Shingles is good and some sort of foundation thing like Joe mentioned. I am interested to see how it goes with the shingles and its exciting to replace the tent. The tent has been there over 20 years and well populated on Sundays and stuff.

Connie- I don't have much to add. On the south elevation, I don't know about the spacing of the windows. I'm a very symmetric person so I would like to see them symmetric but that is just me. The shingles might be an issue with fire code, like we have had at the hospital. Maybe look into that.? Im glad it will be shingled and I think it will look great. Congratulations.

Ray- I find this project very interesting and it reminds me of a place in Paris called Cirque D'hiver which means winter circus. Its been in existence for over a 100 years and it started out as a tent and now the building looks like a tent. This looks a lot like this building and I think that the things that kind of trouble me about have already been mentioned but I will reiterate- we see a lot of arches, there is a Palladian window over the front, the arched entry doors and arched windows that run down wither side with shutters. I think that would be too much of a good thing. The arches will be more important if there are less of them. Tall quiet windows on the sides in the same way like the Unitarian church as these triple hung windows that are probably 25 feet tall? They are huge but really simple. Then all the emphasis is on the front of the building. Meredith has voiced her opinion and concern as a neighbor and even though it is not really up to us about the noise..if something could be done about the siting of the building to appease the neighbors that would be fabulous. And neighborly.

Thomas Barada-(member of public) 14 Tashama- This building- I think Val nailed it. Its great looking. A good comment about the shutters. I think she did a great job on it. As far as the size, it is smaller or about the same size as St Marys. The one on Fair Street is way bigger and the congregational church is 13,000 sf, This is small in size and I think its great. I think the board should be open for stain glass windows down the road because they may not be able to afford them now.

Motion to hold for Revisions- **Abby**

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°: 79 PARCEL N°. 55

Street & Number of Proposed Work: 42 MONOHANSETT

Owner of record: SERVANTS HEART INTL. MINISTRY

Mailing Address: 42 MONOHANSETT RD.
NANTUCKET, MA. 02554

Contact Phone # (774) 236-1128 E-mail: servantsheart.united@gmail.com

AGENT INFORMATION (if applicable)

Name: VAL OWNER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone # (508) 325-4319 E-mail: ackvall62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 1370.00

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 CHURCH BUILDING

Size of Structure or Addition: Length: 60' Sq. Footage 1st floor: 3950SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 61' Sq. footage 2nd floor: 2900SF > 6850SF 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 30' South 30' East 30' West 30'

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"-8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 5 /12 Secondary Mass 9 /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 METAL STANDING SEAM

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia — Rake 1X10 Soffit (Overhang) 6"-8" Corner boards — Frieze _____

Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round 16" Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other FIXED

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TBD.

Doors* (type and material): ☐ TDL ☐ SDL Front MAHOGANY Rear GREY Side GREY

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways TBD. Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall METAL Clapboard (if applicable) — Roof BLACK ARCH. ASPHALT.

Trim GREY Sash WHITE Doors NATURAL-FRONT - REST - GRAY OR WHITE

Deck N/A 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 3/14/24 Signature of owner of record [signature] Signed under penalties of perjury



Servants Heart Intl. Ministries

New Church Building

42 Monohansett Road


New Life Ministries
International



Airport structures across the street For context







EXISTING
STRUCTURES ON SITE

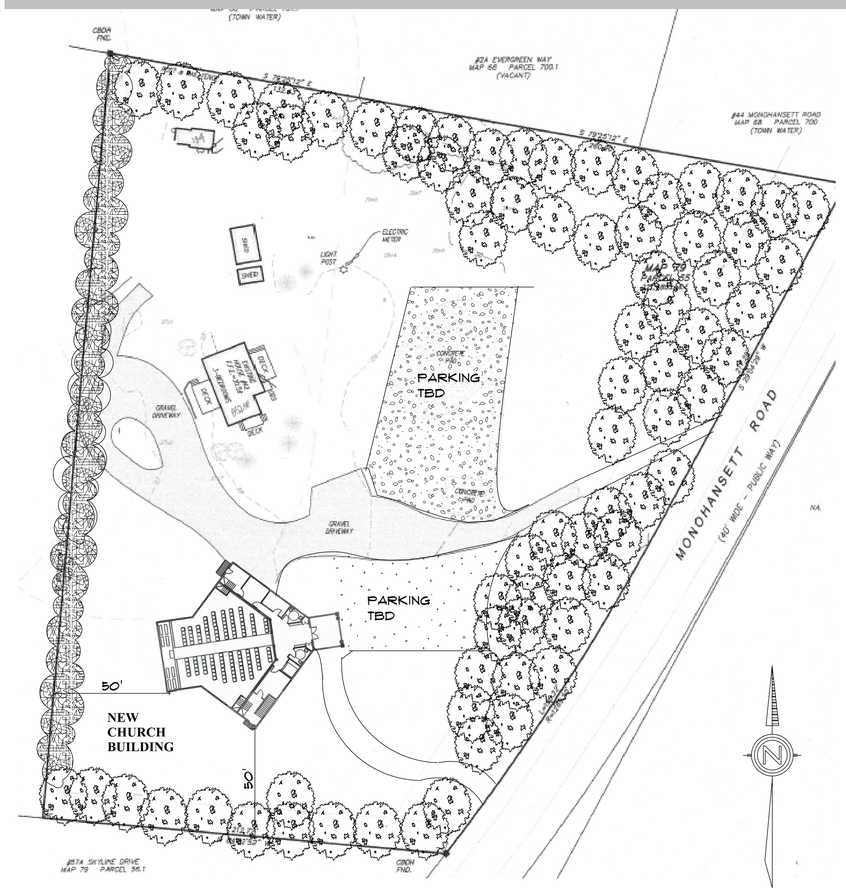




MAP 79 PARCEL 55

PROPOSED CHURCH BUILDING





SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 5-20-24

42 MONOHANSETT- PROPOSED CHURCH BUILDING

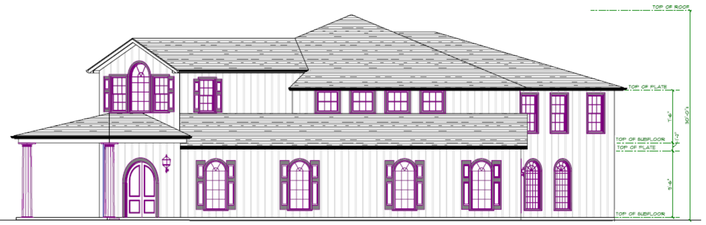
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584











PREVIOUS SUBMISSION

CHANGED SIDING TO
CEDAR SHINGLES

RIGHT (NORTH) ELEVATION



FRONT (EAST) ELEVATION



PREVIOUS SUBMISSION

CHANGED SIDING TO
CEDAR SHINGLES

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 3-14-24

42 MONOHANSETT- PROPOSED CHURCH BUILDING

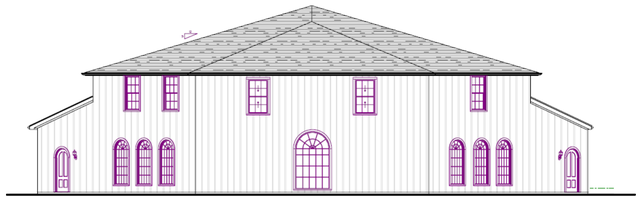
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584



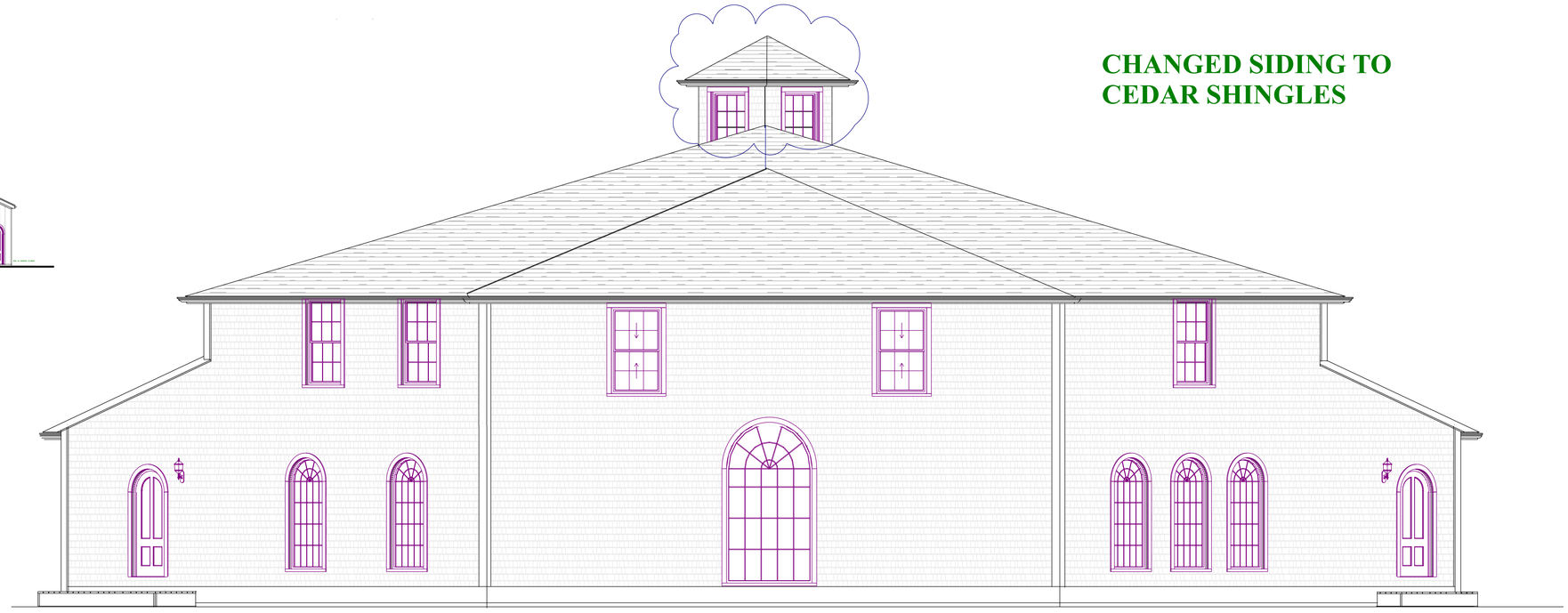
LEFT (SOUTH) ELEVATION



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION



CHANGED SIDING TO
CEDAR SHINGLES

REAR (WEST) ELEVATION

42 MONOHANSETT- PROPOSED CHURCH BUILDING

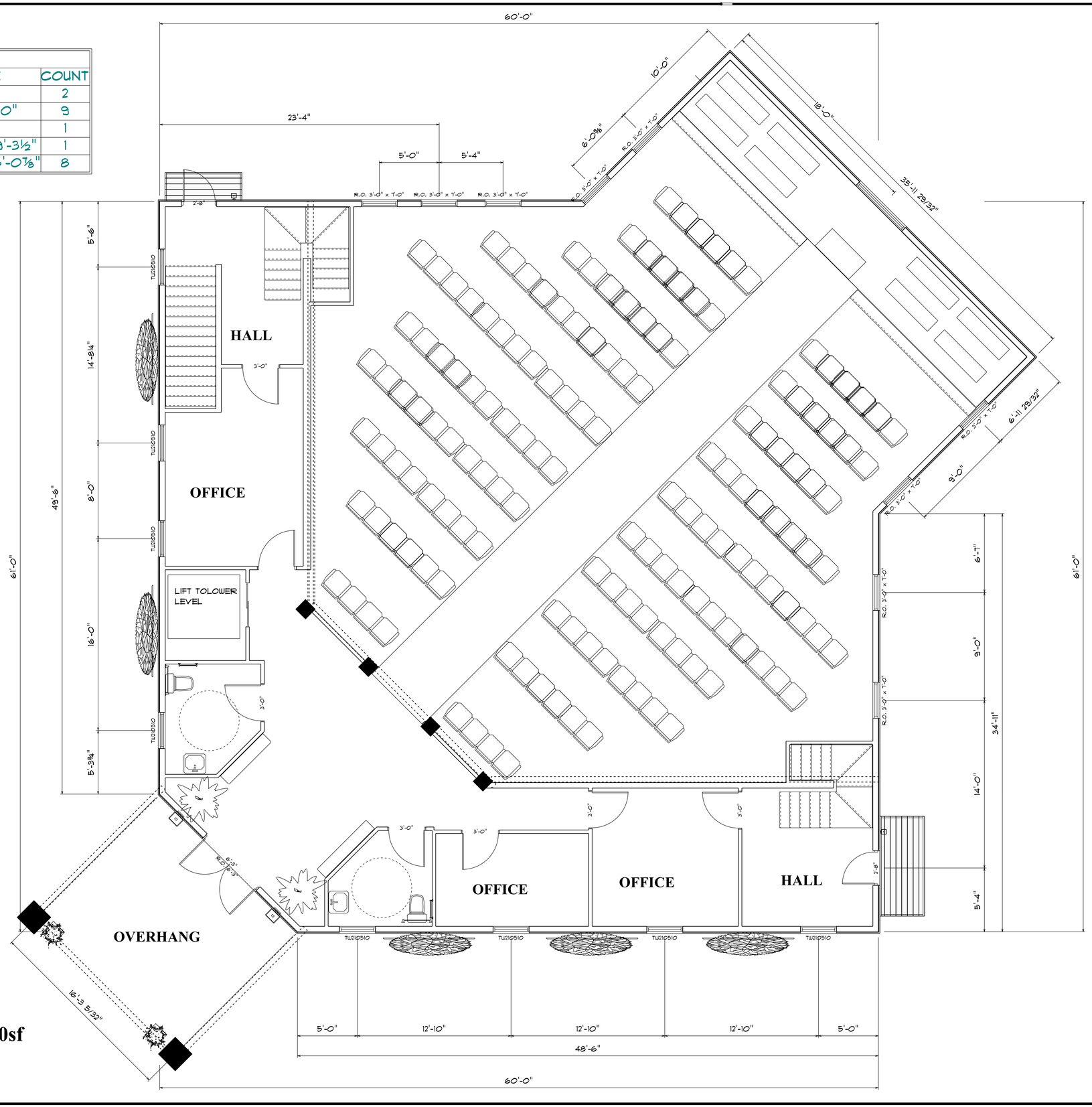
SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 3-14-24

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

SDL WINDOWS- BRAND TBD		
PRODUCT CODE	SIZE	COUNT
32X80 ROUND TOP B 1	2'-8"	2
36X60 ROUND TOP-MODIFIED	3'-0" x 7'-0"	9
72X96 ROUND TOP E 2-MODIFIED	6'-3"	1
SE545-MODIFIED	5'-4½" x 9'-3½"	1
TW210510	2'-11⅝" x 6'-0⅞"	8



FIRST FLOOR PLAN-@ 3950sf

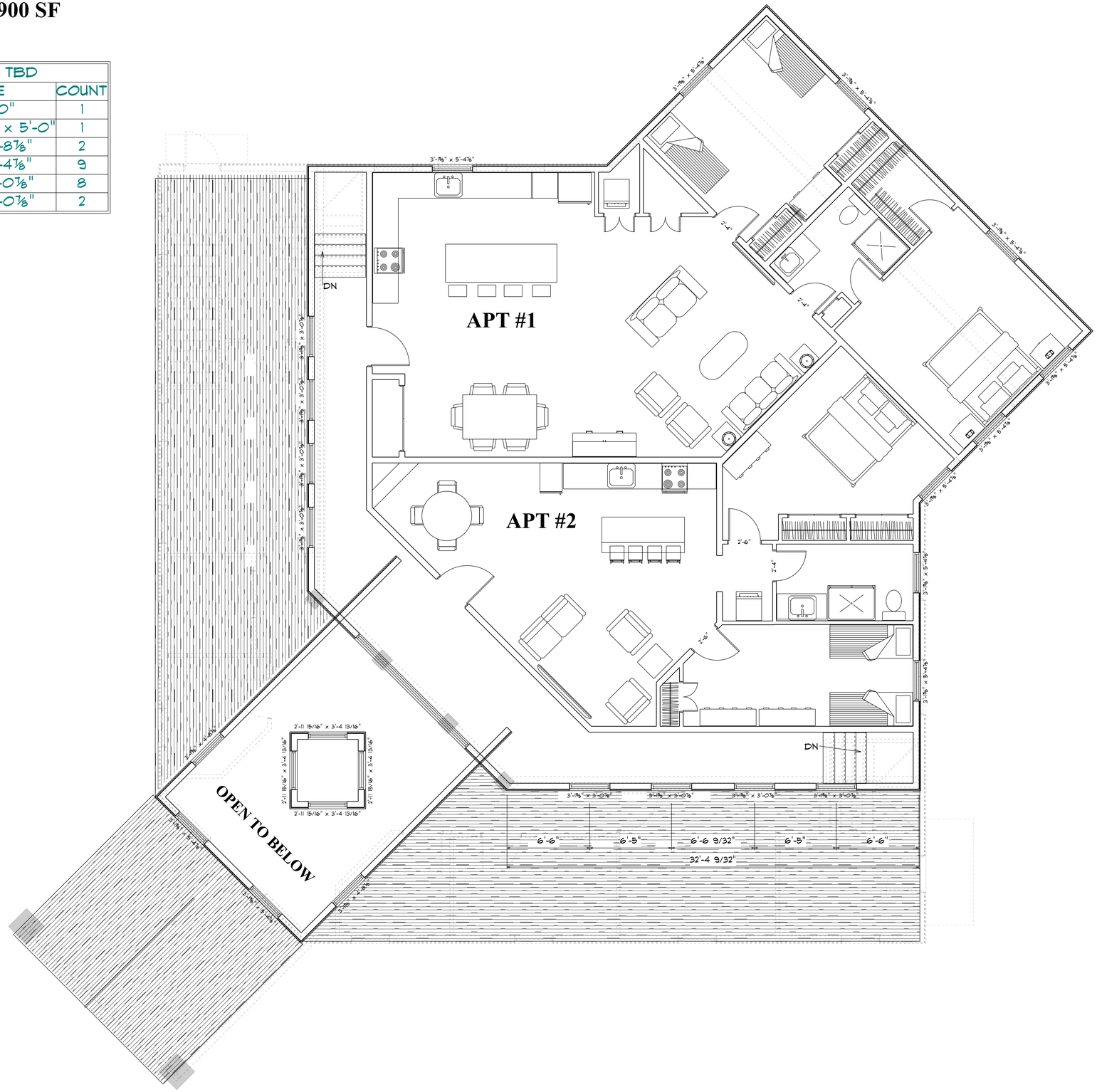
42 MONOHANSETT- PROPOSED CHURCH BUILDING

SCALE: 1/4"=1'
DRAWN BY: VO
DATE:5-20-24

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

SECOND FLOOR PLAN- @ 2900 SF

SDL WINDOWS/DOORS- BRAND TBD		
PRODUCT CODE	SIZE	COUNT
36X60 ROUND TOP-MODIFIED	4'-0" x 7'-0"	1
36X60 ROUND TOP-MODIFIED	12'-2 23/32" x 5'-0"	1
TW3046-MODIFIED	3'-1⅝" x 4'-8⅞"	2
DHUNG	3'-1⅝" x 5'-4⅞"	9
DHUNG	3'-1⅝" x 3'-0⅞"	8
DHUNG	3'-1⅝" x 5'-0⅞"	2


APT #1
APT #2
OPEN TO BELOW
DN
DN
3'-1⅝" x 5'-4⅞"
3'-1⅝" x 5'-4⅞"
3'-1⅝" x 5'-4⅞"

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: 5/29/24
	HDC Case Number (ie HDC2020-05-0265): N/A
✓	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 5/29/24
✓	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: 5/29/24

Meeting Minutes May 21, 2024

31 Squam Road – Squam Holdings LLC – Reno/additions/move – 21/3

HB: Was part of the Hutton Family Estate. Dates back to the 1930's, could be over 100 years old. Referenced Building with Nantucket in Mind pages 112-113 regarding glazing requirements. Should have a front door. French doors with windows not appropriate. Would like to see demo plan in red to show what is to remain.

AC: design dependent on lack of visibility. Fenestration is over the top, needs to be more appropriate to the area.

CT: lots of glass, has concerns with the amount of light at night as well as the visibility from the beach. Would like to see a section.

DC: too much fenestration.

VO: likes the scale, massing is great. Need to reduce the fenestration

SW: likes the scale and one story, would like to see some of the old picture windows remain. Need to reduce the fenestration.

SW: motion to hold for revisions. Fenestration revisions and section

Yes: SW, AC, DC, VO, CT

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°: 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 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 (Partial) ☐ 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'x12', 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 _____
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 ~~out-swing~~ Rear Double French, French Side French
Garage Door(s): Type _____ Material Door w/ lattice vertical boards w/ sidelights

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

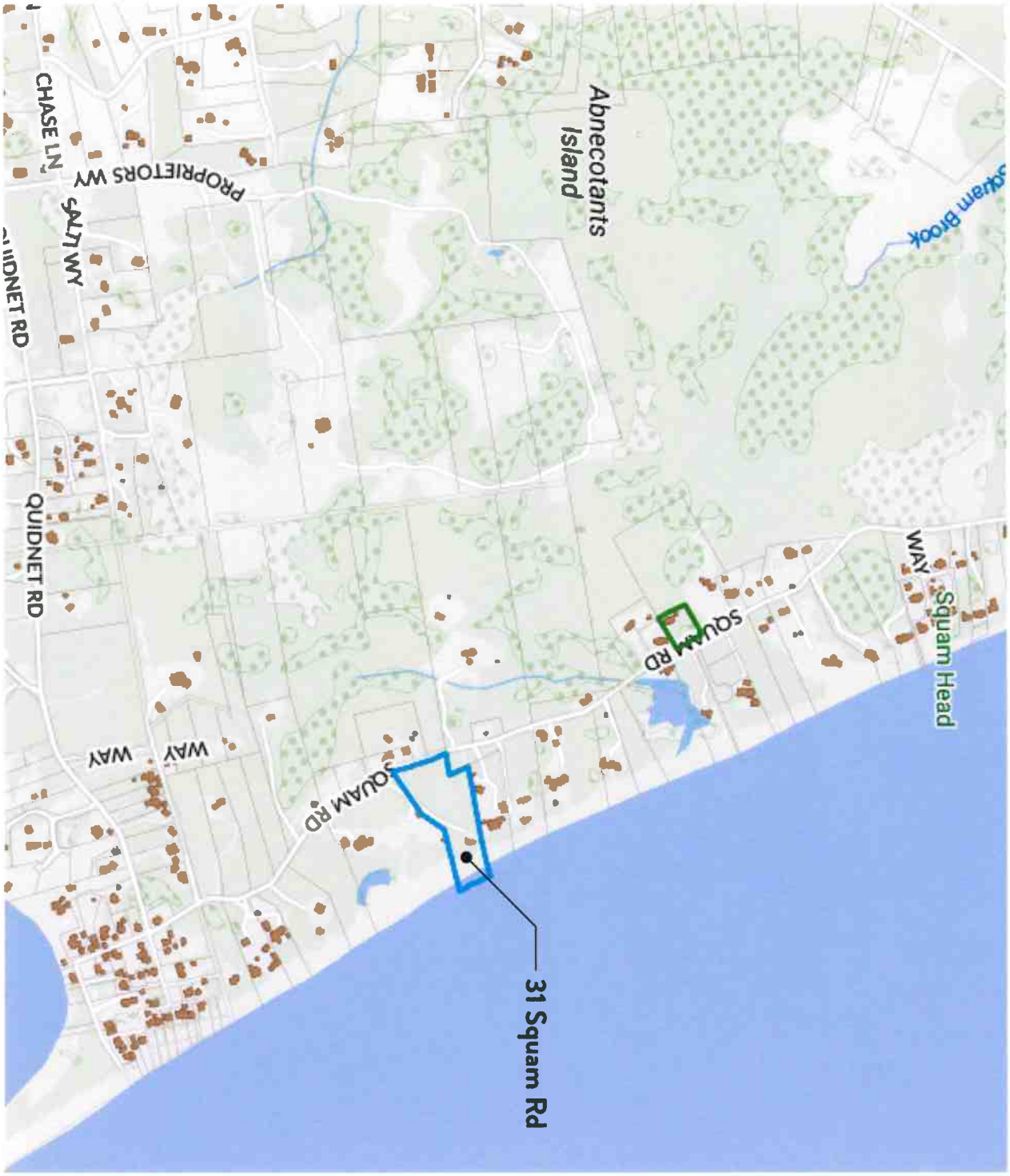
COLORS

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



ID #
L-1.1

Renovation at
31 Squam Road
Nantucket, MA 02554

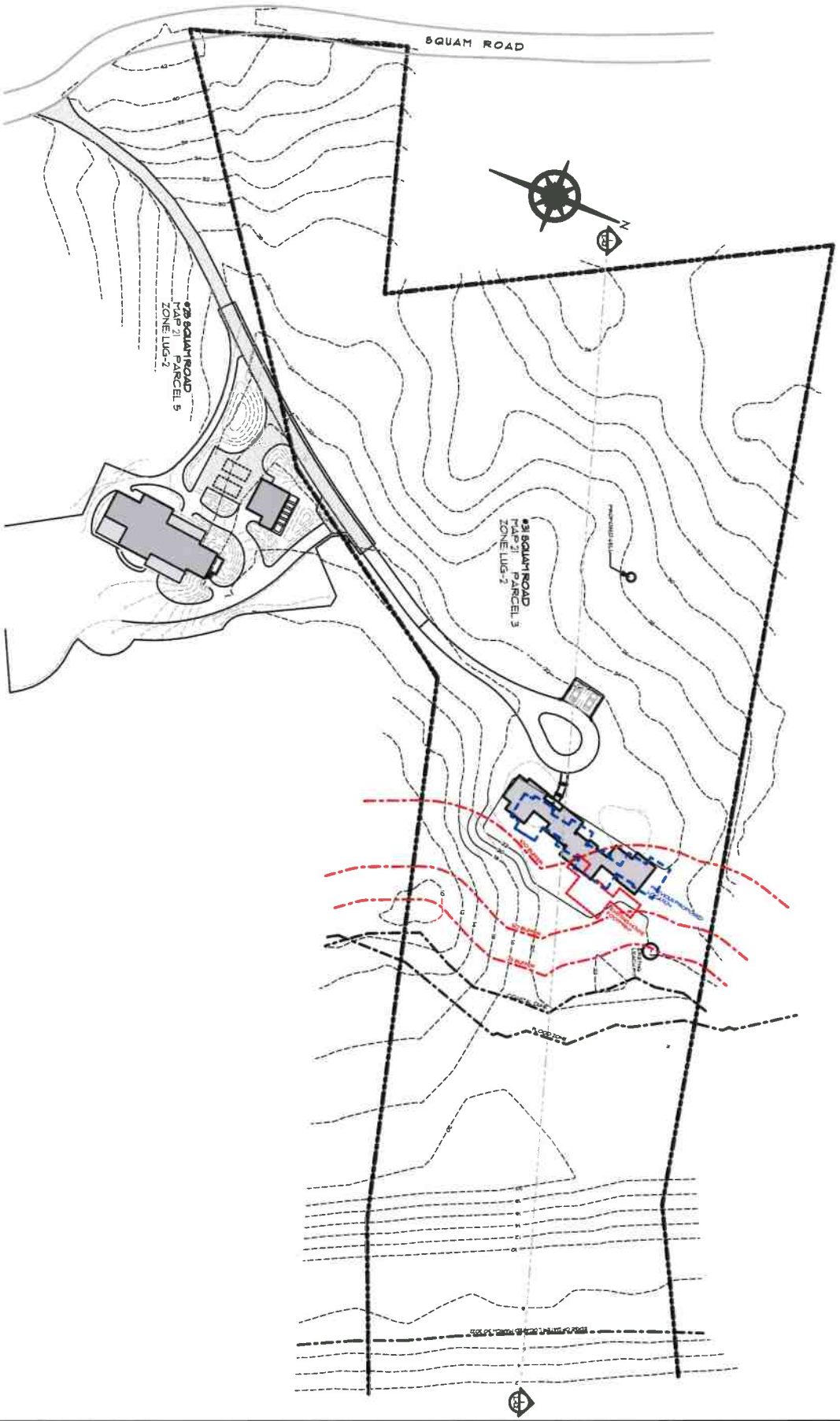
MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



ID #
L-1.2

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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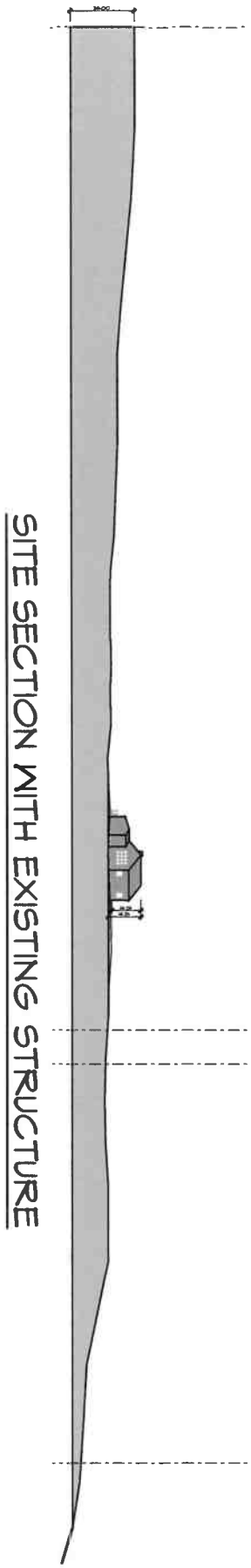
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

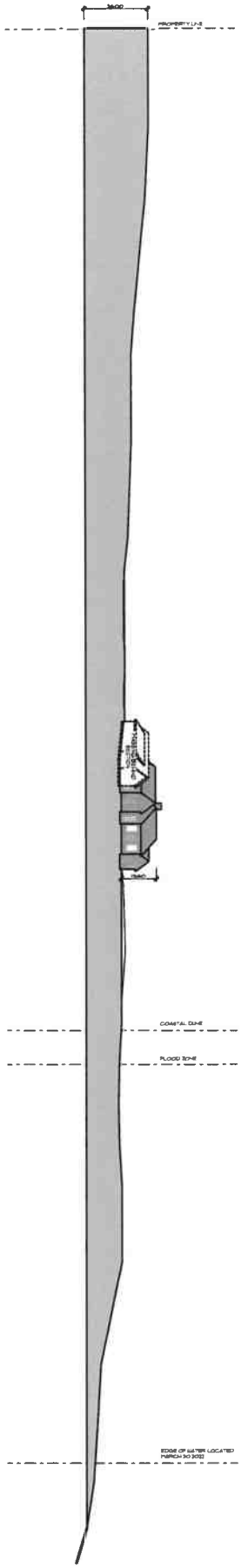
Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



SITE SECTION WITH EXISTING STRUCTURE



SITE SECTION WITH PROPOSED STRUCTURE

L-1.3

ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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.

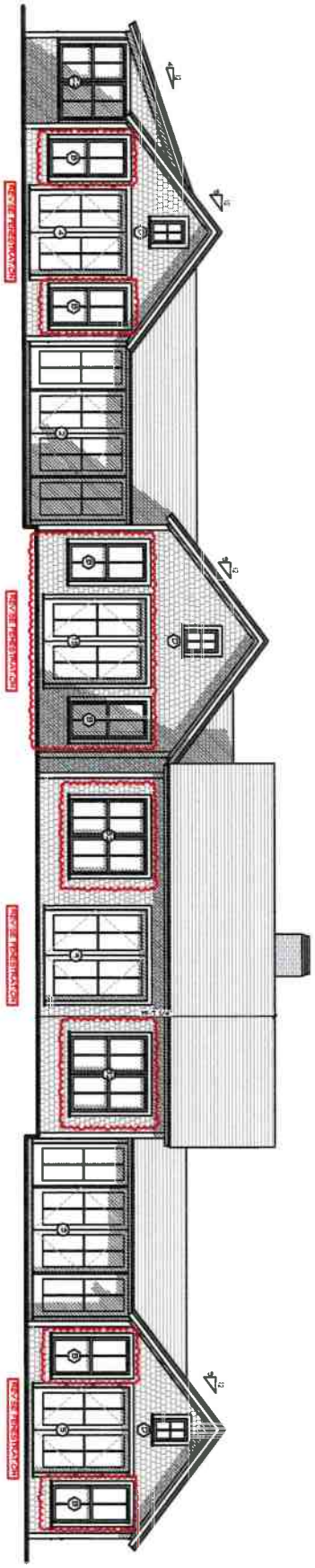
Site Section

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-2.1

ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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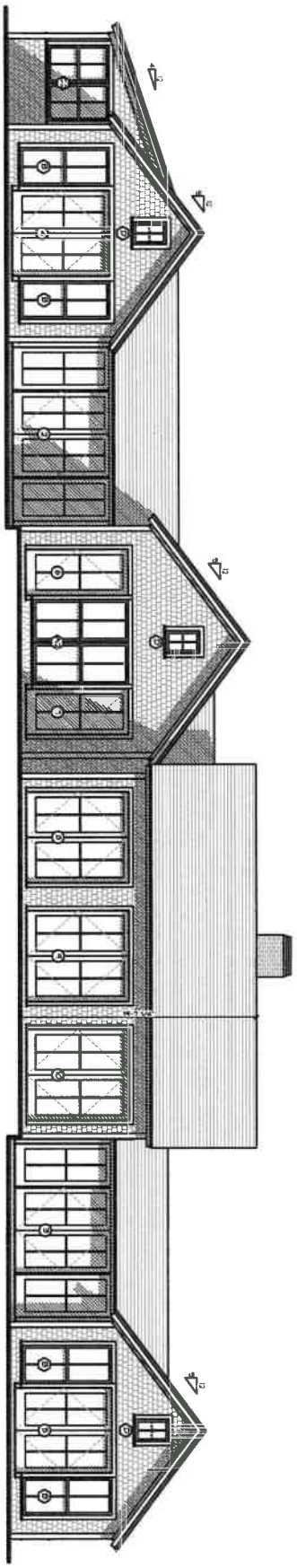
East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Submitted

A-2.1

ID #

Renovation at
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East Elevation

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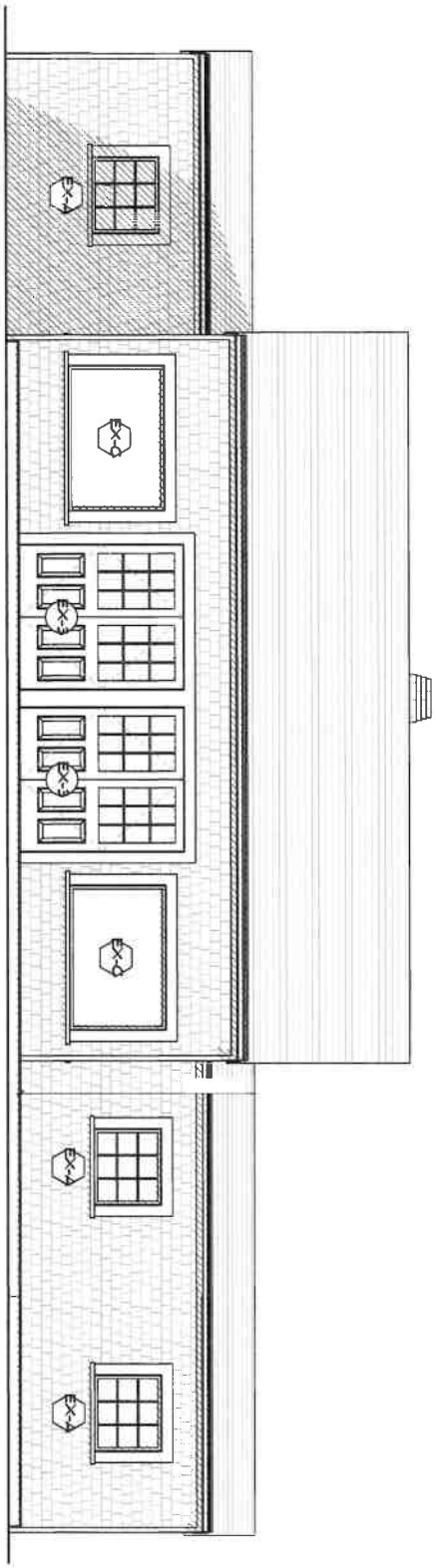
11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-2.1b

ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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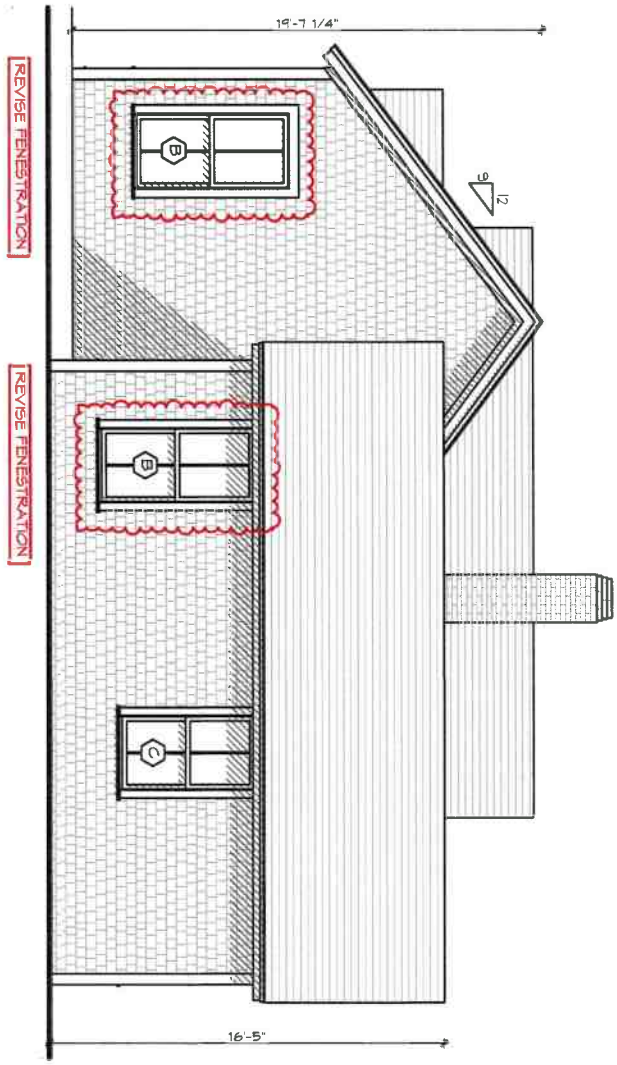
Existing East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 462 4543

BOTTICELLIANDPOHL.COM



A-2.2

ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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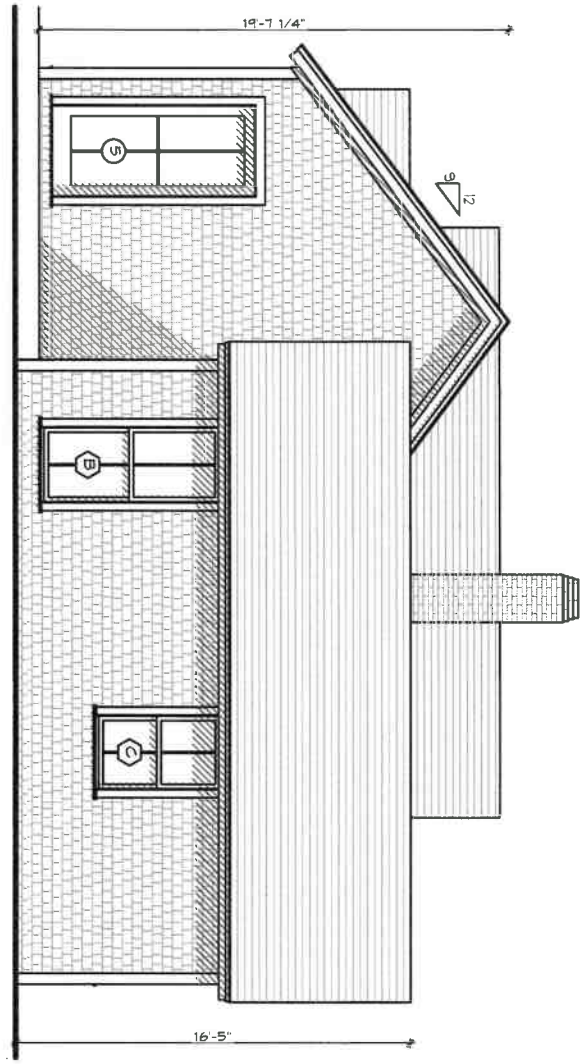
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Submitted

A-2.2

ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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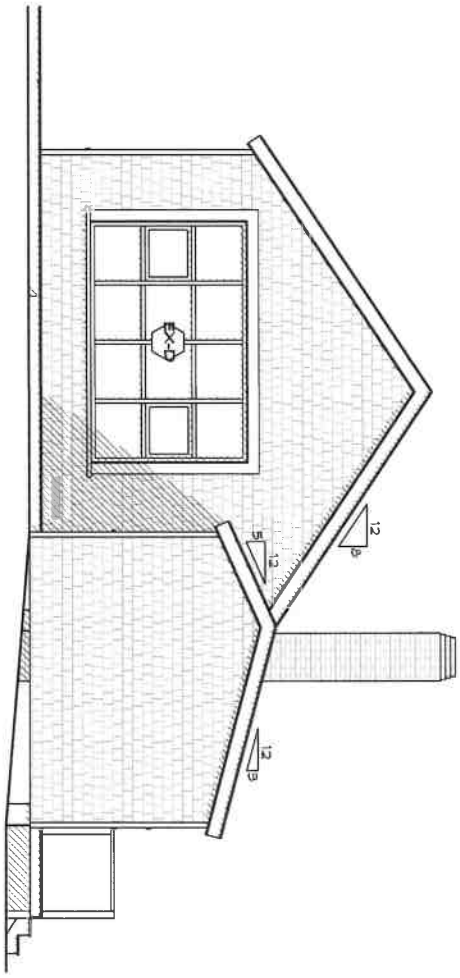
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID # A-2.2b

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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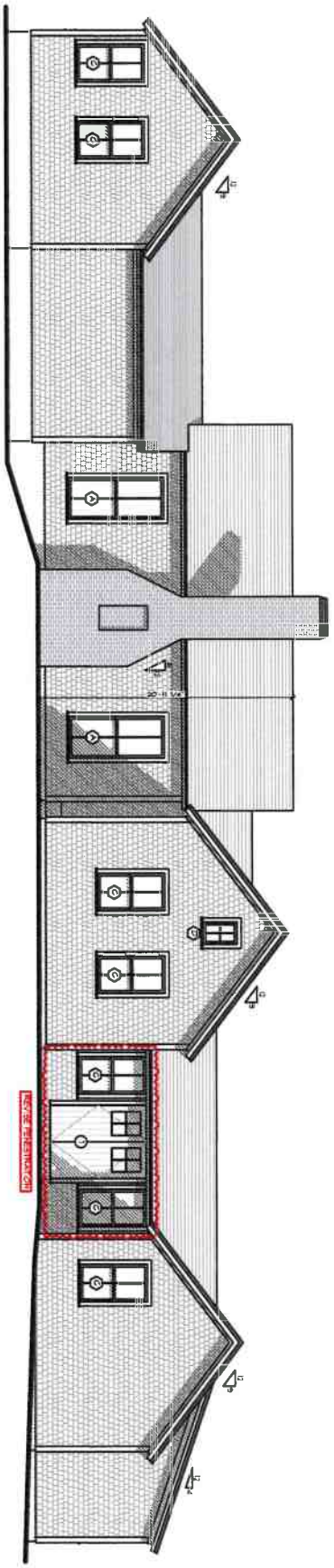
Existing North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.3

ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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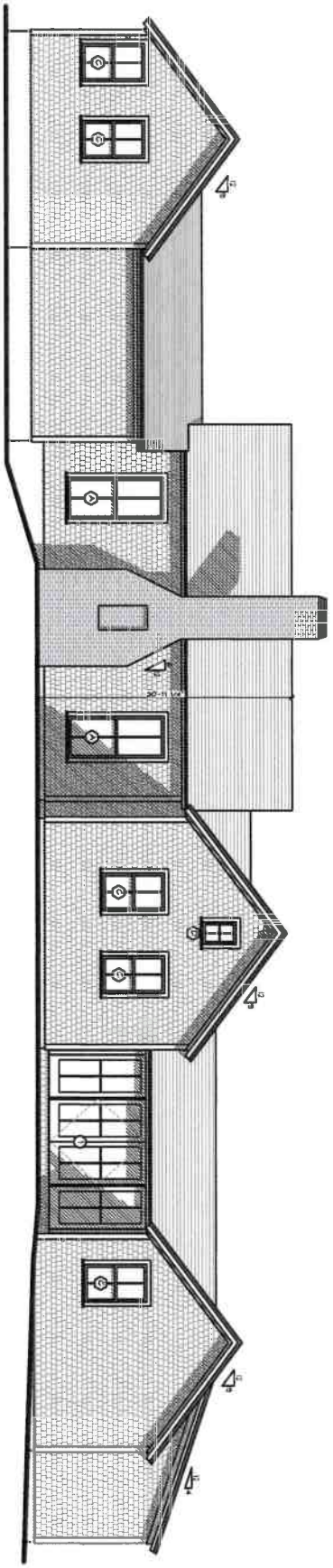
West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Submitted

A-2.3

ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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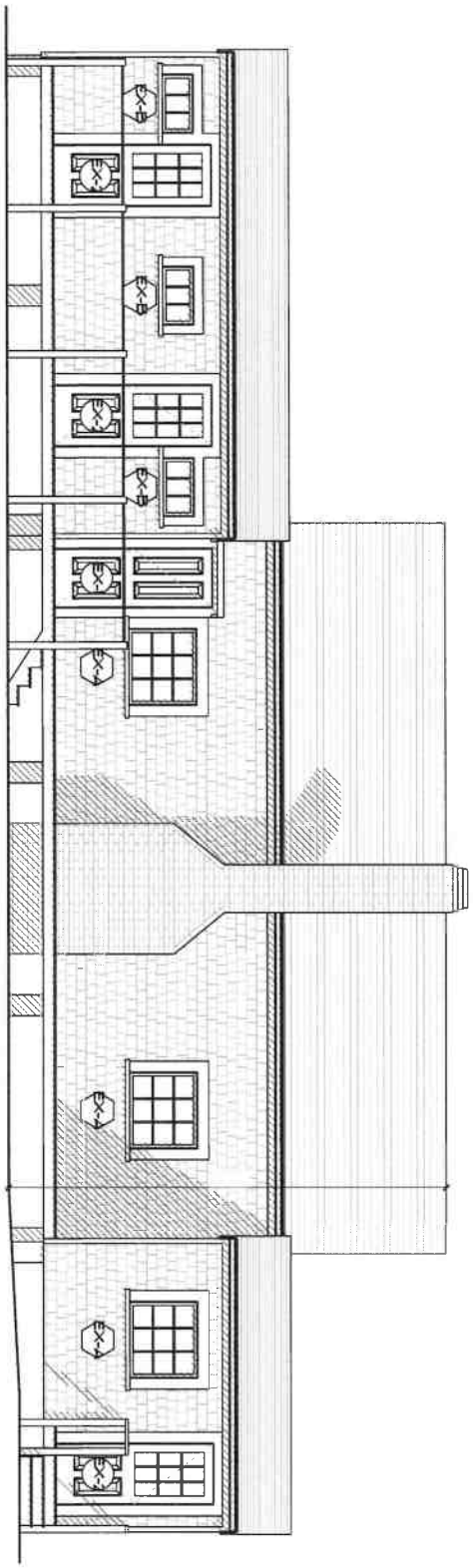
West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.3b

ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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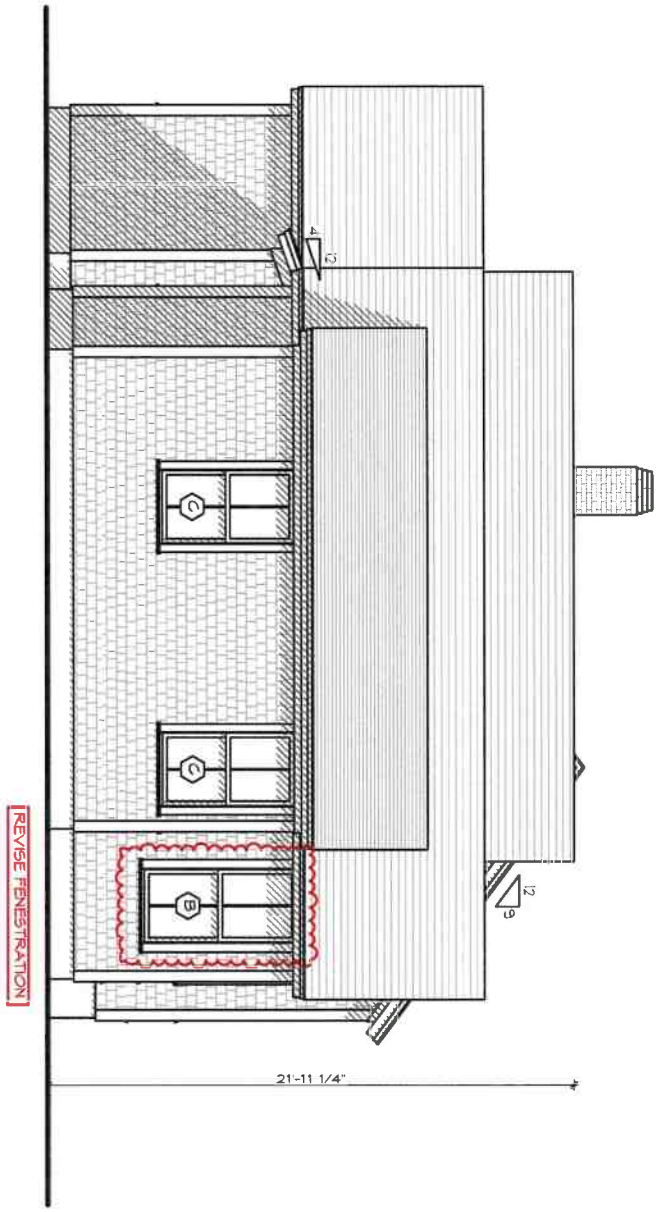
Existing West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-2.4

ID

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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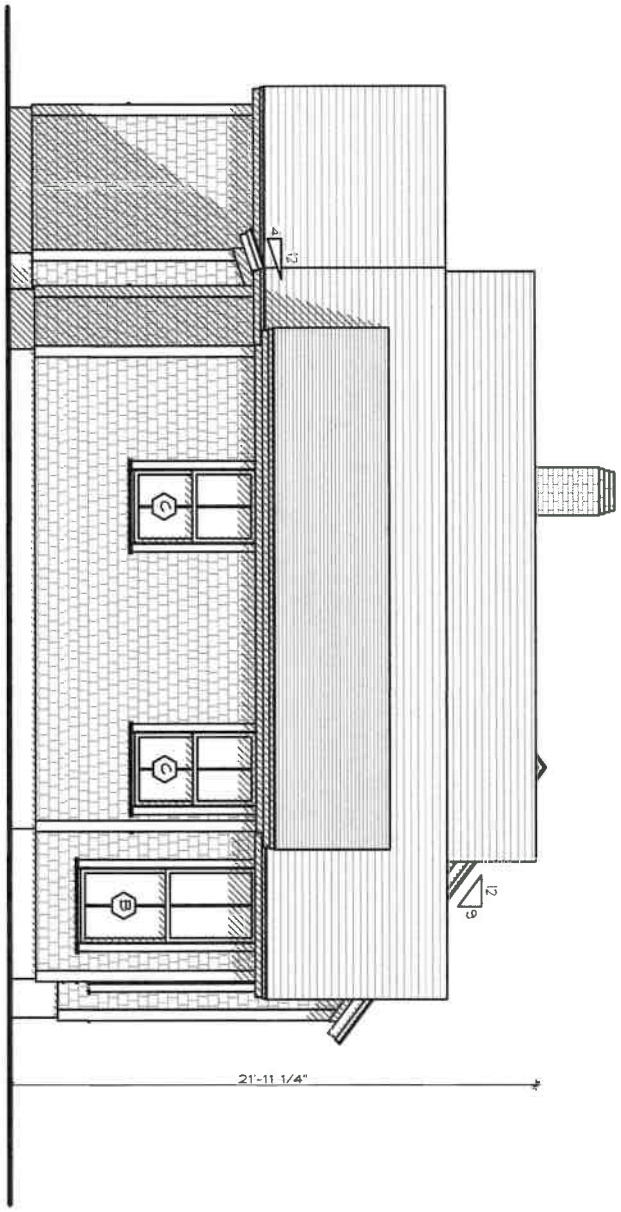
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Submitted

ID # A-2.4

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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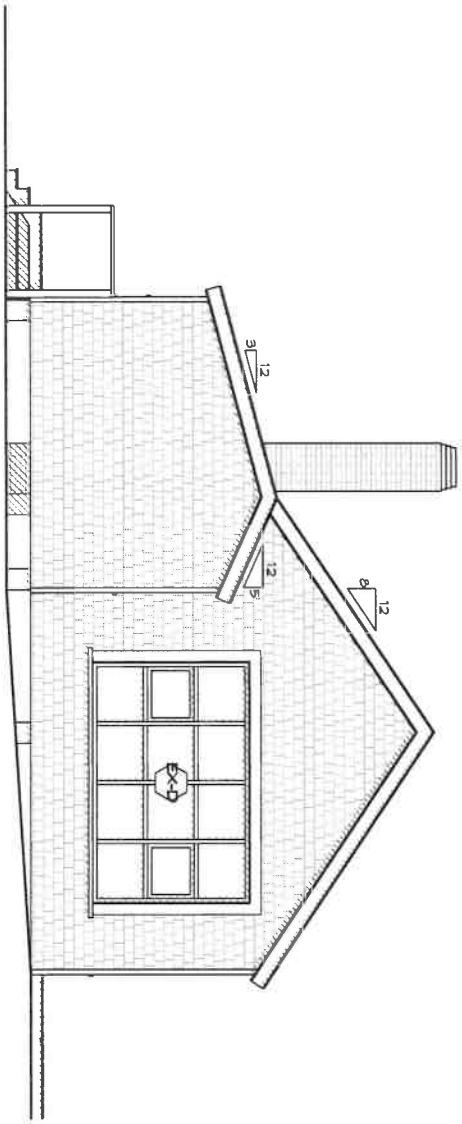
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-2.4b

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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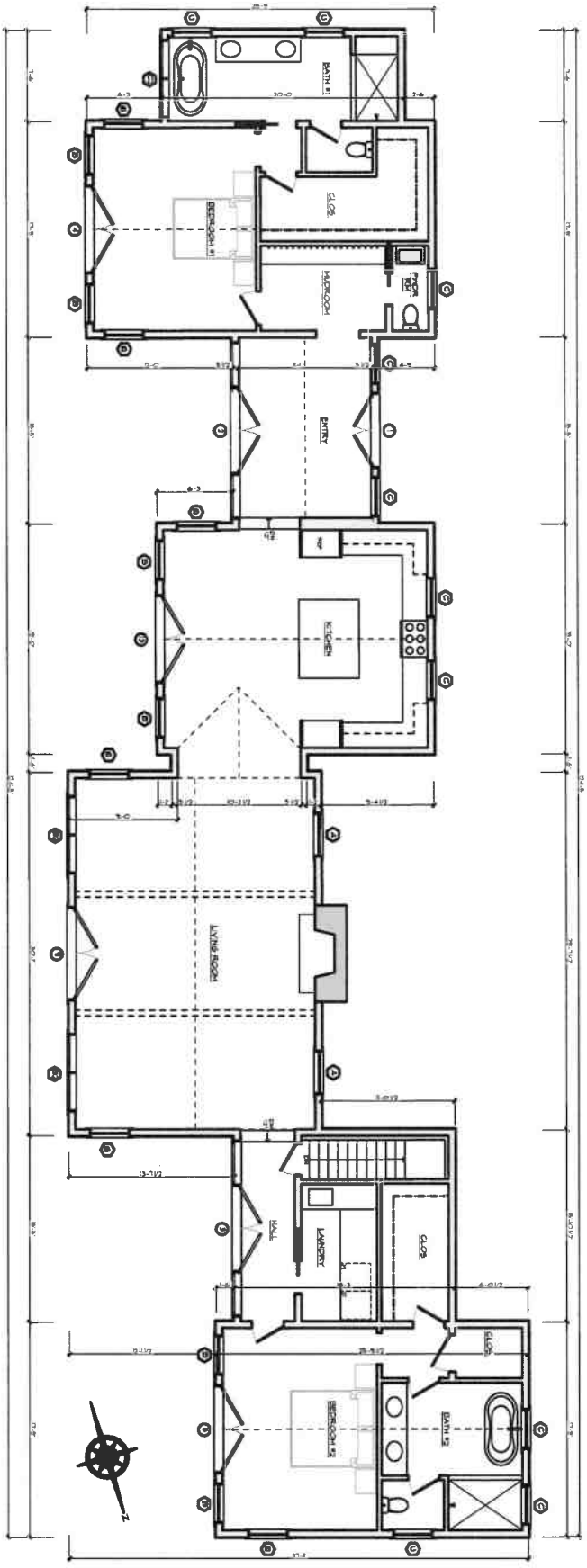
Existing South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.1

ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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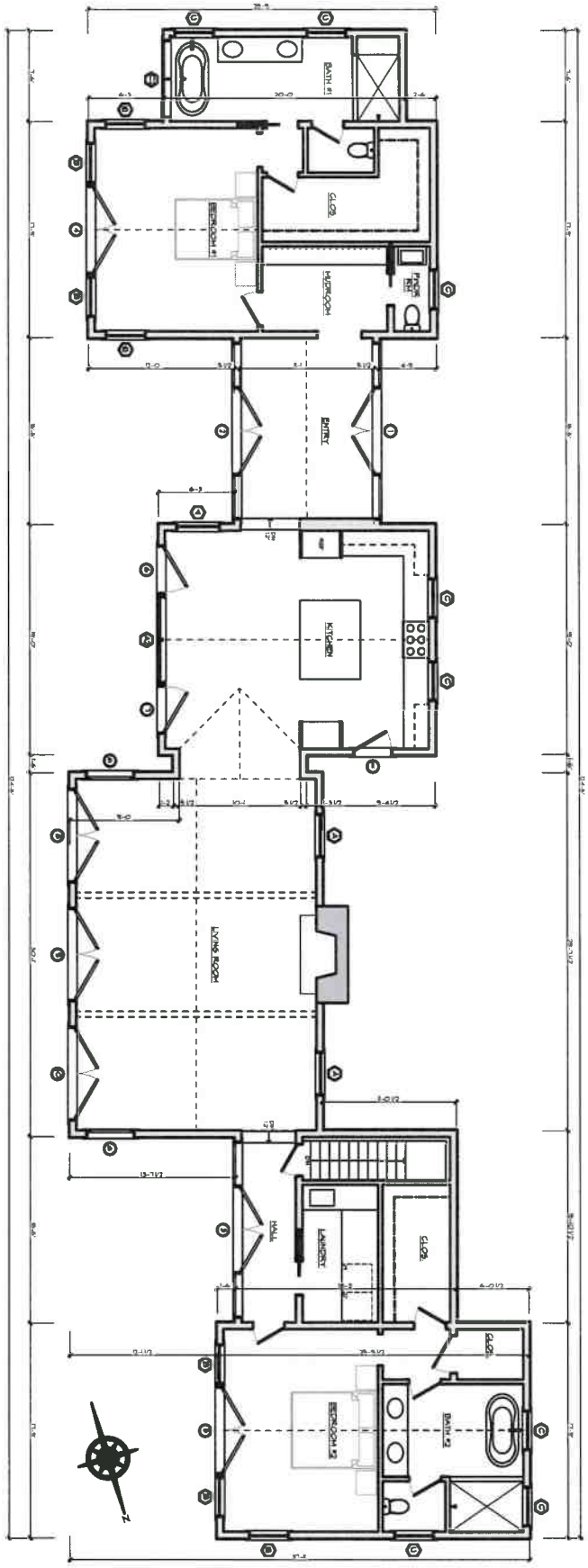
First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Submitted

ID # A-1.1

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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First Floor Plan

BOTTICELLI & POHL

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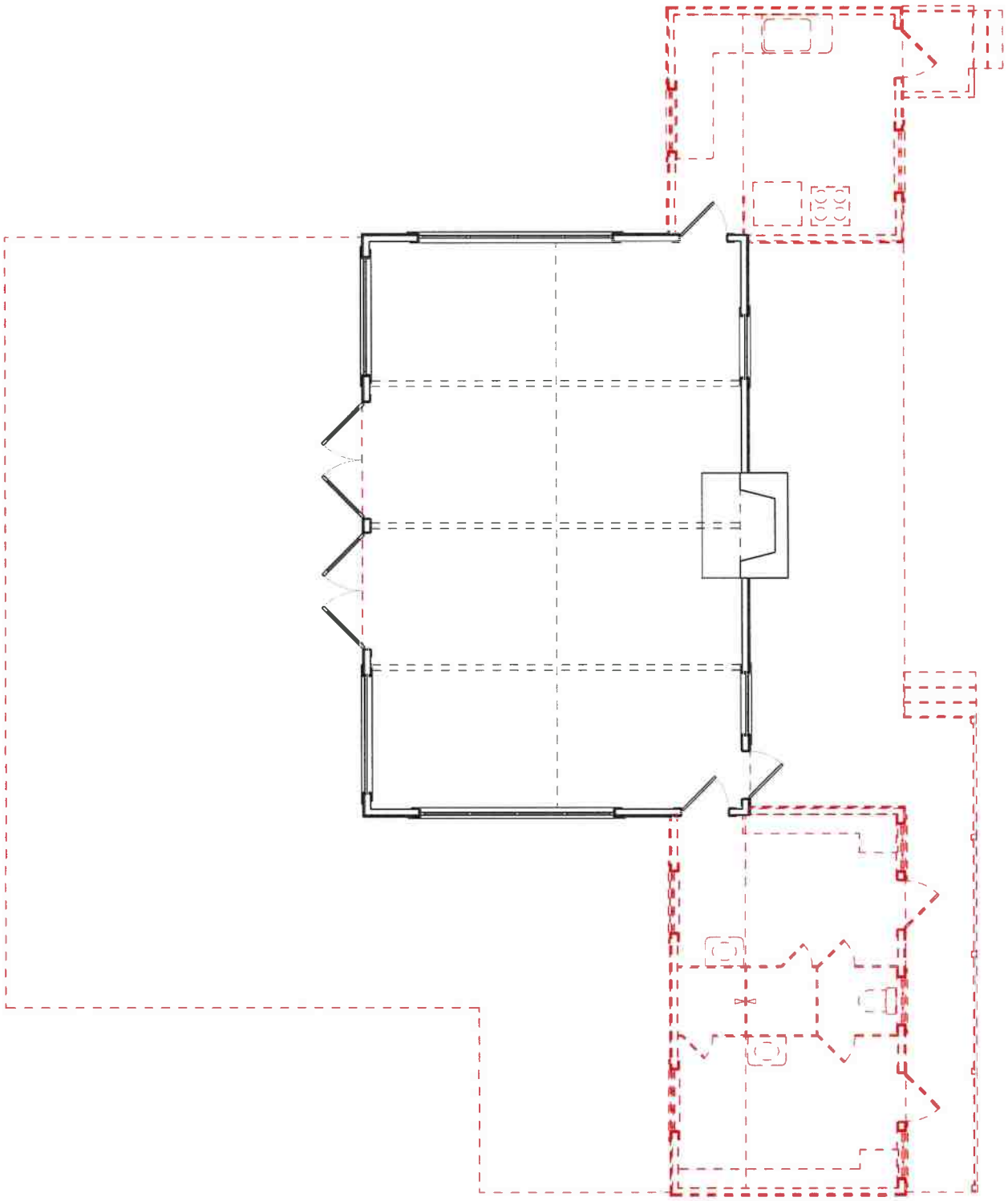
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



D-1.1

ID #

Renovation at
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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First Floor Demolition Plan

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Residence at
31 Squam Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 5/30/24
Building Dept. Sub:
Rev: 5/28/24

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	2	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~~	Eliminated
B	12	Double Hung	Little Harbor	3'-1 7/8" x 6'-6 1/2"	3'-2 7/8" x 6'-7"	2 over 2	
B2	2	Double Hung	Little Harbor	(2) 3'-1 7/8" x 6'-6 1/2"	6'-4 3/4" x 6'-7"	2 over 2	
C	10	Double Hung	Little Harbor	3'-1 7/8" x 5'-8 1/2"	3'-2 7/8" x 5'-9"	2 over 2	
C2	1	(2) Double Hung	Little Harbor	(2) 3'-1 7/8" x 5'-8 1/2"	6'-4 3/4" x 5'-9"	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	Front Entry	Little Harbor	(2) 3'-0" x 8'-0"		4 ea	vertical boards
		~~w/ Sidelights~~	~~Little Harbor~~	~~(2) 3'-6" x 8'-0"~~	~~OA = 14'-7" x 8'-2 1/4"~~	~~4 ea~~	Eliminated
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~~	~~Single French~~	~~Little Harbor~~	~~3'-0" x 8'-6"~~	~~3'-3" x 8'-8 1/4"~~	~~4~~	Eliminated
~~7~~	~~1~~	~~Single French~~	~~Little Harbor~~	~~3'-0" x 8'-6"~~	~~3'-3" x 8'-8 1/4"~~	~~4~~	Eliminated
~~8~~	~~1~~	~~Double French~~	~~Little Harbor~~	~~(2) 3'-9" x 8'-6"~~	~~7'-9" x 8'-8 1/4"~~	~~4 ea~~	Eliminated
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~~	Eliminated
~~11~~	~~1~~	~~Single French~~	~~Little Harbor~~	~~3'-0" x 8'-6"~~	~~3'-3" x 8'-8 1/4"~~	~~4~~	Eliminated
~~12~~	~~2~~	~~Single French~~	~~Little Harbor~~	~~3'-0" x 8'-6"~~	~~3'-3" x 8'-8 1/4"~~	~~4~~	Eliminated
13	1	Double French	Little Harbor	(2) 3'-6" x 8'-6"	7'-3" x 8'-2 1/4"	4 ea	





























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

May 29, 2024

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.

LBott 5/29/24

Signature Date

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
> 6 Old South Road
> Nantucket MA 02554
> 508-228-5455

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°: 12 PARCEL N°. 37

Street & Number of Proposed Work: 106 SQUAM RD

Owner of record: 106 SQUAM RD LLC

Mailing Address: 17 FARMINGTON WAY
FARMINGTON CT 06032

Contact Phone #: 860-593-5729 E-mail: WAYNE.ELLIOTT@SWBC.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. 2024-64-10339
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 35'-0" Sq. Footage 1st floor: 910 SF
Width: 26'-0" Sq. footage 2nd floor: 910 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 613 SF ☒ 1st floor ☐ 2nd floor
Size: 100 SF ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North 0'-12" South 0'-0" East _____ West _____

Height of ridge above final finish grade: North 26'-0" South 26'-0" East 24'-7 1/2" West 24'-7 1/2"

Additional Remarks: PROPOSED SECONDARY CONSTRUCTION

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'-10" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass _____/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) PAINTED PMS 423

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 GRAY PMS 423
C. Dimensions: Fascia 0'-7 1/4" Rake 0'-7 1/4" Soffit (Overhang) NONE Corner boards 0'-7 1/4" Frieze _____
Window Casing 0'-3 1/2" Door Frame 0'-4 1/2" Columns/Posts: Round _____ Square 0'-10"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other PICTURE
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN CORP.

Doors* (type and material): ☐ TDL ☒ SDL Front ENTRY 4 LITE/1 PANEL Rear 4 LITE/1 PANEL Side 2 PANEL (6-LITE)

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 PEWTER GRAY
Trim GRAY PMS 423 Sash GRAY PMS 423 Doors GRAY PMS 423
Deck NATURAL TO WEATHER Foundation PARGED GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 5/29/24 Signature of ownar of record _____ Signed under penalties of perjury

SECONDARY

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 [illegible]

*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:	May 29, 2024 #2024-04-10339
X	Address & HDC Case Number (ie HDC2020-05-0265):	106 Squam Rd
X	Copy of Minutes (application item circled)	Notes Attached
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: 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: 5/28/24

MAY 14, 2024 HDC MEETING NOTES FOR **106 SQUAM RD**

EXISITNG HOUSE ADDITIONS

Board motioned and approved "Minor Revisions Needed"

"sensitive approach to the original house."

Fenestration was the most concerning to the board.
Recommendation of 2/2 or 2/1 - lites. Panes should be vertical in nature, not horizontal.

Porch and shed additon are fine as is. Wauwinet dormer could be not as wide since it's not functional.

Remove corner boards on dormer and replace with cottage corners.

Possibly remove dormer altogether.

SECONDARY DWELLING NEW CONSTRUCTION

Board motioned and approved "Some Revisions Needed"

Once again, fenestration was the most concerning to the board in creating a visual language for the property.

Val, Joe and Chair in favor of Secondary Dwelling being taller than Existing house. "A variety of height is helpful to the property."

Increase scale of windows in places, particularly first floor East Elevation and North Elevations.

Porch Columns are fine, but look a little peculiar in elevation due to sight lines blocking windows.

Alter window bay styling on 2nd story West Elevation. The lowered flanking windows are not customary to Nantucket design.

Roof pitch could be lowered, in effect the height of the structure would not be as tall because you don't need the space up there.

The cross gable dormer height being lower than the ridge was well received.

Finesse cross buck railing.

TERTIARY AND SHED TRACKED WITH SIMILAR ALTERATIONS

Once these revisions and approvals on Exisitng House Additions and Secondary Dwellings, these are the substance of design concerns, and once made these two tracking proposals will fall into place and are fine.



Property Information

Property ID	85
Location	106 SQUAM RD
Owner	106 SQUAM ROAD 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 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

A106
SECONDARY DWELLING

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

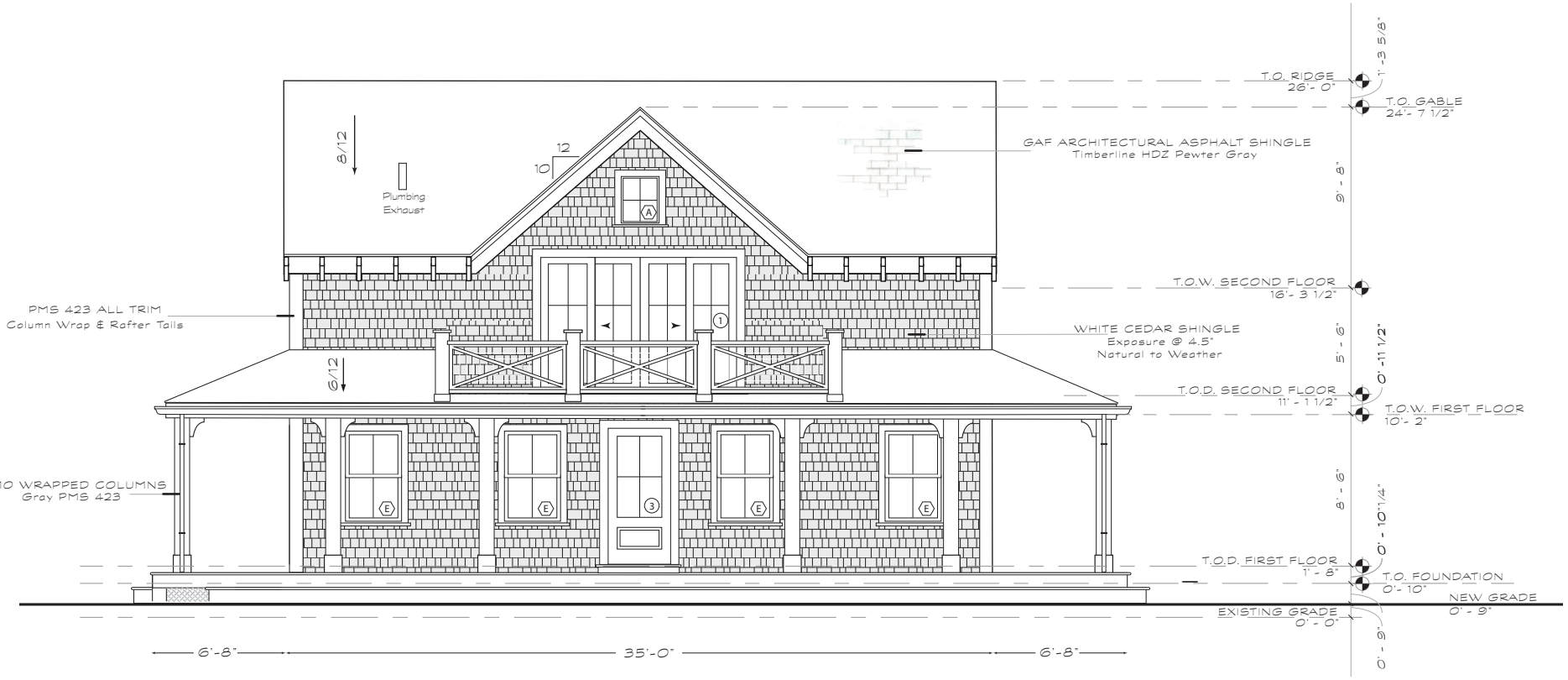
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



PROPOSED EAST ELEVATION
(REVISION)

NOT TO SCALE

DATE
5-21-24

DESCRIPTION
EAST ELEVATION

DRAWING #
A-102

A106

SECONDARY DWELLING

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

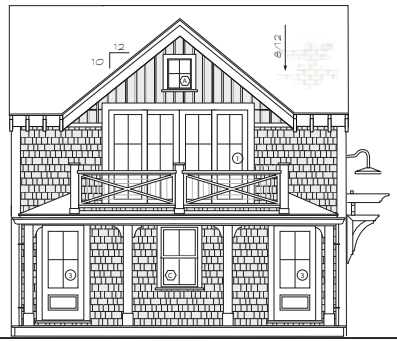
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

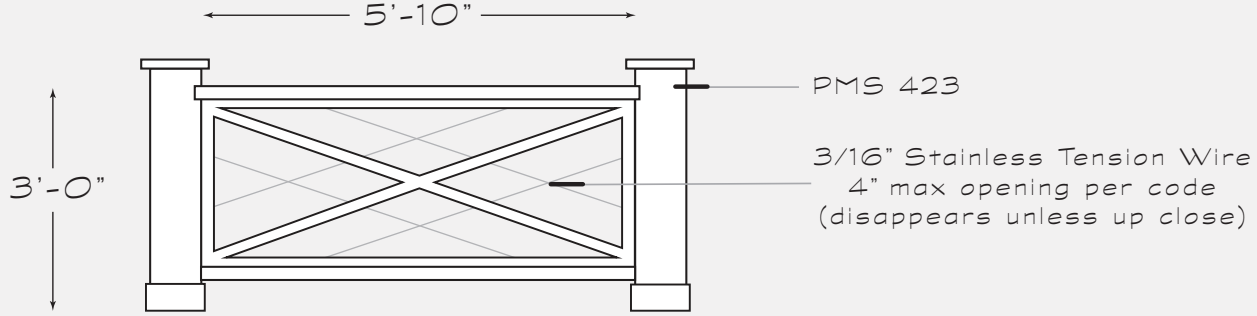
LANDSCAPE DESIGN
Fey Landscaping



SECONDARY EAST ELEVATION



TERTIARY EAST ELEVATION



CROSS BUCK RAILING DESIGN
TENSION RAILING CABLE IN COUNTERSPACES

NOT TO SCALE

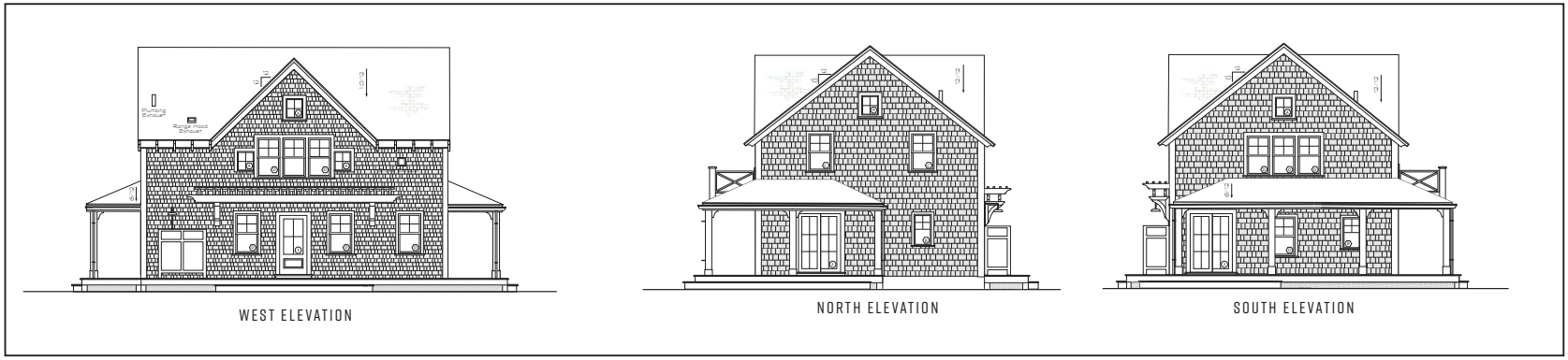
DATE
5-21-24

DESCRIPTION
RAILING DETAIL

DRAWING #
A-102B

A106
SECONDARY DWELLING

OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



WEST ELEVATION | NORTH ELEVATION | SOUTH ELEVATION

PRIOR SUBMISSION



GAF ARCHITECTURAL
ASPHALT SHINGLE
Timberline HDZ Pewter Gray

PMS 423 ALL TRIM
Column Wrap & Rafter Tails

WHITE CEDAR SHINGLE
Exposure @ 4.5"
Natural to Weather

10x10 WRAPPED COLUMNS
Gray PMS 423

PROPOSED WEST ELEVATION
(Facing Preservation)



PROPOSED SOUTH ELEVATION
(Facing Exising House)



PROPOSED NORTH ELEVATION
(Facing Squam Rd)

NOT TO SCALE

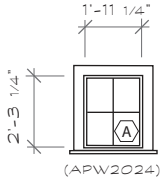
DATE
2-14-24
DESCRIPTION
REAR & SIDE ELEVATIONS
DRAWING #
A-103

OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping

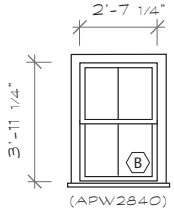
Window Schedule

NOT TO SCALE

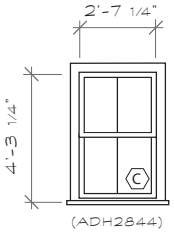
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	4	1'-11 1/4"	2'- 3 1/4"	2'- 0"	2'- 4"	Anderson Corporation	A Series APW2024	<=0.3	>=30	
B	2	1'-11 1/4"	3'- 7 1/4"	2'- 0"	3'- 8"	Anderson Corporation	A Series ADH2038	<=0.3	>=30	
C	2	2'- 7 1/4"	4'- 3 1/4"	2'- 8"	4'- 4"	Anderson Corporation	A Series ADH2844	<=0.3	>=30	
D	11	2'- 7 1/4"	4'- 7 1/4"	2'- 8"	4'- 8"	Anderson Corporation	A Series ADH2848	<=0.3	>=30	
E	4	2'- 9 1/4"	4'- 7 1/4"	2'- 10"	4'- 8"	Anderson Corporation	A Series ADH21048	<=0.3	>=30	



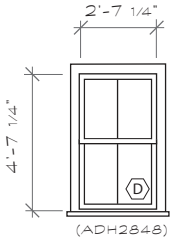
PICTURE (4 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



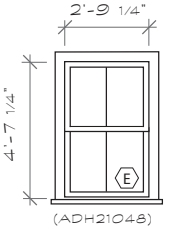
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



DOUBLE HUNG (2/2)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



DOUBLE HUNG (2/2)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)

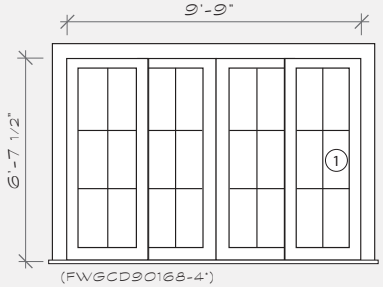


DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)

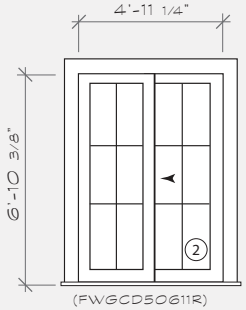
Door Schedule

NOT TO SCALE

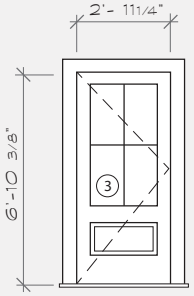
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	1	9'-9"	6'- 7 1/2"	9'- 10"	6'- 8"	Anderson Corporation	A Series FWGCD91068-4*	<=0.3	>=30	
2	2	4 - 11 1/4"	6'- 10 3/8"	5'- 0"	6'- 11"	Anderson Corporation	A Series FWGCD50611R	<=0.3	>=30	
3	2	2'- 1/4"	6'- 10 3/8"	3'- 0"	4'- 8"	Custom	Custom			



4-PANEL SLIDER (6 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



2-PANEL SLIDER (6 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



ENTRY DOOR
4 Lite/1 Panel
PMS 423 TRIM
(matches existing house)

DATE
2-14-24
DESCRIPTION
WINDOW & DOOR SCHEDULE
DRAWING #
A-101

OWNER
106 Squam Rd LLC
DESIGN
Studiolgroup LLC
STRUCTURAL
Maine Made Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping

M.C.S. ISLAND ZONE

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 COMPONENTS DEPICTED HEREON ARE SCALED FROM RECORD PLANS AND THEIR LOCATION HAS NOT BEEN VERIFIED BY N.E.S. PC. FIELD CONDITIONS MAY VARY.

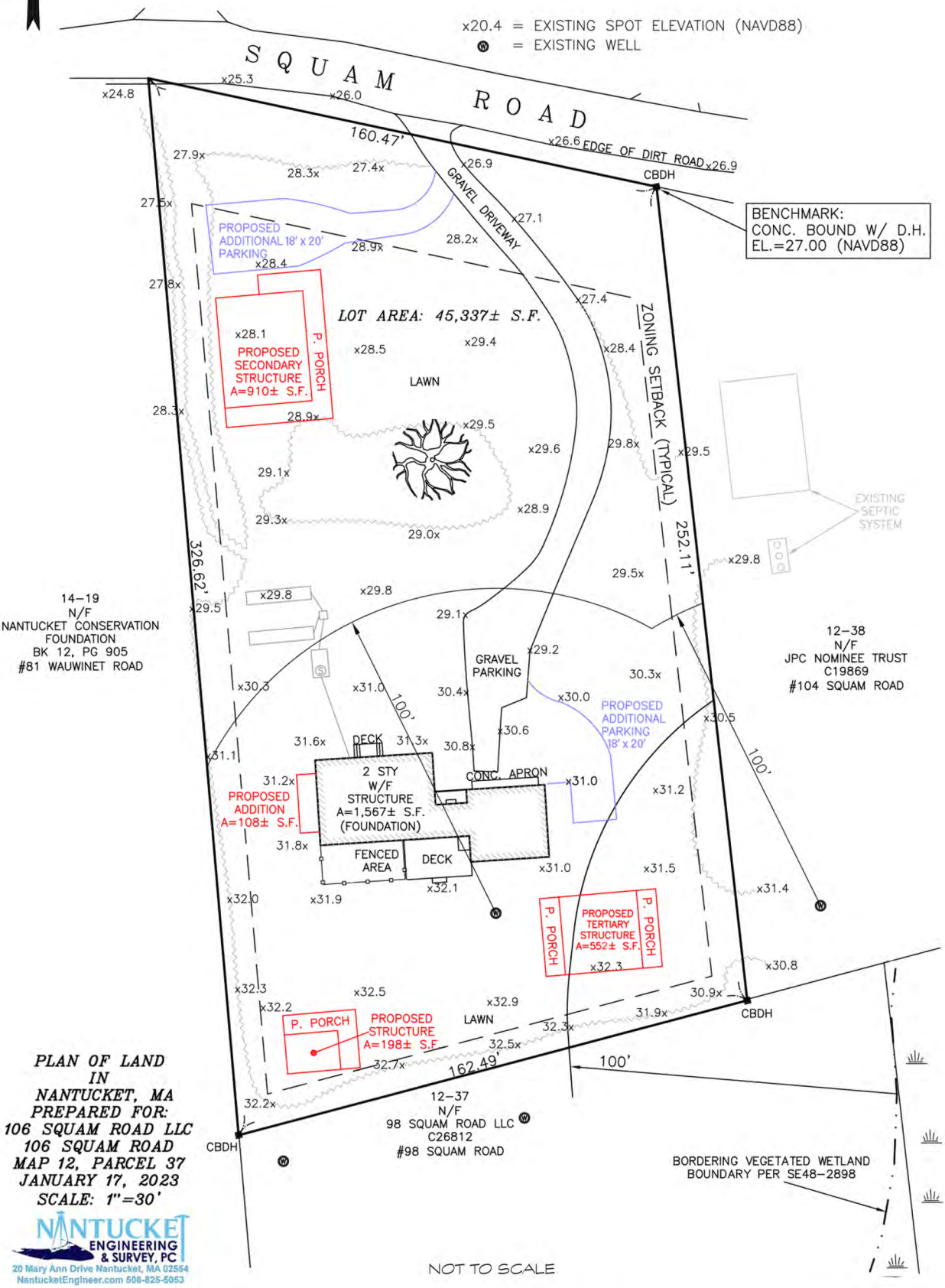
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

OWNER: 106 SQUAM ROAD LLC
ADDRESS: 106 SQUAM ROAD
ASSESSOR MAP 12, PARCEL 37
CERT# 24804 LCPL 15961-U, LOT 75

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 1 (LUG-1)

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	100 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER %:	7%

x20.4 = EXISTING SPOT ELEVATION (NAVD88)
Ⓦ = EXISTING WELL



NOT TO SCALE

PLAN OF LAND
IN
NANTUCKET, MA
PREPARED FOR:
106 SQUAM ROAD LLC
106 SQUAM ROAD
MAP 12, PARCEL 37
JANUARY 17, 2023
SCALE: 1"=30'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02564
NantucketEngineer.com 508-825-5053

S1
DATE
2-24-24
DESCRIPTION
SITE MAP
DRAWING #
G-103

TERTIARY

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:	May 29, 2024 #2024-04-0321
X	Address & HDC Case Number (ie HDC2020-05-0265):	106 Squam Rd
X	Copy of Minutes (application item circled)	Notes Attached
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	
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X	Submit documents to PLUS at 2 Fairgrounds Road	
X	Signed Affidavit: see below	

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°: 12 PARCEL N°. 37

Street & Number of Proposed Work: 106 SQUAM RD

Owner of record: 106 SQUAM RD LLC

Mailing Address: 17 FARNHAM WAY

FARMINGTON, CT 06032

Contact Phone #: 860-593-5729 E-mail: WAYNE.ELLIOTT@NE.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. 2024-04-1032

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 23'-6" Sq. Footage 1st floor: 552 SF Decks/Patio: Size: 296 SF ☒ 1st floor ☐ 2nd floor

Width: 23-6" Sq. footage 2nd floor: 552 SF Size: 140 SF ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South 0'-0" East 0'-0" West 0'-0"

Height of ridge above final finish grade: North 28'-4 1/2" South 23'-4 1/2" East 22'-4 1/2" West 22'-4 1/2"

Additional Remarks

Historic Name: .

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

PROPOSED TERTIARY CONSTRUCTION WITH GARAGE BAY.

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 36" ☐ Block ☒ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass ____/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) PAINTED GRAY PMS 423

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NATURAL TO WEATHER ☐ Clapboard (exposure: _____ Inches) Front ☐ _____ Side ☐ _____

☒ Other CLEAR CEDAR BATTEN BOARD (NATURAL TO WEATHER, 7" EXP)

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other PMS 423

C. Dimensions: Fascia 0'-7 1/4" Rake 0'-7 1/4" Soffit (Overhang) NONE Corner boards 0'-7 1/4" Frieze _____

Window Casing 0'-3 1/2" Door Frame 0'-4 1/2" Columns/Posts: Round ____ Square 0'-8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other PICTURE

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON COMP.

Doors* (type and material): ☐ TDL ☒ SDL Front NONE Rear NONE Side 2 PNL (6 LITE) 4 LITE/1 PANEL

Garage Door(s): Type BARN Material PINE/PAINTED PMS 423

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof PEWTER GRAY

Trim GRAY PMS 423 Sash GRAY PMS 423 Doors GRAY PMS 423

Deck NATURAL TO WEATHER Foundation PARGED GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 5/29/24 Signature of owner of record _____ Signed under penalties of perjury

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: 5/28/24

MAY 14, 2024 HDC MEETING NOTES FOR **106 SQUAM RD**

EXISITNG HOUSE ADDITIONS

Board motioned and approved "Minor Revisions Needed"

"sensitive approach to the original house."

Fenestration was the most concerning to the board.
Recommendation of 2/2 or 2/1 - lites. Panes should be vertical in nature, not horizontal.

Porch and shed additon are fine as is. Wauwinet dormer could be not as wide since it's not functional.

Remove corner boards on dormer and replace with cottage corners.

Possibly remove dormer altogether.

SECONDARY DWELLING NEW CONSTRUCTION

Board motioned and approved "Some Revisions Needed"

Once again, fenestration was the most concerning to the board in creating a visual language for the property.

Val, Joe and Chair in favor of Secondary Dwelling being taller than Existing house. "A variety of height is helpful to the property."

Increase scale of windows in places, particularly first floor East Elevation and North Elevations.

Porch Columns are fine, but look a little peculiar in elevation due to sight lines blocking windows.

Alter window bay styling on 2nd story West Elevation. The lowered flanking windows are not customary to Nantucket design.

Roof pitch could be lowered, in effect the height of the structure would not be as tall because you don't need the space up there.

The cross gable dormer height being lower than the ridge was well received.

Finesse cross buck railing.

TERTIARY AND SHED TRACKED WITH SIMILAR ALTERATIONS

Once these revisions and approvals on Exisitng House Additions and Secondary Dwellings, these are the substance of design concerns, and once made these two tracking proposals will fall into place and are fine.



Property Information

Property ID	85
Location	106 SQUAM RD
Owner	106 SQUAM ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

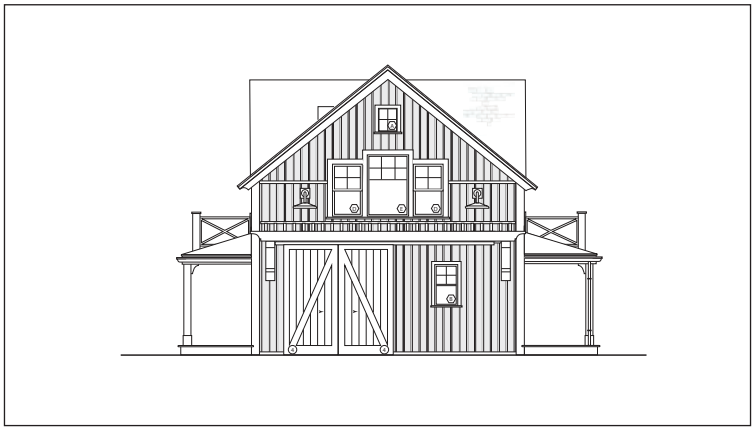
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

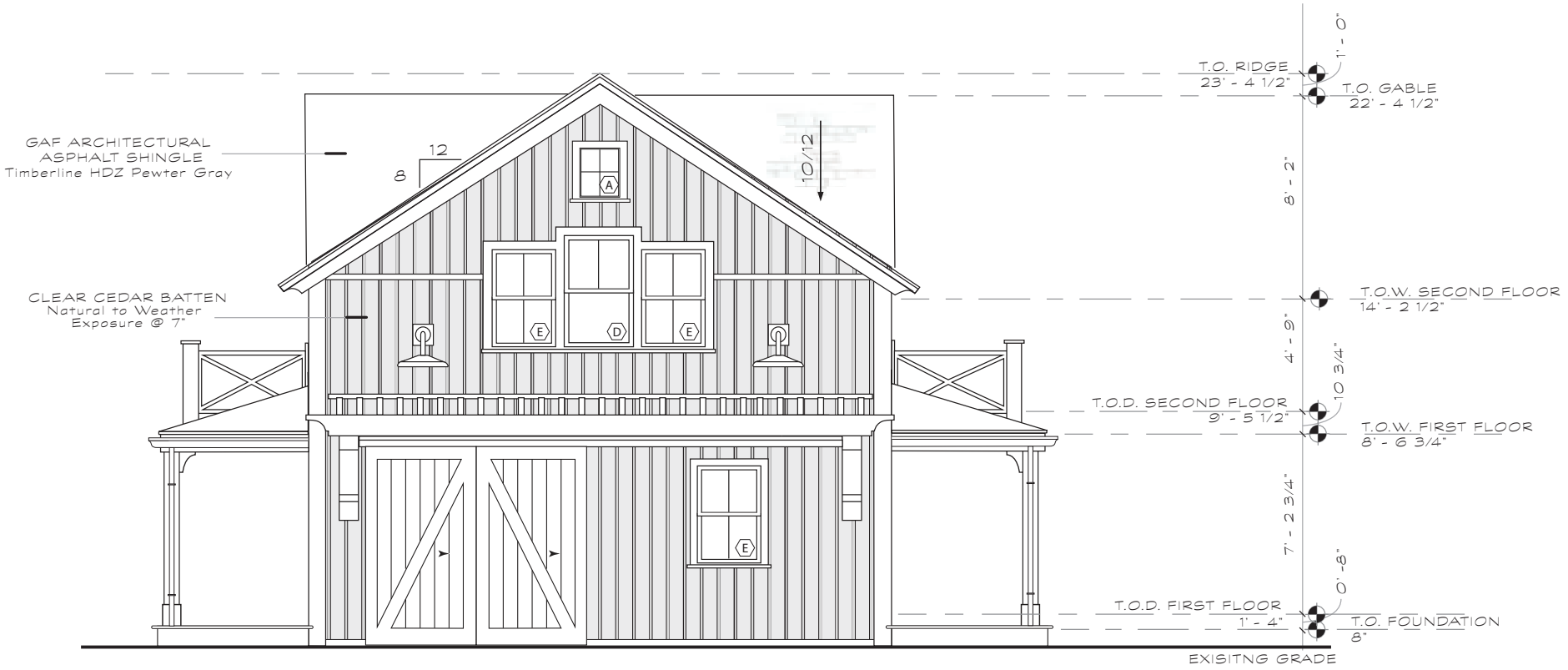
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

B106
TERTIARY DWELLING

OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



PROPOSED NORTH ELEVATION

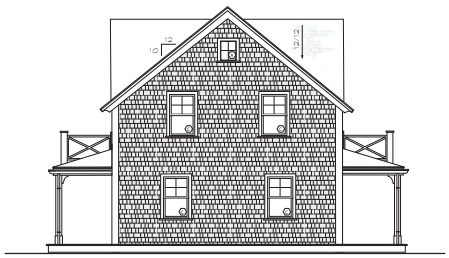
(REVISION)

NOT TO SCALE

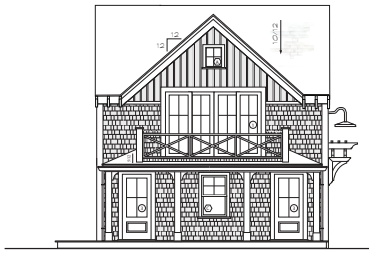
DATE
5-21-24
DESCRIPTION
FRONT ELEVATION
DRAWING #
B-102

B106
TERTIARY DWELLING

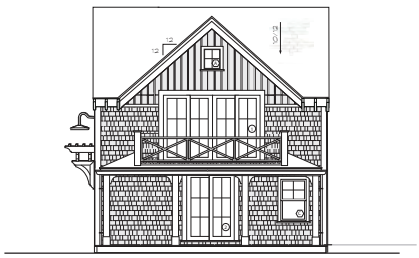
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



SOUTH ELEVATION

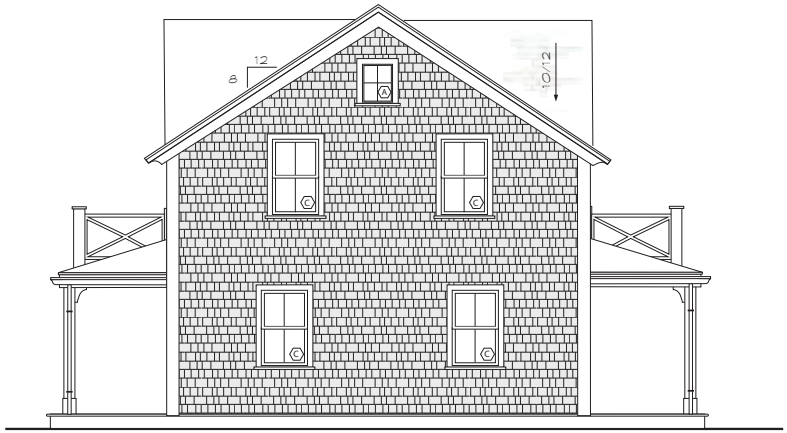


EAST ELEVATION

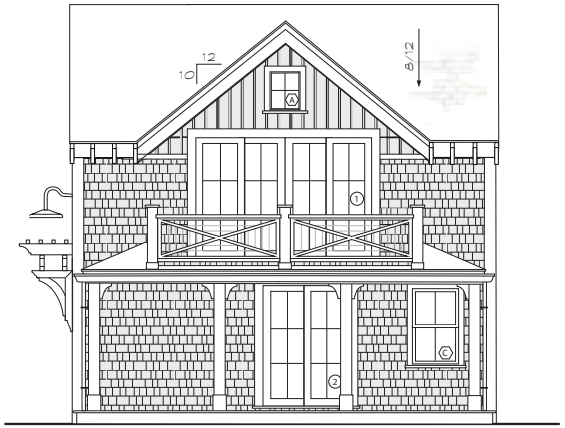


WEST ELEVATION

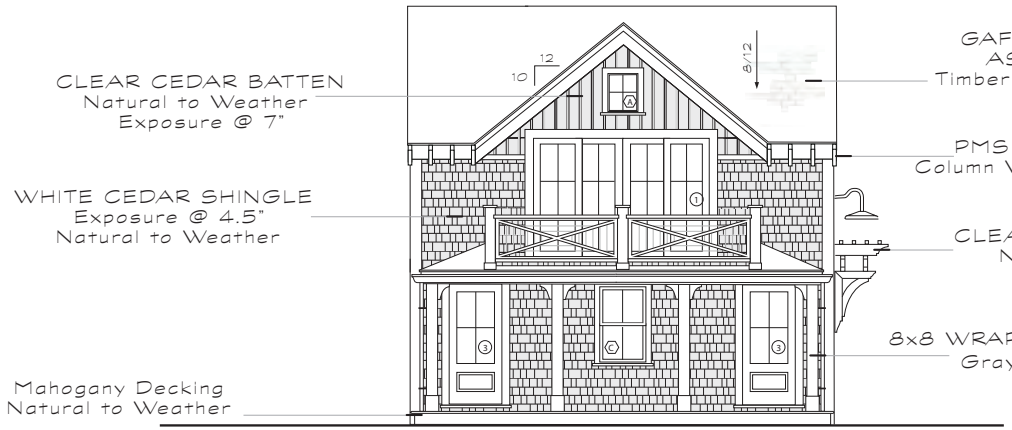
PRIOR SUBMISSION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

NOT TO SCALE

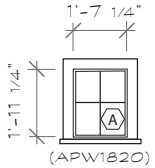
DATE
5-21-24
DESCRIPTION
SOUTH EAST & WEST ELEVATIONS
DRAWING #
B-103

B106
TERTIARY DWELLING

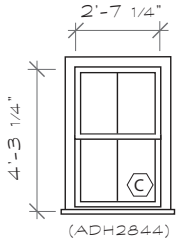
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Maine Mntn Homes
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
FEY LANDSCAPING

Window Schedule
NOT TO SCALE

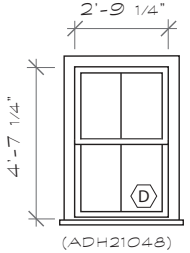
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	4	1'- 7 1/4"	1'- 11 1/4"	1'- 8"	2'- 0"	Anderson Corporation	A Series APW1820	<=0.3	>=30	
C	6	2'- 7 1/4"	4'- 3 1/4"	2'- 8"	4'- 4"	Anderson Corporation	A Series ADH2844	<=0.3	>=30	
D	1	2'- 9 1/4"	4'- 7 1/4"	2'- 10"	4'- 8"	Anderson Corporation	A Series ADH21048	<=0.3	>=30	
E	3	2'- 7 1/4"	3'-11 1/4"	2'- 8"	4'- 0"	Anderson Corporation	A Series APW2840	<=0.3	>=30	



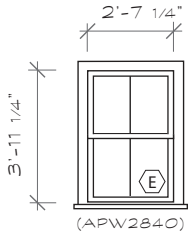
PICTURE (4 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



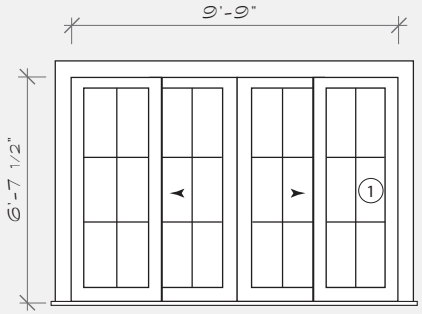
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



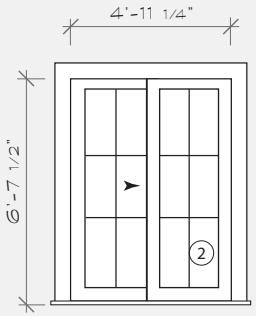
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)

Door Schedule
NOT TO SCALE

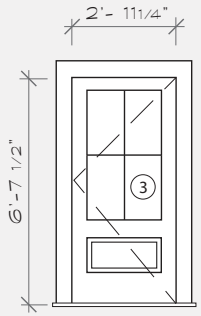
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	2	9'-9"	6'- 7 1/2"	9'- 10"	6'- 8"	Anderson Corporation	A Series FWGCD91068-4*	<=0.3	>=30	
2	1	4 - 11 1/4"	6'- 7 1/2"	5'- 0"	6'- 8"	Anderson Corporation	A Series FWGCD5068L	<=0.3	>=30	
3	2	2'- 1/4"	6'- 7 1/2"	3'- 0"	6'- 8"	Custom	Custom			
4	2	4'- 9"	9'- 6"	-	-	Custom	Custom			



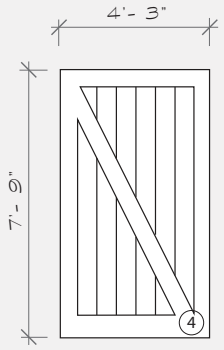
4-PANEL SLIDER (6 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



2-PANEL SLIDER (6 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



ENTRY DOOR
4 Lite/1 Panel
PMS423 TRIM
(matches existing house)



SLIDING BARN DOOR
PMS423 TRIM
(matches existing house)

DATE
5-21-24
DESCRIPTION
WINDOW & DOOR SCHEDULE
DRAWING #
B-101

A106

SECONDARY DWELLING

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

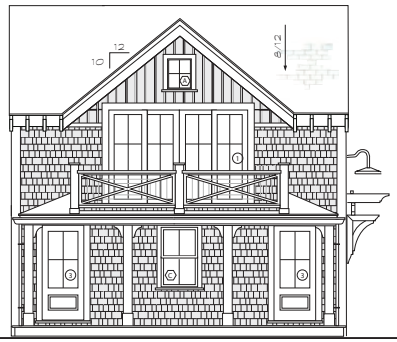
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

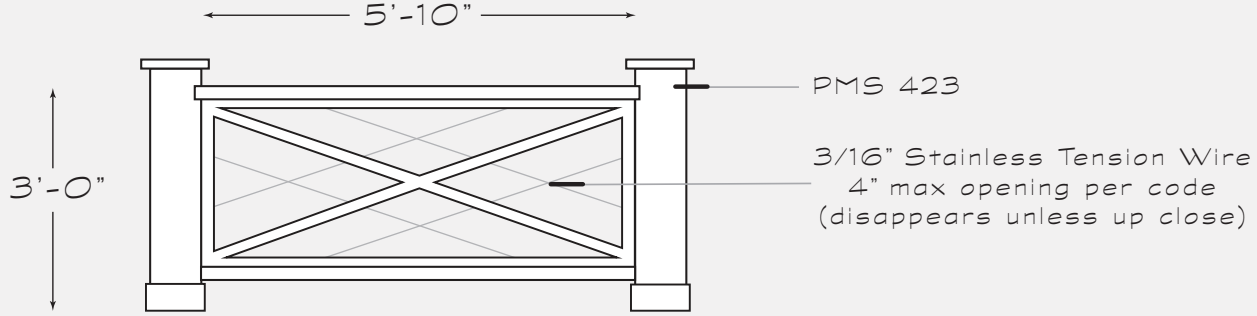
LANDSCAPE DESIGN
Fey Landscaping



SECONDARY EAST ELEVATION



TERTIARY EAST ELEVATION



CROSS BUCK RAILING DESIGN
TENSION RAILING CABLE IN COUNTERSPACES

NOT TO SCALE

DATE
5-21-24

DESCRIPTION
RAILING DETAIL

DRAWING #
A-102B

OWNER
106 Squam Rd LLC
DESIGN
Studiolgroup LLC
STRUCTURAL
Maine Made Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping

M.C.S. ISLAND ZONE

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 COMPONENTS DEPICTED HEREON ARE SCALED FROM RECORD PLANS AND THEIR LOCATION HAS NOT BEEN VERIFIED BY N.E.S. PC. FIELD CONDITIONS MAY VARY.

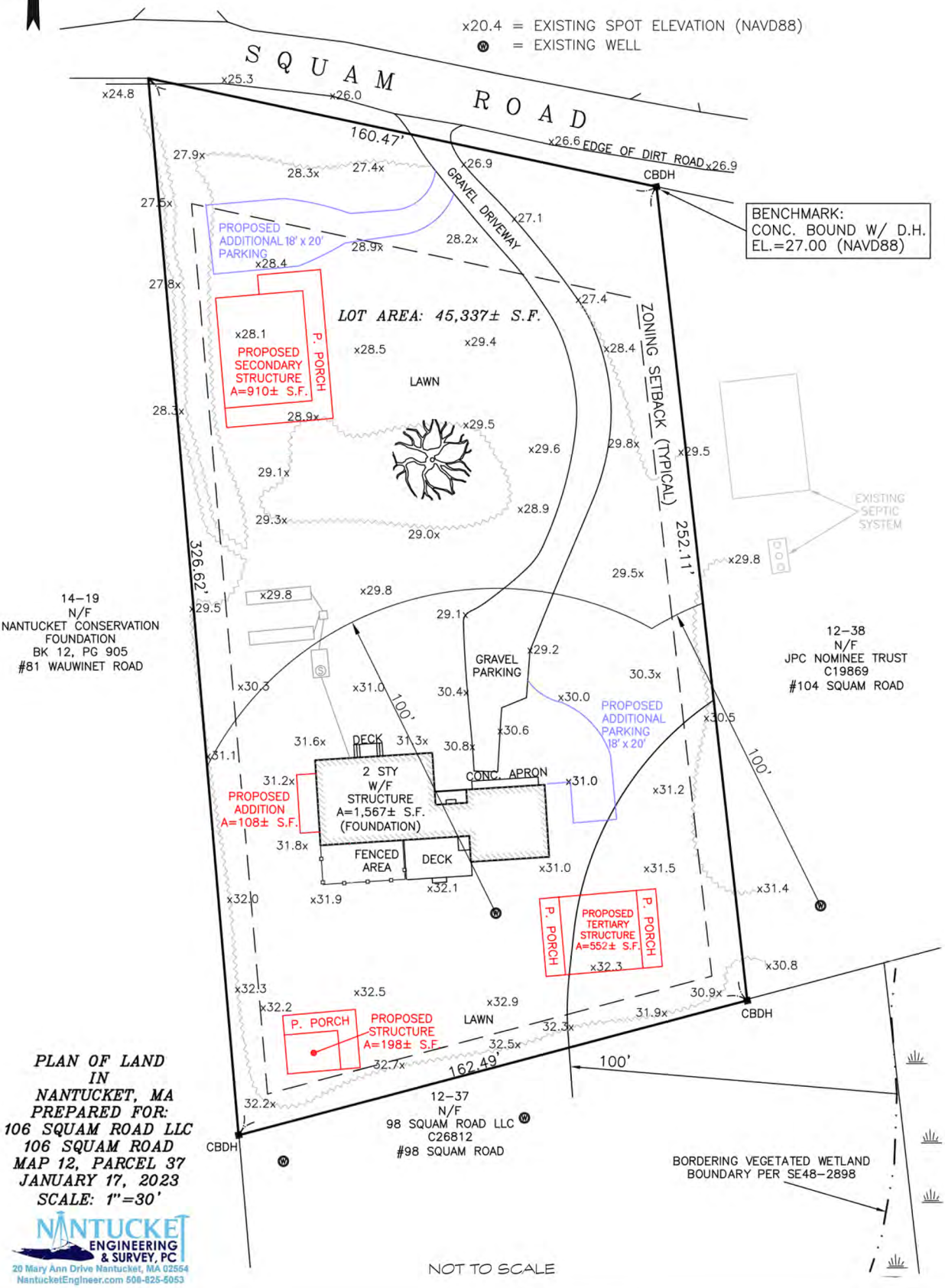
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

OWNER: 106 SQUAM ROAD LLC
ADDRESS: 106 SQUAM ROAD
ASSESSOR MAP 12, PARCEL 37
CERT# 24804 LCPL 15961-U, LOT 75

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 1 (LUG-1)

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	100 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER %:	7%

x20.4 = EXISTING SPOT ELEVATION (NAVD88)
Ⓦ = EXISTING WELL



NOT TO SCALE

PLAN OF LAND
IN
NANTUCKET, MA
PREPARED FOR:
106 SQUAM ROAD LLC
106 SQUAM ROAD
MAP 12, PARCEL 37
JANUARY 17, 2023
SCALE: 1"=30'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02564
NantucketEngineer.com 508-825-5053

S1
DATE
2-24-24
DESCRIPTION
SITE MAP
DRAWING #
G-103

M. House

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:	May 29, 2024 #2024-04-10317
X	Address & HDC Case Number (ie HDC2020-05-0265):	106 Squam Rd
X	Copy of Minutes (application item circled)	Notes Attached
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	

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 Chaptar 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°. 37

Street & Number of Proposed Work: 106 SQUAM RD

Owner of record: 106 SQUAM RD LLC

Mailing Address: 17 FARNHAM WAY
FARMINGTON, CT 06032

Contact Phone #: 860-593-5724 E-mail: WANOELLIOT@ME.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. 2024-04-1037
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-0" Sq. Footage 1st floor: 1285F Decks/Patio: Size: 220SF ☒ 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'-8" South 0'-2" East 0'-0" West 0'-0"

Height of ridge above final finish grade: North NO CHANGE South NO CHANGE East NO CHANGE West NO CHANGE

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

PROPOSED MAIN HOME ADDITION 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 0'-12" ☒ 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) PAINTED GRAY PMS 423

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NATURAL TO WEATHER ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Ceder ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GRAY PMS 423
C. Dimensions: Fascia 0'-5 1/2" Rake 0'-5 1/2" Soffit (Overhang) NONE Corner boards 0'-5 1/2" Frieze _____
Window Casing 0'-3 1/2" Door Frame 0'-4 1/2" Columns/Posts: Round _____ Square 0'-8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other PW NIMBUS
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufecturer ANDERSON COMP.

Doors* (type and material): ☐ TDL ☒ SDL Front 4 LITE/1 PANEL Rear _____ Side _____
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 PEWTER GRAY
Trim GRAY PMS 423 Sash GRAY PMS 423 Doors GRAY PMS 423
Deck NATURAL TO WEATHER Foundation PARGED LT GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 5/29/24 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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Signature: _____ Date: 5/28/24

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Possibly remove dormer altogether.

SECONDARY DWELLING NEW CONSTRUCTION

Board motioned and approved "Some Revisions Needed"

Once again, fenestration was the most concerning to the board in creating a visual language for the property.

Val, Joe and Chair in favor of Secondary Dwelling being taller than Existing house. "A variety of height is helpful to the property."

Increase scale of windows in places, particularly first floor East Elevation and North Elevations.

Porch Columns are fine, but look a little peculiar in elevation due to sight lines blocking windows.

Alter window bay styling on 2nd story West Elevation. The lowered flanking windows are not customary to Nantucket design.

Roof pitch could be lowered, in effect the height of the structure would not be as tall because you don't need the space up there.

The cross gable dormer height being lower than the ridge was well received.

Finesse cross buck railing.

TERTIARY AND SHED TRACKED WITH SIMILAR ALTERATIONS

Once these revisions and approvals on Exisitng House Additions and Secondary Dwellings, these are the substance of design concerns, and once made these two tracking proposals will fall into place and are fine.



Property Information

Property ID	85
Location	106 SQUAM RD
Owner	106 SQUAM ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

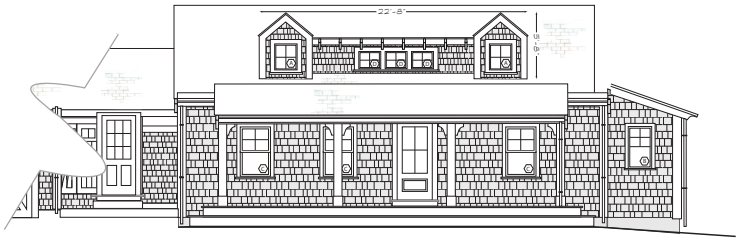
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

D106
MAIN HOUSE ADDITION

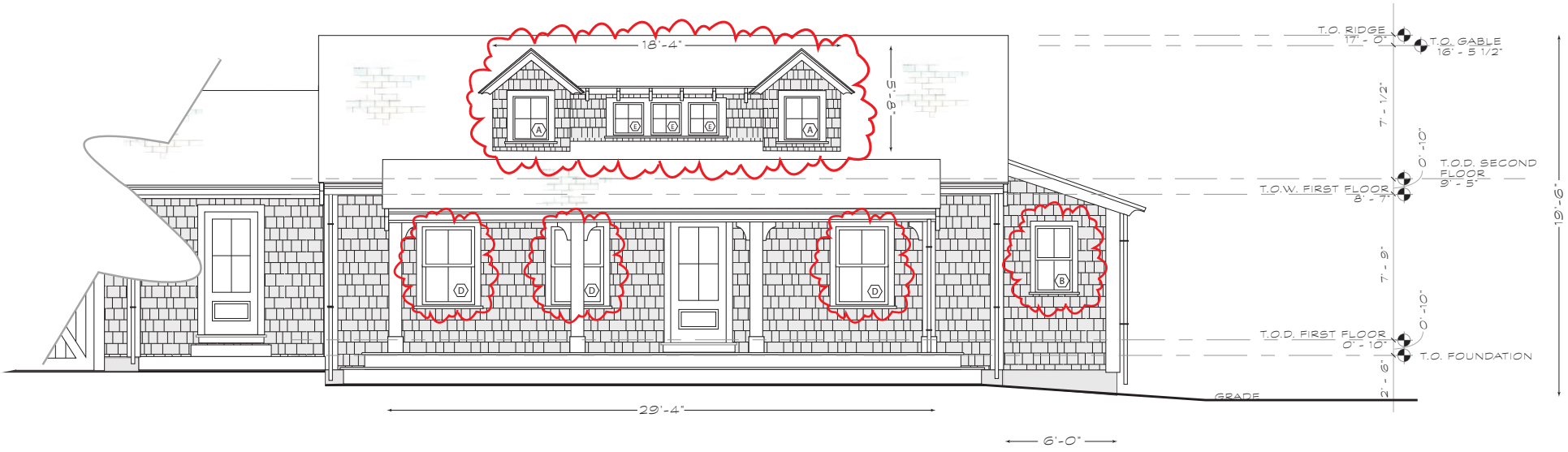
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



AS BUILT



NORTH ELEVATION
(Revision)

NOT TO SCALE

DATE
5-21-24
DESCRIPTION
NORTH ELEVATION
DRAWING #
D-102

D106
MAIN HOUSE ADDITION

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

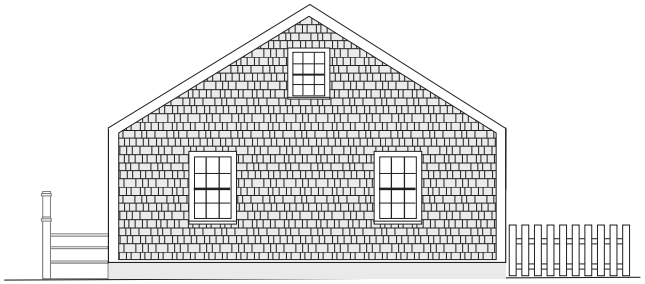
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



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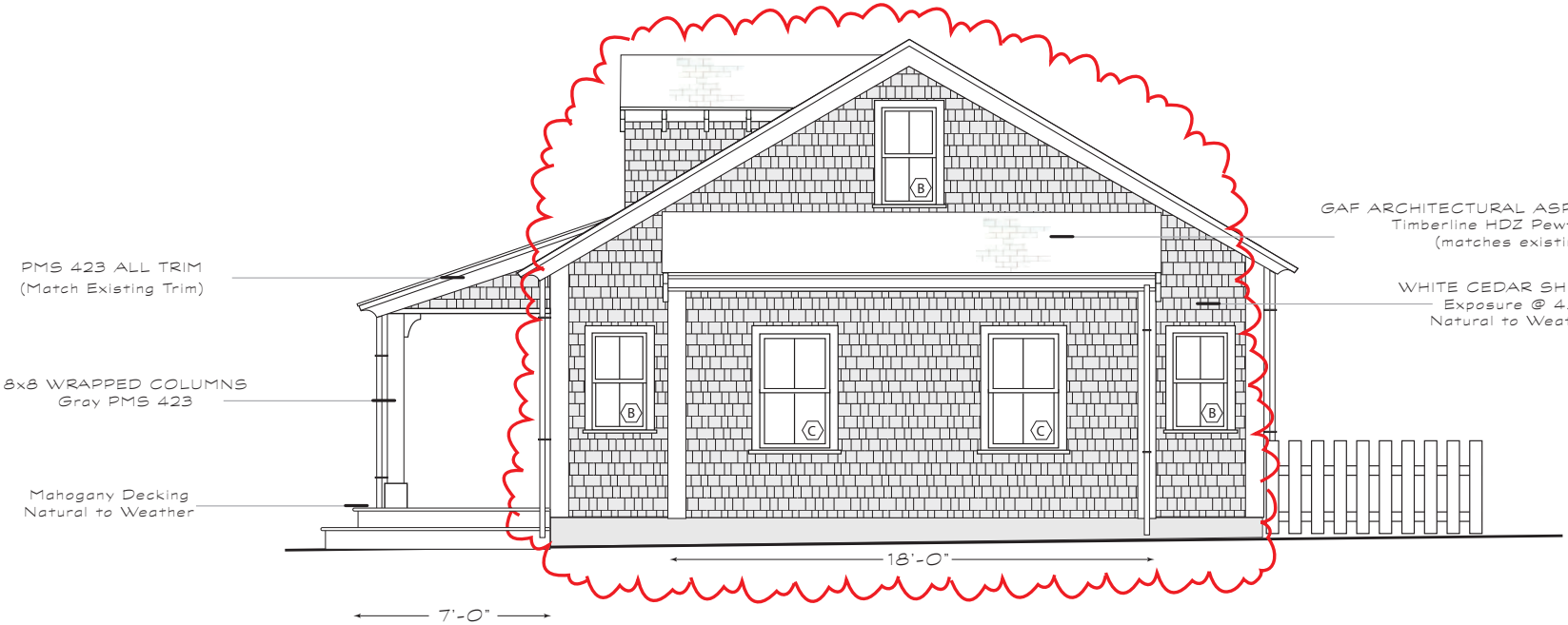


WEST ELEVATION
(Facing Preservation)

NOT TO SCALE

DATE
5-21-24

DESCRIPTION
WEST ELEVATION

DRAWING #
D-103

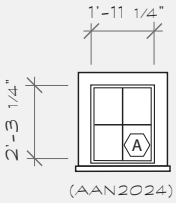
D106
MAIN HOUSE ADDITION

OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping

Window Schedule
NOT TO SCALE

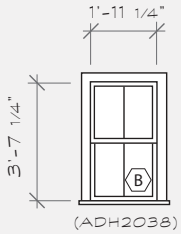
Door Schedule
NOT TO SCALE

Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	2	1'-11 1/4"	2'- 3 1/4"	2'- 0"	2'- 4"	Anderson Corporation	A Series APW2024	<=0.3	>=30	Window
B	3	1'-11 1/4"	3'- 7 1/4"	2'- 0"	3'- 8"	Anderson Corporation	A Series ADH2038	<=0.3	>=30	Window
C	2	2'- 7 1/4"	4'- 3 1/4"	2'- 8"	4'- 4"	Anderson Corporation	A Series ADH2844	<=0.3	>=30	Window
D	3	2'- 9 1/4"	4'- 3 1/4"	2'- 10"	4'- 4"	Anderson Corporation	A Series ADH21044	<=0.3	>=30	Window
E	3	1'- 11 1/4"	1'- 3 1/4"	2'- 0"	1'- 4"	Anderson Corporation	A Series APW1420	<=0.3	>=30	Window
1	2	2'- 11 1/4"	6'- 10 3/8"	3'- 0"	6'-11"	Custom				Mahogany Door



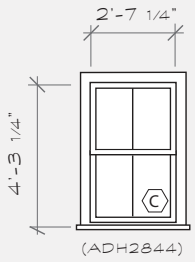
(AAN2024)

AWNING (4 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



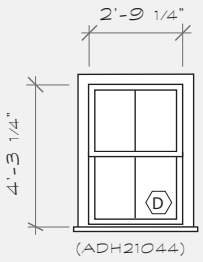
(ADH2038)

DOUBLE HUNG (2/2)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



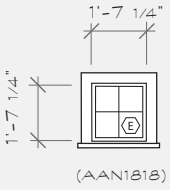
(ADH2844)

DOUBLE HUNG (2/2)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



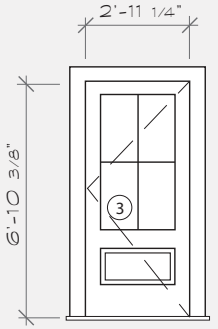
(ADH21044)

DOUBLE HUNG (2/2)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



(AAN1818)

AWNING (4 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



MAHOGANY ENTRY DOOR
4 Lite/1 Panel
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)

NOT TO SCALE

DATE
5-21-24
DESCRIPTION
WINDOW & DOOR SCHEDULE
DRAWING #
D-101

M.C.S. ISLAND ZONE

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 COMPONENTS DEPICTED HEREON ARE SCALED FROM RECORD PLANS AND THEIR LOCATION HAS NOT BEEN VERIFIED BY N.E.S. PC. FIELD CONDITIONS MAY VARY.

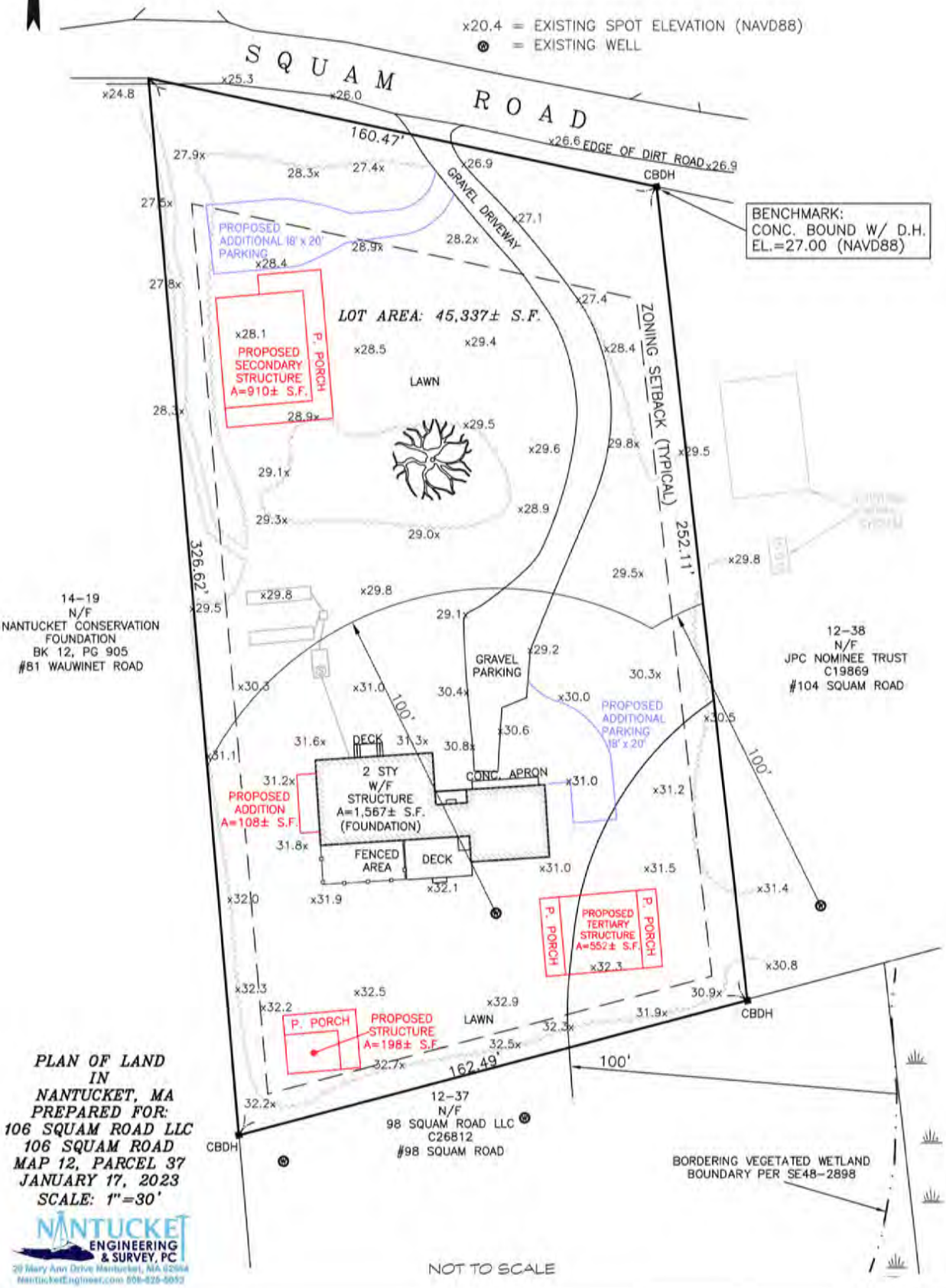
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

OWNER: 106 SQUAM ROAD LLC
ADDRESS: 106 SQUAM ROAD
ASSESSOR MAP 12, PARCEL 37
CERT# 24804 LCPL 15961-U, LOT 75

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 1 (LUG-1)

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	100 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER %	7%

x20.4 = EXISTING SPOT ELEVATION (NAVD88)
⊙ = EXISTING WELL



PLAN OF LAND
IN
NANTUCKET, MA
PREPARED FOR:
106 SQUAM ROAD LLC
106 SQUAM ROAD
MAP 12, PARCEL 37
JANUARY 17, 2023
SCALE: 1"=30'

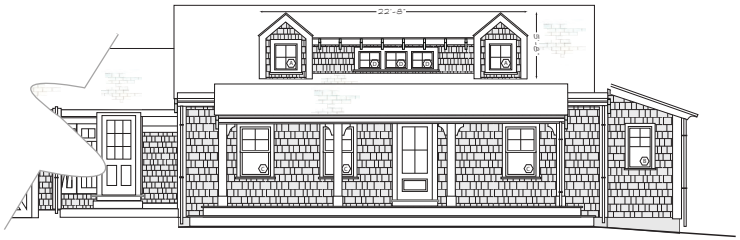
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

NOT TO SCALE

S①
DATE
2-24-24
DESCRIPTION
SITE MAP
DRAWING #
G-103

D106
MAIN HOUSE ADDITION

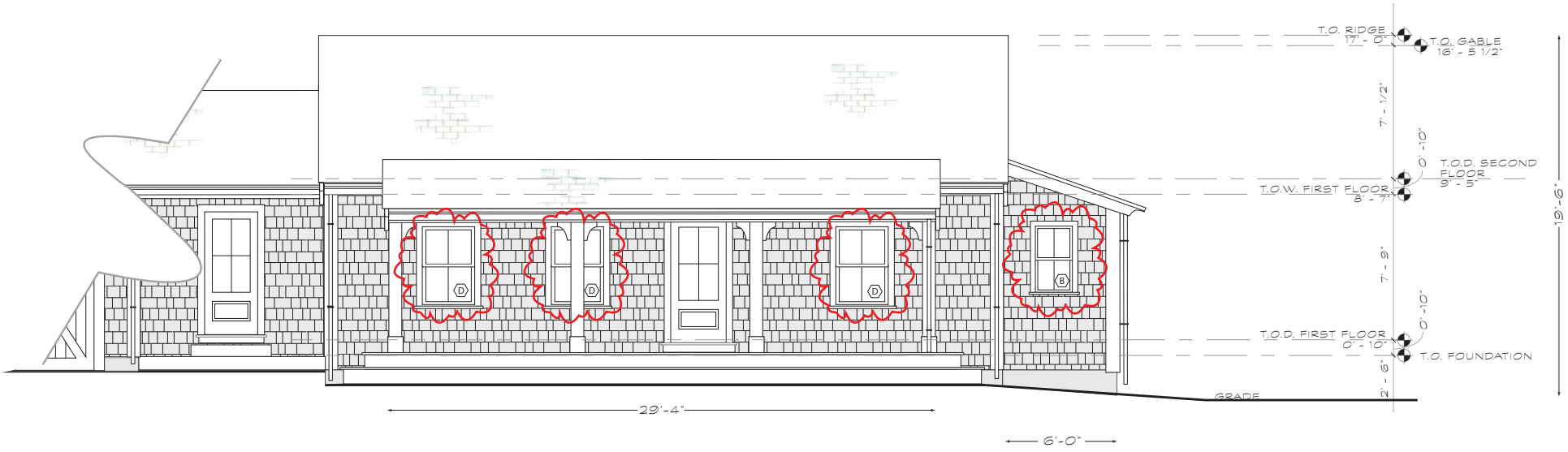
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



AS BUILT



NORTH ELEVATION
(Revision)

NOT TO SCALE

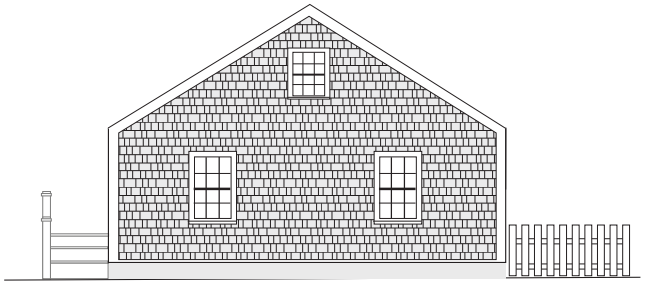
DATE
5-21-24
DESCRIPTION
NORTH ELEVATION
DRAWING #
D-102

D106
MAIN HOUSE ADDITION

OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



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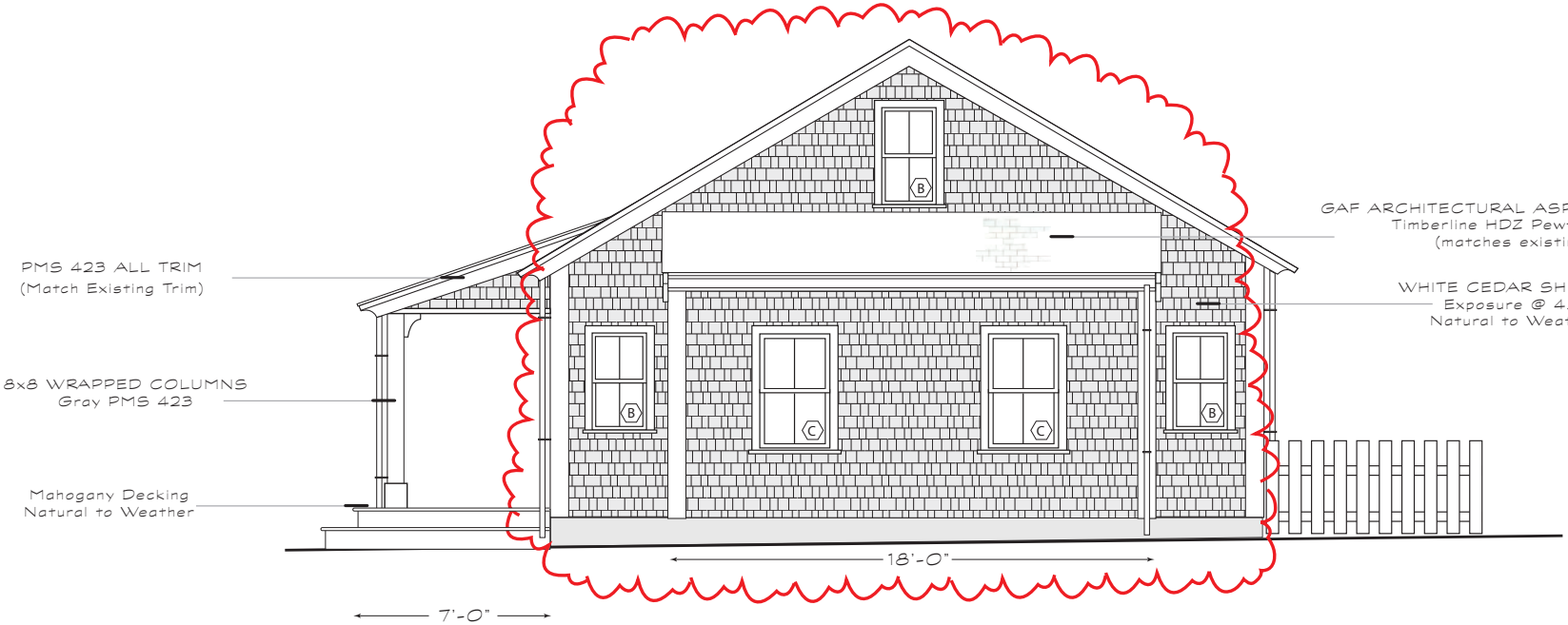


WEST ELEVATION
(Facing Preservation)

NOT TO SCALE

DATE
5-21-24
DESCRIPTION
WEST ELEVATION
DRAWING #
D-103

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: 5/29/24
	HDC Case Number (ie HDC2020-05-0265): N/A
✓	Copy of Minutes (application item circled) 5/28/24
✓	Reduced (8 ½ x 11) copy of application
✓	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.)
✓	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 5/29/24
✓	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: 5/29/24

Meeting Minutes May 28, 2024

Esther's Island – Hawks End LLC – New Shed/Barn – 36.2.3/97

HB: Would like to see existing photos to see how it relates to the main house

AC: if it relates to main house, thinks the design is lovely. Dormers set back not flush. If revisions move to a more barn like she would like the trim to stay natural to weather if the design becomes more cottage like she would like to see yellow trim to match the main house.

CT: main house has no dormers, would like to see the design read more barn like.

VO: How far from the main house? 100 feet according to client. Would like to see barn doors over the French doors on the north elevation.

SW: more images for the file. Low slung and very simply a tall, big barn would not be appropriate.

JP: exterior details to match main house. Increase height to make more barn like? More simply design, if stand-alone appropriate as is.

SW: motion to hold for revisions.

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°: 36.2.3 PARCEL N°. 97

Street & Number of Proposed Work: Esthers Island

Owner of record: Hawkes End LLC ; Kevin Dale Manager

Mailing Address: PO Box 2049
Nantucket, MA 02584

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: 28'-0" Sq. Footage 1st floor: 448

Width: 16'-0" Sq. footage 2nd floor: ~~230~~ 221

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 N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North ~~21'-2" +/-~~ 20'-0" South ~~21'-2" +/-~~ 20'-0" East ~~21'-2" +/-~~ 20'-0" West ~~21'-2" +/-~~ 20'-0"

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 ~~20'-0"~~
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 _____

Roof Pitch: Main Mass 11 /12 Secondary Mass _____/12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia ~~1x8~~ 1x6 Rake ~~1x8~~ 1x6 Soffit (Overhang) 4"+/- Corner boards 5/4x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 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 Barn Doors Rear _____ Side French Sliding/Barn Doors

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

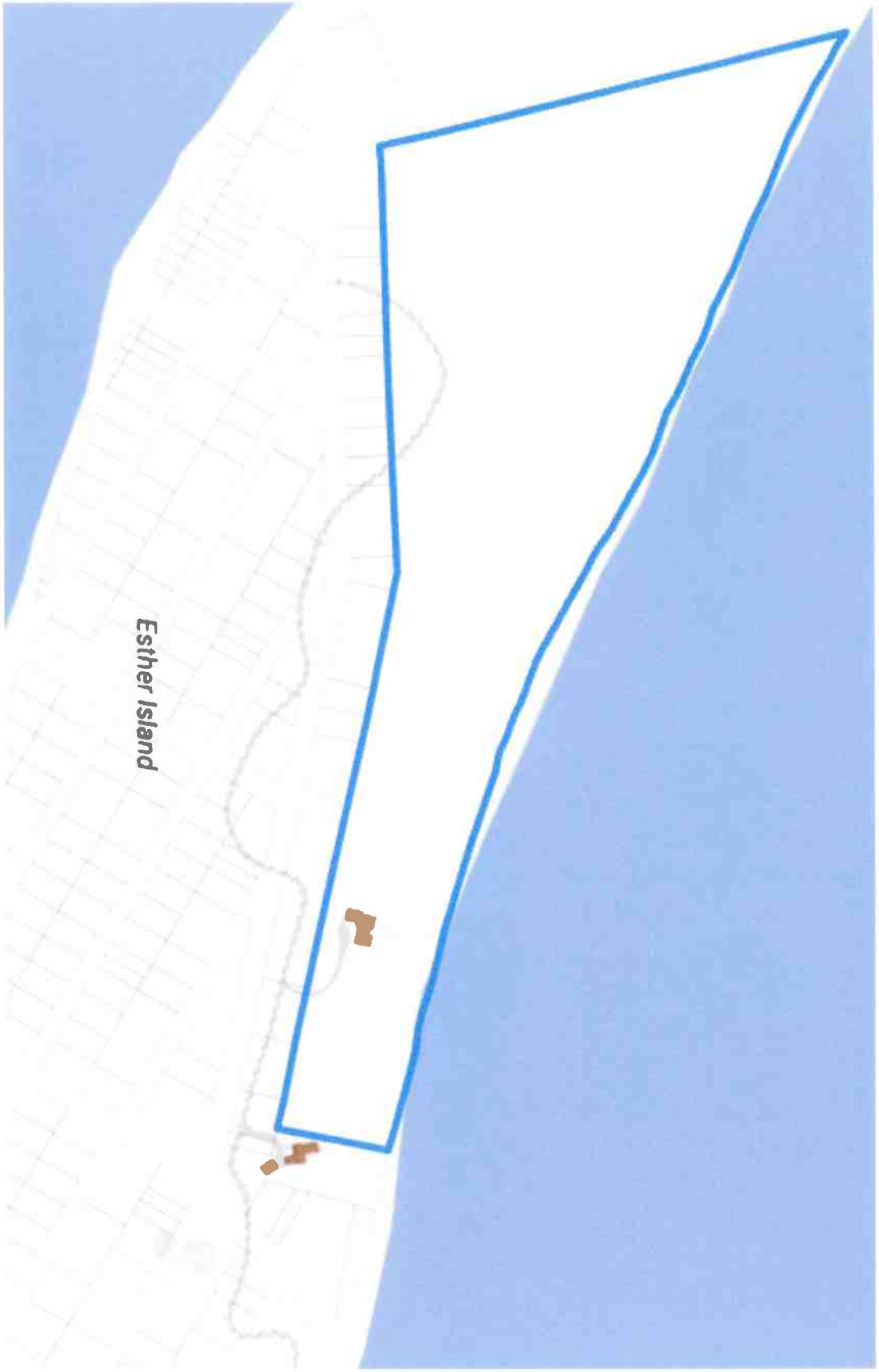
Trim Natural Sash Essex Green Doors Essex Green

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 4/8/24 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Shed at
Esther Island
Nantucket, MA 02554

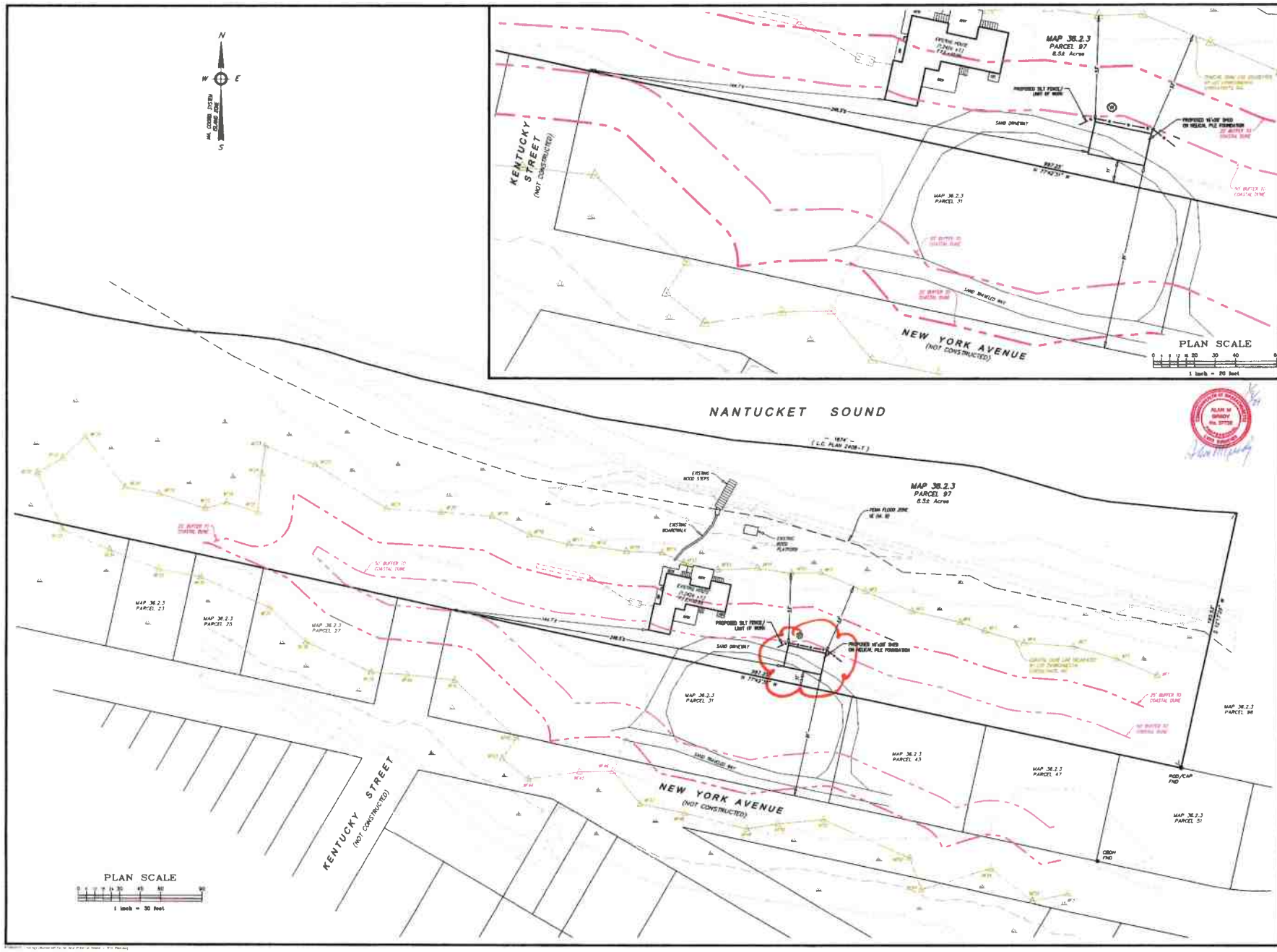
MAP NO: 36.2.3 ZONING INFO: LUG3
PARCEL NO: 97 PROJECT NO: 6 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

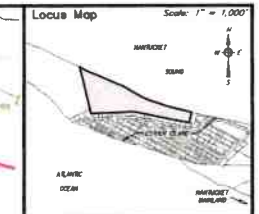
BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Locus Map

Scale: 1" = 1,000'



Notes

1. LOCUS: ESTHER ISLAND
   MAP 36.2.3 PARCEL 97
2. OWNER: HAWKES END LLC
   2 WHALER'S LANE
   P.O. BOX 659
   NANTUCKET, MA 02554
3. DEED REF: Bk: 1892 Pg: 306
4. PLAN REF: L.C. PLANS #2408-S
   #2408-T
   #2408-U
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "VE" (el. 9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0063-G dated 06/09/2014.
6. LOCUS FALLS ENTIRELY WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG-3

	REQUIRED
LOT AREA:	120,000 s.f.
FRONTAGE:	200'
FRONT YARD:	35'
SIDE/REAR YARD:	20'(10')(A)
GROUND COVER:	3% (MAX)

(A) 10' SIDE YARD SETBACK IN LUG-3 ZONE FOR A NONCONFORMING LOT OF RECORD.

Prepared By:

BRACKEN

[illegible] POND ROAD
[illegible] BAY, MA [illegible]
[illegible]

10 OLD SOUTH ROAD
NANTUCKET, MA [illegible]
[illegible]
www.brackenengr.com

PROPOSED SITE PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

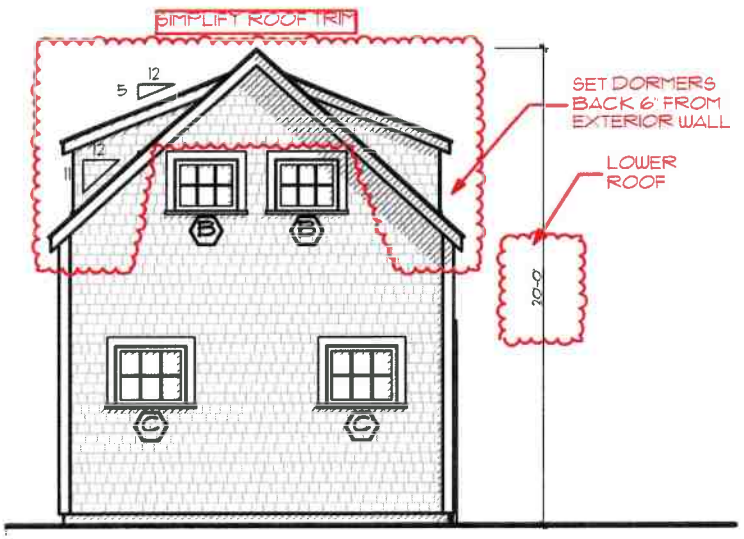
HAWKES END LLC

ESTHER ISLAND

MAP 36.2.3 PARCEL 97

No.	Date	Revision Description	By
-	-	-	-

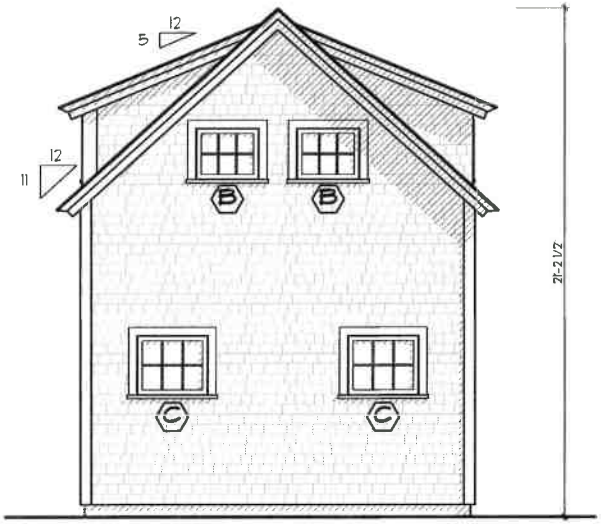
Date:	Drawn:	Checked:	Sheet:
JANUARY 8, 2024	RMM/ERC/BID	DFB/AMG	1 of 1



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PREVIOUSLY SUBMITTED EAST ELEVATION



PREVIOUSLY SUBMITTED NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

North & East Exterior Elevations

Shed at
Esther Island
Nantucket, MA 02554

MAP NO: 36.2.3 ZONING INFO: LUG3
PARCEL NO: 97 PROJECT NO: 6 REVISED:

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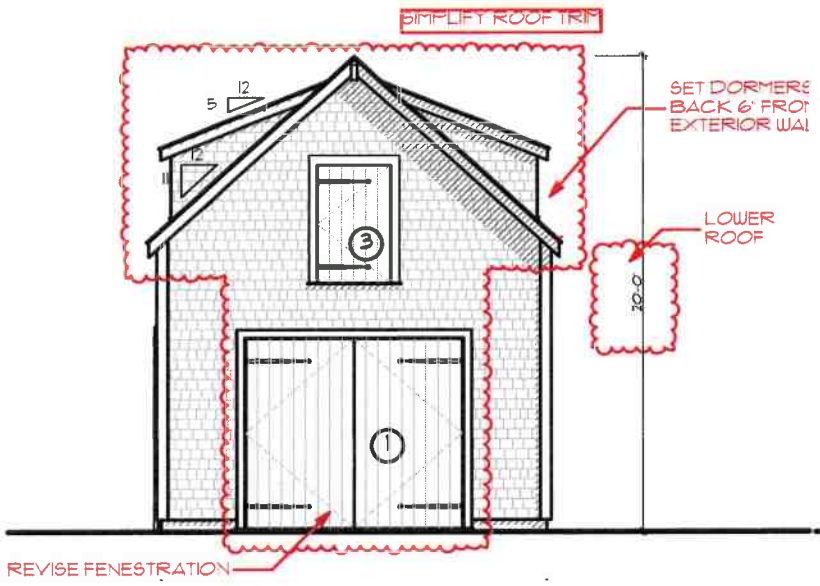
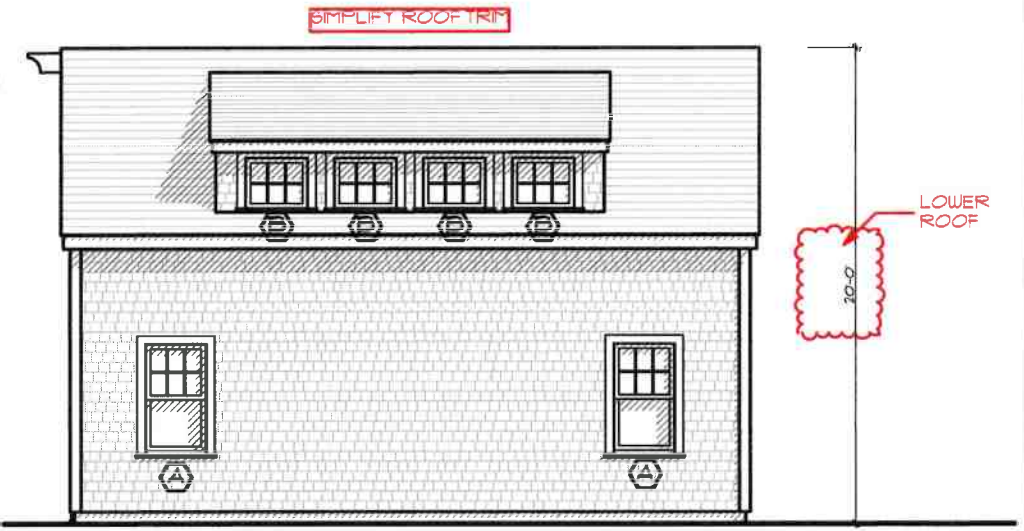
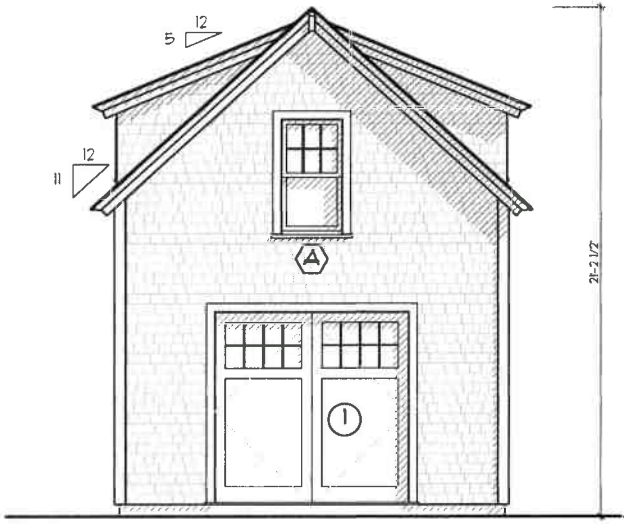
ID#
A-2.1



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



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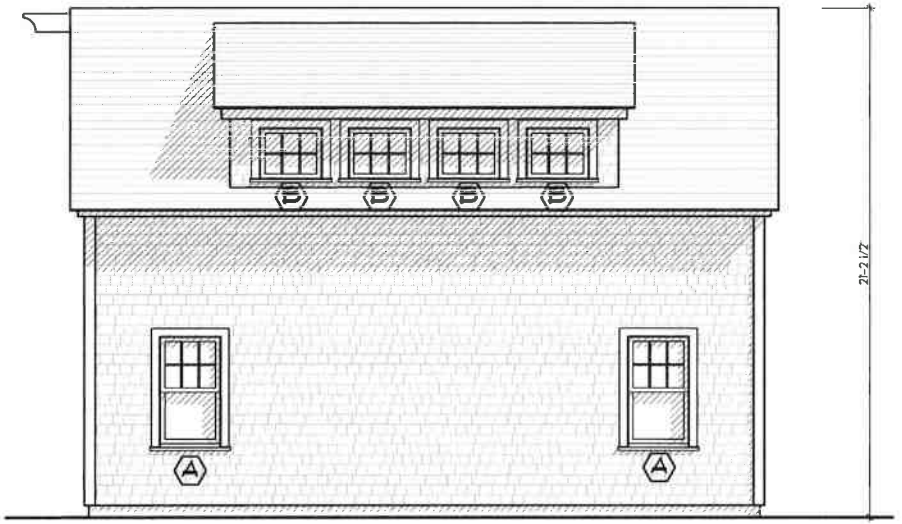

PREVIOUSLY SUBMITTED SOUTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

South & West Exterior Elevations

Shed at Esther Island
Nantucket, MA 02554

MAP NO: 36.2.3 ZONING INFO: LUG3
PARCEL NO: 97 PROJECT NO: 6 REVISED:

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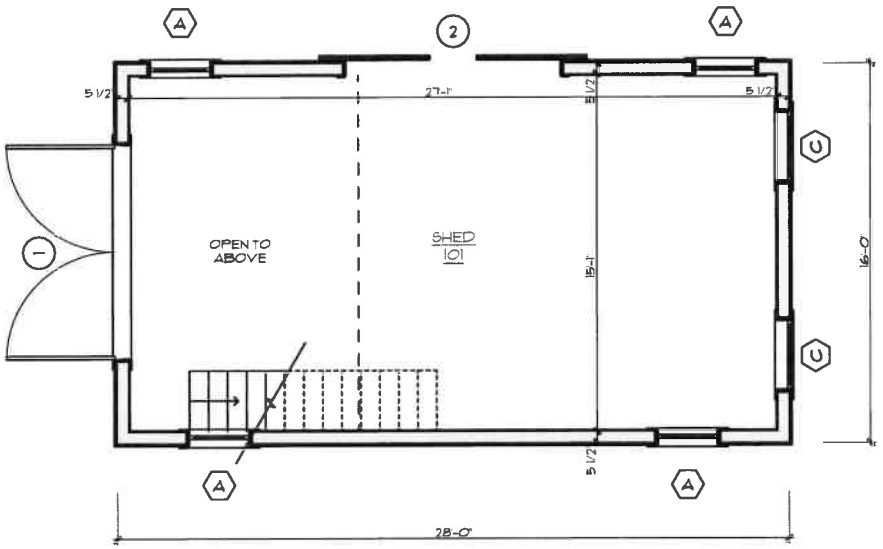
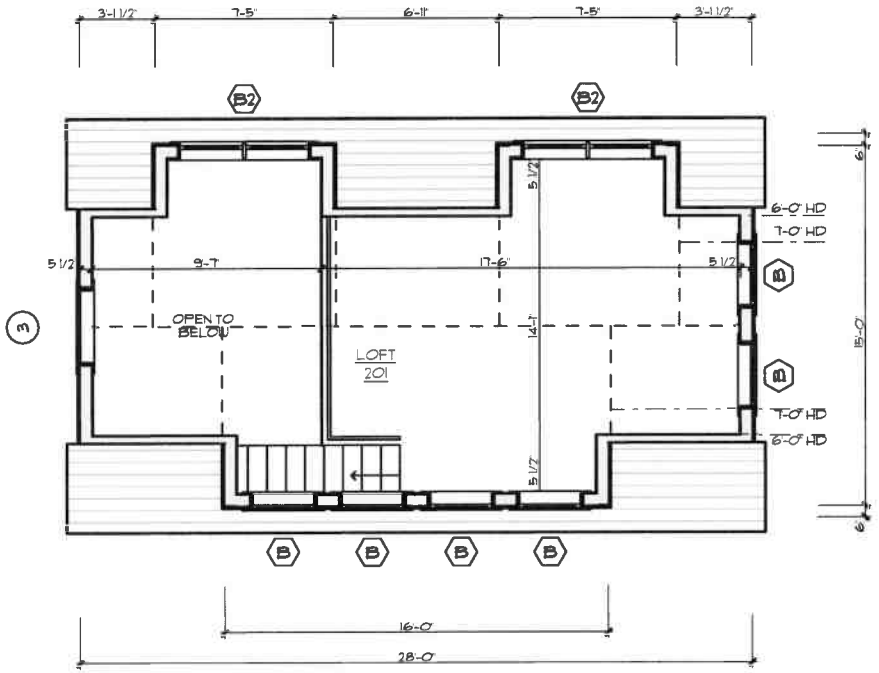
ID#
A-2.1



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

First & Second Floor Plans

Shed at
Esther Island
Nantucket, MA 02554

MAP NO: 36.2.3 ZONING INFO: LUG3
PARCEL NO: 97 PROJECT NO: 6 REVISED:

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No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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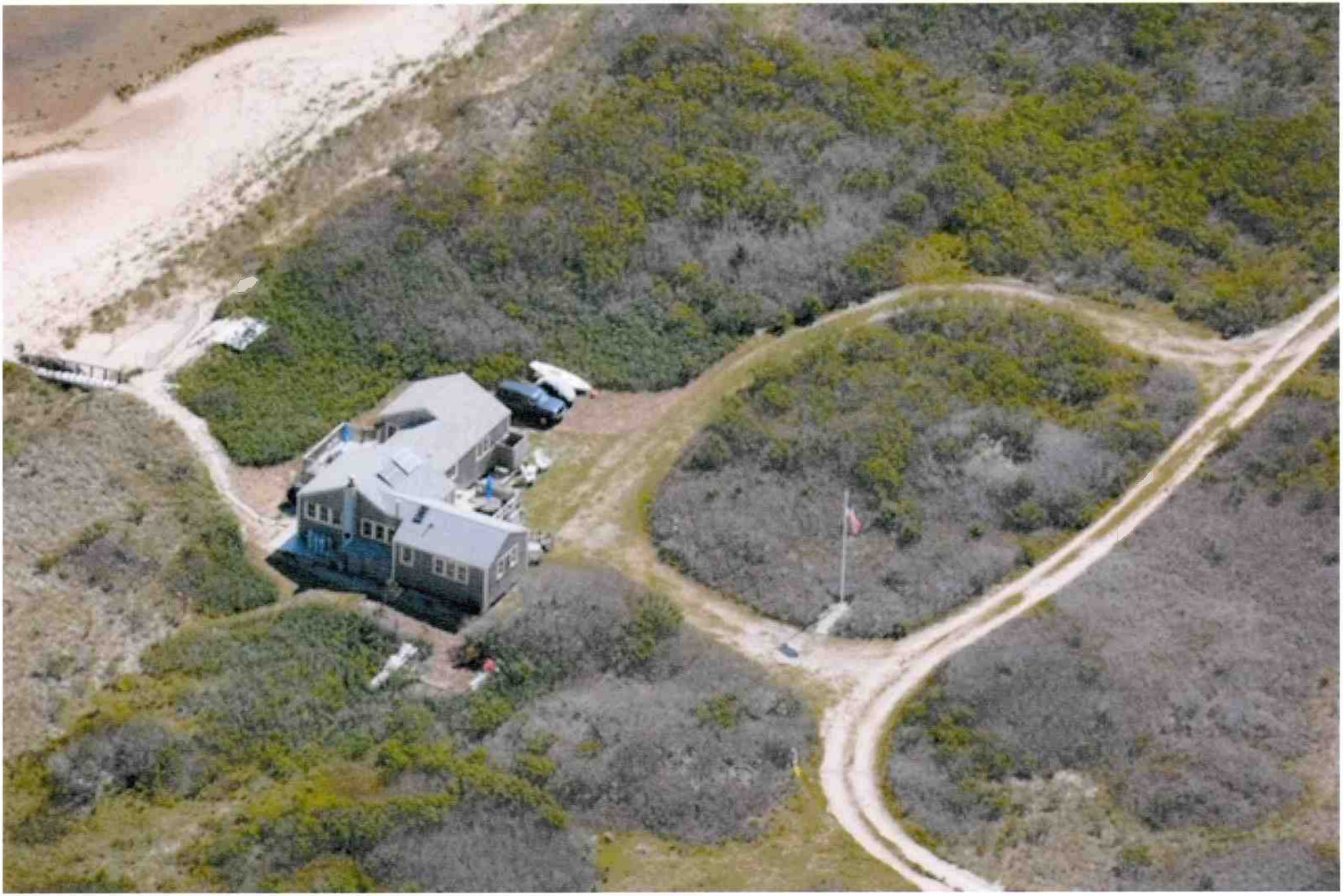
A-1.1













HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Hawkes End LLC

STREET ADDRESS Esther's Island

MAP/PARCEL 36.2.3/97

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 30, 2024

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

5/29/24

Date

BEAUDETTE AND SWAIN
PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
15 OLD SOUTH ROAD, SUITE D
P.O. BOX 2040
NANTUCKET, MASSACHUSETTS 02584

RICHARD P. BEAUDETTE
BRYAN J. SWAIN

PHONE (508) 228-1455
FAX (508) 228-4070
WWW.NANTUCKETLAWFIRM.COM

OF COUNSEL
KEVIN F. DALE
WILLIAM F. HUNTER

April 6, 2024

BY EMAIL AND REGULAR MAIL
Lisa Botticelli, AIA
Botticelli & Pohl Architects, PC
11 Old South Road
Nantucket, MA 02554

Re: Hawkes End, LLC
Esther's Island Cottage
Nantucket Assessor's Map 3623, Parcel 97
Agent Authorization Letter

Dear Lisa:

This letter will serve to confirm that I am the Manager of Hawkes End, LLC, a duly formed Massachusetts limited liability company and the owner of the property located on the West End of Nantucket at Esther's Island and shown as Parcel 97 on Nantucket Assessor's Map 3623. You and your architectural firm, Botticelli & Pohl Architects PC, are hereby authorized to act as the agent for Hawkes End, LLC and to sign and to file any and all permit applications and other documents with the Nantucket Conservation Commission, Nantucket Historic District Commission and other state and municipal boards and commissions to obtain permits for improvements on the Hawkes End, LLC Property. Thank you.

Sincerely,

Kevin F. Dale, Manager
Hawkes End, LLC

cc: Christopher Maroney
Scott Akins

e m e r i t u s

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Old Business Submission

88 Pocomo Rd - Main House

May 30, 2024

Dear Holly,

We are submitting the proposed plans for the June 4th Old Business meeting deadline. We will be providing ariel renderings per the Board's request as well as some grade level renderings to provide more information regarding the existing design. In an effort to keep the process going, we prefer to resubmit for this deadline given there has been roughly 8-9 weeks between meetings. In the interim, we will be working on possible alternatives provided our client approves and based on the boards feedback.

Sincerely,

Matthew R. MacEachern
Principal, Emeritus Development, Ltd

Project Address : 88 Pocomo Rd; Map 15 / Parcel 42

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: 04.08.24
X	HDC Case Number (ie HDC2020-05-0265): HDC2024-
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2024- 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: HDC2024- 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: Alex Bagmets Date: 05.30.24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Pocomo Rd.

Owner of record: 88 Pocomo Trust

Mailing Address: PO Box 786
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: _____

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. 2022-03-5885
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Revised building design

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 3167 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 6" +/- South " East " West "

Height of ridge above final finish grade: North 29'-11" South " East " West "

Additional Remarks

Historic Name: n/a

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation Massing and Fenestration Changes
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 7 /12 Secondary Mass 9 /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 _____

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 7¼" Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round 5½" Square 3½"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White, Front - Natural
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 4/08/24 Signature of owner of record _____ Signed under penalties of perjury

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 5/28/24

88 Pocomo Rd / 88 Pocomo Trust

Emeritus LTD

15 / 42

Revised Building Design

Sitting Board: Camp, Pohl, Paul, Oliver

Chair: Welch Alternate: None

Camp: Likes previous version – this one looks like too many styles packed into one.

Pohl: Appreciates the historical references and although he does not object to the house, feels this design is more suitable in town rather than Pocomo.

Paul: Likes the previous version as well. The vertical and formal elements in this design should be closer to town. There are a lot of elements that work well when looking at the local symmetries from the historic references. But it feels like a lot when it is all connected together. On the East elevation, the four pitched roof that comes out of the main entry gable feels incongruent.

Oliver: A rendering of the view of the house from the harbor with the other homes on the bluff would be helpful. Agrees it is very formal – town formal. Confused about the hierarchy of the building and the main mass vs additive massing. Would like some clarity on what are doors and what are large windows.

Welch: Agrees with Ray, it feel like this design belongs in town. The Gable forward architectural dealing is incongruent with the connectors which are more typical out of Town masses. The roof pitches are too shallow on the gable forwards.

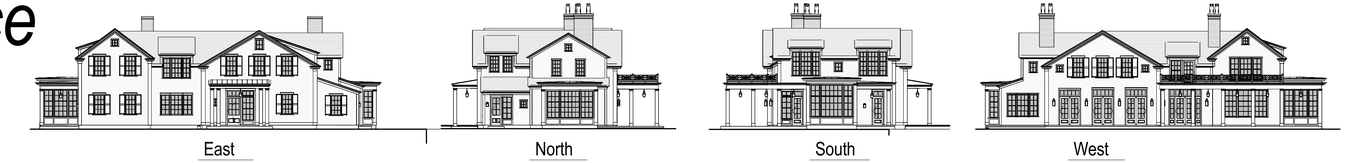
Motion to hold for revisions – requested a transcript of the minutes with primary points from each board member (Welch)

Roll Call Vote: Carried 5-0

88 Pocomo Trust Residence

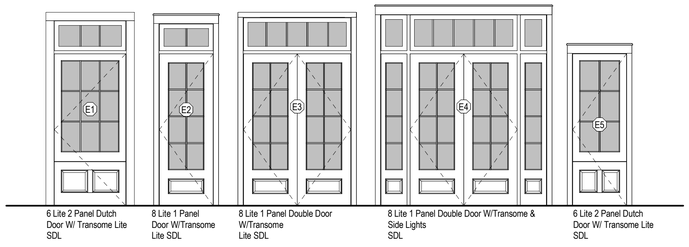
88 Pocomo Rd.
Nantucket, MA 02554

05.30.24

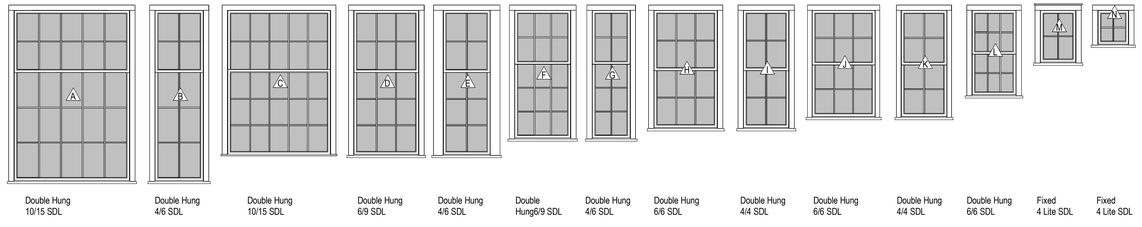




Locus Map

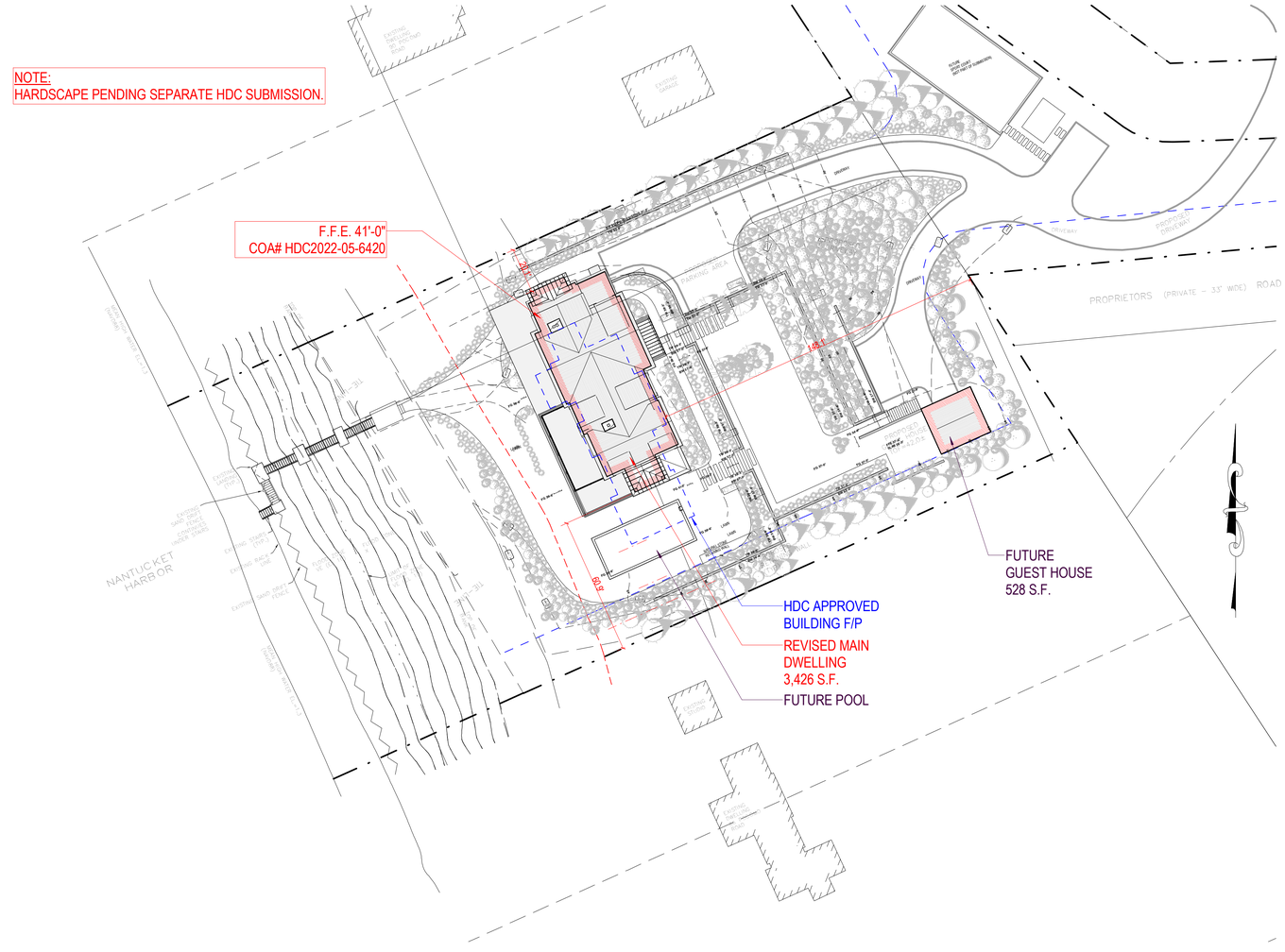


Door Legend
1/4" = 1'-0"



Window Legend
1/4" = 1'-0"

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.



SITE PLAN
1" = 30'-0"

HDC SUBMISSION

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 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

A.301 Unnamed
G.102 SITE PLAN
G.1.1 COVER SHEET
A.100 BASEMENT PLAN
A.101 FIRST FLOOR PLAN
A.103 ROOF PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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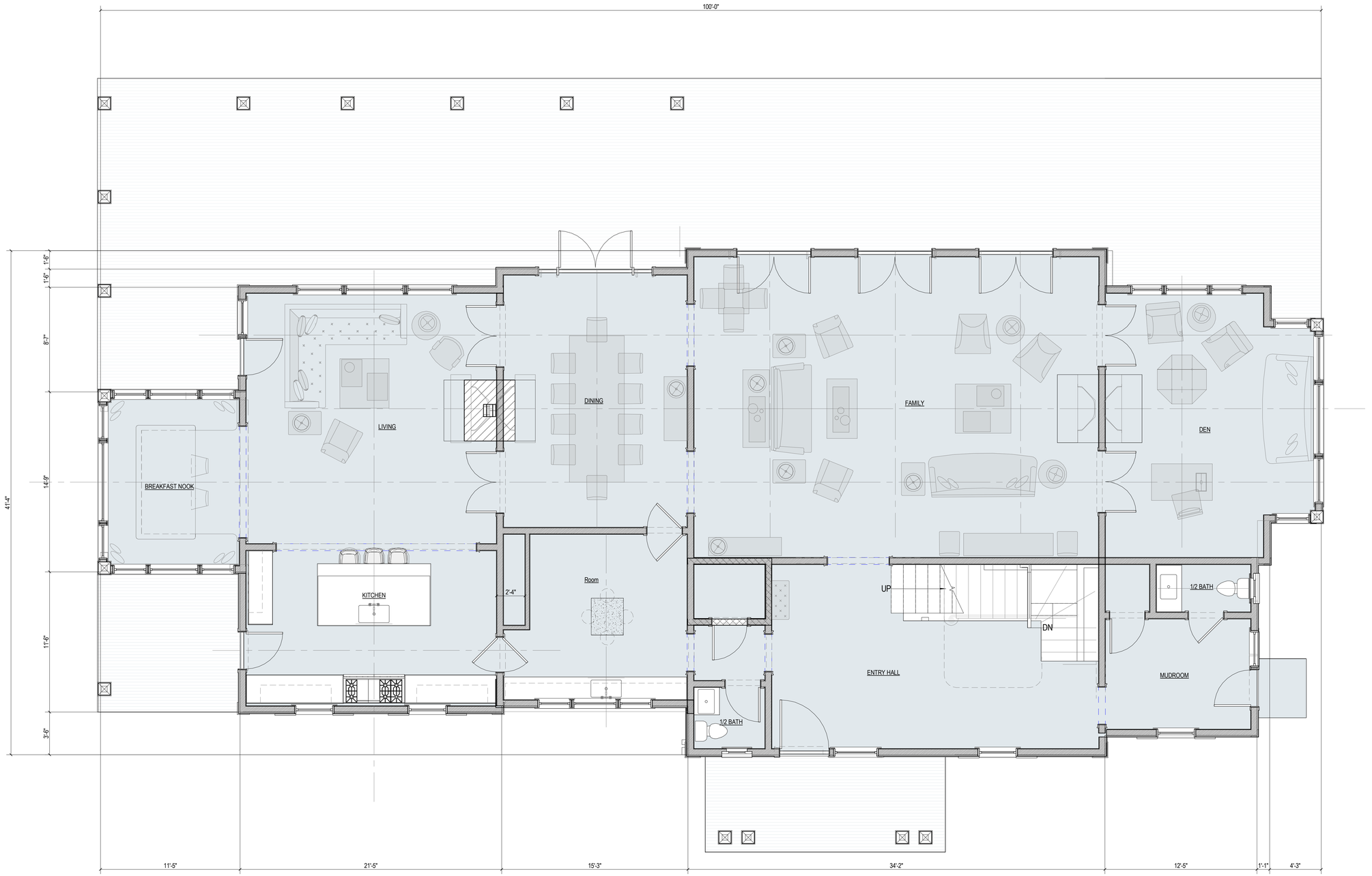
G.1.1
2128

05.30.24

HDC SUBMISSION



1 First Floor Plan
1/4" = 1'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
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FIRST FLOOR PLAN

Site Information

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Proposed G.C.:	3,954 sf
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G.102 SITE PLAN
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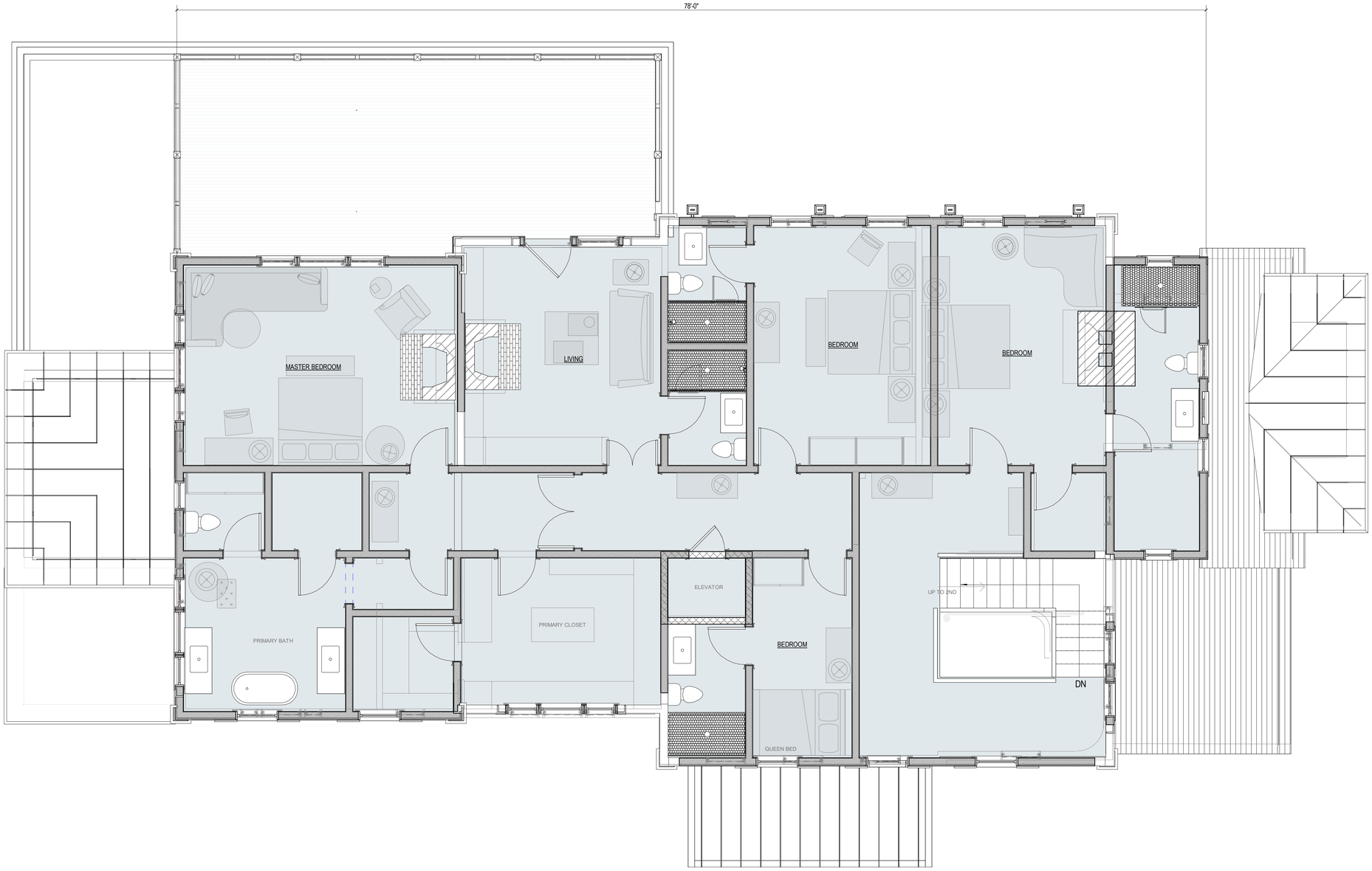
A.101
2128

05.30.24

HDC SUBMISSION



1 Second Floor Plan
1/4" = 1'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
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NEW YORK CITY US №40 THOMPSON ST INTERIORS FURNITURE
S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

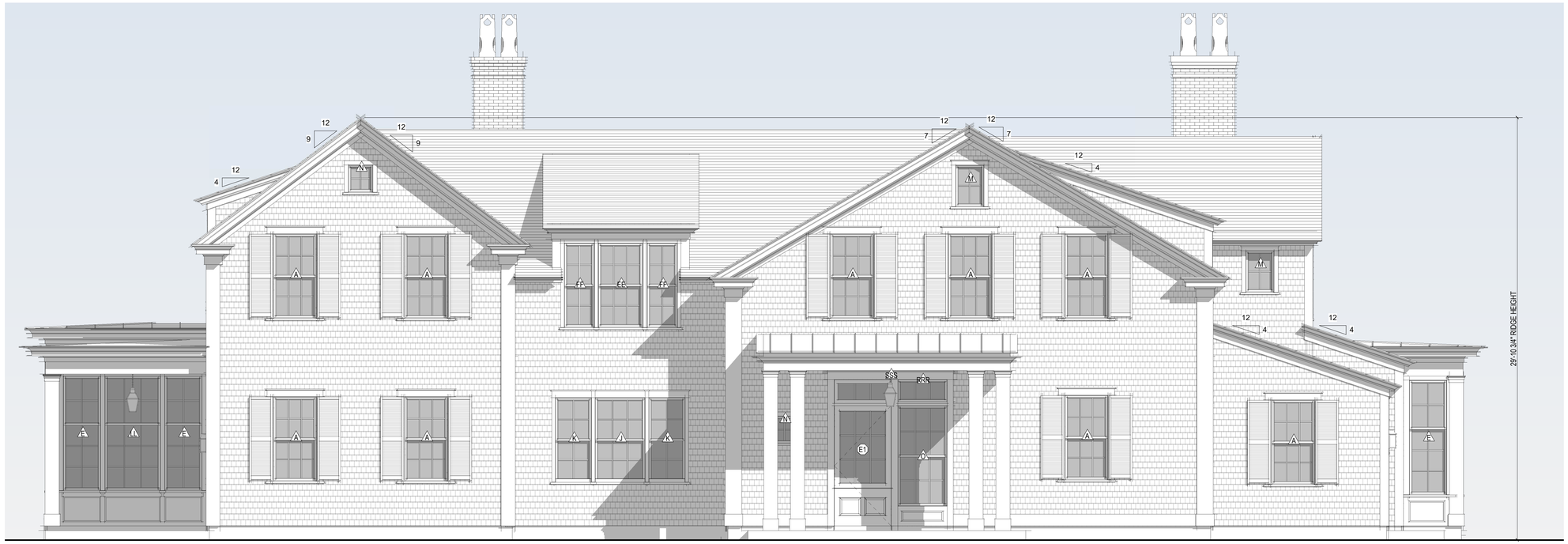
Revisions

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 FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION NECESSARY TO OBTAIN A BUILDING PERMIT. ADDITIONAL SETS OF DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.102
2128

05.30.24

HDC SUBMISSION



1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



East Elevation Prev. Approved HDC
1" = 10'-0"



North Elevation Prev. Approved HDC
1" = 10'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 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

A.301 Unnamed
G.102 SITE PLAN
G.1.1 COVER SHEET
A.100 BASEMENT PLAN
A.101 FIRST FLOOR PLAN
A.103 ROOF PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
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A.201
2128

05.30.24

HDC SUBMISSION



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



West Elevation Prev. Approved HDC
1" = 10'-0"



South Elevation Prev. Approved HDC
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NEW YORK NY 10013

Revisions

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A.202
2128

05.30.24

HDC SUBMISSION

















2128

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Nantucket, MA 02554

emeritus
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P. 508.325.4995
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PERSPECTIVE VIEWS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
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A.300
2128



6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

8 Lite 1 Panel Door W/Transome Lite SDL

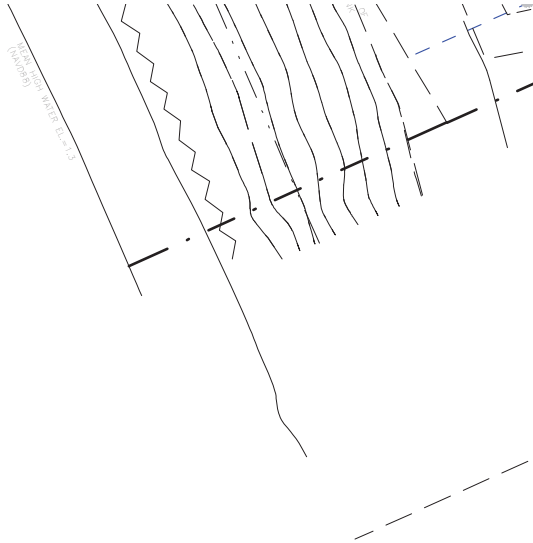
8 Lite 1 Panel Double Door W/Transome Lite SDL

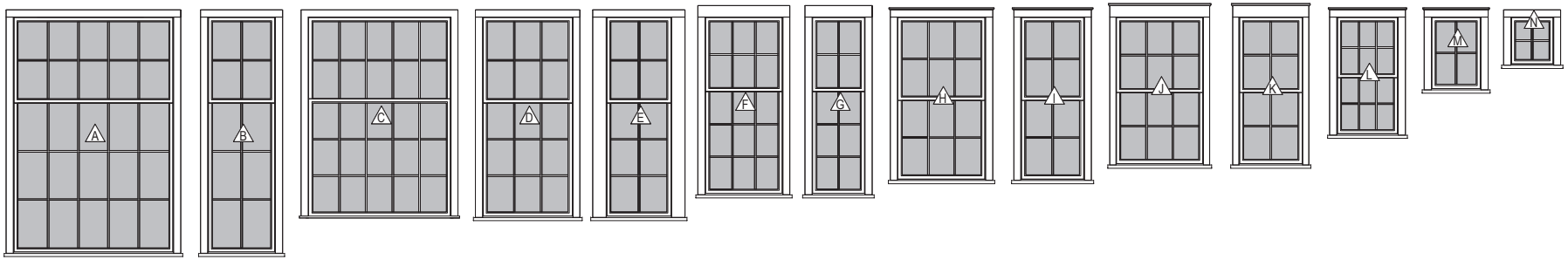
8 Lite 1 Panel Double Door W/Transome7 Side Lights SDL

6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

Door Legend

1/4" = 1'-0"





Double Hung 10/15 SDL

Double Hung 4/6 SDL

Double Hung 10/15 SDL

Double Hung 6/9 SDL

Double Hung 4/6 SDL

Double Hung6/9 SDL

Double Hung 4/6 SDL

Double Hung 6/6 SDL

Double Hung 4/4 SDL

Double Hung 6/6 SDL

Double Hung 4/4 SDL

Double Hung 6/6 SDL

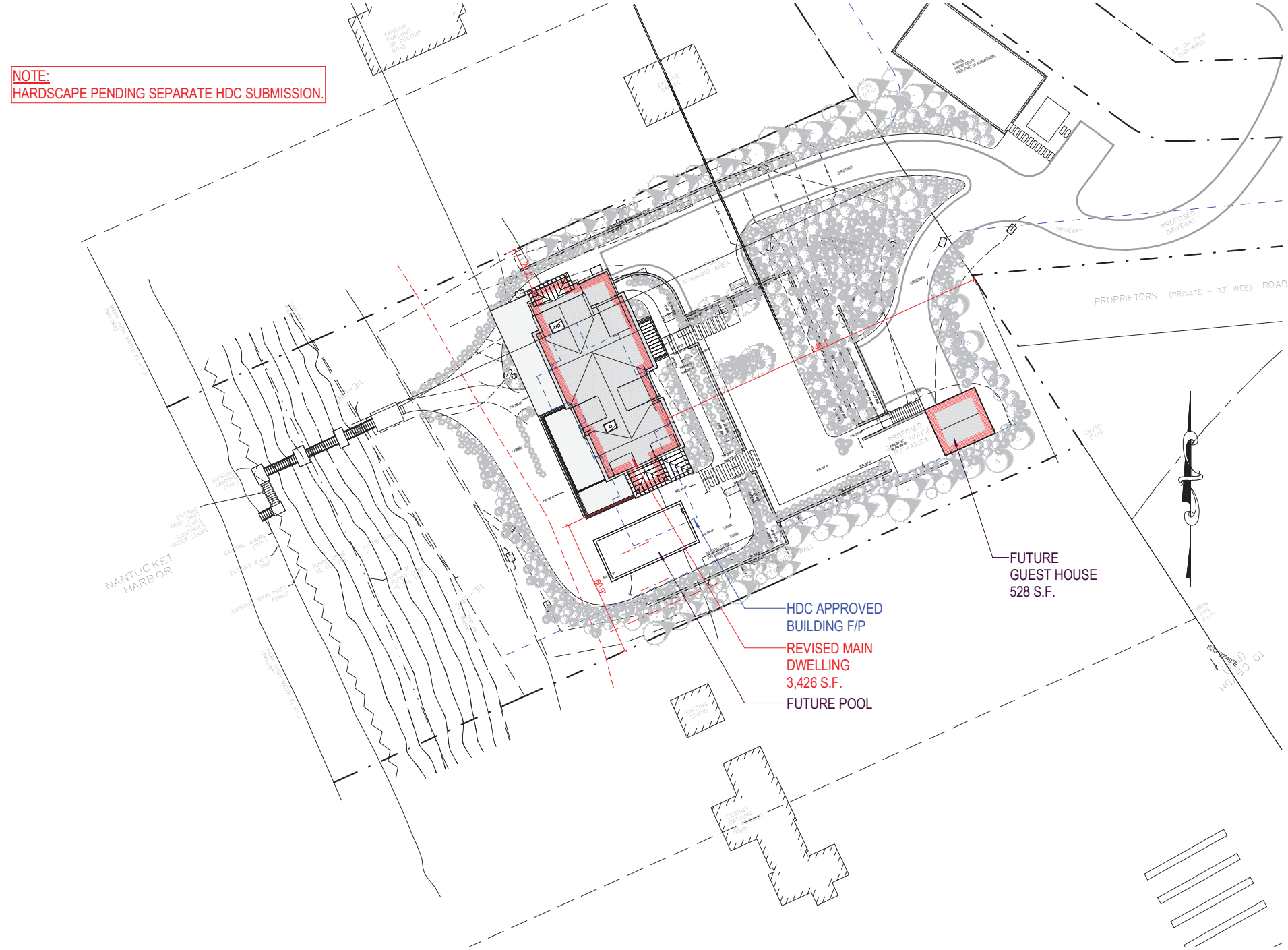
Fixed 4 Lite SDL

Fixed 4 Lite SDL

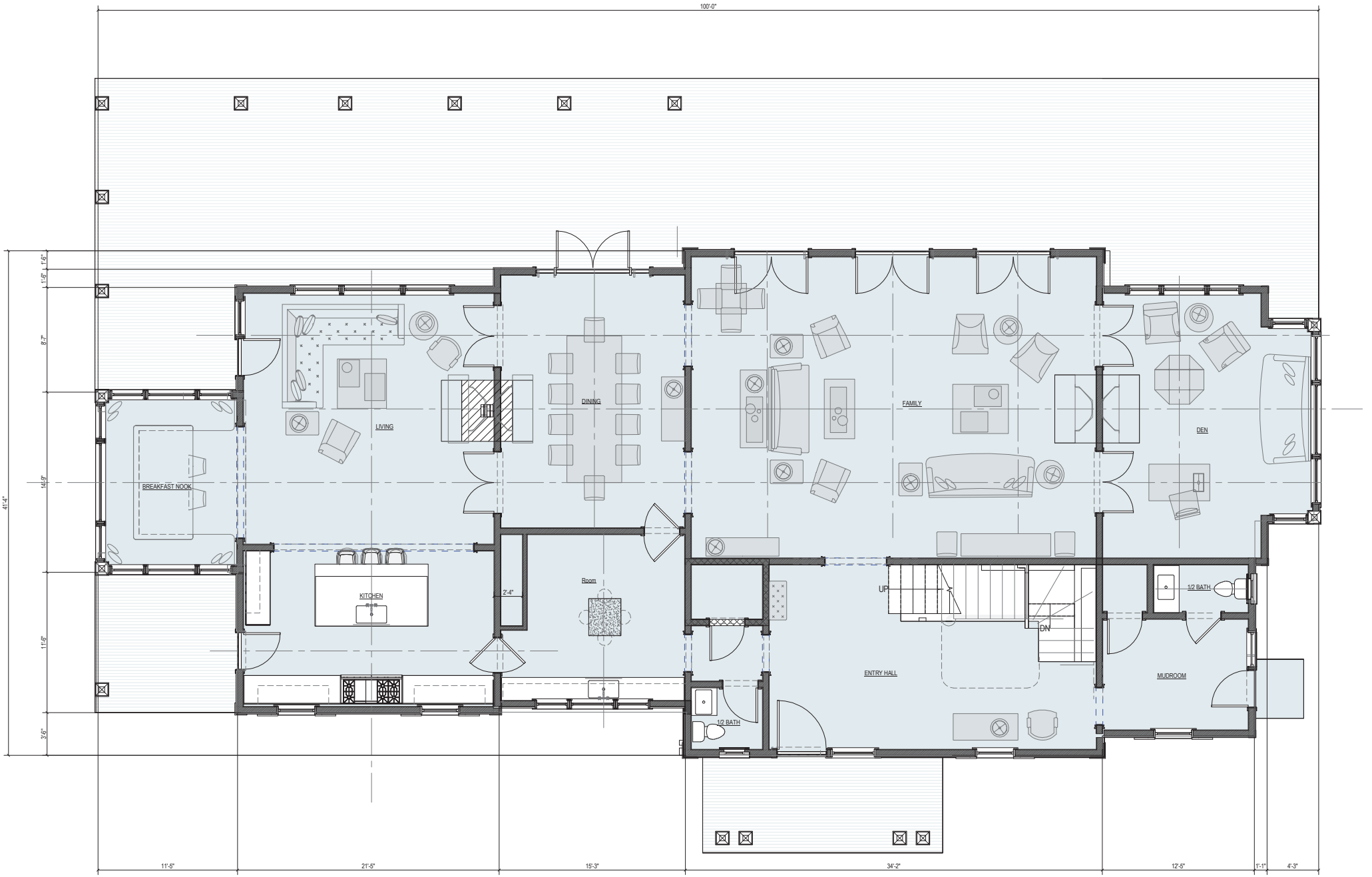
Window Legend

1/4" = 1'-0"

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.

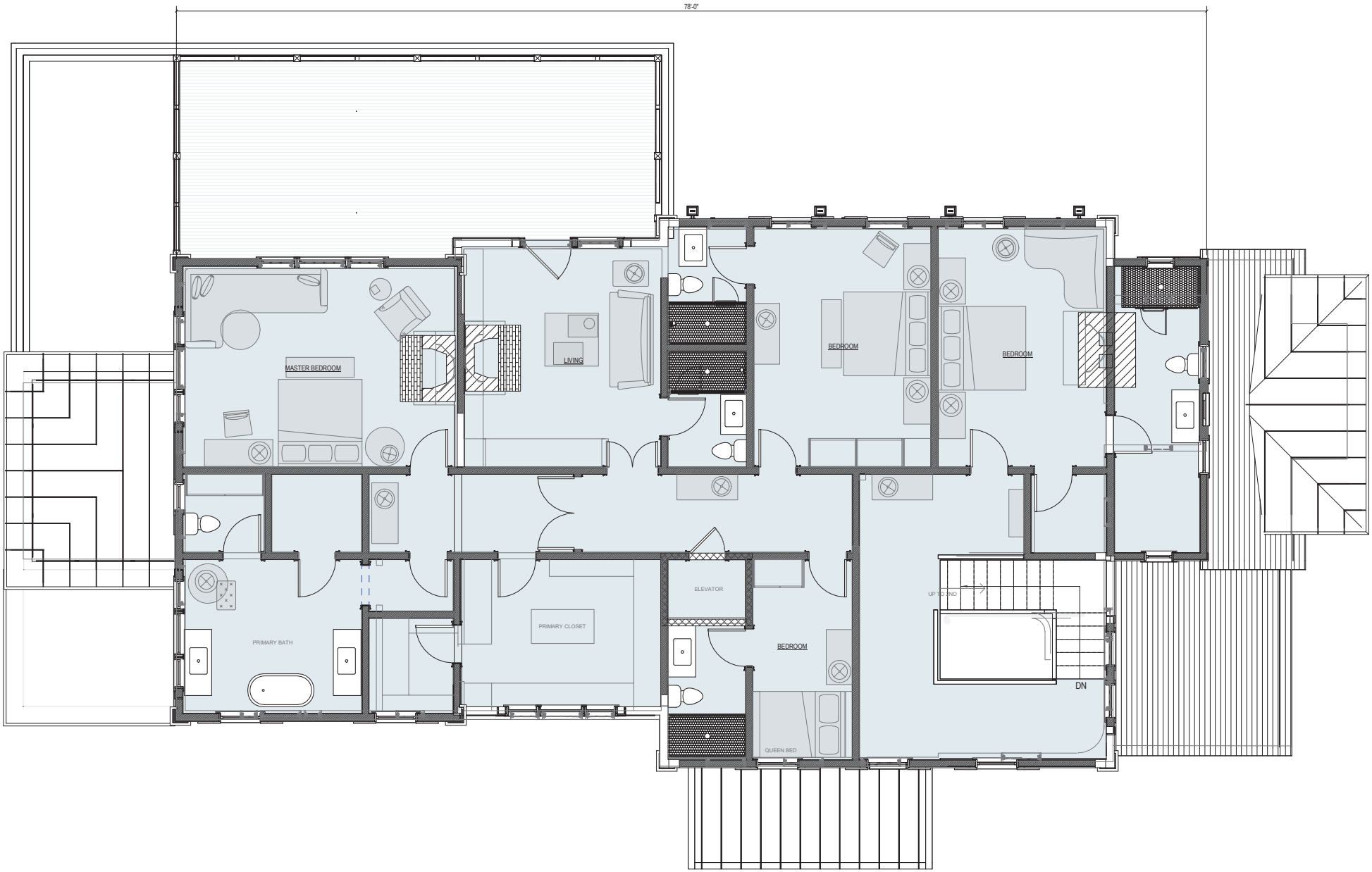


SITE PLAN
1" = 30'-0"



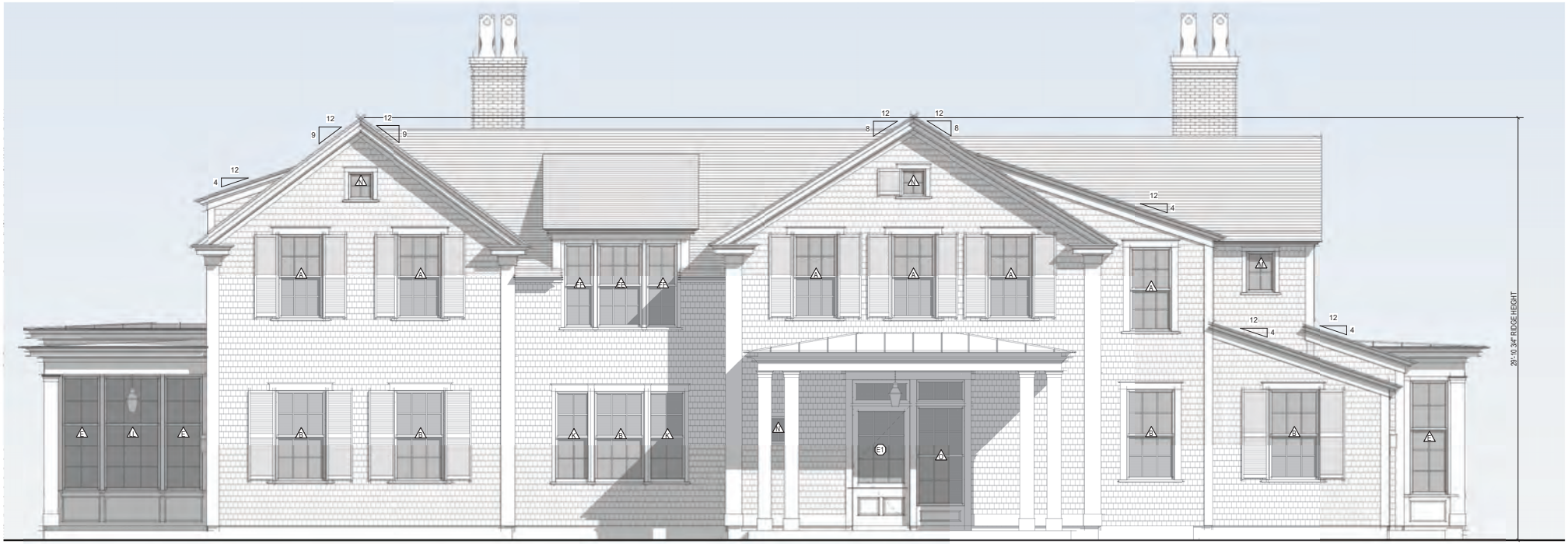
1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

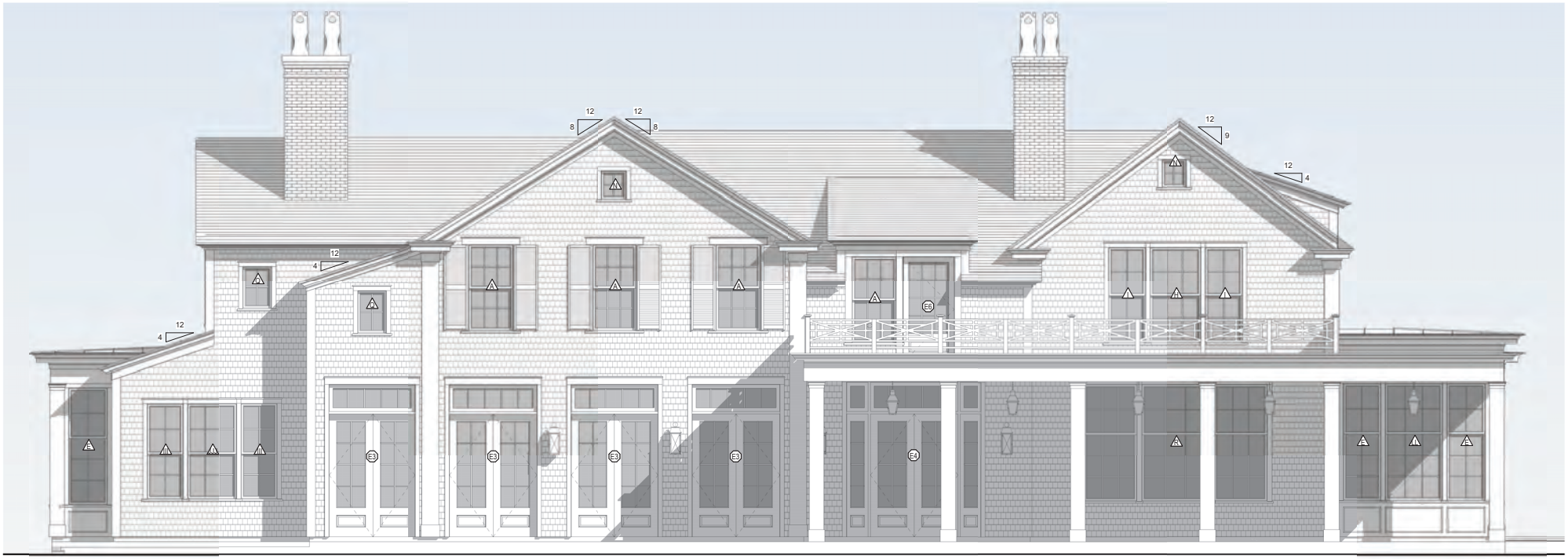


1 East Elevation
1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554



Locus Map

NOTE:
HARDSCAPE P



6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

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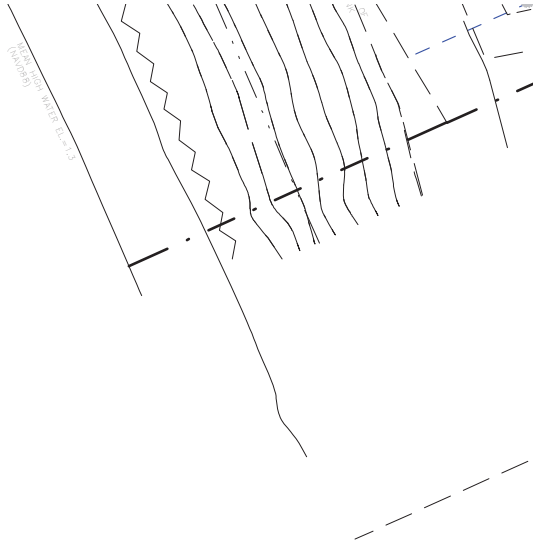

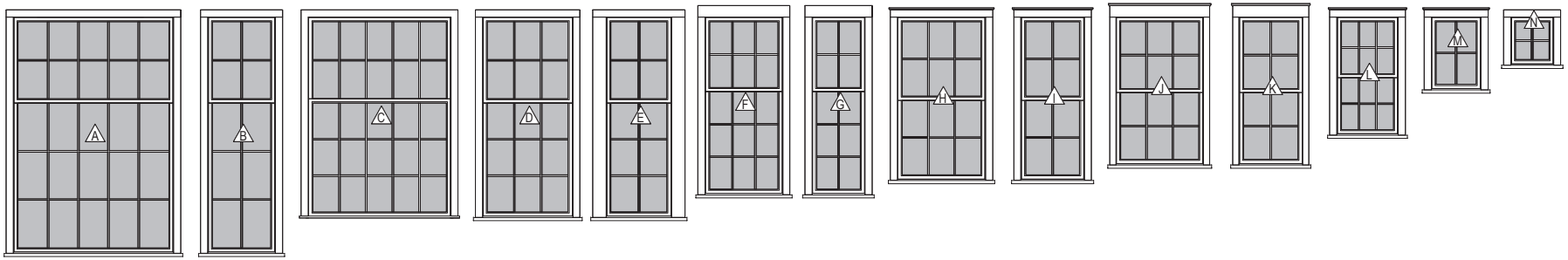

Double Hung 10/15 SDL

Double Hung 4/6 SDL

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Double Hung 6/6 SDL

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Double Hung 6/6 SDL

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Double Hung 6/6 SDL

Fixed 4 Lite SDL

Fixed 4 Lite SDL

Window Legend

1/4" = 1'-0"

NOTE:
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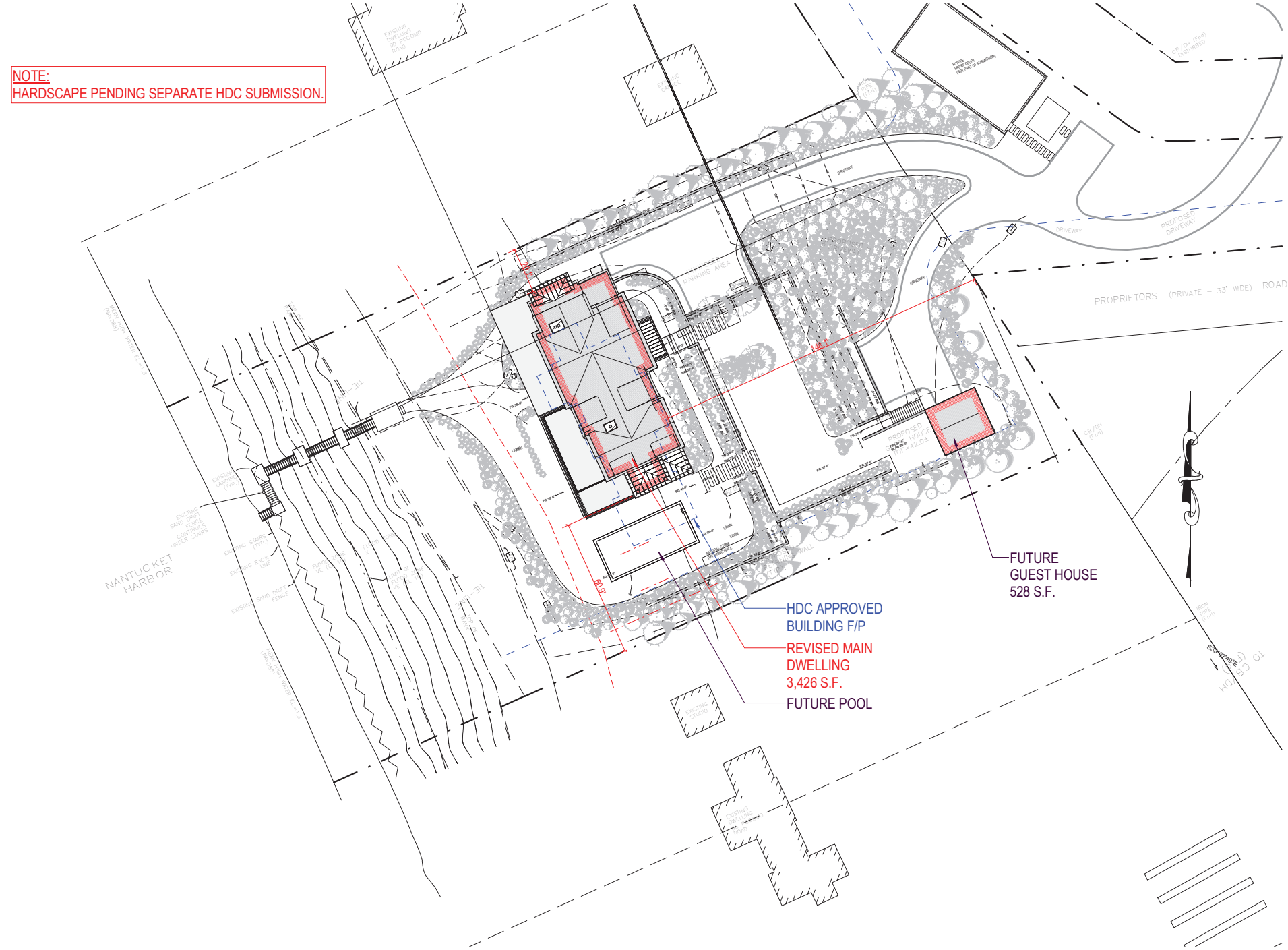

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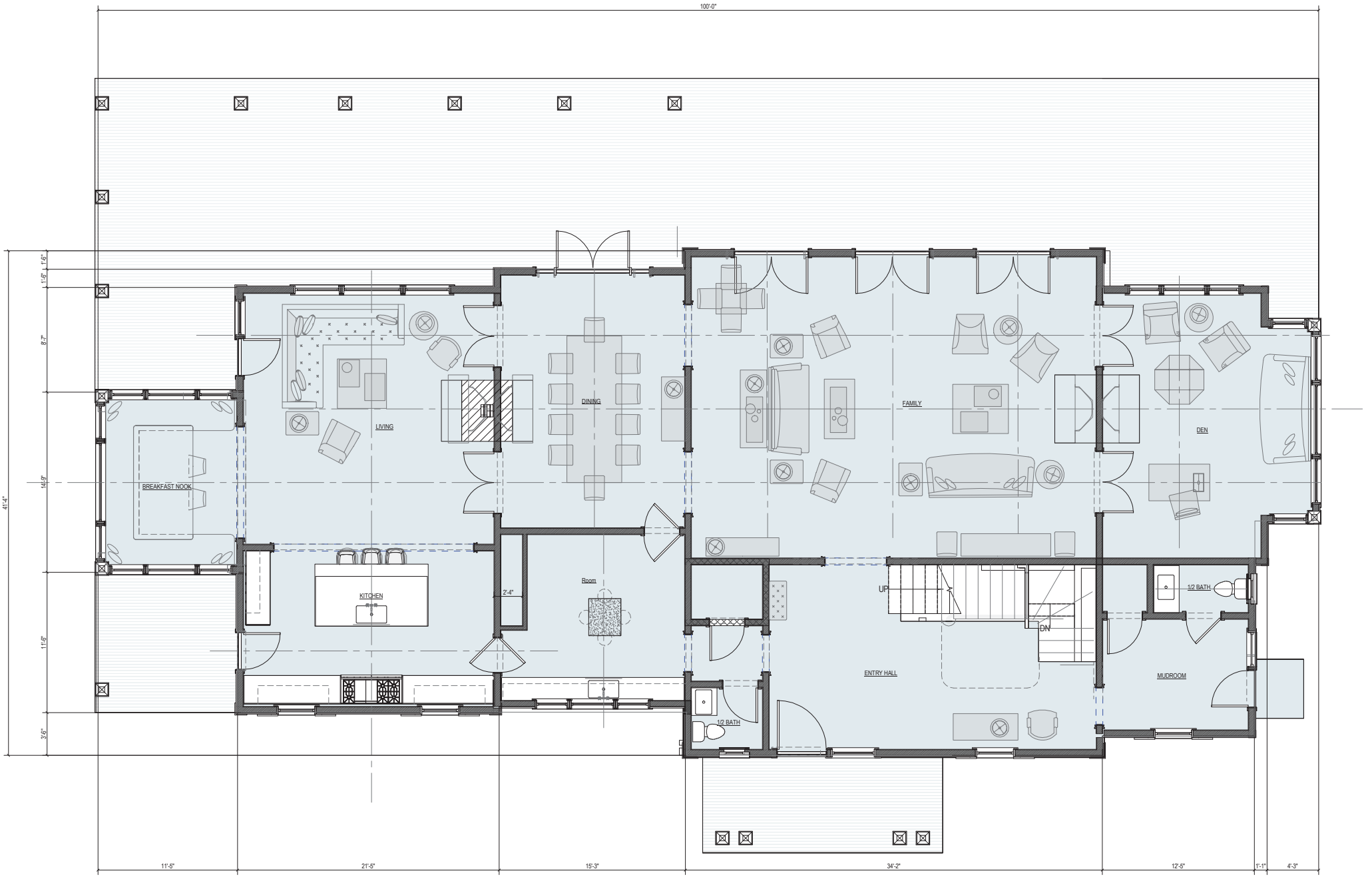
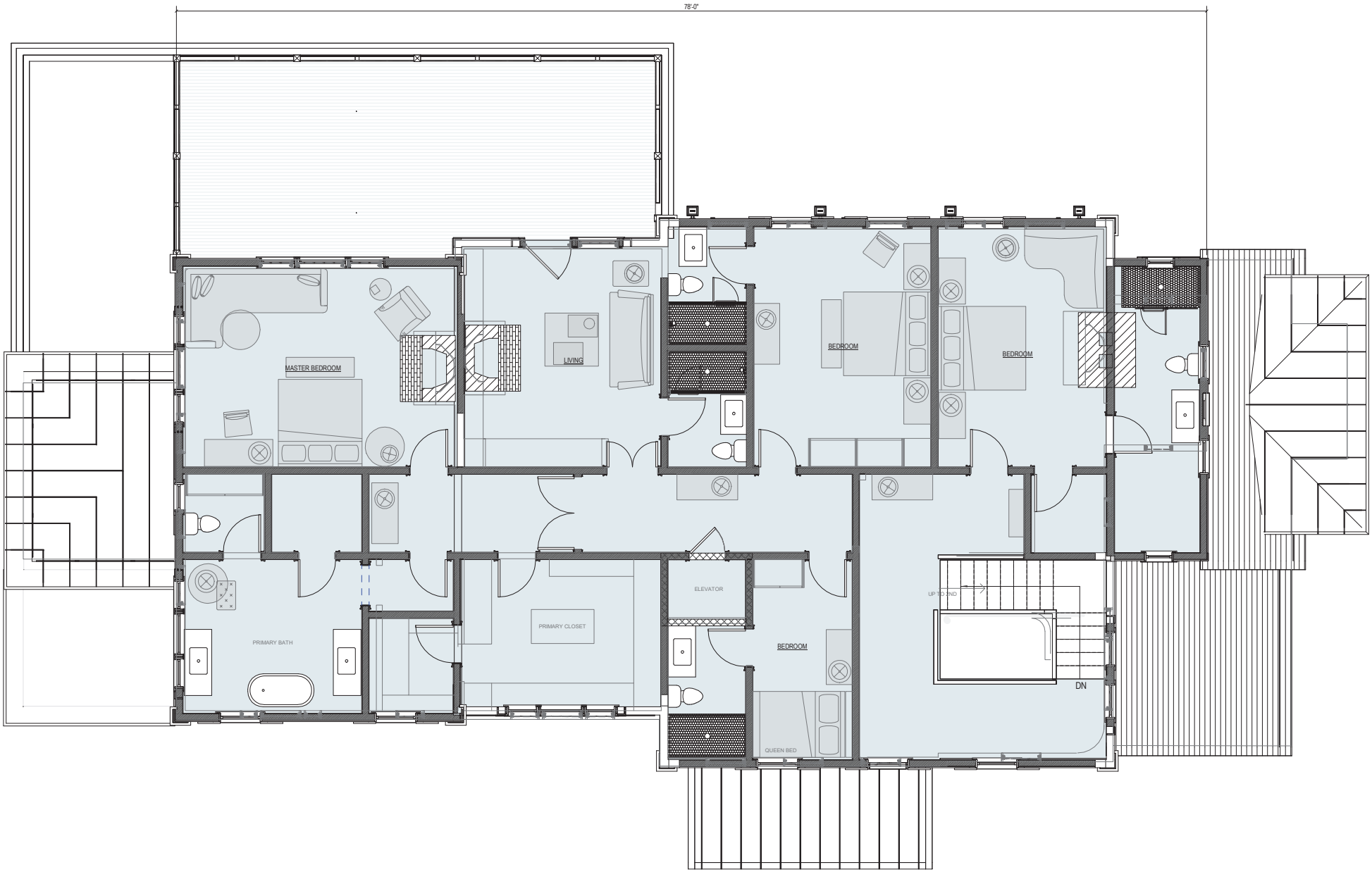


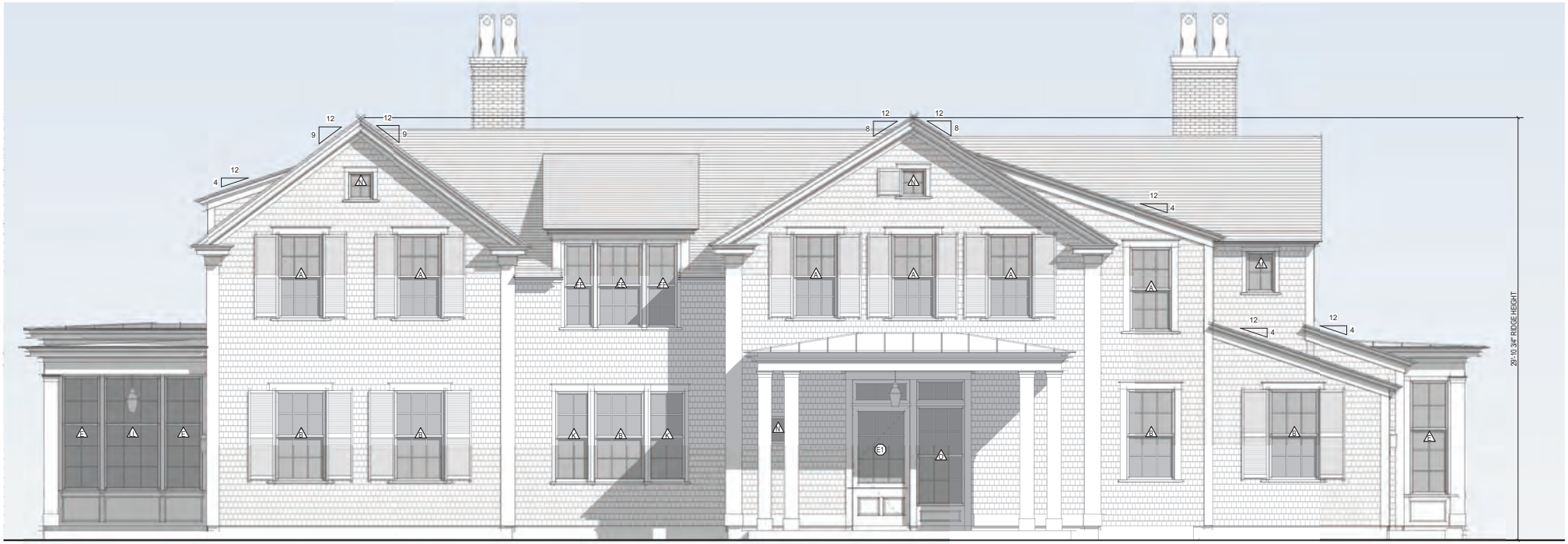
1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

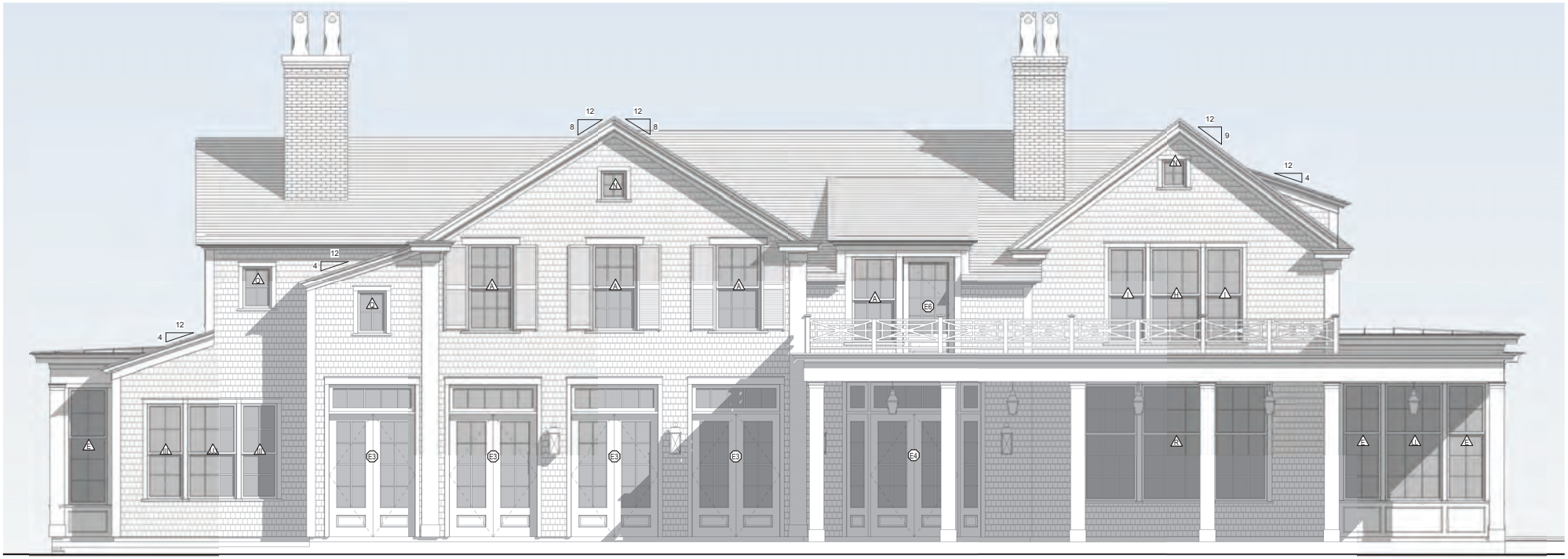


1 East Elevation
1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"



2 South 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:

	Date submitted to 2 Fairgrounds Road:
	HDC Case Number (ie HDC2020-05-0265): HDC2024.03.10051 Address : 27 NORTH LIBERTY
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 3 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.)
	Three (3) 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

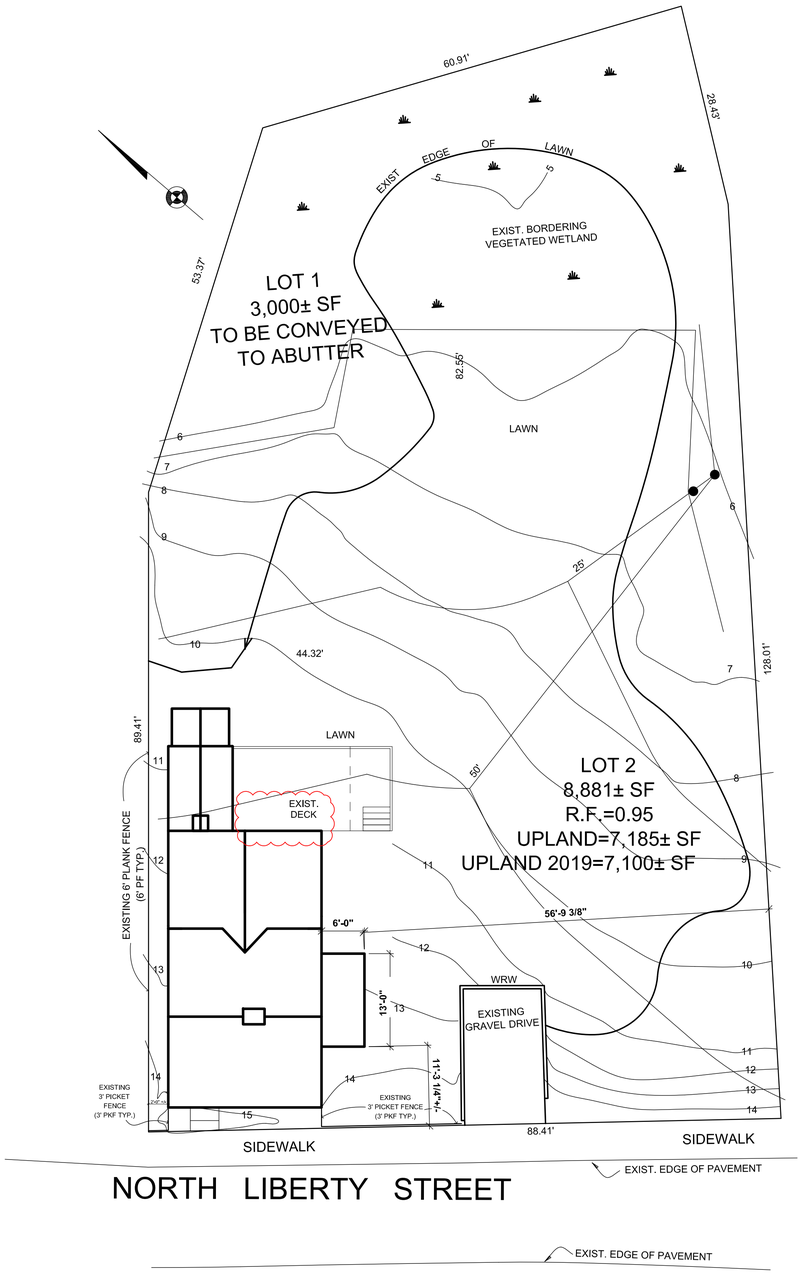
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024 04 1027b B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned 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.

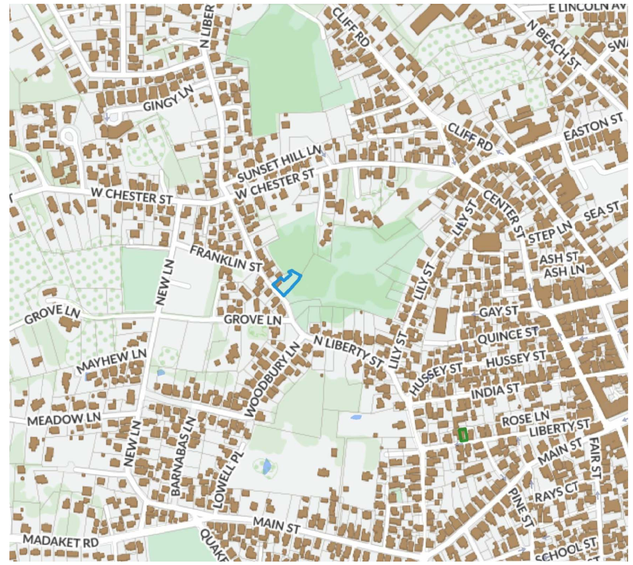
Signature: _____ Date: 5.30.24



1 SITE PLAN - PROPOSED
1" = 10'-0"

2 SITE PLAN - EXISTING
1" = 20'-0"

Map & Parcel:	41/453
Zoning:	ROH
Min. Frontage:	50'
Front Setback	0'
Side/Rear Setback:	5'
Lot Size:	11,881 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	50%
Existing G.C.:	953 SF
Proposed G.C.:	120 SF
Total Proposed G.C.:	1073 SF



LOCUS MAP

GENERAL NOTE:

EXISTING DOORS, TRIM AND MATERIAL TO BE RETAINED FOR REUSE, UMO

WINDOW SCHEDULE			
ID	NO.	DESCRIPTION	DIMENSIONS
NEW WINDOWS			
N1	1	DH 6/6 WOOD	2'-1" x 3'-5" SASH
N2	1	DH 6/6 WOOD	2'-3 5/8" x 4'-1" SASH
N3	1	DH 6/6 WOOD	2'-7" x 3'-10" SASH
N4	1	DH 6/6 WOOD	2'-3" x 4'-9" SASH
N5	2	3 LITE TRANSOM WOOD	2'-9" x 1'-4" SASH
N6	1	DH 6/6 WOOD	2'-3" x 3'-9" SASH
	1	SKYLIGHT WOOD	2'-0" x 3'-0"
EXISTING WINDOWS			
E1	9	DH 6/6 WOOD	2'-7" x 4'-9" SASH
E2	2	DH 6/6 WOOD	2'-3 5/8" x 4'-1" SASH
E3	1	3 LITE TRANSOM WOOD	2'-9" x 1'-4" SASH
E4	2	DH 6/6 WOOD	2'-3" x 3'-9" SASH
E5	2	DH 6/6 WOOD	2'-7" x 4'-4" SASH
E6	1	DH 6/6 WOOD	2'-1" x 3'-5" SASH

- NEW BOSTON SASH WINDOWS OR EQUAL, SINGLE GLAZE, ADL, DBH WOOD WINDOWS; REMOVABLE STORMS & SCREENS

- ALL EXISTING WINDOWS TO REMAIN AND TO BE RESTORED; NEW REMOVABLE STORMS AND SCREENS

DOOR SCHEDULE			
ID	NO.	DESCRIPTION	DIMENSIONS
NEW DOORS			
A	1	ENTRY: 4 PANEL, SHAKER, 2 GLASS LITES	3'-0" x 7'-0" x 1 3/4"
B	1	12 lite, 3 Doors, 1 operating , 2 fixed	2'-11" x 7'-0" x 1 5/8"

SALVAGE DOORS - WOOD W/ THERMOPANE GLASS, W/ SCREEN DOORS ON EXTERIOR, EXTERNAL SHAKER GREY

Applied mutins for lites

WINDOW NOTES: (U.O.N.)
1. JAMB WIDTH TO BE DETERMINED ON SITE BEFORE ORDERING WINDOWS
2. ALL NEW WINDOW CASING DETAILS TO MATCH ELEVATIONS
3. ALL NEW WINDOWS AND DOORS MUST BE DP RATED IN ACCORDANCE TO BUILDING CODE 780 CMR53012
4. ALL GANGED WINDOWS TO HAVE DOUBLE STUD POCKET

NOTE: CONTRACTOR IS RESPONSIBLE FOR COORDINATING WINDOW AND DOOR SIZES AND FOR VERIFYING AND UPDATING ANY INCONSISTENCES

HDC 5.30.24 resubmission
HDC 2024 04 10276

4.01.2024
HDC
PREVIOUSLY APPROVED
COA 2023-10-9379

HDC
REVISED **APPROVED**

ka kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

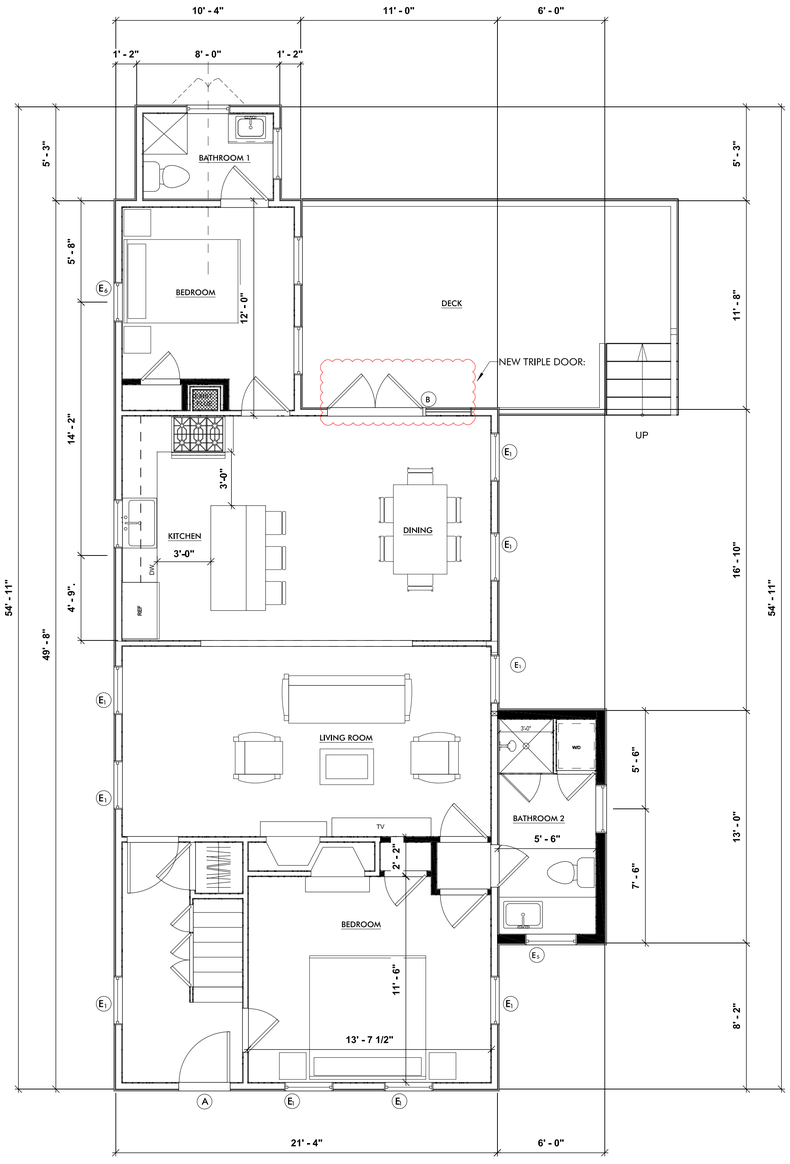
27 North Liberty St
Nantucket, MA 02554

COVER

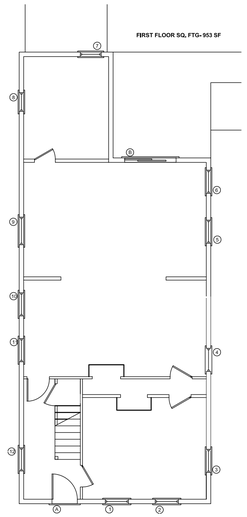
A-0

SCALE: 1/4" = 1' -0"

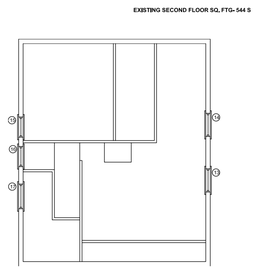
EXISTING 1ST FLOOR SF - 953 SF
PROPOSED 1ST FLOOR SF - 120 SF
TOTAL 1ST FLOOR SF - 1073 SF



1 FIRST FLOOR APPROVED
1/4" = 1'-0"



3 EXISTING 1ST FLOOR
1/8" = 1'-0"



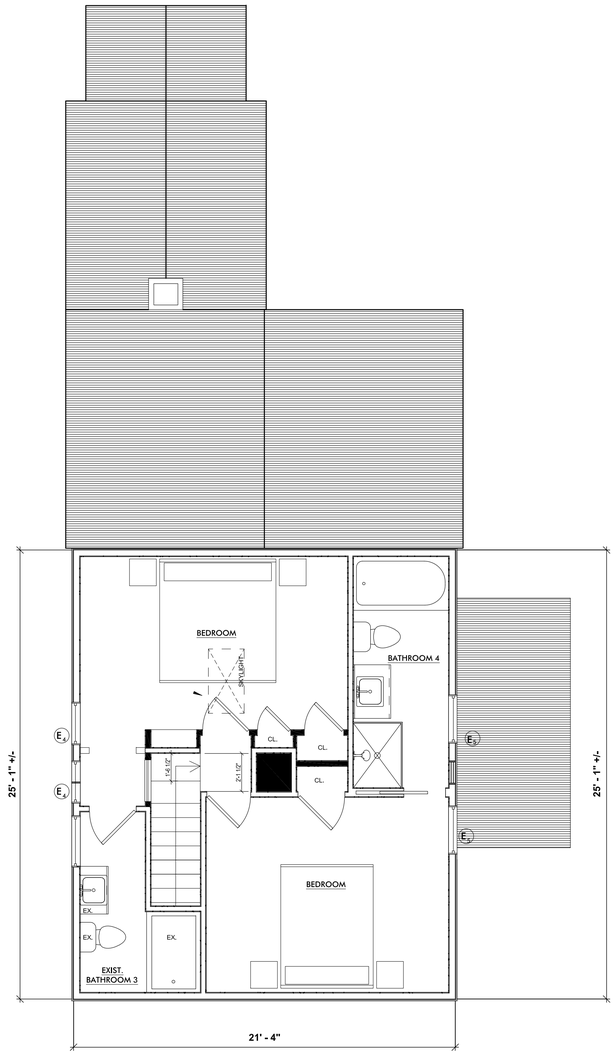
4 EXISTING 2ND FLOOR
1/8" = 1'-0"

NEW CONSTRUCTION:

EXISTING WALLS TO REMAIN:

EXISTING WALLS TO BE REMOVED:

EXISTING 2ND FLOOR SF - 544 SF
PROPOSED 2ND FLOOR SF - 0 SF
TOTAL 2ND FLOOR SF - 544 SF



2 SECOND FLOOR APPROVED
1/4" = 1'-0"

GENERAL NOTE:

EXISTING DOORS, TRIM AND MATERIAL TO BE RETAINED FOR REUSE

HDC 5.30.24 resubmission
4.01.2024
FOR HDC SUBMISSION
REVISED REAR DOOR

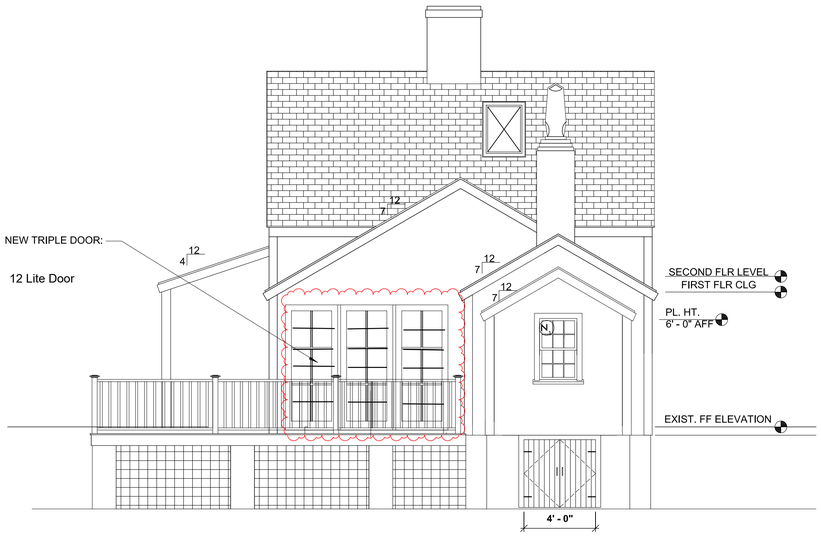
kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

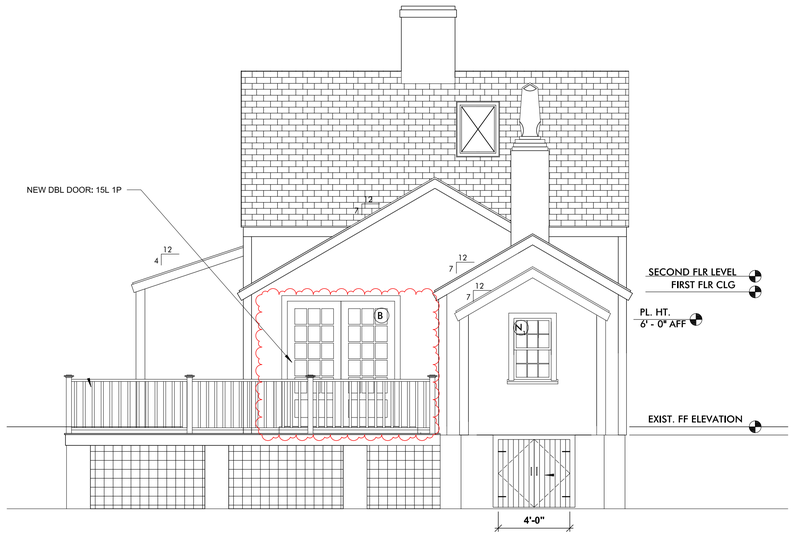
27 North Liberty St
Nantucket, MA 02554

FLOOR PLAN

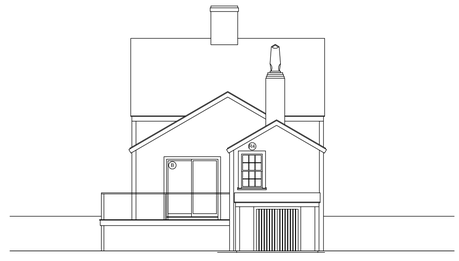
A-1 | SCALE: 1/4" = 1' -0"



1 **NORTHEAST ELEVATION - PROPOSED**
1/4" = 1'-0"



2 **NORTHEAST ELEVATION - PREVIOUSLY APPROVED**
1/4" = 1'-0"



3 **NORTHEAST ELEVATION - EXISTING**
1/8" = 1'-0"



4 **SOUTHEAST ELEVATION - PREVIOUSLY APPROVED**
1/4" = 1'-0"



5 **SOUTHEAST ELEVATION - EXISTING**
1/8" = 1'-0"

GENERAL NOTE:

EXISTING WINDOW, TRIM AND MATERIAL TO BE RETAINED FOR REUSE

HDC 5.30.24 resubmission
4.01.2024
FOR HDC SUBMISSION
REVISED REAR DOOR

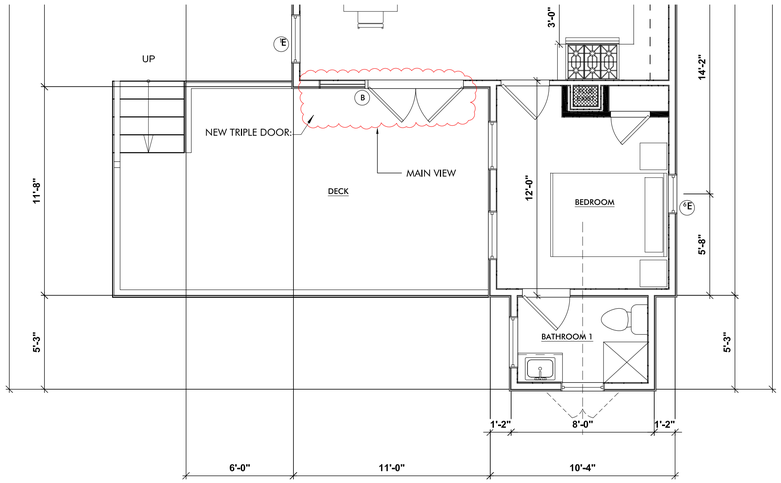
ka kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

27 North Liberty St
Nantucket, MA 02554

EXTERIOR ELEVATIONS

A-3 | SCALE: 1/4" = 1' -0"



1 **PARTIAL REAR PLAN**
1/4" = 1'-0"



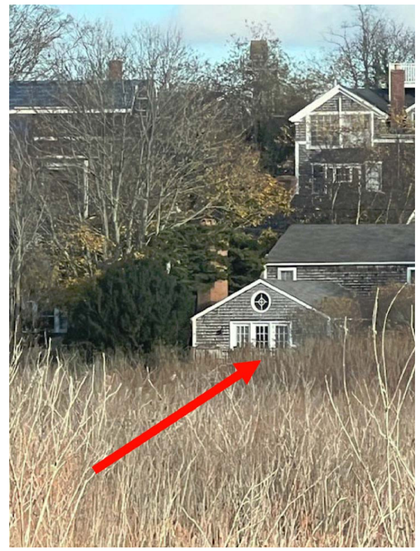
EXISTING REAR ELEVATION



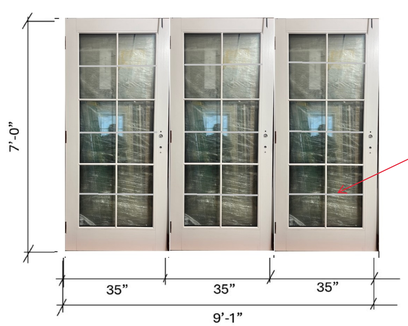
MAIN VIEW AT REAR OF LILLY POND



EXISTING SLIDING DOOR



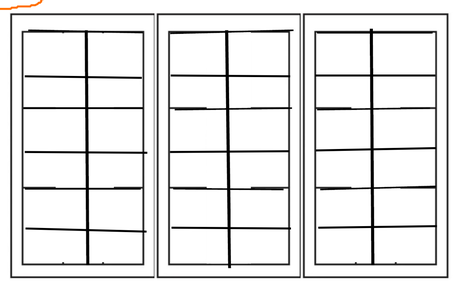
PRECEDENT VIEW ACROSS LILLY POND
TRIPLE FRENCH DOOR



Factory milled, cannot be seperated

DOOR TO BE:
3 SALVAGE DOORS
QUAKERGREY
EXTERIOR PAINT

Applied Mutins to simulate 12 lite door



Note:
No street visibility of rear doors from any public way

GENERAL NOTE:

EXISTING DOORS, TRIM AND MATERIAL TO BE RETAINED FOR REUSE

5.30.24 resubmission HDC
4.1.2024

FOR HDC SUBMISSION
REVISED REAR DOOR

ka kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

27 North Liberty St
Nantucket, MA 02554

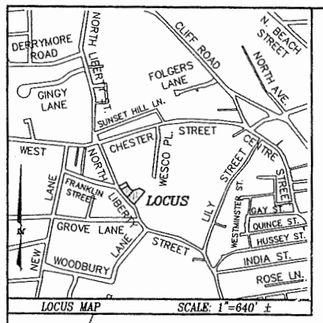
PARTIAL PLAN & IMAGE

A-4

SCALE:
1/4" = 1' -0"

2022 00000010
Bk: Pg: 0 Page: 0
Doc: PLAN 09/28/2022 01:17 PM

NANTUCKET REGISTRY OF DEEDS
Date: September 28, 2022
Time: 1:17 PM
Plan No.: 2022-40
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE

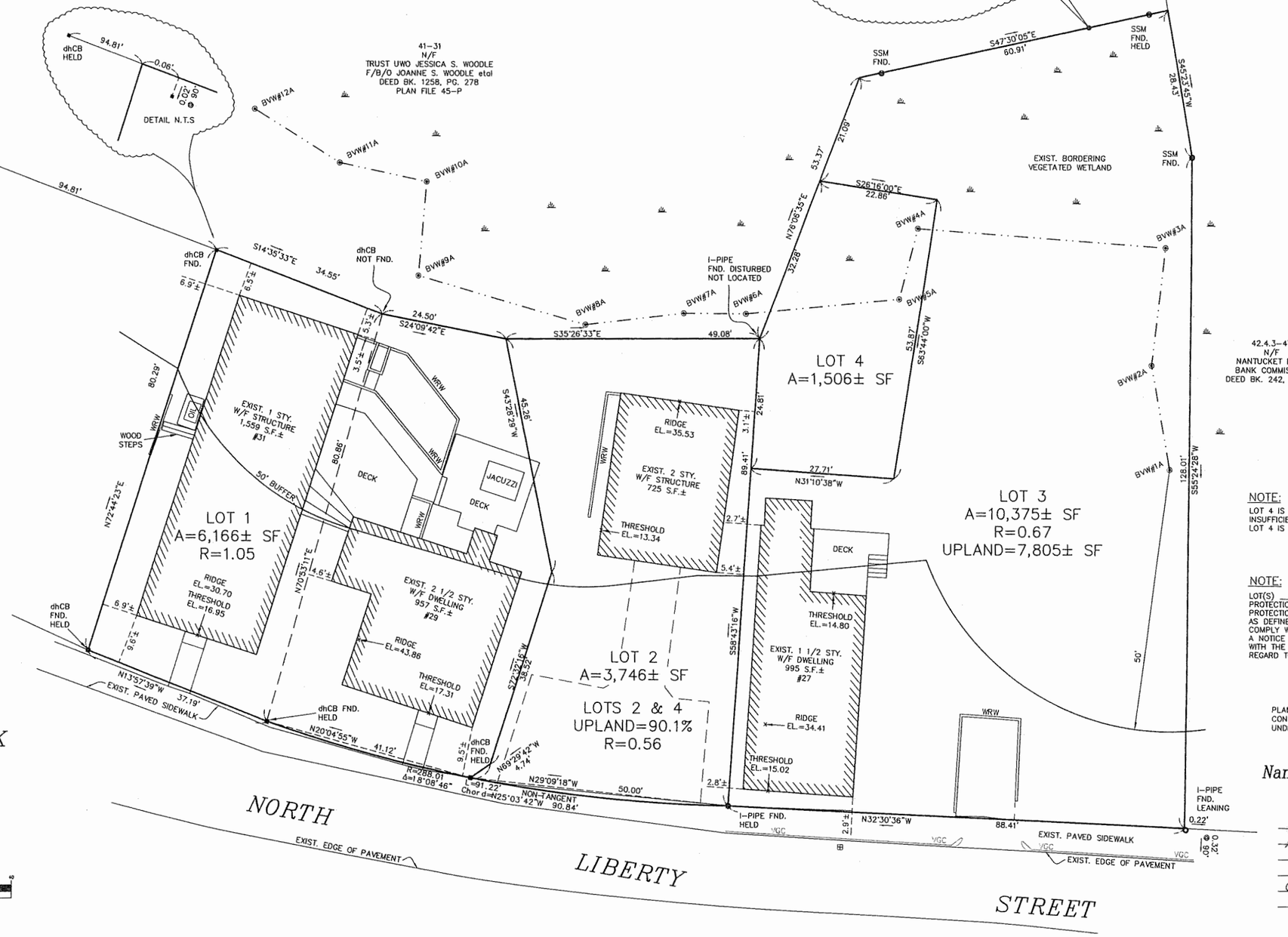


CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

LEGEND

- dhCB ■ — DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- SSM ⊙ — DENOTES STEEL SURVEY MARKER FOUND
- I-PIPE ○ — DENOTES IRON PIPE FOUND
- BVW#12A ⊛ — DENOTES EXIST. WETLAND FLAG FOUND
- DENOTES EXIST. WETLAND DELINEATION
- ⊞ — DENOTES EXIST. CATCHBASINS
- OIL — DENOTES EXIST. OIL TANK



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2-29-16
PROFESSIONAL LAND SURVEYOR DATE

BEING A SUBDIVISION OF LOT 1 SHOWN IN PLAN BOOK 19, PAGE 36 AND LAND SHOWN IN PLAN BOOK 15, PAGE 78

Plan of Land
in
Nantucket, MA
Prepared for
JEFFREY KASCHULUK

Scale: 1"= 10' February 29, 2016

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

T:\PAJE JOB 54
V:\DRAWFILES\B7891\ANR 02-24-2016.dwg 2/29/2016 1:15:49 PM EST

OWNER INFORMATION

NTP LLC
DEED BK. 1513, PG. 144
PLAN BK. 19, PG. 36 - LOT 1
ASSESSOR'S MAP 41, PARCEL 453
#27 NORTH LIBERTY STREET

JEFFREY KASCHULUK, TRUSTEE
NANTICUT REALTY TRUST
DEED BK. 1519, PG. 170
PLAN BK. 15, PG. 78
ASSESSOR'S MAP 41, PARCEL 486
#29 NORTH LIBERTY STREET

JEFFREY KASCHULUK, TRUSTEE
NANTICUT REALTY TRUST
DEED BK. 1519, PG. 170
PLAN BK. 15, PG. 78
ASSESSOR'S MAP 41, PARCEL 158
#31 NORTH LIBERTY STREET

42.4.3-47
N/F
NANTUCKET LAND BANK COMMISSION
DEED BK. 242, PG. 43

NOTE:
LOT 4 IS UNBUILDABLE DUE TO INSUFFICIENT FRONTAGE AND AREA. LOT 4 IS TO BE COMBINED WITH LOT 2.

NOTE:
LOT(S) 1-4 IS/ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOT(S).

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

03-07-16 DATE SIGNED
7991 FILE #

B7891

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 4.2.24
	Address & 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: 5/30/24

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 APR 26 PM 11:34
ORIGINAL POSTING NUMBER: T 384

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

RECEIVED
2024 APR 30 PM 01:58
NANTUCKET TOWN CLERK
Posting Number:T 395

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, April 30, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_jnK0heUtRHeDaSzJPIIhcQ

To watch the live meeting, click here:
https://youtube.com/live/62CsMrNiYw8

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. DISCUSSIONS & VOTE

- Discussion of Article 38, ATM 2024

II. SIGNS

1.	Eaghmon Banks	1 Sparks Ave	Wall Sign	55/180.1	self
•	***SAC Recommends Approval (3-2)***				
2.	NIR Retail, LLC	4 Harbor Square (straight wharf fish)	Wall sign	42.2.4//1	WorkshopAPD
•	***SAC DOES NOT recommend approval (3-1). Applicant to present to full HDC Board***				
3.	NIR Retail, LLC	4 Harbor Square (straight wharf fish)	Wall sign (2)	42.2.4//1	WorkshopAPD
•	***SAC Recommends Approval (3-1)***				
4.	30 North Beach St LLC	30 North Beach Street	Wall Sign (1 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
5.	30 North Beach St LLC	30 North Beach Street	Wall Sign (2 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
6.	30 North Beach St LLC	30 North Beach Street	Wall Sign (3 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
7.	30 North Beach St LLC	30 North Beach Street	Flag Sign	29/130	Poyant Signs
•	***SAC Recommends Denial based on items 4-6 (5-0)***				
8.	Anthony Odoardi	38 Center Street	Projecting Sign	42.3.1/66	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS (5-0). Applicant to present to full HDC Board***				
9.	Anthony Odoardi	38 Center Street	Window Sign	42.3.1/66	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS (5-0).***				
10.	Bruce Percelay	76 Main Street	Projecting/Freestanding Sign	42.3.1/111	Sign Here Nantucket
•	***SAC Recommends APPROVAL. (4-1)***				
11.	Bruce Percelay	19 Broad Street	Projecting Sign	42.4.2/75	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS. (4-1) Applicant to present to full HDC Board***				
12.	32 Bartlett Rd LLC	32 Bartlett Road	Wall Sign	66/19	Sign Here Nantucket
•	***SAC Recommends Approval subject to serif font and elimination of sign lighting (not garage lights). (5-0)***				
13.	NIR Retail LLC	5 Old South Wharf	Projecting Sign	42.2.4/2	Sign Here Nantucket
•	***SAC Recommends Approval (5-0)***				
14.	Zero India Street LLC	1 Cambridge St	Projecting Sign	42.3.1/130.2	Sara Jemison
•	***SAC Recommends Approval subject to removal of copyright logo. (5-0)***				
15.	NAC Conservation Inc.	32 Washington St	Wall Sign	42.2.3/1	Jascin Finger
•	***SAC Recommends Approval subject to making it a projecting sign off front porch. (4-0)***				
16.	US REIF Marine Nantucket FEE LLC	4 Bayberry Ct	Wall Sign	55/704	Walt Spokowski
•	***SAC Recommends HOLD FOR REVISIONS. (4-0)***				

III. CONSENT

1.	Land Bank	15 Commercial Wharf	Move off demo	42.2.4/9	Eleanor Antonetti	HB
2.	6 Clara Dr LLC	6 Clara Drive	New Deck OD shower	66/283	NAG	RP
3.	89 Easton St Trust	89 Easton Street	Rev#9938; Dormer Revision	42.4.4/21	BPC	RP
4.	Blanchfield Thomas	67 Tom Nevers Rd	Roof change	76/52	Muto Inc	JP
5.	Emil Malfati	6 White Whale	Hardscape	66/536	LFW	JP
6.	Drake RE LLC	5 Davis Lane	Shed	82/72	LFW	JP
7.	Tood Raisch	13B Witherspoon	Shed	68/477.2	LFW	JP
8.	Cynthis Roche	34 Sparks Ave	Roof change	55/232.2	LFW	JP
9.	21 Sankaty Head Trust	21 Sankaty Head Rd	Rev	48/4	BPC	VO
10.	21 Sankaty Head Trust	23 Sankaty Head Rd	Rev windows - gazebo	48/4.1	BPC	VO
11.	Sea Daze LLC	27 Baxter Road	Historic Determination	49.2.3/10	Botticelli & Pohl	DC
12.	Welton Family Trust	6 Lyon St	Deck stairs	55.4.1/73	Caleb Kardell	CT
13.	White Elephant Hotel	50 Easton St	Reno canopy	42.4.1/23	Bill O'Brien	RP

IV. CONSENT WITH CONDITIONS –

1.	Jeffery Akseizer	14 Moores End Ln	Dormer & Front Porch	43/216	EMDA	RP
•	Date of construction to be added to the COA (c.1994)					
2.	Hugh Gorman Trust	10 Sheep Pond Rd	Rev#10070; addition & move-on	63 / 27	LINK	RP
•	Date of construction to be added to the COA (c.1977)					

3.	Monomoy Acquisitions	30 N Liberty	Roof change	41/160	Muto Inc	JP
•	Date of construction to be added to the COA (c.1938 – HDC Survey NAN.601)					
4.	Todd & Kelly Broderick	17 Starbuck Rd	MH addition	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors; add date of construction to COA (c.1967)					
5.	Todd & Kelly Broderick	17 Starbuck Rd	garage	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors					
6.	Todd & Kelly Broderick	17 Starbuck Rd	shed	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors & second COA to be submitted for second shed					
7.	Todd & Kelly Broderick	17 Starbuck Rd	pool	60/111	BPC	VO
•	Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
V.	**NEW BUSINESS 04/02/2024 – VIEW**					
1.	Michelle & Darren Black	28 Eel Point Road	Breezeway	40/44	Emeritus	
VI.	**NEW BUSINESS 04/02/2024**					
1.	Dean Behrend	12.5 Pequot	Move demo mh	80/20	Michael McKay	
2.	Dean Behrend	12.5 Pequot	dwelling	80/20	Michael McKay	
3.	Dean Behrend	12.5 Pequot	Move demo shed	80/20	Michael McKay	
4.	Dean Behrend	12.5 Pequot	Move demo studio	80/20	Michael McKay	
5.	Riverview Crossing, LLC	12.5 Pequot St	Pool & Hardscape	80/20	Behrend	
6.	Riverview Crossing, LLC	12.5 Pequot St	Garage	80/20	Behrend	
7.	Amelia Drive LLC	5 Amelia Drive	Material Change	67/436	Emeritus	
8.	Carolyn & Daniel Haley	8 Ipswich St	shed	71.3.2/275	JB Studio	
9.	Brian & Chrstine LLC	9 Salti Way	New Dwelling	20/51.1	JB Studios	
****MOVED UP PER CHAIR** OB04/09/2024**						
10.	ACK Mid Island LLC	18-26 Sparks Ave	Rev Mixed use building			
•	*Commissioners: Pohl, Welch, Camp, Patten, Paul; Recused: Coombs, Oliver*					
11.	NHA	15 Broad St	New freight door	42.4.2/61	LFW	
12.	K22S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW	
13.	K22S LLC	126R Main St	New shed	42.3.3/98.1	LFW	
14.	41B Cliff Rd LLC	41B Cliff Road	Driveway	29/40	LFW	
15.	61 Fairgrounds LLC	61 Fairgrounds Road	Lot C Fencing	67/173.1	LFW	
16.	61 Fairgrounds LLC	15 Parker Lane	Lot B Fencing/Pool	67/173	LFW	
VII.	**OLD BUSINESS 04/09/2024**					
1.	Youngman, Robin	32 York Street	Window replace	55.4.1/101	Val Oliver	
•	*Commissioners: Pohl, Camp, Coombs, Patten, Thornewill. Recused: Oliver*					
2.	Amy & Ted Orenstein	5 Crows Nest Way	Windows/Doors	12/22.2	Sandcastle Const.	
•	*Commissioners: Welch, Camp, Coombs, Patten, Thornewill*					
3.	Doherty ACK LLC	2 Mariner Way	Rev. to pool	55.1.4/72.4	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
4.	Doherty ACK LLC	4 Mariner Way	Rev. to pool	55.1.4/72	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
5.	Doherty ACK LLC	6 Mariner Way	Rev. to pool	55.1.4/72.2	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
6.	1 N Swift Rock Tr	1 N Swift Rock	Pavillion	40/2	Emeritus	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.*					
GARAGE TO TRACK W/ PAVILLION						
7.	1 N Swift Rock Tr	1 N Swift Rock	Garage	40/2	Emeritus	
8.	3 Pleasant St Nom Tr	3 Pleasant St	Addition	42.3.3/155	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Thornewill.*					
9.	2538970 Ontario Inc	5 Coffin St (Sias)	Exterior alterations	73.1.4/21	Emeritus	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.*					
10.	Nantucket Island Resorts	19 N Water St Lot 8	New Dwelling	42.4.2/3	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Paul*					
11.	Harold Bros Realty LLC	2 & 4 Highland Ave	Garage Color Change/Out shower	30/287-289	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Paul*					
12.	39 Monomoy Rd LLC	39 Monomoy Rd	Primary dwell demo move add	54/79	WAPD	
•	*Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None*					

Items 15-18 to track

13. 39 Monomoy Rd LLC	39 Monomoy Rd	Garage	54/79	WAPD
14. 39 Monomoy Rd LLC	39 Monomoy Rd	Pool cabana	54/79	WAPD
15. 39 Monomoy Rd LLC	39 Monomoy Rd	Shed	54/79	WAPD
16. 39 Monomoy Rd LLC	39 Monomoy Rd	Pool/spa	54/79	Ahern LLC
17. KAC Holdings LLC	156 Madaket Rd	Pickleball and driveway	39/13.4	Atlantic

- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill*

18. More than enough LLC	30 Russells Wy	Chimney deck grade	77/8.1	CWA

- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill, Patten; Alternates: None; Recused: None*

VIII. NEW BUSINESS 04/23/2024

1. Servants Heart Ministry	42 Monohansett	church	79/55	Val Oliver
2. Timothy & Susan Grell	21 Field Ave	Pool	80/41	LINK
3. Fair City LLC	117 Old South Rd	garage	68/111&112	EMDA
4. Fair City LLC	117 Old South Rd	Hoop tent	68/111&112	EMDA
5. Fair City LLC	117 Old South Rd	fence	68/111&112	EMDA
6. George Metri	12 Angola	Driveway/ curb cut	55.4.4/78	KMLD
7. Robert Sarkasian	8 N Mill	Driveway/ curb cut	55.4.4/78.2	KMLD
8. Wayne Elliot	106 Squam Rd	Addition to MH	12/37	self
9. Wayne Elliot	106 Squam Rd	2nd dwelling	12/37	self
10. Wayne Elliot	106 Squam Rd	Tertary dwelling	12/37	self
11. Wayne Elliot	106 Squam Rd	shed	12/37	self
12. Gerald Oshea	10 Tom Nevers	Rev 2021-02-2847	71/13.2	Oliver
13. #3 Back St LLC	3 Back St	Move off demo	55.1.4/427	Thornewill
14. #3 Back St LLC	3 Back St	Move on with addition	55.1.4/427	Thornewill
15. #1 Back St LLC	1 Back St	Move off	55.1.4/427	Thornewill
16. #1 Back St LLC	1 Back St	New dwelling	55.1.4/427	Thornewill
17. Quarter Mile Hill	2 Quarter Mile Hill	New way surface	42.3.3/4	Gryphon Arch
18. 19 Monomoy Trust	19 Monomoy Rd	Addition	54/260	Gryphon Arch
19. A Barrett	17 Pine Tree	Revs	68/31	Topham
20. P & M Reis Trucking	10 Green Meadows	Fence	67/382	Joseph Martinez
21. Laura & Brian Millham	6 Boulevard Rd	Sports Court	80/75.1	Zoran Milorski
22. Squam Holdings	31 Squam Rd	Reno addition	21/3	Botticelli & Pohl
23. John Wise	16 Williams St	Driveway gate	55/372	Normand
24. John Wise	16 Williams St	New dwelling	55/372	Normand
25. John Wise	16 Williams St	New dwelling	55/372	Normand
26. John Wise	18 Williams St	New dwelling	55/371	Normand
27. John Wise	16.5 Williams St	driveway	55/372	Normand
28. John Wise	16.5 Williams St	New dwelling	55/372	Normand
29. John Wise	16.5 Williams St	New dwelling	55/372	Normand
30. NIR	19 N Water St (lot 9)	Hardscape	42.4.2/3	Ahern LLC
31. NIR	19 N Water St (lot 10)	Hardscape	42.4.2/3	Ahern LLC
32. Welton Family Trust	6 Lyon St	Deck stairs	55.4.1/73	Caleb Kardell CT
33. Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon
34. Dennis Keller	3 Nosegay	Revision rooftop solar	73.1.4/14	AckSmart
35. Michele Kolb	27 N Liberty	door	41/453	self
36. Michele Kolb	27 N Liberty	Garage	41/453	self
37. NIR	19 N Water St (Lot 8)	Hardscape	42.4.2/3	Ahern LLC
38. Third Point Holdings LLC	39 Quaise Rd	New Dwelling	26/3	Smith Hutton
39. Third Point Holdings LLC	39 Quaise Rd	Demo MH	26/3	Smith Hutton
40. Third Point Holdings LLC	39 Quaise Rd	Demo Garage	26/3	Smith Hutton
41. Third Point Holdings LLC	39 Quaise Rd	Garage	26/3	Smith Hutton
42. Ack Mug LLC	10 Silver St	New Dwelling	55.4.1/187	EMDA
43. 88 Pocomo Trust	88 Pocomo	Rev Massing Fenestration	15/42	Emeritus
44. 1 N Swift Rock Road Trust	1 N Swift Rock Road	Alterations	40/2	Emeritus
45. Elizabeth & Shawn Bristow	31 Exeter	addition	76.4.2/285	self
46. SE Cache Trust	6 W Dover	As built studio	55.4.1/191	John Brescher
47. 308 Madaket Holdings LLC	308 Madaket Rd	New shed	60.2.1/67	JB Studio
48. Egilmez Nejat	41 Goldfinch Dr	Add Portico	68/548	JB Studio
49. Breskman	34A Grove Ln	Pool Hardscape		LINK
50. M Gault	6 Forrest Ave	New Garage		LINK

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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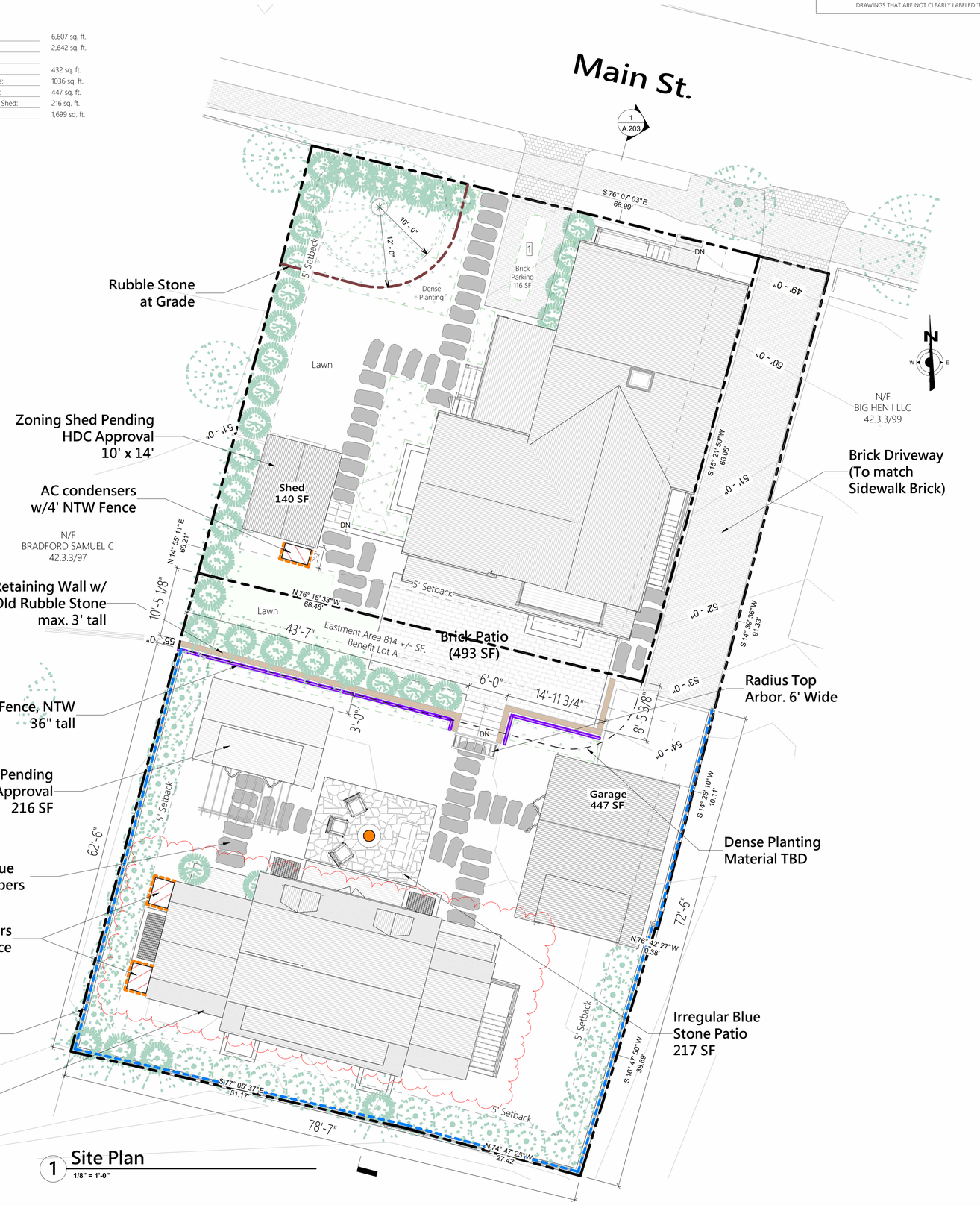
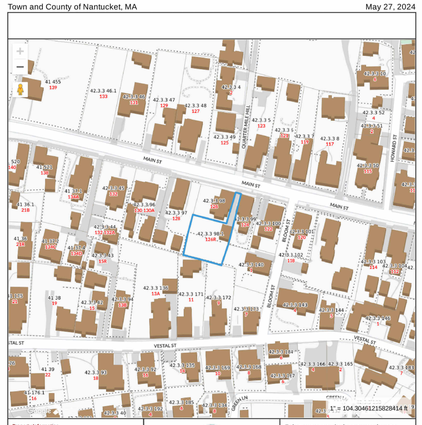
Property Info:

Map & Parcel:	42.3.3/98.1	Lot Size:	6,607 sq. ft.
District/Zoning:	ROH	Allowable Ground Coverage:	2,642 sq. ft.
Minimum Lot Size:	5,000 sq.ft.		
Frontage:	50 ft.	Existing Ground Coverage Garage:	432 sq. ft.
Ground Cover Ratio:	40%	Proposed Ground Coverage Cottage:	1036 sq. ft.
Front Setback:	0 ft.	Proposed Ground Coverage Garage:	447 sq. ft.
Side/Rear Setback:	5 ft.	Proposed Ground Coverage Zoning Shed:	216 sq. ft.
		Total Proposed Ground Coverage:	1,699 sq. ft.



1 Site Plan
1/8" = 1'-0"

Town and County of Nantucket, MA — May 27, 2024



2 Locus Map
NTS

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tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet
Site Plan

Date
05.30.2024

Revisions

C.100

Scale
As indicated

5/30/2024 9:35:48 AM

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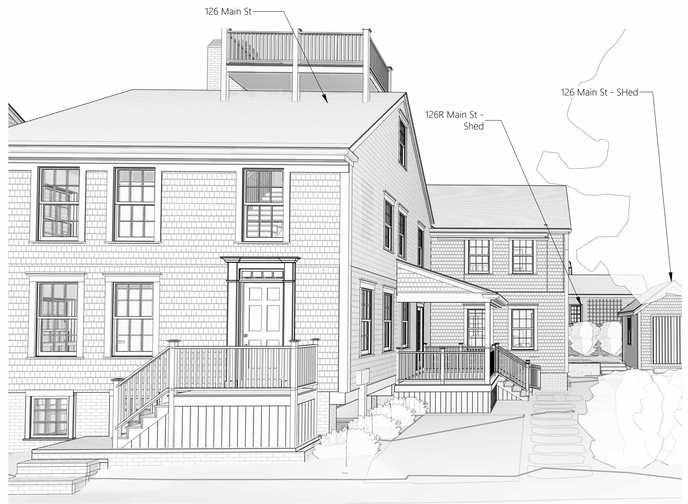
2 Street Elevations
3/16" = 1'-0"



3 3D View From Main Street - 124 Main St



1 3D View From mMain Street - 126 Main St



4 3D View From Main Street - 128 Main St

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Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet
HDC Supplement

Date
05.30.2024

Revisions

A.202

Scale 3/16" = 1'-0"

5/30/2024 9:38:00 AM

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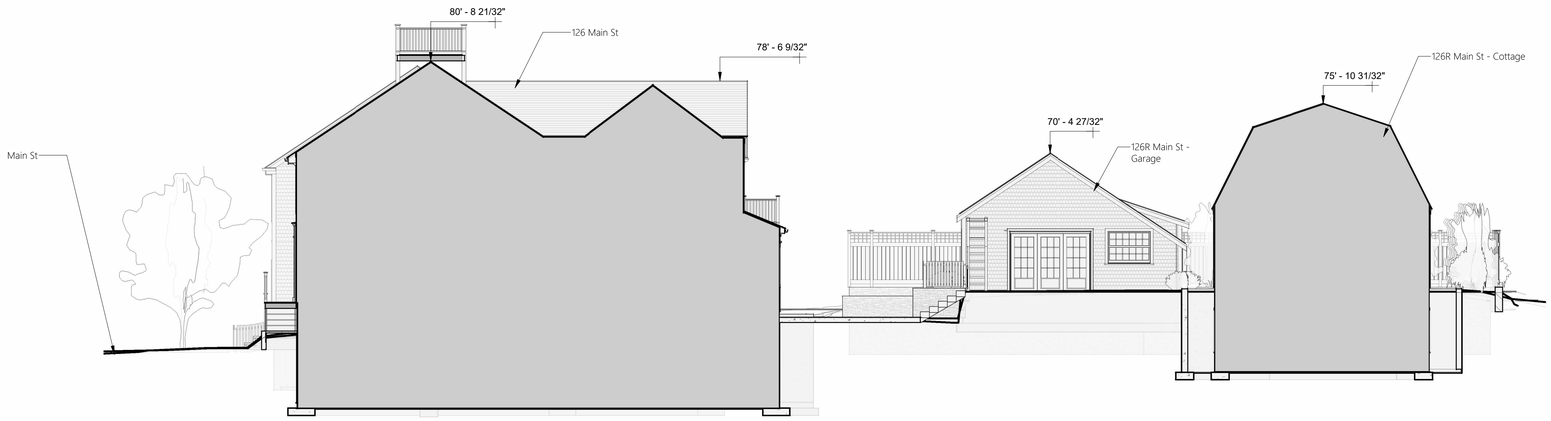

1 Site Section
1/8" = 1'-0"



2 Birds Eye View 1

4 Birds Eye View 3



3 Birds Eye View 2

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Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet
HDC Supplement 2

Date
05.30.2024

Revisions

A.203

Scale 1/8" = 1'-0"

5/30/2024 9:40:42 AM

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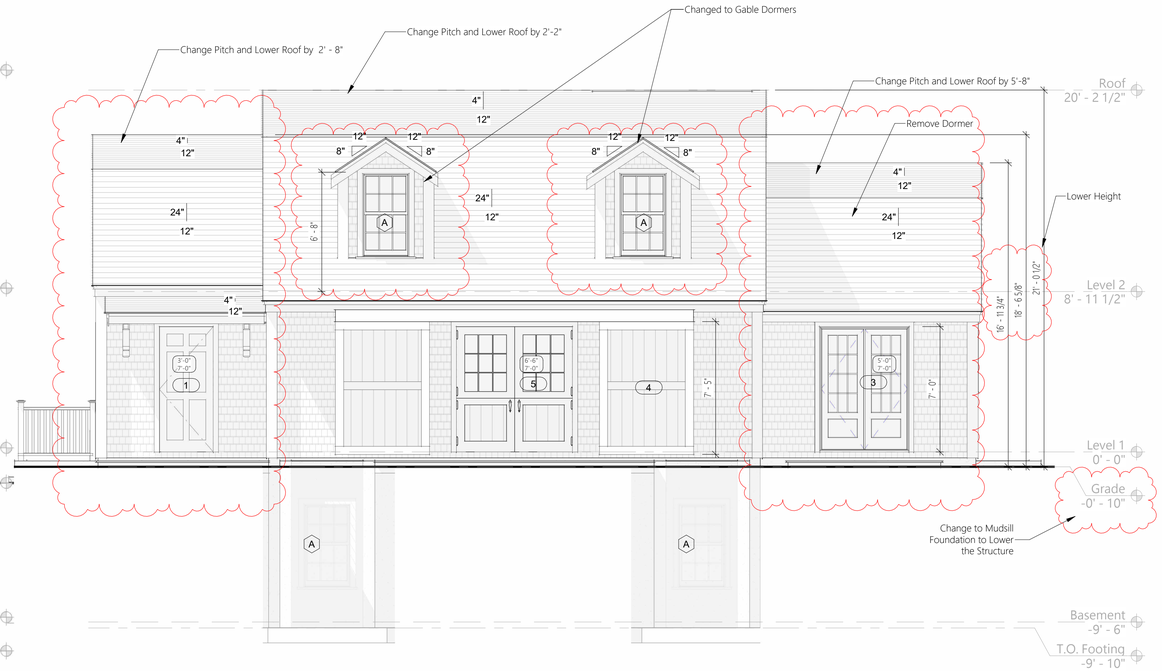
4 North Elevation - Previously Submitted



1 North Elevation - Proposed
1/4" = 1'-0"



3 South Elevation - Previously Submitted



2 South Elevation - Proposed
1/4" = 1'-0"

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Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet
Exterior Elevations

Date
05.30.2024

Revisions

A.101

Scale 1/4" = 1'-0"

5/30/2024 9:23:47 AM

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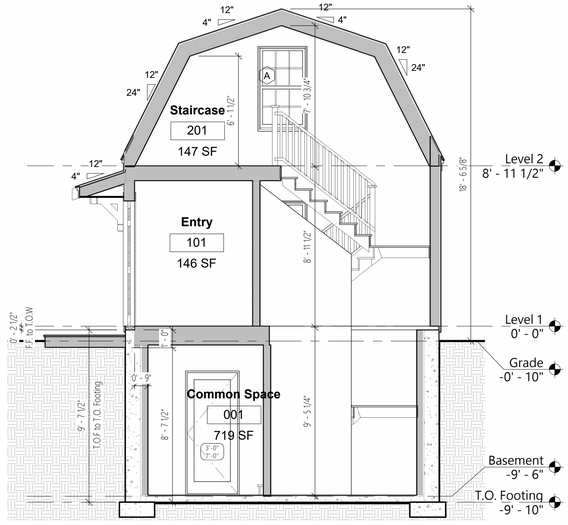
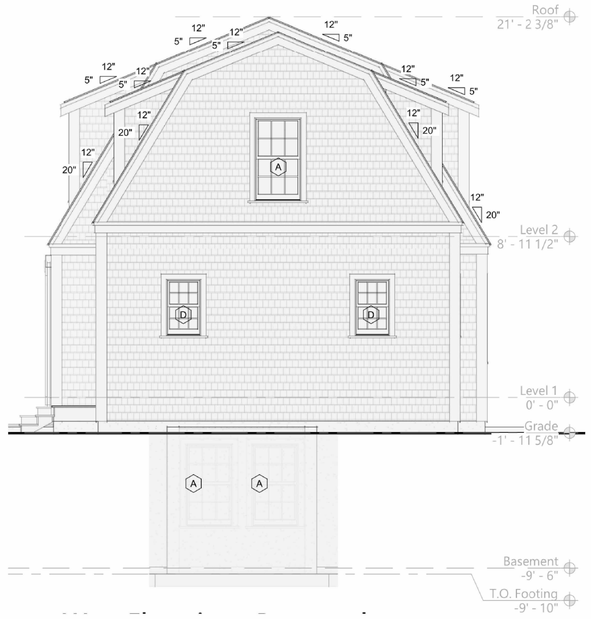
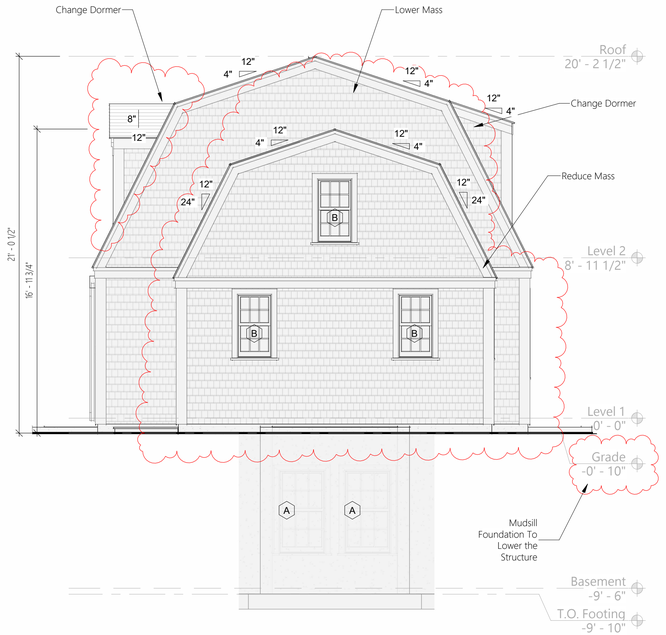


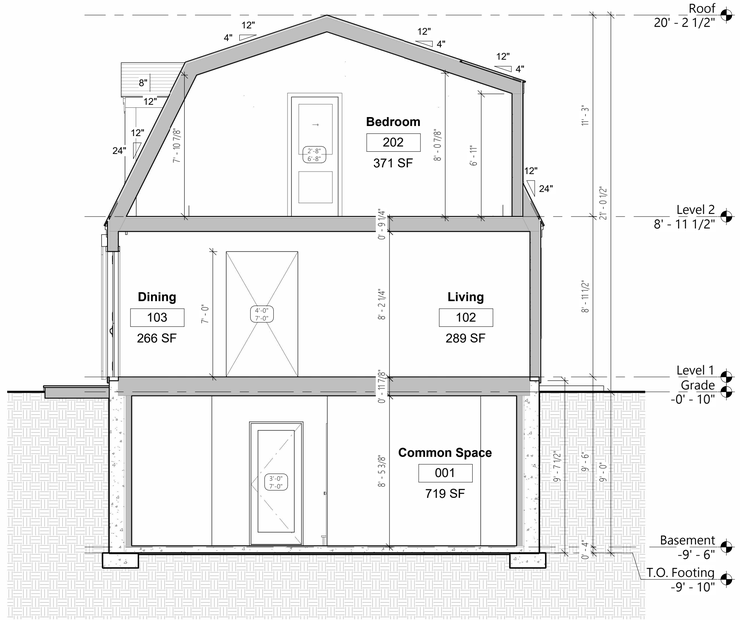
5 Building Section 1
1/4" = 1'-0"



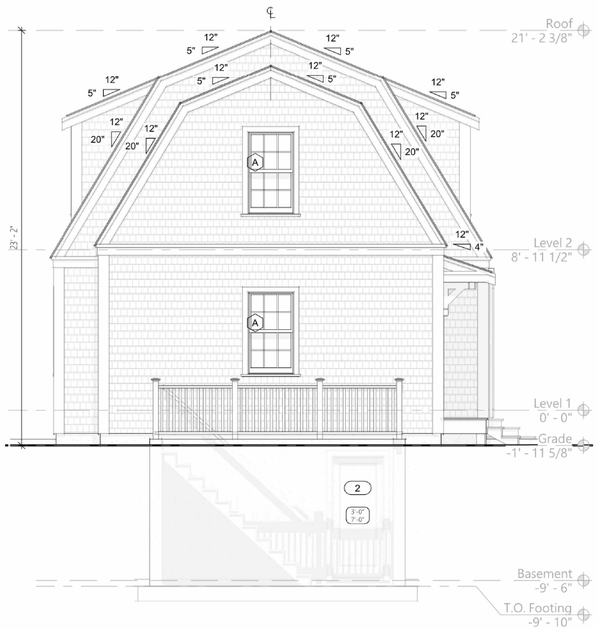
2 Previously Submitted West Elevation



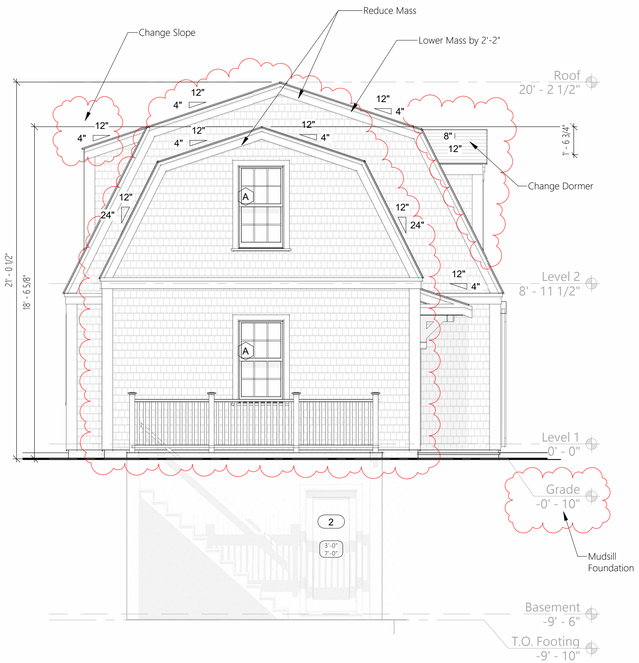
1 West Elevation - Proposed
1/4" = 1'-0"



6 Building Section 2
1/4" = 1'-0"



3 Previously Submitted East Elevation



4 East Elevation - Proposed
1/4" = 1'-0"

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126R Main Street Cottage

126 Main Street, Nantucket, MA
02554

Sheet
Exterior Elevations

Date
05.30.2024

Revisions

A.102

Scale
As indicated

5/30/2024 9:23:52 AM

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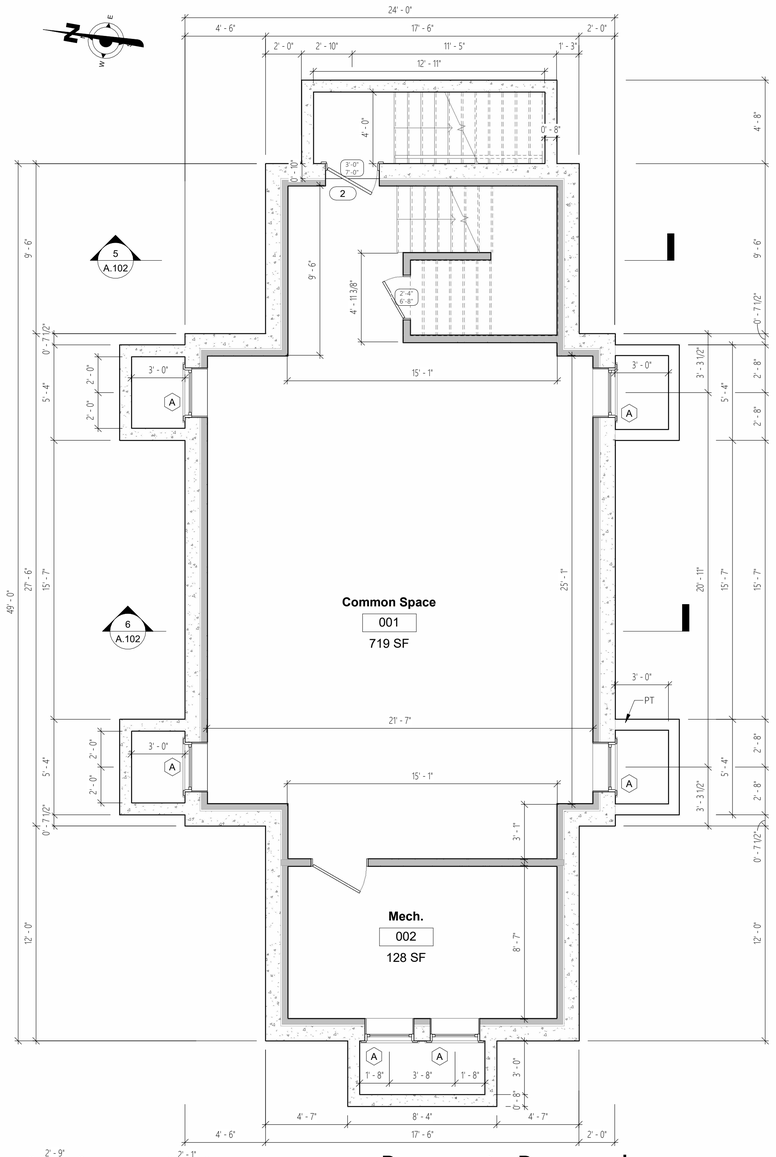
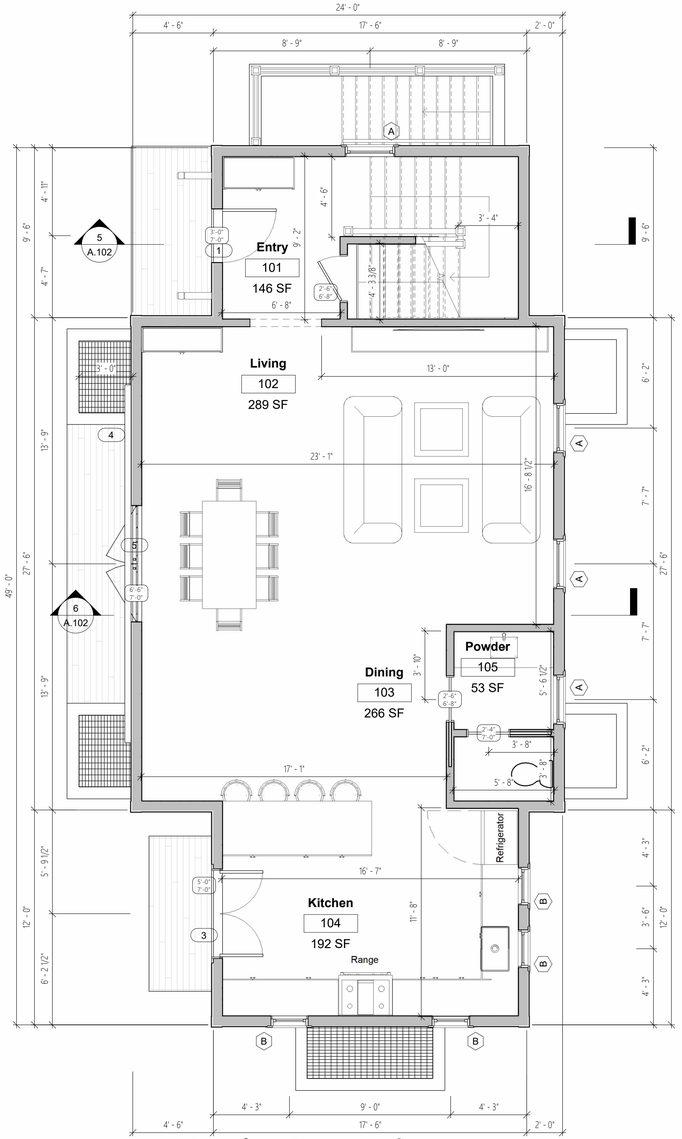
Note:

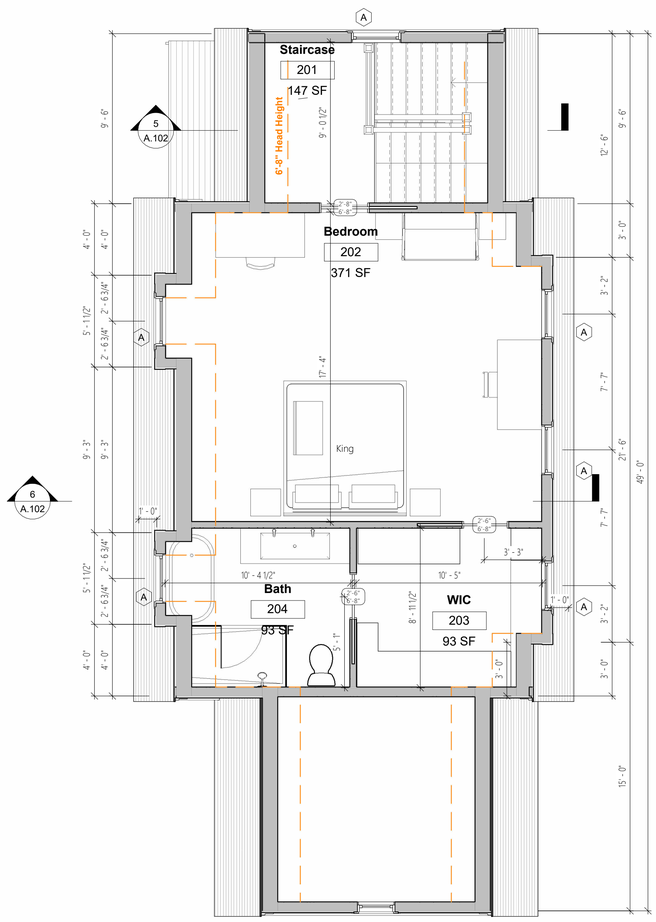
First Floor Area - 965 SF
Second Floor Area - 716 SF



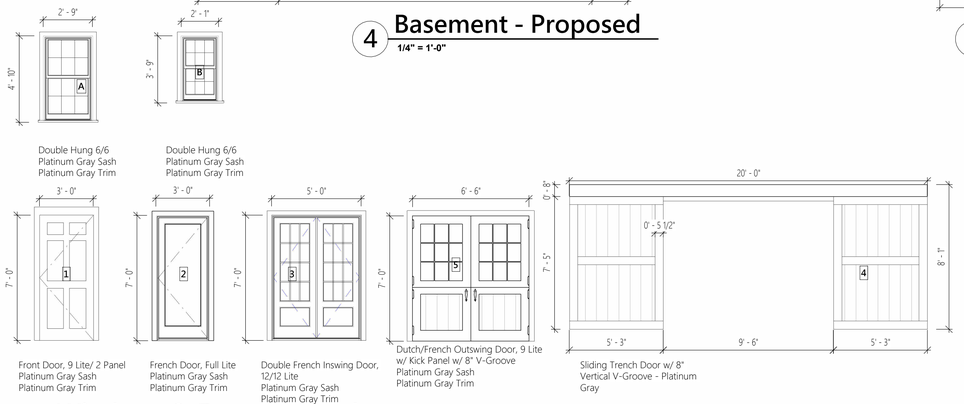
4 Basement - Proposed
1/4" = 1'-0"



1 Level 1 - Proposed
1/4" = 1'-0"



2 Level 2 - Proposed
1/4" = 1'-0"



Windows & Doors Legend
1/4" = 1'-0"



5 3D View 1



6 3D View 2

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Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet

Floor Plans

Date

05.30.2024

Revisions

A.201

Scale 1/4" = 1'-0"

5/30/2024 9:23:59 AM

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 Andrew Kotchen

AS AGENT FOR Steven L. Cohen as Trustee of the 39 Monomoy Trust

STREET ADDRESS 39 Monomoy Road

MAP/PARCEL 54 ; 79 / 79 ; a portion of 8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05/30/2024

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 05/30/2024

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: 05/30/2024
/	Address & HDC Case Number (ie HDC2020-05-0265): 39 MONOMOY ROAD
X	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
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
/	Four (4) Large sets of scaled plans (3/16" or 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: 05/30/2024

WORKSHOP/APD

—
39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
—
workshopapd.com

HDC MEETING MINUTES

V. 2024.05.14

Date: May 14, 2024
Property: 39 Monomoy Road
Nantucket, MA 02554

HDC Meeting Minutes
Additional Information to HDC Case No. TBC

39 Monomoy Road - Garage:

Commissioners:
Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None

Motion to hold for revisions:
1. The proposed structure is too tall and not harmonious with the existing building in its simplicity
2. Flush dormers are inappropriate
3. Original garage had arched openings on the sides

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 ; 79 PARCEL N°. 79 ; a portion of 8

Street & Number of Proposed Work: 39 MONOMOY ROAD

Owner of record: Steven L. Cohen as Trustee of the 39 Monomoy Trust

Mailing Address: P.O. BOX 786
NANTUCKET, MA 02554

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: 21'-9" Sq. Footage 1st floor: 321 SF
Width: 14'-9" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 6'-6" X 16' ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0'-0" South 0'-0" East 0'-0" West 0'-0"

Height of ridge above final finish grade: North 15'-10 1/2" South 15'-10 1/2" East 15'-10 1/2" West 15'-10 1/2"

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 — REMOVED SECOND FL STUDIO, REDUCED RIDGE HEIGHT, REMOVED EXT STAIR, LOWERED PORCH ROOF + ADDED HISTORICAL ARCHED TRIM, REDUCED PORCH WIDTH
2. South Elevation — REMOVED SECOND FL STUDIO, REDUCED RIDGE HEIGHT, REMOVED EXT STAIR, REDUCED GLAZING
3. West Elevation — REMOVED SECOND FL STUDIO, REDUCED RIDGE HEIGHT, LOWERED PORCH ROOF + ADDED HISTORICAL ARCHED TRIM, REDUCED PORCH WIDTH
4. North Elevation — REMOVED SECOND FL STUDIO, REDUCED RIDGE HEIGHT, REMOVED EXT STAIR, LOWERED PORCH ROOF + ADDED HISTORICAL ARCHED TRIM, REDUCED GLAZING

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0'-6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9.5 /12 Secondary Mass _____/12 Dormer _____/12 Other 4/12 SLOPED PORCH ROOF; SOUTH ELEV

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 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 6" Rake 6" Soffit (Overhang) _____ Corner boards 0'-5 1/2" Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

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 CARRIAGE Rear _____ Side _____
Garage Door(s): Type CARRIAGE Material WHITE PAINTED CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation PARGED (GREY) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

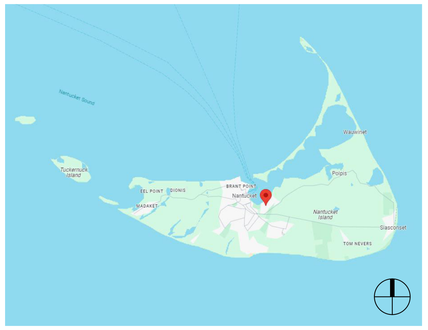
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

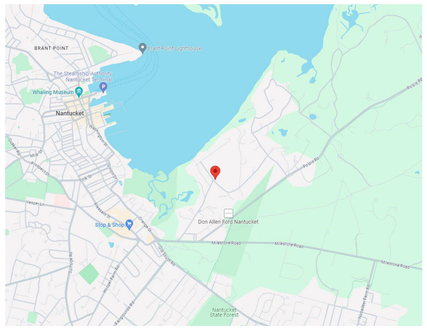
Date 05/30/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

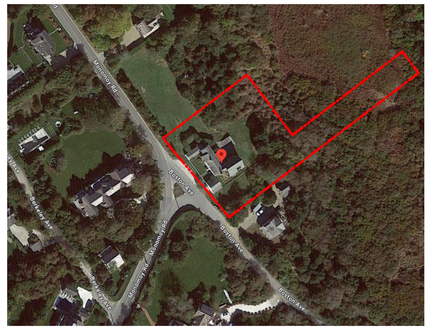
M39 GARAGE

HDC REVISION
GARAGE
05/30/2024









DRAWING INDEX

SHEET NUMBER	SHEET NAME	04/04/2024 - HDC SUBMISSION	05/30/2024 - HDC REVISION
TITLE			
HDC-00	TITLE SHEET	•	•
GENERAL			
HDC-01	DOOR + WINDOW LEGENDS	•	•
HDC-02	EXISTING CONDITIONS	•	•
ZONING			
HDC-03	SITE PLAN	•	•
ARCHITECTURAL			
HDC-10	BUILDING ELEVATIONS	•	•
HDC-11	BUILDING ELEVATIONS		•
HDC-20	PLANS	•	•

HDC PROPOSED COLORS

SASH: WHITE
TRIM: WHITE

ZONING INFORMATION

Map / Parcel	54 / 79+8
Current Zoning	LUG-1
Min. Frontage	100'
Front Setback	35'
Side/Rear Setback	10'
Lot Size	49,123 SF
Allowable G.C.	7%
Max G.C.	3,439 SF
Existing Main House G.C.	2,564 SF (-)
Proposed Main House G.C.	2,626 SF
Proposed Cabana G.C.	416 SF
Proposed Garage/Studio G.C.	321 SF
Proposed Shed G.C. (NOT INCLUDED IN TOTAL G.C.)	199 SF
Total Proposed G.C.	3,363 SF

M39
GARAGE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER
JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

ARCHITECT
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WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

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19 Old South Road
Nantucket, MA 02554

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

04/04/2024	HDC SUBMISSION
05/30/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	04/04/24
SCALE:	As indicated
PROJ. NO.	323035

TITLE SHEET

HDC-00

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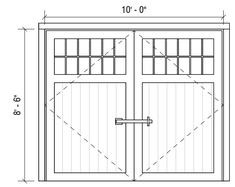
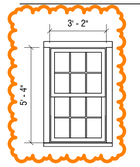
DOOR LEGEND



01

TYPE: CARRIAGE DOOR
SASH: WHITE
TRIM: WHITE
MODEL: SWING
MFGR: CUSTOM

WINDOW LEGEND



A

TYPE: 6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG
MFGR: CUSTOM

M39
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39 MONOMOY ROAD
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SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

DOOR + WINDOW LEGENDS

HDC-01

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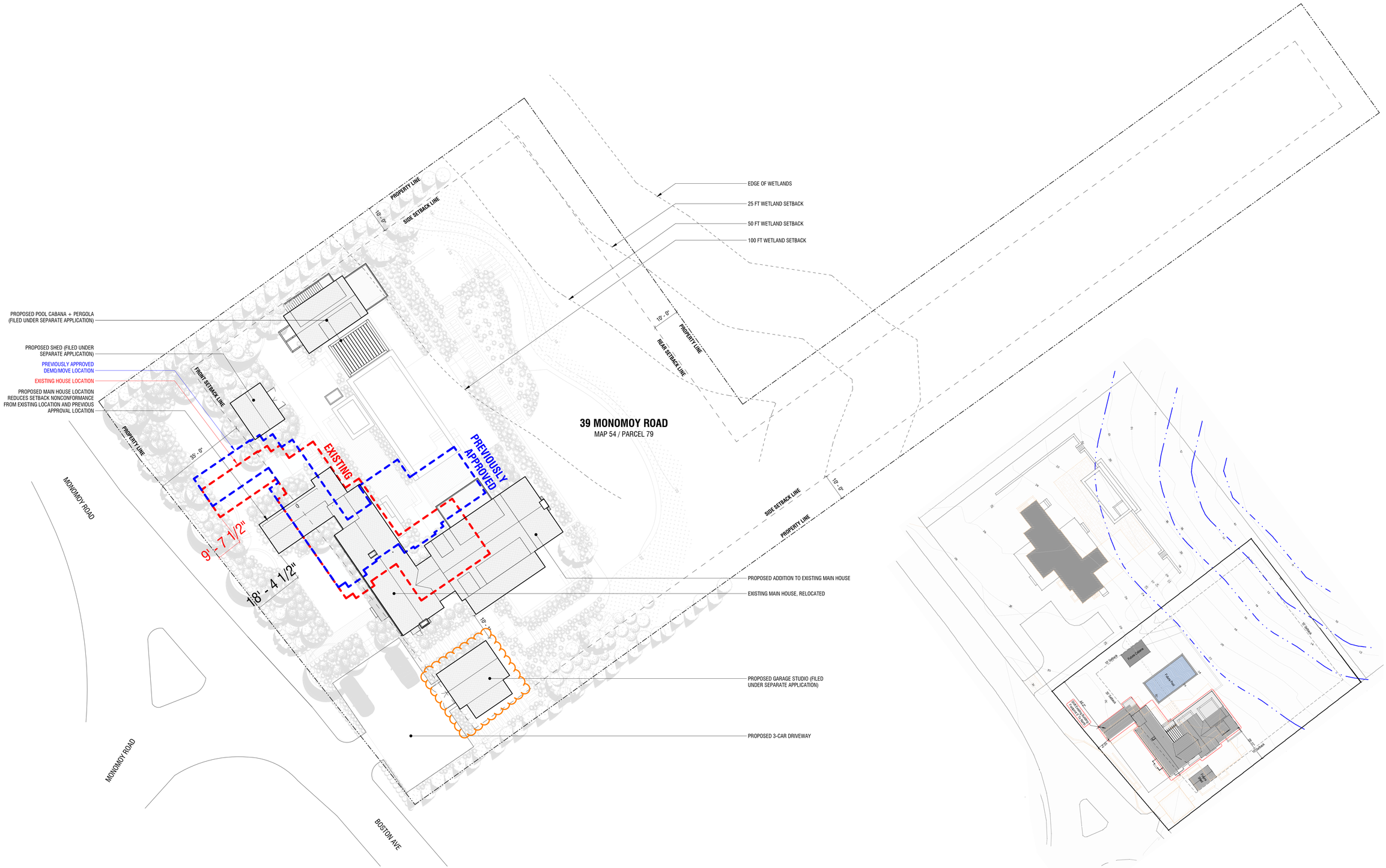

1 SITE PLAN
1/16" = 1'-0"

2 PREVIOUSLY APPROVED SITE PLAN
1" = 20'-0"

M39
GARAGE

39 MONOMOY ROAD
NANTUCKET, MA 02554

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SCALE:	
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SITE PLAN

HDC-03

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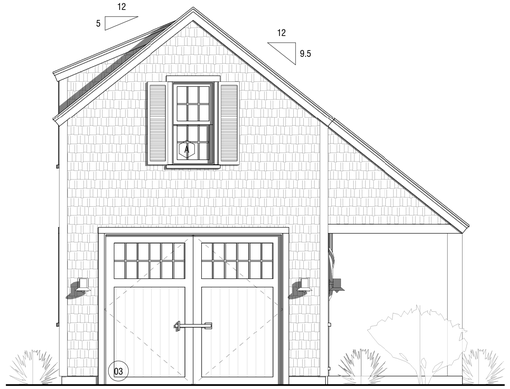
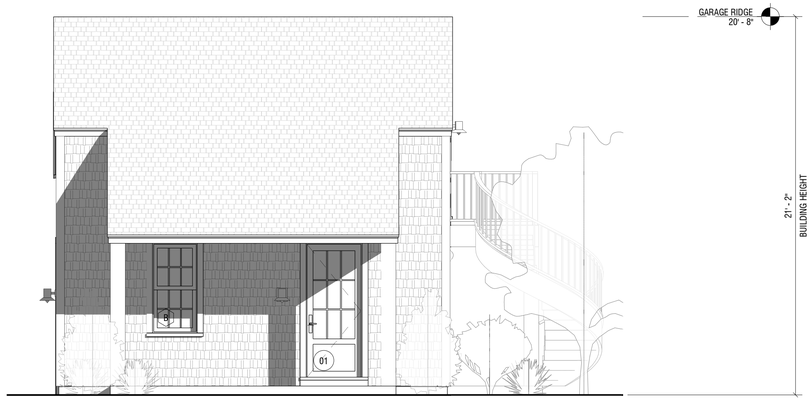
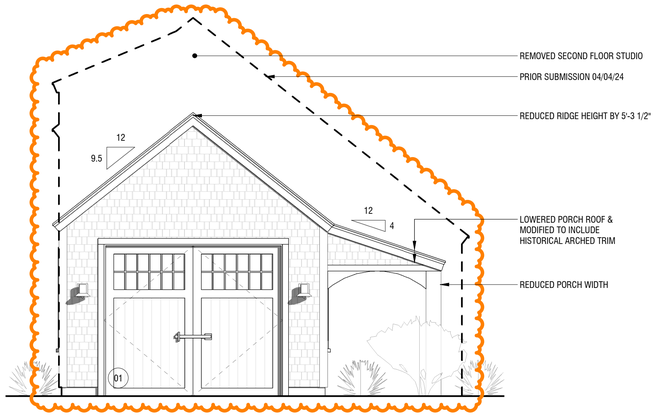


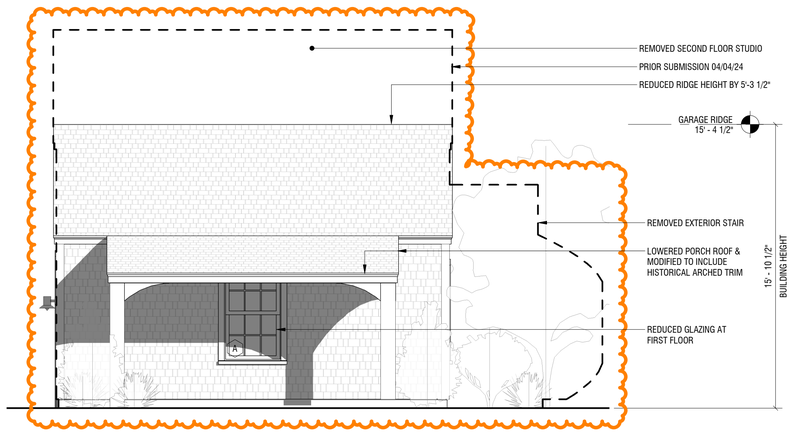
1 PRIOR SUBMISSION 04/04/24 - WEST
1/4" = 1'-0"



2 PRIOR SUBMISSION 04/04/24 - SOUTH
1/4" = 1'-0"



3 ELEVATION - WEST
1/4" = 1'-0"



4 ELEVATION - SOUTH
1/4" = 1'-0"

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REVISIONS

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SIGN & SEAL

ISSUES

04/04/2024	HDC SUBMISSION
05/30/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	04/04/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-10

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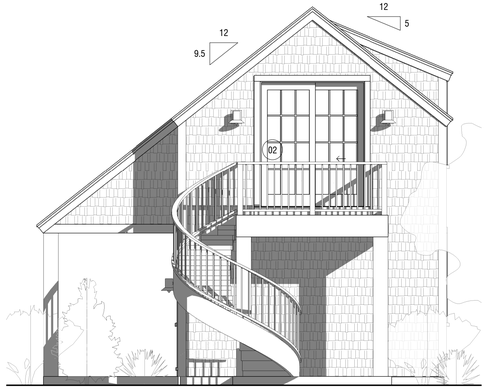
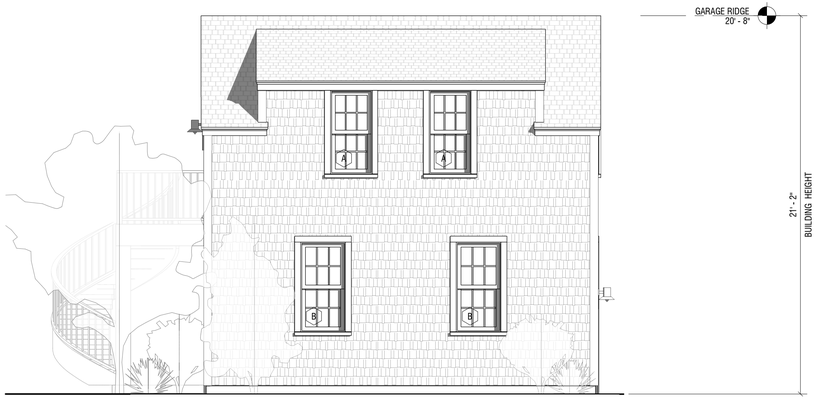
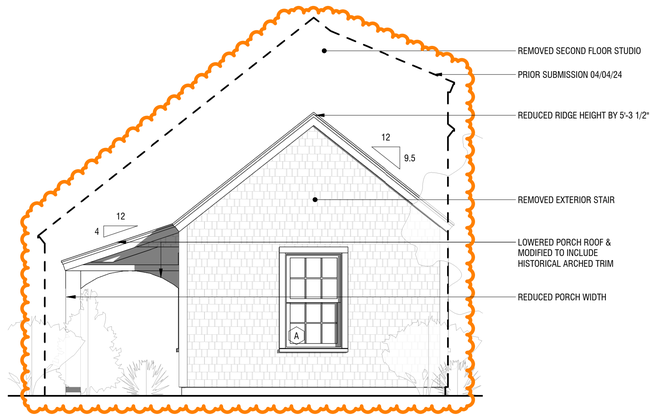


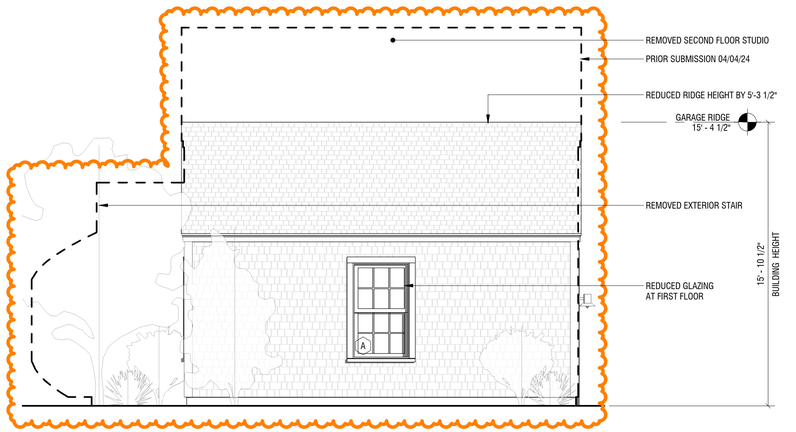
3 PRIOR SUBMISSION 04/04/24 - EAST
1/4" = 1'-0"



4 PRIOR SUBMISSION 04/04/24 - NORTH
1/4" = 1'-0"



1 ELEVATION - EAST
1/4" = 1'-0"



2 ELEVATION - NORTH
1/4" = 1'-0"

M39
GARAGE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER
JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

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04/04/2024	HDC SUBMISSION
05/30/2024	HDC REVISION

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CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	04/04/24
SCALE:	1/4" = 1'-0"
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BUILDING ELEVATIONS

HDC-11

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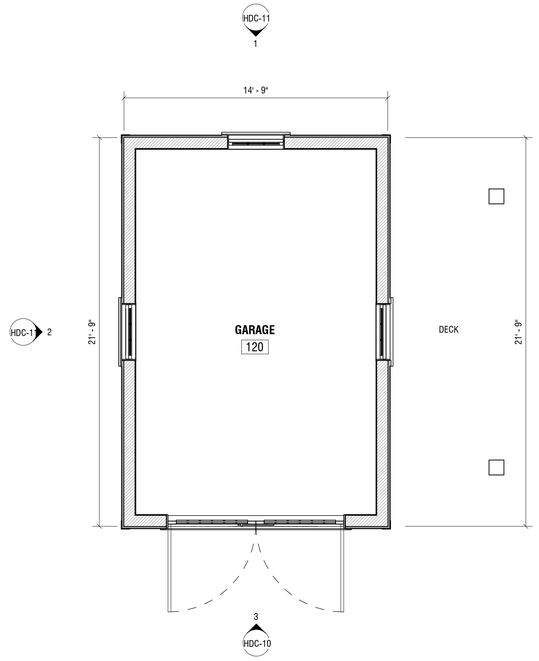
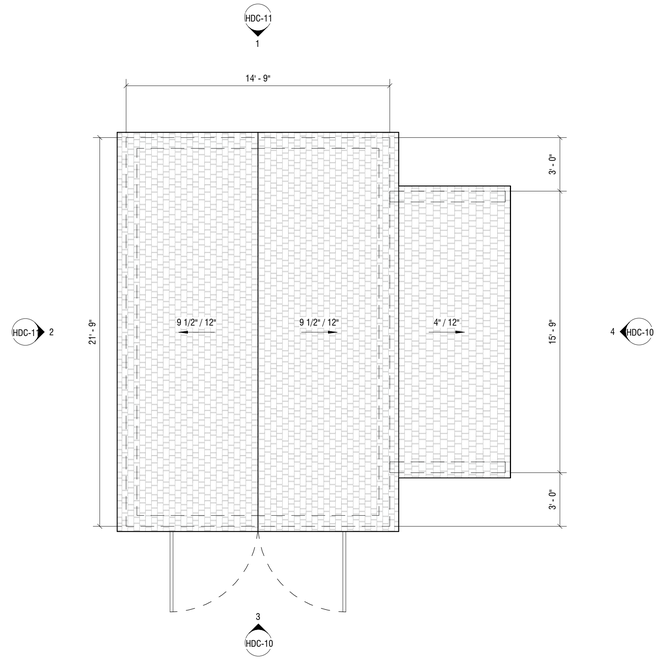


1 FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

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REVISIONS

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SIGN & SEAL

ISSUES

04/04/2024	HDC SUBMISSION
05/30/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	04/04/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

PLANS

HDC-20

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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 Andrew Kotchen

AS AGENT FOR Steven L. Cohen as Trustee of the 39 Monomoy Trust

STREET ADDRESS 39 Monomoy Road

MAP/PARCEL 54 ; 79 / 79 ; a portion of 8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

05/30/2024

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 05/30/2024

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: 05/30/2024
/	Address & HDC Case Number (ie HDC2020-05-0265): 39 MONOMOY ROAD HDC2022-08-6851
X	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
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
/	Four (4) Large sets of scaled plans (3/16" or 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: 05/30/2024

WORKSHOP/APD

—
39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
—
workshopapd.com

HDC MEETING MINUTES

V. 2024.05.14

Date: May 14, 2024
Property: 39 Monomoy Road
Nantucket, MA 02554

HDC Meeting Minutes
Additional Information to HDC Case No. HDC2022-08-6851

39 Monomoy Road – Hain House:

Commissioners:
Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None

Motion to hold for revisions:
1. The windows in the addition feel too tall and not aligning with proportions of the existing house

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 ; 79 PARCEL N°. 79 ; a portion of 8

Street & Number of Proposed Work: 39 MONOMOY ROAD

Owner of record: Steven L. Cohen as Trustee of the 39 Monomoy Trust

Mailing Address: P.O. BOX 786
NANTUCKET, MA 02554

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. HDC2022-08-6851
☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: 91'- 5" Sq. Footage 1st floor: 2,626 SF
Width: 72'- 4 1/2" Sq. footage 2nd floor: 1,760 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 22' X 21' ☒ 1st floor ☐ 2nd floor
Size: 10' X 19' ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North 0'-0" South 0'-0" East 0'-0" West 0'-0"

Height of ridge above final finish grade: North 26'-6 1/2" South 26'-6 1/2" East 26'-6 1/2" West 23'-6 1/2"

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 — DOUBLE HUNG WINDOW SIZE REDUCED AND PROPORTION ADJUSTED, SLIDING DOOR # OF LITES INCREASED
2. South Elevation — DOUBLE HUNG WINDOW SIZE REDUCED AND PROPORTION ADJUSTED, TALL WINDOW AT CONNECTOR REPLACED WITH (2) DOUBLE HUNG WINDOWS, DORMER HEIGHT REDUCED
3. West Elevation — N/A
4. North Elevation — DOUBLE HUNG WINDOW SIZE REDUCED AND PROPORTION ADJUSTED, SLIDING DOOR LITES INCREASED, DORMER HEIGHT REDUCED

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0'-6" / 11'-2" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WHITE BRICK ☐ Other _____

Roof Pitch: Main Mass 9.78 /12 9.56/12 Secondary Mass 9.25 /12 _____ Dormer 5 /12 _____ Other 5/12 SLOPED ROOF - EAST ELEV

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) EXISTING - WHITE

Leaders (material and size): EXISTING 3" WIDE, WHITE ALUMINUM

Sidewall: ☒ White cedar shingles NATURAL TO WEATHER ☒ Clapboard (exposure: TO MATCH inches) Front ☒ PTD WHITE Side ☐ _____
☐ Other EXST

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards 5 1/2" Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other FIXED
☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CUSTOM; TO MATCH EXISTING ON FRONT

Doors* (type and material): ☒ TDL ☒ SDL Front 1 PANEL 4 LITE Rear 1 PANEL 9 LT, 4 PANEL 15 LT Side 1 PANEL 9 LT, 2 PANEL 15 LT, 4 PANEL 15 LT
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) WHITE Roof NATURAL TO WEATHER
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation PARGED (GREY) Fence _____ Shutters GREEN

* 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.

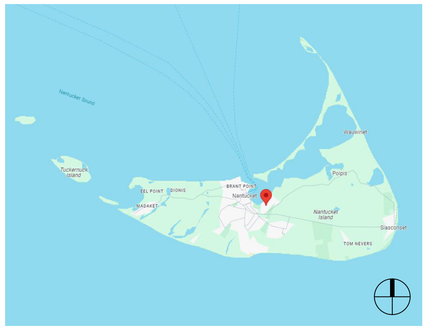
Date 0 04/04/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

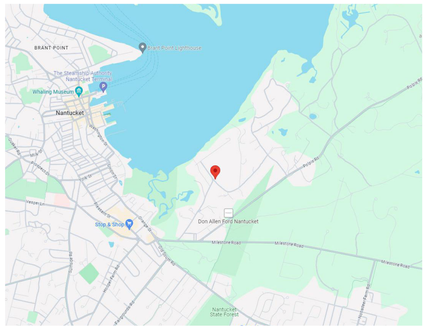
M39 MAIN HOUSE

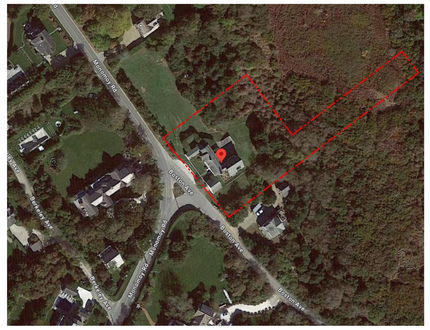
HDC REVISIONS TO PREVIOUS CERT: HDC2022-08-6851

MAIN HOUSE
05/30/2024









DRAWING INDEX

SHEET NUMBER	SHEET NAME	02/26/2024 - HDC SUBMISSION	04/04/2024 - HDC REVISION	05/30/2024 - HDC REVISION II
TITLE				
HDC-00	TITLE SHEET	•	•	•
GENERAL				
HDC-01	GENERAL NOTES	•		
HDC-02	WINDOW & DOOR LEGENDS	•	•	•
HDC-03	EXISTING CONDITIONS	•	•	•
HDC-04	EXISTING WINDOW SURVEY - ELEVATIONS	•	•	•
HDC-05	EXISTING WINDOW SURVEY - ELEVATIONS	•	•	•
HDC-06	EXISTING WINDOW SURVEY - PLANS	•	•	•
HDC-07	EXISTING WINDOW SURVEY - PLANS	•	•	•
HDC-08	EXISTING WINDOW SURVEY - SCHEDULE	•	•	•
ZONING				
HDC-09	SITE PLAN	•	•	•
ARCHITECTURAL				
HDC-10	BUILDING ELEVATIONS	•	•	•
HDC-11	BUILDING ELEVATIONS	•	•	•
HDC-12	BUILDING ELEVATIONS	•	•	•
HDC-13	BUILDING ELEVATIONS	•	•	•
HDC-20	BASEMENT FLOOR PLAN	•	•	•
HDC-21	FIRST FLOOR PLAN	•	•	•
HDC-22	SECOND FLOOR PLAN	•	•	•
HDC-23	ROOF PLAN	•	•	•

HDC PROPOSED COLORS

SASH (EXISTING): WHITE
TRIM (EXISTING): WHITE
SHUTTERS (EXISTING): GREEN
SASH (PROPOSED): WHITE
TRIM (PROPOSED): WHITE

ZONING INFORMATION

Map / Parcel	54 / 79+8
Current Zoning	LUG-1
Min. Frontage	100'
Front Setback	35'
Side/Rear Setback	10'
Lot Size	49,123 SF
Allowable G.C.	7%
Max G.C.	3,439 SF
Existing Main House G.C.	2,564 SF (-)
Proposed Main House G.C.	2,626 SF
Proposed Cabana G.C.	416 SF
Proposed Garage/Studio G.C.	321 SF
Proposed Shed G.C. (NOT INCLUDED IN TOTAL G.C.)	199 SF
Total Proposed G.C.	3,363 SF

M39
MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER
JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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SURVEYOR
BRACKEN ENGINEERING
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Nantucket, MA 02554

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
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Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
04/04/2024	HDC REVISION
05/30/2024	HDC REVISION II

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	As indicated
PROJ. NO.	323035

TITLE SHEET

HDC-00

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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 OF DISCREPANCIES, 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 PROVISIONS 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. 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.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

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 FINISHED FACE 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.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. 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.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, 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.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. 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.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
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.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN 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.

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 FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

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 FT^2 (0.530 M^2). 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 FT^2 (0.465 M^2).
2. SINGLE-HUNG AND/OR DOUBLE HUNG WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 3.3 FT^2 (0.31M^2). 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 M^2), 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.

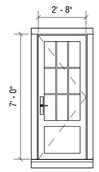
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

ABBREVIATIONS

ABOVE FINISHED FLOOR	AFF	INCHES	IN.
ACCESS PANEL	A.P.	INSULATION	INSUL.
ACOUSTICAL	ACOUS.	JUNCTION BOX	J.B.
ADJACENT	ADJ.	LAMINATE	LAM.
AIR CONDITIONING	A/C	LOW VOLTAGE	L.V.
ALUMINUM	AL.	MATERIAL	MATL
APPROXIMATE	APPROX.	MAXIMUM	MAX.
ARCHITECTURAL	ARCH.	MECHANICAL	MECH.
BLOCKING	BLKG	METAL	MTL.
CEILING	CLG.	MINIMUM	MIN.
CEILING HEIGHT	C.H.	MISCELLANEOUS	MISC.
CENTER LINE	CL	MOLDING	MLDG.
CERAMIC TILE	C.T.	MOUNTED	MTD.
COLUMN	COL.	MULLION	MUL.
CONCRETE	CONC.	NOMINAL	NOM.
CONSTRUCTION	CONST.	NOT APPLICABLE	N.A.
CONTINUOUS	CONT.	NOT IN CONTRACT	N.I.C.
DETAIL	DTL.	NUMBER	NO.
DIMENSION	DIM.	ON CENTER	O.C.
DOOR	DR.	OPENING	OPNG
DOUBLE	DBL.	OPPOSITE/OPPOSITE HAND	OPP./OPH
DOWN	DN.	PAINTED	PTD.
DRAWING	DWG.	PARTITION	PARTN.
EACH	EA.	PLASTER	PL.
ELECTRIC/ELECTRICAL	ELEC.	PLASTIC LAMINATE	P.LAM
ELEVATION	EL.	PLYWOOD	PLYWD., PLY
EMERGENCY	EMER.	QUANTITY	QTY.
EQUAL	EQ.	RECESSED	REC.
EQUIPMENT	EQPT.	REQUIRED	REQ'D
EXISTING	EXIST.	RETURN AIR	R.A.
EXTERIOR	EXT.	REVISE/REVISION	REV.
FINISH	FIN	ROUGH OPENING	R.O.
FINISH FLOOR	FIN. FL.	SCHEDULE	SCHED.
FIREPROOF	FPRF.	SECTION	SECT.
SELF-CLOSING	S.C.	SHEET	SHT.
FLOOR	FL.	SIMILAR	SIM.
FLUORESCENT	FLUOR.	SOLID CORE	SC
FOOT/FEET	FT.	SQUARE FOOT	SQ.FT.
BY OTHERS/OWNER	B.O.	STAINLESS STEEL	S.STL.
GLASS	GL.	STANDARD	STD.
GRILLE	GRIL.	STEEL	STL.
GROUND FAULT INTER.

DOOR LEGEND - PROPOSED



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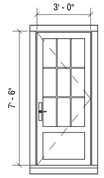

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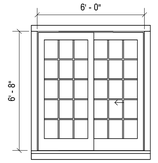

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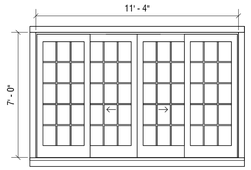

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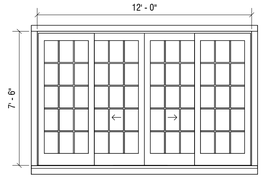

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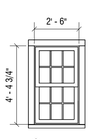
WINDOW LEGEND - PROPOSED



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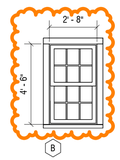

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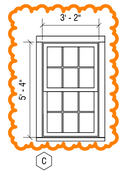

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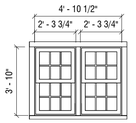

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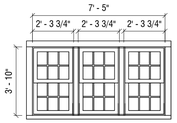

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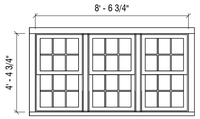

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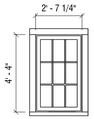

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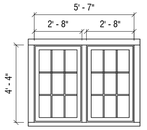

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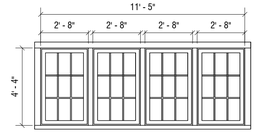

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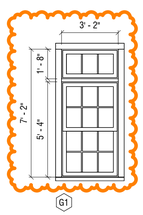

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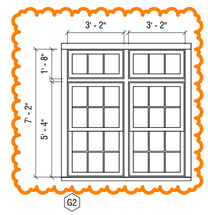

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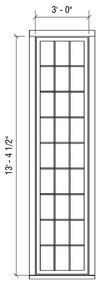

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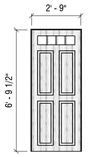
DOOR LEGEND - EXISTING



06

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WINDOW LEGEND - EXISTING



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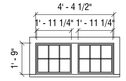

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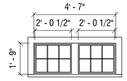

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M

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MODEL: DOUBLE HUNG



N

TYPE: 6/6 LITE
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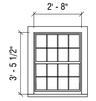

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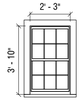

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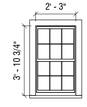

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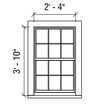

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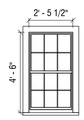

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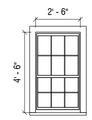
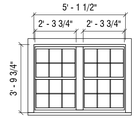


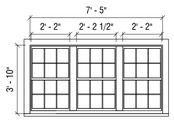
T

TYPE: 6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



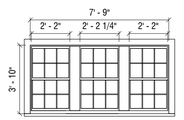
U

TYPE: 6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



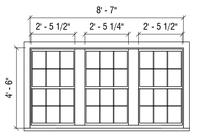
V

TYPE: 6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



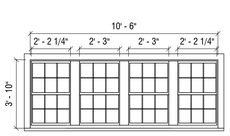
W

TYPE: 6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



X

TYPE: 6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



Y

TYPE: 6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG

M39
MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER
JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

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LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
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REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
04/04/2024	HDC REVISION
05/30/2024	HDC REVISION II

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

WINDOW & DOOR LEGENDS

HDC-02

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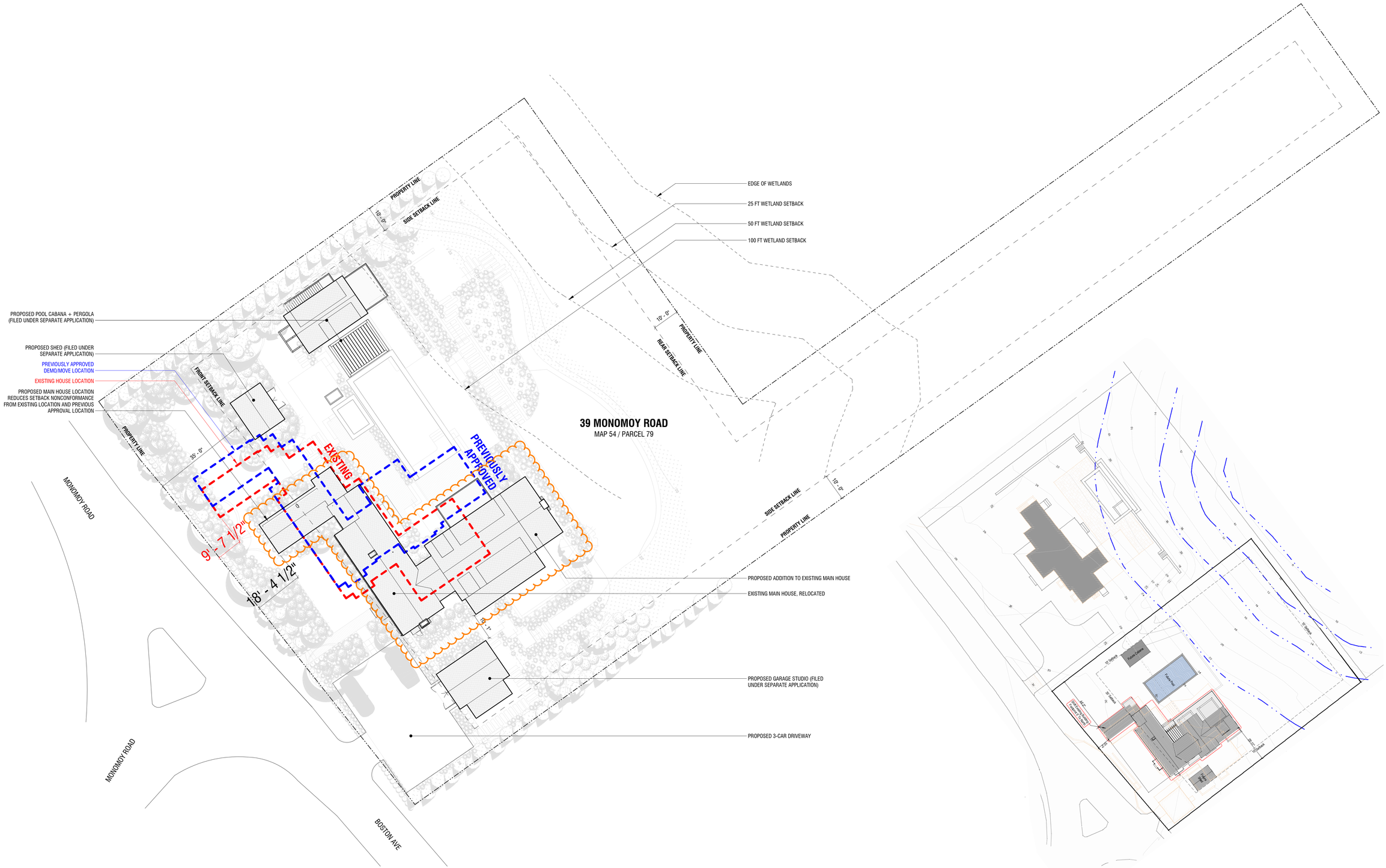

1 SITE PLAN
1/16" = 1'-0"

2 PREVIOUSLY APPROVED SITE PLAN
1" = 20'-0"

M39
MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER
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PROJ. NO.	323035

SITE PLAN

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1 EXISTING ELEVATION - WEST

1/8" = 1'-0"



2 PREVIOUSLY APPROVED ELEVATION - WEST

1/8" = 1'-0"



3 PRIOR SUBMISSION 04/04/24 - WEST

1/8" = 1'-0"



4 PROPOSED ELEVATION - WEST

1/4" = 1'-0"

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MAIN HOUSE

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OWNER

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BUILDING ELEVATIONS

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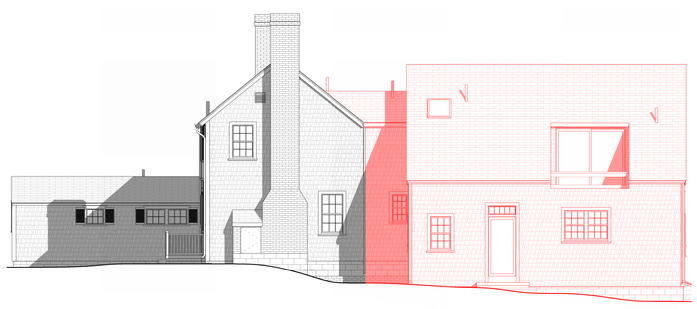
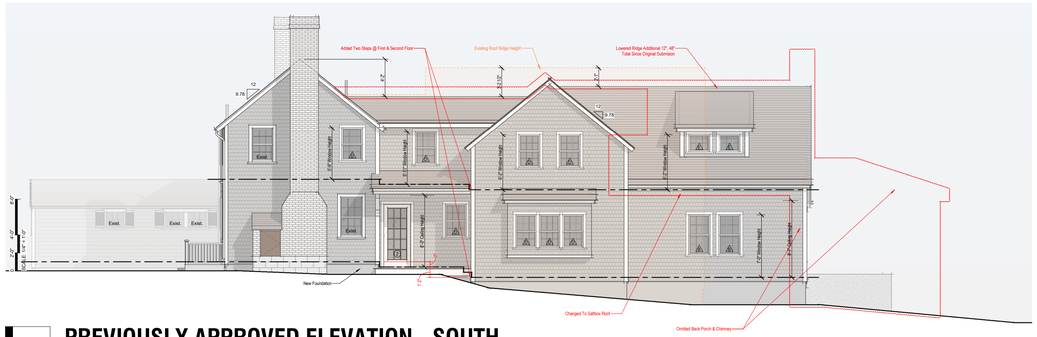


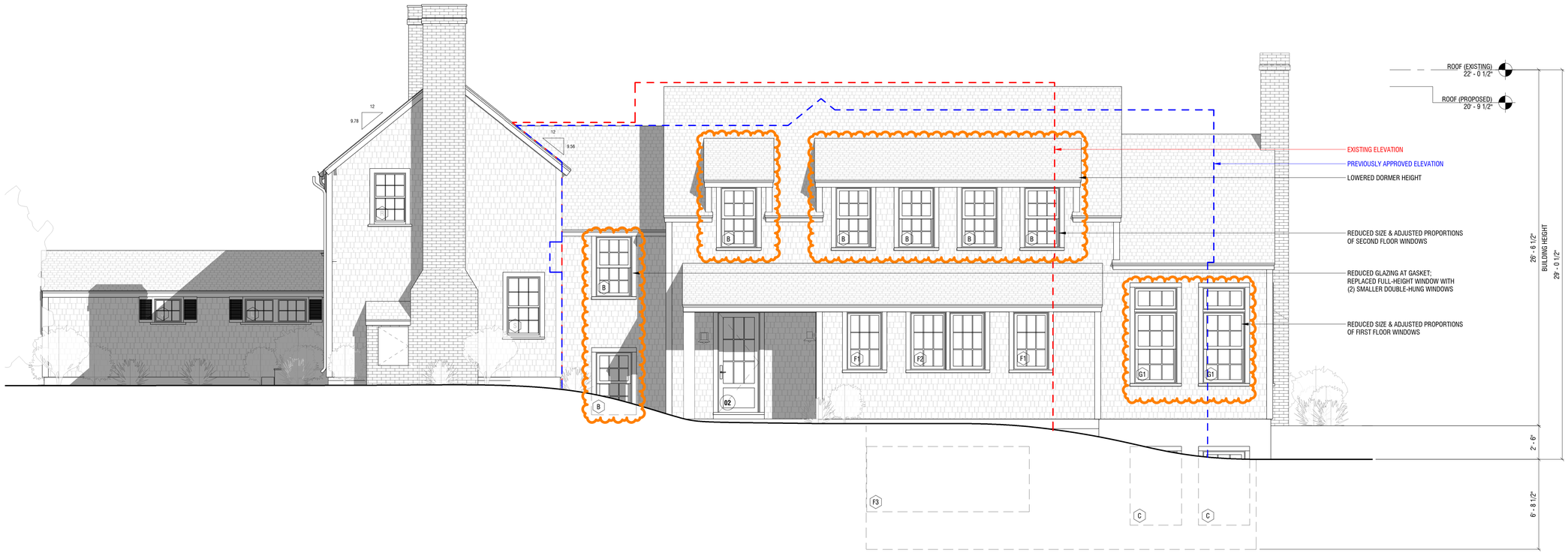
1 EXISTING ELEVATION - SOUTH
1/8" = 1'-0"



2 PREVIOUSLY APPROVED ELEVATION - SOUTH
1/8" = 1'-0"



3 PRIOR SUBMISSION 04/04/24 - SOUTH
1/8" = 1'-0"



4 PROPOSED ELEVATION - SOUTH
1/4" = 1'-0"

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MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER
JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

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05/30/2024	HDC REVISION II

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CONSTRUCTION DOCUMENTS

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DATE:	02/26/24
SCALE:	As indicated
PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-11

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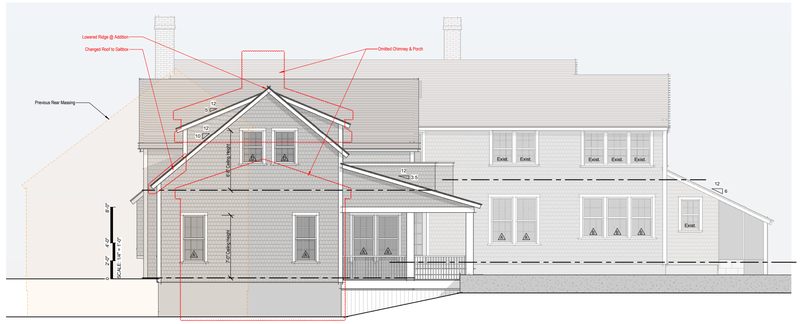
1 EXISTING ELEVATION - EAST

1/8" = 1'-0"


Lowered Ridge @ Addition
Changed Roof to Gable
Previous Rear Massing
Omitted Chimney & Porch
Exist.
Exist.
Exist.
Exist.
Exist.
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12
5
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12
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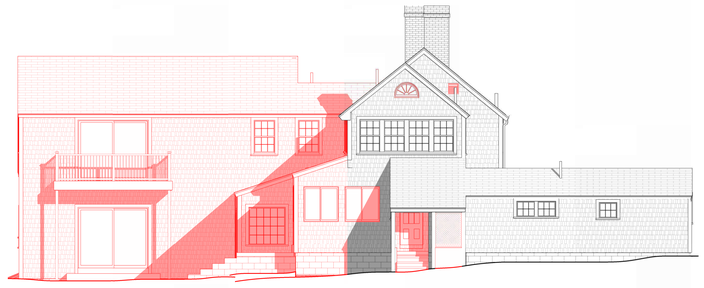
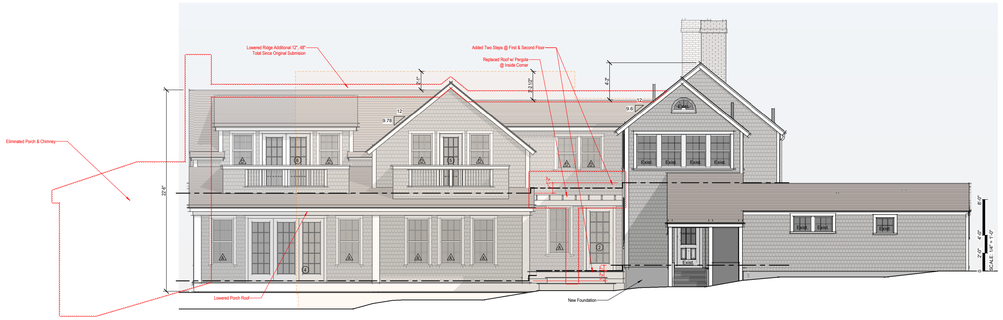
6
9.25
9.25
9.25



1 EXISTING ELEVATION - NORTH

1/8" = 1'-0"



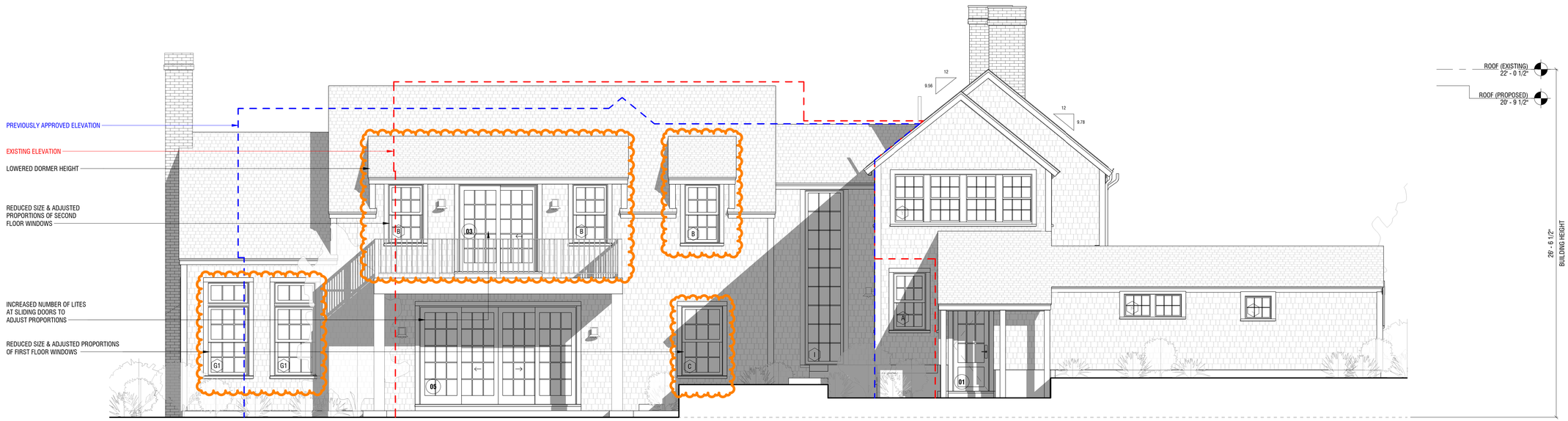
2 PREVIOUSLY APPROVED ELEVATION - NORTH

1/8" = 1'-0"



3 PRIOR SUBMISSION 04/04/24 - NORTH

1/8" = 1'-0"



4 PROPOSED ELEVATION - NORTH

1/4" = 1'-0"

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MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

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DATE:	02/26/24
SCALE:	As indicated
PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-13

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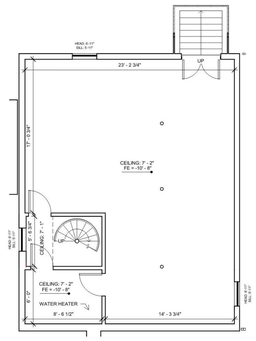
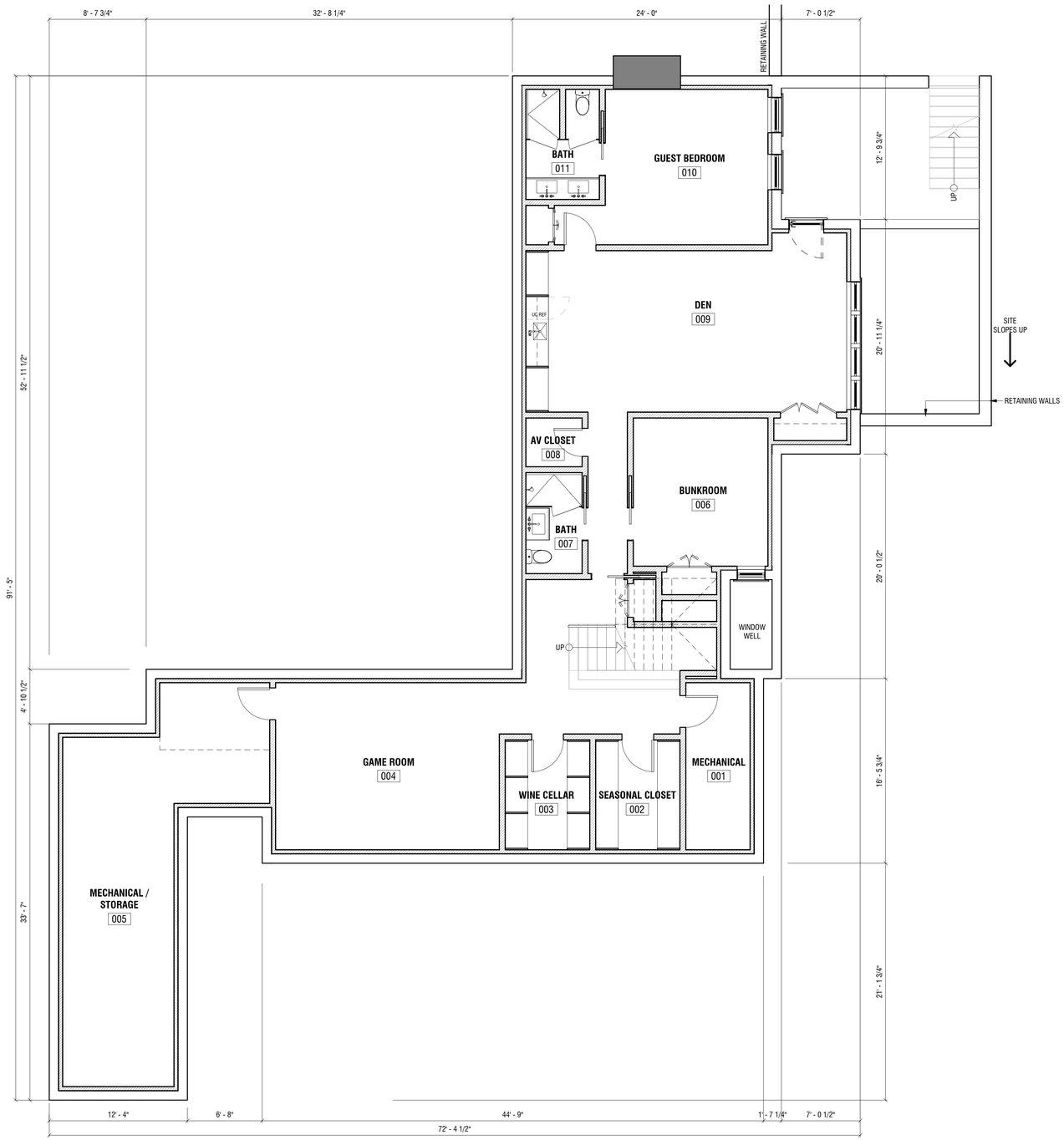


1 EXISTING - BASEMENT FLOOR PLAN

1/8" = 1'-0"



2 BASEMENT FLOOR PLAN

3/16" = 1'-0"

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NANTUCKET, MA 02554

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SCALE:	As indicated
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BASEMENT FLOOR PLAN

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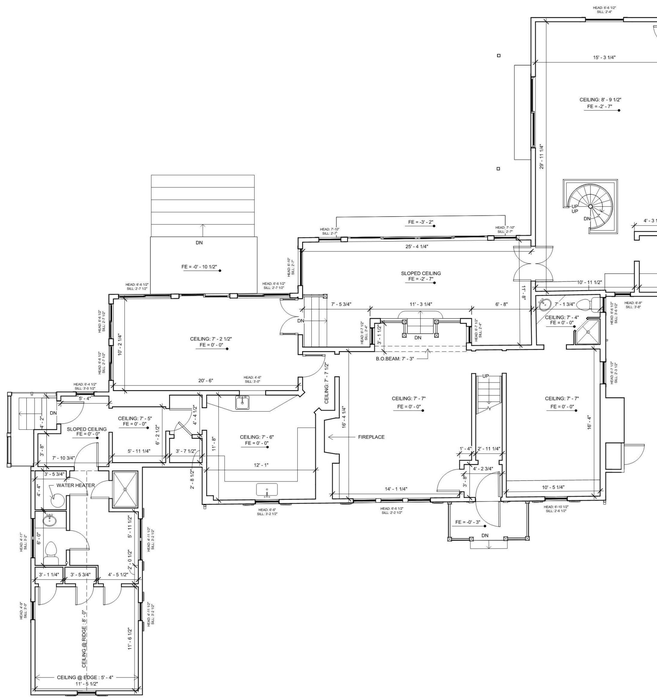
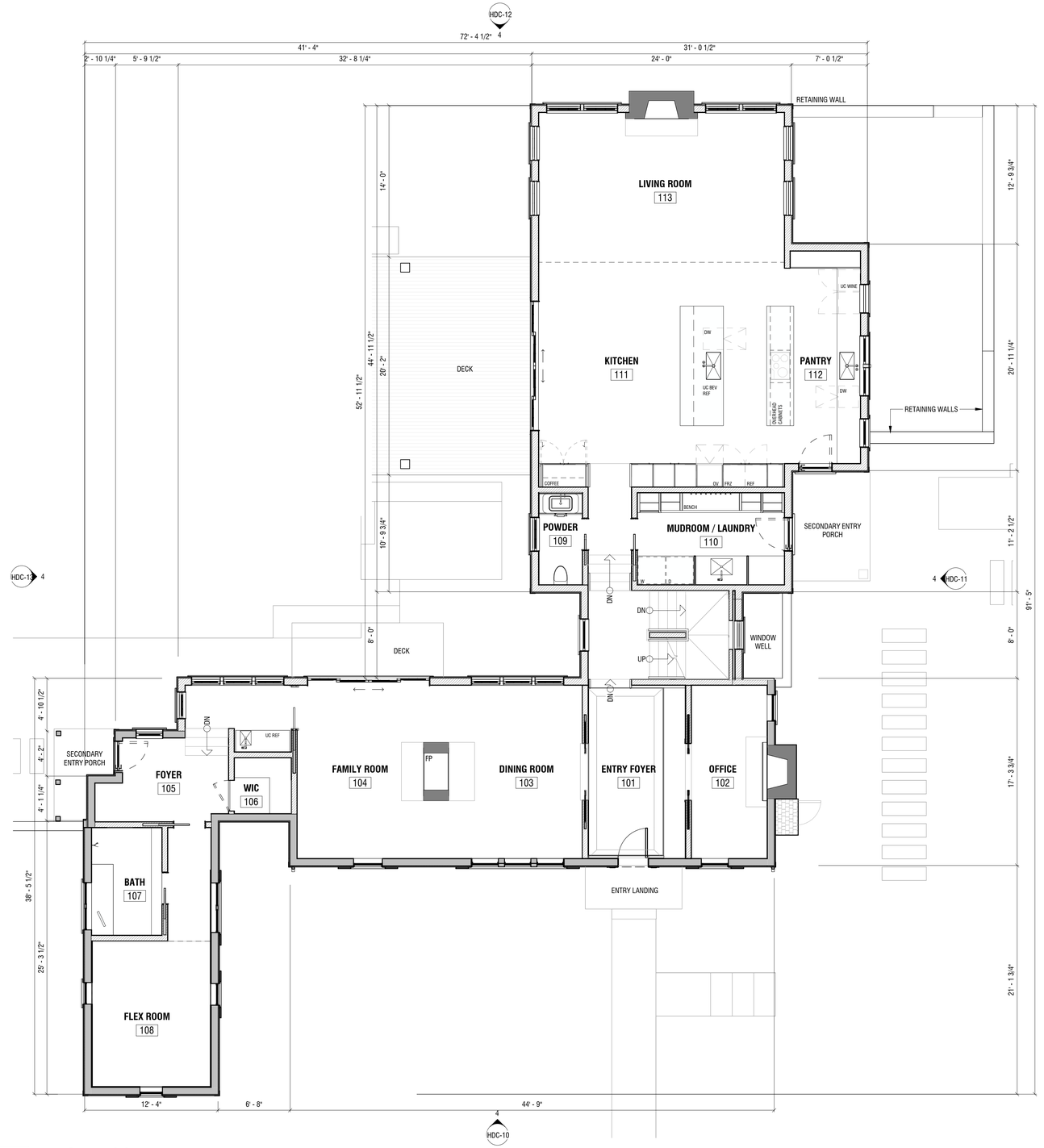


1 EXISTING - FIRST FLOOR PLAN

1/8" = 1'-0"



2 FIRST FLOOR PLAN

3/16" = 1'-0"

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NANTUCKET, MA 02554

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FIRST FLOOR PLAN

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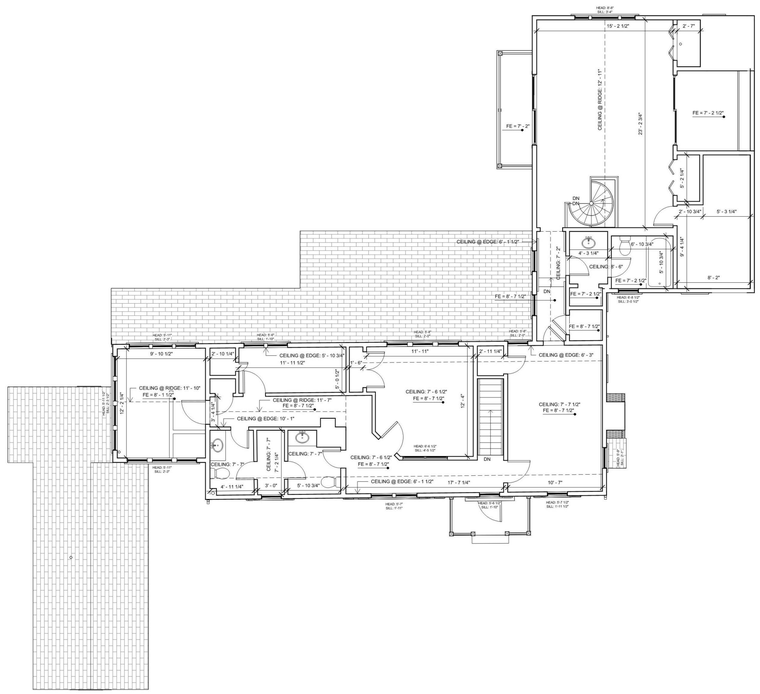
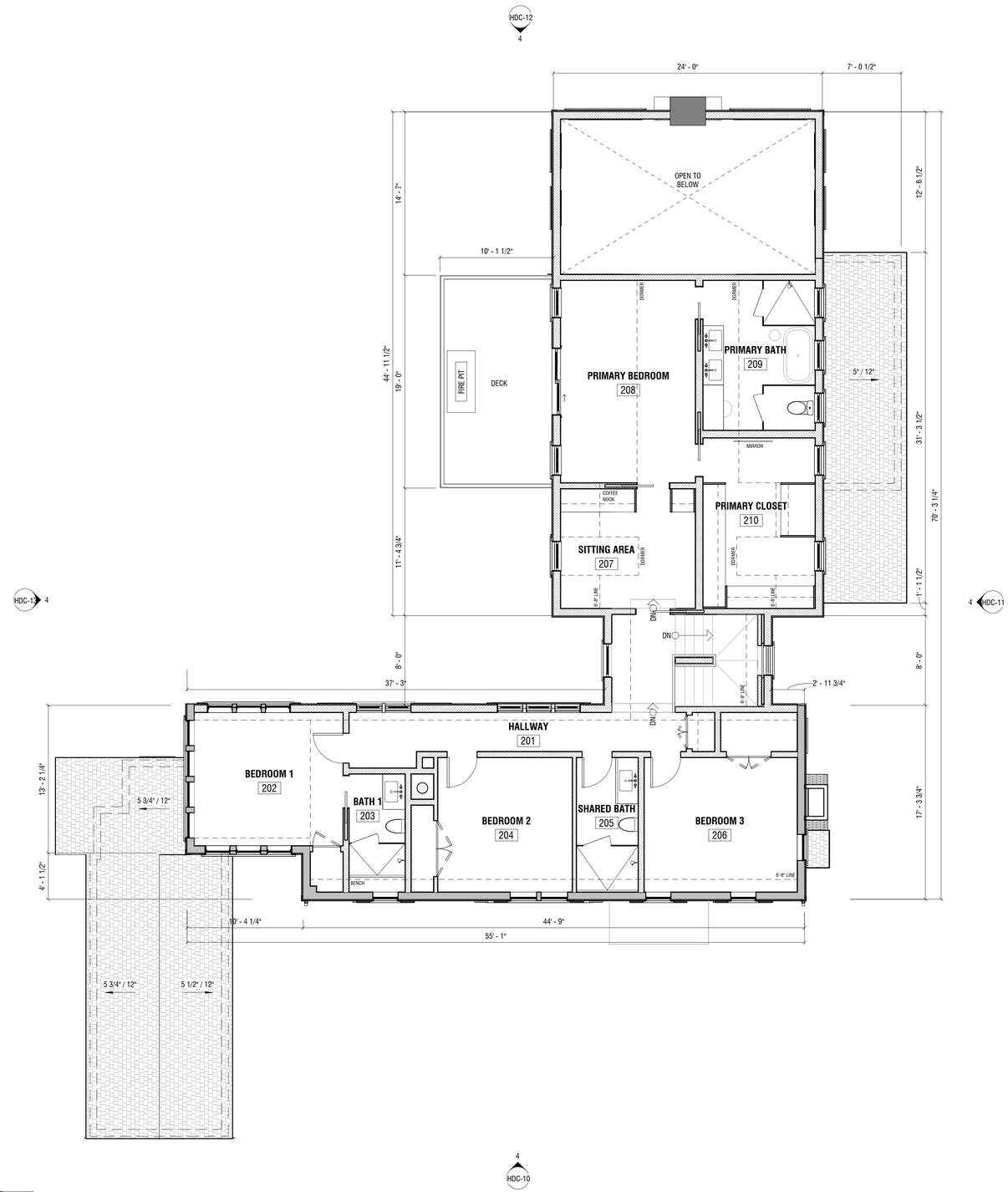


1 EXISTING - SECOND FLOOR PLAN

1/8" = 1'-0"



2 SECOND FLOOR PLAN

3/16" = 1'-0"

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MAIN HOUSE

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NANTUCKET, MA 02554

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SECOND FLOOR PLAN

HDC-22

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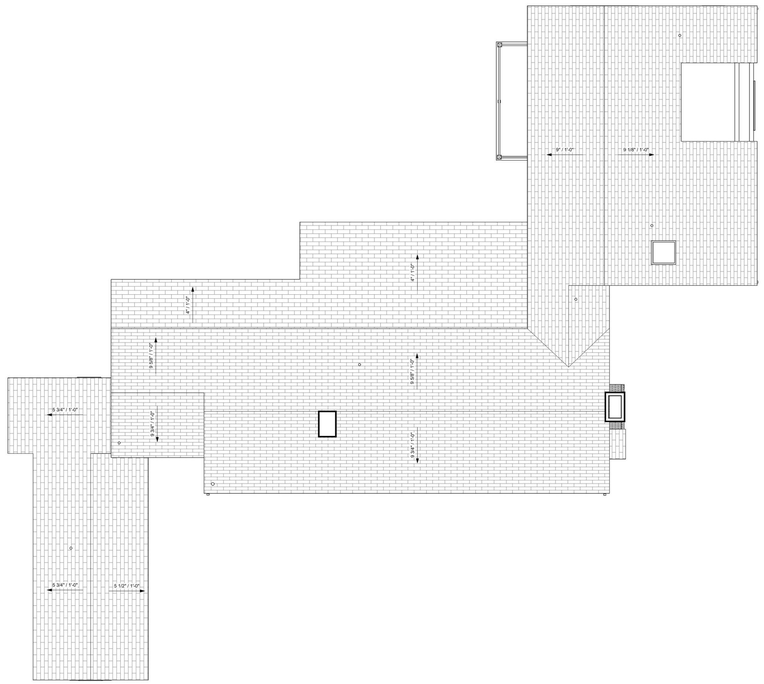
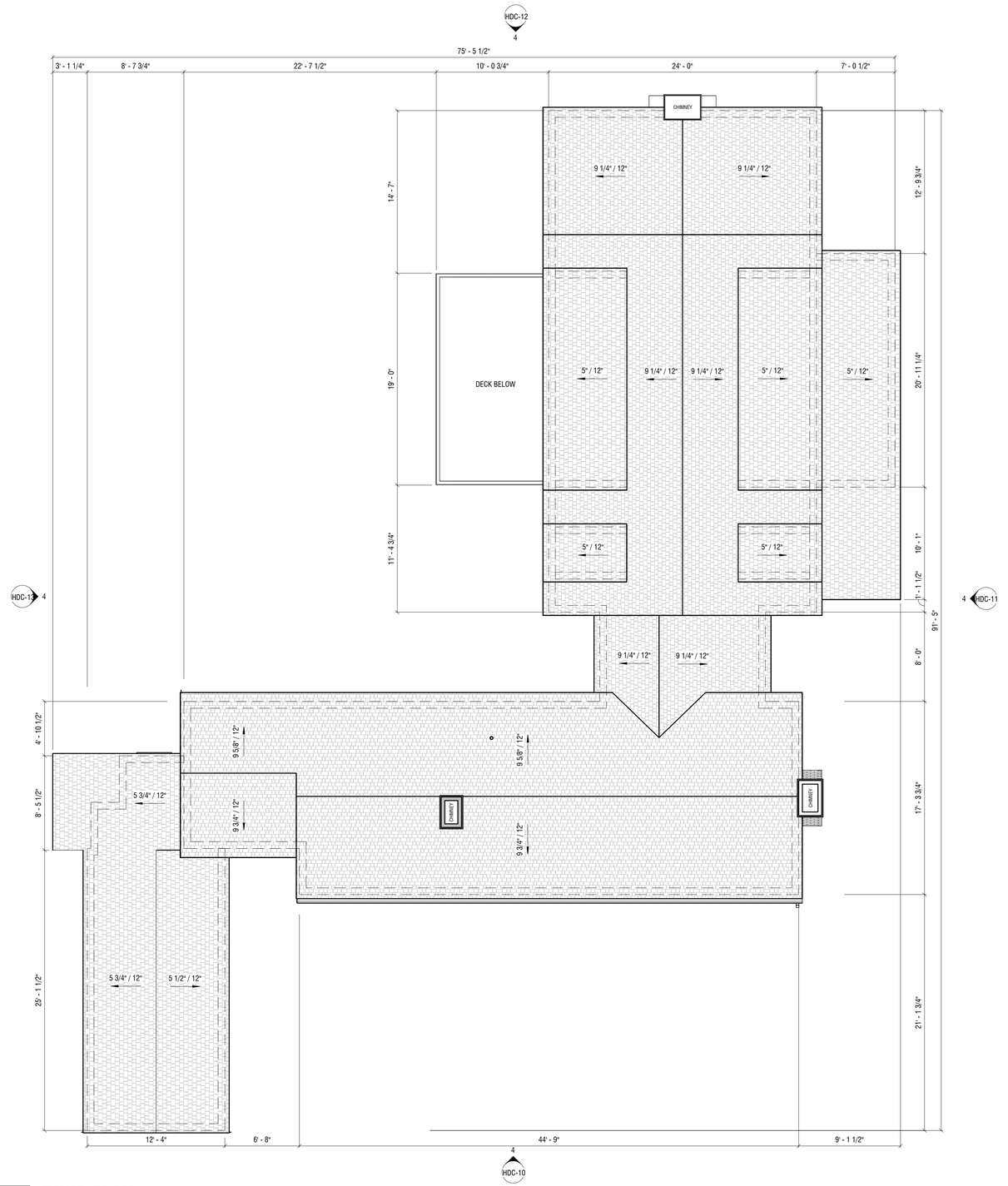


1 EXISTING - ROOF PLAN

1/8" = 1'-0"



2 ROOF PLAN

3/16" = 1'-0"

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NANTUCKET, MA 02554

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ROOF PLAN

HDC-23

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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:

x	Date submitted to 2 Fairgrounds Road: 5.30.2024
N/A	HDC Case Number (ie HDC2020-05-0265):
N/A	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:  Date: 5.30.24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 260

Street & Number of Proposed Work: 19 Monomoy Road

Owner of record: Reade Arthur & I JR. TRUST

Mailing Address: PO Box 2669
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

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: _____ Sq. Footage 1st floor: 80 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 300 SF

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)
- To Existing Ridge - Belvedre 3' above Ridge

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- Remove Pergola - Replace with decking
- Revise fenestration at Rear
- infill existing porch
- Create Belvedre

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.) NTW

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 NTW ☒ Clapboard (exposure: 5.5" inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 Rake 1x12 Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square TME

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson 400

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear Anderson Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

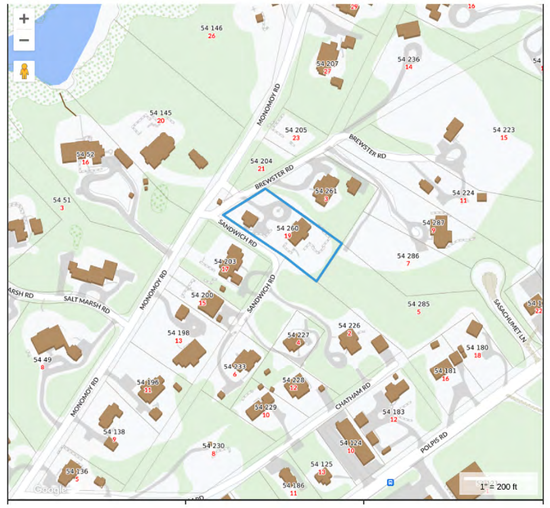
COLORS

Sidewall NTW Clapboard (if applicable) NTW Roof NTW
Trim White Sash White Doors White
Deck NTW Foundation _____ Fence _____ Shutters _____

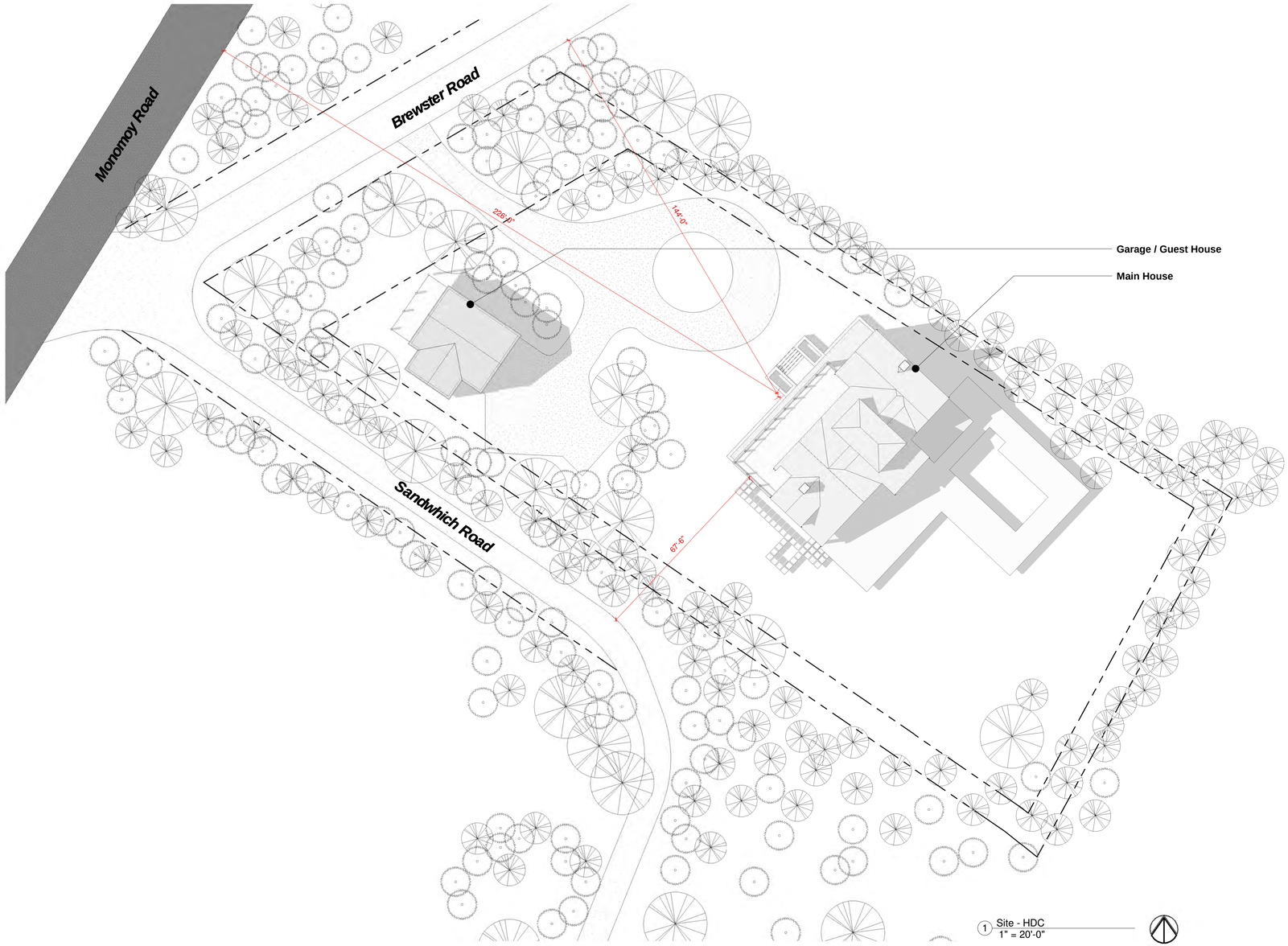
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/28/2024 Signature of owner of record Signed by GA under Consent of Owner Signed under penalties of perjury







1 Site - HDC
1" = 20'-0"











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Owner
19 Monomoy Road Nominee Trust

Project
Renovations

Location
19 Monomoy Road
Nantucket MA

54 / 260

Structure
Site

#	Description	Date
3	HDC Submission	2024.04.08
4	HDC Revision	2024.05.30

HDC Site

HDC2.0

HDC Submission

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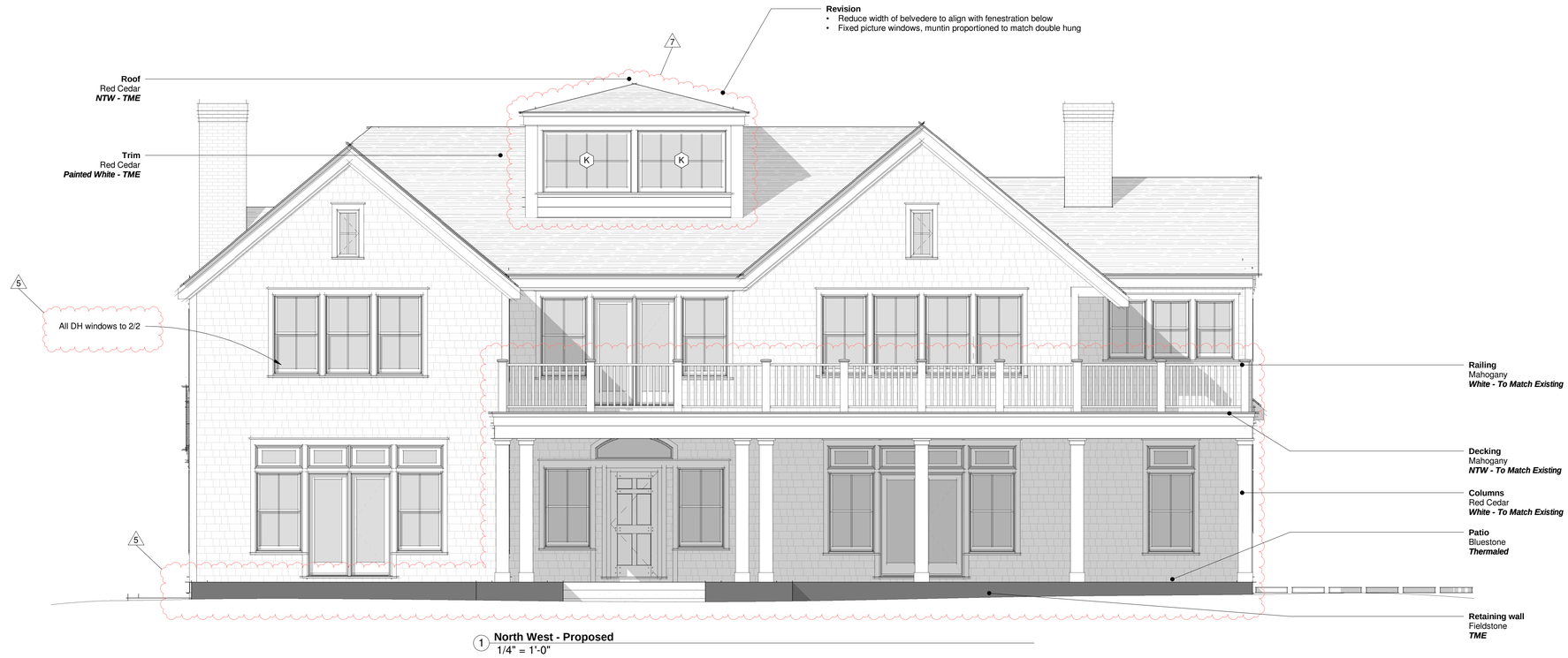

1 **North West - Proposed**
1/4" = 1'-0"

Proposed

Existing



2 **NW Elevation - Existing**
1/4" = 1'-0"

HDC Submission

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Renovations

Location
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Nantucket MA

54 / 260

Structure
House

HDC Submission

#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Elevations

HDC2.1



1 **South East - Proposed**
1/4" = 1'-0"



2 **SE Elevation - Existing**
1/4" = 1'-0"

Proposed

Existing

HDC Submission

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Nantucket MA

54 / 260

Structure
House

HDC Submission

#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Elevations

HDC2.2



4 **North East - Proposed**
1/4" = 1'-0"

3 **South West - Proposed**
1/4" = 1'-0"

Proposed

Existing



1 **NE Elevation - Existing**
1/4" = 1'-0"

2 **SW Elevation - Existing**
1/4" = 1'-0"

HDC Submission

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54 / 260

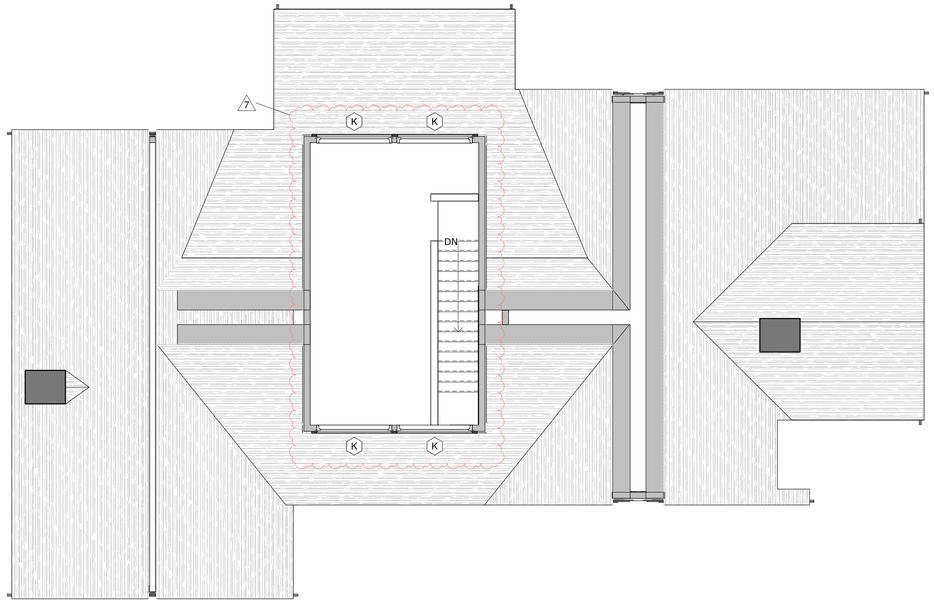
Structure
House

HDC Submission

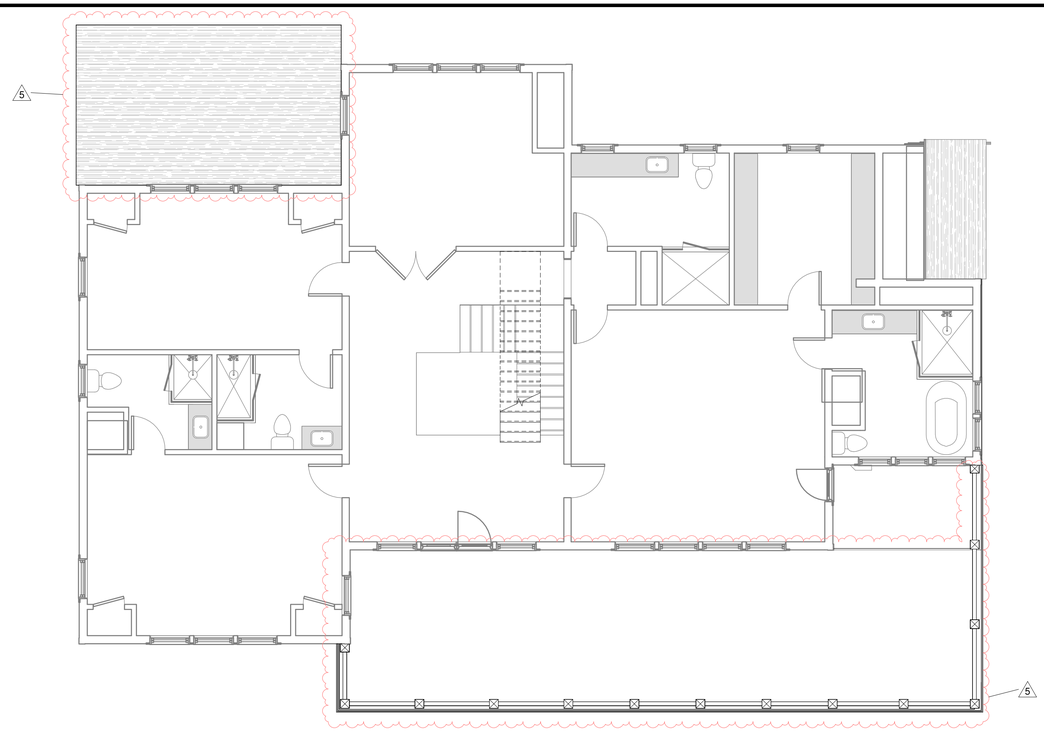
#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Elevations

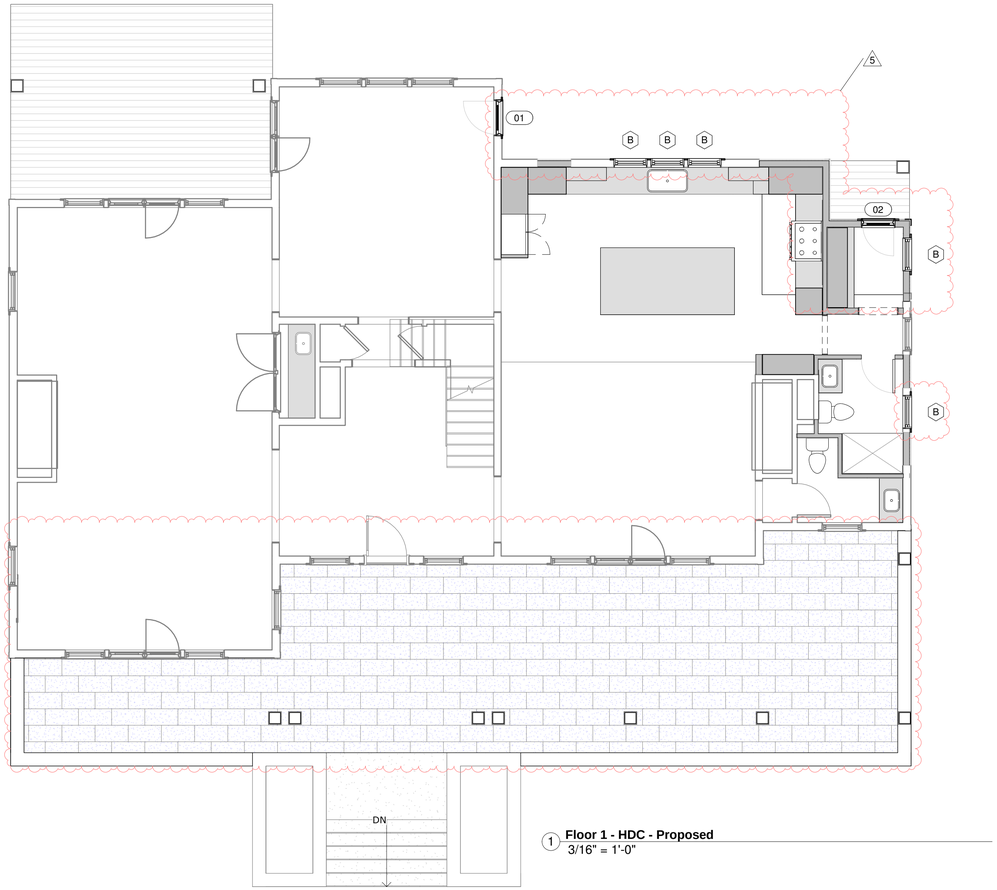
HDC2.3



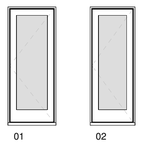
3 **Belvedere - HDC - Proposed**
3/16" = 1'-0"



2 **Floor 2 - HDC - Proposed**
3/16" = 1'-0"



1 **Floor 1 - HDC - Proposed**
3/16" = 1'-0"



Specifications - Doors

Screens
- Full sash

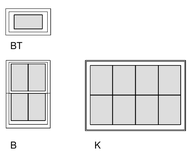
Interior Finish
- By Owner

Hardware
- By Owner

Elevations - Doors
1/4" = 1'-0"

Door Schedule - HDC

Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Unit Finish	Function	Phase Created	Comments
01	Andersen Corporation	400 Series	2'-8 5/8"	6'-8"	Fiberglass - Andersen - White	Exterior	New Construction	
02	Andersen Corporation	400 Series	2'-6 5/8"	6'-8"	Fiberglass - Andersen - White	Exterior	New Construction	



Specifications - Windows

Muntins
- SDL

Impact Protection
- Structural Plywood panels with fasteners and installation schedules stored on site

Screens
- Bottom Sash
- Low Transparency mesh

Storms
- Mahogany
- painted white
- with interchangable glazed/screened panels

Interior Finish
- By Owner

Hardware
- By Owner

Elevations - Windows
1/4" = 1'-0"

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Unit Finish	Phase Created	Comments
eFloor 1	B	Andersen Corporation	400-Series Tilt-Wash Double Hung	2'-6 1/8"	3'-9 3/8"	Vinyl - Andersen - White	New Construction	
eFloor 1	BT	Andersen Corporation	400-Series Door Transom	2'-6 5/8"	1'-6 5/16"	Vinyl - Andersen - White	New Construction	
Belvedere	K	Andersen Corporation	A-Series Picture Window	5'-8"	4'-0"	Fiberglass - Andersen - White	New Construction	Fixed

HDC Submission

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Project
Renovations

Location
19 Monomoy Road
Nantucket MA

54 / 260

Structure
House

HDC Submission

#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Plans

HDC2.4

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Revision
- Reduce width of belvedere to align with fenestration below
- Fixed picture windows, muntin proportioned to match double hung



4 **North West - Proposed - Option 1**
3/16" = 1'-0"

19 Monomoy Road Nominee Trust

19 Monomoy Road
Nantucket MA

Renovations

54 / 260

No.	Description	Date
7	HDC Revision	2024.05.30

HDC Submission

OP1

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Revision
- Reduce width of belvedere to align with fenestration below
- Fixed picture windows, Large center window with flanking units,muntin proportioned to match double hung



1 **North West - Proposed - Option 2**
3/16" = 1'-0"

19 Monomoy Road Nominee Trust

19 Monomoy Road
Nantucket MA

Renovations

54 / 260

No.	Description	Date
7	HDC Revision	2024.05.30

HDC Submission

OP2

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Revision
- Reduce width of belvedere to align with fenestration below
- 4 Fenestration units wide, 2/2 Double hung Windows TME



1 **North West - Proposed - Option 3**
3/16" = 1'-0"

19 Monomoy Road Nominee Trust

19 Monomoy Road
Nantucket MA

Renovations

54 / 260

No.	Description	Date
7	HDC Revision	2024.05.30

HDC Submission

OP3

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