1. OLD BUSINESS

    Documents:

        OB 19 WAITT DR RESUBMISSION MULTI FAMILY DWELLING.PDF

2. OLD BUSINESS 04/23/2024

    Documents:

        OB 51 MIACOMET RD POOL.PDF

3. NEW BUSINESS 04/30/2024

    Documents:

        6 WOODLAND DR - CABANA.PDF
        6 WOODLAND DRIVE HDC POOL HOUSE 6.18.2024.PDF
        2 DUKES ROAD - NEW GUEST HOUSE.PDF
        2 DUKES ROAD - NEW GARAGE.PDF
        88 QUIDNET REV TO 4059 HARDSCAPE.PDF

4. OLD BUSINESS 05/14/2024

    Documents:

        OB 72 POCOMO - MAIN HOUSE.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.PDF

5. NEW BUSINESS 05/14/2024

    Documents:

        28 PROSPECT HARDSCAPE FOR SIGN OFF.PDF
        21 WIGWAM GATE.PDF
        92 WASHINGTON NEW DWELLING HDC SUBMISSION REVISED.PDF
        92 WASHINGTON NEW GARAGE HDC SUBMISSION.PDF
        92 WASHINGTON NEW SHED HDC SUBMISSION.PDF
        27 RUGGED RD MAIN HOUSE.PDF
        16 PAUL JONES RETAINING WALL.PDF
        35 CENTRE ST - SOLAR PACKAGE.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

6. 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 HARDSCAPE.PDF
OB 9 SALTI.PDF
OB 30 RUSSELS - MAIN HOUSE.PDF
30 RUSSELS - GUEST HOUSE.PDF
OB 12.5 PEQUOT ST MAIN HOUSE.PDF

7. 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
3 WHERO WHERE FENCE.PDF
10 ORANGE ST FENCE.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

8. 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
106 SQUAM_SHED.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
126R MAIN ST SHED.PDF
OB 39 MONOMOY PRIMARY DWELLING - COMPLETE.PDF
OB 19 MONOMOY ADDITION.PDF

9. NEW BUSINESS 06/11/2024

Documents:

29 PLEASANT SIDE DECK REV REDUX_05.16.24-COMPRESSED.PDF
9 COFFIN HARDSCAPE.PDF
63 BARTLETT ROAD HARDSCAPE REVISIONS .PDF
19 BROADWAY ALTERATIONS.PDF
2 MIDDLE TAWPAWSHAW RD POOL.PDF
41 HULBERT AVENUE - MH FENS REVS.PDF
10 YORK ST COLOR CHANGE FENESTRATION.PDF
39 CLIFF NEW MAIN HOUSE.PDF
39 CLIFF DEMO MOVE MAIN HOUSE.PDF
85 ORANGE REAR HOUSE DORMERS.PDF
85 ORANGE REAR HARDSCAPE.PDF
85 ORANGE REAR GUEST HOUSE.PDF
85 ORANGE MAIN HOUSE ADDITION.PDF
85 ORANGE FRONT HARDSCAPE.PDF
85 ORANGE GARAGE DEMO.PDF
4 CABOT LN HARDSCAPE.PDF
3 PAWGUVET HARDSCAPE.PDF
11 PRISCILLA LANE_MH.PDF
11 PRISCILLA LANE NEW SHED.PDF
61 CENTER ST_ REV STAIRS ACCESSIBLE LIFT.PDF
15 MASAQUET AVENUE - MH PORCH REVS .PDF
39 MONOMOY CABANA REVS.PDF
1 EVERGREEN WAY_MAIN FACILITY HDC NEW 6.03.24.PDF
10 MONHANSETT RD ENLARGE SPORT COURT.PDF
20 DERRYMORE RD REV DOOR WINDOW.PDF
6 BEACH GRASS RD CHANGE SASH COLOR.PDF

10. OLD BUSINESS 06/18/2024

Documents:

OB 8 SILVER REV.PDF
OB 2 STONE ALLEY 6 6 2024 SUBMITTED.PDF
OB 15 N. WATER HARDSCAPE OLD BIZ.PDF
OB 15 N. WATER PORCH DECK.PDF
OB 22 COFFIN ST NEW DWELLING.PDF
OB 22 COFFIN (SIAS) ST HDC REV 06.05.2024 EXTRA.PDF
OB34A GROVE LANE POOL RELOCATE DRIVEWAY.PDF
OB 18-26 SPARKS AVE 6112024.PDF
OB 108 SURFSIDE SOLAR.PDF
OB 7 NORTH GULLY ROAD - NEW DWELLING.PDF
OB 2 MARINER WAY.PDF
OB 2 MARINER WAY POOL.PDF
OB 4 MARINER WAY POOL.PDF
OB 4 MARINER WAY.PDF
OB 6 MARINER.PDF
OB 6 MARINER WAY POOL.PDF
OB 18 HOICKS HOLLOW DEMO_MOVE BEACH CLUB HDC OLD 6.18.24.PDF
OB 41 GOLDFINCH DR_PORTICO.PDF

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): HDC 2024-02-9817
	Copy of Minutes (application item circled) Pg 25
	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: 6/13/2024

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, February 13, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:01p.m. and announcements by Chair Pohl	
Staff in Attendance:	**Holly Backus**, Preservation Planner, **Fiona Johnson**, Administrative Specialist, **Sara Johnson,** Administrative Specialist
Attending Members:	-
Remote Participants:	Pohl, Welch, Camp, Coombs, Oliver, Paul, Patten, Thornewill
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

Chair Pohl announced the removal of item number 20 from the consent agenda as it had already been approved. Decided to strike item number one at 14 South Mill from the Consent with Conditions section due to it being a like-kind replacement. Informed the audience that the discussion on 33 Quidnet Road pickleball, item number 16 on the New Business of February 6th, has been placed on hold.

Commissioner Oliver requested to schedule a future discussion to address the planning board's consideration of increasing building heights to 40 feet. Emphasized the necessity for the board to provide input on this issue and recalled a previous discussion about it. Asked staff to prioritize this topic as the first "other business" item on the agenda for next Tuesday, highlighting its time-sensitive nature.

ADOPTION OF AMENDED AGENDA	
Motion:	**Motion to approve agenda. (Made by: Camp)**
Vote:	Carried 4-0 // Pohl, Welch, Camp, Oliver, Thornewill (Aye)

I. CONSENT

1.	Ack Northstar Devel	2 Braeburn	Spa	39/41	Atlantic
2.	RHACK LLC	20 Sherburne TPK	Railing Arbor	30/195	Atlantic
3.	20A Bishops Rise Invt	20A Bishops Rise	MH Rev Window Color Change	40/127	LFW
4.	20A Bishops Rise Invt	20A Bishops Rise	Garage Rev Window Color Change	40/127	LFW
5.	20A Bishops Rise Invt	20A Bishops Rise	New Cabana	40/127	LFW
6.	20B Bishops Rise Invt	20B Bishops Rise	MH Rev Window Color Change	40/127.1	LFW
7.	20B Bishops Rise Invt	20B Bishops Rise	Garage Rev Window Color Change	40/127.1	LFW
8.	5 Surfside Rd LLC	5 Surfside	MH Expand Deck	55/253	LFW
9.	5 Surfside Rd LLC	5 Surfside	Cottage Expand deck	55/253	LFW
10.	Richard & Sarah Ward	69 S Shore	Addition	80/303	BPC
11.	14 Bishop Rise Nantucket	14 Bishops Rise	Rev Entry Door	40/124	Emeritus LTD
12.	XXII Years LLC	3 Maxey Pond	Main House Addition	40/106	Permits Plus
13.	XXII Years LLC	3 Maxey Pond	Guest House Addition	40/106	Permits Plus
14.	Kevin Dineen	10 Newtown Rd	Fenestration change	55/198	LFW
15.	NT Property Owner	5 Indigo	Handicap Ramp	68/862	LFW
16.	NT Property Owner	7 Indigo	Handicap Ramp	68/863	LFW
17.	NT Property Owner	13 Honeysuckle	Handicap Ramp	68/873	LFW
18.	Jason Mendelson	69 Monomoy	Rev	43/102	Studio Park
19.	Lori Geddes	13 Evergreen Wy	Rev	68/718	Reid Yenor

~~20. RMM Lemonade LLC~~	~~23 Masaquet Ave~~	~~Move Shed on Site~~	~~80/139~~	~~Jardins Intl~~
21. Mid Century Modern LLC	21 Vestal St	Porch Infill, Fenestration	41/175	Normand

Voting:	Pohl, Welch, Camp, Oliver, Patten
Alternates	-
Recused	Paul
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	Commissioners expressed no comments or concerns.
Motion	**Motion to approve Consent. (Made by: Oliver) (00:05:51)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Oliver, Patten (Aye)

II. CONSENT WITH CONDITIONS

~~1.~~	~~Uf Select Properties~~	~~14 S Mill Street~~	~~Roof~~	~~55.4.1/56.2~~	~~Gashi Const.~~
	• ~~Add the date of the structure on the application.~~				
2.	Goldstuck Charles & Karen	8 Mooers Avenue	New Deck	30/248	WAPD
	• Add the date of the structure on the application.				
3.	Turner, Suzanne	9 Long Pond Drive	Rev 2021-09-4551	59/33	Botticelli & Pohl
	• Add the date of the structure on the application.				
4.	McCollum, Susan	35 Eel Point Road	Rev 2023-10-9346	32/63	Botticelli & Pohl
	• Add the date of the structure on the application.				
5.	Varty, Judy	4 Dooley Court	Pool	68/152	Val Oliver
	• Submit prior approval or as-built to verify the location of the house.				
6.	Butler, Henry & Cassandra	3 Evergreen Way	New Dwelling	68/726.1	K Megna
	• Rear slider to be 16 pane, pane size to match "C" window.				
7.	Wise, John	18 Williams Street	Move Reno	55/371	Normand
	• Windows to be TDL (not SDL) on this historic structure. Rebuilt chimney to have BWNIM corbelling.				

Voting:	Welch, Camp, Patten, Paul, Thornewill
Alternates	-
Recused	Pohl, Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	Commissioners expressed no comments or concerns.
Motion	**Motion to approve Consent with Conditions. (Made by: Thornewill) (00:06:48)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Patten, Paul, Thornewill (Aye)

III. COMMISSION DISCUSSION AND VOTE

1. Clarifying Requirements for Minutes

Discussion	**Welch** - Discussed how minutes handling and staff approvals have evolved, with a focus on using Exhibit A for approvals requiring significant modifications. - Explained that Exhibit A helps streamline the process by detailing mid to high-level modifications, making the approval process more efficient. - Argued that the Historic District Commission (HDC) should not require minutes for staff approvals, as these should be simple in nature and clearly outlined in the motion itself. - Emphasized the importance of making staff approvals straightforward and having the motion text fully support the required actions to lighten the staff's workload. - Suggested clarifying this approach to all parties involved, including applicants and staff, to ensure understanding and compliance.

	- Noted that other boards do not rely on minutes to define motions and highlighted the challenges of capturing multiple changes in motions, hence the reliance on Exhibit A for detailed modifications. - Proposed that motions for staff approval should be reserved for simple architectural changes, like modifications to dormers or color changes, with the aim of making these approvals straightforward and not requiring detailed minutes. **Oliver** - Expressed agreement with Stephen, noting that the current process is becoming overly complicated for individuals seeking permits, and commended the clarity of the explanation provided. **Holly Backus,** Preservation Planner - Acknowledged the usefulness of Exhibit A in staff approvals, but also highlighted the occasional need for minutes to clarify discrepancies between the Certificate of Appropriateness (COA) and Exhibit A. - Shared experiences of inconsistencies between the COA and Exhibit A, necessitating clarification from commissioners who were involved in the motion or creation of Exhibit A. - Understood the intention behind the current process and mentioned receiving a public comment, which was forwarded to the board and Town Administration. However, highlighted that the suggestion to include links for each motion in Zoom meetings was deemed too burdensome and not required by open meeting law. - Expressed hope that the minutes taker could address the recent lapse in meeting minutes documentation, while also appreciating the role of Exhibit A in mitigating discrepancies between COAs and minutes, thanking the commission for implementing this process. - Emphasized the need for clarity and conciseness in motions and what is documented in the Certificate of Appropriateness (COA) as well as in Exhibit A, to ensure applicants fully understand the requirements set forth. **Welch** - Stressed the responsibility of the motion maker to ensure their motion is accurately and succinctly recorded at the time of the meeting. - Highlighted the necessity for those making motions during Zoom meetings to visit the office afterward to confirm or write down their motions, noting this as not a significant burden. - Made exceptions for certain members, like Diane, suggesting alternatives such as having a designated person to help write motions to accommodate any limitations. - Concluded with the assertion that all details to be recorded, especially for Exhibit A, must be clear and precise, reinforcing the earlier comments on staff approval motions needing to be accurately documented. **Pohl** - Summarized Stephen's explanation by clarifying that when creating an Exhibit A, the document itself represents the specific details being voted on for approval, and whatever is contained within Exhibit A constitutes the board's official approval. **Thornewill** - Addressed the procedural implications for applicants, noting they no longer receive Exhibit A directly and must instead reference meeting minutes for necessary revisions. - Explained that applicants must now proactively visit the office, consult with staff, such as Holly, and review their file, including the COA, any notes, and Exhibit A, to understand the requirements for staff approval changes. - Clarified this process as the current method for applicants to obtain the information needed to make the approved changes, emphasizing the absence of online minutes as a resource for this information. **Welch** - Clarified that the suggestion was not about changing the fundamental process but ensuring the accuracy of staff approvals on the Certificate of Appropriateness (COA) and that Exhibit A precisely reflects the motion, enabling staff to rely on these documents.

- Highlighted the issue of delayed minutes and the challenges it presents, without placing blame on any specific party, acknowledging the high volume of minutes to be processed and some expectations for individuals to generate their own minutes.
- Proposed practical steps for applicants to obtain necessary information: taking a picture of Exhibit A at the meeting and doing the same for staff approval details at the desk, simplifying access to this information without depending on minutes.
- Emphasized the goal of simplifying the process to ensure accuracy and efficiency, without suggesting fundamental changes to the existing procedures.

Backus

- Reinforced the method of obtaining Exhibit A information by advising that attendees of in-person meetings can approach the desk to take a picture of Exhibit A immediately after a motion is made, as Stephen suggested.
- Mentioned that in cases where Joe drafts the Exhibit A, he directly emails a digital copy to staff, ensuring a digital record is available.
- Clarified that while staff can forward this digital copy of Exhibit A to agents upon request, it is not staff's responsibility to proactively provide it to agents.
- Recommended that agents either take a photo of Exhibit A during the meeting or visit the office if they missed doing so, emphasizing this approach over relying on staff to supply the information.

Thornewill

- Agreed with Stephen's points, emphasizing that it is the applicant's responsibility to acquire the Certificate of Appropriateness (COA) and Exhibit A, whether by taking a snapshot at the meeting or visiting the office.
- Clarified that minutes are not necessary for processing staff approvals, reaffirming the bottom line that the essential documents are the COA and Exhibit A.

Camp

- Raised concerns about the accessibility of the Certificate of Appropriateness (COA) and Exhibit A for applicants who attend meetings via Zoom, particularly those who are off-island and cannot physically go to the office.
- Highlighted the potential difficulty for individual applicants without architectural office support.
- Suggested that the current process might be overly burdensome for such applicants, calling attention to the need for a more accessible method for remote or individual applicants to obtain necessary documentation.

Backus

- Clarified that off-island agents or applicants needing a Certificate of Appropriateness (COA) can contact staff to request a copy, which is typically mailed to them, ensuring accessibility despite geographical barriers.
- Added that if any part of the process, such as Exhibit A, is completed digitally by a Commissioner, staff can easily forward it, further facilitating the process for those who cannot physically visit the office.

Oliver

- Discussed the past practice where individuals were asked to resubmit minutes for old business due to delays in official minutes preparation, resulting in submissions that were essentially outlines rather than official minutes.

Pohl

- Clarified that minutes created by applicants are not formalized in the official record but serve as a temporary reference for understanding discussions on applications reviewed in past meetings.
- Acknowledged that while these applicant-generated minutes help recall specifics of discussions from months prior, they cannot be officially adopted as it would equate to applicants monitoring themselves.

Welch

- Reminded everyone that applicants are only required to submit their version of minutes or a summary when it is explicitly requested as part of a motion for revisions, highlighting that outside of this specific scenario, submitting minutes is not a standard requirement.

	Backus - Stressed that self-written "minutes" by individuals are intended to assist with old business discussions and are not formalized in the official record. - Noted that official minutes remain the authoritative document. - Made a clarification that if the commission approves anything through staff, it will be accompanied by a detailed Exhibit A, eliminating the need for minutes except in cases where the commission explicitly includes a request for minutes in their motion.
Motion	**Motion is as follows:** - **Exhibit A Revisions:** All revisions detailed in Exhibit A shall be recorded directly on Exhibit A. This ensures clarity and direct association of revisions with their respective approval documents. - **Staff Approval Motions and Requirements:** All motions and requirements pertaining to staff approvals are to be accurately recorded on the Certificate of Appropriateness (COA). Accuracy in both Exhibit A and the COA is paramount to uphold the integrity of the approval process. - Minutes Requirement: • **Revisions:** Minutes detailing revisions are required only when explicitly requested by the commission. This applies to all cases where revisions to applications or proposals are discussed and determined. • **Approvals:** Similarly, minutes detailing approvals are mandated solely upon the commission's request. This ensures that only critical discussions and decisions necessitate formal minute documentation. **(Made by: Welch) (00:26:30)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Oliver, Patten (Aye)

After some technical difficulties, Commissioner Coombs was able to join the meeting. (00:28:00)

IV. SIGNS

	Property Owner Name	Street Address	Scope of Work	Map/Parcel	Agent
1.	Salvador Aguilar	5 Macy's Lane	Wall Sign	68/40	SHN

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus,** Preservation Planner - Stated that per the recommendations of the Sign Advisory Council: * Approve item one for 5 Macy's Lane, with the condition to mandate the removal of all unapproved signs within 30 days of stamped approval.
Public Comments	-
Comments/Concerns	Commissioners expressed no comments or concerns.
Motion	**Motion to approve, per the Sign Advisory Council's recommendation. (Made by: Oliver) (00:29:00)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

2.	Salvador Aguilar	5 Macy's Lane	Wall Sign	68/40	SHN

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus,** Preservation Planner - Stated that per the recommendations of the Sign Advisory Council: * Approve item two for 5 Macy's Lane, with the conditions to mandate the removal of all unapproved signs within 30 days of stamped approval and include an updated dimensional sheet in stamped approval
Public Comments	-
Comments/Concerns	Commissioners expressed no comments or concerns.

Motion	**Motion to approve, per the Sign Advisory Council's recommendation. (Made by: Oliver) (00:29:00)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

3. Barbara Lewis 130 Pleasant Street Wall Sign 55/164 SHN

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus,** Preservation Planner - Stated that the Sign Advisory Council recommends approval.
Public Comments	-
Comments/Concerns	Commissioners expressed no comments or concerns.
Motion	**Motion to approve, per the Sign Advisory Council's recommendation. (Made by: Oliver) (00:29:30)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

V. NEW BUSINESS 01/09/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	O'Spray LLC	25 Willard Street	Main House Revisions	29/33	Emeritus LTD

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Representative	Matthew MacEachern, Emeritus, Ltd.
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus**, Preservation Planner - Received the updated draft Form B, highlighting the importance of updating historic cultural resources and the continuous effort to secure Federal funding as a Certified Local Government (CLG). - Discussed "Salt Air," originally constructed in 1881-1882 by James H. Gibbs, a well-known builder, and moved to its current location in 1938 by the Constable family from 45 Hulbert Avenue. - Noted that all supporting documentation has been provided to the Commission and to architectural historians for updating the HDC survey, emphasizing the value of accurately updating such records. - Commended the Commission's approval of an appropriate addition made by Matt, which included SDL windows for the addition while retaining the original windows on the main block of the structure, underscoring the historical significance of the original section that was moved. - Mentioned a window survey conducted last year aimed at retaining existing windows and integrating SDLs in the proposed addition, highlighting efforts to preserve the structure's historical integrity. - Acknowledged the sensitivity of the changes made to the historic structure over time, preserving its character while meeting modern standards. - Appreciated the modifications to the South elevation to replace a triple gang window with a more appropriate double gang setup and discussed the structure's adaptation to FEMA flood regulations through elevation and the inclusion of piers, referencing compliance with the design guidelines outlined in "Building with Nantucket in Mind" for resilience and historical preservation.
Public Comments	**Mickey Rowland,** Historic Structure Advisory Group - Echoed Holly's comments, emphasizing the importance of preserving old and historic windows in the original building, noting their potential age of 80 to 100 years and advocating for their retention to maintain the building's historic character. - Addressed the topic of the brick piers, agreeing with Holly that while the original building did not feature them and was positioned lower, the elevation necessary for FEMA compliance introduces a significant change in appearance.

	- Highlighted the preference for retaining the brick piers to help ground the structure and mitigate the modern look that elevation can impart. **Linda Williams** - Conducted a window survey and provided numerous photos for review. - Noted that not all windows are original, with several being replaced on the south side for a new addition. - Observed modifications such as brass sashes and vinyl tracks, indicating changes from the original construction. - Investigated the building's history, stating it was not present in aerial photographs from the 1880s and 1890s. - Mentioned personal involvement in relocating and reconstructing the building on its original site before moving to Willard. - Reviewed historical aerial images and could not find evidence of the building's original existence as indicated by GIS data marked "1920 something." - Highlighted difficulties in sharing digital resources but confirmed having accessed and reviewed correct ledge profiles, noting a Nantucket profile with a thinner frame compared to what was discussed in a previous meeting. - Urged the committee to consider the newly observed window profile, emphasizing its similarity to standard frames from known brands and its suitability given the building's distance from the street. - Emphasized the replacement of inefficient triple track windows with double-paned wood windows for improved functionality. - Related the situation to a personal experience with a similar building, highlighting consistency in window replacement decisions by the committee.
Comments/Concerns	**Welch** - Requested to see a sample, emphasizing the building's significance and the appropriateness of the proposal. - Expressed no concerns regarding changes to the fenestration, other than the specific aspects discussed. - Advocated for the retention of brick piers in the foundation, highlighting their importance in grounding the building and providing a sense of traditional structure. - Critiqued current trends in foundation planning, arguing for a consistent approach that maintains traditional elements such as brick piers over more modern, platform-like structures. **Coombs** - Agreed on the necessity of replacing the post and skirt, aligning with Holly and Steve's recommendations to enhance the structure's grounding. - Speculated on the building's construction era, suggesting it might date back to the 1890s, which raises questions about the longevity of the original windows. - Inquired about the availability of a window survey detailing the number and age of the existing windows to assess their historical accuracy and condition. **MacEachern** - Confirmed that a comprehensive window survey was conducted and documented through photographs by Linda, covering every window from both inside and outside perspectives. - Noted that the photographs clearly indicate which windows have vinyl interiors, supporting the assessment of non-original windows. - Agreed with the observation that none of the windows appeared to be from the 1880s, acknowledging the presence of numerous replacements. - Emphasized the availability of detailed photographic evidence for each window within the structure. **Coombs** - Questioned the necessity of replacing all windows in the house or only specific ones to achieve a uniform appearance. - Expressed a preference for consistency in the windows' design to enhance the building's aesthetic coherence.

	- Highlighted the importance of windows due to their visibility from all around the building, advocating for the selection of a design that is both recognizable and fitting. - Expressed appreciation for the reduction in the number of windows from three to two in a certain area, indicating approval of this modification. - Voiced no major objections to other aspects of the proposal, noting that the changes seem appropriate for the building's context. - Emphasized the goal of matching the windows as closely as possible to their original state or repairing them if feasible, provided they are age-appropriate for the building. - Conveyed a desire to see a chosen example of the proposed window design to ensure it aligns with the historical accuracy and aesthetic objectives. **Oliver** - Agreed with many previously expressed points but raised concerns about limiting acceptable window brands, suggesting this could significantly impact costs for property owners. - Proposed that any brand preferences be publicly posted. - Highlighted the challenge of balancing energy efficiency with the high costs associated with certain preferred brands. - Mentioned that, except for buildings with a historic designation, total renovations are required to meet stringent energy codes, underscoring the tension between preserving historical integrity and complying with modern energy standards. **Backus** - Pointed out that the building in question has already been granted a historic determination by the HDC, which could exempt it from certain modern requirements. - Emphasized the relevance of this historic determination in the context of discussions about energy efficiency and window replacement standards. **MacEachern** - Clarified that buildings with a historic determination may be issued permits by the building department that exempt them from complying with current energy codes. - Acknowledged the trade-off of potentially higher heating costs due to less energy-efficient features in historically determined buildings. - Rationalized the decision on windows, noting that not all are original, with many replaced in the past 25-30 years, thereby not strictly adhering to historical authenticity. - Highlighted that omitting triple-track storm windows contributes to a more architecturally consistent and aesthetically pleasing detail for the building. **Camp** - Decided to endorse Green Mountain Windows for their consistency and quality throughout the building. - Advocated for retaining the brick pilings to preserve the building's character and historical essence. - Suggested that due to the building's location, being somewhat isolated, it presents an excellent opportunity to assess the impact of these choices on the area's aesthetic and historical integrity. **Welch** - Emphasized to the board the importance of not endorsing specific window brands over others but rather approving windows based on their conformity to the detailing appropriate for the neighborhood and context. - Clarified that window approval should be based on architectural details rather than brand, allowing for a range of brands like Green Mountain or Marvin, provided they meet the required standards. - Agreed on the importance of restoring the brick piers to maintain the building's character. - Stated the need to review the detailed designs of the window jambs and sills, regardless of the brand, to assess the appropriateness of the muntins, sash, and stops in relation to the building's historical architecture.
Motion	**Motion to approve, with the following conditions:** **1. The elevation of the first floor must not exceed the minimum required design flood elevation as per 780 CMR.** **2. The piers must not be removed and will be required to remain as part of the structure.**

	3. An image of the proposed windows in their entirety must be reviewed by the chair and approved prior to the issuance of the Certificate of Appropriateness (COA). (Made by: Welch) (00:56:21)
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

VI. VIEW 01/23/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Ack N Back LLC	33 Quidnet Road	Color Change Studio Rev COA	21/27.2-27.4	WAPD

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Representative	Andrew Kotchen, Workshop/APD
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	**Rick Atherton (01:30:20)** - Expressed a preference for gray over white, specifically in the context of discussing colors. - Sought clarification on a previous discussion regarding the color black, indicating uncertainty about whether the black was intended for the windows only and not the trim.
Comments/Concerns	**Oliver** - Suggested that a darker color, rather than white, would be more suitable given the building's rural context, but confirmed the visibility of the structure. **Welch** - Observed that the shadow and glass make the assembly appear as a single dark element. - Given the distance from the street and the limited visibility, expressed approval. **Coombs** - Suggested introducing variation in color to diversify the visual landscape, noting the area's original character. - Proposed that while maintaining a darker hue for the subject property, opting for a distinct color from the neighboring houses could enhance the neighborhood's overall appearance. **Camp** - Expressed tentative approval for the current proposal but shared concerns similar to Diane's about the potential for an overabundance of black sashes, deeming it too harsh for the Quidnet area. - Stressed the importance of considering the broader neighborhood's aesthetic when deciding on color schemes, emphasizing that color choices significantly impact the streetscape's overall appearance. **Welch** - Expressed full support for the use of a dark sash, arguing that it would be less conspicuous in a low-visibility context compared to a white sash. - Appreciated the consideration for a darker color scheme, suggesting gray as an alternative but did not find black to be objectionable in this setting. - Clarified that one application is for a studio and the other is for the main house, with the intention to apply the approved color changes consistently to both the studio and the main house to maintain aesthetic coherence.
Motion	**Motion to approve the color change for both the studio and main house (Next Item Listed on Agenda). (Made by: Camp) (01:07:27)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

2.	Ack N Back LLC	33 Quidnet Road	Color Change Main House Rev COA	21/27.2-27.4	WAPD

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Representative	Andrew Kotchen, Workshop/APD
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Staff Comments	-
Public Comments	**-**
Comments/Concerns	Commissioners expressed no comments or concerns.
Motion	**Please see motion above.**
Roll-Call Vote	**Please see vote above.**

VII. NEW BUSINESS 01/23/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Jesse Dutra	2 Sea Fox Circle	Pool & Hardscape	55/107.4	Waterscapes

Voting:	Pohl, Welch, Coombs, Oliver, Thornewill
Alternates	Patten, Paul
Representative	Jesse Dutra, Waterscapes Clarified confusion regarding the application's description, noting that it inaccurately mentions a pool and hardscape project. Specified that the actual project involves merely an expansion of the driveway.
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus,** Preservation Planner - Noted that Jesse plans to expand the driveway without altering the existing apron, simply adding an additional parking spot. - Advised against modifying the pre-existing apron, aligning with zoning requirements that typically mandate an apron but not necessarily its expansion for such projects. - Suggested the usefulness of a detailed site plan to clarify the proposed changes, specifying that the final driveway dimensions are planned to be 20 feet wide by 35 feet long. - Recommended that the driveway expansion allow for turning into the new parking spot without increasing the apron's width.
Public Comments	**-**
Comments/Concerns	**Oliver** - Inquired about the inclusion of an apron that intersects the sidewalk and its composition. - Highlighted the importance of considering driveway regulations set by the Department of Public Works (DPW) in the decision-making process regarding the apron's material and design. **Coombs** - Recognized the property as a corner lot, noting the large driveway size and the lack of surrounding vegetation, which contributes to a barren appearance at the intersection. - Expressed concern about the aesthetic impact of the driveway on the neighborhood, suggesting potential modifications to integrate it more seamlessly with the area. - Proposed not altering the apron entrance but perhaps reshaping the nearby grass area to better align with the streetscape and adjacent driveways. - Highlighted the need for some planting or landscaping to mitigate the barrenness and improve the visual transition between the two busy streets. - Questioned the necessity of a 20-foot-wide driveway, suggesting that it appears excessively wide. **Thornewill** - Stated no concerns. **Welch** - Noted that zoning regulation 139-21 addresses landscaping requirements and believes the proposed driveway meets the maximum allowed width without needing a special permit, but it exceeds the typical length. - Suggested that driveways typically feature an apron with a flare, which is more attractive, and recommended any approval be contingent on compliance with zoning bylaws, especially since zoning review is generally triggered by new building permit applications. - Raised a point about the driveway's material, inquiring if the proposed large stone gravel matches existing materials or if it's just the rendering's depiction.

	- Emphasized that concerns are not with the gravel size per se but with ensuring the rendering accurately represents the proposed materials. - Concluded with recommendations that landscaping and apron modifications should be addressed in accordance with zoning regulations and considered in the approval process. **Pohl** - Expressed agreement with the proposal but echoed Holly's sentiment against widening the apron to match the expanded parking area's dimensions. - Advised to keep the apron at its current size and restrict the expansion to the area specifically marked in red in the proposal.
Motion	**Motion to approve a condition that both the driveway layout and the landscaping must comply with zoning regulation 139-21. (Made by: Welch) (01:17:40)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Thornewill (Aye)

2. 23 Sankaty Head Trust 23 Sankaty Head Road Alterations to Garage 48/4.1 BPC

Voting:	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Representative	Joe Paul, BPC
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Oliver** - Expressed appreciation for the modification of the gable elements, highlighting initial concerns about their design. - Noted the prior incongruity when comparing the proposed gables to the existing house's use of shed dormers. - Thanked for the adjustments made, ultimately finding the changes both acceptable and appropriate for the project. **Coombs** - Commended the revised roofing as charming, light, and fitting for the location at the end of the road. - Expressed satisfaction with the removal or modification of dormers, noting how their previous design added visual weight to the building. - Appreciated the adjustments made to the building's design, indicating a positive reception to the changes. **Welch and Patten** - Stated no concerns.
Motion	**Motion to approve, with Exhibit A, including the proposal and minus the two appended gable dormers. (Made by: Welch) (01:26:54)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Patten (Aye)

3. Jeff & Michele Krohn 14 Center St Sconset Roof/outdoor shower 73.1.3/104 SMRD

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Representative	Steve Roethke, S.M. Roethke Design
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus**, Preservation Planner - Emphasized that any roof work on the historically significant Whales Cottage, "Heartsease" from 1700, must adhere to specific guidelines: replacements “like kind” can be approved by staff, but material changes require a Certificate of Appropriateness (COA) from the commission.

	- Mentioned the building's historical significance as Richard Macy's blacksmith shop, noting there is an HDC survey on file. - Expressed no concerns with the proposed shower relocation or enclosure. - Raised concerns about the proposed condenser placement within the town's right-of-way, suggesting it needs to be relocated outside of this area. Mentioned the possibility of an error on the site plan and suggested that a surveyed plan could clarify the condenser's exact location. - Highlighted a broader concern about structures in the heart of Sconset encroaching on established town rights-of-way, noting it as a significant issue without other concerns regarding the application.
Public Comments	**Rob Benchley**, Sconset Advisory Group - Reviewed the changes and found them acceptable, particularly noting that the screened shower is well-concealed behind a hedge. - Echoed Holly's concern about the placement of utilities within the right-of-way, aligning with the need for careful consideration of such installations. - Commended the overall maintenance and care demonstrated for these houses, expressing satisfaction with the stewardship of the properties.
Comments/Concerns	**Roethke** - Referenced a site plan by Jeff Blackwell from circa 2014, expressing confidence in its accuracy and noting that no changes have occurred since then. - Confirmed, based on this site plan, that the proposed condenser relocation is indeed within the right-of-way. - Shared an observation that, upon surveying the village, several condensers were noticed within the right-of-way, although it was not specified whether these installations had received appropriate approvals from the Historic District Commission (HDC) or other regulatory bodies. - Indicated a willingness to consider the board's feedback on the proposed condenser location, acknowledging the need for review and approval within the guidelines of the conversation and the board. **Backus** - Clarified that any proposal within the town right-of-way requires approval from the Town Administration and/or Select Board. - Emphasized that this board does not have the authority to approve any installations or changes within the town right-of-way. **Camp** - Highlighted the primary concern regarding the placement of the condenser within the right-of-way. - Upon learning that such an installation might be against regulations, advised finding an alternative location for the condenser. - Expressed satisfaction with all other aspects of the proposal aside from the condenser issue. **Welch** - Clarified the board's limited authority, emphasizing they can assess the architectural merits of a structure's placement but cannot authorize violations of other jurisdictions' regulations. - Stated that approval from the Historic District Commission (HDC) does not imply consent to violate other authorities' rules, underlining the importance of adhering to all jurisdictional requirements. - Expressed concerns about finding a suitable location for the condenser, noting obstacles on both sides of the proposed area, and suggested the backyard as a potential site. - Opened to approving the proposal conditionally, pending the applicant obtaining necessary authorizations for the condenser's placement. **Oliver** - Concurred with what has been said. **Coombs** - Expressed hope that newer models of such equipment might be smaller and less obtrusive, making them easier to conceal or integrate into the landscape without detracting from the property's aesthetic.

	- Admitted to not having a clear solution for the placement of the condenser, recognizing the difficulty in situating it in a way that is both unobtrusive and compliant with regulations. **Pohl** - Highlighted the peculiar situation where an application involves placing a structure (in this case, a condenser) on property not owned by the applicant, noting this issue arises more commonly with driveway aprons that extend onto town property. - Expressed a strong reluctance to approve the relocation of the condenser based on the principle that it is not located on the applicant's property, setting aside the question of architectural merits. - Raised concerns about the broader practice of installing such units possibly without proper approval from relevant authorities, questioning whether they have been sanctioned or merely tolerated without formal objection. - Concluded with a willingness to approve all aspects of the proposal except for the proposed relocation of the condenser, citing its inappropriate placement as the primary issue. **Roethke** - Acknowledged the complexity of the situation and did not fully disagree with the concerns raised by others, recognizing some common practices in the area that might not align perfectly with regulations. - As the owner's agent, expressed a duty to explore options similar to those utilized by neighbors, attempting to implement these with consideration, such as proposing a classic fence enclosure for the condenser, which is more than what is provided for many other condensers in the village. - Pointed out the commonality of properties in the village having elements within the traveled rights of way, using the example of plantings around the subject cottage that, while contributing to its charm, are technically in the right of way. - Sought to highlight this as part of a broader discussion on managing such issues in Sconset Village, emphasizing the owners' role as stewards of the building. - Confirmed plans for a like-kind roof replacement, addressing a specific concern raised, and explored the possibility of proposing an alternate location for the condenser, either as part of the current motion or in a separate submission. **Welch** - Suggested consulting with Andrew Boris, who handles real estate matters on a consultant basis, about the possibility of obtaining a licensing agreement for the use of town right-of-way. - Expressed personal openness to approving the architectural merits of the proposed location for the condenser, contingent upon receiving approval from the town as the authority having jurisdiction. - Also indicated no objection to approving a location for the condenser on the Shell Street side, provided it is shielded by the proposed fence material and located near the basement access, emphasizing the importance of appropriate aesthetic and practical considerations in its placement. **Backus** - Acknowledged Mr. Roethke's observation about the various unregulated developments in the area, confirming that the Town Administration is aware of these issues. - Mentioned that the Department of Public Works (DPW) has been tasked with addressing encroachments that have occurred over time, many of which have not received formal approval from the town. - Emphasized the recognition of these concerns by town officials and assured that efforts are being made to manage and rectify these situations, noting the importance of this issue being officially recorded and considered in the context of the application and broader community standards. **Oliver** - Expressed agreement on the architectural acceptability of the proposal but raised concerns about zoning implications. - Questioned the need for a building permit for placing a condenser, suggesting that this is a matter that should be addressed.
Motion	**Motion to approve the like-kind replacement of the roof and the relocation of the shower, but not approve the relocation of the condenser. (Made by: Oliver) (01:47:19)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

4. Steven Cohen Area 51 Trust 51 West Miacomet Rd Demo Move Off 81/52 WAPD

Voting:	Pohl, Welch, Camp, Coombs, Paul
Alternates	Patten, Thornewill
Representative	Andrew Kotchen, Workshop/APD
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus,** Preservation Planner - Informed the commission about discovering the approximate date of the National Historic Landmark (NHL) data, which is around the year 2002.
Public Comments	-
Comments/Concerns	**Camp** - Stated no concerns. **Welch** - Expressed regret over the potential loss of a structure, acknowledging that while it's not historic, its removal is still lamentable. - Suggested the possibility of relocating the structure, proposing that the land bank, if owning land nearby, might facilitate the move, especially since the structure is considered a bit oversized for its current location. **Coombs** - Raised the question of whether there has been any outreach to local housing organizations or other housing entities, given the structure's quality. - Noted the building's relatively young age of 20 years and suggested that it should be feasible to relocate rather than demolish it. - Expressed a strong preference for finding alternative solutions to demolition, especially for well-constructed buildings. **Kotchen** - Shared optimism about finding someone interested in taking over the building, acknowledging the logistical challenges of relocating it, as highlighted by Mr. Welch, particularly the impracticality of widening streets to facilitate the move. - Emphasized the commitment to doing everything possible to ensure the building is preserved and passed on to a new owner, thereby giving it a second life and avoiding demolition. **Paul** - Stated no concerns.
Motion	**Motion to approve as submitted. (Made by: Camp) (01:54:20)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Paul (Aye)

5. Steven Cohen Area 51 Trust 51 West Miacomet Rd New Dwelling 81/52 WAPD

Voting:	Pohl, Welch, Camp, Coombs, Paul
Alternates	Patten, Paul, Thornewill
Representative	Andrew Kotchen, Workshop/APD
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	**Thomas Barada** (02:05:09) - Noted that the project entails splitting a building into two, with a total foundation size of 2500 square feet, despite a 1500 square foot limitation for the building structure. - Mentioned missing details in the drawings regarding an exterior atrium area and the overall hardscape plan, emphasizing the absence of visuals for the basement that will feature a large door impacting light pollution. - Raised safety concerns due to the lack of railing designs for the patio above the sizable basement foundation. - Questioned the materials for the chimney's stone border and cap.

	- Highlighted the unusually large sizes of the windows and door panels described in the plans, expressing that these dimensions might be overly substantial. - Voiced concerns about compliance with local zoning rules that typically restrict properties to one main structure, noting the project seems to be navigating these restrictions by connecting two parts of the building with an underground tunnel. **Pohl** - Clarified that many of the concerns raised, especially those pertaining to the basement, are outside the purview of the reviewing authority, as they involve elements not visible from the exterior. - Highlighted that underground features do not contribute to ground coverage calculations according to their guidelines. - Acknowledged the importance of the comments but emphasized the authority's focus on aspects within their jurisdiction, mainly visible external elements and their aesthetic impact.
Comments/Concerns	**Coombs** - Expressed admiration for the smaller building, considering it very good. - Expressed satisfaction with the addition of a chimney to the larger building, noting it as a necessary improvement. - Inquired about the width of the deck on the second floor, which was clarified to be 8 feet from the building. - Conveyed overall approval of the design, including the strategic integration of the smaller building to complement the larger structure's design. - Even though not typically a fan of mold (mullioned) windows, acknowledged that they fit well within the context of this project. - Concluded with no significant objections to the proposed designs and changes. **Welch** - Acknowledged the presence of some atypical elements in the project but noted that these elements do not render the design inappropriate. - Commended the project for its artistry, particularly highlighting the restraint and simplicity in the use of traditional forms, indicating an appreciation for the subtle and thoughtful approach to the design. **Camp** - Expressed concern that the windows might appear overly vertical, particularly with the sash being black, which could make them stand out more than desired. - Appreciated the organization of the windows but expressed a preference for slightly wider windows for better proportions. - Inquired about the chimney material, which was clarified to be parged, and the color of the parging, confirmed to be a natural gray. - Suggested reducing the glazing on the South elevation to lessen the visual impact and recommended pulling the deck in to just the other side of the French doors, making it smaller and possibly more acceptable. **Paul** - Praised the project's approach as fitting for the area, highlighting the compelling nature of the precedent images provided. - Clarified confusion regarding the chimney material, initially noted as white stucco on the application but discussed as parged gray during the meeting, and agreed that gray parging is preferable. - Noted the chimneys' location as not significantly impactful due to their distance from the street and their positioning relative to West Miacomet. - Concluded with no further concerns after clarification on the ground cover and confirmation that the project's height is below the maximum limit of 26 feet. **Kotchen** - Addressed a query about ground cover limits, referencing a conversation with legal counsel Steve Cohen, confirming the project adheres to a 1500 square feet maximum under specific conditions. **Pohl** - Expressed overall approval of the project.

	- Concurred with Abby's observation regarding the windows' vertical appearance, indicating agreement on this specific design aspect.
Motion	**Motion to approve as submitted, with the clarification that the chimney color will be natural gray parged. (Made by: Coombs) (02:04:28)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Paul (Aye)

6. Steven Cohen Area 51 Trust 51 West Miacomet RD New Shed 81/52 WAPD

Voting:	Pohl, Welch, Camp, Coombs, Paul
Alternates	Patten, Paul, Thornewill
Representative	Andrew Kotchen, Workshop/APD
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	Commissioners expressed no comments or concerns.
Motion	**Motion to approve as submitted. (Made by: Welch) (02:10:57)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Paul (Aye)
Further Discussion	**Welch** Requested explicit details in the future hardscape presentation, especially concerning the sunken area, due to the anticipated time gap between reviews.

7. Vaziki Ashkan 9 Woodbury Ln Hardscape 41/551 Atlantic Landscaping

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Representative	Lindsay Congelton, Atlantic Landscaping
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus**, Preservation Planner - Noted the property is an infill within the 1980s Woodberry subdivision and part of the Old Historic District (OHD), emphasizing the importance of its National Historic Landmark designation. - Recalled previous reviews of the project, approving the revision from a brick to a shell driveway as suitable. - Expressed concerns about the relocation of the garage, leading to an increase in hard surfaces and a reduction in greenery. - Acknowledged that while the proportion of impervious surfaces falls outside the Historic District Commission's (HDC's) direct purview, the prevalence of hard surfaces was still a point of consideration. - Clarified that the zoning designation of the subdivision is R1, contrasting it with RO zoning, where pools are not permitted. - Confirmed the property's location within the Old Historic District (OHD) boundaries, indicating its compliance with HDC regulations despite the zoning's allowances.
Public Comments	**Mickey Rowland,** Historic Structure Advisory Group - Stated he had no concerns.
Comments/Concerns	**Oliver** - Deemed the project acceptable based on visible elements, aligning with the possibility of approval. - Agreed with Holly's assessment that the project may be a bit overdone, but acknowledged such considerations fall outside their jurisdiction. **Welch** - Concurred with Val.

	Camp - Expressed a preference for using brick for the driveway, aligning with other comments favoring a more traditional material choice for the area.
Motion	**Motion to approve as submitted. (Made by: Welch) (02:19:10)**
Roll-Call Vote	Carried 4-1 // Pohl, Welch, Coombs, Oliver (Aye) //Camp (Nay)

VIII. VIEW 01/30/2024

1. Richard and Linda Andersen — 8 High Brush Path — New Fence — 56/370 — Link
   - *Commissioners: Pohl, Camp, Patten, Paul* *Recused: None.* ***Last heard 02/06/2024***

Voting	Pohl, Camp, Patten, Paul
Alternates	Thornewill
Representative	Victoria Ewing, Link Permitting and Design
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	Commissioners expressed no comments or concerns.
Motion	**Motion to approve as submitted. (Made by: Camp) (02:24:35)**
Roll-Call Vote	Carried 4-0 // Pohl, Camp, Patten, Paul (Aye)

IX. OLD BUSINESS 01/30/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Ospray LLC **12-9577**	25 Willard St	Hardscape & fence	29/33	Edgewater Landscape

- *Commissioners: Pohl, Coombs, Oliver, Paul, Patten; Alternates: Thornewill; Recused: None.* ***Last heard 12/19/2023***

This Item was not discussed, and no action was taken.

2. 26 Quidnest LLC — 26 Quidnet Path — New Dwelling — 21/150 — Emeritus LTD
   - *Commissioners: Pohl, Welch, Camp, Coombs, Paul; Alternates: Oliver, Thornewill, Patten; Recused: None.* ***Last heard 01/16/2024***

Voting	Pohl, Welch, Camp, Coombs, Paul
Alternates	Oliver, Patten, Thornewill
Representative	Matthew MacEachern, Emeritus LTD
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus**, Preservation Planner - Acknowledged having seen the Planning Board's approval, confirming the property indeed shares a curb cut with an adjacent future property. - Affirmed the correctness of the process, mentioning it underwent a thorough review in 2015, addressing the initial concern.
Public Comments	-
Comments/Concerns	**Camp** - Suggested that the second-floor windows on the south elevation could be enlarged and positioned closer to the eave, noting their current size appears somewhat small. - Proposed that these windows could match the size of those on the first floor to enhance aesthetic appeal. - Despite this minor critique, expressed overall appreciation for the design, believing adjustments to the window size could further improve its visual harmony. **Paul** - Endorsed Abby's recommendations regarding the south elevation, agreeing that adjusting the size and placement of the second-floor windows could enhance the design. - Extended similar feedback to the west elevation, particularly suggesting the windows in the shed dormer could be positioned higher.

	Welch - Voiced agreement with previous comments but raised a specific concern about the structure's squat appearance, noting its height as approximately 24 feet with a 10-foot first-floor and 8-foot second-floor ceiling height. - Suggested that the squat appearance of the building is not appropriate and recommended a design adjustment to address it. - Proposed increasing the pitch of the roof while maintaining the ridge height, which would involve lowering the top plate and potentially adjusting the second-floor height to improve the structure's proportions. - Mentioned the lack of a cross-section view for detailed examination of the proposal's vertical dimensions. **Coombs** - Critiqued the excessive use of mullioned windows on the west elevation, noting a disproportionate number of them compared to single windows, which contributes to a heavier appearance on the second floor contrary to the expectation that it should appear lighter than the first floor. - Suggested a review and likely reduction of mullioned windows to better integrate the building with its environment and enhance its cottage-like quality, arguing that the current design resembles a hotel more than a cottage. - Acknowledged the chimney's positioning as satisfactory but emphasized the need for adjustments in fenestration to achieve a more appropriate aesthetic for the area on Quidnet Road. - Expressed agreement with concerns about the roof pitch, indicating support for suggestions to modify it for better architectural harmony. **Pohl** - Discussed the roof pitch of the main house and the distance between structures, suggesting any differences might be subtle but could align with concerns raised by others. - Liked the idea of eliminating the shingle space between the dormer window head casing and the eave, proposing either to lower the dormer or to make the windows taller to achieve a similar effect. - Expressed openness to adjusting the roof pitch to a 9 in 12 ratio if it addresses the design concerns and is agreeable to the committee. - Mentioned the willingness to increase the size of the windows and considered the architectural implications of such changes, including the potential issue of the meeting rail not aligning with the eave if the eave is lowered while the window size increases, and the ridge height remains unchanged. **Welch** - Proposed an alternative solution of lowering the second-floor height, suggesting that this adjustment would allow for the entire window assembly, including the top plate, to be moved down, thereby resolving any concerns related to the alignment of the meeting rail without affecting the overall ridge height. **MacEachern** - Acknowledged receiving sufficient feedback regarding window size and roof pitch adjustments. - Expressed willingness to implement the suggested changes and to explore opportunities to separate ganged windows, especially those in more visible locations. - Indicated intent to address these concerns and then return to the board with revised plans.
Motion	**Motion to hold for revisions. (Made by: Coombs) (02:42:25)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Paul (Aye)

3. 1 N Swift Rock Tr. 1 N Swift Path New dwelling 40/2 Emeritus LTD

- *Commissioners: Pohl, Welch, Camp, Coombs, Oliver, Alternates: Patten, Paul; Recused: None.* ***Last heard 01/16/2024***

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul
Representative	Matthew MacEachern, Emeritus Ltd.
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	**Lisa Berger** - Shared concerns with the board on two separate occasions, specifically on the 29th and 12th, focusing on the project's overall height and the number of windows. - Highlighted that the overall height of the building has not been significantly reduced, mentioning that the original application listed the height at 28'1", which has been slightly increased to 28'7", questioning how this reflects a reduction. - Noted that despite the board's request to reduce the number of windows on the south elevation, only one window was removed, leaving a total of 23 windows and eight doors, underscoring this as a primary concern. **MacEachen** - Clarified that after submitting a revision, it was determined that the changes were moving in the wrong direction, leading to a reevaluation. - Confirmed there has been a net reduction in height of six inches from the last version reviewed by the board. - Explained the decision to limit the reduction to six inches was influenced by concerns about maintaining the appropriate hierarchy between the two structures, ensuring the revised height reduction balanced overall design considerations without compromising the relationship between the buildings.
Comments/Concerns	**Camp** - Started with a critical viewpoint, noting the existing house's presence on the site and the historical limitation of having only two dwellings per site. - Expressed concern that the proposed 2700 square foot dwelling is twice the size of the original building, significantly altering the scale and mass within the context of the neighborhood's development. - While appreciating the design's aesthetic appeal, highlighted the importance of considering the context in which it evolved, indicating that the building's size and mass appear overly dominant for the setting. - Concluded with a suggestion to reduce the size of the new building to better align with the character and scale of the neighborhood. **Coombs** - Noted the counting of windows on the property known as Thrasher Away, located off North Swift Rock Road, a road stretching from Heel Point to Madaket through less developed areas. - Commented on the aesthetic appeal of the building designed by Matt but echoed concerns previously voiced by Abby and another local resident regarding the excessive number of windows contributing to the perception of the house as overly massive. - Suggested that a simpler façade would better integrate with the surrounding landscape, particularly in the more rural or undeveloped areas near Heel Point, as opposed to structures situated directly on the waterfront. - Recommended modifications to reduce the building's perceived scale and enhance its suitability for its setting at the beginning of North Swift Rock Road, advocating for a reduction in the building's overall visual impact. **Welch** - Expressed agreement with previously mentioned concerns and provided specific critiques not related to the overall size of the project. - Questioned the appropriateness of a roof walk on a primary mass that is one of the smallest elements of the structure, especially in terms of height.

	- Identified a potential issue with the meeting rails on the dormers, suggesting a discrepancy in their design or placement. - Stated that the railings seem unnecessary or inappropriate. **Oliver** - Voiced appreciation for the house's design, especially its additive massing, which is often lacking in modern constructions. - Expressed surprise at the minimal reduction of only 6 inches in overall height since height was a primary concern. - Appreciated the lowering of the connector piece to enhance the additive massing effect. - Raised concerns about how the new structure will coexist visually with the existing house on the site, fearing it may contribute to a "massive hotel" appearance due to the considerable size of the existing house. - Suggested the possibility of providing perspectives to visualize the overall composition of all structures on the site together. - Noted an area for potential reduction in the structure, specifically questioning the necessity and design of a large gable porch at the rear (South), suggesting alternatives that might lessen its impact. - Concluded with a call for overall reduction in the project's scale and an illustration of how it integrates with existing structures to fully assess its impact on the site's character. **Pohl** - Echoed the concern regarding the size of the expansive porch highlighted by a previous commenter, suggesting it could benefit from being reduced in size. - Aligned with the board's consensus on the overall height of the building, deeming a reduction of only six inches as insufficient.
Motion	**Motion to hold for revisions. (Made by: Coombs) (02:55:56)**
Further Discussion	**MacEachern** - Acknowledged the board's feedback on the overall ridge height and the rear porch, indicating a willingness to reduce the porch size further. - Noted that much of the discussed visibility concerns might not apply from public viewpoints, but committed to addressing the highlighted areas of concern. - Promised to provide visuals showing the relationship between the new structure and the existing one, emphasizing the client's decision to retain the existing structure instead of demolishing it. - Highlighted the challenge posed by integrating the new design with the existing structure, suggesting a delicate balance in showcasing how both buildings will coexist. **Welch** - Clarified that reducing the ridge height alone might not address the broader issues, emphasizing the need for clarity and significant changes beyond just adjusting the height. - Reminded that this project is approaching its third review, invoking a guideline and rule about limiting attempts to make material changes to a maximum of three tries, aiming to prevent prolonged cycles of minor revisions without substantial progress. - Urged to consider making meaningful adjustments in the next submission to comply with this rule and avoid potential consequences, as outlined in the board's best practices available on their website. - Highlighted the importance of consistency in application and review processes, signaling a need for significant alterations in the forthcoming proposal to meet the board's expectations. **MacEachern** - Expressed a commitment to creating a clear hierarchy between the new primary dwelling and the existing secondary dwelling, aiming to avoid a scenario where it's challenging to distinguish which is which due to their comparative sizes and designs. - Explained the rationale behind only reducing the ridge height by six inches, despite the board's request for a decrease, was informed by a review of houses in the area of similar size and scale, with some examples included in the submission to illustrate that other structures in the vicinity share comparable heights or are even taller.

	- Highlighted the challenge of working with pre-existing site conditions and maintaining the new structure's appearance as the primary dwelling without undermining this hierarchical relationship by making the new building too low in comparison to the existing secondary dwelling. - Emphasized that the minimal reduction in height was not out of disregard for the board's feedback but stemmed from concerns over compromising the intended hierarchy between the primary and secondary structures on the site.
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)(02:59:25)

4. Whitney Gifford Tr. 32 Pocomo Rd Gate, driveway, & fence 14/77 Emeritus LTD
   - *Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Patten, Thornewill; Recused: None.* ***Last heard 12/12/2023***

Voting	Welch, Camp, Coombs, Oliver, Paul
Alternates	Patten, Thornewill
Representative	Matthew MacEachern, Emeritus Ltd.
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Oliver** - Stated that the scale is much more appropriate. **Paul** - Expressed preference for a more appropriate scale of the gate options provided, specifically favoring option two for its additional diagonal element and option four for its proportional suitability. - Commended the improvements in proportion and appropriateness compared to previous designs, with a preference for the gate being set back from the road. - Raised a concern about the overall height of the gate, which is 7 feet 9 inches to the center point, suggesting that a gate approximately two feet shorter, around five and a half to six feet to the center, might have been expected. - Suggested that the gate's distance from the road might mitigate its tall appearance but proposed that a 3D perspective could provide a better sense of its visual impact. - Concluded with a recommendation for reducing the gate's height by about 25% to address concerns about its tallness. **MacEachern** - Explained that the primary reason for the gate's height is to deter deer, acknowledging their ability to jump over lower barriers, which necessitates a taller structure for effective prevention. **Coombs** - Shared personal observations on deer management, suggesting that even a 10-foot gate might not deter deer, hence questioning the necessity for a 7-foot gate. - Proposed possibly reducing the gate height and supplementing it with a wire barrier as an alternative deterrent, noting the visual impact of a 7-foot fence as substantial. - Expressed a desire for additional information on the land elevation where the fence is planned, highlighting the absence of height markers on the provided diagrams. - Reiterated preferences for gate options, specifically favoring option two for its lighter appearance and option four for its solidity, while expressing concern that option four might appear overly solid and imposing at a 7-foot height at the driveway's end. - Questioned the actual height impact of the fence at the driveway's grade change, suggesting a review of the fence options to consider their visual and functional appropriateness. **Camp** - Identified a problem with the gate's design, specifically the width of the posts, suggesting they are too narrow and contribute to a pinched appearance. - Recommended widening the gate by an additional two feet to alleviate its chunky look and to better align with the aesthetics of typical fences found in the Polpis area. - Expressed a preference for the broader, four-inch-wide members reminiscent of a "Union Jack" pattern, while advising the elimination of thinner elements to reduce visual clutter.

	- Suggested raising the bottom of the gate by about a foot to prevent it from appearing too low to the ground, which could help diminish the fence's massiveness and lend it a more rustic, country feel. - Emphasized the importance of getting the proportions right due to the gate's visibility, advocating for adjustments to ensure the design fits well within its context. **Welch** - Expressed satisfaction with the gate's location and deemed the height acceptable due to its significant setback from the road and the natural screening provided by surrounding vegetation. - Agreed with Diane's preference for option two, considering it a more traditional choice. - Concurred with Abby's observation about the gate's busyness, suggesting that a slight increase in width might mitigate this and alter the perception of its height. - Proposed modifying the soft arch to a more angular shape to enhance the gate's traditional appearance. **Oliver** - Observed a note indicating that the deer fencing, specifically the wire and posts, was removed from the application, leading to confusion regarding the gate's effectiveness as a deer deterrent. - Questioned the practicality of the gate in preventing deer from entering if the wire fencing component has been eliminated, asking if there are plans to reintegrate the wire fencing into the design for effective deer management. **MacEachern** - Clarified intentions to apply for deer fencing, indicating it's part of the plan but requires further consideration regarding its placement. - Explained the current focus is exclusively on the gate design, with plans to return to the board for approval of the deer fencing around the property in the future.
Motion	**Motion to hold for revisions. (Made by: Camp) (03:09:00)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul (Aye)

5. Kathryn Cook **12-9637** 85 Low Beach Rd Glass Connector rev 10-7257 75/31.3 Rich Gammons
   - *Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Patten, Thornewill; Recused: None.* ***Last heard 12/12/2023***

Voting	Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Representative	
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Oliver** - Noted that photos were sent, depicting the construction site illuminated by construction lights during the night, and these photos were distributed to all members of the board for review. **Welch** - Expressed that the photos mentioned were not recalled and requested that they be recirculated for review before the next meeting when the representative is present.
Motion	**No action was taken due to a lack of representation.**
Roll-Call Vote	N/A

X. VIEW 02/06/2024

1. Dodgers Janis 9 Orange St New parking spaces 42.3.1/150 NAG

Voting	Pohl, Coombs, Oliver, Patten, Thornewill
Alternates	Paul
Representative	Stephen Theroux, Nantucket Architecture Group, LTD / Steven Cohen
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	**Holly Backus,** Preservation Planner - Confirmed that the project had indeed been reviewed previously under a different owner.

	- Informed that the property is now under new ownership, and the current owners have engaged consultants and professionals to navigate the review process, a change from the previous owner's approach. - Indicated that the new submission has taken into account the considerations and feedback provided during the last review. - Highlighted the house as a contributing and typical Nantucket property known as a Peleg Coggeshall House, built in 1774 by a cooper. - Noted that the HDC survey and file for this property are in the process of being updated with MHC CLG grant funding, and it falls within the Fish Lots neighborhood survey area. - Mentioned this is the second review of the driveway proposal, which now includes two cobblestone tracks with a new brick walk, raising a question about the relocation of the existing brick walk. - Expressed concern over the removal of the existing fence along Orange Street, which would change the streetscape character, and emphasized the importance of retaining the existing running bond pattern for the proposed brick. - Raised questions about how the proposal would affect the existing granite curbing, which in downtown and the Fish Lots area can be over 200 years old, and whether it would be recessed into the ground. - Inquired whether the corner rounding involves new material or will use existing granite to ensure consistency in age and appearance. - Brought up logistical concerns related to the driveway's placement within a fire lane, especially next to a church, but acknowledged that Town Administration indicated this proposal doesn't need to go to the traffic safety work group since it doesn't remove on-street parking. - Requested clarification on several points to fully understand the impact of the proposed changes on the historic character and logistics of the property and its surroundings.
Public Comments	**Mickey Rowland,** Historic Structure Advisory Group - Expressed concern that the proposed driveway will place parked cars extremely close to the front stoop of the 1774 historic house, potentially obscuring its facade. - Noted the absence of a precedent in the Old Historic District for placing driveways or parking directly in front of such historic homes. - Highlighted the visual incongruity of situating modern cars in front of a historic property, underscoring the importance of preserving the site's aesthetic integrity. - Alerted to the potential adverse effects on views towards the historic Unitarian Church from Orange Street, emphasizing the church's significance and photographic value. - Concluded that the proposed driveway and associated parking arrangements would be inappropriate, impacting negatively on both the historic home.
Comments/Concerns	**Welch** - Recalled conducting a review that was placed on a viewing list, reminiscing about past practices where views were scheduled upon agenda release, allowing members to visit sites individually before any discussions. - Suggested that for future consent reviews, if a site visit is deemed beneficial, the reviewing member should inform the staff to list it under "view." This would enable members to examine the site in advance, optimizing the efficiency of hearings. **Theroux** - Clarified that the existing bricks will be reused to construct the new brick walkway, which will be relocated slightly towards Main Street. - Confirmed the brick pattern will remain unchanged, preserving the walkway's historical aesthetic with the original materials. - Explained that the granite for the curb cuts will be repurposed from the sections removed to accommodate the driveway entrance, ensuring the use of authentic, historic materials. - Addressed concerns about the visibility from the street by referencing historical context, indicating that in the 1800s, a larger house positioned in front of it obscured it from view.

- Provided photographic evidence from the early 1800s to illustrate that the house was not originally visible when approaching up the street, due to the presence of a significantly larger structure in front, aiming to contextualize the current visibility concerns.

Oliver

- Expressed sympathy for individuals in need of parking space while also acknowledging the concerns raised by Mickey.
- Appreciated the current application for its notable differences from a previous one, particularly its efforts to preserve existing lawn and green space.
- Praised the use of cobblestone strips as a sensitive solution to integrating parking without sacrificing too much greenery, suggesting that perhaps limiting the solution to one parking spot could be a reasonable compromise.
- Raised a question for Stephen to address later, inquiring whether the fence can be designed to appear like a continuous fence when the driveway is not in use, resembling solutions seen elsewhere.

Coombs

- Acknowledged that the original building set back from Orange Street might not be prominently visible but emphasized its proximity to the church and visibility to pedestrians approaching the church.
- Reported that the DPW would reclaim the removed granite, indicating a need for careful consideration in the proposal's execution.
- Expressed concern over the impact of placing parking in front of a house built in 1774, advocating for a reduction to one parking spot with cobblestone or brick strips to minimize intrusion.
- Stressed the importance of preserving the historical character of the area and questioned the necessity of significantly altering the granite curb for parking.
- Highlighted the church's frequent use beyond Sundays, suggesting that parking demands in the area require a sensitive approach.
- Mentioned the existing picket fence running down between the buildings and inquired about the use of a parking area behind the Unitarian Church that was previously utilized by residents.

Patten

- Clarified that there isn't any parking behind the church due to a house being located there, based on personal experience of cutting through to Fair Street.
- Expressed understanding of the need for parking, sharing personal difficulties in finding parking on Orange Street during the summer.
- Voiced agreement that two parking spots may not be appropriate for the site, supporting the idea of a compromise involving only one parking spot, incorporating grass and cobblestones.

Thornewill

- Expressed agreement with limiting the parking to one spot but raised questions about the fence's role in harmonizing the property with the church.
- Suggested that the parking spot might be better situated within the fenced area, equipped with gates similar to a solution implemented on Winter Street.
- Proposed that the gate could be designed to open and close, allowing the property to maintain its current appearance while accommodating a parking track for one car.
- Advised against introducing cobblestone for the parking area, recommending brick to match the existing walkways and maintain simplicity and coherence with the property's existing brick elements.

Pohl

- Concurred that two parking spaces, especially of the standard legal size, combined with concerns about proximity to the house, suggest a need for reduction.
- Echoed the suggestion to ensure a buffer exists between any parked car and the house, minimizing the impact on the property's appearance and functionality.
- Supported the idea of integrating gates for the parking area, specifying that these should be designed to swing inwards to avoid encroaching on the pedestrian walkway.
- Emphasized that sufficient space should be provided so the car can park comfortably within the gated area, allowing the gates to close without issue.

	Theroux - Assured that the character of the existing front fence can be preserved while incorporating a gate system, allowing the fence to maintain its current appearance and continuity. **Cohen** - Acknowledged the board's feedback as constructive, noting that the initial proposal for two parking spaces was influenced by recommendations from the Traffic Safety Committee, which, as clarified, is not a strict requirement, offering room for adjustment. - Indicated a willingness to revise the proposal in line with the commission's suggestions, showing flexibility in response to the feedback received. - Raised a question about material preferences for the driveway, referencing a past application by the prior owner that proposed brick, which the commission had concerns about, expressing a preference for cobblestone instead. - Sought consensus from the commission on whether brick or cobblestone would be the more appropriate material for the driveway, aiming to align the revised proposal with the commission's material preferences. **Pohl, Oliver and Coombs** - Spoke in support of the cobblestone.
Motion	**Motion to hold for revisions. (Made by: Coombs) (03:33:15)**
Roll-Call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Patten, Thornewill (Aye)

XI. NEW BUSINESS 02/06/2024

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Town of Nantucket	19 Waitt Drive	New Dwelling	67/925, 926, 927	J & J Construction

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Representative	Parker Helwig, J&J Contractors, Inc.
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Oliver** - Shared thoughts on the project, emphasizing that feedback aims to integrate the design more harmoniously with its surroundings rather than to criticize. - Acknowledged the evolving nature of the mid-island area but highlighted the predominantly residential character of the immediate vicinity, despite the area's mixed-use designation. - Pointed out that, aside from the police station, nearby structures are residential, including proposed Habitat for Humanity duplexes, underscoring the absence of similarly scaled buildings in the area. - Identified the project's challenge in balancing commercial and residential elements due to its location, stressing the importance of sensitivity to neighboring residents. - Noted the proposed height of 33 feet exceeds what the Historic District Commission typically approves, even though zoning allows up to 40 feet, referencing the precedent of maintaining a maximum height of 30 feet in previous projects like Stop and Shop. - Criticized the proposed roof pitch as not meeting the minimum acceptable pitch of 7 in 12 for a gable roof. - Suggested design modifications to break up the massing more effectively, noting the current design's rebates are insufficient for achieving true additive massing. - Proposed the inclusion of garden-level spaces with windows to offset any loss of space from lowering the building's height and to incorporate one-story and one-and-a-half-story elements to better anchor the structure within its context. **Coombs** - Agreed with Val's comments and inquired if guidance or resources were provided by the town of Nantucket to inform the project's design to be in harmony with local architectural preferences. - Highlighted the significance of designing with Nantucket in mind, emphasizing that although the area isn't within the Old Historic District, it possesses a distinct character that merits preservation.

	- Urged the importance of maintaining the neighborhood's uniqueness and avoiding the imposition of incongruent architectural styles. - Advised reviewing specific architectural guidelines, such as roof pitches, as part of understanding the community's standards for new constructions. - Recommended familiarizing with the Historic District Commission's agendas and outcomes to gain insights into acceptable design practices for Nantucket, indicating a learning opportunity for better integration into the local context. - Acknowledged the proposal's effort but stressed the necessity of adapting the design to align more closely with the neighborhood's established character and expectations. **Welch** - Highlighted height as a primary concern, noting that the project, located in the town overlay district and part of CN zoning, has a maximum allowable height of 30 feet, which the current design exceeds by three feet. - Suggested exploring garden-level spaces to add living area without impacting the structure's height negatively, emphasizing the importance of proper fenestration and natural lighting for quality living spaces. - Recommended considering hip roofs or clipped gables to address roof pitch concerns and suggested slightly oversized windows and doors to help balance the building's scale. - Advised focusing on design details like the width of corner boards for a Greek Revival presentation, enhancing the building's architectural character. - Requested the removal of unnecessary annotations on elevations to clarify the presentation, consistent with HDC review standards, and recommended including cardinal direction labels on elevations for clarity. - Mentioned a recent planning board discussion on a preliminary design review process involving both the planning board and HDC for projects seeking height exceptions, especially for affordable housing, suggesting such a process could prevent significant investments in designs that may not meet HDC guidelines. - Indicated that implementing a preliminary design review could have benefited the project, highlighting an area for potential process improvement. - Suggested there is potential to reduce the overall height by lowering the top plate on the second floor and possibly incorporating hip roofs or a mudsill, indicating flexibility within the current design to make adjustments. - Advocated for a more fragmented architectural approach to the building to enhance its residential appearance, acknowledging the challenge of balancing such design modifications with the economies of scale the town is considering. - Emphasized the importance of ensuring the building presents a residential, rather than dormitory-style, facade, hinting at a preference for the building to resemble single-family dwellings more closely. - Referenced previous comments about the need to break up the building's mass to better integrate it into the residential context, reinforcing the value of such design considerations. **Camp** - Concurred with previously expressed viewpoints, emphasizing the importance of considering the existing neighborhood scale and architectural character. - Suggested that the project could be reconfigured into possibly three separate buildings, including a story-and-a-half structure, to achieve better integration with the neighborhood. **Pohl** - Echoed concerns regarding height and massing, affirming agreement with the feedback provided by others. - Highlighted issues with one of the side elevations lacking windows, noting this as a significant departure from HDC guidelines and standards. - Criticized the proposed roof pitch for being lower than typically approved by the HDC, advising a review of the HDC Guidebook for better alignment with local architectural standards. - Reiterated the need for adjustments to fenestration and building height to comply with established guidelines and blend more harmoniously with the surrounding context.

	Welch - Clarified that the project in question has not yet been constructed, acknowledging the extensive review time dedicated to it. - Referenced Tacoma Green, a nearby project approximately 100 to 150 yards away, which the board had previously reviewed and approved, to contextualize discussions on scale. - Emphasized the relevance of mentioning Tacoma Green as it represents a development of a larger scale than a single-family home, contributing to the dialogue on appropriate sizes for new constructions in the area.
Motion	**Motion to hold for revisions. (Made by: Welch) (03:53:28)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

2. Reade Arthur Trust 19 Monomoy Rd Pool fence, patio, retaining walls 54/260 NAG

Voting	Pohl, Camp, Coombs, Oliver, Paul
Alternates	Patten, Thornewill
Representative	Stephen Theroux, Nantucket Architecture Group, LTD
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Oliver** - Expressed relief over the clarification regarding the fence with the detail, initially thinking it was meant to encircle the entire property. - Welcomed the information that the existing planting will be preserved and that the fence will be situated inside of it, leading to the conclusion that the application is appropriate. **Paul** - Echoed agreement with Val's perspective, appreciating the shift from a potential vertical timber wall to a terraced approach that promises a softer appearance. - Expressed approval for the project on the condition that the site plan includes annotations clarifying the nature and placement of the blue fence, which was initially misunderstood to encompass the entire property. - Indicated no concerns with the fence upon receiving clarification about its application and design. **Camp** - Clarified that the new blue fence line depicted in the plans represents a simple wire fence, not the more detailed design shown on another page. - Inquired about the nature of Sandwich Road, clarifying whether it's a paper road or an actual road, and was informed it is a real road but currently planted out, making it invisible in aerial photographs. - Confirmed that the area at the corner near Sandwich Road is already fully planted, addressing concerns about the proximity of the fence to the corner. - Acknowledged the extensive nature of the proposed changes or the area in question. **Coombs** - Requested a visual representation (picture or drawing) of the fence planned to encircle the pool, as well as details about the fence going around the property's perimeter. - Clarified that the blue line in the plans signifies a simple old wire fence intended to blend into existing vegetation like privet hedges. - Commented on the location's unique visibility from the road, comparing it to another area where visibility is minimal due to topographical changes. - Concluded with no objections to the fence proposal, contingent on the preservation of existing plantings around it to ensure the fence remains unobtrusive. **Pohl** - Proposed that if there's any concern about the visibility of the wire fence, a motion should be made similar to those typically made for pools. This motion would stipulate that the wire fence must not

	be visible from a public way at the time of inspection or thereafter, ensuring consistency with how visibility concerns are addressed in other contexts. - Clarified that there will be vegetation on the exterior to screen the fence, ensuring it blends seamlessly with the natural environment. - Emphasized that using language similar to what is applied to pool fences for screening will offer consistent protection and aesthetic integration, aligning with community standards.
Motion	**Motion to approve, on the condition that the wire fencing will not be visible at the time of inspection or thereafter. (Made by: Coombs) (04:06:49)**
Roll-Call Vote	Carried 5-0 // Pohl, Camp, Coombs, Oliver, Paul (Aye)

3. Kinsella, Catherine 19B Hummock Pond Rd Barn 56/468 Self

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Representative	Daniel and Catherine Kinsella
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Pohl** - Expressed that the barn is very straightforward but raised a concern about the uncommon choice of a green metal roof and whether it would be visible from a public way. **Kinsella** - Reassured that it would be impossible for the barn and its green metal roof to be seen from a public way due to the property being surrounded by neighbors, a graveyard, and obscured by a narrow driveway, established landscaping, and the positioning of the original dwelling which would conceal the barn from view, especially from the graveyard side. **Oliver** - Voiced difficulty in interpreting the provided drawings due to their lack of clarity, making it challenging to discern door and window sizes among other details. - Sought clarification about specific elevations, particularly questioning the North elevation and whether it features the pitched roof and shed depicted in the plans. - Expressed confusion over the absence of doors or windows on what appears to be a porch on that side of the structure, indicating a need for more detailed or clearer plans to understand the proposed design fully. **Welch** - Stated an openness to approving a metal roof for the structure and is not opposed to the color green, particularly if it's a dark shade known historically as "invisible green," which could blend well with the surroundings. - Advised against a sky-blue color for the roof, considering it less suitable. - Recognized that the applicant might need to place an order for the roofing material in advance and given the barn's location, expressed no concern over the use of a metal roof. - Suggested that if the board is inclined to approve a metal roof, the specific color could be finalized later, based on visibility assessments. **Coombs** - Expressed no issue with the presence of a barn, considering it a natural structure that doesn't necessarily need to be hidden. - Mentioned a new company offering interesting metal roof options that could be worth exploring for the barn. - Suggested that the barn could benefit from additional windows, depending on its intended use. - Opened to discussing whether the barn will feature a ridged metal roof or metal roof tiles, noting that these details could influence the building's appearance. - Observed that the barn's location likely obscures it from direct view, with only the roof potentially visible from a distance, suggesting that a final decision on the roofing material could be made once the barn's visibility is assessed.

	Camp - Questioned whether there might be a missing line on the east and west sides of the plans, indicating an open porch area. - Confirmed that the area in question is indeed a porch, clarifying the structure's layout. - Asked about the nature of the barn doors, suggesting they resemble garage doors rather than traditional barn doors. - Received clarification that the doors will indeed function similarly to garage doors and will be made of Barn Pine to match the exterior cladding of the building. **Pohl** - Expressed the primary concern regarding the color of the green metal roof, noting a potential difference in perception between "Kelly Green" and "Invisible Green," and acknowledging the wide variety of green shades available. - Suggested possible approaches to address this concern: requesting a color sample for approval to ensure clarity on the exact shade of green or initially approving the project with a shingle roof, with the option to reconsider the metal roof color once the structure is framed and its visibility assessed. - Highlighted that the visibility of the roof color becomes a non-issue if it's determined that the roof cannot be seen from public viewpoints, allowing more flexibility in the choice of color. - Acknowledged the explanation that the rest of the building is unlikely to be visible, focusing the discussion primarily on the roof's visibility and color. **Kinsella** - Proposed a compromise solution involving the selection of a green architectural asphalt roof as an alternative, with a provision to switch to a "dual black" color to match the other buildings on the property if there are concerns with the green roof. - Indicated that choosing a "dual black" asphalt roof would be a more straightforward option for approval, suggesting flexibility in addressing the commission's concerns about the roof color while maintaining a cohesive aesthetic across the property.
Motion	**Motion to approve, with the modification that the roof material be changed to an architectural asphalt shingle in a "dual black" color, moving away from the initially proposed green metal. (Made by: Camp) (04:17:52)**
Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

4. Dennis Keller — 3 Nosegay Lane — Roof Sola – Cottage — 73.1.4/14 — AckSmart

This item was heard at the previous meeting.

5. John Wise — 18 Williams St — New driveway — 55/371 — Normand

Due to lack of representation, this item was not discussed or voted on.

6. Mid Century Modern LLC — 21 Vestal St — Hardscape — 41/175 — Normand

Due to lack of representation, this item was not discussed or voted on.

7. James Rodgers — 9 Orange Street — Driveway — 42.3.1/150 — NAG

This item was heard previously on the agenda.

8. Wynn Shield — 5 Friendship — Door window — 66/249 — Wynne

Due to lack of representation, this item was not discussed or voted on.

9. Caroline Way LLC — 1 Caroline Way — Rev Shed — 82/58-59 — Vincent-Burin Architects

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Representative	Paulo Vicente, Vicente-Burin Architects
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	Commissioners expressed no comments or concerns.
Motion	**Motion to approve as submitted. (Made by: Welch) (04:23:31)**

Roll-Call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

10. Golden Eye — 5 Grant — Guest house doors — 30/143 — Patrick Ahern

Voting	Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul, Thornewill
Representative	Ray Pohl, Botticelli & Pohl - Requested to hold without prejudice.
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	-
Motion	No Motion was needed.
Roll-Call Vote	**No vote was taken.**

The remaining items were not discussed and no action was taken.

11.	32 Hulbert Trust	32 Hulbert	New shed	29/72	Botticelli & Pohl
12.	Red Horse LLC	88 Quidnet Rd	Fen revs	21/109	Botticelli & Pohl
13.	Stone Post Way LLC	7 Stone Post Wy	New Dwelling	74/79	K Megna
14.	Tamara King	52 W Chester	Omit addition, fen changes	41/381	Emeritus
15.	MacTaggart, Ian	1 Brook Farm Rd	Cabana New	41/222.8	MCA
16.	***HOLD*** Ack N Back	33 Quidnet	Pickleball	21/27.2	Ahern LLC
17.	Town of Nantucket	24 Surfside	Demo	55/243	John McMeeking
18.	Town of Nantucket	24 Surfside	Addition/Windows	55/243	John McMeeking
19.	25 ACK LLC	25 Pleasant	New Dwelling	55.4.1/111	EMDA
20.	26 Fair LLC	26 Fair St	Addition	42.3.2/171	EMDA
21.	4 Brothers ACK LLC	30 Tashama Ln	Revisions porch	55/455	EMDA
22.	Foster, Jonathan & Roni	43 N Liberty St	Rev 2023-12-9566	41/153	Botticelli & Pohl
23.	Youngman, Thomas	32 York St	Window replacement	55.4.1/101	Val Oliver
24.	Grant Cambridge	40 Easton	Hardscape, gates, Fence	42.1.4/20	Champoux Landscape
25.	90 Noah Liberty Prev Trust	90 N Liberty	Garage partial demo	41/22	Botticelli & Pohl
26.	90. Noah Liberty Prev Trust	90 N Liberty	Shed move	41/22	Botticelli & Pohl
27.	Congdon & Coleman	57 Main St	Roof	42.3.1/221	James Lydon
28.	McNeill Family	10 Mattapoisett	Shed	82/117	Val Oliver
29.	Don Allen Ford	24 Polpis	Windows doors	54/177	Val Oliver
30.	Old Thumper LLC	29 Youngs	Storage Container	67/690	Val Oliver
31.	Valencia, Rudy	33 Daffodil Ln	pool	68/743	NAG
32.	Valencia, Rudy	33 Daffodil Ln	shed	68/743	NAG
33.	FP 4 N Water	4 N Water	New dwelling	42.4.2/90	Emeritus LTD
34.	8 New St LLC	8 New St	Replace fnt door/color change	55.4.1/35	LFW
35.	Harold Brothers Realty	2/4 Highland Ave	roofwalk	30/289&187	LFW

XII. OLD BUSINESS 02/13/2024

1.	Robert Sarkisian 11-9409	8 N MIll	hardscape	55.4.4/78.2	KMLD
	• *Commissioners: Pohl, Welch, Coombs, Camp, Patten; Alternates: Paul, Thornewill; Recused: Oliver.* ***Last heard 12/19/2023***				
2.	NIR LLC 12-9661	Straight Wharf	Rebuild roof w dormer	42.2.4/1	Paul Beaulieu
	• *Commissioners: Pohl, Oliver, Camp, Paul, Patten;*				
3.	George Metri 09-8496	12 Angola St	Hardscape driveway	54.4.4/48	KMLD
	• *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Patten; Recused: none.* ***Last heard 12/19/2023***				
4.	Matthew Roberts 11-9561	21A Daffodil Ln	Rooftop Solar	68/749	Empower Energy
	• *Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch, Patten, Paul; Recused: none.* ***Last heard 12/19/2023***				
5.	40 Warren's Landing N T	40 Warren's Landing	Shed 04-8218	38/45	Normand
	• *Commissioners: Pohl, Oliver, Coombs, Paul, Patten; Alternates: Welch, Thornewill; Recused: none.* ***Last heard 08/15/2023***				
6.	Eleven Lincoln Trust 11-9526	32 Jefferson Ave	Rev 10-9274 MH	31/32	Botticelli Pohl
	• *Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: Paul, Patten; Recused: Pohl.* ***Last heard 12/05/2023***				
7.	Smiley 17 N Water LLC	17 N Water St	roof walk 01-9732	42.4.2/49	Emeritus

- *Commissioners: Pohl, Welch, Coombs, Oliver, Camp; Alternates: Paul, Thornewill, Patten; Recused: none.* ***Last heard 01/30/2024***

8.	N Liberty St LLC 12-9701	13 N Liberty St	Window door rev	42/3.4/3	SMRD

- *Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none.* ***Last heard 12/05/2023***

9.	Carmine & Sheila Giardini	7A Clifford St	New dwelling 12-9634	79/19	Reid Yenor

- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Paul, Oliver, Patten; Recused: none.* ***Last heard 01/16/2024***

10.	61 Fairgrounds LLC	61 Fairgrounds lot D	Dwelling rev's	67/173.2	LFW

- *Minutes not provided*

11.	61 Fairgrounds LLC	61 Fairgrounds lot D	Pool hardscape	67/173.2	LFW

- *Minutes not provided*

12.	61 Fairgrounds LLC	61 Fairgrounds lot C	Pool hardscape	67/173.1	LFW

- *Minutes not provided*

13.	Stobie	60 Hulbert	windows	29/58	Brian Puches

- *Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none.* ***Last heard 12/05/2023***

14.	Richard & Deborah Hohlt	121 Madaket Rd	Pickle Ball Court	40/60.1	

- *Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: None Recused: Pohl, Thornewill.* ***Last heard 02/06/2024.***

POTENTIAL ITEMS FOR FUTURE DISCUSSION

- Discussion of Previously Approved Best Practices.
- Classification of street trees & vegetating mapping
- Discussion of Wind Turbines
- Section 106 – Sunrise Wind Farm Project, Intro (update as needed)
- Review policy of Move/Demo hearings in relation to new dwellings
- Review policy of Move/Demo hearings in relation to new Historic dwellings
- Hardscaping
- Discussion of salvaging demos
- Discussion of options for house moves

OTHER BUSINESS

- **Next HDC Meeting- February 20th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid**
- Discussion on type of zoning changes proposed in the Town Meeting Warrant.

ADJOURNMENT

Motion:	**Motion to adjourn at 8:28 pm**
Roll-Call Vote:	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

Submitted by: Elaina Cano
YouTube Link: https://www.youtube.com/watch?v=avlnvWipURM

J&J CONTRACTORS, INC.

Nantucket Historic District Commission

Application Package

Seasonal Workforce Housing



Original Application

Submitted To: Nantucket Historic District Commission
Submitted On: 1/16/2024
Project Name: Seasonal Workforce Housing
Project Owner: Town of Nantucket
Contractor: J&J Contractors, Inc.
Parker Helwig
Phelwig@jjcontractor.com
781-879-8666

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:

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

PH 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.

PH 3. **Application Fee**: See back of application for fee schedule or call the office. Letter attached waiving fee

PH 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

PH 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.*.

PH 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.

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

PH 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.

PH 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

PH 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.

PH 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).

PH 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.

PH (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.***

PH 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.**

Original Application

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°. 925, 926, 927

Street & Number of Proposed Work: 19 Waiit Drive

Owner of record: Town of Nantucket

Mailing Address: 16 Broad Street
Nantucket, MA 02554

Contact Phone #: 508-228-7200 E-mail: bturbide@nantucket-ma.gov

AGENT INFORMATION (if applicable)

Name: J&J Contractors, Inc. / Parker Helwig

Mailing Address: 101 Billerica Ave, Bldg #5, Suite #205
Billerica, MA 01862

Contact Phone #: 781-874-9666 E-mail: phelwig@jjcontractor.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: 96' -3" Sq. Footage 1st floor: 5,086
Width: 56' Sq. footage 2nd floor: 5,086
Sq. footage 3rd floor: —

Decks/Patio: Size: 190 SF ☑ 1st floor ☐ 2nd floor
Size: 110 SF ☐ 1st floor ☑ 2nd floor

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

Height of ridge above final finish grade: North 33'3" South 33' 3" East 33' 3" West 33' 3"

Additional Remarks N/A

Historic Name: (describe)

Original Date:

Original Builder:

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 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 5 /12 Secondary Mass 5 /12 Dormer 8 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

N/A – **Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): White 3" x 4"

Sidewall: ☑ White cedar shingles All sides ☐ Clapboard (exposure: _____ Inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 9 1/4" Rake 9 1/4" Soffit (Overhang) 1' 6" Corner boards 7 1/4" 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 Anderson

Doors* (type and material): ☐ TDL ☐ SDL Front Therma-Tru/Fiberglass Rear — Side Therma-Tru/Fiberglass

Garage Door(s): Type — Material —

Hardscape materials: Driveways Asphalt Walkways Concrete Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar Shingle Clapboard (if applicable) — Roof Gray
Trim White Sash — Doors White
Deck White / Natural Wood 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 4/12/24 Signature of owner of record _____ Signed under penalties of perjury
Town Manager

Original Application

TOWN/COUNTY OF NANTUCKET
TOWN ADMINISTRATION OFFICE

MEMO

TO: PLUS (HDC/Building)

FROM: Erika Mooney, Operations Administrator Erika Mooney

CC: J&J Contractors, Inc

DATE: January 16, 2024

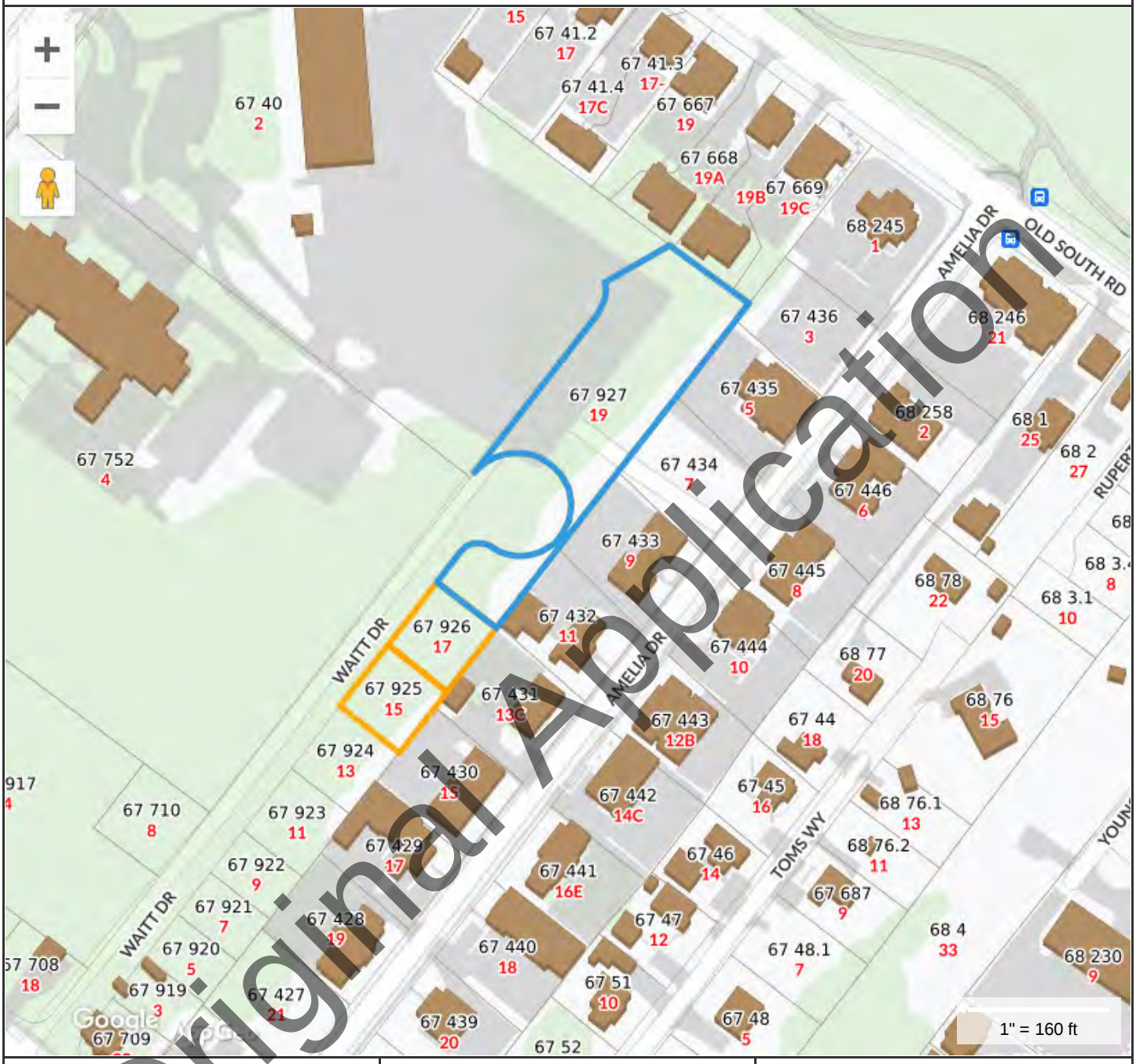
RE: Permit Fee Waivers

Town Administration authorizes waiving any HDC or Building fees for work performed by J&J Contractors, Inc. and its subcontractors on the Seasonal Workforce Housing at 19 Waitt Dr (Map 67, Parcel 925,926,927) for new building construction of Seasonal Workforce Housing.

Original Application

16 Broad Street ● Nantucket, MA 02554 ● (508) 228-7255 ● Fax: (508) 228-7272
www.nantucket-ma.gov

Seasonal Workforce Housing Project



Original Application

Property Information

Property ID	67 927
Location	19 WAITT DR
Owner	NANTUCKET TOWN OF

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 01/08/2024
Data updated Jan. 2021

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

PARKING TABLE

USE	REQUIRED	PROPOSED	MIN. REQUIRED	PROVIDED
RESIDENTIAL	TBD	55 BEDROOMS	TBD	11 SPACES
ACCESSIBLE STALLS				1 ACCESSIBLE STALL

ZONING TABLE - COMMERCIAL NEIGHBORHOOD (CN)

SUBJECT: ASSESSORS MAP 67 PARCEL 926	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,500 S.F.	49,341± S.F.*	NO CHANGE
FRONTAGE	50 FT.	524.96 FT.	NO CHANGE
FRONT SETBACK (NORTH)	10 FT.	N / A	20.0± FT.
FRONT SETBACK (EAST)	10 FT.	N / A	204.3± FT.
SIDE SETBACK (WEST)	5 FT.	N / A	246.2± FT.
REAR SETBACK	10 FT.	N / A	11.2± FT.
GROUND COVER RATIO	40%	N / A	26.3%**
BUILDING HEIGHT	4 STORIES MAX.	N / A	2-STORIES

*ACCOUNTS FOR THE AREA OF THE ENTIRE LOT: PHASE 1 LOT AREA IS APPROXIMATELY 19,000± S.F.
**LOT COVERAGE CALCULATED USING THE ENTIRE LOT AREA

SEWAGE FLOW CALCULATIONS:

RESIDENTIAL - PHASE 1
TOTAL BEDROOMS:
2 ONE BEDROOM UNITS: 2 x 1 = 2 BEDROOMS
1 TWO BEDROOM UNITS: 1 x 2 = 2 BEDROOMS
17 THREE BEDROOM UNITS: 16 x 3 = 51 BEDROOMS
TOTAL BEDROOM COUNT = 55 BEDROOMS

DESIGN FLOW:
55 BEDROOMS AT 110 GAL. PER DAY PER BEDROOM = 6,[illegible] GPD

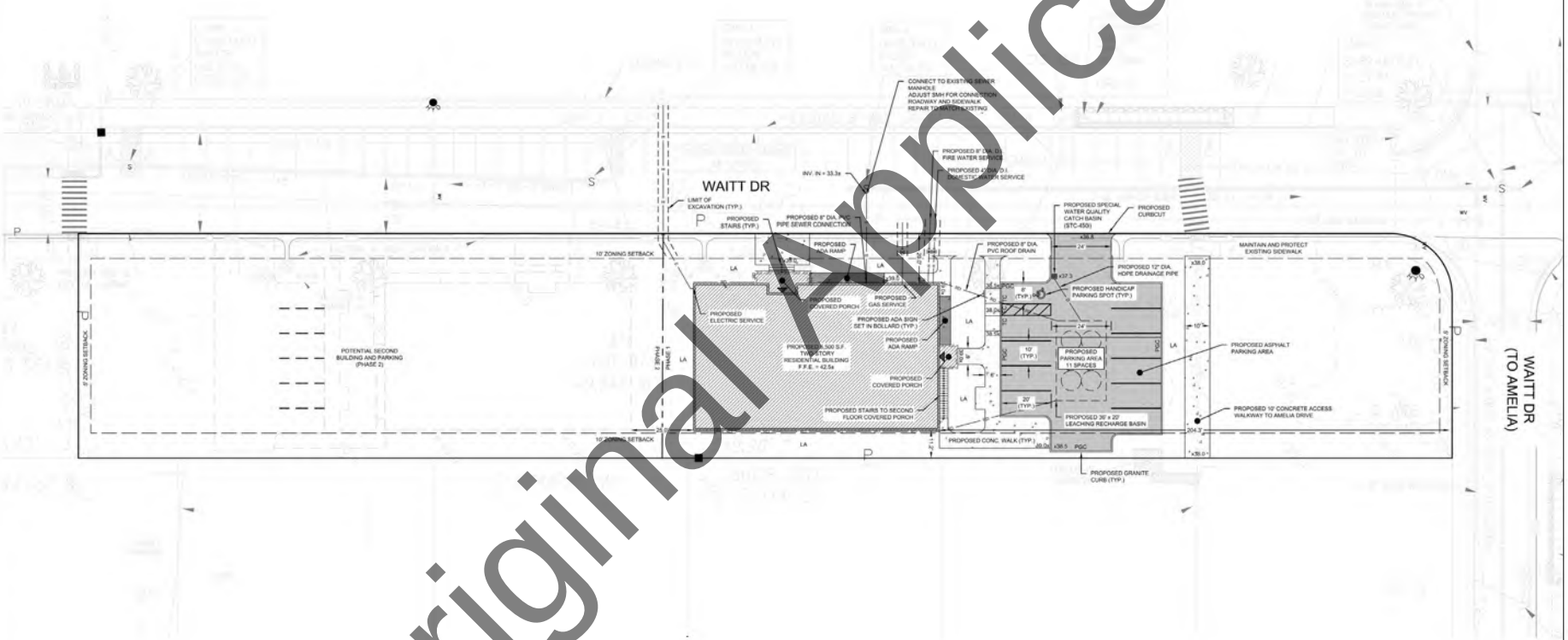
ABBREVIATIONS

PGC	PRECAST GRANITE CURB
FC	FLUSH GRANITE CURB
TC	TRANSITION GRANITE CURB
LA	LANDSCAPE AREA

NOTE:

EXISTING INFORMATION SHOWN IS PROPOSED WAITT DRIVE DESIGN PLANS PROVIDED TO CEC. CONDITIONS MAY VARY FFROM AS-BUILT CONDITIONS





PLAN

20 10 0 20 60

1 inch = 20 ft.

PRELIMINARY SITE PLAN

(NOT FOR CONSTRUCTION)

Original Application

Date issued:
08.15.2023

Consultant:
COASTAL engineering co.
250 Cranberry Hwy Orleans, MA 02653
508.255.8502 P 508.255.8503 F

Owner/Developer:
TOWN OF NANTUCKET

Project:
SEASONAL WORKERS HOUSING

Drawing:
PRELIMINARY CIVIL/SITE PLAN

Revisions:

No.	Description	Date

Stamp:

Project number:

Sheet:
C-102

Coastal Engineering Co., Inc. © 2023

8/2/2023 2:49:54 PM



Original Application

NANTUCKET DEASONAL WORKER HOUSING

Waitt Dive
Nantucket MA

Nantucket Historic District Commission Submission
01/16/24

Drawing List:

SKA 0.1	Building Image #1
SKA 0.2	Building Image #2
SKA 1.1	Basement Floor Plan
SKA 1.2	Main Level Floor Plan
SKA 1.3	Upper Level Floor Plan
SKA 2.1	Front Elevation
SKA 2.2	Side Elevation #1
SKA 2.3	Rear Elevation
SKA 2.4	Side Elevation #2
SKA 3.1	Door & Window Types
SKA PH.1	Existing Conditions Photo's

NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: COVER SHEET

Refer to: HDC SUBMISSION

Project Number 2023.087
Drawing Scale 1/16"=1'-0"
Drawn By GMc
Date Issued 01/16/24

SKA

LINCOLN Architects LLC
1 Mount Vernon Street, Suite 203
Winchester MA, 01890
T. 781.721.7721
F. 781.721.0005
www.lincarc.com



Original Application

LINCOLN
Architects LLC
1 Mount Vernon Street, Suite 203
Winchester MA, 01890
T 781.721.7721
F 781.721.0005
www.lincarc.com

NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: IMAGE #1

Refer to: HDC SUBMISSION

Project Number
2023.087

Drawing Scale
1/16"=1'-0"

Drawn By
GMc

Date Issued
01/16/24

SKA
0.1



Original Application

LINCOLN
Architects LLC
1 Mount Vernon Street, Suite 203
Winchester MA, 01890
T 781.721.7721
F 781.721.0005
www.lincarc.com

NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: IMAGE #2

Refer to: HDC SUBMISSION

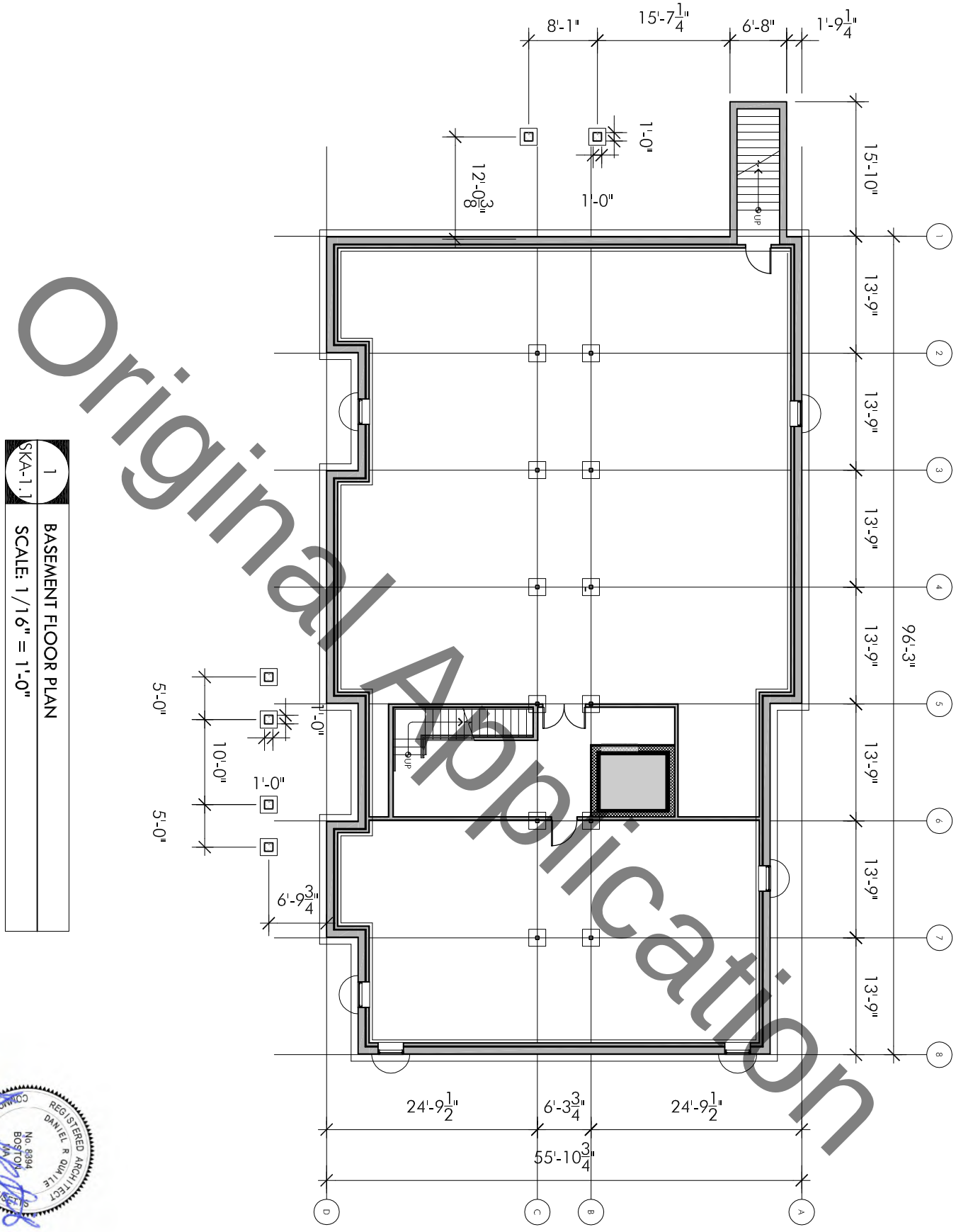
Project Number
2023.087

Drawing Scale
1/16"=1'-0"

Drawn By
GMc

Date Issued
01/16/24

SKA
0.2



1 SKA-1.1

BASEMENT FLOOR PLAN

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

Original Application

LINCOLN Architects LLC
1 Mount Vernon Street, Suite 203
Winchester MA, 01890
T 781.721.7721
F 781.721.0005
www.lincarc.com

NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: BASEMENT FLOOR PLAN

Refer to: HDC SUBMISSION

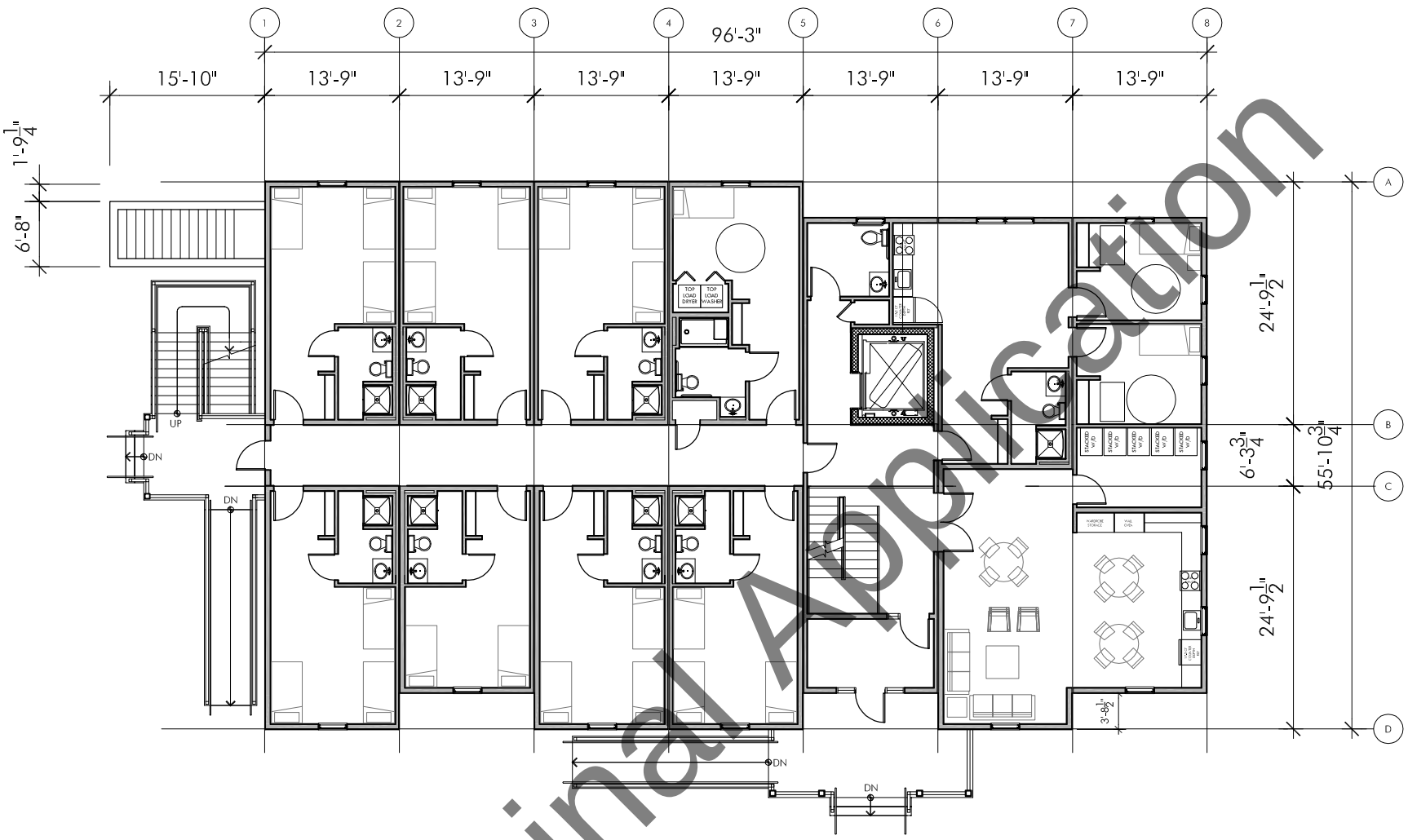
Project Number 2023.087

Drawing Scale 1/16"=1'-0"

Drawn By GMc

Date Issued 01/16/24

SKA 1.1



1	MAIN LEVEL FLOOR PLAN
SKA-1.2	SCALE: 1/16" = 1'-0"

Original Application

REGISTERED ARCHITECT
DANIEL R QUAILE
No. 8394
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

SKA 1.2

Project Number 2023.087
Drawing Scale 1/16"=1'-0"
Drawn By GMc
Date Issued 01/16/24

NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: MAIN LEVEL FLOOR PLAN

Refer to: HDC SUBMISSION

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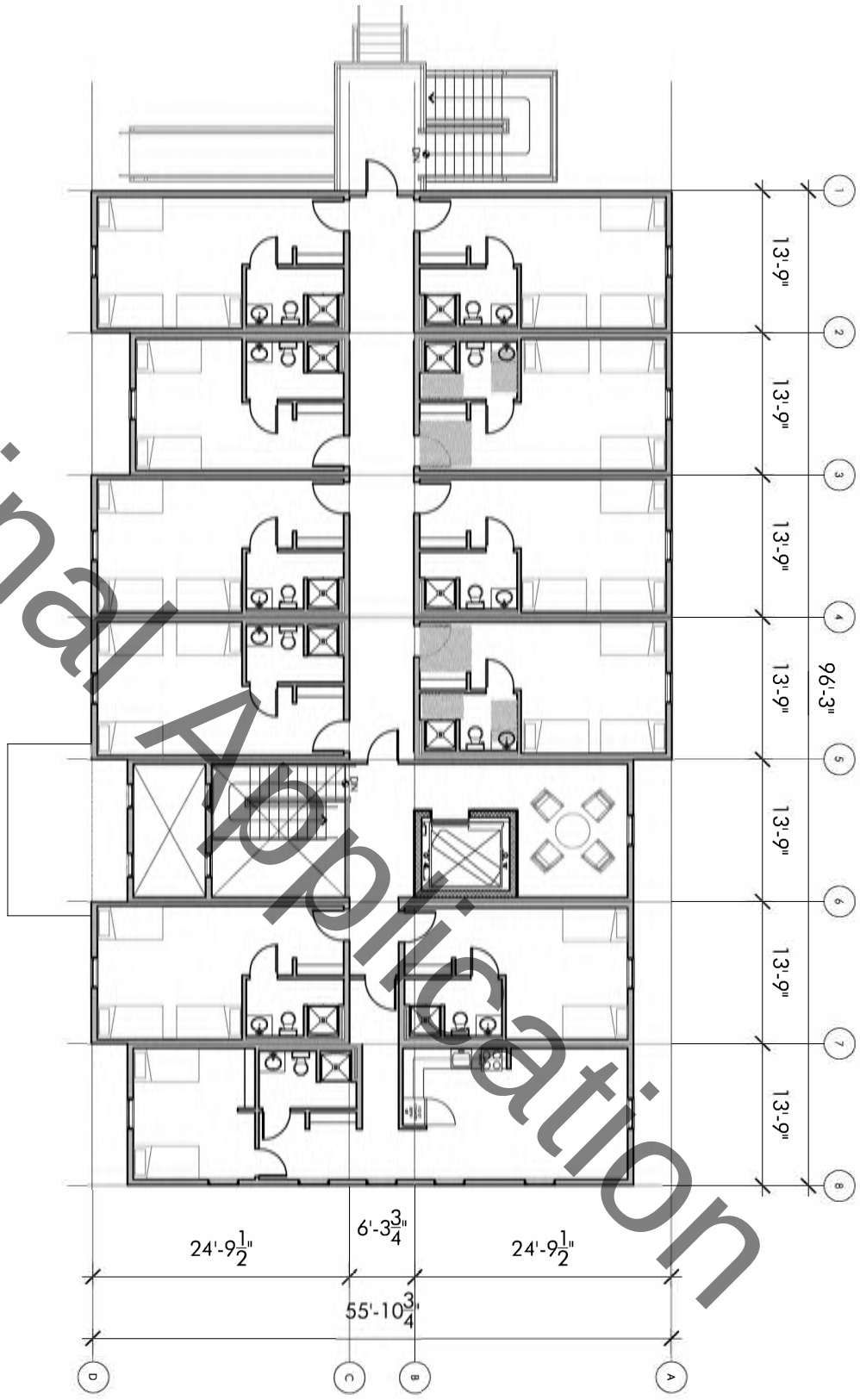

1 SKA-1.3

UPPER LEVEL FLOOR PLAN

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

Original Application



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NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: UPPER LEVEL FLOOR PLAN

Refer to: HDC SUBMISSION

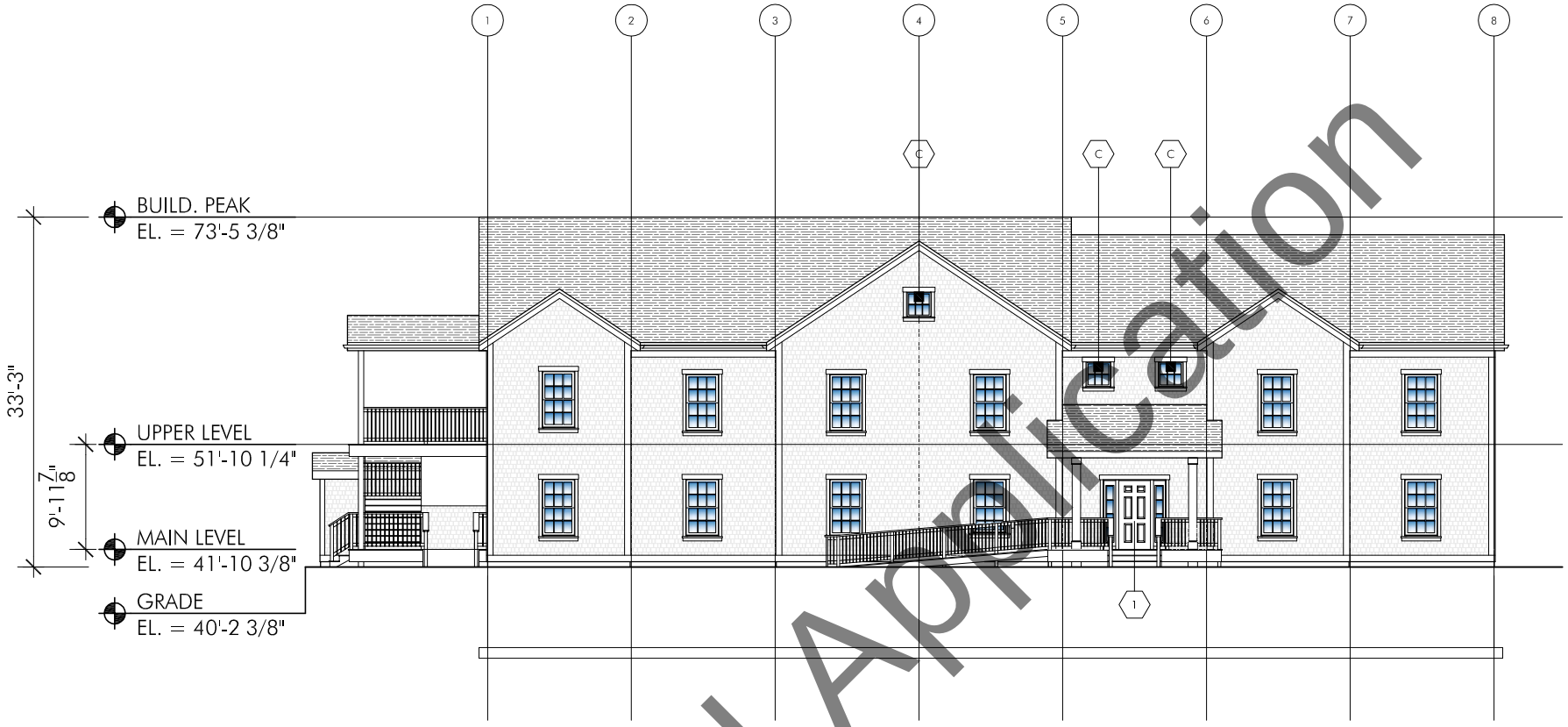
Project Number 2023.087

Drawing Scale 1/16"=1'-0"

Drawn By GMc

Date Issued 01/16/24

SKA 1.3



Original Application

1 SKA-2.1 **FRONT ELEVATION**
SCALE: 1/16" = 1'-0"

CLADDING:

- 5" EXPOSURE NATURAL WEATHERING CEDAR SHINGLES
- ALL TRIM TO BE PAINTED WHITE
- GUTTERS - WHITE
- UNIFORM GRAY ASHHALT ARCH. SHINGLES

NOTE:

- ALL WINDOWS ARE TO BE TYPE "A" UNLESS OTHERWISE NOTED

REGISTERED ARCHITECT
DANIEL R QUAILE
No. 8394
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: FRONT ELEVATION

Refer to: HDC SUBMISSION

Project Number 2023.087
Drawing Scale 1/16"=1'-0"
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Date Issued 01/16/24

SKA 2.1

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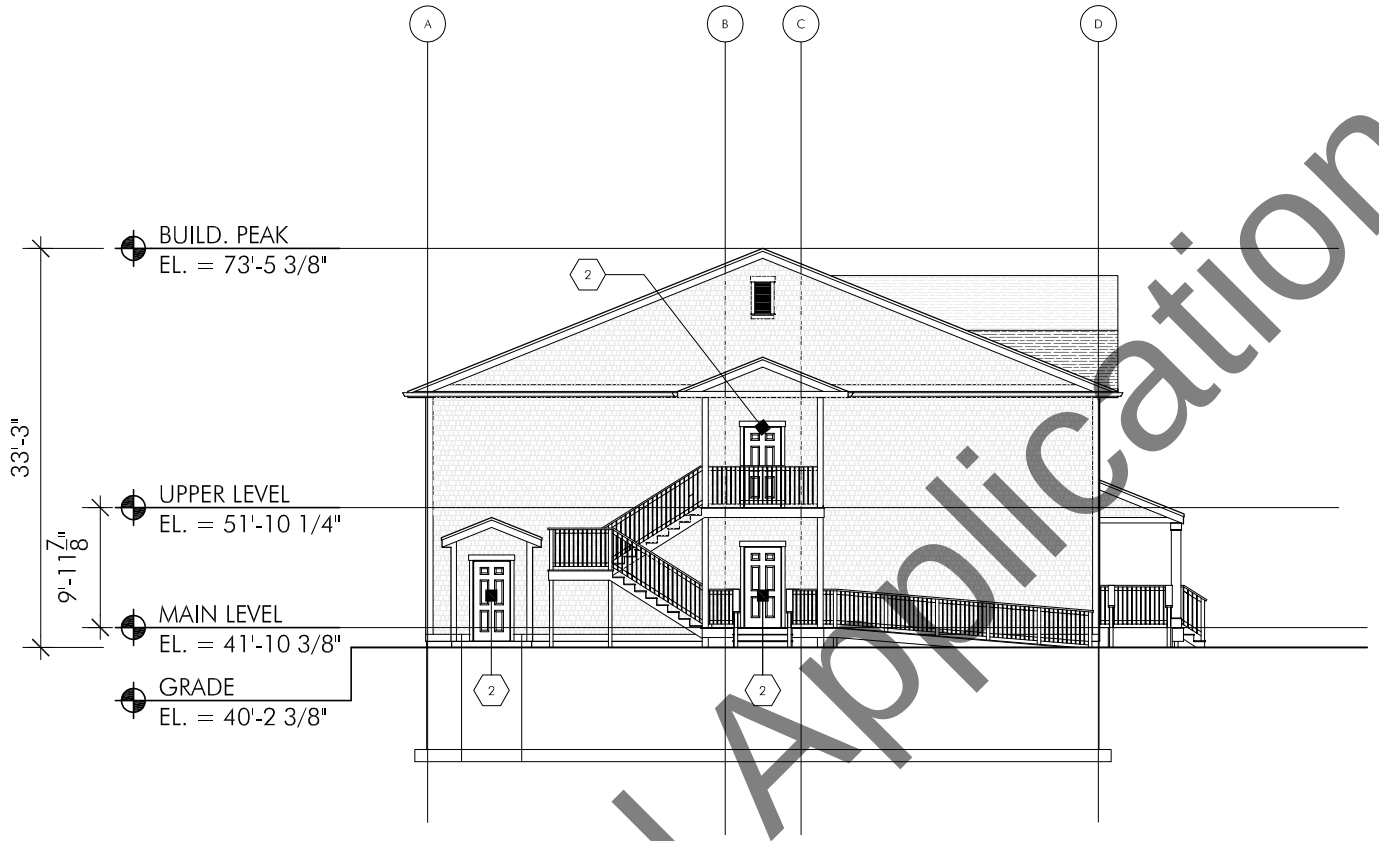

1	SIDE ELEVATION #1
SKA-2.2	SCALE: 1/16" = 1'-0"

CLADDING:

- 5" EXPOSURE NATURAL WEATHERING CEDAR SHINGLES
- ALL TRIM TO BE PAINTED WHITE
- GUTTERS - WHITE
- UNIFORM GRAY ASHHALT ARCH. SHINGLES

NOTE:

- ALL WINDOWS ARE TO BE TYPE "A" UNLESS OTHERWISE NOTED

REGISTERED ARCHITECT
DANIEL R QUAILE
No. 8394
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Original Application

NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: SIDE ELEVATION #1

Refer to: HDC SUBMISSION

Project Number 2023.087
Drawing Scale 1/16"=1'-0"
Drawn By GMc
Date Issued 01/16/24

SKA 2.2

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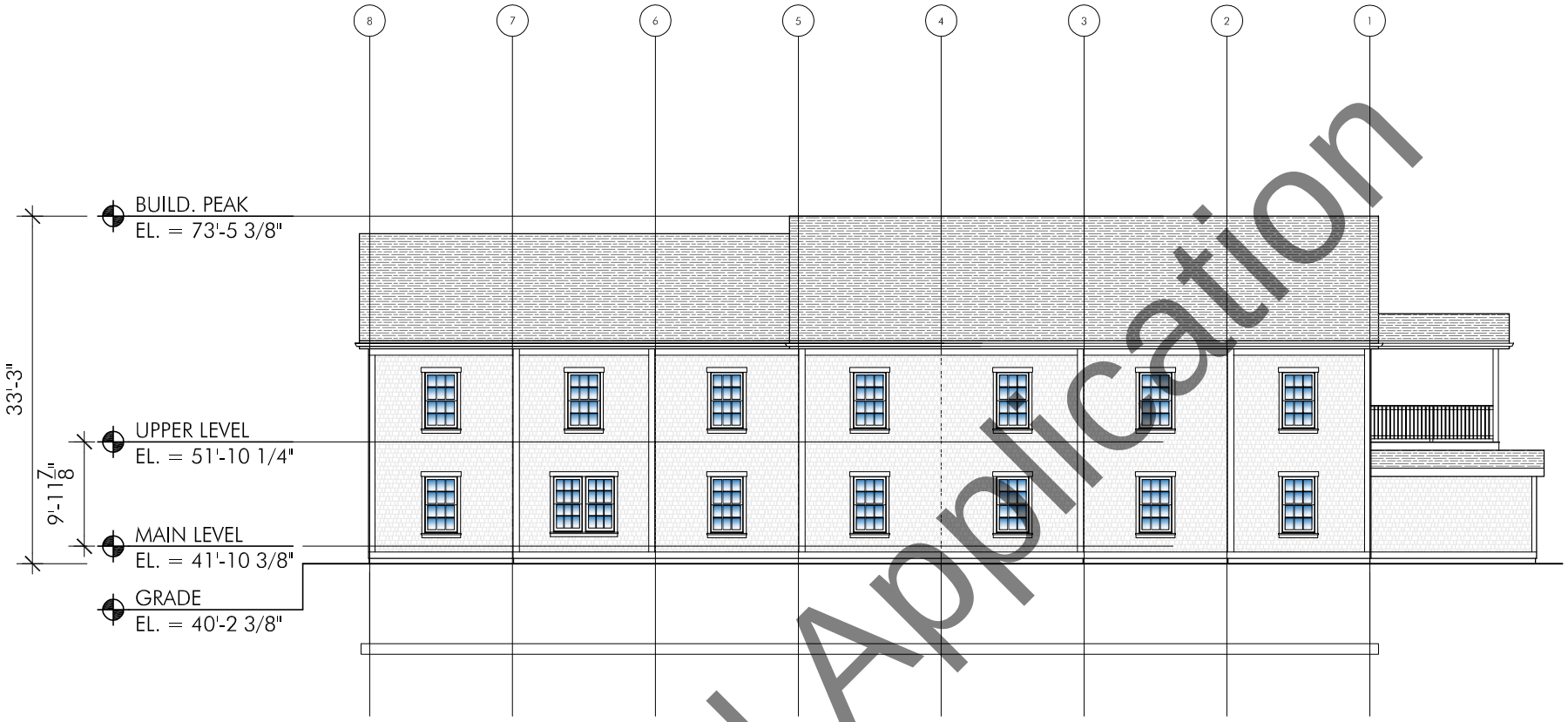

1 REAR ELEVATION
SKA-2.3 SCALE: 1/16" = 1'-0"

CLADDING:

- 5" EXPOSURE NATURAL WEATHERING CEDAR SHINGLES
- ALL TRIM TO BE PAINTED WHITE
- GUTTERS - WHITE
- UNIFORM GRAY ASHHALT ARCH. SHINGLES

NOTE:

- ALL WINDOWS ARE TO BE TYPE "A" UNLESS OTHERWISE NOTED

REGISTERED ARCHITECT
DANIEL R QUAILE
No. 8394
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

Original Application

NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: REAR ELEVATION

Refer to: HDC SUBMISSION

Project Number 2023.087
Drawing Scale 1/16"=1'-0"
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Date Issued 01/16/24

SKA 2.3

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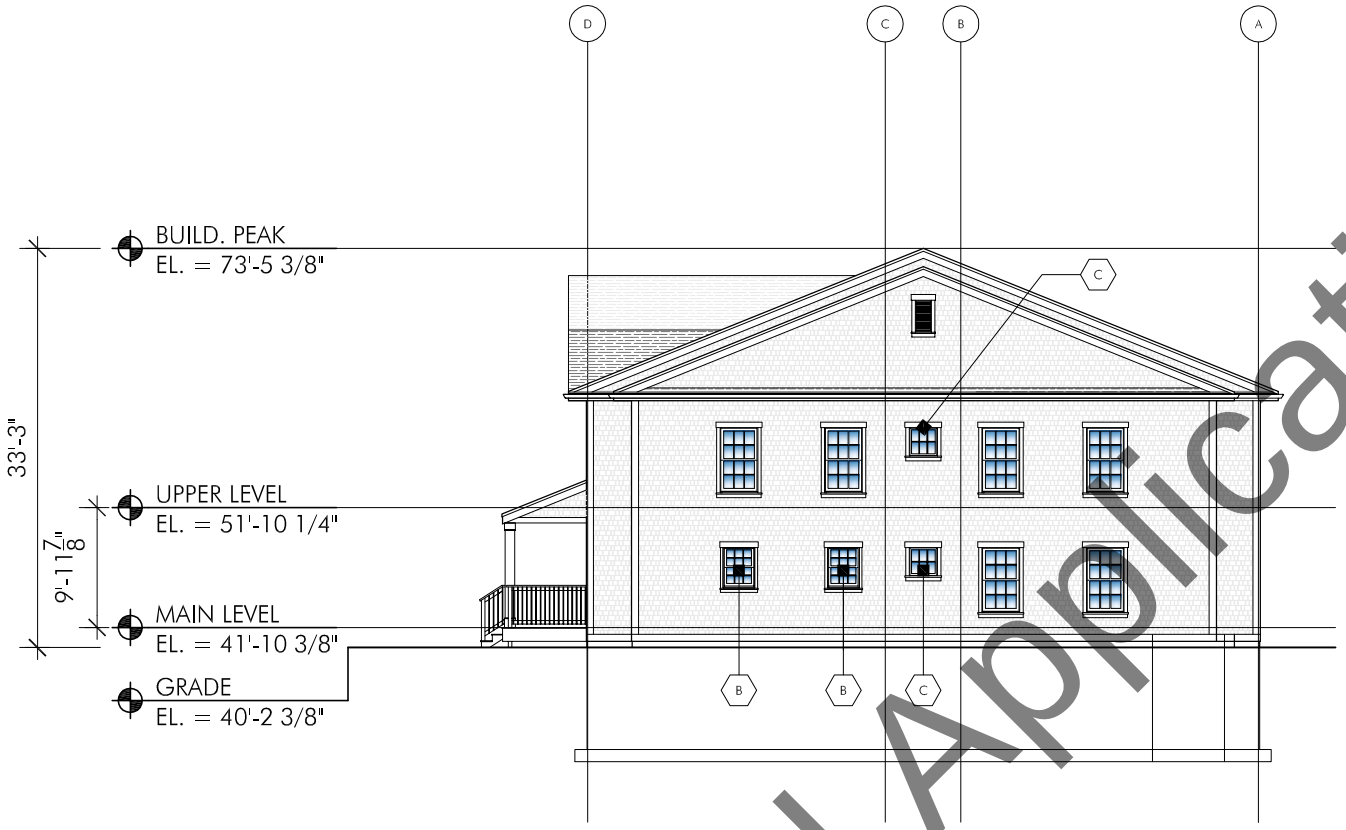

1 SKA-2.4 SIDE ELEVATION #2
SCALE: 1/16" = 1'-0"

CLADDING:

- 5" EXPOSURE NATURAL WEATHERING CEDAR SHINGLES
- ALL TRIM TO BE PAINTED WHITE
- GUTTERS - WHITE
- UNIFORM GRAY ASHHALT ARCH. SHINGLES

NOTE:

- ALL WINDOWS ARE TO BE TYPE "A" UNLESS OTHERWISE NOTED

Original Application

REGISTERED ARCHITECT
DANIEL R QUAILE
No. 8394
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

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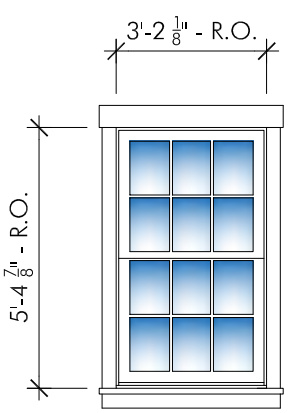
NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: SIDE ELEVATION #2

Refer to: HDC SUBMISSION

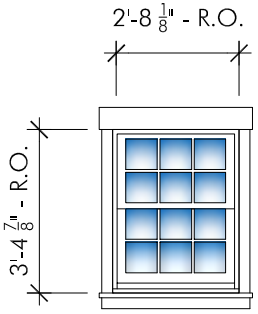
Project Number 2023.087
Drawing Scale 1/16"=1'-0"
Drawn By GMc
Date Issued 01/16/24

SKA 2.4

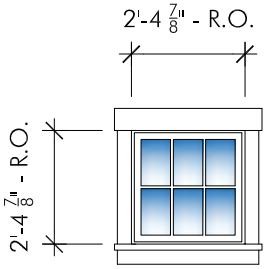


A **DOUBLE HUNG TW3052**
ANDERSEN 400 SERIES

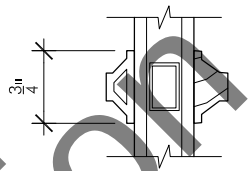
EMERGENCY ESCAPE/RESCUE WINDOW



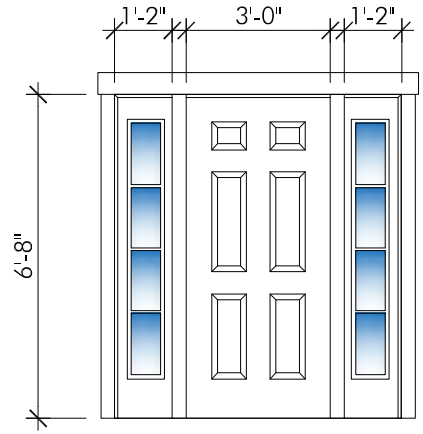
B **DOUBLE HUNG TW2632**
ANDERSEN 400 SERIES



C **AWNING AW251**
ANDERSEN 400 SERIES



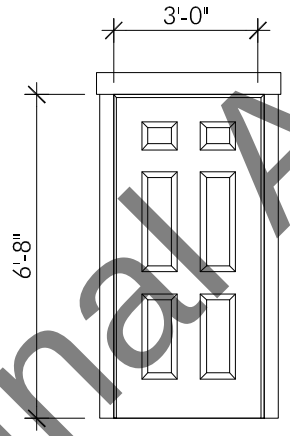
1 SKA-3.1 TYPICA DIVIDED LIGHT DETAIL
SCALE: N.T.S.



1 **THERMA-TRU W/ (2) S.L.**
3'-0"x6'-8"

3'-0" x 6'-8" THERMA-TRU FIBERGLASS (6-PANEL)

EXTERIOR SINGLE DOOR WITH (2) 14" SIDELITES UNIT SIZE = 67 5/8" X 81"



2 **THERMA-TRU**
3'-0"x6'-8"

3'-0" x 6'-8" THERMA-TRU FIBERGLASS (6-PANEL)

Original Application

REGISTERED ARCHITECT
DANIEL R QUAILE
No. 8394
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: DOOR & WINDOW TYPES

Refer to: HDC SUBMISSION

SKA 3.1

Project Number	2023.087
Drawing Scale	1/16"=1'-0"
Drawn By	GMc
Date Issued	01/16/24

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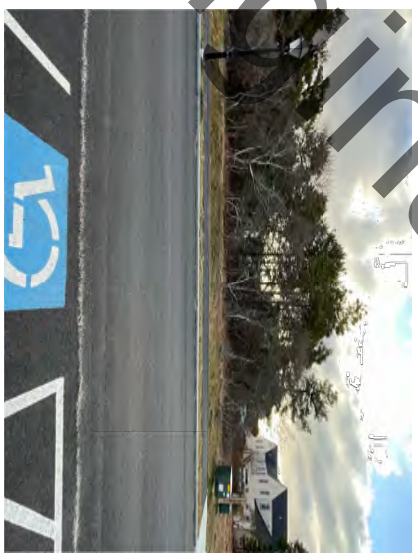



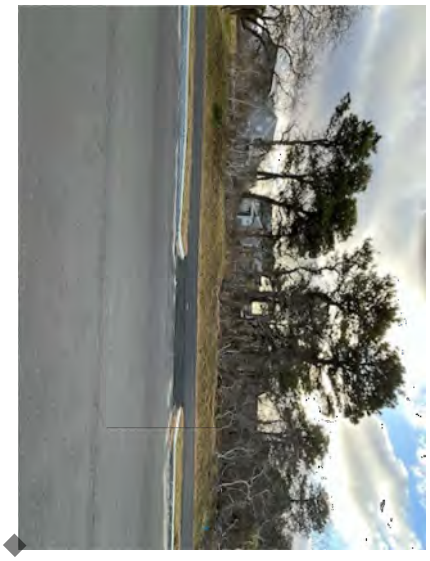

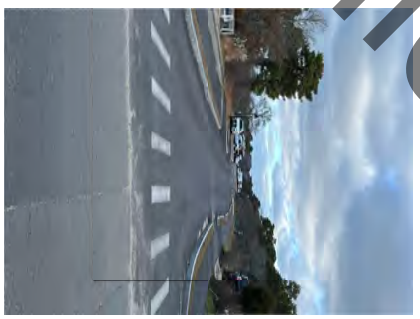



Original Application

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F 781.721.0005
www.lincarc.com

NANTUCKET SEASONAL WORKER HOUSING
Waitt Drive, Nantucket MA

Sketch Title: EXISTING CONDITION SITE PHOTO'S

Refer to: HDC SUBMISSION

Project Number 2023.087
Drawing Scale 1/16"=1'-0"
Drawn By GMc
Date Issued 01/16/24

SKA
PH1.1

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Town of Nantucket

MAILING ADDRESS..... 16 Broad St. Nantucket, MA. 02554

PROPERTY LOCATION..... 15, 17 and Portion of 19 Waitt Drive

ASSESSORS MAP/PARCEL..... Map:67, Parcels:925, 926 & 927(portion)

SUBMITTED BY:..... J&J Contractors, Inc.

SEE ATTACHED PAGES

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

December 11, 2023
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2023.12.11 09:53:15 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Original Application

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	40		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	2 FAIRGROUNDS RD
67	41		NINETEEN B OLD SOUTH RD LLC	C/O SHAPIRO ROBERT & LOIS	PO BOX 2329	NANTUCKET	MA	02584	19B OLD SOUTH RD
67	430		MINER MICHAEL MARK TRUSTEE	ACCESSIBLE DENTAL NOMINEE TR	15 AMELIA DR	NANTUCKET	MA	02554	15 AMELIA DR
67	431		LEMBERG SON & DAUGHTER LLC		15 WILLAIMS ST	NANTUCKET	MA	02554	13 AMELIA DR
67	432		COMFORT STORAGE II LLC		320 MT HOLLY RD	KATONAH	NY	10536	11 AMELIA DR
67	433		VTT NANTUCKET LLC	C/O VTT MANAGEMENT INC	1 CLARKS HILL RD #102	FRAMINGHAM	MA	01702	9 AMELIA DR
67	434		TOWN OF NANTUCKET		16 BROAD ST	NANTUCKET	MA	02554	7 AMELIA DR
67	435		5 AMELIA DRIVE LLC		58 MAIN STREET	NANTUCKET	MA	02554	5 AMELIA DR
67	436		BLUE HILLS BANK	C/O RTC-FACILITIES DEPT	288 UNION ST	ROCKLAND	MA	02370	3 AMELIA DR
67	669		NINETEEN C OLD SOUTH RD LLC	C/O SHAPIRO ROBERT & LOIS	PO BOX 2329	NANTUCKET	MA	02584	19C OLD SOUTH RD
67	752		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	4 FAIRGROUNDS RD
67	924		NANTUCKET TOWN OF		16 BROAD STREET	NANTUCKET	MA	02554	13 WAITT DR
Count:	**12**								

Original Application

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

NINETEEN B OLD SOUTH RD LLC
C/O SHAPIRO ROBERT & LOIS
PO BOX 2329
NANTUCKET, MA 02584

MINER MICHAEL MARK TRUSTEE
ACCESSIBLE DENTAL NOMINEE TR
15 AMELIA DR
NANTUCKET, MA 02554

LEMBERG SON & DAUGHTER LLC
15 WILLAIMS ST
NANTUCKET, MA 02554

COMFORT STORAGE II LLC
320 MT HOLLY RD
KATONAH, NY 10536

VTT NANTUCKET LLC
C/O VTT MANAGEMENT INC
1 CLARKS HILL RD #102
FRAMINGHAM, MA 01702

TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

5 AMELIA DRIVE LLC
58 MAIN STREET
NANTUCKET, MA 02554

BLUE HILLS BANK
C/O RTC-FACILITIES DEPT
288 UNION ST
ROCKLAND, MA 02370

NINETEEN C OLD SOUTH RD LLC
C/O SHAPIRO ROBERT & LOIS
PO BOX 2329
NANTUCKET, MA 02584

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

Original Application

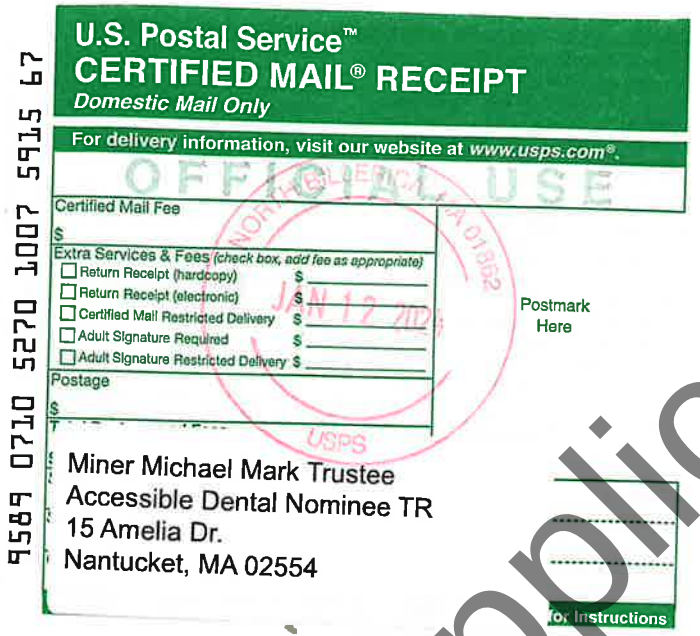


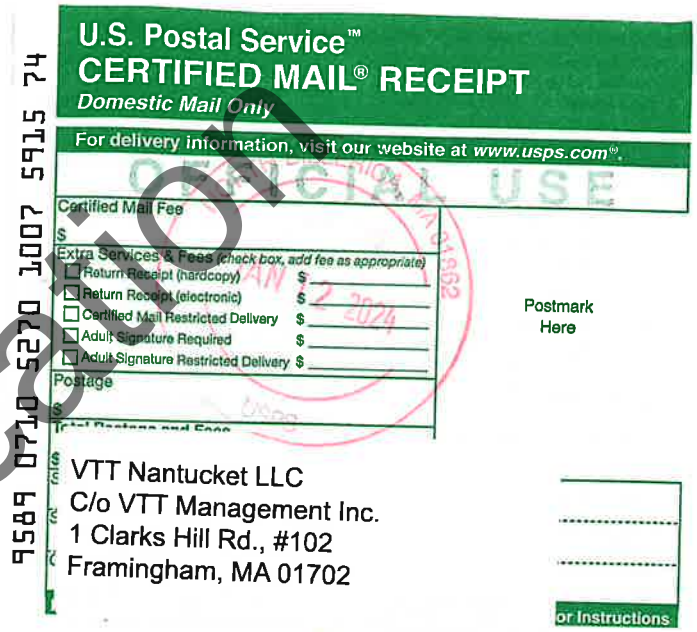


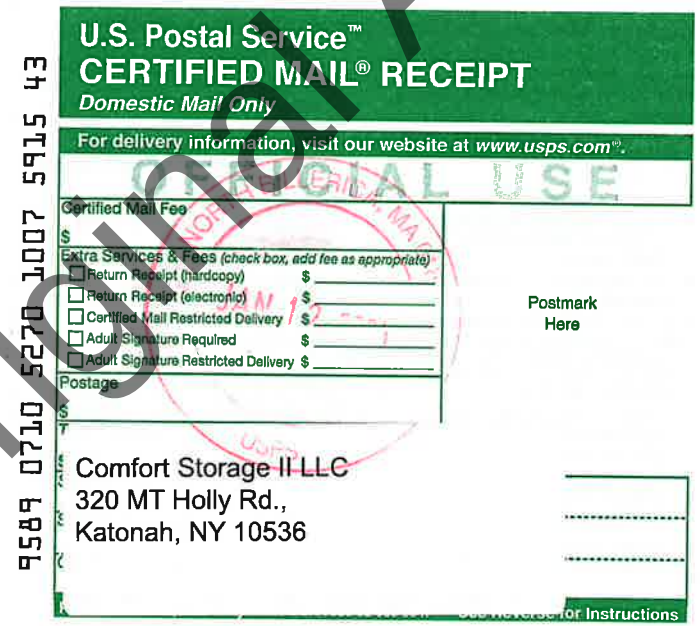




Original Application









Original Application

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: 19 Waitt Drive, Nantucket MA 02554

Tax Map Number: 67 Parcel Number: 925, 926, 927

Owner of Record: Town of Nantucket

Description of Proposal:

Construction of a two story, 20 room seasonal workforce housing building for use by local town agencies to support increased staffing in the summer months.

Anticipated HDC Submission Date: 1/23/2024

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.

Original Application

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.

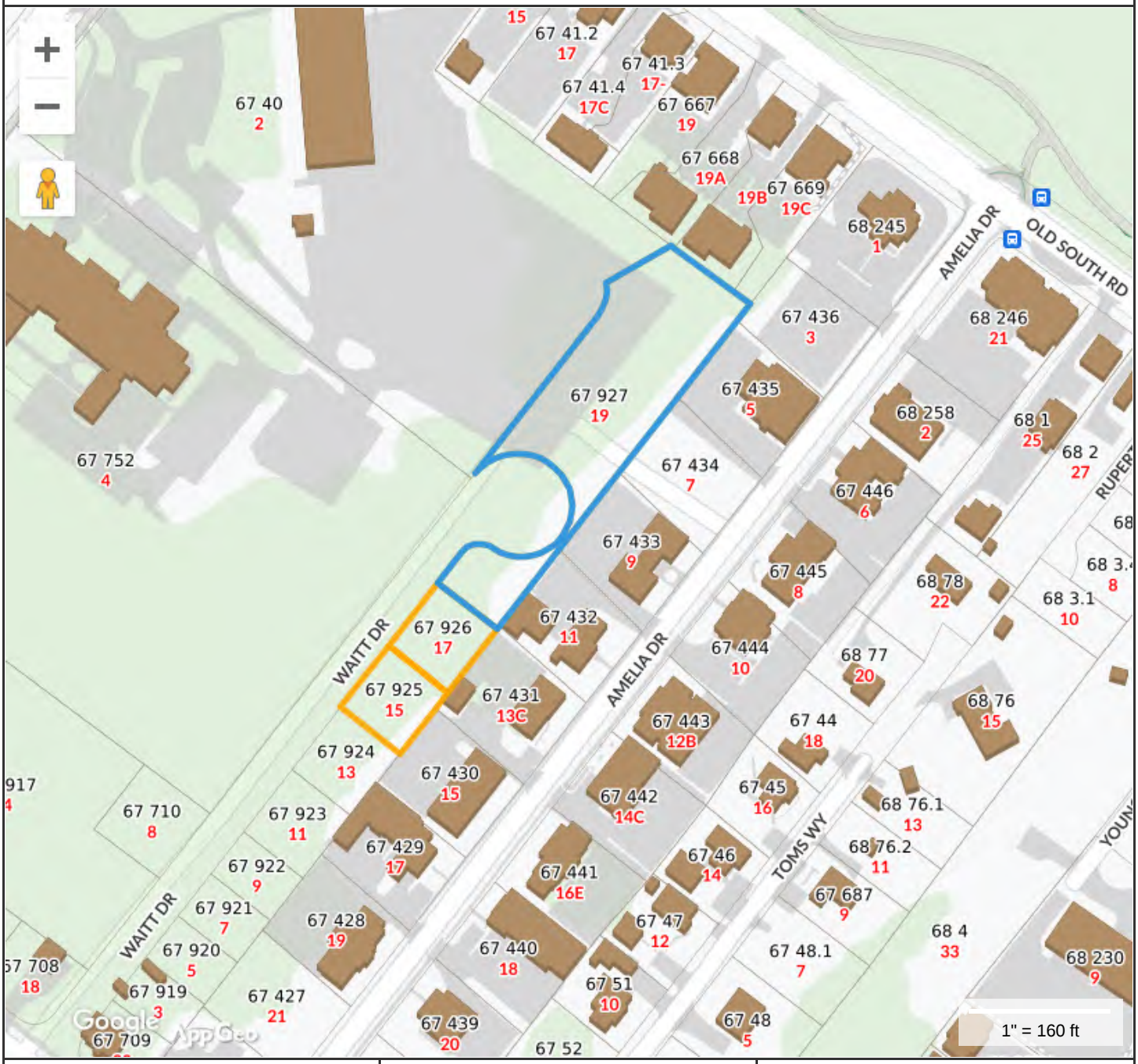
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.

Original Application

Seasonal Workforce Housing Project



Property Information

Property ID	67 927
Location	19 WAITT DR
Owner	NANTUCKET TOWN OF

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 01/08/2024
Data updated Jan. 2021

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

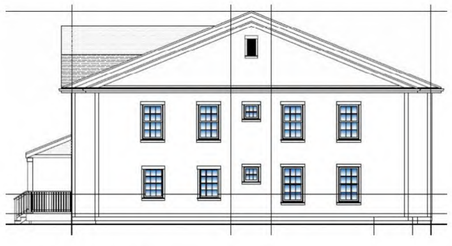
ORIGINAL HDC SUBMISSION











ELEVATIONS ARE NTS

CURRENT HDC SUBMISSION

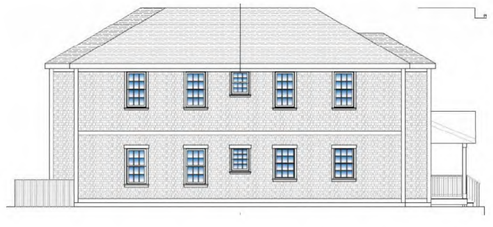


PERSPECTIVE - WAITT DRIVE









ELEVATIONS ARE NTS

DESIGN ADJUSTMENTS

ALTERNATE HIP ROOF DESIGN

MIRRORED LAYOUT

FENESTRATIONS & TRIM IN CONFORMANCE

FRONT PORCH / ENTRY REDESIGN

LINCOLN Architects LLC
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www.lincarc.com

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Consultants

Revisions	HDC SUBMISSION

NANTUCKET SEASONAL WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

Project Number
2023.087

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

Drawn By
GMc

Checked By
GMc

Date Issued
06/11/24

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Architects LLC
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Winchester Massachusetts 01890
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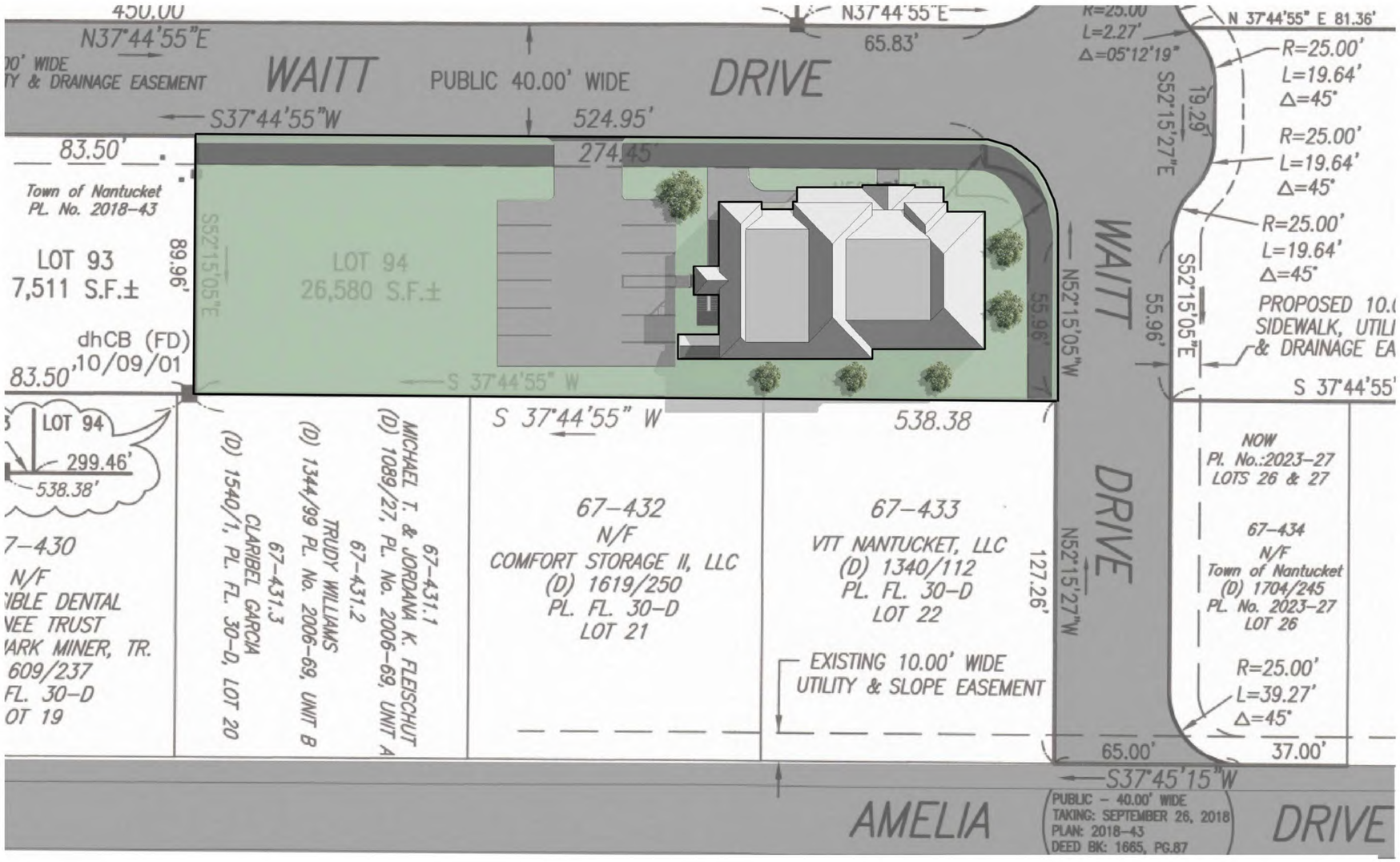

Revisions	HDC SUBMISSION

NANTUCKET SEASONAL
WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

SITE PLAN

Project Number	2023.087
Drawing Scale	N.T.S.
Drawn By	J.L.
Checked By	GMc
Date Issued	06/11/24

A0.0

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PERSPECTIVE - WAITT DRIVE

Revisions	HDC SUBMISSION

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EXTERIOR
BUILDING
IMAGES

Project Number	2023.087
Drawing Scale	N.T.S.
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Date Issued	06/11/24

A0.1



PERSPECTIVE - WAITT DRIVE



PERSPECTIVE - AMELIA DRIVE

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15 Waitt Drive
Nantucket, MA 02554

EXTERIOR BUILDING
IMAGE
SITE IMAGE

Project Number
2023.087

Drawing Scale
N.T.S.

Drawn By
J.L.

Checked By
GMc

Date Issued
06/11/24

A0.2

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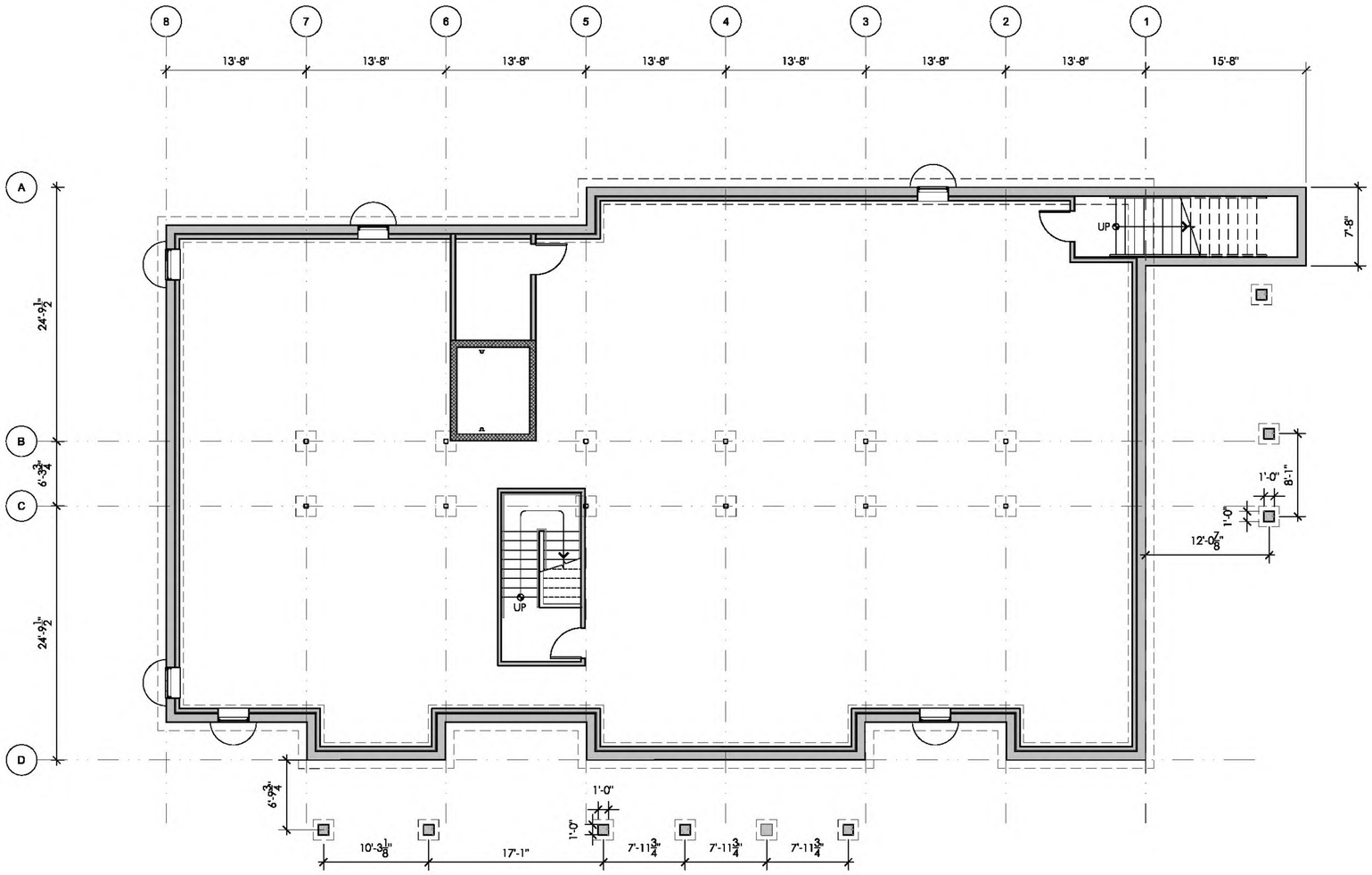
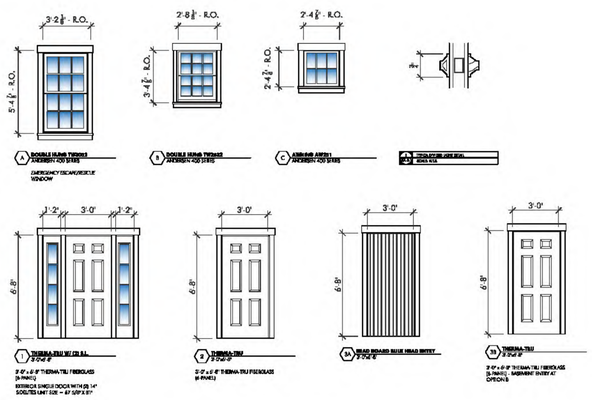


1 FOUNDATION PLAN
A1.0 SCALE: 3/16" = 1'-0"



Revisions HDC SUBMISSION

NANTUCKET SEASONAL
WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

FOUNDATION PLAN

Project Number
2023.087

Drawing Scale
3/16"=1'-0"

Drawn By
CAD

Checked By
GMc

Date Issued
06/11/24

A1.0

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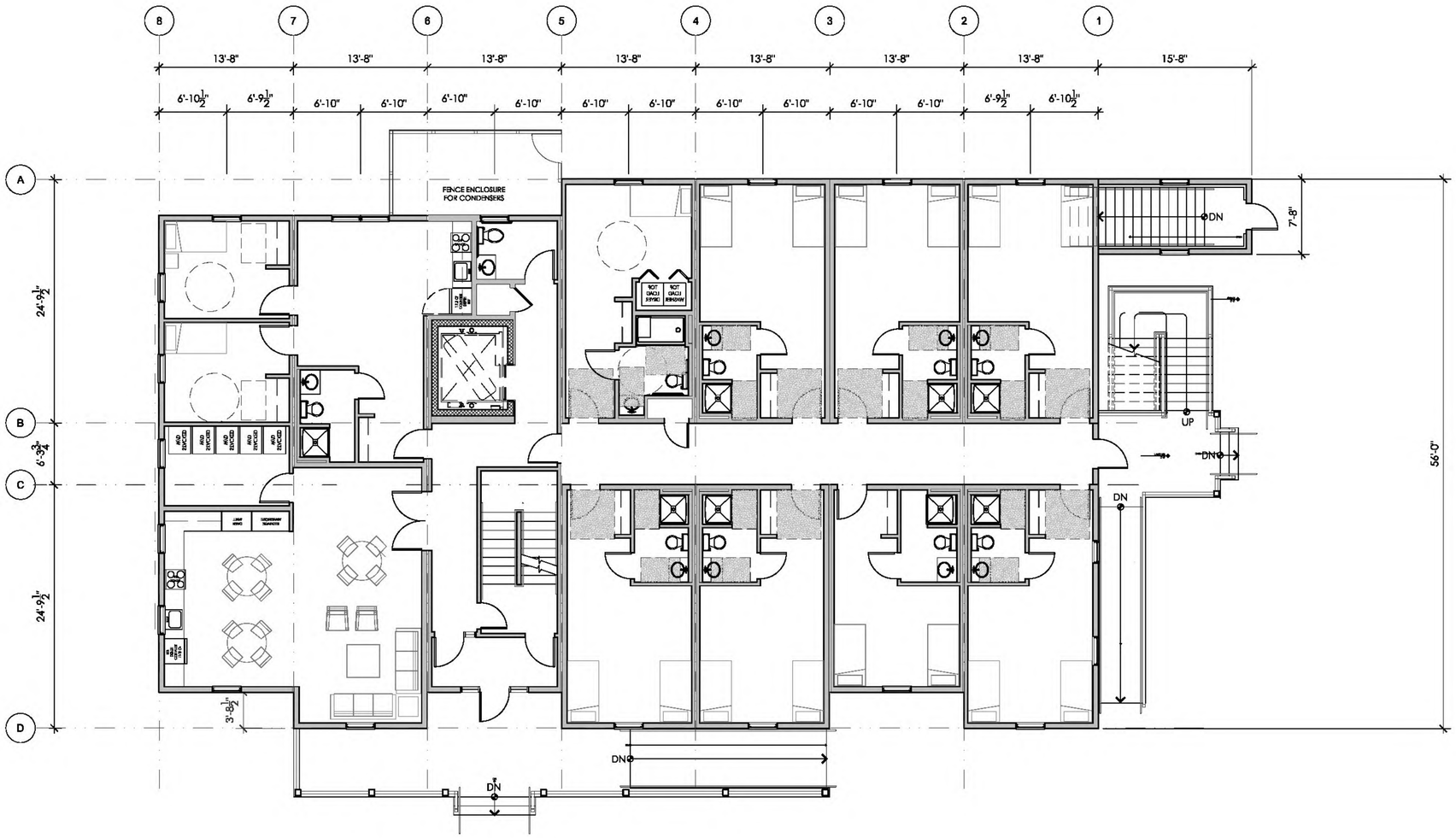

1 / A1.1 MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

Revisions	HDC SUBMISSION

NANTUCKET SEASONAL
WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

MAIN LEVEL
FLOOR PLAN

Project Number	2023.087
Drawing Scale	3/16"=1'-0"
Drawn By	CAD
Checked By	GMc
Date Issued	06/11/24

A1.1

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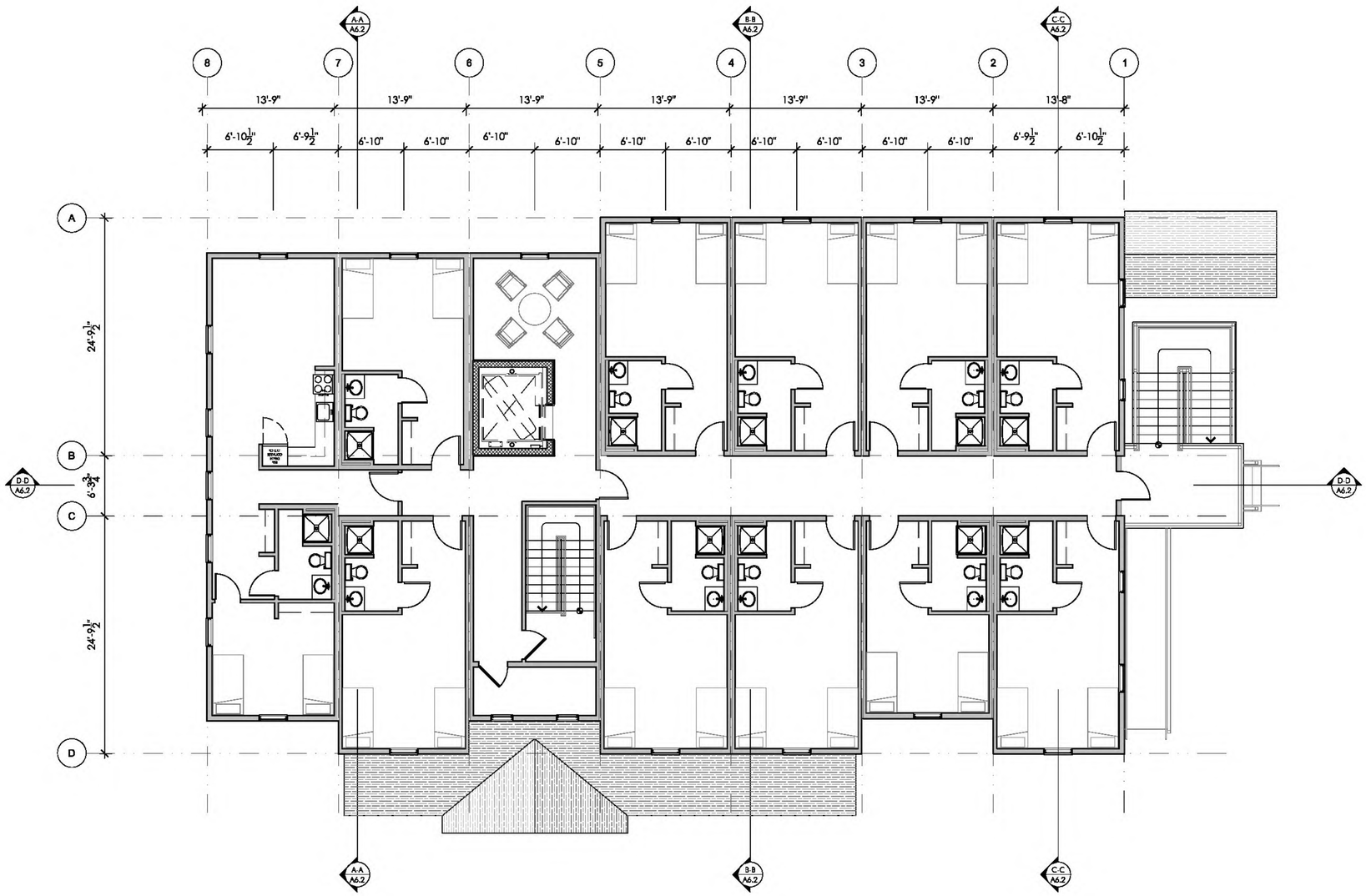

1 A1.2 UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

Revisions	HDC SUBMISSION

NANTUCKET SEASONAL
WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

UPPER LEVEL
FLOOR PLAN

Project Number
2023.087

Drawing Scale
3/16"=1'-0"

Drawn By
CAD

Checked By
GMc

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A1.2

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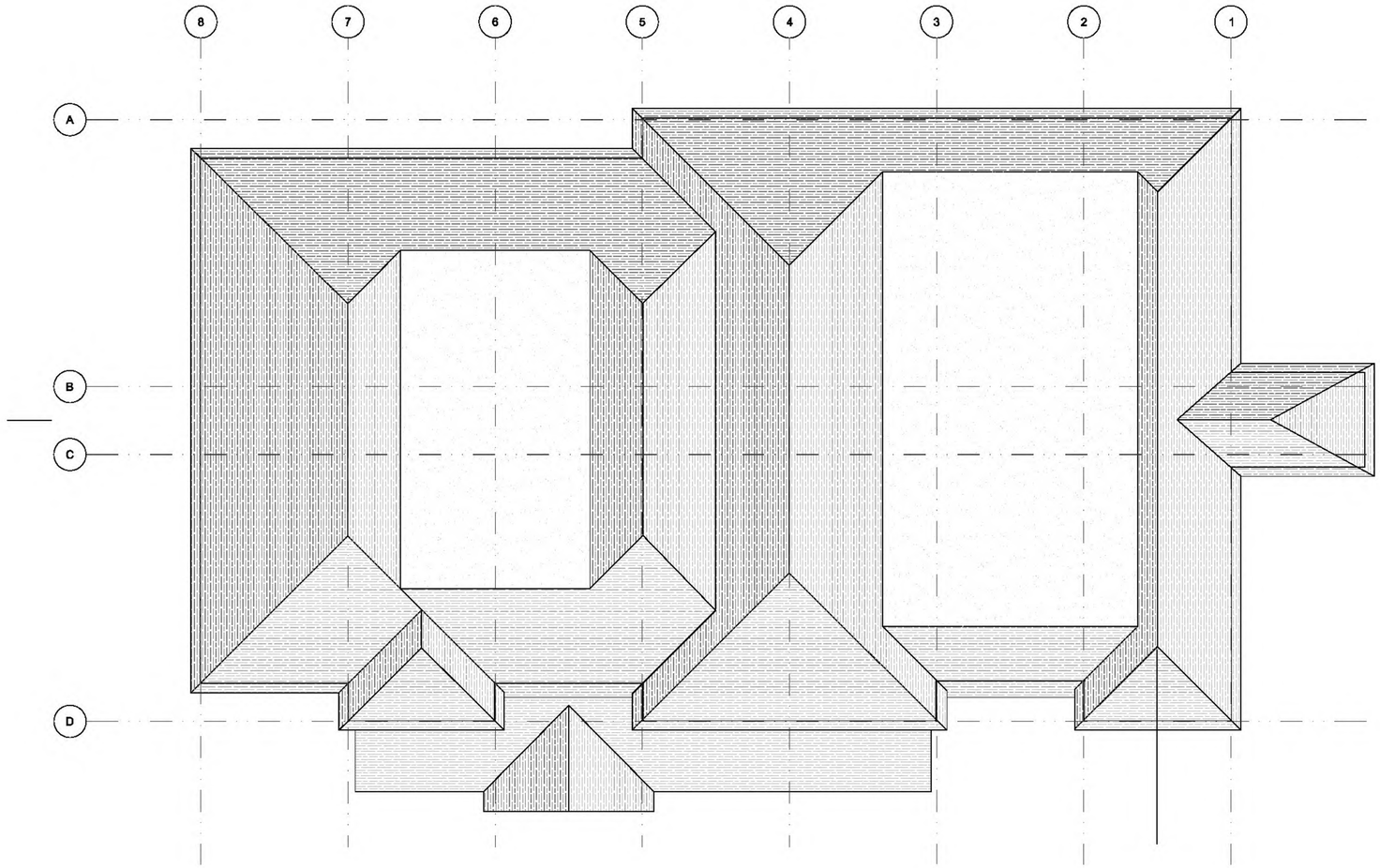

1 A2.1 ROOF PLAN
SCALE: 3/16" = 1'-0"

Revisions	HDC SUBMISSION

NANTUCKET SEASONAL
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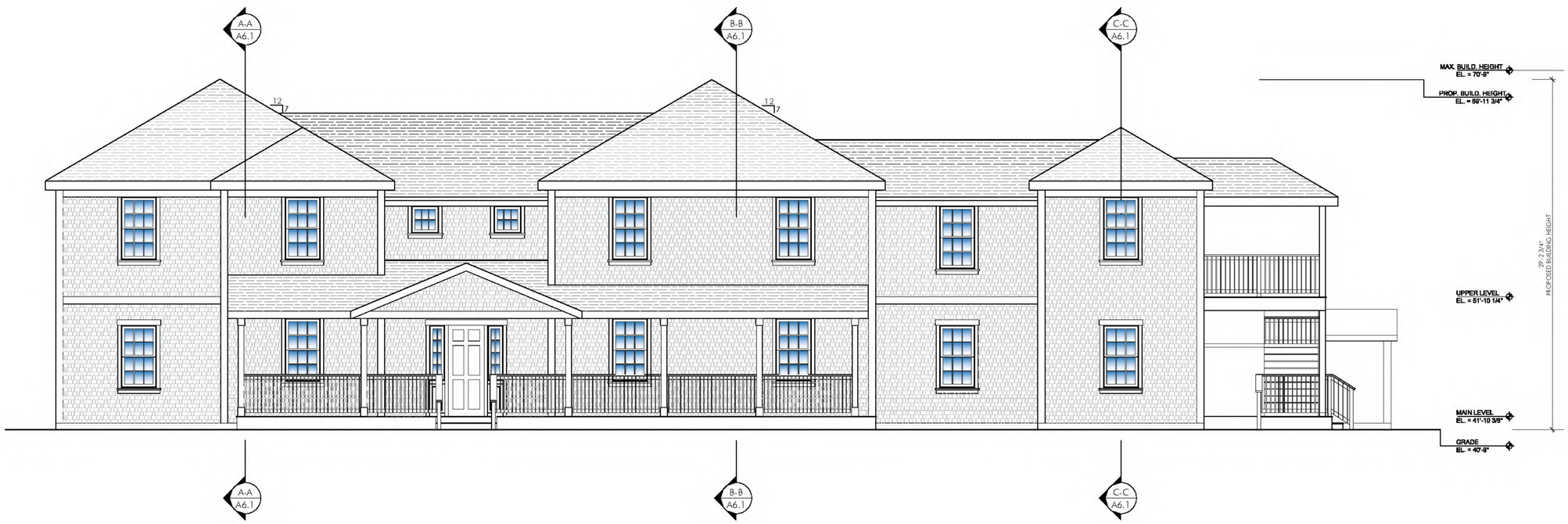
ROOF PLAN

Project Number	2023.087
Drawing Scale	3/16"=1'-0"
Drawn By	GMc
Checked By	GMc
Date Issued	06/11/24

A2.1



1 A3.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A3.1 WEST ELEVATION - RENDERING
SCALE: 1/4" = 1'-0"

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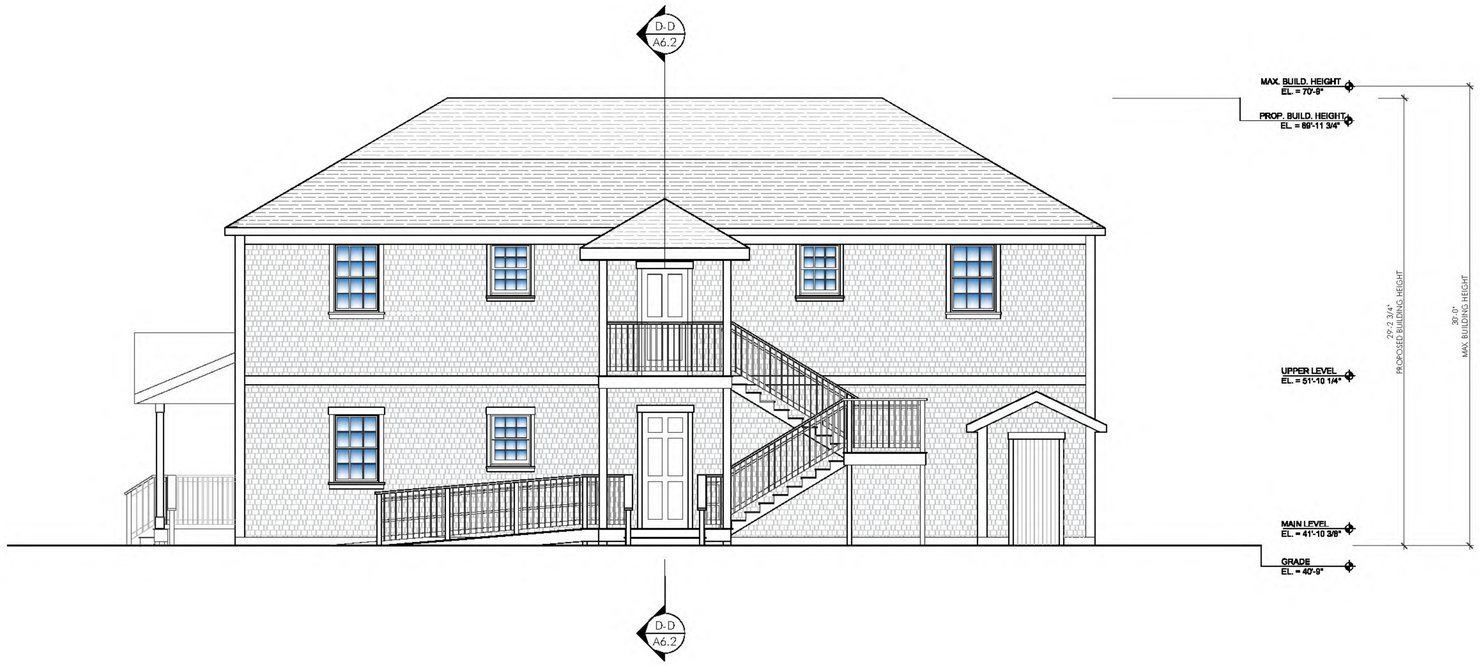
WEST ELEV.
WEST ELEV. - RENDERING

Project Number	2023.087
Drawing Scale	1/4"=1'-0"
Drawn By	GMc
Checked By	GMc
Date Issued	06/11/24

A3.1



1 / A3.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A3.2 SOUTH ELEVATION - RENDERING
SCALE: 1/4" = 1'-0"

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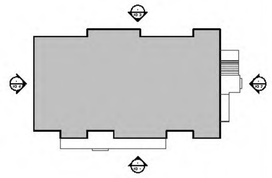

Revisions	HDC SUBMISSION

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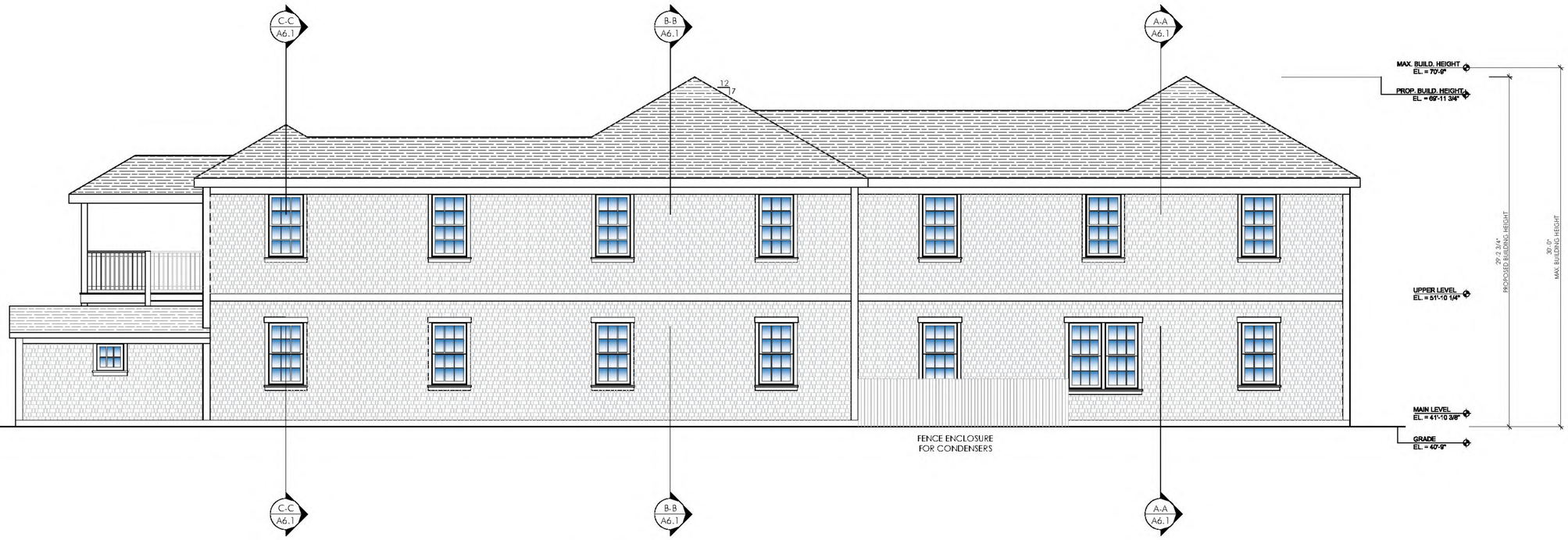
SOUTH ELEV.
SOUTH ELEV - REN.DERING

Project Number	2023.087
Drawing Scale	1/4"=1'-0"
Drawn By	GMc
Checked By	GMc
Date Issued	06/11/24

A3.2



1 A3.3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A3.3 EAST ELEVATION RENDERING
SCALE: 1/4" = 1'-0"

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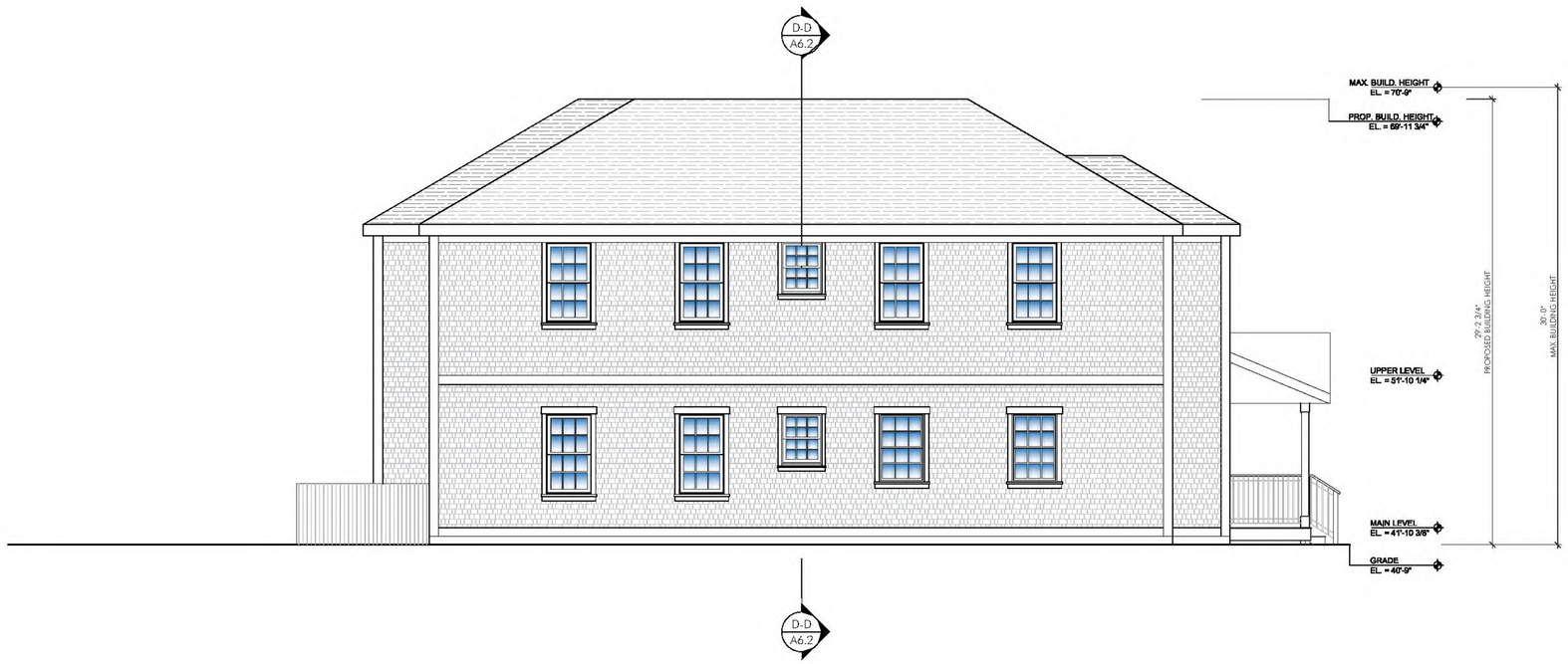
EAST ELEV.
EAST ELEV. - RENDERING

Project Number	2023.087
Drawing Scale	1/4"=1'-0"
Drawn By	GMc
Checked By	GMc
Date Issued	06/11/24

A3.3



1 / A3.4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A3.4 NORTH ELEVATION RENDERING
SCALE: 1/4" = 1'-0"

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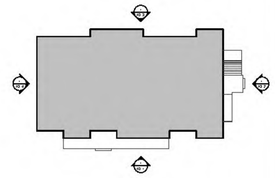

Revisions	HDC SUBMISSION

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NORTH ELEV.
NORTH ELEV. - RENDERING

Project Number	2023.087
Drawing Scale	1/4"=1'-0"
Drawn By	GMc
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A3.4



PERSPECTIVE - WAITT DRIVE



PERSPECTIVE - WAITT DRIVE
ALT A - NO BELLY BAND

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EXTERIOR
BUILDING
IMAGES
ALTERNATES

Project Number
2023.087

Drawing Scale
N.T.S.

Drawn By
J.L.

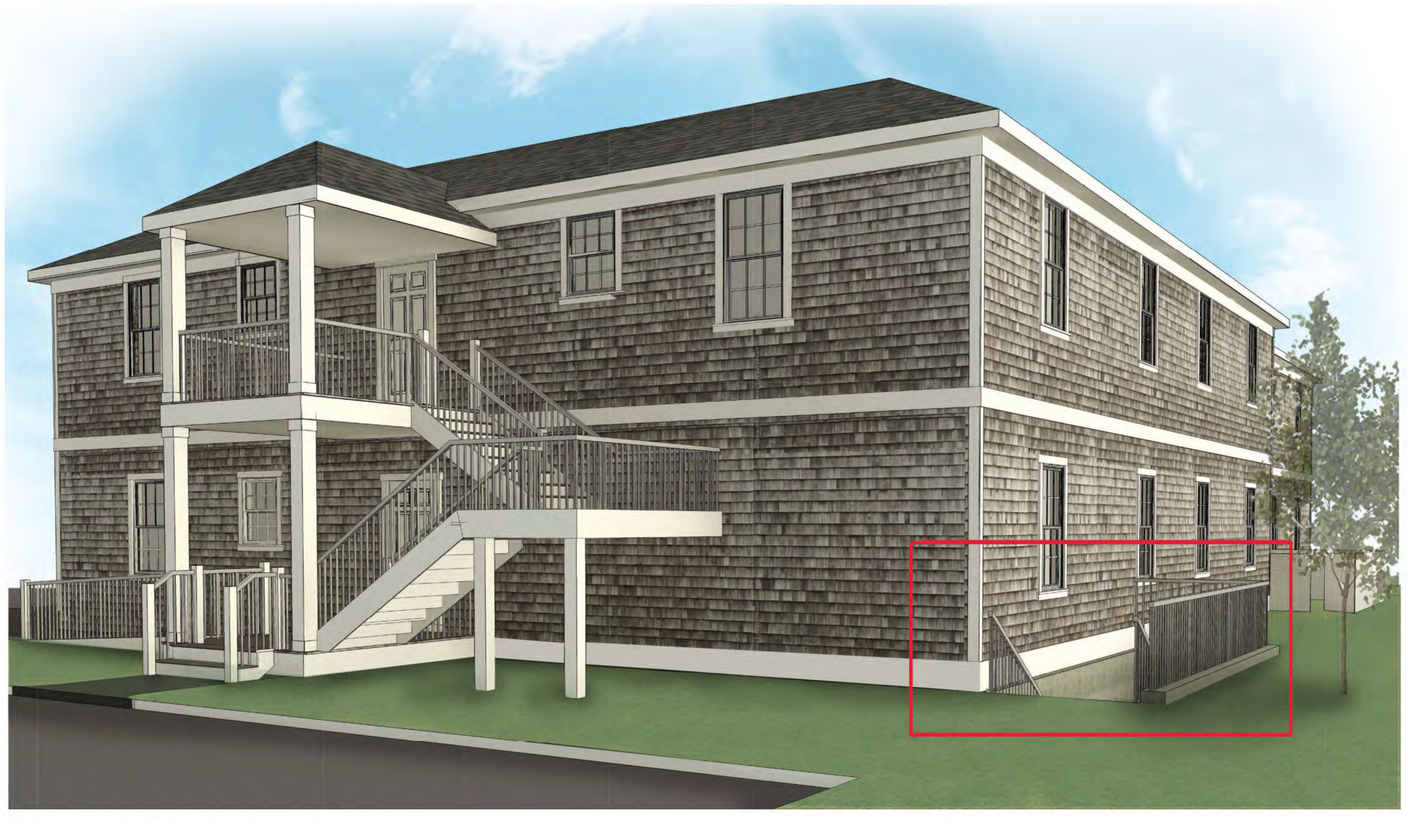
Checked By
GMc

Date Issued
06/11/24

A4.1



PERSPECTIVE - PARKING LOT SOUTH FACADE



PERSPECTIVE - PARKING LOT SOUTH FACADE
ALT A - RECESSED BASEMENT ENTRY

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EXTERIOR
BUILDING
IMAGES
ALTERNATES

Project Number
2023.087

Drawing Scale
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Checked By
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Date Issued
06/11/24

A4.2



EAST ELEVATION
ALT A - RECESSED BASEMENT ENTRY

1 A5.2 EAST ELEVATION RENDERING
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
ALT A - RECESSED BASEMENT ENTRY

2 A5.2 SOUTH ELEVATION - RENDERING
SCALE: 1/4" = 1'-0"

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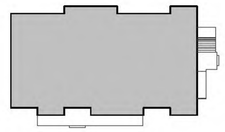

Revisions	HDC SUBMISSION

NANTUCKET SEASONAL
WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

SOUTH ELEV. - NO BULKHEAD
SOUTH ELEV. - NO BULKHEAD
RENDERING

Project Number
2023.087

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

Drawn By
GMc

Checked By
GMc

Date Issued
06/11/24

A5.2











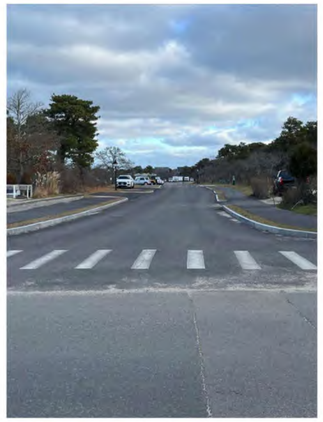





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NANTUCKET SEASONAL
WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

SITE PHOTO'S

Project Number	2023.087
Drawing Scale	1/4"=1'-0"
Drawn By	GMc
Checked By	GMc
Date Issued	06/11/24

A6.1

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	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

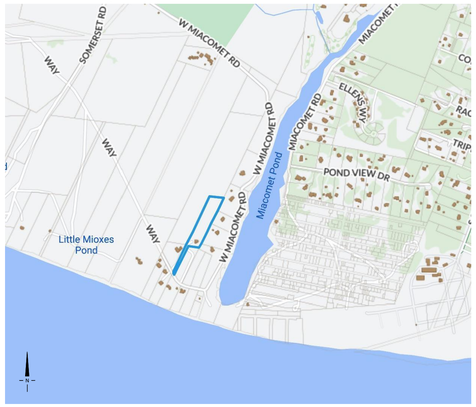
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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





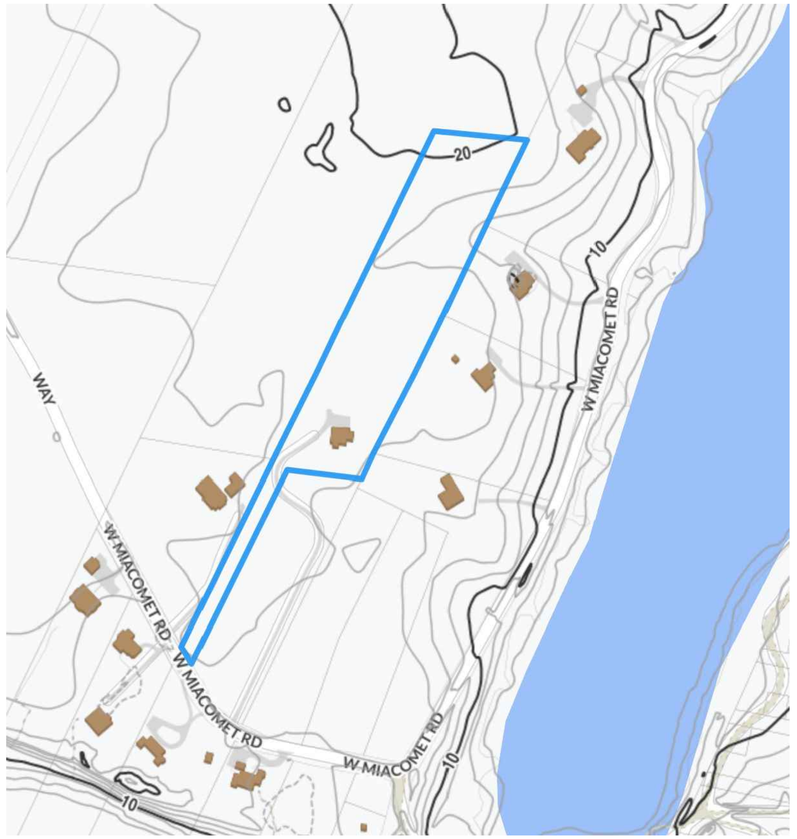



PHOTO 1


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

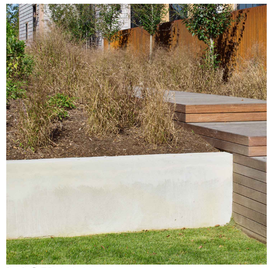
HDC.01

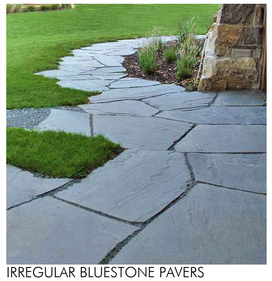
HARDSCAPE MATERIALS


BLUESTONE POOL COPING


BLUESTONE RISERS


36" (H) CORTEN STEEL SAFETY FENCE


PARGED WALL


IRREGULAR BLUESTONE PAVERS

NATURAL PLANTING


BLUESTEM

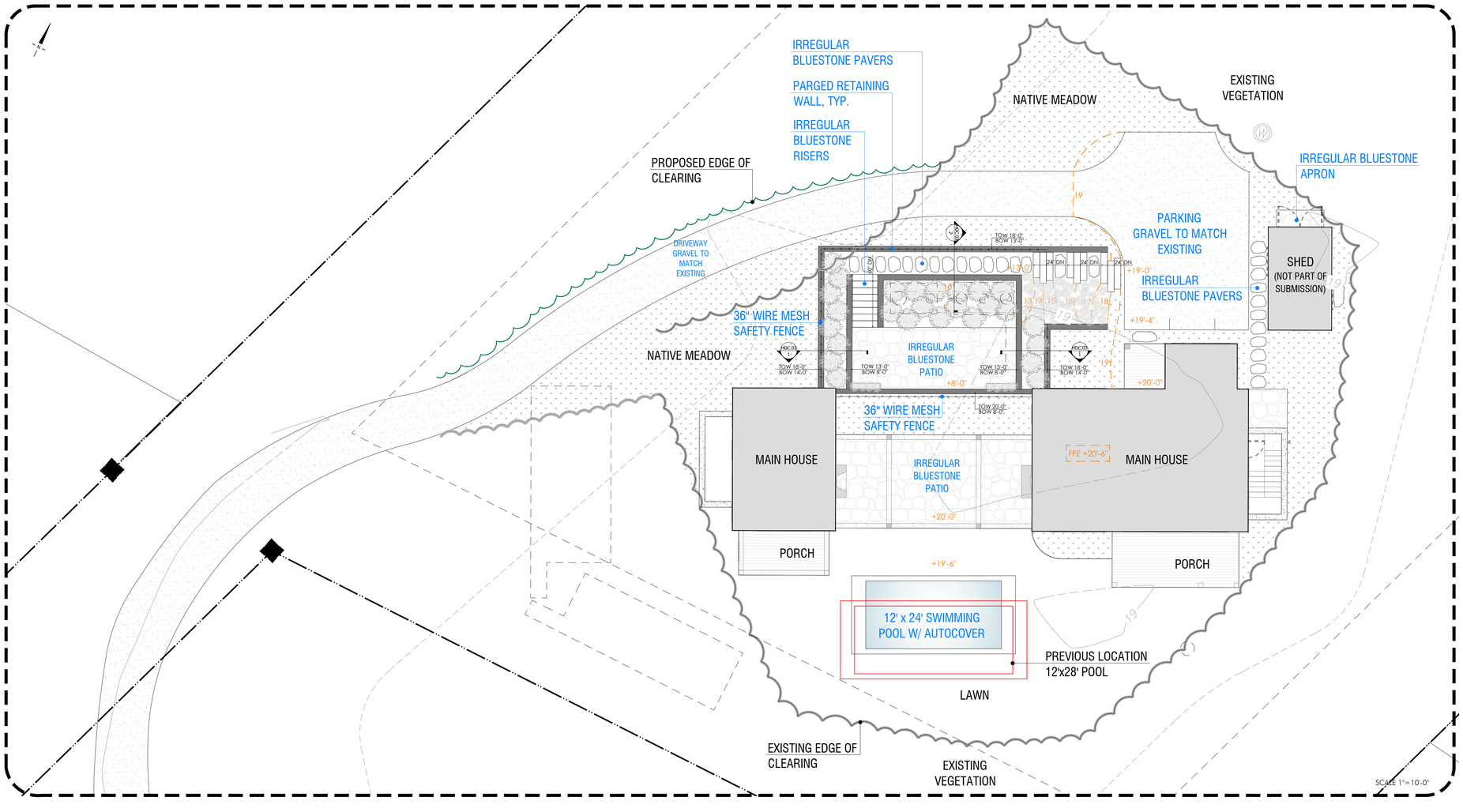

LOWBUSH BLUEBERRY


BAYBERRY

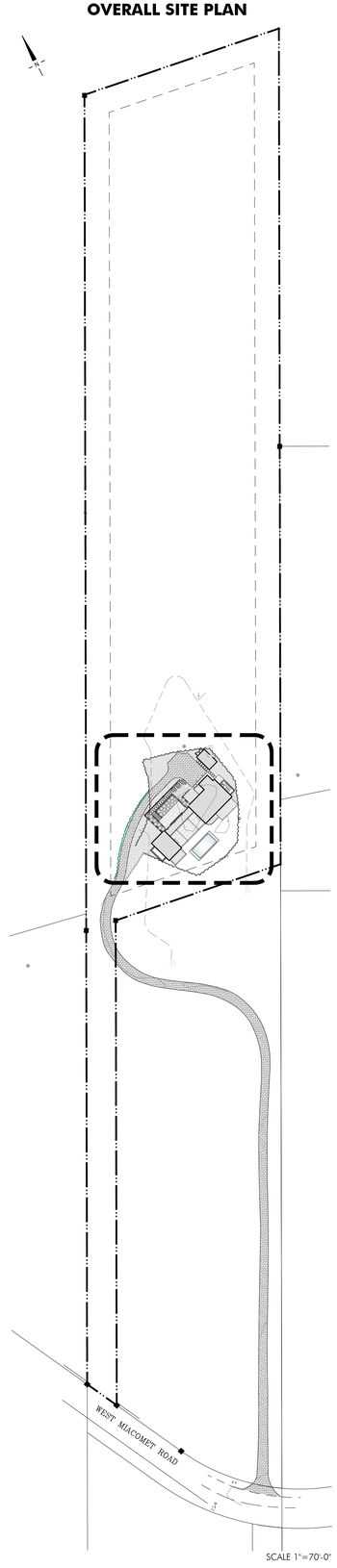

FESCUE


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"

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
CROSS SECTION

DRAWING INFO

DATE	APRIL 18, 2024
SCALE	1/4"=1'-0"
DRAWN BY	VS

HDC.03











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
POOL STAKING

DRAWING INFO

DATE	APRIL 18, 2024
SCALE	3/32"=1'-0"
DRAWN BY	VS

HDC.04

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.

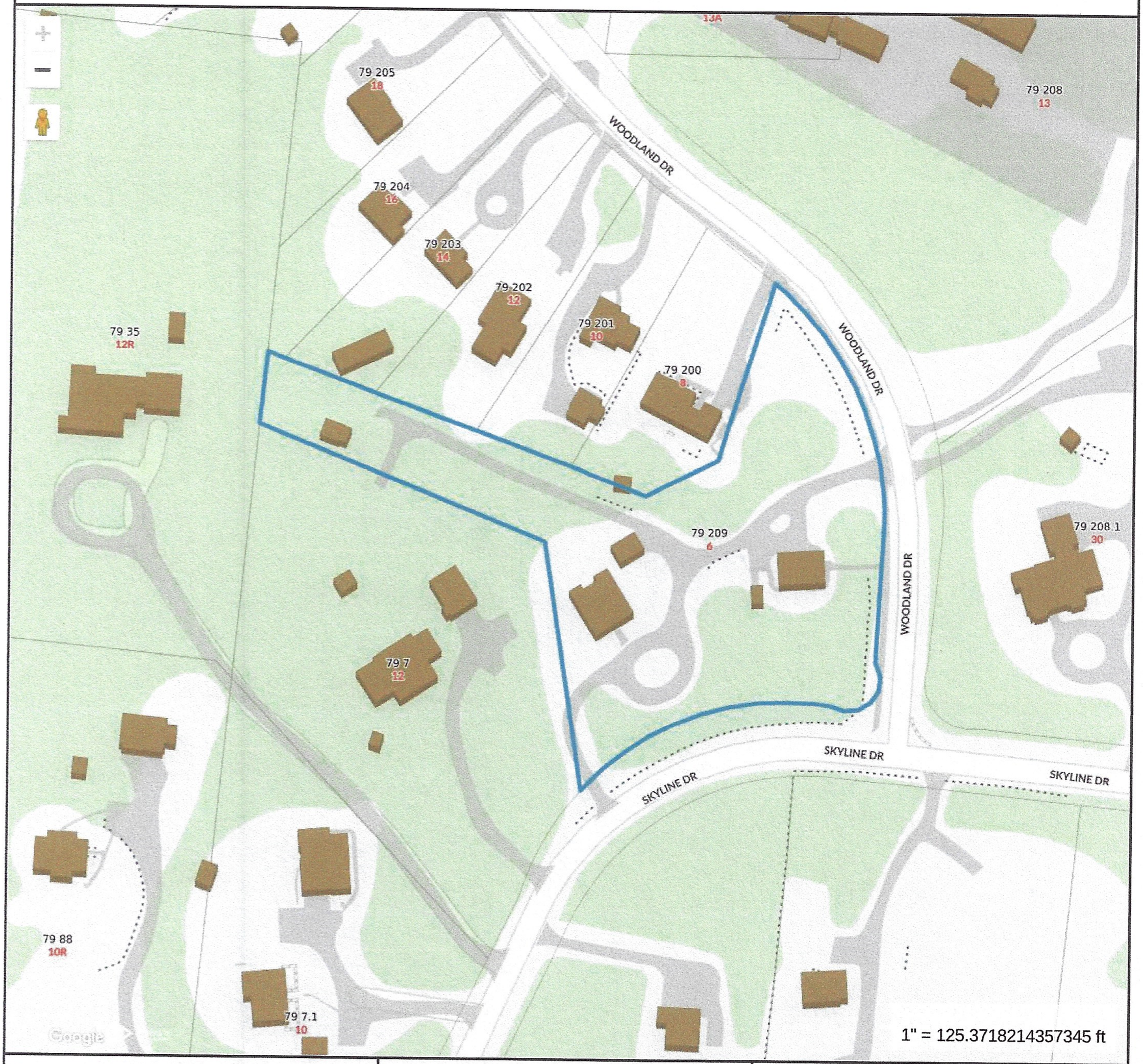
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

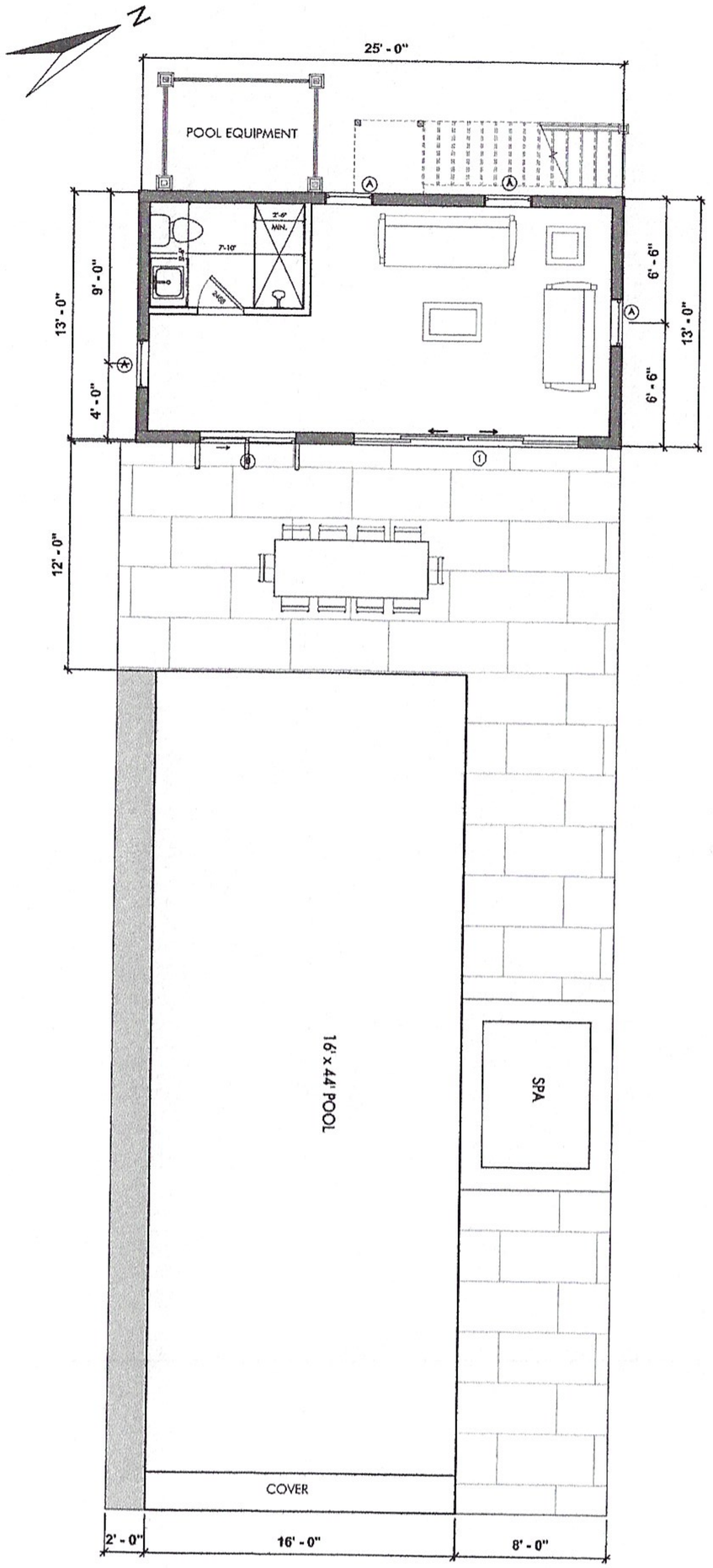
Property ID	7452
Location	6 WOODLAND DR
Owner	SKYLINE ROAD LLC

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.

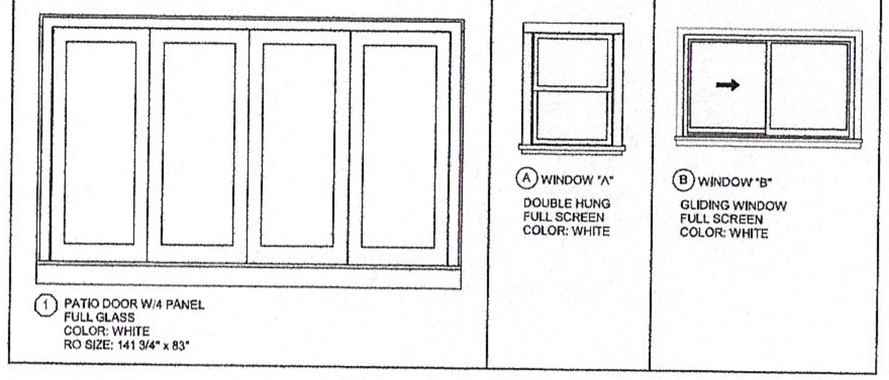


2 FIRST FLOOR
1/4" = 1'-0"

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

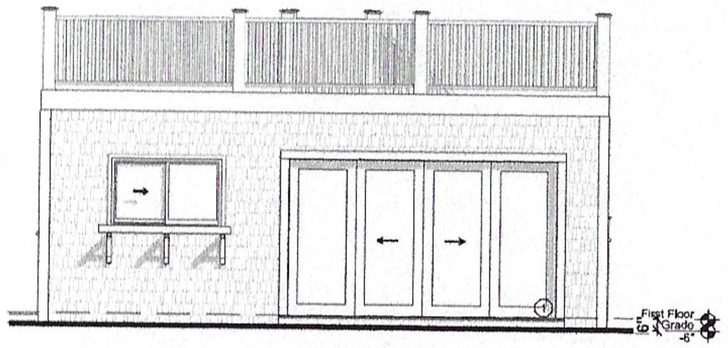
EXTERIOR DOORS & WINDOWS



(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

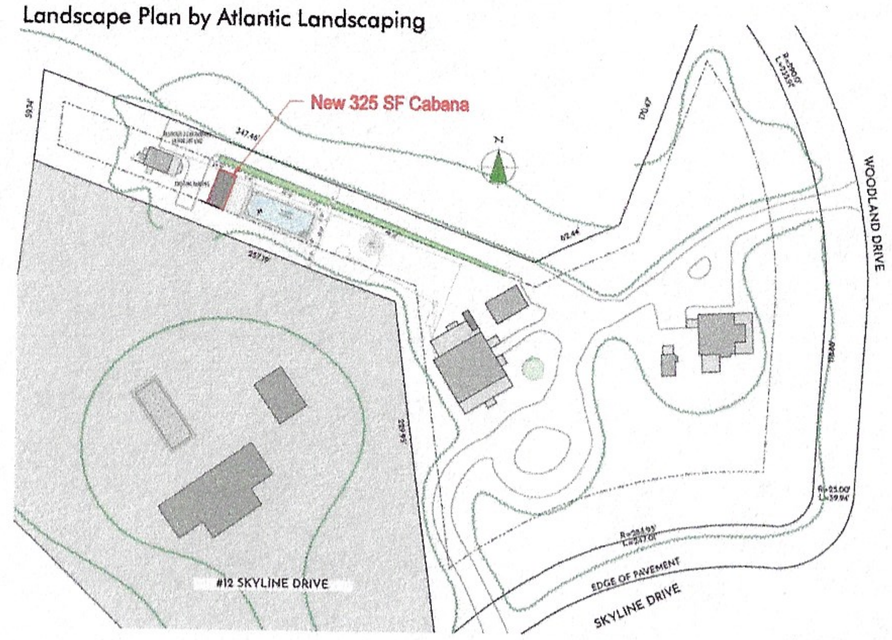


3 PROPOSED EAST ELEVATION
1/4" = 1'-0"

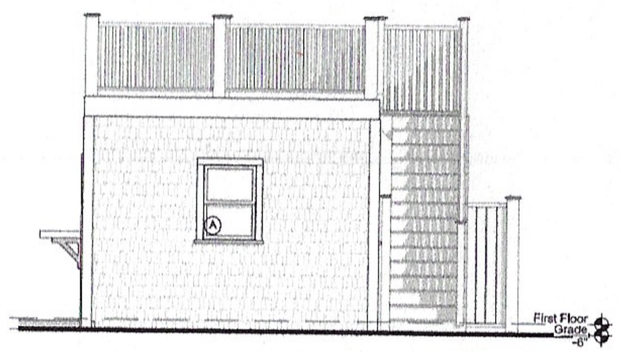


Map & Parcel:	79/ 209
Zoning:	LUG-2
Min. Frontage:	50' Required
Front Setback	35'
Side/Rear Setback:	15'
Lot Size:	86,248 SF
Min. Lot Size:	80,000 SF
Allowable Ground Cover:	4% or 3,450 SF
Proposed Ground Cover:	325 SF

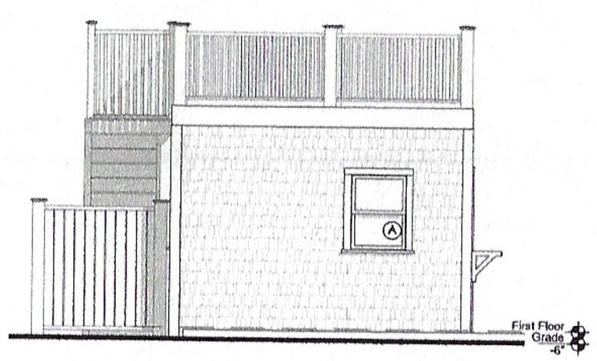
Landscape Plan by Atlantic Landscaping



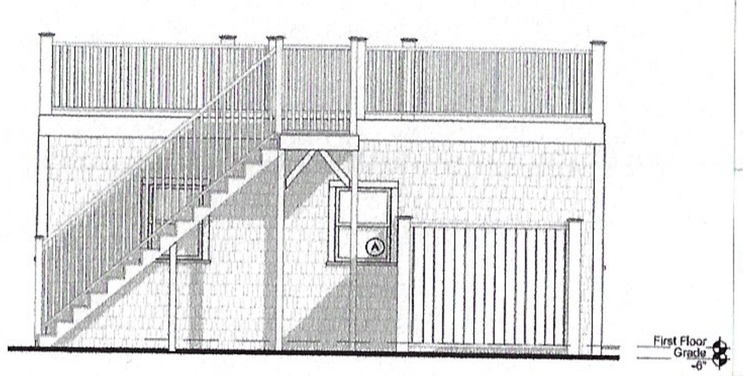
1 SITE PLAN
1" = 60'-0"



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:

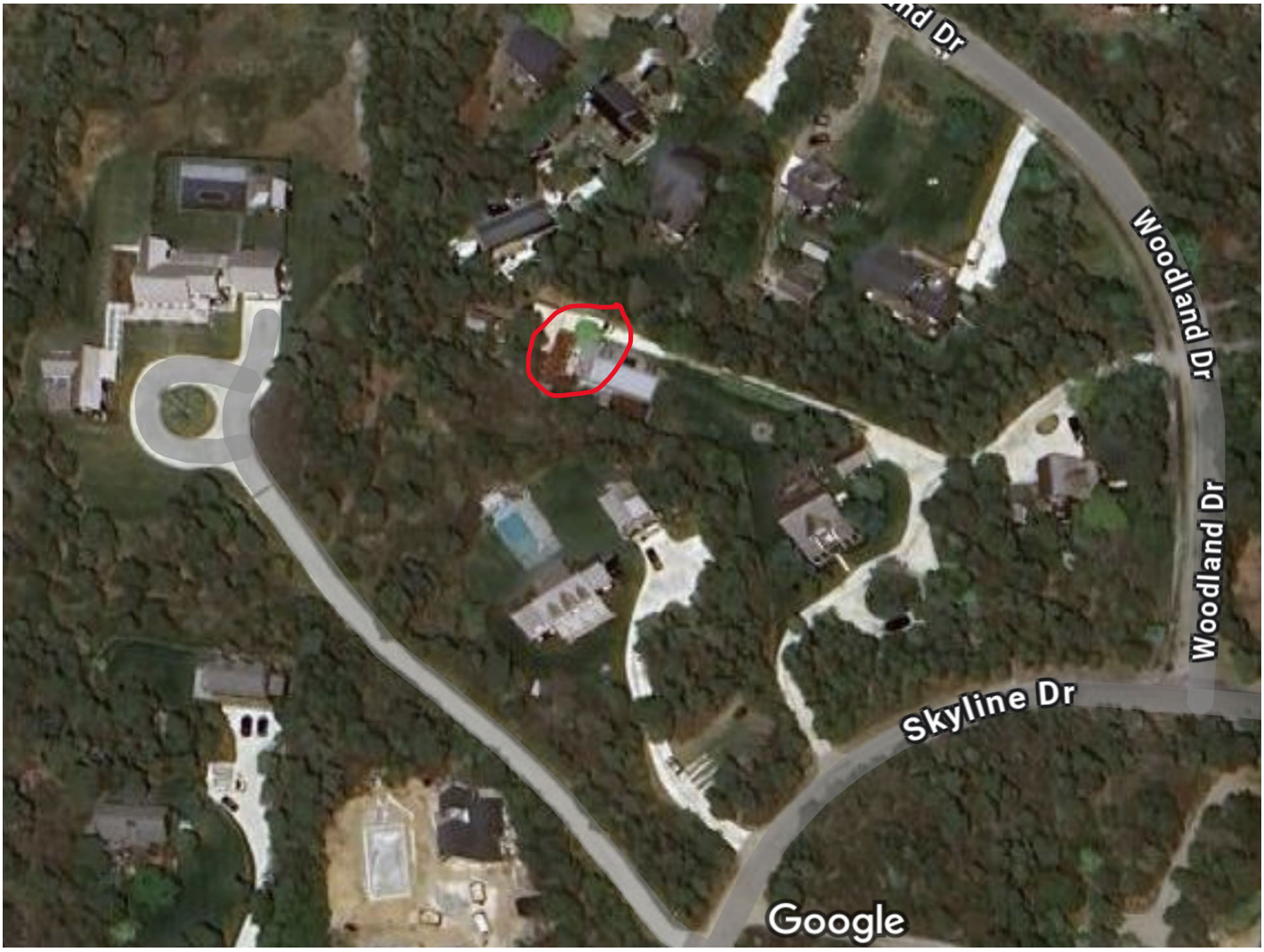
Y. K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-6705

FLOOR PLAN & ELEVATIONS

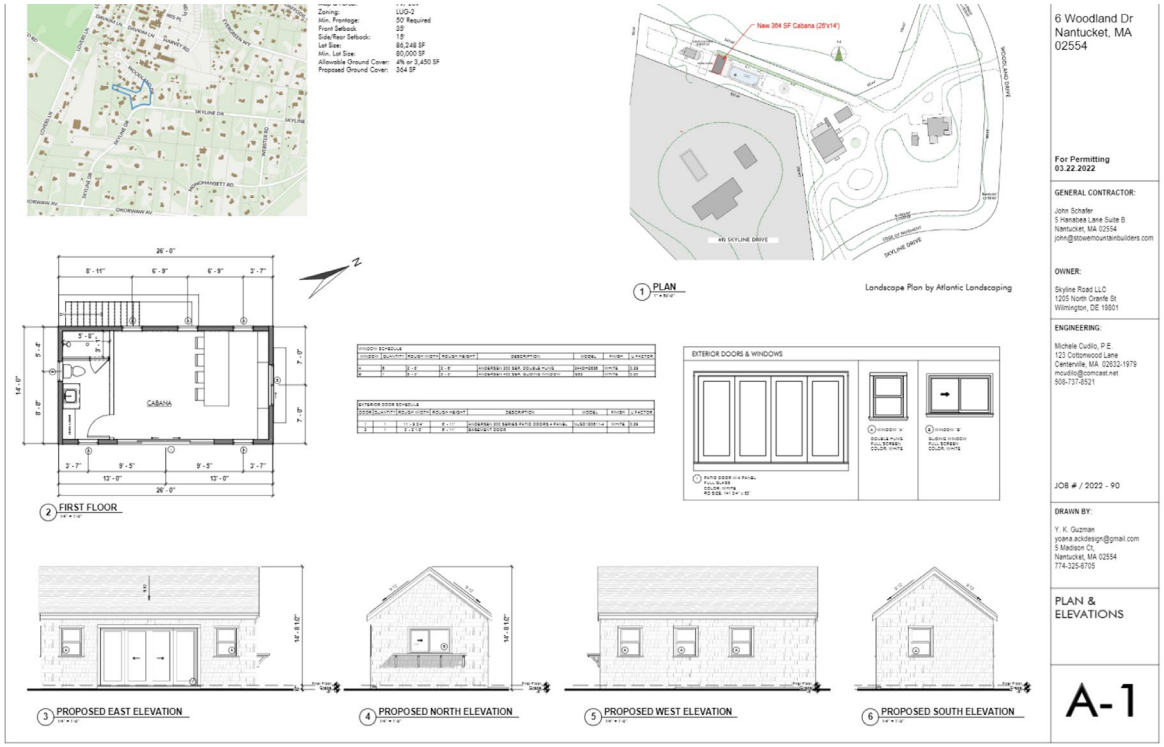
A-1

6 WOODLAND DRIVE – NEW POOL HOUSE





PREVIOUS APPROVAL IN 2022





OPOSED LANDSCAPE PLAN
ALE: 1" = 20'

atlantic LANDSCAPING, INC.

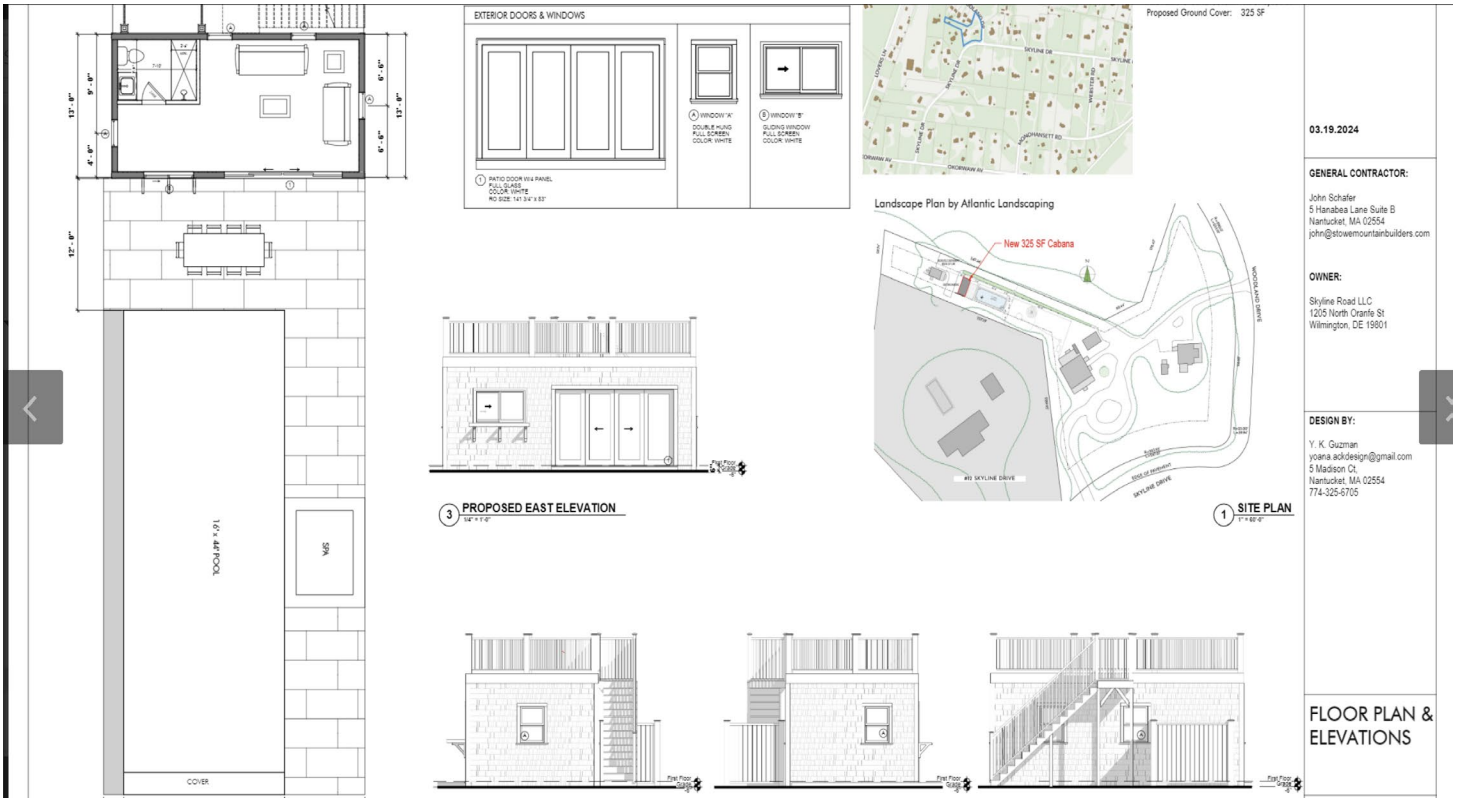
MARK	DATE

Landscape Plan

Landscape at
6 Woodland Dr.
Nantucket, Ma.
02554

M: 79
P: 209
Zoning: LUG-2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 3/6/22
Drawing No.:

L-1



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

FROM WOODLAND DRIVE – SECONDARY DWELLING



FROM SKYLINE DRIVE – PRIMARY DWELLING



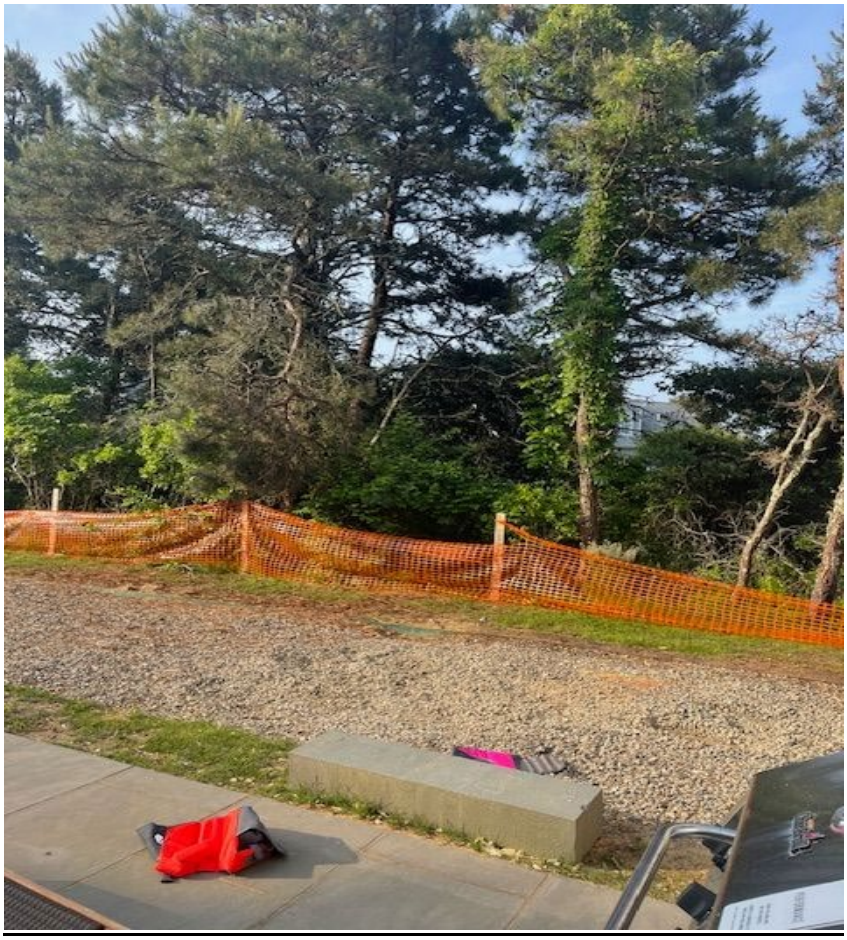


LOOKING AT THE REAR OF THE PRIMARY DWELLING FROM THE CABANA LOCATION

THE ORANGE FENCE IS THE NEIGHBORS' AT 12 SKYLINE DRIVE



VIEW FROM POOL HOUSE LOCATION TO THE NEIGHBORS' AT 12 SKYLINE DRIVE







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®: Short Hills, NJ 07078

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City, State, ZIP+4®: Nantucket MA 02534

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Street and Apt. No., or PO Box No.: 121 South Alhambra Circle
City, State, ZIP+4®: Coral Gables, FL 33146

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City, State, ZIP+4®: Nantucket MA 02534

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Street and Apt. No., or PO Box No.: 24 Dockside Lane PHD #152
City, State, ZIP+4®: Key Largo, FL 33037

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City, State, ZIP+4®: New Canaan, CT 06840

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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

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

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HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 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

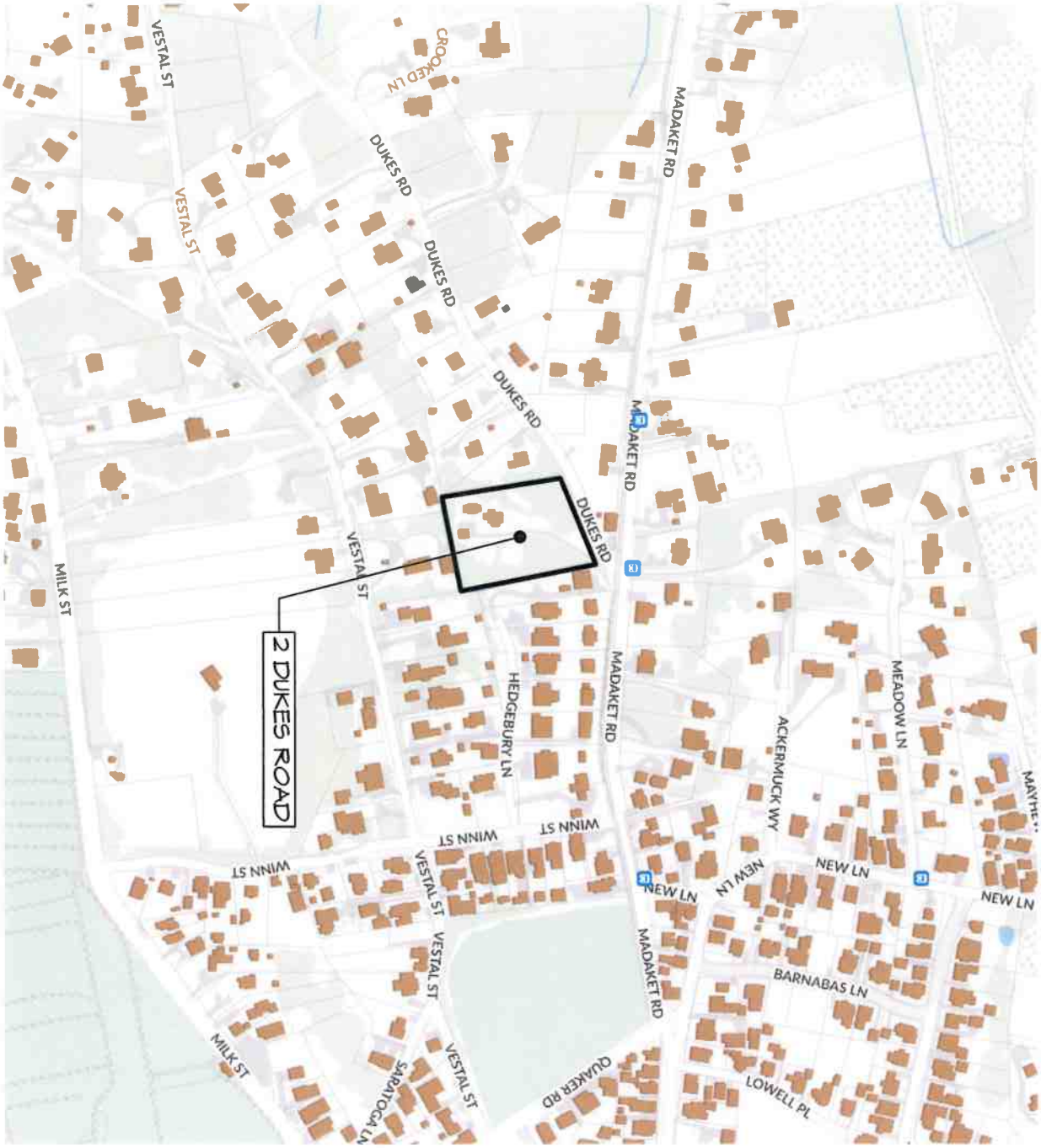
4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

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

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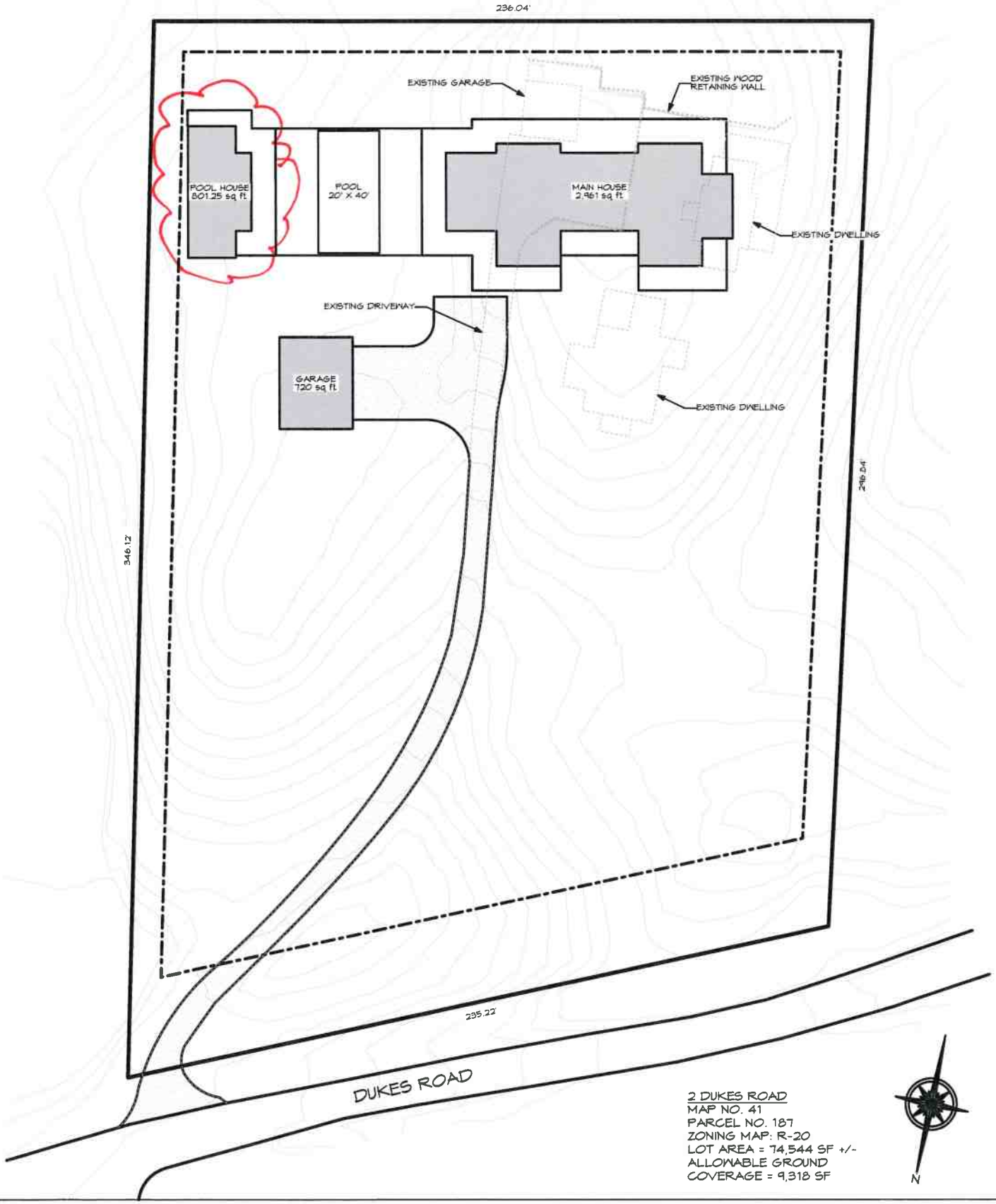
Locus Plan

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
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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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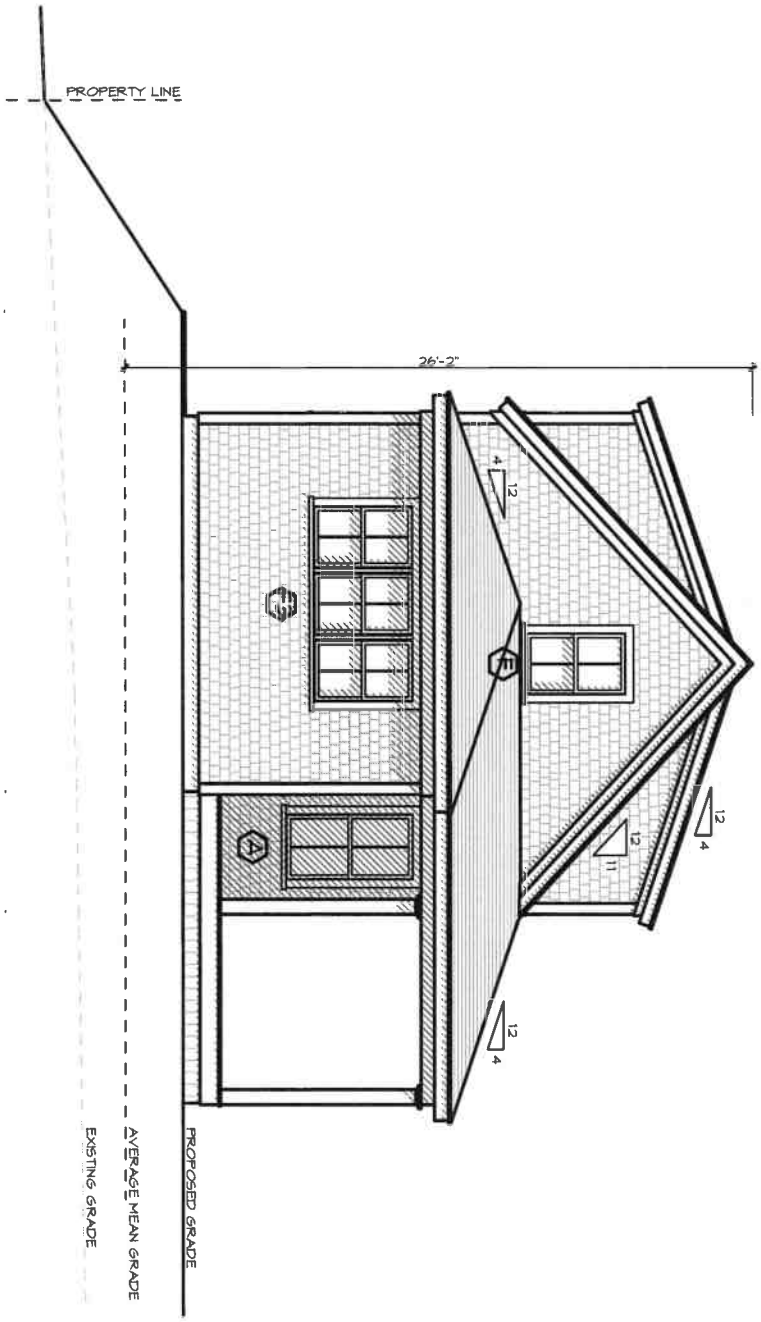
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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North Elevation

BOTTICELLI & POHL

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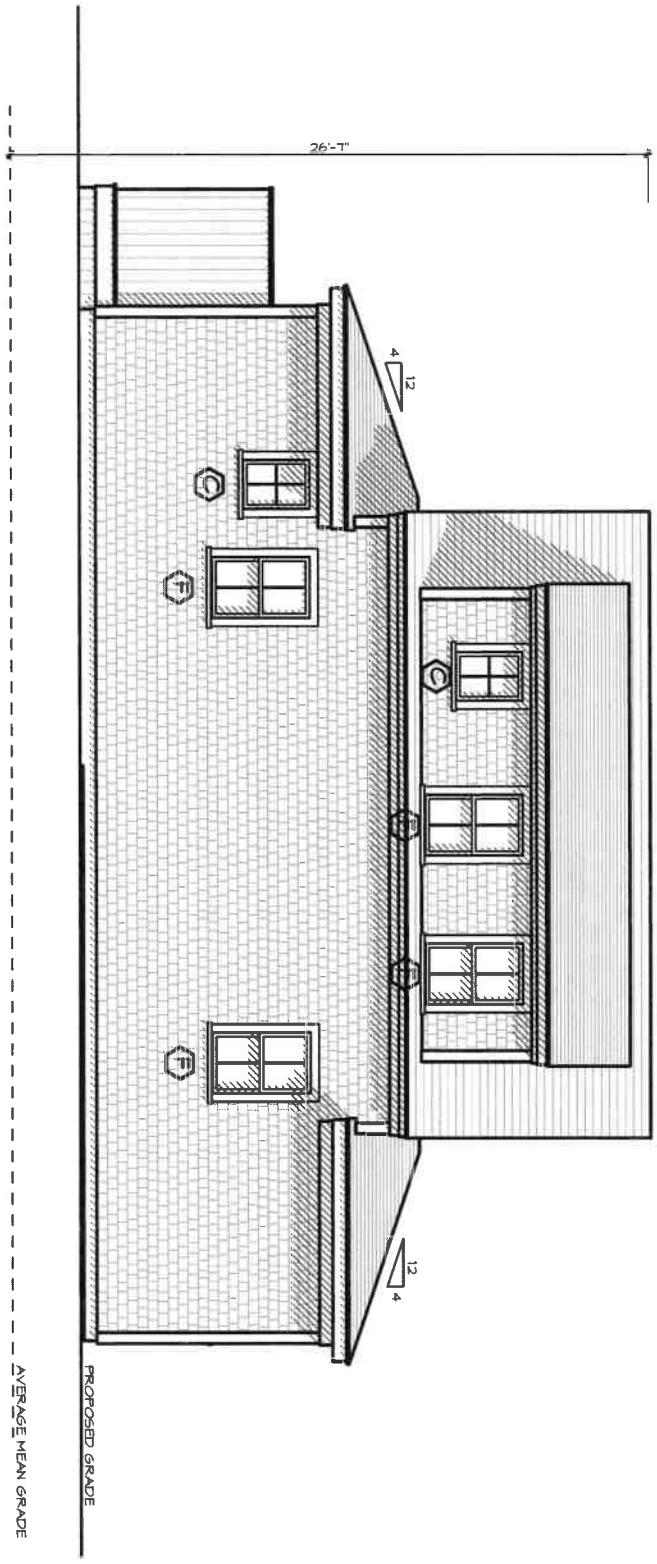
31 STATE STREET, BOSTON, MA 02109 P 617.482.4543
BOTTICELLIANDPOHL.COM



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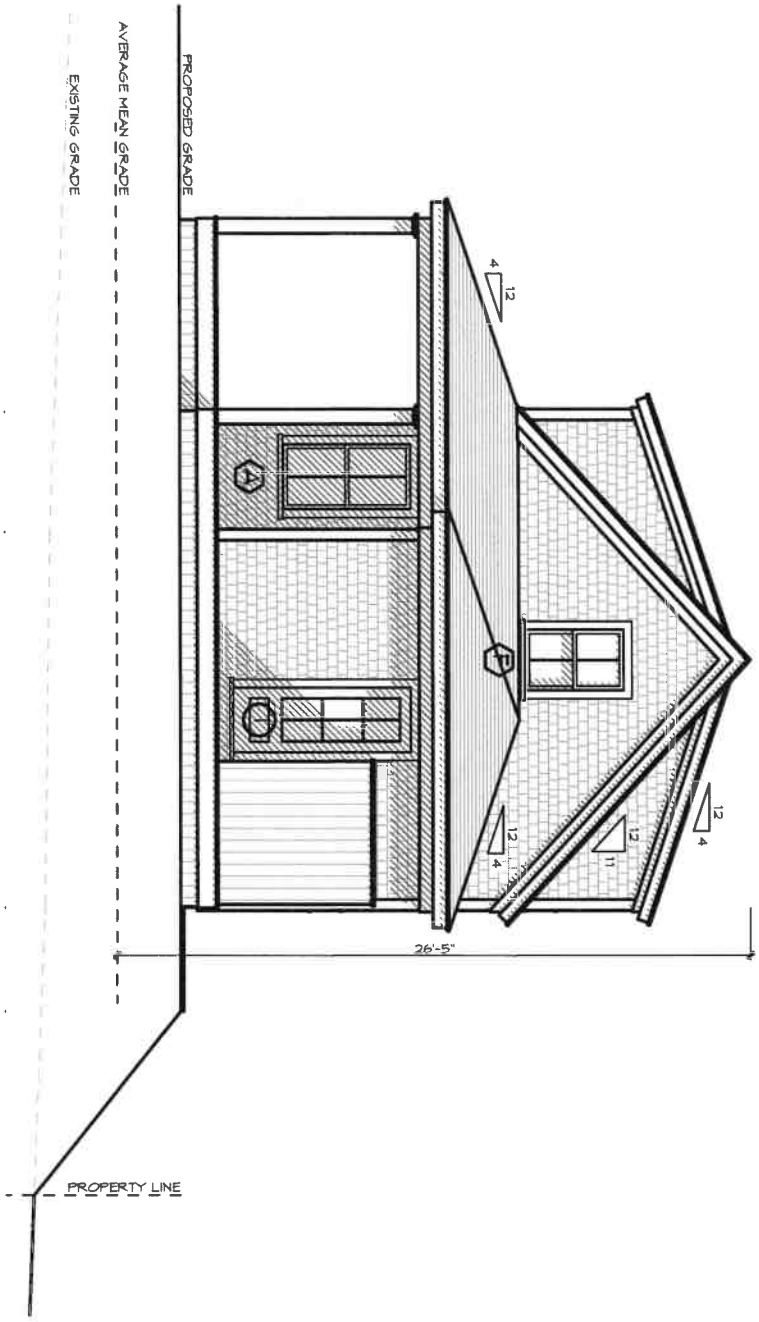
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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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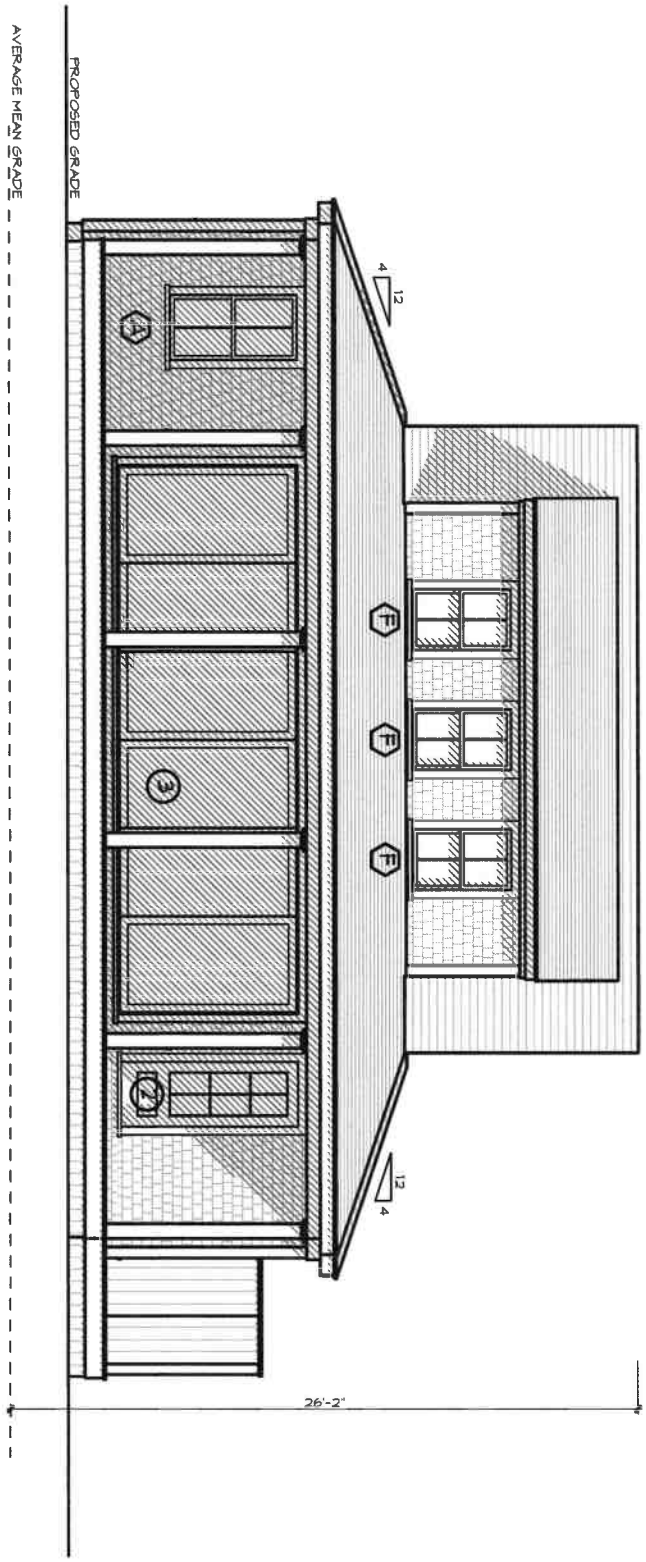
South Elevation

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

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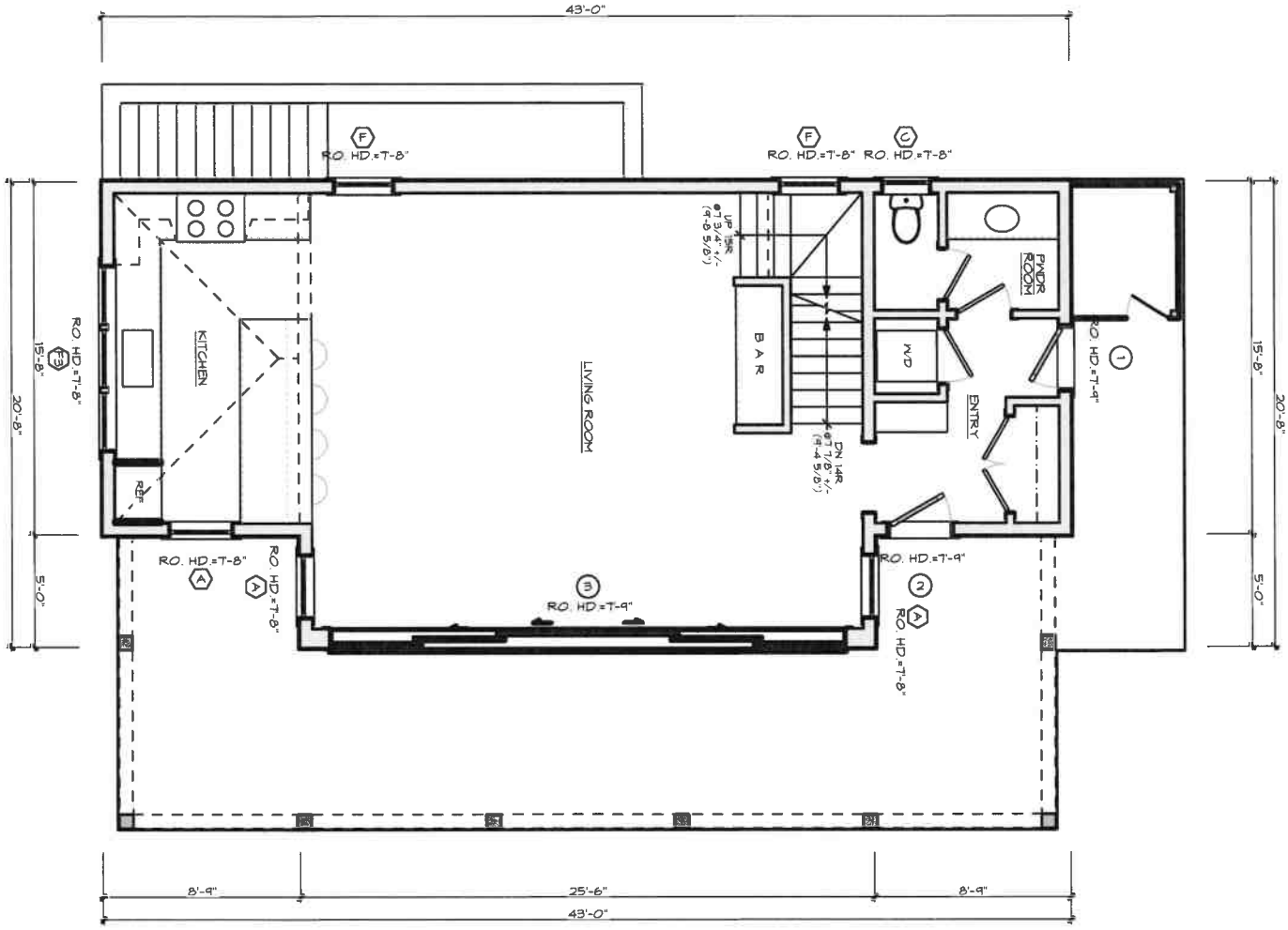
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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Residence at
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Nantucket, MA 02554

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PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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First Floor Plan

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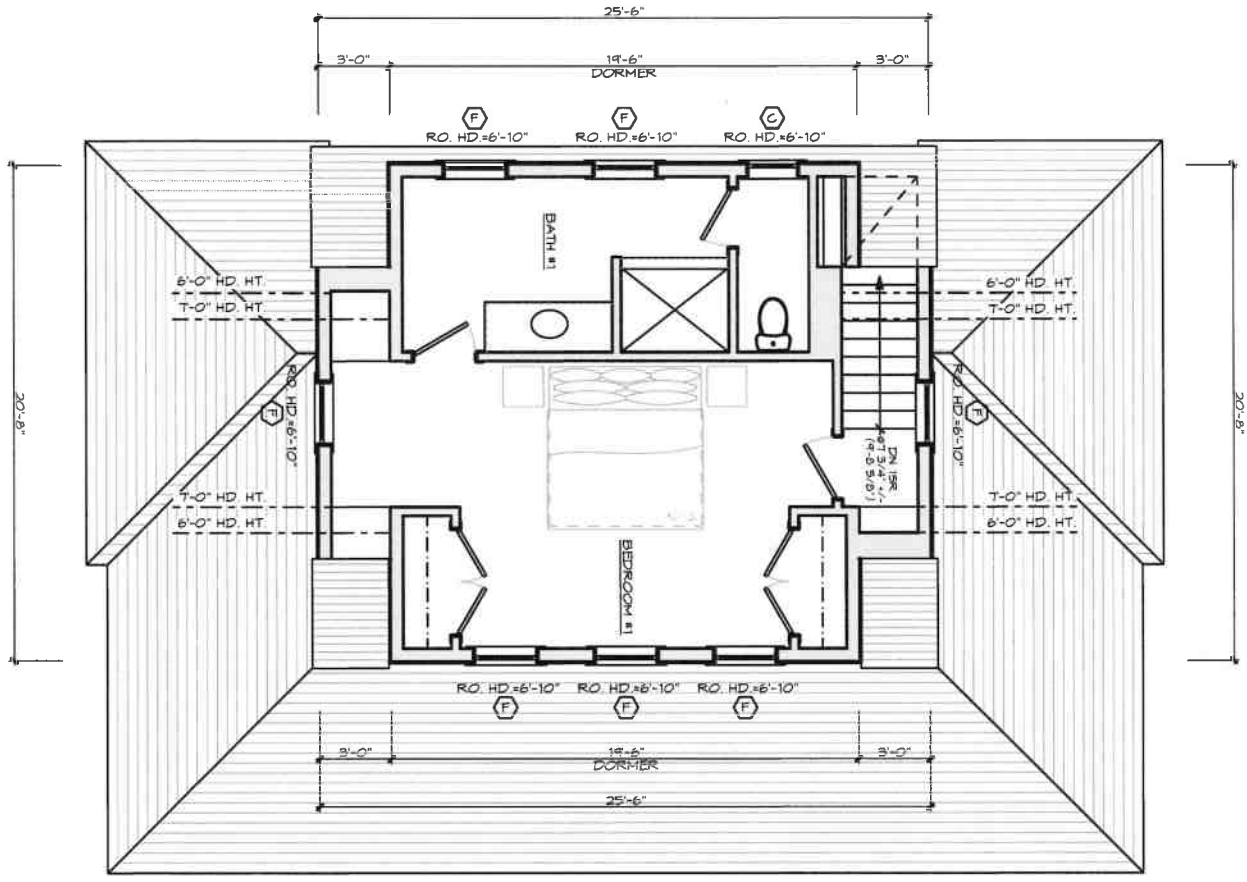

ID # A-1.2

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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

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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

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Botticelli + Pohl
11 Old South Road
Nantucket, MA 02554

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London, NW8 9QR
United Kingdom

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HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 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

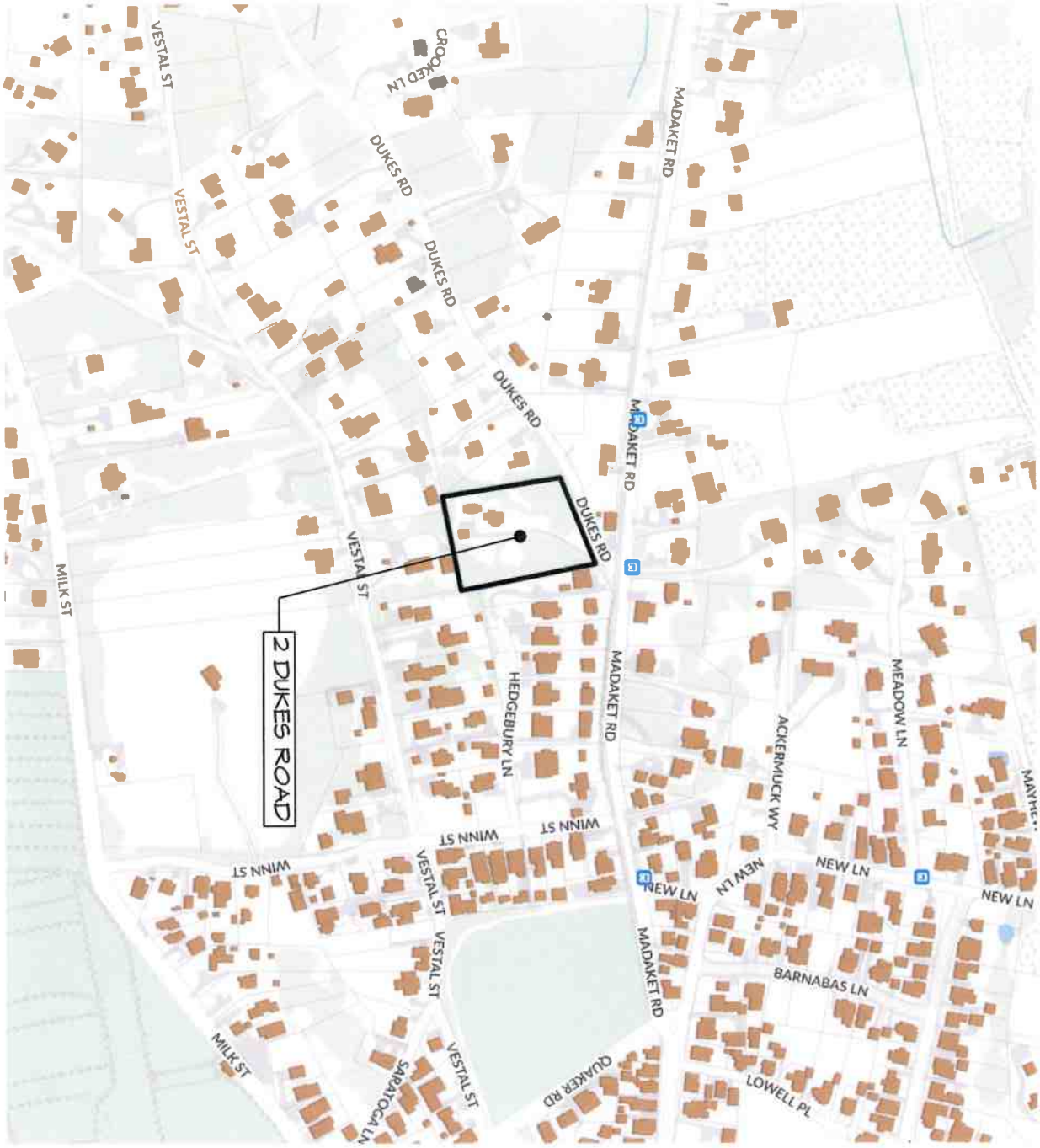
4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

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

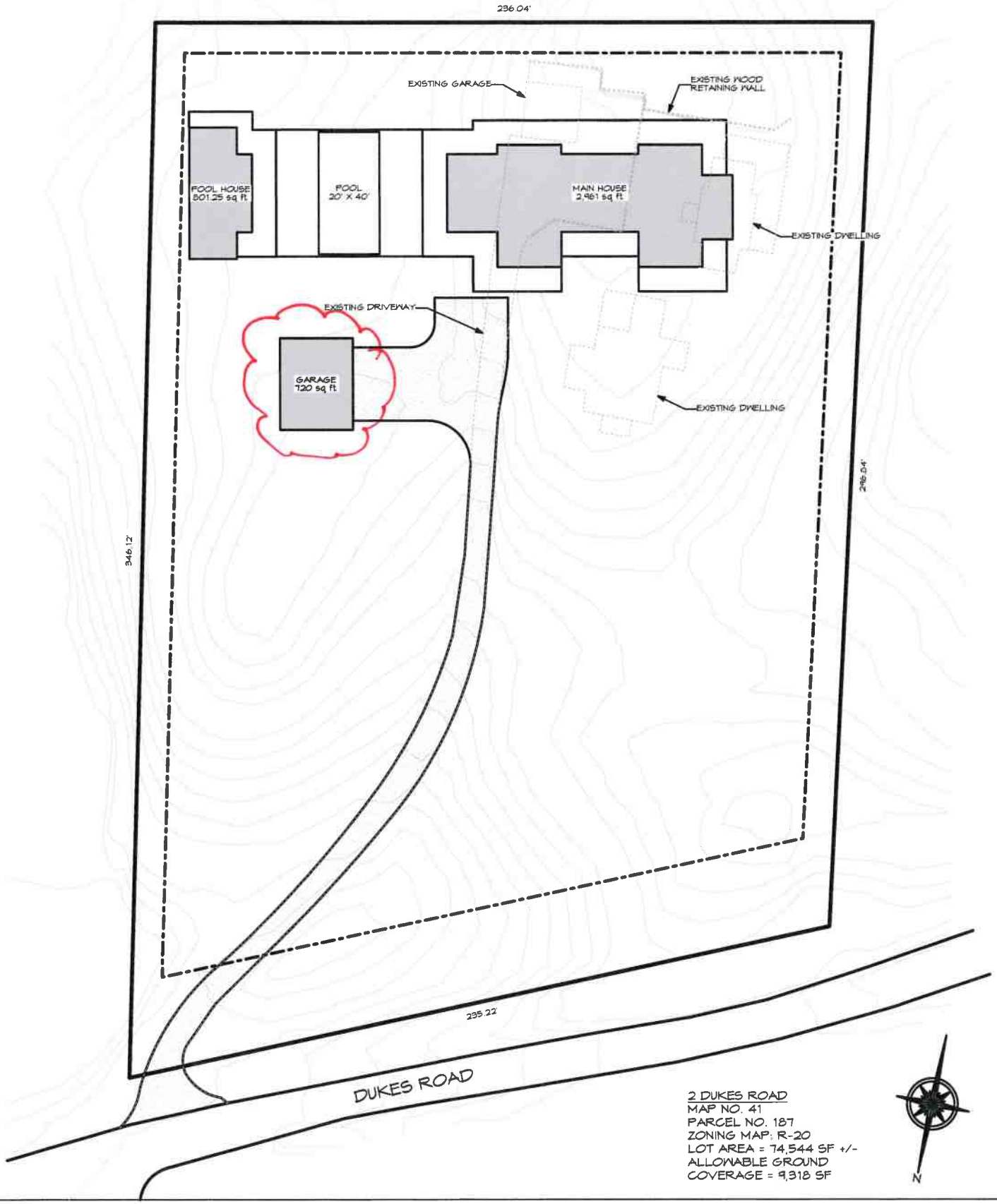
MAP NO: 41 ZONING INFO: R-20
PARCEL NO: 187 PROJECT NO: REVISED: 3/21/24

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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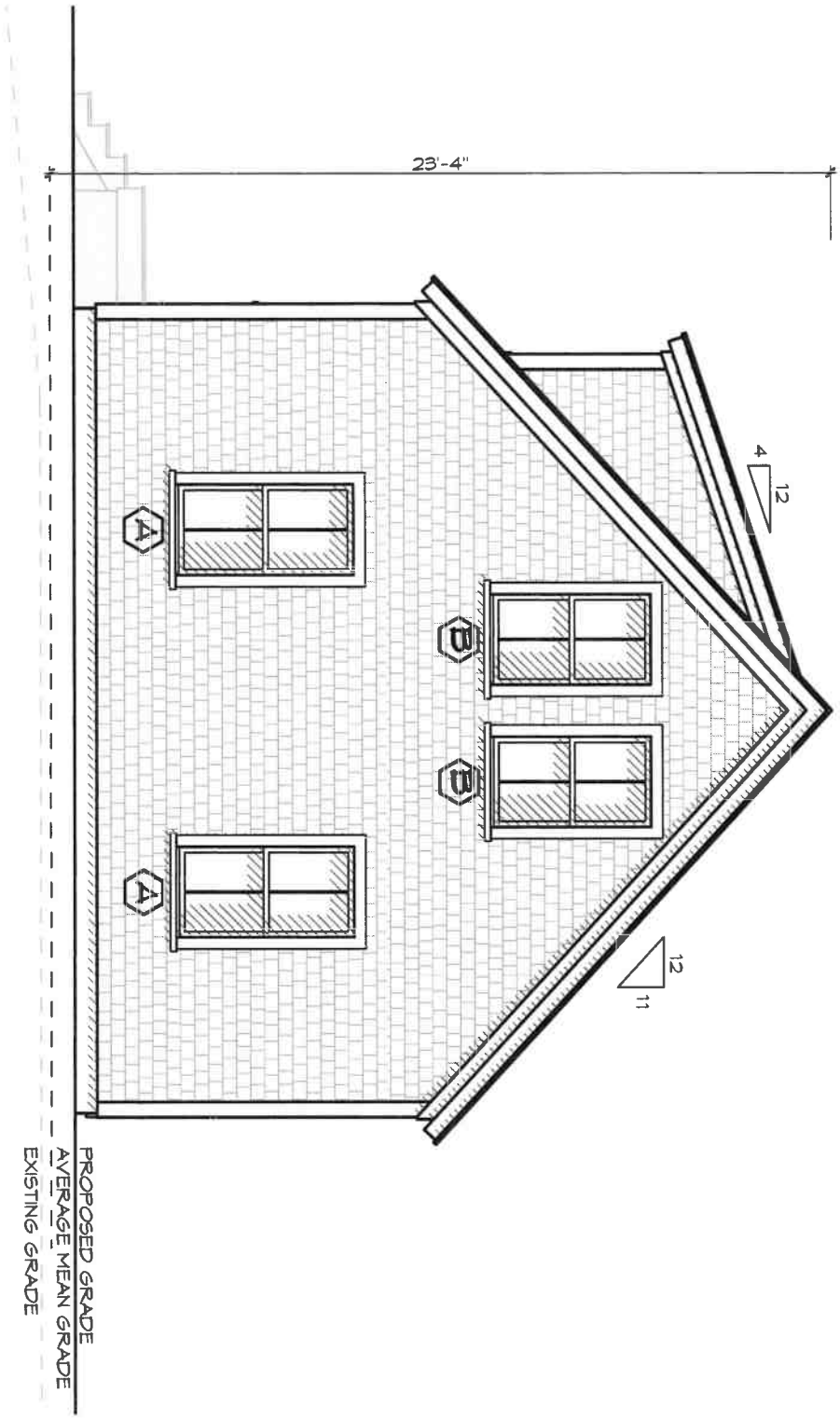
Site Plan

BOTTICELLI & POHL

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-2.1

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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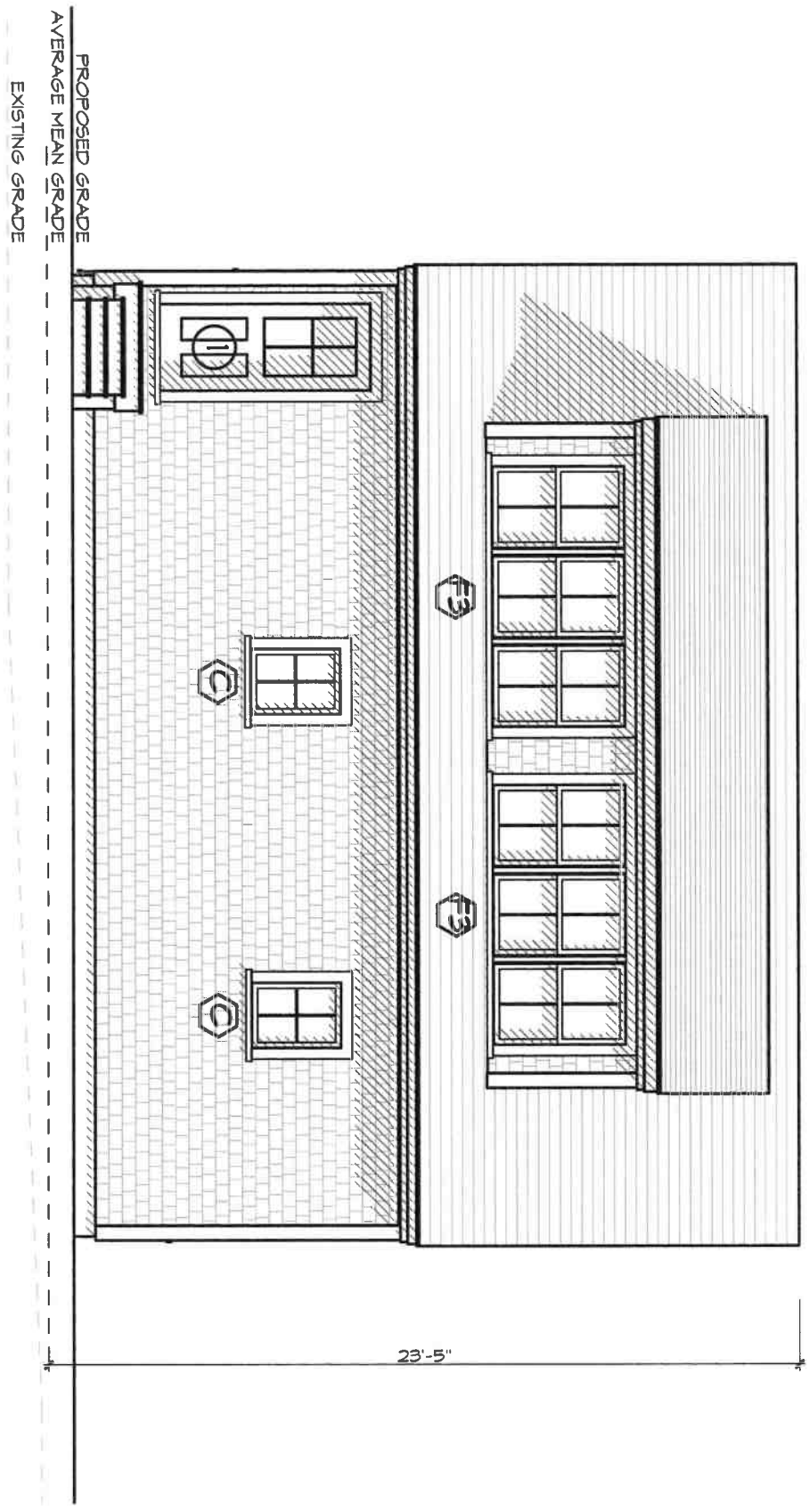
North Elevation

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



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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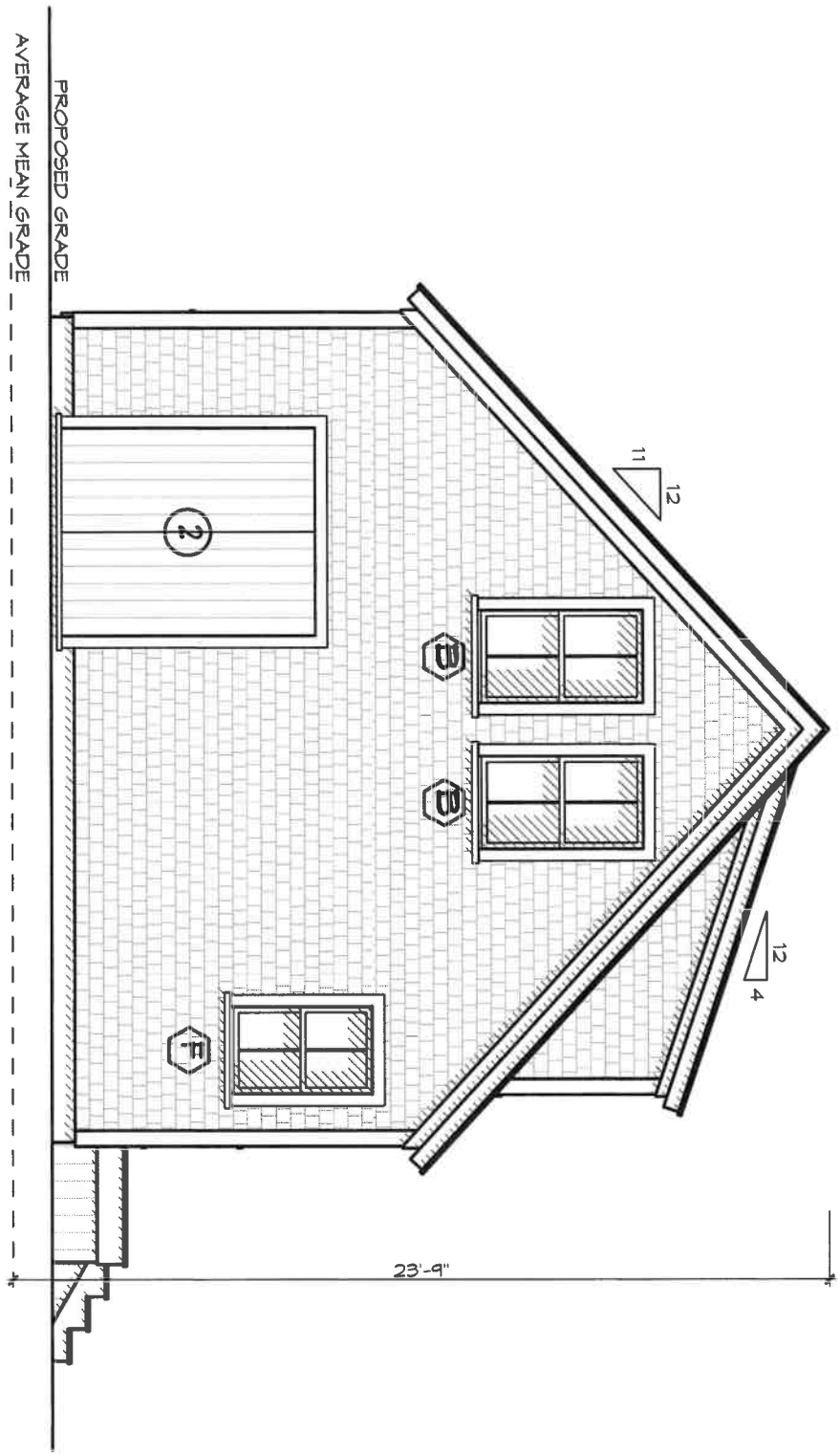
East Elevation

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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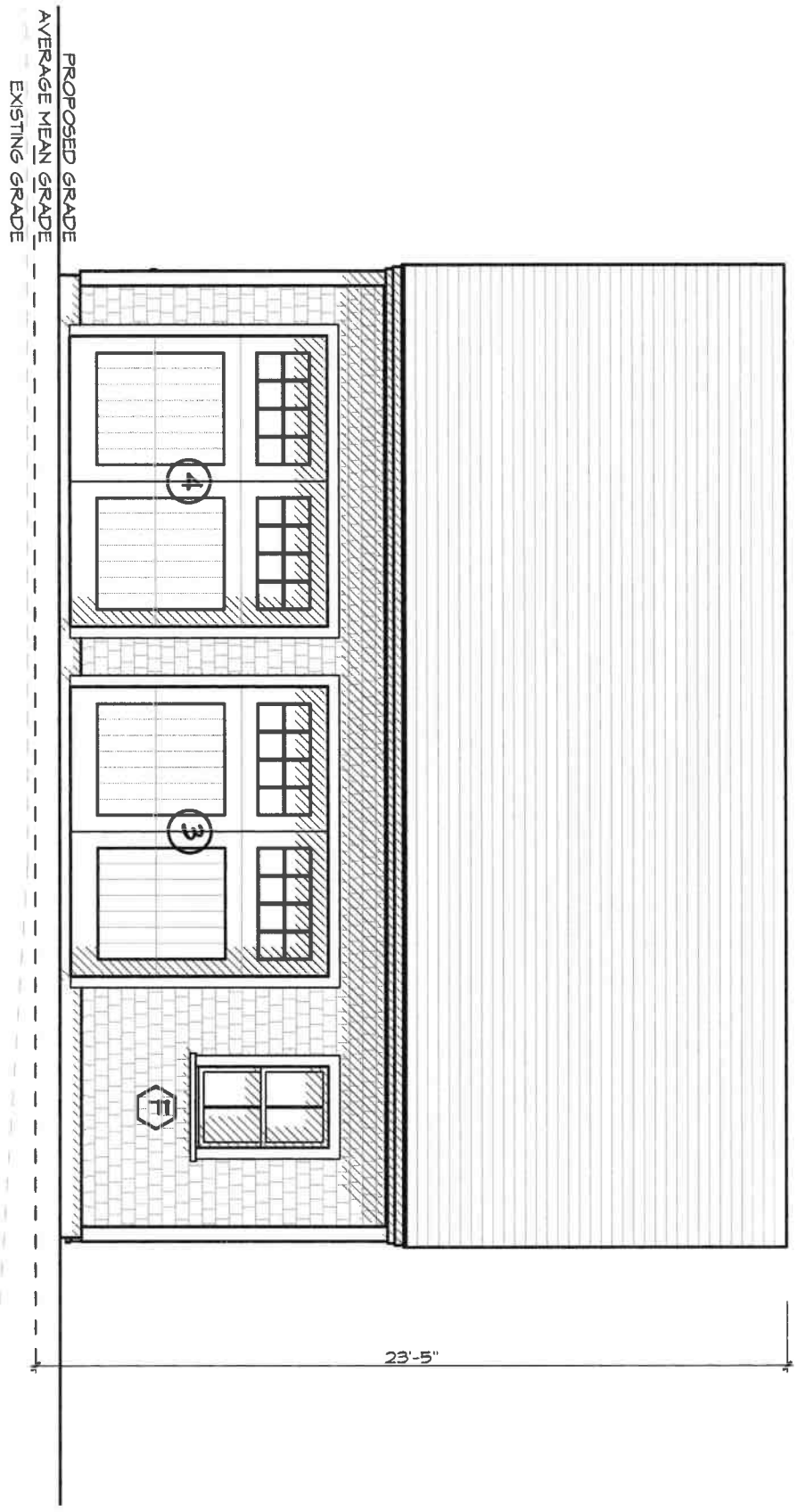
South Elevation

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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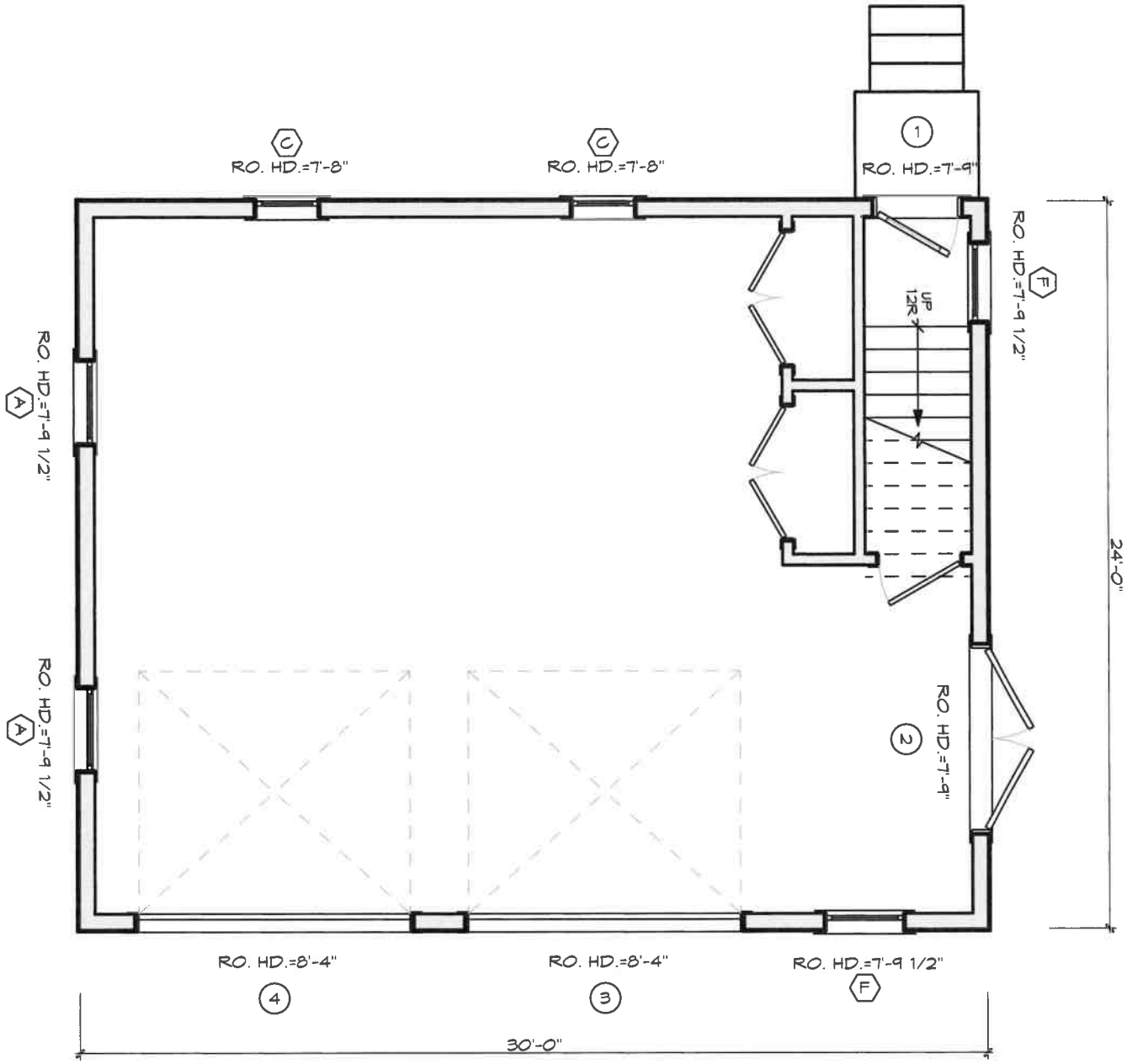
West Elevation

BOTTICELLI & POHL

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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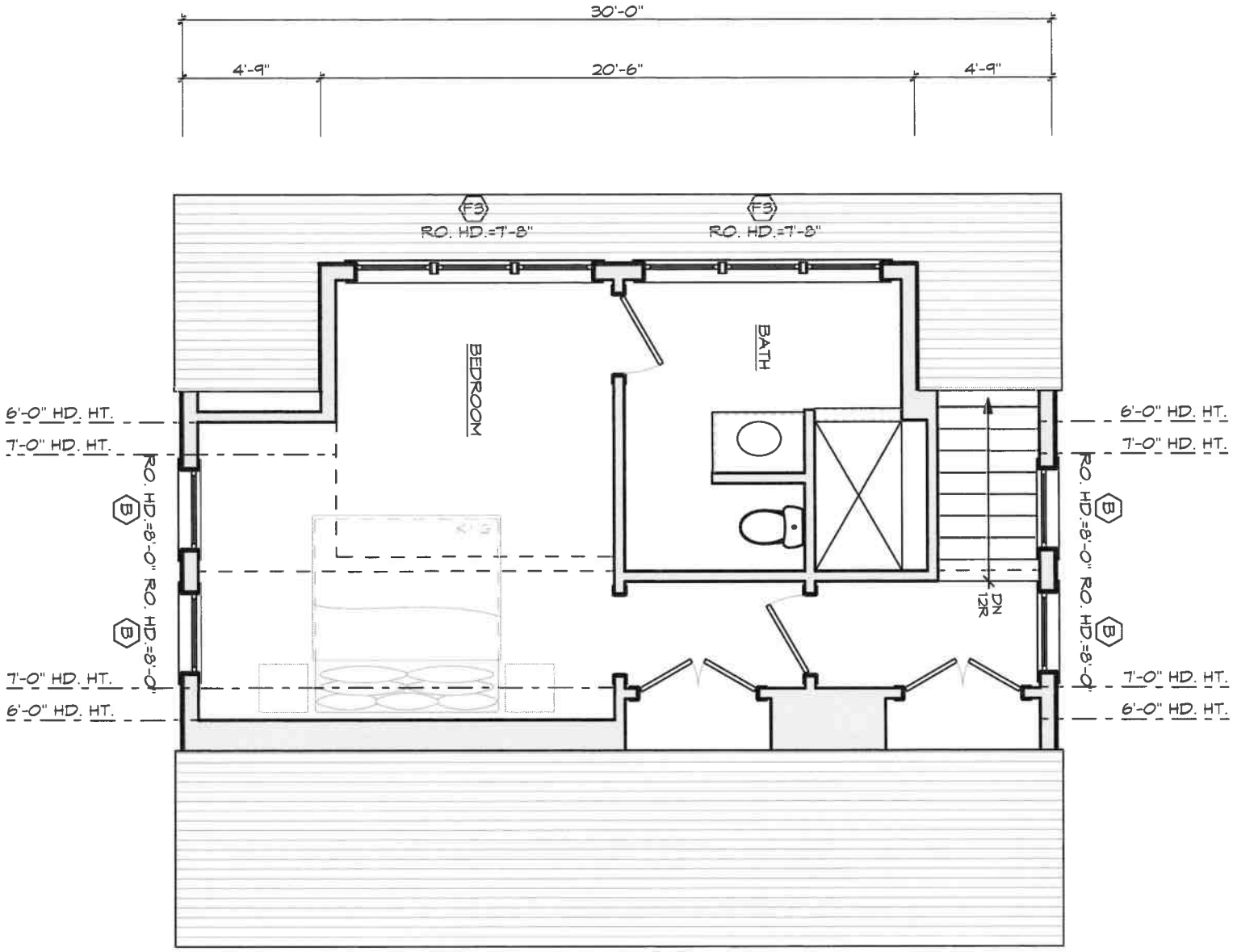
First Floor Plan

BOTTICELLI & POHL

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

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ASSOCIATE COMMISSIONERS

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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

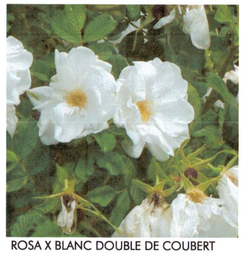




GOSHEN RISERS IN GRADE



GOSHEN PATIO



ROSA X BLANC DOUBLE DE COUBERT



LIMELIGHT HYDRANGEA



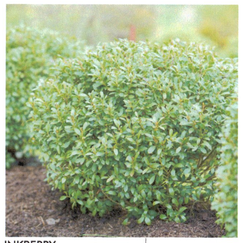
PRIVET



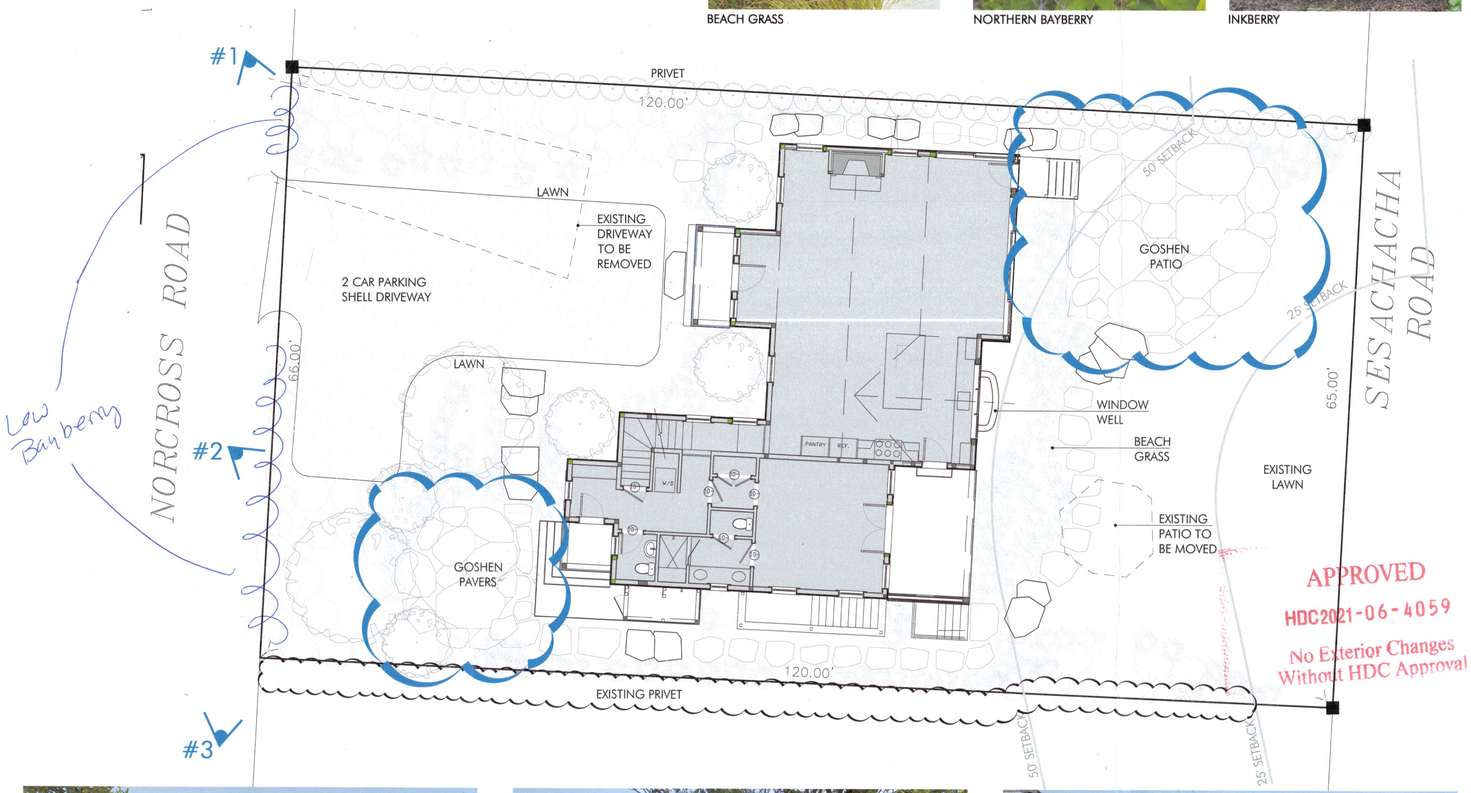
BEACH GRASS



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

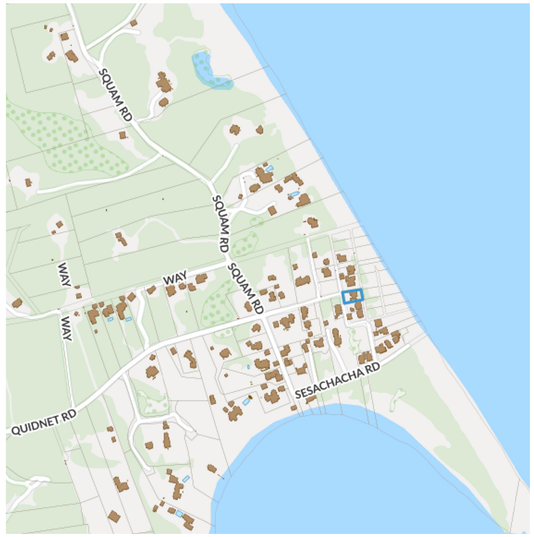
DATE	JULY 12, 2021
SCALE	1/8" = 1' - 0"

REVISIONS

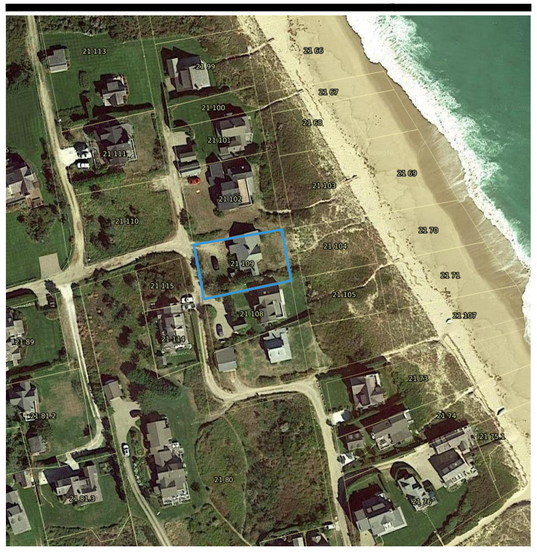
DATE	
JUNE 2, 2021	

HDC.01

GIS MAP 21 / 109



AERIAL MAP 21 / 109



MATERIAL SPECIFICATIONS

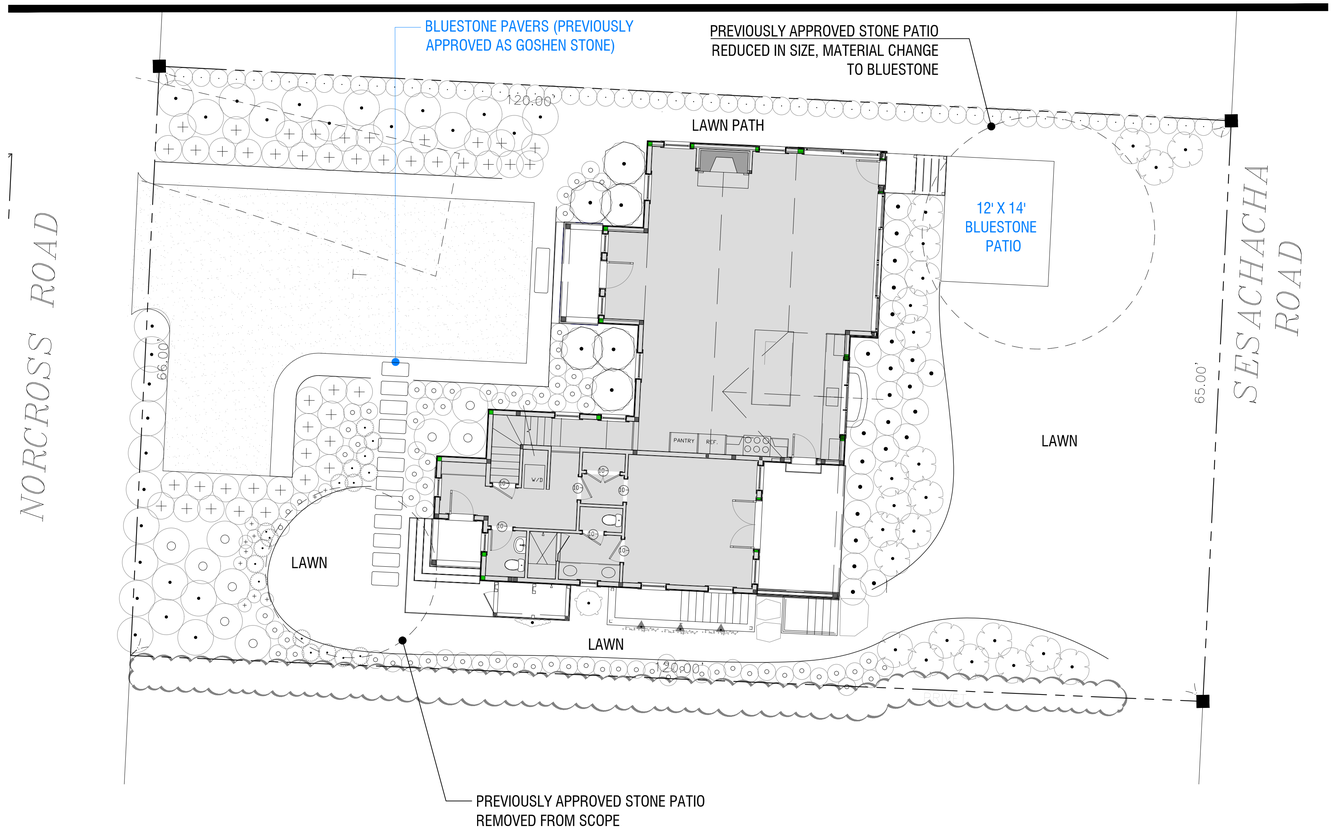


BLUESTONE PAVERS AT GRADE



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

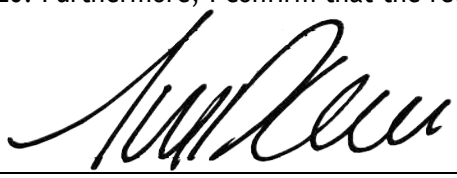
OLD BUSINESS CHECKLIST Rev Jan.2021

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



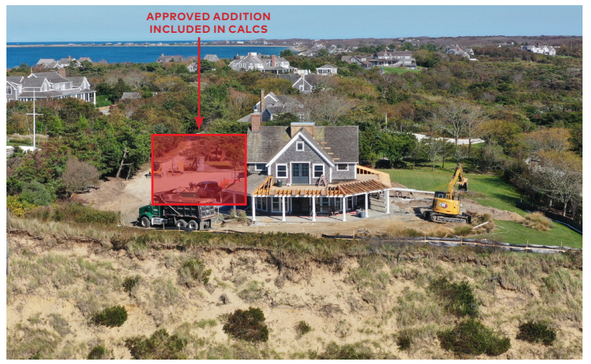
AERIAL PHOTO OF POCOMO HEAD



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"

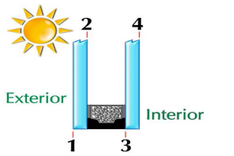
SOUTH FLORIDA HAS IMPLEMENTED A MANDATORY GLASS SPECIFICATION REQUIRING THE USE OF A GREY TINT FILM ON WINDOWS, REDUCING VISIBLE LIGHT TRANSMITTANCE TO 45% OR LESS (A 25% REDUCTION FROM TYPICAL WINDOWS) AS WELL AS REDUCING GLARE. THIS MEASURE AIMS TO FACILITATE THE NATURAL JOURNEY OF SEA TURTLE HATCHLINGS 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.



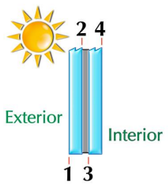
EXTERIOR



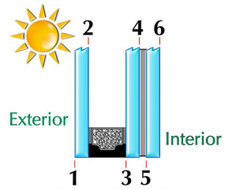
Monolithic Glass



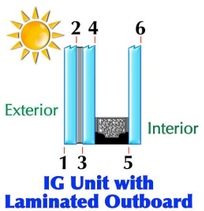
Insulating Glass IG Unit



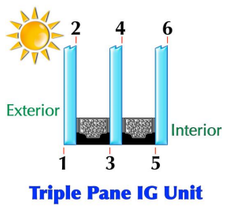
Laminated Glass



IG Unit with Laminated Inboard



IG Unit with Laminated Outboard



Triple Pane IG Unit

GLAZING ASSEMBLY DIAGRAMS



INTERIOR

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

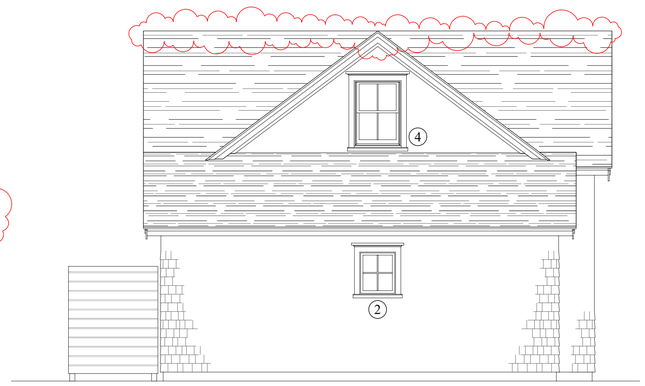
BROOK MEERBERGEN TRANSCRIBED THESE MINUTES BASED ON VIDEO RECORDING OF HDC COMMISSION MEETING



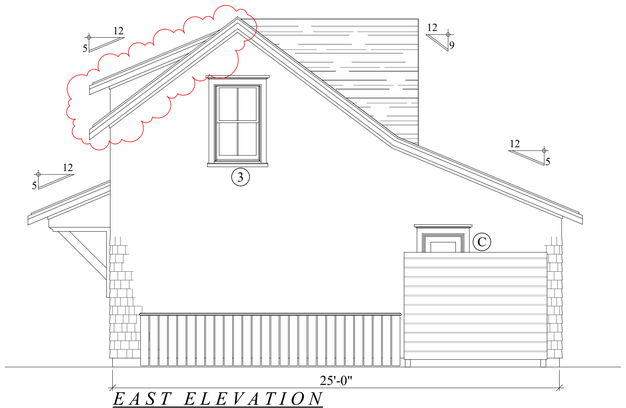
H.D.C. SUBMISSION



SOUTH ELEVATION
facing correia



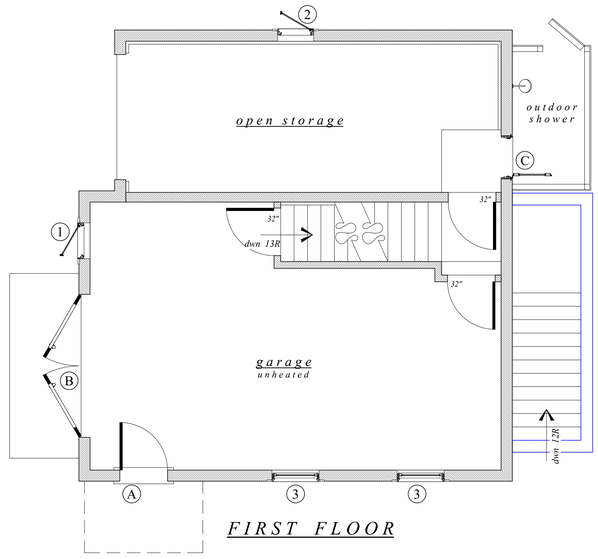
NORTH ELEVATION
facing 2 marilyn



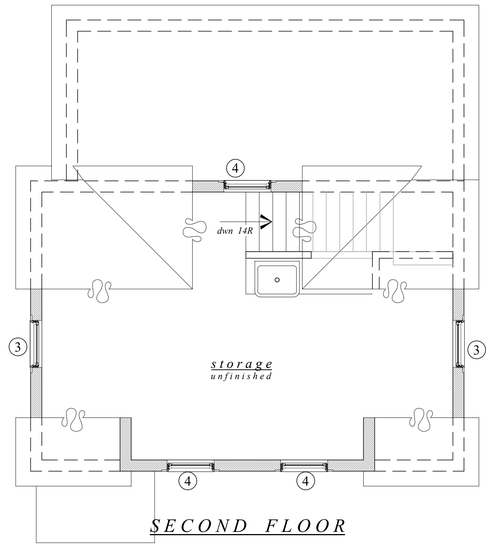
EAST ELEVATION
facing marilyn



WEST ELEVATION
facing tertiary dwelling



FIRST FLOOR



SECOND FLOOR

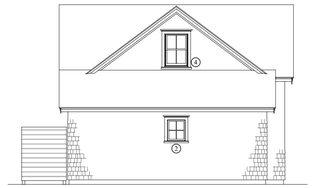
PREVIOUS SUBMISSION - 042324 MEETING



SOUTH ELEVATION
facing correia



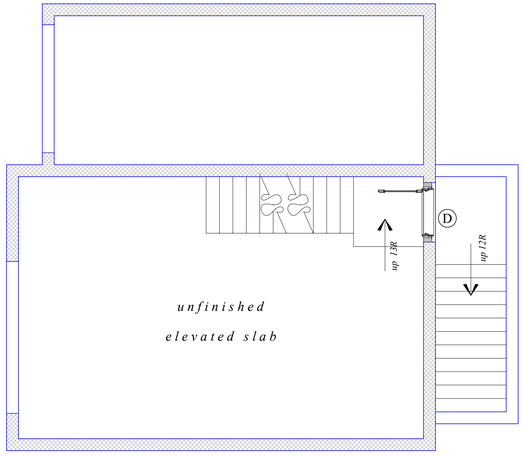
EAST ELEVATION
facing marilyn



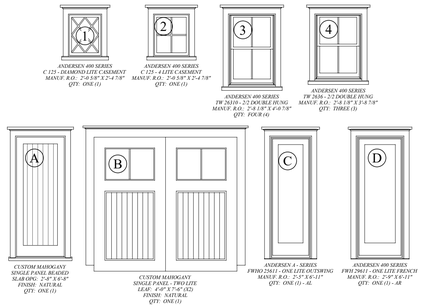
NORTH ELEVATION
facing 2 marilyn

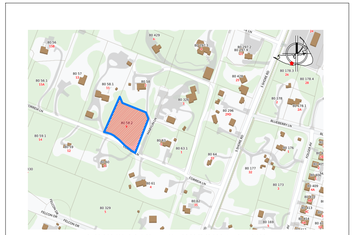


WEST ELEVATION
facing tertiary dwelling



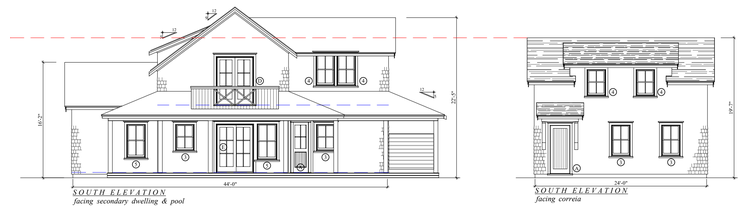
BASEMENT PLAN





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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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

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: 05.06.24
	HDC Case Number (ie HDC2020-05-0265): Unknown
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 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

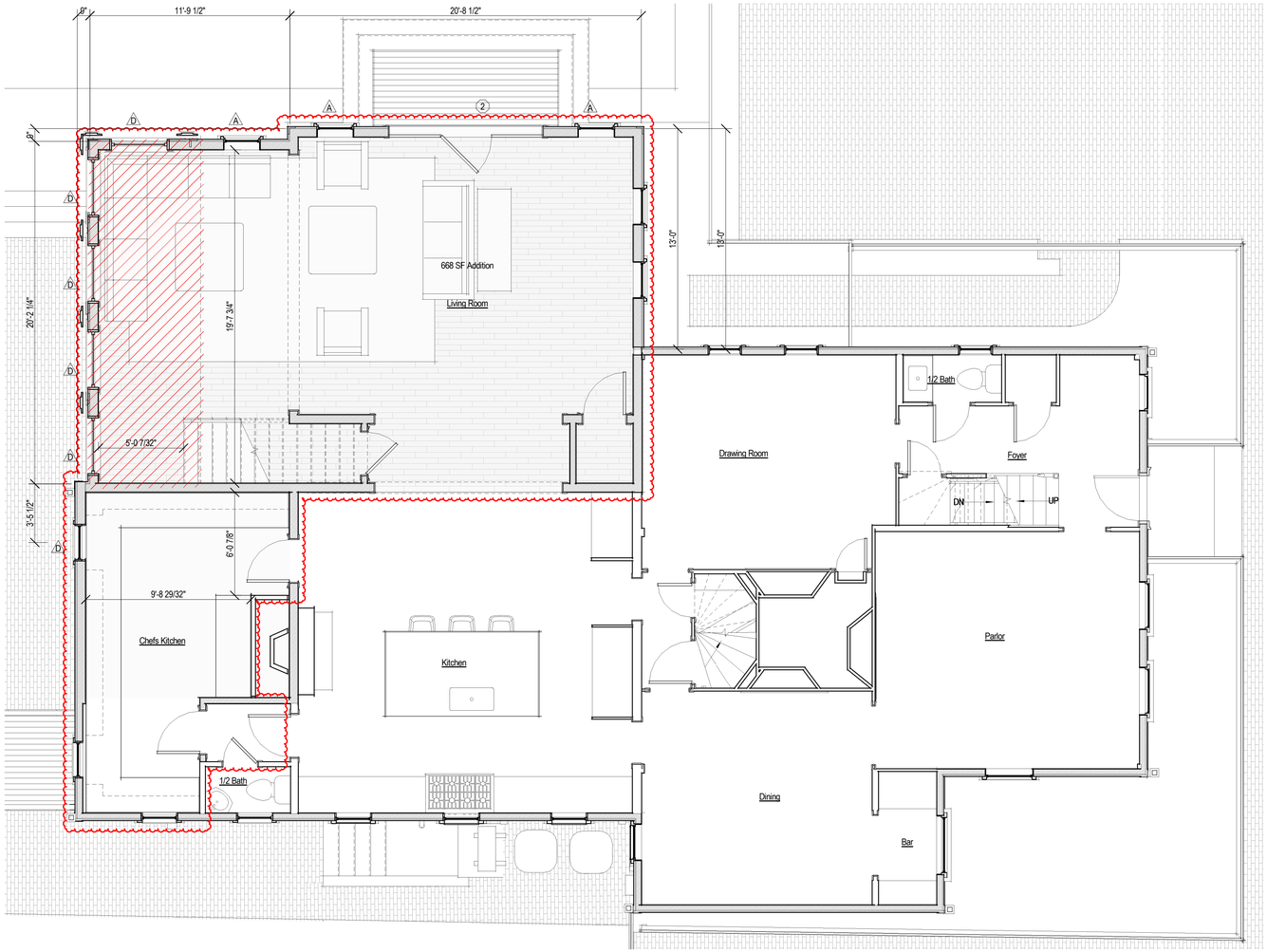
Nantucket, MA

05.06.24

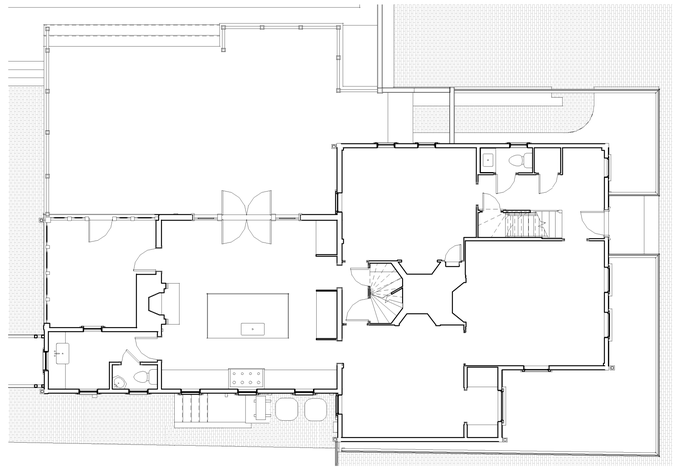

MAIN ST
HOWARD ST
PLEASANT ST
MILK ST
SUMMER ST
PINE ST
HIGH ST
STARBUCK CT
HAMMOCK LN
42.3.3 154
42.3.3 155
42.3.3 120
42.3.3 159
42.3.3 379
42.3.3 380
42.3.3 162
42.3.3 127
42.3.3 128
42.3.3 124
42.3.3 121
42.3.3 122
42.3.3 74
42.3.3 72
42.3.3 73
42.3.3 64
42.3.3 63
42.3.3 61
42.3.3 62
42.3.3 113
42.3.3 114
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
42.3.3 60
42.3.3 58
42.3.3 55
42.3.3 149
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:	-------
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Proposed G.C.:	-------
Total Proposed G.C.:	-------

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A.1.2	Second Floor Plan
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A.2.2	Exterior Elevations
A.2.3	Exterior Perspective

Revisions

Revision 1 Date 1

First Floor Plan

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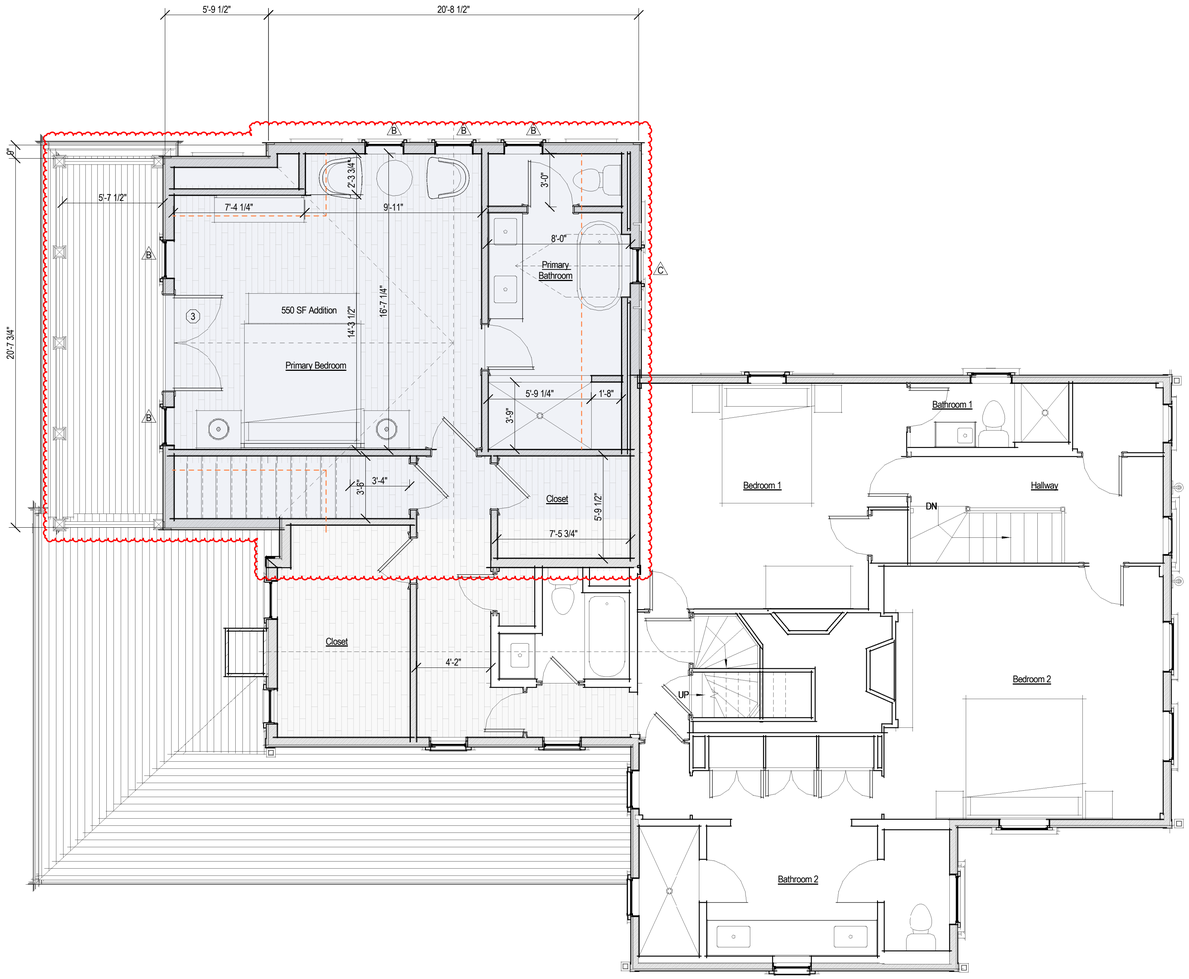
A.1.1

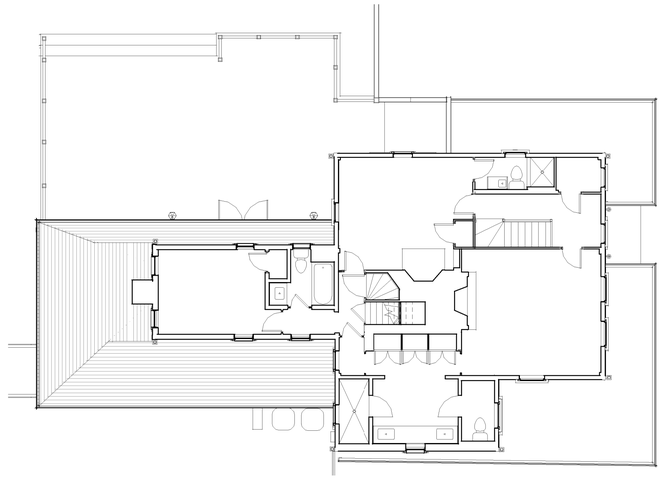
2404

05.06.24

HDC Submission



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



2 Existing Second Floor Plan
1/8" = 1'-0"

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Revisions

Revision 1 Date 1

Second Floor Plan

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A.1.2

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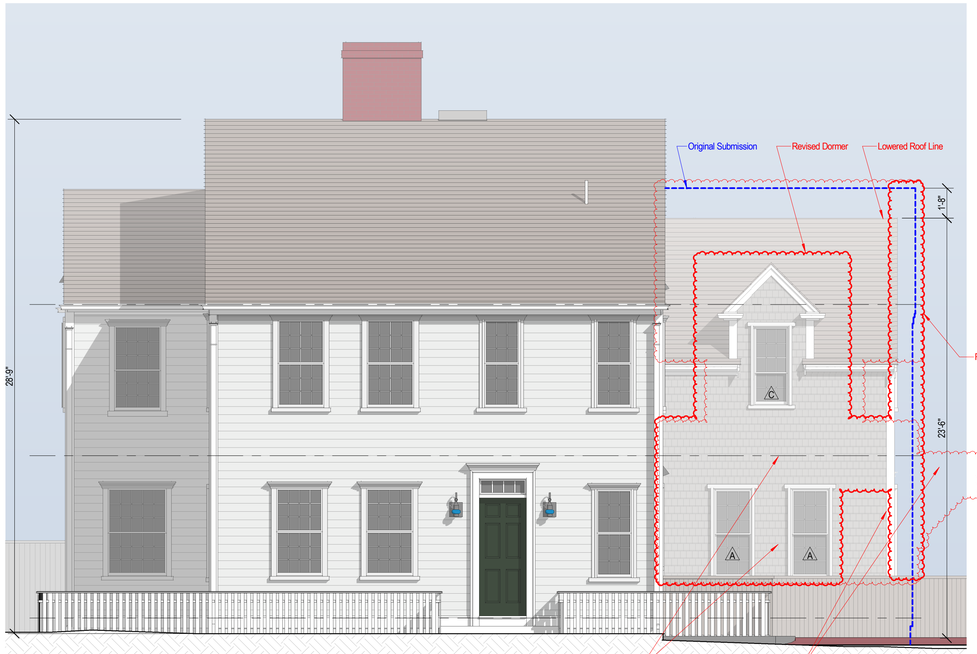
05.06.24



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



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



Original East Elevation
1/8" = 1'-0"

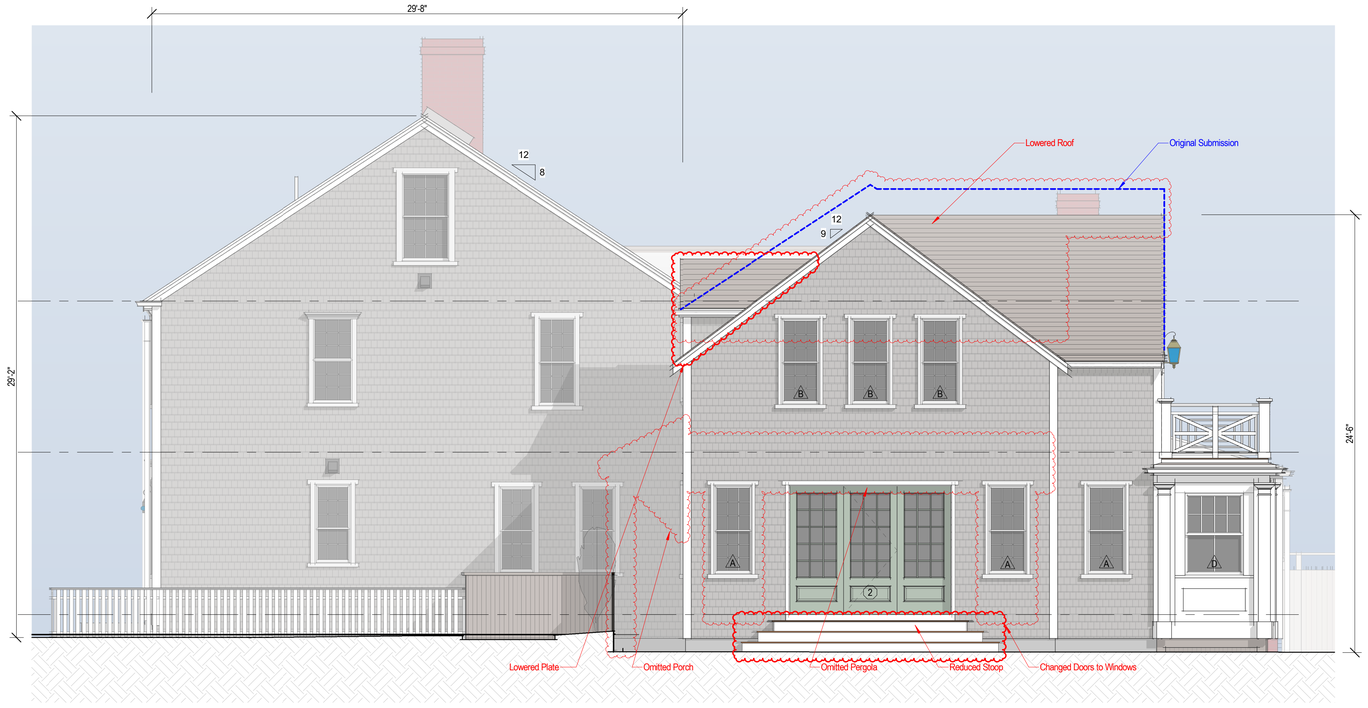


Existing East Elevation
1/8" = 1'-0"

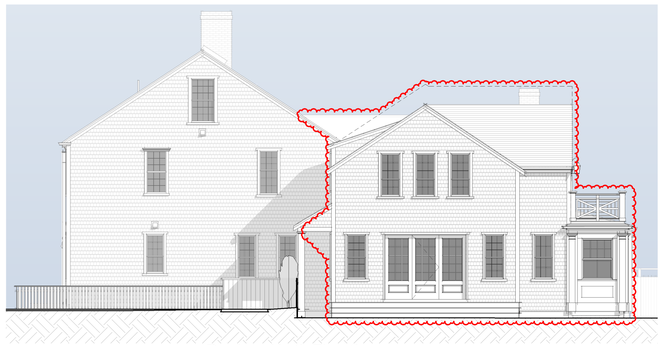


Existing North Elevation
1/8" = 1'-0"

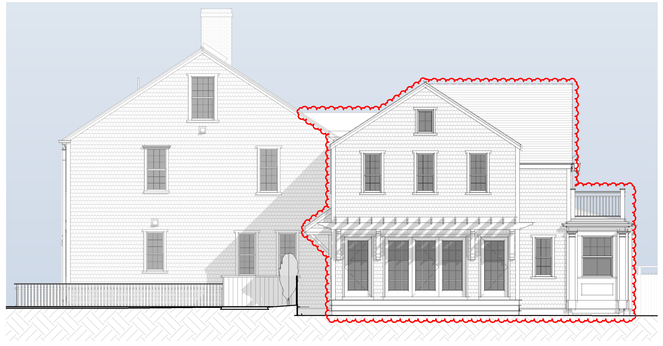
HDC Submission



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



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



Original North Elevation
1/8" = 1'-0"

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Revisions

Revision 1	Date 1

Exterior Elevations

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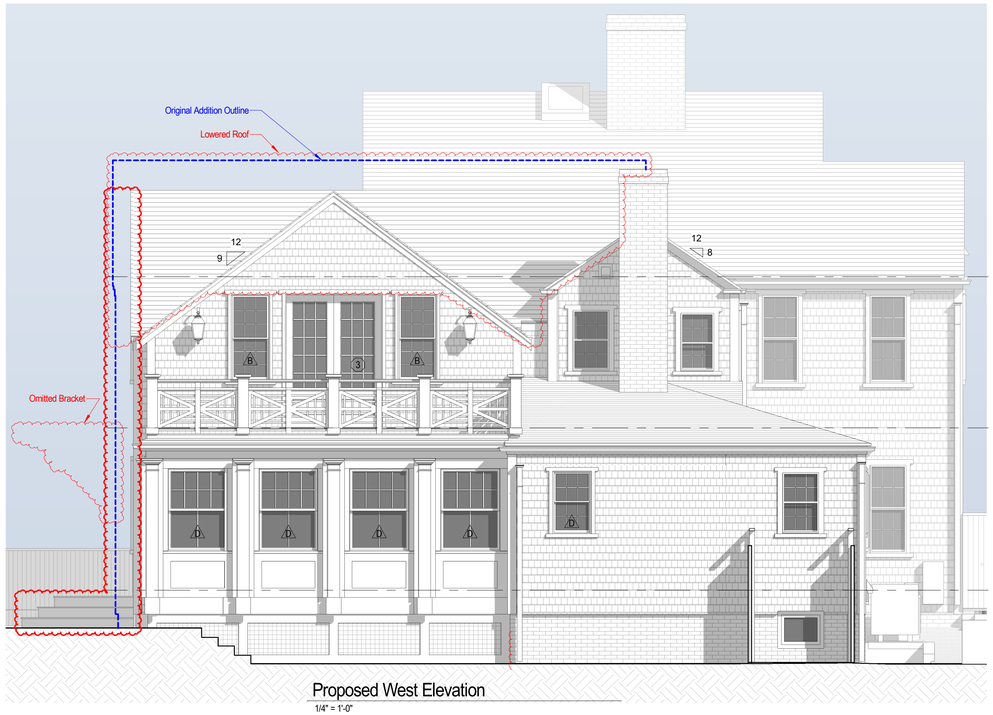
A.2.1

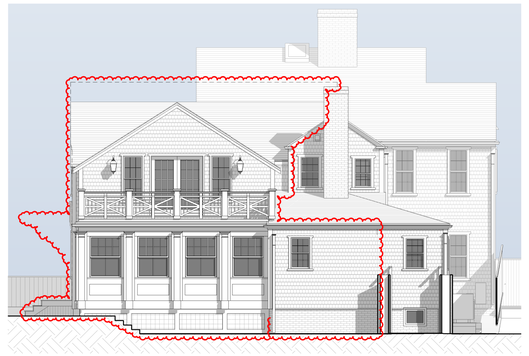
2404

05.06.24

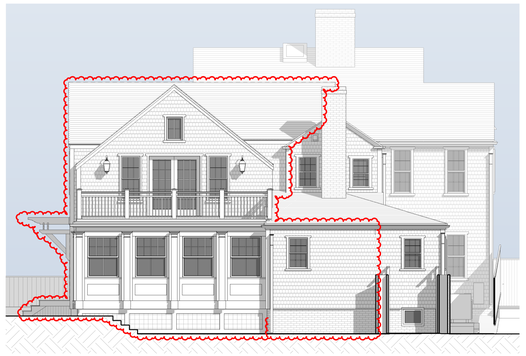
HDC Submission



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



Previous West Elevation
1/8" = 1'-0"



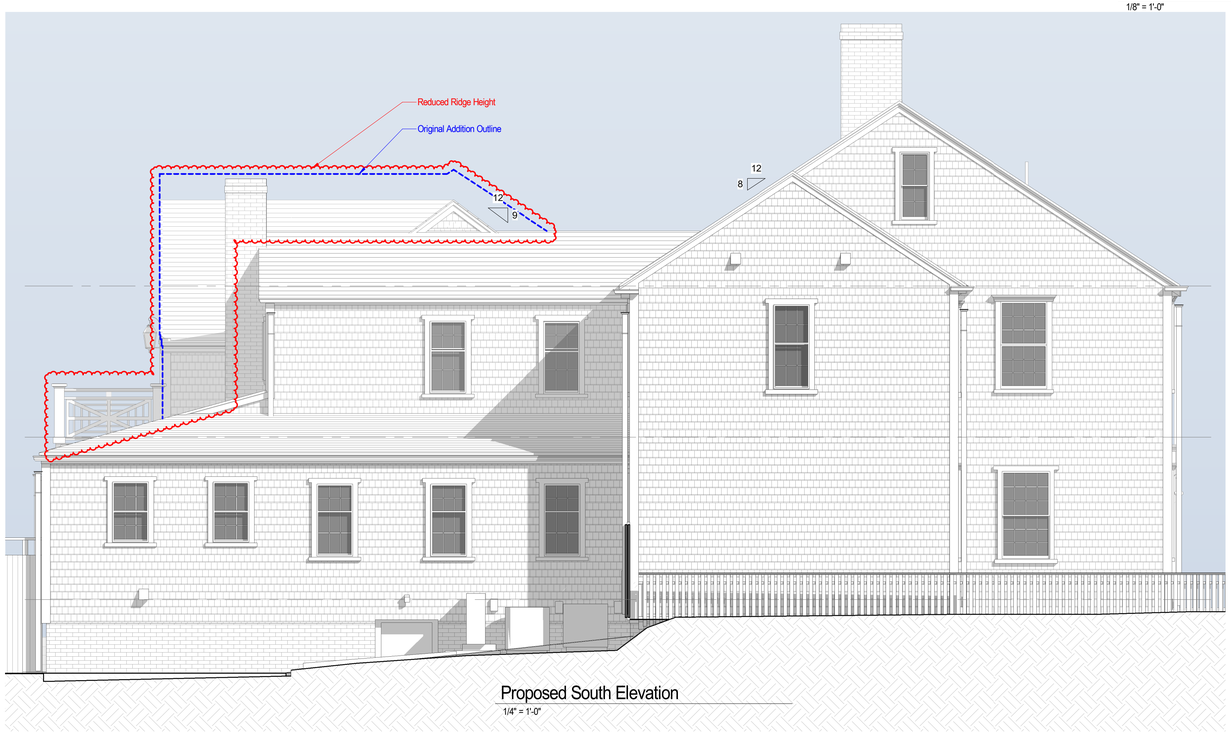
Original West Elevation
1/8" = 1'-0"



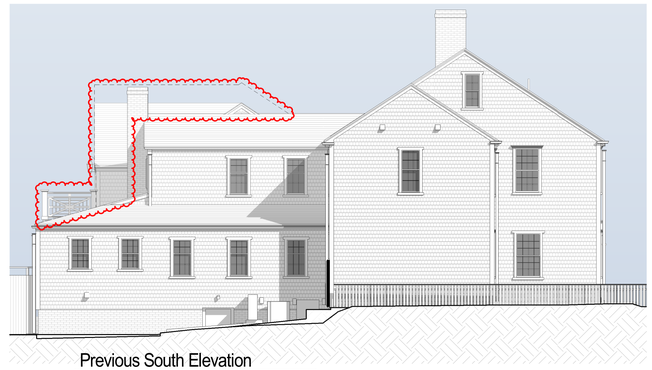
Existing West Elevation
1/8" = 1'-0"



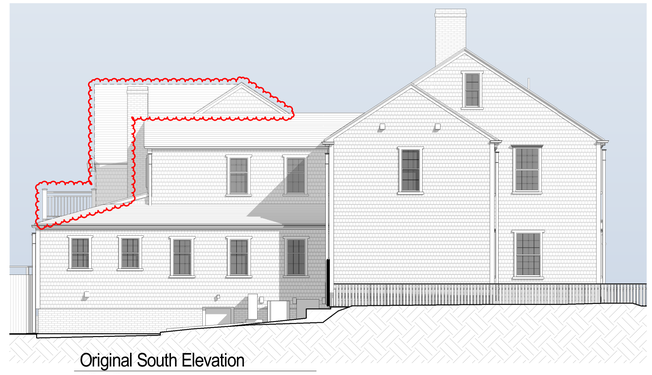
Existing South Elevation
1/8" = 1'-0"



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



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



Original South Elevation
1/8" = 1'-0"

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A.2.3	Exterior Perspective

Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.2

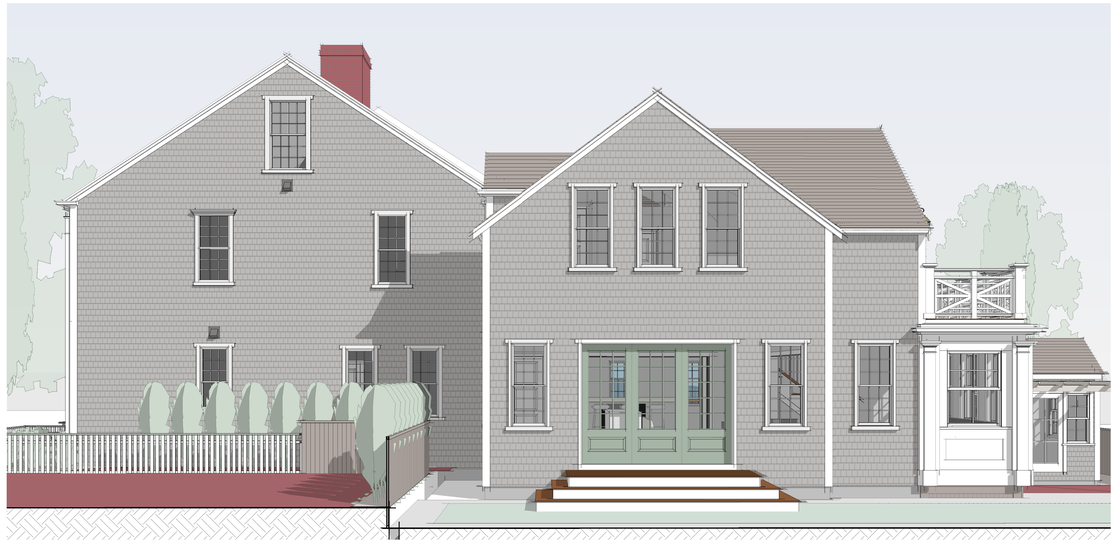
2404

05.06.24

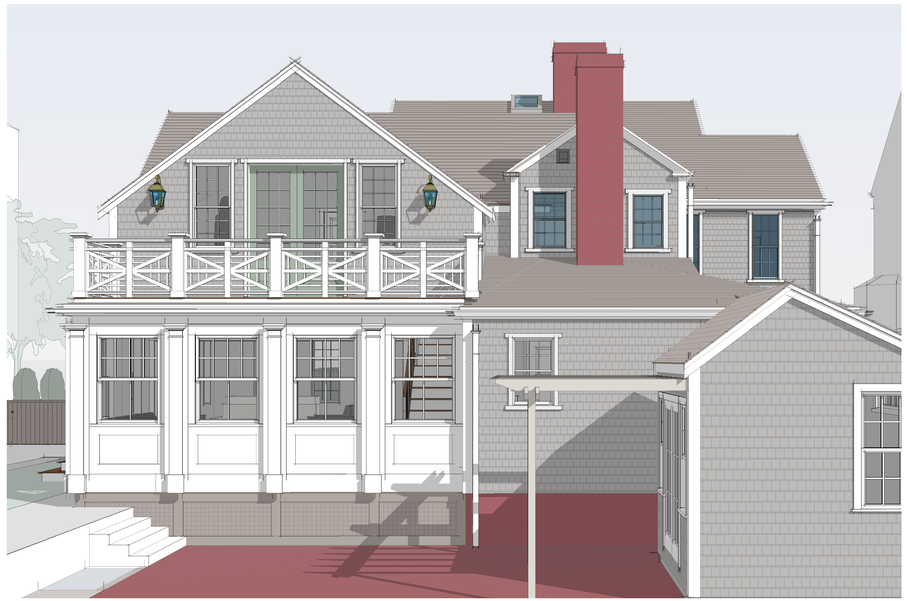
HDC Submission



Exterior Perspective (A)



Exterior Perspective (B)



Exterior Perspective (C)



Exterior Perspective (D)

2404

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Revisions

Exterior Perspective

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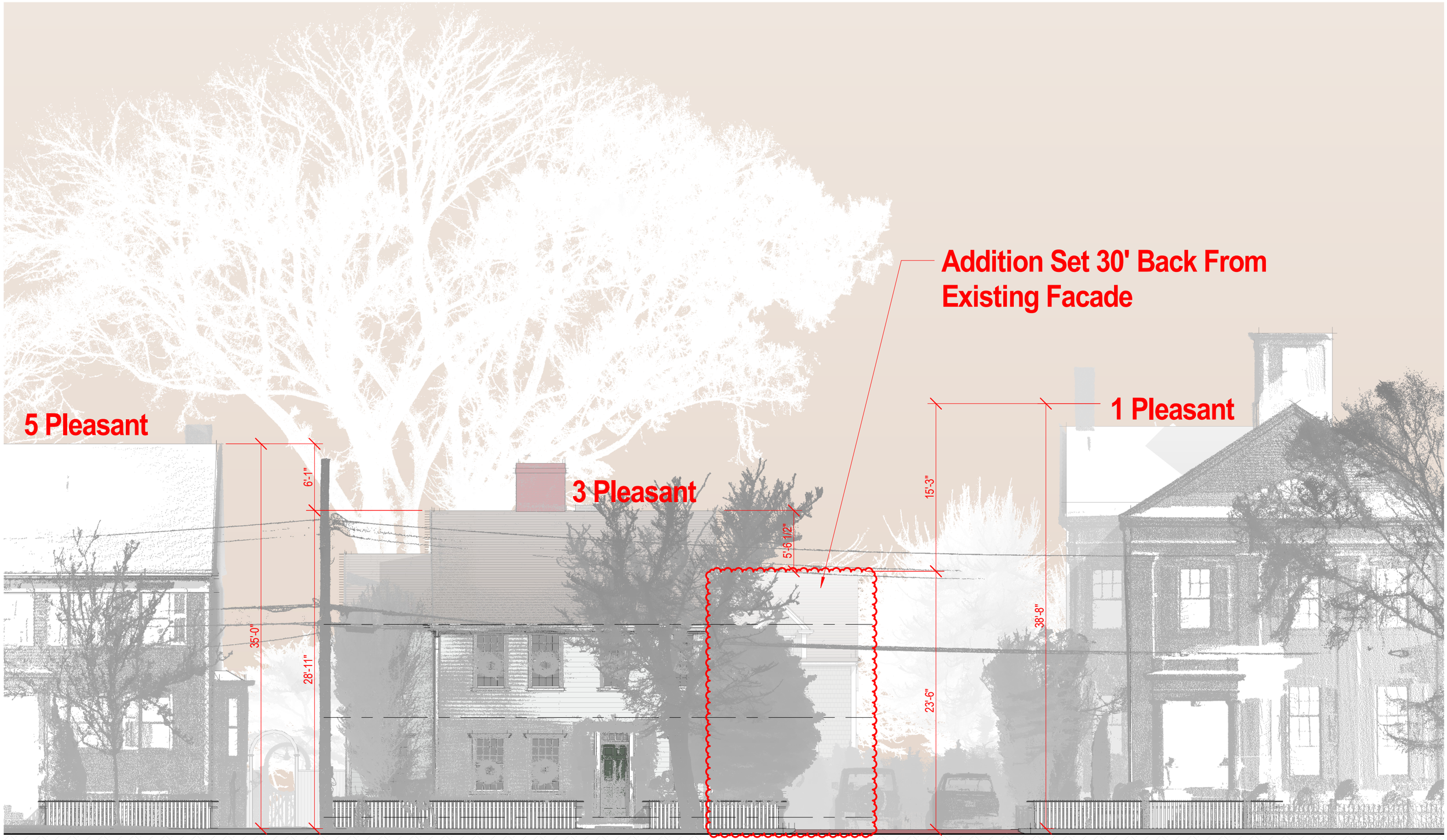
A.2.3

2404



3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

Facade Study

1/8" = 1'-0"

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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

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8 Williams Lane Nantucket, MA
02554
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F. 508.325.6980
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3 Pleasant Street

3 Pleasant Street
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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°. 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.

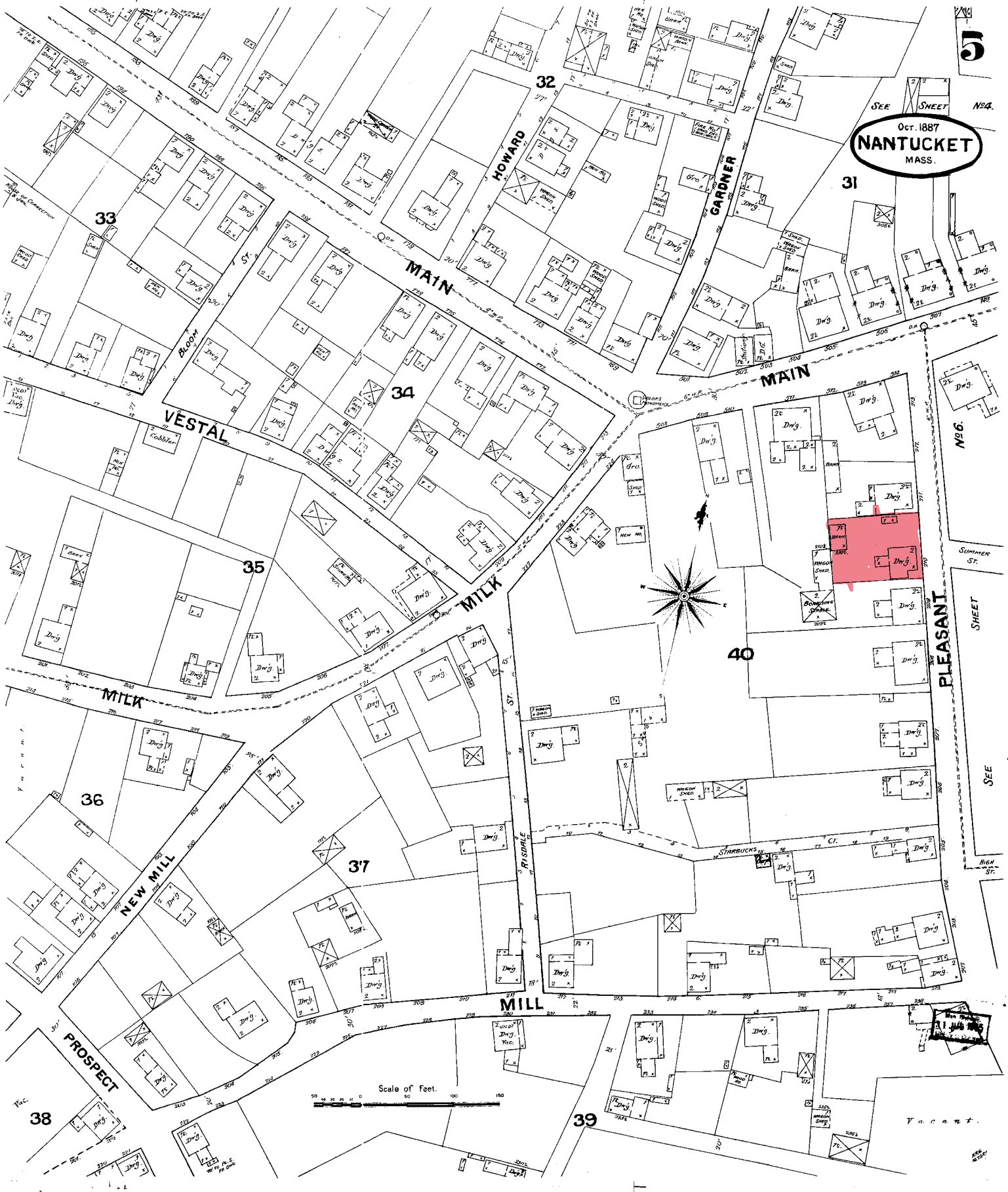
COLORS (To match Existing)

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.

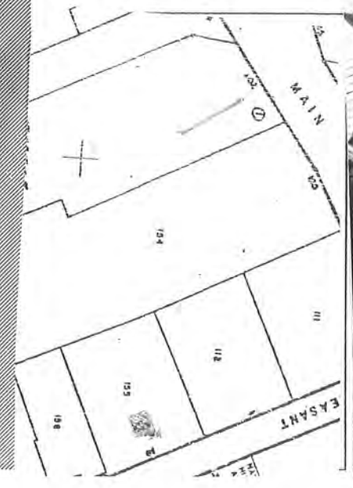
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 1804 for Reuben Dow four years after he married Elizabeth Bunker. Rebecca Dow Folger (daughter): sold Josiah. 1902 - by will to Horace R. Coleman. Henry Coleman lived here as a boy. 1919 - Artemes W. Cahoon. - 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: _____









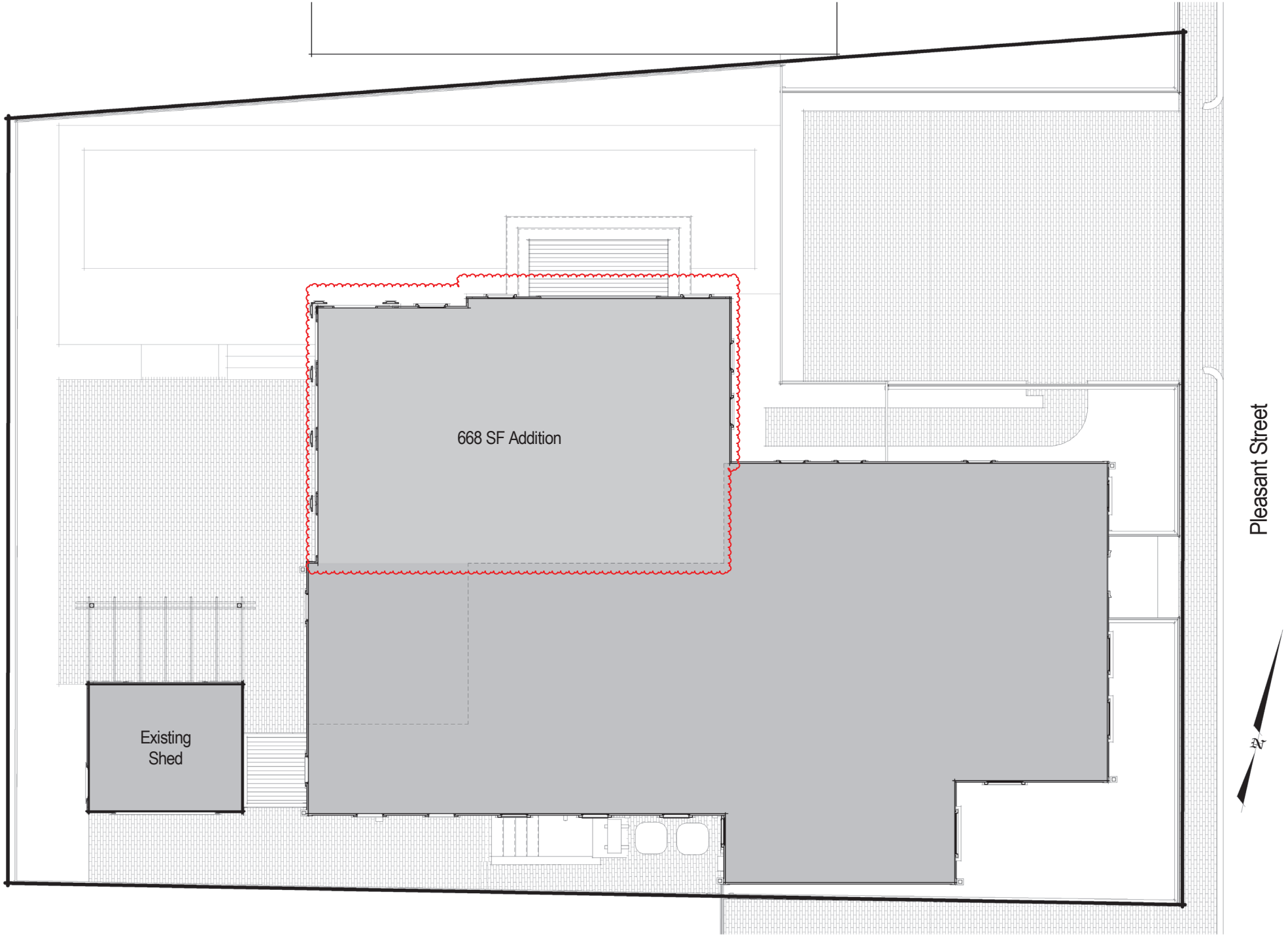






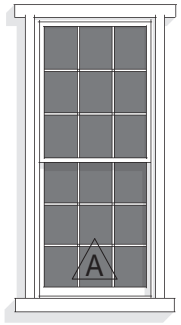
Locus Map

Not to Scale

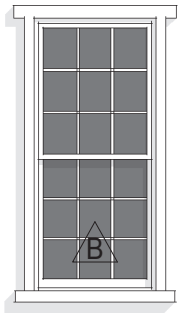


Site Plan

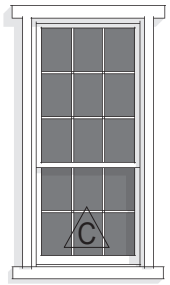
3/16" = 1'-0"



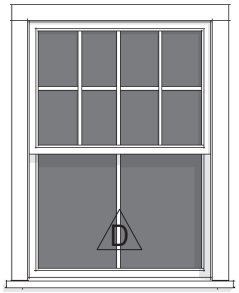
Double Hung
9/9 TDL



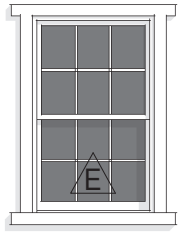
Double Hung
9/9 TDL



Double Hung
9/6 TDL



Double Hung
8/2 TDL



Double Hung
6/6 TDL



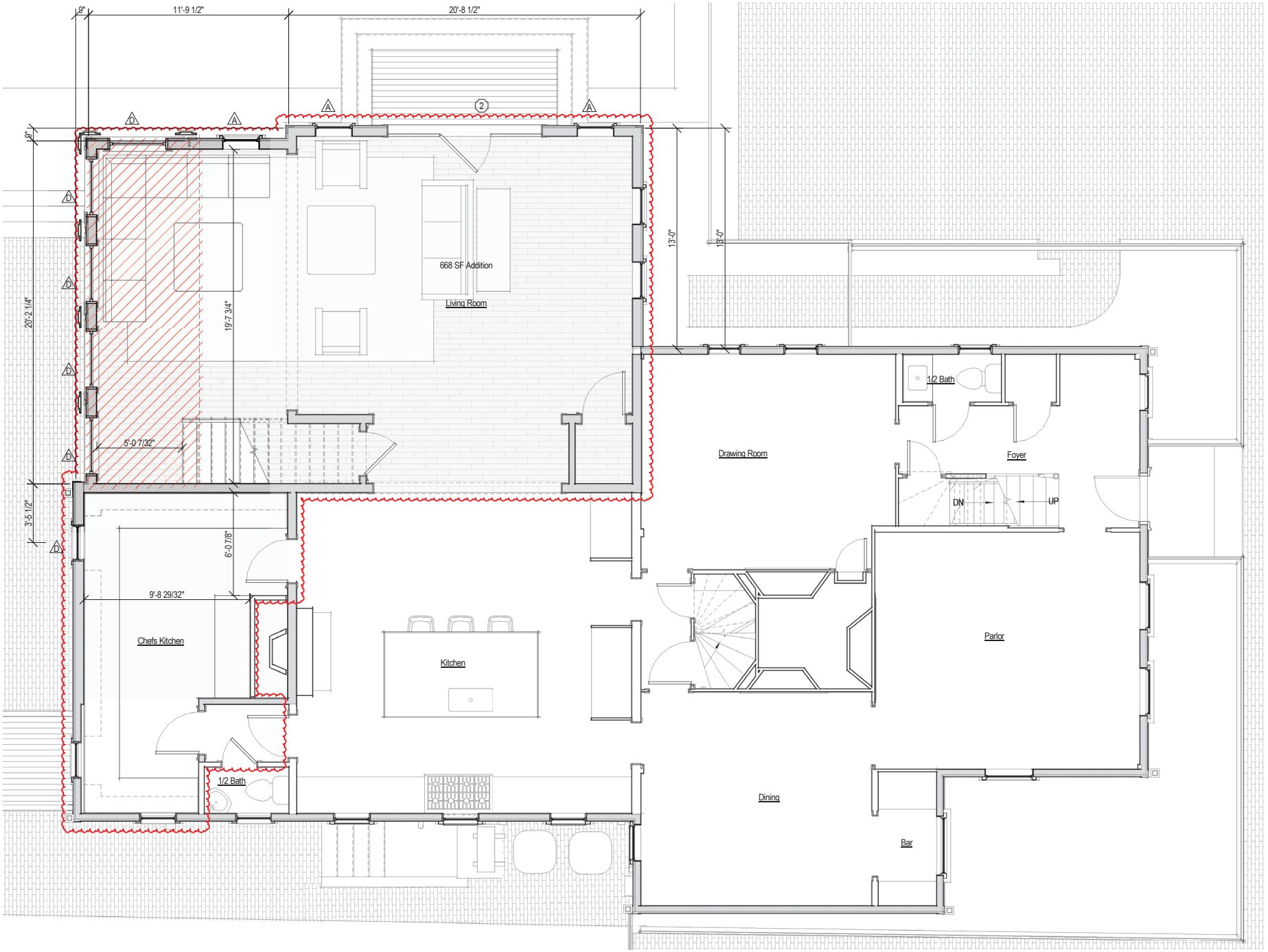
French Door
15 Lite 1 Panel TDL

Triple French Door
(3) 15 Lite TDL

Double French Door
(2) 15 Lite TDL

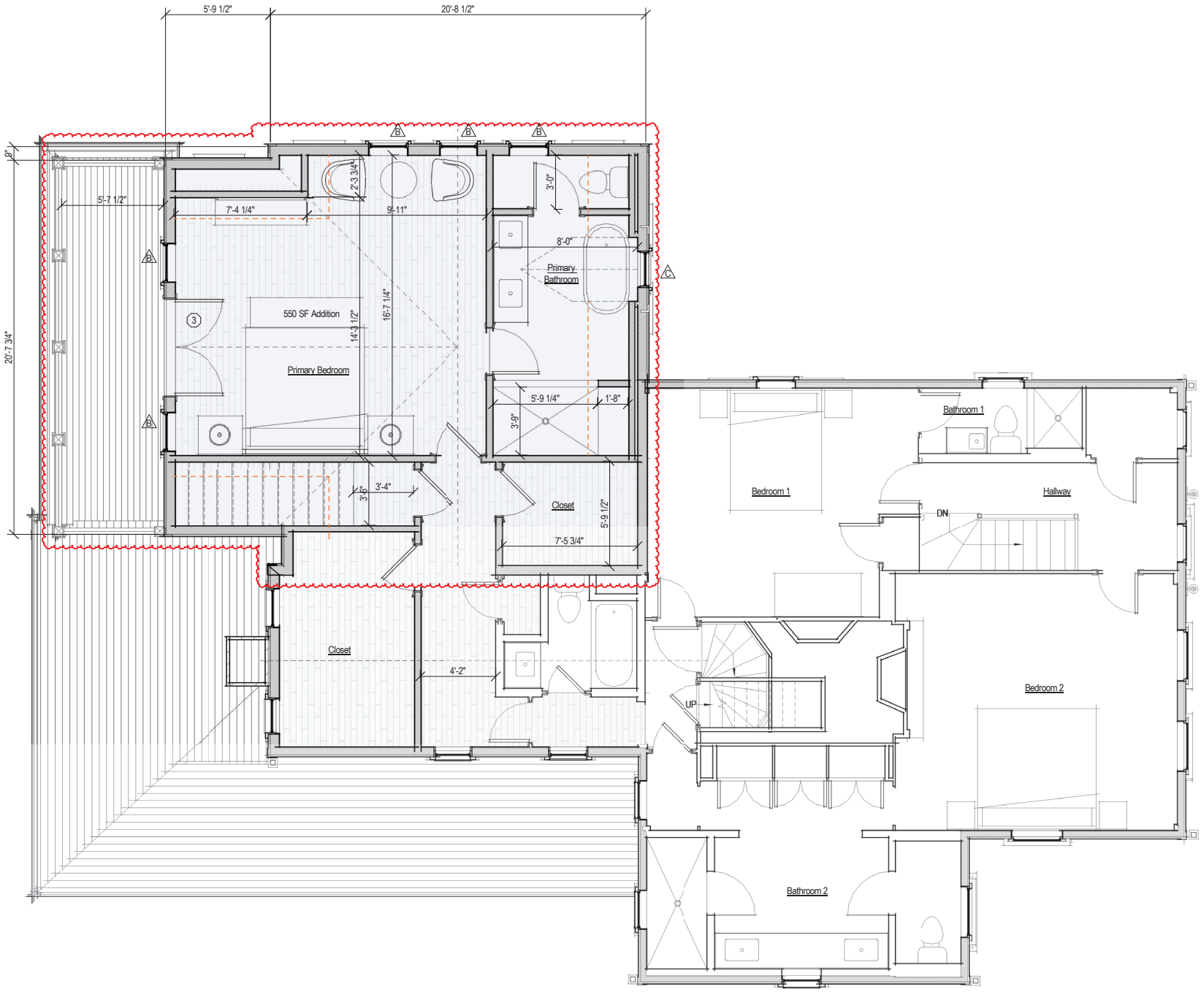
Window & Door Legend

Not to Scale



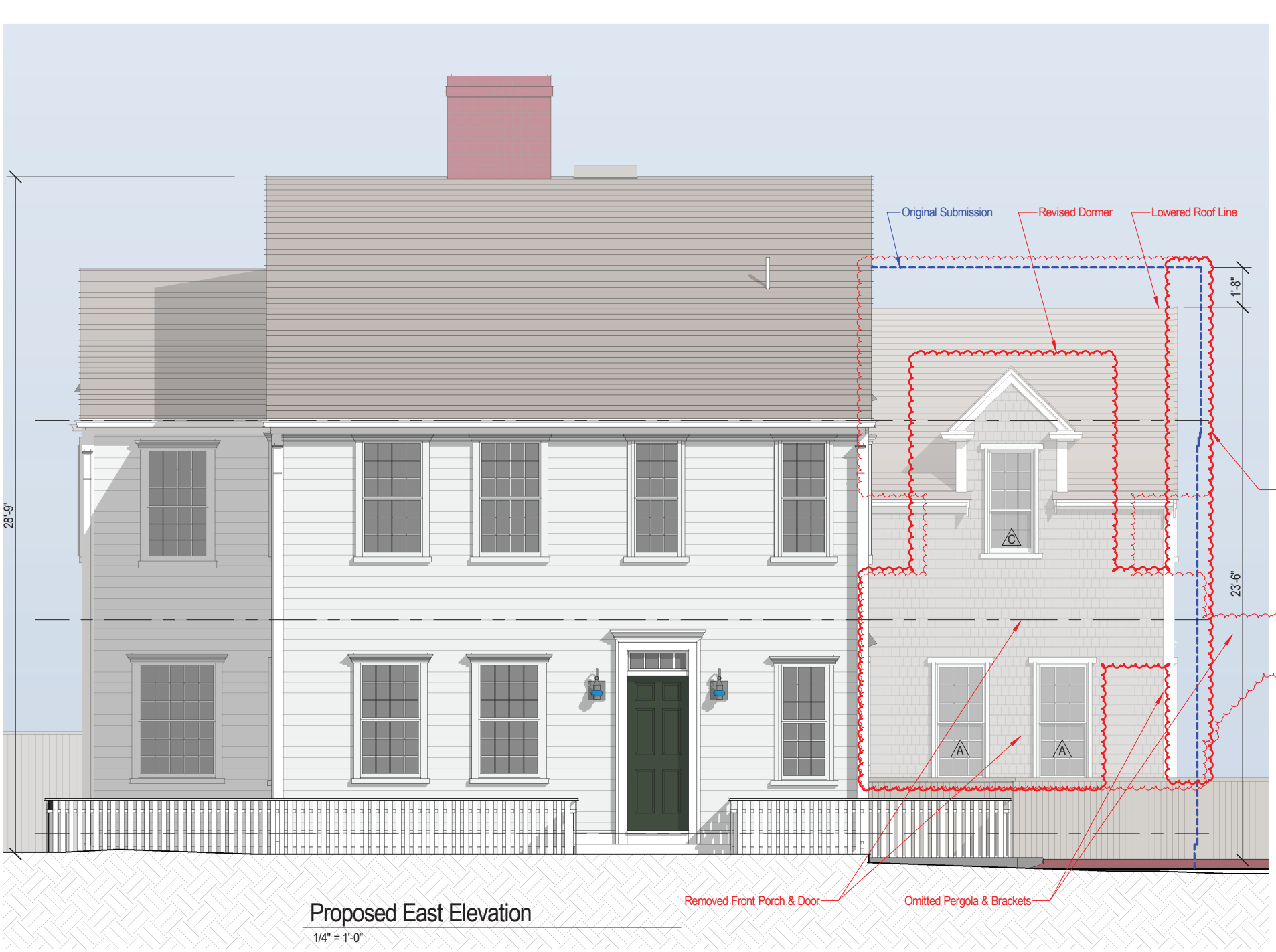
1 Proposed First Floor Plan

1/4" = 1'-0"



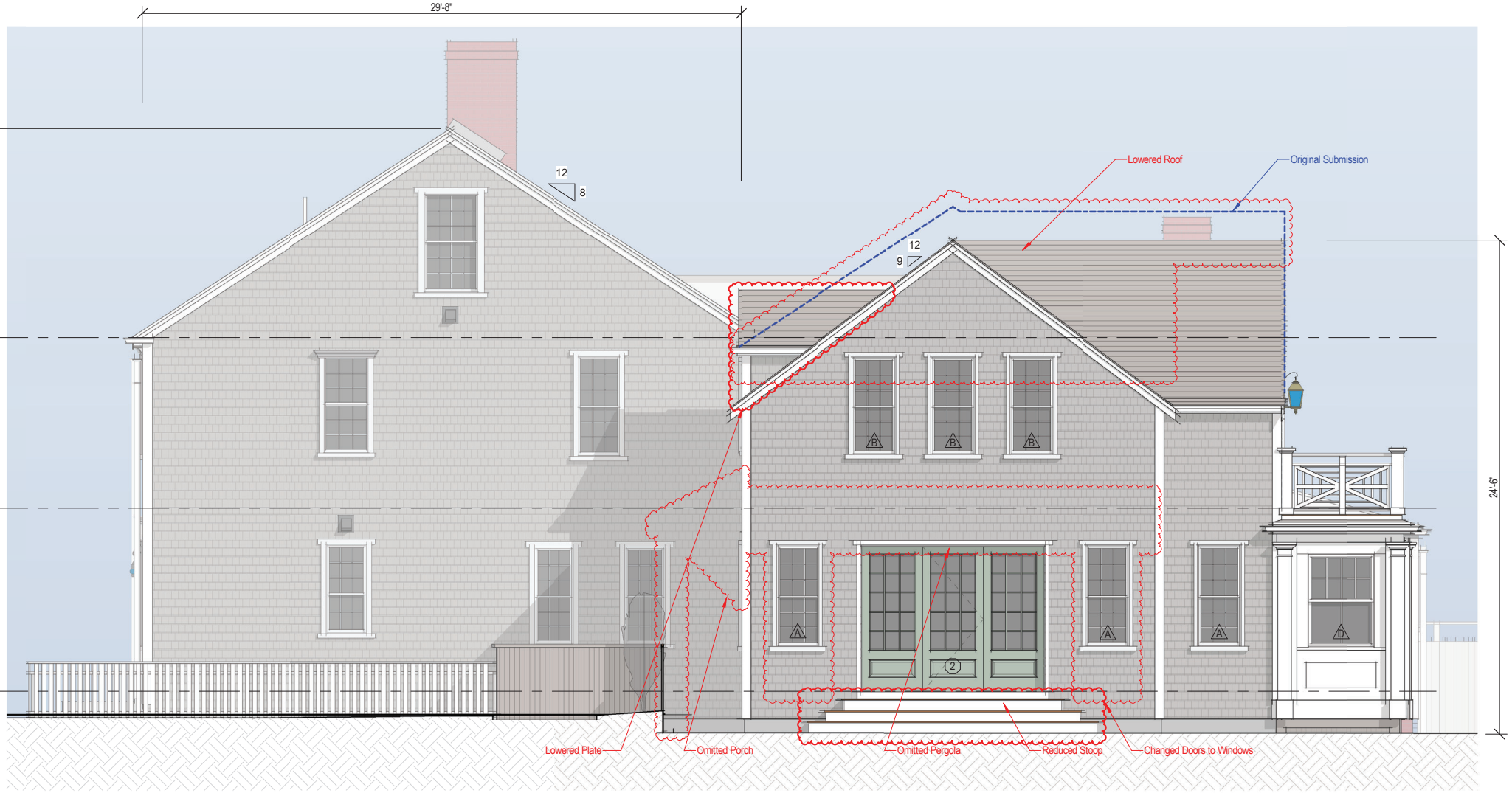
1 Proposed Second Floor Plan

1/4" = 1'-0"



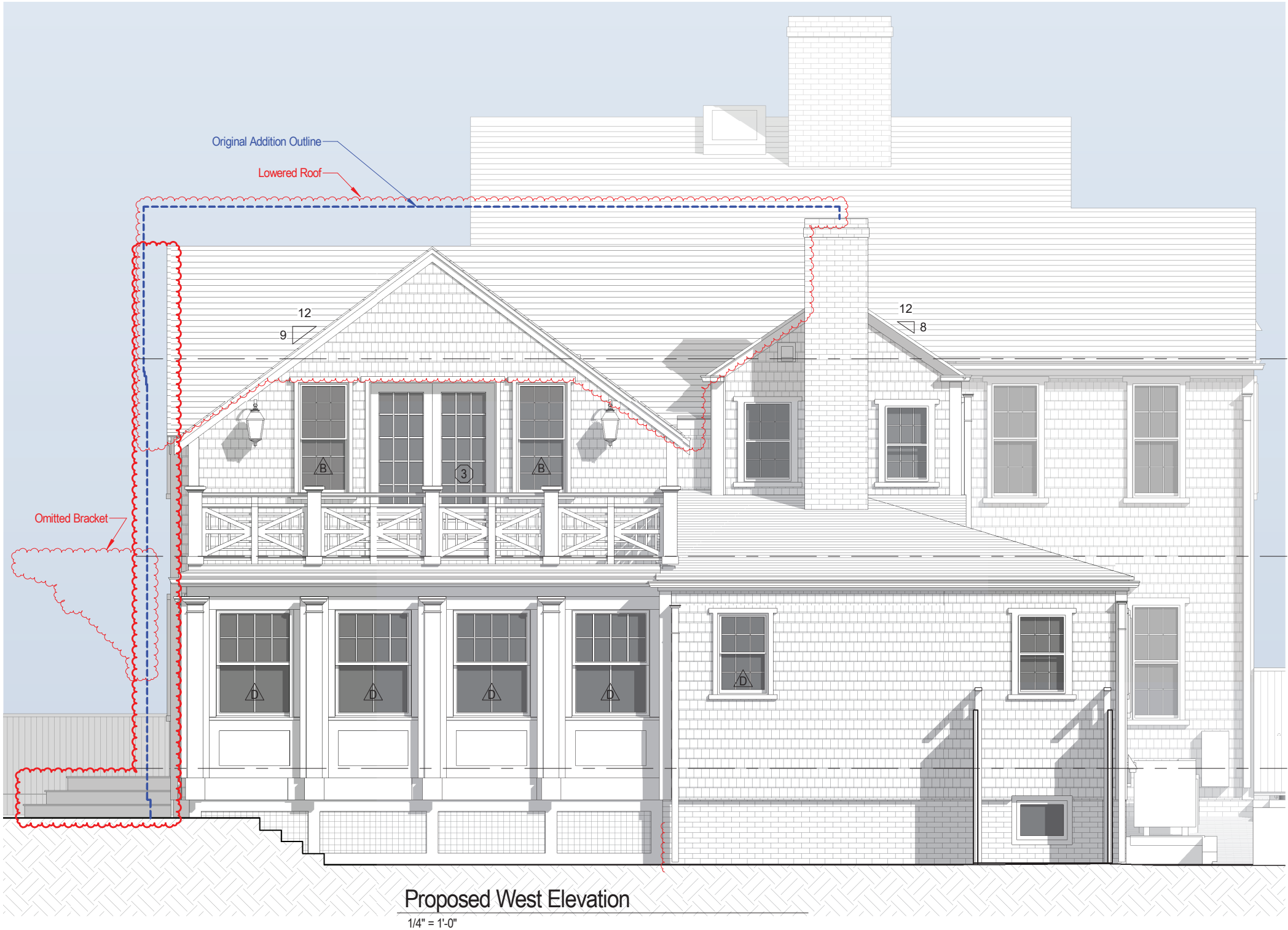
Proposed East Elevation

1/4" = 1'-0"



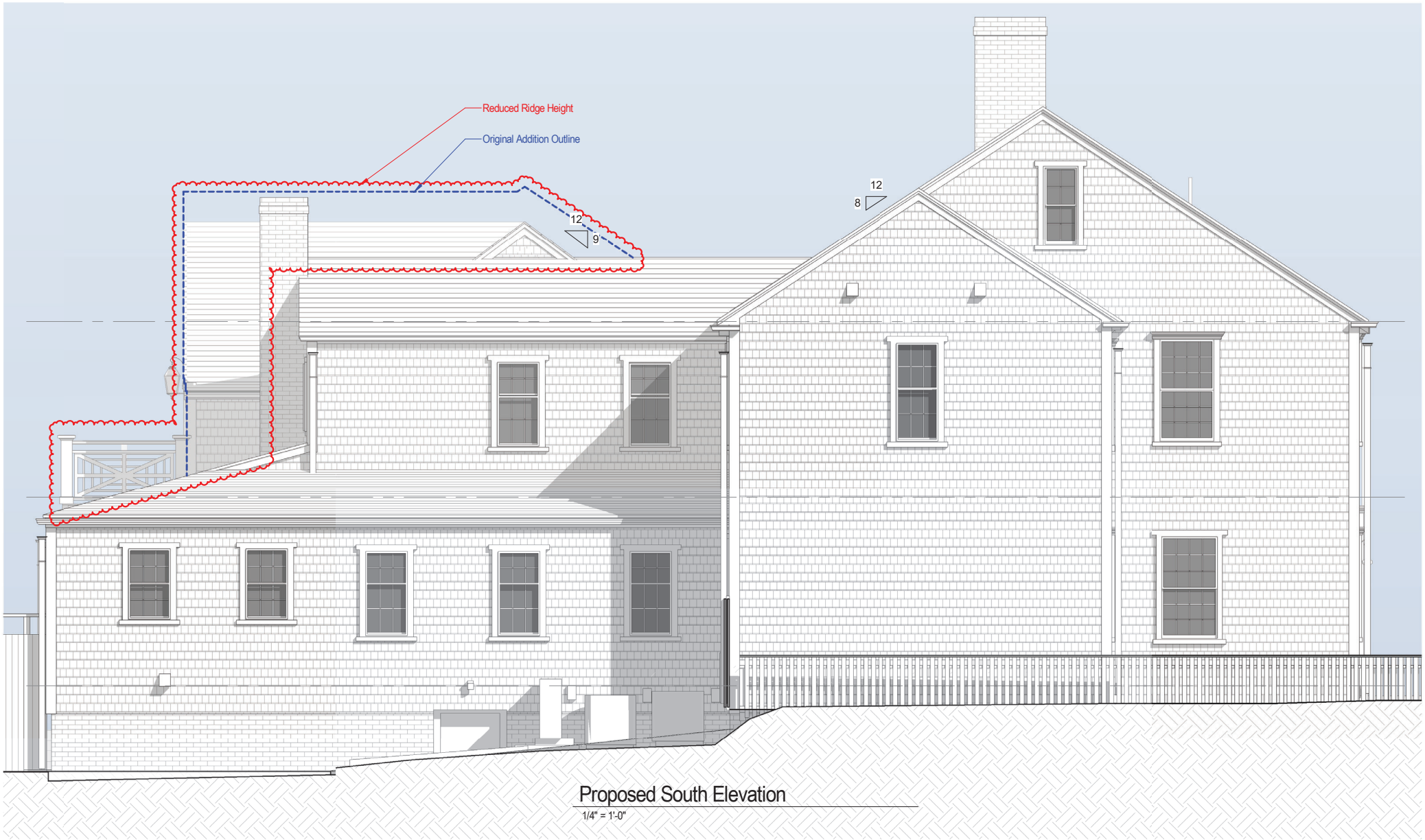
Proposed North Elevation

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 _____

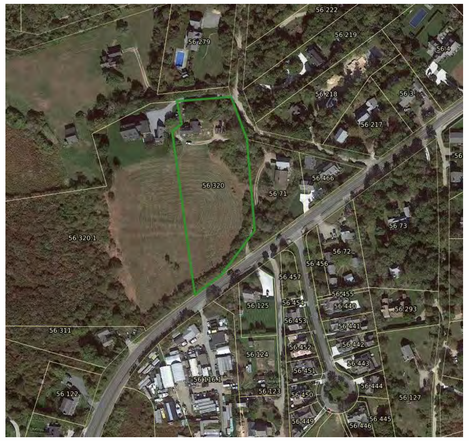
* Attach manufacturer's color samples if color is not from HDC approval list.

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

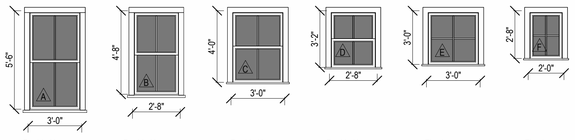


1 Aerial Site Photo
1/4" = 1'-0"



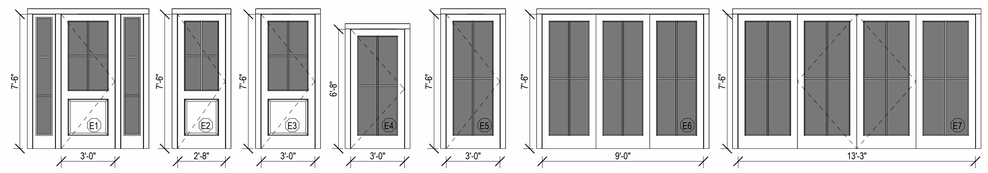
2 Locus Map
1/4" = 1'-0"

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

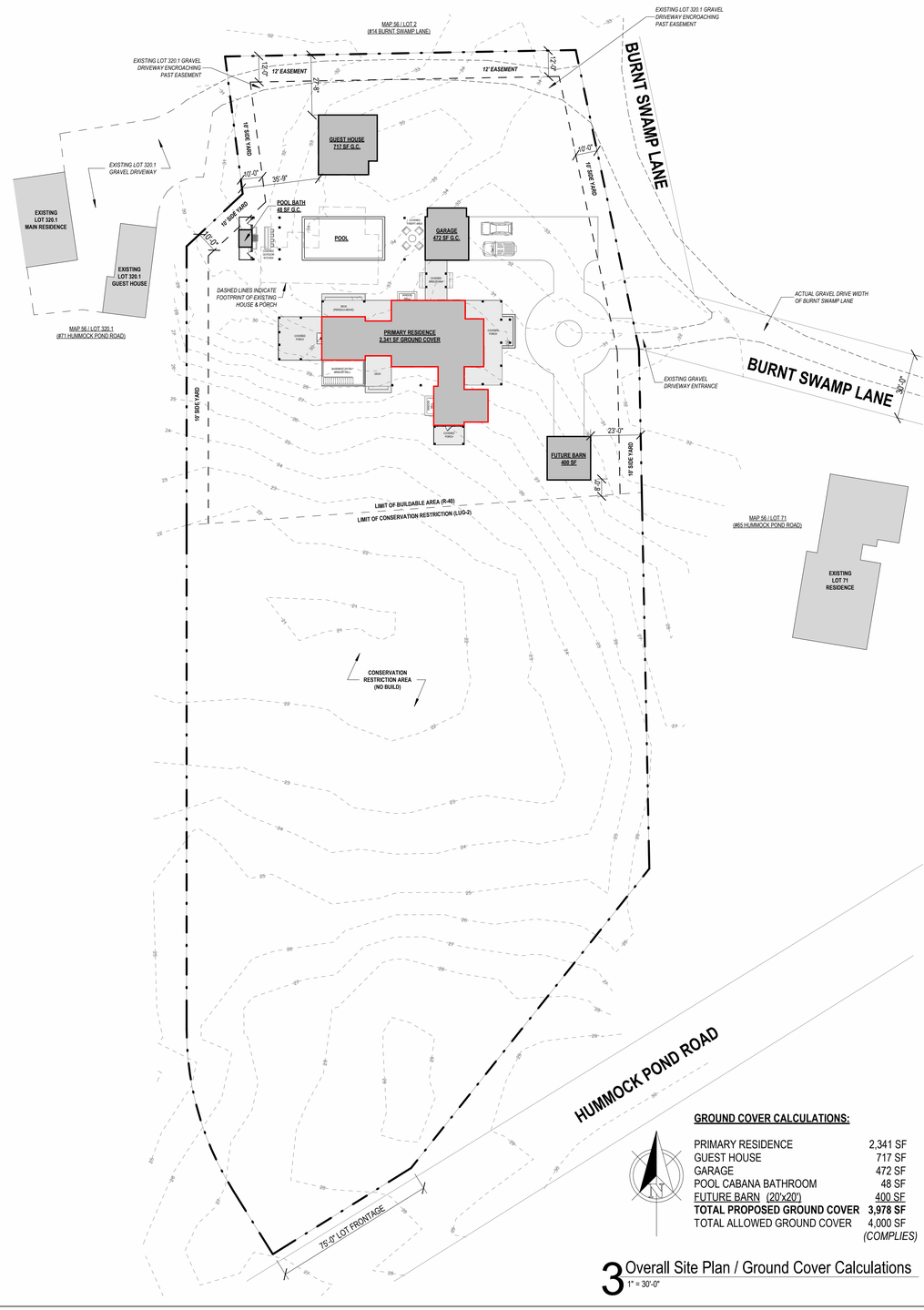


Single French Entry w/ Sidelights 4 Lite SDL | Single French Entry 4 Lite SDL (garage) | Single French Entry 4 Lite SDL (garage) | Single French Entry 4 Lite SDL | Single French Entry 4 Lite SDL | Triple Sliders 4 Lite SDL | Quad French Entry 4 Lite SDL

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

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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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Revisions

Primary Residence - First Floor Plan

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A.101
2331

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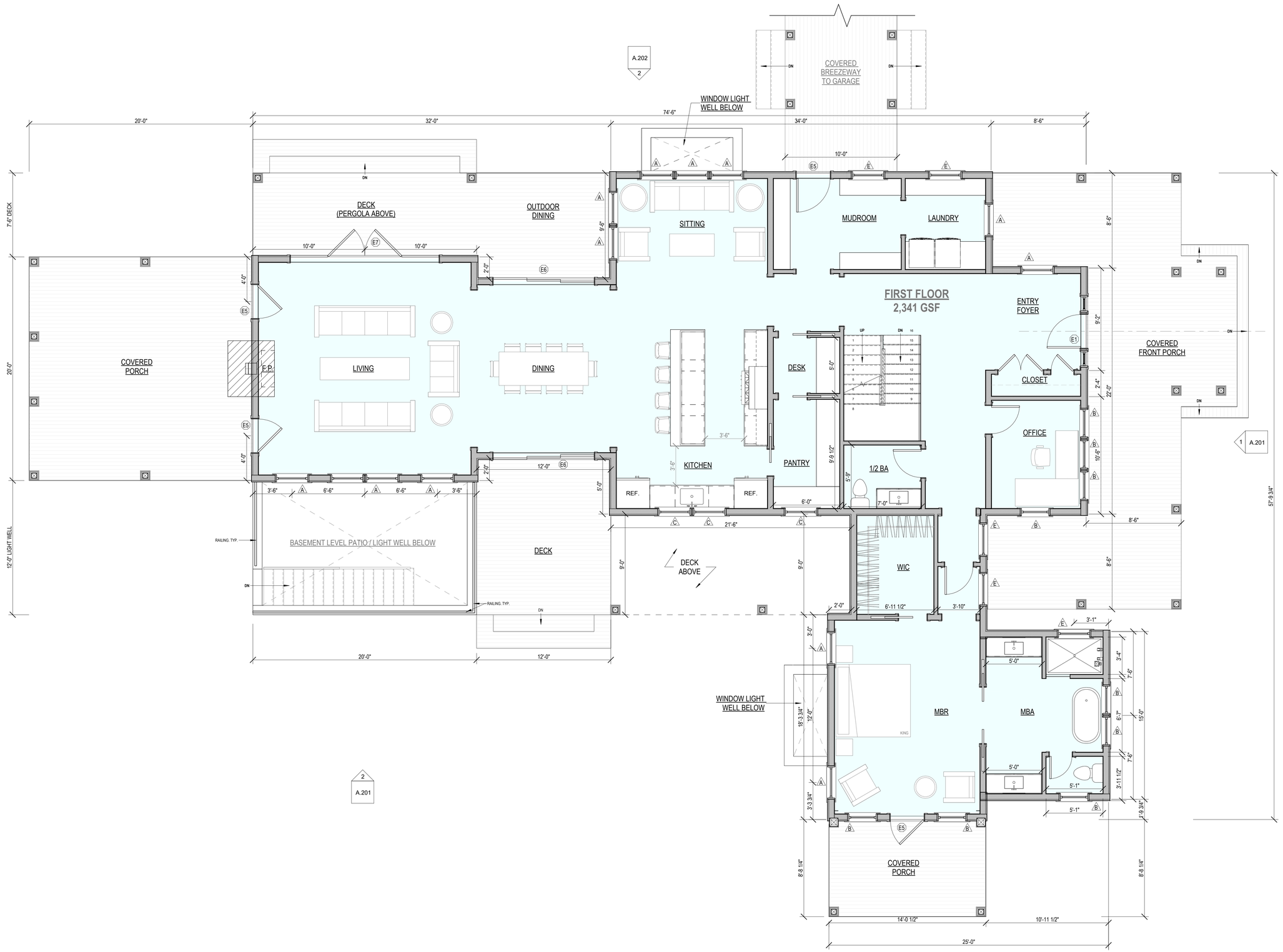
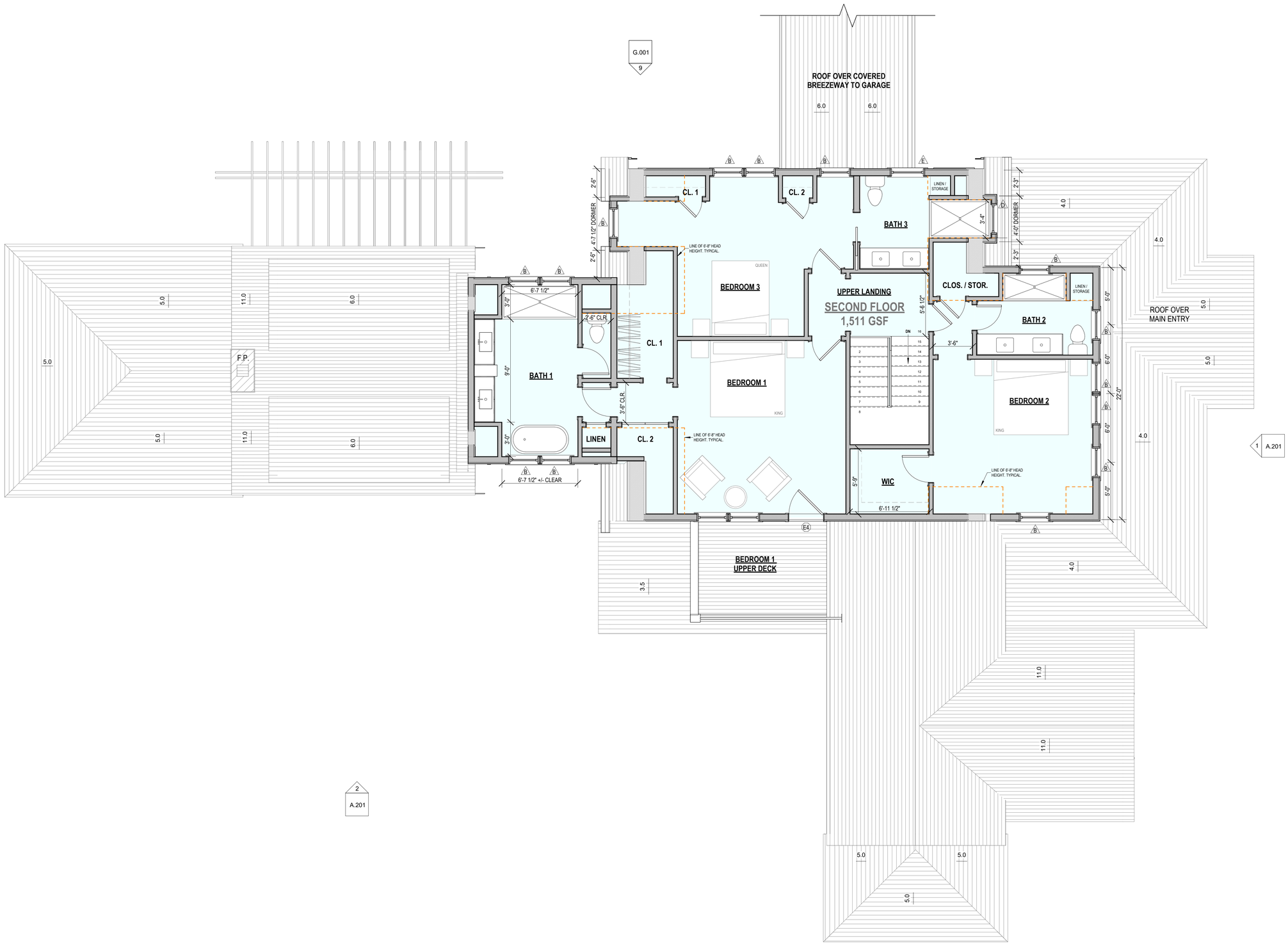


1 First Floor Plan - Proposed
1/4" = 1'-0"



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

HDC Old Business Submisssion 05.02.2024

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Revisions

Primary Residence - Second Floor Plan

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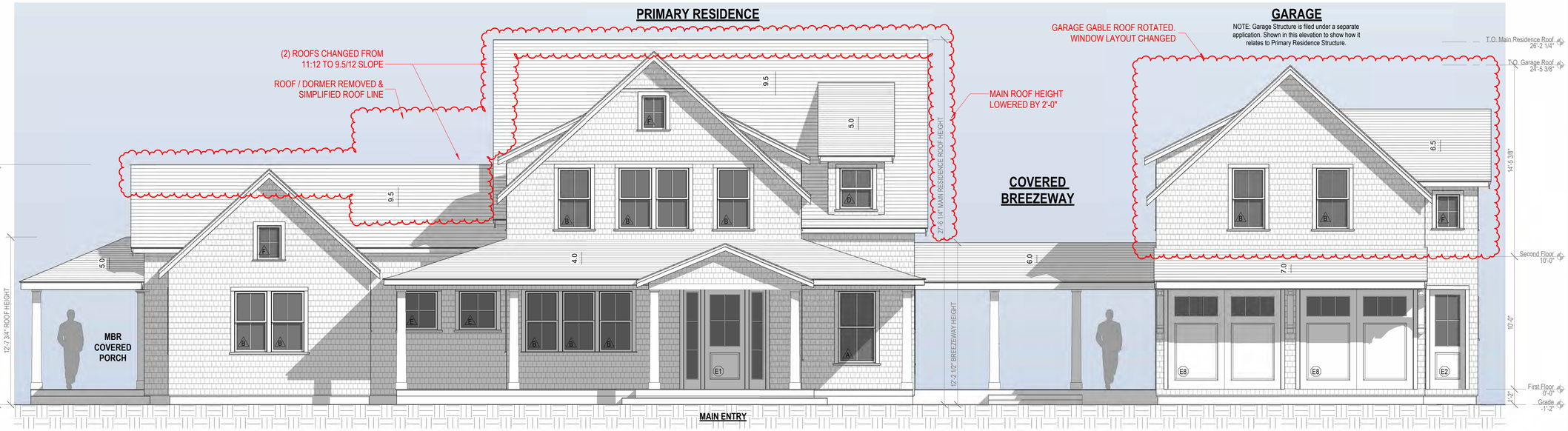
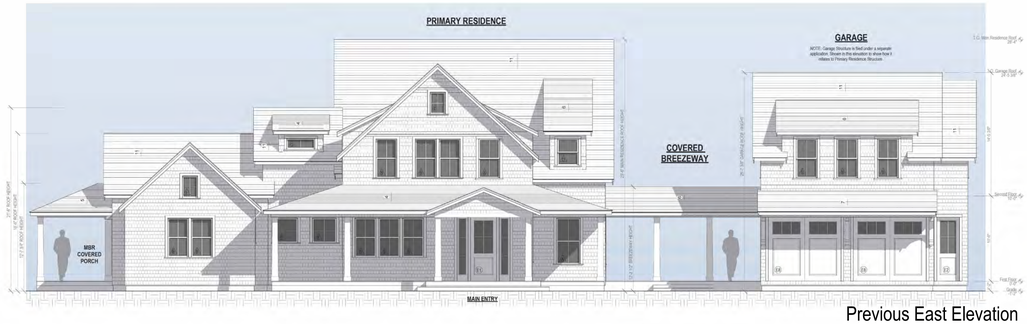
A.102

2331



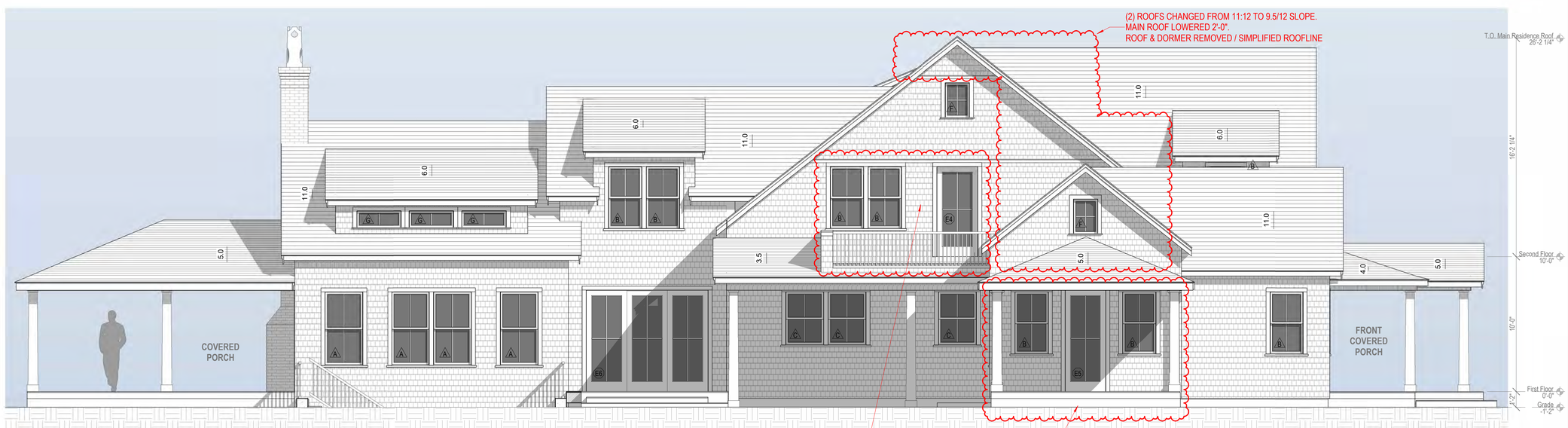
1 Proposed Primary Residence - East Elevation
1/4" = 1'-0"



Previous East Elevation



Previous South Elevation



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

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Revisions

Old Business Submission Edits 2024.05.02

Primary Residence - Exterior Elevations

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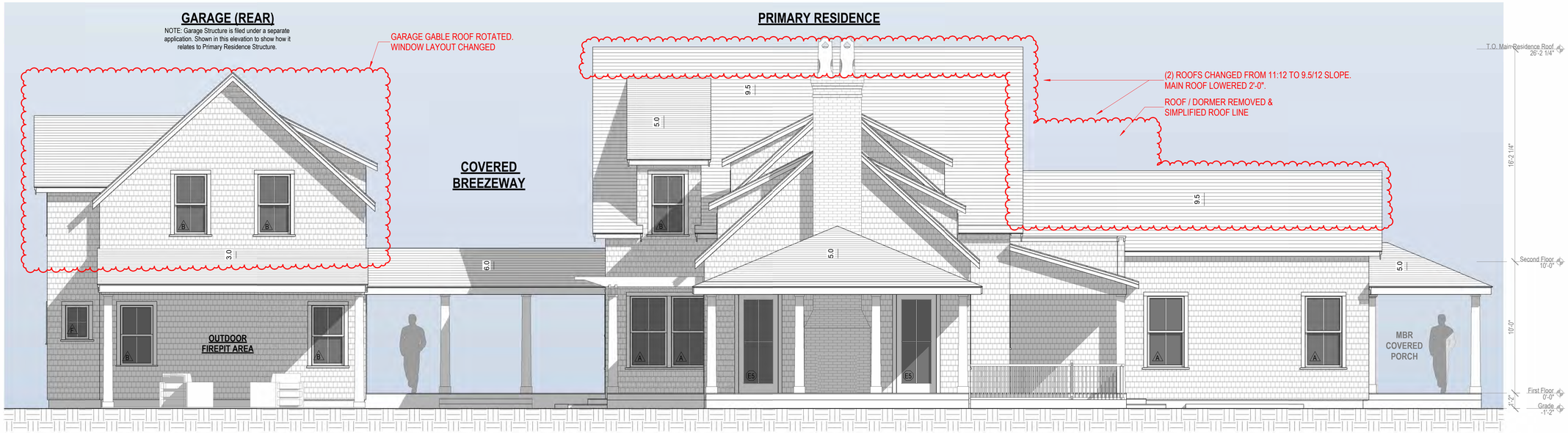
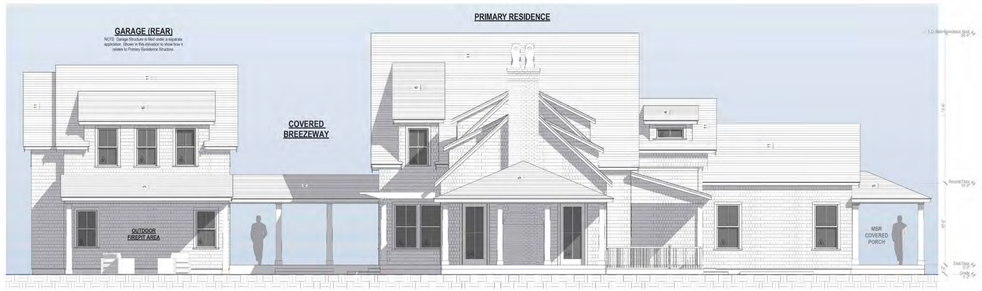
A.201

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

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Primary Residence - Exterior Elevations

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A.202

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View of Current 69 Hummock Pond Entry Drive (from Burnt Swamp Lane)
(Looking at East Side of Site)



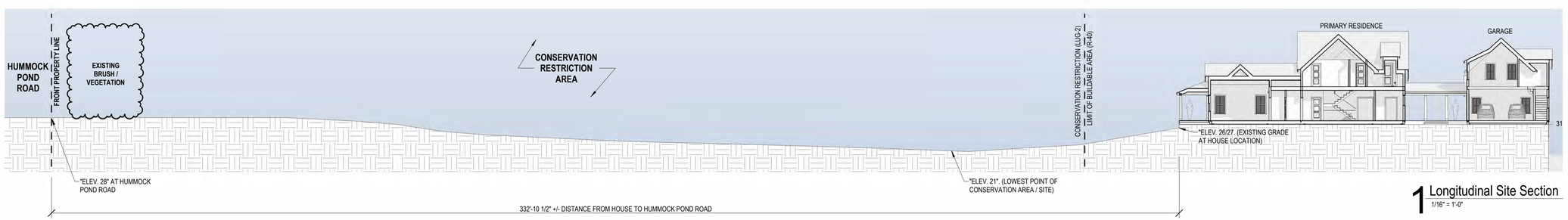
View from Burnt Swamp Lane
(Looking at North Side of Site)



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

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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)



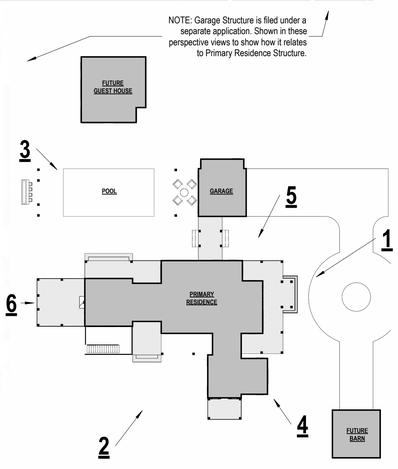
5 Perspective View 5 - From NorthEast (Looking from Garage Drive)



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

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Revisions

Exterior Perspective Views

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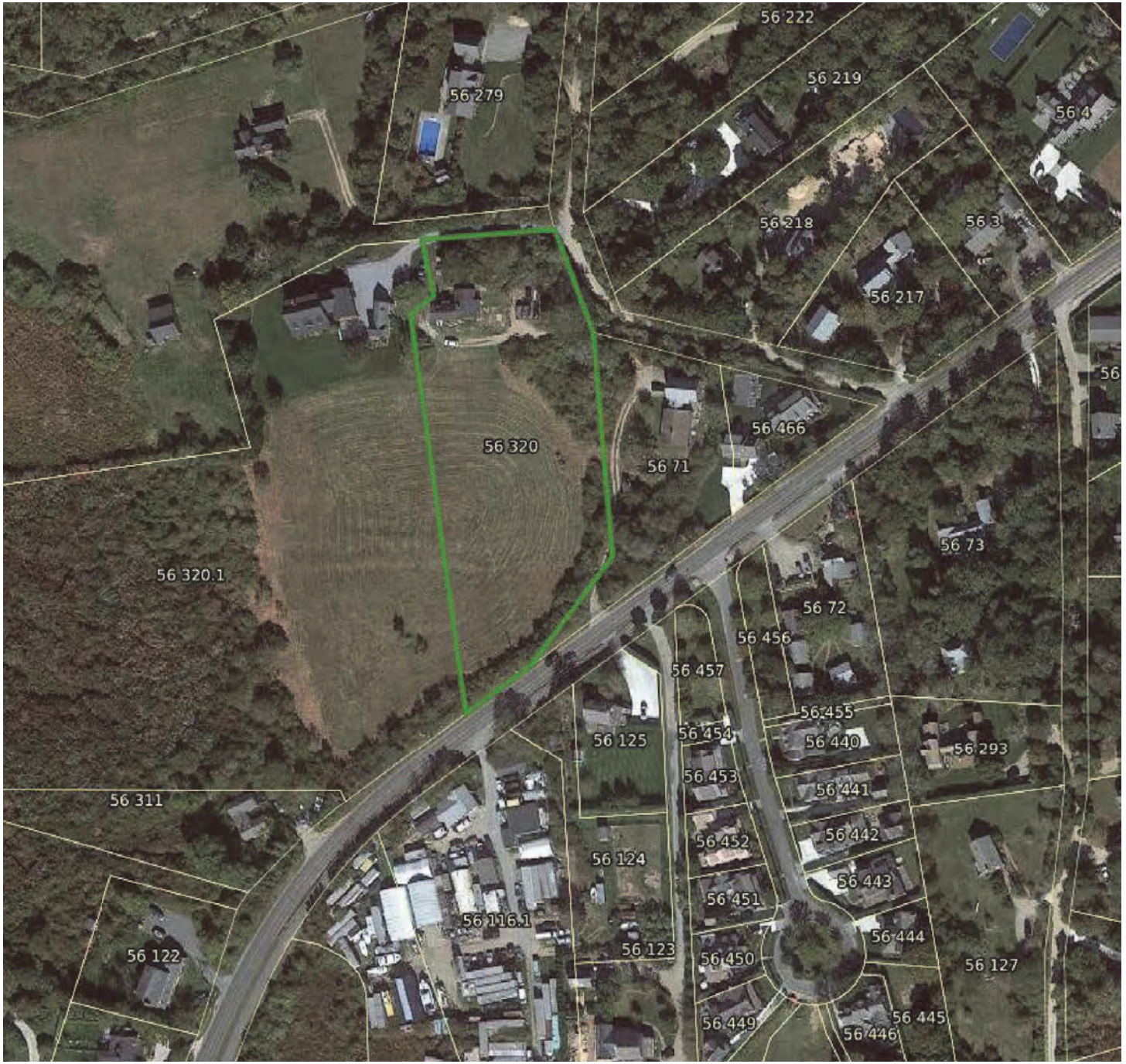
A.301
2331



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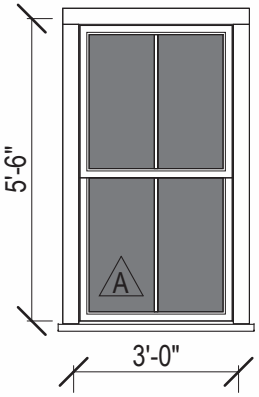
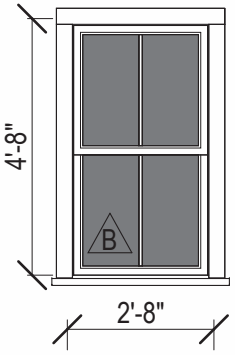
1/4" = 1'-0"

WINDOW TYPES



Double Hung
2/2 SDL



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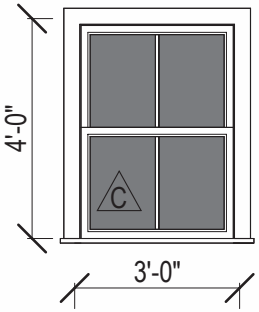

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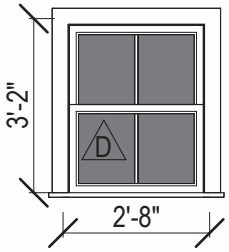
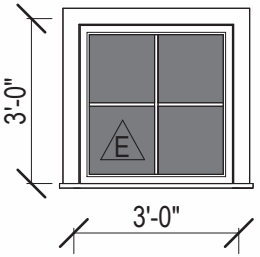
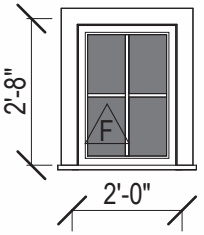


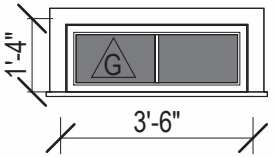
Double Hung
2/2 SDL



Fixed
4 Lite SDL

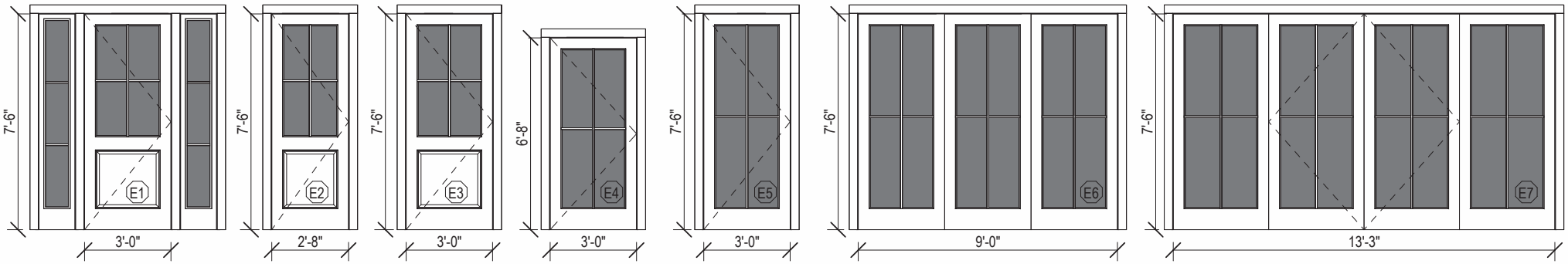


Fixed
4 Lite SDL



Fixed
2 Lite SDL

DOOR TYPES



Single French Entry w/ Sidelights
4 Lite SDL

Single French Entry
4 Lite SDL (garage)

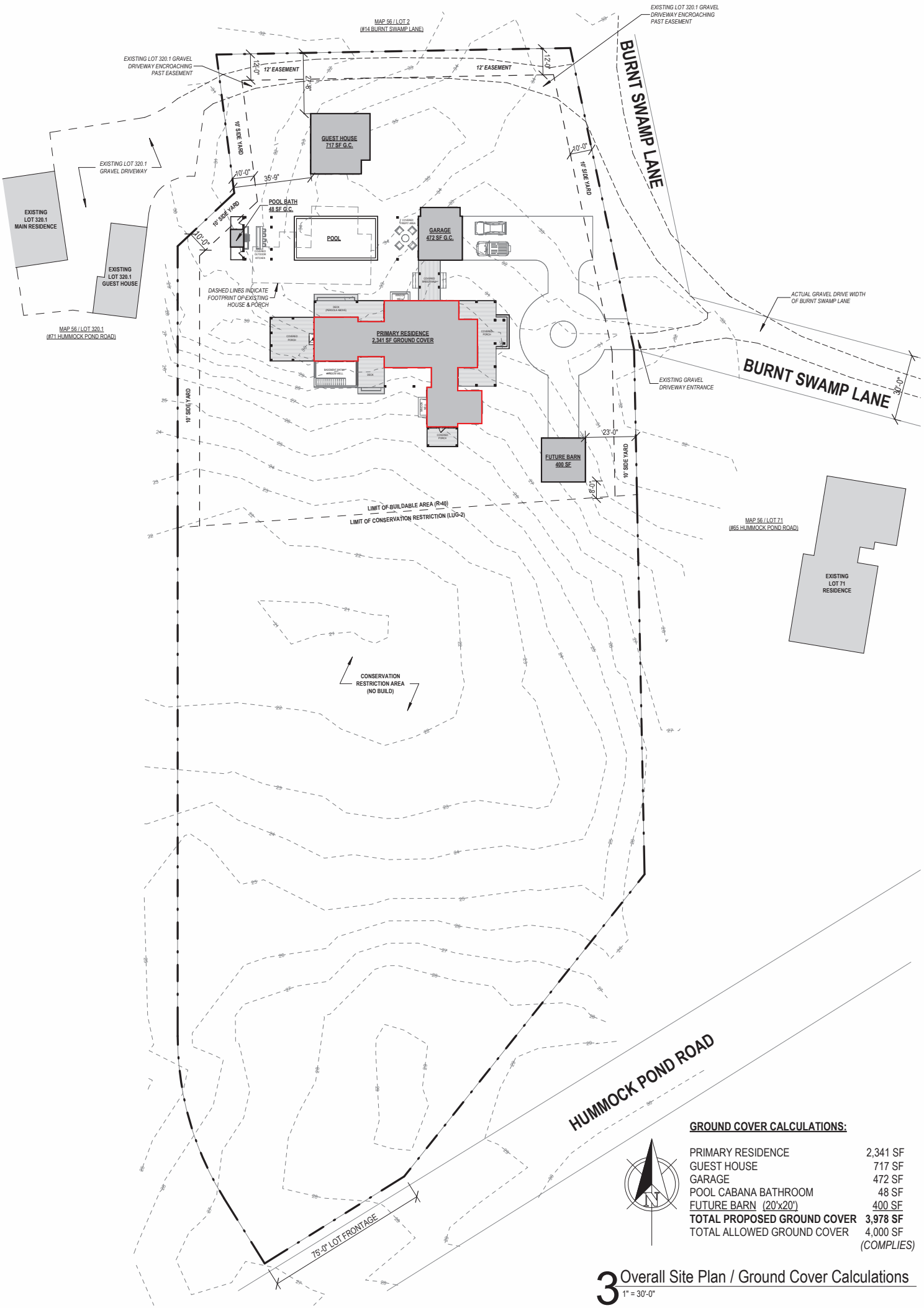
Single French Entry
4 Lite SDL (garage)

Single French Entry
4 Lite SDL

Single French Entry
4 Lite SDL

Triple Sliders
4 Lite SDL

Quad French Entry
4 Lite SDL



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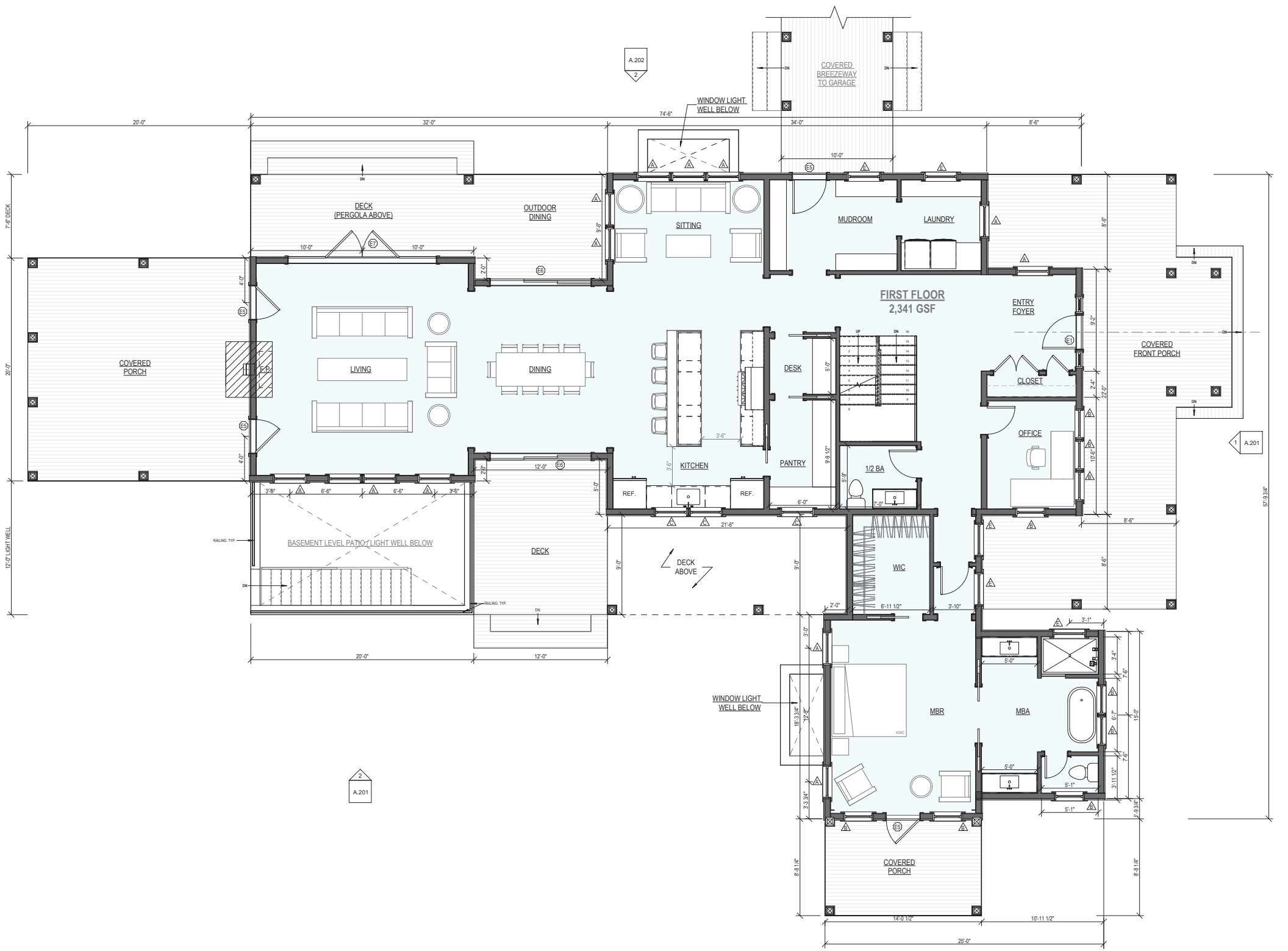
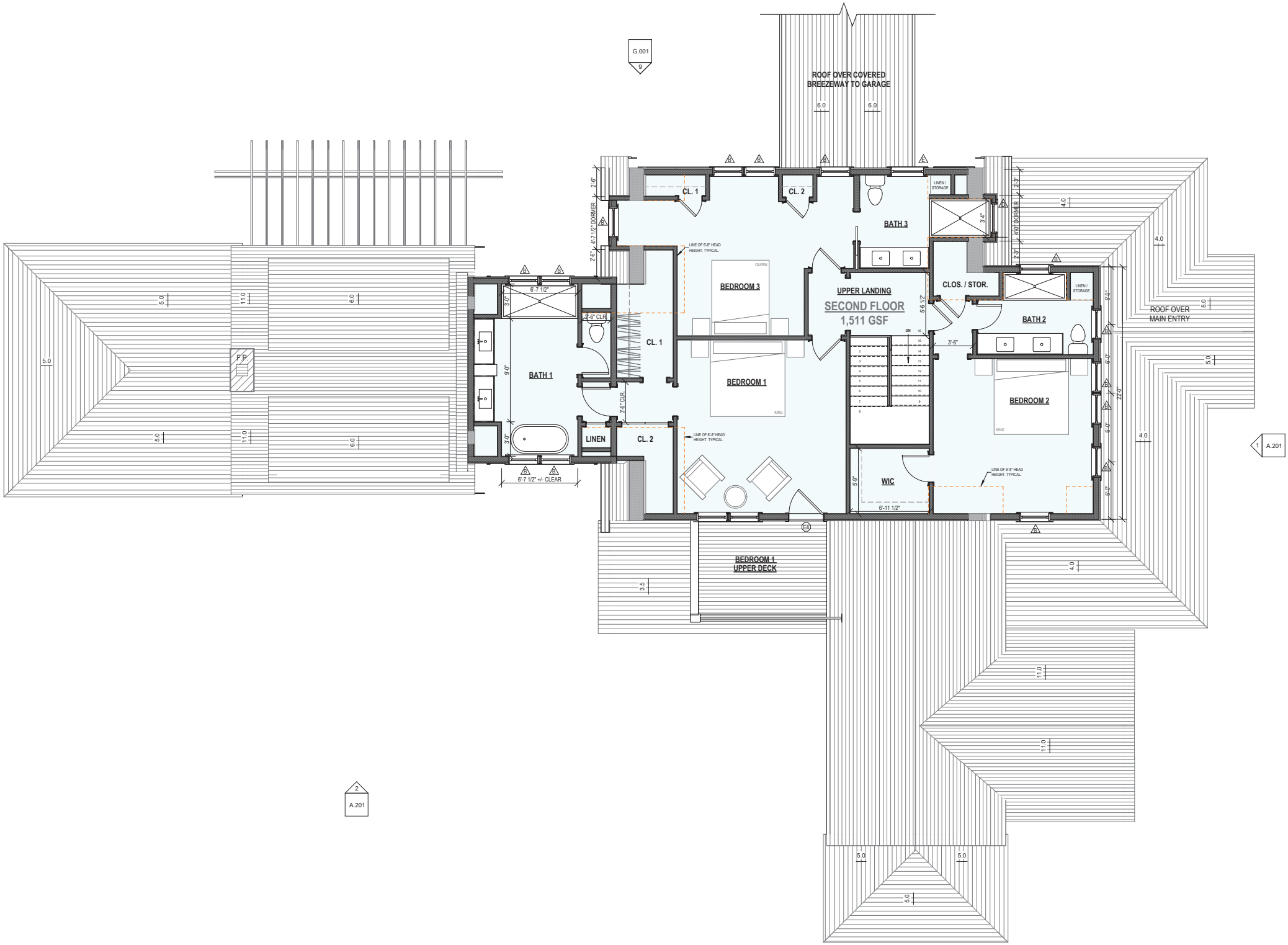
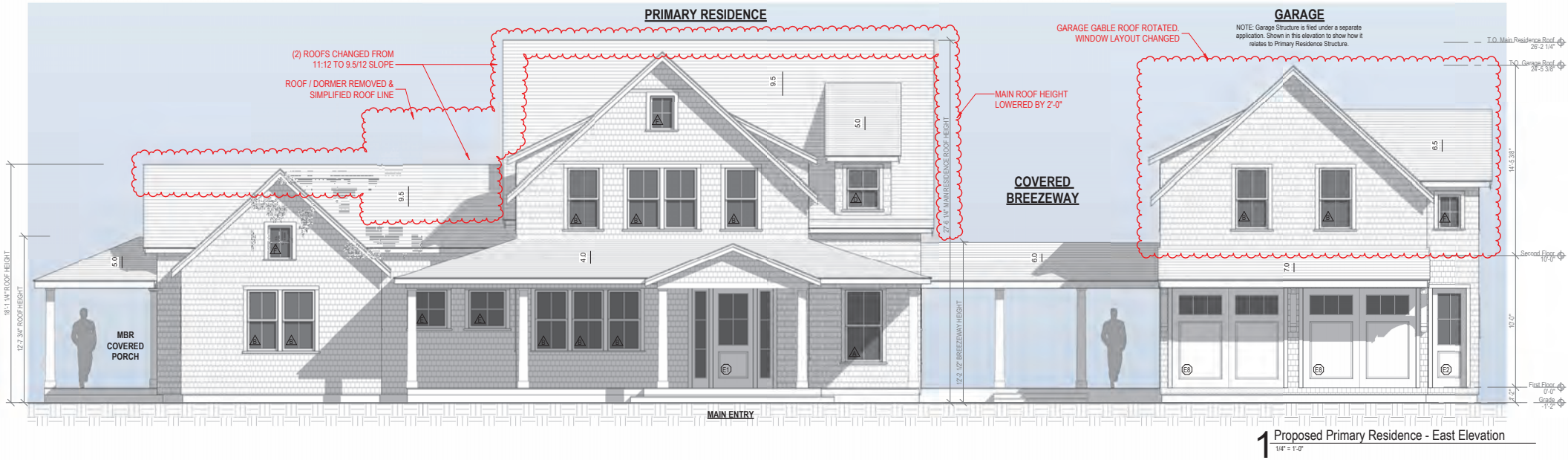


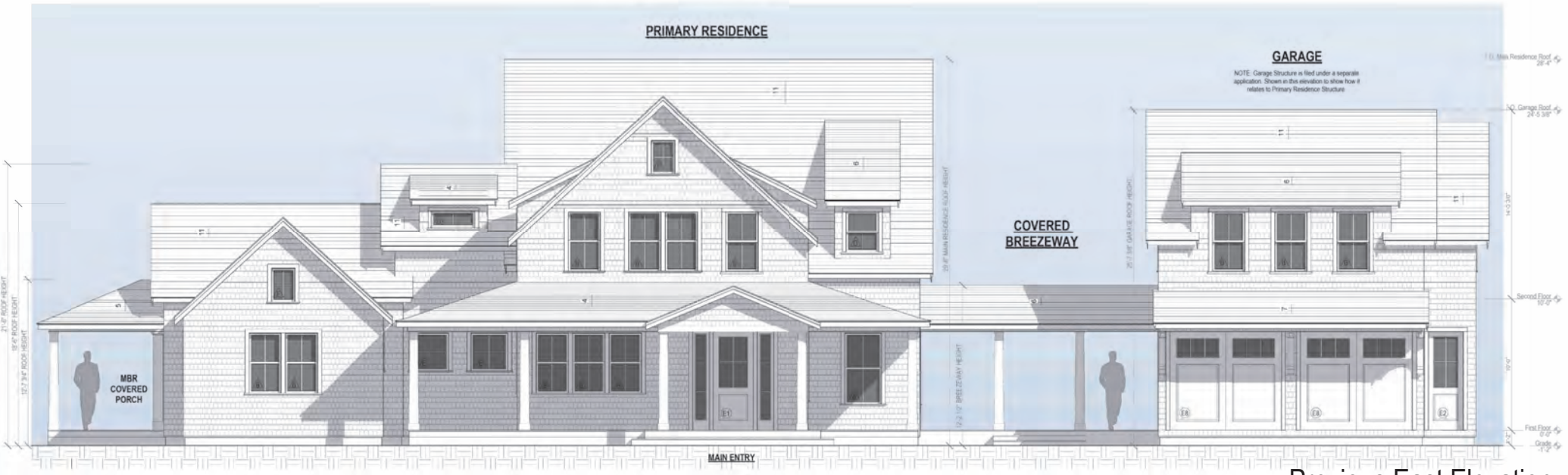
1 First Floor Plan - Proposed
1/4" = 1'-0"



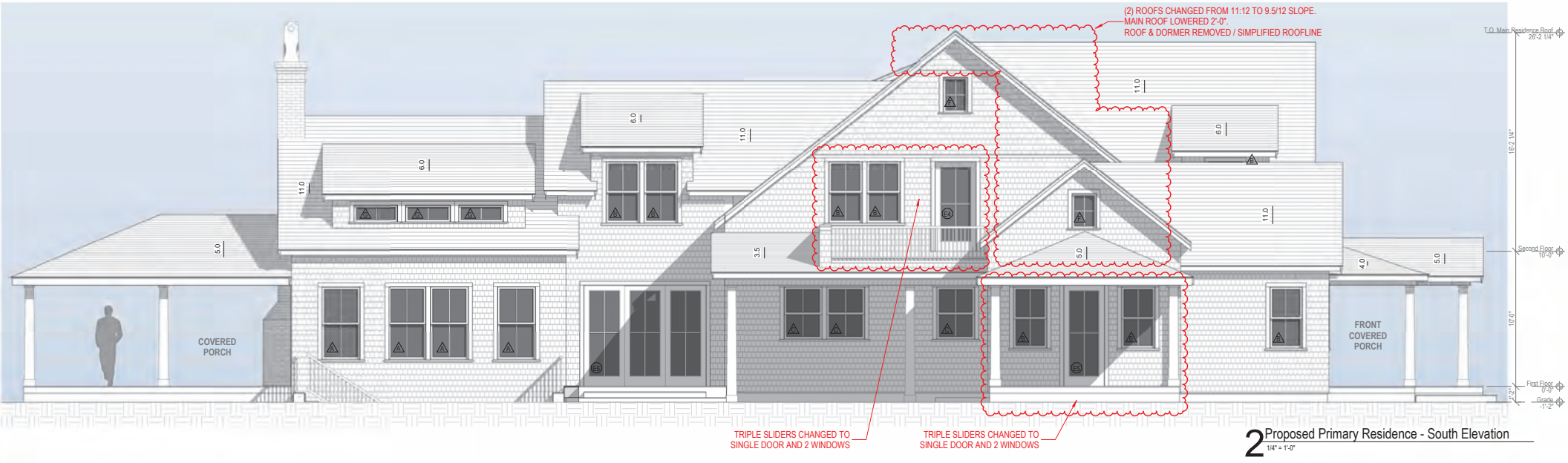
1 Second Floor Plan - Proposed
1/4" = 1'-0"



1 Proposed Primary Residence - East Elevation
1/4" = 1'-0"



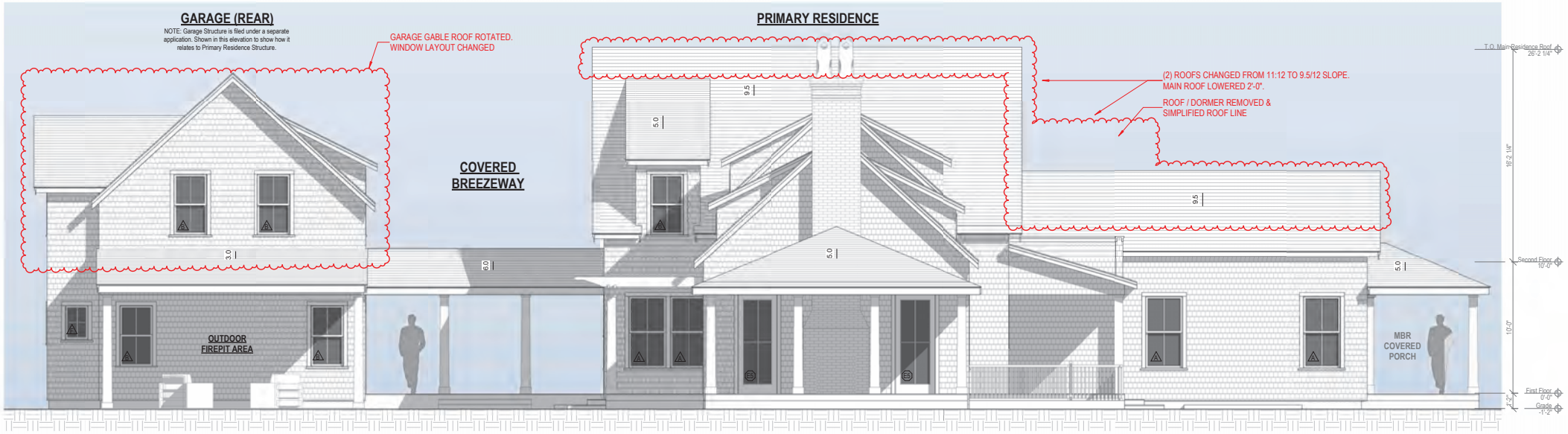
Previous East Elevation



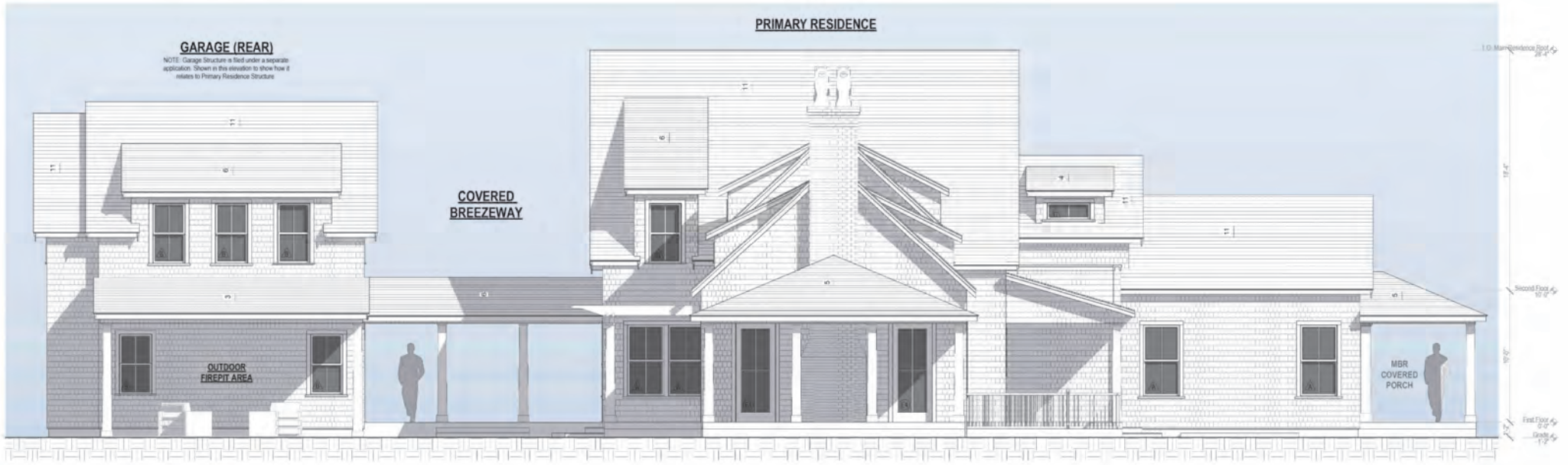
2 Proposed Primary Residence - South Elevation
1/4" = 1'-0"



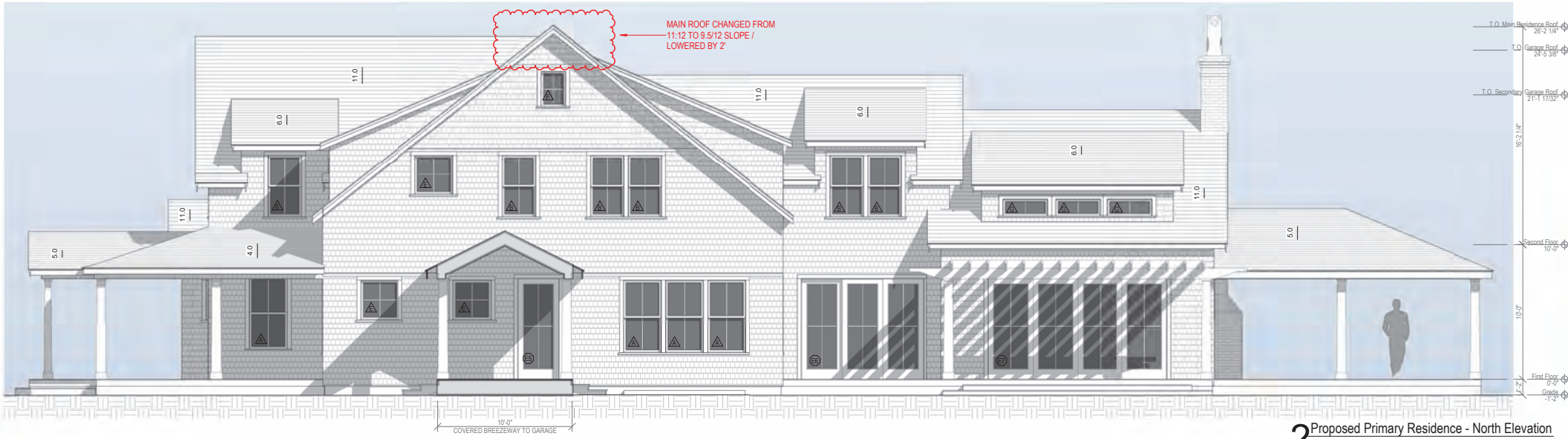
Previous South Elevation



1 Proposed Primary Residence - West Elevation
1/4" = 1'-0"



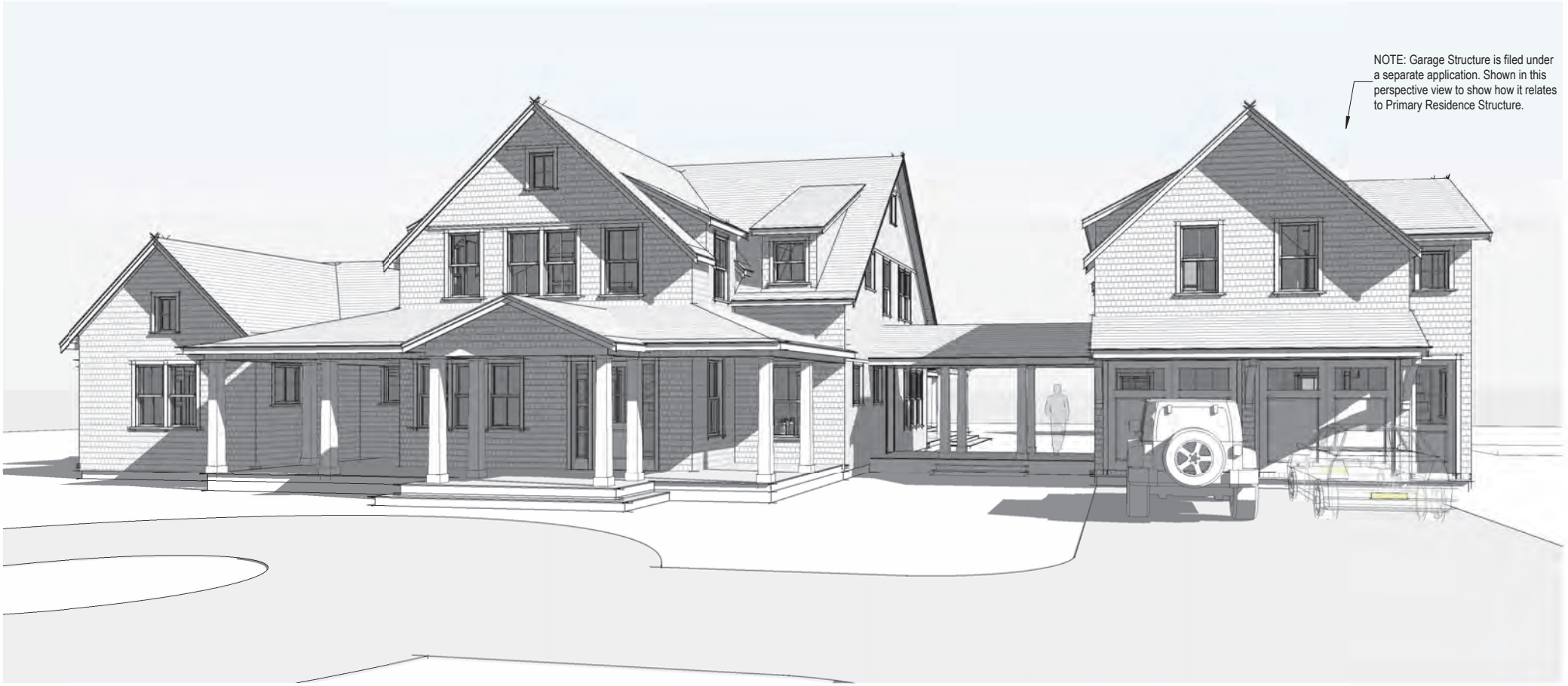
Previous West Elevation



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



Previous North Elevation

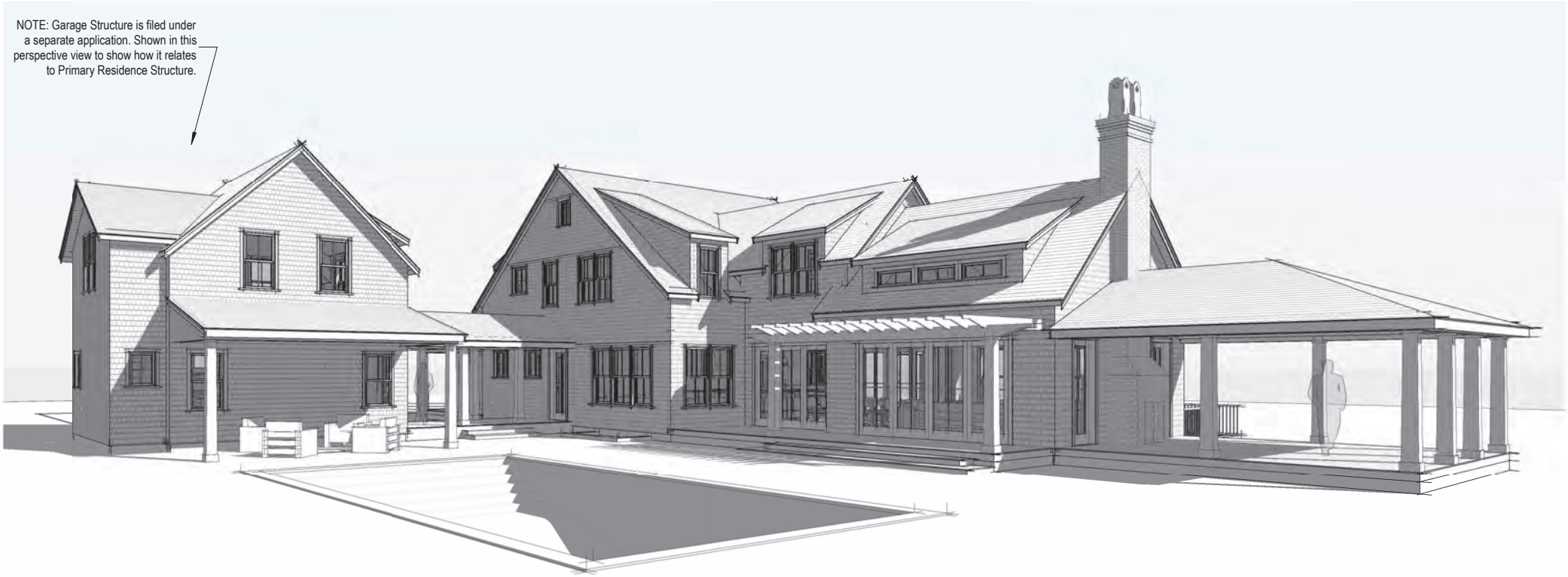


1 Perspective View 1 - From East (Looking from Burnt Swamp Lane)



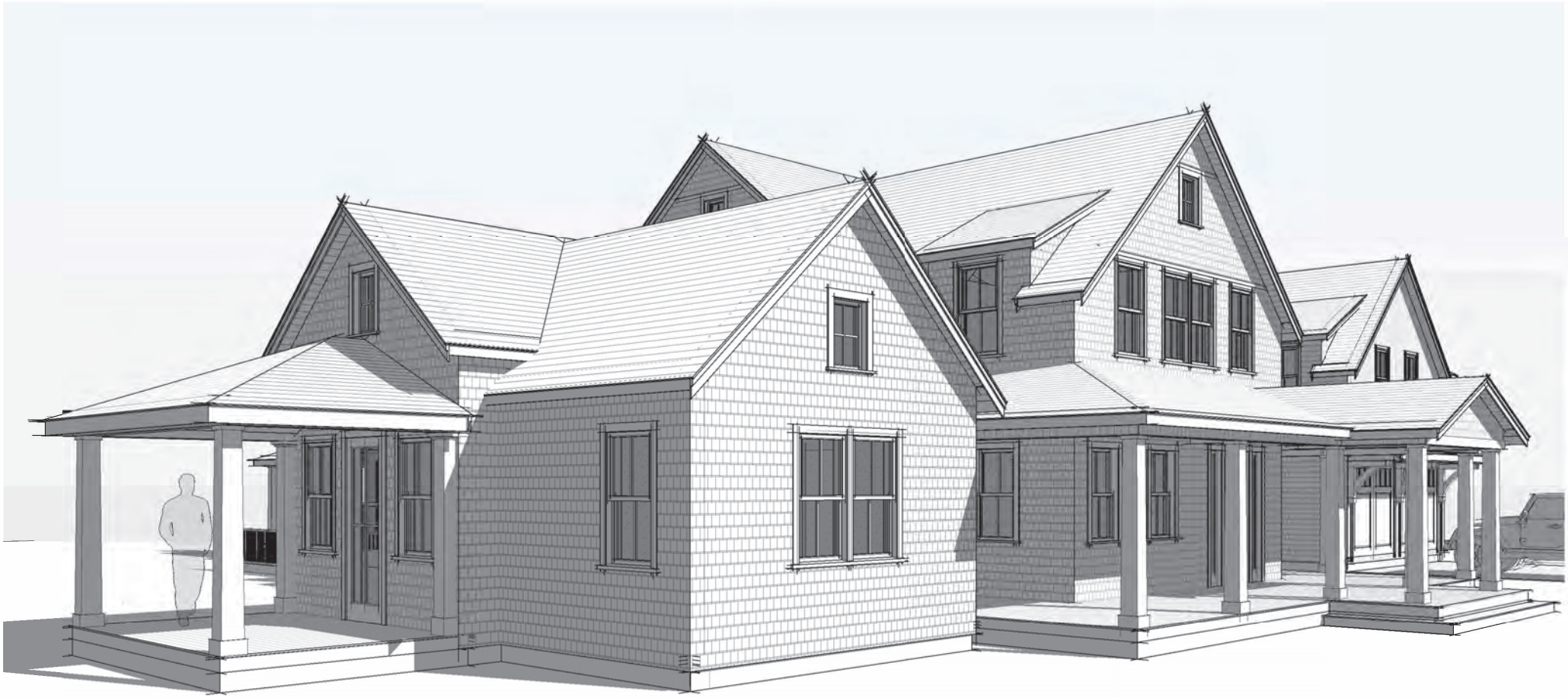
2 Perspective View 2 - From South (Looking from Meadow)

NOTE: Garage Structure is filed under a separate application. Shown in this perspective view to show how it relates to Primary Residence Structure.

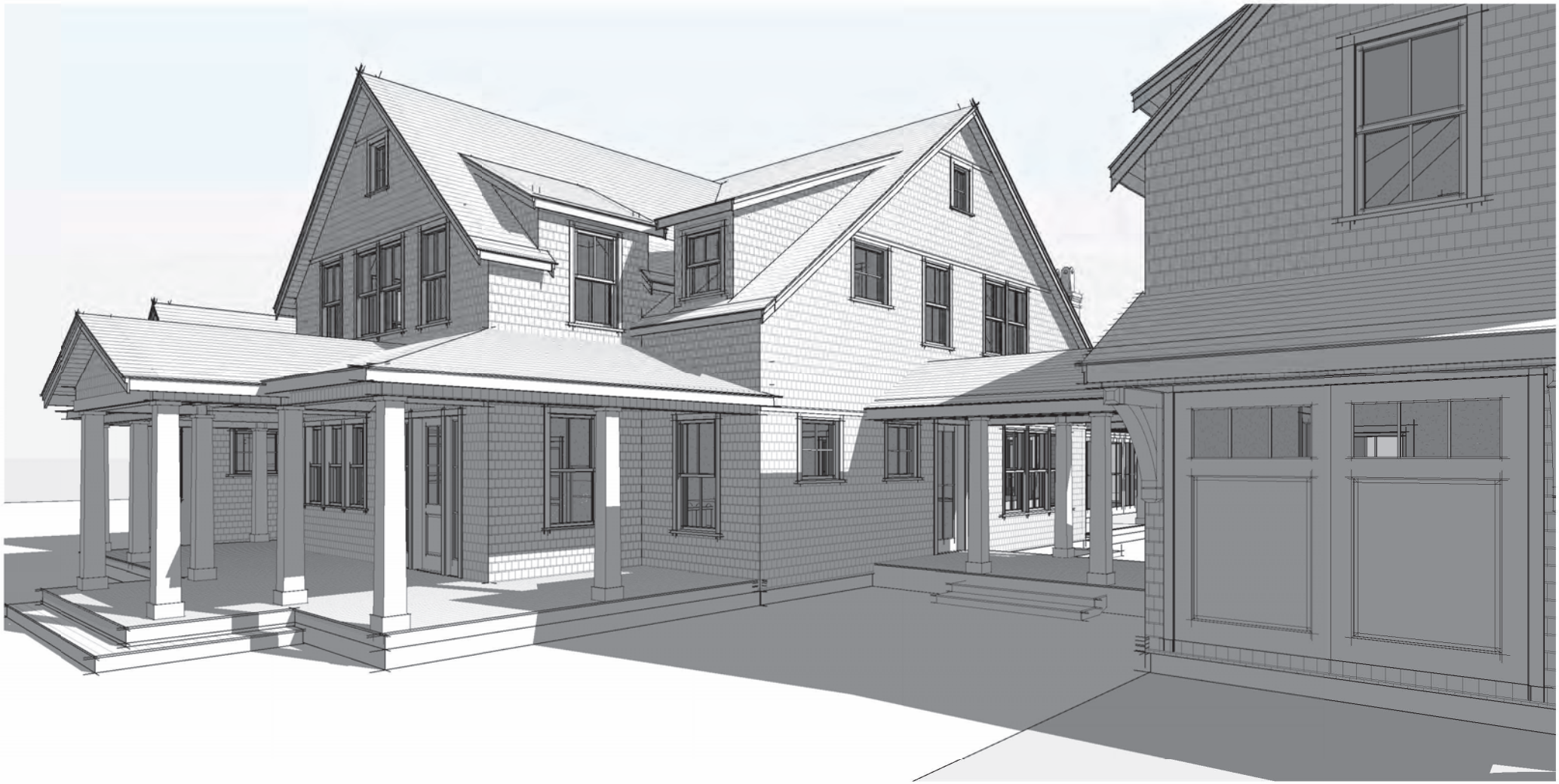


3 Perspective View 3 - From NorthWest (Looking from Pool Cabana)

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 _____

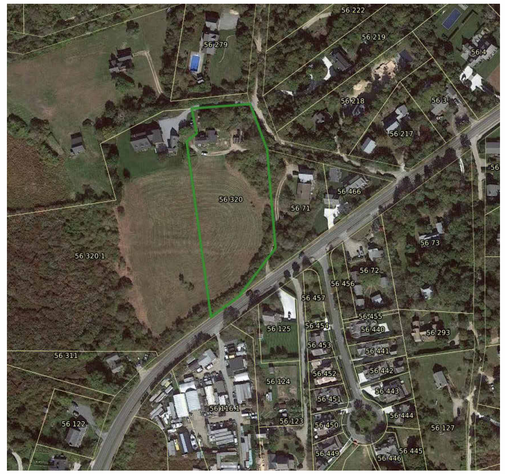
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

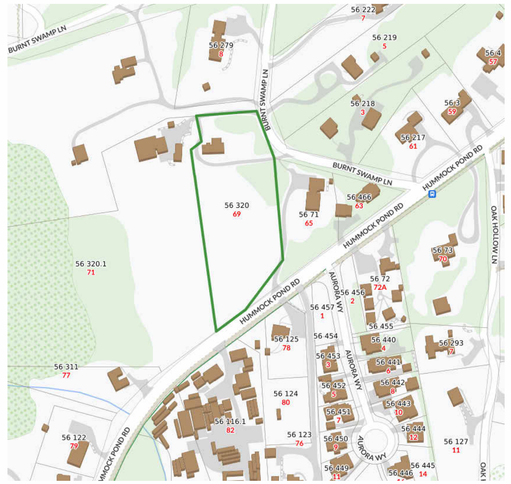
Date 3/22/24 Signature of owner of record _____ Signed under penalties of perjury

Garage

69 Hummock Pond Road
Nantucket, MA 02554

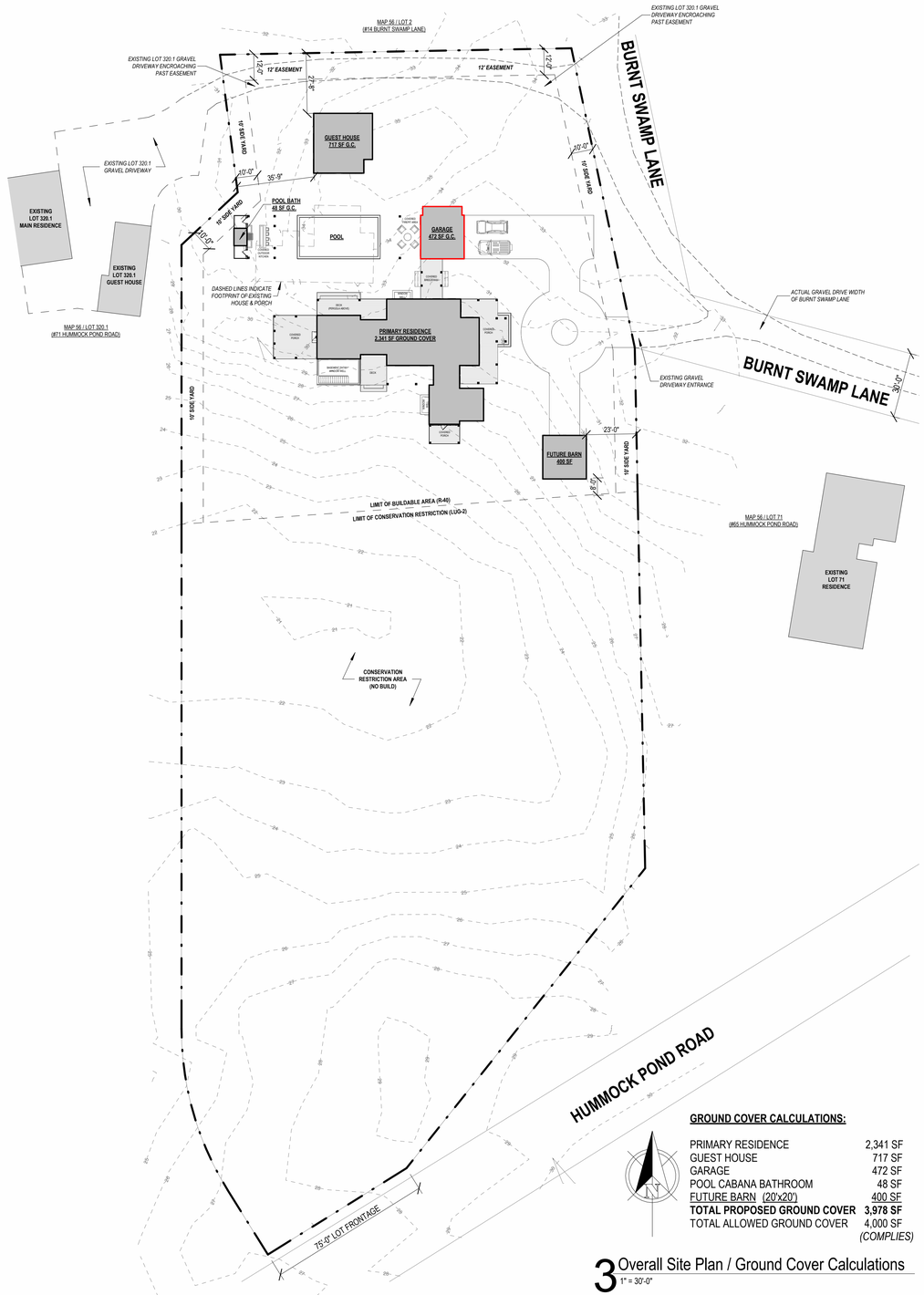


1 Aerial Site Photo
1/4" = 1'-0"



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



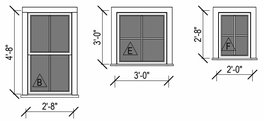


3 Overall Site Plan / Ground Cover Calculations
1" = 30'-0"

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

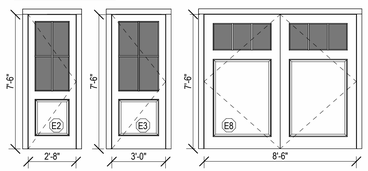


Double Hung
2/2 SDL

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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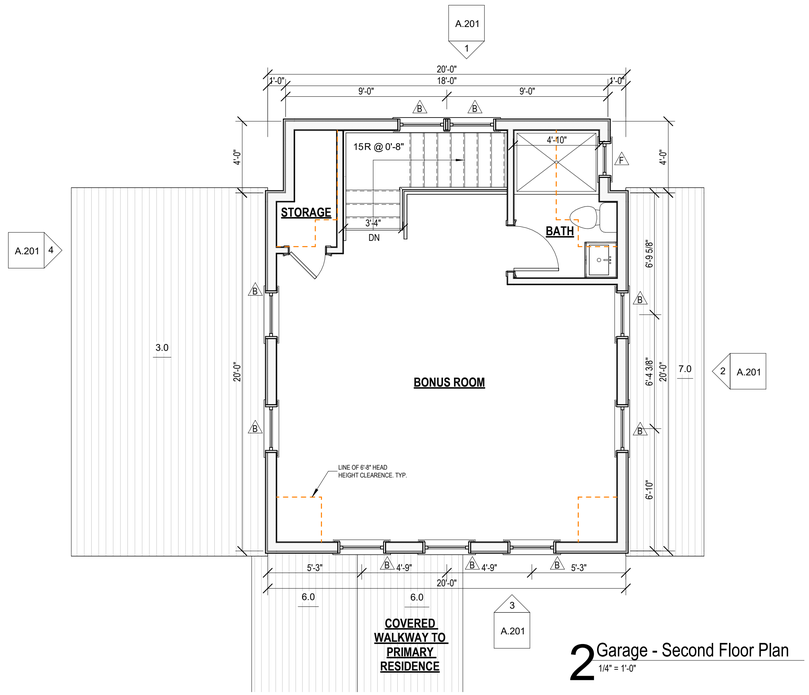
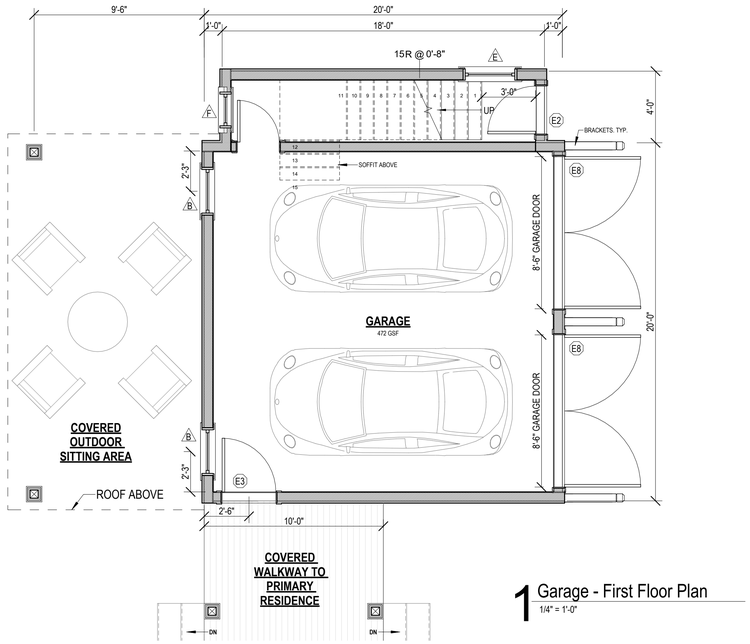
G.001

2331

HDC Old Business Submisssion 05.02.2024



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



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

2331

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A.101
2331

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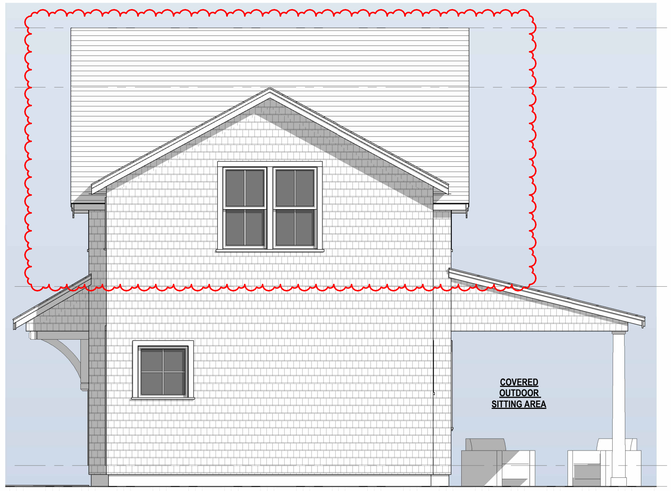
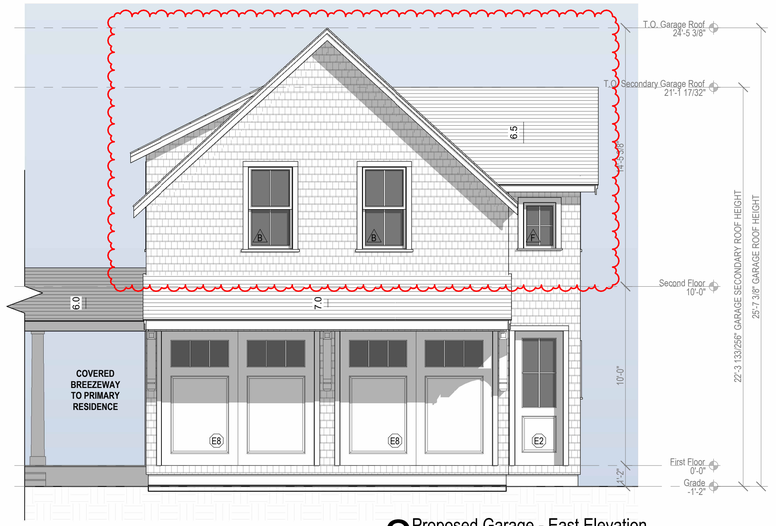
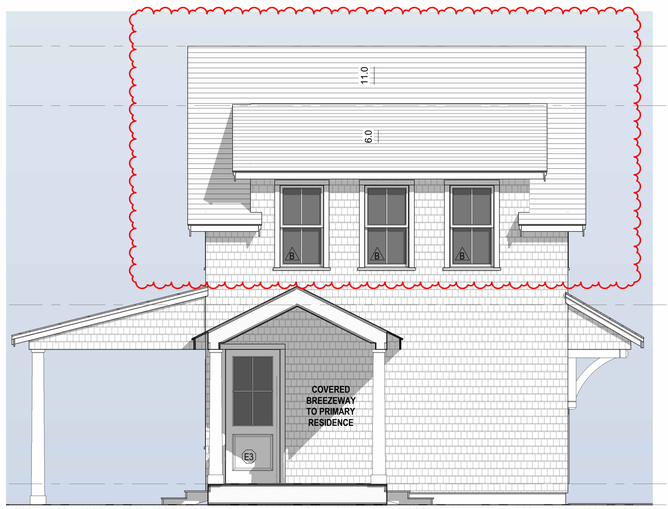


1 Proposed Garage - North Elevation
1/4" = 1'-0"

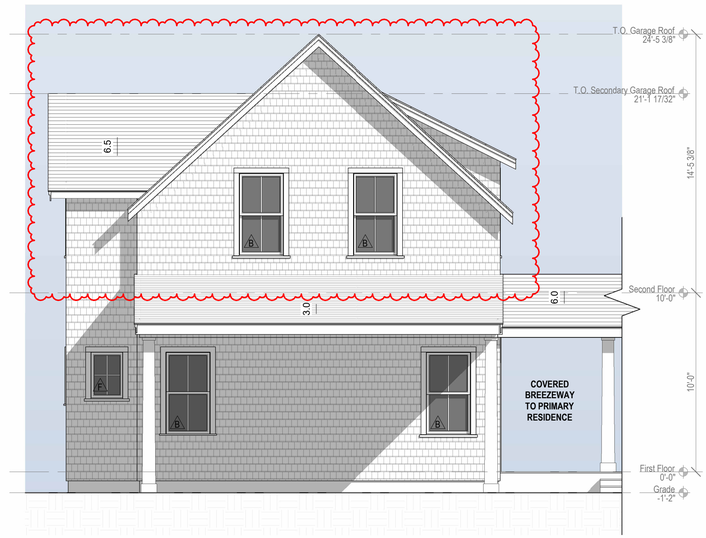
GARAGE GABLE ROOF ROTATED. WINDOW LAYOUT CHANGED



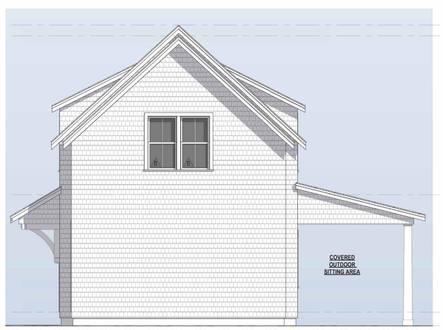
2 Proposed Garage - East Elevation
1/4" = 1'-0"



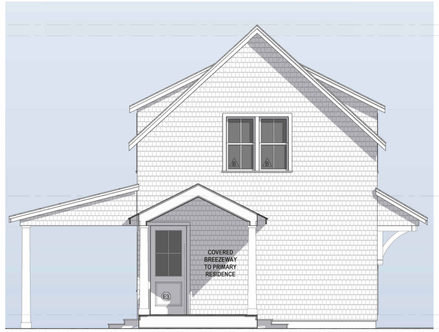
3 Proposed Garage - South Elevation
1/4" = 1'-0"



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



Previous North Elevation



Previous South Elevation



Previous West Elevation



Previous East Elevation

2331

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Garage - Exterior Elevations

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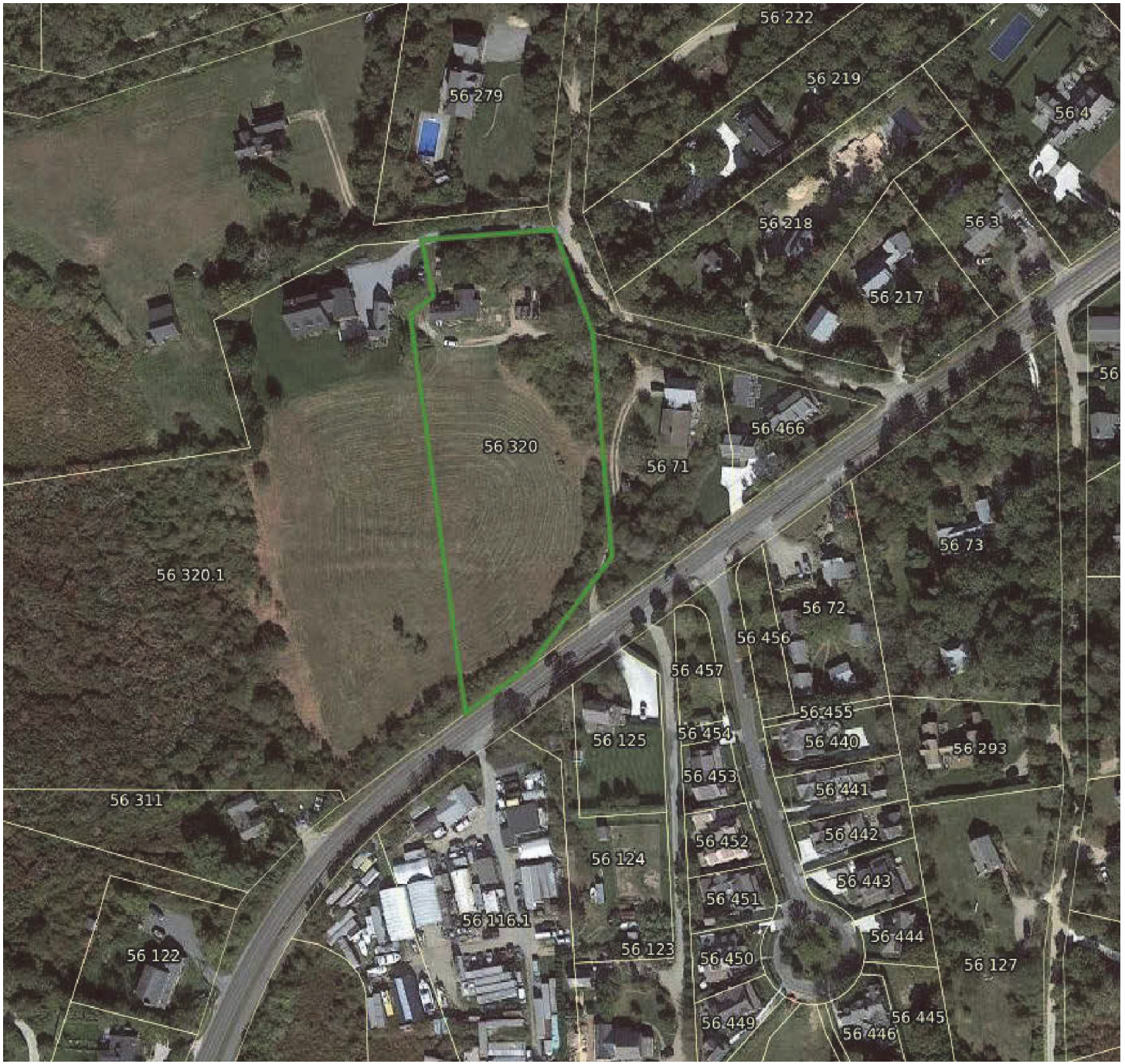
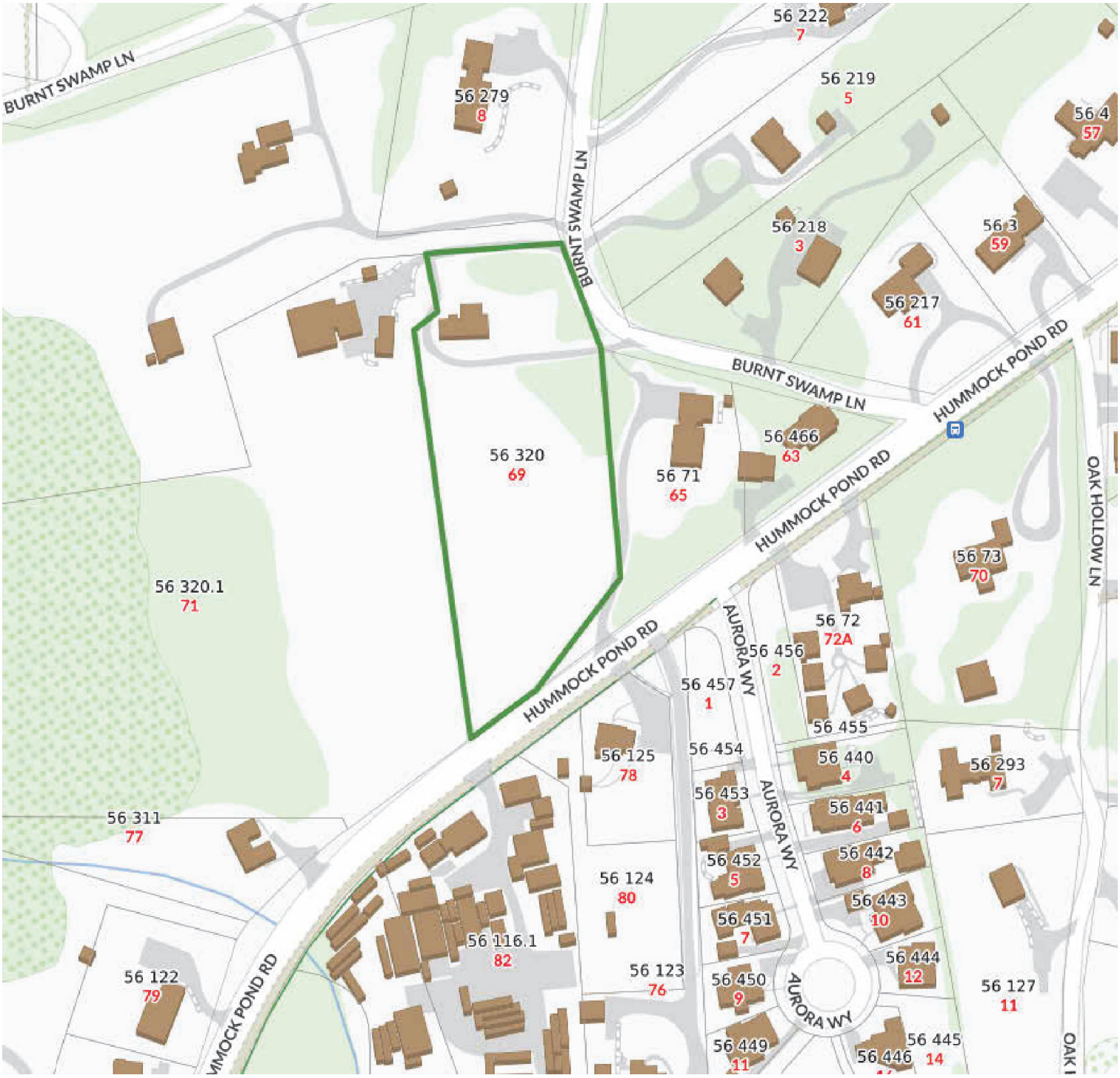
A.201
2331



1 Aerial Site Photo

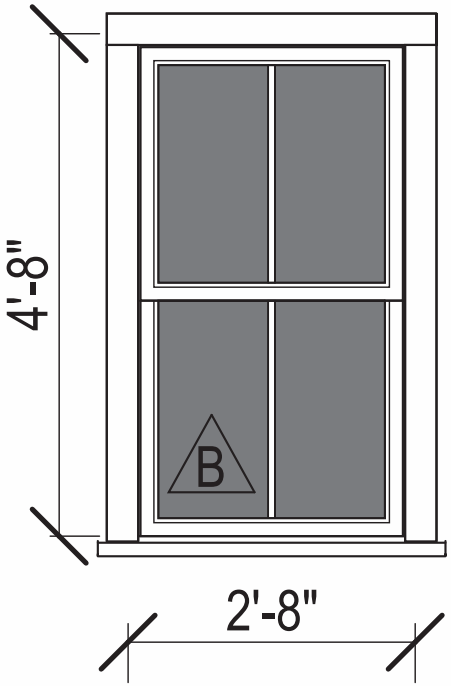
1/4" = 1'-0"



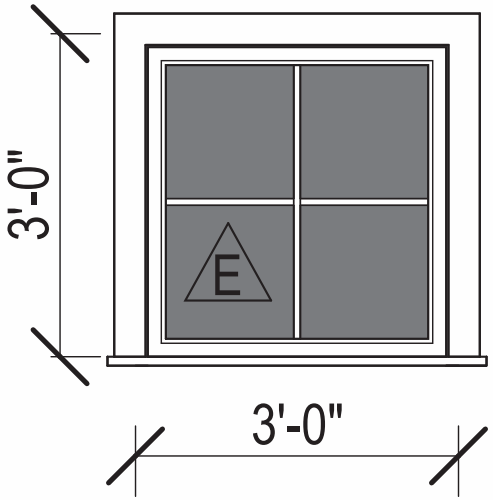
2 Locus Map

1/4" = 1'-0"

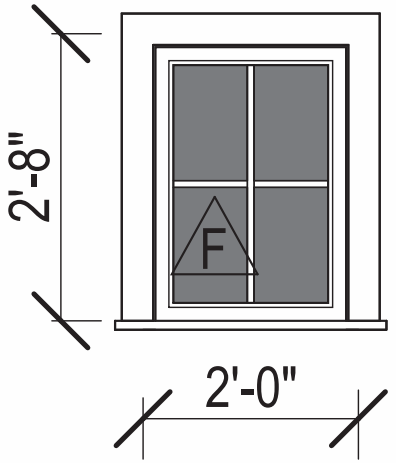
WINDOW TYPES



Double Hung
2/2 SDL

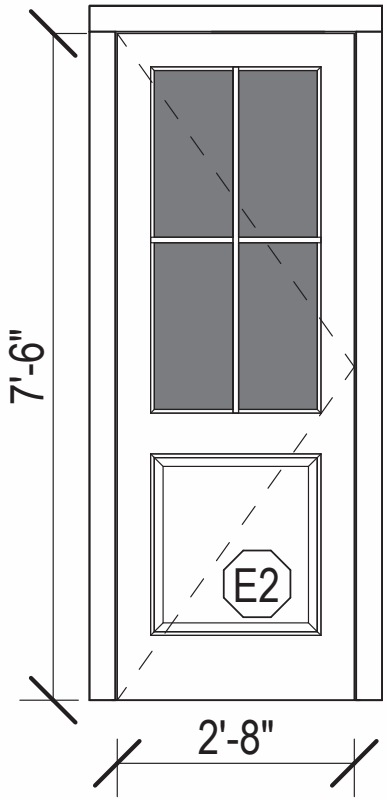


Fixed
4 Lite SDL



Fixed
4 Lite SDL

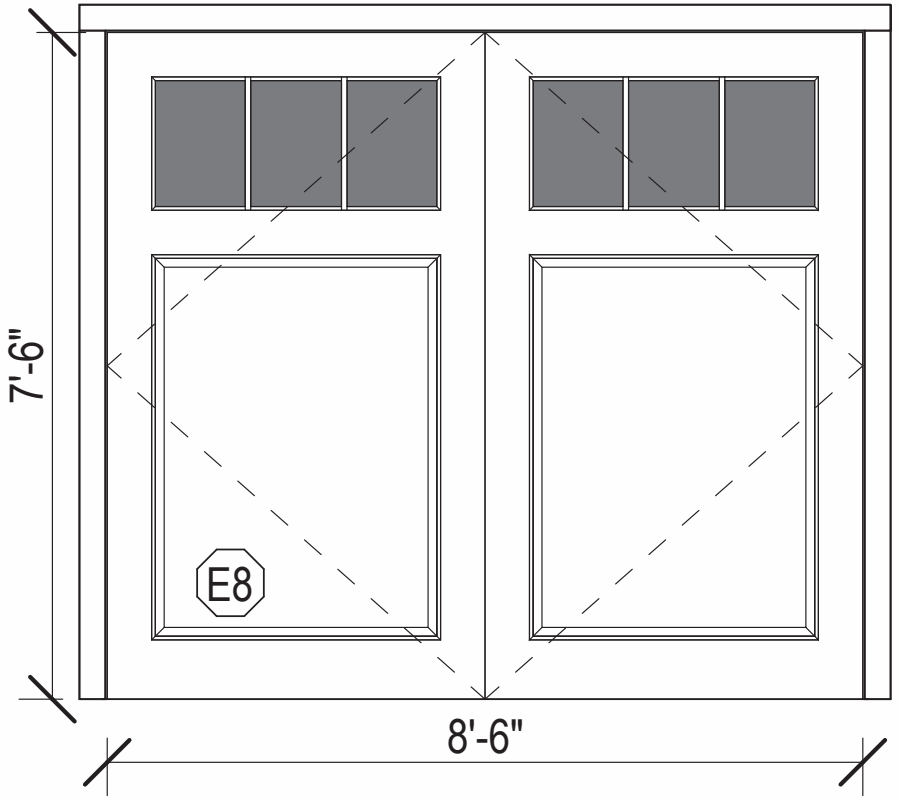
DOOR TYPES



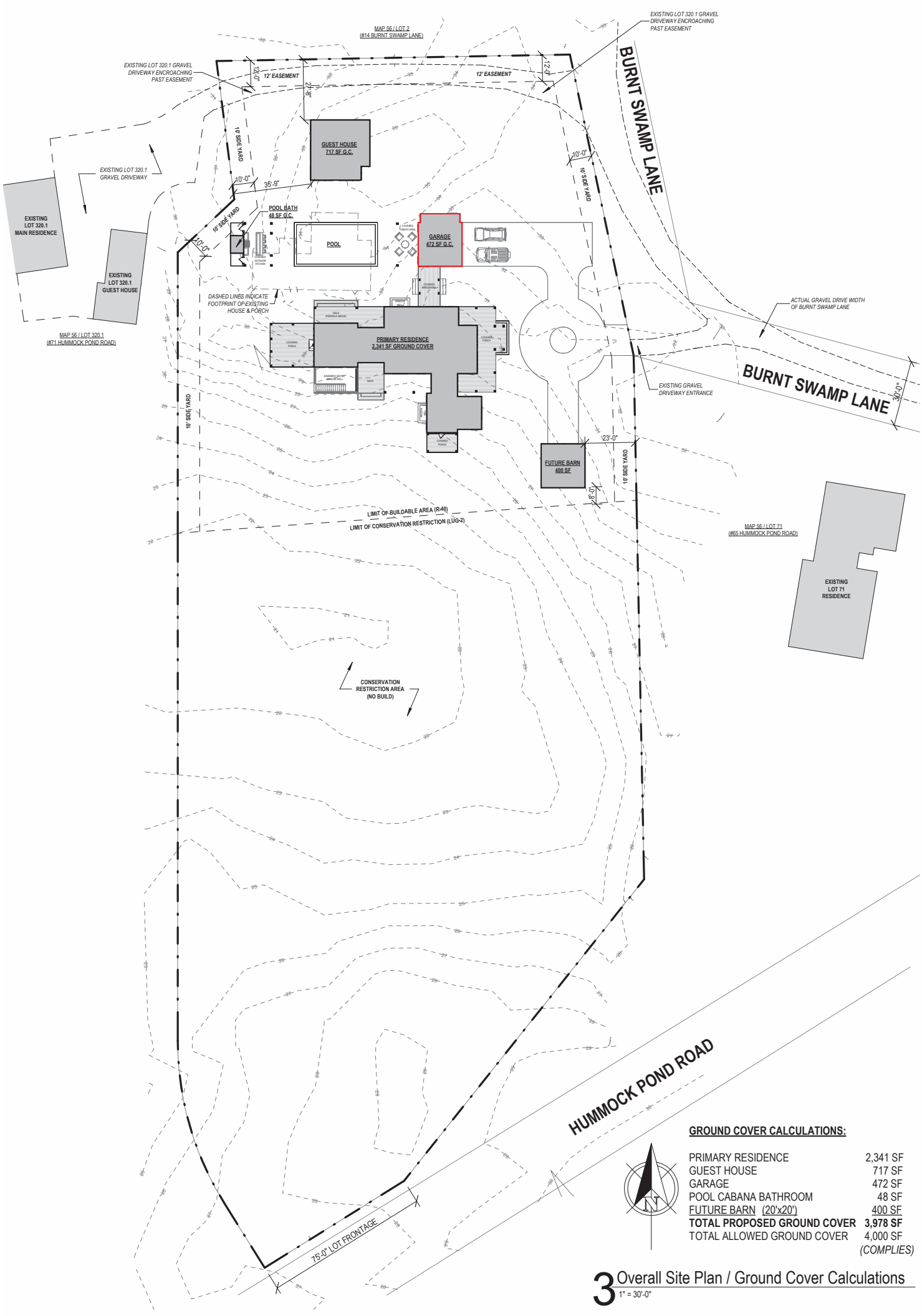
Single French Entry
4 Lite SDL (garage)



Single French Entry
4 Lite SDL (garage)



Garage Door
3 Lite SDL

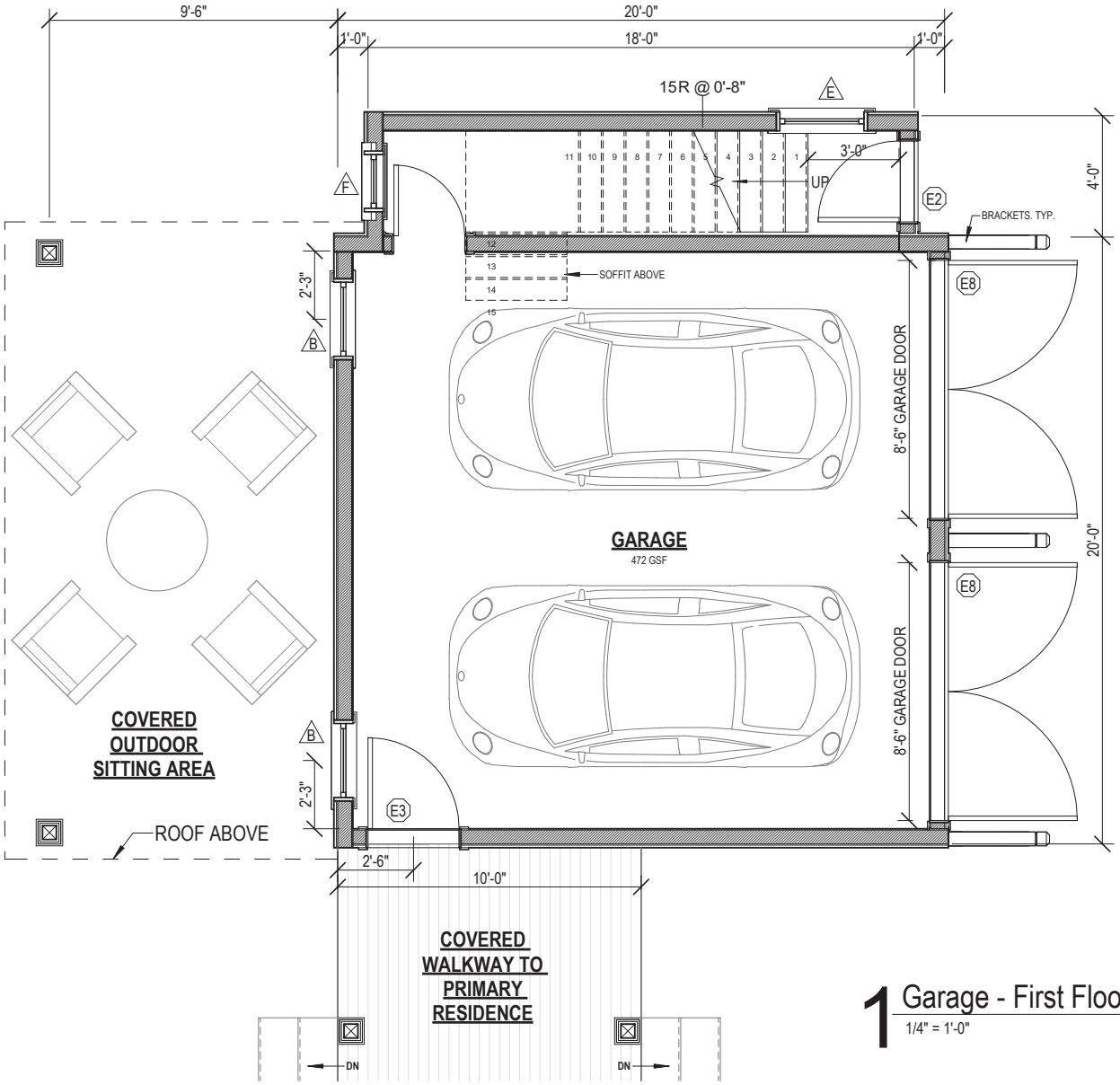


GROUND COVER CALCULATIONS:

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)

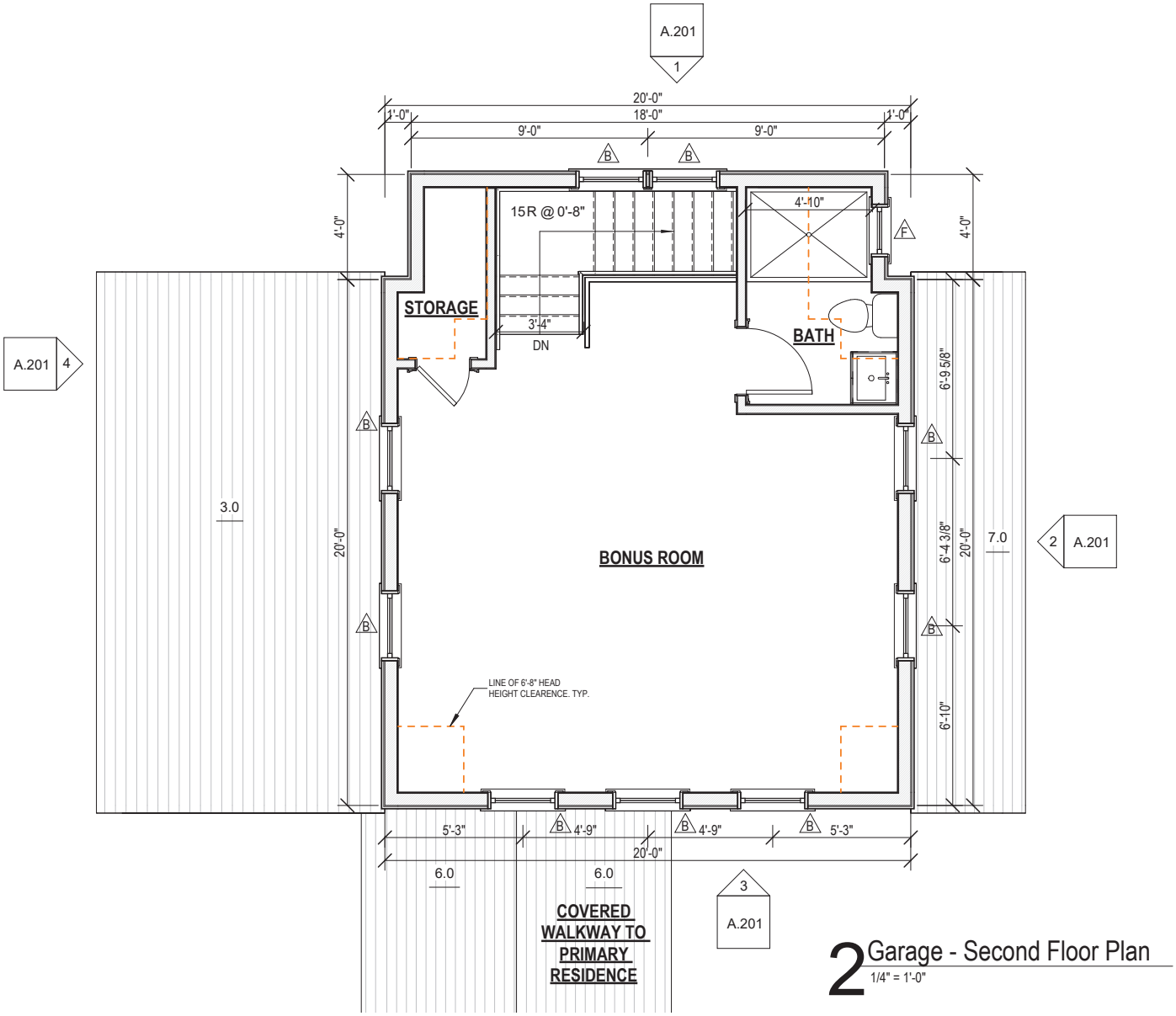
3 Overall Site Plan / Ground Cover Calculations

1" = 30'-0"



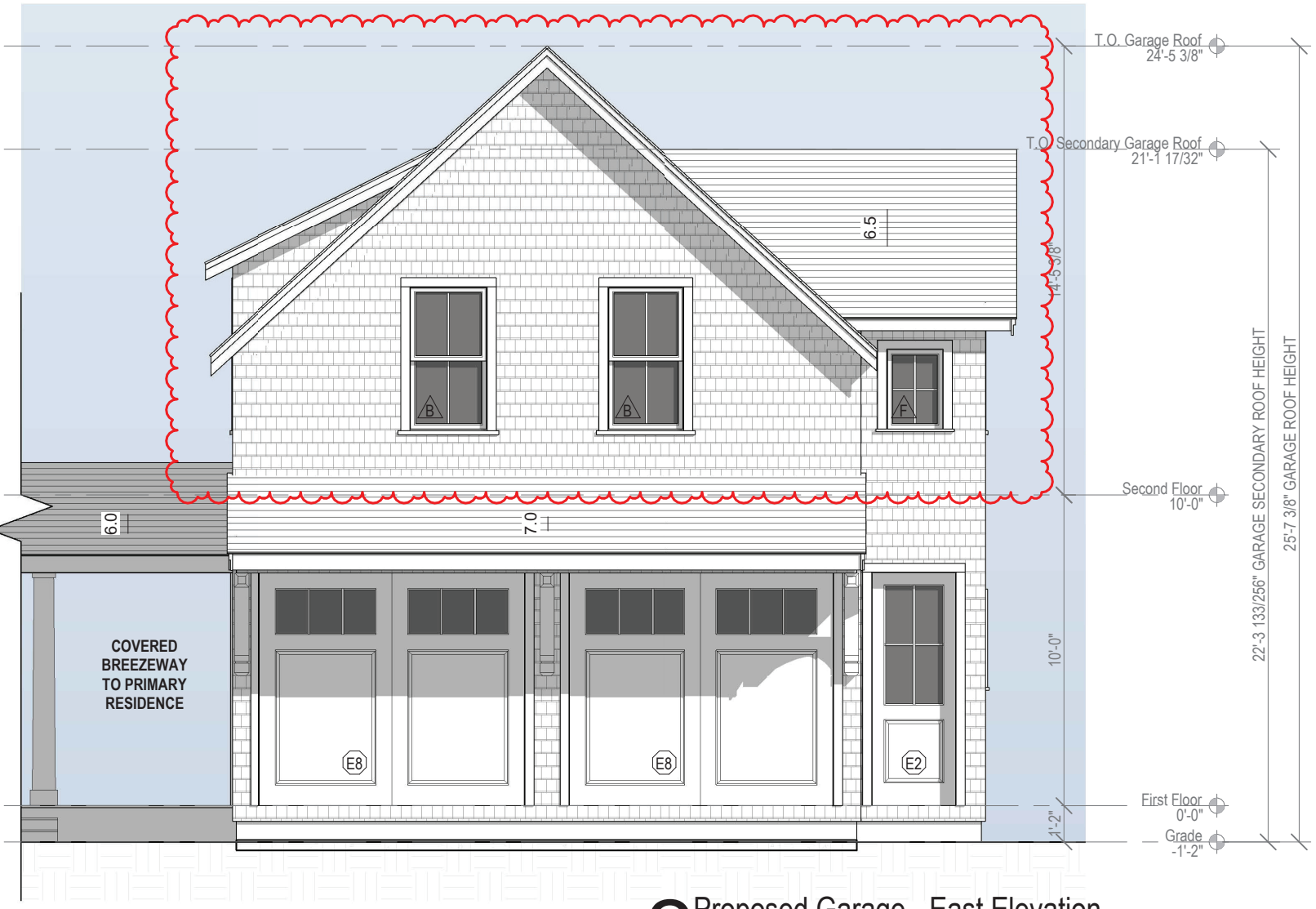
1 Garage - First Floor Plan

1/4" = 1'-0"



2 Garage - Second Floor Plan

1/4" = 1'-0"

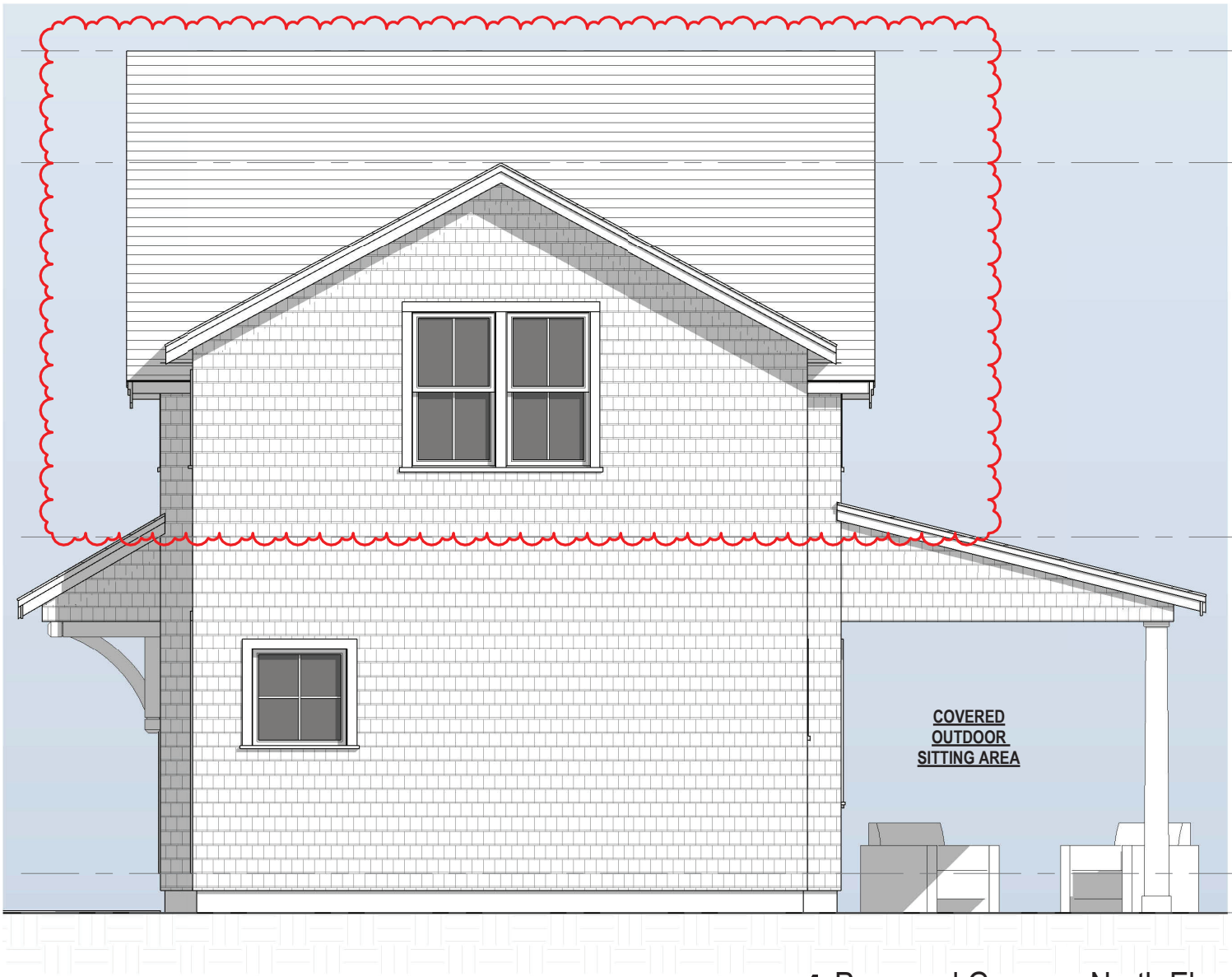


2 Proposed Garage - East Elevation

1/4" = 1'-0"

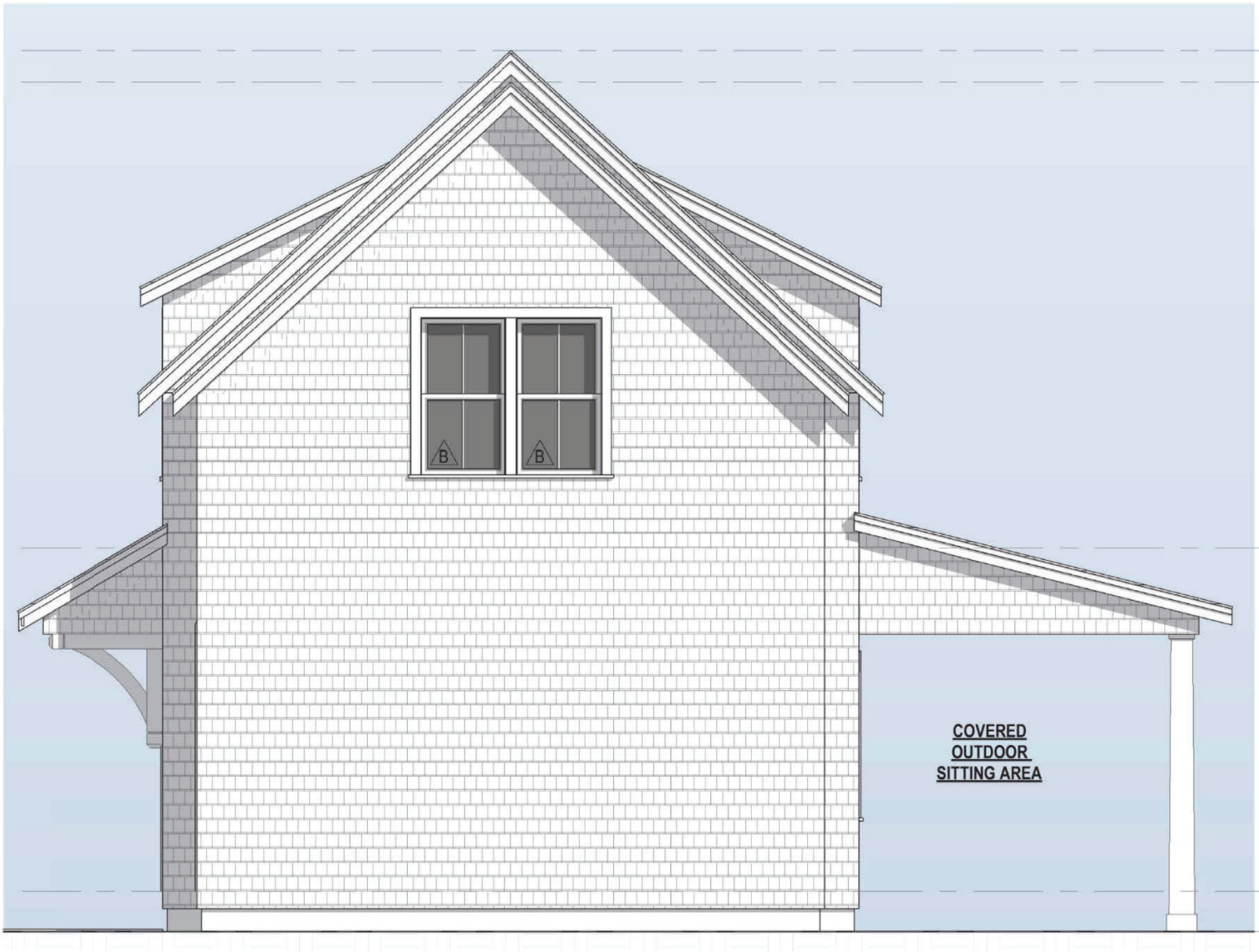


Previous East Elevation

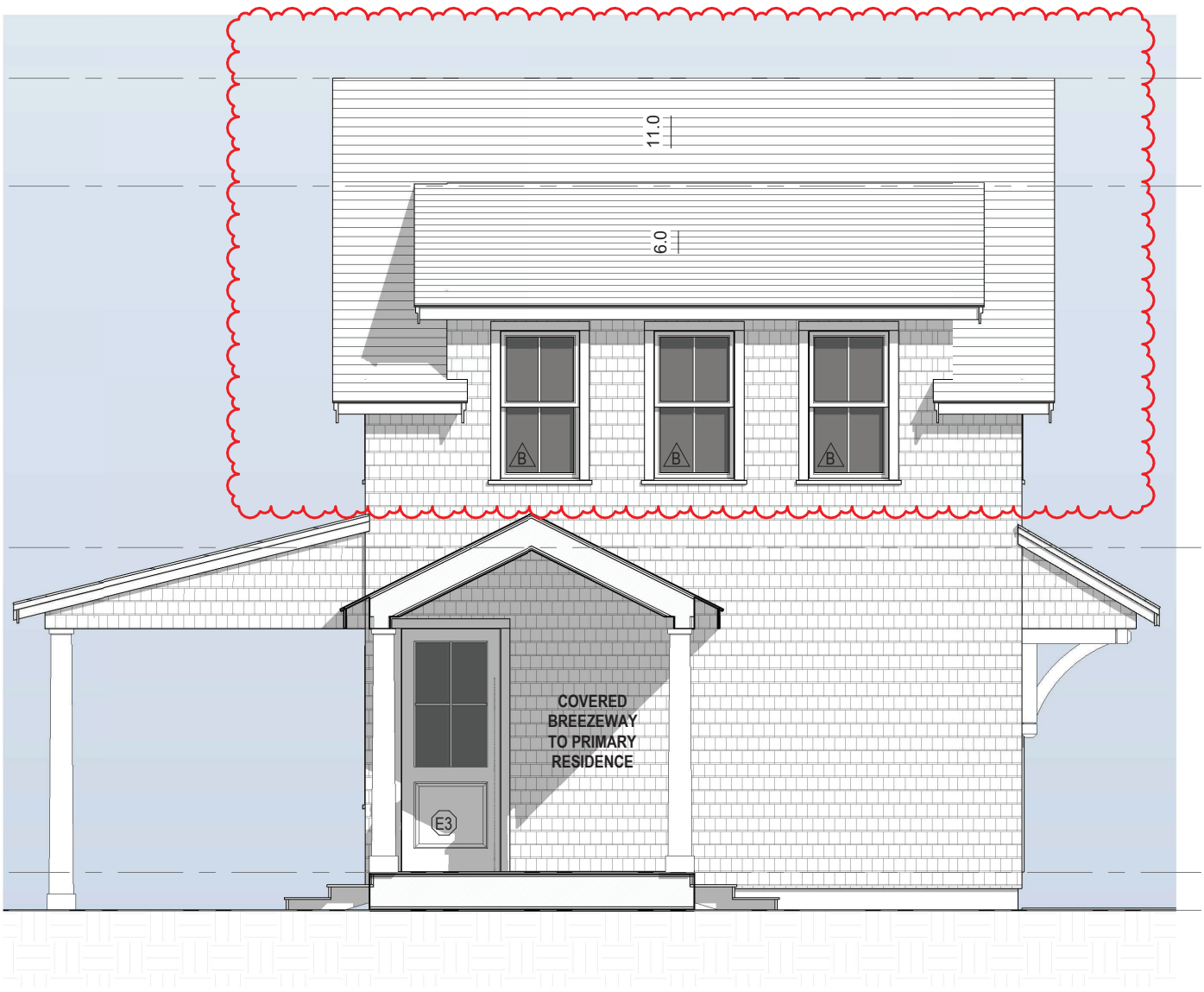


1 Proposed Garage - North Elevation

1/4" = 1'-0"

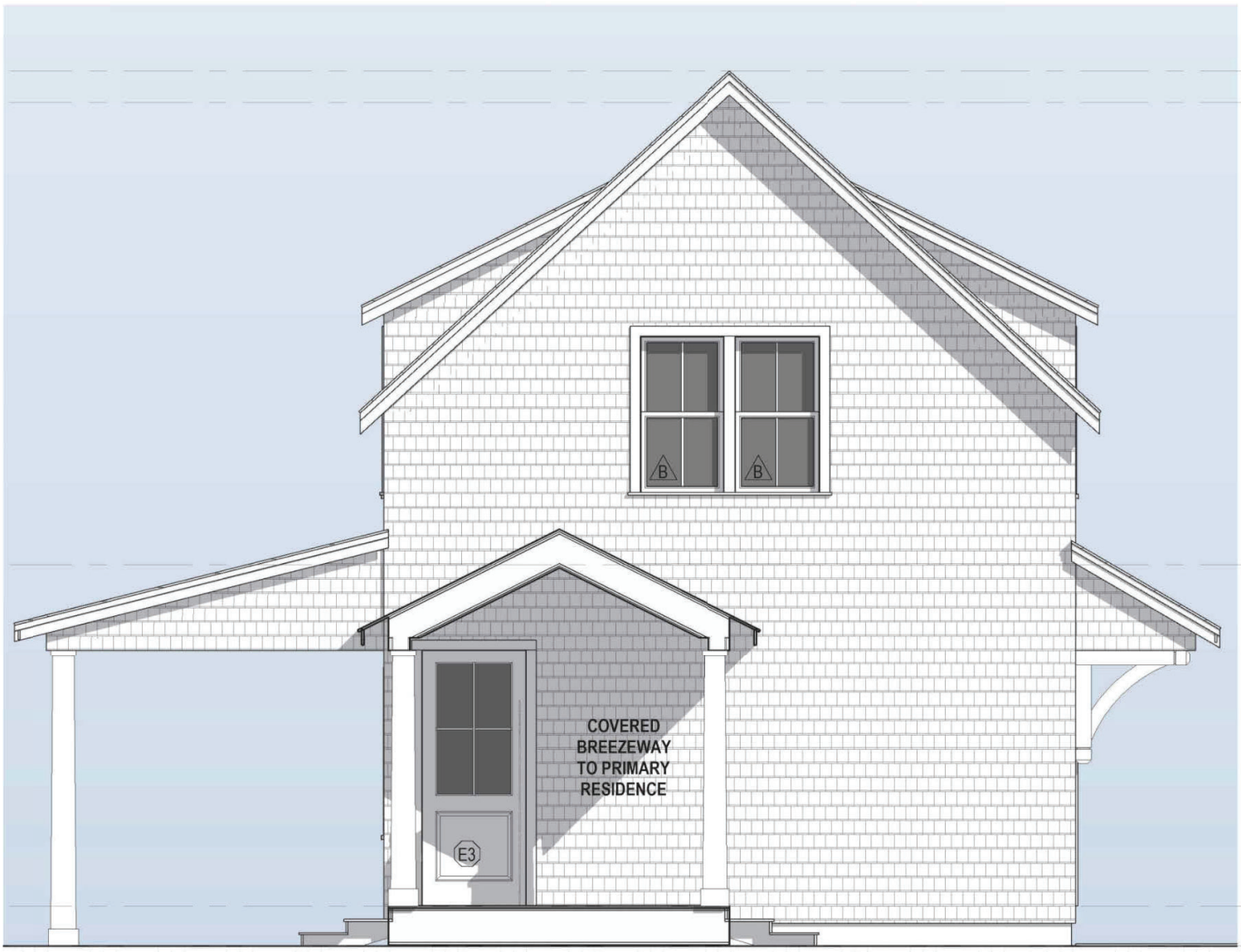


Previous North Elevation

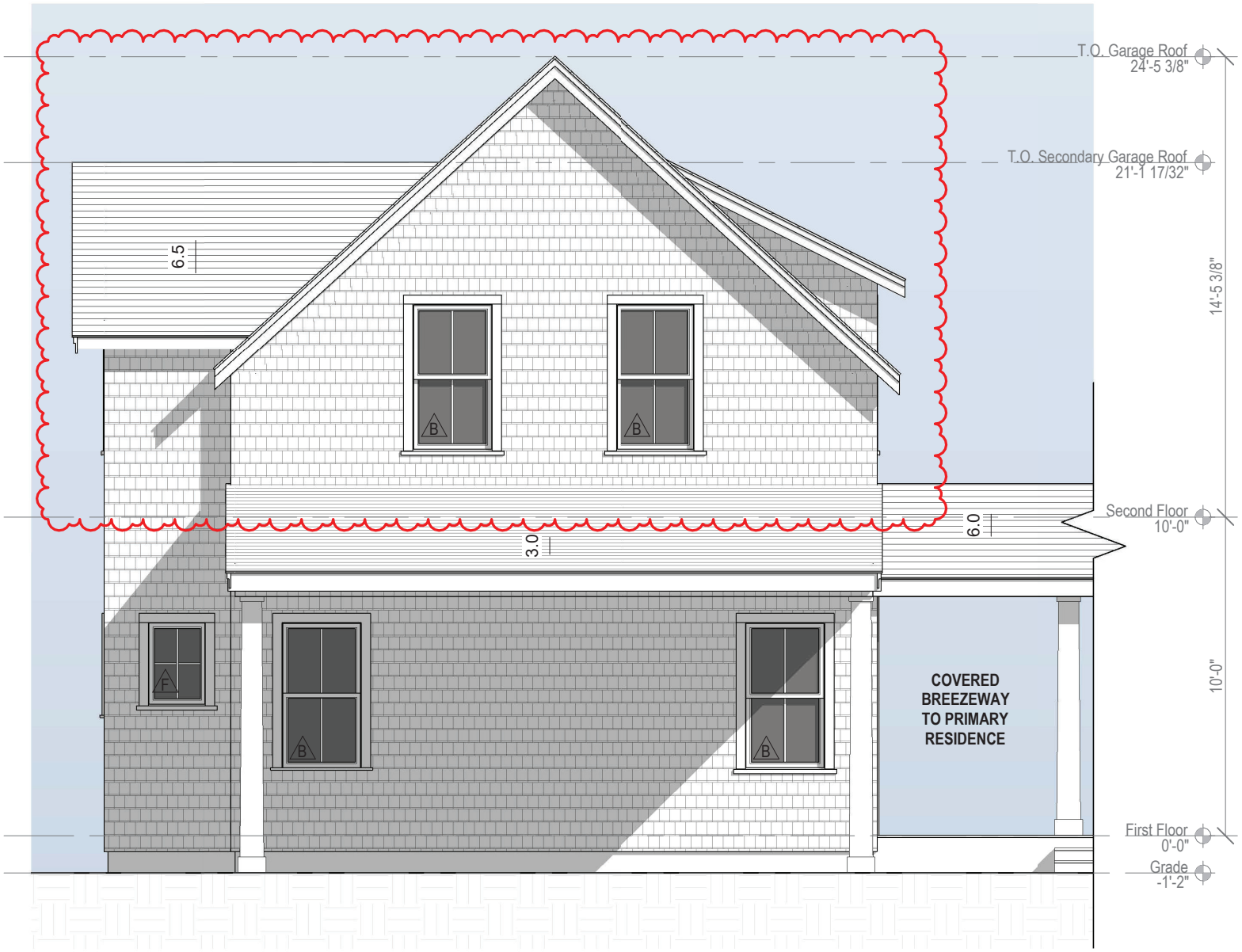


3 Proposed Garage - South Elevation

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

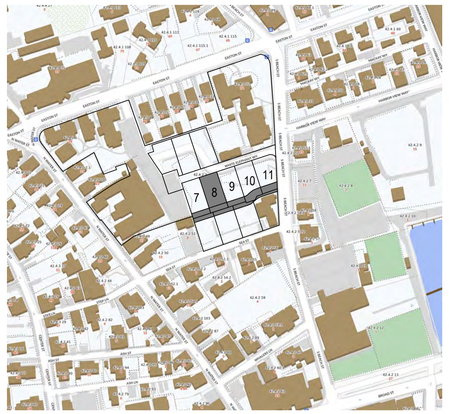
05.06.24


North

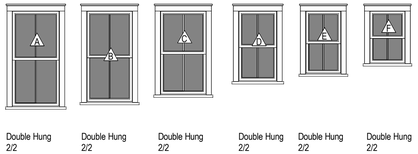

East


South

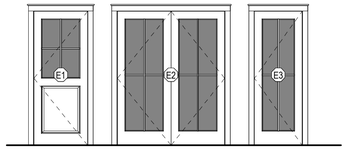

West



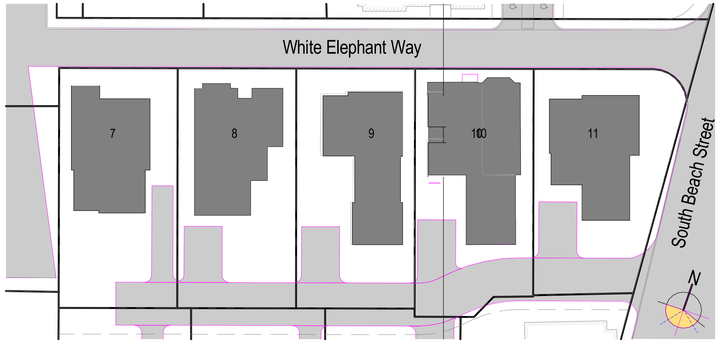
1 LOCUS MAP
1/8" = 1'-0"



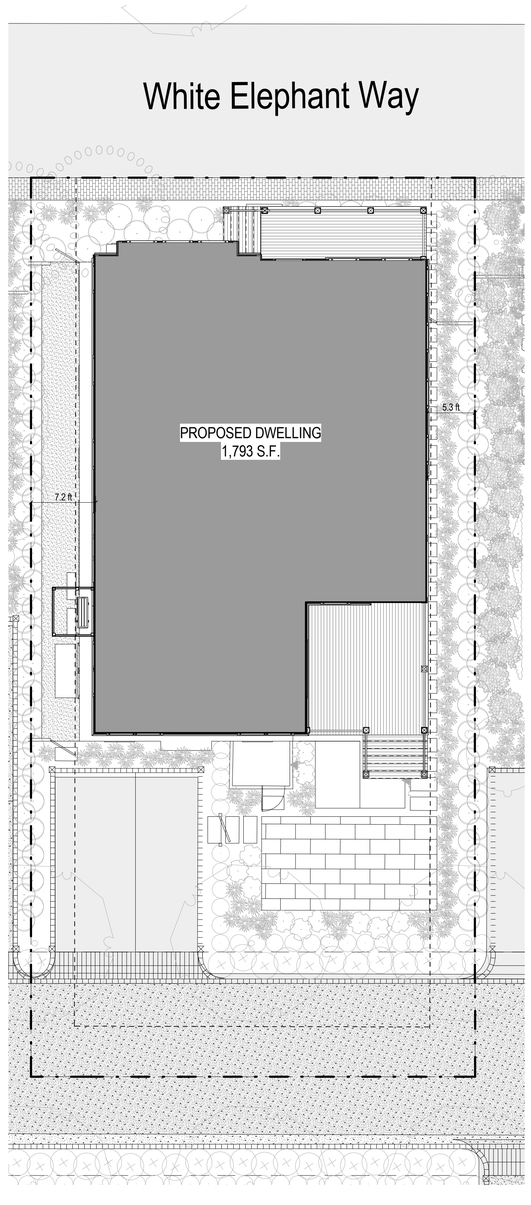
3 Window Legend
1/4" = 1'-0"



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.

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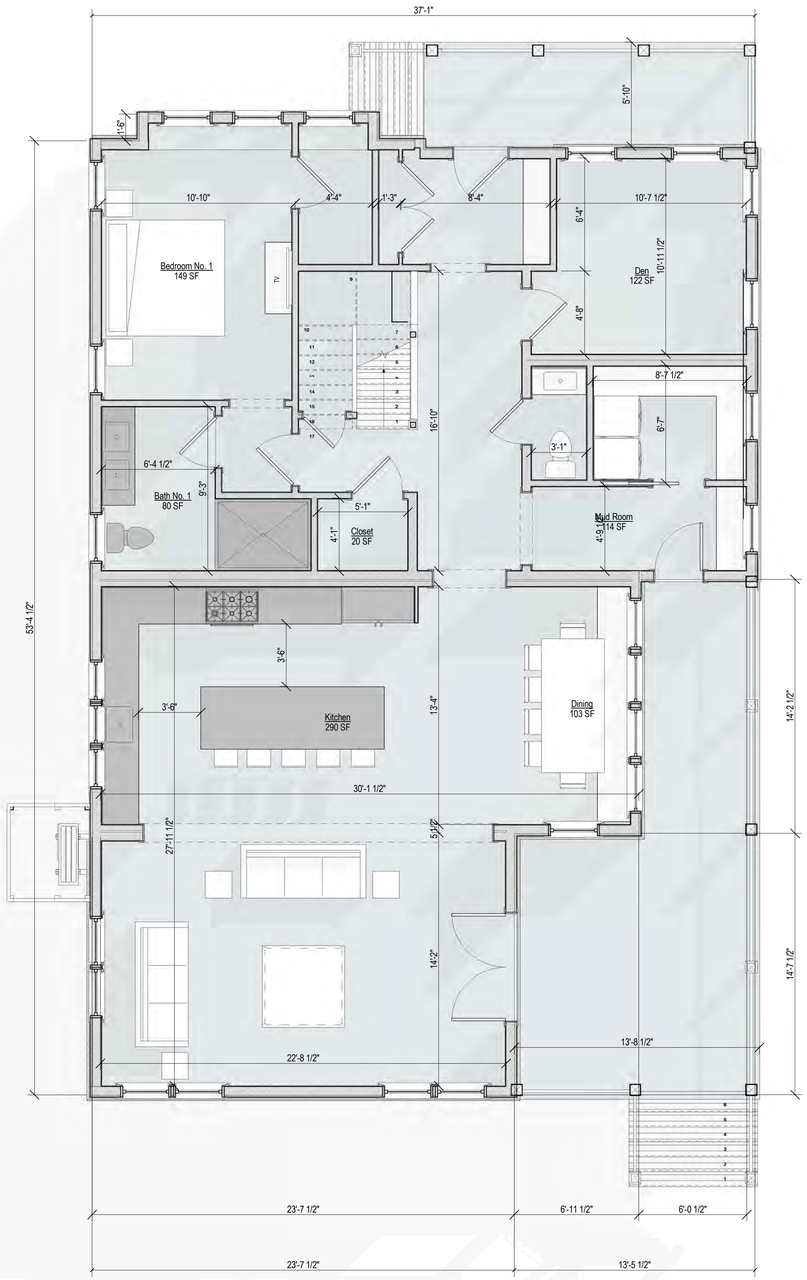
05.06.24

HDC SUBMISSION



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



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

1922

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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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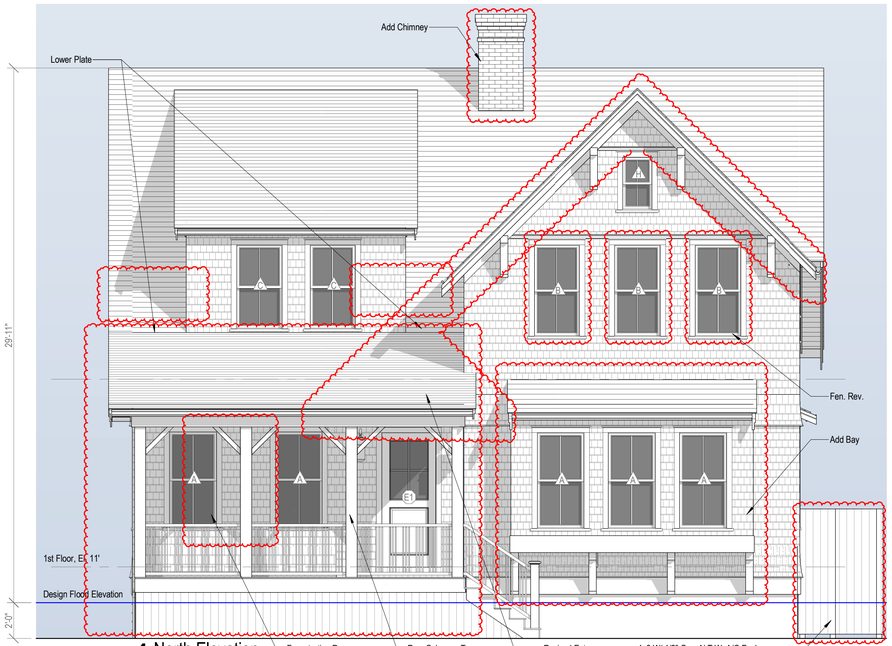
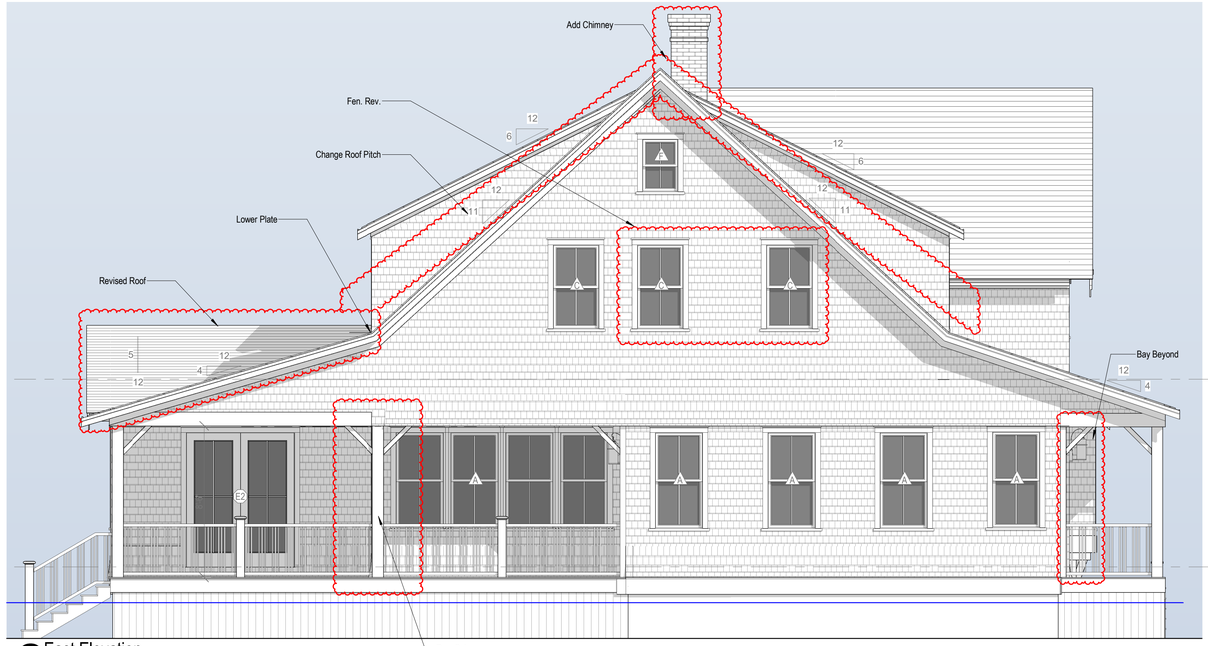
A.101
1922

05.06.24

HDC SUBMISSION



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



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



Prev. HDC Subm. North Elevation



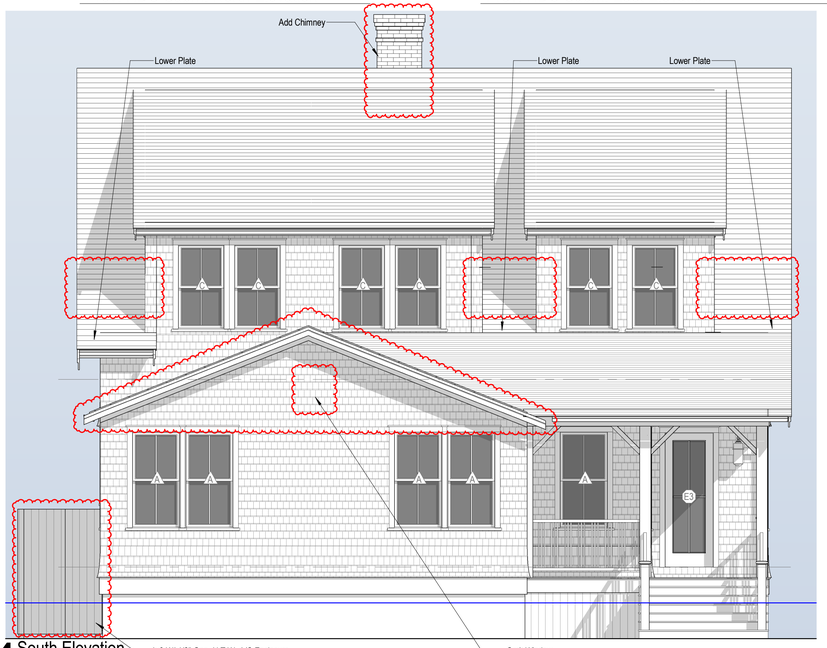
Prev. HDC Subm. East Elevation



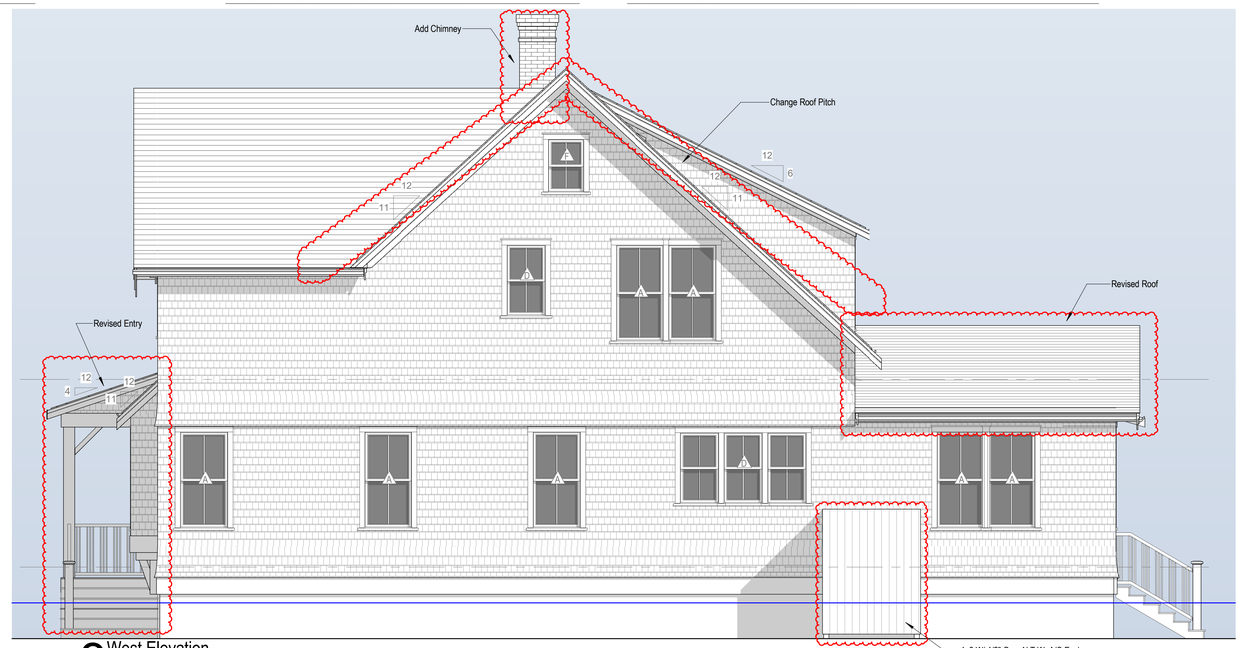
Prev. HDC Subm. South Elevation



Prev. HDC Subm. West Elevation



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



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

1922

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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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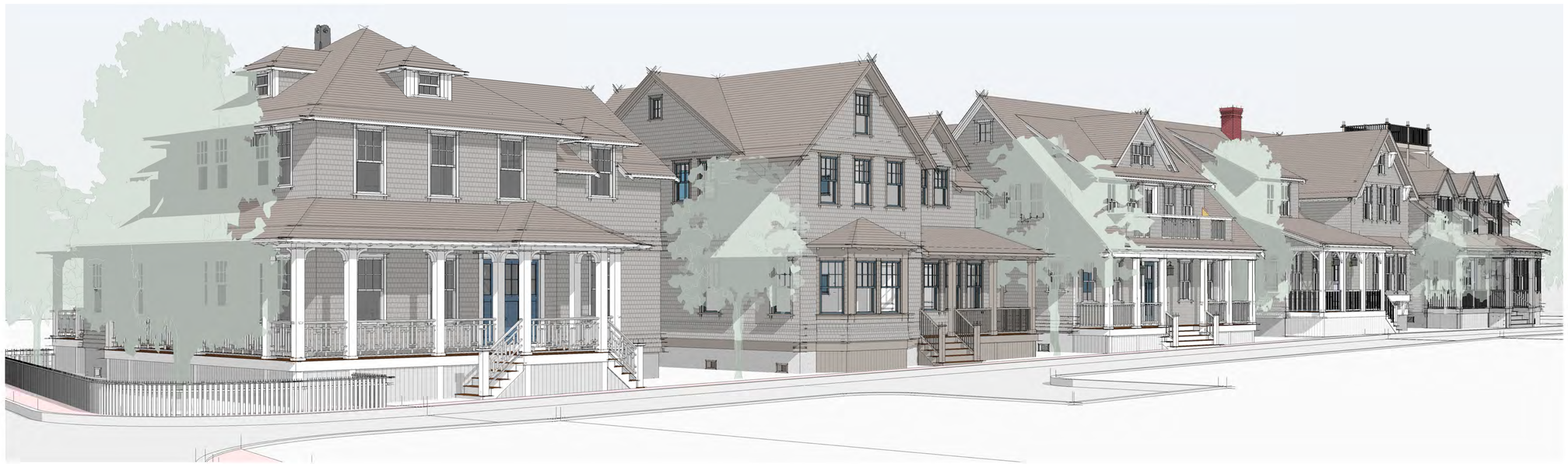
A.201
1922

05.06.24







HDC Submission

2317

White Elephant Village

White Elephant Way Lot 8
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Lot 8 & Street Perspective

Site Information

Map & Parcel:	42.4.2 / 43
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	-
Min. Lot Size:	5,000 SF
Allowable G.C.:	-
Proposed G.C.:	-

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

D.4.1
2317

05.06.24

HDC Submission





2317

White Elephant Village

White Elephant Way Lot 8
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

All Elevations

Site Information

Map & Parcel:	42.4.2 / 43
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	-
Min. Lot Size:	5,000 SF
Allowable G.C.:	-
Proposed G.C.:	-

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

D.4.2

2317

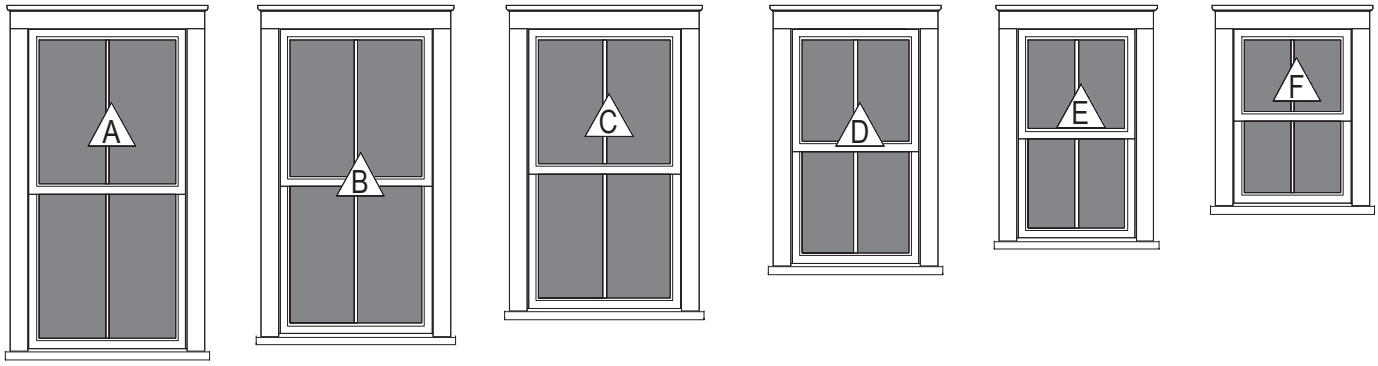
White Elephant Village

White Elephant Way Lot 8
Nantucket, MA 02554



1 LOCUS MAP

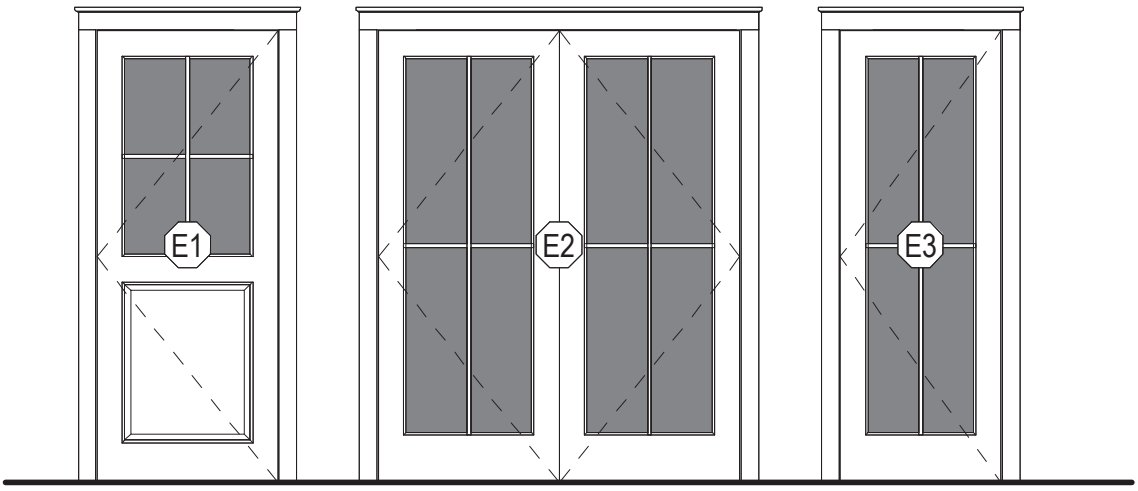
1/8" = 1'-0"



Double Hung 2/2	Double Hung 2/2	Double Hung 2/2	Double Hung 2/2	Double Hung 2/2	Double Hung 2/2

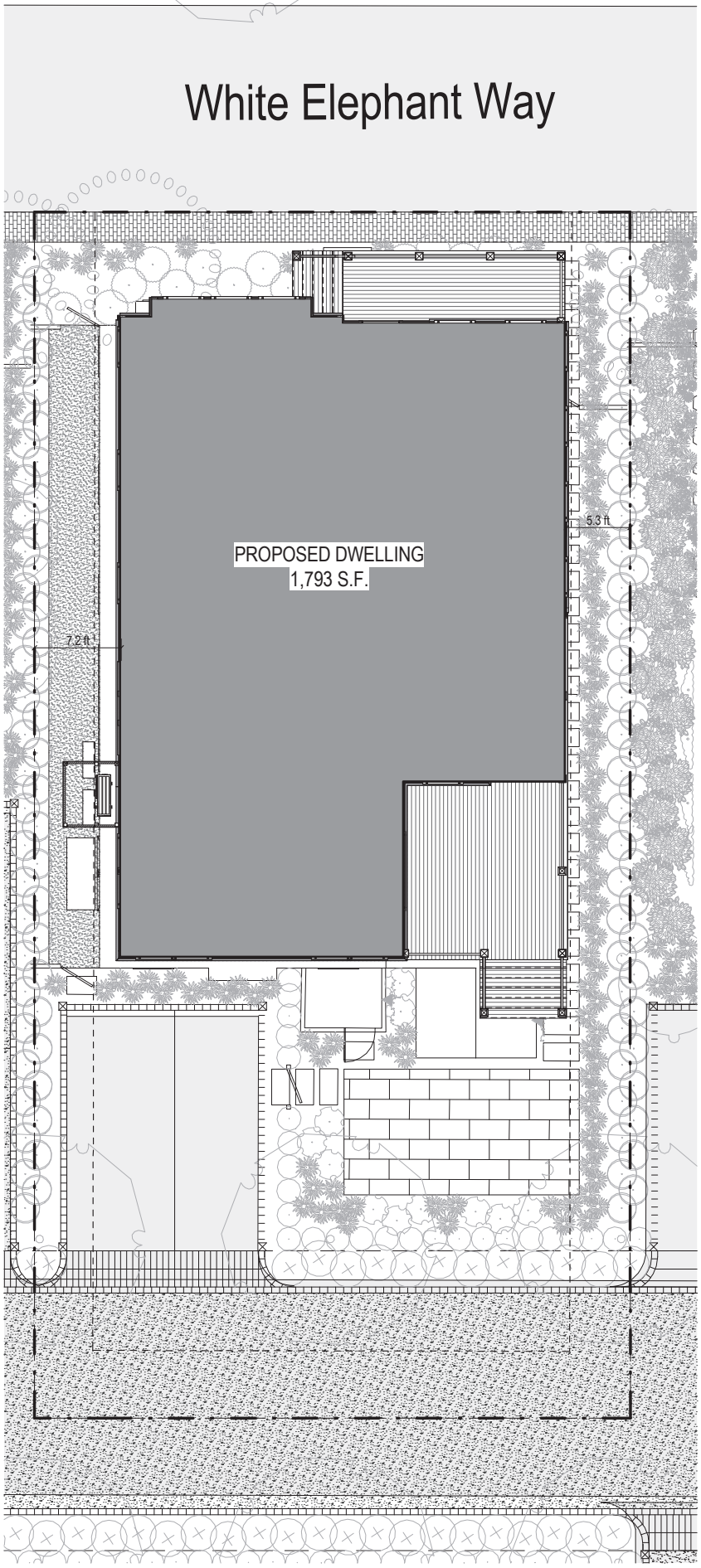
3 Window Legend

1/4" = 1'-0"

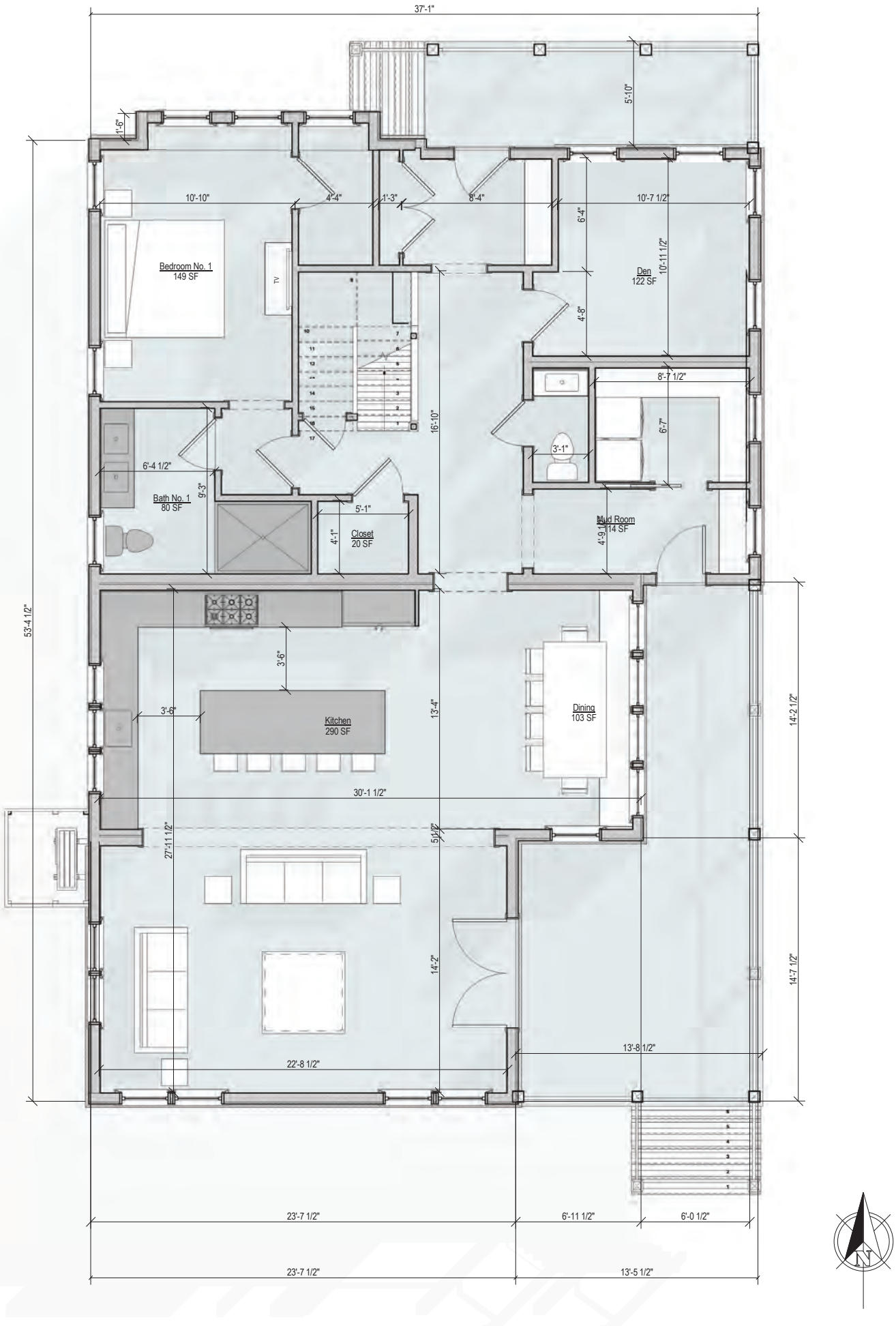


4 Door Legend

1/4" = 1'-0"

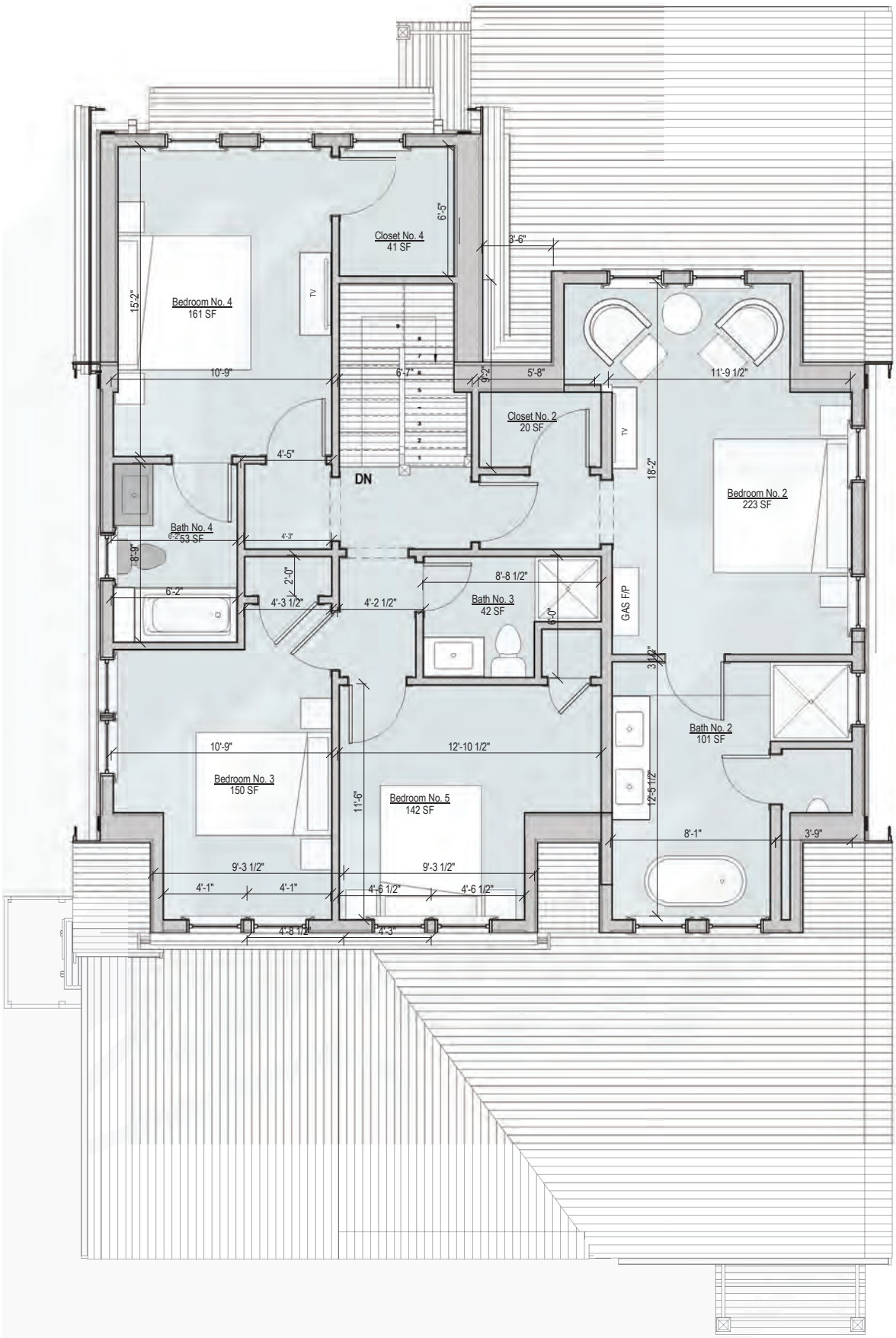


5 SITE PLAN
1/8" = 1'-0"



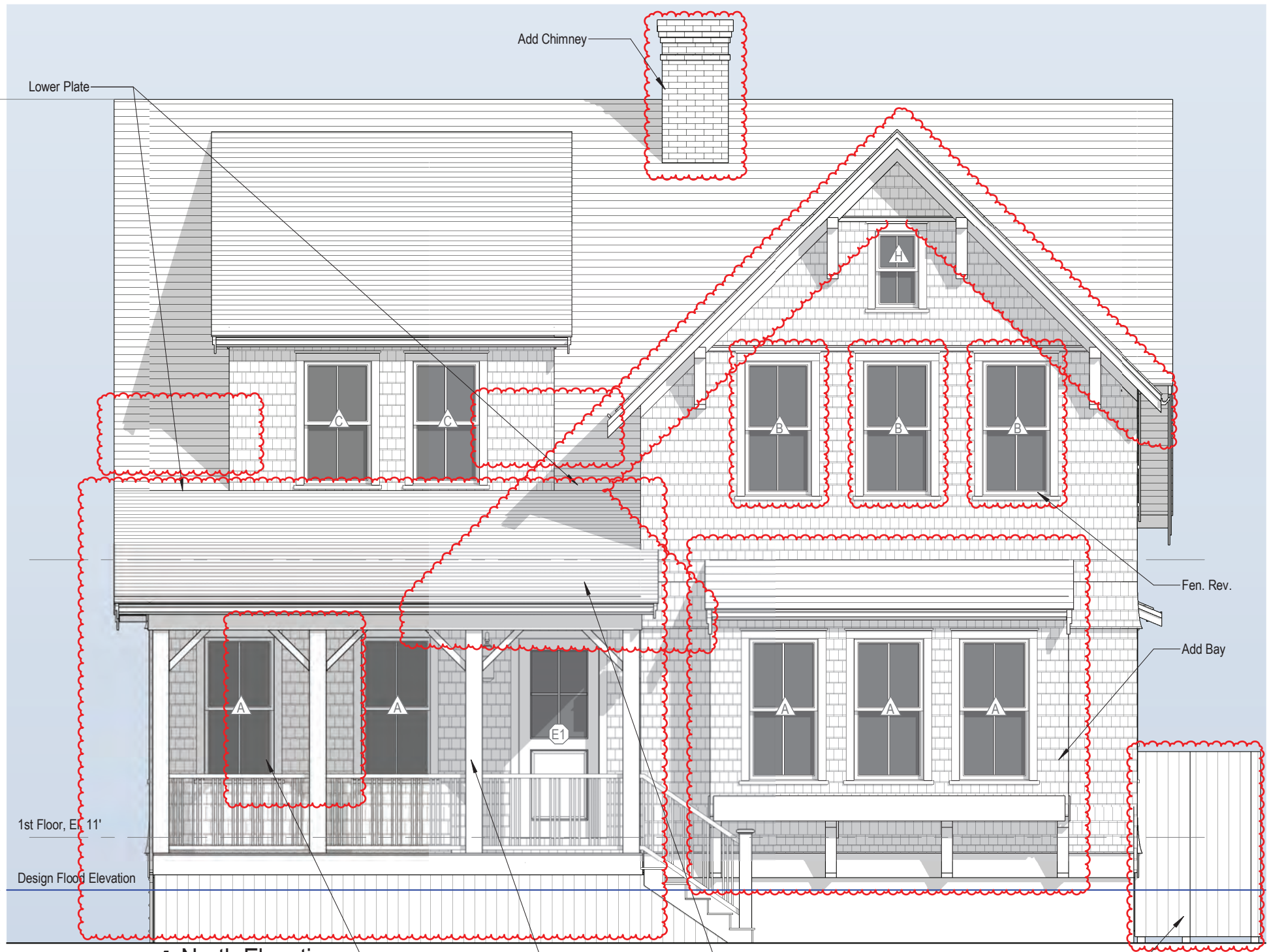
1 First Floor.

1/4" = 1'-0"



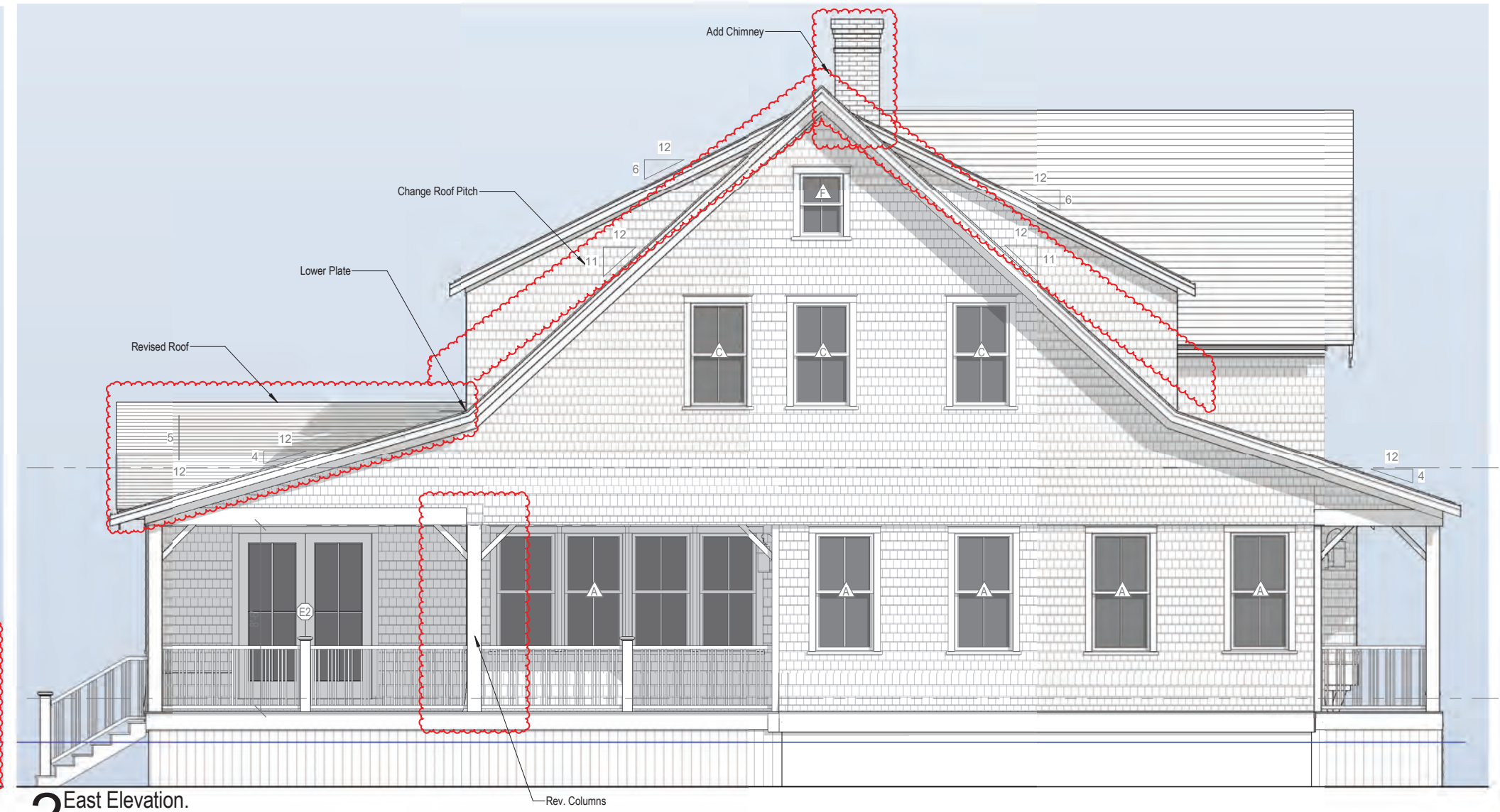


2 Second Floor.
1/4" = 1'-0"



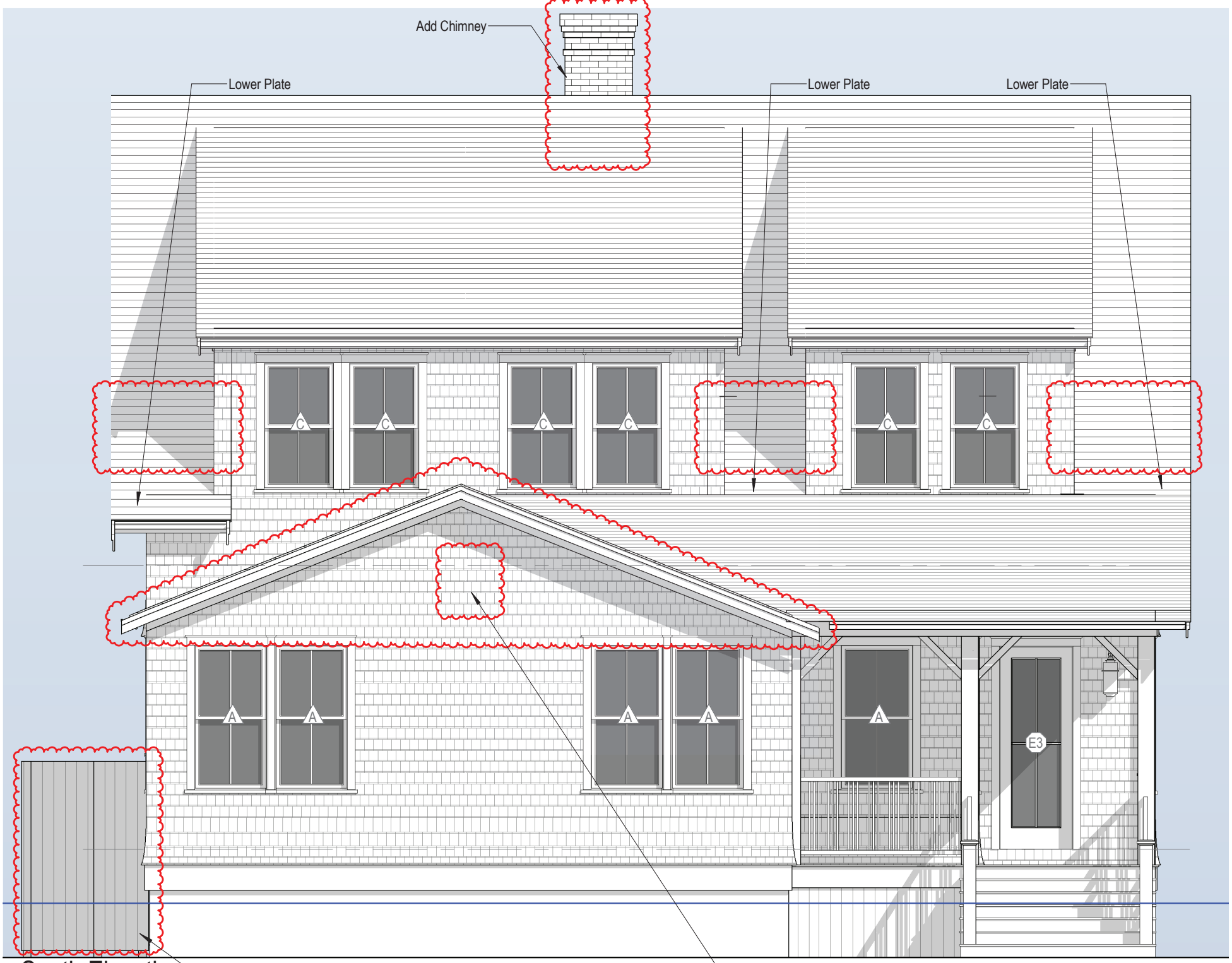
1 North Elevation.

1/4" = 1'-0"



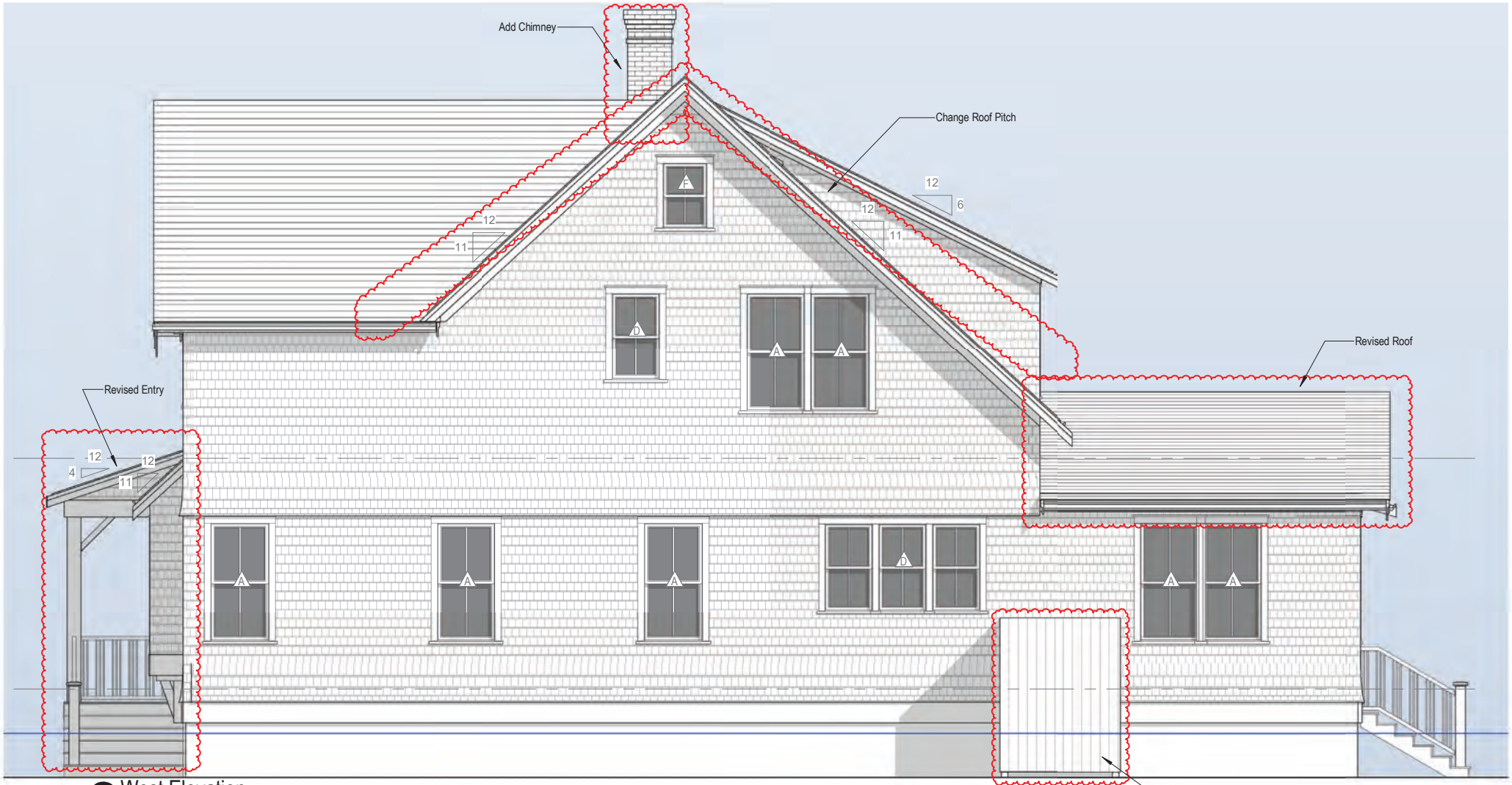
2 East Elevation.

1/4" = 1'-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.

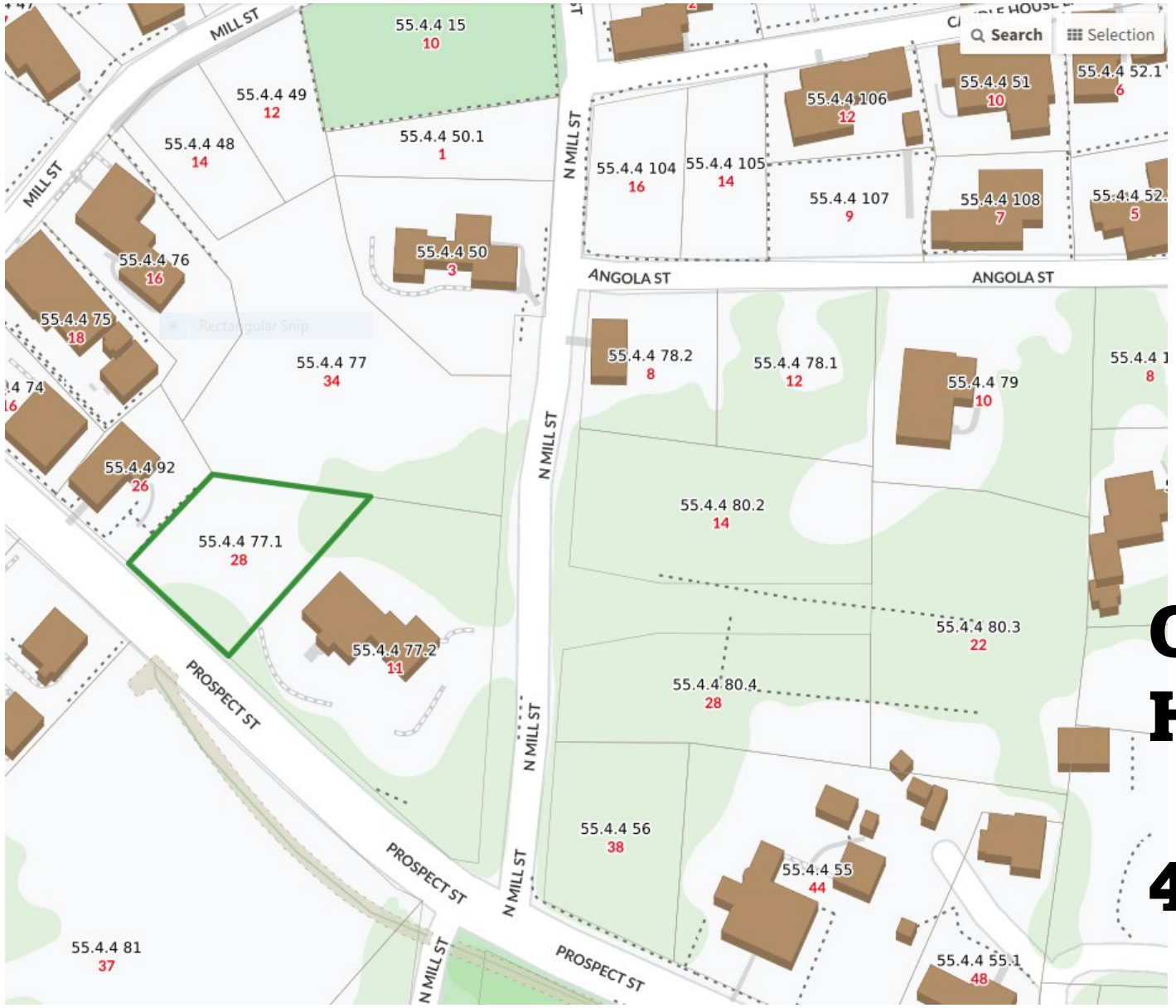
COLORS

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

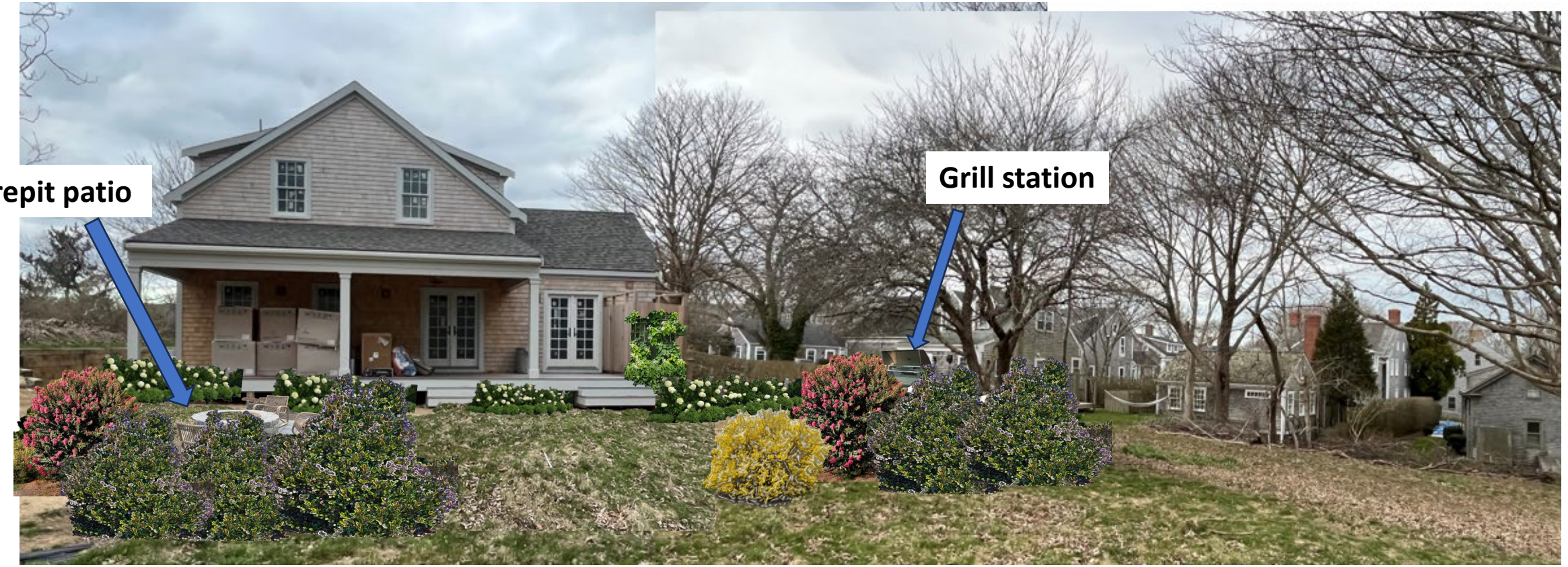
EXISTING HOUSE AND YARD UNDER CONSTRUCTION













“Mock up” of hardscape



Lattice with Climbing Hydrangea on shower

EXISTING EXTERIOR SHOWER ON DECK (NTW)



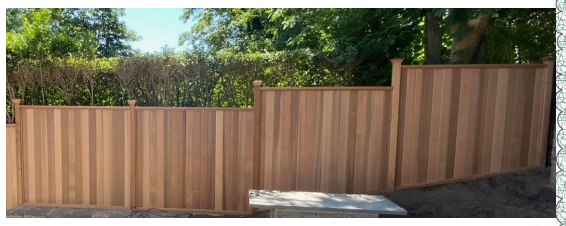
EXAMPLE OF GRILL STATION @4X6

With Concrete top

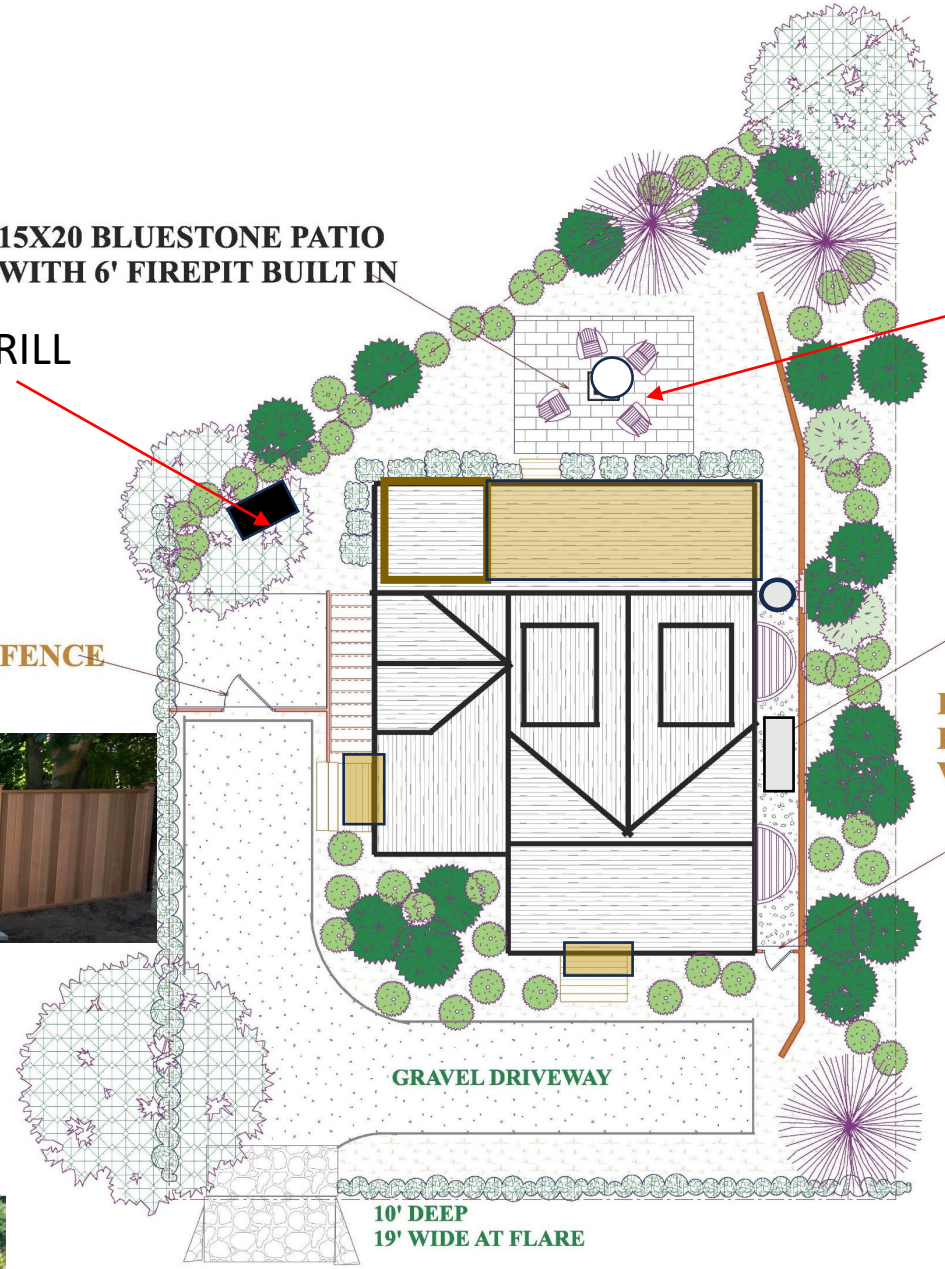


6’ FIREPIT ON BLUESTONE PATIO





NATURAL TO WEATHER FENCE WITH GATE (6')





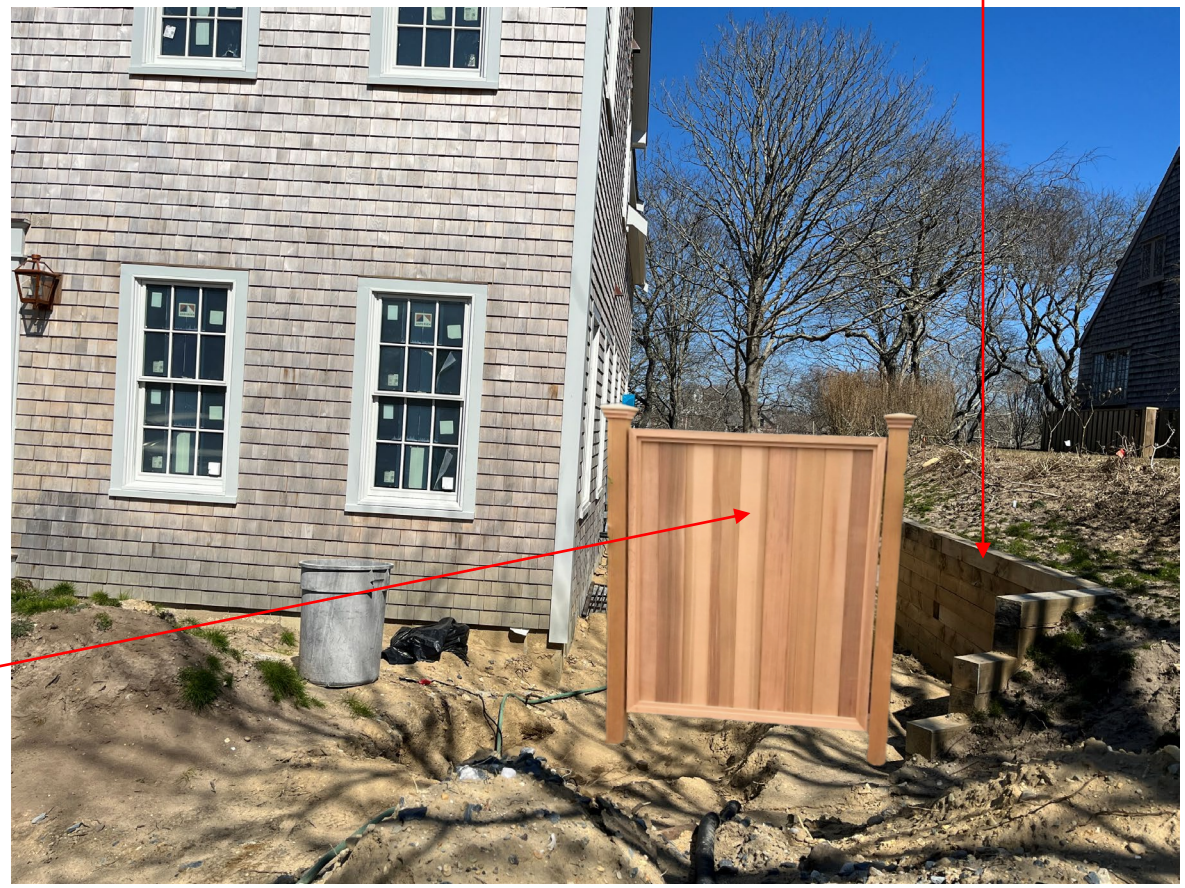
Viburnum
Crepe Myrtle
Forsythia



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.

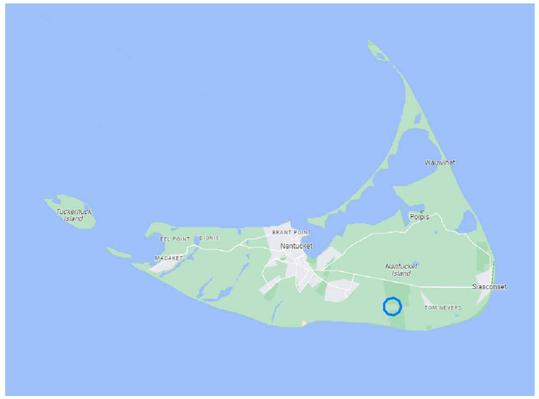
Signature 04/12/2024

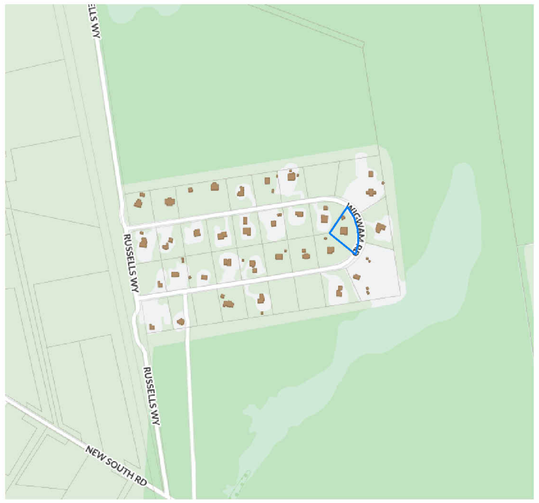
Date

NELSON

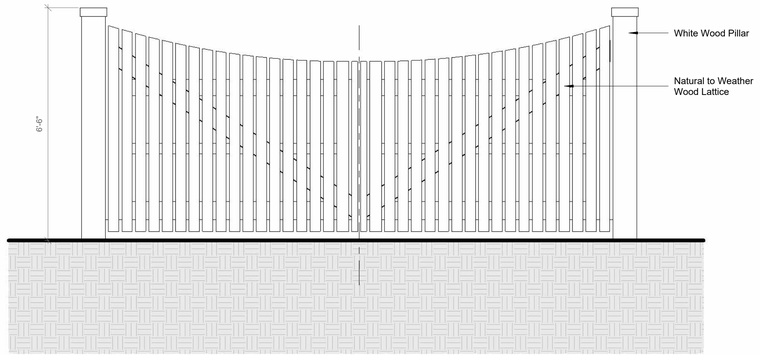
Front Gate

21 Wigwam Rd, Nantucket, MA

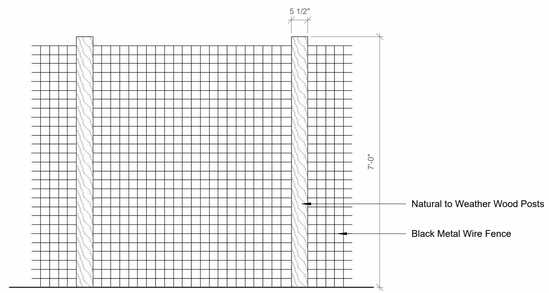




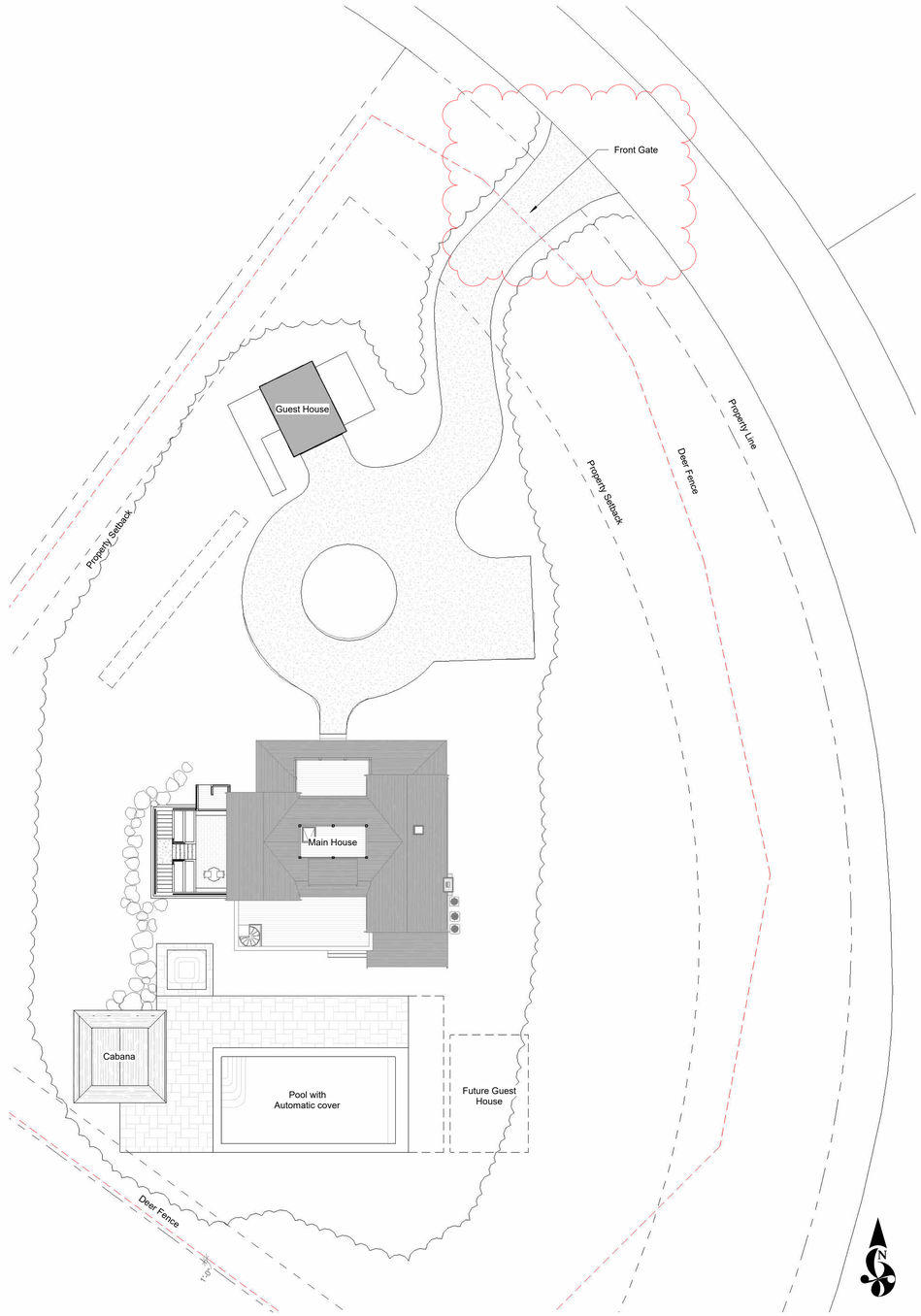
Locus Plan



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

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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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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°: 42.2.3 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

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 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 + 24/12 Secondary Mass 9 /12 23/12 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 5/4 x 8 + 4" Rake 5/4 x 8 Soffit (Overhang) 1'-3" 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 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 Clapboard (if applicable) _____ Roof GAF - "Weathered Wood"
Trim White Sash White Doors White / Essex Green (Front door only)
Deck Natural Foundation Brick / Quaker Gray Lattice 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 [signature] (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 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.



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- Adult Signature Restricted Delivery $

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- Adult Signature Restricted Delivery $

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Total Postage and Fees $

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

Postage $0.68
Total Postage and Fees $

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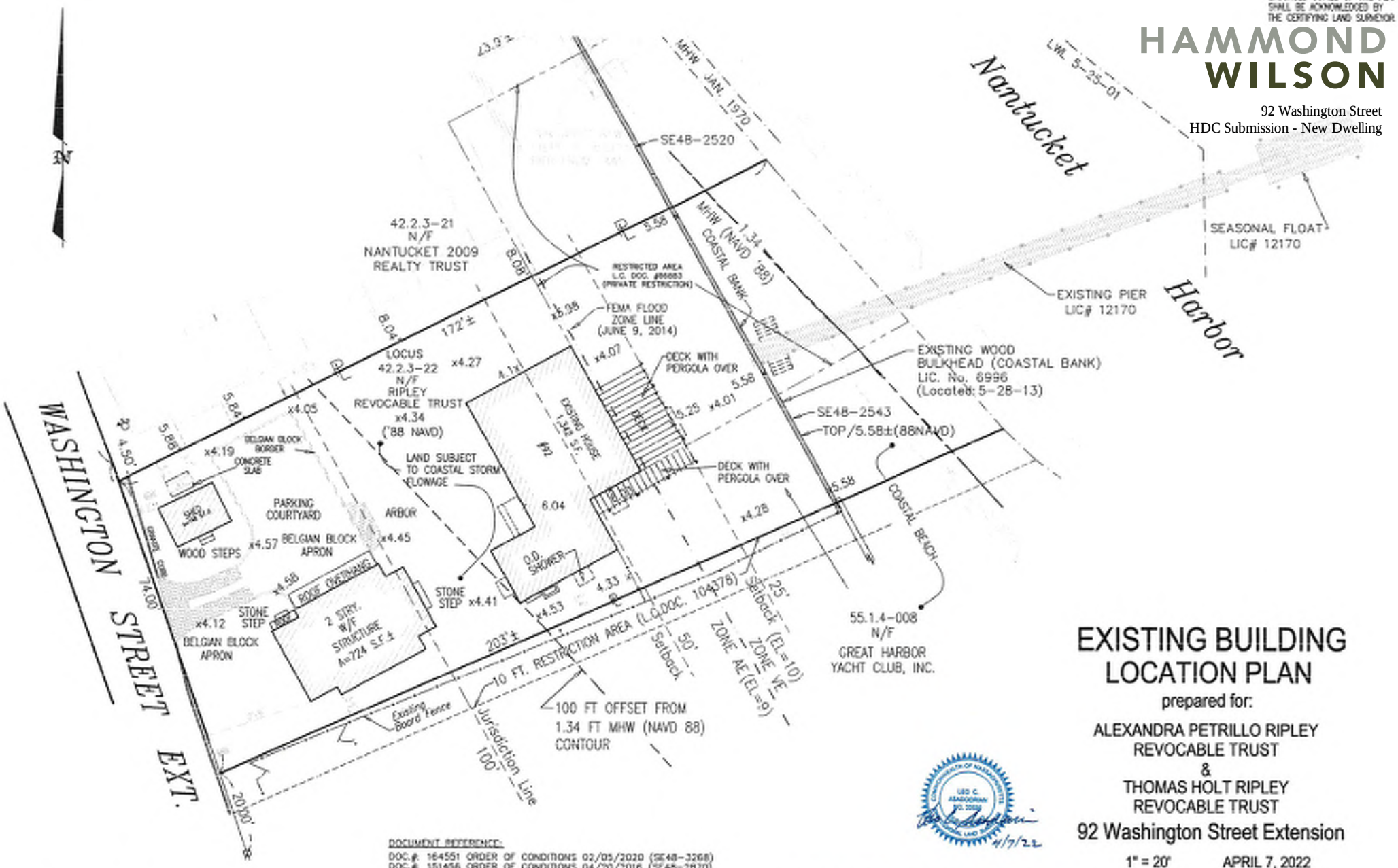
7018 0680 0001 1510 1171

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR

HAMMOND WILSON

92 Washington Street
HDC Submission - New Dwelling



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
(IN FEET)
1 inch = 20 ft.

4/7/22

EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

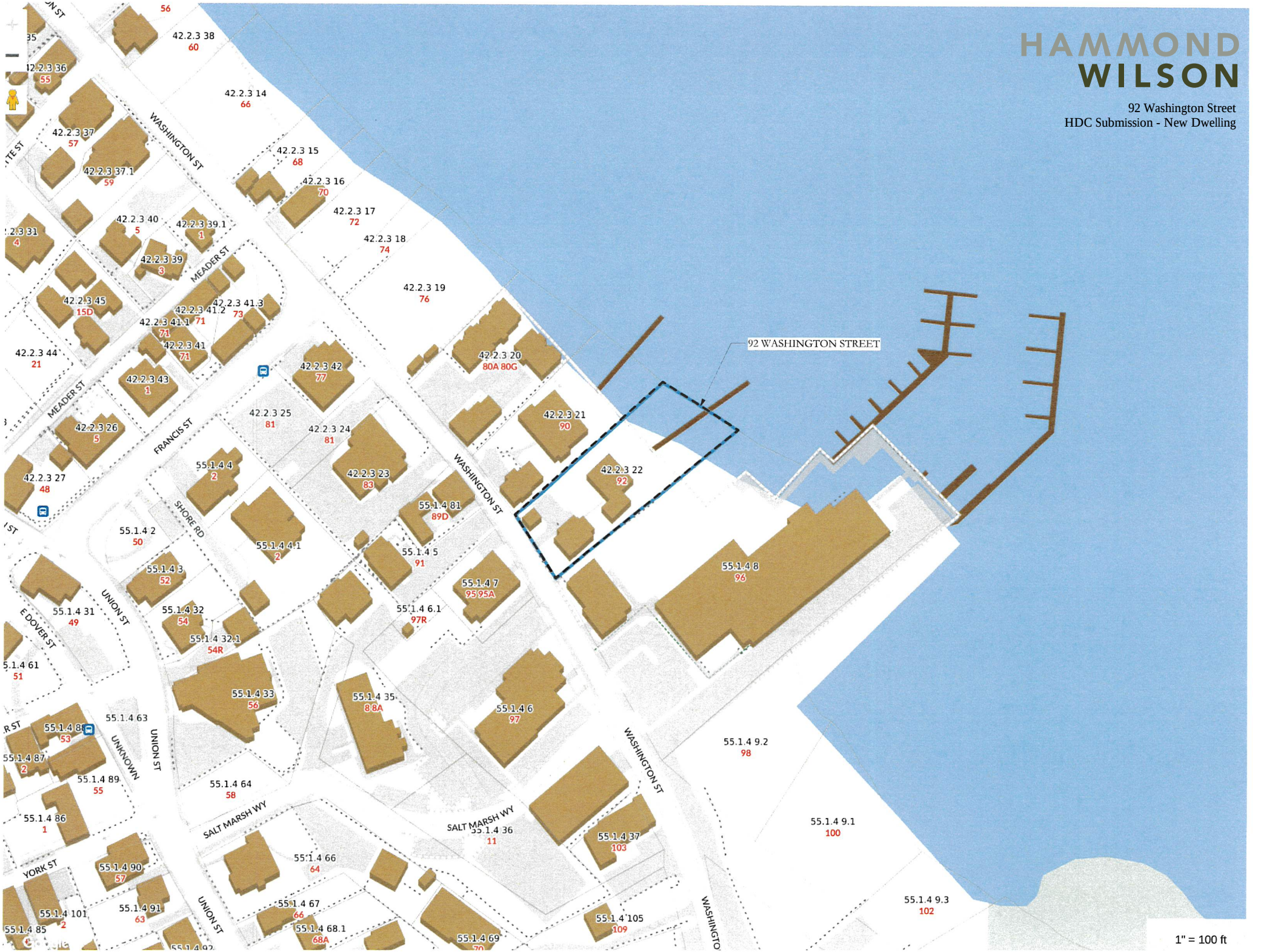
92 Washington Street Extension

1" = 20' APRIL 7, 2022

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

©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 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 73
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
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 8 96
55.1.4 7 95 95A
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
55.1.4 105 109
55.1.4 69 70
55.1.4 9.3 102
1" = 100 ft


92 Washington St.


92 Washington St.
Existing Shed
Washington St Ext
PUBLIC
PEDESTRIAN
ACCESS
24 HOURS
Google


92 Washington St.
Existing Shed
Washington St Ext
Google


92 Washington St.
Existing Shed
92 Washington St.
Existing Garage
Washington St Ext
Google


92 Washington St.
Existing Shed
Washington St
Google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Existing Shed
Washington St Ext
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Google


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Existing Shed
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Google


92 WASHINGTON STREET
95 WASHINGTON STREET

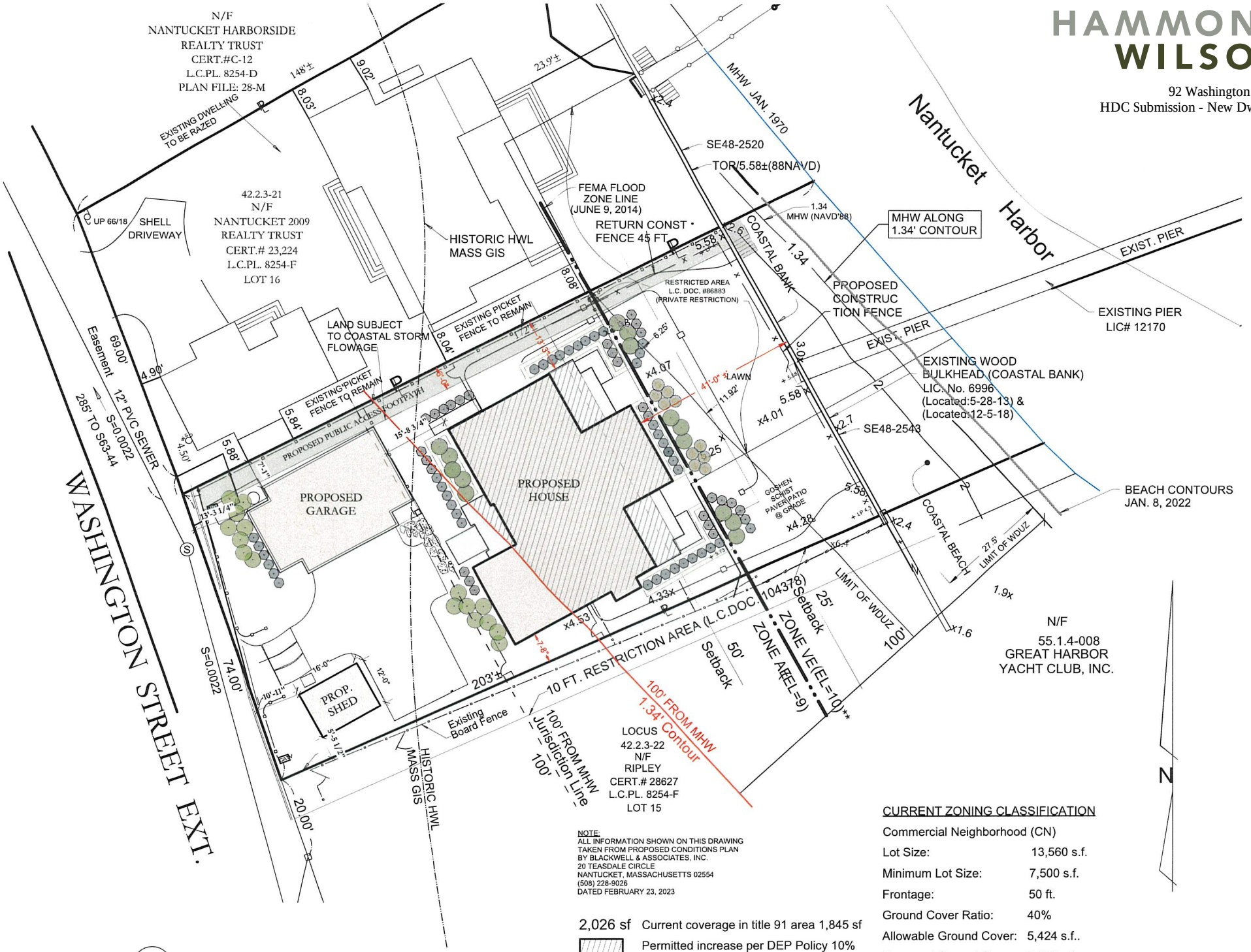

90 WASHINGTON STREET
95 WASHINGTON STREET


80 WASHINGTON STREET
90 WASHINGTON STREET

GREAT HARBOR YACHT CLUB
96 WASHINGTON STREET

HAMMOND WILSON

92 Washington Street
HDC Submission - New Dwelling



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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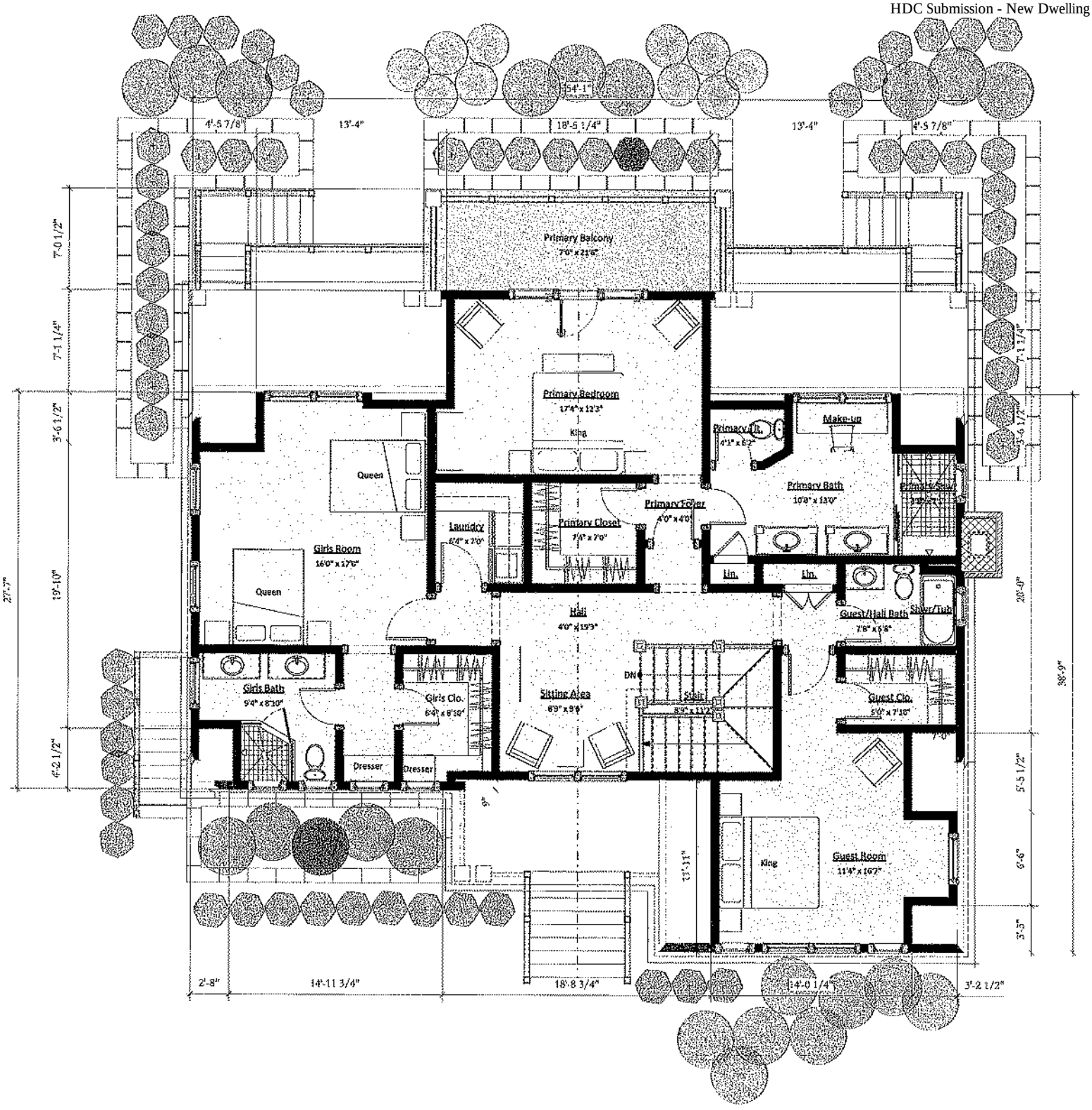
92 Washington Street
HDC Submission - New Dwelling



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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92 Washington Street
HDC Submission - New Dwelling



1 / A2.1 Drive Elevation
Scale: 1/4" = 1'-0"

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WILSON

92 Washington Street
HDC Submission - New Dwelling



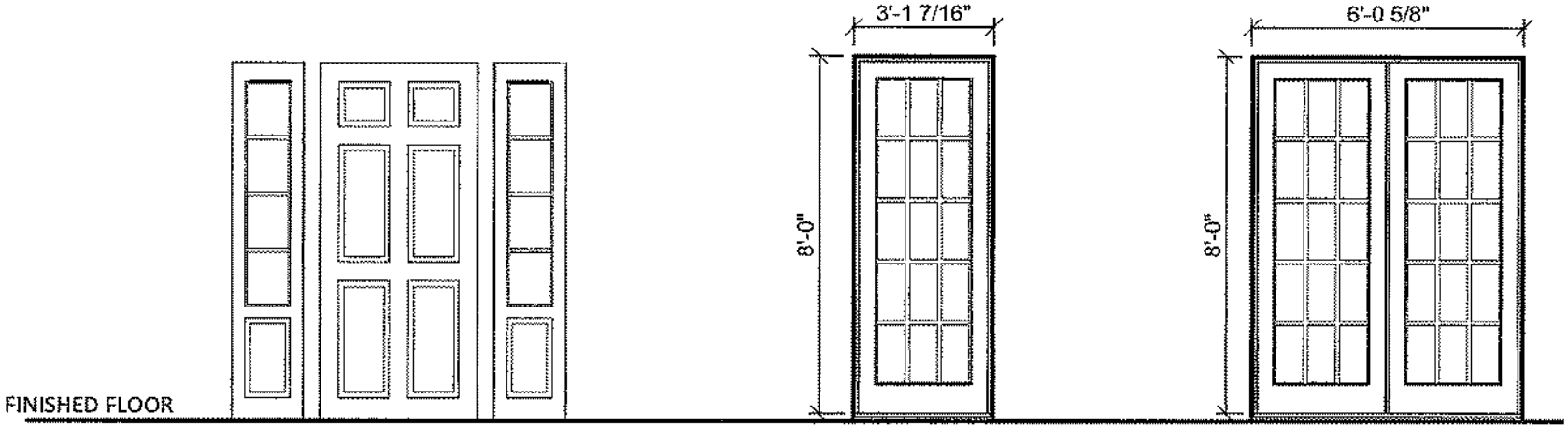
2 / A2.1 Drive Elevation
Scale: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE (23-13)

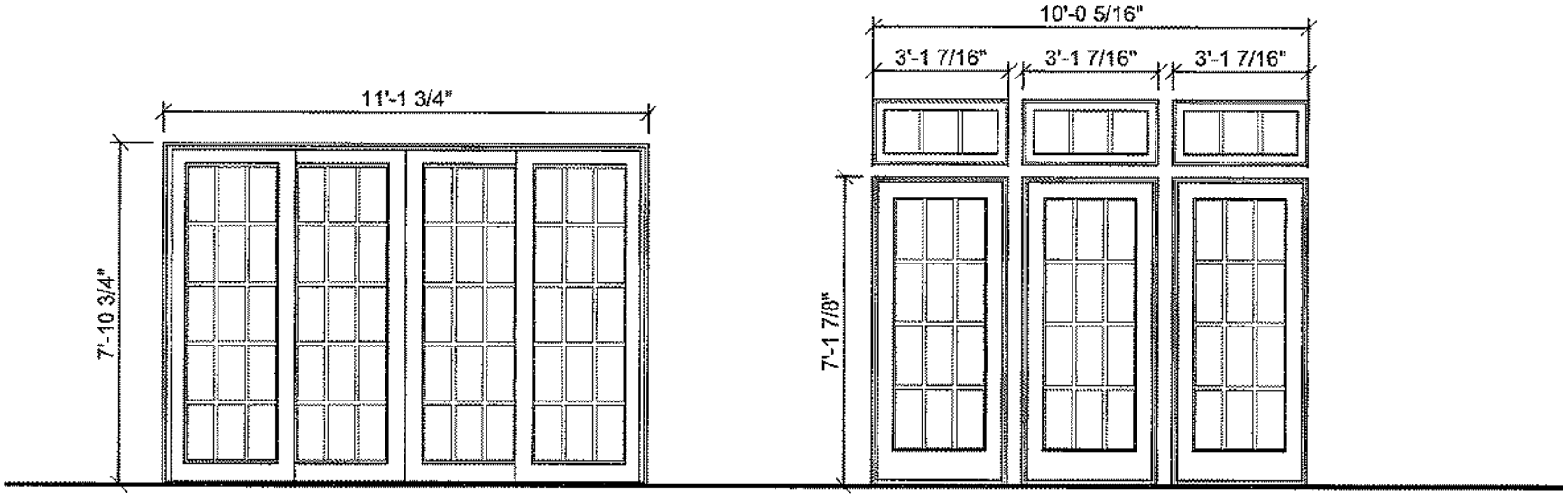
MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	CUSTOM ENTRY DOOR	-	-	1w4h	
B	CLAD FRENCH DOOR	UIFD3080	3'-1 7/16" x 7'-11 1/2"	3w5h	
C	CLAD FRENCH DOOR	UIFD6080	6'-0 5/8" x 7'-11 1/2"	1w1h	
D	CLAD SLIDING DOOR XOOX	UMSDPKT12080	11'-1 3/4" x 7'-11 1/2"	1w1h	
E	CLAD FRENCH DOOR XOX	UIFD10670	10'-5 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

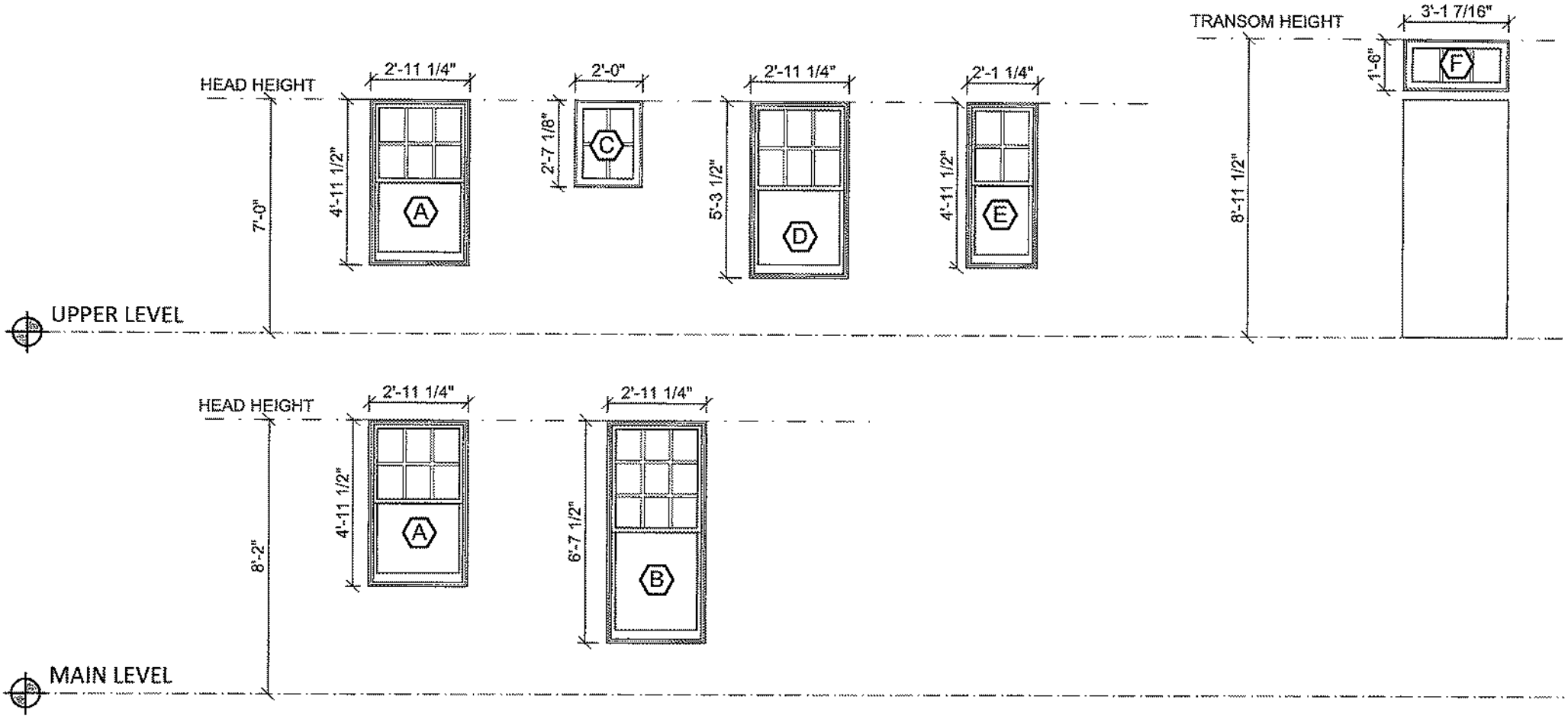
WINDOW SCHEDULE: RIPLEY RESIDENCE (23-13)

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.



2 / A7.0 Window Elevations
Scale: 1/4" = 1'-0"

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1
SD8.0

Street Level Rendering
Scale:

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HDC Submission - New Dwelling



2
SD8.0

Street Context Rendering
Scale:

HAMMOND
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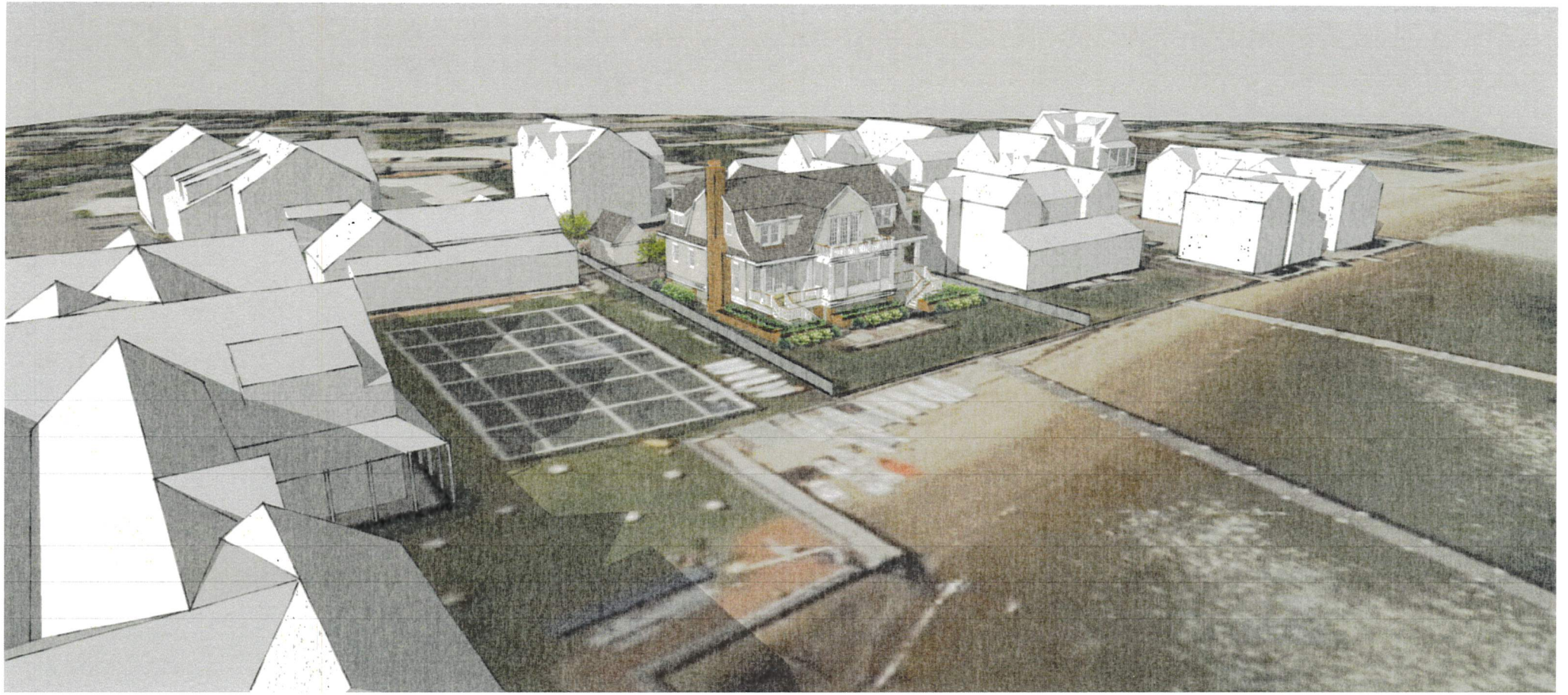
92 Washington Street
HDC Submission - New Dwelling



1
SD8.1

Waterfront Context Rendering
Scale:

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92 Washington Street
HDC Submission - New Dwelling



2
SD8.1
Waterfront Level Rendering
Scale:

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92 Washington Street
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1
SD8.2
Waterfront Aerial Rendering
Scale:

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92 Washington Street
HDC Submission - New Dwelling



2
SD8.2
Waterfront Level Rendering
Scale:

THE RIPLEY RESIDENCE

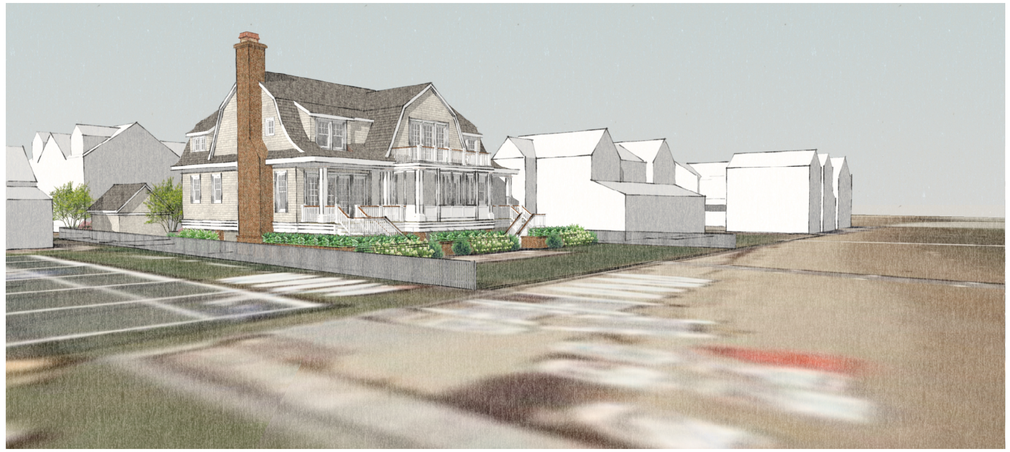
92 Washington Street Nantucket, Massachusetts

Project # 23-11

HISTORIC DISTRICT COMMISSION SUBMISSION - NEW SINGLE FAMILY DWELLING

NOT FOR CONSTRUCTION

April 8, 2024



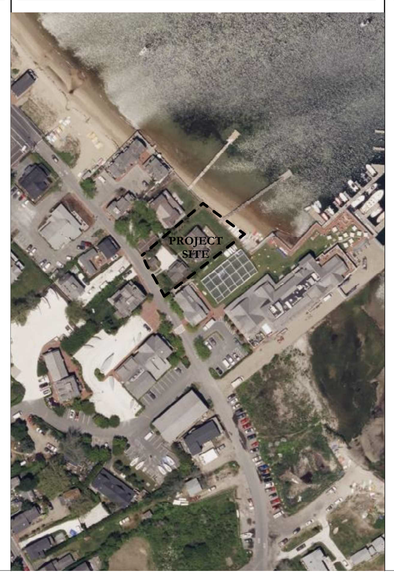
SYMBOLS

- 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

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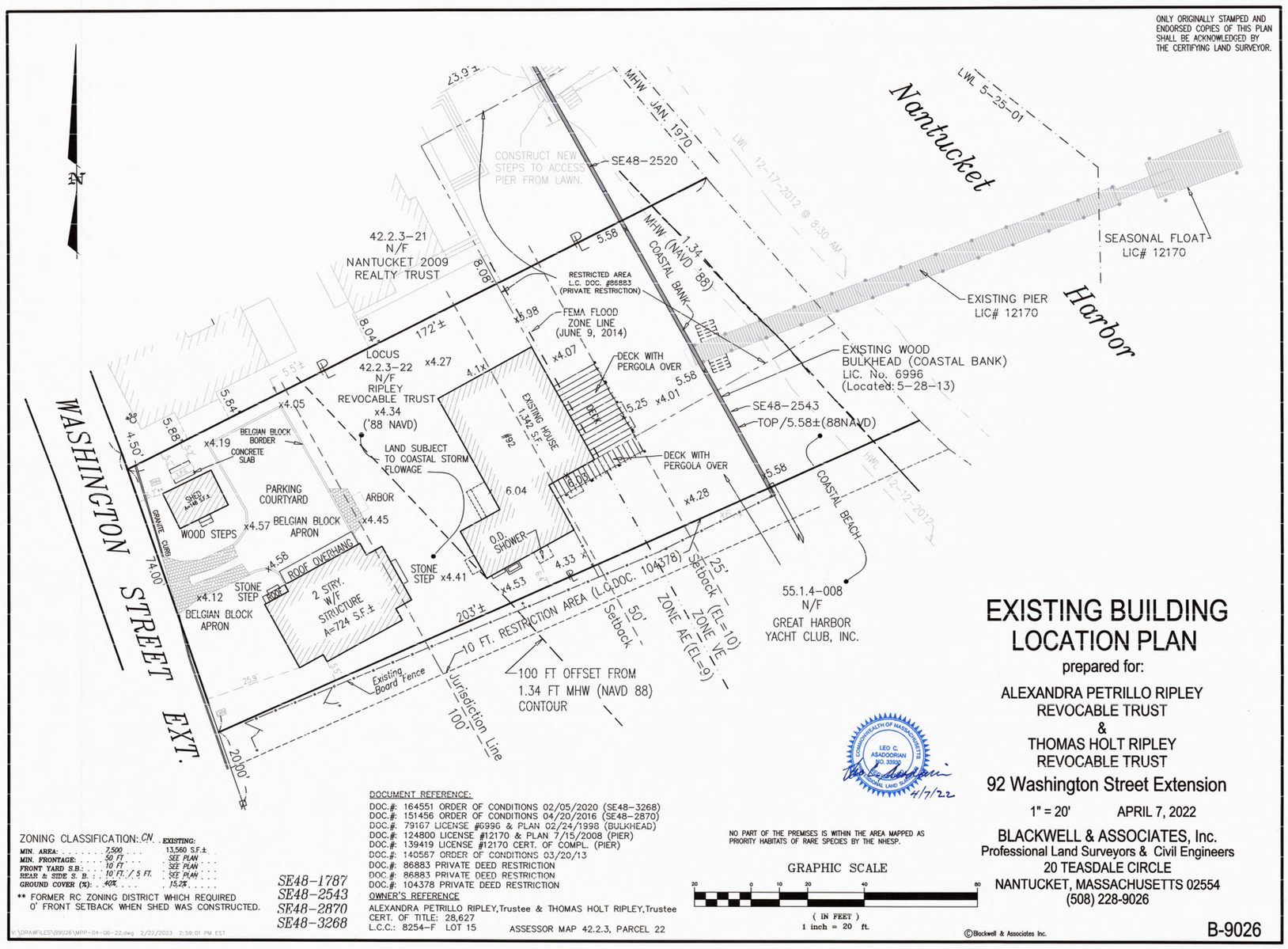
ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

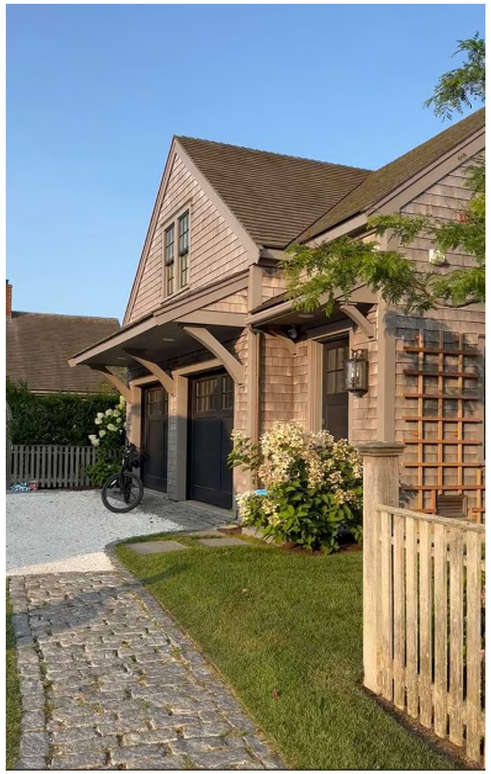

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.
N
WASHINGTON STREET EXT.
Nantucket Harbor
MHW JAN. 1970
LWL 5-25-01
LWL 12-17-2012 @ 8:30 AM
HWL 12-12-2012
CONSTRUCT NEW STEPS TO ACCESS PIER FROM LAWN.
SE48-2520
42.2.3-21
N/F
NANTUCKET 2009
REALTY TRUST
RESTRICTED AREA
L.C. DOC. #86883
(PRIVATE RESTRICTION)
MHW (NAVD '88)
1.34
COASTAL BANK
FEMA FLOOD
ZONE LINE
(JUNE 9, 2014)
SEASONAL FLOAT
LIC# 12170
EXISTING PIER
LIC# 12170
EXISTING WOOD
BULKHEAD (COASTAL BANK)
LIC. No. 6996
(Located: 5-28-13)
SE48-2543
TOP/5.58±(88NAVD)
LOCUS
42.2.3-22
N/F
RIPLEY
REVOCABLE TRUST
x4.34
('88 NAVD)
DECK WITH
PERGOLA OVER
EXISTING HOUSE
1,342 S.F.±
#92
LAND SUBJECT
TO COASTAL STORM
FLOWAGE
BELGIAN BLOCK
BORDER
CONCRETE
SLAB
PARKING
COURTYARD
ARBOR
WOOD STEPS
BELGIAN BLOCK
APRON
SHED
±148 S.F.±
GRANITE CURB
ROOF OVERHANG
2 STRY.
W/F
STRUCTURE
A=724 S.F.±
STONE
STEP
O.D.
SHOWER
STONE STEP x4.41
BELGIAN BLOCK
APRON
203'±
10 FT. RESTRICTION AREA (L.C. DOC. 104378)
Setback
50'
Setback
25'
ZONE AE (EL=9)
ZONE VE (EL=10)
COASTAL BEACH
55.1.4-008
N/F
GREAT HARBOR
YACHT CLUB, INC.
Existing
Board Fence
Jurisdiction Line
100'
100 FT OFFSET FROM
1.34 FT MHW (NAVD 88)
CONTOUR
20.00'
14.00'
25.9'
43.9'±
172'±
8.08'
8.04'
5.58
5.84
5.88
4.50'
5.5'±
x4.05
x4.19
x4.57
x4.45
x4.58
x4.12
x4.53
x4.07
x4.01
x4.28
x4.27
x5.98
4.1'±
6.04
8.09
4.33'
5.25
5.58
5.58
5.58
5.5'±
5.5'±
5.5'±



EXISTING SHED



EXISTING HOUSE (waterfront side)



EXISTING GARAGE



EXISTING HOUSE (from water)

SUBMITTAL	DATE
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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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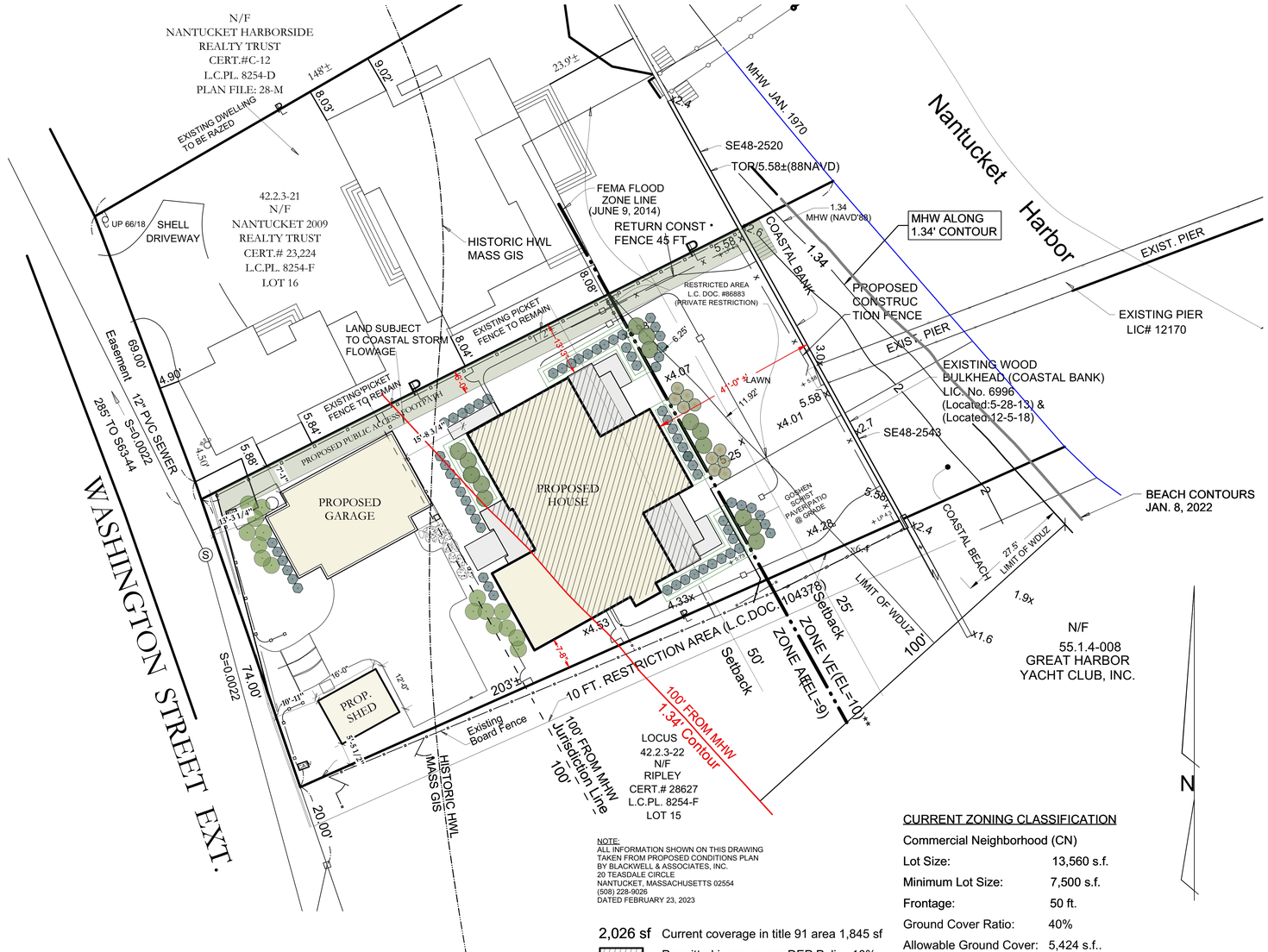
PROJECT NO.	23-13

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.
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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 Main Level Plan
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

Main Level Plan

A1.1



1 / A1.2 Upper Level Plan
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

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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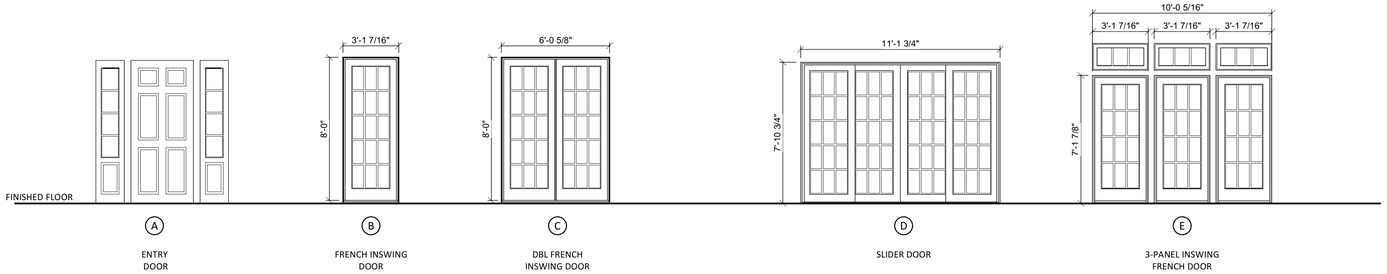
ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

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:
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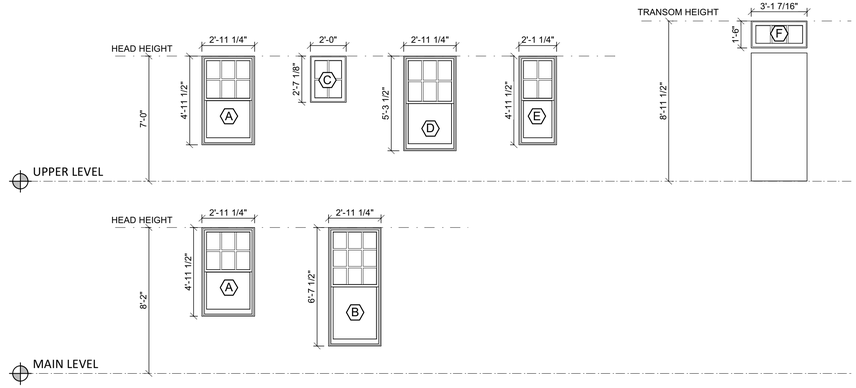
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.



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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410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

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ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

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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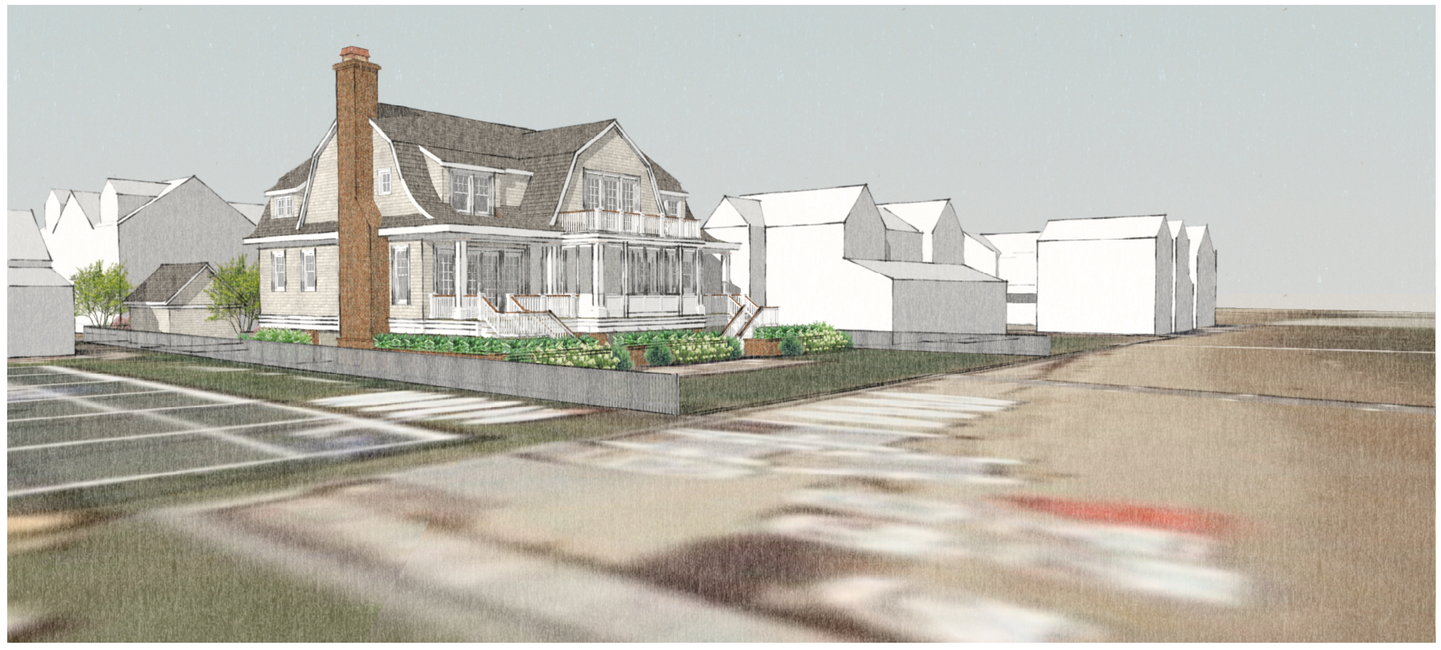
ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

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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RIPLEY RESIDENCE

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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°: 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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I 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.

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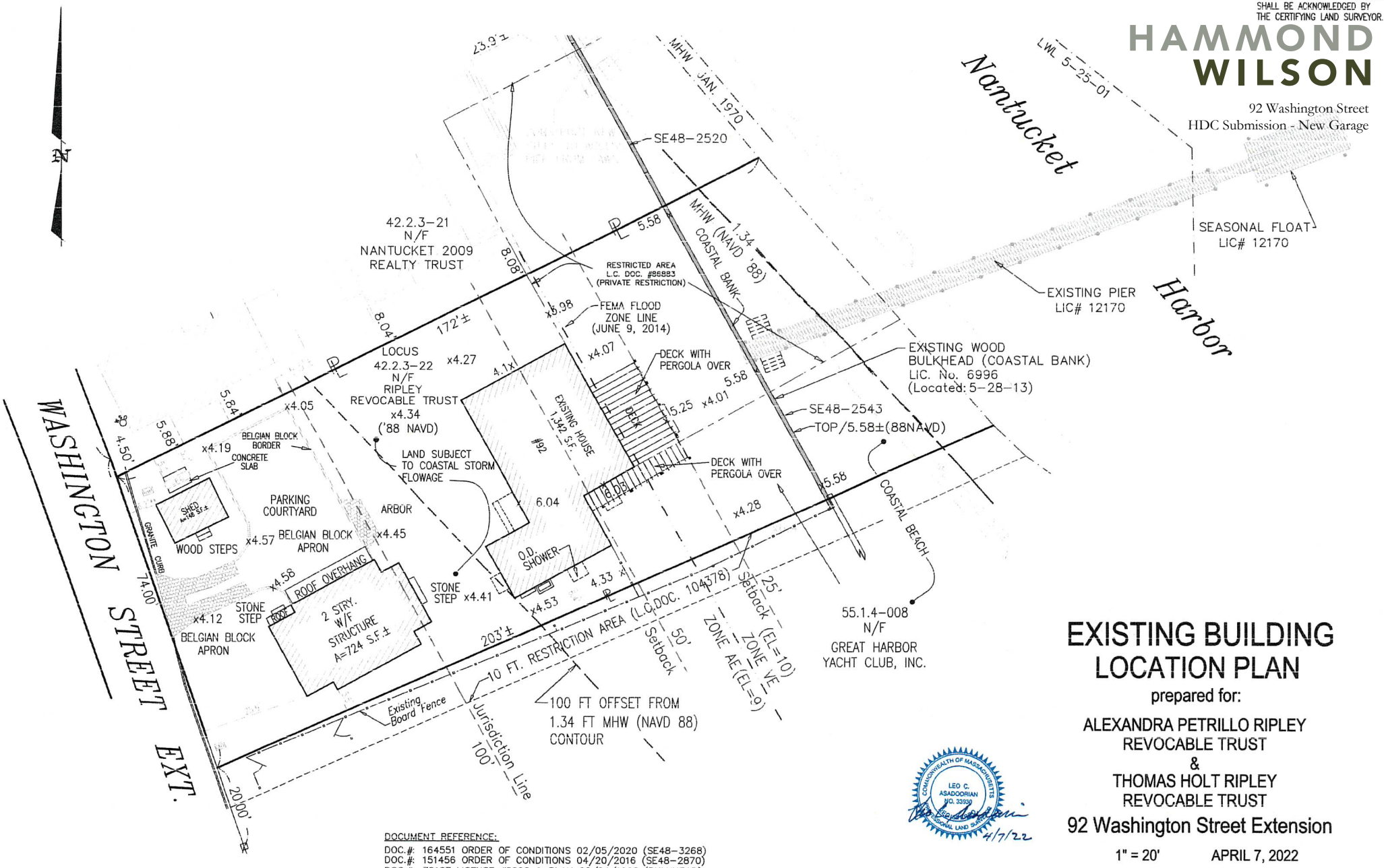
ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

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

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

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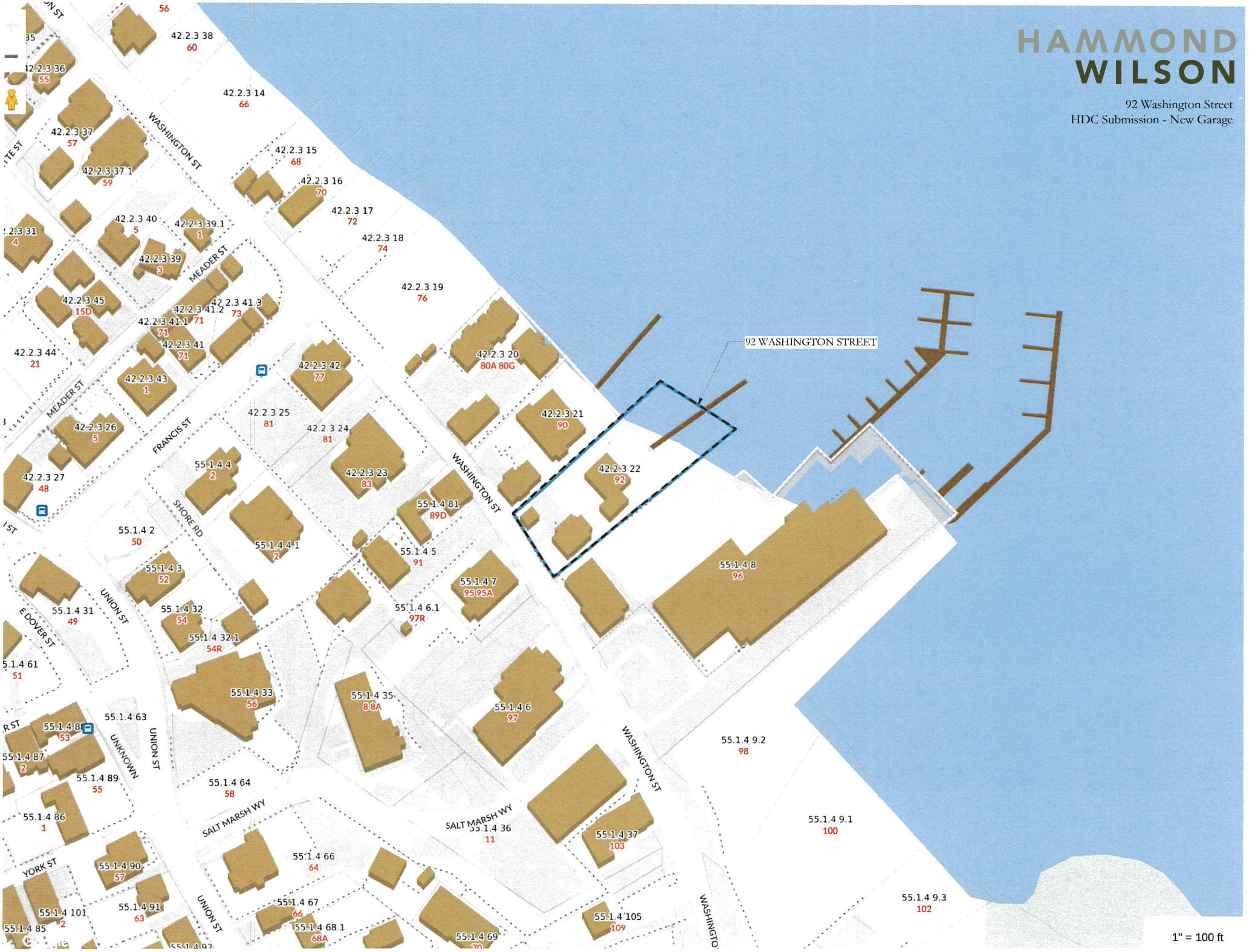
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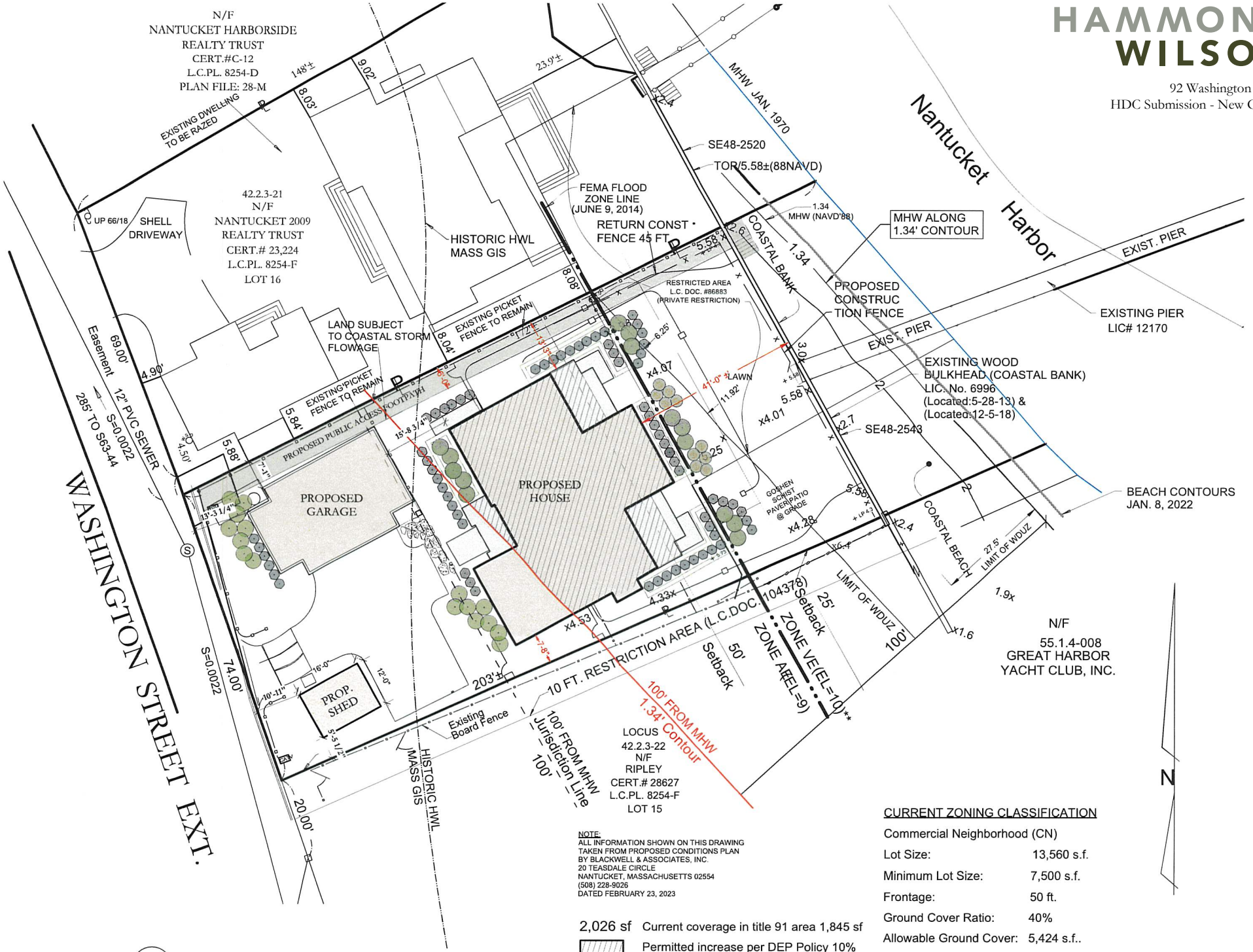
WASHINGTON ST
MEADER ST
FRANCIS ST
SHORE RD
UNION ST
E DOVER ST
YORK ST
SALT MARSH WY
UNKNOWN
42.2.3 38 60
42.2.3 36 55
42.2.3 14 66
42.2.3 37 57
42.2.3 37.1 59
42.2.3 15 68
42.2.3 16 70
42.2.3 17 72
42.2.3 40 5
42.2.3 39.1 1
42.2.3 18 74
42.2.3 39 3
42.2.3 19 76
42.2.3 45 15D
42.2.3 41.2 73
42.2.3 41.3
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
55.1.4 81 89D
55.1.4 2 50
55.1.4 41 2
55.1.4 5 91
55.1.4 3 52
55.1.4 8 96
55.1.4 7 95 95A
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 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:
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20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

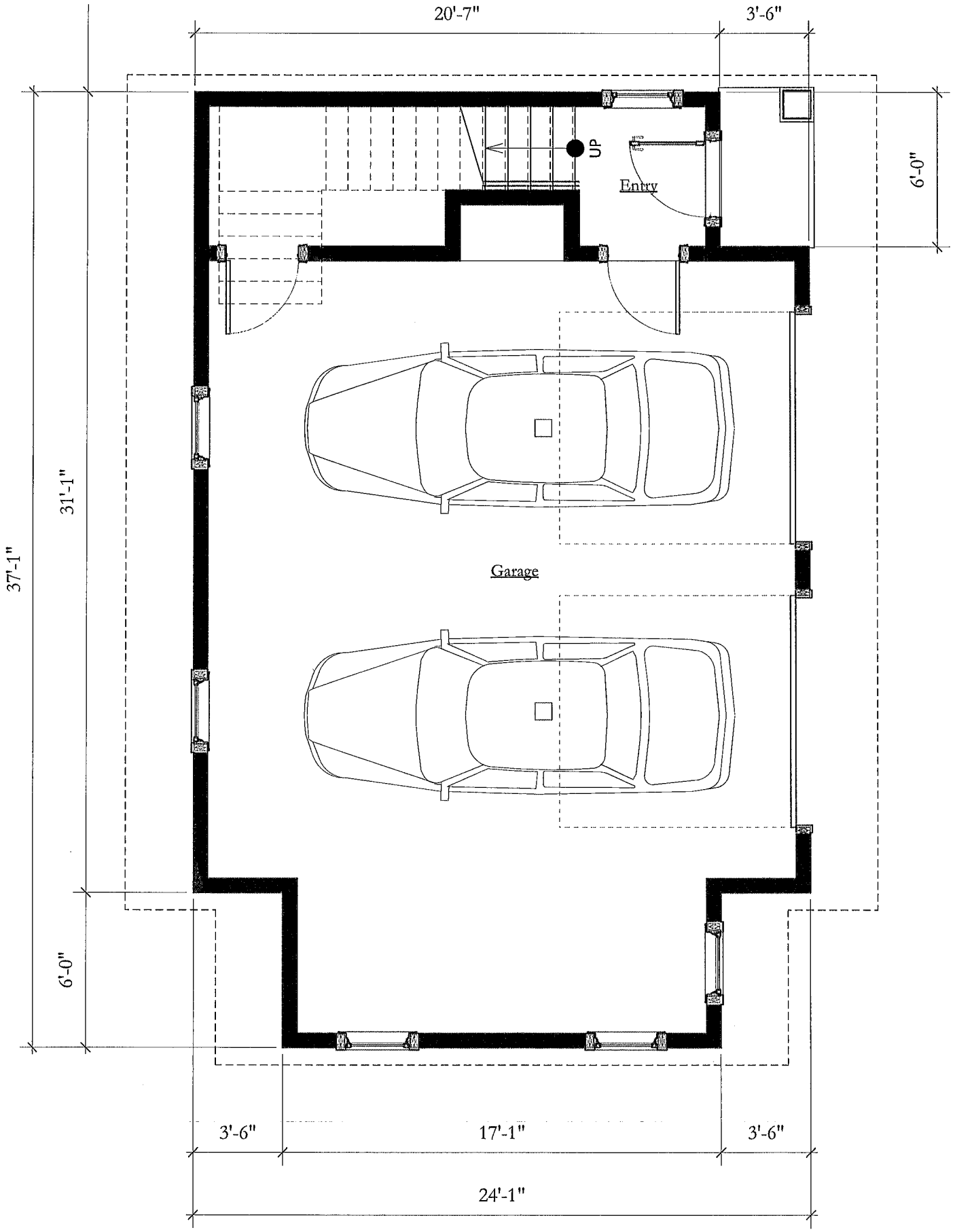
2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

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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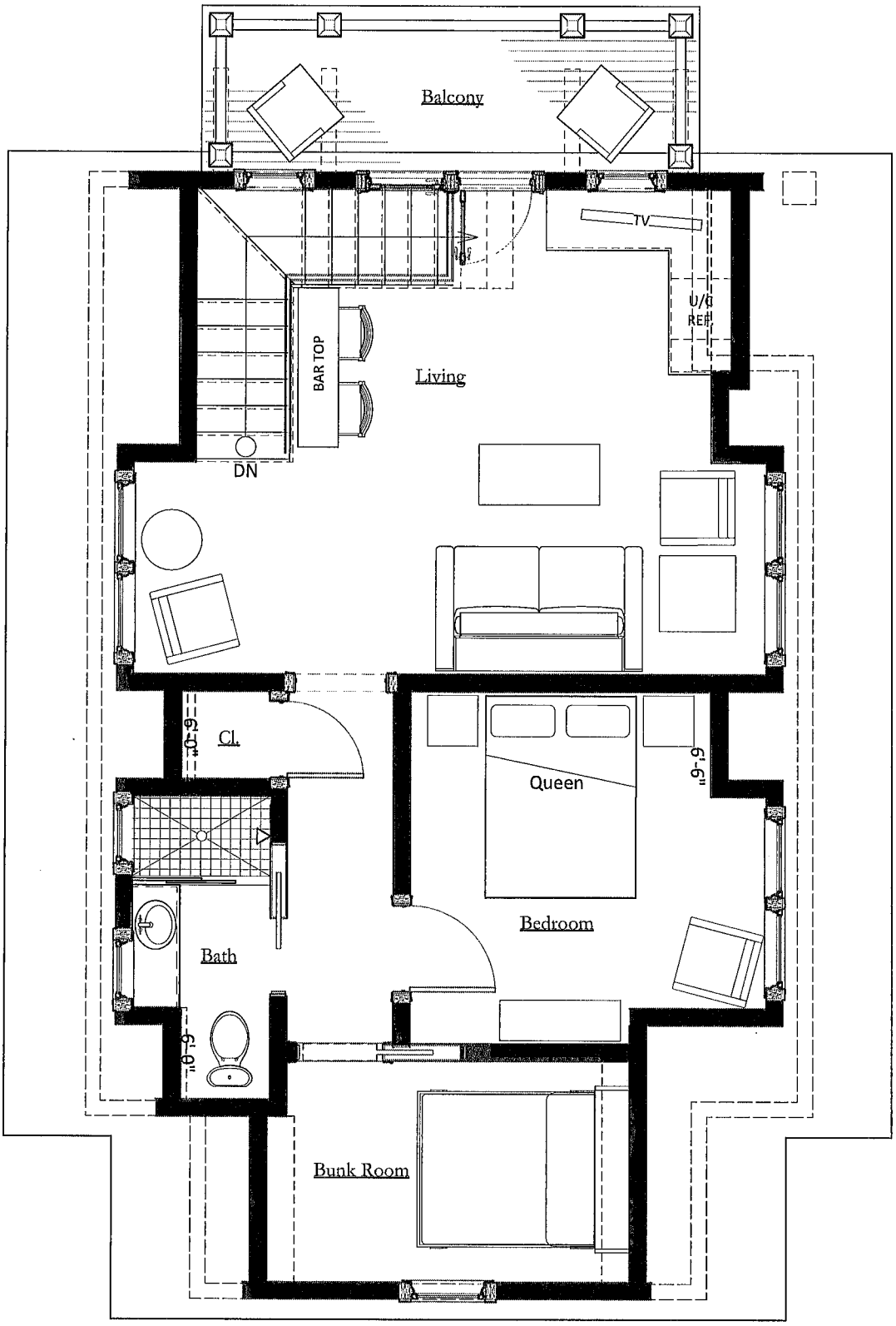
WILSON

92 Washington Street
HDC Submission - New Garage



2 / A1.1 Upper Level Plan - Garage
Scale: 1/4" = 1'-0"

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92 Washington Street
HDC Submission - New Garage



1
A2.0

Garage Drive Elevation
Scale: 1/4" = 1'-0"

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92 Washington Street
HDC Submission - New Garage



2
A2.0

Garage Back Elevation
Scale: 1/4" = 1'-0"

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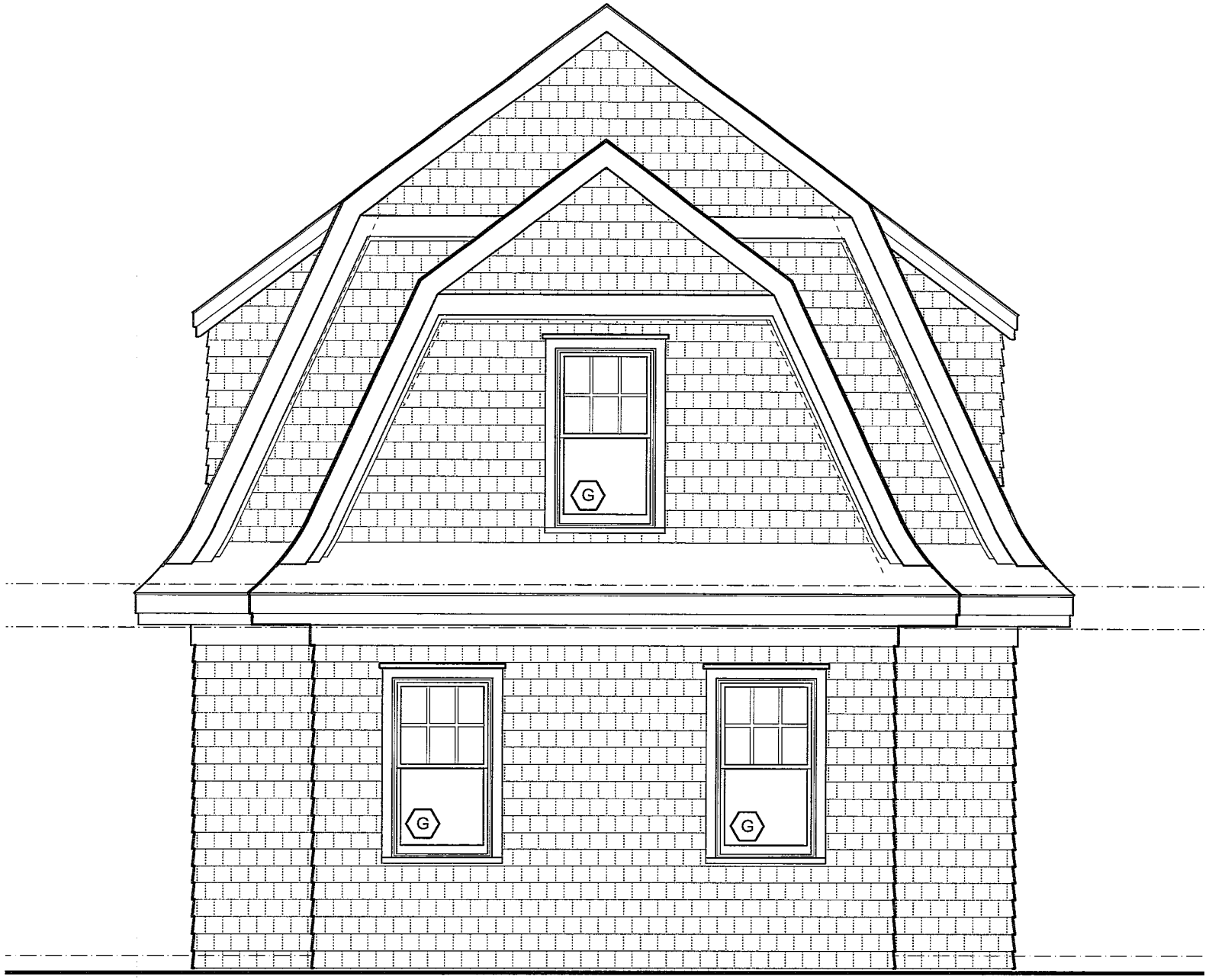
92 Washington Street
HDC Submission - New Garage



3
A2.0

Garage Street Elevation
Scale: 1/4" = 1'-0"

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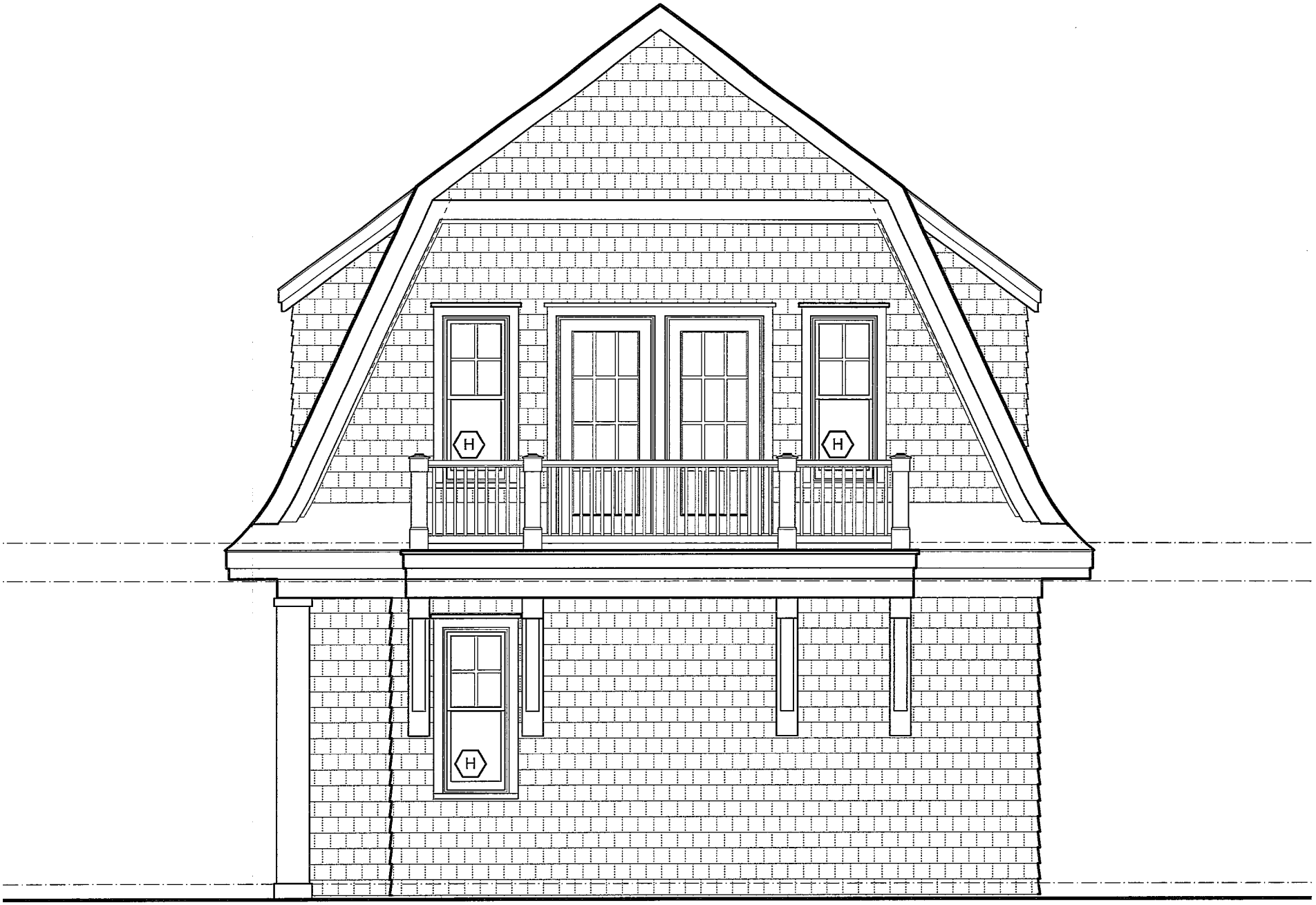
92 Washington Street
HDC Submission - New Garage



4
A2.0

Garage Waterfront Elevation
Scale: 1/4" = 1'-0"

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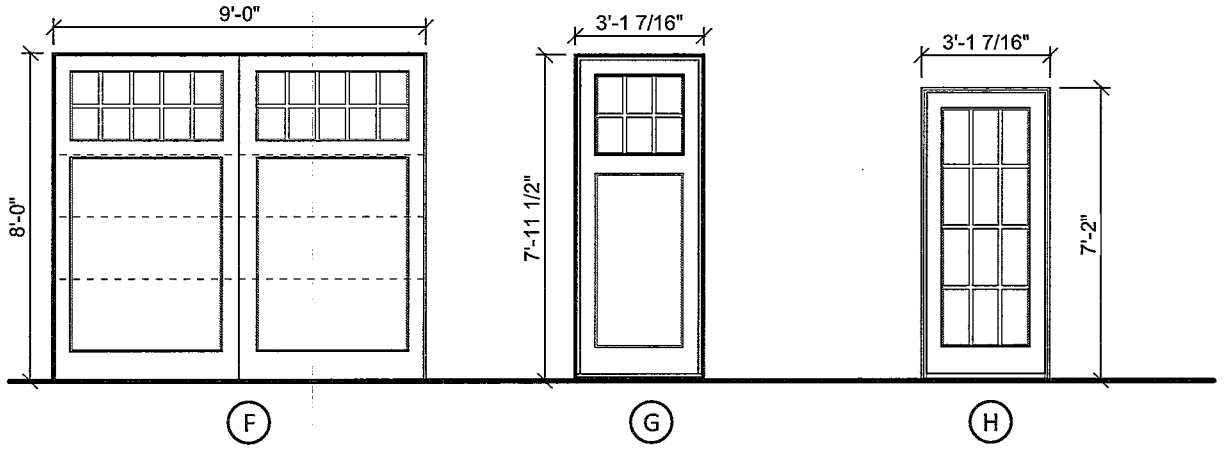
92 Washington Street
HDC Submission - New Garage

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:

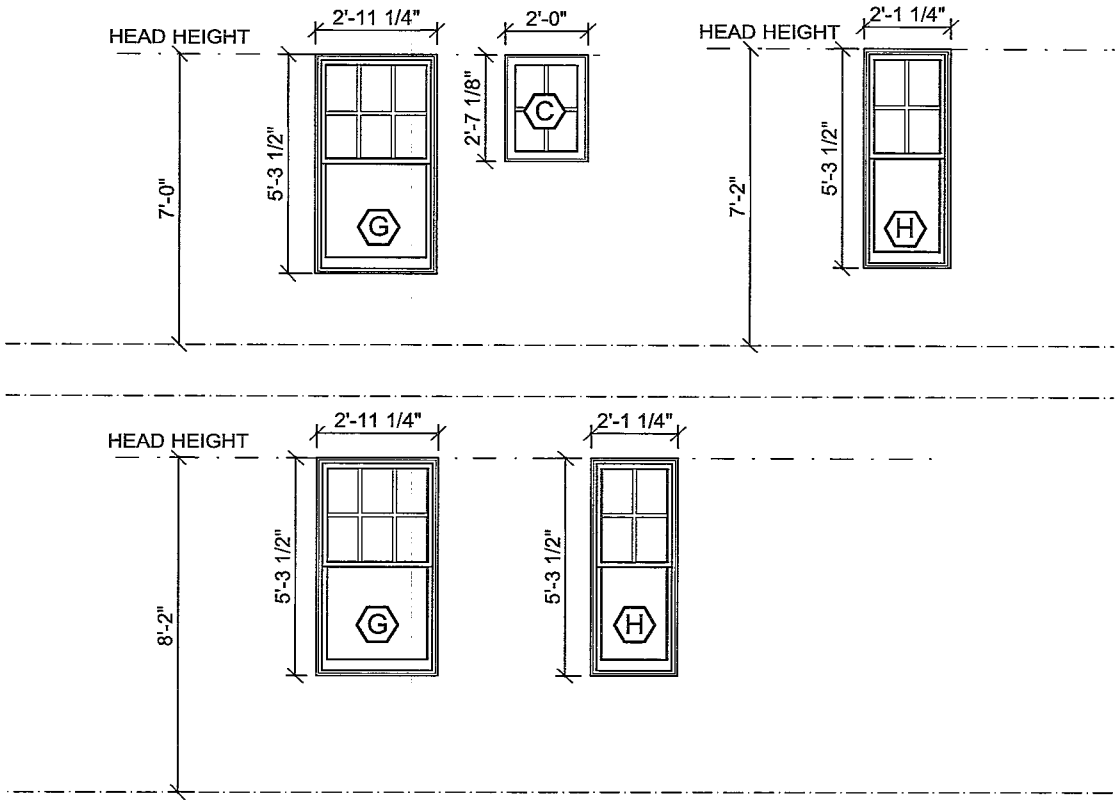
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.



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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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



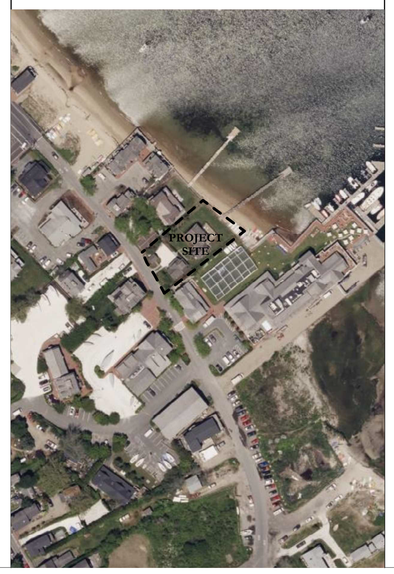
SYMBOLS

- 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

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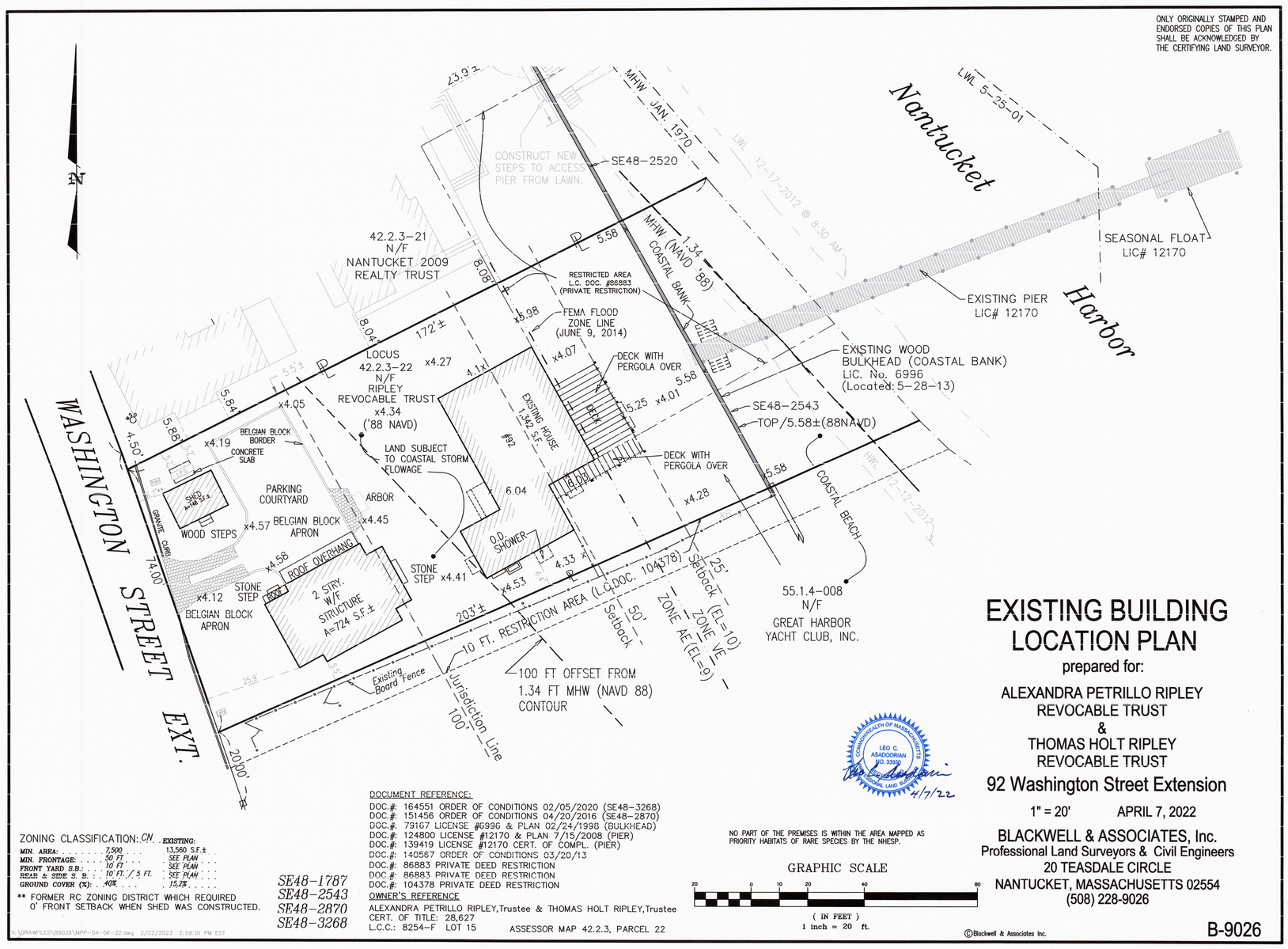
ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.



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 #6936 & 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. 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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NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

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ISSUE DATE	4.8.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

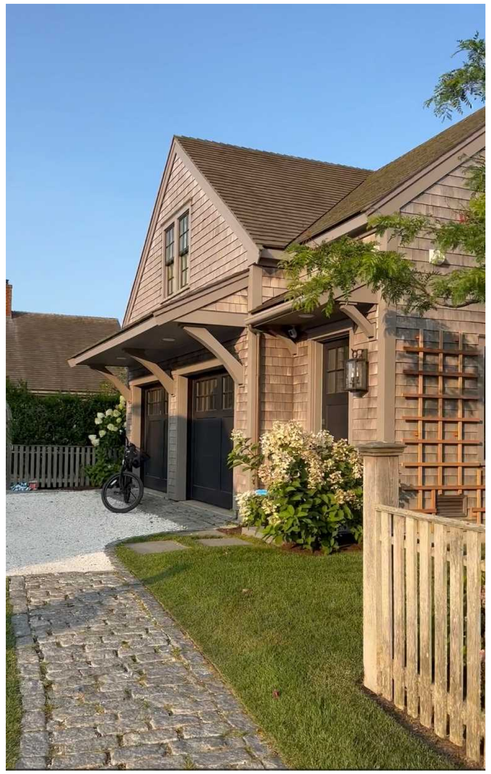
ESP1.1



EXISTING SHED



EXISTING HOUSE (waterfront side)



EXISTING GARAGE



EXISTING HOUSE (from water)

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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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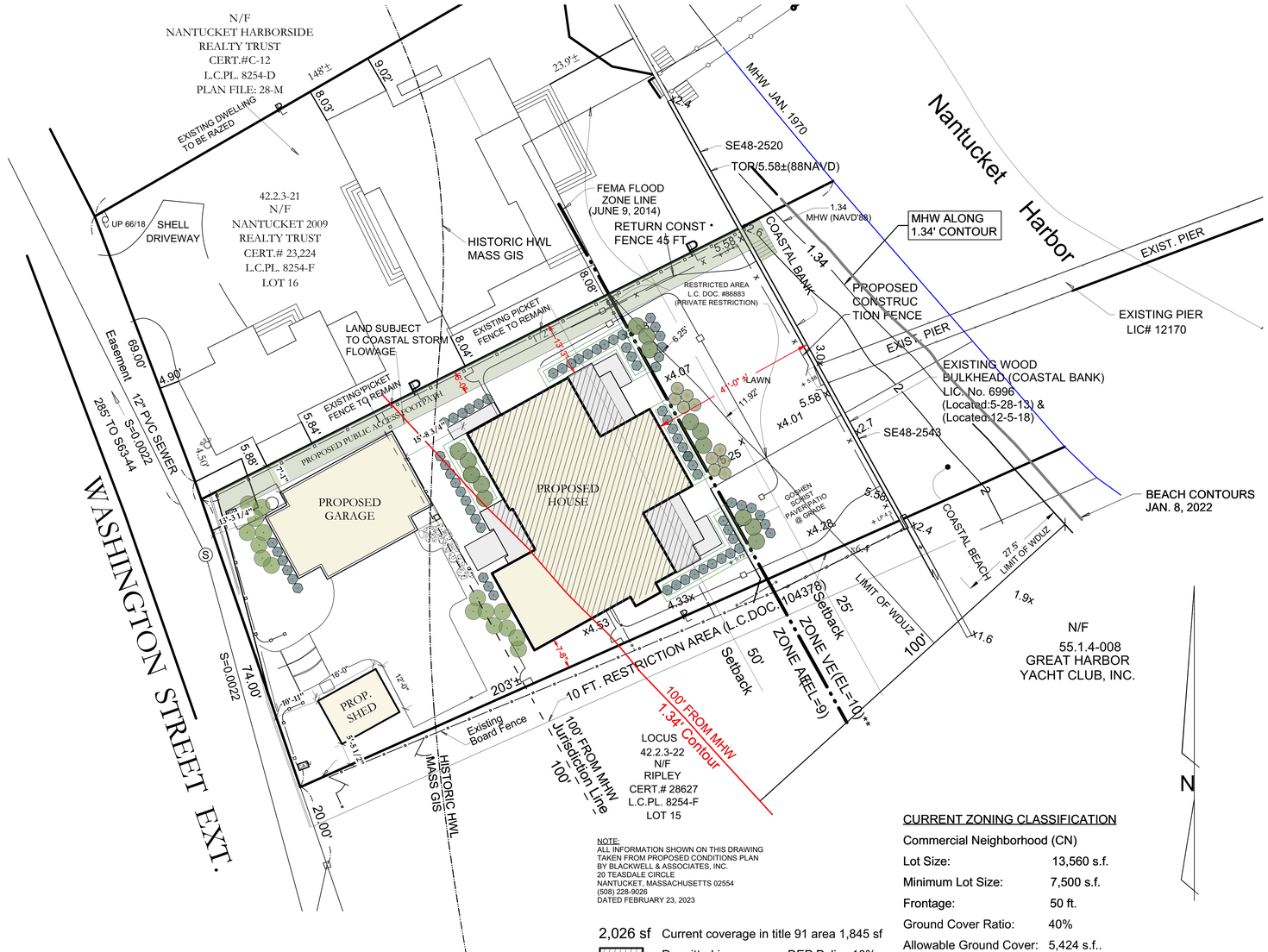
ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Locus Map

SP1.0



1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

NOTE:
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20 TEASDALE CIRCLE
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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

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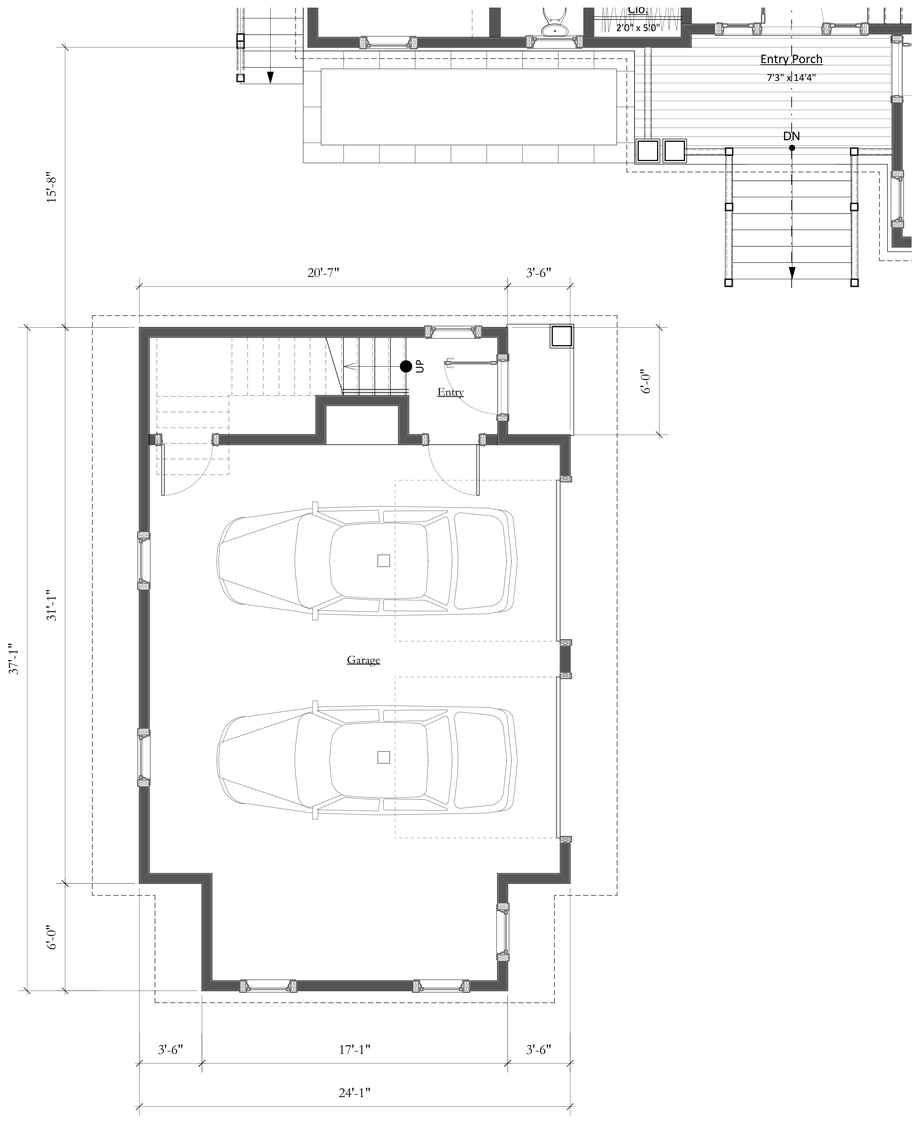
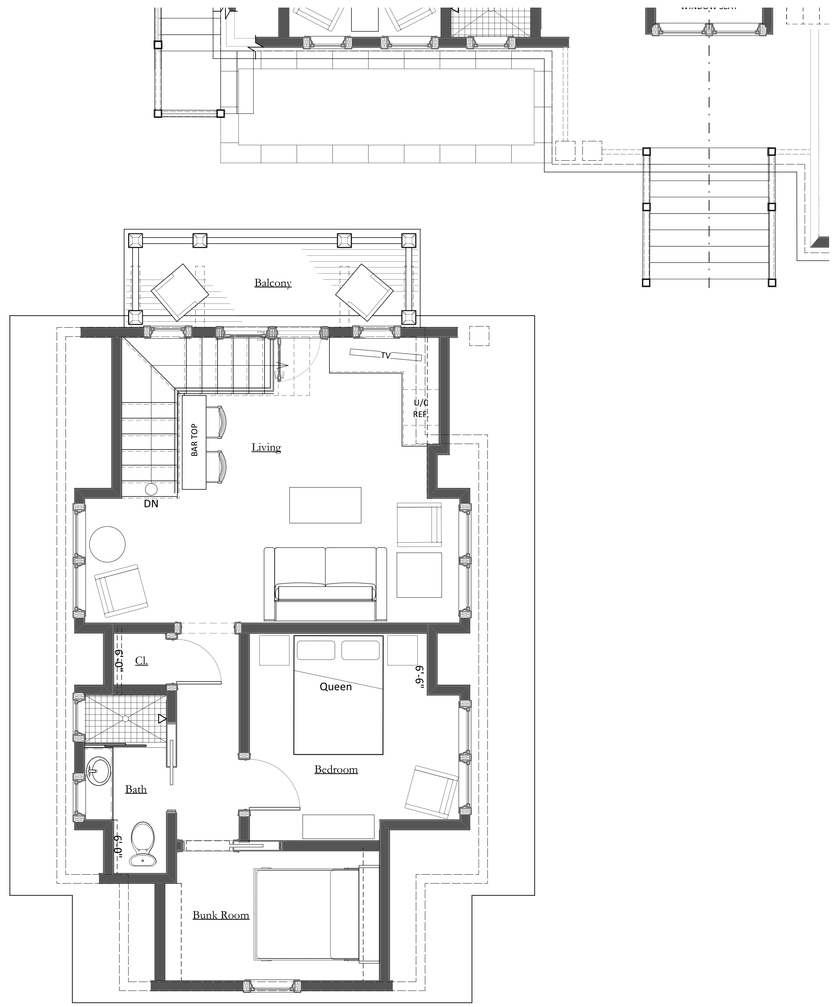
ISSUE DATE	4.8.2024
SCALE	1" = 15'
PROJECT NO.	23-13

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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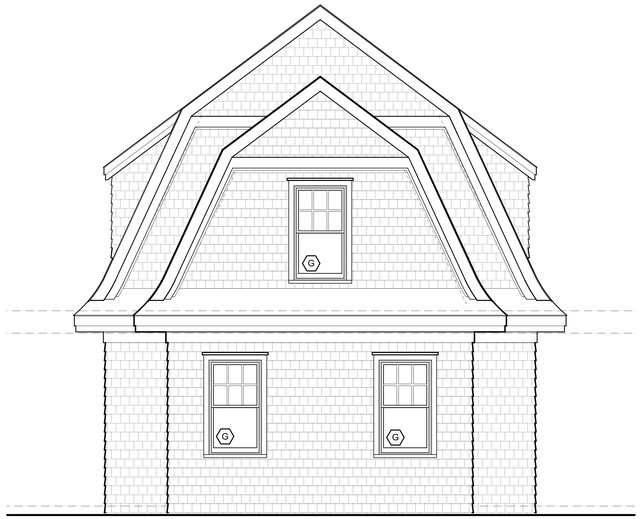
ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

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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92 Washington St. - Nantucket, MA

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Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

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ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

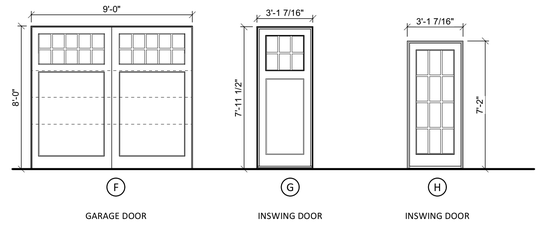
Garage Elevations

A2.0

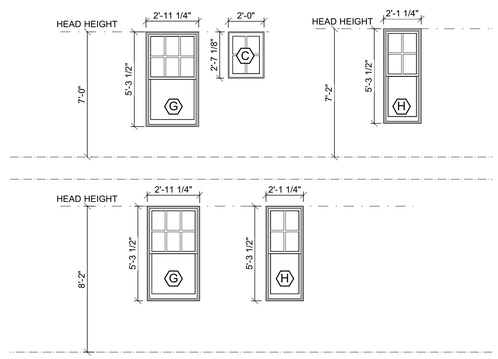
EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)

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

SEAL

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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.	23-13

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

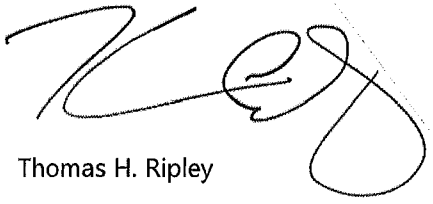
HDC Administrator
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I 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.

7018 0680 0001 1510 1164

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☐ Adult Signature Restricted Delivery $	
Postage $0.68	04/05/2024
$	
Total Postage and Fees $8.73	
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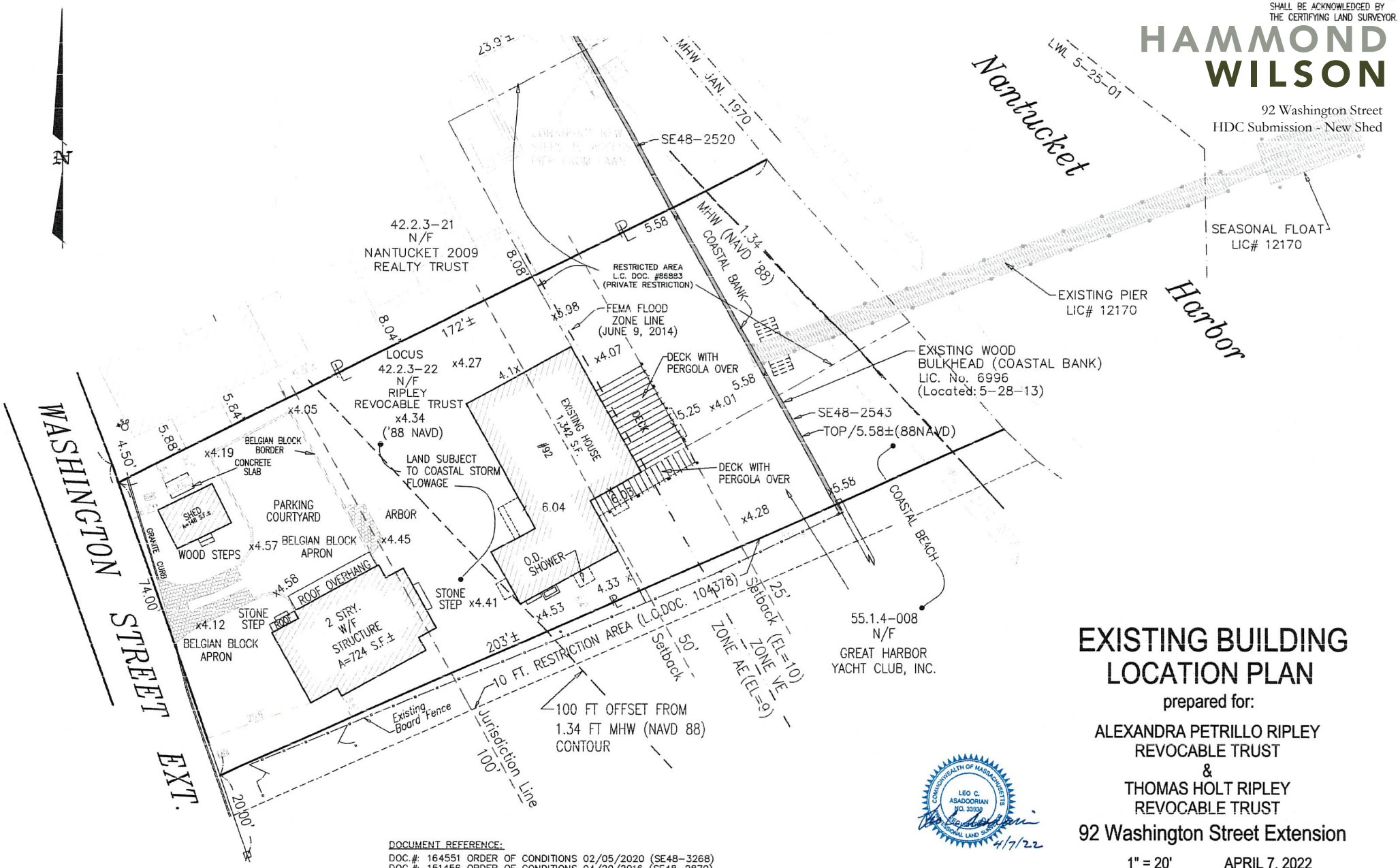
PS Form 3800, April 2015 PSN 7530-02-000-9047 **See Reverse for Instructions**

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

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
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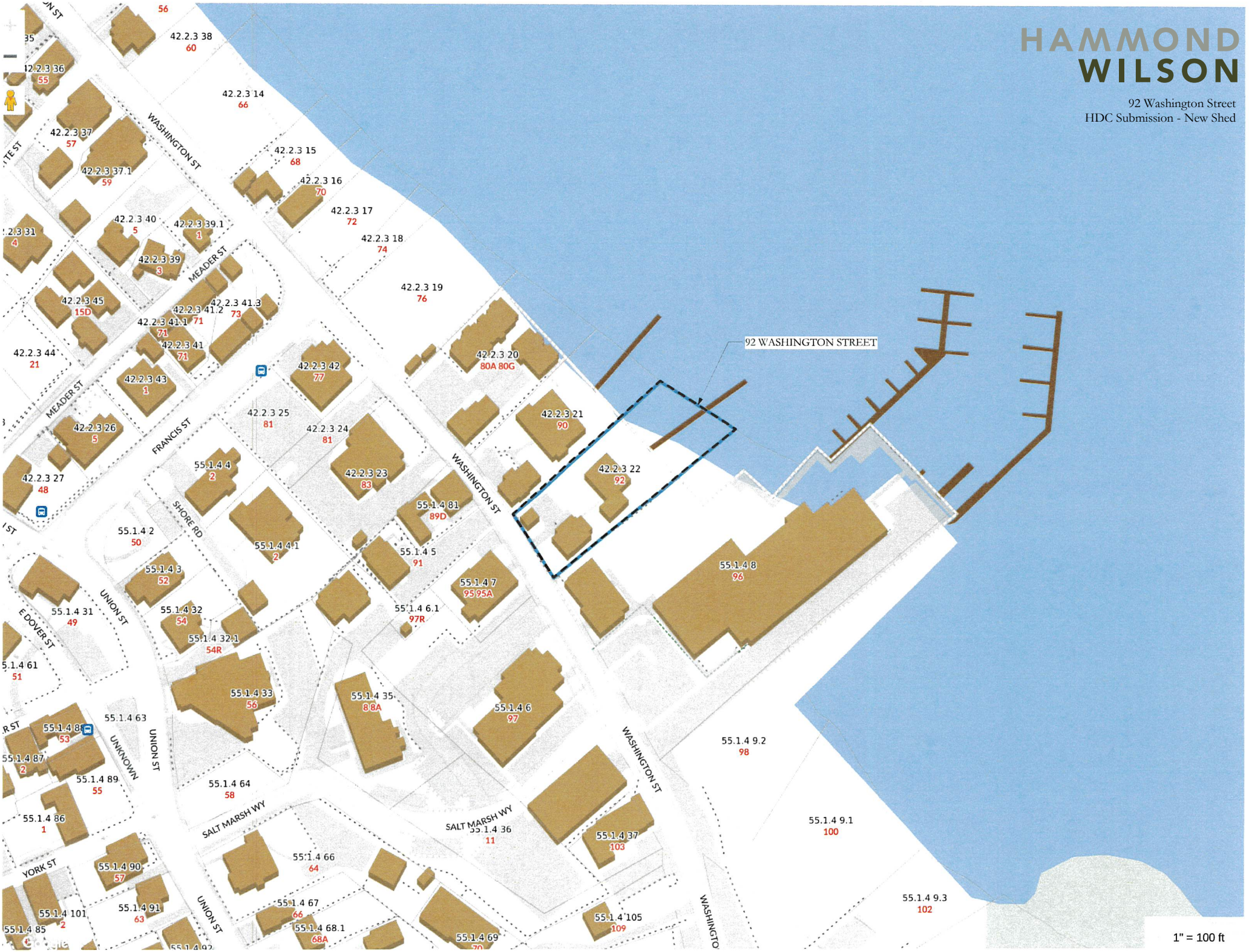
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92 Washington Street
HDC Submission - New Shed
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WASHINGTON ST
MEADER ST
FRANCIS ST
SHORE RD
UNION ST
E DOVER ST
UNKNOWN
SALT MARSH WY
YORK ST
42.2.3 38 60
42.2.3 36 55
42.2.3 14 66
42.2.3 37 57
42.2.3 37.1 59
42.2.3 15 68
42.2.3 16 70
42.2.3 17 72
42.2.3 40 5
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42.2.3 18 74
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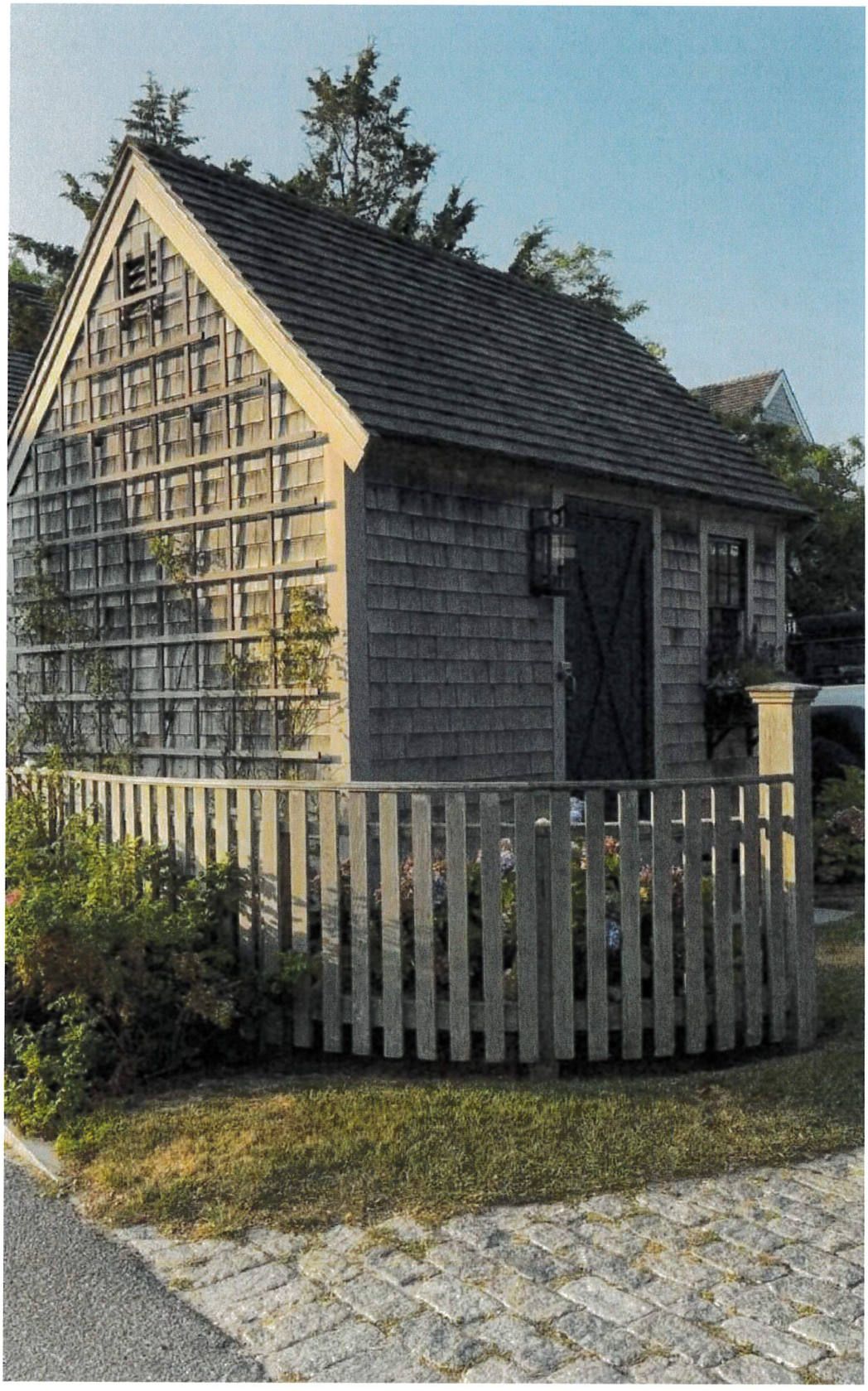
42.2.3 19 76
42.2.3 45 15D
42.2.3 41.3 73
42.2.3 41.2 71
42.2.3 41.1 71
42.2.3 41 71
42.2.3 44 21
42.2.3 42 77
42.2.3 20 80A 80G
42.2.3 43 1
42.2.3 25 81
42.2.3 21 90
42.2.3 26 5
42.2.3 24 81
55.1.4 4 2
42.2.3 23 83
42.2.3 22 92
42.2.3 27 48
55.1.4 81 89D
55.1.4 2 50
55.1.4 41 2
55.1.4 5 91
55.1.4 3 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 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

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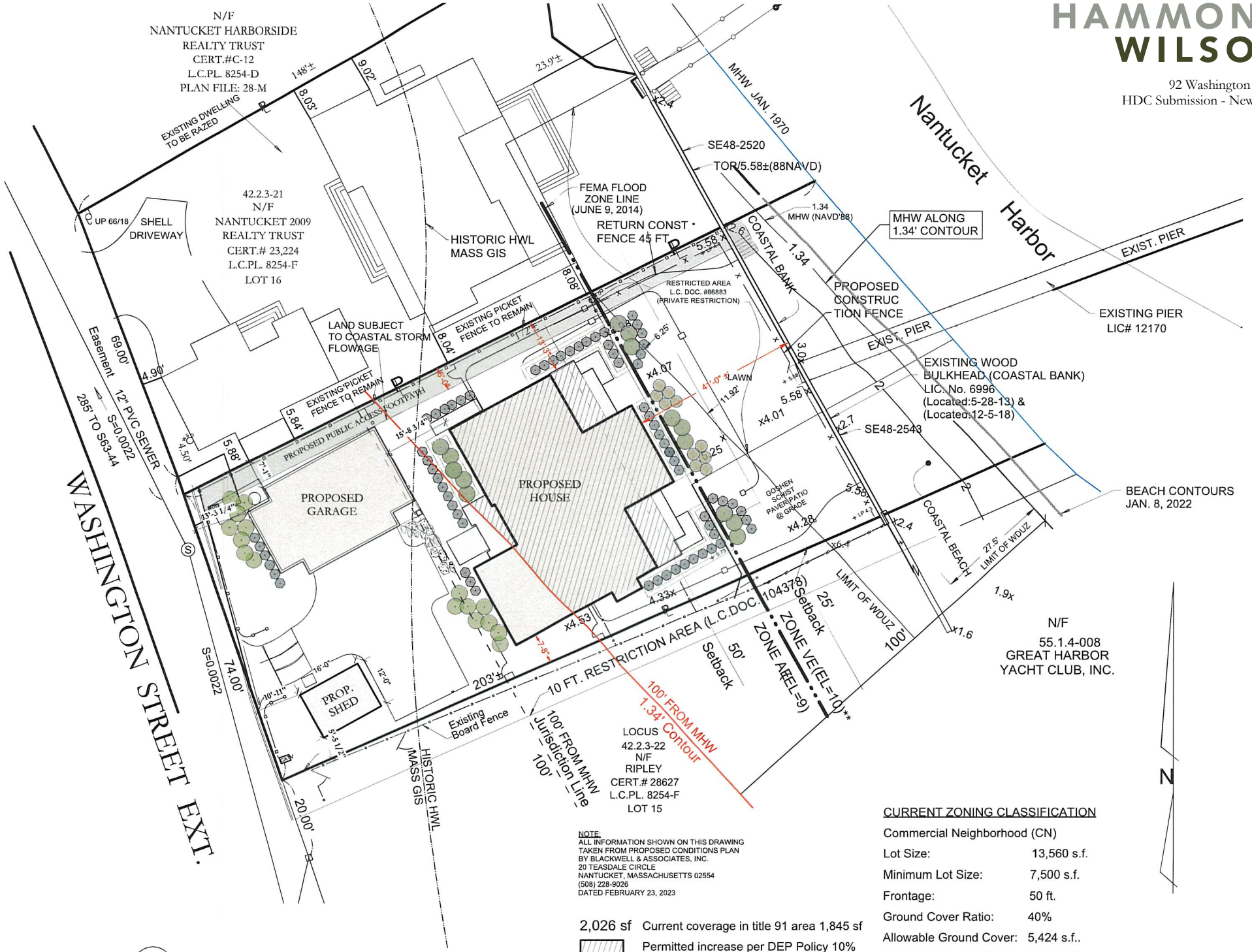
92 Washington Street
HDC Submission - New Shed



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

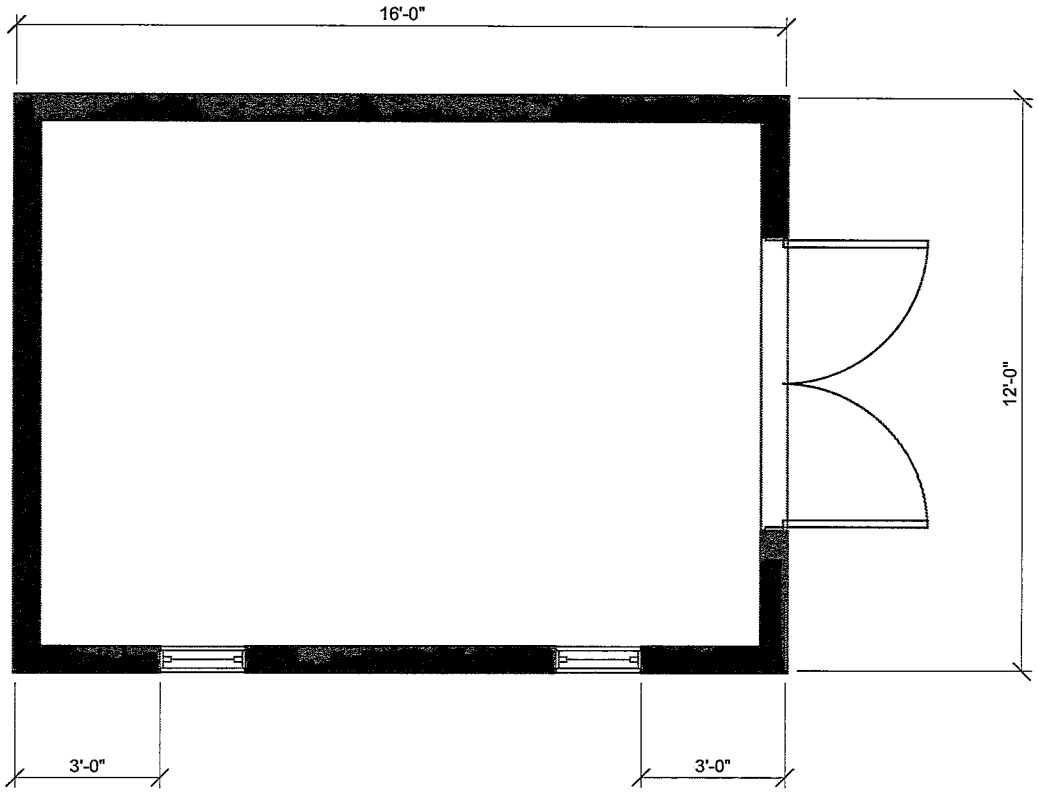
2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

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.

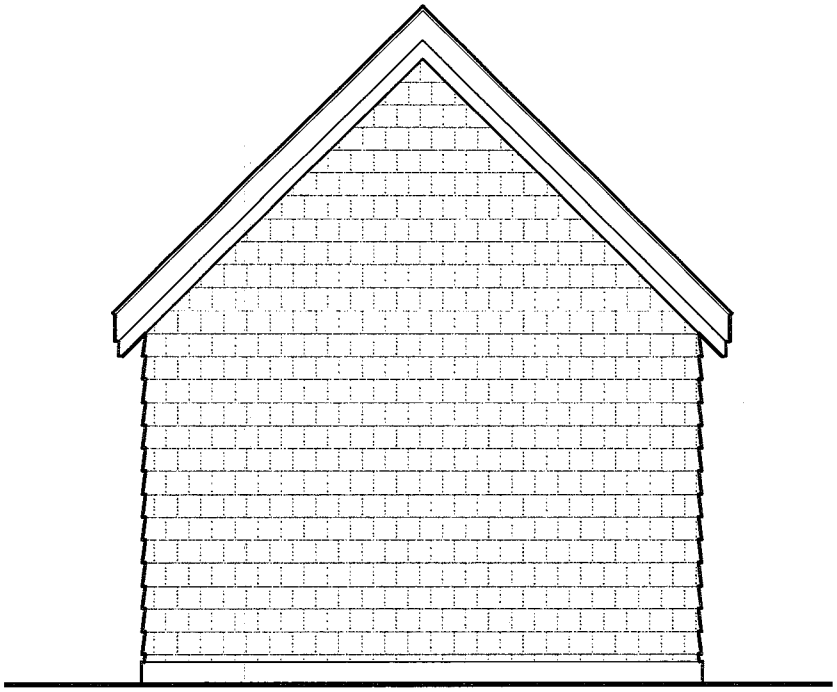
HAMMOND
WILSON

92 Washington Street
HDC Submission - New Shed



1
A1.1

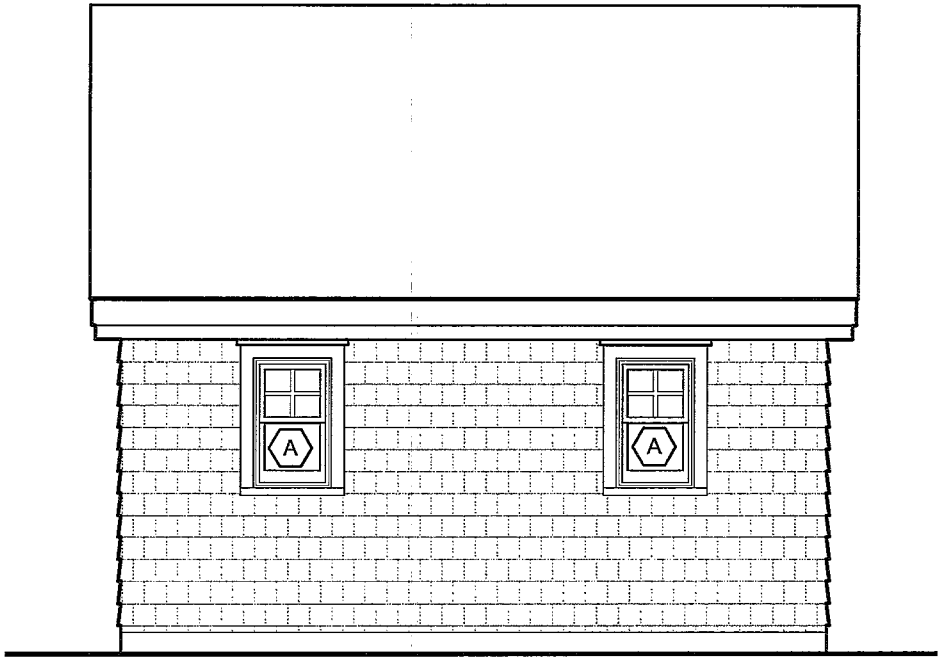
Schematic Shed Plan
Scale: 1/4" = 1'-0"



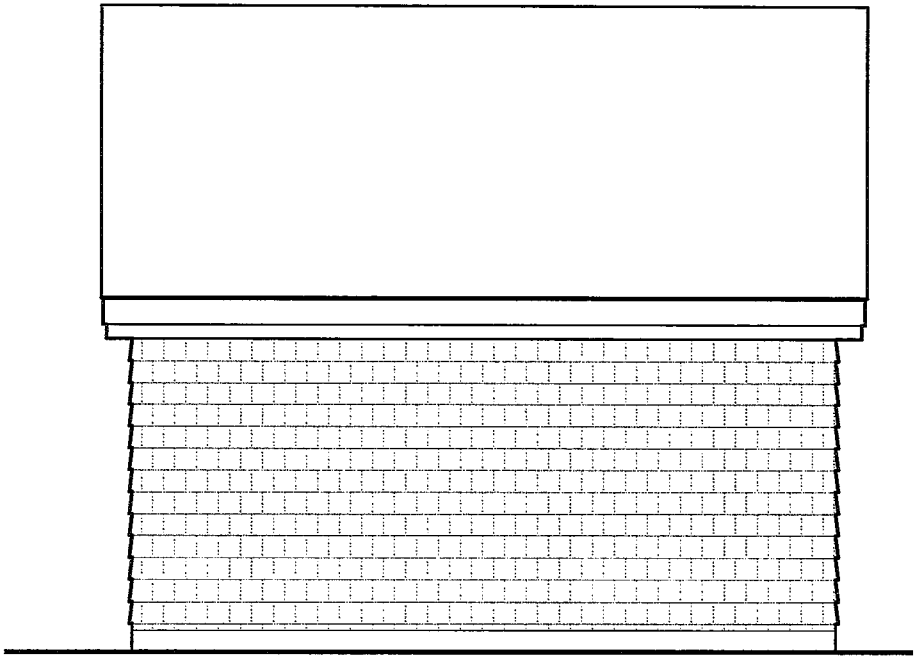
2 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



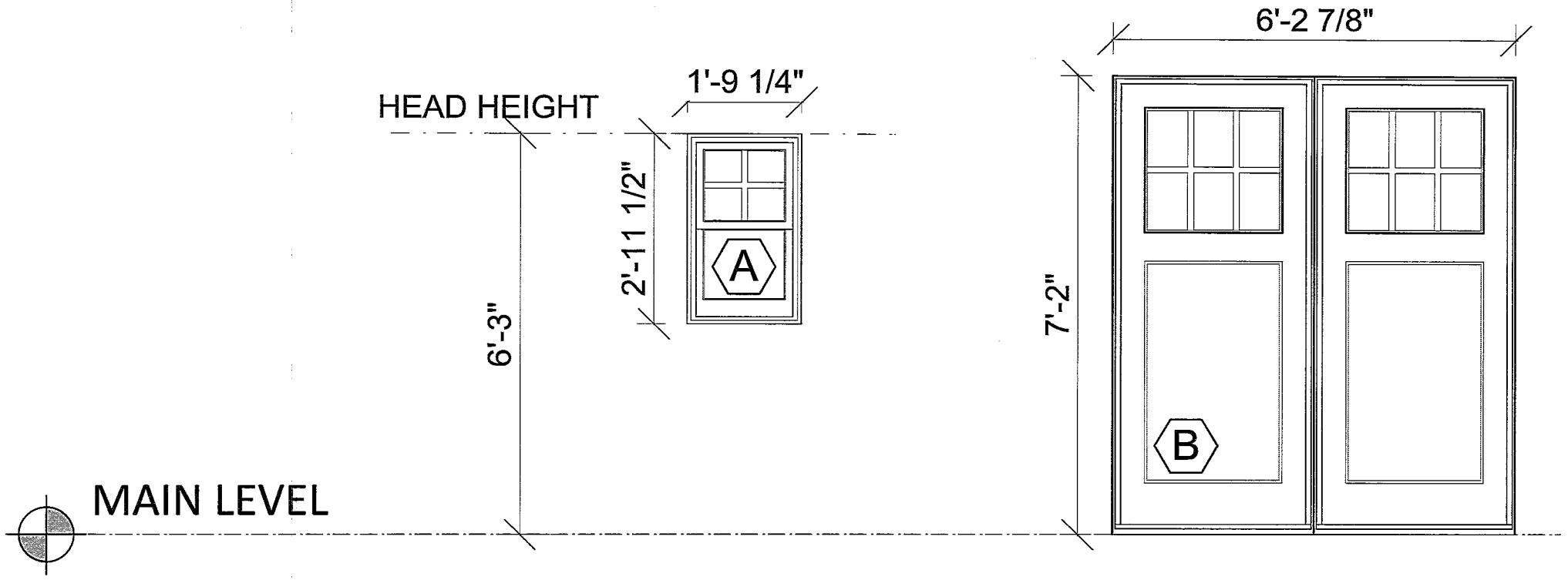
3 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



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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WILSON

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



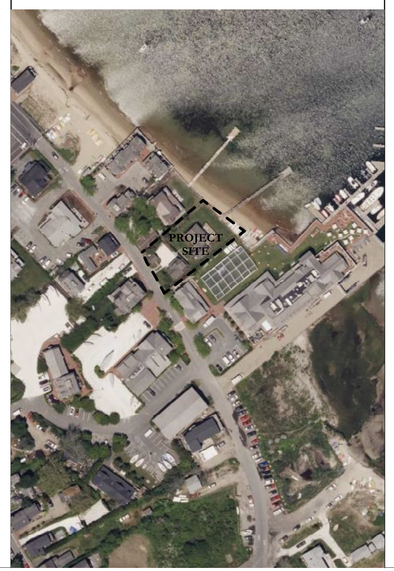
SYMBOLS

- 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

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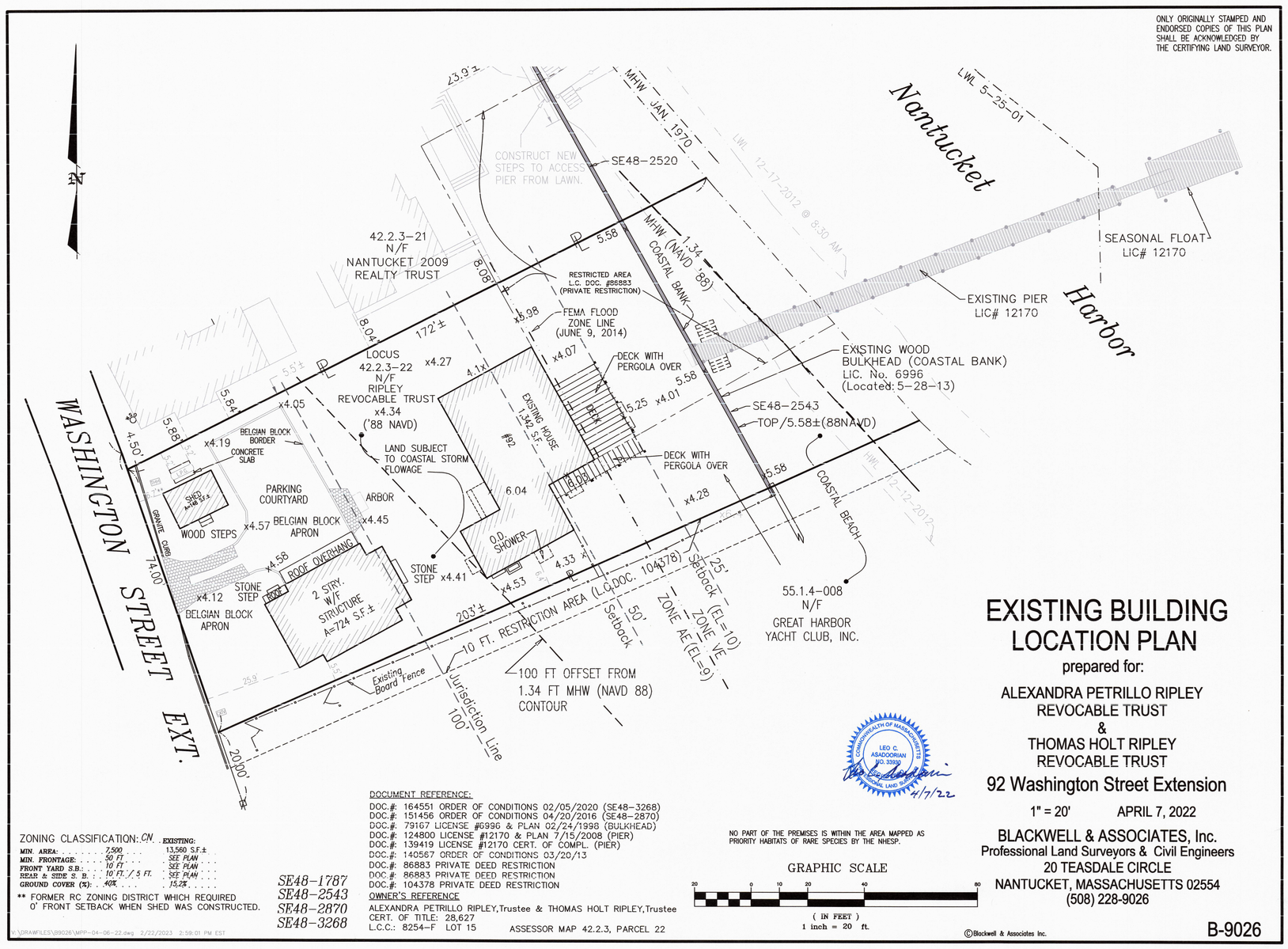
ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.



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 #6936 & 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. 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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NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

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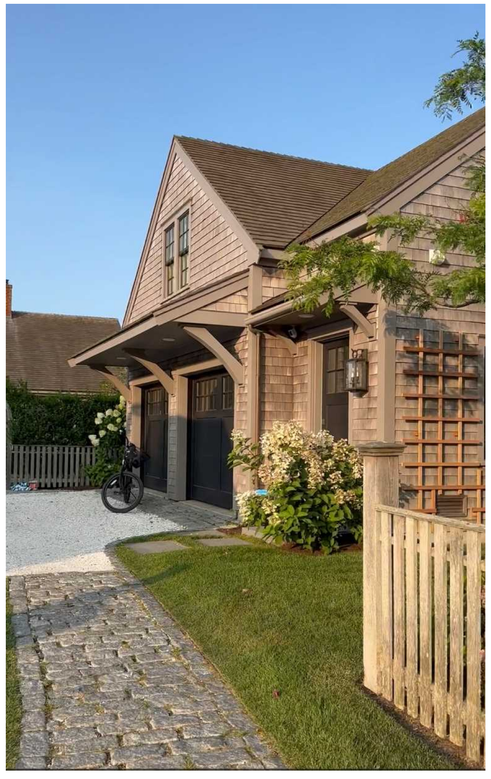
ISSUE DATE	4.8.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

ESP1.1



EXISTING SHED



EXISTING GARAGE



EXISTING HOUSE (waterfront side)



EXISTING HOUSE (from water)

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HDC SUBMISSION - SHED	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.

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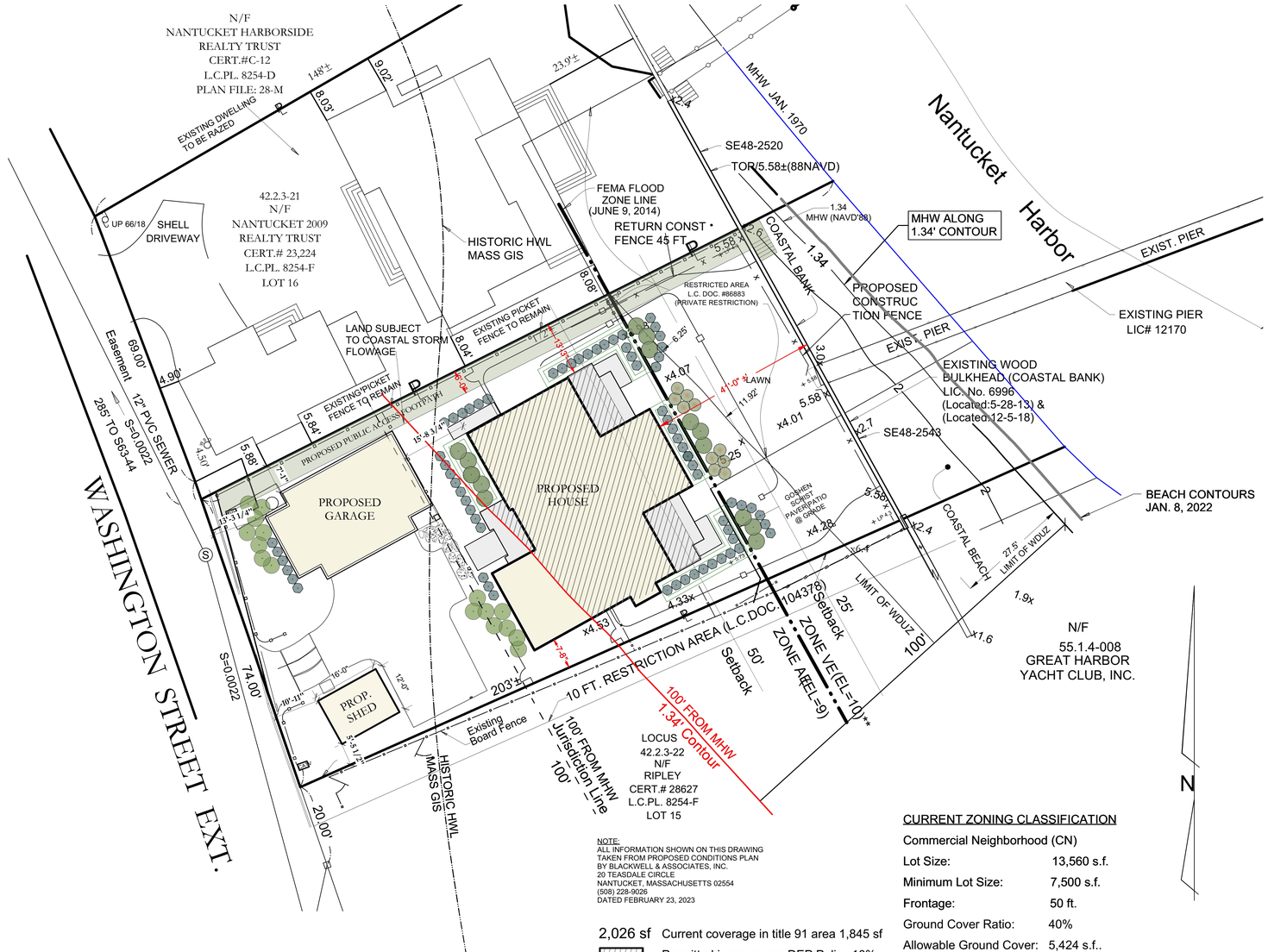
ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Locus Map

SP1.0



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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

1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

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Commercial Neighborhood (CN)

Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
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SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

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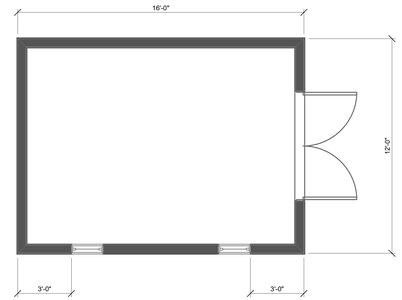
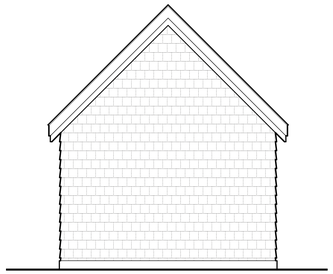
ISSUE DATE	4.8.2024
SCALE	1" = 15'
PROJECT NO.	23-13

Proposed Architectural Site Plan

SP1.1



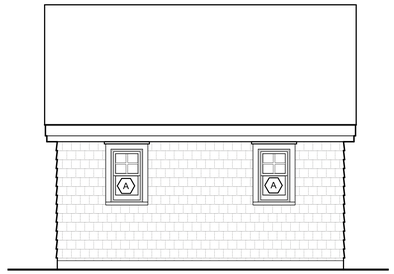
1 / A1.1 Schematic Shed Plan
Scale: 1/4" = 1'-0"



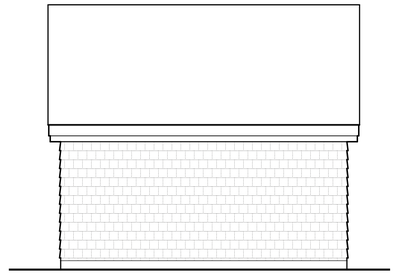
2 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



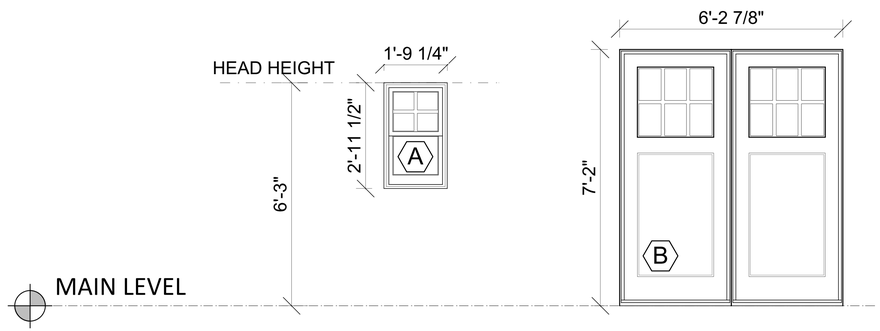
3 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



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°: 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

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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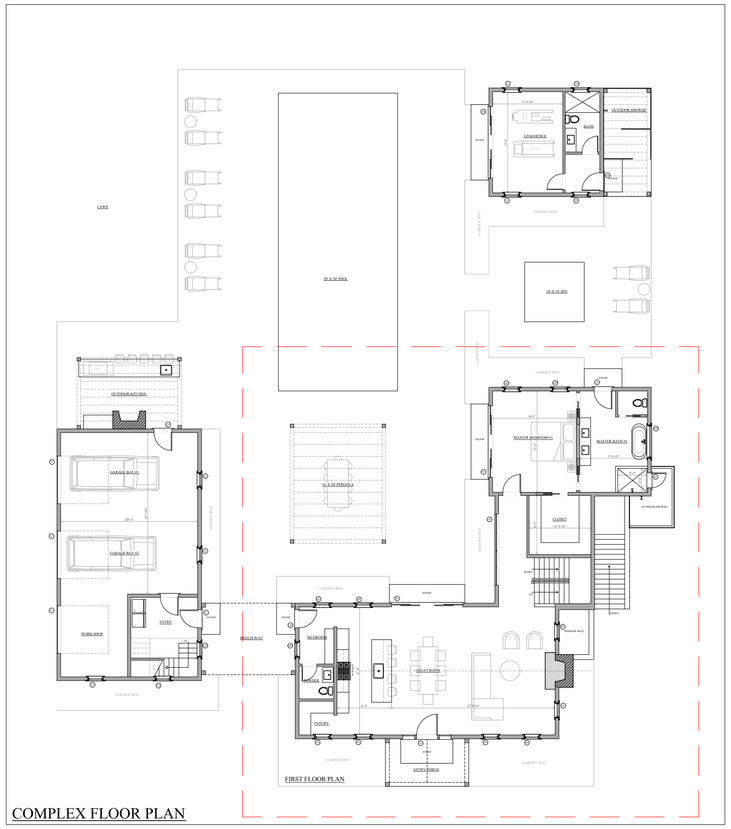
COVER SHEET
DATE: 04/26/2024
SCALE: AS NOTED

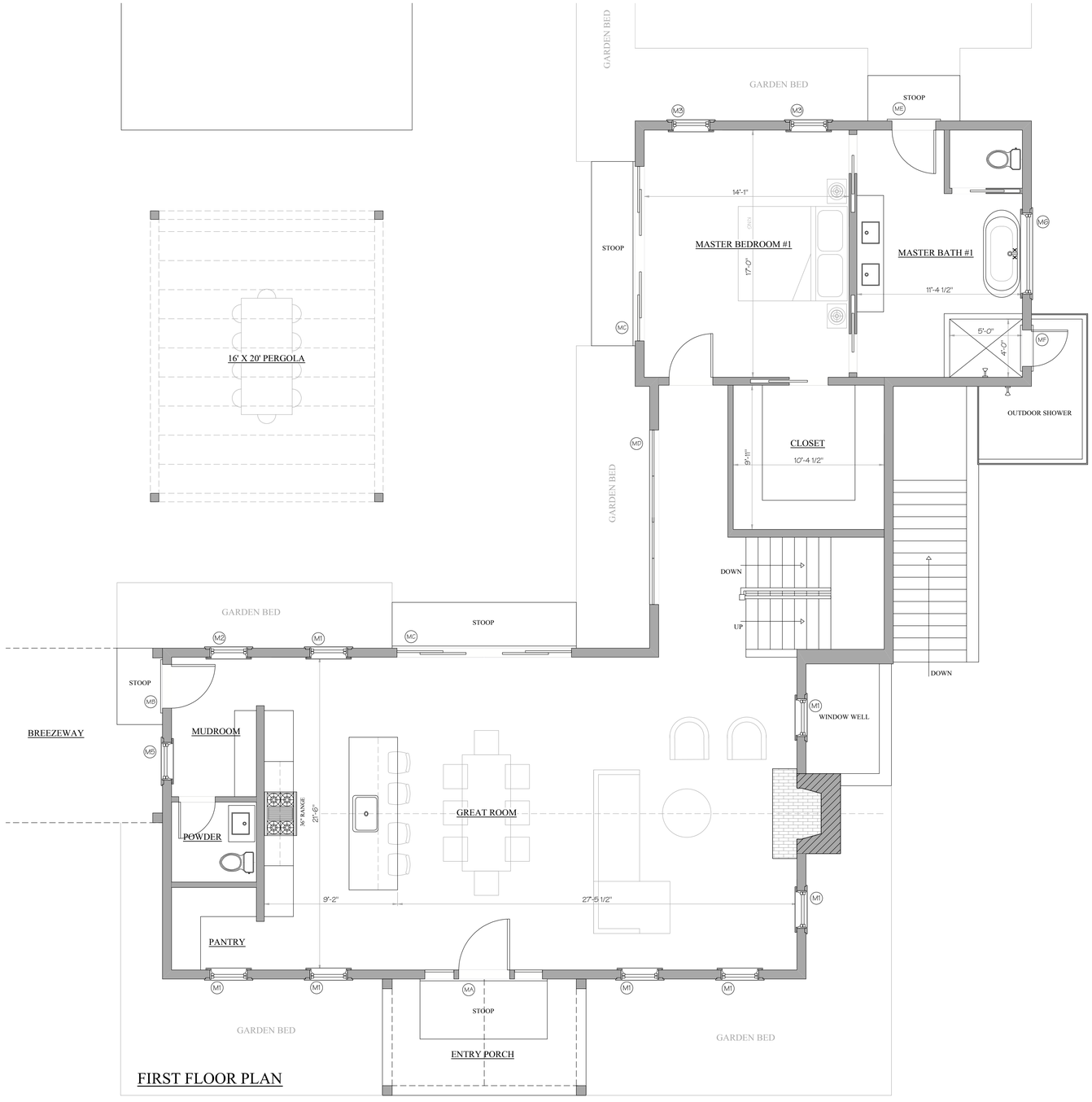
M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

A



COMPLEX FLOOR PLAN



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
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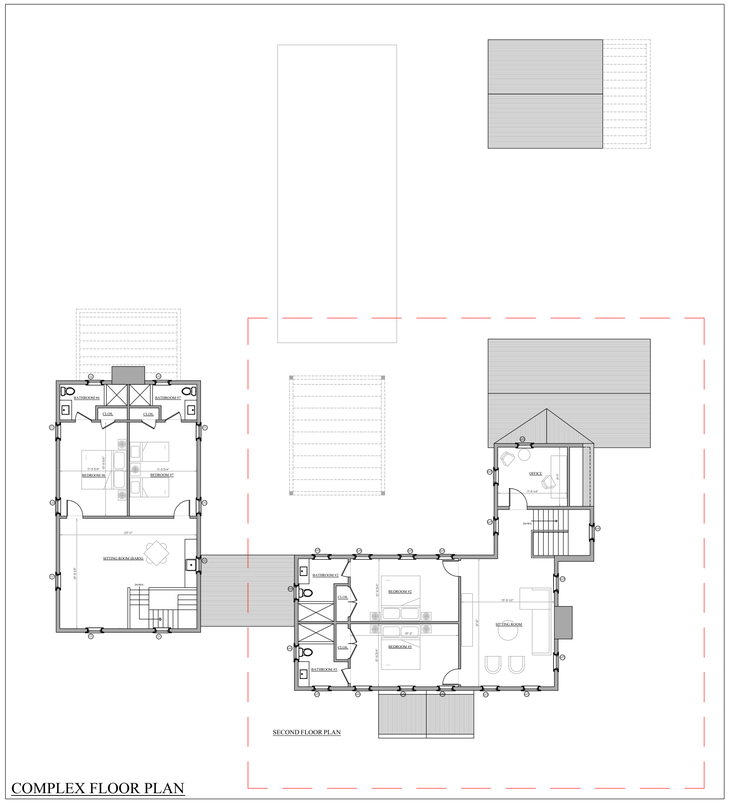
FIRST FLOOR PLAN
DATE: 04/26/2024
NOT TO SCALE

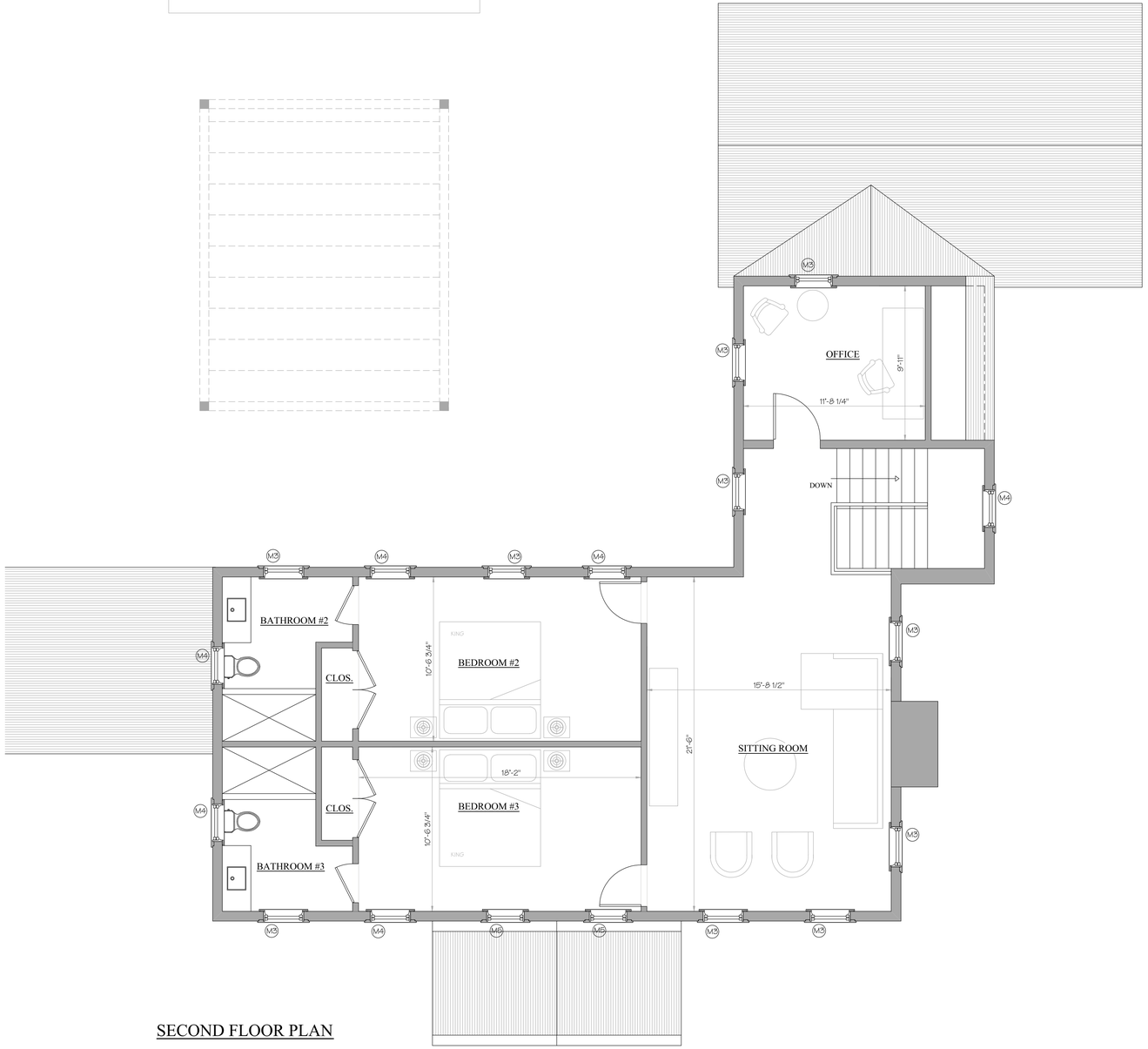
M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

1



COMPLEX FLOOR PLAN



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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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

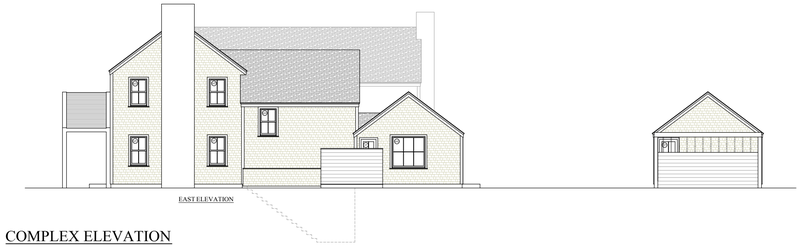
Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
M1	2' 9 1/4" x 4' 11 1/4"	2' 10" x 5' 0"	Andersen	2/2 Dbl. Hung	Single	ADH21050		7
M2	2' 9 1/4" x 4' 11 1/4"	2' 10" x 5' 0"	Andersen	2/2 Dbl. Hung	Single	ADH21050	Tempered	1
M3	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 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

3



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

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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

0554 15
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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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☐ 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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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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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Restricted Delivery	$
Postage	$0.68
Total Postage and Fees	$5.08

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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

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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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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

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☐ 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

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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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEWMAN

AS AGENT FOR 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.

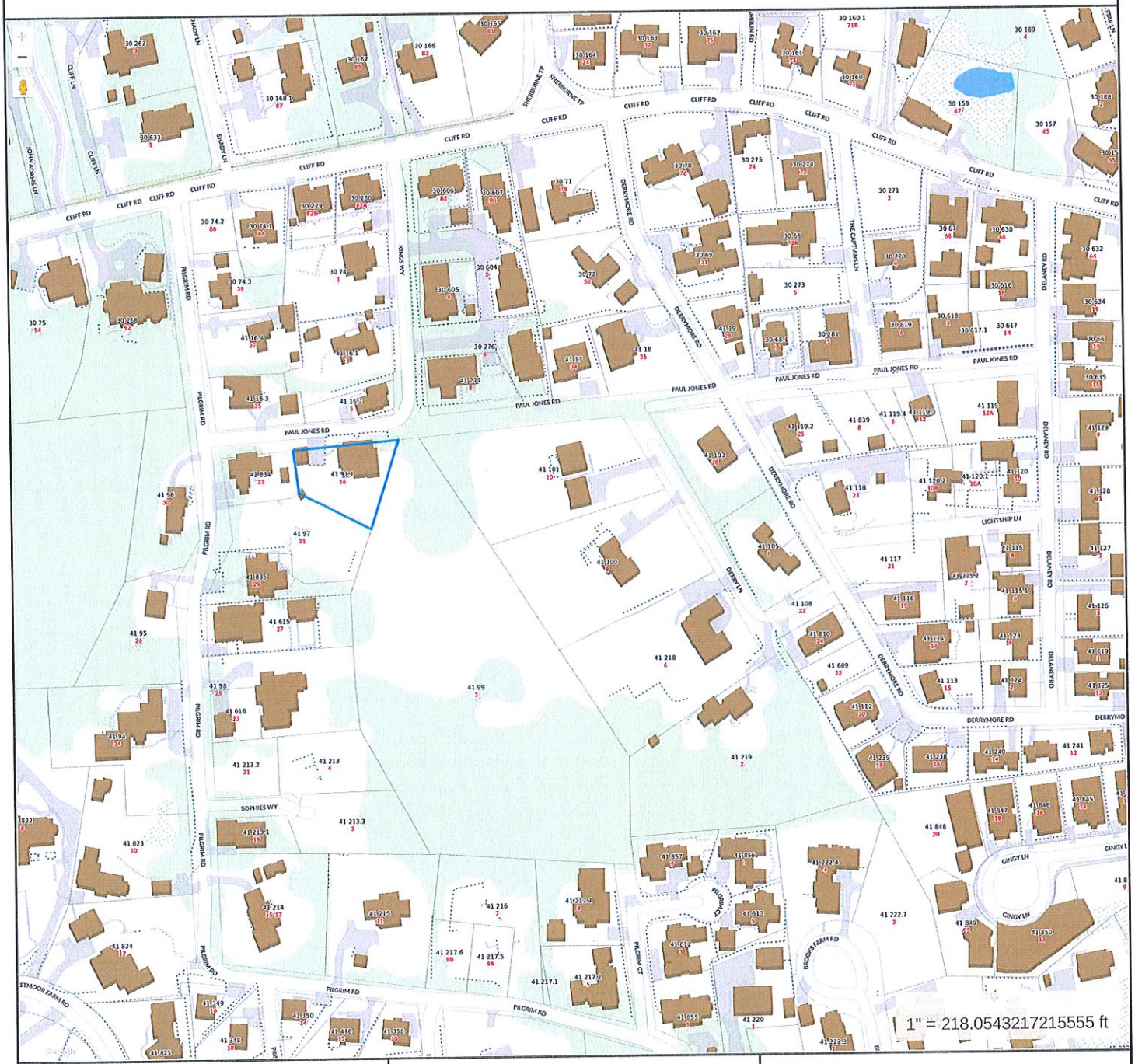
COLORS

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

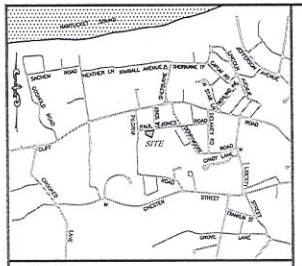
Property ID	184533
Location	16 PAUL JONES RD
Owner	TAFF DEREK TR

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

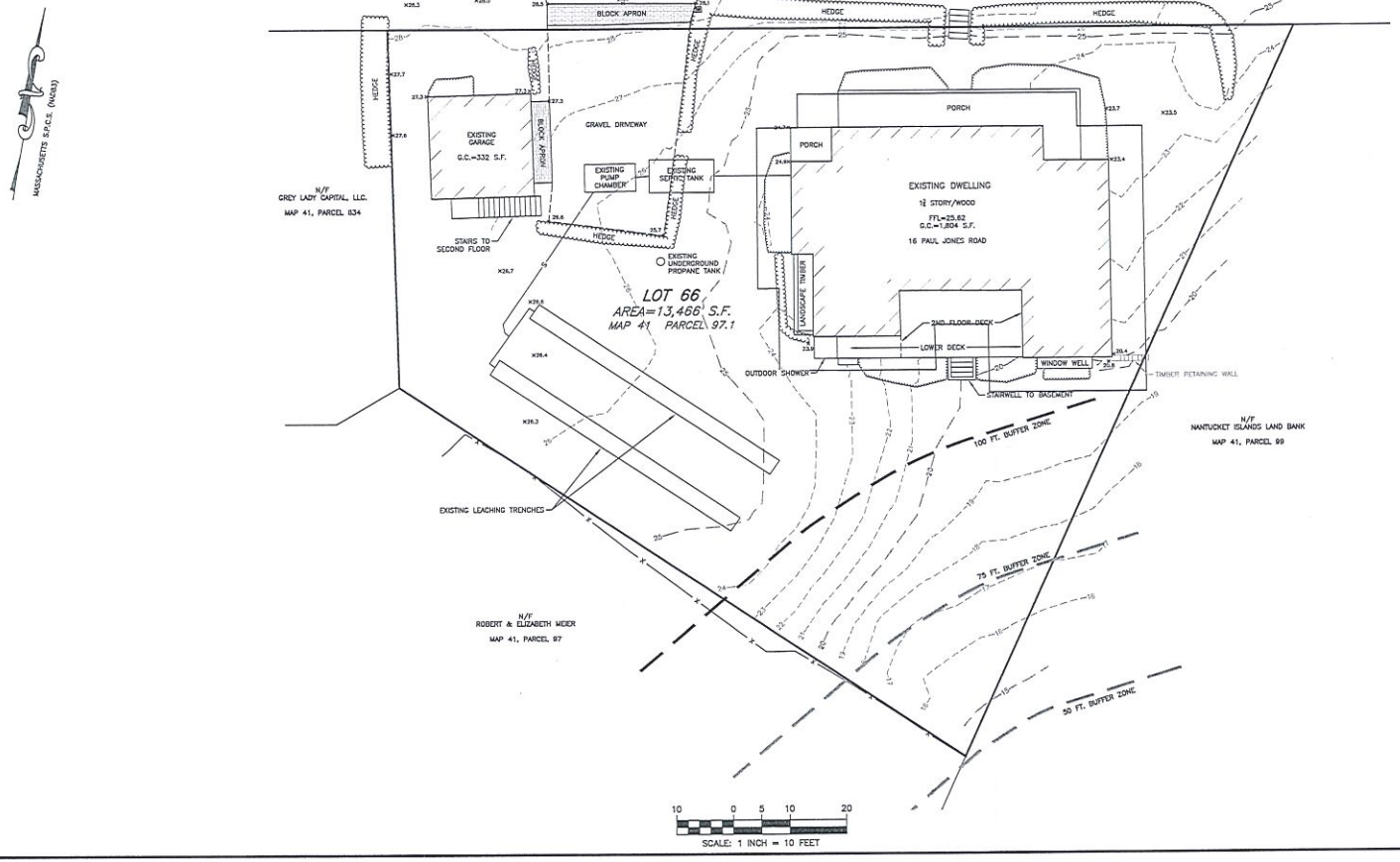
PLAN REFERENCE:
L.C. PLAN NO. 13199–3 (LOT 66)

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

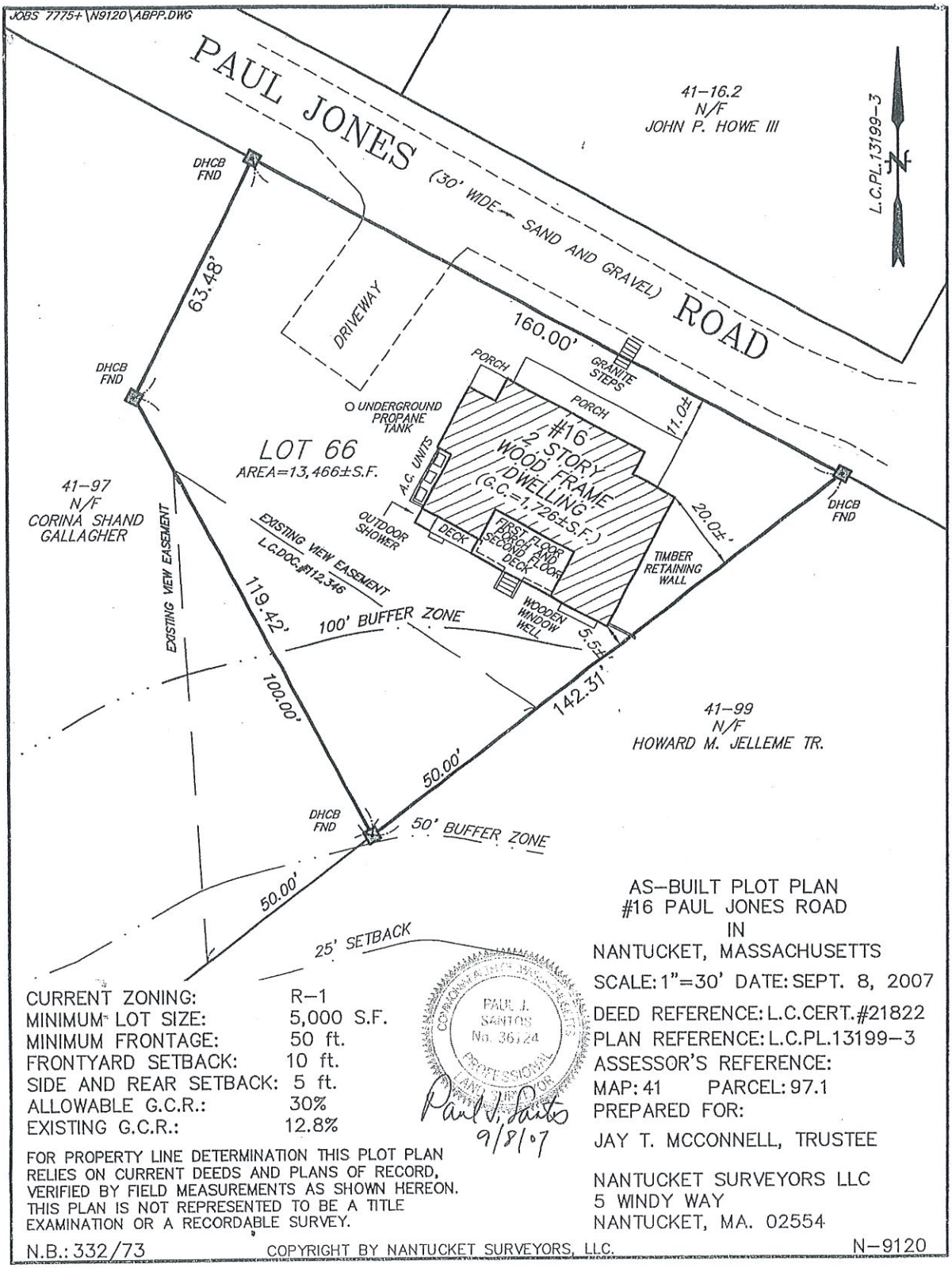
16 PAUL JONES ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 41, PARCEL 97.1

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

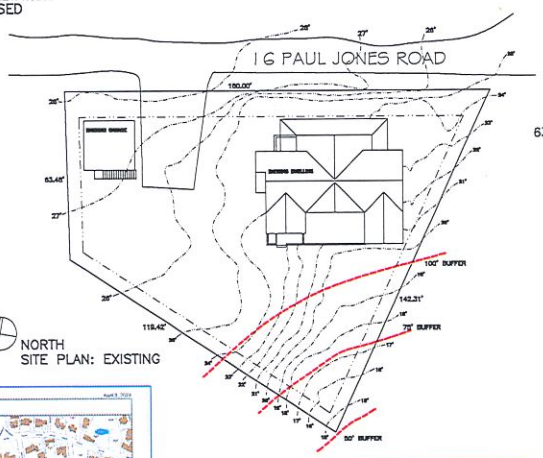
N.B.: 332/73

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

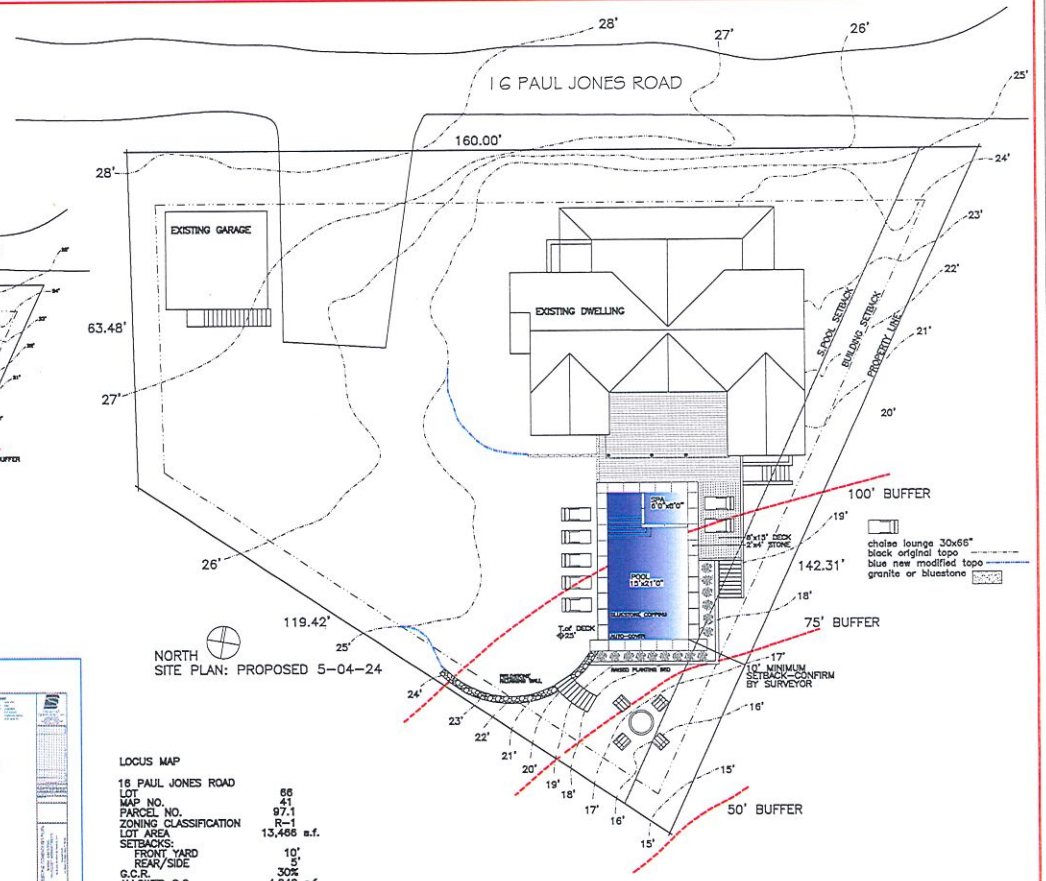
N-9120

DRAWING INDEX

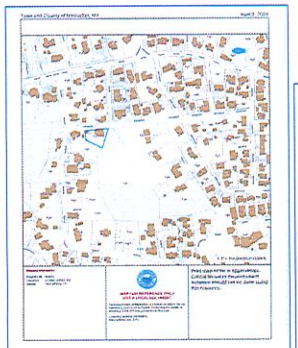
1 SITE PLANS: EXISTING & PROPOSED ZONING INFORMATION
2 PROPOSED & EXISTING: 1:8"=1'0" ELEVATIONS: SOUTH, EAST & WEST
3 SOUTH & WEST ELEVATIONS PROPOSED
4 WEST ELEVATION PROPPOSED

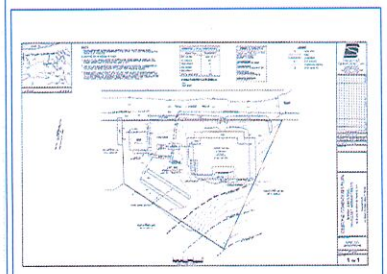


NORTH
SITE PLAN: EXISTING



NORTH
SITE PLAN: PROPOSED 5-04-24

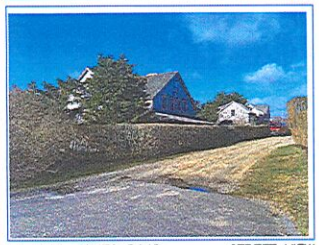




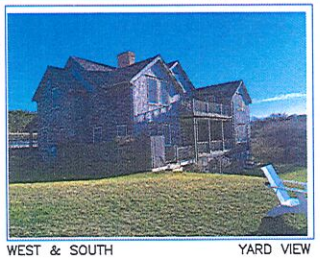
LOCUS MAP

16 PAUL JONES ROAD

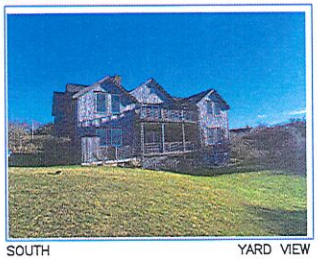
LOT	66
MAP NO.	41
PARCEL NO.	97.1
ZONING CLASSIFICATION	R-1
LOT AREA	13,466 s.f.
SETBACKS:	
FRONT YARD	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	4,040 s.f.
EXISTING DWELLING	1,726 s.f.
EXISTING GARAGE	332 s.f.
TOTAL EXISTING G.C.	2,058 s.f.
TOTAL NEW G.C.	0 s.f.



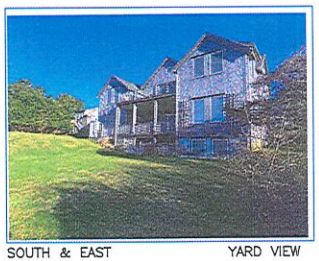
16 PAUL JONES ROAD STREET VIEW



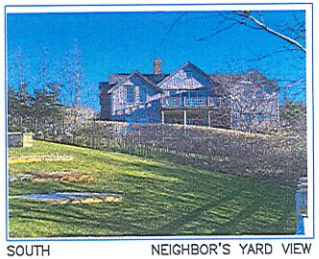
WEST & SOUTH YARD VIEW



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

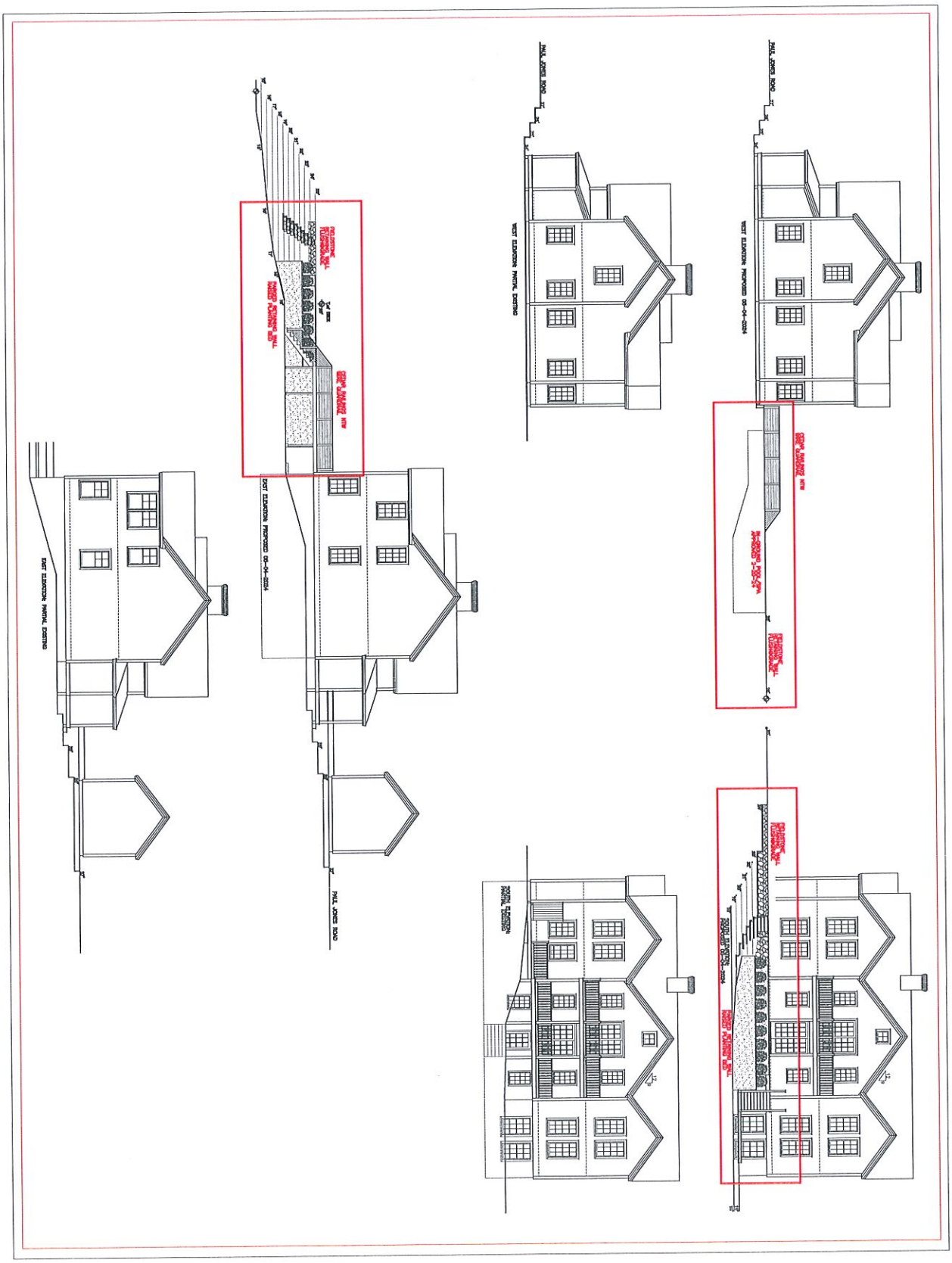
SCI COPYRIGHT 2024

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

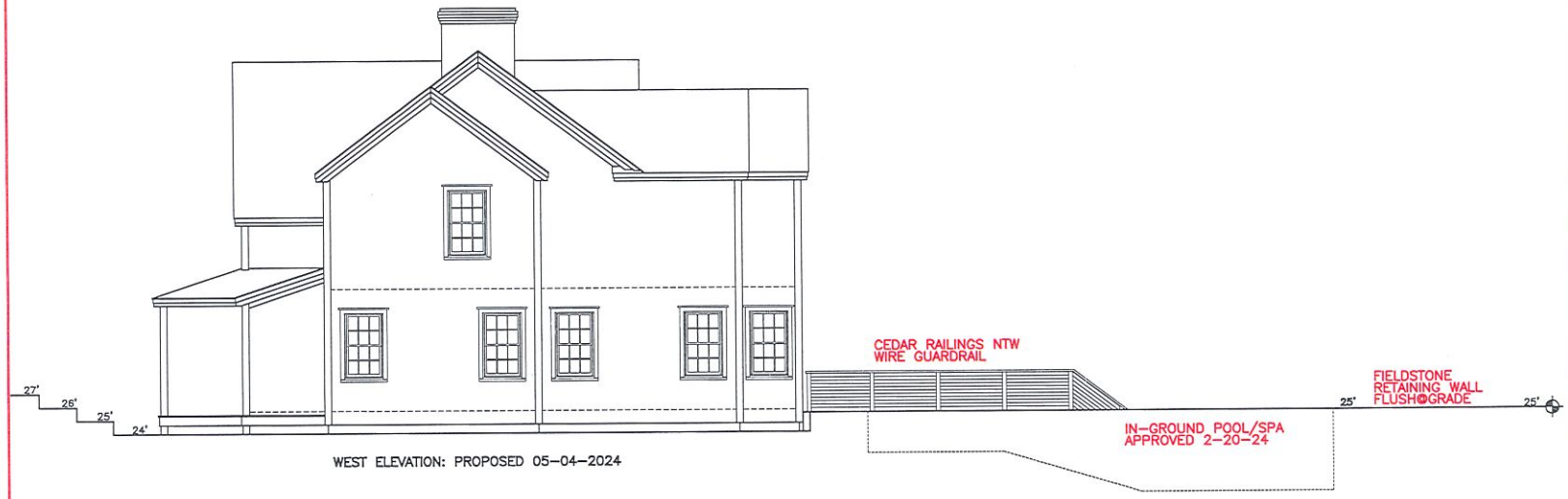
SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

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

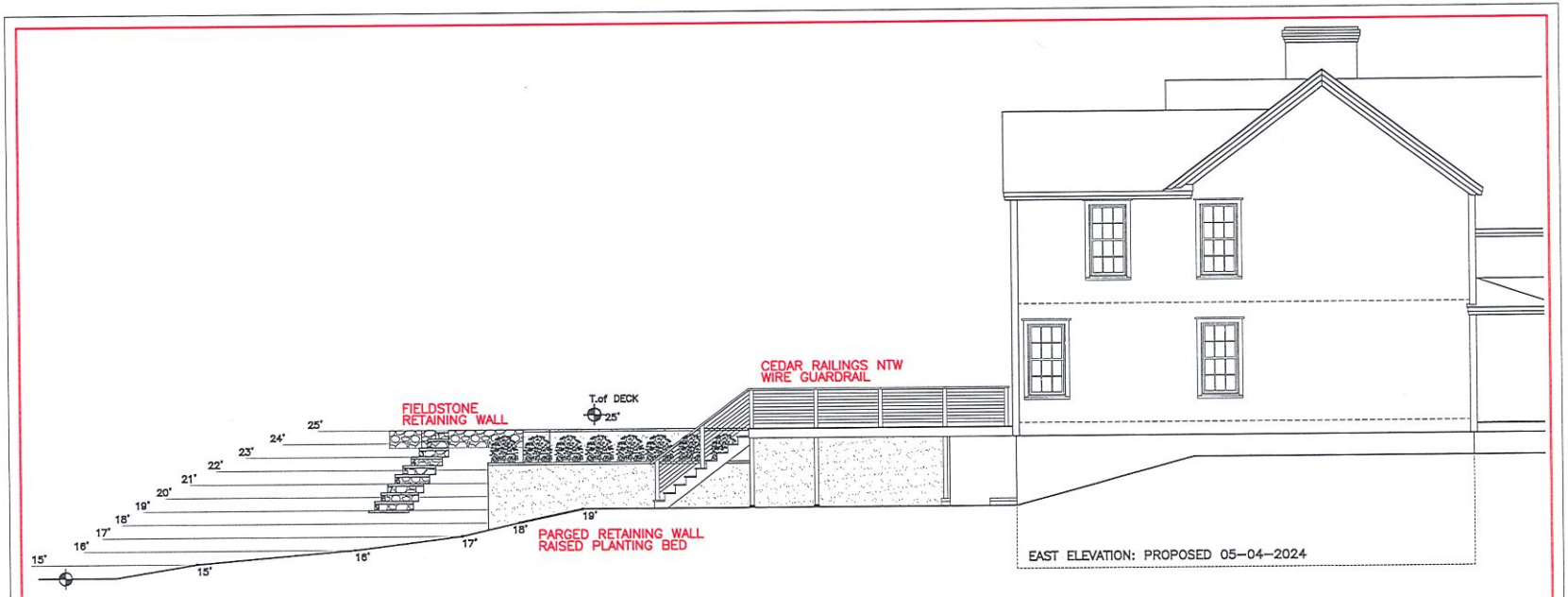
SCI COPYRIGHT 2024

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

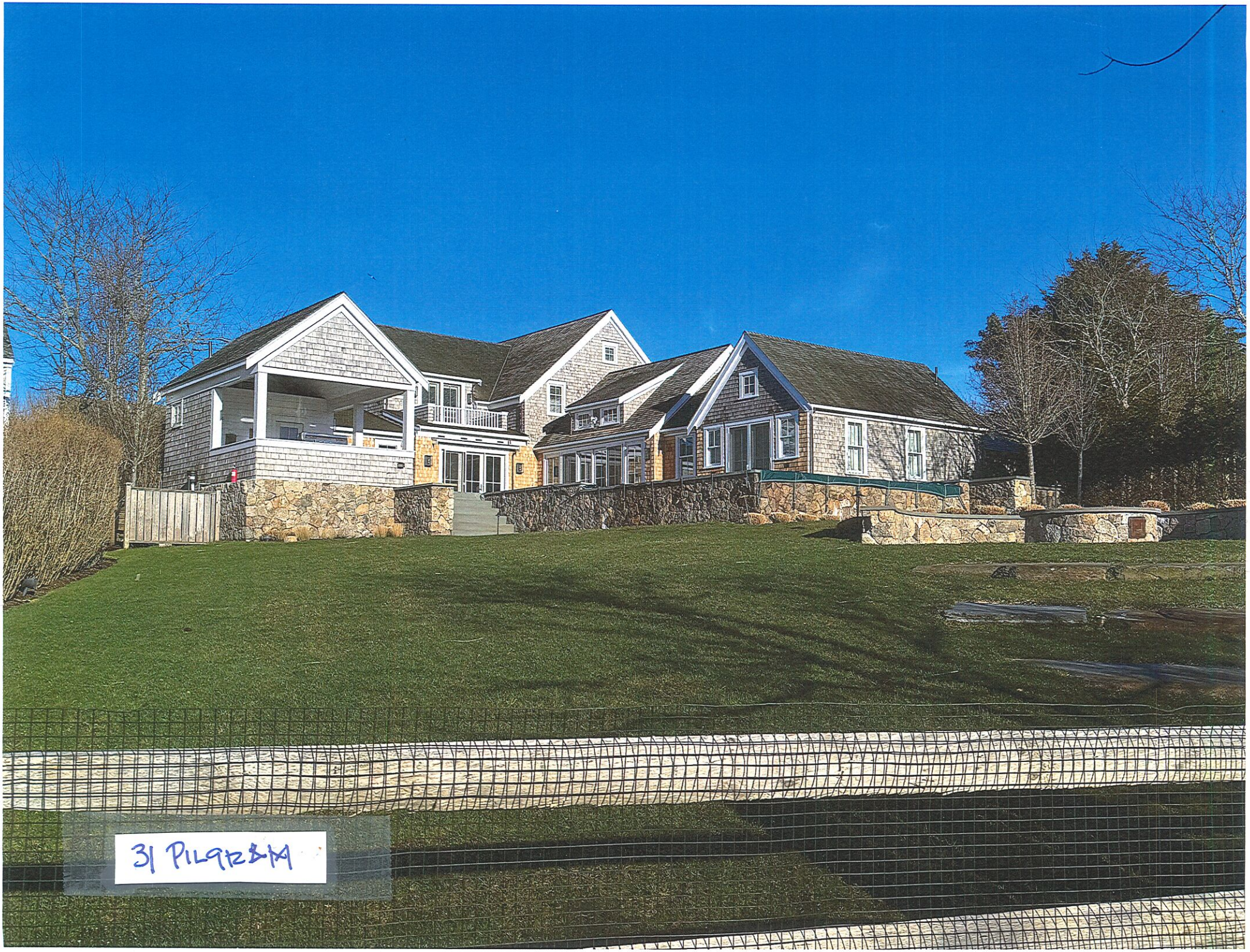

16 Paul Jones Rd.


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

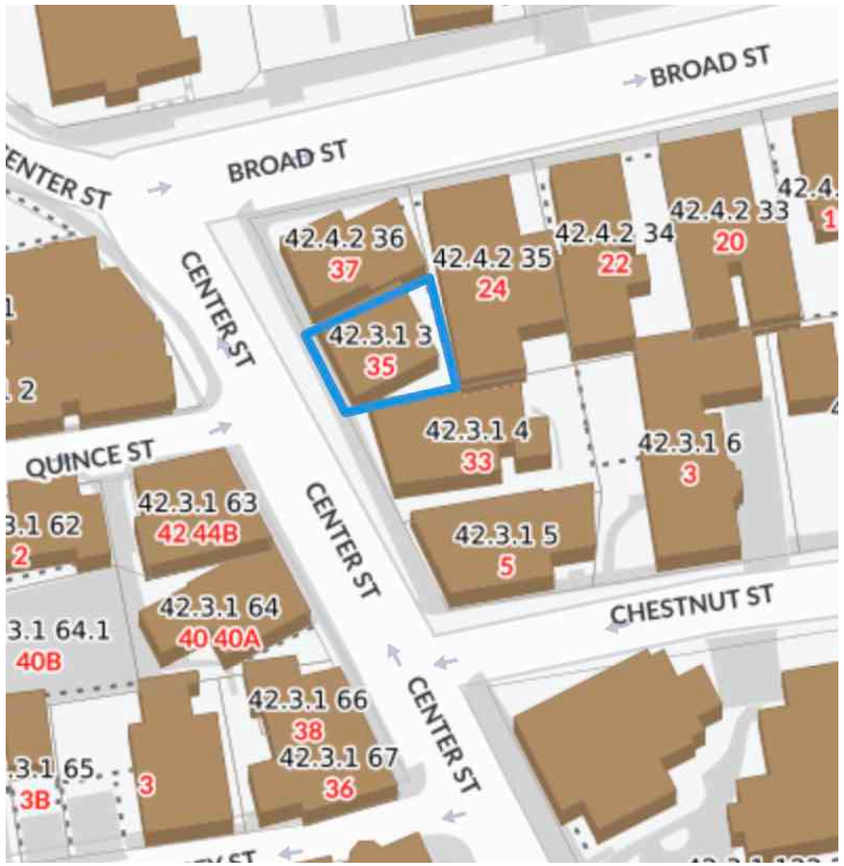
5/2/24

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…

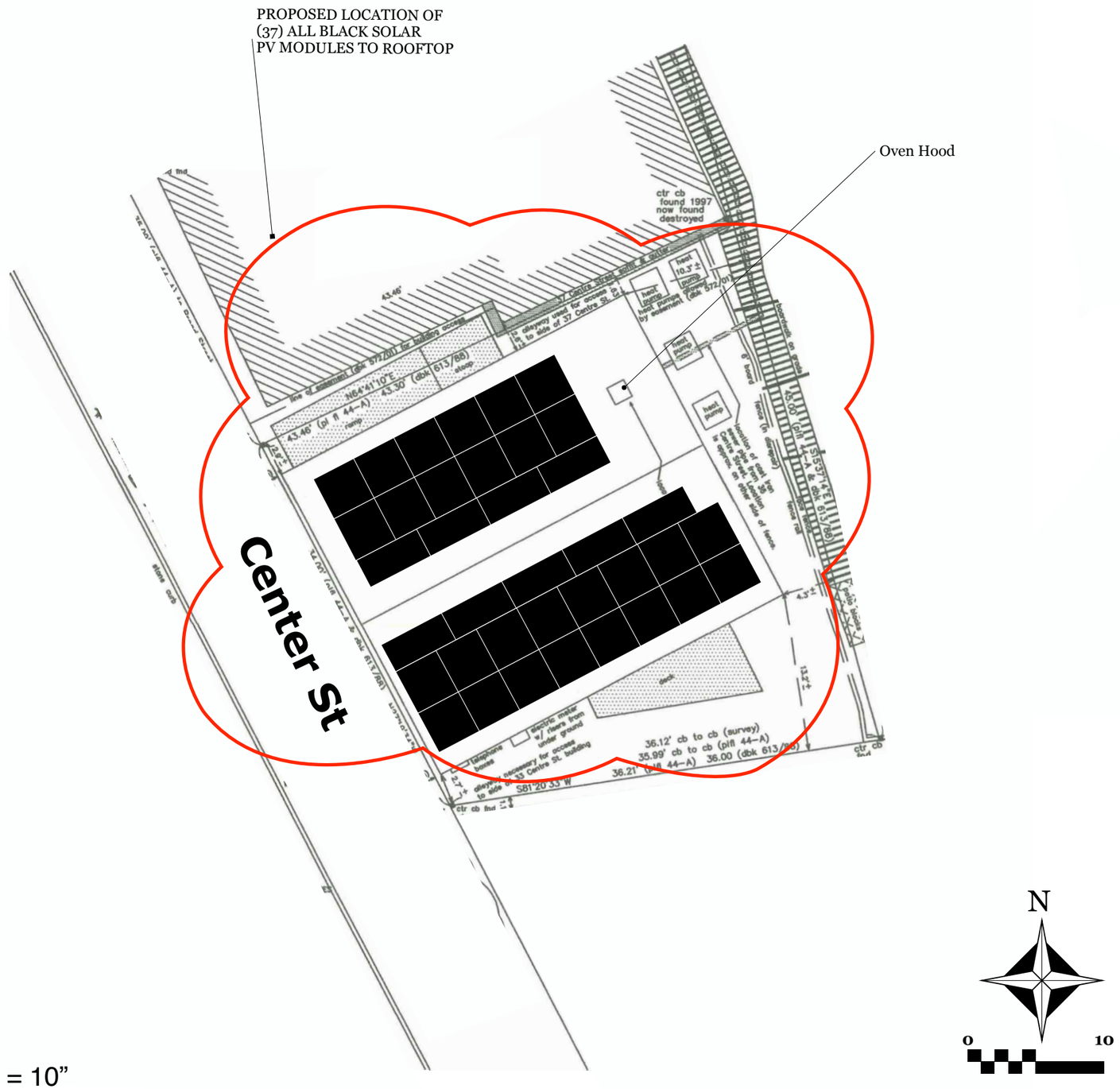
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

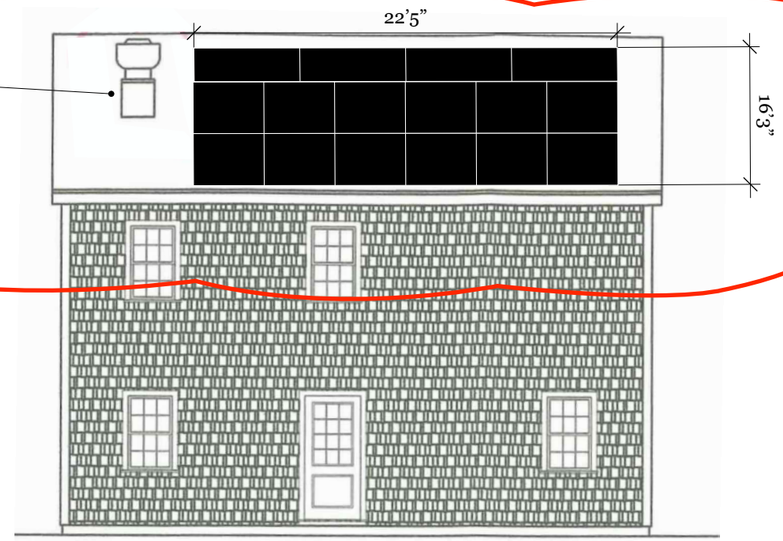
Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

	MM/DD/YY	REMARKS
1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

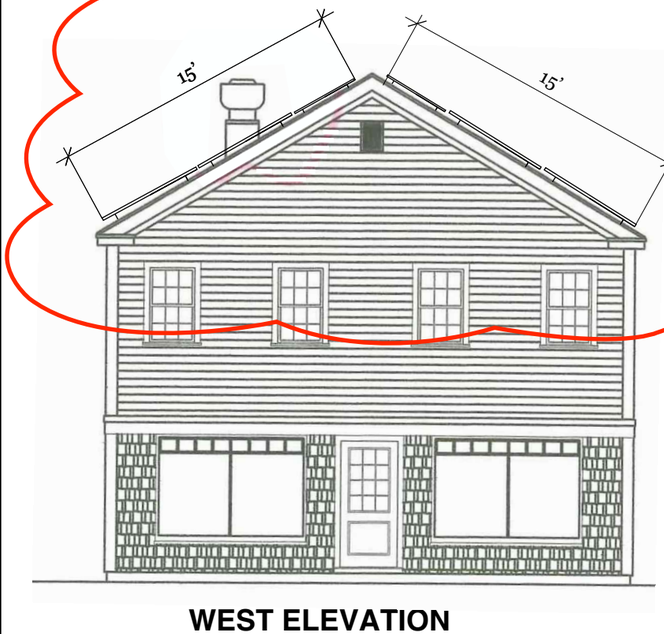
Oven Hood



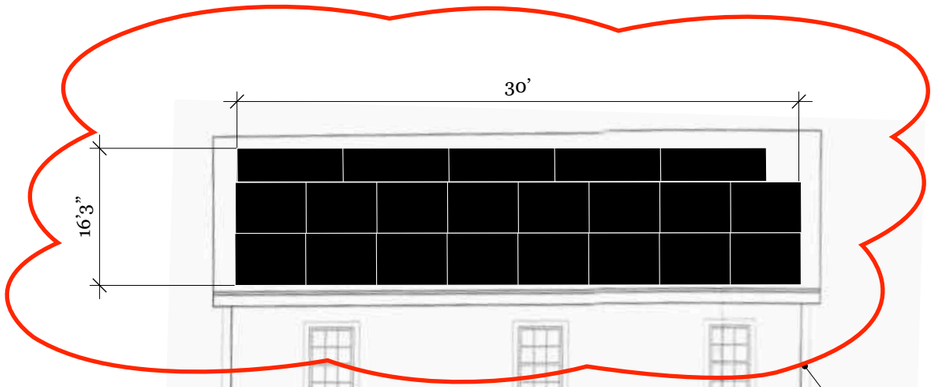
PROPOSED LOCATION OF (16 OF 37) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

NORTH ELEVATION

PROPOSED LOCATION OF (37) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

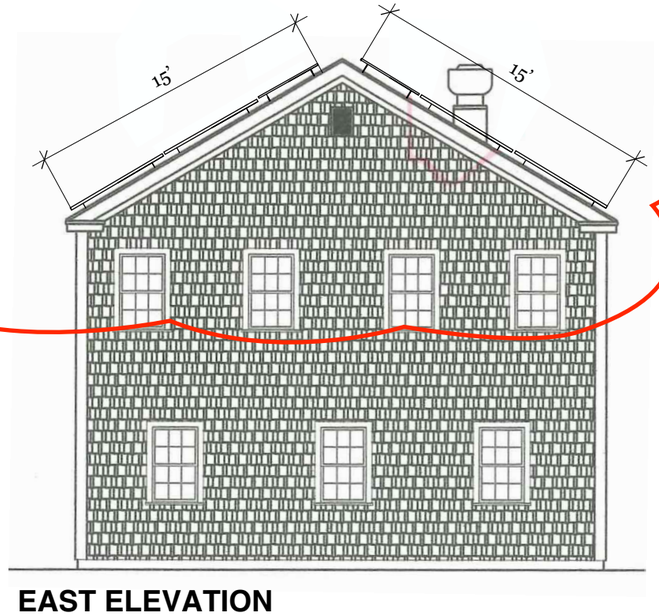


WEST ELEVATION



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

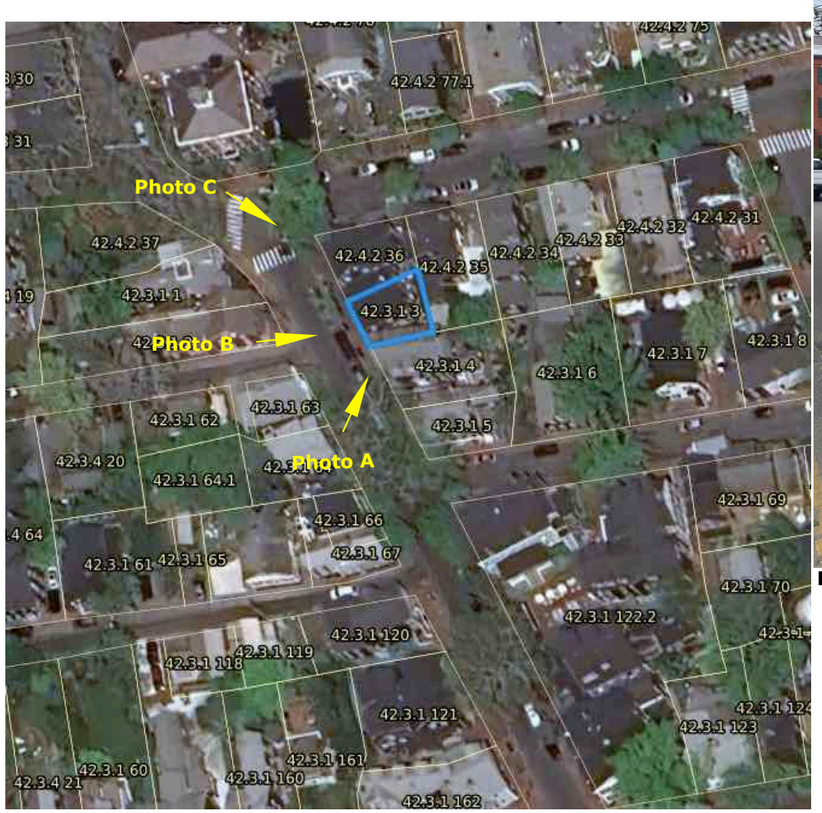
ROOFTOP SOLAR ARRAY - MAIN HOUSE
15.72kW DC, 10.00kW AC

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)

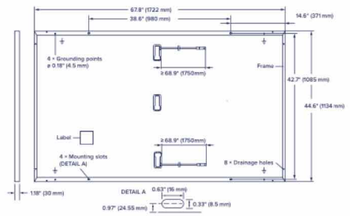
The ideal solution for:

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

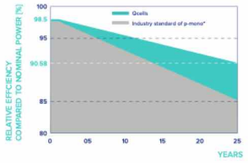


Electrical Characteristics

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

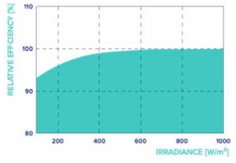


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

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

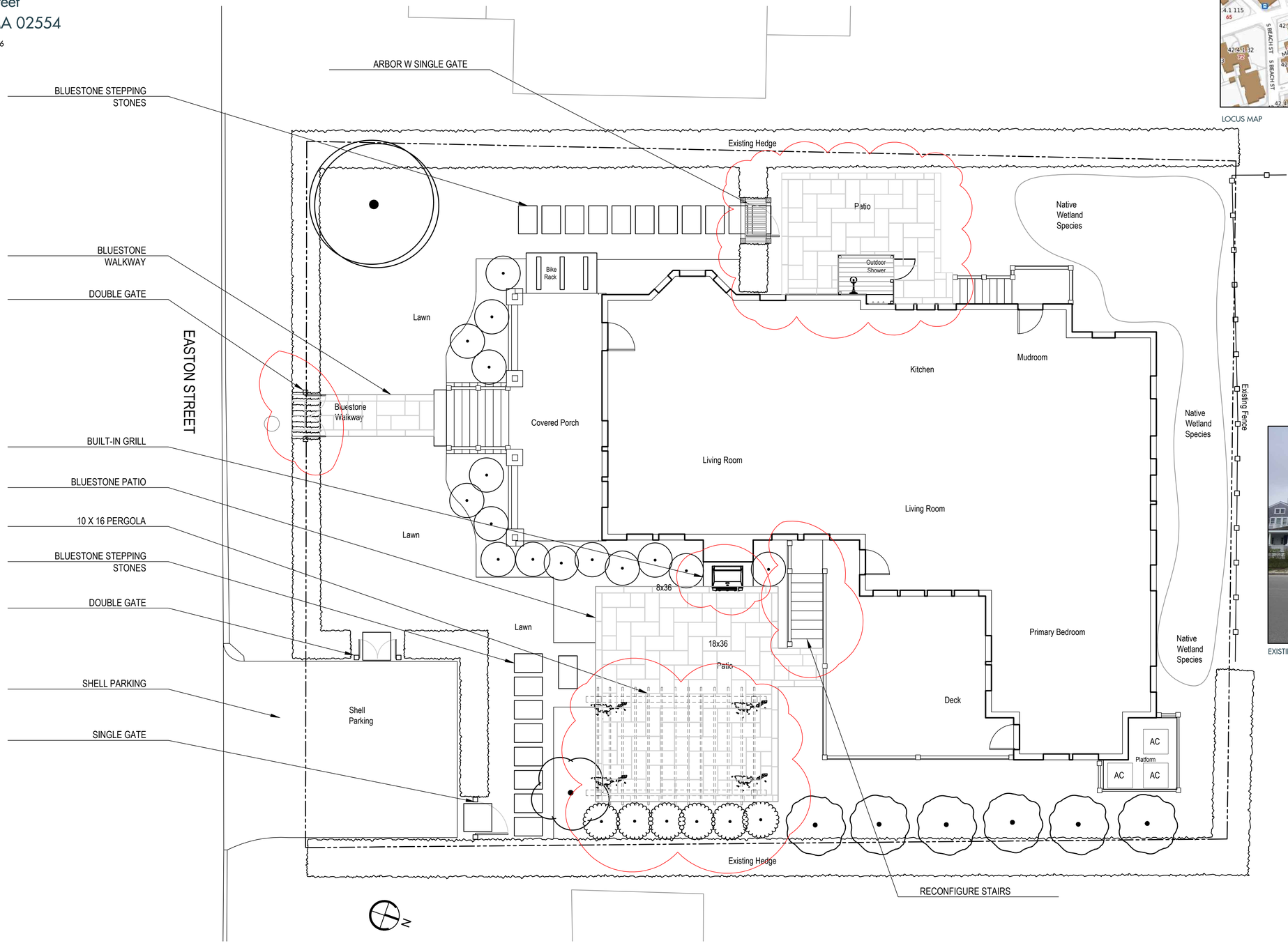
JULIE JORDIN
THE GARDEN DESIGN COMPANY

55 Easton Street
Nantucket, MA 02554

MAP/PARCEL: 42.4.1 / 86
ZONING: R1



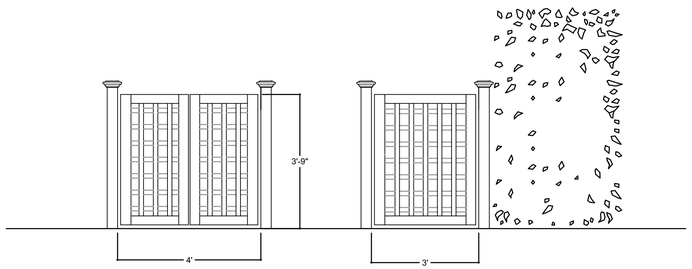
LOCUS MAP



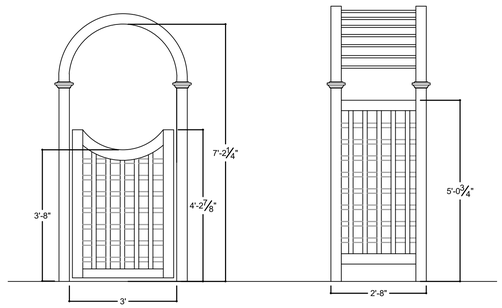

EXISTING HOUSE FROM EASTON STREET

CONCEPT PLAN
SCALE: 3/16" = 1'
DATE: 10.23.2023

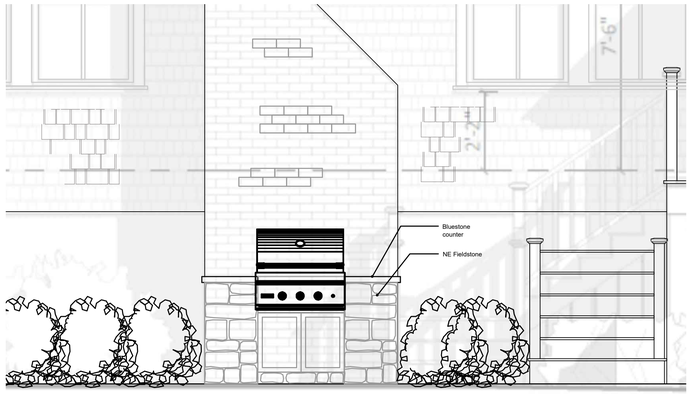
THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



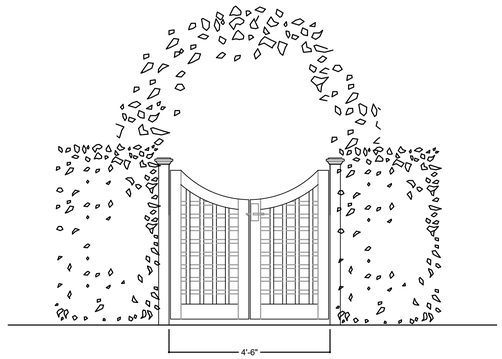
1 TRELLIS GATES AT PARKING
SCALE: 1/2" = 1' - 0" ELEVATION



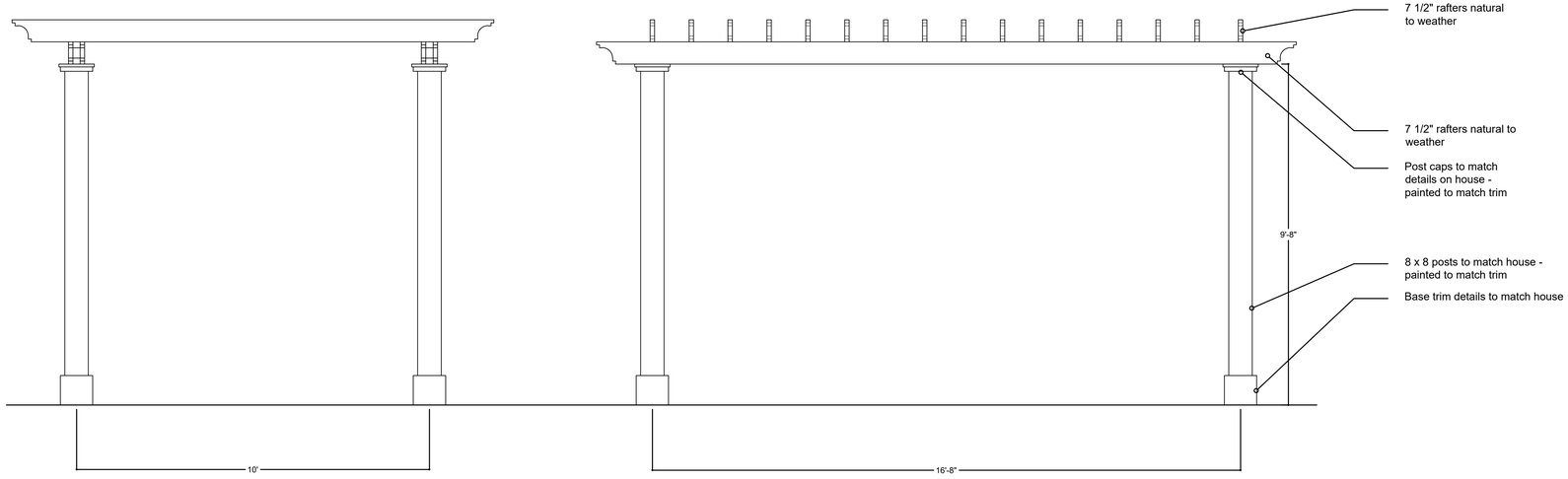
2 ARBOR W SINGLE GATE
SCALE: 1/2" = 1' - 0" ELEVATION



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.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 43.3.2 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



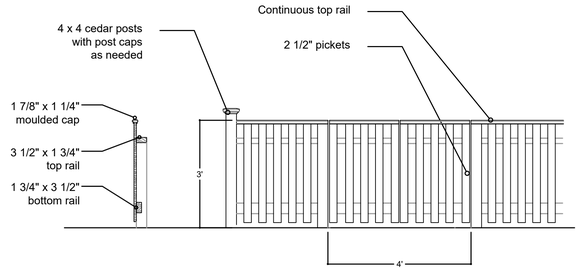
1 NORTH ELEVATION

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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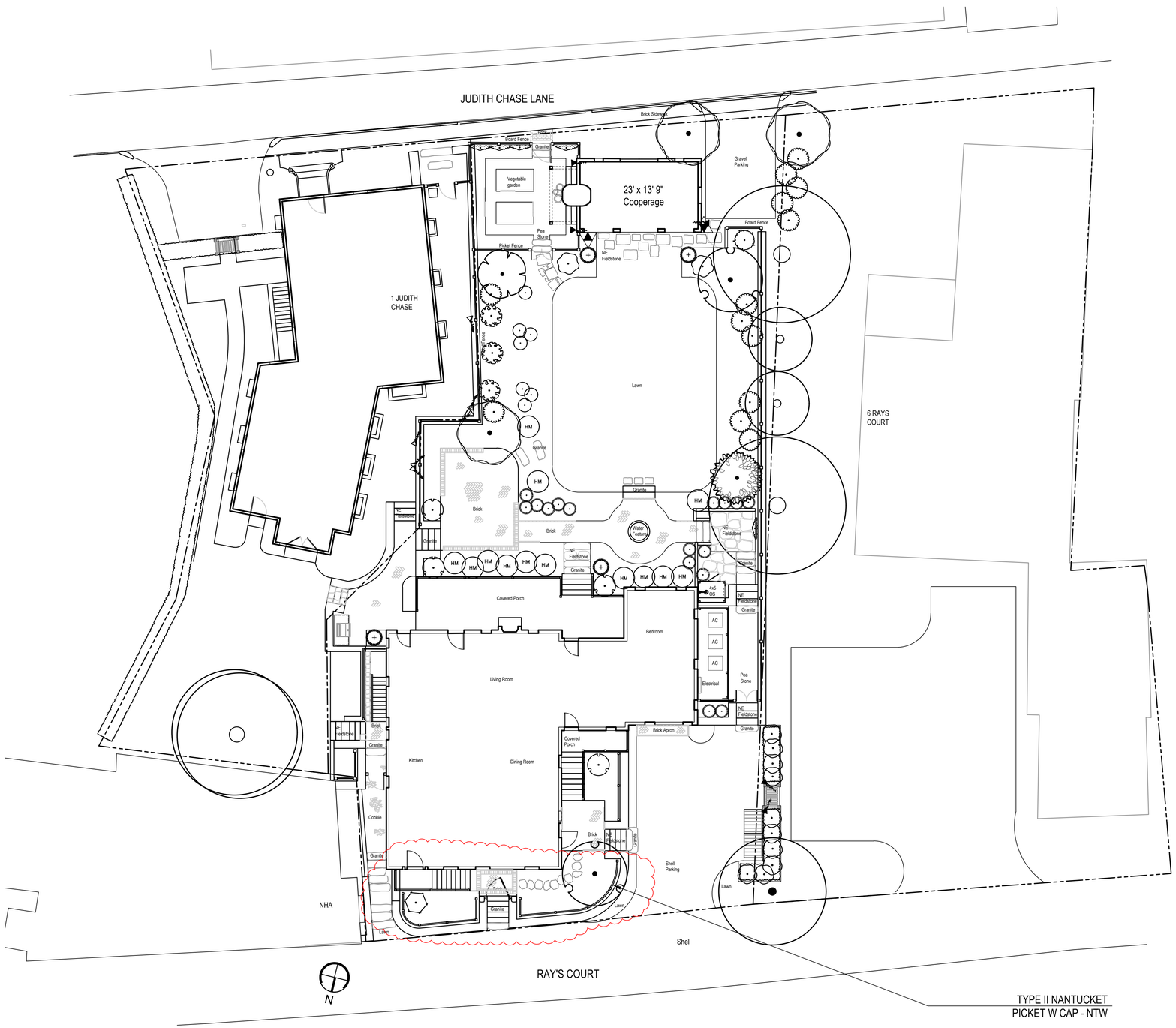



TYPE II NANTUCKET PICKET NTW

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

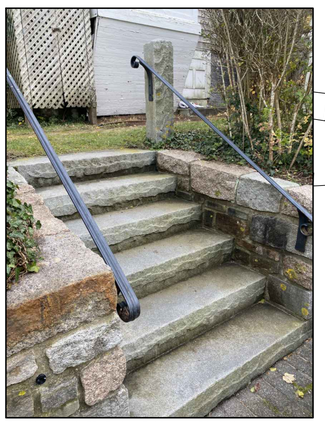
MAP/PARCEL: 43.3.2 / 3
ZONING: ROH



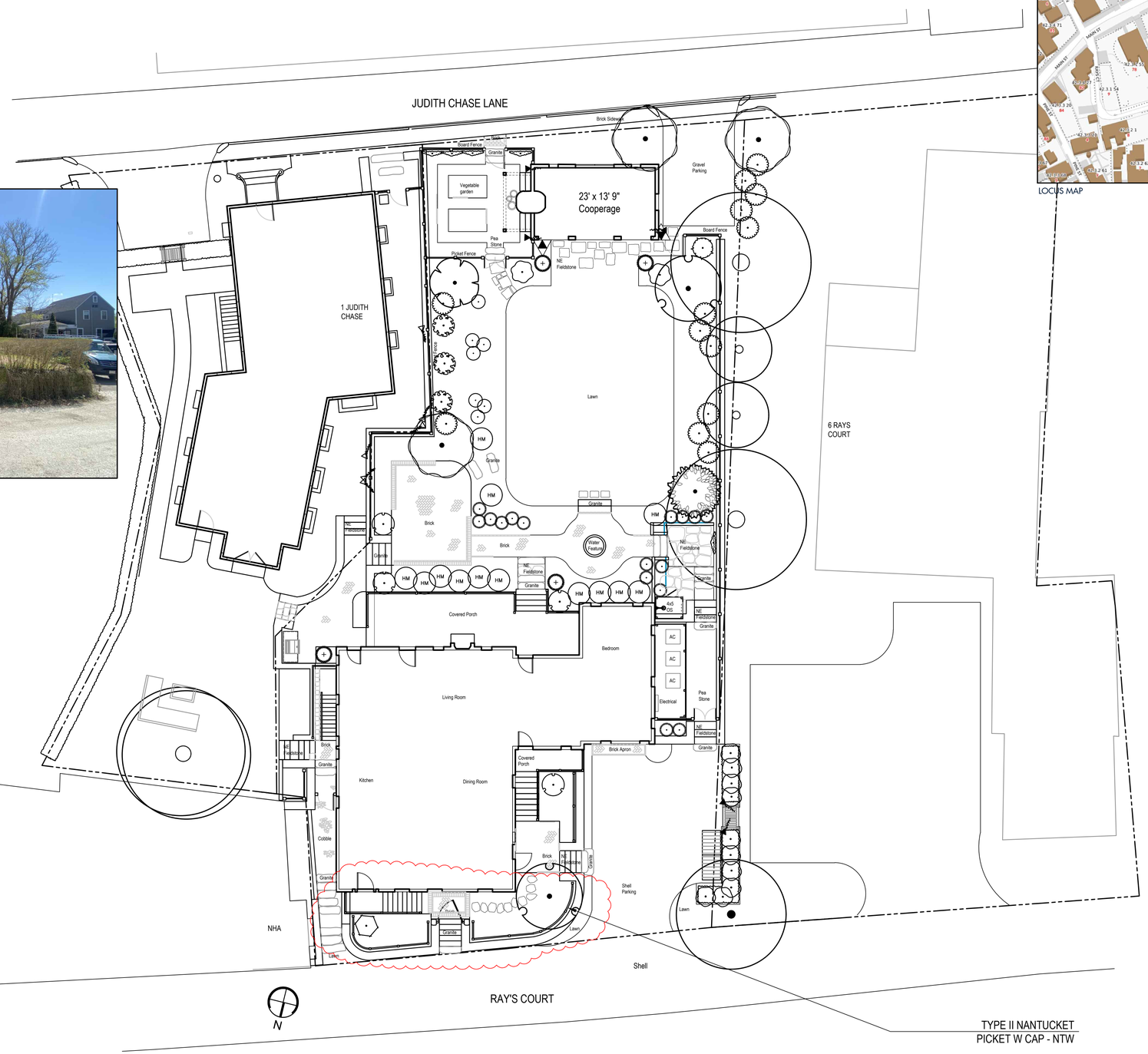
EXISTING HEDGE ABOVE WALL



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

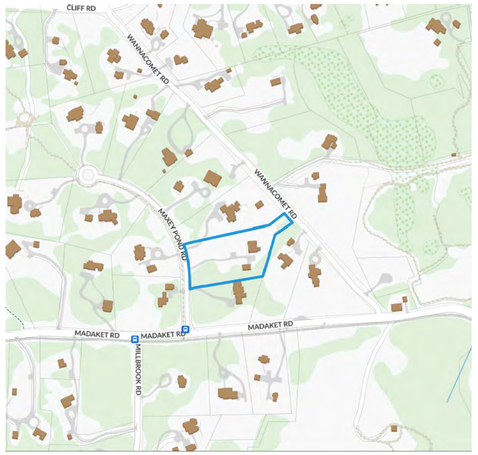
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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



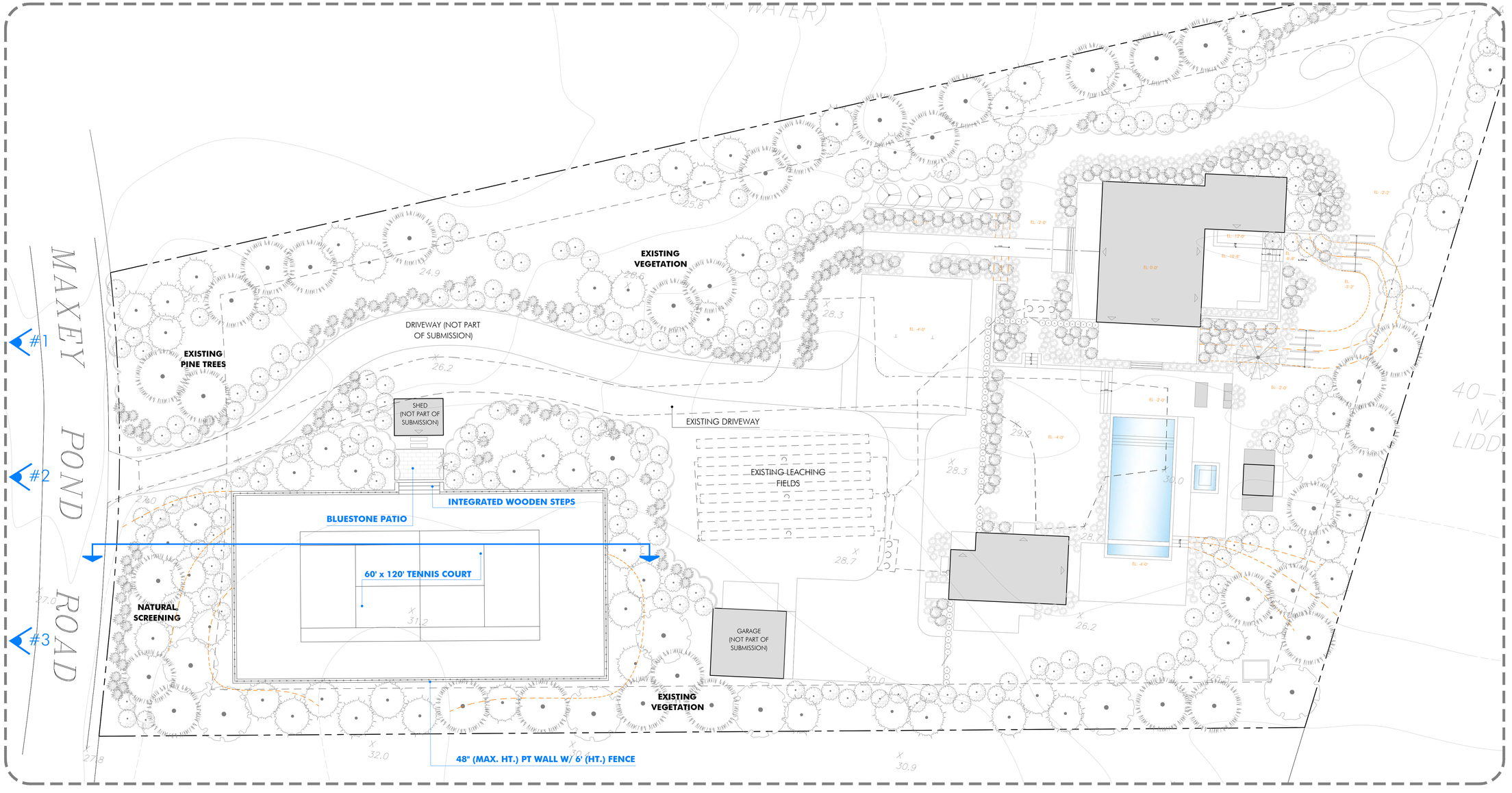
VIEW #1



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

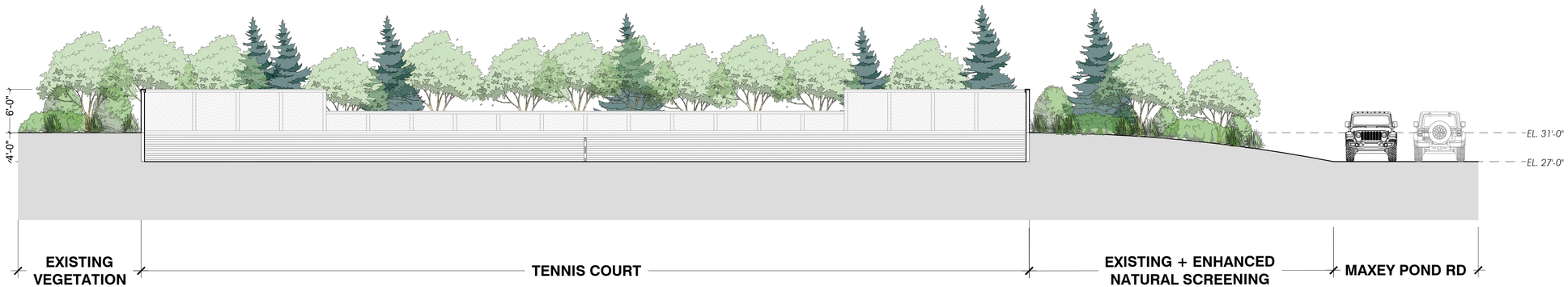
DATE	MAY 6, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC.01

CROSS SECTION



NATURAL SCREENING PLANT MATERIAL


SUMMER SNOWFLAKE VIBURNUM


BAYBERRY


EASTERN RED CEDAR


AMERICAN HOLLY

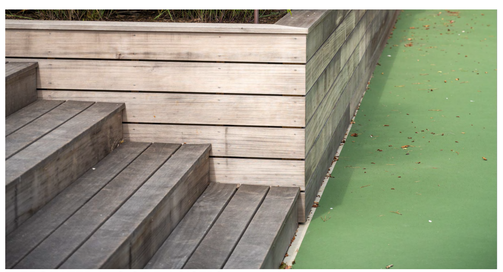

WINTER KING HAWTHORN

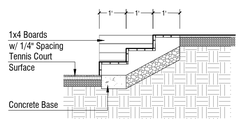

WINTERBERRY


ARROWWOOD VIBURNUM

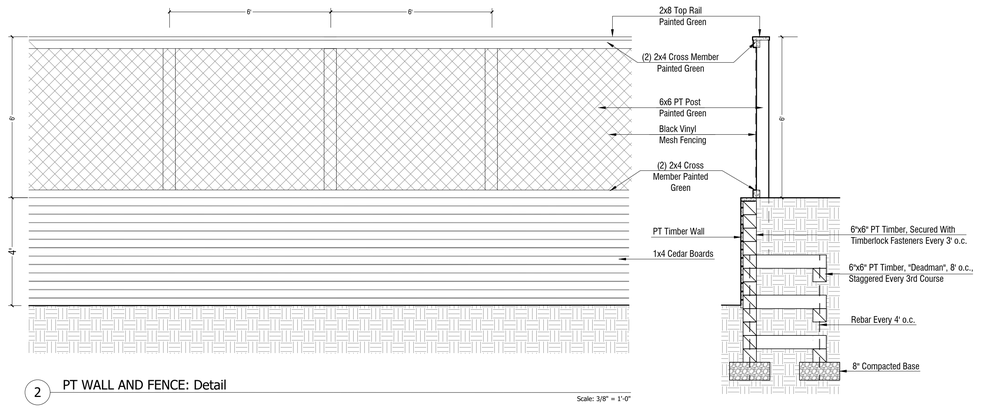
SITE DETAILS & DESIGN INTENT IMAGERY


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

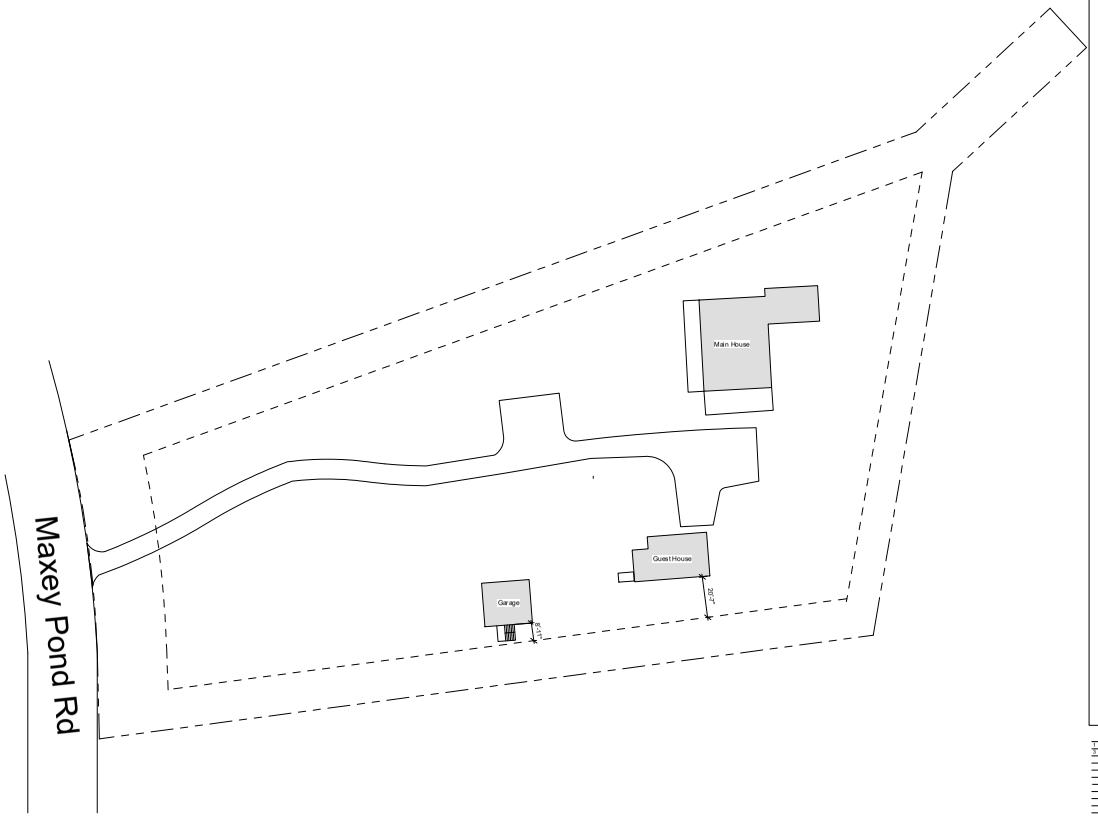
Garage

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

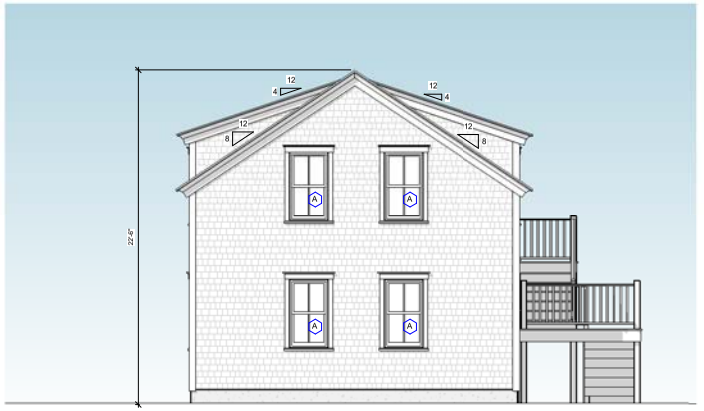
HDC1.

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



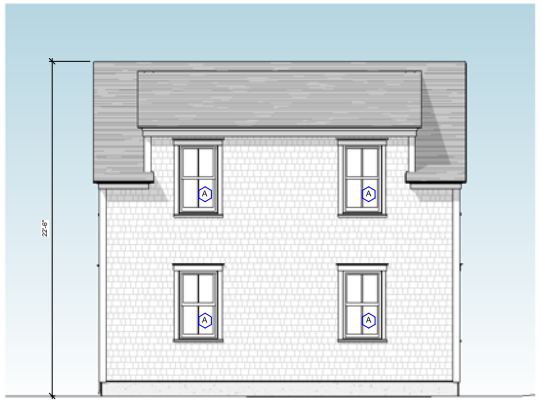
3 South - HDC
1/4" = 1'-0"



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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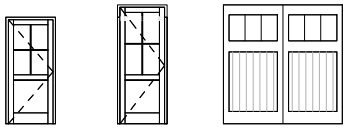
A

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

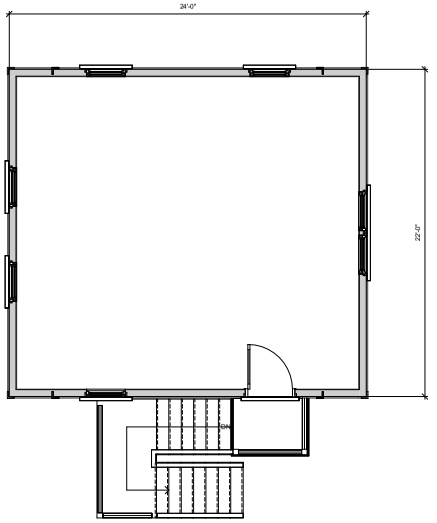
WINDOW SCHEDULE - HDC							
MARK	MANUFACTURER	WINDOW TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
A	Andersen Corporation		A-Series Double Hung	2'-8"	4'-8"		



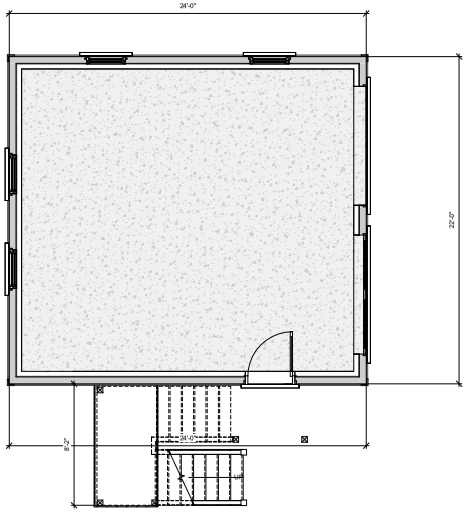
3070 Entry 3080 Entry 8080 Garage Door

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:

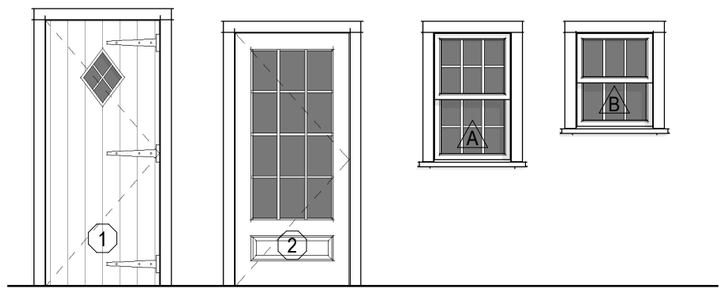
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

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

Signature 04.23.24
Date



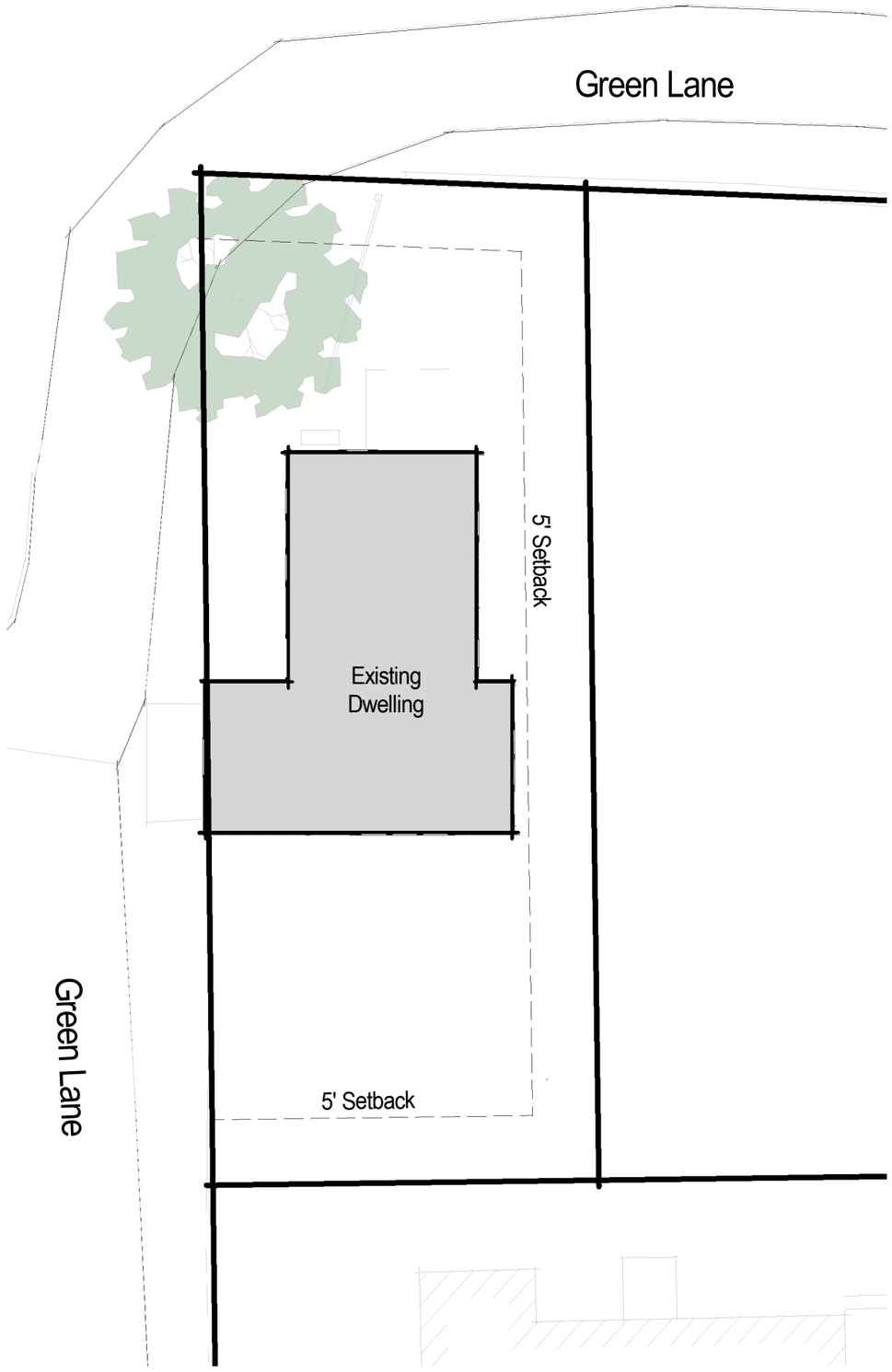
Locus Map



Window & Door Legend

1/4" = 1'-0"

11 Green Lane
Nantucket, MA 02554

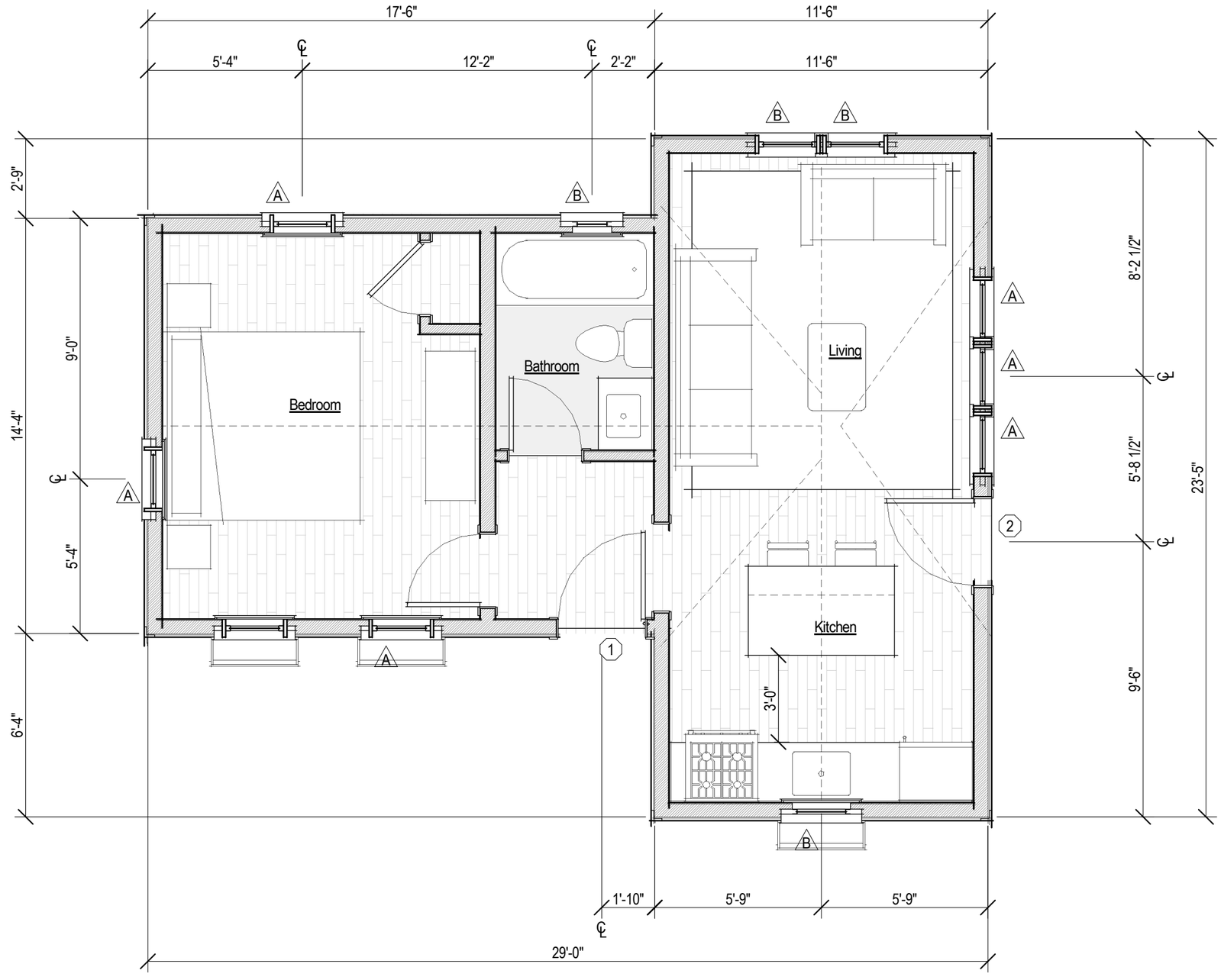


Site Plan

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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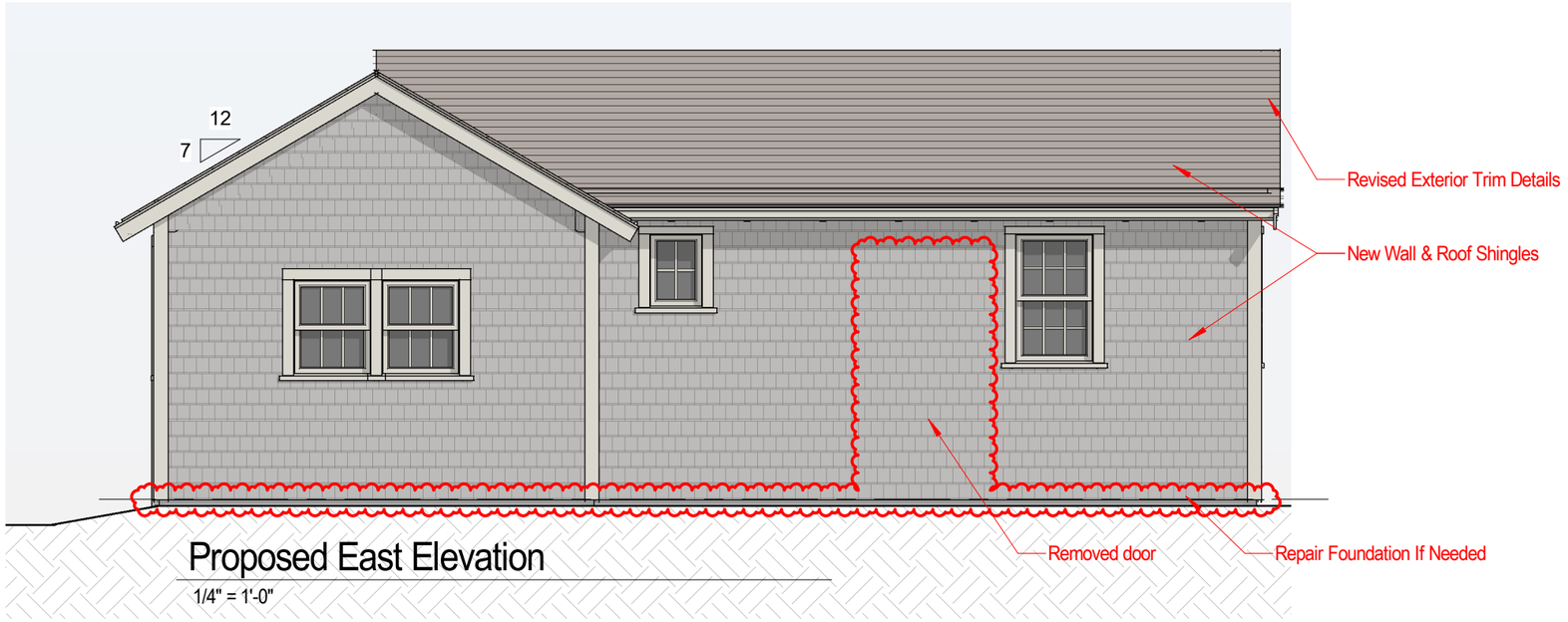


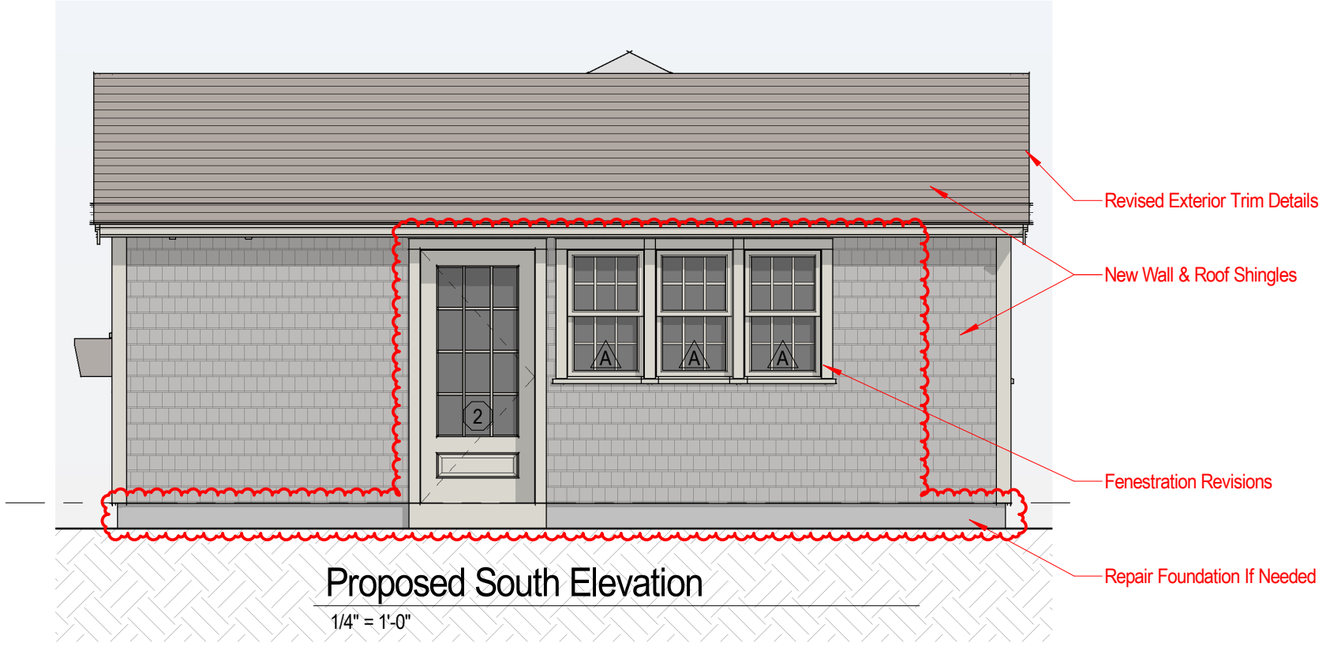
Proposed East Elevation

1/4" = 1'-0"



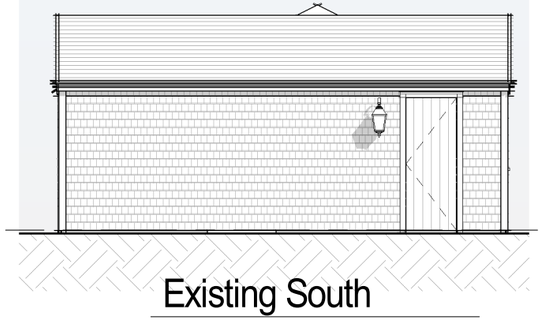
Existing East

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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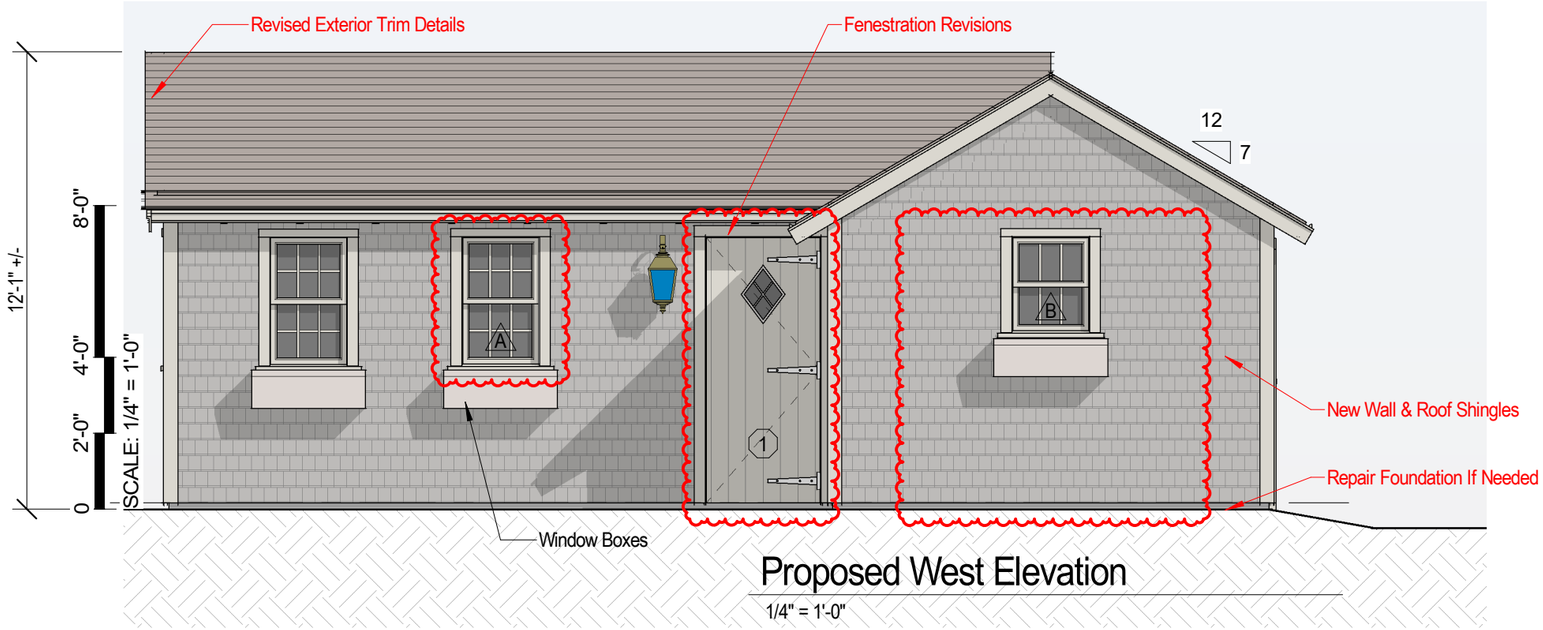
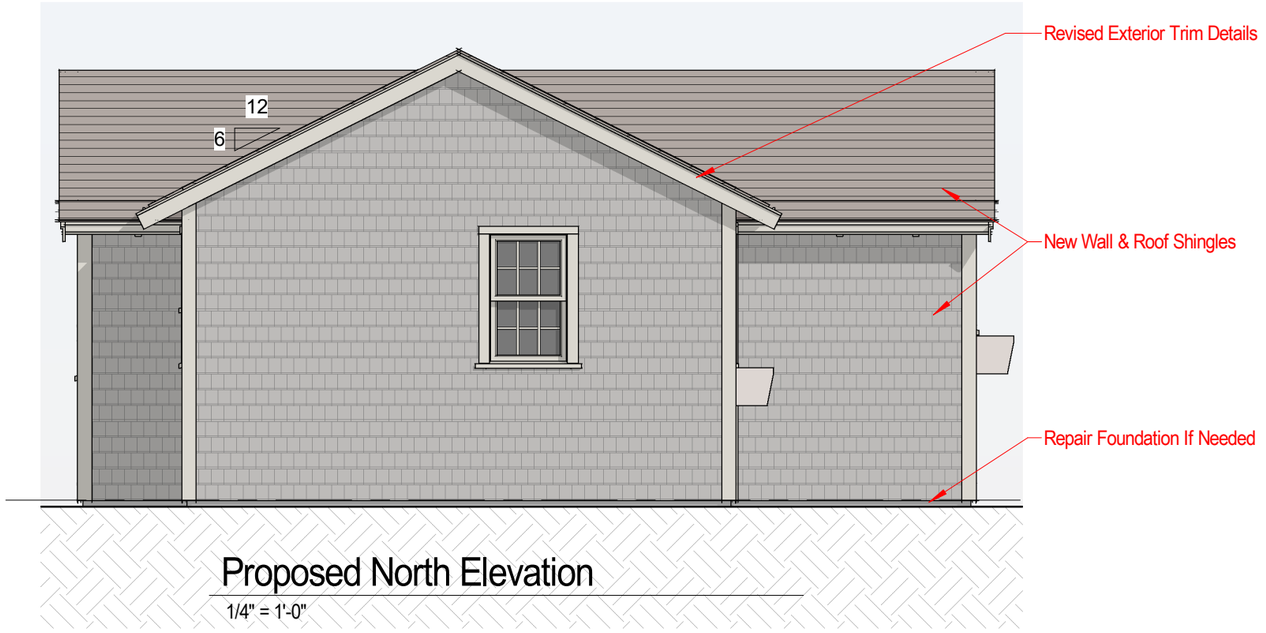


Proposed West Elevation

1/4" = 1'-0"



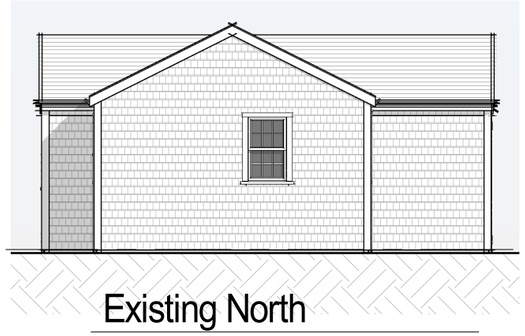
Proposed North Elevation

1/4" = 1'-0"



Existing West

1/8" = 1'-0"



Existing North

1/8" = 1'-0"

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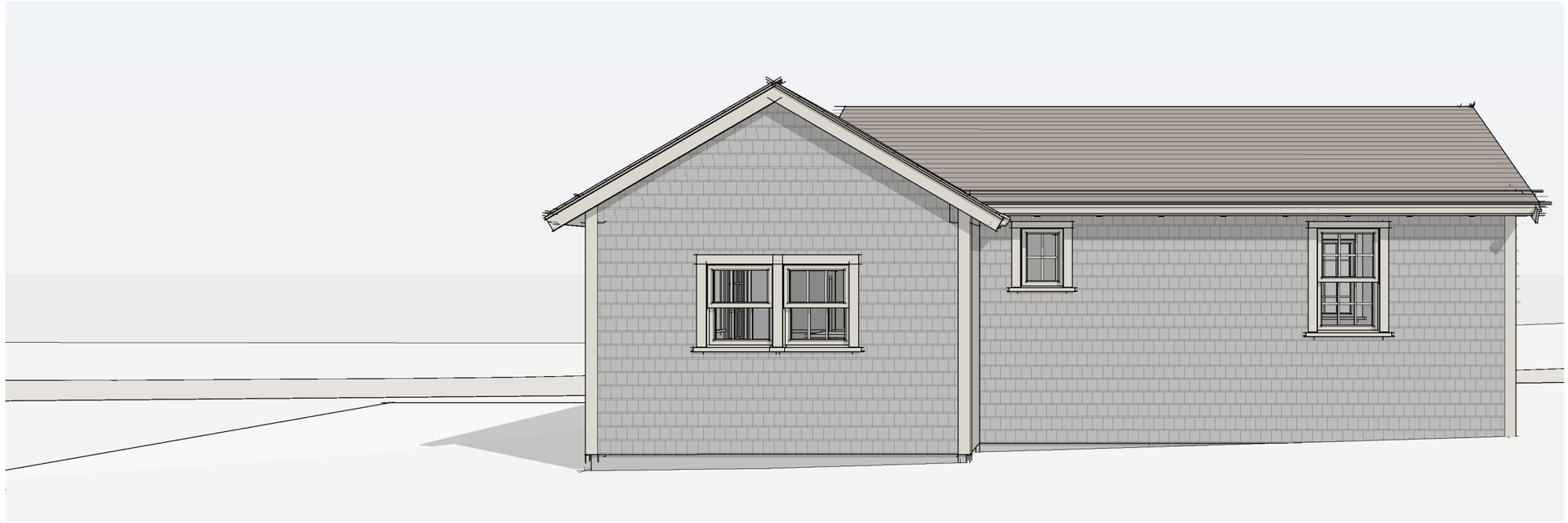
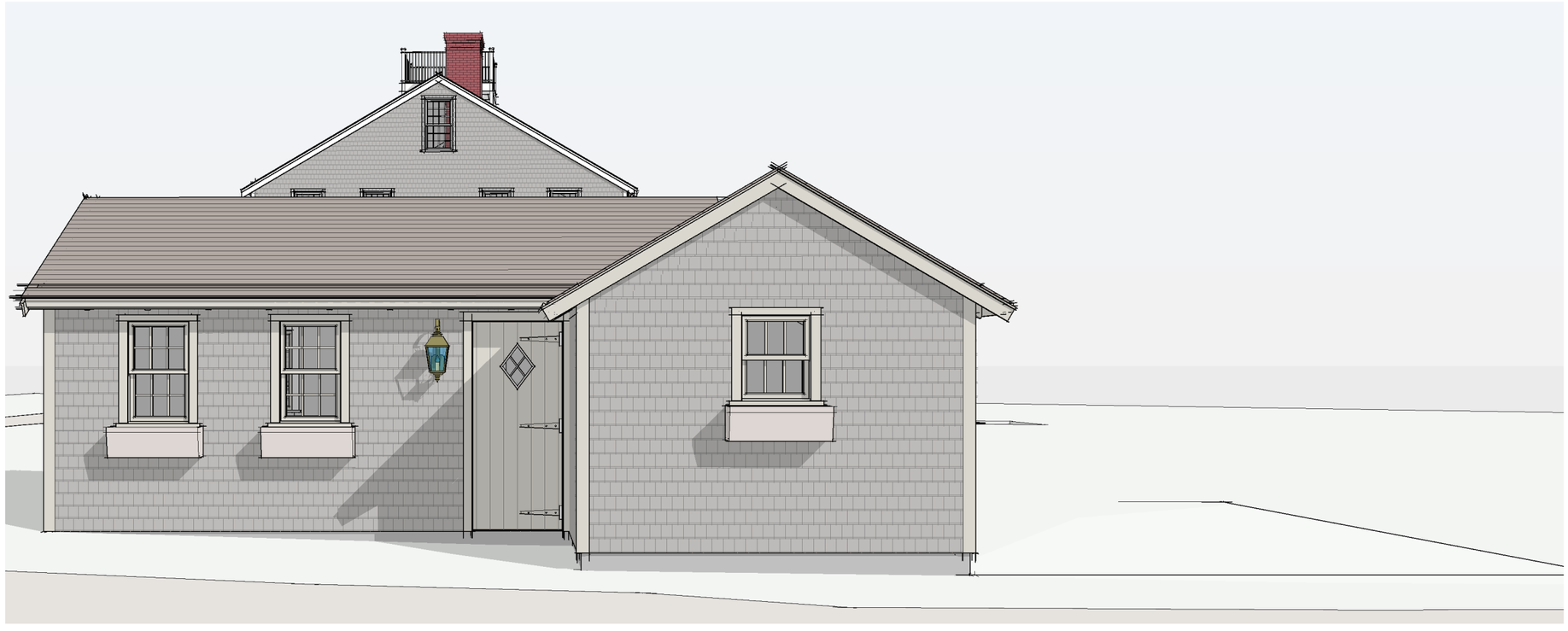


Proposed East Perspective



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**

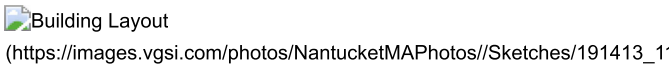
Style:	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
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.

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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

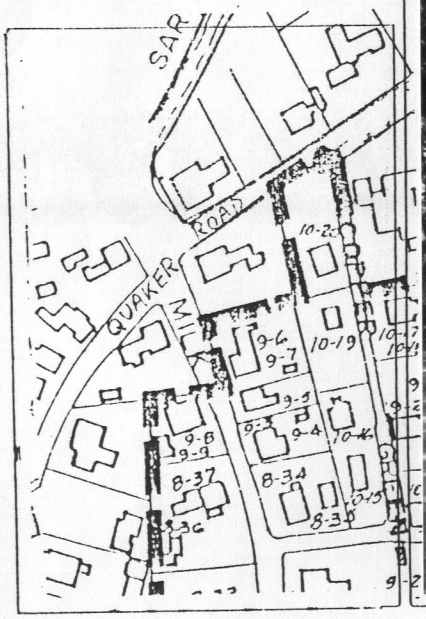
4. Present Owner: WILEY, WILLIAM LEE

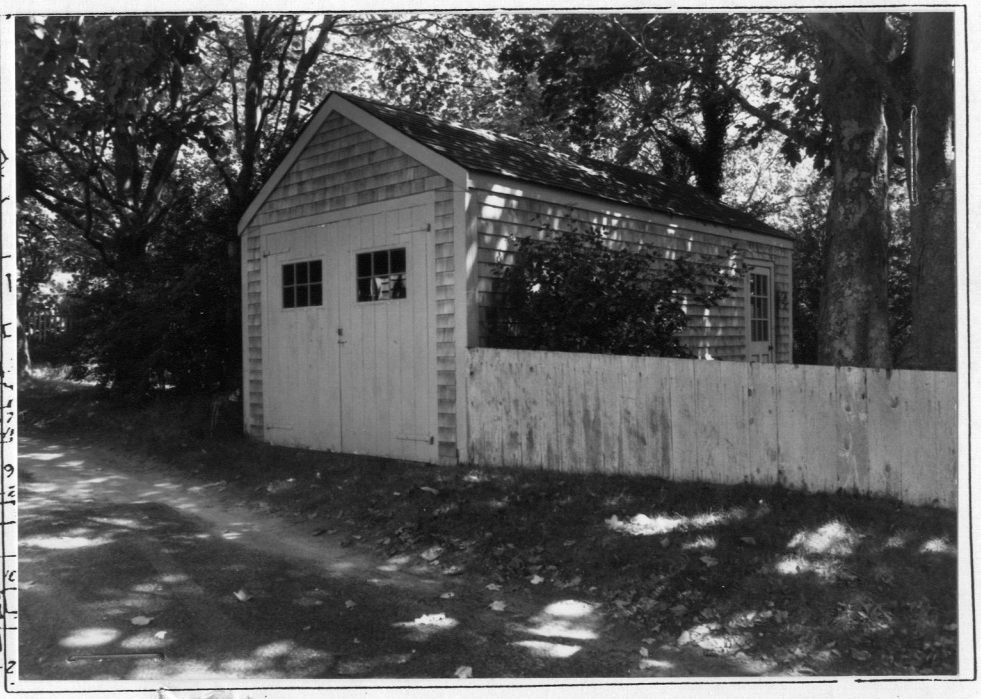
5. Ownership History:
Unknown

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

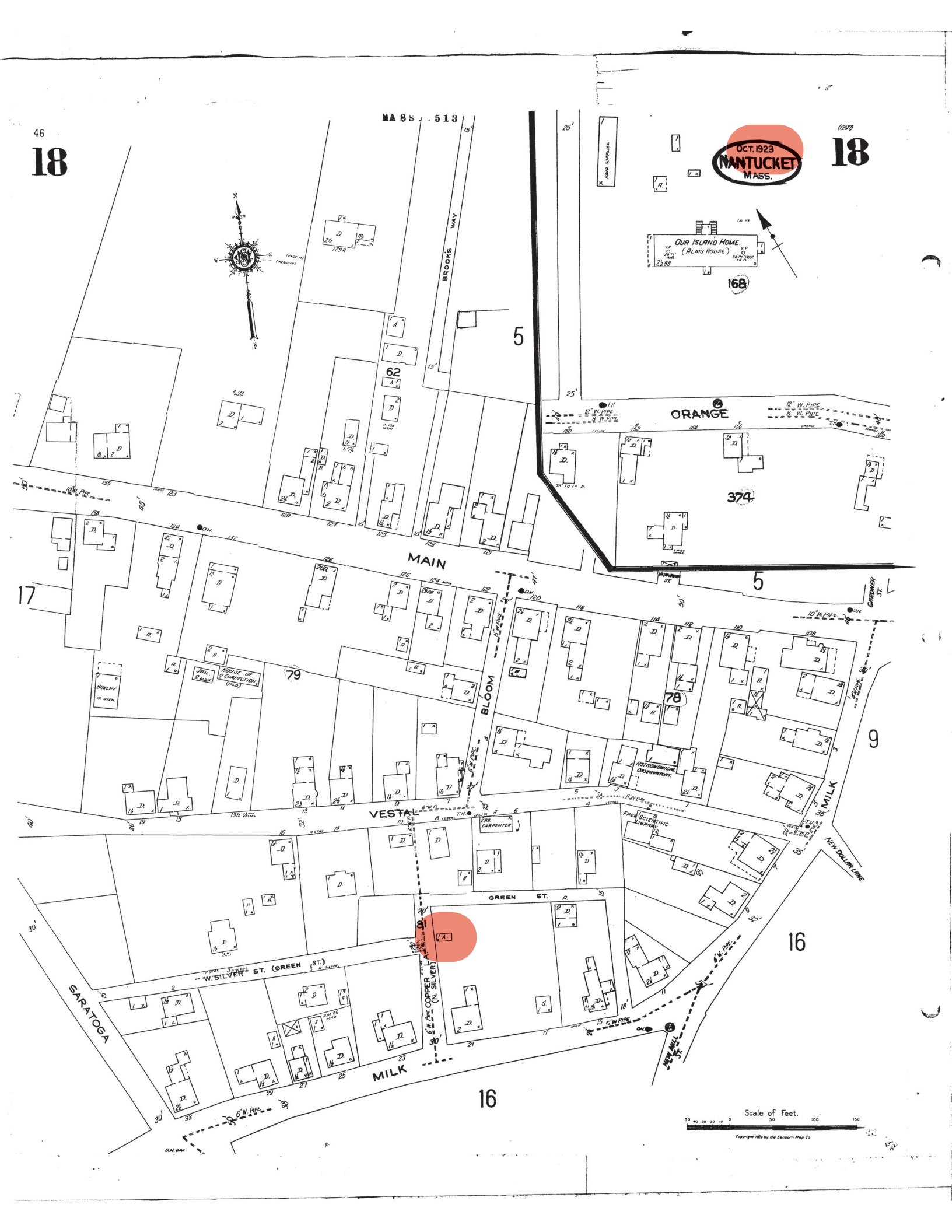
NAN.694

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
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42.3.3 98.1 126R
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42.3.3 100 122
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42.3.3 102 118
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42.3.3 136 13A
42.3.3 171 11
42.3.3 172 9
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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
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42.3.3 167 6
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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
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42.3.3 130 2
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42.3.3 86.1 17
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42.3.3 84 11
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42.3.3 128 3
42.3.3 38 29
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42.3.3 89 25
42.3.3 88 23
42.3.3 33.1 4
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42.3.3 82 5
42.3.3 34 18
42.3.3 33.4 6
42.3.3 37 26
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42.3.3 33.2 8
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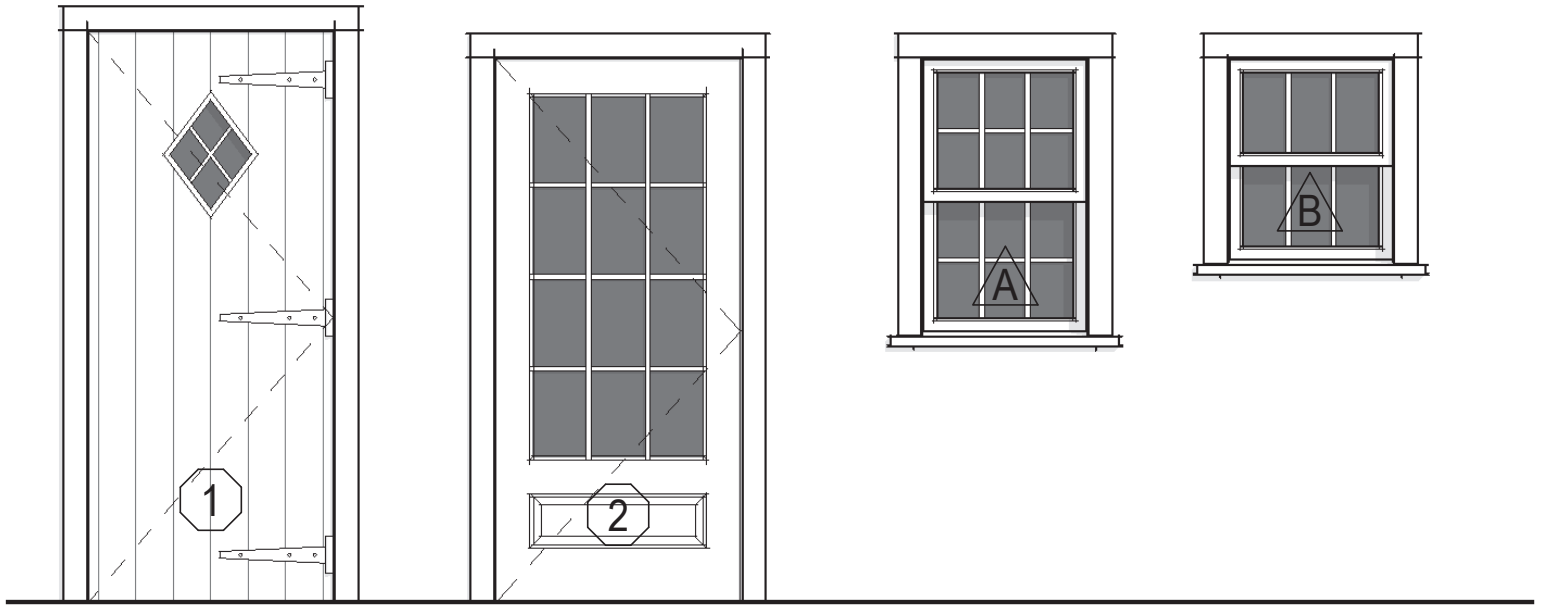
55.4.4 48 14
55.4.4 39 5
55.4.4 40 7
55.4.4 41 9
55.4.4 10 10
55.4.4 10.1 10R
55.4.4 42 11
55.4.4 42.1 1
55.4.4 35 12
55.4.4 72 14
55.4.4 46.1 19
55.4.4 73 21
55.4.4 76 16
55.4.4 88 17
11

Locus Map



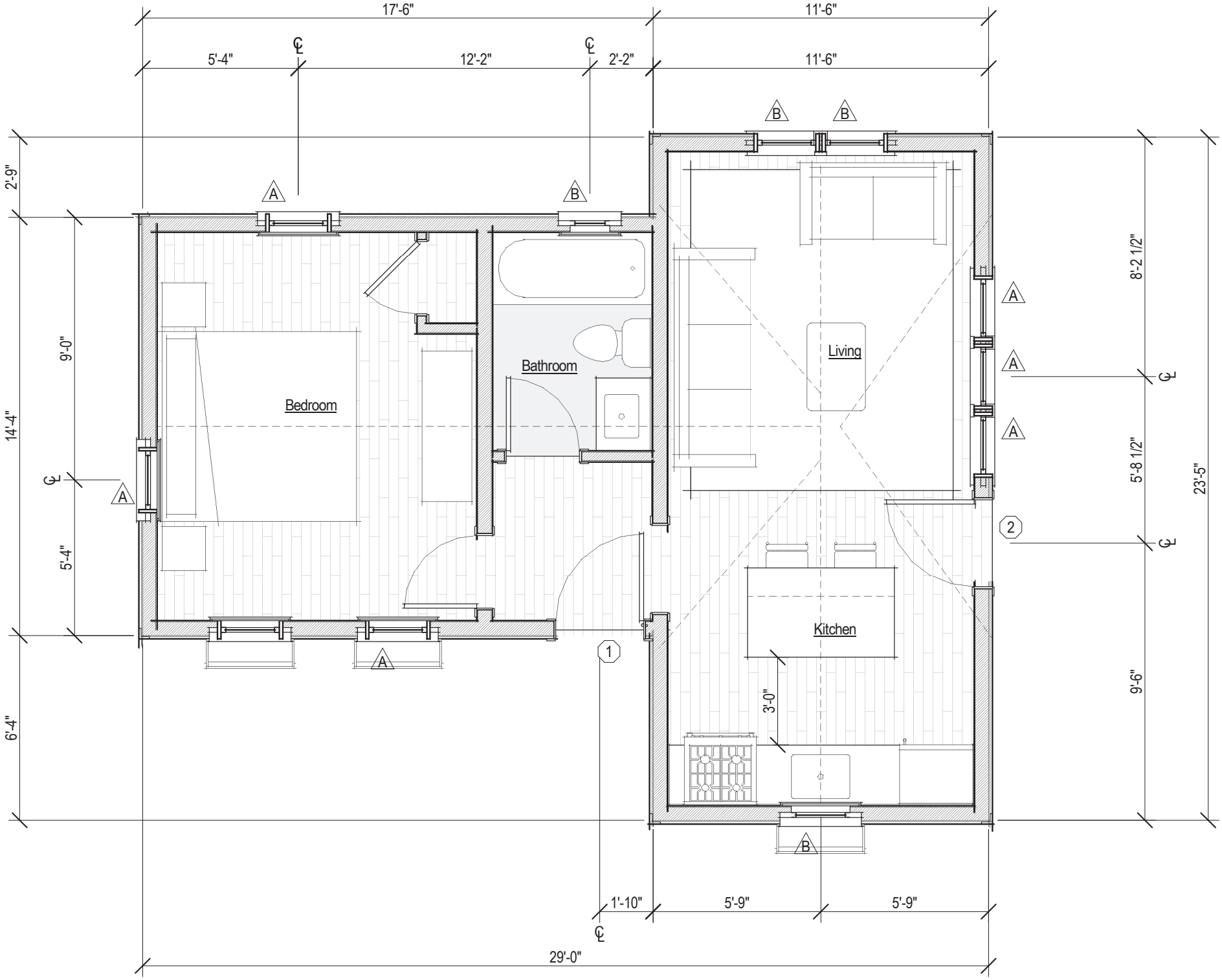
Site Plan

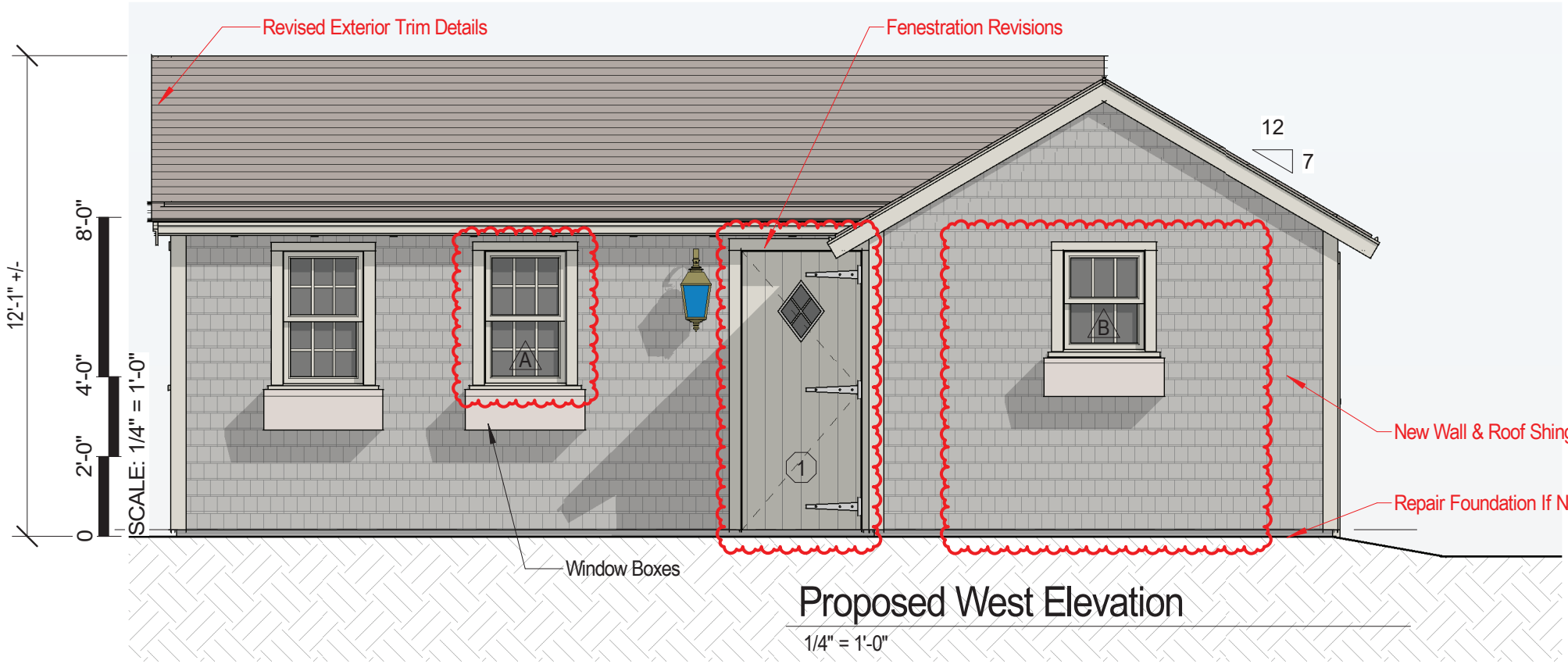
3/32" = 1'-0"



Window & Door Legend

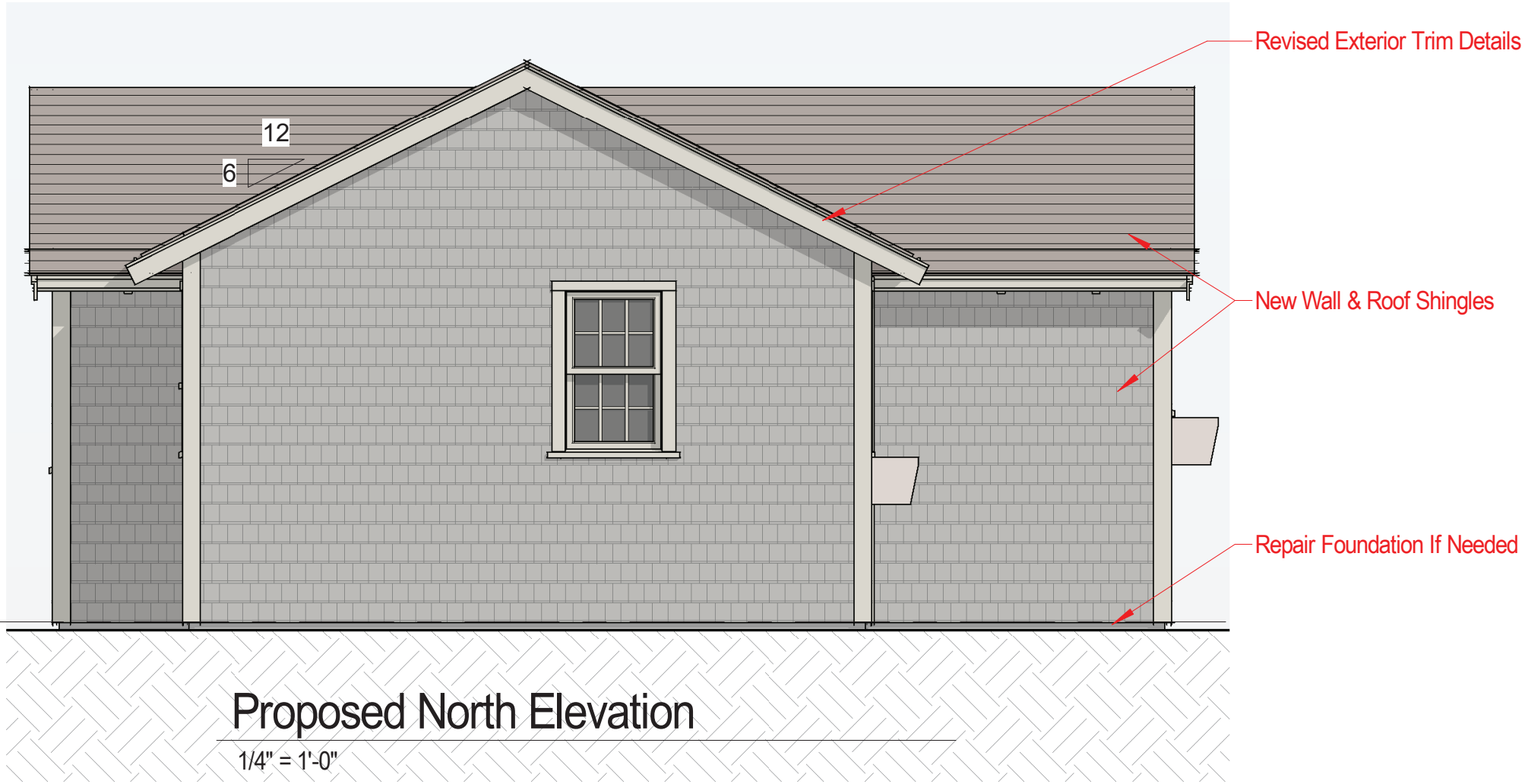
1/4" = 1'-0"


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



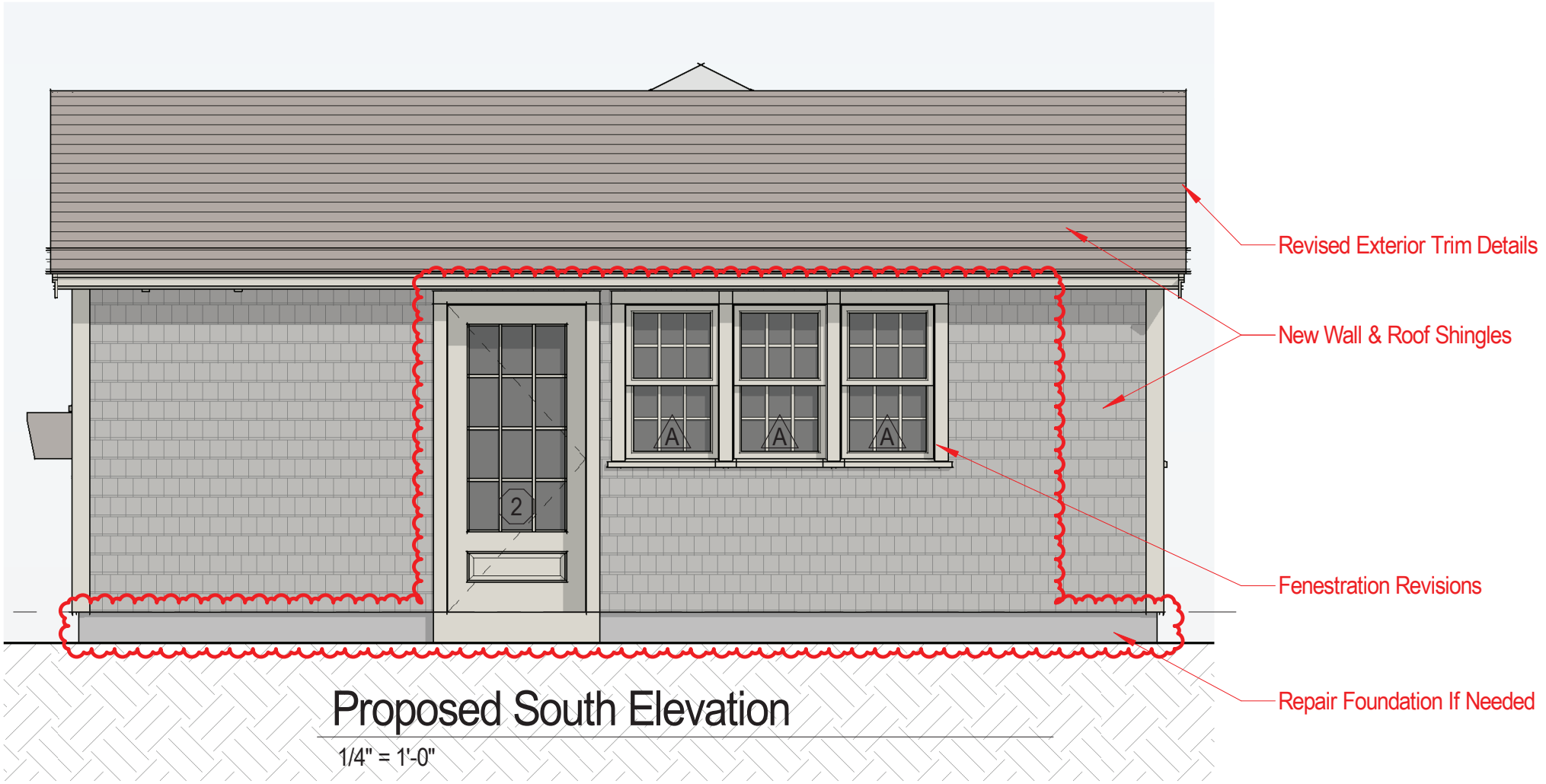
Proposed West Elevation

1/4" = 1'-0"



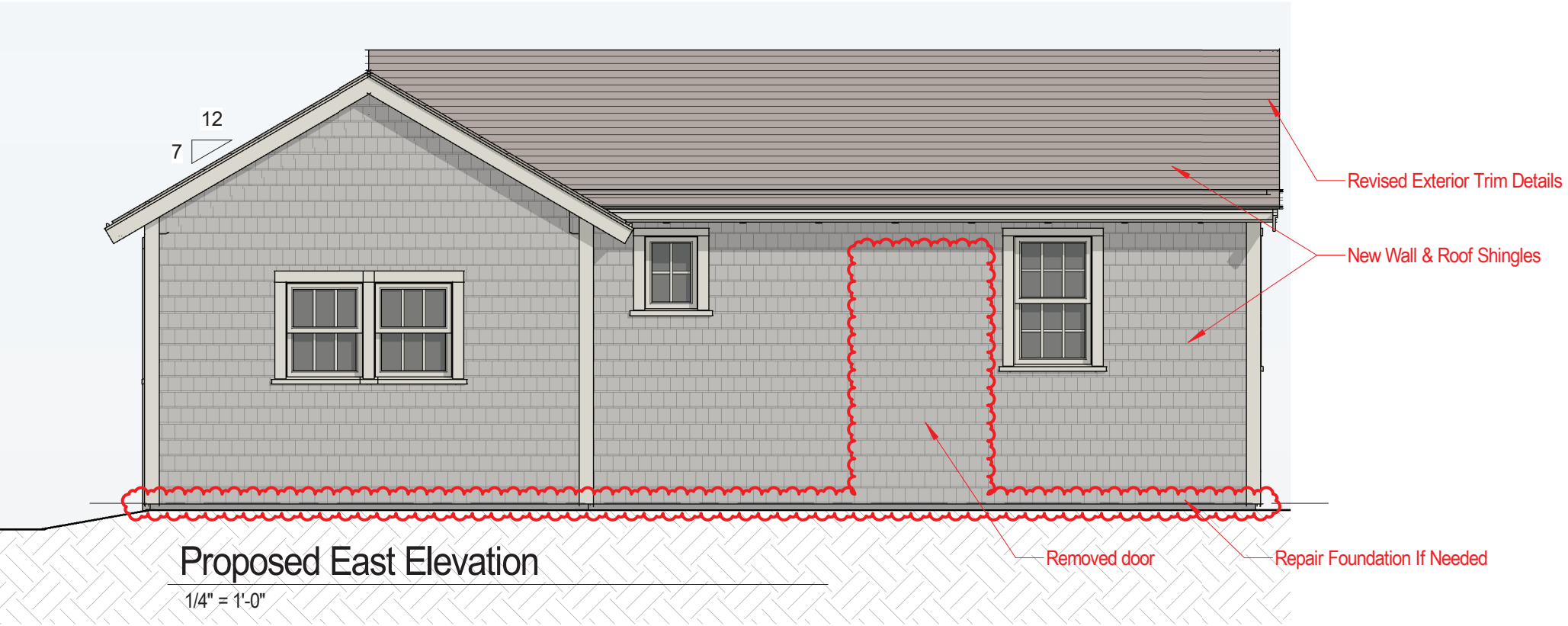
Proposed North Elevation

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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Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

05.03.24

HDC Submission



West Elevation



South Elevation



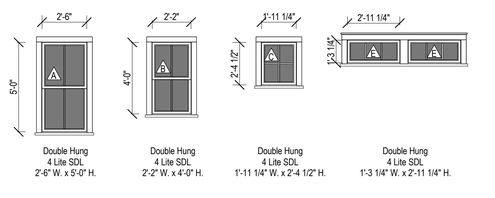
East Elevation



North Elevation



Locus Map



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

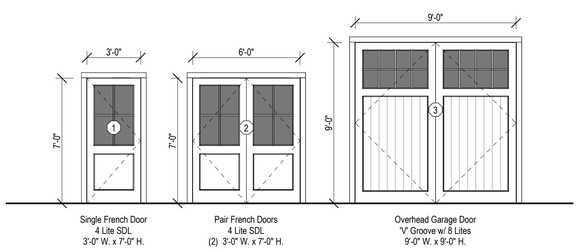
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

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"



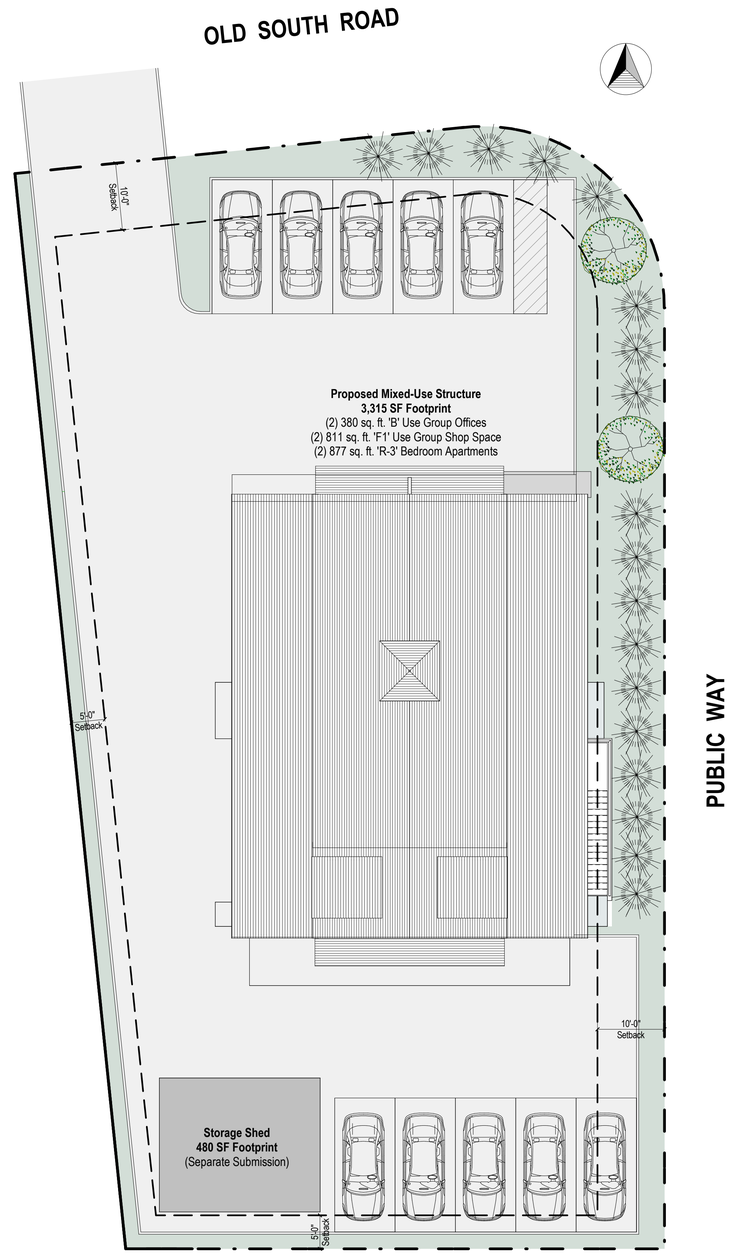
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

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

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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

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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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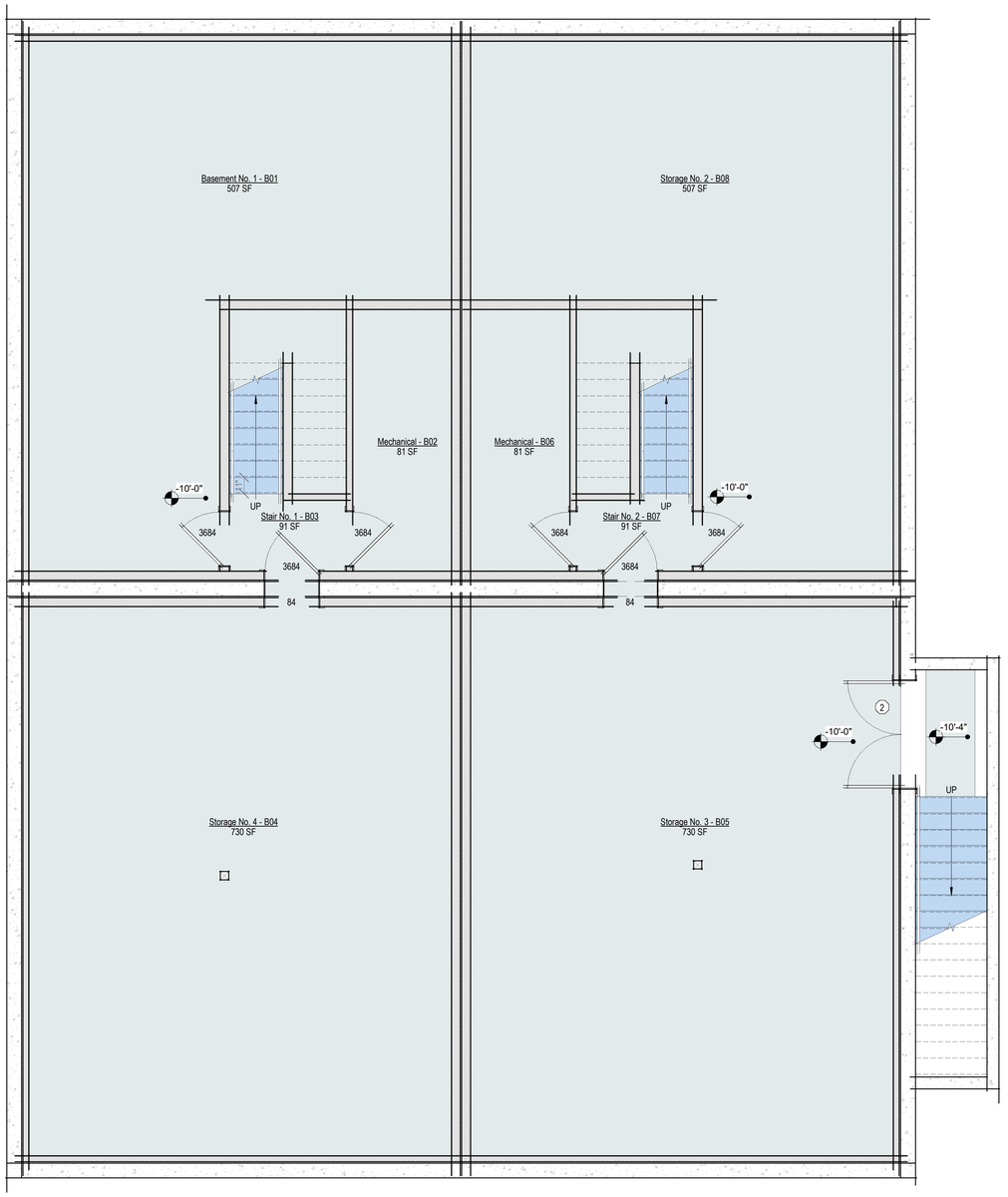
G.0.1

2332

05.03.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

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emeritus

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Revisions

Basement Plan

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A.1.0

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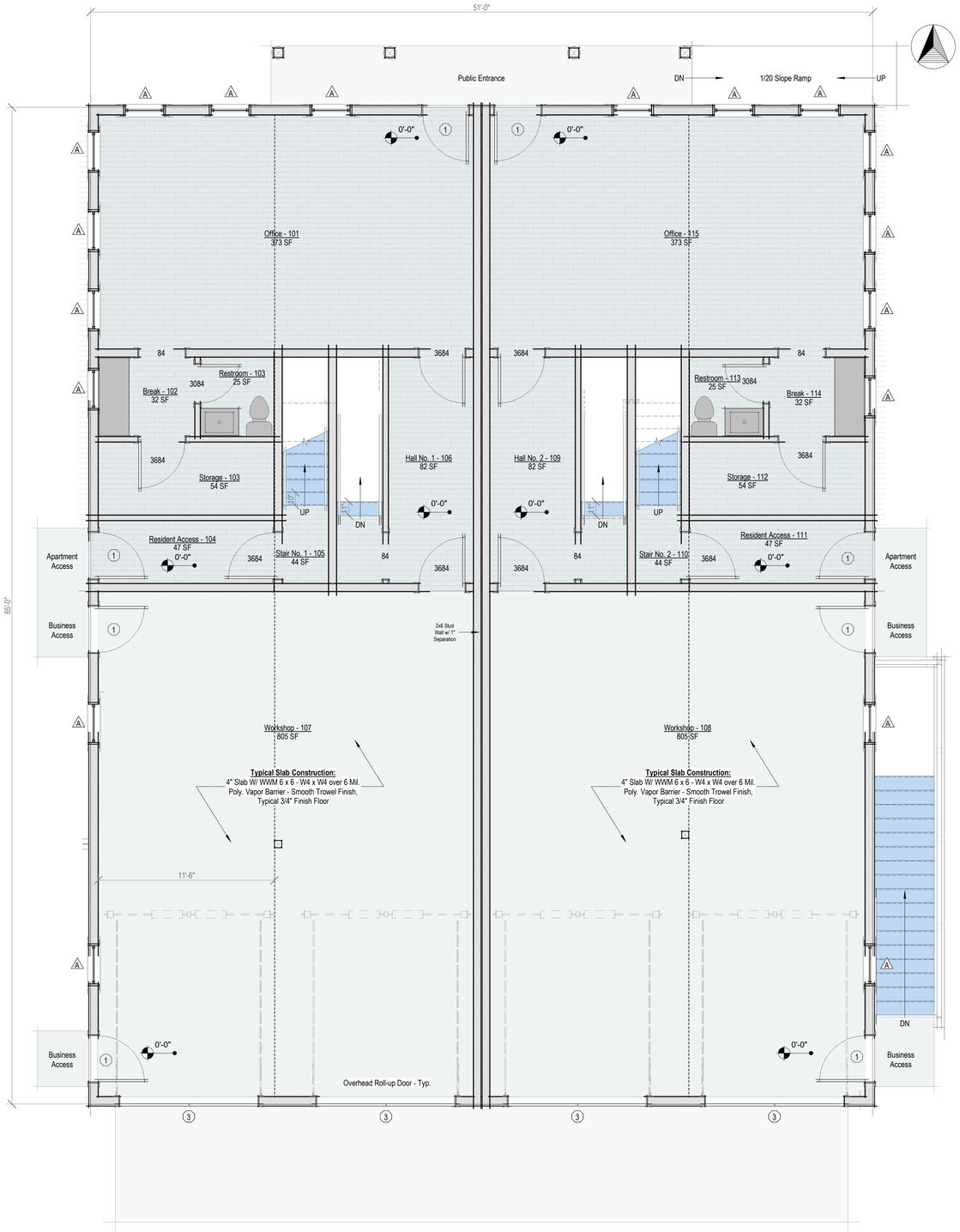

First Floor Plan - Proposed

1/4" = 1'-0"

2332

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Revisions

First Floor Plan

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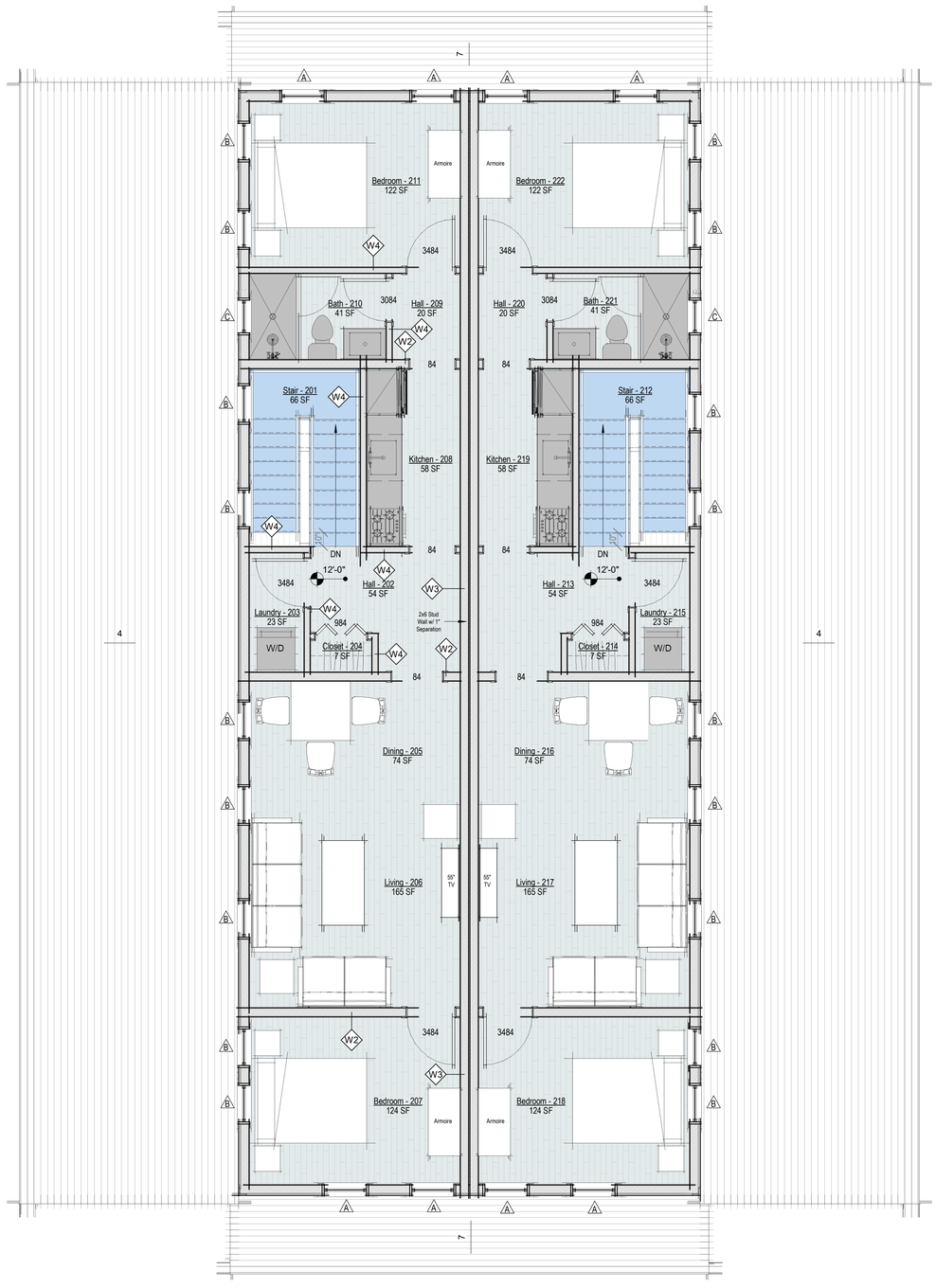
A.1.1

2332

05.03.24

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

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emeritus

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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

111B Old South Road
Nantucket, MA 02554

emeritus

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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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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

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
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Zoning Information

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Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Aerial View

Date: 05.03.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

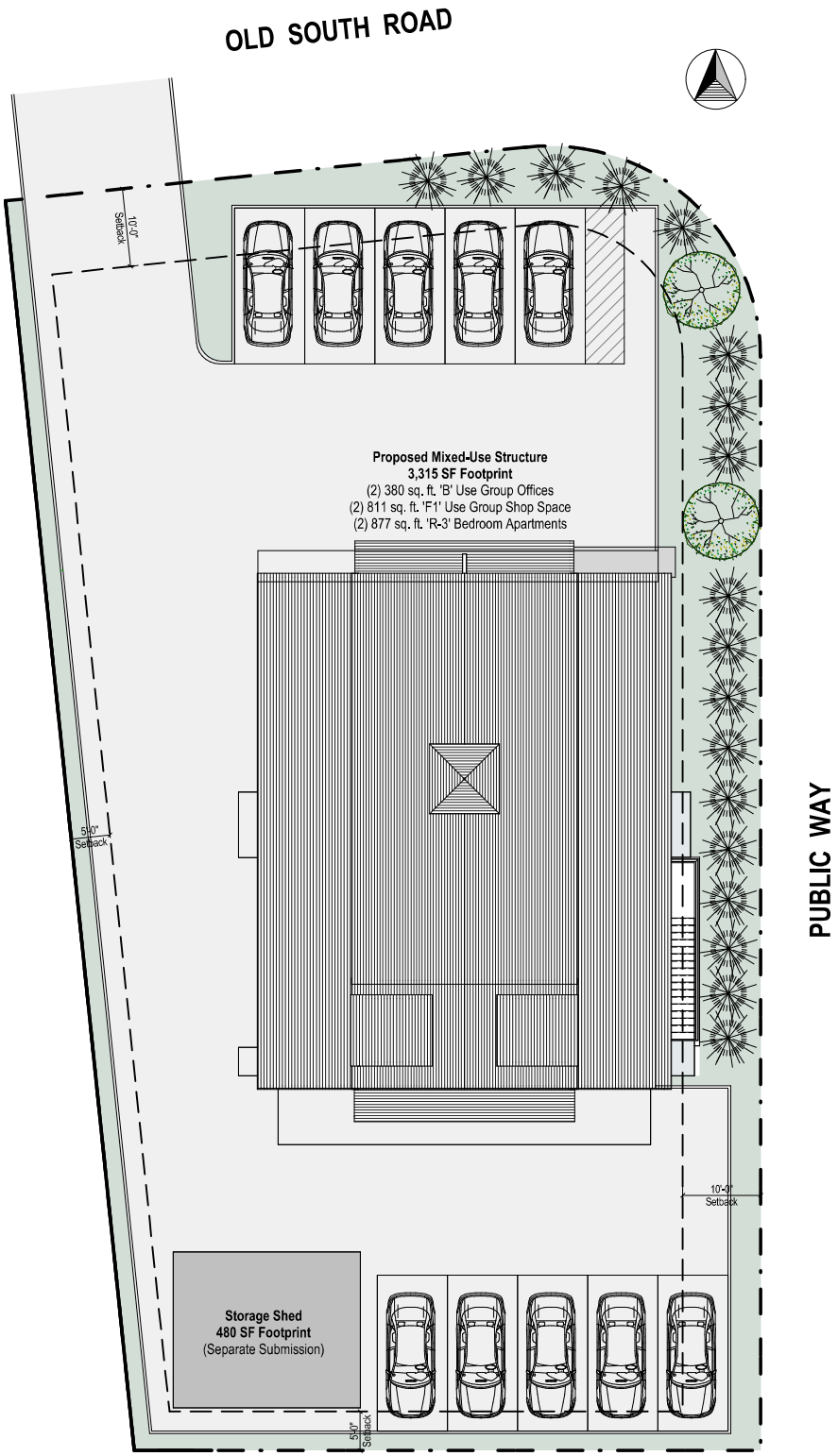
Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

05.03.24



Locus Map



Site Plan

3/32" = 1'-0"



West Elevation



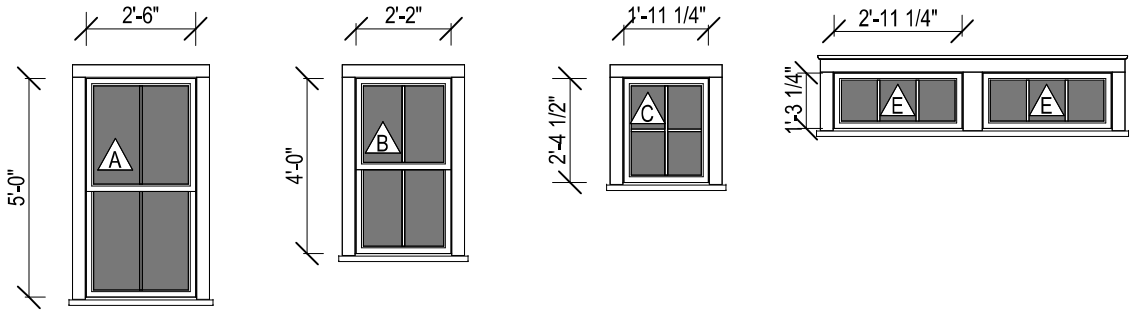
South Elevation



East Elevation



North Elevation



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

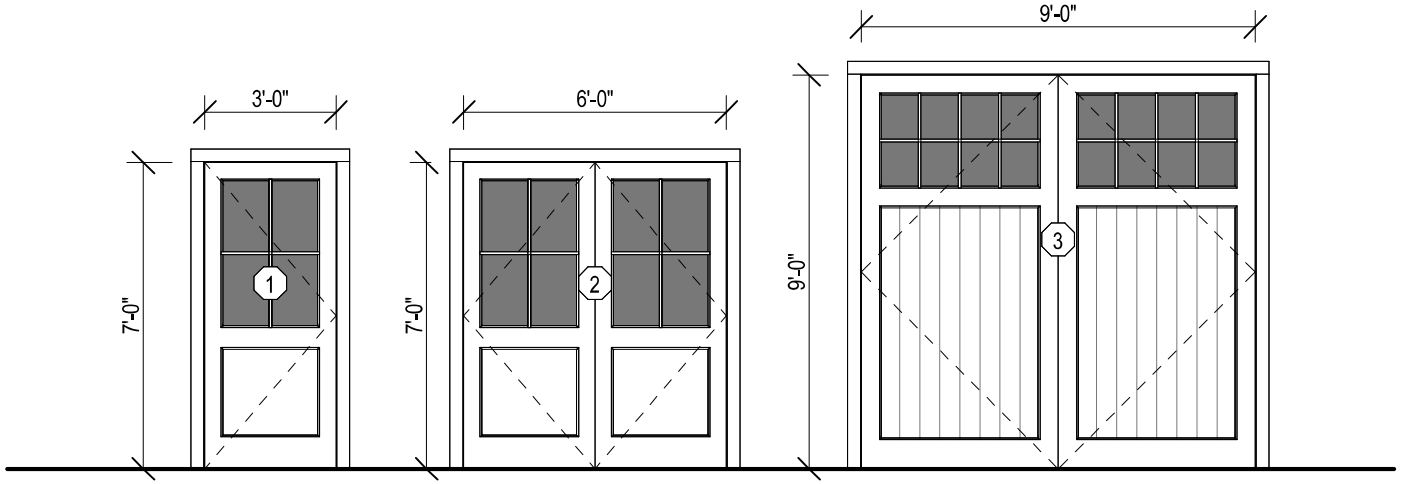
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

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"



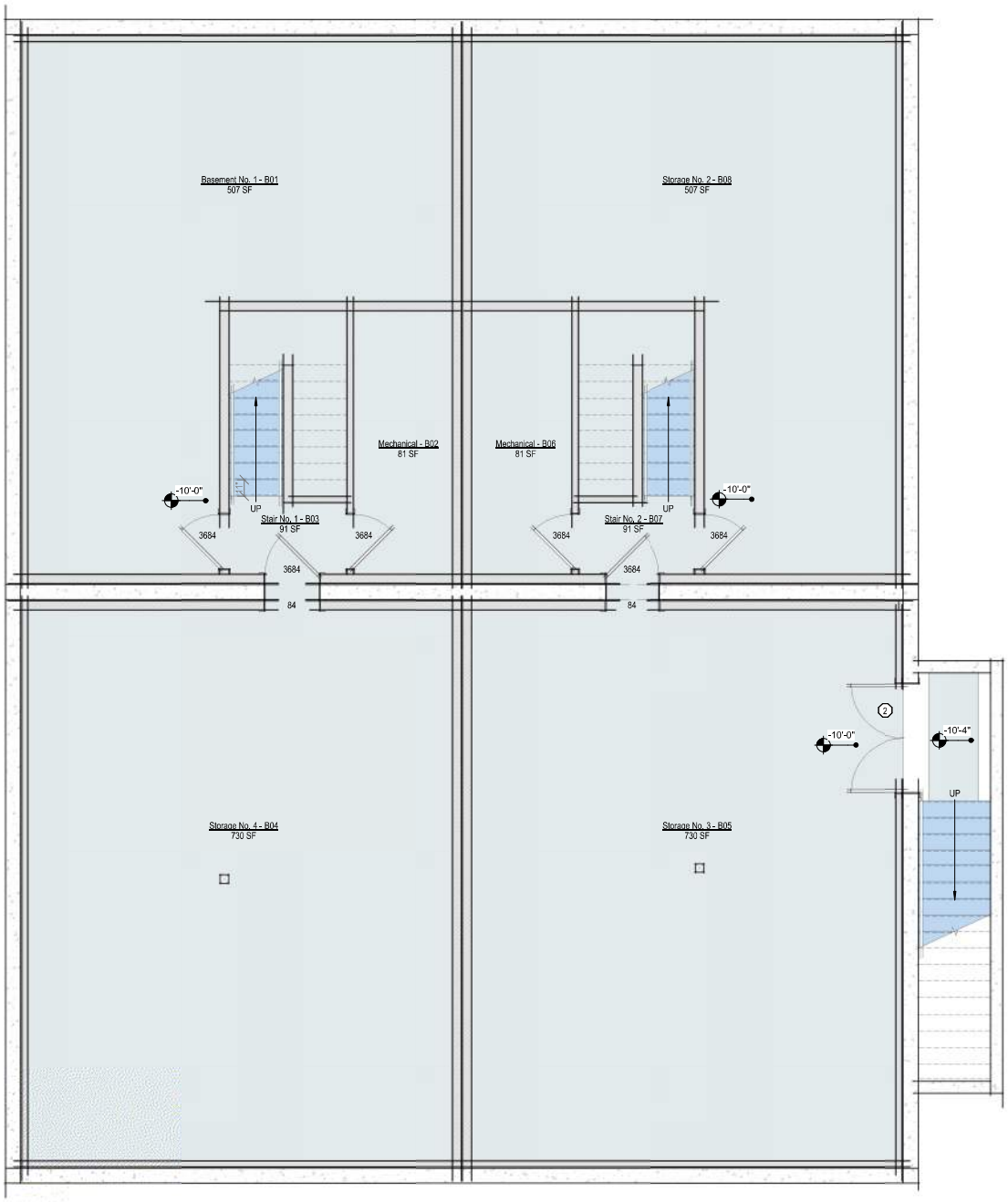
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

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.

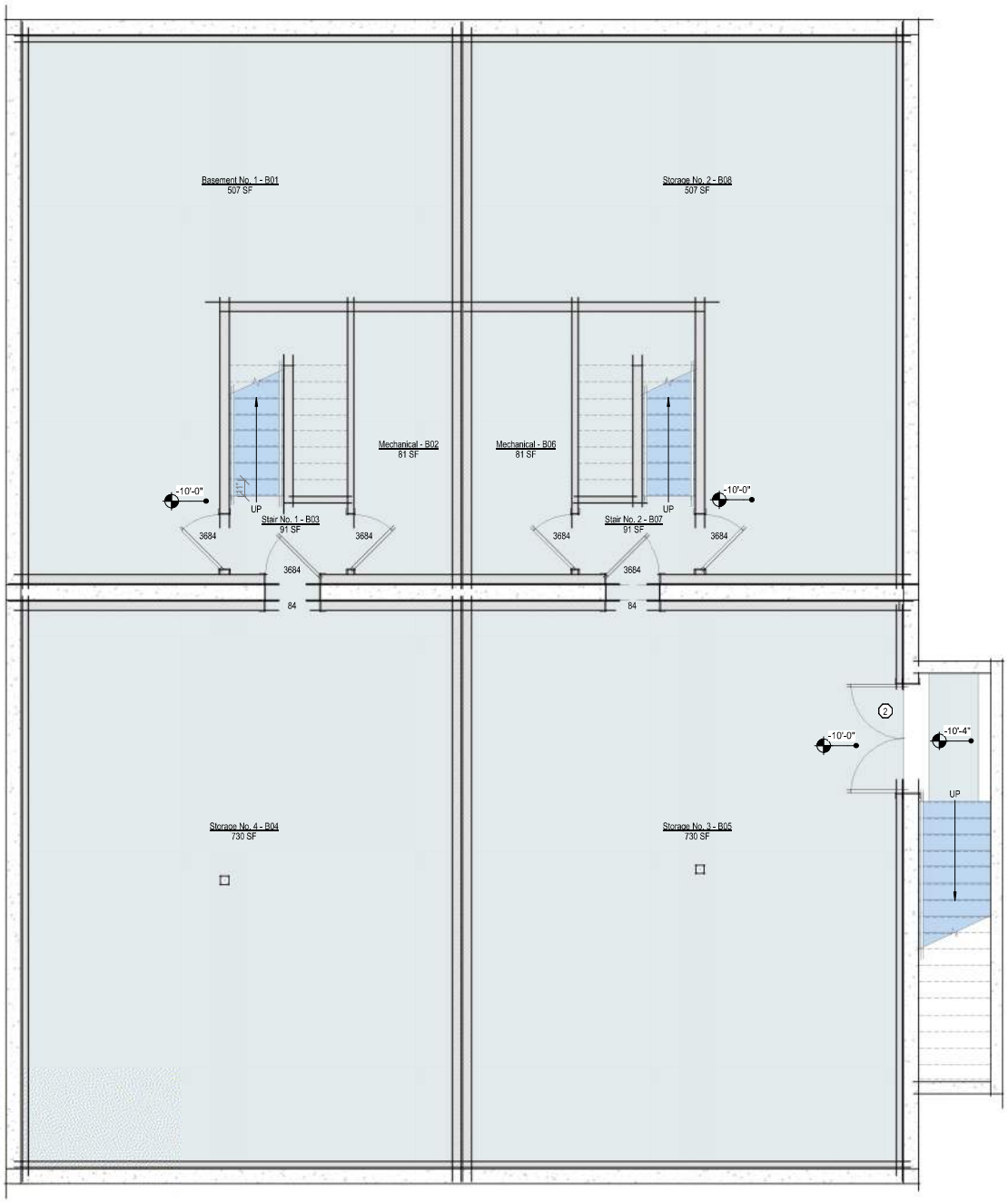
Exterior Door Legend

1/4" = 1'-0"



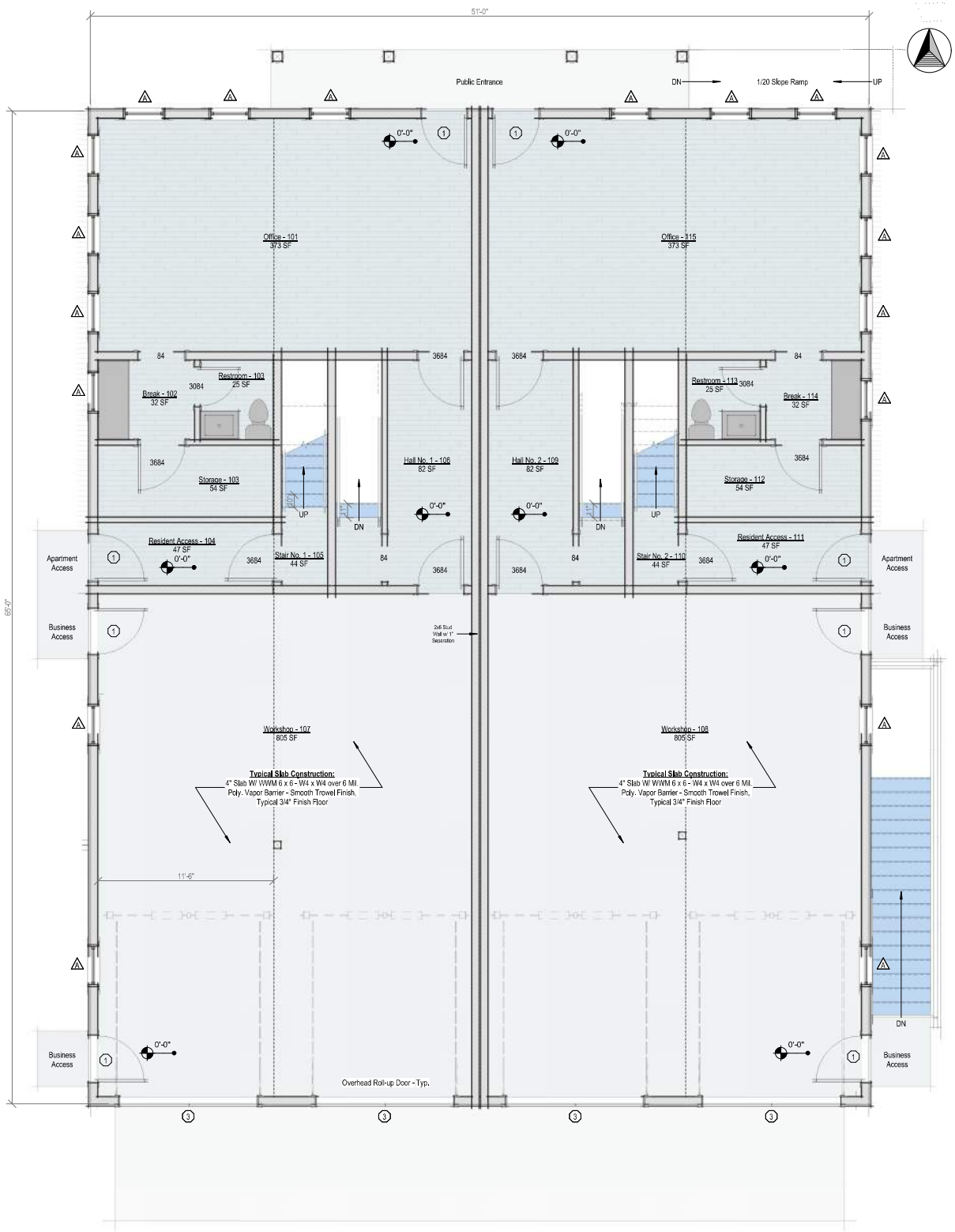
Basement Plan - Proposed

1/4" = 1'-0"



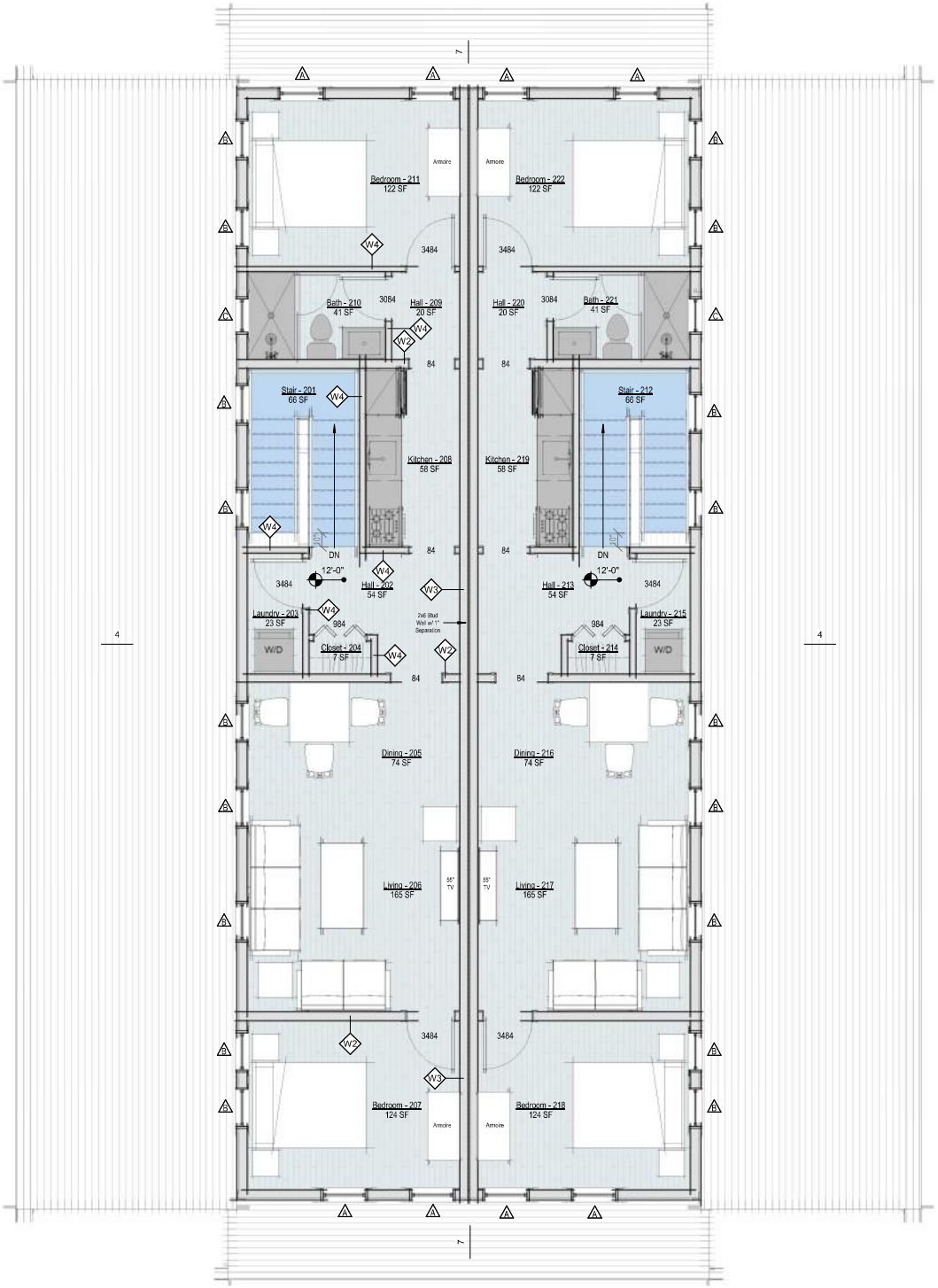
Basement Plan - Proposed

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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NANTUCKET, MA 02584

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City, State

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CAMBRIDGE, MA 02141

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City, St

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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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JACKSON KELLY W
109 OLD SOUTH RD
NANTUCKET, MA 02554

Street, Apt. or PO Box
City, State,

PS Form 3800, June 2002 See Reverse for Instructions

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

Postmark Here

Postage
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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

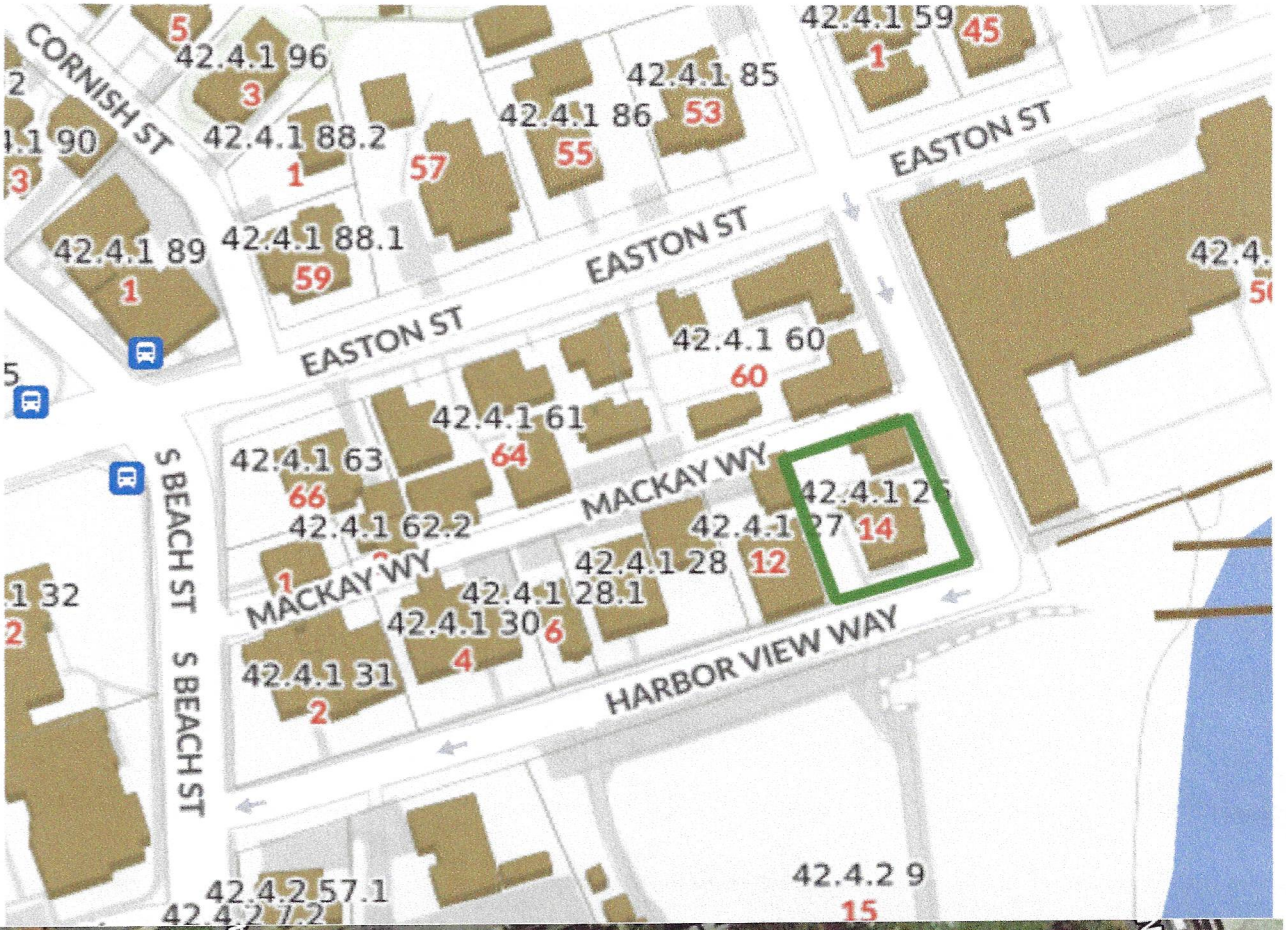
Deck _____ Foundation _____ Fence _____ Shutters _____

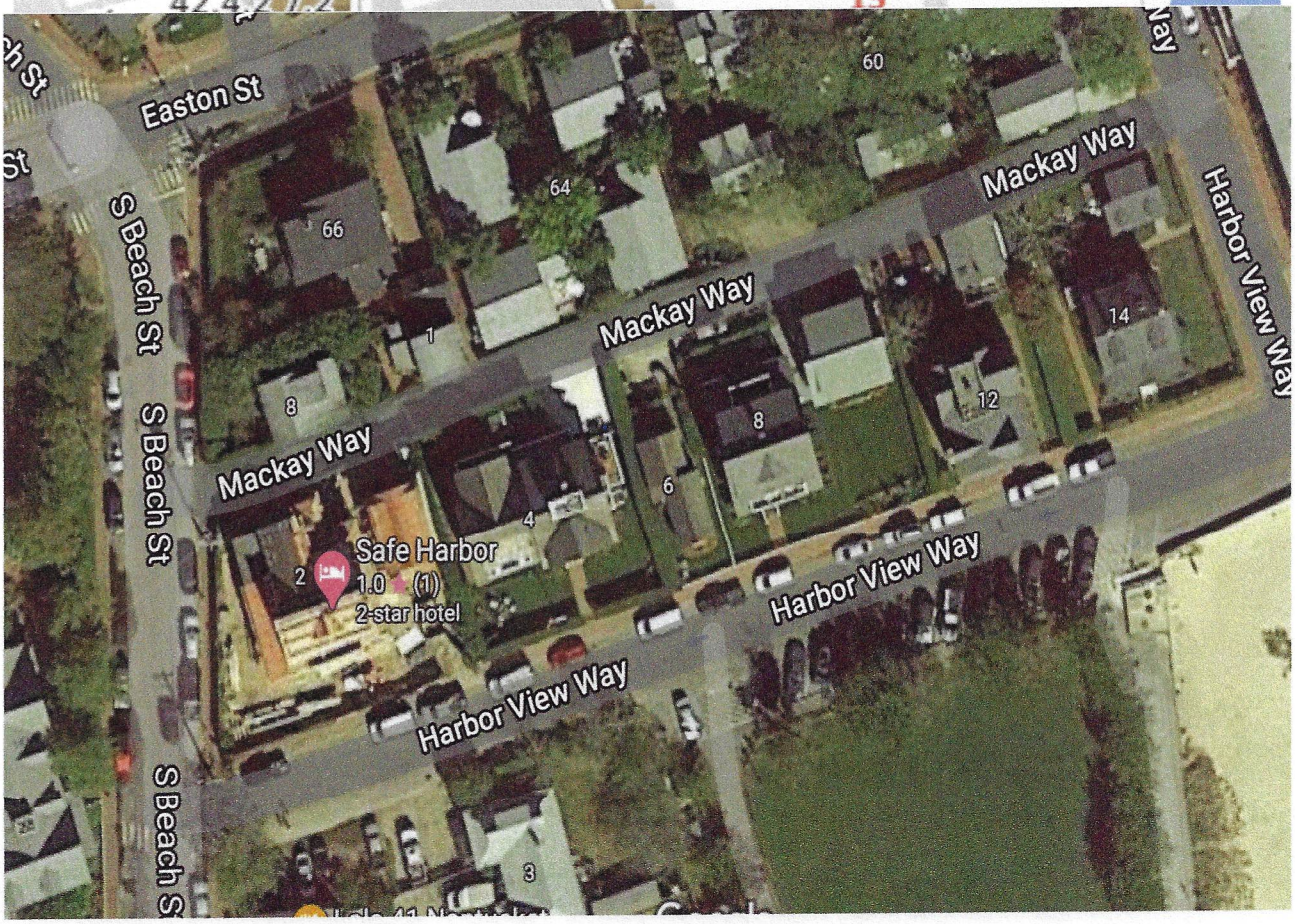
* Attach manufacturer's color samples if color is not from HDC approval list.

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

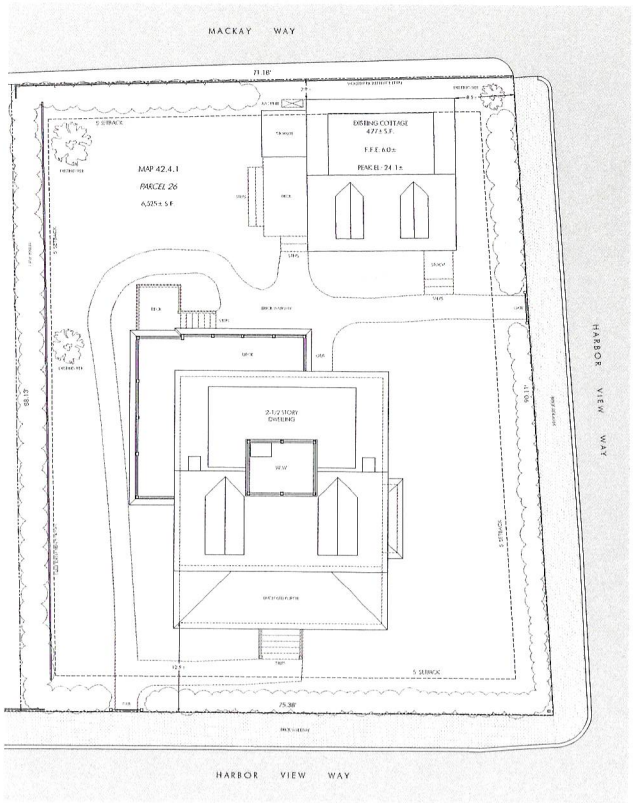


EXISTING NORTH ELEVATION FROM MACKAY WAY

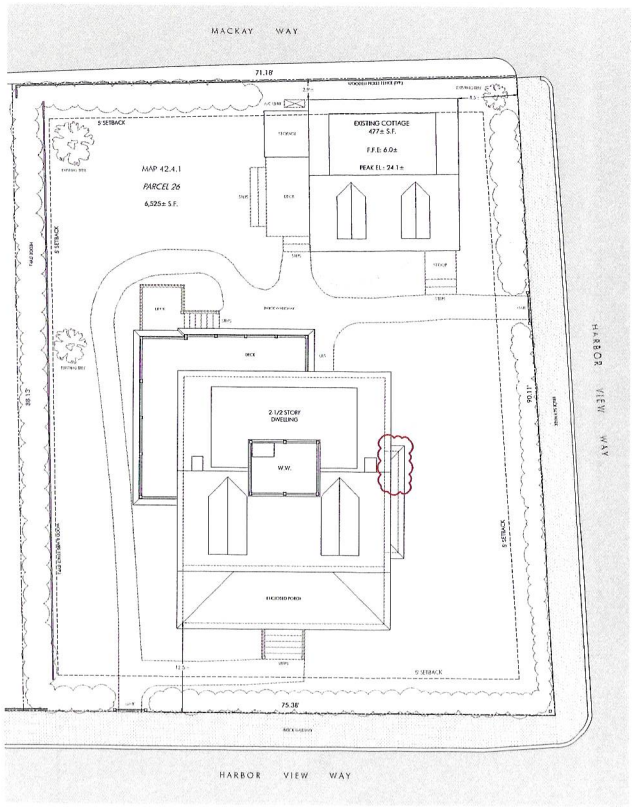


COTTAGE – NORTH ELEVATION FROM MACKAY WAY





PREVIOUSLY APPROVED SITE PLAN
SCALE: 1/8" = 1'-0"



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

HWA
HICKOX WILLIAMS ARCHITECTS
58 WINTER STREET BOSTON, MA
617.542.1080
www.hickoxwilliams.com

MAY 3, 2024

14 HARBOR VIEW WAY
NANTUCKET, MA

STAMP:

SCALE: AS NOTED

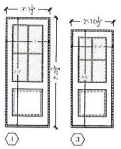
DRAWING TITLE: SITE PLANS

SHEET NUMBER: A000

EXTERIOR DOORS

-Add 2-1/2" in width & height for Rough Opening
-Paint exterior (to match existing)

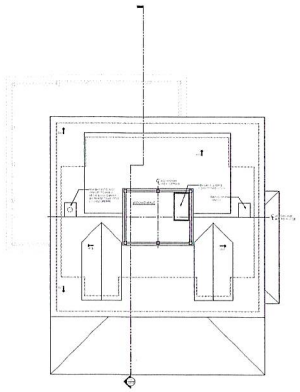
TAG	ROOM	SWING	MAKE & MODEL	SIZE		NOTES
				W	HT	
1 (100A)	Entry / Sun Porch 100	RH Inswing	Trustile - *ES101 System* Layout with *PL104* Door; Ogee Sticking, Raised Panel	3'-0"	7'-6"	-Paint grade mahogany -4 Lite, Panel Below *-Replacement assembly*
3 (200A)	Vestibule	LH Inswing	Trustile - *ES101 System* Layout with *PL104* Door; Ogee Sticking, Raised Panel	2'-9"	6'-8"	-Paint grade mahogany -4 Lite, Panel Below *-Replacement assembly*



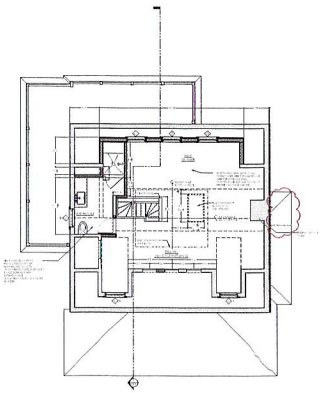
WINDOWS

- 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

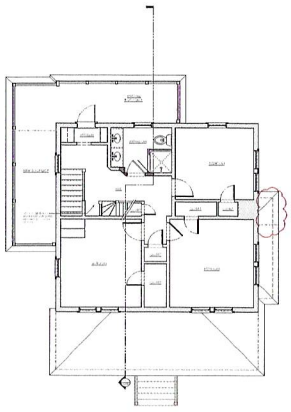
TAG	TYPE	QTY	UNIT SIZE	R.O.		NOTES
				W	HT	
A	Double-Hung *EX*	10	2'-4" × 5'	2'-6 1/2"	5'-2 1/2"	-True Divided Lite (TDL) / 2-over-2 -Concealed Balance -V.I.F. for existing rough openings
B	Double-Hung *EX*	6	2'-8" × 6'-5"	2'-10 1/2"	5'-7 1/2"	-True Divided Lite (TDL) / 2-over-1 -Concealed Balance -V.I.F. 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



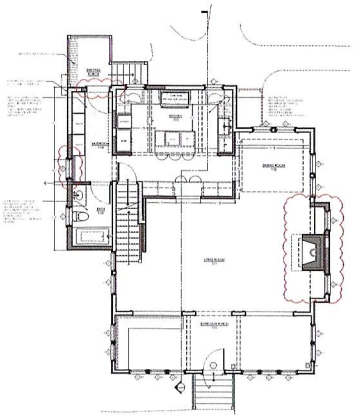
5 PROPOSED FLOOR PLAN - ROOF



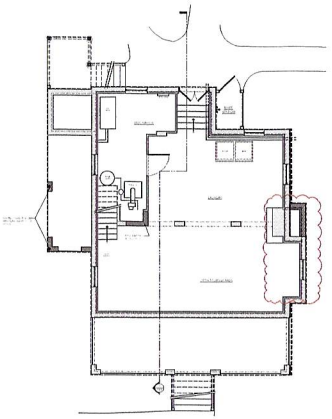
4 PROPOSED FLOOR PLAN - THIRD FLOOR



3 PROPOSED FLOOR PLAN - SECOND FLOOR



2 PROPOSED FLOOR PLAN - FIRST FLOOR



1 PROPOSED FLOOR PLAN - BASEMENT



HWA
HICKOX WILLIAMS ARCHITECTS
58 WINTER STREET BOSTON, MA
617.542.1080
www.hickoxwilliams.com

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"

HWA
HICKOX WILLIAMS ARCHITECTS
50 WINTER STREET BOSTON, MA
617.542.1080
www.hickoxwilliams.com

MAY 3, 2024

14 HARBOR VIEW WAY
NANTUCKET, MA

SCALE
AS NOTED

DRAWING TITLE
EXTERIOR ELEVATIONS - SOUTH

SHEET NUMBER
A200



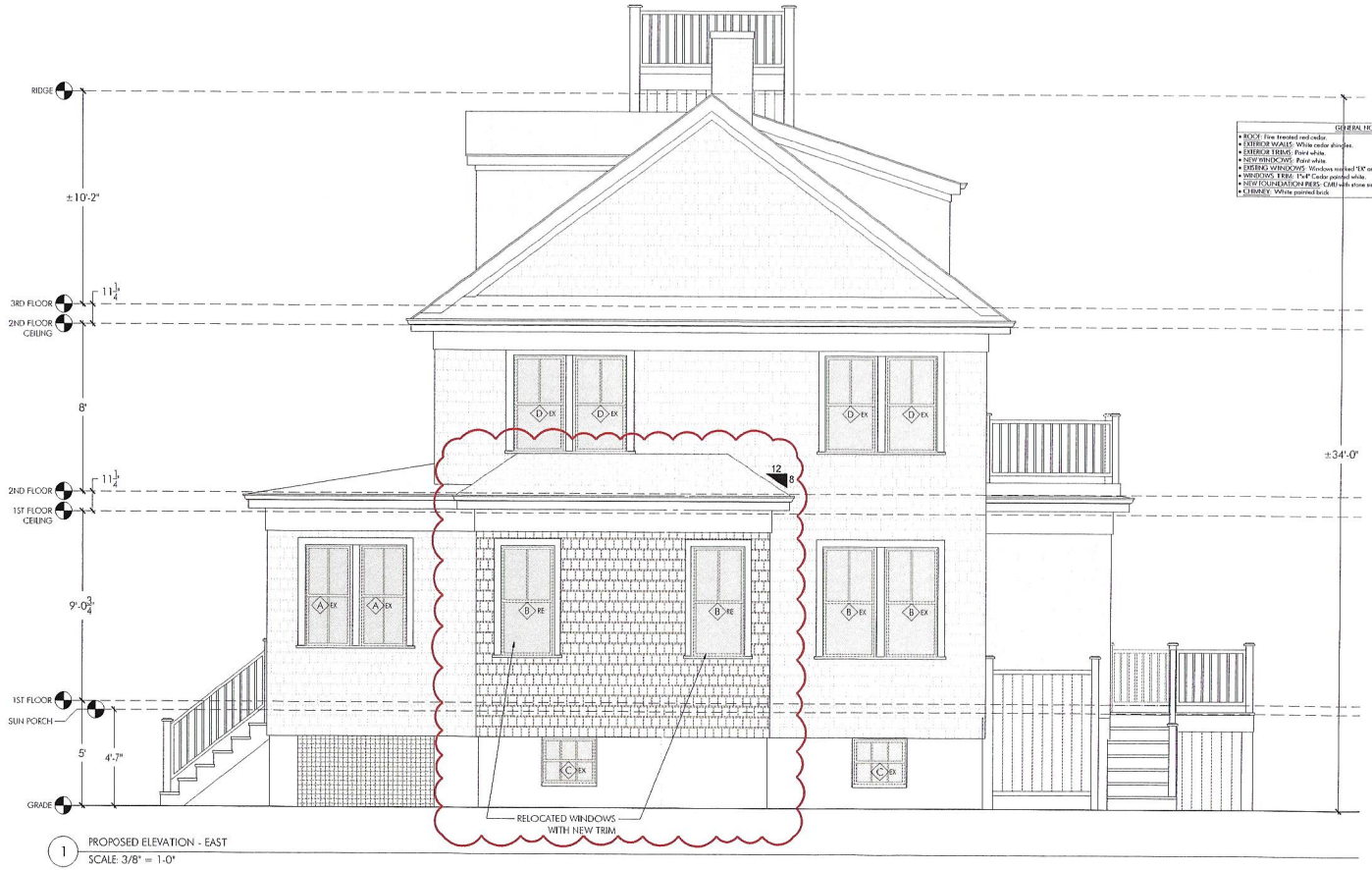
4 EXISTING ELEVATION - EAST
SCALE: 3/8" = 1'-0"



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"

HWA
HICKOX WILLIAMS ARCHITECTS
58 WINTER STREET BOSTON, MA
617.542.1080
www.hickoxwilliams.com

MAY 3, 2024

14 HARBOR VIEW WAY
NANTUCKET, MA

SCALE
AS NOTED

DRAWING TITLE
EXTERIOR ELEVATIONS - EAST

SHEET NUMBER
A201



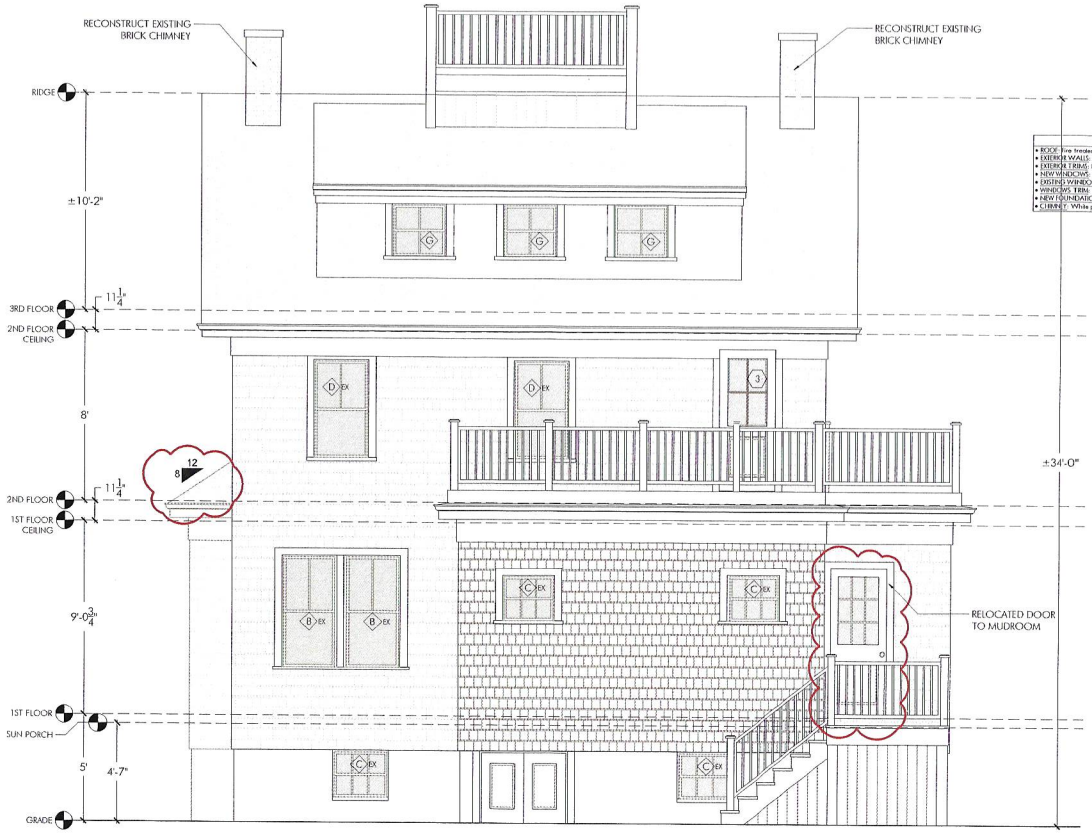
4 EXISTING ELEVATION - NORTH
SCALE: 3/8" = 1-0"



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"

HWA
HICKOX WILLIAMS ARCHITECTS
50 WATER STREET BOSTON, MA
617.842.1080
www.hickoxwilliams.com

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"

HWA
HICKOX WILLIAMS ARCHITECTS
50 WATER STREET BOSTON, MA
617.842.1080
www.hickoxwilliams.com

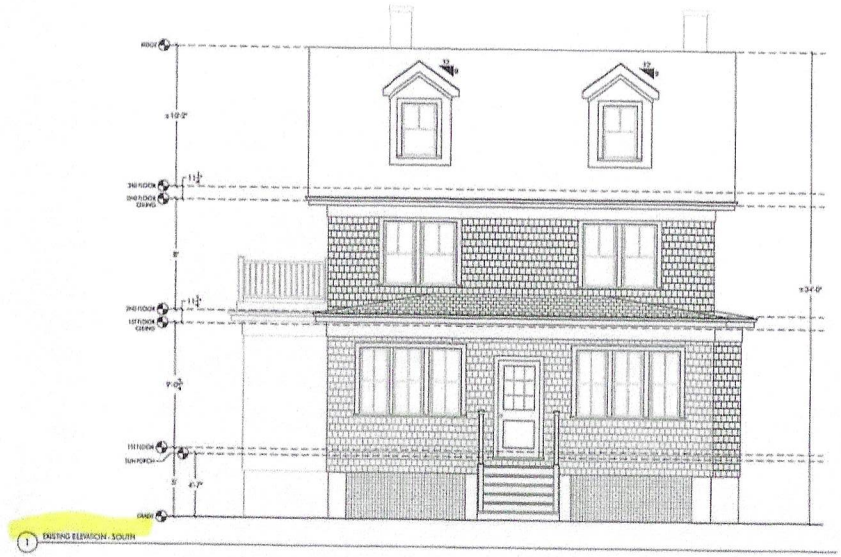
MAY 3, 2024

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

14 WINTER STREET BOSTON, MA
617.542.1080
www.hickeywilliams.com

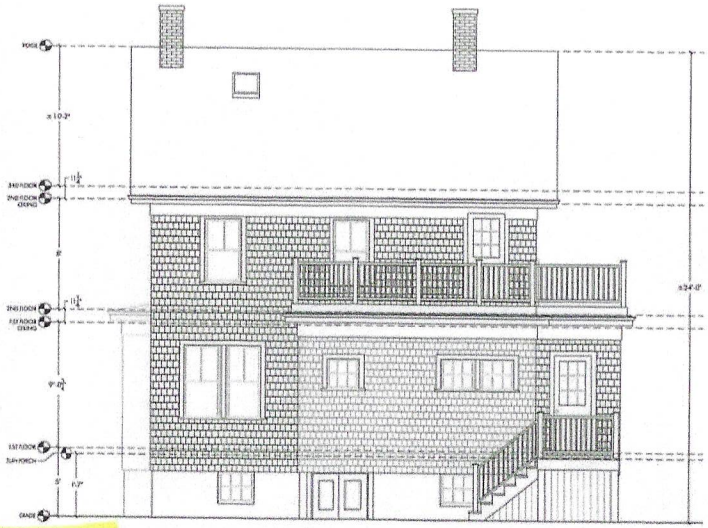
27 JULY 2023

14 HARBOR VIEW WAY
NANTUCKET, MA

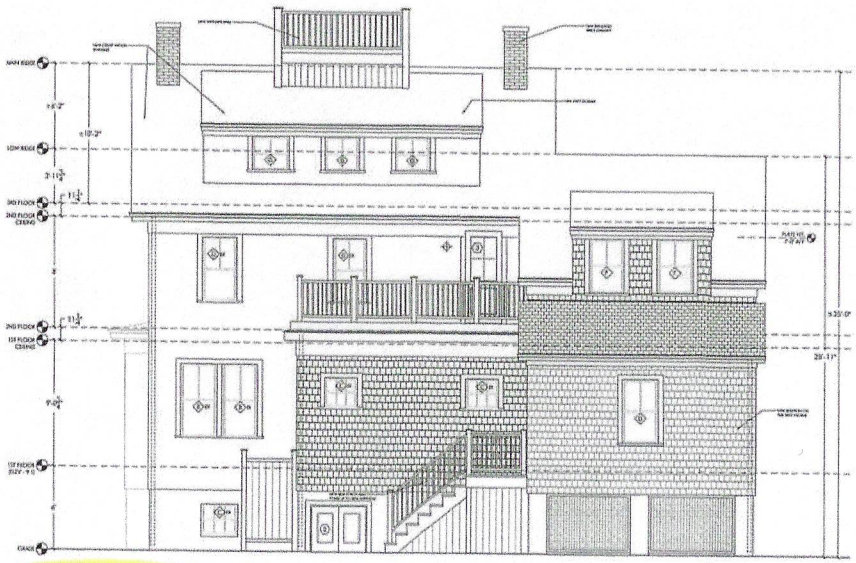
1/4" = 1'-0"

EXTERIOR ELEVATIONS - SOUTH

A200



1 EXISTING ELEVATION - NORTH



2 PREVIOUSLY HDC APPROVED ELEVATION - NORTH

APPROVED

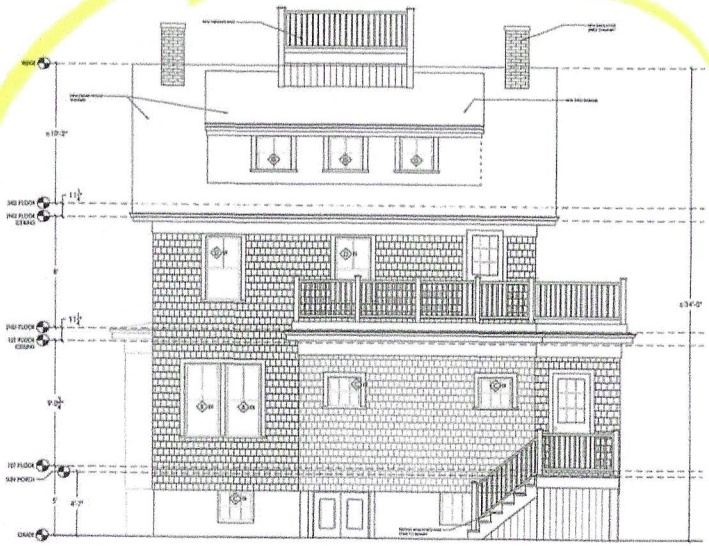
HDC 2023 - 08 - 8887

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

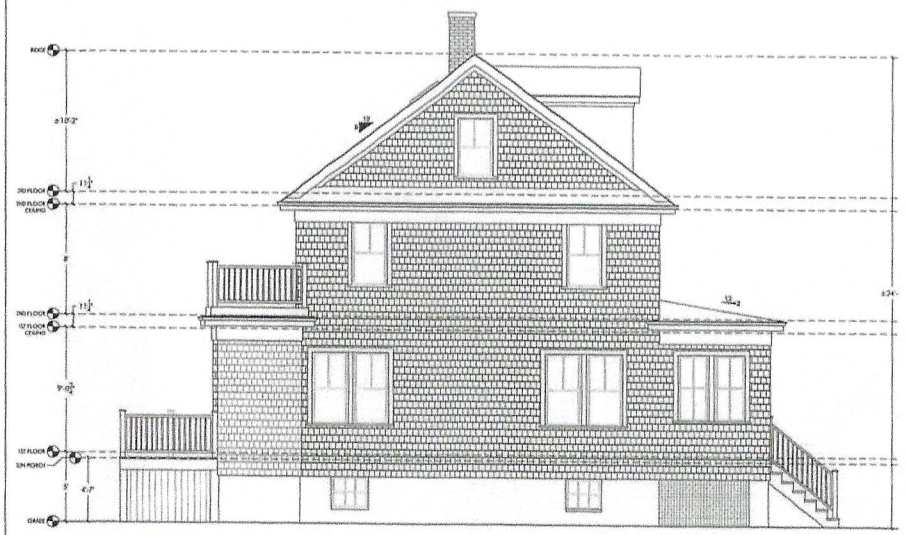
14 HARBOR VIEW WAY

NANTUCKET, MA

1/4" = 1'-0"

EXTERIOR ELEVATIONS - NORTH

A201

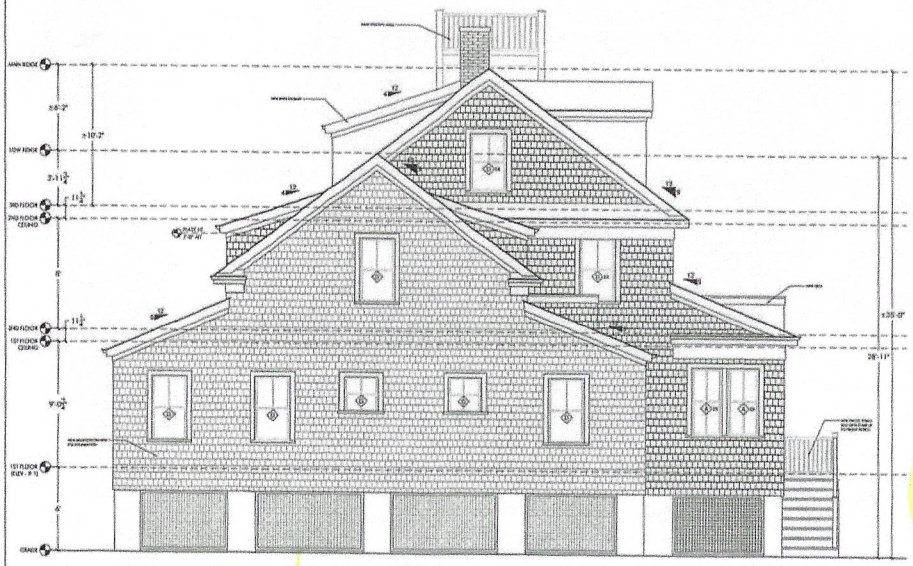


1 EXISTING ELEVATION - WEST

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
HORN WILLIAMS ARCHITECTS
88 WINTER STREET BOSTON, MA
617.542.1000
www.hornwilliams.com

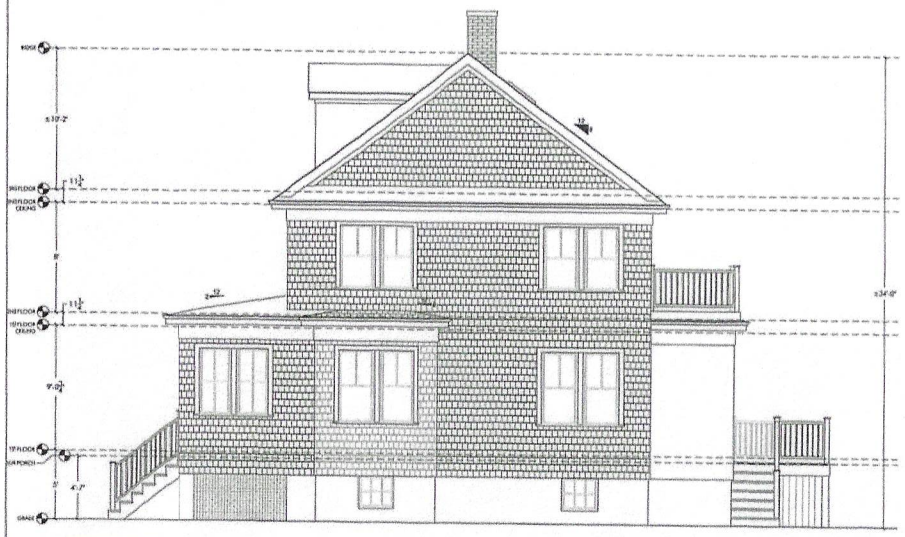
27 JULY 2023

14 HARBOR VIEW WAY
NANTUCKET, MA

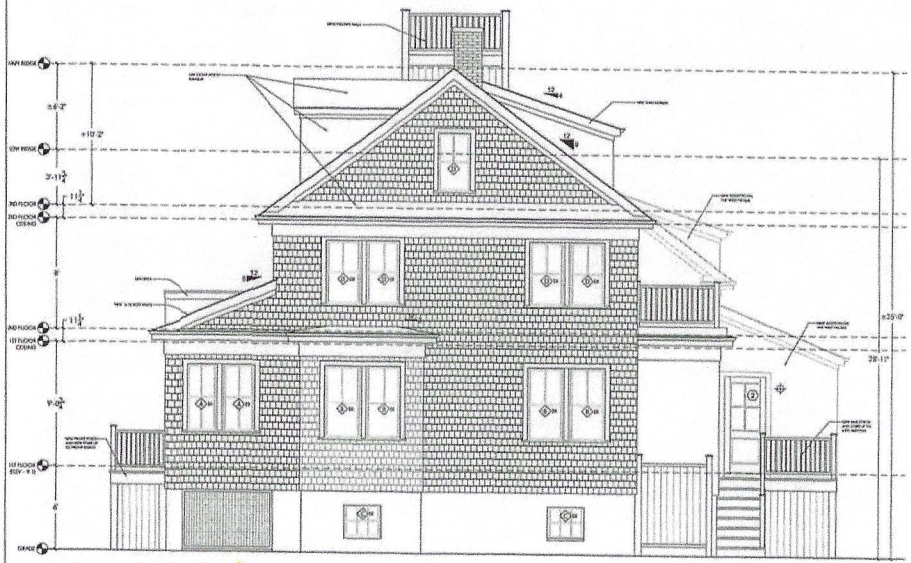
1/4" = 1'-0"

EXTERIOR ELEVATIONS-WEST

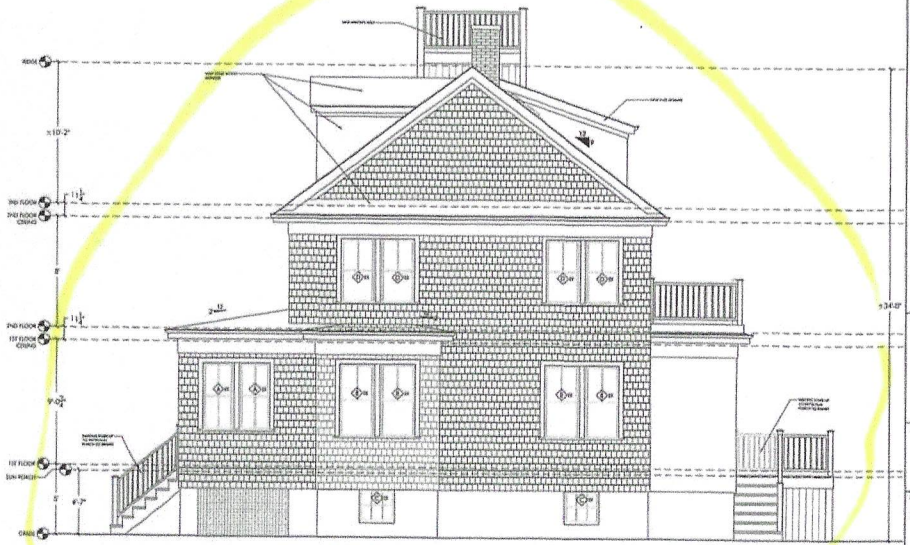
A202



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/ SPOME SIMULATED FACE TO WEATHER - QUAKER GREY
- CHIMNEY: SIMULATED RED BRICK

HWA

18 WINTER STREET BOSTON, MA
617.542.1080
www.hickoswilliams.com

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

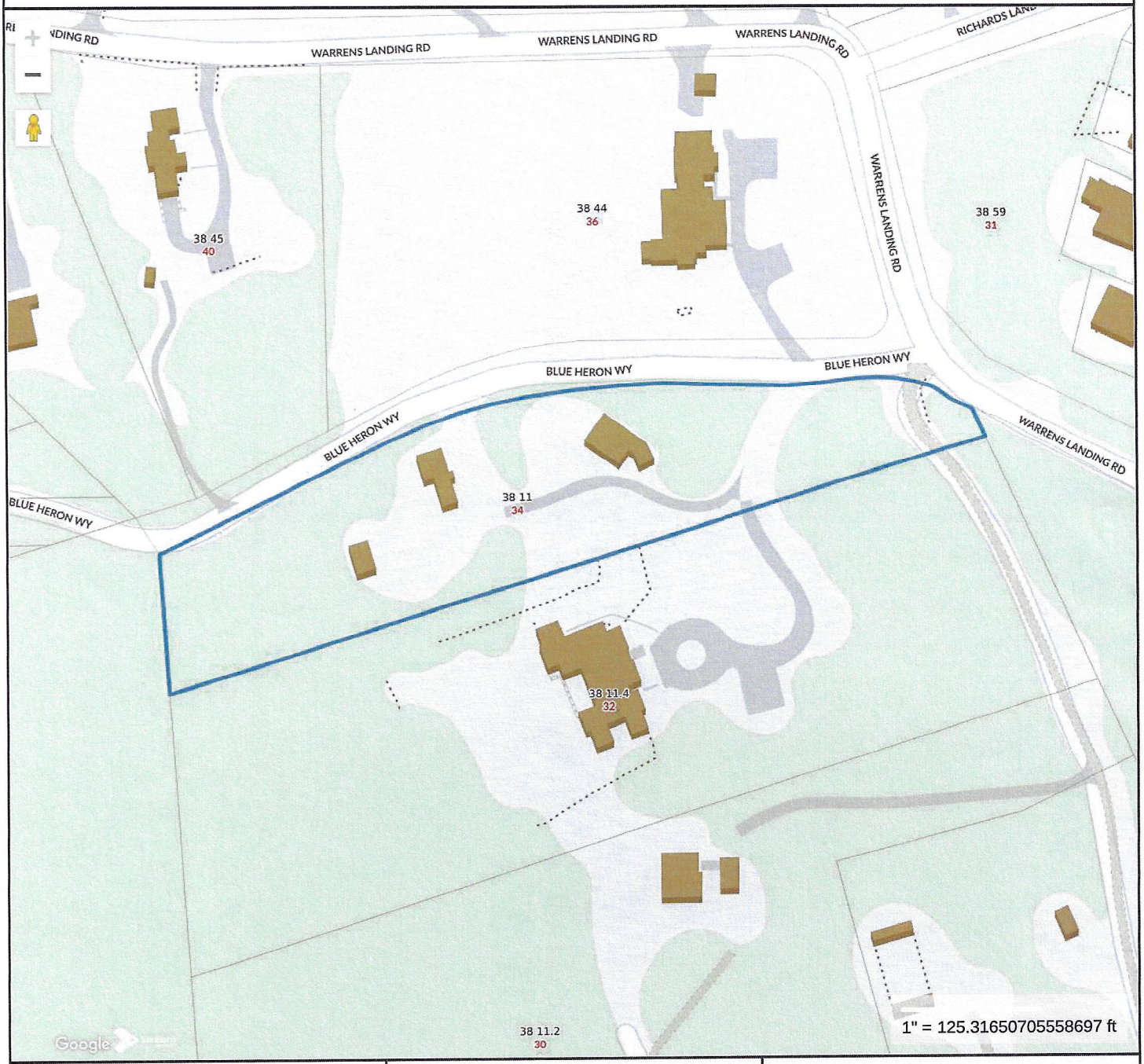
Trim WHITE TME Sash WHITE TME Doors TME HAMILTON BLUE/NEW

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

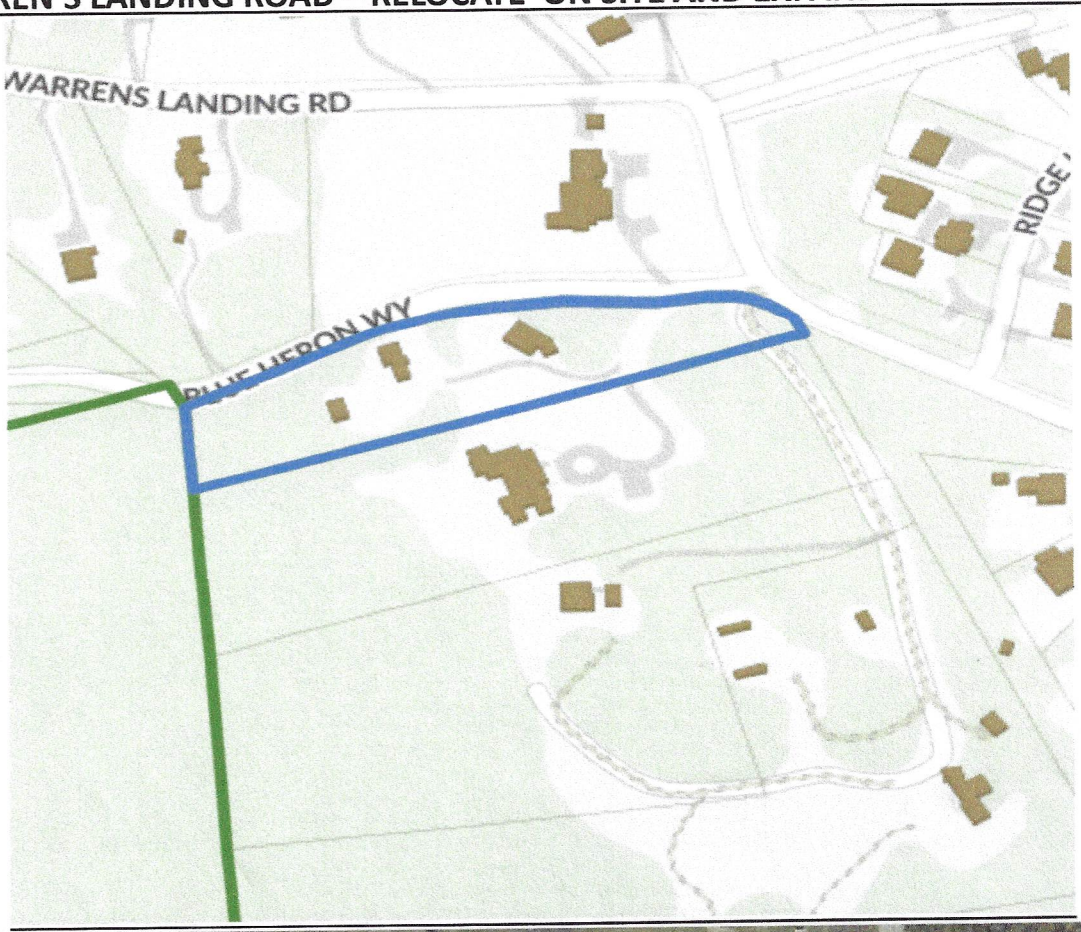
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

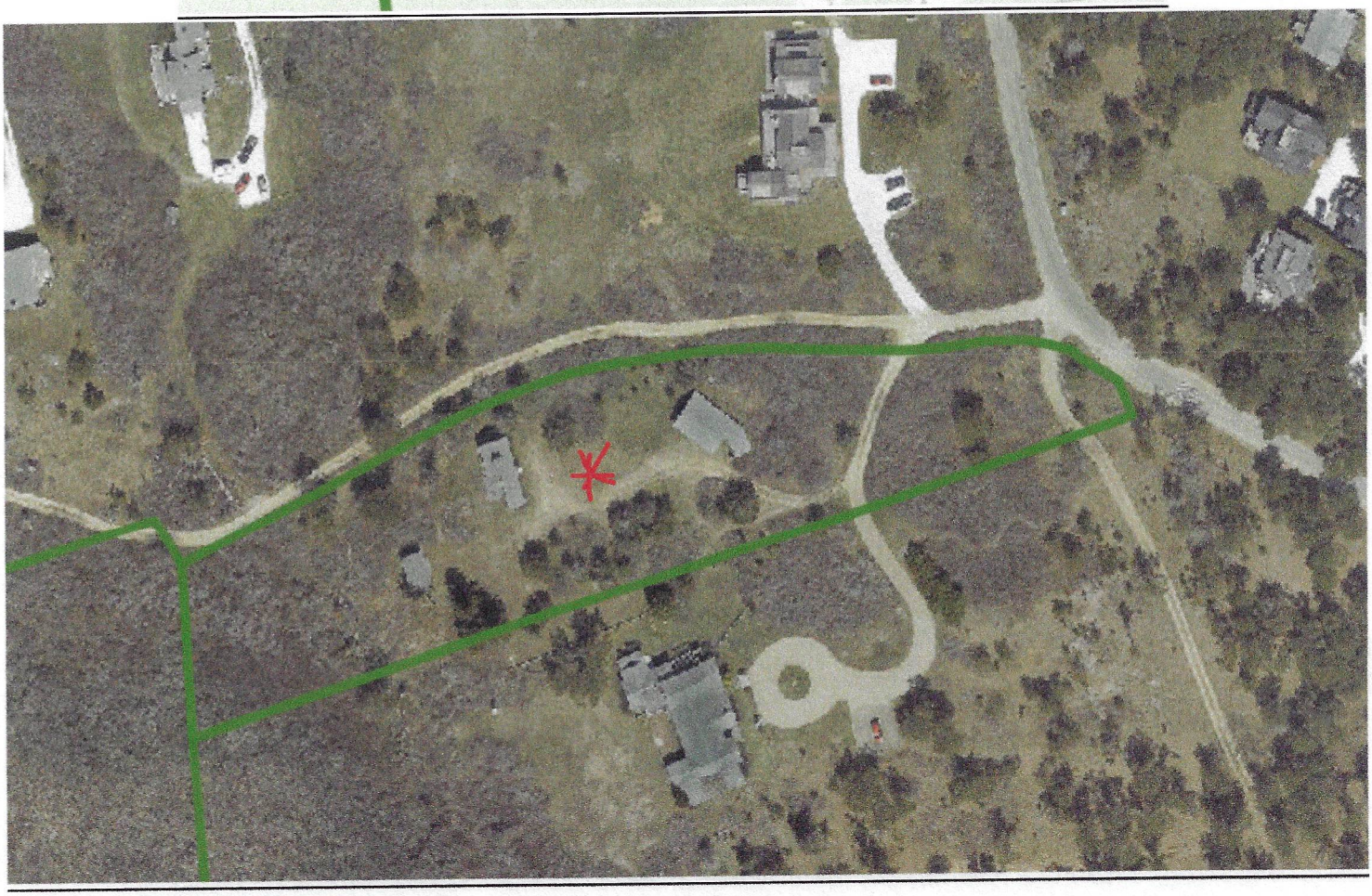
Google Maps

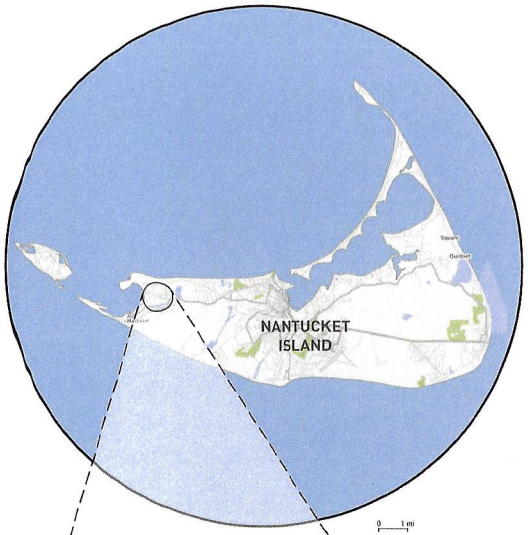


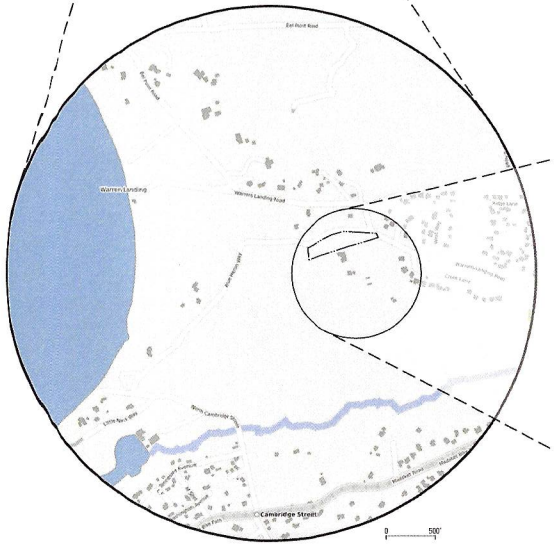
Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

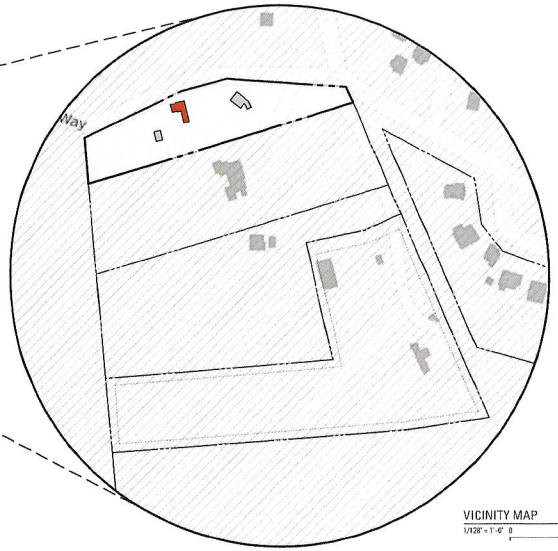
34 WARREN'S LANDING ROAD – RELOCATE ON SITE AND EXPAND EXISTING DWELLING











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.

PROJECT DIRECTORY

OWNER:
SARAH BUTTRICK
110 RIVERSIDE DR. APT 15D
NEW YORK, NY 10024
contact
SARAH BUTTRICK
sebuttrick@mac.com
T/917 774.0663

CATHERINE LELAND
contact
CATHERINE LELAND
T/510 594.6894

DESIGNER:
BUTTRICK PROJECTS A + D
1144 65TH STREET UNIT E
OAKLAND, CA 94608
contact
JEROME BUTTRICK
jerome@buttrickprojects.com
T/ 510.282.1436

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HOOKSETT, NH 03106
contact
STEPHEN GOAN
sjgeng@comcast.net
T/ 603.232.6142

CIVIL + SURVEY:
BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MA 02554
contact
JEFFREY BLACKWELL
jeff@blackwellsurvey.com
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
WARREN'S LANDING
RENOVATION + ADDITION

project address:
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NANTUCKET, MA 02554

rev.	date	issue
	04.26.24	HDC SUBMITTAL

title
TITLE SHEET

A0.01

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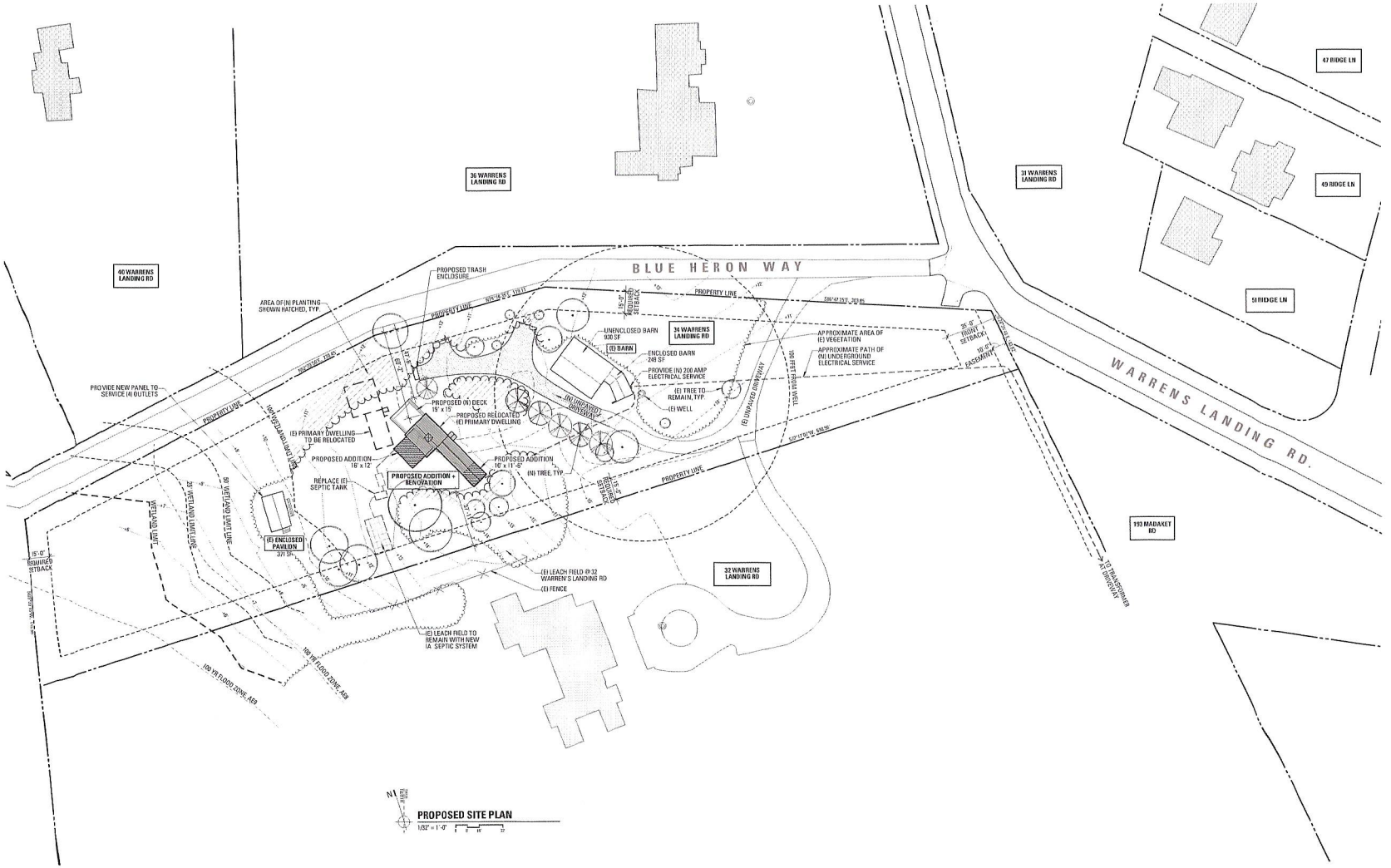
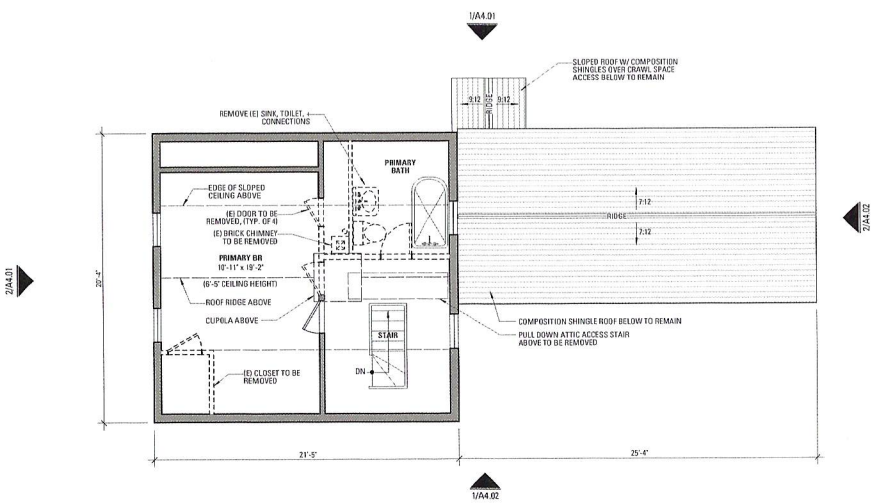
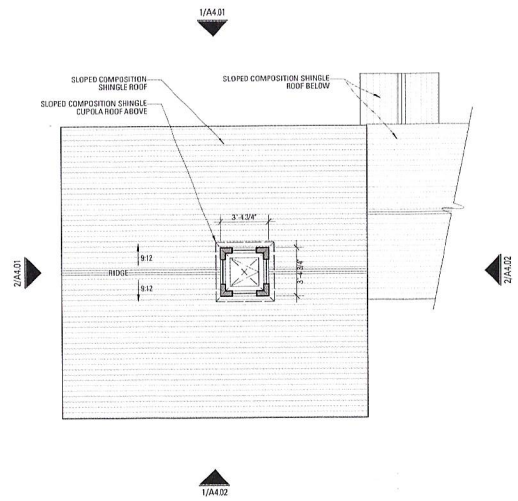
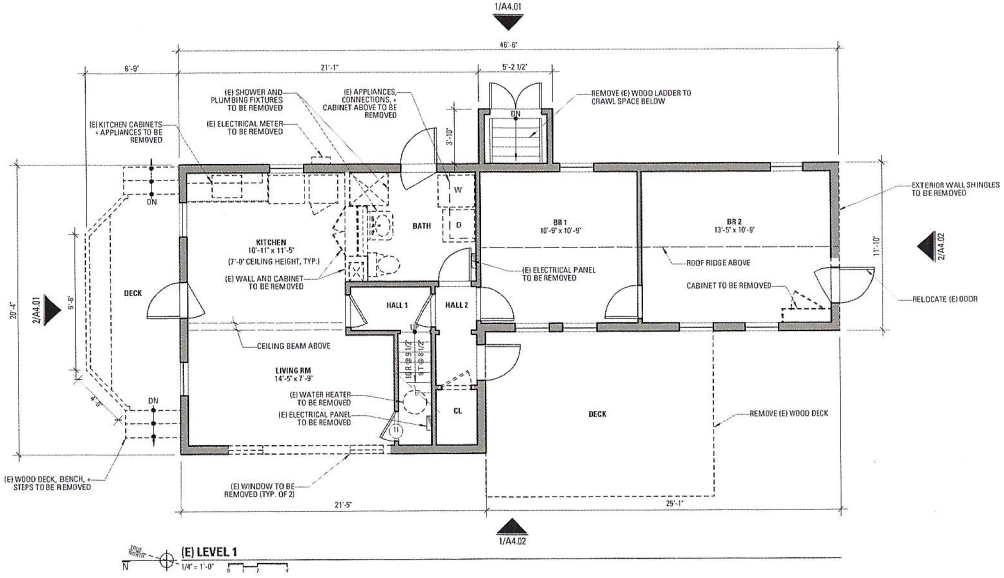

BLUE HERON WAY
WARRENS LANDING RD.
36 WARRENS LANDING RD
40 WARRENS LANDING RD
31 WARRENS LANDING RD
47 RIDGE LN
49 RIDGE LN
51 RIDGE LN
34 WARRENS LANDING RD
32 WARRENS LANDING RD
193 MADAKET RD
PROPOSED TRASH ENCLOSURE
AREA OF (N) PLANTING SHOWN HATCHED, TYP.
PROPERTY LINE
UNENCLOSED BARN 930 SF
(E) 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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project no. 29.5
WARREN'S LANDING
RENOVATION + ADDITION

project address
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NANTUCKET, MA 02554

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title
DEMO PLANS

D2.01

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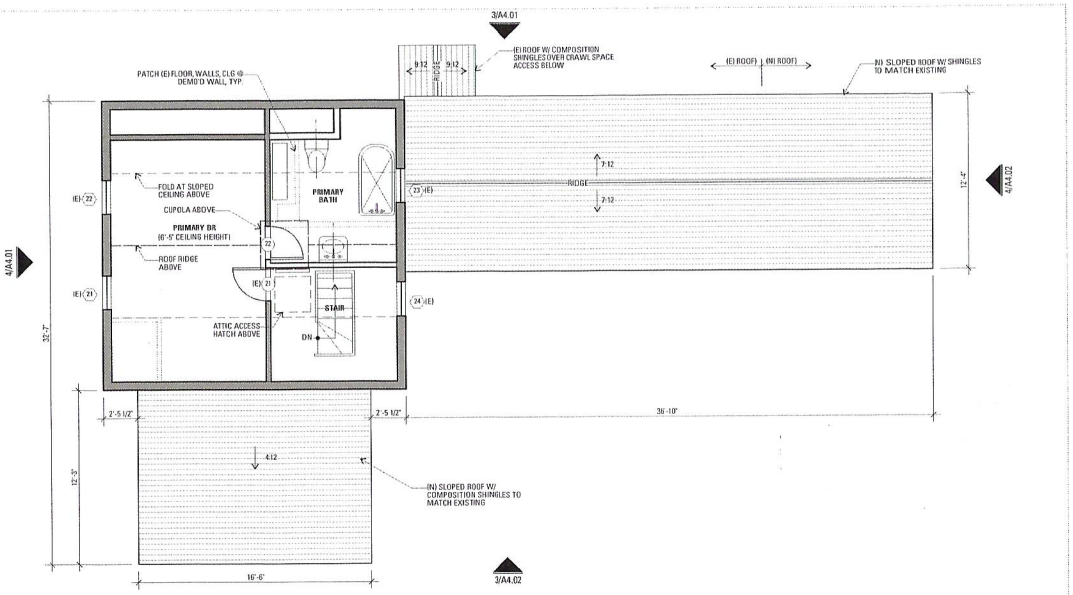
DOOR SCHEDULE (#)

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

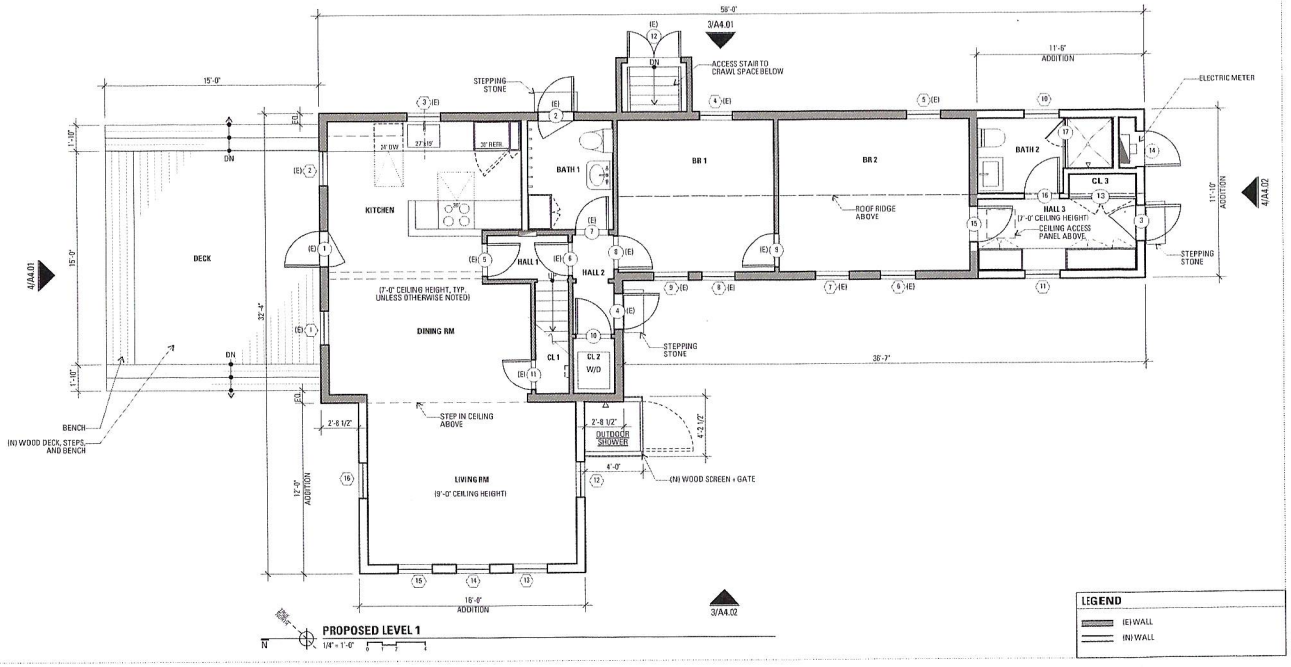
WINDOW SCHEDULE (#)

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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WARREN'S LANDING
RENOVATION + ADDITION

project address
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title
PLANS

A2.01

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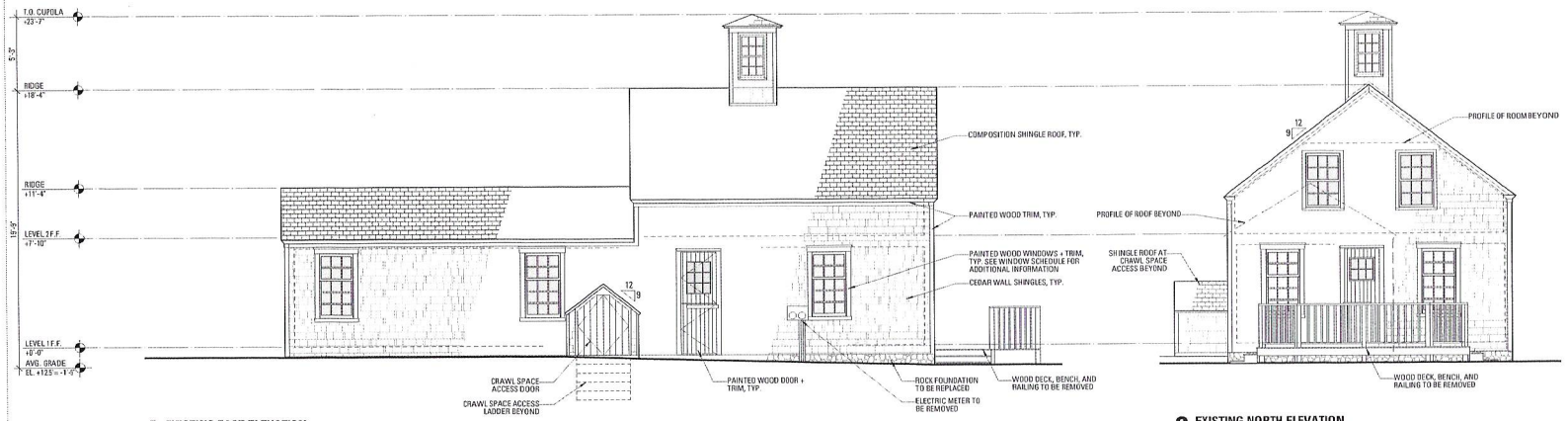
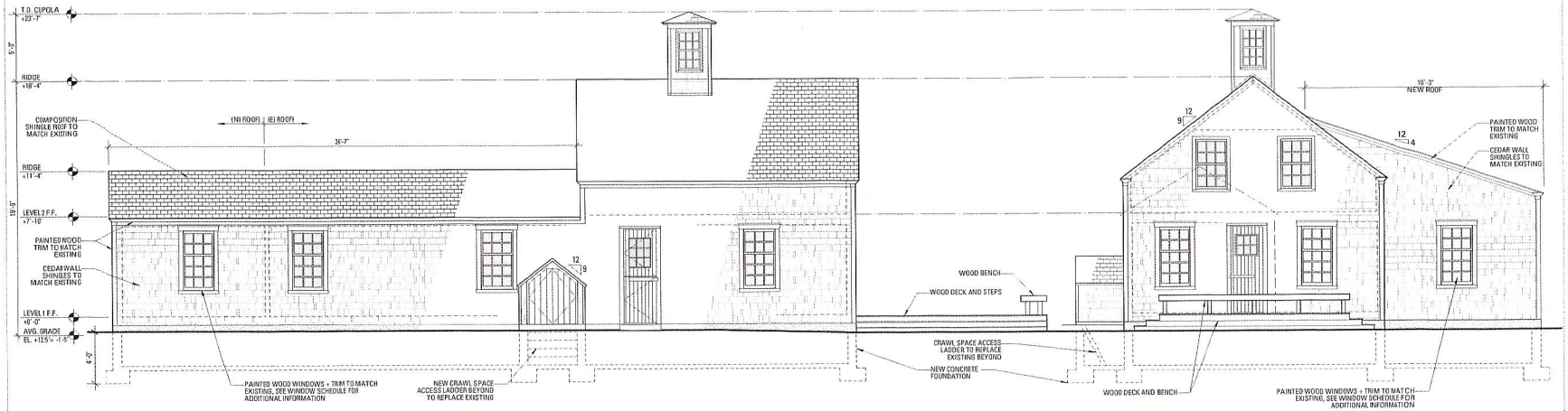


1 EXISTING EAST ELEVATION
1/4" = 1'-0"

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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project address
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title
ELEVATIONS

A4.01

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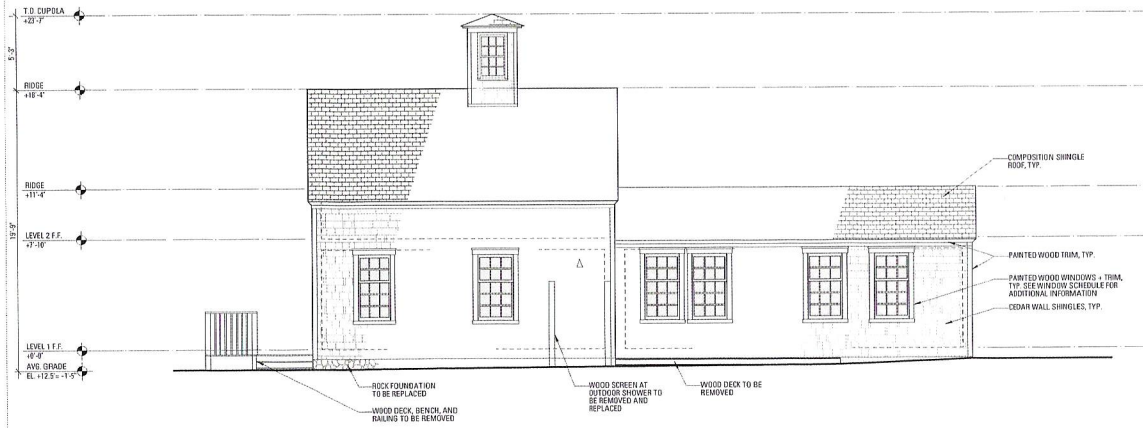
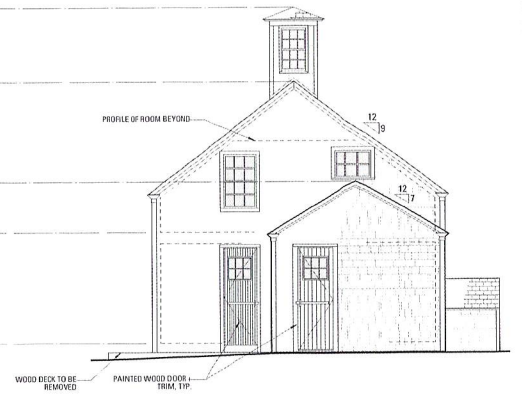
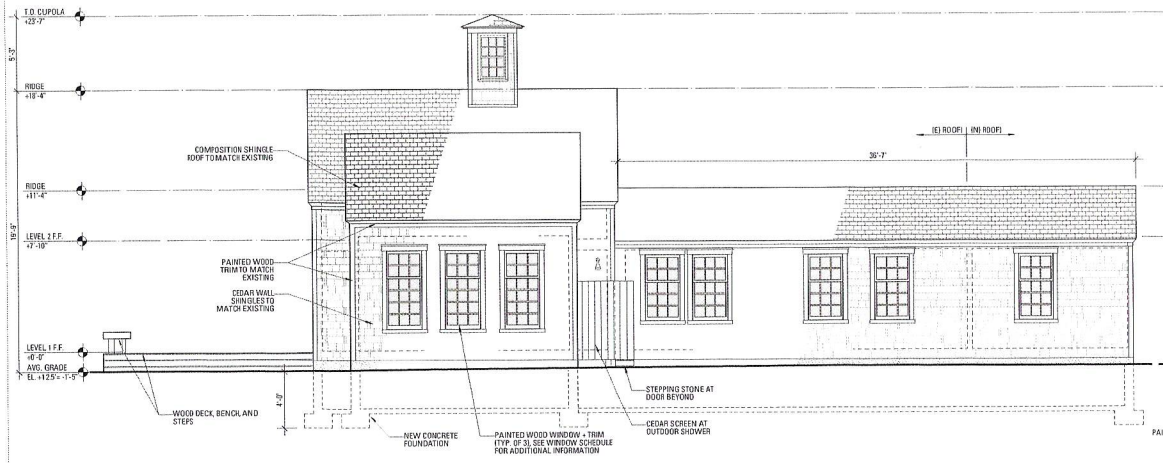


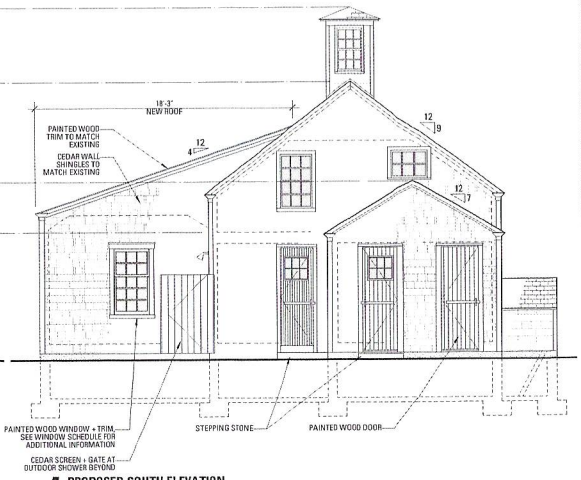
1 EXISTING WEST ELEVATION
1/4" = 1'-0"



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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ARCHITECTURE+DESIGN
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project no. 295
WARREN'S LANDING
RENOVATION + ADDITION

project address
34 WARREN'S LANDING RD.
NANTUCKET, MA 02554

rev.	date	issue
	04.26.24	HDC SUBMITTAL

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

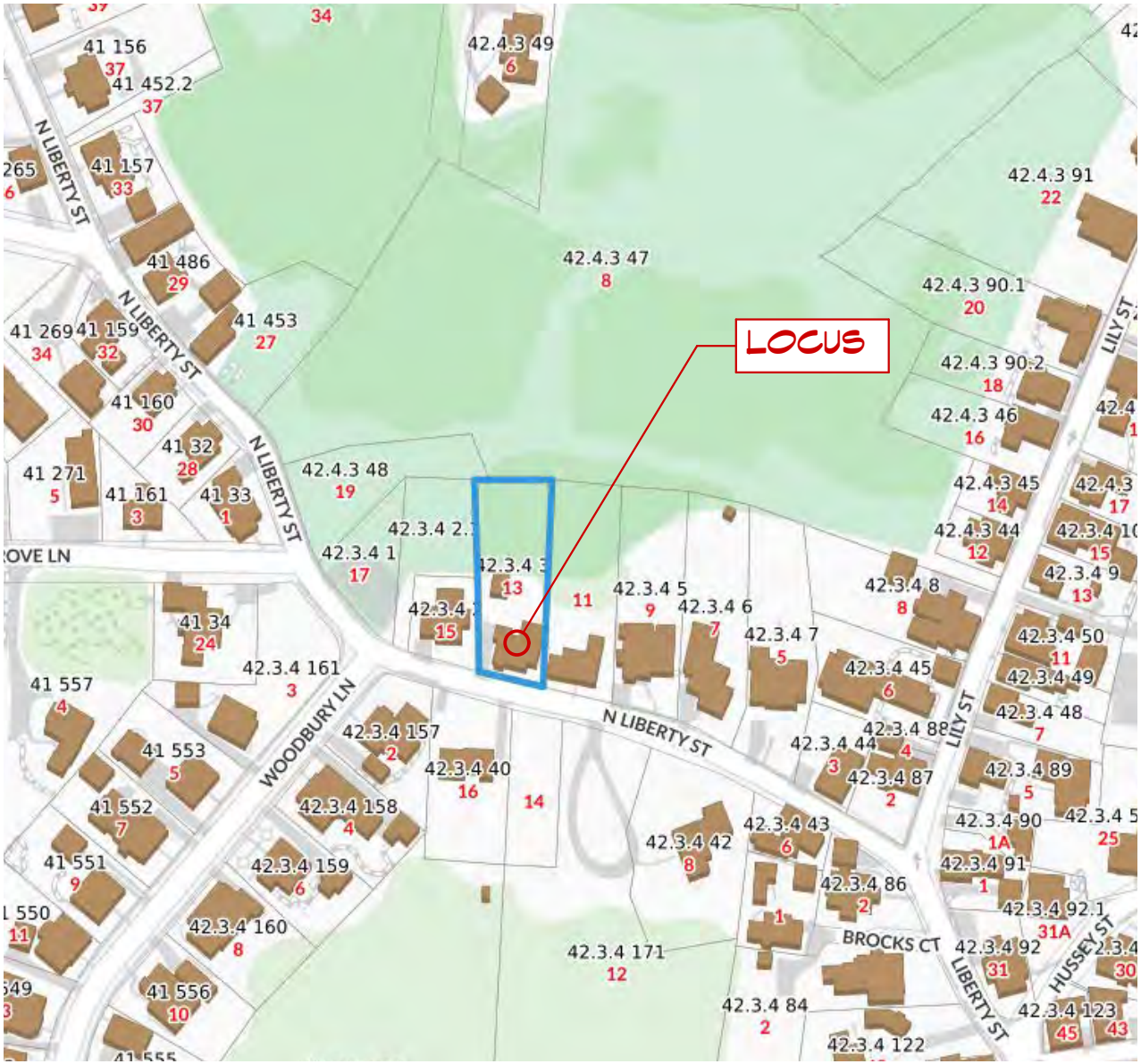
" AGENT.











S. M. ROETHKE
design, inc.

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nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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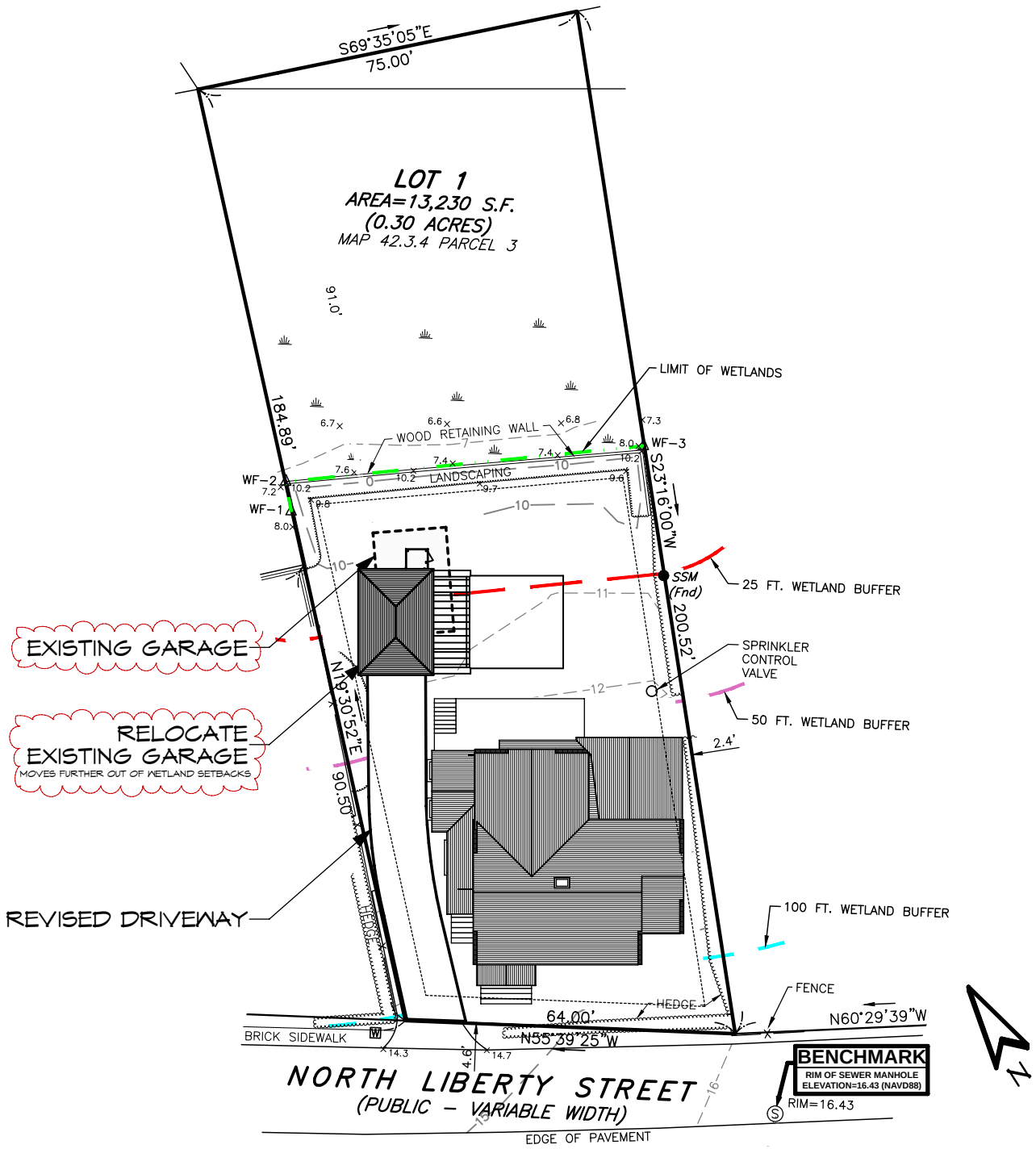
LOCUS

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

HDC 0.1



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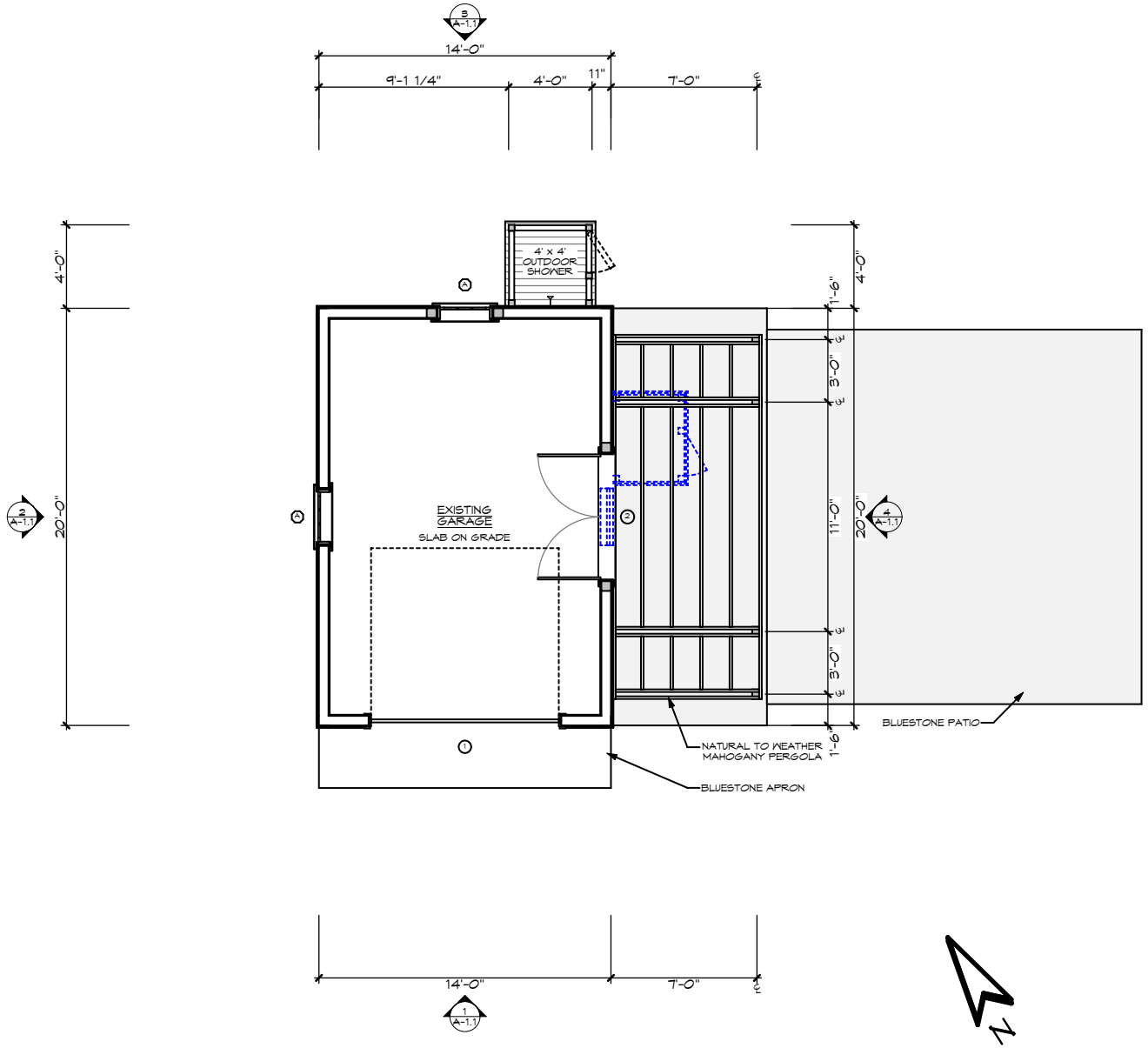
SITE PLAN

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

HDC 0.2



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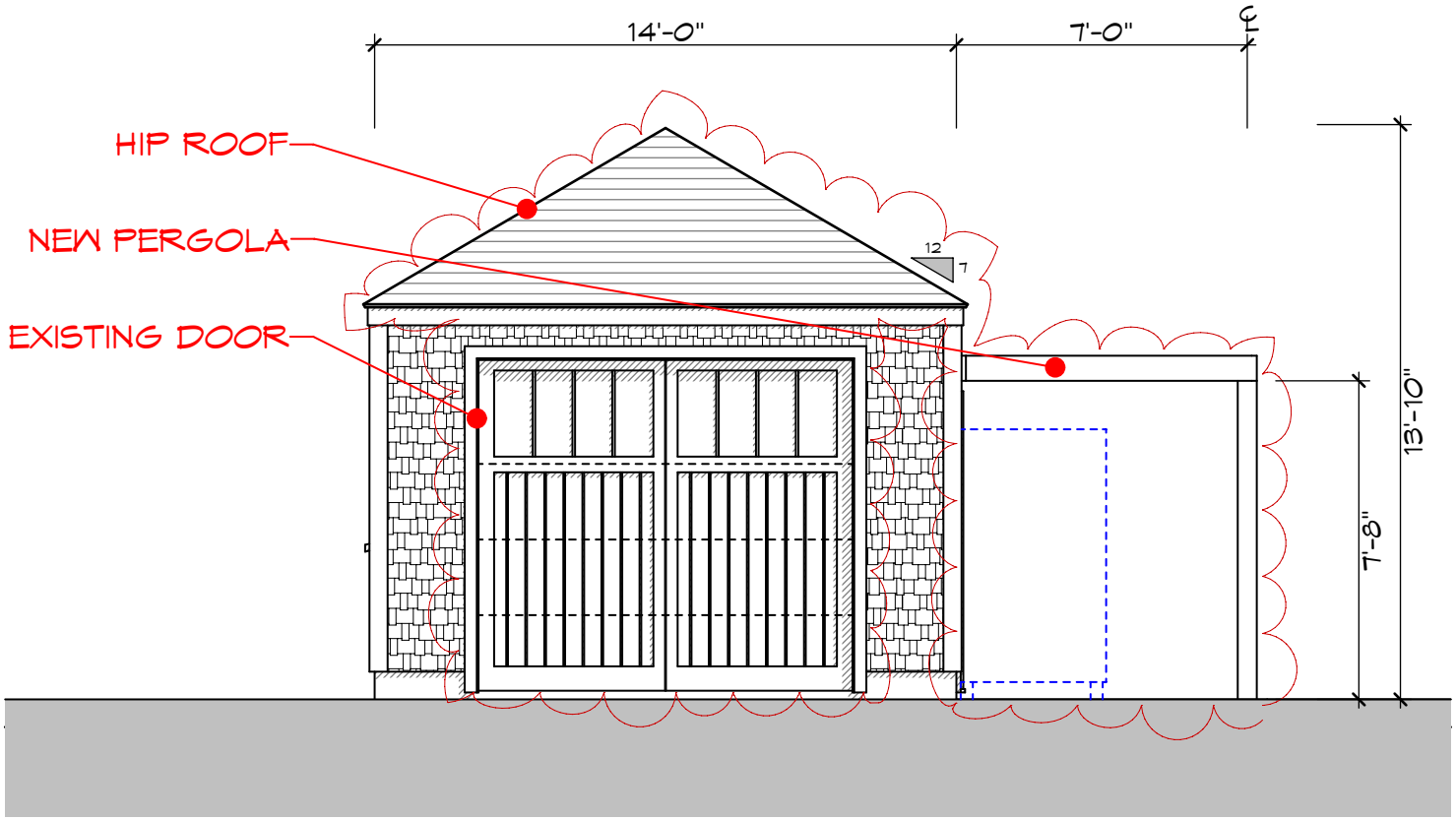
PROPOSED FIRST FLOOR PLAN

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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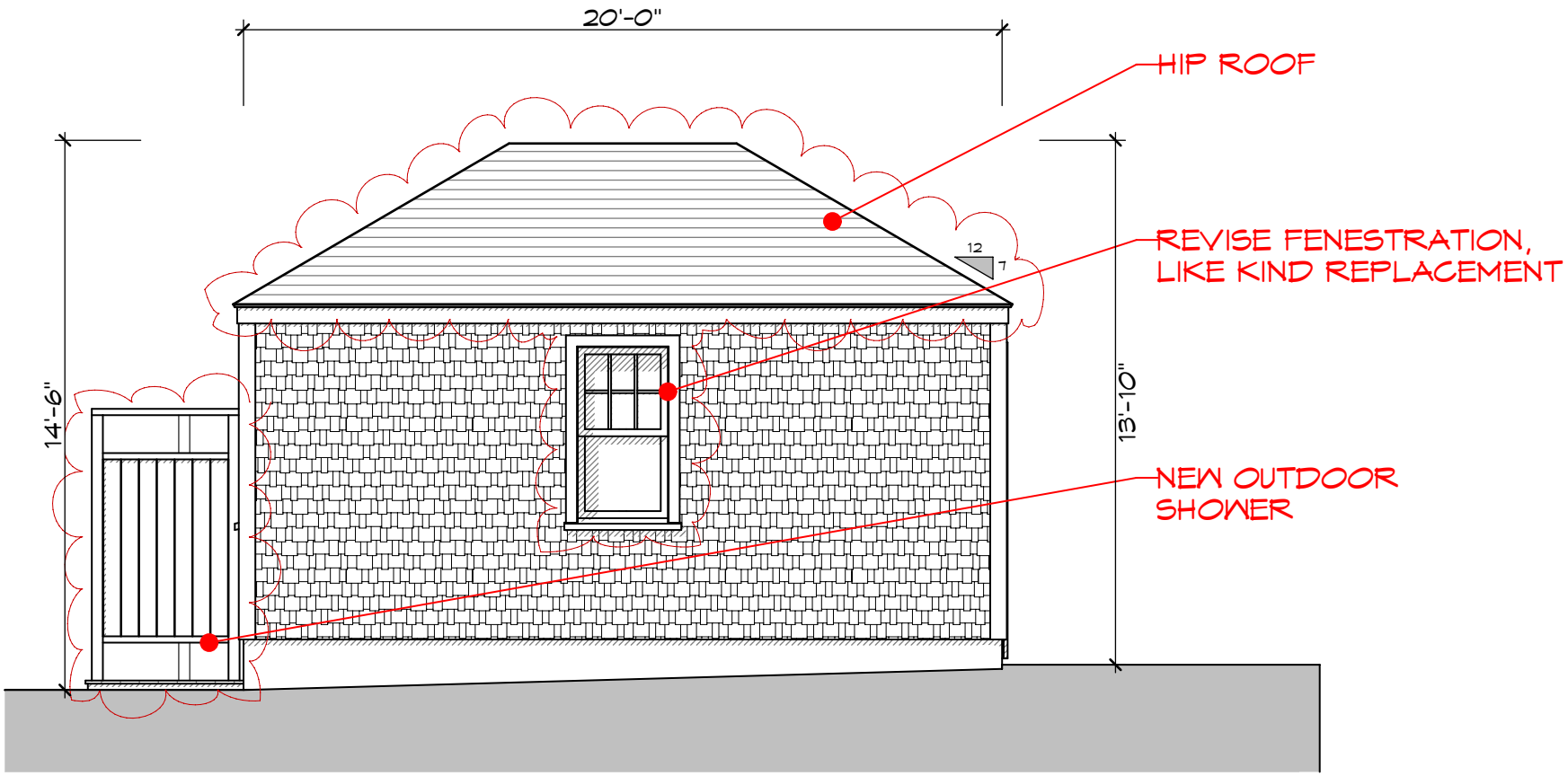
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

HDC 2.1



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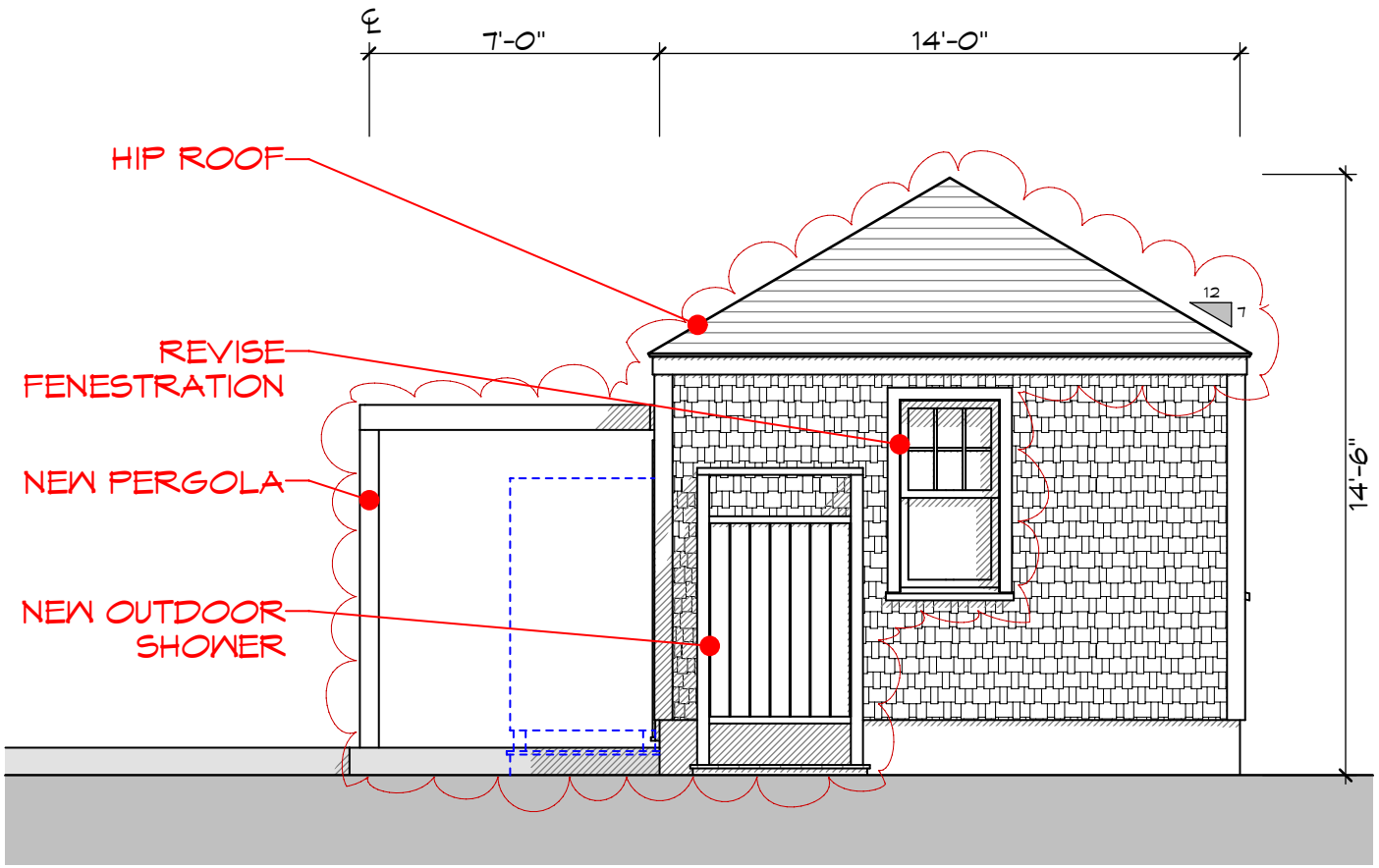
PROPOSED WEST ELEVATION

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/3/24

HDC 2.2



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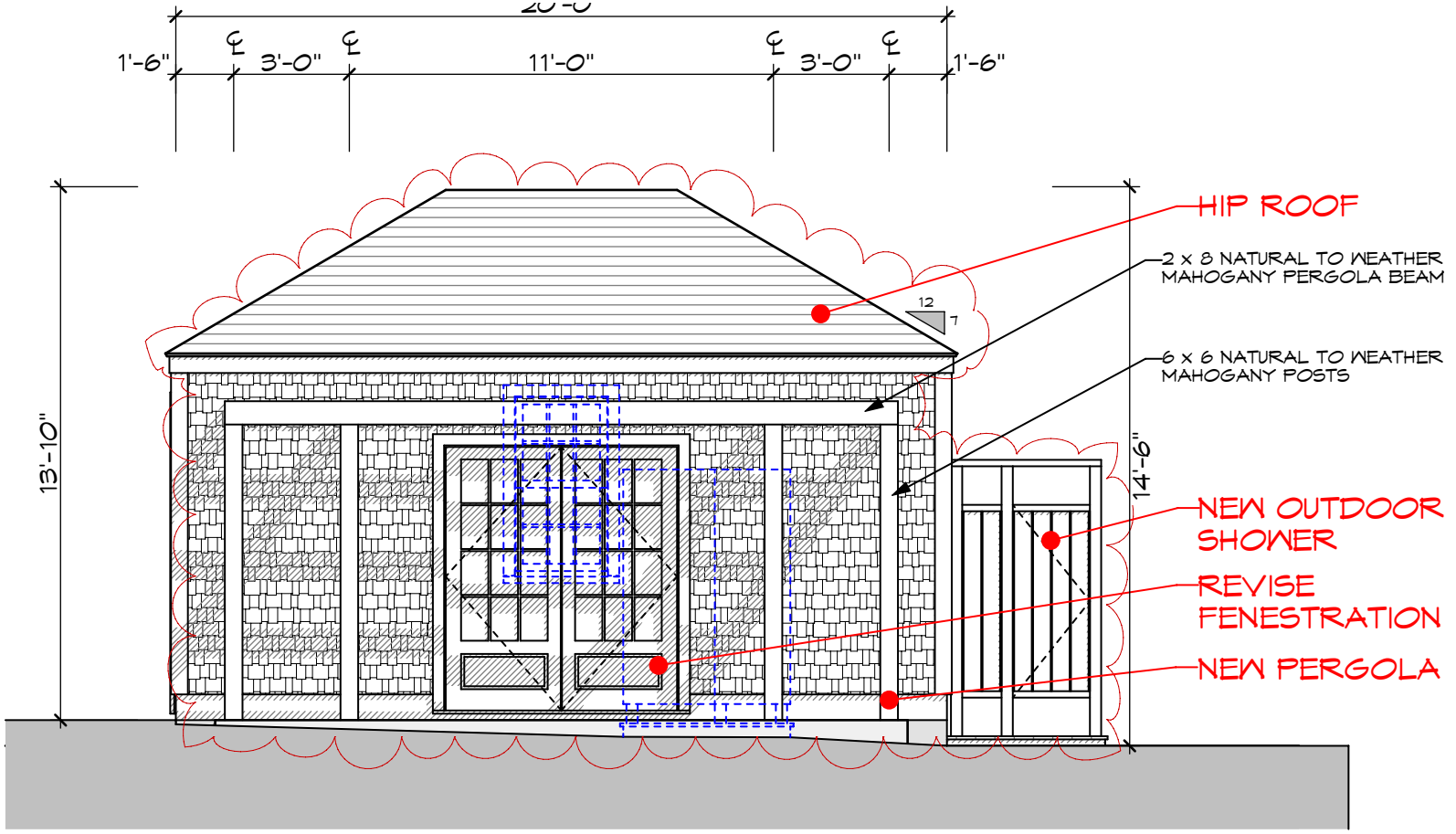
PROPOSED NORTH ELEVATION

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

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

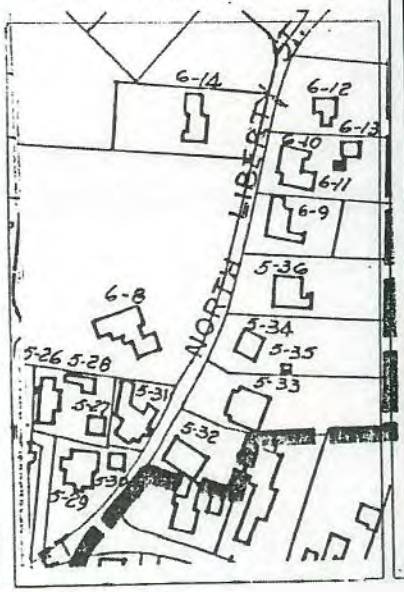
4. Present Owner: WORTH, JAMES & ANNA

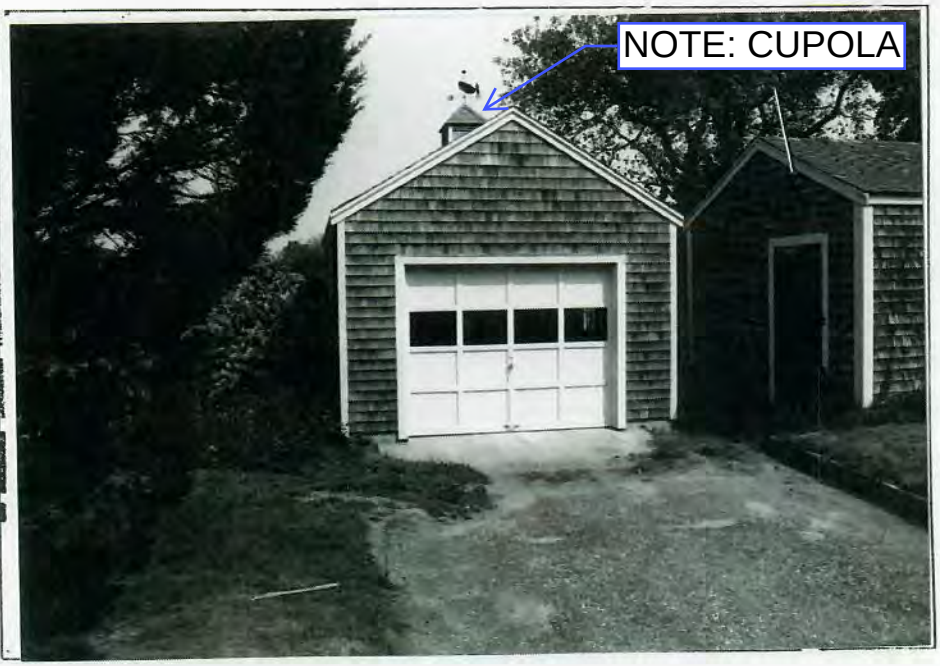
5. Ownership History:
Unknown

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

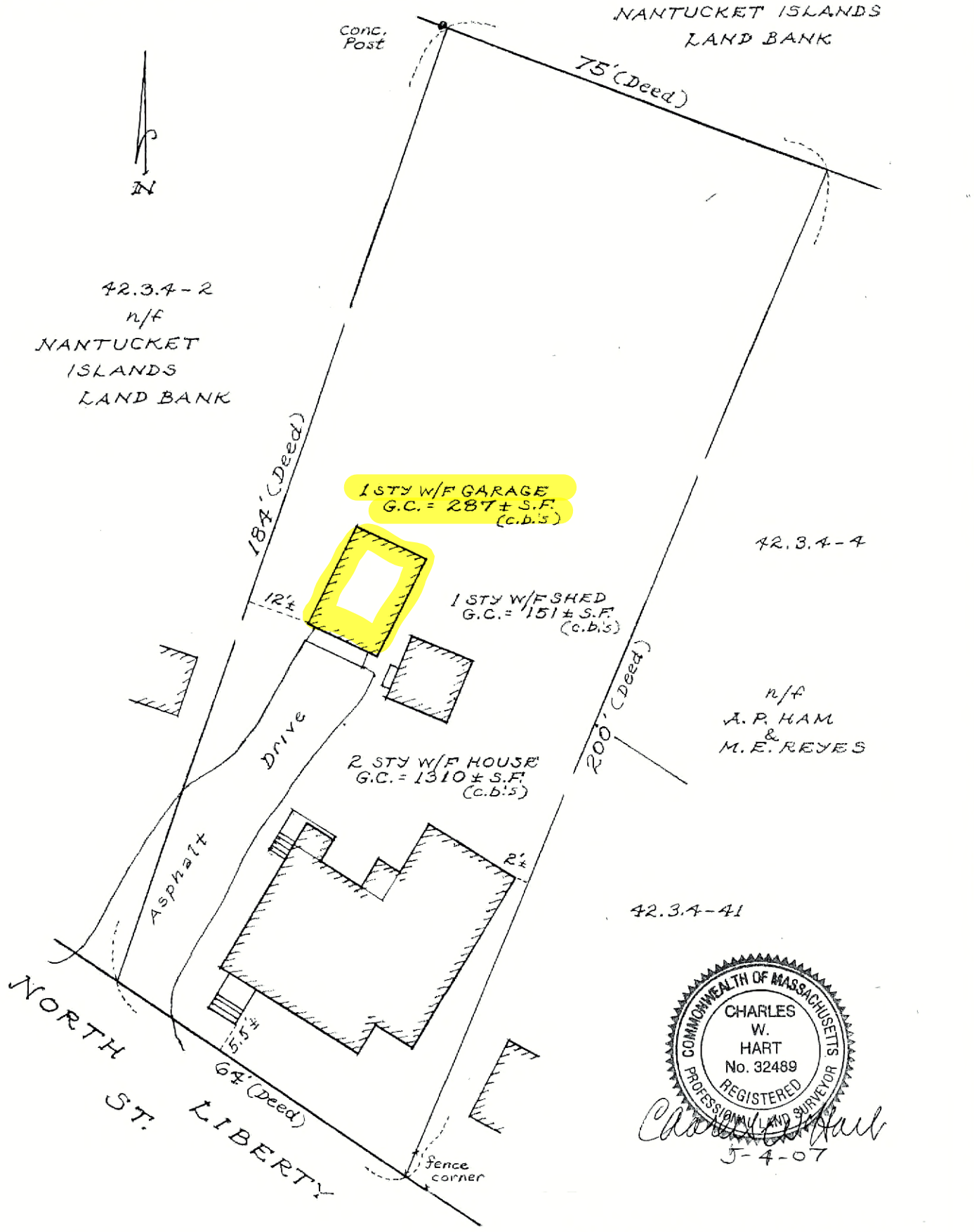
hbackus@nantucket-ma.gov

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

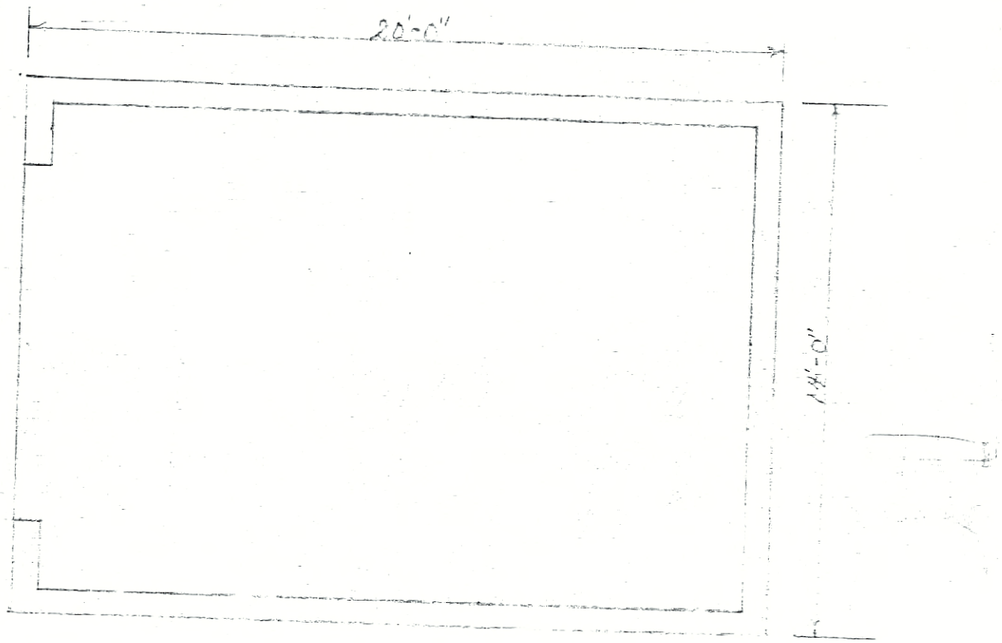
Replace a one car garage that blew down 287+/- sf
CO for permit 1302-79 M/P 4234-3

This permit is granted in conformity with the Statutes and ordinances relating thereto, and expires ..... (Expiration Date) unless sooner suspended or revoked.

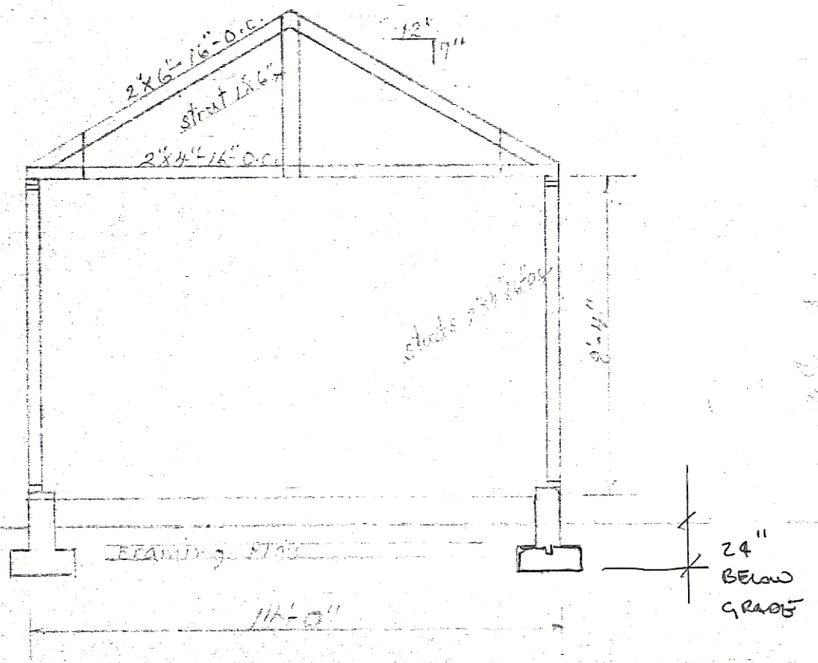
Issued On: Mon Jan 11, 2010

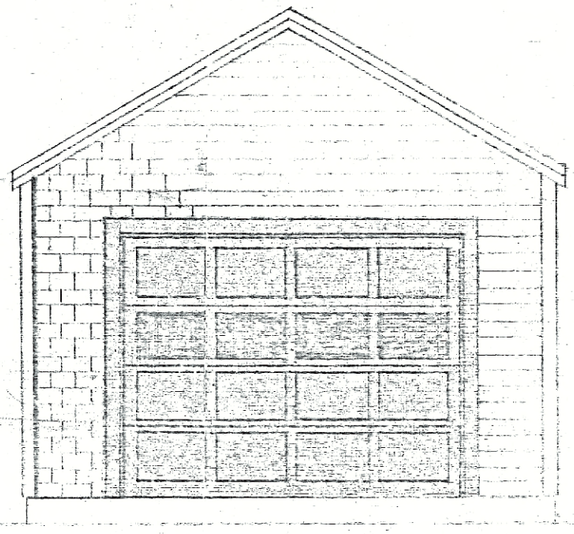
Bernard Barthe

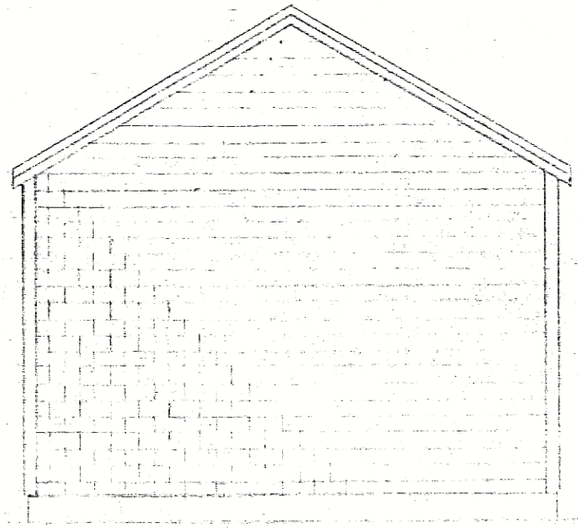
GeoTMS® 2010 Des Lauriers Municipal Solutions, Inc.


20'-0"
14'-0"


20'-0"

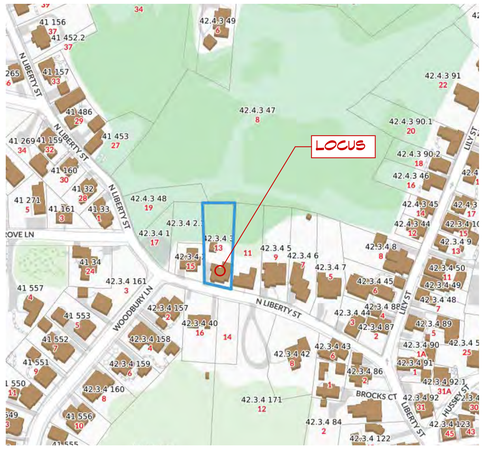

2"x6"-16"-O.C.
strut 2"x6"
2"x4"-16"-O.C.
12"
7"
24"
BELOW
GRADE



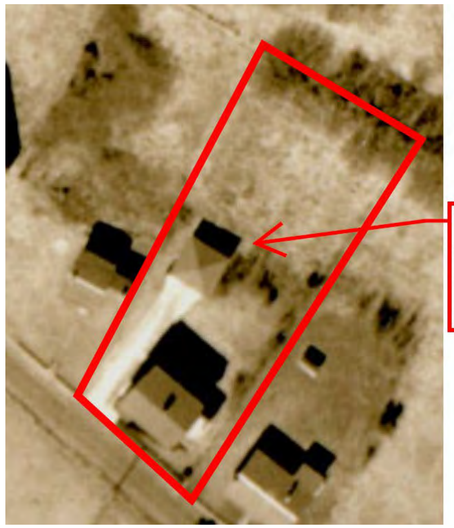


13NL GARAGE

13 North Liberty Street Nantucket MA 02554

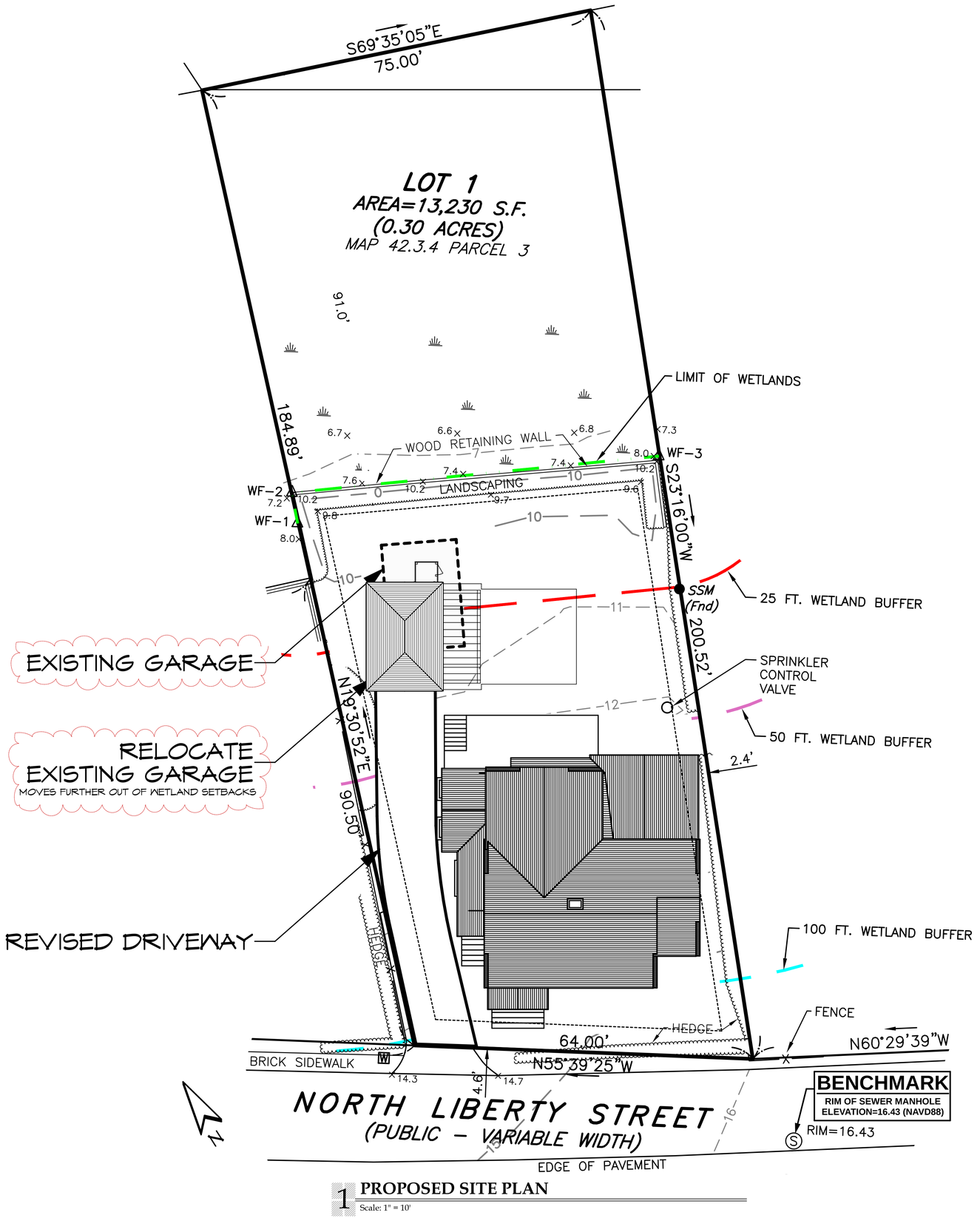


LOCUS PLAN



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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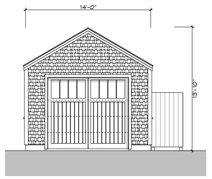
PROPOSED SITE PLAN

13NL GARAGE
13 North Liberty Street
Nantucket, MA 02554

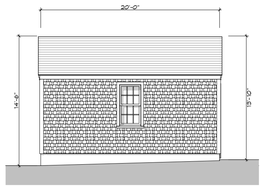
REVISIONS:

HDC Review Set
5/3/24

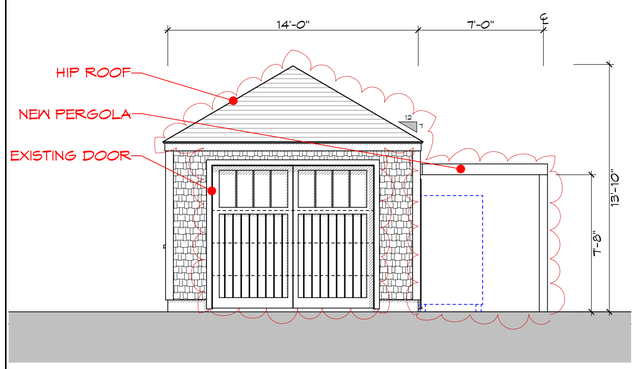
A-0.1



EXISTING CONDITIONS

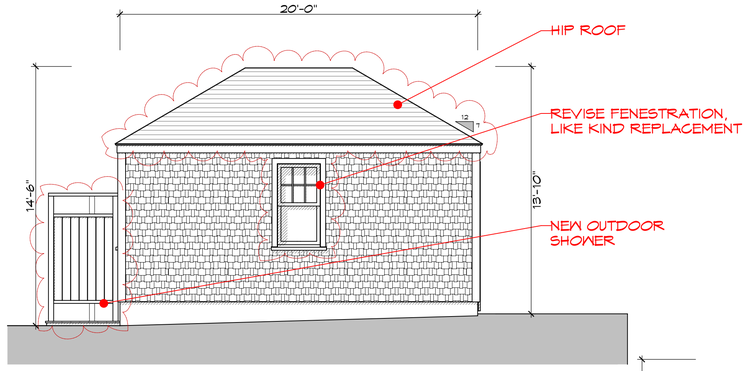


EXISTING CONDITIONS



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.

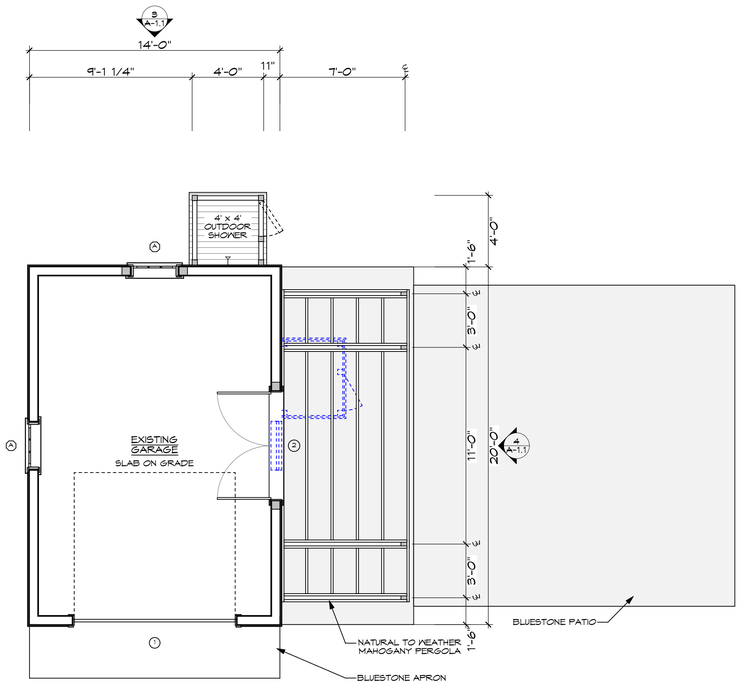
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
A	Double Hung	MDH2424	6 over 1	All Wood, Like Kind Replacement, Windows on Hand

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

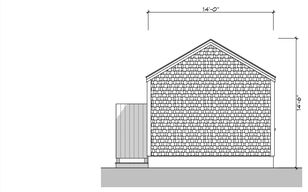
GENERAL NOTES

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.

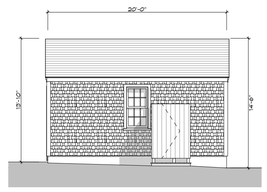


5 EXISTING FIRST FLOOR PLAN - 280 Sq. Ft.

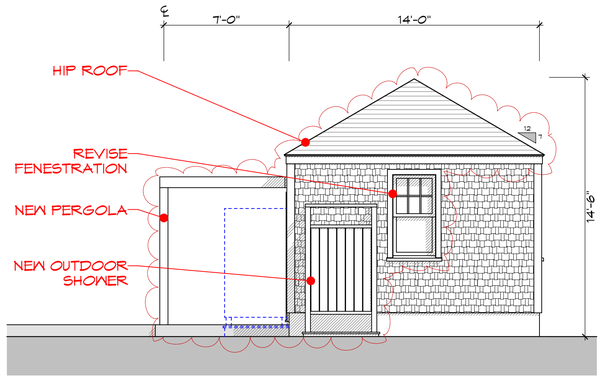
Scale: 1/4" = 1'-0", 6" = 1'-0"



EXISTING CONDITIONS

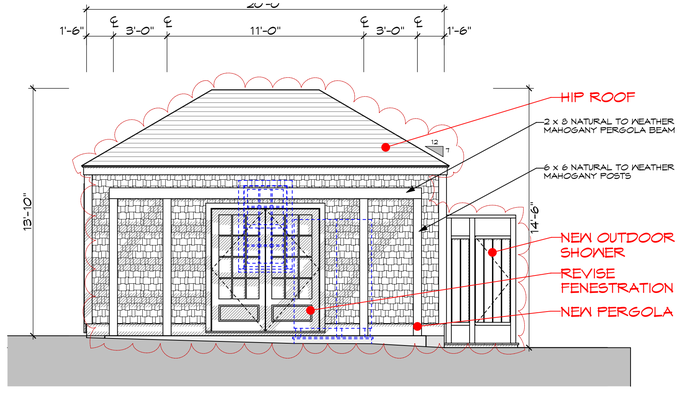


EXISTING CONDITIONS



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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- ☐ Adult Signature Restricted Delivery $

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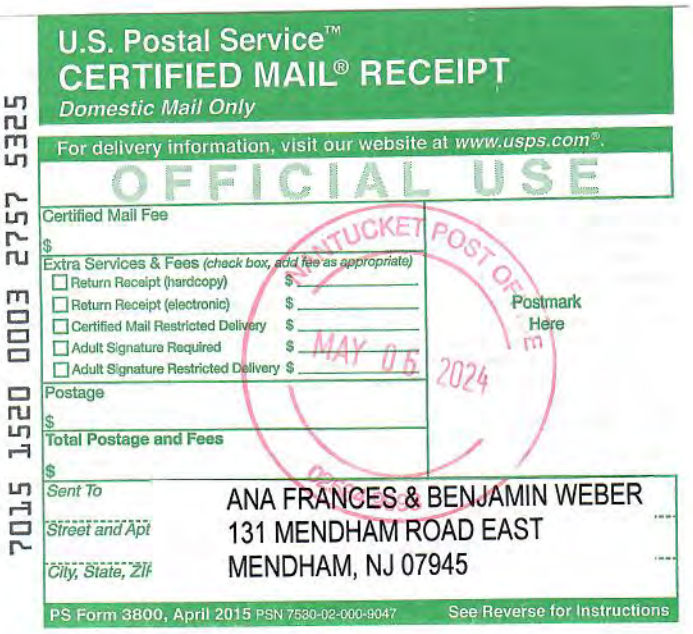
NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

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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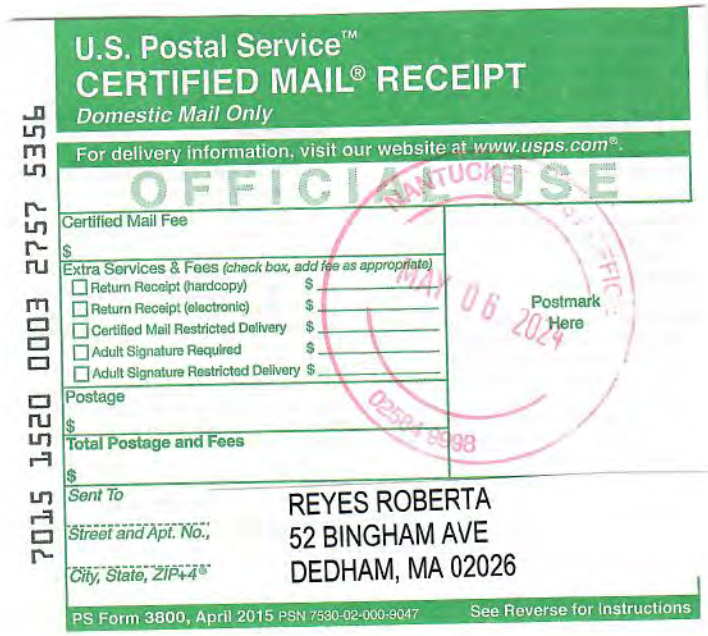

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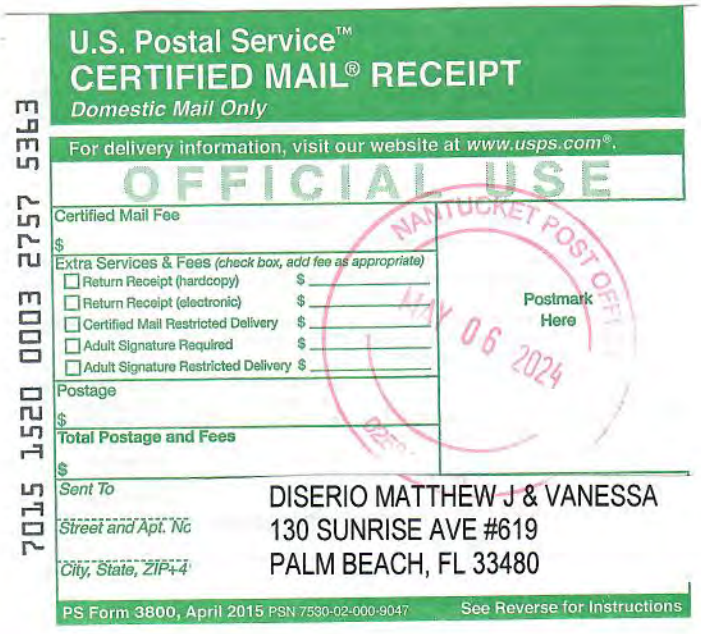
REYES ROBERTA
52 BINGHAM AVE
DEDHAM, MA 02026

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



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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…

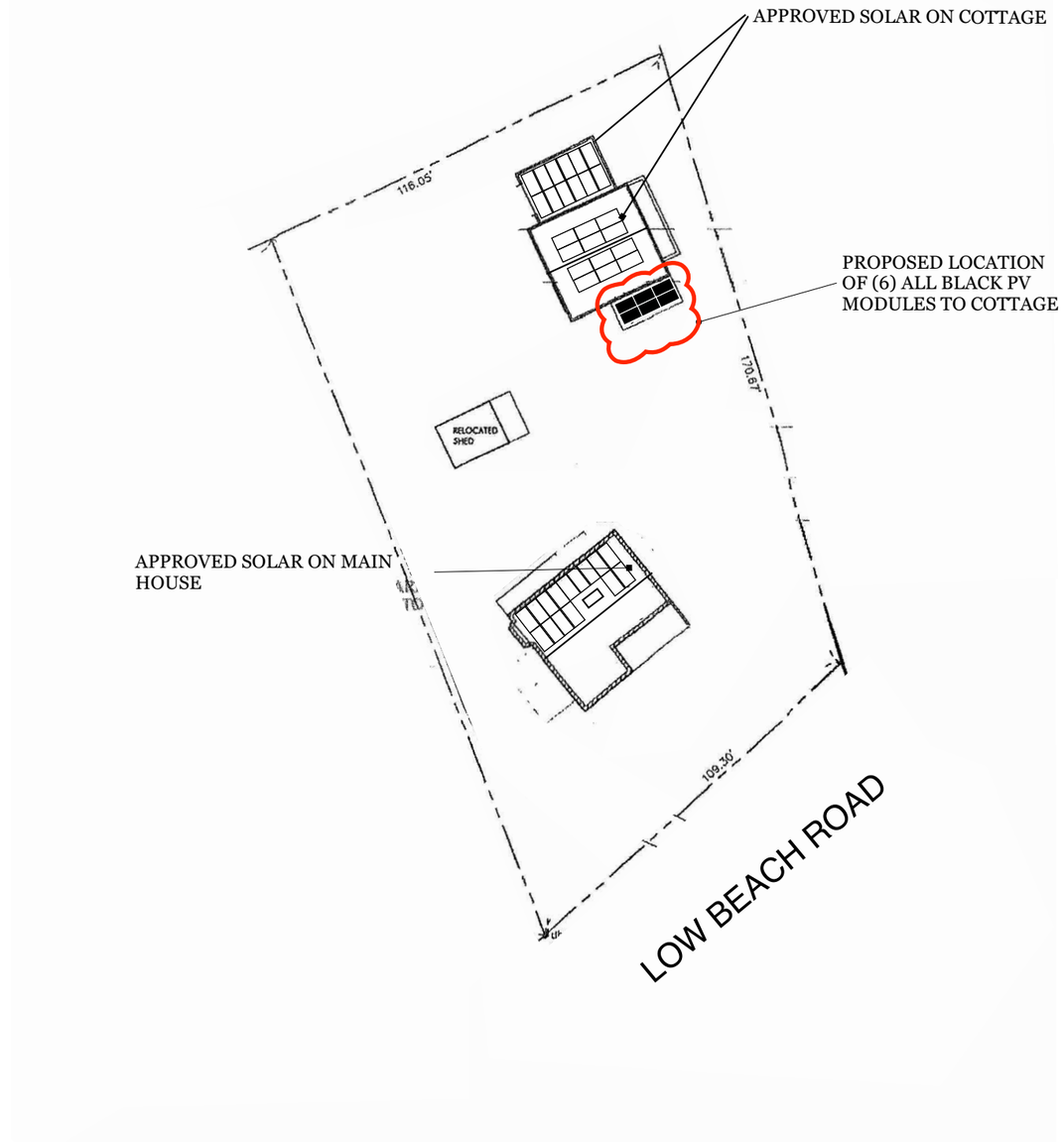
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

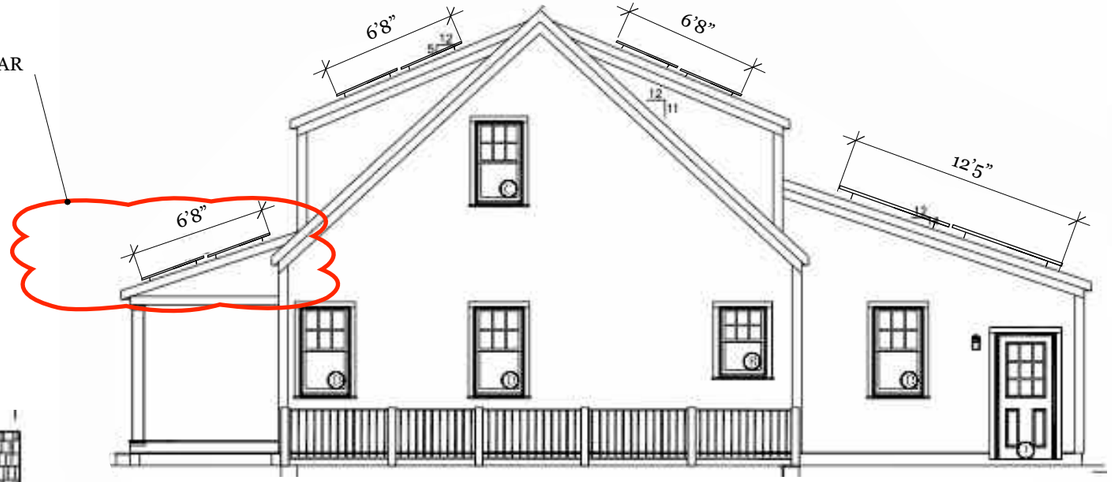
Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

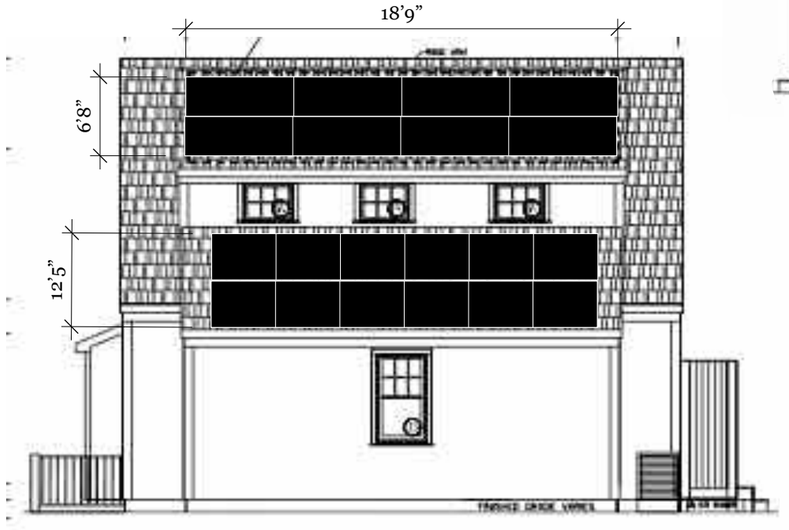
	MM/DD/YY	REMARKS
1	9/21/23	Submitted for HDC & permitting review.
2	10/24/23	Submitted for staff approval
3	5/6/24	Submitted for COA revisions
4		
5		

PV 01

PROPOSED LOCATION OF (6) ALL BLACK SOLAR PV MODULES TO ROOFTOP

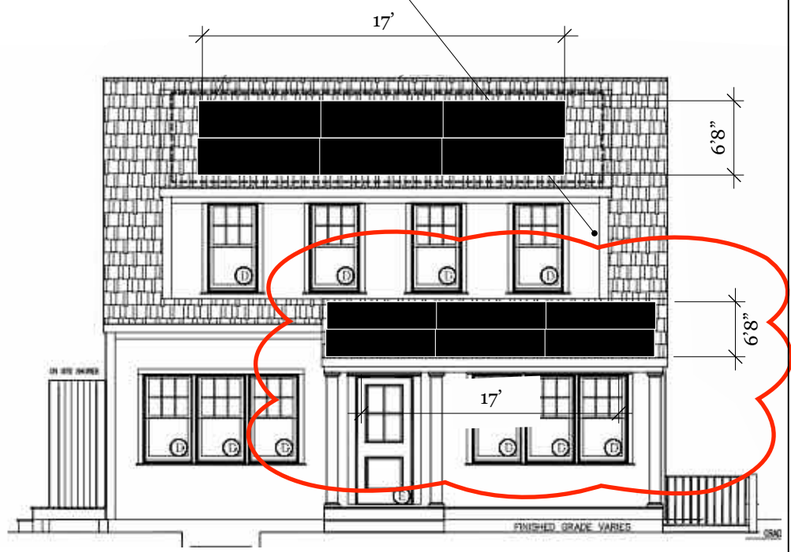


NORTHEAST ELEVATION

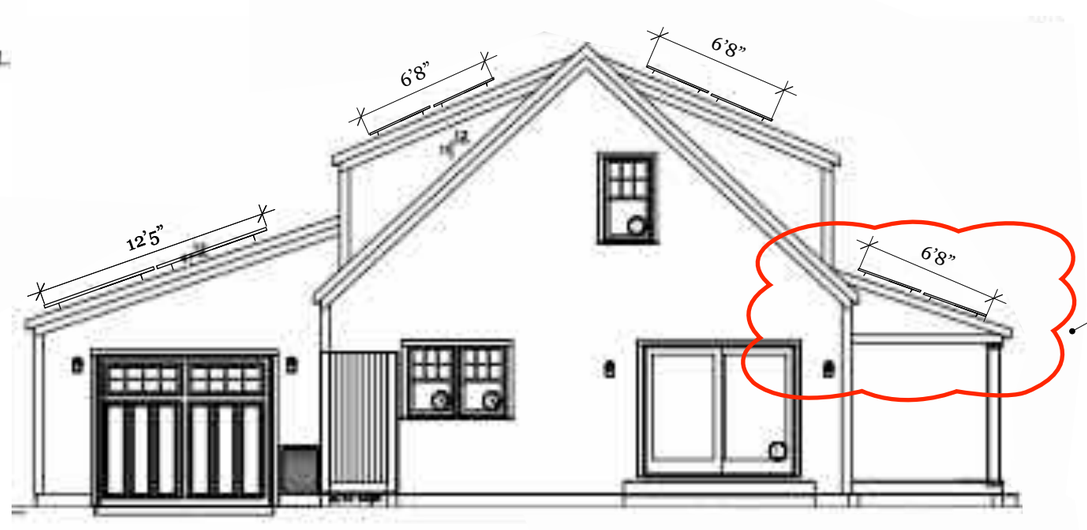


NORTHWEST ELEVATION

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

	MM/DD/YY	REMARKS
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4		
5		

PV 02



This cottage is a secondary structure and has a black asphalt roof.

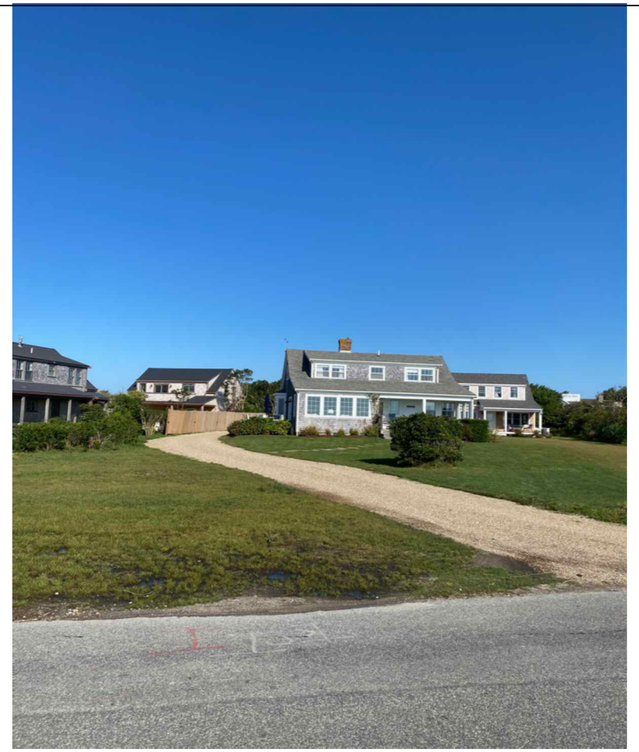

Photo A



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

REVISIONS

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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

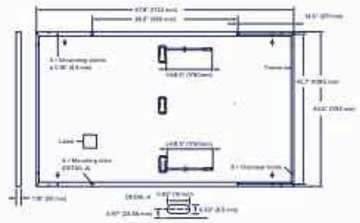
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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

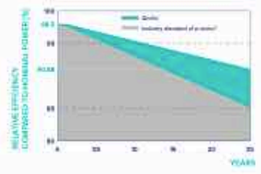


▪ Electrical Characteristics

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

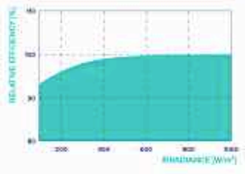


At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 90.58% of nominal power up to 25 years.

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
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

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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.*.

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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.

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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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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#410
WASHINGTON, DC 20016

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CONFALONE JOHN 1994 REV TR
PO BOX 675
REDDING, CT 06896

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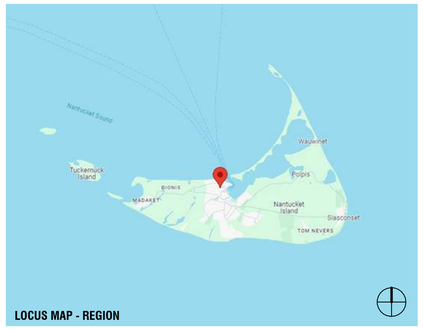
WLF RENOVATION / ADDITION TO EXISTING HOUSE

HDC SUBMISSION
7 FOLGER LANE
NANTUCKET, MA 02554
05/06/2024

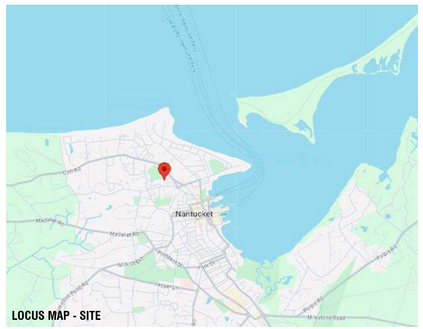
PERSPECTIVE VIEW

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
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MEP ENGINEER
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6 Windy Way
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ISSUES

1	05/06/2024	HDC SUBMISSION

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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

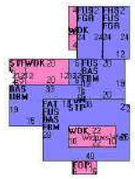
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Luxurious
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 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

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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1	05/06/2024	HDC SUBMISSION

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PROJ. NO.	323029

HISTORICAL INFORMATION

HDC-01

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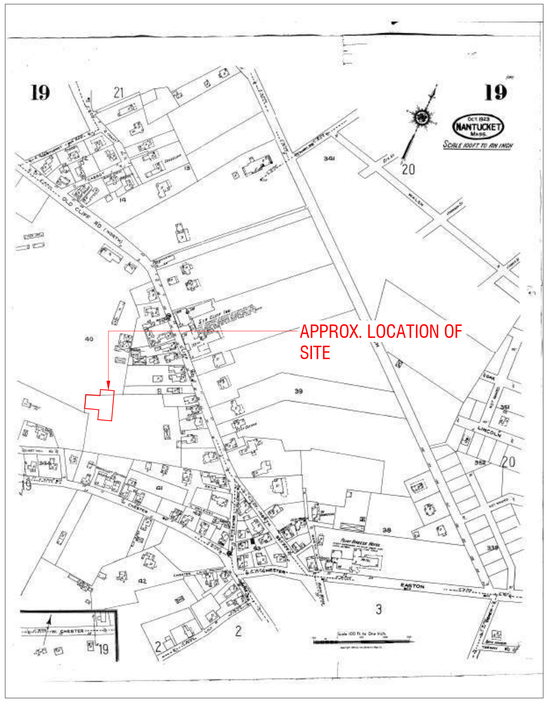
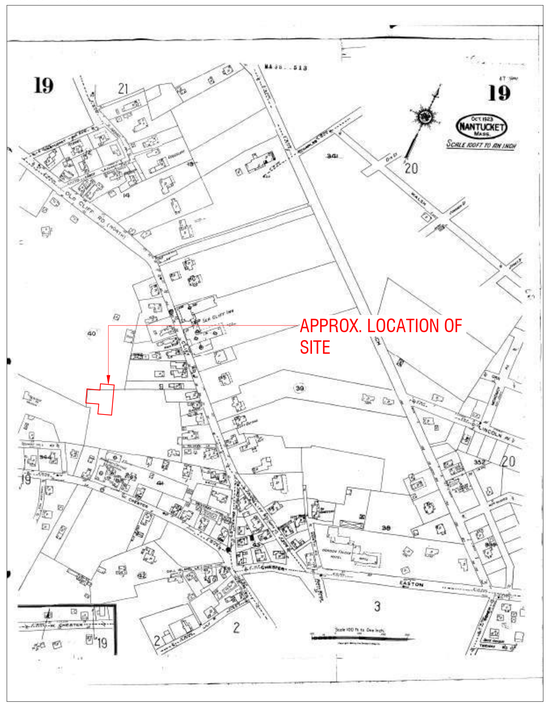
SANBORN MAPS

1923 NHA SANBORN MAP



1949 NHA SANBORN MAP



HISTORICAL AERIAL PHOTOS

1940



1975



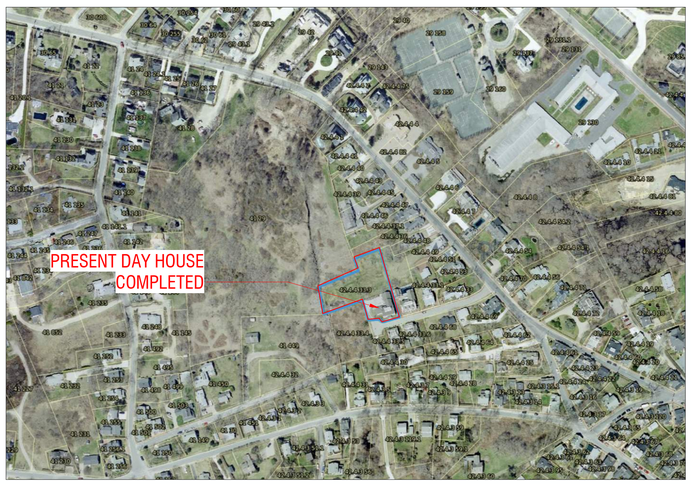
1993



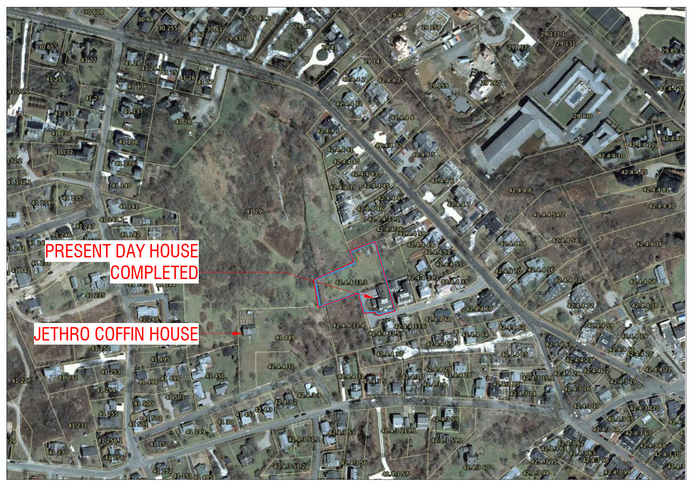
1998



2003



2007



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HISTORICAL INFORMATION

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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

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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
74 Club Road, Riverside, CT 06878

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STRUCTURAL ENGINEER

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MEP ENGINEER

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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

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:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-05

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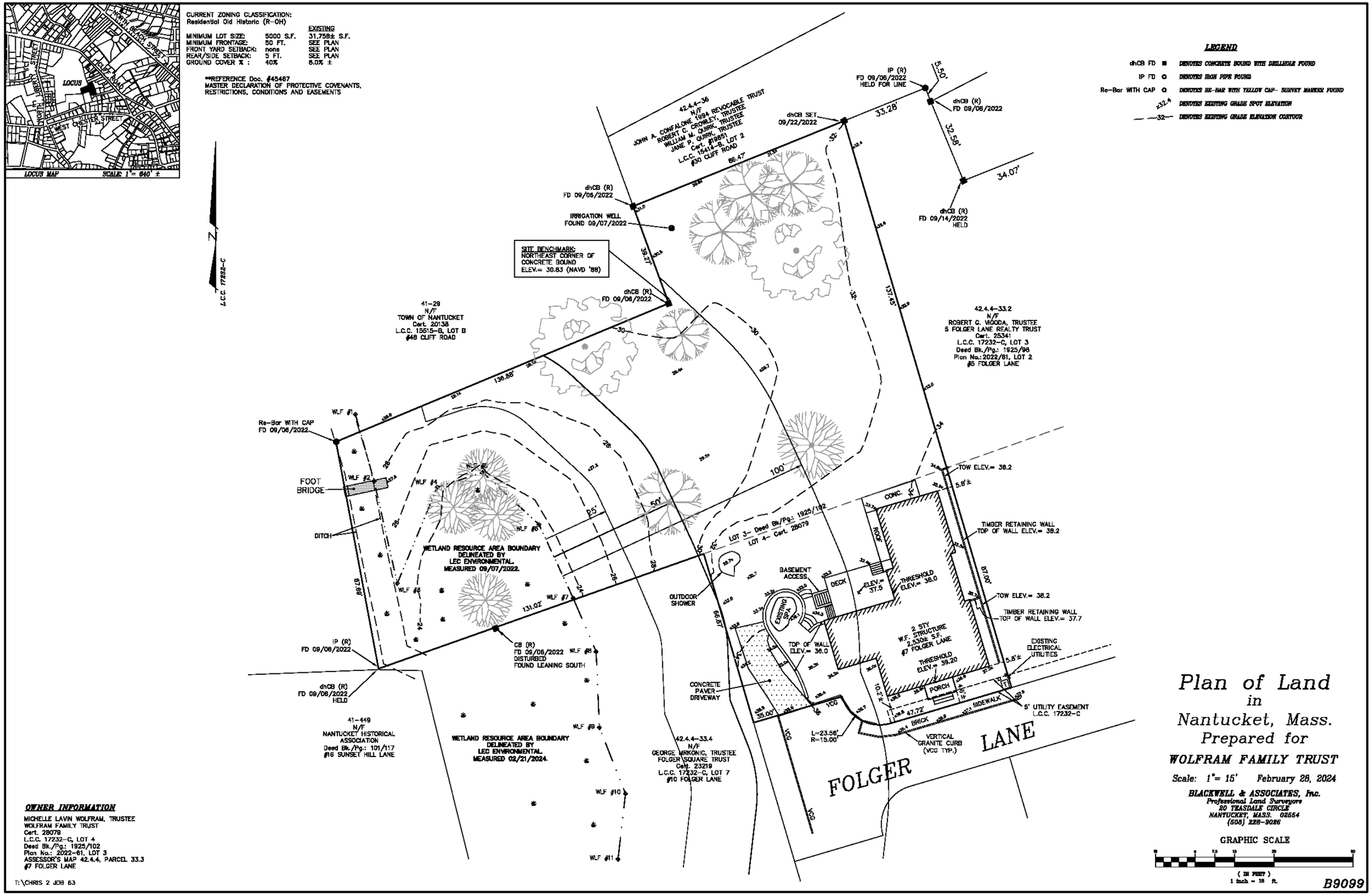

1 EXISTING CONDITIONS SURVEY

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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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
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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

ARCHITECT
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STRUCTURAL ENGINEER
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MEP ENGINEER
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Nantucket, MA 02554
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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:	3/32" = 1'-0"
PROJ. NO.	323029

SITE PLAN

HDC-07

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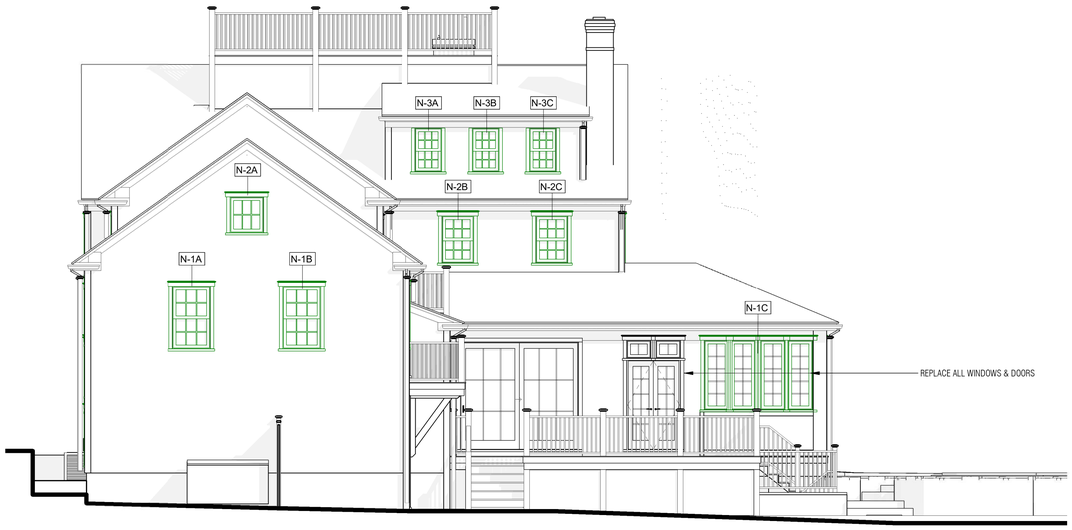
NOTE:
- EXISTING WINDOWS ARE 6/6 TDL
- NEW WINDOWS TO BE REPLACE IN KIND, TDL



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
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74 Club Road, Riverside, CT 06878

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STRUCTURAL ENGINEER
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MEP 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
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DATE:	05/06/2024
SCALE:	As indicated
PROJ. NO.	323029

EXIST. WINDOW - ELEVS.

HDC-08

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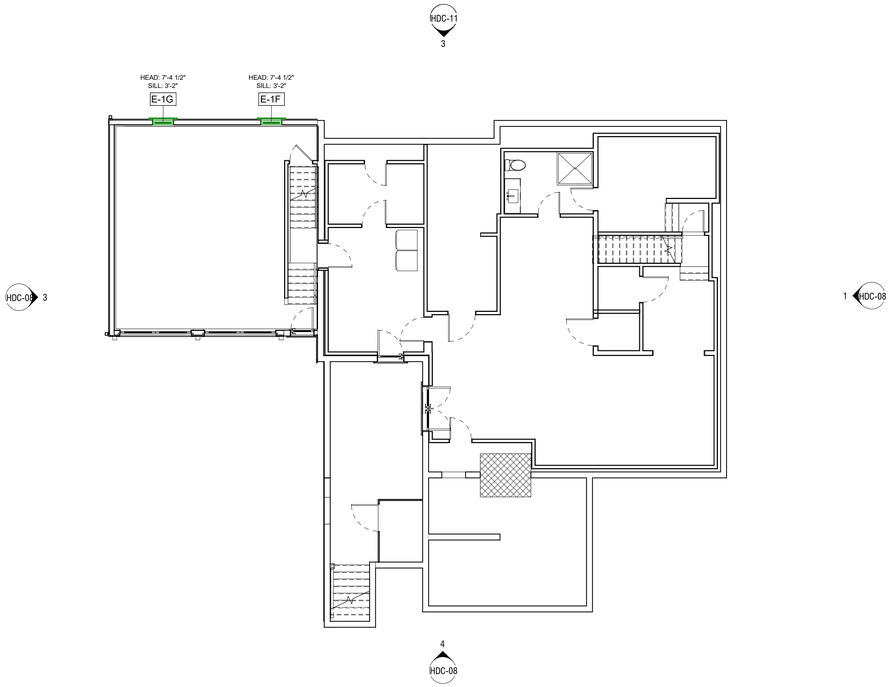
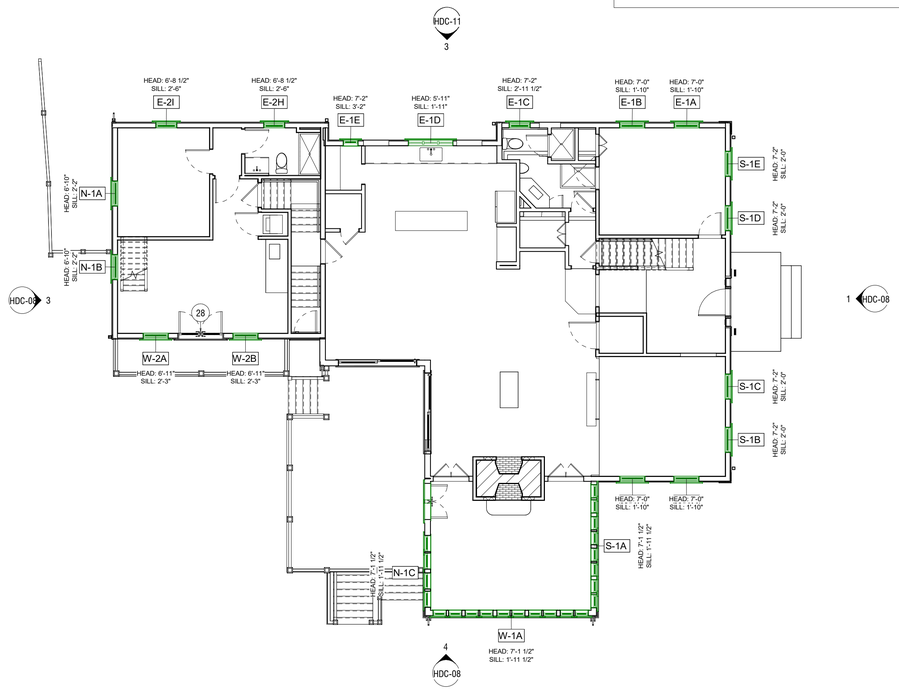
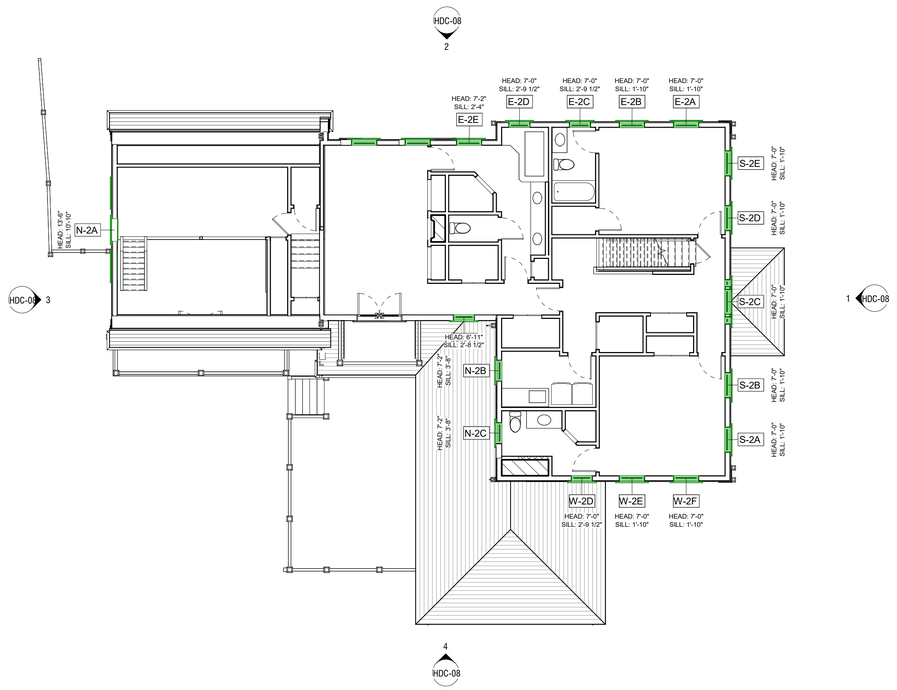
NOTE:
- EXISTING WINDOWS ARE 6/6 TDL
- NEW WINDOWS TO BE REPLACE IN KIND, TDL



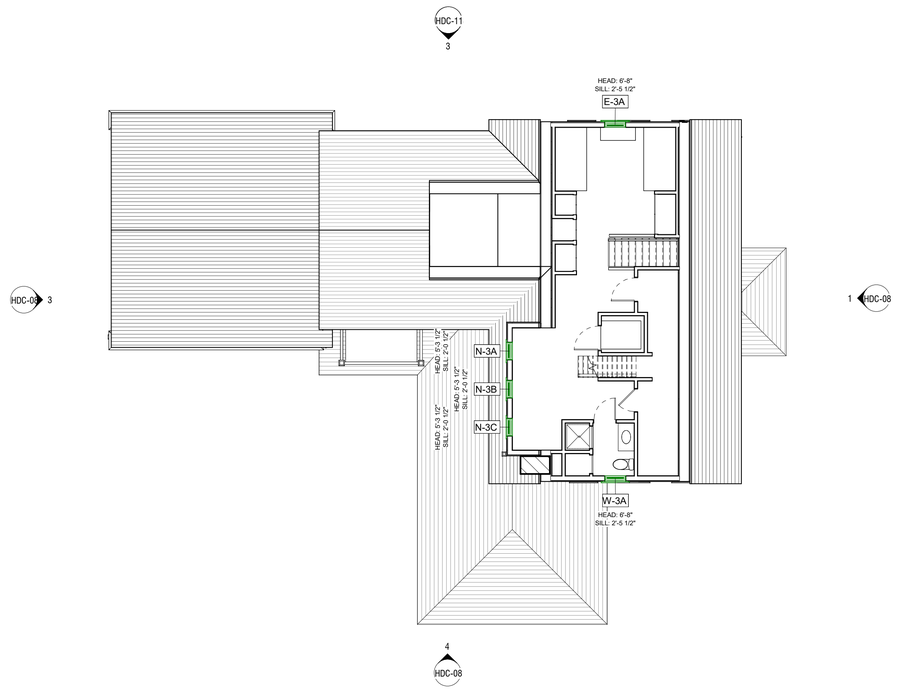
1 EXISTING - BASEMENT PLAN
1/8" = 1'-0"



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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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	
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DATE:	05/06/2024
SCALE:	As indicated
PROJ. NO.	323029

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

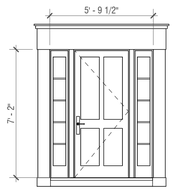

WINDOW W-2A


WINDOW W-2B

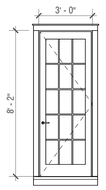

WINDOW W-2D


WINDOW W-2E

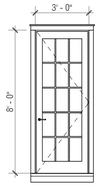
DOOR LEGEND - PROPOSED



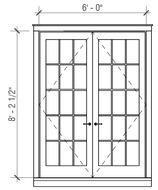
01
TYPE: ENTRY DOOR W/ SIDE LITES
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



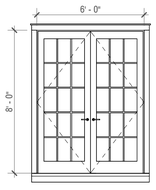
02
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



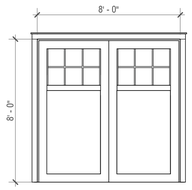
03
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



04
TYPE: 2 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

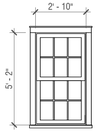


05
TYPE: 2 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

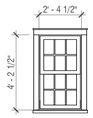


06
TYPE: GARAGE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

WINDOW LEGEND - PROPOSED



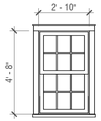
A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



B
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



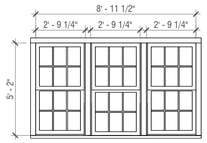
C
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



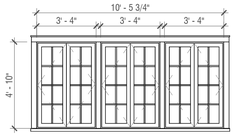
D
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



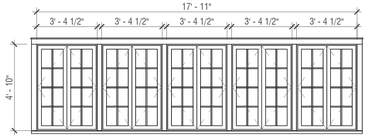
E
TYPE: 6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD



F
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
--
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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

EXIST. WINDOW - SCHEDULE

HDC-10

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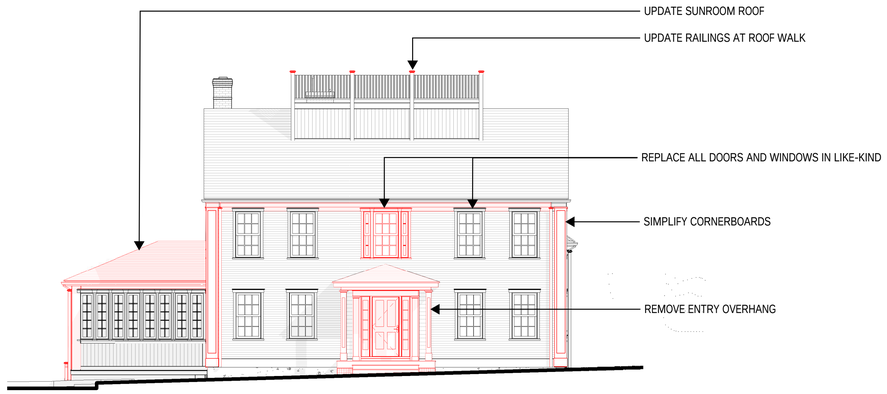

1 EXISTING ELEVATION - SOUTH

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

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BUILDING ELEVATIONS

HDC-11

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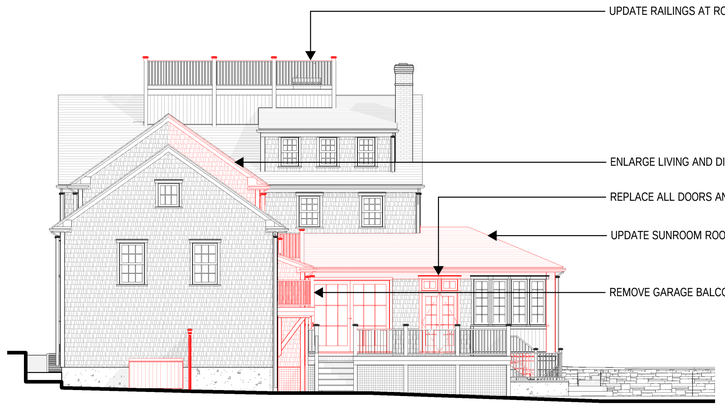
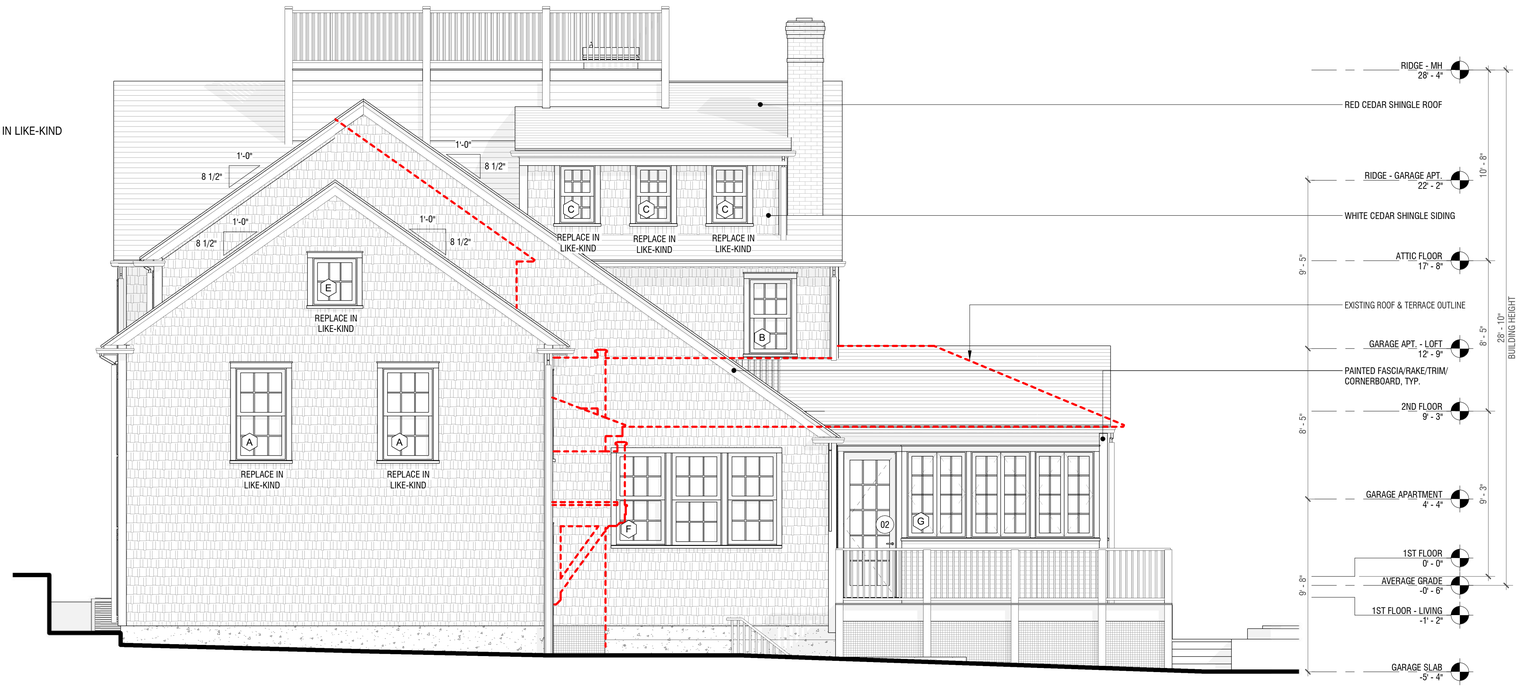


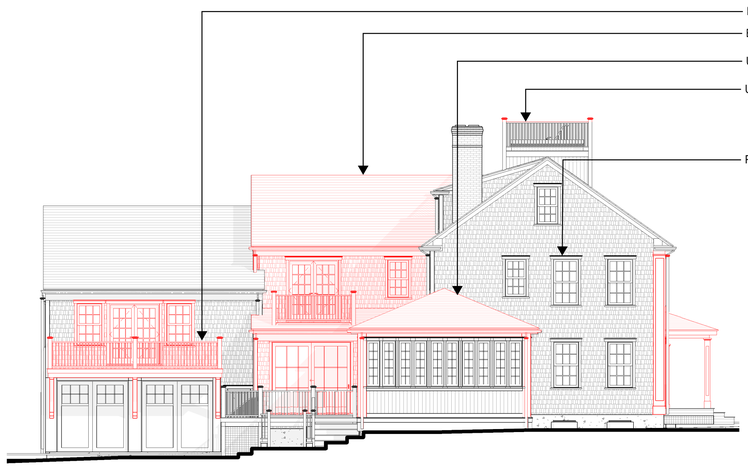
1 EXISTING ELEVATION - NORTH

1/8" = 1'-0"



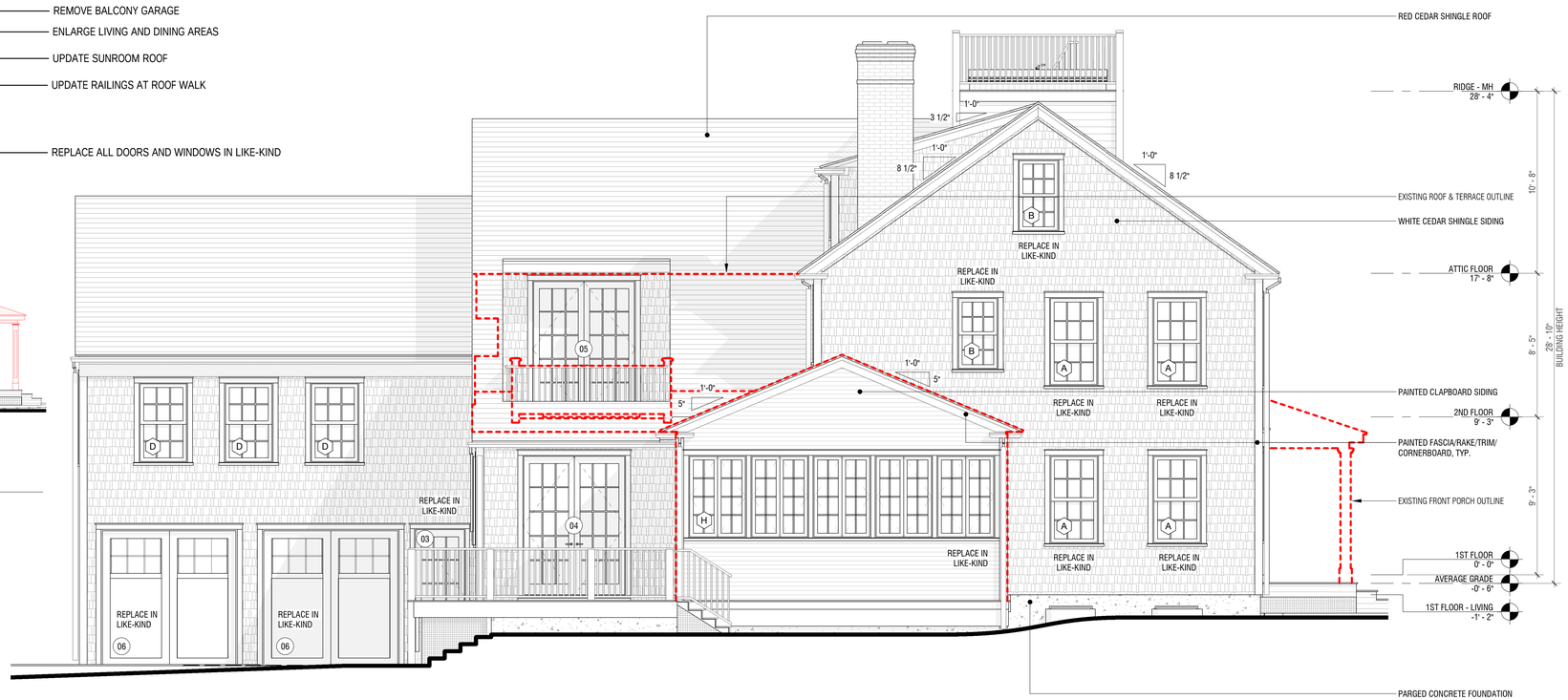
2 PROPOSED ELEVATION - NORTH

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
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REVISIONS

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BUILDING ELEVATIONS

HDC-12

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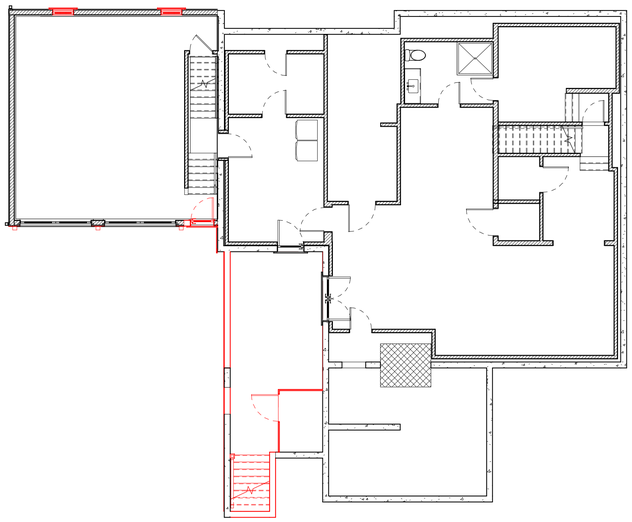
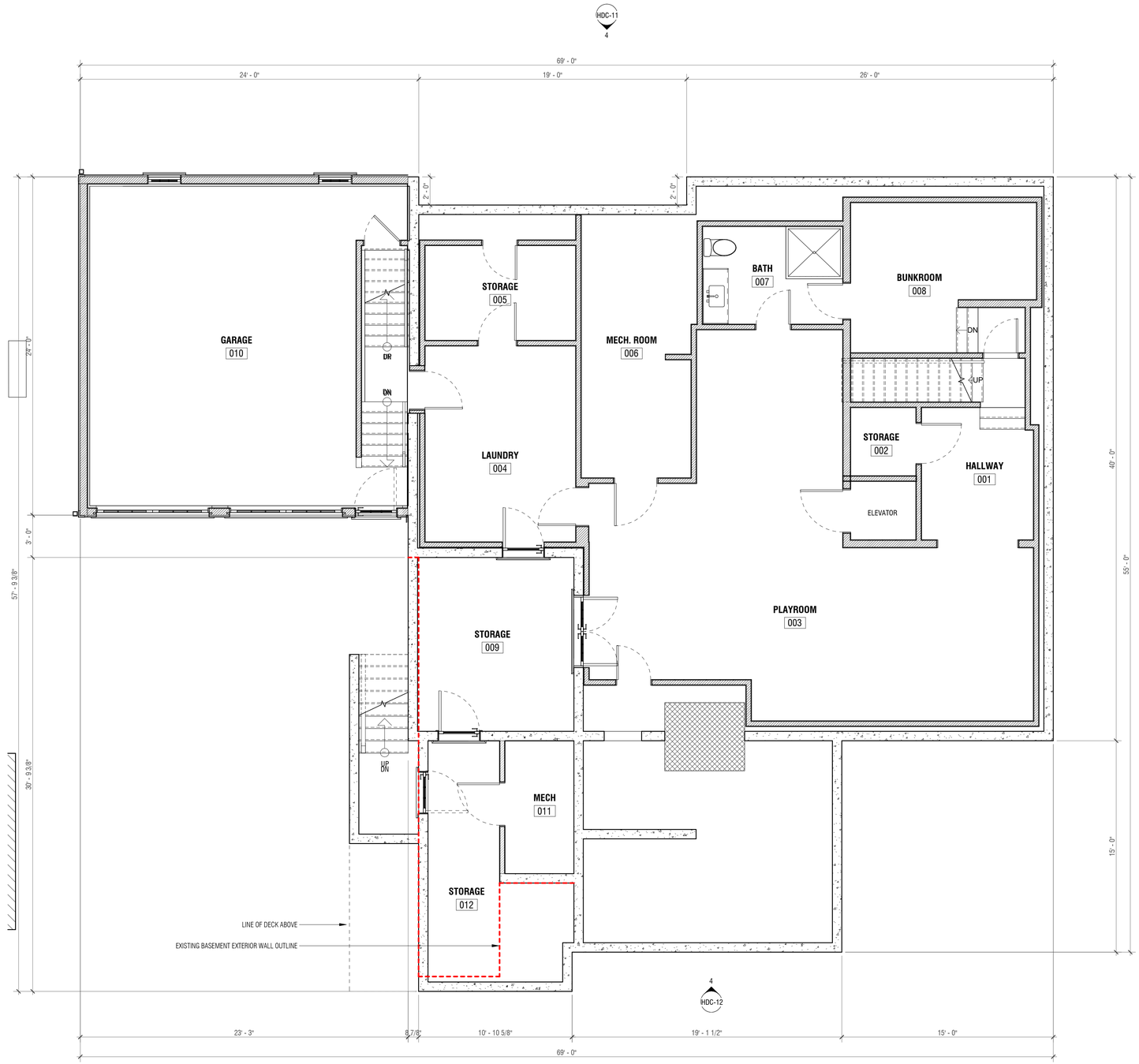


1 EXISTING PLAN - BASEMENT

1/8" = 1'-0"



2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

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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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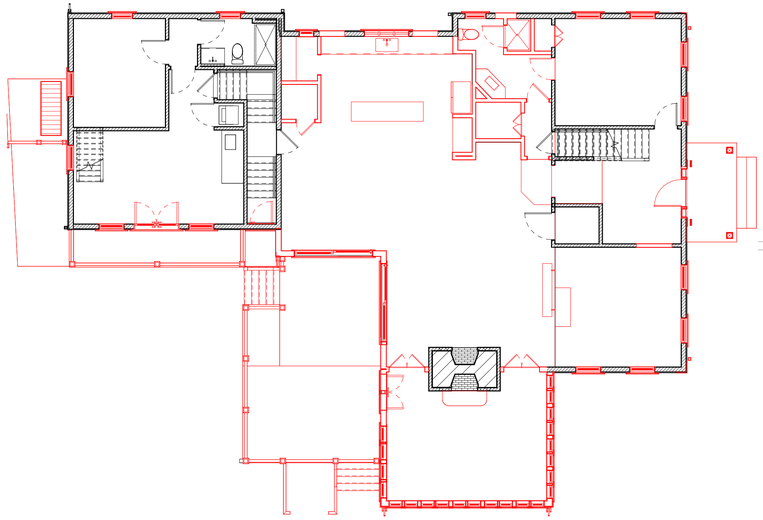
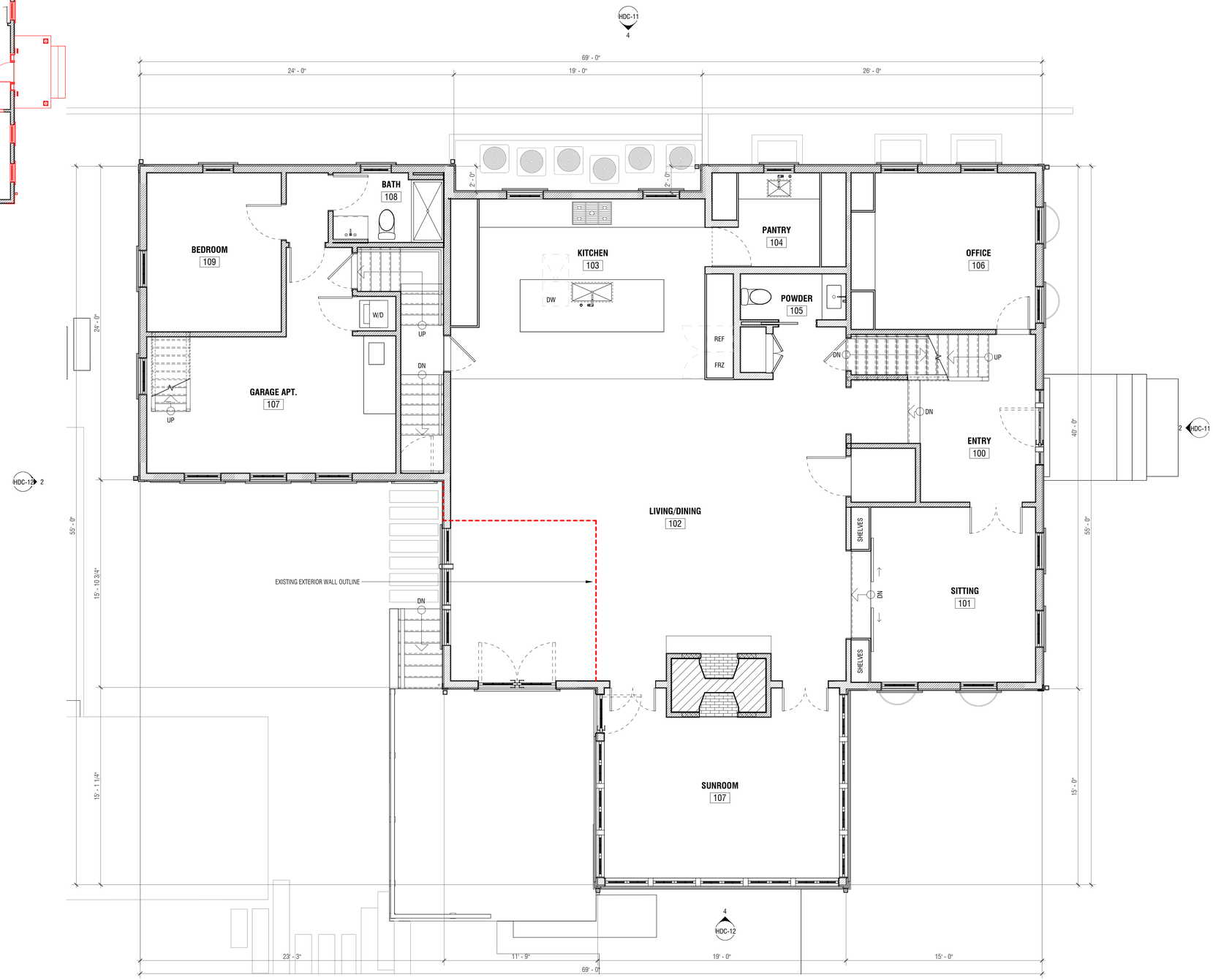


1 **EXISTING PLAN - FIRST FLOOR**
1/8" = 1'-0"



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

WLF
MAIN HOUSE

7 FOLGER LANE
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SCALE:	As indicated
PROJ. NO.	323029

FIRST FLOOR PLAN

HDC-14

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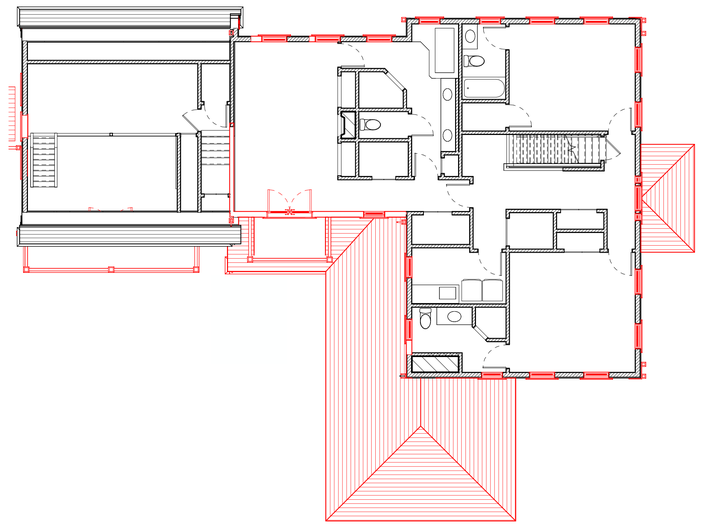
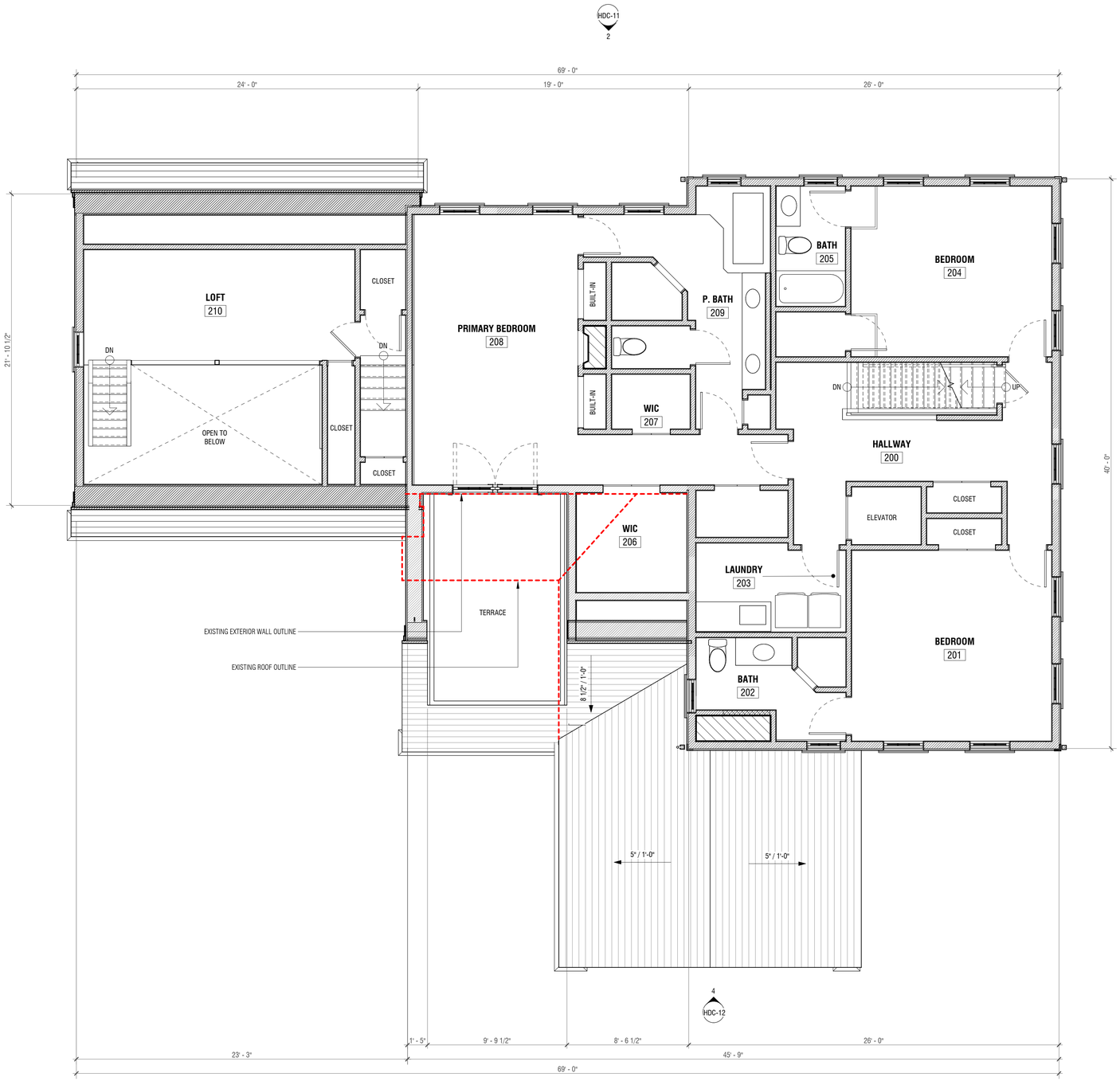


1 EXISTING PLAN - SECOND FLOOR

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

SIGN & SEAL

ISSUES

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SCALE:	As indicated
PROJ. NO.	323029

SECOND FLOOR PLAN

HDC-15

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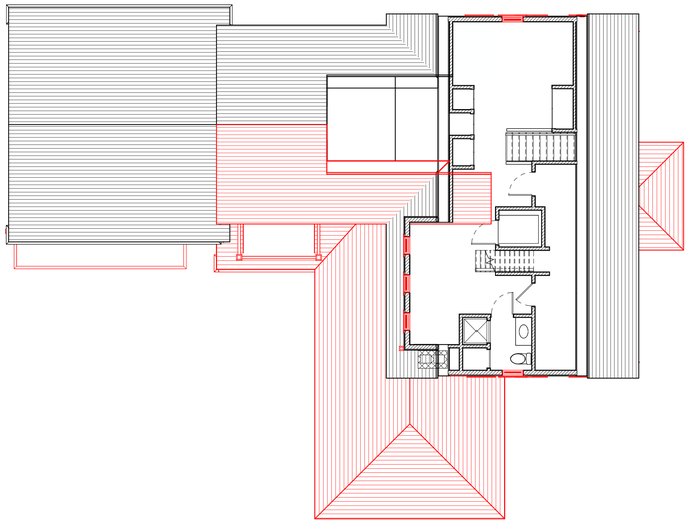
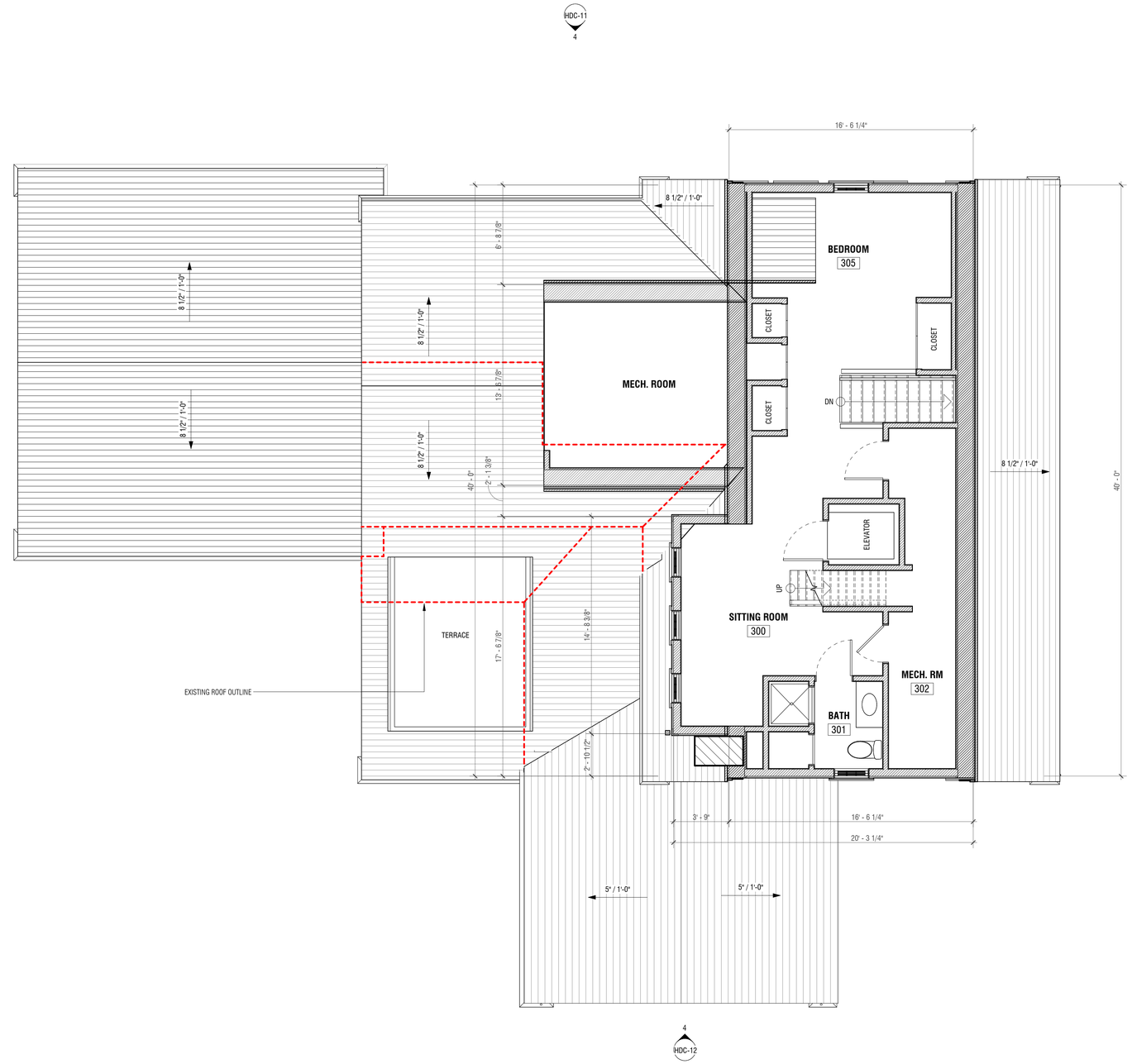


1 EXISTING PLAN - ATTIC FLOOR
1/8" = 1'-0"



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

ARCHITECT
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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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ATTIC FLOOR PLAN

HDC-16

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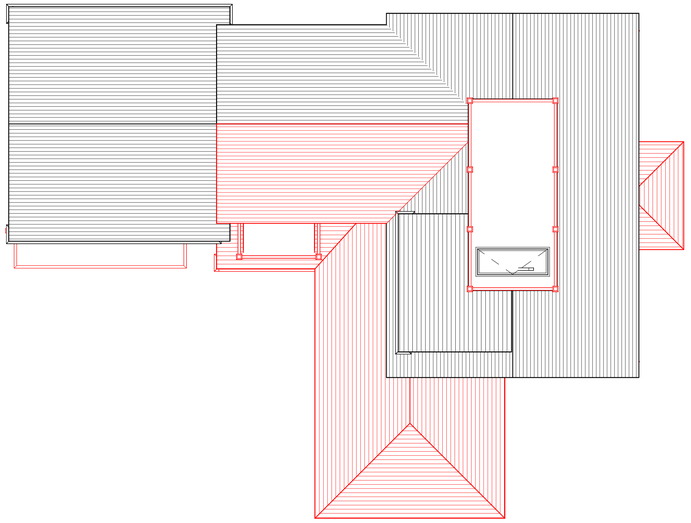
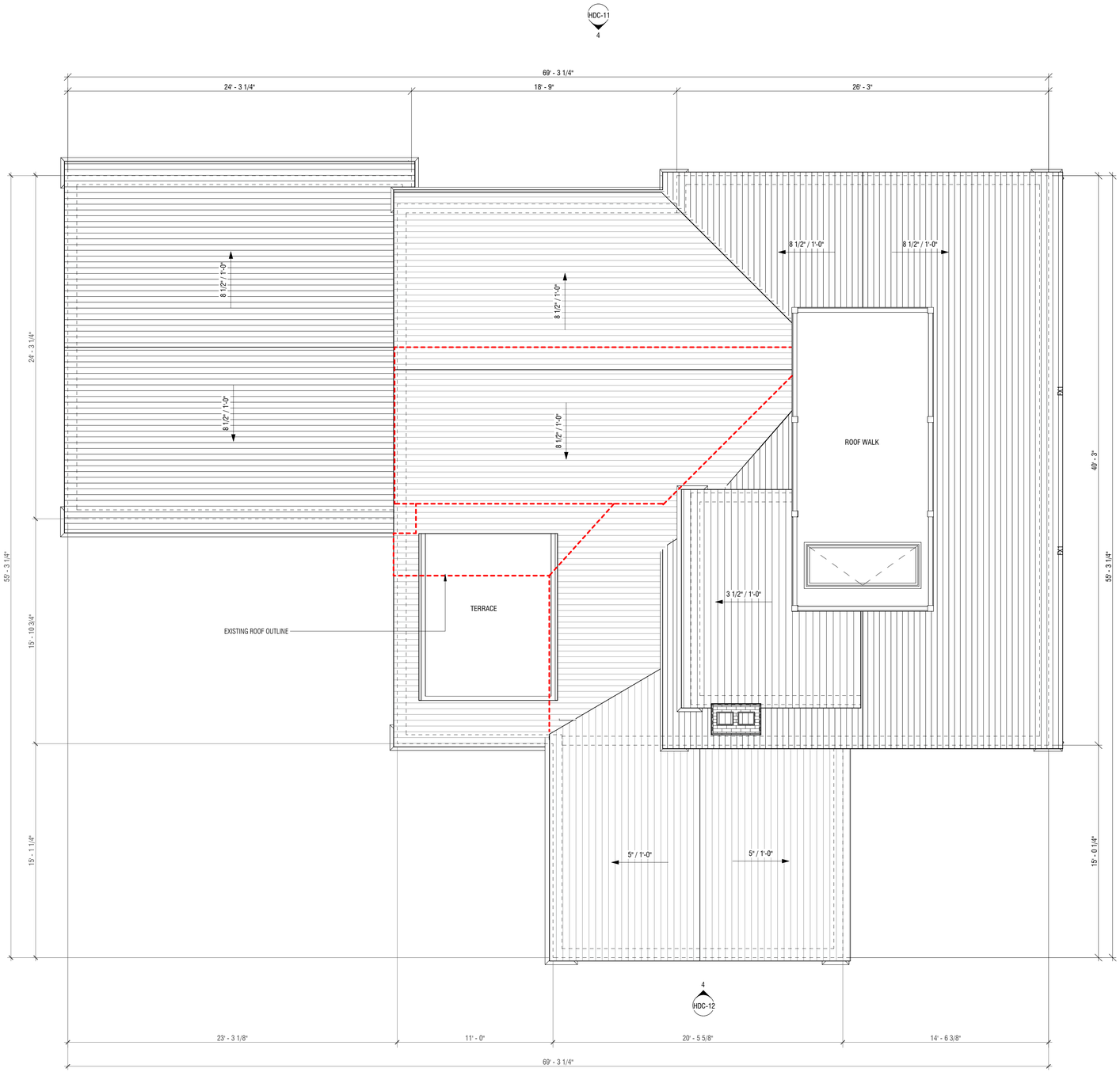


1 EXISTING PLAN - ROOF PLAN

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

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STRUCTURAL ENGINEER

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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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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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C/O BRUCE SANFORD
4200 MASSACHUSETTS AV NW
#410
WASHINGTON, DC 20016

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PO BOX 675
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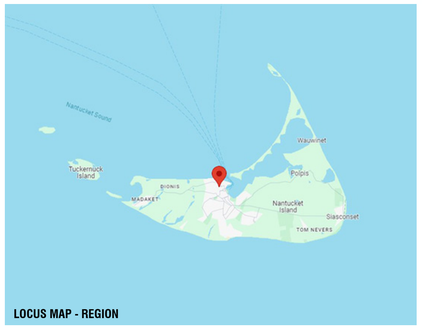
WLF ACCESSORY DWELLING

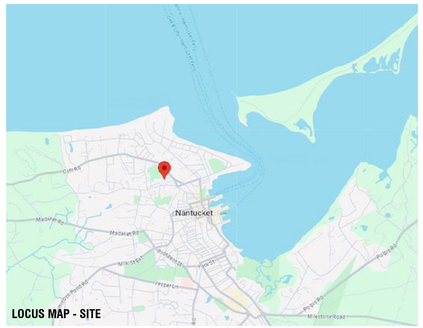
HDC SUBMISSION
7 FOLGER LANE
NANTUCKET, MA 02554
05/06/2024

PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY





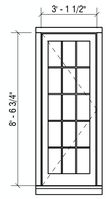
LOCUS MAP - REGION



LOCUS MAP - SITE


LOCUS MAP - SITE

DOOR LEGEND



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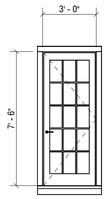
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



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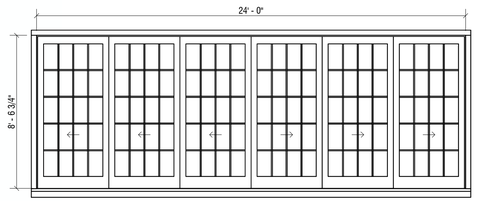
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

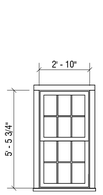


03
TYPE: 6 PANEL / 20 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD

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	•

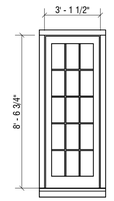
WINDOW LEGEND



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

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MEP ENGINEER
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REVISIONS

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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

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MEP ENGINEER
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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
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DATE:	05/06/2024
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-02

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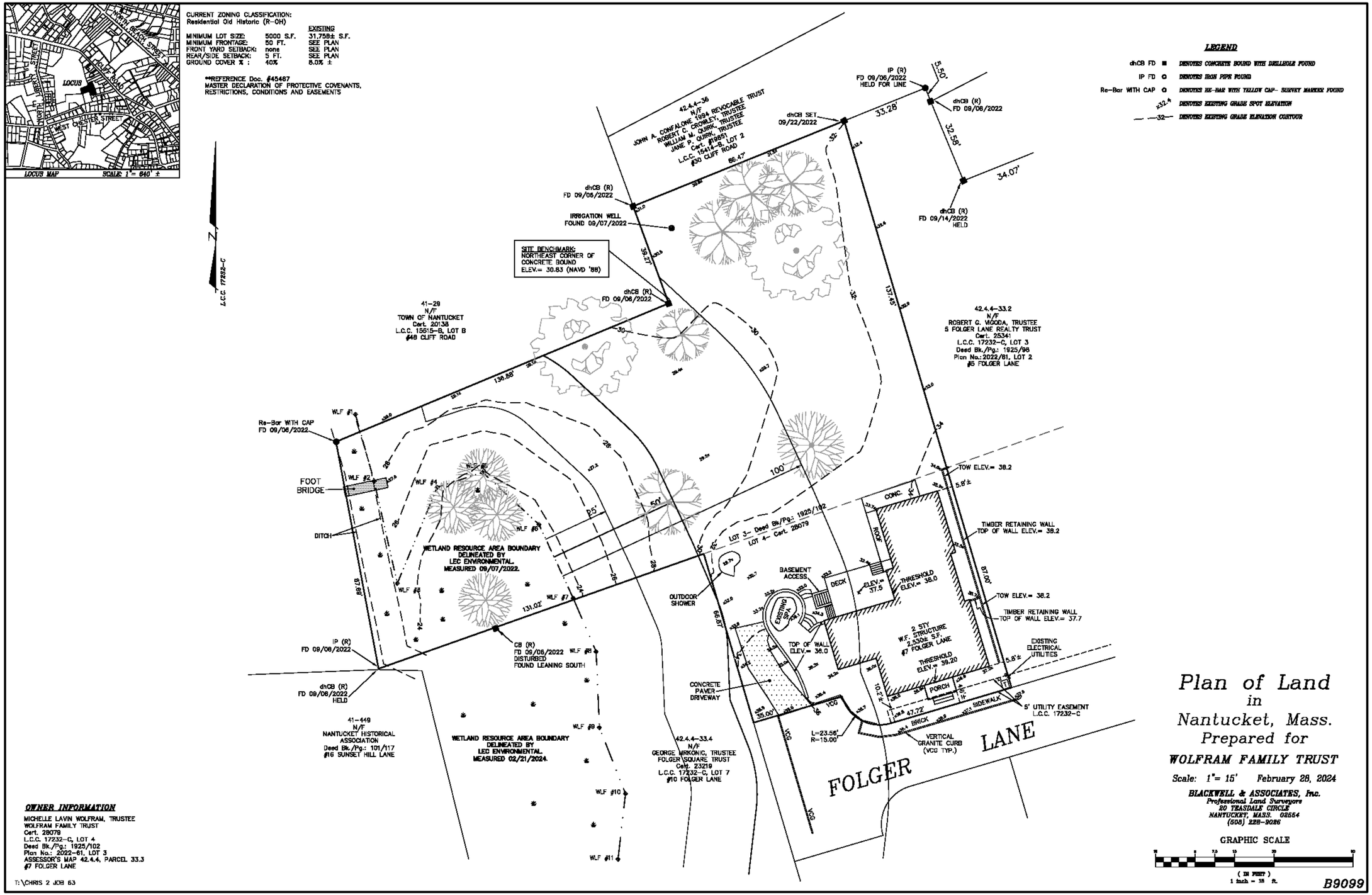

1 EXISTING CONDITIONS SURVEY

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

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STRUCTURAL 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:	
PROJ. NO.	323029

EXISTING SURVEY

HDC-03

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

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ACCESSORY DWELLING

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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:	3/32" = 1'-0"
PROJ. NO.	323029

SITE PLAN

HDC-04

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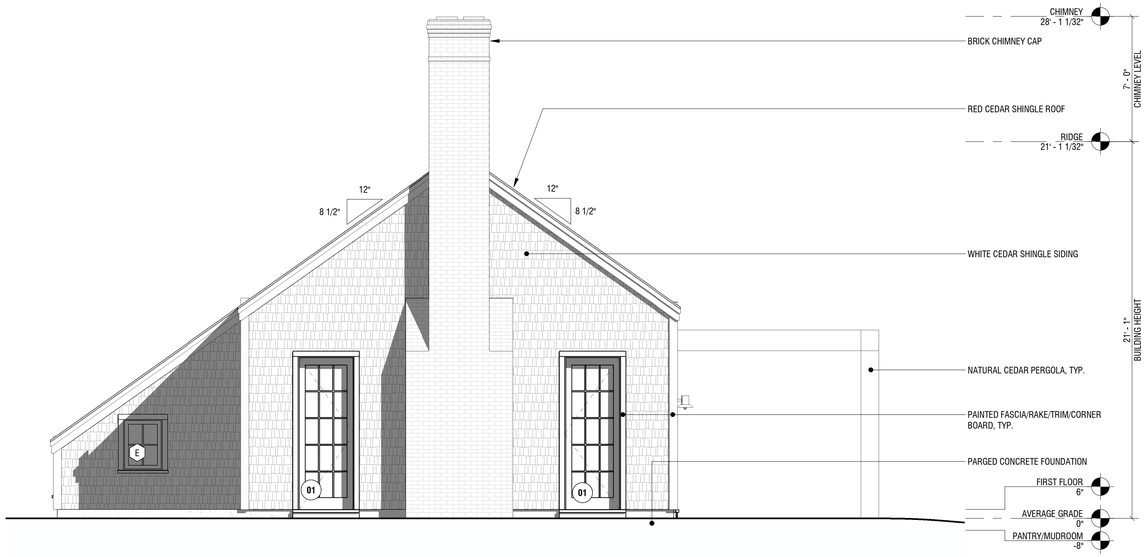
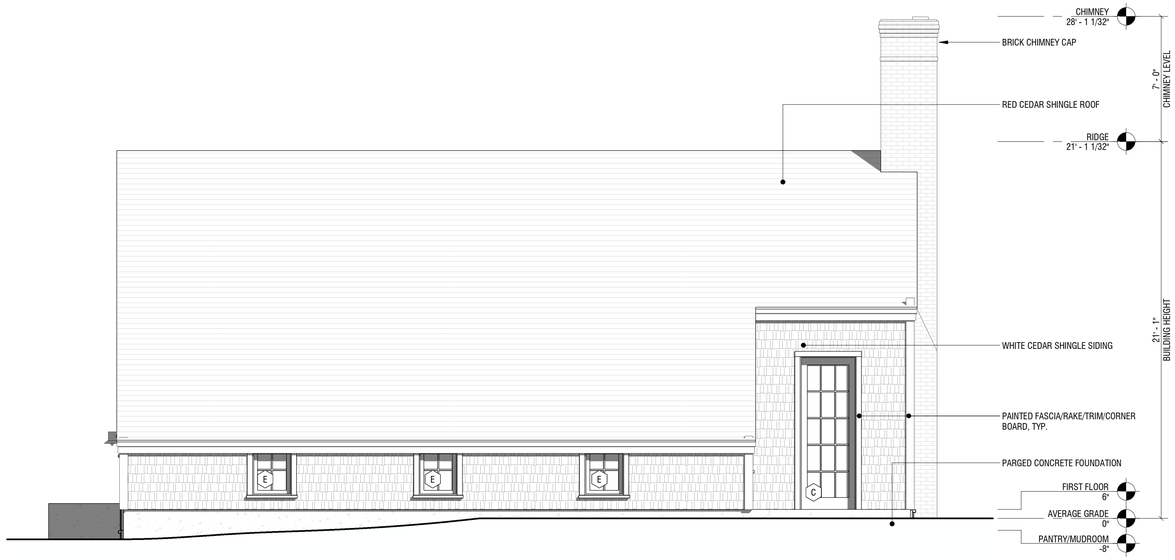


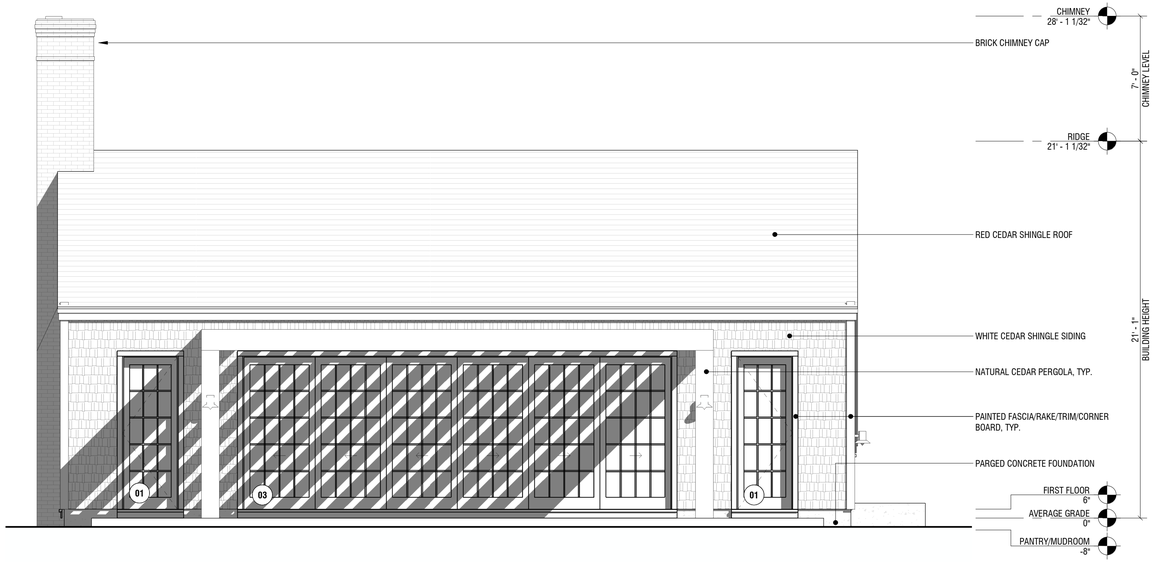
1 ELEVATION - EAST

1/4" = 1'-0"



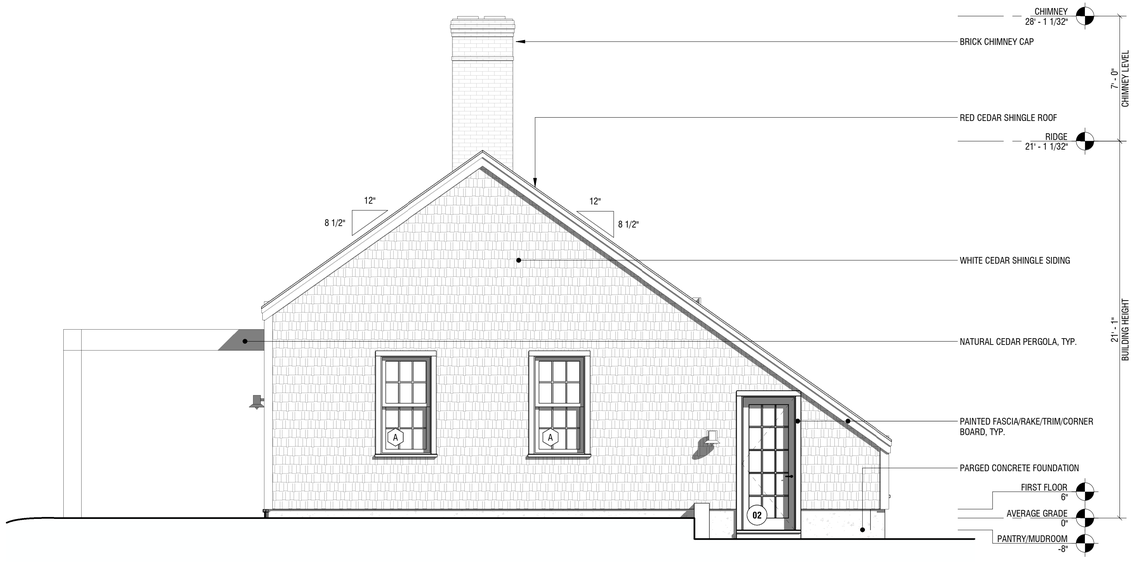
2 ELEVATION - SOUTH

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

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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	
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PROJ. NO.	323029

BUILDING ELEVATIONS

HDC-05

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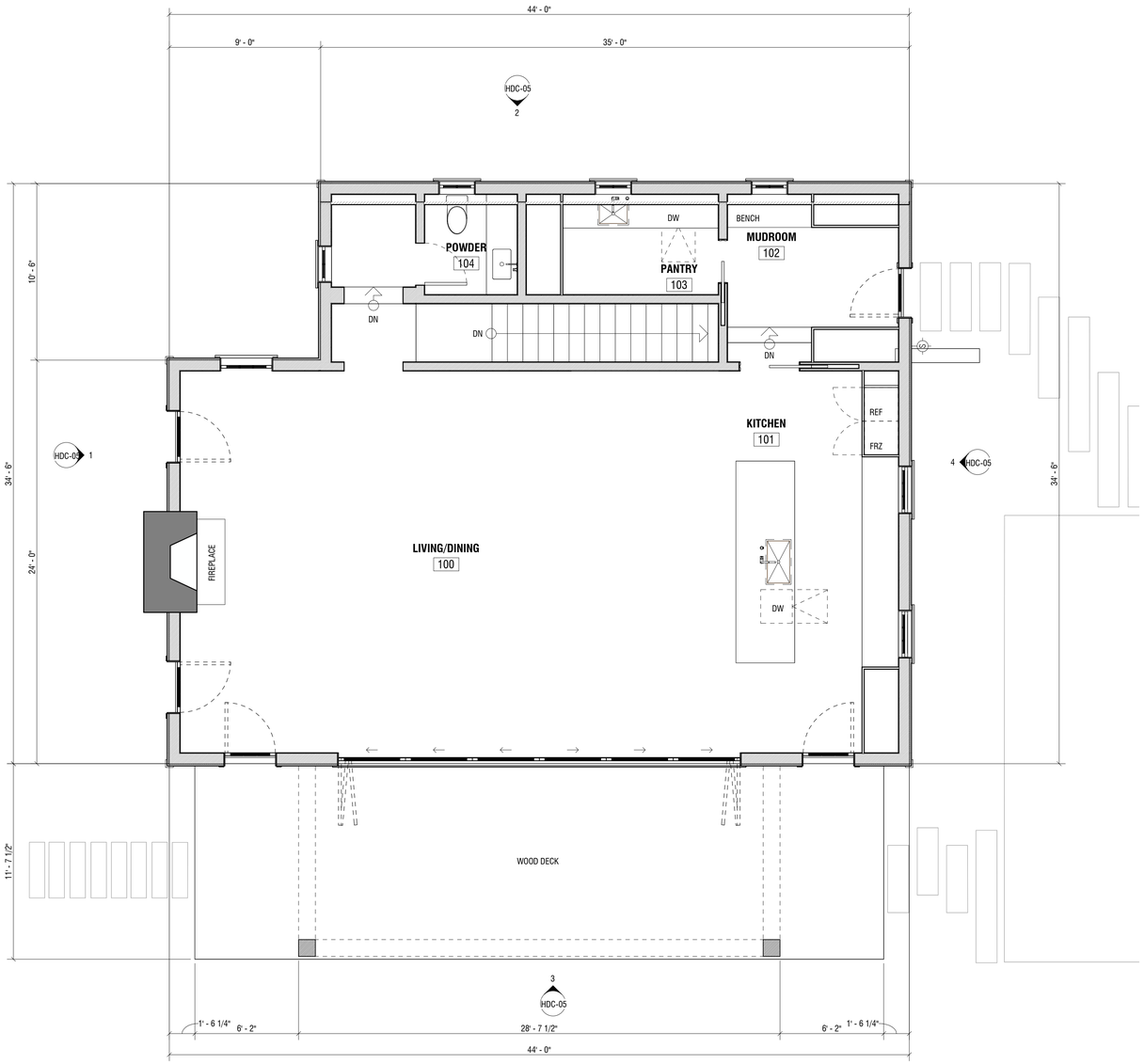
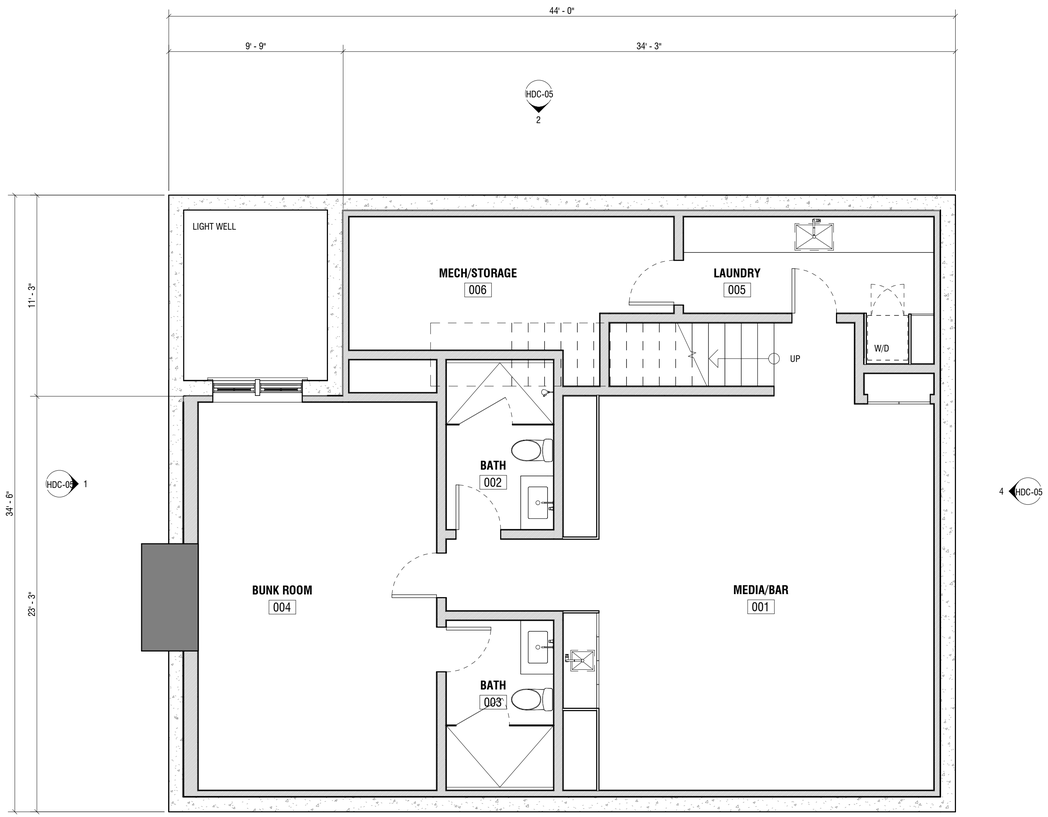


1 FIRST FLOOR PLAN

1/4" = 1'-0"



2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

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74 Club Road, Riverside, CT 06878

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STRUCTURAL ENGINEER

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MEP ENGINEER

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SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION

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DATE:	05/06/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	323029

PLANS

HDC-06

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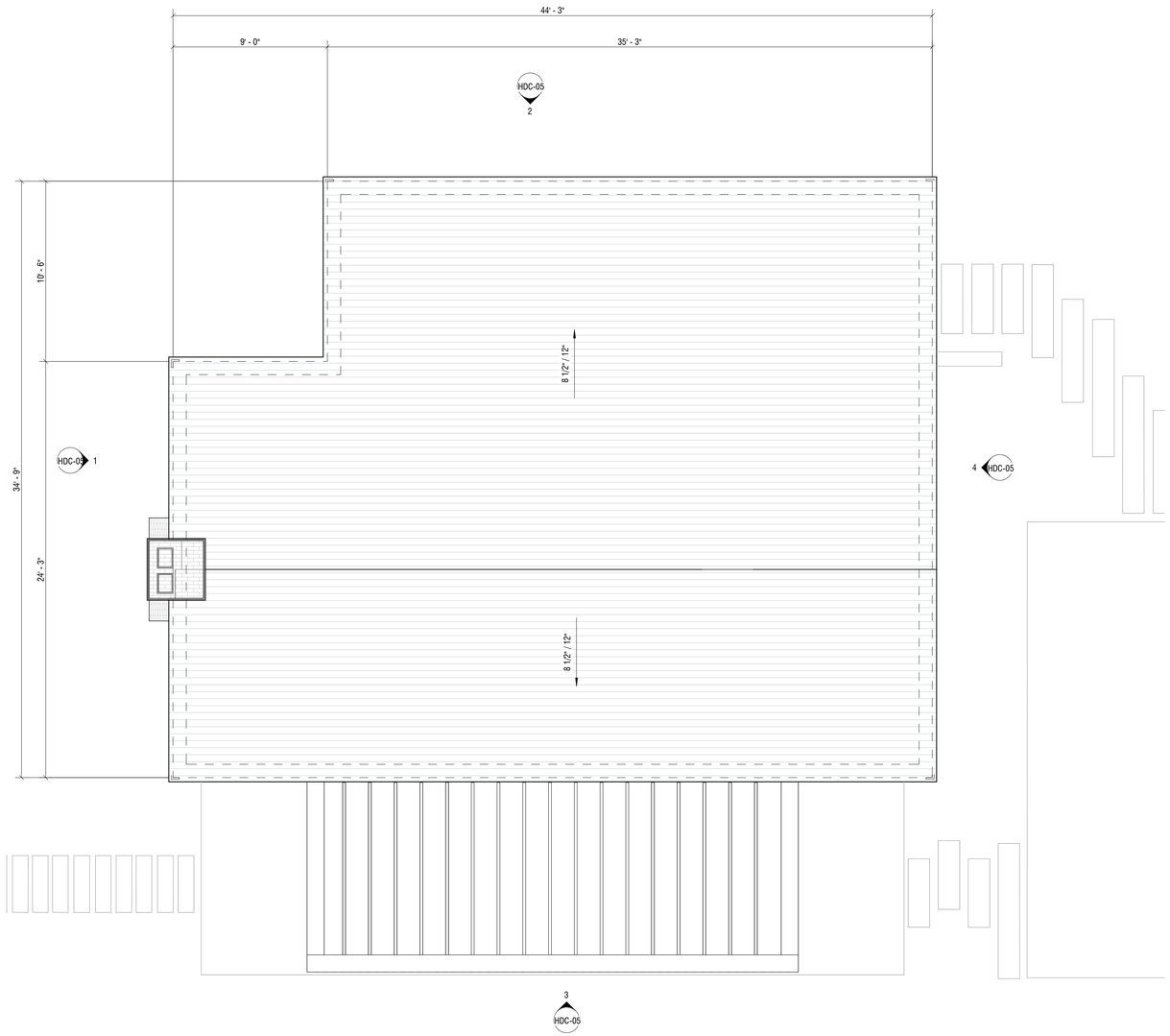

1 ROOF PLAN

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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--

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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

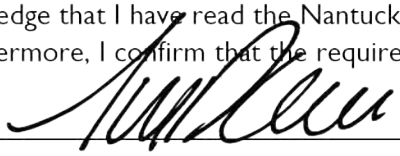
Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
Y	Signature of Affidavit: see below

** 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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C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

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VIGODA ROBERT A TR
C/O RUBIN & RUDMAN LLP
53 STATE ST 15TH FL
BOSTON, MA 02109

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Postage
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Total Postage and Fees
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City, State, Zi

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MRKONIC GEORGE TR
FOLGER SQUARE TR
2558 KENT RIDGE CT
BLOOMFIELD HILLS, MI 48301

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LAB TRUST
C/O BRUCE SANFORD
4200 MASSACHUSETTS AV NW
#410
WASHINGTON, DC 20016

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QUIRK JANE P TRST ETAL
CONFALONE JOHN 1994 REV TR
PO BOX 675
REDDING, CT 06896

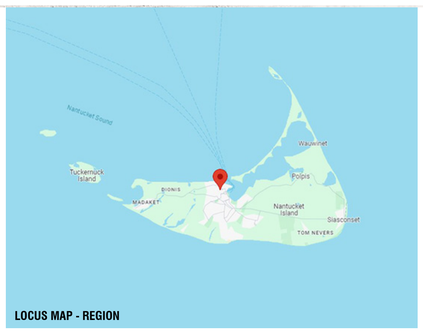
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WLF SHED

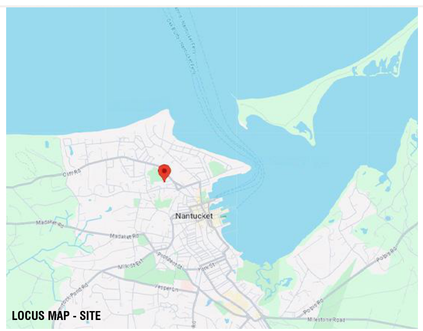
HDC SUBMISSION
7 FOLGER LANE
NANTUCKET, MA 02554
05/06/2024

PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY





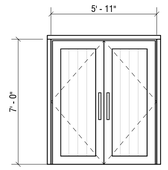
LOCUS MAP - REGION



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
--
--

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
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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:	1/2" = 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

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STRUCTURAL ENGINEER
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MEP 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:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-02

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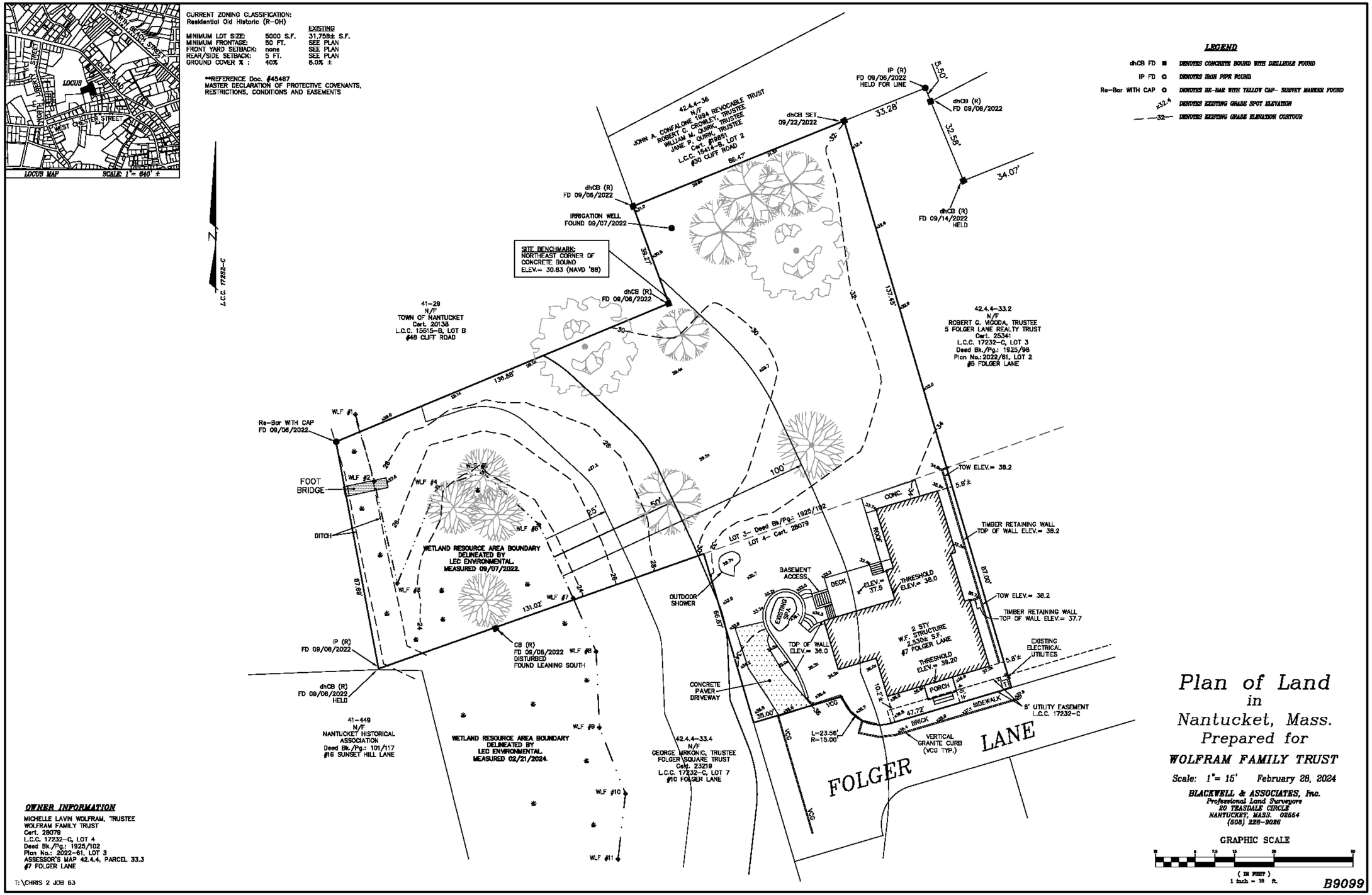

1 EXISTING CONDITIONS SURVEY

WLF SHED

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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Nantucket, MA 02554
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STRUCTURAL ENGINEER
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MEP ENGINEER
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Nantucket, MA 02554
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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:	
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

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
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CONTRACTOR
JONATHAN RAITH
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Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
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MEP ENGINEER
--
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SURVEYOR
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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

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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:	3/32" = 1'-0"
PROJ. NO.	323029

SITE PLAN

HDC-04

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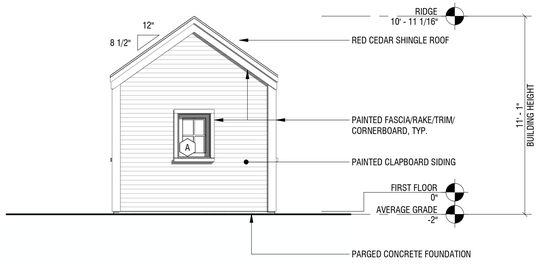
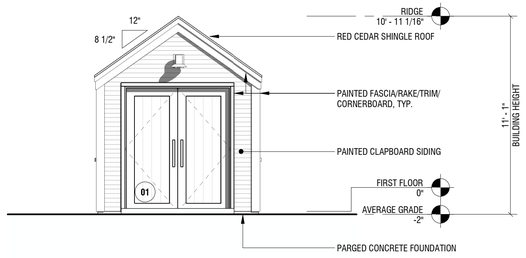


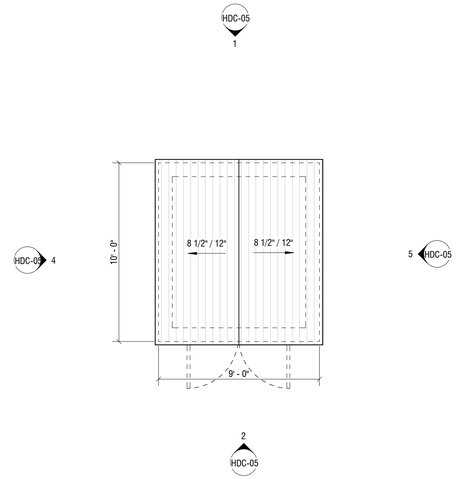
1 ELEVATION - SOUTH

1/4" = 1'-0"



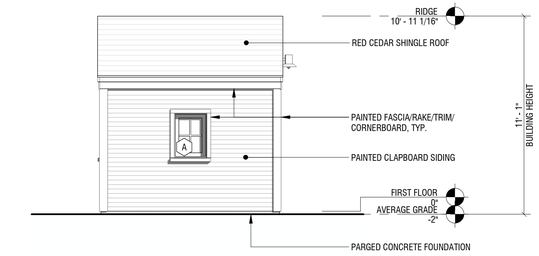
2 ELEVATION - NORTH

1/4" = 1'-0"



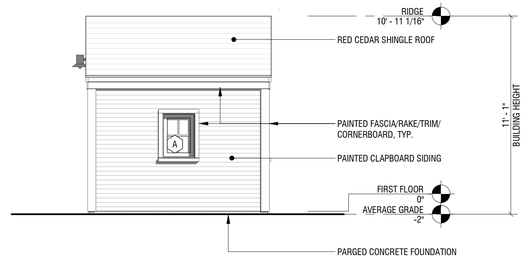
3 ROOF PLAN

1/4" = 1'-0"



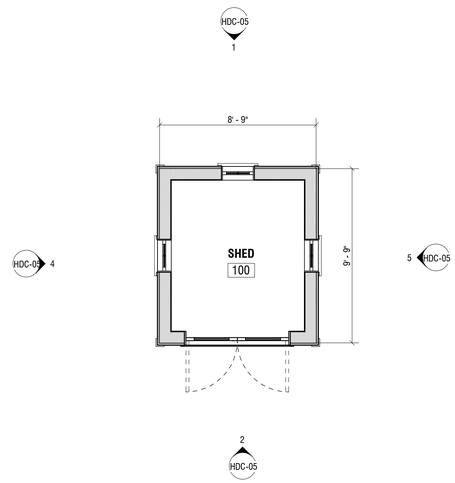
4 ELEVATION - EAST

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
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
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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:	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

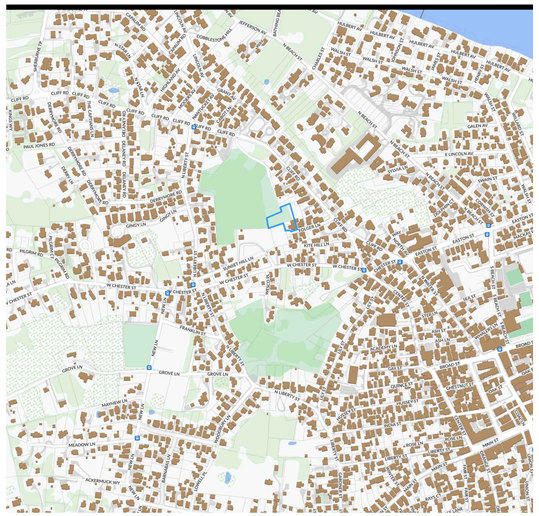
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck TME Foundation _____ Fence _____ Shutters _____

* 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



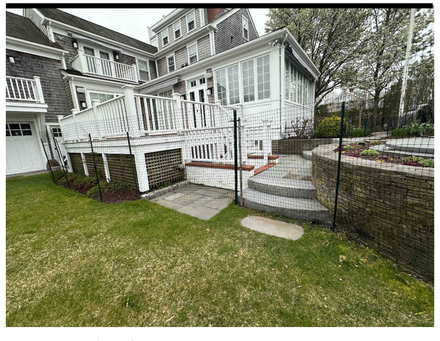
VIEW #2: EXISTING HARDSCAPE DRIVEWAY



VIEW #3: EXISTING SPA & DECK TO REMAIN

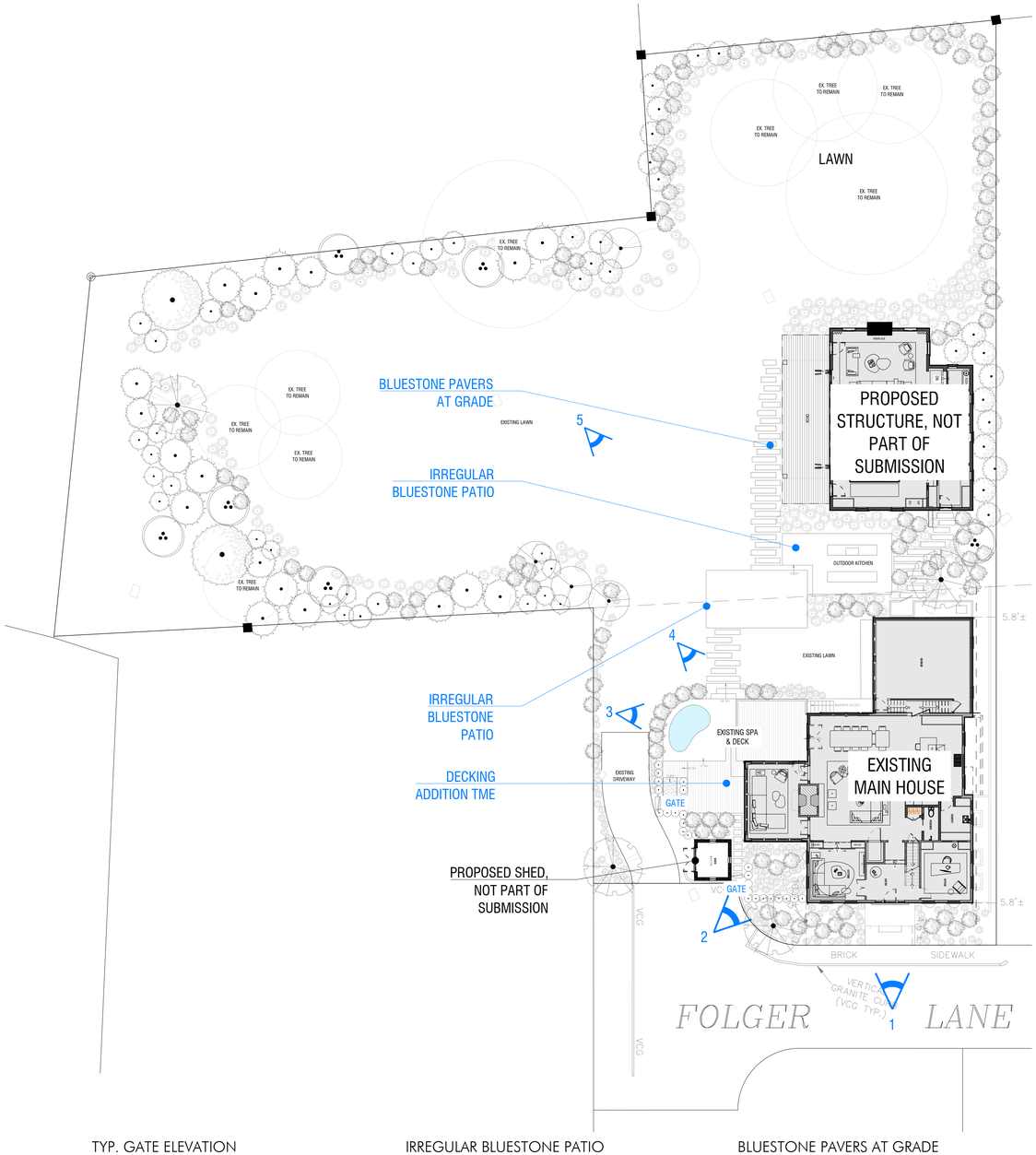


VIEW #4: EXISTING HARDSCAPE

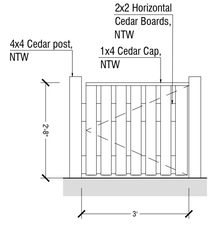


VIEW #5: EXISTING LAWN



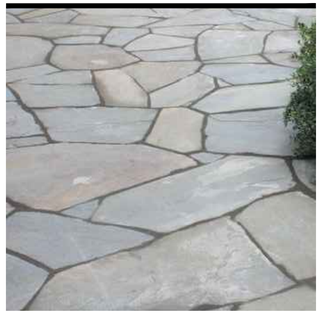


TYP. GATE ELEVATION

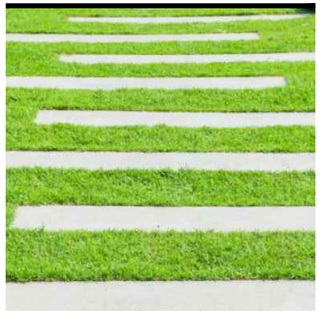


1 TYP. GATE: Elevation
Scale: 1/2" = 1'-0"

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.

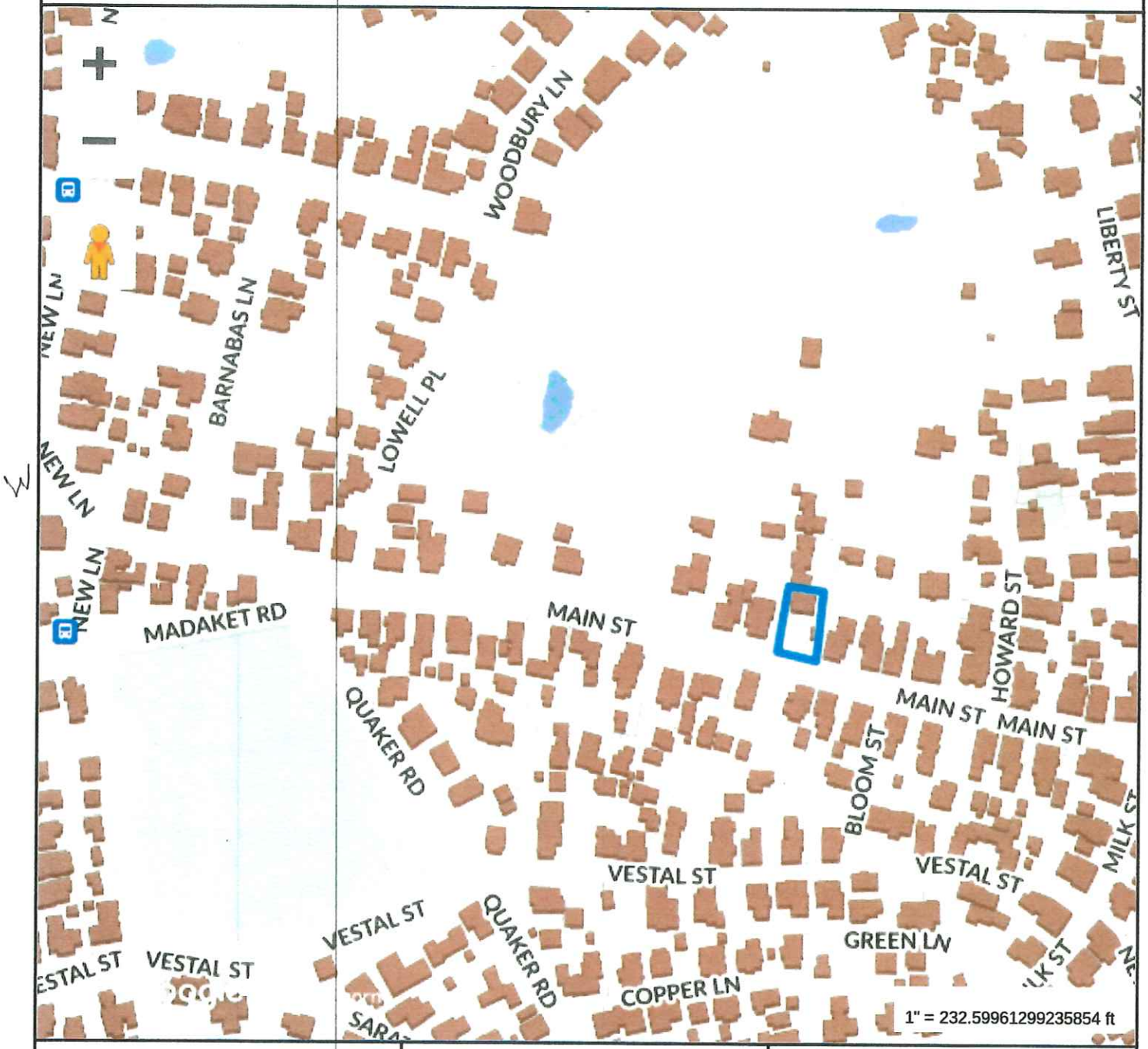
Date 4/23/24 Signature of owner of record Nancy Dratzal, agent Signed under penalties of perjury

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

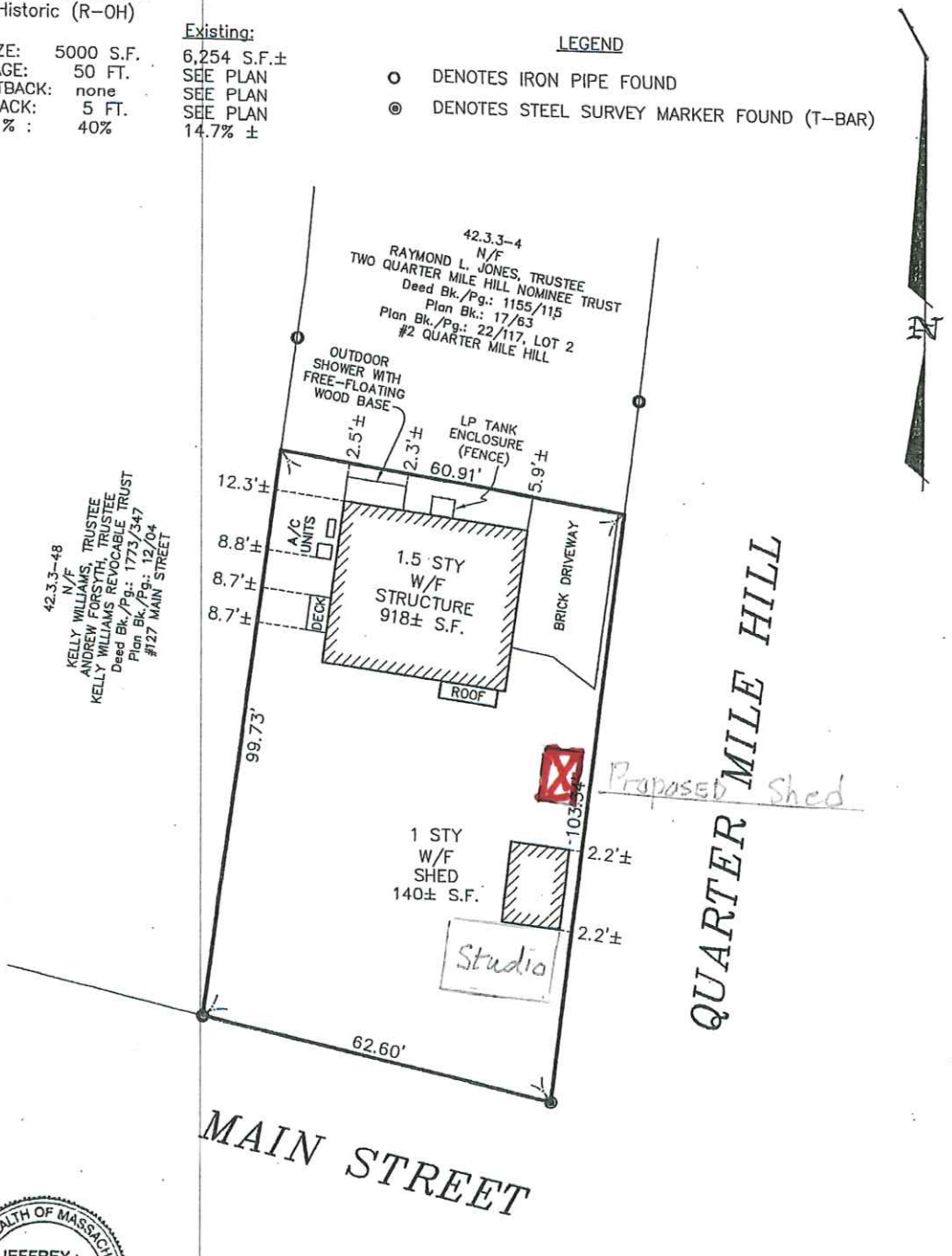
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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

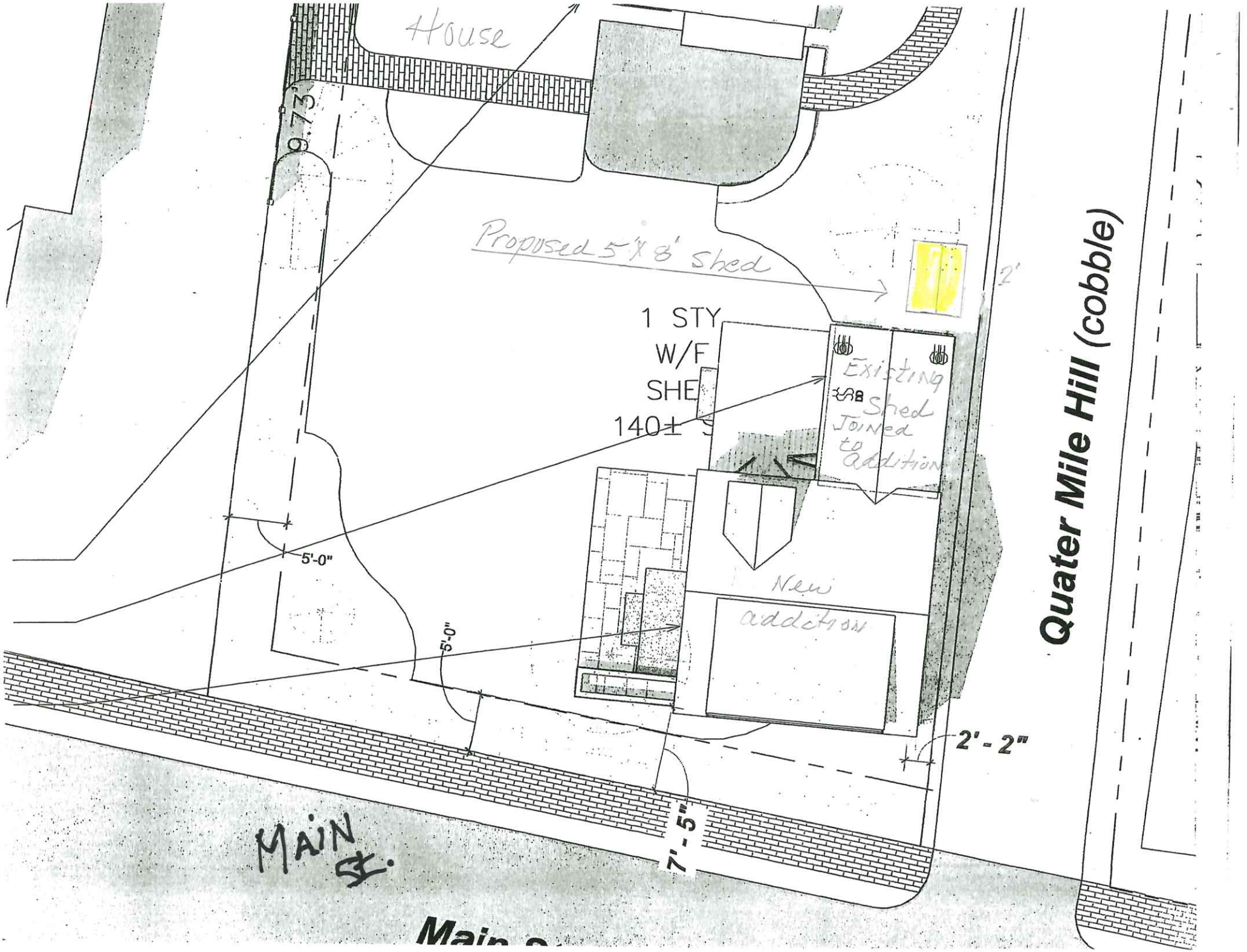
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND 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.

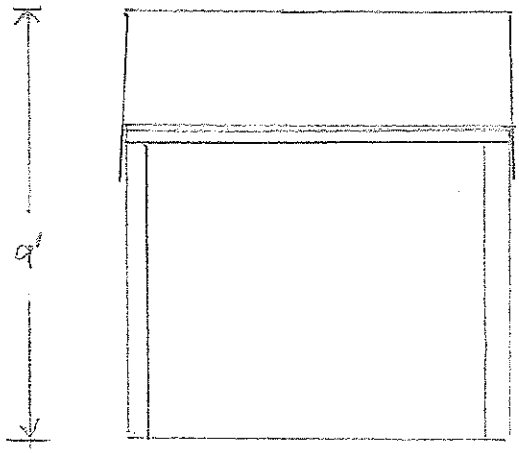
ASSESSOR MAP: 42.3.3, PARCEL: 49

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

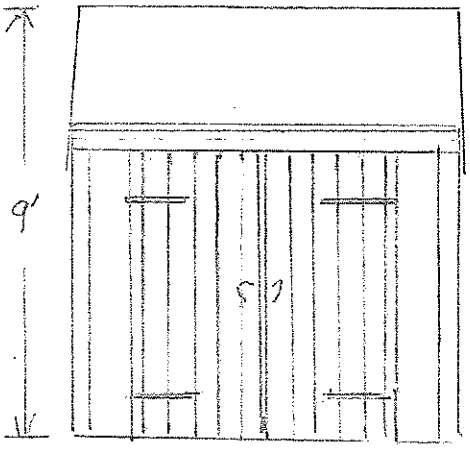
T:\JEFF 25 JOB 12
V:\DRAWFILES\B5214\BLP.dwg 11/2/2021 11:39:21 AM EDT

B5214

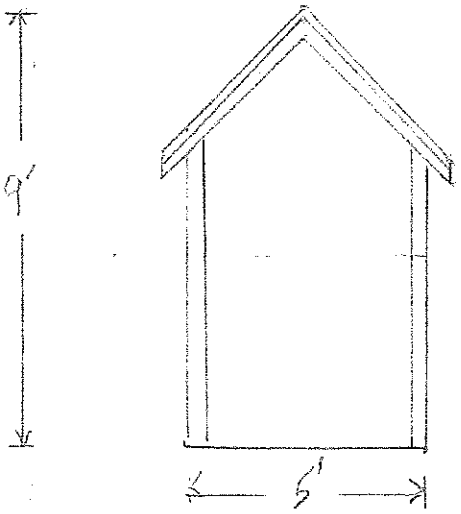

House
9.73'
Proposed 5'x 8' shed
1 STY
W/F
SHE
140±
Existing
Shed
Joined
to
addition
New
addition
5'-0"
5'-0"
2'
2' - 2"
7' - 5"
MAIN St.
Quater Mile Hill (cobble)



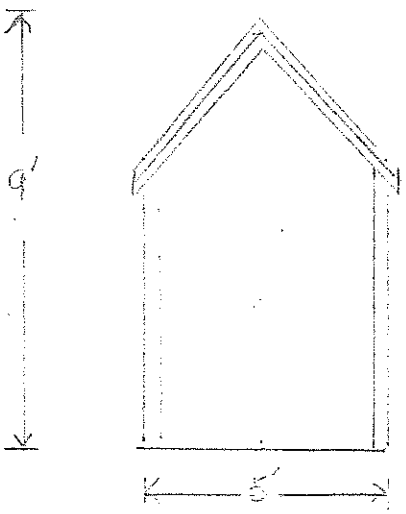
EAST Elevation



WEST - Elevation



South Elevation

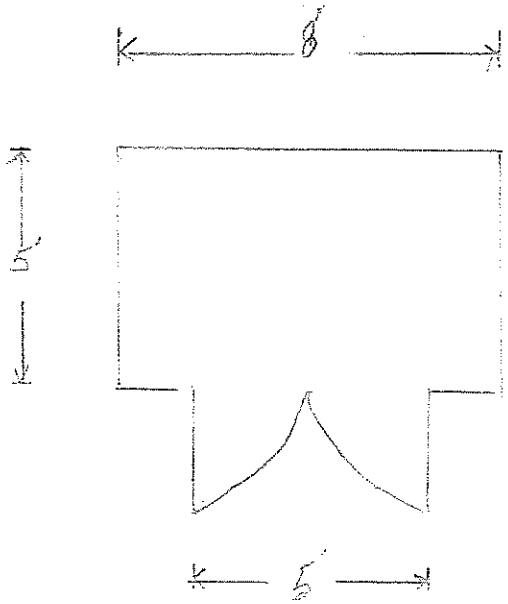


NORTH ELEVATION

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

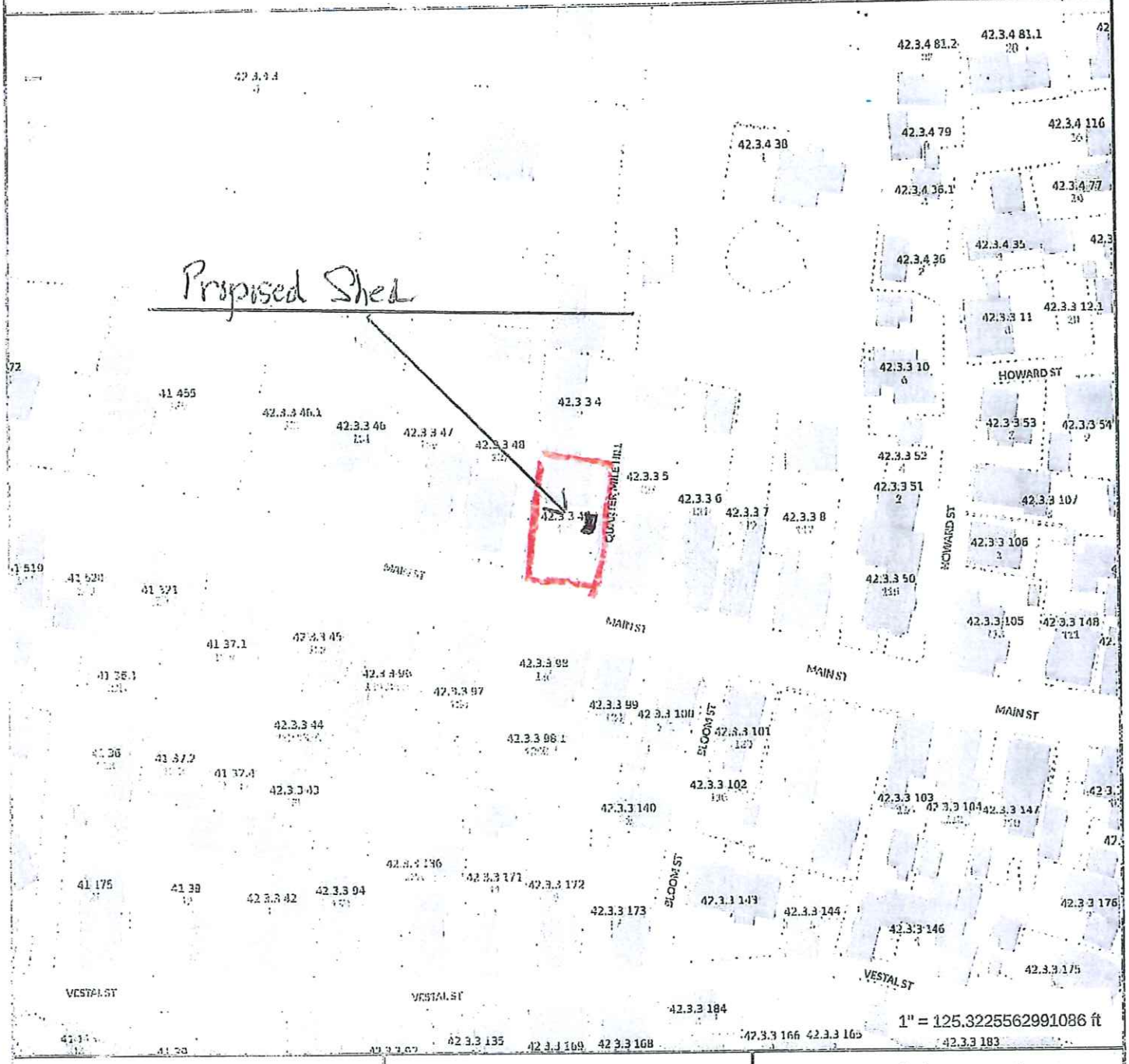
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

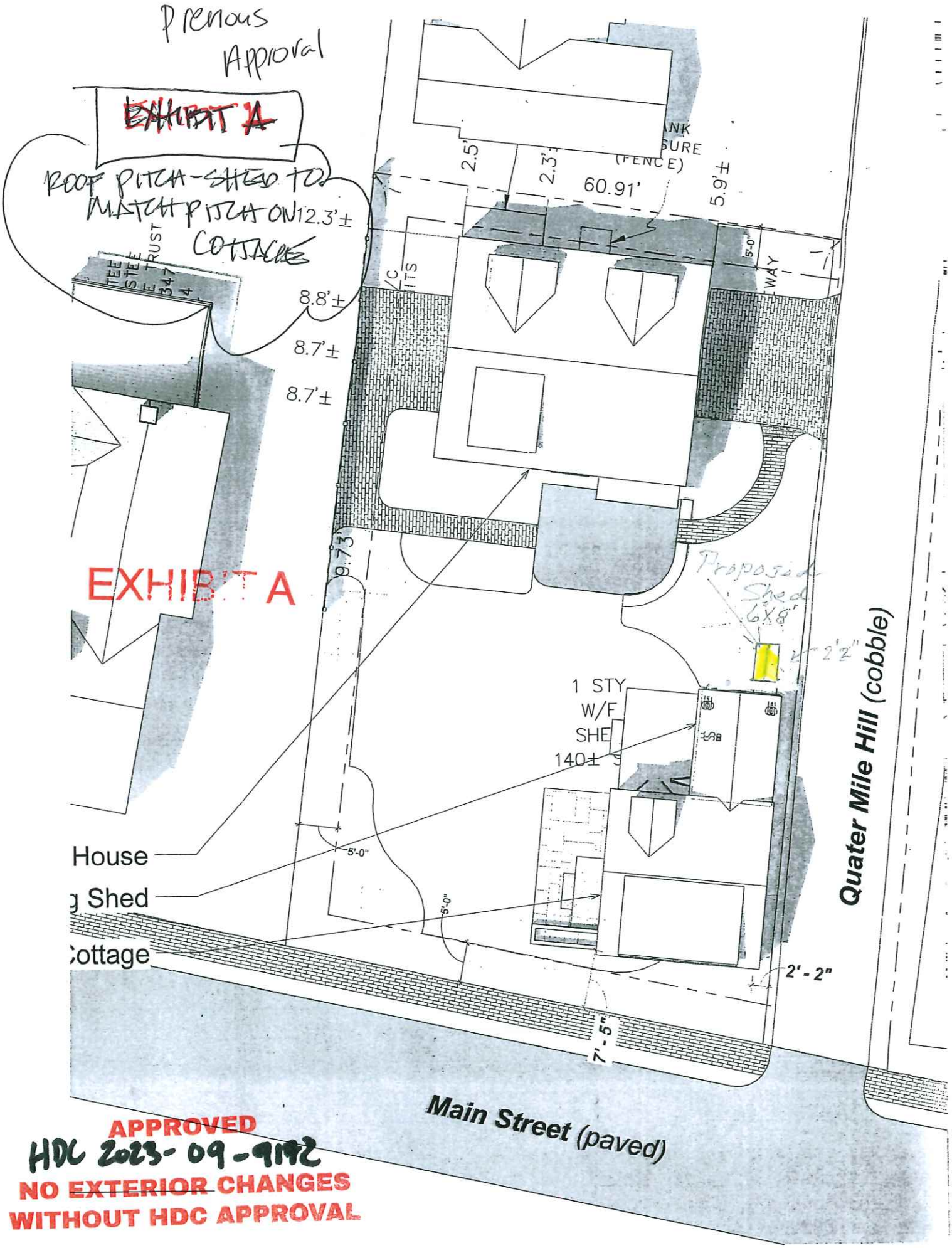
Property ID	42.3.3 49
Location	125 MAIN ST
Owner	RHODES THOMAS L II TR

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

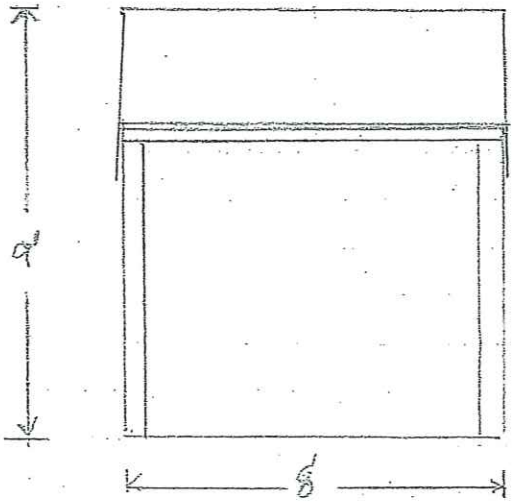
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



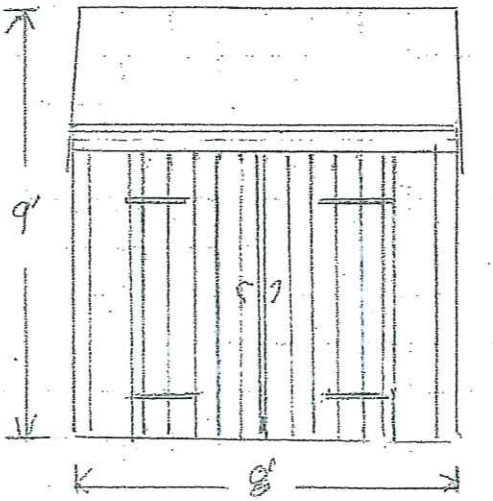
APPROVED
HDC 2023-09-9192
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Previous Approval

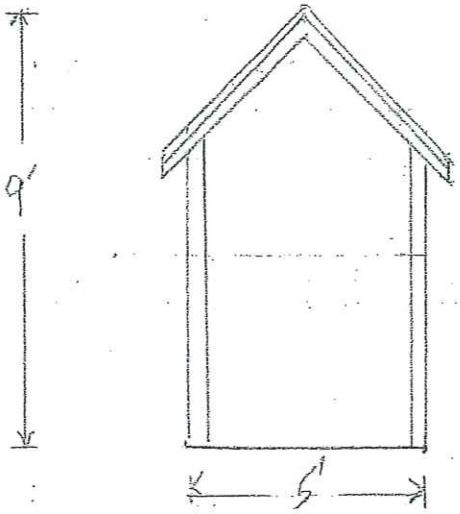
APPROVED
HDC 2023-09-9172
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



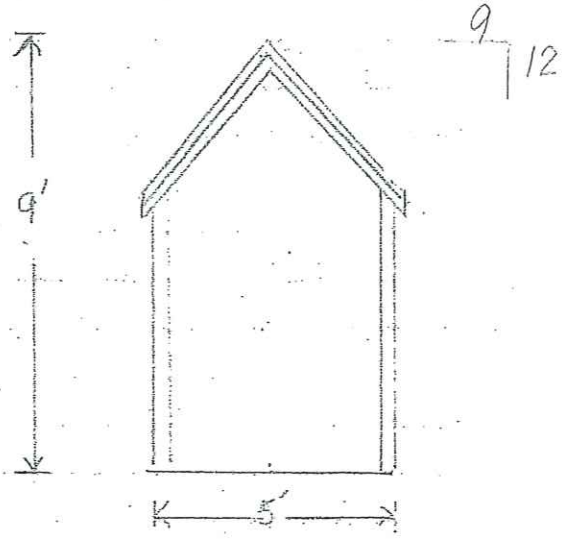
EAST Elevation



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:

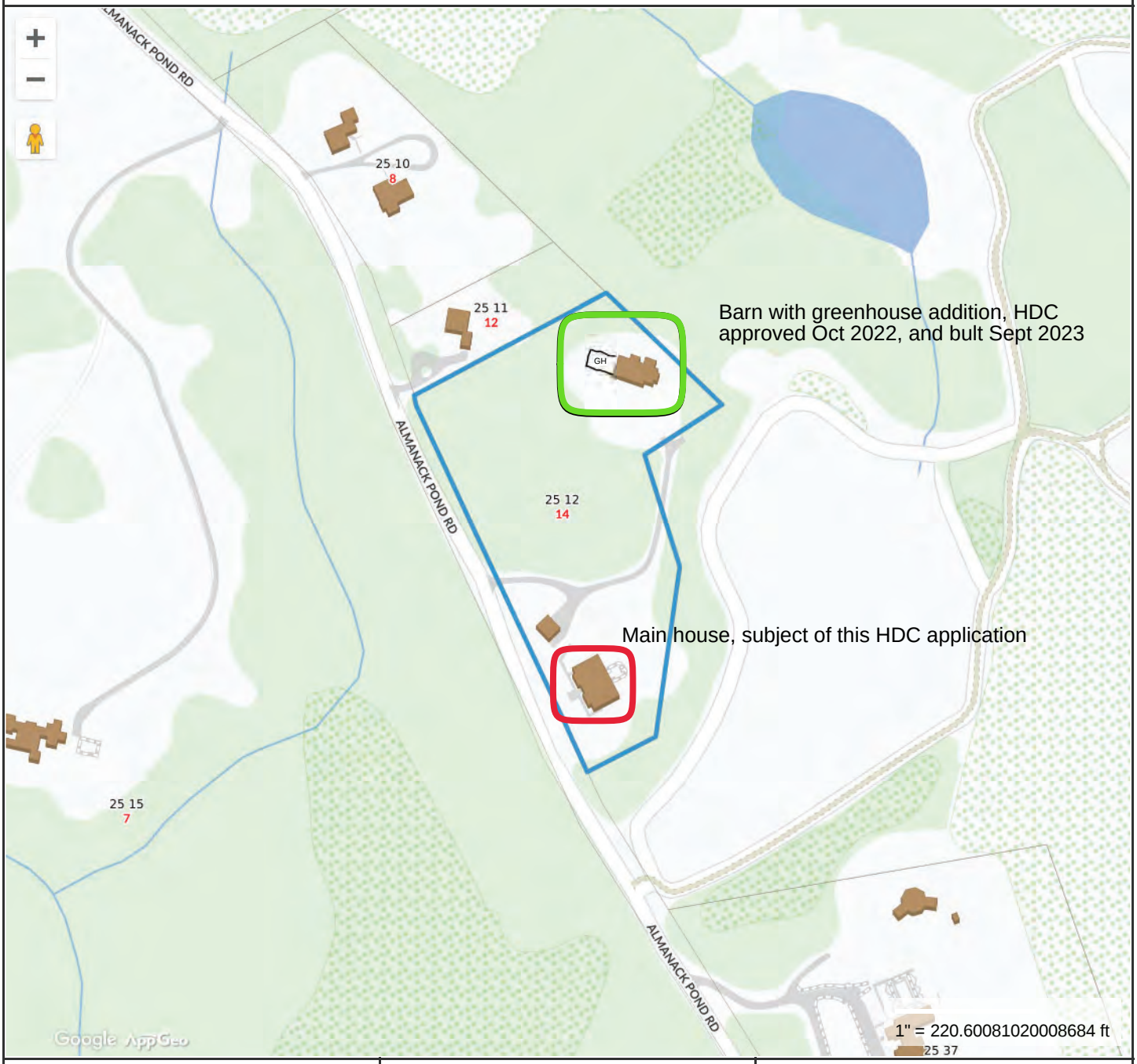
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

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

Goran Puljic — 3/5/24

Signature — Date

Poperty Locus - High Zoom



Property Information

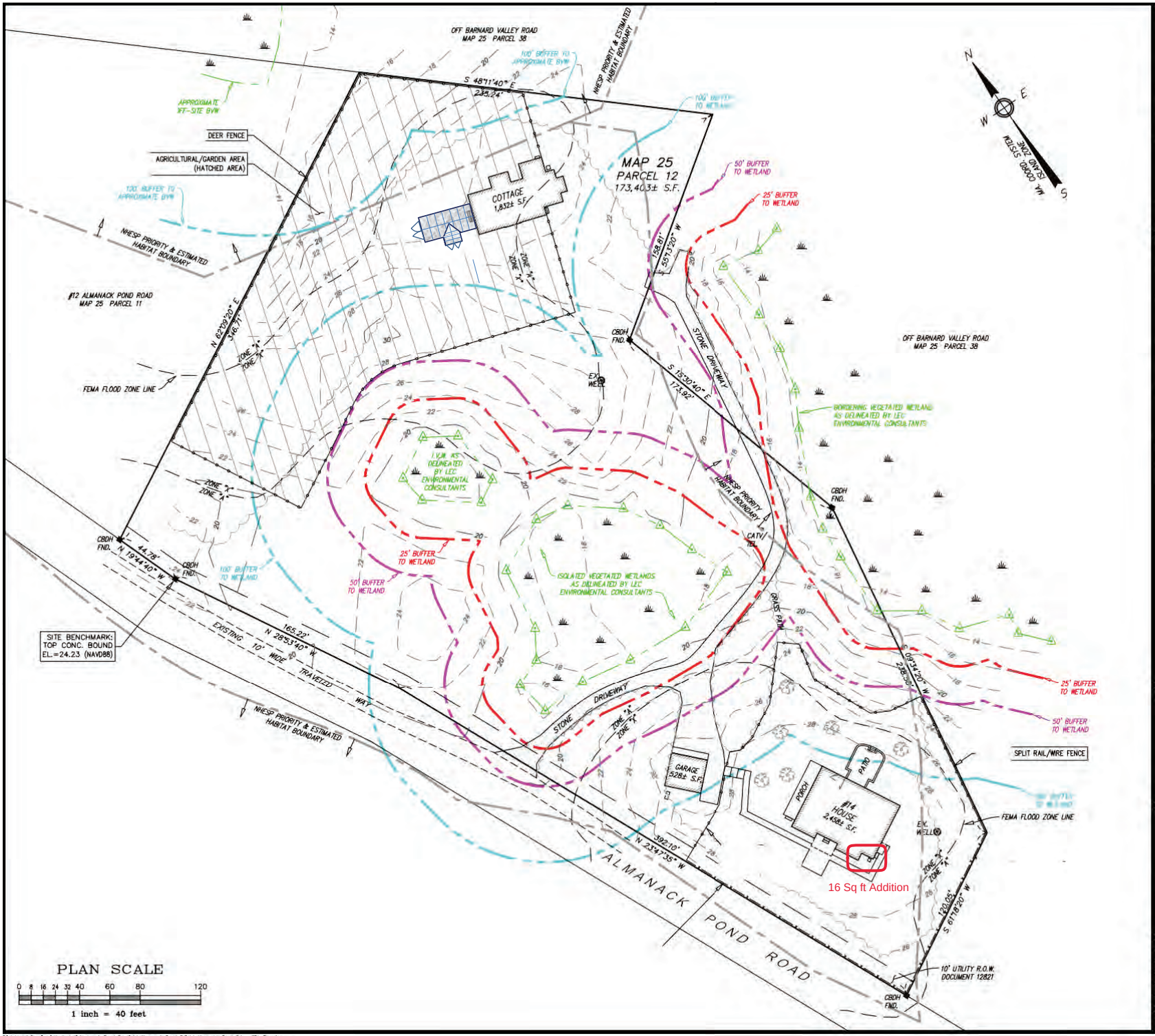
Property ID	25 12
Location	14 ALMANACK POND RD
Owner	PULJIC GORAN & MELINDA

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.



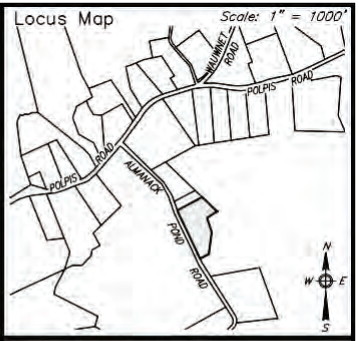
PLAN SCALE

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

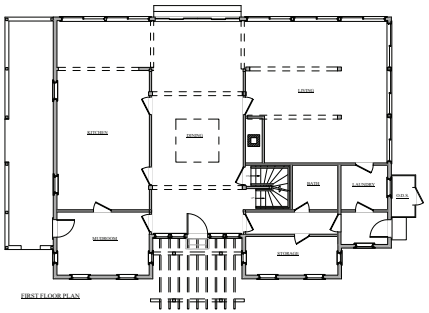
#14 ALMANACK POND ROAD
MAP 25 PARCEL 12

No.	Date	Revision Description	By
–	–	–	–

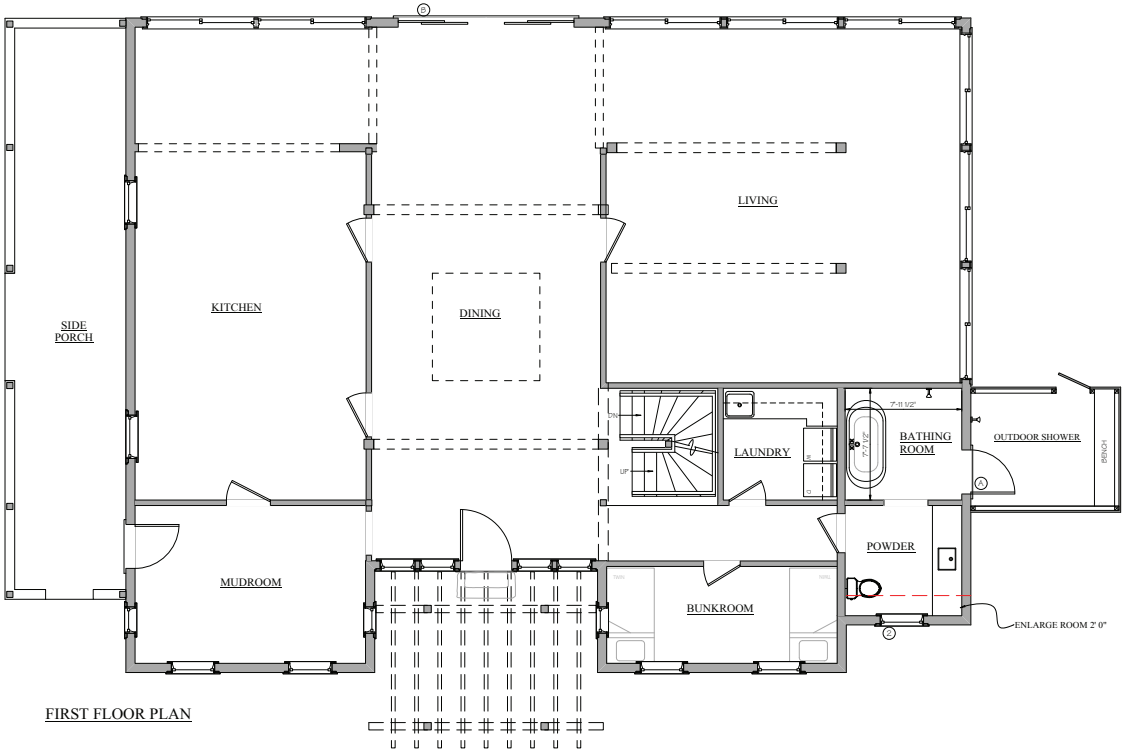
Date:	Drawn:	Checked:	Sheet:
FEBRUARY 2, 2021	RMM/ERC/BEI	DFB/AMG	1 of 1

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

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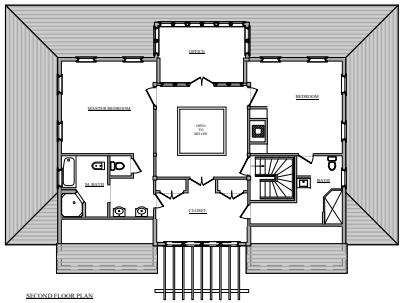
FIRST FLOOR PLAN
DATE: 02/20/2024
SCALE: 1/4" = 1'0"

M/P: 25 / 12

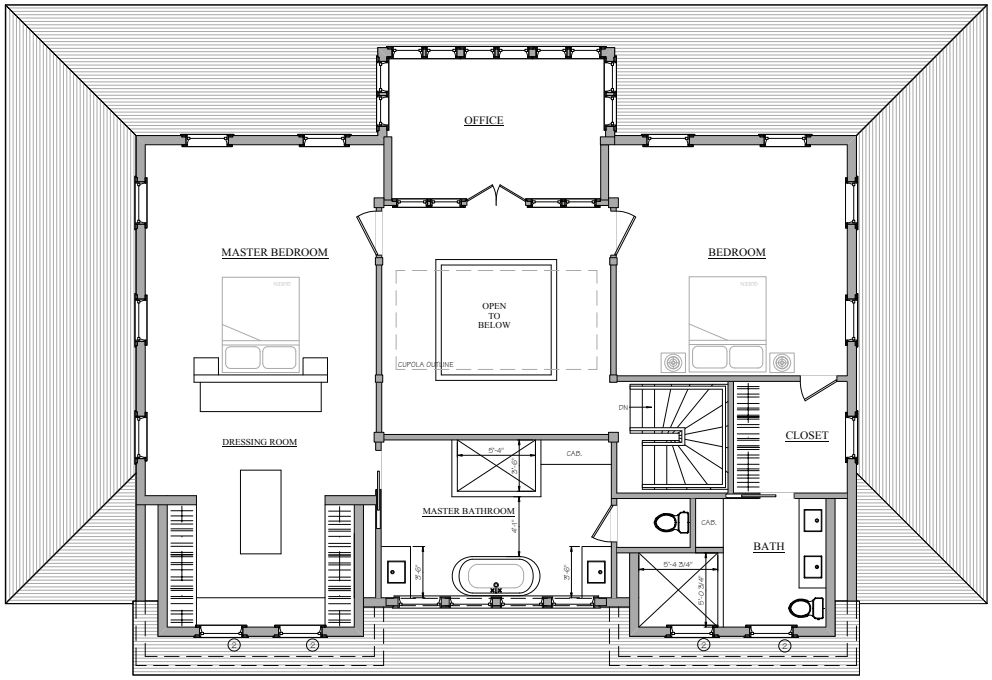
THE PULJIC RESIDENCE
14 ALMANACK POND RD.
NANTUCKET, MA

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

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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

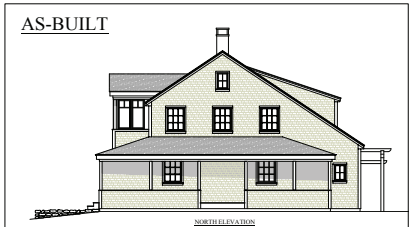


AS-BUILT

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

BENJAMIN
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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DESIGN, INC
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(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

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
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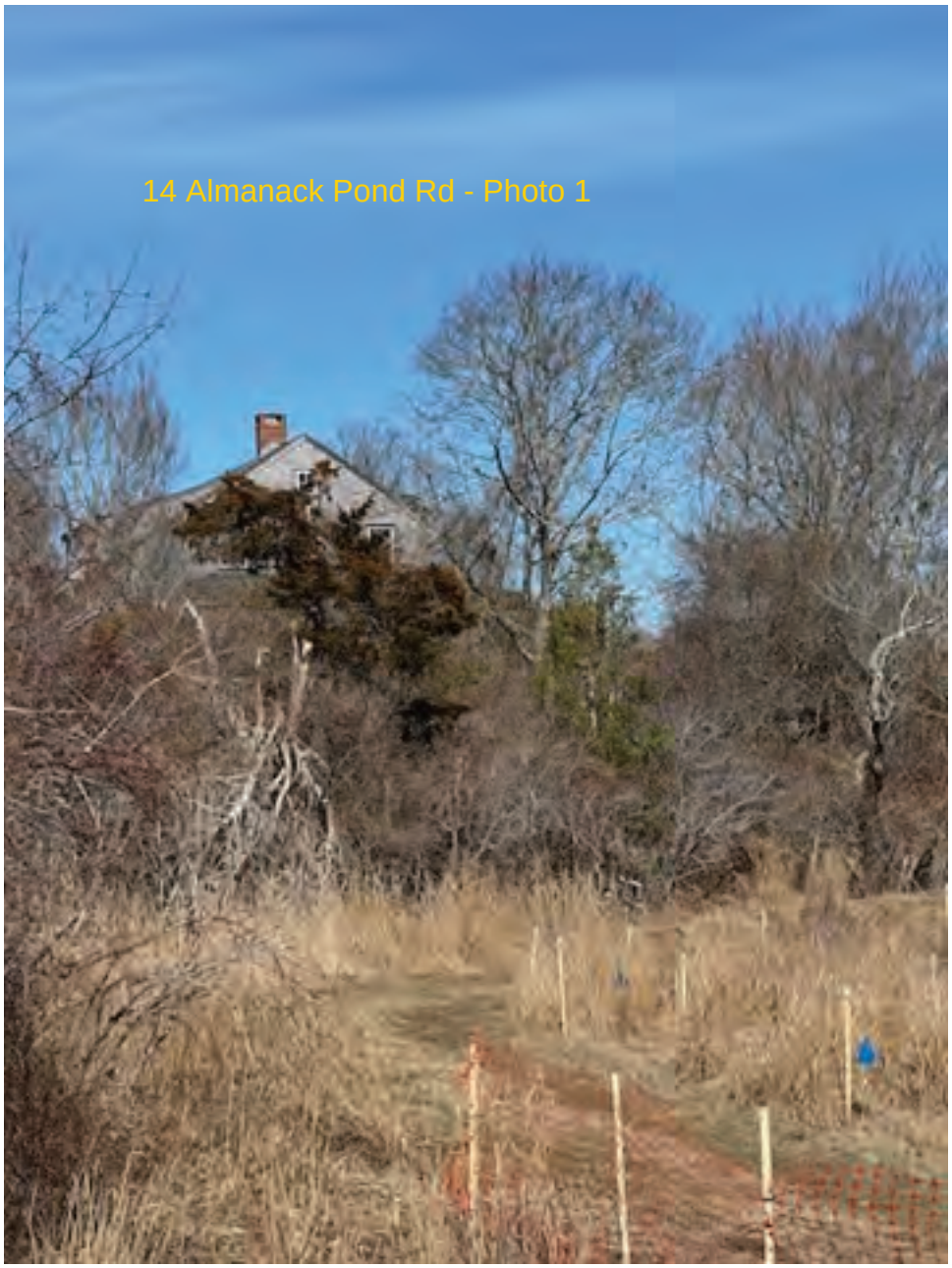

14 Almanack Pond Rd - Photo 1



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



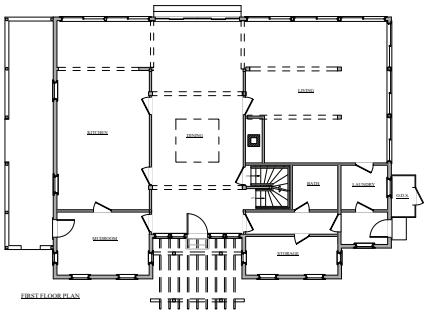
Cupolas at 25 Almanack Pond Road



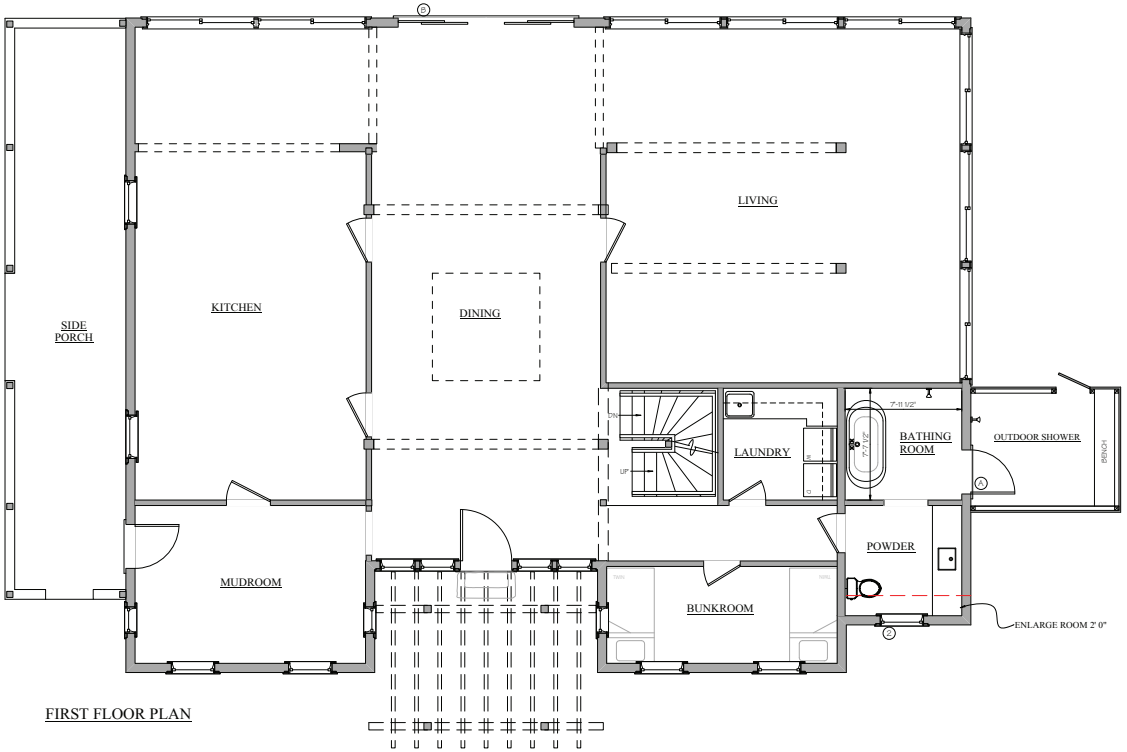
Cupola at 24Almanack Pond Road



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

NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGNER
P.O. BOX 1175 NANTUCKET, MA 02554
(508) 228-1838 NORMANDBENJAMIN@YAHOO.COM

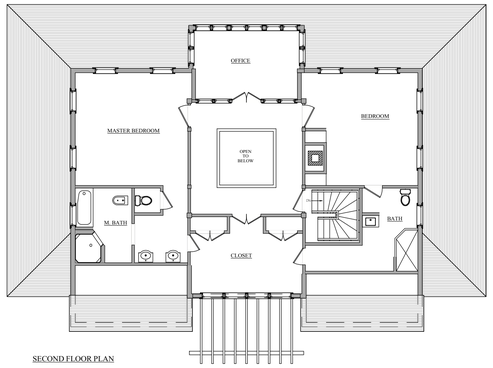
FIRST FLOOR PLAN
DATE: 02/20/2024
SCALE: 1/4" = 1'-0"

M/P: 25 / 12

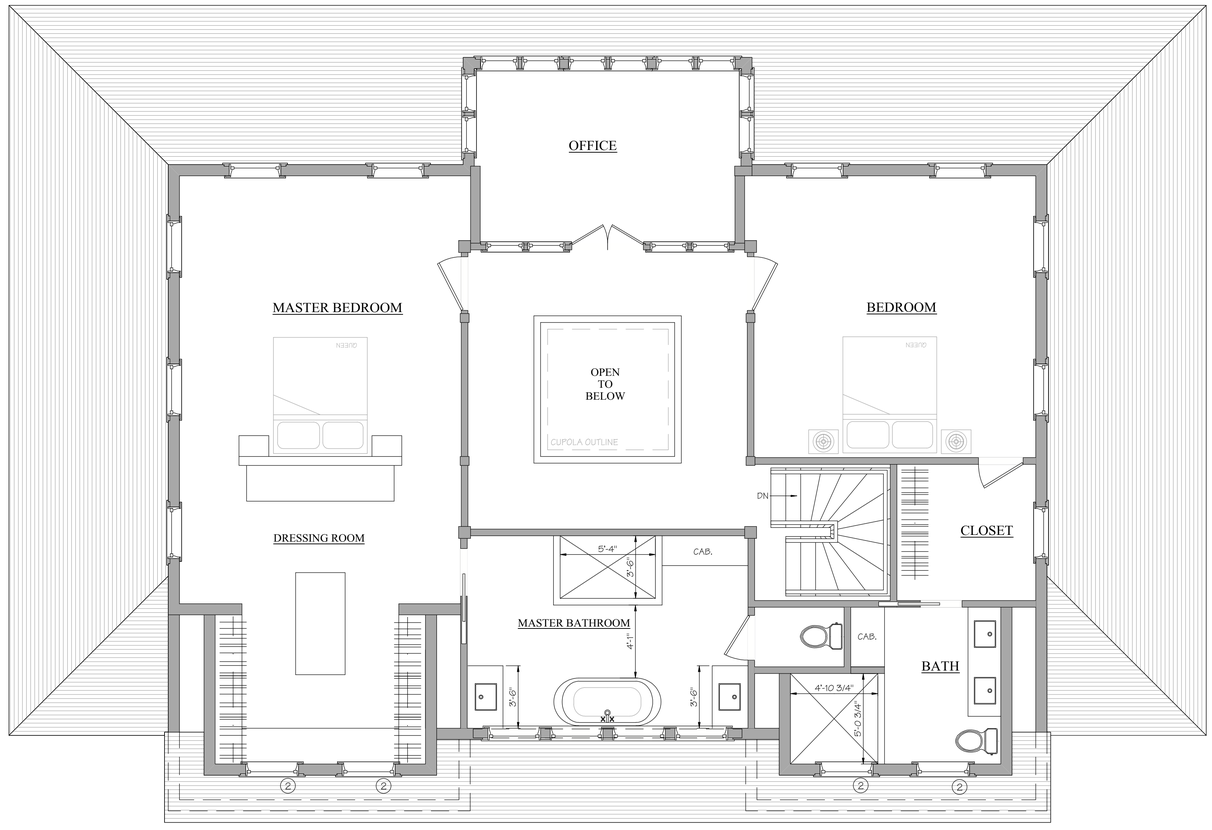
THE PULJIC RESIDENCE
14 ALMANACK POND RD.
NANTUCKET, MA

1

AS-BUILT



SECOND FLOOR PLAN



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

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NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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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

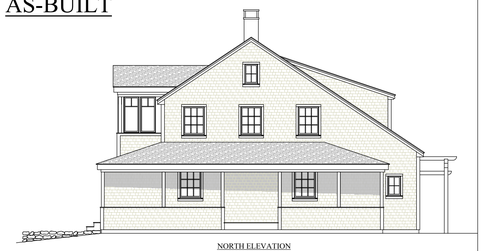


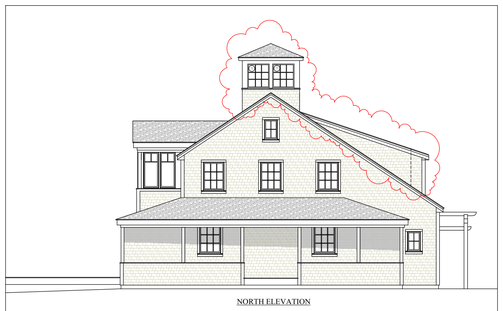
PREVIOUSLY SUBMITTED



WEST ELEVATION

AS-BUILT





PREVIOUSLY SUBMITTED



NORTH ELEVATION

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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)



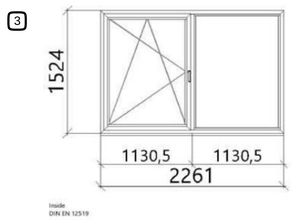
SOUTH ELEVATION

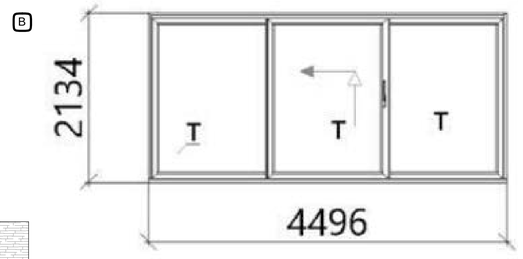
AS-BUILT



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

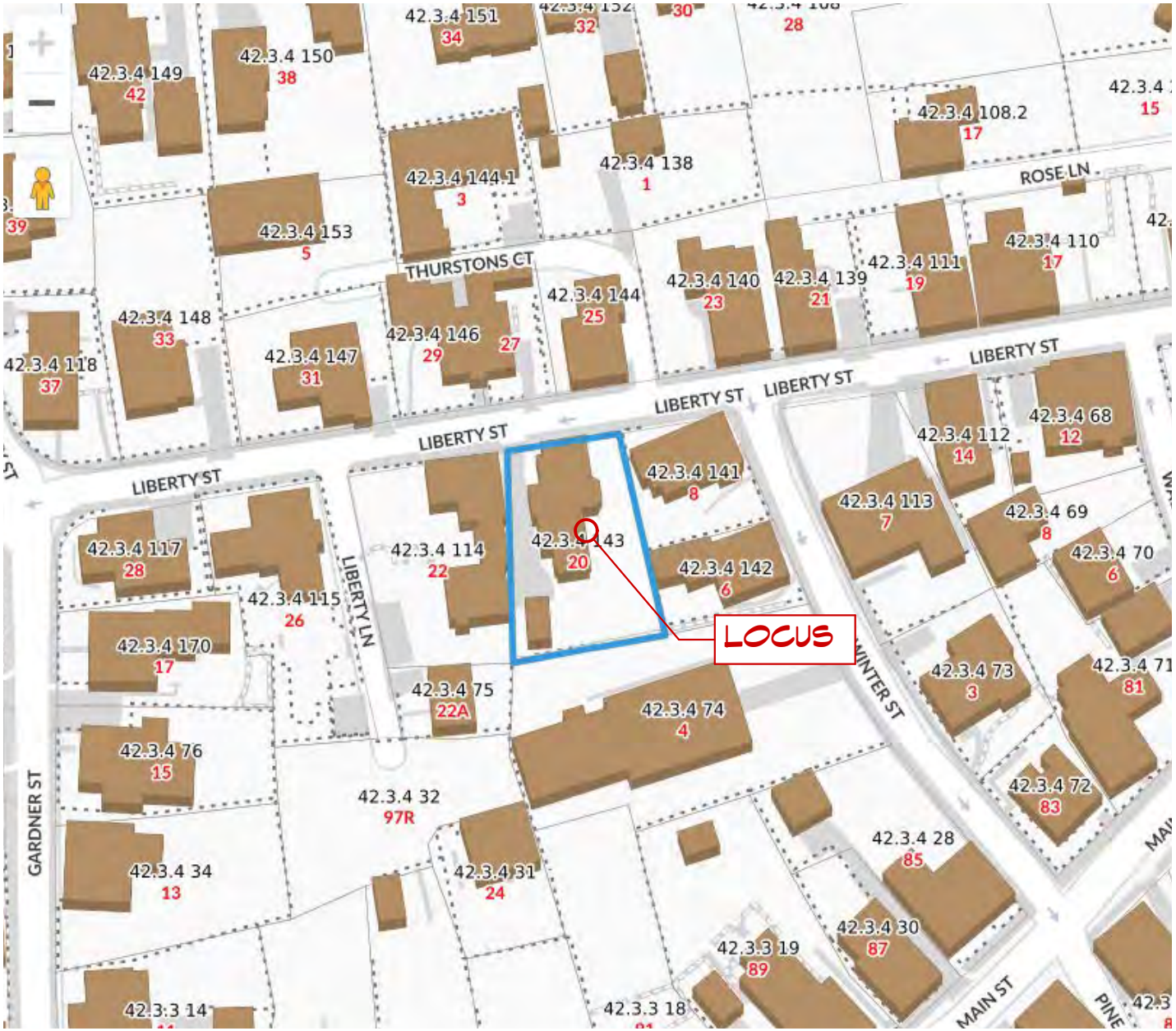
Property ID	10253
Location	20 LIBERTY ST
Owner	ACK 2022 LLC

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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www.smroethkedesign.com

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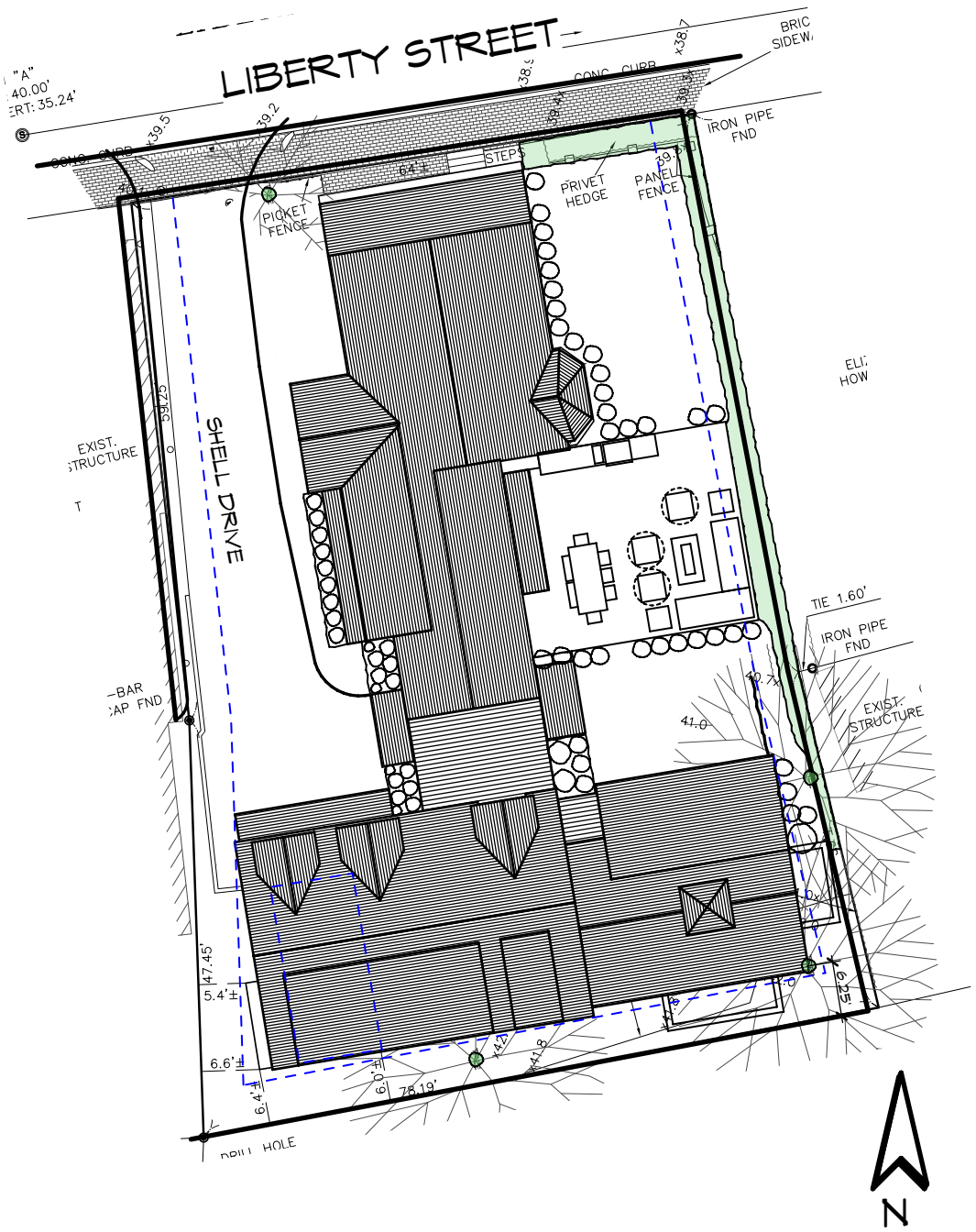
LOCUS

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 0.1



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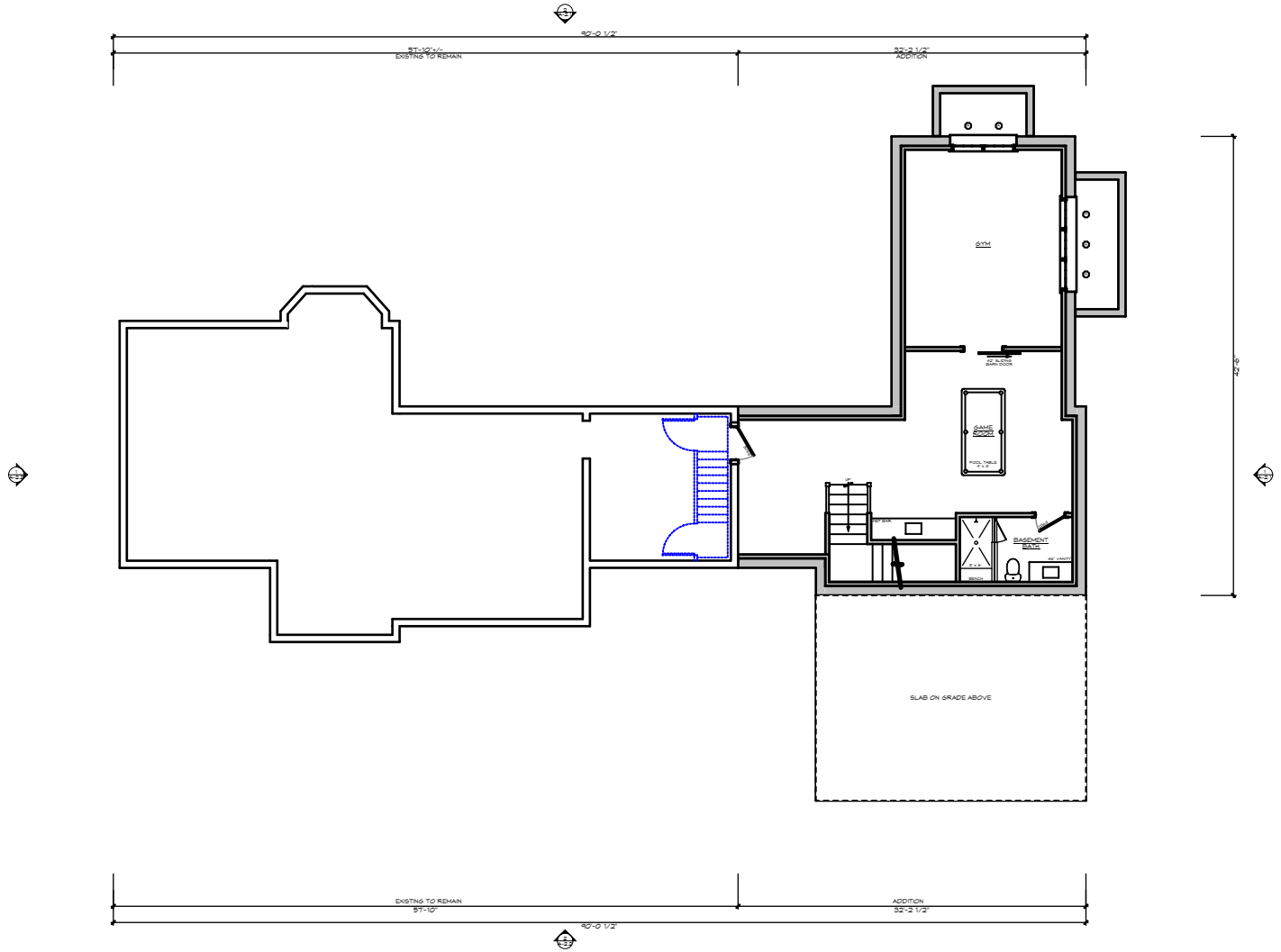
SITE PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 0.2



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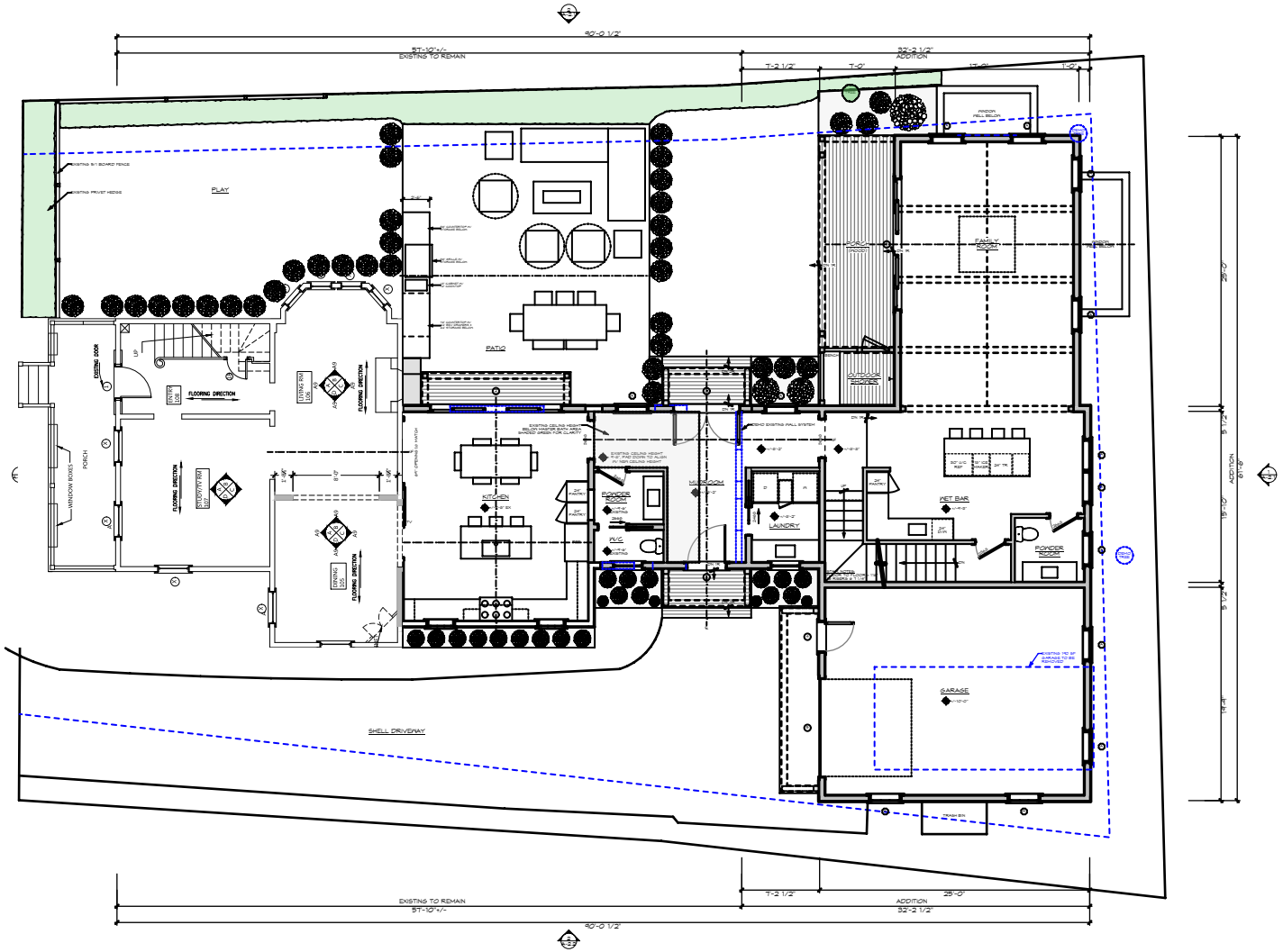
PROPOSED BASEMENT FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 1.0



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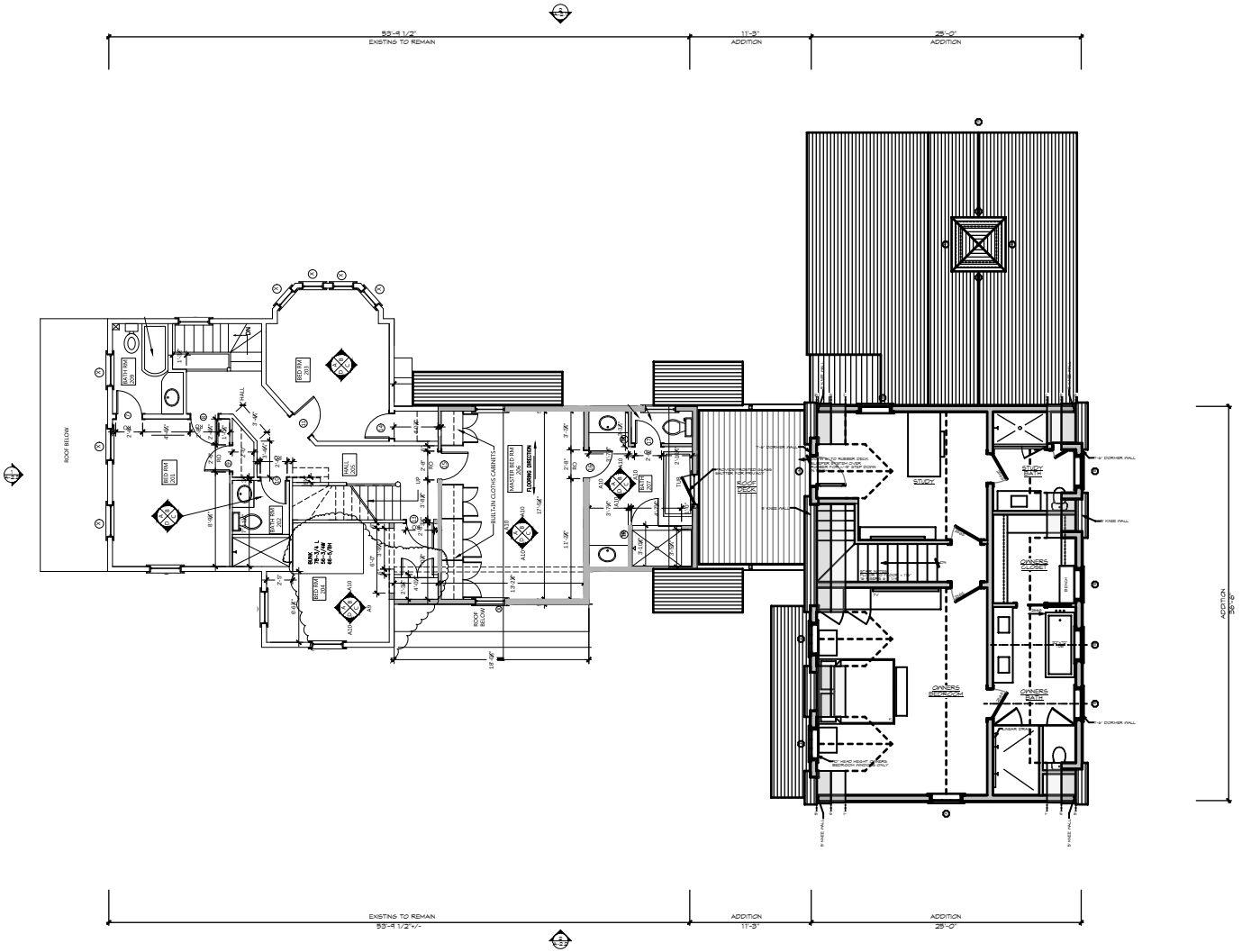
PROPOSED FIRST FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 1.1



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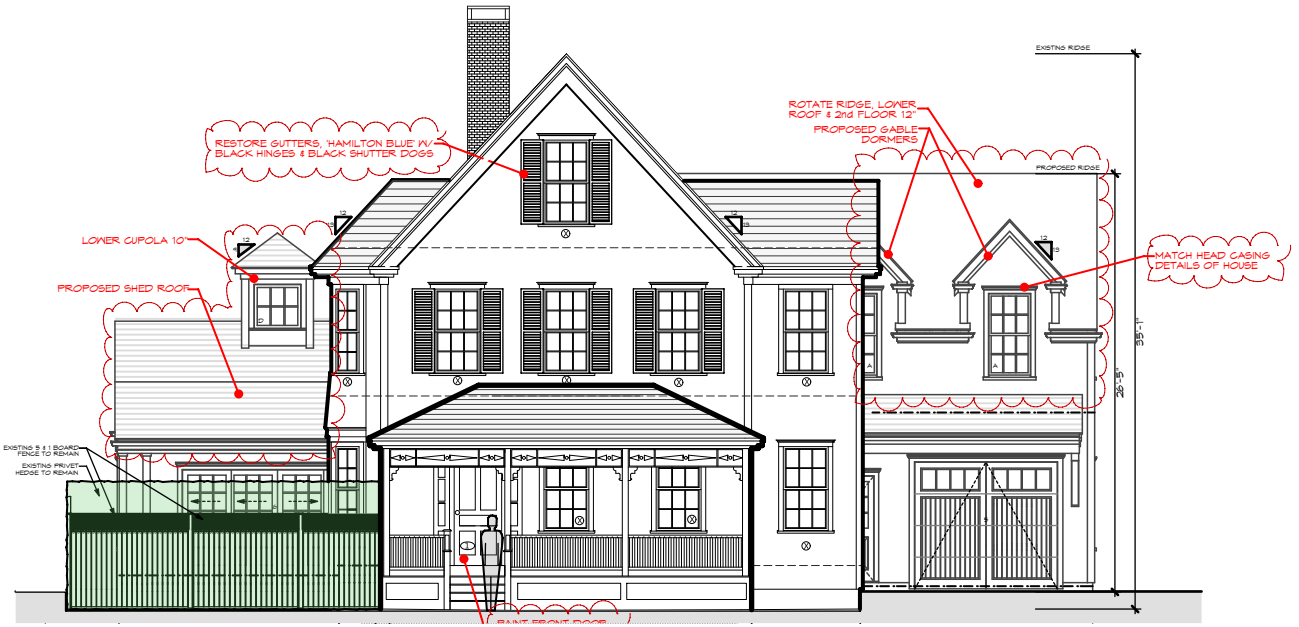
PROPOSED SECOND FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 1.2



PROPOSED SOUTH ELEVATION

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20 Liberty Street
Nantucket, MA 02554

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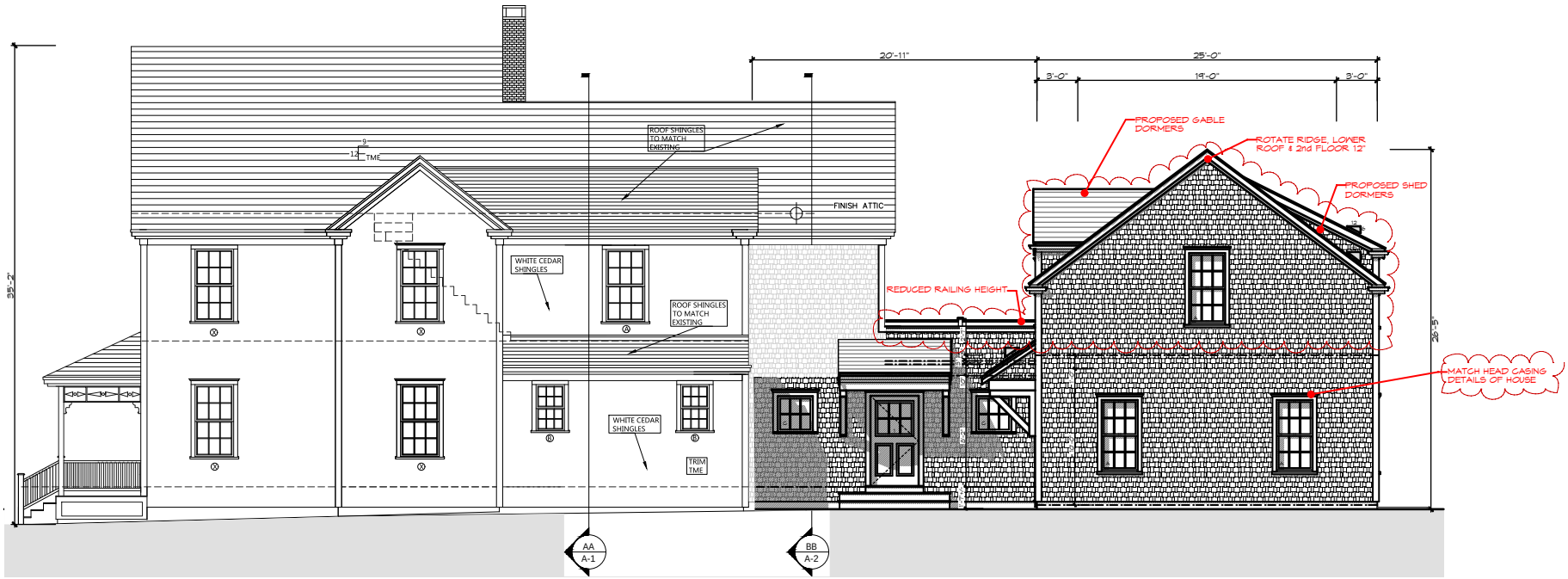
REVISIONS:

HDC Review Set
5/4/24

HDC 2.1



PROPOSED WEST ELEVATION

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20 Liberty Street
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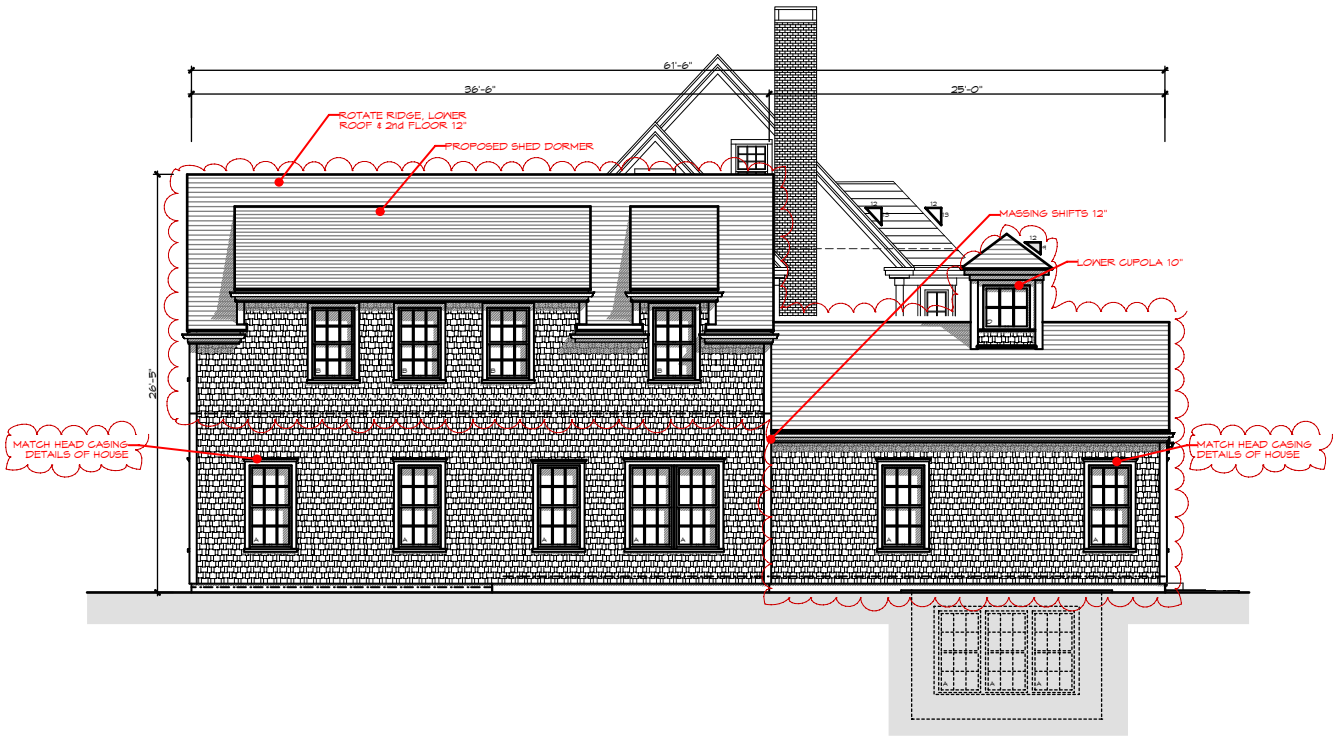
REVISIONS:

HDC Review Set
5/4/24

HDC 2.2



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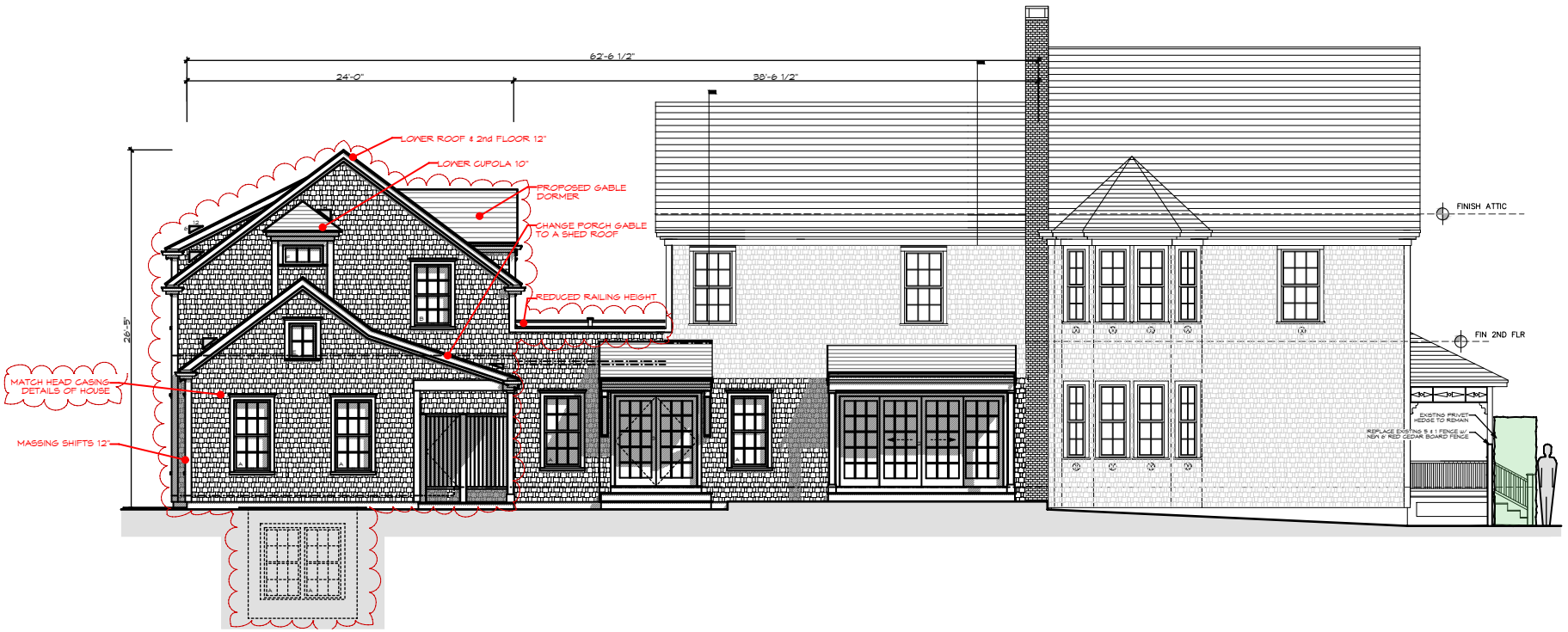
PROPOSED NORTH ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

HDC 2.3



PROPOSED EAST ELEVATION

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20 Liberty Street
Nantucket, MA 02554

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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
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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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

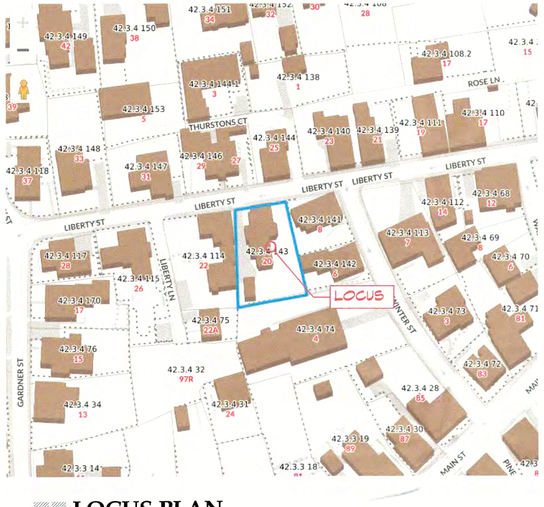
NAME	TYPE	MODEL NUMBER	LIGHTS	COMMENTS
1	Entry Door	3668	8	Wood, Painted, 2 Panel w/ Eight Lights
2	Gliding Door	12068	(4) 15	4 Panel, 15-Lite Glider, Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars
3	Gliding Door	6068	(2) 15	2 Panel, 15-Lite Glider, Insul. Glass w/ 5/8" SDL Muntins & Spacer Bars
4	Side 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.



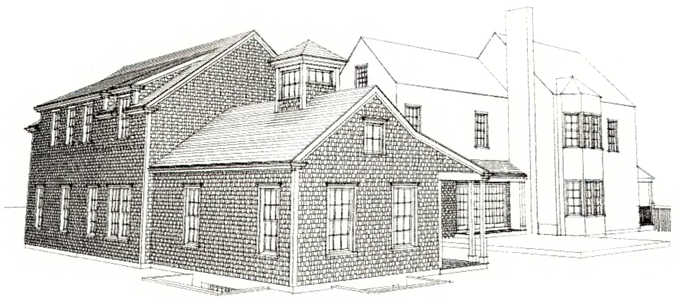
STREET PERSPECTIVE



L LOCUS PLAN



VIEW TO GARAGE FROM LIBERTY STREET



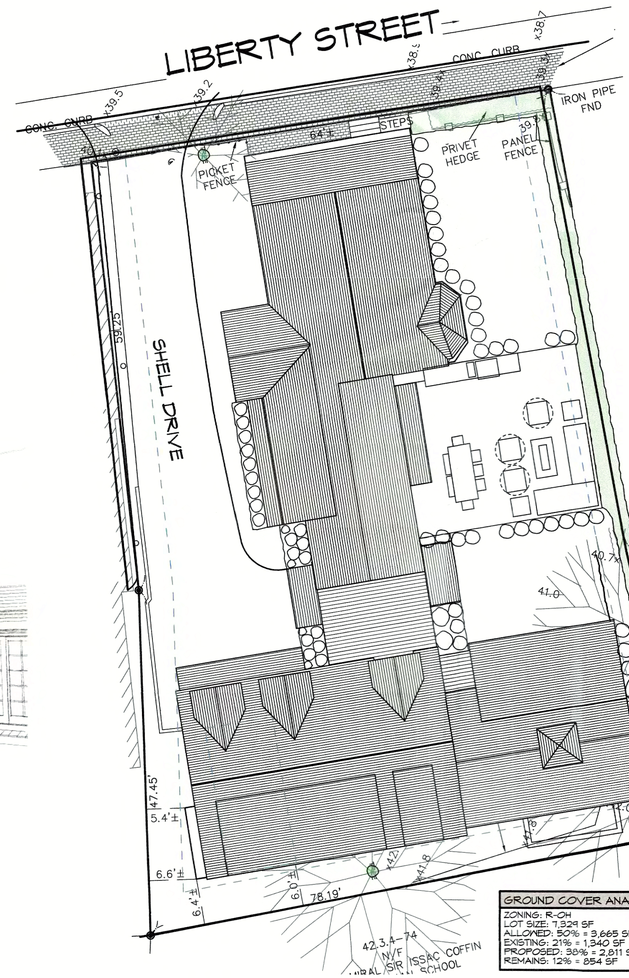
REAR PERSPECTIVE

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'

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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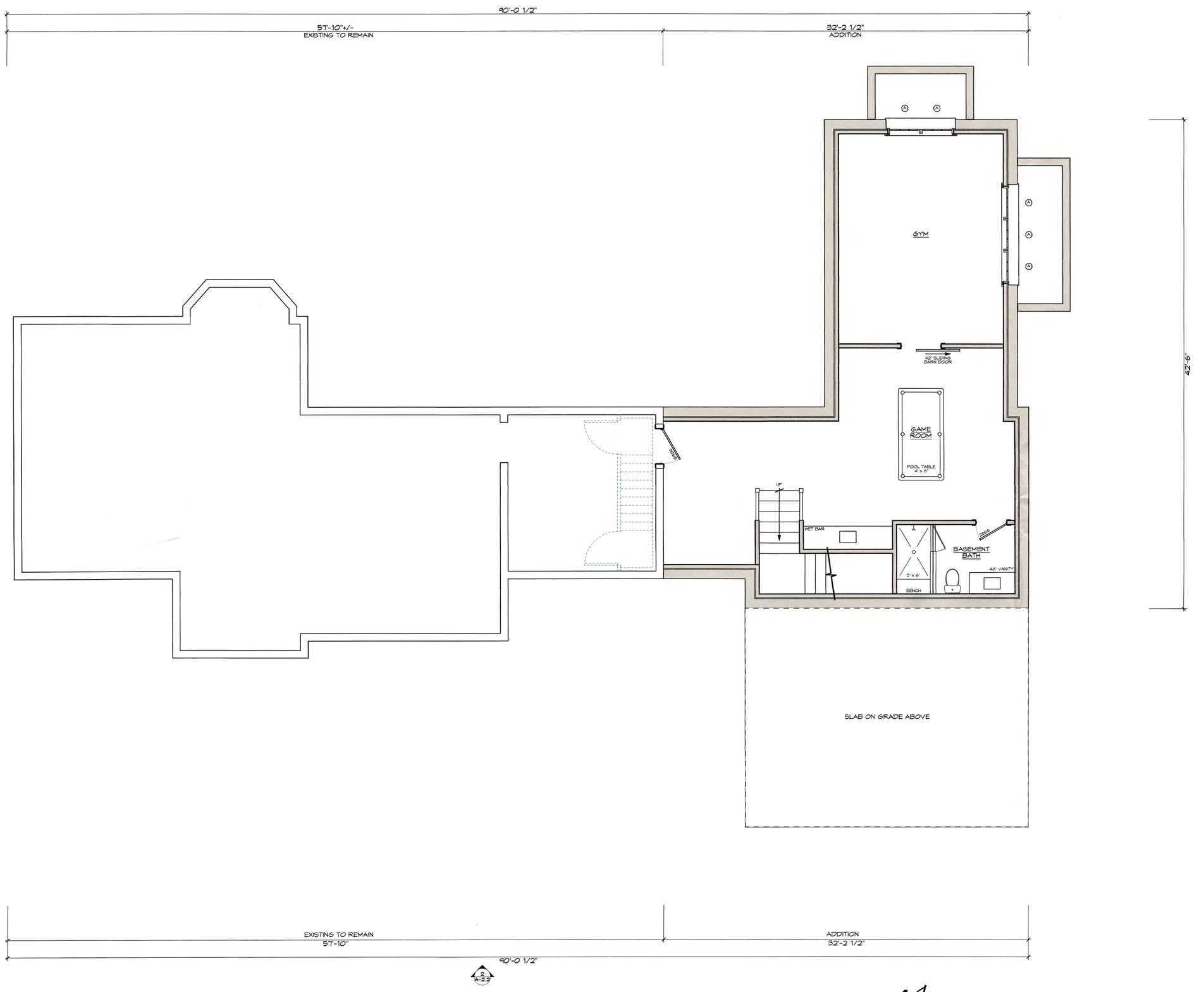
PROPOSED SITE PLAN

20 Liberty
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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design, inc.

S.M. Roethke Design
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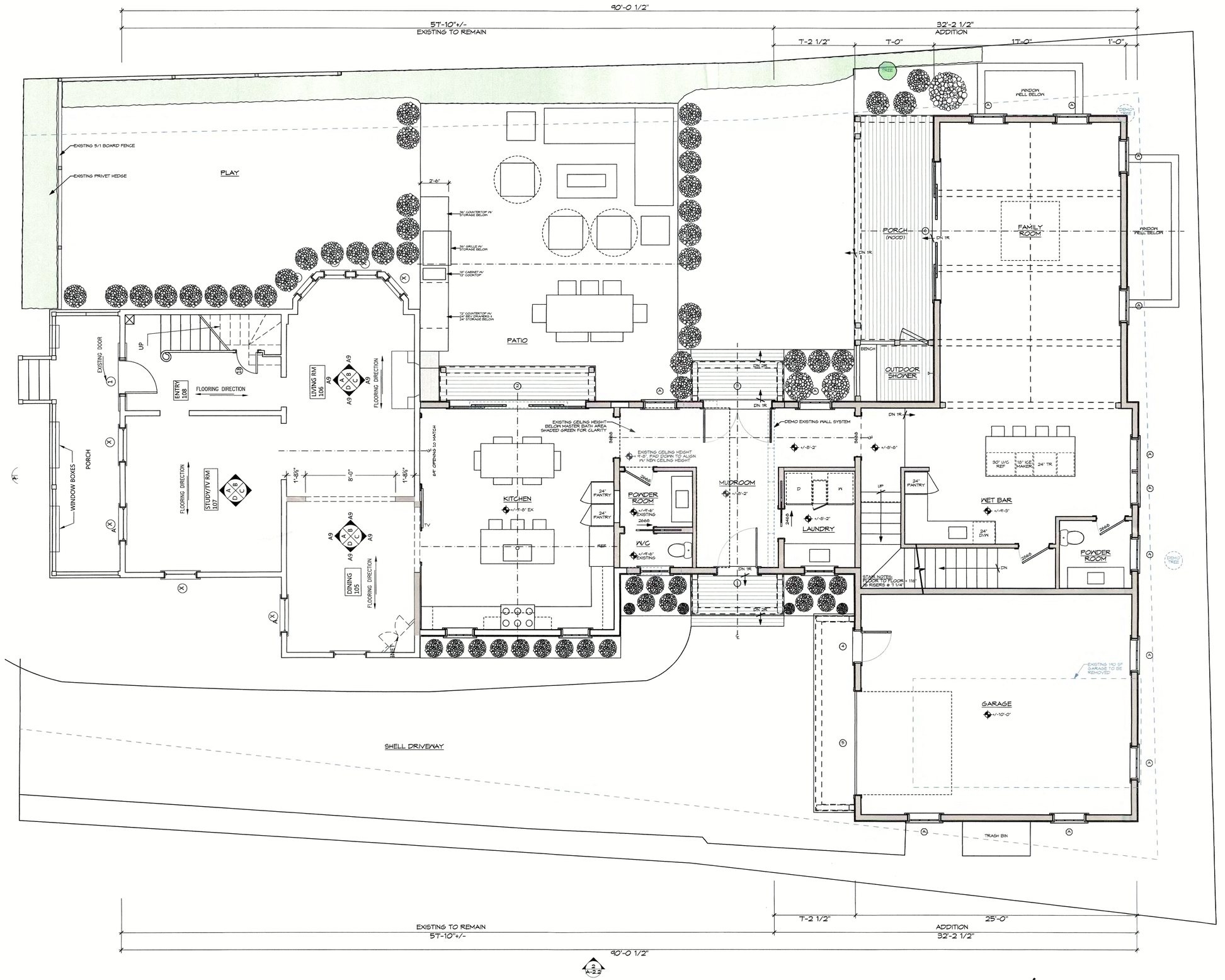
PROPOSED BASEMENT FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

A-1.0



1 PROPOSED FIRST FLOOR PLAN 1,340 sf Existing, 1,471 sf Proposed

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

S. M. ROETHKE
design, inc.

S.M. Roethke Design
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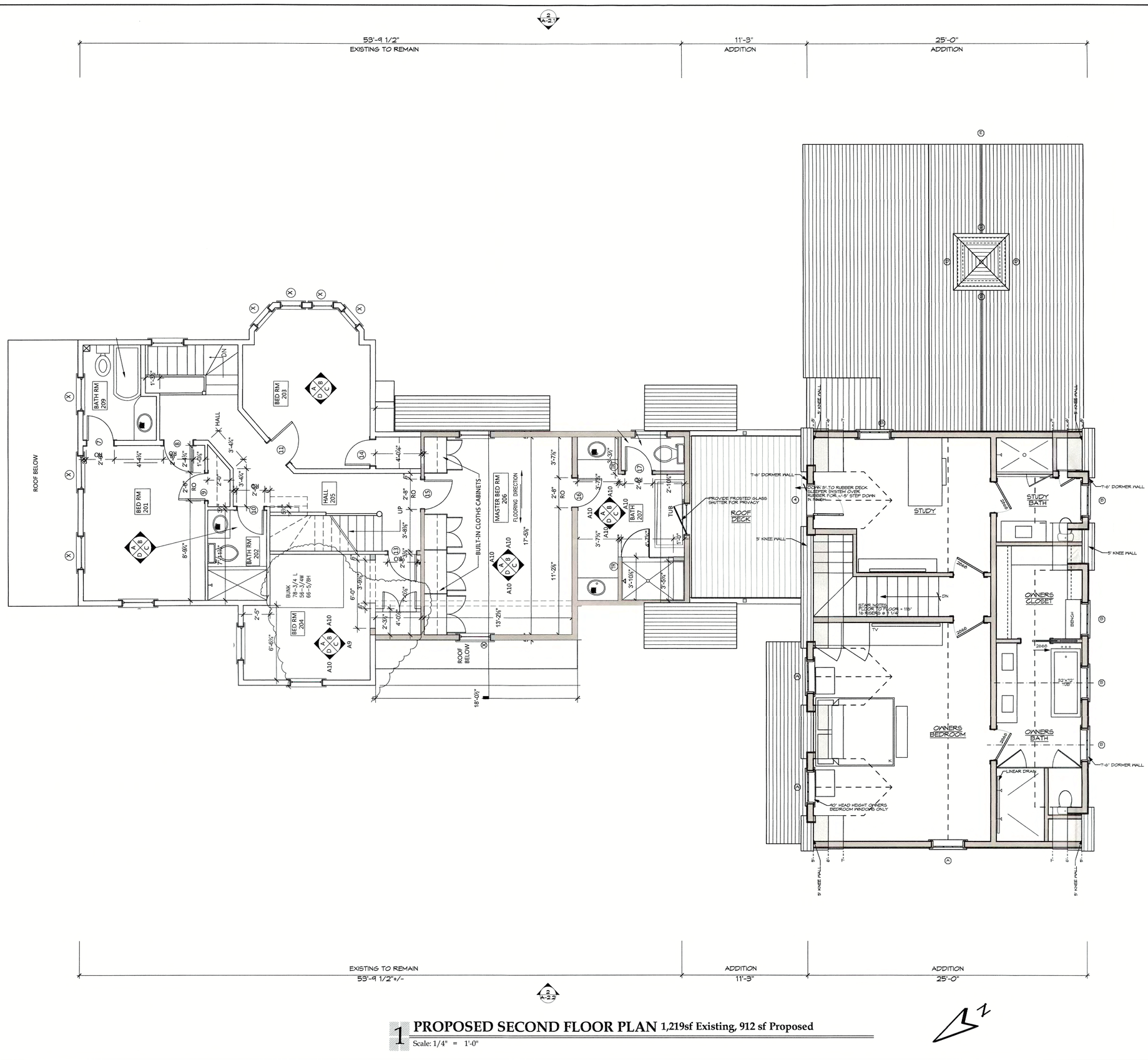
PROPOSED FIRST FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
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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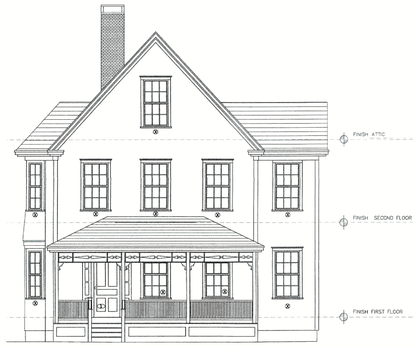
PROPOSED SECOND FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

A-1.2



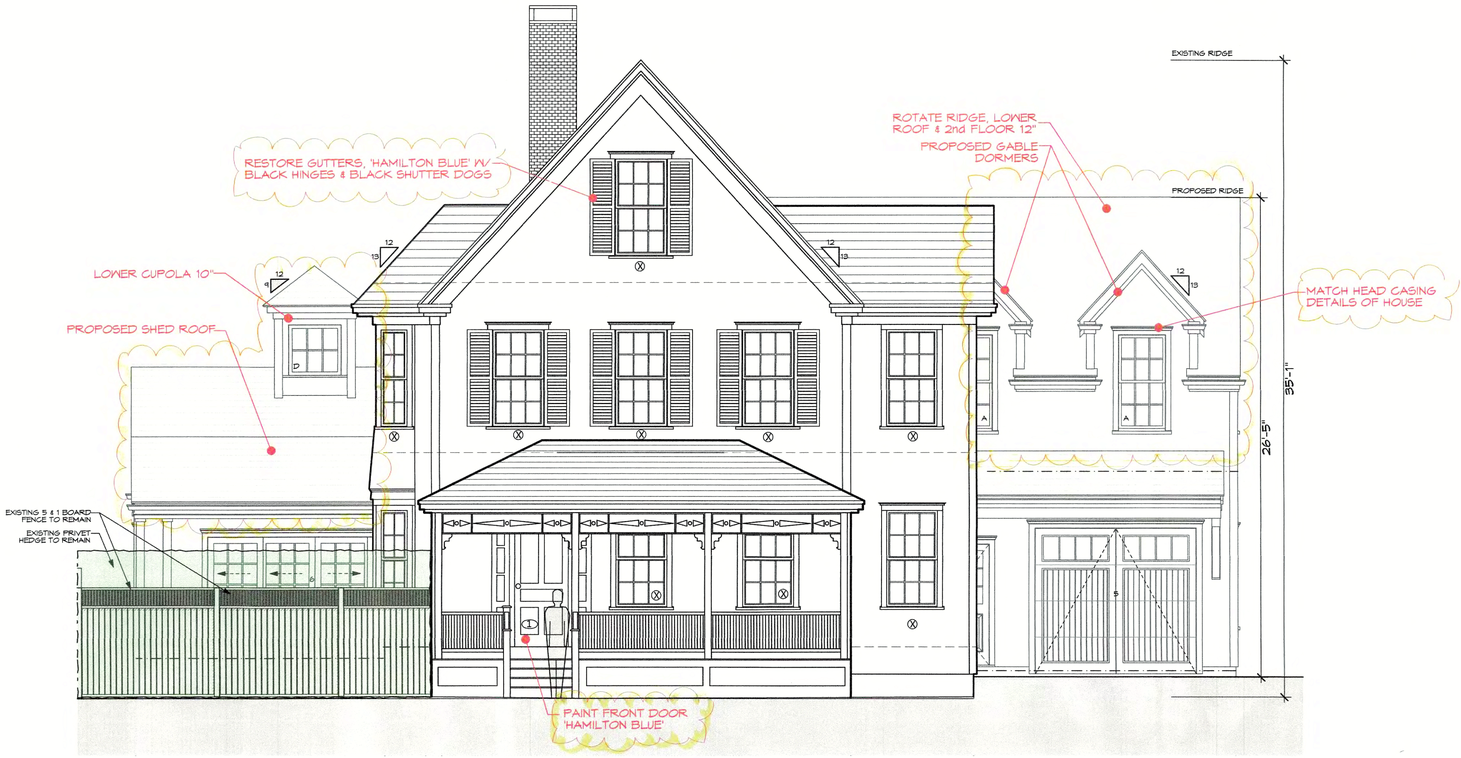
EXISTING CONDITIONS



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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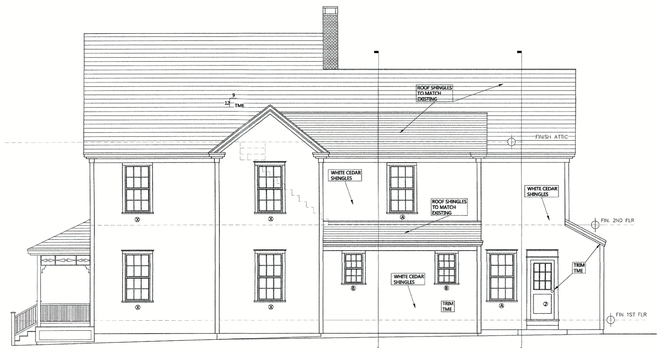
PROPOSED NORTH EXTERIOR ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

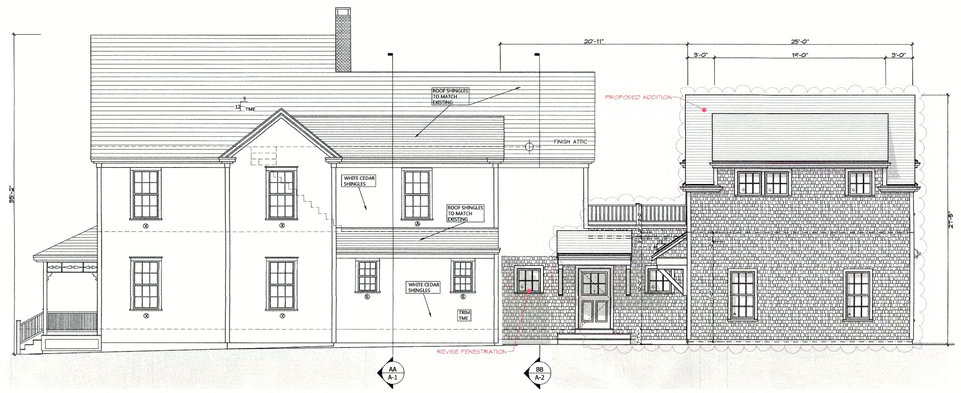
REVISIONS:

HDC Review Set
5/4/24

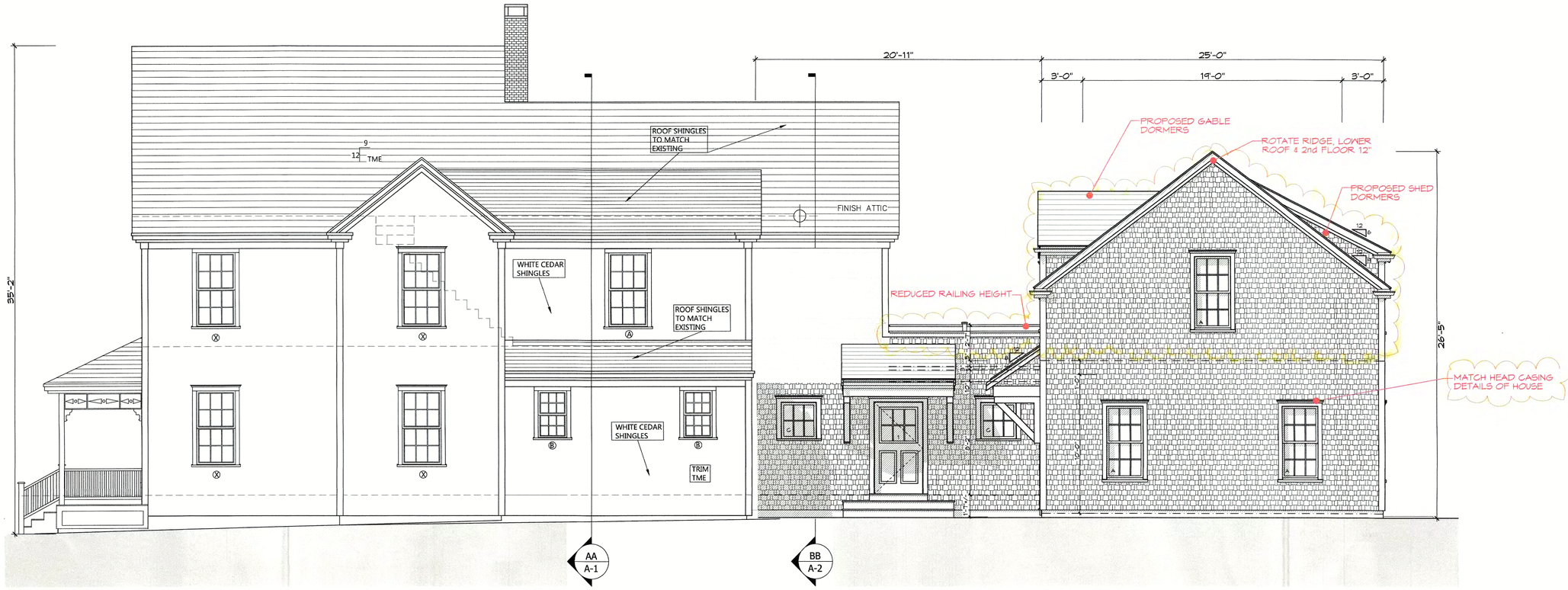
A-2.1



EXISTING CONDITIONS



PREVIOUS SUBMISSION



2 PROPOSED WEST ELEVATION

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

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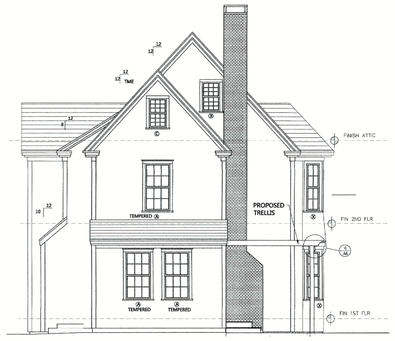
PROPOSED WEST EXTERIOR ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
5/4/24

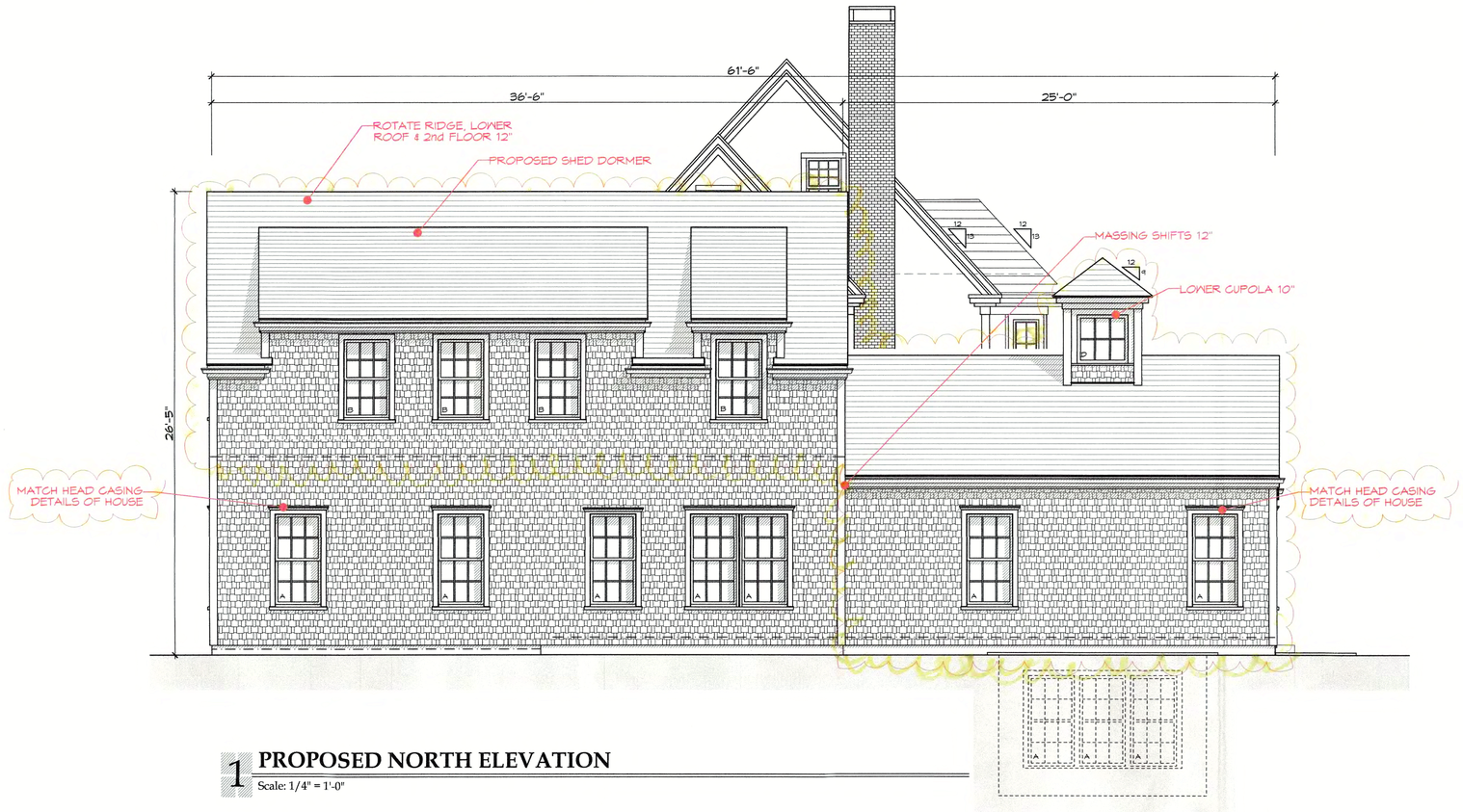
A-2.2



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

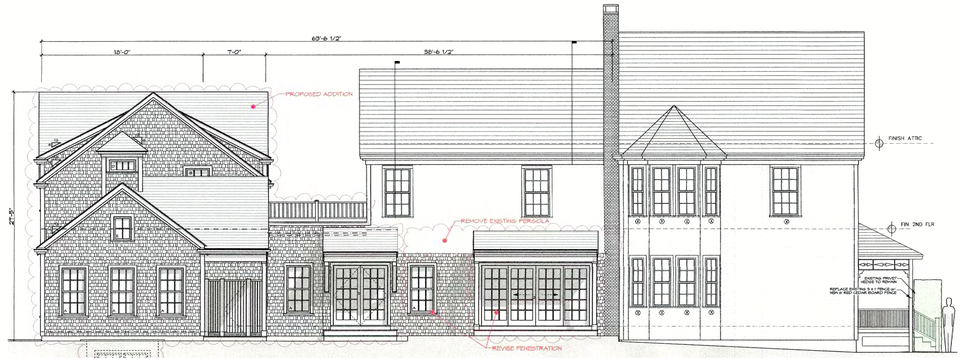
REVISIONS:

HDC Review Set
5/4/24

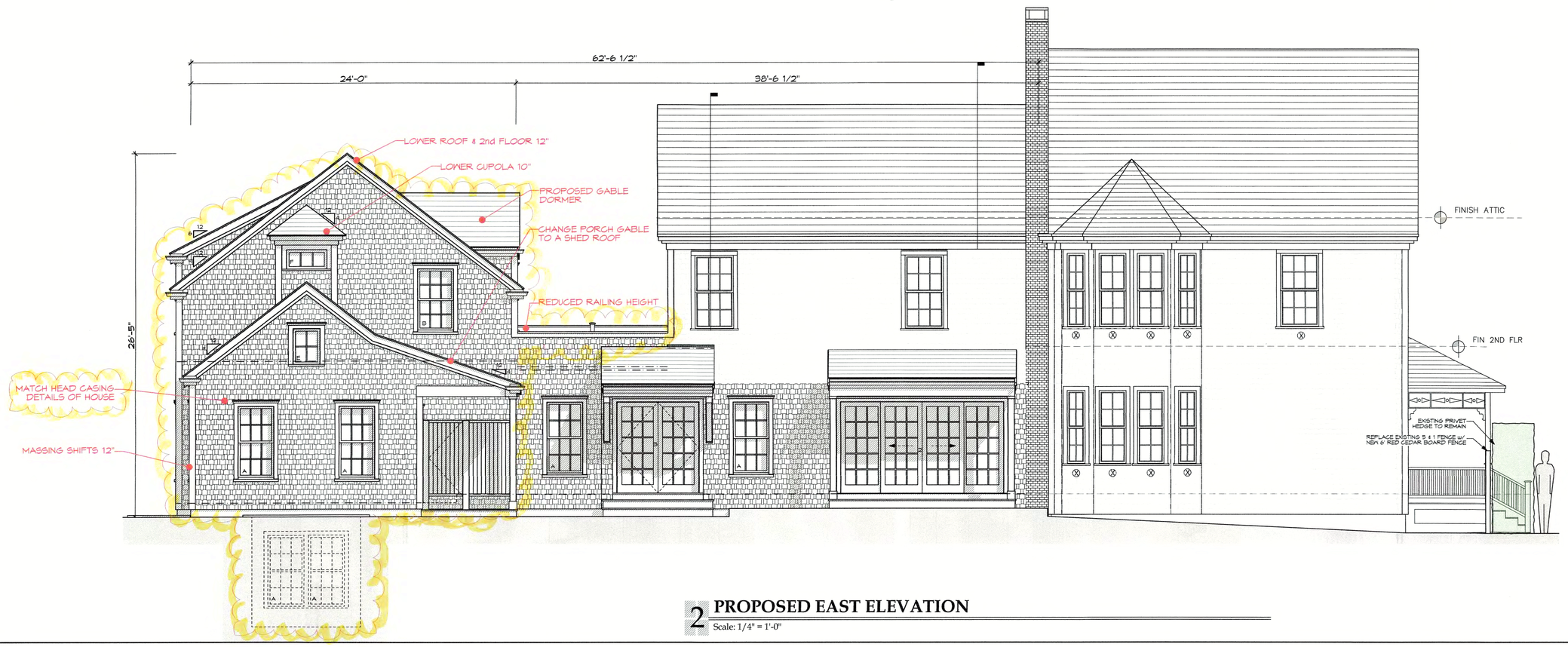
A-2.3



EXISTING CONDITIONS



PREVIOUS SUBMISSION



2 PROPOSED EAST ELEVATION

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

S. M. ROETHKE
design, inc.

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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

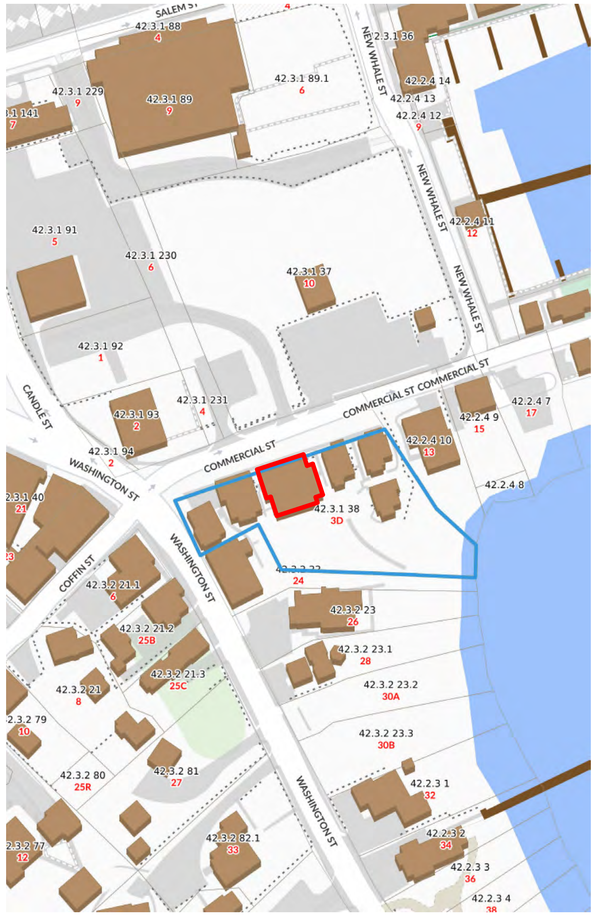
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

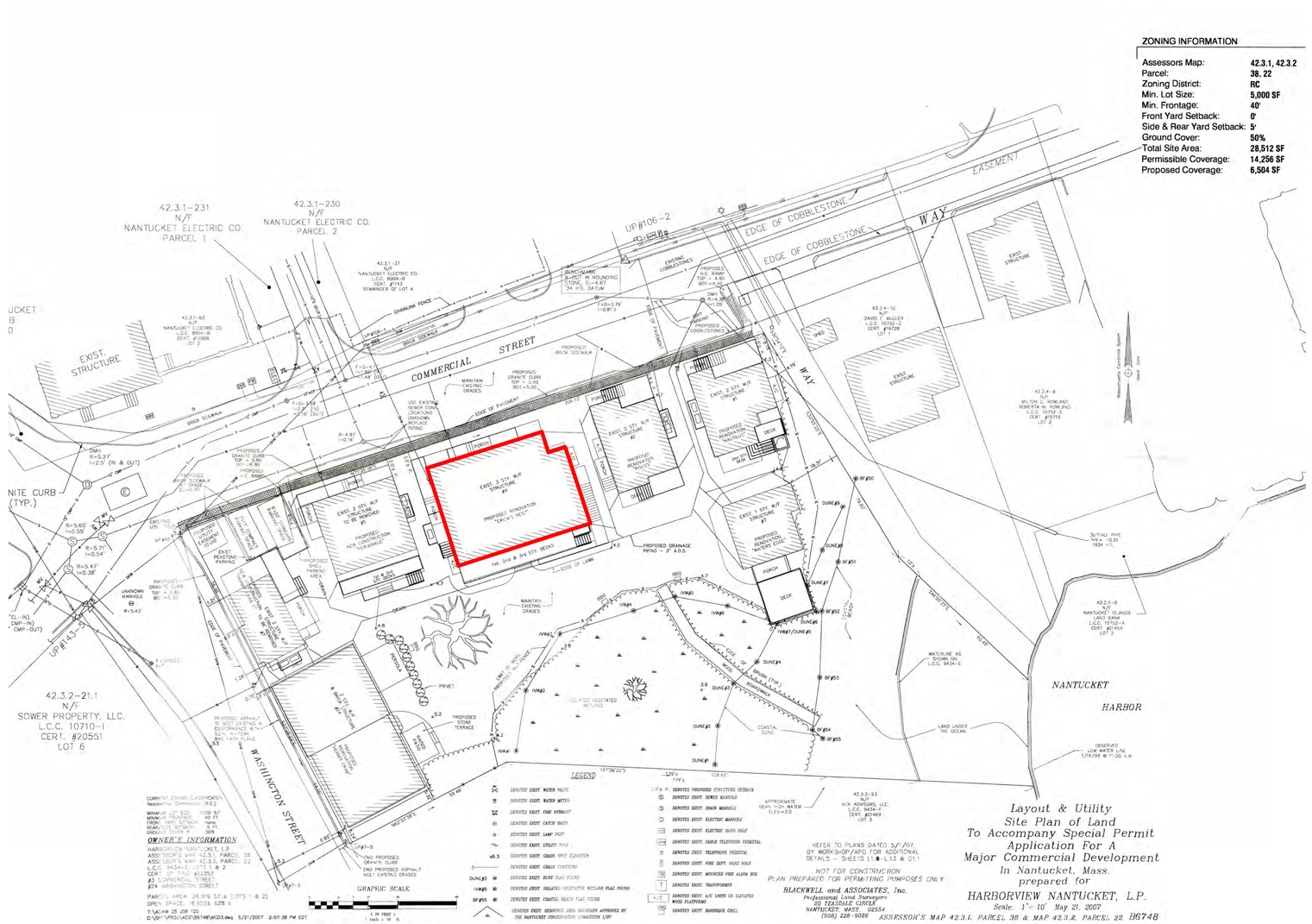
Signature: Amy Ledoux _____ Date: _____

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' ± 6'x6' CONC. PAD
10' ± 6'x6' CONC. PAD
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
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
DECK
PORCH
DECK
EXIST. 2 STY W/F STRUCTURE #1
EXIST. 2 STY W/F STRUCTURE #2
EXIST. 2 STY W/F STRUCTURE #3
EXIST. STRUCTURE
EXIST. STRUCTURE
EXIST. STRUCTURE







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

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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

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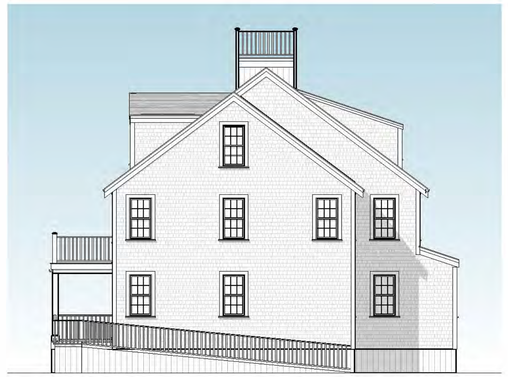
3 Existing West Elevation
1/8" = 1'-0"



Previous Submission



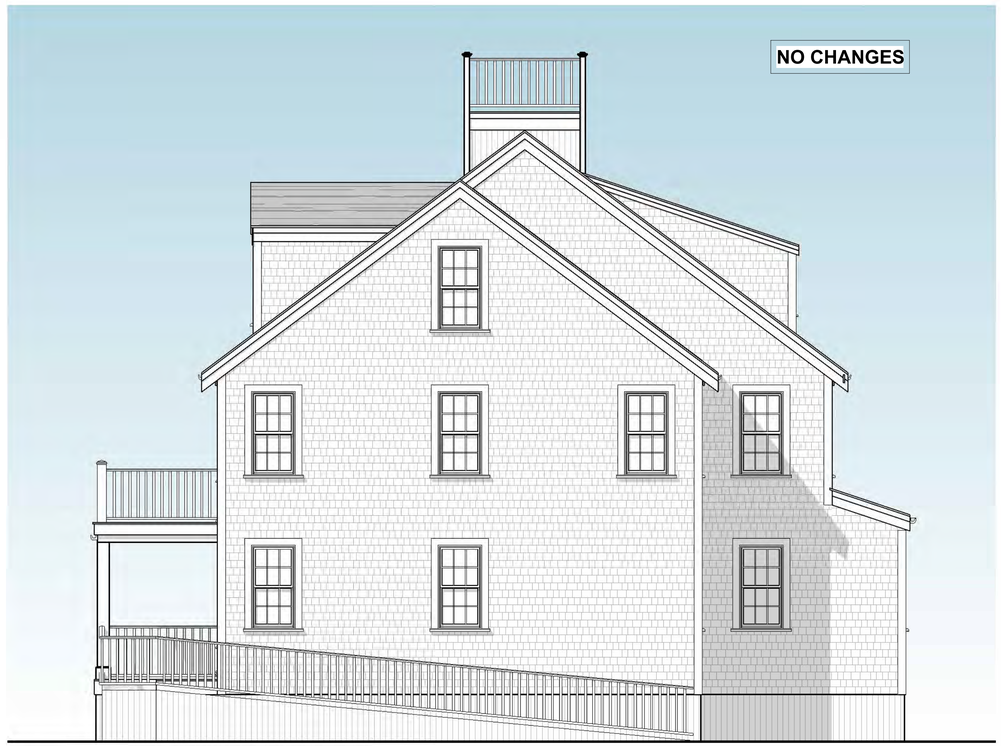
4 Existing East Elevation
1/8" = 1'-0"



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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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

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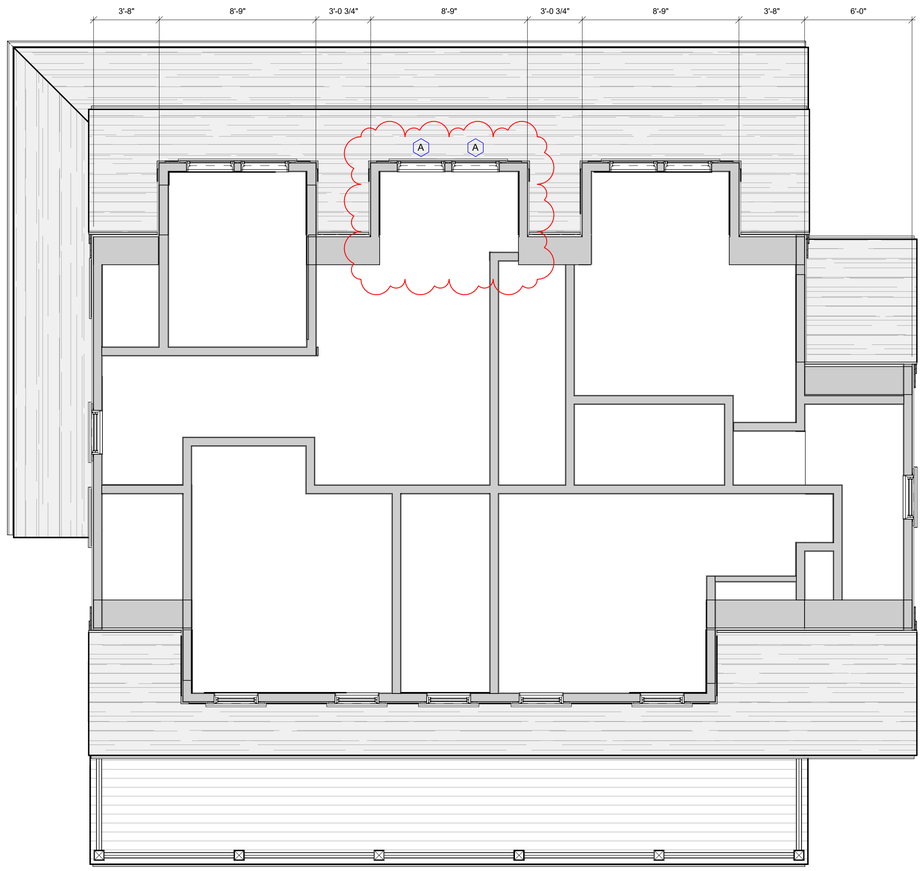

1 Third Floor Plan
1/4" = 1'-0"

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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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

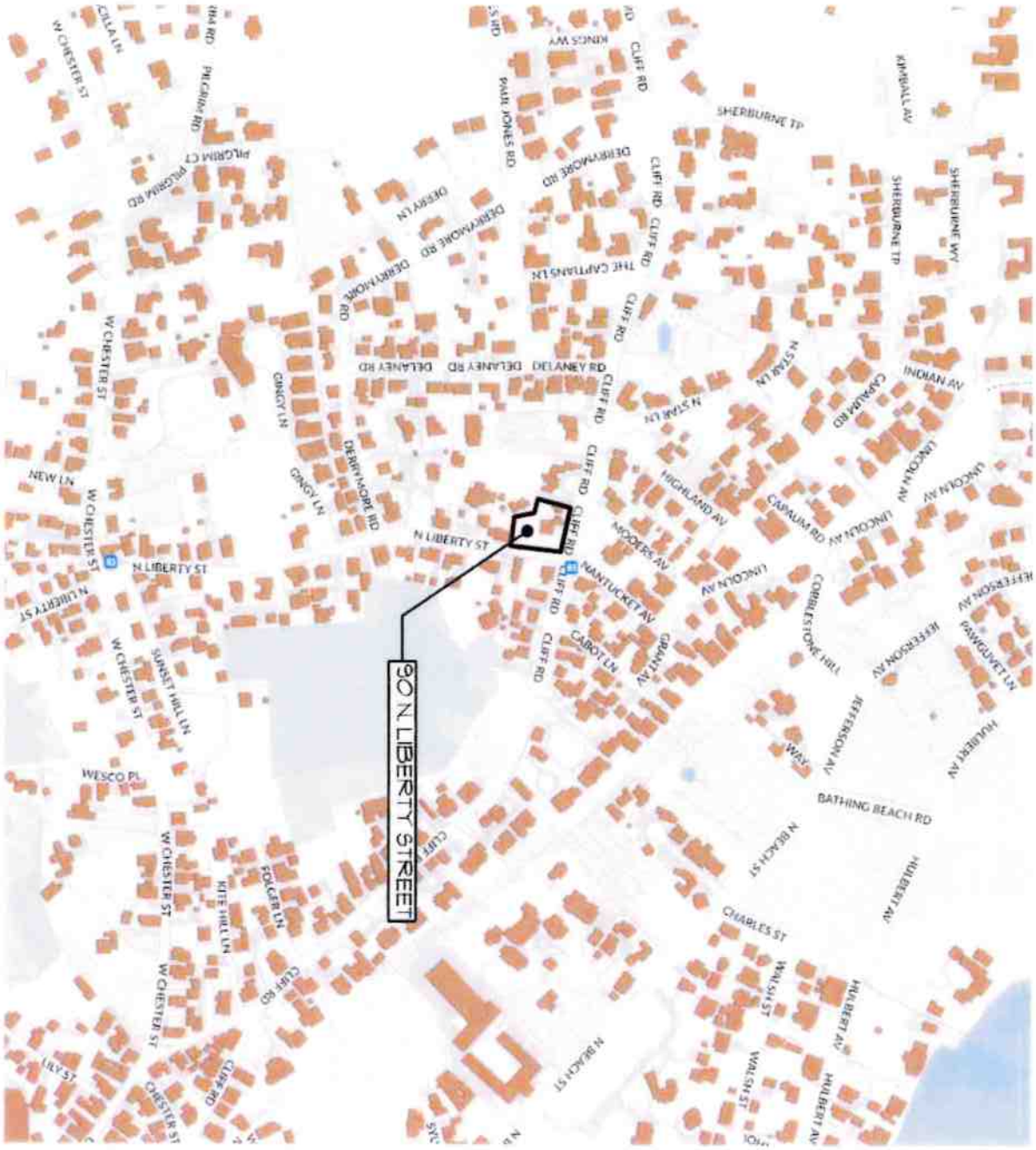
Doors Red (TIME MH)

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

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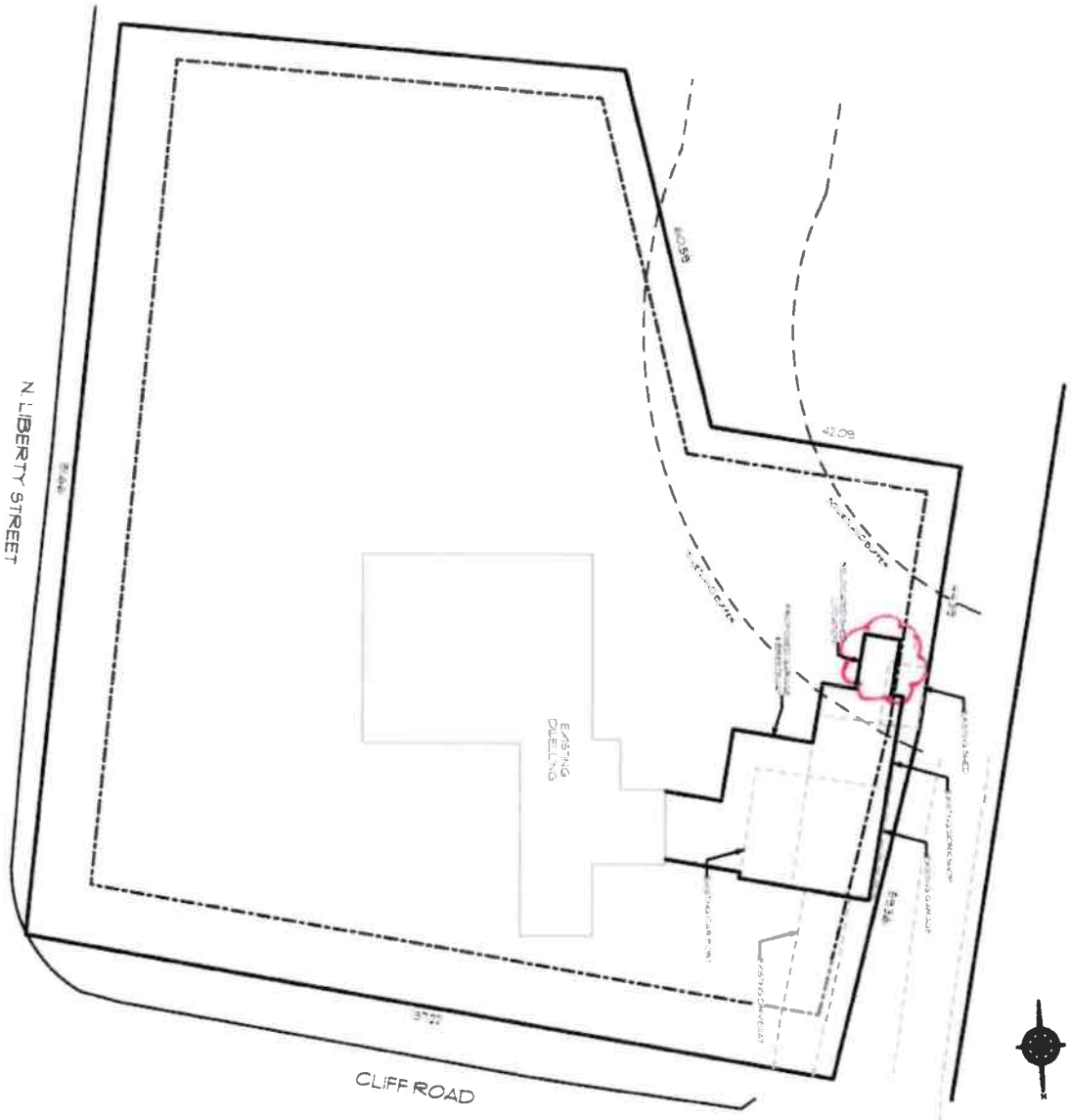

ID #
L-1.1

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Project Address
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MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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Site Plan

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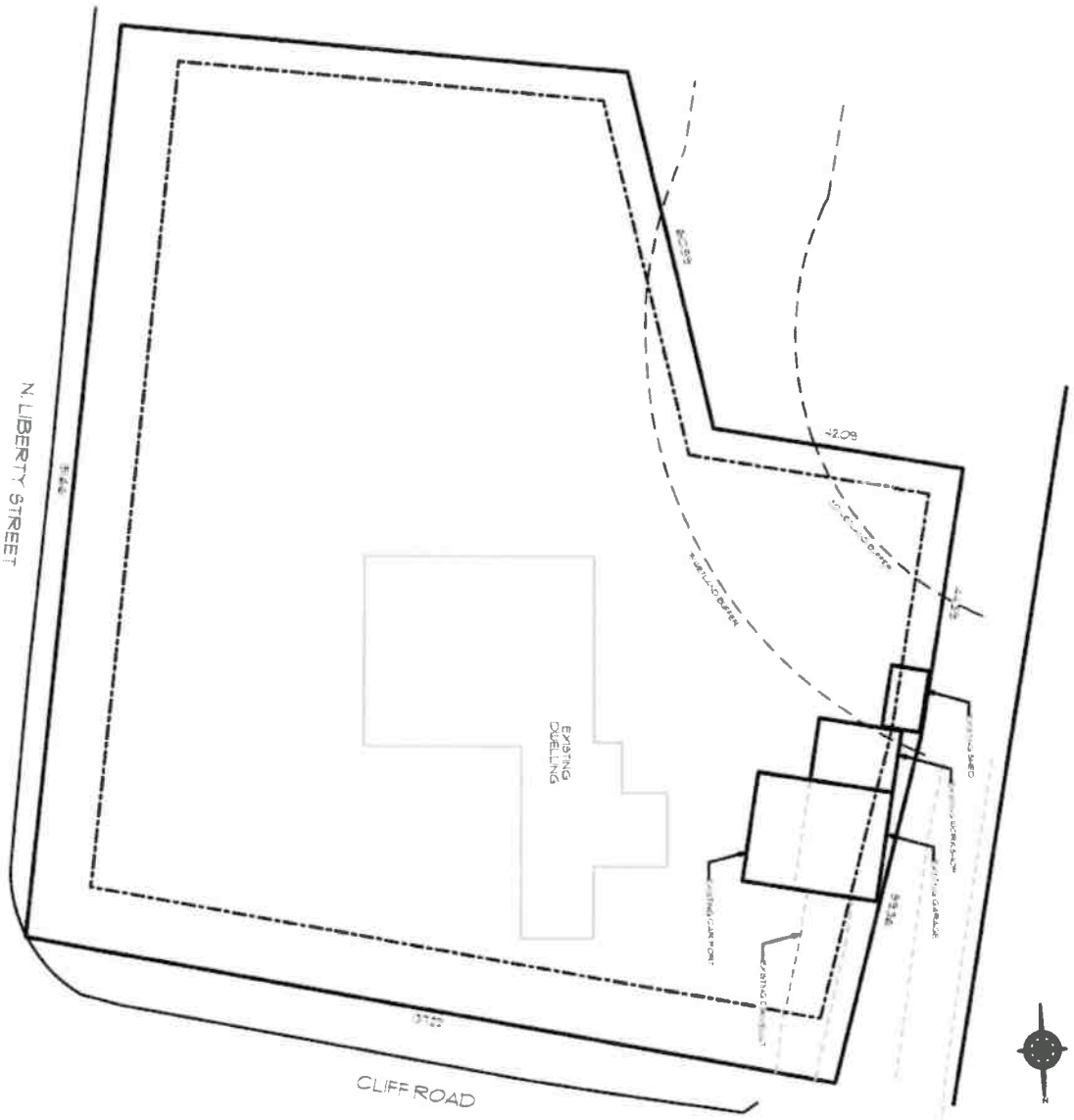

Existing

L-1.1

ID #

Renovations at
90 N. Liberty Street
Nantucket, MA 02554

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Site Plan

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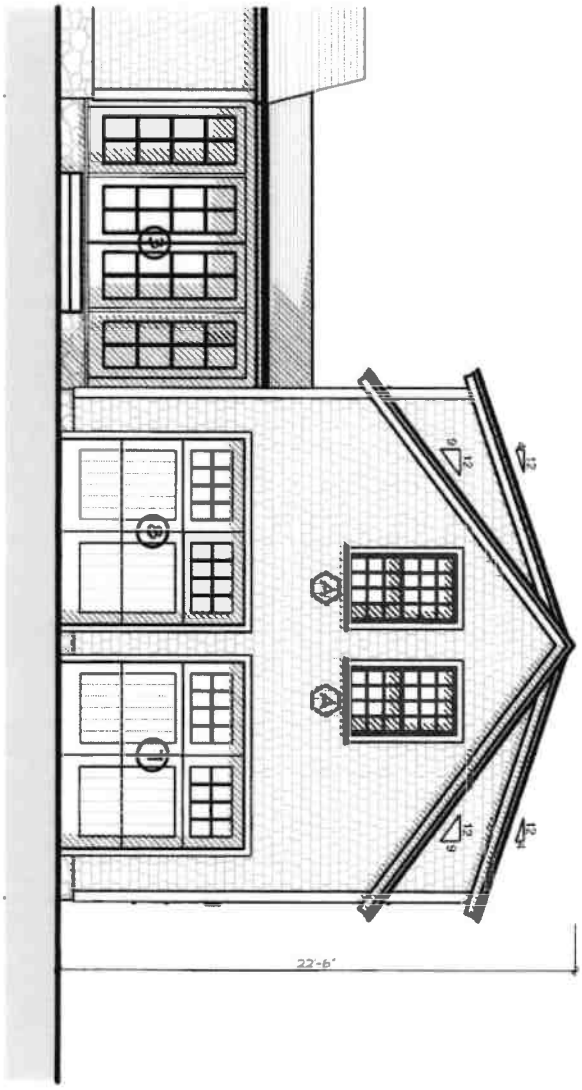

A-2.1

Project Title
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North Elevation

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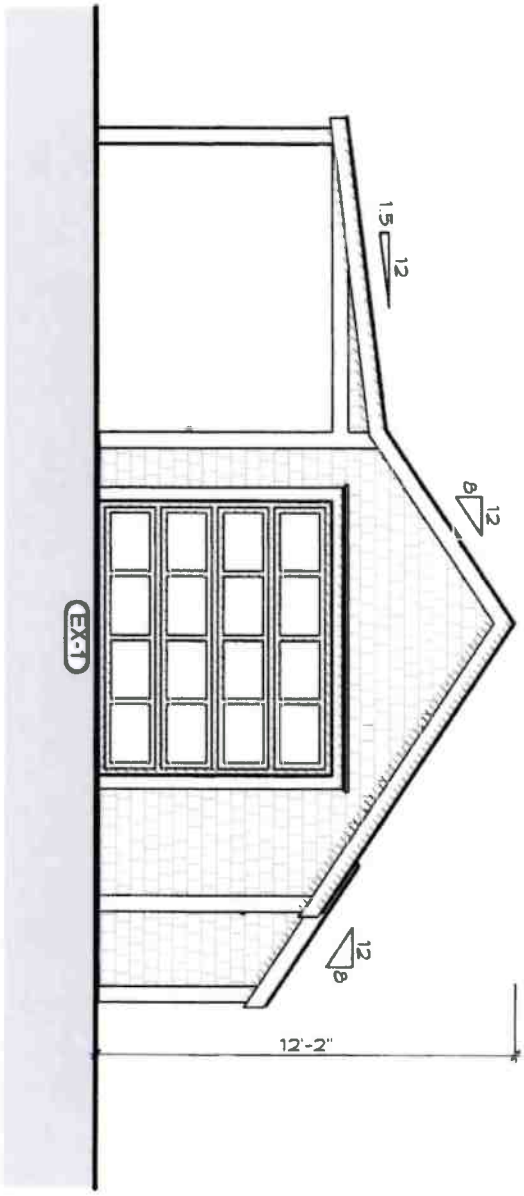

Existing

A-2.1

ID#

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North Elevation

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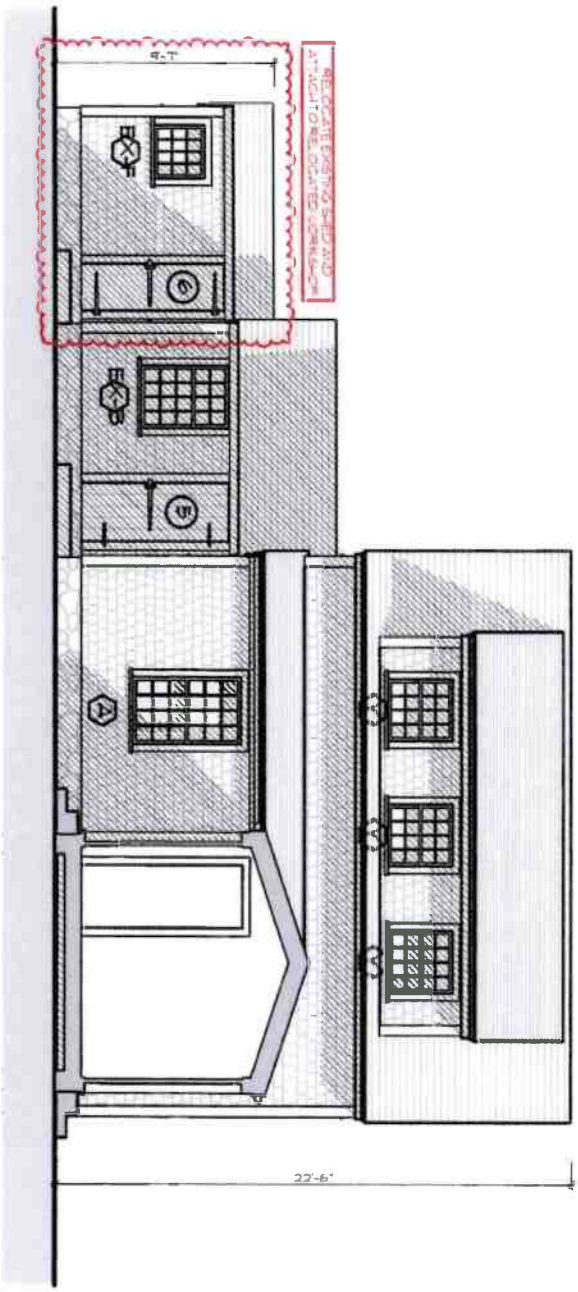

A-2.2

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East Elevation

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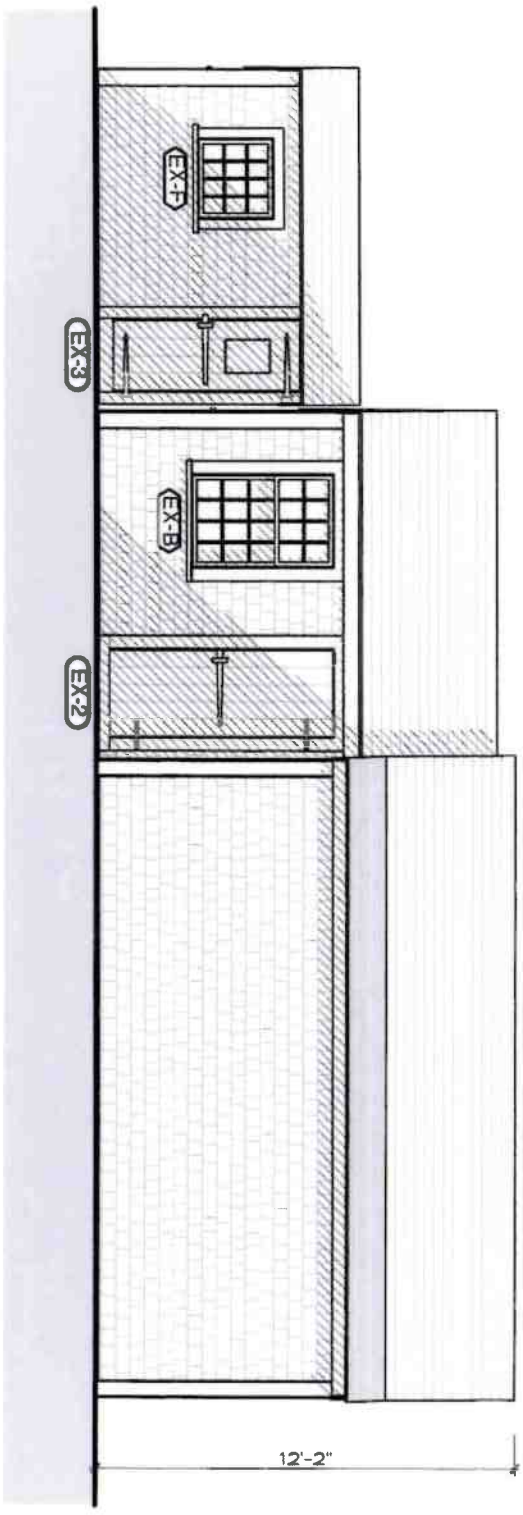

Existing

A-2.2

ID #

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East Elevation

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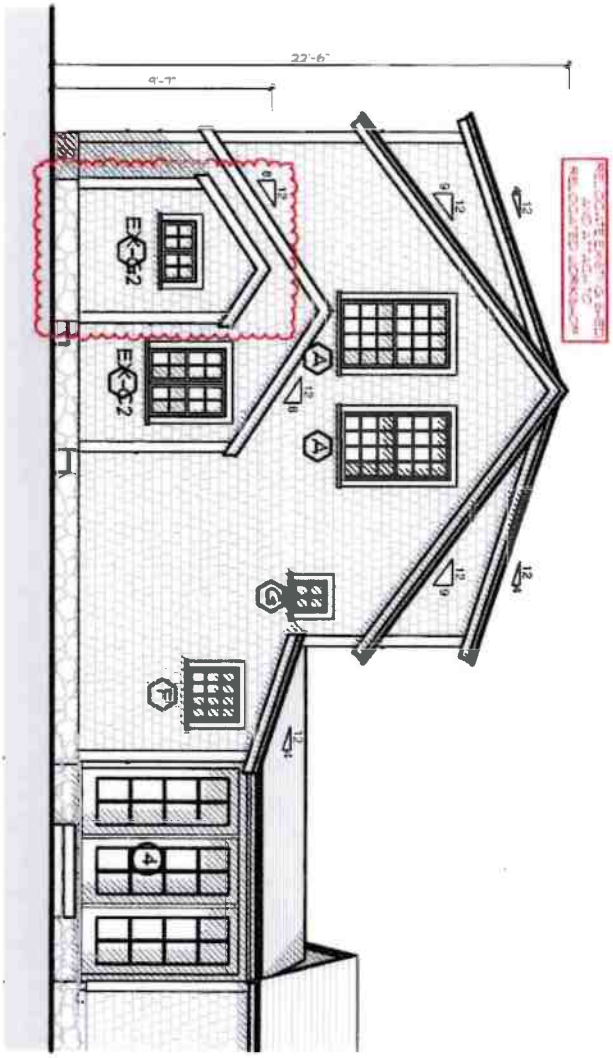

A-2.3

ID #

Project Title
Project Address
Nantucket, MA 02554

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South Elevation

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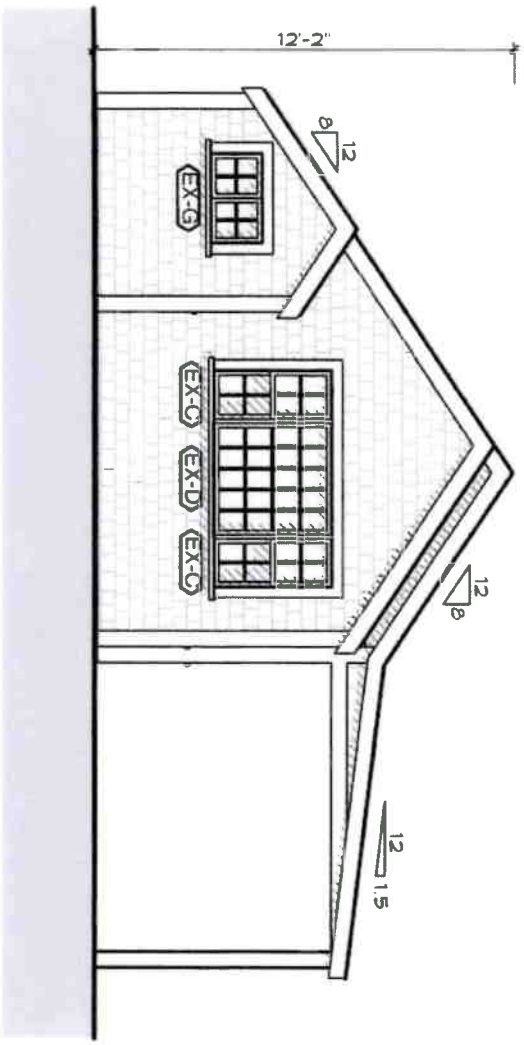

Existing

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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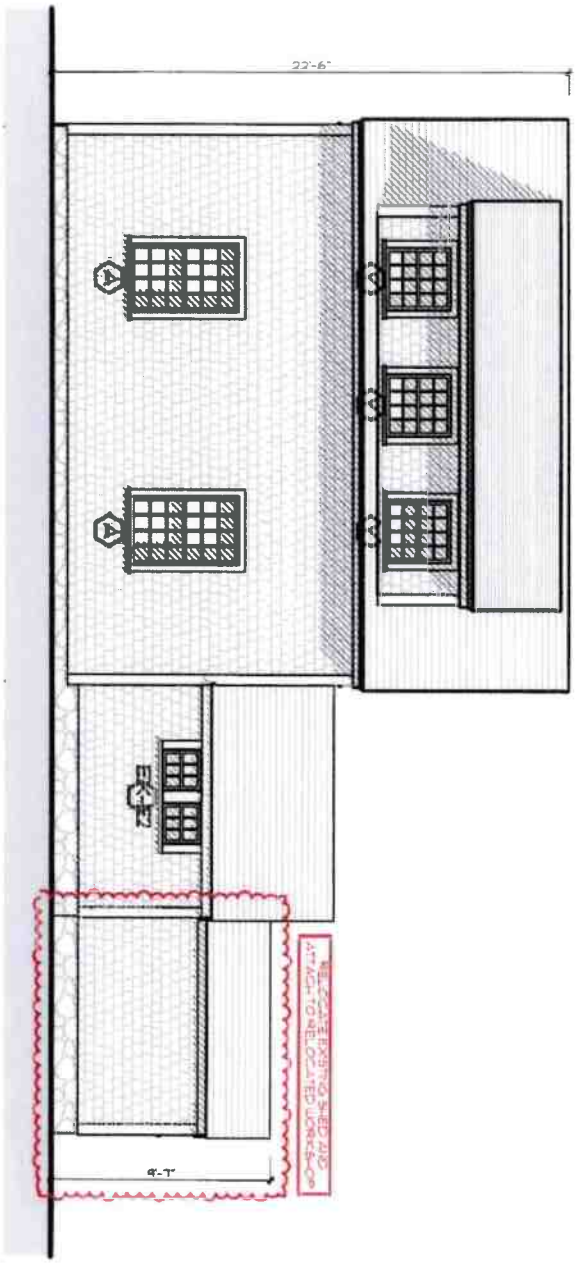

A-2.4

#D#

Project Title
Project Address
Nantucket, MA 02554

MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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West Elevation

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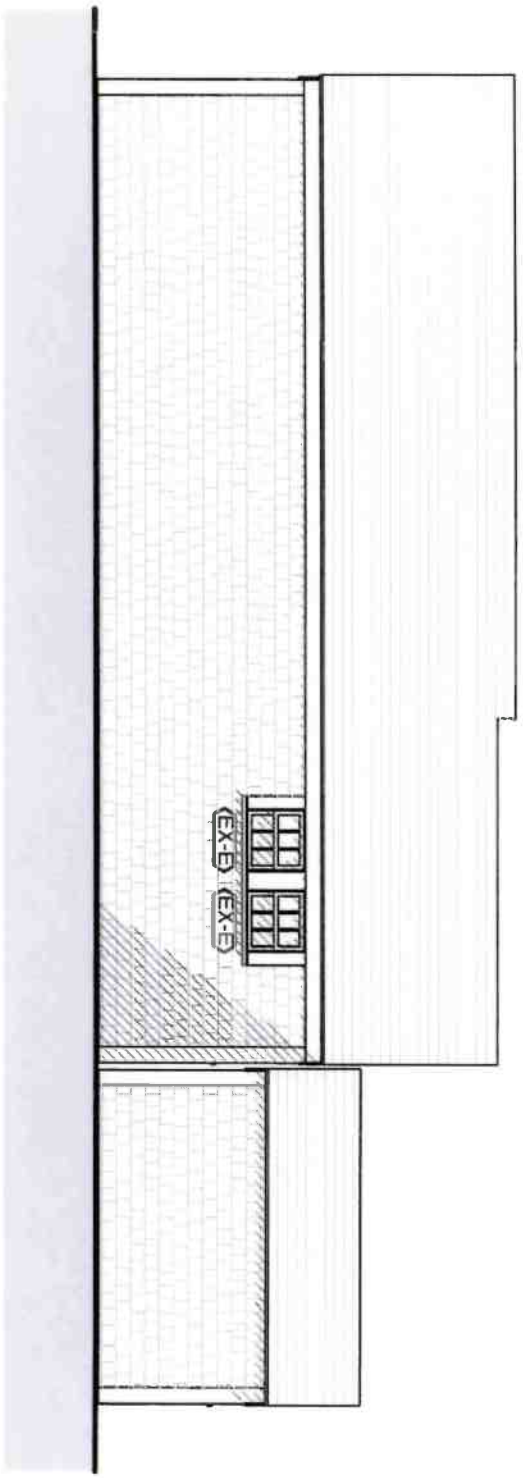

Existing

A-2.4

ID #

Renovations at
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Nantucket, MA 02554

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West Elevation

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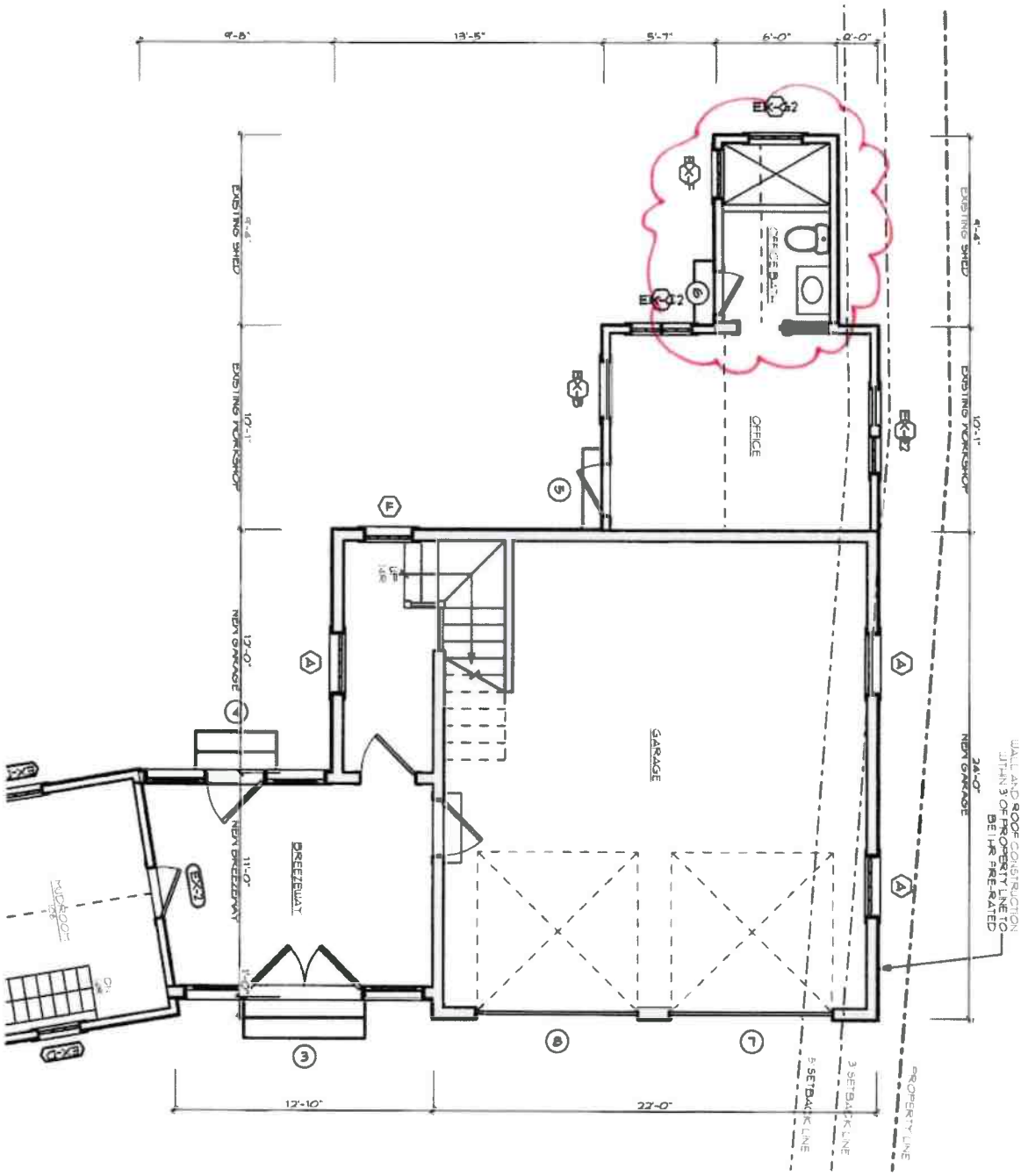

A-1.1

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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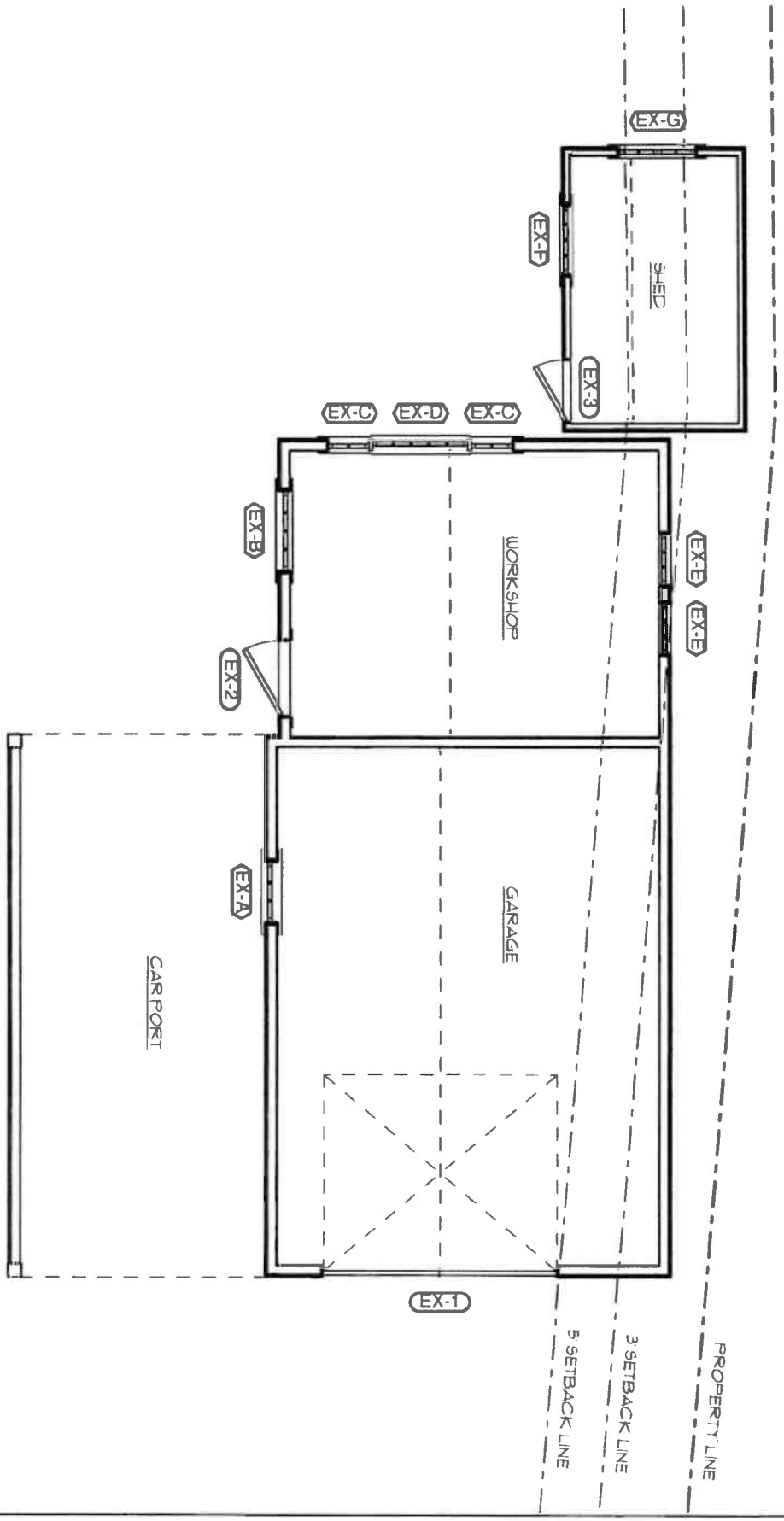

Existing

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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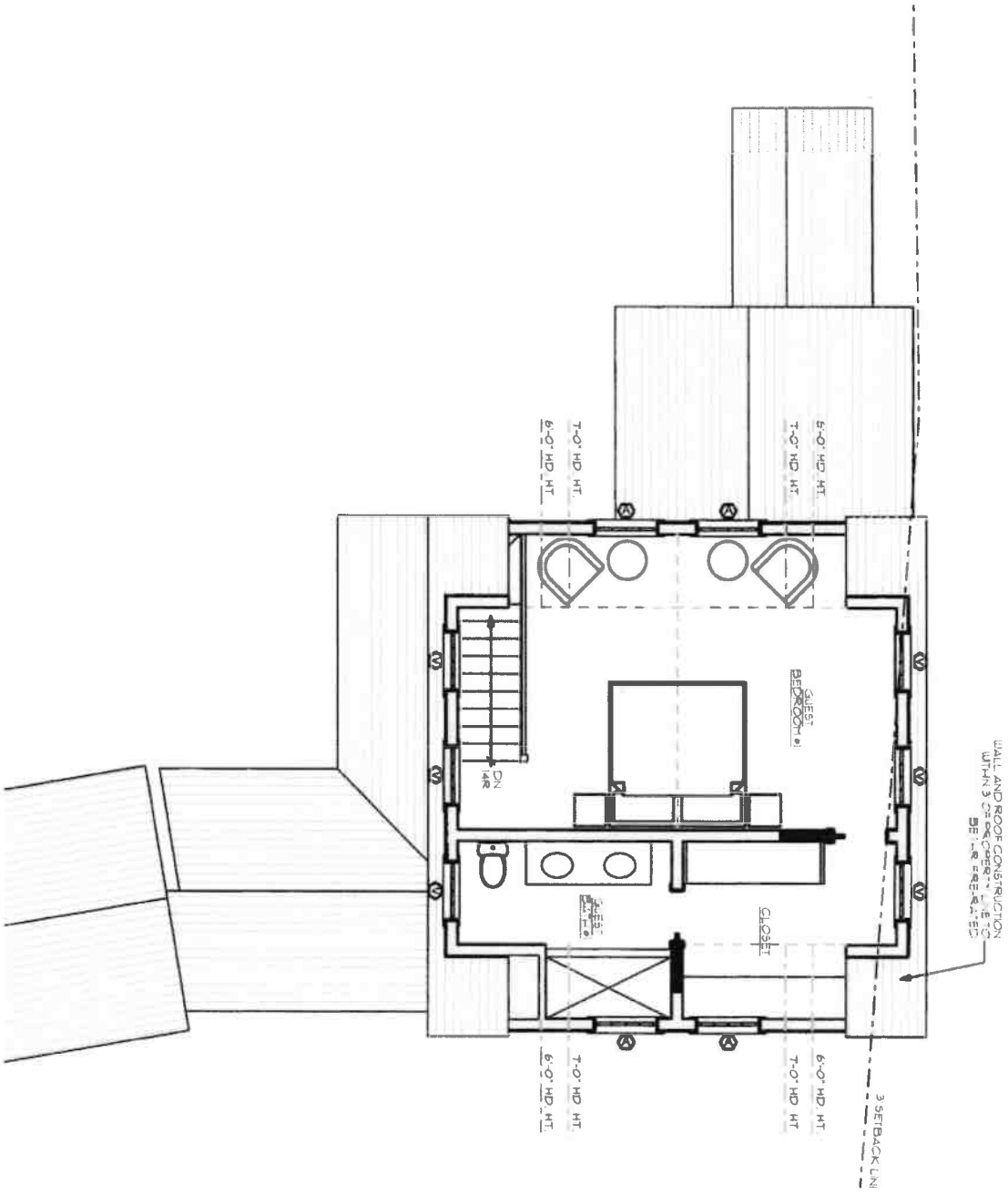

A-1.2

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

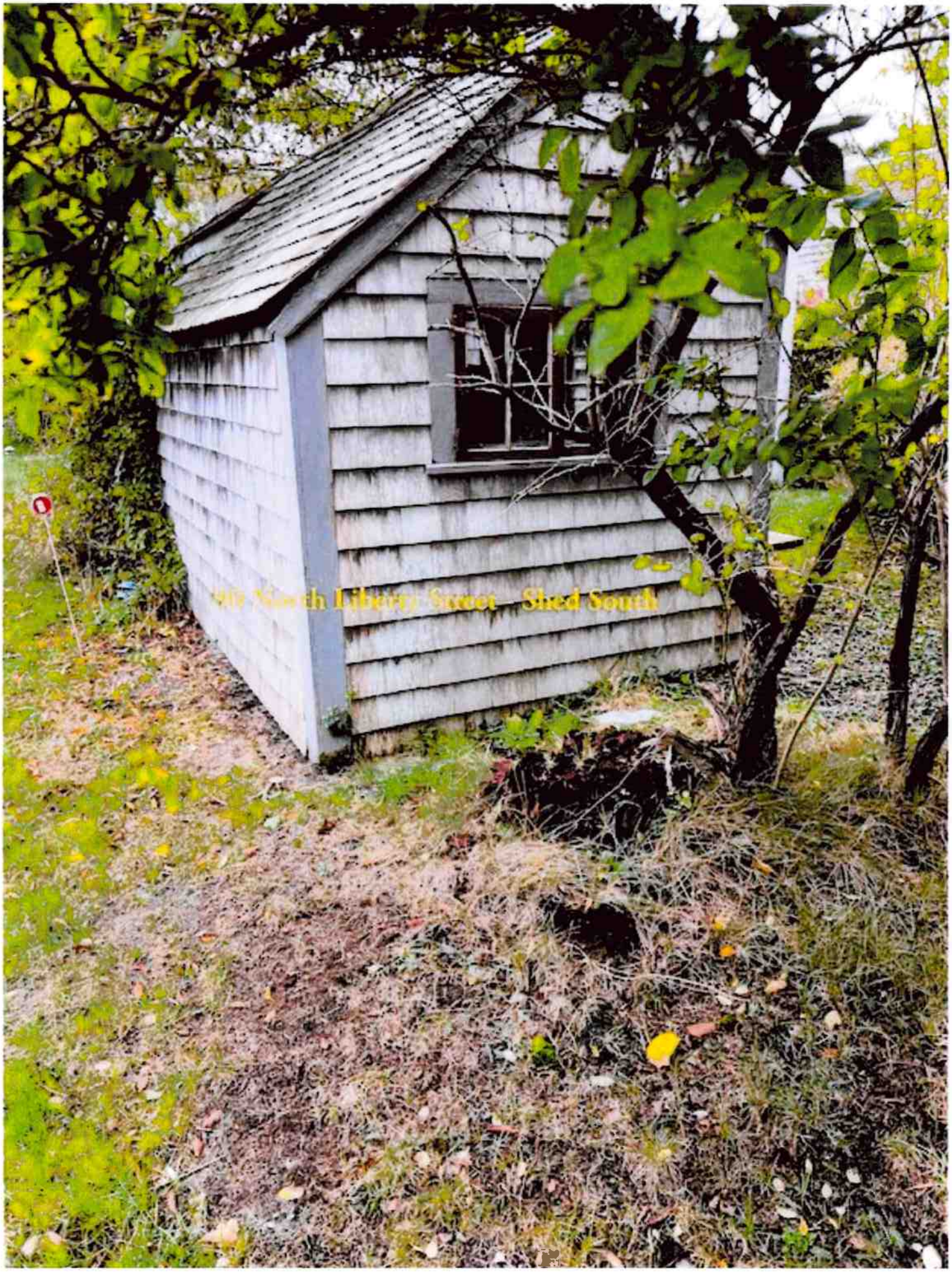
No.	Qn.	Type	Manufacturer	Frame Size	Lights	Comments
A	7	Double Hung	KSD	3'-0" x 4'-11"	12 over 12	Verify existing A window size & details
EX-B	1	Double Hung	Existing	2'-9 1/2" x 4'-0"	8 over 12	
EX-C2	1	(2) Double Hung	Existing	(2) 1'-6" x 3'-6 1/2"	4 over 4	
EX-E2	1	(2) Double Hung	Existing	(2) 1'-10" 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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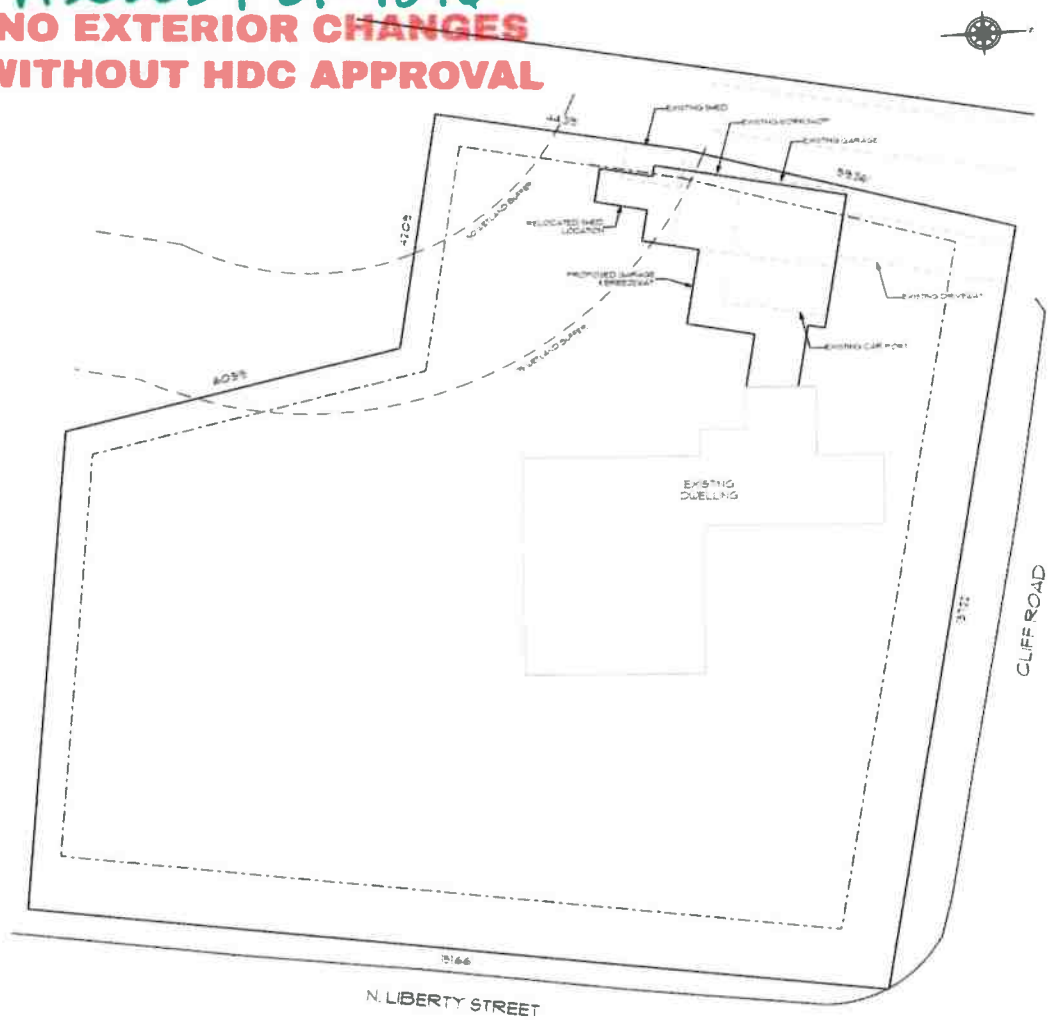
Locus Map
NOT TO SCALE



1 Site Plan
SCALE: 1" = 10'

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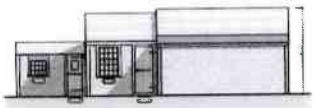
Existing North Elevation
SCALE: 1/8" = 1'-0"



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



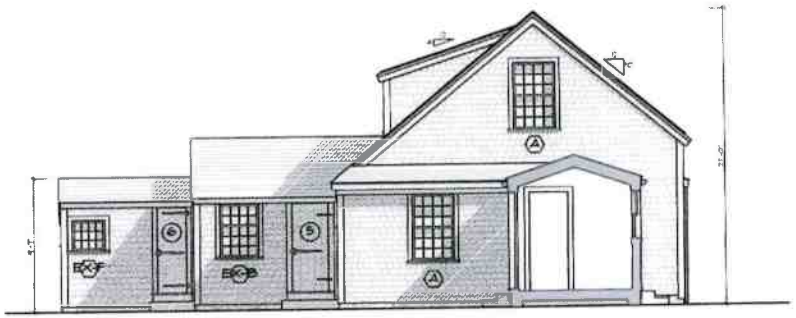
1 North Elevation
SCALE: 1/4" = 1'-0"



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:

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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

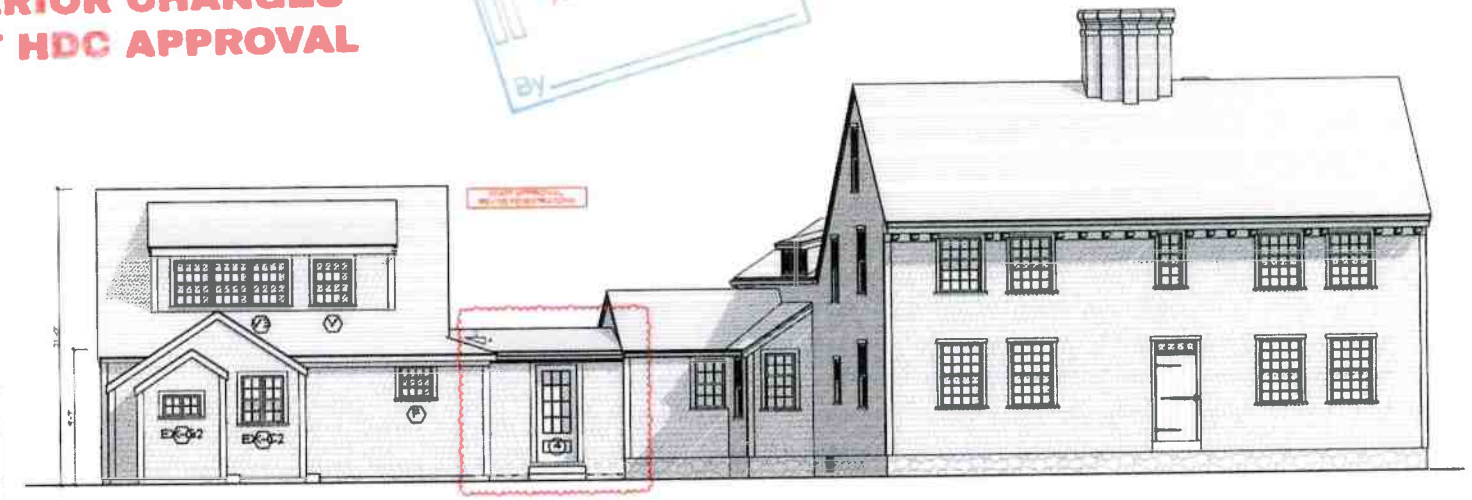
RECEIVED
APR 03 2024
By



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



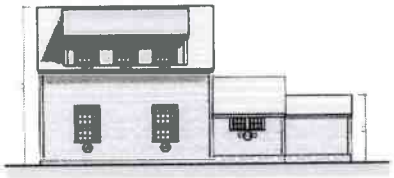
Previously Submitted South Elevation
SCALE: 1/8" = 1'-0"



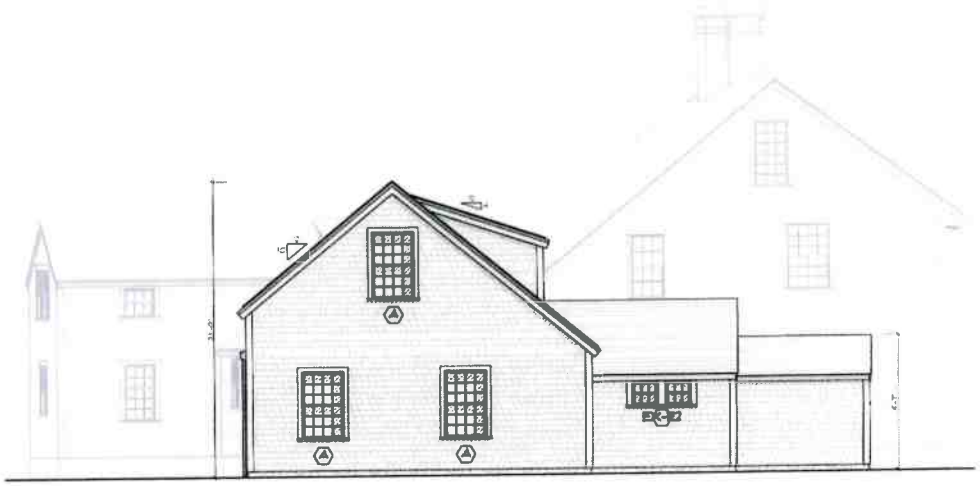
1 South Elevation
SCALE: 1/4" = 1'-0"



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



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



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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 11 STATE STREET, BOSTON, MA 02108 | BOTTICELLIANDPOHL.COM

DATE | REVISIONS

South & West Elevations

Major Josiah Coffin House
90 North Liberty Street
Nantucket, MA 02554

MAP NO: 41 | ZONING INFO: R1
PARCEL NO: 22 | PROJECT NO: 72 | REVISED 3/29/24

ID#
G-2.2

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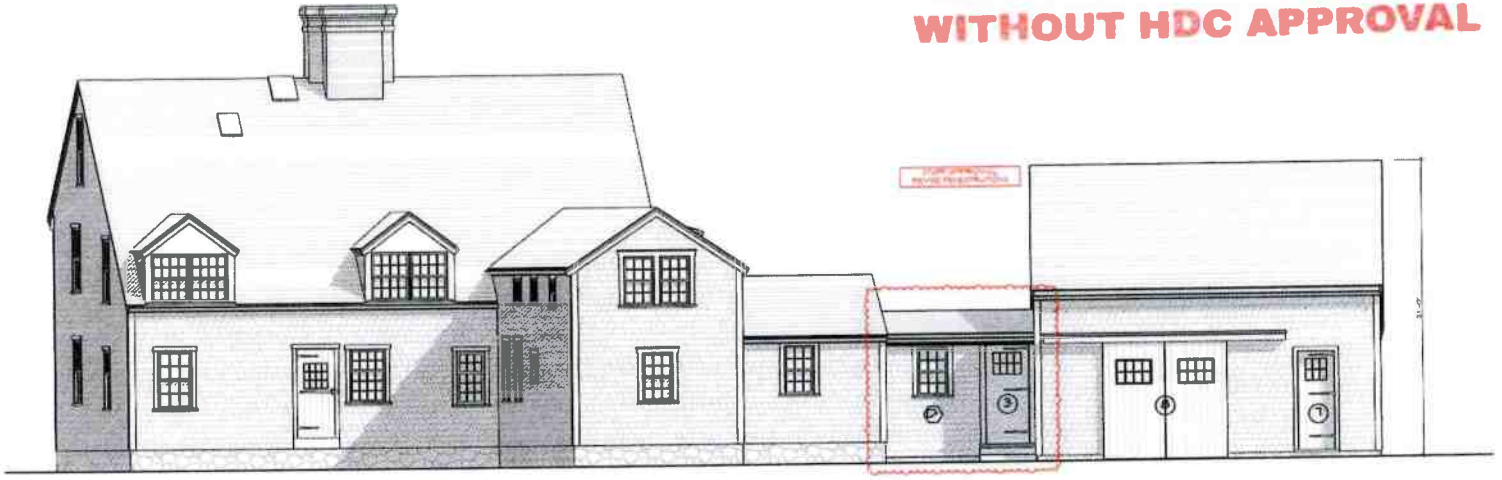
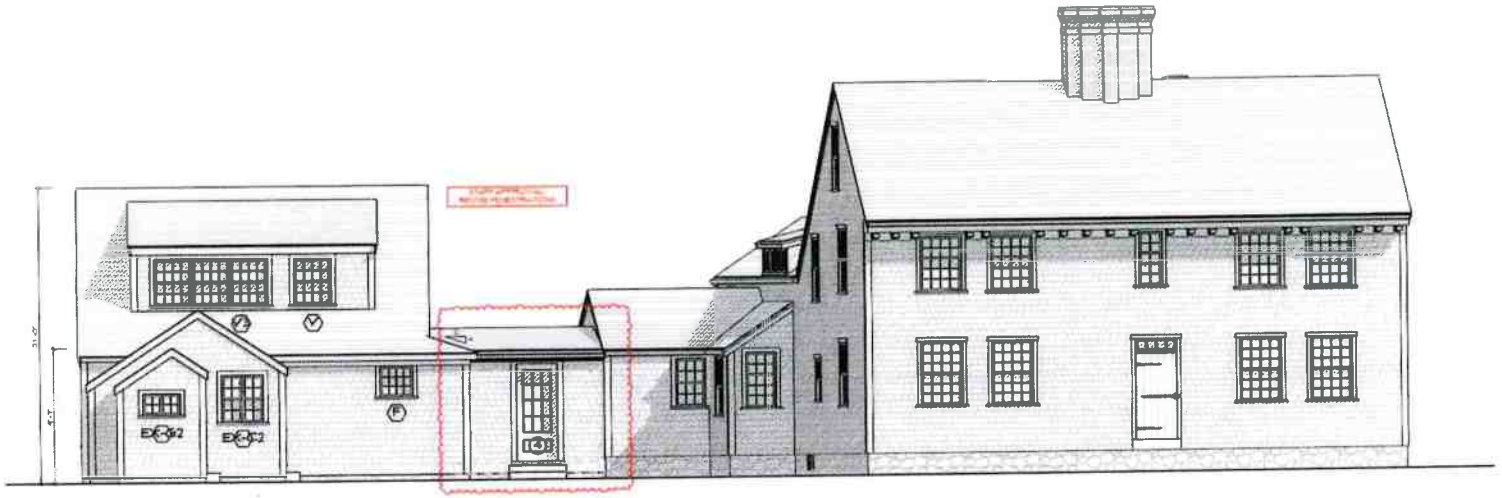
HDC2024.01.9846
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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



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

BOTTICELLI & POHL

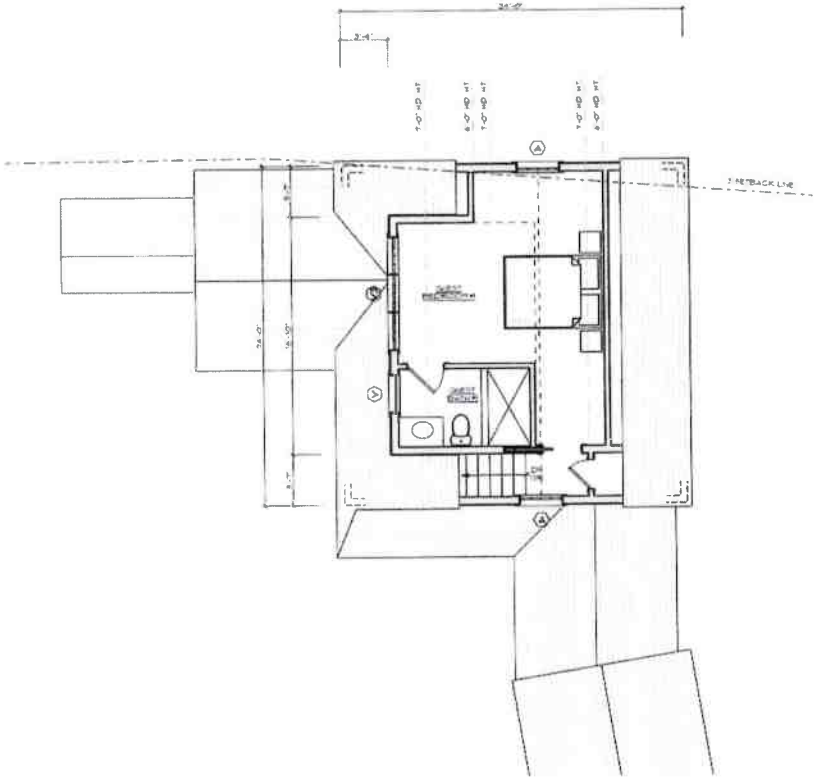
DATE REVISIONS

Exterior Elevations

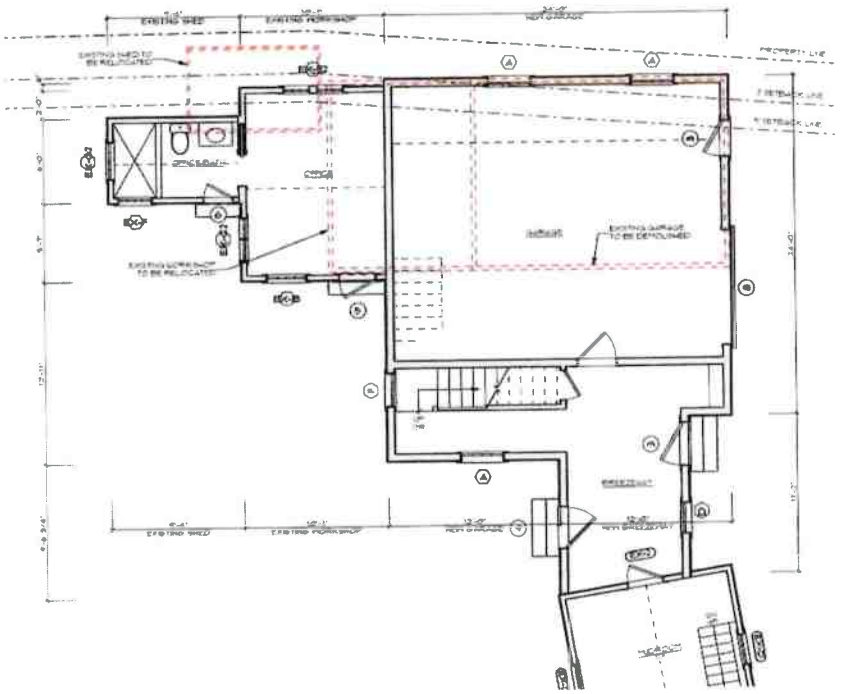
Major Josiah Coffin House
90 North Liberty Street
Nantucket, MA 02554

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

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

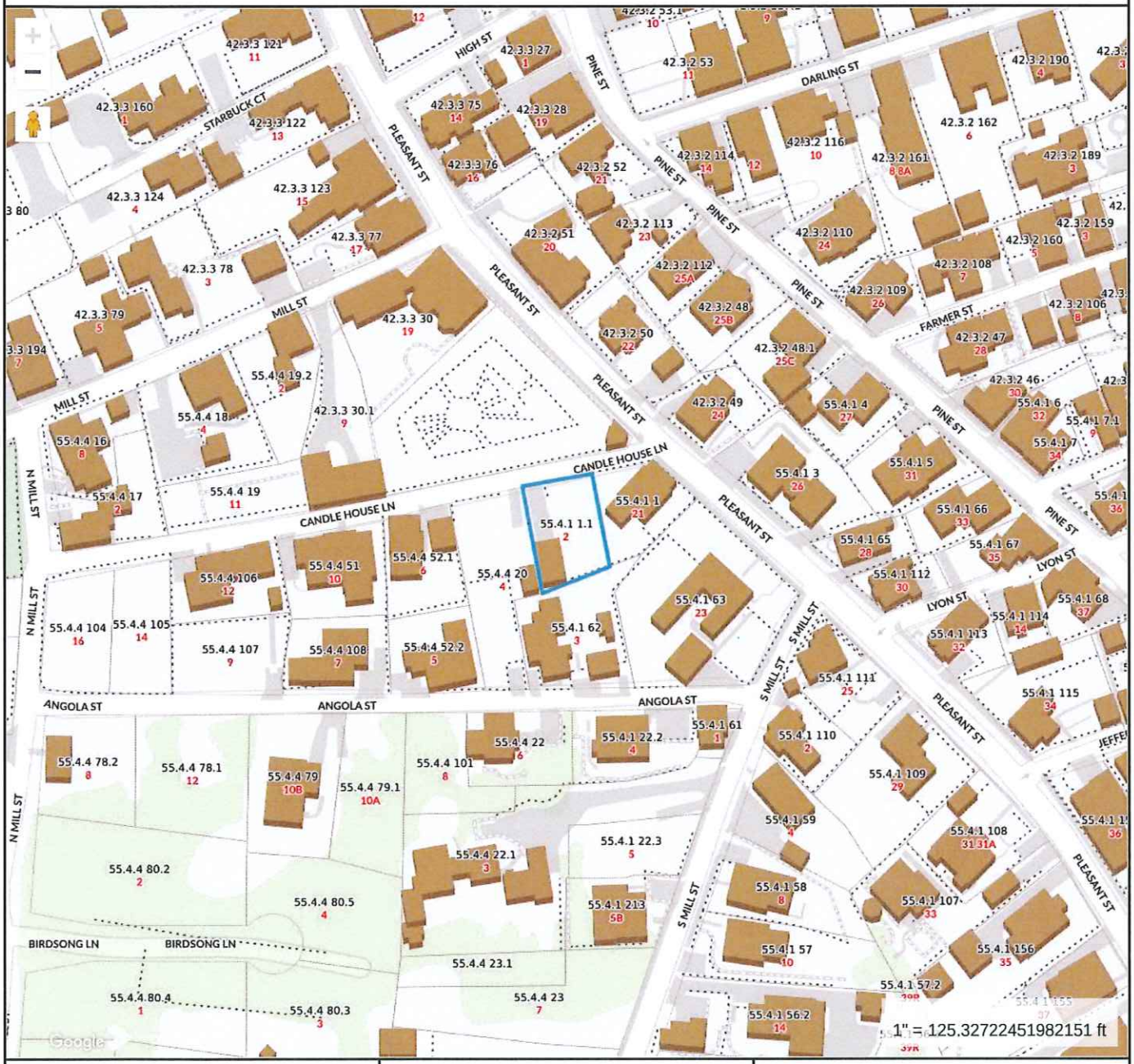
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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): 2024-04-1023 Address : 2 CANDLE HOUSE
	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



Property Information

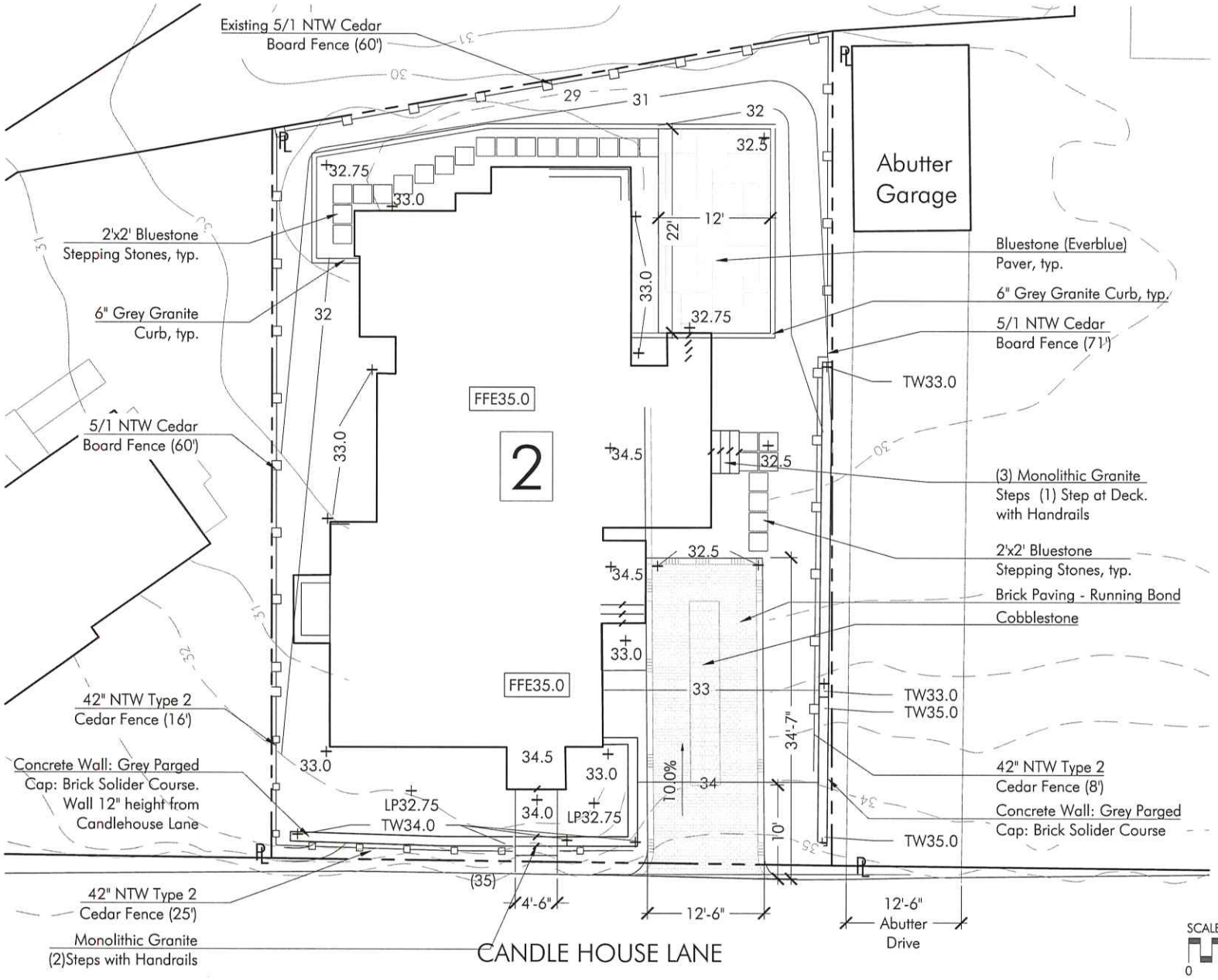
Property ID	191355
Location	2 CANDLE HOUSE LN
Owner	CANDLE HOUSE 2 LLC

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.



L1

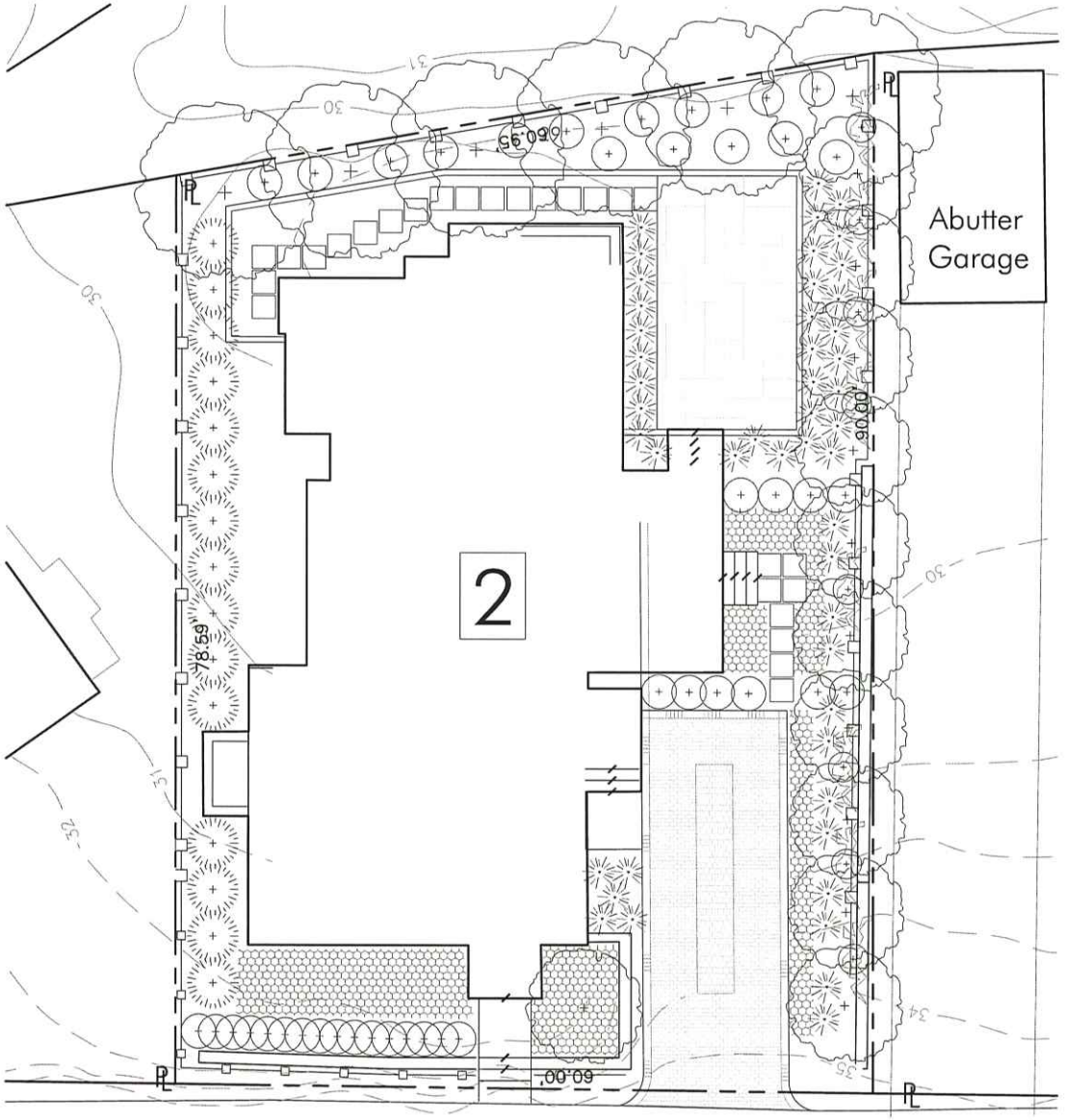
PROJECT: 2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

SCALE: AS NOTED

DATE: 05/08/24

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



PROPOSED PLANT LIST - 2 CANDLE HOUSE

QTY	COMMON NAME
TREES	
1	Japanese Maple Cultivar
10	Firespire American Hornbeam
6	Quaking Aspen
SHRUBS	
30	Sweet Fern
10	'Endless Summer' Hydrangea
16	Privet 4'-5'
15	Fragrant Sumac
15	'Emerald Green' Arborvitae
VINES	
10	Trumpet Vine
PERENNIALS	
120	Pennsylvania sedge
21	Cape Breeze Dwarf Switchgrass
27	Little Bluestem

SCALE: 1" = 10'-0"

0 5' 10' 25'

L4

PROJECT: 2 CANDLEHOUSE LANE

PLANTING PLAN

DATE: 05/08/24

SCALE: AS NOTED

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

NEIGHBORING MATERIALS



CMU Wall with Brick Cap at Pleasant Street



Typical Fence Type Pleasant Street

PROPOSED MATERIALS



2x2 Bluestone Stepping Stones



Granite Curb



Monolithic Granite Steps



5'/1' NTW Cedar Board Fence



48" NTW Type 2 Cedar Board Fence



Random Rectangular Bluestone

L2

PROJECT: 2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

DATE: 05/08/24

SCALE: AS NOTED

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architectura.com
617.735.1180



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

WALL ELEVATION
Concrete Wall: Grey Parged
Cap: Brick Solider Course

L3

PROJECT:
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

DATE: 05/08/24
SCALE: AS NOTED

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

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.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 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"



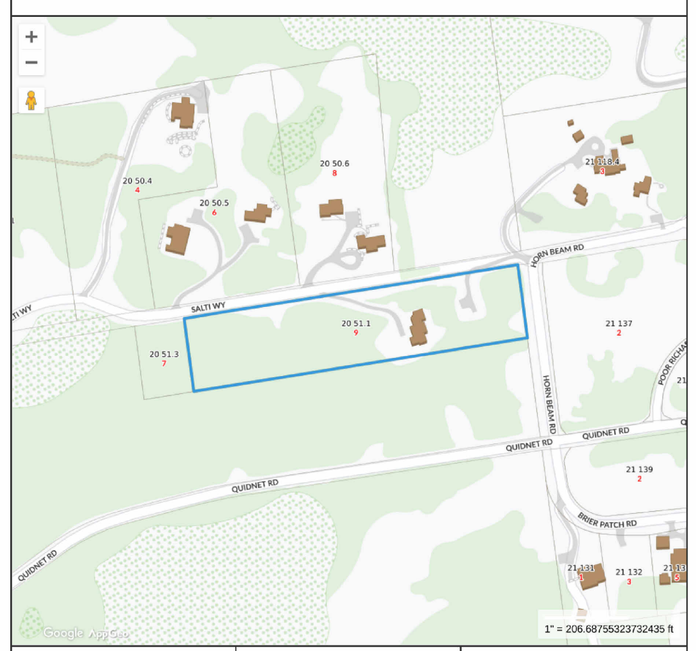
3 9 Salti Way Road View

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

HDC Submission Only - Not For Construction

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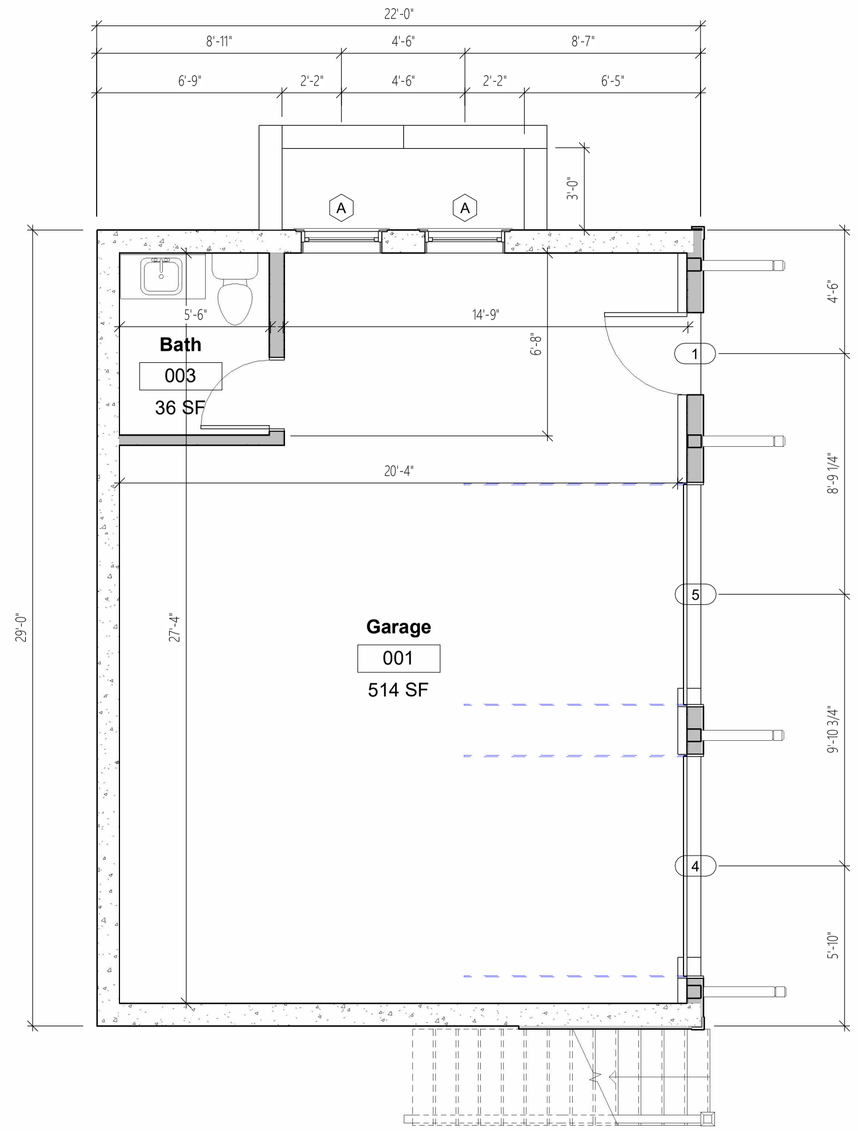
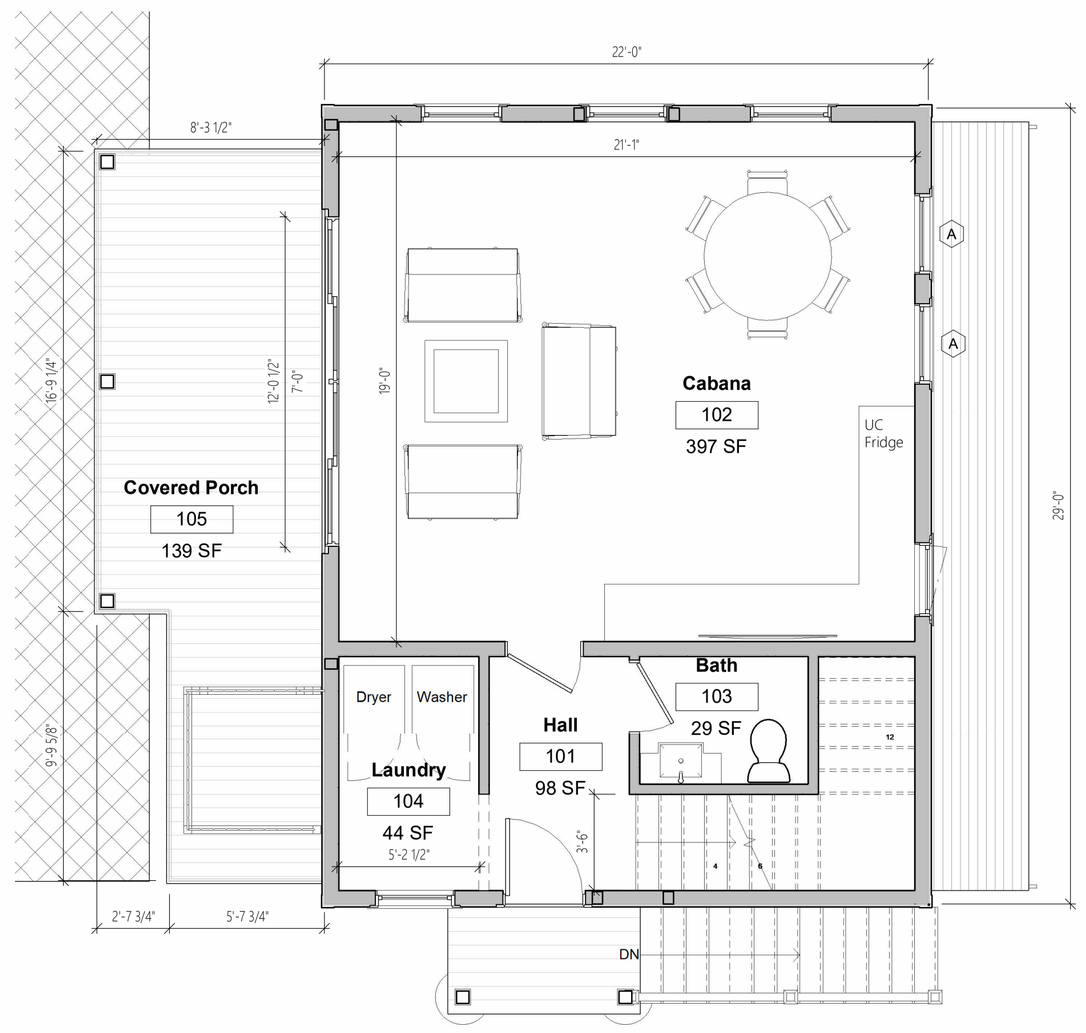


1 Garage Level

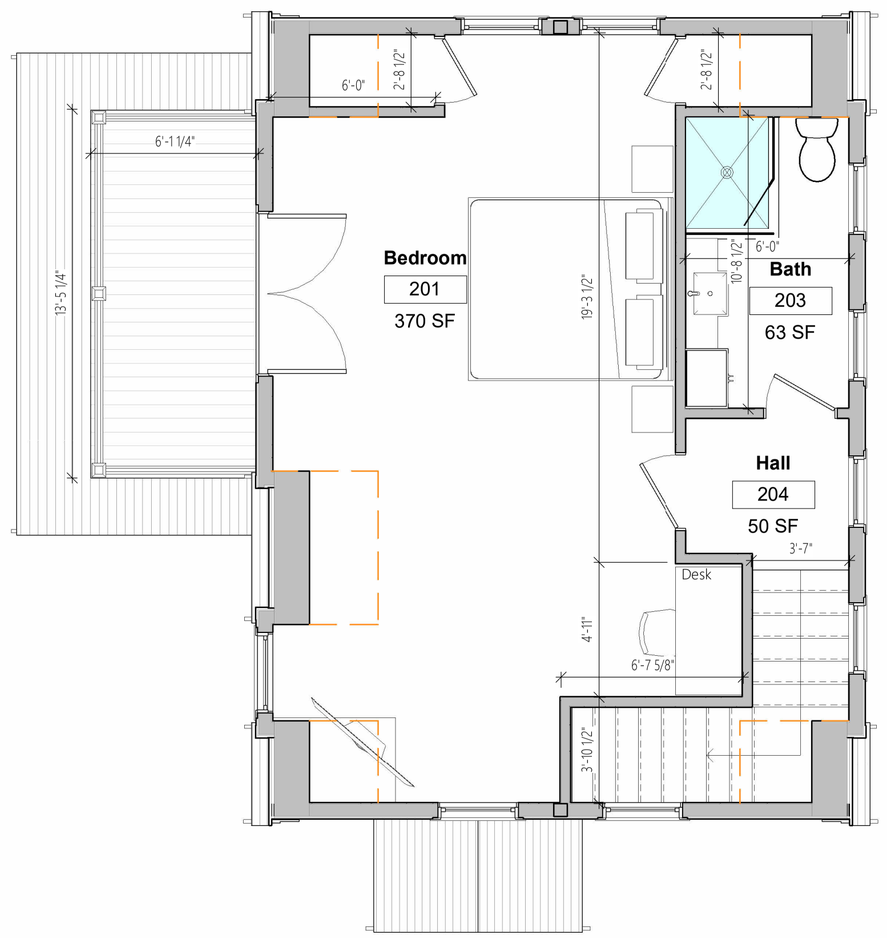
1/4" = 1'-0"



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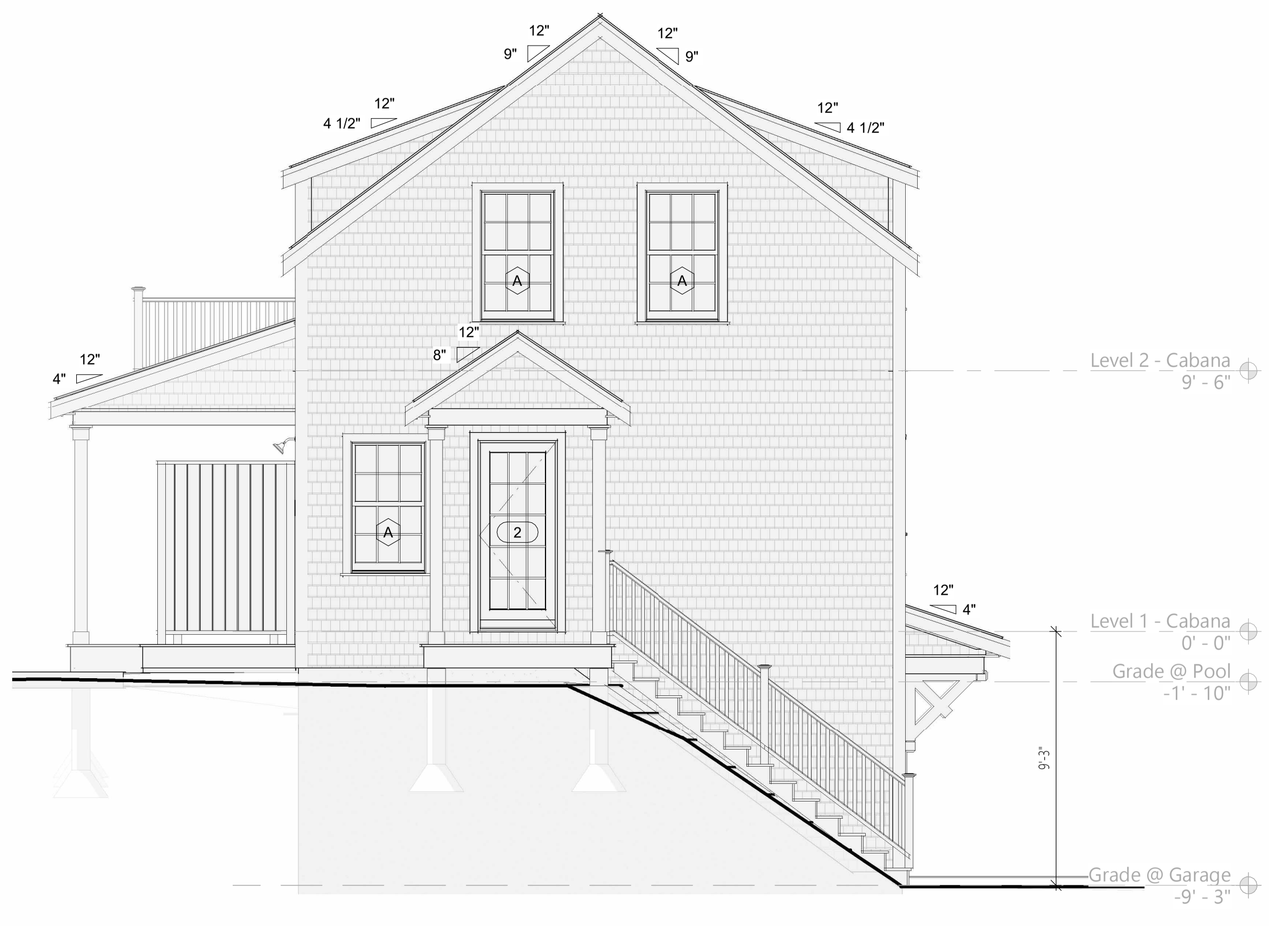
1 Proposed North Elevation
1/4" = 1'-0"



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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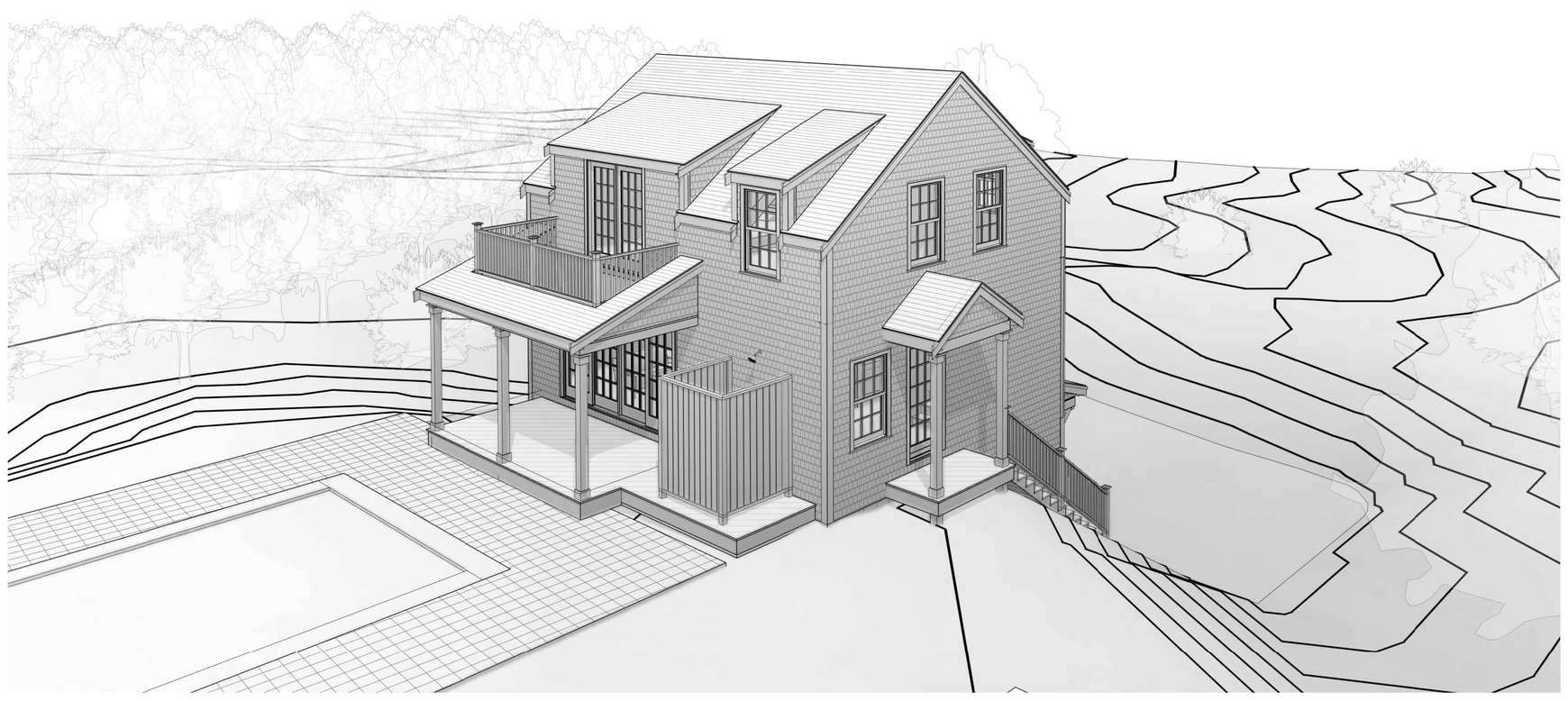
1 9 Salti Way - View 1



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

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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: 5/16/24
	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’

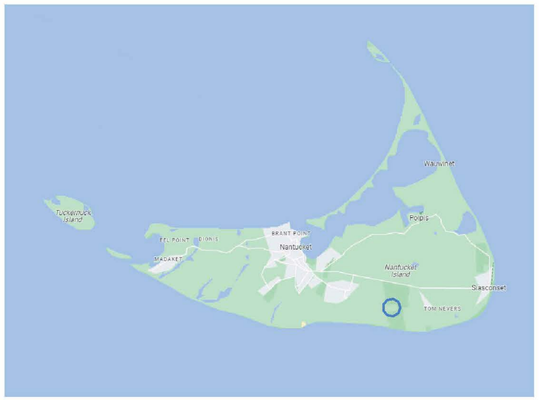
WIGWAM ROAD


Ridge Pole - 30’

NELSON

Main House

30 Russels, Nantucket, MA

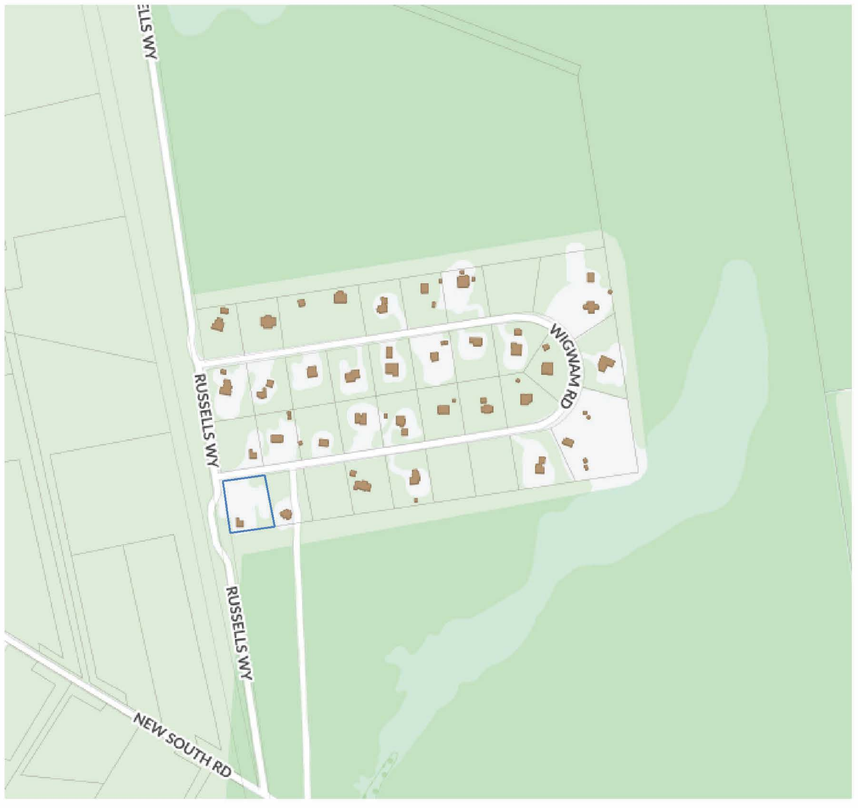


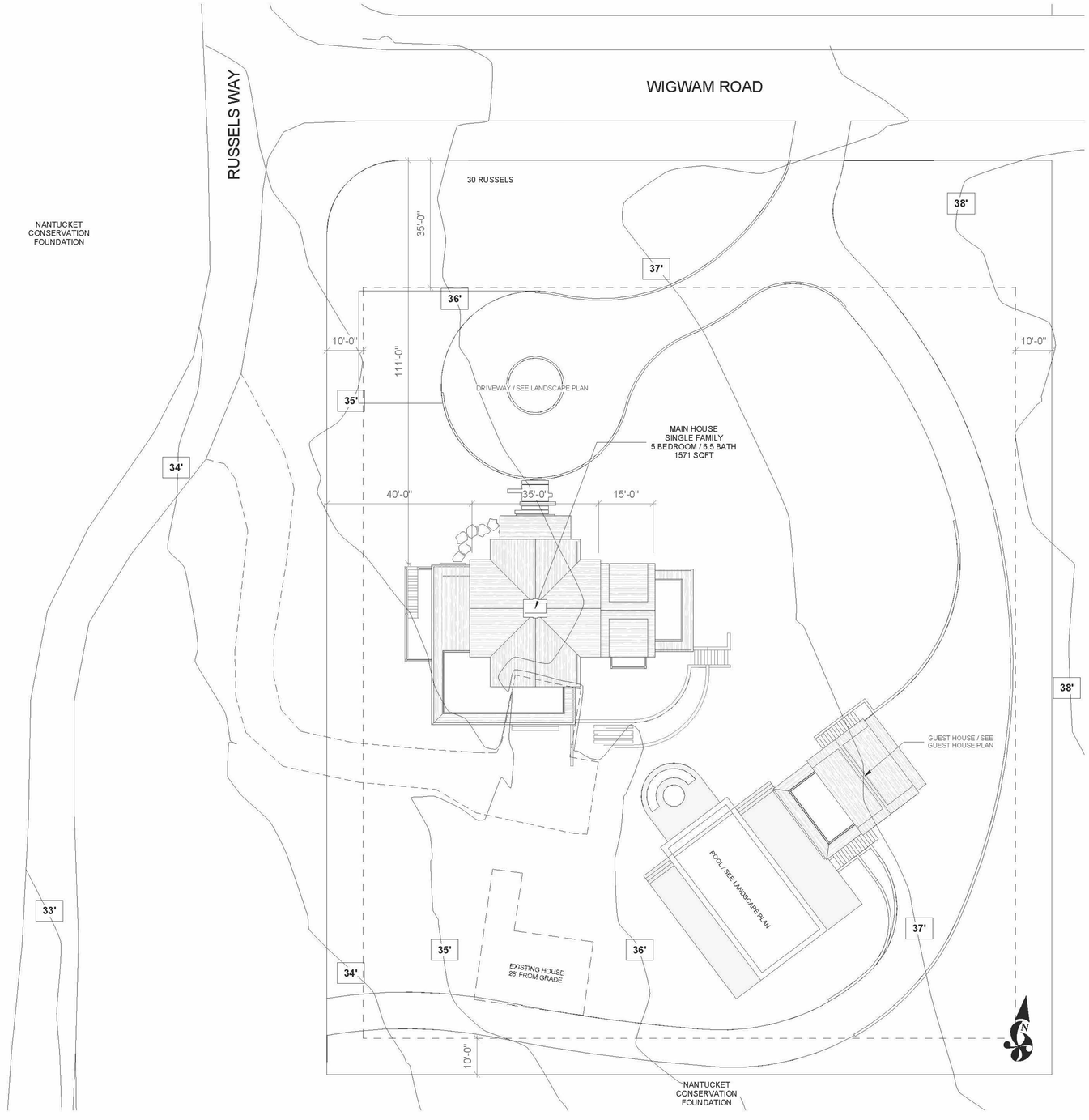
Ground Coverage Summary

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

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1. Intersection of Wigwam and Russels



5. View From Russels Wy



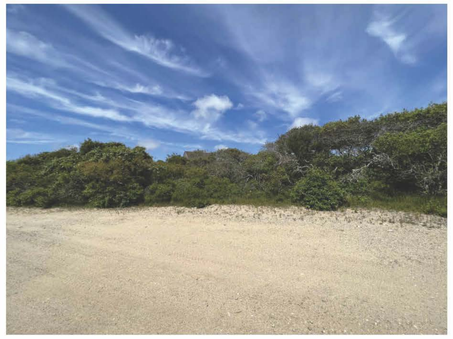
2. Turn onto Wigwam Rd



6. View From Russels Wy



3. View From Wigwam Rd



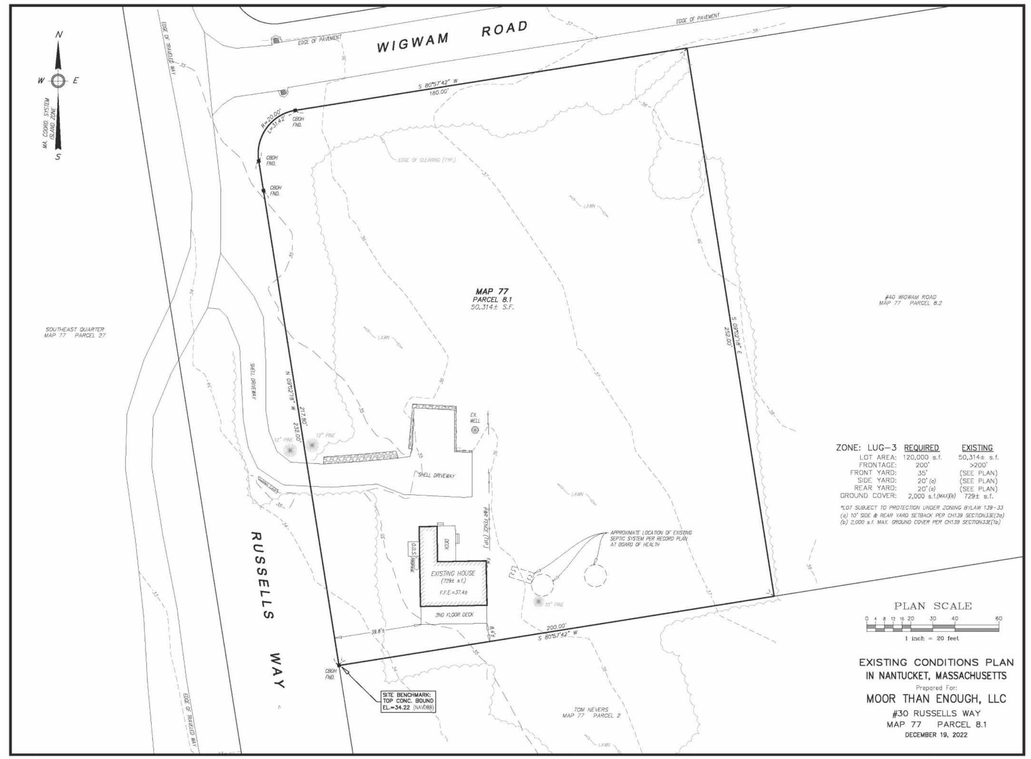
7. View From Russels Wy



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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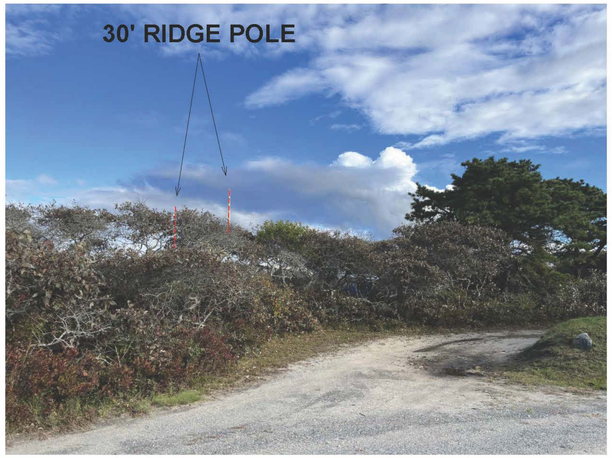
1. Intersection of Wigwam and Russels



2. Turn onto Wigwam Rd



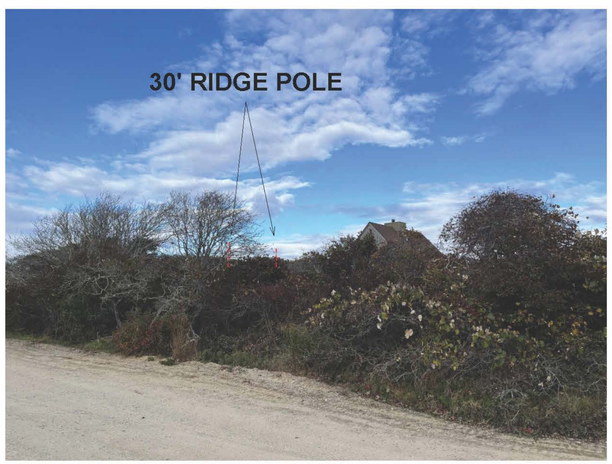
3. View From Wigwam Rd



4. Existing Driveway on Russels



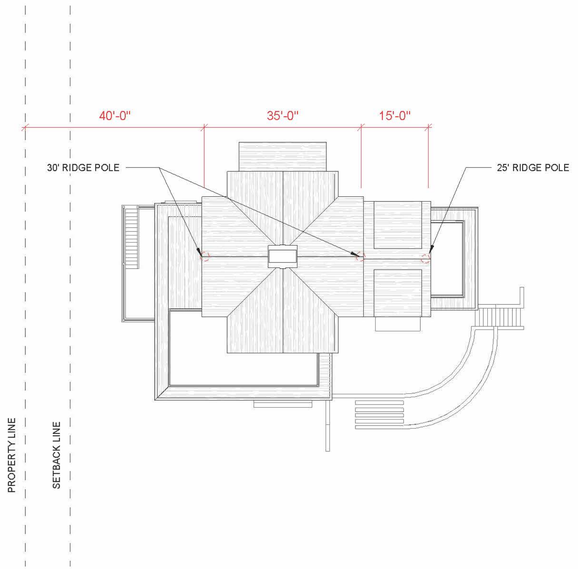
5. View From Russels Way



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

5/16/2024 10:23:54 AM

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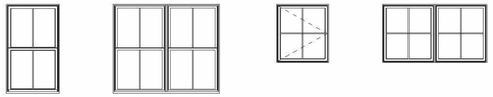


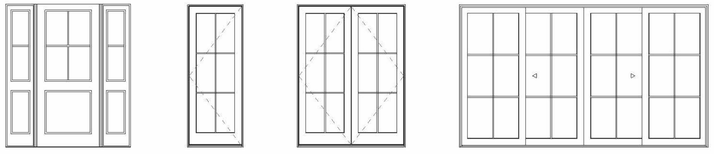
A A2 C C2

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.



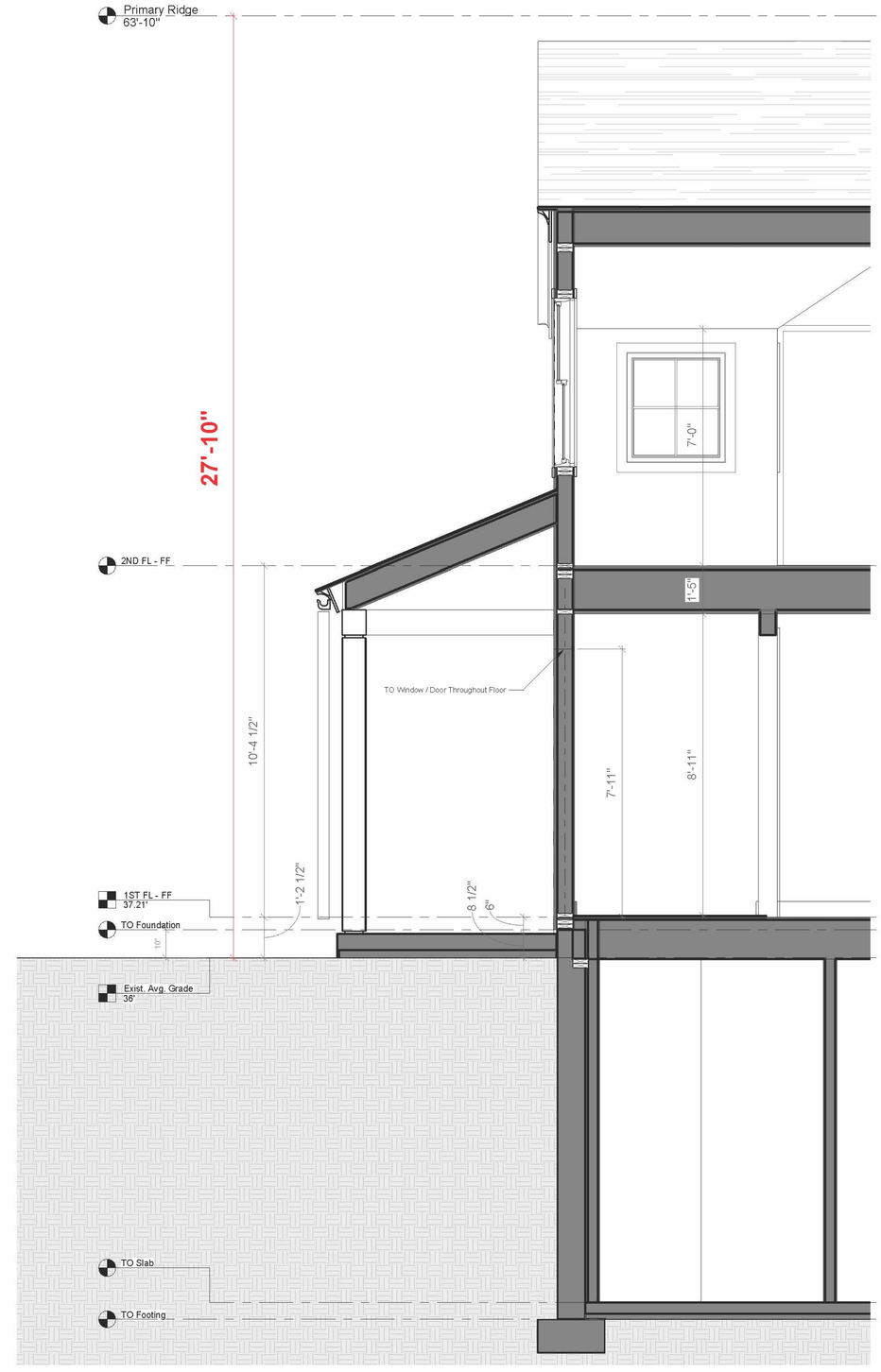
7680 3080 6080 131180

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"

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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
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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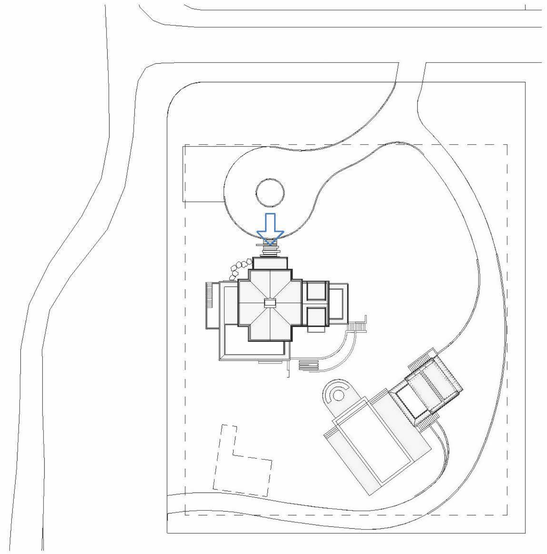
Original Submission



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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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

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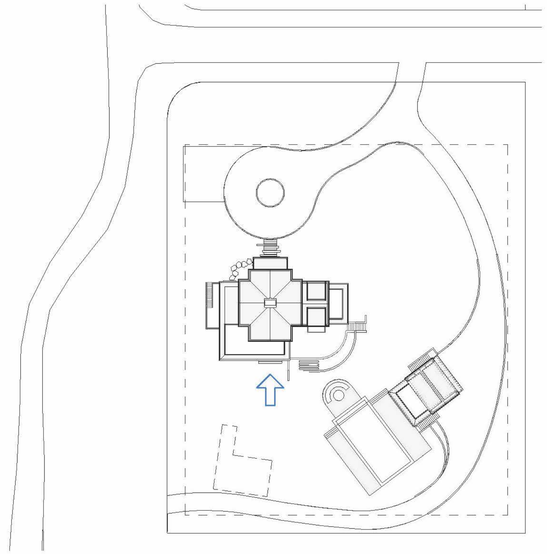
Original Submission



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

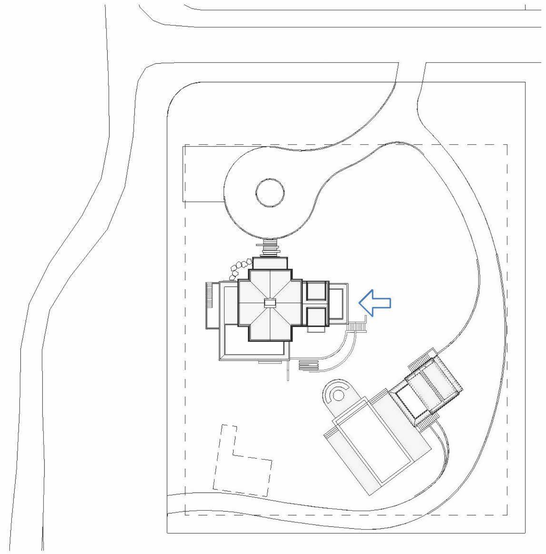
HDC5

Original Submission

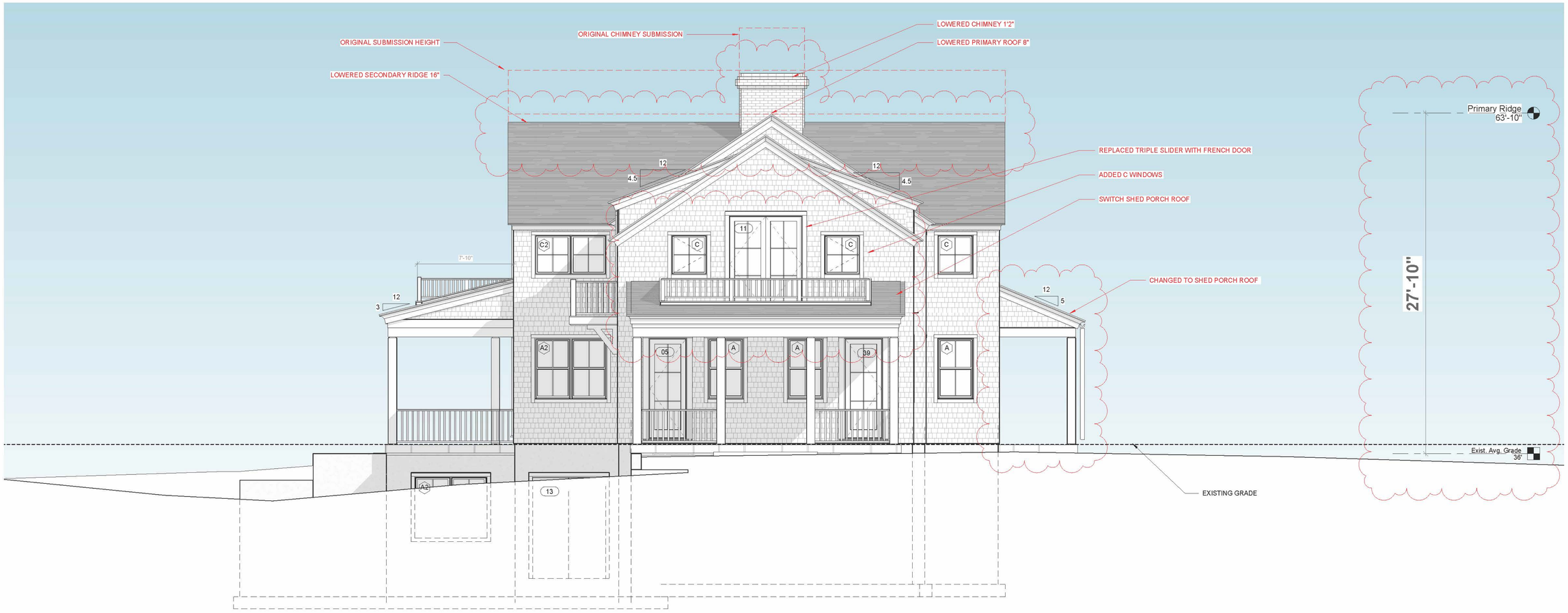


Previous Submission





Current Submission



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

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

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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

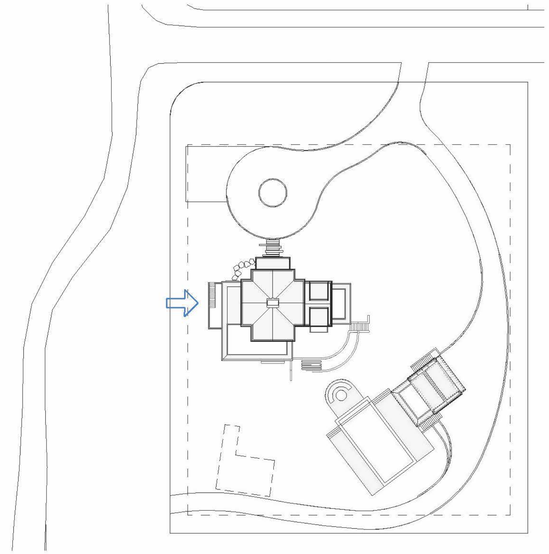
HDC6

Original Submission

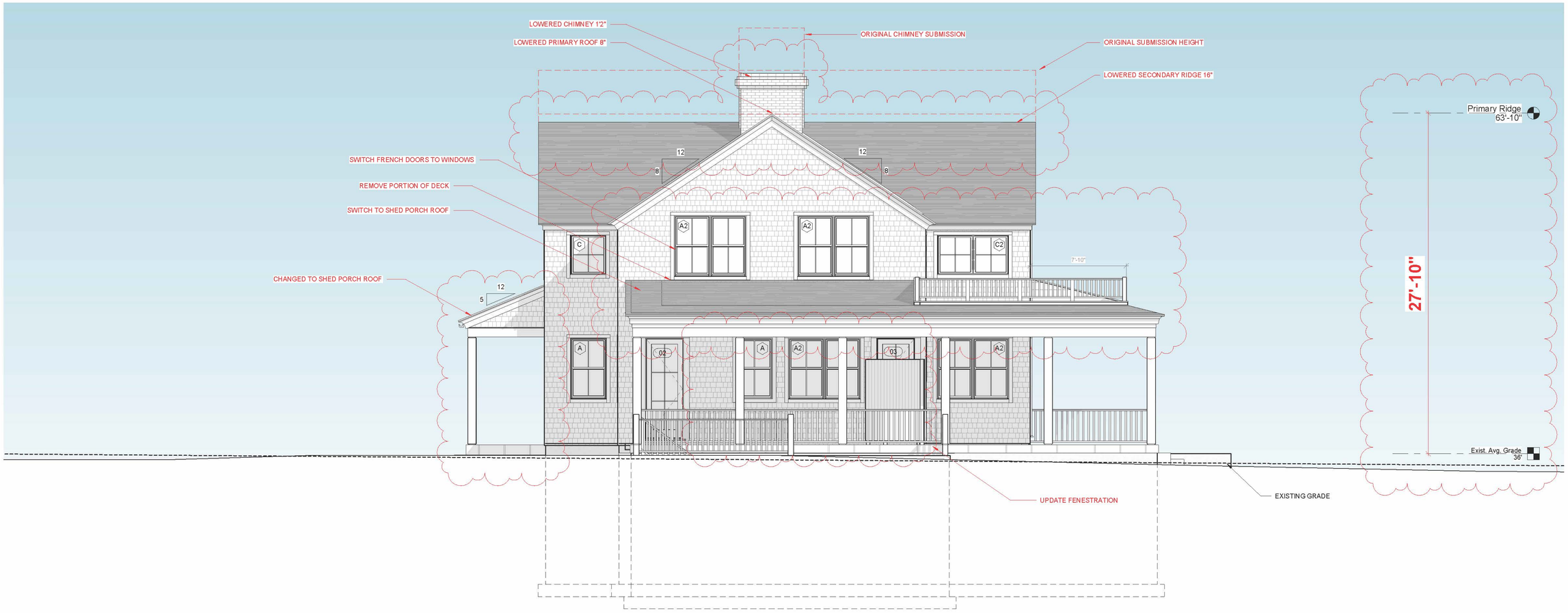


Previous Submission





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

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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

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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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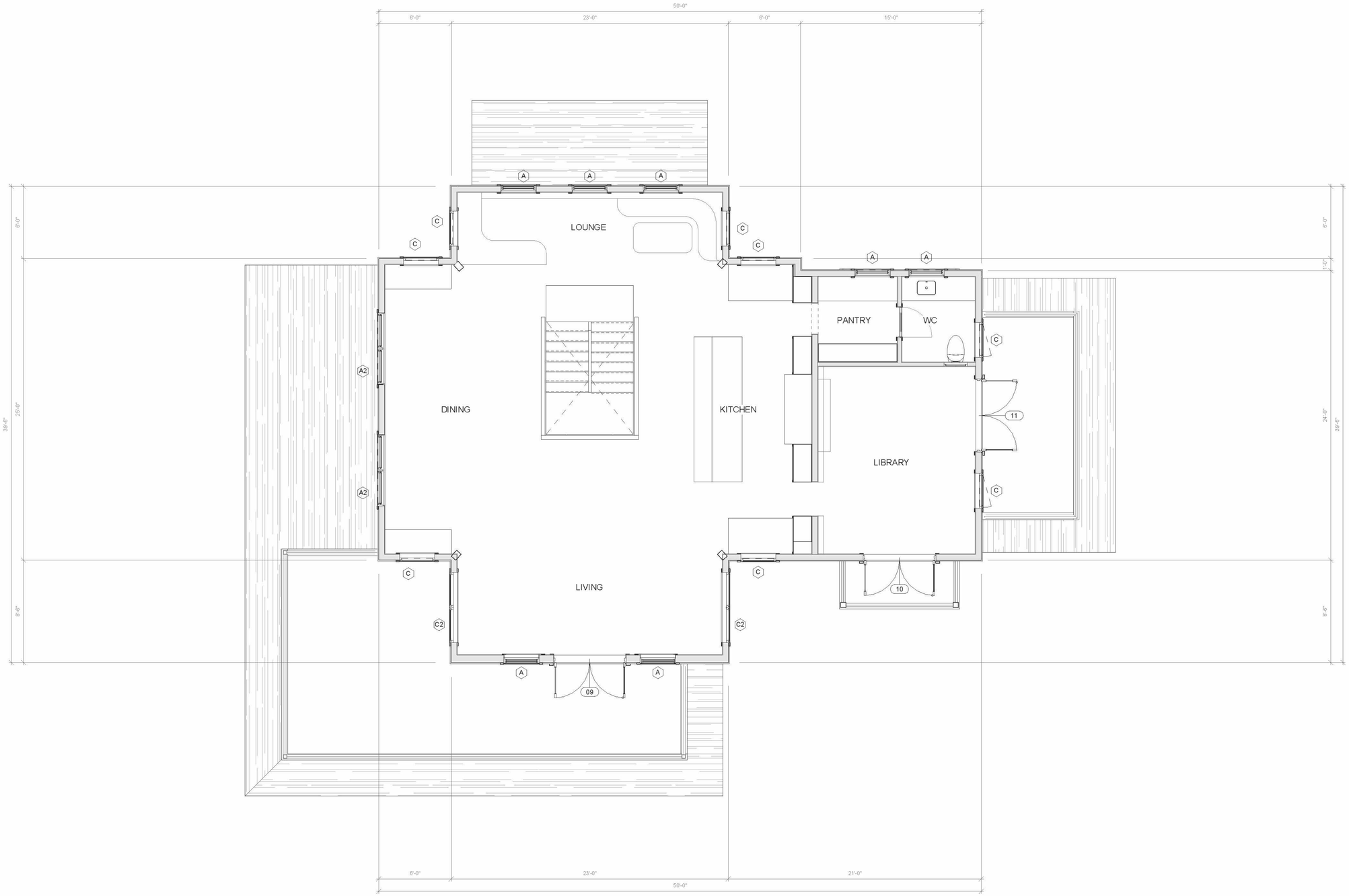

1 HDC - Second Floor
1/4" = 1'-0"

5/16/2024 10:24:06 AM

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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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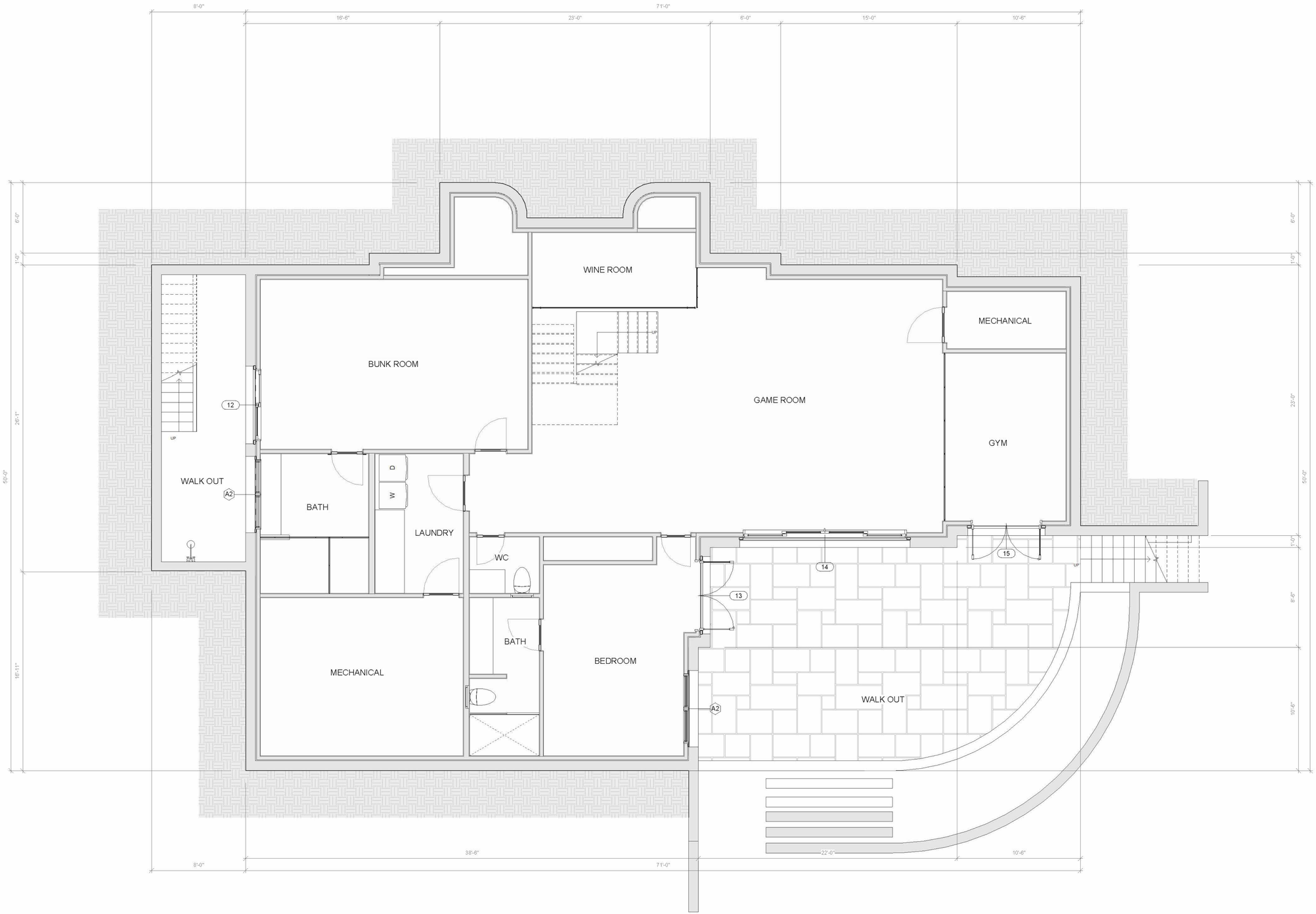

1 HDC - Basement
1/4" = 1'-0"

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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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°. 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...

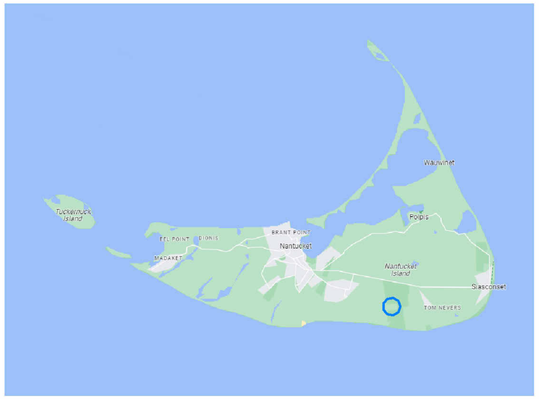
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 04/24/2024

NELSON

Guest House

30 Russels, Nantucket, MA

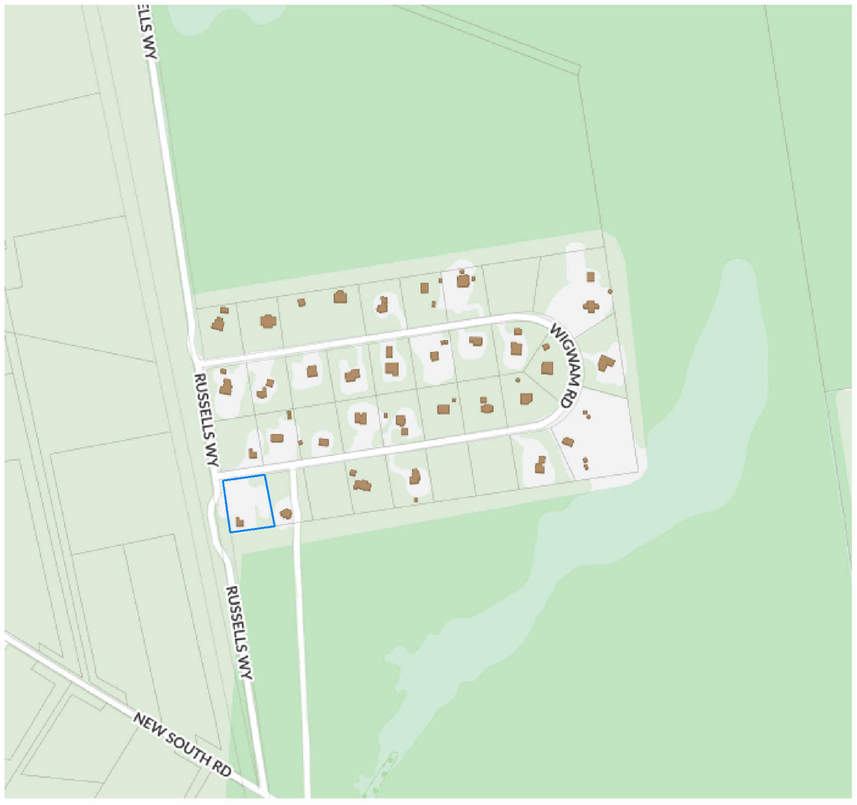


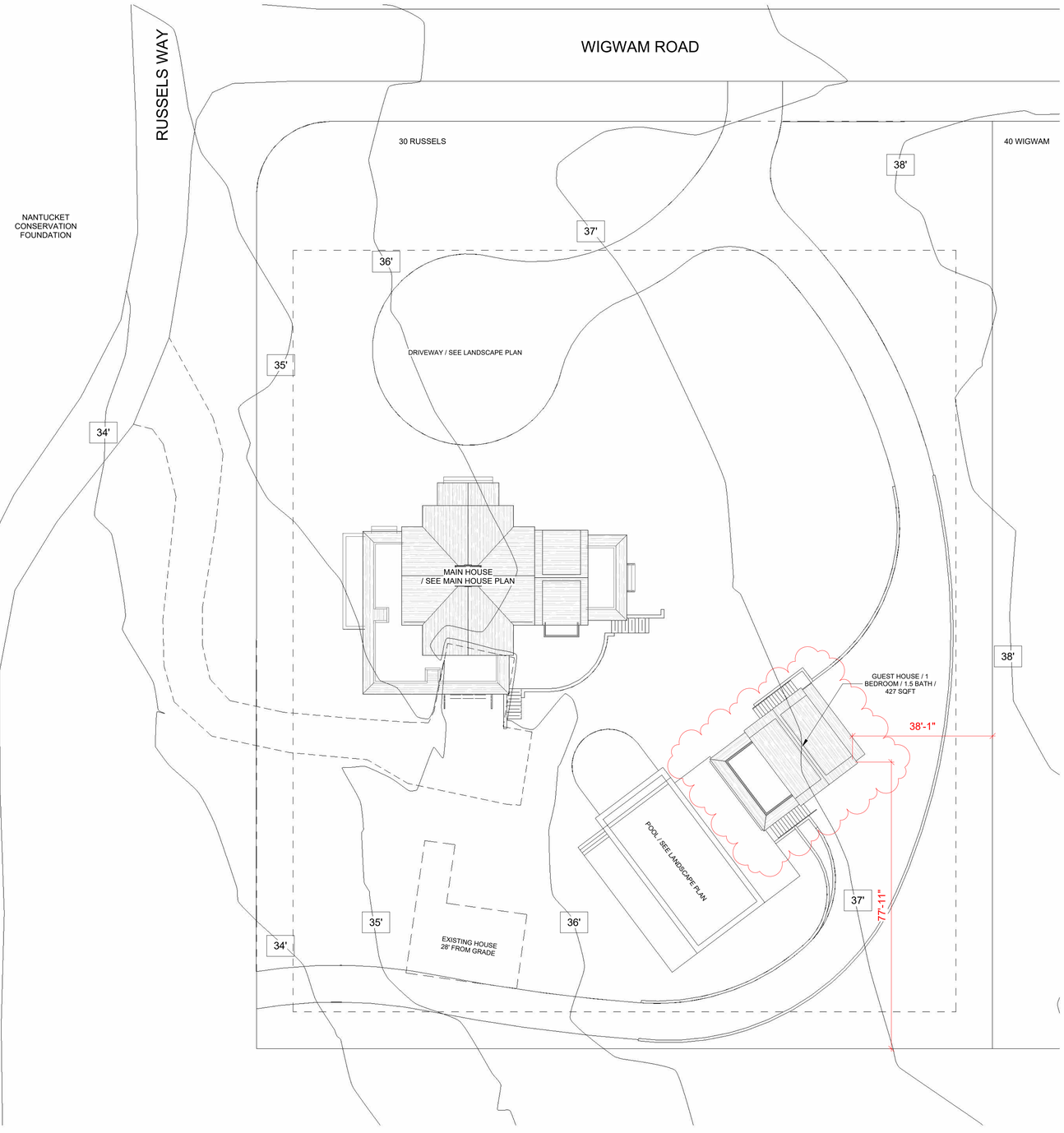
Ground Coverage Summary

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

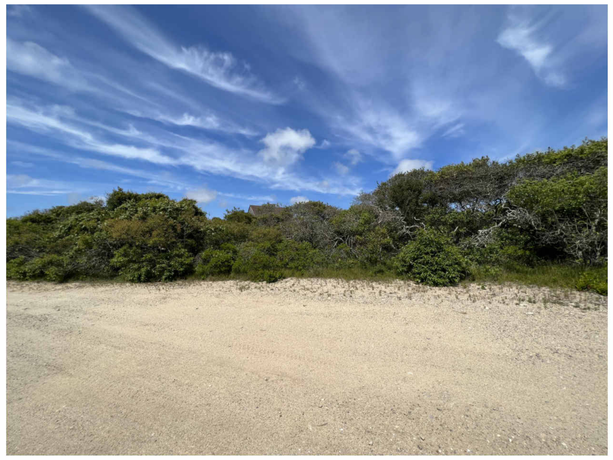




2. Turn onto Wigwam Rd



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

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
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
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15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC1

3/19/2024 10:02:54 AM

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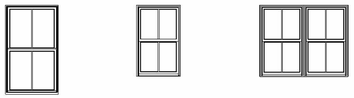


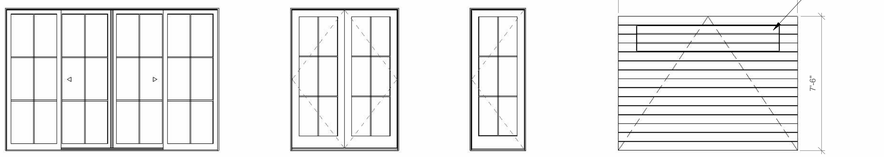
A B B2

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.



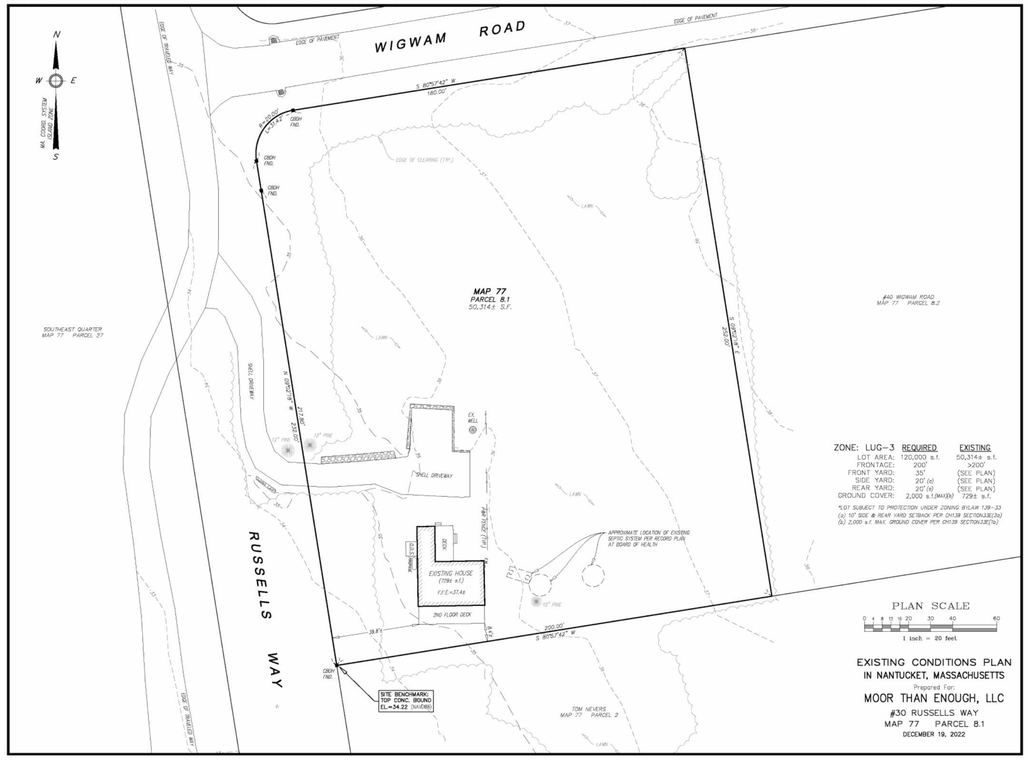
12080 6080 3080 Custom Garage Door

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

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
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

3/19/2024 10:02:55 AM

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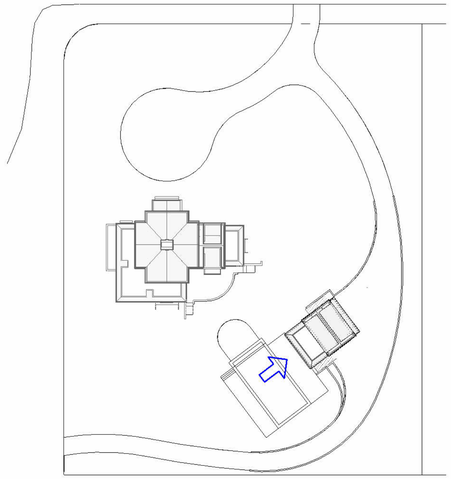
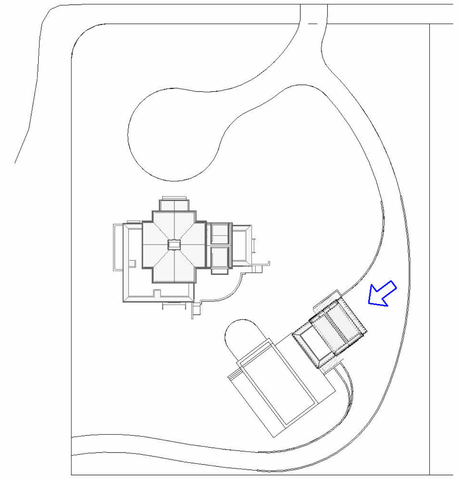


Site Plan



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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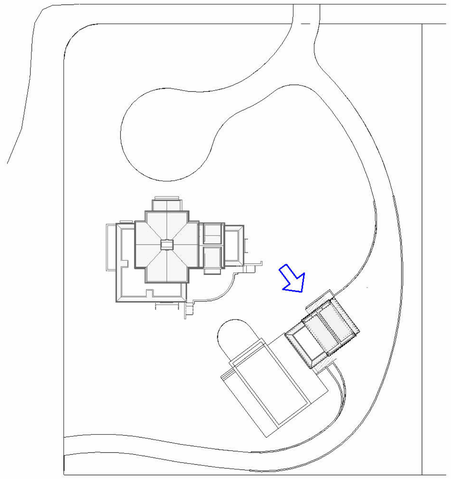
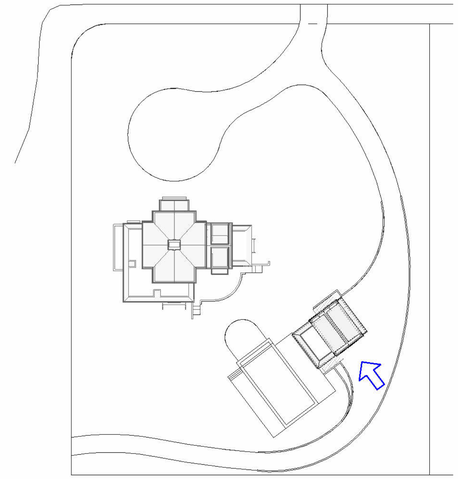
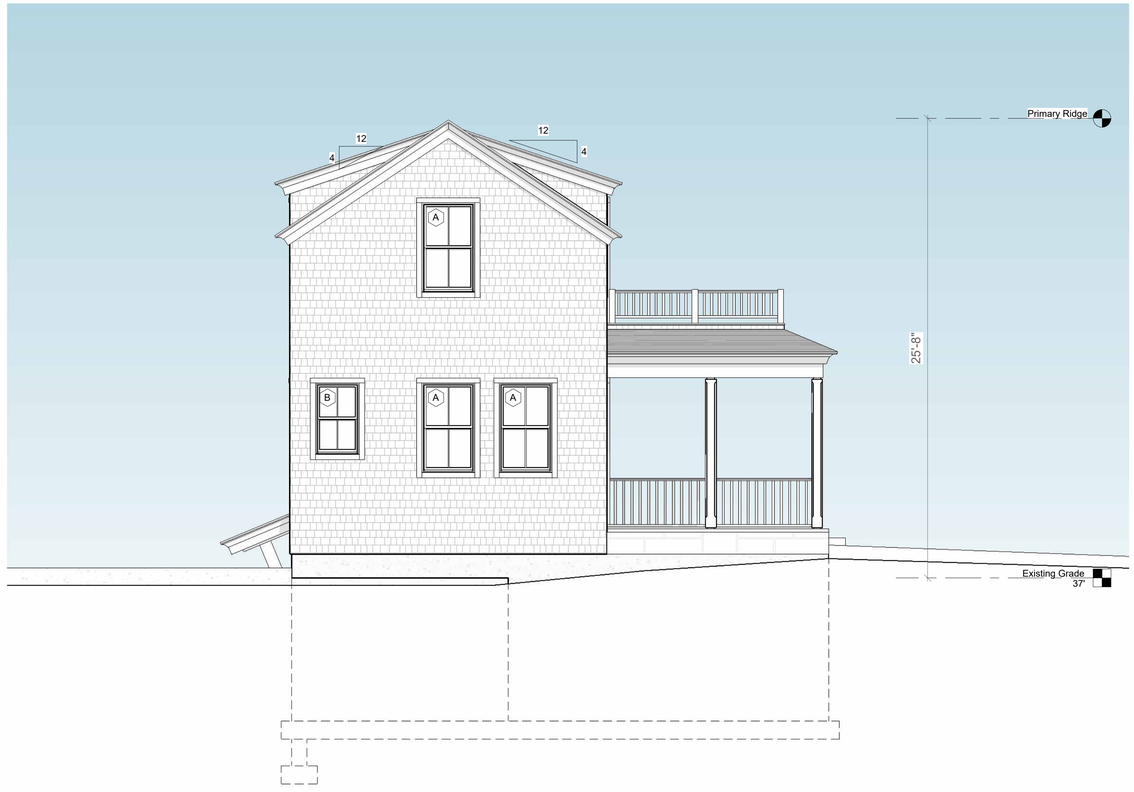


Site Plan



Site Plan

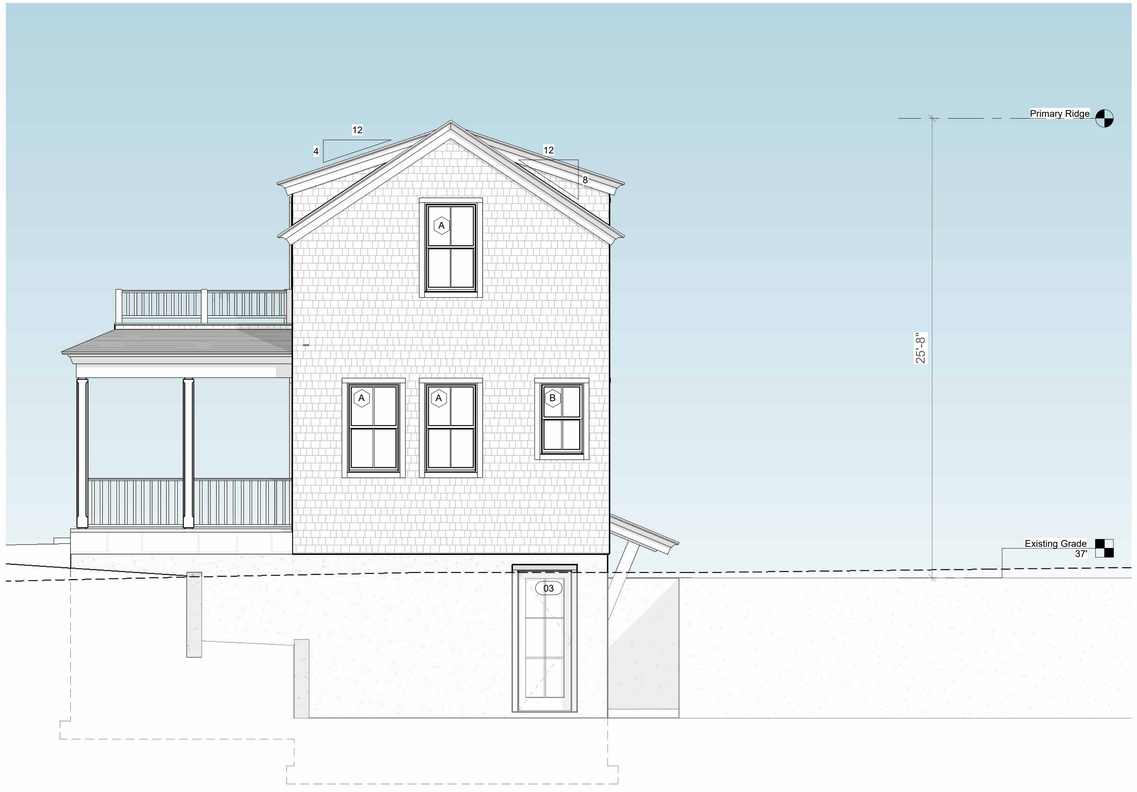
Current Submission



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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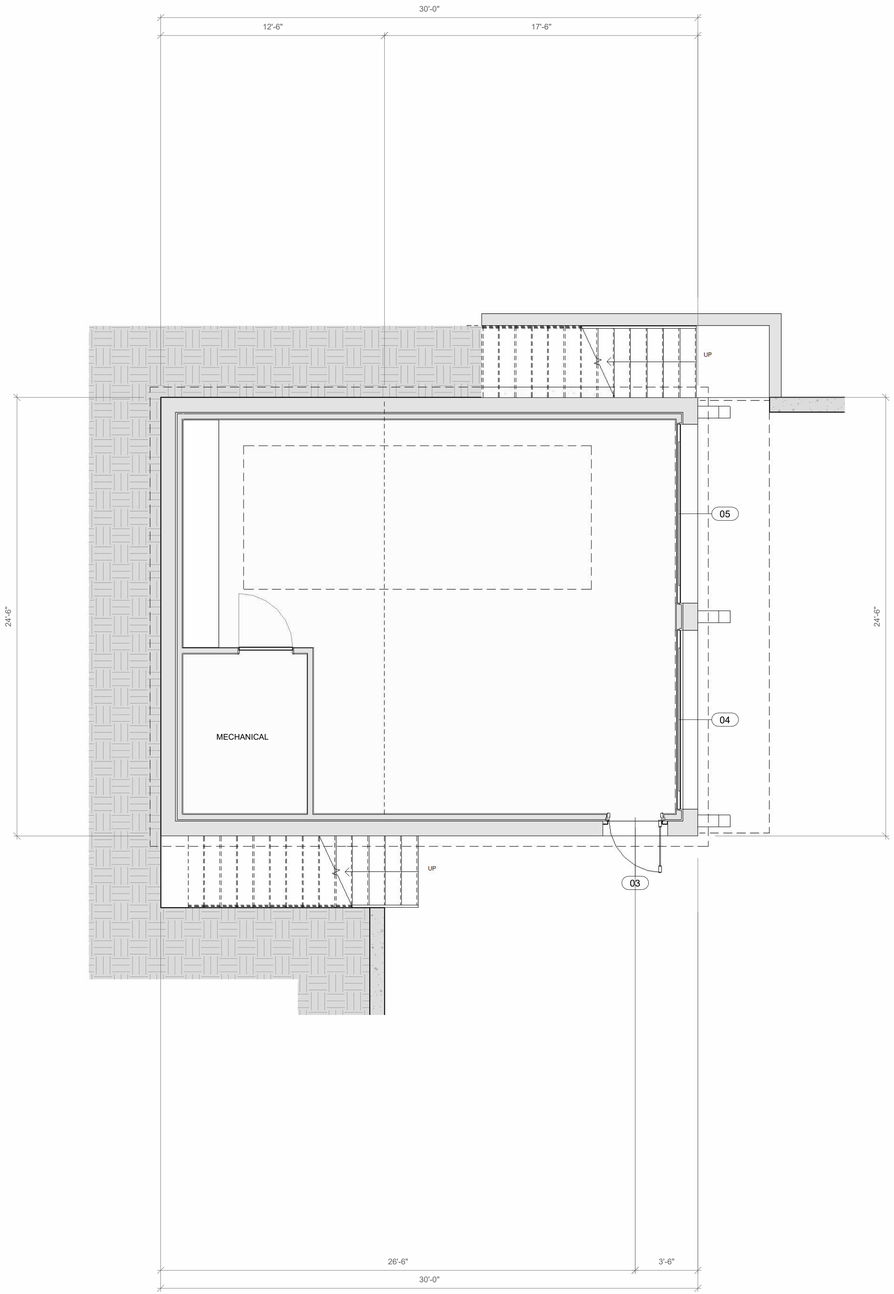
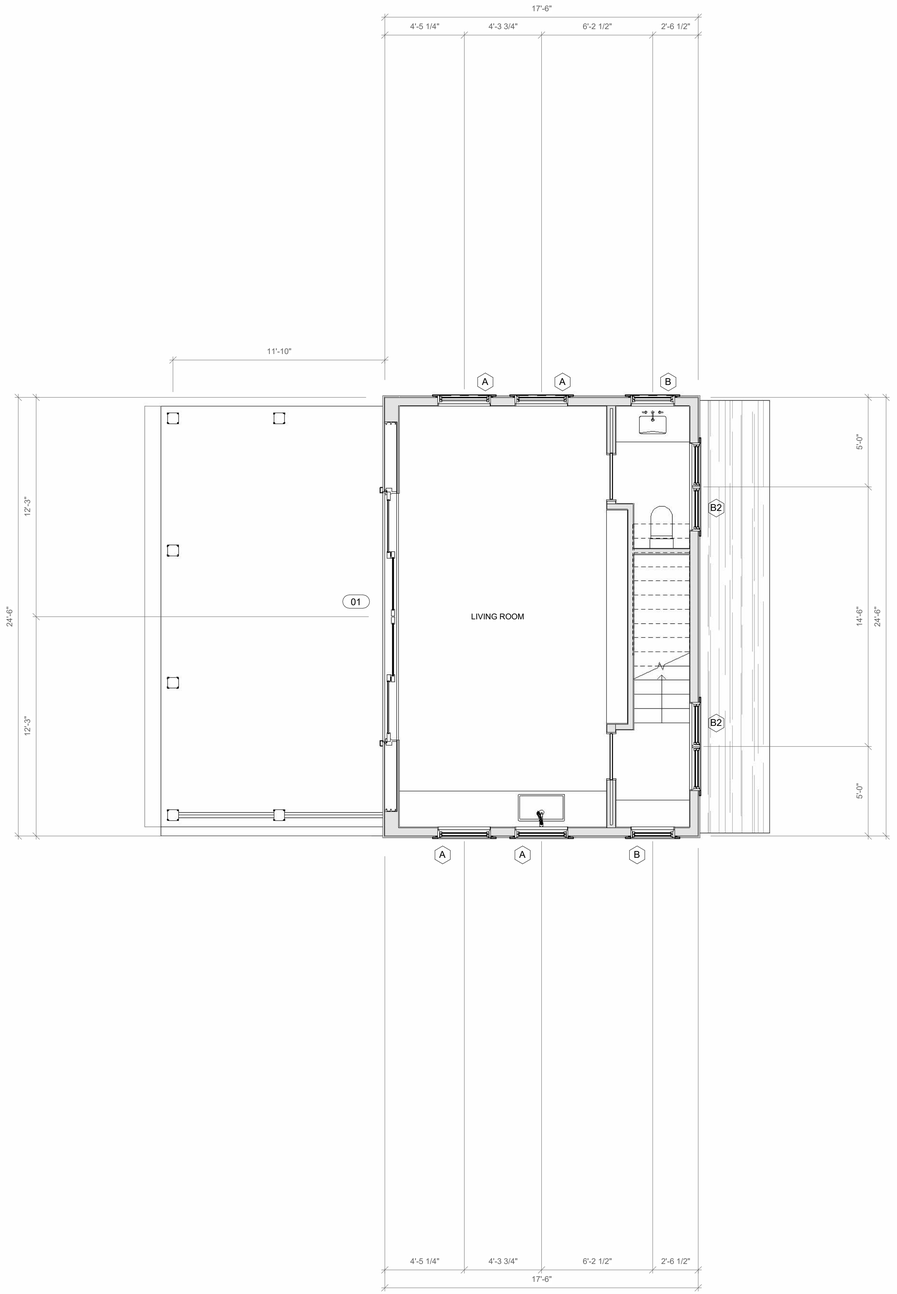


1 HDC - Basement Plan
1/4" = 1'-0"

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

3/19/2024 10:03:02 AM

HDC5

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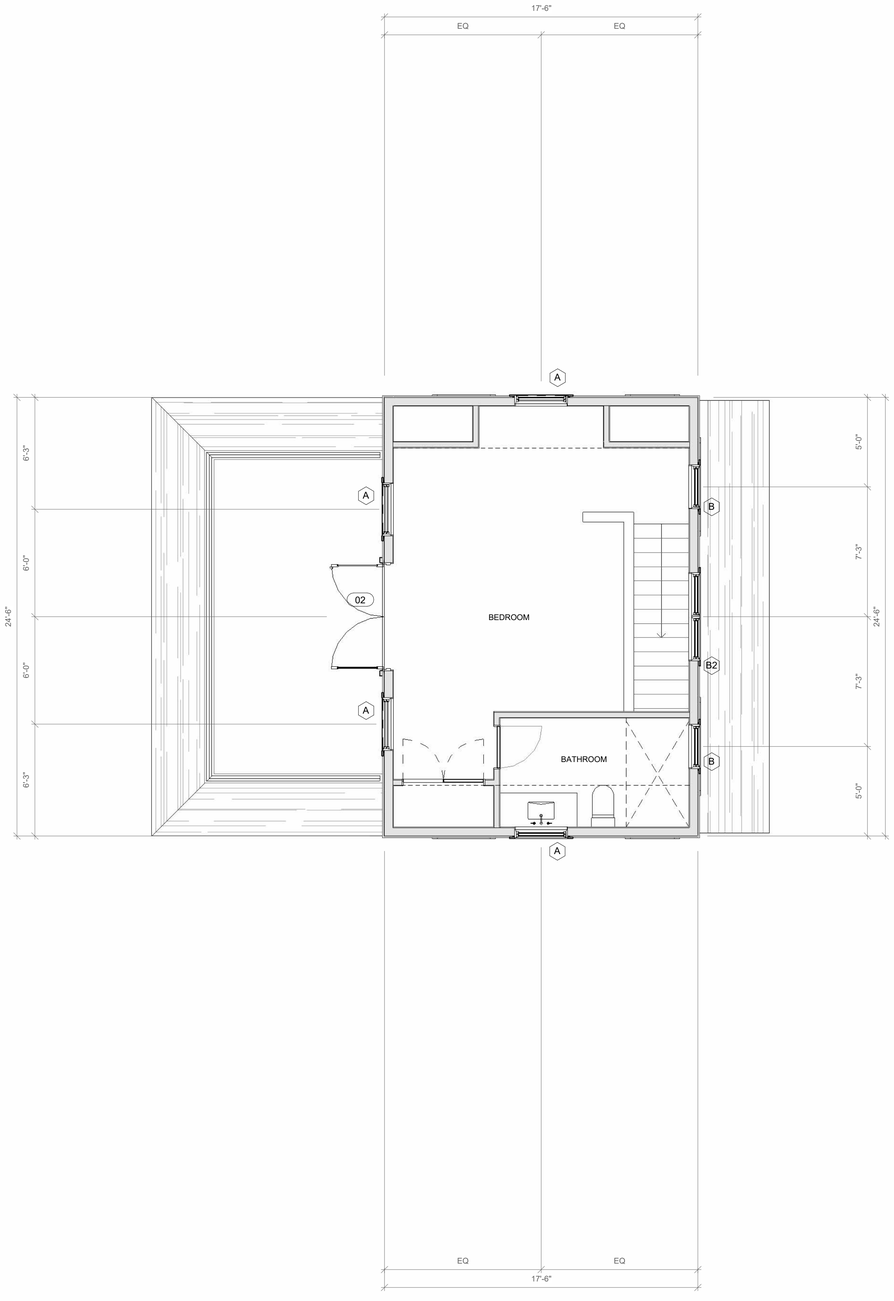
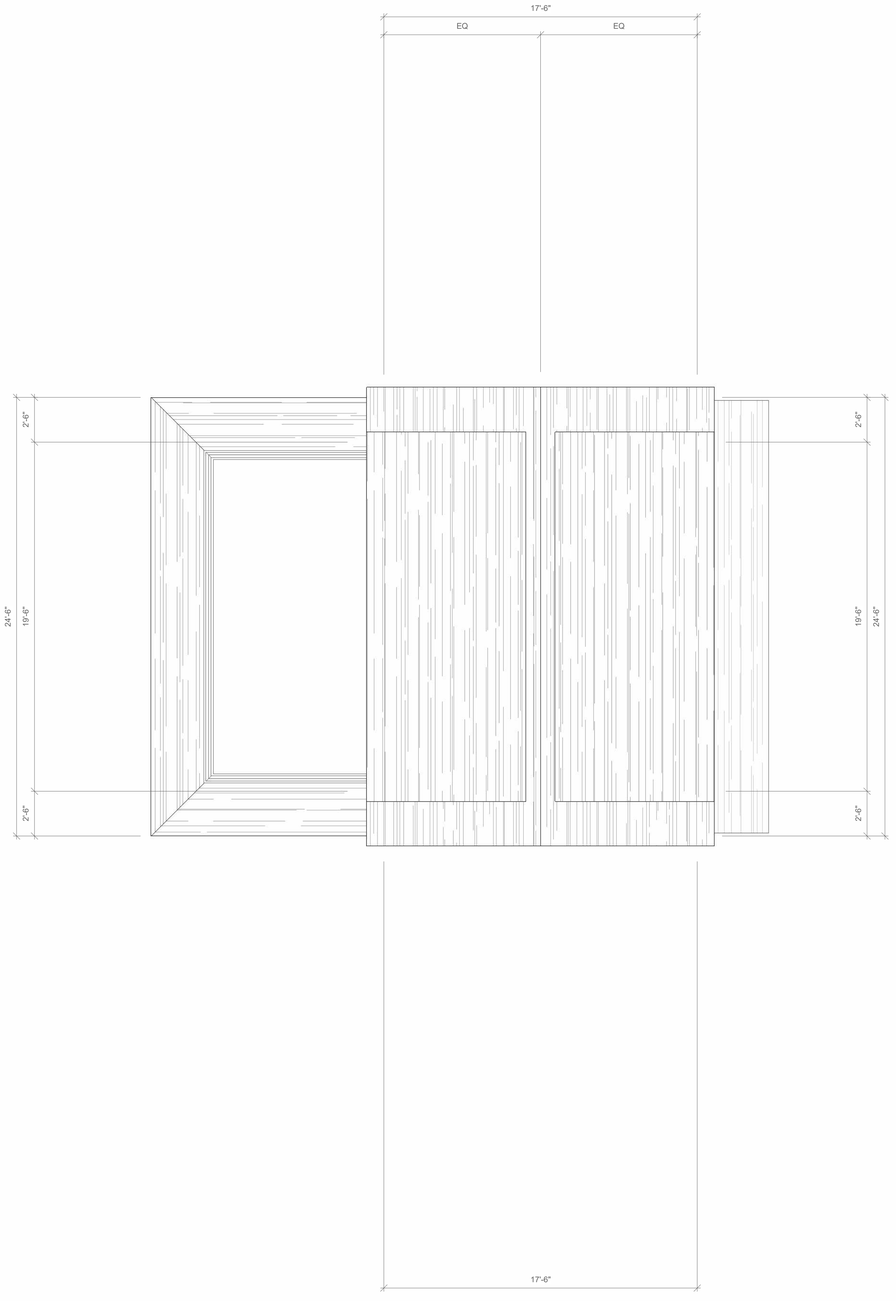


1 HDC - Second Floor
1/4" = 1'-0"



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

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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

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HDC6

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.

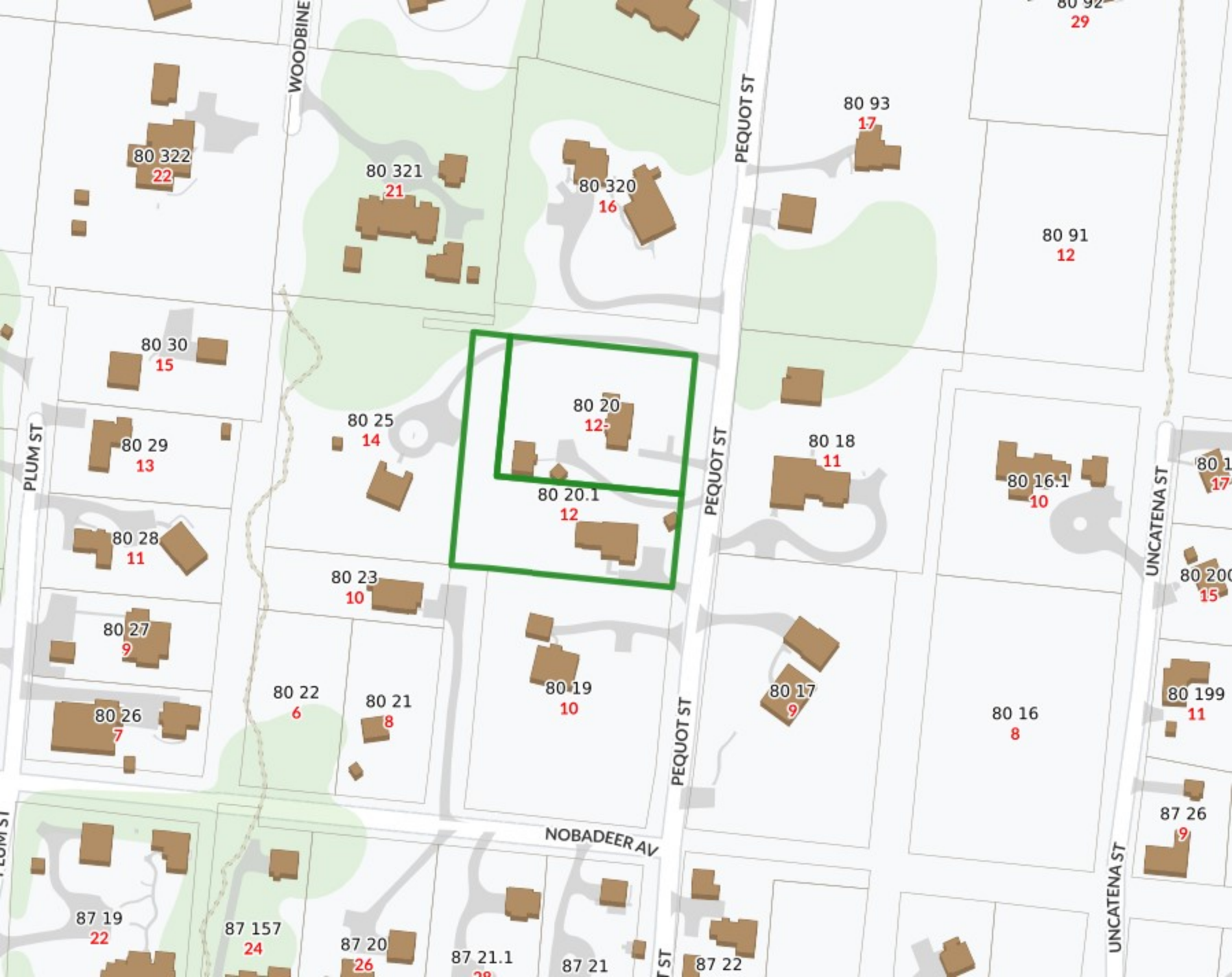
COLORS

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
80 30
15
80 29
13
80 25
14
80 20
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80 20.1
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80 18
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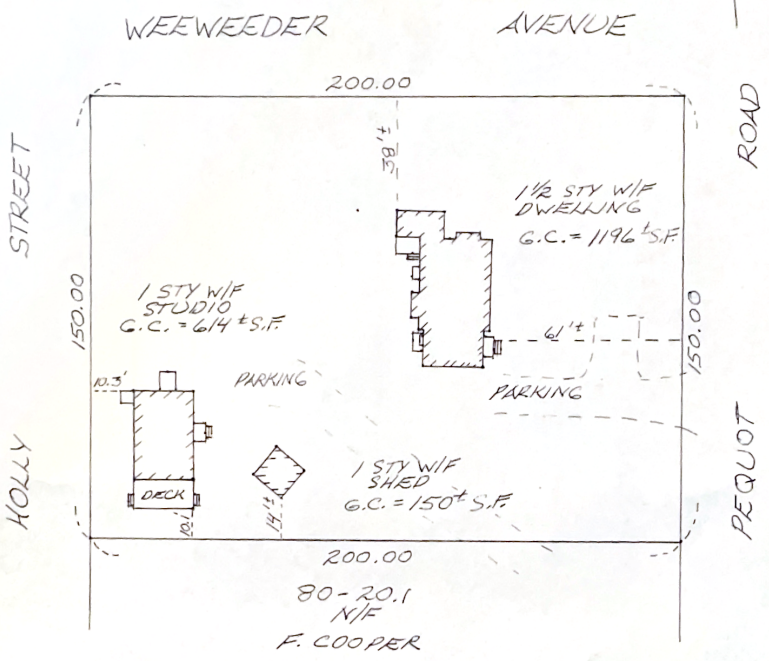
80 26
7
80 199
11
87 26
9
87 19
22
87 157
24
87 20
26
87 21.1
87 21
87 22

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
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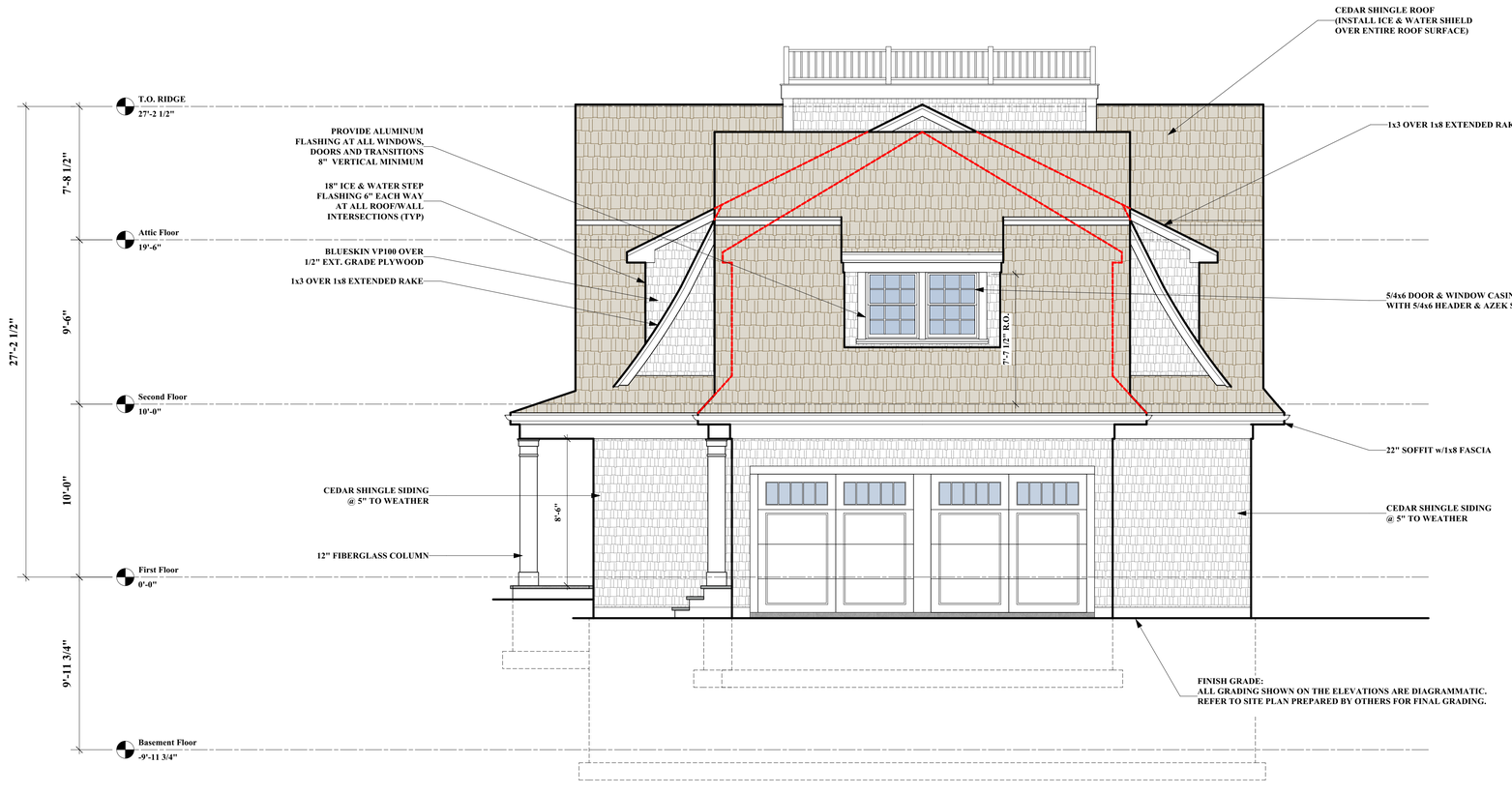
Comparison
East Elevation

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

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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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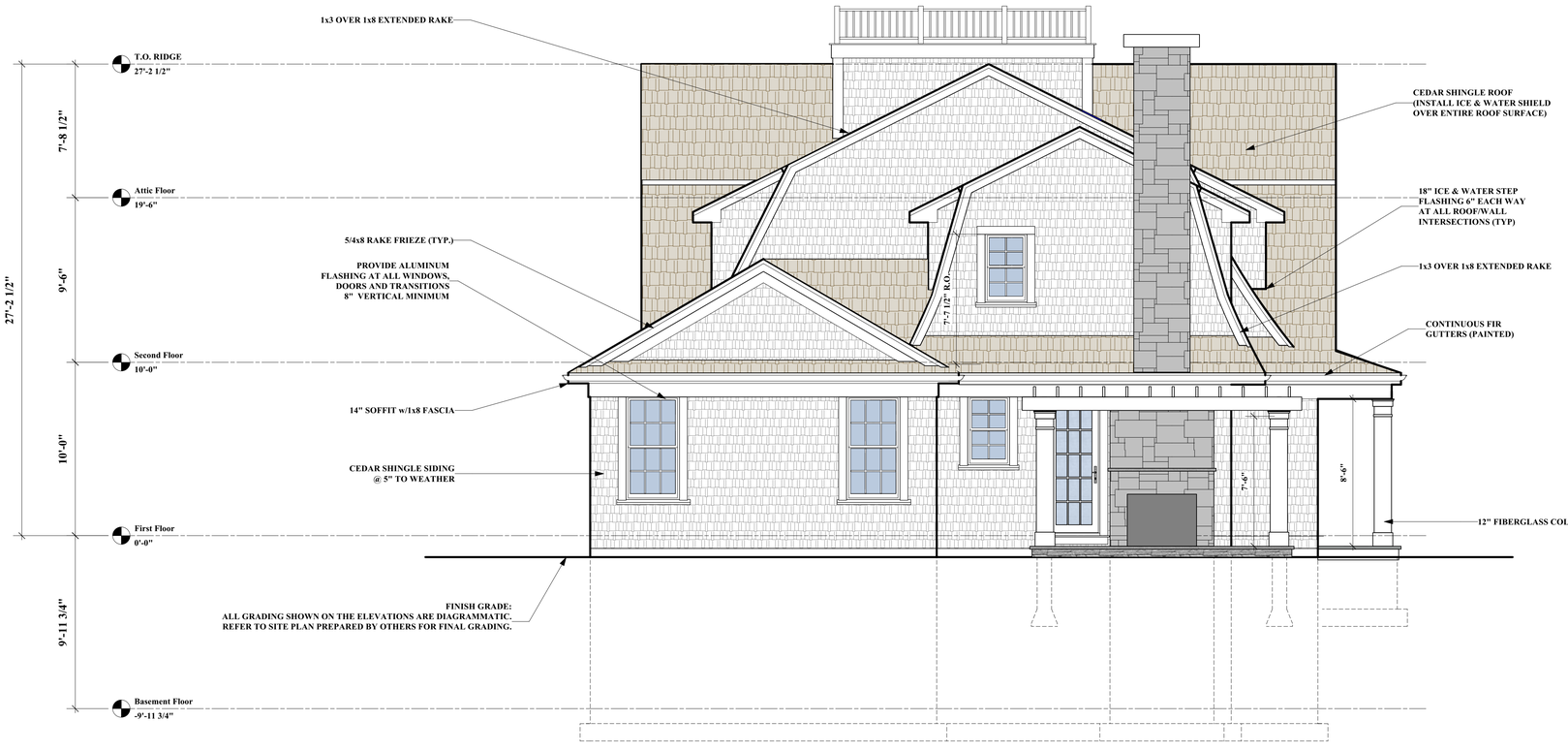
West Elevation

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
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OWNER

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South Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

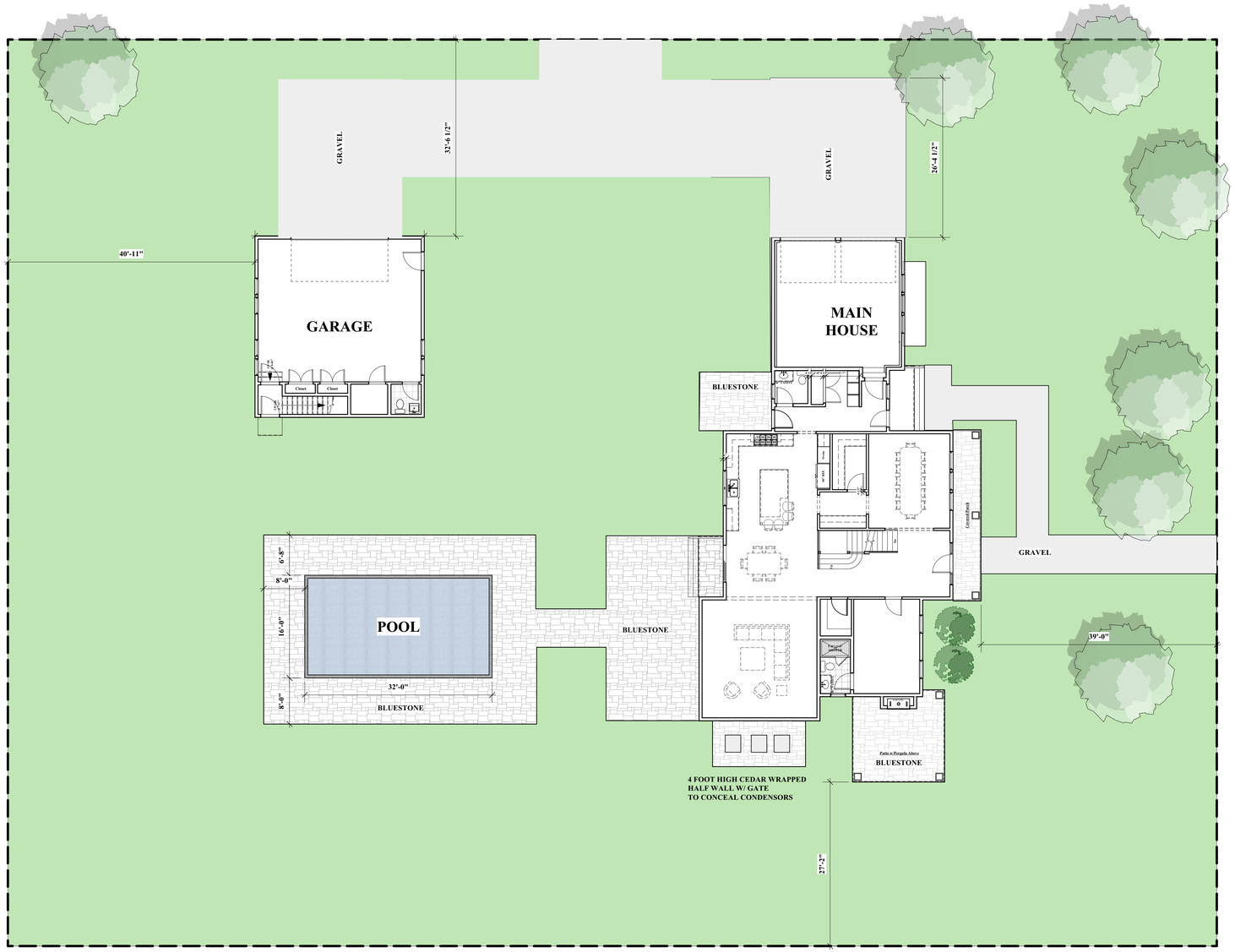
A-2.4

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

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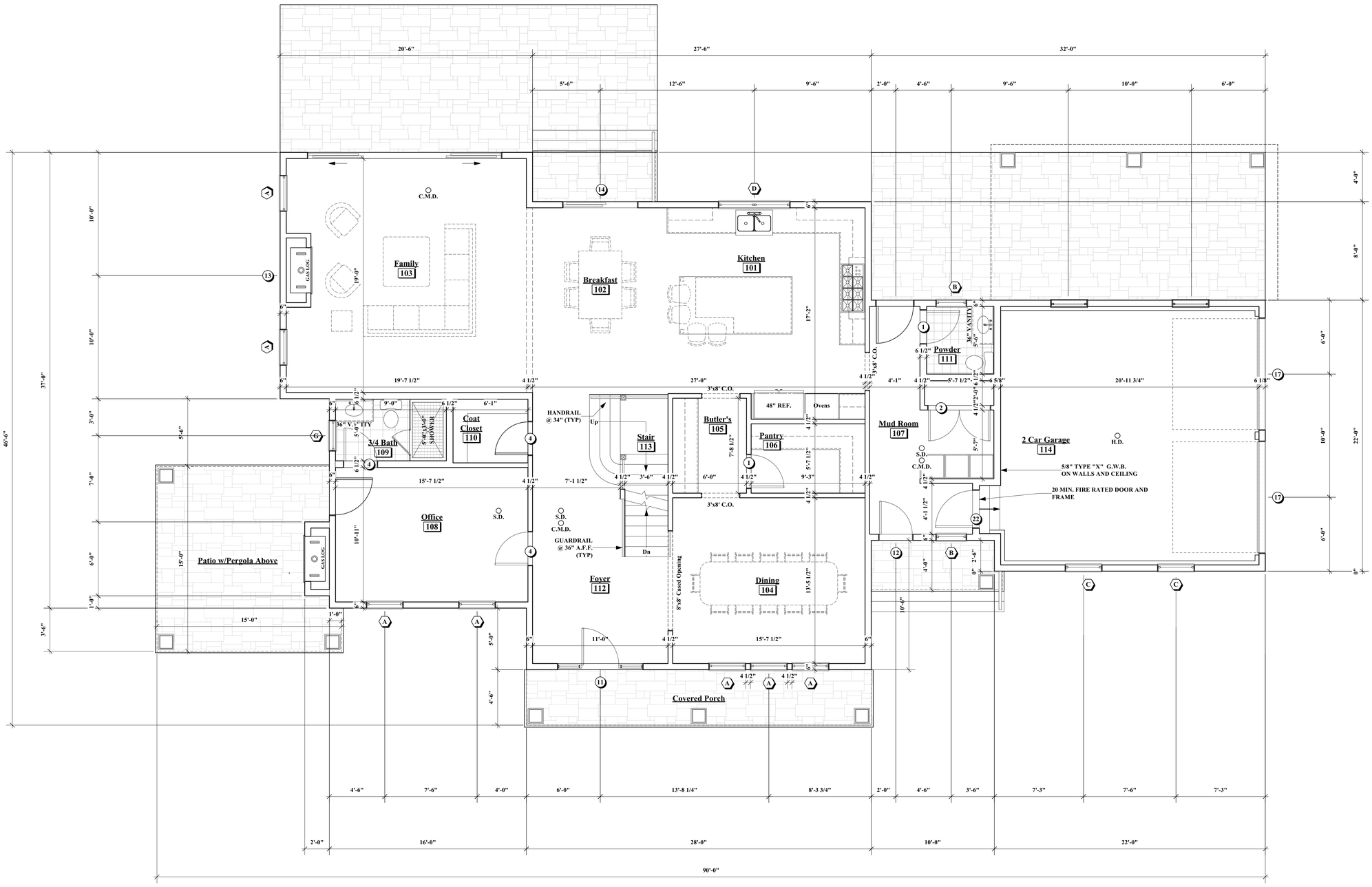
L-1.1



1 First Floor Plan

A-1.2

1/4" = 1'-0"

BEHREND Residence

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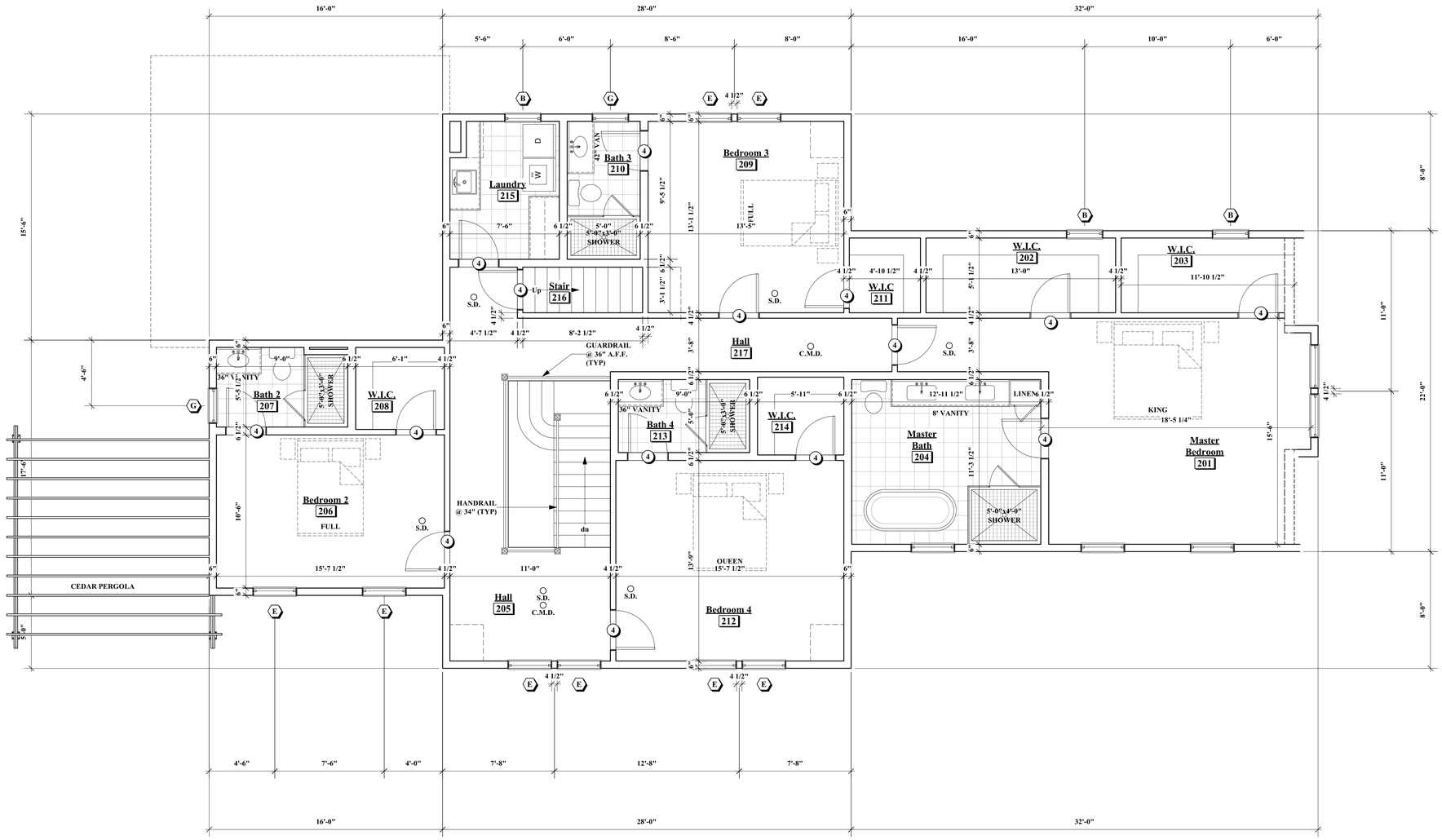
First Floor Plan

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

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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.

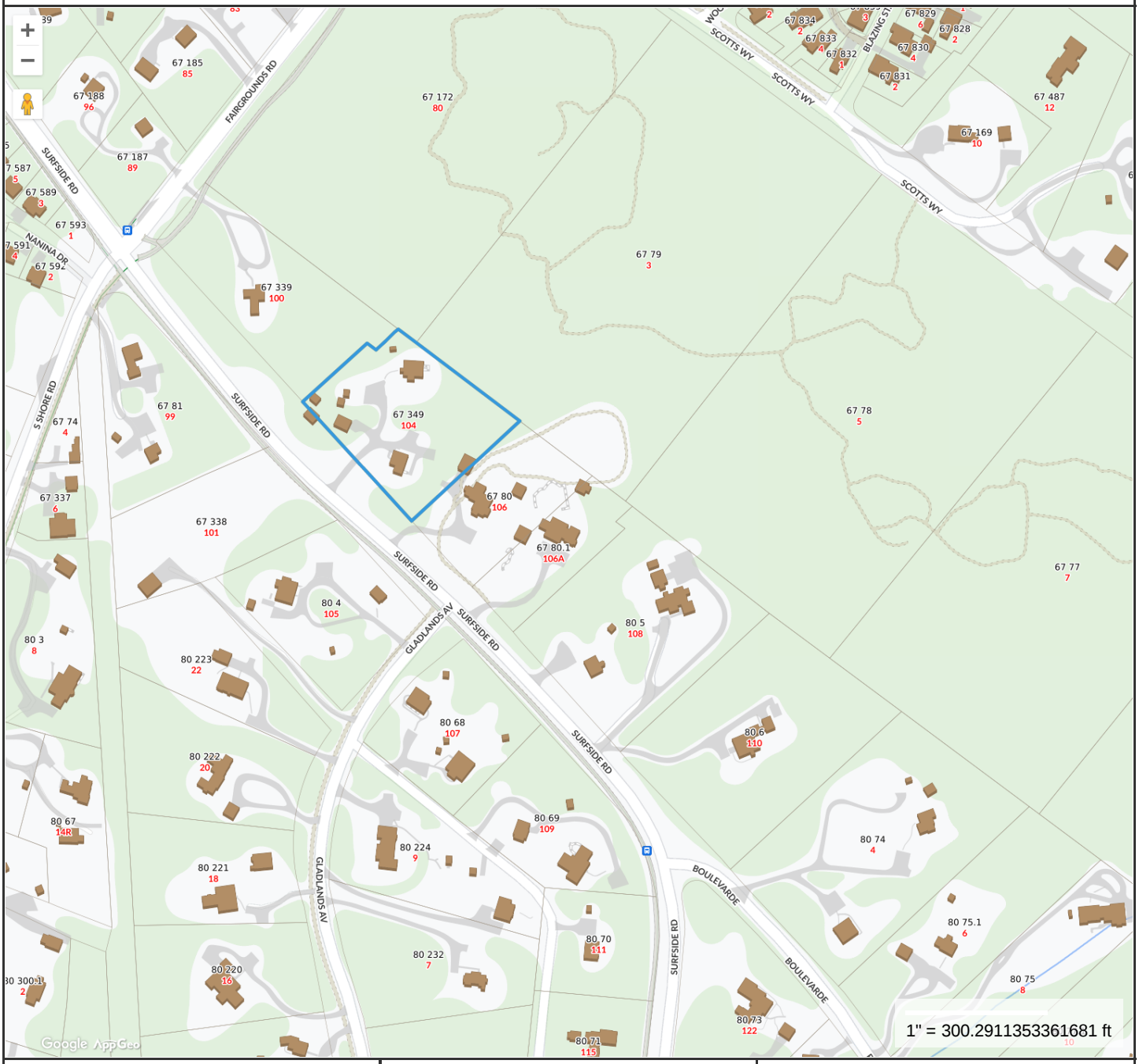
COLORS

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

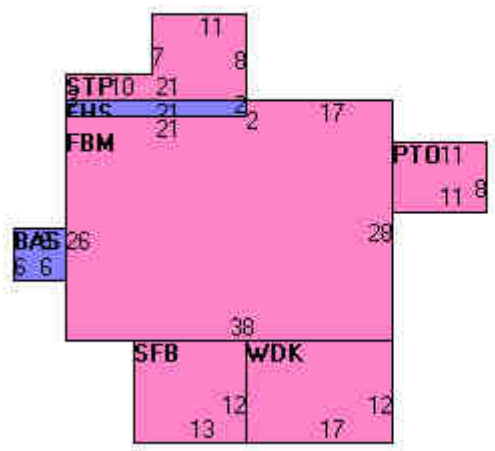
Model	Residential
Grade:	Above Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	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

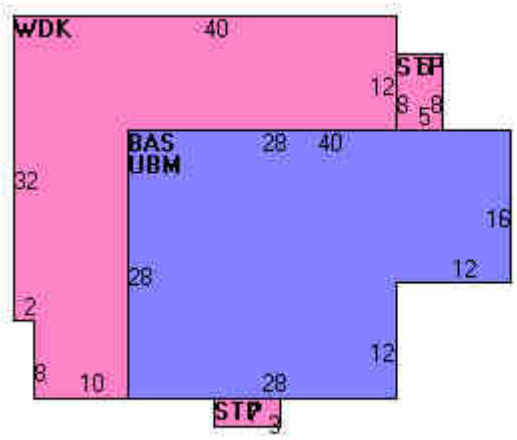
Building Photo



(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:

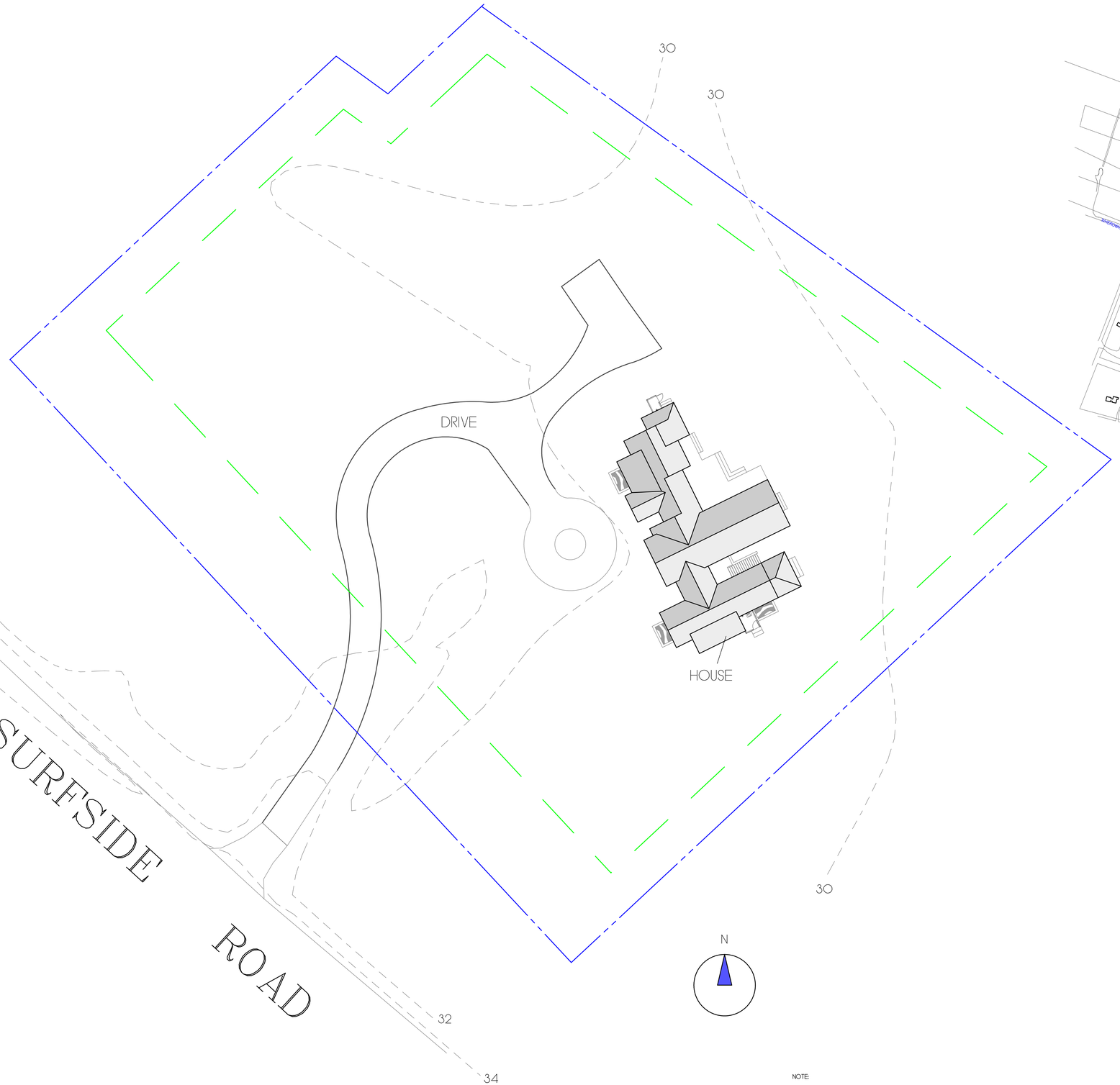
1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application 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.

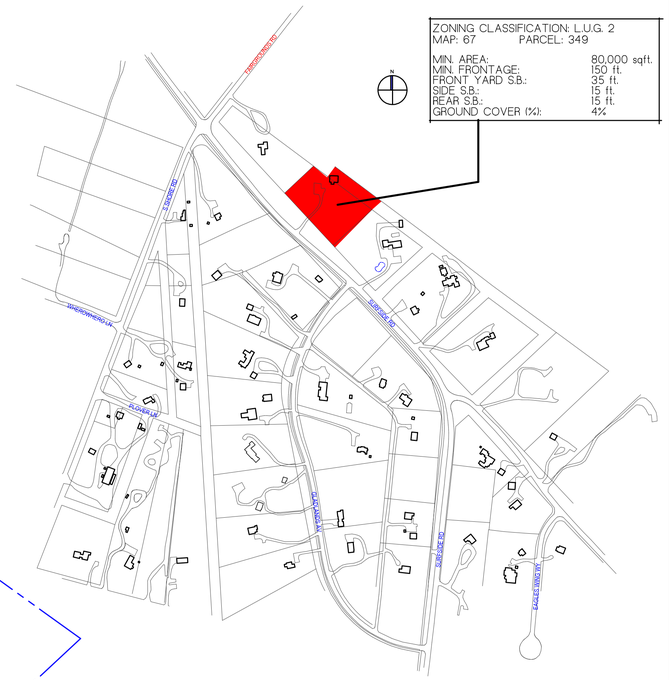
REQUIRED WHERE APPLICABLE:

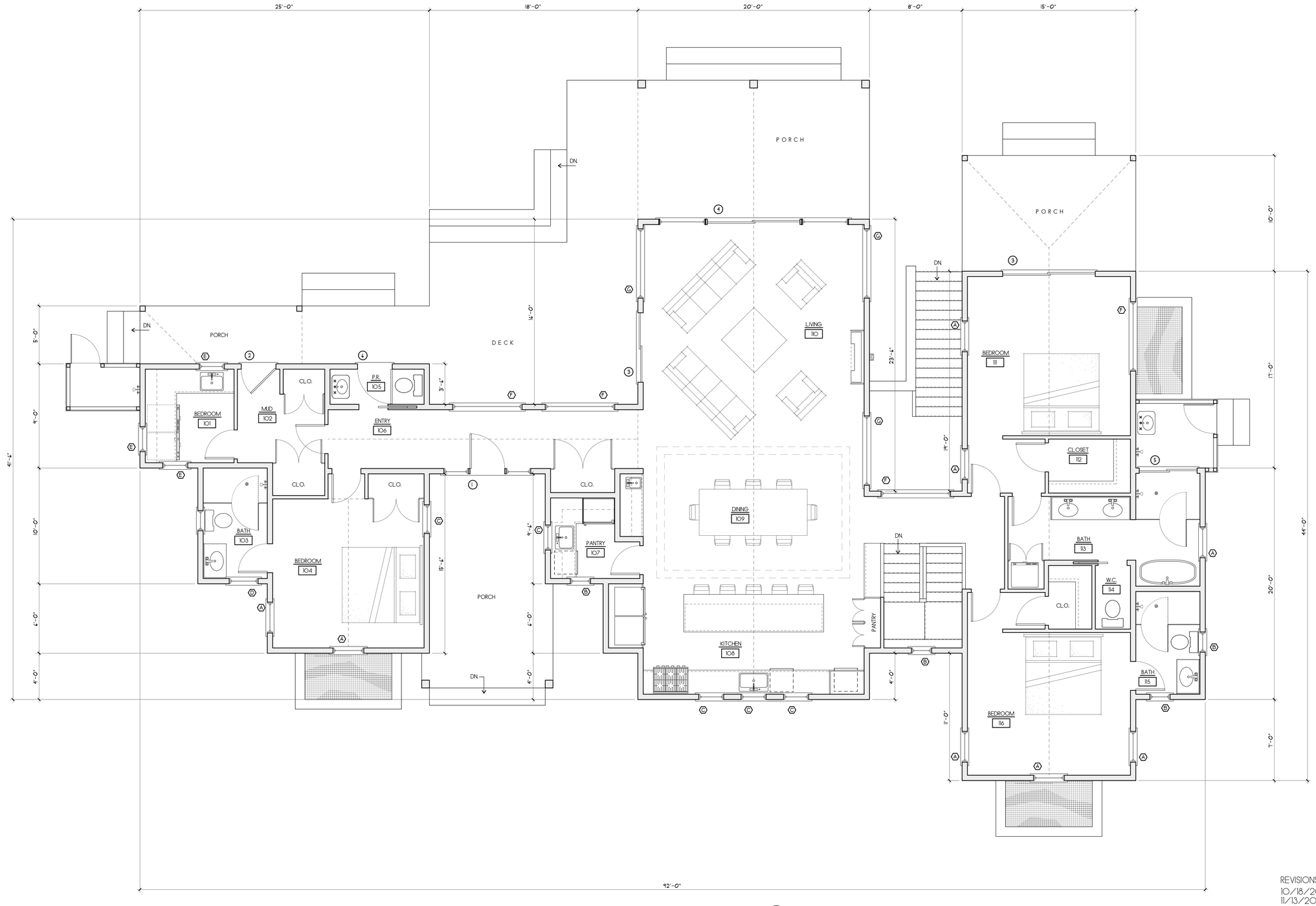
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior 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
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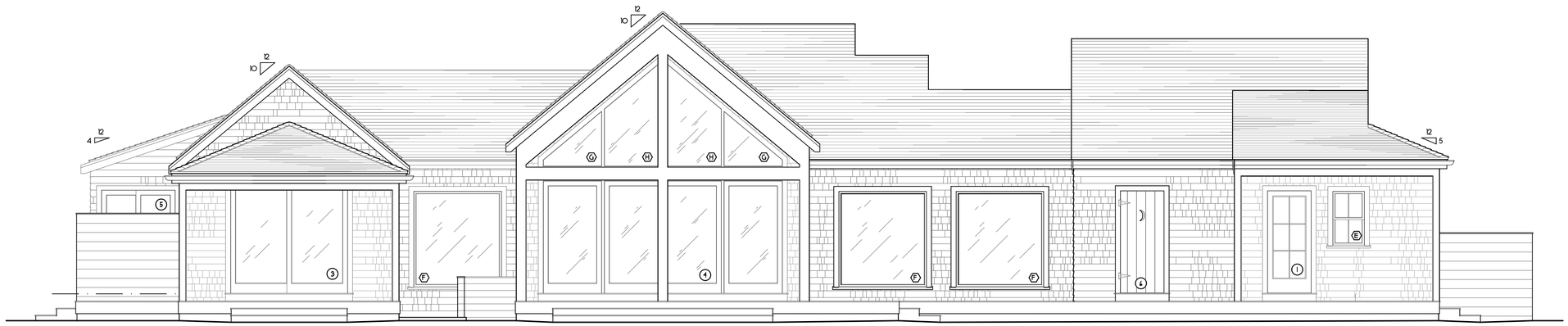
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

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
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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

_____

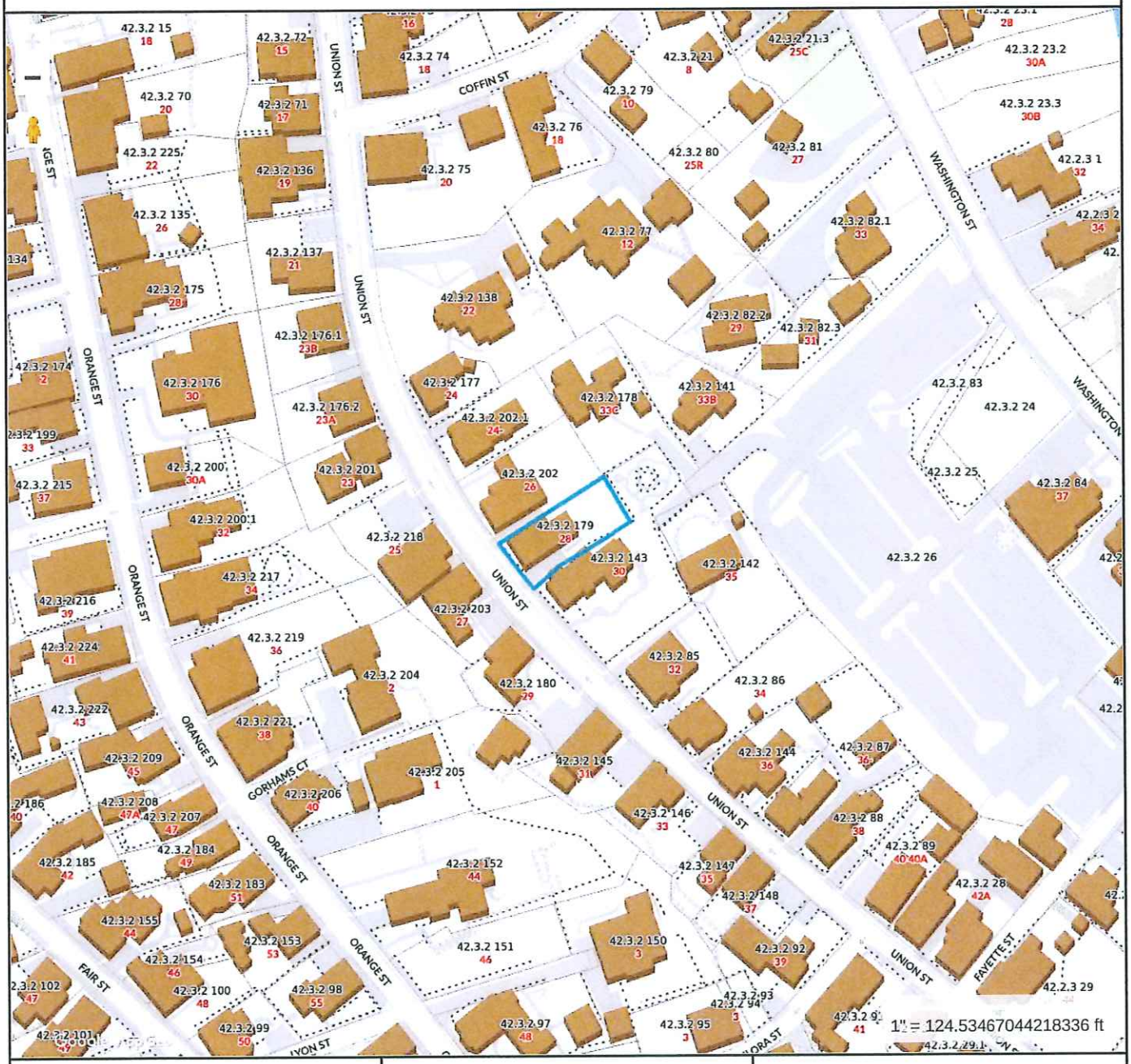
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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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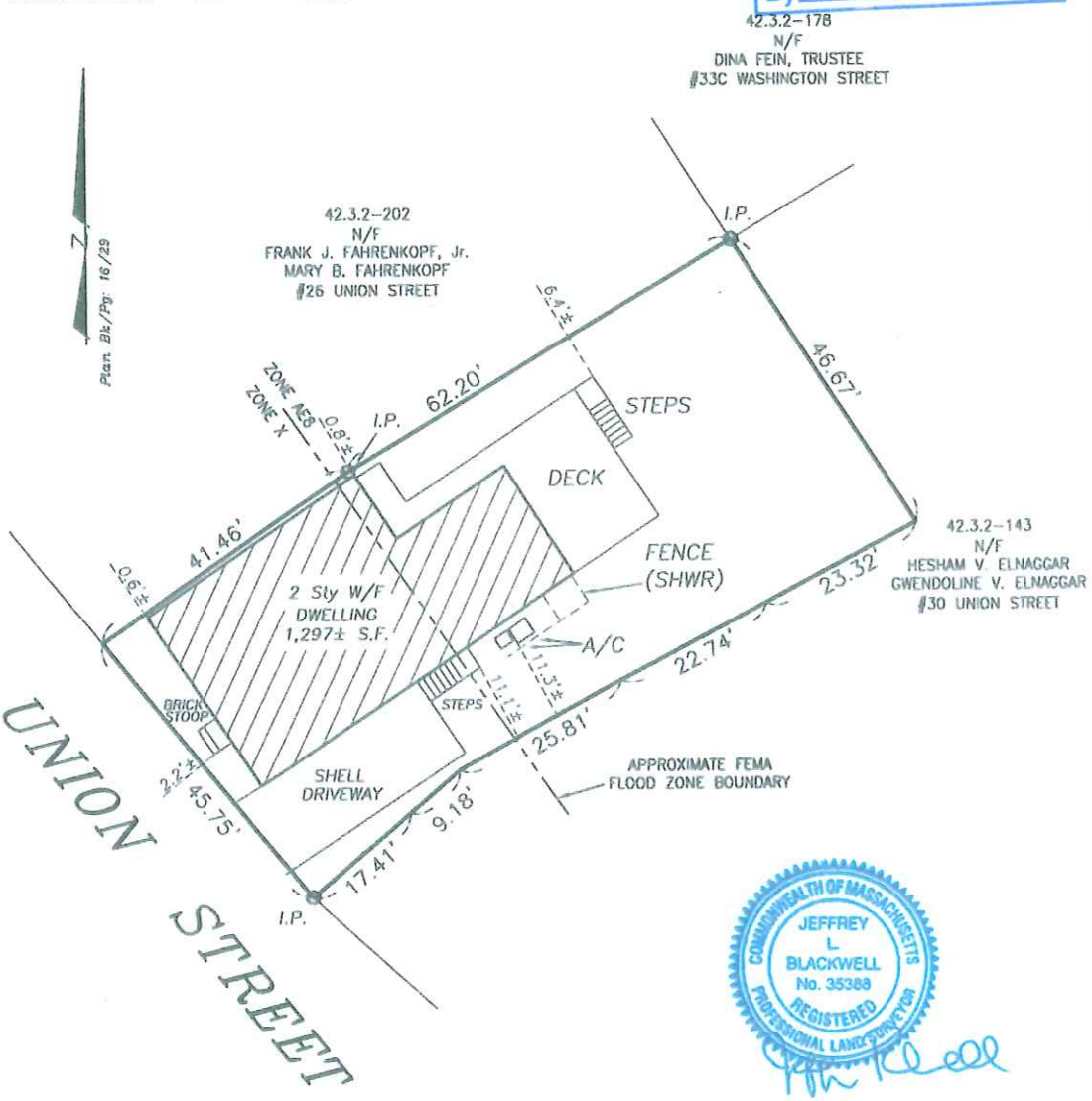
MAY 08 2024
By

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

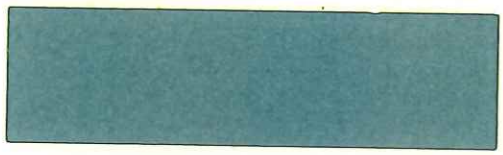
B5554

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
RECEIVED
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

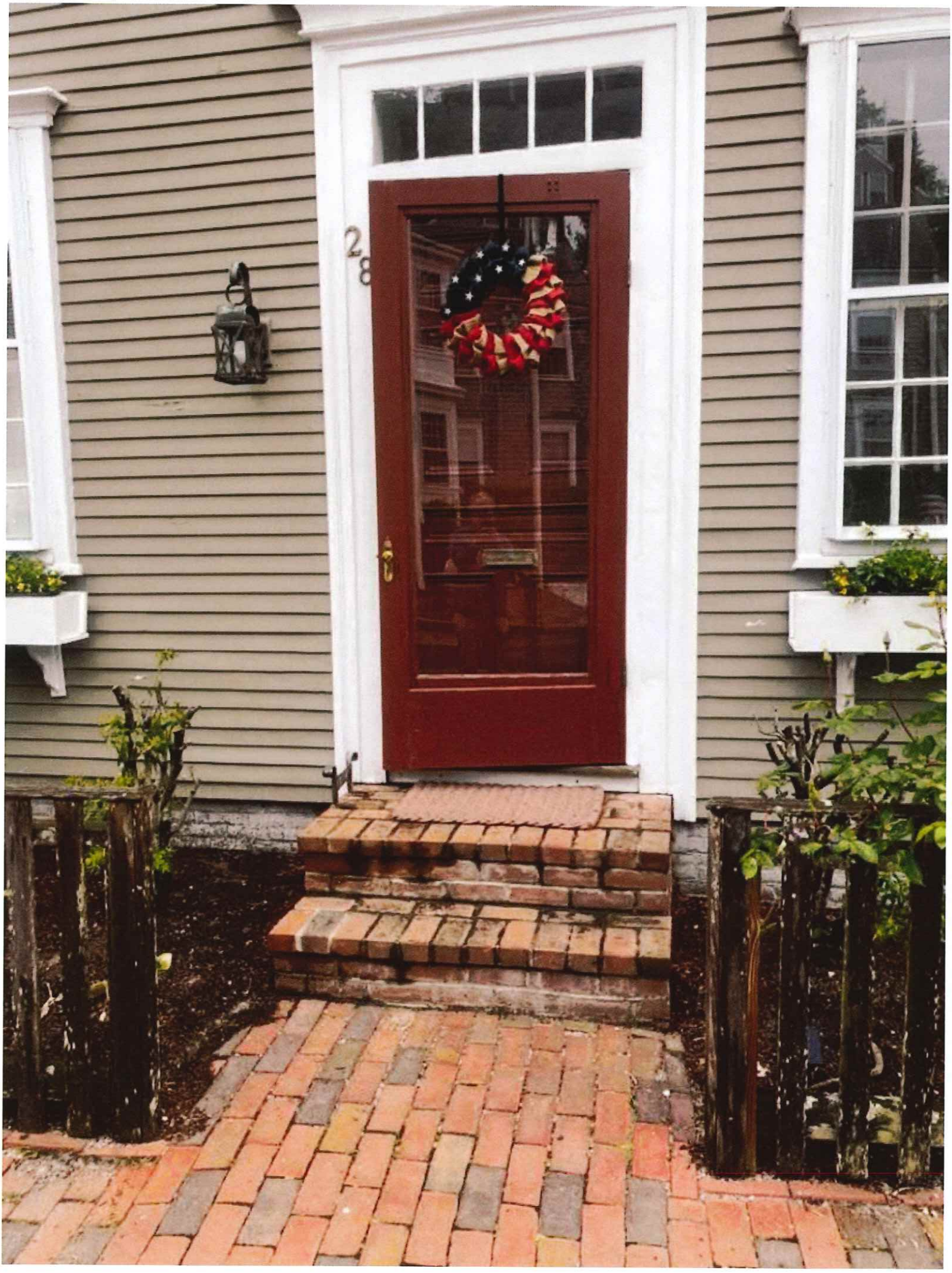
Color accuracy is ensured only when tinted in quality Benjamin Moore® paints. Color representations may differ slightly from actual paint.
La exactitud del color se asegura solo cuando se tintan pinturas de calidad Benjamin Moore®. Las representaciones del color pueden diferir ligeramente de la pintura 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.

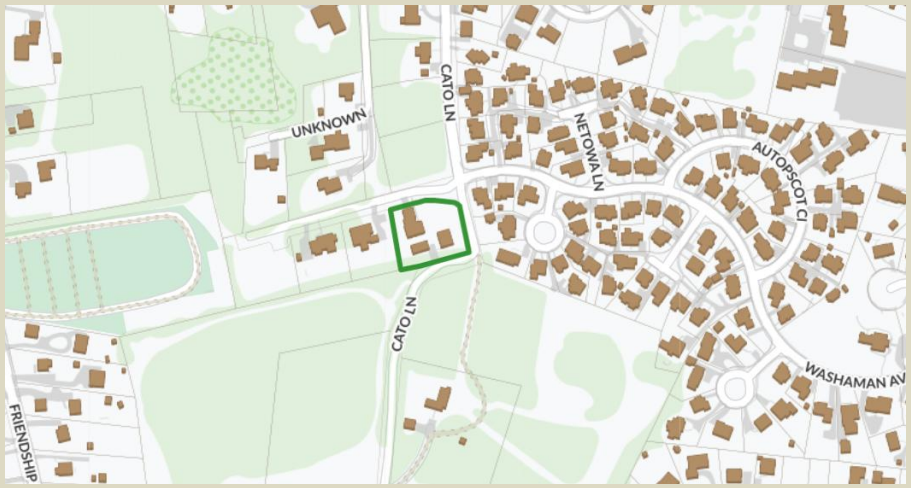
REQUIRED WHERE APPLICABLE:

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

COTUIT SOLAR

Cotuit Solar LLC
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Project:
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System:
20.8 kW DC
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

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

North



West



Solar Panels



South



East

Elevations

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
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37 Cato Lane
Nantucket, MA 02554

System:
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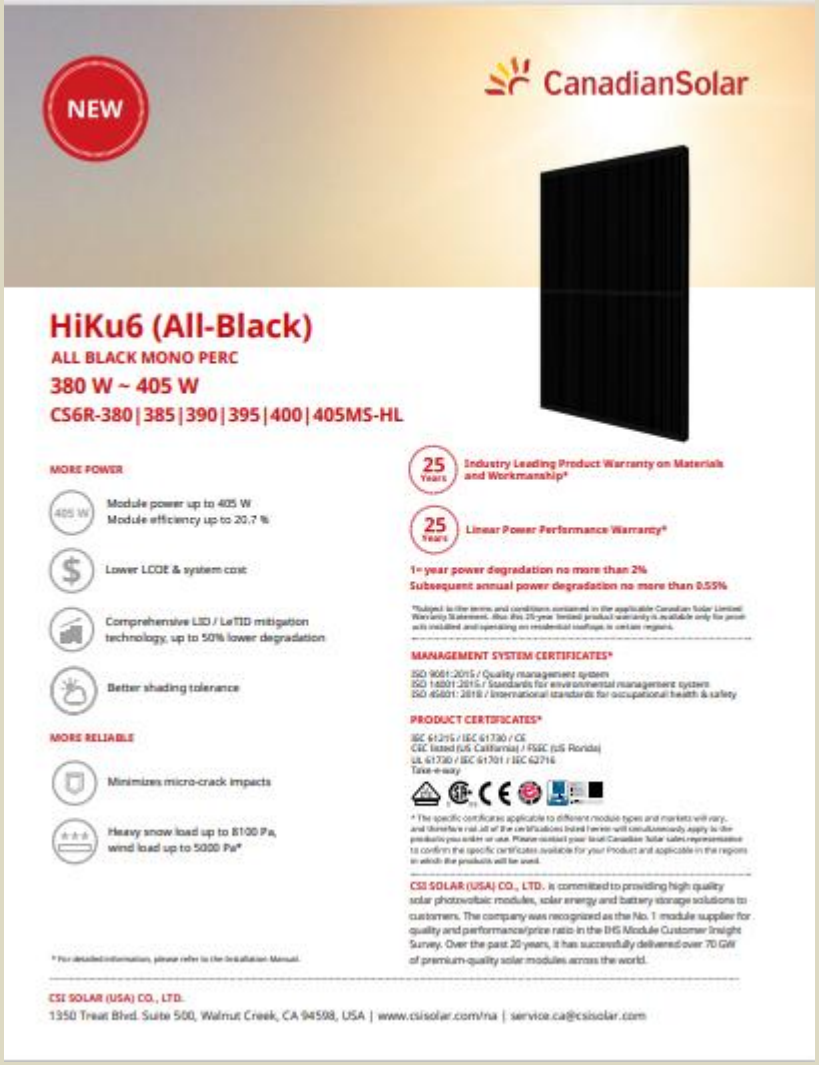


NEW

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2024-05-10517

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.

RECEIVED MAY 09 2024

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°. 471.1

Street & Number of Proposed Work: 3 WHEREWHERO LANE

Owner of record: Chris + Linda Meredith

Mailing Address: 3 Wherewhere Lane

Contact Phone #: 508-228-1029 E-mail: chris.meredith@comcast.net

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/13/24 Fee Paid: $ 6378.50

Must be acted on by: 7/19/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ 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: 8'
Type: ASHLAND SIMTEK VINYL
Length: 250'

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 NANTUCKET GRAY Shutters _____

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

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

Date MAY 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 Chris Meredith

AS AGENT FOR _____

STREET ADDRESS 3 Wheroweharo lane

MAP/PARCEL 67 471

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

APRIL 29, 2024

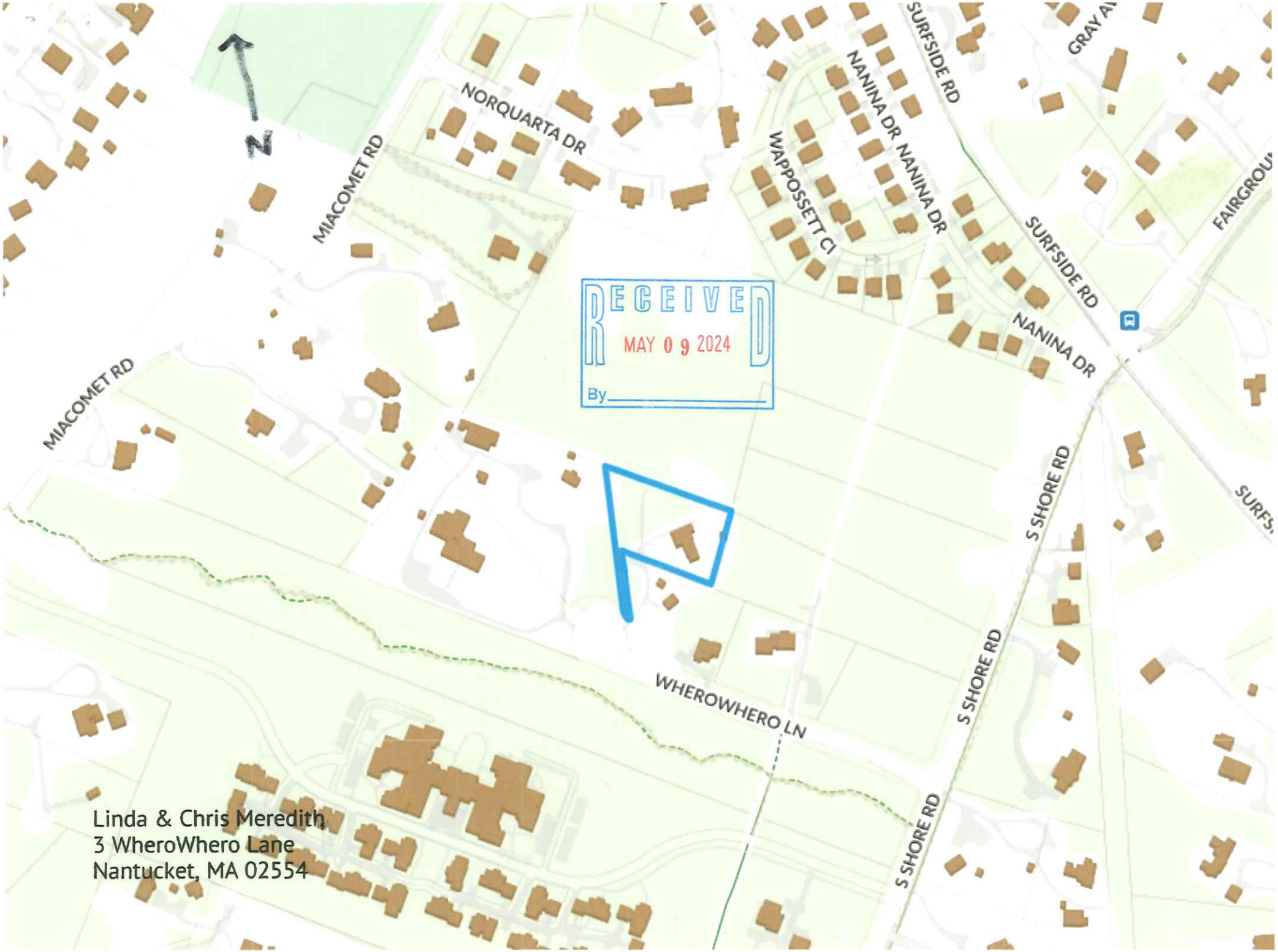
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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...

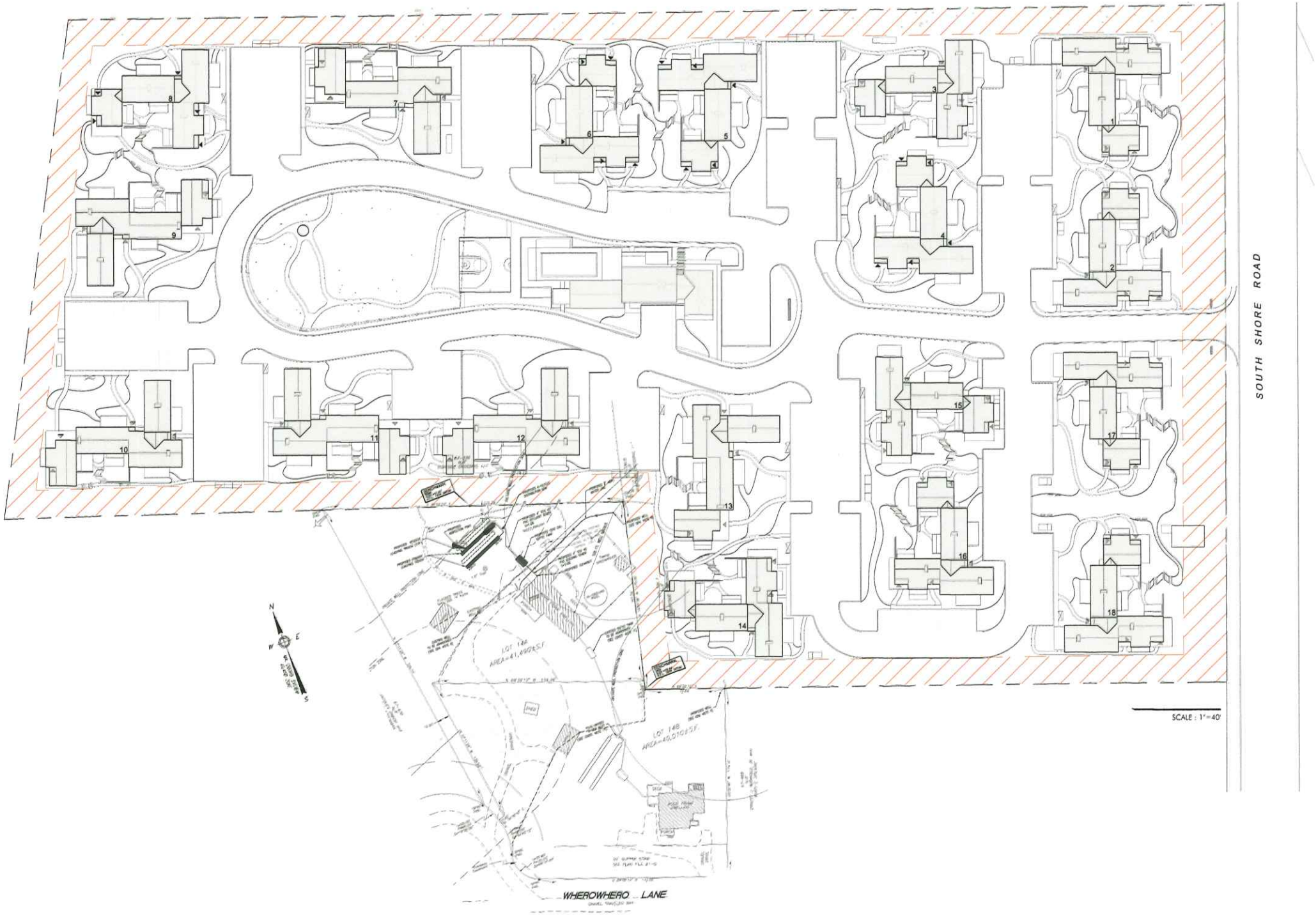
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

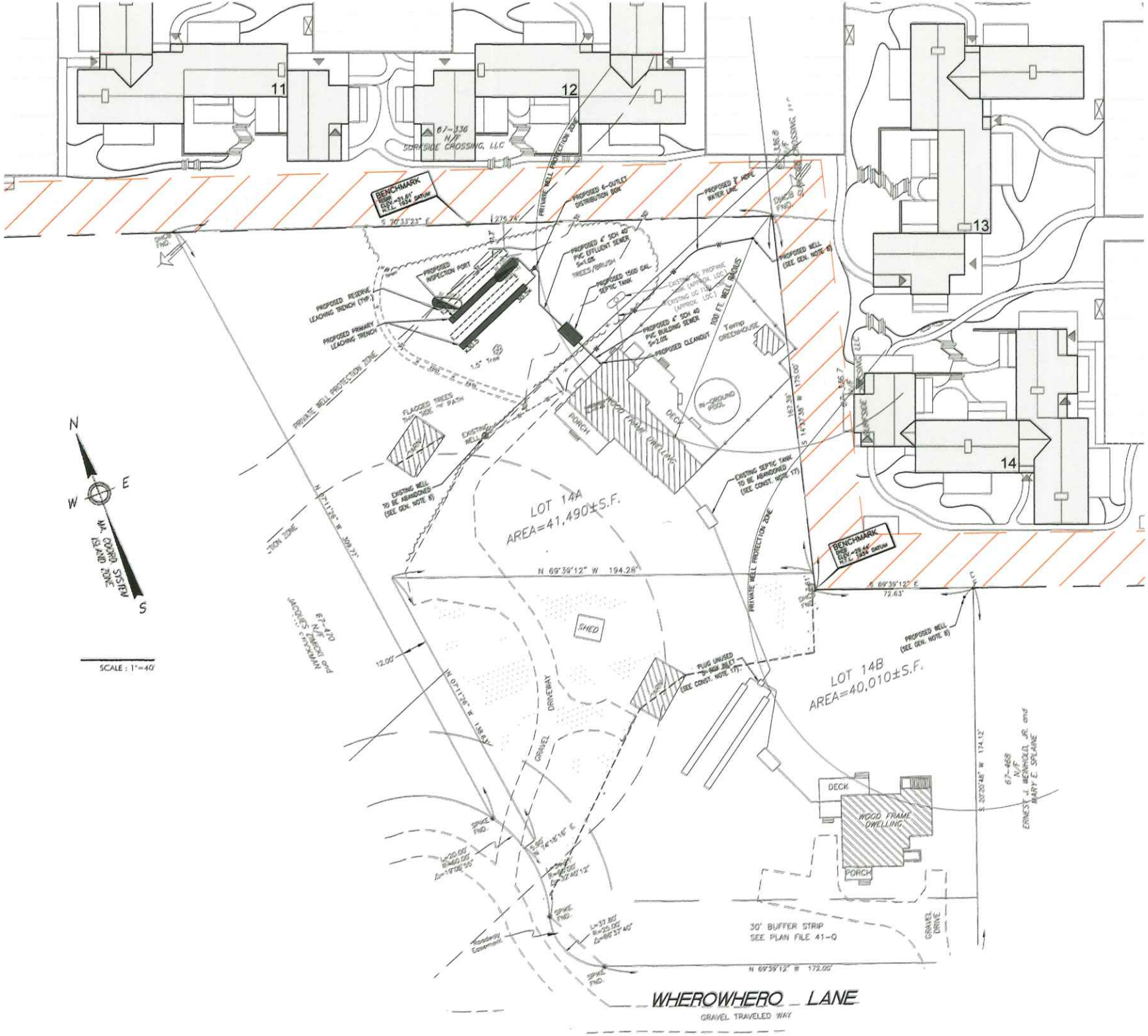
[signature] APRIL 29, 2024

Signature Date



Linda & Chris Meredith
3 WheroWhero Lane
Nantucket, MA 02554


SOUTH SHORE ROAD
WHEROWHERO LANE
LOT 14A
AREA=41,490±S.F.
LOT 14B
AREA=40,010±S.F.
SCALE : 1"=40'



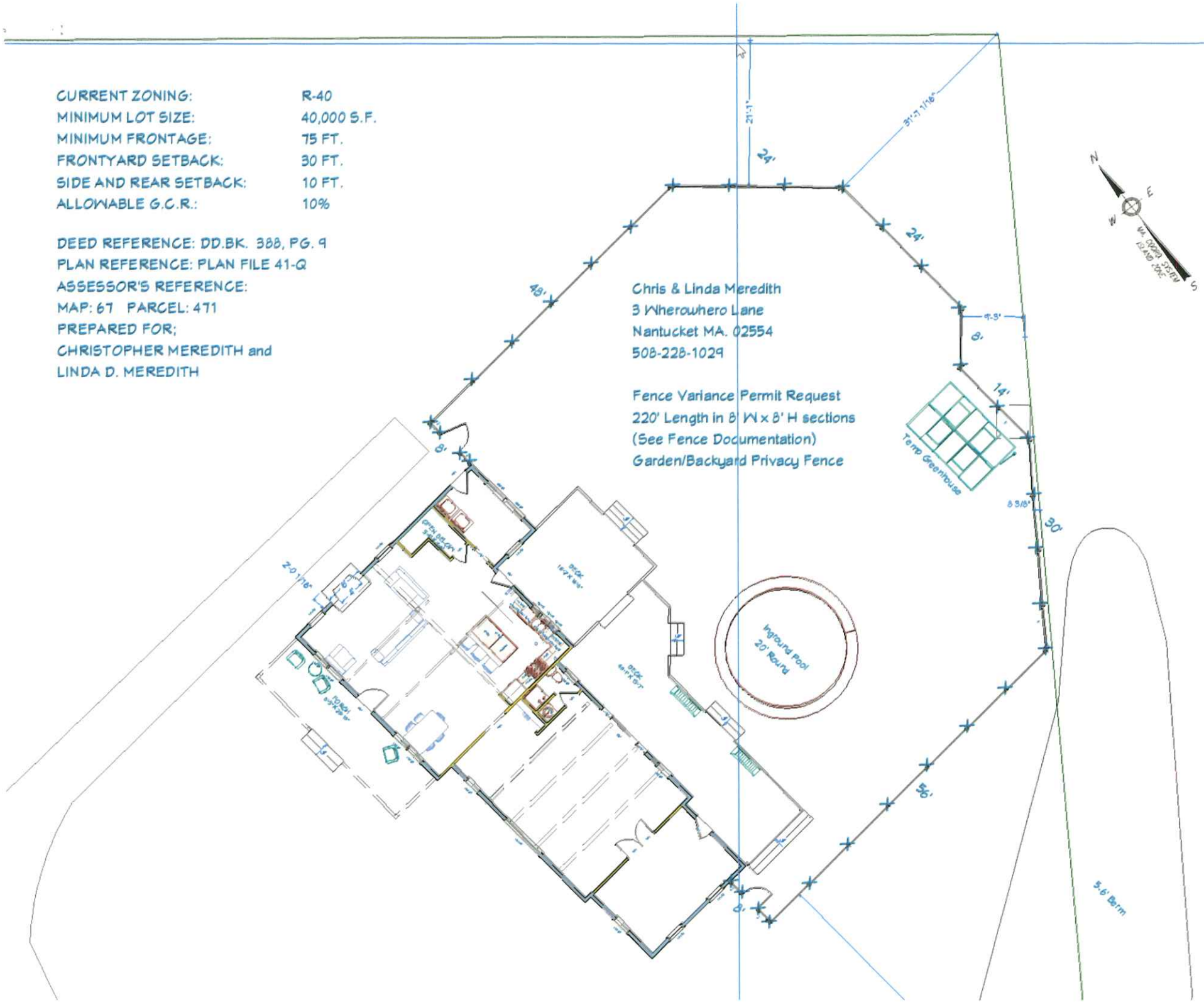
11
12
13
14
67-336
N/F
SURFSIDE CROSSING, LLC
BENCHMARK
PROPOSED 6-OUTLET DISTRIBUTION BOX
PROPOSED 3" HDPE WATER LINE
PROPOSED 4" SCH 40 PVC EFFLUENT SEWER S=1.0%
TREES/BRUSH
PROPOSED 1500 GAL. SEPTIC TANK
PROPOSED INSPECTION PORT
PROPOSED RESERVE LEACHING TRENCH (TYP.)
PROPOSED PRIMARY LEACHING TRENCH
PROPOSED 4" SCH 40 PVC BUILDING SEWER S=2.0%
PROPOSED CLEANOUT
PROPOSED WELL (SEE GEN. NOTE 8)
100 FT. WELL RADIUS
Temp GREENHOUSE
IN-GROUND POOL
DECK
PORCH
WOOD FRAME DWELLING
FLAGGED TREES THAT SIDE OF PATH
EXISTING WELL
EXISTING WELL TO BE ABANDONED (SEE GEN. NOTE 8)
EXISTING SEPTIC TANK TO BE ABANDONED (SEE CONST. NOTE 17)
PRIVATE WELL PROTECTION ZONE
LOT 14A
AREA=41,490±S.F.
LOT 14B
AREA=40,010±S.F.
N 69°39'12" W 194.28'
S 69°39'12" E 72.63'
SHED
GRAVEL DRIVEWAY
PLUG UNUSED D-BOX INLET (SEE CONST. NOTE 17)
PROPOSED WELL (SEE GEN. NOTE 8)
67-470
N/F
JACQUES CHICKI and CHICKMAN
67-468
N/F
ERNEST J. WEINHOLD, JR. and MARY E. SPLAINE
DECK
WOOD FRAME DWELLING
PORCH
30' BUFFER STRIP
SEE PLAN FILE 41-Q
GRAVEL DRIVE
N 69°39'12" W 172.00'
SPIKE FND.
N 07°11'26" W 309.77'
N 07°11'26" W 138.63'
S 20°20'48" W 174.12'
N
E
W
S
MA. COORD. SYSTEM ISLAND ZONE
SCALE : 1"=40'
WHEROWHERO LANE
GRAVEL TRAVELED WAY

CURRENT ZONING:	R-40
MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONTYARD SETBACK:	30 FT.
SIDE AND REAR SETBACK:	10 FT.
ALLOWABLE G.C.R.:	10%

DEED REFERENCE: DD.BK. 388, PG. 9
PLAN REFERENCE: PLAN FILE 41-Q
ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 471
PREPARED FOR;
CHRISTOPHER MEREDITH and
LINDA D. MEREDITH

Chris & Linda Meredith
3 Wherowhero Lane
Nantucket MA. 02554
508-228-1029

Fence Variance Permit Request
220' Length in 8' W x 8' H sections
(See Fence Documentation)
Garden/Backyard Privacy Fence



CAN NOT SEE PROPERTY
OR HOME FROM ANYWHERE
ON SOUTH SHORE ROAD

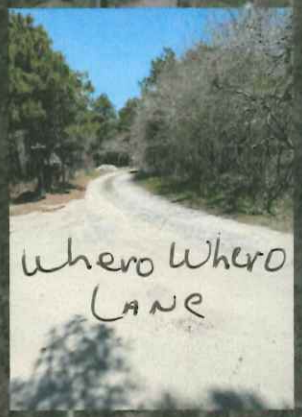




CAN NOT SEE PROPERTY
OR HOME FROM ANYWHERE
ON SURFSIDE ROAD

3 Wherowhero Lane

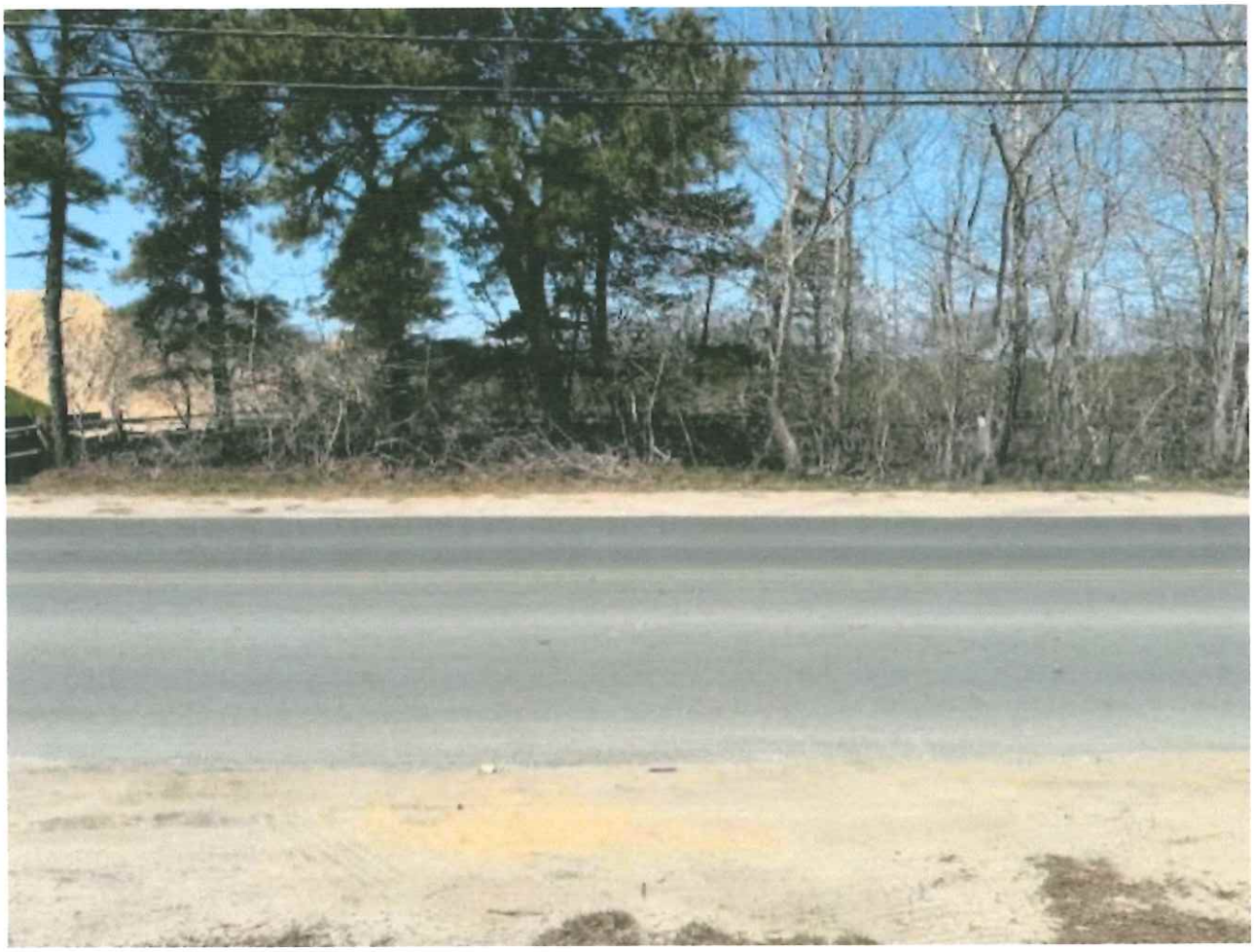
CAN NOT SEE PROPERTY
OR HOME FROM ANYWHERE
ON WHEROWHERO LANE
OR SHERBURNE COMMONS



Nantucket
Housing Authority



CAN NOT SEE PROPERTY
OR HOME FROM ANYWHERE
ON MIACOMET ROAD



* South Shore Road View
Looking West



* SURF SIDE ROAD VIEW
LOOKING SOUTH

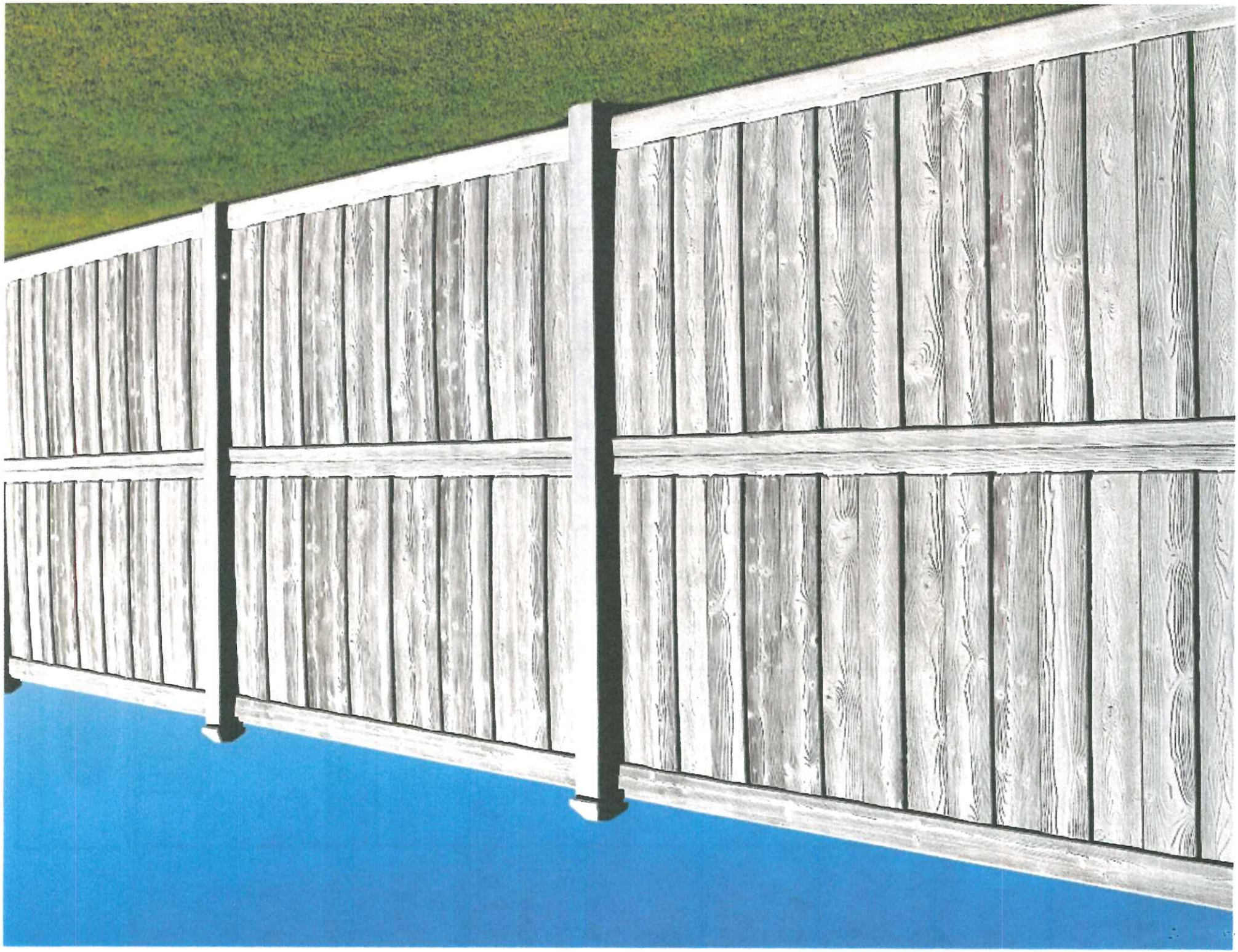


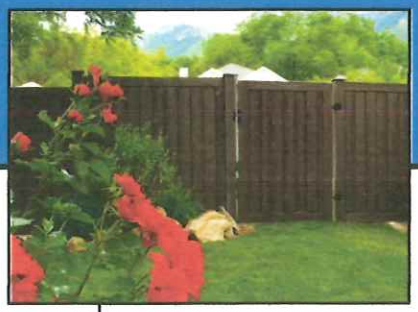
* MIACOMET ROAD VIEW
LOOKING EAST



* WHERO WHERO LANE VIEW
LOOKING NORTH





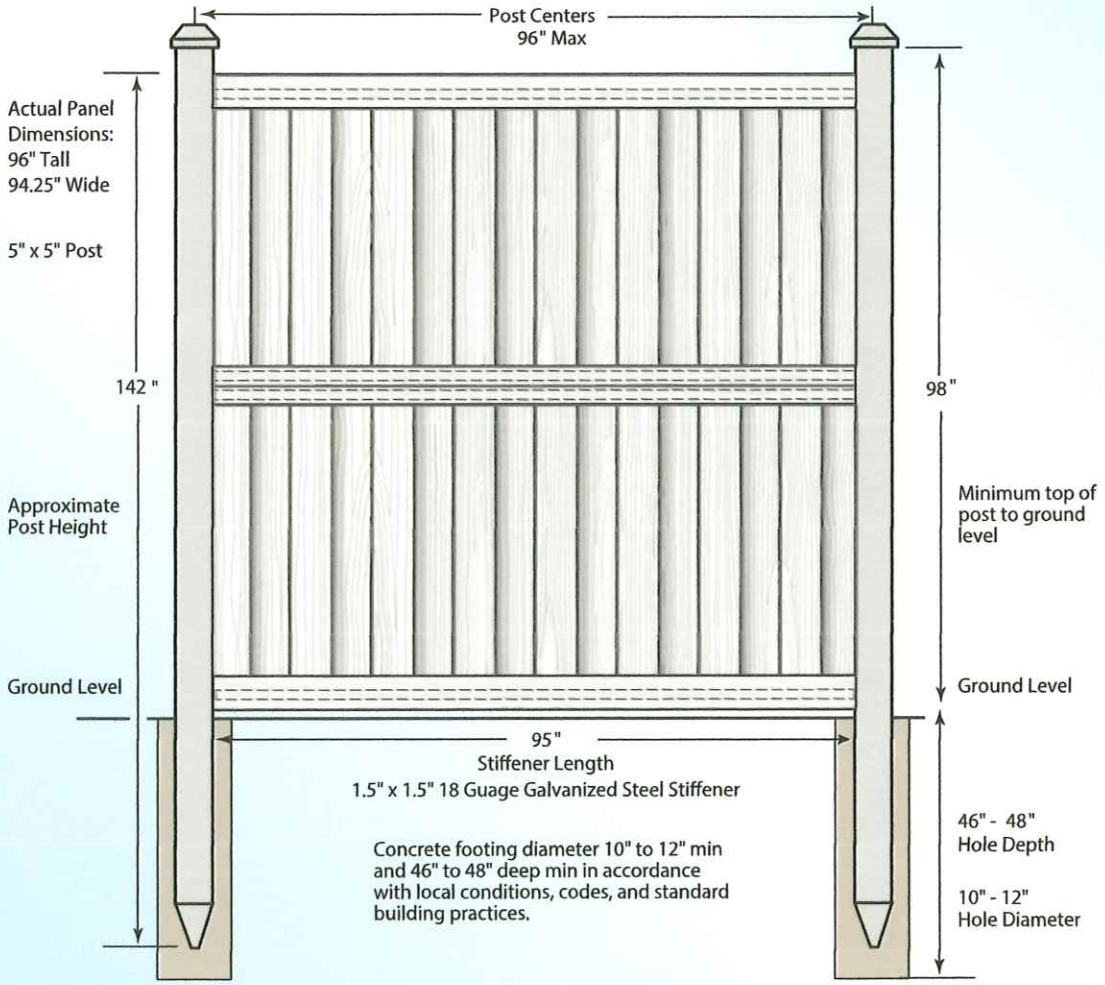


Purchase Factory Direct 24/7 - Heavy Duty Vinyl Fence & Decking
Your Trusted Manufacturer & Supplier Since 1995!
Phone: (507) 206-4154 - Website: www.vinylfenceanddeck.com

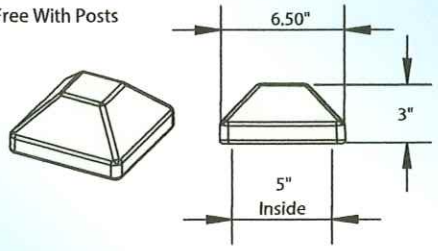
VINYL FENCE WHOLESALER

Technical Specifications - Ashland Privacy Fence

8' Tall x 8' Wide Sections



Post Cap Details
Caps Incuded Free With Posts



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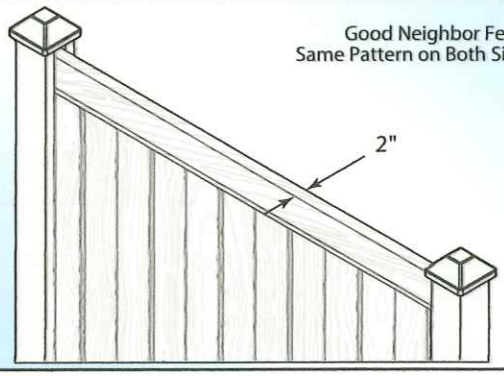
Phone: (507) 206-4154 - Website: www.vinylfenceanddeck.com

Good Neighbor Fence
Same Pattern on Both Sides



Model #:WP96X96	This drawing may not be altered or reproduced without the permission of Vinyl Fence Wholesaler	
Date: May 1, 2015	Scale: not to scale	REV: A Gleason
Sheet 1 of 1	U.S. Patents: 7,478,797 / 7,635,114 Foreign Patents Pending	

Website: www.vinylfenceanddeck.com
Phone: (507) 206-4154

Reinforced, Durable Construction
Constructed with galvanized steel and proprietary Linear Low Density Polyethylene Plastic.

High Caliber Wind Rating
SimTek Ashland Privacy Fence Wind Ceritifed to 130 MPH.

Noise Cancelling
SimTek Ashland Privacy Fence panels have an STC rating of 26, meaning they can block up to 98% of sound pollution.

Built to Handle Extreme Temperatures
To ensure fade resistance, our fences contain Xenon-Arc 12 UV inhibitors to keep colors looking like new even in temperatures as low as -40º and up to 140º.

Variety of Colors
Choose from 4 color choices, high quality Ashland privacy fence colors that look like wood: Nantucket Gray, Dark Gray, Red Cedar and Walnut Brown.

Simple Installation, Environmentally Friendly Materials
Every product is user friendly and made with recycled and/or recyclable plastic.

Damage Resistant
SimTek Ashland Privacy Fence Panels are durable and resistant to potential inflicted damage, such as graffiti. Simply use a power washer and any stain will be removed.

Secure and Private
With SimTek fencing products, we guarantee superior security and privacy for you and your family.

Lifetime Warranty
A maintenance-free solution. SimTek Ashland Fence patented products will never need painting or staining; nor will it warp, fade, or crack. Ashland Privacy Fence adds actual value and curb appeal to your property.

Economical
Not only does Ashland Privacy Fence enhance your property, it is the most cost effective product on the market.

Environmentally Friendly
SimTek Ashland Privacy Fence panels are all approved as green products. Go Green and save our forests!

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°. 103

Street & Number of Proposed Work: 10 Orange Street

Owner of record: Karen + Sanjeev Mehra

Mailing Address: 44 Mayfair Lane
Greenwich CT 06831

Contact Phone #: 203-912-9114 E-mail: KPM5454@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 42 feet Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Fence Width: 6 feet tall 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 _____

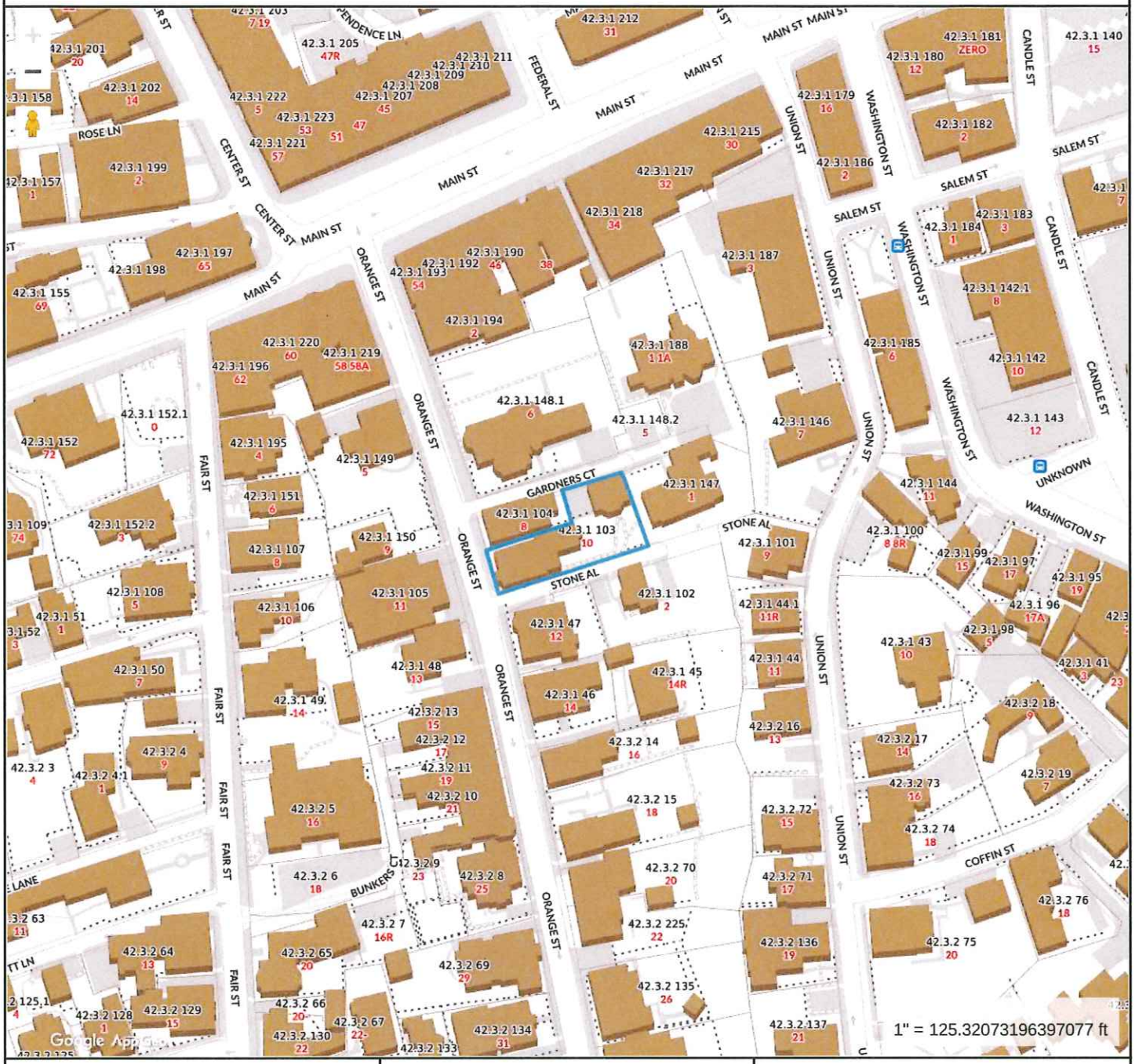
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Natural Wood 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 Aug 25, 2023 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	42.3.1 103
Location	10 ORANGE ST
Owner	PETERSEN KAREN M TRSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

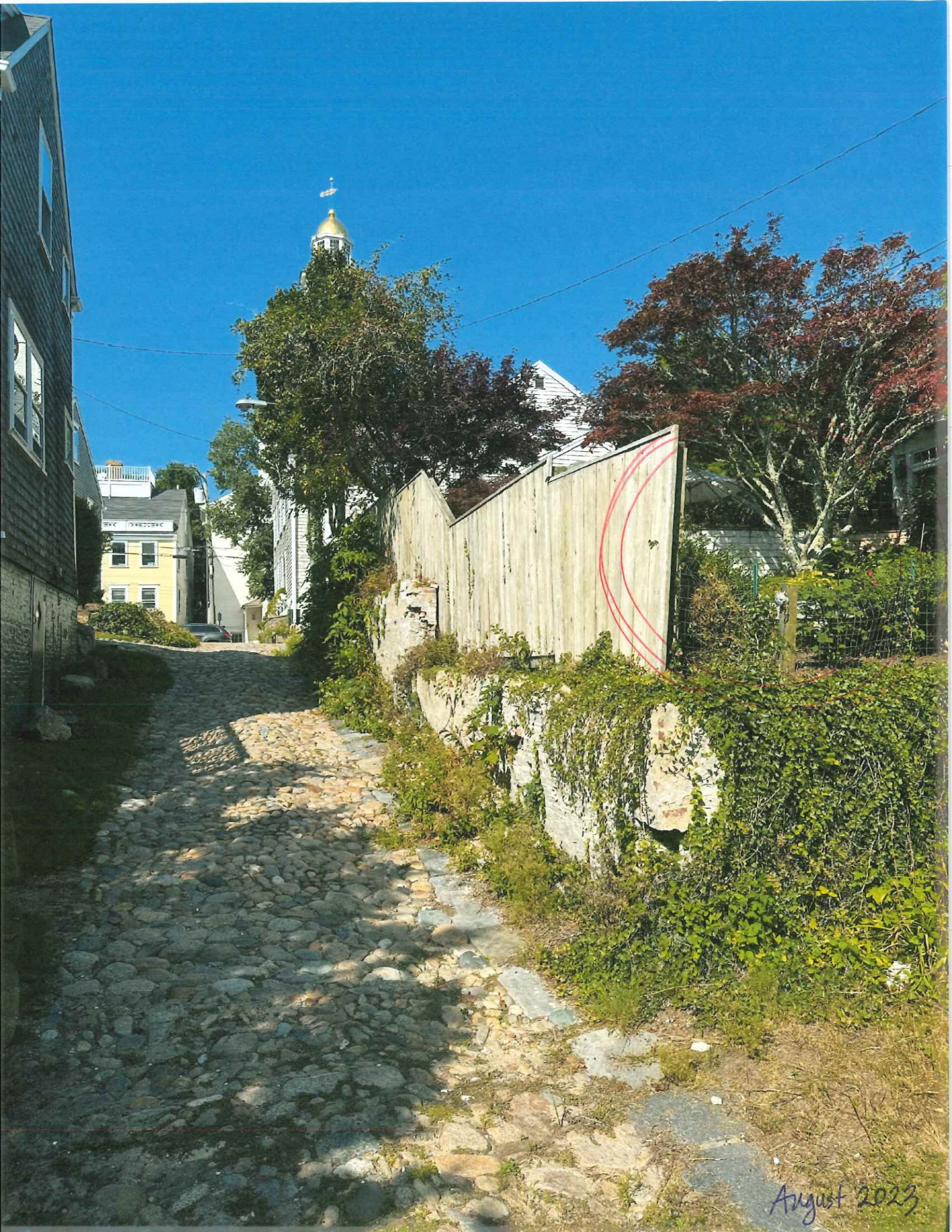
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/02/2023
Data updated Jan. 2021

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

RECEIVED
AUG 29 2023
By

From a postcard photo dated August 13, 1936


August 2023

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

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

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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

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 Mehra

AS AGENT FOR _____

STREET ADDRESS 10 Orange Street

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

[signature] Aug 25, 2023

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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-

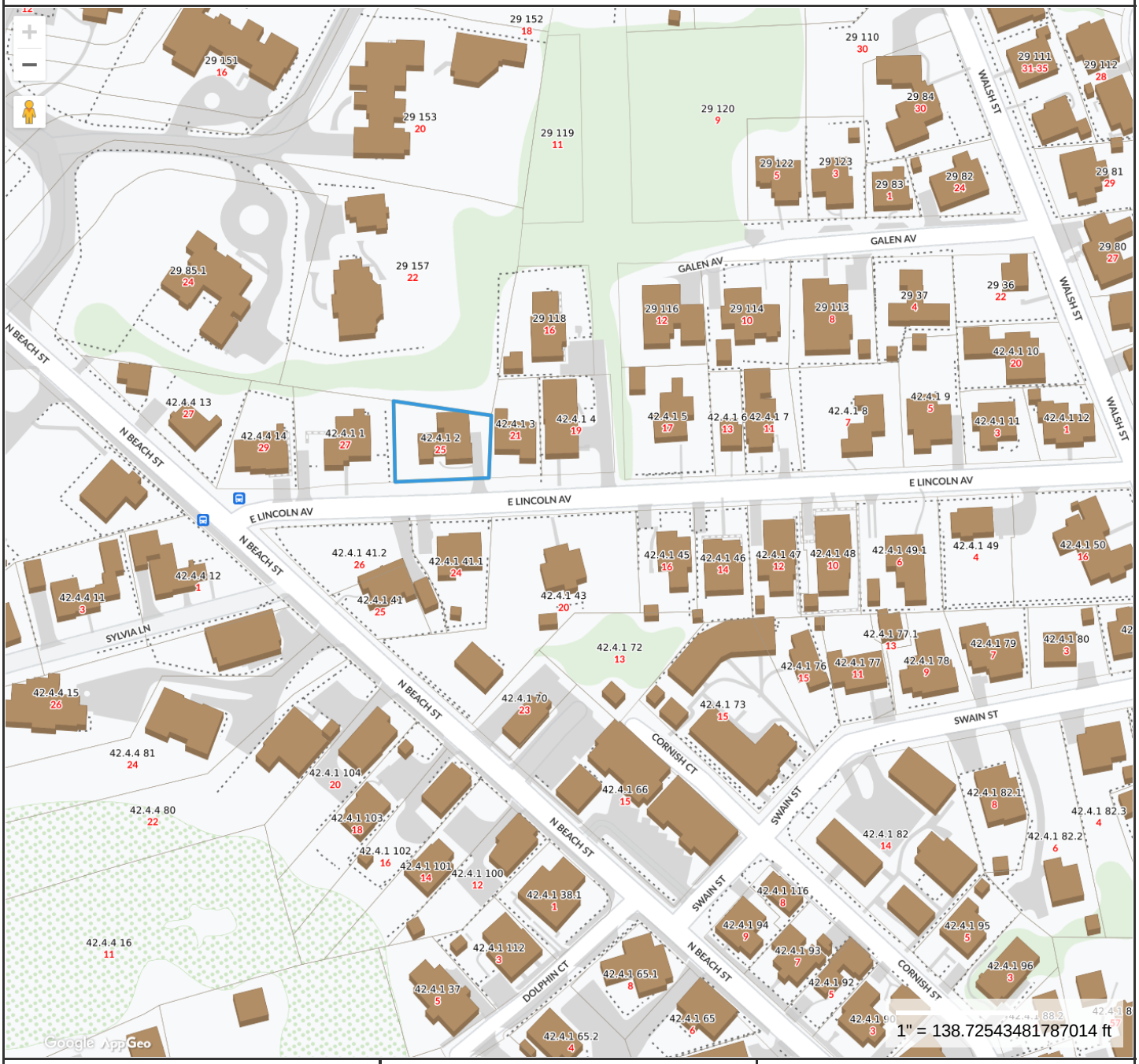
- 2 Cabot Lane was subdivided a couple of years ago, resulting in the creation of 4 Cabot Lane.
- The subdivision was approved for adding a basement under different ownership.
- The property includes the 1888 Victorian house known as the Harriet Swain house and a cottage at the back.
- The property was 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

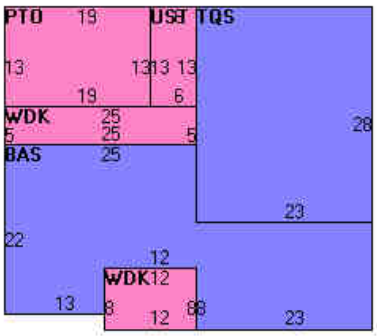
Building Attributes	
Field	**Description**
Style	Conventional
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior 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

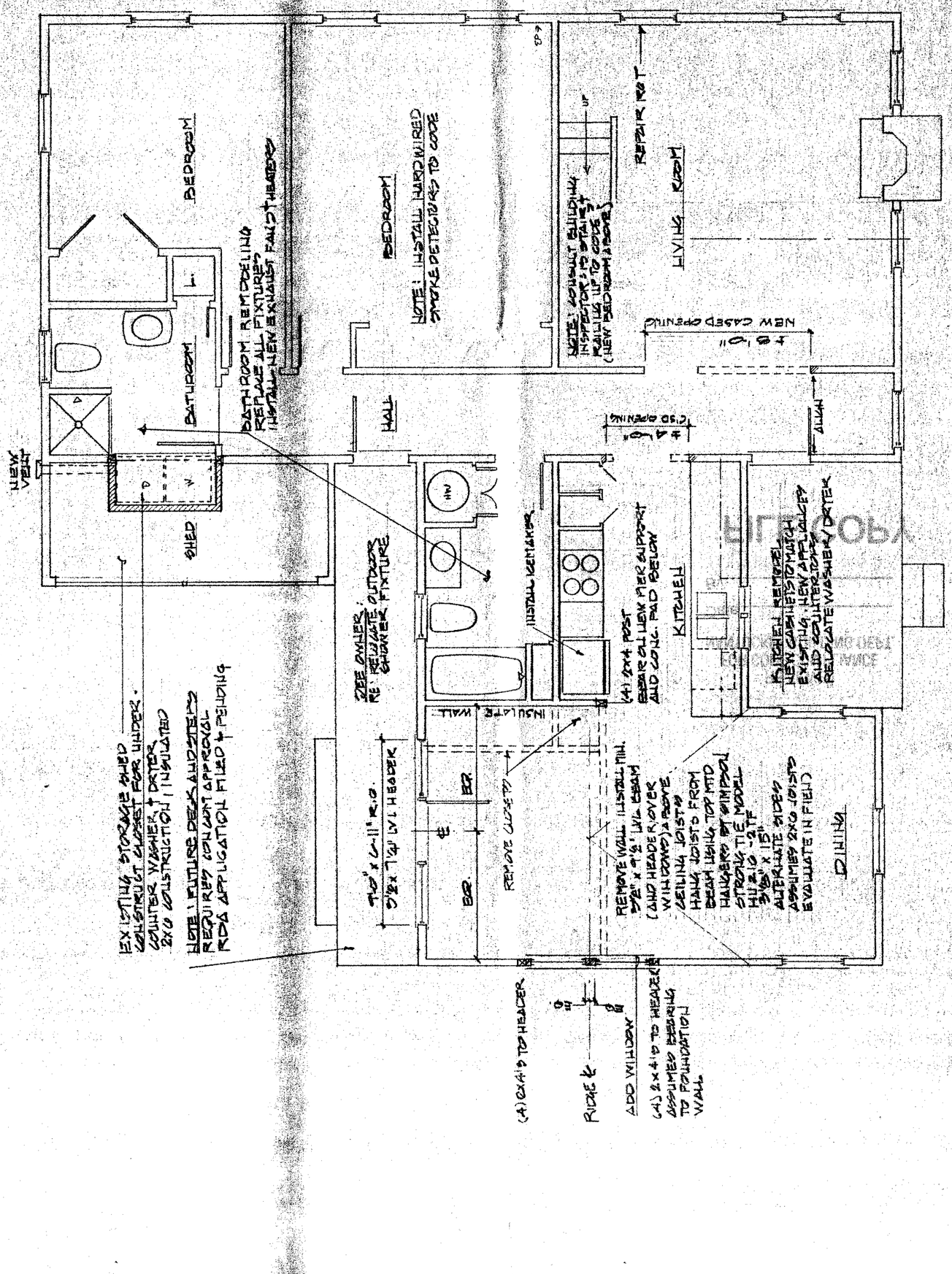
26 EAST LINCOLN AVENUE

PLAN : 1ST FLOOR ALTERATIONS

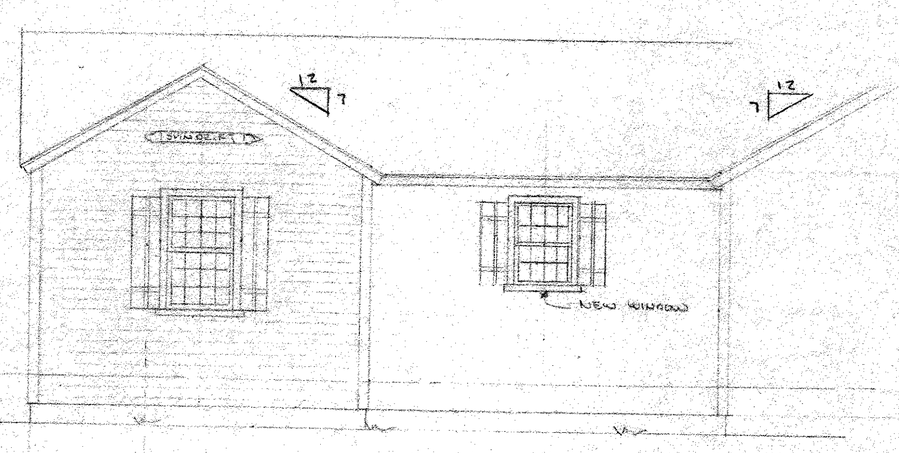
PERMITS PLUS

BOX [illegible]63

NANT[illegible]KET, MA

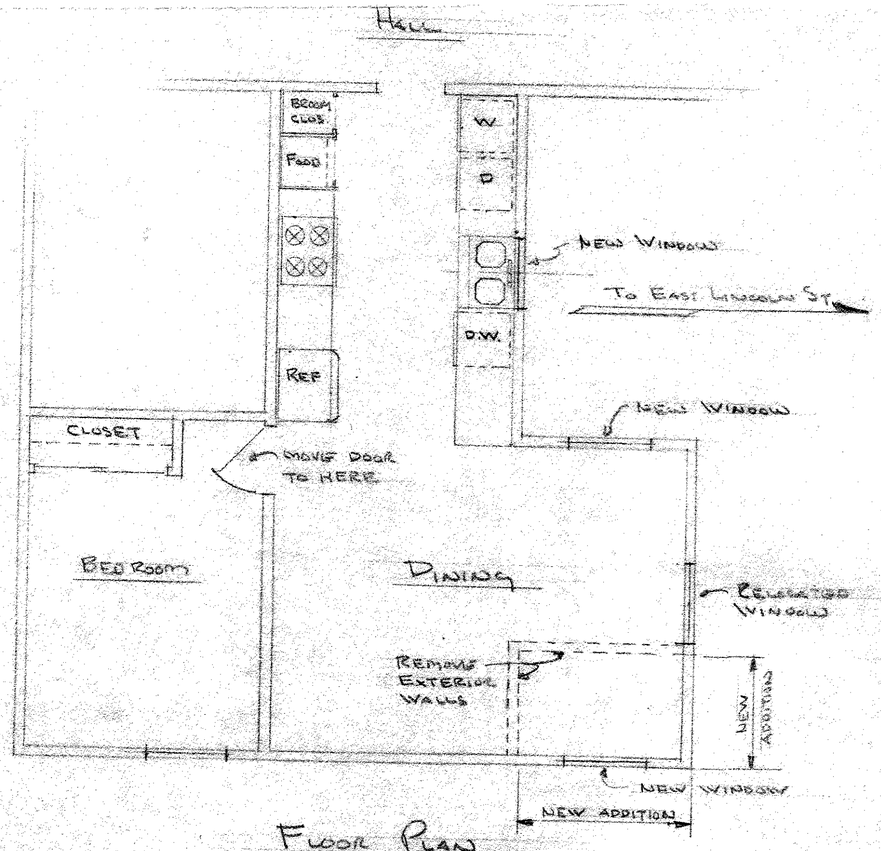


#108998 RWM
Oct 28, 1981
APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.



NEW ADDITION

EAST LINCOLN ST ELEVATION



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

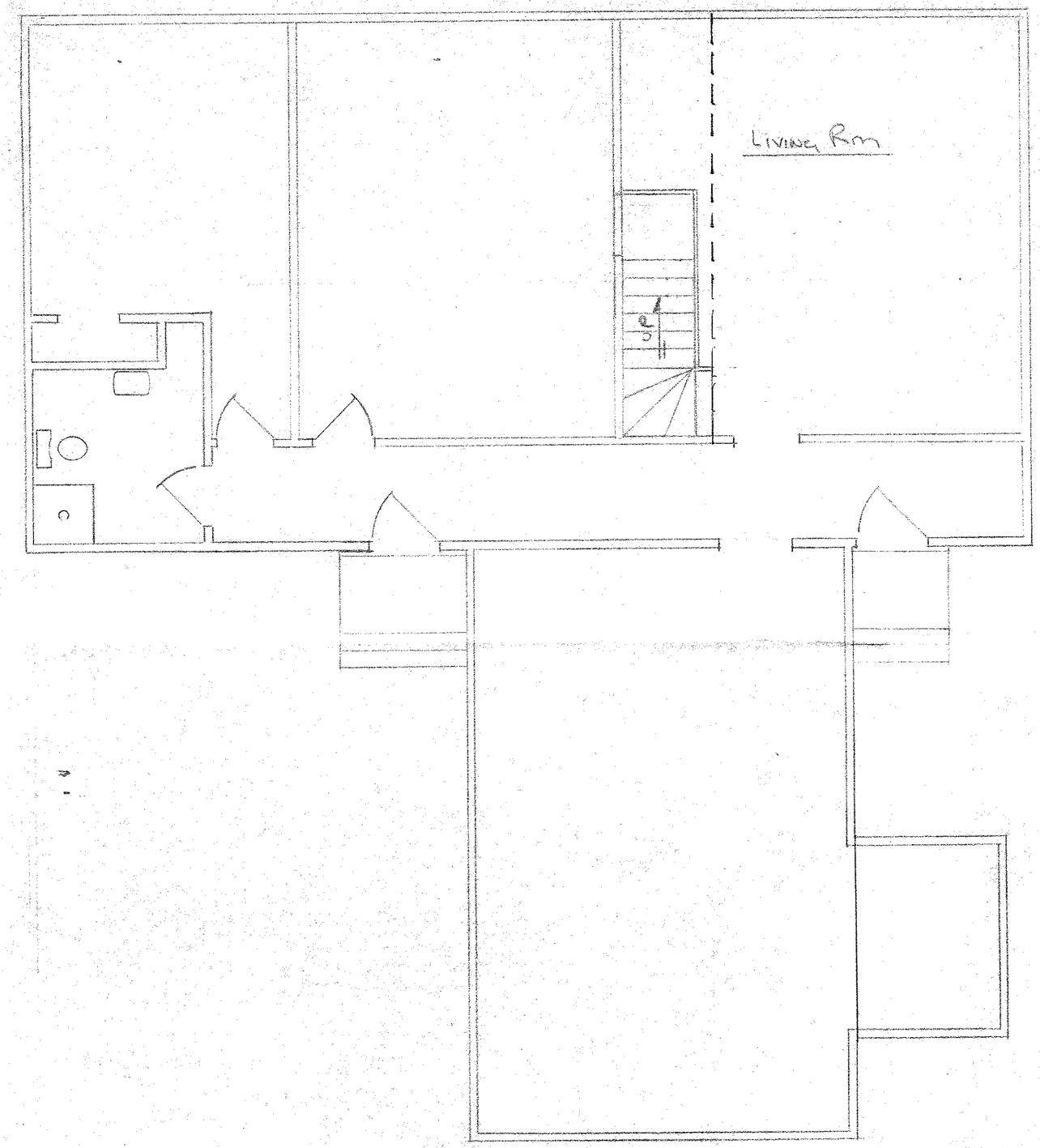


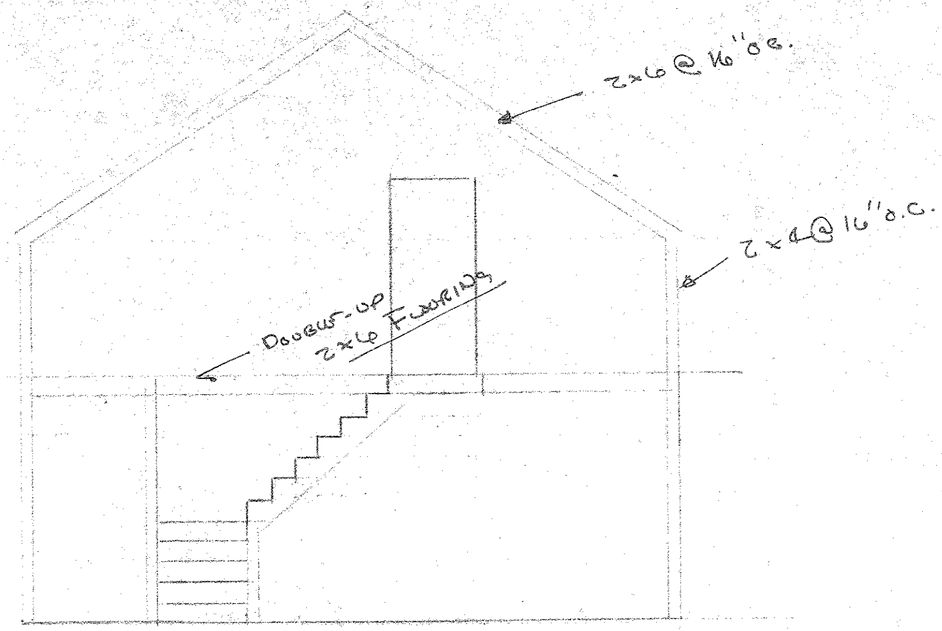
LEFT ELEVATION

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

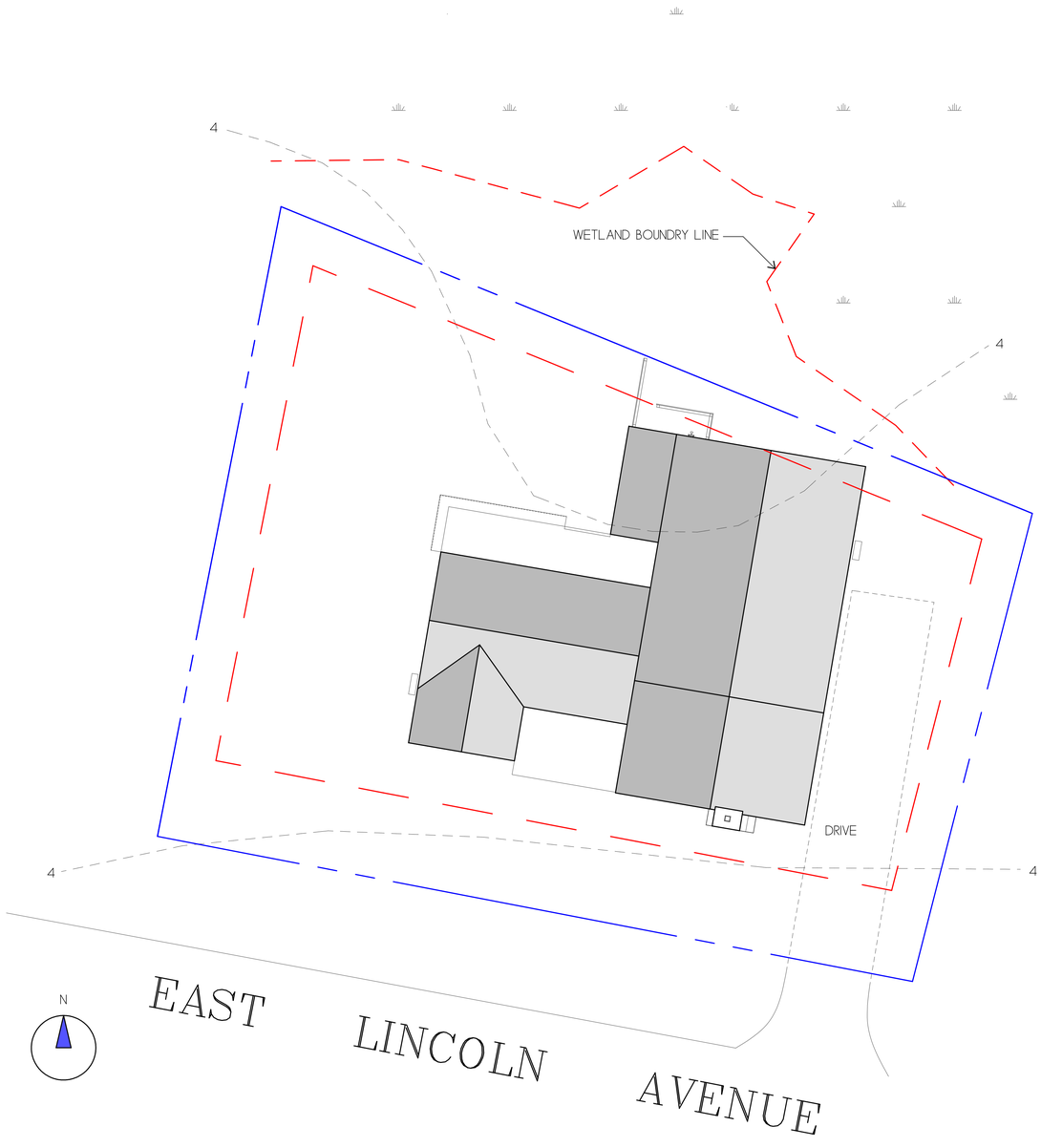
East Lincoln St

Nantucket, MA

Scale: 1/4" = 1'0"

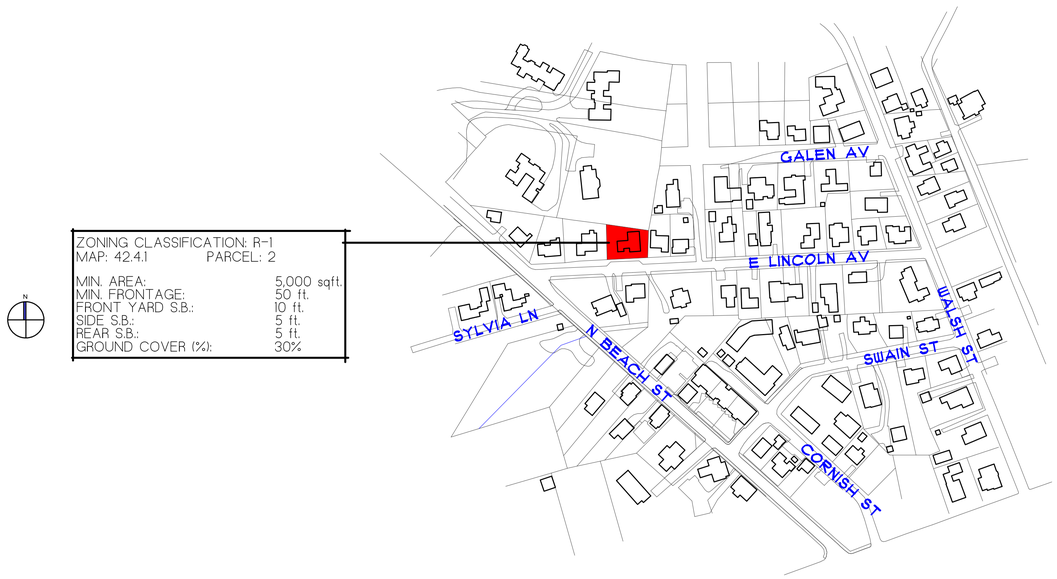
Date: Sept. 10, 1999


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:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE 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 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

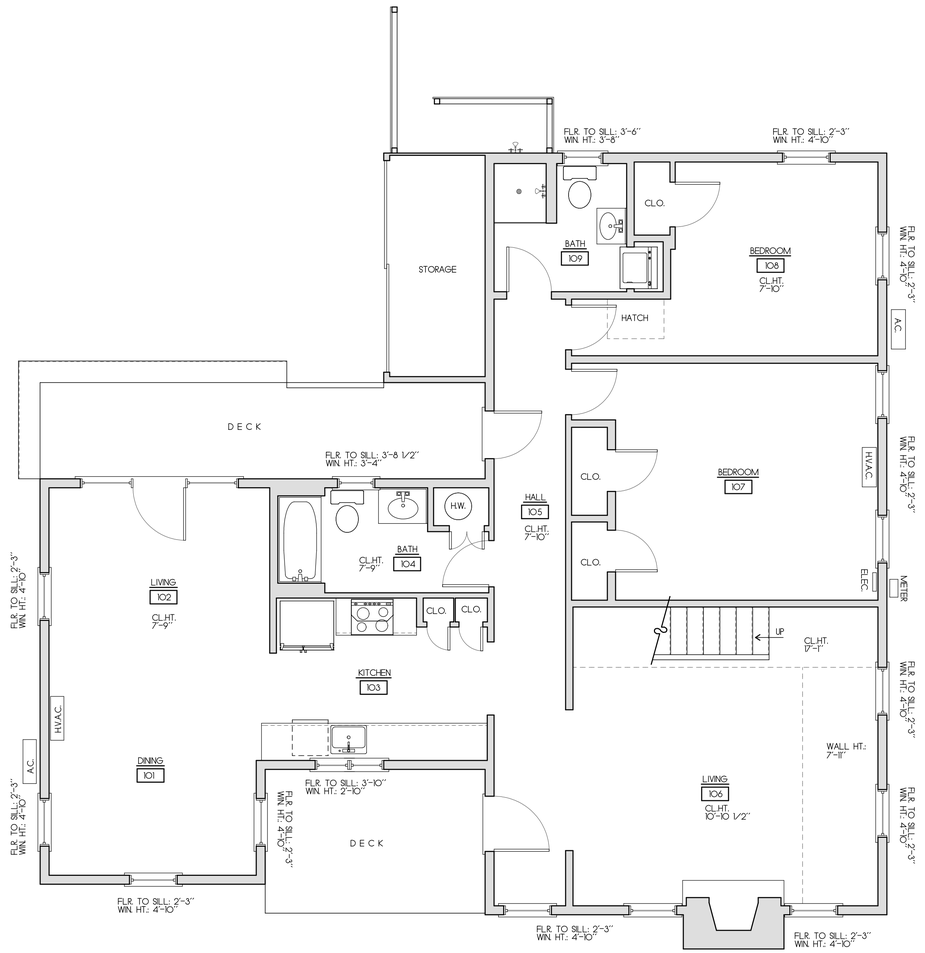
MAP: 42.4.1 PARCEL: 2
H.D.C. SITE PLAN

ADDRESS:
8 VESPER LANE
NANTUCKET, MA 02554

DATE: 9/30/2022

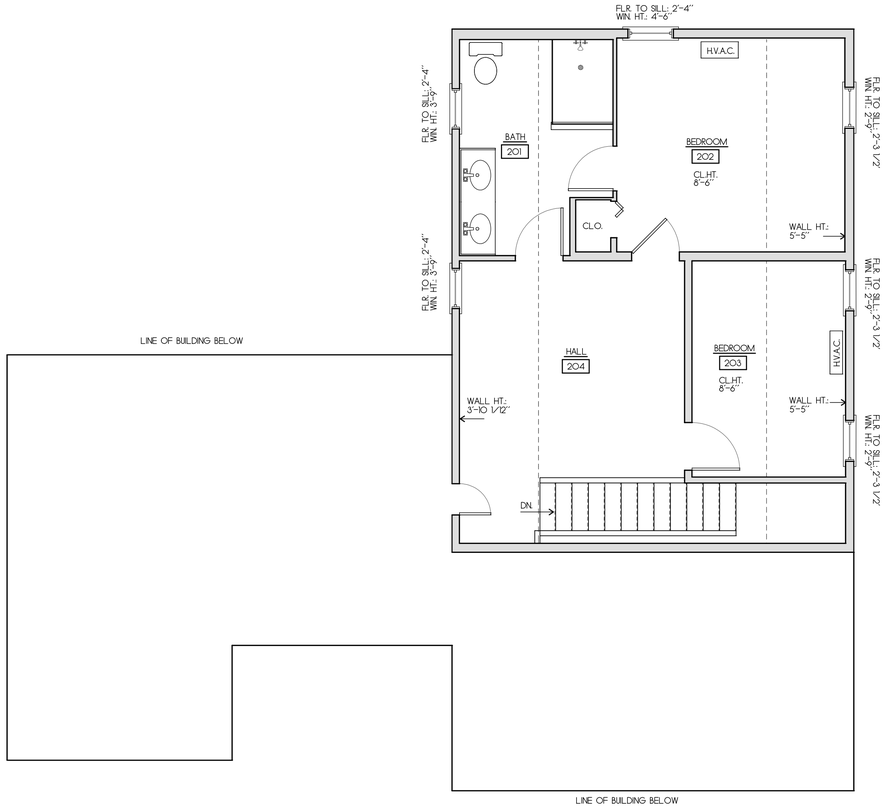
SCALE: 1/8" = 1'-0"

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"

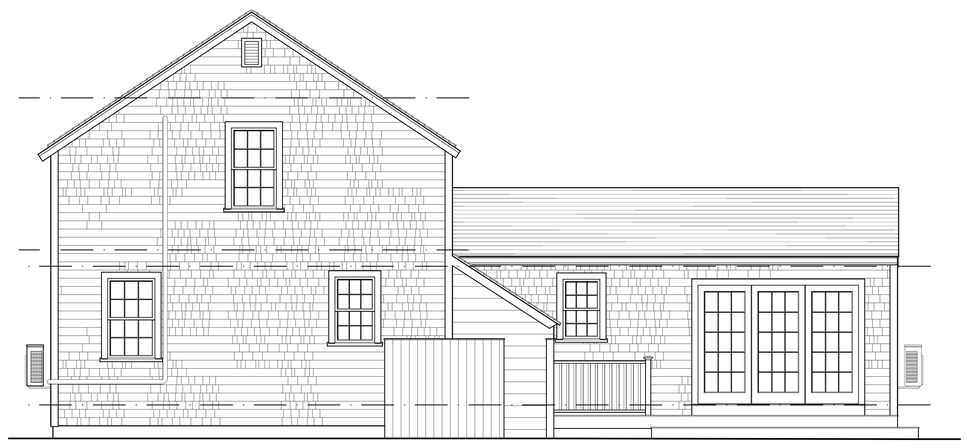
SHEET NO.
a 1



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

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE 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 INTERIOR DEMINSEIONS ARE ± 1/2" TO THE INTERIOR FINISHED CONDITIONS.

COPYRIGHT NOTICE
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© Ethan McMorrow Design & Associates Inc.

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
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

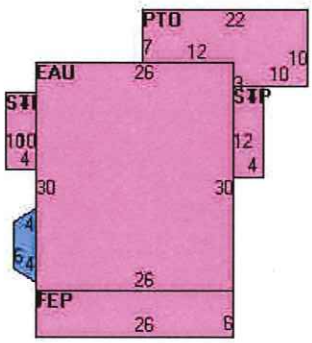
Building Attributes	
Field	**Description**
Style:	Bungalow
Model	Residential
Grade:	Average
Stories:	1.25
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat 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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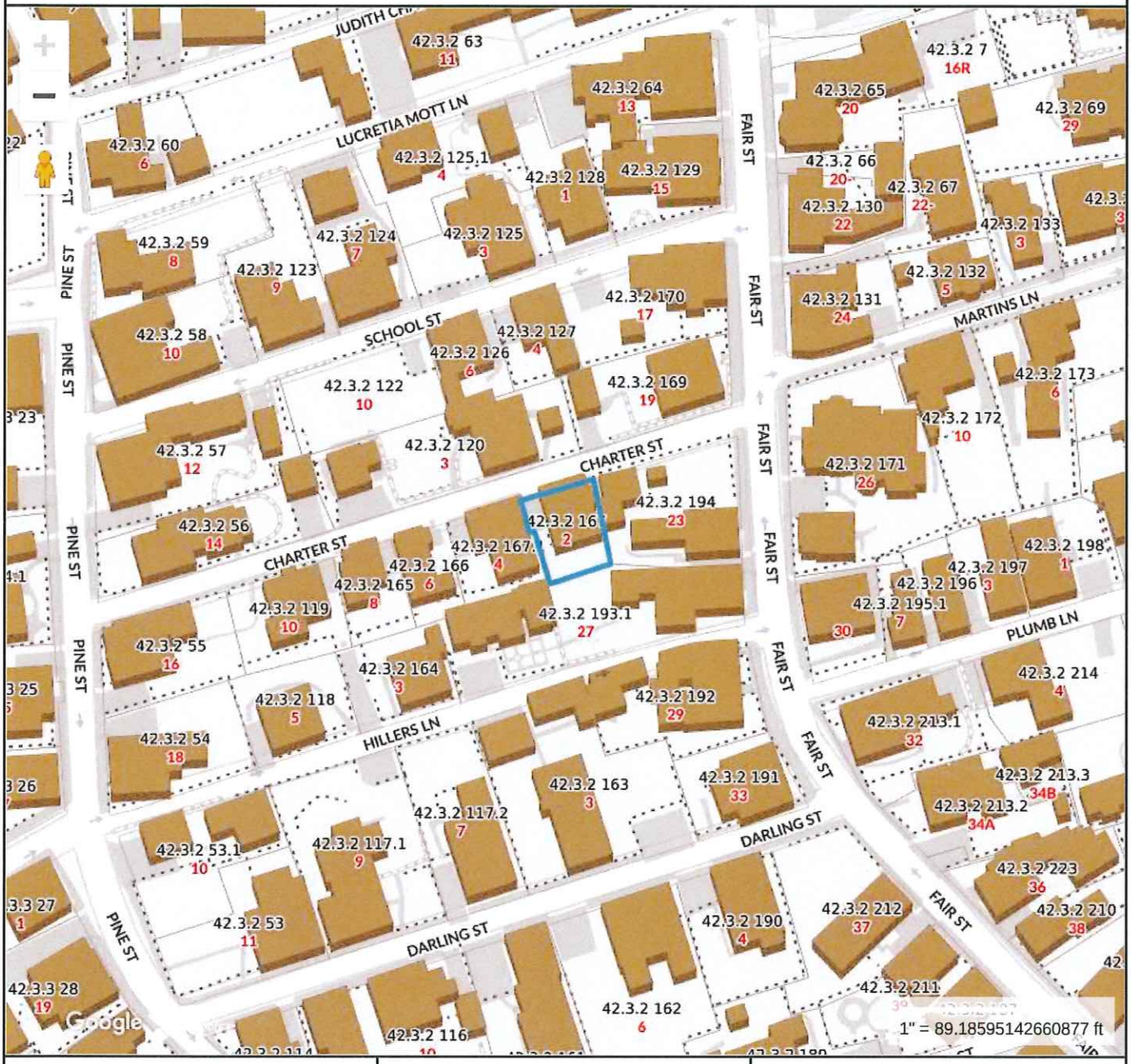
2 Charter Street



Property Information

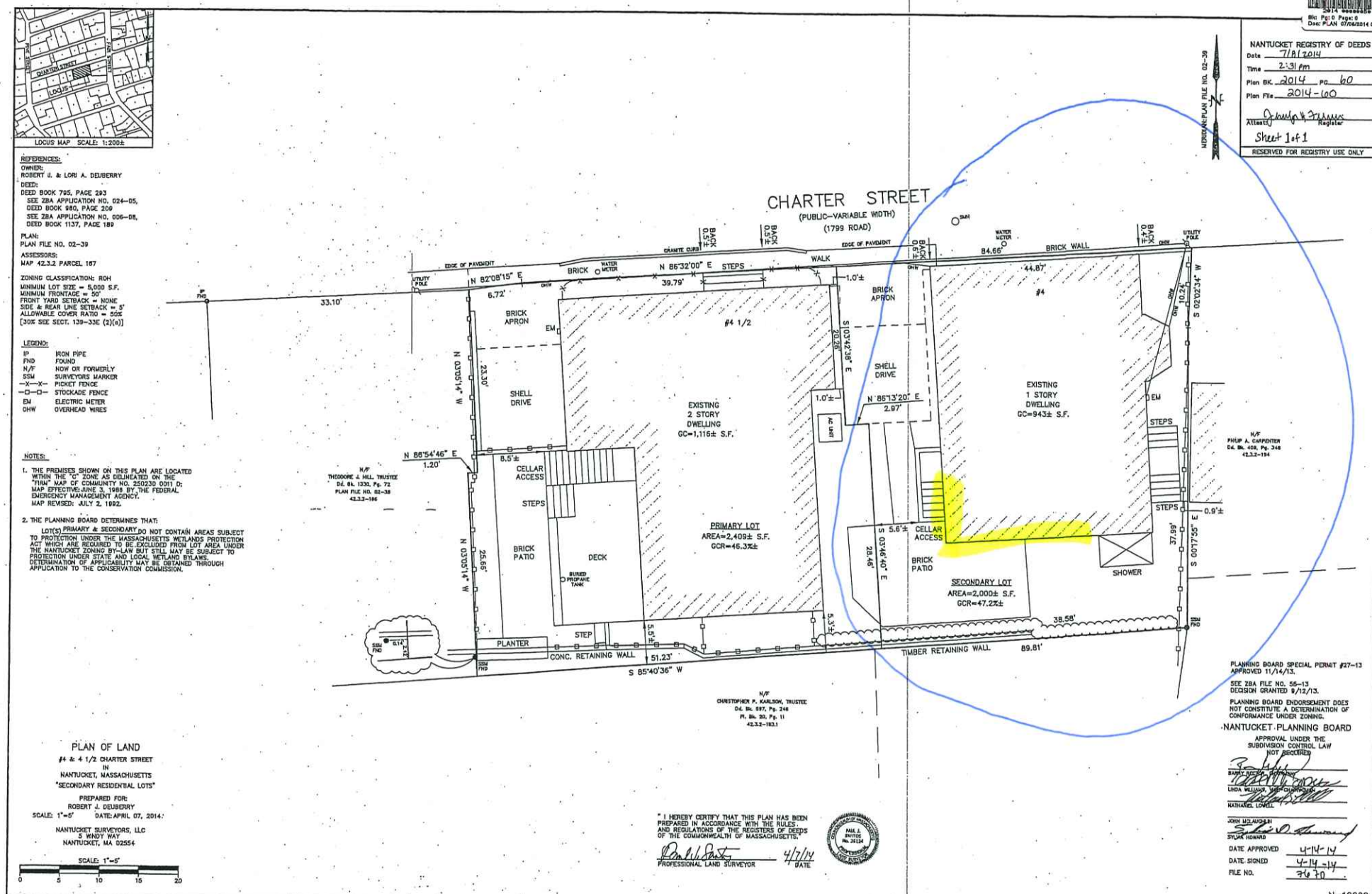
Property ID	9886
Location	2 CHARTER ST
Owner	BASKETT FRANCES ELIZABETH

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



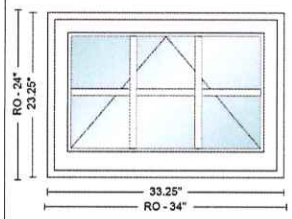
item 400
like kind

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**

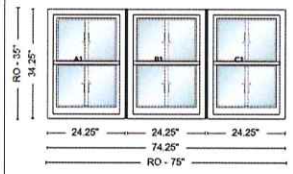
RO Size: 34" x 24" **Unit Size: 33 1/4" x 23 1/4"**

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"**

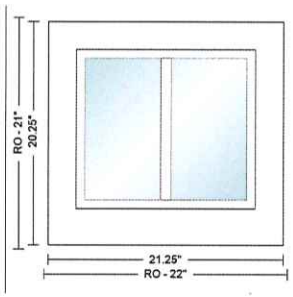
Mull: Factory Mulled, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ADH 2' 1/4"X2' 10 1/4" - ADH 2' 1/4"X2' 10 1/4" - ADH 2' 1/4"X2' 10 1/4", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional, Standard Product Performance, Equal Sash, 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

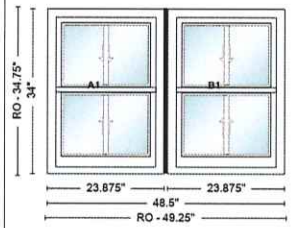


Item	Qty	Operation	Location	Unit Price	Ext. Price
400	**1**	**Fixed**	**None Assigned**	**$621.24**	**$621.24**

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 _____

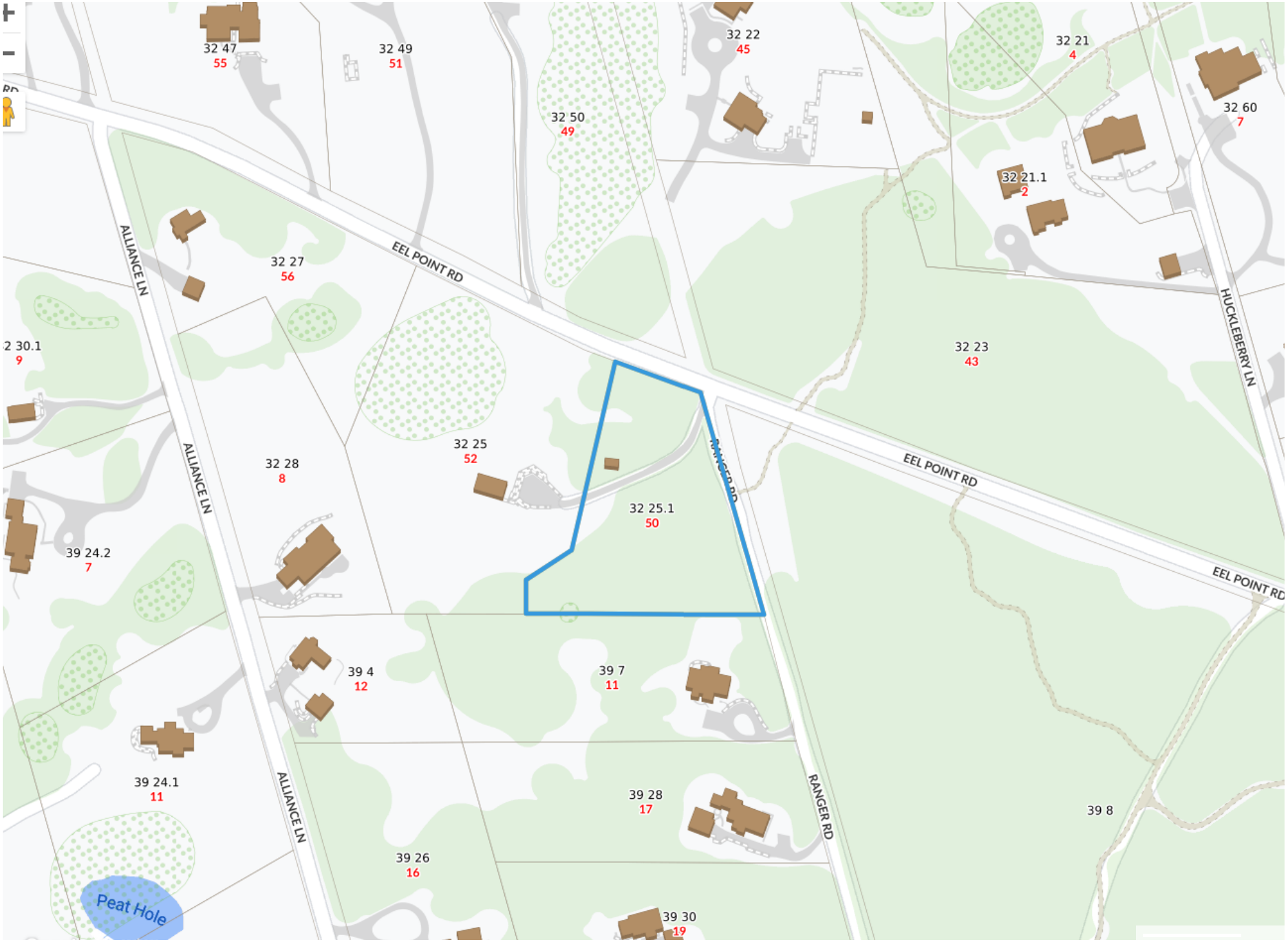
Trim _____ Sash _____ Doors _____

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

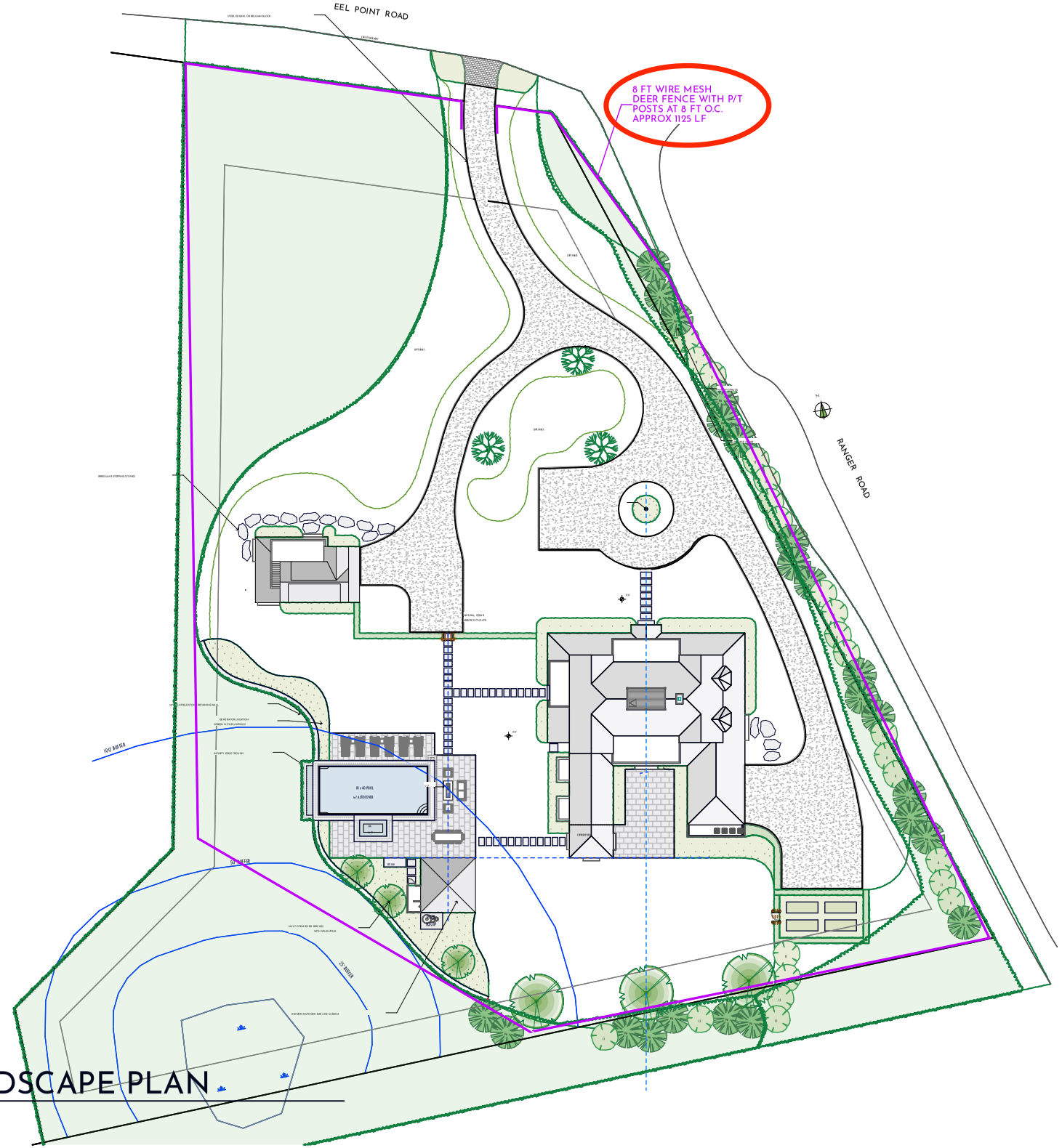
atlantic LANDSCAPING, INC

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

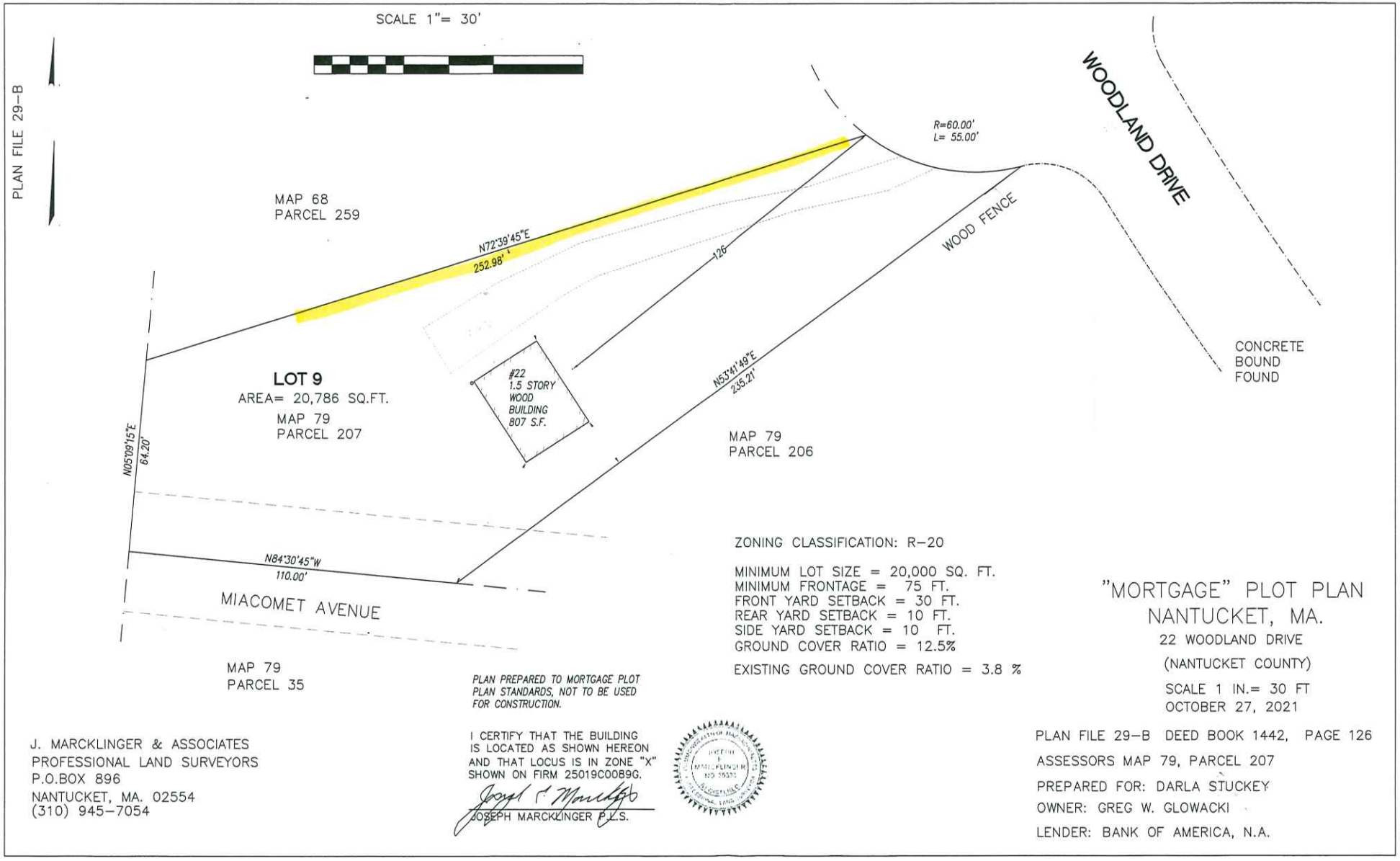
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

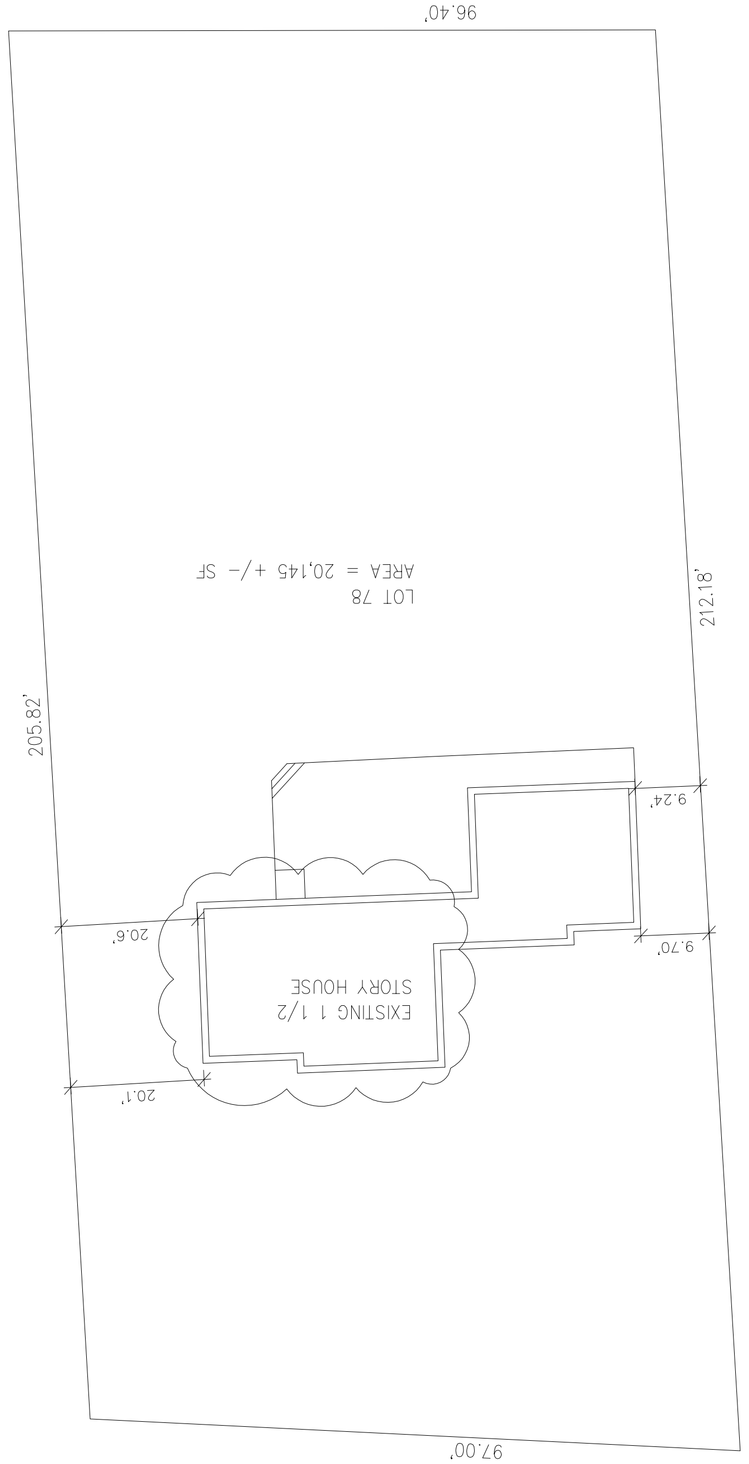


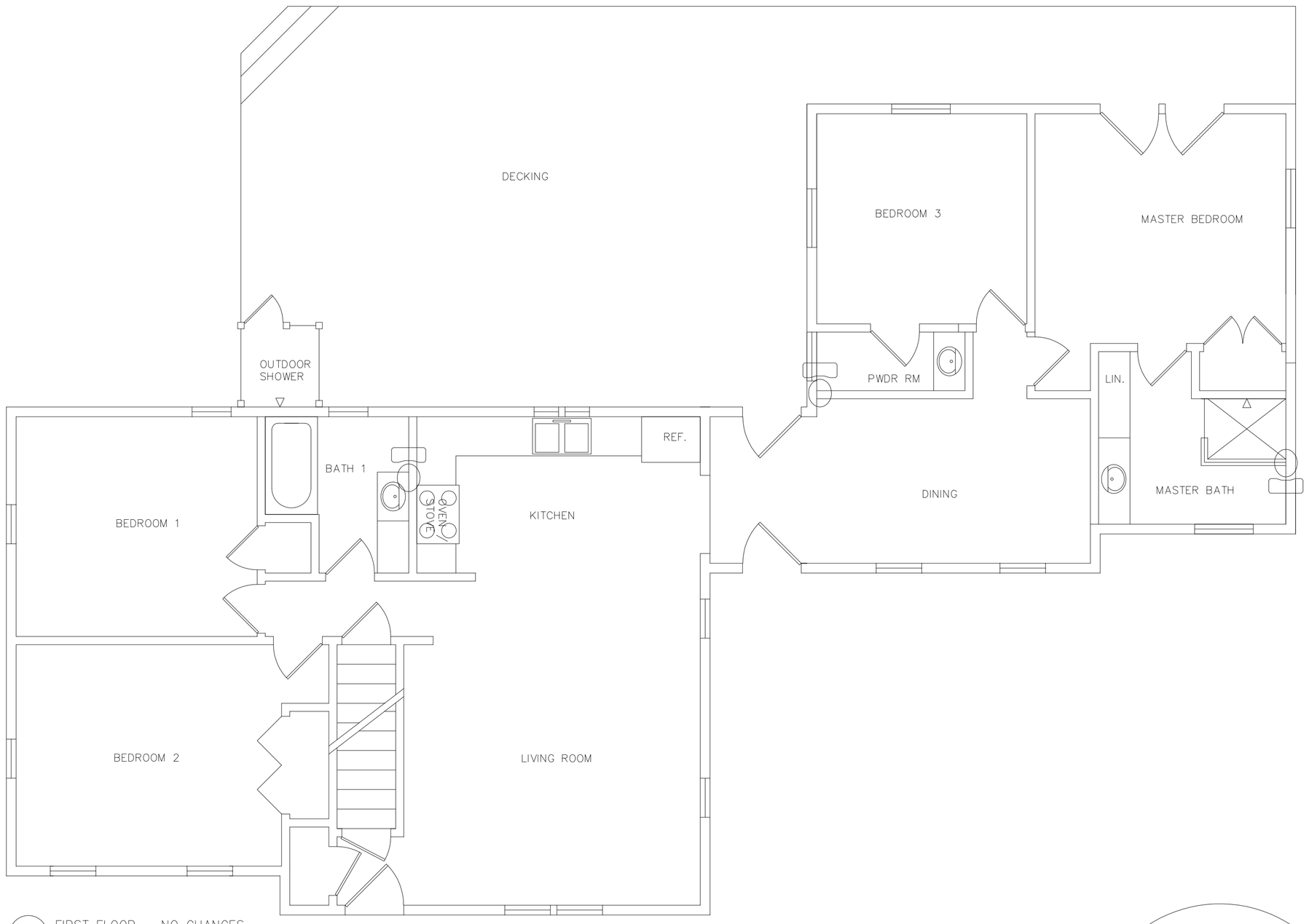
4 SOUTH ELEV



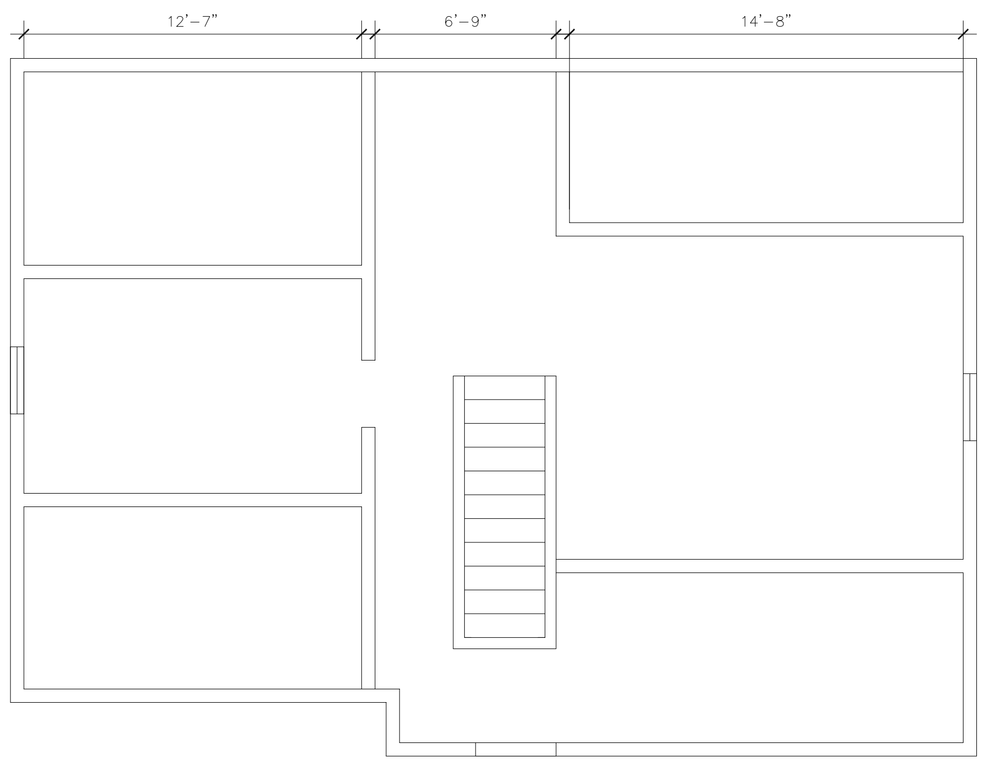
5 EAST ELEV

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

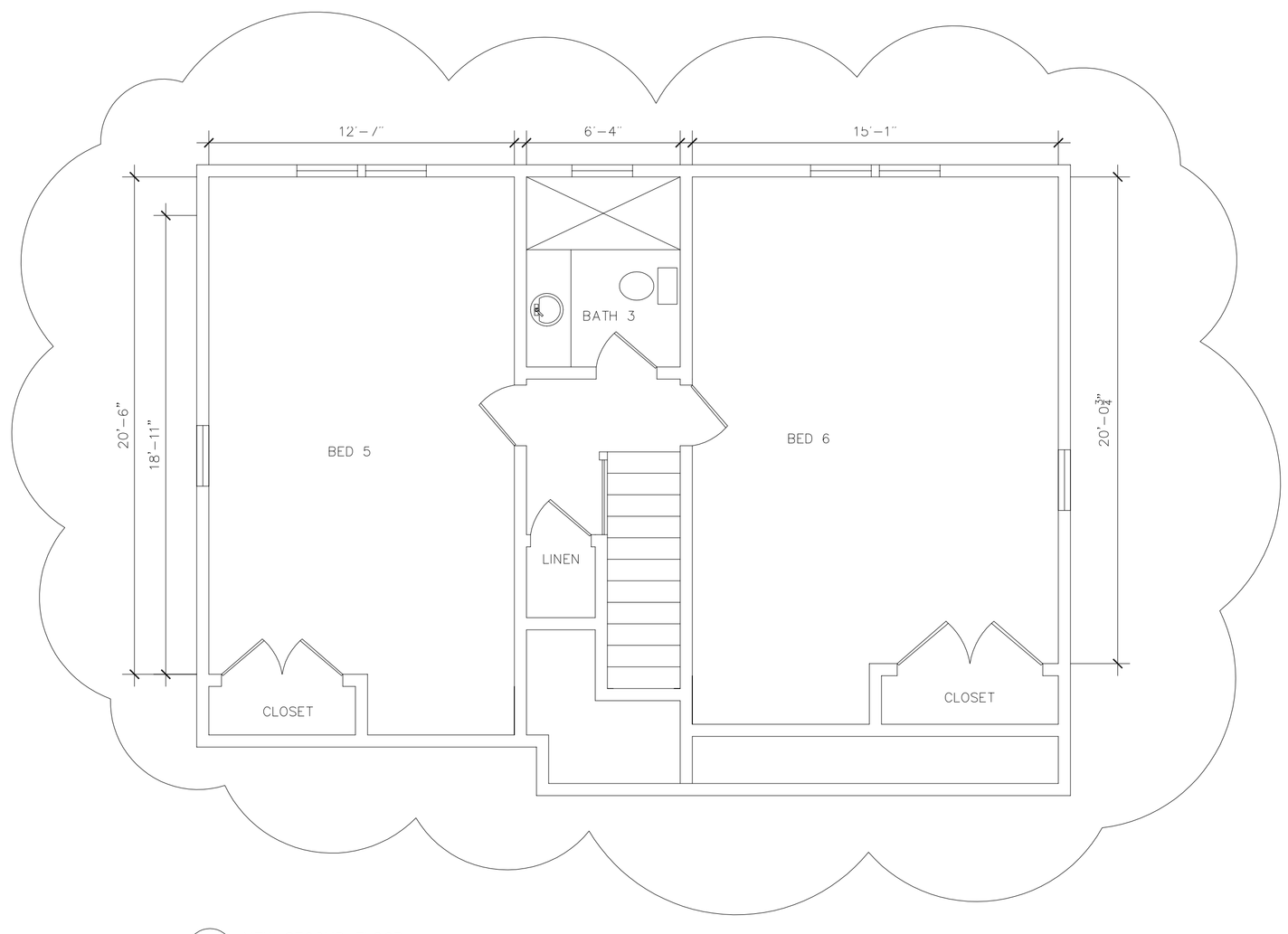




1 FIRST FLOOR – NO CHANGES
SCALE: 1/4" = 1'-0"



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

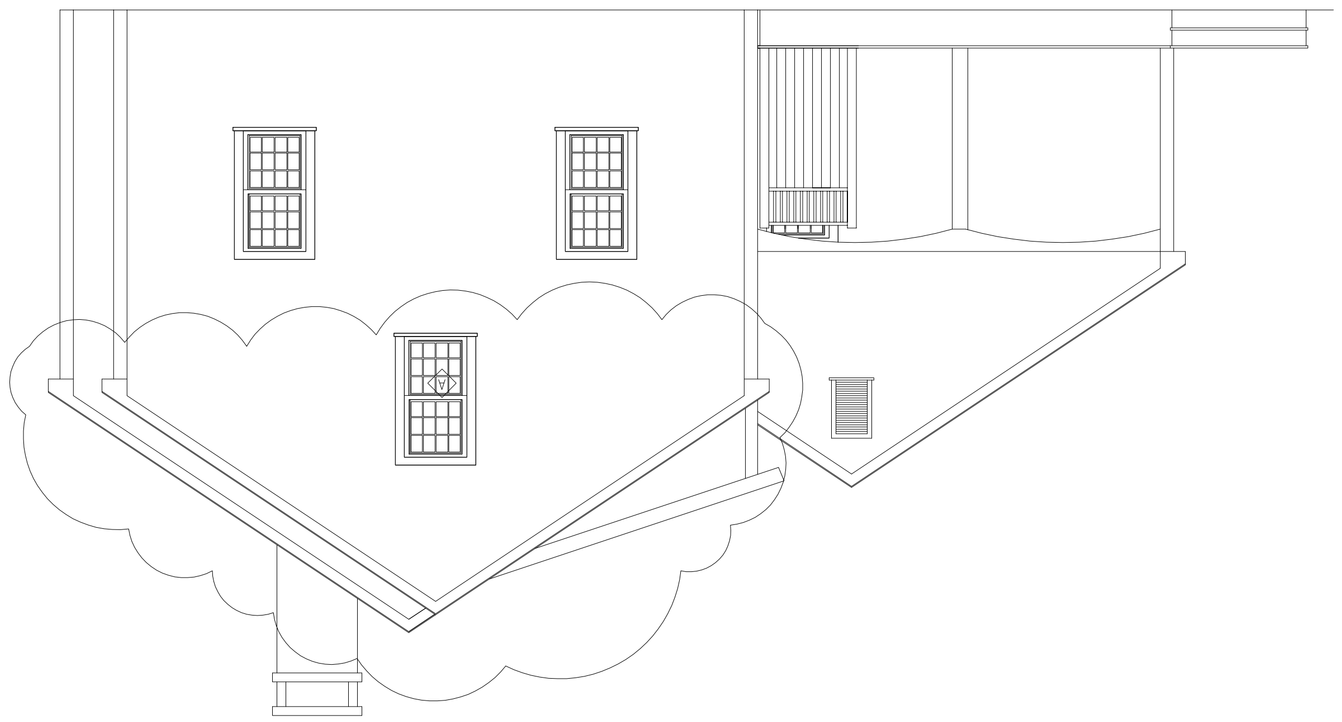
4 MEADOW VIEW DRIVE
NANTUCKET MA 02554

SITE PLAN / LOCUS

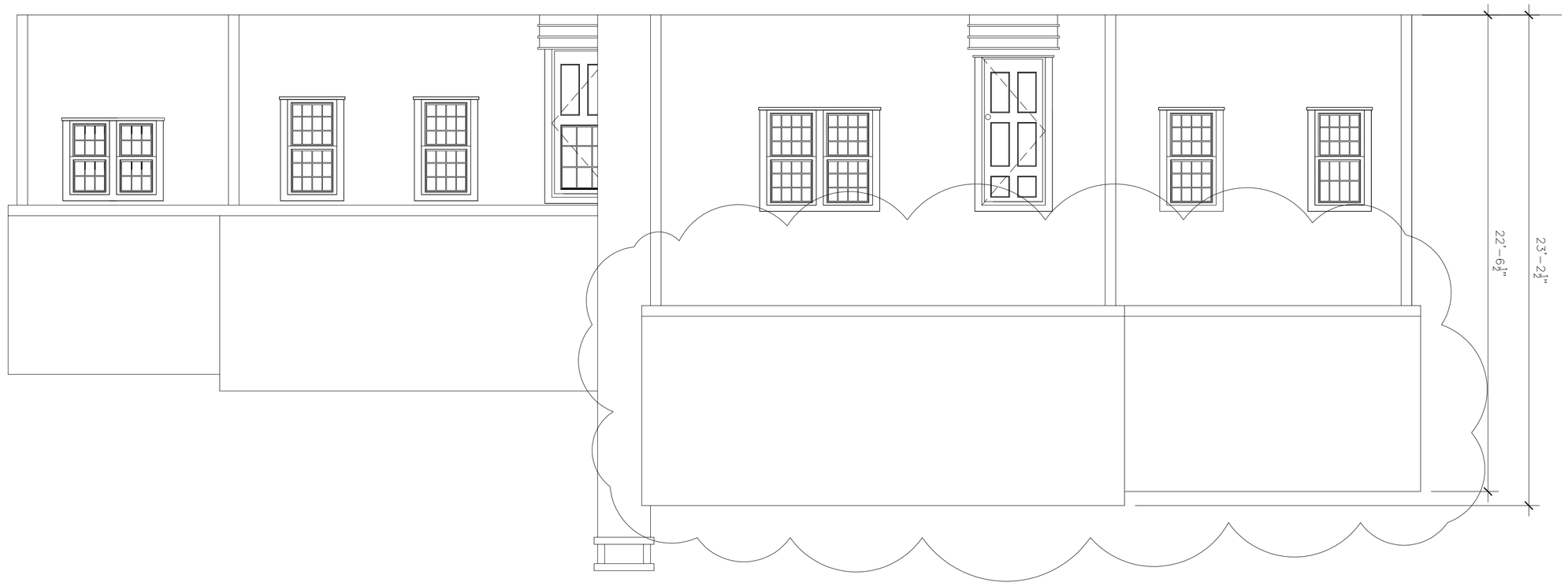
Drawn By: SP
Project No.: CHERVIN
Scale: NOTED

Date: 5.1.24 HDC SUBMITTAL
Revisions:

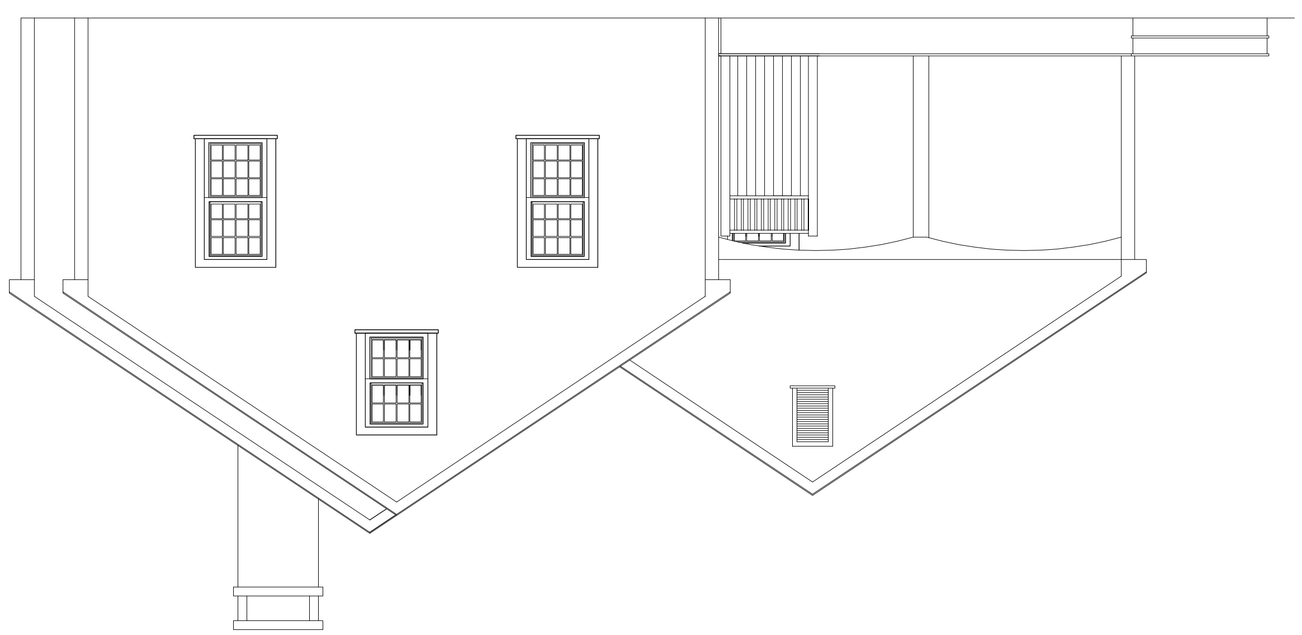
A3.1



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

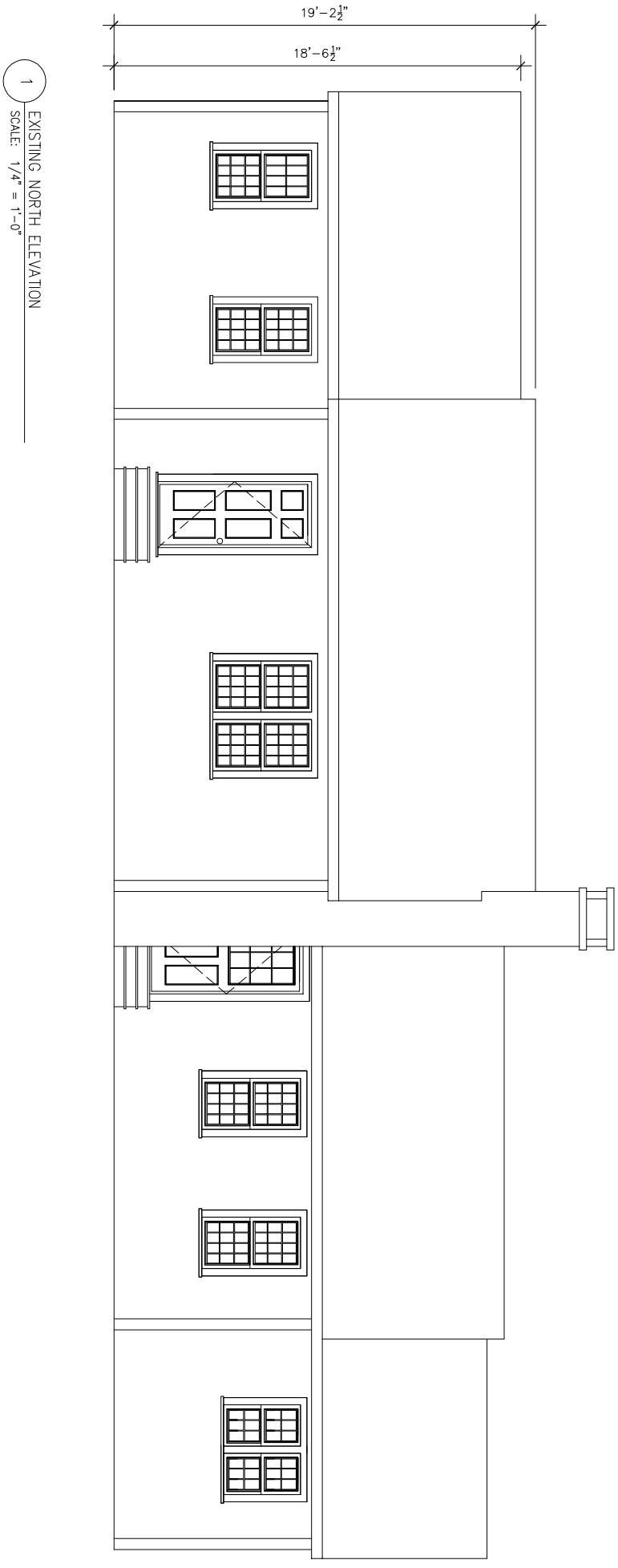
SITE PLAN / LOCUS

A3.2



2 EXISTING EAST ELEVATION

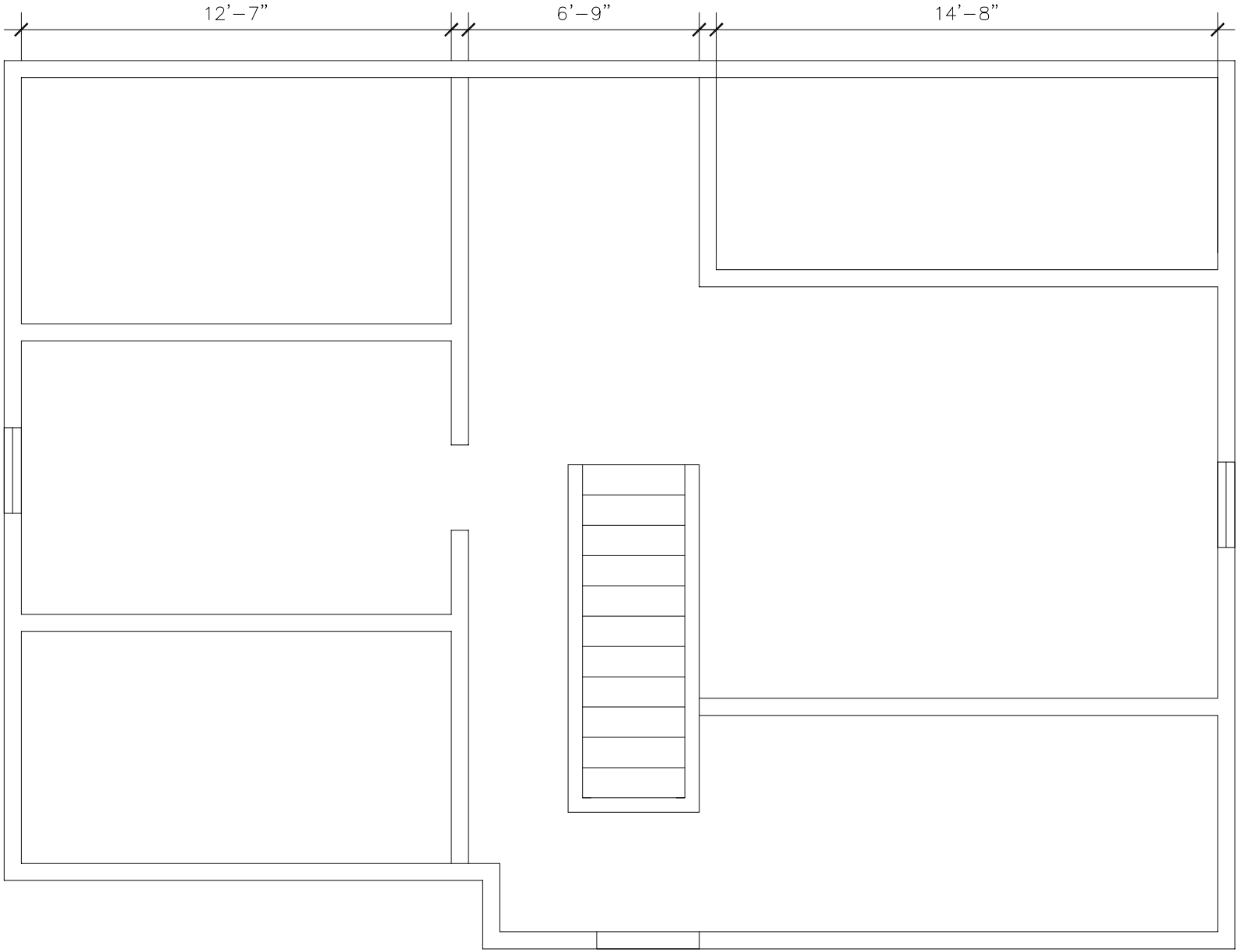
SCALE: 1/4" = 1'-0"



1

EXISTING NORTH ELEVATION

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



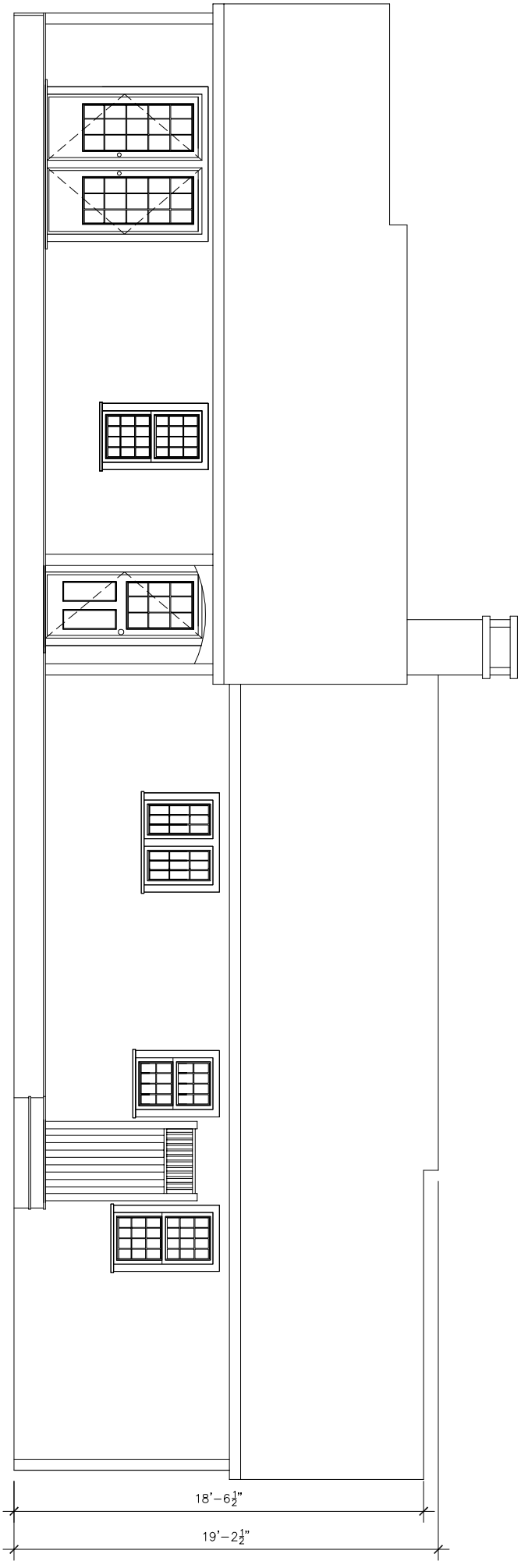
2 EXISTING SECOND FLOOR

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

1

EXISTING SOUTH ELEVATION

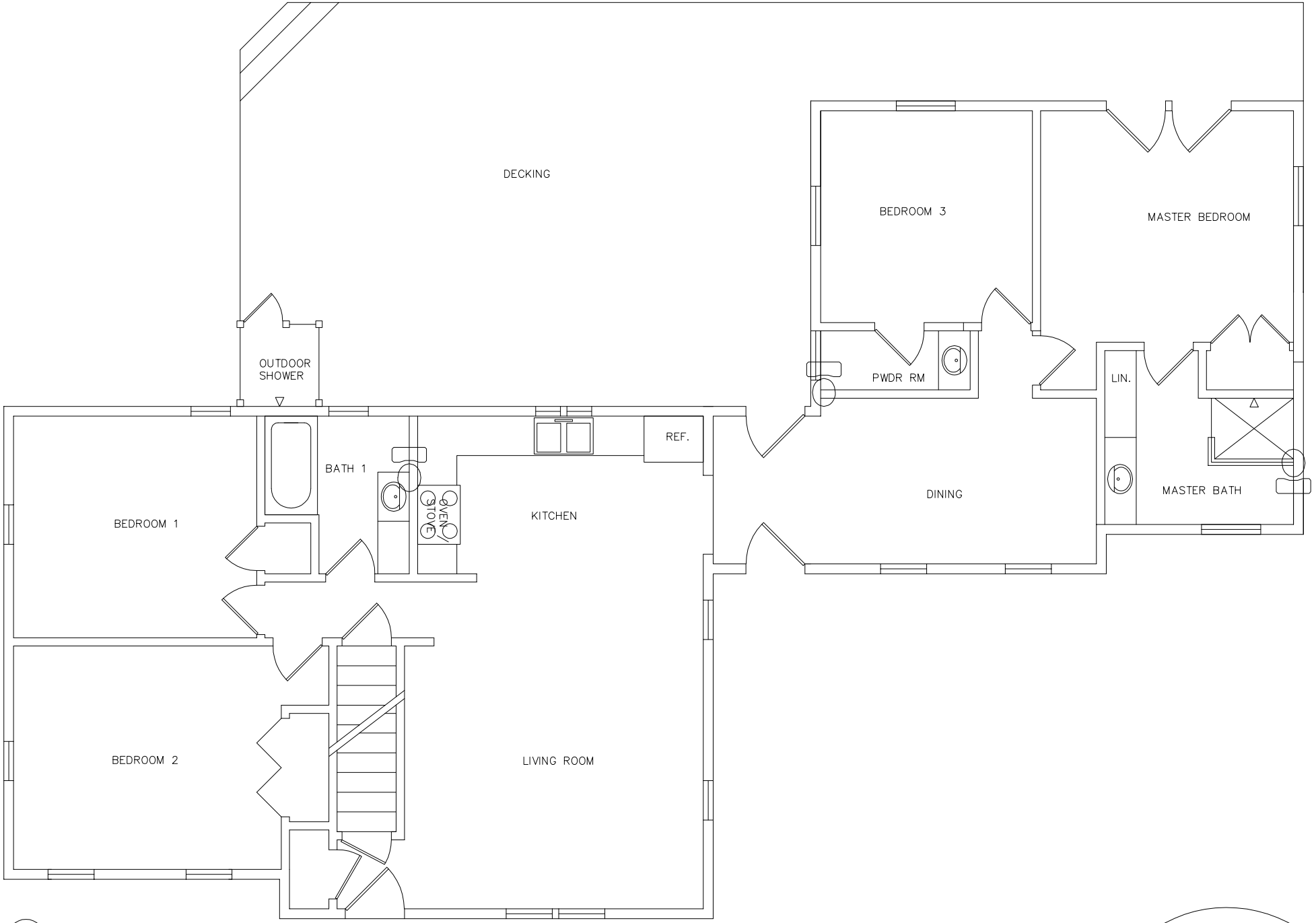
SCALE: 1/4" = 1'-0"





2 EXISTING WEST ELEVATION

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



1 FIRST FLOOR – NO CHANGES
SCALE: 1/4" = 1'-0"

LOCUS MAP

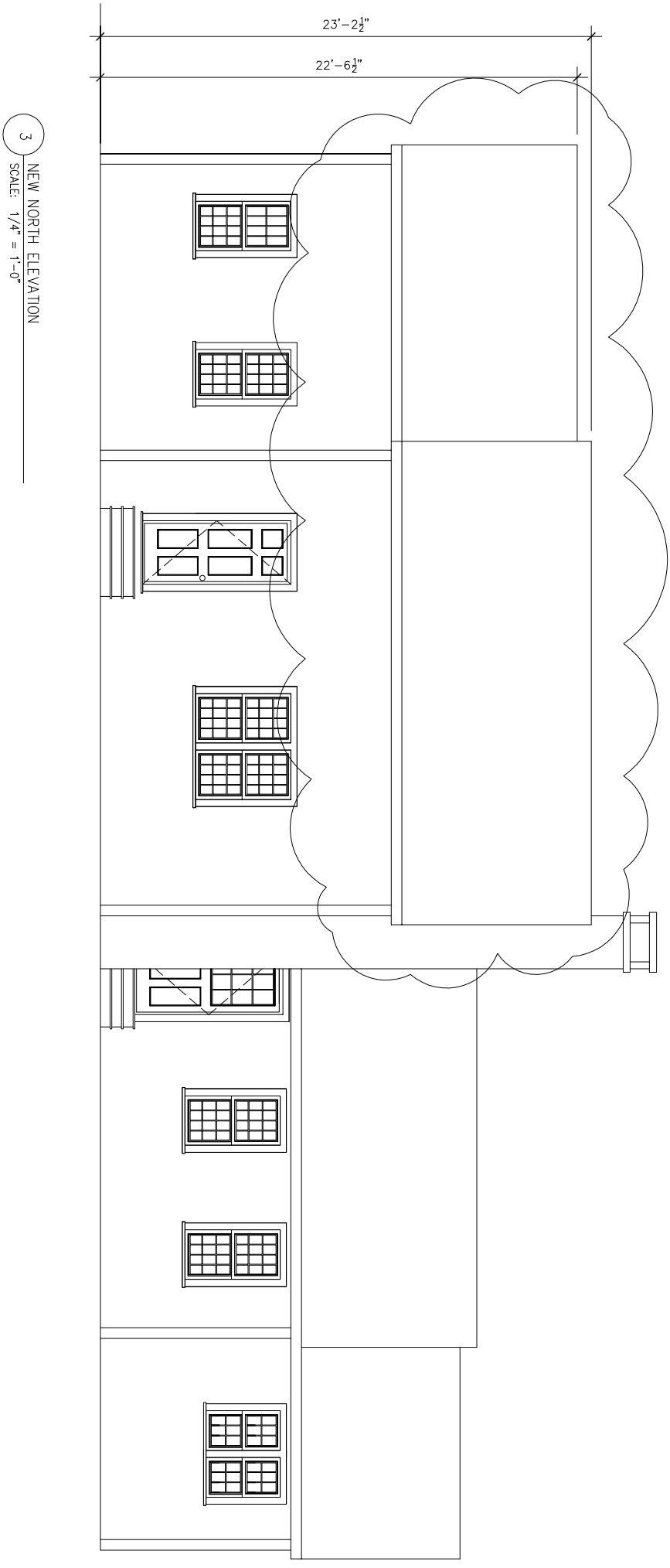
NOT TO SCALE



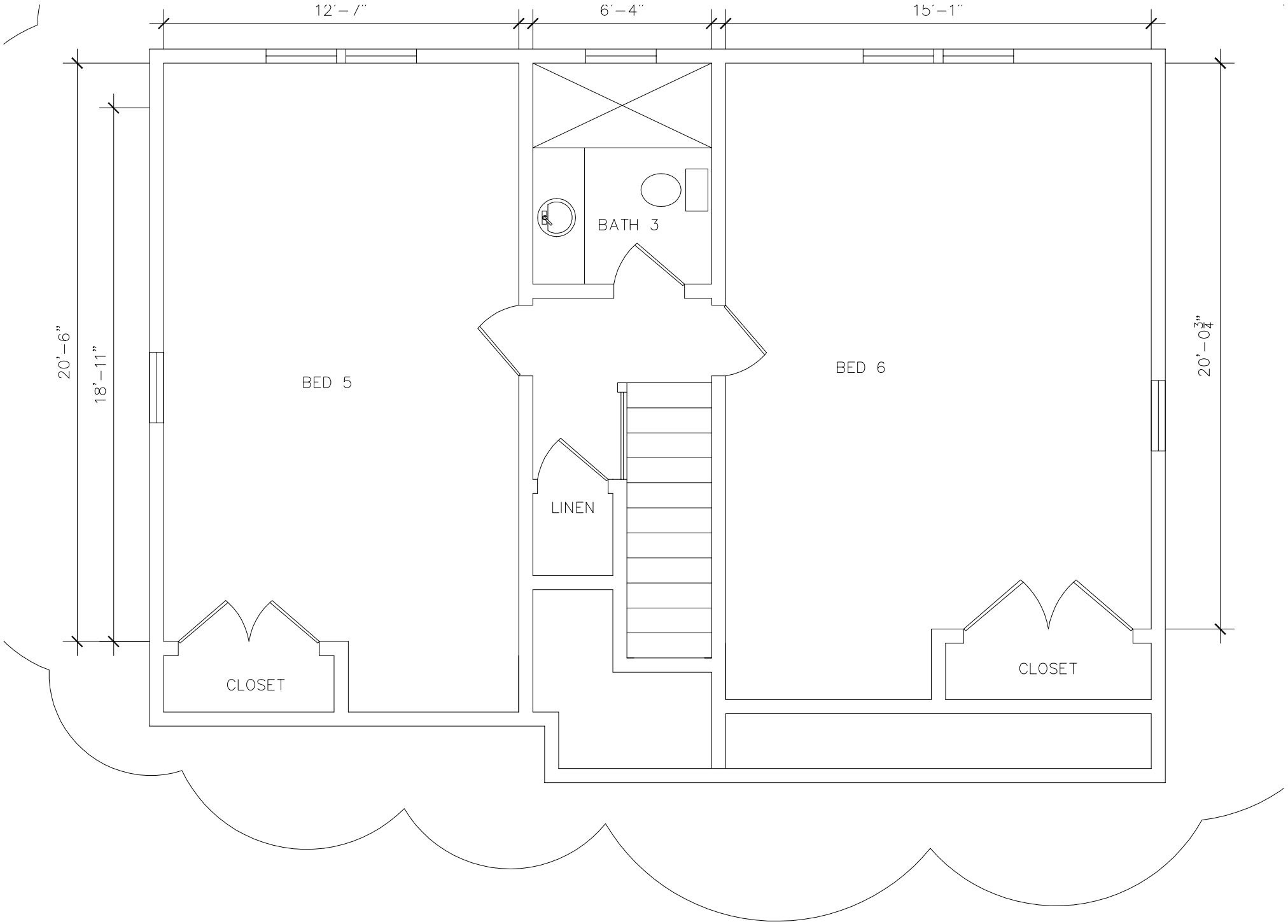


4 NEW EAST ELEVATION

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



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



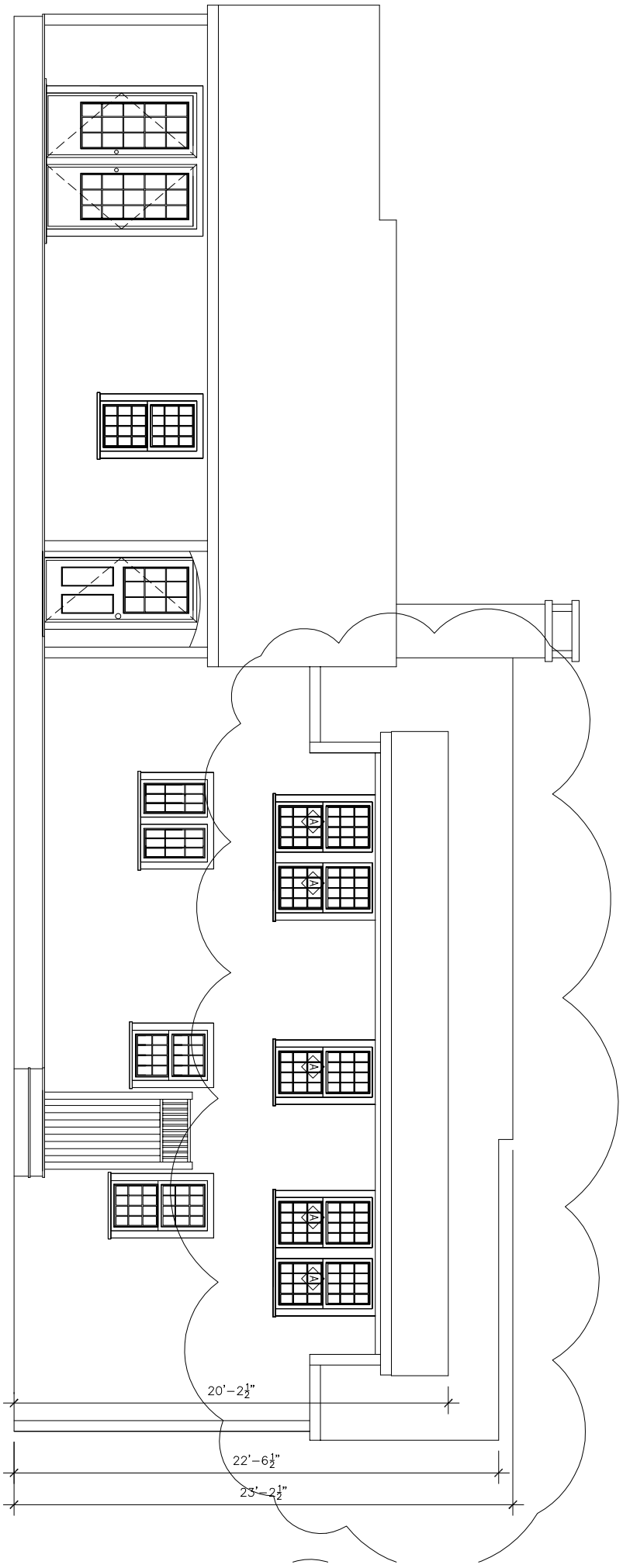
3 NEW SECOND FLOOR

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

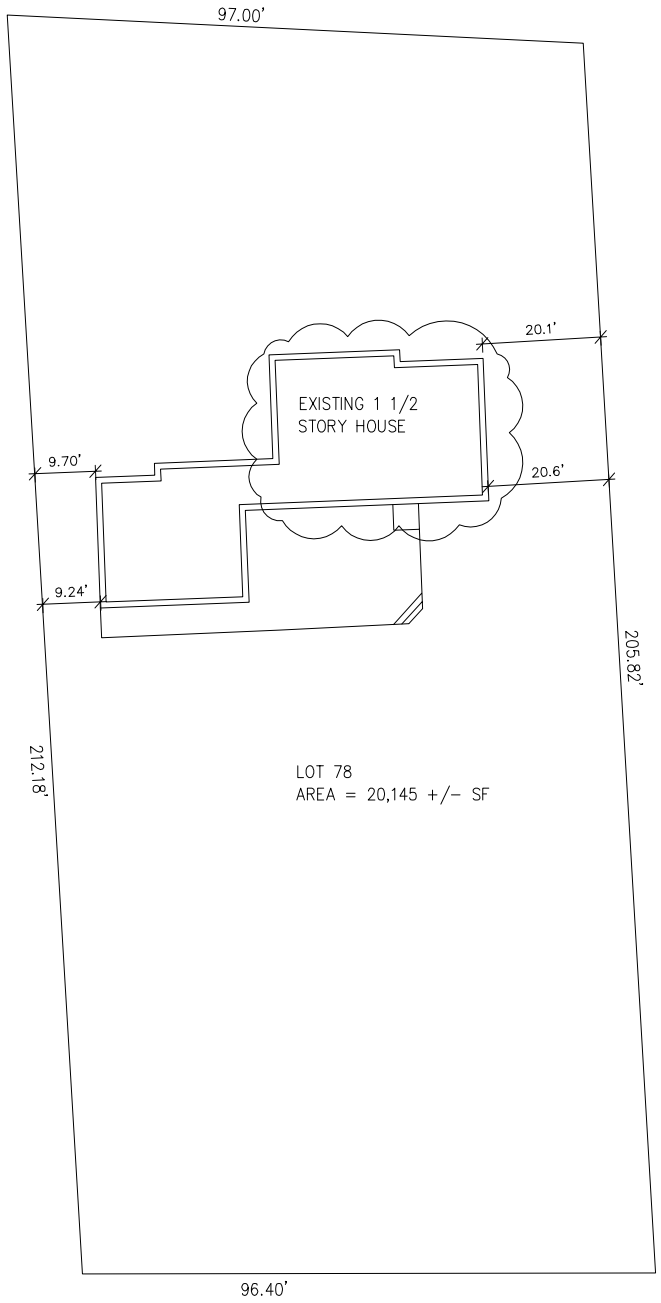


5 EAST ELEV

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

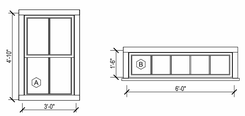
13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

HDC New Business Submission *05.20.2024*



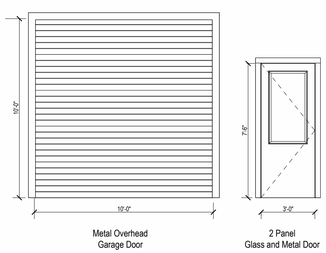
Locus Map



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

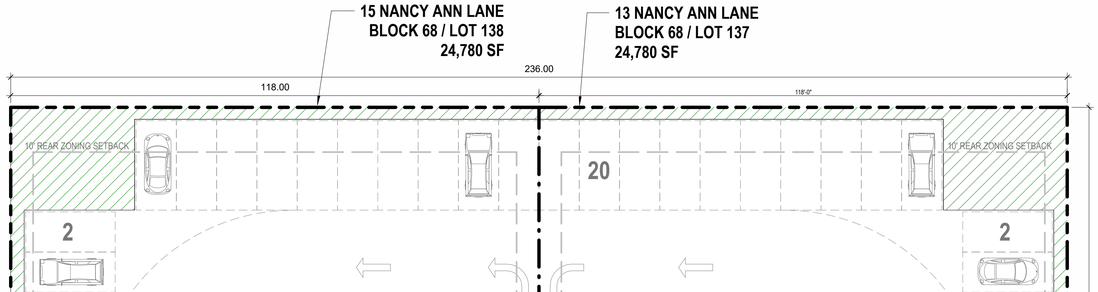
*"OPEN SPACE 1" = 4,678 SF
CONTINOUS SPACE ALONG 3 INTERIOR LOT LINES=

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.

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A.202 Exterior Elevations
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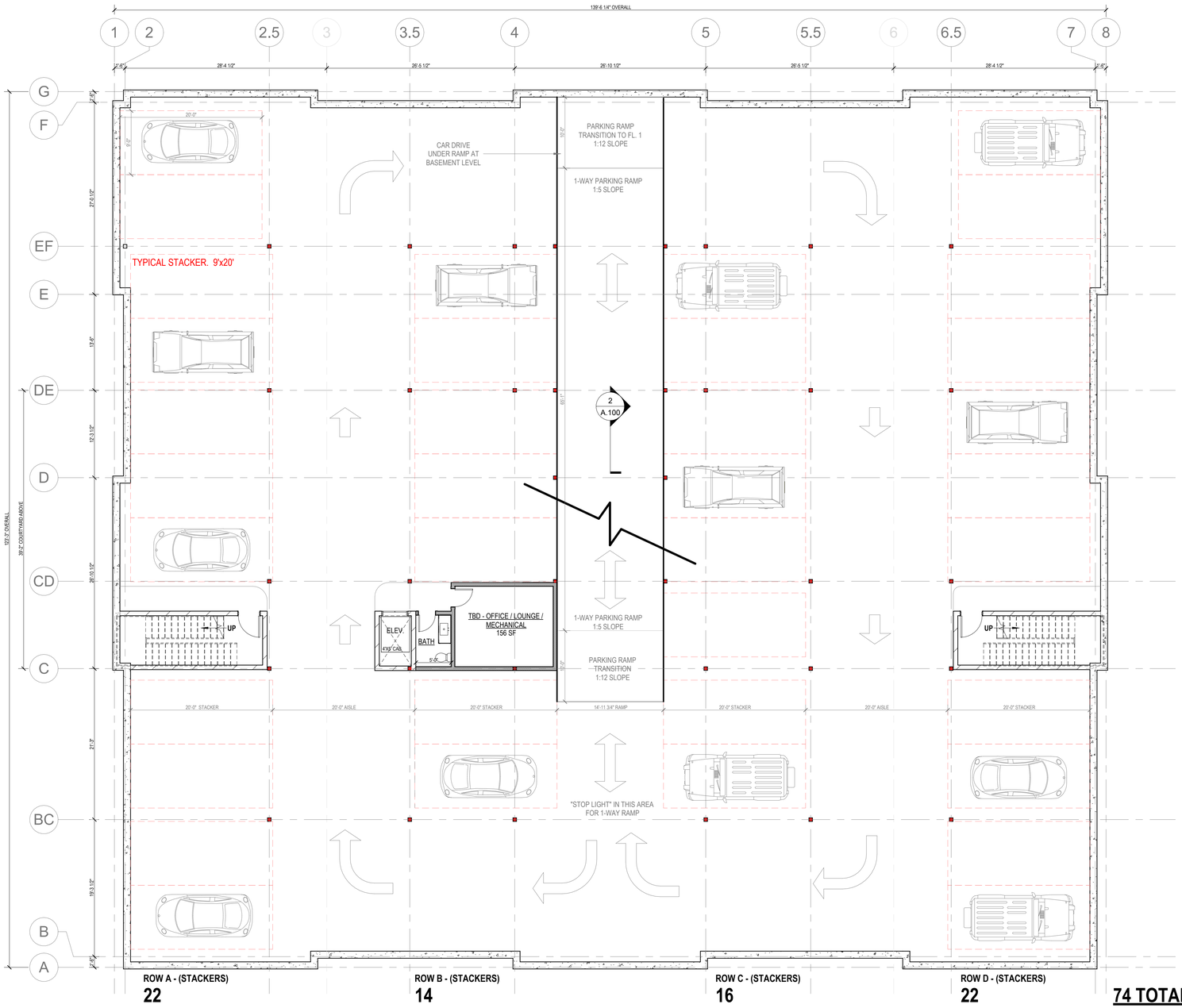
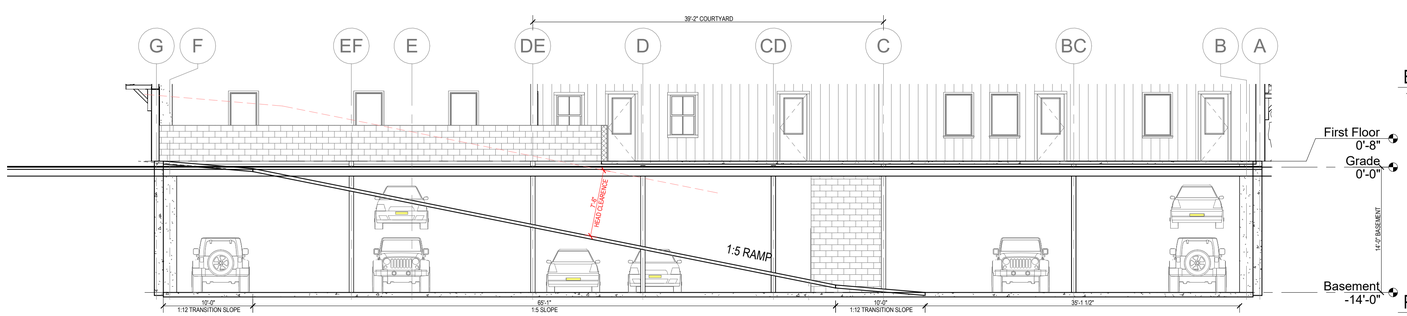
G.101
2329

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
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Proposed G.C.:	14,820 GSF
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A.100

2329

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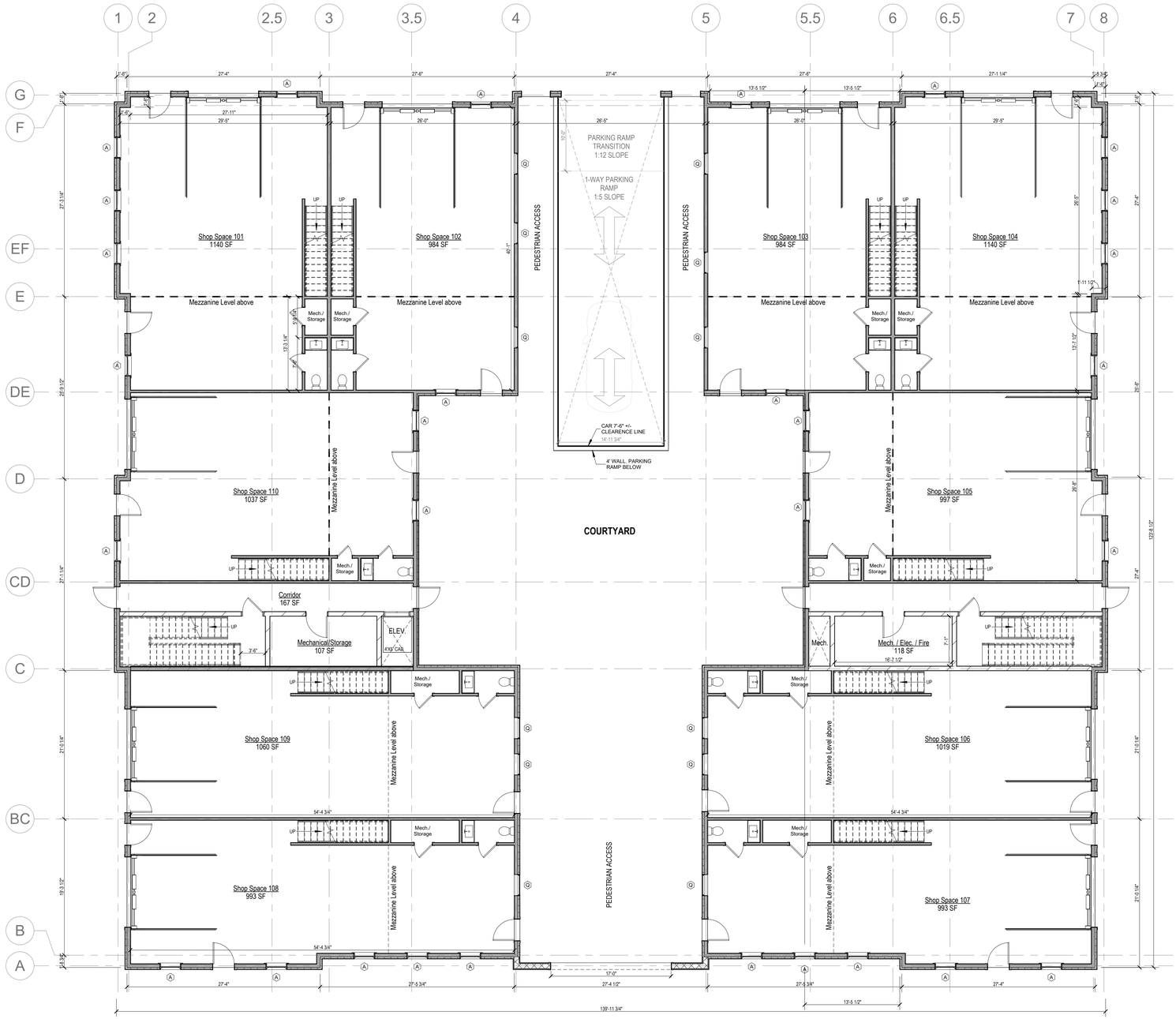

First Floor Plan
1/8" = 1'-0"

12,587 GSF

2329

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First Floor Plan

Site Information

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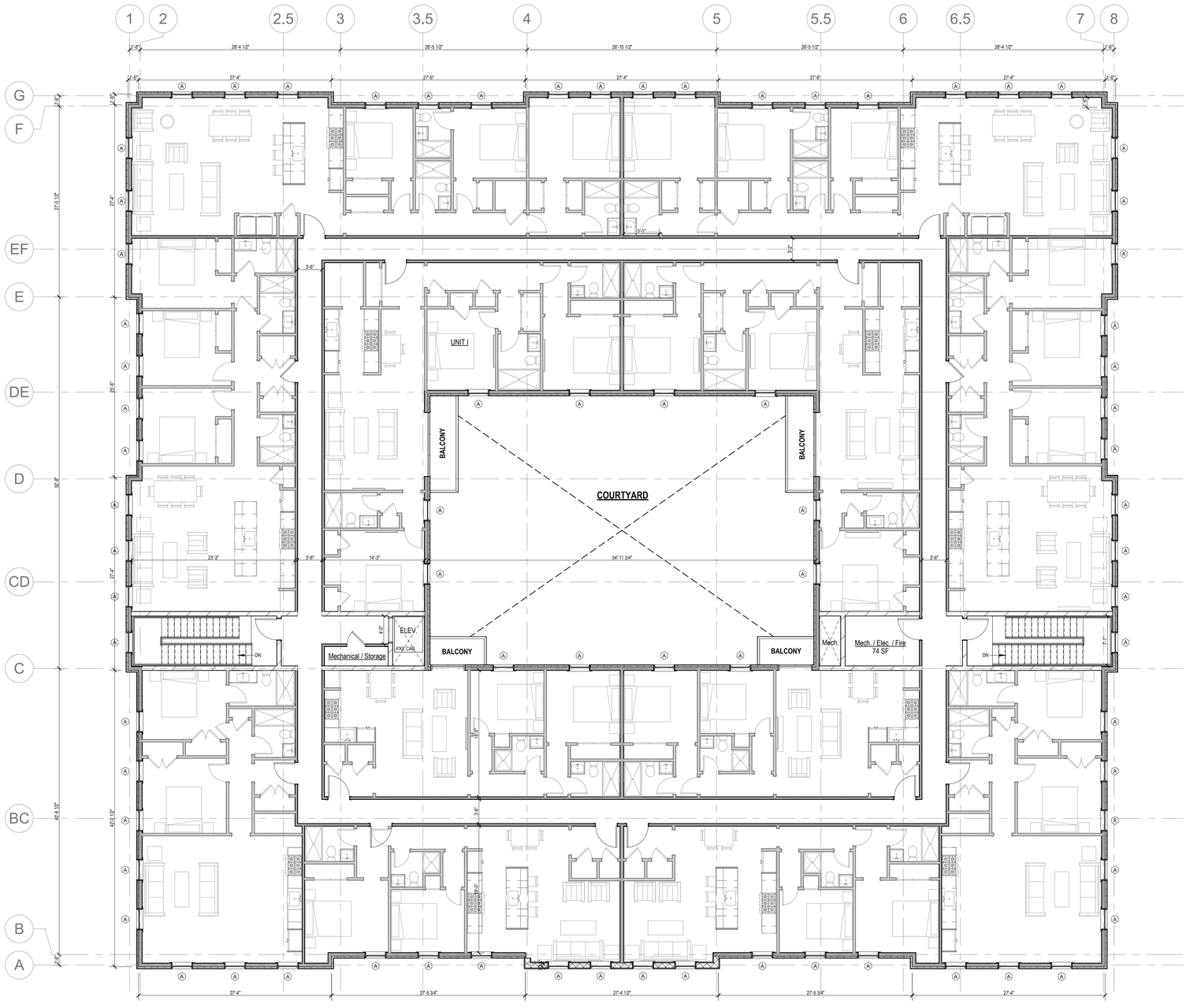
A.101
2329

HDC New Business Submission *05.20.2024*



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
Minimum Frontage:	50'
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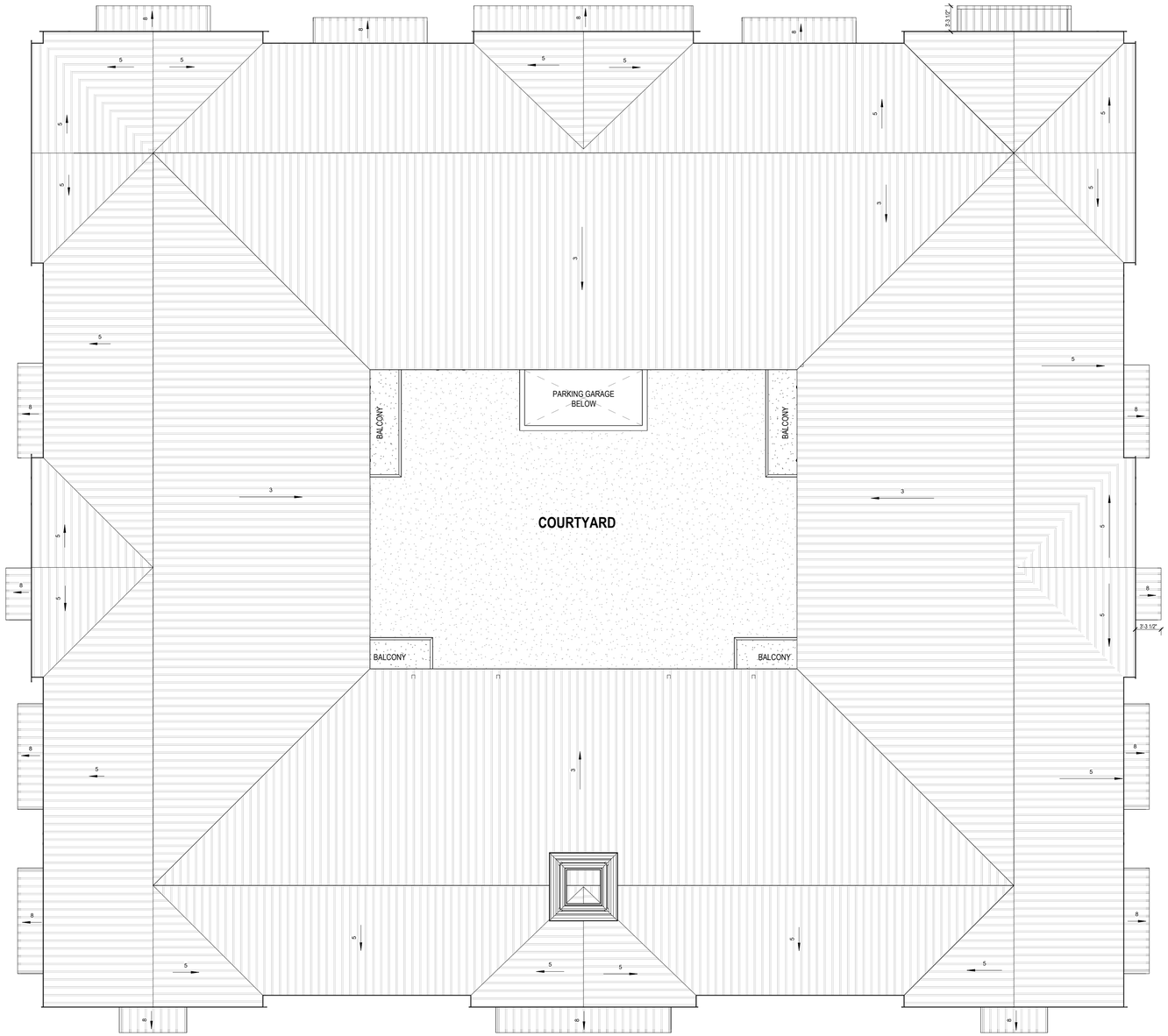
A.102
2329

HDC New Business Submission *05.20.2024*



Roof Plan
1/8" = 1'-0"

2329

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13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
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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

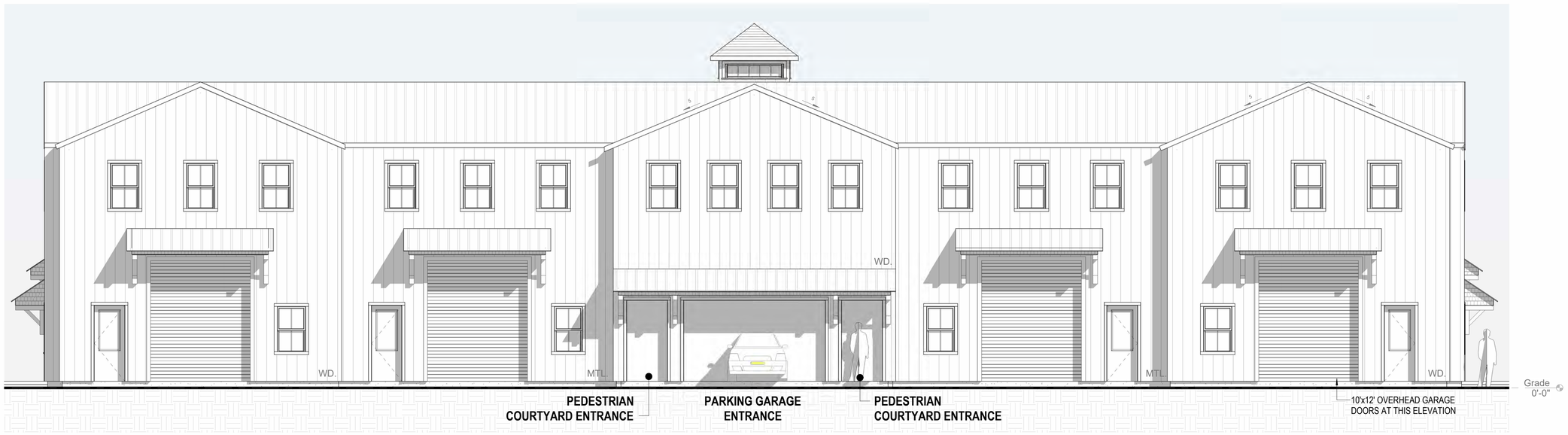
05.20.2024

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

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Nantucket, MA 02554

emeritus
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Exterior Elevations

Site Information

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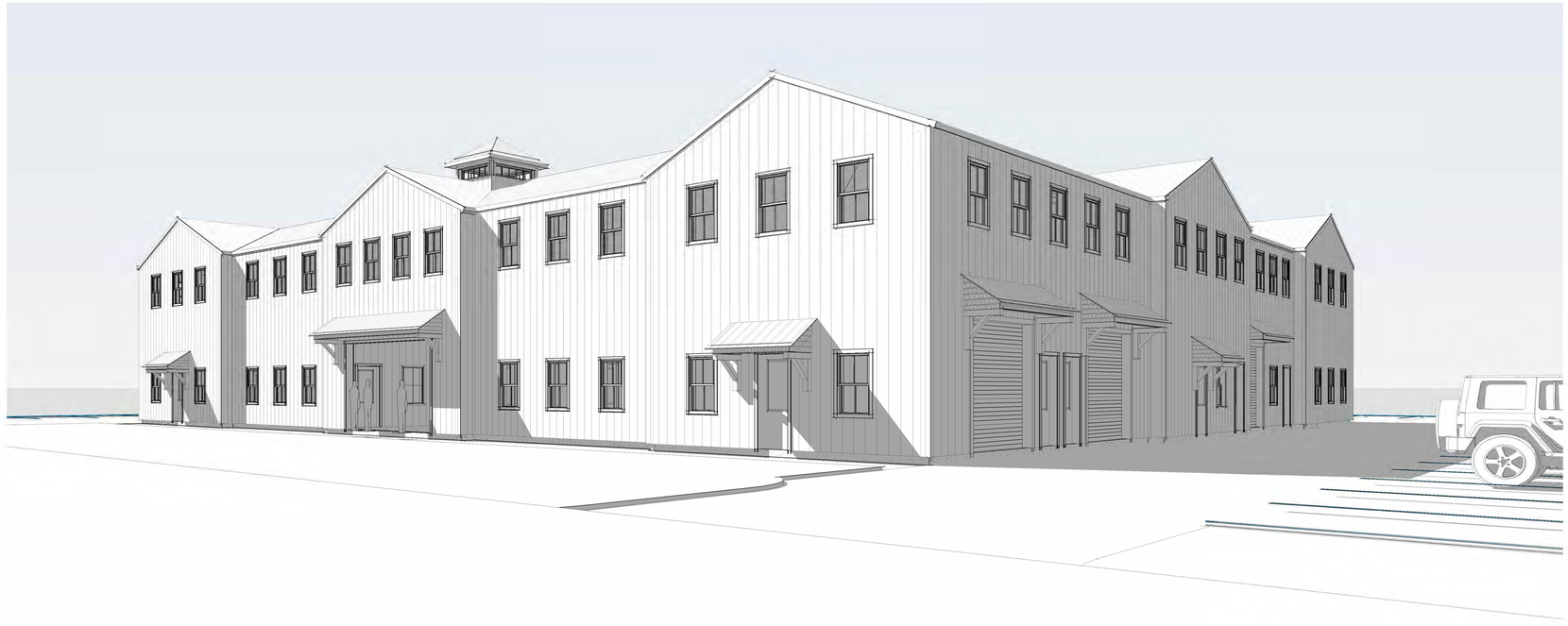
A.202

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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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

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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
23
68 381
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68 380
27
68 379
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68 378
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68 371
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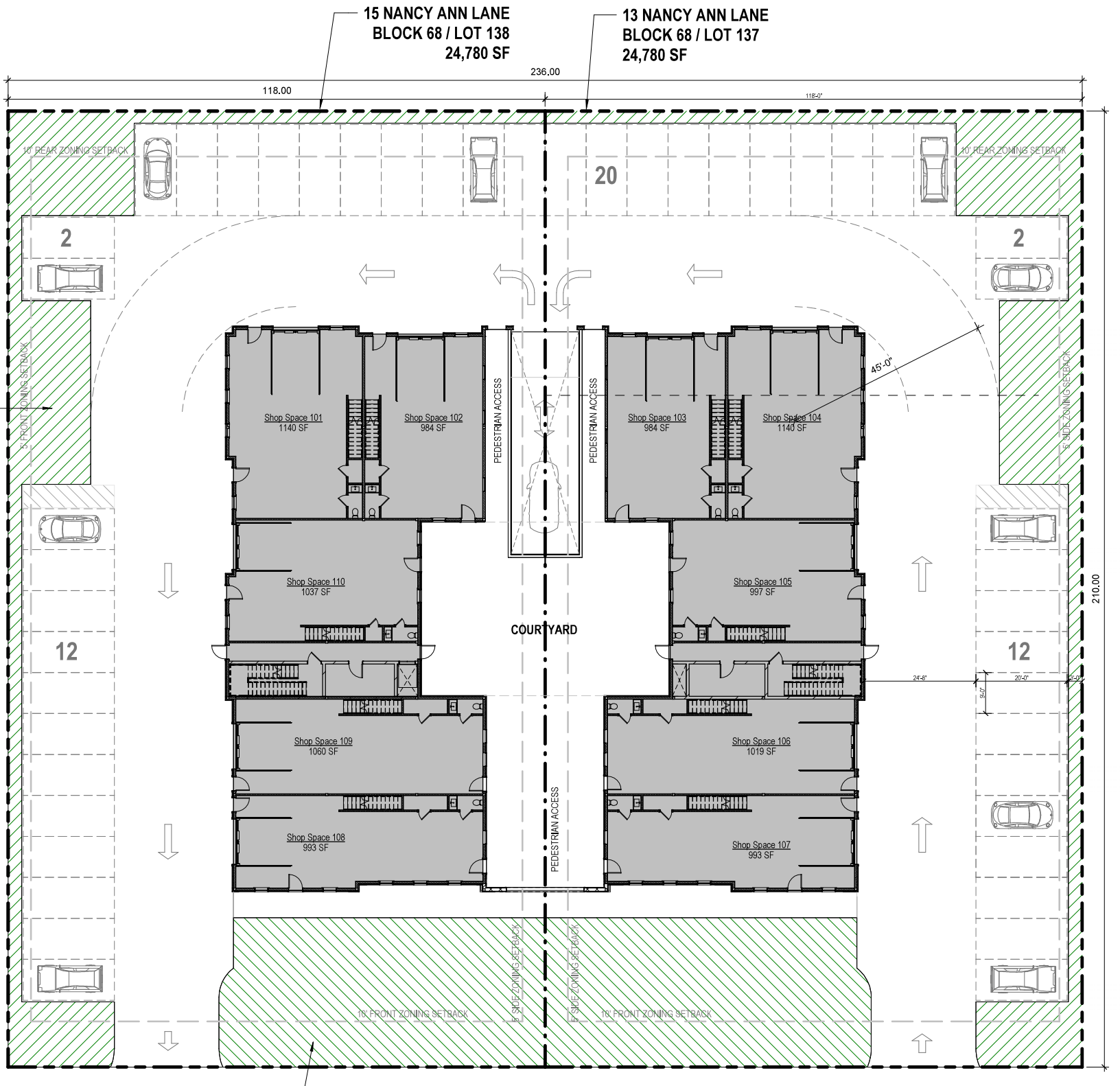
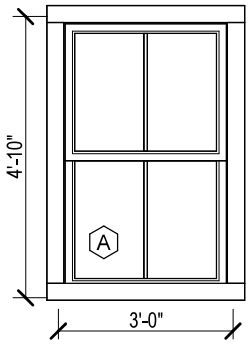
68 358
43

Locus Map

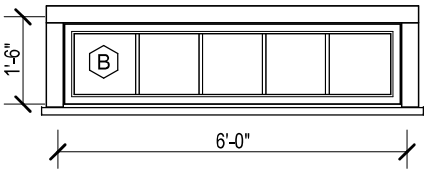


Overall Site Plan

1/16" = 1'-0"



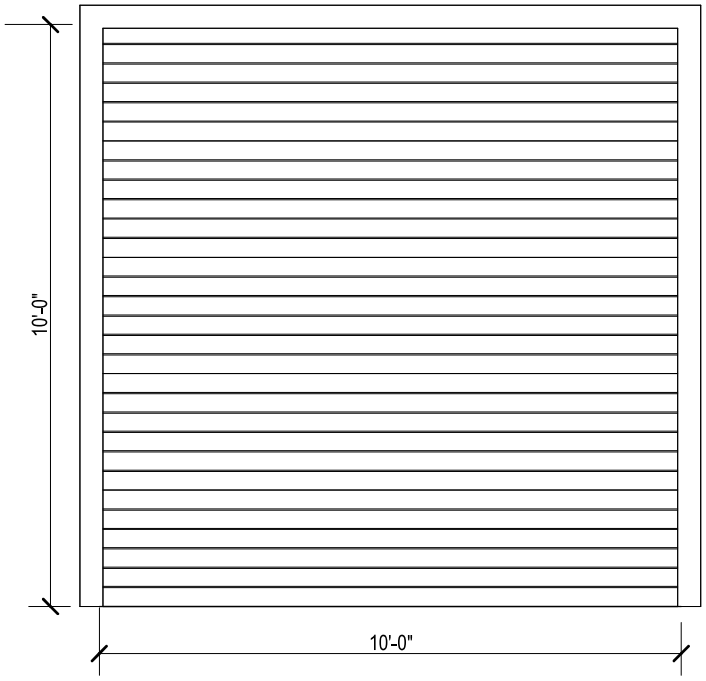
Double Hung
2/2 SDL



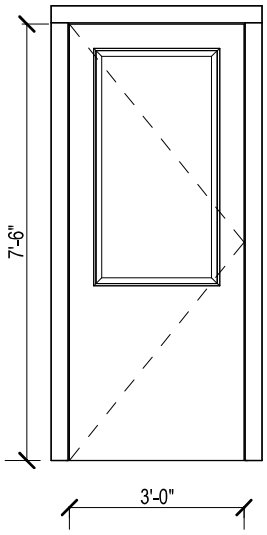
Fixed - Cupola
5 Lite SDL

Window Legend

1/4" = 1'-0"



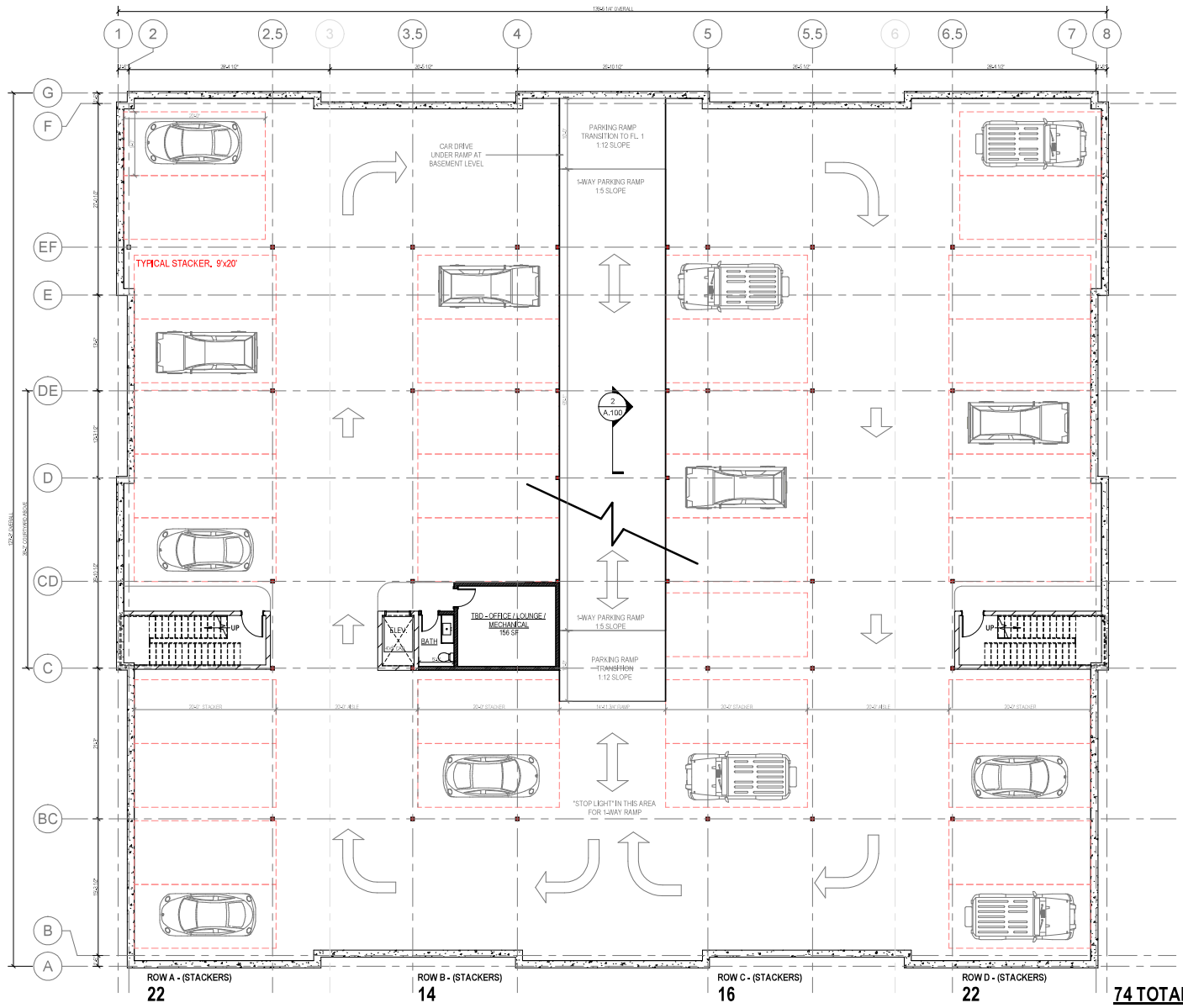
Metal Overhead
Garage Door



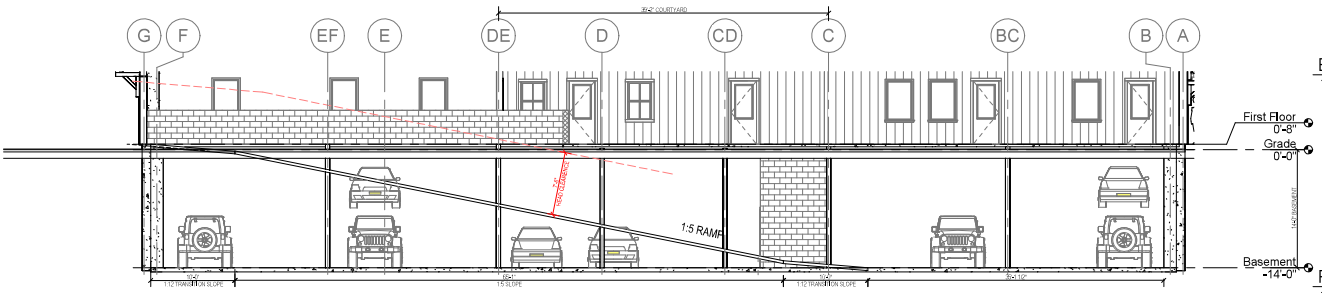
2 Panel
Glass and Metal Door

Door Legend

1/4" = 1'-0"



74 TOTAL SPACES



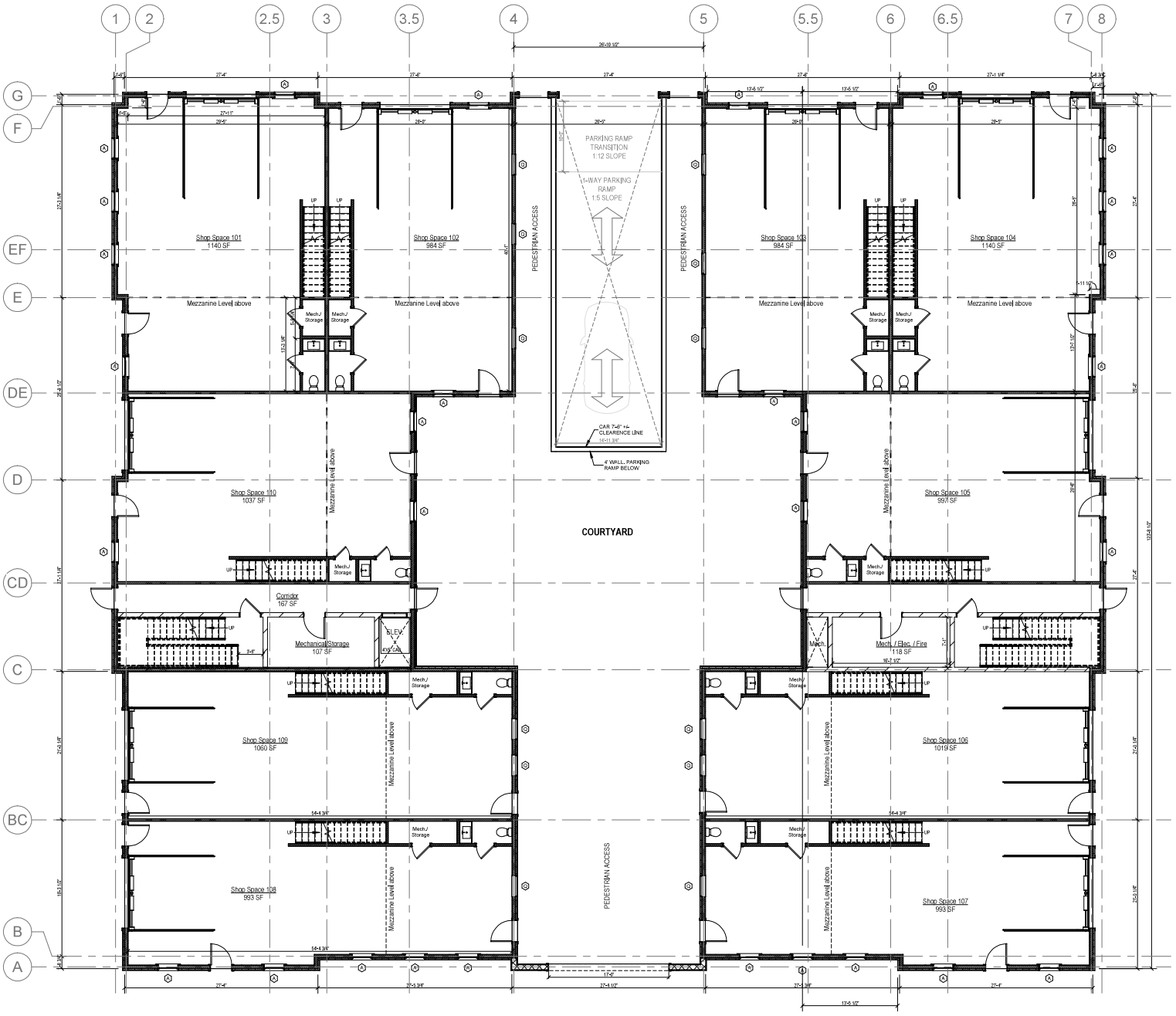
Basement Floor Plan_Parking Garage

1/8" = 1'-0"

16,949 GSF

Parking Garage Ramp Section

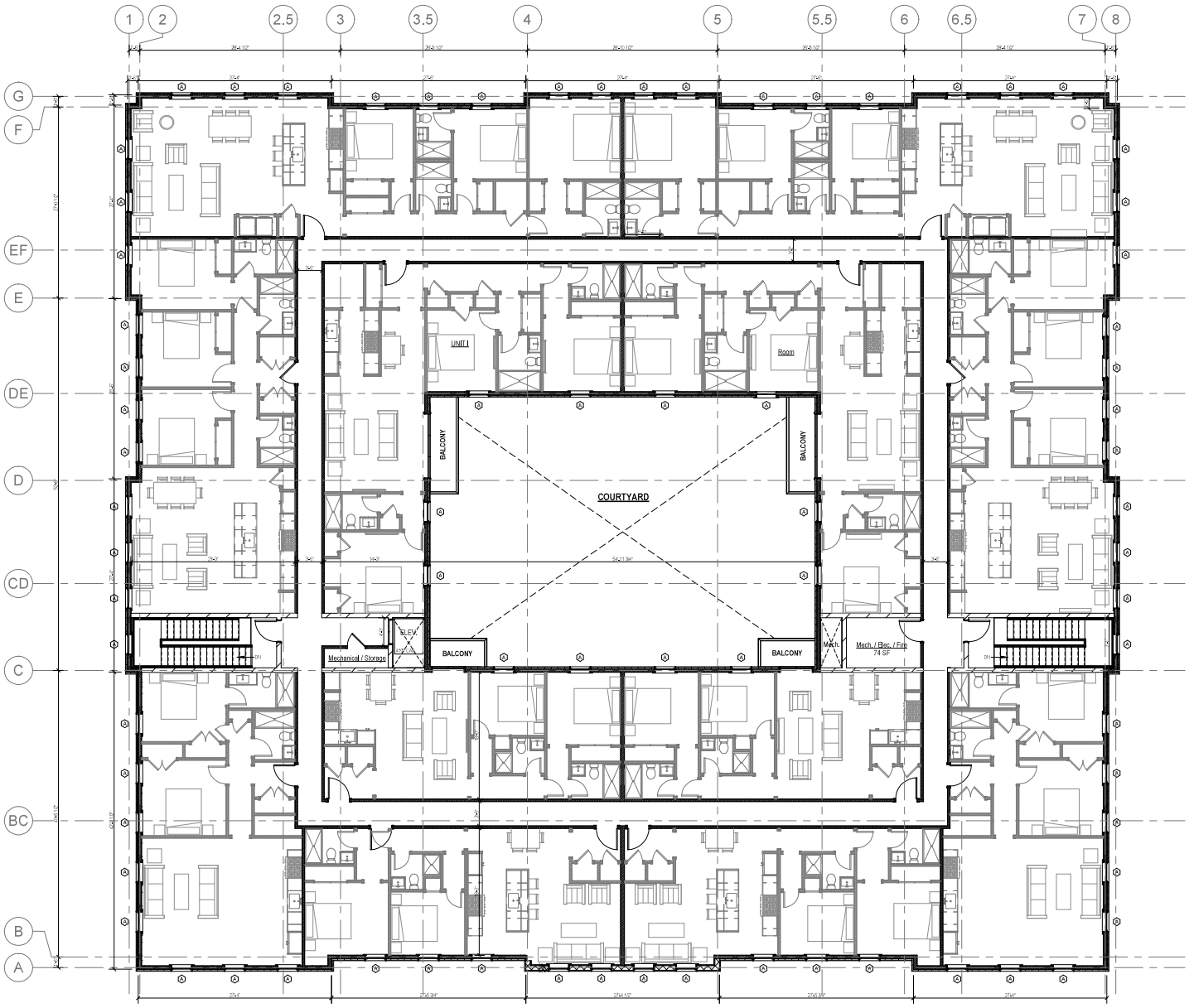
1/8" = 1'-0"



First Floor Plan

1/8" = 1'-0"

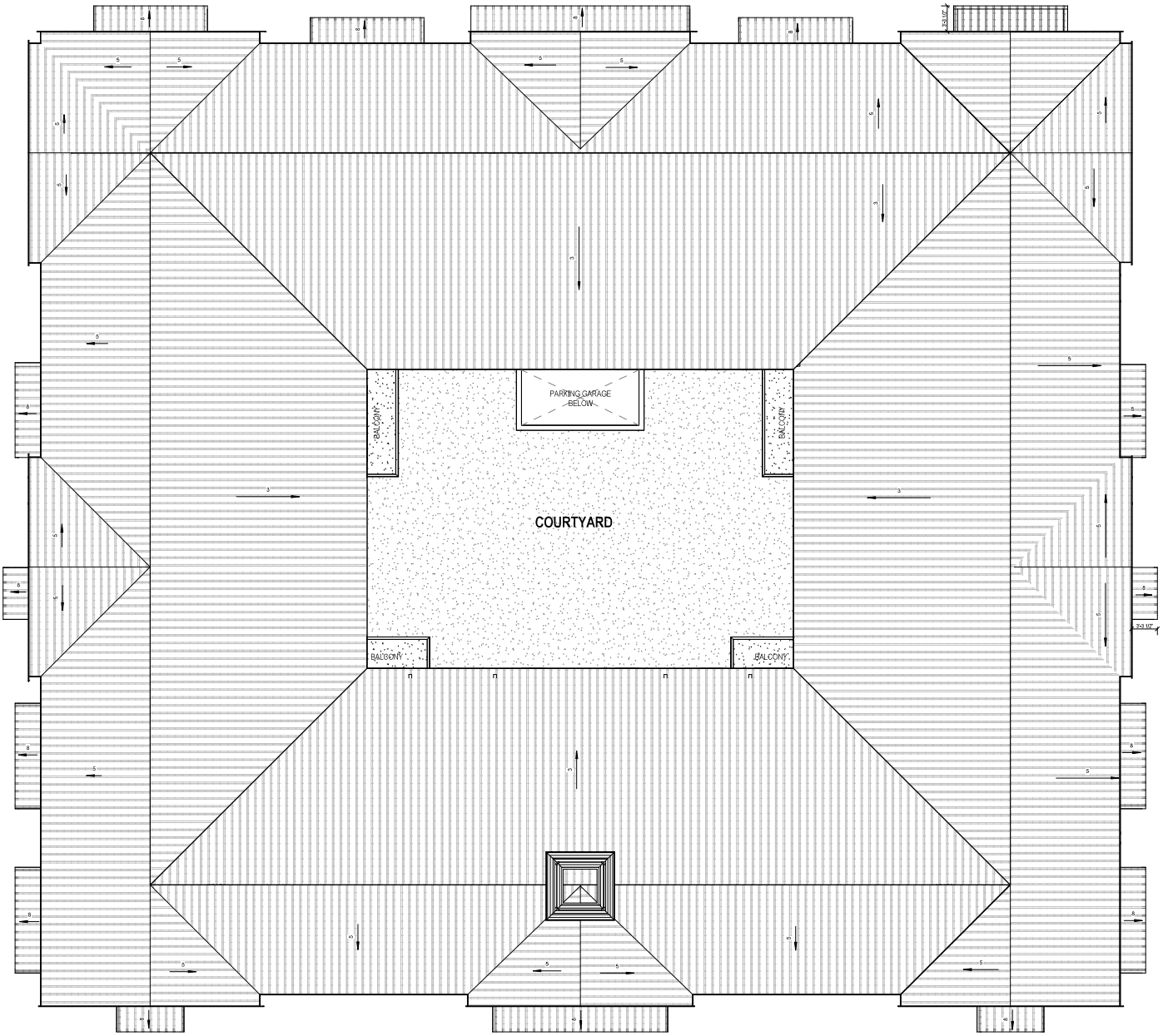
12,587 GSF



14,820 GSF

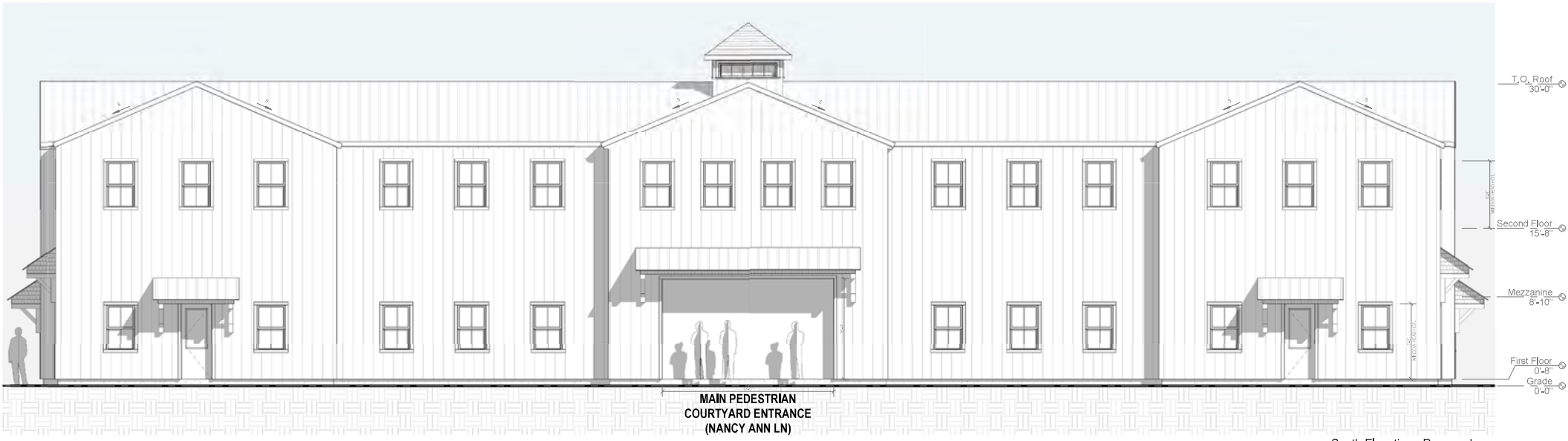
Second Floor Plan

1/8" = 1'-0"



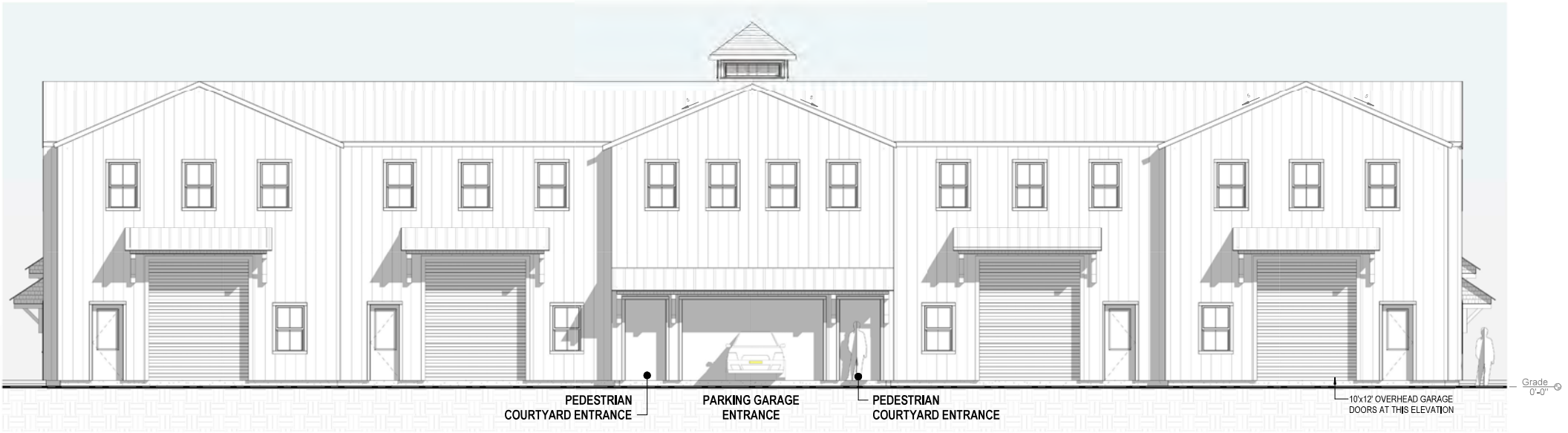
Roof Plan

1/8" = 1'-0"



South Elevation - Proposed

3/16" = 1'-0"



North Elevation - Proposed

3/16" = 1'-0"



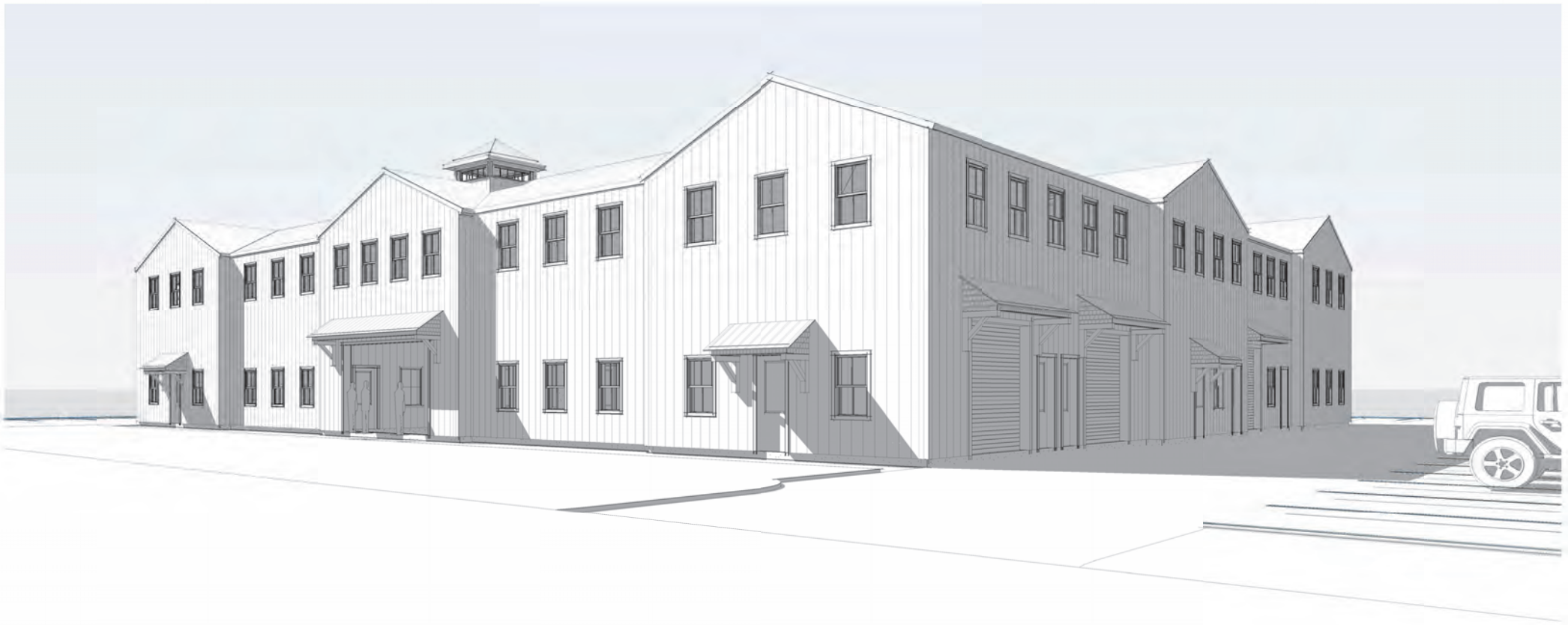
East Elevation - Proposed

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**								

9589 0710 5270 0324 7578 92

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GLOWACKI KIM
20 GREGLEN AVE
NANTUCKET, MA 02554

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ACK ACQUISITION LLC
C/O BERNKOPF GOODMAN LLP
BOSTON, MA 02210

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Street and A
City, State, Z

TRC NANTUCKET REALTY LLC
14B GREGLEN AVE
NANTUCKET, MA 02554

Postmark Here

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

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HILLS AND VALLEYS LLC
28 LOVERS LN
NANTUCKET, MA 02554

Postmark Here

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

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Street
City, S

RICHMOND MEADOWS TWO ACK LLC
23 CONCORD ST
WILMINGTON, MA 01887

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

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postag
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Sent To
Street and A
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

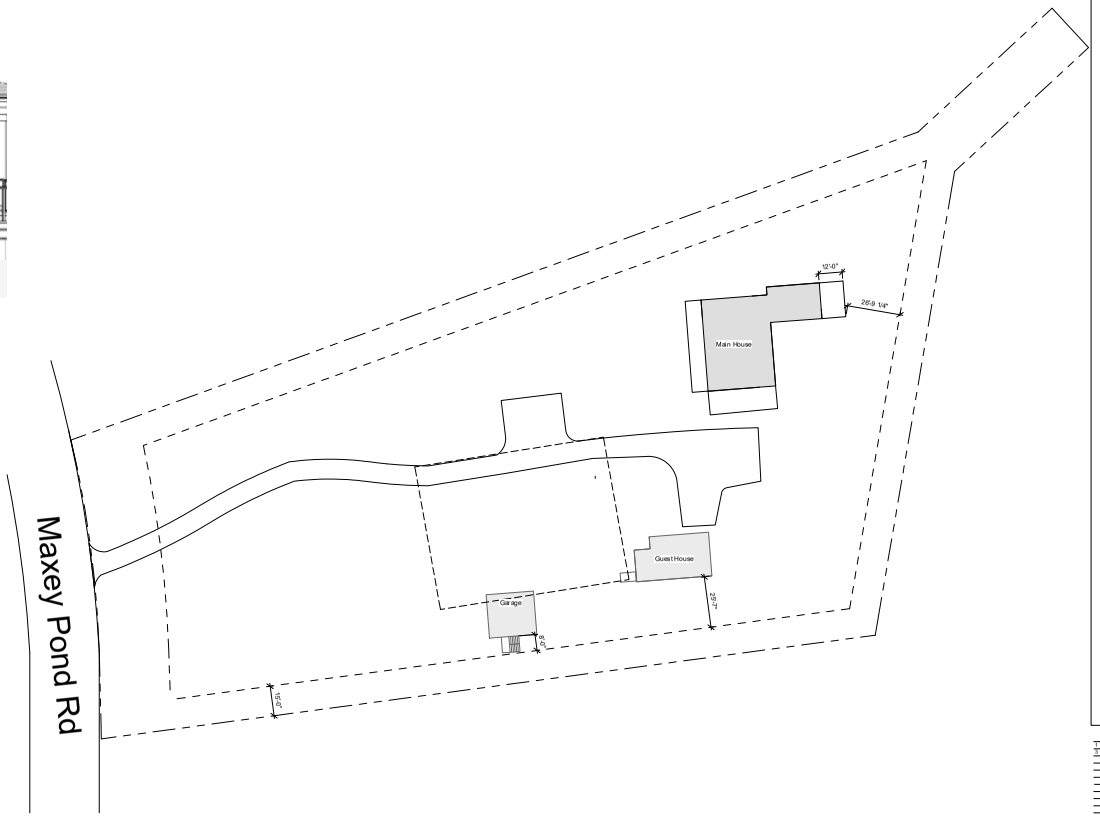
3 Maxey Pond, Nantucket, MA



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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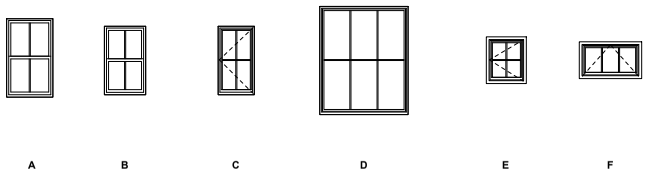
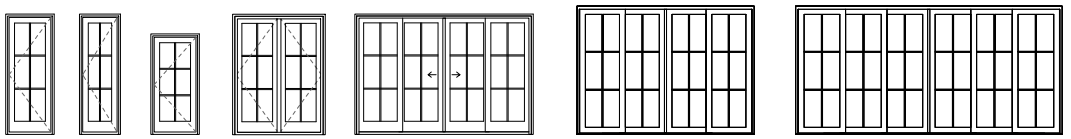


Window Legend
1/4" = 1'-0"

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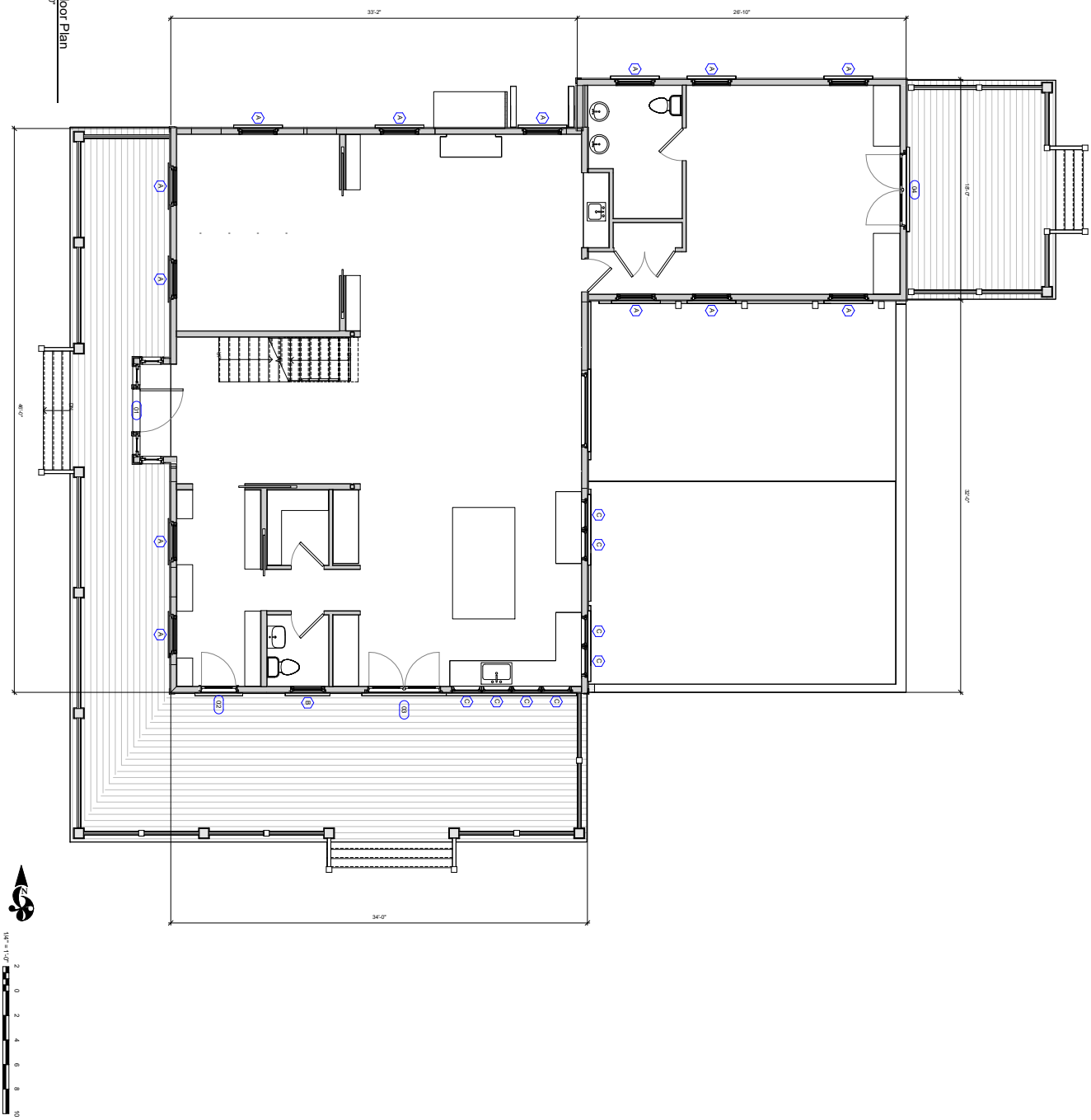
1 First Floor Plan
1/4" = 1'-0"



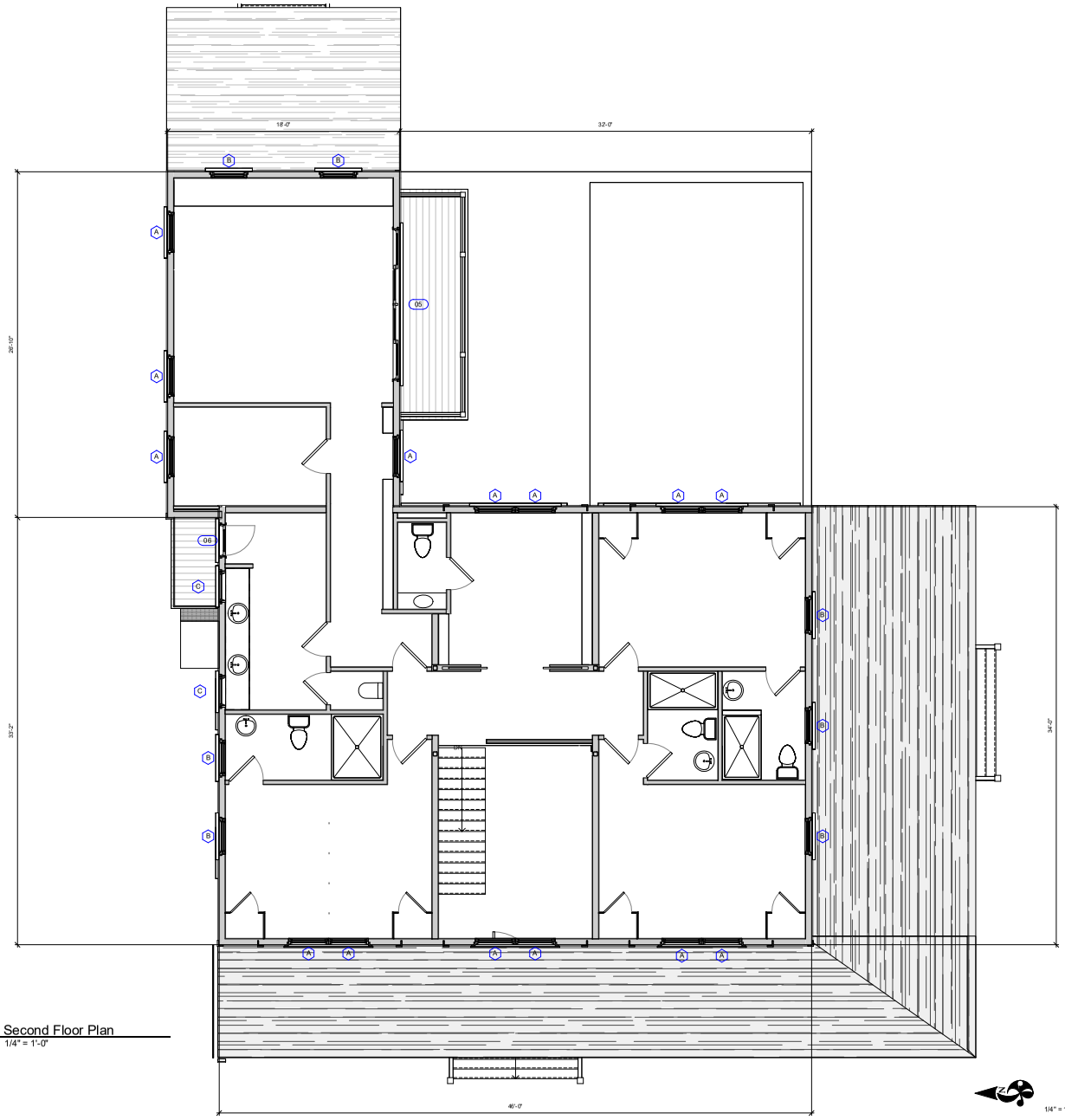
HDC8

#	Date	Note
1	2024.03.29	HDC Submission
0	2024.05.18	HDC Submission

Schaible
3 Maxey Pond Rd
Main House
HDC8 Floor 1

For Construction

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM



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 _____

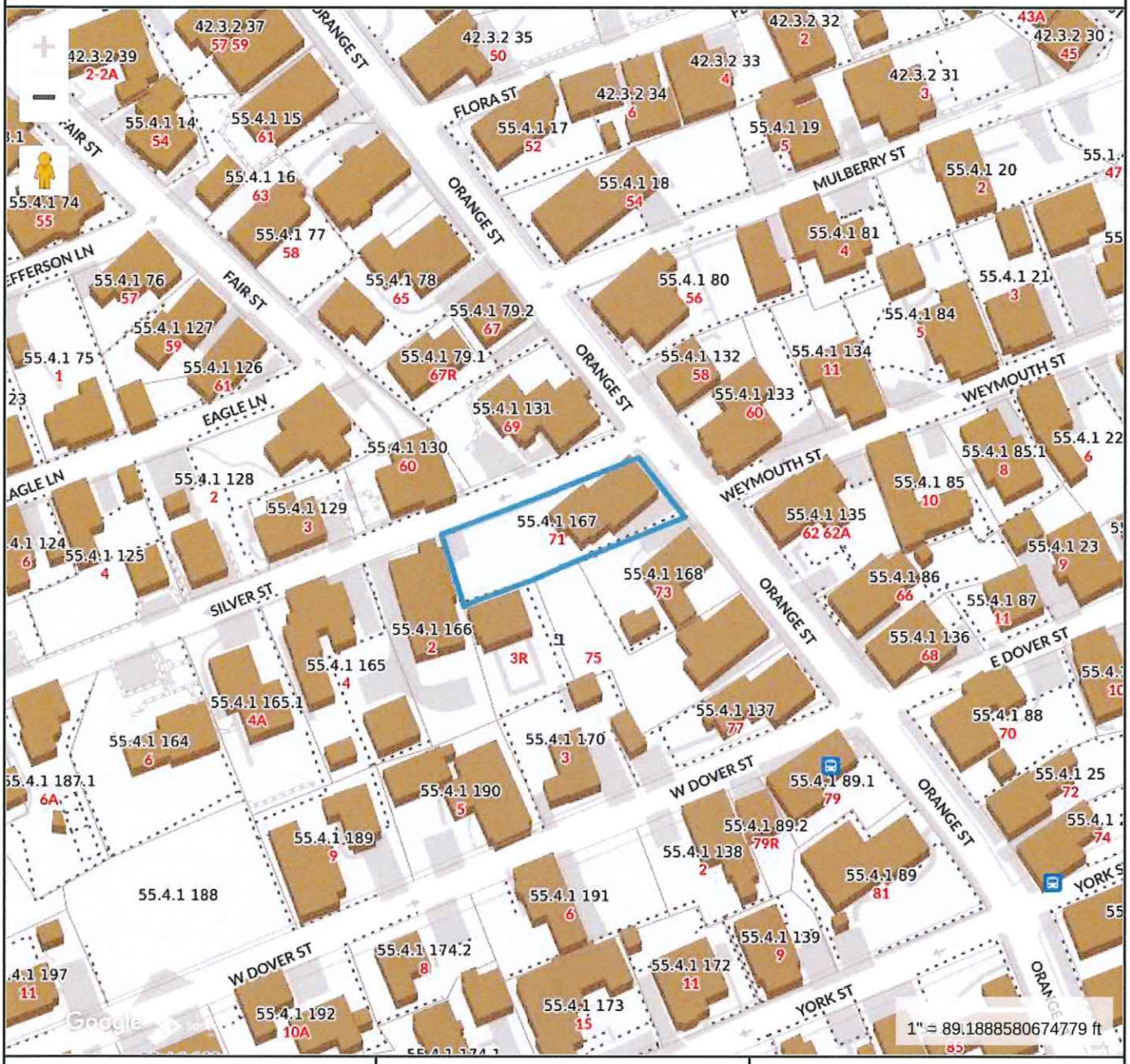
Trim WHITE Sash _____ Doors _____

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

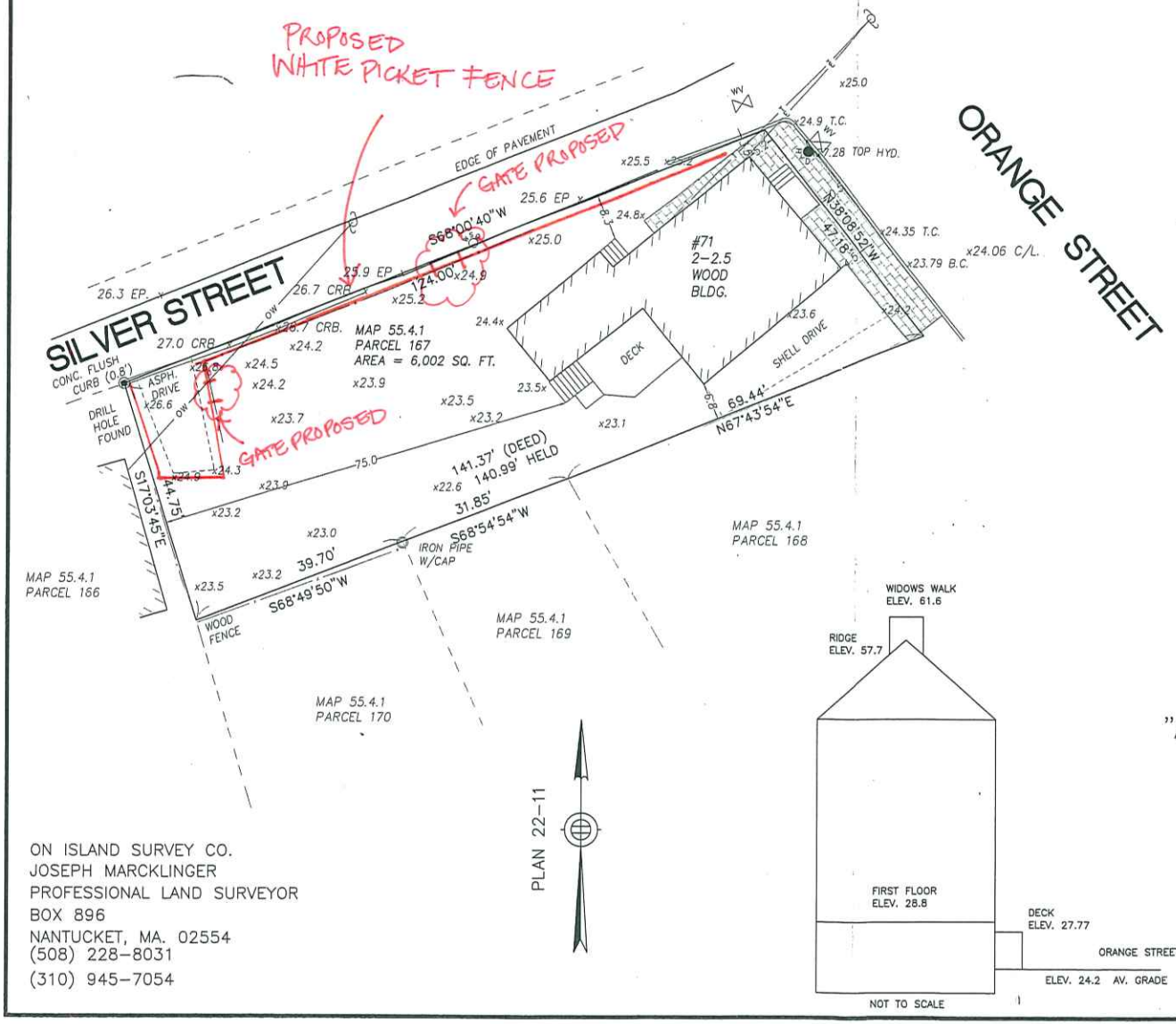
Property ID	11063
Location	71 ORANGE ST
Owner	ACK 71 ORANGE STREET LLC

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

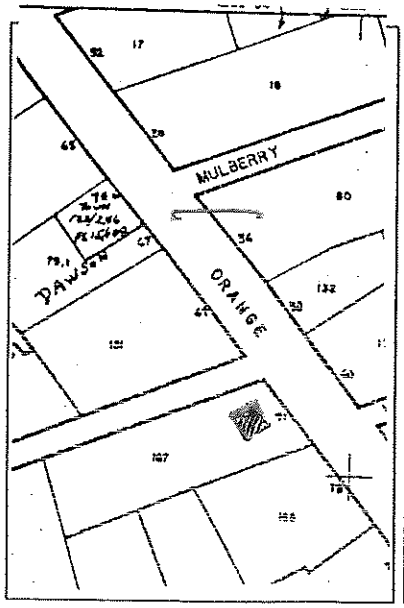
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

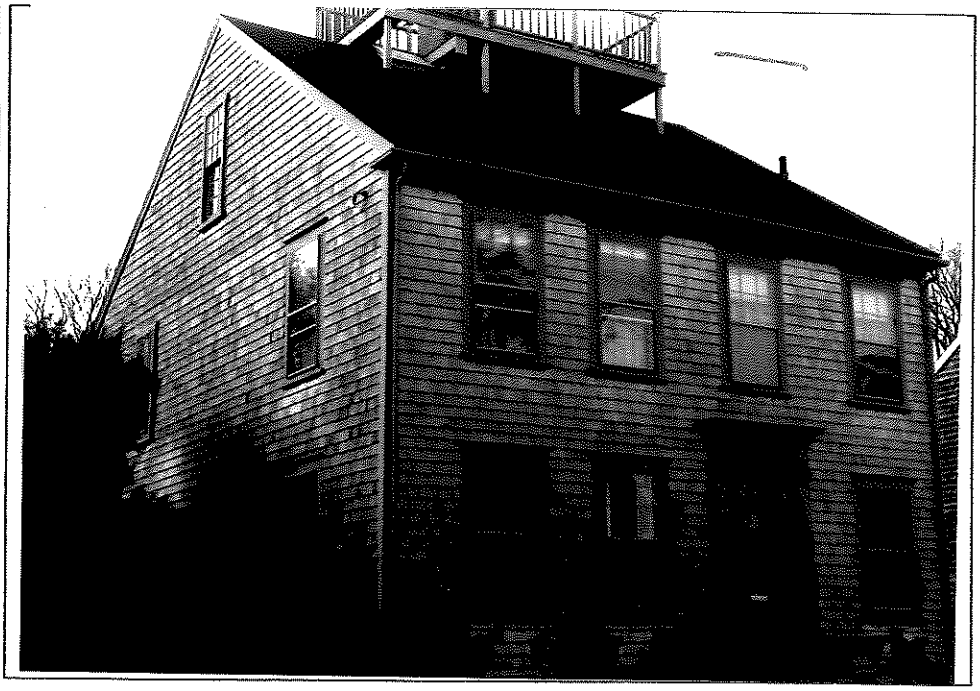
6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

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

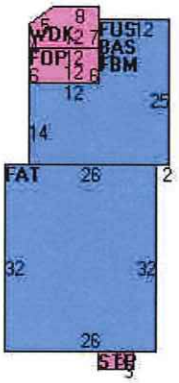
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Excellent +
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft 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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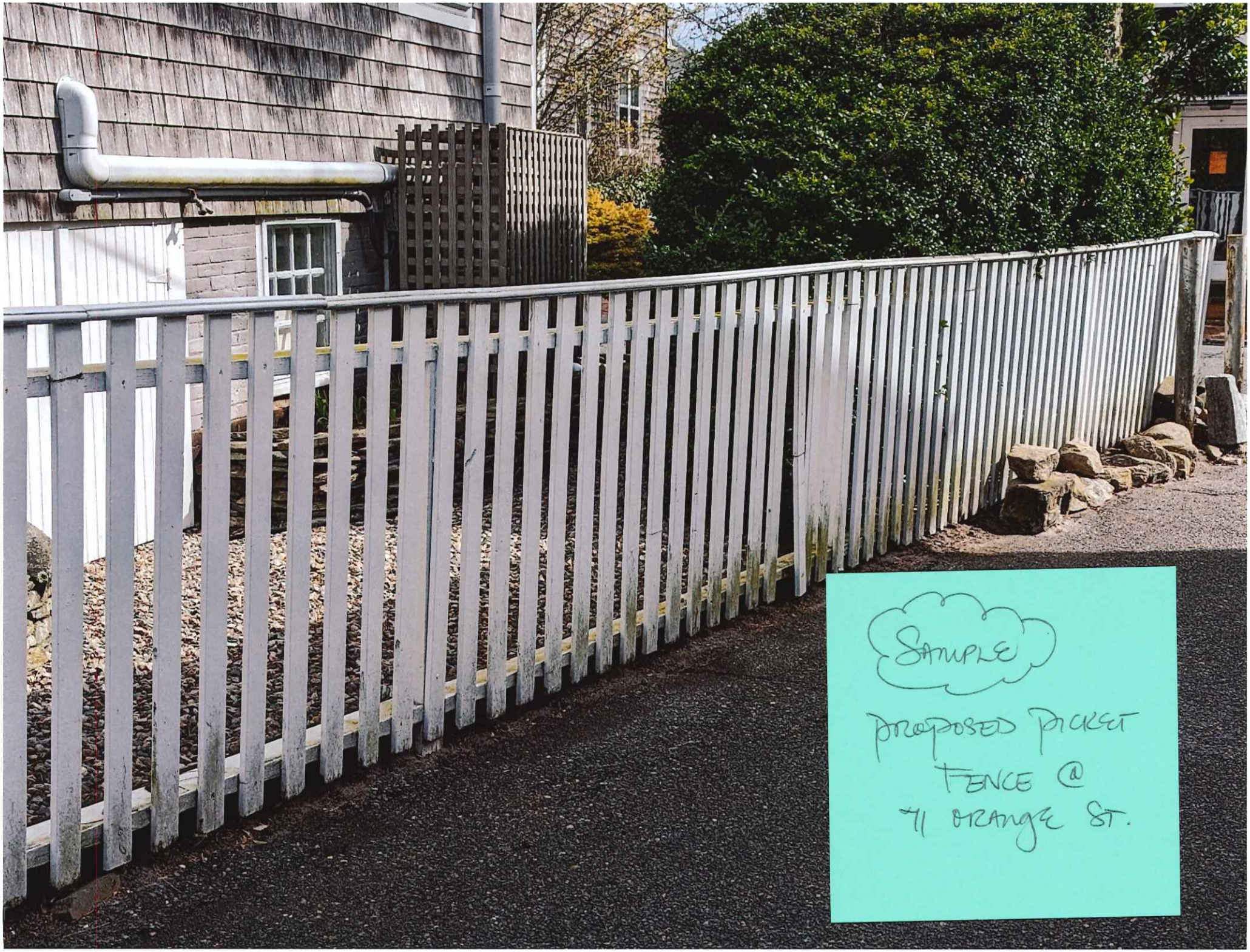
SAMPLE
PROPOSED
GATES
@ 71
ORANGE ST.

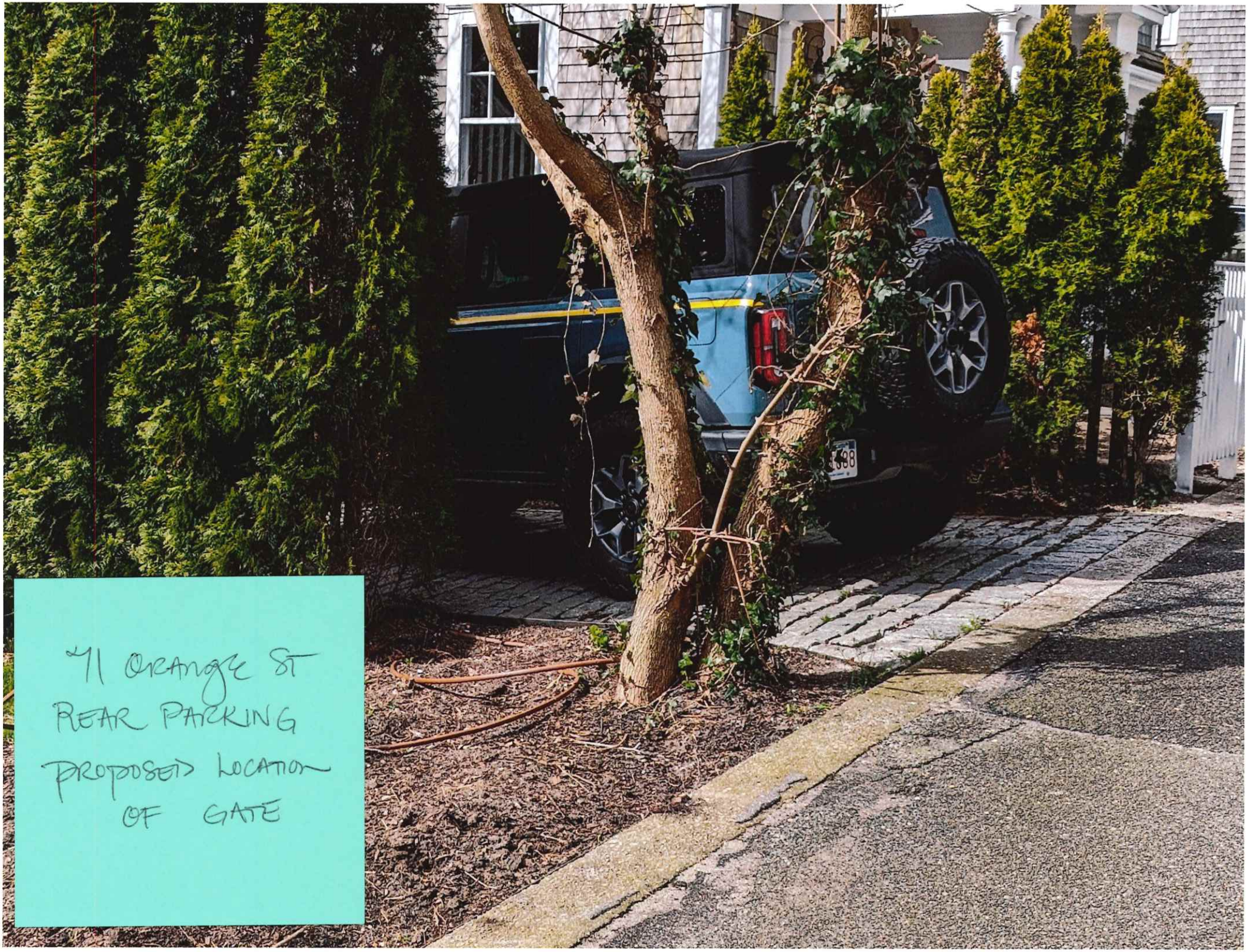

SAMPLE
PROPOSED PICKET
FENCE @
41 ORANGE ST.


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

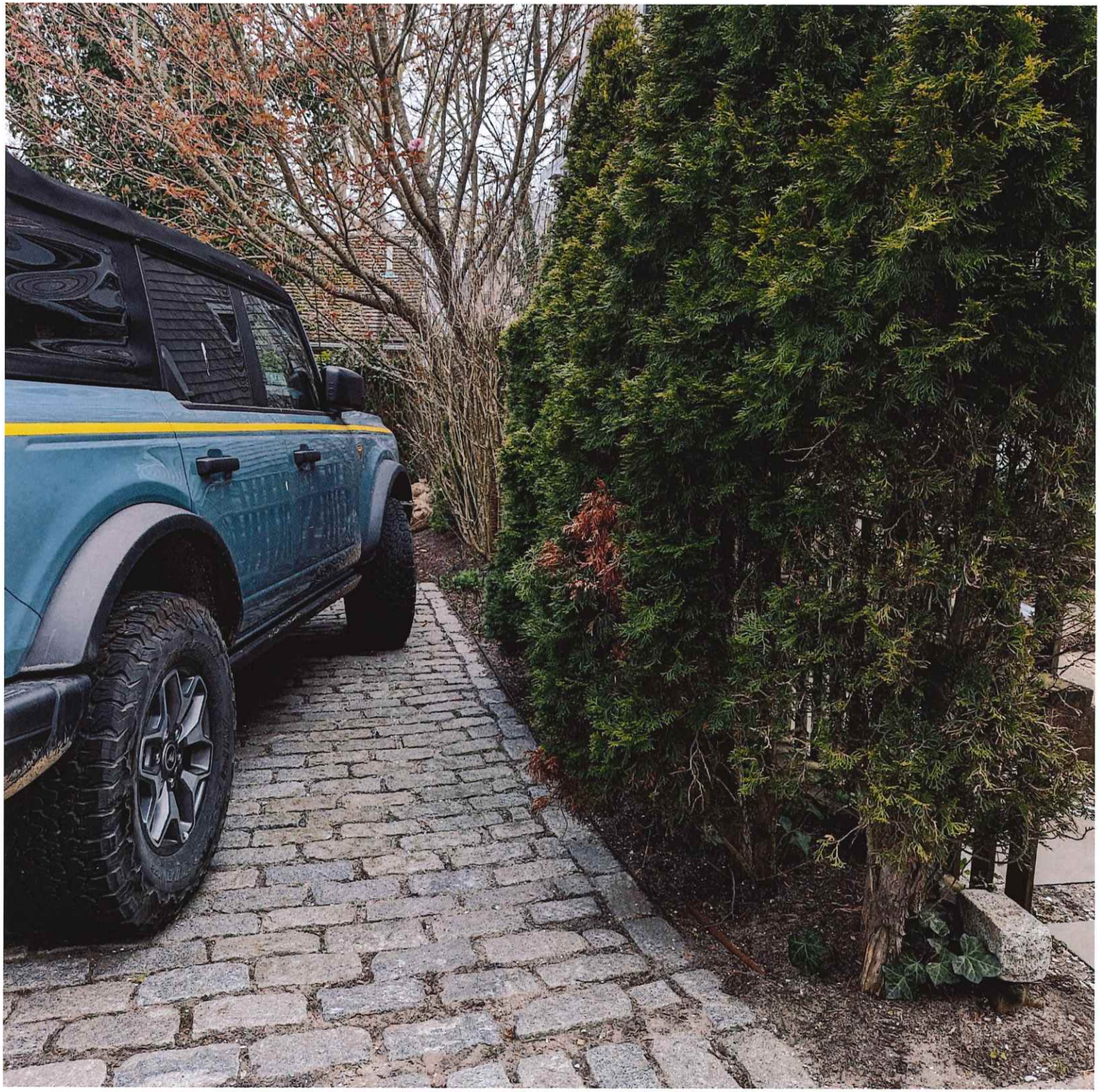


41 Orange Street



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

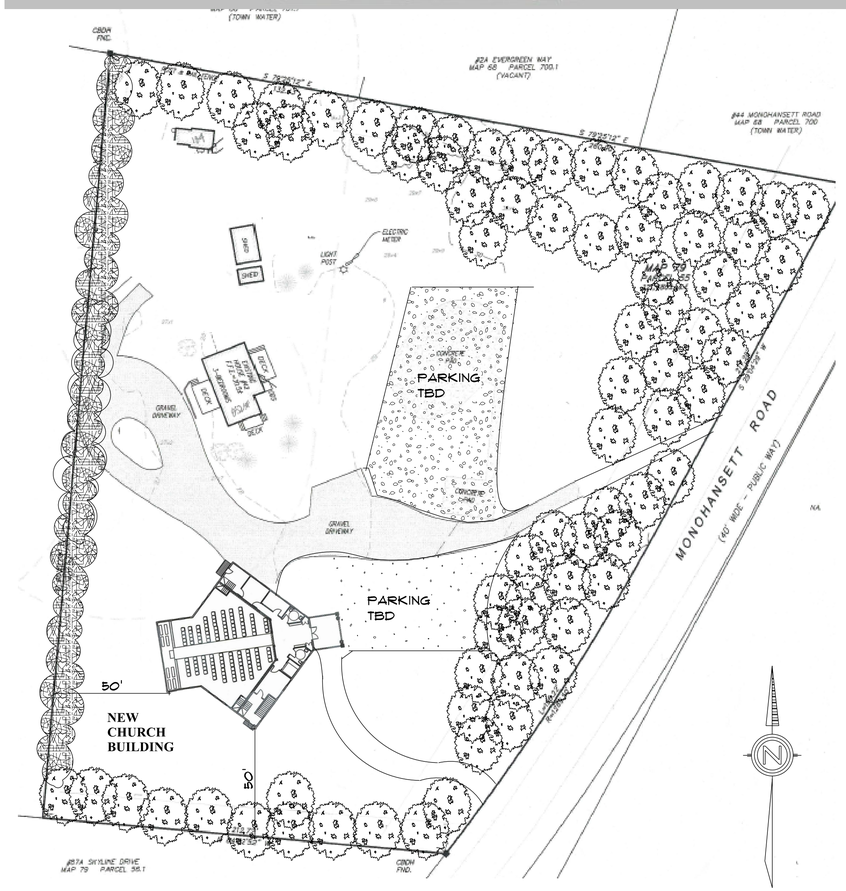




MAP 79 PARCEL 55

PROPOSED CHURCH BUILDING





SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 5-20-24

42 MONOHANSETT- PROPOSED CHURCH BUILDING

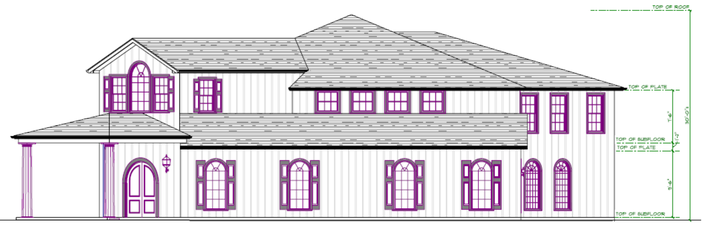
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584











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

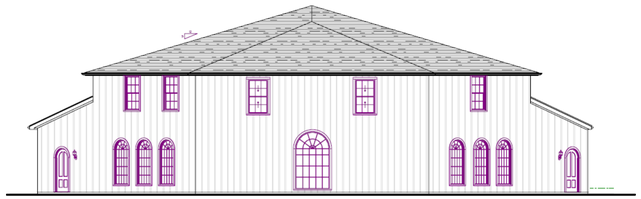
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584



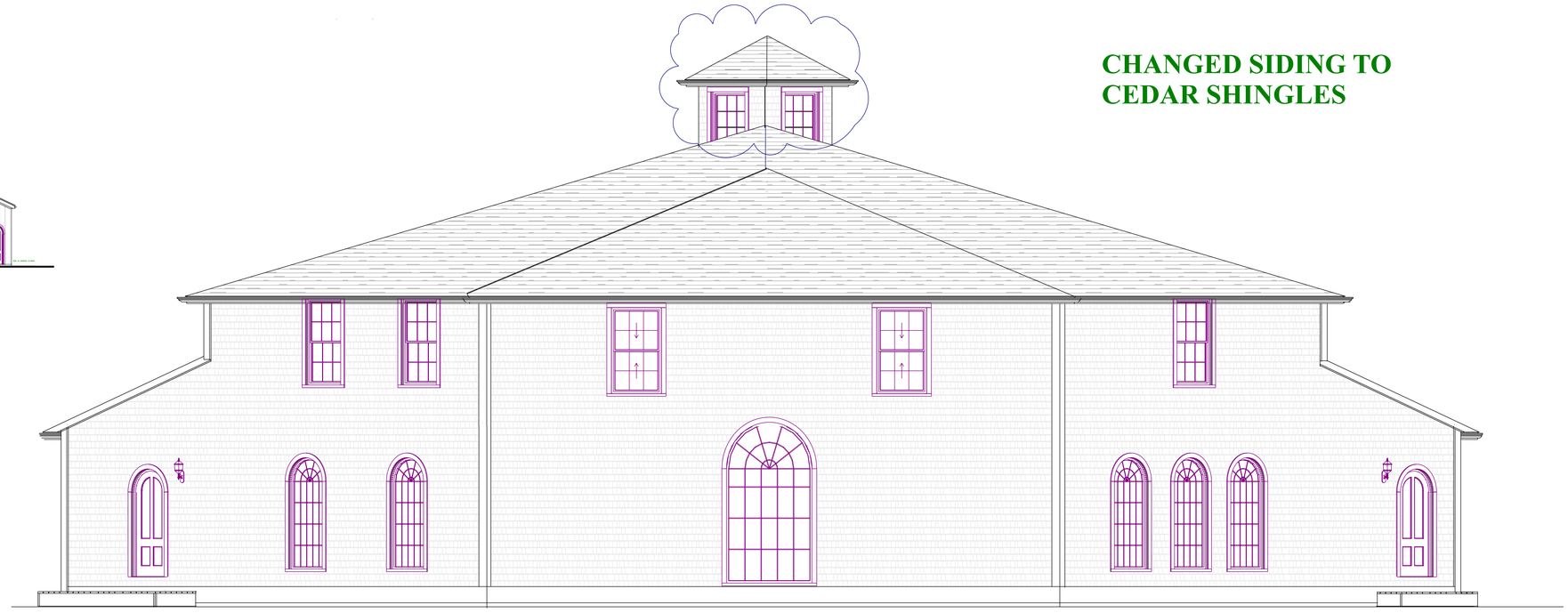
LEFT (SOUTH) ELEVATION



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION



CHANGED SIDING TO
CEDAR SHINGLES

REAR (WEST) ELEVATION

42 MONOHANSETT- PROPOSED CHURCH BUILDING

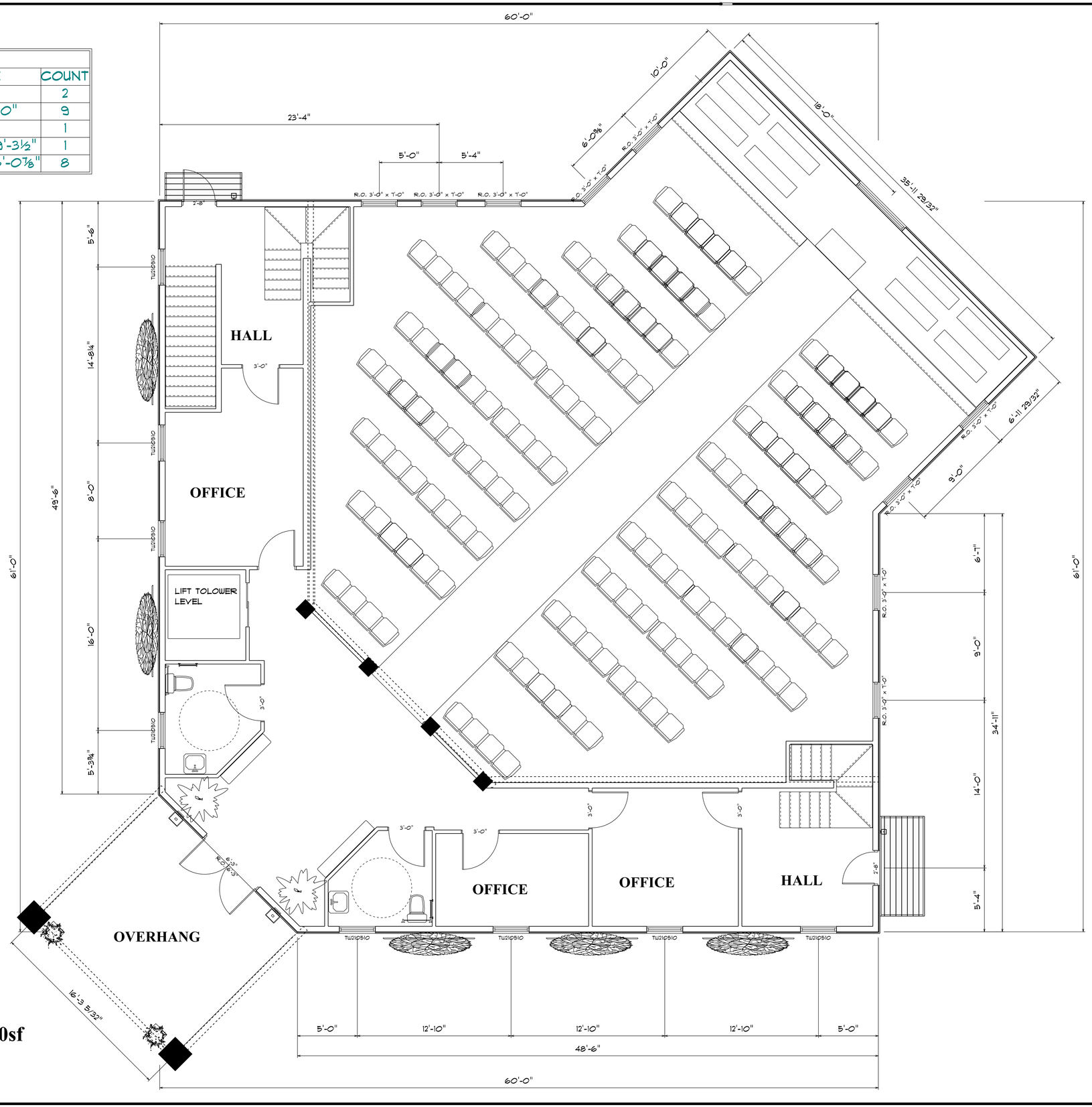
SCALE: 1/4"=1'

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

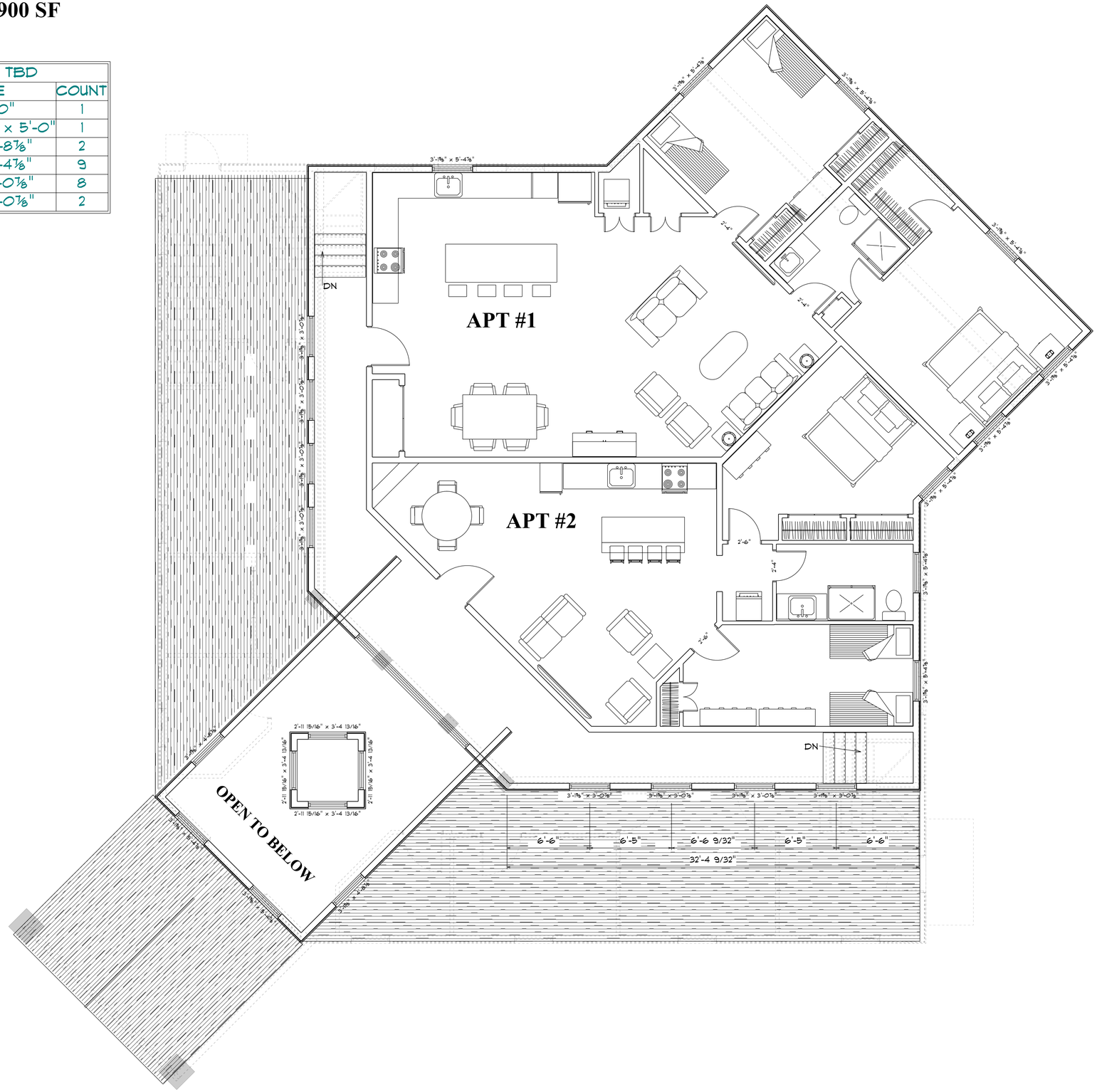
42 MONOHANSETT- PROPOSED CHURCH BUILDING

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.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 3

Street & Number of Proposed Work: 31 Squam Road

Owner of record: Squam Holdings LLC

Mailing Address: 31 St. James Avenue, Ste 740
Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 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.

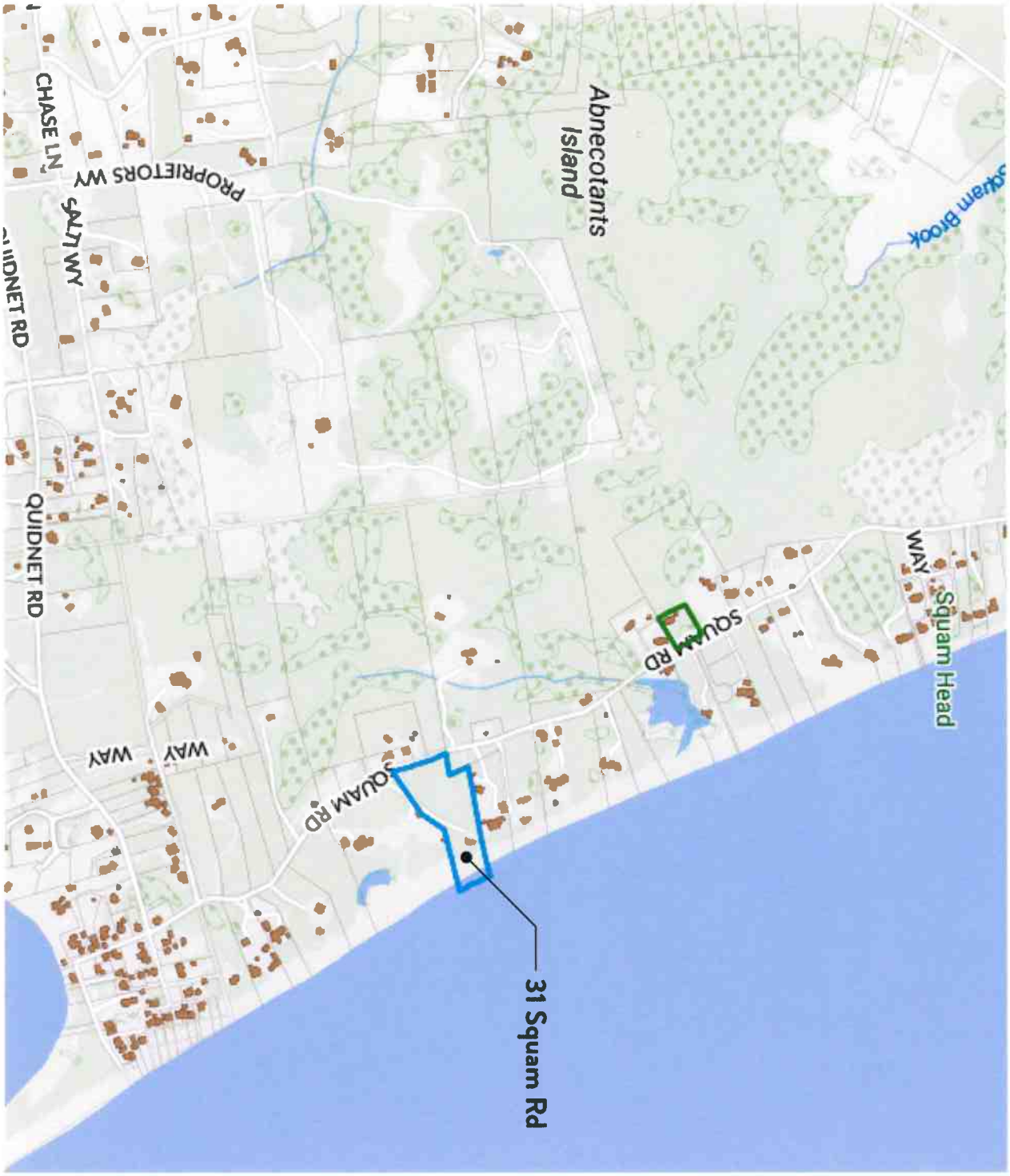
COLORS

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

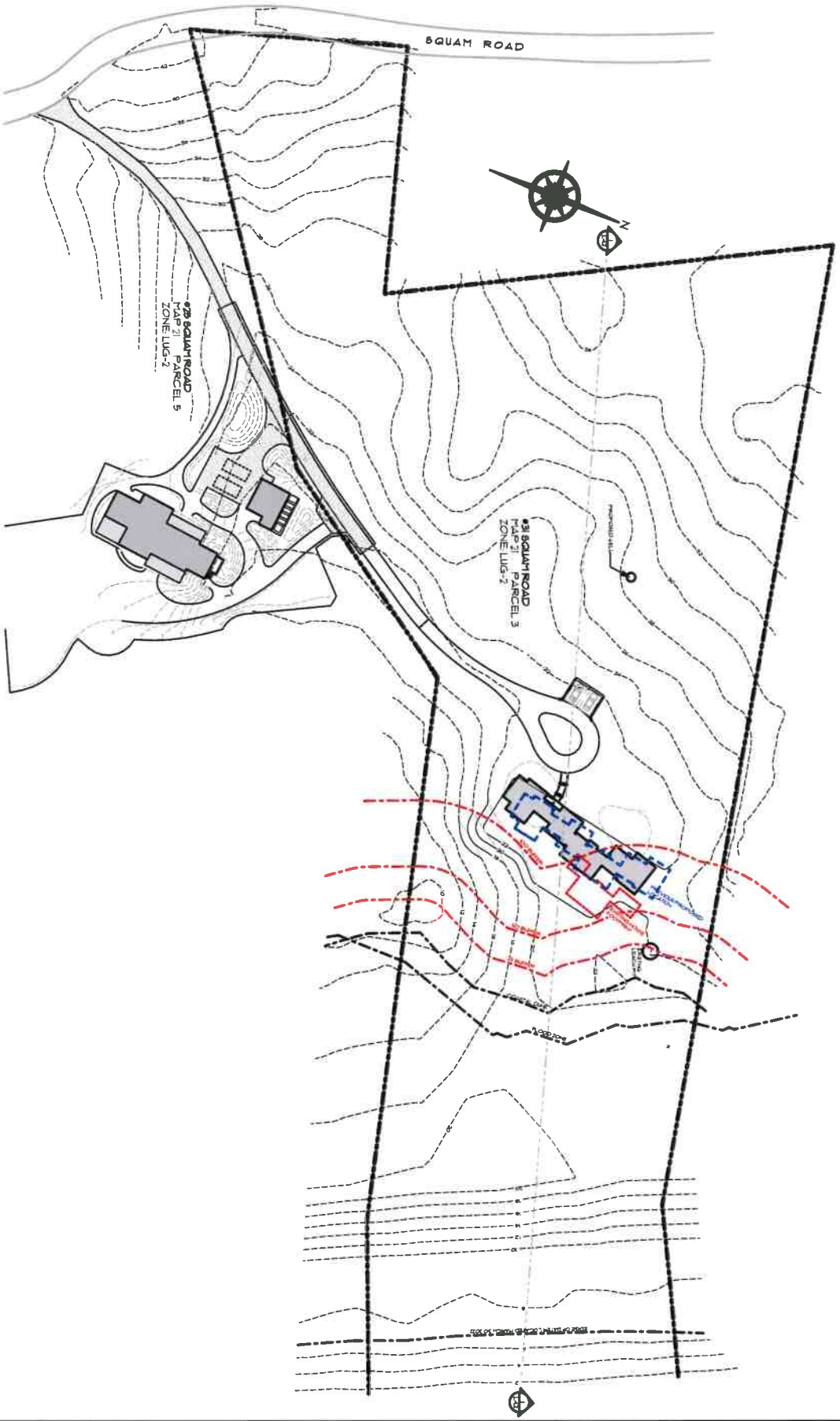
MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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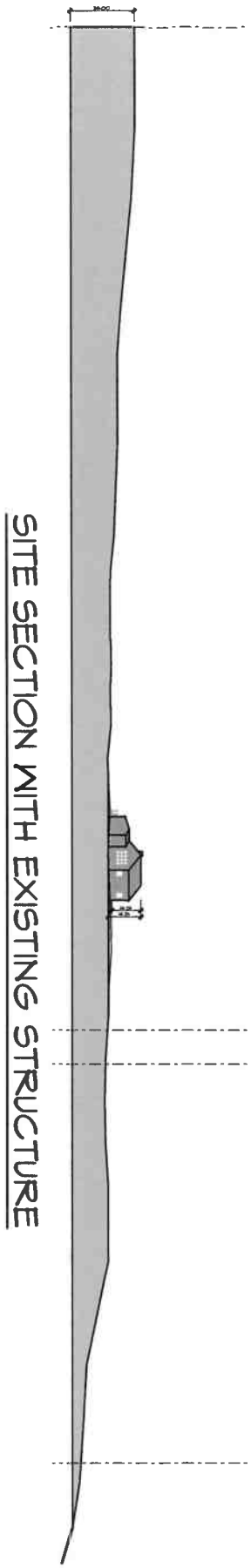
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

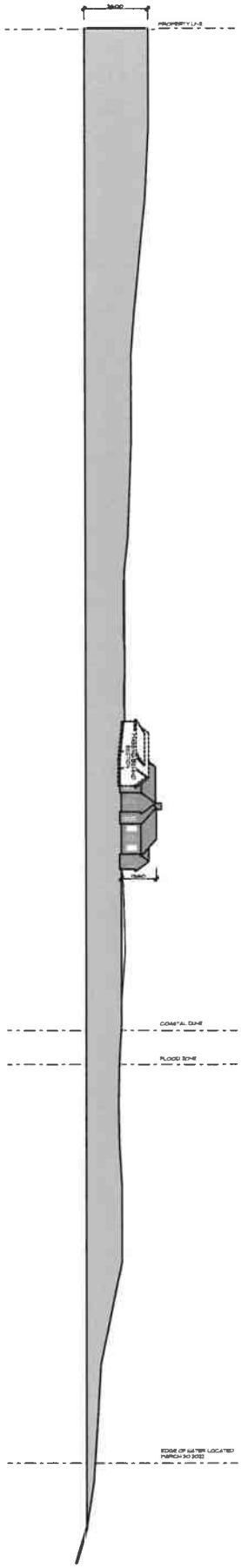
Site Plan

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.
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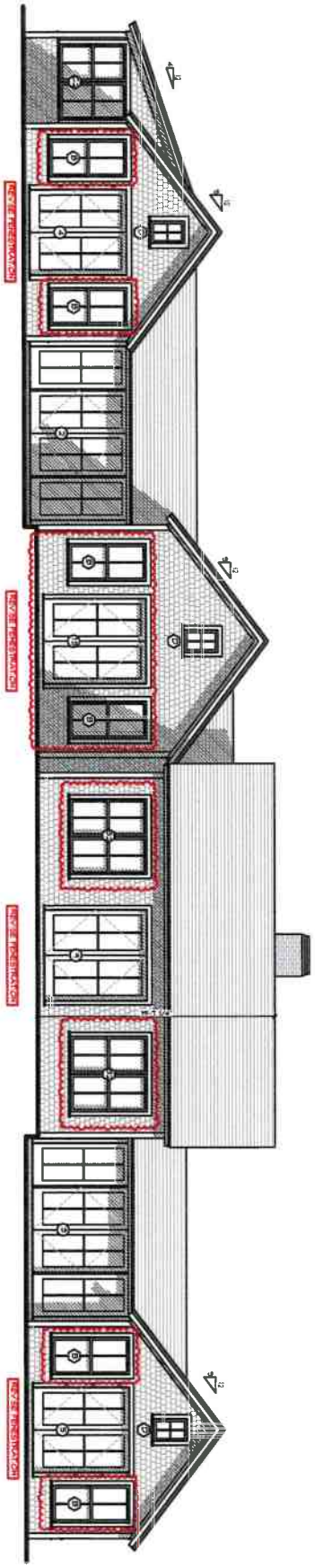
Site Section

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:

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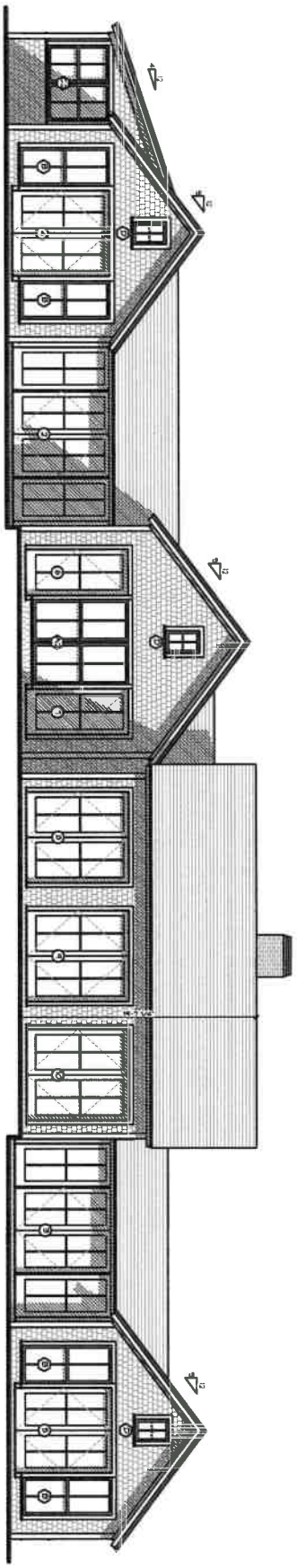
East Elevation

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
31 Squam Road
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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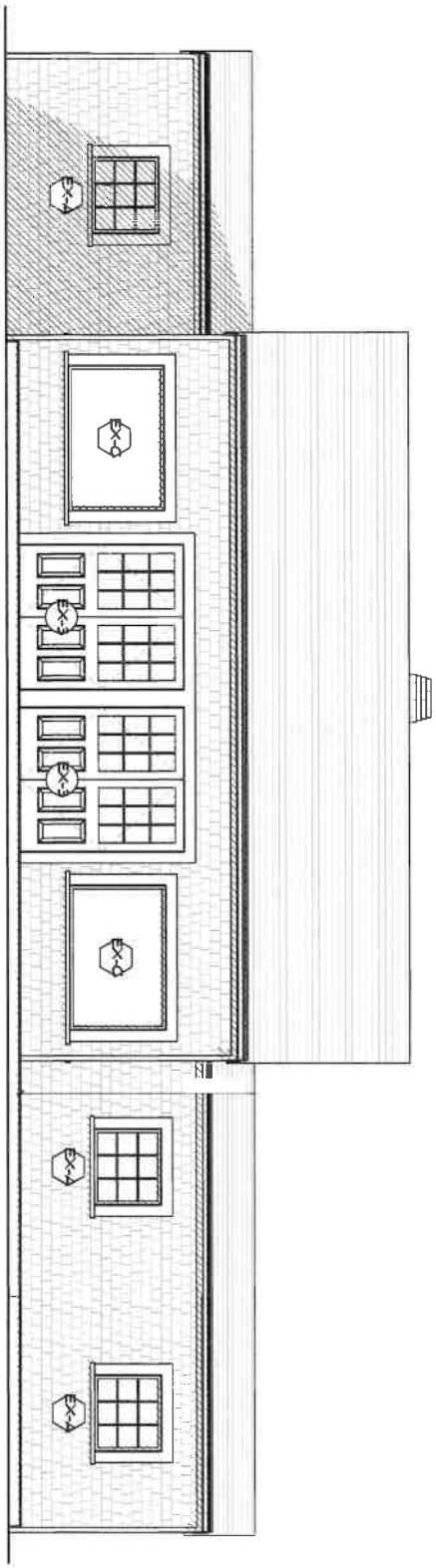
East Elevation

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



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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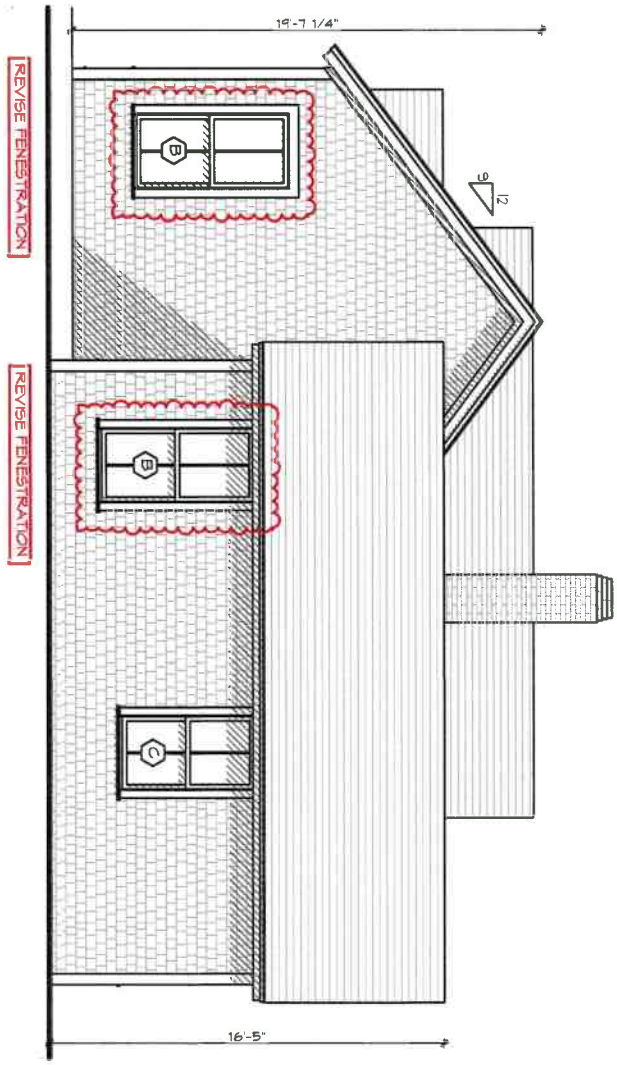
Existing East Elevation

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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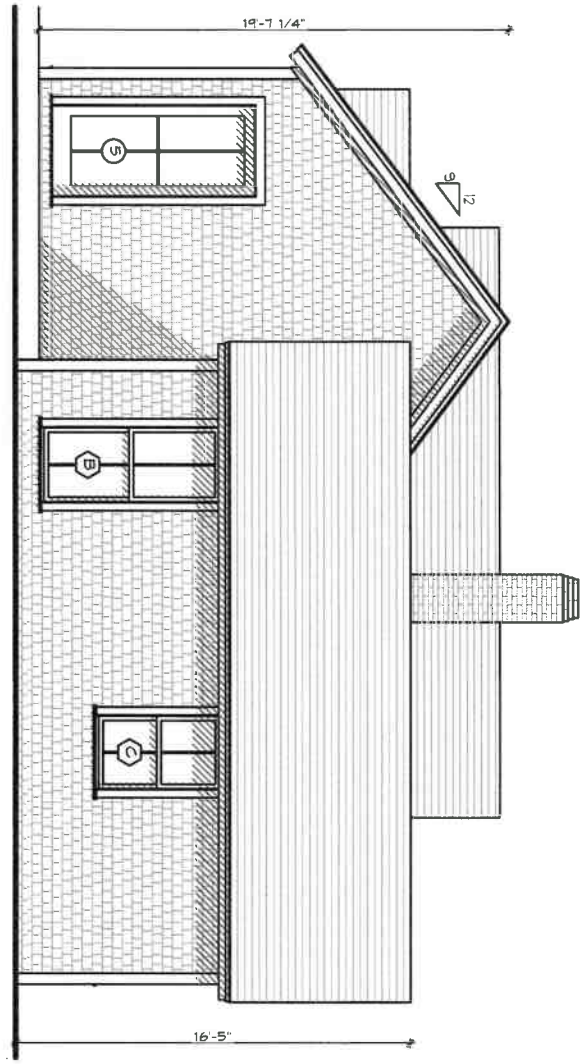
North Elevation

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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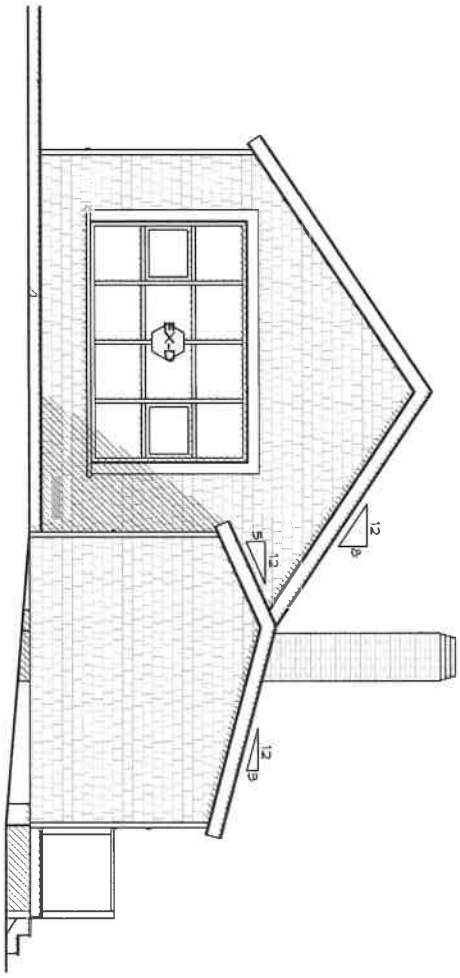
North Elevation

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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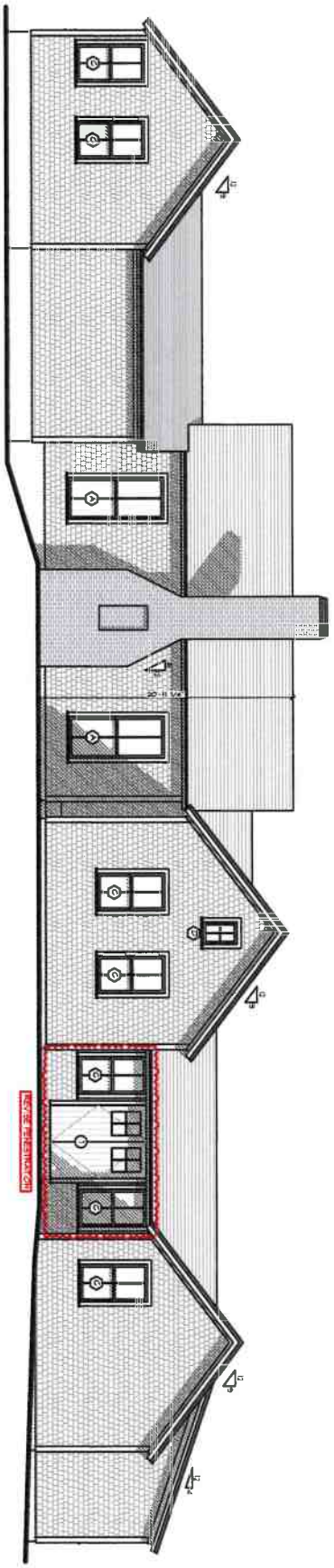
Existing North Elevation

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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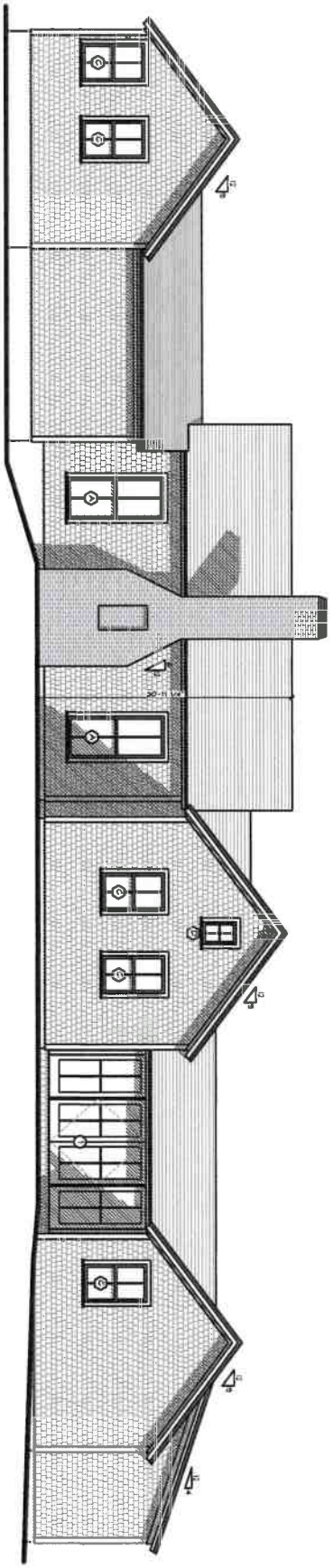
West Elevation

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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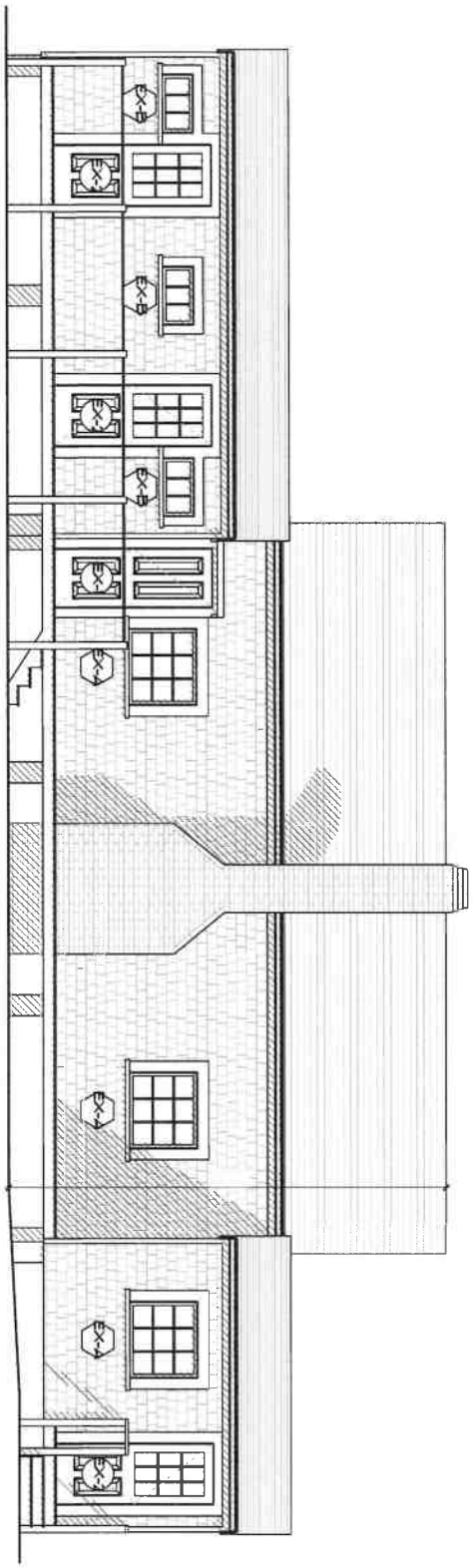
West Elevation

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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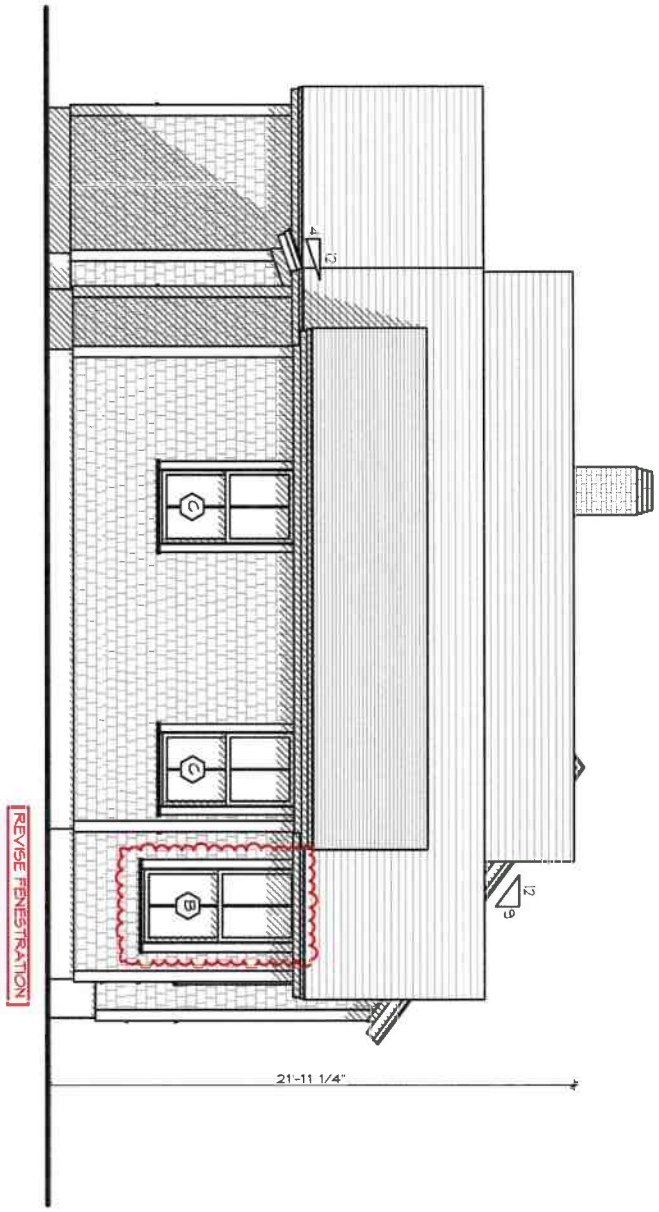
Existing West Elevation

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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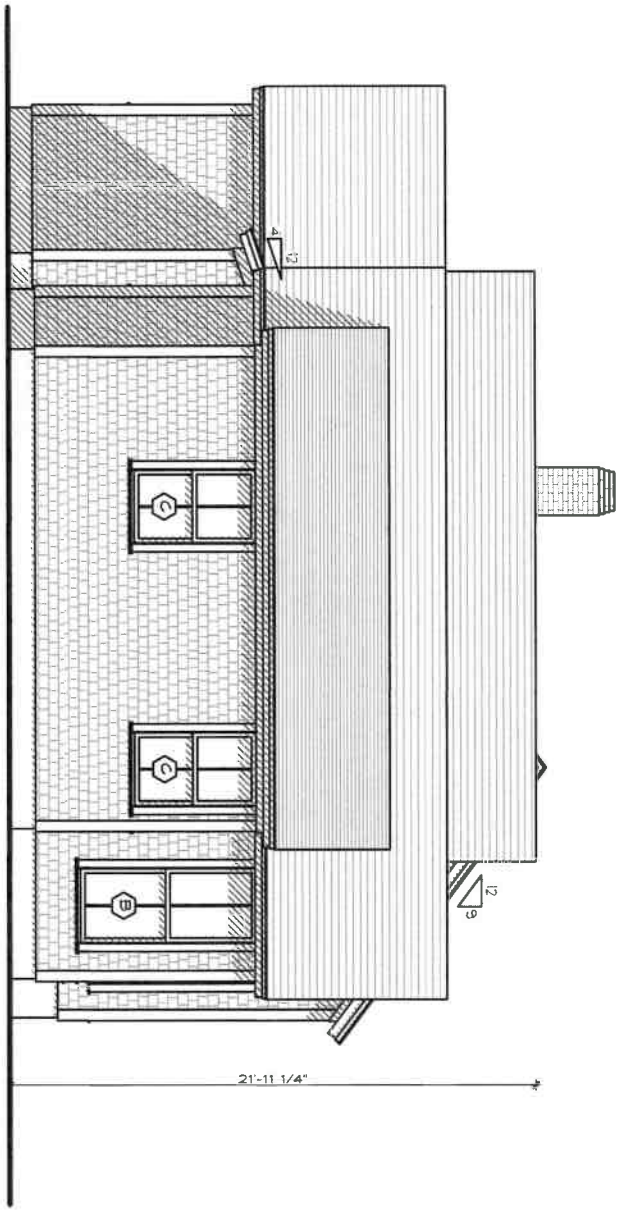
South Elevation

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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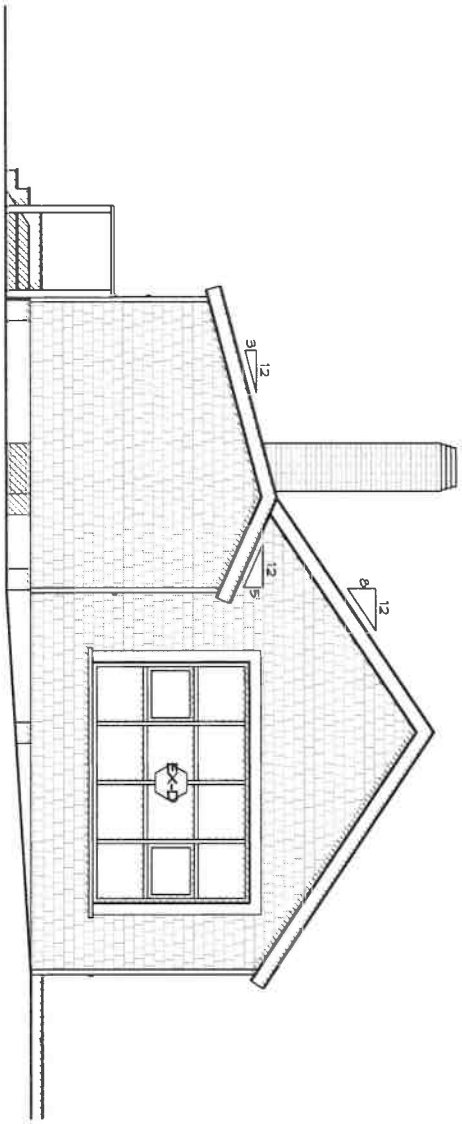
South Elevation

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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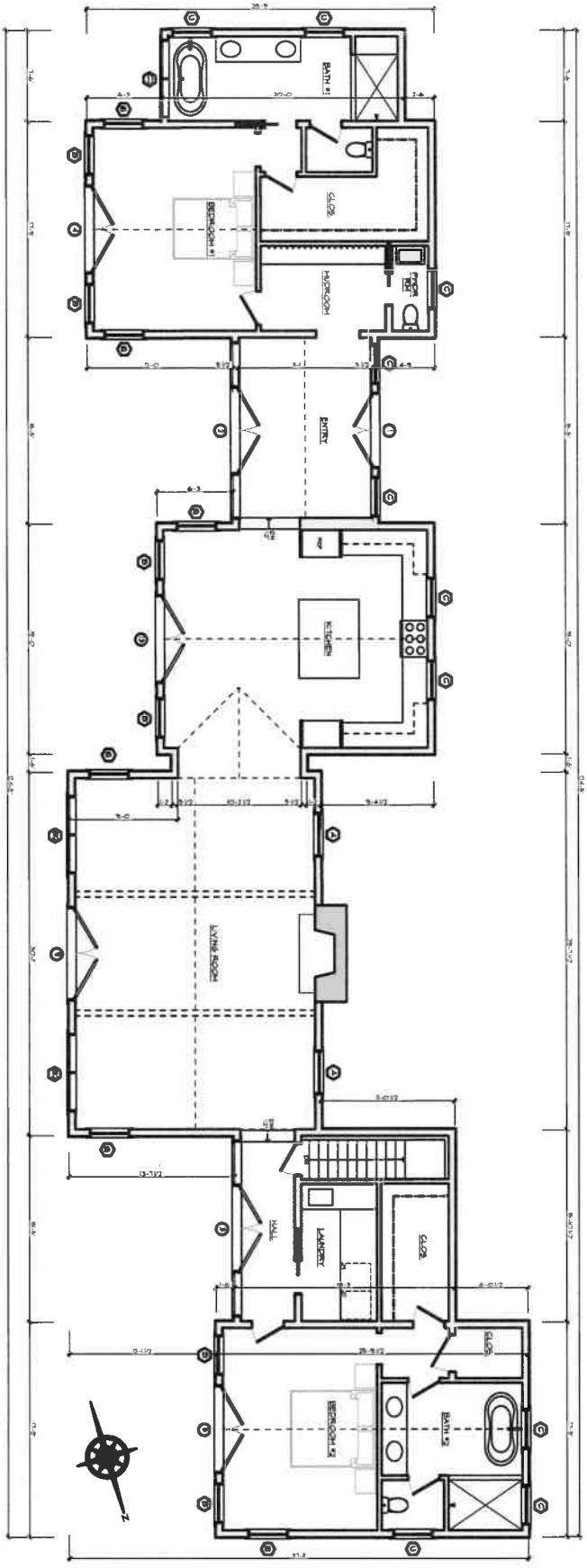
Existing South Elevation

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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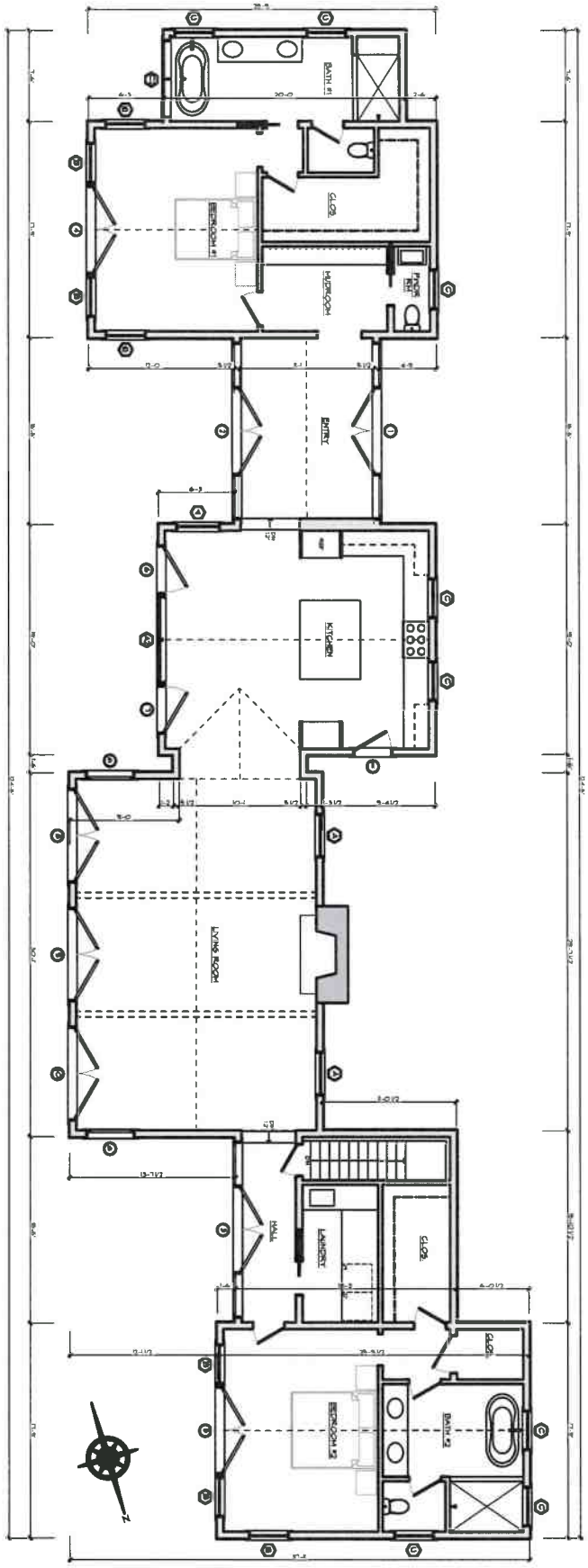
First Floor Plan

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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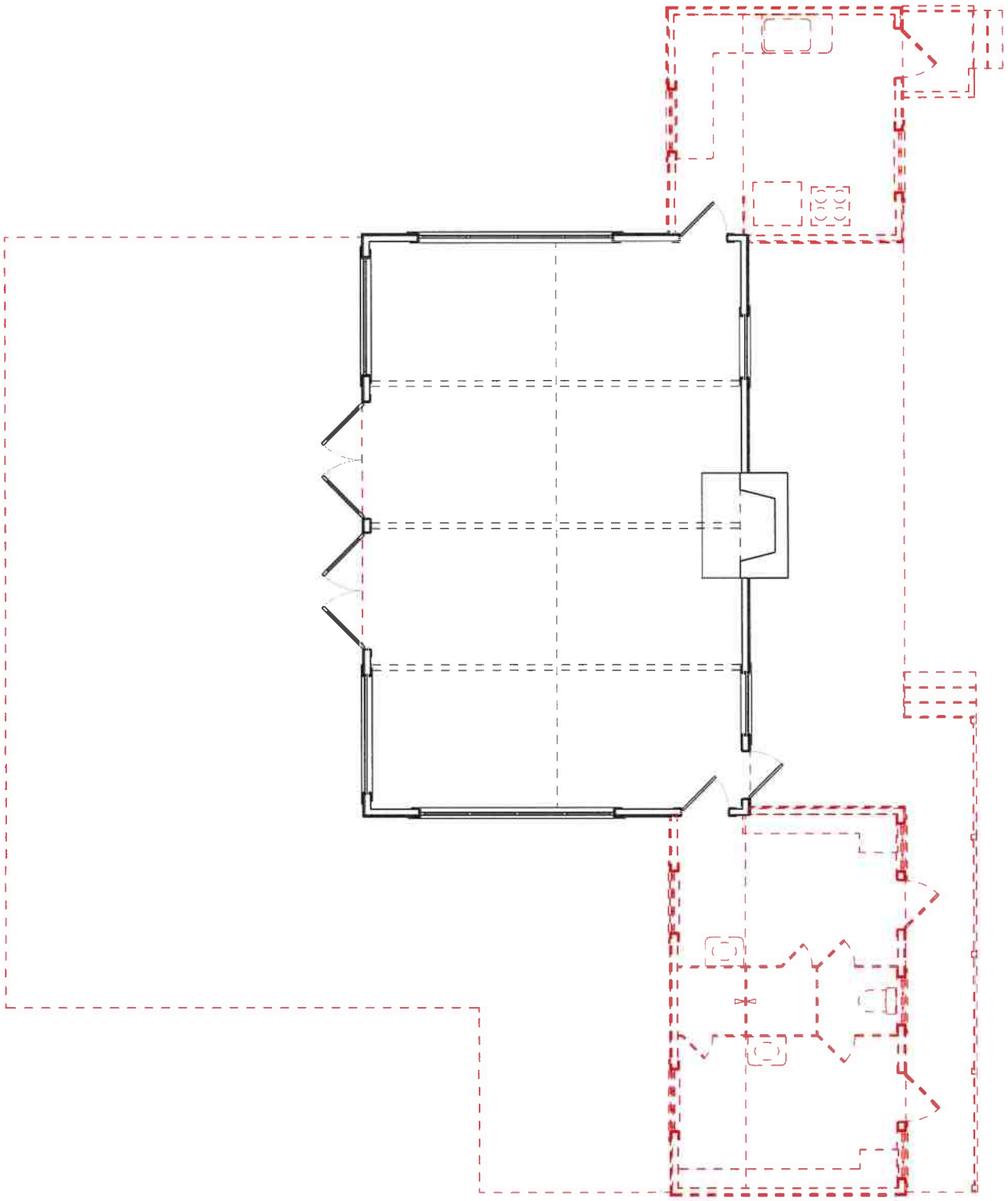
First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
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

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
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

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Carrie Thornewill

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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

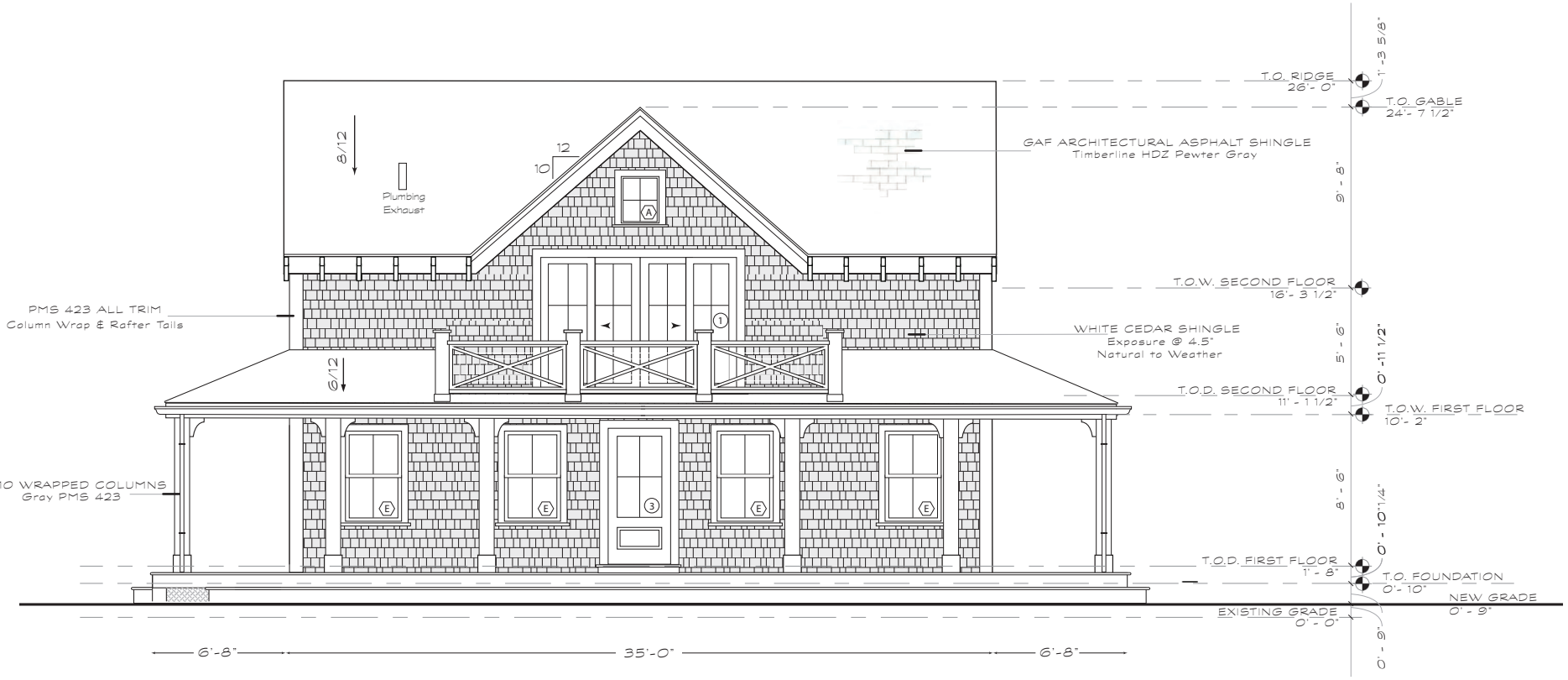
CONTRACTOR
Wayne Elliott/Owner

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

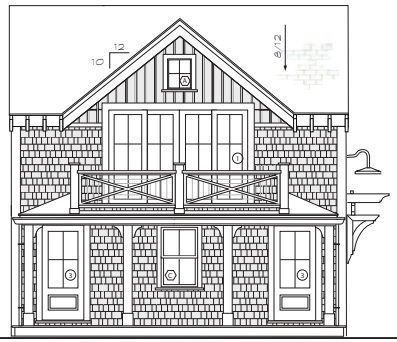
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

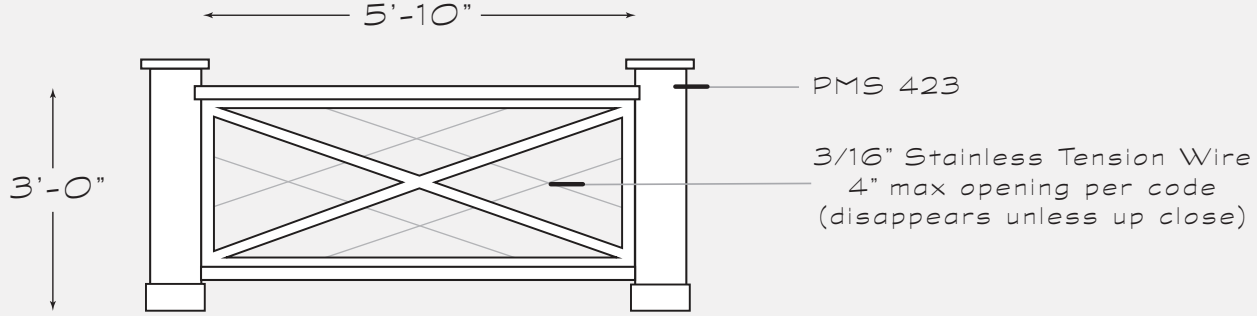
LANDSCAPE DESIGN
Fey Landscaping



SECONDARY EAST ELEVATION



TERTIARY EAST ELEVATION



CROSS BUCK RAILING DESIGN
TENSION RAILING CABLE IN COUNTERSPACES

NOT TO SCALE

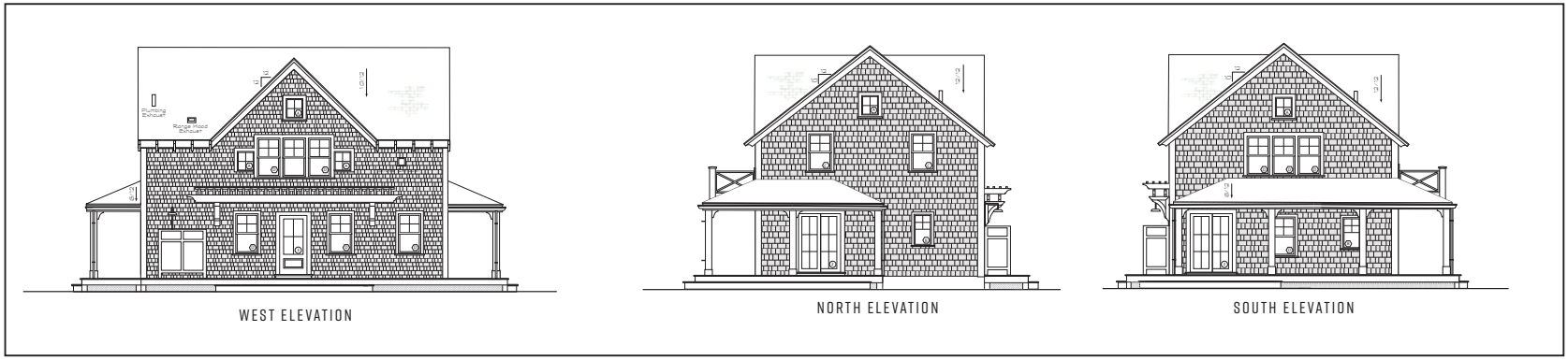
DATE
5-21-24

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

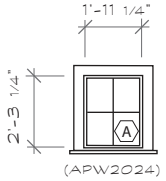
DATE
2-14-24
DESCRIPTION
REAR & SIDE ELEVATIONS
DRAWING #
A-103

OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping

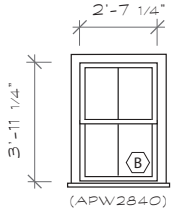
Window Schedule

NOT TO SCALE

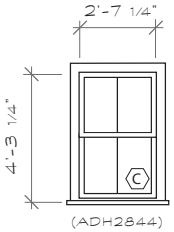
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	4	1'-11 1/4"	2'- 3 1/4"	2'- 0"	2'- 4"	Anderson Corporation	A Series APW2024	<=0.3	>=30	
B	2	1'-11 1/4"	3'- 7 1/4"	2'- 0"	3'- 8"	Anderson Corporation	A Series ADH2038	<=0.3	>=30	
C	2	2'- 7 1/4"	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	



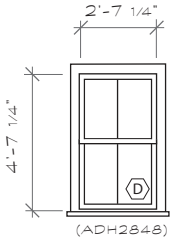
PICTURE (4 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



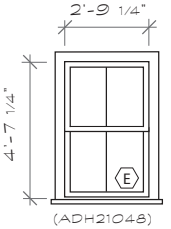
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



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)

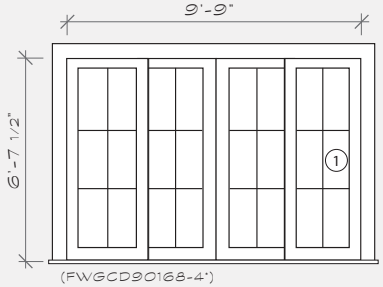


DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)

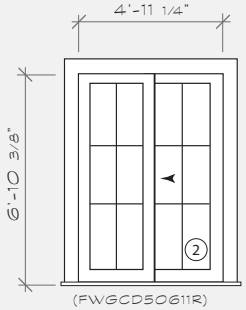
Door Schedule

NOT TO SCALE

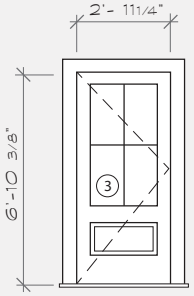
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	1	9'-9"	6'- 7 1/2"	9'- 10"	6'- 8"	Anderson Corporation	A Series FWGCD91068-4*	<=0.3	>=30	
2	2	4 - 11 1/4"	6'- 10 3/8"	5'- 0"	6'- 11"	Anderson Corporation	A Series FWGCD50611R	<=0.3	>=30	
3	2	2'- 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.

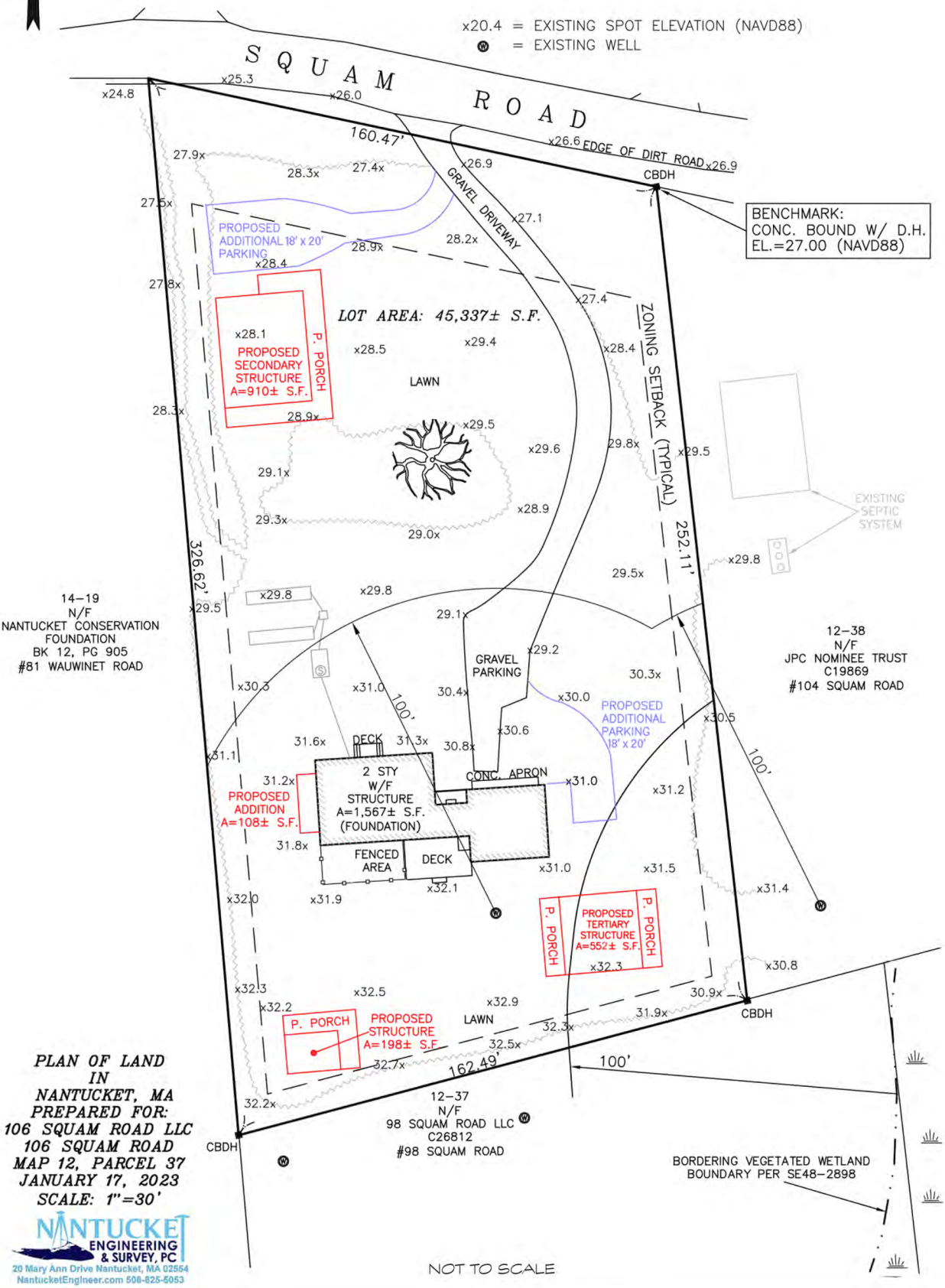
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

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	
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 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

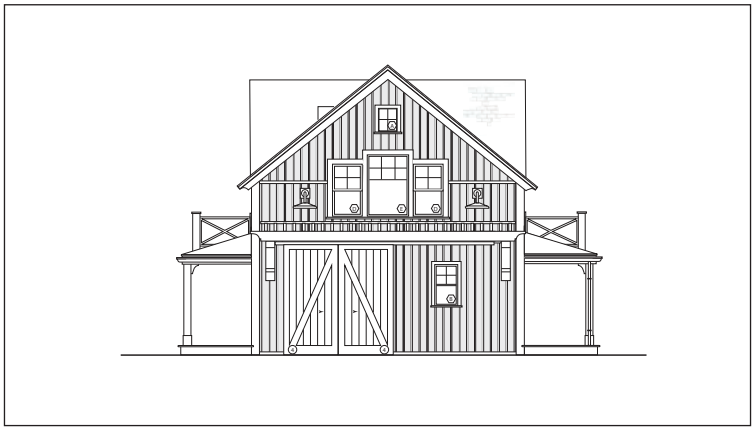
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

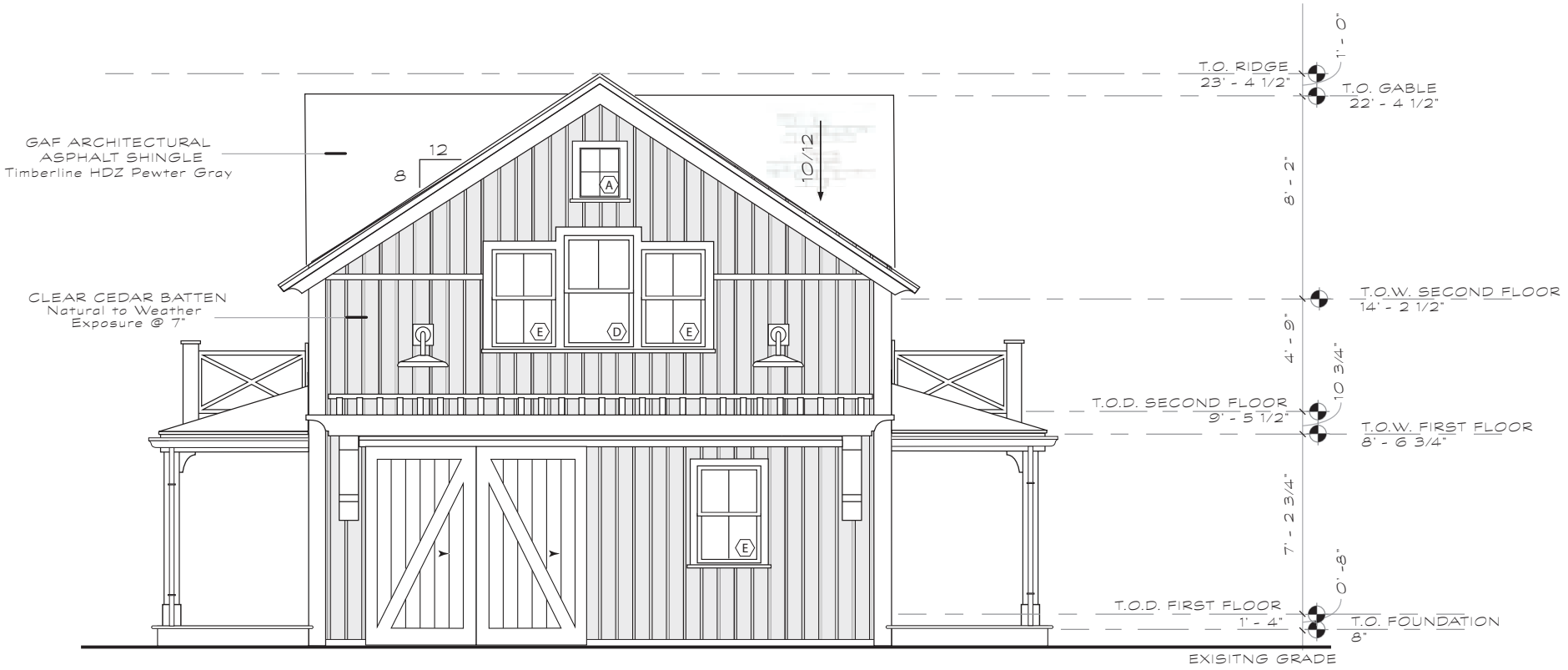
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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

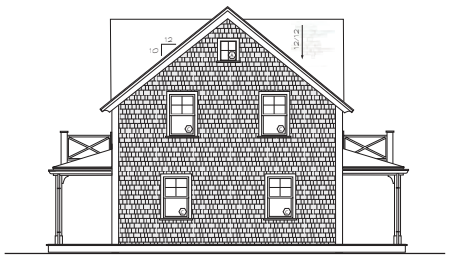
(REVISION)

NOT TO SCALE

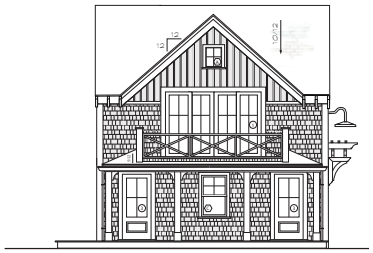
DATE
5-21-24
DESCRIPTION
FRONT ELEVATION
DRAWING #
B-102

B106
TERTIARY DWELLING

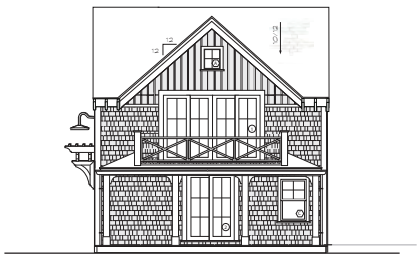
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



SOUTH ELEVATION

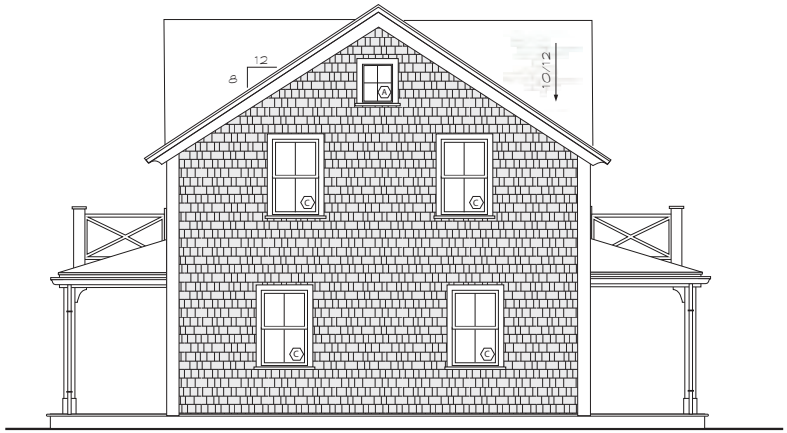


EAST ELEVATION

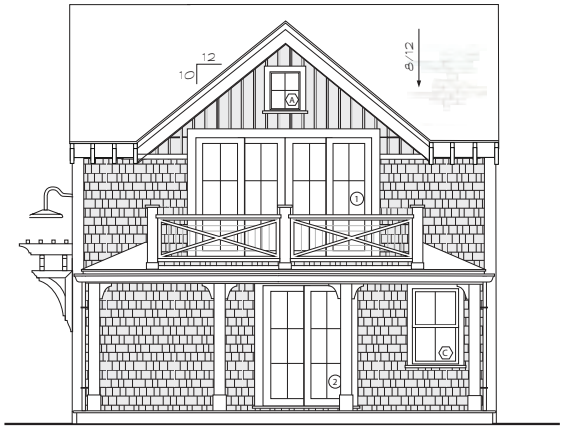


WEST ELEVATION

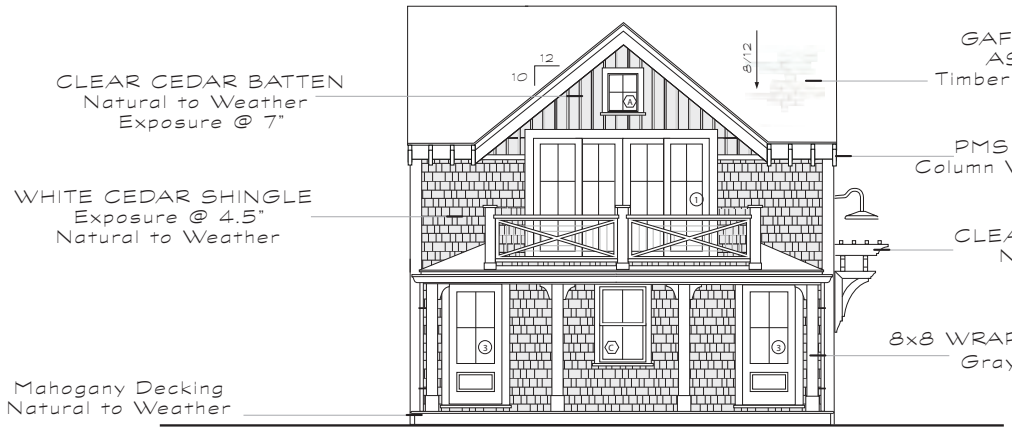
PRIOR SUBMISSION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

NOT TO SCALE

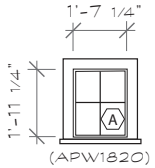
DATE
5-21-24
DESCRIPTION
SOUTH EAST & WEST ELEVATIONS
DRAWING #
B-103

B106
TERTIARY DWELLING

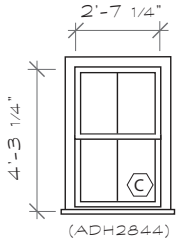
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Maine Mntn Homes
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
FEY LANDSCAPING

Window Schedule
NOT TO SCALE

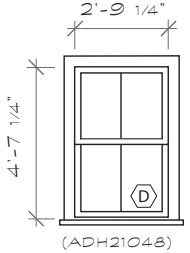
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	4	1'- 7 1/4"	1'- 11 1/4"	1'- 8"	2'- 0"	Anderson Corporation	A Series APW1820	<=0.3	>=30	
C	6	2'- 7 1/4"	4'- 3 1/4"	2'- 8"	4'- 4"	Anderson Corporation	A Series ADH2844	<=0.3	>=30	
D	1	2'- 9 1/4"	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	



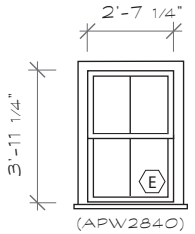
PICTURE (4 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



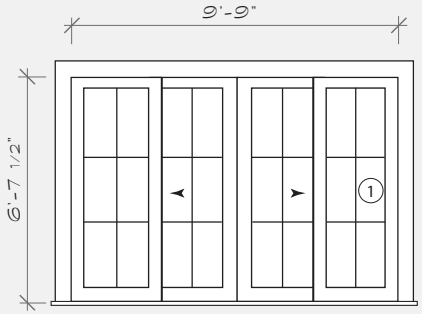
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



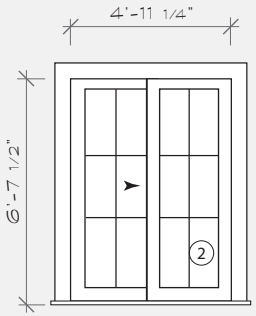
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)

Door Schedule
NOT TO SCALE

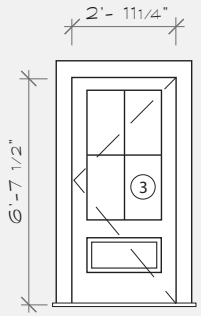
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	2	9'-9"	6'- 7 1/2"	9'- 10"	6'- 8"	Anderson Corporation	A Series FWGCD91068-4*	<=0.3	>=30	
2	1	4 - 11 1/4"	6'- 7 1/2"	5'- 0"	6'- 8"	Anderson Corporation	A Series FWGCD5068L	<=0.3	>=30	
3	2	2'- 1/4"	6'- 7 1/2"	3'- 0"	6'- 8"	Custom	Custom			
4	2	4'- 9"	9'- 6"	-	-	Custom	Custom			



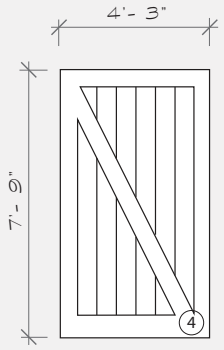
4-PANEL SLIDER (6 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



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

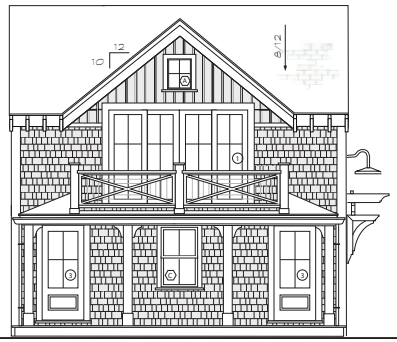
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

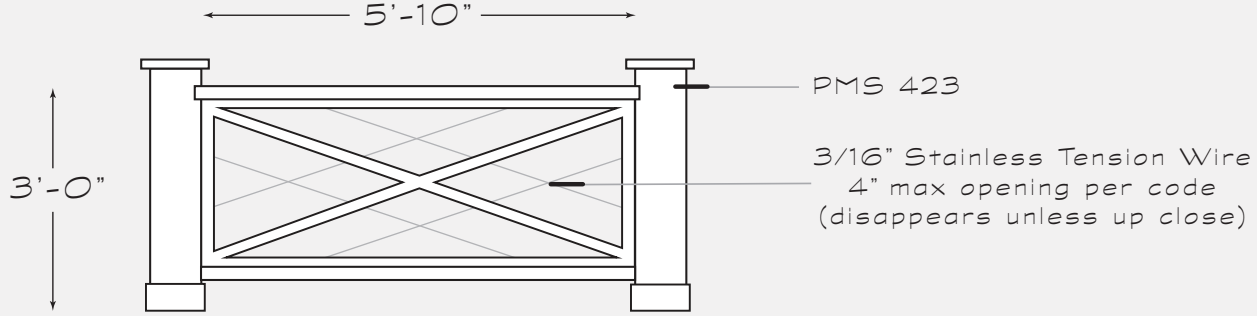
LANDSCAPE DESIGN
Fey Landscaping



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.

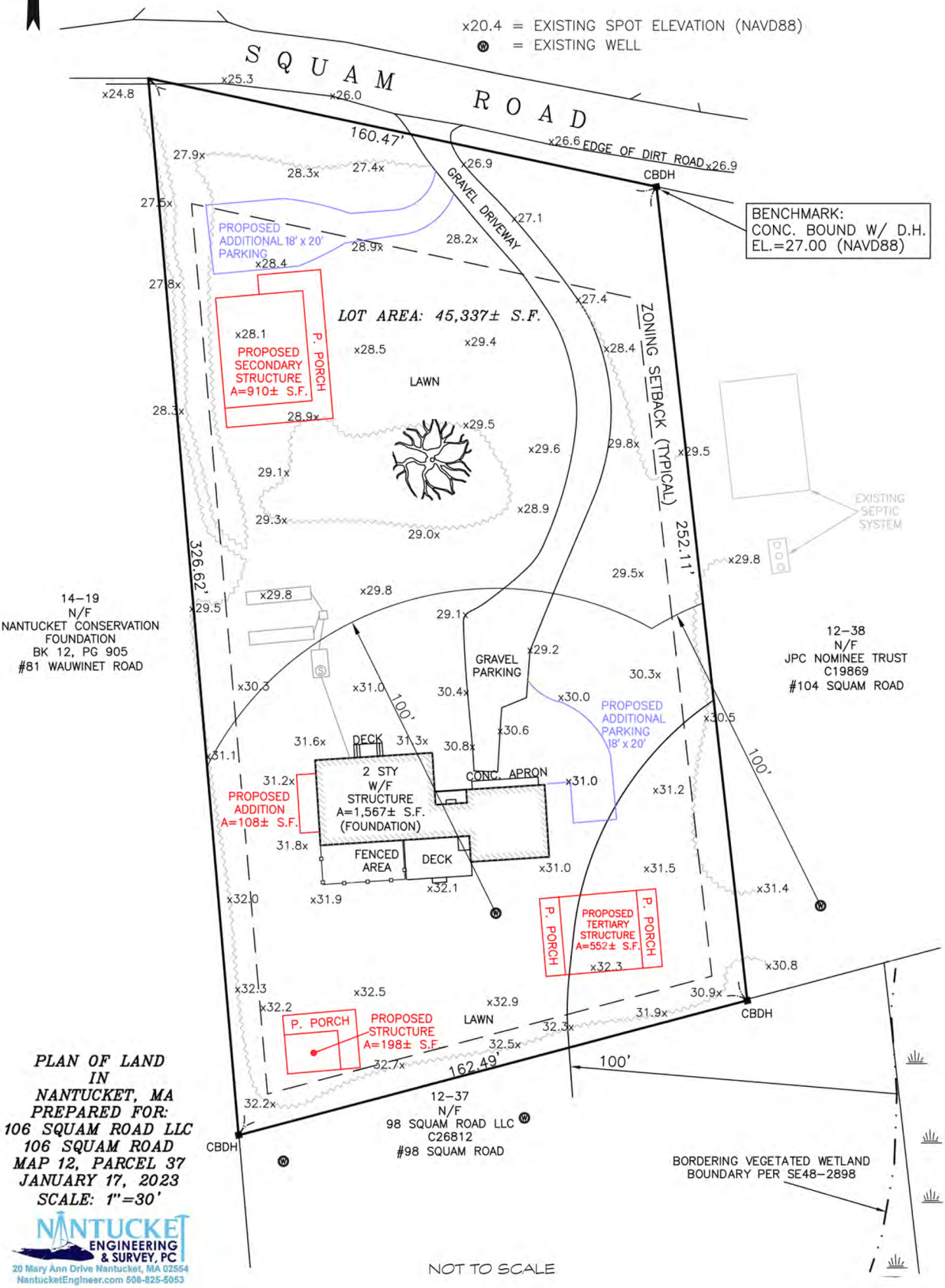
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

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

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, update 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

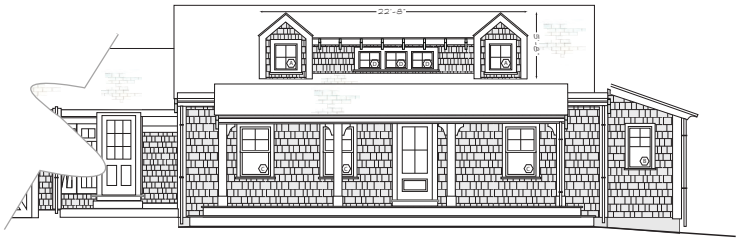
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

D106
MAIN HOUSE ADDITION

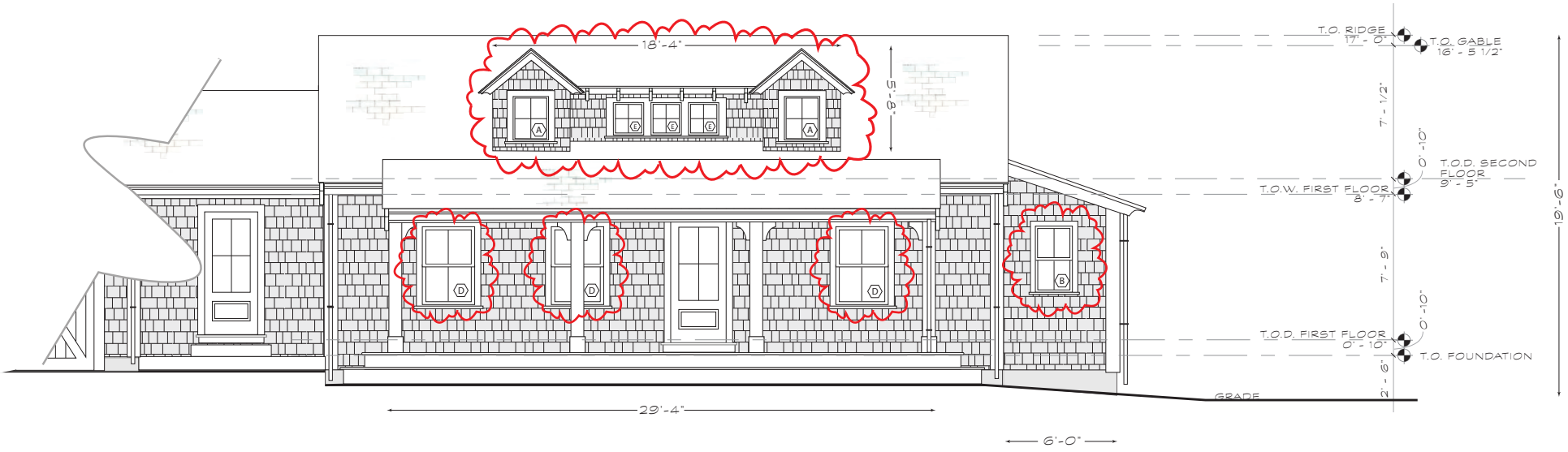
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



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

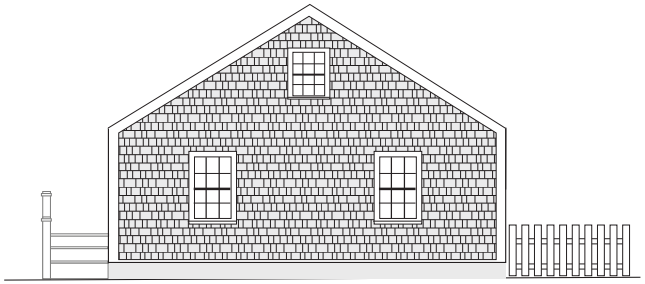
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



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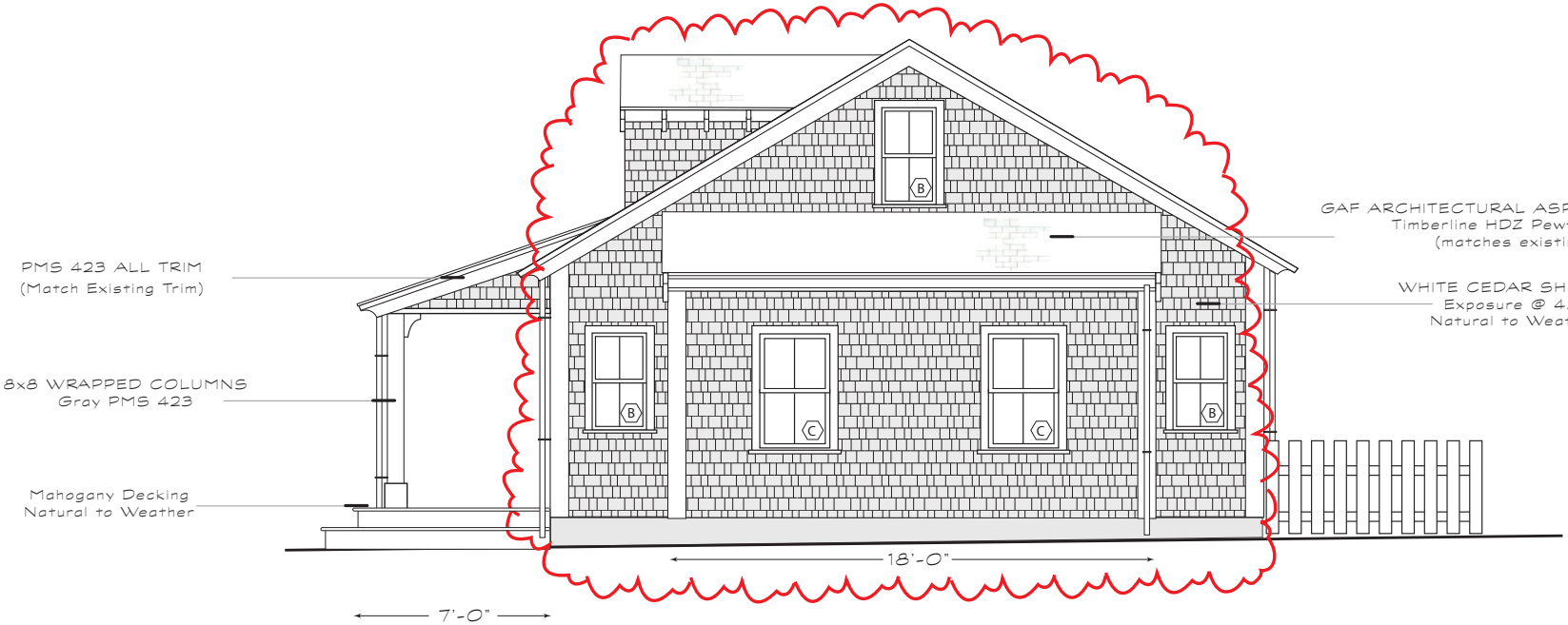


WEST ELEVATION
(Facing Preservation)

NOT TO SCALE

DATE
5-21-24

DESCRIPTION
WEST ELEVATION

DRAWING #
D-103

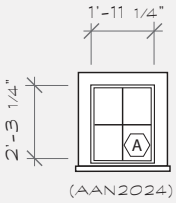
D106
MAIN HOUSE ADDITION

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

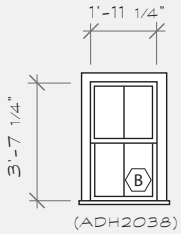
Door Schedule
NOT TO SCALE

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



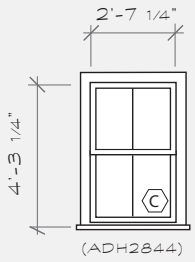
(AAN2024)

AWNING (4 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



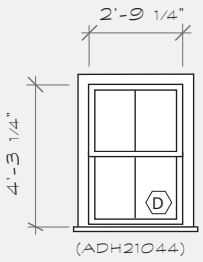
(ADH2038)

DOUBLE HUNG (2/2)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



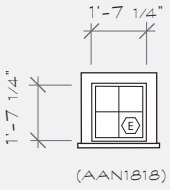
(ADH2844)

DOUBLE HUNG (2/2)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



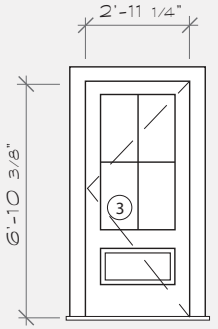
(ADH21044)

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.

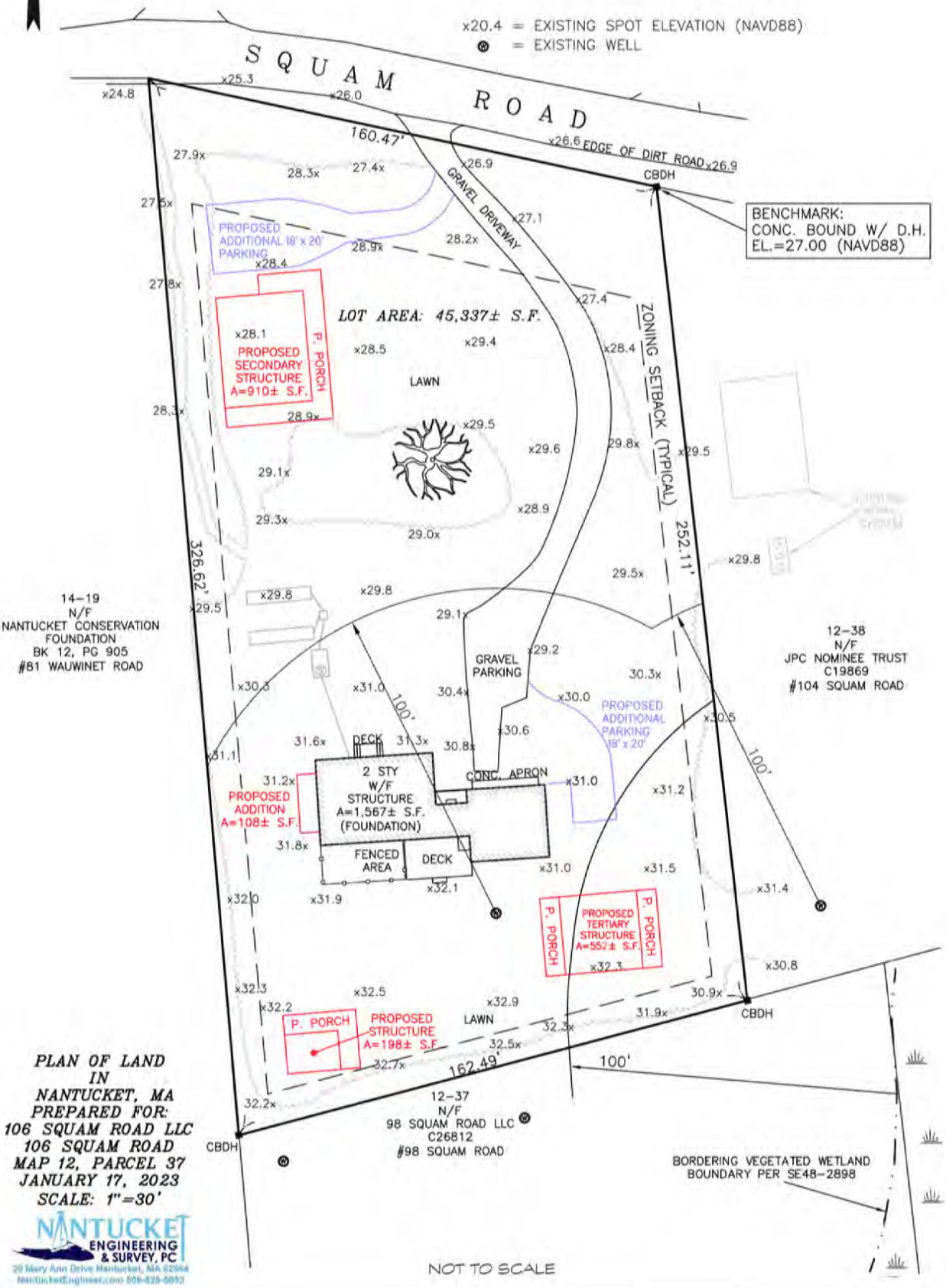
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

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'

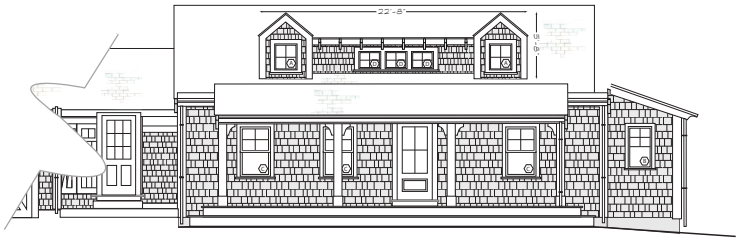
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

NOT TO SCALE

S①
DATE
2-24-24
DESCRIPTION
SITE MAP
DRAWING #
G-103

D106
MAIN HOUSE ADDITION

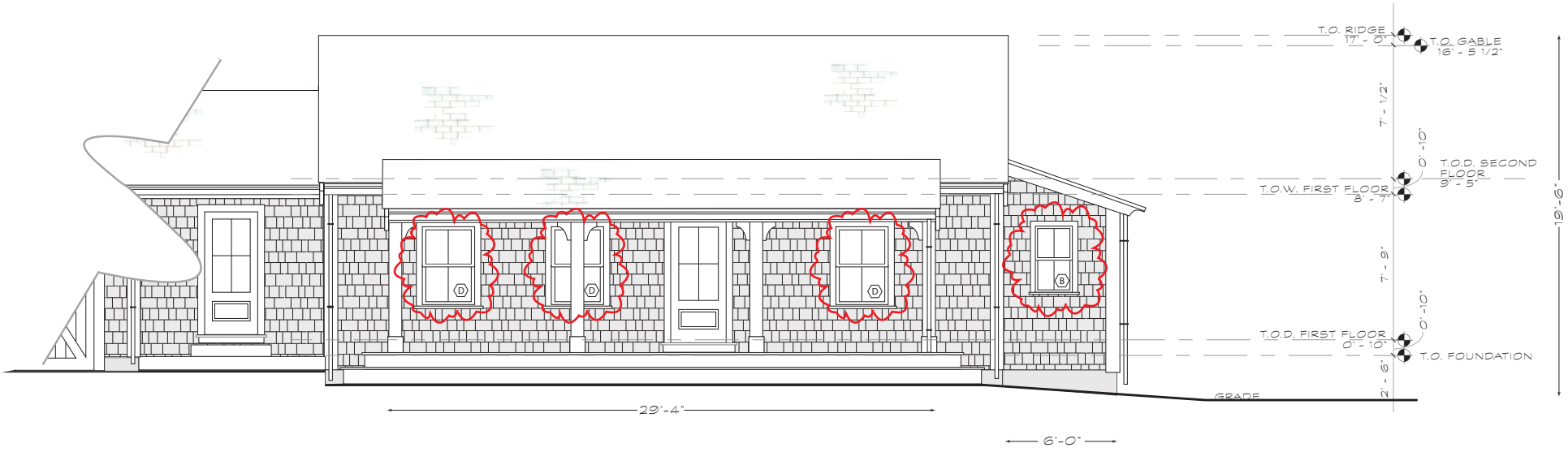
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



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
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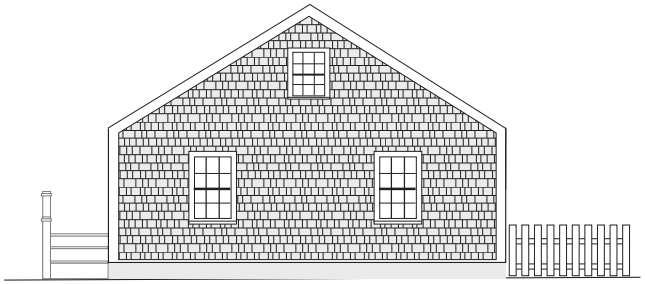
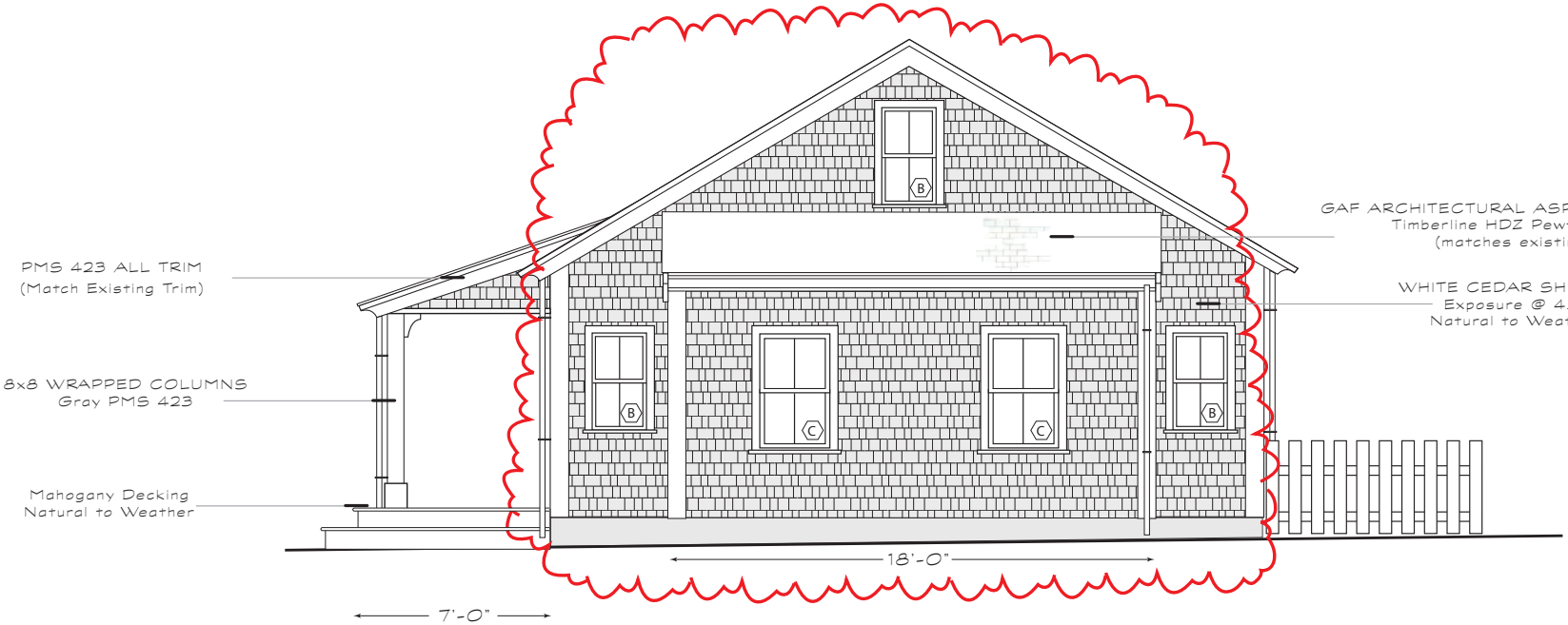
PRIOR SUBMISSION



AS BUILT



WEST ELEVATION
(Facing Preservation)

NOT TO SCALE

DATE
5-21-24
DESCRIPTION
WEST ELEVATION
DRAWING #
D-103

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.
NA	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
	Completed Application
✓	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
✓	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
✓	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
✓	Signature of Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

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

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 3/6/24

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 Wayne Elliott

AS AGENT FOR _____

STREET ADDRESS 106 Squam Road

MAP/PARCEL MAP 12, PARCEL 37

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 8, 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: 3/8/2024

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°: 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@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. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 200 SF Decks/Patio: Size: 285 SF ☒ 1st floor ☐ 2nd floor
Width: 12'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South 0'-0" East 0'-0" West 0'-0"
Height of ridge above final finish grade: North 16'-0" South 16'-0" East 16'-0" West 16'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation PROPOSED SHED
3. West Elevation CONSTRUCTION
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'-6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer 12 /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 ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other 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'-7"

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

Doors* (type and material): ☐ TDL ☒ SDL Front 2-PANEL (6 LITE) Rear _____ Side 2-PANEL (6-LITE) BARN DOORS
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 o any revisions to this application will initiate a new sixty-day review period.

Date 3/12/24 Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 106 Squam Road LLC

MAILING ADDRESS c/o Elliott Lauri, 17 Farnham Wy, Farmington, CT 06032

PROPERTY LOCATION 106 Squam Road LLC

ASSESSORS MAP/PARCEL 12/37

SUBMITTED BY: Wayne Elliott

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.

February 27, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.02.27 13:17:44 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 106 Squam Rd

Tax Map Number: 12 Parcel Number: 37

Owner of Record: 106 Squam Rd LLC

Description of Proposal: Construction of new secondary dwelling, new tertiary dwelling, new shed, and existing dwelling addition.

Anticipated HDC Submission Date: March 5, 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.

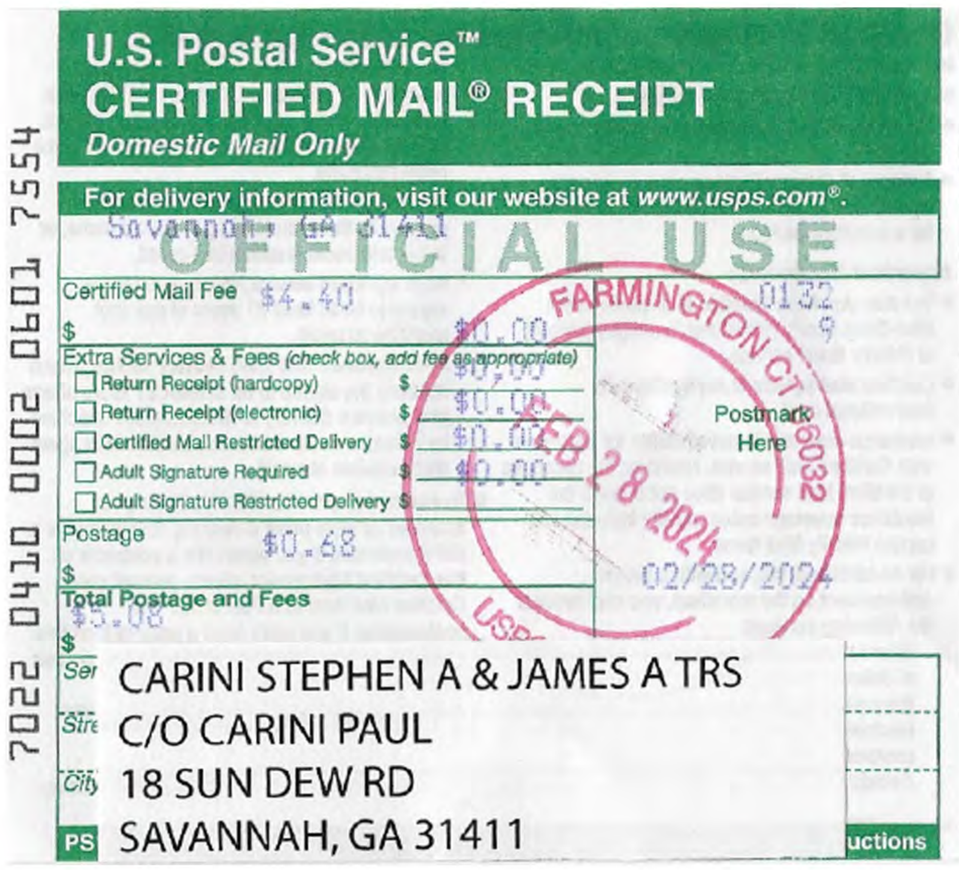
The above meeting policies may be waived at the discretion of the Chair.

REVISED Nov 2012

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
12	36		98 SQUAM ROAD LLC		45 GREENE ST #5	NEW YORK	NY	10013	98 SQUAM RD
12	38		CARINI STEPHEN A & JAMES A TRS	C/O CARINI PAUL	18 SUN DEW RD	SAVANNAH	GA	31411	104 SQUAM RD
12	39		VAN BRUNT MICHAEL R & ELIZABETH S		10 LAURELWOOD DR	BERNARDSVILLE	NJ	07924	111 SQUAM RD
14	19		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	81 WAUWINET RD
Count:	**4**								









G106 LIST OF DRAWINGS INDEX

G106 GENERAL PROJECT INFO

SHEET	TITLE
G- 101	Index List (this page)
G- 102	Locus Maps
G- 103	Intention
G- 104	Site Map
G- 105	Landscaping Plan
G- 106	All Front Elevations

A106 SECONDARY DWELLING

SHEET	TITLE
E- 101	Existing Conditions
E- 102	Measurements to Lot Lines
A- 101	Front/Side Elevations Window&Door Schedule
A- 102	Rear/Side Elevations Window&Door Schedule
A- 103	Floor Plans

B106 TERTIARY DWELLING

SHEET	TITLE
E- 101	Existing Conditions
E- 102	Measurements to Lot Lines
B- 101	Elevations & Schedules
B- 102	Floor Plans

C106 SHED

SHEET	TITLE
E- 101	Existing Conditions
E- 102	Measurements to Lot Lines
C- 101	Elevations & Schedules

D106 MAIN HOUSE ADDITION

SHEET	TITLE
E- 101	Existing Conditions
E- 102	Measurements to Lot Lines
D- 101	Front/Side Elevations Window&Door Schedule
D-102	Floor Plan

HDC SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

S①

DATE
2-24-24

DESCRIPTION
LOCUS MAPS

DRAWING #
G-101

G106 HDC SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn 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.

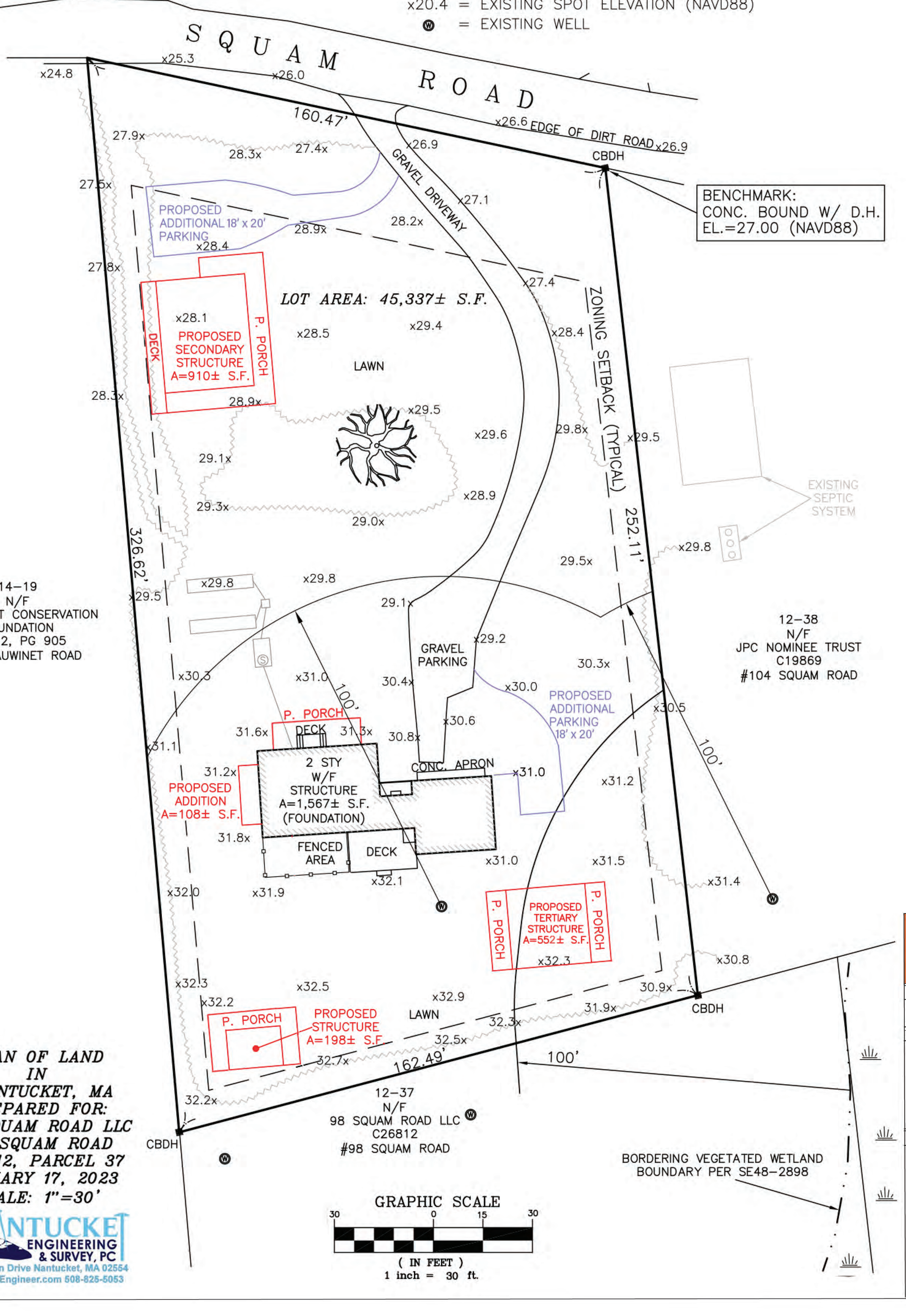
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

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



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'

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

S1

DATE
1-14-24

DESCRIPTION
SITE MAP

DRAWING #
G-103

HDC SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

G106 106 SQUAM ROAD NANTUCKET, MA

LOCUS MAPS







ZONING INFORMATION

MAP 12	PARCEL	37
CURRENT ZONING	LUG-1	
FRONT SETBACK	35FT	
SIDE SETBACK	10FT	
REAR SETBACK	10FT	
MAX BDG HEIGHT	30FT	

LOT SIZE	45,337 +/-SF
GROUND COVER ALLOWED	3174 +/-SF
GROUND COVER EXISTING	1567 +/-SF
GROND COVER PROPOSED (TOTAL INCLUDING EXISTING)	3137 +/-SF
GROUND COVER SHED (NOT INCLUDED IN G.C.)	200 +/-SF

S①

DATE
2-24-24

DESCRIPTION
LOCUS MAPS

DRAWING #
G-104

G106 B&P SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

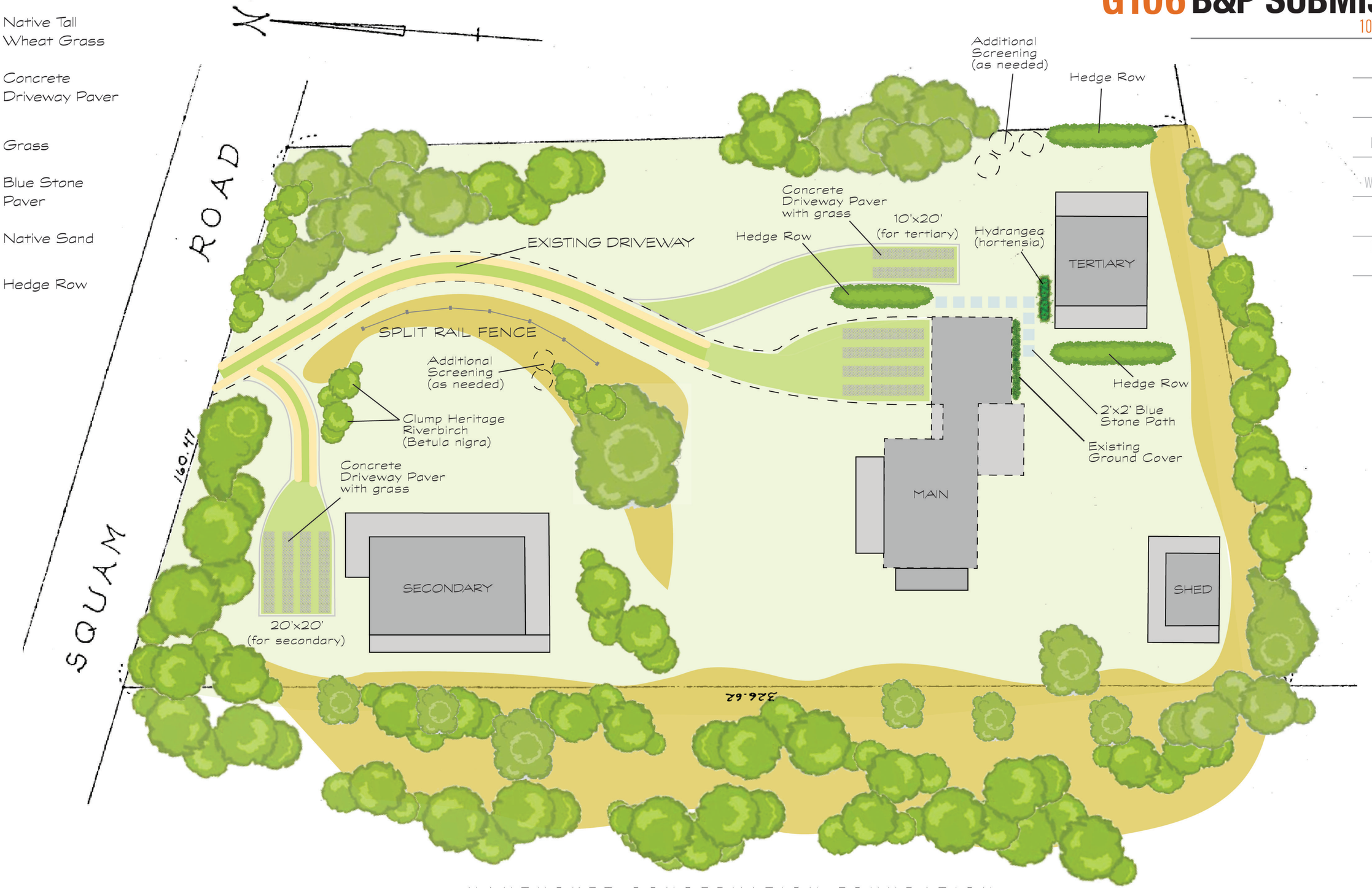
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

KEY

- Native Tall Wheat Grass
- Concrete Driveway Paver
- Grass
- Blue Stone Paver
- Native Sand
- Hedge Row



NANTUCKET CONSERVATION FOUNDATION

NOT TO SCALE

DATE	10-4-23
DESCRIPTION	LANDSCAPE & HARDSCAPE PLAN
DRAWING #	G-105

ALL CONSTRUCTION FRONT ELEVATIONS

G106 HDC SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/ Owner

SURVEYOR
Arthur Gasbarro

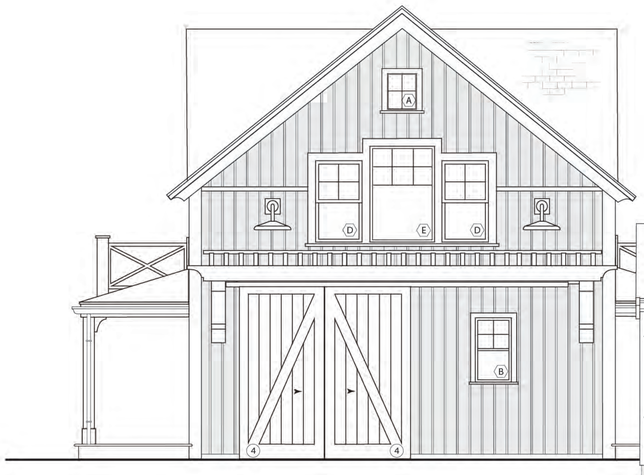
LANDSCAPE DESIGN
Fey Landscaping



SHED
C106



SECONDARY DWELLING
A106



TERTIARY DWELLING
B106



EXISTING MAIN DWELLING WITH ADDITIONS
D106

TO PROPORTION : NOT TO SCALE

S1

DATE
4-24-24

DESCRIPTION
ALL FRONT ELEVATIONS

DRAWING #
G-106

C106 HDC SUBMISSION

SHED

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

1. OVERHEAD



NOT TO SCALE

2. FACING SOUTH (OBSTRUCTED)



3. FACING WEST



3. FACING SOUTH (Will not see from road)



DATE
2-24-24

DESCRIPTION
EXISITNG CONDITIONS

DRAWING #
E-101

C106 HDC SUBMISSION

SHED

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

M.C.S. ISLAND ZONE

x20.4 = EXISTING SPOT ELEVATION (NAVD88)
Ⓦ = EXISTING WELL

S Q U A M R O A D

x24.8 x25.3 x26.0 160.47' x26.6 EDGE OF DIRT ROAD x26.9 CBDH

BENCHMARK:
CONC. BOUND W/ D.H.
EL.=27.00 (NAVD88)

27.9x 28.3x 27.4x x26.9 GRAVEL DRIVEWAY x27.1 28.2x x27.4

27.5x

PROPOSED ADDITIONAL 18' x 20' PARKING
x28.4 28.9x

27.8x

LOT AREA: 45,337± S.F.

x28.5 x29.4 x28.4

LAWN

ZONING SETBACK (TYPICAL)

28.3x x29.5 29.8x x29.5

29.1x x29.6

27.5.74'

29.3x x28.9

29.0x

252.11'

326.62'

EXISTING SEPTIC SYSTEM

x29.8

29.5x

14–19
N/F
NANTUCKET CONSERVATION FOUNDATION
BK 12, PG 905
#81 WAUWINET ROAD

x29.8 x29.8 29.1x

x29.5

GRAVEL PARKING x29.2 30.3x

x30.3 x31.0 100' 30.4x x30.0

PROPOSED ADDITIONAL PARKING 18' x 20'

x30.5 100'

31.6x DECK 31.3x 30.8x x30.6

x31.1

31.2x 2 STY W/F STRUCTURE A=1,567± S.F. (FOUNDATION) CONC. APRON x31.0 x31.2

31.8x FENCED AREA DECK x31.0 x31.5

x32.1

x32.0 x31.9 x31.4

12–38
N/F
JPC NOMINEE TRUST
C19869
#104 SQUAM ROAD

x32.3 x32.5 123.2' x30.8

x32.2 x32.9 30.9x

P. PORCH PROPOSED STRUCTURE A=198± S.F. LAWN 31.9x CBDH

32.3x 32.5x

13' 11' 32.7x 162.49' 100'

32.2x

12–37
N/F
98 SQUAM ROAD LLC Ⓦ
C26812
#98 SQUAM ROAD

CBDH

BORDERING VEGETATED WETLAND
BOUNDARY PER SE48–2898

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

DATE
1-14-24

DESCRIPTION
Distance From Lot Line Measurements

DRAWING #
E-102

C106
SHED

OWNER
106 Squam Rd LLC

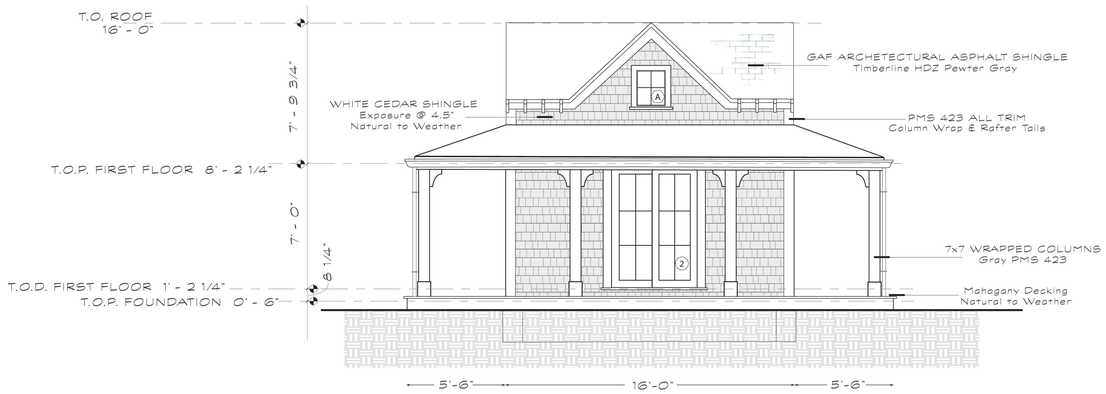
DESIGN
Studio1group LLC

STRUCTURAL
Maine Mountain Homes

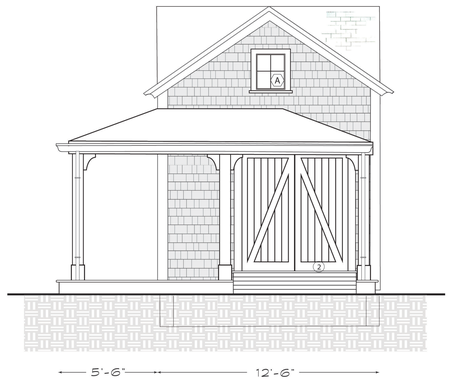
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Nantucket Engineering and Survey

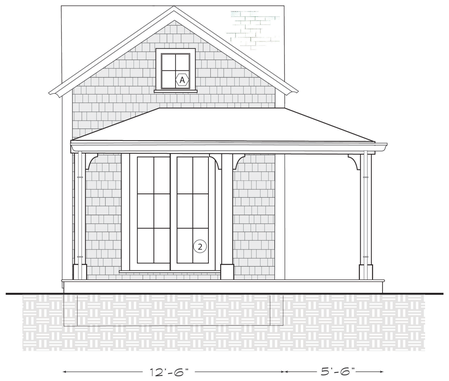
LANDSCAPE DESIGN
Fey Landscaping



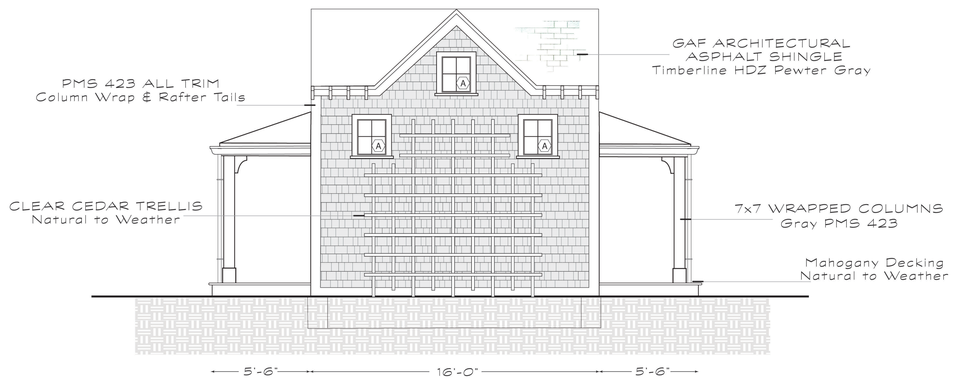
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
(north facing)



SIDE ELEVATION
SCALE: 1/4" = 1'-0"
(west facing)



SIDE ELEVATION
SCALE: 1/4" = 1'-0"
(east facing)



REAR ELEVATION
SCALE: 1/4" = 1'-0"
(south facing)

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

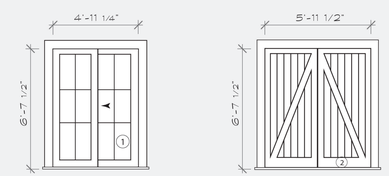
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	6	1'- 7 1/4"	1'- 11 1/4"	1'- 8"	2'- 0"	Anderson Corporation	A Series APW1820	<=0.3	>=30	



PICTURE (4 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)

Door Schedule
1/4"=1'-0"

Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	2	4'- 11 1/4"	6'- 7 1/2"	5'- 0"	6'- 8"	Anderson Corp	A Series FWGCD50611R	<=0.3	>=30	
2	1	5'- 11 1/2"	6'- 7 1/2"	6'- 0"	6'- 8"	Custom				



2-PANEL SLIDER (6 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)

SLIDING BARN DOOR
PMS 423
(matches existing house)

DATE
2-14-24

DESCRIPTION
FRONT REAR & SIDE ELEVATIONS

DRAWING #
C-101

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

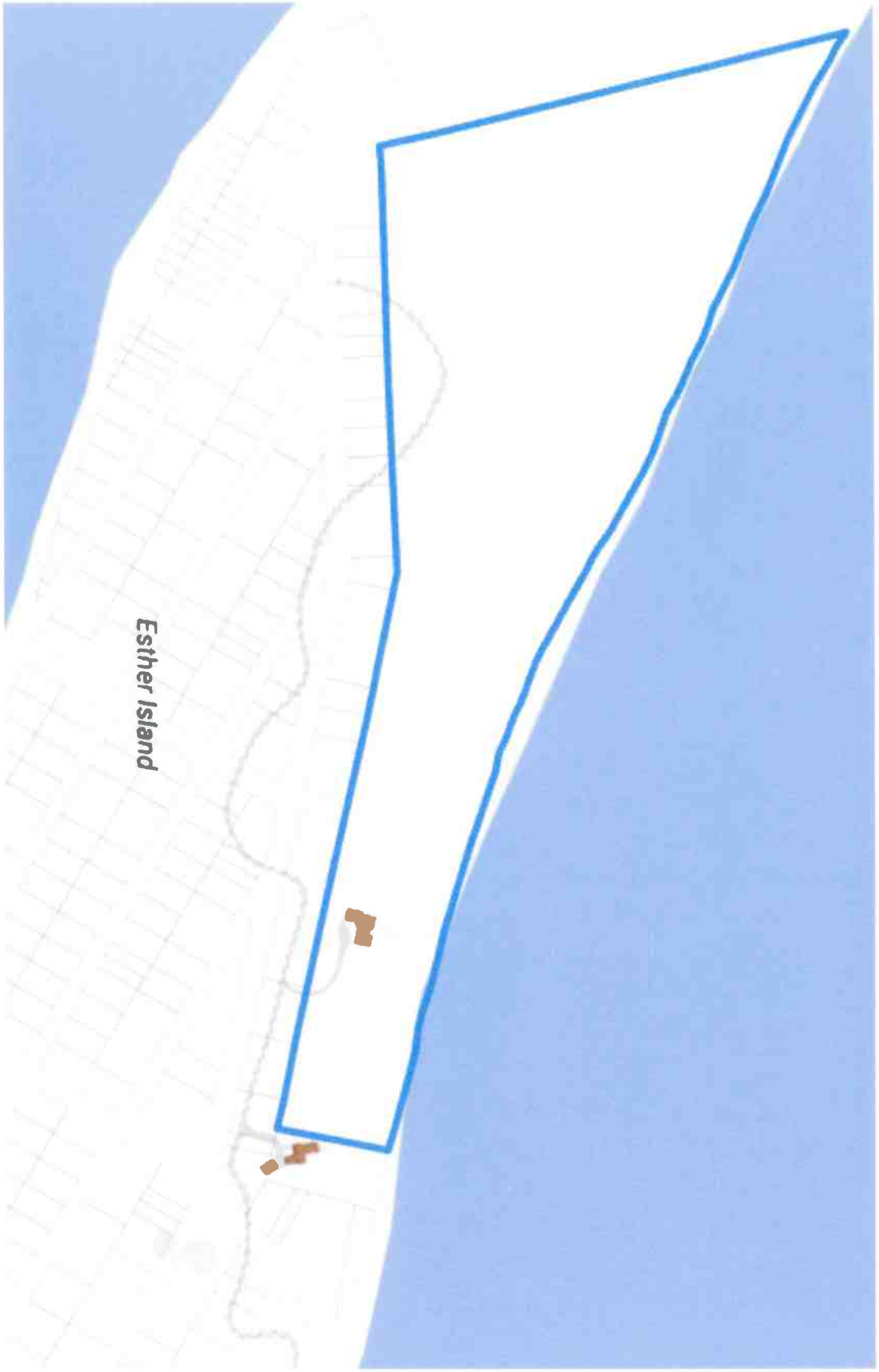
Trim Natural Sash Essex Green Doors Essex Green

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:

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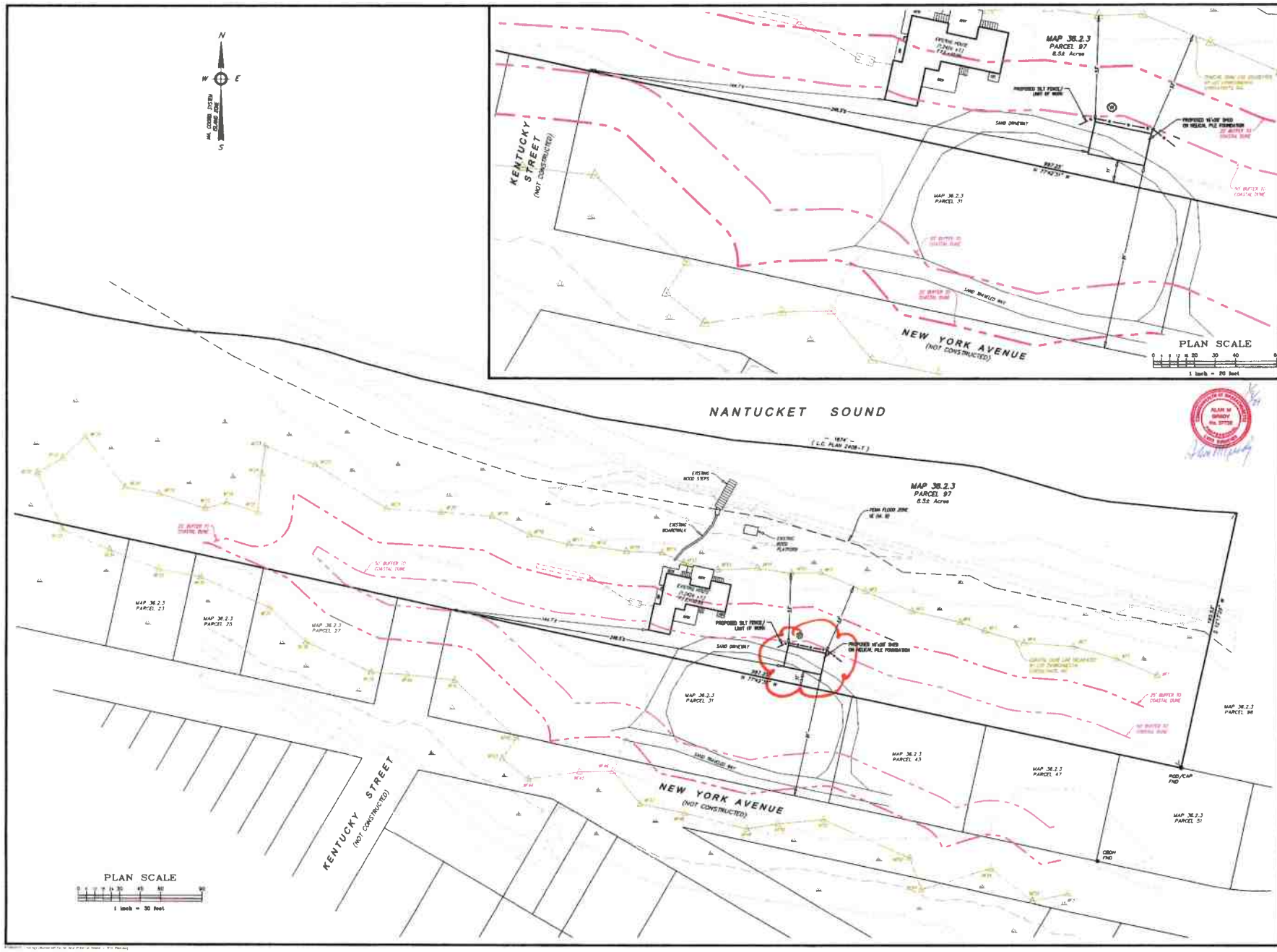
Locus Plan

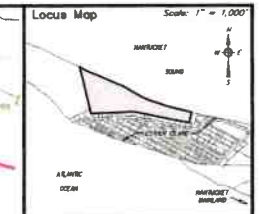
BOTTICELLI & POHL

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:

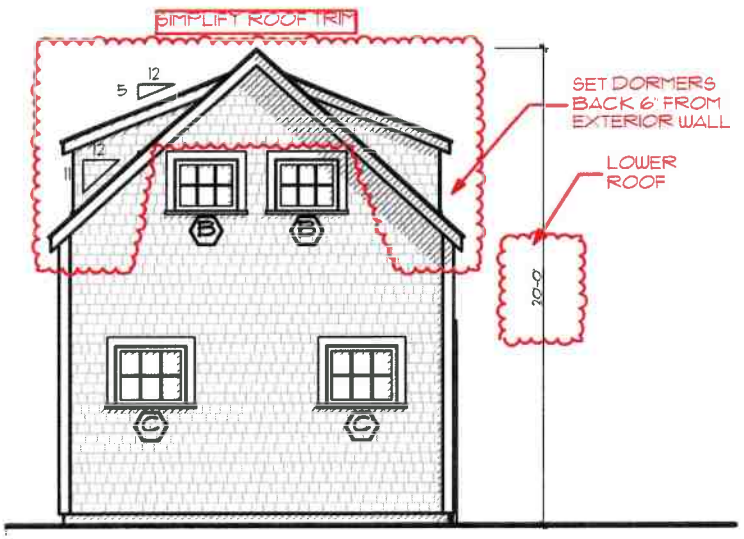
HAWKES END LLC

ESTHER ISLAND

MAP 36.2.3 PARCEL 97

No.	Date	Revision Description	By
-	-	-	-

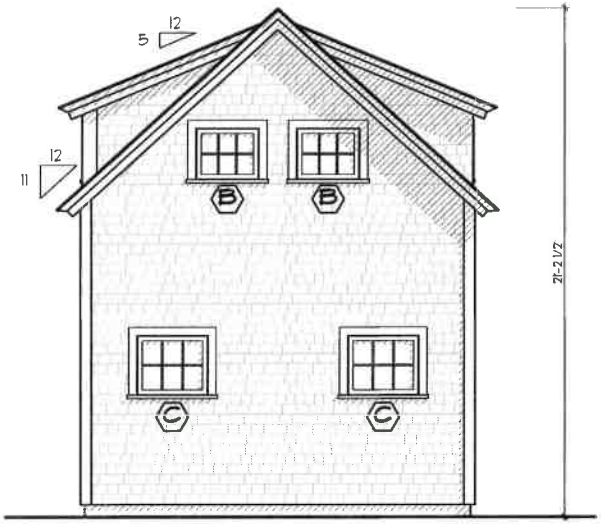
Date:	Drawn:	Checked:	Sheet:
JANUARY 8, 2024	RMM/ERC/BID	DFB/AMG	1 of 1



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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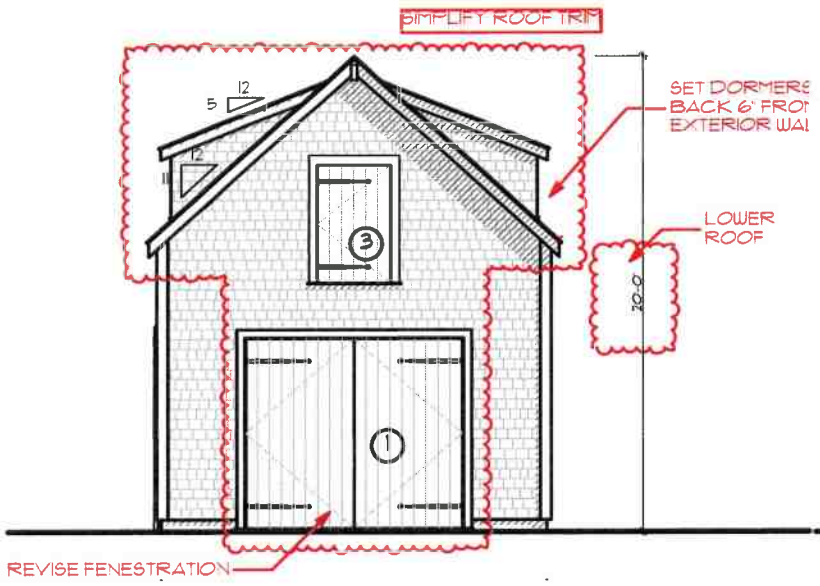
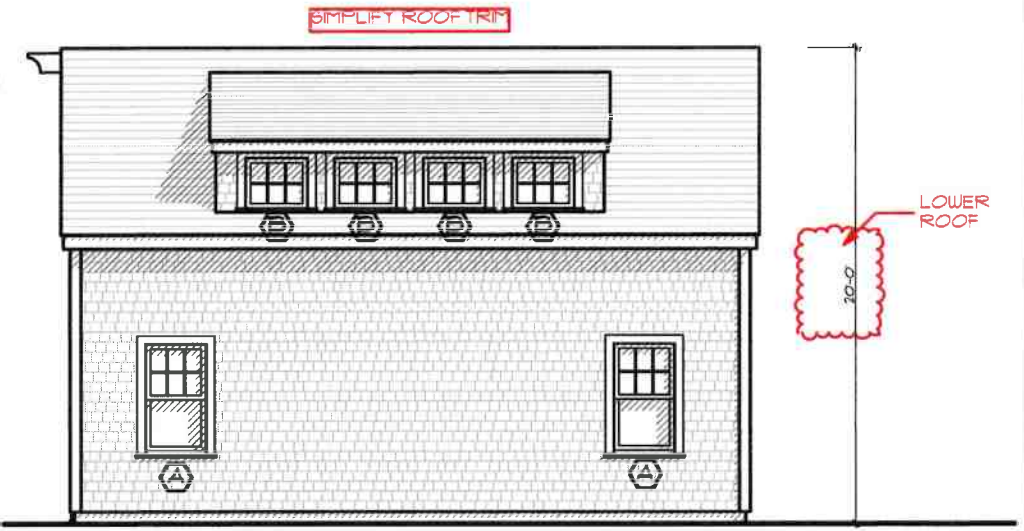
ID#
A-2.1



PROPOSED WEST ELEVATION



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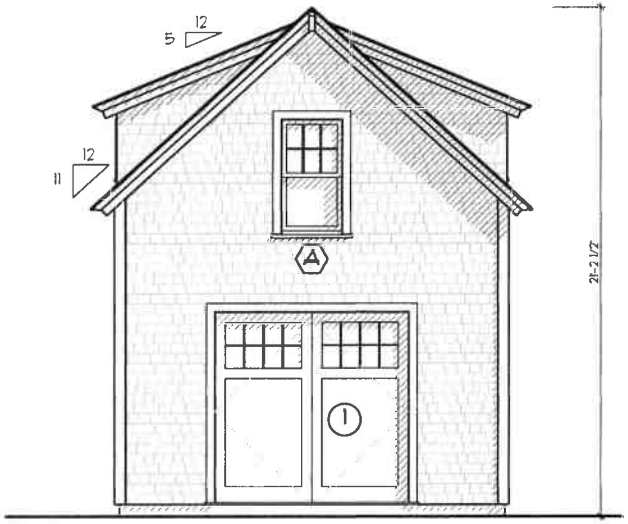
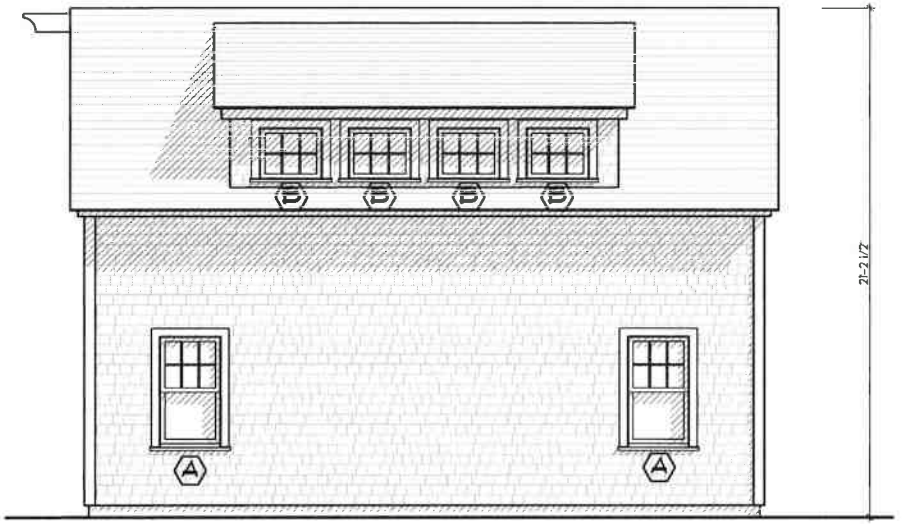


PREVIOUSLY SUBMITTED WEST ELEVATION



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#
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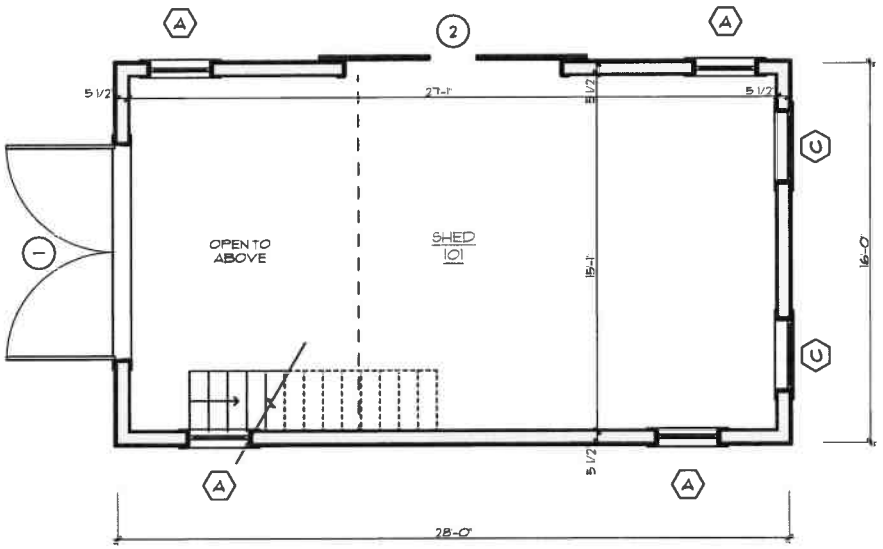
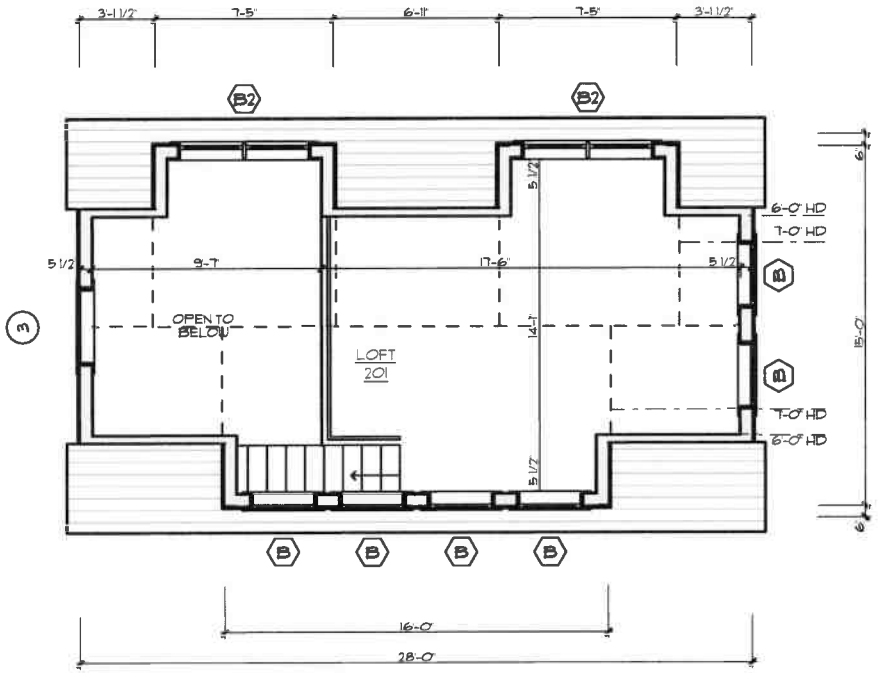


FIRST FLOOR PLAN



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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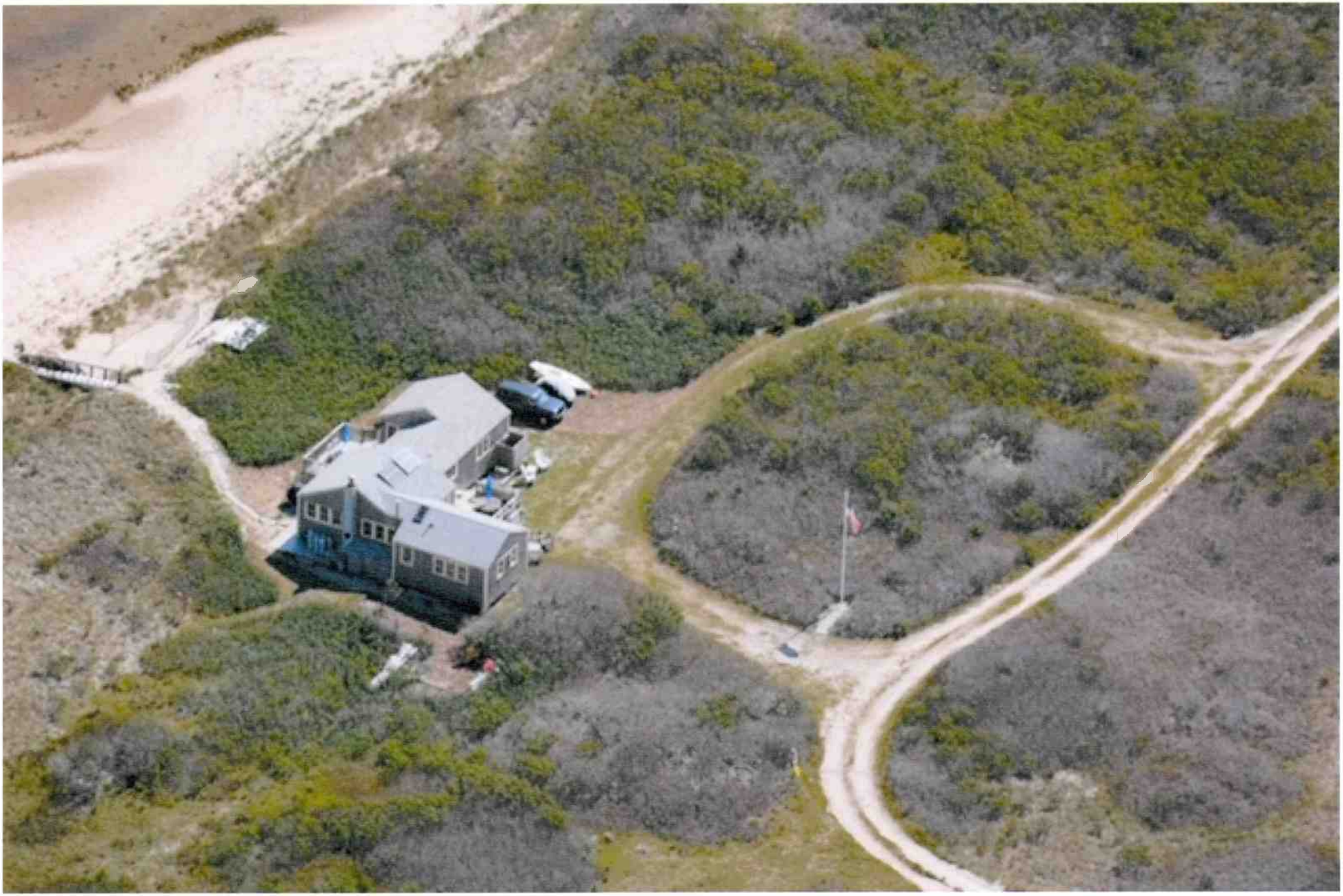












HISTORIC DISTRICT COMMISSION

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.

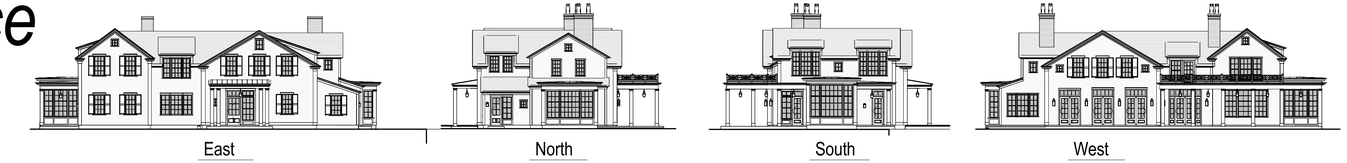
Motion to hold for revisions – requested a transcript of the minutes with primary points from each board member (Welch)

Roll Call Vote: Carried 5-0

88 Pocomo Trust Residence

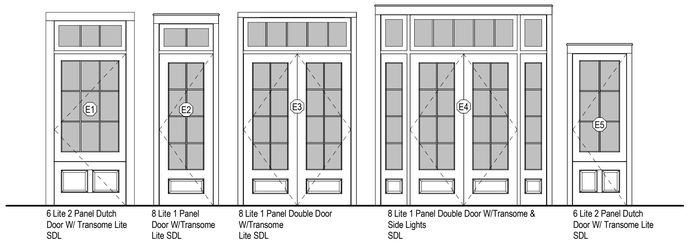
88 Pocomo Rd.
Nantucket, MA 02554

05.30.24

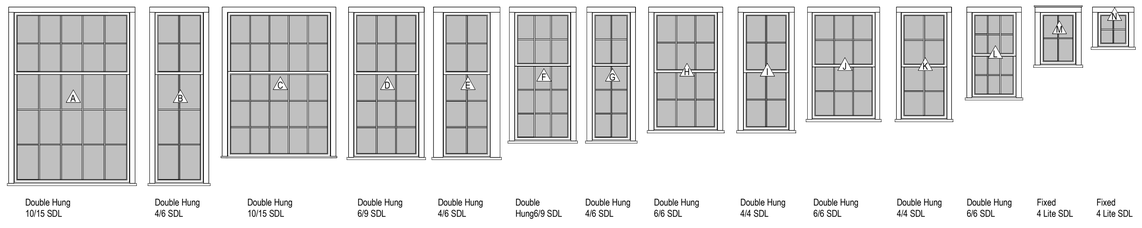




Locus Map

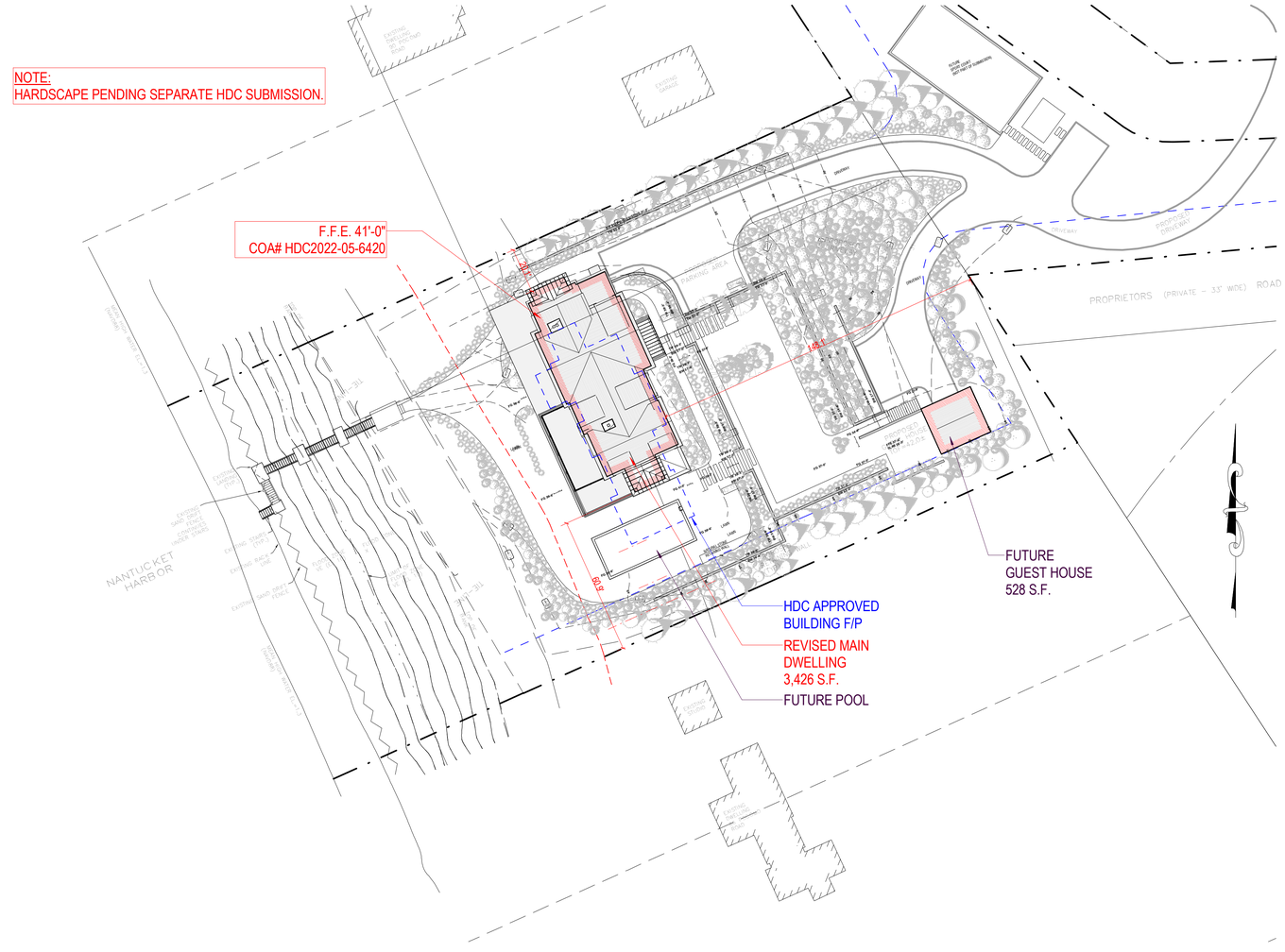


Door Legend
1/4" = 1'-0"



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

NEW YORK CITY USA Nº40 THOMPSON ST INTERIORS FURNITURE

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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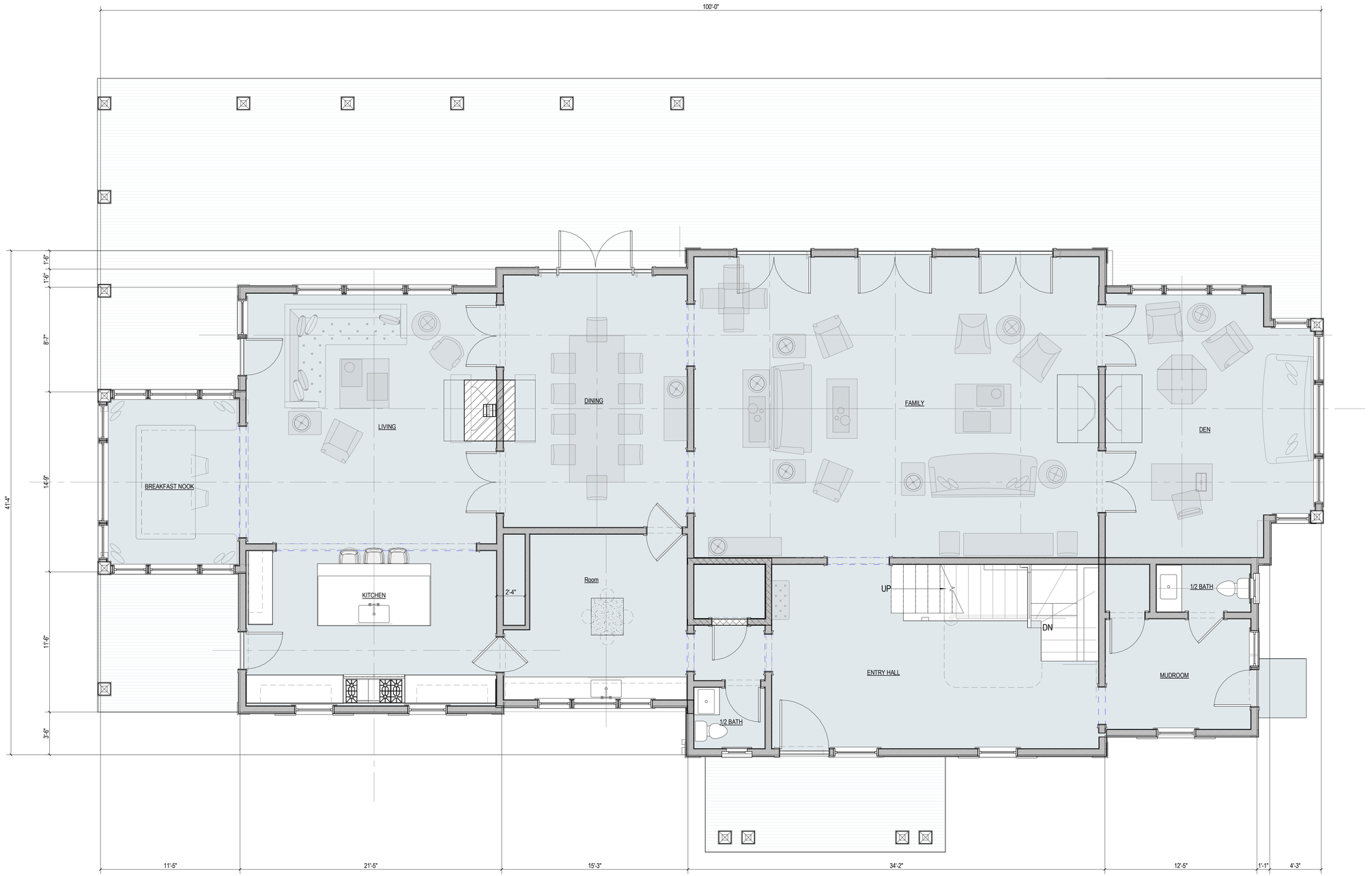
G.1.1
2128

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
www.emeritusdevelopment.com

FIRST 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.
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

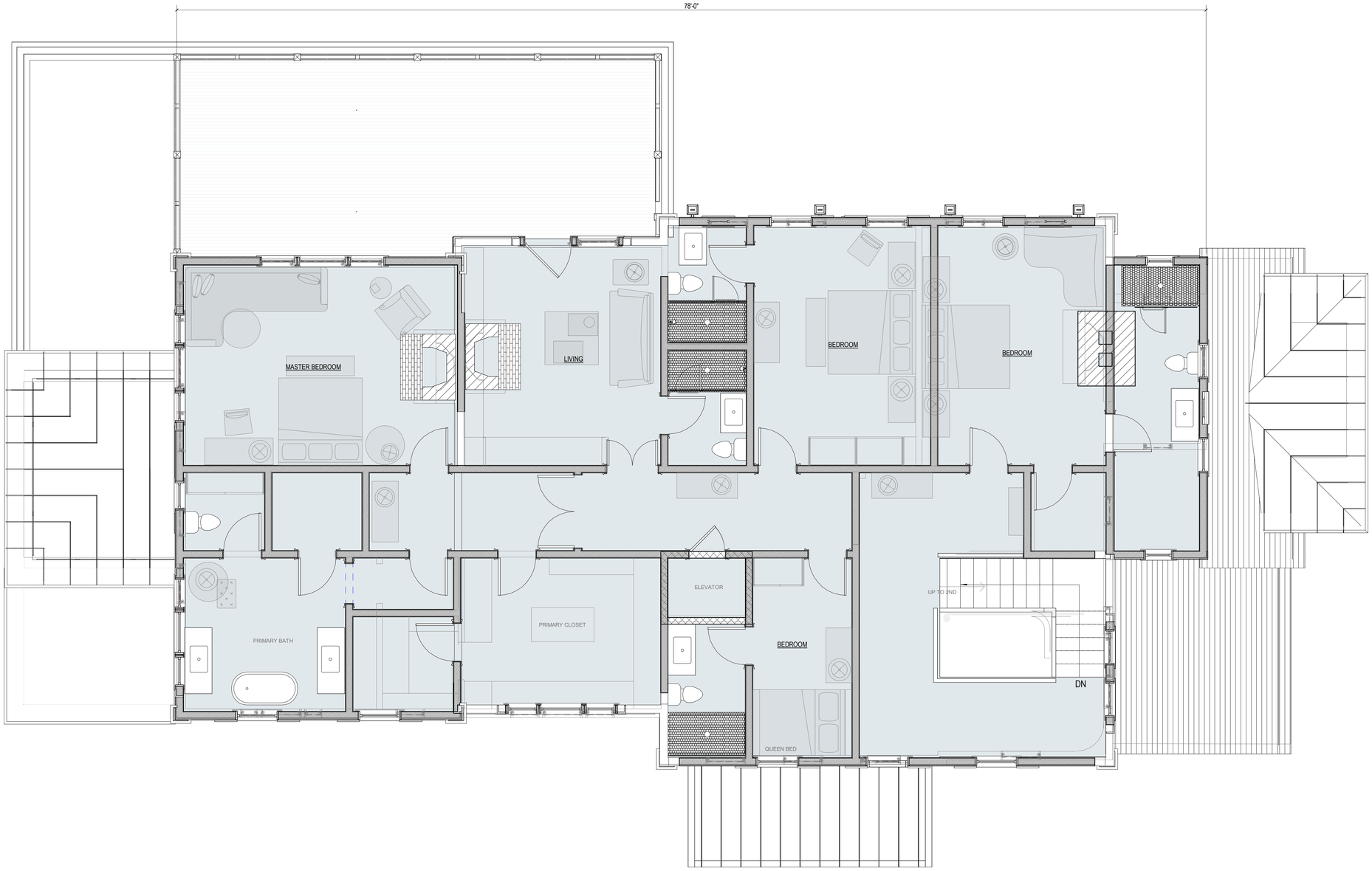
Revisions

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

A.101
2128

05.30.24

HDC SUBMISSION



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

2128

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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.
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

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SHEET INDEX

A.301 Unnamed
G.102 SITE PLAN
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A.300 PERSPECTIVE VIEWS

NEW YORK CITY US №40 THOMPSON ST INTERIORS FURNITURE
S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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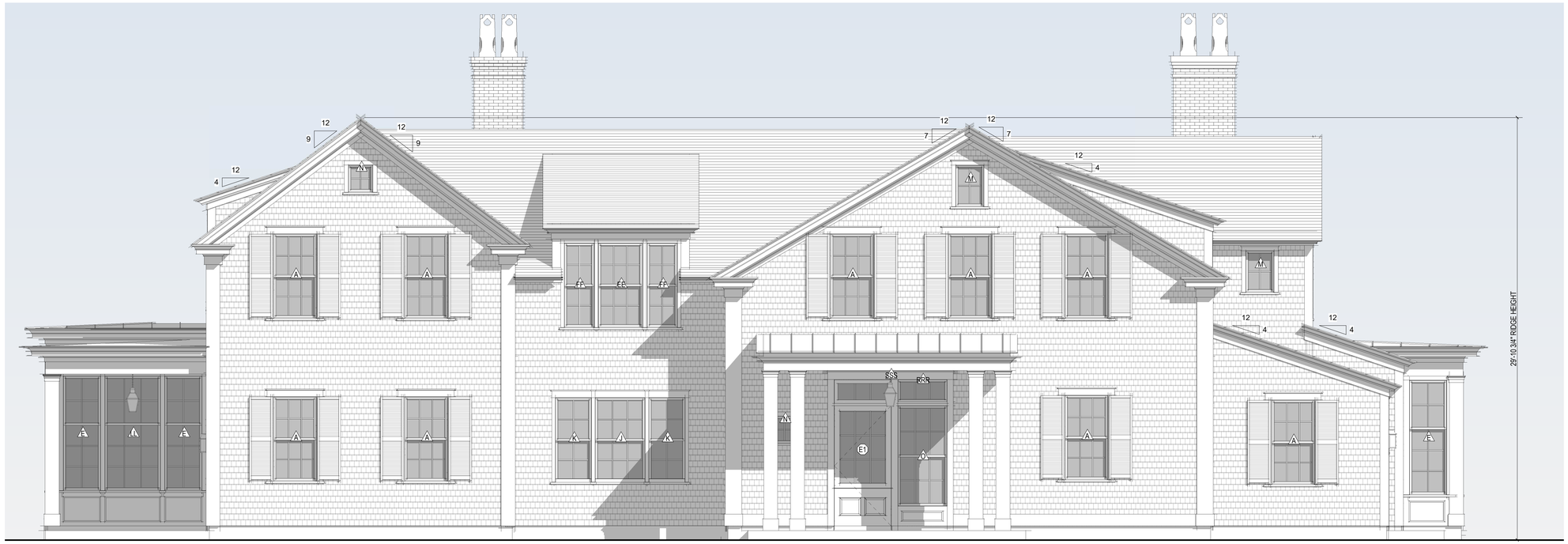
A.102
2128

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"

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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

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S.R. GAMBREL
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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
1" = 10'-0"

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EXTERIOR ELEVATIONS

Site Information

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S.R. GAMBREL
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NEW YORK NY 10013

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A.202
2128

05.30.24

HDC SUBMISSION

















2128

88 Pocomo Trust Residence
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Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
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PERSPECTIVE VIEWS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
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S.R. GAMBREL
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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

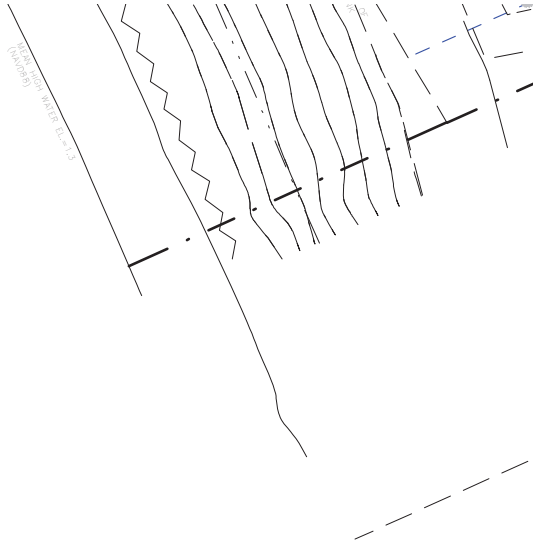
8 Lite 1 Panel Double Door W/Transome Lite SDL

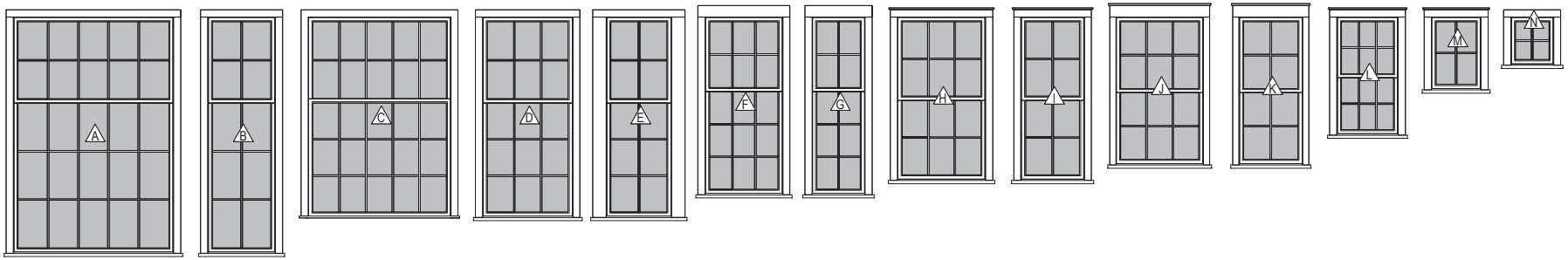
8 Lite 1 Panel Double Door W/Transome7 Side Lights SDL

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

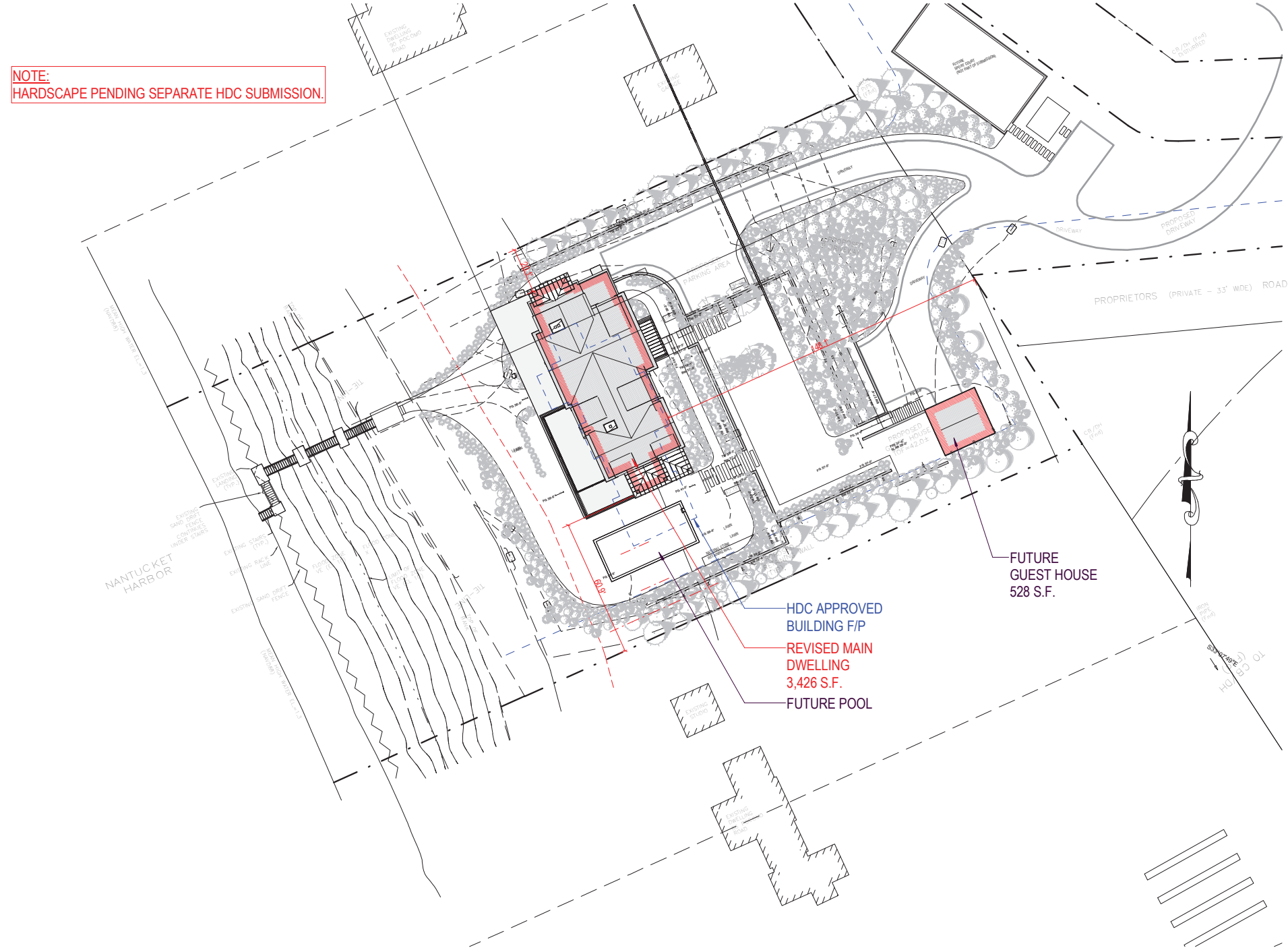
Fixed 4 Lite SDL

Fixed 4 Lite SDL

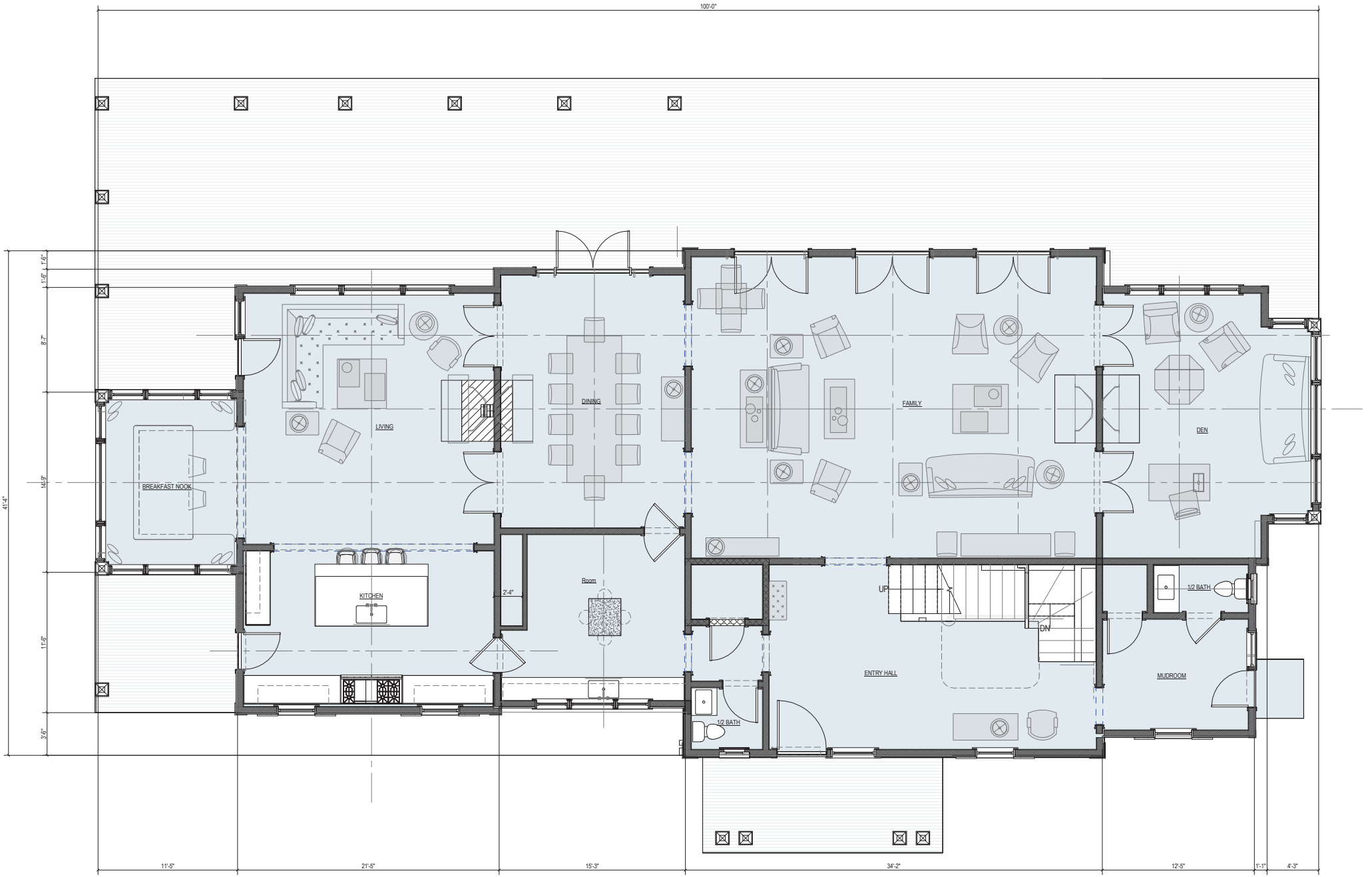
Window Legend

1/4" = 1'-0"

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.

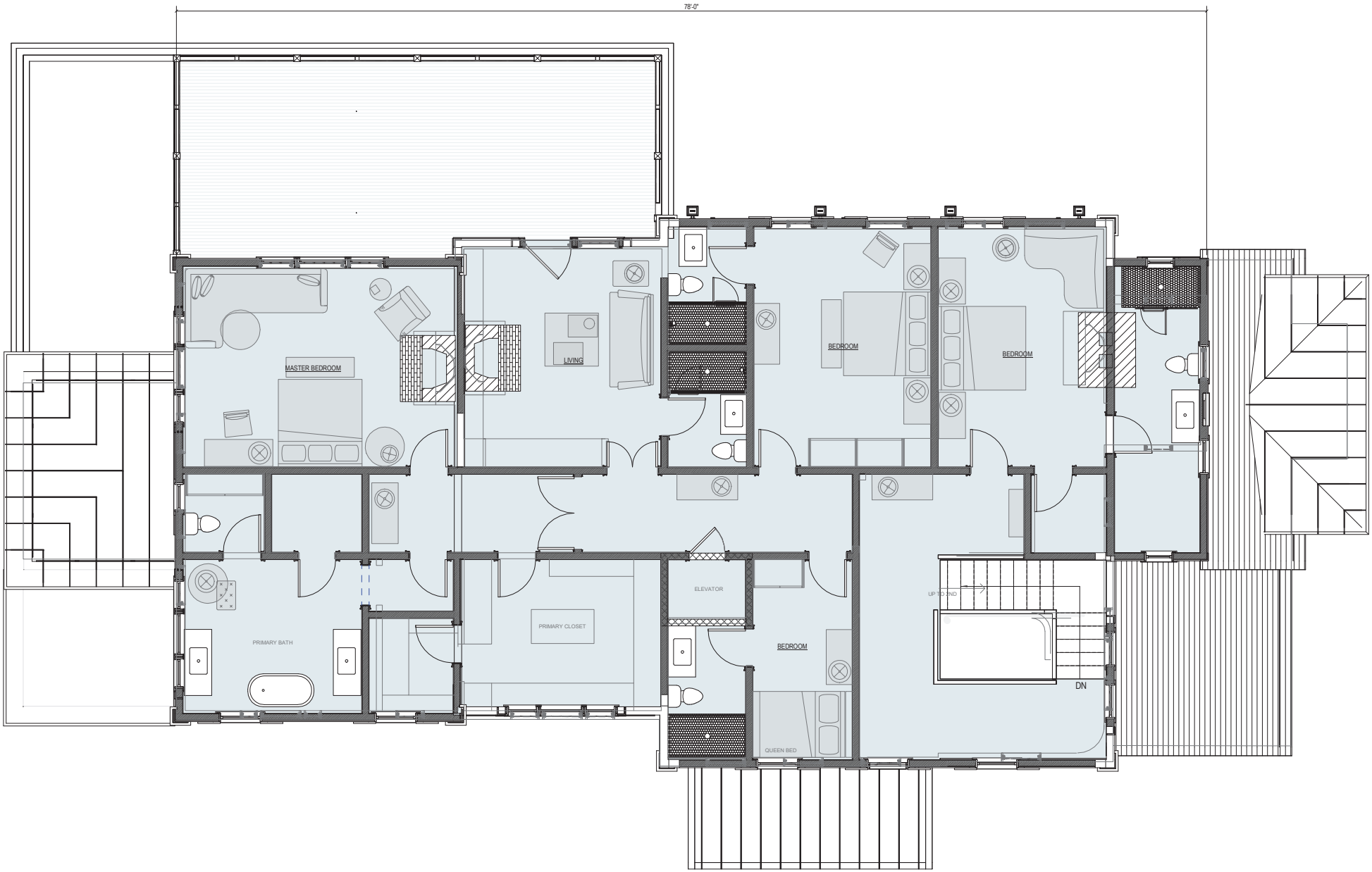


SITE PLAN
1" = 30'-0"



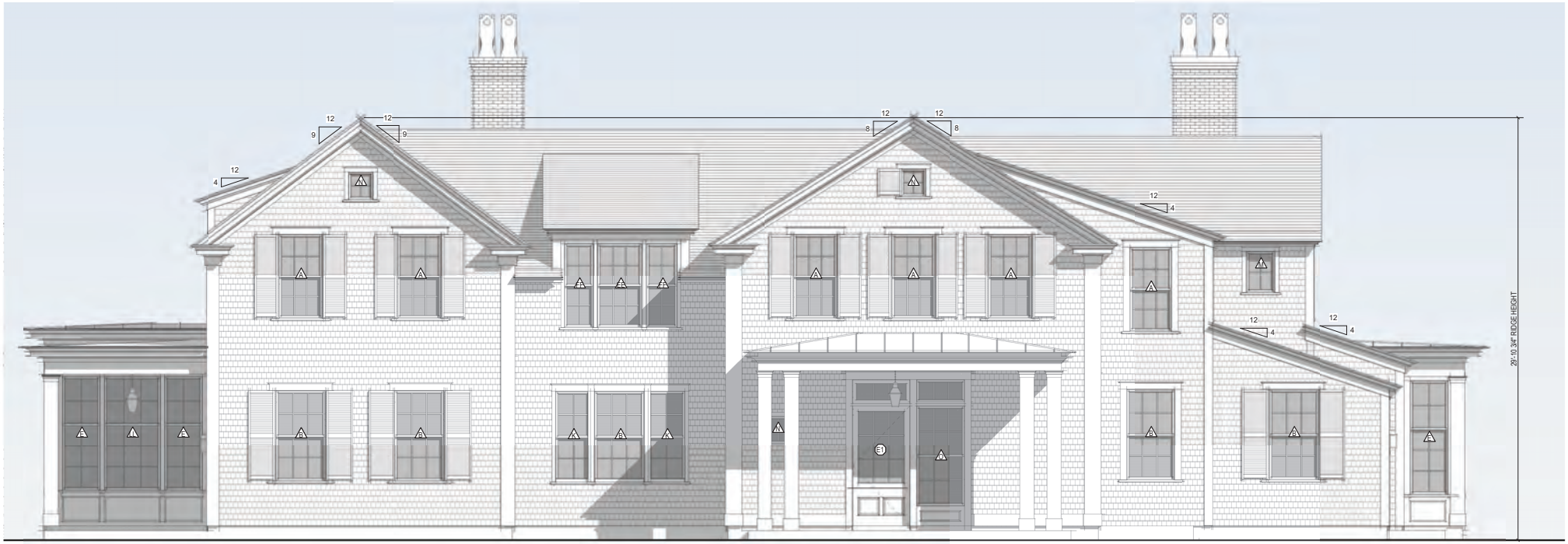
1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

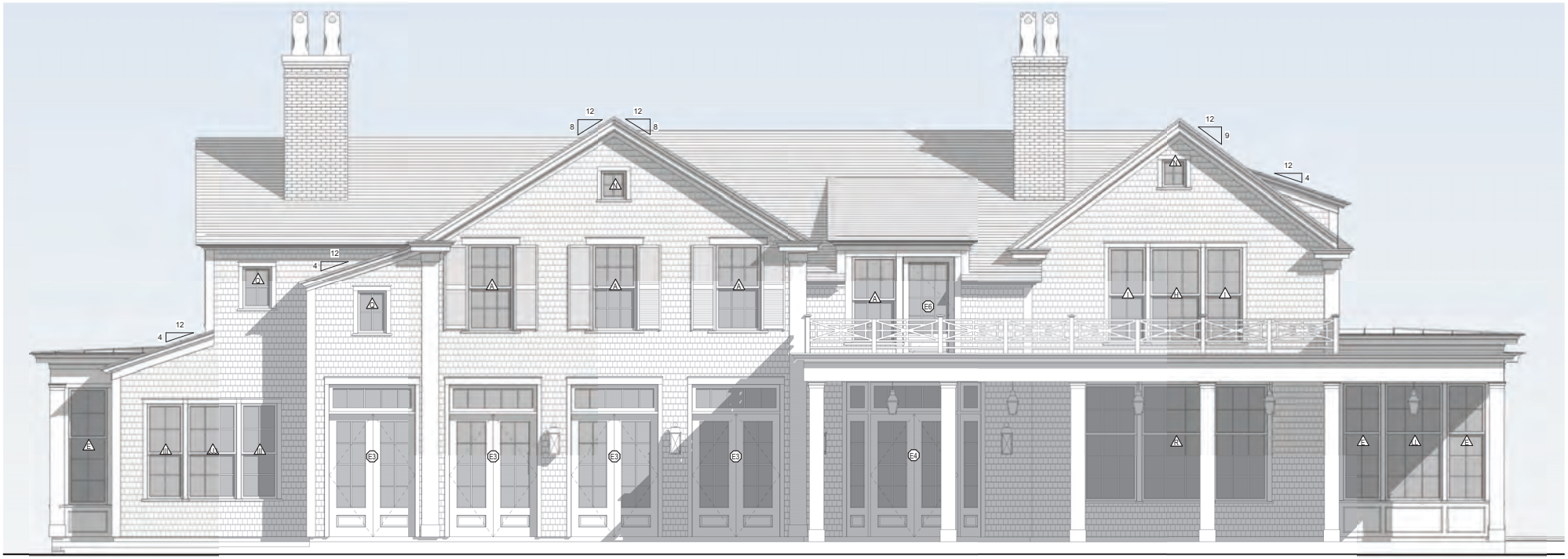


1 East Elevation
1/4" = 1'-0"



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

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

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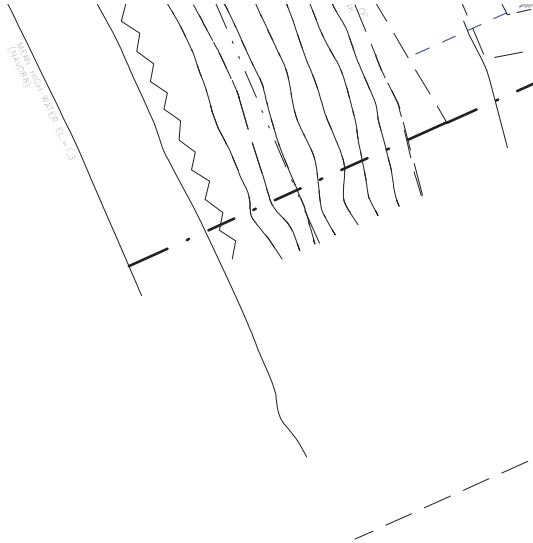
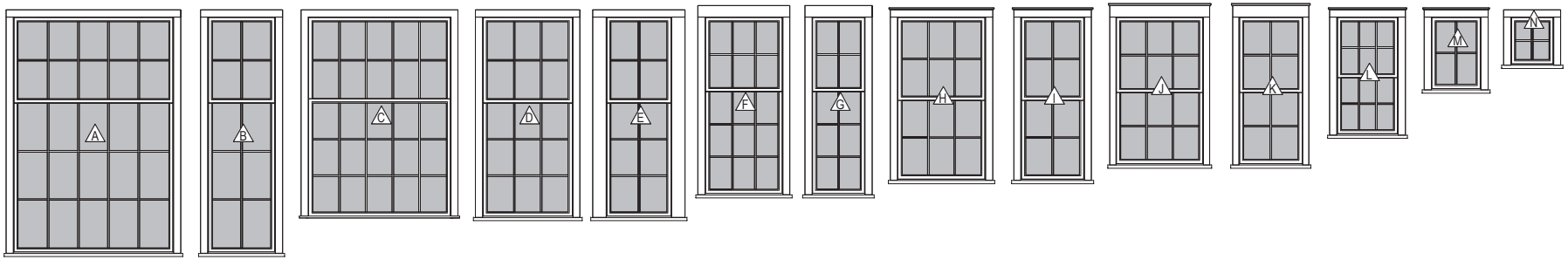




Double Hung 10/15 SDL

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

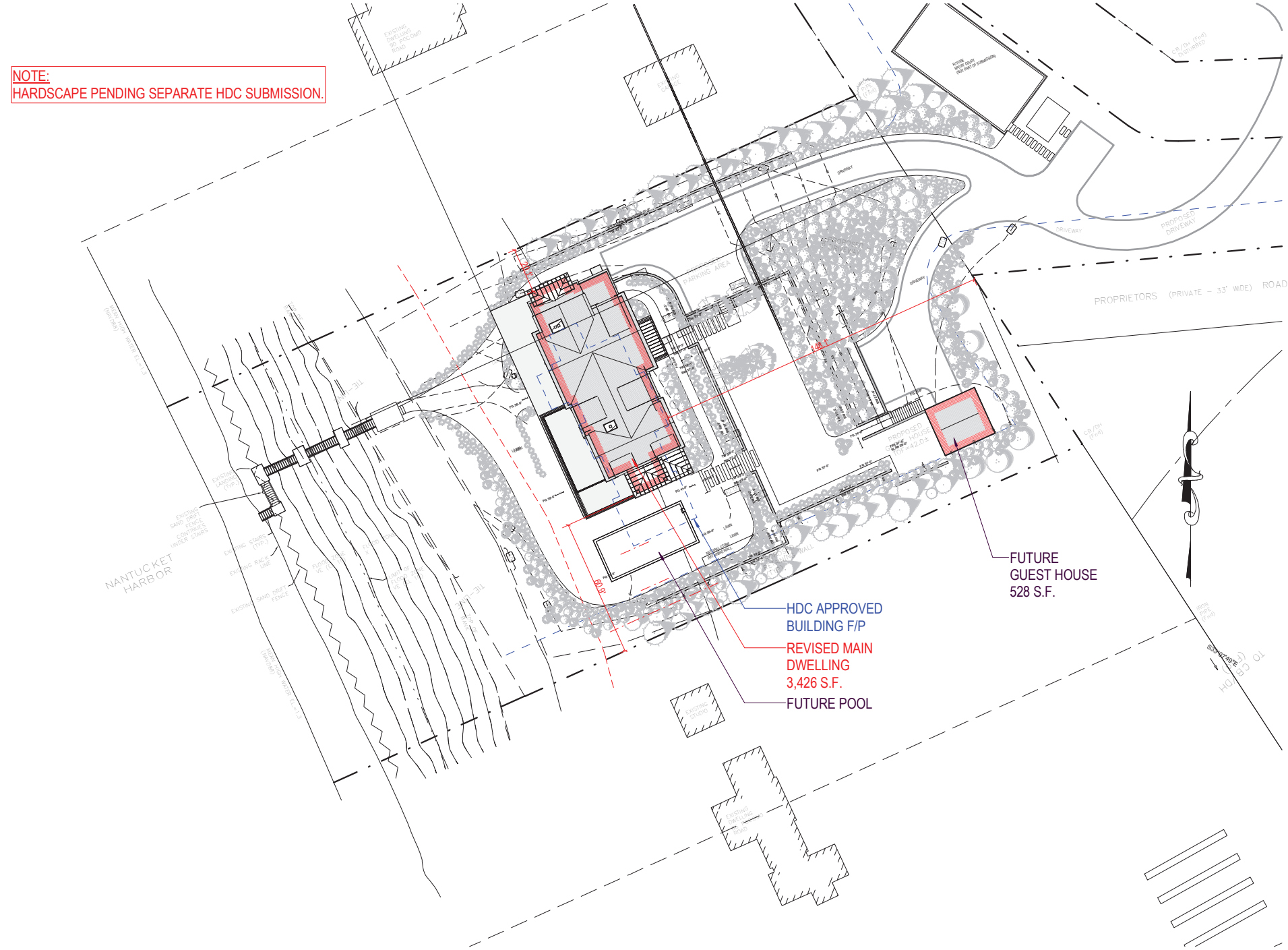
Fixed 4 Lite SDL

Fixed 4 Lite SDL

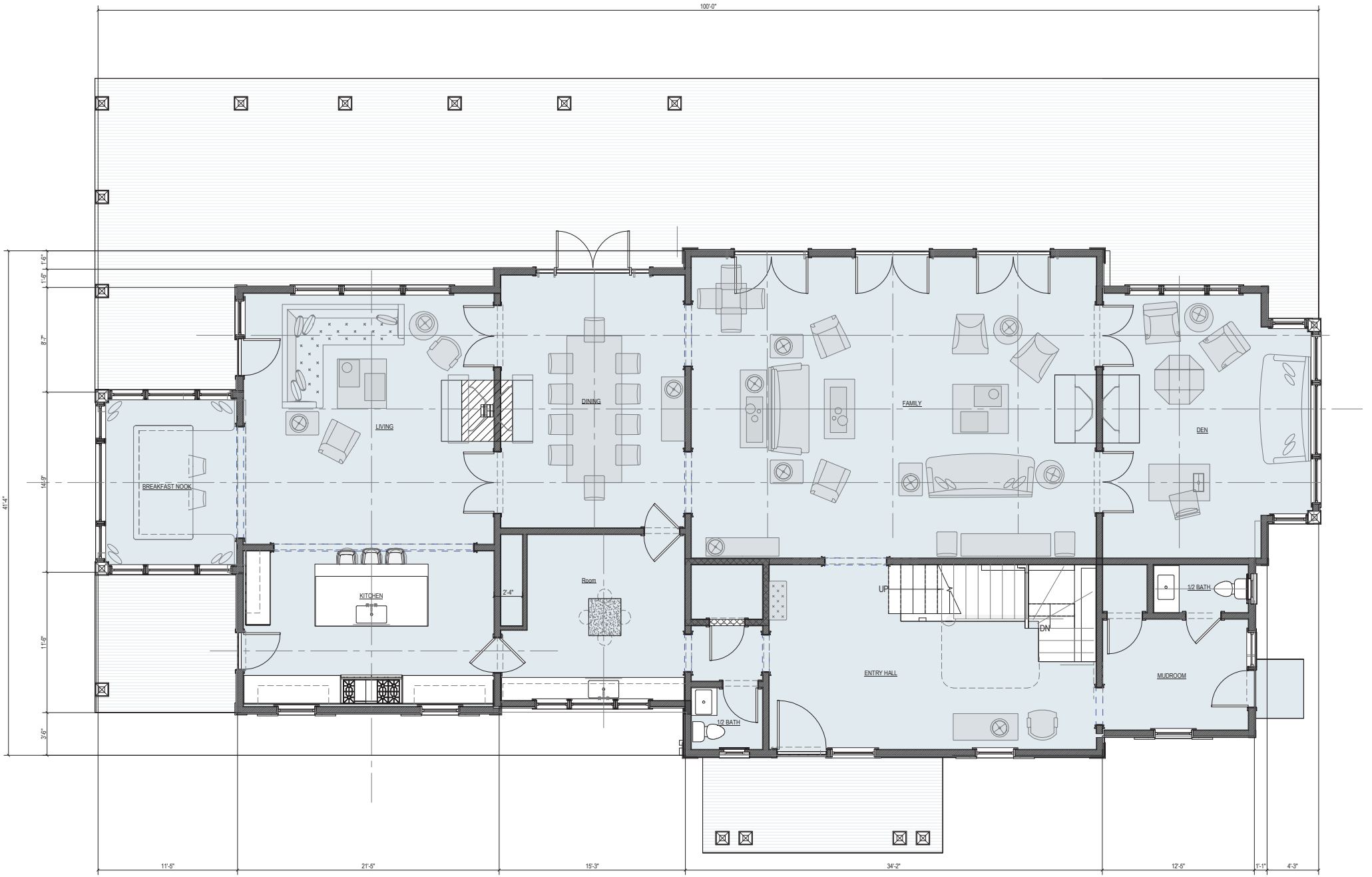
Window Legend

1/4" = 1'-0"

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.

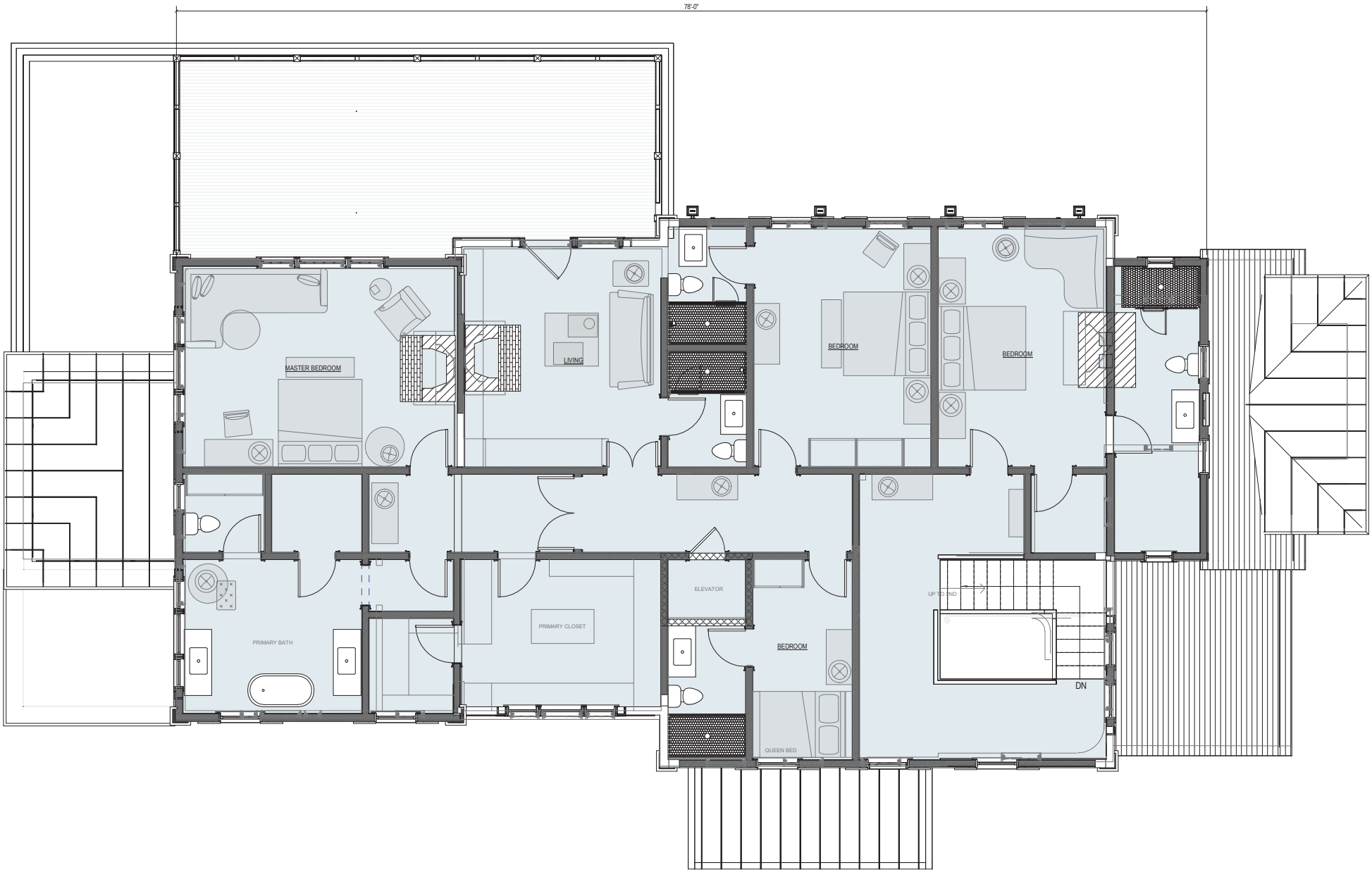


SITE PLAN
1" = 30'-0"



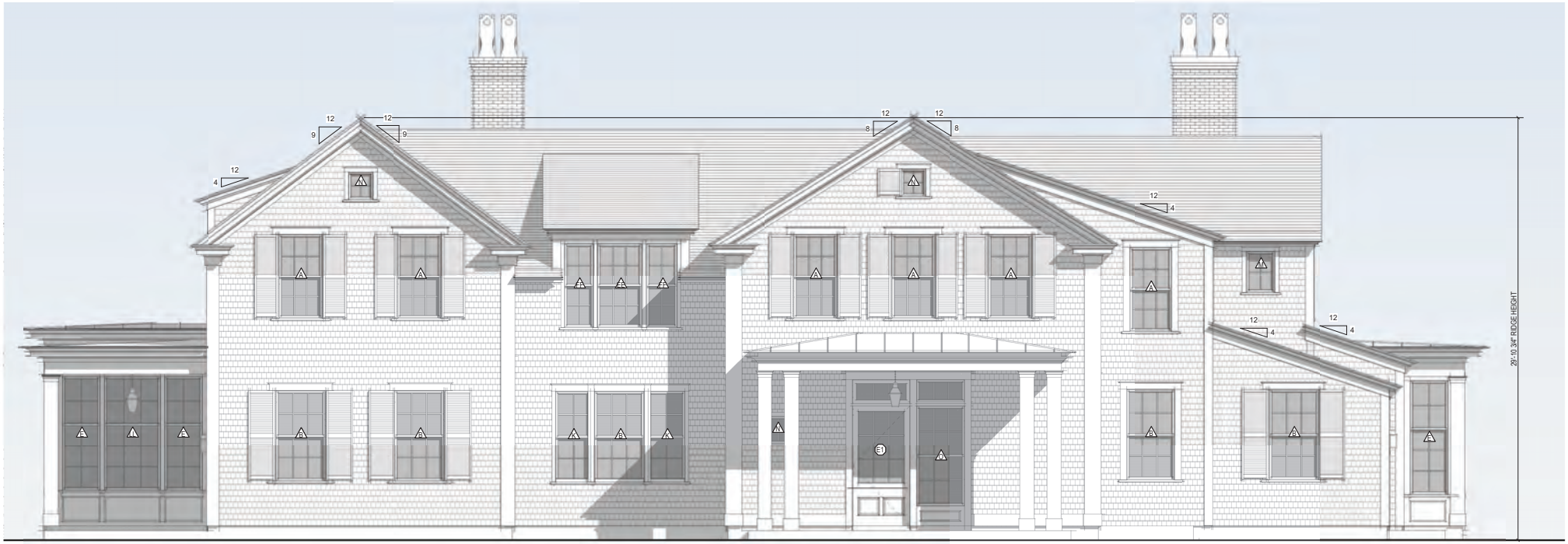
1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

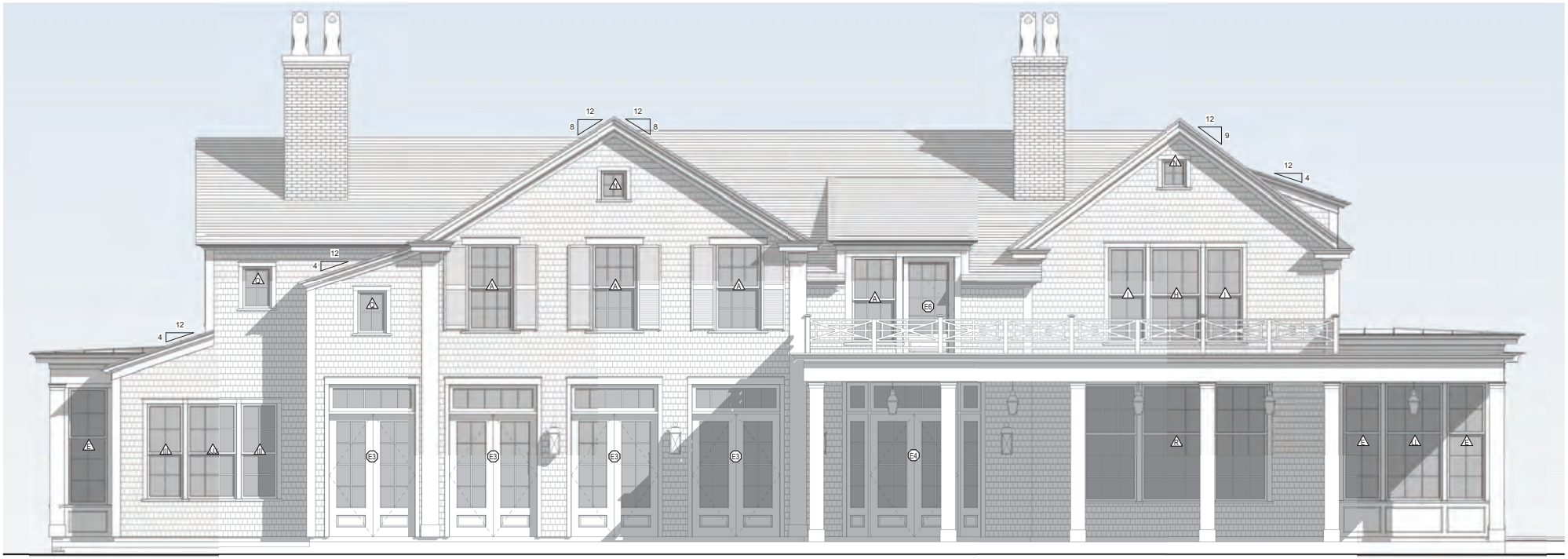


1 East Elevation
1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"



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



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

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

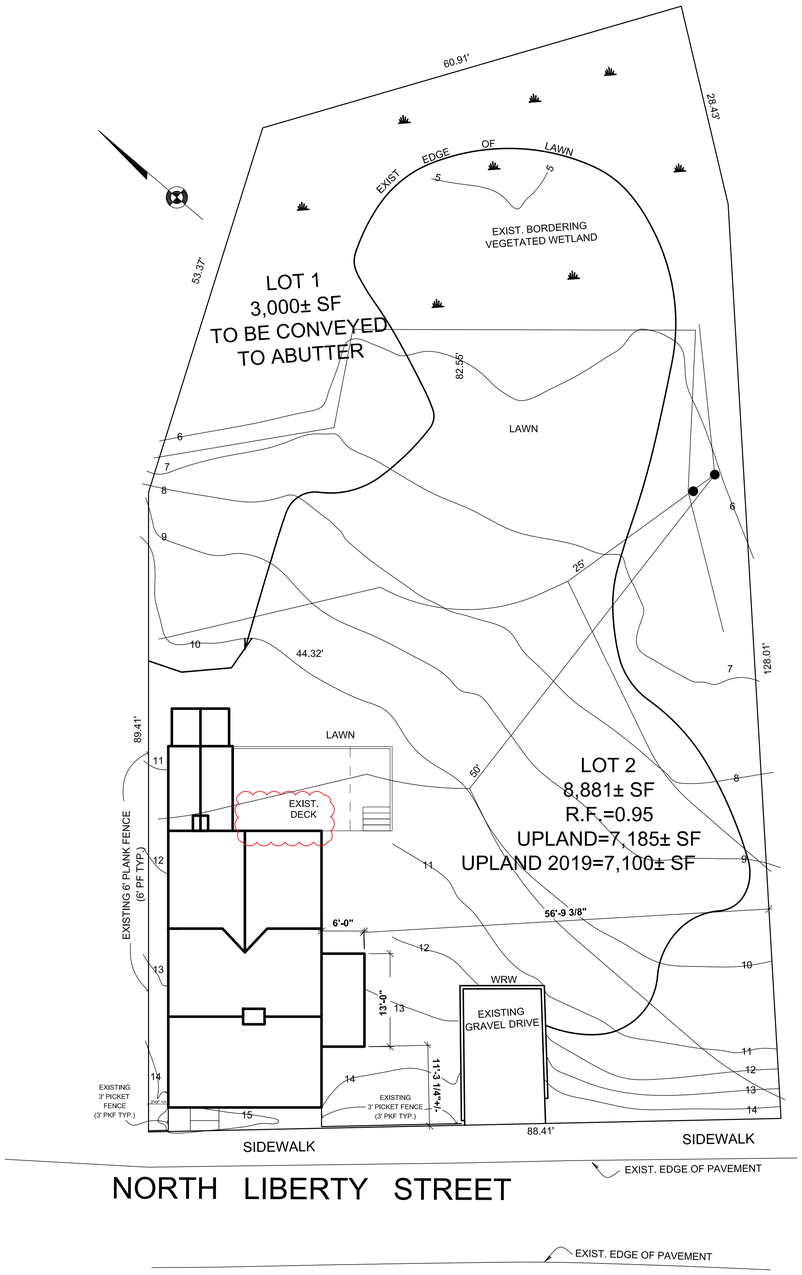
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024 04 1027b B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned 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.

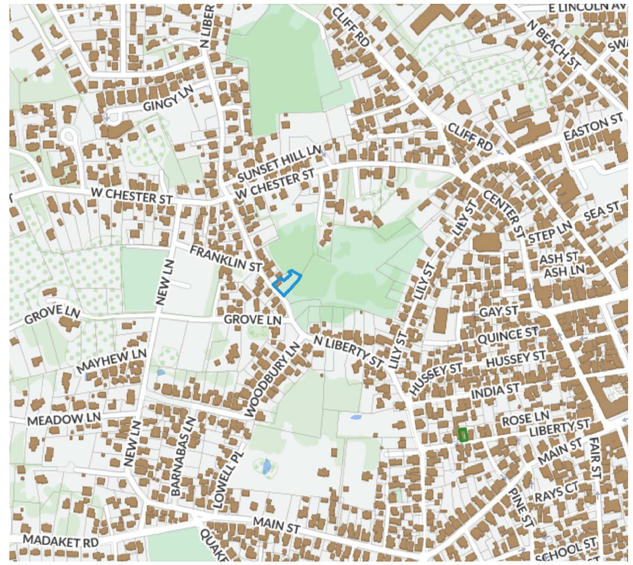
Signature: _____ Date: 5.30.24



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

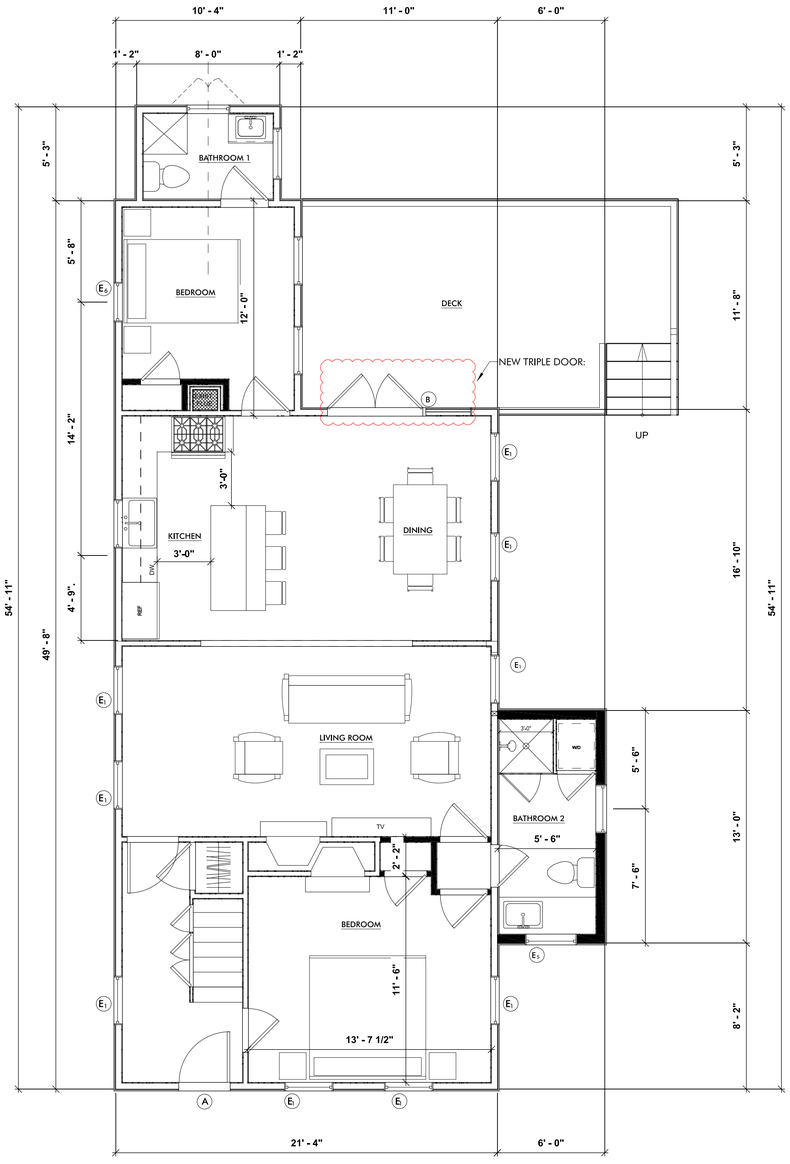
27 North Liberty St
Nantucket, MA 02554

COVER

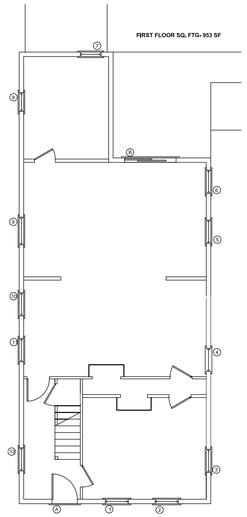
A-0

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

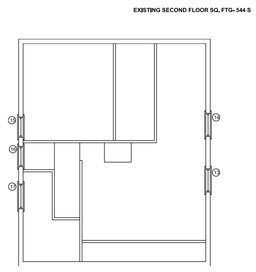
EXISTING 1ST FLOOR SF - 953 SF
PROPOSED 1ST FLOOR SF - 120 SF
TOTAL 1ST FLOOR SF - 1073 SF



1 FIRST FLOOR APPROVED
1/4" = 1'-0"



3 EXISTING 1ST FLOOR
1/8" = 1'-0"



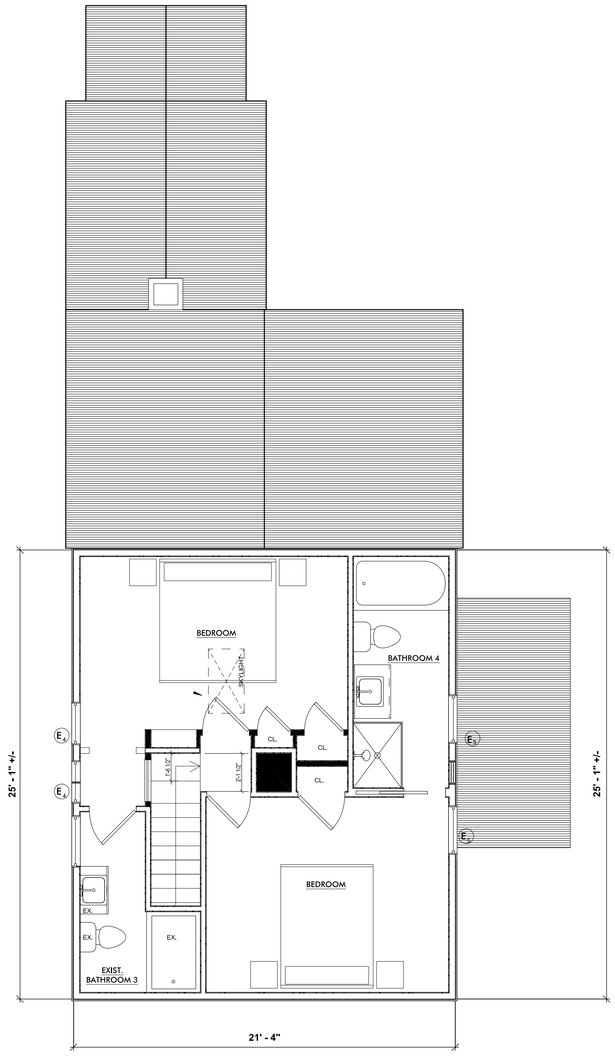
4 EXISTING 2ND FLOOR
1/8" = 1'-0"

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

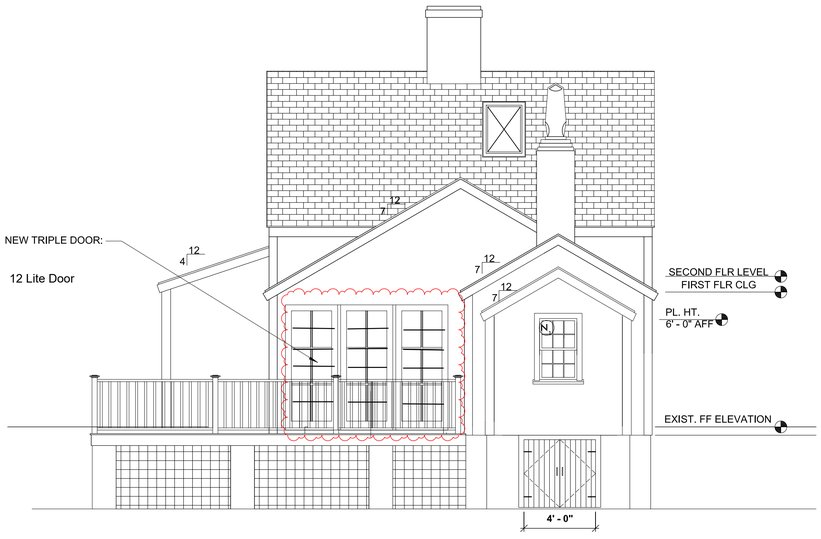
kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

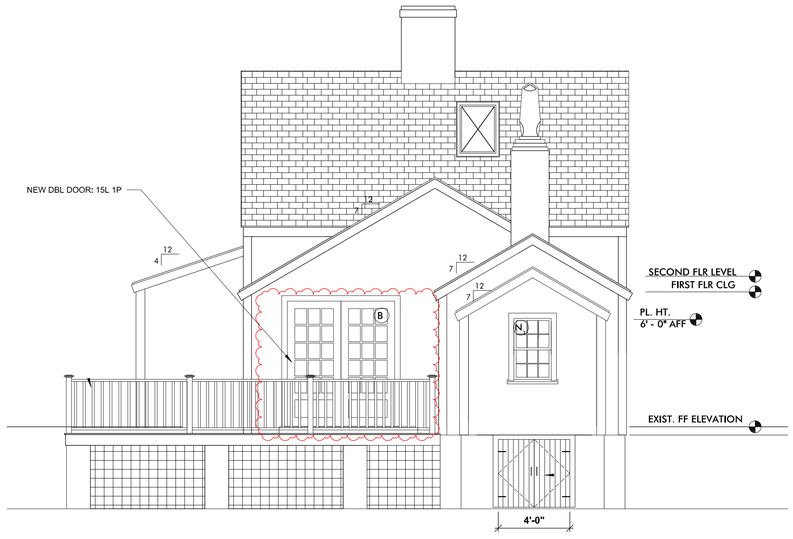
27 North Liberty St
Nantucket, MA 02554

FLOOR PLAN

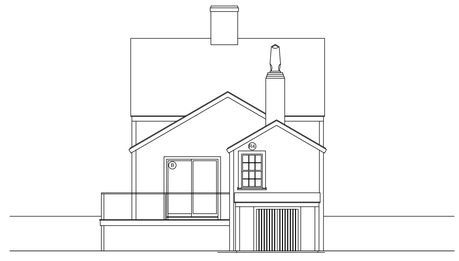
A-1 | SCALE: 1/4" = 1' -0"



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

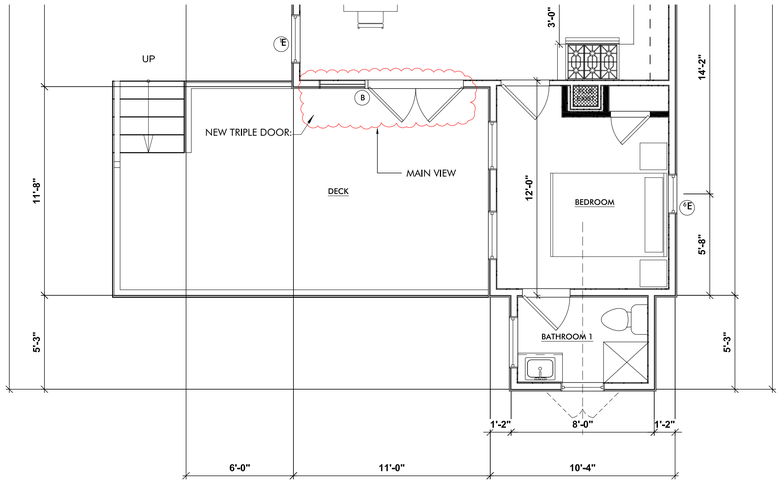
ka kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

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"



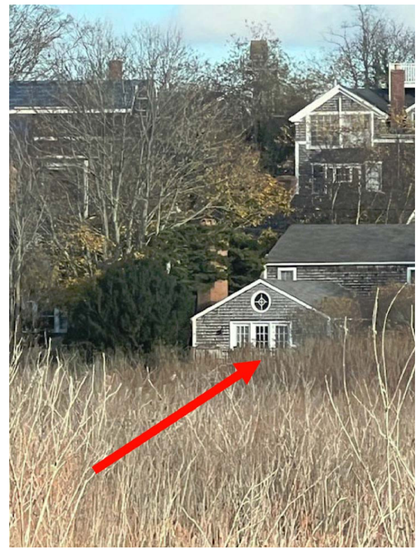
EXISTING REAR ELEVATION



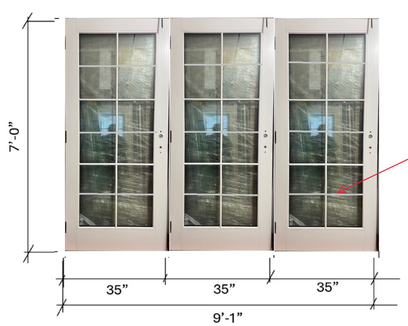
MAIN VIEW AT REAR OF LILLY POND



EXISTING SLIDING DOOR



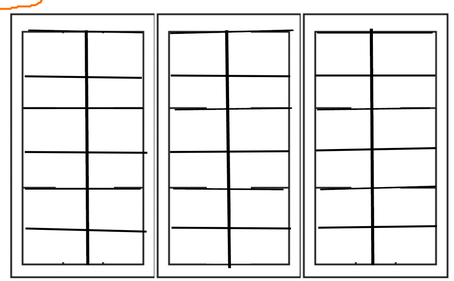
PRECEDENT VIEW ACROSS LILLY POND
TRIPLE FRENCH DOOR



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

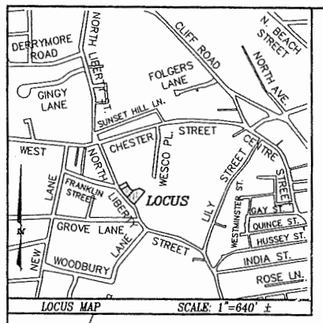
PARTIAL PLAN & IMAGE

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

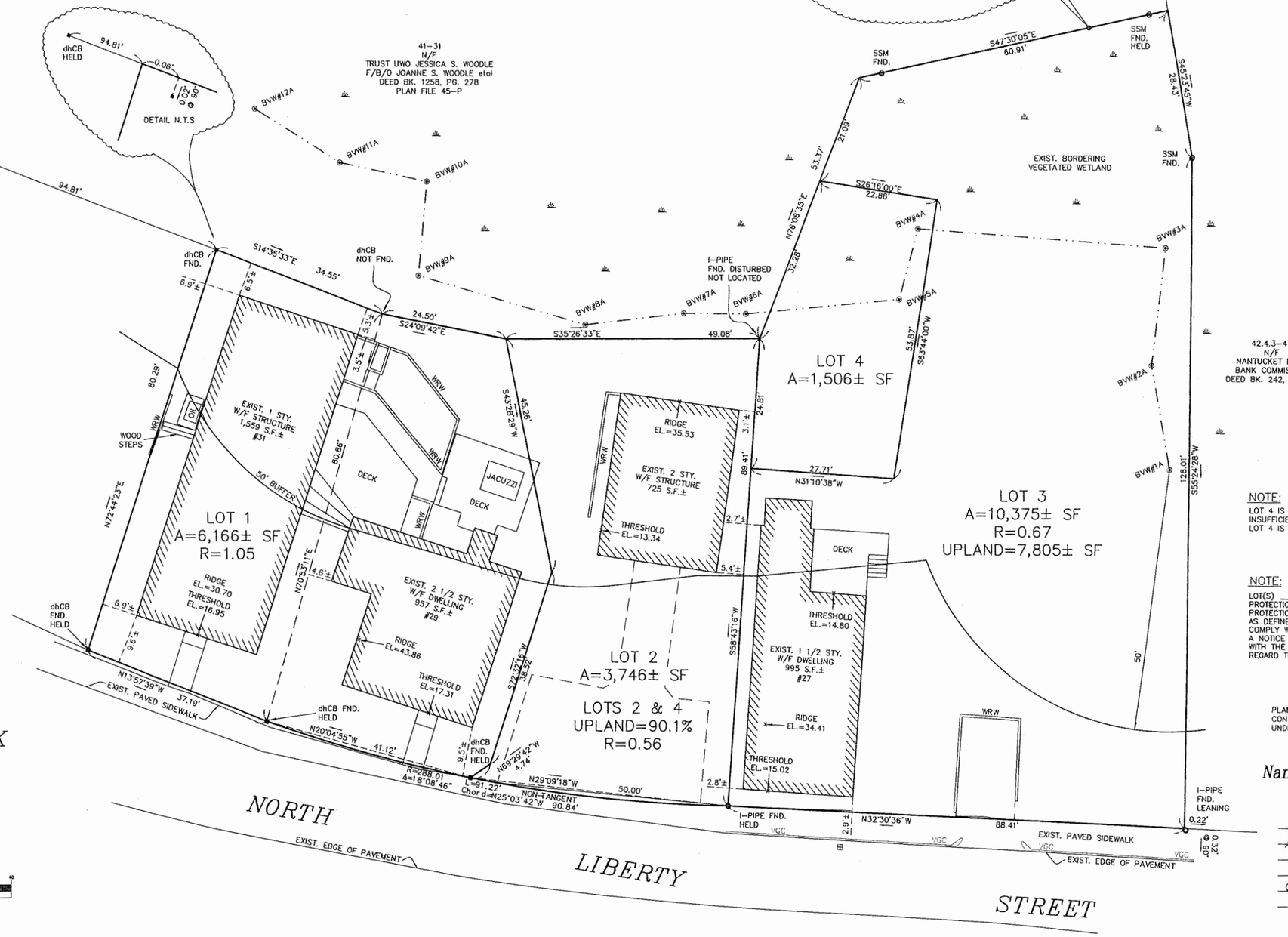


CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

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

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ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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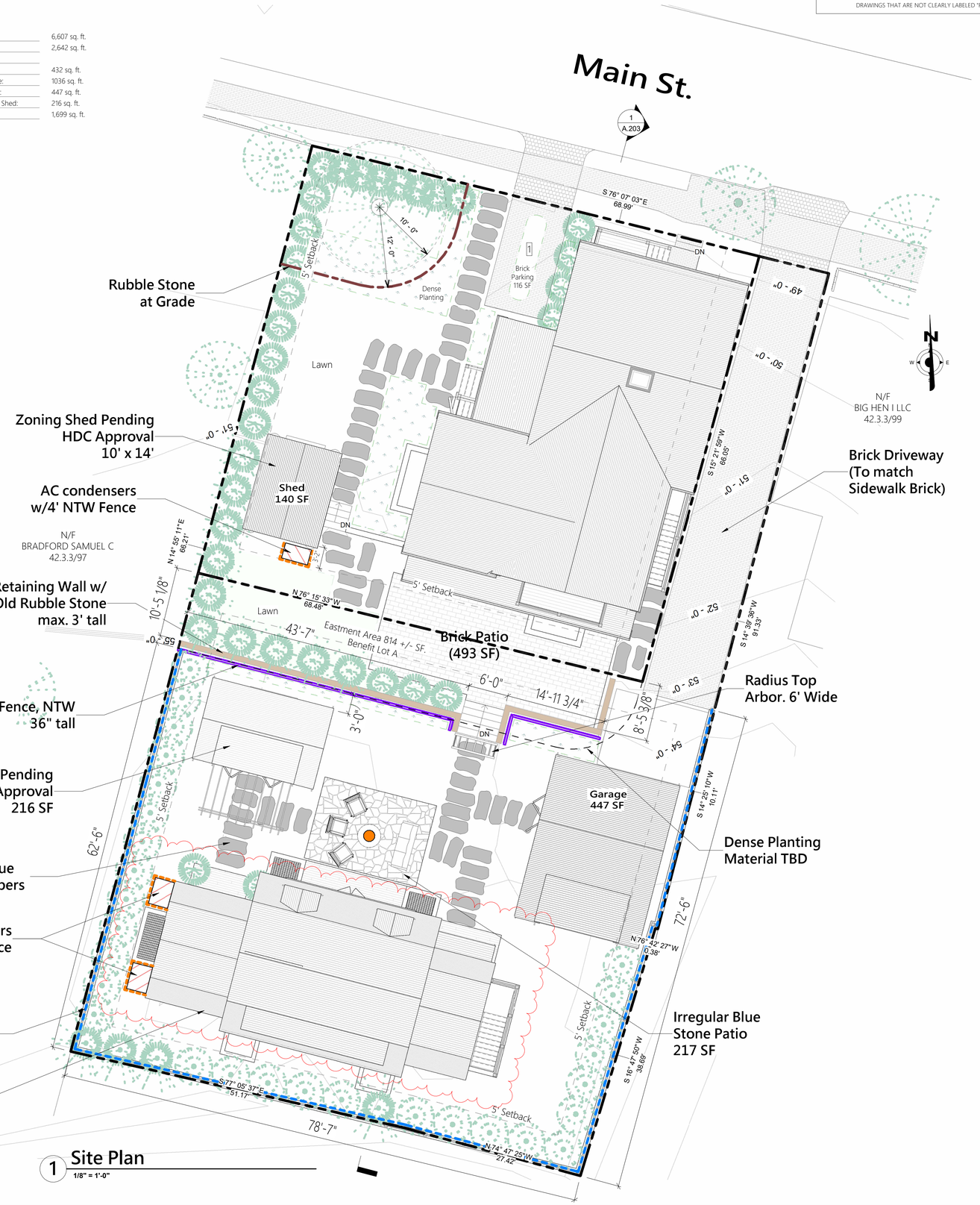
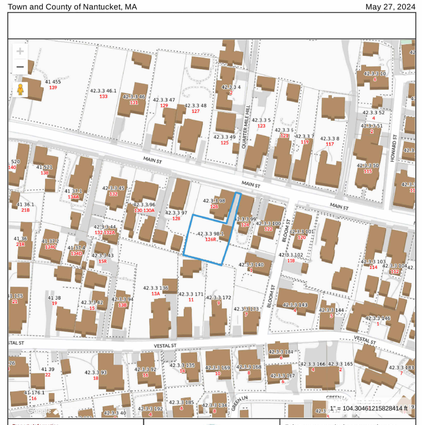
Property Info:

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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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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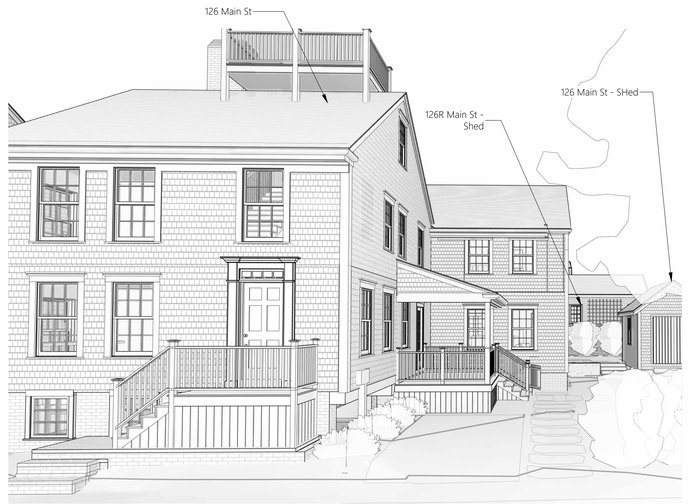
2 Street Elevations
3/16" = 1'-0"



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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126R Main Street Cottage

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Sheet
HDC Supplement

Date
05.30.2024

Revisions

A.202

Scale 3/16" = 1'-0"

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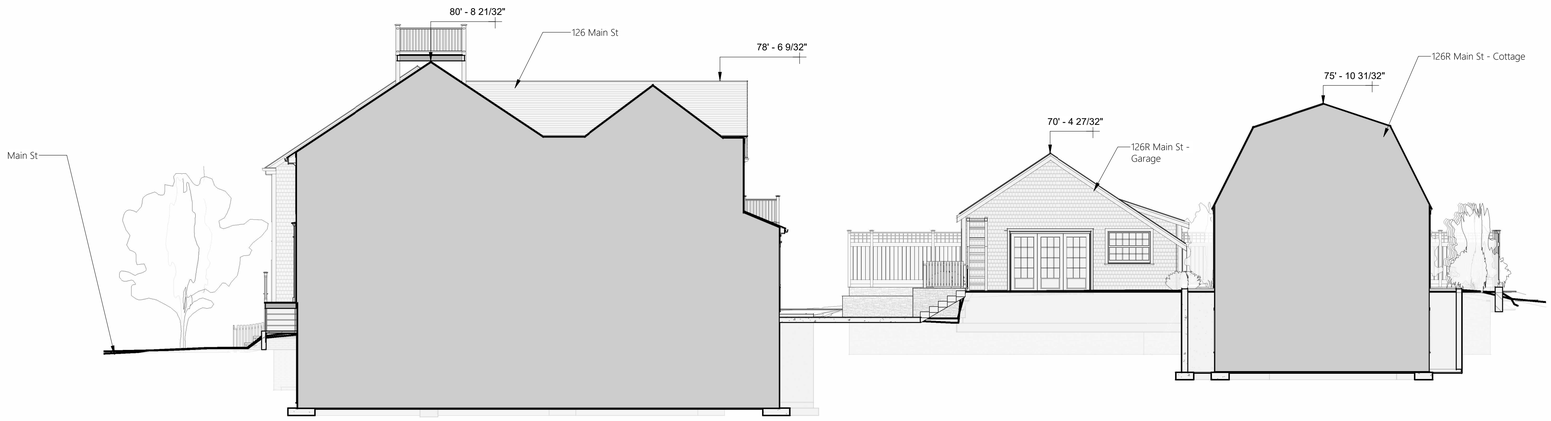

1 Site Section
1/8" = 1'-0"



2 Birds Eye View 1

4 Birds Eye View 3



3 Birds Eye View 2

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126R Main Street Cottage

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HDC Supplement 2

Date
05.30.2024

Revisions

A.203

Scale 1/8" = 1'-0"

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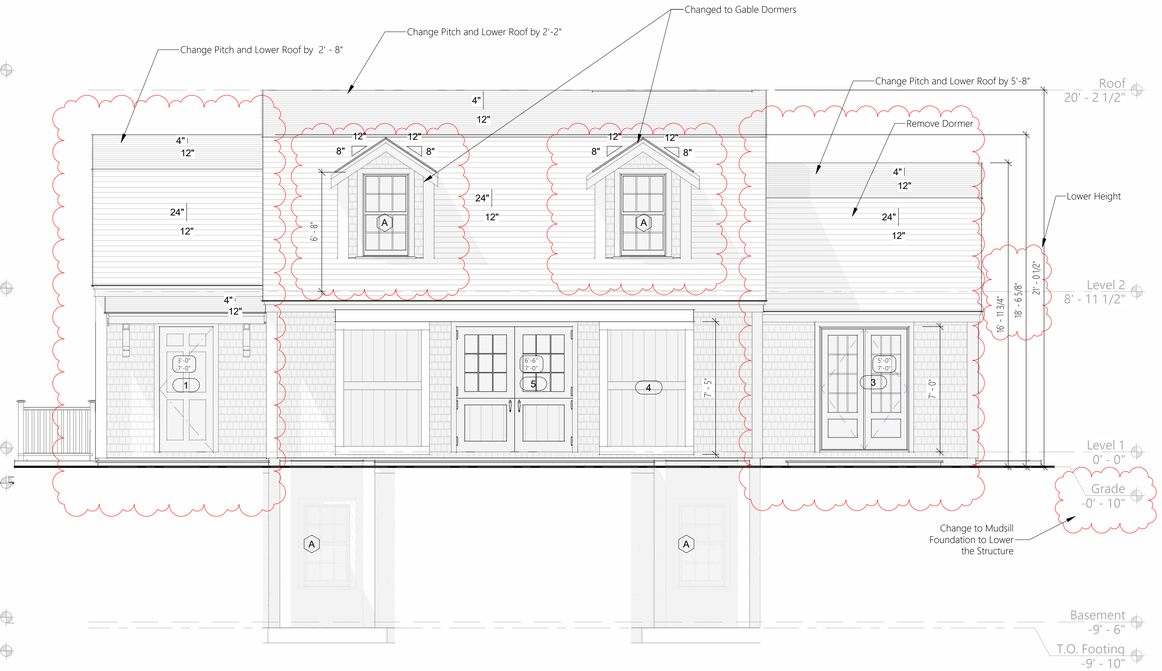
4 North Elevation - Previously Submitted



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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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"

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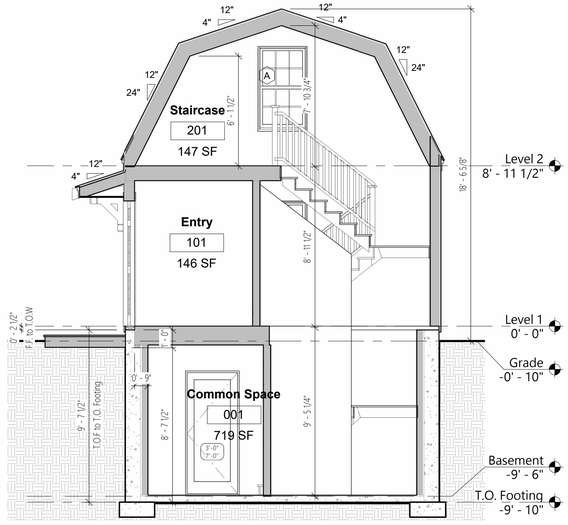
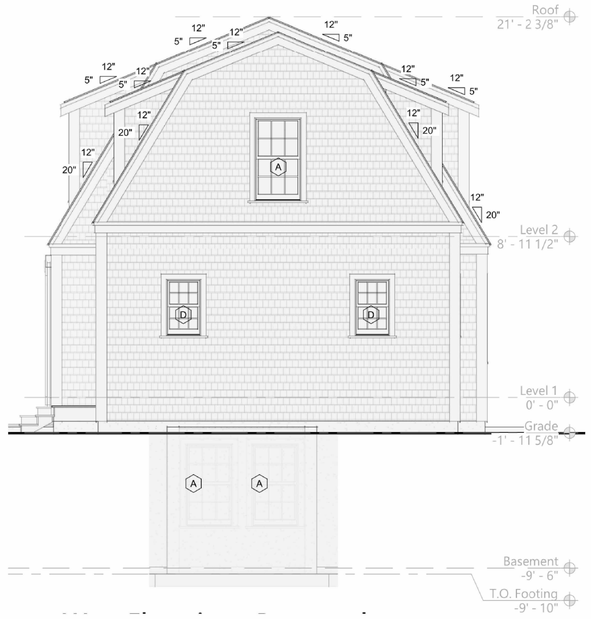
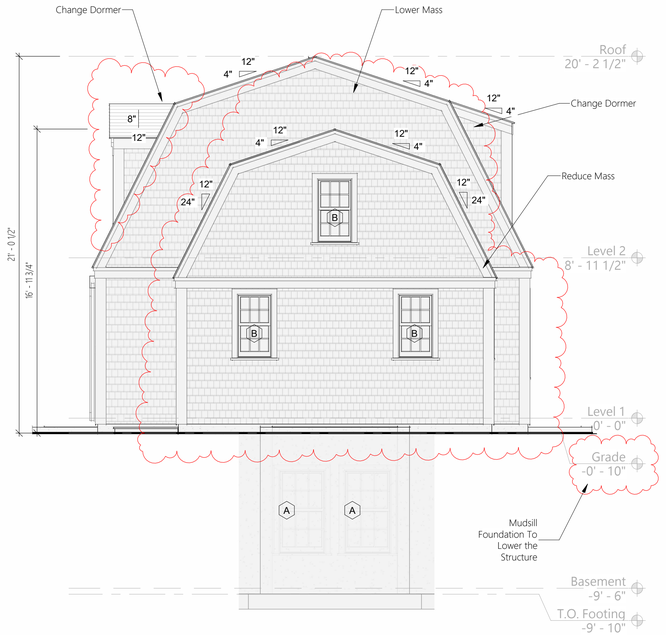


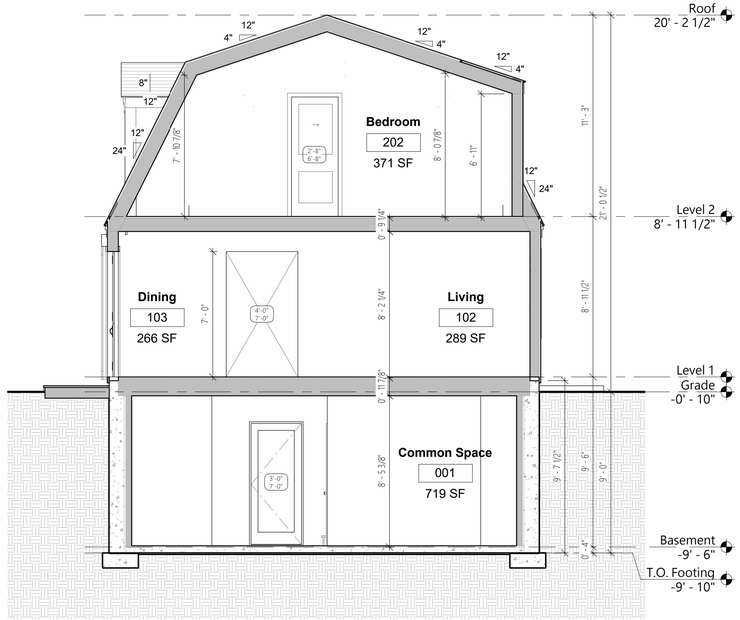
5 Building Section 1
1/4" = 1'-0"



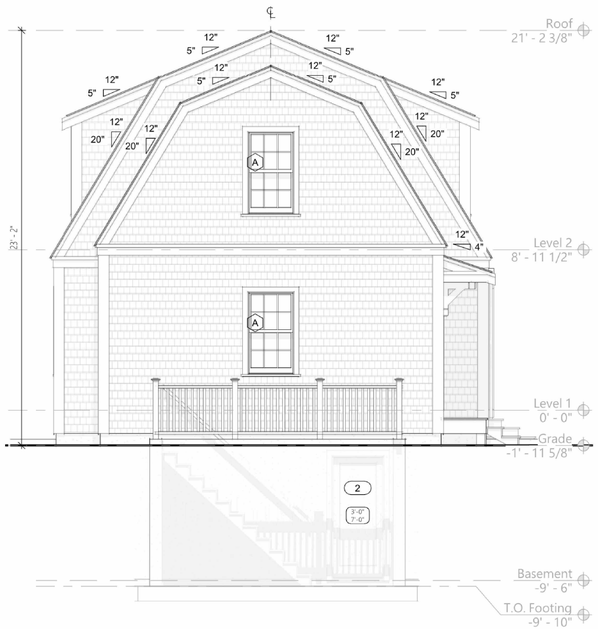
2 Previously Submitted West Elevation



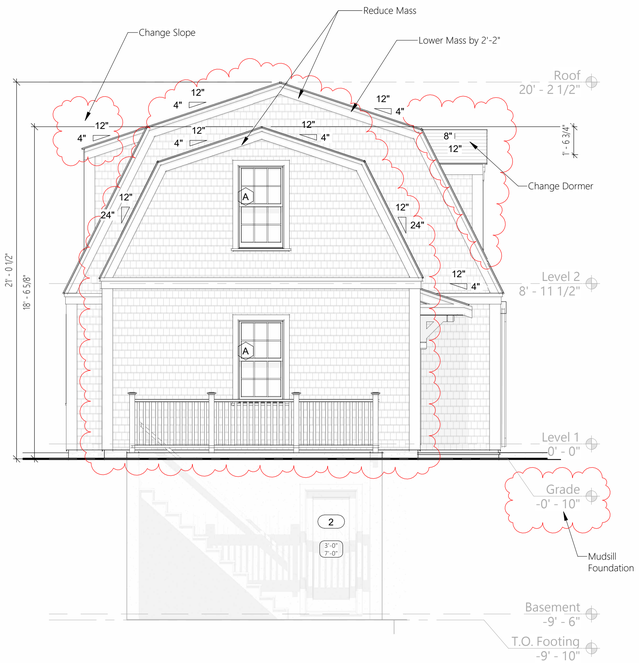
1 West Elevation - Proposed
1/4" = 1'-0"



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

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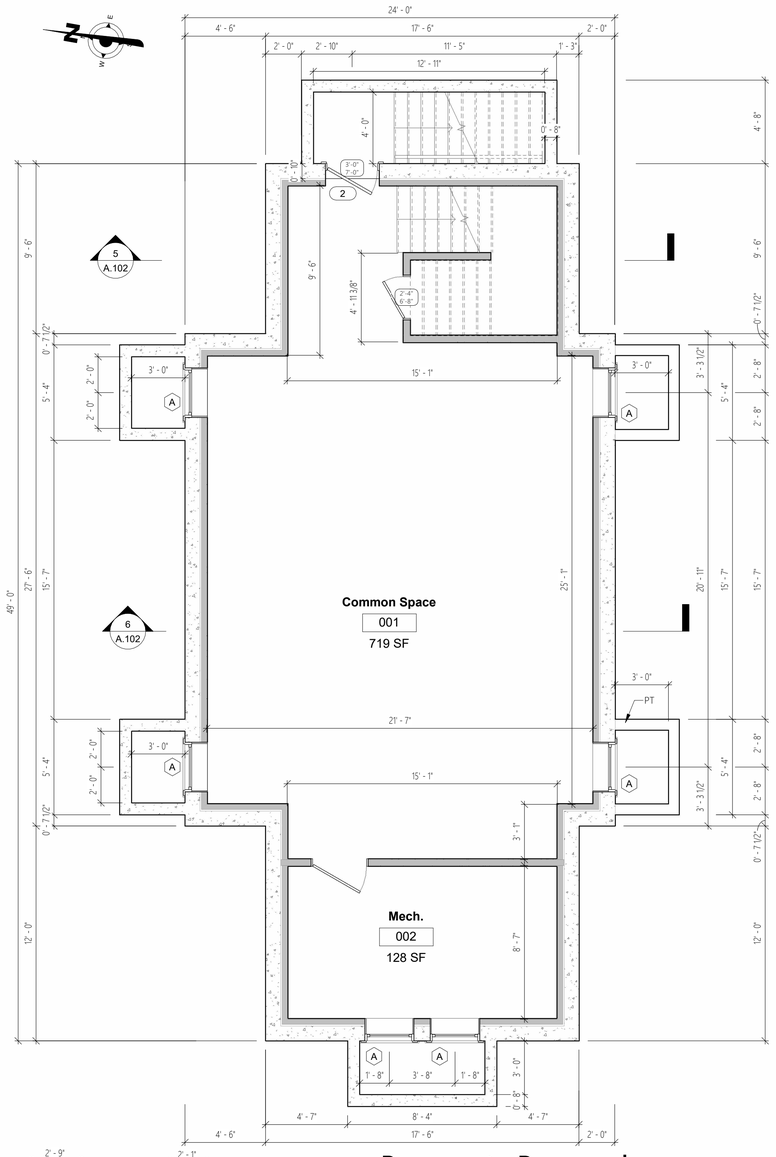
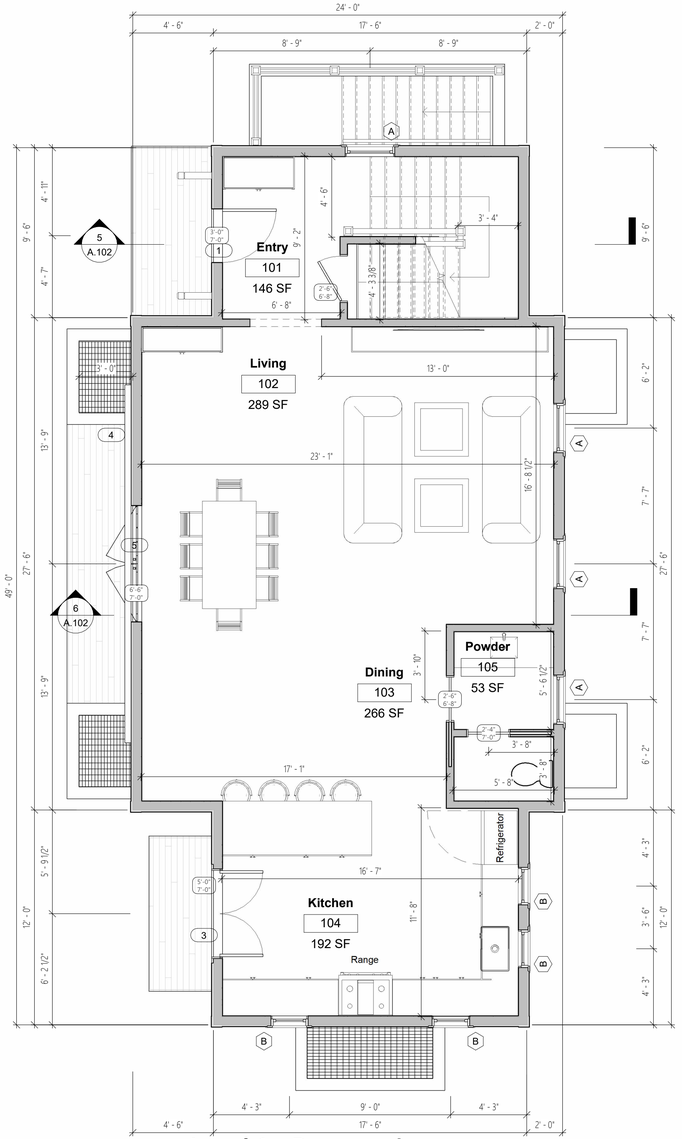
Note:

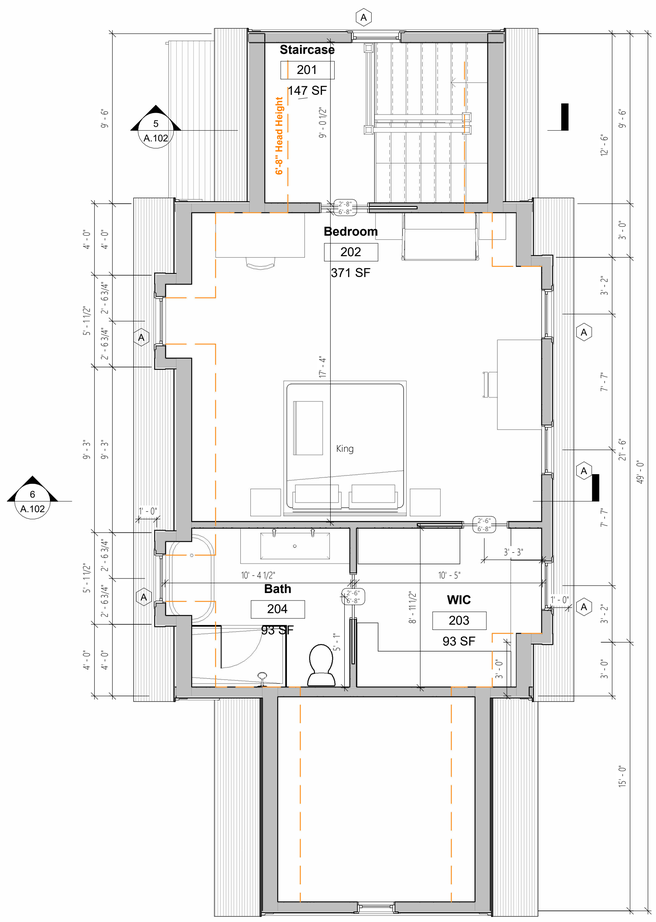
First Floor Area - 965 SF
Second Floor Area - 716 SF



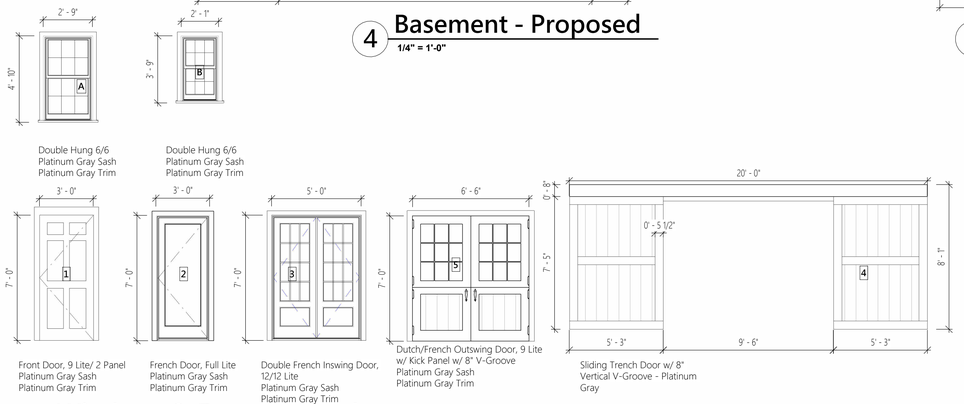
4 Basement - Proposed
1/4" = 1'-0"



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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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

CERTIFICATE NO: _____ DATE ISSUED: _____

SHED

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°. 98.1

Street & Number of Proposed Work: 12 & R MAIN STREET

Owner of record: K225 LLC

Mailing Address: PO BOX 2576 NANTUCKET, MA 02584

Contact Phone #: 508-901-1044 E-mail: CHIPSTAHL@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINA-LINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Scanned Copy

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 18' Sq. Footage 1st floor: 216SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 14'3" South 14'3" East 14'3" West 14'3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 08" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

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

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

Fence: Height: _____

Type: Pergola

Length: 8'4" H / 8' x 12'

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" x1" Rake 6"x1" Soffit (Overhang) _____ Corner boards 6"x1" Frieze _____

Window Casing 4"x1" Door Frame 6"x1" Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☒ Other ~~Kolbe~~ 8/8 16LT/6/6/4LT AWNING

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

Doors* (type and material): ☐ TDL ☒ SDL Front 12LT/KICKPANEL Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof WOOD

Trim PLATINUM GRAY Sash PLATINUM GRAY Doors PLATINUM GRAY

Deck _____ Foundation GRAY Fence PERGOLA-NEW Shutters _____

~~PLATINUM GRAY~~

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

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

Date 3/29/2024 Signature of owner of record _____ Signed under penalties of perjury

RECEIVED By APR 03 2024

Town and County of Nantucket, MA

March 26, 2024



Property Information

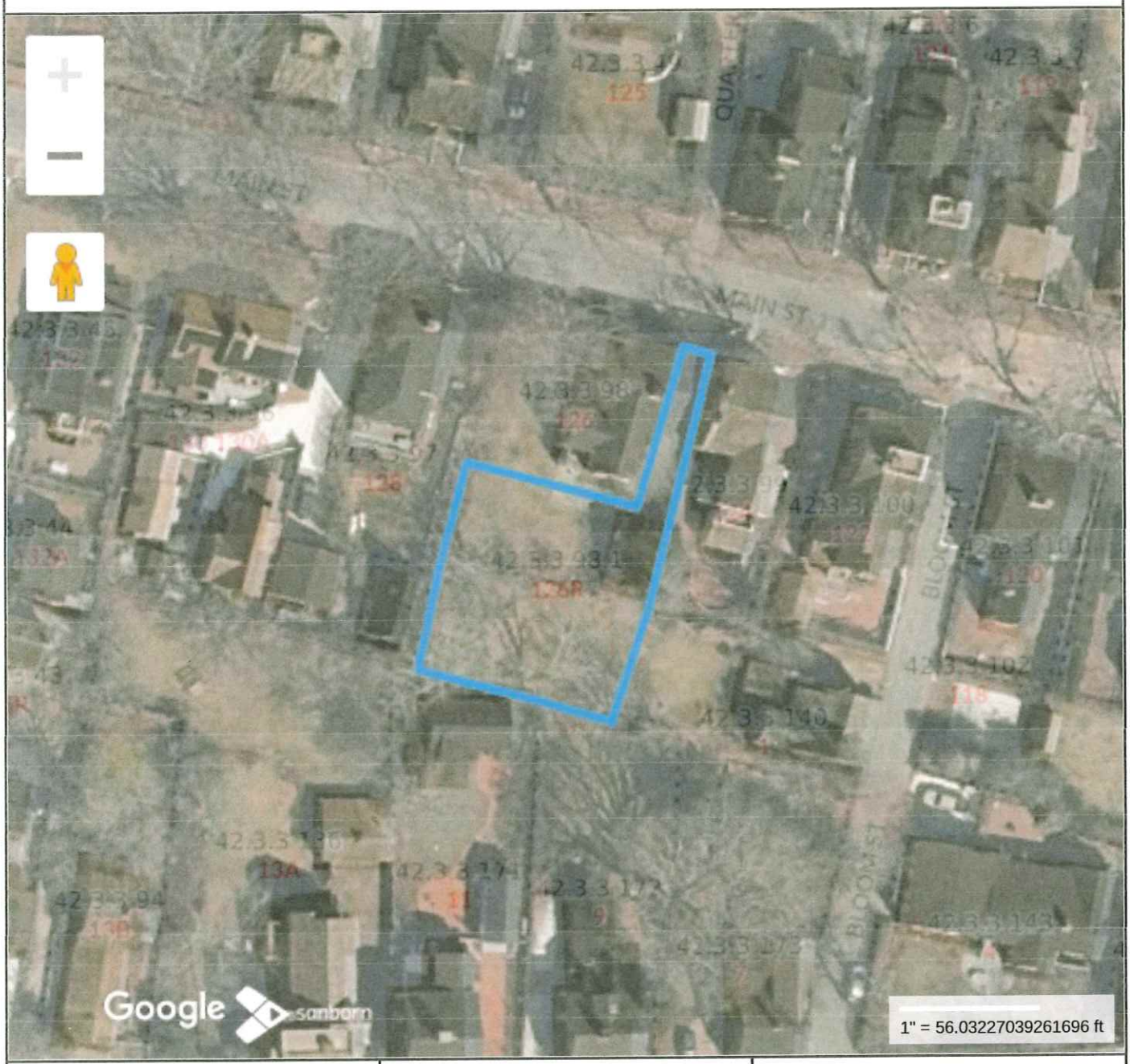
Property ID	191343
Location	126R MAIN ST
Owner	K22S LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 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

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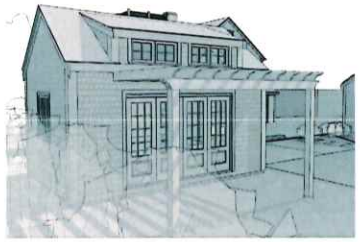
Geometry updated 02/08/2024
Data updated Jan. 2021

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

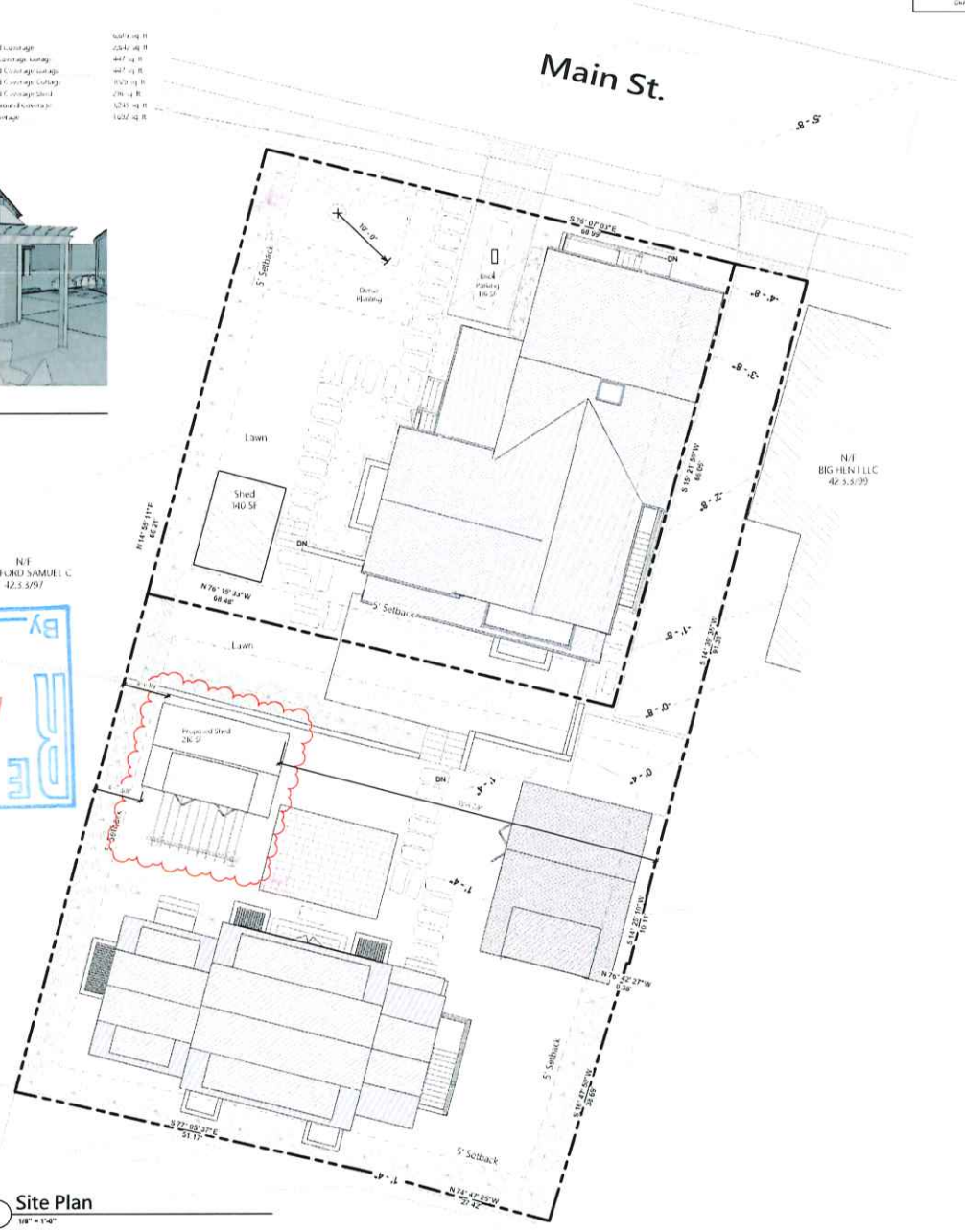
HDC Submission Only - Not For Construction

Property Info:

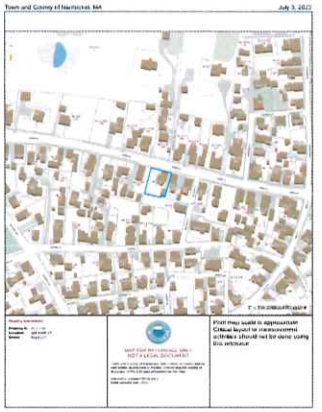
Map & Parcel	42-3-3/98	Lot Size	6,697 sq. ft.
District/Zoning	R-4H	Allowable Ground Coverage	2,542 sq. ft.
Minimum Lot Size	5,000 sq. ft.	Existing Ground Coverage Cottage	447 sq. ft.
Frontage	50 ft.	Proposed Ground Coverage Cottage	447 sq. ft.
Ground Cover Ratio	40%	Proposed Ground Coverage Cottage	8929 sq. ft.
Front Setback	0 ft.	Proposed Ground Coverage Shed	216 sq. ft.
Sideyard Setback	5 ft.	Total Proposed Ground Coverage	1,245 sq. ft.
		Total Ground Coverage	1692 sq. ft.



3 Shed View



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



2 Locus Map
NTS

RECEIVED
APR 0 3 2024
By

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

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

Project

126R Main Street Shed

126 Main Street, Nantucket, MA 02554

Sheet

Site Plan

Date

02.26.2024

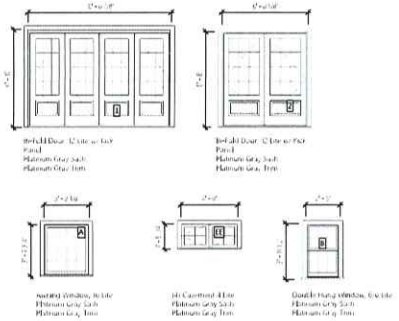
Revisions

C.100

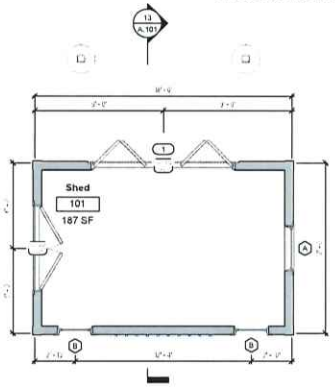
Scale As indicated

2/26/2024 5:17:07 PM

HDC Submission Only - Not For Construction



Door/Window Schedule
1/4" = 1'-0"



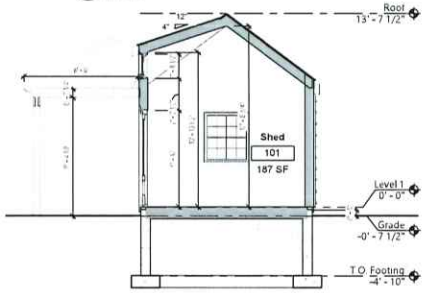
1 Level 1 - Proposed
1/4" = 1'-0"



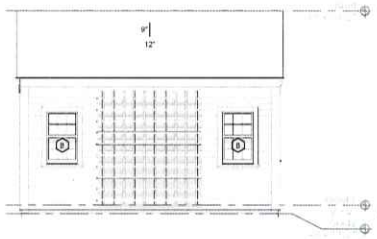
6 East Elevation - Proposed
1/4" = 1'-0"



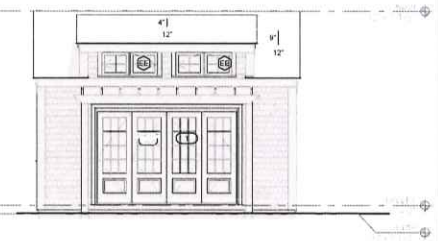
8 West Elevation - Proposed
1/4" = 1'-0"



13 Section 1
1/4" = 1'-0"

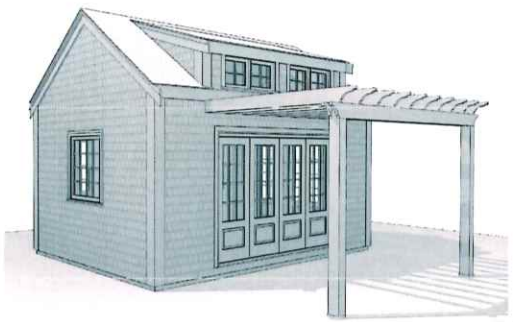


10 North Elevation - Proposed
1/4" = 1'-0"

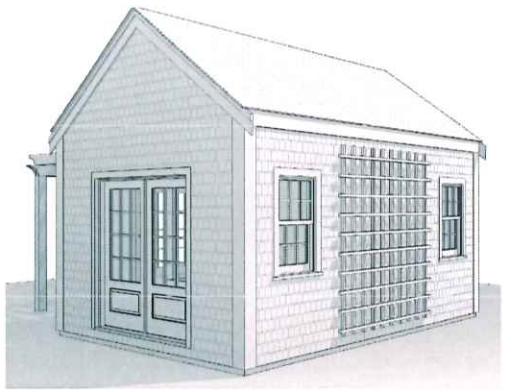


4 South Elevation - Proposed
1/4" = 1'-0"

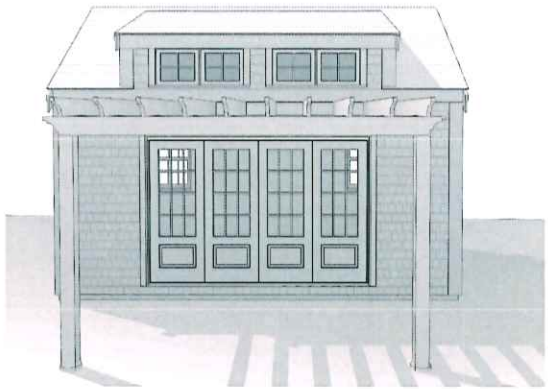




12 3D View 1



2 3D View 2



3 3D View 3

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
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PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
126R Main Street.
Shed
Nantucket, MA 02554

Sheet
Shed

SHEET INDEX

C.101 Site Plan
A.101 Shed
Grand total: 2

Date
02.26.2024

Revisions

A.101

Scale 1/4" = 1'-0"

126R MAIN ST.– NEW DWELLING/SHED – SITED BEHIND EXISTING DWELLING AT 126 MAIN ST











126R MAIN STREET – NEW DWELLING AND SHED






TUNDRA







128 MAIN STREET ABUTTING PROPERTY – MAIN HOUSE/COTTAGE/GARAGE



PRIMARY DWELLING



COTTAGE



483 SF GARAGE

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			483.00 S.F.	$26,100	1

131 MAIN STREET – 1948 ORIGINAL SECTION – ACROSS THE STREET



COTTAGE BEHIND THE HOUSE



ORIGINAL LOCATION IN 2014



2018 THE BARN WAS MOVED OVER AND ADDED ONTO KEEPING THE BARN AREA INTACT



117 MAIN STREET

PRIMARY AND SECONDARY DWELLINGS





118 MAIN STREET – PRIMARY AND SECONDARY DWELLING







130A MAIN STREET ALONG WITH TWO OTHERS DWELLINGS ON SAME LOT





130B MAIN STREET



130 MAIN STREET



132 MAIN STREET PRIMARY AND SECONDARY DWELLING



132R MAIN STREET



134A MAIN STREET CONDO WITH TWO OTHER COTTAGES AND SHEDS



DWELLING



SHED



134C MAIN STREET REAR DWELLING CONDO

DWELLING



SHED



134D MAIN STREET



UPPER MAIN WITH MULTIPLE STRUCTURES BEHIND PRIMARY DWELLING FRONTING ON MAIN STREET – 138 - 156



136 - 108 SOUTH SIDE OF MAIN STREET AND 125 – 107 NORTH SIDE OF MAIN STREET



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.

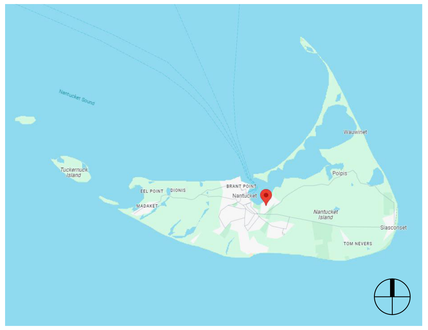
Date 0 04/04/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

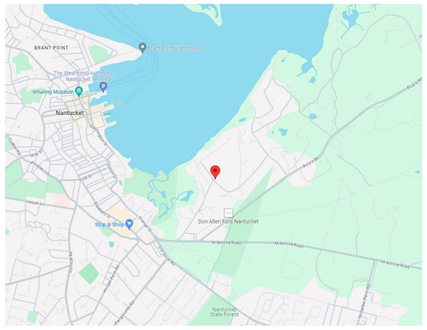
M39 MAIN HOUSE

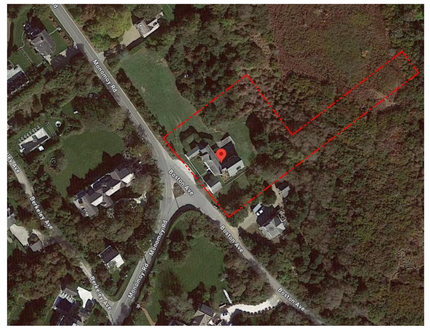
HDC REVISIONS TO PREVIOUS CERT: HDC2022-08-6851

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
T: (212) 273-9712 info@workshopapd.com

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

SURVEYOR
BRACKEN ENGINEERING
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

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.

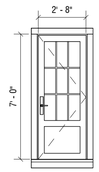
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

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

ABBREVIATIONS

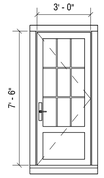
ABOVE FINISHED FLOOR	AFF	INCHES	IN.
ACCESS PANEL	A.P.	INSULATION	INSUL.
ACOUSTICAL	ACOUS.	JUNCTION BOX	J.B.
ADJACENT	ADJ.	LAMINATE	LAM.
AIR CONDITIONING	A/C	LOW VOLTAGE	L.V.
ALUMINUM	AL.	MATERIAL	MATL
APPROXIMATE	APPROX.	MAXIMUM	MAX.
ARCHITECTURAL	ARCH.	MECHANICAL	MECH.
BLOCKING	BLKG	METAL	MTL.
CEILING	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



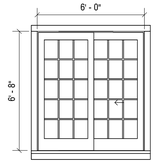
01

TYPE: 1 PANEL / 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SWING
MFGR: LEPAGE CUSTOM



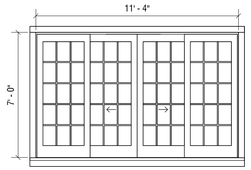
02

TYPE: 1 PANEL / 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SWING
MFGR: LEPAGE CUSTOM



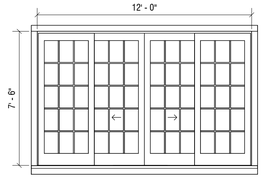
03

TYPE: 2 PANEL / 15 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SLIDER
MFGR: LEPAGE CUSTOM



04

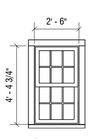
TYPE: 4 PANEL / 15 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SLIDER
MFGR: LEPAGE CUSTOM



05

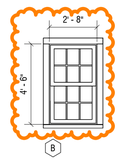
TYPE: 4 PANEL / 15 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SLIDER
MFGR: LEPAGE CUSTOM

WINDOW LEGEND - PROPOSED



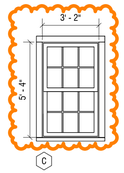
A

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



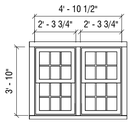
B

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



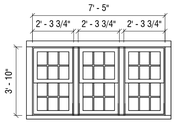
C

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



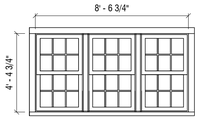
D1

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



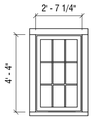
D2

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



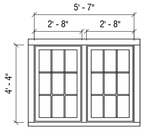
E

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



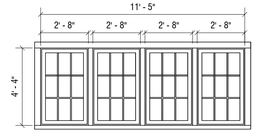
F1

TYPE: 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM



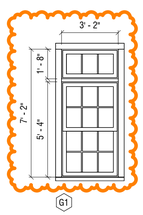
F2

TYPE: 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM



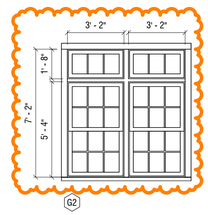
F3

TYPE: 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM



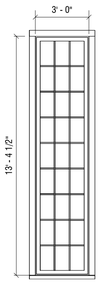
G1

TYPE: 3/6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG + FIXED
MFGR: LEPAGE CUSTOM



G2

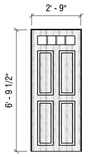
TYPE: 3/6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG + FIXED
MFGR: LEPAGE CUSTOM



I

TYPE: 27 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM

DOOR LEGEND - EXISTING



06

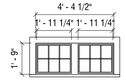
TYPE: 1 PANEL / 4 LITE
SASH: NATURAL WOOD
TRIM: WHITE
MODEL: SWING

WINDOW LEGEND - EXISTING



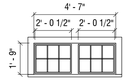
J

TYPE: 6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



K

TYPE: 6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



L

TYPE: 6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



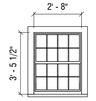
M

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



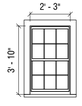
N

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



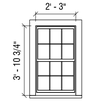
O

TYPE: 8/8 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



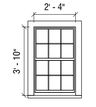
P

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



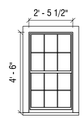
Q

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



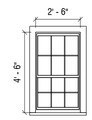
R

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



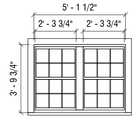
S

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



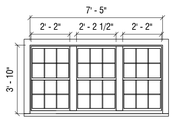
T

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



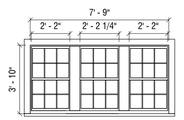
U

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



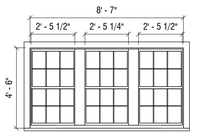
V

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



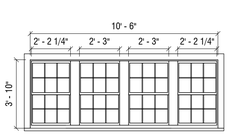
W

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

ARCHITECT
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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

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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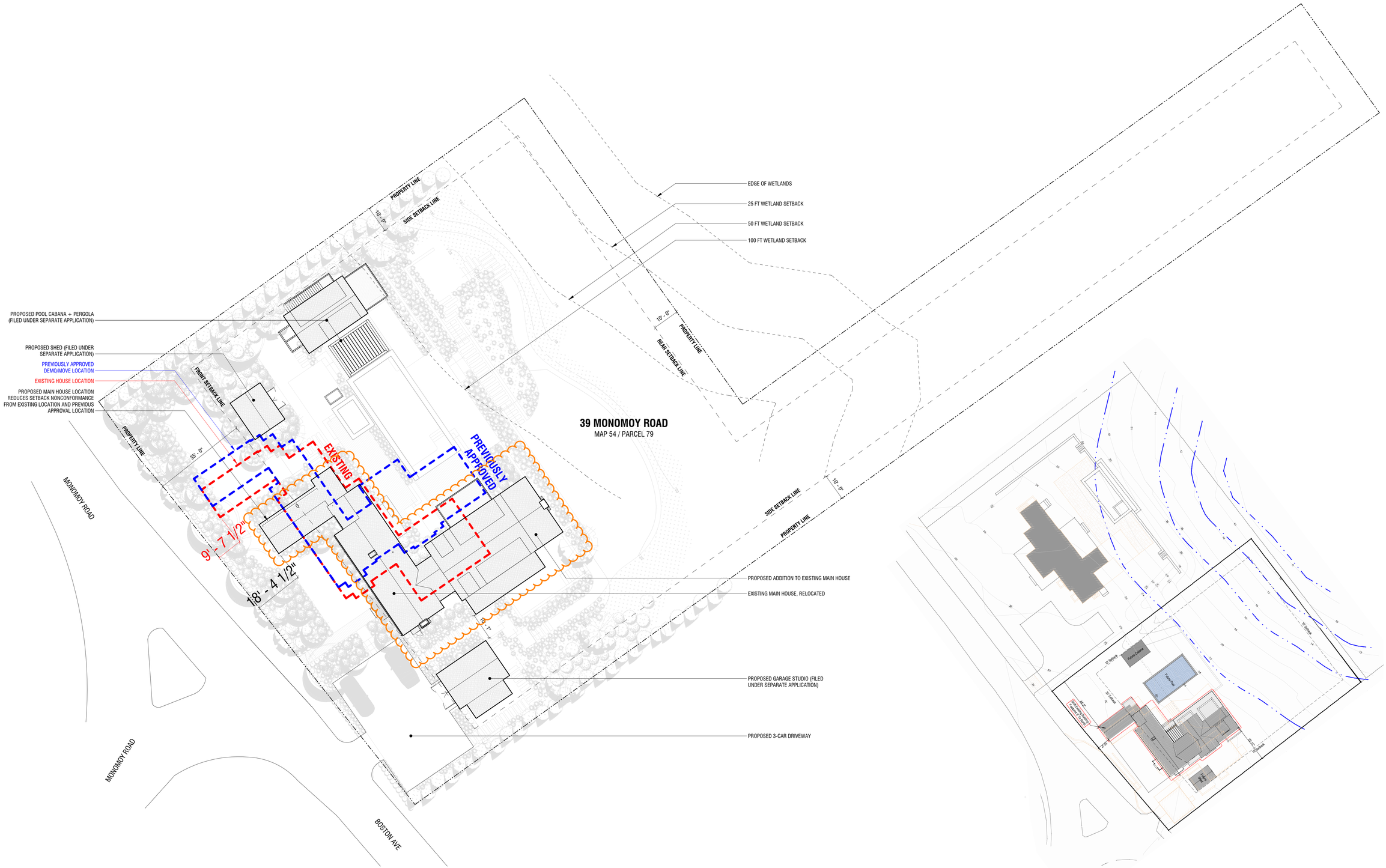

1 SITE PLAN
1/16" = 1'-0"

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

M39
MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

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

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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

SITE PLAN

HDC-09

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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"

M39

MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

ARCHITECT

WORKSHOP/APD

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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:	As indicated
PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-10

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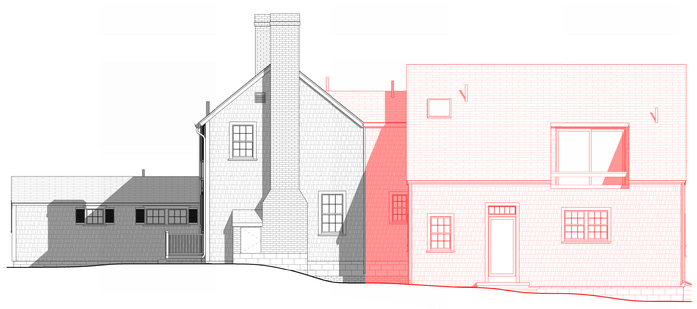
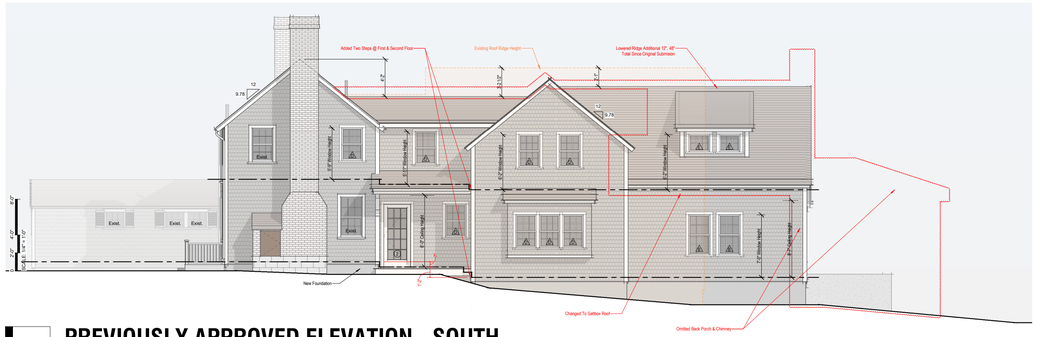


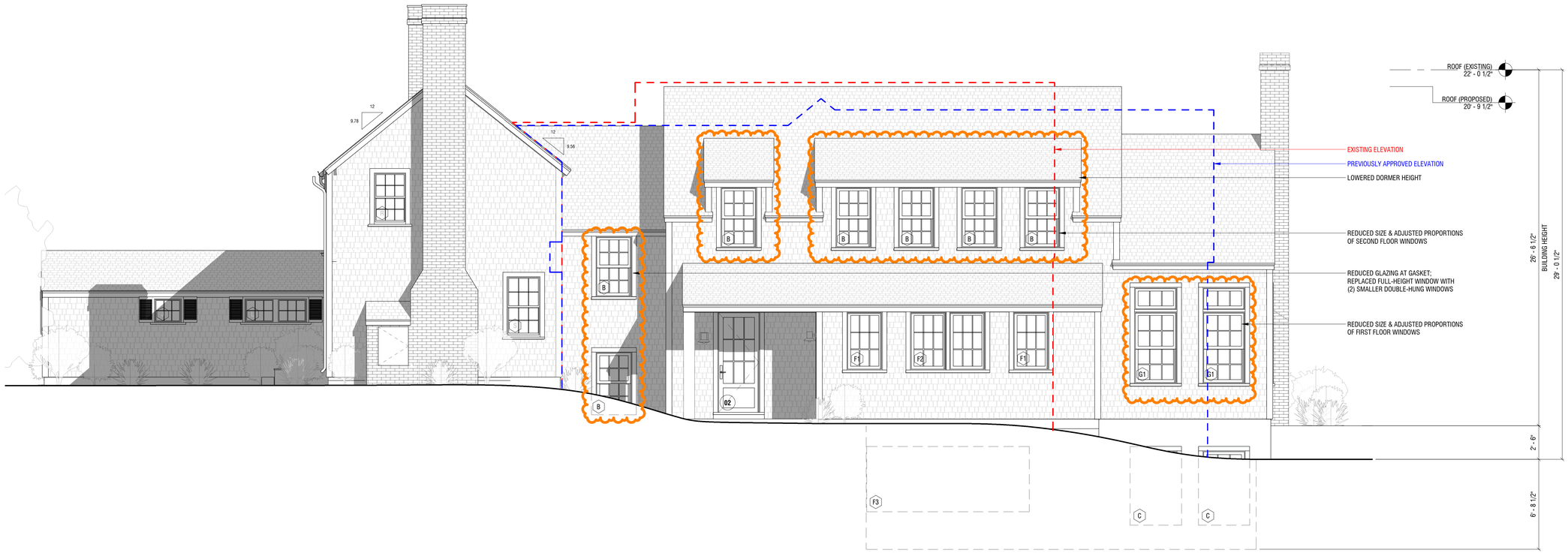
1 EXISTING ELEVATION - SOUTH
1/8" = 1'-0"



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"

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
T: (212) 273-9712 info@workshopapd.com

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Nantucket, MA 02554
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19 Old South Road
Nantucket, MA 02554

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

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

BUILDING ELEVATIONS

HDC-11

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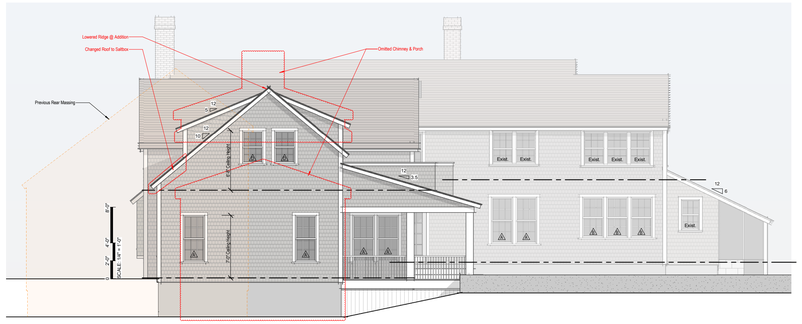
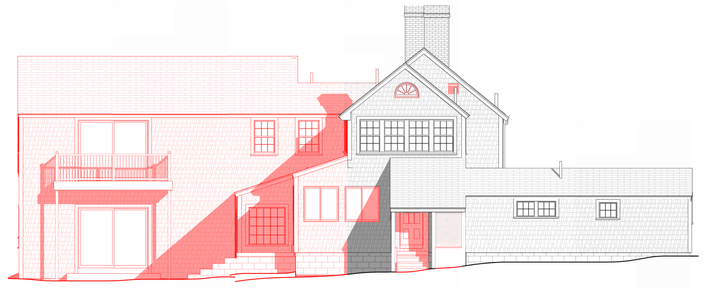
1 EXISTING ELEVATION - EAST

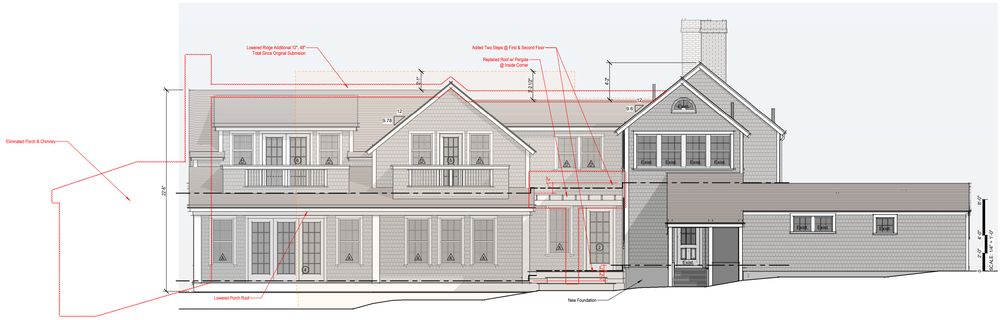
1/8" = 1'-0"


Lowered Ridge @ Addition
Changed Roof to Gable
Previous Rear Massing
Omitted Chimney & Porch
Exist.
Exist.
Exist.
Exist.
Exist.
Exist.
12
5
12
12
9.25
12
9.25
12
6
9.25
9.25
9.25



1 EXISTING ELEVATION - NORTH

1/8" = 1'-0"



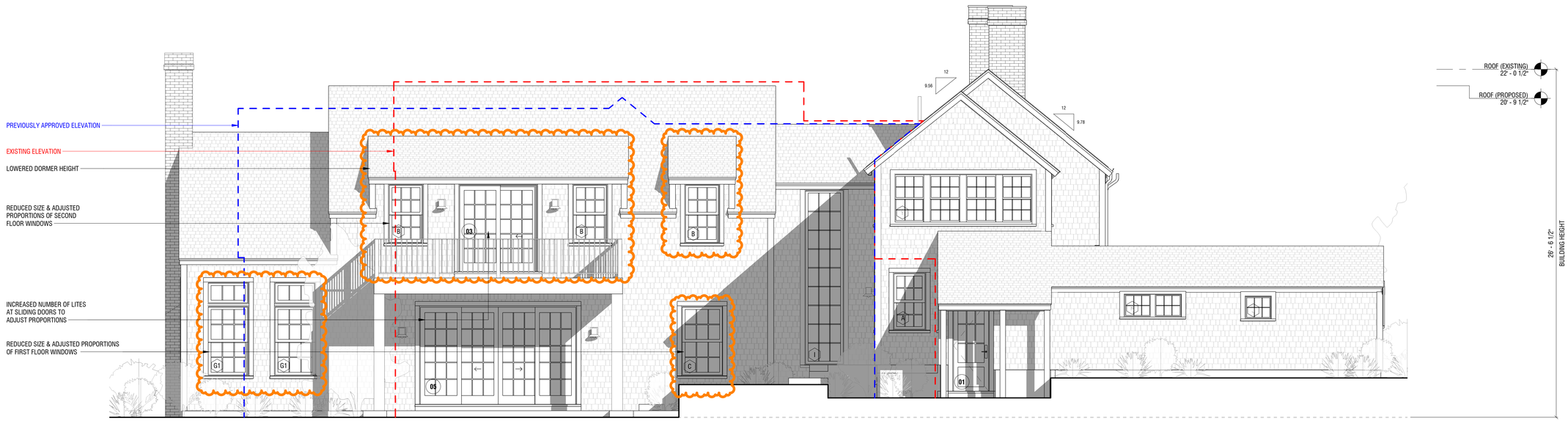
2 PREVIOUSLY APPROVED ELEVATION - NORTH

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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BUILDING ELEVATIONS

HDC-13

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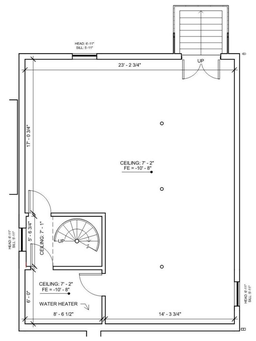
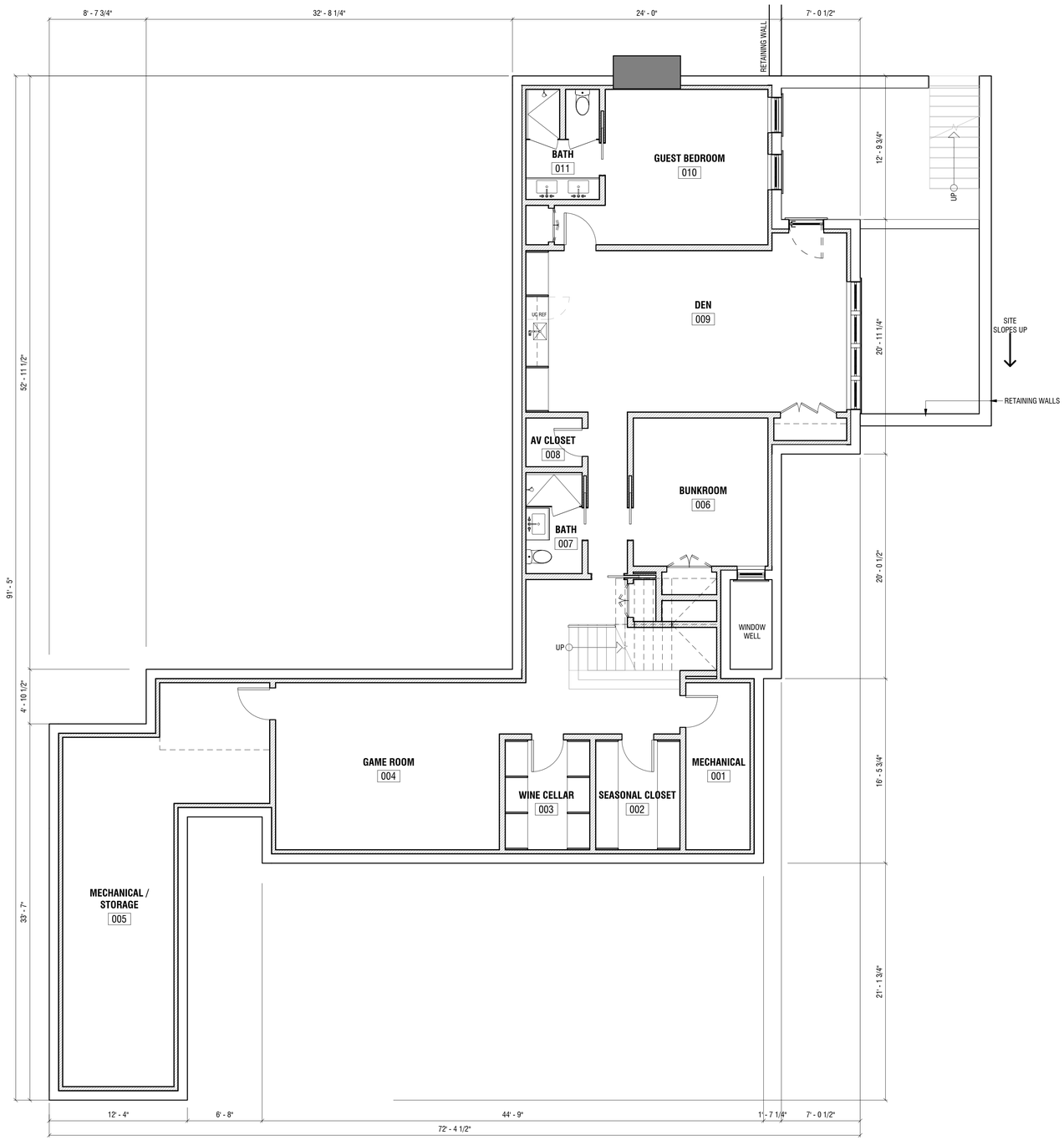


1 EXISTING - BASEMENT FLOOR PLAN

1/8" = 1'-0"



2 BASEMENT FLOOR PLAN

3/16" = 1'-0"

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MAIN HOUSE

39 MONOMOY ROAD
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05/30/2024	HDC REVISION II

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BASEMENT FLOOR PLAN

HDC-20

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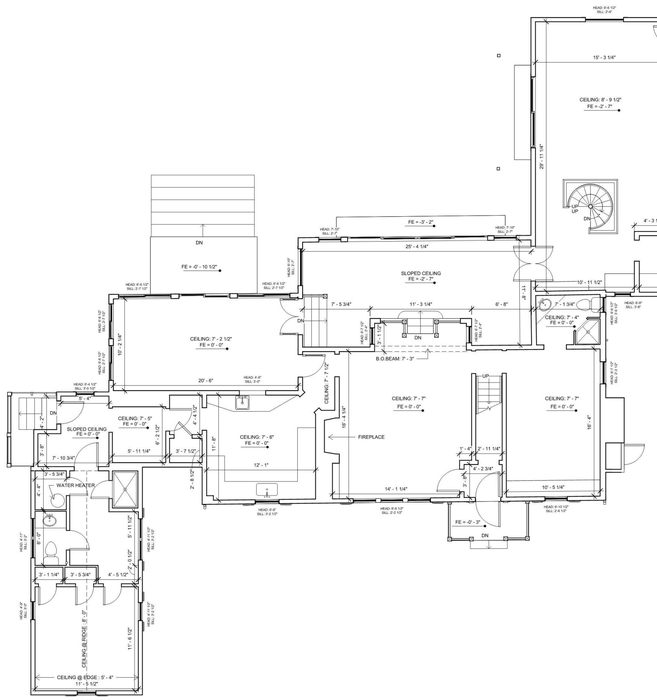
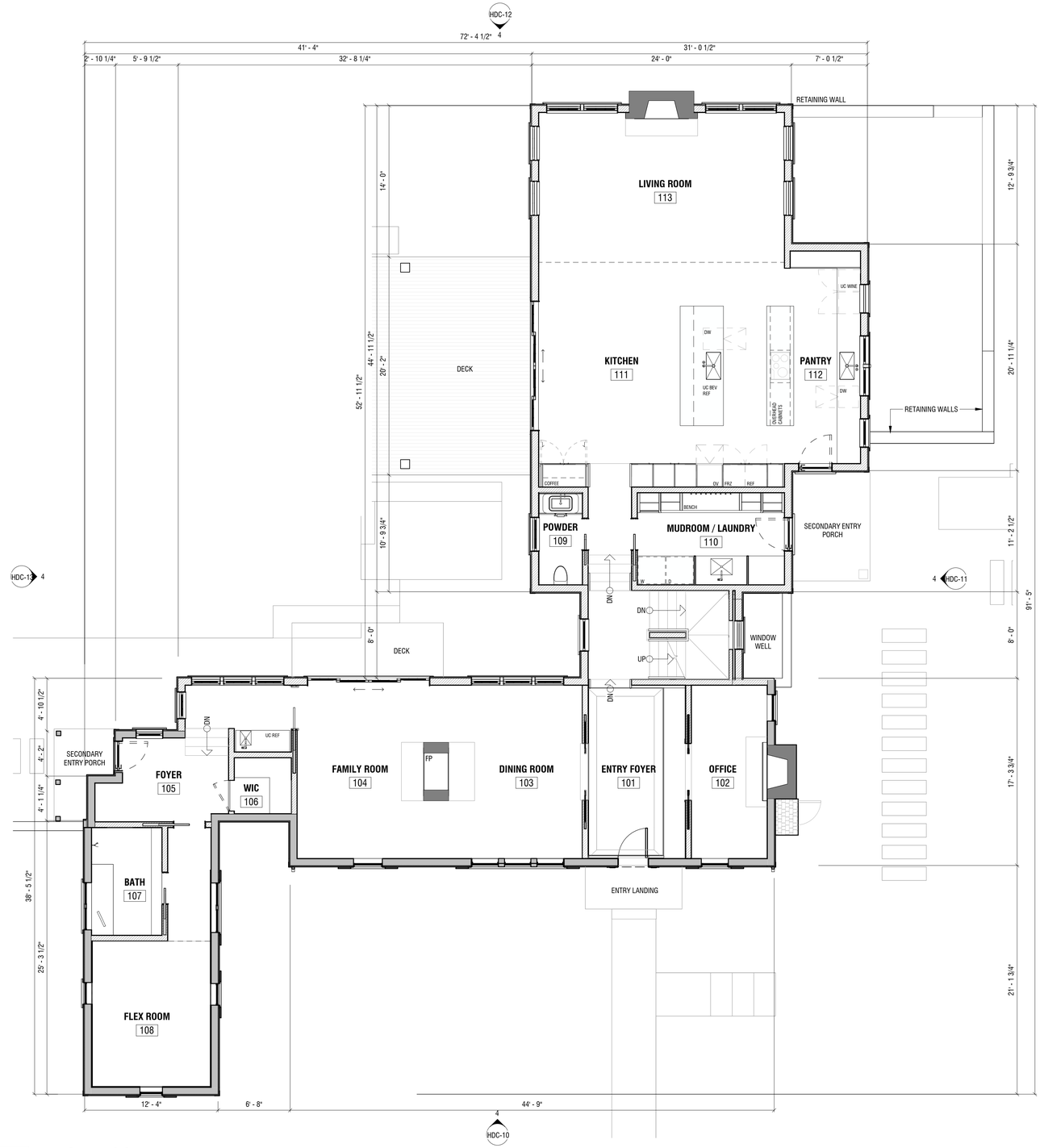


1 EXISTING - FIRST FLOOR PLAN

1/8" = 1'-0"



2 FIRST FLOOR PLAN

3/16" = 1'-0"

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REVISIONS

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SIGN & SEAL

ISSUES

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04/04/2024	HDC REVISION
05/30/2024	HDC REVISION II

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CONSTRUCTION DOCUMENTS	
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DATE:	02/26/24
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PROJ. NO.	323035

FIRST FLOOR PLAN

HDC-21

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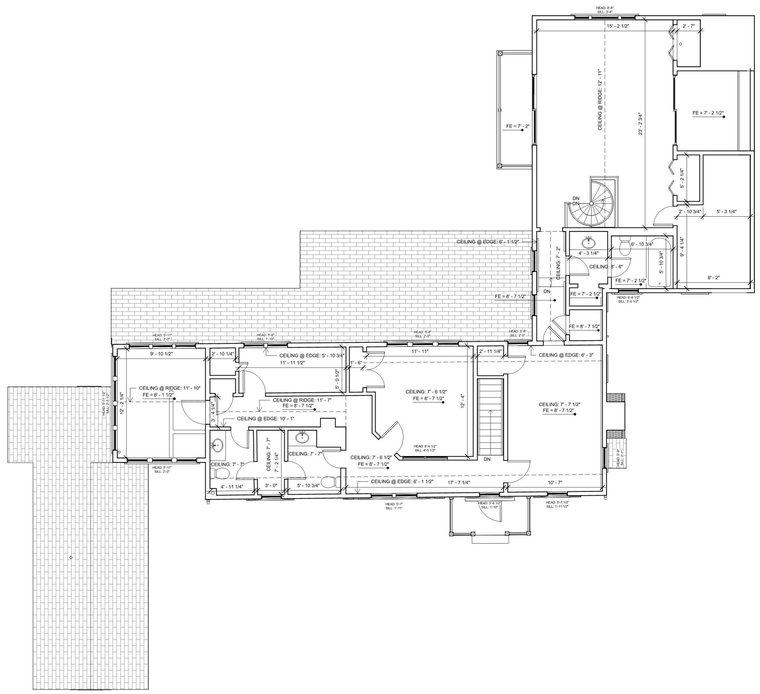
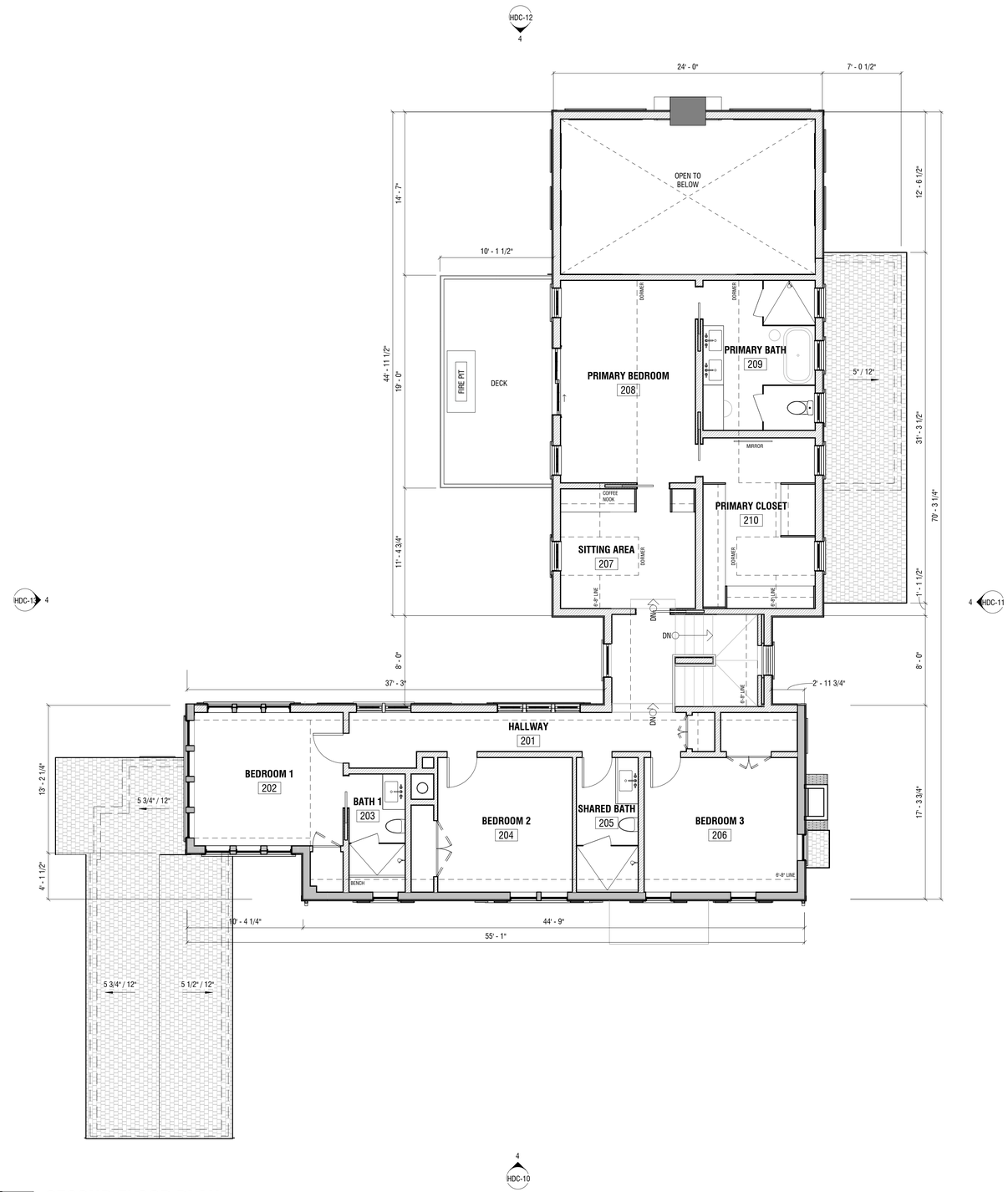


1 EXISTING - SECOND FLOOR PLAN

1/8" = 1'-0"



2 SECOND FLOOR PLAN

3/16" = 1'-0"

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REVISIONS

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SIGN & SEAL

ISSUES

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04/04/2024	HDC REVISION
05/30/2024	HDC REVISION II

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
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SCALE:	As indicated
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SECOND FLOOR PLAN

HDC-22

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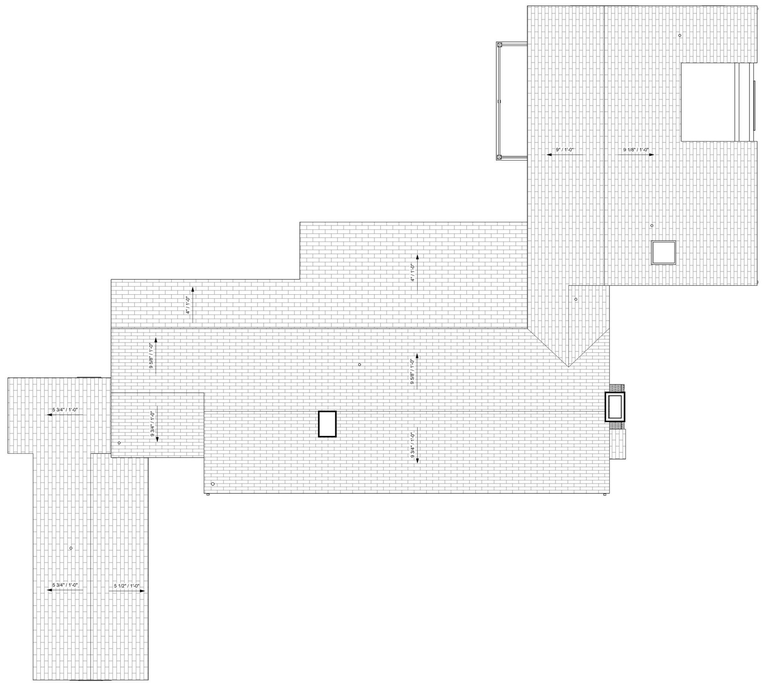
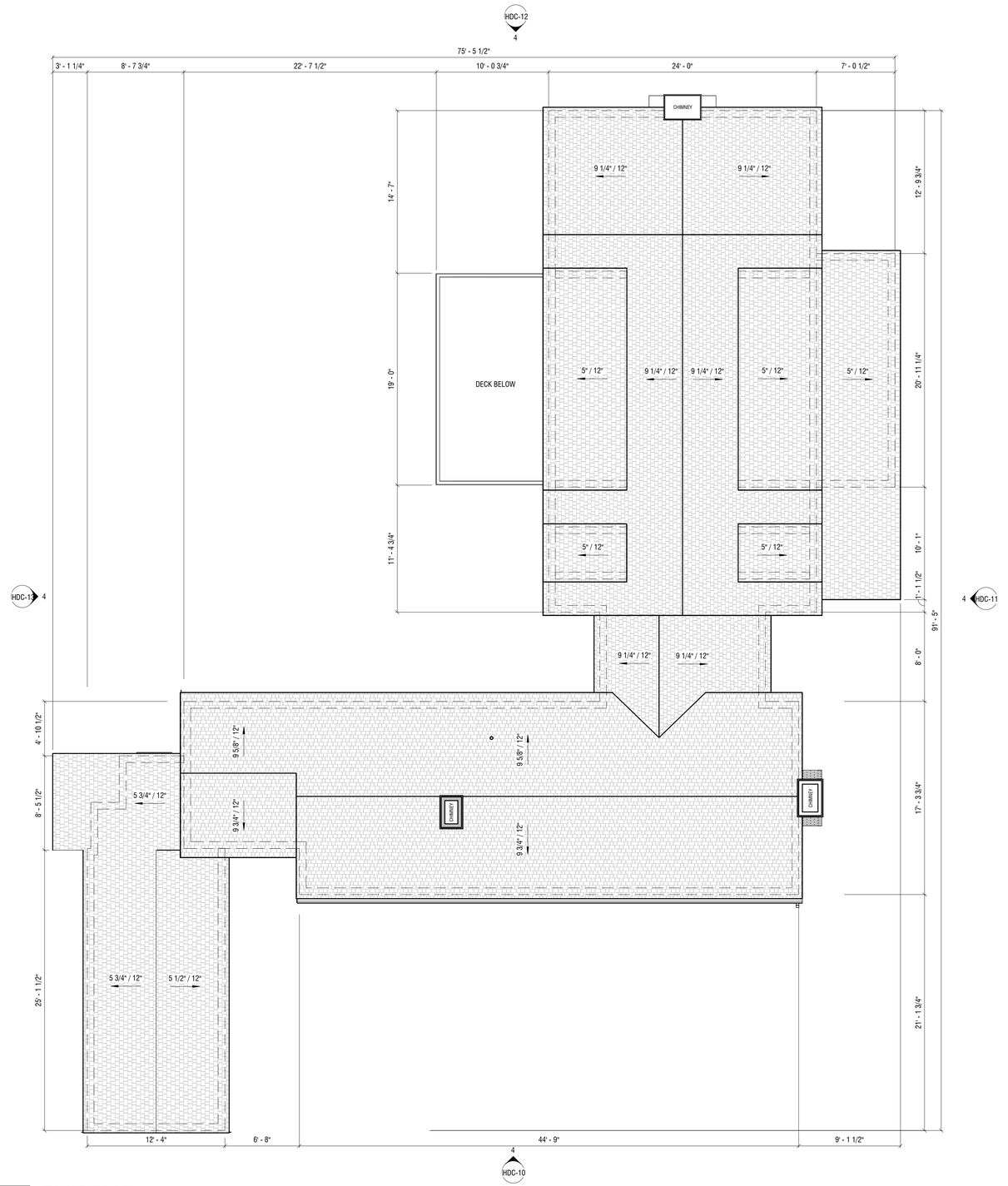


1 EXISTING - ROOF PLAN

1/8" = 1'-0"



2 ROOF PLAN

3/16" = 1'-0"

M39

MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

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REVISIONS

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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
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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.

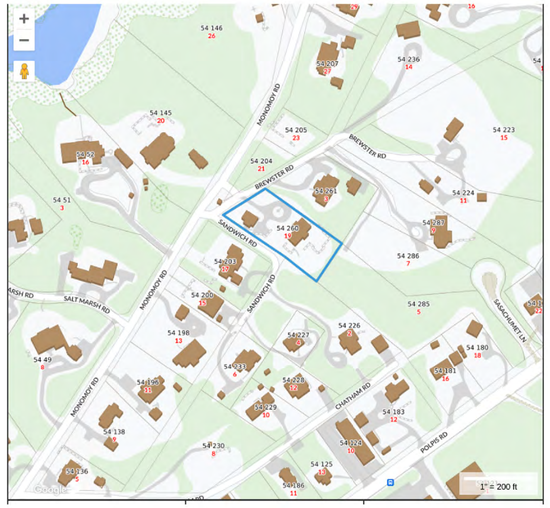
COLORS

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

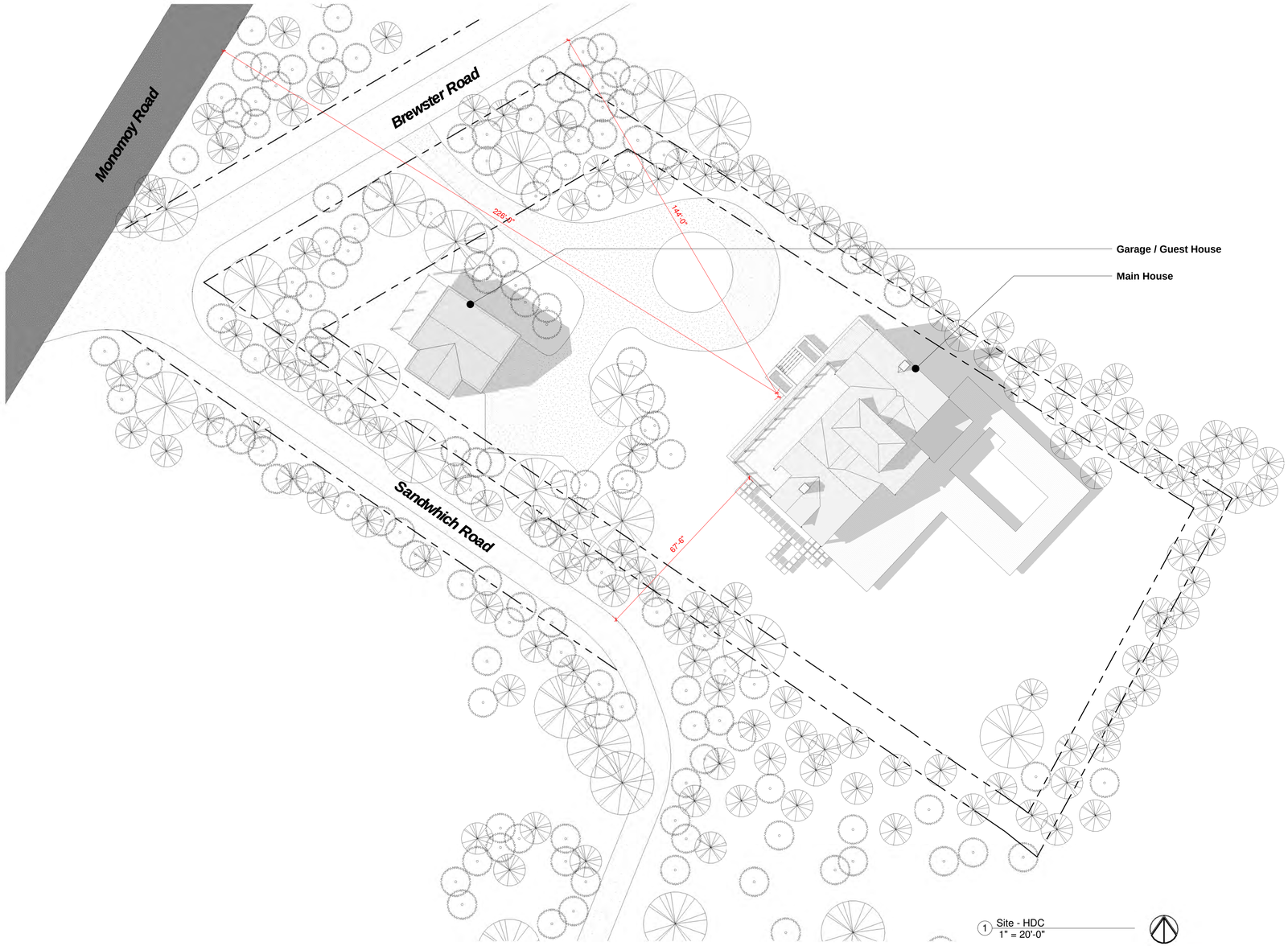
* Attach manufacturer's color samples if color is not from HDC approval list.

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"











gryphon
ARCHITECTS

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

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

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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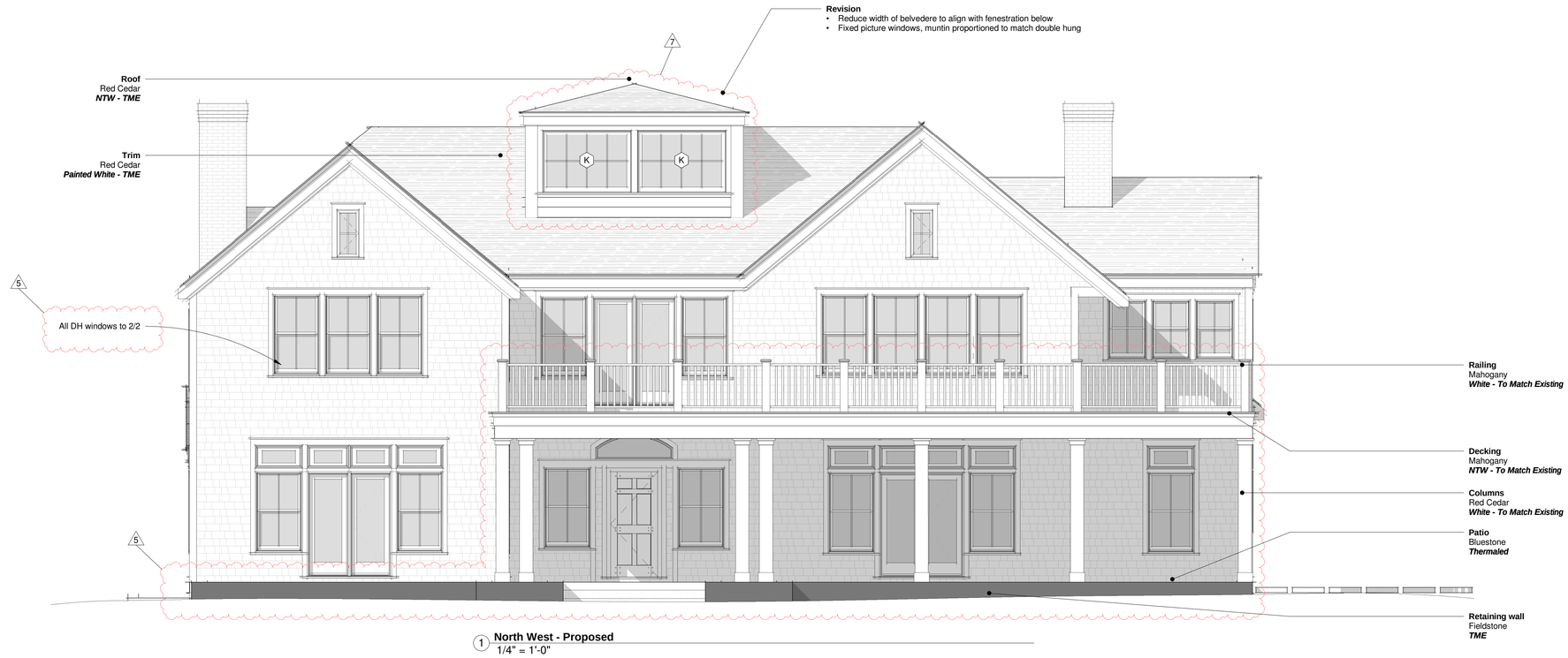

1 **North West - Proposed**
1/4" = 1'-0"

Proposed

Existing



2 **NW Elevation - Existing**
1/4" = 1'-0"

HDC Submission

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gryphon
ARCHITECTS

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

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

Owner
19 Monomoy Road Nominee Trust

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

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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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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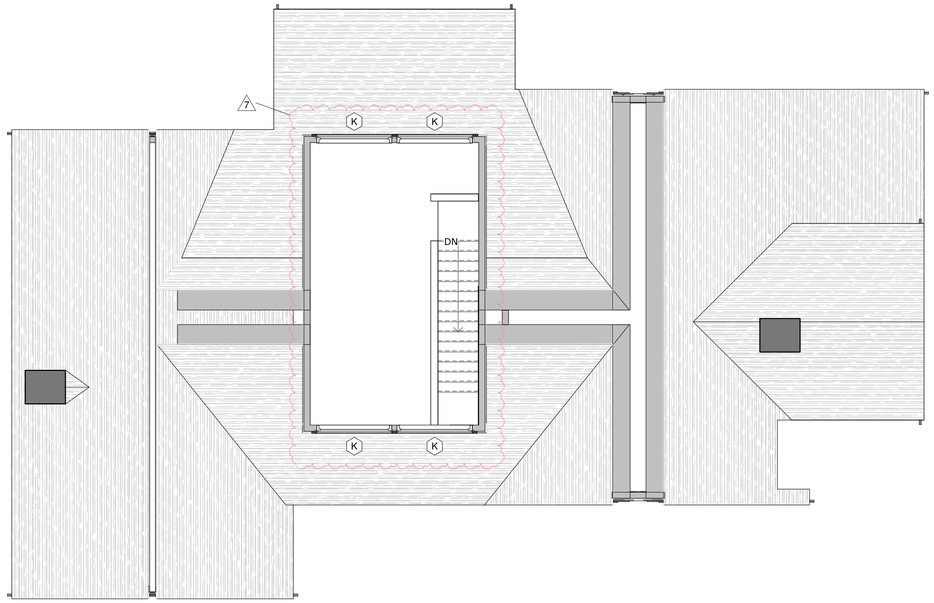
HDC Submission

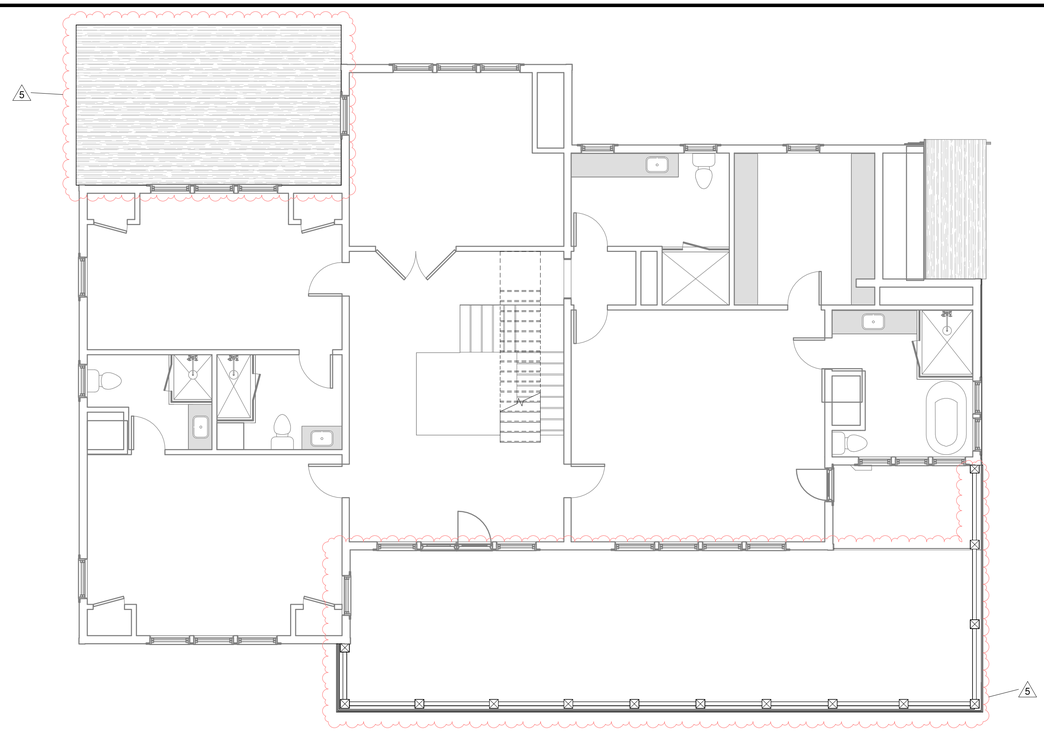
#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Elevations

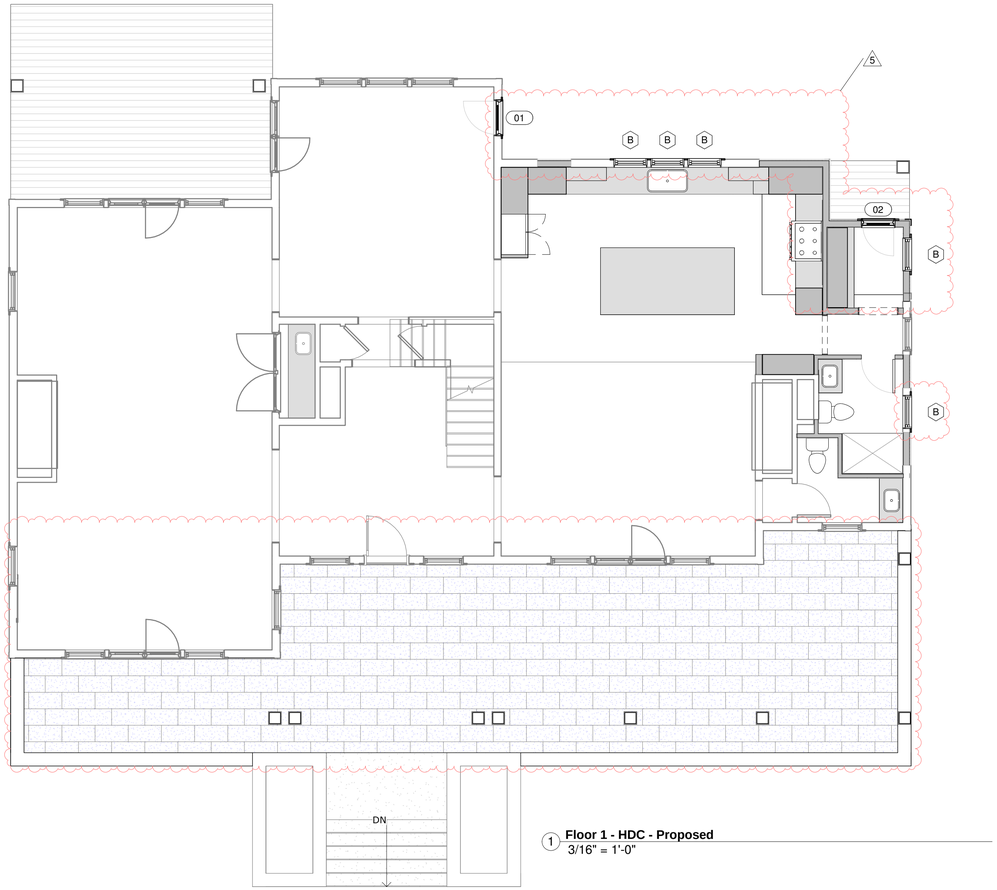
HDC2.3



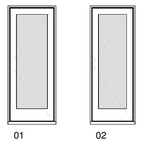
3 **Belvedere - HDC - Proposed**
3/16" = 1'-0"



2 **Floor 2 - HDC - Proposed**
3/16" = 1'-0"



1 **Floor 1 - HDC - Proposed**
3/16" = 1'-0"



Specifications - Doors

Screens
- Full sash

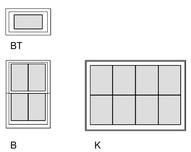
Interior Finish
- By Owner

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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54 / 260

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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

gryphon ARCHITECTS
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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

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

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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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. on plans

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

REQUIRED WHERE APPLICABLE:

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

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

✓ 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.

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

(Initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 41 Sto PARCEL N°. 109

Street & Number of Proposed Work: _____

Owner of record: Paul Raymond Senecal Trust

Mailing Address: PO 834
Nantucket Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Road
Nantucket, Ma 02554

Contact Phone #: 508-325-5812 E-mail: Joseph@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 NEW Side Porch Ramp, 4'-0" x 13'-6"

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: 1890

Original Builder:

REVISIONS* (describe)
1. East Elevation New Ramp
2. South Elevation new ramp
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 PT & 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.

TOPHAM DESIGN

17 May 2024

Land Use Specialists & HDC Administrators
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 2 Pleasant Street Map 5541 / Parcel 109

Dear Ladies of the HDC,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

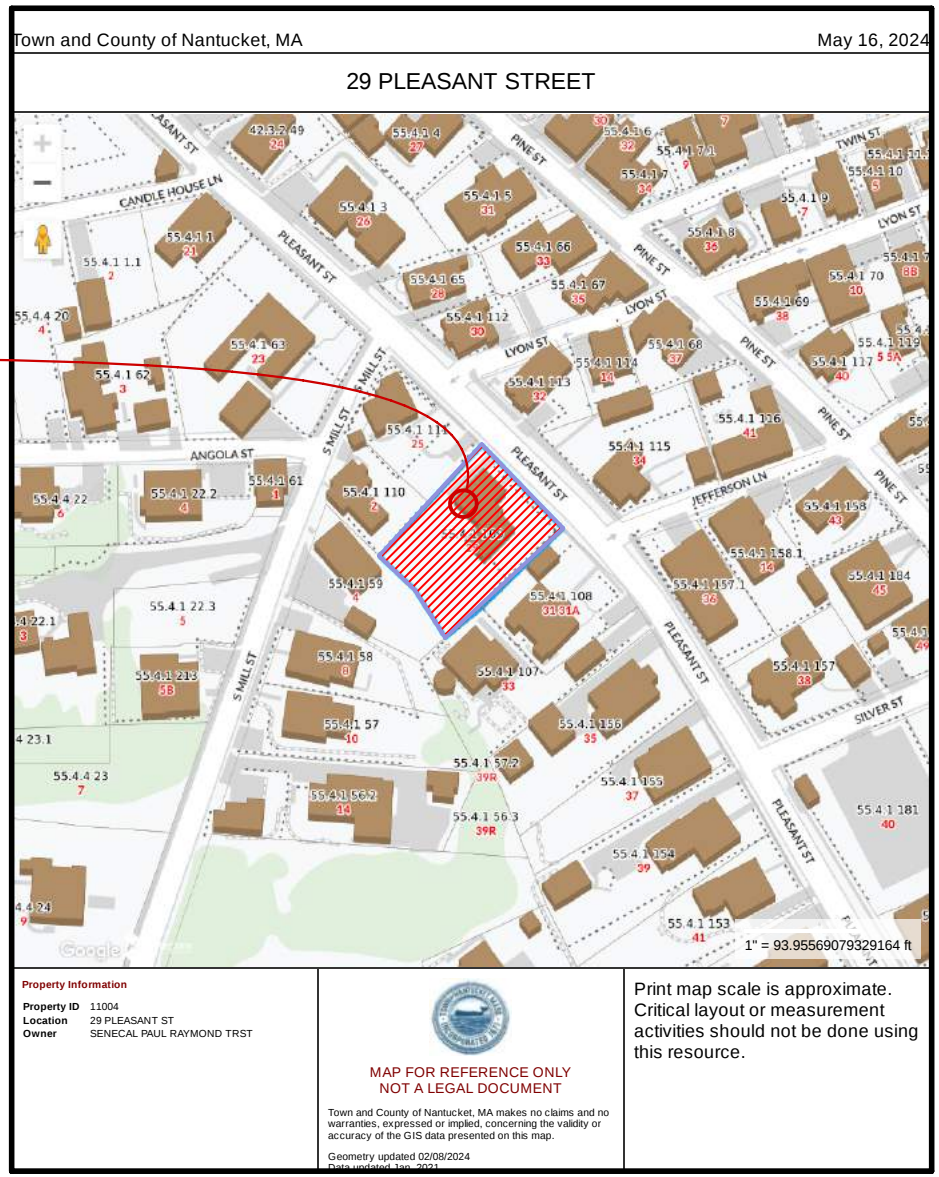
Thank you,

Paul Senecal

18 Hummock Pond Road, Nantucket, MA. ~ Tel.: 508-325-5890 ~ email: Joseph@TophamDesignACK.com

SENECAL RESIDENCE
SIDE DECK REVISION
HDC SUBMISSION
29 PLEASANT STREET, NANTUCKET, MA, 02554

LOCUS



L

29 PLEASANT STREET LOCUS MAP

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

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 20 MAY 2024 HDC CERTIFICATE NO.:

HDC APPROVAL: XX JUNE 2024

SENECAL RESIDENCE
29 PLEASANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO.2024-09

MAP NO.:55.4.1 MAP NO.: 109

ZONING: RCH ALLOWABLE G.C.:40.0%

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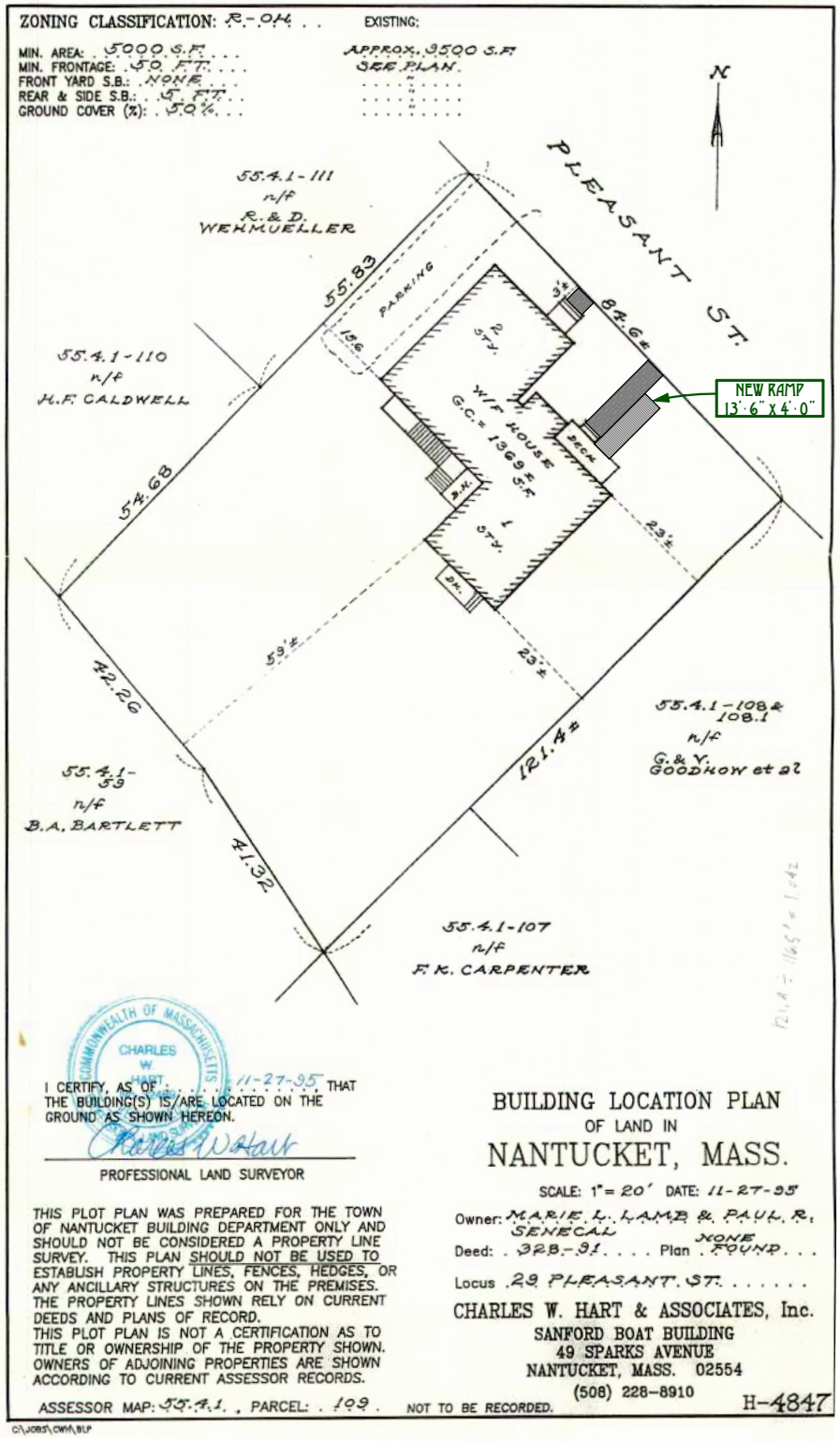

REVISIONS: 20 MAY 2024

1. NEW SIDE PORCH RAMP

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

CHARLES W. HART & ASSOCIATES EXISTING SITE PLAN · PROPOSED HDC SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 20 MAY 2024 HDC CERTIFICATE NO.:

HDC APPROVAL: XX JUNE 2024

SENECAL RESIDENCE

29 PLEASANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO.2024-09

Map No.:55.4.1	Map No.: 109
ZONING : ROH	ALLOWABLE G.C.:40.0%

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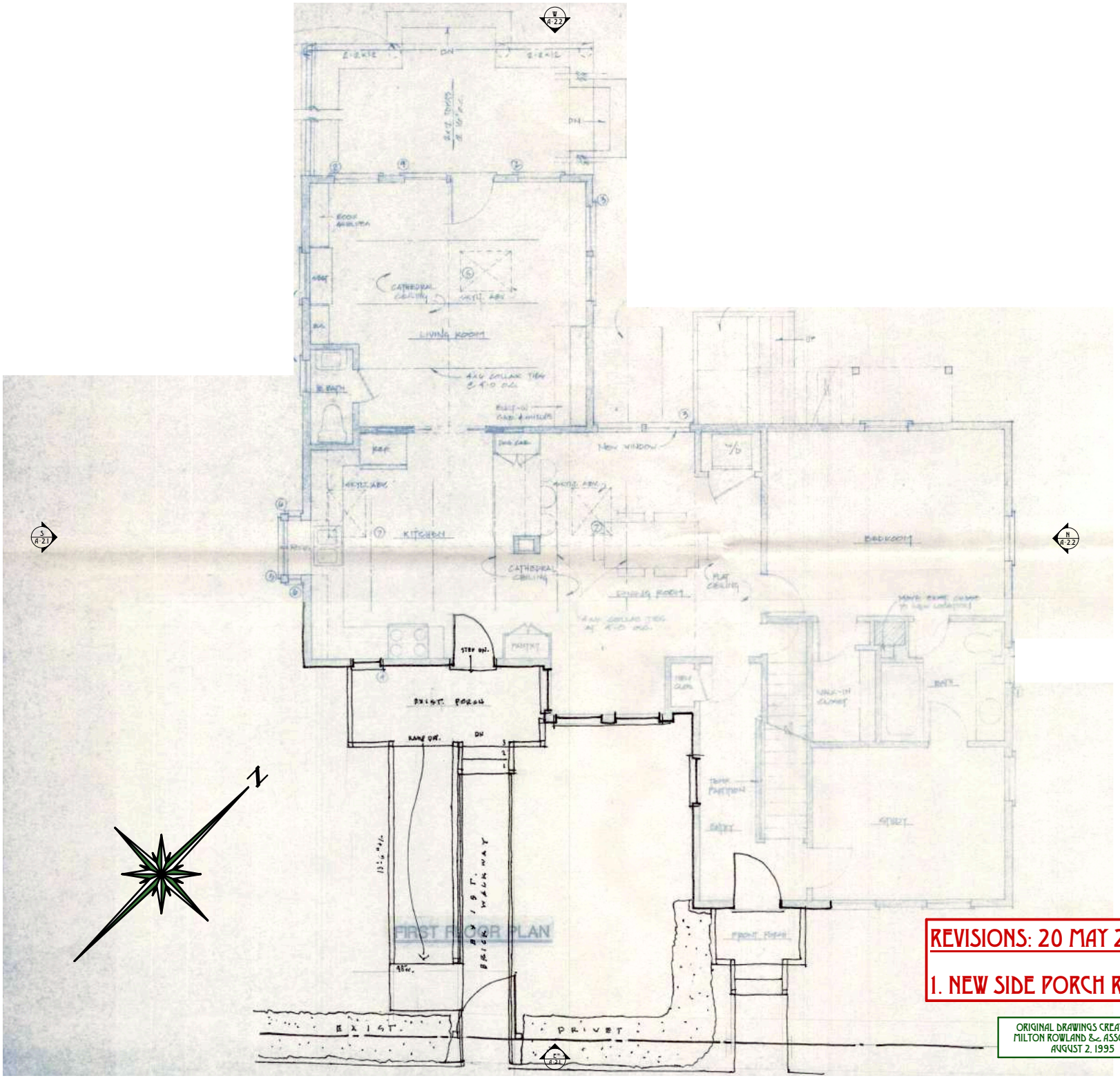
HDC · 0.2



PROPOSED FIRST FLOOR PLAN · 503.0 S.F+/-

HDC SUBMISSION: 20 MAY 2024
HDC APPROVAL: XX JUNE 2024
BUILDING PERMIT NO.:
HDC CERTIFICATE NO.:

REVISIONS: 20 MAY 2024

1. NEW SIDE PORCH RAMP

ORIGINAL DRAWINGS CREATED BY:
MILTON ROWLAND & ASSOCIATES
AUGUST 2, 1995

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

SENECAL RESIDENCE

29 PLEASEANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO.2024-09

MAP NO.:55.4.1 MAP NO.: 109

ZONING: RCH ALLOWABLE G.C.:40.0%

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HDC · 1.1



SENECAL 29 PLEASANT STREET · SIDE STOOP LOOKING NORTH



SENECAL 29 PLEASANT STREET · STREET VIEW



E PROPOSED EAST ELEVATION

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

REVISIONS: 20 MAY 2024

1. NEW SIDE PORCH RAMP

ORIGINAL DRAWINGS CREATED BY:
MILTON ROWLAND & ASSOCIATES
AUGUST 2, 1995

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: 20 MAY 2024

HDC APPROVAL: XX JUNE 2024 HDC CERTIFICATE NO.:

SENECAL RESIDENCE

29 PLEASANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO.2024-09

MAP NO.:55.4.1 MAP NO.: 109

ZONING: RCH ALLOWABLE G.C.:40.0%

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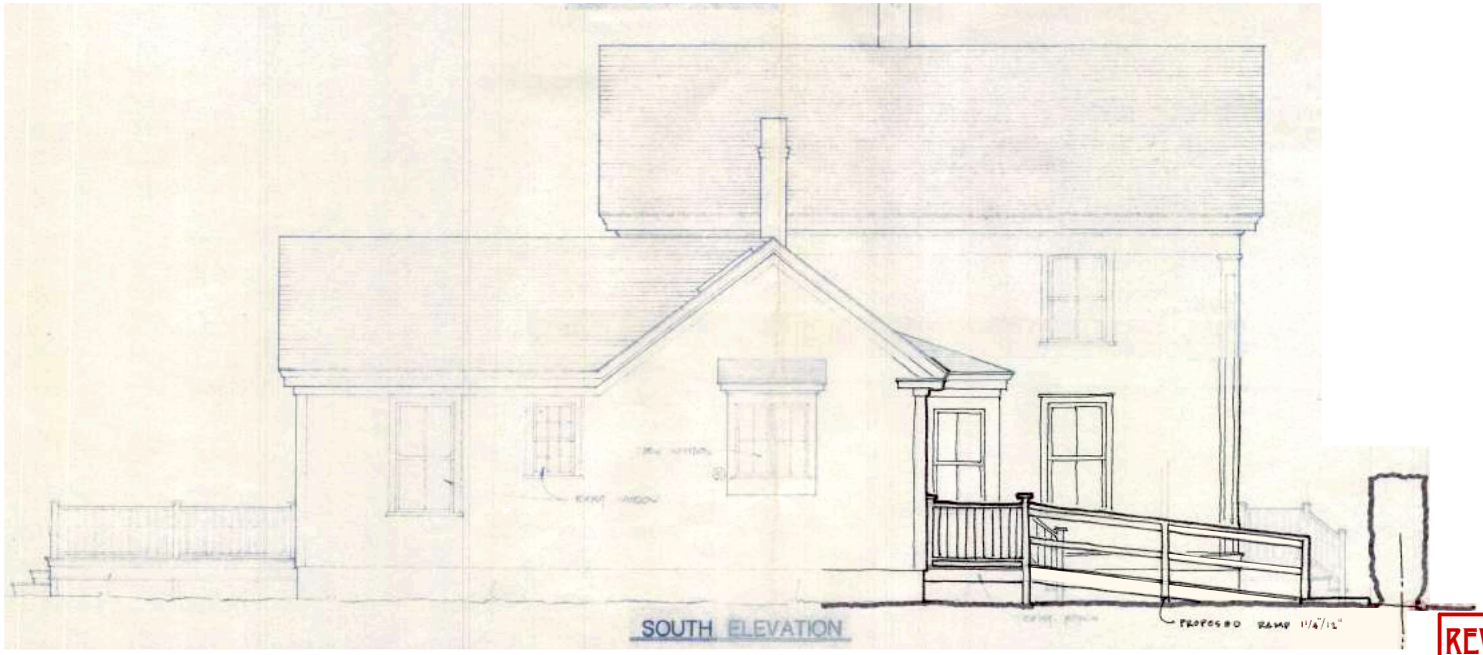
HDC-2.1



SENECAL 29 PLEASANT STREET · SIDE STOOP LOOKING NORTH



SENECAL 29 PLEASANT STREET · STREET VIEW



S PROPOSED SOUTH ELEVATION

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

REVISIONS: 20 MAY 2024

1. NEW SIDE PORCH RAMP

ORIGINAL DRAWINGS CREATED BY:
MILTON ROWLAND & ASSOCIATES
AUGUST 2, 1995

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18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 20 MAY 2024 HDC APPROVAL: XX JUNE 2024 HDC CERTIFICATE NO.:

SENECAL RESIDENCE

29 PLEASANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO.2024-09

MAP NO.:55.4.1 MAP NO.: 109

ZONING: ROH ALLOWABLE G.C.:40.0%

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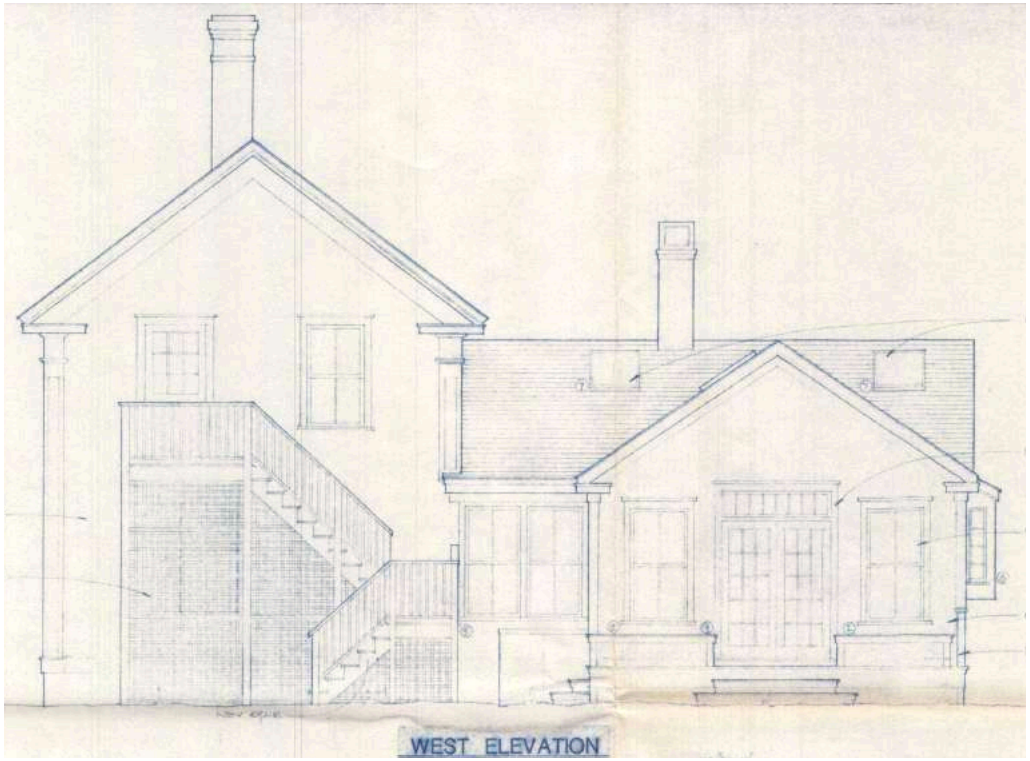
HDC · 2.2



PROPOSED WEST ELEVATION

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

REVISIONS: 20 MAY 2024

1. NO CHANGE

ORIGINAL DRAWINGS CREATED BY:
MILTON ROWLAND & ASSOCIATES
AUGUST 2, 1995

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION - NO CHANGE

BUILDING PERMIT NO.:

HDC SUBMISSION: 20 MAY 2024 HDC CERTIFICATE NO.:

HDC APPROVAL: XX JUNE 2024

SENECAL RESIDENCE

29 PLEASEANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO.2024-09

MAP NO.:55.4.1	MAP NO.: 109
ZONING: ROH	ALLOWABLE G.C.:40.0%

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HDC-2.3



N

PROPOSED NORTH ELEVATION

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

REVISIONS: 20 MAY 2024

1. NO CHANGE

ORIGINAL DRAWINGS CREATED BY:
MILTON ROWLAND & ASSOCIATES
AUGUST 2, 1995

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE NORTHWEST ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION: 20 MAY 2024
HDC APPROVAL: XX JUNE 2024
HDC CERTIFICATE NO.:

SENECAL RESIDENCE
29 PLEASANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO:2024-09

MAP NO.:55.4.1	MAP NO.: 109
ZONING: ROH	ALLOWABLE G.C.:40.0%

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HDC-2.4



SENECAL 29 PLEASANT STREET · STREET VIEW

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

29 PLEASANT STREET · STREET VIEW

BUILDING PERMIT NO.:

HDC SUBMISSION: 20 MAY 2024 HDC CERTIFICATE NO.:

HDC APPROVAL: XX JUNE 2024

SENECAL RESIDENCE

29 PLEASANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO:2024-09

MAP NO.:55.4.1 MAP NO.: 109

ZONING: RCH ALLOWABLE G.C.:40.0%

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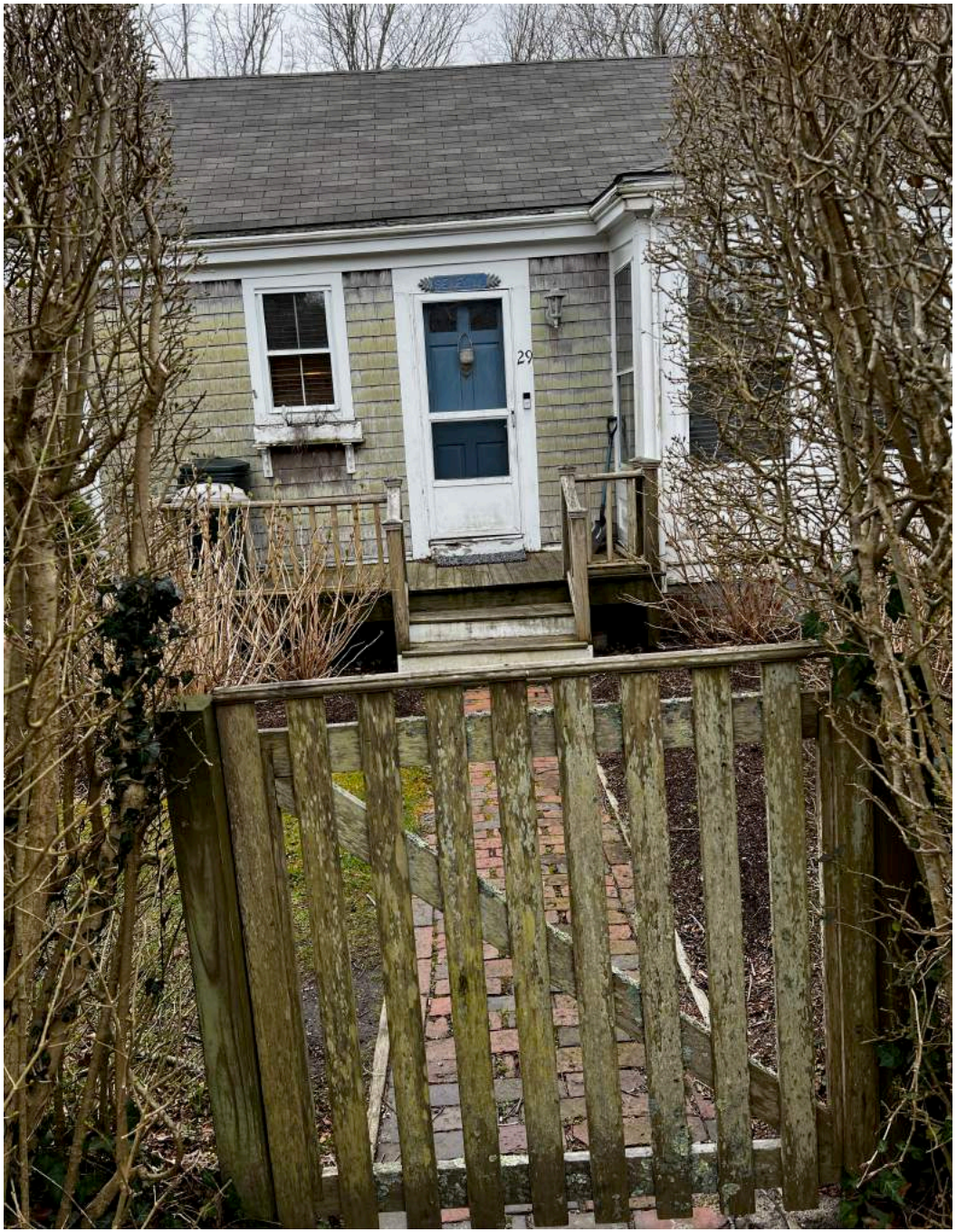
HDC-3.1



SENECAL 29 PLEASANT STREET · SIDE STOOP LOOKING WEST

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

29 PLEASANT STREET · SIDE STOOP LOOKING WEST

BUILDING PERMIT NO.:

HDC SUBMISSION: 20 MAY 2024
HDC APPROVAL: XX JUNE 2024
HDC CERTIFICATE NO.:

SENECAL RESIDENCE

29 PLEASEANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO.2024-09

MAP NO.:55.4.1 MAP NO.: 109

ZONING: RCH ALLOWABLE G.C.:40.0%

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HDC · 3.2



SENECAL 29 PLEASANT STREET · SIDE STOOP LOOKING NORTH

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

29 PLEASANT STREET · SIDE STOOP LOOKING NORTH

BUILDING PERMIT NO.:

HDC SUBMISSION: 20 MAY 2024 HDC APPROVAL: XX JUNE 2024 HDC CERTIFICATE NO.:

SENECAL RESIDENCE

29 PLEASANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO.2024-09

MAP NO.:55.4.1	MAP NO.: 109
ZONING : RCH	ALLOWABLE G.C.:40.0%

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HDC · 3.3

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Katy Mitchell-KM Landscape Designs, INC

AS AGENT FOR Paul Gray

STREET ADDRESS 9 Coffin Street, Sconset

MAP/PARCEL 73.4.1//15

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/16/2024

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.

Katharine Mitchell — 3/16/2024

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 an Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 15

Street & Number of Proposed Work: 9 Coffin St.

Owner of record: Paul Gray

Mailing Address: 13 Forest St.
Wellesley, MA. 02481

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: KMLD

Mailing Address: 16B Amelia Dr.
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron x2 ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio x2 ☒ 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: x2 #1 Size: 433 Sq ft +/- ☐ 1st floor ☐ 2nd floor
#2 Size: 140 Sq. ft +/- ☐ 1st floor ☐ 2nd floor
TOTAL = 573 Sq. ft +/-

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

See Plans + Photos
• Patio x2
• Apron x2

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~~ Aprons Belgian Block Walkways Granite Walls Pennsylvania Fieldstone w/ Granite Cap

* Note: Complete door and window schedules are required.

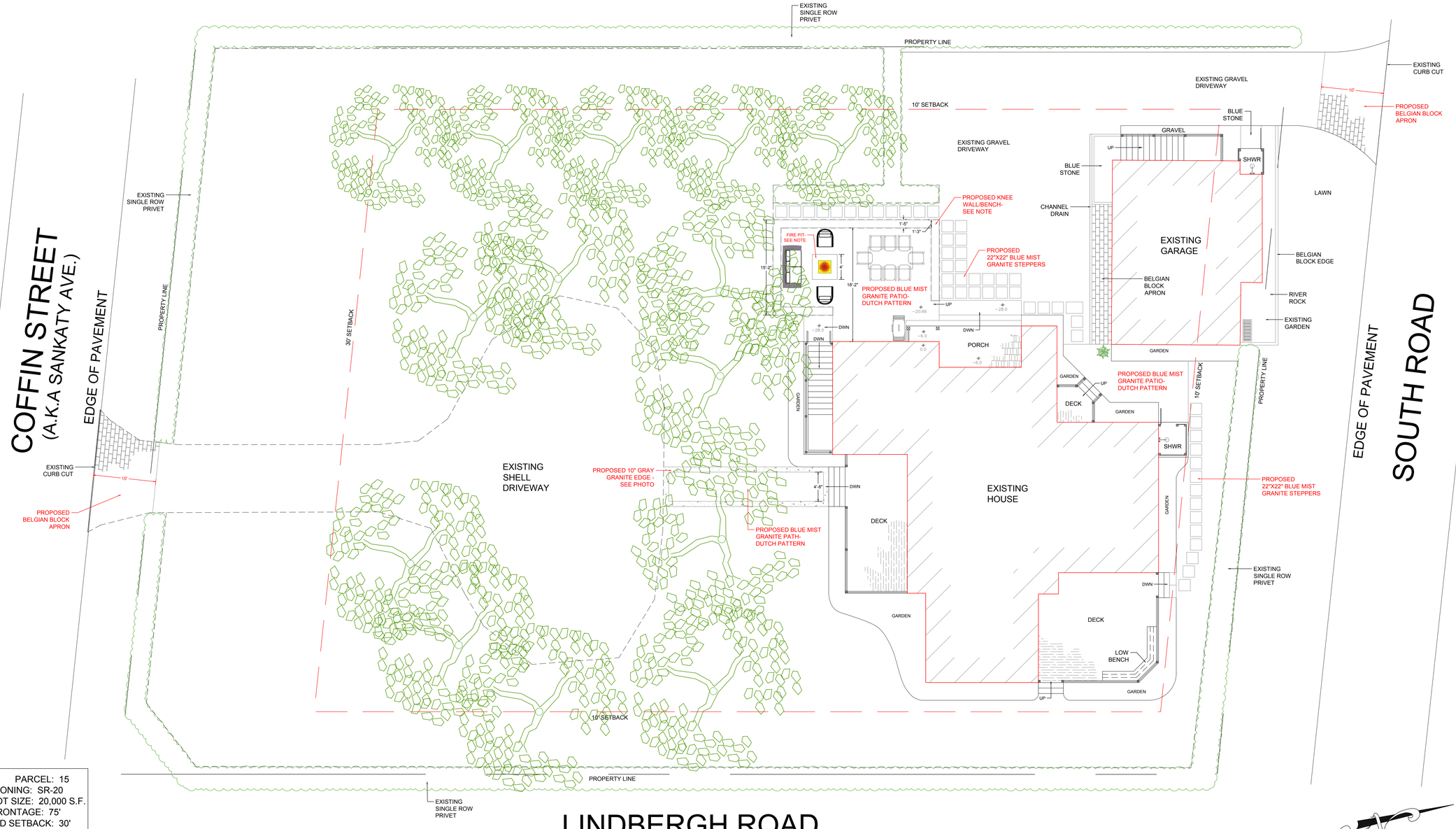
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
~~Dock~~ Patios + Granite _____ 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 applica tion into compliance with the 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 5/20/24 Signature of owner of record _____ Signed under penalties of perjury



MAP: 73.4.1 PARCEL: 15
CURRENT ZONING: SR-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 30'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 12.5%



COFFIN STREET VIEW



LINDBERGH ROAD VIEW



SOUTH ROAD VIEW



PLANTING SCHEDULE

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
VX		VITEX AGNUS-CASTUS	CHASTETREE
BX		BUXUS	BOXWOOD 'GREEN MOUNTAIN/COMMON'
PJ		PIERIS JAPONICA	ANROMEDA 'COMPACTA'
CO		CHAMAECYPARIS OBTUSA	DWARF HINOKI CYPRESS
JS		ITEA JAPONICA	JAPANESE SWEETSPIRE 'HENRY'S GARNET'
AB		ABELIA	ABELIA 'RADIANCE'
PT		POTENTILLA	CINQUEFOIL 'HAPPY FACE PINK PARADISE'
CA		CALAMAGROSTIA ACUTIFLORA	FEATHER REED GRASS 'KARL FOERSTER'
AG		AGASTACHE	HYSSOP 'BLUE FORTUNE'
HP		HYPERICUM	ST. JOHN'S WORT
CX		CAREX	SEDGE GRASS
PA		PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'
CN		CALAMINTHA NEPETA	CALAMINTHA 'WHITE CLOUD'

*PLANT LIST SUBJECT TO AVAILABILITY

NOTE:
PROPOSED REVISIONS FOR DECK ON NORTHEAST SIDE OF PROPERTY SUBMITTED SEPARATELY 5/15/24.

NOTE:
EVERYTHING **NOT** MARKED IN RED IS EXISTING/PREVIOUSLY APPROVED.

NOTE:
PROPOSED KNEE WALL/BENCH AROUND PATIO TO BE CONSTRUCTED OF CMU BLOCKS WITH A PENNSYLVANIA FIELD STONE VENEER AND BLUE MIST GRANITE CAP. WALL WIDTH 15", CAP WIDTH 17", WALL HEIGHT 22" INTERIOR, 29.33" EXTERIOR. SEE ATTACHED PHOTO.

NOTE:
FIRE PIT TO MATCH PATIO WALL.

NOTE:
ALL EXISTING PRIVET AROUND PERIMETER AND TREES TO REMAIN.

NOTE:
SEE ATTACHED PHOTOS.

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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

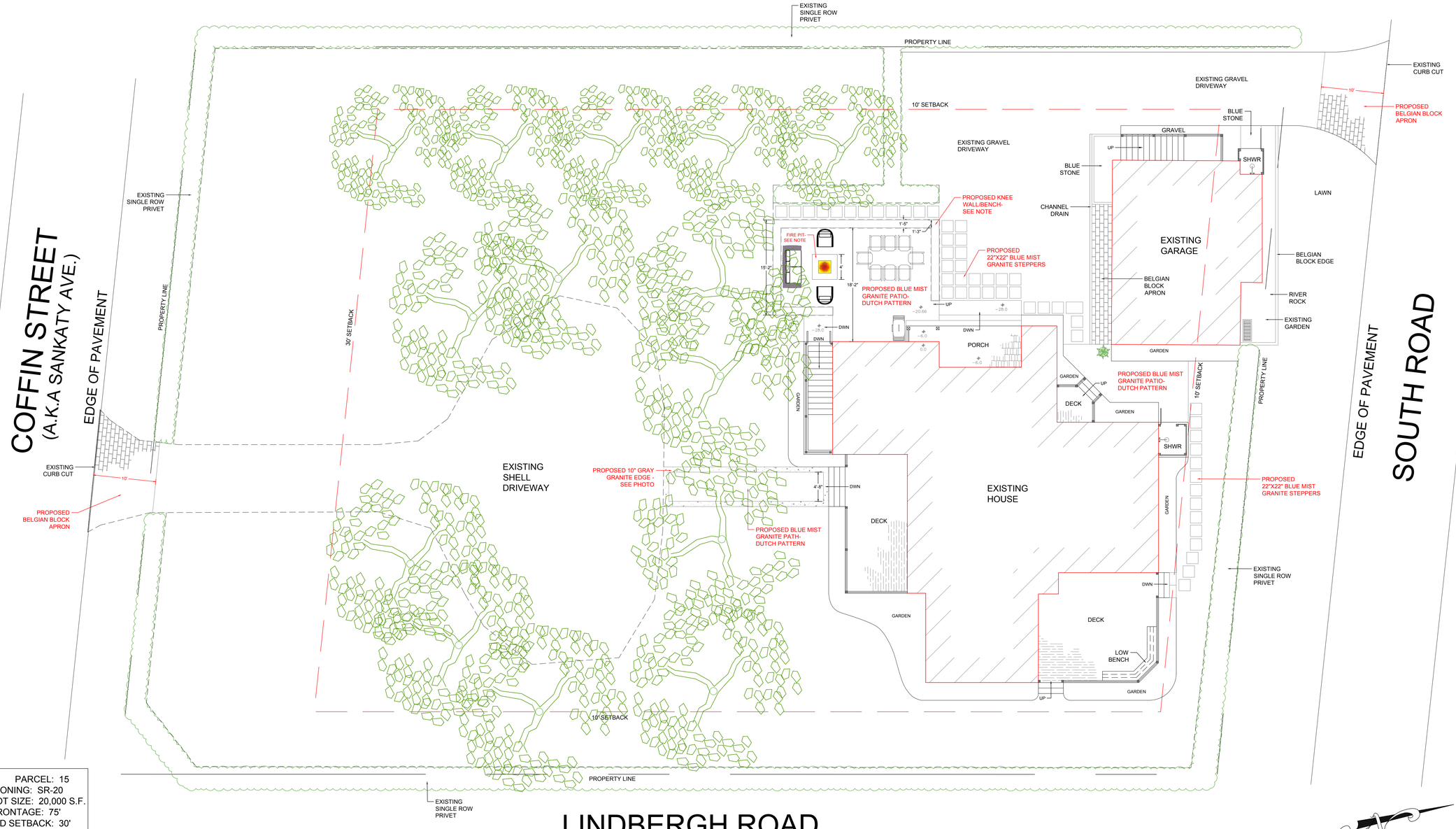
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

9 Coffin Street Sconset
PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 9 Coffin St.
DATE: 5/15/24

SHEET:

S.1



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MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 30'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 12.5%



COFFIN STREET VIEW



LINDBERGH ROAD VIEW



SOUTH ROAD VIEW



PLANTING SCHEDULE

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
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CO		CHAMAECYPARIS OBTUSA	DWARF HINOKI CYPRESS
JS		ITEA JAPONICA	JAPANESE SWEETSPIRE 'HENRY'S GARNET'
AB		ABELIA	ABELIA 'RADIANCE'
PT		POTENTILLA	CINQUEFOIL 'HAPPY FACE PINK PARADISE'
CA		CALAMAGROSTIA ACUTIFLORA	FEATHER REED GRASS 'KARL FOERSTER'
AG		AGASTACHE	HYSSOP 'BLUE FORTUNE'
HP		HYPERICUM	ST. JOHN'S WORT
CX		CAREX	SEDGE GRASS
PA		PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'
CN		CALAMINTHA NEPETA	CALAMINTHA 'WHITE CLOUD'

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9 Coffin Street Sconset
PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 9 Coffin St.
DATE: 5/15/24

SHEET:

S.1

PENNSYLVANIA FIELDSTONE VENEER

PATIO WALL/BENCH

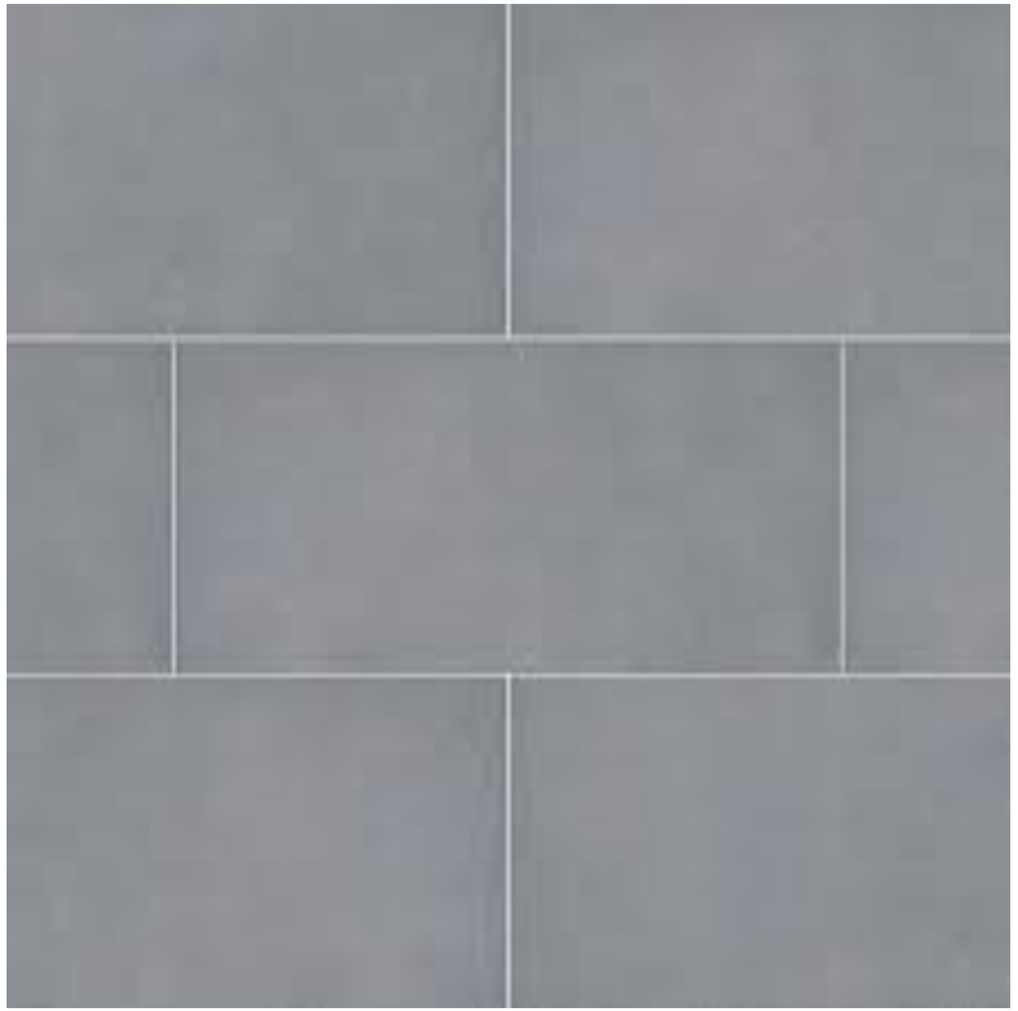


BELGIAN BLOCK APRON

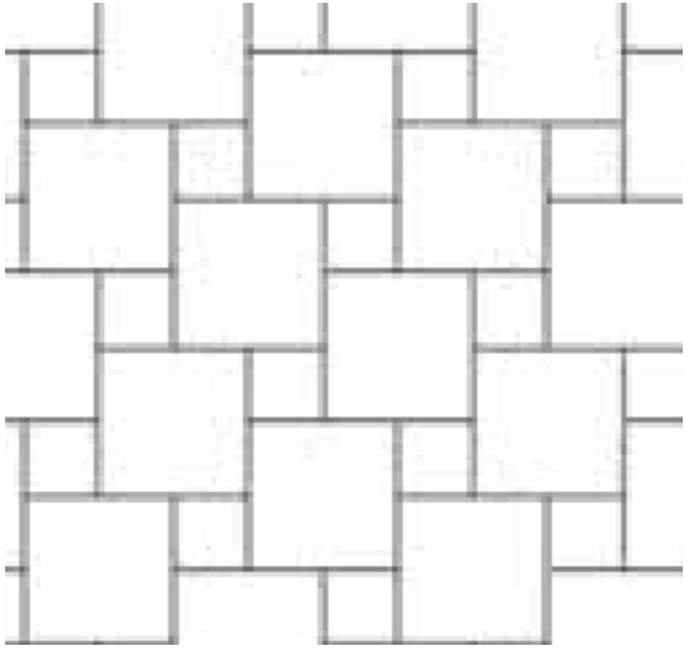


BLUE MIST GRANTE

PATIOS, WALL CAP, AND STEPPERS

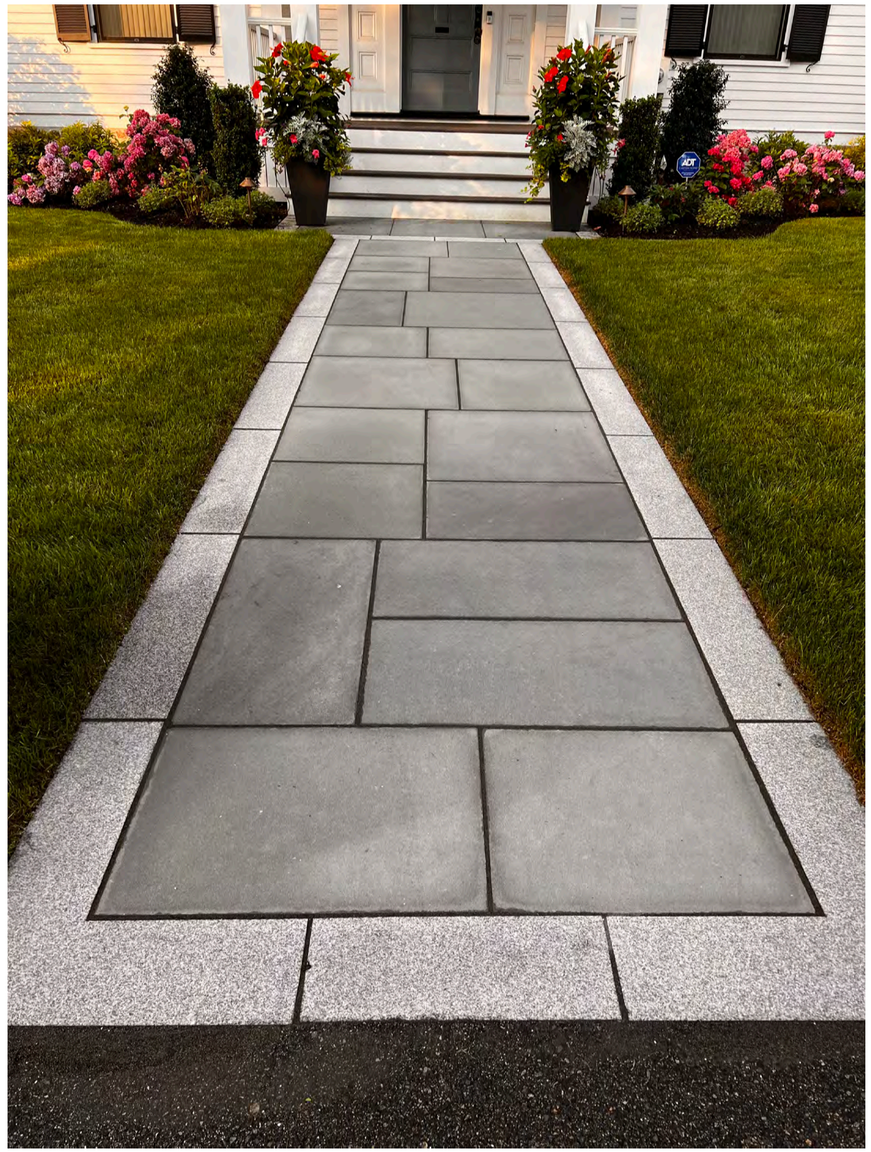


PATIOS & FRONT PATH -
DUTCH PATTERN



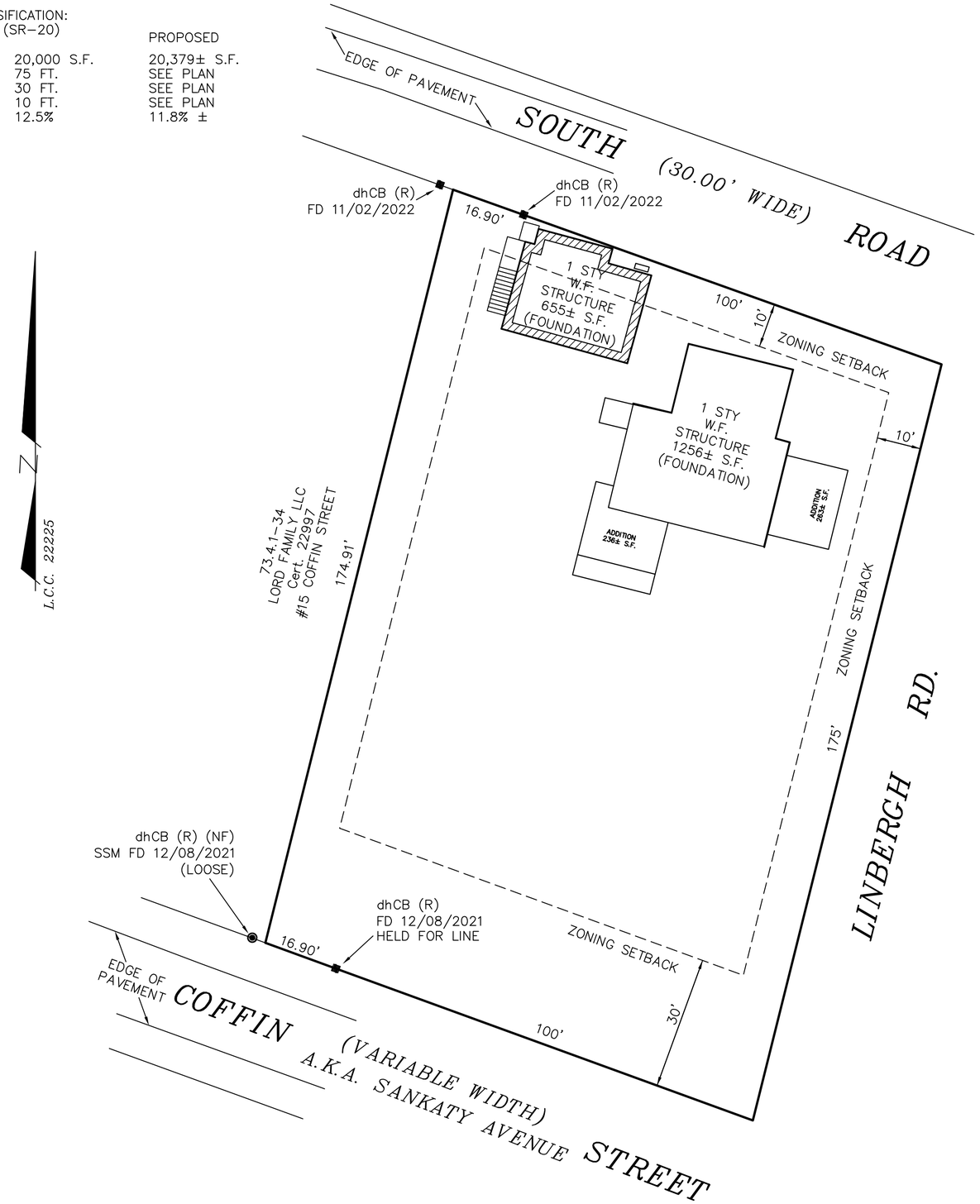
12” X 12”
12” X 24”
24” X 24”

FRONT PATH LAYOUT
GRAY GRANITE EDGE



CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR-20)

		PROPOSED
MINIMUM LOT SIZE:	20,000 S.F.	20,379± 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%	11.8% ±



LEGEND

dhCB FD ■	*DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*
(R)	*DENOTES RECORD MONUMENT*
(NF)	*DENOTES MONUMENT NOT FOUND*

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNER INFORMATION

NINE COFFIN STREET NOMINEE TRUST
F. PAUL GRAY, TRUSTEE
DEED Bk./Pg.: 663/276
CERT. OF TITLE #19501
L.C.C. 22225-D, LOT 7
ASSESSOR'S MAP 73.4.1, PARCEL 15
#9 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

STAKING PLAN OF LAND
in Nantucket, MA
Prepared for
WILSON COMPANY BUILDING

Date: November 1, 2023
Scale: 1"=20'

B9224

V:\DRAWFILES\B9224\EMAIL_SITE PLAN.dwg SITE PLAN 3/20/2024 07:16:53 1:1

9 COFFIN SIAS ST

Location	9 COFFIN SIAS ST	**Mblu**	7341/ / 15/ /
Acct#	00012196	**Owner**	GRAY F PAUL TR
Assessment	$2,306,300	**PID**	12196
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$717,700	$1,588,600	$2,306,300

Owner of Record

Owner	GRAY F PAUL TR	**Sale Price**	$0
Co-Owner	NINE COFFIN STREET NOM TRUST	**Certificate**	
Address	13 FOREST STREET WELLESLEY, MA 02481	**Book & Page**	01585/0137
		Sale Date	12/06/2017
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GRAY F PAUL TR	$0		01585/0137	99	12/06/2017
GRAY MELISSA A & PAUL F JR	$0		00851/0084	99	09/09/2003
AMES OLIVER F JR TRUSTEE	$1,775,000		C0019501/0	00	06/23/2000
MMG GROUP INC	$1,195,000		C0018/0782	01	01/28/1999
HOVDE N NEWBURY	$0		C0015/0402	99	03/09/1992

Building Information

Building 1 : Section 1

Building Photo

Year Built: 1920
Living Area: 1,857
Replacement Cost: $569,418
Building Percent Good: 86
Replacement Cost Less Depreciation: $489,700

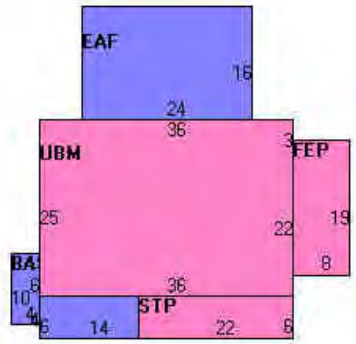
Building Attributes	
Field	**Description**
Style:	Bungalow
Model	Residential
Grade:	Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\01\84\23.jpg

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12196

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,408	1,408
EAF	Attic, Expansion, Finished	1,284	449
FEP	Porch, Enclosed, Finished	152	0
STP	Stoop	132	0
UBM	Basement, Unfinished	900	0
		3,876	1,857

Building 2 : Section 1

Year Built: 1930
Living Area: 450
Replacement Cost: $258,103
Building Percent Good: 86
Replacement Cost Less Depreciation: $222,000

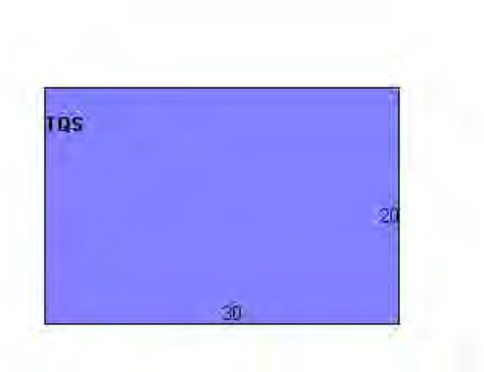
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\07\33.jpg

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12196

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
TQS	Three Quarter Story	600	450
FGR	Garage, Finished	600	0
		1,200	450

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL2	1.5 STORY CHIM	1.00 UNITS	$3,200	1
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,800	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	SR20
Neighborhood	775
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.46
Frontage	0
Depth	0
Assessed Value	$1,588,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$717,700	$1,588,600	$2,306,300
2022	$679,800	$1,078,700	$1,758,500
2021	$755,500	$1,176,700	$1,932,200
2020	$708,200	$1,176,700	$1,884,900
2018	$671,400	$1,323,800	$1,995,200

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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 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
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 Tharuk N.A.G.

AS AGENT FOR Mr. Jim Crosby

STREET ADDRESS 63 Bartlett Rd

MAP/PARCEL 66 / 439

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/22/2024

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 5/22/2024 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°: 66 PARCEL N°. 439

Street & Number of Proposed Work: 63 BARTLETT RD

Owner of record: MR & MRS JAMES CROSBY

Mailing Address: 63 BARTLETT RD
NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN THEVENIN DAG

Mailing Address: PO BOX 1814
NANTUCKET MA

Contact Phone #: 2285631 X7 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. HDC 2023-11-7447

☐ 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

INSTALL 215 LF OF WIRE FENCE W/PLANTINGS @ 27 NEW PATIO 203 OF PREVIOUSLY APPROVED. NEW PLANT BEDS & PLANTING.

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 4-0"
Type: WIRE & PT POST
Length: 215 LF.

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

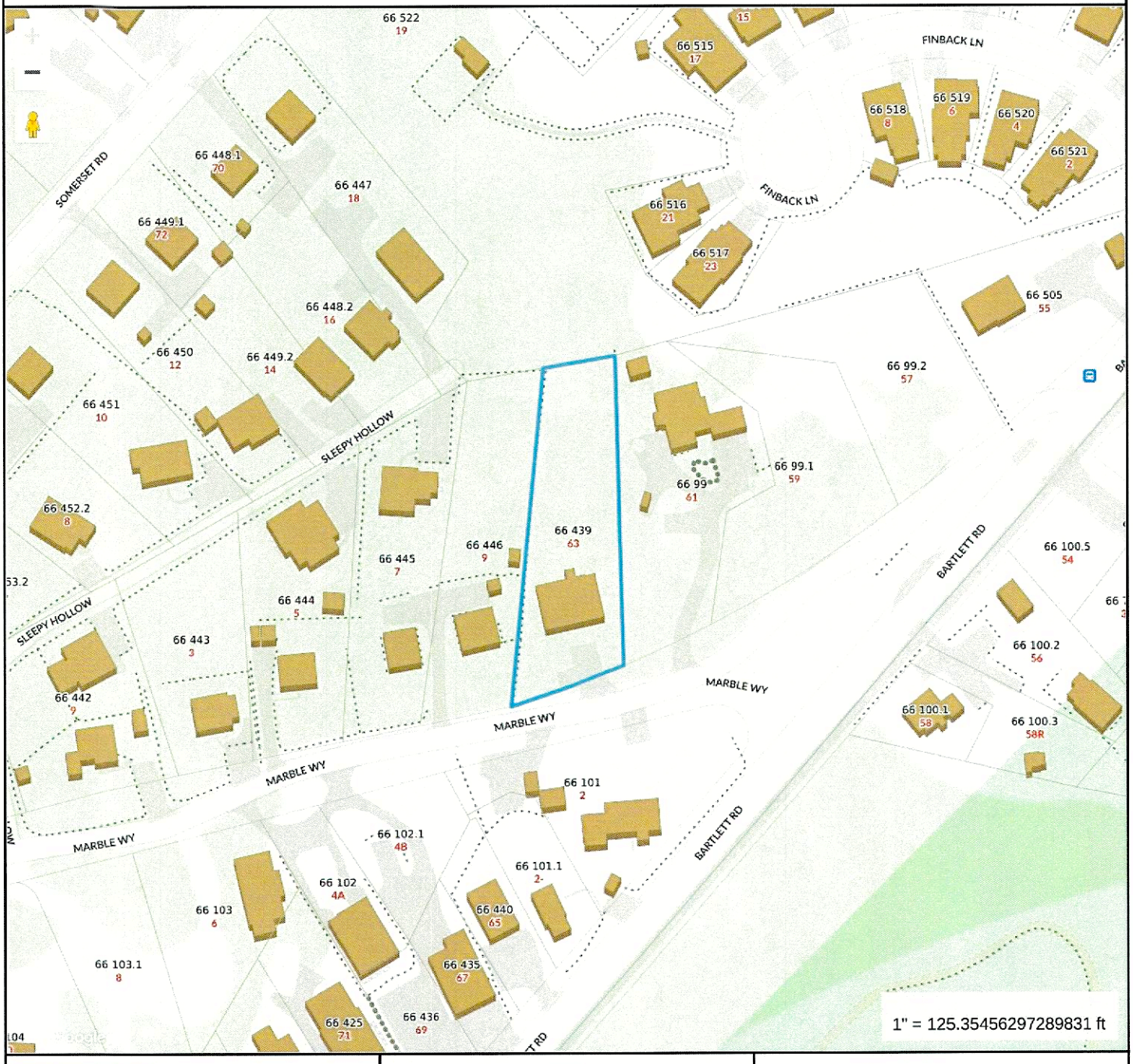
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 5/22/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	184043
Location	63 BARTLETT RD
Owner	CROSBY JAMES J & BARBARA A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 02/08/2024
Data updated Jan. 2021

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

26.	14 Hussey LLC	14 Hussey St	Roof Replacement	42.3.4/132	EMDA	EM
27.	Leon Francis	3 Bailey Rd	New zoning shed	56/246	Leon Francis	EM

Voting:	Welch, Camp, Coombs, Oliver, Paul
Alternates:	Patten, Thornewill
Recused:	Pohl
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	N/A
Staff Comments:	None
Public Comments:	None
Concerns:	None
Motion: (25:49)	**Motion to approve. (Oliver)**
Roll-Call Vote:	Carried 4-0 // Welch, Camp, Coombs, Oliver, Paul (Aye) Certificate # HDC2023 – (as noted)

III. CONSENTS WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Laurel Langworthy	55 Sankaty Rd	Pool revisions	49/69	David Troast	JP
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
2.	Henry Askew	5B Green Meadow Rd	Pool & patio	67/378.2	Atlantic Landscaping	VO
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
3.	63 Todd Circle LLC	6 Todd Circle	Add spa to pool	66/294	Atlantic Landscaping	VO
	• Pool & spa not to be visible at time of inspection and in perpetuity & pool & spa to have no grade change from existing or as noted on the original application.					
4.	SPF Lady Beach LLC	19 Austine Locke	Pool & hardscape	82/57	Atlantic Landscaping	em
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
5.	James Crosby	63 Bartlett Rd	Pool & patio	66/439	NAG	em
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
6.	Edward Mills	2 Hiawasse Lane	Pool & hardscape	56/469	Atlantic Landscaping	SW
	• Pool, spa & fire pit not visible at time of inspection or thereafter, including from Land Bank property/paths—move pool, spa, patio and fire pit layout 5' towards house and supplement that 5' depth created along rear of property with planted buffer (adjacent to Land Bank property) and in addition to what's shown in original submission, no grade change from existing.					
7.	Nina Liddle	98 Madaket Rd	Pool deck revisions	40/79.6	Julie Jordin	SW
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Patten, Paul, Thornewill
Recused:	-
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	N/A
Staff Comments:	None
Public Comments:	None
Concerns:	None
Motion:	**Motion to approve. (Oliver)**
Roll-Call Vote:	Carried 4-1 // Pohl, Welch, Coombs, Oliver (Aye) / / Camp (abstain) Certificate #HDC2023 – (as noted)

- Presents a separate idea related to clarity and streamlining the review process. Paul suggests that applicants could use clouds tc indicate changes, a practice that some applicants already follow with helpful descriptions.
- However, Paul notes the potential confusion when reviewing old business applications, as not all changes are board-requested sometimes, designs evolve, or clients introduce changes independently.
- Paul proposes exploring a distinction between board-requested changes and other types of changes, possibly using a differen type of cloud or a distinct rendering method. The goal is to facilitate a clear comparison between the before-and-after states wher viewing applications.
- Paul emphasizes the importance of uniformity in presentations to enhance the efficiency of the review process, even whil allowing for individual expression in how architects present their designs. This approach, while not directly addressing the minutes issue, aims to make the review process smoother by improving the clarity of change documentation in submittec applications.

Pohl

- Expresses agreement, emphasizing that some applications provide a clear and straightforward progression with existing hous details through multiple submissions. In contrast, Pohl notes that other applicants may need to explain everything, and some changes may not even be adequately highlighted, which, according to Pohl, should warrant rejection but often doesn't.
- This observation underscores the need for more consistency in the presentation of changes and a potential refinement of standard for accepting or rejecting applications based on their clarity and completeness.

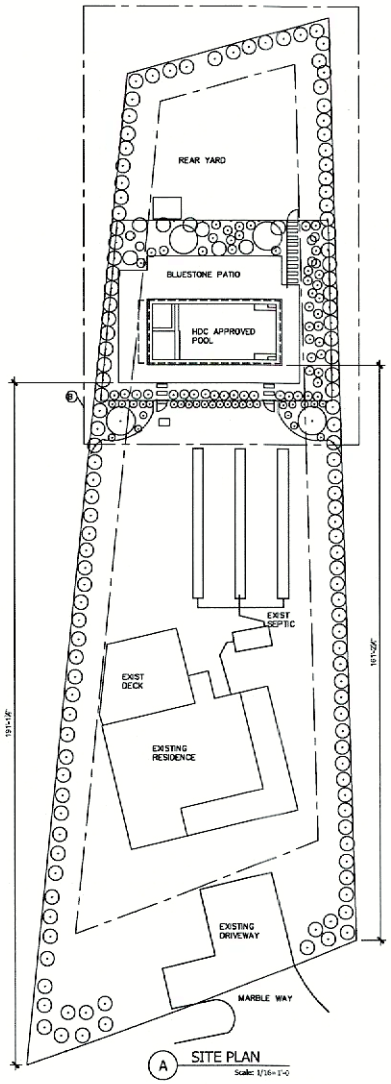
Welch

- Suggested, proposing that Joe sign up for the Organizational Focus Committee. This committee would review the schematic layout of projects, potentially presenting a couple of different options for consideration. The committee would then weigh in make a recommendation, and present it to the full commission for a vote.
- This process would be part of the checklist for a complete application, including diagrams A and B for two material options Welch emphasizes the potential efficiency gained by discussing complex projects at the Organizational Focus Committee acknowledging that while more straightforward projects may not require such detailed review, it could greatly benefit larger o more intricate submissions.
- The overarching goal is to facilitate the HDC's work, streamline staff processes, and provide clarity for applicants, even i architects desire a more stylized presentation.

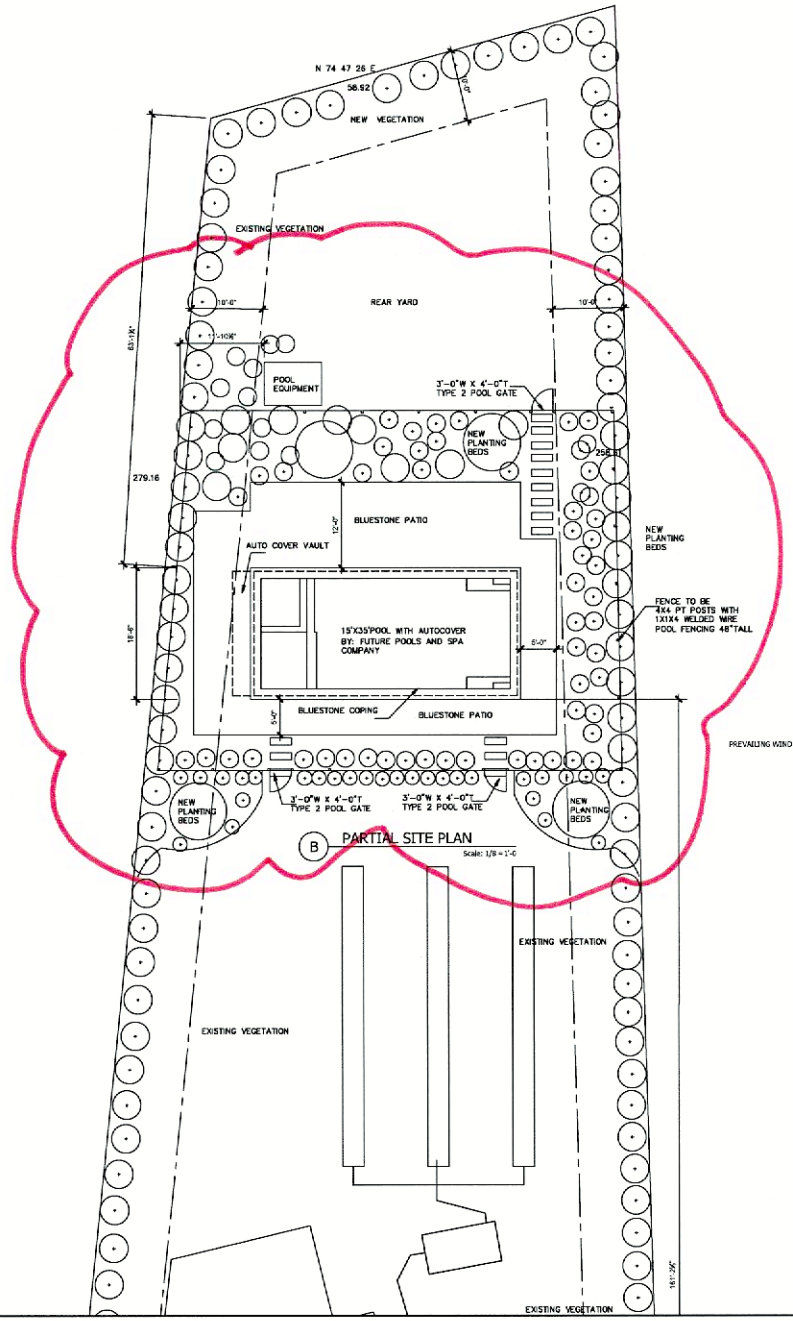
II. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Denise Kronan	5 Old Quidnet rd.	Roof replacement	20/54.1	T & T Roofing	VO
2.	Kyle Snell	5 Pine Crest Dr.	Add skylight	68/424	Thornewill Design	VO
3.	32 Chuck Hollow RD LLC	32 Chuck Hollow Rd	New shed	75/68	Structure Unltd.	CP
4.	Cory Piper	37 Chuck Hollow Rd	New shed	75/108	Sanne Payne	CP
5.	37 Cato Ln LLC	37 Cato Lane	Replace all windows renew coa	56/40	Cosgriff Construction	CP
6.	Michelle Kolb	27 North Liberty St	Historic determination	41/453	Michelle Kolb	CP
7.	41 Monomoy LLC	41 Monomoy RD	Shed rev 07-6720	54/79.1	Emeritus LTD	JP
8.	57 Eeel Point LLC	57 Eel Point Rd	Move off/ Demo shed	32/46	WAPD	AC
9.	John O'Toole	3 Appleton Rd	New cottage	66/389	Thornewill Design	AC
10.	John O'Toole	3 Appleton Rd	Color change, windows & doors	66/389	Thornewill Design	AC
11.	Dali & Lily Kovacevic	3 Aster Court	New dwelling	68/373	K. Megna	AC
12.	James Crosby	63 Bartlett Rd	New shed	66/439	NAG	RP
13.	Doreen Breahler	71 Pochick Ave	New shed	79/14	Atlantic Landscaping	RP
14.	79 Polpis Rd LLC	79 Polpis Rd	Cabana solar roof array	44/23.3	Ack Smart	RP
15.	79 Polpis Rd LLC	79 Polpis Rd	Gazebo solar roof array	44/23.3	Ack Smart	RP
16.	Dorothy Bailey	83 Sankaty Road	Hardscape & patio	49/91.1	Ahern LLC	RP
17.	Amanda Jacobs	1 Judith Chase Lane	Door, stoop & shutters	42.3.2/4.1	Normand Residential	SW
18.	Nol Ack LLC	2 Nobadeer Way	Addition	68/113	Reid Yenor	SW
19.	1 Twin LLC	1 Twin St	Roof replacement	42.3.2/43	James Lydon	SW
20.	Ed & Kathy Chibaro	2 Middle Tawpawshaw	New garage	53/49	Thornewill Design	SW
21.	Juan Speck	286 Polpis Rd	New covered porch	25/33	Botticelli + Pohl	SW
22.	Gita Nalami	39 Hooper Farm Rd	Roof replacement	67/127	Gita Nalami	EM
23.	James Kelly	18 Nonantum Ave	Window replacement	87/18	Reid Yenor	EM
24.	Hristo Rashkov	8 Lewis ct	New cabana	67/37	Hristo Rashkov	EM
25.	Robert Middleton	12a Surfside Drive	Railing replacement	67/331	Robert Middleton	EM

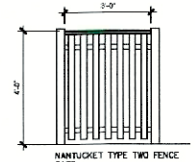
REVISED HARDSCAPE PLAN
5/21/2024



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



B PARTIAL SITE PLAN
Scale: 1/8"=1'-0"



C GATE DETAIL
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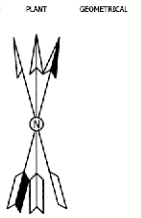


NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

POOL AND HARDSCAPE PLAN FOR:
JIM CROSBY 63 BARTLETT ROAD
NANTUCKET, MASSACHUSETTS, 02554

SITE PLAN AND NOTES

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: SCT

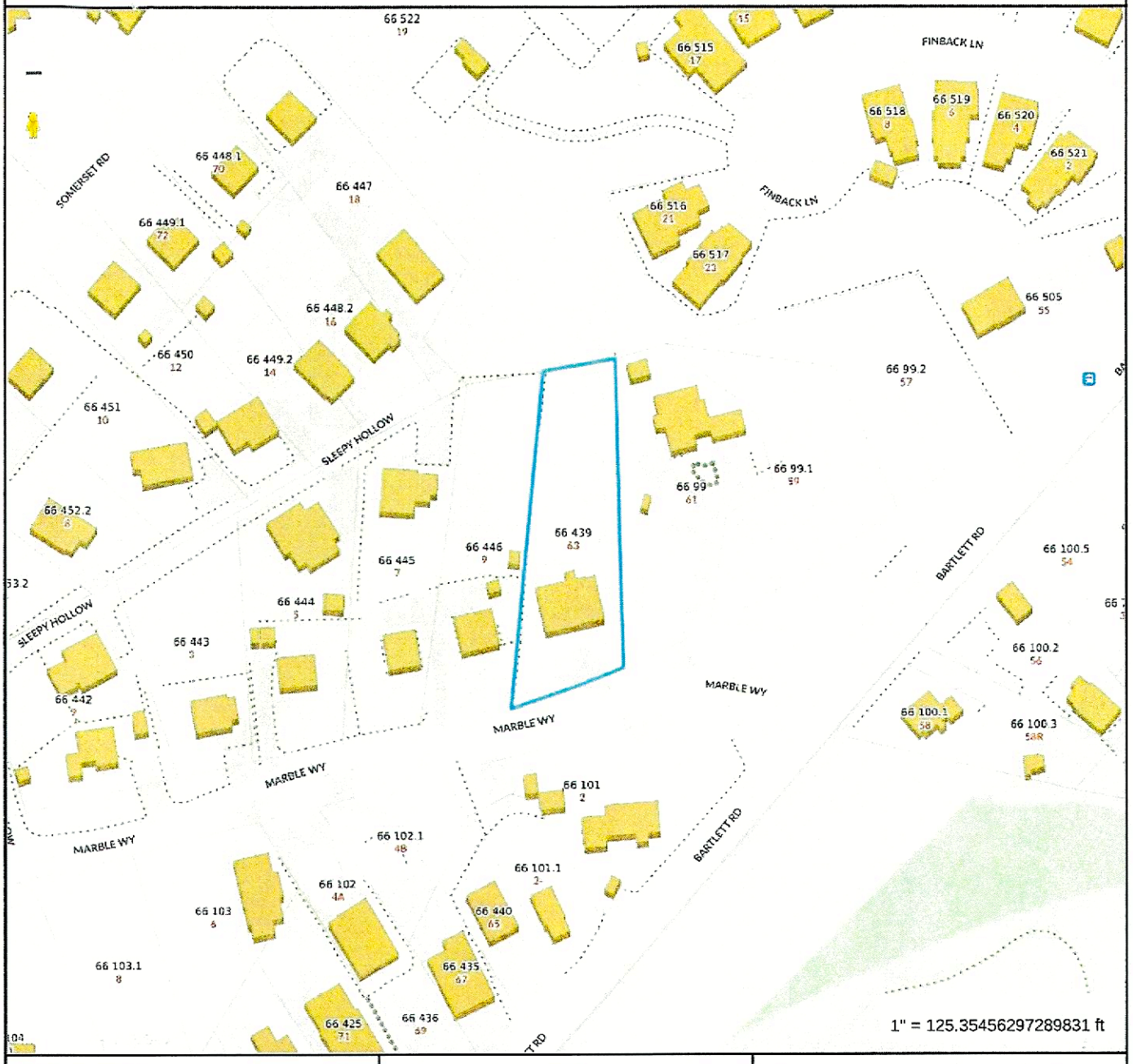
client number

H1

Previous Approved.

Town and County of Nantucket, MA

November 6, 2023



Property Information

Property ID	66 439
Location	63 BARTLETT RD
Owner	CROSBY JAMES J & BARBARA A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

RECEIVED
NOV 08 2023
By

HDC 2023-11-7447

CERTIFICATE NO: _____ DATE ISSUED: 11/14/23

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 437

Street & Number of Proposed Work: 129 DISTRICT RD

Owner of record: MEWS SUMER CRAIG

Mailing Address: 129 DISTRICT RD
NANTUCKET MA

Contact Phone #: 774 [illegible] E-mail: _____

AGENT INFORMATION (if applicable)

Name: [illegible]

Mailing Address: PO BOX 1614
NANTUCKET MA

Contact Phone #: 228-7342 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: Y 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 GA) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

NEW 15.0X35 INGROUND POOL W/ BLUESTONE PATIO & SURROUND 16'-11" FROM BASEMENT TO 3' AT POOL DECK.

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

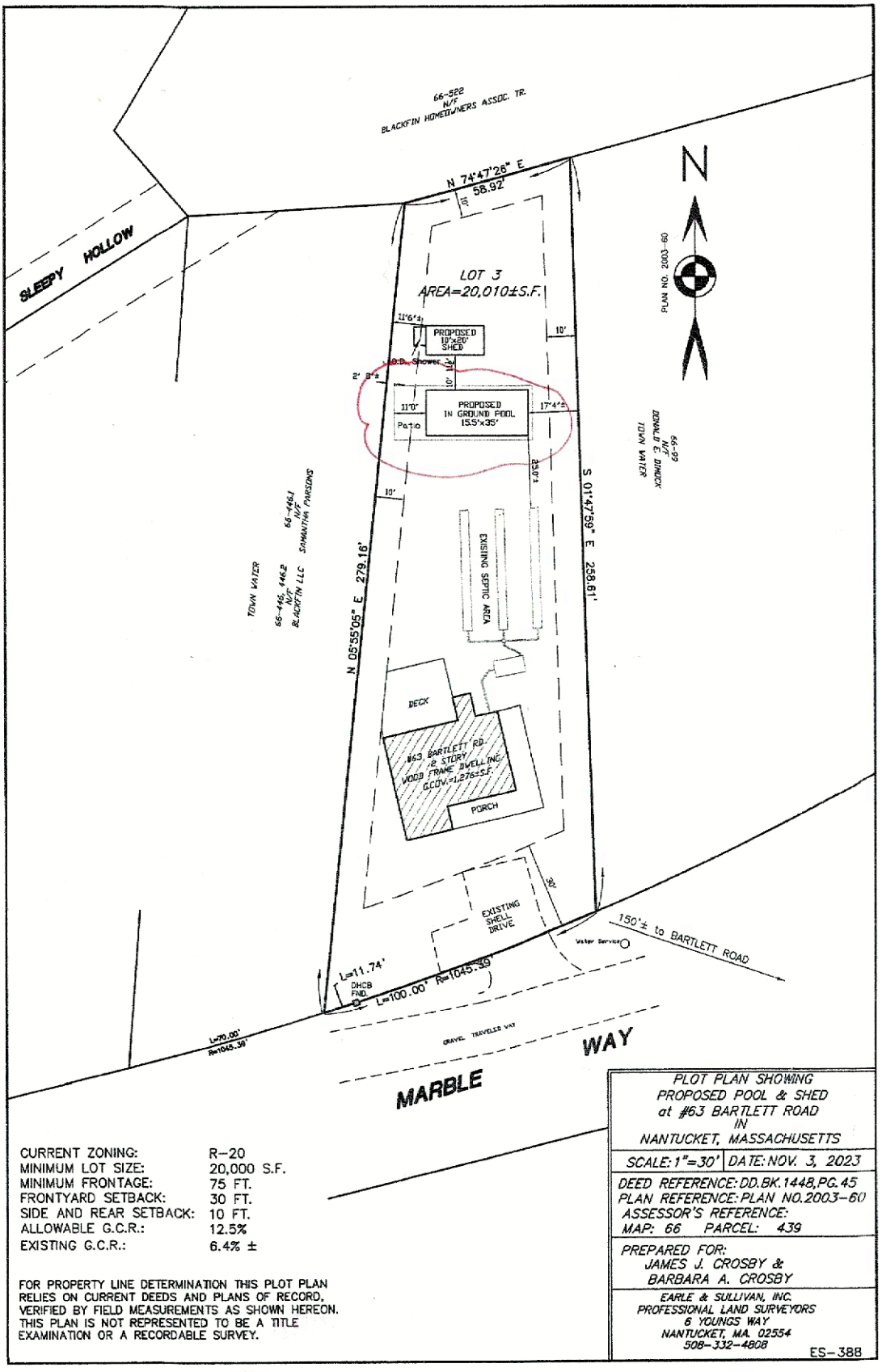
COLORS

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

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

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

Date 11/14/23 Signature of owner of record _____ Signed under penalties of perjury



CURRENT ZONING:	R-20
MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONTYARD SETBACK:	30 FT.
SIDE AND REAR SETBACK:	10 FT.
ALLOWABLE G.C.R.:	12.5%
EXISTING G.C.R.:	6.4% ±

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.

PLOT PLAN SHOWING
PROPOSED POOL & SHED
at #63 BARTLETT ROAD
IN
NANTUCKET, MASSACHUSETTS

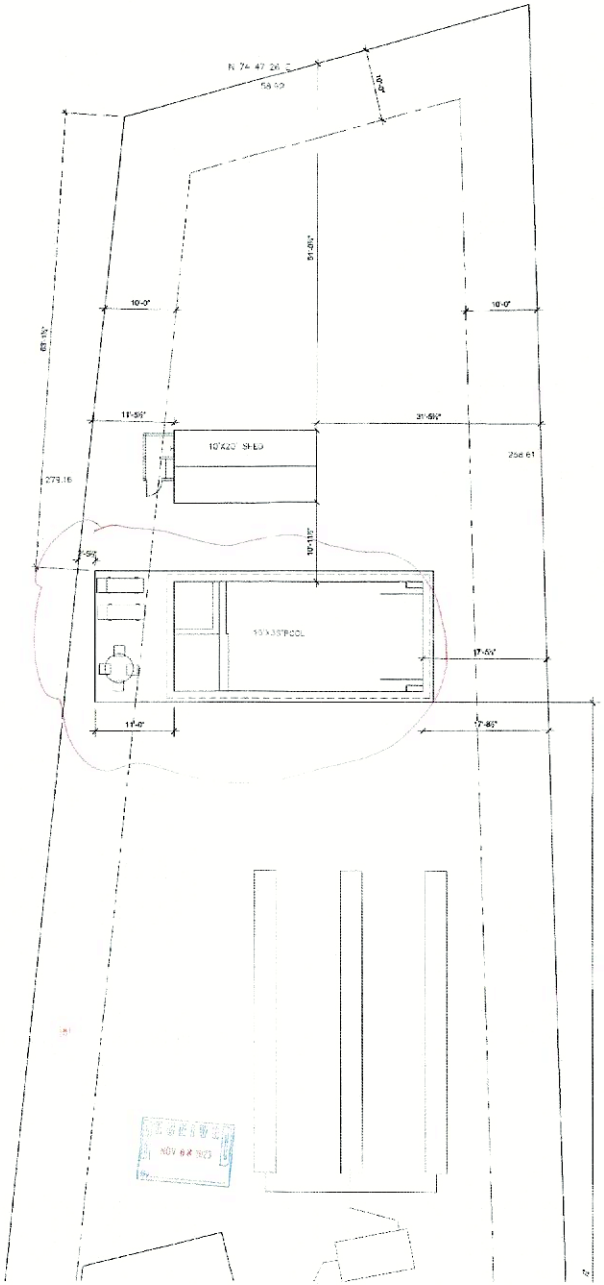
SCALE: 1"=30' | DATE: NOV. 3, 2023

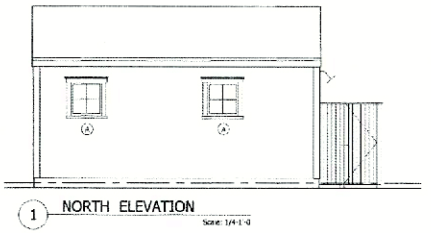
DEED REFERENCE: DD.BK.1448,PG.45
PLAN REFERENCE: PLAN NO.2003-60
ASSESSOR'S REFERENCE:
MAP: 66 PARCEL: 439

PREPARED FOR:
JAMES J. CROSBY &
BARBARA A. CROSBY

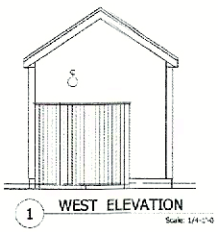
EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

ES-388

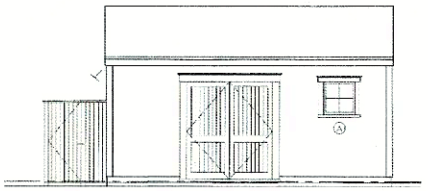




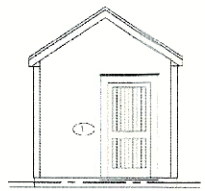
1 NORTH ELEVATION
Scale: 1/4-1'-0



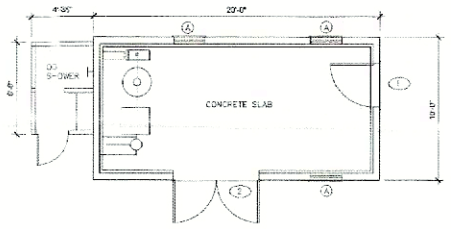
1 WEST ELEVATION
Scale: 1/4-1'-0



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



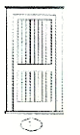
1 EAST ELEVATION
Scale: 1/4-1'-0



1 SHED PLAN
Scale: 1/4-1'-0

EXTERIOR DOOR SCHEDULE

NO	UNIT SIZE	ROUGH OPENING	STYLE	THICKNESS	NOTE
1	1'-0" X 6'-8"	3'-2 3/8 X 6'-11"		1-3/4" THK.	NANTUCKET MILLWORKS
2	(2)3'-0X 7'-0"	6'-2 3/8 X 7'-3"	BARN DOOR	1-3/4" THK.	



1



2
6'-0"X7'-3" BARN DOOR BY NANTUCKET CUSTOM MILLWORKS

WINDOW SCHEDULE

LTR	UNIT SIZE	ROUGH OPENING	STYLE	MANUF	NOTE
A	2'-0 5/8 X 2'-4 5/8	2'-0 3/8 X 2'-4 5/8	CASEMENT	ANDERSEN 400	0125



A
ANDERSEN 400 SERIES TO MATCH RESIDENCE 0125

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

POOL PLAN FOR:
JIM CROSBY 63 BARTLETT ROAD
NANTUCKET, MASSACHUSETTS, 02554

OPTION A

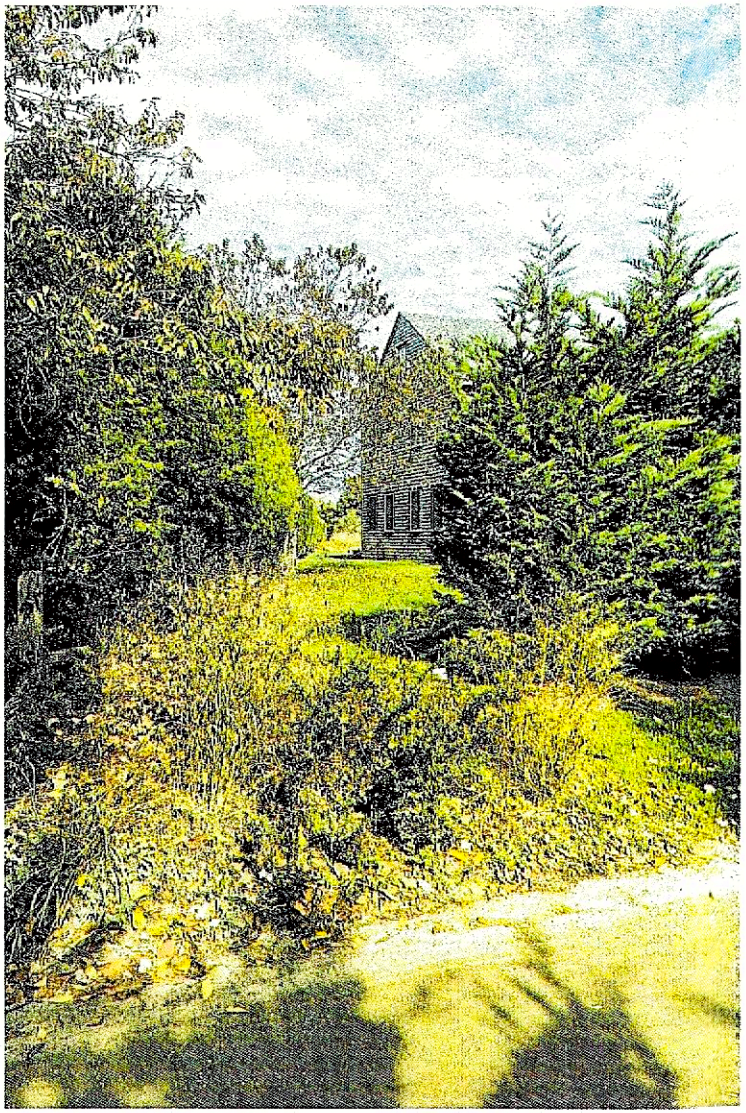
HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B: xxx copyright nag
client number

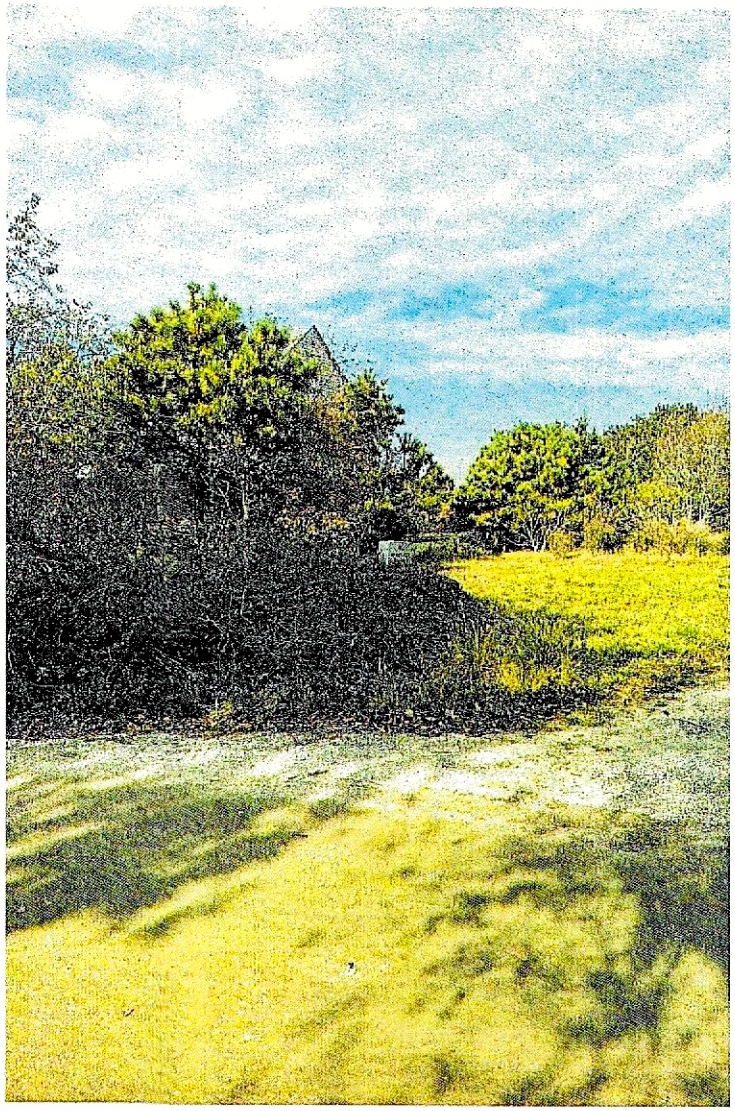
A1



SIDE N. WEST



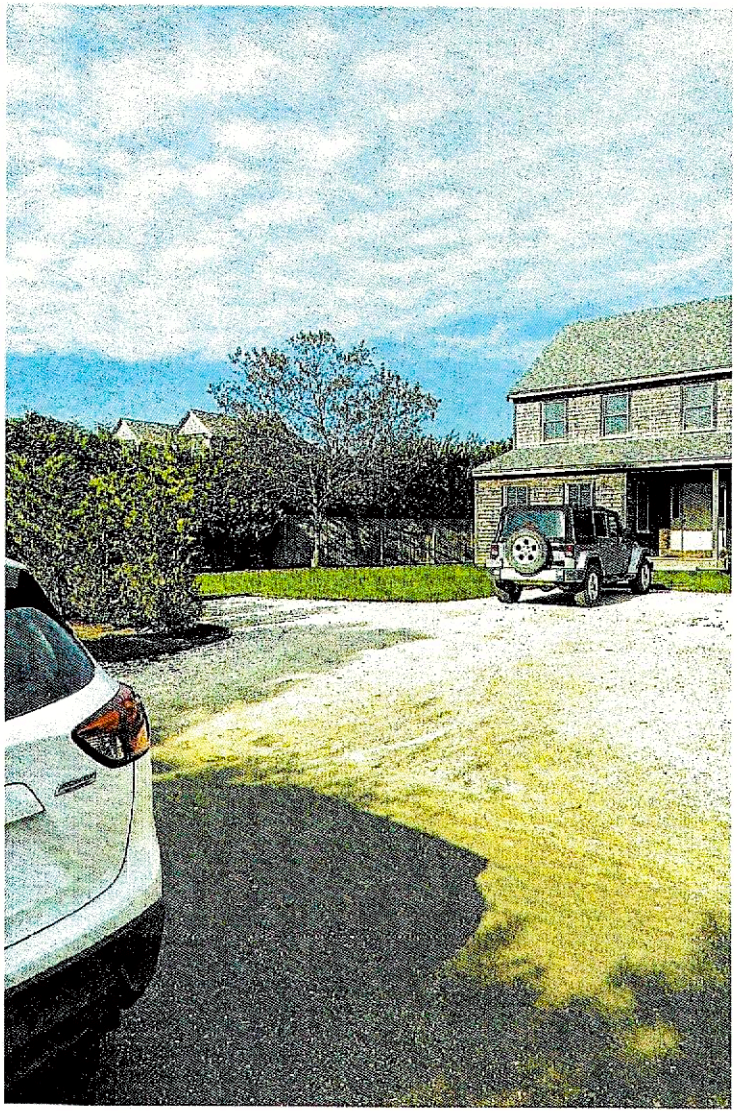
SIDE N. WEST CORNER



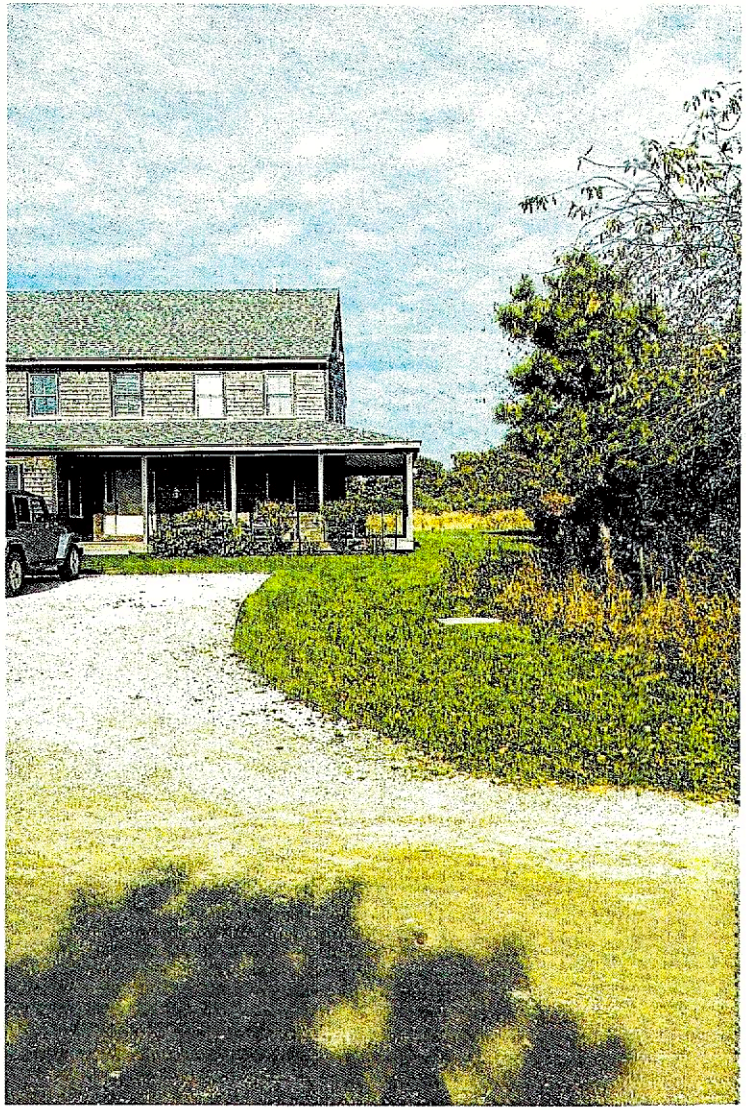
SIDE N. EAST CORNER



FRONT



FRONT NORTH



FRONT NORTH



EXAMPLE OF FLAGSTONE PATIO



Property Information

Property ID	11903
Location	19 BROADWAY
Owner	BREEN FAITH F & GEORGE E JR

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.

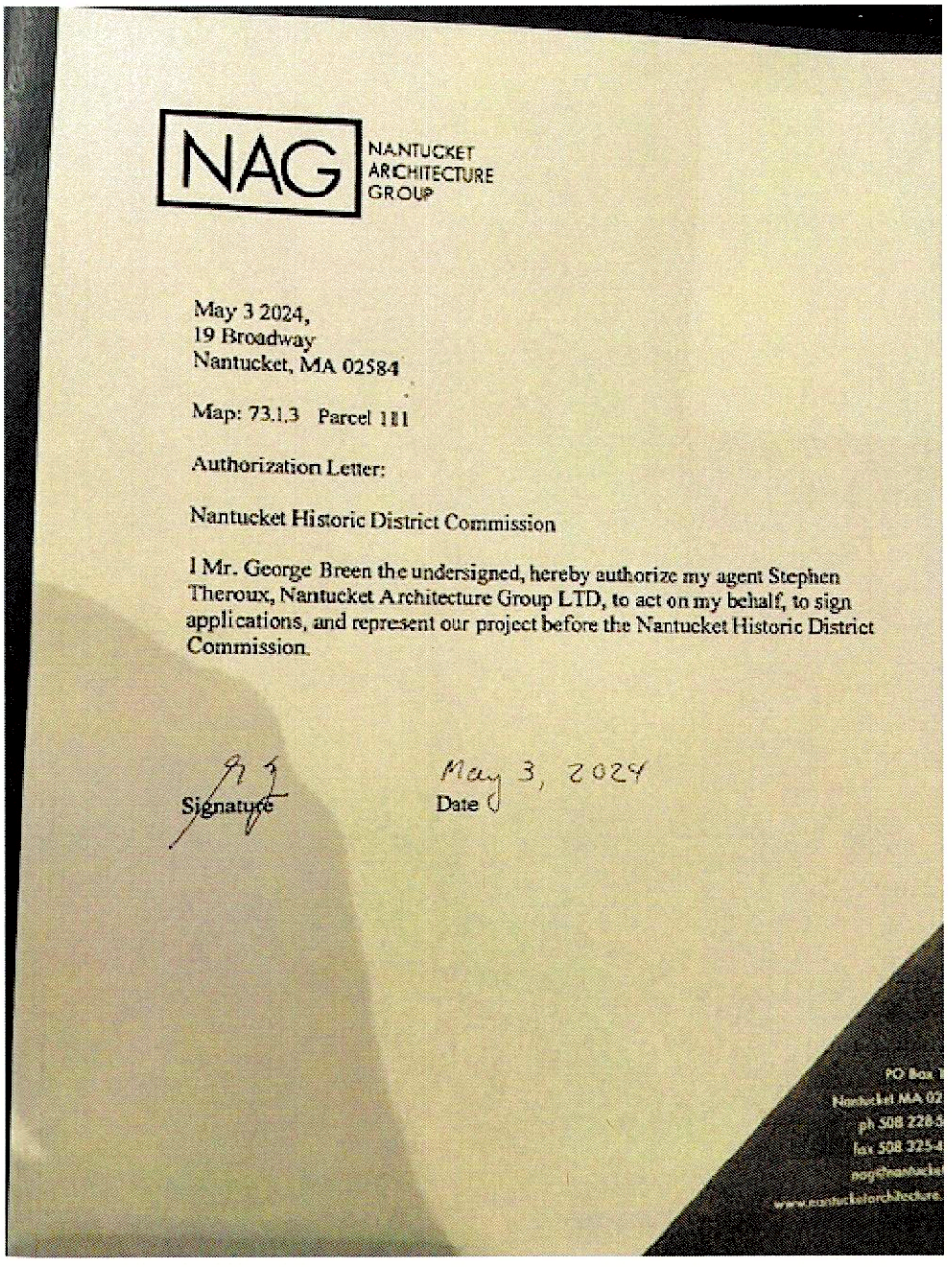
Geometry updated 02/08/2024
Data updated Jan. 2021

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

Stephen Theroux

From: George Breen <gbreenjr@yahoo.com>
Sent: Friday, May 3, 2024 11:16 AM
To: Stephen Theroux
Cc: George Breen
Subject: Signed authorization

Stephen,
Signed as requested.
George and Faith Breen



NAG NANTUCKET ARCHITECTURE GROUP

May 3 2024,
19 Broadway
Nantucket, MA 02584

Map: 73.1.3 Parcel 111

Authorization Letter:

Nantucket Historic District Commission

I Mr. George Breen 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.

Signature

May 3, 2024
Date

~~BUILDING~~/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC6-37
MAP/PARCEL#: 7313-111

Recorded by: AH Date: 09/18/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 19 BROADWAY

2. Building Name: COLUMBIA COTTAGE/WILLOW HARP

3. Ownership: Private

4. Present Owner: GALLAGHER, HENRY M

5. Ownership History:
Originally Columbia Cottage, it was built by Benjamin Bunker. Later owners: 1835 William Coffin; Edward Kelley, Robert Coffin, Capt. William Cash, and Mrs. Cash in 1888. Fifty years ago Mrs Calendar was the owner. Since then-Hudson Holland, Mr. Dickson and then Henry Gallagher (HCF, Interview with Joan Porter)

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Fence
16. Other Notable Features: N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Unknown
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
23. Roof Shape: Gable,Hip
24. Roofing Material: N/A
25. Roof Features: Dormers/Front Facade
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-painted
28. Chimney Position: Center
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: N/A
34. Window Frame Type: Flush Frame,Plank Frame
35. Window Sash Type(s) - Front Facade: 6/6,3/3, 4/4

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:

Both early wart additions were expanded. In the early 19th century, a kitchen with cellar below was added,doubling the length of the original Great Room to the North.(HCF)

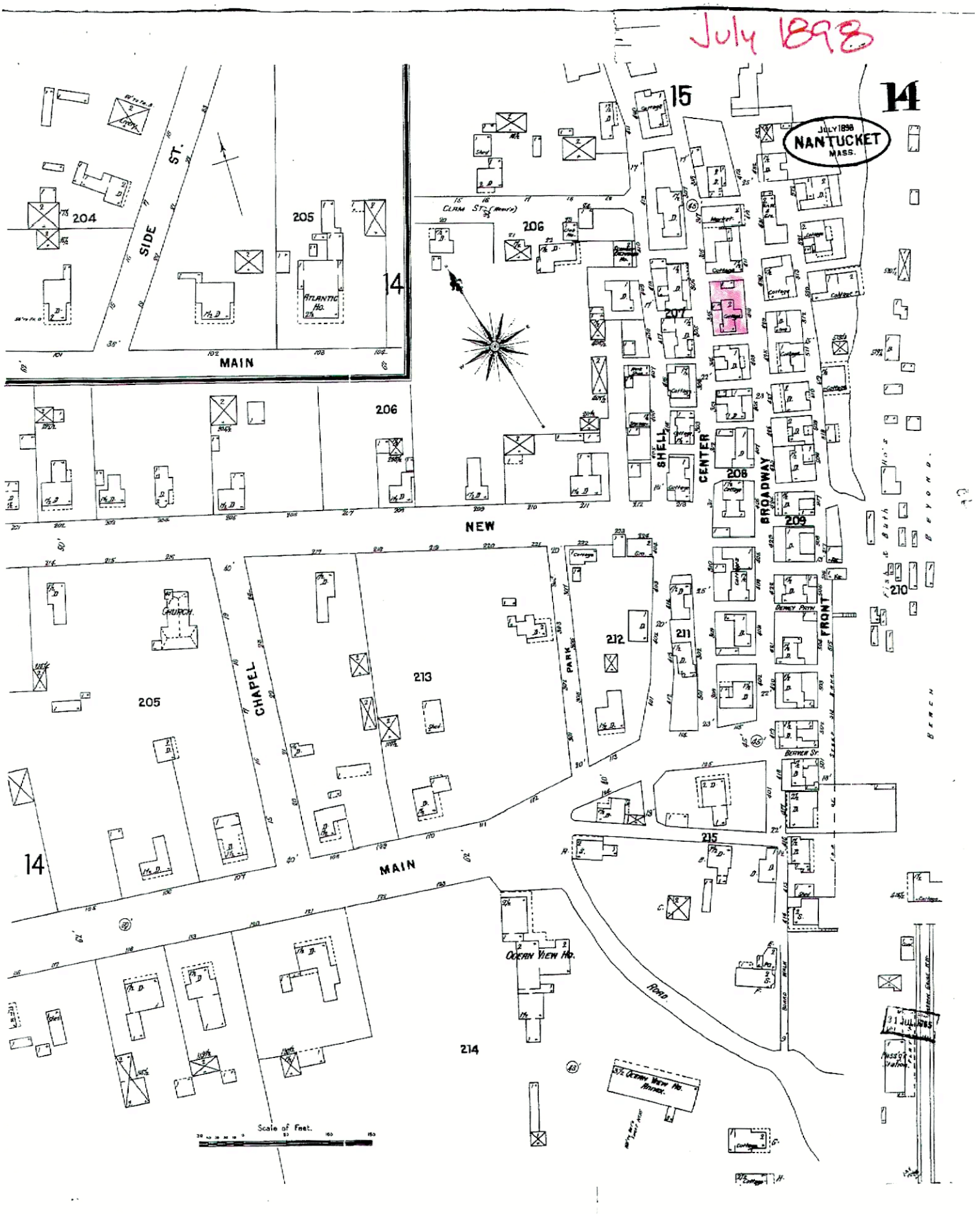
Survey/Film Roll #: SC6-37

SIGNIFICANCE

42. Role the Building Plays: National Register: Individually Significant
43. Date of Initial Construction: Circa 18TH CENTURY
  Source: H.C.Foreman 'Early Nantucket and Its Whaling Houses'
  Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
  Unknown

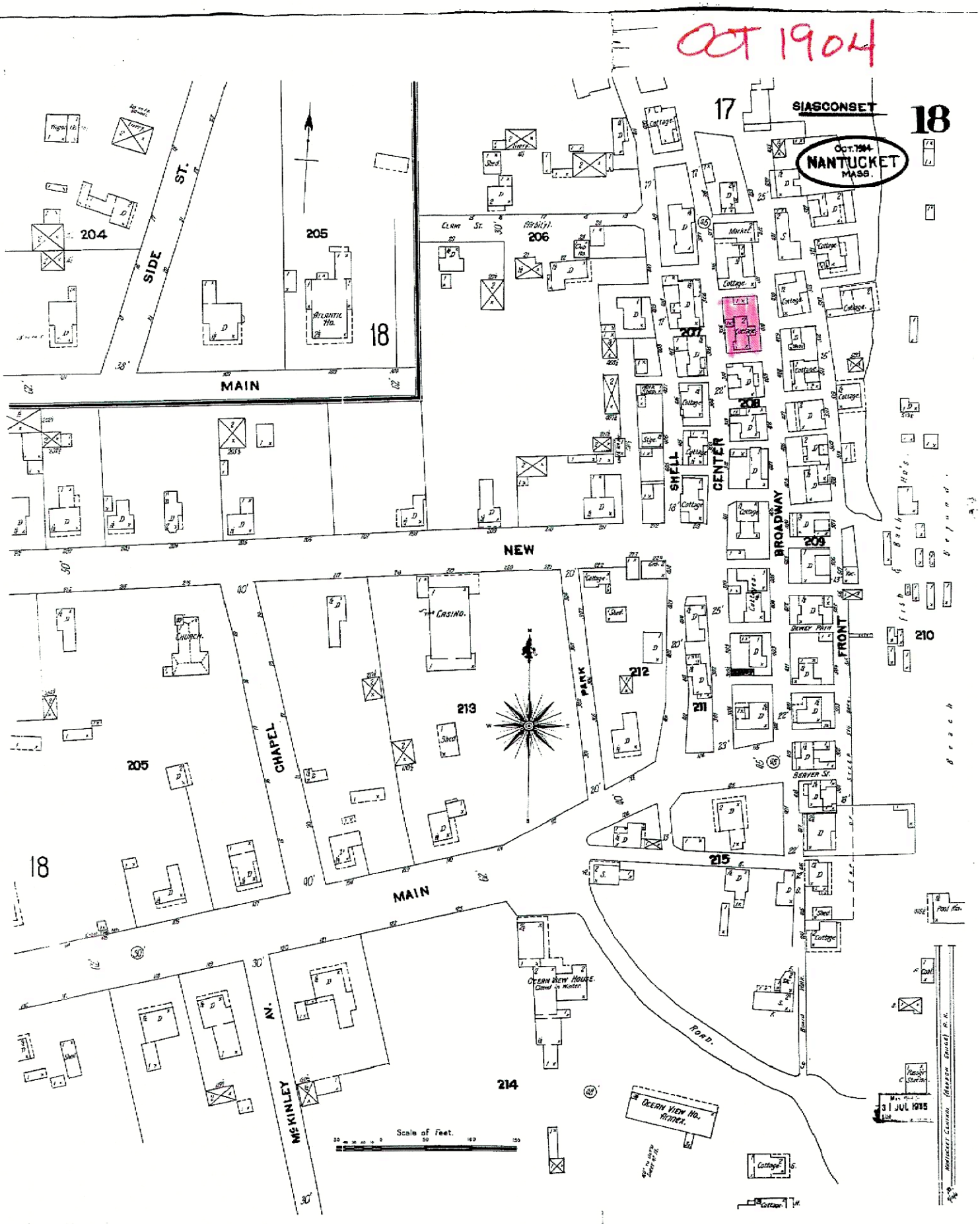
47. Sources: H.C.Foreman 'Early Nantucket and Its Whaling Houses',
  Page,
  39,
  Page,
  174,
  Interview with,
  JOAN.PORTER

July 1898



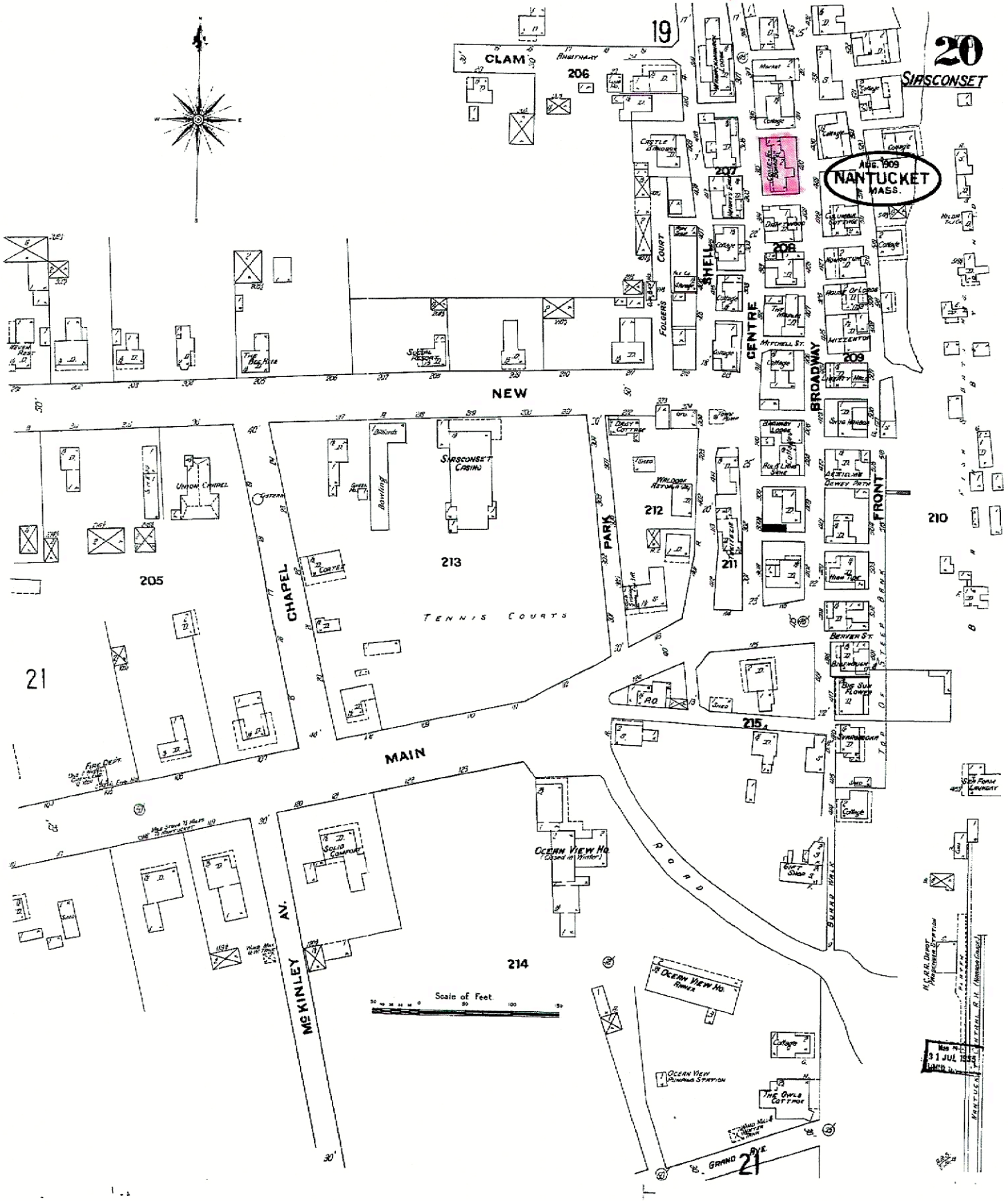
JULY 1898
NANTUCKET
MASS.
14
15
SIDE ST.
MAIN
204
205
206
207
208
209
210
211
212
213
214
215
ATLANTIC HO.
CLAM ST.
NEW
SHELL
CENTER
BROADWAY
FRONT
PARK
CHAPEL
CHURCH
BEAVER ST.
OCEAN VIEW HO.
ROAD
BEACH
BEYOND
Scale of Feet.

OCT 1904



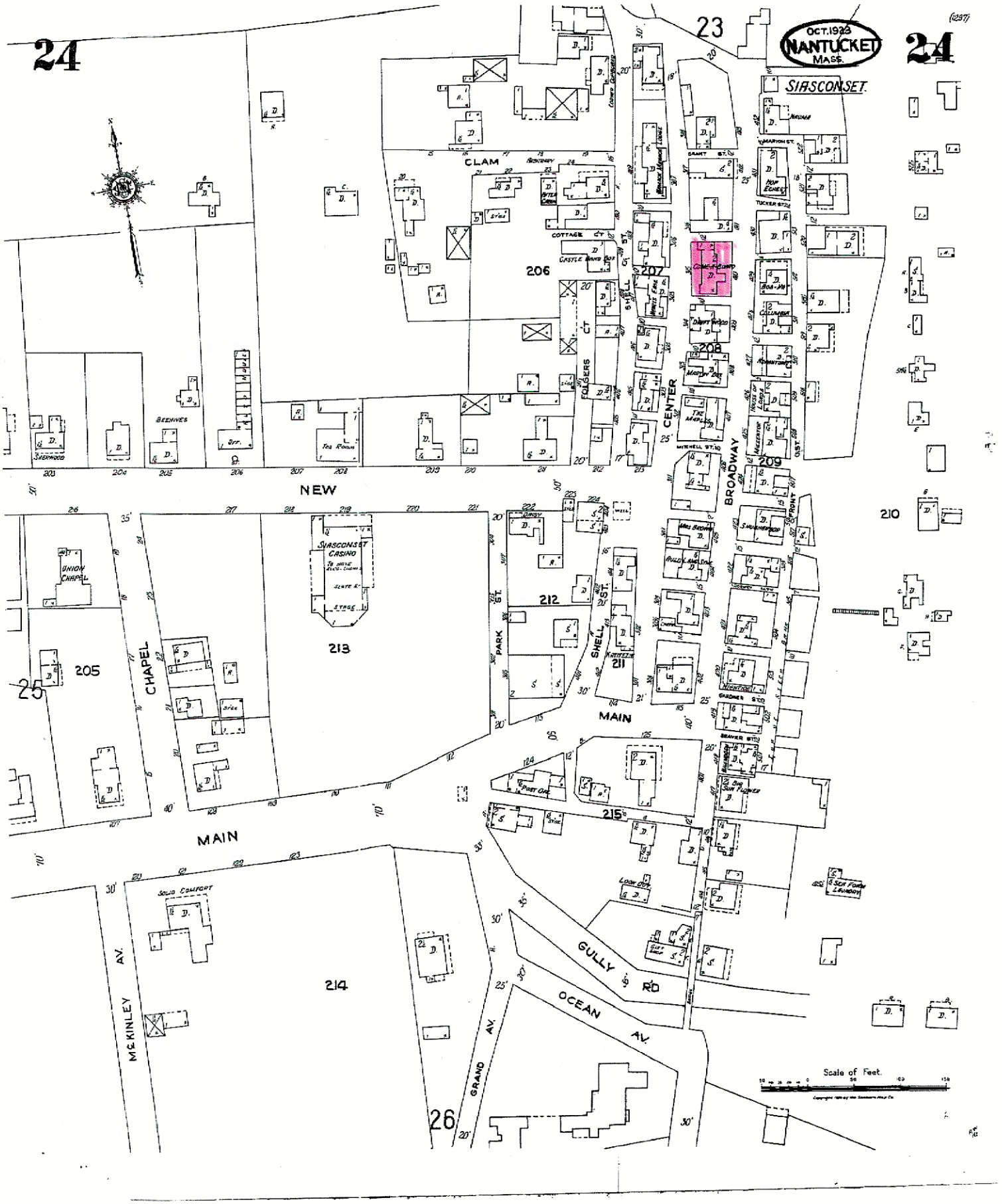
SIASCONSET
18
17
OCT. 1904
NANTUCKET
MASS.
SIDE ST.
MAIN
204
205
206
207
208
209
210
211
212
213
214
215
18
CLAM ST.
ATLANTIC HO.
CASINO
CHURCH
CHAPEL
PARK
SHELL
CENTER
BROADWAY
FRONT
BEAVER ST.
DEWEY PATH
OCEAN VIEW HOUSE
OCEAN VIEW HO. ANNEX
McKINLEY AV.
ROAD
Scale of Feet.
31 JUL 1915

Aug 1909

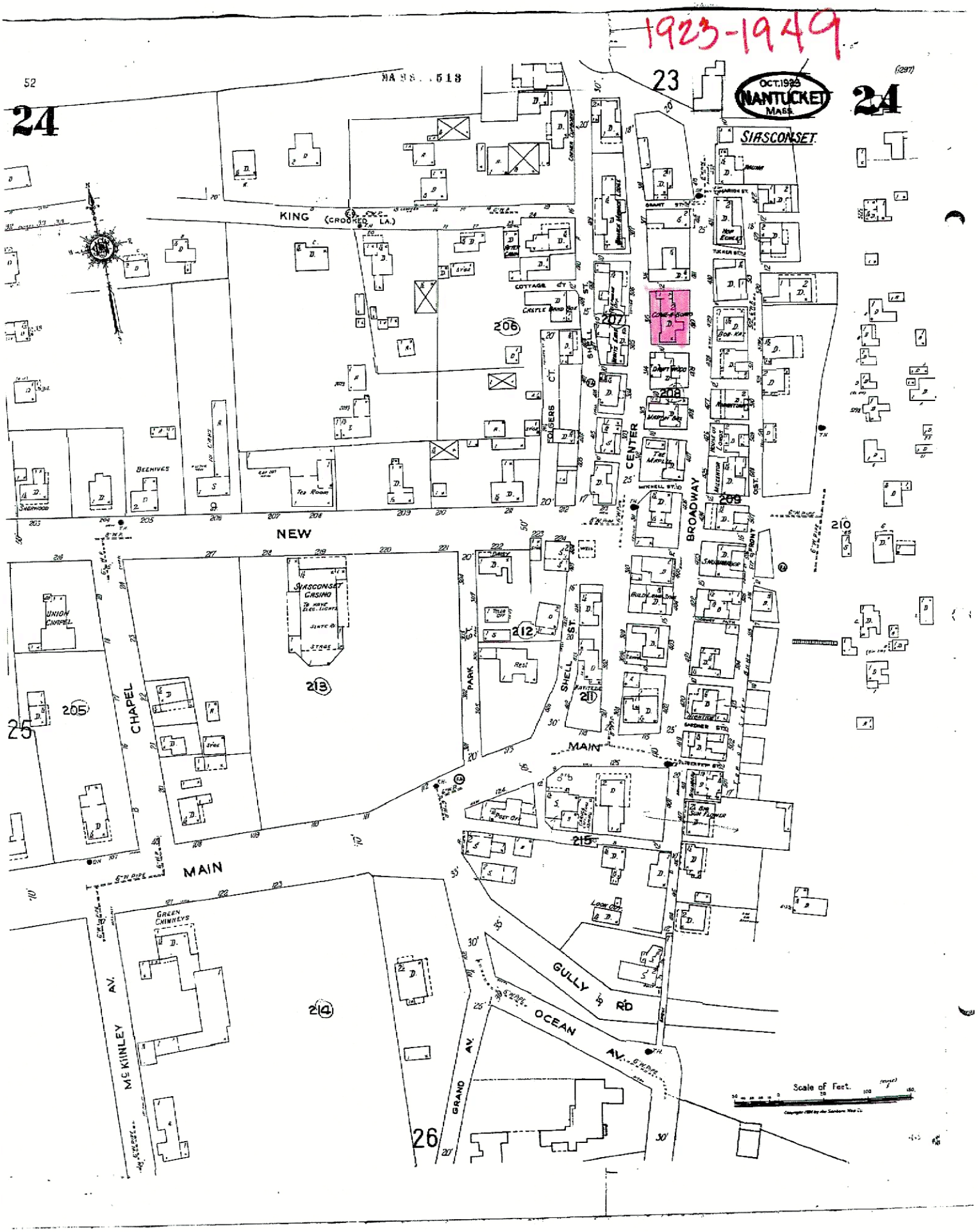


19
20
SIASCONSET
CLAM
206
207
208
209
210
211
212
213
214
215
205
21
NEW
MAIN
CHAPEL
PARK
CENTRE
BROADWAY
FRONT
SHELL
FOLGERS COURT
TENNIS COURTS
SIASCONSET CASINO
UNION CHAPEL
OCEAN VIEW HO.
(Closed in Winter)
OCEAN VIEW HO.
ANNEX
OCEAN VIEW PUMPING STATION
THE OWLS COTTAGE
GRAND AVE.
McKINLEY AV.
ROAD
BURRO WALK
BERVER ST.
BIG SUN FLOWER
SOLID COMFORT
FIRE DEPT.
Scale of Feet
AUG. 1909
NANTUCKET
MASS.
31 JUL 1955

OCT 1923



24
23
OCT. 1923
NANTUCKET
MASS.
24
SIASCONSET
CLAM
206
207
208
209
210
211
212
213
214
215
205
25
26
NEW
MAIN
CHAPEL
PARK ST.
SHELL ST.
CENTER
BROADWAY
FOLGERS CT
SIASCONSET CASINO
UNION CHAPEL
SOLID COMFORT
McKINLEY AV.
GRAND AV.
GULLY RD
OCEAN AV.
Scale of Feet.


1923-1949
OCT. 1923
NANTUCKET
MASS.
SIASCONSET
KING (CROOKED LA.)
NEW
MAIN
CHAPEL
PARK ST.
SHELL ST.
CENTER
BROADWAY
FRONT ST.
GULLY RD
OCEAN AV.
GRAND AV.
McKINLEY AV.
SIASCONSET CASINO
UNION CHAPEL
GREEN CHIMNEYS
BEEHIVES
Tea Room
Post Off
Scale of Feet.

Forman

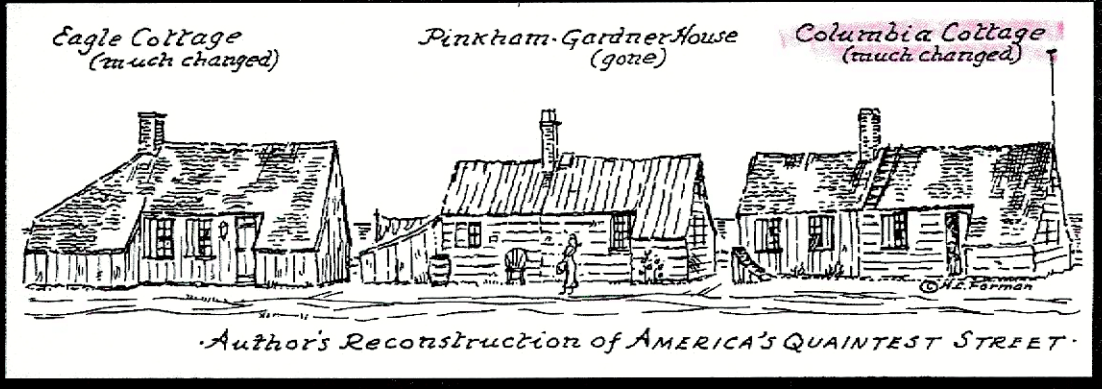
Early Nantucket AND ITS Whale Houses MILL HILL PRESS



Henry Chandlee Forman

Early Nantucket AND ITS Whale Houses



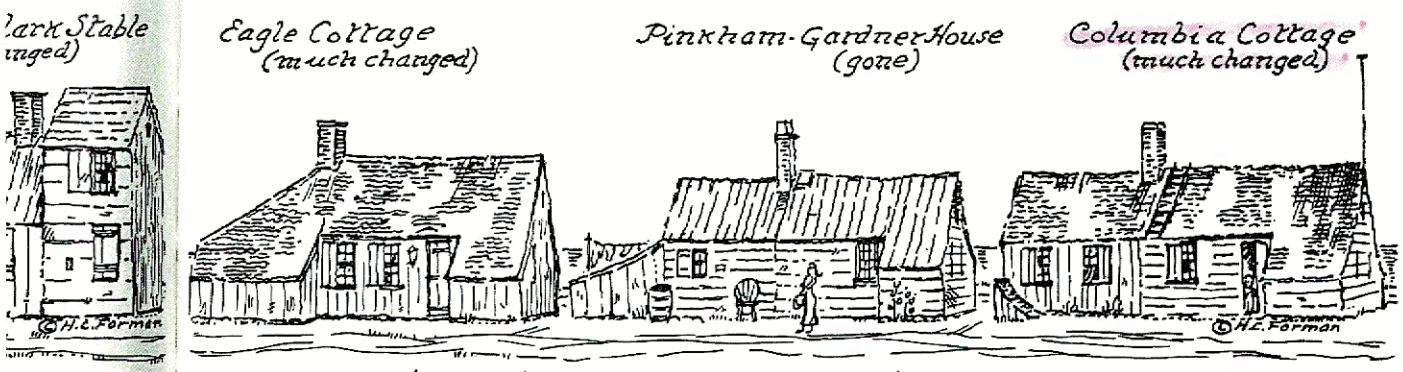


·Author's Reconstruction of AMERICA'S QUAINTEST STREET·

Which cottage did he visit? In those days the dwellings had no name signs, except perhaps those used as taverns, so that there was no occasion for him to identify the place. Next he brought out a fact of much interest and then lapsed into romanticism as follows:

"What rendered this house still more worthy of notice in my eyes, was, that it had been built on the ruins of one of the ancient huts, erected by the first settlers, for observing the appearance of the whales. Here lived a single family without a neighbor; I had never before seen a spot better calculated to cherish contemplative ideas; perfectly unconnected with the great world, and far removed from its perturbations. The ever raging ocean was all that presented itself to the view of this family; it irresistibly attracted my whole attention: my eyes were involuntarily





·Author's Reconstruction of America's Quaintest Street·

This poem then goes on to relate that three maidens clad in spotless white did "reel it strong" with three nice young men. Finally everybody went home, the harper himself going to "coofdom." In the last sentence the word "tew" or "tu" is Scotch and dialectical for work hard or fuss. The word "can" should perhaps be "ken," to understand.

3 – Handling the Sheep Business

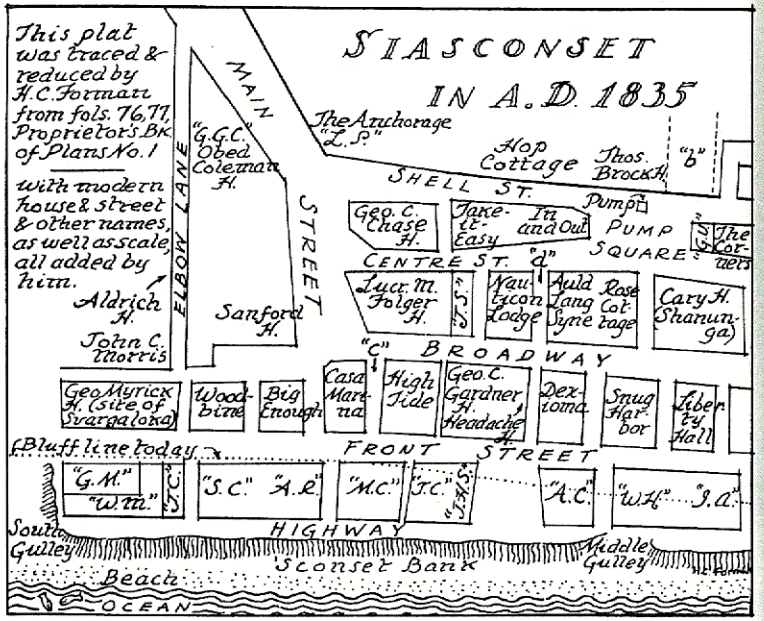
The Island records are full of items about sheep. In 1696, for example, a tax of 140 pounds of sheep's wool was levied upon the estate of Stephen Hussey. At another time it was voted at a Town Meeting that a committee be formed to keep the sheep out of the Town, and to demand that the "Lamb Marker," as he went about dutifully marking lambs, should turn the animals from the Middle Pasture into the Southeast Pasture, to abide there until time to wash them. On still another occasion the sheep were to be kept in the Winter pasture, where they were to be guarded against killing.

Among the archives of Nantucket is a book, written by hand and entitled "Earmarks of the Inhabitants of Sherborn on Nantucket." The marks were made on sheep. The first entry reads thus: "The earmark for John Swain ['s sheep] a half penny under the right ear."

One time twenty-six men were individually asked to stand at the gates of a stair at shearing time in order to take account of all the sheep which had been put in small pens, and to place the animals among the rightful owners. Upon finishing that job, the men were then to turn over the sheep to the clerks of the yard, who perforce had to enter the beasts in the sheeping record books. Another year it was forbidden to set up any tents or booths at shearing time inside the Middle Pasture fence.

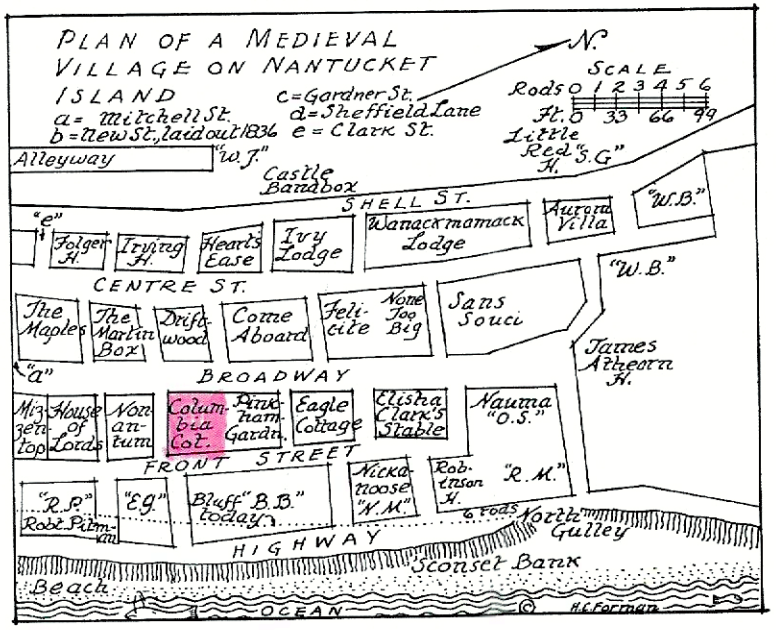
directed to the horizontal line of that watery surface, which is ever in motion, and ever threatening destruction to these shores. My ears were stunned with the roar of its waves rolling one over the other, as if impelled by a superior force to overwhelm the spot on which I stood."

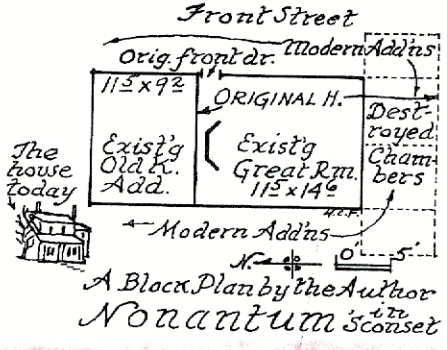
Crèvecoeur was probably wrong when he declared that the house he visited had been constructed on the ruins of one of the ancient huts. Because they had no foundation other than stone boulders, 'Sconset buildings were not erected on the ruins of others. What he meant perhaps was that the abode had been *extended* from the original fisherman's whale house.



6 – Eighteenth-Century 'Sconset

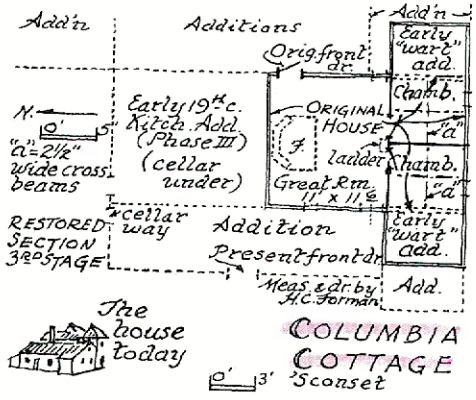
In 1758, some eighty-two years after the establishment of 'Sconset, the Town of Sherburne voted an impossible gridiron type of plan for the village. It ordered that "Siasconset Bank" be laid out into twenty-seven shares, beginning at the South Gulsh, or Gulley, to the southward of the "South Well" and extending northward along the bluff. Each lot was to be three rods, or forty-nine and a half feet, by





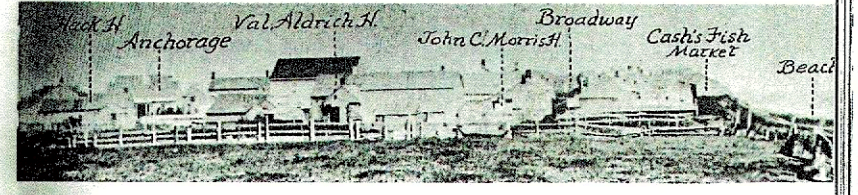
2 – A Doll Tea House

At *Columbia Cottage* (pp. 69, 174, 176), the next domicile to the north, the hanging loft or baulk was found to be boarded up at the same time that staterooms were built — the paneling at the end of the Great Room appearing to be one piece, as has been discussed in an earlier chapter. Now known as the *Willow Harp, Columbia* was built in the early eighteenth century, according to an old letter belonging to a recent owner of the property. Among the early possessors of the cottage was Benjamin Bunker, whose mother when a widow kept a "Tea-house" there, in spite of the diminutive size of the premises for such a purpose. Bunker's son, George, when a small boy, ran errands and did chores at *Columbia*.[2]





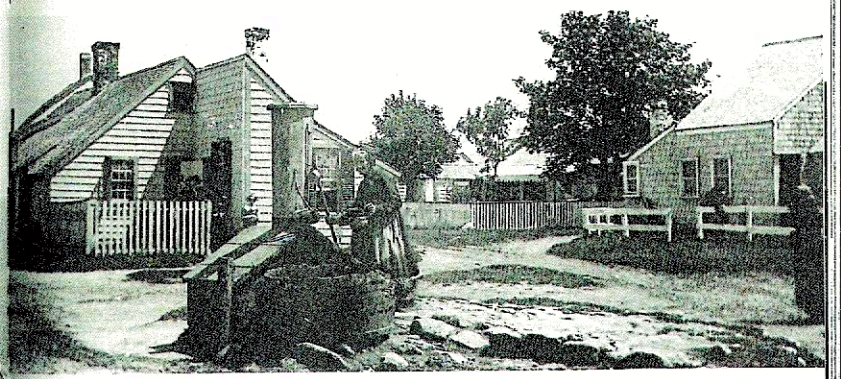
ABOVE: Looking south on Broadway, 'Sconset, in the 1860s, showing cottages as identified by author. Note type of medieval vertical-board palisaded fence commonly used. BELOW: 'Sconset from the south — oldest known photograph of the village (1860s).



This home developed normally through rectangle to "T"-house, then in the early nineteenth century the Great Room roof, open to smoke and soot, had special treatment. It was plastered, it seems, all the way up the chimney gable to the ridge, as shown in the detail on page 87. The up-and-down roof sheathing or clinkers were also probably whitewashed, as they were at *Nauticon Lodge* — illustrated by "w" on page 86 — so that they would match the plaster gable and the plaster walls of the Great Room. Then later a plaster ceiling was built halfway up the roof rafters, thereby cutting the baulk door way down to half size. It all sounds very complicated, but the drawings should explain everything about this unusual house.

Old photographs (p. 175) show an outside entranceway to the cellar under the kitchen which had a low door and pent roof. Since the early nineteenth century this abode has suffered tremendous changes, including two square towers on the Ocean side.[3]

A little known view of Pump Square, 'Sconset, as it appeared about 1884. At left is *The Corners*, with its "flounder" wing.



Columbia Cottage has a new stepladder to the hanging-loft. *Photo, author.*

A WALK DOWN BROADWAY

A Self-Guided Walking Tour through 'Sconset's Historic Core

As you follow Broadway, you will note that many cottages have changed appearance with the addition of second floors, including Liberty Hall, House of Lords, and Mizzentop. All, however, began as simple cottages with a T-plan.

One of the best preserved cottages is Shanunga, or the Betsey Cary cottage, 10 Broadway. It is believed to date from the 1680s. The tall wing toward the north was added about 1780, adjacent to the oldest core and its early warts.

By 1835, Shanunga was held by Betsey Cary, who ran a tavern there. By 1873, the cottage was an early post office operated by Captain Baxter, Cary's son-in-law. Local histories suggest that the name Shanunga comes from a quarterboard that once hung here, taken from a shipwreck in 1852.

Across Mitchell's Lane is another fine early cottage known as The Maples. It was built by the early eighteenth century and occupied by Eliza Mitchell, for whom the small lane separating the houses may have been named. The south end is the oldest section. Later wings are evident to the north. The house's small scale and its crooked windows and wings are an essential part of its character and authenticity.

Farther along on the right is Willow Harp. It, too, was built in the late eighteenth century and was later owned by Benjamin Bunker, whose mother kept a teahouse. It has been added to in an unusual fashion, but the early structure is easily discernible.

Elisha Clark's Stable, a gray-trimmed building with a storefront-like window, found on the right near the shell path to Front Street, was later converted into Crosby's store at the turn of the nineteenth century, and a second floor was added.

The three cottages at the head of Broadway are believed to have been built elsewhere and moved to 'Sconset in the early nineteenth century. San Souci (meaning "without a care"), which fronts on Centre Street, may have been erected on Traders Lane in town and used as part of a twine factory. Local histories suggest it was moved to 'Sconset in 1814 and was the first cottage in the village to be raised to two stories. The kitchen to the north was a boathouse, and bricks for its chimney are said to be from the British ship *Queen* when she wrecked.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... BREEN FAITH F & GEORGE E JR

MAILING ADDRESS..... 4002 TENYSON ST., HOUSTON, TX 77005

PROPERTY LOCATION..... 19 BROADWAY

ASSESSORS MAP/PARCEL..... 7313/111

SUBMITTED BY:..... NANTUCKET ARCHITECTURE

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: 2024.05.16 09:07:14 -04'00'

MAY 16, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

7021 0350 0000 0870 5321

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☐ Adult Signature Restricted Delivery	$0.00
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City, State, ZIP+4®: SIASCONSET MA 02564

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Fort Lee, NJ 07024

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.68
Total Postage and Fees	$5.08

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Street and Apt. No., or PO Box No.: 1600 PARKER AVE
City, State, ZIP+4®: FORT LEE NJ 07024

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
7313	97		GULLS WING LLC		PO BOX 401	SIASCONSET	MA	02564	15 FRONT ST
7313	98		OCONNELL MARY G TR	MARY G OCONNELL 2004 REVOC TR	13 FRONT ST	SIASCONSET	MA	02564	13 FRONT ST
7313	110		LICHTMAN JEFFREY A & HORN SHARON		1600 PARKER AVE	FORT LEE	NJ	07024	21 BROADWAY
7313	112		KUMPF RICHARD STUART TR		3806 STRATFORD AVE	DALLAS	TX	75205	17 BROADWAY
7313	115		STRONG HELEN M & CARTER		5 CHALFONT CT	BETHESDA	MD	20816	18 BROADWAY
Count:	4								

GULLS WING LLC
PO BOX 401
SIASCONSET, MA 02564

OCONNELL MARY G TR
MARY G OCONNELL 2004 REVOC TR
13 FRONT ST
SIASCONSET, MA O2564

LICHTMAN JEFFREY A & HORN SHARON
1600 PARKER AVE
FORT LEE, NJ 07024

KUMPF RICHARD STUART TR
3806 STRATFORD AVE
DALLAS, TX 75205

STRONG HELEN M & CARTER
5 CHALFONT CT
BETHESDA, MD 20816

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: 19 BROADWAY

Tax Map Number: 73.1.3 Parcel Number: 111

Owner of Record: GEORGE & FAITH BREEN

Description of Proposal: INSTALL NEW FOUNDATION (CRAWLSPACE) REINFORCE EXISTING STRUCTURE RAISE HOUSE 4"

Anticipated HDC Submission Date: 5/22/2024

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.

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°. 111

Street & Number of Proposed Work: 19 BROADWAY

Owner of record: GEORGE & FAITH BREED

Mailing Address: 4002 TENNYSON ST
HOUSTON TX 77005

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN THERAUX ESQ

Mailing Address: PO BOX 1814
NANTUCKET MA 02554

Contact Phone #: 228-5031 X 2 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 44'-0" ± Sq. Footage 1st floor: 1338-EXIST Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width 35'-7½" Sq. footage 2nd floor: 420 EXIST Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South ϕ East ϕ West ϕ
Height of ridge above final finish grade: North 19-10 ± South 19-10 ± East 19-10 ± West 19-10 ±

Additional Remarks

Historic Name: COLUMBIA COTTAGE/WILLOW HARP.

Original Date: 1835

Original Builder: BENJAMIN BUNKER.

REVISIONS* (describe)

1. East Elevation RAISE RESIDENCE 4' / INSTALL NEW CRAWL
2. South Elevation SPACE ½" / POURED CONC & ~~EXIST~~ RUBBLE AS NOTED
3. West Elevation REPAIR & REGLAZE ALL EXIST WINDOWS
4. North Elevation REPAIR ALL EXIST EXT. DOORS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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 EX Rake EX Soffit (Overhang) EX Corner boards EX Frieze _____
Window Casing EX Door Frame EX Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

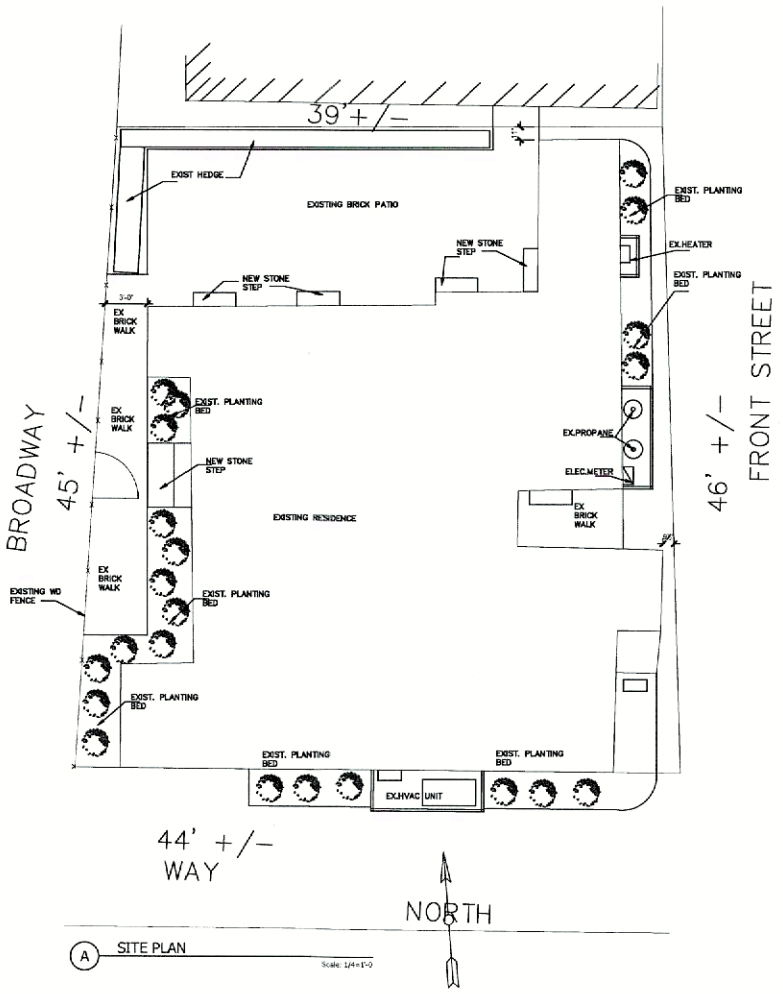
COLORS

Sidewall NTW Clapboard (if applicable) NA Roof WOOD NTW
Trim WHITE Sash WHITE Doors FRONT BLACK / SIDE & REAR BLACK
Deck _____ Foundation GREY Fence _____ Shutters _____

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

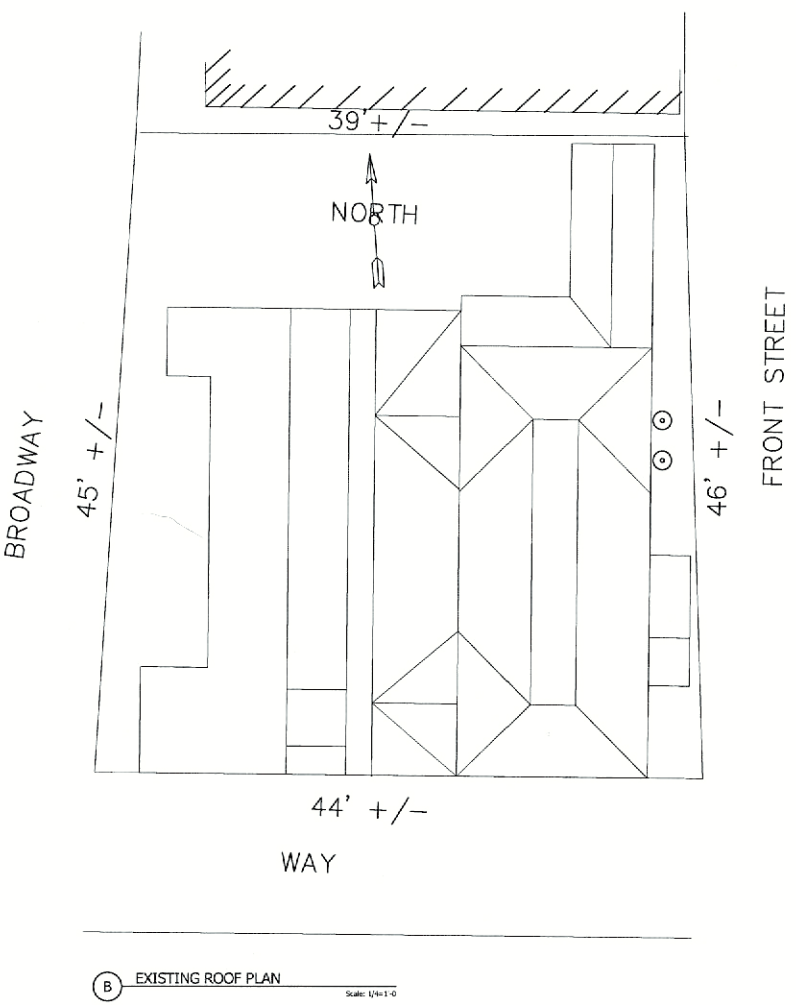
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 3/21/24 Signature of owner of record _____ Signed under penalties of perjury



A SITE PLAN

Scale: 1/4=1'-0



B EXISTING ROOF PLAN

Scale: 1/4=1'-0

ARCHITECTS:
NANTUCKET ARCHITECTURE GROUP LTD
1 WEST CREEK ROAD
NANTUCKET, MA 02554
508-228-3631
CONTACT: STEPHEN THEROUX
STEVE@NANTUCKETARCHITECTURE.COM

STRUCTURAL ENGINEER:
SJG ENGINEERING LLC
8 GOLDEN GATE DRIVE
HOOKSET, NH 03106
207-752-3274
CONTACT :STEPHEN GOAN
SJENG@COMCAST.NET

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

EXISTING CONDITION PLANS FOR
MR. AND MRS GEORGE BREEN
19 BROADWAY NANTUCKET, MASSACHUSETTS, 02554

SITE PLAN
EXISTING ROOF PLAN
SCALE: 1" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

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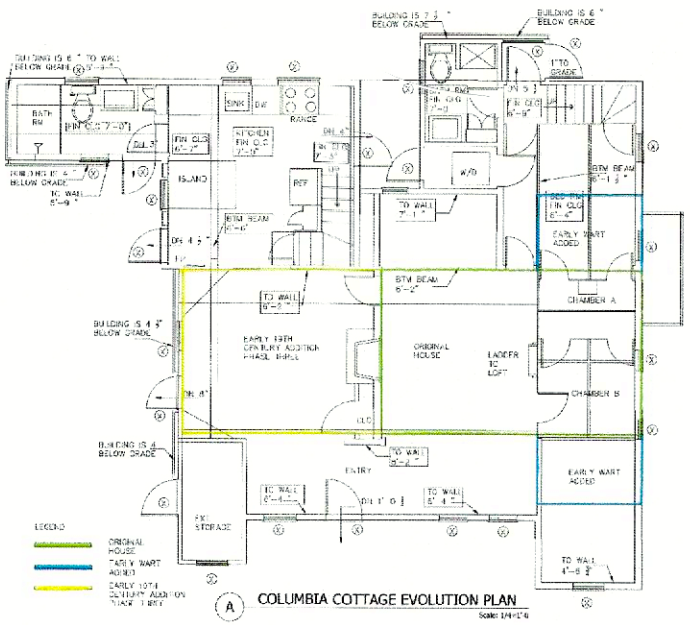
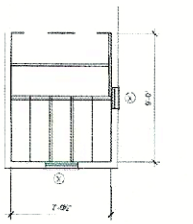


A COLUMBIA COTTAGE EVOLUTION PLAN

Scale: 1/4"=1'-0

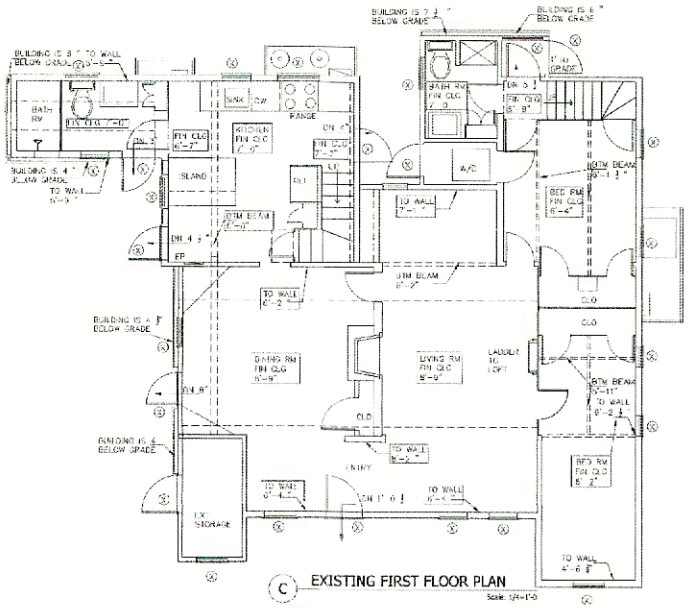


F EXISTING LOFT PLAN

Scale: 1/4"=1'-0

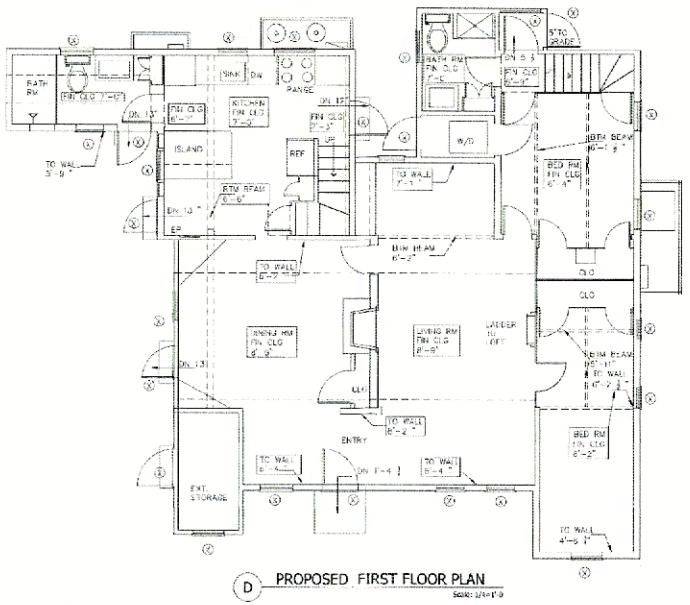
E EXISTING SECOND FLOOR PLAN

Scale: 1/4"=1'-0



C EXISTING FIRST FLOOR PLAN

Scale: 1/4"=1'-0



D PROPOSED FIRST FLOOR PLAN

Scale: 1/4"=1'-0

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

EXISTING CONDITION PLANS FOR
MR. AND MRS GEORGE BREEN
19 BROADWAY NANTUCKET, MASSACHUSETTS, 02554

P AN

HDC XX/XX/XX
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client number

A1



L EXISTING EAST ELEVATION

Scale: 1/4"=1'-0



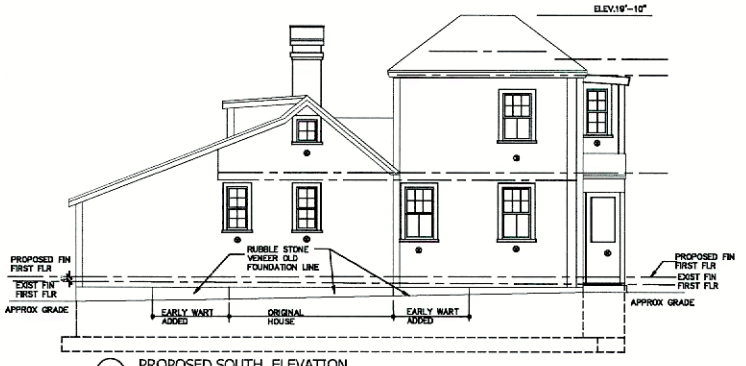
M PROPOSED EAST ELEVATION

Scale: 1/4"=1'-0



H PROPOSED WEST ELEVATION

Scale: 1/4"=1'-0



K PROPOSED SOUTH ELEVATION

Scale: 1/4"=1'-0



G EXISTING WEST ELEVATION

Scale: 1/4"=1'-0



J EXISTING SOUTH ELEVATION

Scale: 1/4"=1'-0

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

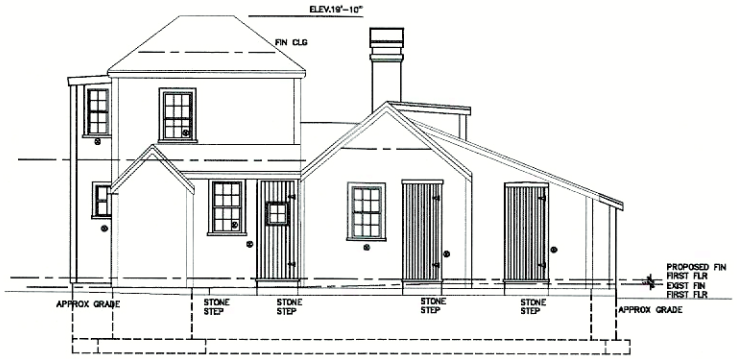
EXISTING CONDITION PLANS FOR
MR. AND MRS GEORGE BREEN
19 BROADWAY NANTUCKET, MASSACHUSETTS, 02554

PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

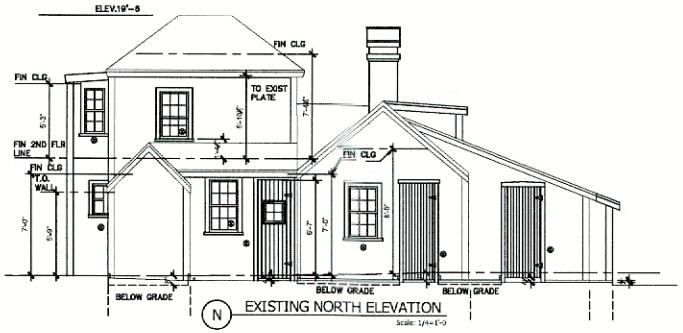
D/B:xxx copyright nag 2015
client number

A2



P PROPOSED NORTH ELEVATION

Scale: 1/4=1'-0



N EXISTING NORTH ELEVATION

Scale: 1/4=1'-0

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EXISTING CONDITION PLANS FOR
MR. AND MRS GEORGE BREEN
19 BROADWAY NANTUCKET, MASSACHUSETTS, 02554

PLAN

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B xxx copyright nag 2015

client number

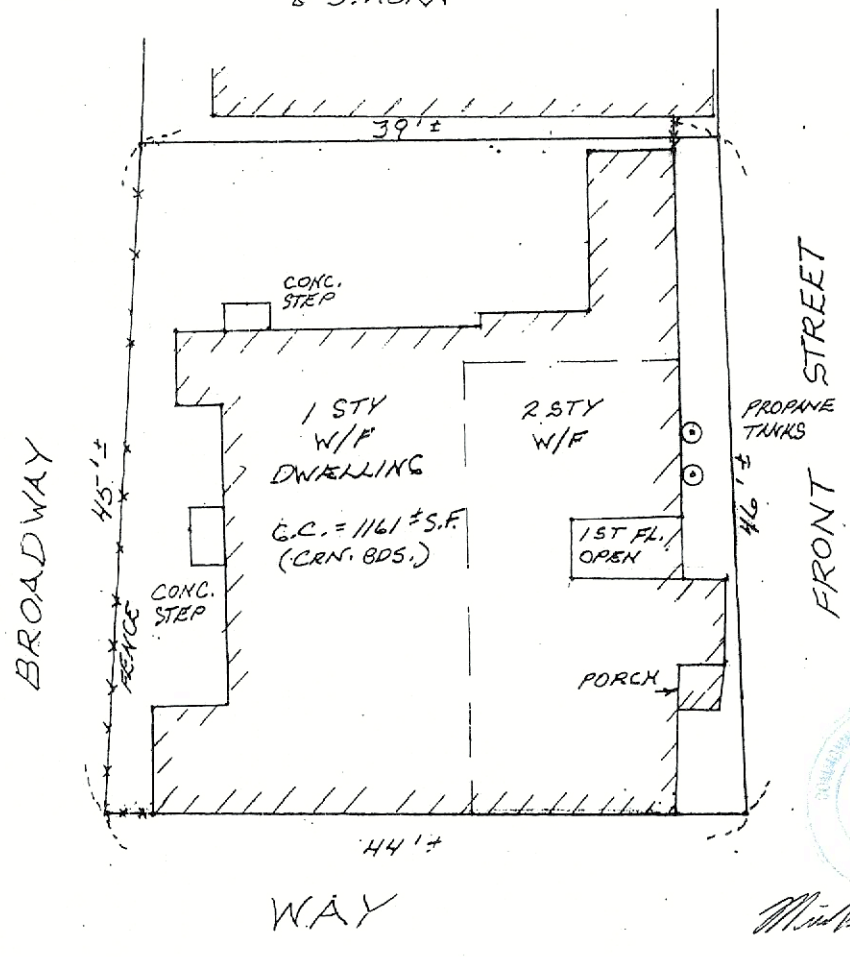
A3

ZONING CLASSIFICATION: SOH

	EXISTING:
MIN. AREA: 5000 S.F.	INDETERMINATE
MIN. FRONTAGE: 50. FT.	SEE PLAN (SUGGEST RECORDABLE SURVEY)
FRONT YARD S.B.: 0. FT.	"
REAR & SIDE S.B.: 5. FT.	"
GROUND COVER (%): 50. %	"

N

73.1.3 - 110
N/F
J.A. LICHTMAN
& S. HORN



COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 49652
PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
PROPRIETORS PL. BK. 1 PG. 76, 77

TO: FAITH F. & GEORGE E. BREEN, JR
. . . . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: X, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0 114 G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR'S RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MA.

SCALE: 1" = 10' DATE: DEC. 9, 2019

Owner: 19 BROADWAY TRUST

Deed/Cert.: BK. 1643 PG. 116 Plan: SEE ABOVE

Tax Map: 73.1.3-111 Locus: 19 BROADWAY, S.I.A.

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910

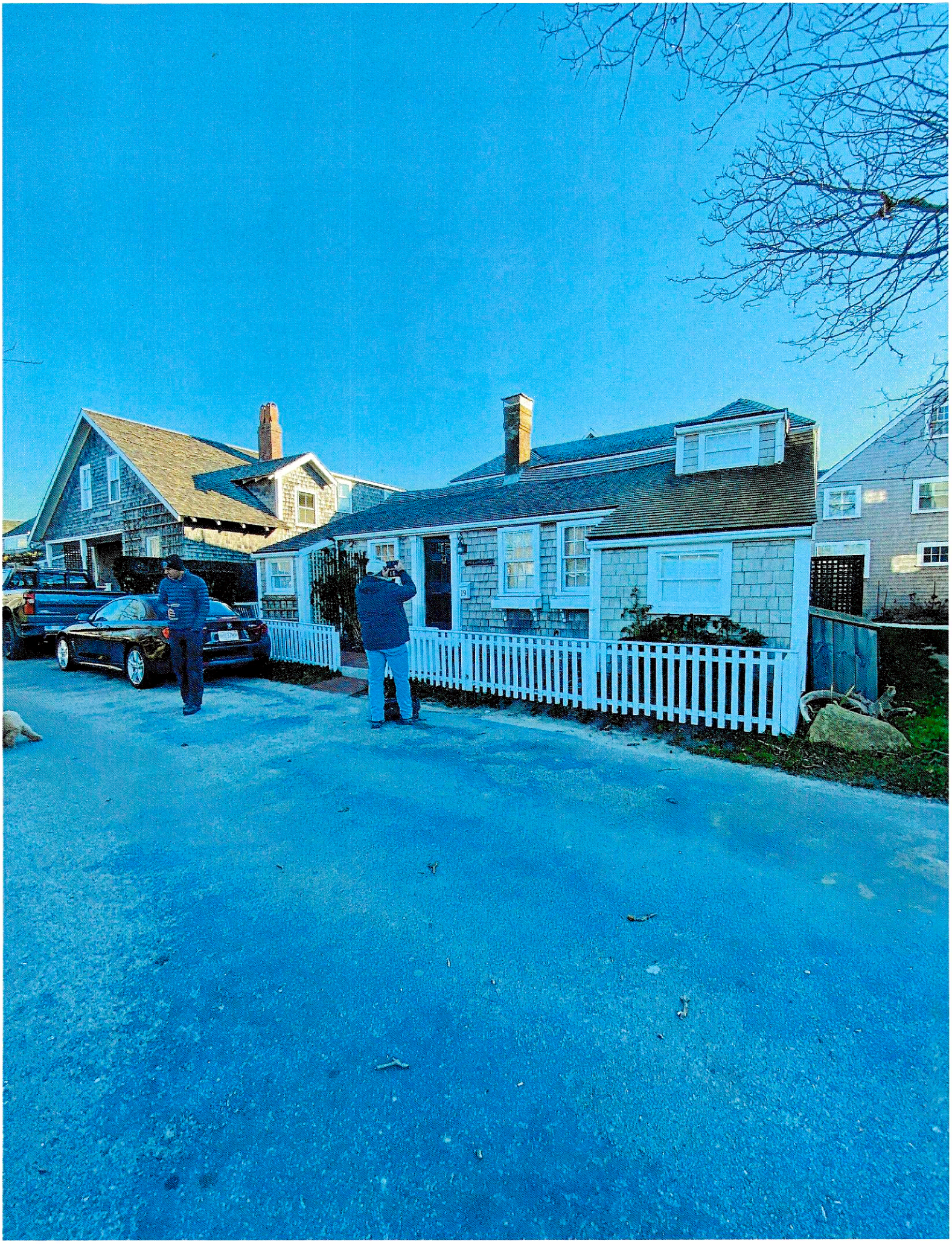
C-7878

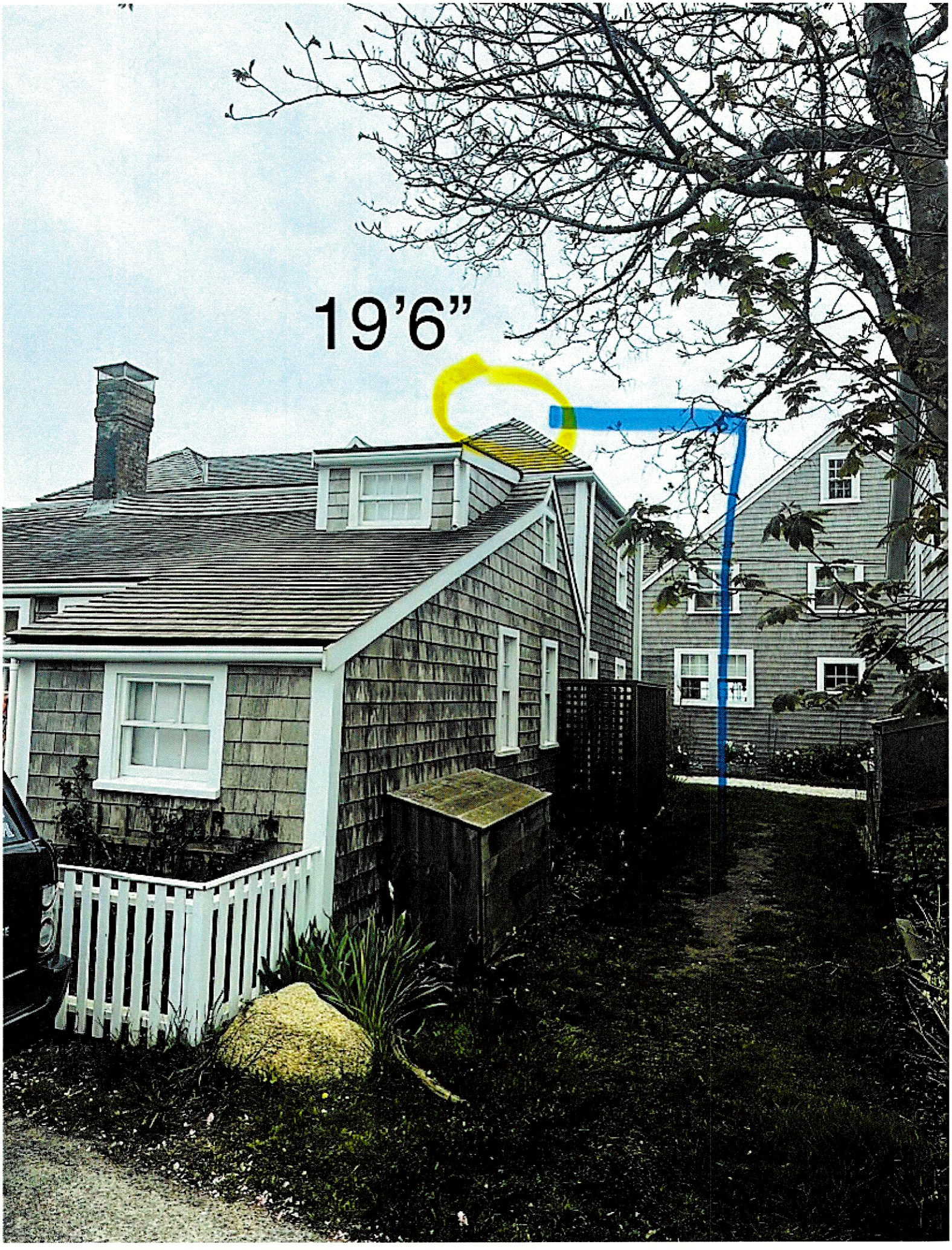

Neighbors
Height
RANGE ROVER


Neighbors
HEIGHT
RANGE ROVER


Neighbors
HEIGHT
RANGE ROVER
WRANGLER
DESTINATION
TIPGEORGE

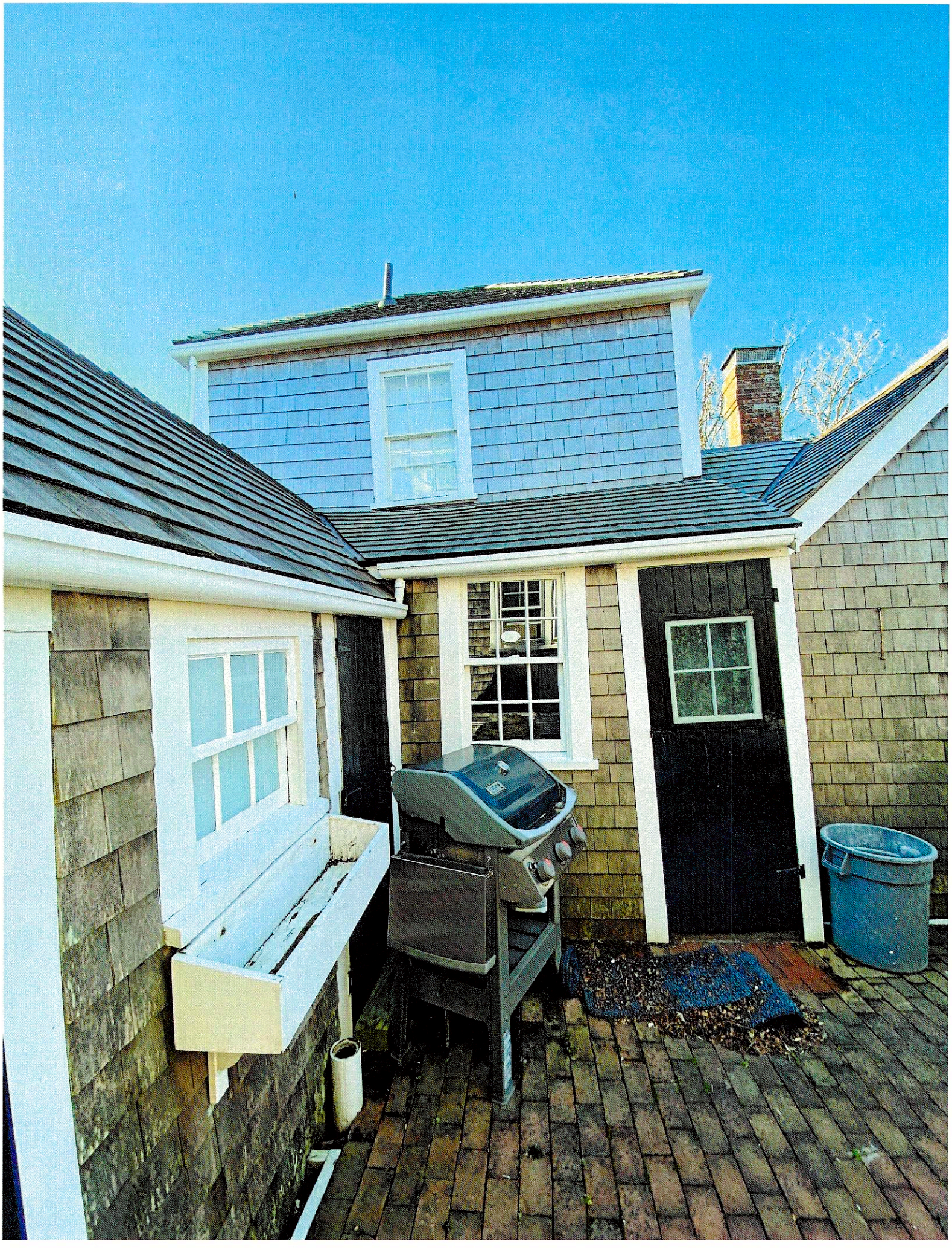


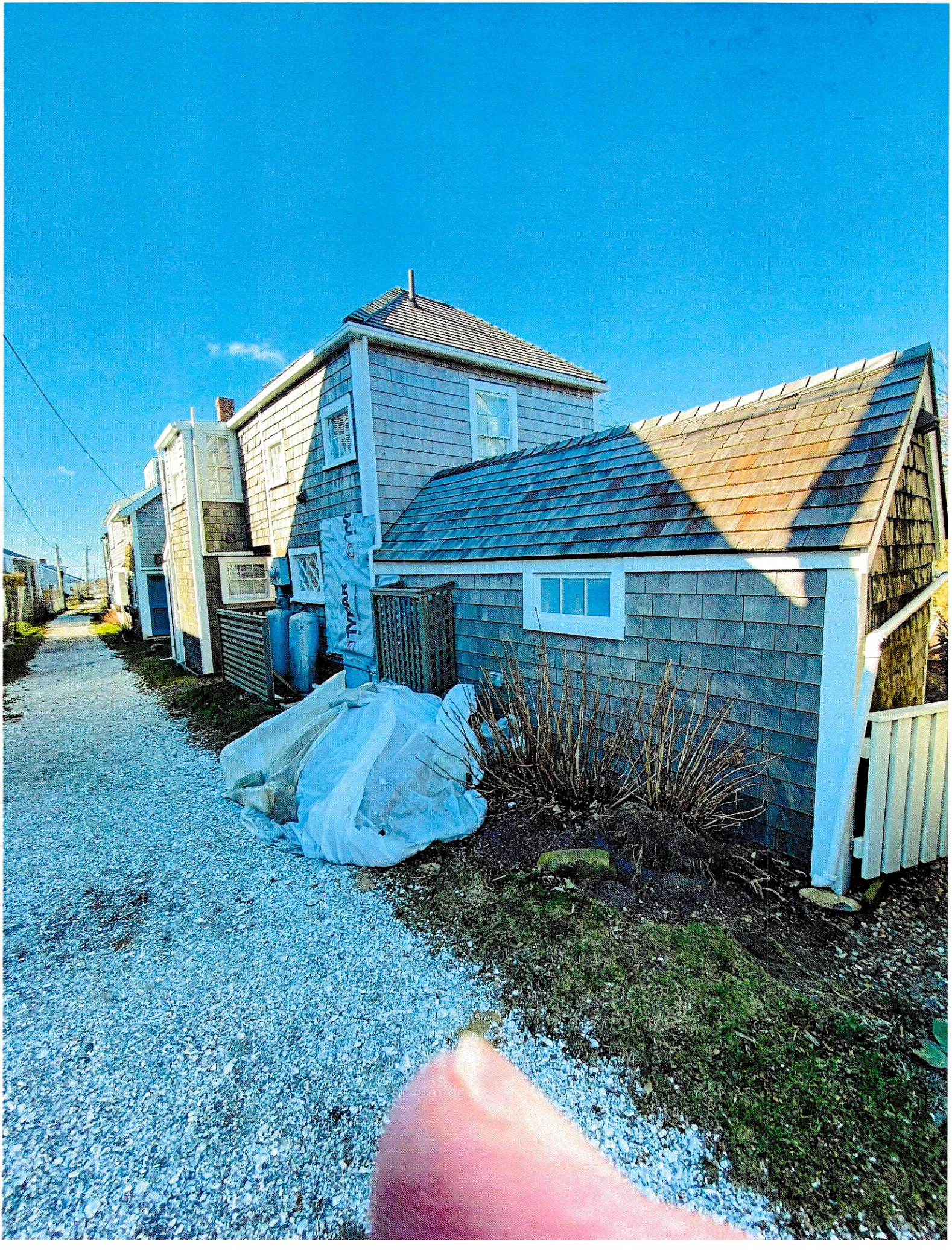


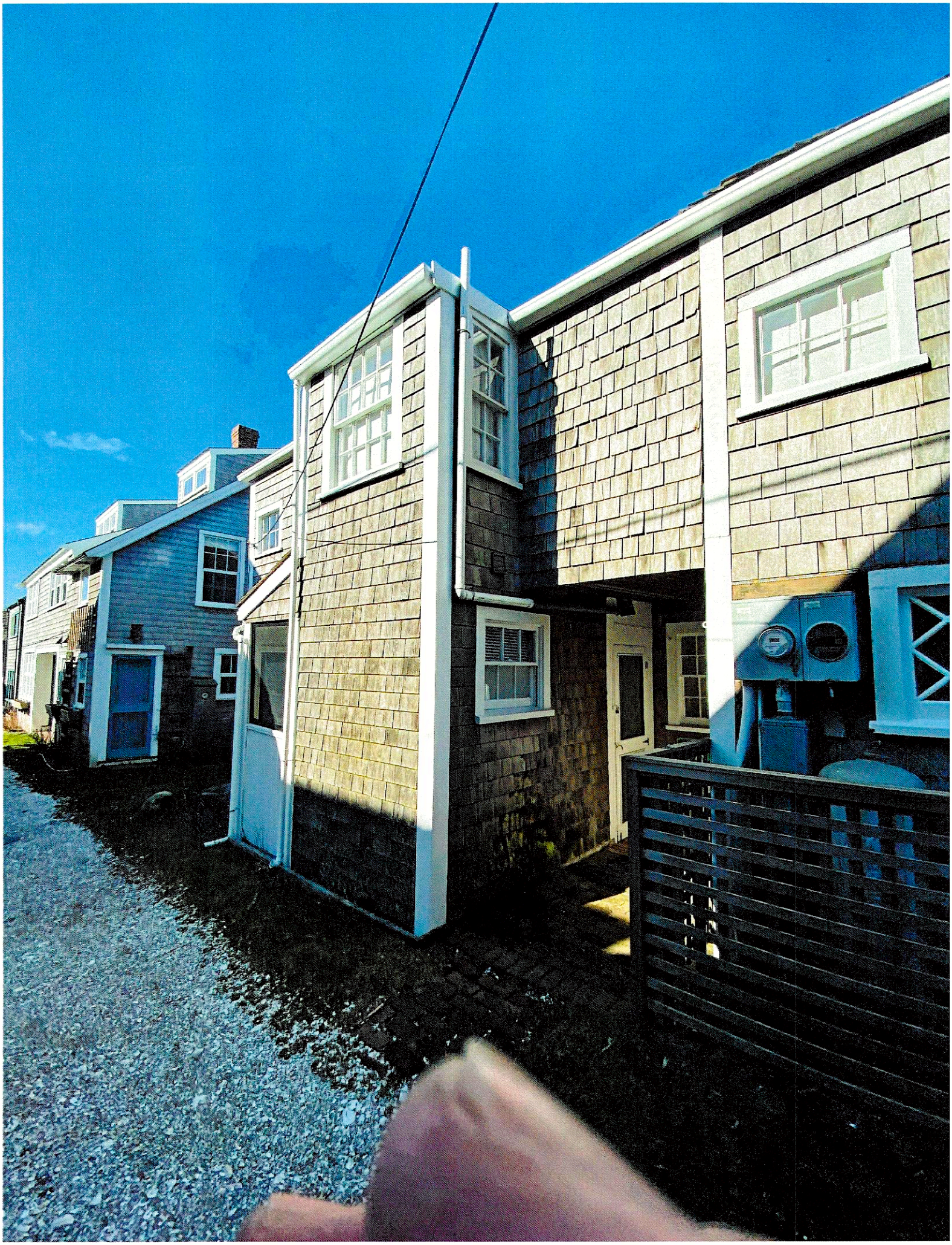

19’6”


5/12
5/12
8/12


Weber
SPIRIT II
Nantucket Energy









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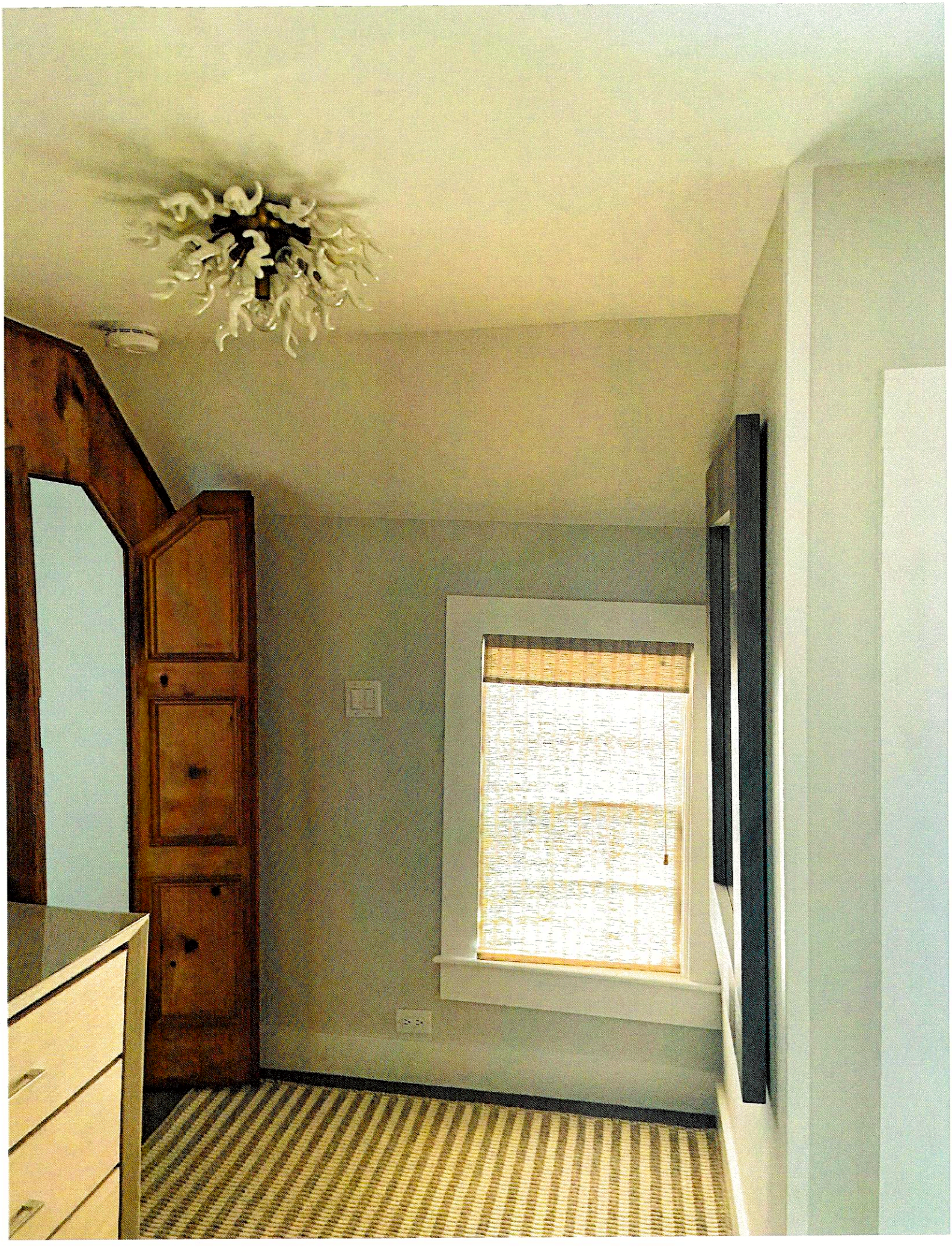

5/22

Chibaro
2 Middle Towpaustow
Pool

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.

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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.

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: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR ED + CATHY CHIBARO

STREET ADDRESS 2 MIDDLE TAWPAWS HAW

MAP/PARCEL 53 / 49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/22/24

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.

Caroline Stahl 5/22/24

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°: 53 PARCEL N°. 49

Street & Number of Proposed Work: 2 MIDDLE TRW PAWS HAW

Owner of record: ED + KATHY CHIBARO

Mailing Address: 2 MIDDLE TRW PAWS HAW RD
NANTUCKET

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET

Contact Phone #: 228-9161 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 LUG3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30 Sq. Footage 1st floor: 480 Decks/Patio: Size: 380 SF± ☐ 1st floor ☐ 2nd floor
Width: 16 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

BLUESTONE MIXED SIZE PATIO TO MATCH EXISTING PATIO @ LOWER LEVEL
6"-36" CONC RETAINING WALL FACE W/ MAHOGANY DECKING HORIZ

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: 42"
Type: NTW TYPE II
Length: 30'

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.

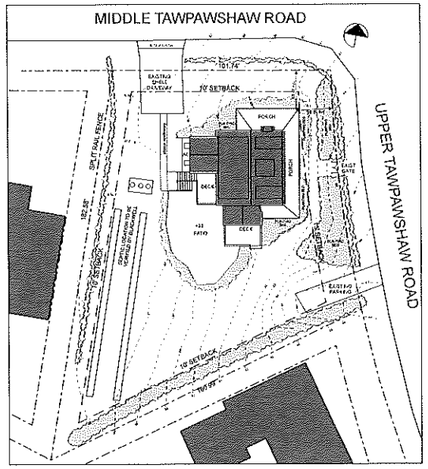
COLORS

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.

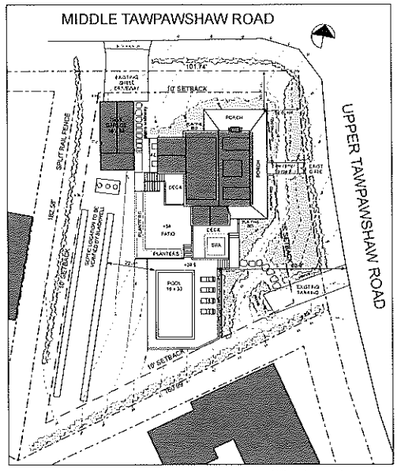
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date ~~10/~~ 5/22/24 Signature of owner of record Edward Chibaro Signed under penalties of perjury



Site Plan- Existing

SCALE: 1" = 20'



Site Plan- Proposed

SCALE: 1" = 20'

ZONING INFORMATION
MAP 33 PARCEL 49
ZONE: LUG-3

	EXISTING
MINIMUM LOT SIZE- 10,000 S.F.	17489 SF
MINIMUM FRONTAGE- 20 SF	SEE PLAN
FRONT YARD SETBACK- 15 FT	SEE PLAN
REARSIDE SETBACK- 10 FT	SEE PLAN
GROUND COVER RATIO- 20%	8.64%

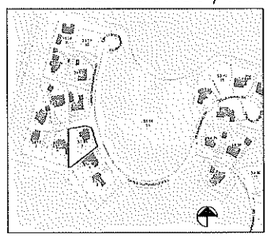
EXISTING HOUSE GROUND COVER- 1476 SF
PROPOSED GARAGE- 512 SF

TOTAL GROUND COVER- 1535 SF

A New Pool at the

Chibaro Residence

2 Middle Tawpawshaw Road
Nantucket , Massachusetts



Locus

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A0.1	POOL PLAN
	A0.2	POOL SECTIONS

ISSUES/REVISION DATE

NOC 1	11/30/23

A New Pool at the
Chibaro Residence
2 Middle Tawpawshaw Road
Nantucket, Massachusetts

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 4744 Fax: 508 228 3165

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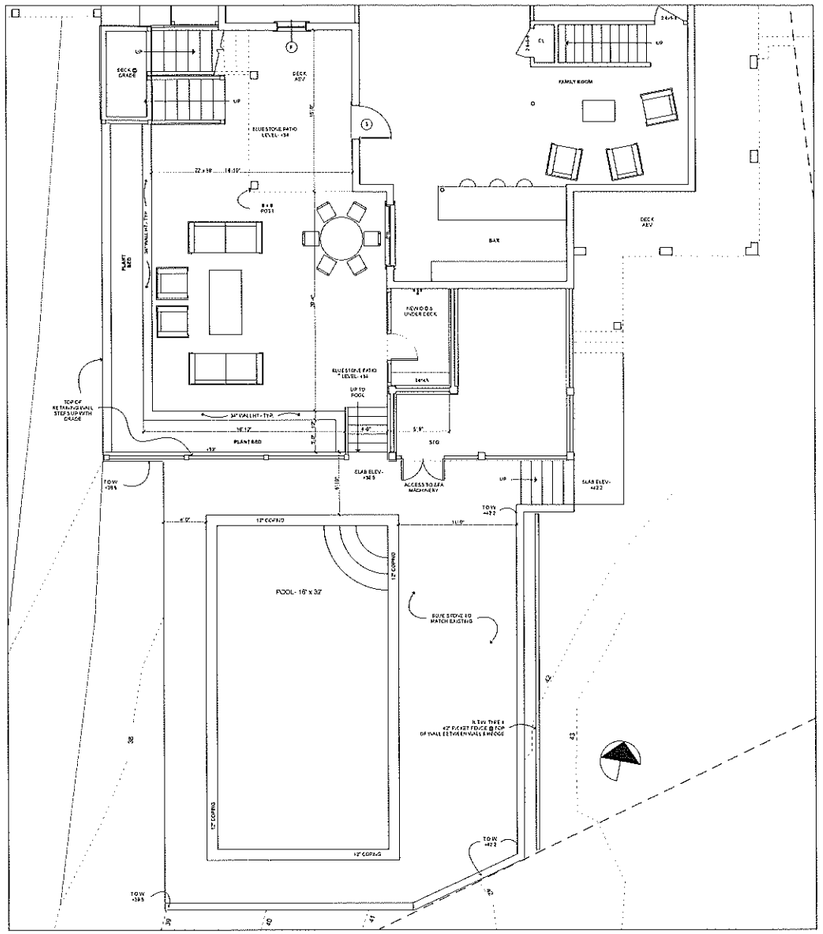

Proposed Pool Plan

SCALE 1/8" = 1'-0"

ISSUED/REVISION DATE
MDC 3 11/20/23

A New Pool at the Chibairo Residence

2 Middle Tawpawshaw Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing, the set and parts of the design shown thereon are the property of Thornewill Design LLC and may not be used in whole or in part without the written permission of Thornewill Design LLC.

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax: 508 228 3143

Sheet No:

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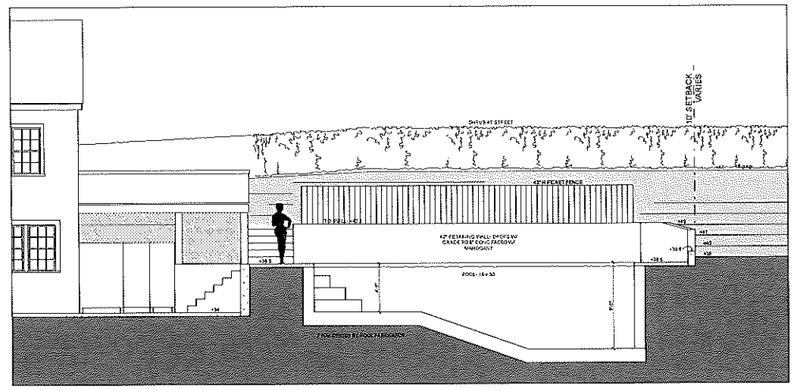
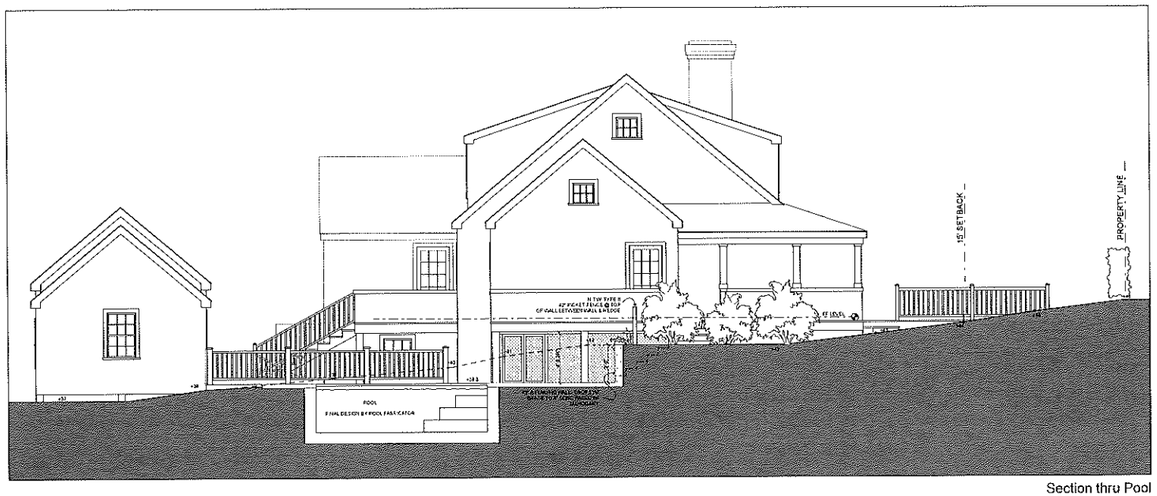


Longitudal Section thru Pool & Patio

SCALE 1/4" = 1'-0"



Section thru Pool

SCALE 1/4" = 1'-0"

ISSUED/REVISION DATE	
MDC 1	11/30/23

A New Pool at the Chibaro Residence

2 Middle Tawpawshaw Road
Nantucket, Massachusetts

USE OF DRAWING

© Thornewill Design LLC 2023

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9361 Fax 508 228 3365

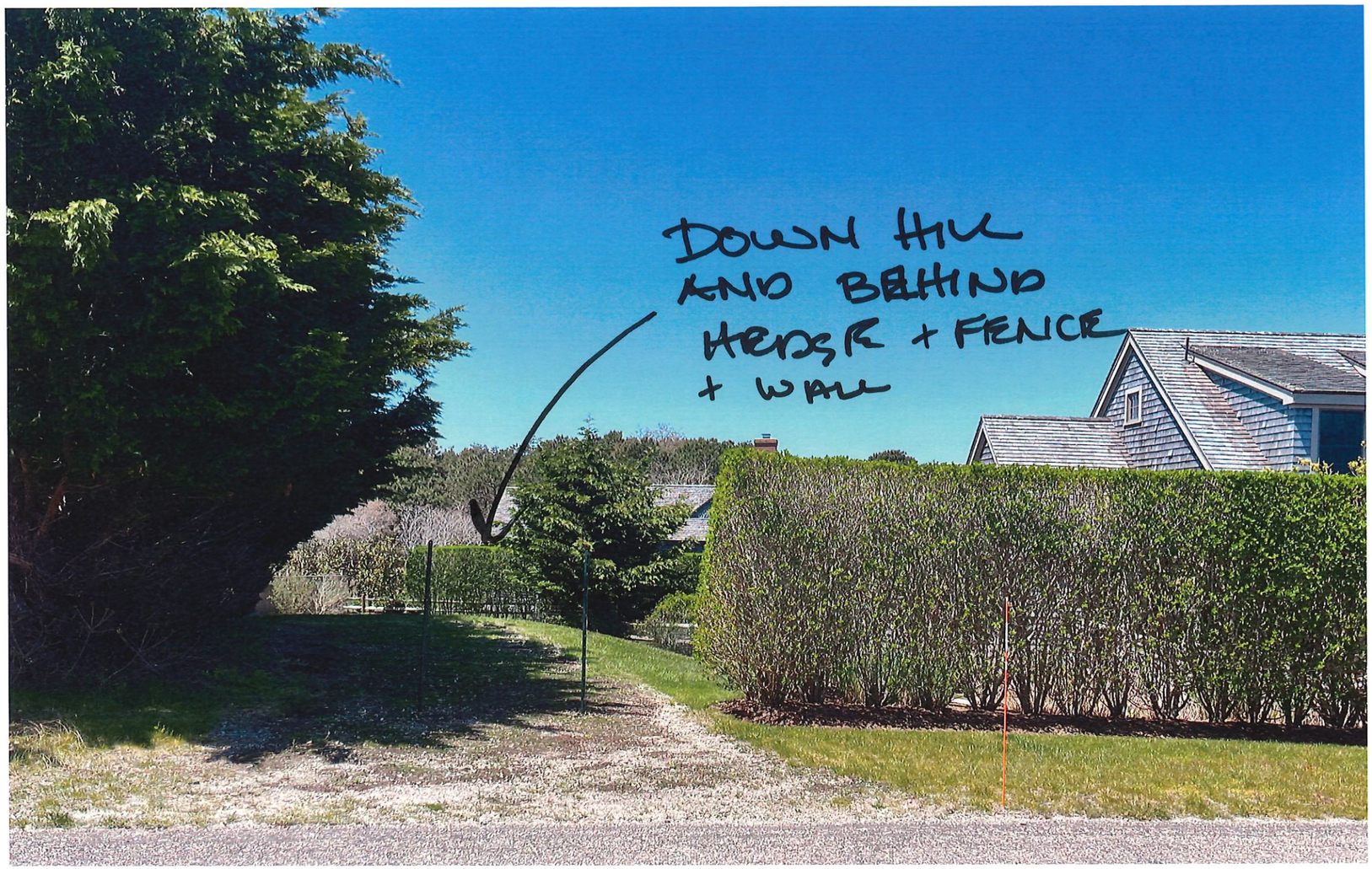
Sheet No:

A0.2

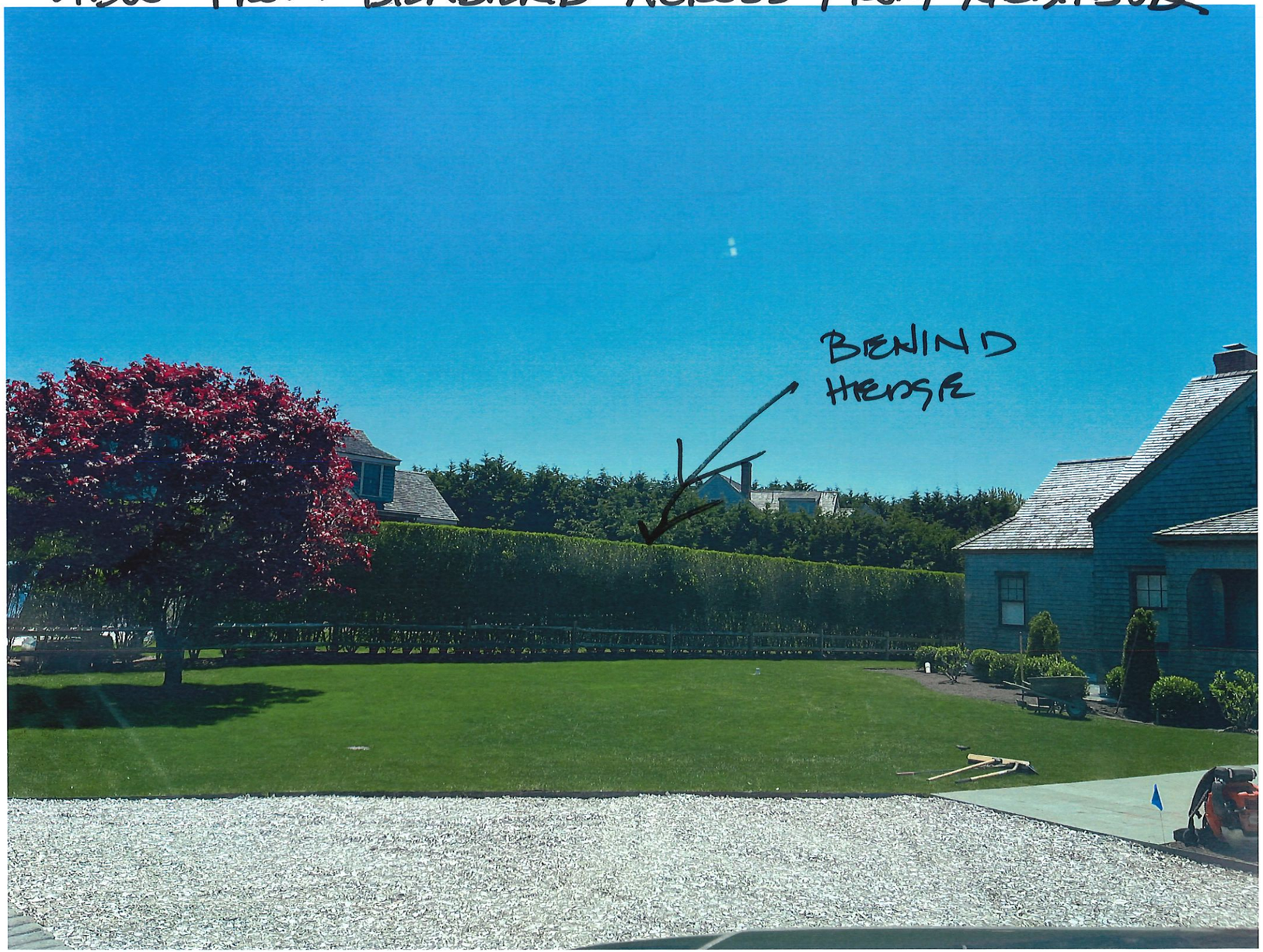
VIEW FROM MIDDLETAWPAW ENTRY



VIEW FROM UPPER TAWPAWS THRU



VIEW FROM DEADEND ACROSS FROM NEIGHBOR




BLUESTONE

41 Hulbert Ave
MH - FensRevs
to 2023-11-9472

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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✓ 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.

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°: 29 PARCEL N°. 18

Street & Number of Proposed Work: 41 Hulbert Avenue

Owner of record: 41 Hulbert LLC

Mailing Address: C/o Bradley + Associates
1270 Soldiers Field Road Boston, MA 02135

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-11-9472
☐ 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: 2005

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 Revise Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
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 5/23/24 Signature of owner of record: _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 11/14/23

HDC2023-11-9472 Staff

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 18

Street & Number of Proposed Work: 41 Hulbert Avenue

Owner of record: 41 Hulbert LLC

Mailing Address: C/o Bradley + Associates
1270 Soldiers Field Road Boston MA 02135

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02532

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

FOR OFFICE USE ONLY 15149

Date application received: 11/9/23 Fee Paid: $50

Must be acted on by: 12/27/23

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve w/ 1 Hr
Fire Hood Hydrant & Round
Window Louvred

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-05-8498
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ ~~Decks/Patio~~ Pergola: Size: 13'-6" x 7 ☒ 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: 2005

Original Builder:

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

REVISIONS* (describe)
1. East Elevation Add Pergola
2. South Elevation Revise Fenestration
3. West Elevation Revise Fenestration + Add Pergola
4. North Elevation Add Pergola

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

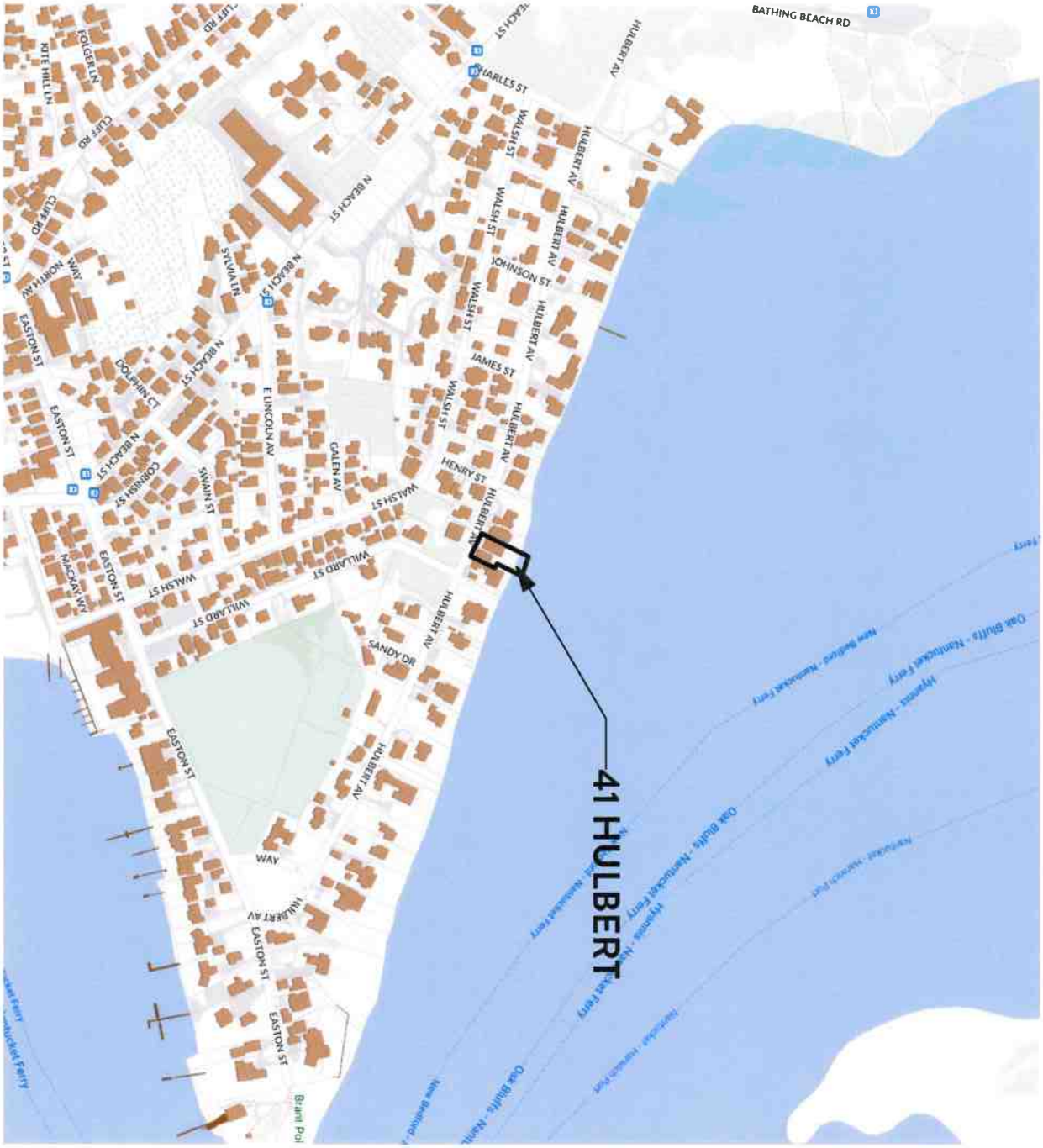
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ ~~Fence~~ White Pergola _____ 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 11/6/23 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

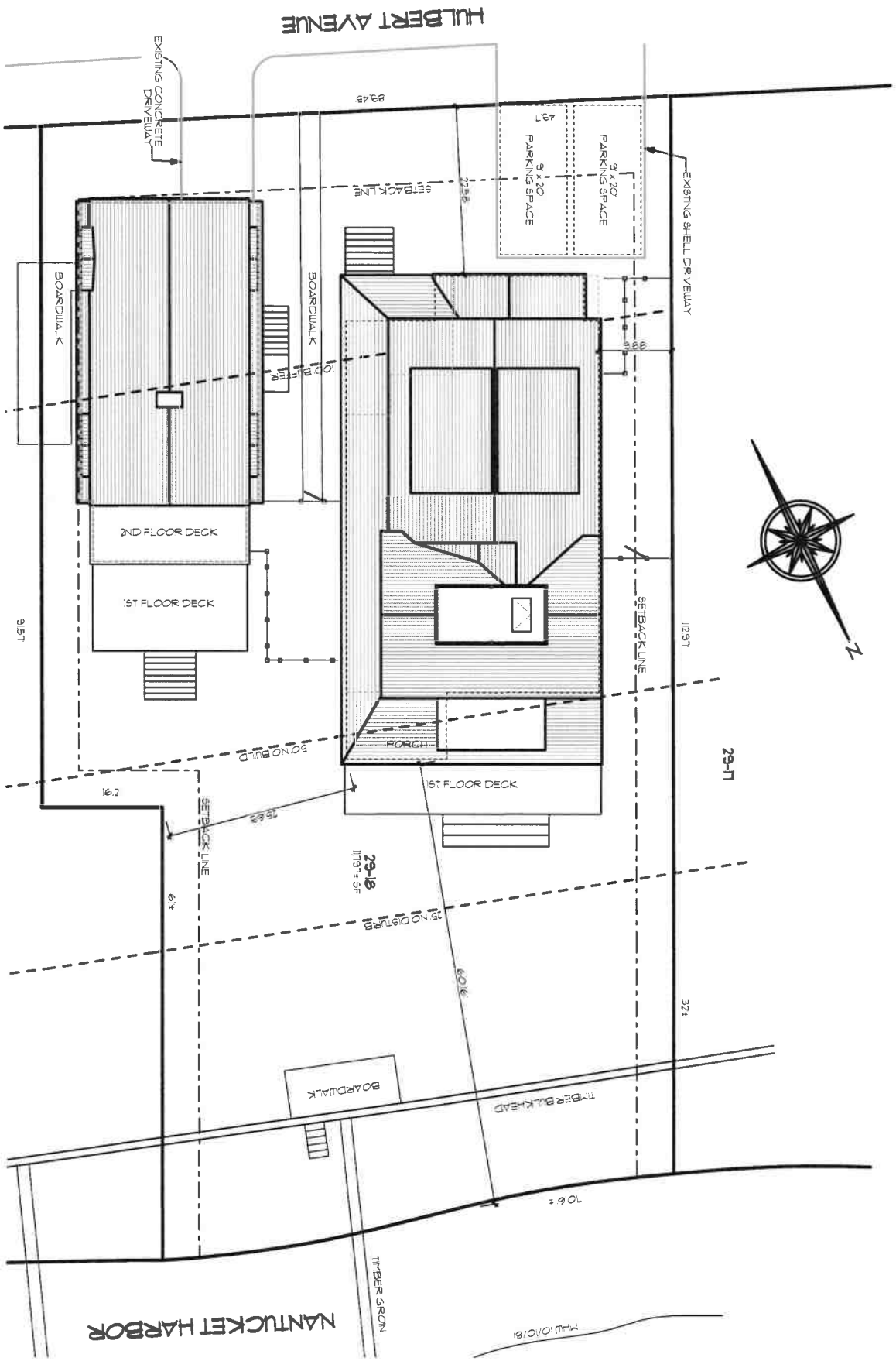
MAP NO: 29 ZONING INFO: R1
PARCEL NO. 18 PROJECT NO: 86 REVISED:

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

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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Site Plan

BOTTICELLI & POHL

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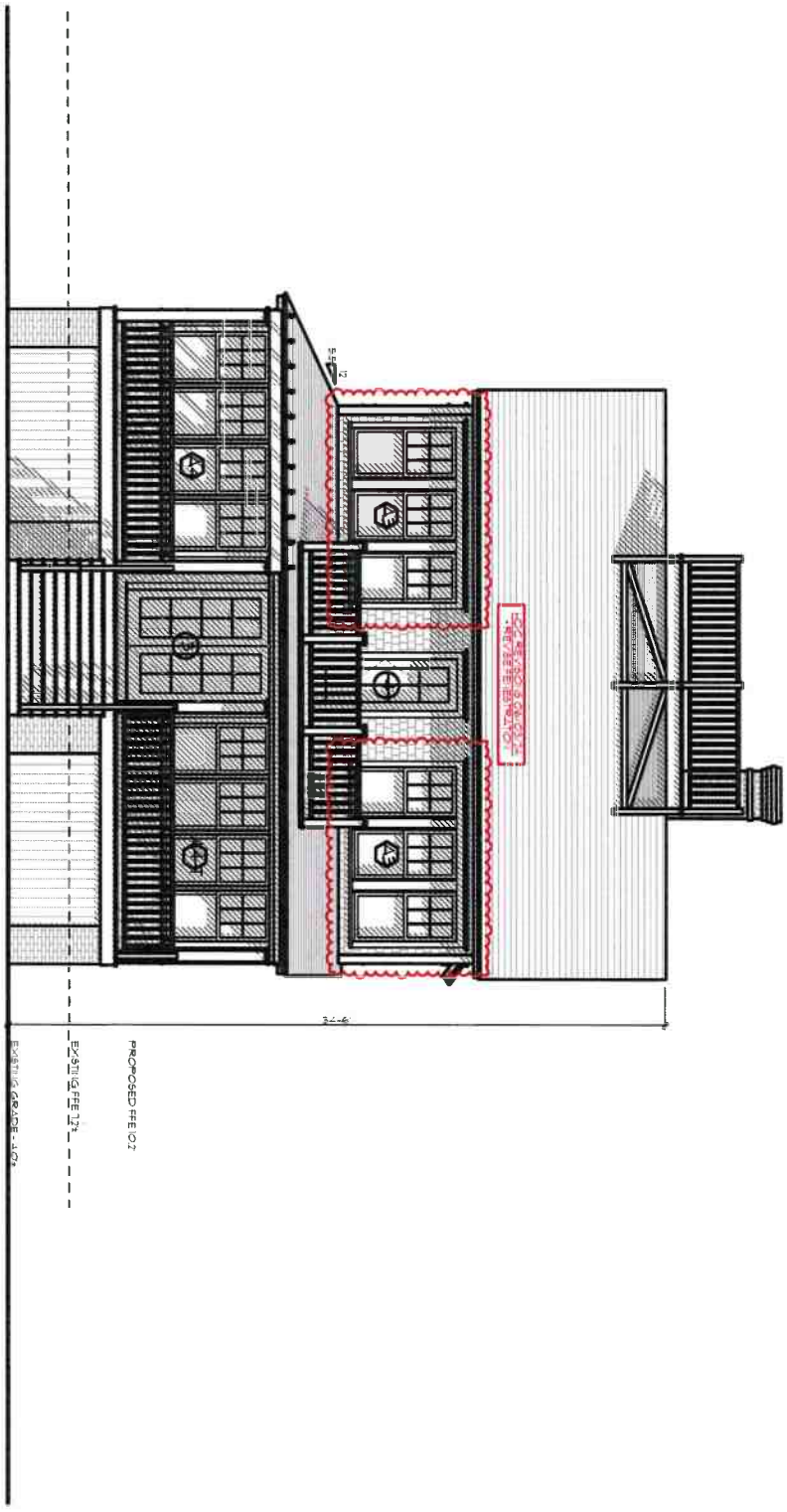
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1

ID #

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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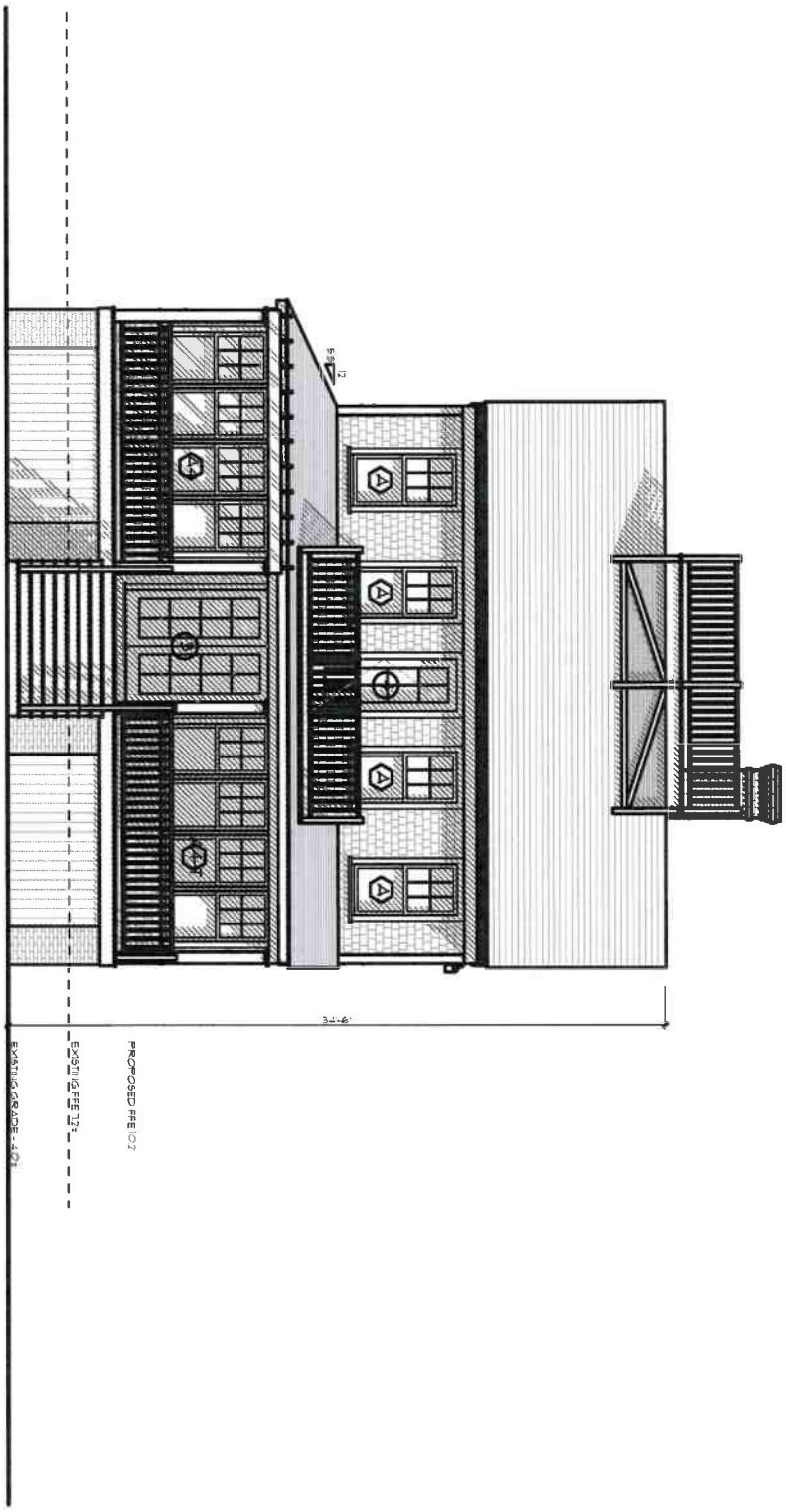
North Elevation

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



Revised

ID# A-2.1

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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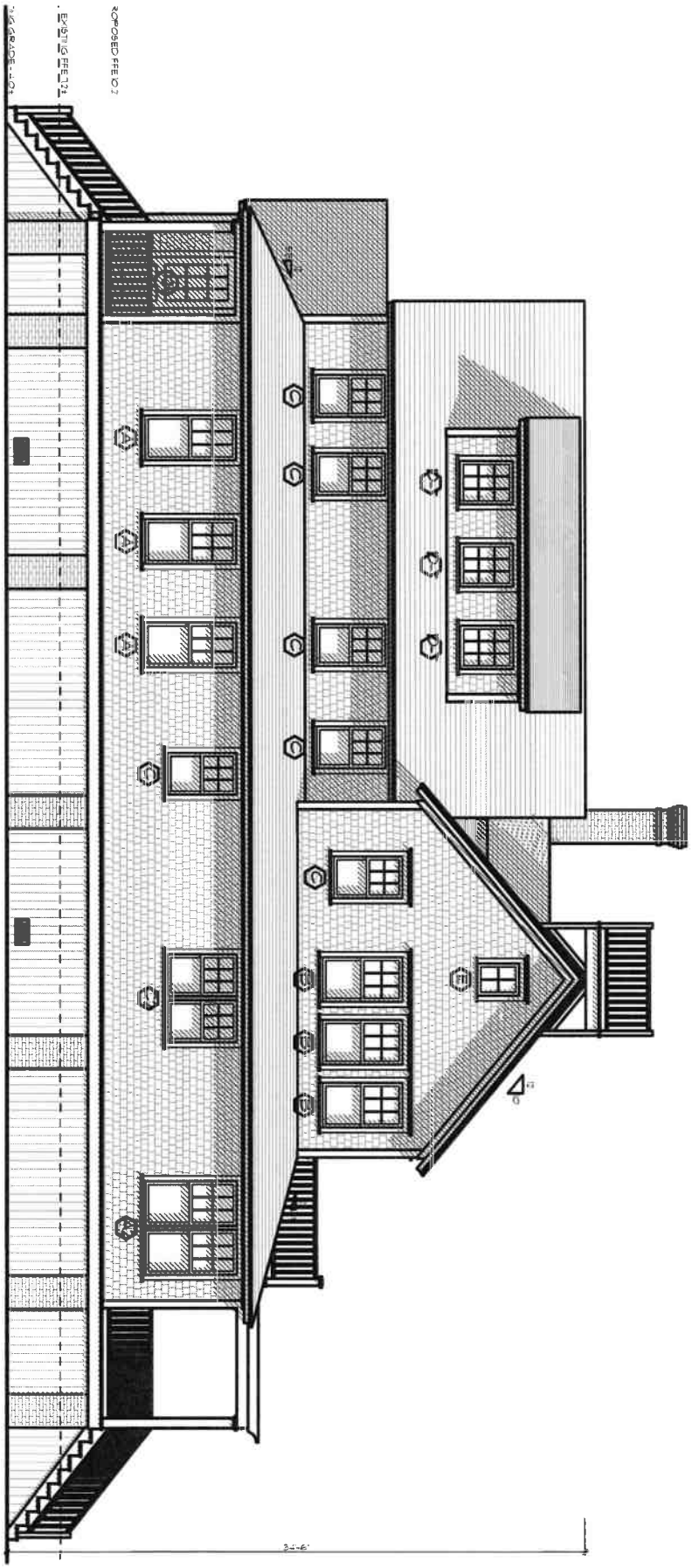
North Elevation

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



A-2.2

#ID

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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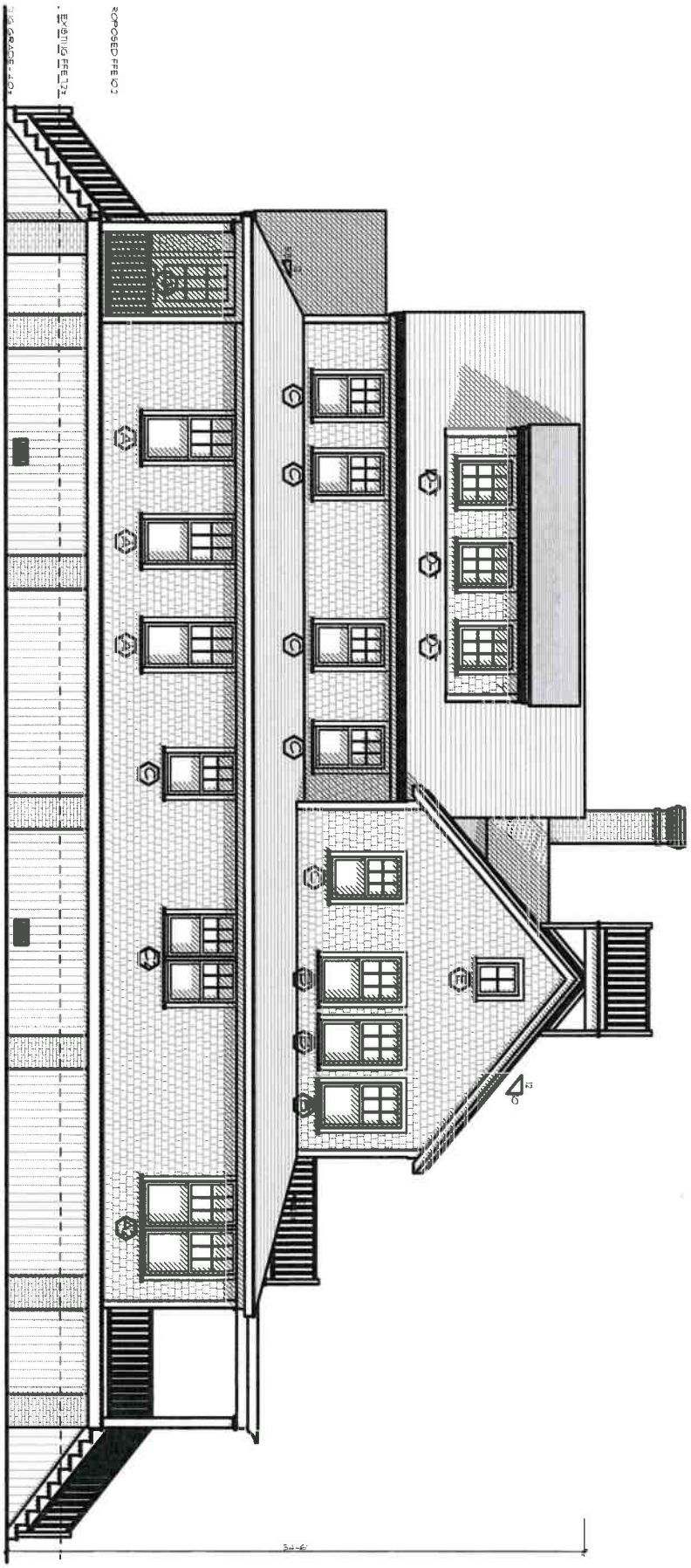
East Elevation

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



Approved

ID# A-2.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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East Elevation

BOTTICELLI & POHL

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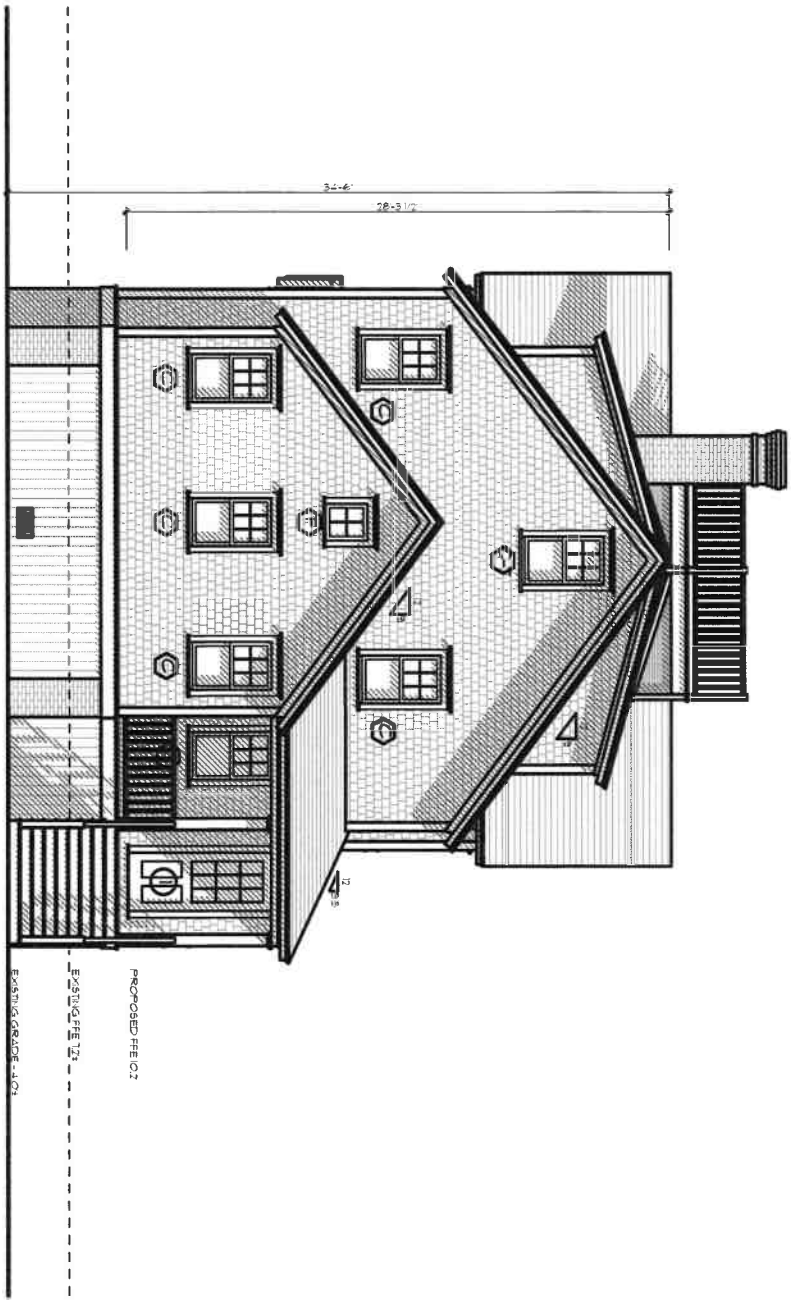
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.3 ID#

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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South Elevation

BOTTICELLI & POHL

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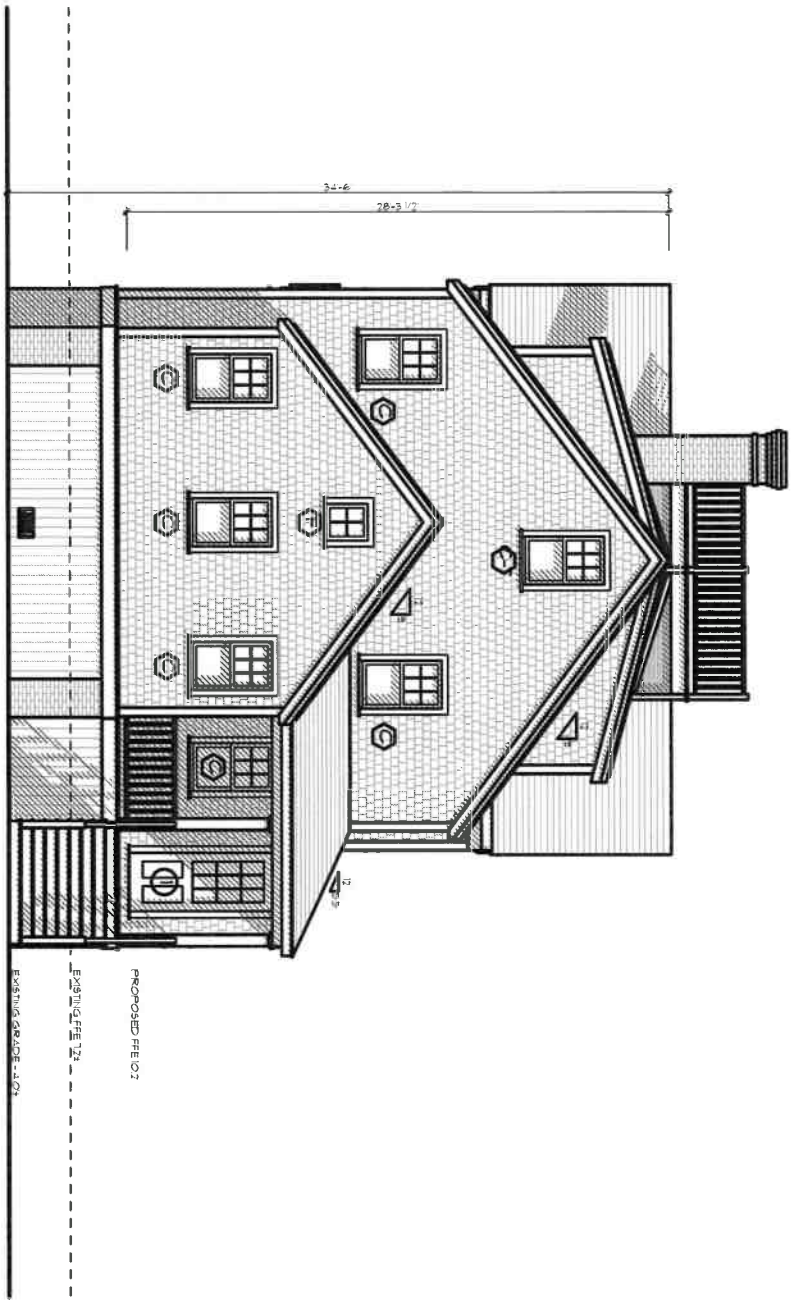
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.3

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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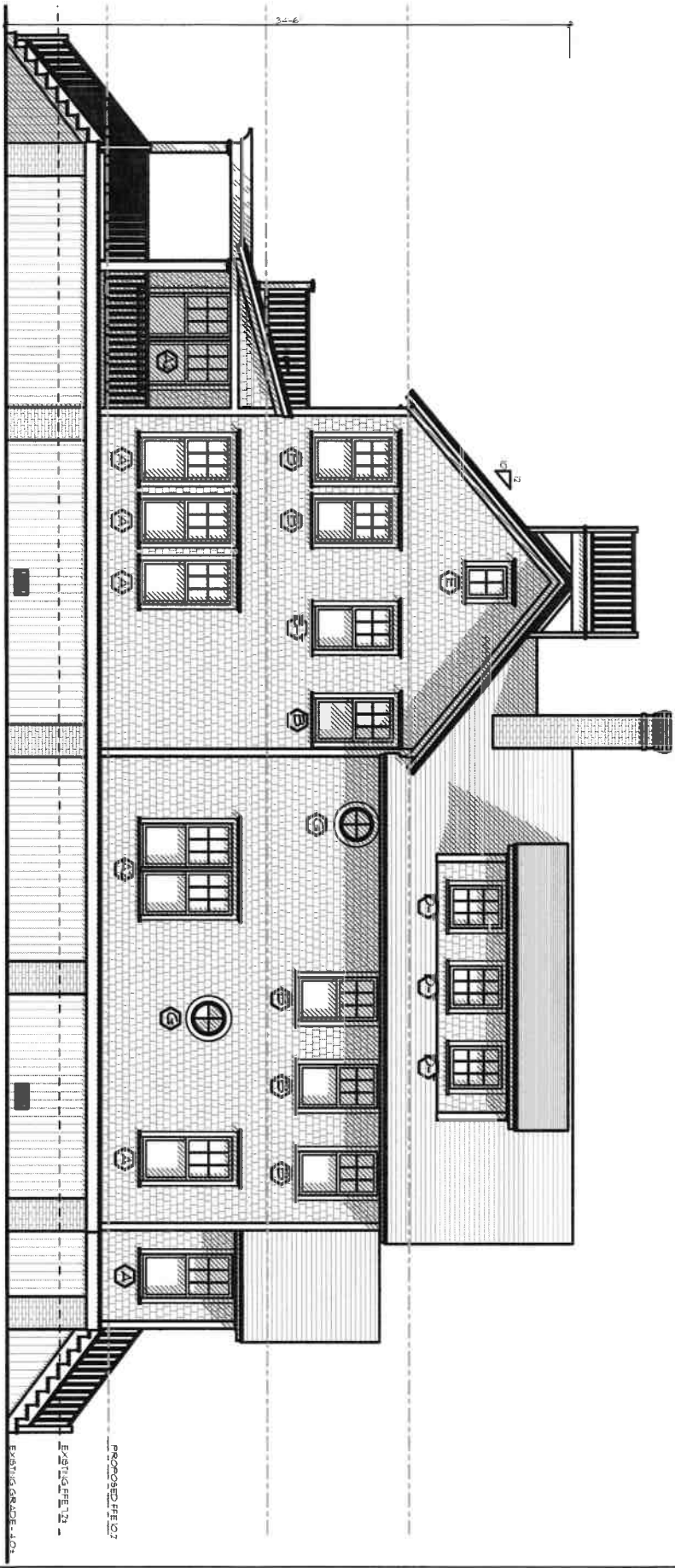
South Elevation

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-2.4

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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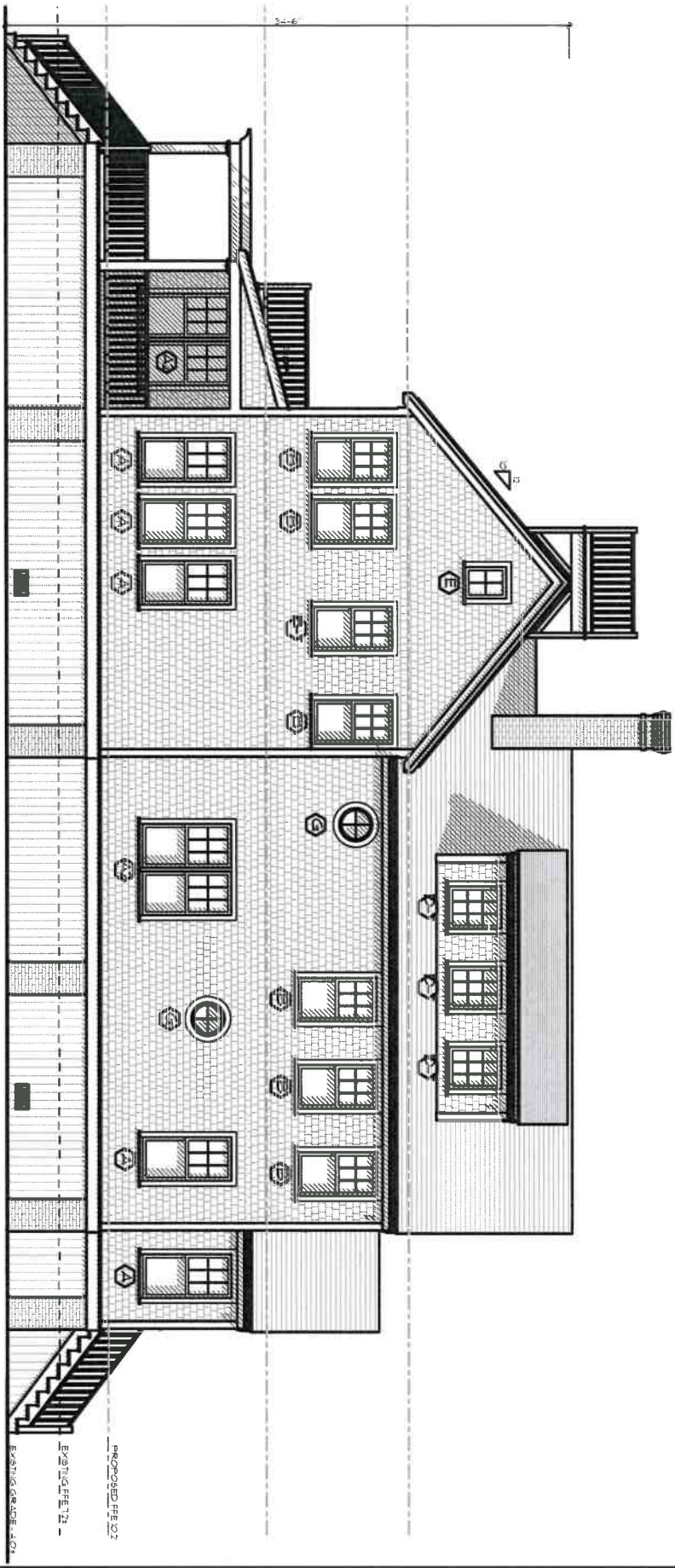
West Elevation

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 Approved

ID# A-2.4

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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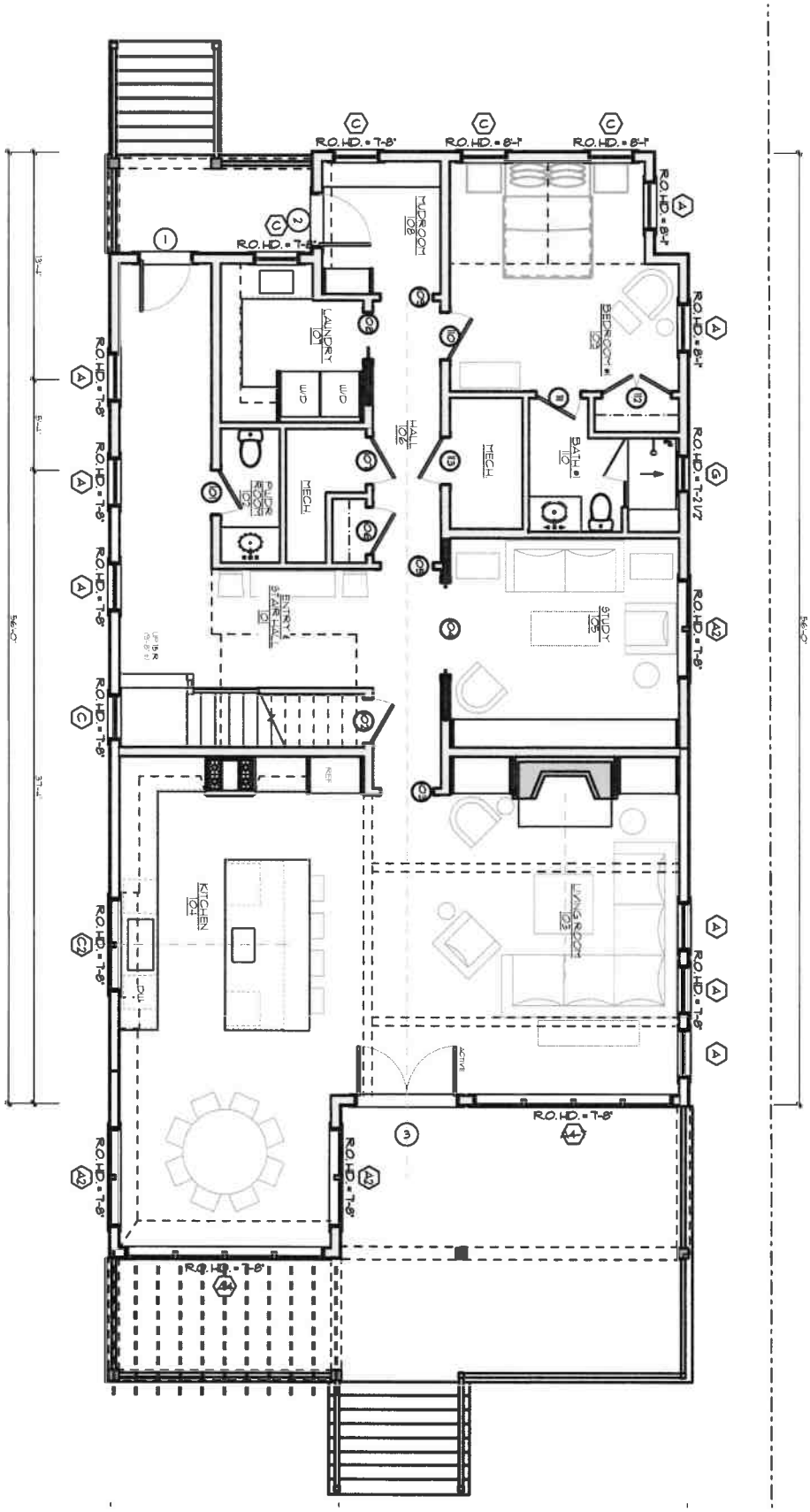
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

BOTTICELLI & POHL

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



ID# A-1.1

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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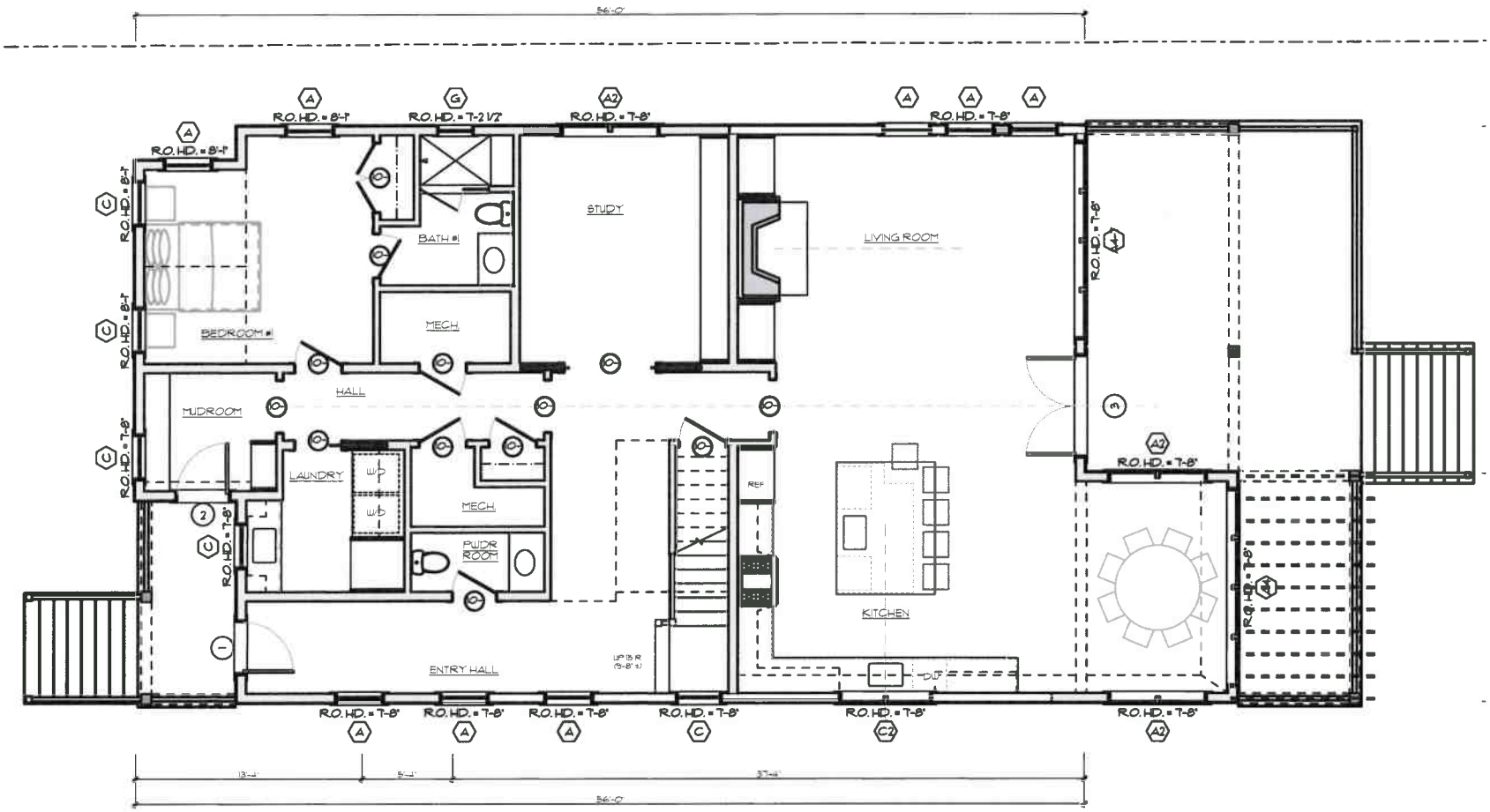
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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

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

First Floor Plan

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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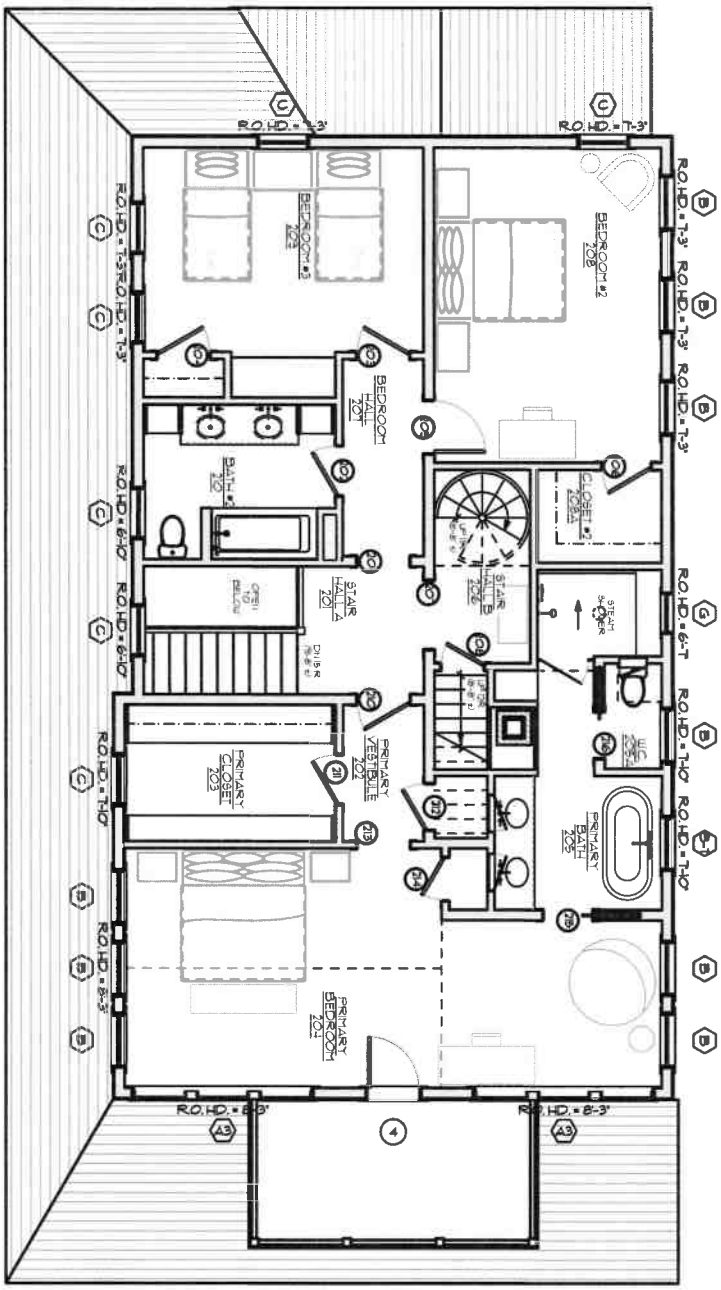
ID#
A-1.1



ID # A-1.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

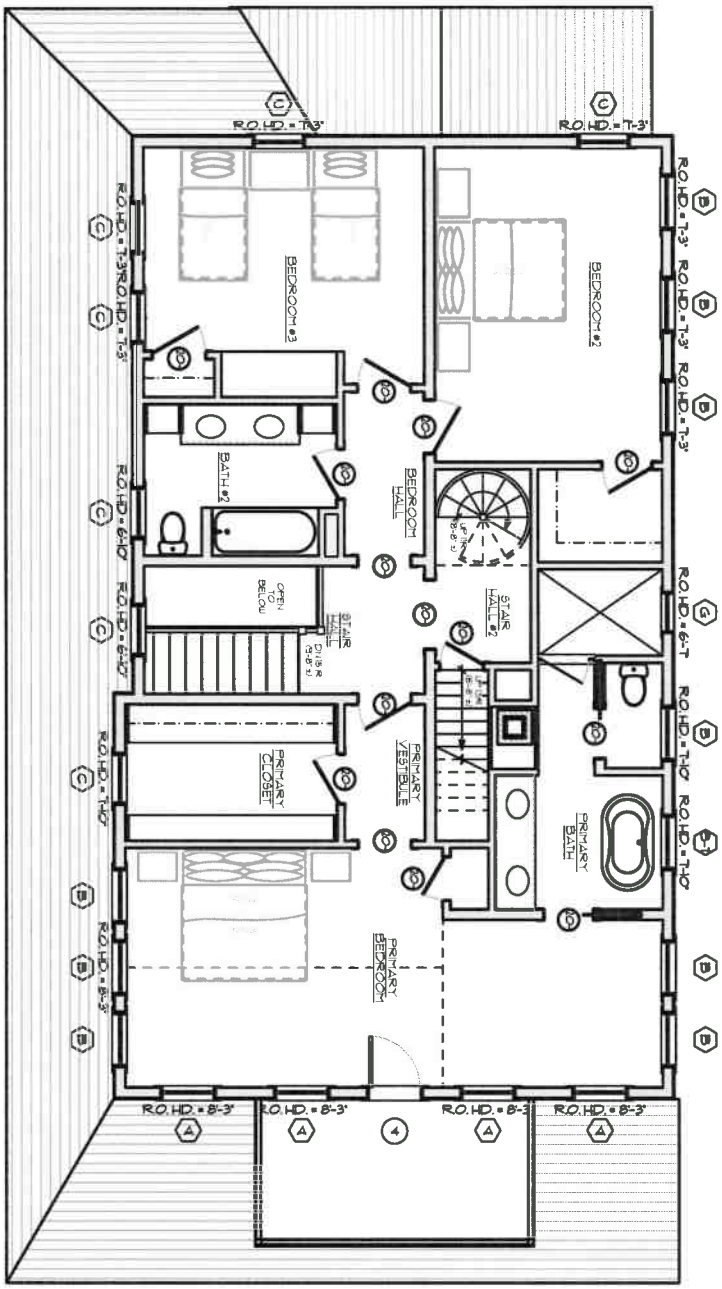
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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.

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



Previously Approved

ID# A-1.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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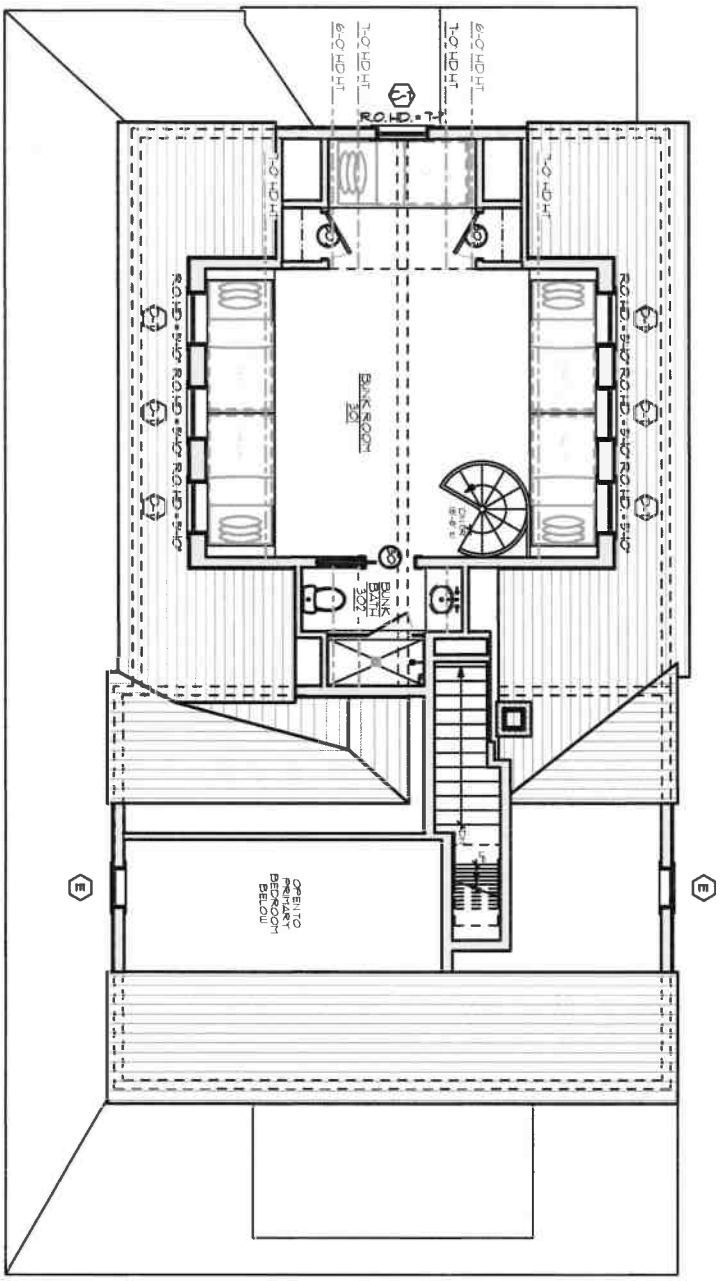
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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



ID# A-1.3

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

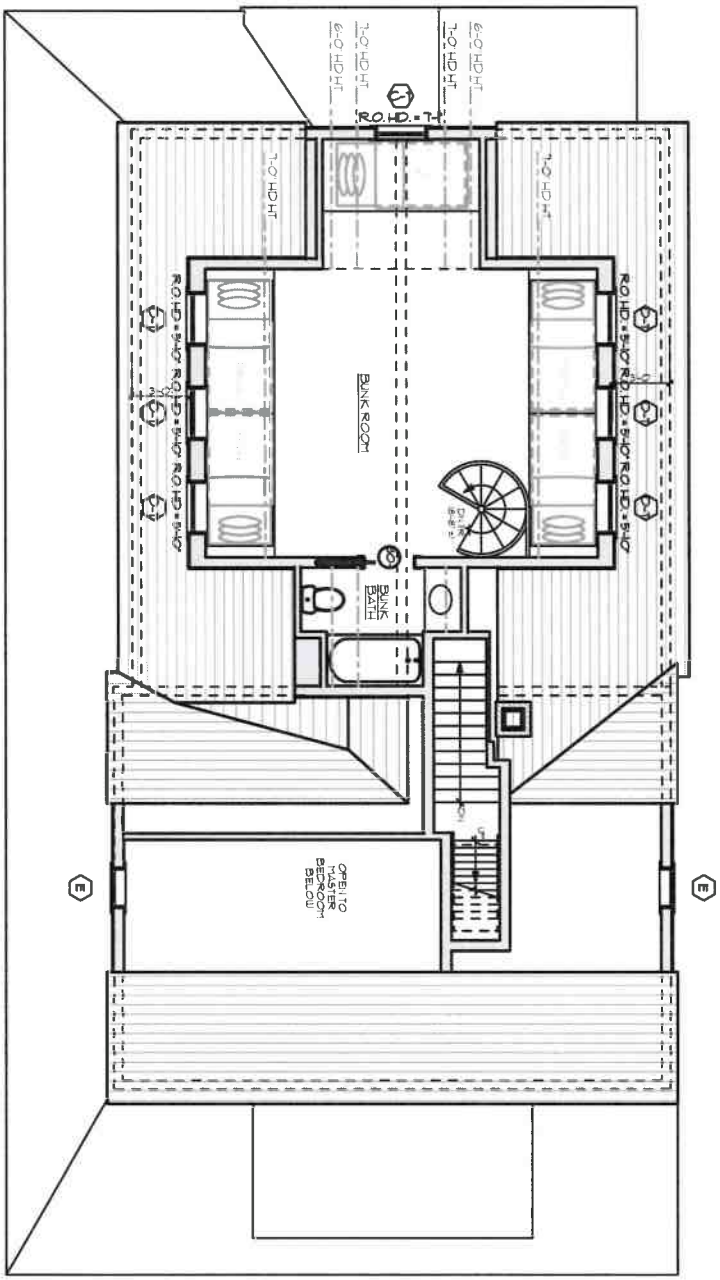
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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.

Third 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

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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Third Floor Plan

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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

Main House Renovation
41 Hulbert Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 11/24/23
Bulding Dept. Sub:
Rev: 4/14/23, 9/8/23, 10/12/23, 11/14/23

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	8	Double Hung	Marvin	UWDH 2830	2'-9 3/8" x 5'-9"	2'-10 1/2" x 5'-9 1/2"	6 over 1	
A2	3	(2) Double Hung	Marvin	(2) UWDH 2830	(2) 2'-9 3/8" x 5'-9"	5'-8" x 5'-9 1/2"	6 over 1	Narrow mull, no stud pocket
A3	2	(3) Double Hung	Marvin	(3) UWDH 2830	(3) 2'-9 3/8" x 5'-9"	9'-4" x 5'-9 1/2"	6 over 1	Narrow mull, no stud pocket
A4	2	(4) Double Hung	Marvin	(4) UWDH 2830	(4) 2'-9 3/8" x 5'-9"	11'-2 1/2" x 5'-9 1/2"	6 over 1	Narrow mull, no stud pocket, (1) unit to be tempered
B	10	Double Hung	Marvin	UWDH 2826	2'-9 3/8" x 5'-1"	2'-10 1/2" x 5'-1 1/2"	6 over 1	(1) unit to be tempered
C	13	Double Hung	Marvin	UWDH 2622	2'-7 3/8" x 4'-5"	2'-8 1/2" x 4'-5 1/2"	6 over 1	(1) unit to be tempered
C2	1	(2) Double Hung	Marvin	(2) UWDH 2622	(2) 2'-7 3/8" x 4'-5"	5'-4" x 4'-5 1/2"	6 over 1	Narrow mull, no stud pocket
D	6	Casement	Marvin	UAWN 3240	2'-8" x 3'-4 1/16"	2'-9" x 3'-4 9/16"	9	All (6) units to be tempered
E	2	Casement	Marvin	UWCA 2432	2'-0" x 2'-8 1/16"	2'-1" x 2'-8 9/16"	4	
F	1	Casement	Marvin	UWCA 2428	2'-0" x 2'-4 1/16"	2'-1" x 2'-4 9/16"	4	
G	2	Fixed Round	Marvin	2750	2'-0 1/2" x 2'-0 1/2"	2'-1 1/2" x 2'-1 1/2"	4	Tempered

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Entry	Custom	N/A	3'-0" x 7'-6"	TBD	9	9 light over 2 panel, provide shop dwgs
2	1	Side Door	Custom	N/A	3'-0" x 7'-6"	TBD	9	9 light over 2 panel, provide shop dwgs
3	1	French Doors	Custom	N/A	(2) 2'-11" x 7'-6"	TBD	8 ea	Provide shop dwgs
4	1	French Door	Custom	N/A	2'-8" x 7'-8"	TBD	8	Provide shop dwgs

Notes:

1. All windows will be wood, Marvin, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E 272 Argon glass. U-value .29.
2. All doors will be custom, as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.

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

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Val Oliver

ASSOCIATE COMMISSIONERS

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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 Lisa Botticelli

AS AGENT FOR 41 Hulbert LLC

STREET ADDRESS 41 Hulbert Avenue

MAP/PARCEL 29/18

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON May 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 5/23/24

Signature Date

Subject: Re: HDC Authorization
Date: Friday, August 26, 2022 at 10:27:21 AM Eastern Daylight Time
From: PETER PALANDJIAN
To: Tammy Conway

Yes you may.
Thank you

Peter Palandjian
pepalandj@aol.com

On Aug 26, 2022, at 10:20 AM, Tammy Conway <tammy@botticelliandpohl.com> wrote:

Good morning Mr. Palandjian,
We are preparing to submit the cottage application to the HDC and need your permission to sign applications on your behalf. Your response to this email giving us permission is acceptable.
Thank you,

Tammy Conway
Office Manager
Botticelli & Pohl
11 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°: 50, 4, 1 PARCEL N°. 142

Street & Number of Proposed Work: 10 YORK STREET

Owner of record: 10 YORK ST. LLC % SAM TEAT WILK

Mailing Address: P.O. BOX 2116

W. HYANNISPORT, MA 02672

Contact Phone #: 508 360 4757 E-mail: SAMUELCLARK@YAHOO.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, LLC

Mailing Address: BOX 3363

NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: PERMITS@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ 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 AS-BUILT FENESTRATION CHANGES

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

FRONT DOOR ONLY

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 RELOCATE SECONDARY DOOR -- ADD WINDOW

*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 SEE COA HDC 2022-10-7391

Sidewall H/C Clapboard (if applicable) ~ Roof H/C

Trim H/C Sash H/C Doors FRONT: HC-144 PALLADIAN BLUE

Deck _____ Foundation H/C 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 5/24/2024 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 ISTO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS: 10 YORK STREET FENESTRATION SWAP LOCATIONS

✓ 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. **8-½" 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 existing structure. Photographs must be clear and labeled with application address or contextual address.

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

REQUIRED WHERE APPLICABLE:

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

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

✓ 3. As-Built Plans (1 copy): of existing elevations AS-BUILT REVISIONS TO FRONT ELEVATION

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

N/A 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and Town of Siasconset 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 MARK POOR

AS AGENT FOR ACK YORK LLC c/o SAMUEL TRAYWICK

STREET ADDRESS 10 YORK STREET

MAP/PARCEL 55.4.1 - 142

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

MAY 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.

Mark Poor Mark W. Poor MAY 24, 2024

Signature Date

AGENT CONSENT FORM:

OWNERSHIP INFORMATION: 10 York LLC

NAME: Sam Traywick **DATE:** 5-14-24

ADDRESS: (PRIMARY RESIDENCE) PO Box 216, W. Hyannisport, MA 02672

PHONE NUMBER: _____ **CELL:** 508 360 4257

LOCUS: 10 York St **MAP & PARCEL** 55.4.1-142

I hereby authorize Permits Plus, Inc. to act on my behalf with regards to filings before the Town of Nantucket with regards to approvals and permitting related to the LOCUS represented above.

Remarks: _____

Date: 5-14-24

Signature: _____ **Print name:** Sam Traywick

Email address: samualclaye@yahoo.com

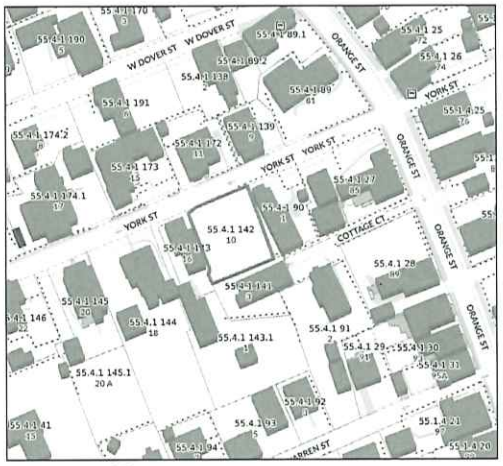
PERMITS PLUS, INC. & MWP DESIGN

Mark W. Poor

P.O. BOX 3363 [] 8 DEER RUN RD [] NANTUCKET, MA 02584

Office Phone: 508-228-6913 Cell: 508-280-6931

Email: permits@comcast.net



Locus

ZONING INFORMATION
MAP 55.4.1 PARCEL 142
ZONE: ROH

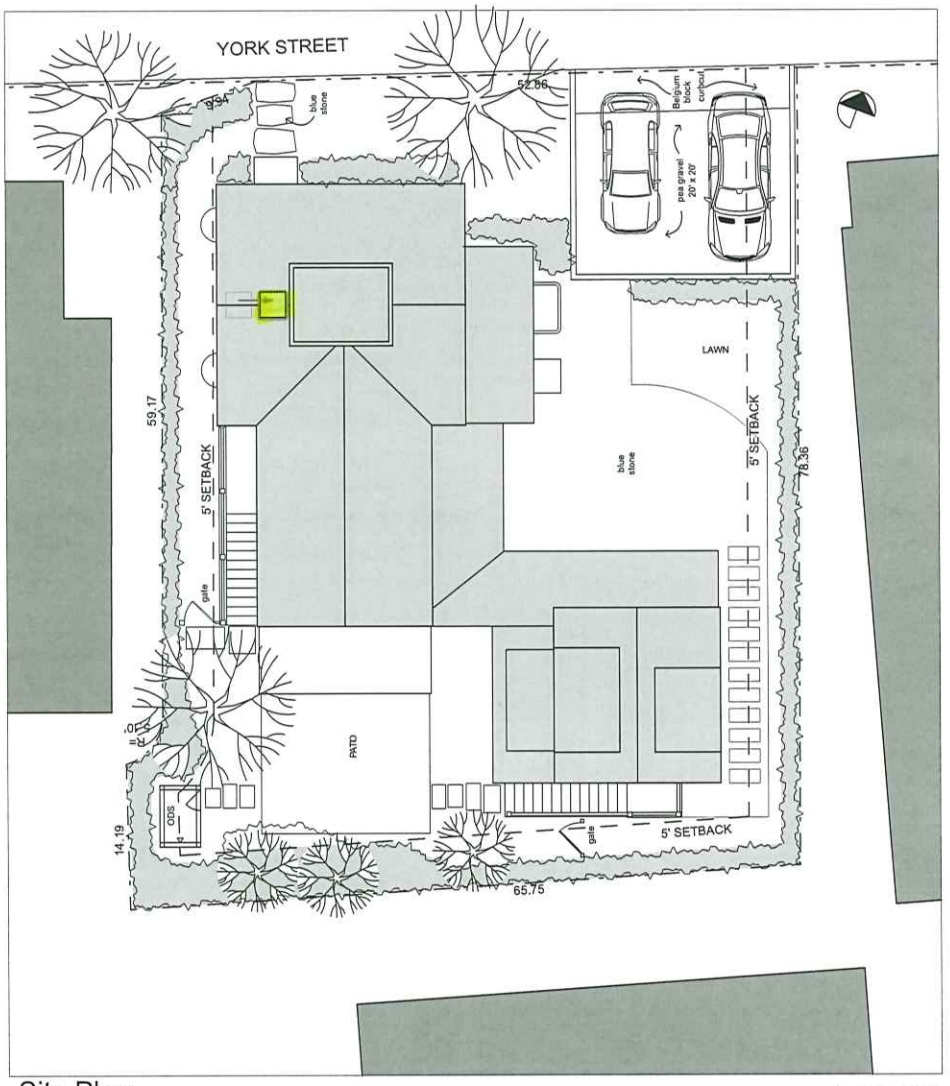
	EXISTING
MINIMUM LOT SIZE- 5000 S.F.	5002 SF
MINIMUM FRONTAGE- 50 SF	SEE PLAN
FRONT YARD SETBACK- NONE	
REAR & SIDE SETBACK- 5 FT	SEE PLAN
GROUND COVER RATIO- 40%	SEE PLAN

PROPOSED HOUSE GROUND COVER- 1612 SF

TOTAL SQ FT
BASEMENT AREA AREA- 1049 SF
FIRST FLR AREA- 1612 SF
SECOND FLR AREA- 1149 SF
THIRD FLR AREA- 192 SF

TOTAL FLR AREA- 4002 SF

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	REVISED NORTH ELEVATION
	A2.1	REVISED FLOOR PLAN



Site Plan

Scale - 1/8" = 1'-0"

ACK YORK LLC
10 York Street
Nantucket, MA., 02554
COVER SHEET, SITE PLAN, LOCUS

HDC SUBMISSION:
REVISIONS

Property ID.: 55.4.1 142
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Pemitting Process
508-228-6913 permits@comcast.net
P.O.BOX 3363 NANTUCKET, MA. 02584

A0.0

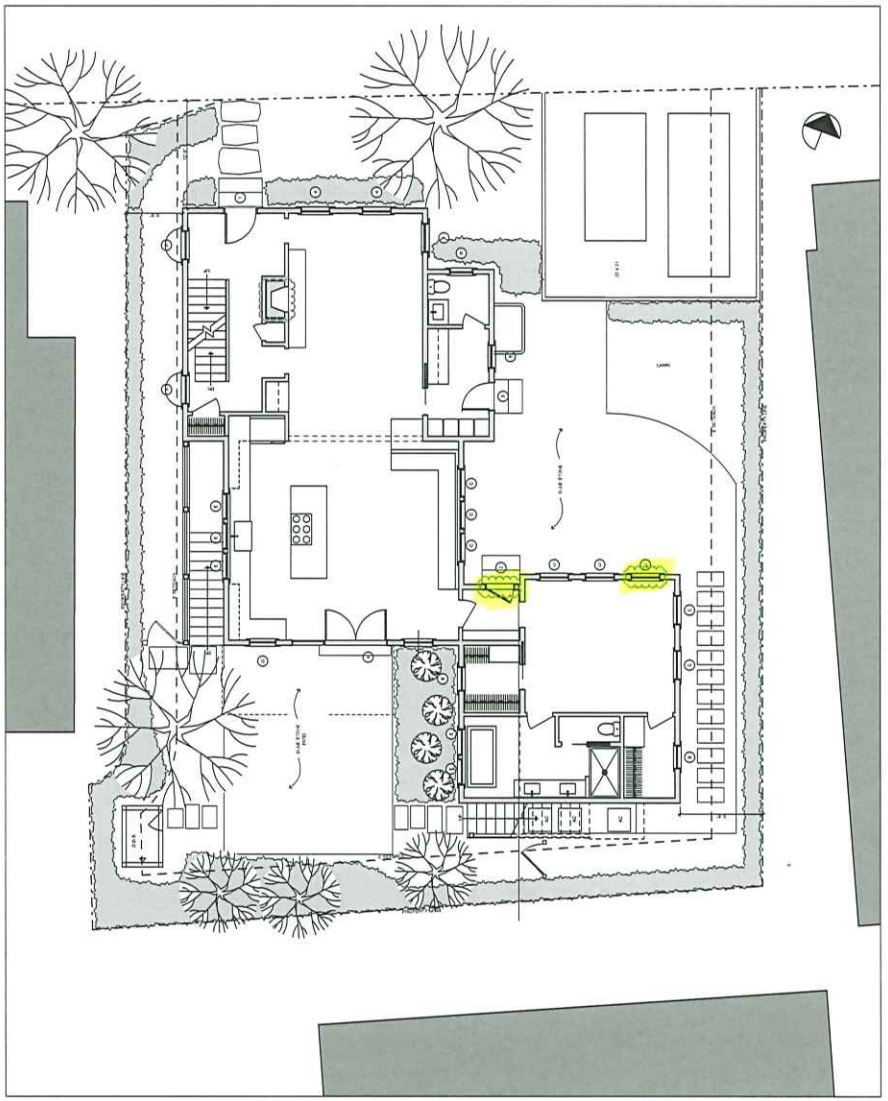




NORTH ELEVATION: REVISED

1/4" = 1'-0"

	ACK YORK LLC 10 York Street Nantucket, MA, 02554 NORTH ELEVATION: REVISED		HDC SUBMISSION: REVISIONS Property ID: 55.4.1 142 Scale: As Noted	5/23/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A1.1



FIRST FLOOR PLAN: REVISED 1/8" = 1'-0"

	ACK YORK LLC 10 York Street Nantucket, MA., 02554 FIRST FLOOR PLAN: REVISED		HDC SUBMISSION: REVISIONS Property ID.: 55.4.1 142 Scale: As Noted		**PERMITS PLUS, INC.** Technical Assistance Through the Pemitting Process 508-228-6913 permits@comcast.net P.O.BOX 3363 NANTUCKET, MA. 02584	A2.1



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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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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.

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

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

(initial to indicate read and understand) 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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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 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
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John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Cheese & Crackers LLC

STREET ADDRESS 39 Cliff Road

MAP/PARCEL 42.4.4 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

28 May 2024

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.



28 May 2024

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Treisman

MAILING ADDRESS..... 2 Broad Street

PROPERTY LOCATION..... 39 Cliff Road

ASSESSORS MAP/PARCEL..... 42.4.4 / 3

SUBMITTED BY:..... doug@markcutone.com

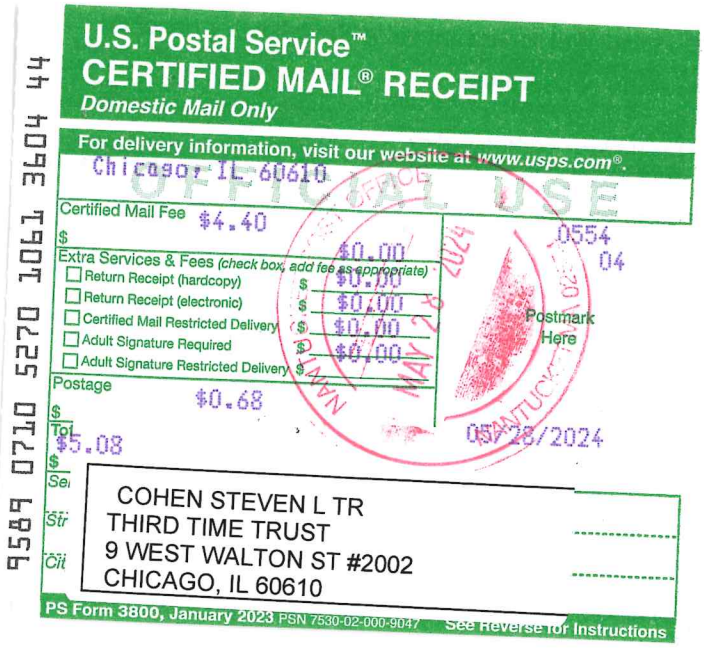
SEE ATTACHED PAGES

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 28, 2024
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.05.28 14:00:20 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



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Chicago, IL 60610

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- Adult Signature Restricted Delivery $

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Total $5.08

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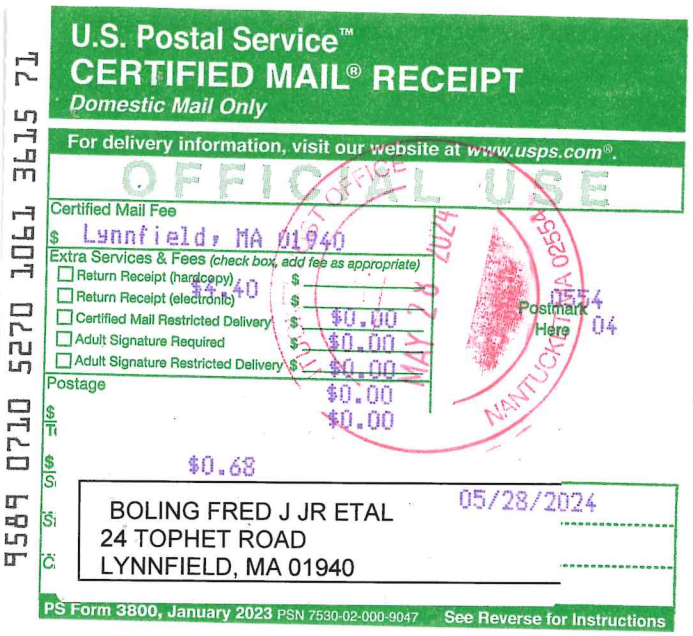
0554 04
05/28/2024

COHEN STEVEN L TR
THIRD TIME TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

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

9589 0710 5270 1061 3604 44



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BOLING FRED J JR ETAL
24 TOPHET ROAD
LYNNFIELD, MA 01940

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44 CLIFF LLC
2005 COVE DRIVE
VERO BEACH, FL 32963

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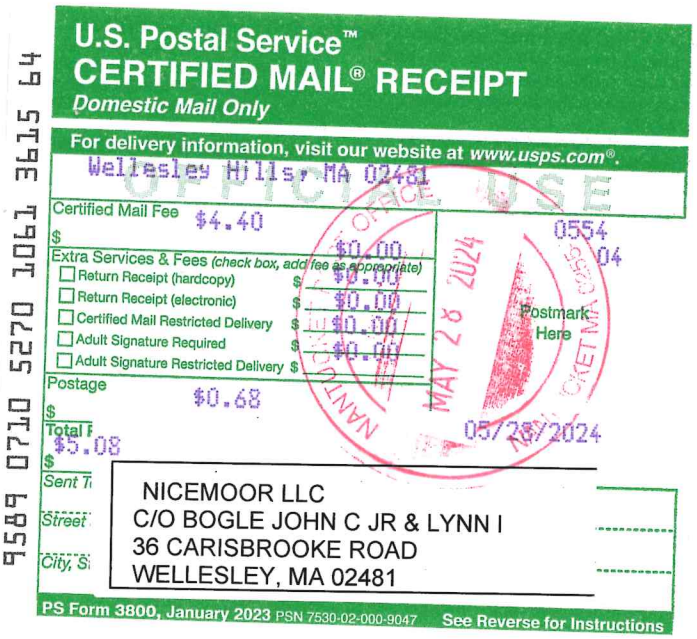

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NANTUCKET MA 02554
0554 04
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NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE ROAD
WELLESLEY, MA 02481

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

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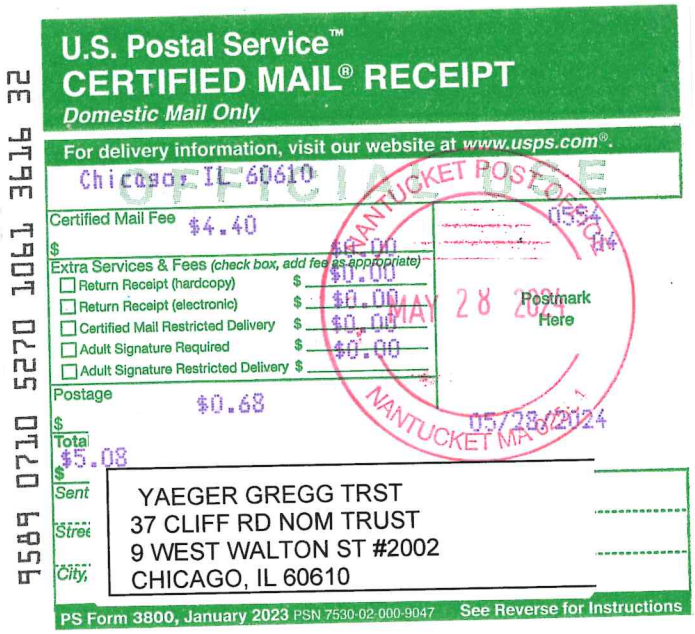

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Chicago, IL 60610

OFFICIAL USE

Certified Mail Fee $4.40

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 $

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Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

YAEGER GREGG TRST
37 CLIFF RD NOM TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

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

9589 0710 5270 1061 3616 32

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4244	1		BOLING FRED J JR ETAL		24 TOPHET ROAD	LYNNFIELD	MA	01940	46 CLIFF RD
4244	2		COHEN STEVEN L TR	THIRD TIME TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	41A CLIFF RD
4244	4		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE ROAD	WELLESLEY	MA	02481	35 CLIFF RD
4244	41		44 CLIFF LLC		2005 COVE DRIVE	VERO BEACH	FL	32963	44 CLIFF RD
4244	42		YAEGER GREGG TRST	37 CLIFF RD NOM TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	37 CLIFF RD
Count:	**5**								

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 39 Cliff Road

Tax Map Number: 42.4.4 Parcel Number: 3

Owner of Record: Cheese & Crackers LLC

Description of Proposal: Demolish existing dwelling. New dwelling

Anticipated HDC Submission Date: 28 May 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.

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°. 3

Street & Number of Proposed Work: 39 CLIFF RD

Owner of record: CHEESE & CRACKERS LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: _____

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.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: 66' Sq. Footage 1st floor: 2276SF
Width: 36' Sq. footage 2nd floor: 1578SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 66 x 6 ☒ 1st floor ☐ 2nd floor
Size: 13 x 8 ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 29'-8" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 12 /12 Secondary Mass 6 /12 Dormer 6 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ 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+3 Rake 8+3 Soffit (Overhang) 6 Corner boards — Frieze 8+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 4 LITE Rear 6 LITE Side 6 LITE

Garage Door(s): Type — Material —

Hardscape materials: Driveways BLUE MIST GRANITE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof NTW

Trim WHITE Sash WHITE Doors WHITE

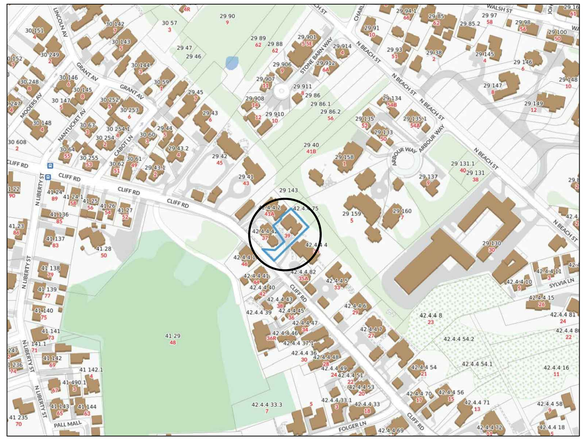
Deck NTW Foundation — Fence — Shutters —

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

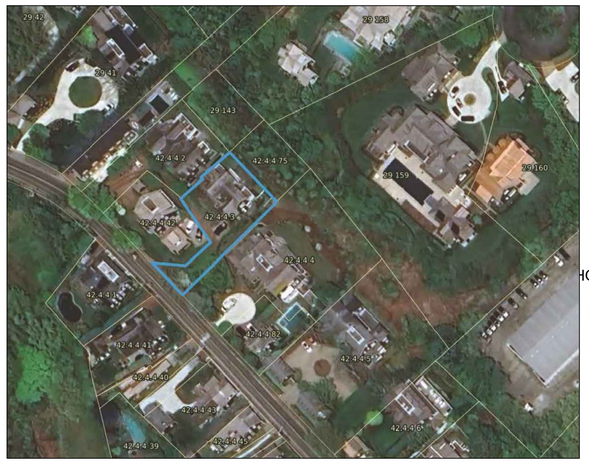
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 5/28/24 Signature of owner of record _____ CHEESE & CRACKERS LLC Signed under penalties of perjury

39 CLIFF ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS

N/F
JAMES K. & JANET T. KLOPPENBURG MAP 29 PARCEL 158

N/F
ROBIN S. WOLPOW MAP 29 PARCEL 159

77.04'

80.08'

N 47°14'00" E

62.00'

LOT 12
MAP 29
PARCEL 143

REMAINING LOT AREA = 13,064 +/- S.F.
r = 0.58

S 45°55'15" E

62.00'

LOT 11
MAP 42.4.4
PARCEL 75

AREA = 4,967 +/- S.F.

S 45°52'20" W

62.02'

X-CUT
MARBLE BOUND
FOUND

TOP OF BANK

GRANITE COPING WALL

78.46'

DHCB
FND

OVER
1.6' +/-

OVER
1.6' +/-

5' SETBACK

OVER
1.2' +/-

PICKET
FENCE

80.13'

STONE WALL

N 44°03'30" W

NE

DHCB
NOT
FND

5' SETBACK

S 46°47'54" W

45.44'

OUTLINE OF
EXISTING
DWELLING

PROPOSED NEW
DWELLING

6'-5" +/-

NW

SE

#41A
EXISTING DWELLING

5'-8" +/-

S 46°47'54" W

35.29'

156.89'

S 45°46'16" W

SW

#39
PROPOSED
DWELLING

MAP 42.4.4 /
PARCEL 3
LOT 3A =
8,785 +/- S.F

N/F
NICEMOOR LLC
MAP 42.4.4
PARCEL 4

5' SETBACK

TRASH BIN

52.93'

N 42°30'59" W

3.30'

53.64'

N 37°44'36" W

56.94'

BURIED
PROPANE
TANK

SHED

#37
EXISTING DWELLING

N 46°25'08" E

155.48'

S 45°46'16" E

45.00'

NE

12'-0"

"PRIVATE WAY"
- WIDTH 12'
PLAN BOOK 15
PAGE 66

BRICK DRIVEWAY

76.71'

S 46°25'21" W

PARKING

NW

SE

PROPOSED
GARAGE

N/F
37 CLIFF ROAD NOMINEE TRUST
MAP 42.4.4
PARCEL 42

S 88°53'21" E

35.15'

SW

BASE OF MARBLE BOUND
FOUND SNAPPED OFF
1' BENEATH BRICK
SIDEWALK

GUY
POLE

25.00'

85.36'

50.00'

DHCB
FND

BRICK

WM

CSO

N 43°32'59" W

SIDEWALK

160.36'

SITE PLAN: 1" = 10'-0"

CLIFF ROAD

N/F
THOMAS KEEGAN
MAP 29
PARCEL 40

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

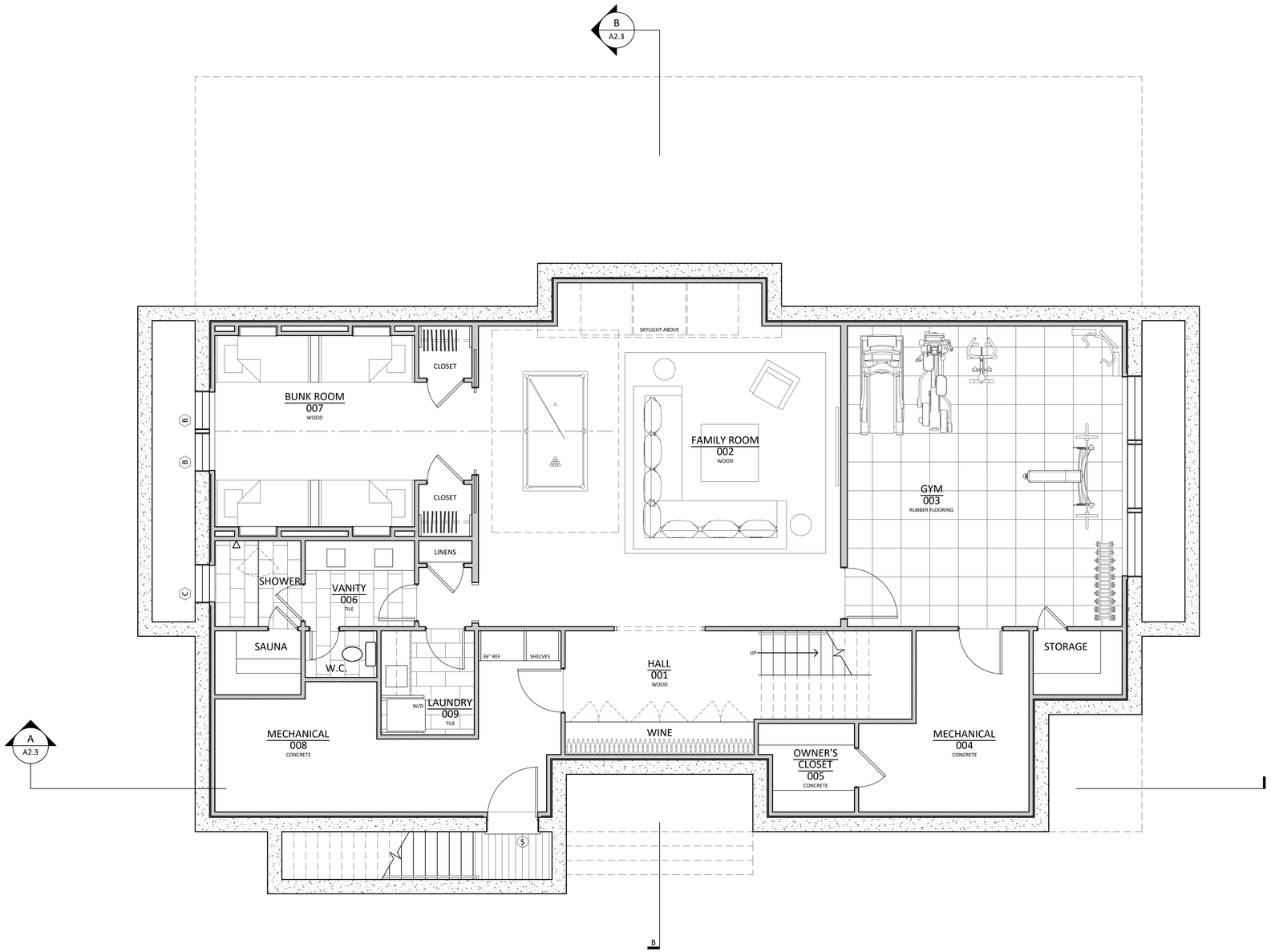
HDC - NEW
DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

COVER SHEET

C1.1

28 MAY 2024



LOWER LEVEL PLAN - 2,363 SF (1,906SF FINISHED)
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

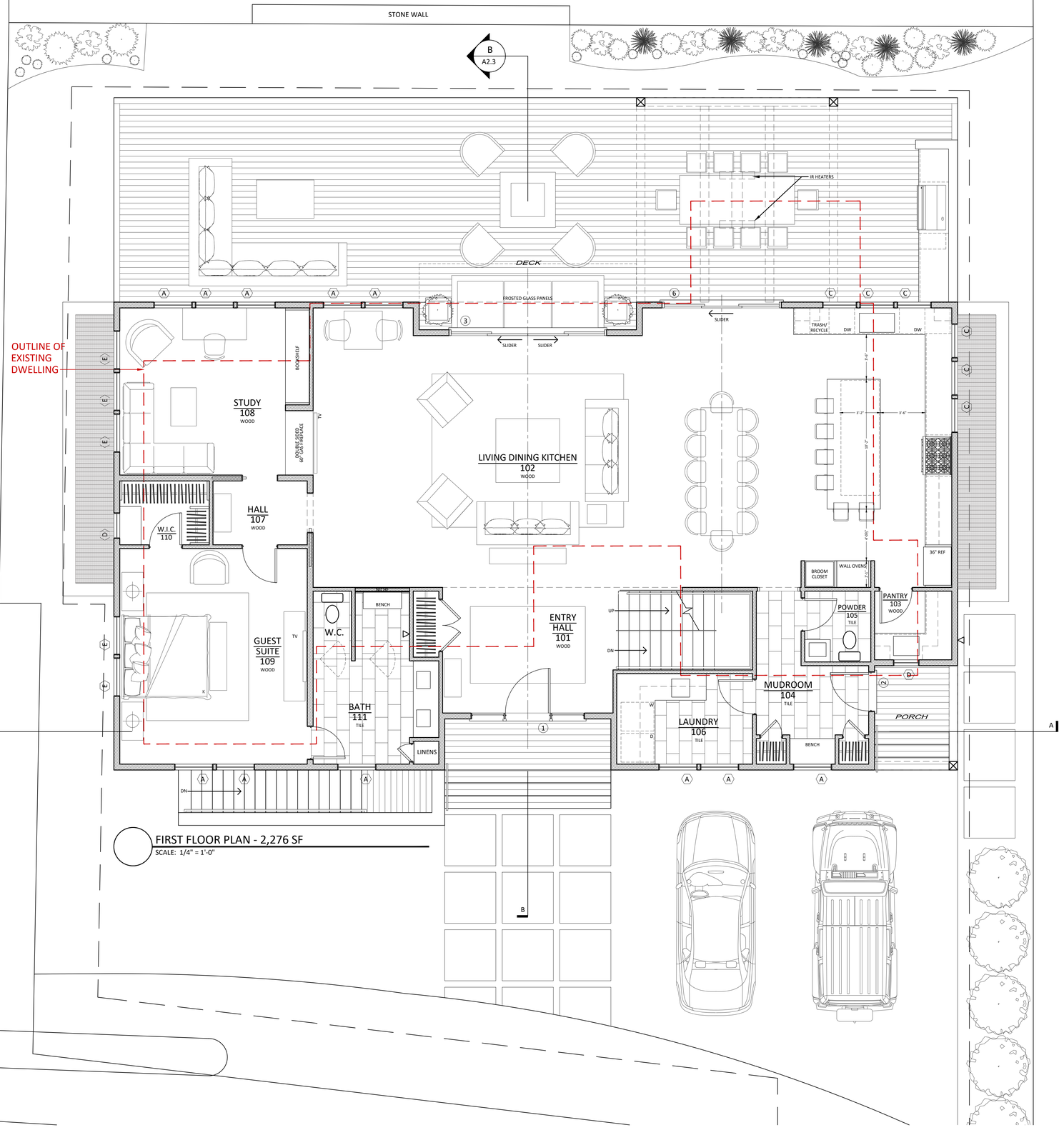
HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

LOWER LEVEL PLAN

A1.0

28 MAY 2024



FIRST FLOOR PLAN - 2,276 SF

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

		WINDOW SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	11	MARVIN UDHG2-3030	R.O.: 3'-0 1/4" x 5'-8"	6/1 DOUBLE HUNG WINDOW
B	16	MARVIN UDHG2-2626	R.O.: 2'-8 1/4" x 5'-0"	6/1 DOUBLE HUNG WINDOW
C	12	MARVIN UDHG2-2616	R.O.: 2'-8 1/4" x 4'-4"	6/1 DOUBLE HUNG WINDOW
D	10	MARVIN UAWN-2428	R.O.: 2'-1" x 2'-3 5/8"	4 LIGHT AWNING WINDOW
E	5	MARVIN UAWN-3636	R.O.: 3'-1" x 2'-11 5/8"	6 LIGHT AWNING WINDOW
F	3	MARVIN UWDHP-5278	R.O.: 4'-6 3/8" x 6'-9 1/2"	1 LIGHT PICTURE WINDOW
		DOOR SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM 3'-6" x 8'-0" DOOR	R.O.: 9'-3" x 8'-3"	4 LITE DOOR w/ 4 LITE SIDELIGHTS
2	1	MARVIN ULTIMATE 2868	R.O.: 2'-10 7/16" x 6'-10 1/2"	6 LIGHT INSWING PATIO DOOR
3	1	MARVIN ULTIMATE OXXO	R.O.: 12'-0" x 8'-2 1/2"	(4) 6 LIGHT SLIDING PATIO DOORS
4	3	MARVIN CUSTOM 2874	R.O.: 2'-11" x 7'-6 1/2"	6 LIGHT PATIO DOOR
5	1	CUSTOM 3'-6" x 6'-8" DOOR	R.O.: 3'-9" x 6'-11"	VERTICAL BOARD DOOR
6	1	MARVIN ULTIMATE OXO	R.O.: 9'-2 1/2" x 8'-2 1/2"	(3) 6 LIGHT SLIDING PATIO DOORS

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

FIRST FLOOR PLAN

A1.1

28 MAY 2024

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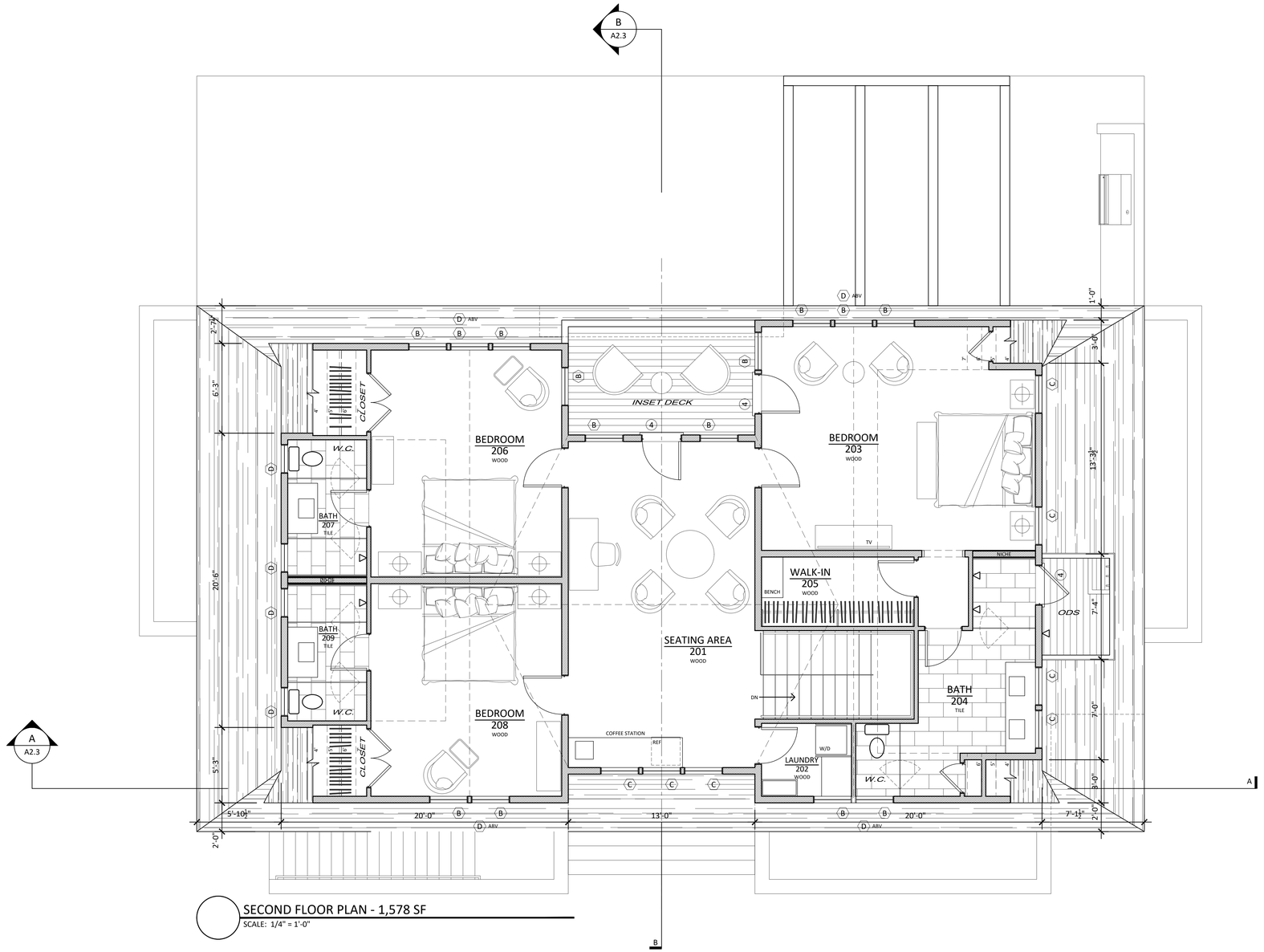


SECOND FLOOR PLAN - 1,578 SF
SCALE: 1/4" = 1'-0"

HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

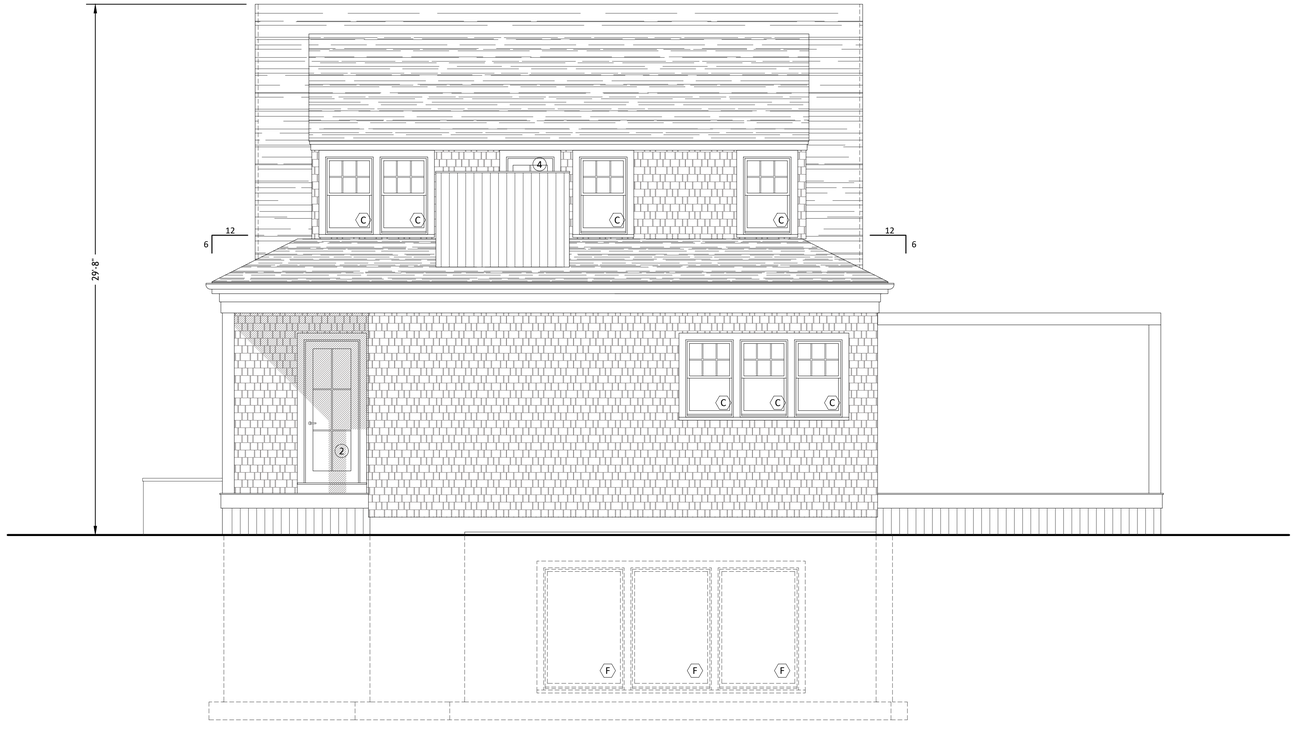
SECOND FLOOR PLAN

A1.2

28 MAY 2024



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



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

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HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SOUTH & EAST ELEVATIONS

A2.1

28 MAY 2024



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



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

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HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

NORTHEAST & NORTHWEST ELEVATIONS

A2.2

28 MAY 2024

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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)

√ 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 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Cheese & Crackers LLC

STREET ADDRESS 39 Cliff Road

MAP/PARCEL 42.4.4 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

28 May 2024

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.

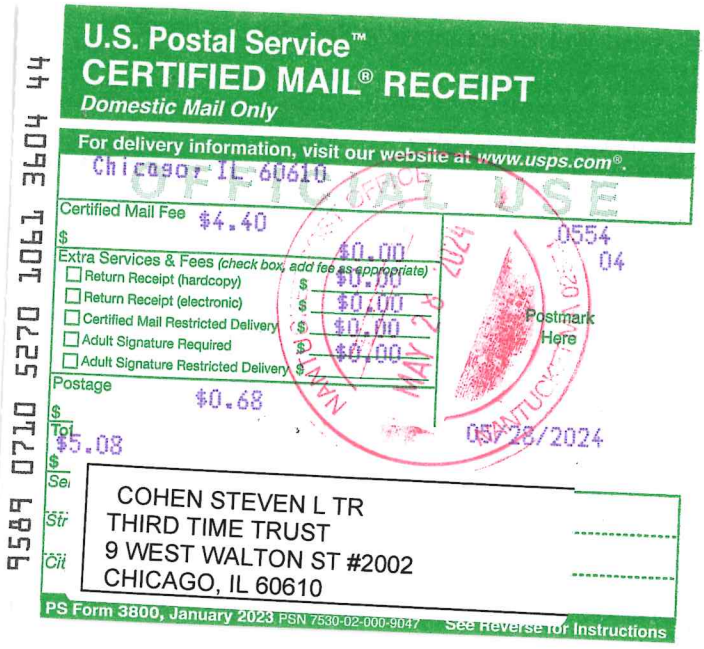


28 May 2024

Signature Date

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4244	1		BOLING FRED J JR ETAL		24 TOPHET ROAD	LYNNFIELD	MA	01940	46 CLIFF RD
4244	2		COHEN STEVEN L TR	THIRD TIME TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	41A CLIFF RD
4244	4		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE ROAD	WELLESLEY	MA	02481	35 CLIFF RD
4244	41		44 CLIFF LLC		2005 COVE DRIVE	VERO BEACH	FL	32963	44 CLIFF RD
4244	42		YAEGER GREGG TRST	37 CLIFF RD NOM TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	37 CLIFF RD
Count:	**5**								



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Chicago, IL 60610

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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

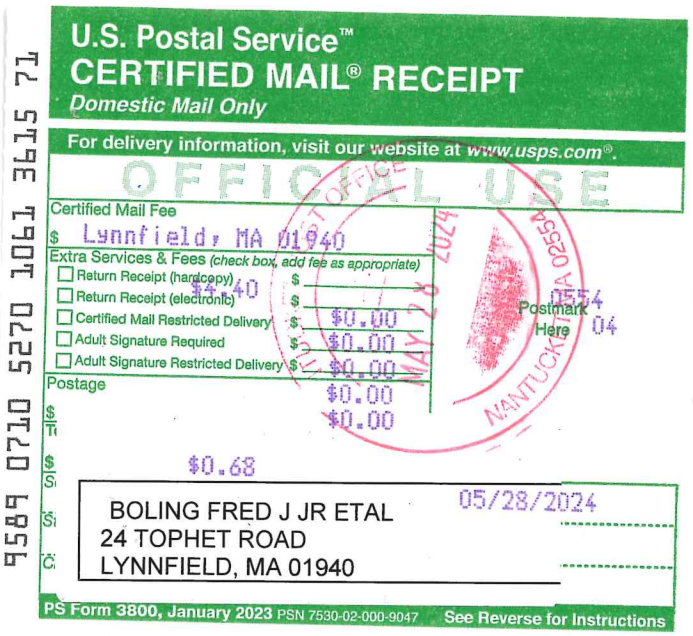
Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

COHEN STEVEN L TR
THIRD TIME TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

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

9589 0710 5270 1061 3604 44



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Lynnfield, MA 01940

OFFICIAL USE

Certified Mail Fee $4.40

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

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Total $0.68

Postmark Here
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NANTUCKET MA 02554
0554 04
05/28/2024

BOLING FRED J JR ETAL
24 TOPHET ROAD
LYNNFIELD, MA 01940

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

9589 0710 5270 1061 3615 71



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Vero Beach, FL 32963

OFFICIAL USE

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

Postage $0.68

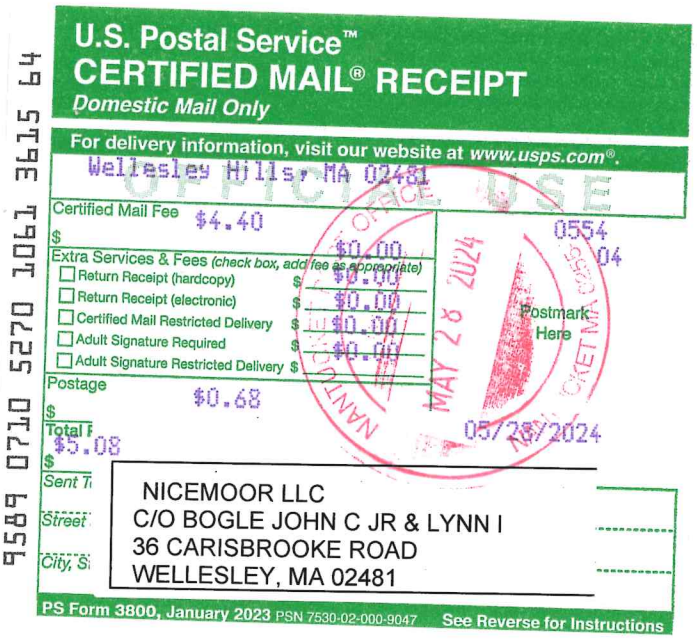
Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

44 CLIFF LLC
2005 COVE DRIVE
VERO BEACH, FL 32963

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

9589 0710 5270 1061 3616 25



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Wellesley Hills, MA 02481

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

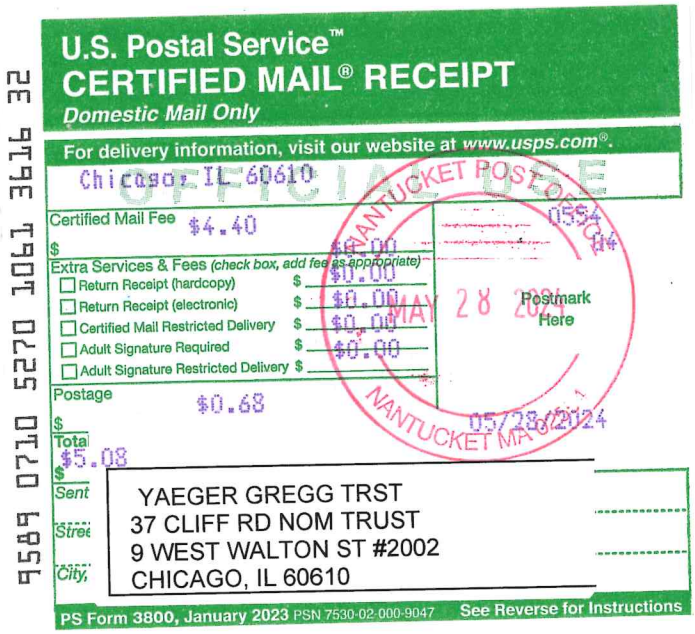
Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE ROAD
WELLESLEY, MA 02481

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

9589 0710 5270 1061 3615 64



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Chicago, IL 60610

OFFICIAL USE

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- Adult Signature Restricted Delivery $

Postage $0.68

Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

YAEGER GREGG TRST
37 CLIFF RD NOM TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

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

9589 0710 5270 1061 3616 32

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: 39 Cliff Road

Tax Map Number: 42.4.4 Parcel Number: 3

Owner of Record: Cheese & Crackers LLC

Description of Proposal: Demolish existing dwelling. New dwelling

Anticipated HDC Submission Date: 28 May 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.

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°. 3

Street & Number of Proposed Work: 39 CLIFF ROAD

Owner of record: CHEESE & CRACKERS LLC

Mailing Address: 2 BROAD ST
NANTUCKET, MA 02554

Contact Phone #: 508-228-2728 E-mail: _____

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKETONE.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: 1664SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 1530SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 3194SF TOTAL

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 _____

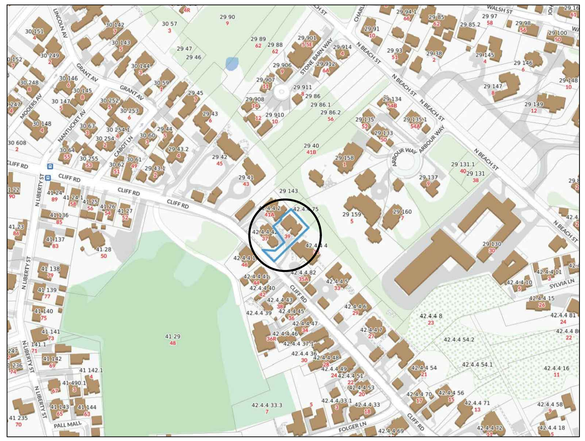
Deck _____ Foundation _____ Fence _____ Shutters _____

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

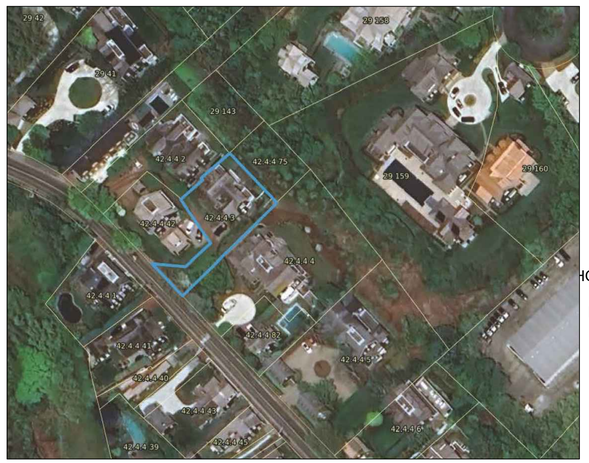
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 5/28/24 Signature of owner of record _____ CHEESE & CRACKERS LLC Signed under penalties of perjury

39 CLIFF ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS

N/F
THOMAS KEEGAN
MAP 29
PARCEL 40

N/F
JAMES K. & JANET T. KLOPPENBURG MAP 29 PARCEL 158

N/F
ROBIN S. WOLPOW MAP 29 PARCEL 159

77.04'

80.08'

N 47°14'00" E
62.00'

LOT 12
MAP 29
PARCEL 143

REMAINING LOT AREA = 13,064 +/- S.F.
r = 0.58

S 45°55'15" E
62.00'

LOT 11
MAP 42.4.4
PARCEL 75

AREA = 4,967 +/- S.F.

S 45°52'20" W
62.02'

X-CUT
MARBLE BOUND
FOUND

TOP OF BANK

GRANITE COPING WALL

78.46'

DHCB
FND

80.13'

OVER
1.6' +/-

STONE WALL

OVER
1.6' +/-

OVER
1.2' +/-

PICKET
FENCE

DHCB
NOT
FND

N 44°03'30" W

N/F
39 CLIFF ROAD
NOMINEE TRUST
MAP 42.4.4
PARCEL 3

PATIO

STEP

STEP

1ST FLOOR
DECK

2ND FLOOR
DECK

1ST & 2ND
FLOOR DECK

DECK

STEP

EXISTING
DWELLING TO BE
DEMOLISHED

S 46°47'54" W
45.44'

10.9' +/-

#41A
EXISTING DWELLING

#39
EXISTING
DWELLING

8.2' +/-

N/F
NICEMOOR LLC
MAP 42.4.4
PARCEL 4

S 46°47'54" W
35.29'

S 45°46'16" W
156.89'

LOT 3A
AREA =
8,785 +/- S.F.

52.93'

N 42°30'59" W

3.30'

53.64'

N 37°44'36" W

56.94'

BURIED
PROPANE
TANK

SHED

#37
EXISTING DWELLING

N 46°25'08" E
155.48'

BRICK DRIVEWAY

76.71'

S 46°25'21" W

PARKING

S 45°46'16" E
45.00'

12'-0"

"PRIVATE WAY"
- WIDTH 12'
PLAN BOOK 15
PAGE 66

N/F
37 CLIFF ROAD NOMINEE TRUST
MAP 42.4.4
PARCEL 42

S 88°53'21" E
35.15'

BASE OF MARBLE BOUND
FOUND SNAPPED OFF
1' BENEATH BRICK
SIDEWALK

GUY
POLE

25.00'

85.36'

50.00'

DHCB
FND

BRICK

WM

CSO

N 43°32'59" W

SIDEWALK

160.36'

SITE PLAN: 1" = 10'-0"

CLIFF ROAD

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HDC - DEMOLITION

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

COVER SHEET

D1.1

28 MAY 2024



EXISTING SOUTHWEST ELEVATION



EXISTING SOUTHWEST ELEVATION



EXISTING NORTHEAST ELEVATION

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HDC - DEMOLITION

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

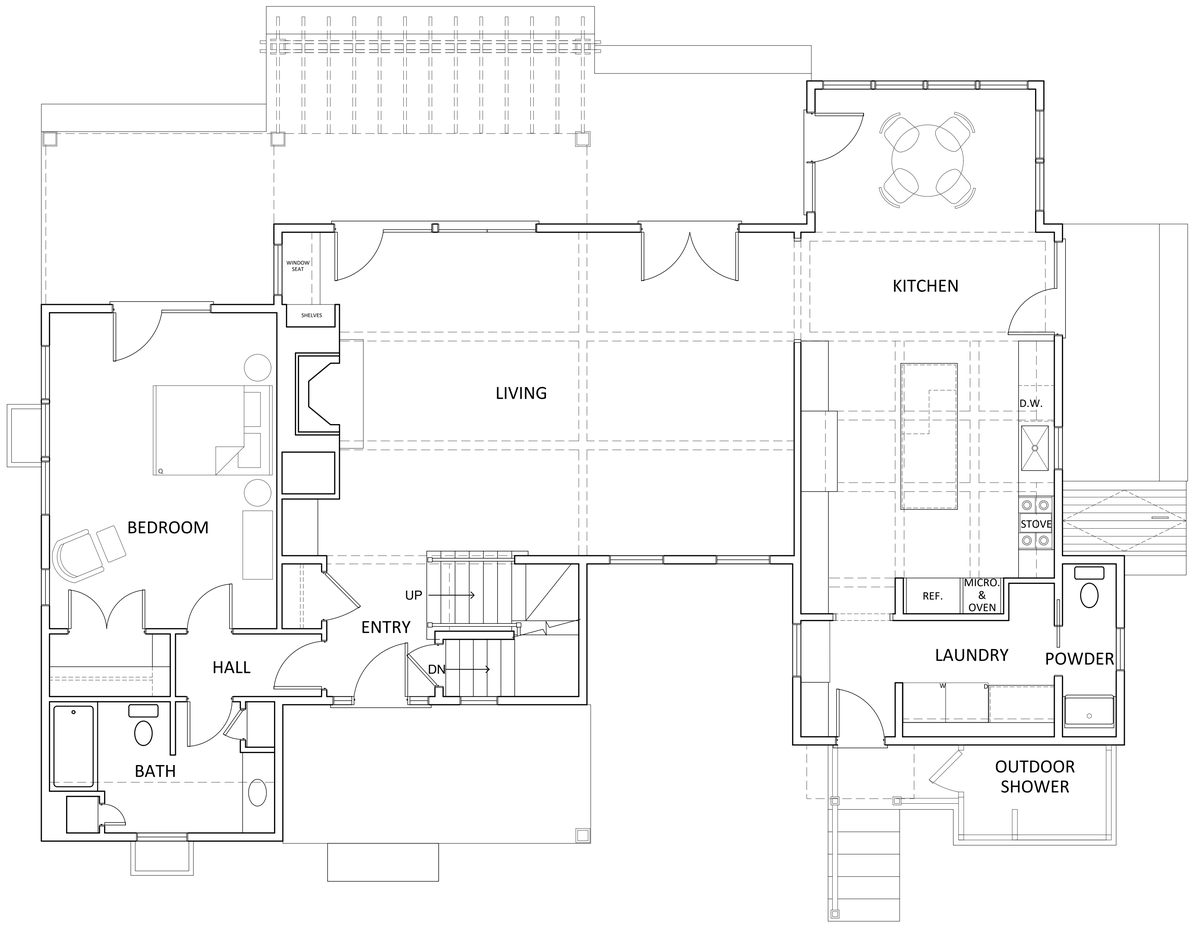
PHOTOS

D1.2

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



EXISTING FIRST FLOOR PLAN - 1,664 SF
SCALE: 1/4" = 1'-0"

EXISTING
DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

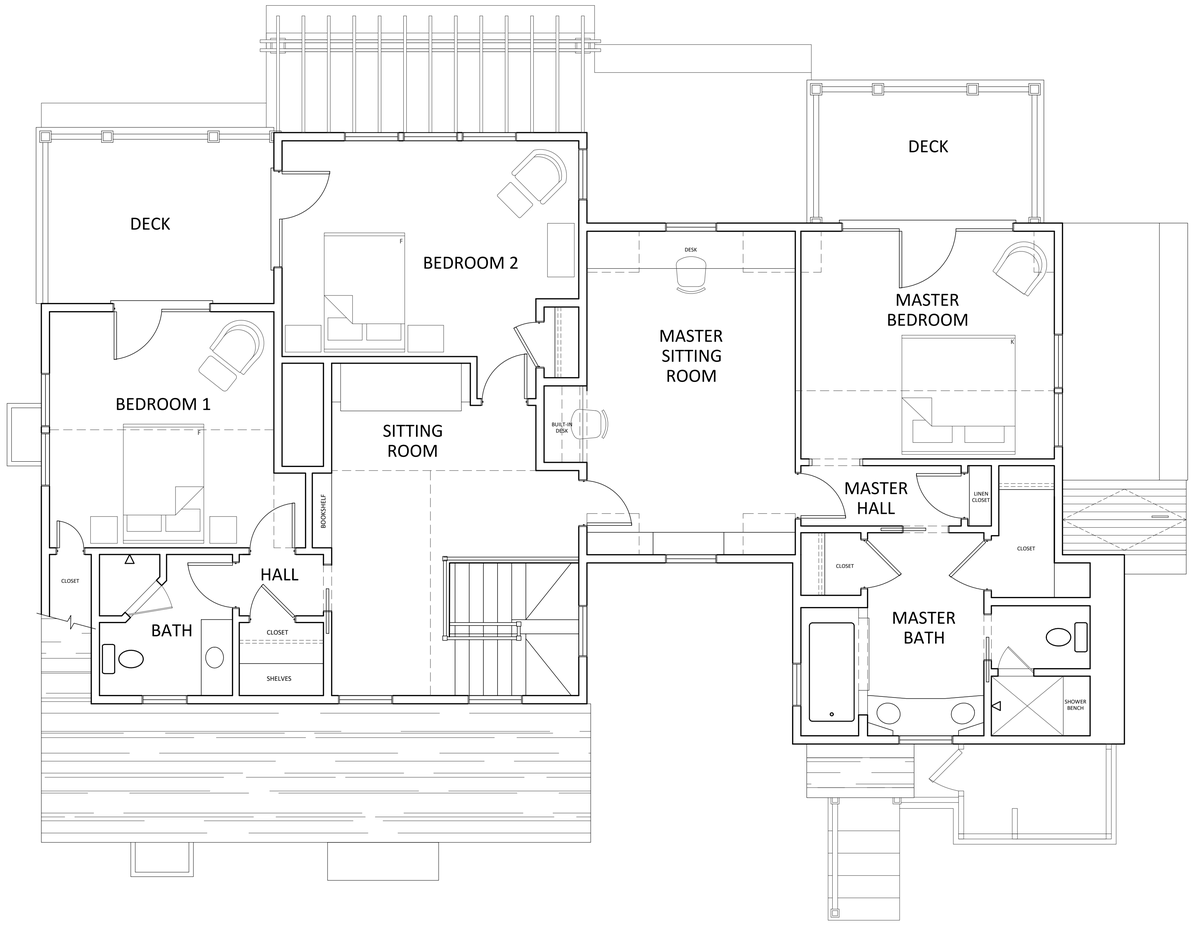
FIRST
FLOOR PLAN

X1.1

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



EXISTING SECOND FLOOR PLAN - 1,530SF
SCALE: 1/4" = 1'-0"

EXISTING
DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SECOND
FLOOR PLAN

X1.2

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



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



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

EXISTING DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SW & SE ELEVATIONS

X2.1

28 MAY 2024



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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

EXISTING
DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

NW & NE
ELEVATIONS

X2.2

28 MAY 2024

CERTIFICATE NO: _____ 1 small plans. TOP DATE ISSUED: _____

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

HDC2024-05-10612

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

RECEIVED MAY 30 2024 85R

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°: 5541 PARCEL N°. 27

Street & Number of Proposed Work: 85 Rear Orange

Owner of record: 85 Orange LLC - Paul Antonik

Mailing Address: 1035 Main St Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PJ@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50 3040

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Full Renovation & 3rd floor Dormer

Size of Structure or Addition: Length: 25.8 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 23 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 11 South 24'9" East ve West ve

Additional Remarks To Remain

Historic Name:

Original Date: 1970

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.) White Cedar

Fence: Height: 36"
Type: Vertical Board
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): Galvanized w Round 2" downspouts.

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

☐ Other _____

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

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

C. Dimensions: Fascia To Remain Rake 1X8 Soffit (Overhang) 1X5 Corner boards 1X5 Frieze 1X8

Window Casing 1X4 Door Frame _____ Columns/Posts: Round _____ Square _____ Historic Sill

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 For Simpson Rear For Simpson Side _____

Garage Door(s): Type N/A. Material _____

Hardscape materials: Driveways Shell Walkways Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar natural Clapboard (if applicable) _____ Roof Pewter Gray

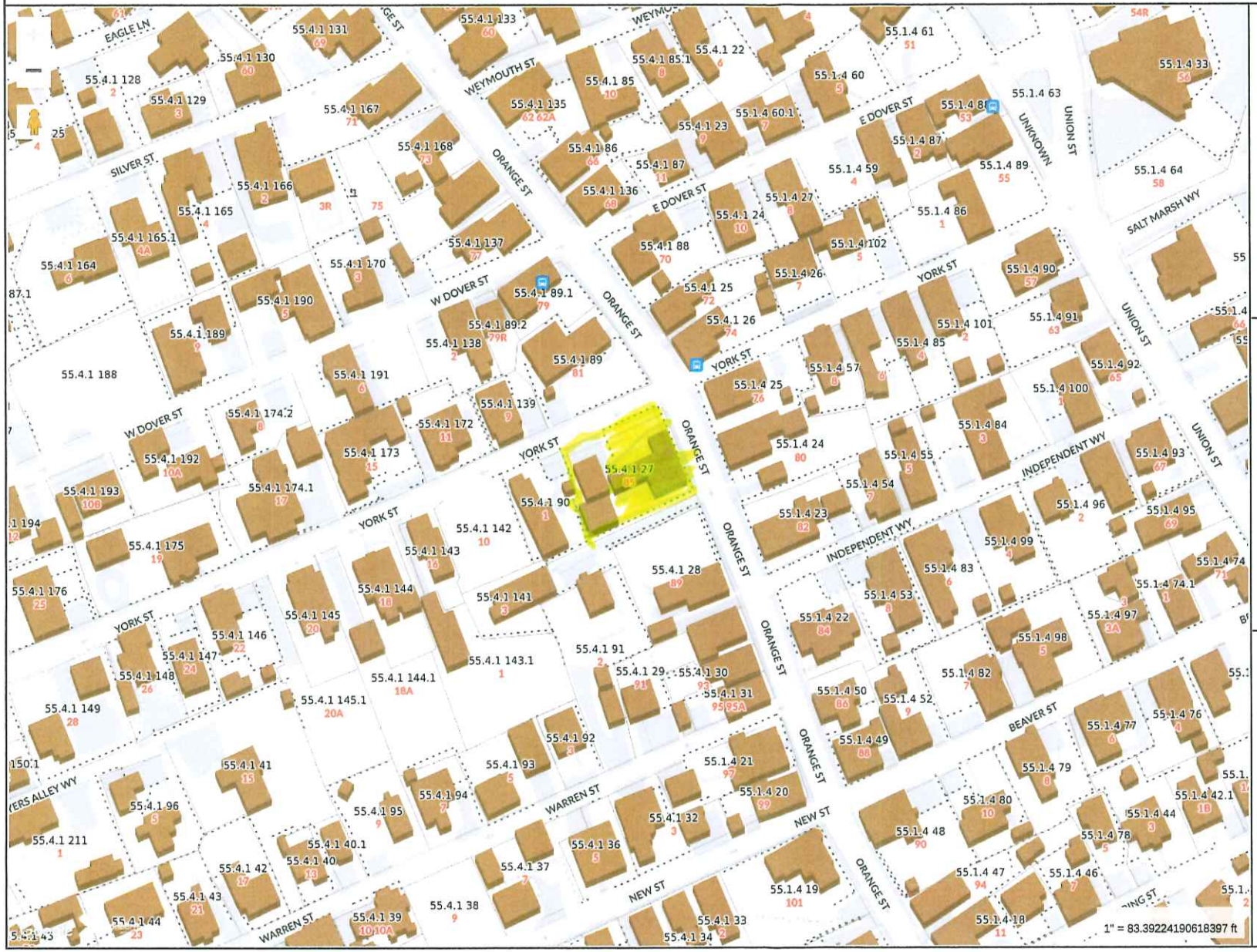
Trim MHC-11 Sash MHC-11 Doors Folder Blue MHC 4

Deck _____ Foundation _____ Fence natural Shutters _____

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

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

Date _____ Signature of owner of record [signature] Signed under penalties of perjury



RECEIVED
MAY 30 2024
By

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

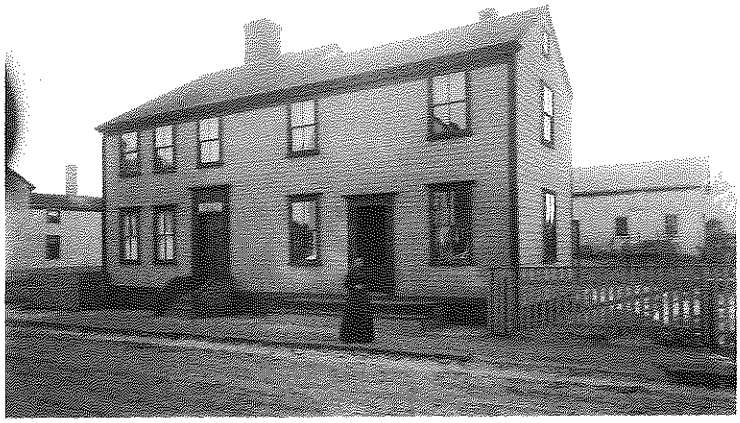
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

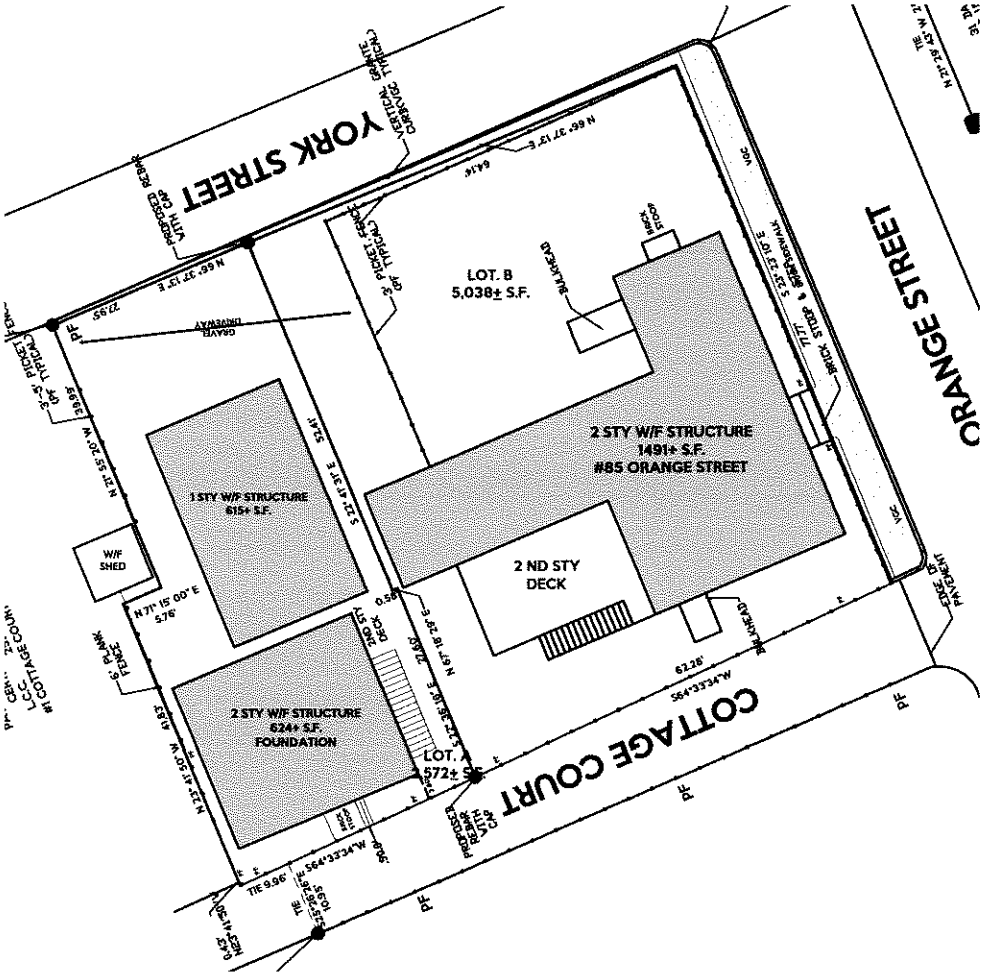
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions



85 Rear Orange St

Built in 1970 as a two-family dwelling this home has a smaller 624sf footprint with two apartments. We are proposing a conversion to single family. Removing the exterior staircase and mimicking the exterior design of the front home at 85 orange. All materials and design selections will be the same as the front home. (see materials list) With this renovation we are proposing a third-floor bunk room.

Current Home

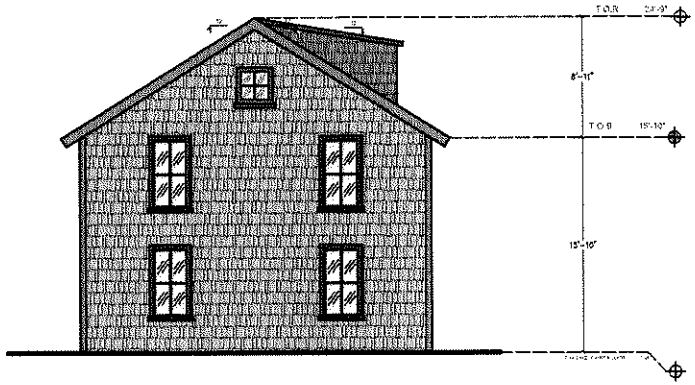





The only large change from the orignal design is a dormer proposed on the rear of the roof to create better head room in the third floor. We are proposing a classic shed design in line with other dormers in the neighborhood that we have observed. This will hardly be visible from Orange and slightly visible from York at the rear of the home.



FRONT
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



RIGHT
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"

85R ORANGE - ELEVATIONS 1
SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE

oak

COMPANY
Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME
Nantucket house remodel

LOCATION
85R ORANGE

FOR:
OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

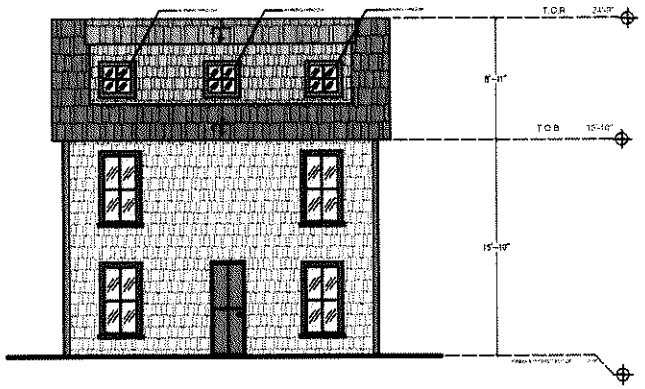
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

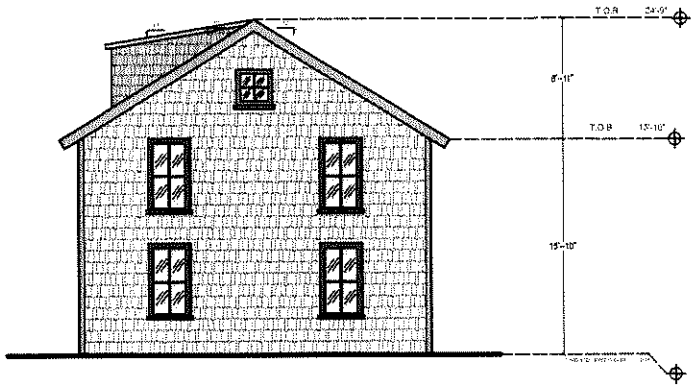
TITLE SHEET
COTTAGE COURT
ELEVATIONS 1

SCALE

SHEET
A8-0



REAR
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



LEFT
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"

85R ORANGE - ELEVATIONS 2
SCALE: $\frac{1}{4}$ = 1'-0"

NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

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FOR:
OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

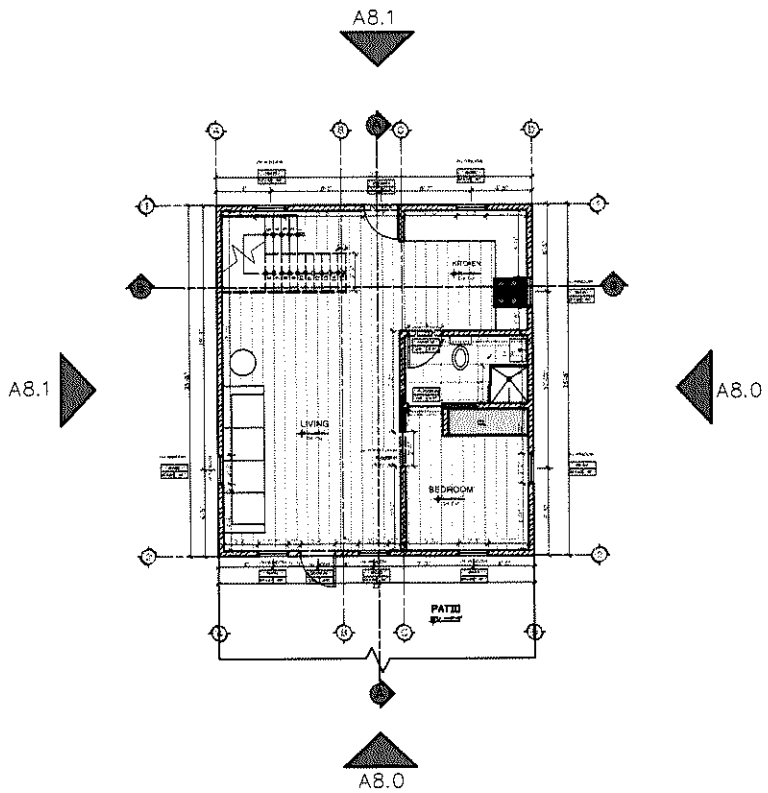
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
COTTAGE COURT
ELEVATIONS 2

SCALE

SHEET
A9-1



85R ORANGE FIRST FLOOR PLAN

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

LEGEND
NEW WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
2	DOOR 01	6'-8"	2'-6"
1	DOOR 02	6'-5"	2'-6"
2	POCKET DOOR	6'-5"	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-101	20" x 20"	40"
WG-102	20" x 20"	40"
WG-103	20" x 20"	40"
WG-104	20" x 20"	40"
WG-105	20" x 20"	40"
WG-106	20" x 20"	40"
WG-107	20" x 20"	40"
WG-108	20" x 20"	40"

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p@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

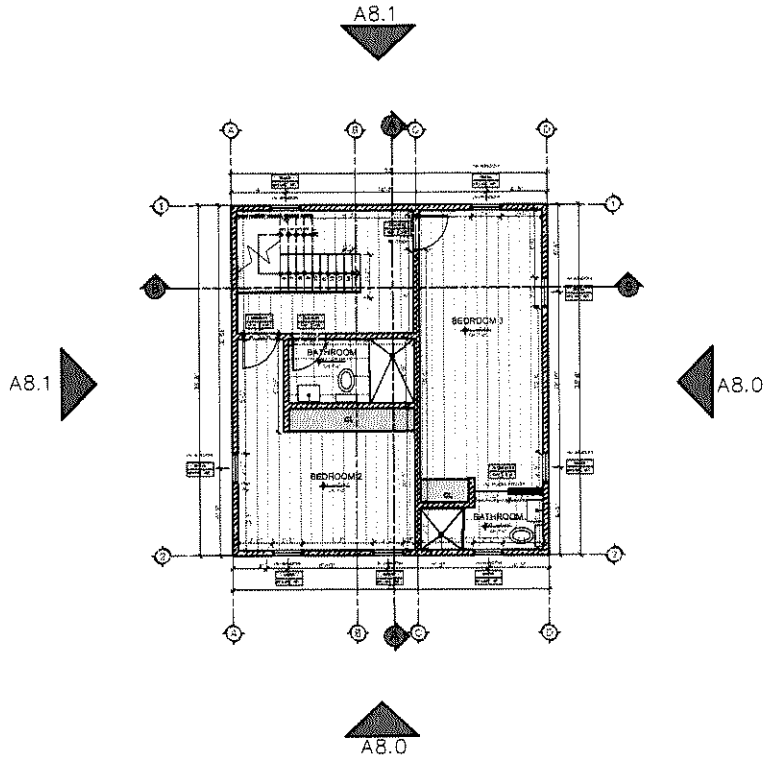
TITLE SHEET

COTTAGE COURT -
FIRST FLOOR PLAN

SCALE

SHEET

A7-0



85R ORANGE SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

LEGEND
NEW WALL

DOOR SCHEDULE			
Count	TYPE_DOOR	HEIGHT	WIDTH
4	DOOR 01	6'-6"	2'-6"
1	POCKET DOOR	6'-5"	3'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-209	20" x 20"	40"
WG-210	20" x 20"	40"
WG-211	20" x 20"	40"
WG-212	20" x 20"	40"
WG-213	20" x 20"	40"
WG-214	20" x 20"	40"
WG-215	20" x 20"	40"
WG-216	20" x 20"	40"

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p@oakdd.com

PROJECT NAME
Nantucket house remodel

LOCATION
85R ORANGE

FOR:
OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

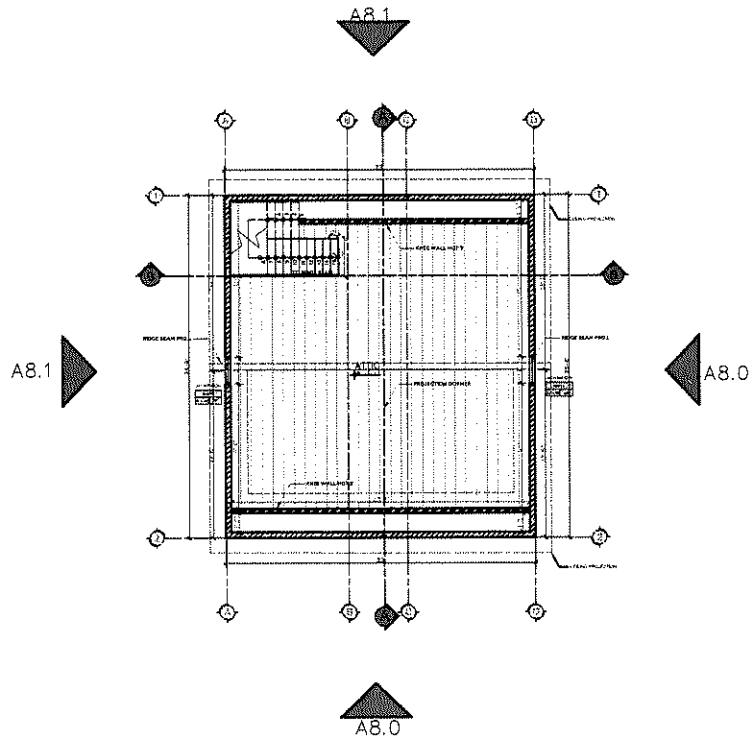
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
COTTAGE COURT – SECOND FLOOR PLAN

SCALE

SHEET
A7-1



85 R ORANGE - ATTIC FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

LEGEND
NEW WALL
KNEE WALL

GROUP	WIDTH x HEIGHT	INCHES
WG-317	20" x 20"	40"
WG-316	20" x 20"	40"

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COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p.@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

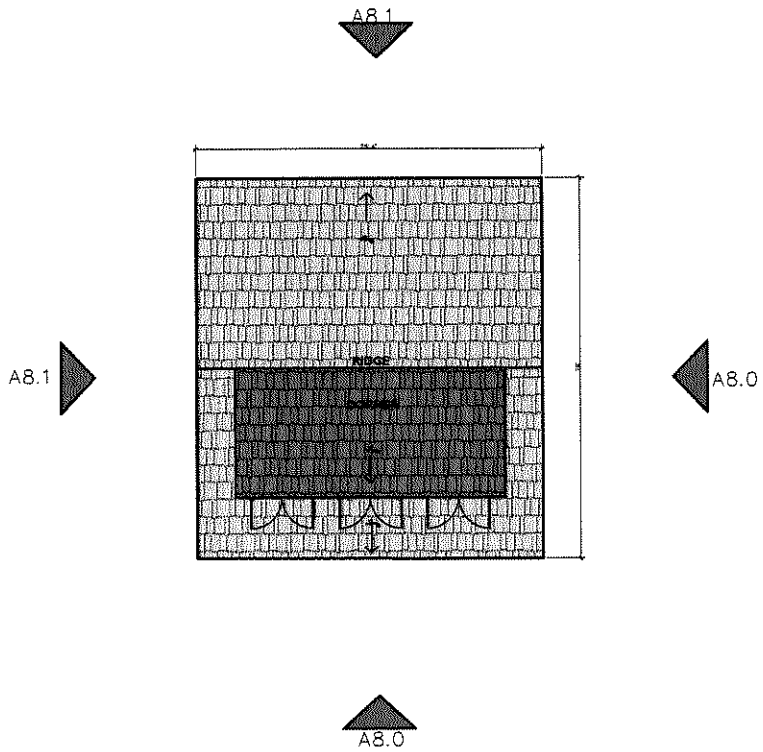
TITLE SHEET

COTTAGE COURT – ATTIC FLOOR PLAN

SCALE

SHEET

A7-2



85R ORANGE - ROOF PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

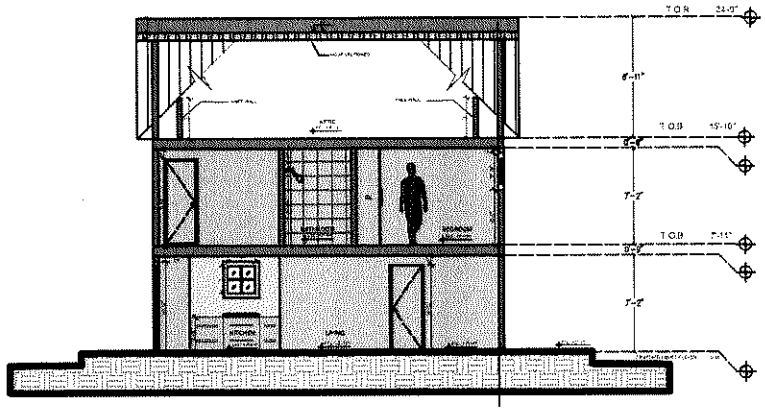
TITLE SHEET

COTTAGE COURT
ROOF PLAN

SCALE

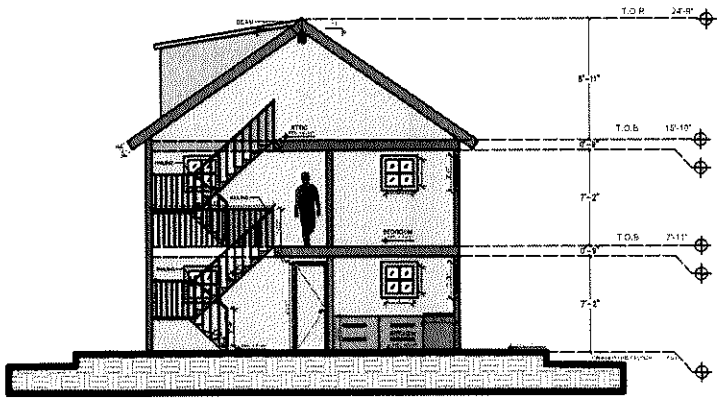
SHEET

A7-3



SECTION A

SCALE: $\frac{1}{4}$ = 1'-0"



SECTION B

SCALE: $\frac{1}{4}$ = 1'-0"

85R ORANGE - SECTIONS

SCALE: $\frac{1}{4}$ = 1'-0"

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COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

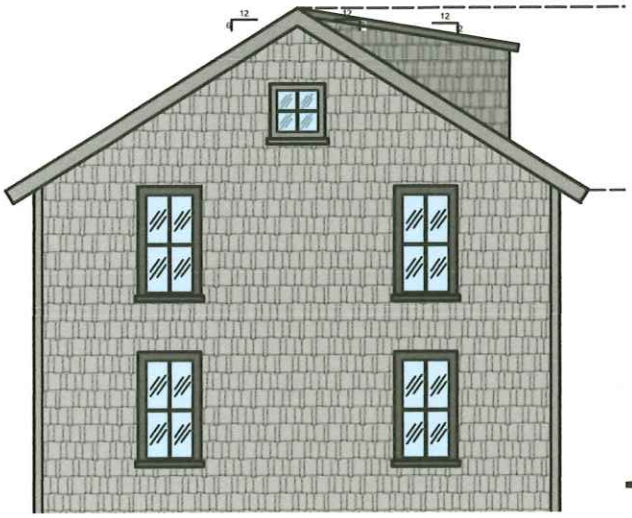
COTTAGE COURT SECTIONS

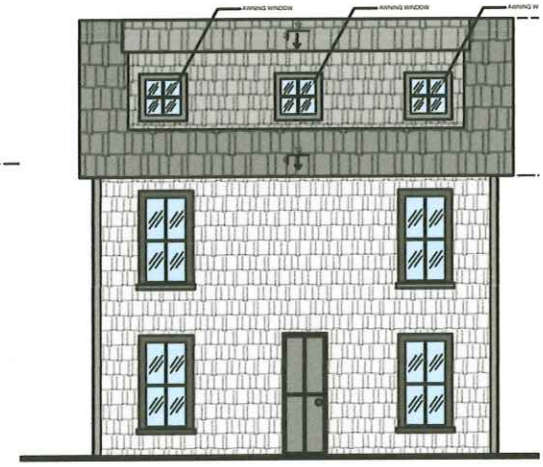
SCALE

SHEET

A9-0







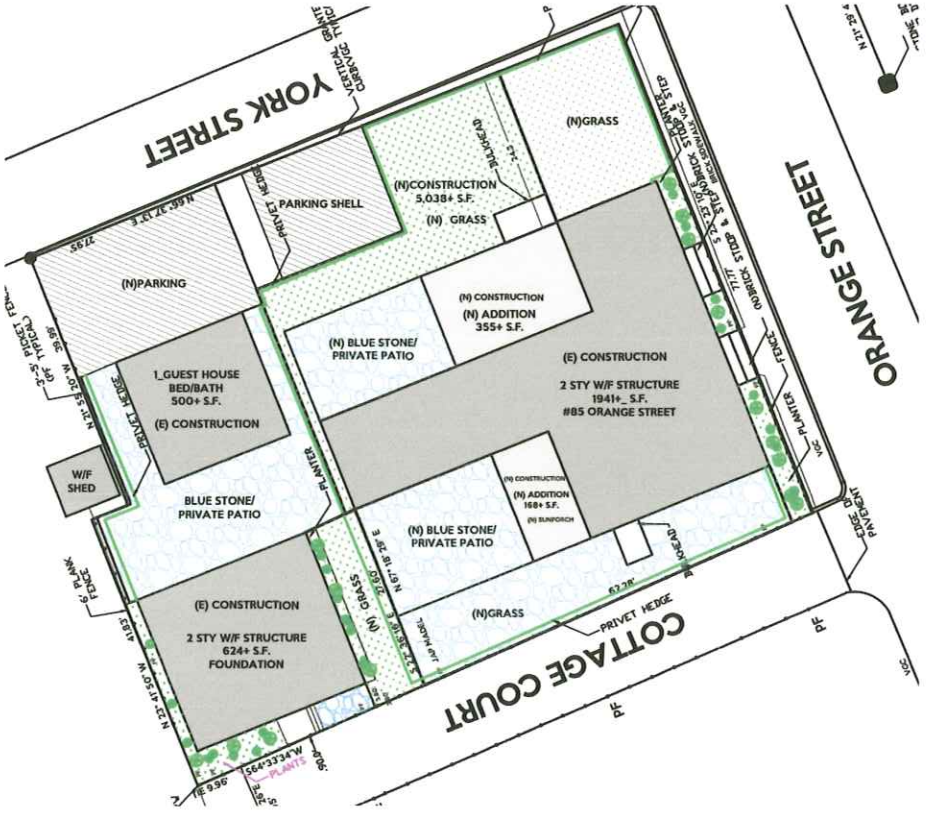
Neighboring dormers







Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Left - West





Right - East

Rear - North



Front - South

CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2024-05-10609

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

85R Hardsc

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 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Rear Orange

Owner of record: 85 Orange LLC - Paul Antonik

Mailing Address: 1035 Main St

Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PT@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ 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: Hardscape Plan TO Accompany Renovation (describe) Application

Historic Name:

Original Date:

Original Builder:

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

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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 Blue Stone Walls N/A

* 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 Signature of owner of record Signed under penalties of perjury

oak
DEVELOPMENT
& DESIGN
PO BOX 125 Hingham, Ma 02043
CSL: CS-111852 | HIC: 200705
www.oakdd.com | 203.249.6340

To The Abutters of 85 Orange St:

I hope this letter finds you well. My name is PJ Antonik and I am the CEO of Oak Development & Design, a South Shore based custom single family home builder. This letter is to inform you of the renovation that is undergoing at 85 Orange St. As you may know this property has been a staple of Orange st since 1850 and our goal is to revitalize the home into a beautiful single family mimicking its original appearance as it stood in the 1800's.

With this front home comes a smaller 2 unit duplex in the rear and large garage off York st built in 1970. We will be applying to the HDC to renovate the home and remove the garage that is in massive disrepair. We are applying to replace the garage with a smaller guest home in line with current HDC design guidelines.

We are a small family owned and operated firm that my wife Lizzy and I started 10 years ago. Having grown up in Harwich on the Cape I have first-hand learned the importance of respecting and keeping the historic charm of our small towns on the Cape and Islands. Our goal is to resurrect the property at 85 Orange keeping it in line with its historic roots.

I thank you for your time and hope to see you soon on the Island.

Sincerely

PJ Antonik
CEO Oak Development & Design 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.

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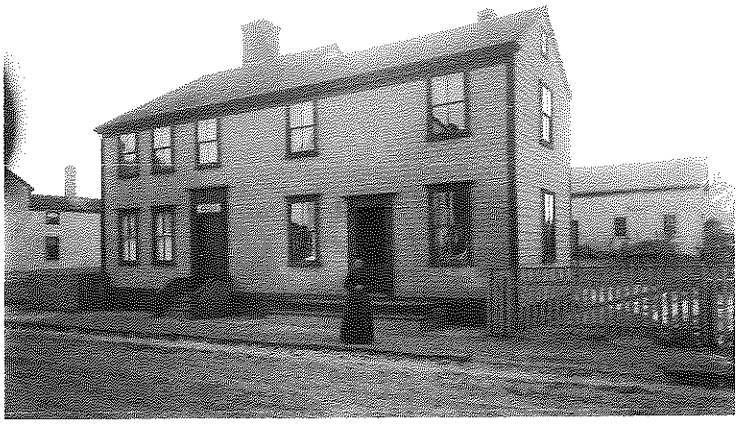


85 Orange St Renovation Proposal

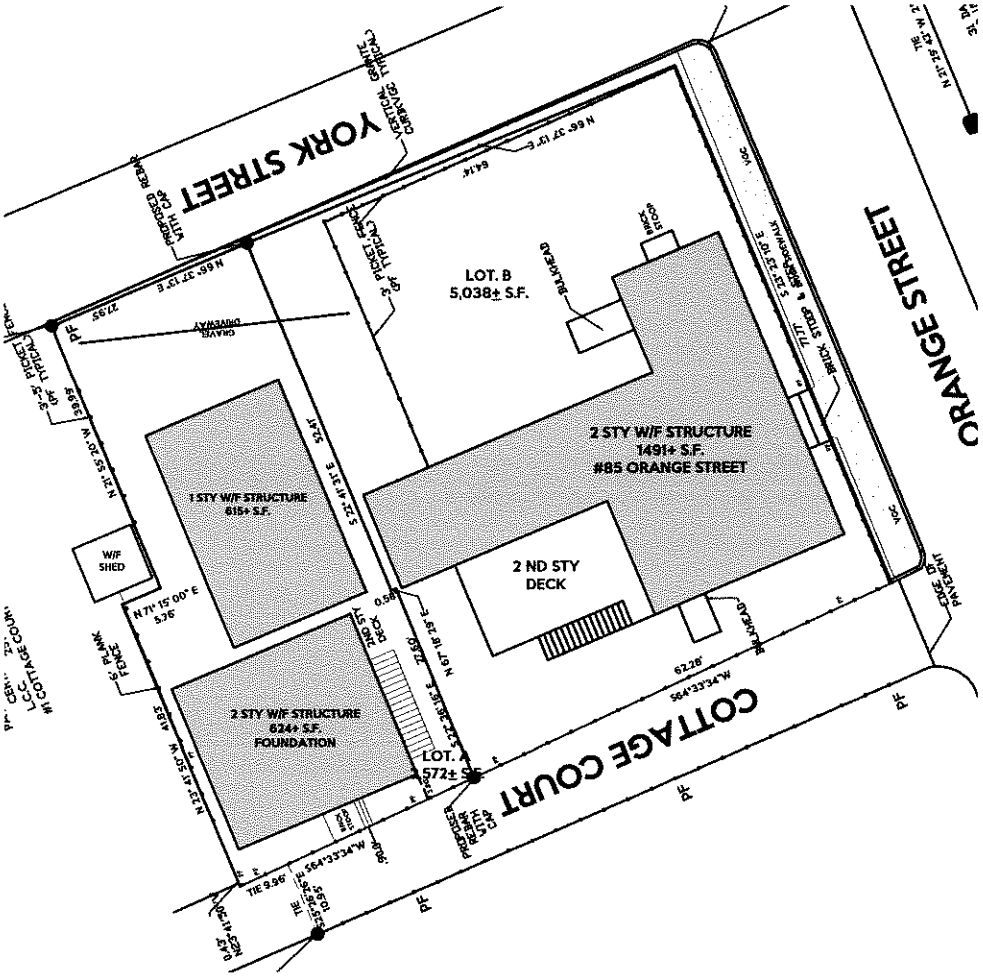
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

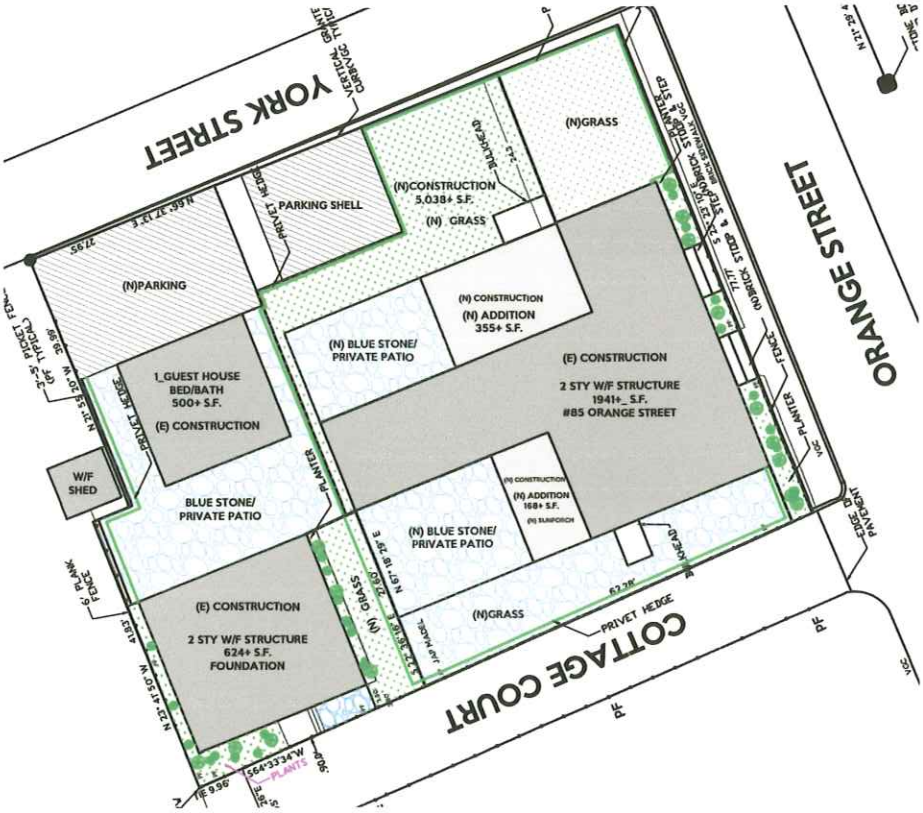
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions


YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
LOT. A
572± S.F.
2 STY W/F STRUCTURE
1491± S.F.
#85 ORANGE STREET
2 ND STY
DECK
1 STY W/F STRUCTURE
615± S.F.
W/F
SHED
2 STY W/F STRUCTURE
624± S.F.
FOUNDATION
PROPOSED CAFE WITH OUTDOOR SEATING
PROPOSED TRIPLE FRENCH DOORS
PROPOSED NEW DOOR
PROPOSED NEW WINDOW
PROPOSED NEW DOOR
PROPOSED NEW WINDOW
PROPOSED NEW DOOR
PROPOSED NEW WINDOW

Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-05-10611 1 [illegible] Top Guest

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°: 5541 PARCEL N°. 27

Street & Number of Proposed Work: 85 Rear Orange

Owner of record: 85 Orange LLC Paul Antonik

Mailing Address: 1035 Main ST Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PJ@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: SAME

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 350.

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other ~~[illegible]~~ / new reduced size Guest House

Size of Structure or Addition: Length: 25 Sq. Footage 1st floor: 500 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20 Sq. footage 2nd floor: ~~[illegible]~~ 300 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North ~~[illegible]~~" South ~~[illegible]~~" East ~~[illegible]~~" West ~~[illegible]~~ 16'10" All Sides

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 6 /12 Secondary Mass ~~[illegible]~~ /12 Dormer 3 /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) Fiberglass w/ Galvanized 2" down spout

Leaders (material and size): Galvanized 2"

Sidewall: ☒ White cedar shingles entire Home ☐ 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) 1X5 Corner boards 1X5 Frieze 1X8

Window Casing 1X4 Door Frame _____ Columns/Posts: Round _____ Square _____ Historic Sill

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 Fur Simpson Rear Fur Simpson Side _____

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways Shell Walkways Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar natural Clapboard (if applicable) _____ Roof _____

Trim MHC-11 Sash MHC-11 Doors Folder Blue MHC-4

Deck _____ Foundation _____ Fence natural Shutters _____

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

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

Date _____ Signature of owner of record _____ Signed under penalties of perjury

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

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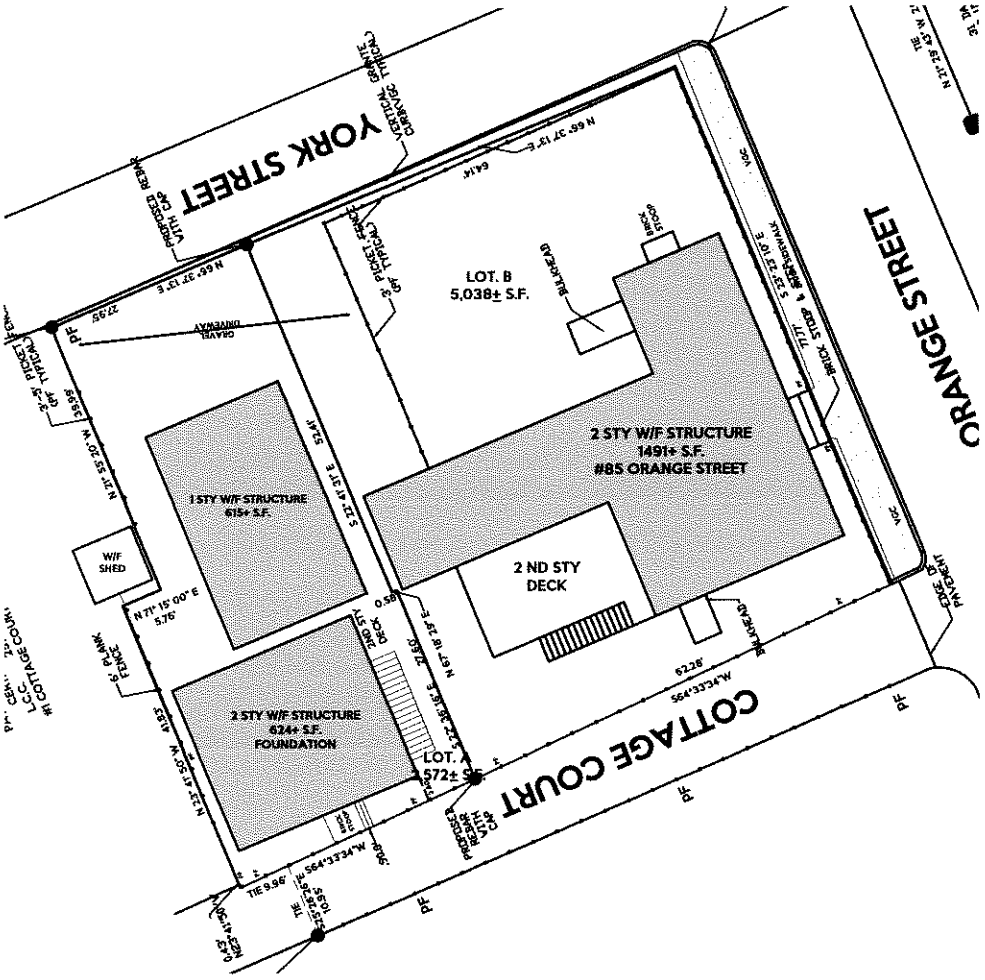
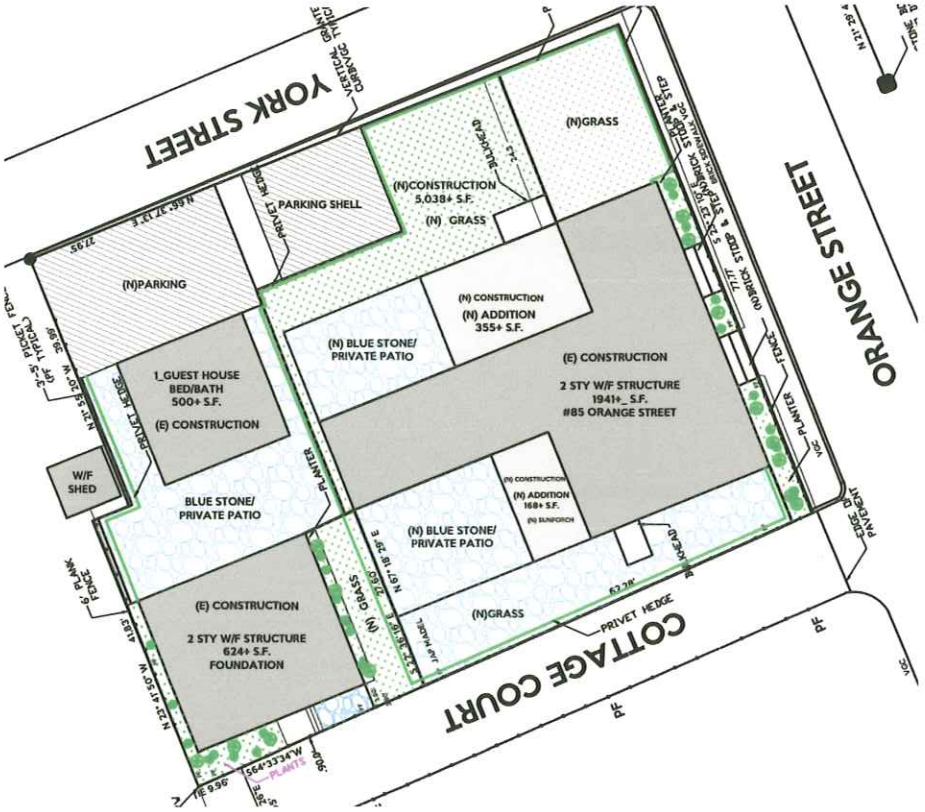
Current Conditions



Hardscape / Landscape



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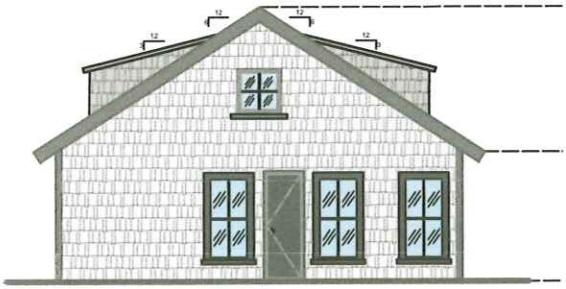
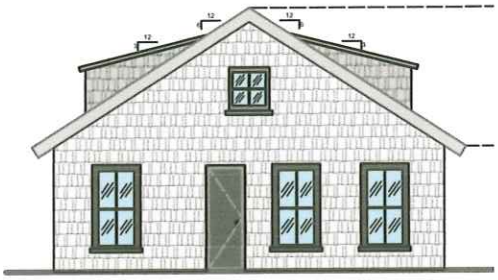
85 Rear Guest House

The rear guest home will take place of the current oversized garage that is in massive disrepair. The garage currently has a 615sf footprint pushing the total lot coverage over the maximum allowances of zoning. Our proposal is to remove the garage and replace it with a 1.5 story guest home with a footprint of 500sf bringing it into compliance for lot coverage. The reduction in size will allow for a quiet and private bluestone courtyard between 85 Rear and this structure. We have designed the home to be classic in nature in line with how we interpreted "Building with Nantucket In Mind." Total height of the guest home is 16'10" compared to the main home of 25'8".









List of Materials

Siding – White Cedar left to weather
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Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

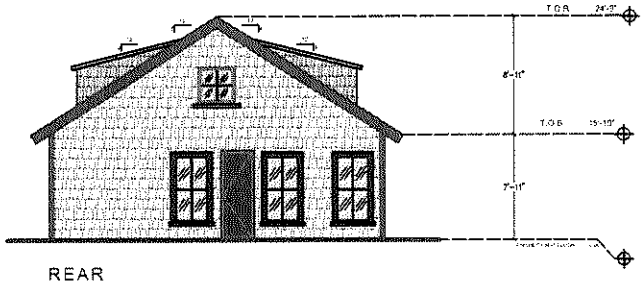
Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Rear Garage

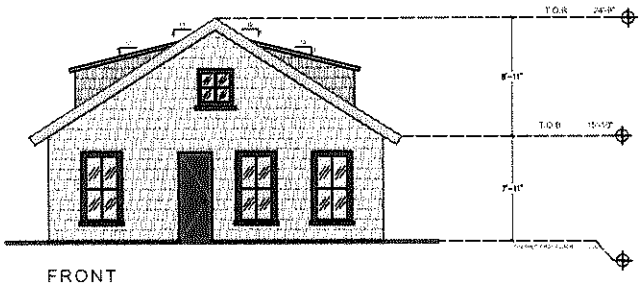




York St Frontage - North



REAR
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



FRONT
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"

85R GUEST HOUSE ELEVATIONS 1

SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R GUEST HOUSE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

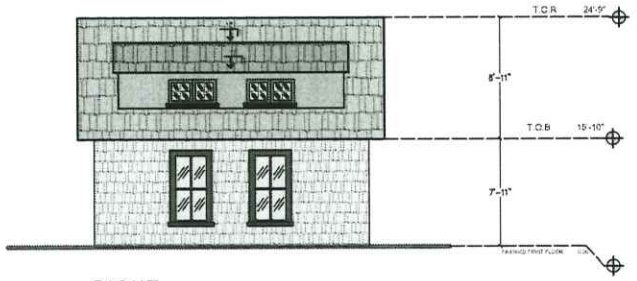
TITLE SHEET

GUEST HOUSE
ELEVATIONS 1

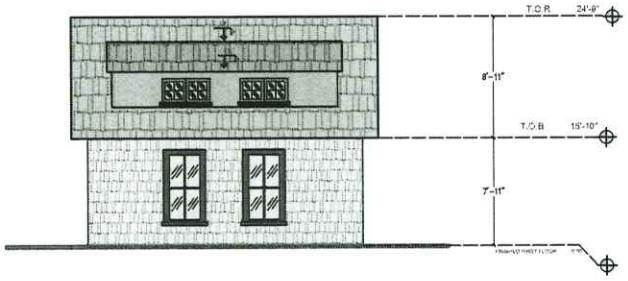
SCALE

SHEET

A11-0



RIGHT
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



LEFT
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"

RECEIVED
MAY 30 2024
By

85R GUEST HOUSE ELEVATIONS 2
SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY
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po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME
Nantucket house remodel

LOCATION
85R GUEST HOUSE

FOR:
OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

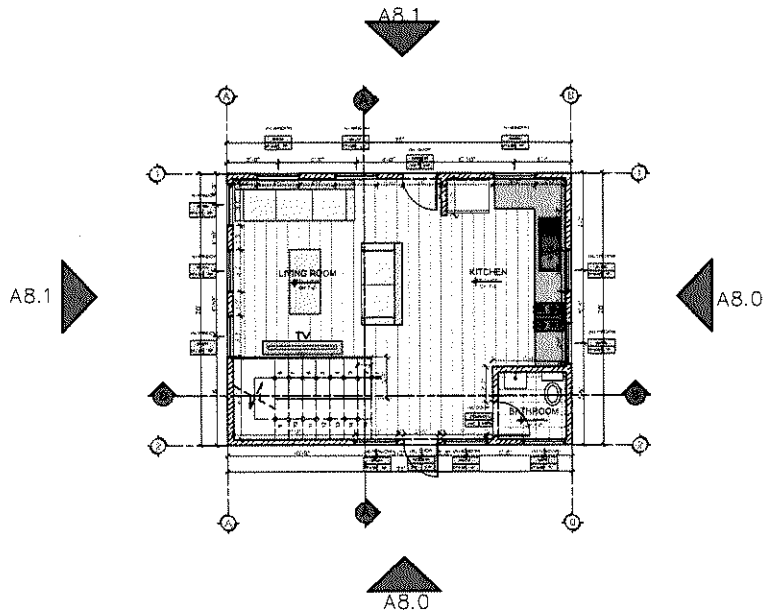
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
GUEST HOUSE
ELEVATIONS 2

SCALE

SHEET
A11-1



85R GUEST HOUSE FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND	
	NEW WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
3	DOOR 01	6'-9"	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-101	31" x 39"	70"
WG-102	31" x 39"	70"
WG-103	31" x 39"	70"
WG-104	31" x 39"	70"
WG-105	31" x 39"	70"
WG-106	31" x 39"	70"
WG-107	31" x 39"	70"
WG-108	31" x 39"	70"
WG-109	31" x 39"	70"
WG-110	31" x 39"	70"
WG-110	31" x 39"	70"

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
al@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R GUEST HOUSE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

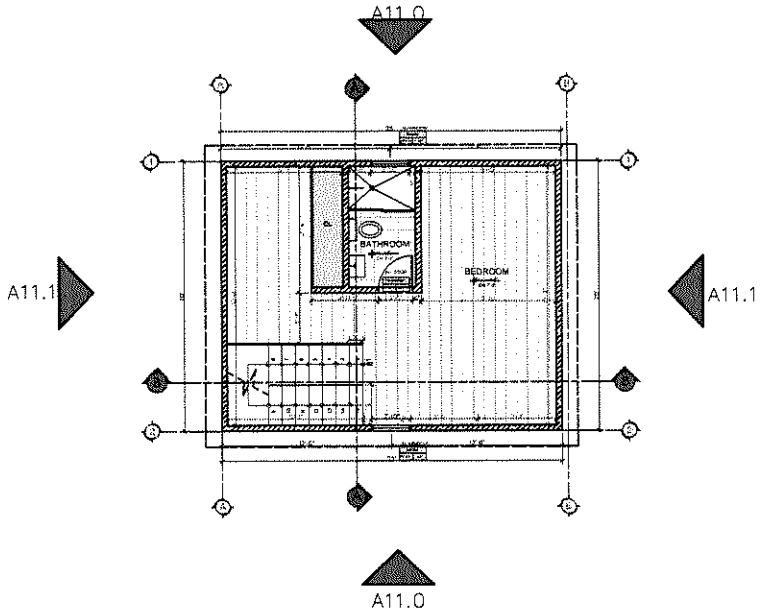
TITLE SHEET

GUEST HOUSE
FIRST FLOOR PLAN

SCALE

SHEET

A10-1



85R GUEST HOUSE SECOND FLOOR PLAN

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

LEGEND
NEW WALL

DOOR SCHEDULE			
Count	TYPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-8"	2'-8"

GROUP	WIDTH x HEIGHT	INCHES
WG-209	21" x 21"	42"
WG-210	21" x 21"	42"

oak

COMPANY
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po box 125 Hingham Ma 02043
www.oakdd.com
o@oakdd.com

PROJECT NAME
Nantucket house remodel

LOCATION
85R GUEST HOUSE

FOR:
OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

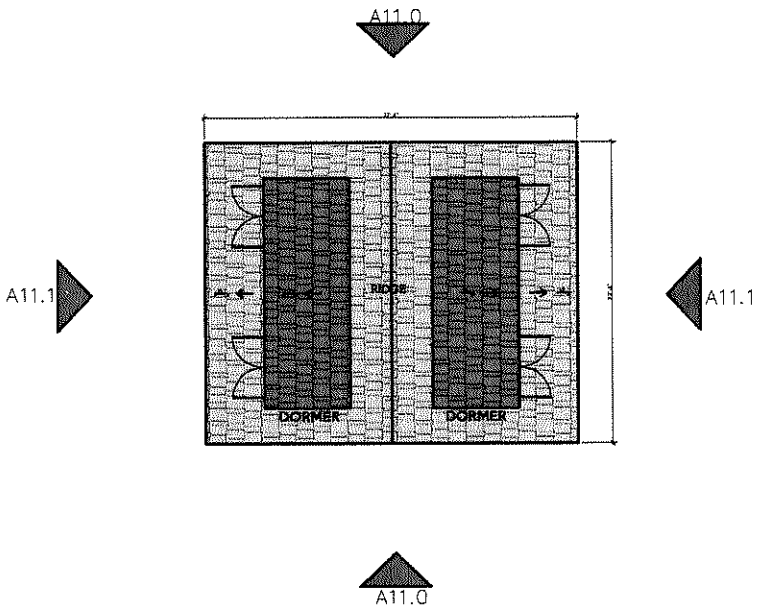
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
GUEST HOUSE
SECOND FLOOR PLAN

SCALE

SHEET
A10-1



85R GUEST HOUSE ROOF PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

oak

COMPANY

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po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R GUEST HOUSE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

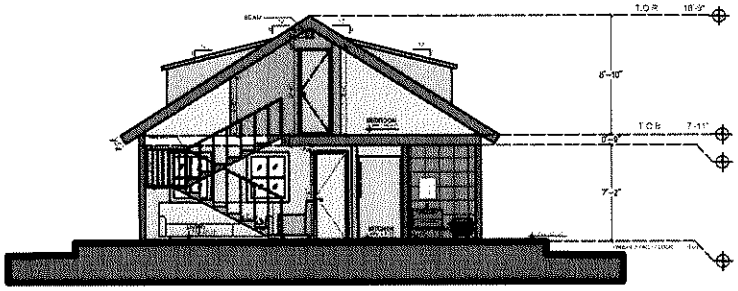
TITLE SHEET

GUEST HOUSE
ROOF PLAN

SCALE

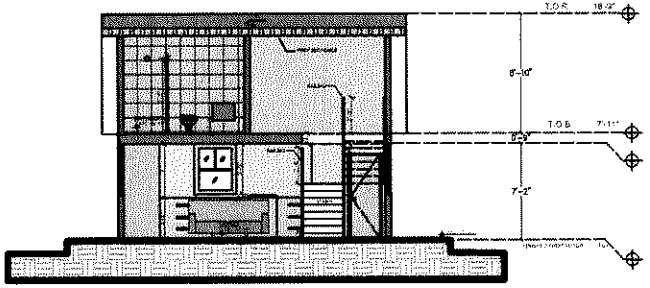
SHEET

A10-2



SECTION B

SCALE: $\frac{1}{4}$" = 1'-0"



SECTION A

SCALE: $\frac{1}{4}$" = 1'-0"

85R GUEST HOUSE SECTIONS

SCALE: $\frac{1}{4}$" = 1'-0"

oak

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o@oakdd.com

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LOCATION

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FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

GUEST HOUSE
SECTIONS

SCALE

SHEET

A12-0

CERTIFICATE NO: _____ ~~[illegible]~~ DATE ISSUED: _____

ADC2024-05-10613 MAY 30 2024

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

85

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

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Mailing Address: 1035 Main ST Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PJ@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $255.50 3040

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Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 355+168 = 511 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 22'5" South 25'8" East 25'8" West 25'8"

Additional Remarks

Historic Name:

Original Date: 1850

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

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DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☒ Brick (type) ~~[illegible]~~ ☒ Other Poured Concrete on Additions

Roof Pitch: Main Mass 6 /12 Secondary Mass 6 /12 Dormer ____/12 Other _____

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

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

Fence: Height: 36"
Type: Vertical Board.
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): Galvanized 2"

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) 1X5 Corner boards 1X5 Frieze 1X8 Historic Sill

Window Casing 1X4 Door Frame _____ Columns/Posts: Round _____ Square _____

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

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

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

Garage Door(s): Type n/A Material _____

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof Pewter Grey

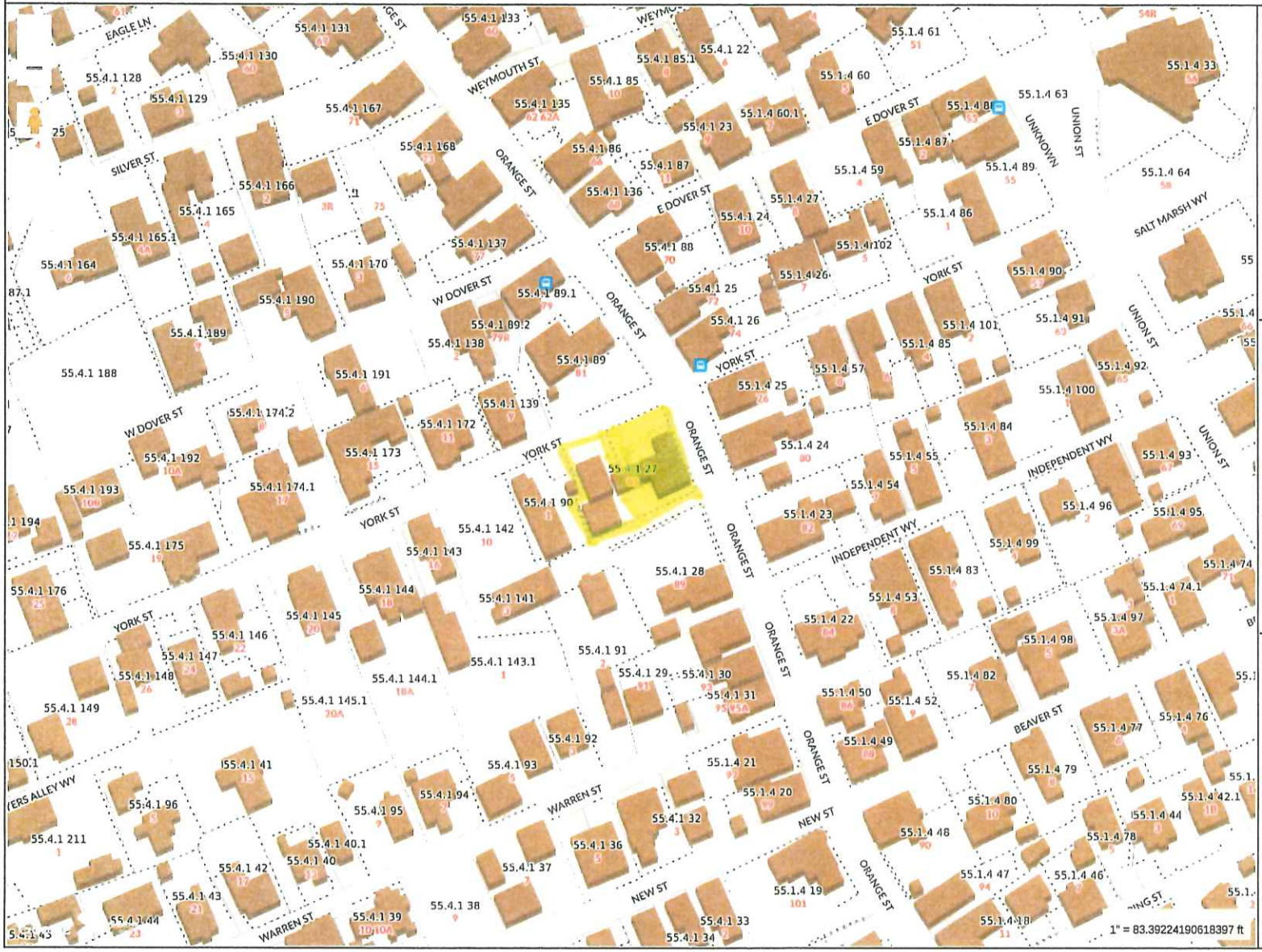
Trim MCH-11 Sash MCH-11 Doors MHC 4

Deck _____ Foundation _____ Fence natural 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 5/30/24 Signature of owner of record [signature] Signed under penalties of perjury



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.

oak
DEVELOPMENT
& DESIGN
PO BOX 125 Hingham, Ma 02043
CSL: CS-111852 | HIC: 200705
www.oakdd.com | 203.249.6340

To The Abutters of 85 Orange St:

I hope this letter finds you well. My name is PJ Antonik and I am the CEO of Oak Development & Design, a South Shore based custom single family home builder. This letter is to inform you of the renovation that is undergoing at 85 Orange St. As you may know this property has been a staple of Orange st since 1850 and our goal is to revitalize the home into a beautiful single family mimicking its original appearance as it stood in the 1800's.

With this front home comes a smaller 2 unit duplex in the rear and large garage off York st built in 1970. We will be applying to the HDC to renovate the home and remove the garage that is in massive disrepair. We are applying to replace the garage with a smaller guest home in line with current HDC design guidelines.

We are a small family owned and operated firm that my wife Lizzy and I started 10 years ago. Having grown up in Harwich on the Cape I have first-hand learned the importance of respecting and keeping the historic charm of our small towns on the Cape and Islands. Our goal is to resurrect the property at 85 Orange keeping it in line with its historic roots.

I thank you for your time and hope to see you soon on the Island.

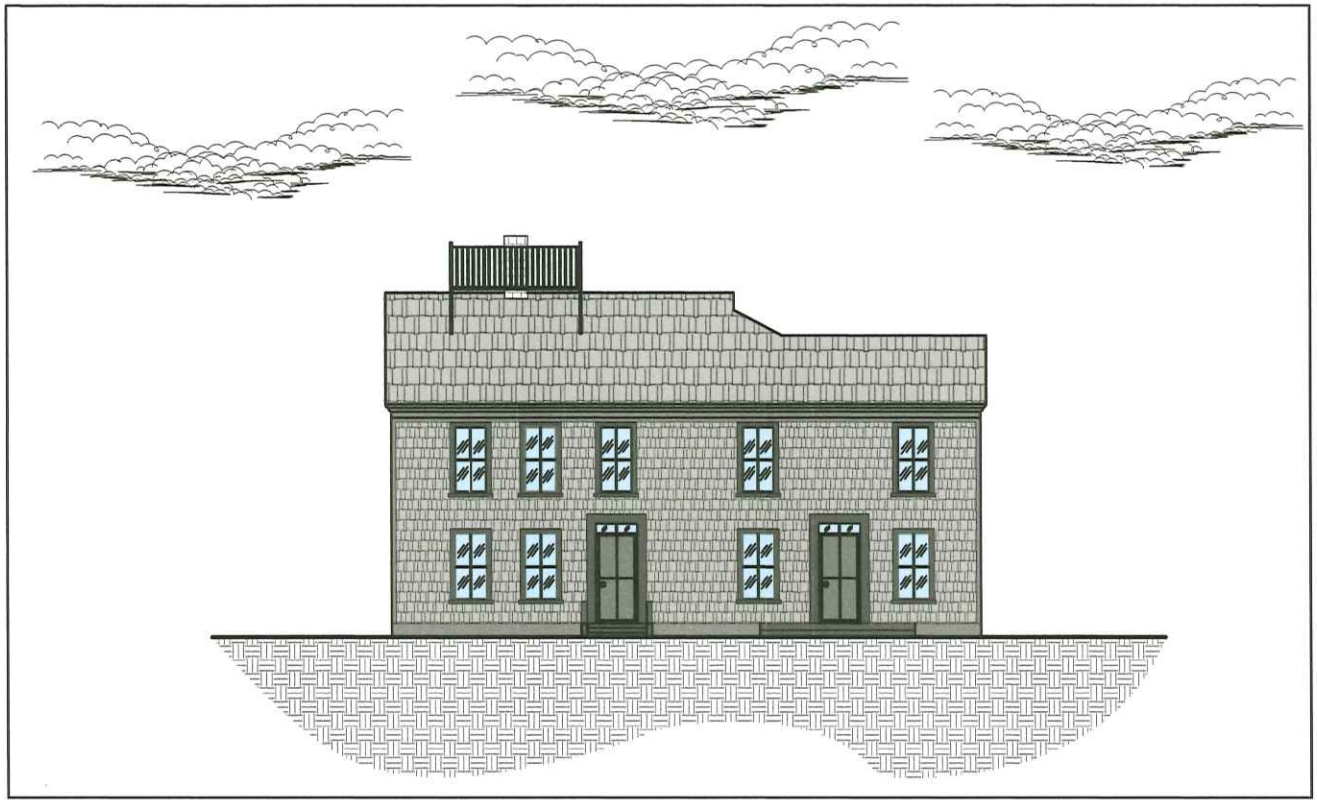
Sincerely,

PJ Antonik
CEO Oak Development & Design LLC



NANTUCKET HOUSE REMODEL ADDITION PROJECT

85 ORANGE ST NANTUCKET, MA 02554



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A.11.1. GUEST HOUSE ELEVATIONS
A.11.2 GUEST HOUSE SECTIONS

BUILDING STATISTICS

MAIN HOUSE/LIVING AREA: 1.783 sqft
STORIES: 2
BUILDING HEIGHT: 24'-8"
CONSTRUCTION TYPE: B
ZONING: RS-7

COTTAGE CURT/LIVING AREA: 589 sqft
STORIES: 2
BUILDING HEIGHT: 24'-8"

GUEST HOUSE/LIVING AREA: 500 sqft
STORIES: 1
BUILDING HEIGHT: 24'-8"

VACINITY MAP



oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

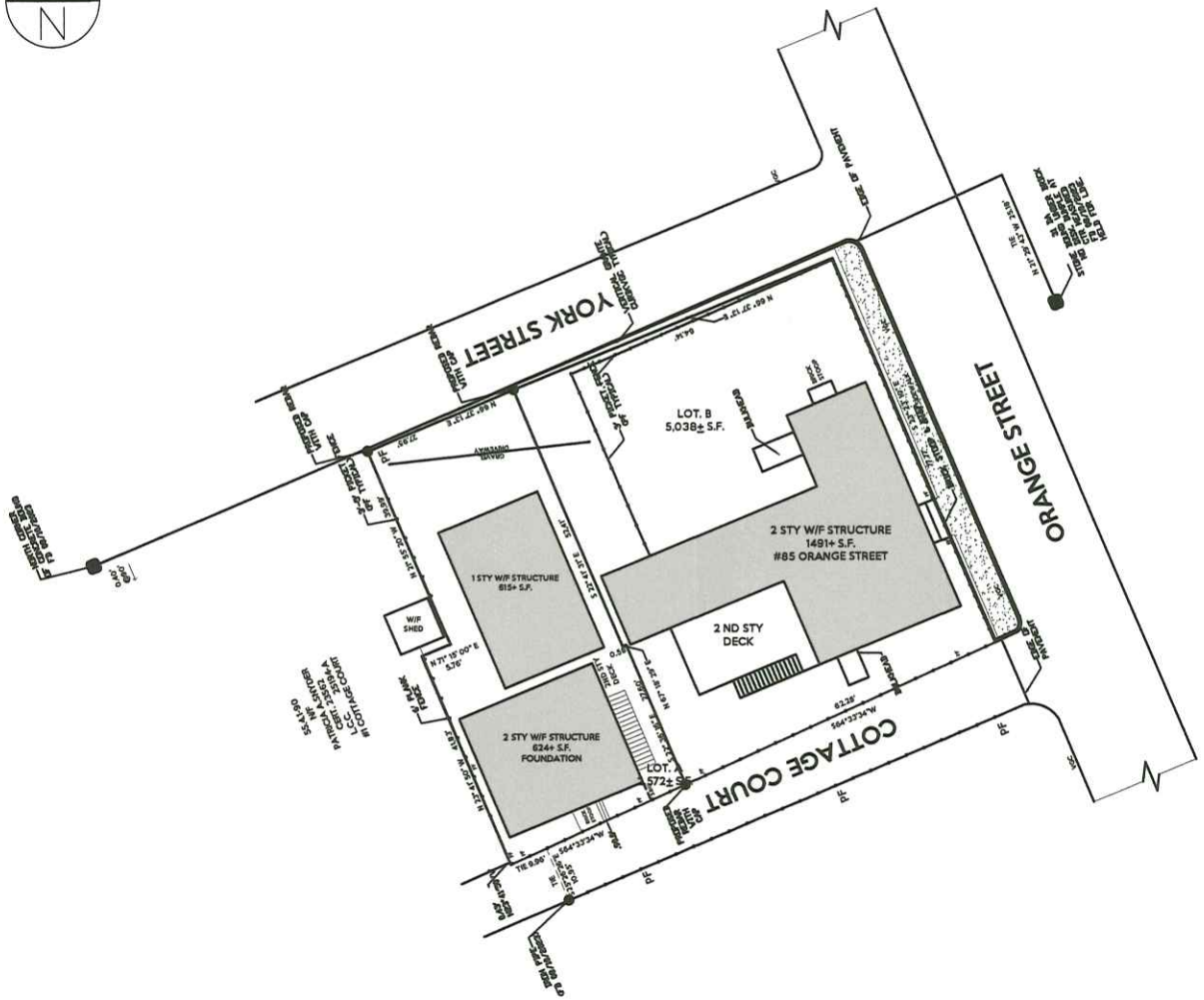
TITLE SHEET

COVER SHEET

SCALE

SHEET

A0-0



EXISTING SITE PLAN

SCALE: ¼" = 1'-0"

GRAPHIC SCALE

(IN FEET)

LEGEND

- (E) CONSTRUCTION
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GENERAL NOTES:

INFORMATION AND DATA

THE PROPOSED IMPROVEMENTS WERE BASED ON RECORD INFORMATION GIVEN TO THE DESIGNER AT THE TIME OF PREPARATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PROPOSED IMPROVEMENTS CONTAINED IN THESE PLANS AND PREVIOUS APPROVED PLAN SUBMITTALS, CONTRACTOR IS TO CONSULT WITH THE DESIGNER AND OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY.

EXISTING STRUCTURES AND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE DESIGNER AT THE TIME OF THE PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY PRIOR TO THE START OF WORK. THIS NOTE ALSO PERTAINS TO ALL SUB-CONTRACTORS. CONTRACTOR IS LIABLE FOR ALL ADJUSTMENTS MADE WITHOUT ENGINEER'S WRITTEN APPROVAL.

CONTRACTOR IS RESPONSIBLE TO MEET ALL BUILDING CODES REGARDLESS OF PLAN SPECIFICATIONS.

THE WORD "TYPICAL" OR "TYP." WHERE IT OCCURS MEANS THAT THE SAME WORK APPLIES WHERE SIMILAR CONDITIONS OCCUR. DETAILS ARE UNDERSTOOD TO BE TYPICAL WHERE SIMILAR CONDITIONS OCCUR UNLESS OTHERWISE NOTED.

UNAUTHORIZED CHANGES & USES: THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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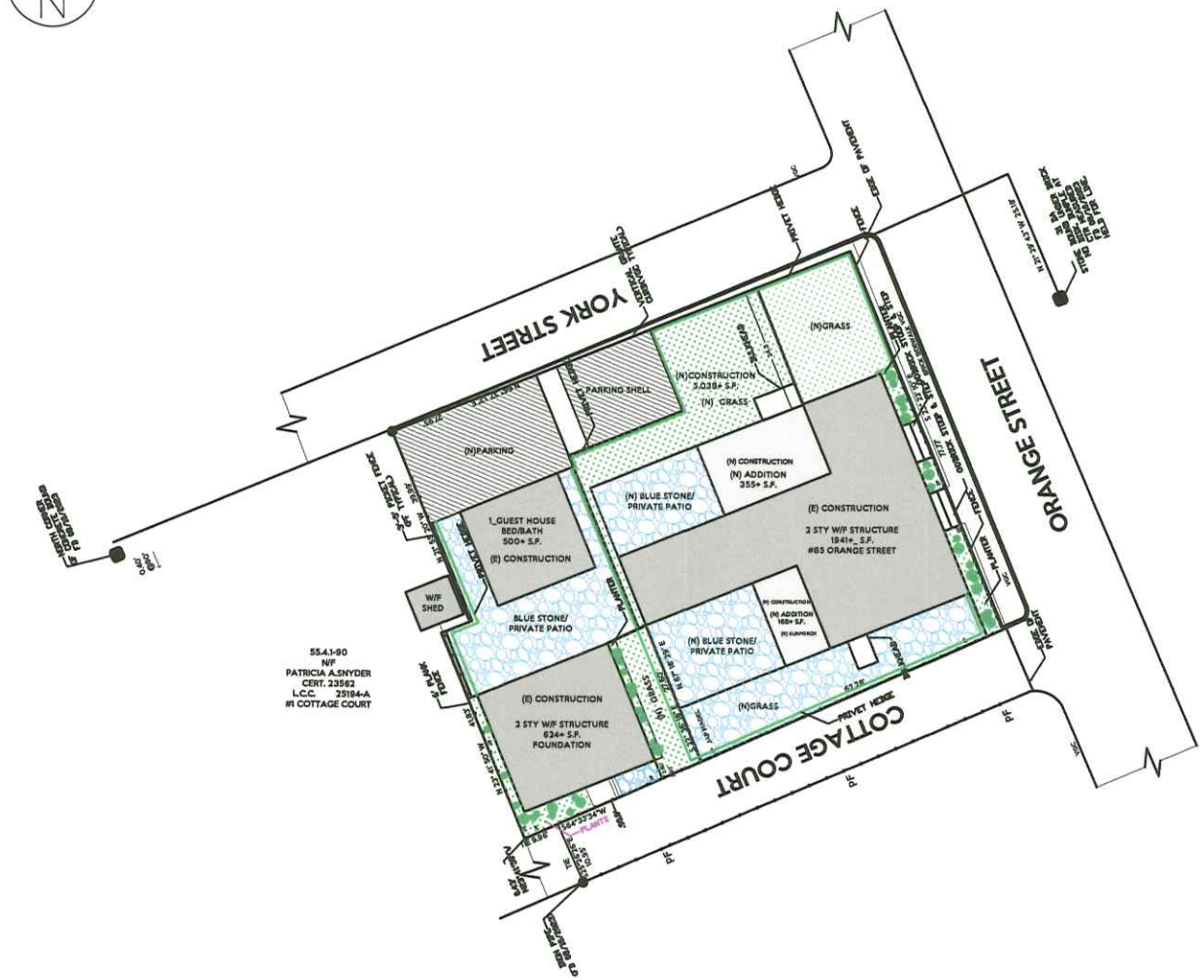
COMPANY	
Oak Development & Design LLC po box 125 Hingham Ma 02043 www.oakdd.com pj@oakdd.com	
PROJECT NAME	
Nantucket house remodel	
LOCATION	
85 ORANGE ST NANTUCKET,MA 02554	
FOR:	
OAK	
ARCHITECT DESIGNER	
ARCHITECT PROJECT MANAGER	
ARCH. NUMBER	
SIGNATURE	
REVISION 1:	
REVISION 2:	
REVISION 3:	
DATE	
TITLE SHEET	
EXISTING SITE PLAN	
SCALE: 1/4" = 1'-0"	
SHEET	A1-0



PROPOSED SITE PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

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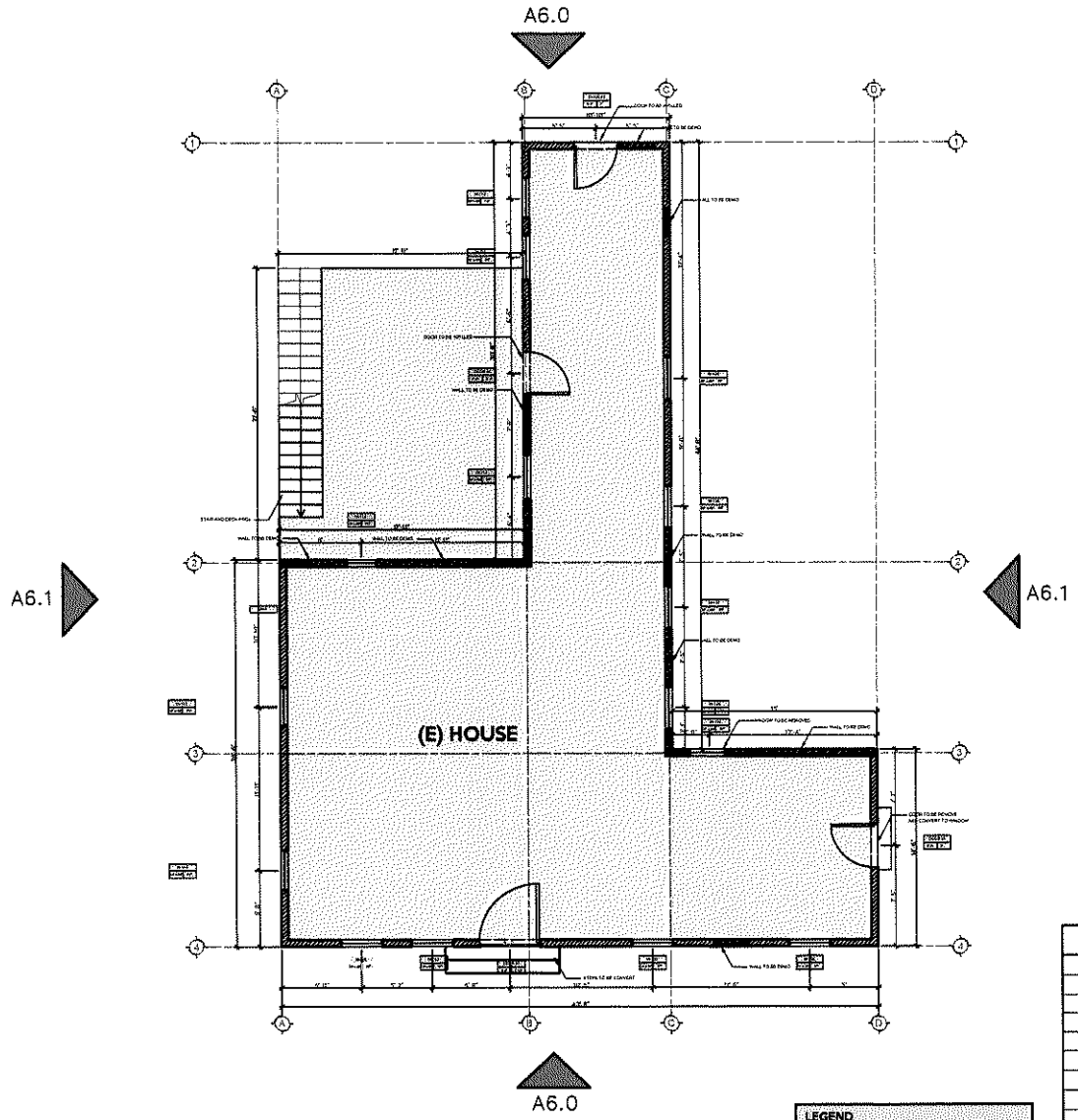
COMPANY	Oak Development & Design LLC po box 125 Hingham Ma 02043 www.oakdd.com pj@oakdd.com
PROJECT NAME	Nantucket house remodel
LOCATION	85 ORANGE ST NANTUCKET,MA 02554
FOR:	OAK
ARCHITECT DESIGNER	
ARCHITECT PROJECT MANAGER	
ARCH. NUMBER	
SIGNATURE	
REVISIÓN 1:	
REVISION 2:	
REVISION 3:	
DATE	
TITLE SHEET	PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"	
SHEET	A1-1



GROUP	GROUP WIDTH x HEIGHT	GROUP UNITED INCHES
WG-1	31" x 57"	87"
WG-2	31" x 57"	87"
WG-3	31" x 57"	87"
WG-4	31" x 57"	87"
WG-5	23" x 40"	63"
WG-6	28" x 58"	86"
WG-7	28" x 58"	86"
WG-8	28" x 58"	86"
WG-9	28" x 58"	86"
WG-10	28" x 45"	72"
WG-11	30" x 54"	84"
WG-12	30" x 54"	84"
WG-13	19" x 36"	55"
WG-14	26" x 49"	75"
WG-15	27" x 53"	81"

LEGEND

- EXISTING HOUSE
- EXISTING WALL
- WALL TO BE DEMO

EXISTING FIRST FLOOR PLAN

SCALE: 1/4 = 1'-0"

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PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

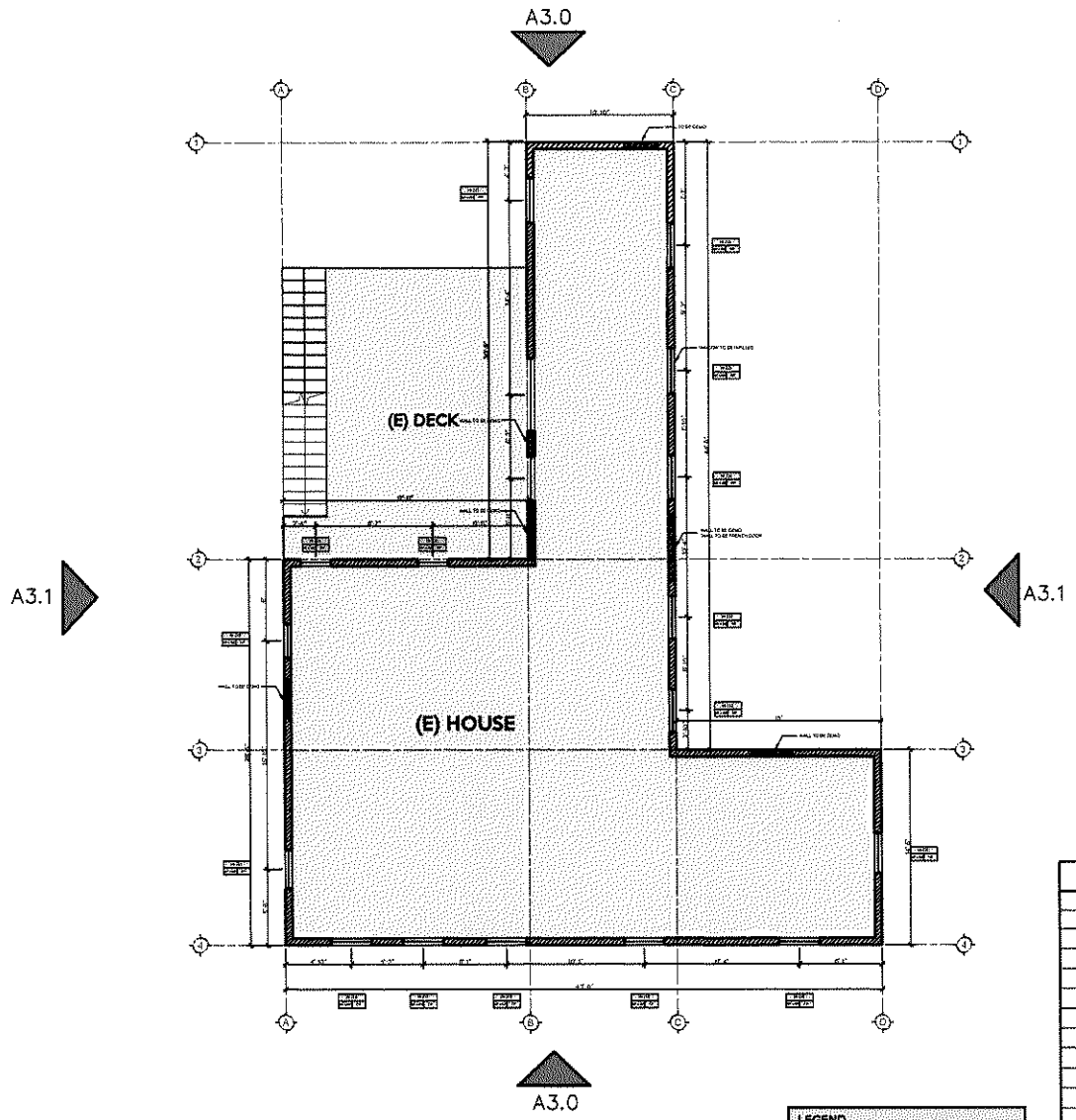
TITLE SHEET

EXISTING FIRST FLOOR PLAN

SCALE

SHEET

A2-0



OPENING	WIDTH x HEIGHT	UNITED INCHES
WG-216	30" x 41"	71"
WG-217	30" x 41"	71"
WG-218	30" x 41"	71"
WG-219	30" x 42"	72"
WG-220	30" x 41"	71"
WG-221	30" x 44"	74"
WG-222	28" x 58"	86"
WG-223	28" x 58"	86"
WG-224	30" x 58"	88"
WG-225	30" x 58"	88"
WG-226	30" x 58"	88"
WG-227	30" x 57"	87"
WG-228	19" x 36"	55"
WG-229	19" x 36"	55"
WG-230	23" x 38"	61"
WG-231	27" x 53"	81"
WG-332	18" x 20"	38"
WG-333	26" x 43"	69"

LEGEND

- EXISTING HOUSE
- EXISTING WALL
- WALL TO BE DEMO

EXISTING SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

oak

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www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

65 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:
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REVISION 3:

DATE

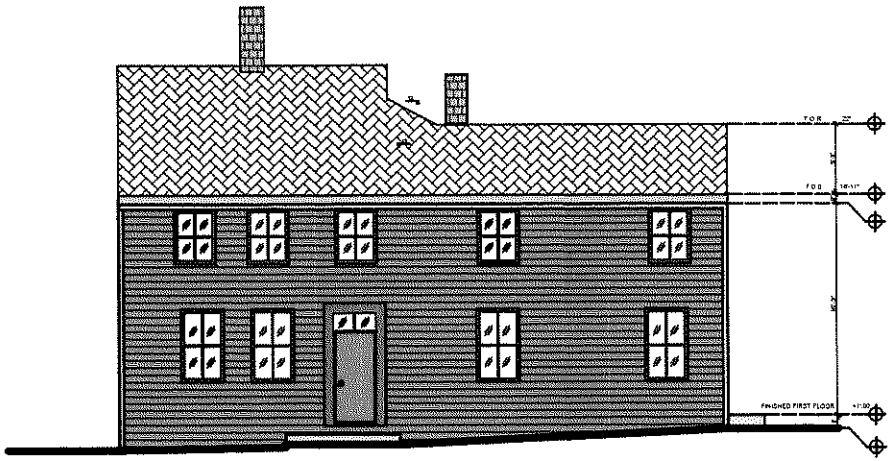
TITLE SHEET

EXISTING SECOND FLOOR PLAN

SCALE

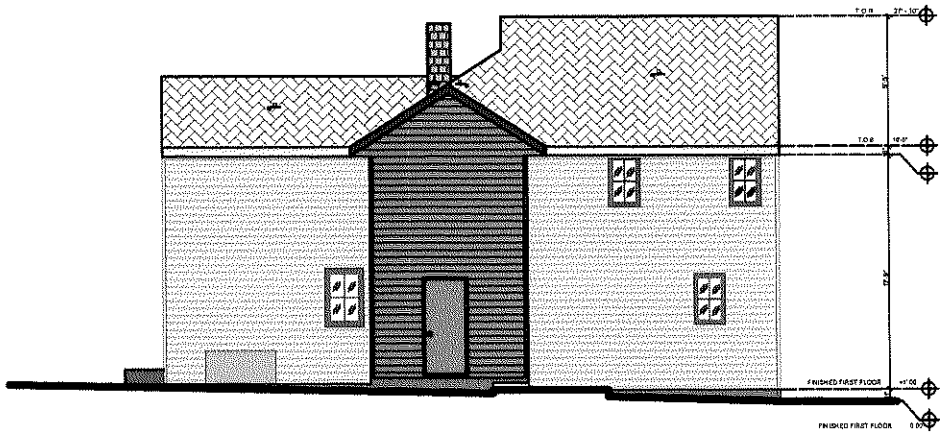
SHEET

A2-1



EXISTING FRONT ELEVATION

SCALE: ¼" = 1'-0"



EXISTING REAR ELEVATION

SCALE: ¼" = 1'-0"

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PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

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REVISION 3:

DATE

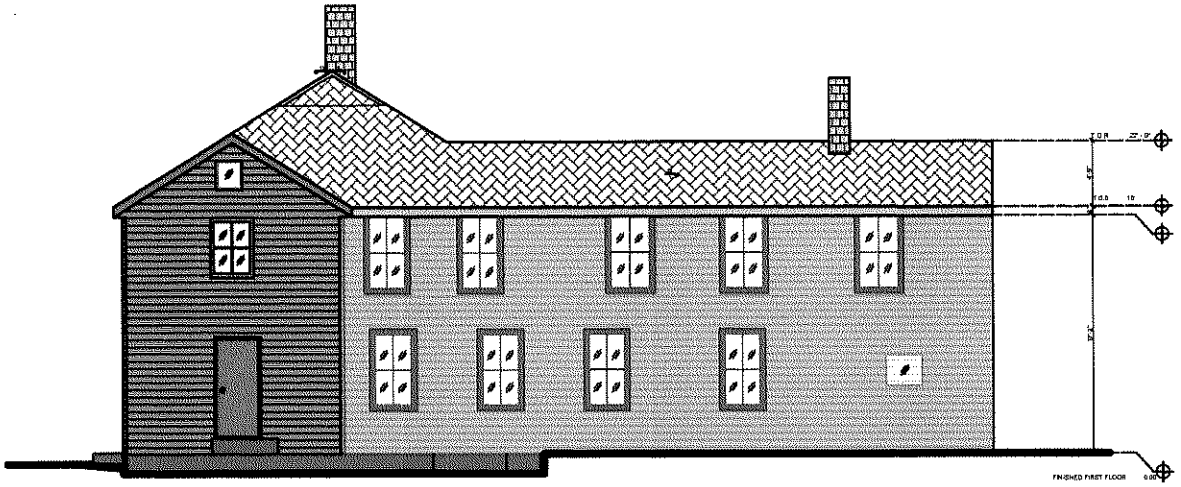
TITLE SHEET

EXISTING ELEVATIONS

SCALE

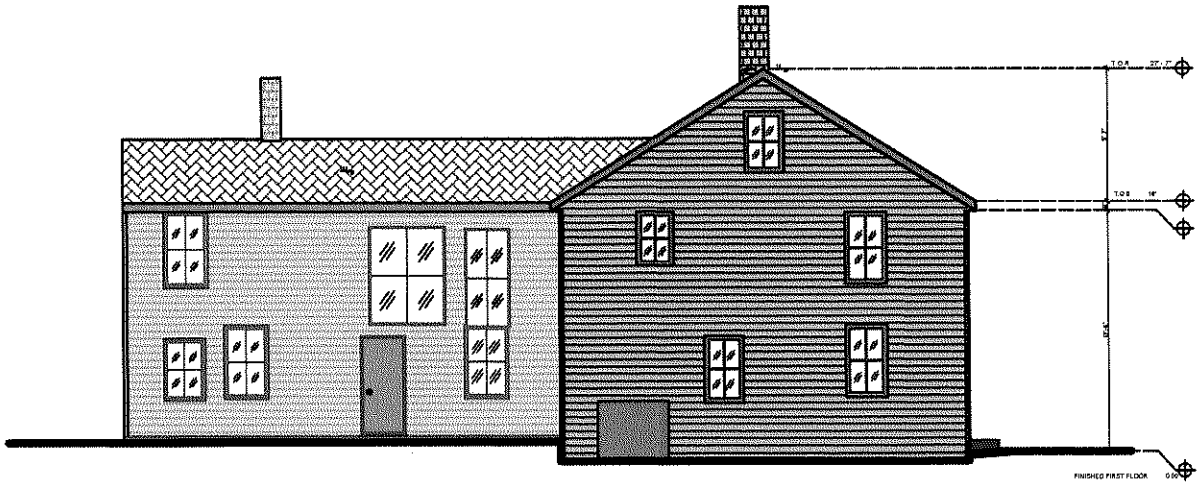
SHEET

A3-0



EXISTING RIGHT ELEVATION

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



EXISTING LEFT ELEVATION

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

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[redacted]

PROJECT NAME

Nantucket house remodel

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85 ORANGE ST NANTUCKET,MA 02554

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ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

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REVISIÓN 1:

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DATE

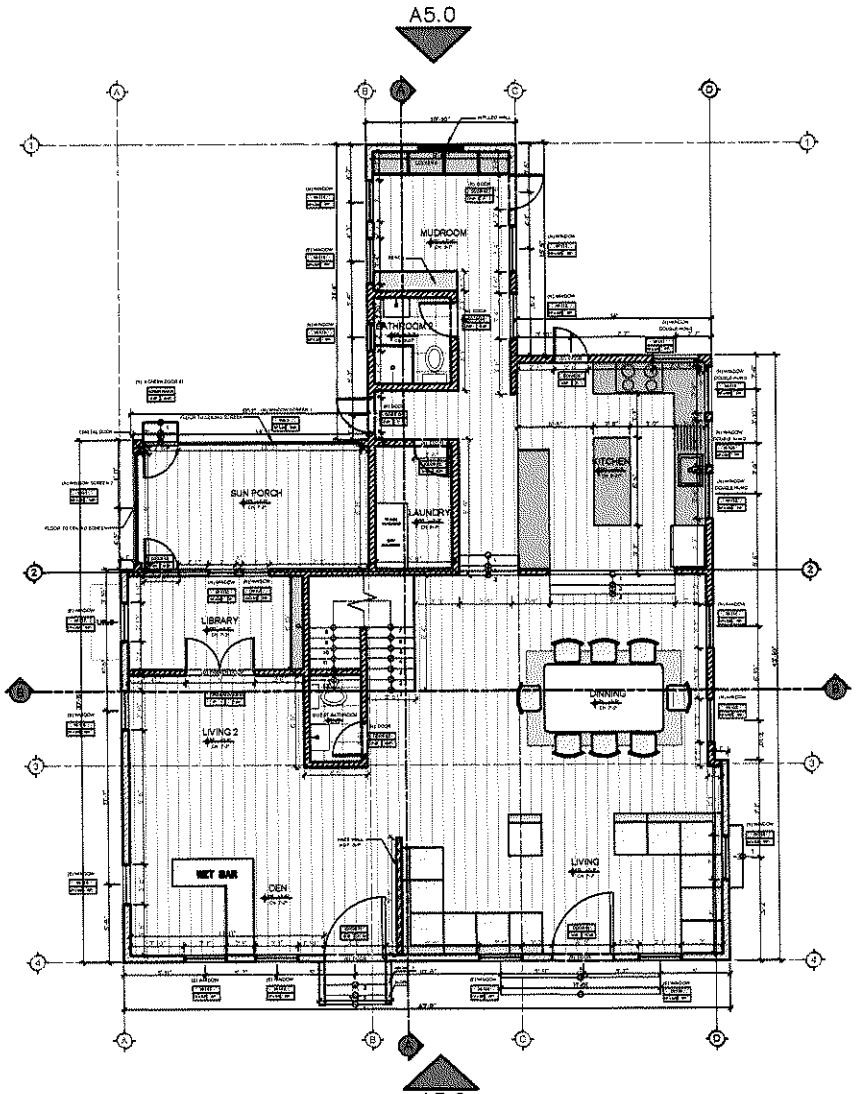
TITLE SHEET

EXISTING ELEVATIONS

SCALE

SHEET

A3-1



LEGEND
EXISTING WALL
NEW WALL
WALL TO BE INFILLED
KNEE WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
2	DOOR 01	7'-10"	4'-5"
3	DOOR 02	7'	2'-6"
4	DOOR 03	6'-9"	2'-6"
1	FRENCH DOOR 01	7'-10"	5'
1	SCREEN DOOR 01	6'-6"	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-1	31" x 57"	87"
WG-2	31" x 57"	87"
WG-3	31" x 57"	87"
WG-4	31" x 57"	87"
WG-5	32" x 53"	85"
WG-6	32" x 53"	85"
WG-7	32" x 53"	85"
DHWG-8	34" x 23"	57"
DHWG-9	34" x 23"	57"
DHWG-10	34" x 23"	57"
DHWG-11	34" x 23"	57"
WG-12	34" x 53"	88"
WG-13	34" x 53"	88"
WG-14	30" x 54"	84"
WG-15	30" x 54"	55"
WG-16	20" x 20"	40"
WG-17	27" x 53"	80"
WG-18	27" x 53"	80"
WG-19	27" x 53"	80"
WG-20	20" x 53"	73"
WG-21	20" x 53"	73"
W. SCREEN 1	135" x 61"	196"
W. SCREEN 2	80" x 61"	141"

PROPOSED FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

oak

COMPANY

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p@oakdd.com

PROJECT NAME

Nantucket house remodel

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ARCH. NUMBER

SIGNATURE

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REVISION 3:

DATE

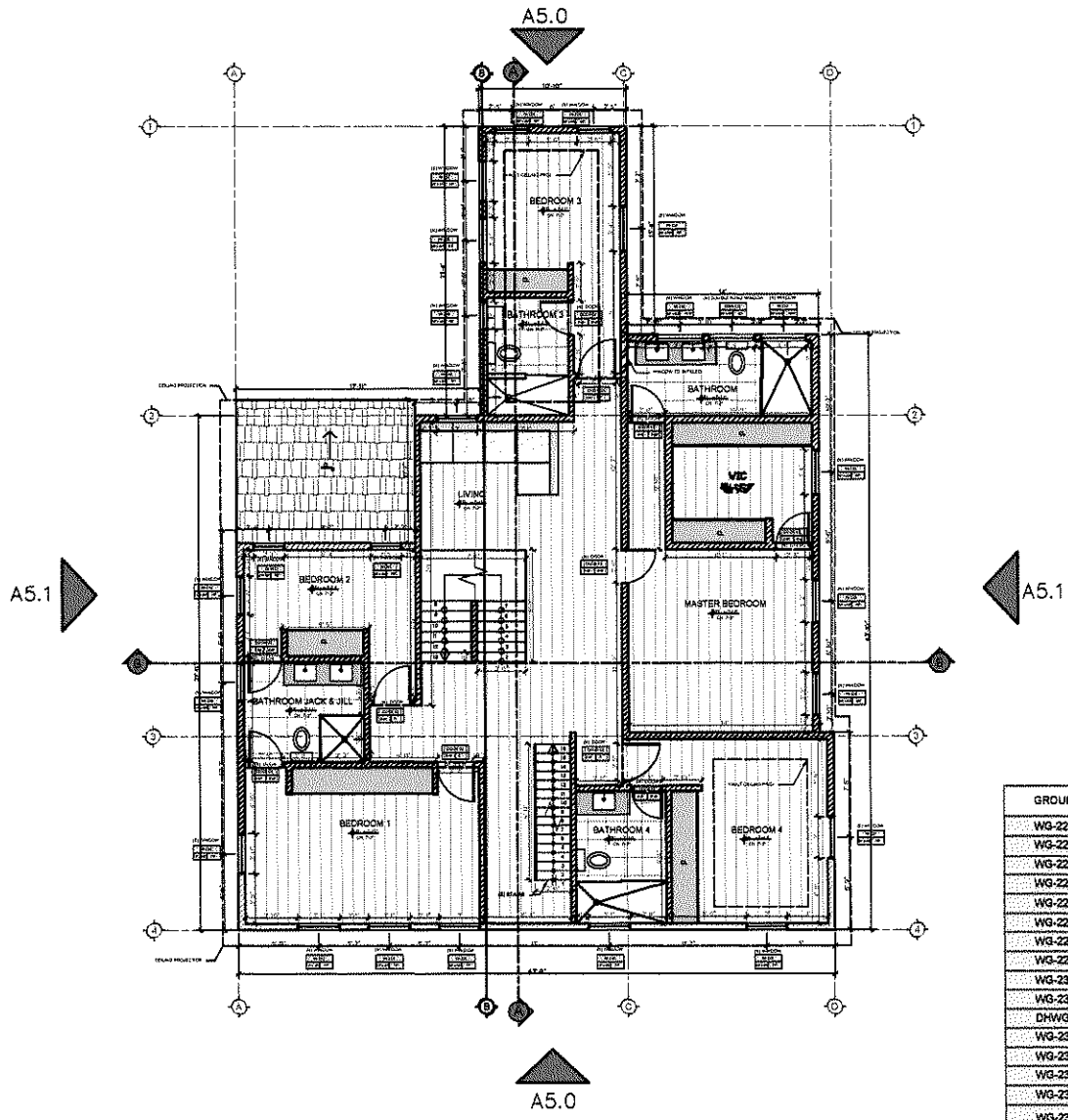
TITLE SHEET

PROPOSED FIRST FLOOR PLAN

SCALE

SHEET

A4-0



PROPOSED SECOND FLOOR PLAN

SCALE: ½" = 1'-0"

LEGEND
EXISTING WALL
NEW WALL
WALL TO BE INFILLED

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-8"	2'-3"
4	DOOR 02	7'	2'-9"
8	DOOR 03	6'-8"	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-222	31" x 41"	72"
WG-223	31" x 41"	72"
WG-224	30" x 41"	71"
WG-225	31" x 41"	72"
WG-226	30" x 41"	71"
WG-227	30" x 44"	74"
WG-228	32" x 53"	85"
WG-229	32" x 53"	85"
WG-230	32" x 53"	85"
WG-231	34" x 9.6"	43.6"
DHWG-232	34" x 58"	92"
WG-233	34" x 9.6"	43.6"
WG-234	30" x 58"	88"
WG-235	26" x 58"	84"
WG-236	26" x 58"	84"
WG-237	30" x 57"	87"
WG-238	34" x 57"	91"
WG-239	20" x 20"	40"
WG-240	30" x 57"	87"
(E) WG-241	19" x 36"	55"
(E) WG-242	19" x 36"	55"
WG-243	21" x 53"	74"
WG-244	21" x 53"	74"
WG-245	21" x 53"	74"

oak

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PROJECT NAME

Nantucket house remodel

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85 ORANGE ST NANTUCKET,MA 02554

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ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

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REVISION 3:

DATE

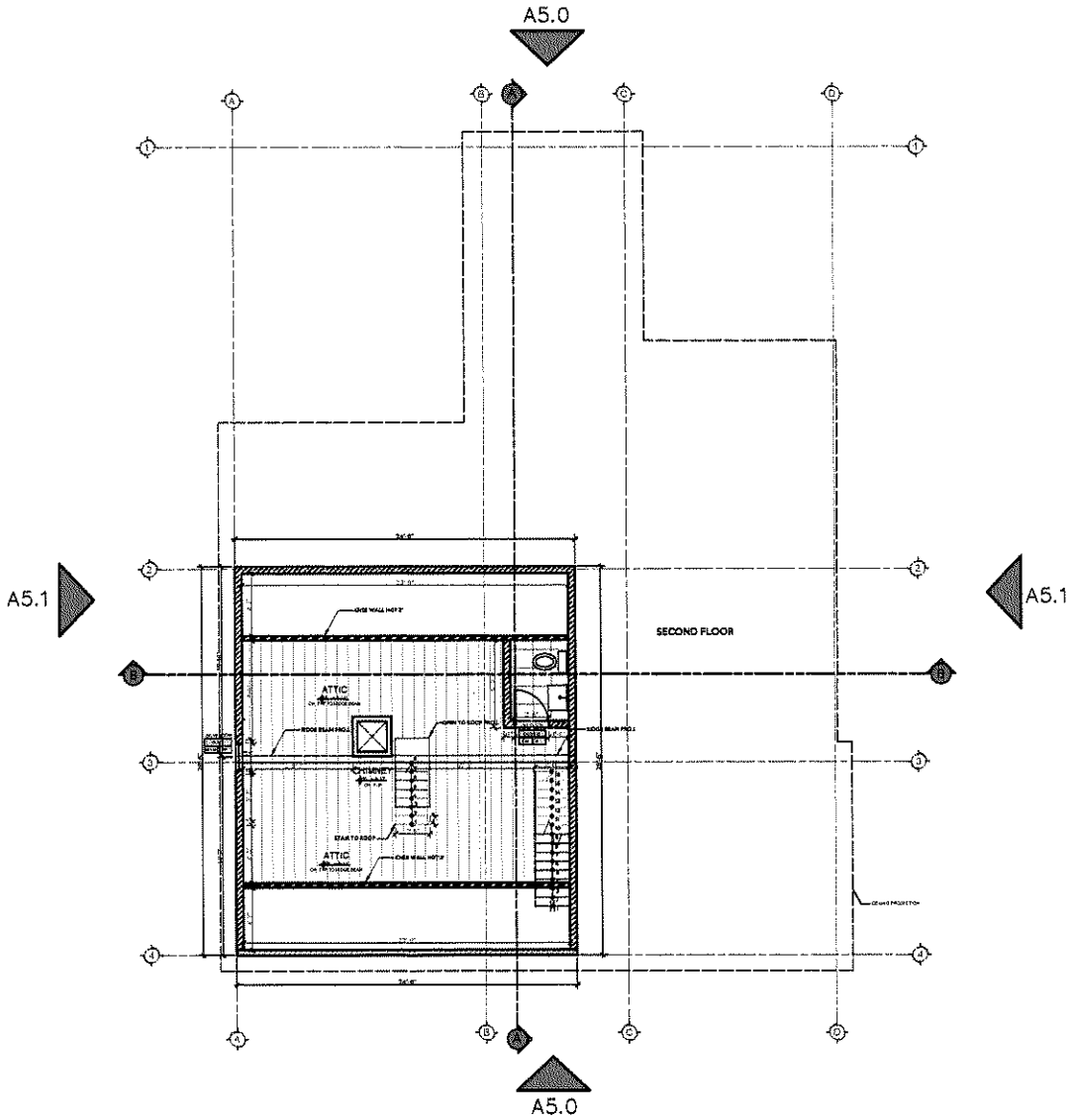
TITLE SHEET

PROPOSED SECOND FLOOR PLAN

SCALE

SHEET

A4-1



LEGEND
EXISTING WALL
NEW WALL
KNEE WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-346	20" x 20"	40"

PROPOSED ATTIC FLOOR PLAN

SCALE: ¼" = 1'-0"

oak

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jt@oakdd.com

PROJECT NAME

Nantucket house remodel

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OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

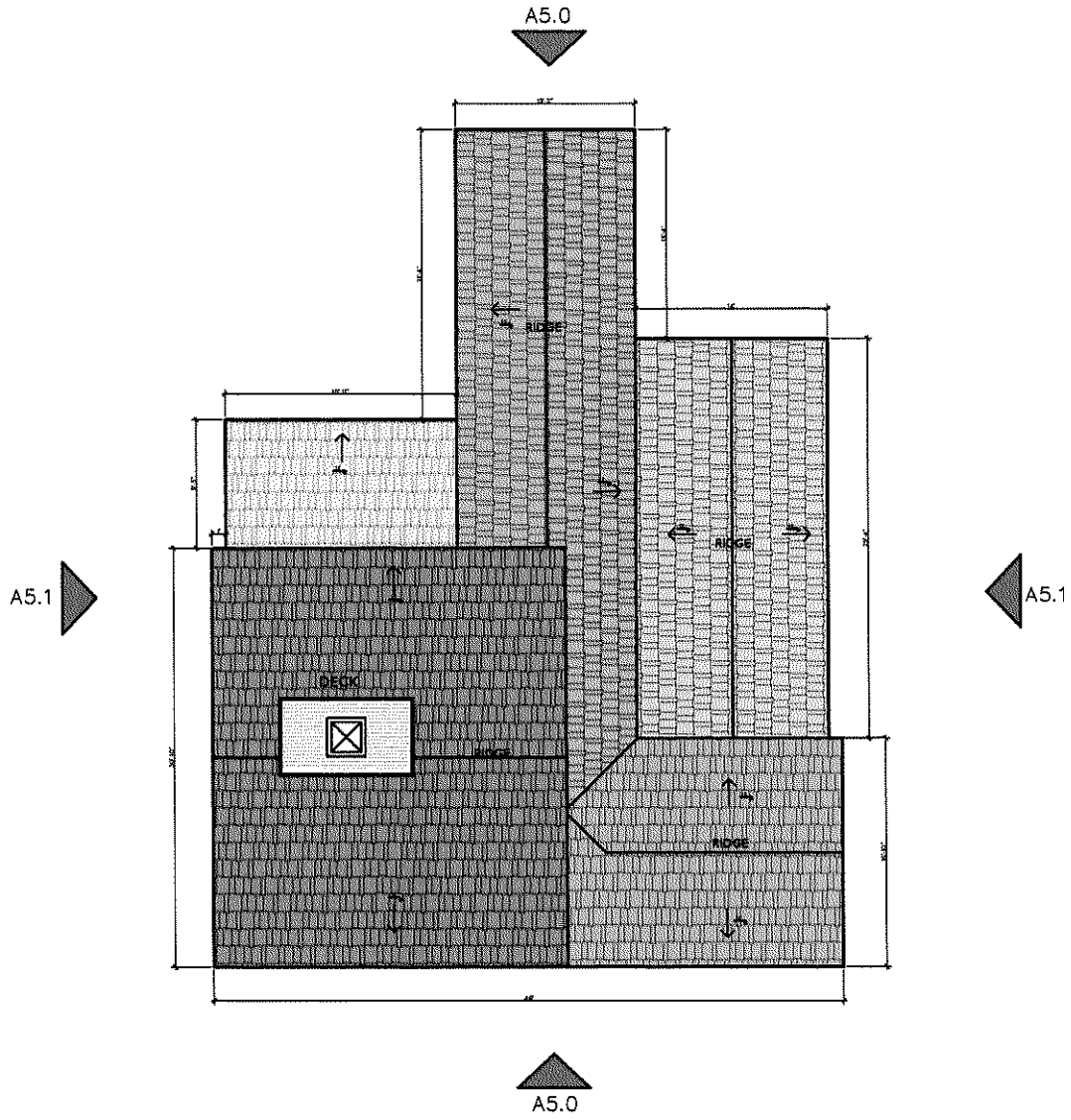
TITLE SHEET

PROPOSED ATTIC FLOOR PLAN

SCALE

SHEET

A4-2



PROPOSED ROOF PLAN

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

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Nantucket house remodel

LOCATION

65 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:	
REVISION 2:	
REVISION 3:	

DATE

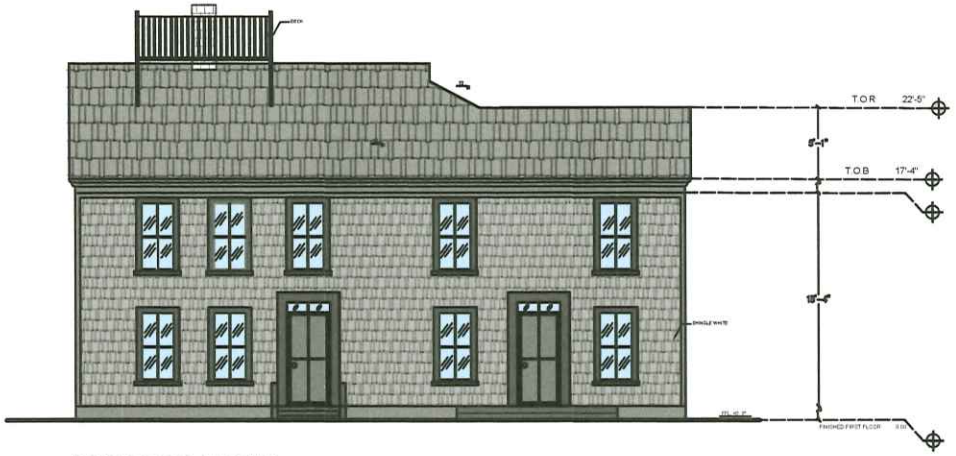
TITLE SHEET

PROPOSED ROOF PLAN

SCALE

SHEET

A4-3



PROPOSED FRONT ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED REAR ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

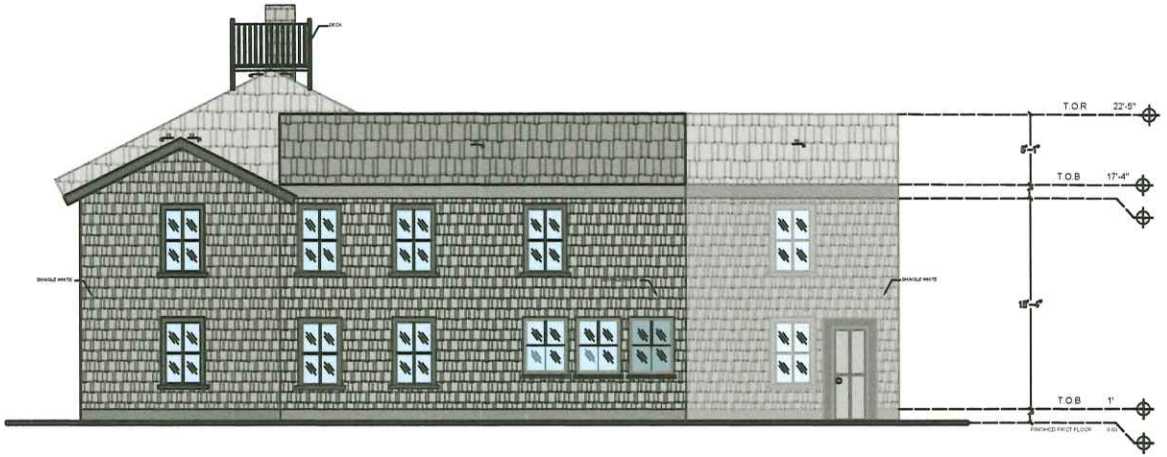
TITLE SHEET

ELEVATIONS

SCALE

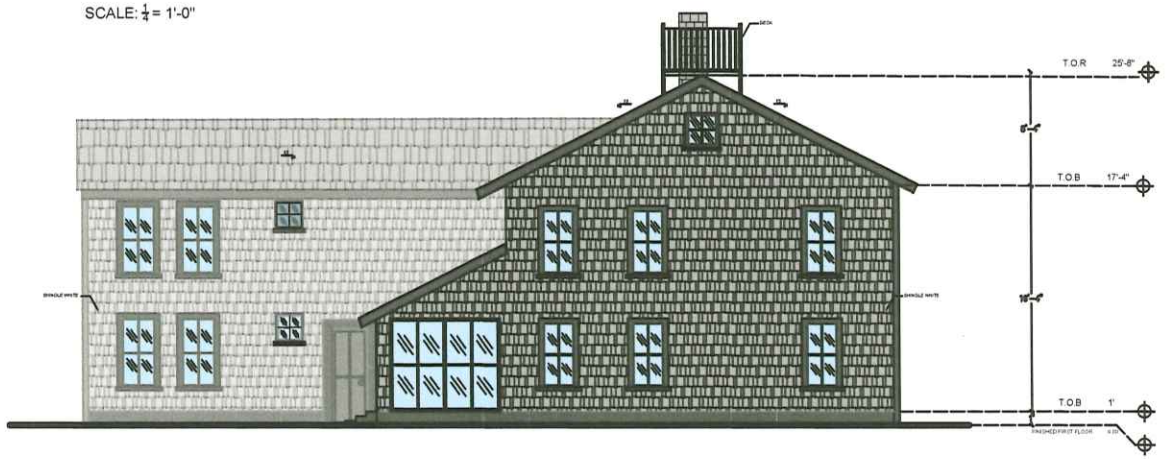
SHEET

A5-0



PROPOSED RIGHT ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

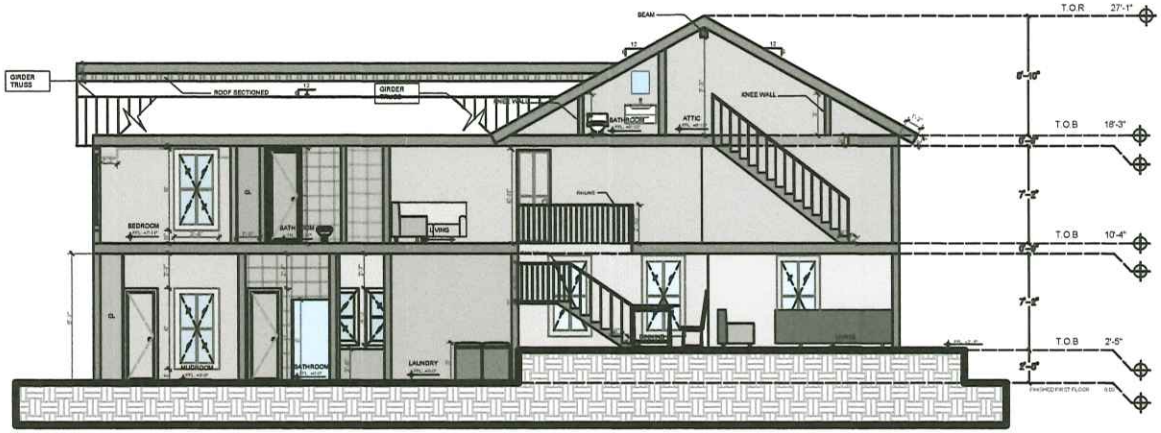
TITLE SHEET

ELEVATIONS

SCALE

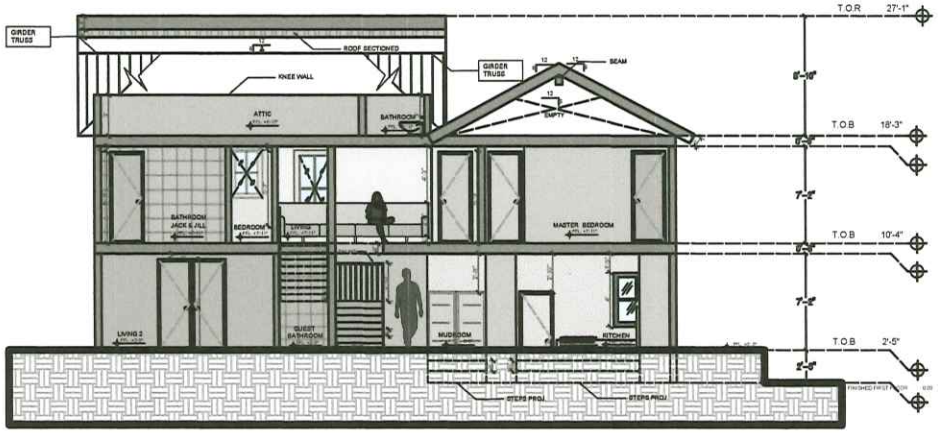
SHEET

A5-1



SECTION A

SCALE: $\frac{1}{4}$" = 1'-0"



SECTION B

SCALE: $\frac{1}{4}$" = 1'-0"

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

SECTIONS

SCALE

SHEET

A6-0



RECEIVED
MAY 30 2024
By

85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North



Rear Home

Left - West





Right - East

Rear - North



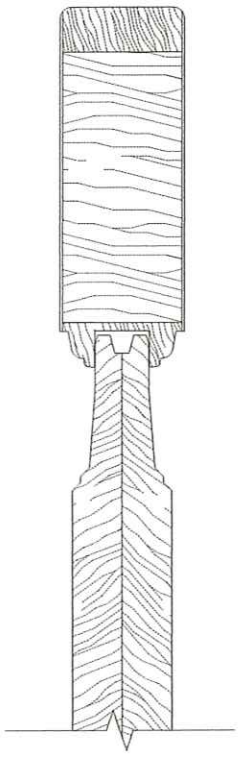
Front - South

Rear Garage

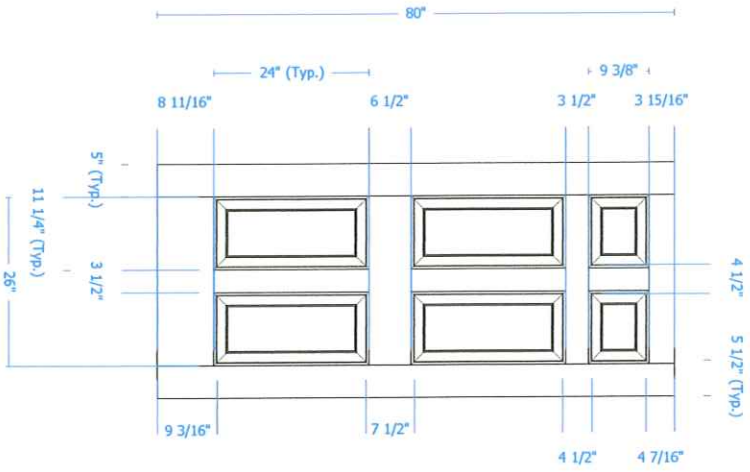


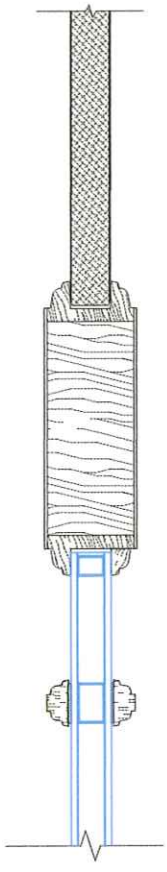


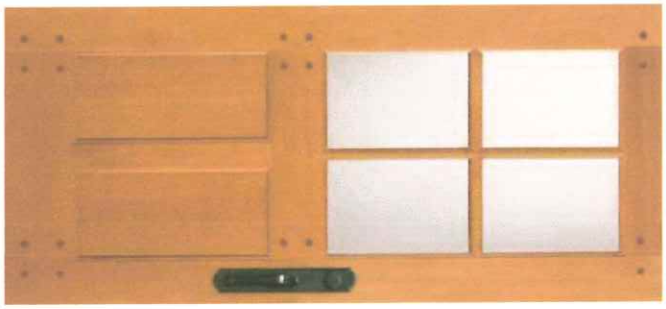
York St Frontage - North

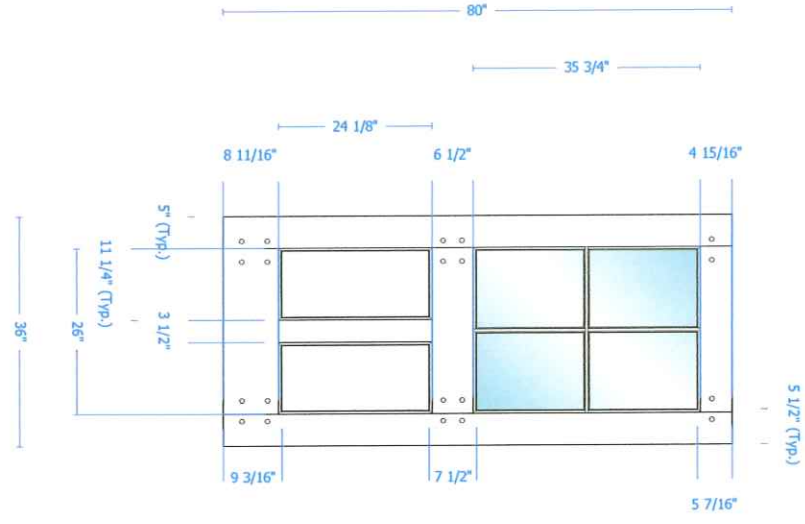





80"
24" (Typ.)
9 3/8"
8 11/16"
6 1/2"
3 1/2"
3 15/16"
5" (Typ.)
11 1/4" (Typ.)
3 1/2"
26"
4 1/2"
5 1/2" (Typ.)
9 3/16"
7 1/2"
4 1/2"
4 7/16"






80"
35 3/4"
24 1/8"
8 11/16"
6 1/2"
4 15/16"
5" (Typ.)
11 1/4" (Typ.)
3 1/2"
26"
36"
5 1/2" (Typ.)
9 3/16"
7 1/2"
5 7/16"



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North



Rear Home

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Paul Antonik

AS AGENT FOR 85 Orange LLC

STREET ADDRESS 85 Orange St

MAP/PARCEL 55/1 27

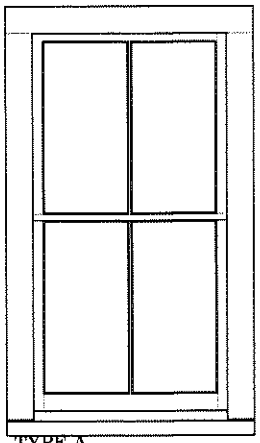
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/30/24

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

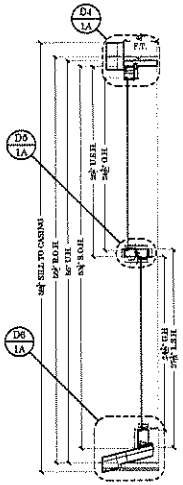
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

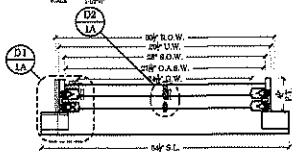
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

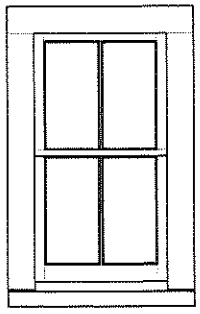
Signature 5/30/24
Date



TYPE A QTY 18 REQUIRED







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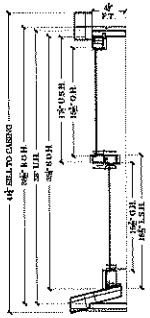

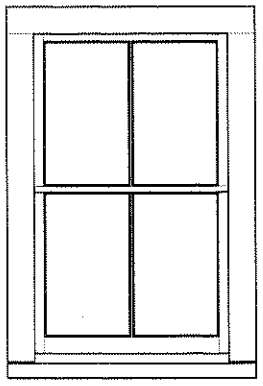

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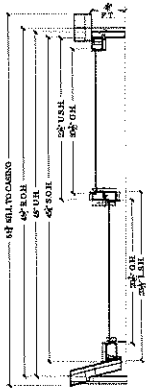
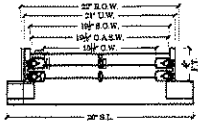






ABBREVIATIONS KEY

DL.O.W. = DAYLIGHT OPENING WIDTH
DL.O.H. = DAYLIGHT OPENING HEIGHT
S.O.W. = SASH OPENING WIDTH
S.O.H. = SASH OPENING HEIGHT
SCR.W. = SCREEN WIDTH
SCR.H. = SCREEN HEIGHT
F.T. = FINISHED THROAT
S.P. = STUD POCKET
U.W. = UNIT WIDTH
U.H. = UNIT HEIGHT
M.U.W. = UNIT WIDTH
M.U.H. = UNIT HEIGHT
R.O.H. = ROUGH OPENING HEIGHT
R.O.W. = ROUGH OPENING WIDTH
R.O. = ROUGH OPENING
S.L. = SILL LENGTH
H.L. = HORN LENGTH
TYP. = TYPICAL
SIM. = SIMILAR
T.D.L. = TRUE DIVIDED LITE
S.D.L. = SIMULATED DIVIDED LITE
S.D.L. = ACTUAL DIVIDED LITE
L.S. = LOWER SASH
U.S. = UPPER SASH
S.O.A.W. = SASH OVERALL WIDTH
S.O.A.H. = SASH OVERALL HEIGHT
O.A. = OVER ALL
S.W. = SASH WIDTH
S.H. = SASH HEIGHT
L.S.H. = LOWER SASH HEIGHT
U.S.H. = UPPER SASH HEIGHT
SILL P.J. = SILL PROJECTION
R.O. = ROUGH OPENING
C.L. = CENTER LINE
F.P. = FINISHED PLASTER
C.O. = CLEAR OPENING
C.O.H. = CLEAR OPENING HEIGHT
C.O.W. = CLEAR OPENING WIDTH
EG = EGRESS
MIN. = MINIMUM
G.H. =GLASS HEIGHT
G.W. = GLASS WIDTH
E.P. = ENERGY PANEL
E.P.H. = ENERGY PANEL HEIGHT
E.P.W. = ENERGY PANEL WIDTH
S.S.D. = SINGLE STRENGTH D GRADE GLASS 3/32"
D.S.D. DOUBLE STRENGTH S GRADE GLASS 1/8"
R.O.G. ROMAN OGEE
STR.H.= STORM HEIGHT
STR.W. = STORM WIDTH

ARCH/GC NOTES:

- ALL GLASS TO BE SSG
- ALL UNITS TO BE EASTERN STYLE WITH PLANK CASING
- ALL UNITS TO SHIP PRIME ONLY WHITE INTERIOR & EXTERIOR
- ALL FINISH & FINISH PREP (BY OTHERS)
- ALL SILLS TO BE CUSTOM

BOSTON SASH & MILLWORK
667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
FAX # (508)880-8829
WWW.BOSTONSASH.COM

MATERIAL

HARDWARE

	DESCRIPTION
1	TRUTH AWNING HINGE 14" #18.14
1	TRUTH AWNING HINGE 18" #18.18
1	TRUTH AWNING HINGE 20" #18.17
6	TRUTH ENTRYGUARD OP. #11.42
8	TRUTH SASH HOOK #20008
3	TRUTH STANDARD HANDEL #19924
3	TRUTH OPERATOR COVER #19841
	52 & 78 WHITE
6	TRUTH S.H.L.P. SASH LOCK #18.18
6	TRUTH SASH LOCK KEEPER #18944
	08 BRONZE

SUB./REVISION

1	11/13/2019	FOR APPROVAL
2	11/18/2019	FOR APPROVAL

JOB: 19-074-005
466 COMMERICAL STREET

DESCRIPTION: WINDOW PACKAGE
ELEVATION SECTIONS NOTES

DESIGN: MIDCAPE

CONTRACTOR:

ARCHITECT:

PROJ. MGR.: JONATHAN PIERS

DRAWN BY: KEITH KUTHAN

P.O. #: -

DWG NO: 1

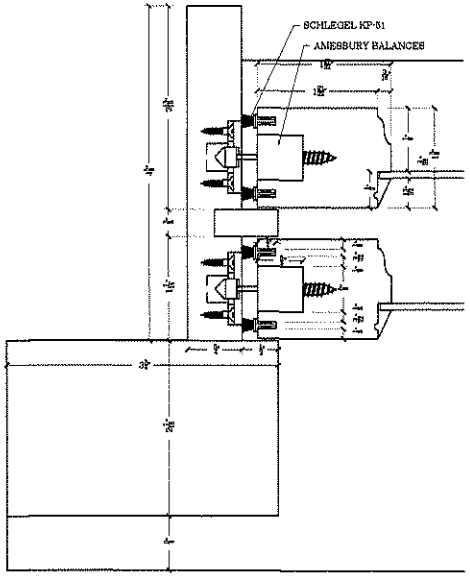
DATE: 11/7/2019

SCALE: NOTED

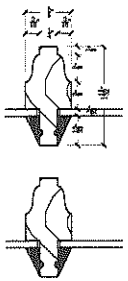
SHEET: 1 OF 3

PLOT DATE:

LOCATION: J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg



D1 / 1A DETAIL



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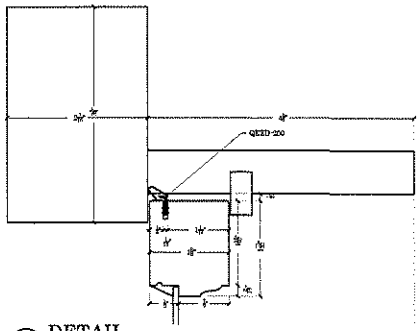
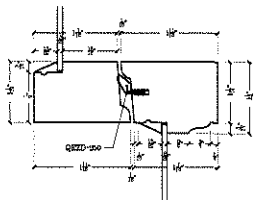
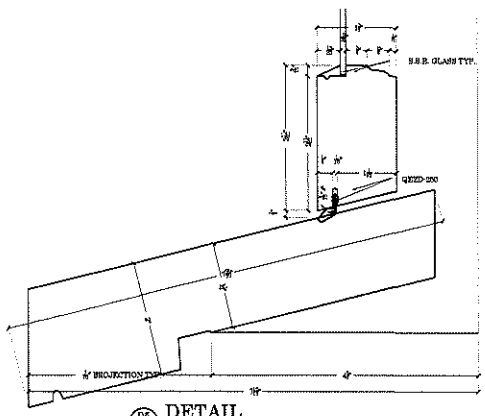


D3 / 1A DETAIL



D4 / 1A DETAIL



D5 / 1A DETAIL

BOSTON
SASH & MILLWORK
667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
FAX # (508)880-8828
WWW.BOSTONSASH.COM

SUB./REVISION		
A	11/13/2019	FOR APPROVAL
2	11/18/2019	FOR APPROVAL
-	-	-
-	-	-

JOB	19-074-005 466 COMMERICAL STREET
DESCRIPTION	WINDOW PACKAGE DETAILS
DRAWN	MIDCAPE
CONTRACTOR	-
ARCHITECT	-
PROJECT MGR.	JONATHAN PIERS
DRAWN BY	KEITH KUTHAN
P.O.#	-
DWG NO	1A
DATE	11/7/2019
SCALE	NOTED
SHEET	2 OF 3

PLOT DATE

FILE LOCATION
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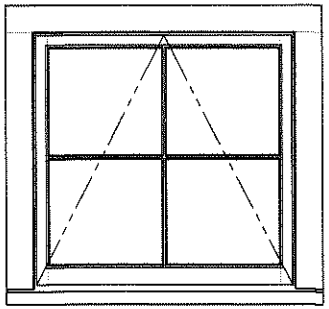

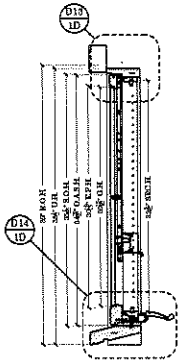

TYPE I
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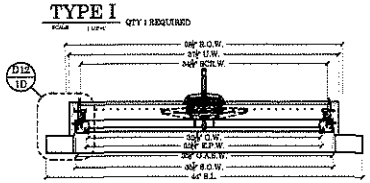

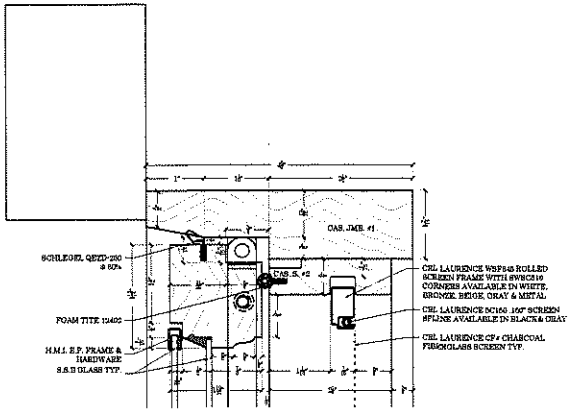

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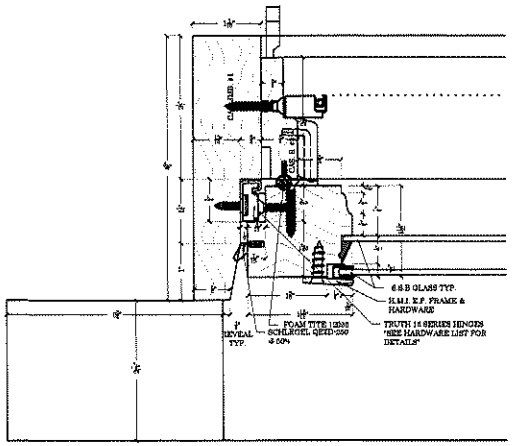

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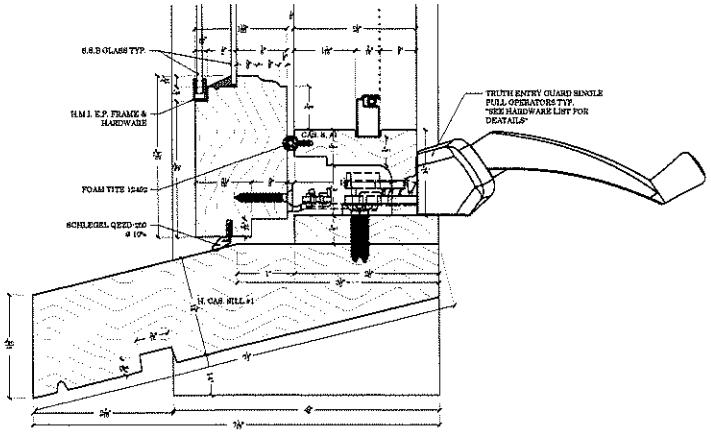

D8 1D DETAIL

ARCH/GC NOTES:

- ALL GLASS TO BE SSB
- ALL HARDWARE TO BE STANDARD WHITE
- ALL UNITS TO SHIP PRIME ONLY WHITE INTERIOR & EXTERIOR
- ALL FINISH & FINISH PREP (BY OTHERS)

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SUB./REVISION

1	11/13/2019	FOR APPROVAL
2	11/18/2019	FOR APPROVAL
-	-	-
-	-	-

JOB: 19-074-005
466 COMMERICAL STREET

DESCRIPTION: WINDOW PACKAGE
ELEVATIONS & SECTIONS

DRAWN: MIDCAPE

CONTRACTOR:

ARCHITECT:

PROJ. MGR: JONATHAN PIERS

DRAWN BY: KEITH KUTHAN

P.O. #: -

DWG NO: 1B

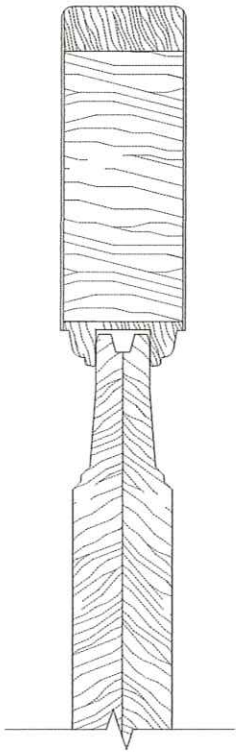
DATE: 11/7/2019

SCALE: NOTED

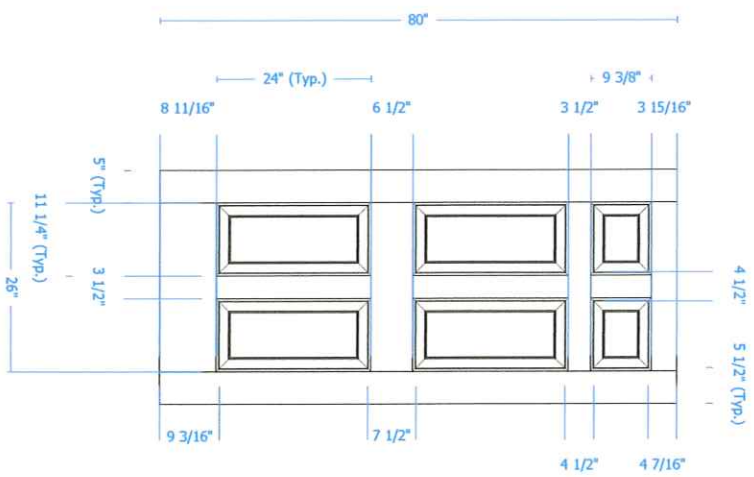
SHEET: 3 OF 3

PLOT DATE:

FILE LOCATION: J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg






80"
24" (Typ.)
9 3/8"
8 11/16"
6 1/2"
3 1/2"
3 15/16"
5" (Typ.)
11 1/4" (Typ.)
26"
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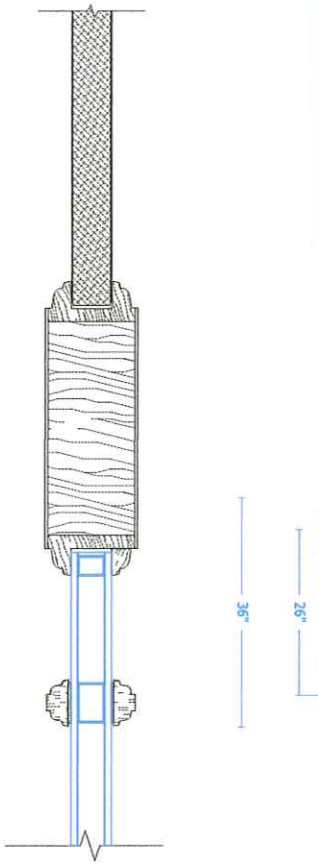
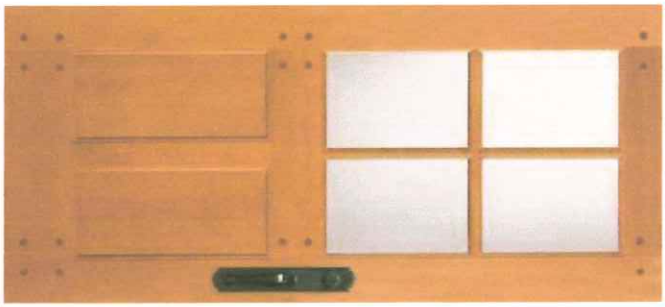
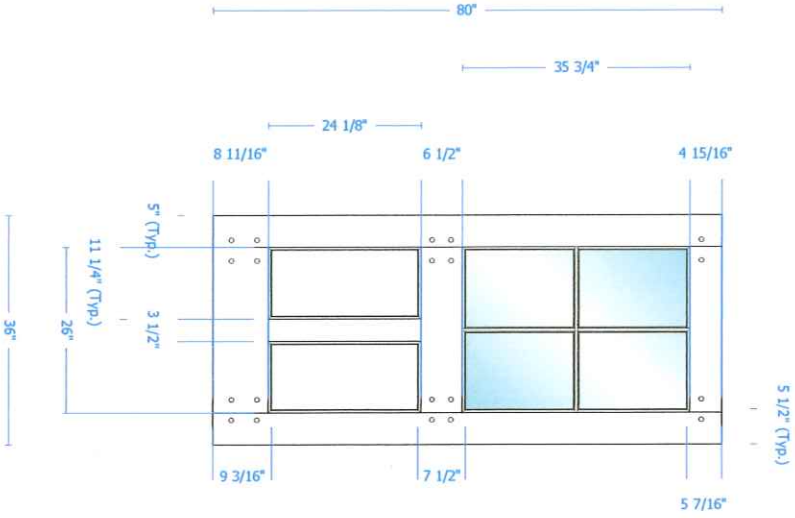
4 1/2"
5 1/2" (Typ.)
9 3/16"
7 1/2"
4 1/2"
4 7/16"






80"
35 3/4"
24 1/8"
8 11/16"
6 1/2"
4 15/16"
5" (Typ.)
11 1/4" (Typ.)
26"
3 1/2"
36"
5 1/2" (Typ.)
9 3/16"
7 1/2"
5 7/16"

CERTIFICATE NO: _____ DATE ISSUED: _____

RECEIVED MAY 30 2024

HDC2024-05-10610

85 Hardscape

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°: 55 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Orange

Owner of record: 85 Orange LLC - Paul Antonelli

Mailing Address: 1035 main ST
Hingham MA 02043

Contact Phone #: 2032496340 E-mail: PJC@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50 2040

Must be acted on by: 8/10/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks: Hardscape Plan to Accompany Renovation Application.

Historic Name: _____

Original Date: _____

Original Builder: _____

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

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 36"
Type: Vinyl Board
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 Blue Stone Walls N/A

* Note: Complete door and window schedules are required.

COLORS

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

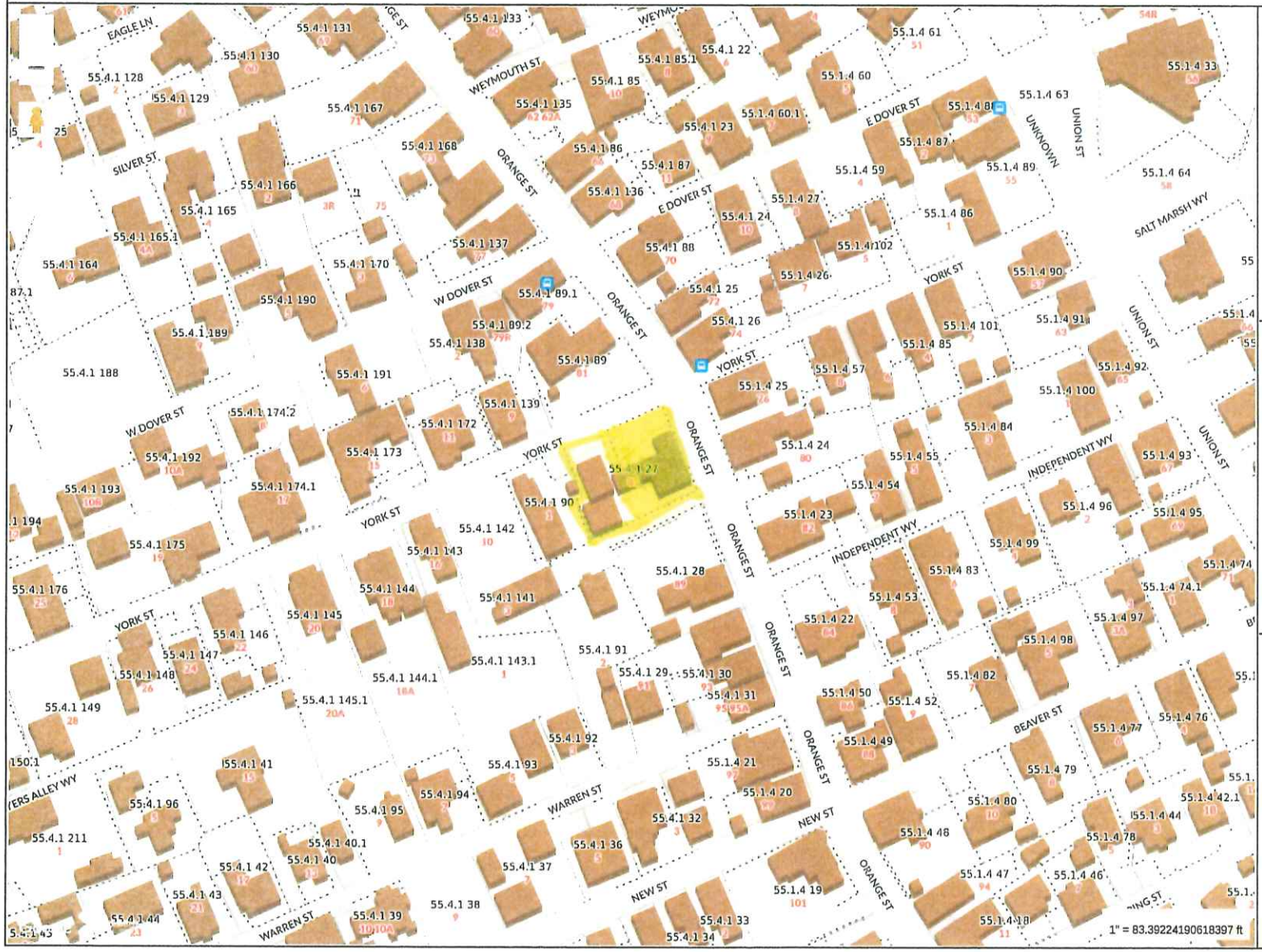
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 5/30/24 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

May 29, 2024



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.

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

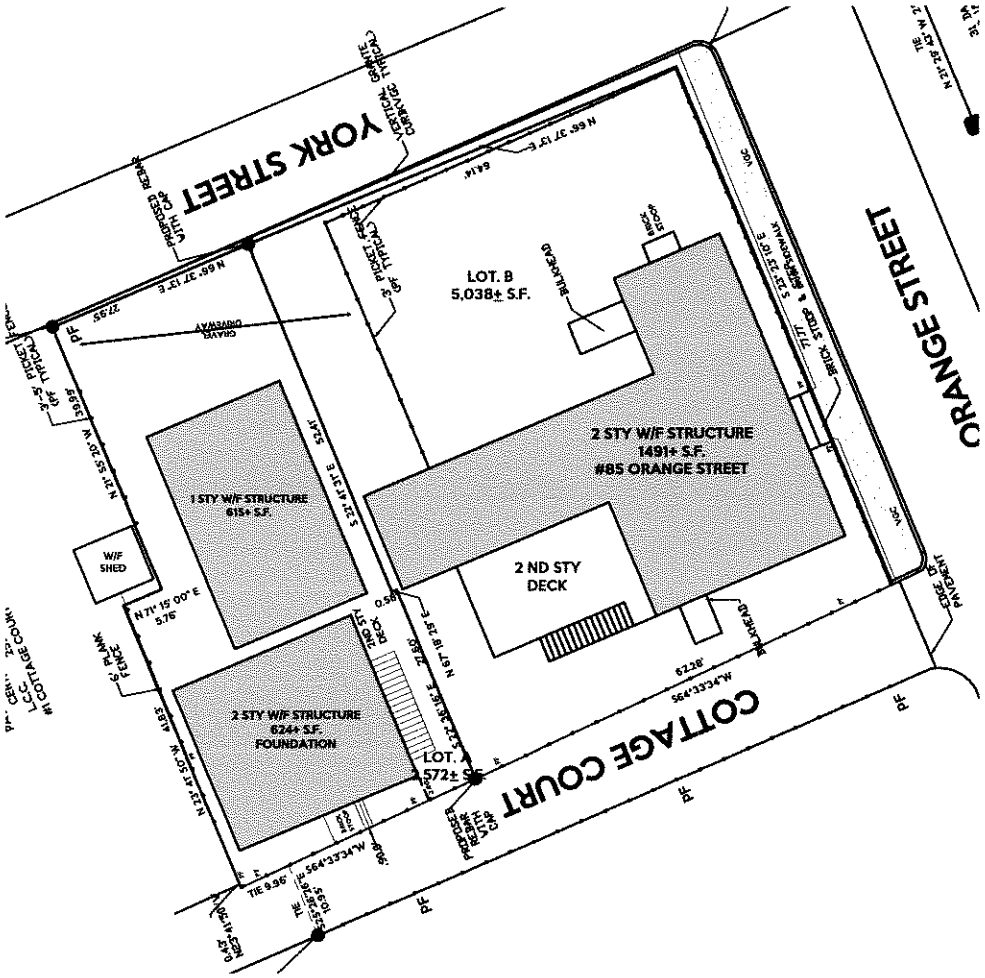
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

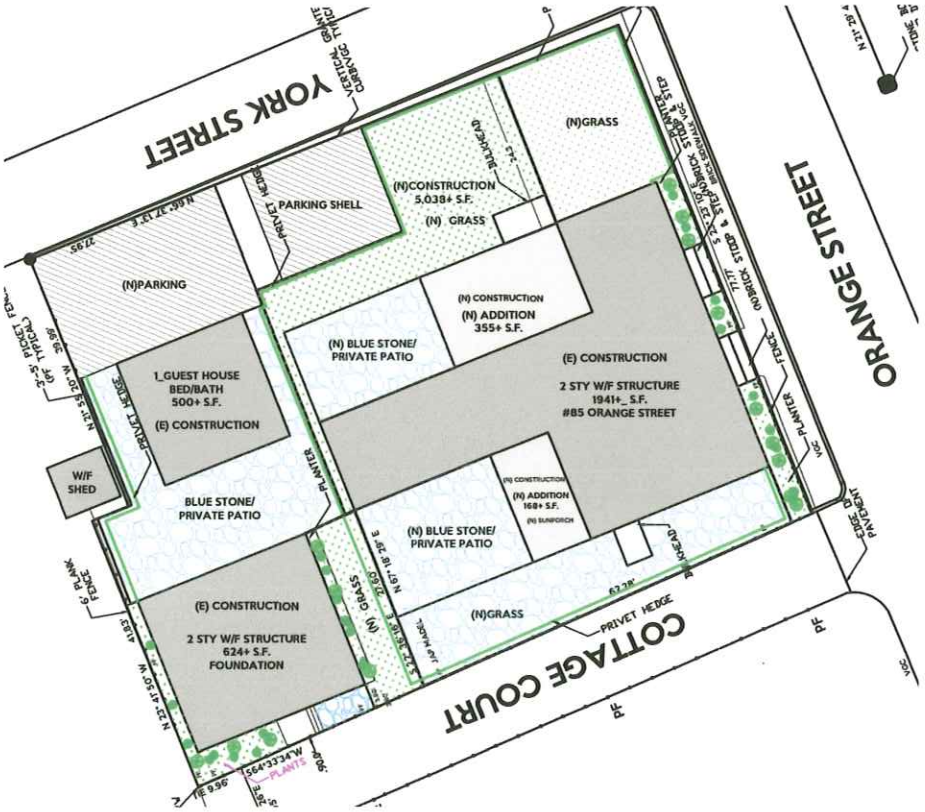
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions



Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Proposed Right Side (north)







BUILD. IT. BETTER



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North

CERTIFICATE NO: HDC2024-06-10623 DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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RECEIVED JUN 03 2024

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PROPERTY DESCRIPTION

TAX MAP N°: 55 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Orange St Garage

Owner of record: 85 Orange LLC Paul Antonik

Mailing Address: 1035 Main ST

Hingham MA 02043

Contact Phone #: 203 249 6348 E-mail: PJ@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 6/3/24 Fee Paid: $ 100

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition garage ☐ 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: Unknown

Original Builder:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

3. West Elevation

4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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.

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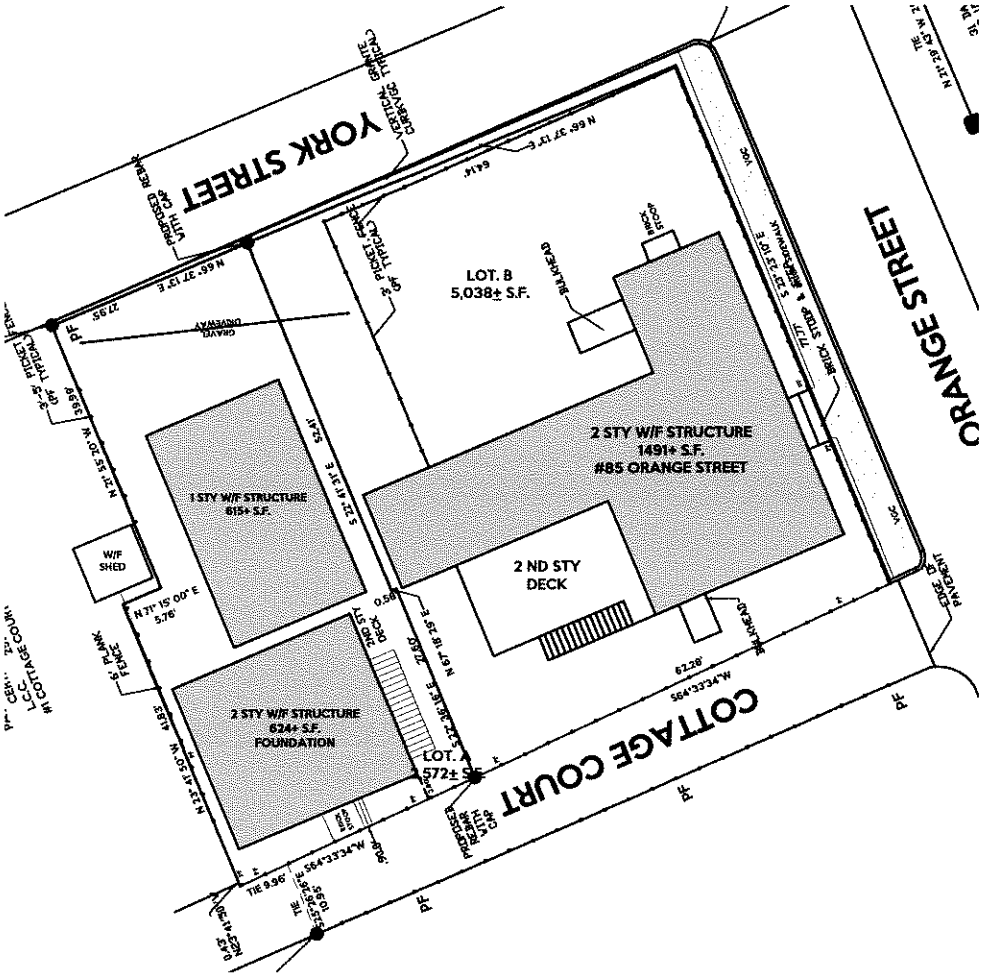
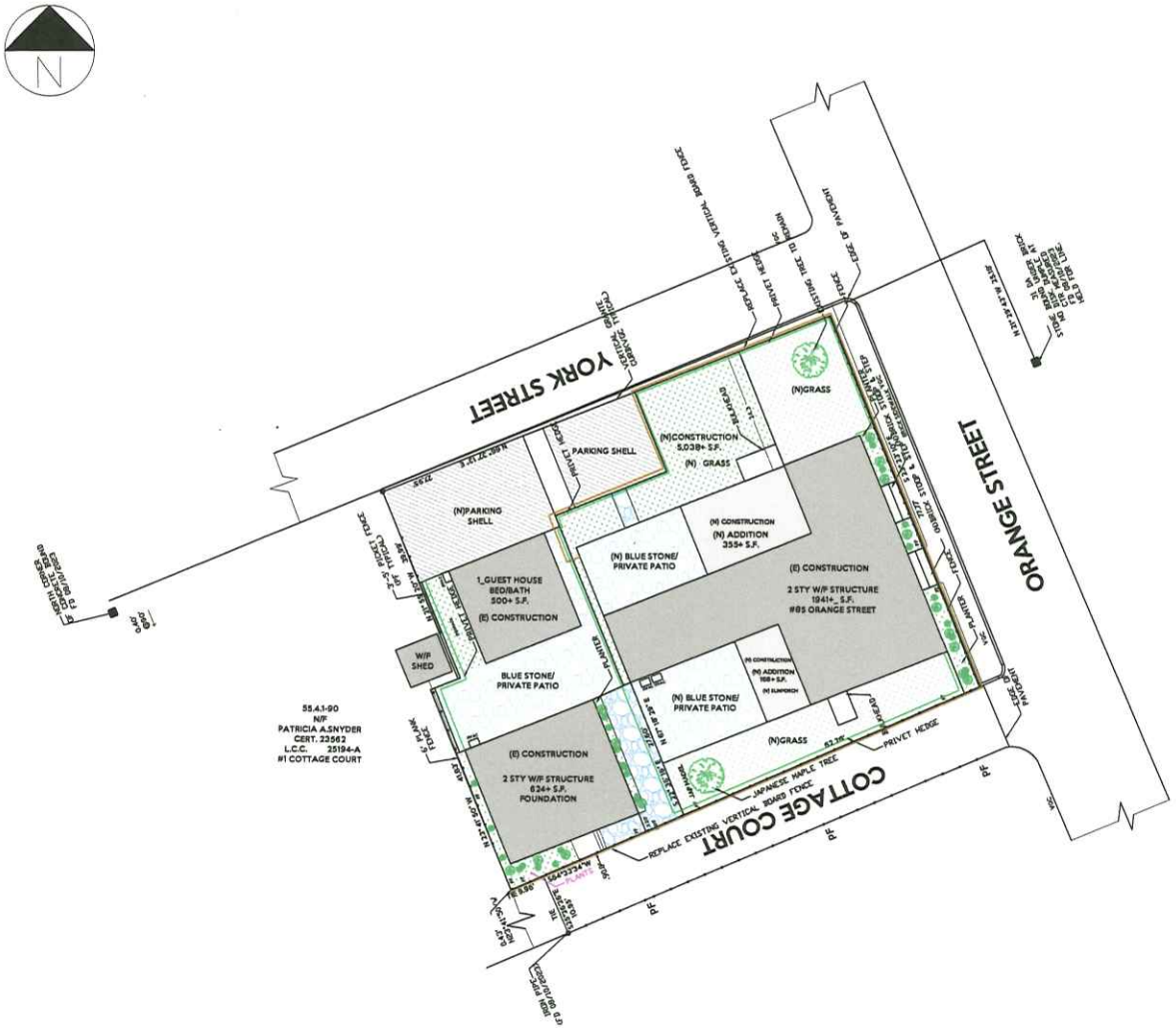
Date 5/30/24 Signature of owner of record _____ Signed under penalties of perjury

Current Conditions





PROPOSED SITE PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

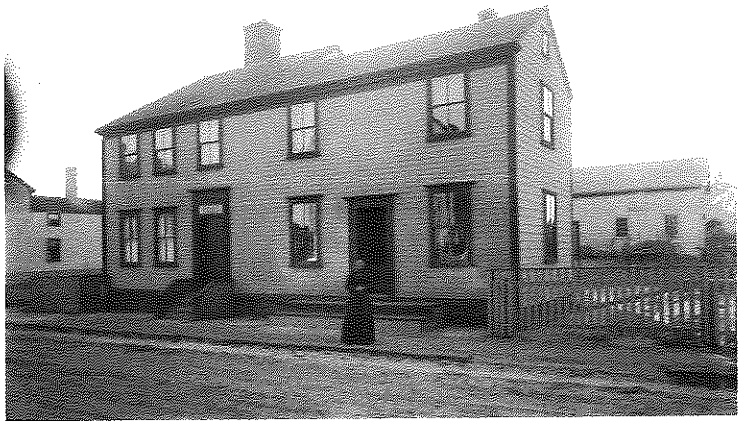
PROPOSED= 2014 SQFT

oak

COMPANY	Oak Development & Design LLC po box 125 Hingham Ma 02043 www.oak-dd.com p@oak-dd.com
PROJECT NAME	Nantucket house remodel
LOCATION	85 ORANGE ST NANTUCKET,MA 02554
FOR:	OAK
ARCHITECT DESIGNER	
ARCHITECT PROJECT MANAGER	
ARCH. NUMBER	
SIGNATURE	
REVISIÓN 1:	
REVISION 2:	
REVISION 3:	
DATE	
TITLE SHEET	PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"	
SHEET	A1-1

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

To the HDC,

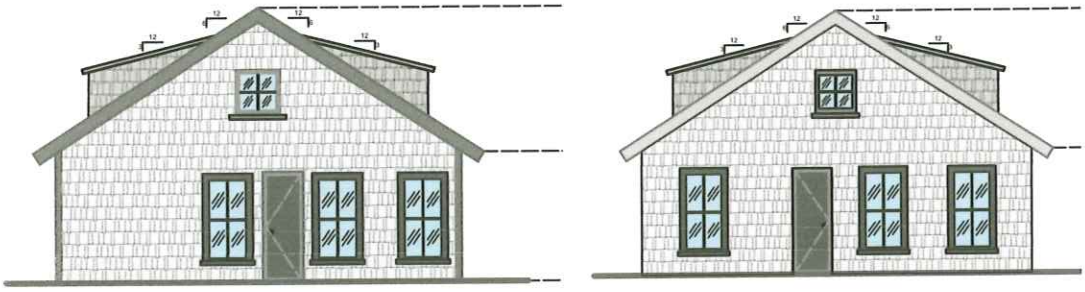
Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

85 Rear Guest House

The rear guest home will take place of the current oversized garage that is in massive disrepair. The garage currently has a 615sf footprint pushing the total lot coverage over the maximum allowances of zoning. Our proposal is to remove the garage and replace it with a 1.5 story guest home with a footprint of 500sf bringing it into compliance for lot coverage. The reduction in size will allow for a quiet and private bluestone courtyard between 85 Rear and this structure. We have designed the home to be classic in nature in line with how we interpreted "Building with Nantucket In Mind." Total height of the guest home is 16'10" compared to the main home of 25'8".





oak
DEVELOPMENT
& DESIGN
PO BOX 125 Hingham, Ma 02043
CSL: CS-111852 | HIC: 200705
www.oakdd.com | 203.249.6340

To The Abutters of 85 Orange St:

I hope this letter finds you well. My name is PJ Antonik and I am the CEO of Oak Development & Design, a South Shore based custom single family home builder. This letter is to inform you of the renovation that is undergoing at 85 Orange St. As you may know this property has been a staple of Orange st since 1850 and our goal is to revitalize the home into a beautiful single family mimicking its original appearance as it stood in the 1800's.

With this front home comes a smaller 2 unit duplex in the rear and large garage off York st built in 1970. We will be applying to the HDC to renovate the home and remove the garage that is in massive disrepair. We are applying to replace the garage with a smaller guest home in line with current HDC design guidelines.

We are a small family owned and operated firm that my wife Lizzy and I started 10 years ago. Having grown up in Harwich on the Cape I have first-hand learned the importance of respecting and keeping the historic charm of our small towns on the Cape and Islands. Our goal is to resurrect the property at 85 Orange keeping it in line with its historic roots.

I thank you for your time and hope to see you soon on the Island.

Sincerely

PJ Antonik
CEO Oak Development & Design LLC



Rear Garage





York St Frontage - North

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°: 30 PARCEL N°. 254.2

Street & Number of Proposed Work: 4 Cabot Lane

Owner of record: Campana Nominee Trust / Stuart Bell

Mailing Address: 120 Canterbury Lane
Palm Beach, Florida 33480

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: _____ Decks/Patio: Size: 334 sq ft ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: granite ☐ 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.) _____

① 3' H
Fence: Height: Type II Nantucket Picket 4 cap
Type: 4' 11"
Length: ② 6' H Board Fence Fireplace existing
Location 119' 10"
Location _____

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

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 granite stepping stones Walls Belgian Block

* Note: Complete door and window schedules are attached.

COLORS boardwalk & pea gravel

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence Board: NTW Shutters _____
Picket: Painted to match trim

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and 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 6/4/24 Signature of owner of record Julie M Jordin Signed under penalties of perjury

Scanned with CamScanner



LOCUS MAP

6' HIGH BOARD FENCE NTW

TYPE II NANTUCKET PICKET W CAP - PAINTED TO MATCH TRIM

REPLACE EXISTING SHELL DRIVEWAY

BELGIAN BLOCK APRON

TYPE II NANTUCKET PICKET W CAP - PAINTED TO MATCH TRIM

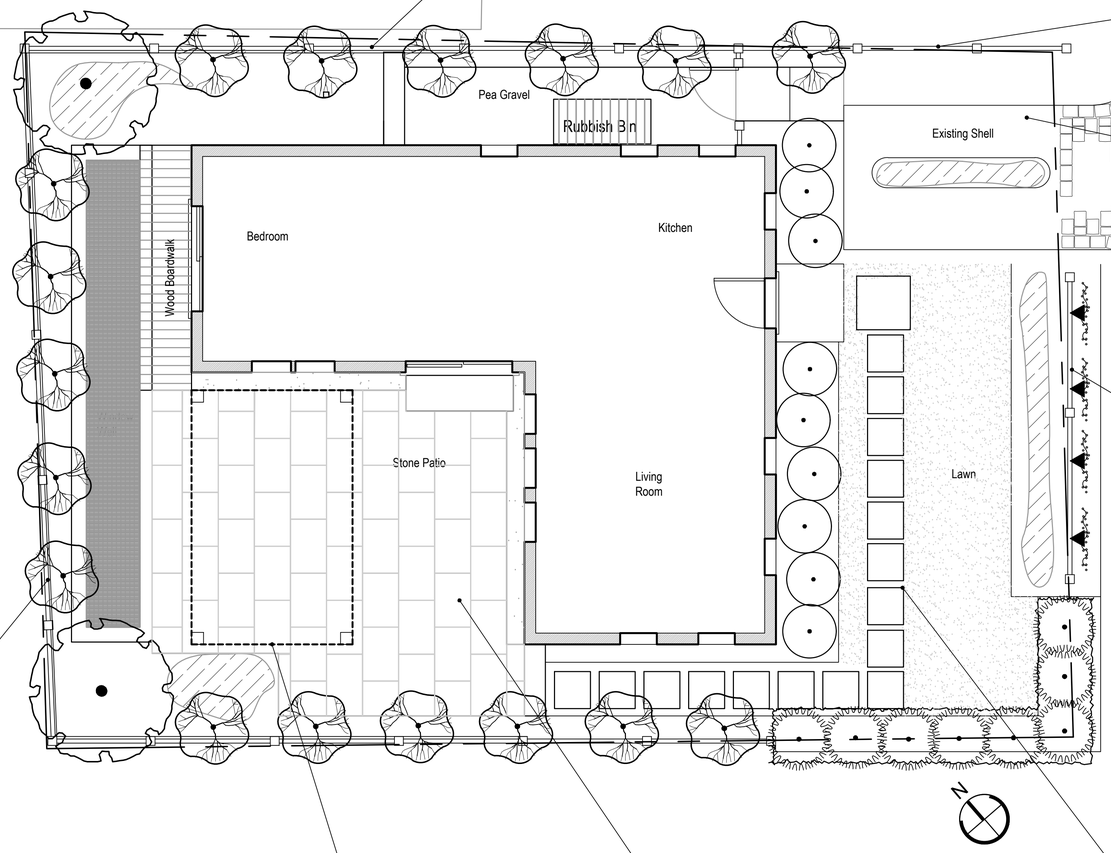
CABOT ROAD

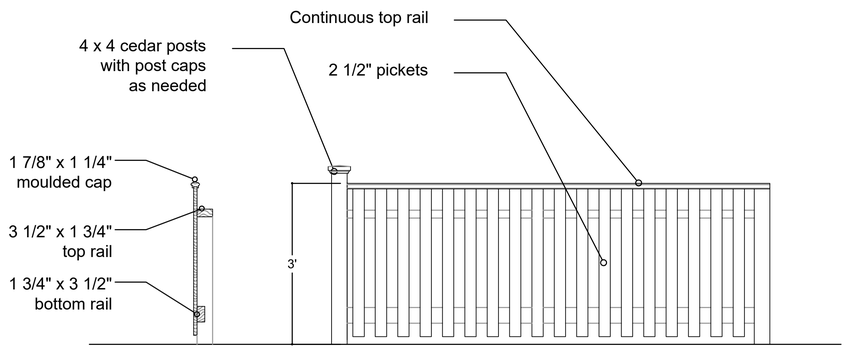
6' HIGH BOARD FENCE - NTW

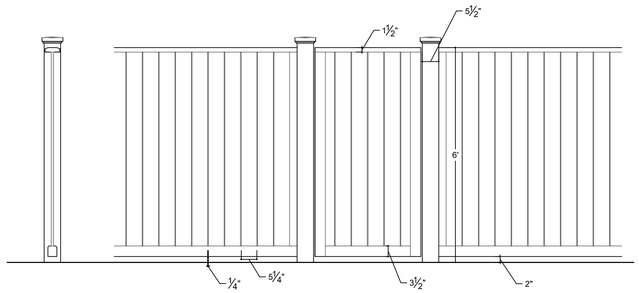
PERGOLA BY ARCHITECTS - NTW

GRANITE PATIO

GRANITE STEPPING STONES









EXISTING HOUSE

SCALE: 1/4"=1'-0" (IN FEET)
0 2' 4' 8'

1 TYPE II NANTUCKET PICKET FENCE W CAP
SCALE: 3/4" = 1' - 0" SECTION

2 BOARD FENCE W CAP
SCALE: 1/2" = 1' - 0" SECTION

Prelim. 5.10.2024

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Blackwell & Assoc.
508.228.9026

ARCHITECT
Workshop / APD
212.273.9217

GENERAL NOTES
Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

4 Cabot Lane
Nantucket, MA

DATE: 5/10/24
SCALE: 1/4" = 1'
DRAWN BY: Julie Jordin
MAP/PARCEL: 30/254.2
ZONING: R1
REVISION:

L1
SITE PLAN

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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Subject: RE: Bell: HDC application prep
Date: Friday, May 31, 2024 at 12:11:56 PM Eastern Daylight Time
From: stu bell
To: Lindsey Maurer

To the HDC

Dear Sir:

I, Stuart Bell, trustee of the Campana Nominee Trust (the owner of 4 Cabot Lane), give Julie Jordin permission to file on my behalf any necessary documents for the HDC Application.

Stuart Bell

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness, Appropriateness with Conditions, or Non-Applicability under Chapter 358 of the 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°. 128

Street & Number of Proposed Work: 3 Pawgwet Lane

Owner of record: Rowland Gregory S & Amy E

Mailing Address: 142 Dean St, Brooklyn, NY 11217

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/Patio Size: 195 sq ft ☐ 1st floor ☐ 2nd floor

Size: 260 sq ft ☐ 1st floor ☐ 2nd floor

0 - Bluestone

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

Pergola: 16' x 9'6", NTW

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 4'

Type: Board Utility Fence

Length: 10 ft & 7 ft

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways NE Fieldstone Walls NE Fieldstone 2'H, 76'4" & 24'3"

* 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.

Scanned with CamScanner

Subject: Re: Rowland: HDC application prep
Date: Friday, May 31, 2024 at 12:11:01 PM Eastern Daylight Time
From: Amy Rowland
To: Lindsey Maurer
CC: Julie Jordin, Rie Traub

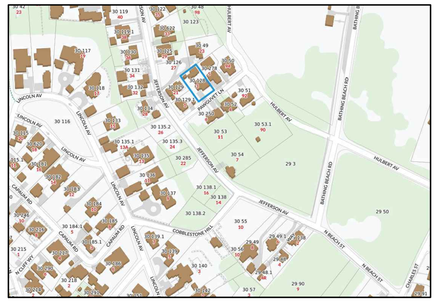
I, Amy Rowland of 3 Pawguvet Lane, give Julie Jordin permission to file on my behalf.
Signed,
Amy Rowland

> On May 31, 2024, at 11:37AM, Lindsey Maurer <projects@juliejordin.com> wrote:
>
> *I, Amy Roland of 3 Pawguvet Lane, give Julie Jordin permission to file on my behalf.*
>
> *Signed,*
>
> *Amy Roland*

JULIE JORDIN
THE GARDEN DESIGN COMPANY

3 Pawguvet Lane
Nantucket, MA 02554

MAP/PARCEL: 30 / 128
ZONING: R1



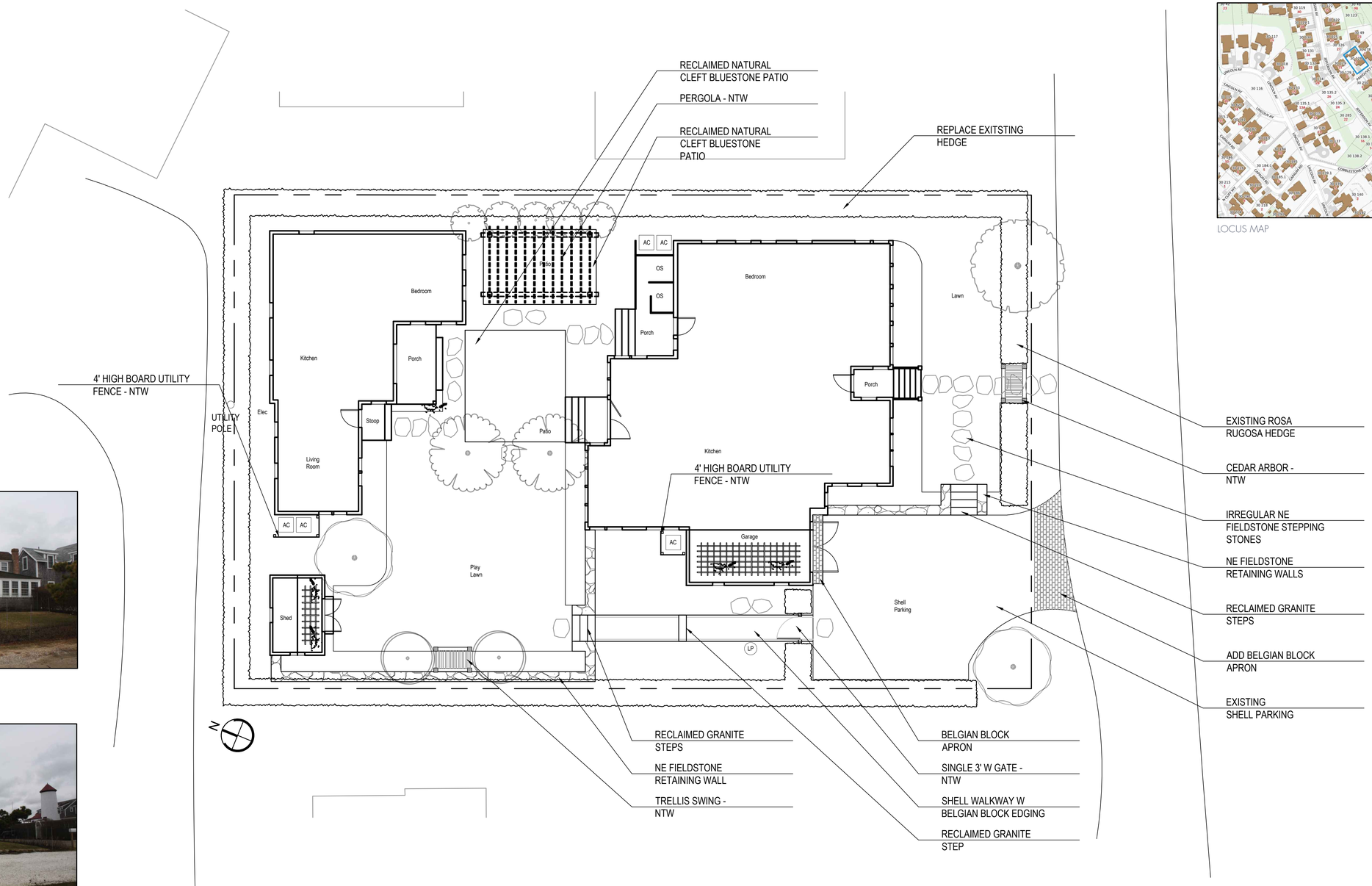
LOCUS MAP



EXISTING HOUSE



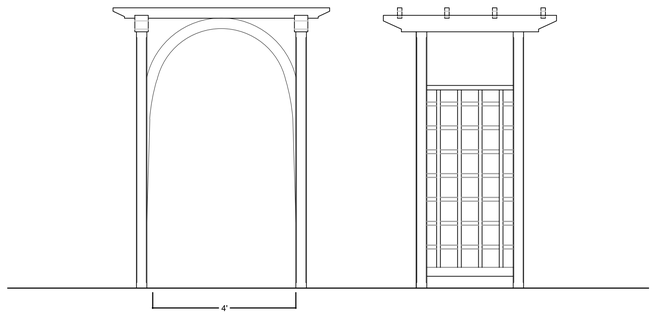
EXISTING DRIVEWAY AND RETAINING WALL



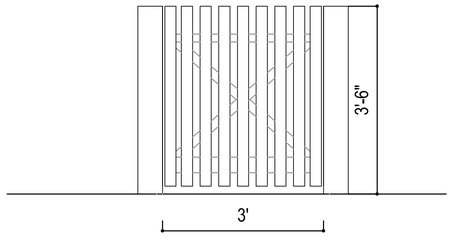
SCALE: 1/8"=1'-0" (IN FEET)
0 4' 8' 16'

CONCEPT PLAN
SCALE: 1/8" = 1'
DATE: 10.23.2023

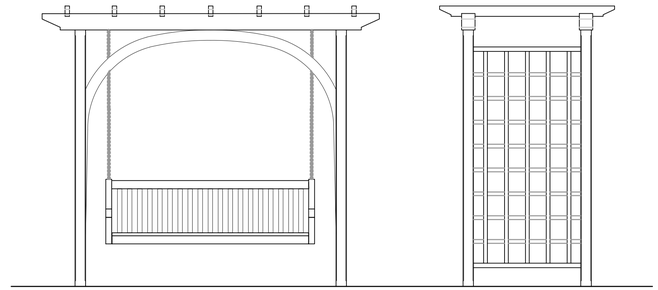
THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



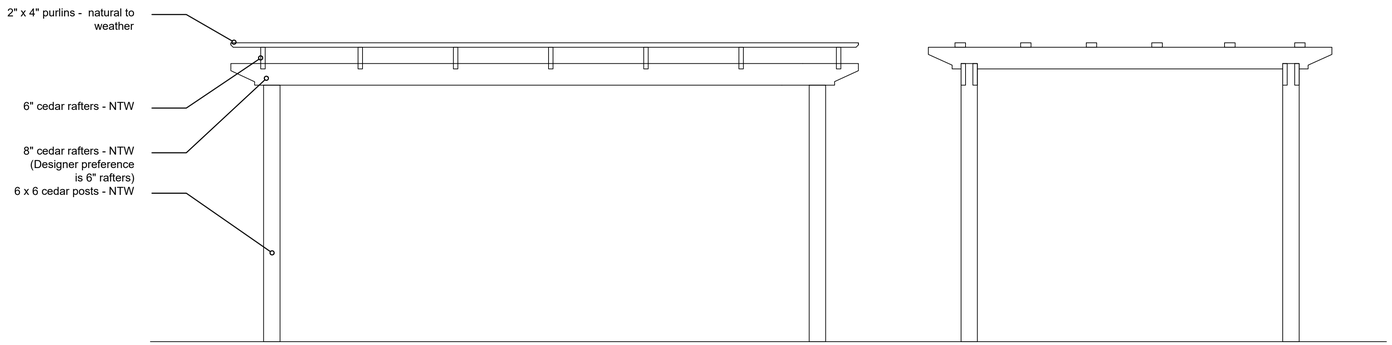
1 ARBOR
SCALE: 1/2" = 1' - 0" SECTION



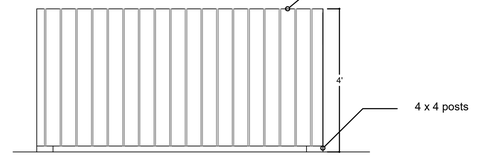
2 3' W SINGLE GATE
SCALE: 3/4" = 1' - 0" SECTION



3 TRELLIS SWING
SCALE: 1/2" = 1' - 0" SECTION



4 PERGOLA
SCALE: 1/2" = 1' - 0" SECTION



5 UTILITY FENCING
SCALE: 1/2" = 1' - 0" ELEVATION

Prelim. 5.29.2024

JULIE JORDIN
THE GARDEN DESIGN COMPANY

ARCHITECT
Milton Rowland & Assoc.
508.228.2044

GENERAL NOTES
Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

3 Pawguvet Ln.
Nantucket, MA

DATE: 5/29/24
SCALE: Various
DRAWN BY: Julie Jordin
MAP/PARCEL: 30/128
ZONING: R1
REVISION:

L1
DETAILS HDC

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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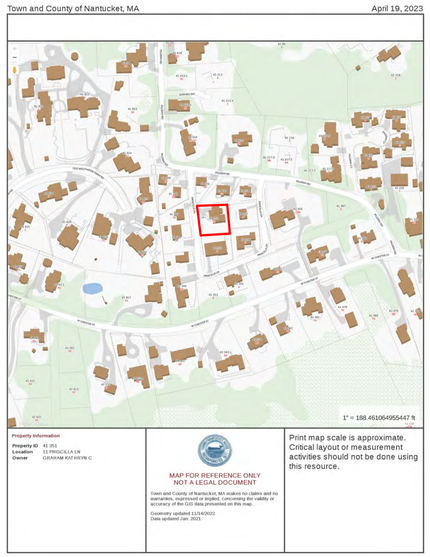
11 Priscilla Lane / Renovation



1 Locus Map

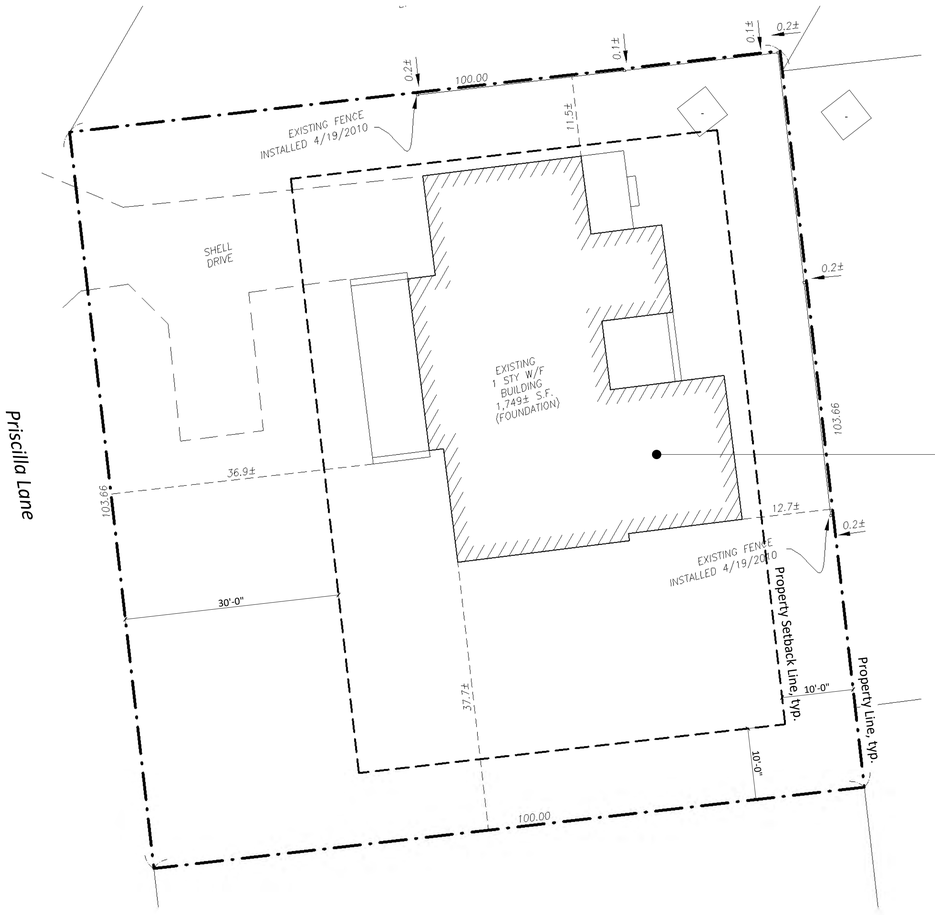
Not to Scale



Google Map - Aerial View

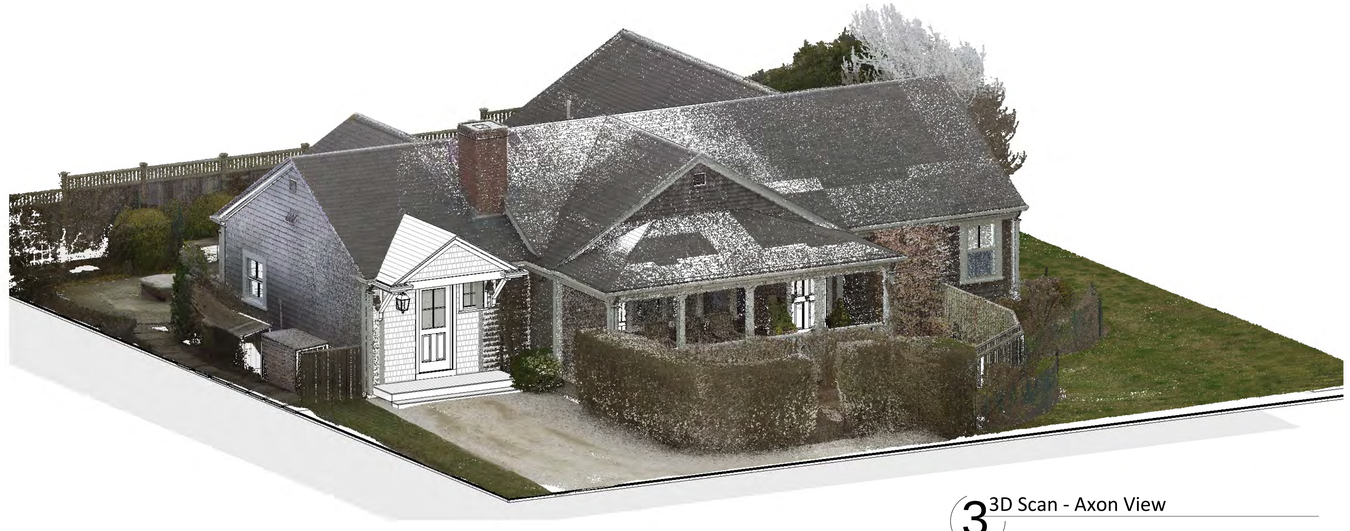


Street View



2 Site plan

1" = 10'-0"



3 3D Scan - Axon View

HDC Submission 06.03.2024

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173 e. dtanantucket@gmail.com

11 Priscilla Lane / Renovation

Cover Page

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

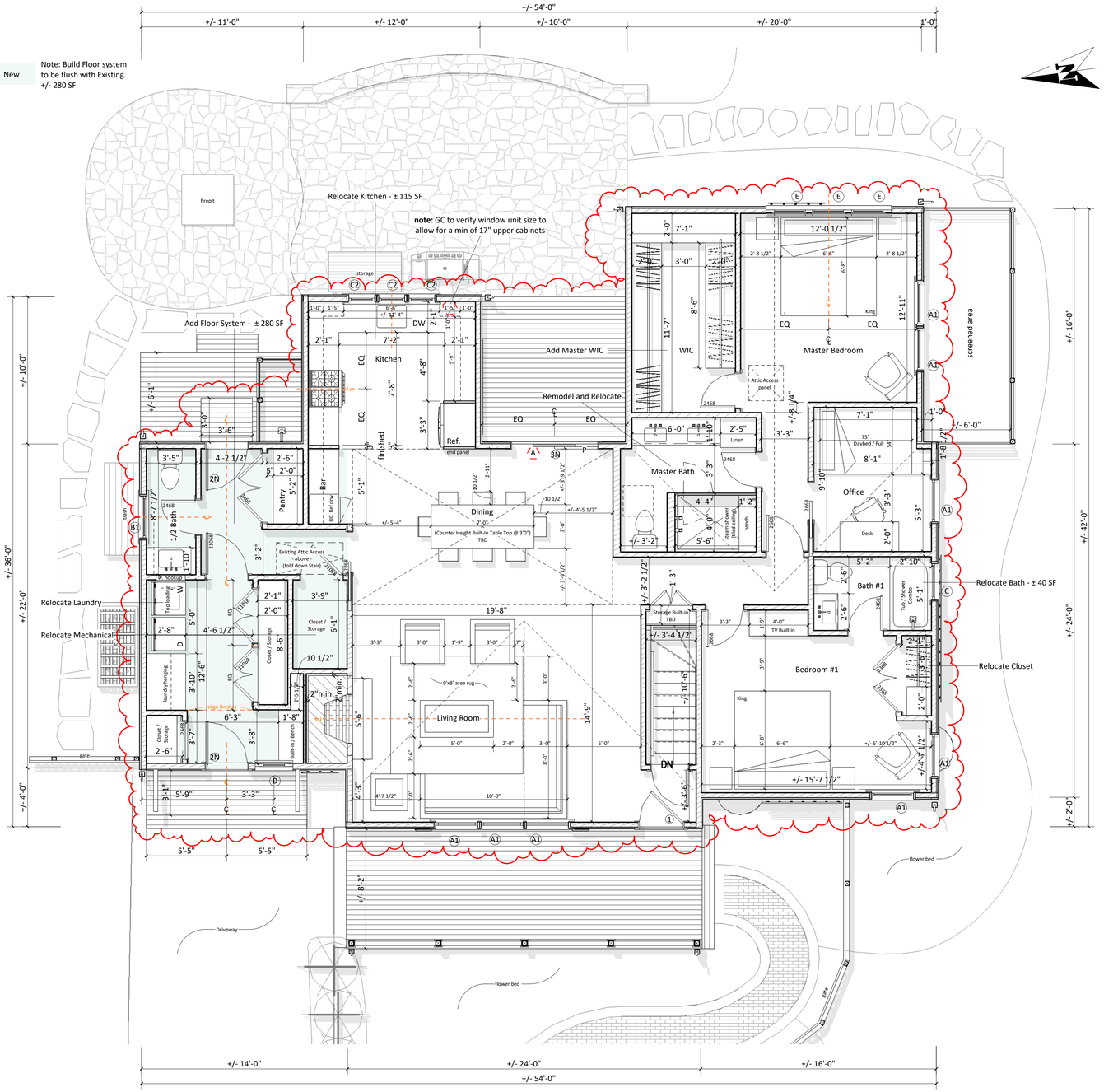
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

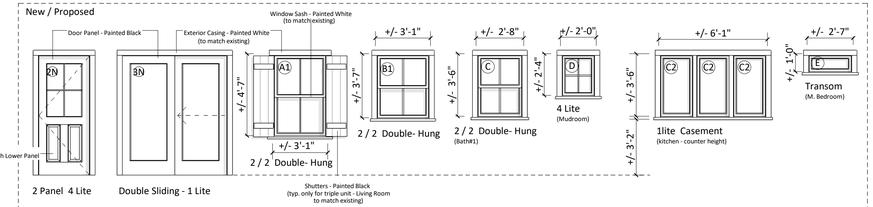
L-101

3D Laser Scanning | Drafting | Permitting
p. 508 901 3173
e. dtananytucket@gmail.com

11 Priscilla Lane / Renovation



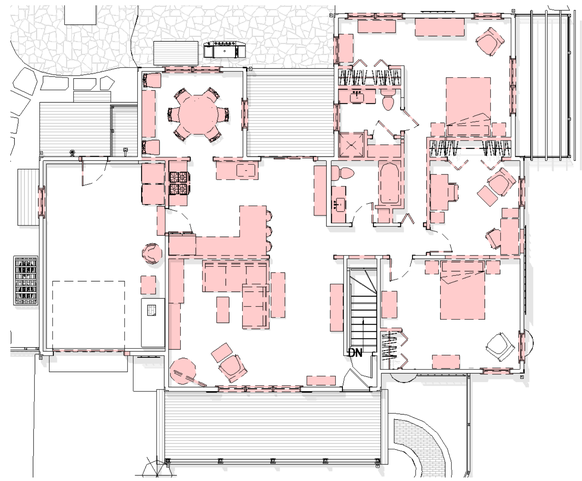
1 First Floor Plan
1/4" = 1'-0"



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

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
2N	2	2'-10"	6'-8"
3N	1	5'-10"	6'-8"

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A1	8	3'-1"	4'-7"
B1	1	3'-1"	3'-7"
C	1	2'-8"	3'-6"
C2	3	2'-0"	3'-6"
D	1	2'-0"	2'-4"
E	3	2'-7"	1'-0"



2 Floor Plan - Existing / Demo
1/8" = 1'-0"

11 Priscilla Lane / Renovation

Floor Plans

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

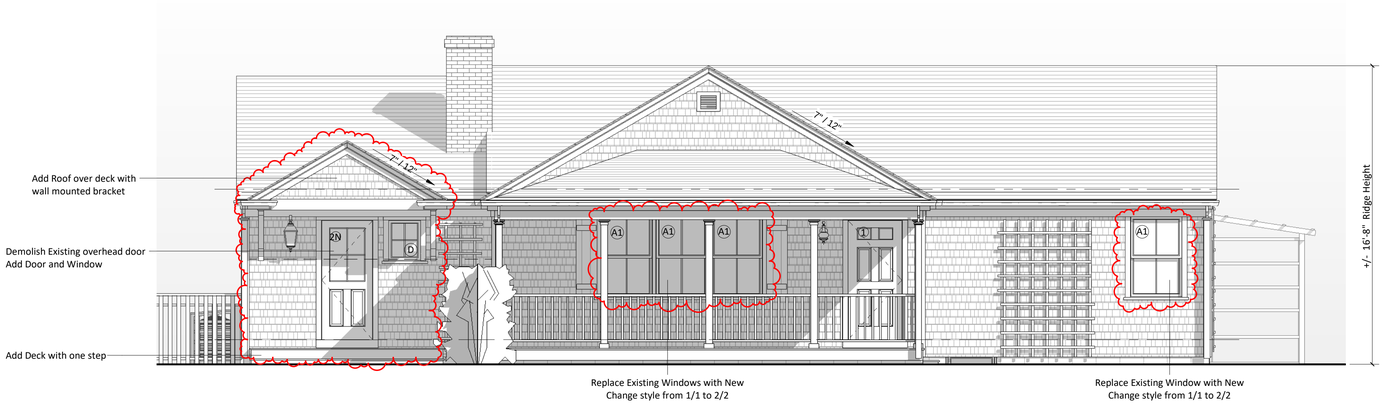
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission 06.03.2024

A-101

11 Priscilla Lane / Renovation



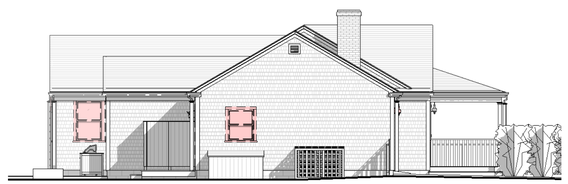
1 Proposed West Elevation
1/4" = 1'-0"



Existing North



2p Previously Approved North Elevation
1/8" = 1'-0"



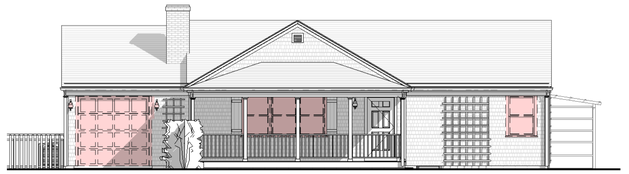
2e Existing/Demo North Elevation
1/8" = 1'-0"



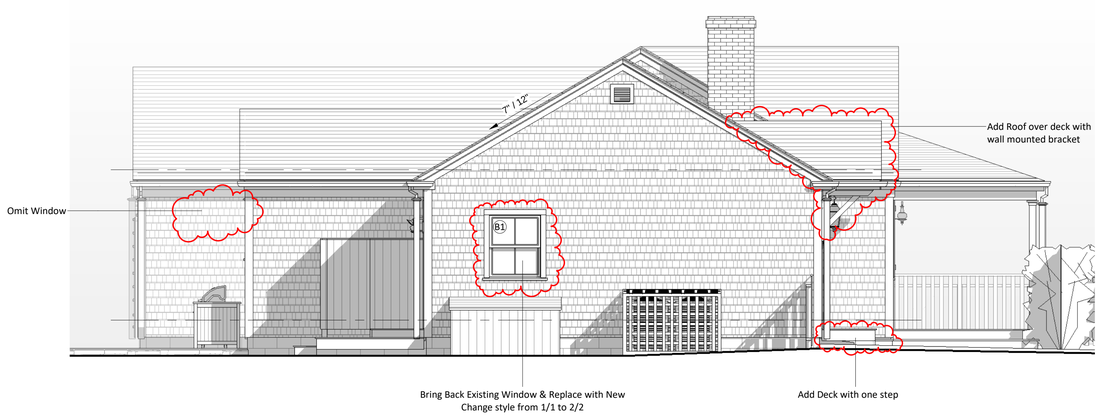
Existing West



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



1e Existing/Demo West Elevation
1/8" = 1'-0"



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

HDC Submission 06.03.2024

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtananttucket@gmail.com

11 Priscilla Lane / Renovation

Exterior Elevations

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

A-201

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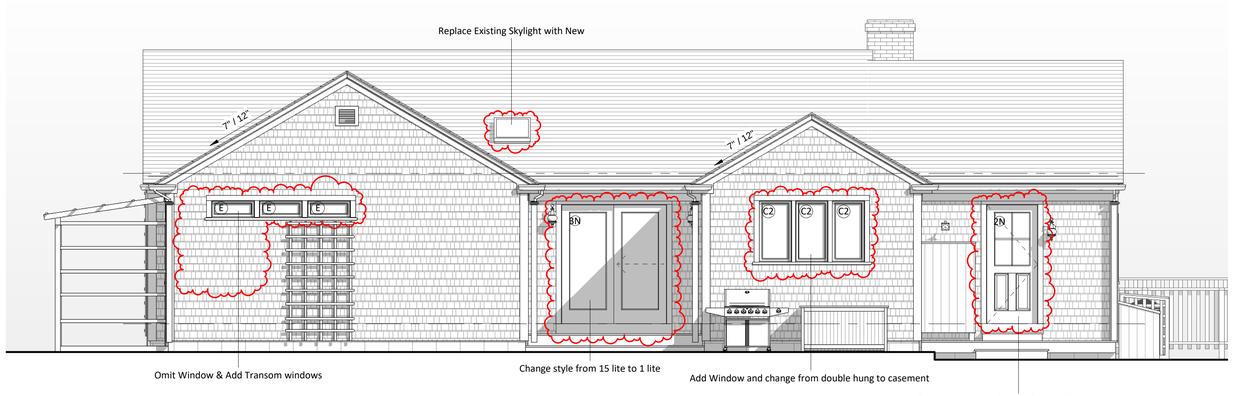
11 Priscilla Lane / Renovation



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



Existing South



3p Previously Approved South Elevation
1/8" = 1'-0"



2e Existing/Demo South Elevation
1/8" = 1'-0"





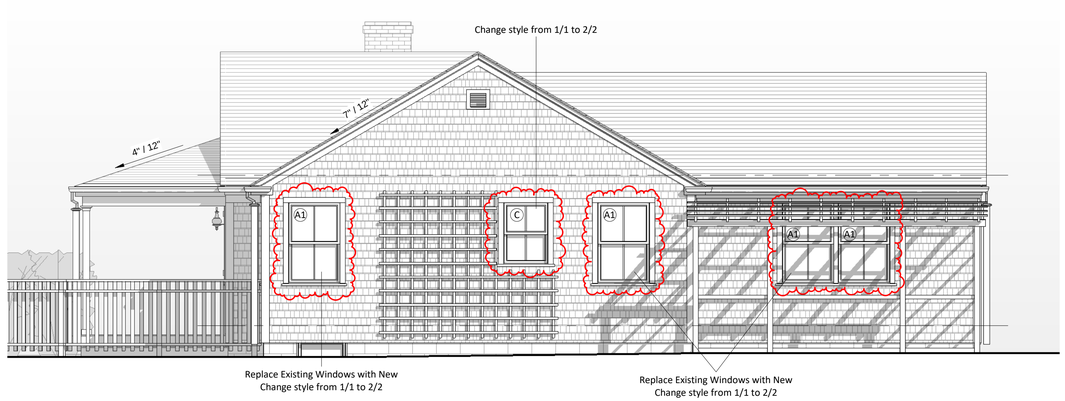
Existing East



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



1e Existing/Demo East Elevation
1/8" = 1'-0"



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

11 Priscilla Lane / Renovation

Exterior Elevations

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission 06.03.2024

A-202

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°. 351

Street & Number of Proposed Work: 11 Priscilla Ln

Owner of record: Kathryn Graham

Mailing Address: 11 Priscilla Ln, Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Anton Dixon / DTA

Mailing Address: 25 Wappoosett Cir. Nantucket, MA, 02554

Contact Phone #: 508 901 3172 E-mail: dtanantucket@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. 2023-11-9435

☐ Pool (Zoning District _____) ☐ Roof ☑ Other FENESTRATION CHANGES; REPLACE ALL EXISTING WINDOWS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: ±35 S.F. ☑ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North _____ South N/A 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 CHANGE DOOR STYLES / CHANGE WINDOW TYPE
2. South Elevation CHANGE WINDOW TYPE FROM 1/1 TO 2/2
3. West Elevation ADD DECK W/ ROOF OVERHANG / OMIT GARAGE DOOR & ADD NEW DOOR
4. North Elevation OMIT WINDOW; CHANGE WINDOW TYPE.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other SHED ROOF - 7/12

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1 x 6 Rake 1 x 8 Soffit (Overhang) 1 x 4 Corner boards 5/4 x 4 Frieze _____

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

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

☐ True Divided Lights (raunton) ☐ Single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TD ☑ SD Front 4 PANEL 2 LITE Rear PATIO 1 LITE (SLIDING) Side 2 PANEL 4 LITE

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS / EXISTING NO CHANGE /

Sidewall NATURAL Clapboard (if applicable) N/A Roof BLACK (EXIST. NO CHANGE)

Trim WHITE (EXISTING NO CHANGE) Sash WHITE (EXISTING NO CHANGE) Doors FRONT - BLACK / SIDE - BLACK / PATIO - WHITE

Deck NATURAL Foundation NATURAL Fence N/A Shutters BLACK (EXIST. NO CHANGE)

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and 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 06/03/2024 Signature of owner of record Kathryn Graham Signed under penalties of perjury

11 Priscilla Ln - M.M. Rev to 11-9435

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

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

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

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

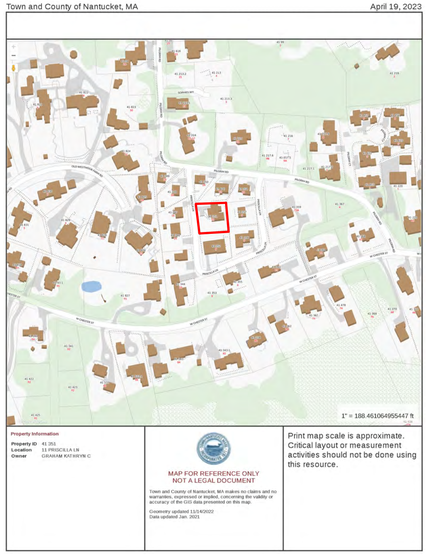
A.D. 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

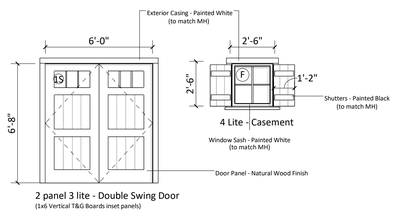
N/A 8 Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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

11 Priscilla Lane / NEW SHED

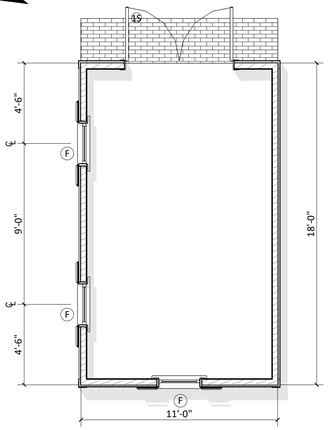


Locus Map



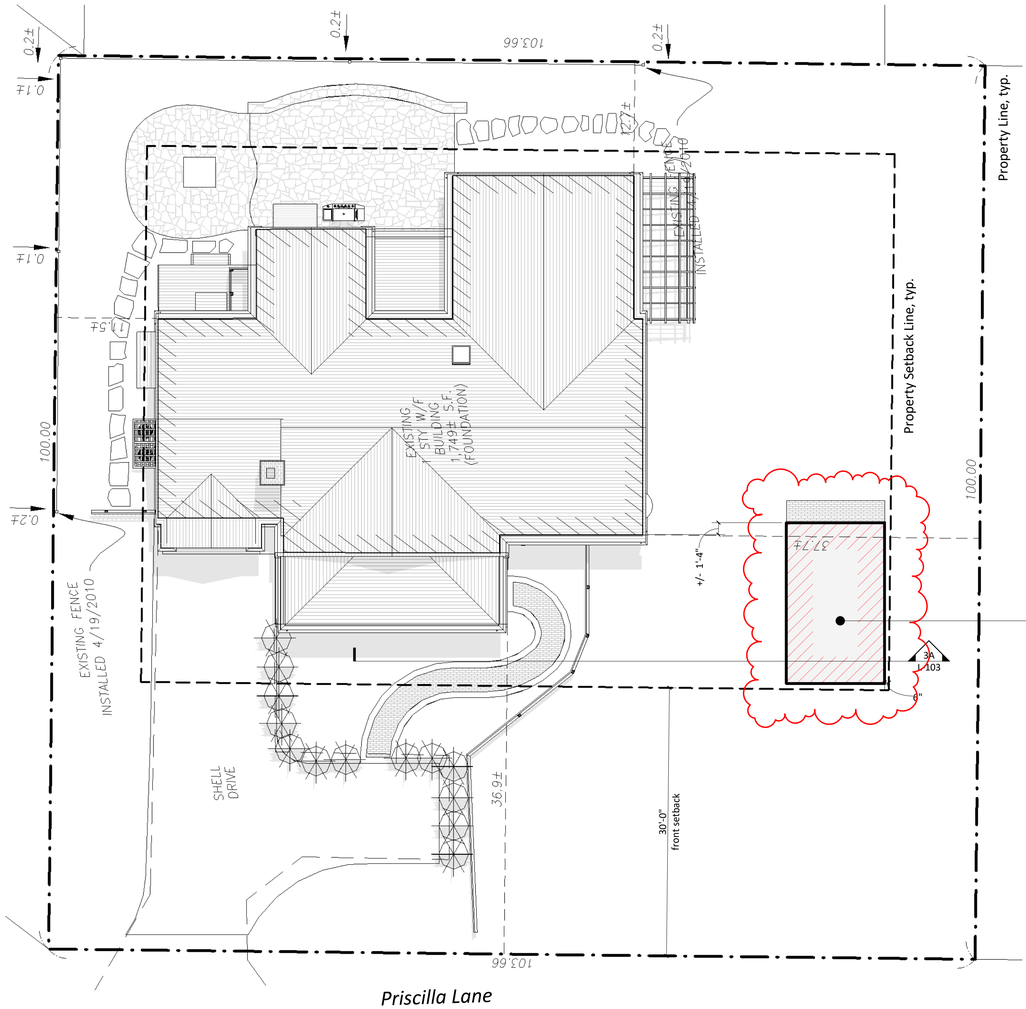
0 Window & Door Legend - Shed

1/4" = 1'-0"



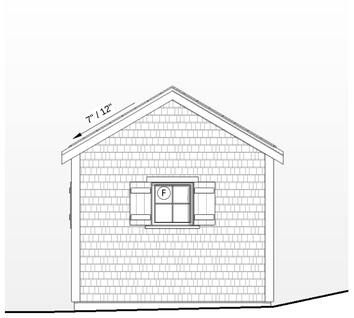
2 Floor Plan

1/4" = 1'-0"



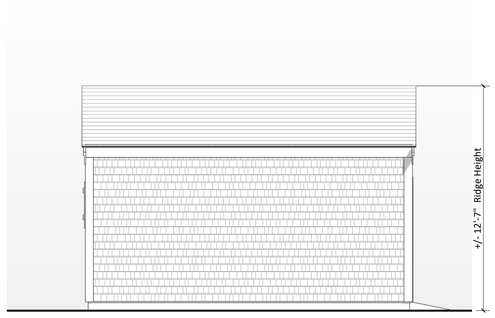
1 New Shed Location

1/8" = 1'-0"



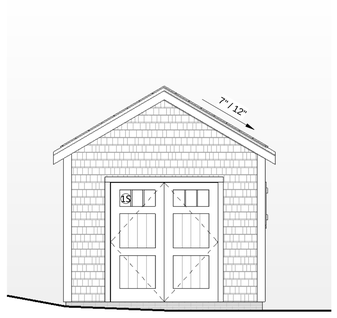
4 Proposed West Elevation - Shed

1/4" = 1'-0"



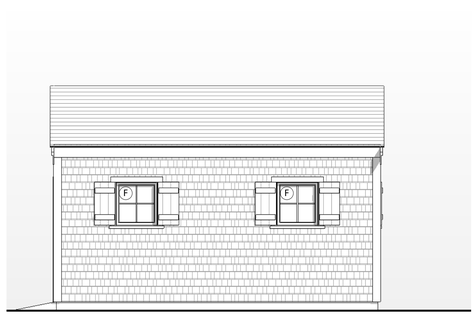
5 Proposed South Elevation - Shed

1/4" = 1'-0"



6 Proposed East Elevation - Shed

1/4" = 1'-0"



7 Proposed North Elevation - Shed

1/4" = 1'-0"

HDC Submission 06.03.2024

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtananantucket@gmail.com

11 Priscilla Lane

New Shed

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

L-102

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. Violations may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°: 351

Street & Number of Proposed Work: 11 Priscilla Ln

Owner of record: Kathryn Graham

Mailing Address: 11 Priscilla Ln
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Anton Dillon / DTA

Mailing Address: 25 Wappoosett Cir,
Nantucket, MA 02554

Contact Phone #: 508 901 3173 E-mail: dtanantucket@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 New Zoning Shed

Size of Structure or Addition: Length: 18'0" Sq. Footage 1st floor: ±198SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 11'0" Sq. footage 2nd floor: _____ 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 ±12'7" South ±12'7" East ±12'7" West ±12'7"

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 7 /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 1 x 6 Rake 1 x 8 Soffit (Overhang) N/A Corner boards 5/4 x 4 Frieze N/A

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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front 2 panel Jeld-Wen Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof black (to match M,H,)

Trim White (to match M,H,) Sash White (to match M,H,) Doors Natural to weather

Deck N/A Foundation Natural Fence N/A Shutters Black (to match M,H,)

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and 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 06/03/2024 Signature of owner of record Kathryn Graham Signed under penalties of perjury

11 Priscilla Ln / New Shed

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

N/A 3. As-Built Plans (1copy): of existing elevations

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

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

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

A.D. 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.

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.***.

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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.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 67

Street & Number of Proposed Work: 61 Center St.

Owner of record: FP Martin House LLC

Mailing Address: 61 CENTER St.
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 Revised Stairs & Accessible Lift

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: Early 19th C.

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 Natural Clapboard (if applicable) _____ Roof Match existing
Trim Match existing Sash _____ Doors Match existing
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 6/3/24 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

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 _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Alex Bagmets
_____

Signature Date

Martin House Inn

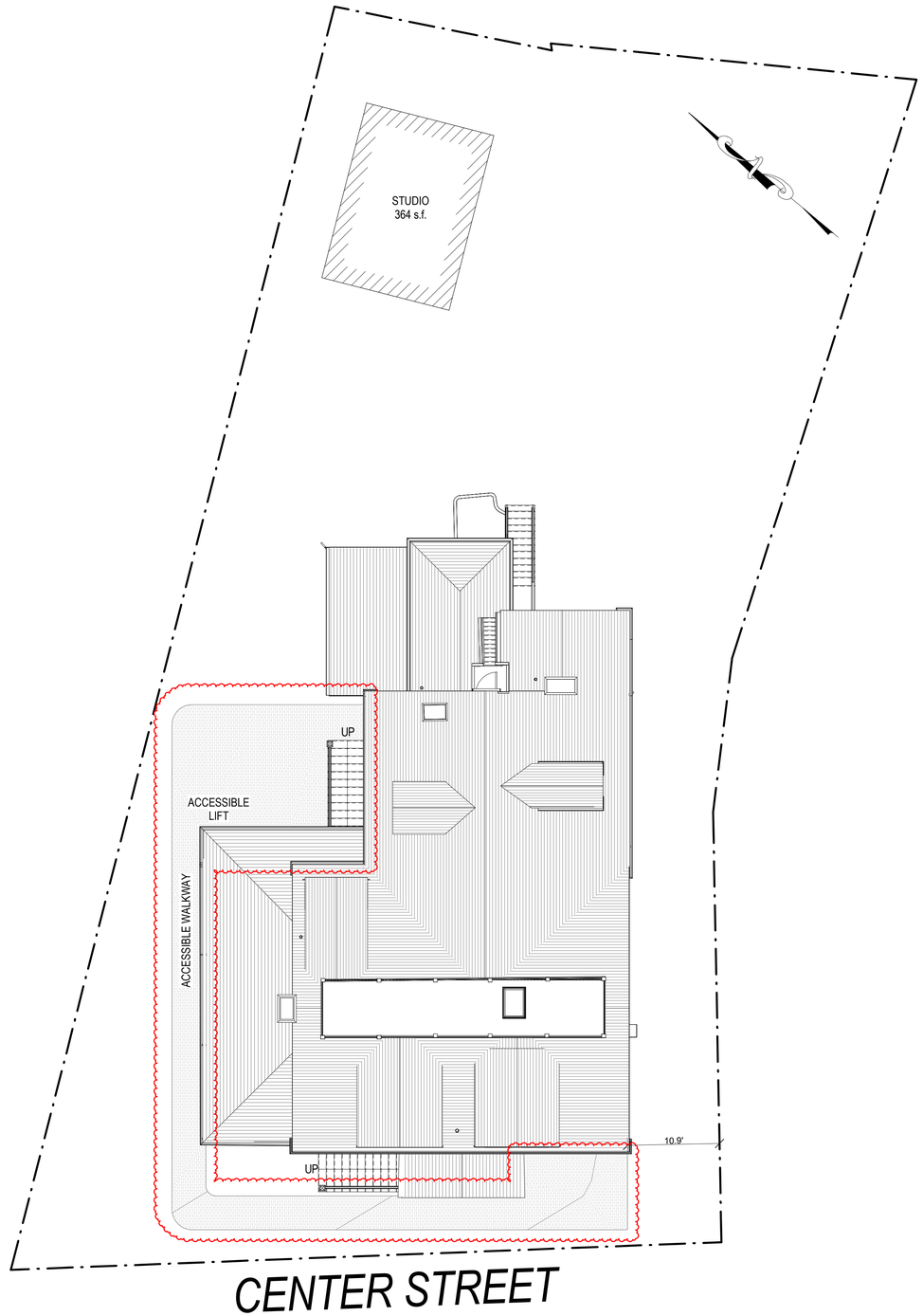
61 Center Street
Nantucket, MA

06.03.24

HDC SUBMISSION



1 LOCUS
1 1/2" = 1'-0"



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

2205

Martin House Inn

61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 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

A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
D.301 PERSPECTIVE VIEWS
G.101 Cover Sheet
A.1.1 Basement, First & Second Floor Plans
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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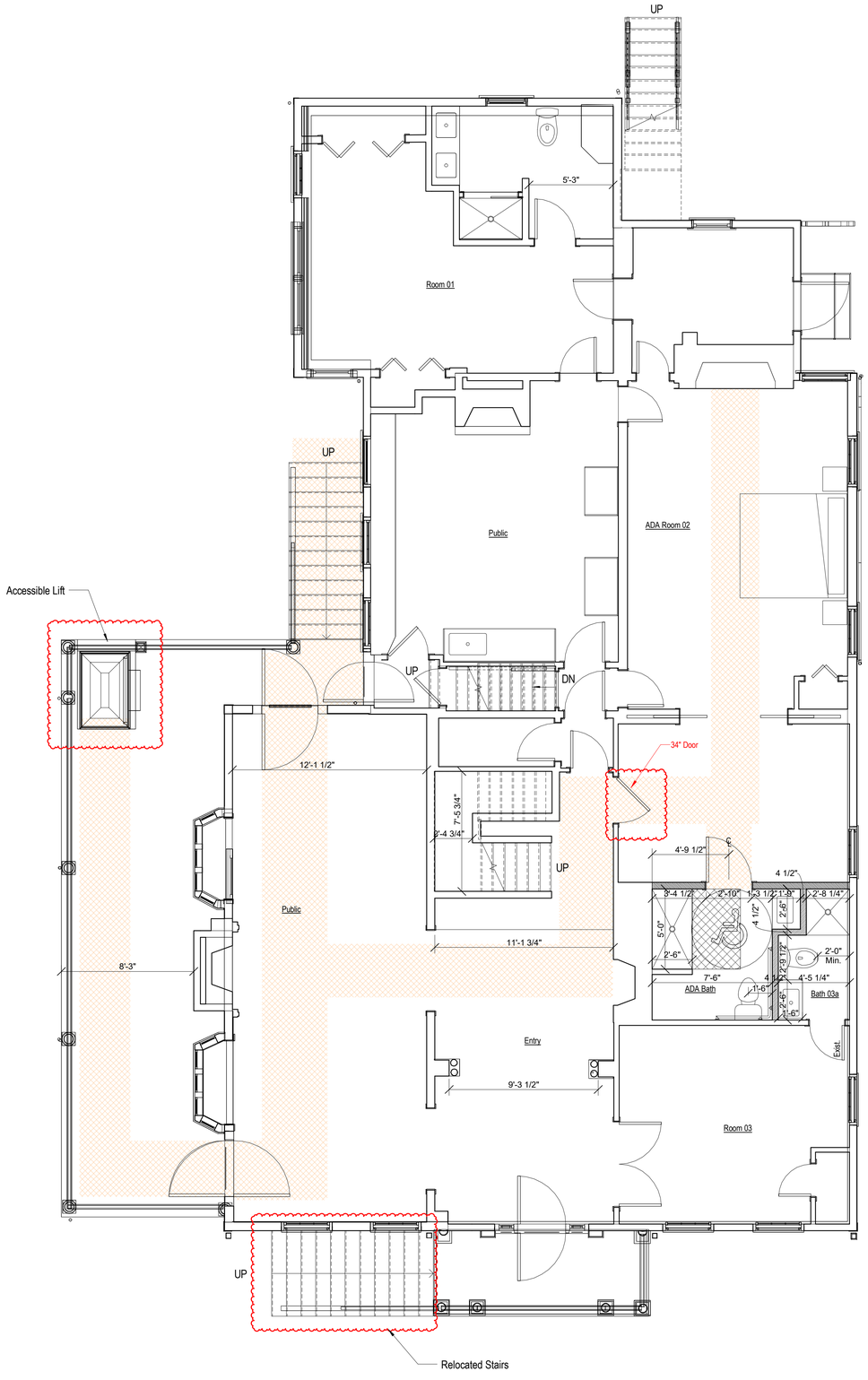
G.101

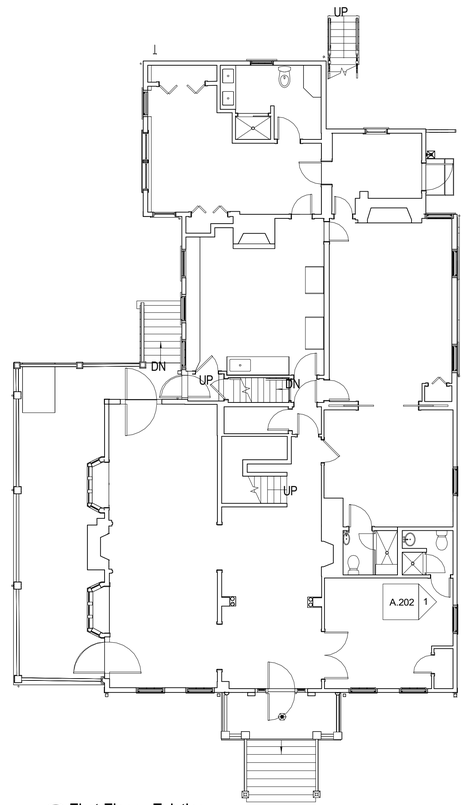
2205

06.03.24

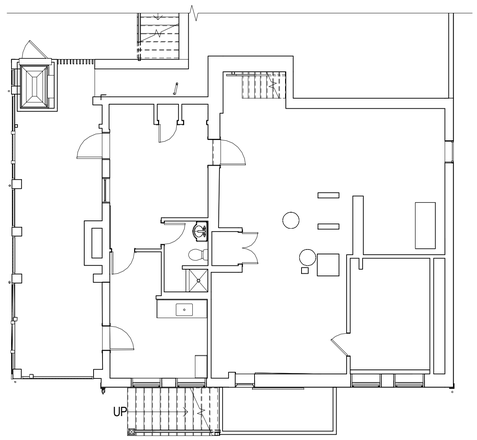
HDC SUBMISSION



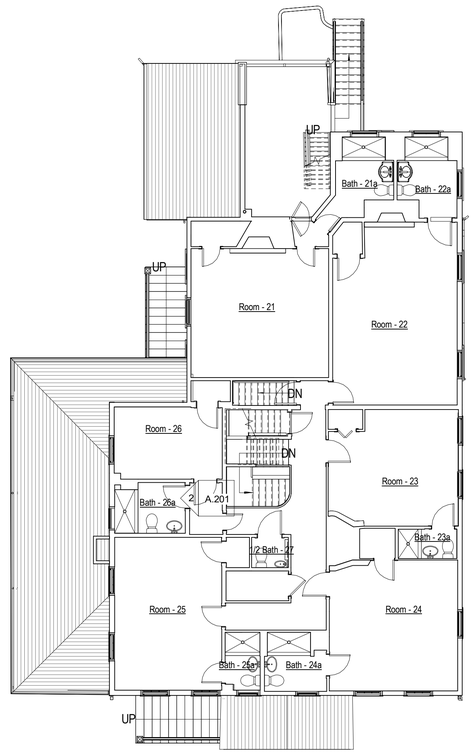
1 First Floor Plan - Proposed
1/4" = 1'-0"



2 First Floor - Existing
1/8" = 1'-0"



4 Basement Plan, No Change
1/8" = 1'-0"



3 Second Floor Plan, No Change
1/8" = 1'-0"

2205

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Nantucket, MA

emeritus
8 Williams Lane
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508.325.4995
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Basement, First & Second Floor Plans

Site Information

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A.1.1

2205

06.03.24

HDC SUBMISSION



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



Existing South Elevation
1/8" = 1'-0"



Existing East Elevation
1/8" = 1'-0"



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

2205

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EXTERIOR ELEVATIONS

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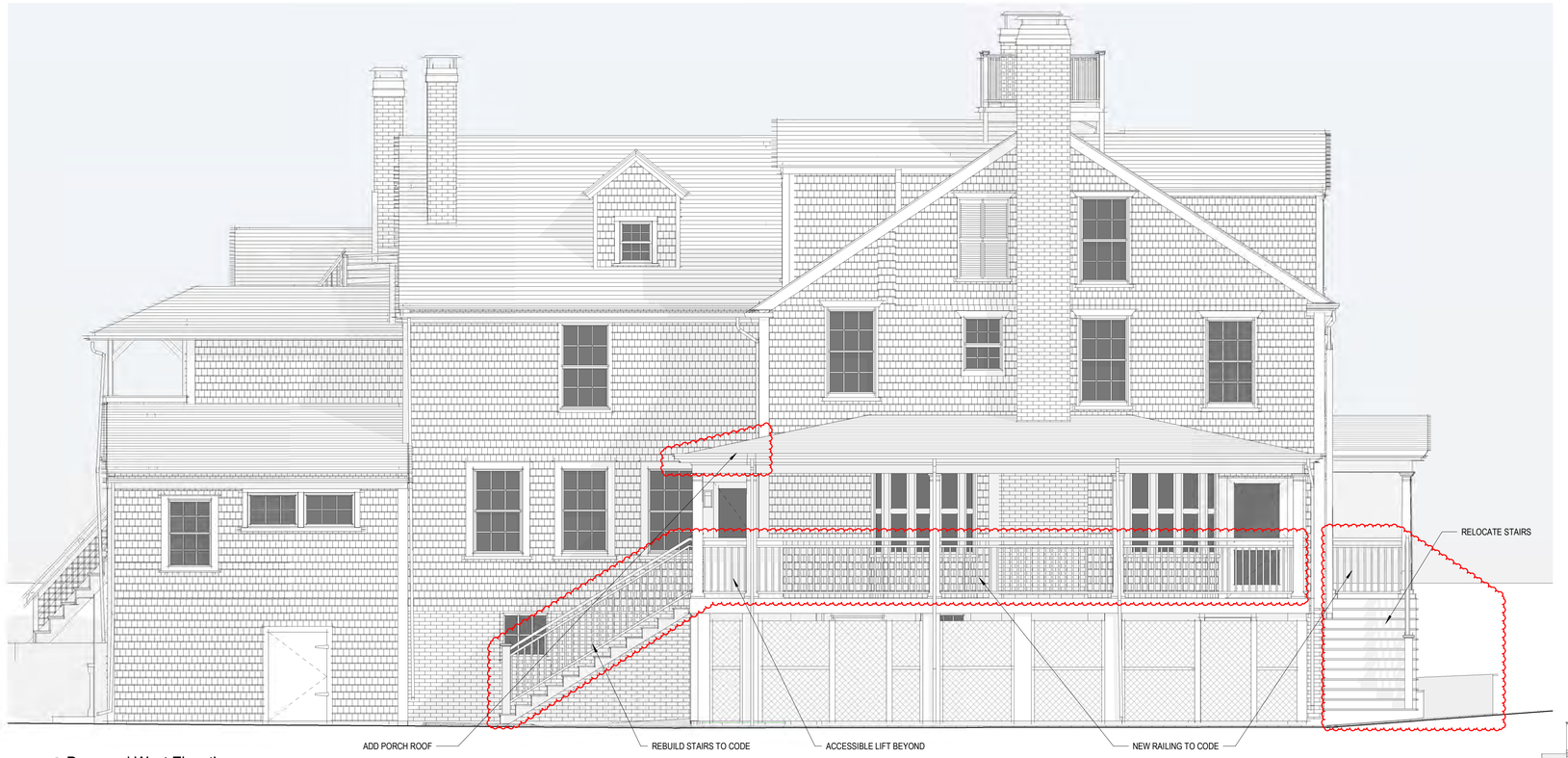
A.201
2205

06.03.24

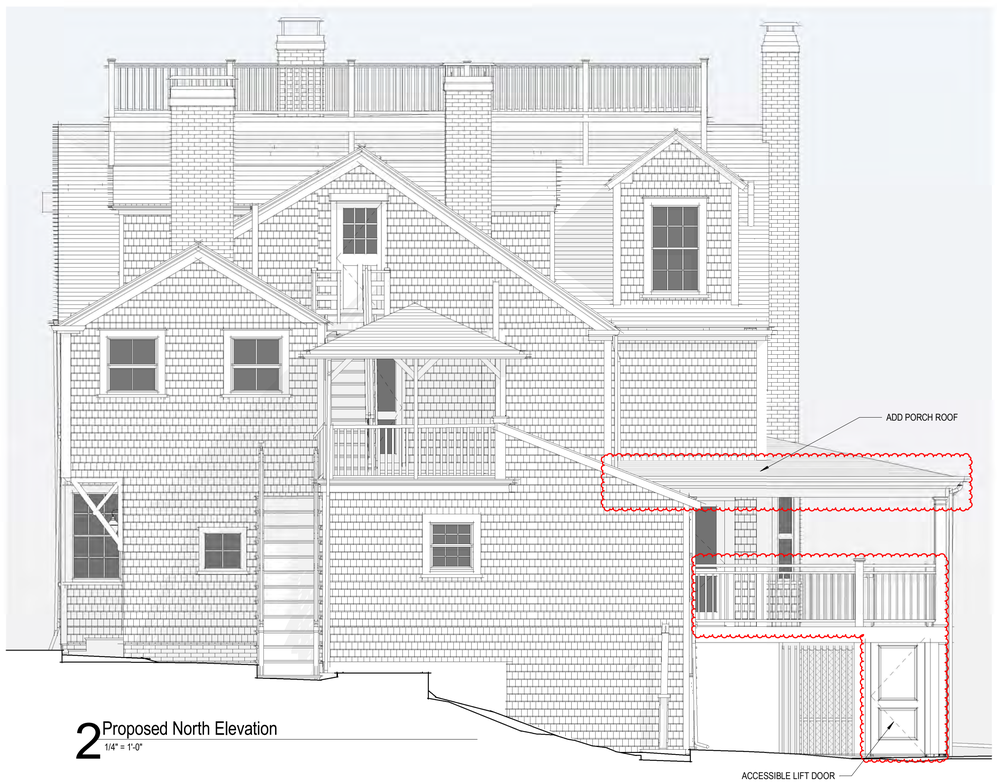
HDC SUBMISSION



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



North Elevation
1/8" = 1'-0"



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



West Elevation
1/8" = 1'-0"

2205

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EXTERIOR ELEVATIONS

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A.202

2205

06.03.24

HDC SUBMISSION



3D View A



3D View B



3D View C



3D View D

2205

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PERSPECTIVE VIEWS

Site Information

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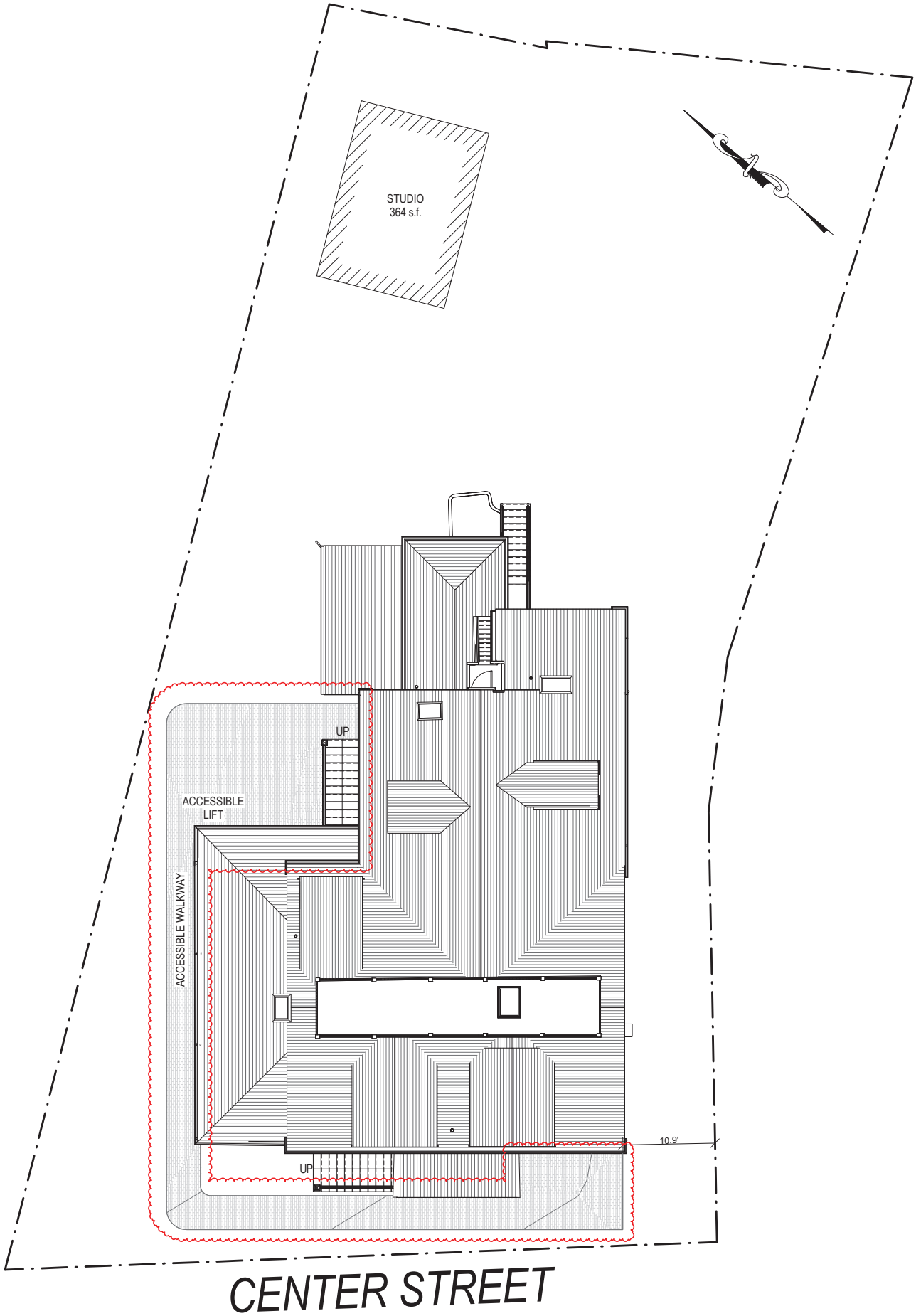
CENTRE ST

Martin House Inn

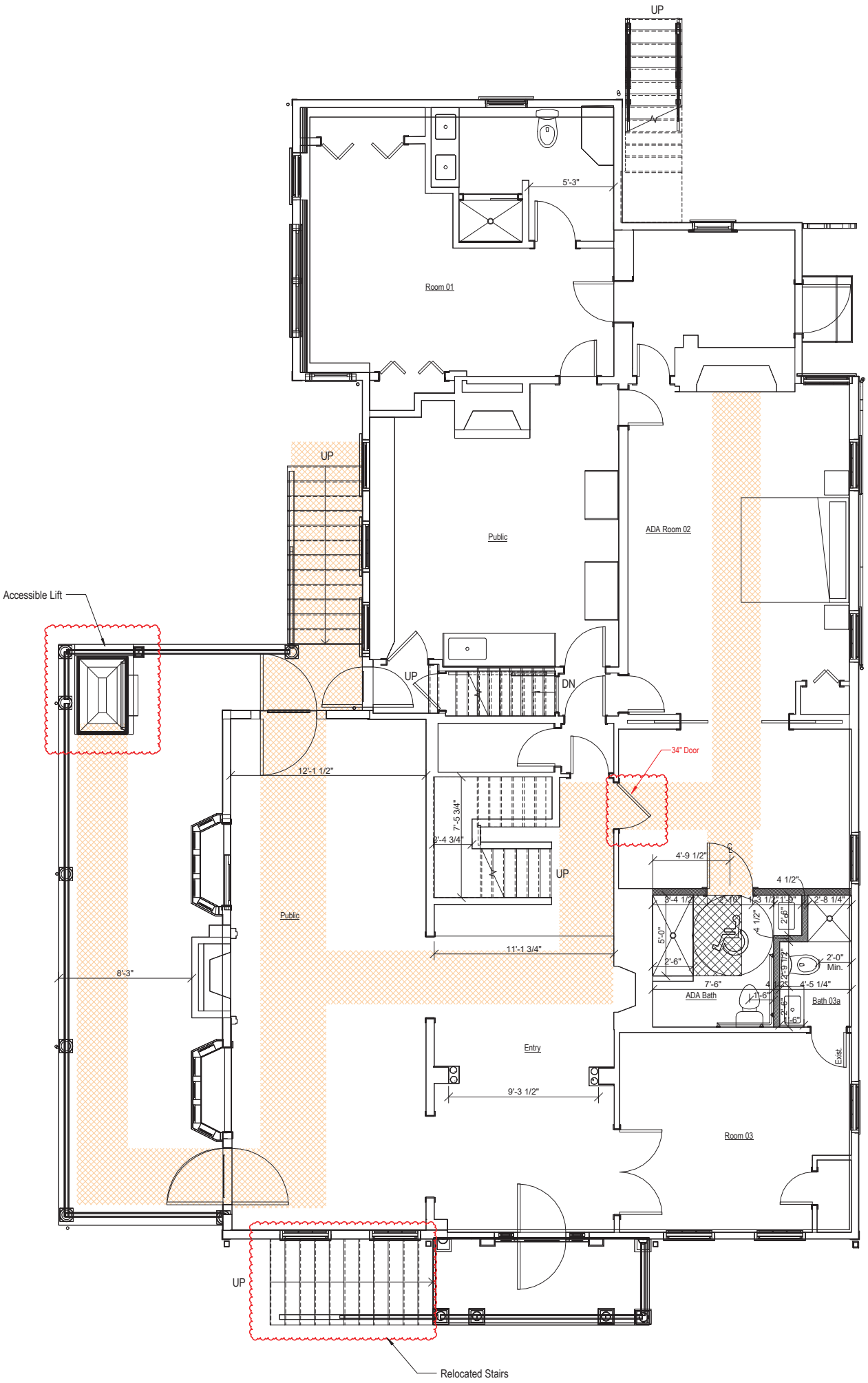
61 Center Street
Nantucket, MA



1 LOCUS
1 1/2" = 1'-0"

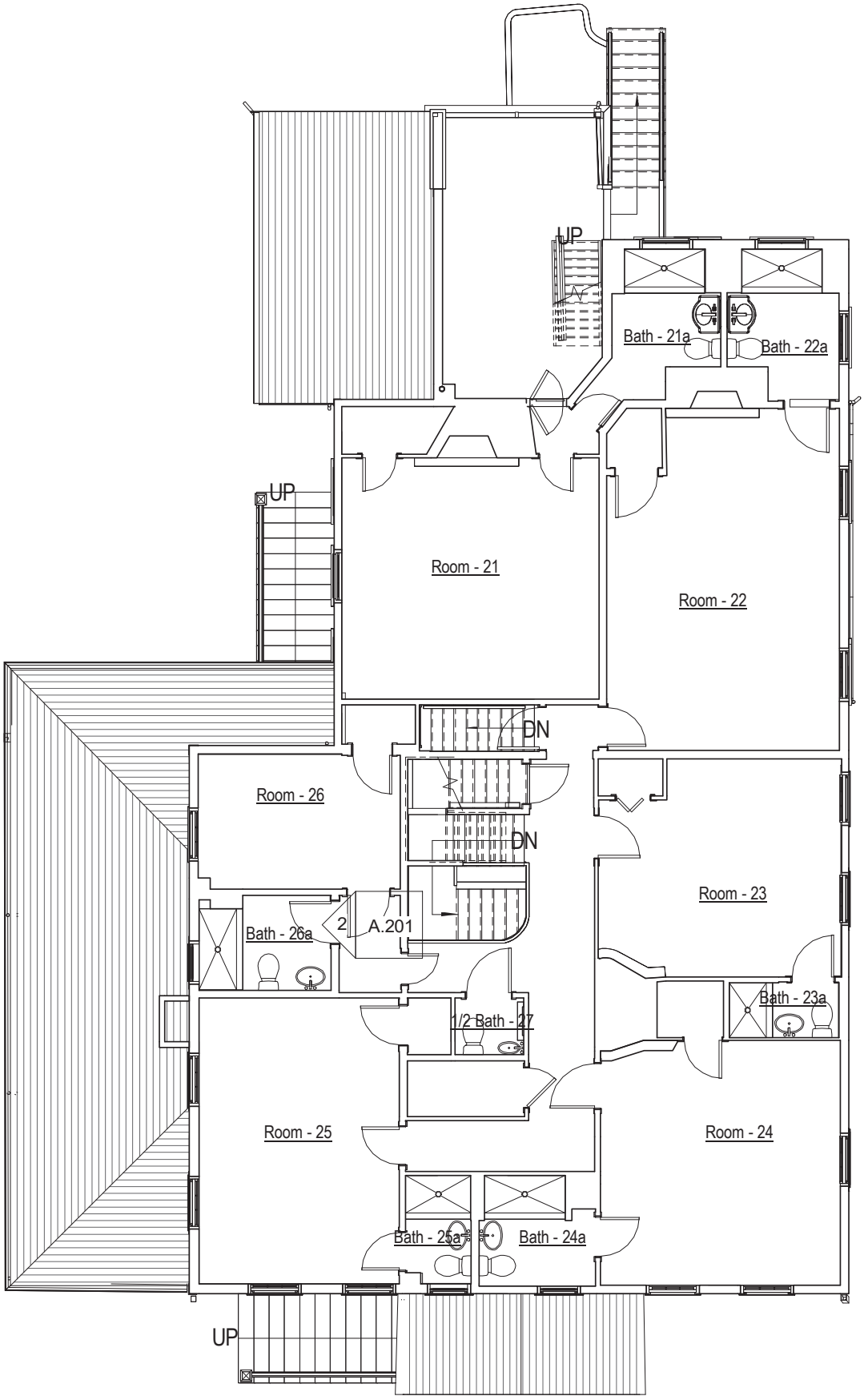


2 SITE PLAN
1/8" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



3 Second Floor Plan, No Change

1/8" = 1'-0"



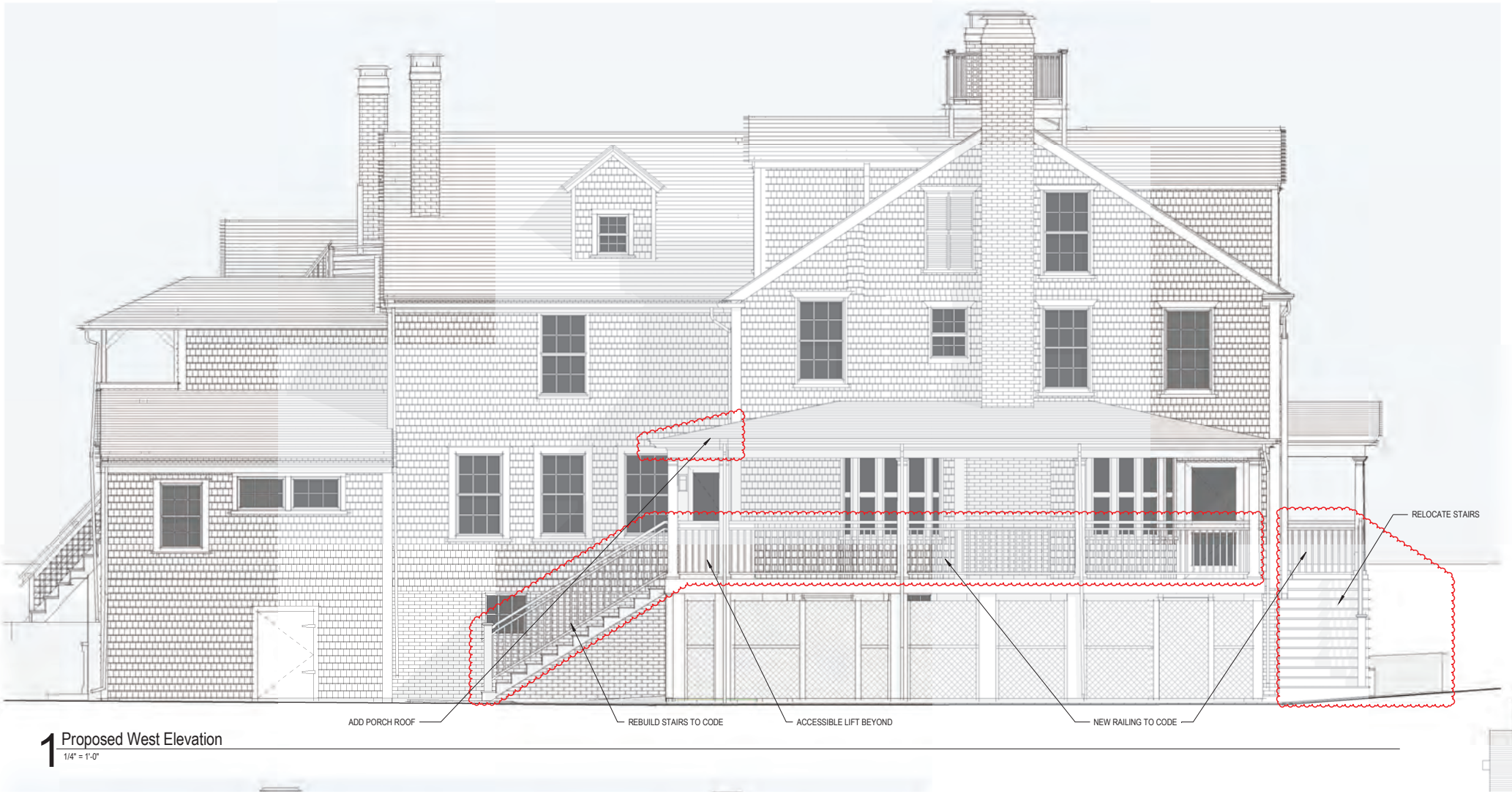
1 Proposed South Elevation

1/4" = 1'-0"



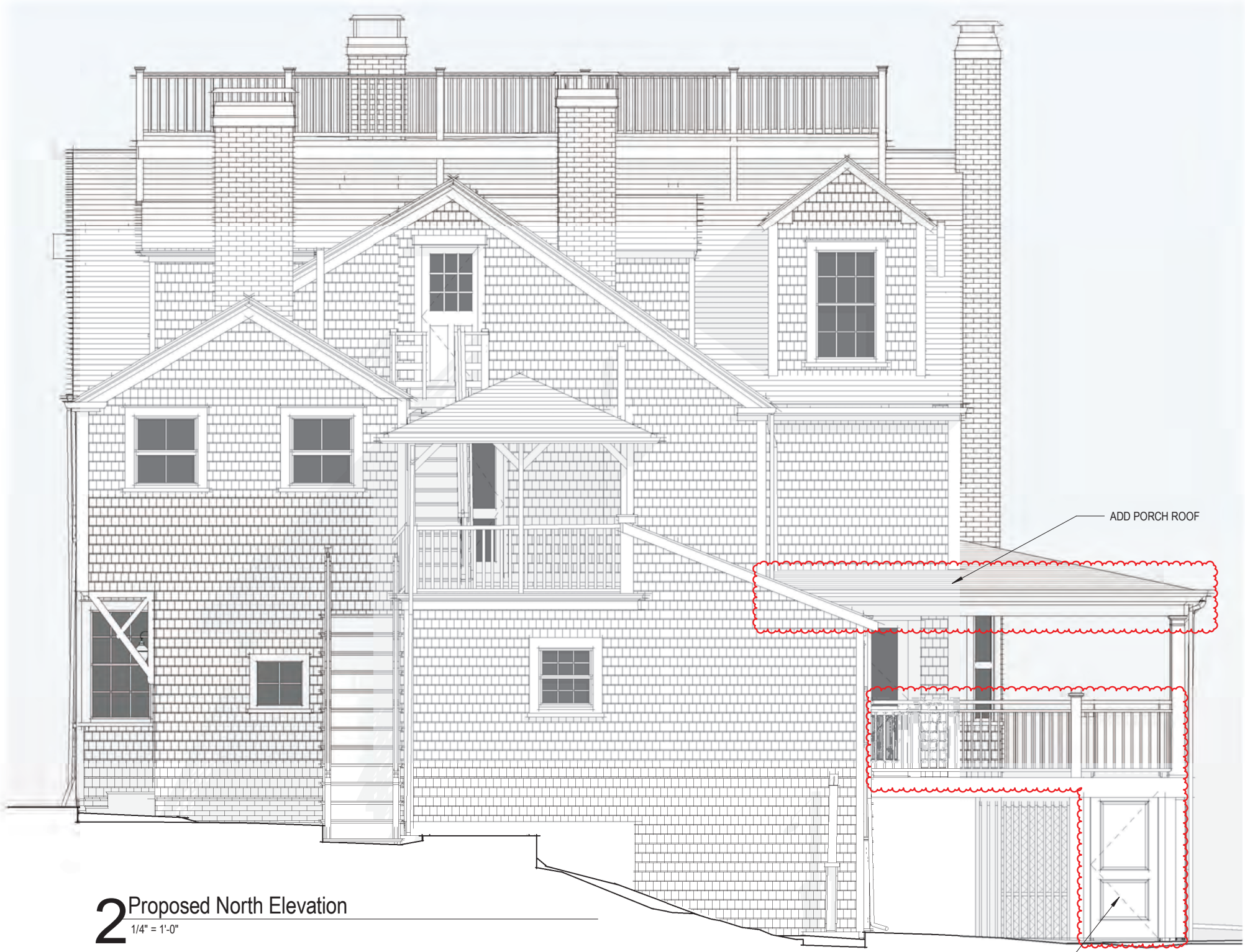
2 Proposed East Elevation
1/4" = 1'-0"

08.05.24



1 Proposed West Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- 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: originally 3 bay - 2 North bays added later. 1858 photo shows only 3 bays.

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 167
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .20A 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 c. 20 feet or less ✓ b. 10 feet or less O d. other: _____

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

43. SURROUNDINGS: (check several if appropriate)

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

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

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

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-7-17
MAP/PARCEL#: 4243-067

Recorded By: AEG Date: 10/1 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 61 Center St. 2. BUILDING NAME: Martin's Guest House

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Martins Guest House Realty Trust

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built-early 19th c.-

6. USE: Original: dwelling Present: Guest House
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O 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
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

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

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

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

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

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

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

18. ROOF FEATURES:
- ✓ a. roof walk no flooring
- ✓ b. dormers on street facade
- ○ c. dormers on side elevations
- ✓ d. dormers on rear elevation
- ○ e. balustrade
- ✓ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

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

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

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

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

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

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

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

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: splayed lintels

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ✓ d. 2/2
- ○ e. casement
- ○ f. other: 8/8 in basement

29. PORCH:
- ○ a. front
- ✓ b. side
- ○ c. wrap front 2nd fl.

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: Early 19th SOURCE: Lancaster
ARCHITECT: _____
BUILDER: _____

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

15 Masaquet Ave. Mtt.

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.

$150 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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.***

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°: 80 PARCEL N°. 141

Street & Number of Proposed Work: 15 Masaquet Avenue

Owner of record: Kathleen Krall

Mailing Address: 12 Clay Court
Locust, NJ 07760

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-12-7535
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Add Porch Railings
2. South Elevation Add Porch Railings
3. West Elevation Add Porch Railings + shingled kneewall
4. North Elevation Add Porch Railings + shingled kneewall

*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 Natural Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck 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 5/29/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 12/6/22

HP(2022-12-7344

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°. 141

Street & Number of Proposed Work: 15 Nacquet Avenue

Owner of record: Kathleen Bull

Mailing Address: 13 Hay Court

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottrell + Bull

Mailing Address: 11 Old South Pasture

Nantucket, MA 02554

Contact Phone #: 28 3455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 12/5/22 Fee Paid: $ 50 V-1963

Must be acted on by: 1/11/23

Extended to: _____

Approved: (Disapproved: _____

Chairman: _____ (oct Inc.)

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-04 (6156

☐ 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 Revise Chimney location, Revise Deck + Porch
2. South Elevation Revise fenestration, Chimney location, Delete Porch
3. West Elevation N/C
4. North Elevation Revise Chimney location

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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 11/30/22 Signature of owner of record _____ Signed under penalties of perjury



ID # L-1.1

Main House
15 Masaquet Ave
Nantucket, MA 02554

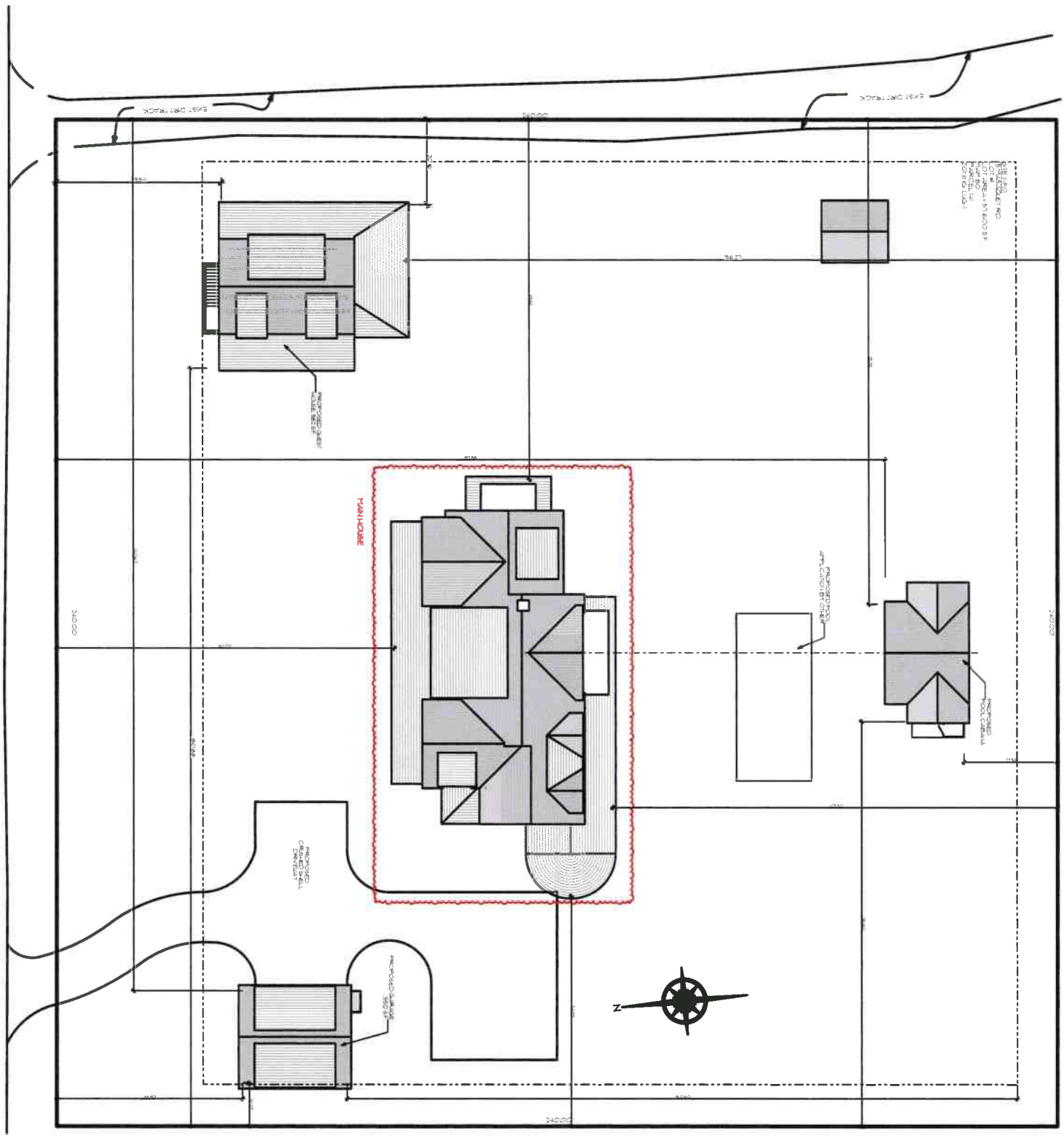
MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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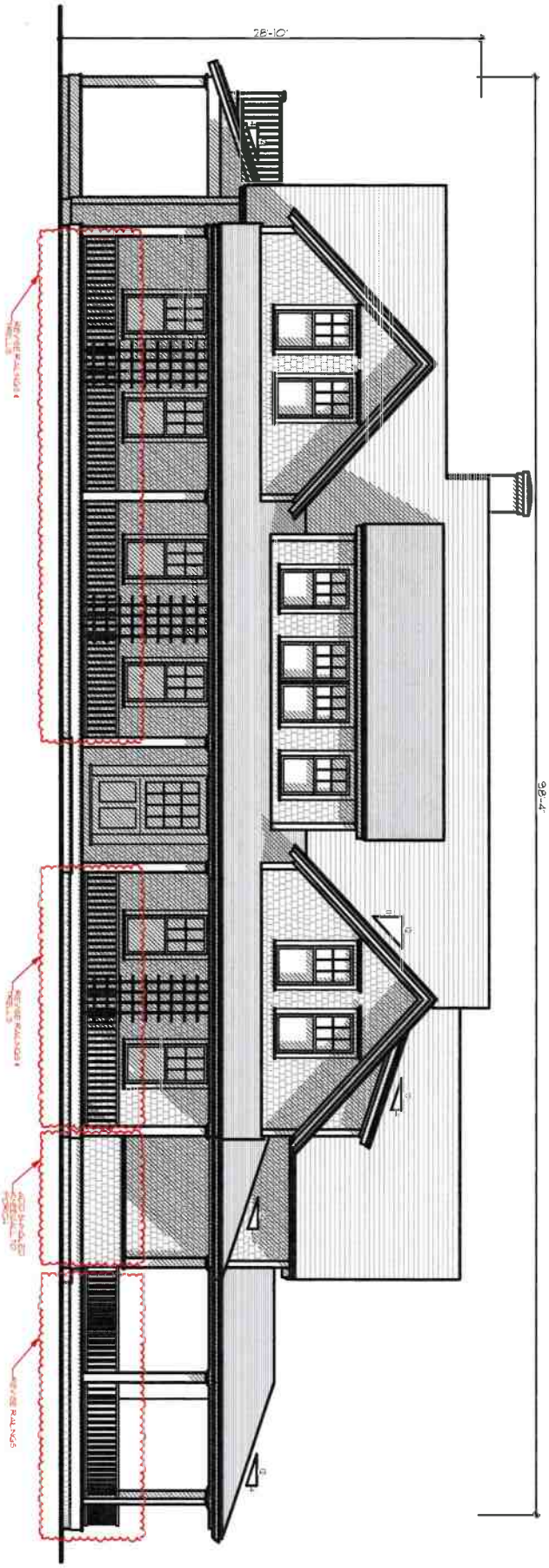
Site Plan

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

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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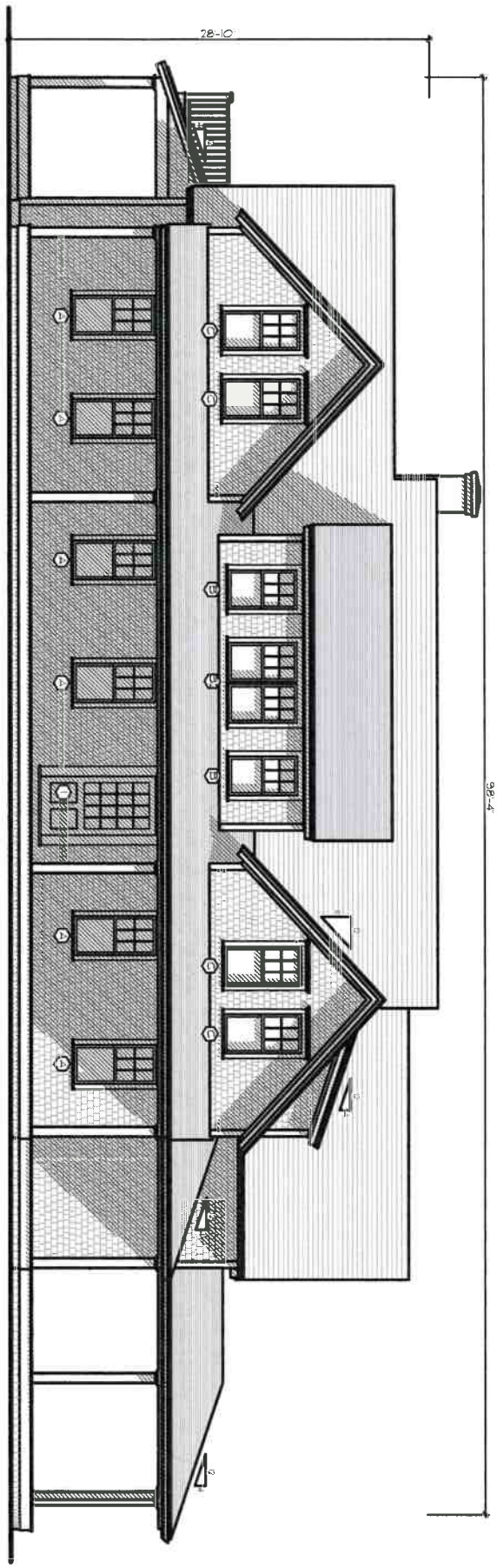
North Elevation

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-2.1b

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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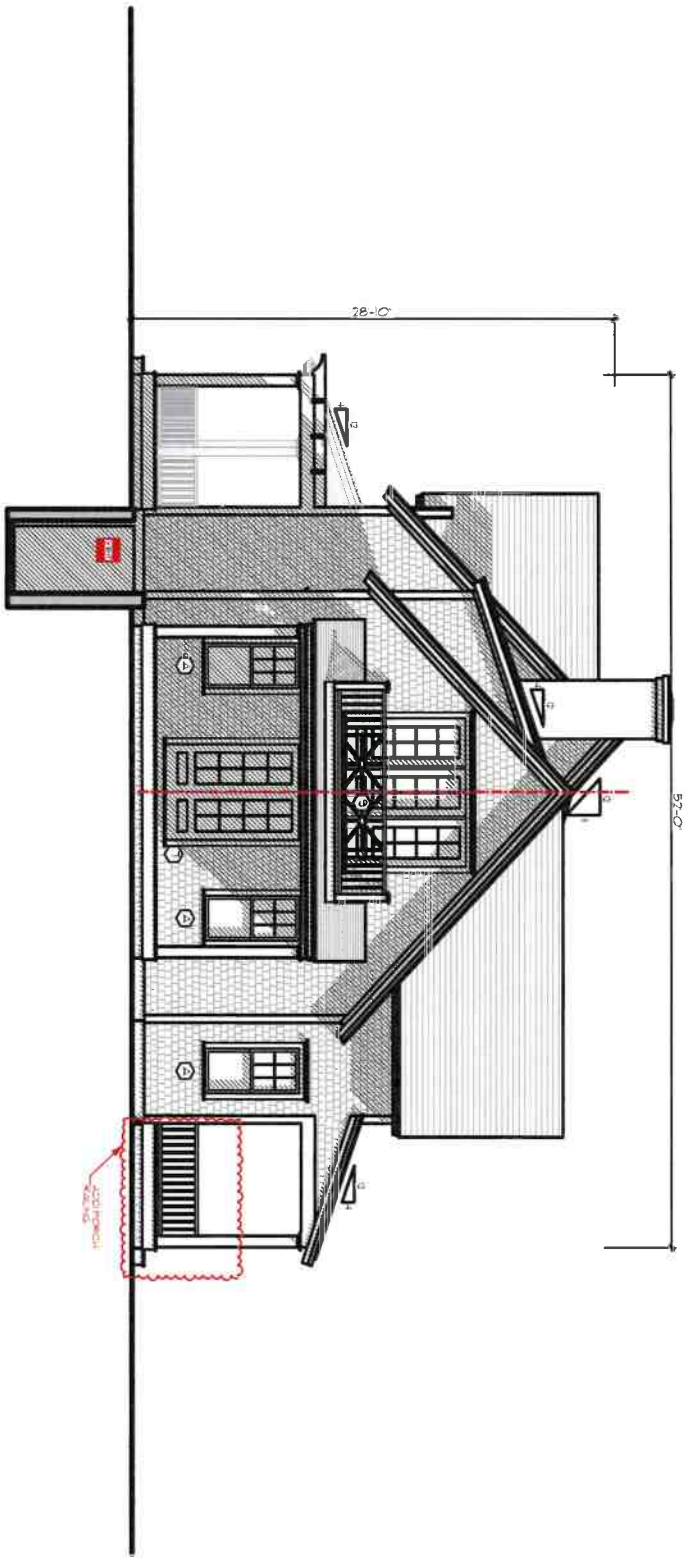
Previously Approved North Elevation

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 #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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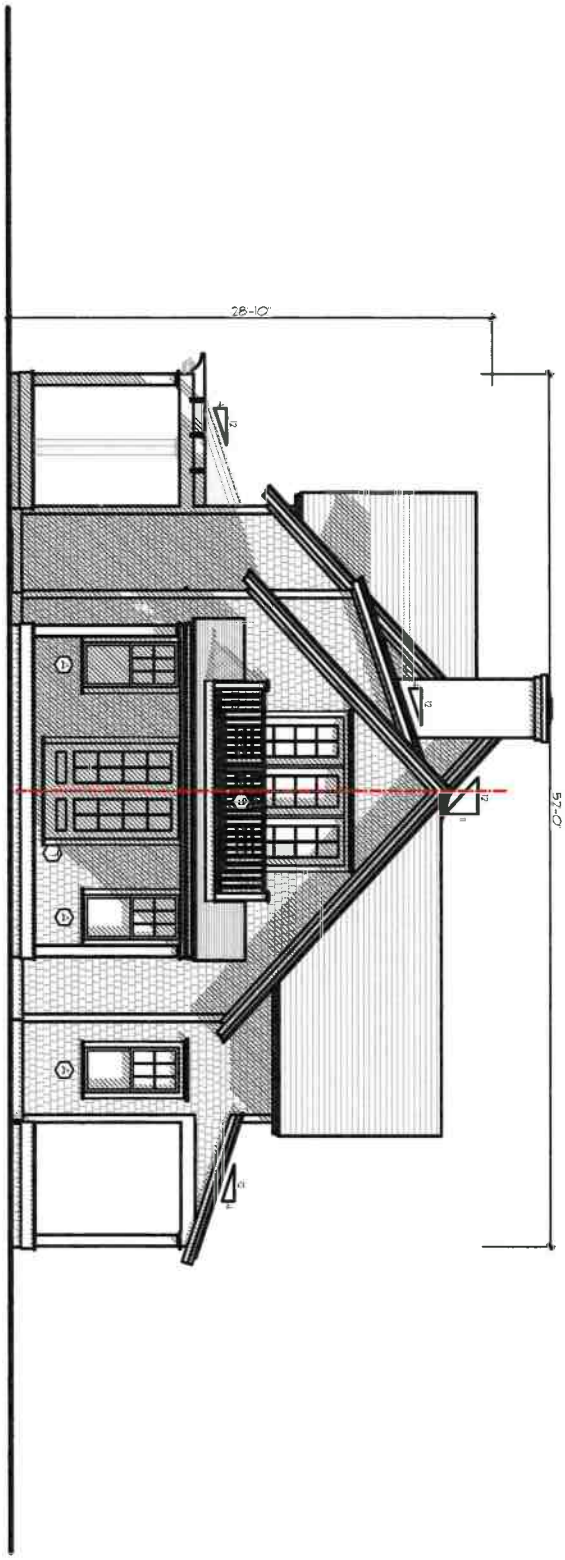
East Elevation

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-2.2b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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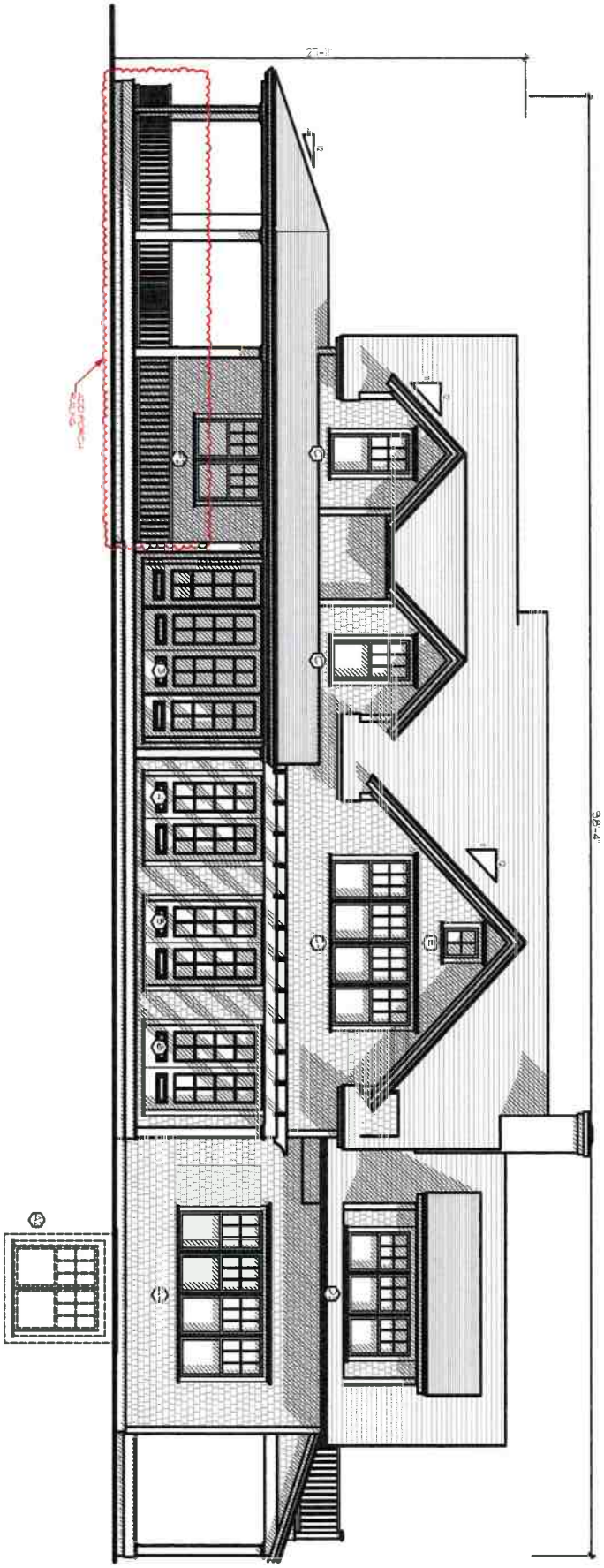
Previously Approved East Elevation

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-2.3

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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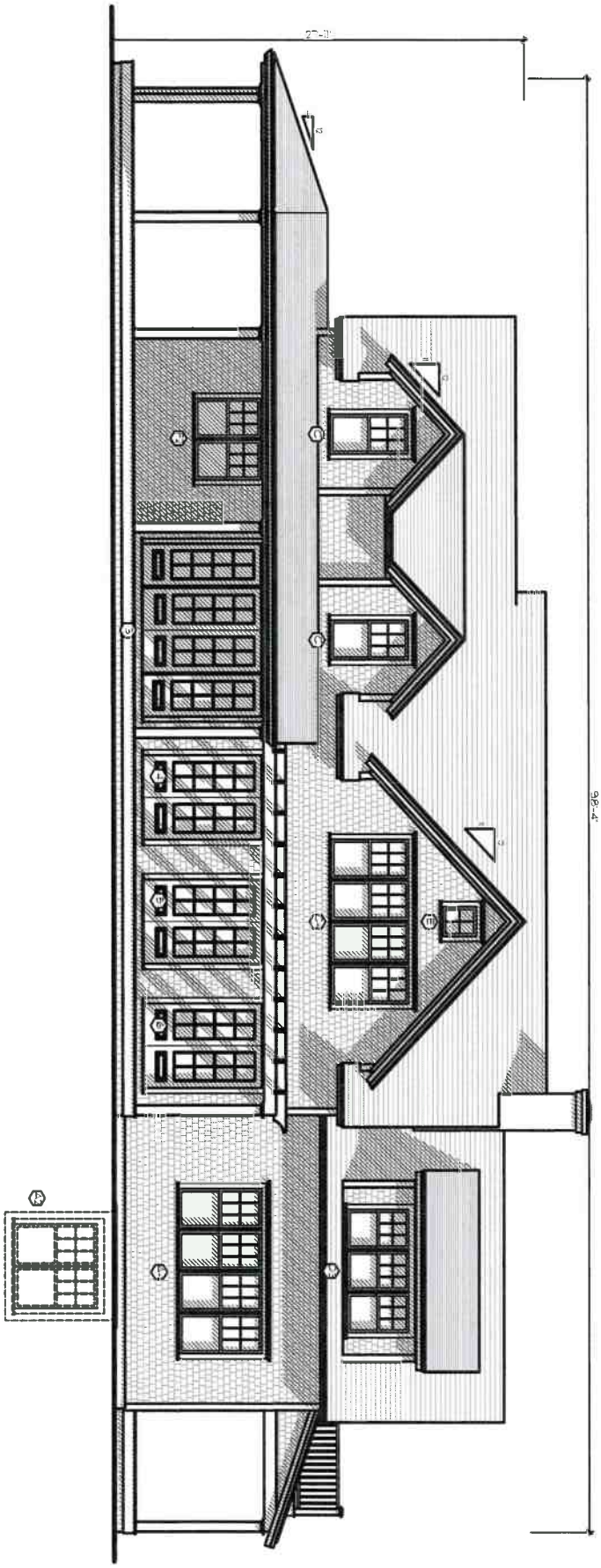
South Elevation

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-2.3b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Previously Approved 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

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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

West Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



A-2.4b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

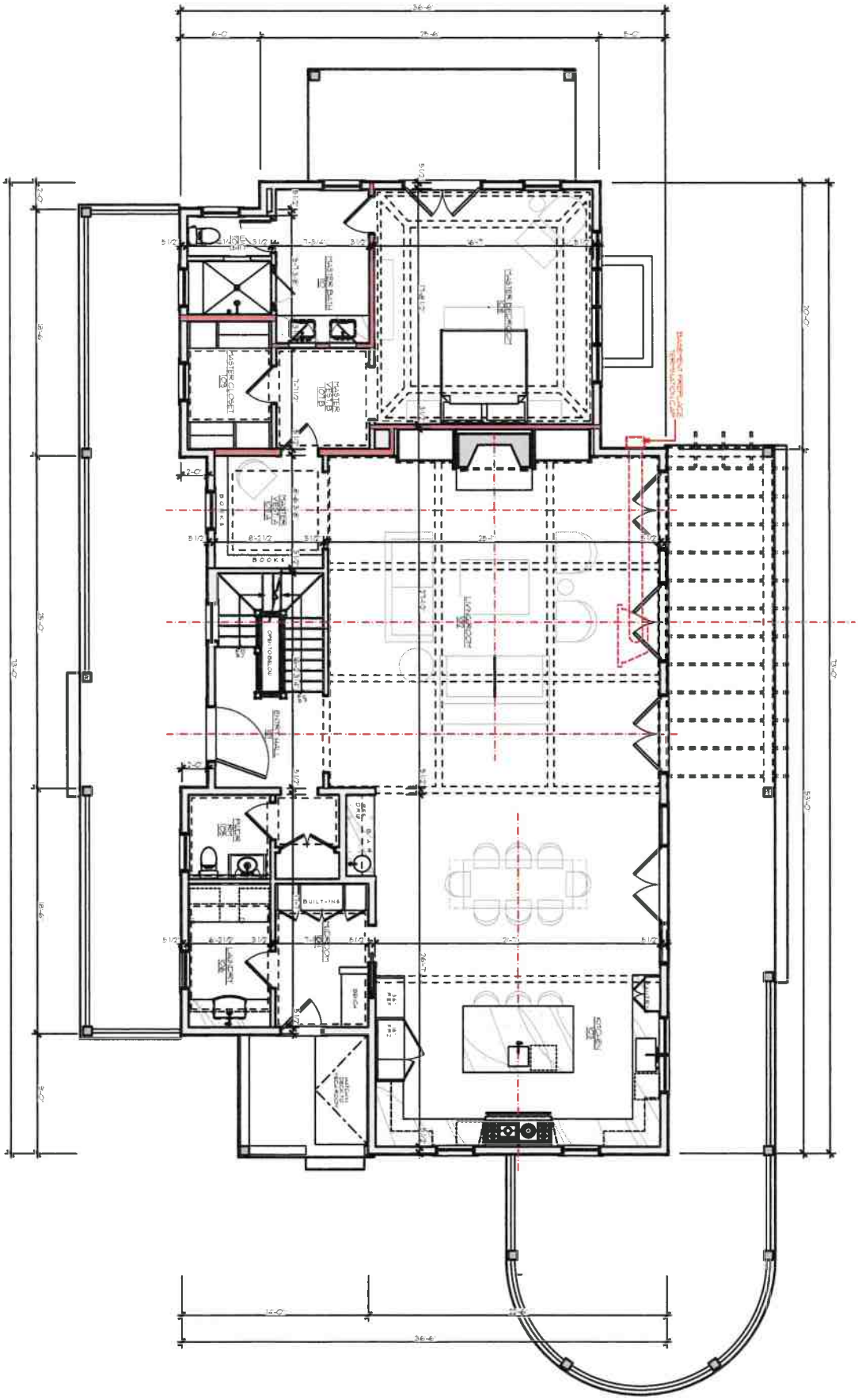
MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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.

Previously Approved 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

Main House
15 Masaquet Ave
Nantucket, MA 02554

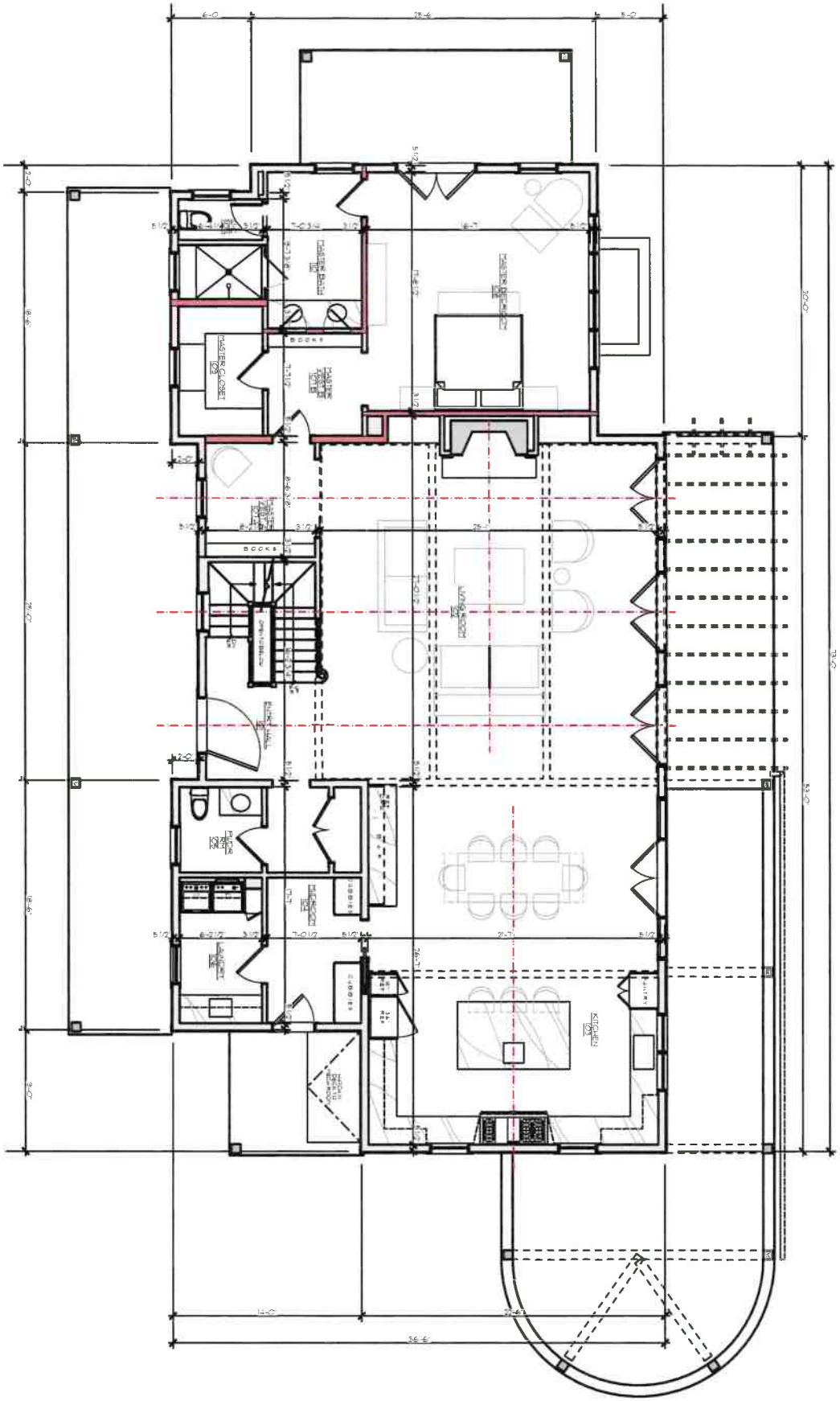
MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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.

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-1.1b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

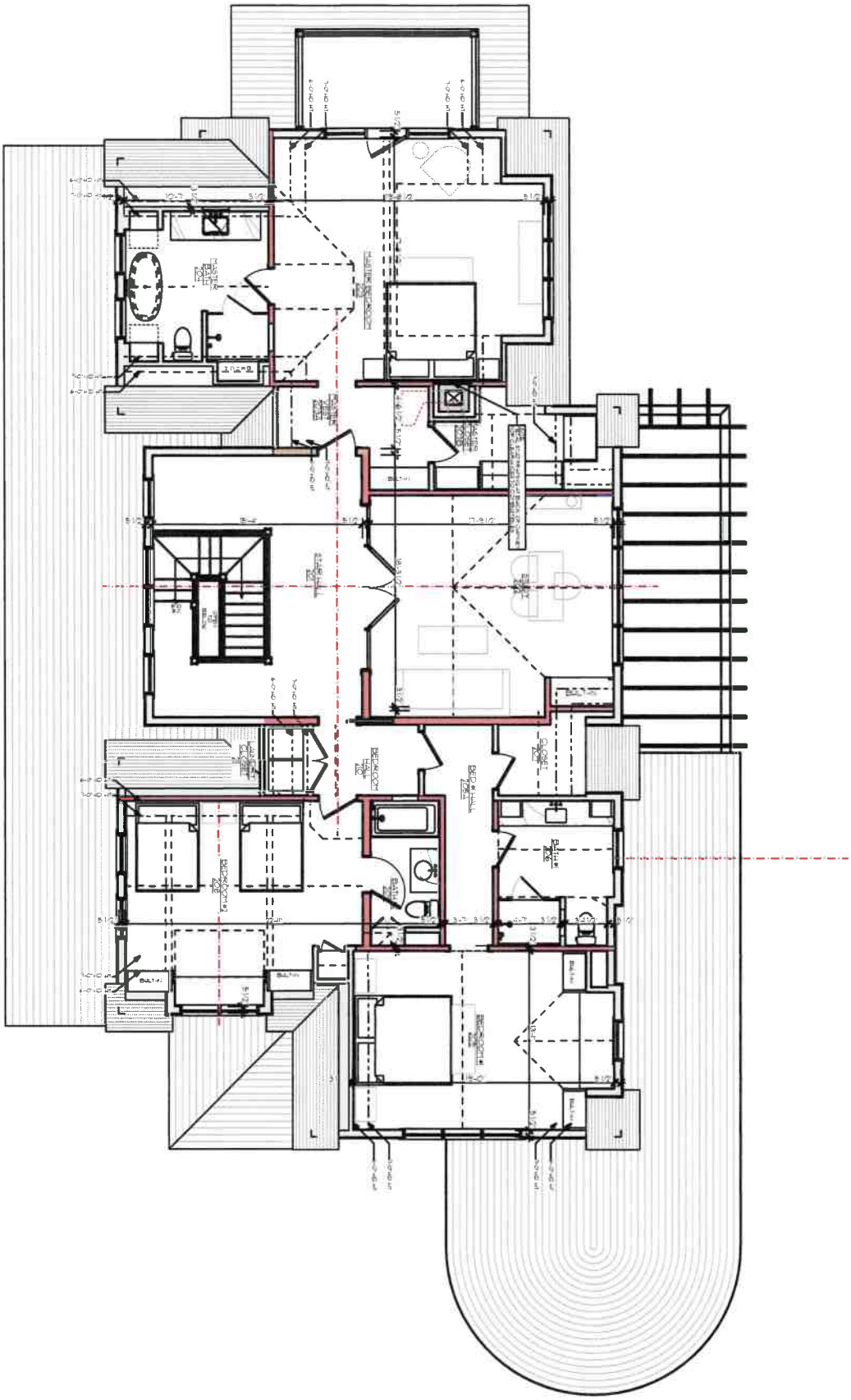
MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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.

Previously Approved 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 #

Main House
15 Masaquet Ave
Nantucket, MA 02554

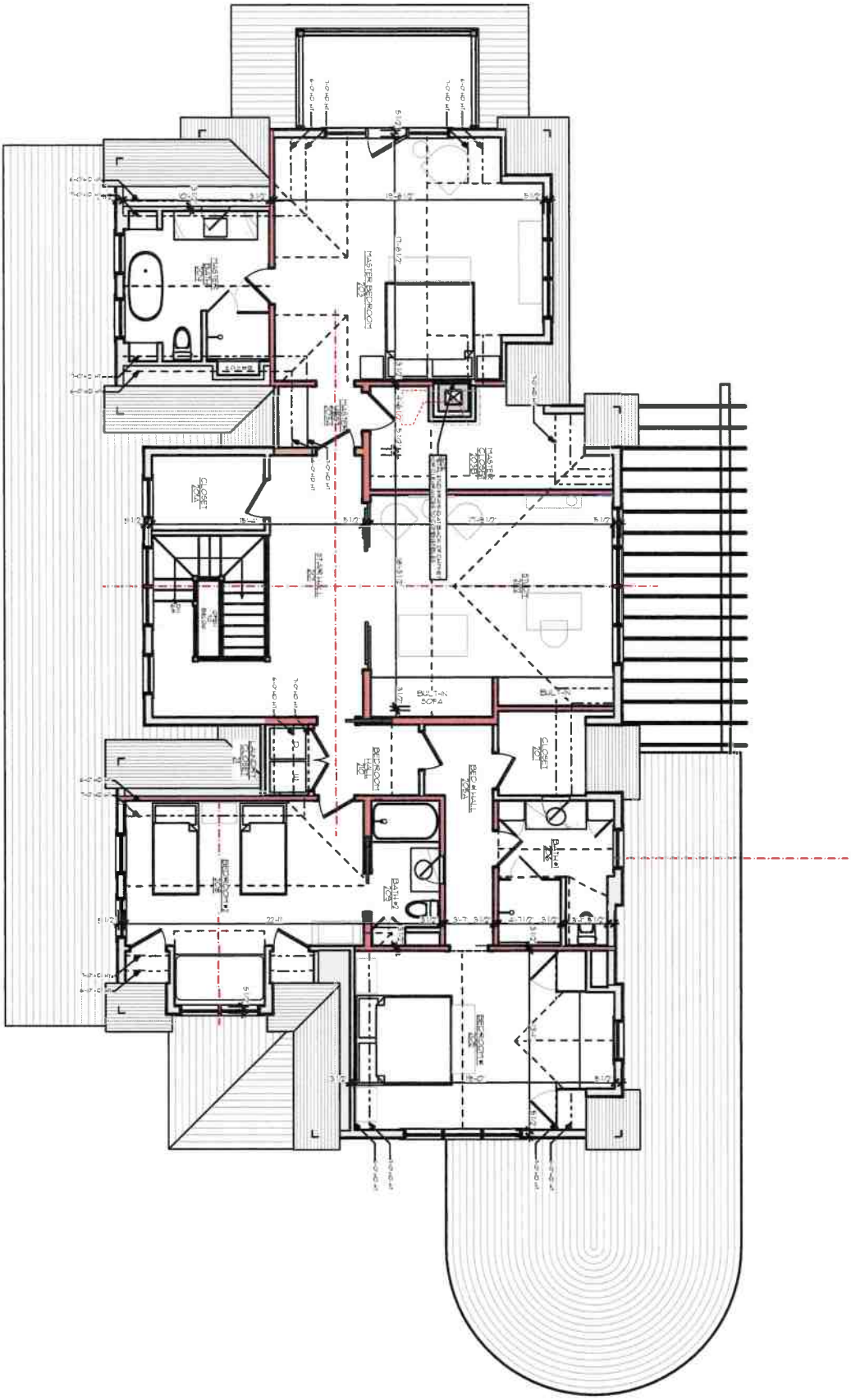
MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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.

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



A-1.2b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Previously Approved 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

Main House
15 Masaquet Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 6/29/20, 4/15/22, 11/28/22
Building Dept. Sub: 2/1/22
Rev: 7/12/21, 7/16/21, 7/19/21, 12/3/21, 1/6/22, 1/21/22, 4/14/22, 5/11/22, 6/3/2022, 6/27/22, 8/31/22, 11/22/22

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	9	Double Hung	KSD	Custom	2'-10" x 6'-0"	2'-11" x 6'-0 1/2"	6 over 1	
A2	1	(2) Double Hung	KSD	Custom	(2) 2'-10" x 6'-0"	5'-9" x 6'-0 1/2"	6 over 1	Narrow mull
A4	1	(4) Double Hung	KSD	Custom	(4) 2'-10" x 6'-0"	11'-5" x 6'-0 1/2"	6 over 1	Narrow mull
B	2	Double Hung	KSD	Custom	2'-10" x 5'-1"	2'-11" x 5'-1 1/2"	6 over 1	
B2	1	(2) Double Hung	KSD	Custom	(2) 2'-10" x 5'-1"	5'-9" 5'-1 1/2"	6 over 1	Narrow mull
C	6	Double Hung	KSD	Custom	2'-10" x 5'-8"	2'-11" x 5'-8 1/2"	6 over 1	
C2	1	(2) Double Hung	KSD	Custom	(2) 2'-10" x 5'-8"	5'-9" x 5'-8 1/2"	6 over 1	Narrow mull
C3	1	(3) Double Hung	KSD	Custom	(3) 2'-10" x 5'-8"	8'-7" x 5'-8 1/2"	6 over 1	Narrow mull
C4	1	(4) Double Hung	KSD	Custom	(4) 2'-10" x 5'-8"	11'-5" x 5'-8 1/2"	6 over 1	Narrow mull
D3	1	(3) Double Hung	KSD	Custom	(3) 2'-10" x 4'-4"	8'-7" x 4'-4 1/2"	6 over 1	Narrow mull
E	1	Casement	KSD	Custom	2'-2" x 2'-8"	2'-3" x 2'-8 1/2"	4	
F	2	Double Hung	KSD	Custom	2'-10" x 5'-0"	2'-11" x 5'-0 1/2"	6 over 1	
F2	1	Double Hung	KSD	Custom	(2) 2'-10" x 5'-0"	5'-9" x 5'-0 1/2"	6 over 1	Narrow mull

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Entry Door	KSD	Custom	4'-0" x 8'-0"	4'-3" x 8'-2 1/2"	16	16 light over 2 panel, provide shop drawings. Verify R.O. w/ shop dwgs
2	1	Side Door	KSD	Custom	3' 0" x 8'-0"	3'-3" x 8'-2 1/2"	4	4 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
3	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	12'-1" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
		w/ (2) sidelights	KSD	Custom	2'-10" x 8'-0"		8 ea	8 light over panel, provide shop drawings.
4	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
5	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
6	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
7	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
9	1	Inswing French Door	KSD	Custom	2'-10" x 7'-3"	9'-1" x 7'-5 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
		w/ (2) sidelights	KSD	Custom	2'-10" x 7'-3"		8 ea	8 light over panel, provide shop drawings
10	1	Basement Door	TBD	Custom	2'-8" x 7'-0"	2'-11" x 7'-2 1/2"	N/A	M.O. = 3'-3" x 7'-7"
11	1	Bulkhead Hatch	TBD				N/A	

Notes:

1. All windows will be as per above schedule, double glazed, SDL with muntin configuration as shown on drawings. Min. dp 30 rating required. Low E 272 Argon glass. U-value .29.
2. All doors will be as per above schedule, double glazed, SDL with muntin configuration as shown on drawings. Min. dp 30 rating required. Low E glass. U-value =.29.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shops drawings for all window and door units to architect for approval prior to placing window and door order.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany screen panels.
5. Provide all doors with custom mahogany combo storm/screen doors.
6. Provide tempered glass in all locations required by code.


15 Masaquet Avenue - North


15 Masaquet Avenue - East


15 Masaquet Avenue - South


15 Masaquet Avenue - West

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
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Billy Saad
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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 Kathleen Krall

STREET ADDRESS 15 Masaquet Avenue

MAP/PARCEL 80/141

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 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.

Signature

5/29/24
Date

Subject: Re: HDC Authorization Letter
Date: Wednesday, June 24, 2020 at 3:58:39 PM Eastern Daylight Time
From: Kathleen Krall
To: Tammy Conway

Thank you Tammy
You have my permission to sign.

Sent from my iPhone

> On Jun 24, 2020, at 3:50 PM, Tammy Conway <tammy@botticelliandpohl.com> wrote:
>
> Hi Kathleen,
> Attached is a letter allowing Botticelli and Pohl permission to sign HDC applications on your behalf. Please feel free to edit. If you don't have access to print and return an email from you works as well.
> Thank you,
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 508-228-5455
> <HDC Auth.docx>

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

M39 - CABANA

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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)

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

M39 - CABANA

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. TBC
☐ Pool (Zoning District _____) ☐ Roof ☒ Other ACCESSORY STRUCTURE

Size of Structure or Addition: Length: 26'-0" Sq. Footage 1st floor: - Decks/Patio: Size: 14'-10" X 10' ☐ 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 0'-0" South 0'-0" East 0'-0" West 0'-0"

Height of ridge above final finish grade: North 23'-6" South 23'-6" East 23'-6" West 23'-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: ADDITION OF SECOND FLOOR, 2-PANEL DOOR, AND DECK AND RAILING; ADDITION OF STAIR ON NORTH SIDE; INCREASE OF LITES AT FIRST FLOOR SLIDING DOOR.
2. South Elevation: ADDITION OF SECOND FLOOR, SHED DORMER, AND 3 DOUBLE HUNG WINDOWS; ADDITION OF DECK ON EAST SIDE; INCREASE OF LITES AT FIRST FL SLIDING DOOR; ADJUSTMENT TO FIXED WINDOW SIZE.
3. West Elevation: ADDITION OF SECOND FLOOR AND DOUBLE HUNG WINDOW; ADDITION OF EXTERIOR STAIR ON NORTH SIDE.
4. North Elevation: ADDITION OF SECOND FLOOR, SHED DORMER, AND 3 DOUBLE HUNG WINDOWS; ADDITION OF STAIR; ADDITION OF DECK ON EAST SIDE; ADJUSTMENT OF FIXED WINDOW SIZE.

*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 5 /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 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 1 x 6" Rake 1 X 6" Soffit (Overhang) _____ Corner boards 1" X 6" Frieze _____
Window Casing 1" x 4" Door Frame 1" x 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 _____ Rear 2 PANEL, 12 LITE 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 NATURAL TO WEATHER
Trim WHITE Sash WHITE Doors WHITE
Deck IPE 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 of any revisions to this application will initiate a new sixty-day review period.

Date 06/03/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I 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

06/03/2024

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 06/03/2024

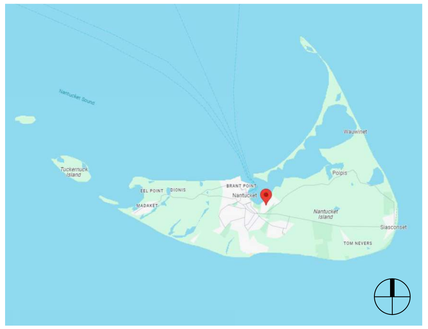
Signature Date

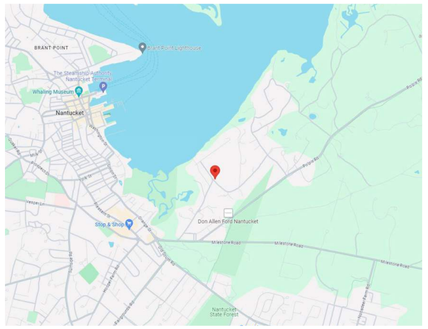
M39 CABANA

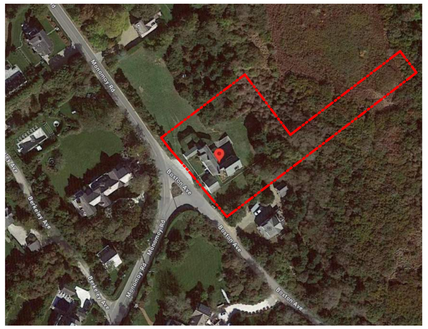
HDC REVISIONS TO PREVIOUS CERT

CABANA
06/03/2024









DRAWING INDEX

SHEET NUMBER	SHEET NAME	02.26.2024 - HDC SUBMISSION	06.03.2024 - HDC REVISION
TITLE			
HDC-00	TITLE SHEET	•	•
GENERAL			
HDC-01	GENERAL NOTES	•	•
HDC-02	EXISTING CONDITIONS	•	•
ZONING			
HDC-03	SITE PLAN	•	•
ARCHITECTURAL			
HDC-10	BUILDING ELEVATIONS	•	•
HDC-11	BUILDING ELEVATIONS		•
HDC-20	FIRST FLOOR PLAN	•	•
HDC-21	SECOND FLOOR PLAN		•
HDC-22	ROOF PLAN		•

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
CABANA
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
BRACKEN ENGINEERING
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

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

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

COPYRIGHT © 2023 WORKSHOP/APD ARCHITECTURE DPC

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 CORINER 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	REQD
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	GRL.	STEEL	STL.
GROUND FAULT INTER.	GFI



AERIAL VIEW



APPROACH FROM BOSTON AVE



VIEW OF FRONT (SOUTH) ELEVATION



VIEW OF FRONT (SOUTH) ELEVATION - LOW MASSING



VIEW OF SIDE (WEST) ELEVATION - LOW MASSING



VIEW FROM BACKYARD OF BACK (NORTH) ELEVATION



VIEW FROM BACK OF PROPERTY OF BACK (NORTH) ELEVATION



VIEW WEST TO THE OCEAN FROM EXISTING HOUSE



VIEW OF SIDE (EAST) ELEVATION

M39
CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

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

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	
PROJ. NO.	323035

EXISTING CONDITIONS

HDC-02

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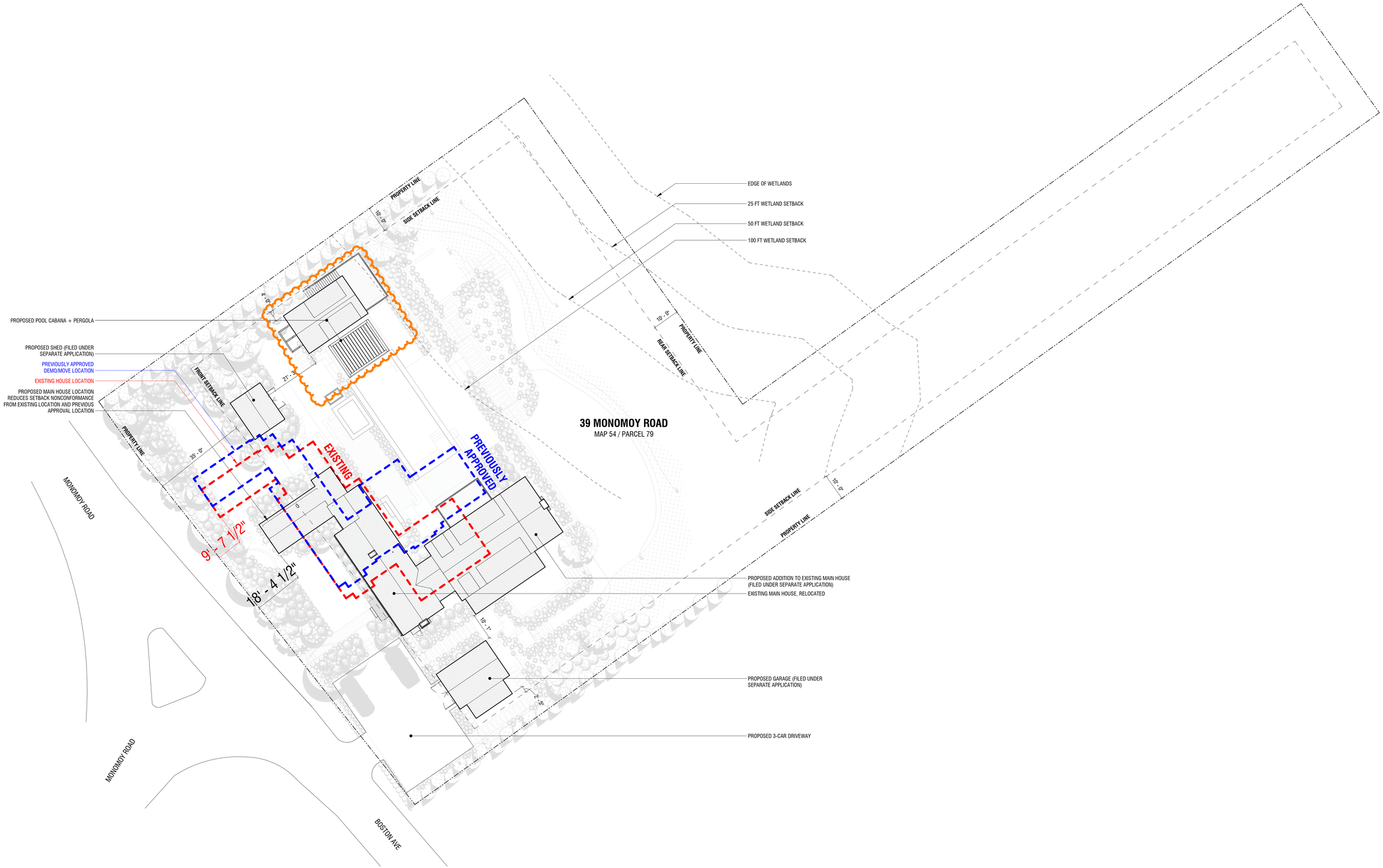

1 SITE PLAN

1/16" = 1'-0"

M39

CABANA

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

BRACKEN ENGINEERING
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

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	
PROJ. NO.	323035

SITE PLAN

HDC-03

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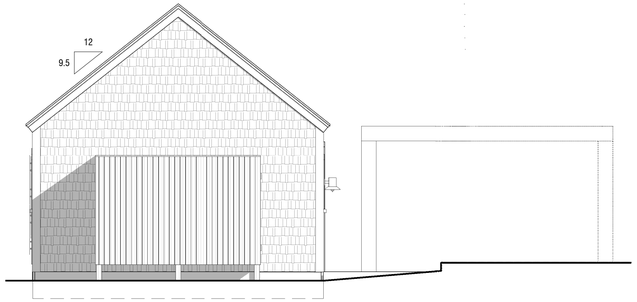
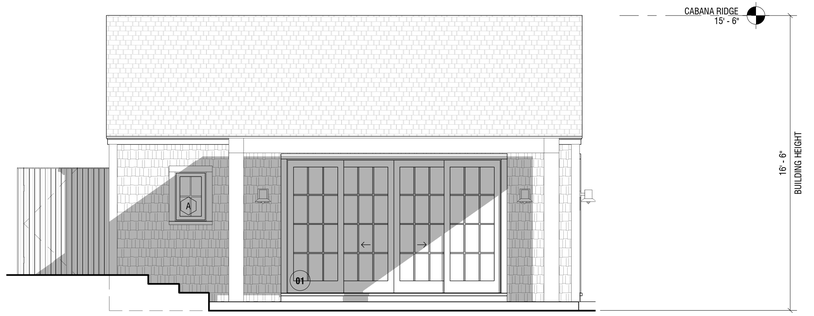


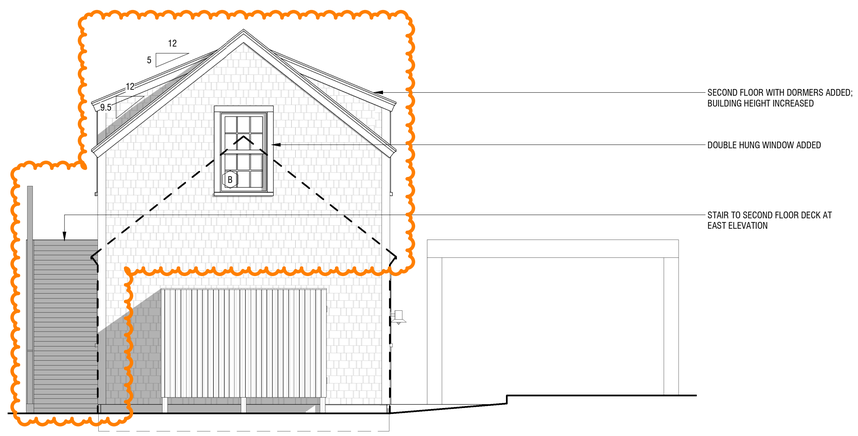
1 HDC APPROVAL 05/14/24 - WEST

1/4" = 1'-0"



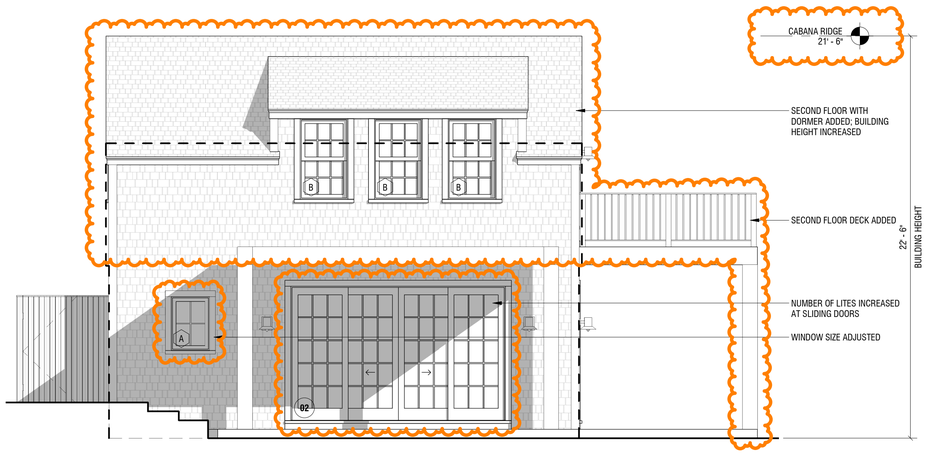
2 HDC APPROVAL 05/14/24 - SOUTH

1/4" = 1'-0"



3 ELEVATION - WEST

1/4" = 1'-0"



4 ELEVATION - SOUTH

1/4" = 1'-0"

M39

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REVISIONS

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SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

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

BUILDING ELEVATIONS

HDC-10

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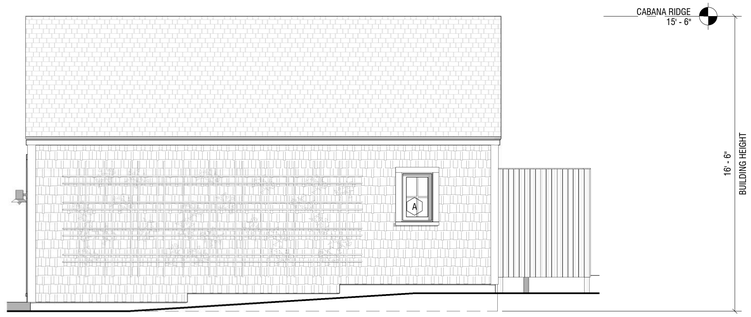
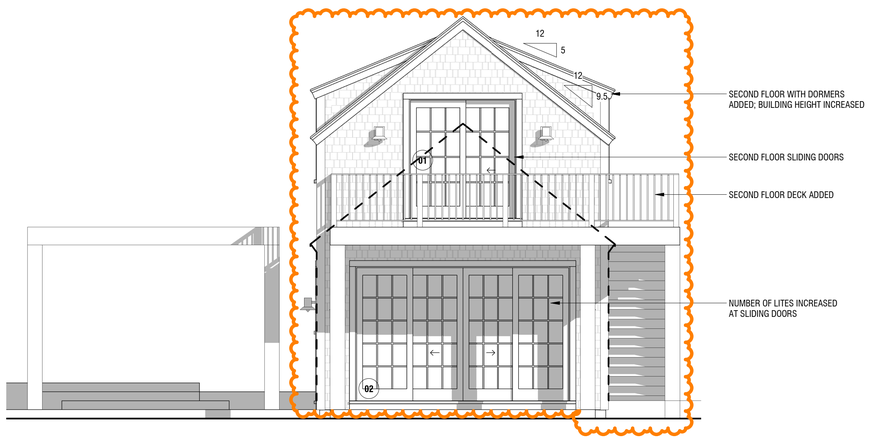
1 HDC APPROVAL 05/14/24 - EAST

1/4" = 1'-0"



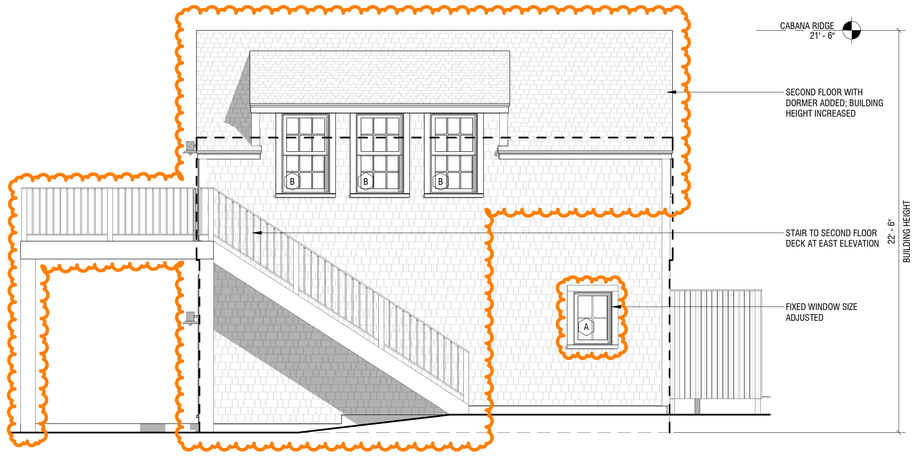
2 HDC APPROVAL 05/14/24 - NORTH

1/4" = 1'-0"



3 ELEVATION - EAST

1/4" = 1'-0"



4 ELEVATION - NORTH

1/4" = 1'-0"

M39

CABANA

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NANTUCKET, MA 02554

OWNER

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REVISIONS

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SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

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

BUILDING ELEVATIONS

HDC-11

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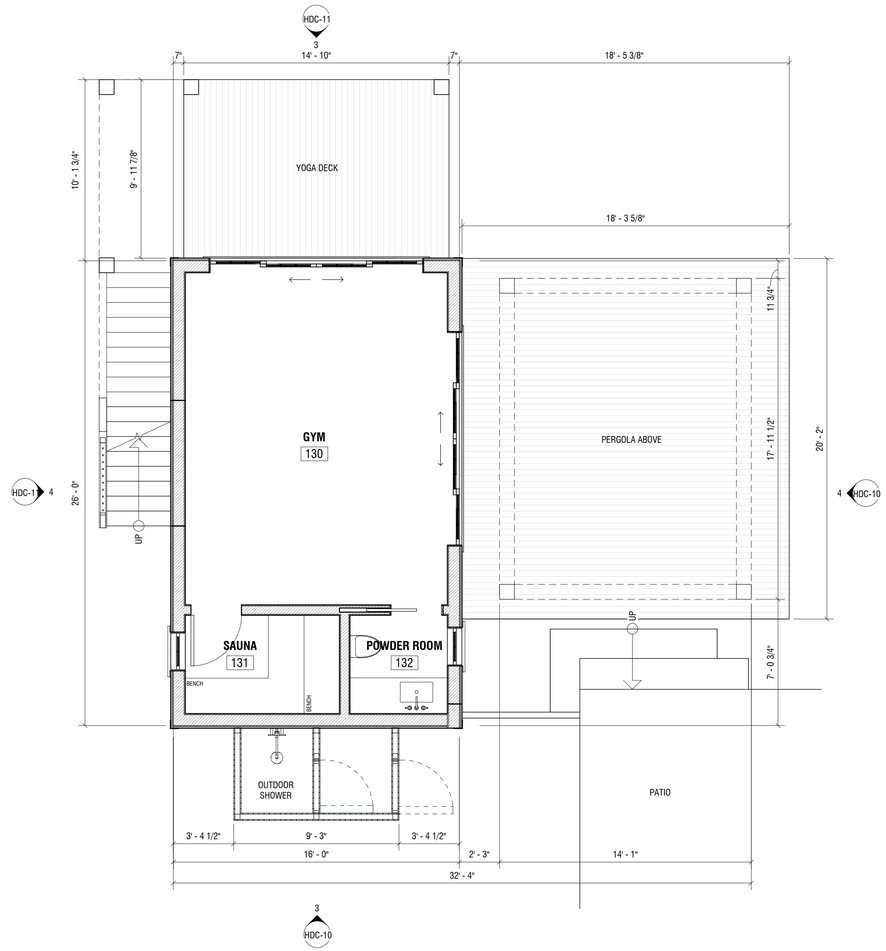

1 FIRST FLOOR PLAN

1/4" = 1'-0"

M39

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NANTUCKET, MA 02554

OWNER

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REVISIONS

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SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

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

FIRST FLOOR PLAN

HDC-20

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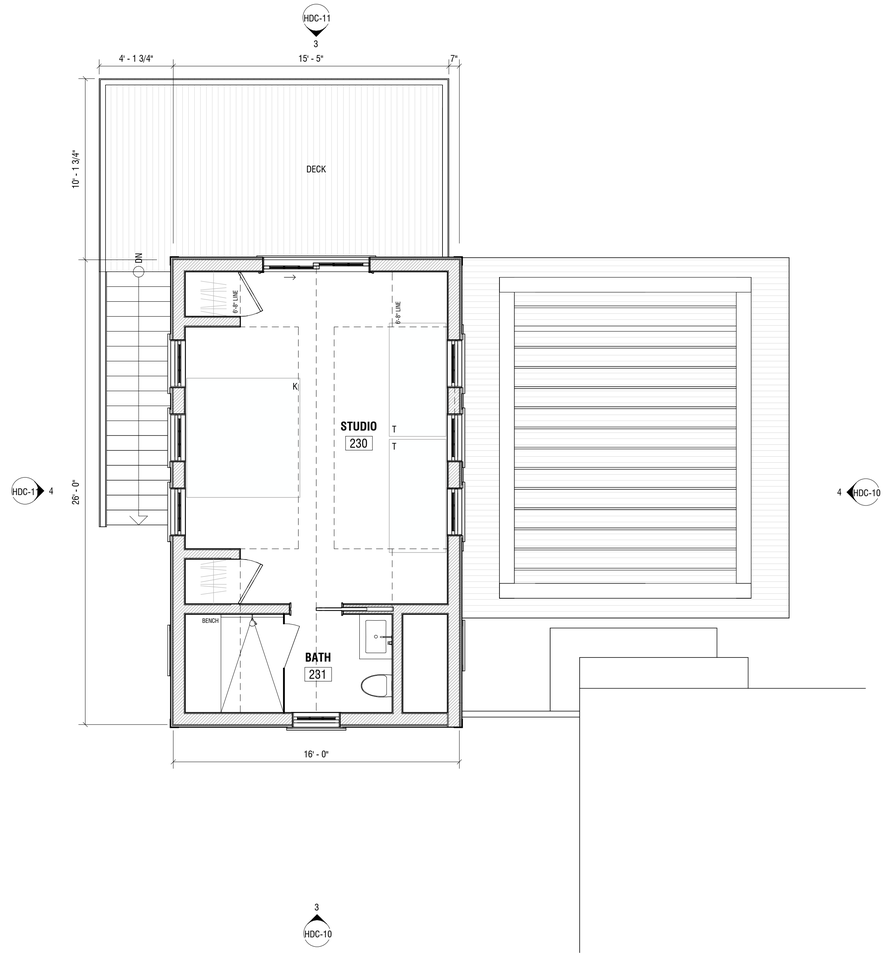

1 SECOND FLOOR PLAN - HDC

1/4" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

ARCHITECT

WORKSHOP/APD

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T: (212) 273-9712 info@workshopapd.com

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ISSUES

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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DATE:	02/26/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

SECOND FLOOR PLAN

HDC-21

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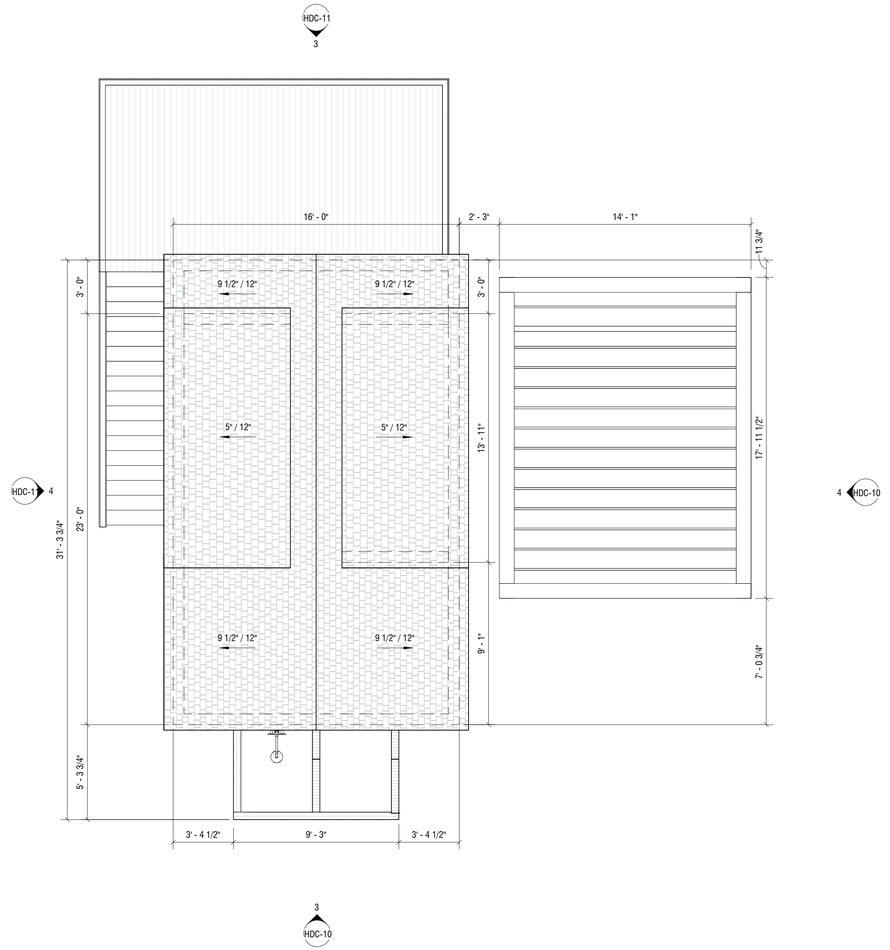

1 ROOF PLAN

1/4" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

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SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

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

ROOF PLAN

HDC-22

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2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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°. 727

Street & Number of Proposed Work: 1 Evergreen Way (Main Facility)

Owner of record: Nantucket Safe Harbor for Animals Inc

Mailing Address: PO Box 2844
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: 139'-10" Sq. Footage 1st floor: 5,747
Width: 59'-3" Sq. footage 2nd floor: 1,878
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 6" +/- South " East " West "

Height of ridge above final finish grade: North 30'-0" South 30'-0" East 30'-0" West 30'-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 10 /12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Vertical 10" cedar siding at Gable Facade ends

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 12" Rake 12" Soffit (Overhang) 4" Corner boards 5½" Frieze _____
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural & Cedar Clapboard (if applicable) N/A Roof Black Asphalt
Trim Natural Sash Black Doors Hamilton Blue
Deck N/A Foundation Natural Fence N/A 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 6/3/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for _____on the following statement:

I ___Jessica Castineiras_____, 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.

Jessica Castineiras March 11, 2024

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 Nantucket Safe Harbor for Animals Inc.

STREET ADDRESS PO Box 2844, Nantucket MA 02584

MAP/PARCEL 68 / 272

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 06/03/2024

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

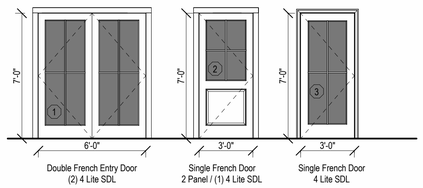
06/03/2024 — Date

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

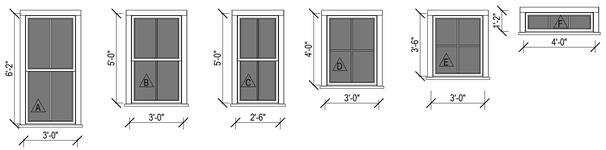


2 Locus Map
1/4" = 1'-0"



Double French Entry Door (2) 4 Lite SDL | Single French Door 2 Panel / (1) 4 Lite SDL | Single French Door 4 Lite SDL

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



Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL | Fixed (Cupola) 3 Lite SDL

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



East Elevation



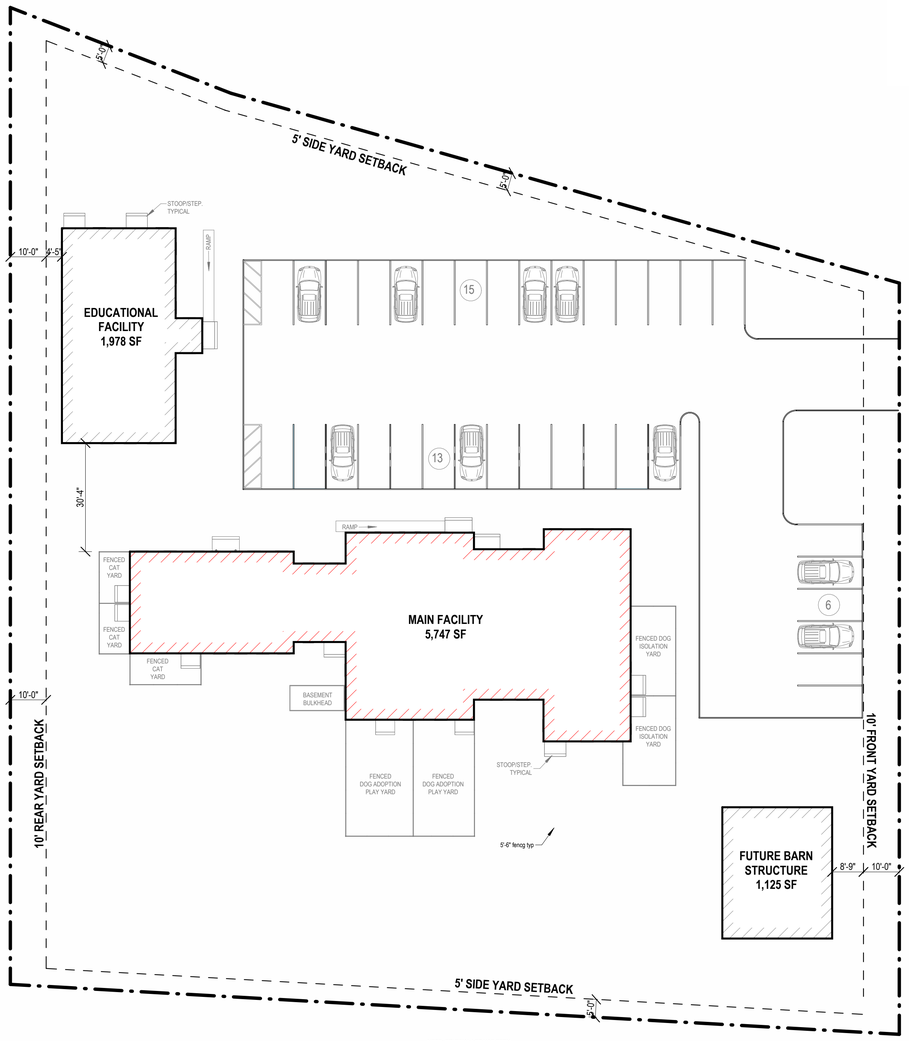
North Elevation



West Elevation



South Elevation



NOTE: ORIGINAL LOT HAS BEEN SUBDIVIDED INTO ADDITIONAL LOTS NOT SHOWN IN THIS SITE PLAN

1 Site Plan - Proposed
1" = 20'-0"

HDC - New Business Submission
06.03.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	68 / 727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	59,298 +/- SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	8,850 SF (3 Structures)
Total Proposed G.C.:	8,850 SF (3 Structures)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101	Cover Sheet - Main Facility
A.101	First Floor Plan - Main Facility
A.102	Second Floor Plan - Main Facility
A.201	Exterior Elevations - Main Facility
A.202	Exterior Elevations - Main Facility
A.301	Exterior Perspectives - Main Facility

Revisions

Cover Sheet - Main Facility

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G.101
2306



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

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First Floor Plan - Main Facility

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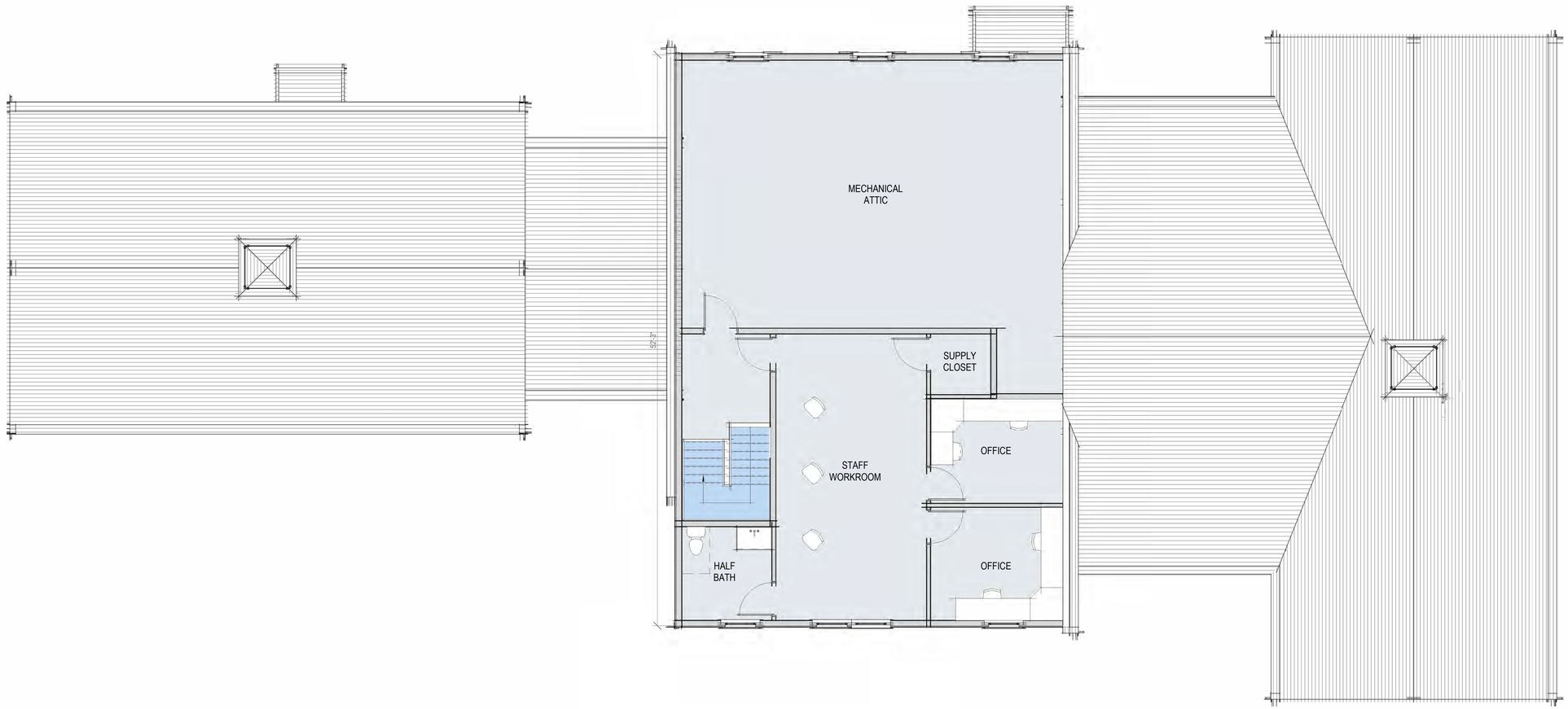
A.101
2306



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

HDC - New Business Submission
06.03.2024

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Revisions

Second Floor Plan - Main Facility

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A.102
2306



1 North Elevation - Main Facility Proposed
3/16" = 1'-0"



2 South Elevation - Main Facility Proposed
3/16" = 1'-0"

HDC - New Business Submission
06.03.2024

2306

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Exterior Elevations - Main Facility

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A.201
2306



1 East Elevation - Main Facility Proposed
3/16" = 1'-0"



2 West Elevation - Main Facility Proposed
3/16" = 1'-0"

HDC - New Business Submission
06.03.2024

2306

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Revisions

Exterior Elevations - Main Facility

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A.202

2306



View of Main Facility from Parking Lot



View of Front of Building



_View of Front of Building

HDC - New Business Submission
06.03.2024

2306

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Exterior Perspectives - Main Facility

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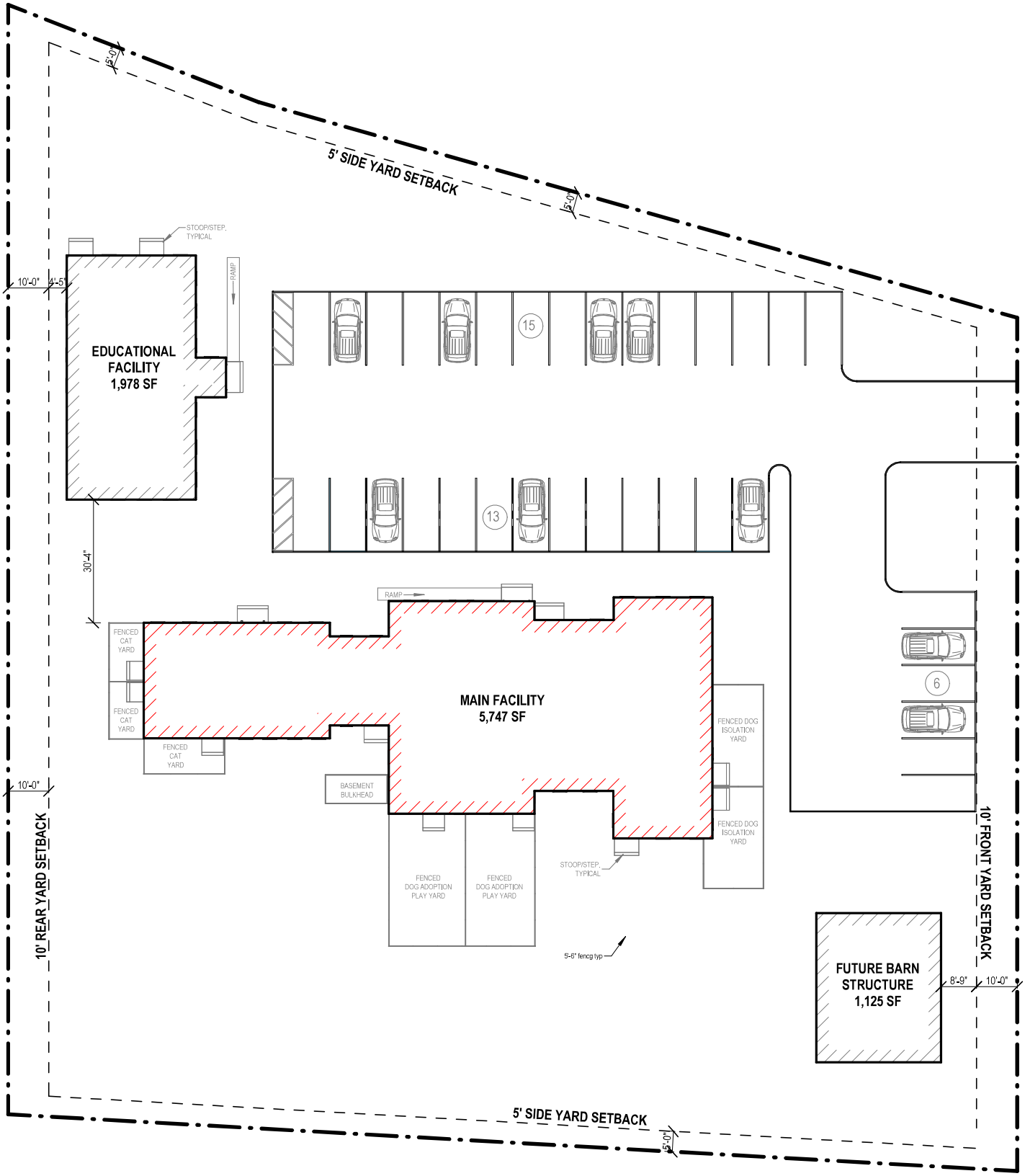
A.301
2306



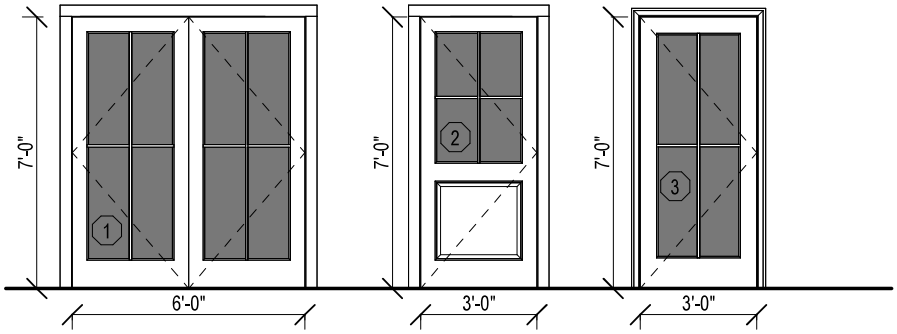
NOTE: ORIGINAL LOT HAS BEEN SUBDIVIDED INTO ADDITIONAL LOTS NOT SHOWN IN THIS SITE PLAN

1 Site Plan - Proposed
1" = 20'-0"



2 Locus Map

1/4" = 1'-0"



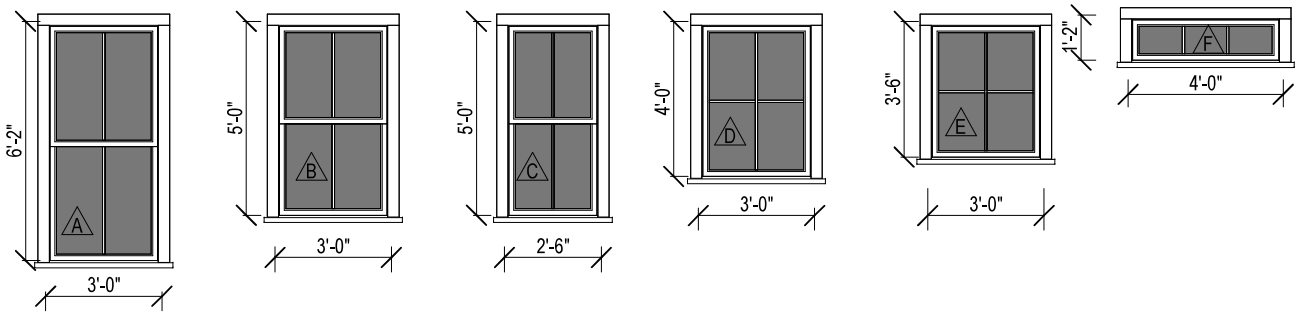
Double French Entry Door
(2) 4 Lite SDL

Single French Door
2 Panel / (1) 4 Lite SDL

Single French Door
4 Lite SDL

3 Exterior Door Legend

1/4" = 1'-0"



Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed
4 Lite SDL

Fixed
4 Lite SDL

Fixed (Cupola)
3 Lite SDL

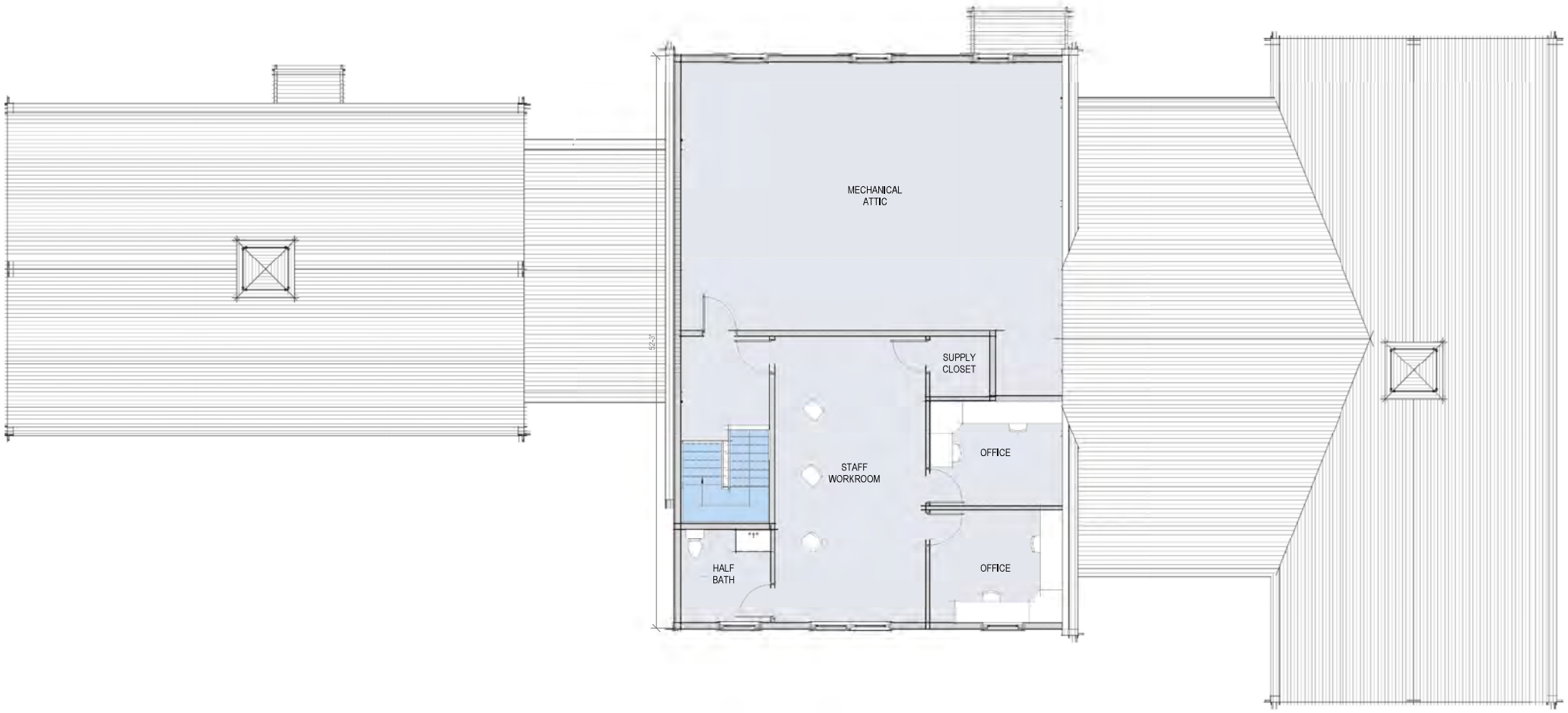
4 Window Legend

1/4" = 1'-0"



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

- New Business Submission
.2024



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



1 North Elevation - Main Facility Proposed
3/16" = 1'-0"



2 South Elevation - Main Facility Proposed
3/16" = 1'-0"

024



1 East Elevation - Main Facility Proposed
3/16" = 1'-0"



2 West Elevation - Main Facility Proposed
3/16" = 1'-0"



View of Main Facility from Parking Lot



View of Front of Building



_View of Front of Building

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 1 Evergreen Way

Tax Map Number: 68 Parcel Number: 727

Owner of Record: Nantucket Safe Harbor For Animals Inc

Description of Proposal: Two new structures for Animal Care and Education

Anticipated HDC Submission Date: 6/03/2024

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..... Nantucket Safe Harbor For Animals Inc

MAILING ADDRESS..... PO Box 2844 Nantucket, Ma 02584

PROPERTY LOCATION..... 1 Evergreen Way

ASSESSORS MAP/PARCEL..... 68 / 727

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 31, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.31 14:28:58 -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	54		CONLON RAYMOND P TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	21 AIRPORT RD
68	55		CONLON RAYMOND A TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	23 AIRPORT RD
68	700		WARD TONI L & JOHN E		44 MONOHANSETT RD	NANTUCKET	MA	02554	44 MONOHANSETT RD
68	700	1	WILSON MICHAEL J TR	2A EVERGREEN WAY REALTY TRUST	11 ARROWHEAD DR	NANTUCKET	MA	02554	2A EVERGREEN WY
68	726	2	SAMUELS ANNA G & RADCLIFFE L		61 OLD SOUTH RD # 606	NANTUCKET	MA	02554	3R EVERGREEN WY
68	726	1	BUTLER HENRY A & CASSANDRA L		3 EVERGREEN WY	NANTUCKET	MA	02554	3 EVERGREEN WY
78	1		NANTUCKET TOWN OF	NANTUCKET AIRPORT	16 BROAD ST	NANTUCKET	MA	02554	14 AIRPORT RD
Count:	**7**								

9589 0710 5270 0324 7582 26

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

Postage

NANTUCKET POST OFFICE MAY 31 2024 02584 9998

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CONLON RAYMOND A TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

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

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WILSON MICHAEL J TR
2A EVERGREEN WAY REALTY TRUST
11 ARROWHEAD DR
NANTUCKET, MA 02554

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MAY 31 2024

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WARD TONI L & JOHN E
44 MONOHANSETT RD
NANTUCKET, MA 02554

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NANTUCKET TOWN OF
NANTUCKET AIRPORT
16 BROAD ST
NANTUCKET, MA 02554

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Postmark Here

BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

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- ☐ Adult Signature Restricted Delivery $

Postage

NANTUCKET POST OFFICE MAY 31 2024 02584 9998

Postmark Here

SAMUELS ANNA G & RADCLIFFE L
61 OLD SOUTH RD # 606
NANTUCKET, MA 02554

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.

Scanned 9/9

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 142

Street & Number of Proposed Work: 10 MONOHANSETT RD

Owner of record: CHARLES + MARY BRUNO

Mailing Address: 10 MONOHANSETT ROAD NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

ENLARGE SPORT COURT - TRU-SURFACE - 55'x90' - FROM 40'x60'

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.

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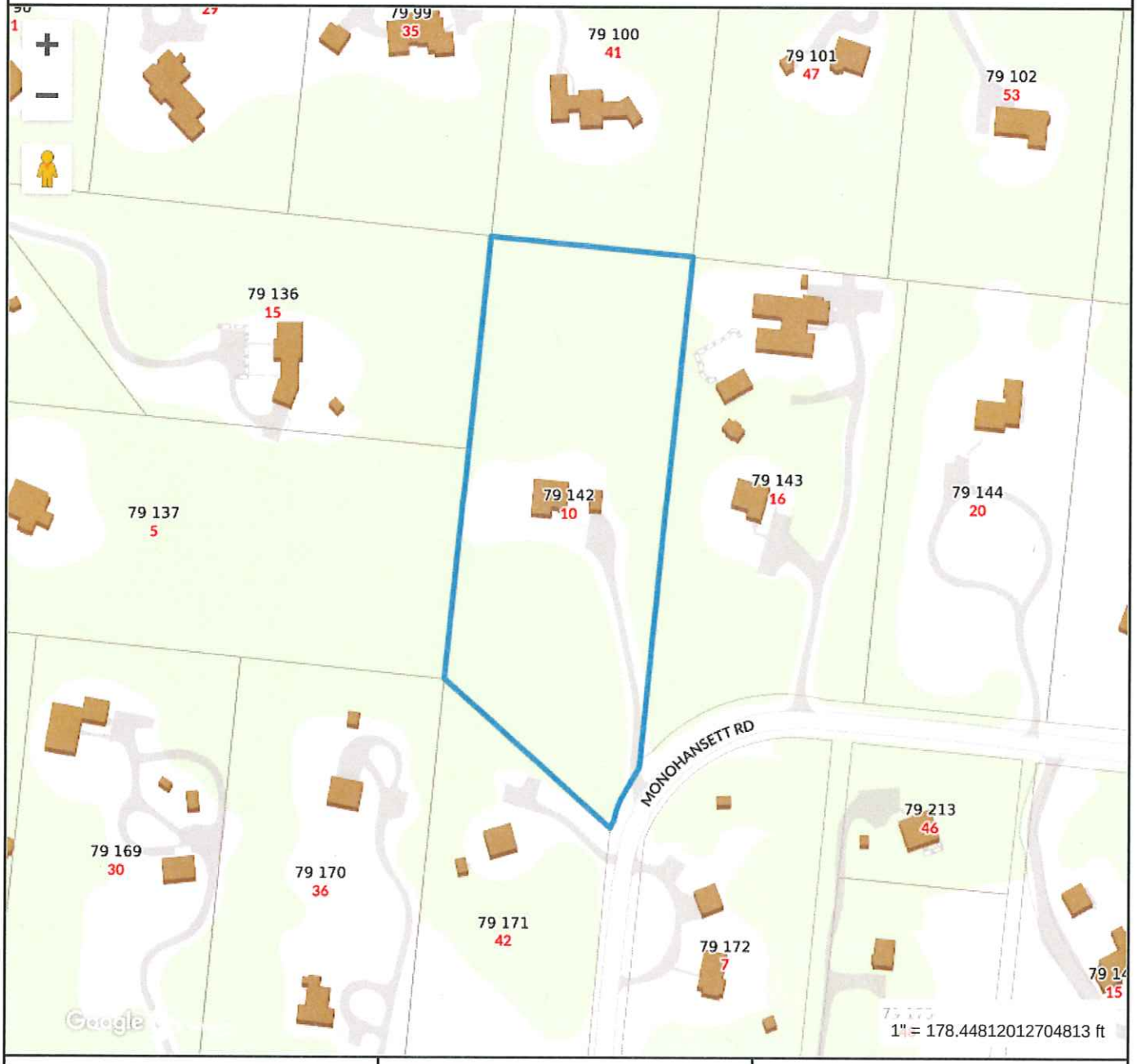
Date 5/5/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	7404
Location	10 MONOHANSETT RD
Owner	BRUNO CHARLES B & MARY M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 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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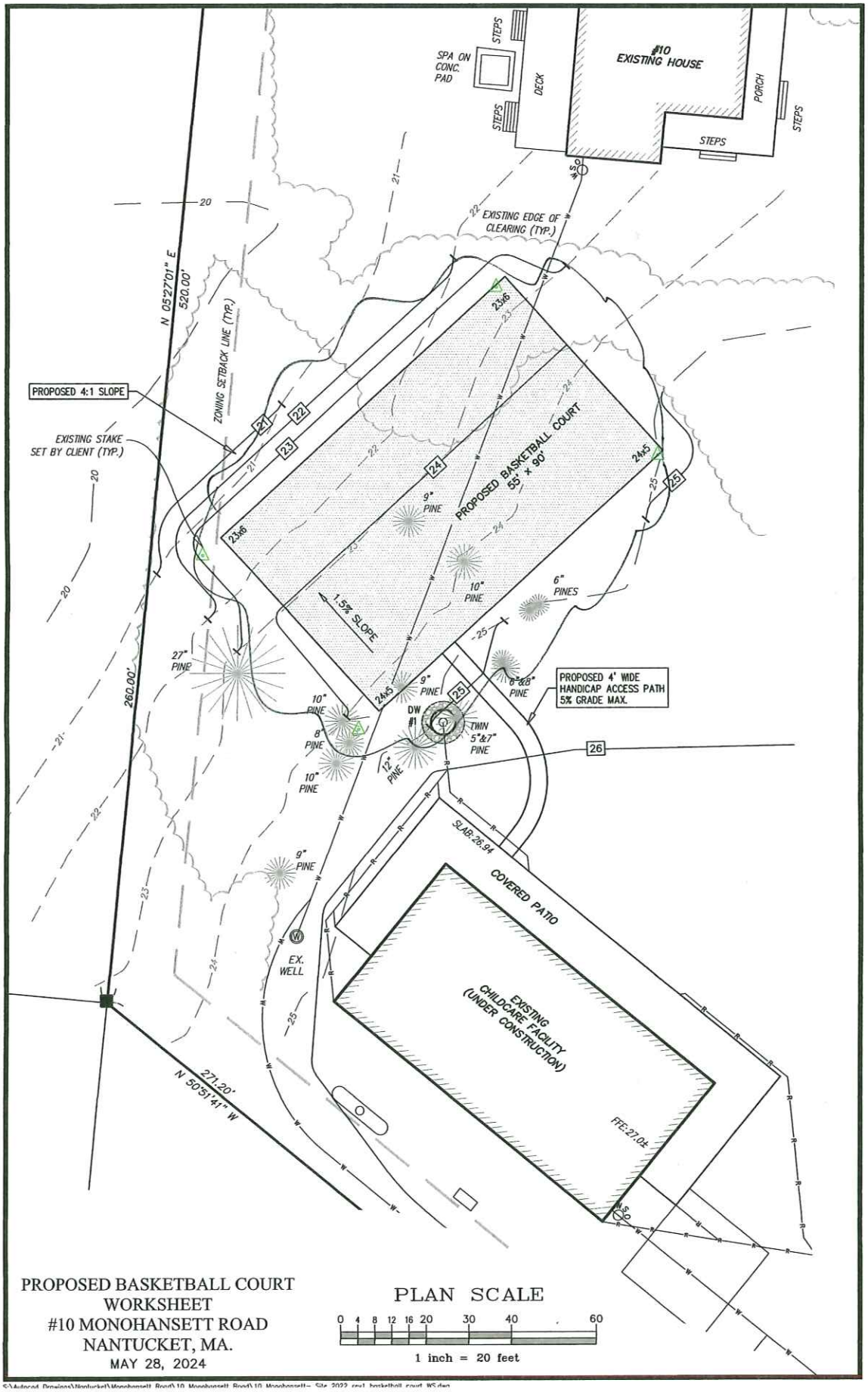


PROPOSED BASKETBALL COURT
WORKSHEET
#10 MONOHANSETT ROAD
NANTUCKET, MA.
MAY 28, 2024

PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

S:\Autocad Drawings\Nantucket\Monohansett Road\10 Monohansett Road\10 Monohansett- Site 2022 rev1 basketball court WS.dwg

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°. 142

Street & Number of Proposed Work: 10 MONOHANSETT ROAD

Owner of record: CHARLES + MARY BRUNO

Mailing Address: 10 MONOHANSETT ROAD NANTUCKET, MA 02554

Contact Phone #: 617-699-7501 E-mail: CRB02554@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. _____

☐ 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: (describe)

Original Date:

Original Builder:

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

REVISIONS*

1. East Elevation – NEW DRIVEWAY / PARKING AREA
2. South Elevation – PLAYGROUND AREA 30'X40' - HC ACCESS
3. West Elevation – SPORT COURT 40'X60' - CONCRETE 4"
4. North Elevation – WALKWAYS

*Cloud on drawings and submit photographs of existing elevations. – CONDITIONED AIR UNITS = HEAT CONCRETE PAD PUMP. 3

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: 4'8"X4" NEW BOARD
Type: FENCE W/ CEDARS
Length: SCREENING - FOR HEAT PUMPS Location

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

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 APRON / GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

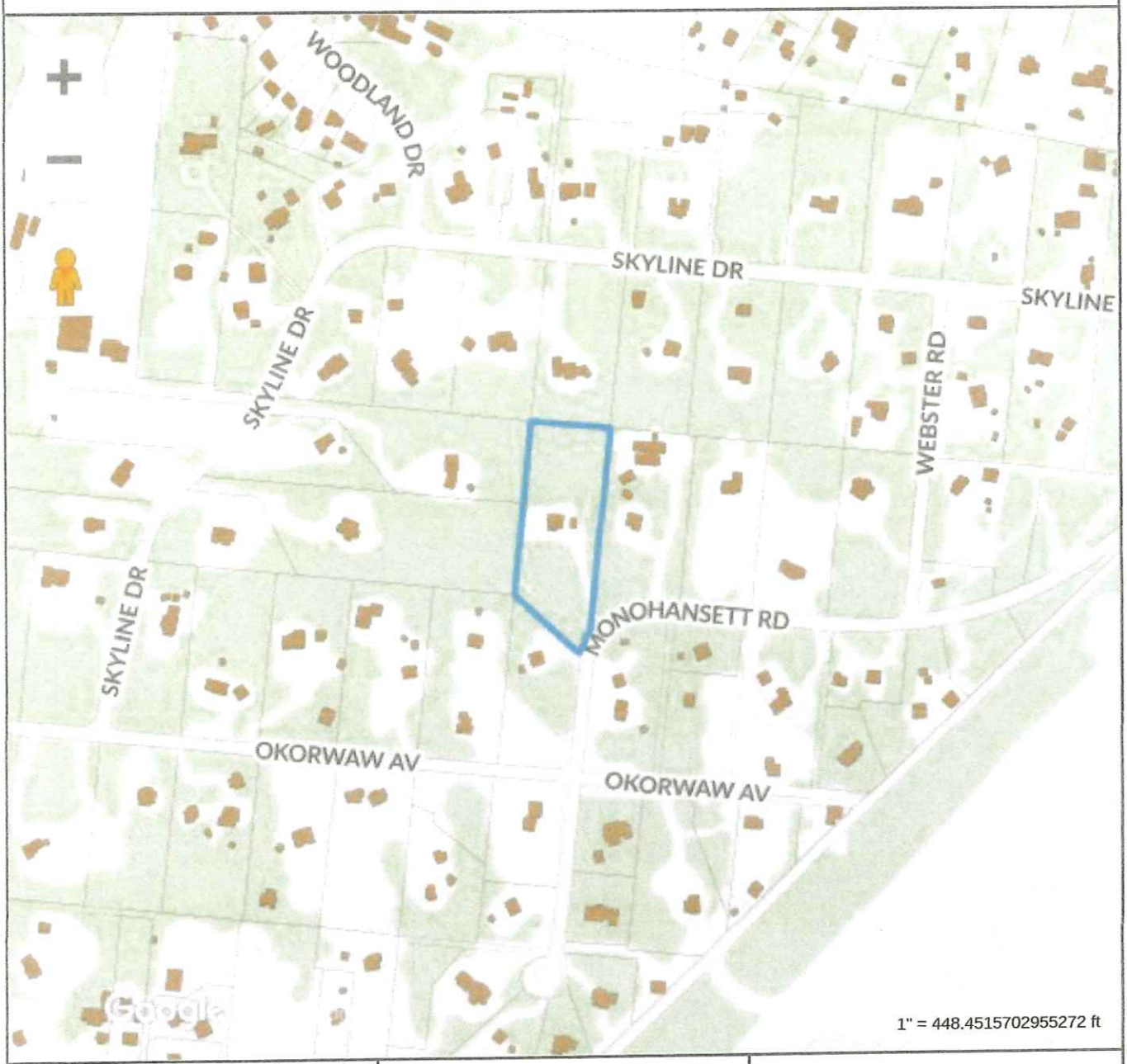
* Attach manufacturer's color samples if color is not from HDC approval list.

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 3/24/2024 Signature of owner of record Linda Williams Signed under penalties of perjury

Town and County of Nantucket, MA

March 26, 2024



Property Information

Property ID	7404
Location	10 MONOHANSETT RD
Owner	BRUNO CHARLES B & MARY M

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Geometry updated 02/08/2024
Data updated Jan. 2021

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Location	10 MONOHANSETT RD
Owner	BRUNO CHARLES B & MARY M

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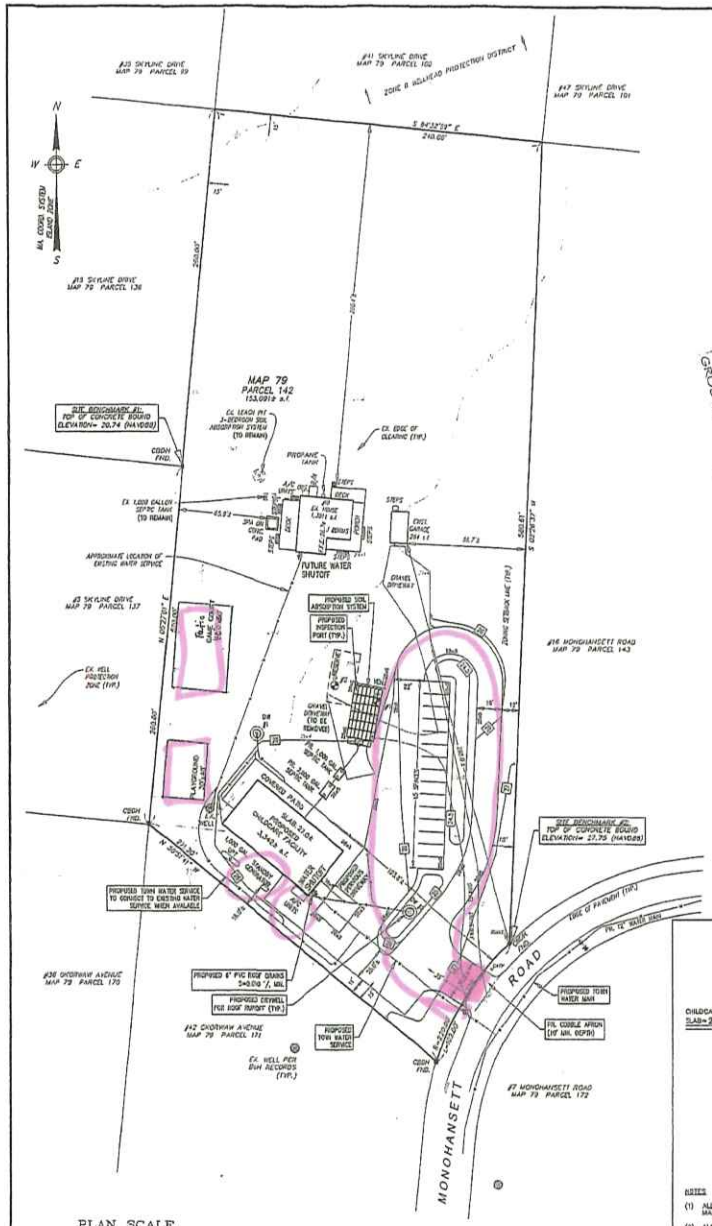
#33 SKYLINE DRIVE
MAP 79 PARCEL 99
#41 SKYLINE DRIVE
MAP 79 PARCEL 100
ZONE B WELLHEAD PROTECTION DISTRICT
#47 SKYLINE DRIVE
MAP 79 PARCEL 101
S 84°32'59" E
248.00'
#13 SKYLINE DRIVE
MAP 79 PARCEL 136
MAP 79
PARCEL 142
153,091± s.f.
SITE BENCHMARK #1:
TOP OF CONCRETE BOUND
ELEVATION= 20.74 (NAVD88)
CCDH FND.
PROPANE TANK
EX. LEACH PIT
3-DEPTH SOIL
ABSORPTION SYSTEM
(TO REMAIN)
EX. EDGE OF
CLEARING (TYP.)
EX. 1,000 GALLON
SEPTIC TANK
(TO REMAIN)
EX. HOUSE
1,391± s.f.
A/C UNIT
SHED
SHED
SHED

CERTIFICATE NO: _____ DATE ISSUED: _____

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

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PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 112

Street & Number of Proposed Work: 20 DERRYMORE ROAD

Owner of record: MICHAEL PEARLSTEIN

Mailing Address: 1235 FAIRVIEW RD
VILLANOVA PA 19085

Contact Phone #: 215-514-7597 E-mail: EMPIRE.MSP@AOL.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 2023-12-96682
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation — ADD 2 WINDOWS - CHANGE DOOR STYLE FROM 15LT → 12LT/KICK PANEL

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 _____ 6/6
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN TIME APPROVAL

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear 12LT FRENCH/PANEL 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 WHITE TIME Doors WHITE TIME
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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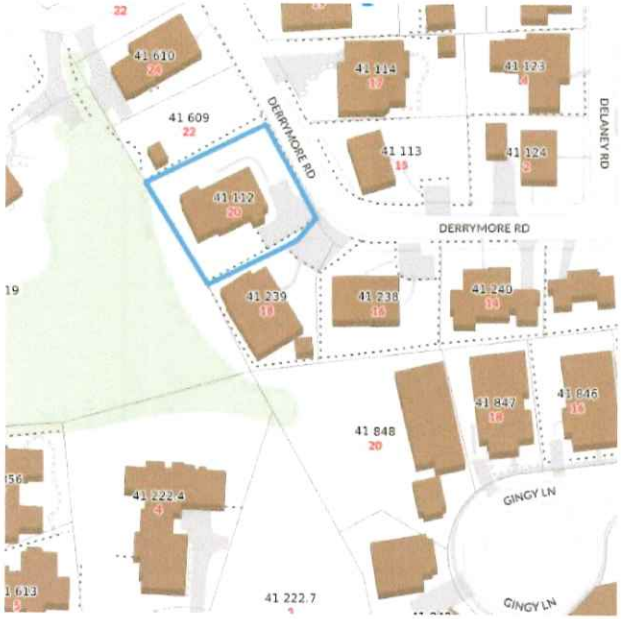
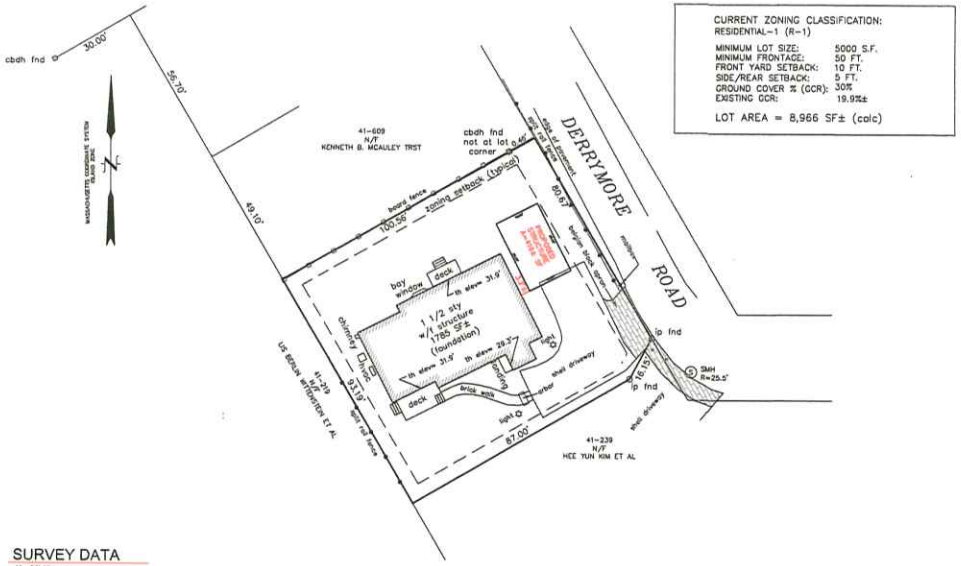


LOCUS MAP



SURVEY DATA
1" = 20'-0"

Structures Unlimited

PROJ
PEARLSTEIN
20
DERRYMORE
ROAD
Nantucket, MA 02554
DATE 10/06/23
PROJ NO 2310625
REVISION DATE
NOTES

HDC Submission

SURVEY
AND
LOCUS
MAP

SCA As indicated

A.100

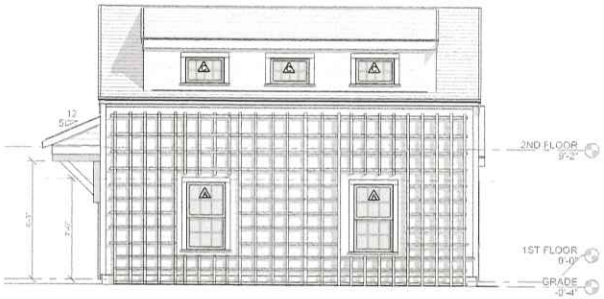
DRAWN Kim
CHECKED



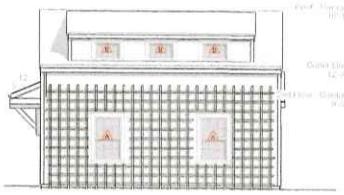
SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



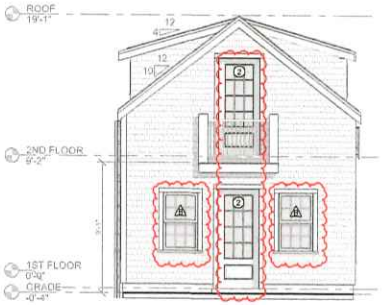
SOUTH ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



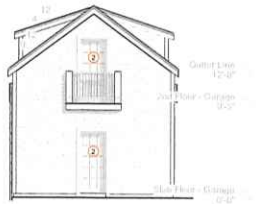
EAST ELEVATION - NO CHANGE
1/4" = 1'-0"



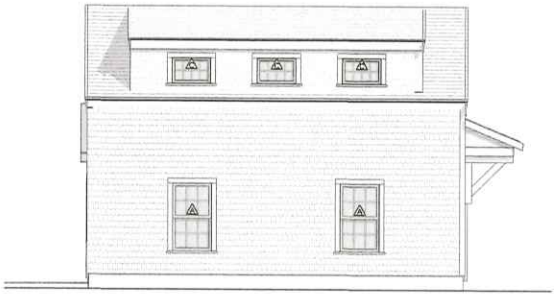
EAST ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



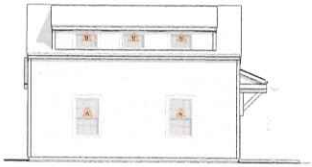
NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



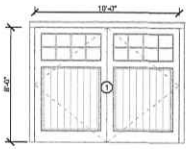
NORTH ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



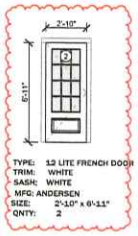
WEST ELEVATION - NO CHANGE
1/4" = 1'-0"



WEST ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"

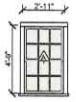


TYPE: 8/8 LITE GARAGE DOOR
TRIM: WHITE
SASH: WHITE
MFG: UPSTATE
MODEL: CARRIAGE DOOR
MODEL #: TBD
SIZE: 10' x 8'
QNTY: 1

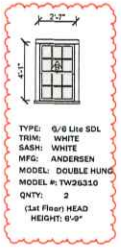


TYPE: 12 LITE FRENCH DOOR
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
SIZE: 2'-10" x 6'-11"
QNTY: 2

DOOR LEGEND
1/4" = 1'-0"



TYPE: 6/6 Lite SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
MODEL: DOUBLE HUNG
MODEL #: TW21046
QNTY: 7
(1st Floor) HEAD HEIGHT: 6'-8"
(2nd Floor) HEAD HEIGHT: 6'-4"



TYPE: 6/6 Lite SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
MODEL: DOUBLE HUNG
MODEL #: TW26310
QNTY: 2
(1st Floor) HEAD HEIGHT: 6'-9"



TYPE: 4/4 Lite SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
MODEL: AWNING
MODEL #: AAN2820
QNTY: 6
HEAD HEIGHT: 6'-4"

WINDOW LEGEND
1/4" = 1'-0"

Structures Unlimited

PROJ
PEARLSTEIN
20 DERRYMORE ROAD
Nantucket, MA 02554

DATE 10/28/22
PROJ NO 2210025

REVISION DATE
1 Date 1

NOTES

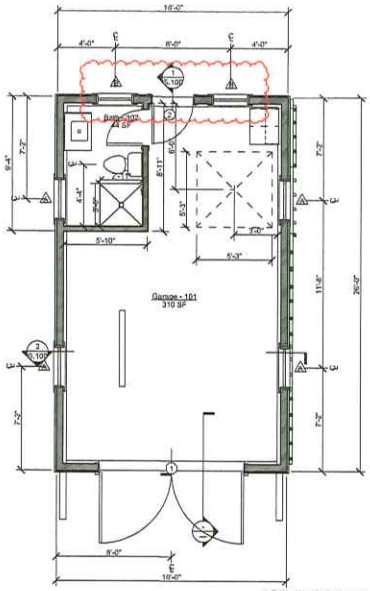
HDC Submission

ELEVATIONS

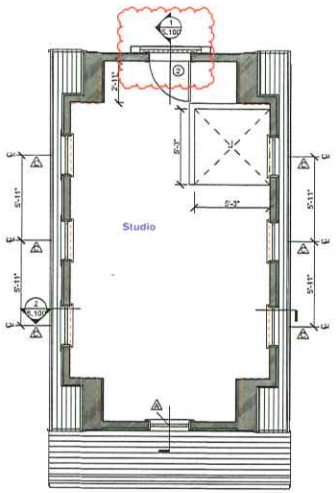
SCALE 1/4" = 1'-0"

A.150

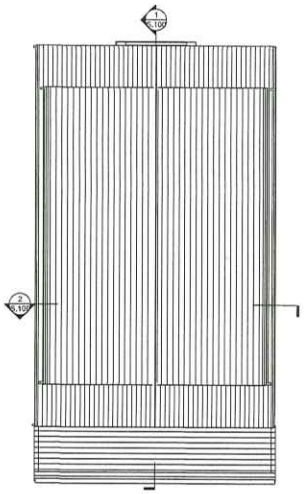
DRAWN Kim



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



2ND FLOOR PLAN
1/4" = 1'-0"



ROOF
1/4" = 1'-0"

Structures Unlimited

PROJ
PEARLSTEIN
20
DERRYMORE
ROAD

Nantucket, MA 02554

DATE 10/03/23
PROJ NO 2310025

REVISION DATE
1 Date 1

NOTES

HDC Submission

PLANS

SCA 1/4" = 1'-0"

A.250

DRAWN Kim
CHECKED

CERTIFICATE NO: _____ DATE ISSUED: 1/16/24

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC20231212-9682 Staff

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°: 41 PARCEL N°. 112

Street & Number of Proposed Work: 20 DERRYMORE RD

Owner of record: MICHAEL PEARLSTEIN

Mailing Address: 1235 FAIRVIEW ROAD
VILLA NOVA, PA 19085

Contact Phone #: 215-514-7597 E-mail: EMPIREMSP@aol.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: 12/20/23 Fee Paid: $ 157.20

Must be acted on by: 2/27/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions (Conditions) EXHIBIT A

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 416 SF Decks/Patio: Size: 21'X6' ☒ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: 370 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 19'4" South 19'11" East 18'11" West 18'2"

Additional Remarks NEW GARAGE/STUDIO

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

Historic Name: —
Original Date:
Original Builder:

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed -0-4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 4 /12 Other PENT ROOF 4/12

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6/4 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____
Window Casing 4/4 Door Frame 6/4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 6/6 ANDERSEN REPLACEMENT

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 15LT X2 Side _____
Garage Door(s): Type 8LT VERT BD Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Trim WHITE TMF
Deck NTW
Clapboard (if applicable) _____
Sash WHITE TMF
Foundation Gray
Roof TMF-CHARCOAL GRAY
Doors NTW-GARAGE
Fence _____ Shutters _____

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

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

Date 12/17/2023 Signature of owner of record _____ Signed under penalties of perjury

APPROVED
HDC2023-12-9682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

JAN 16, 2024 MTG AGENDA
- NO MINUTES

I. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Kevin & Kelly Purcell	32 Dukes Rd	Fenestration changes	56/188	Topham Designs	AC
2.	Peter & Sarah Gersky	78 Baxter Rd	Roof replacement	49/41	Jeff Booms	rp
3.	CNV Surf LLC	68 Shawkemo St	Addition	44/5	EMDA	rp
4.	TPG Hotels	20 N Water St	Change door & window	42.4.2/46	EMDA	rp
5.	7 Cannonbury LLC	7 Cannonbury Lane	Door change	74/29	EMDA	rp
6.	7 Cannonbury LLC	7 Cannonbury Lane	Rear porch	74/29	EMDA	rp

II. OLD BUSINESS 12/19/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	KMS 126NT **10-9327**	126R Main St	Reno relocate garage	42.3.3/98.1	LFW
	• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul: Recused: None.* ***Last heard 01/09/2024***				
2.	1 N Swift Rd Trust	1 North Swift Rd	New Dwelling	40/2	Emeritus LTD
	• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul: Recused: None.* ***Last heard 12/19/2023***				

III. NEW BUSINESS 01/02/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Squam Holdings LLC -	31 Squam Rd	Partial demo/move/additions	21/3	Botticelli + Pohl
2.	Robin Lord	9 Old Westmoor Farm Rd	New guest house	41/829	WAPD
3.	Robin Lord	9 Old Westmoor Farm Rd	New garage	41/829	WAPD
4.	ACK N BACK LLC	33 Quidnet Rd	Revision 08-6785	21/27.2	Ahern LLC
5.	20 Cannonbury Holdings	20 Cannonbury Lane	Lattice removal rev 11-5164	74/14	WAPD
6.	Carmine Giardini	7a Clifford St	New dwelling	79/19	Reid Yenor
7.	Stark Point LLC	16 Easton St	Fenestration revision	42.4.1/11	Botticelli + Pohl
8.	John Daly	6 Nobadeer Way	New 2nd dwelling	68/172	Rob Anderson
9.	Stephen Graham	6 Gardner Perry Lane	door & window change	55/31	EMDA
10.	156 Cliff Nom Trust-	156 Cliff Rd	New Main house	41/836	S. Metz
11.	156 Cliff Nom Trust-	156 Cliff Rd	New garage	41/836	S. Metz
12.	156 Cliff Nom Trust-	156 Cliff Rd	New guest house	41/836	S. Metz
13.	Meg & Mike Connolly	150 Surfside Rd	Move on dwelling	80/53	Val Oliver
14.	TACK 3 LLC	3 Commercial St	Add dormers chngs	42.3.4/22	CWA
15.	NIR LLC	Straight wharf	Roof & shed dormer addition	42.2.4/1	Paul Beaulieu
16.	Anna Fisch	14 Brant Point Rd	Addition & renovations	29/150	Liza Konetchy
17.	Gifford Whitney Trust-	32 Pocomo Rd	Outdoor fireplace	14/77	Emeritus LTD
18.	23 Broad St LLC-	23 Broad St	Revisions 10-4843	42.4.2/77	Emeritus LTD
19.	O'Spray LLC-	25 Willard St	Main house revision	29/33	Emeritus LTD
20.	Quidnest LLC-	26 Quidnet Path	New dwelling	21/150	Emeritus LTD
21.	Peter Carey	6 West York Lane	Revisions	55/14	Peter Carey
22.	David Brownlee	81 Main St	Dormer revision	42.3.4/71	LFW
23.	Michael Pearlsen	20 Derrymore Ln	New garage	41/12	LFW
24.	Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
25.	Doherty Ack LLC	4 Mariner Way	Pool rev	55.1.4/72	LFW
26.	Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW
27.	PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW
28.	SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW
29.	Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW
30.	Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW
31.	Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW

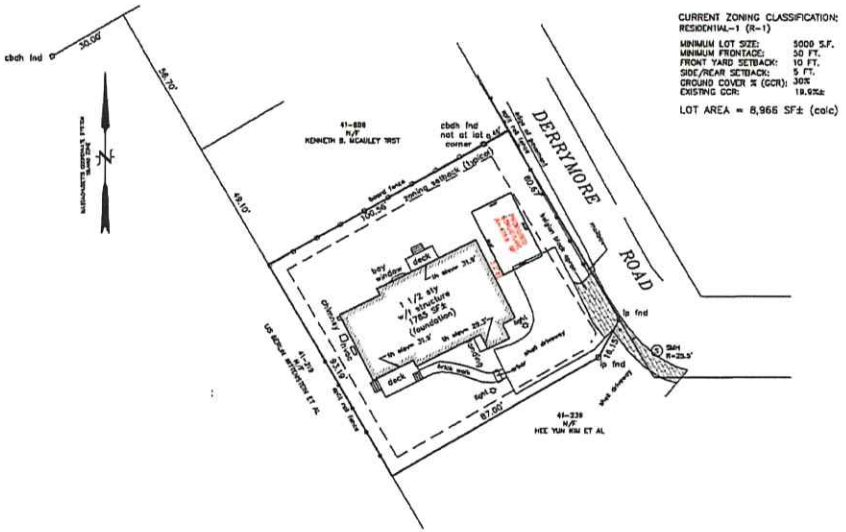
PER EXHIBIT A

EXHIBIT A

IV. OLD BUSINESS 01/02/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	61 Fairgrounds Rd LLC **11-9505**	61 Fairgrounds Rd Lot D	Main house revisions	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
2.	61 Fairgrounds Rd LLC **11-9506**	61 Fairgrounds Rd Lot D	Pool & hardscape	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
3.	61 Fairgrounds Rd LLC **11-9507**	61 Fairgrounds Rd Lot C	Pool & hardscape	67/173.1	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
4.	61 Fairgrounds Rd LLC **11-9508**	61 Fairgrounds Rd Lot B	Pool & hardscape	67/173	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
5.	RUD1250W Nom Trust	19 West Chester St.	Fenestration changes	42.4.3/7.1	Botticelli + Pohl
	• *Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates; None; Recused: Pohl* ***Last heard 08/29/23.***				
6.	Mariyana Cavalier **08-8982**	4b Goldfinch Rd	Addition & dormers	68/597.1	Mariyana Cavalier

Map/Parcel: 41/112 Zone: R-1
Lot Size: 8966 SF
Min Lot: 5,000 SF
Frontage: 50 FT / Actual: 80.67 FT
GCR: 30%
Existing GC: 19.9% (1785 SF)
Proposed GC: 24.5% (2198 SF)
Front Setback: 10 FT
Side/Rear Setback: 5 FT



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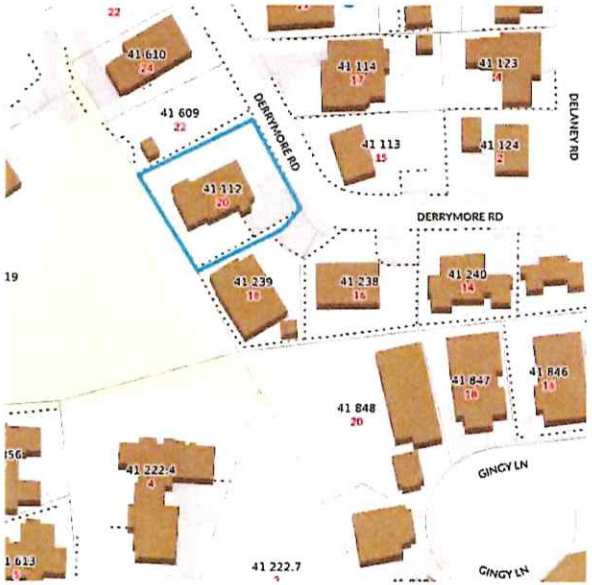


Locus Map

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

10/06/23
2310626

HDC Submission

Survey and Locas Map

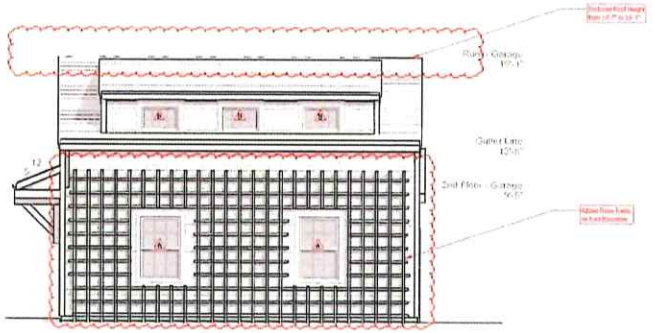
As indicated

A.1.1

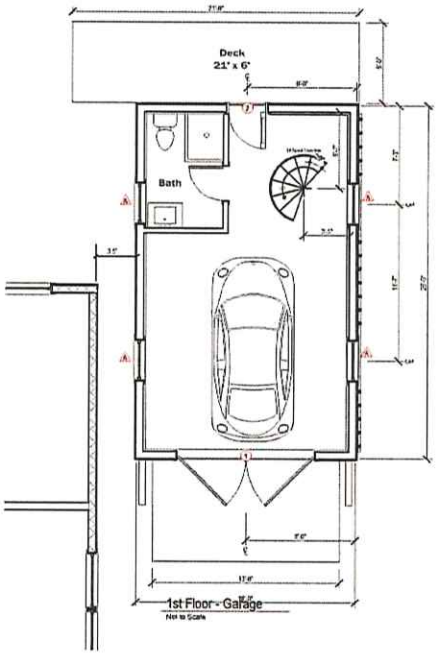
Kim

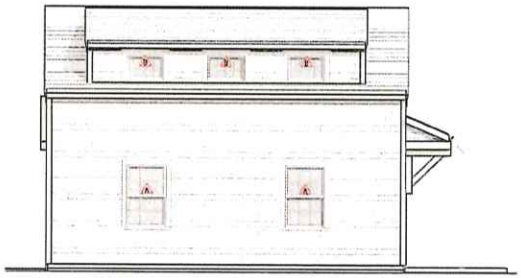


South Elevation - Garage

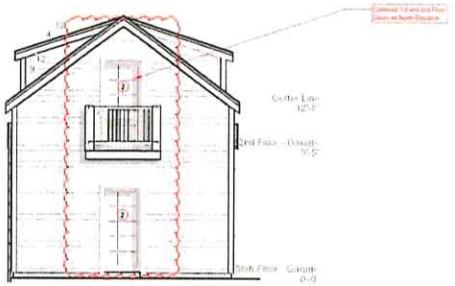


East Elevation - Garage

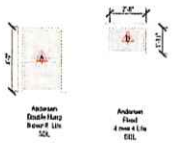




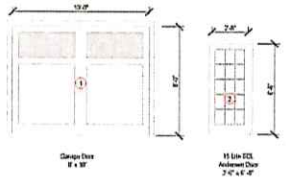
West Elevation - Garage



North Elevation - Garage

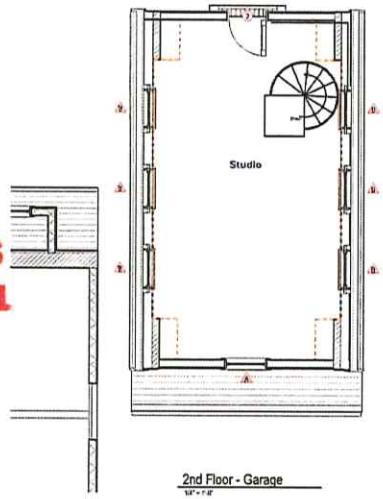


Window Legend



Door Legend

APPROVED
HDC2023.12.9682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



2nd Floor - Garage

Structures Unlimited

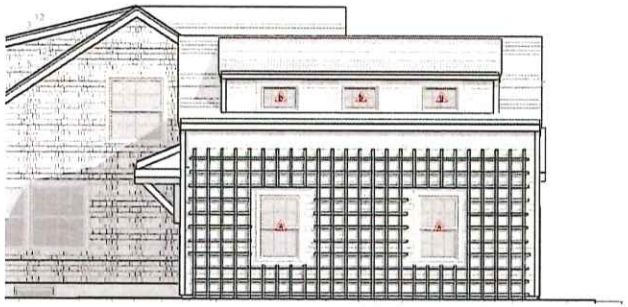
Pearlstein Residence - 20 Derrymore Rd

Manchester, MA 01944

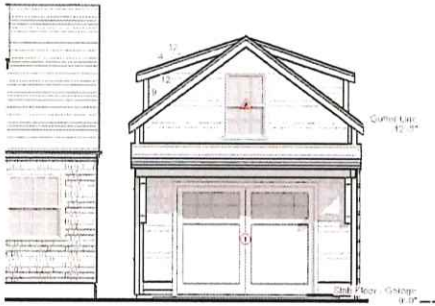
HDC Submission

Garage Elevations

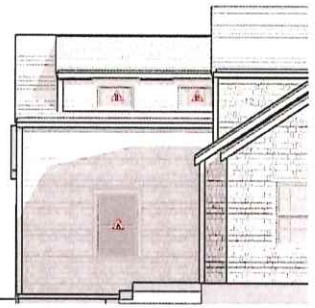
A.1.2



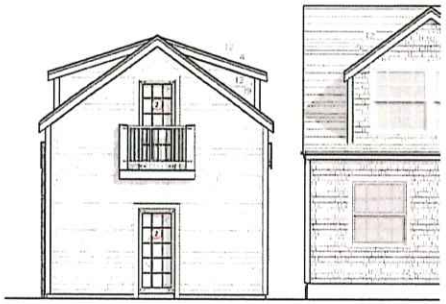
East Elevation - H + G



South Elevation - H + G



West Elevation - H + G

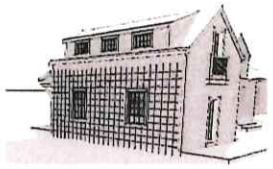


North Elevation - H + G



Southeast View from Derrymore Rd

Not to Scale



Northeast View from Derrymore Rd

Not to Scale

APPROVED
HDC 2023.12.9682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

10/06/23
2318026

HDC Submission

Garage Elevations

1/4" =

A.1.3

Kim

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JAN 31 2024
By

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-8527

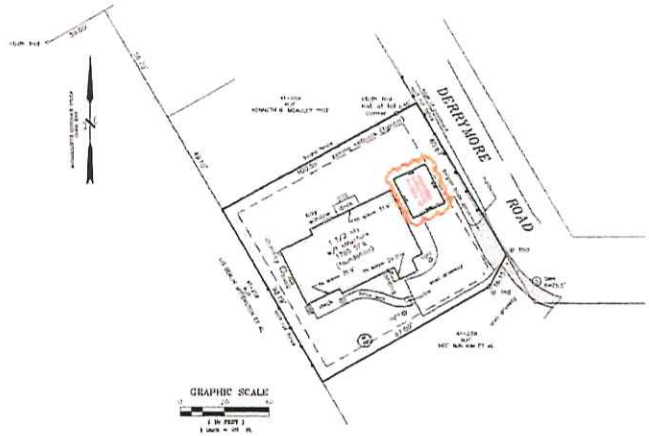
STAFF APPROVAL CHECKLIST

This checklist MUST be submitted with your Staff Approval.

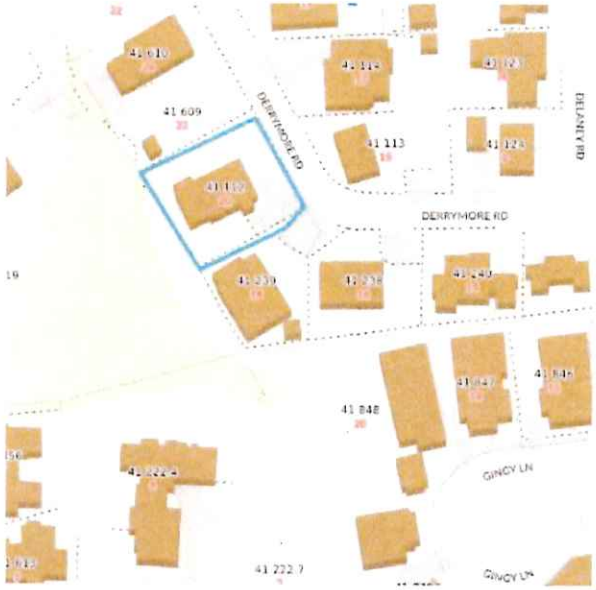
	Date of Drop Off & Sign In submission at Front Desk 1/31/2024
	Address & HDC case number: (ex. HDC2020-XX-XXXX) If applicable 20 DERRYMORE RD – 20
	Meeting Approval Date: 1/9/2024 Copy of Minutes (application item circled) WAIVED
✓	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/door schedule
✓	One set reduced plans: 8 ½ x 11
X	Additional information requested by Commission- if applicable (ex pictures, FEMA flood Certificate, etc)
	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

EXHIBIT A



Survey Data



Locus Map

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DEC 27 2023
By

Map/Parcel: 41/112 Zone: R-1
Lot Size: 8966 SF
Min Lot: 5,000 SF
Frontage: 50 FT / Actual: 80.67 FT
GCR: 30%
Existing GC: 19.9% (1785 SF)
Proposed GC: 24.5% (2198 SF)
Front Setback: 10 FT
Side/Rear Setback: 5 FT

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

HDC Submission

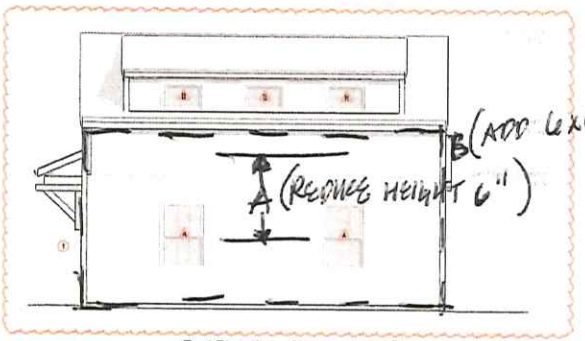
Survey and Locas Map

A.1.1

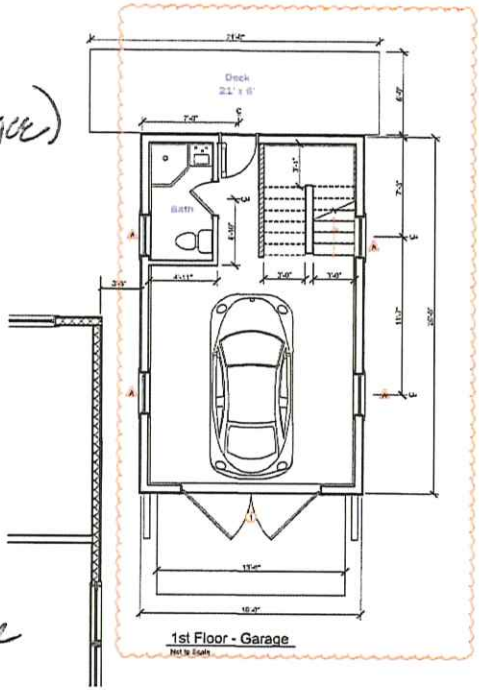
EXHIBIT A



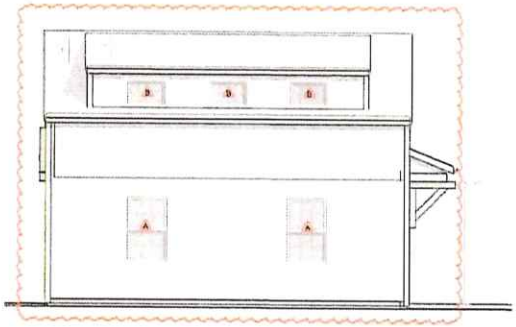
South Elevation - Garage



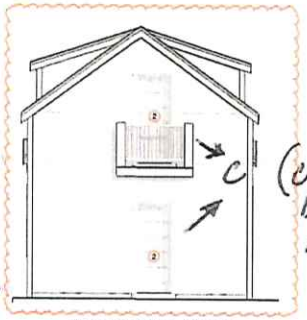
East Elevation - Garage



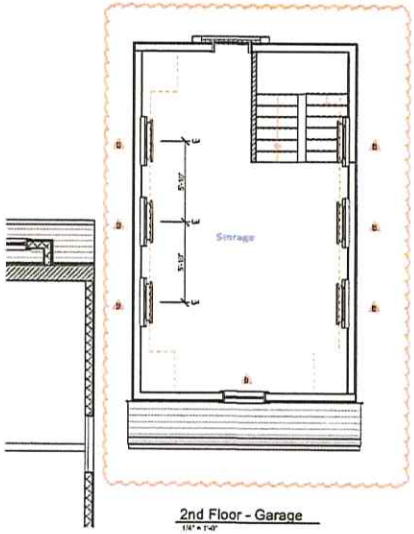
1st Floor - Garage



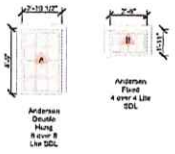
West Elevation - Garage



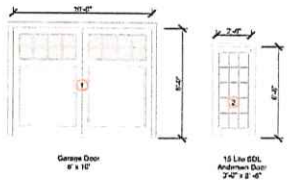
North Elevation - Garage



2nd Floor - Garage



Window Legend



Door Legend

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BY
DEC 27 2023

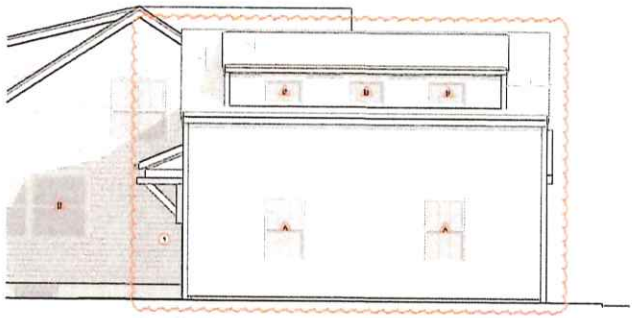
Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

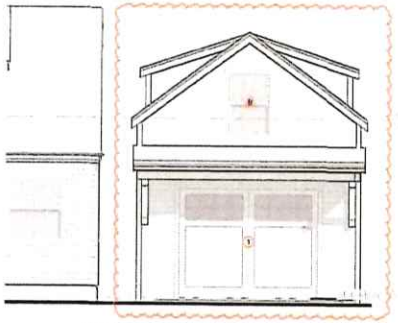
Garage Elevations

A.1.2

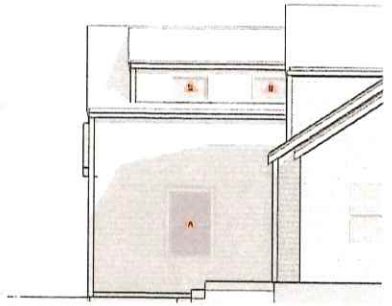
HDC Submission



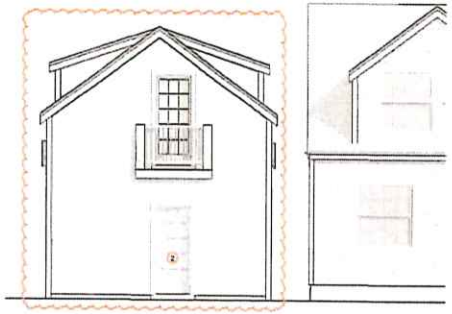
East Elevation - H + G
1/4" = 1'-0"



South Elevation - H + G
1/4" = 1'-0"



West Elevation - H + G
1/4" = 1'-0"



North Elevation - H + G
1/4" = 1'-0"



Southeast View from Derrymore Rd
Not to Scale



Northeast View from Derrymore Rd
Not to Scale

RECEIVED
DEC 27 2023
By

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

	10/06/21
	23/10/25
1	Date 1

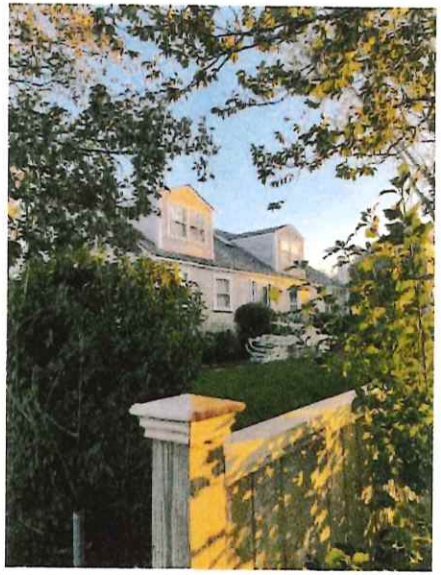
HDC Submission

Garage Elevations

A.1.3







20 Derrymore Road





Cliff Road

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

HDC Submission

Photographs

A.1.4

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.

Scanned copy

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°. 86C

Street & Number of Proposed Work: 6 BEACHGRASS RD

Owner of record: NANTUCKET PROPERTY OWNER

Mailing Address: 100 CONIFER HILL DR - STE 304 DANVERS, MA 01923

Contact Phone #: 978-594-1946 E-mail: TAMARASELLS HOMES @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. _____

☐ 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 — CHANGE SASH FROM SANDTONE TO WHITE
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 _____

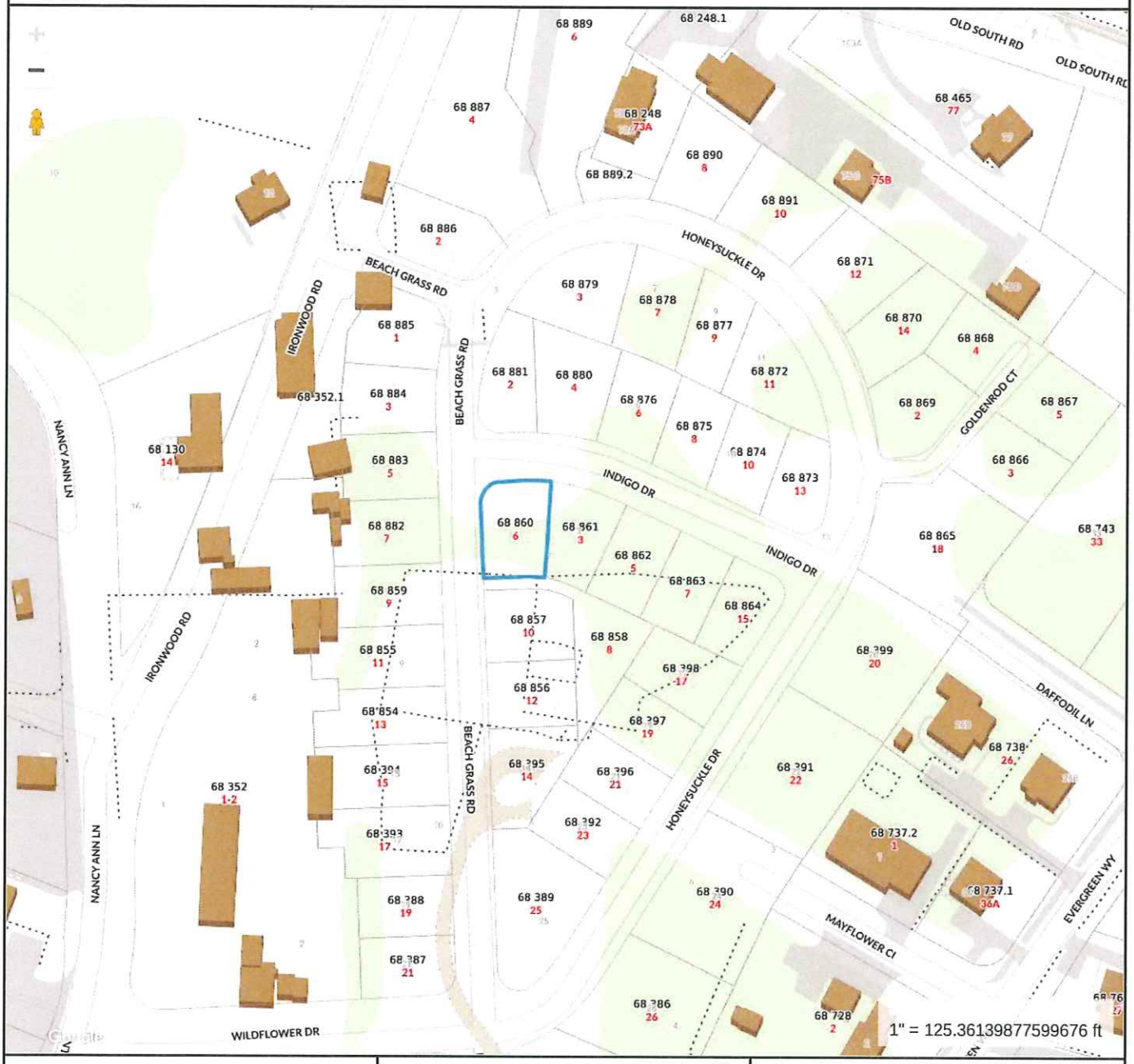
Trim _____ Sash WHITE Doors _____

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 6/3/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	190206
Location	6 BEACH GRASS RD
Owner	NANTUCKET PROPERTY OWNER 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.









CERTIFICATE NO: HDC2022-08-6933 DATE ISSUED: _____

Duplex Lot 82

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°. 800

Street & Number of Proposed Work: 60 BOOTH GRASS ROAD

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: C/O KEMSLEY
100 COUEE HILL DR - UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TAMORA SELLS HOMES @COMCAST.NET

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: $ 611.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

SAND TONE SASH

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ 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 DUPLEX

Size of Structure or Addition: Length: 51'6" Sq. Footage 1st floor: ~~1528~~ 1528
Width: 41'6" Sq. footage 2nd floor: 1528
Sq. footage 3rd floor: _____

Decks/Patio: Size: 36"X 5' ☒ 1st floor ☐ 2nd floor
Size: 36"X 5' ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0-8" South 0-8" East 0-8" West 0-8"
Height of ridge above final finish grade: North 28'2" South 28'2" East 28'2" West 28'2"

Additional Remarks: NEW DUPLEX - AFFORDABLE

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'-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) _____

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 1X6 Frieze _____
Window Casing 1X4 Door Frame FRONT 1X6 REST = 1X4 Columns/Posts: Round _____ Square 6"X6" WRAPPED

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 4/0 + 4'X + 4'6" ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL Rear 15 LT Side 15 LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS REV 11/21/2022

Sidewall NTW
Trim NANTUCKET GRAY
Deck NTW
Clapboard (if applicable) _____
Sash WHITE SANDTONE
Foundation GRAY
Roof COLONIAL SLATE/PEWTER WEED
Doors FRONT BLACK
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 11/21/2022 Signature of owner of record _____ Signed under penalties of perjury

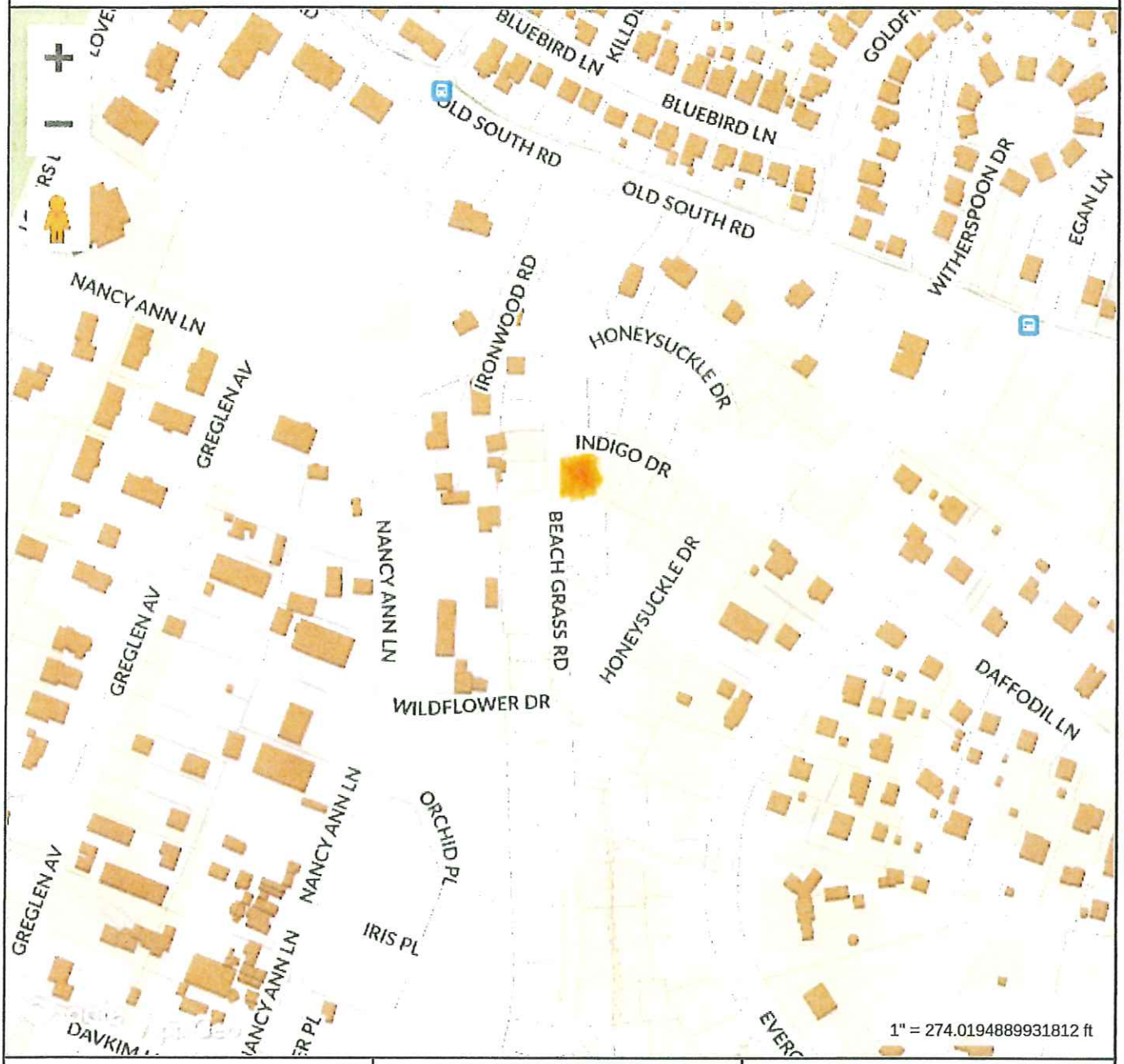
STAFF

12. Nt Property Owner 08-6933	6 Beach Grass Lot 82	New duplex		68/860	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (2:02)	**Williams** – Presented project; this is on a corner. No concerns.				
Motion	**Motion to Approve through staff with sandtone sash. (Welch)**				
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye			Certificate #	HDC2022-08-6933
13. NHA Properties Inc. 08-6928	8 Honeysuckle Drive	New dwelling		68/8	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (2:06)	**Williams** – Presented project. **Oliver** – This and 12 Honeysuckle are the same model. No concerns. **Welch** – The front door headcasing should be deeper.				
Motion	**Motion to Approve through staff with the front door headcasing to be deeper. (Welch)**				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Pohl-aye			Certificate #	HDC2022-08-6928
14. NHA Properties Inc. 08-6926	12 Honeysuckle Drive	New dwelling		68/8	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (2:09)	**Williams** – Mirror image same model. **Thornewill** – She'd like Essex green sash and door, quaker grey trim,				
Motion	**Motion to Approve through staff with the front door headcasing to be deeper and Essex green sash and door and Quaker grey trim. (Welch)**				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Pohl-aye			Certificate #	HDC2022-08-6926
15. NHA Properties Inc. 08-6927	10 Honeysuckle Drive	New dwelling		68/8	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (2:12)	**Williams** – Sandstone windows, cobblestone trim and grey door. No concerns.				
Motion	**Motion to Approve through staff with the front door headcasing deeper. (Oliver)**				
Roll-call Vote	Carried //Thornewill, Welch, Oliver, and Poh-aye			Certificate #	HDC2022-08-6927

APPROVED
HDC2022-08-6933
NO Exterior Change.
Without HDC Approval

XIII. OTHER BUSINESS

Approved Minutes Motion Roll-call vote	None
Review Minutes	August 15, 2022
Other Business	• Next HDC Meeting: **Tuesday, August 30TH @ 4:00 pm** Hybrid – Zoom & 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

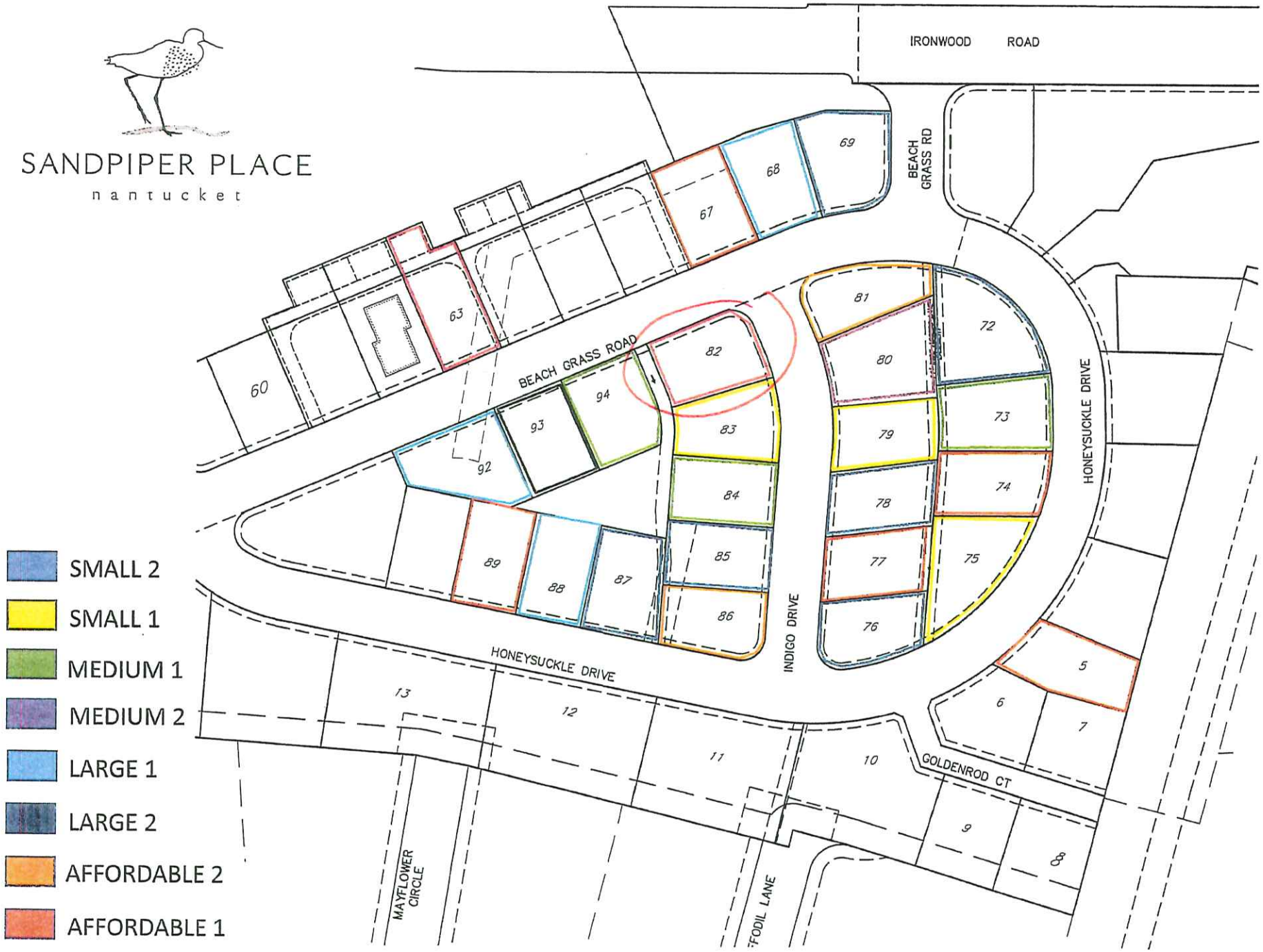
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/15/2022
Data updated Jan. 2021

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

SANDPIPER PLACE

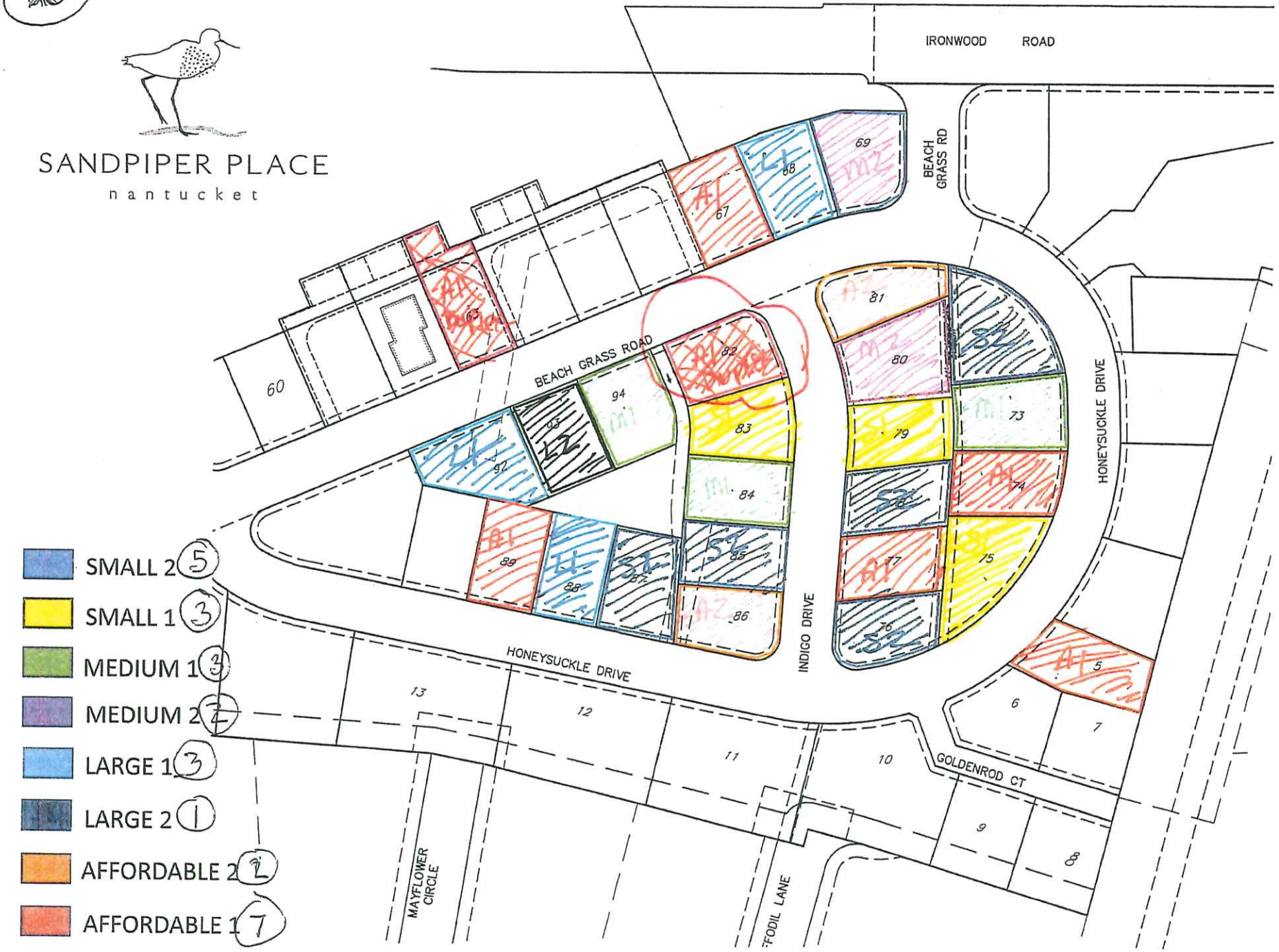
nantucket



26

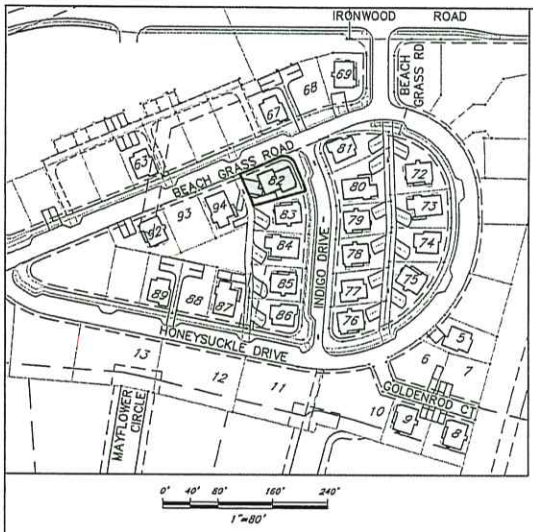
SANDPIPER PLACE

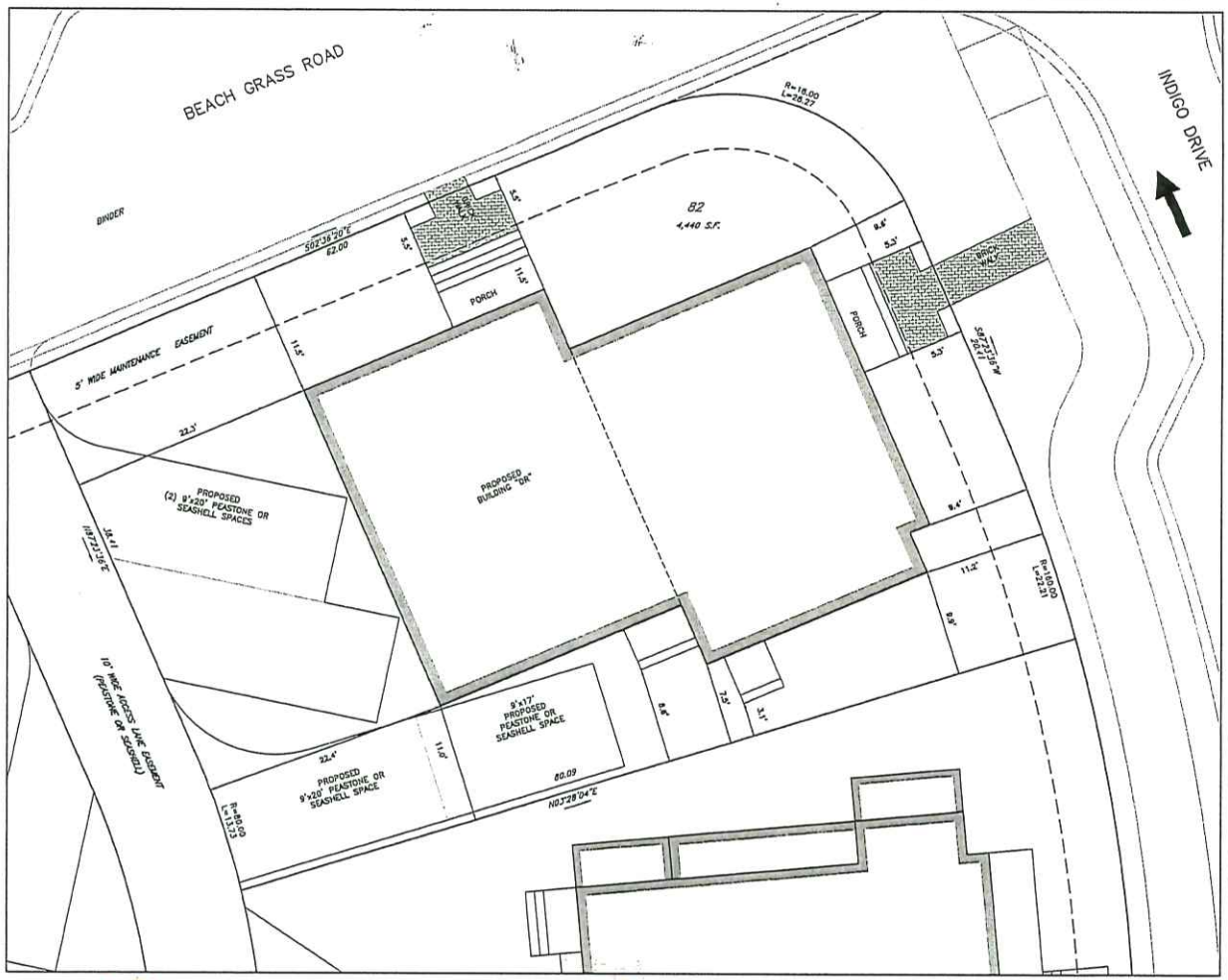
nantucket

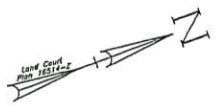




BEACH GRASS ROAD (82, 94, 93, 92)







ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET*
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER*
REAR = 5 FEET*
ALLOWABLE G.C.R. = 40%

* LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.

APPROVED

HDC 2022-08-6933

No Exterior Changes
Without HDC Approval

Prepared For:

Owner / Applicant

Nantucket Property Owners LLC
200 Broadway, Suite 103
Lynnfield, MA 01940

Assessor's Map ID: 68 860

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.248.2500
Fax: 781.246.7596
www.hayesengineering.com

Design By: JG
Drawn By: JG
Checked By:
Project File: NAN-0107AJ
Comp. No: NAN66

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4	CHANGE TO 5 SCALE	7-12-22
3	MODIFY BUILDING & PARKING LAYOUT	5-10-22
2	MODIFY BUILDING & PARKING LAYOUT	5-3-22
1	ADDRESS PLANNING BOARD COMMENTS	4-21-22

Scale: 1"=AS SHOWN

Date: March 23, 2022

Drawing Title:

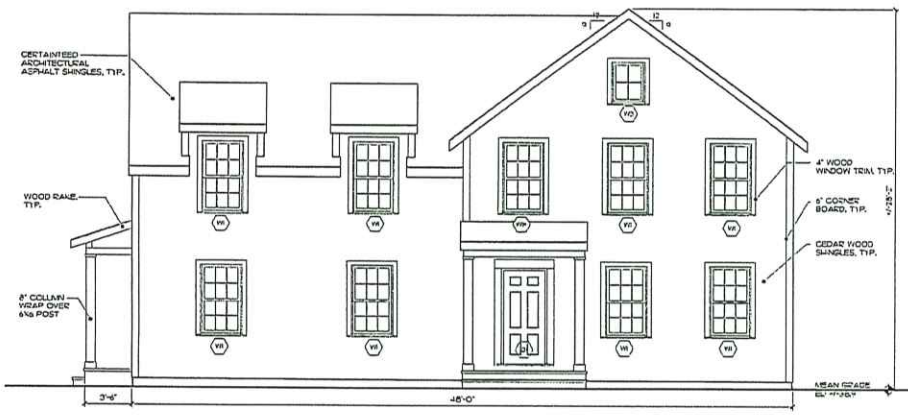
SITE PLAN
6 BEACH GRASS ROAD
SANDPIPER II
NANTUCKET, MASS.

Seal:

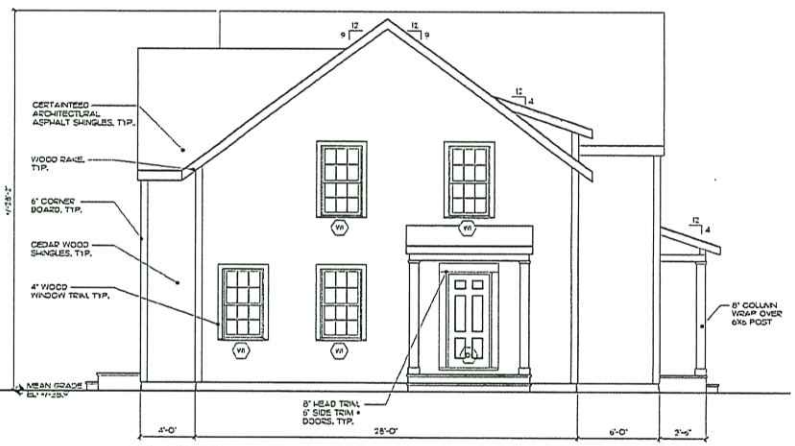
Drawing No.:

C1

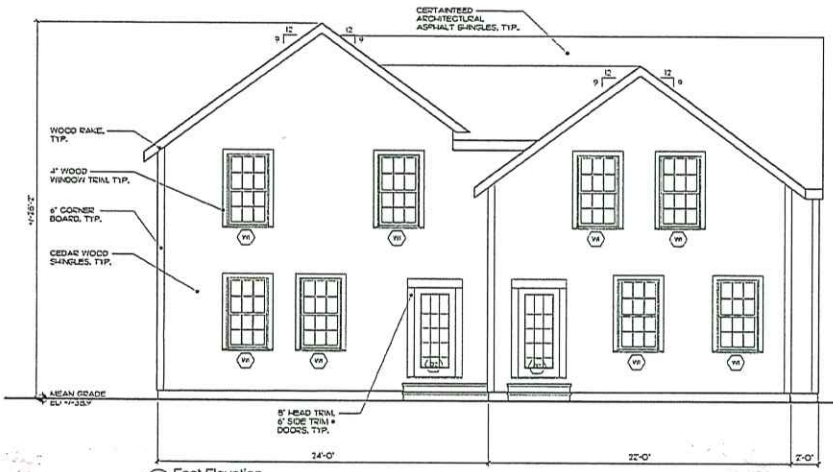
SHEET 1 OF 1



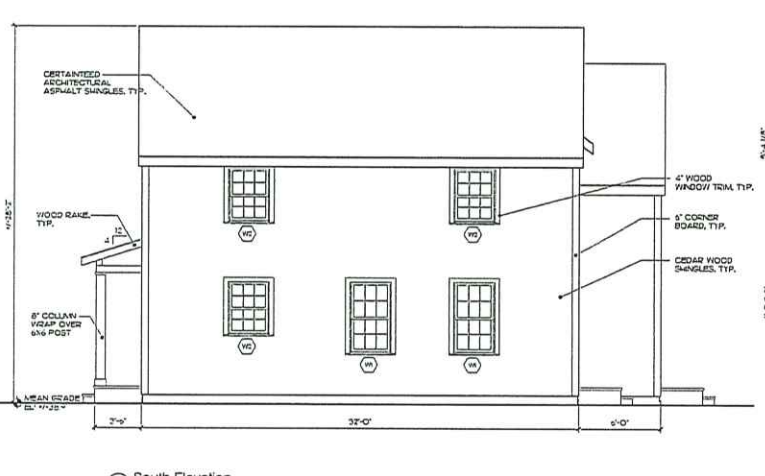
West Elevation
Scale: 1/4" = 1'-0"



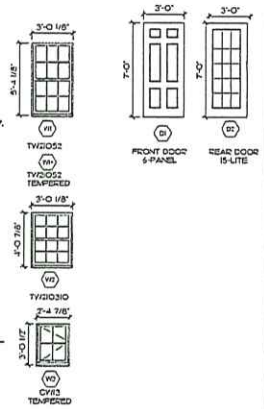
North Elevation
Scale: 1/4" = 1'-0"



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



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



NOTE:
ALL WINDOWS TO BE ANDERSEN 400 SERIES.
SILL HEIGHTS TO BE 3'-0" MINIMUM ABOVE FINISHED FLOOR OR PROVIDE LIMITER AS REQ'D.

APPROVED

HDC2022-08-6933

No Exterior Changes Without HDC Approval

Lot 82
Sandpiper Village
Nantucket, MA
Affordable

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • INTERIORS • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com
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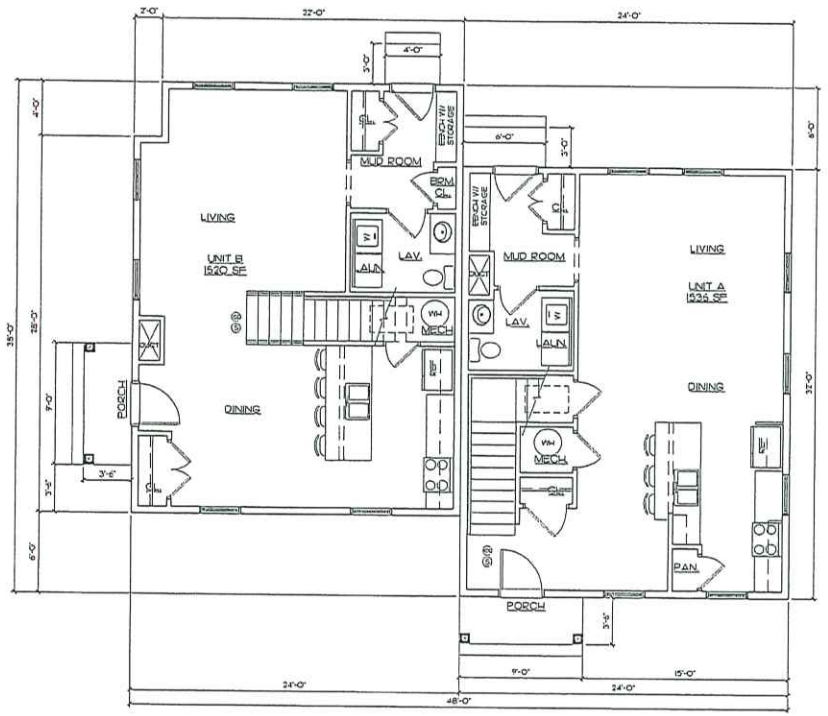
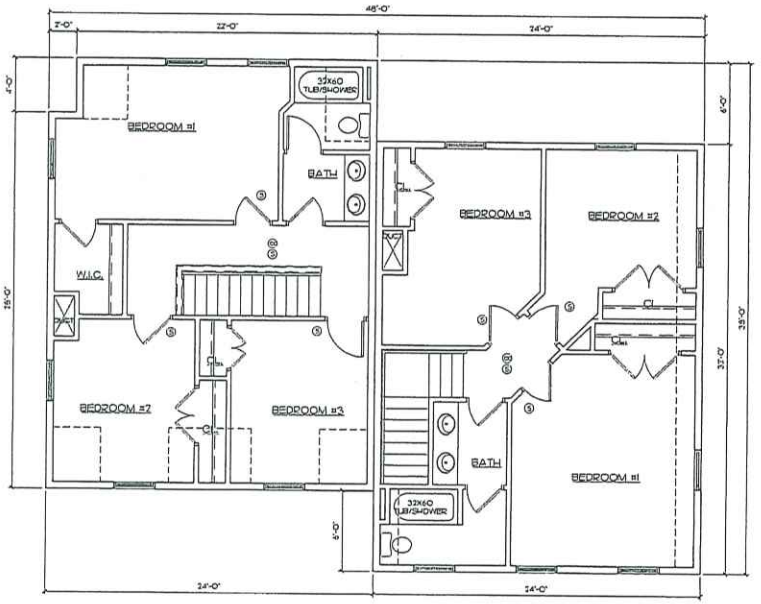
ISSUED	SHEET NUMBER
5/9/2022	2
REVISED / REVISED BY	JOB NO:
	21045



First Floor Plan



Second Floor Plan

Lot 82
Sandpiper Village
Nantucket, MA
Affordable

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • INTERIORS • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com
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ISSUED	SHEET NUMBER
5/9/2022	1
REVISED / REVISED BY	JOB NO:
	21045

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAY 23 AM 11:35
ORIGINAL POSTING NUMBER: T 480

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 MAY 28 PM 02:15
NANTUCKET TOWN CLERK
Posting Number:T 490

Committee/Board/s	Historic District Commission (HDC) – OLD/NEW Business
Day, Date, & Time	Tuesday, May 28, 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_b11odClWTn-JpPj8cPWc2g

To watch the live meeting, click here:
https://youtube.com/live/oQVDn4jnaa8

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, 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.

22.	Ack Mug LLC	10 Silver St	New Dwelling	55.4.1/187	EMDA
23.	88 Pocomo Trust	88 Pocomo	Rev Missing Fenestration	15/42	Emeritus
24.	1 N Swift Rock Road Trust	1 N Swift Rock Road	Alterations	40/2	Emeritus
25.	Elizabeth & Shawn Bristow	31 Exeter	addition	76.4.2/285	self
26.	SE Cache Trust	6 W Dover	As built studio	55.4.1/191	John Brescher
27.	308 Madaket Holdings LLC	308 Madaket Rd	New shed	60.2.1/67	JB Studio
28.	Egilmez Nejat	41 Goldfinch Dr	Add Portico	68/548	JB Studio
29.	Breskman	34A Grove Ln	Pool Hardscape		LINK
30.	M Gault	6 Forrest Ave	New Garage		LINK
31.	Wiggins	40 Vesper Ln	New Shed		LINK
32.	Monomoy Acquisitions	30 N Liberty	Hardscape patio fire pit		LINK
33.	Hawkes End LLC	Esthers Island	New Shed	36.2.3/97	Botticelli & Pohl
34.	10.5 Sherburne TPK LLC	10.5 Sherburne TPK	Rev Hardscape	30/175.1	LFW

IX. OLD BUSINESS 04/23/2024

1.	Mariela Oviedo	12 Wappossett Ci	Solar	67/572	Incite LLC
•	*Commissioners: Pohl, Welch, Coombs, Oliver, Patten*				
2.	Brian Davis	108 Surfside Road	Roof Solar	80/5	Sunwind
•	*Commissioners: Pohl, Welch, Camp, Coombs, Patten*				
3.	Tomack LLC	38 Chuck Hollow Road	MH – Roof/Fen	75/66.1	JB Studio
•	*Commissioners: Welch, Coombs, Oliver, Patten, Thornewill*				
4.	Tomack LLC	38 Chuck Hollow Road	Garage – Roof/Fen	75/66.1	JB Studio
•	*Commissioners: Welch, Coombs, Oliver, Patten, Thornewill*				
5.	Josh Leffler	22 Pleasant St	Addition	42.3.2/50	Oliver
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
6.	450 Greenpark LLC	2 Stone Alley	Railings		Emeritus
•	*Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver*				
7.	Cohen StevenTR. co Area 51 TR.	51 W Miacomet Road	Pool	81/52	Ahern LLC
•	*Commissioners: Pohl, Camp, Coombs, Oliver, Patten*				
8.	Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK
•	*Commissioners: Welch, Coombs, Oliver, Paul, Thornewill*				
9.	Great Harbor Yacht Club Inc.	96 Washington Street	Add/alter	55.1.4/8	Emeritus
•	*Commissioners: Pohl, Welch, Coombs, Camp, Oliver*				

X. NEW BUSINESS 04/30/2024

1.	Durham Station LLC	76 Pocomo Rd	Move off demo dwelling	15/38	Mark Avery
2.	Durham Station LLC	76 Pocomo Rd	New dwelling	15/38	Mark Avery
3.	Durham Station LLC	76 Pocomo Rd	New studio	15/38	Mark Avery
4.	Barnes Curtis & Joan Trust	12 Sunset Hill	Addition	41/450	NAG
5.	Smiley 15 N Water LLC	15 N Water St	House reno	42.4.2/50	Normand
6.	Smiley 15 N Water LLC	15 N Water St	landscaping	42.4.2/50	Normand
7.	Eloise N.T	1 Sandy Dr	Ext Stair Rev	29/73	Thornewill
8.	Anthony & Jane & Tomasiallo	13 Bank St	Replace 3-4 Windows	73.1.3/68	Richard Pruniar
9.	A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle
10.	Geoff Smith	22 Coffin St	Demo move off	73.4.1/36	Topham
11.	Geoff Smith	22 Coffin St	New dwelling	73.4.1/36	Topham
12.	Courtney Gault	8 New Mill St	Add Dormers	42.3.3/33.2	Concept plan design
13.	12 Sesachacha LLC	12 Sesachacha Rd	Demo move garage	21/83	Bottichelli & Pohl
14.	12 Sesachacha LLC	12 Sesachacha Rd	New garage	21/83	Bottichelli & Pohl
15.	Stark point LLC	16 Easton St	Studio Addition	42.4.1/11	Bottichelli & Pohl
16.	Skyline Drive, LLC	6 Woodland Dr	Cabana	79/209	Stow MT Builders
17.	Dan Driscoll	15 Madaket Rd	Rooftop solar	41/299.3	Acksmart
18.	Dukes Road Trust	2 Dukes Road	New Guset	41/187	Botticelli & Pohl
19.	Dukes Road Trust	2 Dukes Road	New Garage	41/187	Botticelli & Pohl
20.	Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD
21.	Schneider Family	10 West Dover St	New Dwelling	55.4.1/192	Val Oliver
22.	Patience Killen	1 Old North Wharf	Addition	42.3.1/80	Val Oliver
23.	Naughty Cal LLc	26B Daffodil Ln	Rooftop solar	68/738.2	Acksmart
24.	St Mary's Church	3 Federal	Railing	42.3.1/174	Hollister Consulting
25.	Andy Bender	2 Braeburn Way	Rooftop solar pool house	39/41	Acksmart
26.	Three North Gully Road LLC	7 N. Gully Road	New Dwelling	73.1.3/123	Boticelli & Pohl
27.	48 Hulbert LLC	48 Hulbert Ave	Handicap access	29/63	Mark Avery

HDC meeting Tuesday the 28th.
10 Silver Street Minutes:
Voting: Full board

Representing: Ethan McMorrow – EMDA

Oliver

No issues

Ray

Would like to see a more detailed site plan with grades noted and a cross section of the property with grades.

General discussion about the front door and corresponding window above placement at North elevation. Asked if door and window could be move over 6 +- inches to lessen the amount shingles between the door and left side of façade.

General discussion about mixed window sizes at both East and West elevations at main mass. Would like windows to be more uniform using window (A)

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°: 55.4.1 PARCEL N°. 187

Street & Number of Proposed Work: 10 SILVER STREET

Owner of record: ACK MWG LLC

Mailing Address: 100A MAIN STREET
TUCKAHOE, NY 10707

Contact Phone #: 914 512 4601 E-mail: tracy@m2developers.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: 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: 72' Sq. Footage 1st floor: 1499 Decks/Patio: Size: 16x8 ☒ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 700 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 275±

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"±6" South 13'-0"±6" East 28'-6"±6" West 28'-6"±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 6"-9"± ☐ Block ☐ Block Parged ☒ Brick (type) COMMON ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged 3'± ☒ Brick (type) COMMON ☐ Other _____

Roof Pitch: Main Mass 8.5 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

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 5/4x6 Frieze 1x4
Window Casing 6/4x4 Door Frame 6/4x4 Columns/Posts: Round _____ Square 6x6

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

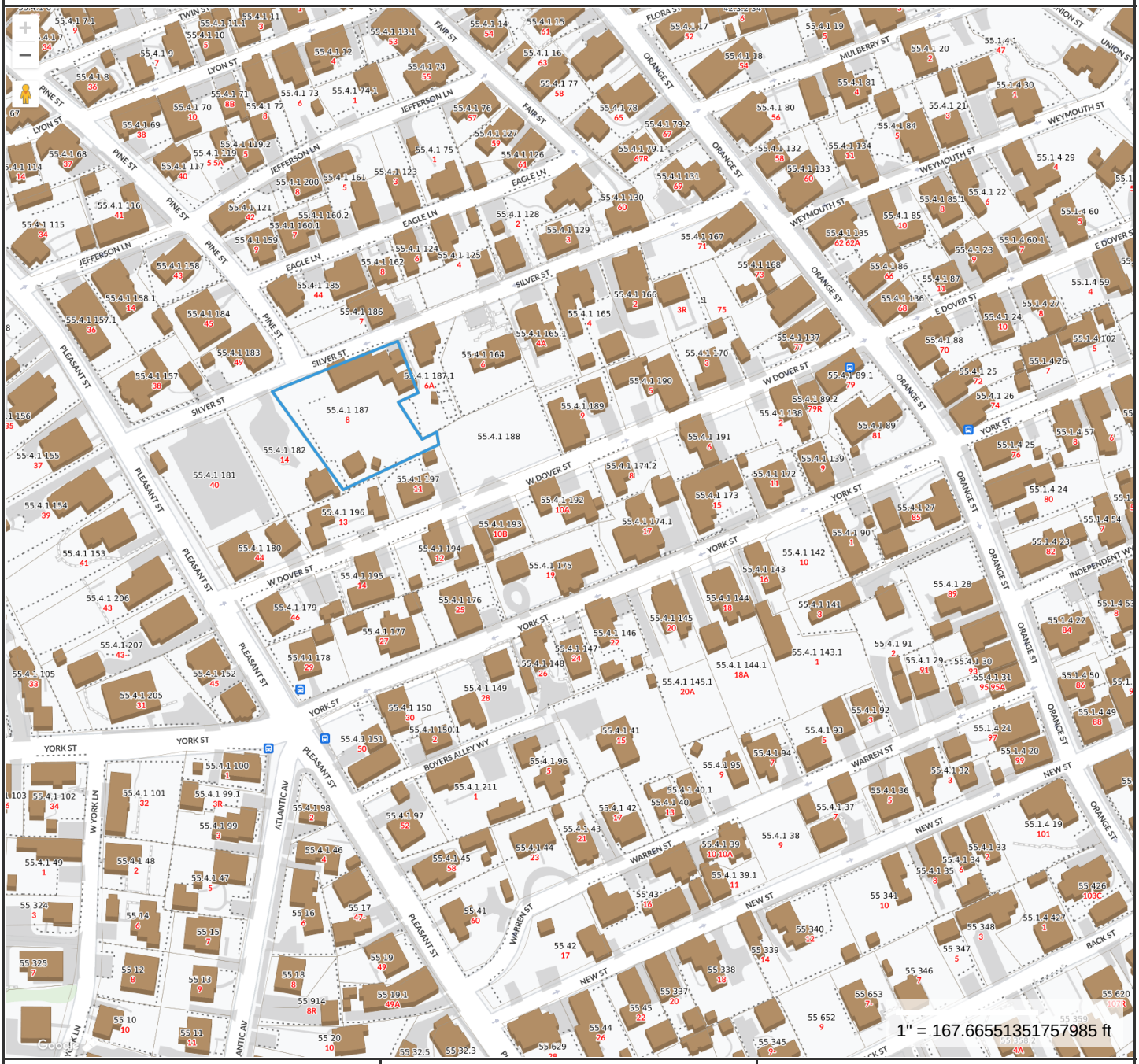
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof WOOD NATURAL
Trim PLATINUM GRAY Sash PLATINUM GRAY Doors BLACK (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 3-17-2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11084
Location	8 SILVER ST
Owner	DOBER RICHARD P 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.

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

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: 5/31/2024
	Address & HDC Case Number (ie HDC2020-05-0265): NONE
	Copy of Minutes (application item circled) ENCLOSED
	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

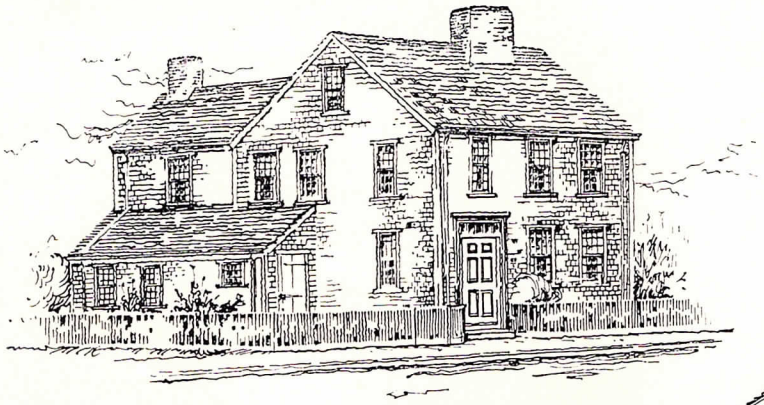
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single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

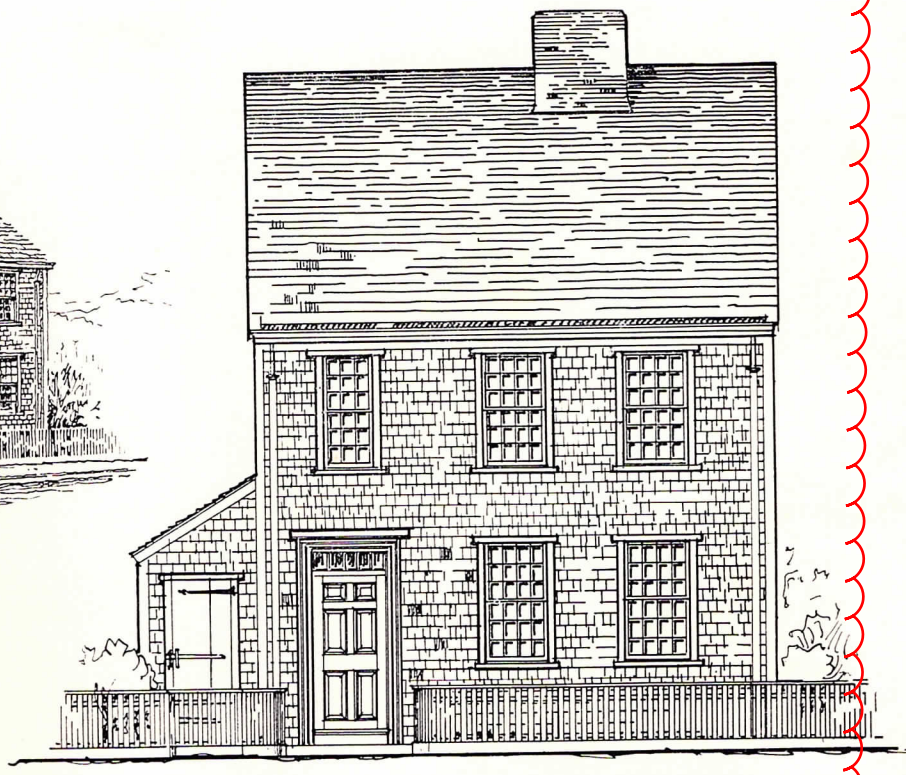
Affidavit Certifying Completeness of Old Business submission

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: Ethan McMorrow Date: 5/30/2024

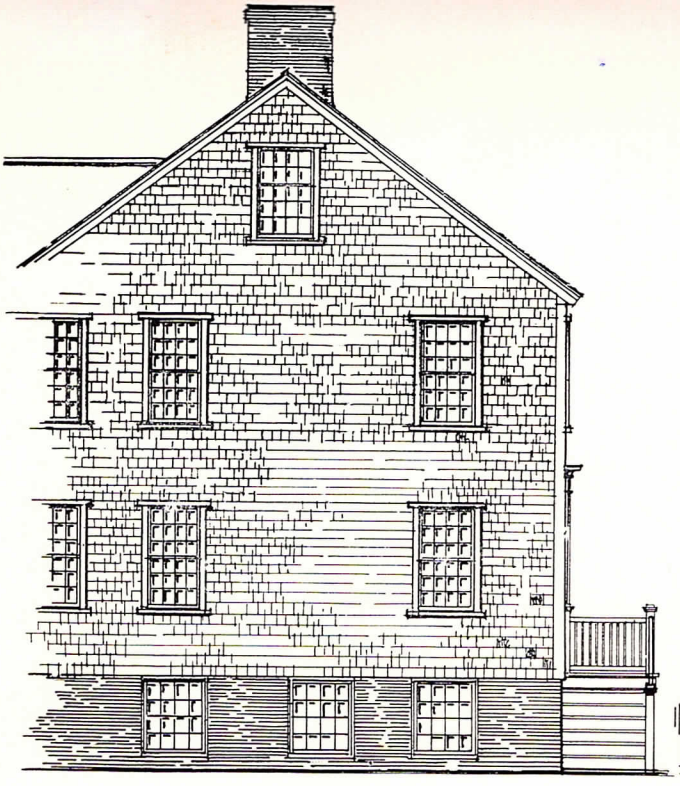


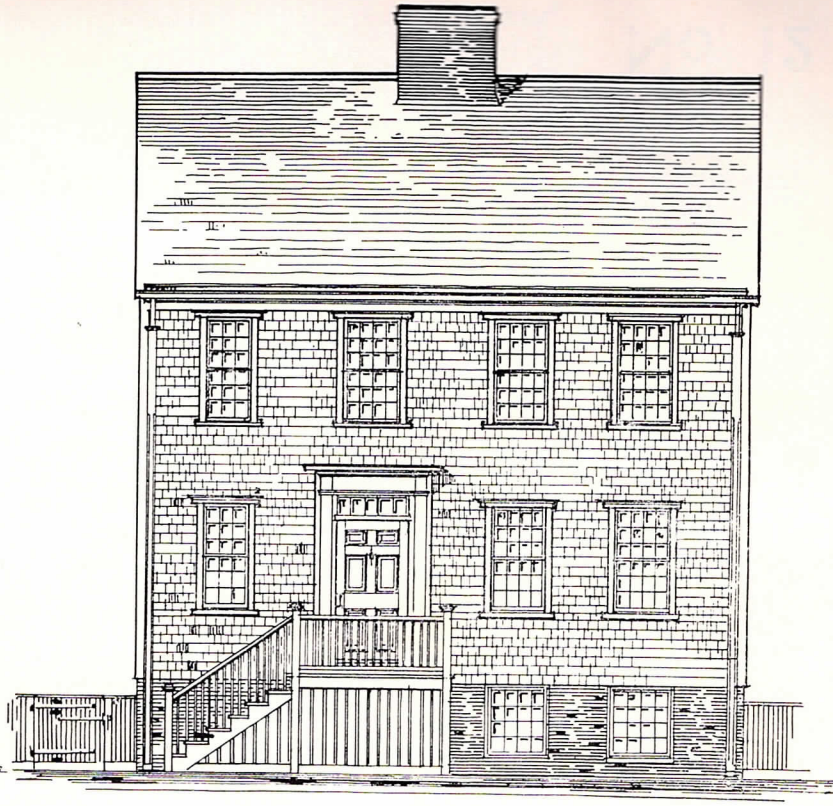
SKETCH



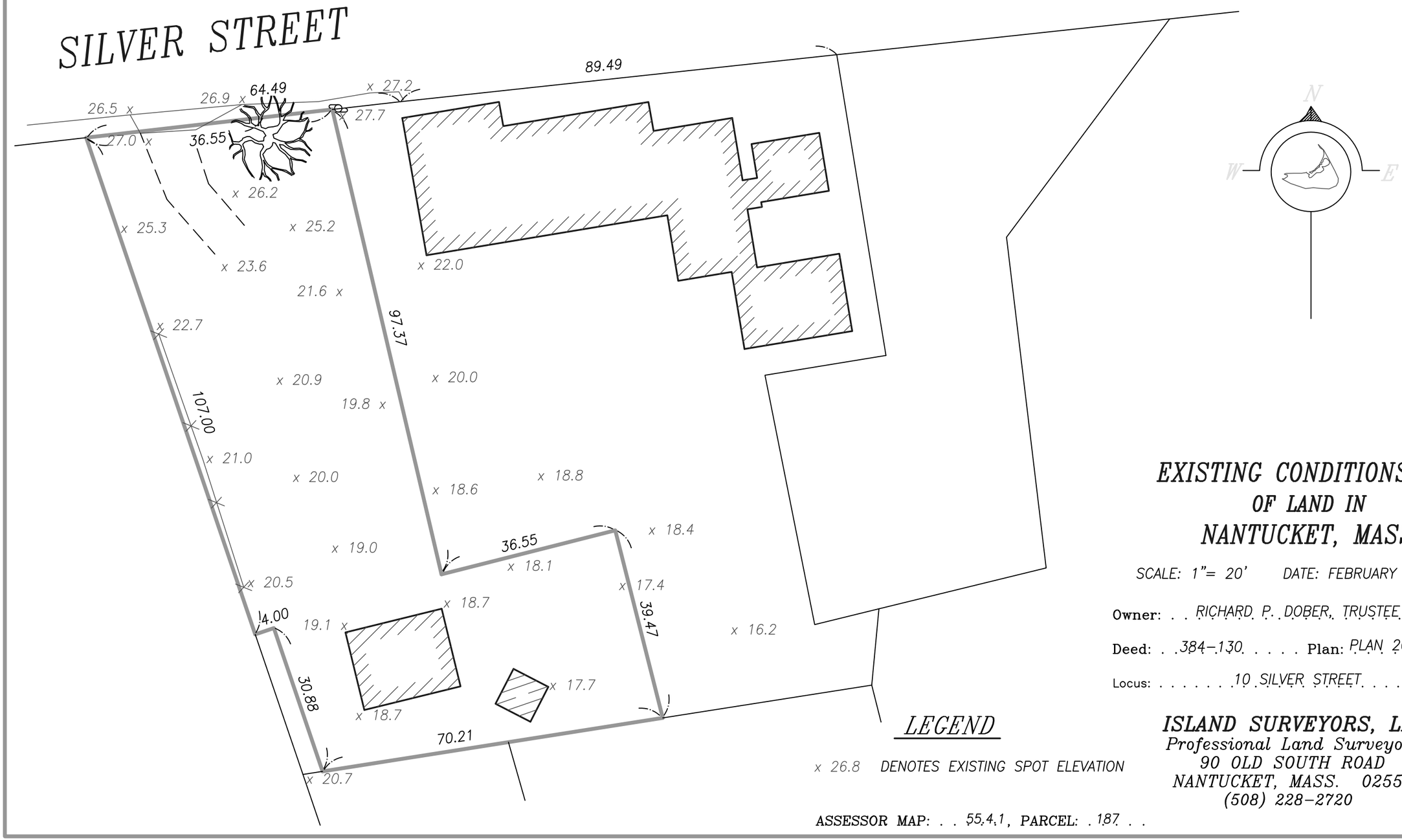
FRONT ELEVATION No. 10

0 5' 10'









EXISTING CONDITIONS PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: FEBRUARY 19, 2024

Owner: . . RICHARD P. DOBER, TRUSTEE . . . . . .

Deed: . . 384–130 . . . . **Plan:** PLAN 2023–37; LOT A .

Locus: . . . . . 10 SILVER STREET . . . . . .

LEGEND

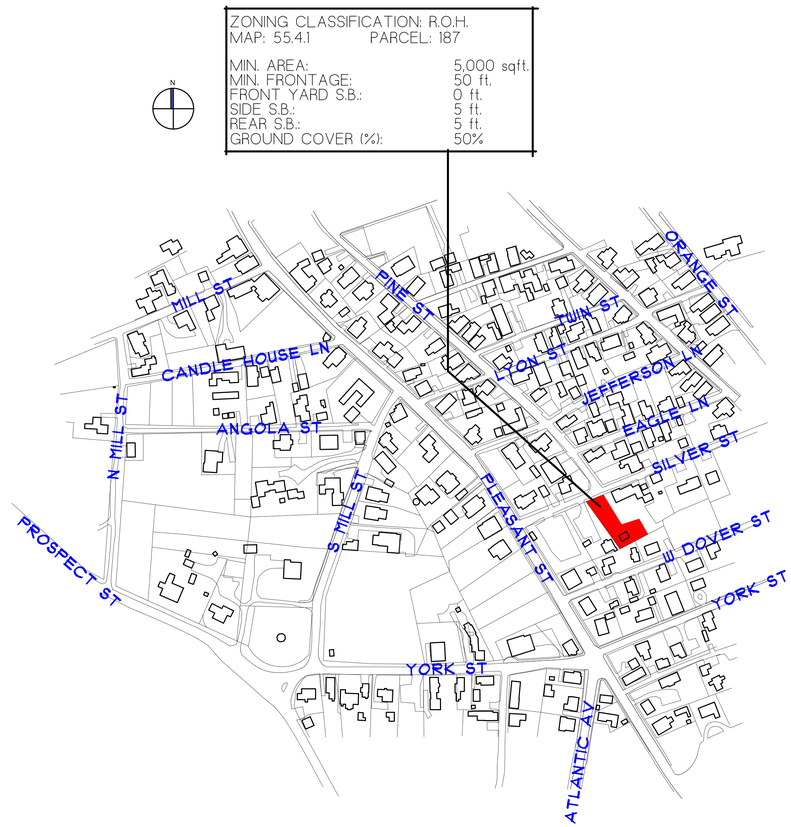
x 26.8 DENOTES EXISTING SPOT ELEVATION

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

ASSESSOR MAP: . . 55.4.1, **PARCEL:** . 187 . .

K–1130





DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	GREEN MOUNTAIN	2'-8" X 5'-0"	12	6/6 D.H.
B	GREEN MOUNTAIN	2'-8" X 4'-8"	9	6/6 D.H.
C	GREEN MOUNTAIN	3'-0" X 5'-0"	6	4 LT. CASEMENT
D	GREEN MOUNTAIN	2'-4" X 5'-0"	4	4 LT. CASEMENT
E	GREEN MOUNTAIN	2'-0" X 4'-0"	3	6/6 D.H.
F	GREEN MOUNTAIN	2'-0" X 4'-4"	1	6/6 D.H.
G	GREEN MOUNTAIN	2'-0" X 3'-4"	4	6/6 D.H.
H	GREEN MOUNTAIN	2'-6" X 2'-6"	1	12 LT. FIRE EGRESS (TOP SASH OF G W/ CHECK RAIL)
1	SIMPSON	3'-0" X 6'-8"	1	6 PNL. EXTERIOR WD. DR. W/ 5 LT. TRANSOM
2	BROSCO	3'-0" X 7'-0"	1	12 LT. 1 PNL. DBL. FRENCH DOOR
3	BROSCO	3'-0" X 7'-0"	1	9 LT. 2 PNL. EXTERIOR DOOR
4	BROSCO	3'-0" X 7'-0"	1	12 LT. 1 PNL. FRENCH DOOR

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISION

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.

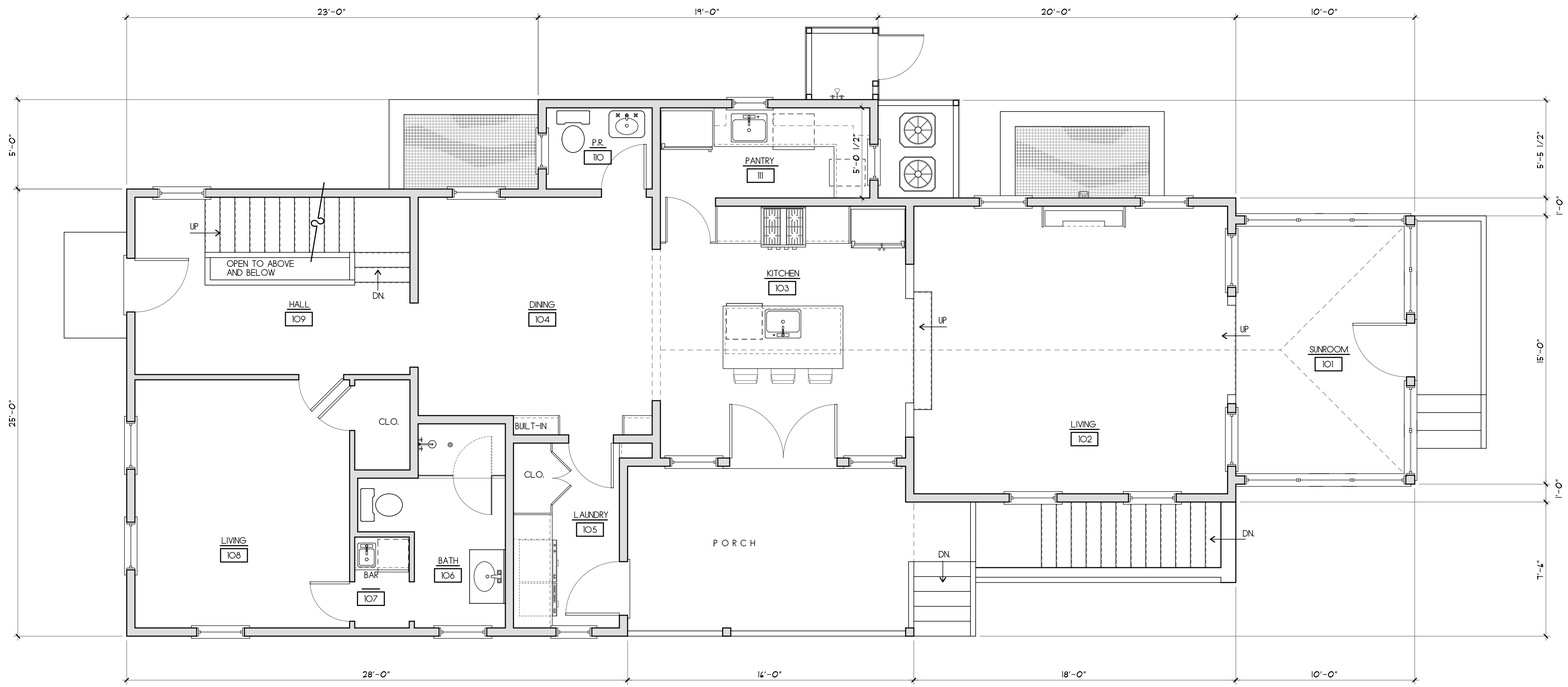
NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

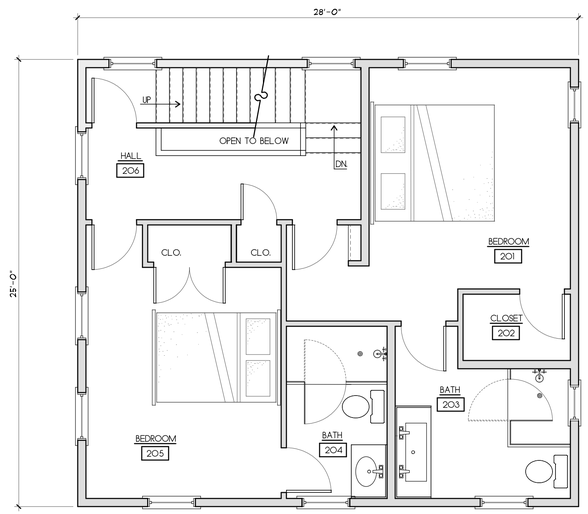
MAP: 55.4.1 PARCEL: 187
H.D.C. SITE PLAN
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1

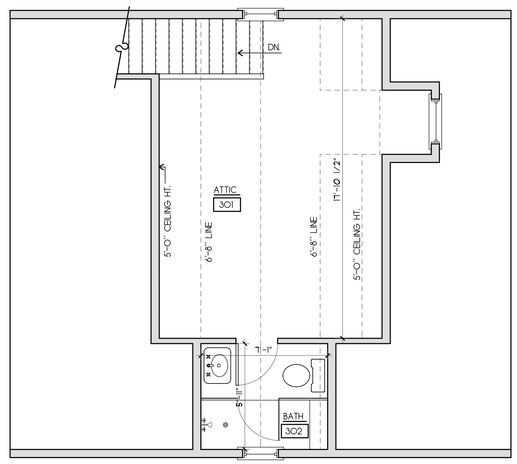


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1499 S.F.

N



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 700 S.F.



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: PROGRESS PRINT

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

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

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

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ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55.4.1 PARCEL: 187
FLOOR PLANS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 1



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



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



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



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

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISIONS

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NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55.4.1 PARCEL: 187
ELEVATIONS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



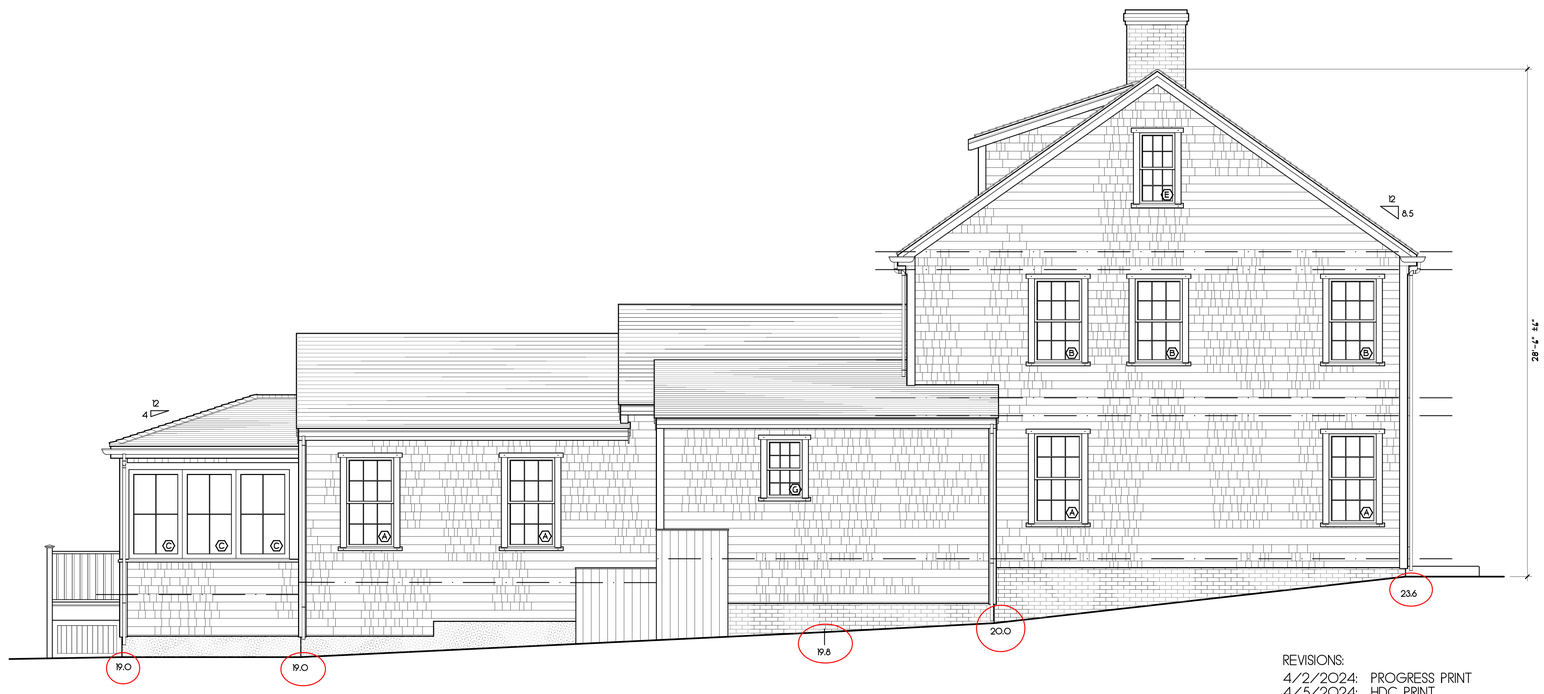
SOUTH ELEVATION ORIGIONAL SUBMISSION
SCALE: 1/4"=1'-0"



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



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



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

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISIONS

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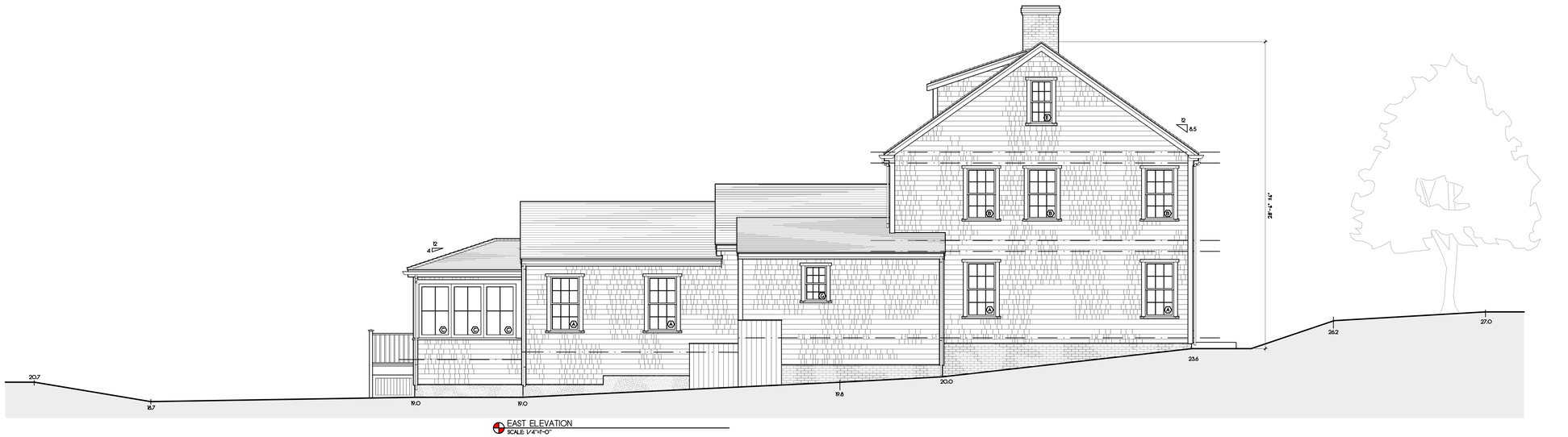
MAP: 55.4.1 PARCEL: 187
ELEVATIONS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/4" = 1'-0"

SHEET NO. a 3



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



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

2 Stone Alley - M: 42.3.1 P: 102 - June 5, 2024

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.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable Official Minutes Not Issued At Time Of Submission
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	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) ⓐ Site Plan ⓑ North Elevation ⓒ South Elevation ⓓ East Elevation ⓔ West Elevation ⓕ Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** 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: 06.05.24

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°: 42.3.1 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

I. COMMISSIONER DISCUSSION

- Discussion of Previously Approved Best Practices.

II. CONSENT

1.	David & Dorothy Bailey	100 Baxter Road	Demo Portion 8216	48/42	LINK	AC
2.	David & Dorothy Bailey	83 Sankaty Road	Stick build portion 8209	49.91/0	LINK	CP
3.	Carolyn M Higgins Rev Trst	6 Fair Street	Historic Determination	42.3.1/151	Botticelli & Pohl	HB
4.	A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle	SW
5.	Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD	SW

III. CONSENT WITH CONDITIONS

1. Lubin Richard K Trust — 6 Hinckley Lane — Remove bulkhead walkout — 30/78 — Emeritus LTD — CT
   - Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1996)
2. West Chester St LLC — 61 W. Chester St — Dormer Addition — 41/222.1 — BPC — CT
   - Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1994)
3. Lubin Richard K Trust — 6 Hinckley Lane — New Pool Cabana — 30/78 — Emeritus LTD — CT
   - Approvable due to minimal visibility.
4. 23 Sankaty Head Rd Trust — 23 Sankaty Head Rd — Demo garage — 48/4.1 — BPC — CT
   - Approve as a move-off only.
5. Andy Bender — 2 Braeburn Way — Rooftop solar pool house — 39/41 — Acksmart — SW
   - Panels appropriately located on secondary structure, but also due to limited visibility.
6. Steven L. Cohen, Trustee of Monomoy Trust — 39 Monomoy — New garage — 54/79 — WAPD — RP
   - Approve as revised.
   - *Commissioners: Pohl, Thornewill, Coombs, Camp. Oliver, alt. Welch* (OLD BUSINESS 6/4/24)

IV. NEW BUSINESS 05/28/2024 - VIEW

1.	ReMain LLC	54 Main St	Solar Roof	42.3.1/193	AckSmart

V. OLD BUSINESS 05/14/24

1. ACK Mid Island LLC — 18-26 Sparks Ave — Rev Mixed Use Bldg — 55 231.1 -307-310 — LFW
   - *Commissioners: Pohl, Camp, Patten, Paul, Welch (Mullen form received)– **Last heard April 30, 2024***

VI. NEW BUSINESS 04/23/2024 – NOW OLD BUSINESS

1. Timothy & Susan Grell — 21 Field Ave — Pool — 80/41 — LINK
   - *Commissioners: Pohl, Camp, Oliver, Coombs, Patten – **Last heard May 28, 2024***
2. Quarter Mile Hill — 2 Quarter Mile Hill — New way surface — 42.3.3/4 — Gryphon Arch
   - *Commissioners: Pohl, Camp, Oliver, Patten, Paul – **Last heard May 28, 2024***

VII. OLD BUSINESS 04/23/2024

1. Mariela Oviedo — 12 Wappossett Ci — Solar — 67/572 — Incite LLC
   - *Commissioners: Pohl, Welch, Coombs, Oliver, Patten*
2. Brian Davis — 108 Surfside Road — Roof Solar — 80/5 — Sunwind
   - *Commissioners: Pohl, Welch, Camp, Coombs, Patten*
3. Nantucket Historical Association — 89 Bartlett Road — Roof Solar — 66/410 — AckSmart
   - ***Not anticipated by the Chair within 48 hours***
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*
4. Tomack LLC — 38 Chuck Hollow Road — MH – Roof/Fen — 75/66.1 — JB Studio
   - *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - **Last heard April 2, 2024***
5. Tomack LLC — 38 Chuck Hollow Road — Garage – Roof/Fen — 75/66.1 — JB Studio
   - *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - **Last heard April 2, 2024***
6. Josh Leffler — 22 Pleasant St — Addition — 42.3.2/50 — Oliver
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver - **Last heard April 9, 2024***
7. 450 Greenpark LLC — 2 Stone Alley — Railings — 42.3.1 /102 — Emeritus
   - *Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver - **Last heard April 9, 2024***
8. Cohen Steven1R. co Area 51 1R. — 51 W Miacomet Road — Pool — 81/52 — Ahern LLC
   - *Commissioners: Pohl, Camp, Coombs, Oliver, Patten - **Last heard April 2, 2024***

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 6/04/24

450 Green Park LLC / 2 Stone Alley

Emeritus LTD

42.3.1 / 102

Railings

Sitting Board: Thornewill, Paul, Patten, Oliver

Chair: Welch Alternate: N/A

Thornewill: Feels the cornice & railing of Option 'B' are way to formal. Would like to see the possibility of a continuous low decorative railing. As is states not in favor of either option.

Paul: Option 'B' feels a bit heavy, and Option 'A' feels a bit peculiar but is not adverse to the continuous railing if it was natural to weather. Feels there is a precedent for flat roof railings. Prefers a homogenous railing design & height. Could support approval for Option 'A'.

Patten: Asks several questions about the design. Likes shorter decorative railing but has a 'hard time' with the deck all together.

Oliver: Agrees with Paul regarding Option A. Feels the deck area is massive and would like to see it taken back a 'few' sections.

Welch: The railing could come over two sections in full height to mid roof. Suggests presenting a more utilitarian option with reduced size and visibility from Stone Alley. Paul & Oliver weigh in with comments of support for the Chair's insights.

Motion to hold for revisions and resubmission by Thursday 06.06.24 to be held for next hearing (Welch)

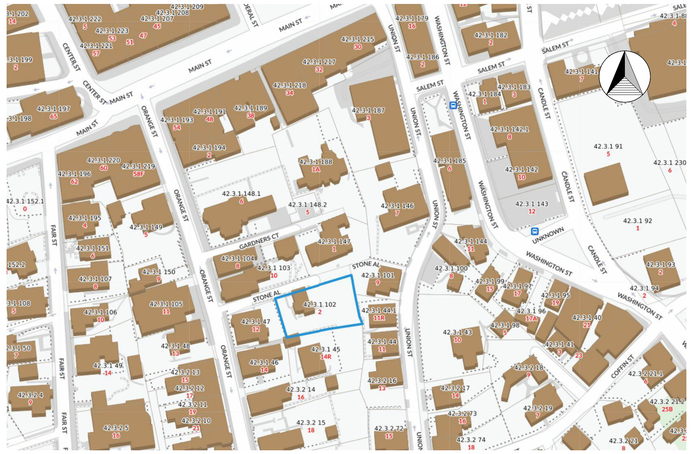
Carried 5-0

Ehinger Residence

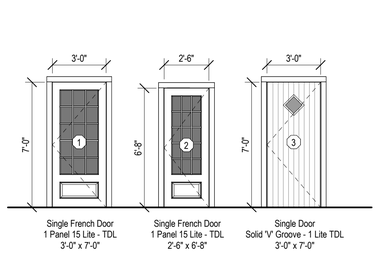
2 Stone Alley
Nantucket, MA 02554

06.05.24

HDC Submission



Locus Map

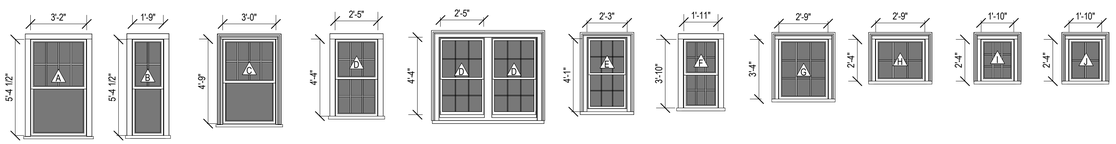


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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"

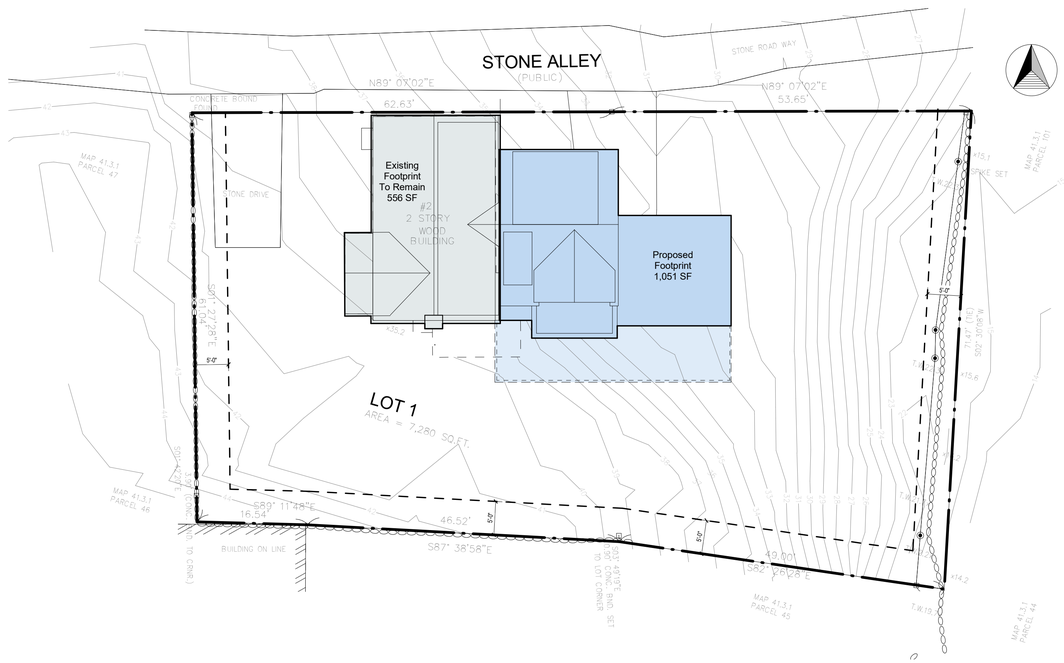


North Elevation

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
A.5.1 Perspective Views

Revisions

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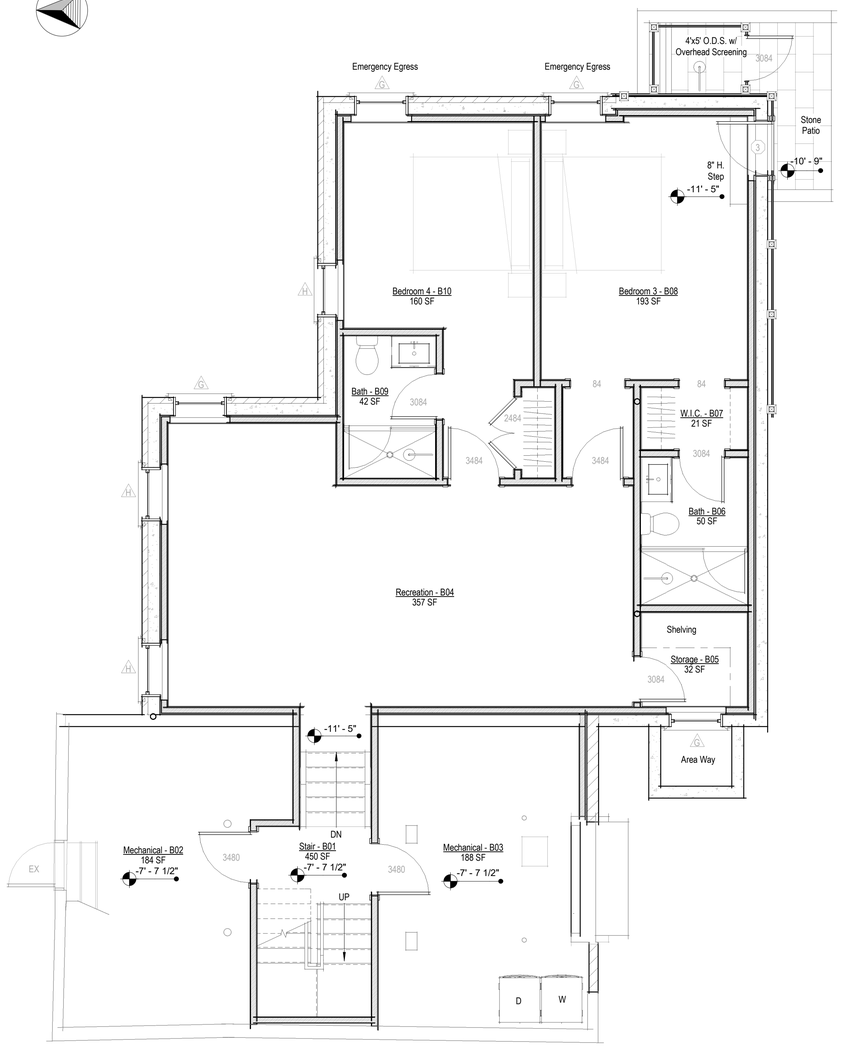
G.1.0

2110

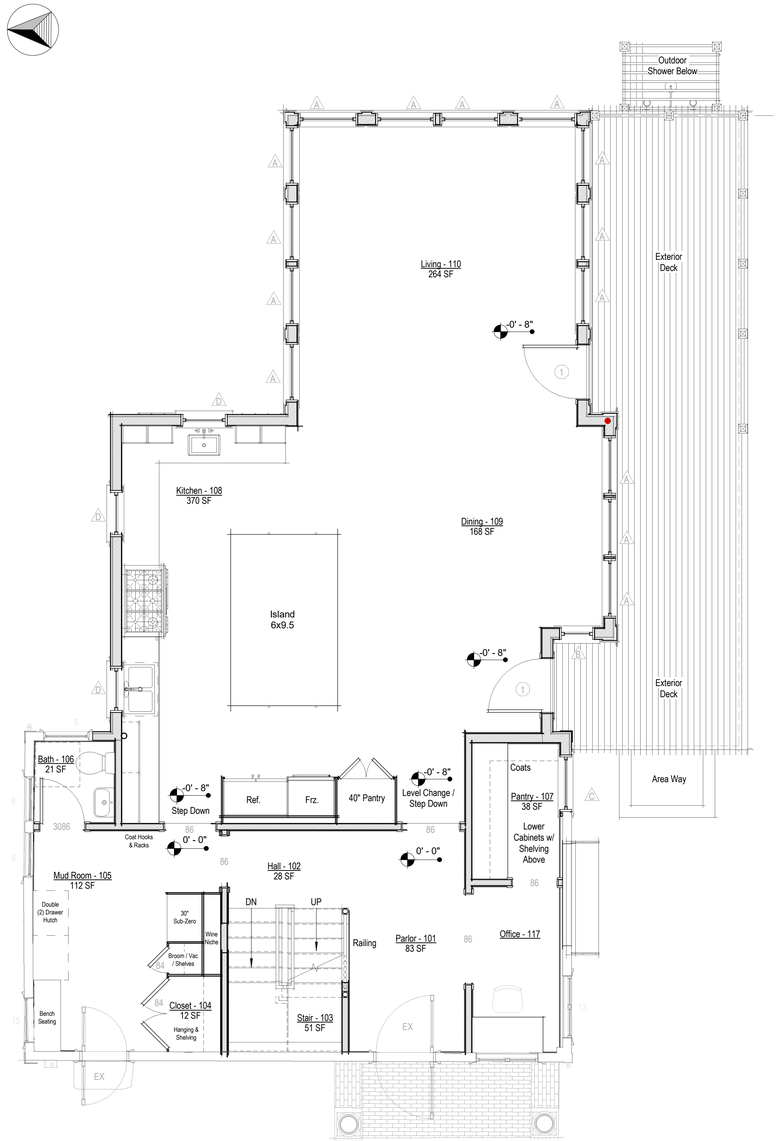
06.05.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Floor Plans

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.

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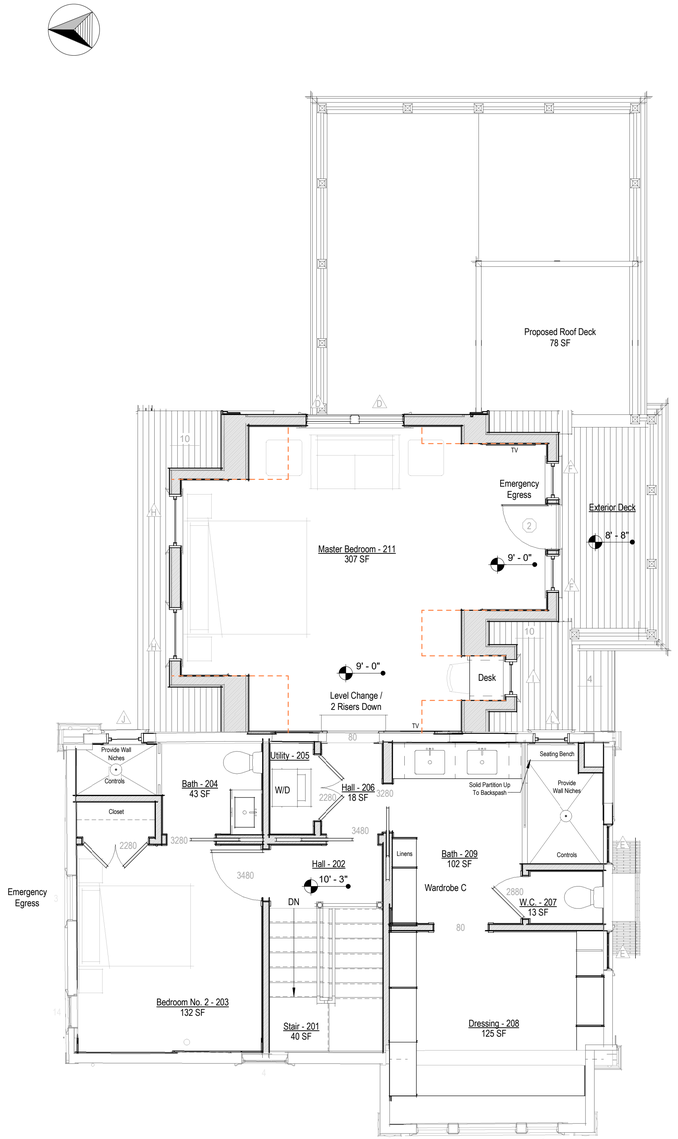
A.1.1

2110

06.05.24

HDC Submission



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

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.

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A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective Views

Revisions

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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.1.2

2110

06.05.24

HDC Submission



West Elevation - Previously Submitted

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

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.

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A.2.1

2110

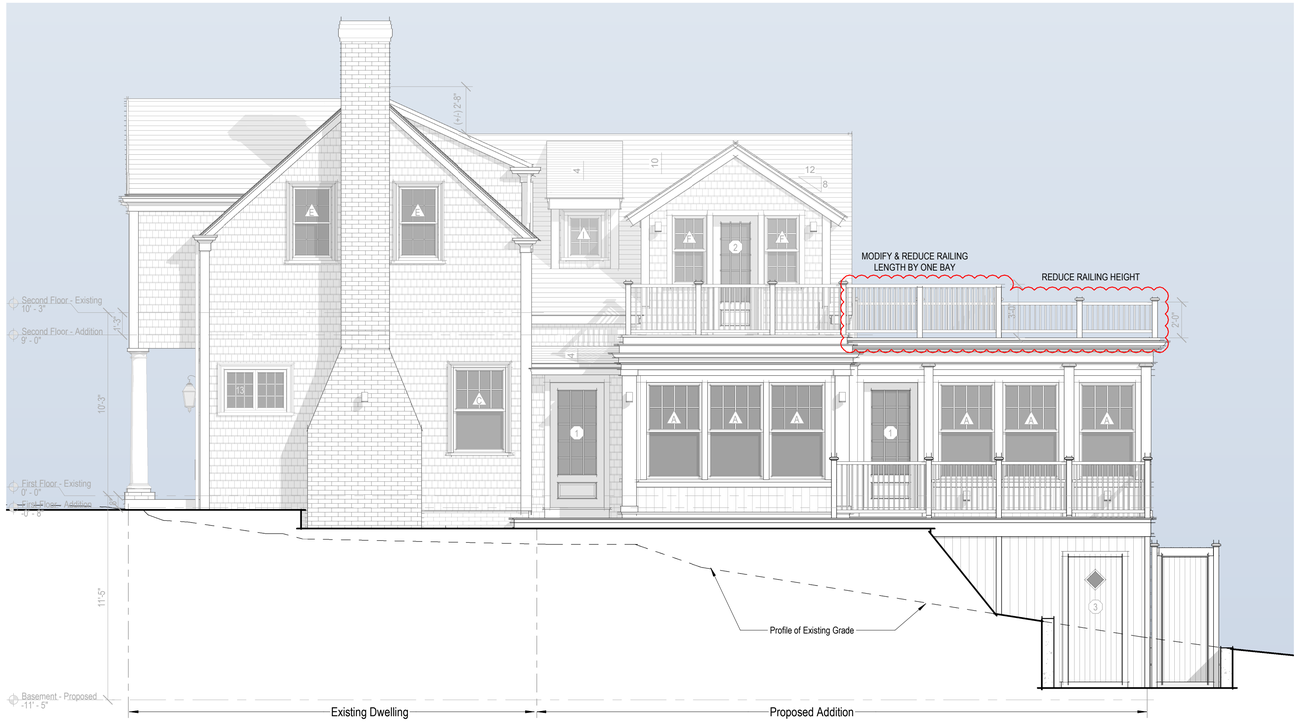
06.05.24

HDC Submission



South Elevation - Previously Submitted

1/8" = 1'-0"



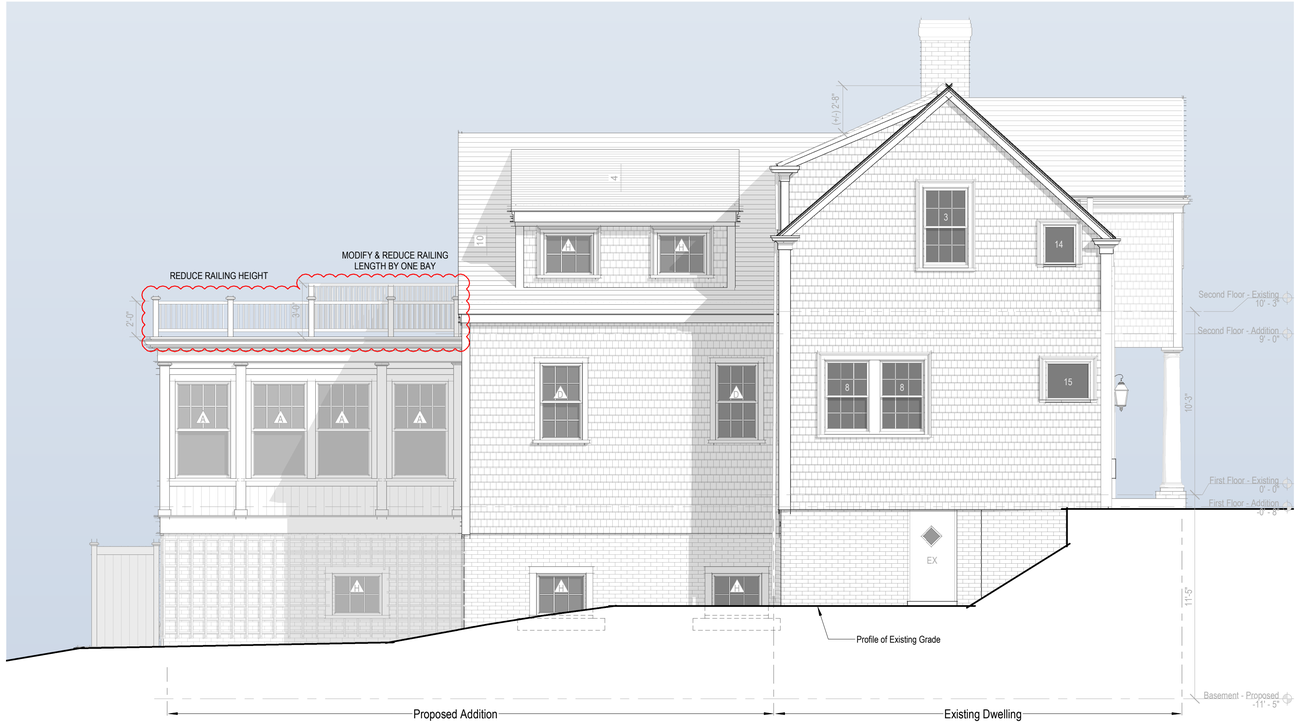
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

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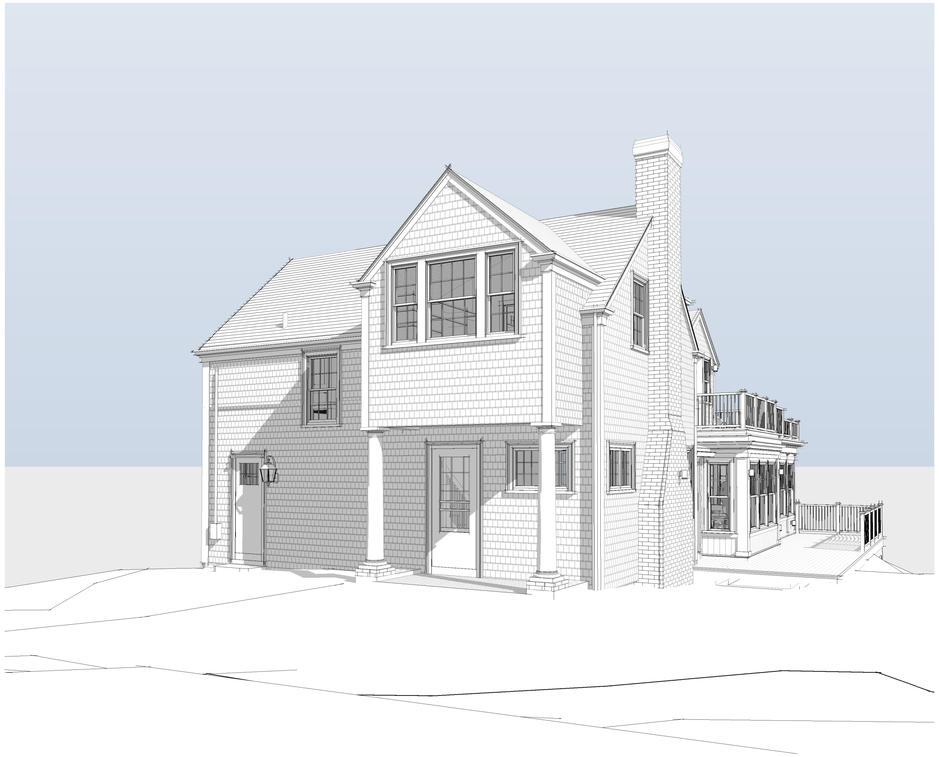
A.2.2

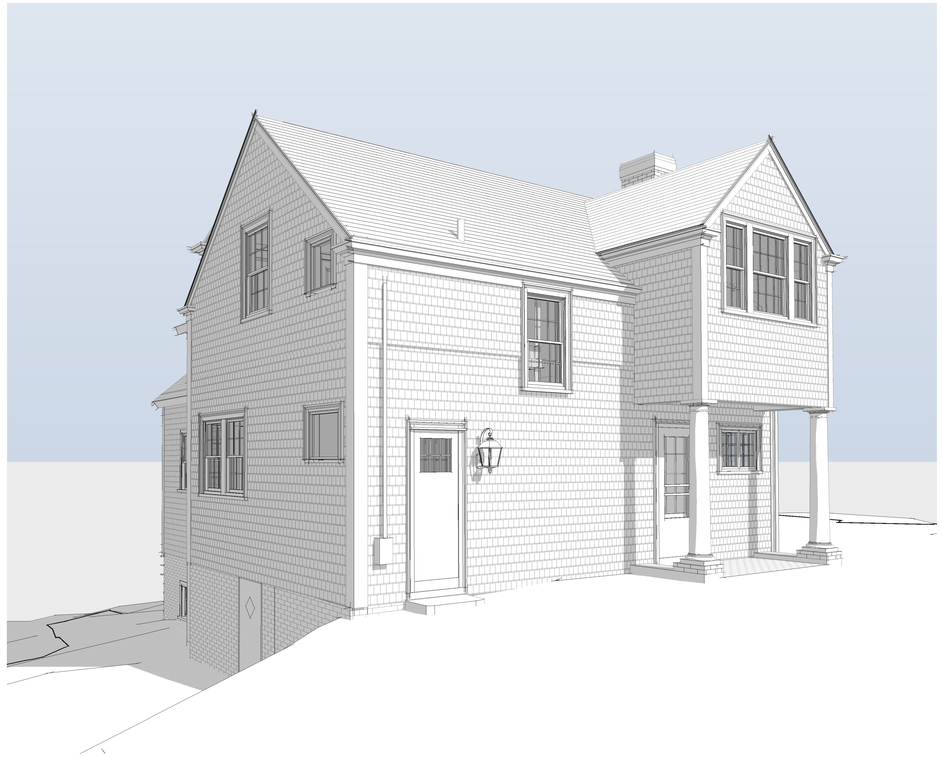
2110

06.05.24

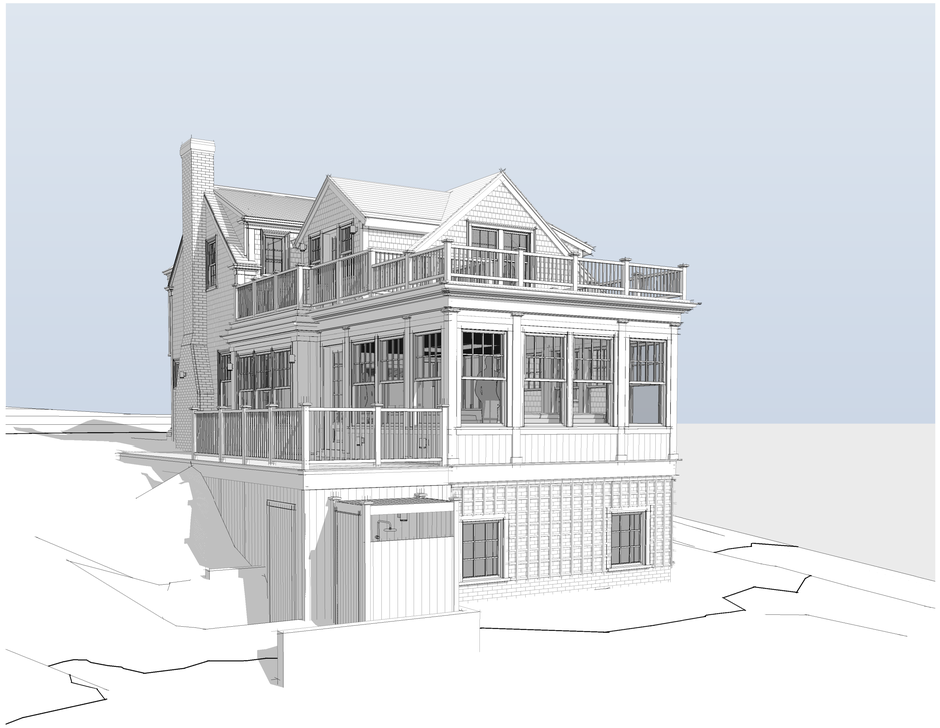
HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

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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



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Current Site Photo



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Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus



18 Orange Street

Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus



141 Main 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.

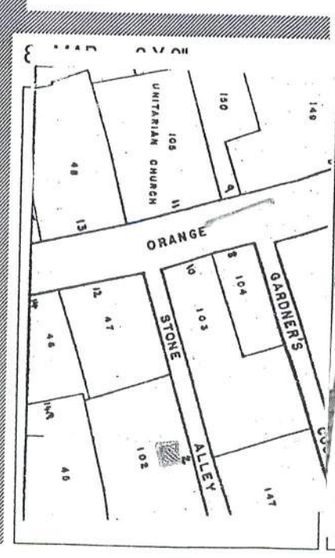
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

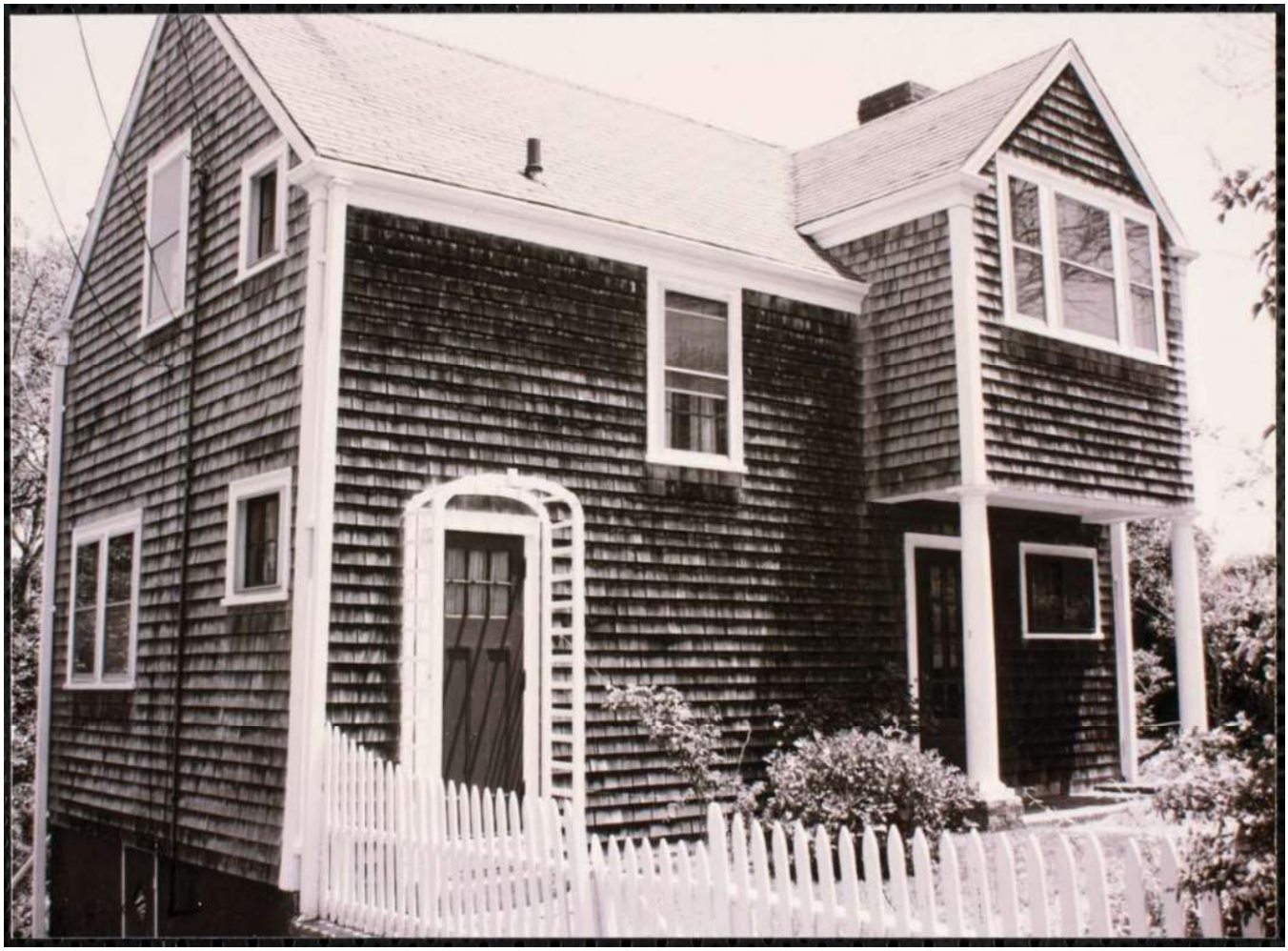
34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

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



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Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



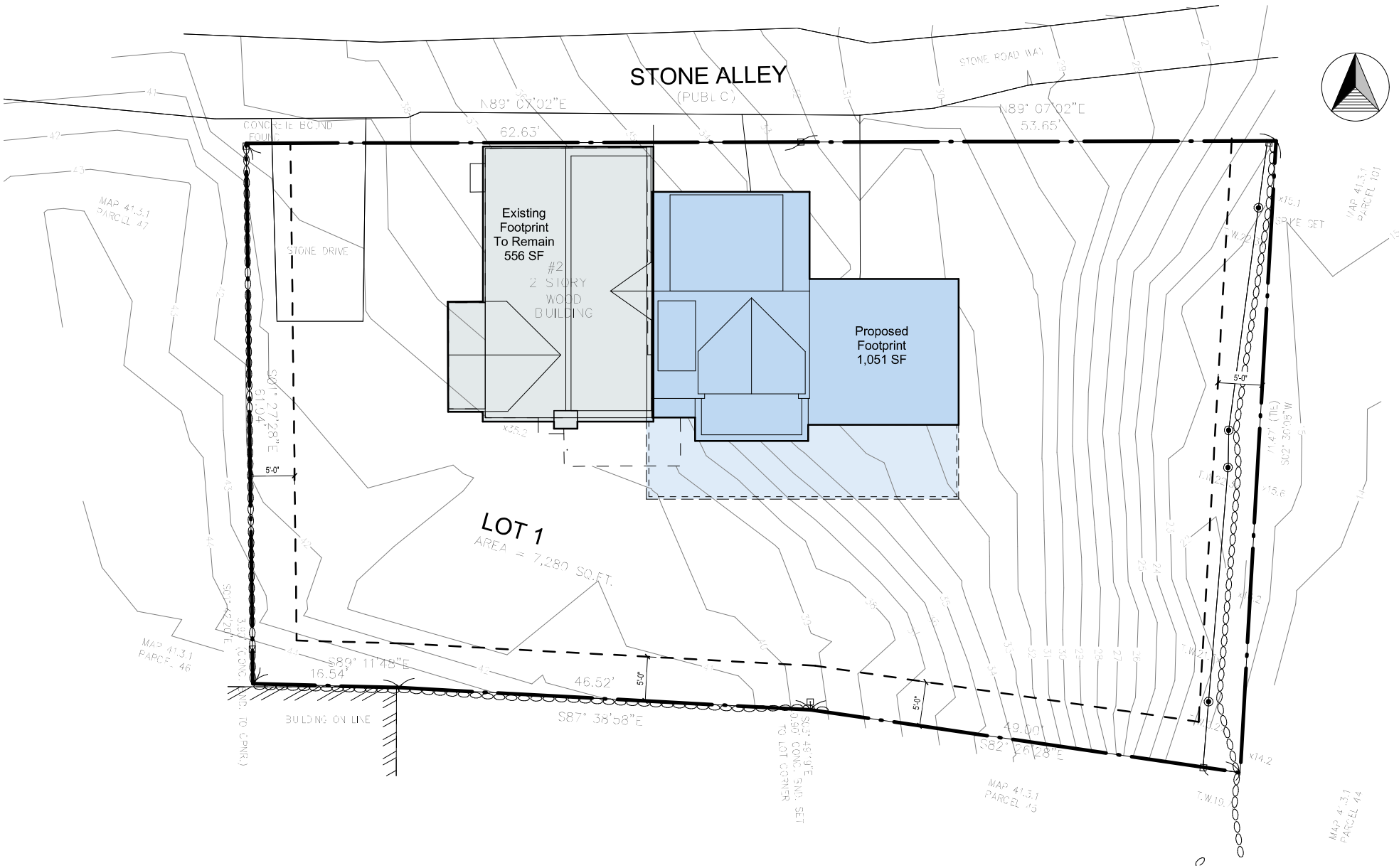
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

06.05.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



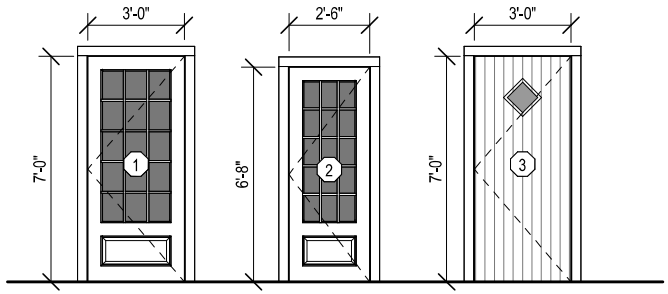
East Elevation



South Elevation



West Elevation



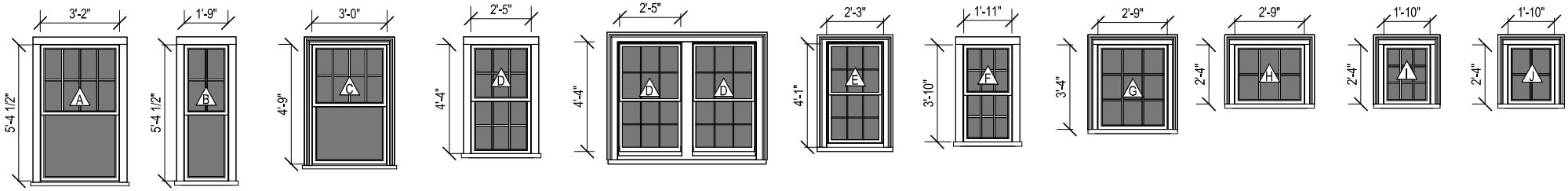
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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

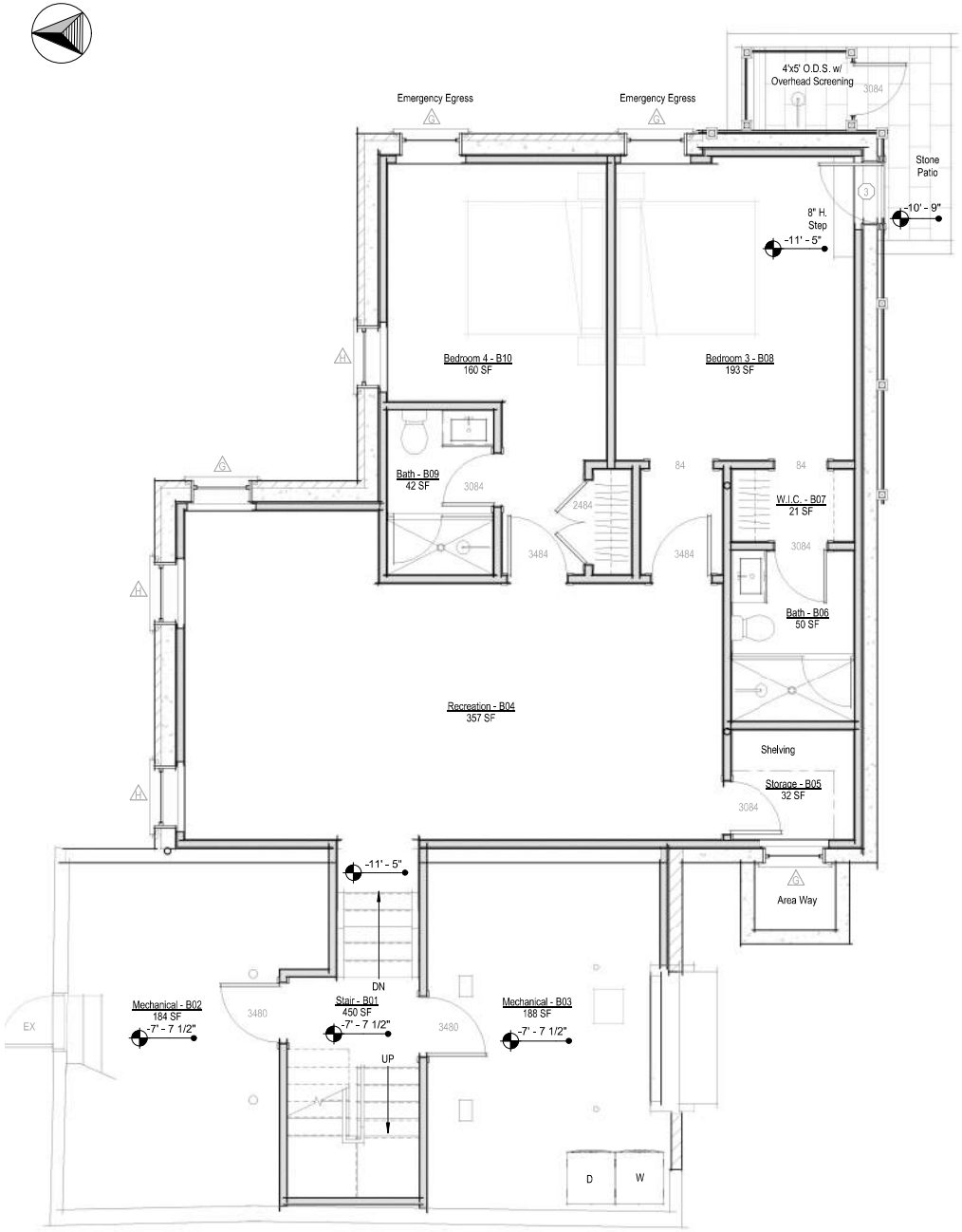
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

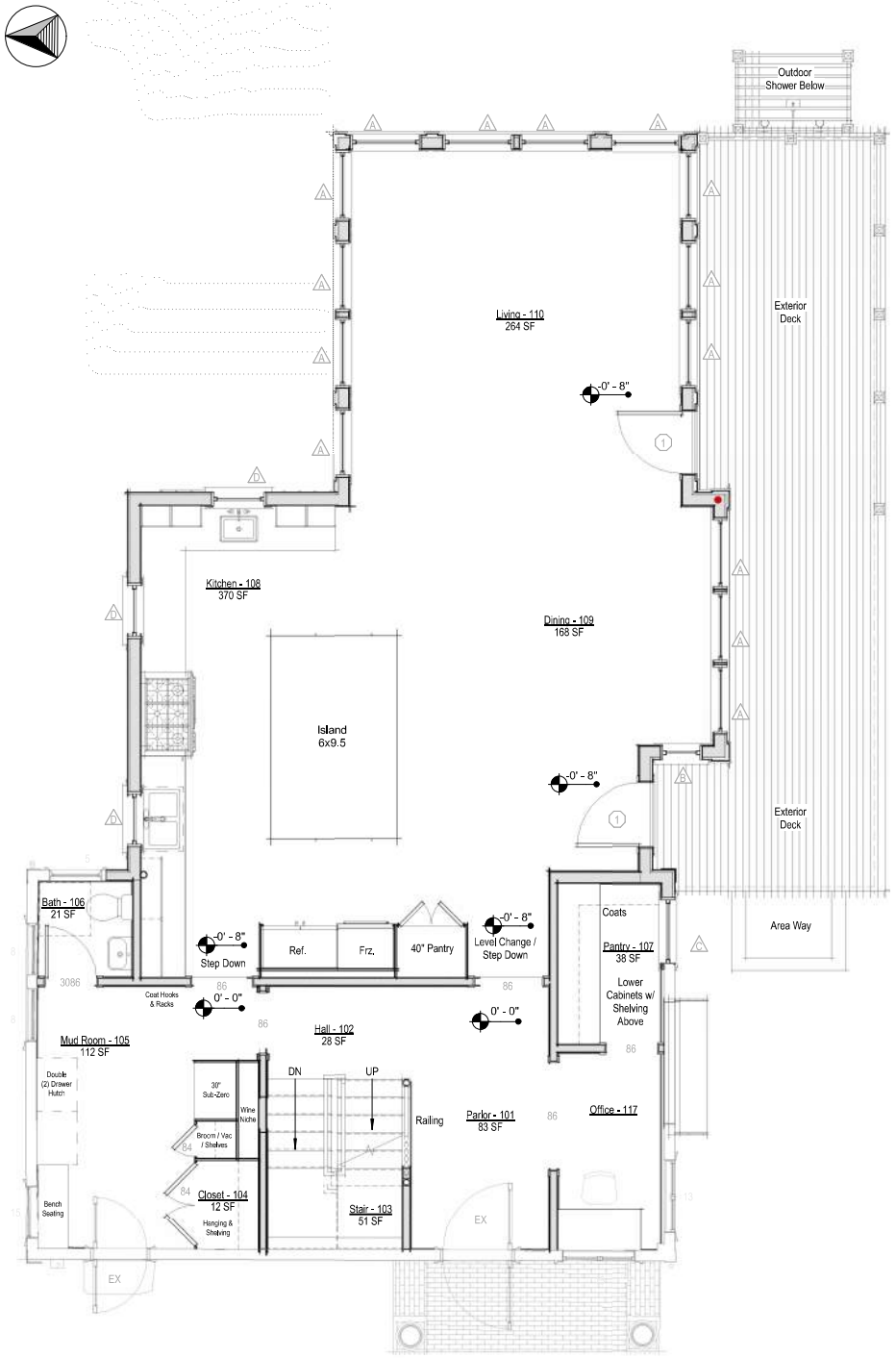
Window Legend

1/4" = 1'-0"



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

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: 6/6/2024
✓	HDC Case Number (ie HDC2020-05-0265): NA Address : 15 N. Water St.
✓	Copy of Minutes (application item circled) NA
✓	Reduced (8 ½ x 11) copy of application
✓	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.)
✓	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: _____ Date: 6/6/2024

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°: 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 #: 228-2094 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 _____

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 4/8/2024 Signature of owner of record _____ Signed under penalties of perjury



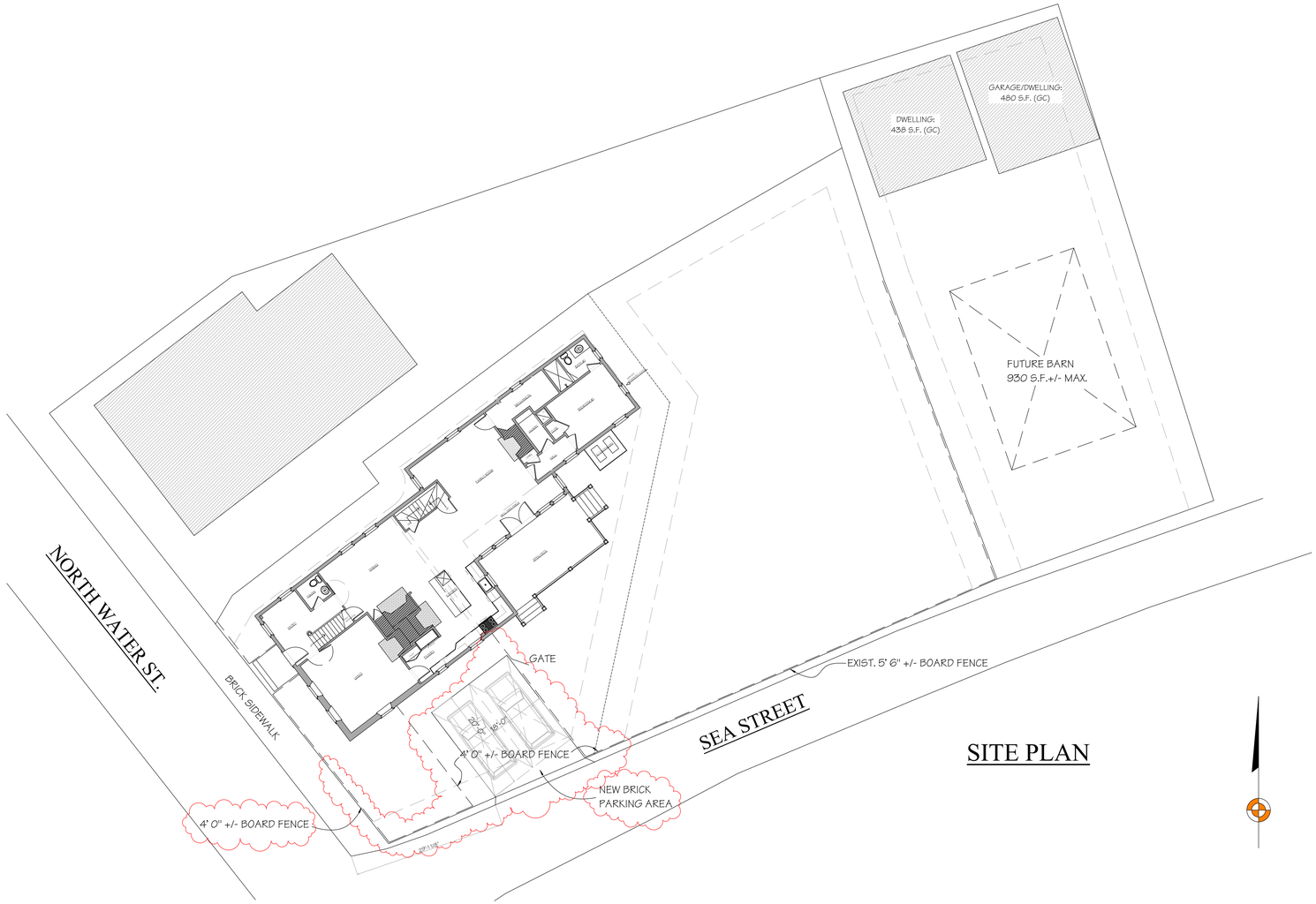

1FW 297


NO
PARKING
EITHER
SIDE

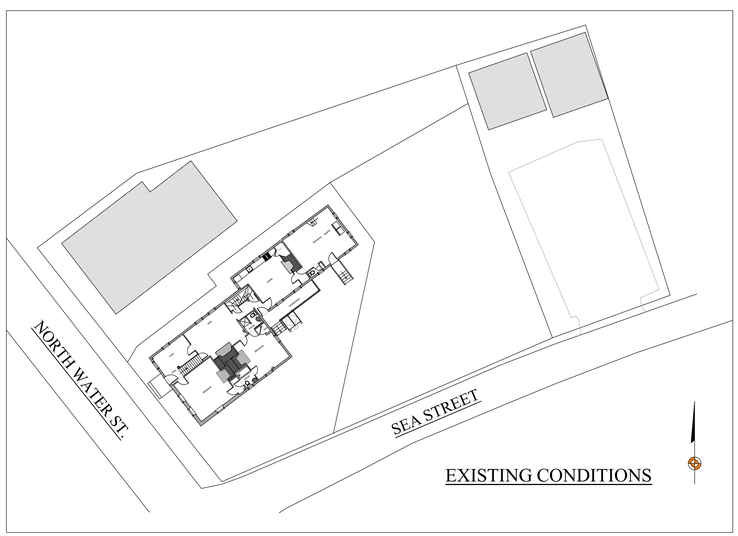


15 N. BEACH ST.
NANTUCKET, MA 02554





SITE PLAN



EXISTING CONDITIONS





EXISTING 7 SEA ST. PARKING - PROPOSED TO MATCH DETAILS

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All reproduction copyright laws can and will be enforced.

COVER SHEET
DATE: 06/05/2024
SCALE: AS NOTED

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



WEST ELEVATION WITH FENCING



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION WITH FENCING

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

ELEVATIONS
DATE: 06/05/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 6/6/2024
✓	HDC Case Number (ie HDC2020-05-0265): N.A. Address : 15 N. Water St.
✓	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
NA	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: 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: 6/6/2024

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°: 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 • Infill existing 1st floor porch - 104 s.f.
2. South Elevation • New deck: 420 s.f.
3. West Elevation • fenestration changes
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 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 6 x 6

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




NO
PARKING
EITHER
SIDE

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 0110-8-10
MAP/PARCEL#: 42-42-050

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. + Hesmo 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)

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

26. NUMBER OF BAYS:

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

27. WINDOW FRAME TYPE:

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

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

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

29. PORCH:

- ○ a. front
- ⊘ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

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

31. CONDITION:

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

32. INTEGRITY:

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

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

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

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

34. DATE OF INITIAL CONSTRUCTION: 1795 - 1805 SOURCE: NHA files
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

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

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ 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): _____

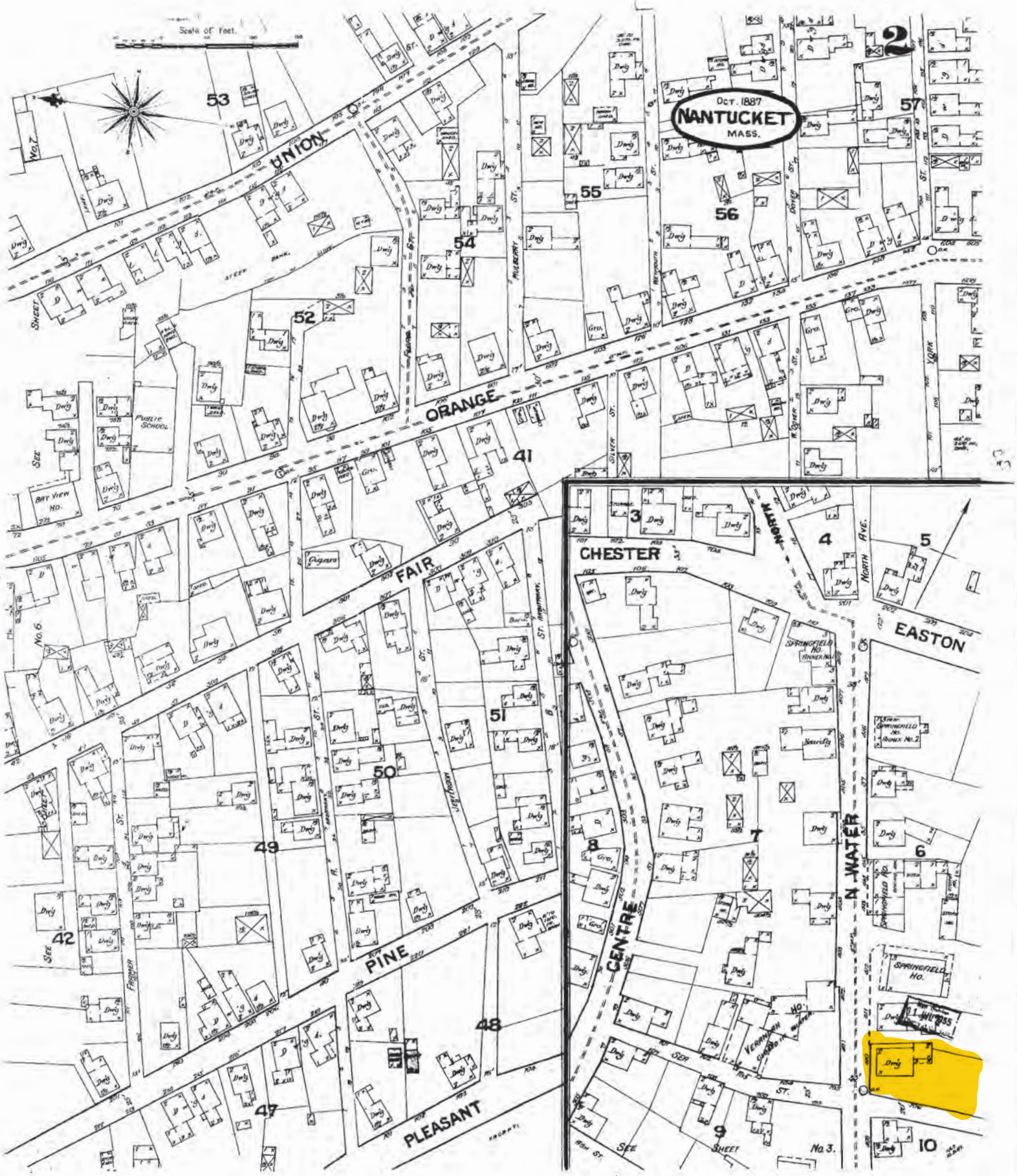
- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- ○ o. other: hedge

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

Revision 5/89 RAF/MF

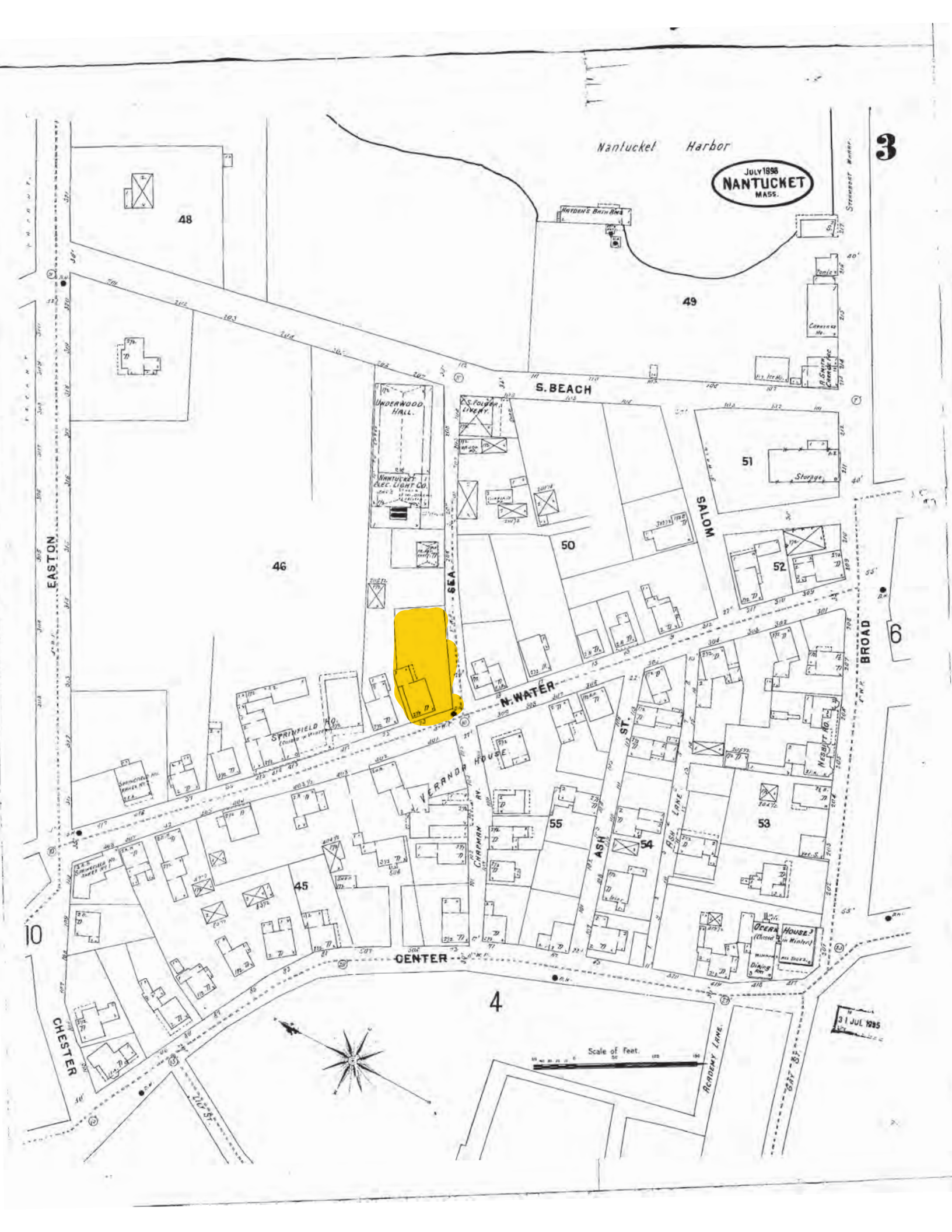






Scale of Feet.
Oct. 1887
NANTUCKET
MASS.
UNION
ORANGE
FAIR
PINE
PLEASANT
CHESTER
CENTRE
N. WATER
EASTON
NORTH AVE.
SPRINGFIELD HO.
PUBLIC SCHOOL
BAY VIEW HO.
SEE SHEET No. 3.


3
AUG. 1892
NANTUCKET
MASS.
THE OLD MILL "1746"
130
S. BEACH
48
37
N. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
6
46
168
NANTUCKET COUNTY ALMS HO.
SEA
EASTON
SPRINGFIELD HOUSE
VERANDA
HOUSE
N. WATER
38
55
ASH
CHAPMAN AV.
45
NORTH AV.
THE HOMESTEAD
39
NORTH ST.
43
CHESTER
CENTRE
57
1ST CONG'L CHURCH
CHURCH LANE
CHURCH COURT
5
2
CENTRE
LILY
41
42
44
58
W. CENTRE
Scale of Feet
1955

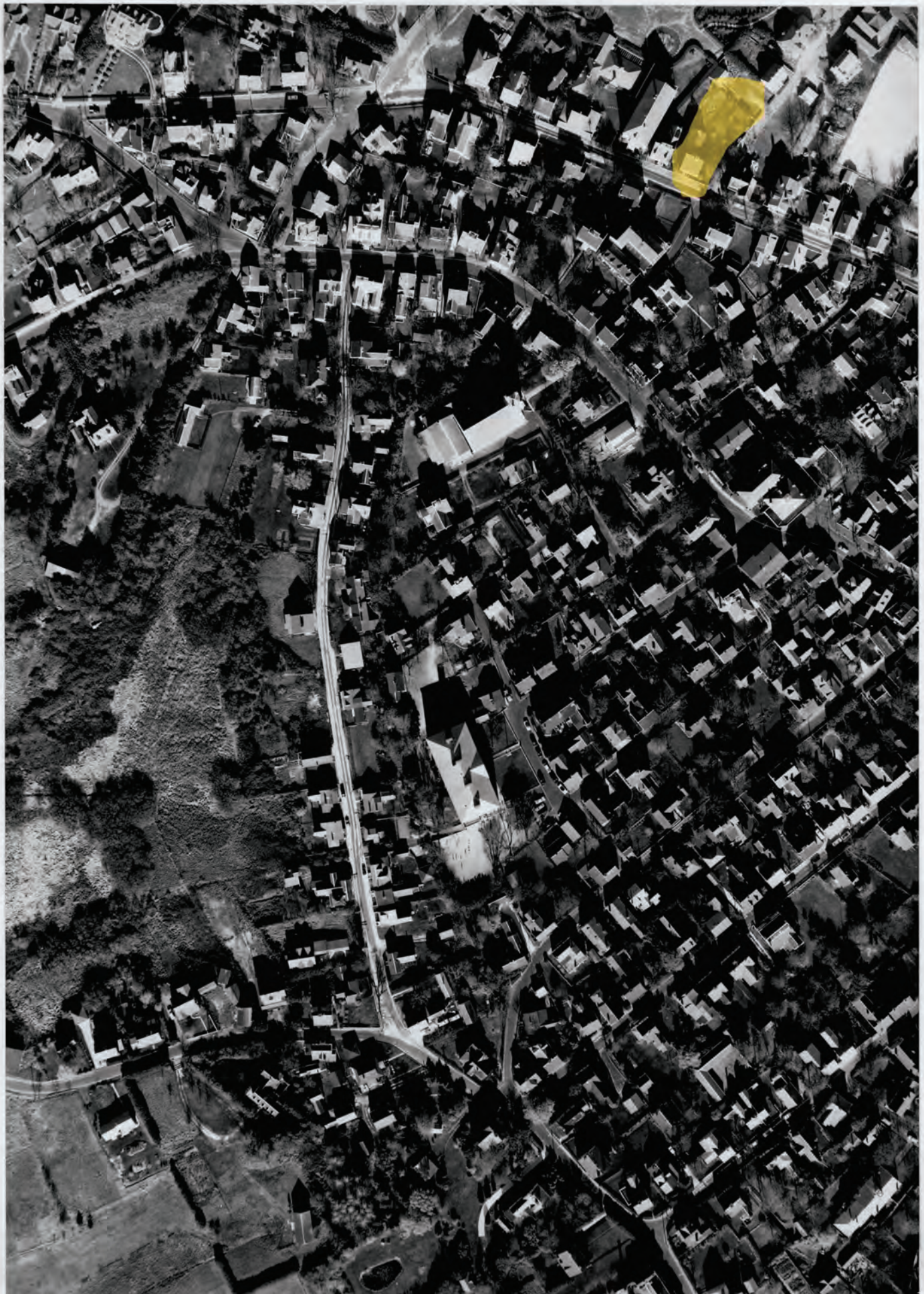

Nantucket Harbor
JULY 1898
NANTUCKET
MASS.
3
48
49
46
50
51
52
53
54
55
45
4
10
6
S. BEACH
UNDERWOOD HALL
S. FOLGER LIVERY
NANTUCKET ELEC. LIGHT CO.
Storage
SALOM
EASTON
SEA
N. WATER
BROAD
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBIT HO.
OCEAN HOUSE
CENTER
CHESTER
ACADEMY LANE
Scale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


4
OCT. 1904
NANTUCKET
MASS.
306
48
N. BEACH
S. BEACH
CAMP DEWEY
BROOKLYN COTTAGE
CLYMPIA COTTAGE
EASTON
38
46
UNDERWOOD HALL
POINT BREEZE HOTEL
Dining Rm.
Veranda
SPRINGFIELD HO.
(CLOSED IN WINTER)
SPRINGFIELD HO. ANNEX No. 2
SPRINGFIELD HO. ANNEX No. 1
N. WATER
NORTH AV.
THE HOMESTEAD
GLEN COTTAGE
Cottage
39
45
43
VERANDA HO.
STEP LANE
NORTH
CHESTER
CENTER
W. CENTER ST.
LILY ST.
3
5
6
Scale of Feet.
31 JUL 1905


4
Aug. 1909
NANTUCKET
MASS.
306
48
N. BEACH
S. BEACH
CAMP
DEWEY
BROOKLYN COTTAGE
OLYMPIA COTTAGE
38
EASTON
46
POINT BREEZE HO.
SPRINGFIELD HO ANNEX No 2
SPRINGFIELD HO
THE ANCHORAGE
TILLY COTTAGE
SEA
6
THE "HOMESTEAD"
NORTH AV.
N. WATER
SPRINGFIELD HO ANNEX No 1
VERANDA
HOUSE
GLEN COTTAGE
39
45
STEP LANE
3
NORTH
43
CHESTER
CLOVER DISH
YE BRASS BOTTLE
CENTRE
WEST CHESTER ST
Scale of Feet.
5

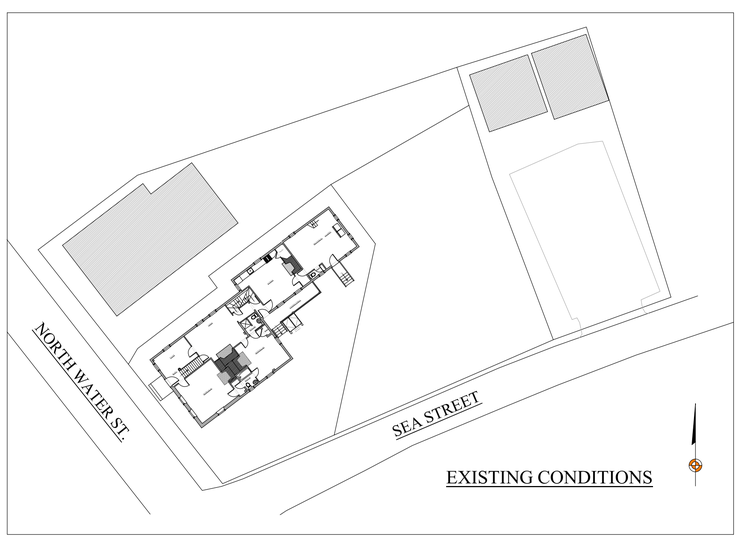

OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CENTRE
FEDERAL
S. WATER
CHESTNUT
E. CHESTNUT ST.
CREST HALL
COLONIAL INN
VERANDA HO.
OCEAN HO.
NESBITT HO.
THE GABLES
Scale of Feet


OCT. 1923
NANTUCKET
MASS.
EASTON
CHESTER
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
WHALERS LANE
(SALOME)
BROAD
CENTRE
FEDERAL
S. WATER
CHESTNUT
E. CHESTNUT ST.
HARBOUR HOUSE
DINING HALL
HOTEL OVERLOOK
LAUNDRY
OCEAN HO.
NESBITT INN
MUSEUM
CENTRAL FIRE STATION
Scale of Feet.



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

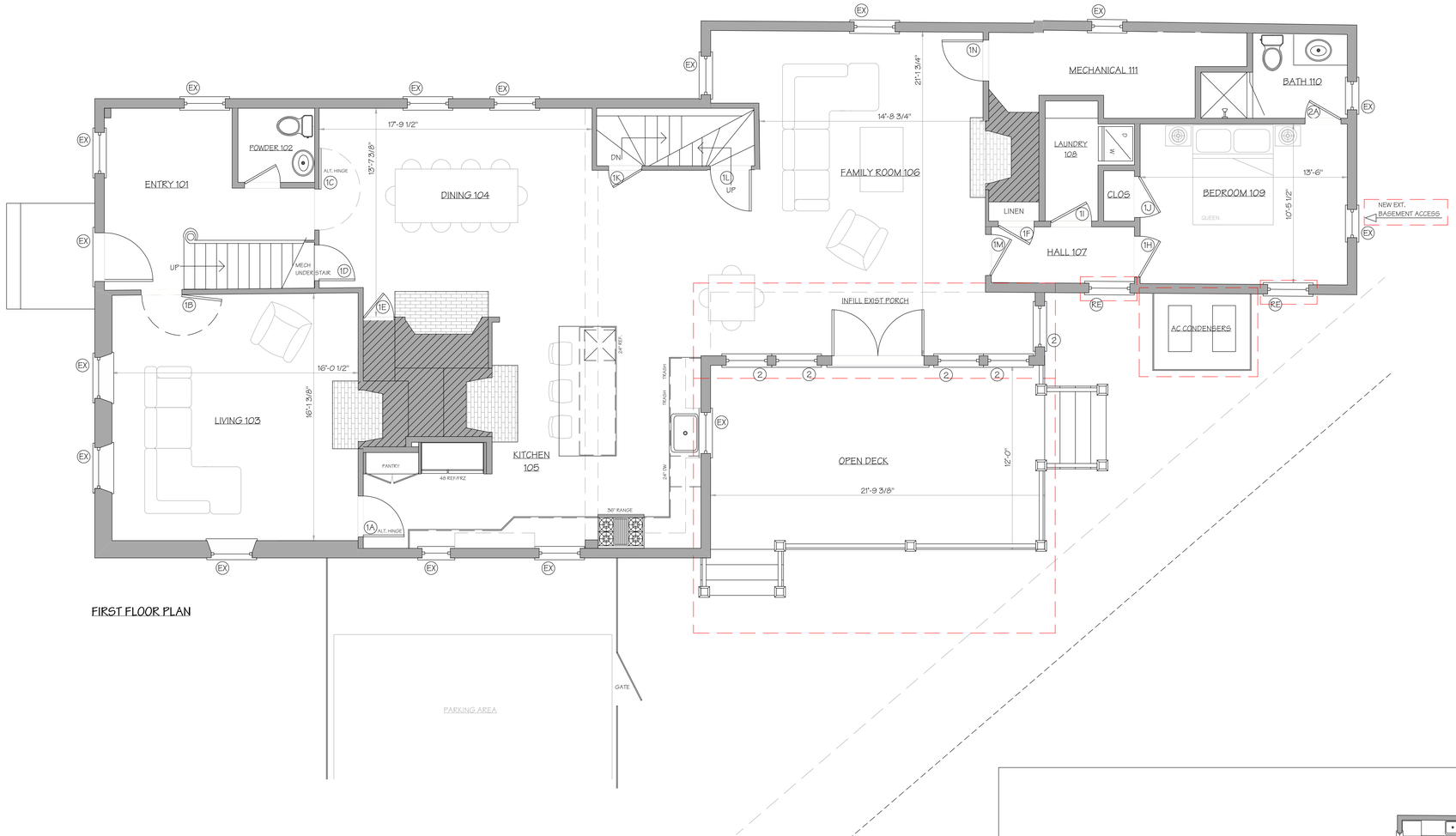
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 06/05/2024
SCALE: AS NOTED

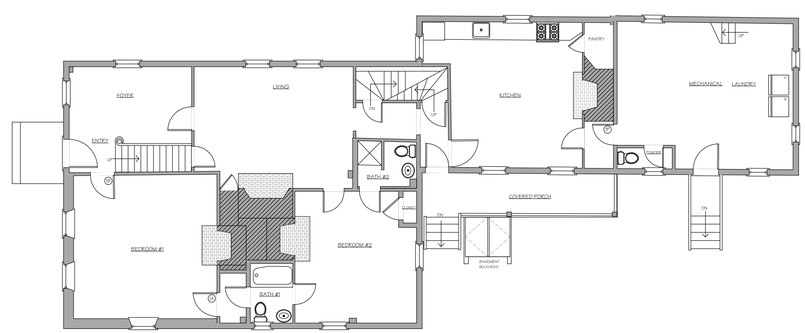
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



FIRST FLOOR PLAN

AS-BUILT

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

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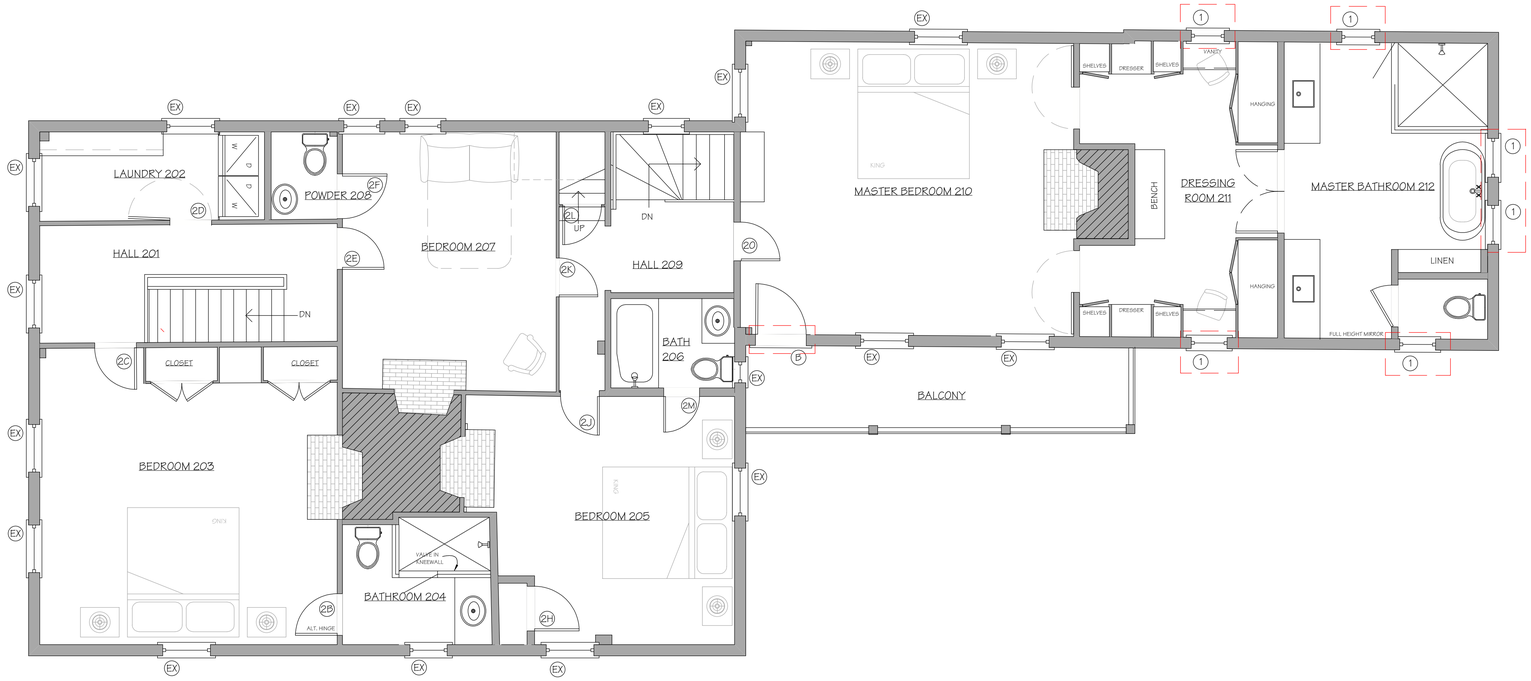
FIRST FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

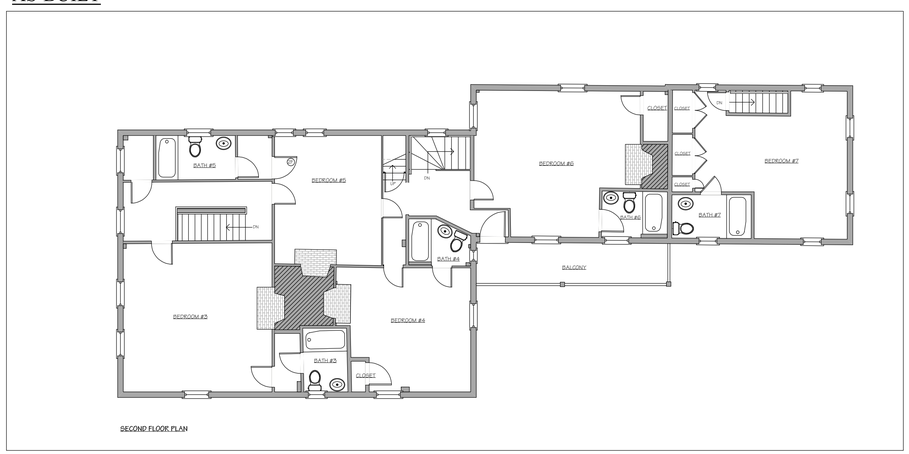
15 N. WATER ST.
NANTUCKET, MA

1



SECOND FLOOR PLAN

AS-BUILT



SECOND FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

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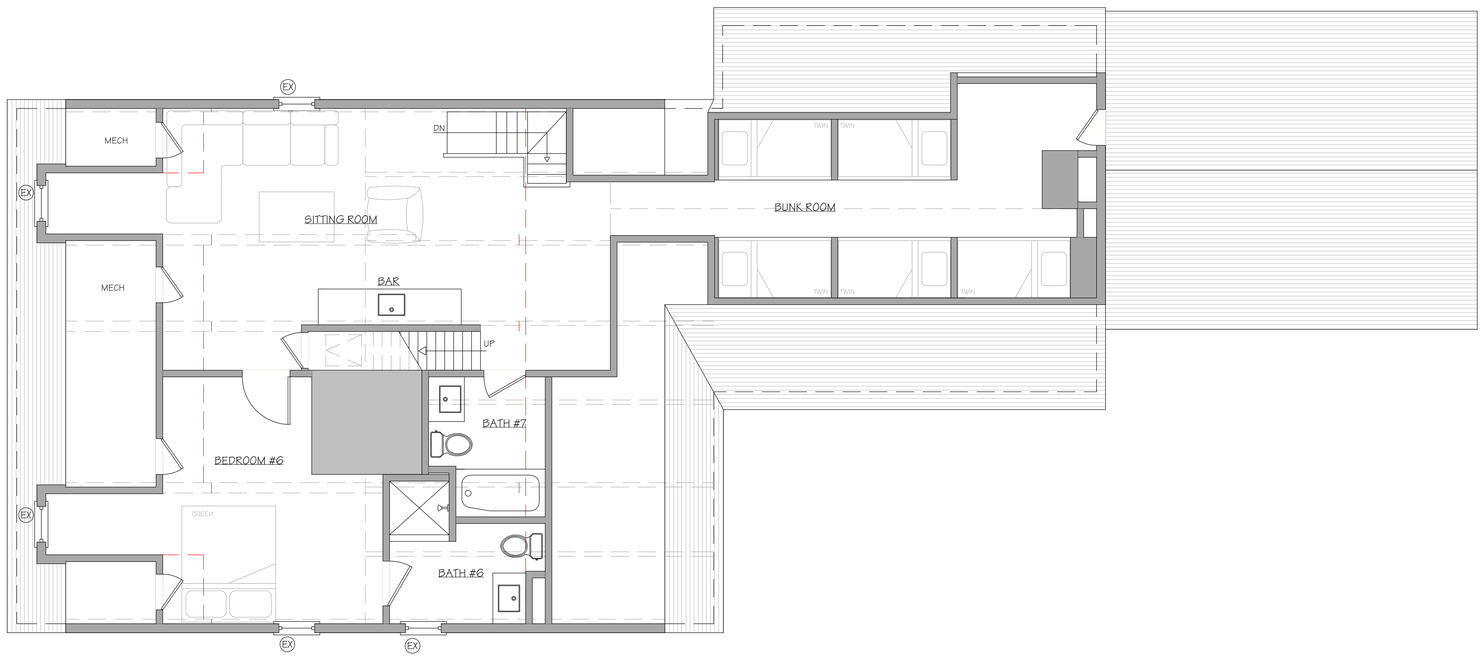
SECOND FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

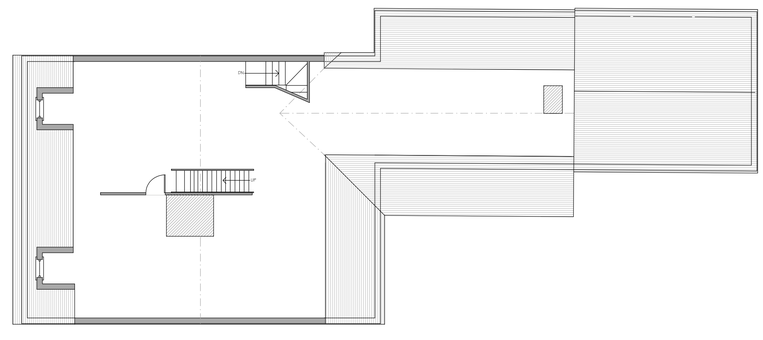
15 N. WATER ST.
NANTUCKET, MA

2



THIRD FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION



THIRD FLOOR PLAN

AS-BUILT

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THIRD FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1'-0"

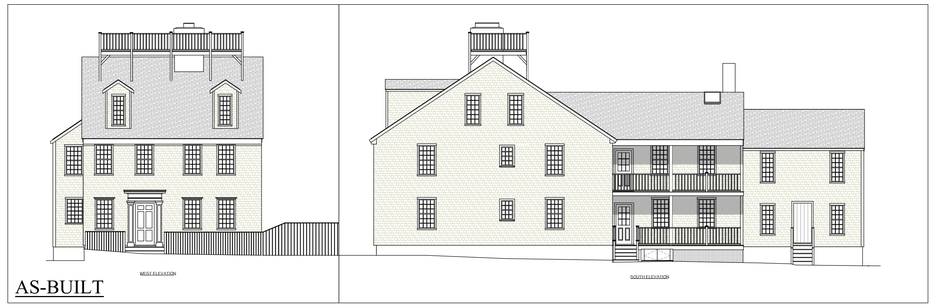
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

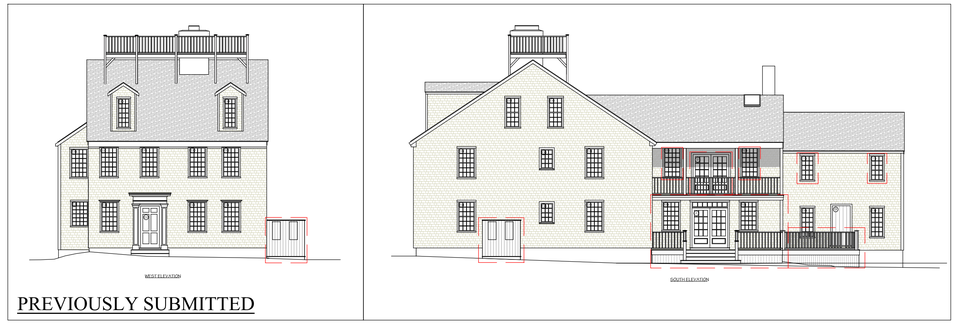
3



WEST ELEVATION



AS-BUILT



PREVIOUSLY SUBMITTED



SOUTH ELEVATION

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 06/05/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

4



AS-BUILT

EAST ELEVATION

NORTH ELEVATION



PREVIOUSLY SUBMITTED

EAST ELEVATION

NORTH ELEVATION

15 N. Water 6/6/2024

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
2	2' 10" x 5' 1"	TBD	Boston Sash	12/12 dbl hung	Single		5
A	(2) 3' 0" x 7' 0"	TBD	TBD	12 light 1 panel	double		1
B	2' 8" x 6' 8"	TBD	TBD	12 light 1 panel	Single		1
EX	Existing window/door						
RE	Relocated window/door						

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

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
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ELEVATIONS
DATE: 06/05/2024
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 fl. 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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Total Postage & Fees	$

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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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APR 09 2024

NANTUCKET MA 02554

7003 2260 0001 1628 9184

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

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APR 09 2024

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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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

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APR 09 2024

NANTUCKET MA 02554

7003 2260 0001 1628 8859

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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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

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APR 09 2024

NANTUCKET MA 02554

7003 2260 0001 1629 0005

Sent To: Sea Street Realty Trust
Street, Apt. No.; or PO Box No.: 7 Sea St
City, State, ZIP+4: Nantucket MA 02554

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: 480 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 Hormond

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.

BAH 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

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

Smith
22 Coffin St, Sia
73.4.1 /36

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:

060924	Date submitted to 2 Fairgrounds Road:
✓	Address & HDC Case Number (ie HDC2020-05-0265): 22 Coffin St, Sias Corner - HDC
✓	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: Brenda Johnson Date: 06/06/24

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: ~~42~~ 73.4.1 PARCEL N°. 310

Street & Number of Proposed Work: 92 Coffin St, Siasconset

Owner of record: Smith, Geoffrey

Mailing Address: 114 Todd Wildy
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:
blenda@.tophamdesignack.com

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ 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: 1496 687 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

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural back section
☐ 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-storm Side basement storm-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 black

HDC meeting 06/04/2024
New Business 04/30/2024
Smith, Geoffrey 22 Coffin ST , Siasconset

Commissioners: S Welch (Chair), A McLoud, V Oliver (recused), A Camp, R Pohl (Vice-Chair) C Patten

Recommendations for revisions per commissioners' comments:

Proposed North Elevation(Coffin St):

- Change the roof pitch to 7/12
- Extend cover porch and add railings
- Lower Plate

Proposed West Elevation(W Sankaty Rd):

- Change angle of roof pitch to 7/12

Proposed South Elevation(Rear):

- Change roof pitch to 7/12
- Extend covered porch
- Lower plate

Proposed East Elevation:

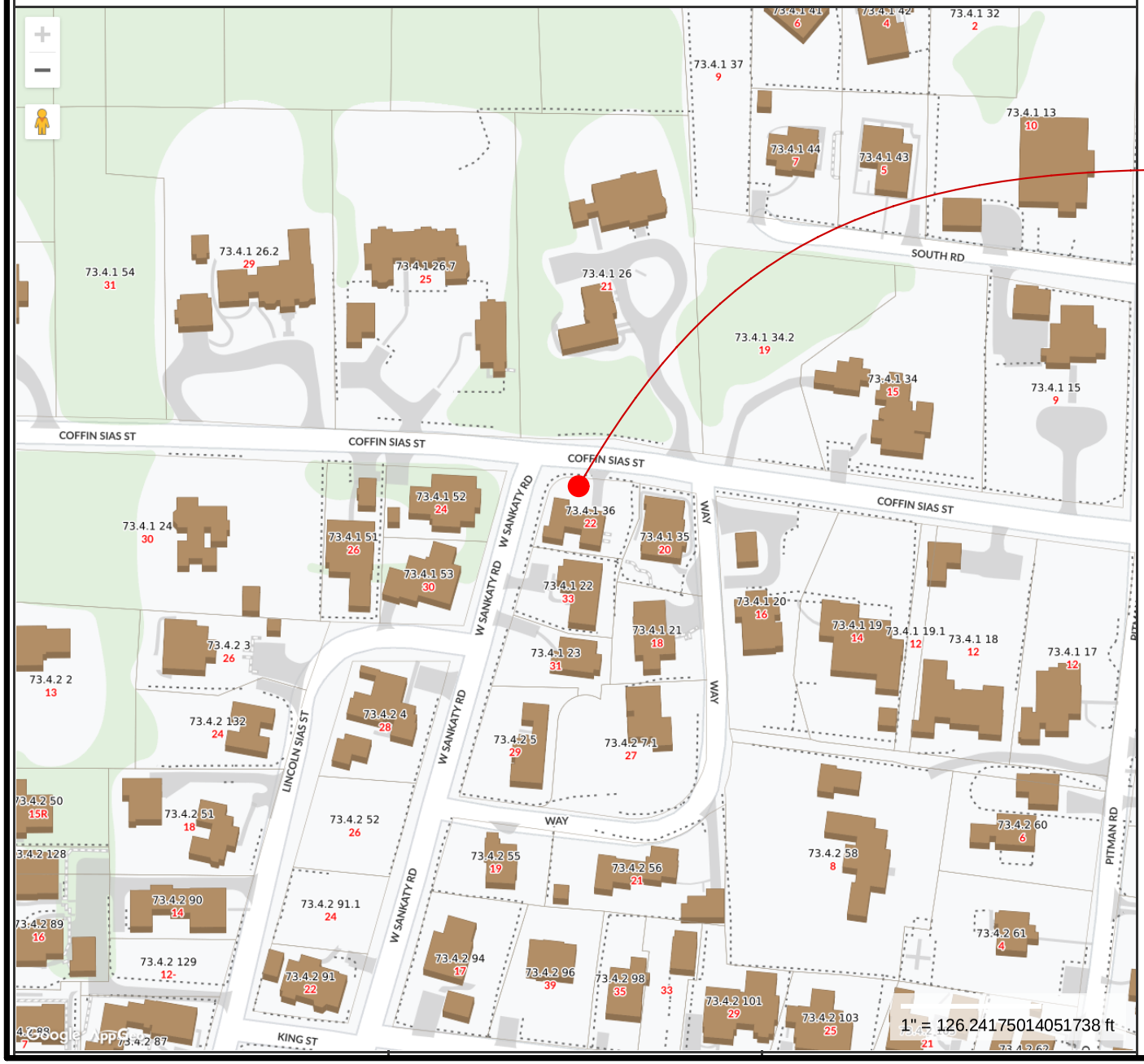
- Change roof pitch to 7/12
- Extend covered porch
- Lower plate

Approved with changes

Town and County of Nantucket, MA

May 13, 2023

22 COFFIN (SIAS) STREET LOCUS MAP



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MARK	DATE	DESCRIPTION
	/ /	

22 COFFIN SIAS ST LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL PLACE HR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO.: 73.4.1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C: 30%

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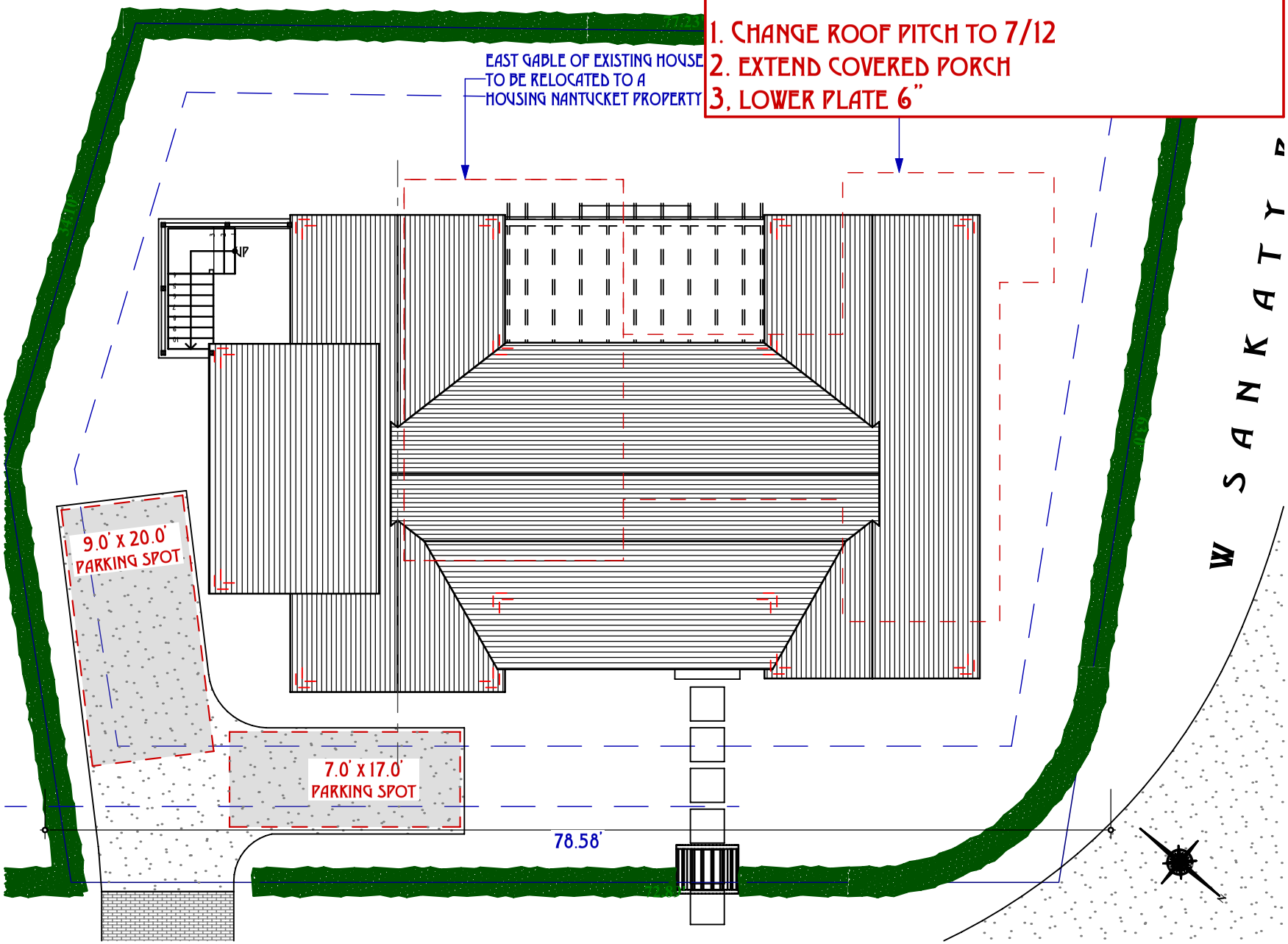
HDC 0.1



REVISIONS: 05 JUNE 2024

1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH
3. LOWER PLATE 6"

PROPOSED HDC SITE PLAN (SR · 1)

S

SCALE: 1" = 10'

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22 COFFIN SIAS ST SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL: PLACE HDC DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO.: 73.4-1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C: 30%

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HDC 0.2

REVISIONS: 05 JUNE 2024

1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH & ADD RAILING
3. LOWER PLATE 6"



PREV

PROPOSED NORTH ELEVATION (COFFIN SIAS ST)

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



N

PROPOSED NORTH ELEVATION (COFFIN SIAS ST)

SCALE: 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024
HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22
MAP NO: 73.4.1 MAP NO.: 36
ZONING: SR-1 ALLOWABLE G.C.: 30%

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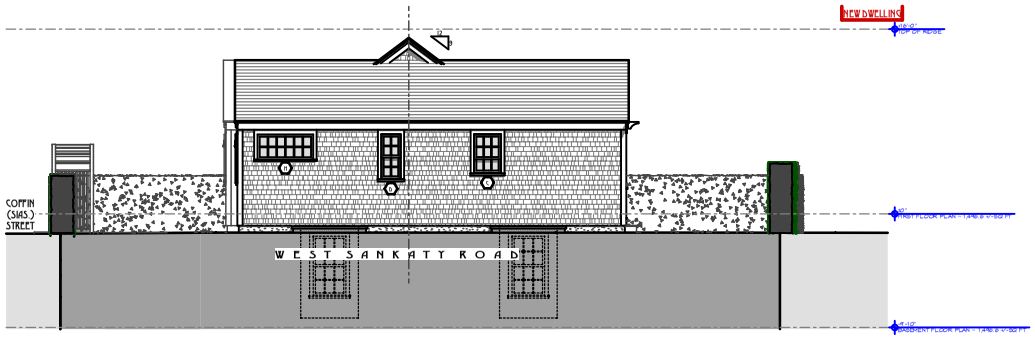
HDC 2.1

REVISIONS: 05 JUNE 2024

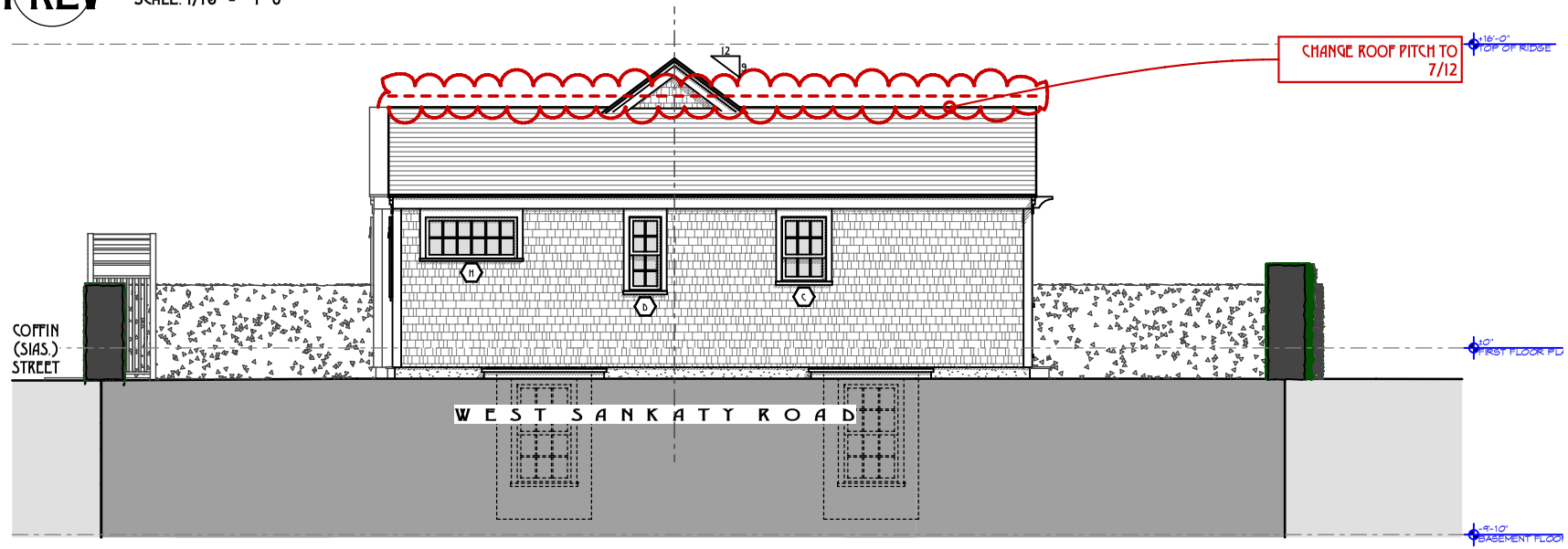
1. CHANGE ROOF PITCH TO 7/12



PREV

PROPOSED WEST ELEVATION (W SANKATY RD)

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



W

PROPOSED WEST ELEVATION (W SANKATY RD)

SCALE: 1:106.67

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PROPOSED WEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL PLACE, MA DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO: 73.4-1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C: 30%

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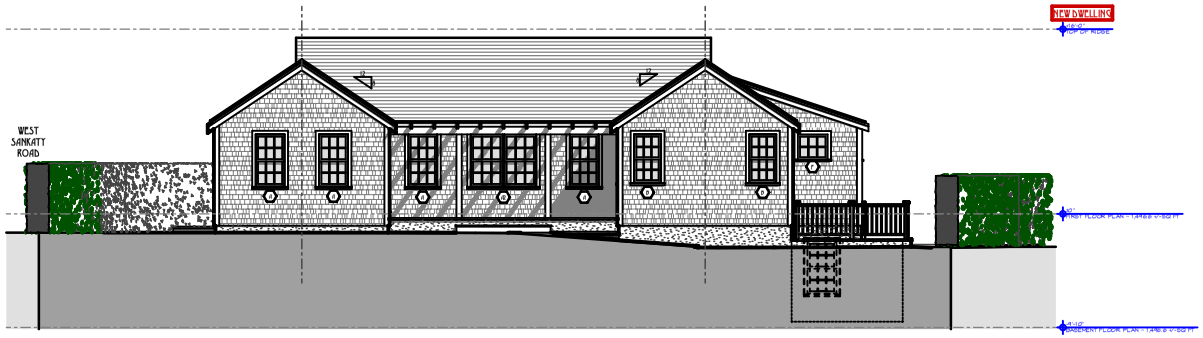
HDC 2.2

REVISIONS: 05 JUNE 2024

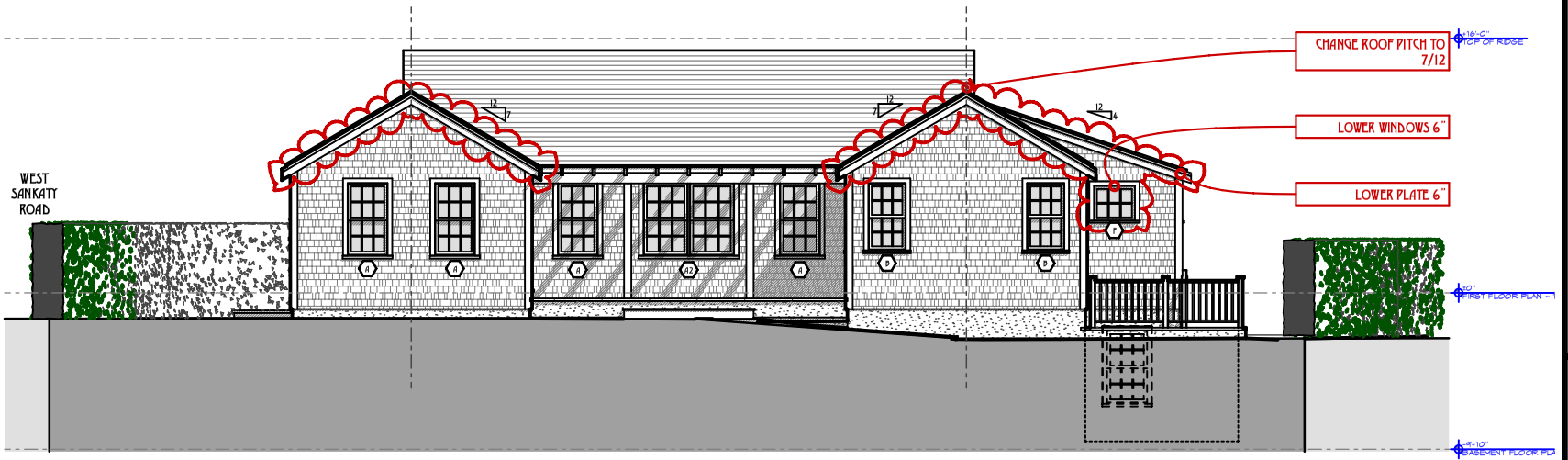
1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH
3. LOWER PLATE 6"



PREV

PROPOSED SOUTH ELEVATION (REAR)

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



S

PROPOSED SOUTH ELEVATION (REAR)

SCALE: 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION
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PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL: PLACE NR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO: 73.4-1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C: 30%

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HDC 2.3

REVISIONS: 05 JUNE 2024

1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH
3. LOWER PLATE 6"



PREV

PROPOSED EAST ELEVATION

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



E

PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO.: 73.4.1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE G.C.: 30%

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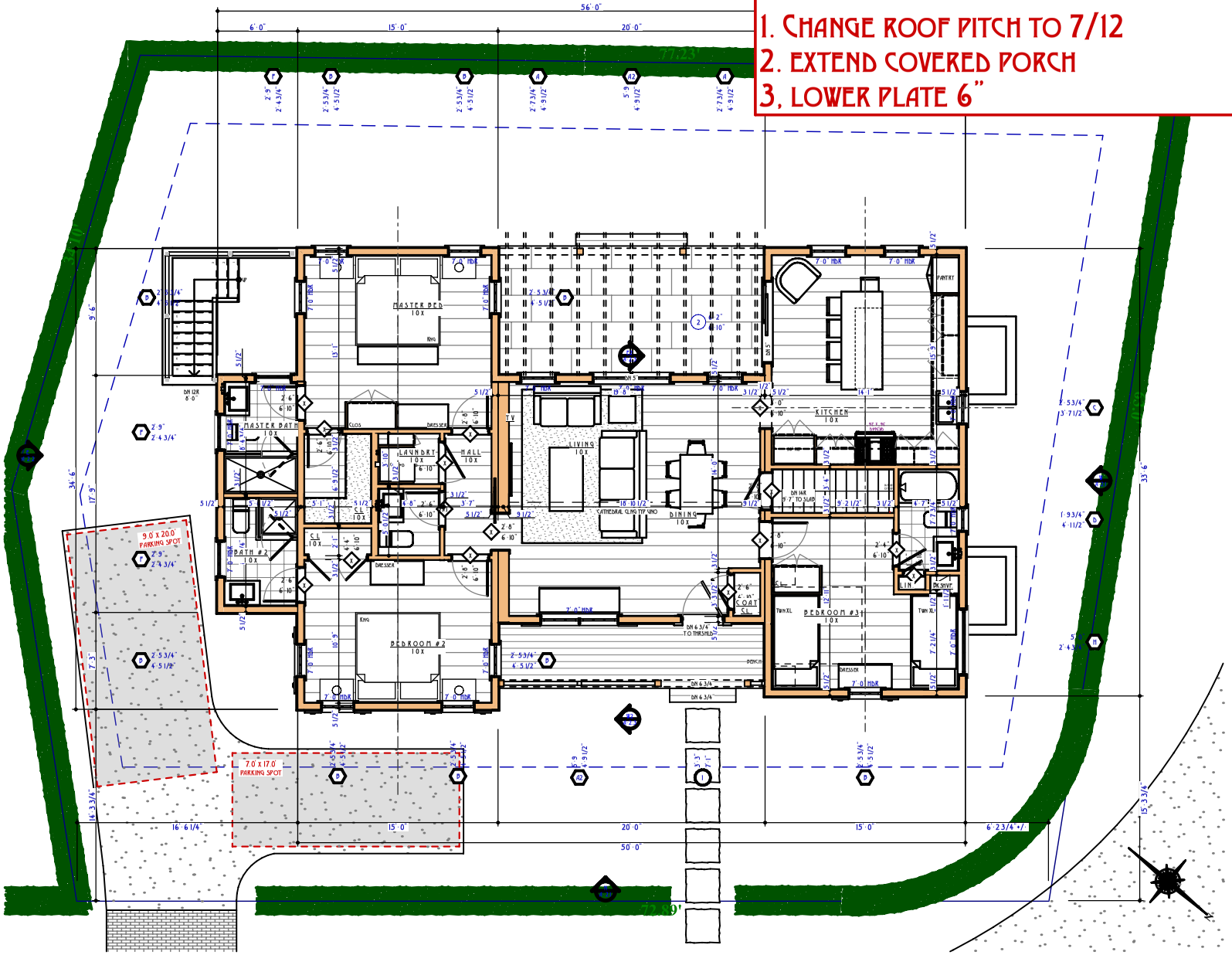
HDC 2.4

REVISIONS: 05 JUNE 2024

1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH
3. LOWER PLATE 6"



1ST PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

SCALE: 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL: PLACE UNDER CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO.: 73.4.1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE SQ.FT.: 30%

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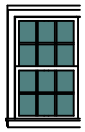
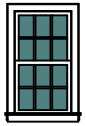
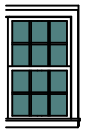
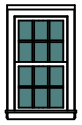
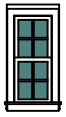
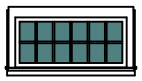
HDC 1.1

Schedule

ID	Quantity	Nominal W x H Size	View from Opening Side
A			
	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"	
E			
	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
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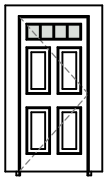
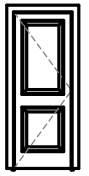
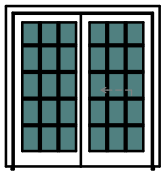
	1	3'-3"x7'-1"x1 1/4"	R		3'-0"x6'-10 3/4"
1.1					
	1	2'-6"x6'-10"x1 1/2"	R		2'-6"x6'-10"
2					
	1	6'-2"x6'-10"x1'-0 1/2"	R		6'-0"x6'-9"

D DOOR SCHEDULE

SCALE: 6" = 1'-0"

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MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL PLACE NR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO.: 73.4-1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C: 30%

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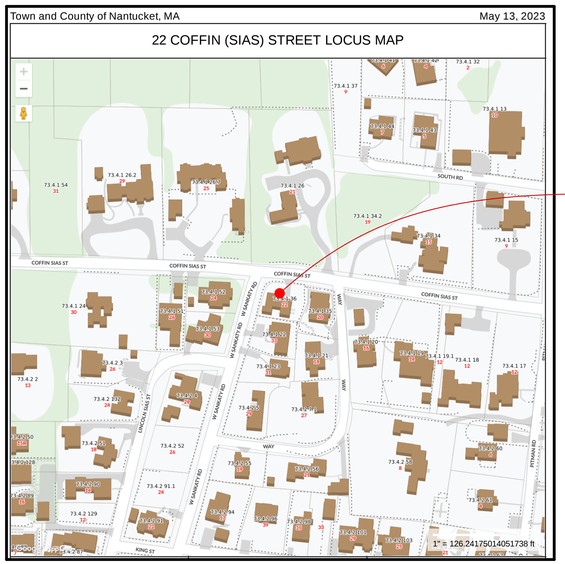
W&D

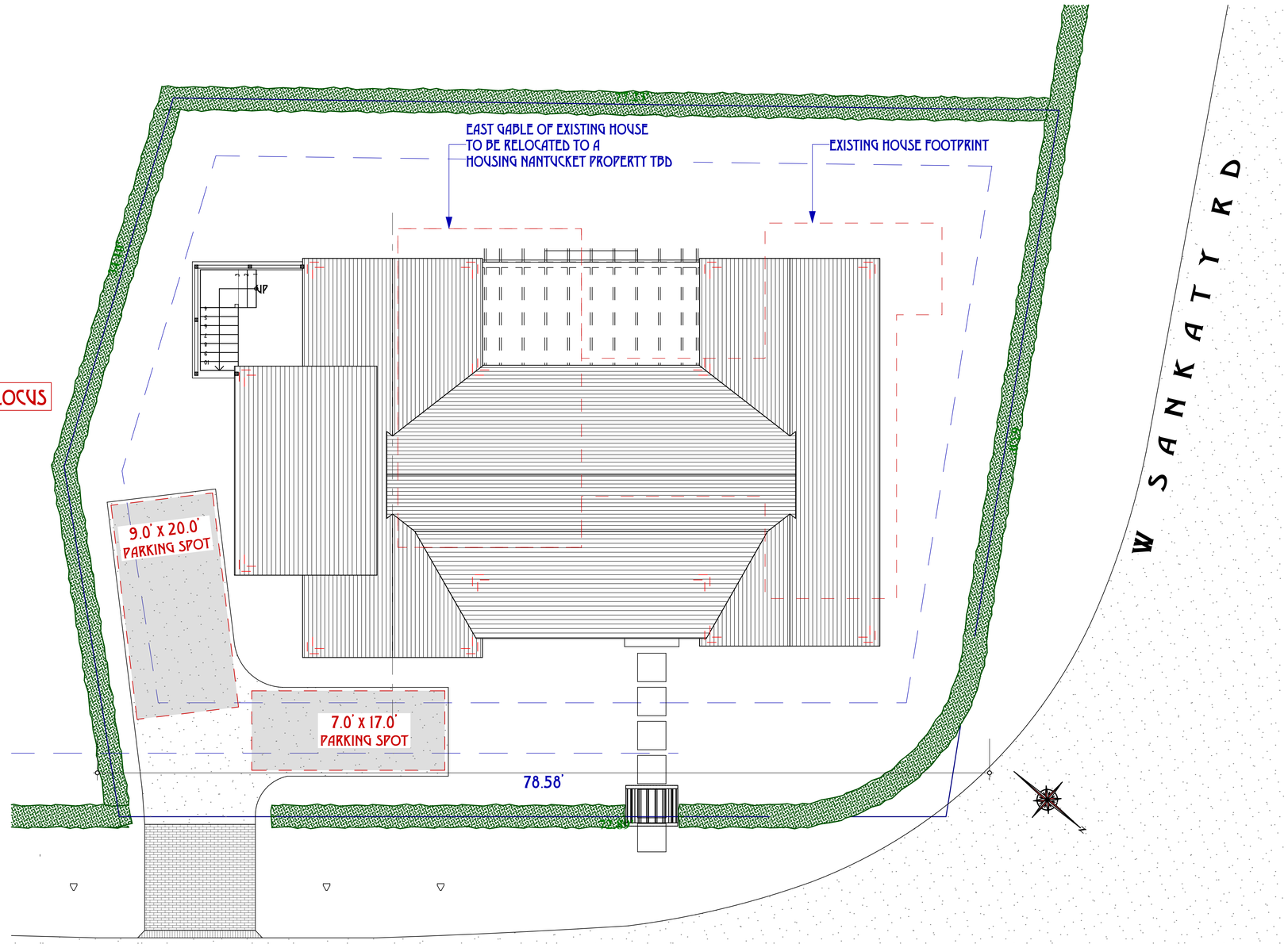
DEFAULT: TOPHAMS: DRC: TOMI LOCAL: DEFAULT: BASIC FOR BROWSER: 24\25TH 22 Coffin Sias St\25TH 22 Coffin Sias St.rvt

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'

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MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION 09 APRIL 2024
HDC APPROVAL PLACE UR PETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO:2023-22

MAP NO.:73.4.1	MAP NO.: 36
ZONING : SR-1	ALLOWABLE G.C.:30%

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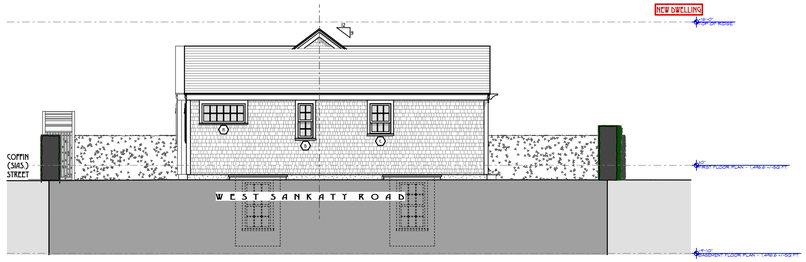
A-0.1



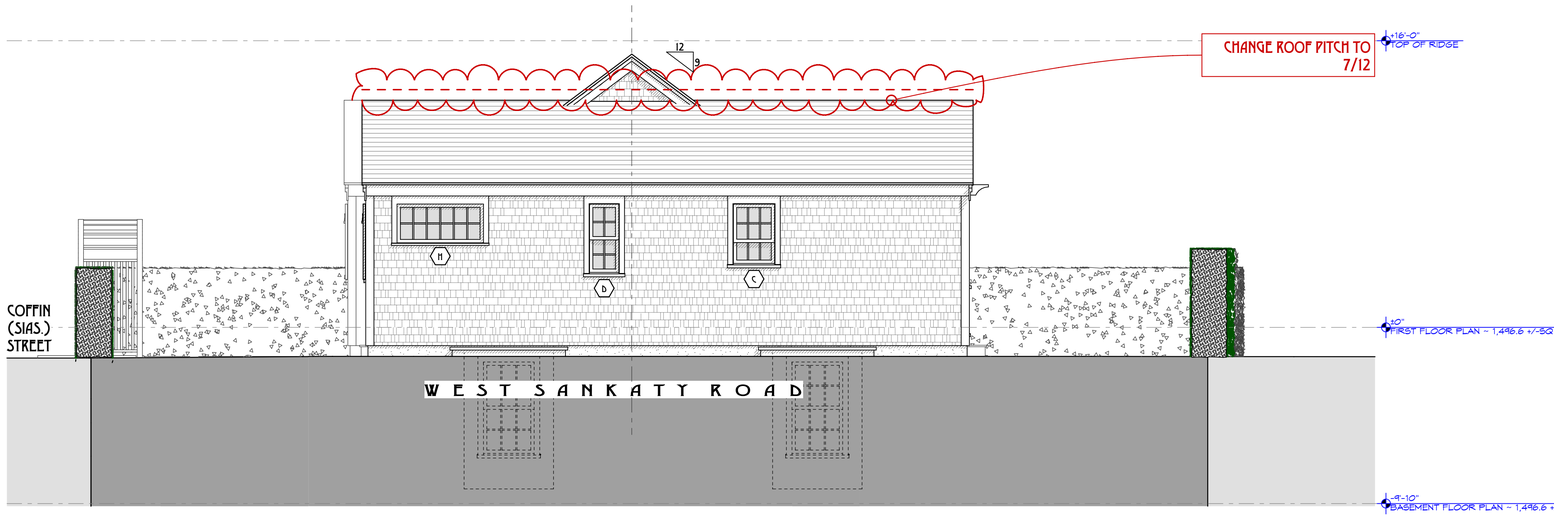
N **PROPOSED NORTH ELEVATION (COFFIN SIAS ST)**
SCALE: 1/4" = 1'-0"



PREV **NORTH ELEVATION (COFFIN SIAS ST)**
SCALE: 1/8" = 1'-0"



PREV **WEST ELEVATION (W SANKATY RD)**
SCALE: 1/8" = 1'-0"



W **PROPOSED WEST ELEVATION (W SANKATY RD)**
SCALE: 1/4" = 1'-0"

Schedule			
ID	Quantity	Nominal W x H Size	View from Opening Side
2	2	2'-11"x4'-9 1/2"	
7	1	2'-7 3/4"x4'-9 1/2"	
2	2	2'-11"x4'-9 1/2"	
4	1	2'-5 3/4"x4'-5 1/2"	
1	1	2'-5 3/4"x3'-7 1/2"	
1	1	1'-9 3/4"x4'-1 1/2"	
7	1	2'-9"x2'-4 3/4"	
1	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 Rough Side	Door Centerline
1	1	3'-3"x7'-1"x1 1/4"	R		3'-0"x8'-10" 3/4"
1	1	2'-8"x8'-10"x4 1/2"	R		2'-8"x8'-10"
6	1	6'-2"x8'-10"x1'-0 1/2"	R		6'-0"x8'-9"

D **DOOR SCHEDULE**
SCALE: 6" = 1'-0"

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18 HUMMOCK POND RD NANTUCKET MA 02554
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MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC NORTH (COFFIN SIAS ST) & WEST (W SANKATY RD) ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION 09 APRIL 2024
HDC APPROVAL PLACE HR DATE CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO:2023-22
MAP NO.:73.4.1 MAP NO.: 36
ZONING : SR-1 ALLOWABLE G.C.:30%

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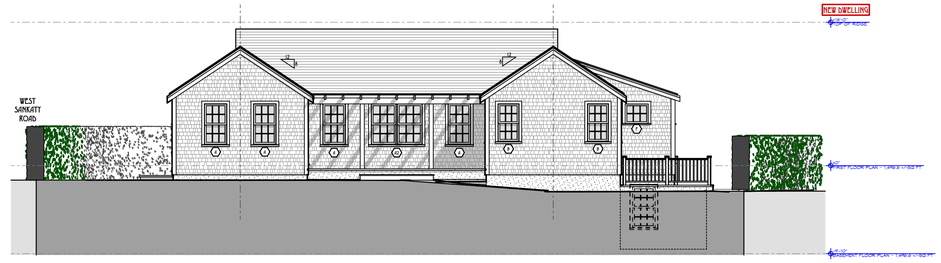
A-2.1

PLOTTED: TOPHAMDESIGN - PLOTTED FROM REVIT 2024 C:\Users\Joseph\Documents\2023-22 Coffin Sias St_R24_ACAD_joseph.rvt

DRAWING: TOPHAM'S DRC TEMPLATE.DWG - DRAWING FOR REVIEW 24.JOSEPH 22 Comm 346.21.JOSEPH 22 Comm 346.21



S **PROPOSED SOUTH ELEVATION (REAR)**
SCALE: 1/4" = 1'-0"



PREV **SOUTH ELEVATION (REAR)**
SCALE: 1/8" = 1'-0"



PREV **EAST ELEVATION**
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@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC SOUTH (REAR) & EAST ELEVATION

HDC SUBMISSION: 09 APRIL 2024
HDC APPROVAL PLACE UR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO.2023-22
MAP NO.:73.4.1 MAP NO.: 36
ZONING: SR-1 ALLOWABLE G.C.:30%

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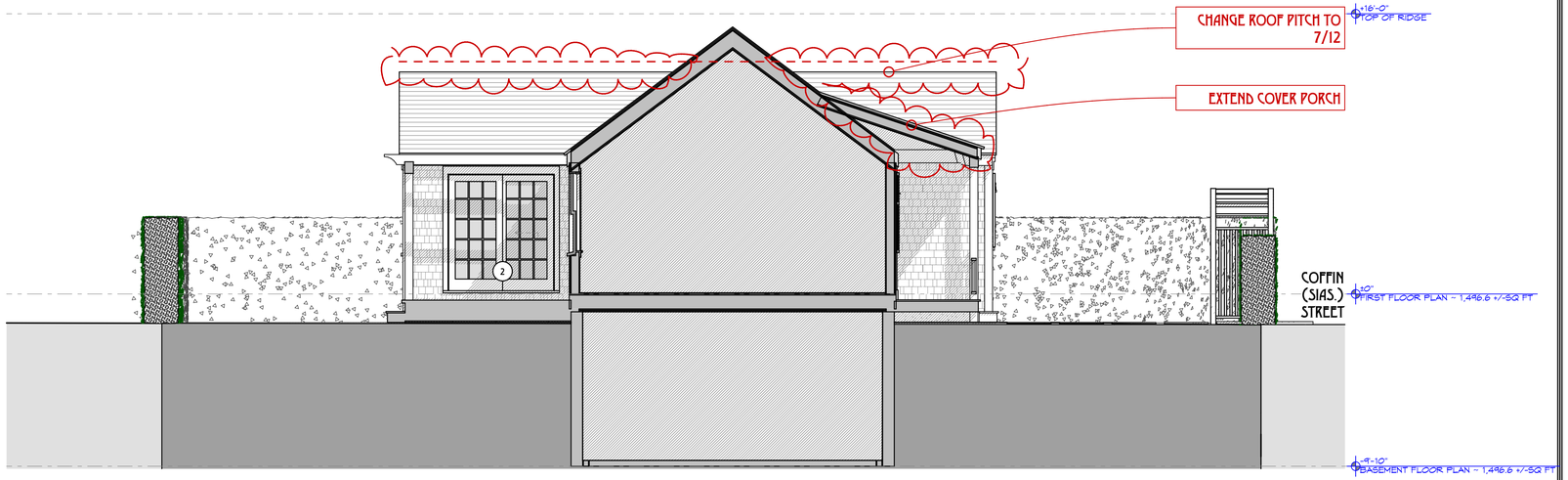
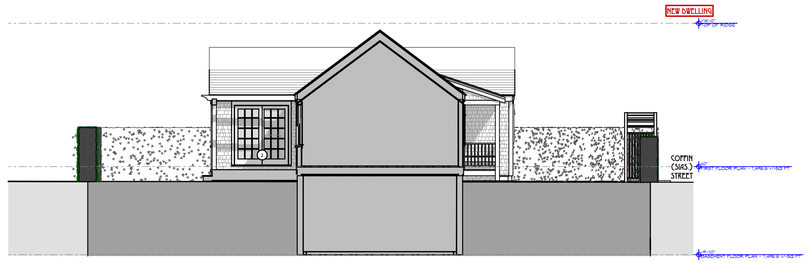
A-2.2

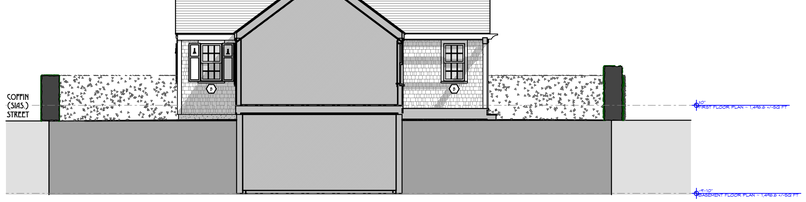
PLOTTED: TOPHAM'S INK - MINI LOCAL PLOTTING PLOT FOR BROWSER 24.0.0.1111 22 Comm. SMS 37.0.0.1111 22 Comm. SMS 37



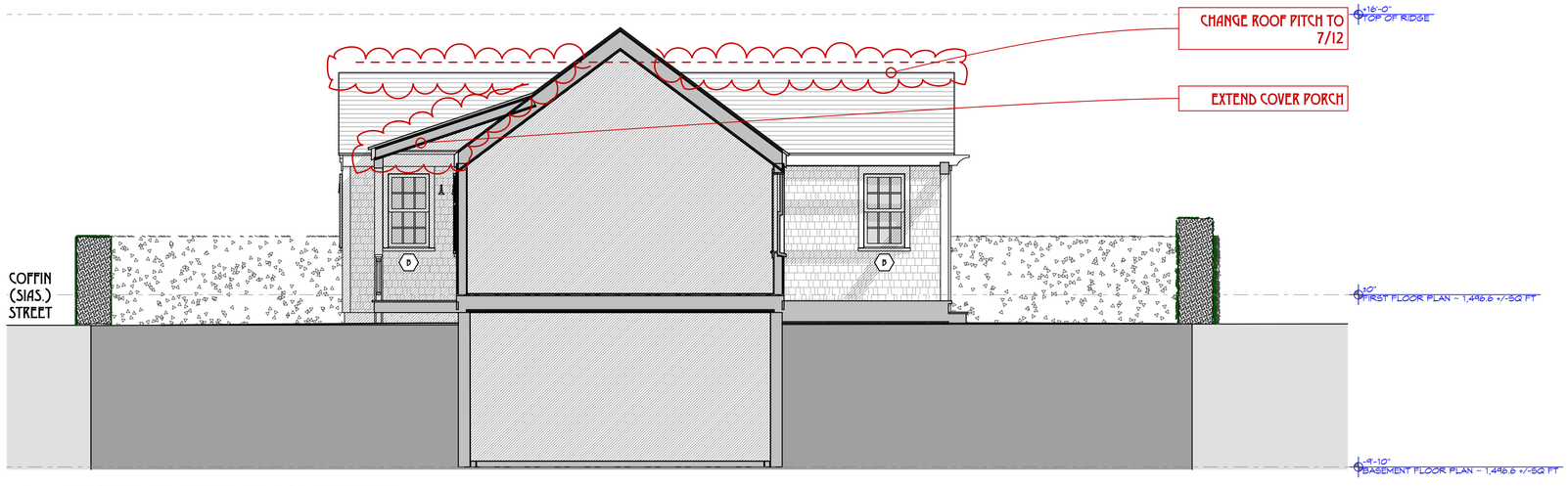
ES **EAST ELEVATION · CROSS SECTION**
SCALE: 1/4" = 1'-0"



PREV **EAST ELEVATION · CROSS SECTION**
SCALE: 1/8" = 1'-0"



PREV **WEST ELEVATION · CROSS SECTION**
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: 09 APRIL 2024
HDC APPROVAL: PLACE HR DATE CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

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 DRC TEMPLATE.DWG PLOTTED: BASE FOR ARCHITECT 24 OCTTH 22 COFFIN SIAS.DWG 27/OCTTH 22 COFFIN SIAS.ST

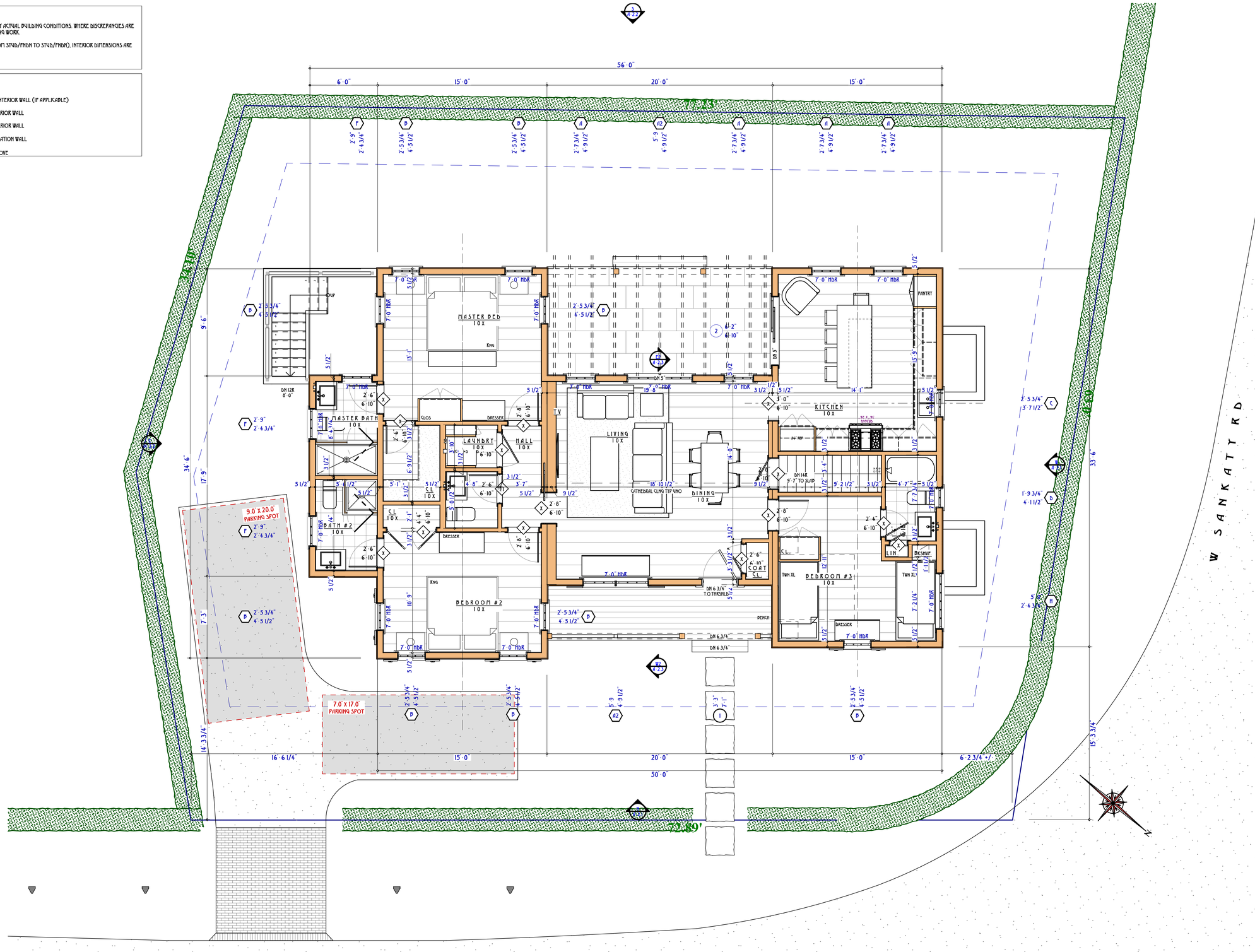
GENERAL PLAN NOTES:

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



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 09 APRIL 2024
HDC APPROVAL PLACE UR PETS CERTIFICATE NO.:

SMITH RESIDENCE
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SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

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

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: 6/6/24
✓	HDC Case Number (ie HDC2020-05-0265): 2024-04-10351 Address : 34A GRAVE LANE
✓	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.) INCORPORATE POOL INTO DECK, REMOVE APRON ADD FENCE @ VEGETATION BY DRIVEWAY
✓	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 Ennis Date: 6/6/24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-04-10351

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°. 433.1

Street & Number of Proposed Work: 34A GRUE LANE

Owner of record: BRESRMAN / SELNA

Mailing Address: 107 MAIN ST.
NANTUCKET, MA 02554

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: 4/23/24 Fee Paid: $ 200.-

Must be acted on by: 6/21/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Pool (Zoning District R40) ☐ Roof ☐ Other _____

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

Decks/Patio: Size: ADDITIONAL 18'X32' ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

ELEVATED 7'X13' POOL W/ AUTO COVER
RELOCATE DRIVEWAY ~~IN APRON~~

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 6' (5'+1' LATTICE)
Type: BOARD + ↙
Length: 48' LINEAR FEET

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 _____ Walls _____

* Note: Complete door and window schedules are required.

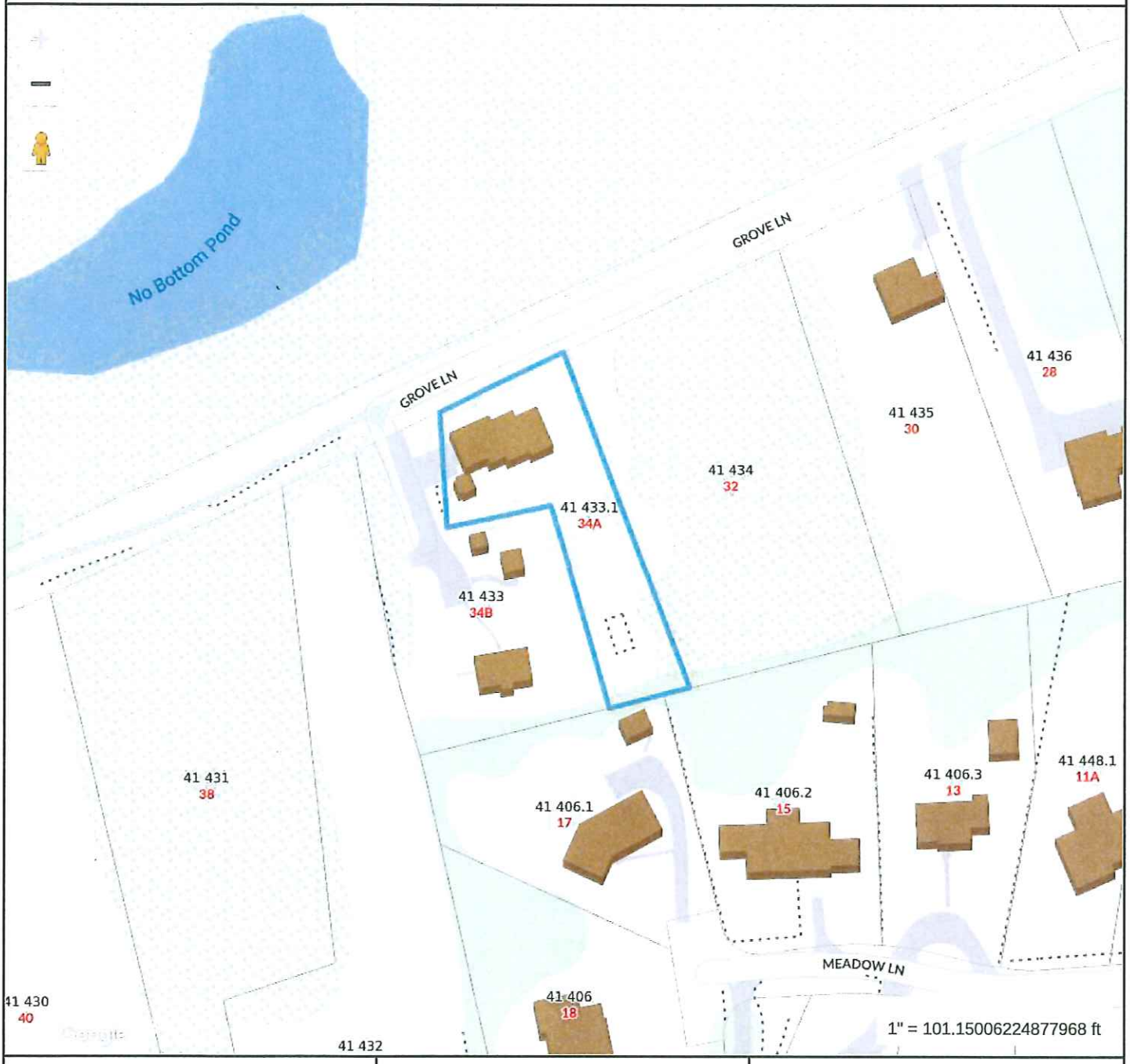
COLORS

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

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

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

Date 4/8/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

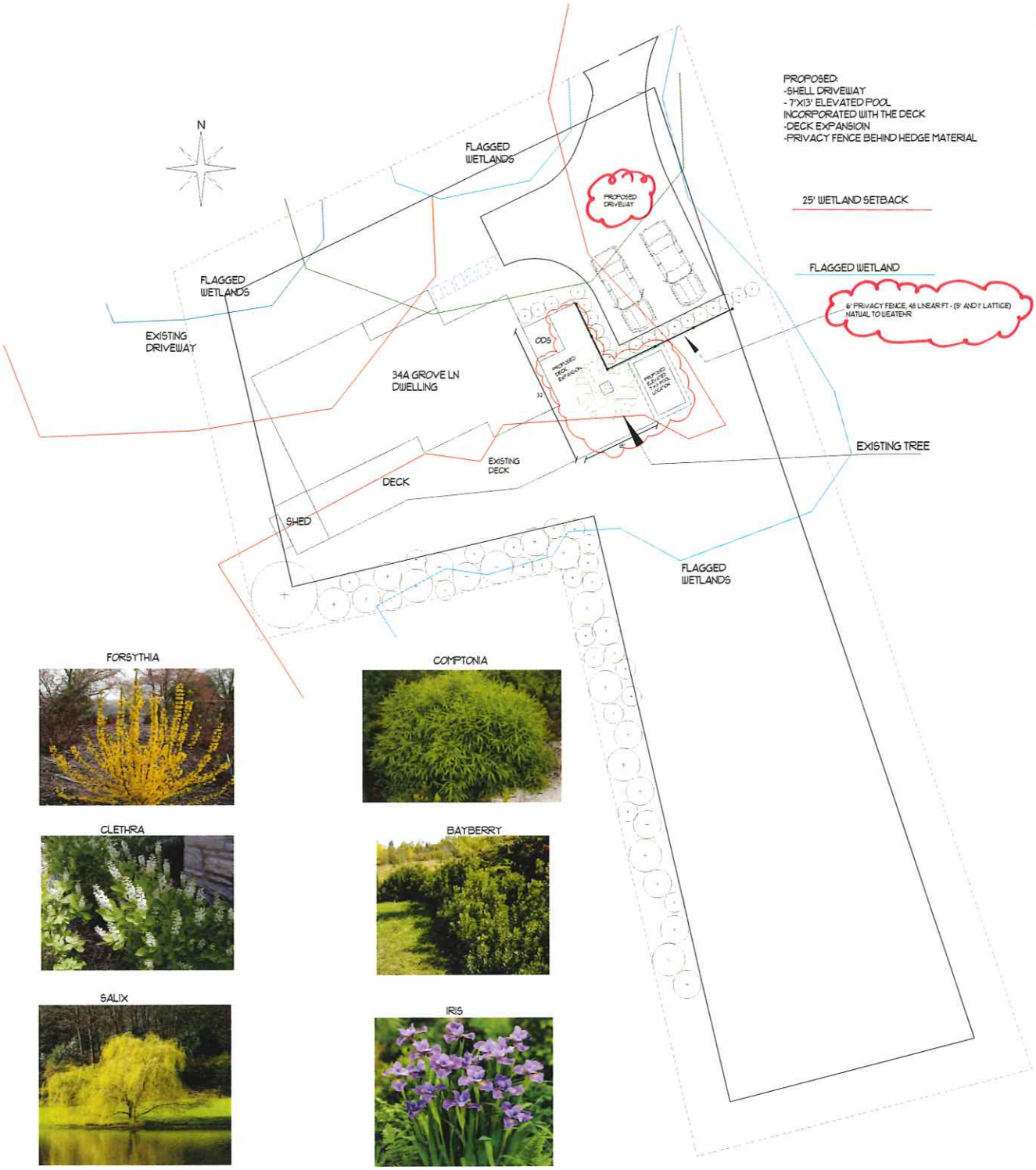
Property ID	2203
Location	34A GROVE LN
Owner	BRESKMAN LOUIS A & SELINA VANESSA

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.



FORSYTHIA

COMPTONIA

CLETHRA

BAYBERRY

SALIX

IRIS

Revision #: 10 Date: 6/6/2024	Landscape Plan: L1 Breskman - 34a Grove Ln
Scale: 1" = 10'	Landscape Design by: Gkeller Garden Group, Inc.

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

HDC Submittal

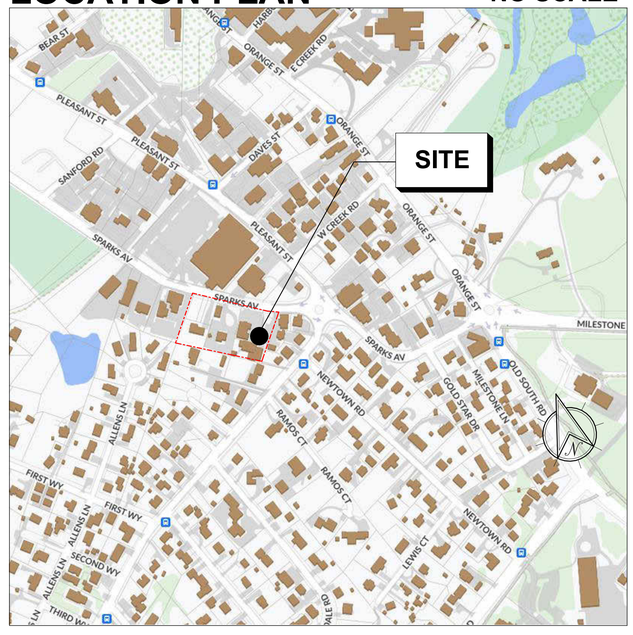
June 7, 2024

DRAWING LIST		
LANDSCAPE		
L1	PLANTING PLAN	RESUBMITTED JUNE 7, 2024
HDC Submittal		
A000	COVER	RESUBMITTED JUNE 7, 2024
A001	RENDERINGS - Proposed	RESUBMITTED JUNE 7, 2024
A002	RENDERINGS - Proposed	RESUBMITTED JUNE 7, 2024
A101	GROUND FLOOR PLAN - Proposed	PREVIOUSLY SUBMITTED MAY 9, 2024
A102	SECOND FLOOR PLAN - Proposed	PREVIOUSLY SUBMITTED MAY 9, 2024
A103	THIRD FLOOR PLAN - Proposed	PREVIOUSLY SUBMITTED MAY 9, 2024
A301	EXTERIOR ELEVATIONS - Proposed	RESUBMITTED JUNE 7, 2024
A302	EXTERIOR ELEVATIONS - Proposed	RESUBMITTED JUNE 7, 2024
A303	EXTERIOR ELEVATIONS - Proposed	RESUBMITTED JUNE 7, 2024
A304	WINDOW AND DOOR SCHEDULES - Proposed	RESUBMITTED JUNE 7, 2024
A305	SECTIONS	ADDED JUNE 7, 2024



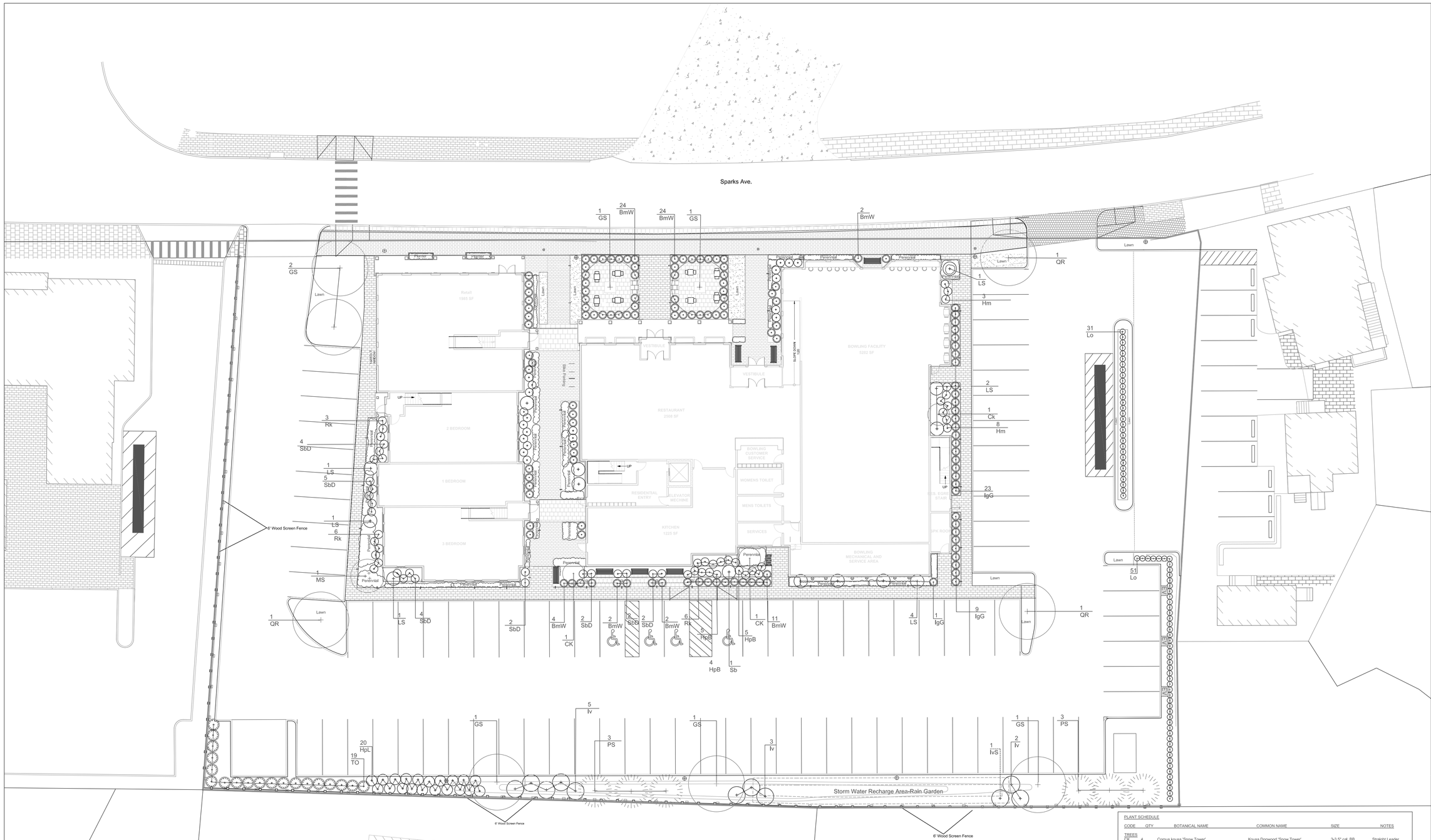
LOCATION PLAN

NO SCALE



RAYMOND DESIGN ASSOCIATES, INC. ● ARCHITECTS and PLANNERS

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



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
CK	4	Cornus kousa 'Snow Tower'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
GS	6	Gleditsia t.i. 'Skyline'	Skyline Honey Locust	4-5" cal BB	Straight Leader
LS	10	Liquidambar styr. 'Slendor Silhouette	Slendor Silhouette American Sweetgum	2.5"-3" cal BB	Straight Leader
MS	1	Magnolia stellata 'Centennial'	Centennial Star Magnolia	8'-10' BB	
PS	6	Pinus sylvestris	Scotch Pine	8'-10' BB	Full Form
TO	19	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7' BB	
QR	4	Quercus rubra	Red Oak	5"-6" cal BB	Straight Leader
SHRUBS					
BmW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB	
Hall	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5	
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	#5	
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5	
HpL	20	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5	
IgG	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5	
Iv	10	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-4' BB	
IvS	1	Ilex verticillata 'Southern Gentleman"	Southern Gentleman Winterberry	3'-4'BB	Male Pollinator
Lo	82	Ligustrum ovalifolium	California Privet	5'-6' BB	
Rk	16	Rosa Knockout ' Blushing'	Blushing Knockout Rose	#3	
Sb	3	Syringa 'Bloomerang'	Bloomerang Lilac	3'-4' BB	
SbD	14	Syringa 'Bloomerang Dwf Pink'	Lilac, Dwarf Pink Bloomerang	#7	
PERENNIALS, VINES,GROUNDCOVERS, GRASSES					
PERENNIALS & VINES					
ap		Astilbe ' Peach Blossom'			
ab		Astilbe 'Bridal Veil'			
cp		Clematis paniculata			
df		Dianthus 'Firewitch'			
ews		Echinacea 'White Swan'			
ep		Echinacea 'Prairie Splendor'			
hhr		Hemerocallis 'Happy Returns'			
hpp		Heuchera 'Palace Purple'			
hap		Hydrangea Climbing			
pac		Perovskia 'Crazy Blue'			
sbm		Salvia 'Blue Marvel'			
GRASSES					
hma		Hakonechloa m. 'Aureola'			
pab		Pennisetum ' Burgundy Bunny'			
pah		Pennisetum 'Hameln'			

Michael Wasser Associates
Landscape Architects

17 Banks Road, Swampscott, MA 01709
tel: : 617.308.3494
email: : info@michaelwasser.com
michaelwasser.com

SPARKS AVENUE
NANTUCKET, MASSACHUSETTS

PLANTING PLAN
HDC Submittal

Project #:	Date: 02-21-2024
Drawn by:	Reviewed:
Scale: 1/16"=1'	

Revisions:

LI

© Michael Wasser Associates



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: June, 7 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: June, 7 2024

A002

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 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FREIZE, 1x4 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".



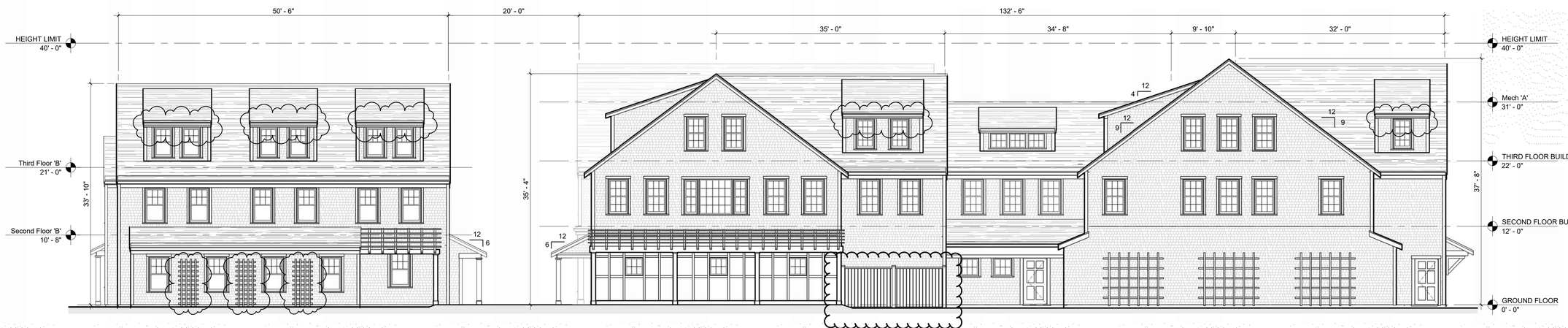
North Elevation (not to scale)
Previously Submitted



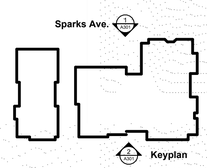
1 North Elevation - Sparks Avenue (Proposed)
1/8" = 1'-0"



South Elevation (not to scale)
Previously Submitted



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



RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

EXTERIOR ELEVATIONS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
Date: June, 7 2024

A301



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"

EXTERIOR FINISH NOTES:

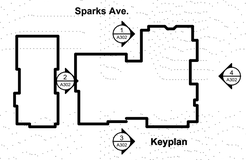
1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "GEORGETOWN GRAY".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FREIZE, 1x4 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".



East Elevation - Housefitters (not to scale)
Previoulsy Submitted



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



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

EXTERIOR ELEVATIONS - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

1" 3" 8"
0' 2' 4' 16'

Date: June, 7 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 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x4 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FREIZE, 1x4 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"



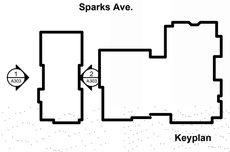
West Elevation - Cumberland Farms (not to scale)
Previously Submitted



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

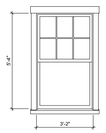
MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

1" 3" 8"
0' 2' 4' 16'

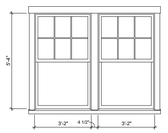
Date: June, 7 2024

A303



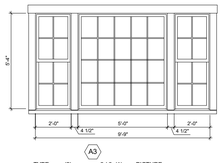
A

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, (1) PICTURE
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: DOUBLE HUNG (SDL), FIXED, DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



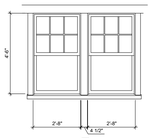
B

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



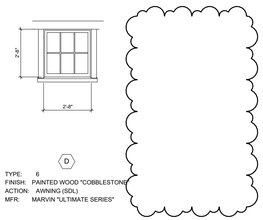
C

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



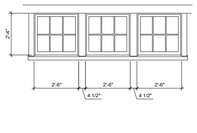
C2

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



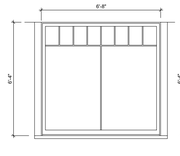
D

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



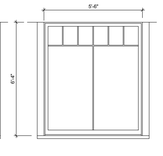
D3

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



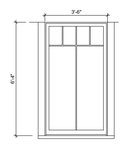
E

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



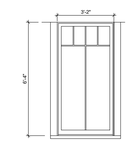
E1

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



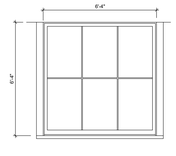
E2

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"

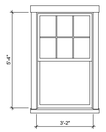


F

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

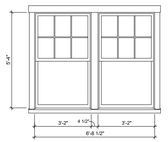
WINDOW SCHEDULE: BUILDING A

SCALE: 1/4" = 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"



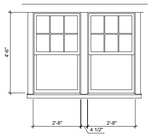
B

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



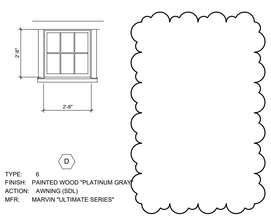
C

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



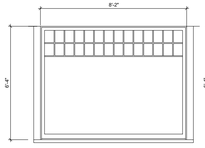
C2

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



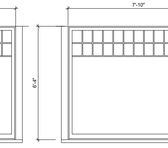
D

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



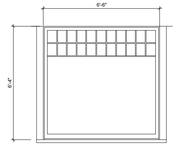
G

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



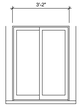
G1

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"

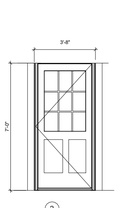
WINDOW SCHEDULE: BUILDING B

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



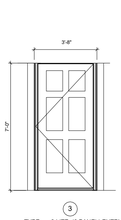
1

TYPE: (2) 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: 1/4" = 1'-0"

RDA RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

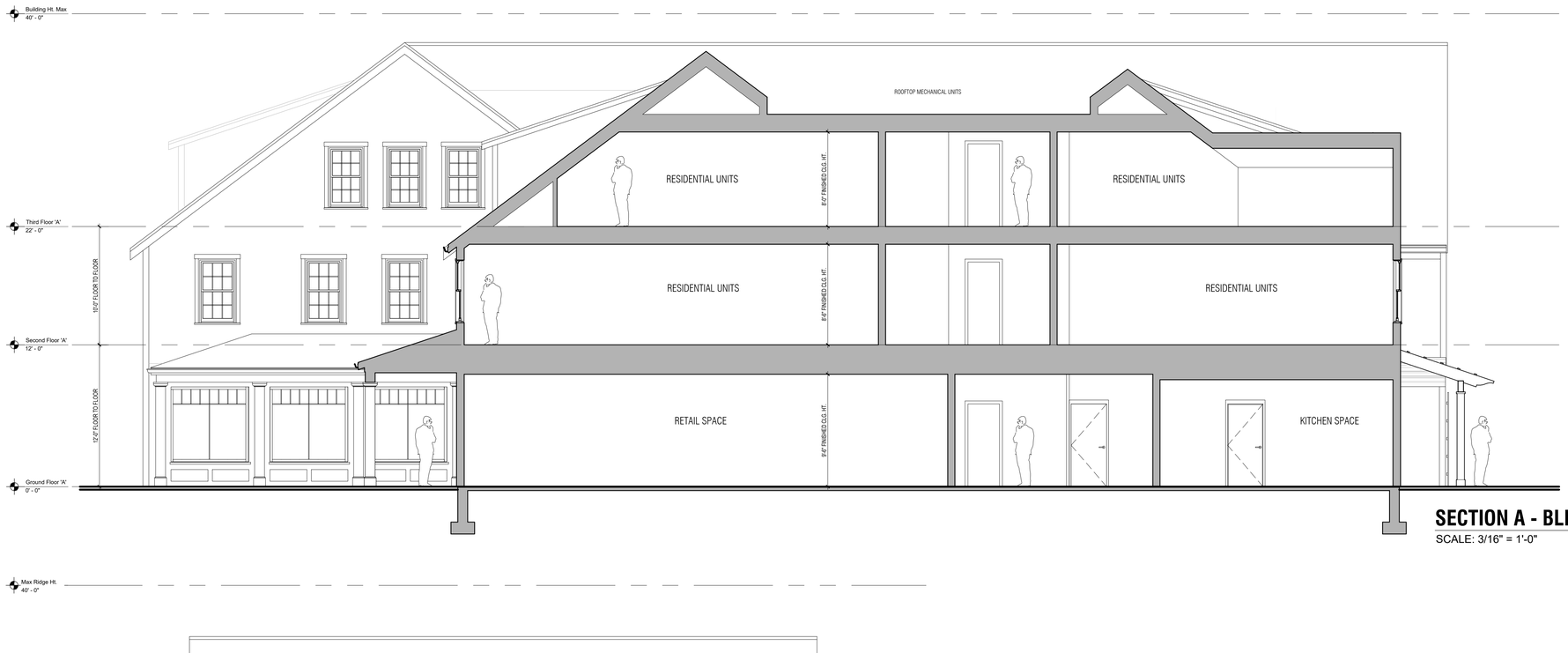
WINDOW AND DOOR SCHEDULES - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

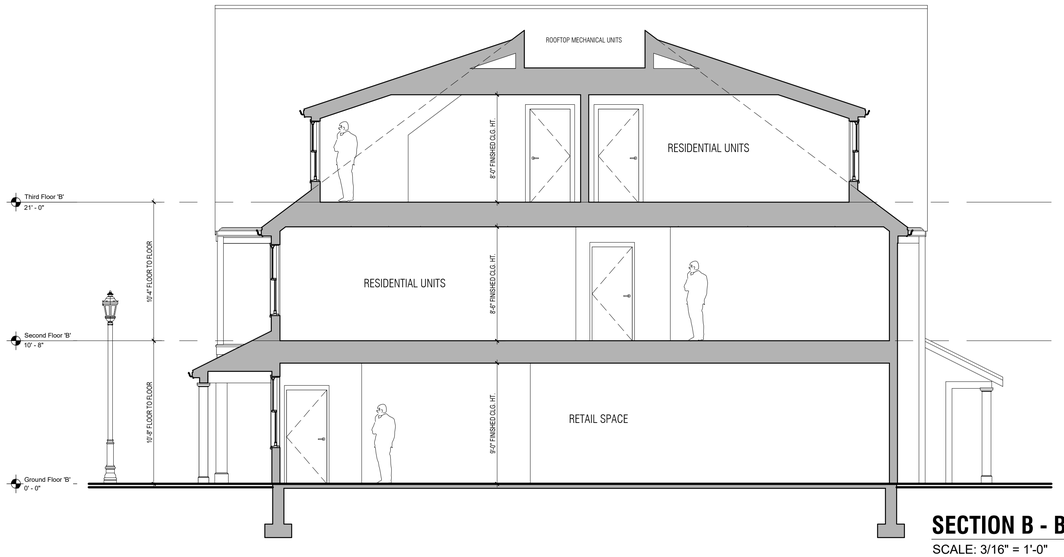
Date: June, 7 2024

A304



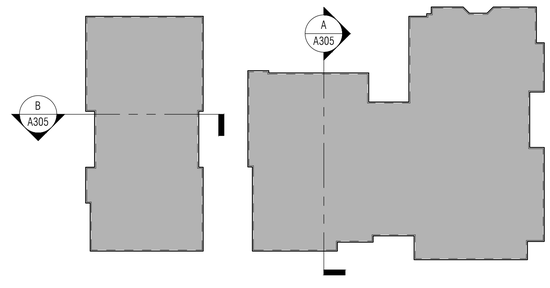
SECTION A - BLDG A.

SCALE: 3/16" = 1'-0"



SECTION B - BLDG B.

SCALE: 3/16" = 1'-0"



KEY PLAN

SCALE: 1/32" = 1'-0"

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

SECTIONS

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
Date: June, 7 2024

A305

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIACATE OF APPROPRIATENESS

k)r $lruci:ural work.

A blanks must be filled nus ng BLUE OR BLACK INK (no pencil) or rnarked N/A

OTE: 11 Is s1n>ngly "'commended Ihet tNt al)plieam be rammar with the HOC guldennas, *Bui/ding with Nsntuclcel In Mind.* prior to submittal ot ppHcatton, **Pleua He** other aide lor submittal requirements. Incomplete eppllet1Uon"' will not be reviewed t,y tne HOC.

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"Q!)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,clJre may dlfflM' lrom Ihe approllt!d applica:lion. 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

r ooAFICE 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<)',lbon 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 ✓ 0the, Roof solar

Size of Structure or Addl>On **ngth:** Sq. Footage sl ffOO(_____ Decks/Patio' Size _____ D1slfloor 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 lIng grade d propos d finish grade: Norm _____ SOlJlh _____ Eas1 _____ West _____

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

AddtllOMI Bcmncks

Historic ame:

Original O ·e:

0tlglnal Bu,lder:

EIEYISIONS: I East Elevation

2. *South* ElevallOfl

3 Wast Ell!MIli011

4. No,th Elevallon

ts there en HCC SUJVey form ror1111s bulldlllQ attaohed1 ☐ Yes ☐ N/A "Clood on drewlng11 **and** lllllbnit photographs of eXlstlng et& Bliol'$.

DETAILOF W RI< TO BE PERFORMED

Fo **ndatlon He,gh1** Exposed ___ 0 Block ☐ BIOdc Parged 8•1¢:K (type) _____ ☐oured Concrolfl D Pl8rs

Ma:.on,y Cllmnev: CBloekParq 0Br,ck [type] _____ ☐Olher _____

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: _____

I, .,I 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 COL0!'IS

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

Trim _____ Sash _____ Doors _____

Deel< _____ F011r111allon _____ Fence _____ Shu ers _____

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

I hereby authorlzo 1h agent namoo above to 6o! 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-l0C 9uidellnas, I ha,eby agree 10 abide by and comply with me terms and condllions of ihls eppfication. I he,eby *1111"""* Ihal the!111'.bmi.ssion o any revlslo lo lhis apolica,tion will initiate a new sooy-day mview parfod

Date January 3l.2024 Slgna ure o! owner of rwor _____ Slgn,td unoe. ponaitte• o!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

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HOCCompliance
Coonli1 tor/L,mJ ll
Specirui,t
cfh'llll l.i'll.' llllcld-m\1.jr'ir'

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 BEREYIEWEr5BVimrHlS10RIC DIS[RlCl'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

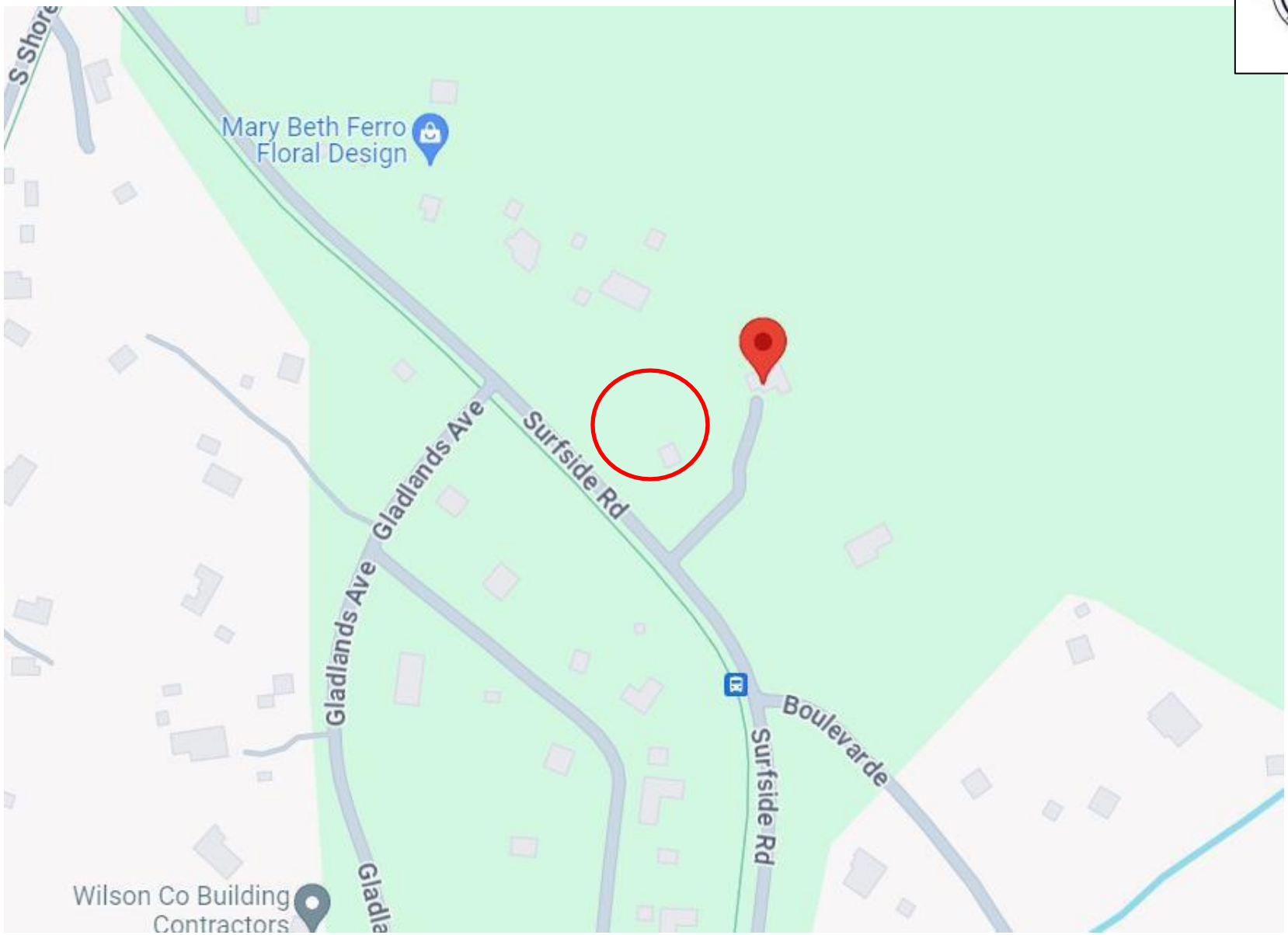
Use: 1090

Description: MULTI HSES M01

Zone: LUG1

Property Size: 2.05 Acres

Locus Map 108 Surfside Road



Previously Submitted Solar System Location



PREVIOUSLY PROPOSED ON JUNE 4TH HEARING
OPTION "A"



Architectural plan courtesy of Val Oliver Design Inc.

OPTION “B” SHIFT THE SOLAR ARRAY ALL THE WAY DOWN TO THE EAVE LEAVING APPROX 6’ OF ROOF SPACE ABOVE TO REDUCE VISIBILITY.



OPTION “C” ONLY INSTALL 1 ROW OF PANELS ON THE FRONT ROOF, SHIFTED ALL THE WAY DOW TO THE EAVE. INSTALL SOLAR PANELS ON FRONT PORCH ROOF AND ON THE EAST FACING PORCH ROOF



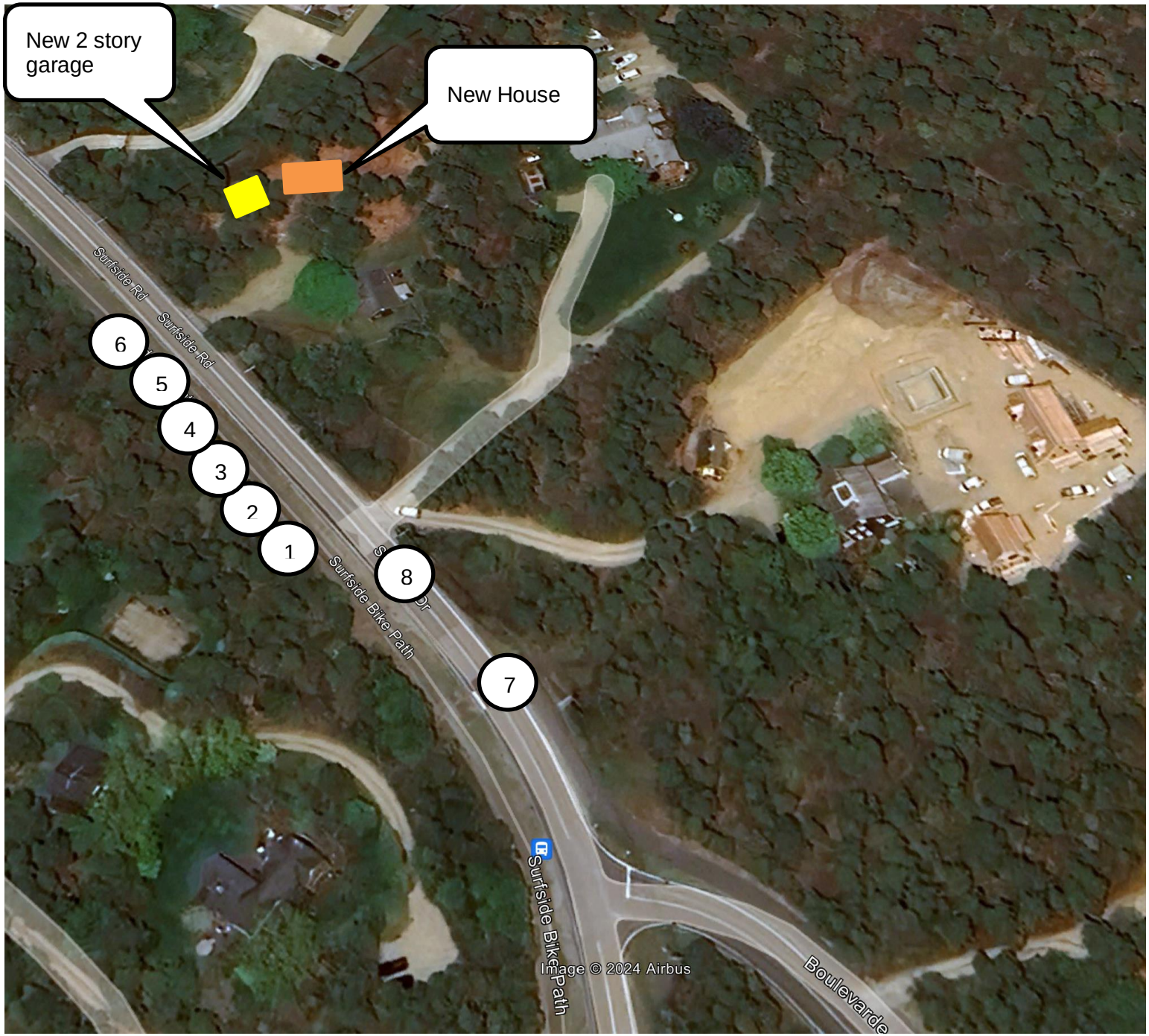

New 2 story garage
New House
6
5
4
3
2
1
8
7
Surfside Rd
Surfside Rd
Surfside Bike Path
Surfside Bike Path
Boulevarde
Image © 2024 Airbus

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

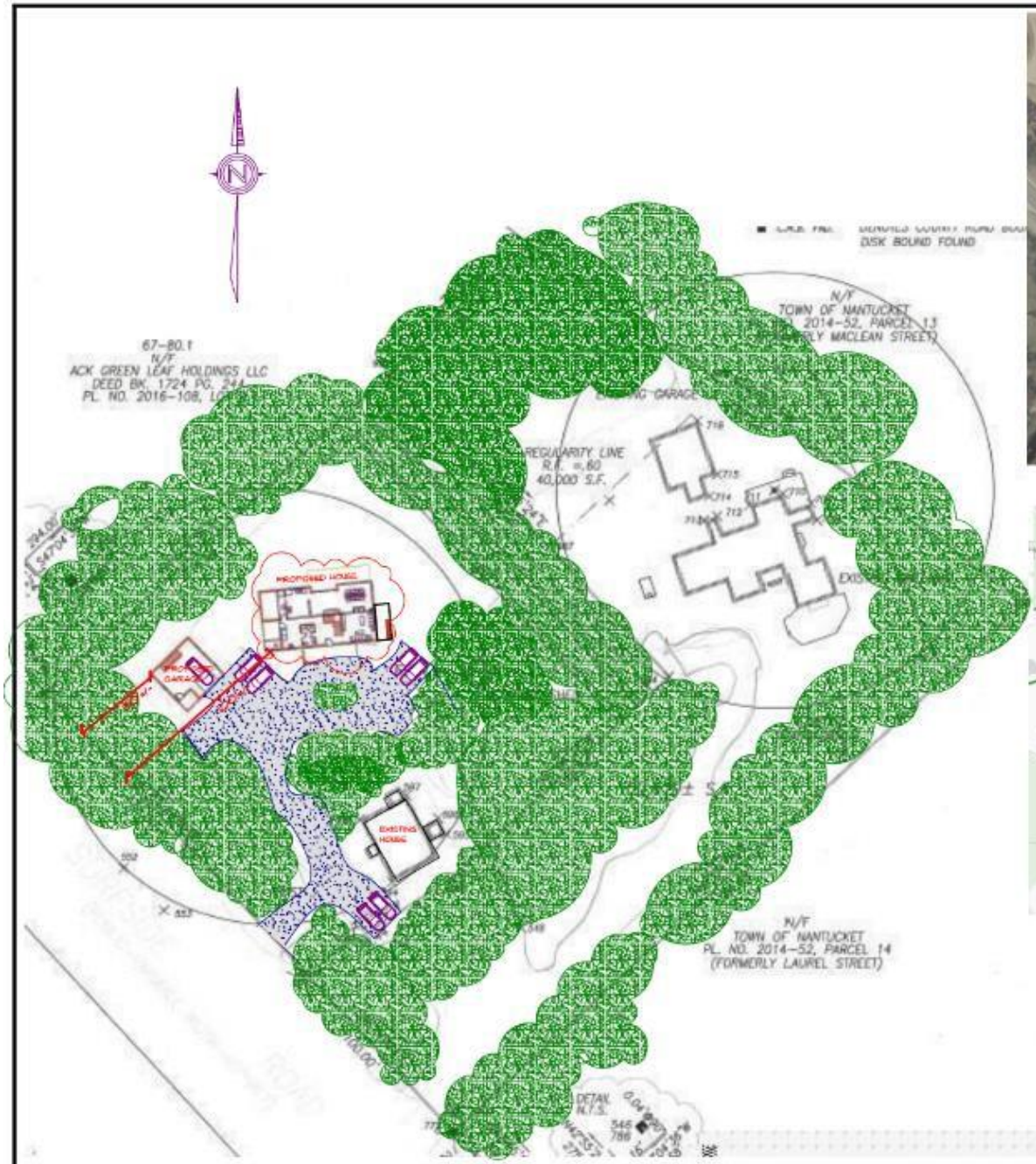


Image 7 taken from Surfside Road

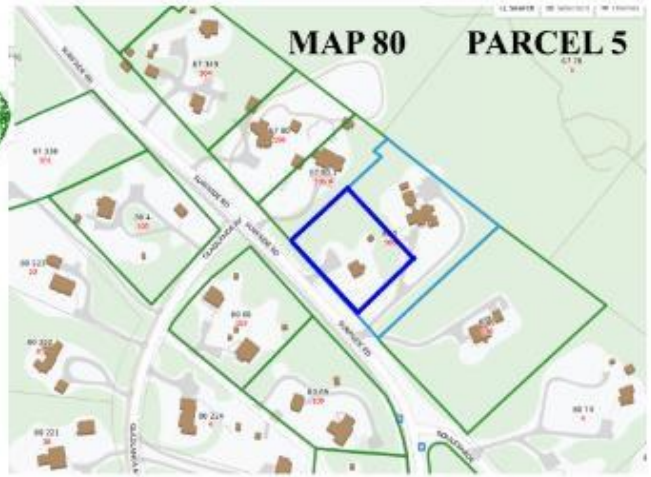


Image 8 taken from Surfside Road









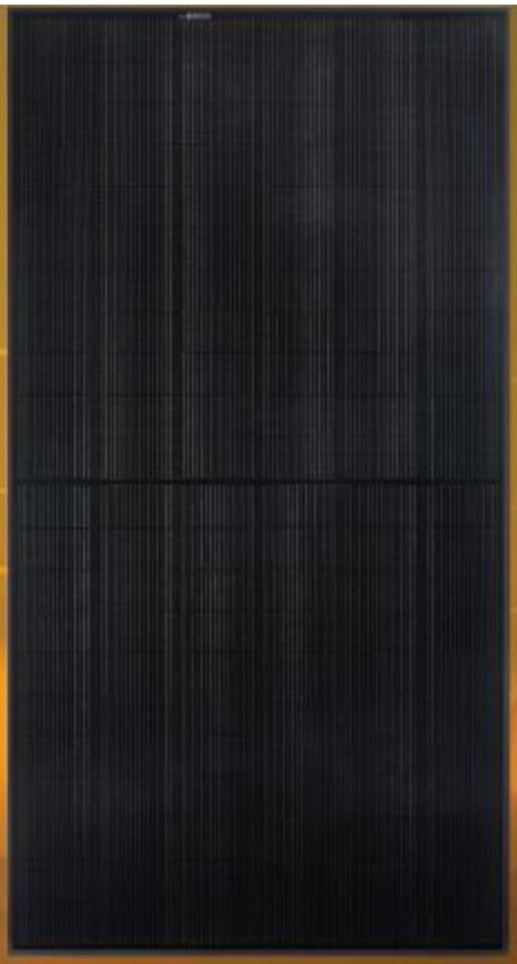
DAVIS-TORRES (NEW DWELLING)
PORTION OF 108 SURFSIDE RD
1-18-23



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

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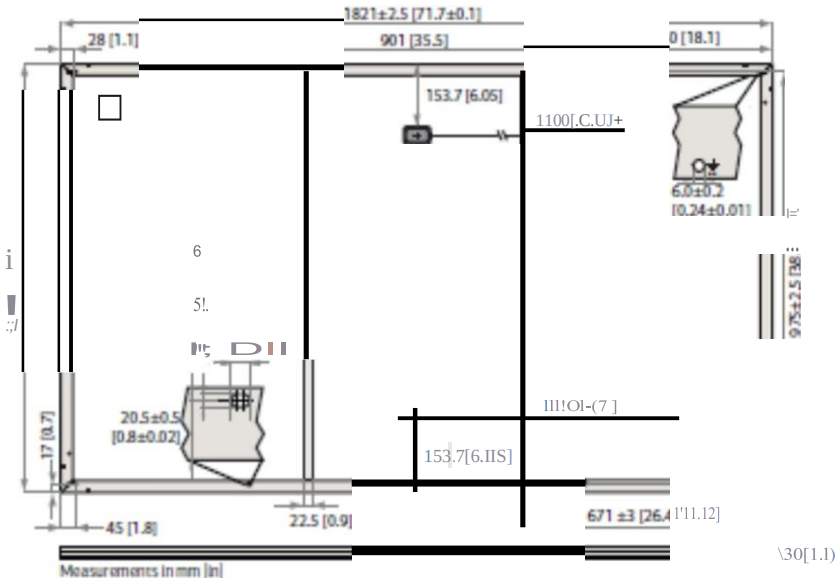
PRODUCT SPECIRCATIDNS



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)	10.18	10.19	10.20	lll25	ID.30
Power Density (W/sq ft)	93	19.6	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 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

JEC6Z782 Dfn.irnic_odtaniOIL_a.i.d.

IEC61215-21016 tb_ona (35mnJ

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%
Annual Degradation	(US%:	(US%	0.25%
;fffl Y 11,if 25	92%	92%	92%

Saa '11,l'Tlll / cllc:llllifl D rCl dllt:lls. Coocltlllm

MAX IMUMRATINGS

Operational temperatur a	·40_.1as·Ft,a·-.as·o
Maximum system voltage	1000
Maximum test load (front):	+701Xl 0461b!"Jsqf1f
Maximum ID 1d [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)

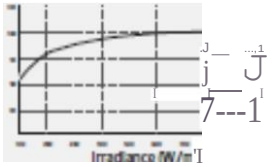
TEMPERATURE RATINGS*

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 II'Dlna. 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 sar panels it manufactures. Headquartered in Norway with operatic nal headquarters in Singapore, REC also has regional hubs in North A mica. Europe, and Asia-Pacific.

• REC

W-IMrDCE)'

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: 7 N. Gully Rd

✓	Date submitted to 2 Fairgrounds Road: 6/12/24
	HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled) Heard 6/11 no minutes avail.
✓	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 6/12/24
✓	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: 6/12/24

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°: 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

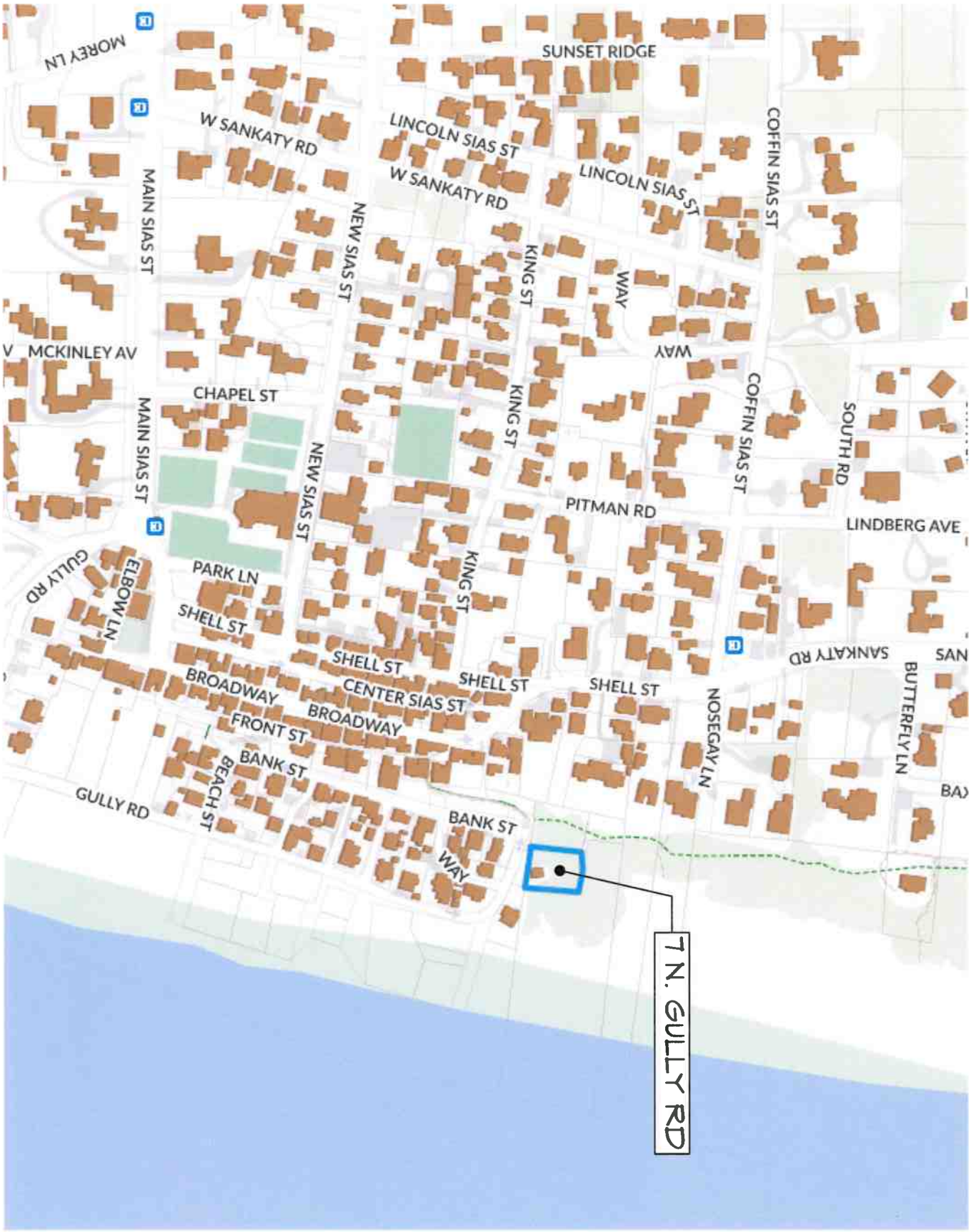
Trim Platinum Gray Sash Platinum Gray Doors Platinum Gray

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 4/19/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Residence at
7 N. Gully Road
Nantucket, MA 02554

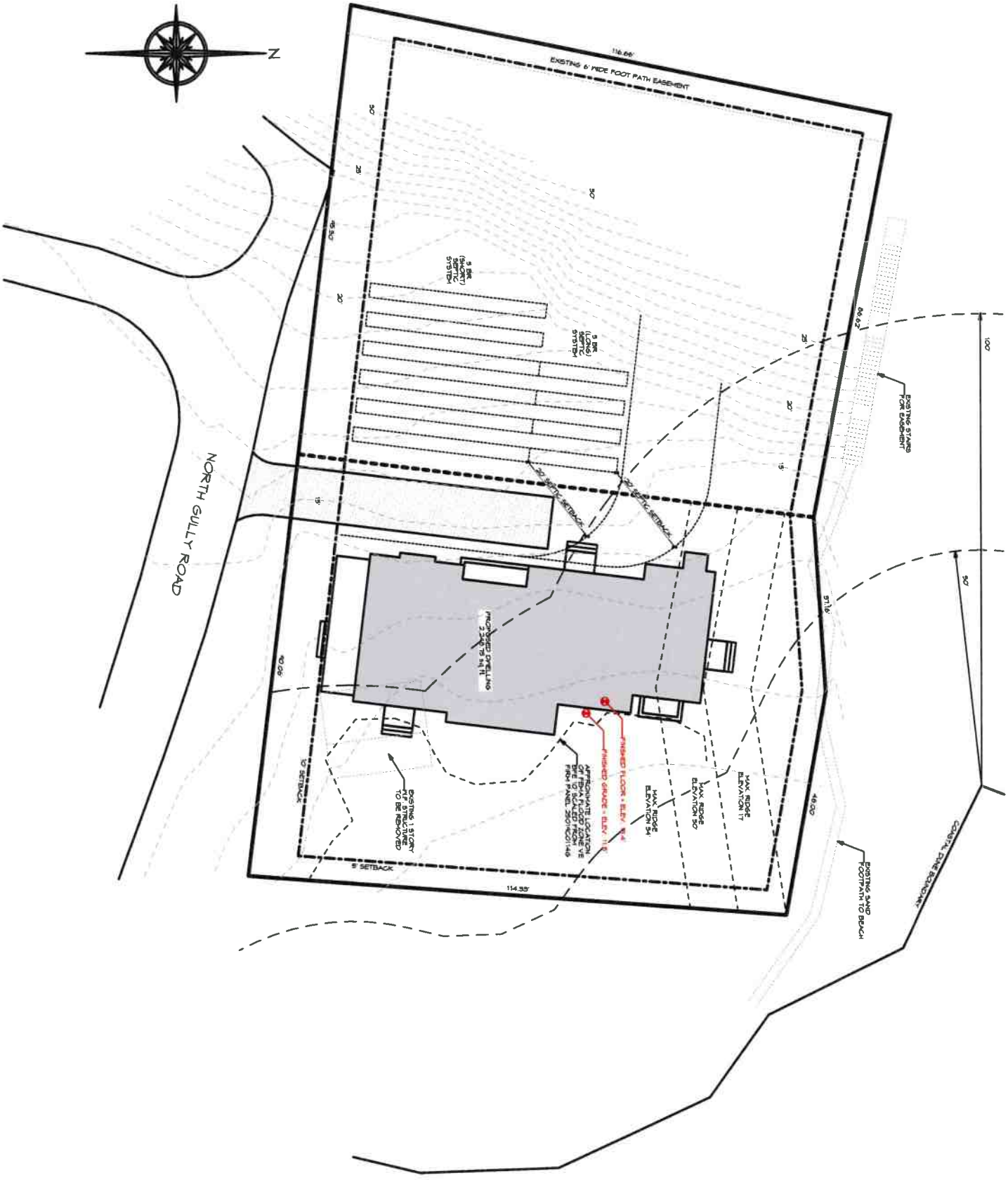
MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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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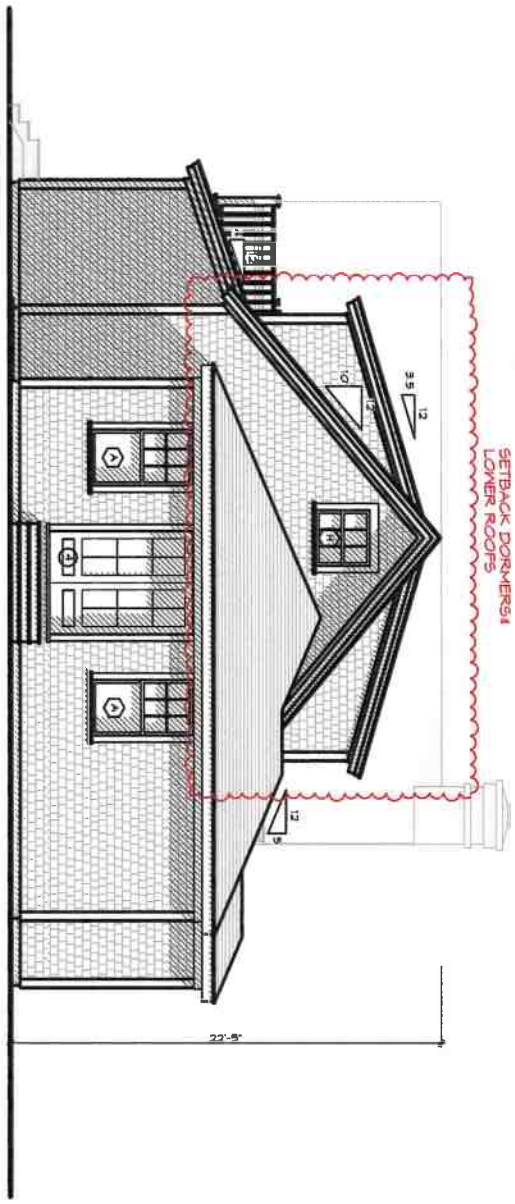
Site Plan

BOTTICELLI & POHL

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



A-2.1

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

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North Elevation

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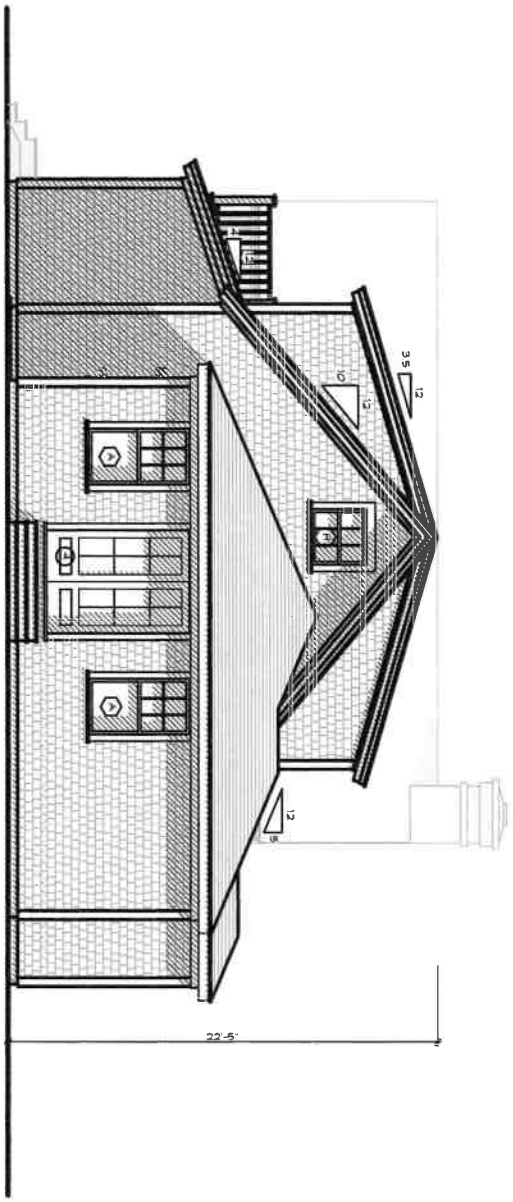

Previous Submission

A-2.1 ID#

Residence at
7 N. Gully Road
Nantucket, MA 02554

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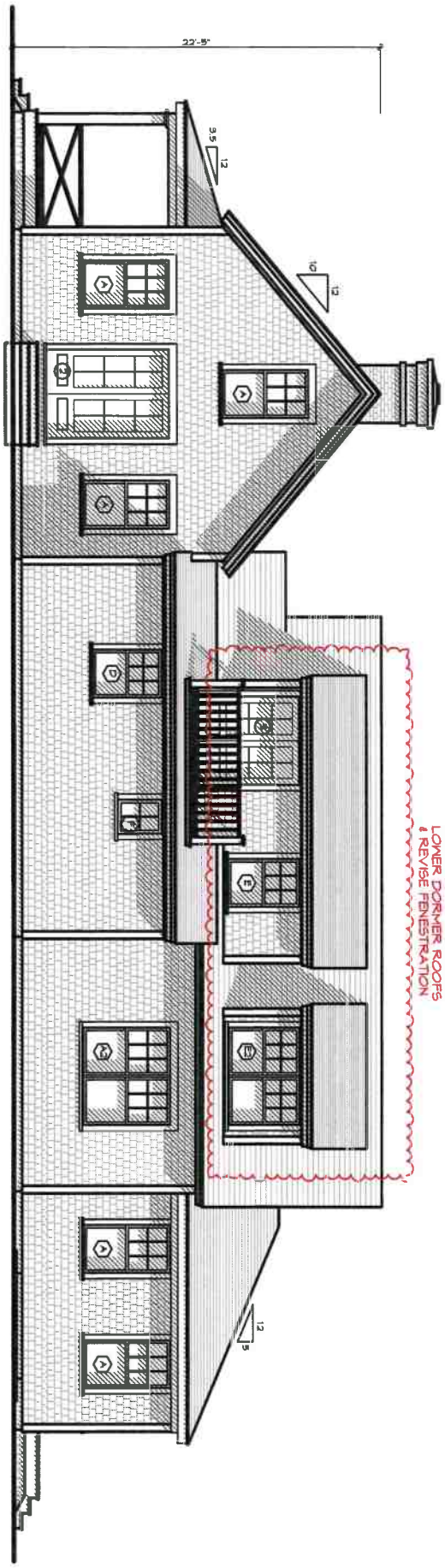

ID # A-2.2

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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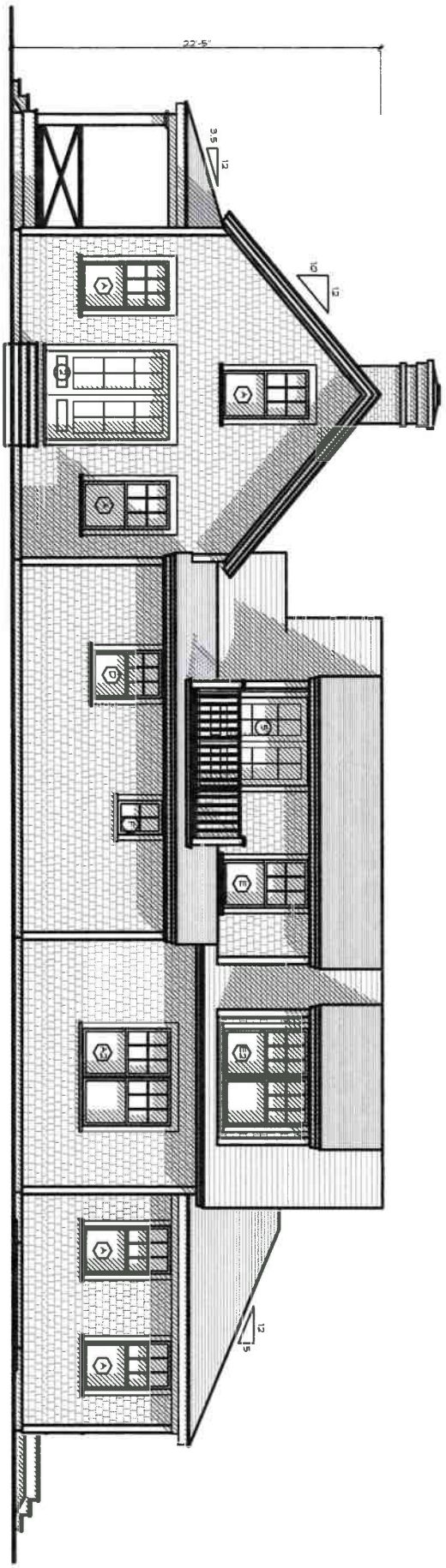
East Elevation

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



Previous Submission

A-2.2

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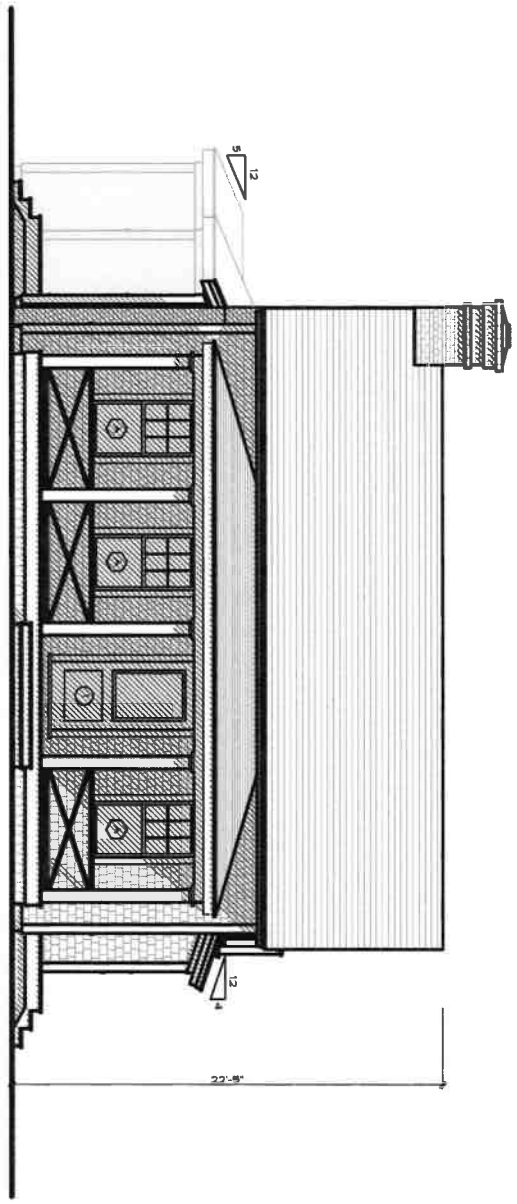

ID#
A-2.3

Residence at
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Nantucket, MA 02554

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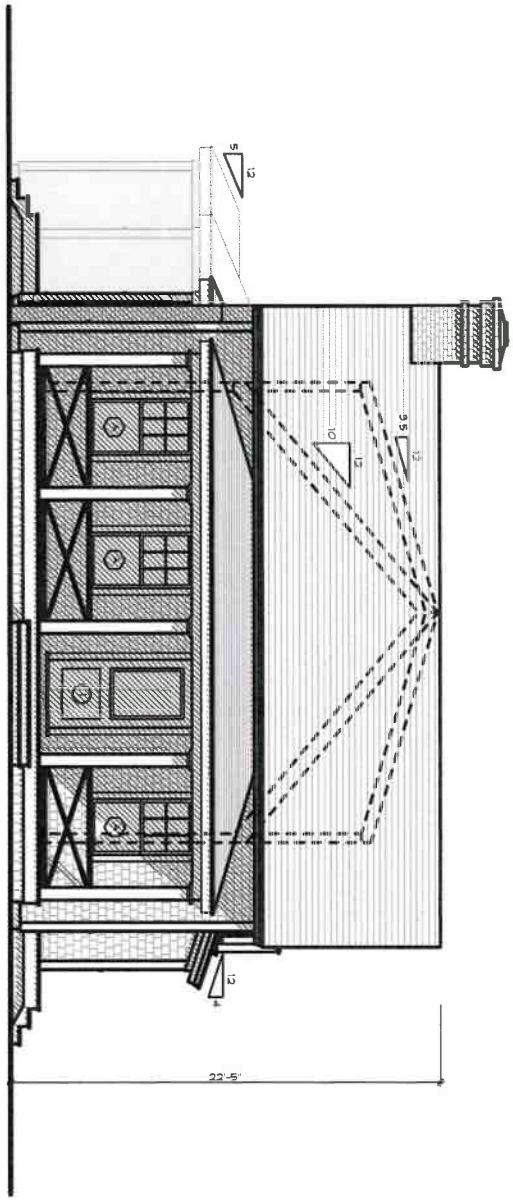
South Elevation

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



Previous Submission

A-2.3

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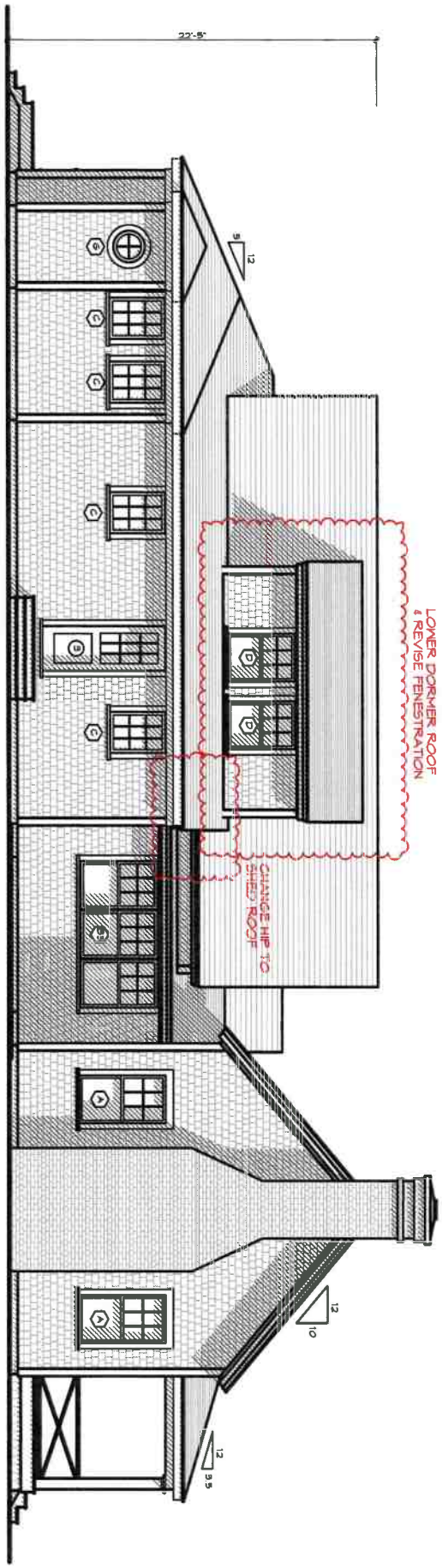

A-2.4

ID #

Residence at
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West Elevation

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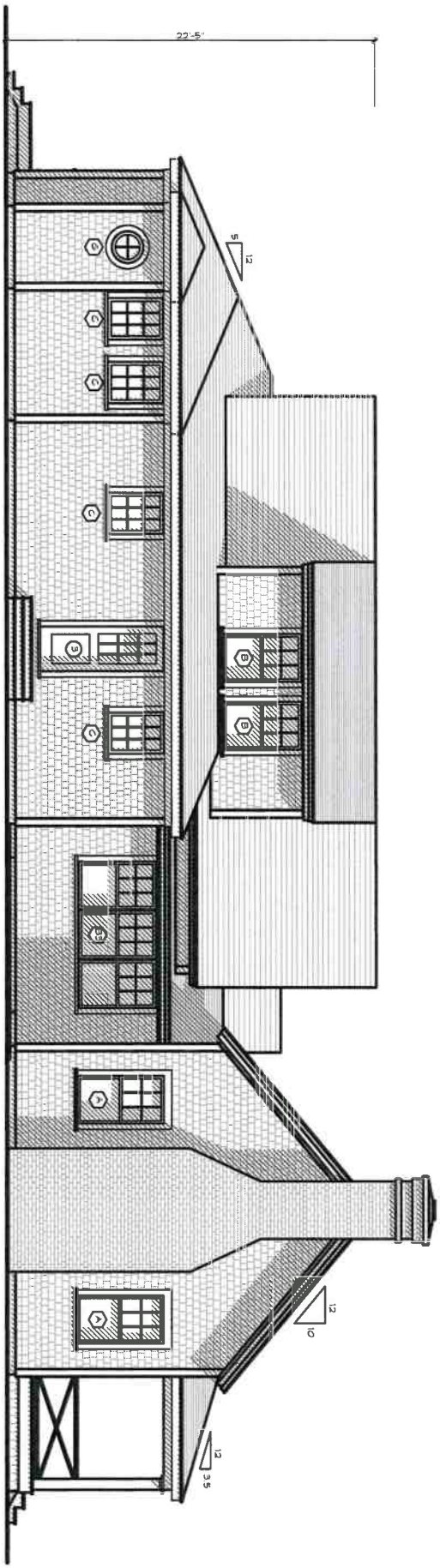
P 508 228 5455

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

BOTTICELLIANDPOHL.COM



Previous Submission

A-2.4

ID #

Residence at
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Nantucket, MA 02554

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West Elevation

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P 617 482 4543

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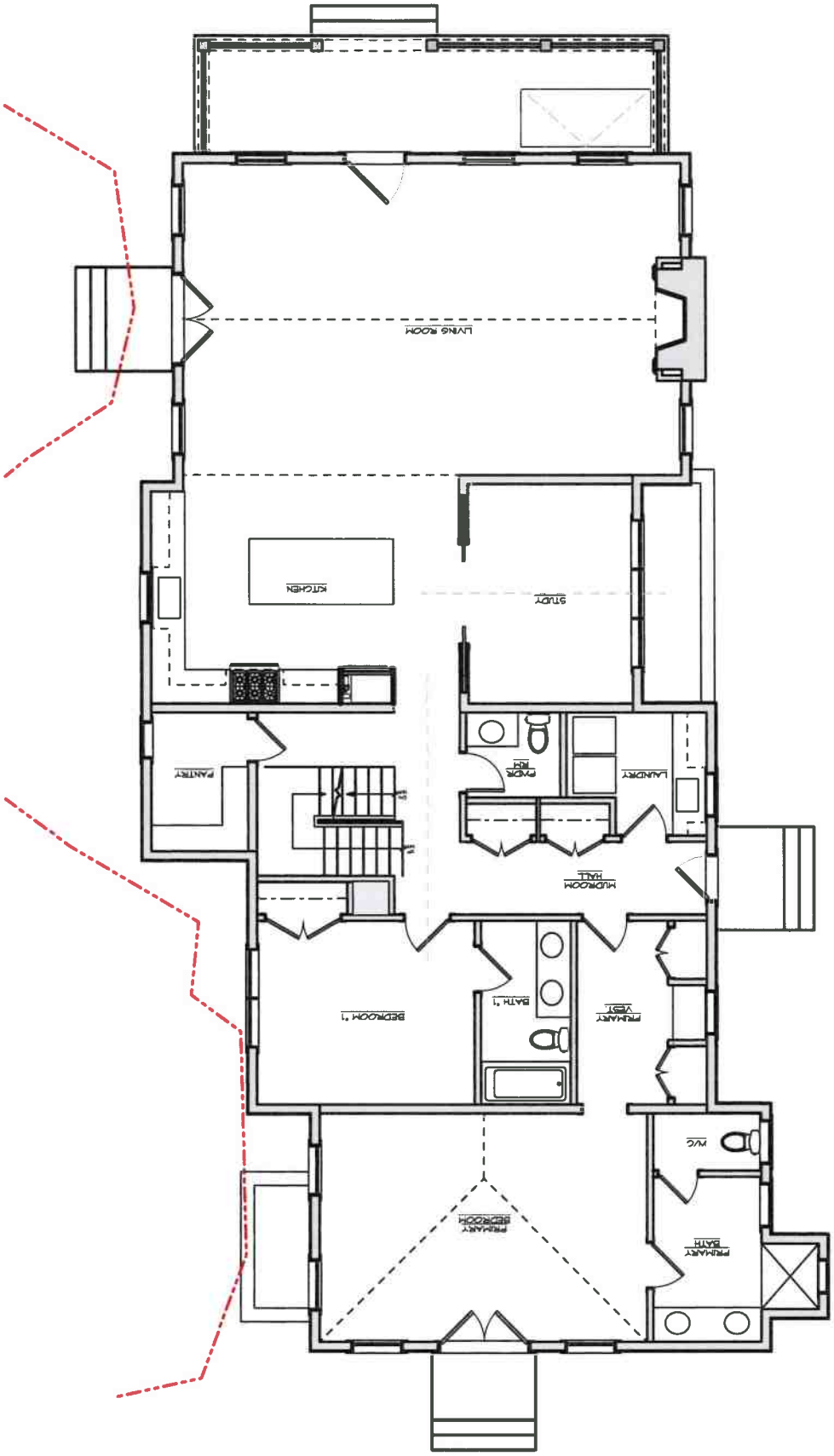

A-1.1 ID #

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PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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First Floor Plan

BOTTICELLI & POHL

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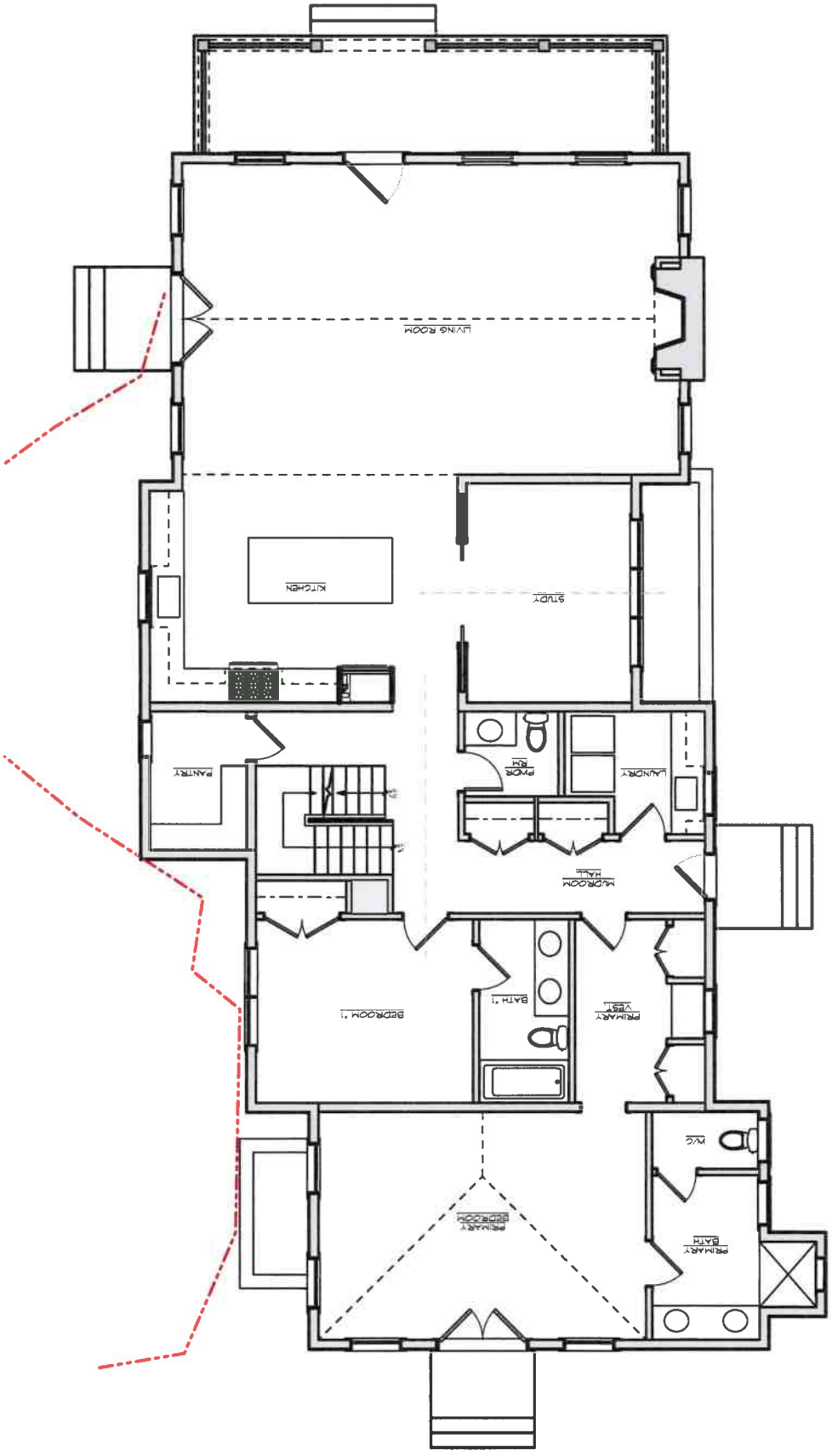
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previous Submission

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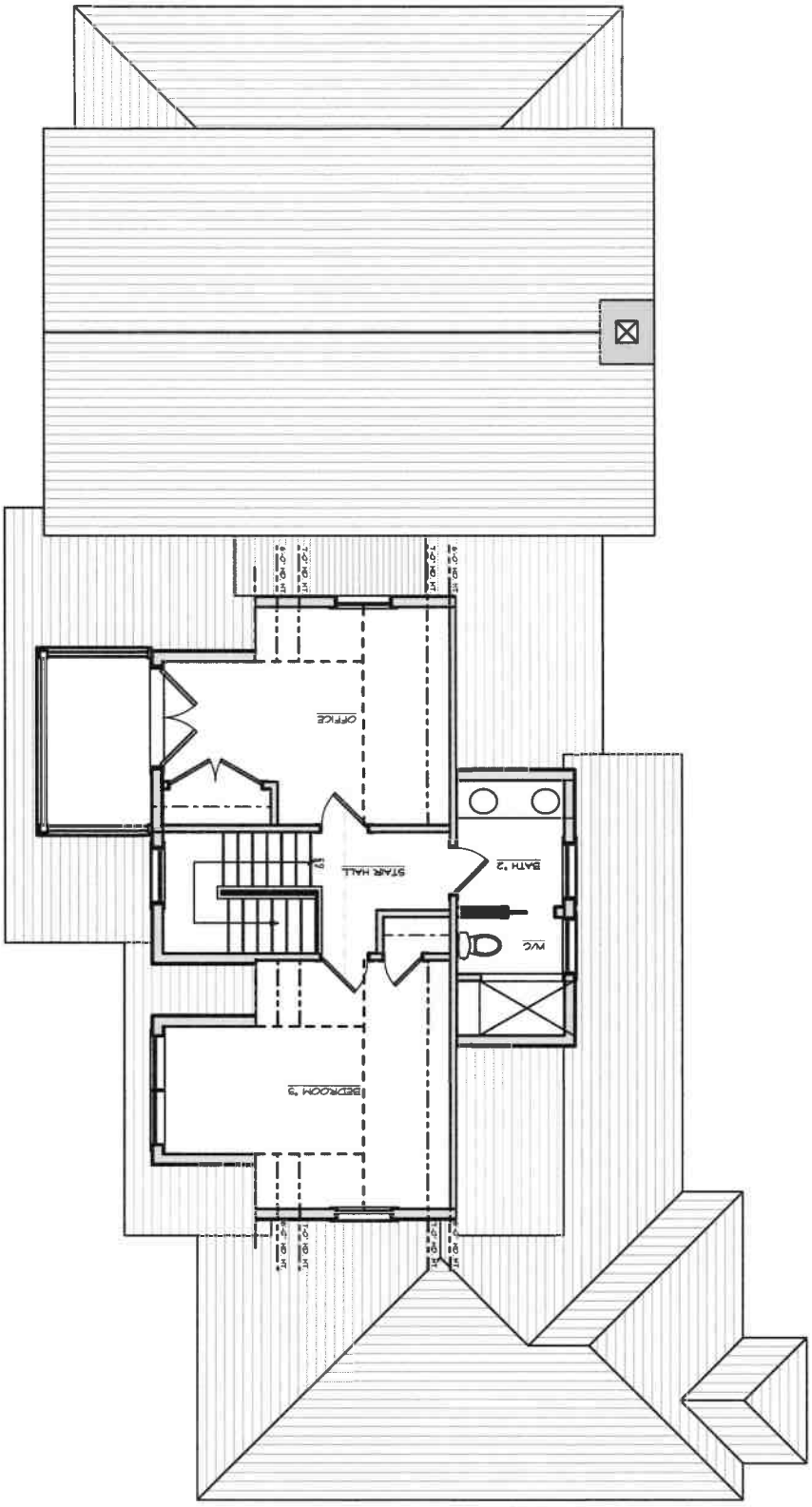

A-1.2

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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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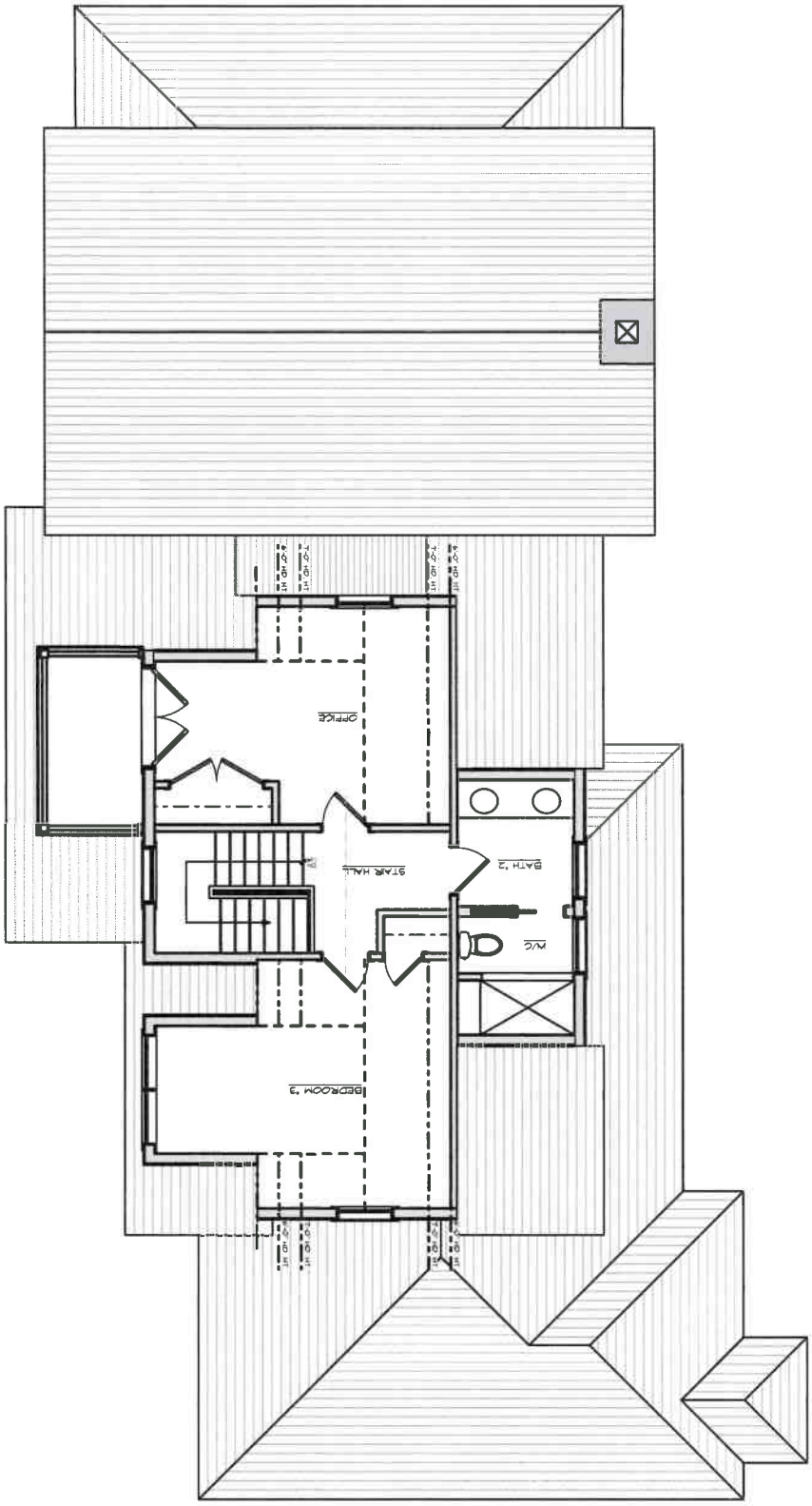
Second Floor Plan

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



Previous Submission

A-1.2

ID #

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Second Floor Plan

BOTTICELLI & POHL

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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, 6/12/245
Rev: 6/12/24 (BT)

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	3	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 4'-7 1/2"	TBD	6 over 1	
E2	1	(2) Double Hung	Boston Sash	N/A	(2) 3'-0" x 4'-7 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 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 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 June 12, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WTTHIN 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 6/12/24

Date

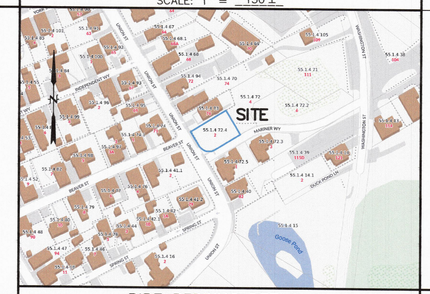
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



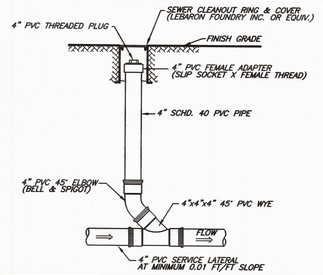
LOCUS MAP

SCALE: 1" = 150'±



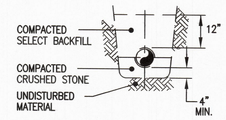
SEWER CLEANOUT DETAIL

(NOT TO SCALE)



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1–888–344–7233.
5. PROPOSED BUILDING SEWER SHALL BE 23± LINEAR FEET OF 4–INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1–FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL–RC)
7. SEE ORDER OF CONDITIONS SE 48–3511, Dd. Bk. 1888, Pg. 225. AS AMENDED ON 6/2/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

LEGEND:

N/F	NOW OR FORMERLY	CB	CONCRETE BOUND
PVC	POLYVINYL CHLORIDE	IP	IRON PIPE
CO	CLEANOUT	F.F.E.	FIRST FLOOR ELEVATION
		CSO	CURB SHUTOFF

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.4	Dd. Bk. 1897 Pg.81	FILE NO.#2016–4	DOHERTY ACK LLC	4	N–11449	PJS/DMK

HDC EXHIBIT 6/13/24

① ⟶ PHOTO EXHIBIT LOCATION

COMMONWEALTH OF MASSACHUSETTS PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL LAND SURVEYOR
6/13/24

BENCHMARK INFORMATION

BENCHMARK:
X–CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	4.30
INVERT AT STUB (SEE NOTE 1)	3.95

8/3/23
COMMONWEALTH OF MASSACHUSETTS DALE MACKINNON CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER

SEWER & WATER CONNECTION PLAN

#2 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.4)
PREPARED FOR:
DOHERTY ACK LLC
DATE: AUGUST 1, 2023 SCALE: AS NOTED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N–11449

N:\SRE 1000-1999\1000\01\400-1449\1449\PLAN\DOC\20241449 Sewer Connection Plan 2 Mariner # 1-2-3 (2400).DWG, 6/6/2024 4:58:04, CIVIL24.ctb, 1:1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 2 Mariner Way (HDC2023-12-9708)
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 55.1.4-72.4
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
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 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: 6/13/24



Property Information

Property ID	189810
Location	2 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

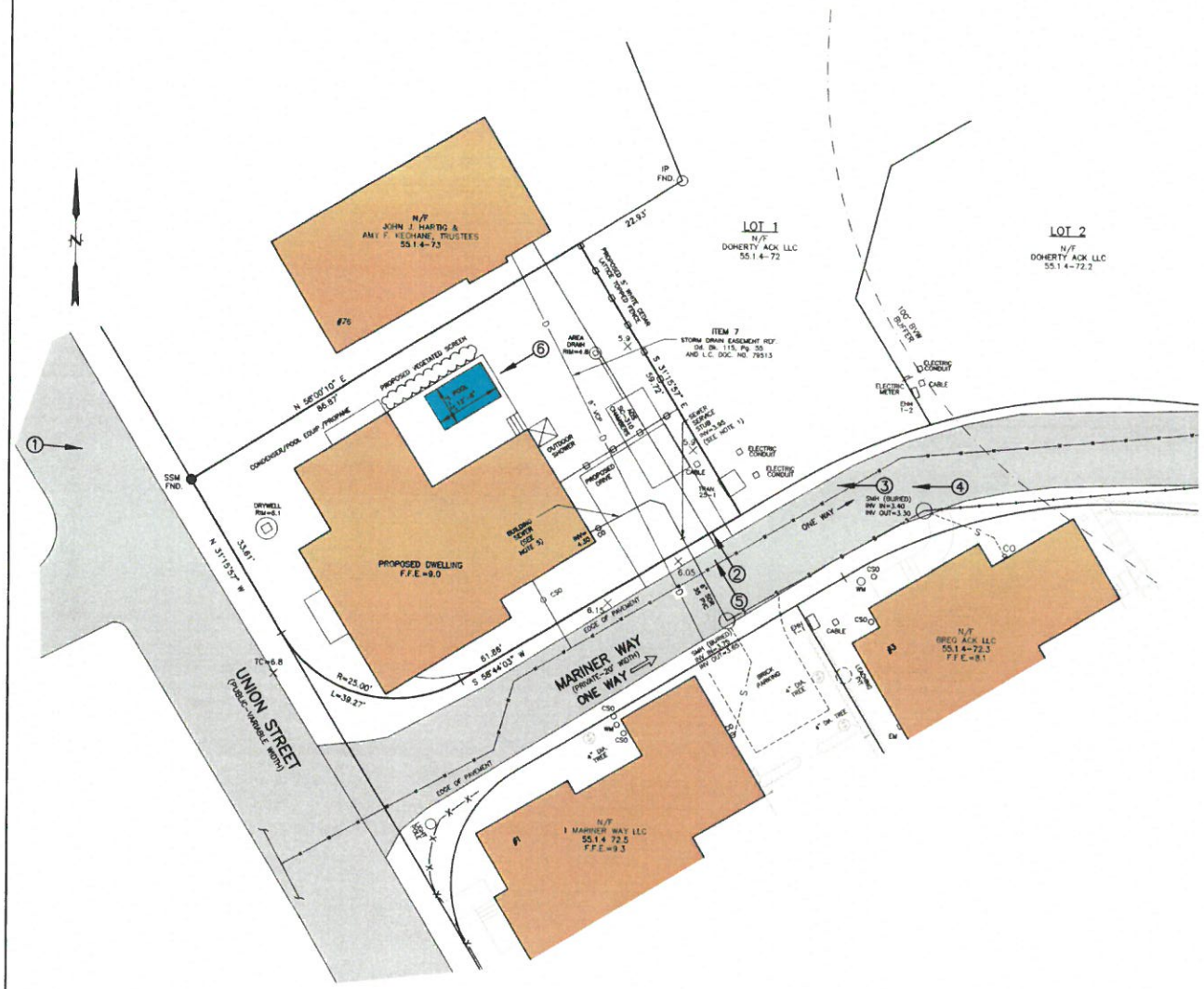
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

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

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'


N/F
JOHN J. HARTOG &
AMY F. KEOHANE, TRUSTEES
55.1.4-7.5
#76
IP FND.
22.93'
LOT 1
N/F
DOHERTY ACK LLC
55.1.4-72
LOT 2
N/F
DOHERTY ACK LLC
55.1.4-72.2
PROPOSED & EXIST. CLEAN OUTS TO BE RAISED TO FINISH GRADE
ITEM 7
STORM DRAIN EASEMENT, REF. Dd. Bk. 115, Pg. 55 AND L.C. DOC. NO. 79513
S 31°15'37" E
39.72'
N 58°07'10" E
86.87'
PROPOSED VEGETATED SCREEN
CONDENSER/POOL EQUIP./PROPANE
POOL
11.33' x 4'
AREA DRAIN RIM=4.8
OUTDOOR SHOWER
PROPOSED DRIVE
SEWER SERVICE STUB 1.5% (SEE NOTE 1)
ELECTRIC CONDUIT
ELECTRIC METER
ELECTRIC CONDUIT
CABLE
ELECTRIC CONDUIT
PROPOSED DWELLING
F.F.E.=8.0
DRYWELL RIM=8.1
BUILDING SEWER (SEE NOTE 5)
INV=4.00
SSM FND.
N 31°15'37" W
53.81'
TC=6.8
R=25.00'
L=38.27'
S 58°44'03" W
61.86'
UNION STREET
(PUBLIC-VARIABLE WIDTH)
MARINER WAY
(PRIVATE-20' WIDTH)
ONE WAY
EDGE OF PAVEMENT
SMH (BURIED)
RIM=10.43
INV IN=3.40
INV OUT=3.30
SMH (BURIED)
INV IN=3.40
INV OUT=3.30
ONE WAY
BRICK PARKING
4" DIA. TREE
CABLE
N/F
BREG ACK LLC
55.1.4-72.3
F.F.E.=8.1
N/F
1 MARINER WAY LLC
55.1.4-72.5
F.F.E.=9.3
EDGE OF PAVEMENT
4" DIA. TREE
4" DIA. TREE
CABLE
CABLE
CABL

2 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of property from Union Street



2 View of property from Mariner Way



3 View of property from Mariner Way



4 View of property from Mariner Way



5 View of property from Mariner Way

6

Pool Mock Up

2 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

CERTIFICATE NO: _____ DATE ISSUED: 3/21/23

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2022-08-6934 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°: 55.1.4 PARCEL N°. 72.4

Street & Number of Proposed Work: 2 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: C/O KENS HOLDINGS CO 100 CONIFER HILL DRIVE UNIT 304 DANVERS, MA 01923

Contact Phone #: EDOHERTY@KENSTERRY.COM E-mail: 978-360-0955

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $608.40

Must be acted on by: ~~10/24/22~~ 12/31/22 6/30/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments ~~- Restrictions - Conditions~~

THRU STAFF: PRIOR ROOF WALK TO BE BROUGHT BACK, ADD "TYPICAL CHIMNEY" - BOTH ON MAIN ROOF. TYPICAL TRIM PACKAGE (DIMENSIONS). ~~KICK PANELS ON~~ FRENCH DOORS. AXE 3RD FLR GABLE WINDOWS.

RESILIENT NANTUCKET - CH. 11 AE9

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ 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 RCH) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 51'6" Width: 48'8" Sq. Footage 1st floor: 1531 SF Sq. footage 2nd floor: 1511 SF Sq. footage 3rd floor: _____

Decks/Patio: Size: 17 x 31 ☒ 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 31' South 31' East 31' West 31'

Additional Remarks: POOL IS PROTECTED BY PERIMETER PLAN AND IS IN THE DECK ON EAST-REAR

Historic Name: _____

Original Date: _____

Original Builder: _____

REVISIONS* (describe)

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

NEW DWELLING INSET POOL IN DECK - 11'x8'

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 1'6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATER STRUCK ☐ Other TYPICAL DETAILS - CORBELLING

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.) _____

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" ALUMINUM - BOXED

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TYPICAL TRIM PACKAGE

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

C. Dimensions: Fascia 1x12 + 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards 1x8 Frieze _____

Window Casing 1x5 Door Frame FRONT 8" REST 1x5 Columns/Posts: Round _____ Square 6"x6" WRAPPED

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other 6/6 ~~1/1~~ x 6/6 LT

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

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL - ~~DUTCH DOOR~~ Rear 12 LT W/KICK PANEL Side 12 LT W/ KICK PANEL

Garage Door(s): Type _____ Material ~~STEEL~~

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof CEDAR/SLATE/PEWTER ~~GREY~~ GREY

Trim WHITE Sash WHITE Doors FRONT ESSEX GREEN

Deck NTW Foundation GRAY PARGED ~~Fence~~ ~~FRONT RAILING~~ Shutters WHITE ROOF WALK - NTW

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and 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 8/25/2022 Signature of owner of record _____ Signed under penalties of perjury

2. The Brant LLC 12-7612	6 &8 N Beach/4 Dolphin	New building	42.4.1/65.1	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approved and pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. (Oliver)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2022-12-7612**

3. The Brant LLC	6 &8 N Beach/4 Dolphin	Hardscape	42.4.1/65.1	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to Approved through Staff gate vine boxes on the interior of the gate; 6'fence; eliminate picture frame' go to standard board, hiding rails & post, no gaps. (Welch)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2023-0**

4. Doherty Ack LLC 08-6934	2 Mariner Way	New Dwelling	55.1.4/72.4	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	Angus McCleod- HSAG
Concerns	**Backus-** appreciates the changes, Funky lines on drawings, hard to discern at some location, French doors should be 12 lights, landscape plan needed. **McCleod-** windows in the rear addition should be taller on the south and east the main mass should have large chimney to fit in with surrounding architecture, the gable window shouldn't be horizontal six light, more like a vertical 4 light or another double hung, looks like an awning looking inappropriate. **Camp-** too tall, roof pitch too shallow, needs a chimney, 1st floor windows on the south elevation 2nd mass should be the same size as the ones on the main mass. Drawings should be clearer. **Oliver-** ok with it, a chimney would be nice make it look more traditional. **Welch-** appreciates the changes, to large overlarge. Union side elevation looks the most appropriate with respect to height and massing, the chimney should return. Roof walk would be appropriate. On the Mariner side its over fenestrated too organized.
Motion	**Motion to approved through Staff prior widows walk to be brough back, add "typical chimney" to the right side, lose gable windows on south and east elevations 3rd floor, "typical trim package" Traditional door casings on the front door. FEMA package (Welch)**
Vote	Carried 3-2// Welch, Camp, Pohl-aye / Oliver & Coombs-nay — Certificate # **HDC2022-08-6934**

5. Doherty Ack LLC 08-6939	4 Mariner Way	New Dwelling	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	Angus McCleod- HSAG
Concerns	**Backus-** infill structure within the OHD. The front door is atypical. **McCleod.** - the ridge in the perpendicular rear addition should drop below the secondary mass that it intersects, the two adjacent second floor decks are excessive, one should be removed, same issue as #2 with the gable windows. **Camp-** right hand mass is still bit too large, the north elevation is too cumbersome, agrees with McCleod, additive massing is needed. Remove the balcony. **Oliver-** Massing is a concern, specifically the east and the west. The peak is unusual. **Coombs-** Would like to see additive massing. The houses need chimneys. Less windows, less decks. Welch- Drawings are an issue, structure is still too wide, secondary addition is too wide, it has a funky trim package. East elevation is over fenestrated and poopy decks, needs to be cleaned up.
Motion	**Hold for Revisions. (Camp)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2022-08-6939**

APPROVED
HDC2022-08-6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

PROPOSED

18. Robert Turner **03-8173**	11 Seikinnow Place	New front stoop	67/525	DTA
19. Back East lot62 LLC **03-8165**	62 Nobadeer Ave	New pergola	88/11	Ahern
20. Back East lot62 LLC **03-8114**	62 Nobadeer Ave	Demo structure	88/11	WAPD
21. Back East lot62 LLC **03-8113**	62 Nobadeer Ave	New main house	88/11	WAPD
22. Back East lot62 LLC **03-8116**	62 Nobadeer Ave	New guest house	88/11	WAPD
23. Back East lot62 LLC **03-8118**	62 Nobadeer Ave	New shed	88/11	WAPD
24. Back East lot62 LLC **03-8117**	62 Nobadeer Ave	New garage	88/11	WAPD

Voting	Welch, Camp, Coombs, Patten, Dutra
Alternates	None
Recused	Pohl, Oliver, Thornewill
Documentation	Architectural elevation plans, site plan, photos, correspondence.
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve (Coombs)**
Vote	Carried 5-0 — Certificate # **HDC2023-01-(as noted)**

V. CONSENT WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Back East lot62 LLC **03-81**	62 Nobadeer Ave	Pool & hardscape	88/11	Ahern

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

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence.
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve through Staff Conditions (Welch)**
Roll-call Vote	Carried 5-0 // Camp, Coombs, Welch, Oliver, Pohl-aye; — Certificate # **HDC2023-01-(as noted)**

VII. OLD BUSINESS 02/14/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Harvey Jones **02-7951**	78 Main st	Fence	42.3.1/55	Normand Residential

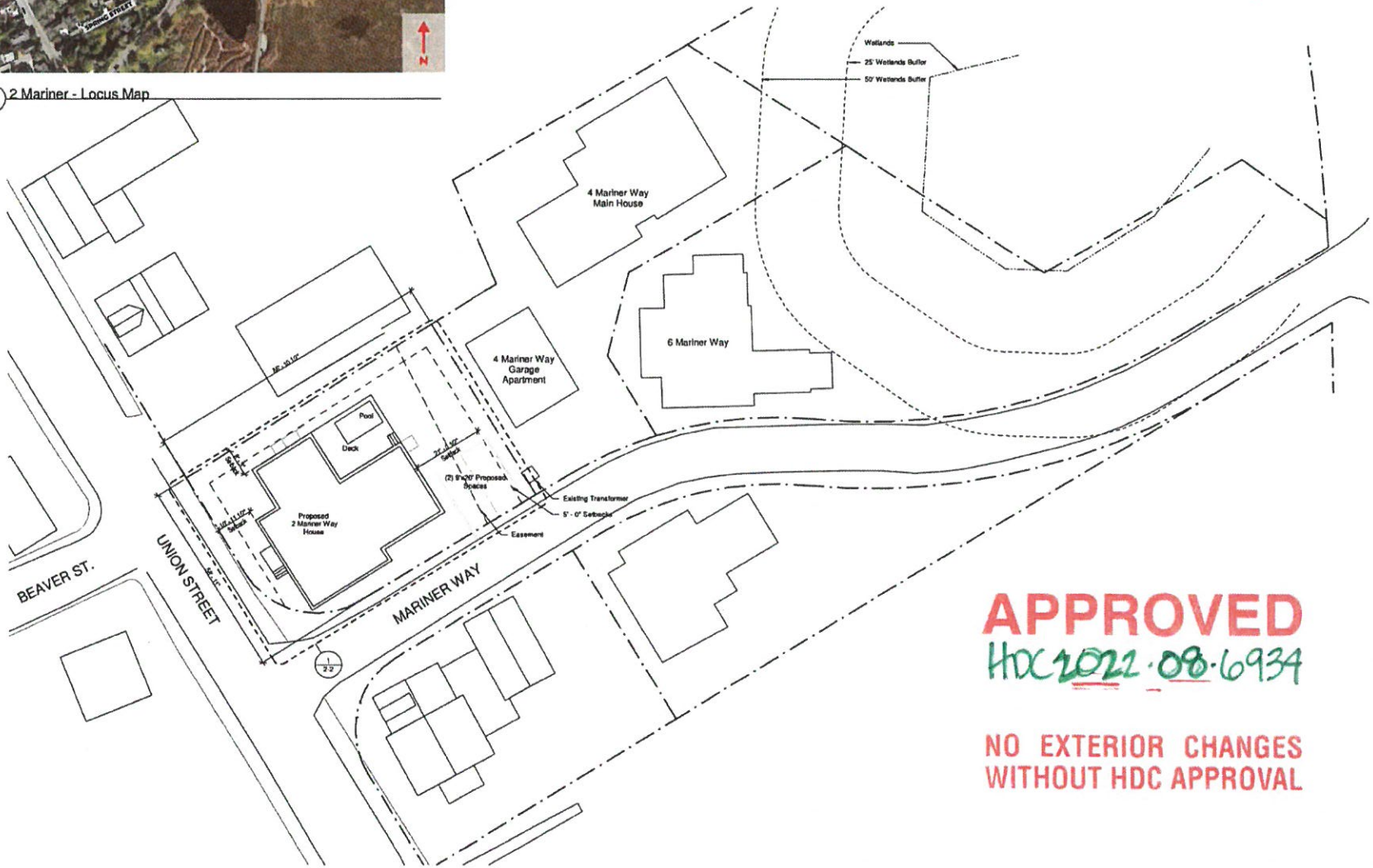
Voting	Welch, Camp, Coombs, Dutra, Patten
Alternates	None
Recused	Pohl, Oliver, Thornewill
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ben Normand
Public	None
Motion	**Motion to Approve (Coombs)**
Vote	Carried 5-0 — Certificate # **HDC2023-02-7951**

2. Doherty Ack LLC **08-6937**	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	**Mickey Rowland/HSAG-** Two car driveway is not appropriate.
Concerns	**Backus-** Brick apron recommended; material to be consistent. **Oliver-** Application missing information. **Camp-** Concerned with fence.
Motion	**Motion to approved through staff with driveway to be all brick, running bond, curve corners @ street; 4' high boards fence (NTW) around pool equip. 5' high board fence (rather than 5 &1) along perimeter; provide photos of landscape elements. (Welch)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2022-08-6937**



2 Mariner - Locus Map



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

APPROVED
HDC2022.08.6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Received
8/9/23

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2886

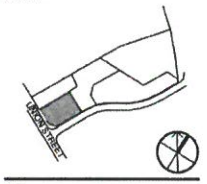
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Giarraccino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 938-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hera Energy Raters LLC.
Millis, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CO
CHECKED BY: RS

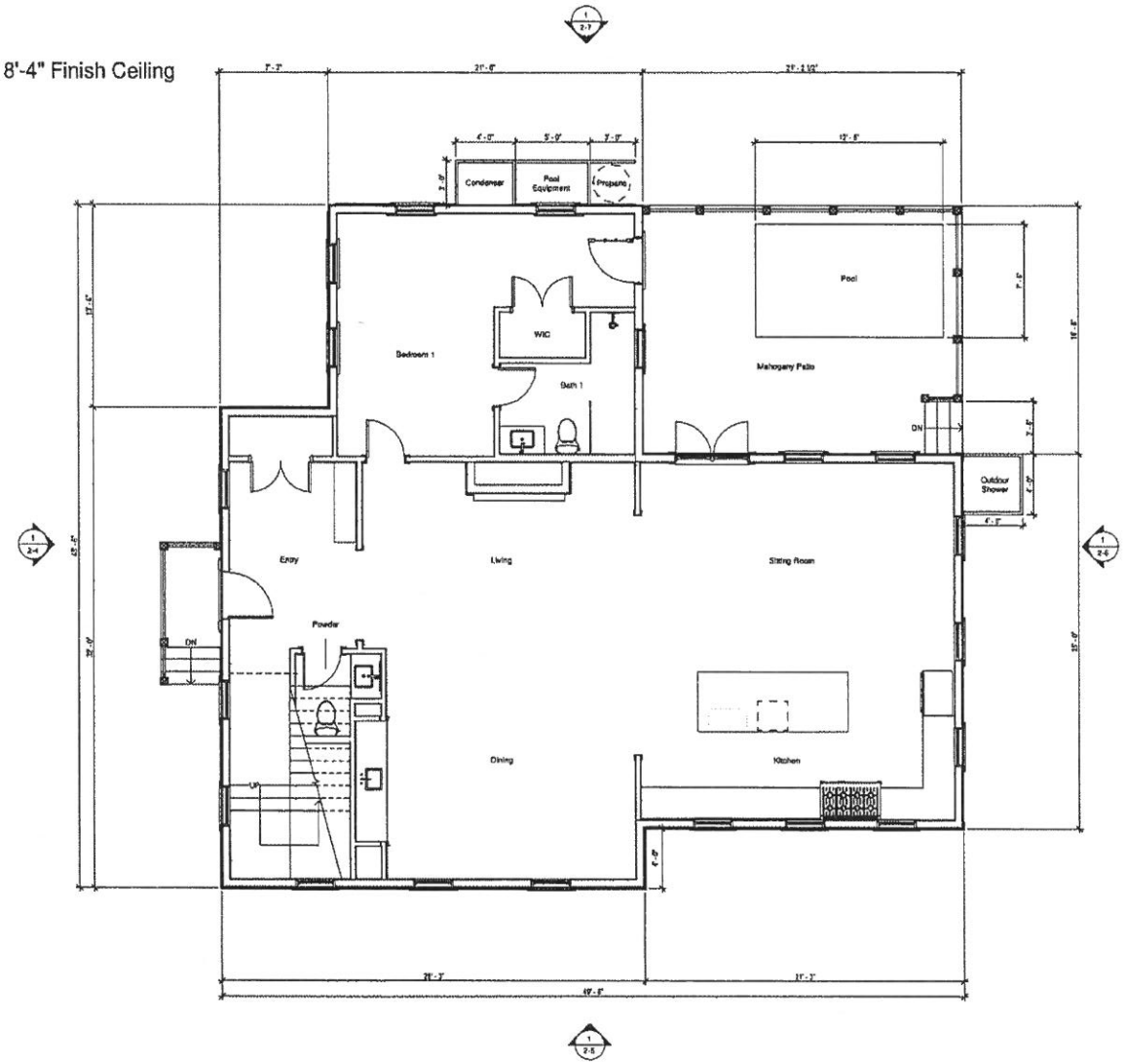
SHEET NAME:
Site Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #:
2-1

8'-4" Finish Ceiling



MODIFICATIONS | 23.03.21

- No Level 01 Plan Modifications

1 HDC Application Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2904

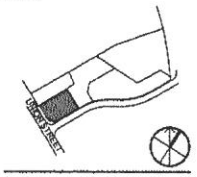
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooney And Guerrerio LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 826-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 23
Brookline MA 02446
(617)735-1180

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(508) 631-6833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

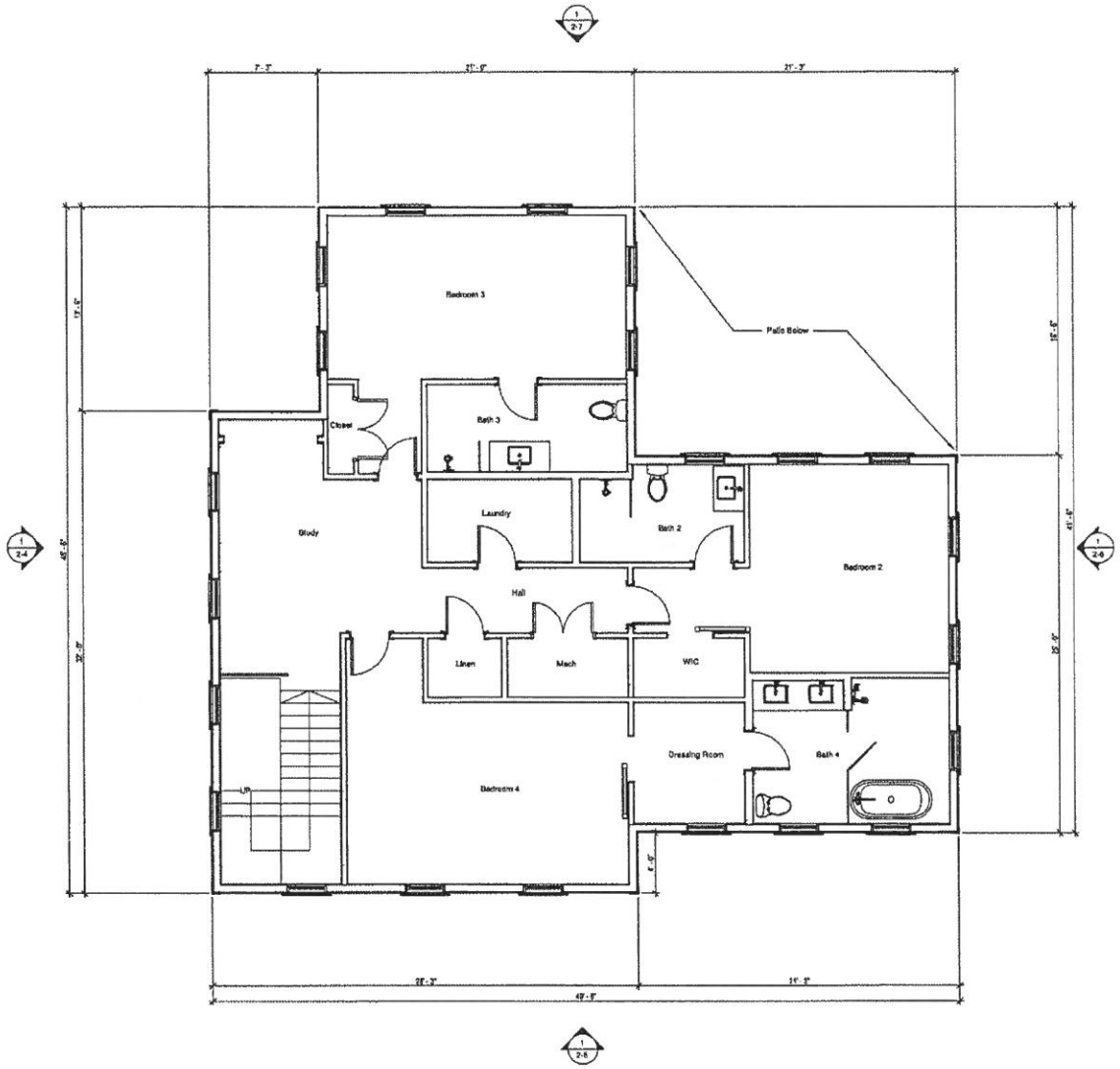
PROJECT #: P0370.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RS

SHEET NAME:
Level 1 Plan

DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	25.01.28	HDC Revisions, RS

SHEET #:
2-2



1 HDC Application Level 2
1/4" = 1'-0"

MODIFICATIONS | 23.03.21

- No Level 02 Plan Modifications

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
209 Broadway Suite #103
Lynnfield, MA 01940
(781) 542-2006

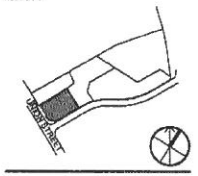
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rosetne And Guarnaccino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater
Hare Energy Raters LLC.
Millis, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RB

SHEET NAME:
Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5

SHEET #:
2-3

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

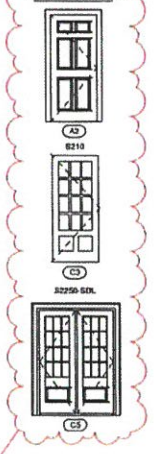
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5625	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Colonial Slate	1x8 Fascia
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

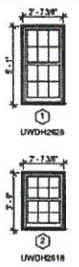
APPROVED
HDC2022.08.6934

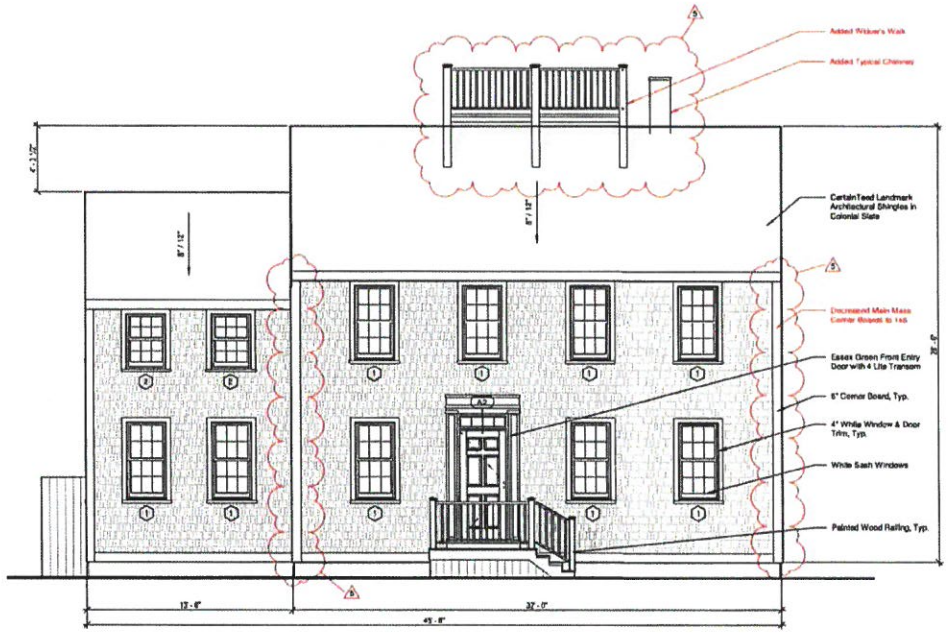
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Exterior Door Legend



Window Legend





1 West Elevation - Union Street
1/4" = 1'-0"

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows
- Added Traditional Door Casing at Front Entry

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2666

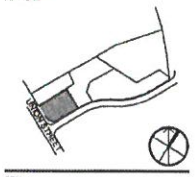
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(340) 228-0240

Structural Engineer:
Reome And Guarnaccino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(508) 631-0633

KEY PLAN:



SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6

SHEET #:
2-4

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2828	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	0	6	Therma-Tru Ltd.	Smooth Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

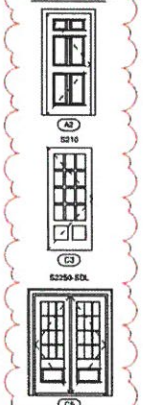
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Colonial Slate	1x8 Fascia
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

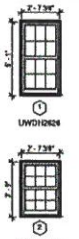
APPROVED
HDC 2022.08.6934

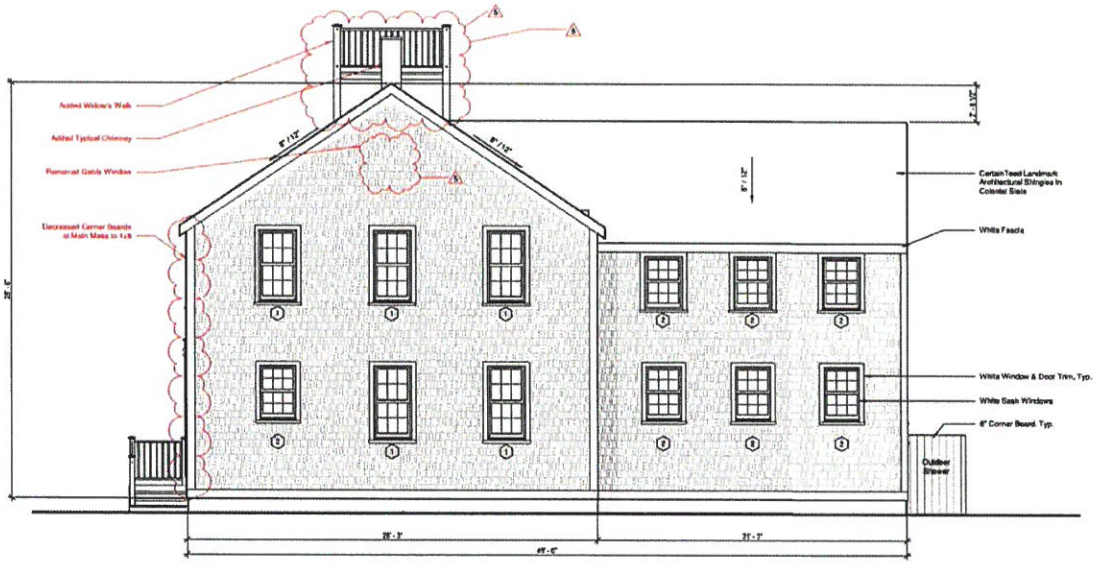
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Exterior Door Legend



Window Legend





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

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2886

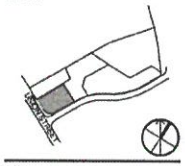
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosone And Guerrachino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 638-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1183

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508) 831-6653

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,RS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.26	HDC Revisions R5
5	23.03.21	HDC Revisions R6

SHEET #:
2-5

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2826	Wood
2	2' - 7 3/8"	3' - 8"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

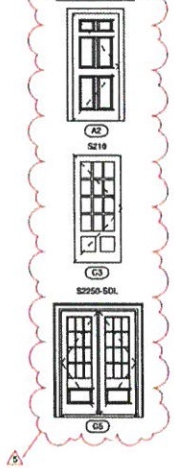
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Archiectural	Colonial Slate	1x8 Fascia
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

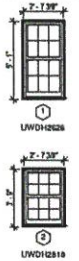
APPROVED
HDC2022.08.6934

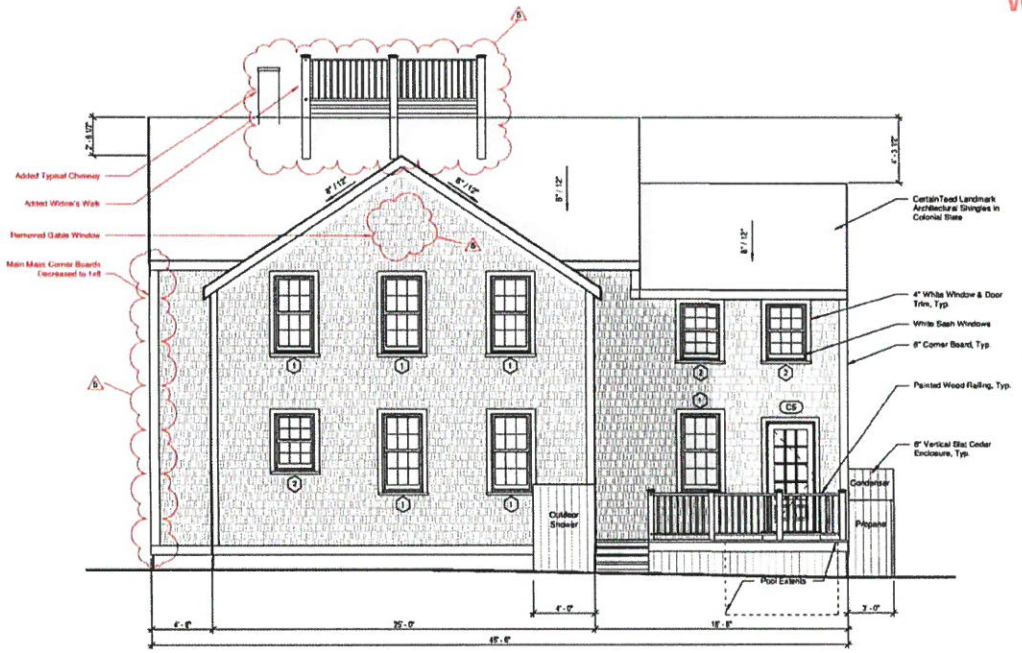
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Exterior Door Legend



Window Legend





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

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2000

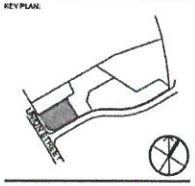
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0345

Structural Engineer:
Roome And Gasmarche LLC.
300 Trade Center, Suite 3640
Woburn, MA 01801
(617) 926-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508) 631-6833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #:	P0270.0
ISSUE DATE:	04/04/2023
PROJECT STATUS:	HDC Application
DRAWN BY:	CD,BS
CHECKED BY:	RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_RS
5	23.03.21	HDC Revisions_RB

SHEET #:
2-6

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	SimUlated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
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C5	5' - 0"	7' - 0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
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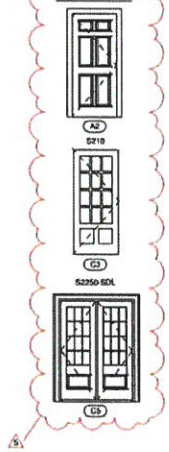
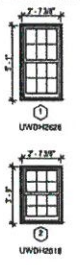
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Exterior Door Legend

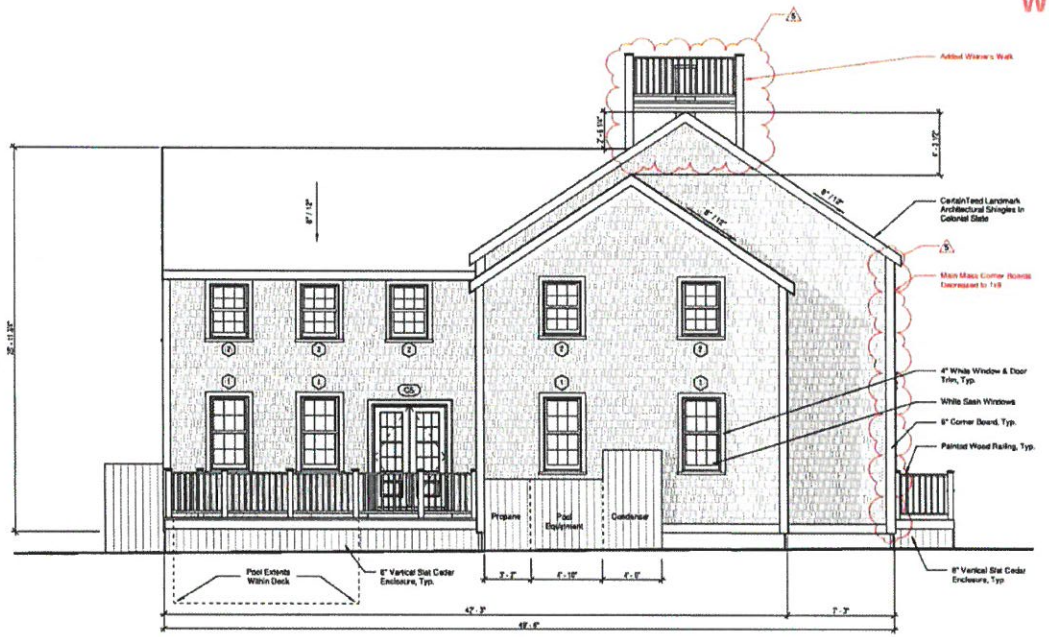


Window Legend



APPROVED
HDC2022.08.6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842 2996

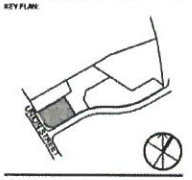
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Reome And Guerrarino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 828-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508) 631-0633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P627D.0
ISSUE DATE: 04-04-2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.23	HDC Revisions
4	23.01.25	HDC Revisions_RS
5	23.03.21	HDC Revisions_RS

SHEET #:
2-7

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: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 4 Mariner Way (HDC2023-12-9707)
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 55.1.4-72
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
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 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: 6/13/24



Property Information

Property ID	10855
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

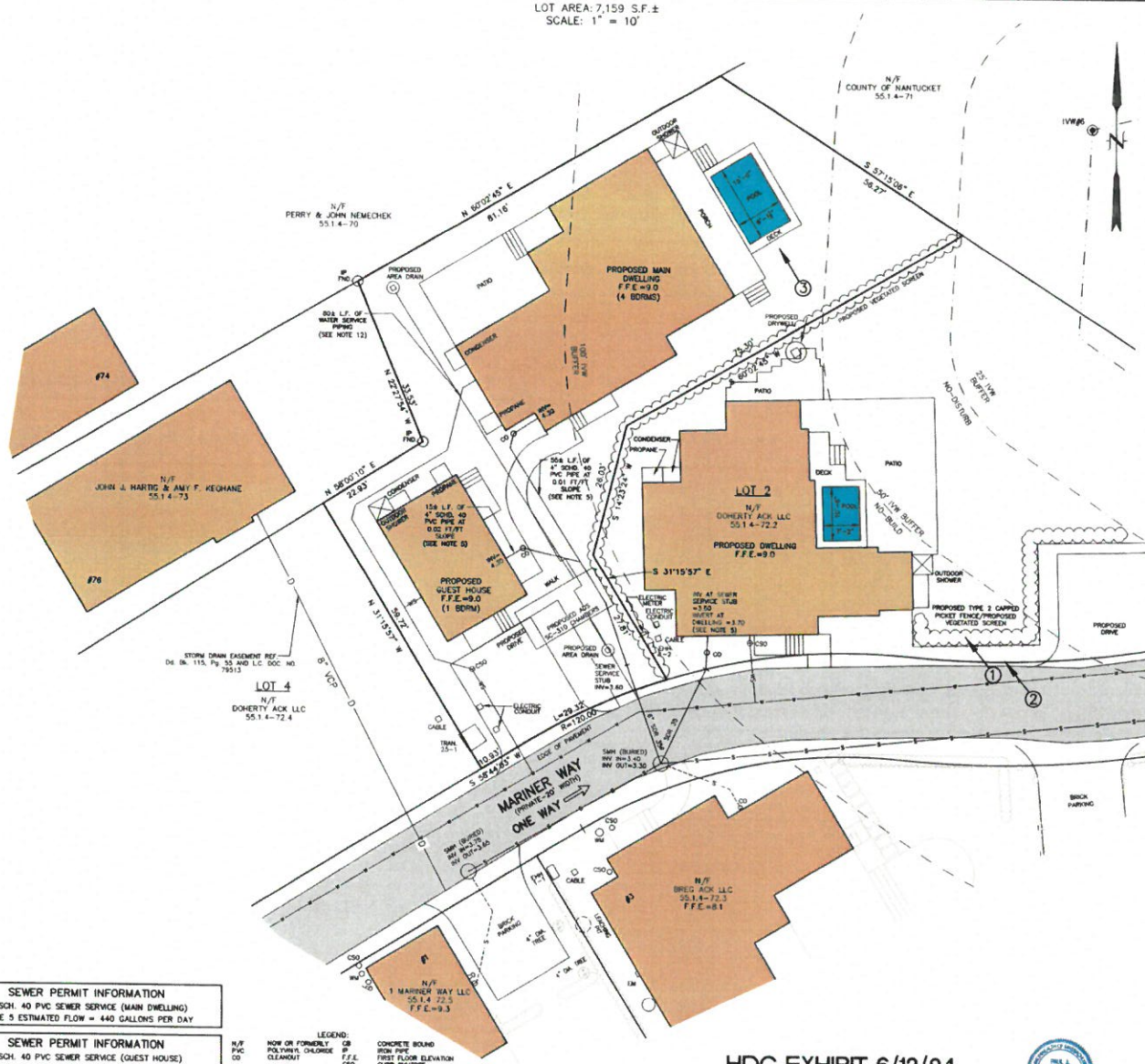
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

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

SEWER & WATER CONNECTION PLOT PLAN

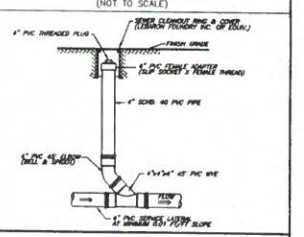
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



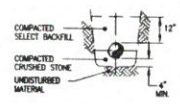
LOCUS MAP
SCALE: 1" = 150'±



SEWER CLEANOUT DETAIL
(NOT TO SCALE)



PIPE BEDDING DETAIL
(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3512, Dd. Bk. 1588, Pg. 189, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)
TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CATCH BASIN
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
CONCRETE BOUND
IRON PIPE
EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

6/13/24

DESIGN BY	H/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg 81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11450	PJS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	4.30
INVERT AT GUEST HOUSE	4.30
INVERT AT STUB	3.60

(SEE NOTE 1)

SEWER & WATER CONNECTION PLAN
#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED
REVISED: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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4 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way

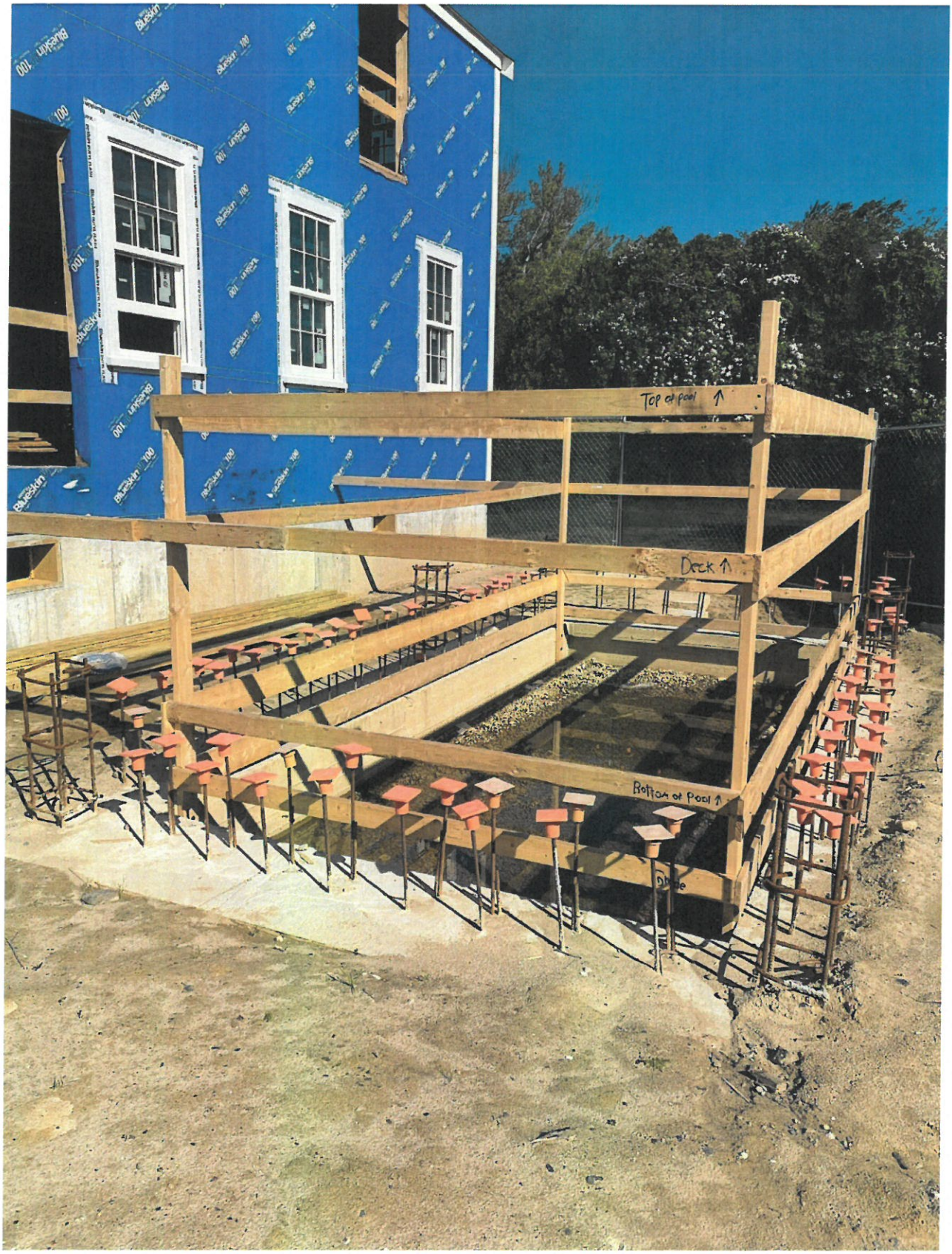


2 View of Property from Mariner Way

3

Pool Mock Up

4 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

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

HDC2022-08-6943

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°: 55.1.4 PARCEL N°. 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: C/O KEMS HOLDING CORP
100 CONIFER HILL DR UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@KEMSCORP.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: 8/24/22 Fee Paid: $ 200.00

Must be acted on by: ~~10/24/22~~ ~~12/31/22~~ 6/30/23

Extended to: _____

Approved: ☒ Disapproved: _____

Chairman: Raymond Paul

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

THRU STAFF RELOCATE BRICK WALK TO ALIGN IT'S RIGHT SIDE W/ RIGHT SIDE OF BRICK LANDING/PATIO, APPRX. 6' FROM DRIVEWAY; POOL NOT VISIBLE @ TIME OF INSPECTION OR THEREAFTER

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ 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 RCH) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 28'X10' ☒ 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: POOL USE PROTECTED BY A PERIMETER PLAN THROUGH PLANNING BOARD UNDER R-C ZONING

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

POOL - AUTO COVER
~~8'X 14'~~
10'X 15'

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: ~~5'6"~~ NEW BOARD
Type: _____
Length: 137'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location POOL USE NEW
Manufacturer _____ Rough Opening _____ Size 8'X4 X8'H 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: Driveway PAVESTONE/BELGIAN BLOCK Walkways BRICK/BLUE STONE Walls APRON

* Note: Complete door and window schedules are required.

COLORS

Sidewall RO/D/S - 4'X6'X6' Clapboard (if applicable) _____ Roof _____

Trim POOL EQUIP - NEW - 4X4X4 Sash 2 - A/C ENCL - 4X4X4 Doors NEW

Deck PREPARED ENCL - 4X4X4 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 8/24/2022 Signature of owner of record _____ Signed under penalties of perjury

IV. OLD BUSINESS 03/21/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. K22s LLC **03-5944**	126 Main St	Main house rev	42.3.3/98	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to review of the drawings with respect to completeness, including with respect to commissions consensus requests and incorporation of photo and photo laser images of the brick and stone masonry and front facade final set. Also subject to replication of the masonry painted quaker gray with a mockup on site prior to final construction. (Welch)**
Roll-call Vote	Carried 3-2 // Welch, Camp, Pohl-aye// Coombs, Oliver-nay — Certificate # **HDC2023-03-5944**

2. Doherty ACK LLC **08-6939**	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to approve through staff making the chimney more typical and appropriate for this part of town, wider and not as tall. On the north elevation add a false corner board to delineate that secondary massing. Decrease the second-floor deck on the ease elevation to the edge of the door on the right. Including an elevation certificate. (Oliver)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6939**

3. Doherty ACK LLC **08-6941**	4 Mariner Way	Garage	55.1.4/72	Linda Williams

APPROVED
HDC2022.08.6943

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to hold for revisions. (Coombs)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6941**

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

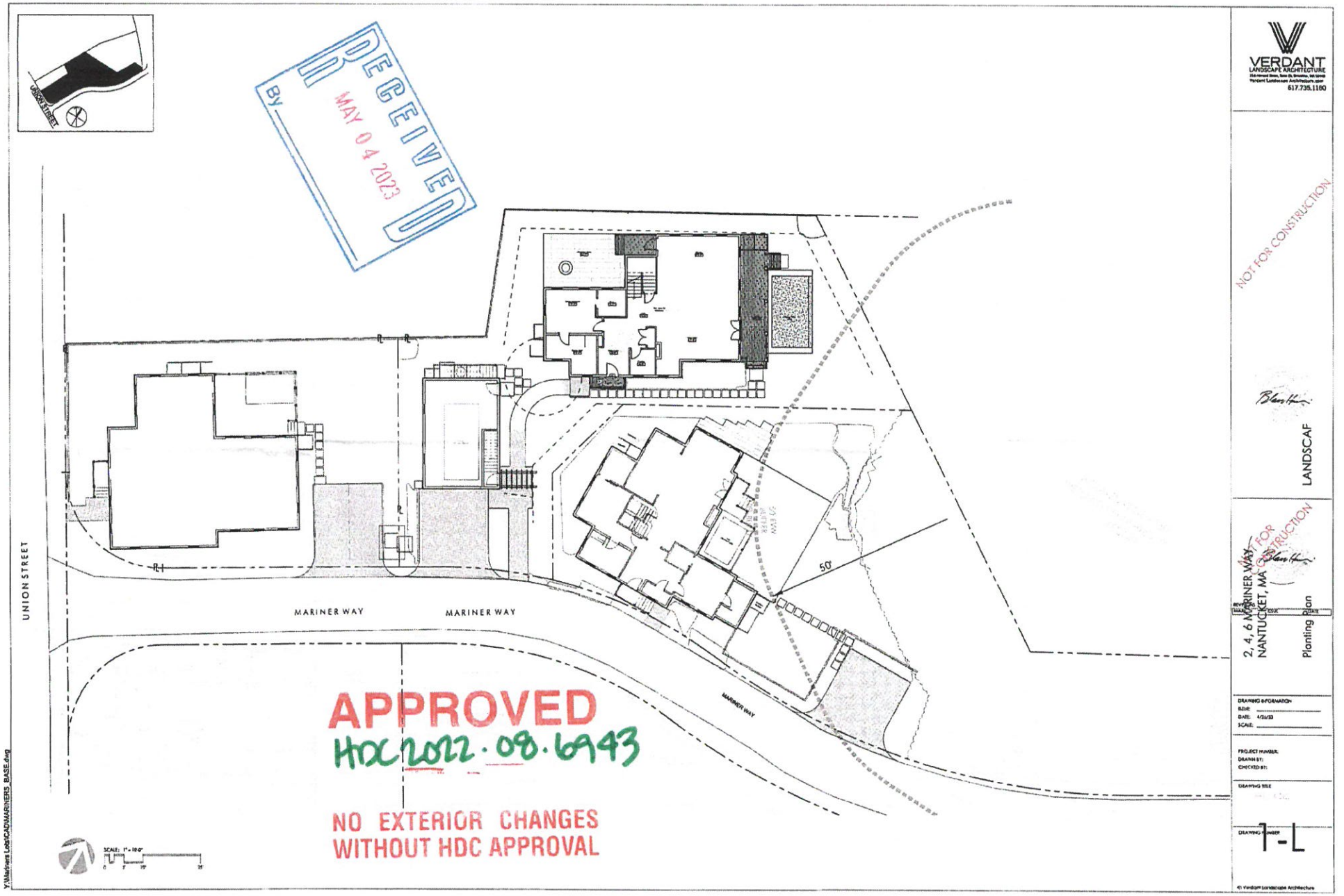
4. Doherty ACK LLC **08-6943**	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to the brick walkway moving to the east of the patio extension. (Welch)**
Roll-call Vote	Carried 4-1 // Welch, Oliver, Patten and Pohl-aye //Coombs-nay — Certificate # **HDC2022-08-6943**

AND POOL TO BE INVISIBLE IN PERSPECTIVE

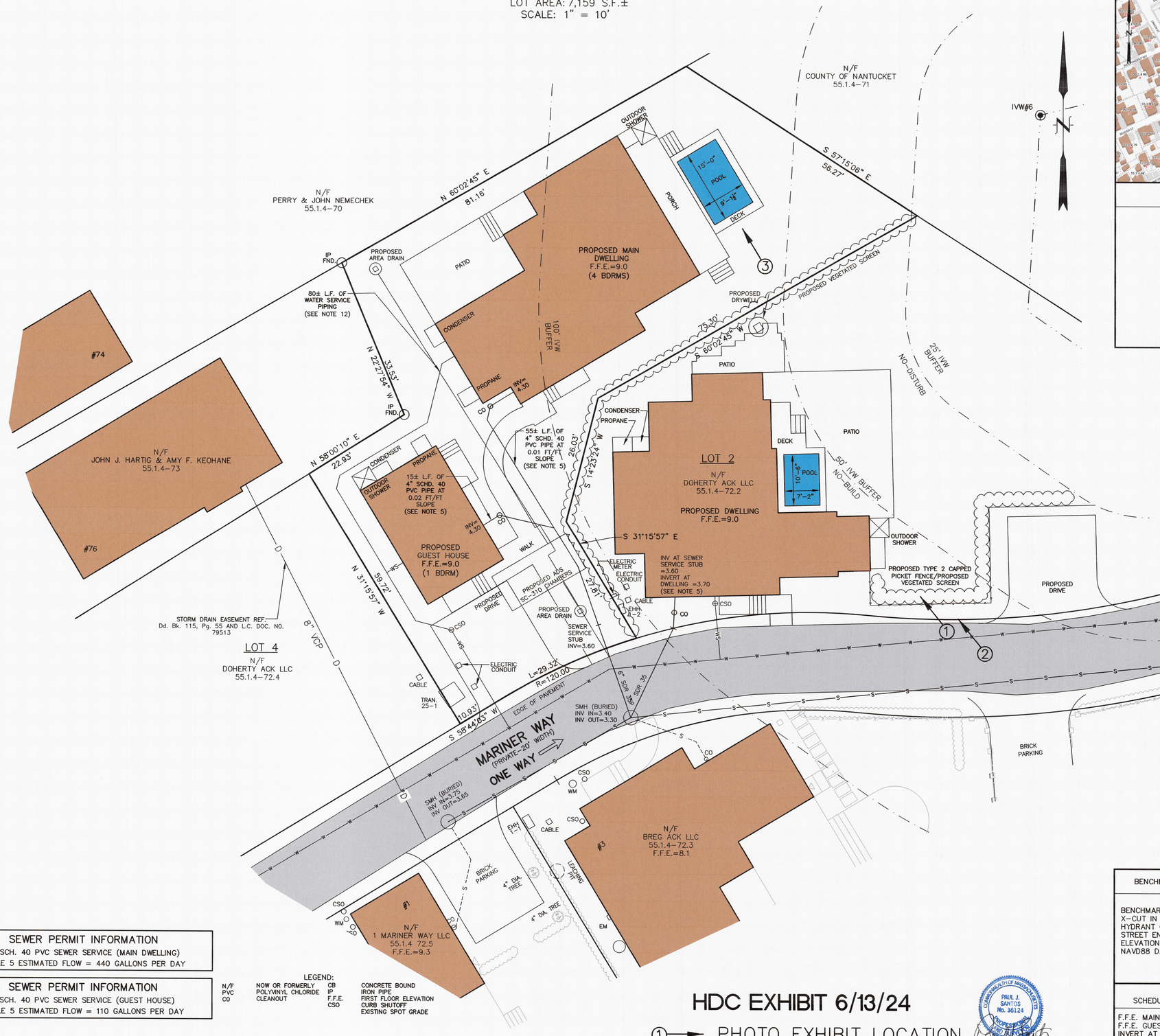
5. Doherty ACK LLC **08-6930**	6 Mariner Way	New dwelling	55.1.4/72.3	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to modifying the chimney to more typical proportions and relocating it to an alternate location as opposed to 4 Mariner, the east elevation changing the first story mass roof pitch from a 7/12 to a 4/12 and putting a number two window above it and the Juliet balcony to be removed and replaced with a dealer's choice window and the north shed structure will have a 4/12 pitch also. Per exhibit A. (Welch)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6930**


UNION STREET
MARINER WAY
MARINER WAY
MARINER WAY
50'
RECEIVED
BY
MAY 04 2023
APPROVED
HDC2022.08.6943
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
NOT FOR CONSTRUCTION
VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180
LANDSCAF
2, 4, 6 MARINER WAY
NANTUCKET, MA
Planting Plan
DRAWING INFORMATION
DATE: 4/26/23
PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
DRAWING TITLE
DRAWING NUMBER
T-L
Y:\Mariners Lab\CAD\MARINERS_BASE.dwg

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



LEGEND:

N/F	NOW OR FORMERLY	CB	CONCRETE BOUND
PVC	POLYVINYL CHLORIDE	IP	IRON PIPE
CO	CLEANOUT	F.F.E.	FIRST FLOOR ELEVATION
		CSO	CURB SHUTOFF
			EXISTING SPOT GRADE

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)
TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

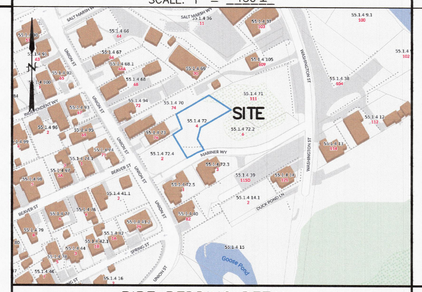
HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

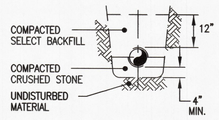
PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
6/13/24

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL.#2016–4	DOHERTY ACK LLC	5	N–11450	PJS/DMK

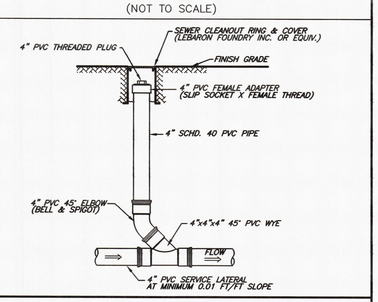
LOCUS MAP
SCALE: 1" = 150'±



PIPE BEDDING DETAIL
(NOT TO SCALE)



SEWER CLEANOUT DETAIL
(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1–888–344–7233.
5. PROPOSED BUILDING SEWER SHALL BE 4–INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1–FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL–RC)
7. SEE ORDER OF CONDITIONS SE 48–3512, Dd. Bk. 1888, Pg. 189, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

BENCHMARK INFORMATION

BENCHMARK:
X–CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	4.30
INVERT AT GUEST HOUSE	4.30
INVERT AT STUB	3.60

(SEE NOTE 1)

COMMONWEALTH OF MASSACHUSETTS DALE MACPHERSON CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER

SEWER & WATER CONNECTION PLAN
#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED
REVISED: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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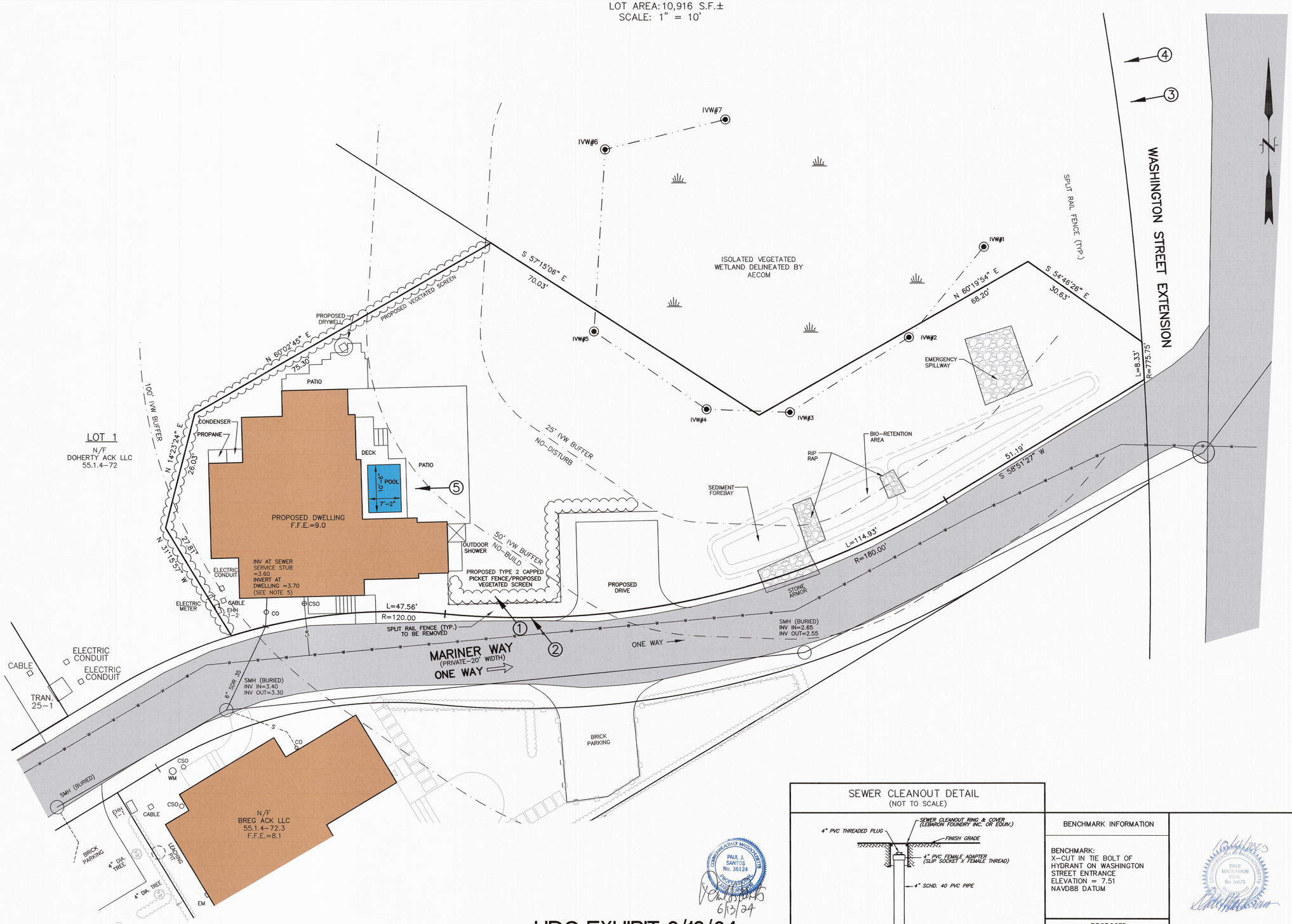
N–11450

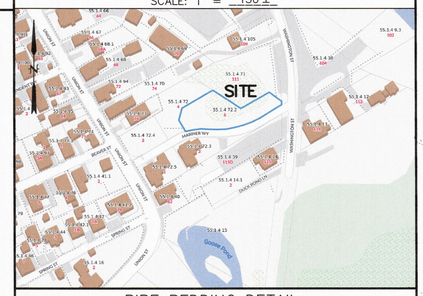
I:\JOBS\1000-1999\1000\N11450-1\WIN11450-1\WIN11450-1\CAD\N11450 Sewer Connection Plan 4 MARINER (SAVED) 3-21-2024 AERIAL OVERLAY.dwg, 1:1

SEWER & WATER CONNECTION PLOT PLAN

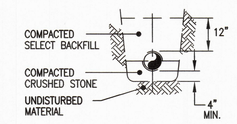
LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



LOCUS MAP
SCALE: 1" = 150'±



PIPE BEDDING DETAIL
(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
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5. PROPOSED BUILDING SEWER SHALL BE 7± LINEAR FEET OF 4–INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1–FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL–RC)
7. SEE ORDER OF CONDITIONS SE 48–3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
EXISTING SPOT GRADE

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL ENGINEER
6/13/24

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

SEWER CLEANOUT DETAIL
(NOT TO SCALE)

BENCHMARK INFORMATION

BENCHMARK:
X–CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60

(SEE NOTE 1)

COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
CIVIL
No. 34575
REGISTERED PROFESSIONAL ENGINEER

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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N–11451

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1897 Pg.81	L.C.PL.#2016–4	DOHERTY ACK LLC	5	N–11451	PJS/DMK

I:\JOBS 11000–12999\11000\11400–11499\11450–11459\11451\AUTOCAD\N11451 Sewer Connection Plan 6 MARINER (2432B) 2–21–2024 ABRA–CHYEA.dwg, T–1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 6 Mariner Way (HDC2023-12-9706)
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 55.1.4-72.2
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
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 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.
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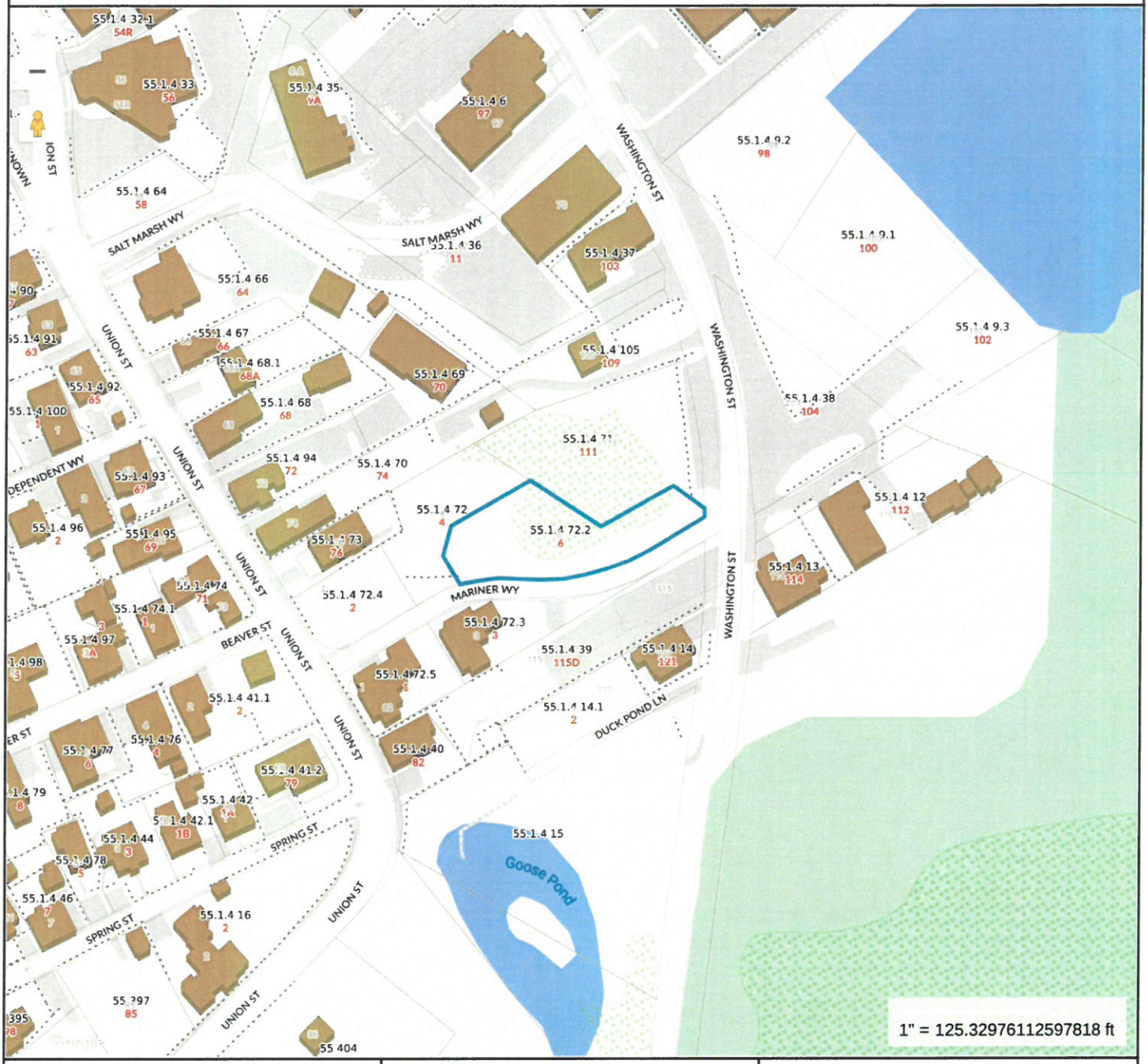
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

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

Signature: Paul S Santo Date: 6/13/24



Property Information

Property ID	189808
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

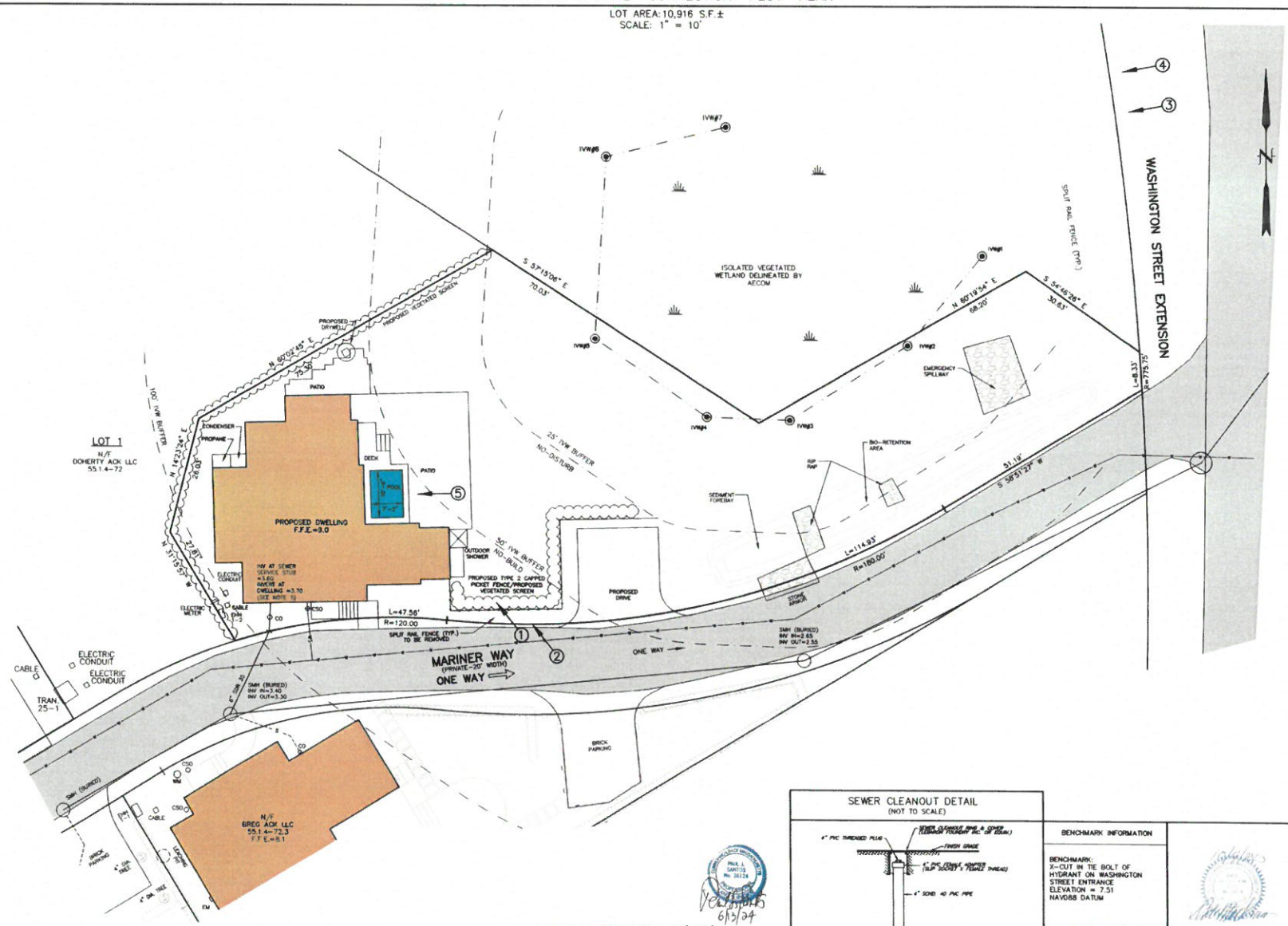
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

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

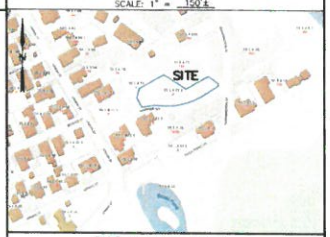
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



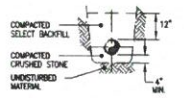
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 76 LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER CLEANOUT DETAIL

(NOT TO SCALE)

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60

(SEE NOTE 1)

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
EXISTING SPOT GRADE

DESIGN BY	H/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1897 Pg.61	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11451	PJS/DMK

HDC EXHIBIT 6/13/24

6/13/24

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC N-11451

6 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way



2 View of Property from Mariner Way



3 View of property from Washington Street Extension



4 View of property from Washington Street Extension

5

Pool Mock Up

6 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

HDC2022-08-6931

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.

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $ 200.00

Must be acted on by: ~~10/24/22~~ ~~12/31/22~~

Extended to: _____

Approved: _____ Disapproved: 6/30/23

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - ~~Restrictions~~ - Conditions

POOL NOT VISIBLE @ TIME OF INSPECTION OR THEREAFTER

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC Corp

Mailing Address: C/O KEMS HOLDING Corp 100 CONIFER HILL DR-UNIT 304 DANVERS, MA 01923

Contact Phone #: 9783660955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LIANA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINNA@COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ ~~New Dwelling~~ ☐ 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 RCH) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 15X18 ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 12X8 ☒ 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: POOL USE PROTECTED BY A PERIMETER PLAN THROUGH PLANNING BOARD UNDER R-C ZONING

Original Date:

Original Builder:

REVISIONS* (describe)

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

HARDSCAPE/DRIVEWAY/WALKS

~~Pool 18'3"~~ 10' x 5'10" 17' - AUTO COVER

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 72"
Type: TYPE II CAP PICKET
Length: 145'

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 PENNSTONE/BELGIAN BLOCK Walkways BRICK/BLUESTONE Walls PATIO-BLUESTONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall C/D NW SEDAR 4X4X6 Clapboard (if applicable) _____ Roof _____

Trim PROPANE TANK - 4x4x4 Sash NTW Pool Equip - 3x7x4 Doors _____

Deck A/C END - 4x4x4 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 any revisions to this application will initiate a new sixty-day review period.

Date 8/24/2022 Signature of owner of record _____ Signed under penalties of perjury

STAFF

6. Doherty ACK LLC **08-6931**	6 Mariner Way	Hardscape	55.1.4/72.3	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff not being visible at time of inspection or thereafter. (Welch)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6931**

7. Brett Fodiman **10-7279**	111 Surfside Rd	As-built MH shingles	80/70	Slacktide

APPROVED
HDC2022-08-6931

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay — Certificate # **HDC2022-10-7279**

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

8. Brett Fodiman **10-7281**	111 Surfside Rd	As-built GH shingles	80/70	Slacktide

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay — Certificate # **HDC2022-10-7281**

9. Brett Fodiman **10-7280**	111 Surfside Rd	As built garage shingles	80/70	Slacktide

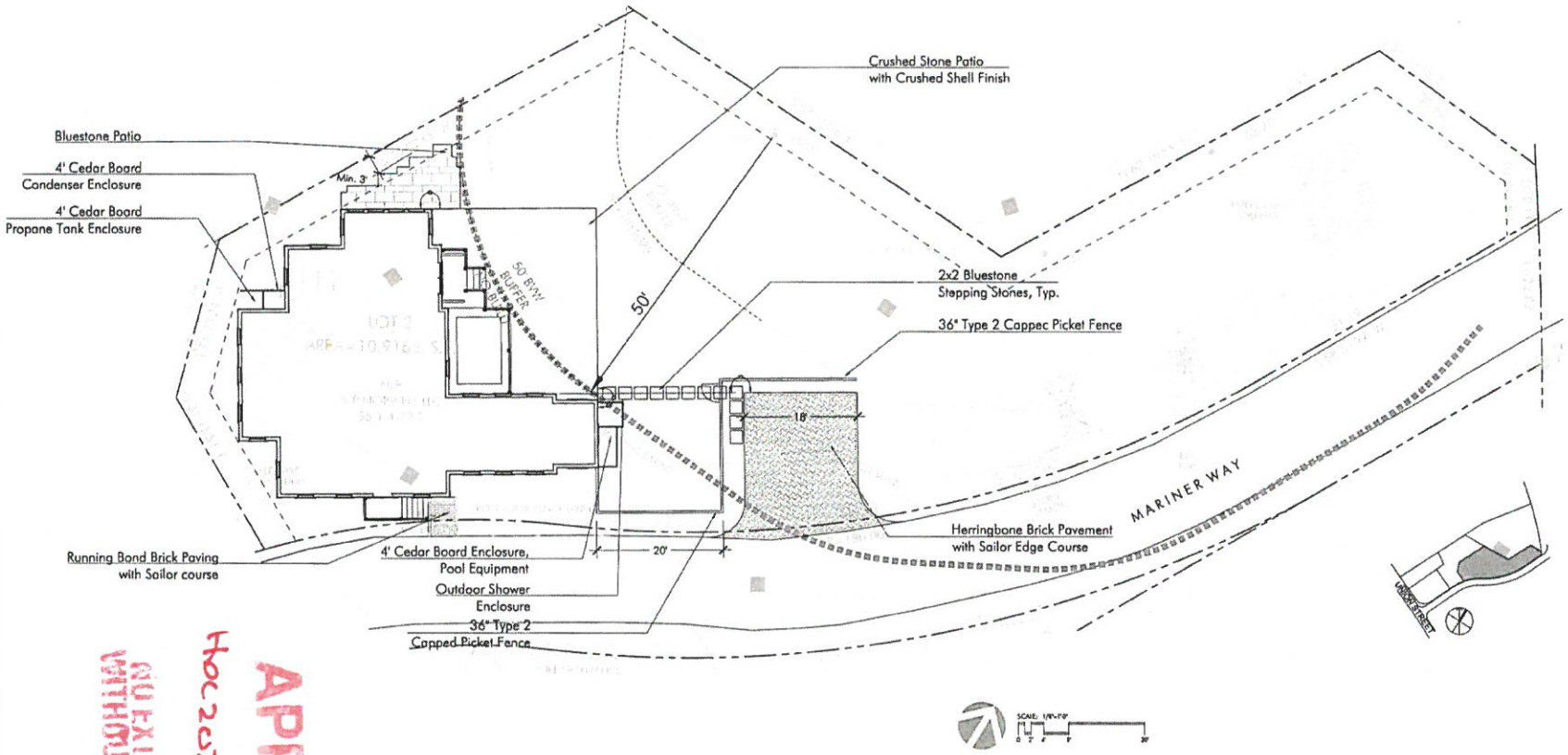
Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay — Certificate # **HDC2022-10-7280**

V. NEW BUSINESS 03/28/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	450 Green Park LLC **01-7772**	2 Stone Alley	Hardscape	39/24.1	Ahern

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ahern
Public	None
Concerns	Application not opened.
Motion	**No action.**
Roll-call Vote	Camp, Coombs, Oliver, Thornewill and Pohl-aye — Certificate # **HDC2023-01-7772**

DRAFT



LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

	CENTERLINE
	ARCH
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

APPROVED
HDC 2023-08-6931
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
APR 14 2023
By

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

6 MARINER WAY
NANTUCKET, MA

LANDSCAPE SERIES

NOT FOR CONSTRUCTION

REVISIONS
MARK | ISSUE | DATE

DRAWING INFORMATION
ISSUE:
DATE: 4/10/23
SCALE:

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
6 MARINER
MATERIALS PLAN

DRAWING NUMBER
L1

© Verdant Landscape Architecture

Y:\Mariners Lots\CAD\MARI_B_MAT.dwg

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant**.**

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Alex Bagmets 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°: 23 PARCEL N°. 9

Street & Number of Proposed Work: 18 Hucks Hollow "BEACH CLUB"

Owner of record: Sankaty Golf CLUB INC

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emenitus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emenitus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 104' Sq. Footage 1st floor: 3,635 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 40' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 16' South 16' East 16' West 16'

Additional Remarks

Historic Name:

Original Date: 1940

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 _____ 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 Sankaty Head Golf Club. Inc.

STREET ADDRESS 18 Hoicks Hollow Rd

MAP/PARCEL 23 / 9

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.

Alex Bagmets — Signature

05.03.24 — Date

SANKATY HEAD GOLF CLUB INC

BEACH CLUB DEMOLITION
18 Hoicks Hollow
Nantucket, MA 02554



Locus Map





SITE PLAN BEACH CLUB

1 : 700

G.1.8

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, Beach Club

05.06.24

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

BEACH CLUB


BEACH CLUB
POSTED


BEACH CLUB


BEACH CLUB

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
Co-Owner
Address PO BOX 293
SIASCONSET, MA 02564

Sale Price $0
Certificate
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

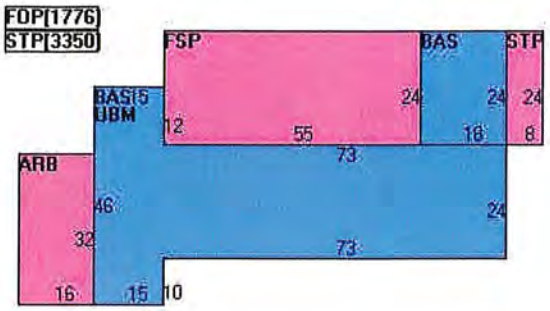
Building Attributes	
Field	Description
Style:	Clubs/Lodges
Model	Commercial

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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1993

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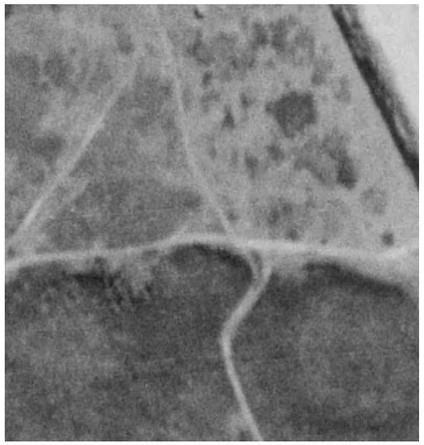
18 Hoicks Hollow - Sankaty Beach Club


1938


1969


1985


1994


2003


2005


2009


2016


2016


2018

41 Goldfinch Dr.

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: 4/23/24
	Address & HDC Case Number (ie HDC2020-05-0265): 41 Goldfinch Dr.
✓	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: 6/13/24

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAY 23 AM 11:35
ORIGINAL POSTING NUMBER: T 480

RECEIVED
2024 MAY 28 PM 02:15
NANTUCKET TOWN CLERK
Posting Number:T 490

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/NEW Business
Day, Date, & Time	Tuesday, May 28, 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_b11odClWTn-JpPj8cPWc2g

To watch the live meeting, click here:
https://youtube.com/live/oQVDn4jnaa8

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, 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. RATIFY COMMISSIONERS' DISCUSSION 5-21-24

- Consent, Consent with Conditions Policy discussion, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*
- Chair's Authorization of De-minimis Modifications, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*

II. ELECTION OF OFFICERS

III. SIGNS

1.	29 Center Street LLC	31 Center Street	Projecting Sign	42.3.1/68	Blue Flag
	Recommend for approval as submitted				
2.	NIR Retail LLC	44 Main Street	Projecting Sign	42.3.1/189	Amy Molina
	Recommend for approval as submitted				
3.	Nantucket Cottage Hospital	57 Prospect Street	Wall Sign	55/3	Bill O'Brien
	Recommend for approval as submitted				
4.	Robert Young	28 Easy Street	Wall Sign (1 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
5.	Robert Young	28 Easy Street	Wall Sign (2 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
6.	29 Center Street LLC	29 Center Street	Temporary Sign	42.3.1/122.2	Benton Austin
	WITHDRAWN PER APPLICANT				
7.	29 Center Street LLC	16.5 Federal Street	Temporary Sign	42.3.1/70	Benton Austin
	WITHDRAWN PER APPLICANT				

IV. SIGNS – TO BE HEARD BY FULL BOARD

8.	Sconset Trust	122 Baxter Road	Free Standing Sign #1 (timeline)	48/5	Rob Benchley
9.	Sconset Trust	122 Baxter Road	Free Standing Sign #2 (geology)	48/5	Rob Benchley
10.	Sconset Trust	122 Baxter Road	Free Standing Sign #3 (history)	48/5	Rob Benchley
11.	Sconset Trust	122 Baxter Road	Free Standing Sign #4 (moving)	48/5	Rob Benchley
12.	Sconset Trust	122 Baxter Road	Free Standing Sign #5 (facts)	48/5	Rob Benchley

V. CONSENT

1.	Meade, Julia	8 Bayberry Ln Sia	Color Change MH	49 92.1	NAG	JP
2.	32B Hulbert NT	32B Hulbert Ave	Color change Garage	29/72.1	Thornewill	RP
3.	ReMain Nantucket	14 Amelia Dr	fence	67/442	Peter	JP
4.	111 Cliff Rd Trust	111 Cliff Rd	Shed	41/10	Emeritus LTD	JP
5.	Don Allen Ford	24 Polpis Rd	Addition	54/177	Val Oliver	JP
6.	Damashek, Jonathan	77 Vestal St	shed	56/473	SMRD	VO
7.	Charina Sisters LLC	112 Madaket Rd	Cottage addition	40/28	Botticelli & Pohl	VO
8.	Far East Nantucket LLC	47 Warren's Landing	Pool Ext COA	38/54	Glidden & Brescher	RP
9.	Far East Nantucket LLC	47 Warren's Landing	Studio Extension COA	38/54	Glidden & Brescher	RP
10.	Far East Nantucket LLC	47 Warren's Landing	Dwelling Ext COA	38/54	Glidden & Brescher	RP
11.	Thomas & Kelly Donovan	104 Surfside	New Garage	67/349	EMDA	RP
12.	Portillo, Carlos	36 Chuck Hollow	Alterations to existing Barn	75/66	Topham	SW
13.	Scimone Brandon & Haley	6 Sandpiper Way	Cabana/hardscape	76/89	Sandcastle Const.	SW
14.	Jim & Christine Smith	4 Equator Dr	Apron and wall	66/244	Garden Group	SW
15.	Stanton, Marianne	20 Somerset Rd	Convert barn to house	56/303	Val Oliver	SW

VI. CONSENT WITH CONDITIONS –

1.	Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon	HB
	• Date of construction added to the COA (HDC Survey =built after c.1898)					
2.	Lubin Richard K Trust	6 Hinckley	Hardscape	30/78	Jardins Int.	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
3.	Nick Ray	37 Somerset Rd	Shed	56/108	Val Oliver	JP
	• Not to be seen at the time of inspection & in perpetuity.					
4.	Durham LLC	76 Pocomo Rd	Pool hardscape	15/38	Champoux	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
5.	Dougherty/Weber	2 Lincoln St	Addition Over Garage	73.4.2/83	Thornewill	FP
	• Date of construction to be added to the COA. (NHL Data – c.2013)					
6.	Damashek, Jonathan	77 Vestal St	Garage addt'n	56/473	SMRD	VO

- Date of construction to be added to the COA (NHL Data =c.2013)

7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
9. 256 Polpis LLC — 256 Polpis Rd — Rev's 10169 — 25/25 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
16. Krastev, Hristo — 17A Park Circle — Swap door and window — 69/233 — Self — VO
   - Add photo of the façade of the building for the file.
17. Brannigan, Marie Timothy — 1 Sasemin Way — Exterior stair Window egress — 80/406 — JN Design — RP
   - Date of construction added to the COA (NHL Data =c.2007)
10. James Kelly — 57 Fair St — Roof — 55.4.1/76 — James Lydon — RP
   - Date of construction added to the COA (HDC Survey NAN.3156 = c.1829)
11. Richard & Jocelyn Urban — 51 Cliff Rd — Roof — 30/62 — Richard Prunier — RP
   - Date of construction added to the COA (HDC Survey NAN.1460 = c.1840)
12. Feder Bros LLC — 72 Milk St — Roof, Stoop,Gutter — 56/7 — Brook Meerbergen — RP
   - Add photos of existing structure in file, even if revisions to previous approval.
13. Nantucket Golden Girl LLC — 16 Bluebird Ln — Relocate ODS — 68 / 589 — LINK — CP
   - Provide HOA authorization for the file.
14. Nantucket Golden Girl LLC — 16 Bluebird Ln — New fence/driveway change — 68/589 — LINK — CP
   - Provide HOA authorization for the file.
15. Garret Roberts — 1 South Mill St — Door changes — 55.4.1/61 — EMDA — SW
   - Screening to remain at the time of inspection and in perpetuity. Date of construction added to the COA or historic provided.
16. Delpupo, Balbino — 45 Essex Rd — Rooftop Solar — 67/64 — Self — SW
   - Panels on the southwest exposure/rear of house only.
17. Tom McCann — 35 Hummock Pond Rd — Pool — 56/6 — Self — SW
   - Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.
18. Manny Sylvia — 6 Nobska Way — Fence — 66/21 — Wilfred Ikolodo — SW
   - Subject to vine-type plant installed and maintained at alternating panels (suggestion of a manageable, vining plant: Climbing Hydrangea)
19. Paul Gray — 9 Coffin St — Change patio to deck — 73.4.1/15 — KMLD — SW
   - Proposed deck to be flush to grade; elevated deck requires elevations and review for approval.

VII. OLD BUSINESS 05/14/2024 – VIEW

1. Parents Cooperative of Nantucket — 15 Nobadeer Farm Rd — Solar Roof revisions — 69/85 — Ack Smart
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver (Recused: Paul, Welch)* ***Last heard April 02, 2024***

VIII. NEW BUSINESS 04/23/2024

1. Timothy & Susan Grell — 21 Field Ave — Pool — 80/41 — LINK
   - *Commissioners: Pohl, Camp, Oliver, Coombs, Patten –* ***Last heard May 14, 2024***
2. #3 Back St LLC — 3 Back St — Move on with addition — 55.1.4 /427 — Thornewill
3. #1 Back St LLC — 1 Back St — Move off — 55.1.4/427 — Thornewill
4. #1 Back St LLC — 1 Back St — New dwelling — 55.1.4/427 — Thornewill
5. Quarter Mile Hill — 2 Quarter Mile Hill — New way surface — 42.3.3/4 — Gryphon Arch
6. 19 Monomoy Trust — 19 Monomoy Rd — Addition — 54/260 — Gryphon Arch
7. A Barrett — 17 Pine Tree — Revs — 68/31 — Topham
8. Laura & Brian Millham — 6 Boulevard Rd — Sports Court — 80/75.1 — Zoran Milorski
9. John Wise — 16 Williams St — Driveway gate — 55/372 — Normand
10. John Wise — 16 Williams St — New dwelling — 55/372 — Normand
11. John Wise — 16 Williams St — New dwelling — 55/372 — Normand
12. John Wise — 18 Williams St — New dwelling — 55/371 — Normand
13. John Wise — 16.5 Williams St — driveway — 55/372 — Normand
14. John Wise — 16.5 Williams St — New dwelling — 55/372 — Normand
15. John Wise — 16.5 Williams St — New dwelling — 55/372 — Normand
16. Dennis Keller — 3 Nosegay — Revision rooftop solar — 73.1.4/14 — AckSmart
17. Michele Kolb — 27 N Liberty — Garage — 41/453 — self
18. Third Point Holdings LLC — 39 Quaise Rd — New Dwelling — 26/3 — Smith Hutton
19. Third Point Holdings LLC — 39 Quaise Rd — Demo MH — 26/3 — Smith Hutton
20. Third Point Holdings LLC — 39 Quaise Rd — Demo Garage — 26/3 — Smith Hutton
21. Third Point Holdings LLC — 39 Quaise Rd — Garage — 26/3 — Smith Hutton

22. Ack Mug LLC	10 Silver St	New Dwelling	55.4.1/187	EMDA
23. 88 Pocomo Trust	88 Pocomo	Rev Massing Fenestration	15/42	Emeritus
24. 1 N Swift Rock Road Trust	1 N Swift Rock Road	Alterations	40/2	Emeritus
25. Elizabeth & Shawn Bristow	31 Exeter	addition	76.4.2/285	self
26. SE Cache Trust	6 W Dover	As built studio	55.4.1/191	John Brescher
27. ~~308 Madaket Holdings LLC~~	~~308 Madaket Rd~~	New shed	60.2.1/67	JB Studio
28. Egilmez Nejat	41 Goldfinch Dr	Add Portico	68/548	JB Studio
29. Breskman	34A Grove Ln	~~Pool Hardscape~~		~~LINK~~
30. M Gault	6 Forrest Ave	New Garage		LINK
31. Wiggins	40 Vesper Ln	New Shed		LINK
32. Monomoy Acquisitions	30 N Liberty	Hardscape patio fire pit		LINK
33. Hawkes End LLC	Esthers Island	New Shed	36.2.3/97	Botticelli & Pohl
34. 10.5 Sherburne TPK LLC	10.5 Sherburne TPK	Rev Hardscape	30/175.1	LFW

IX. OLD BUSINESS 04/23/2024

1. Mariela Oviedo	12 Wappossett Ci	Solar	67/572	Incite LLC
• *Commissioners: Pohl, Welch, Coombs, Oliver, Patten*				
2. Brian Davis	108 Surfside Road	Roof Solar	80/5	Sunwind
• *Commissioners: Pohl, Welch, Camp, Coombs, Patten*				
3. Tomack LLC	38 Chuck Hollow Road	MH – Roof/Fen	75/66.1	JB Studio
• *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill*				
4. Tomack LLC	38 Chuck Hollow Road	Garage – Roof/Fen	75/66.1	JB Studio
• *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill*				
5. Josh Leffler	22 Pleasant St	Addition	42.3.2/50	Oliver
• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
6. 450 Greenpark LLC	2 Stone Alley	Railings		Emeritus
• *Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver*				
7. Cohen StevenTR. co Area 51 TR.	51 W Miacomet Road	Pool	81/52	Ahern LLC
• *Commissioners: Pohl, Camp, Coombs, Oliver, Patten*				
8. Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK
• *Commissioners: Welch, Coombs, Oliver, Paul, Thornewill*				
9. Great Harbor Yacht Club Inc.	96 Washington Street	Add/alter	55.1.4/8	Emeritus
• *Commissioners: Pohl, Welch, Coombs, Camp, Oliver*				

X. NEW BUSINESS 04/30/2024

1. Durham Station LLC	76 Pocomo Rd	Move off demo dwelling	15/38	Mark Avery
2. Durham Station LLC	76 Pocomo Rd	New dwelling	15/38	Mark Avery
3. Durham Station LLC	76 Pocomo Rd	New studio	15/38	Mark Avery
4. Barnes Curtis & Joan Trust	12 Sunset Hill	Addition	41/450	NAG
5. Smiley 15 N Water LLC	15 N Water St	House reno	42.4.2/50	Normand
6. Smiley 15 N Water LLC	15 N Water St	landscaping	42.4.2/50	Normand
7. Eloise N.T	1 Sandy Dr	Ext Stair Rev	29/73	Thornewill
8. Anthony & Jane & Tomasiallo	13 Bank St	Replace 3-4 Windows	73.1.3/68	Richard Pruniar
9. A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle
10. Geoff Smith	22 Coffin St	Demo move off	73.4.1/36	Topham
11. Geoff Smith	22 Coffin St	New dwelling	73.4.1/36	Topham
12. Courtney Gault	8 New Mill St	Add Dormers	42.3.3/33.2	Concept plan design
13. 12 Sesachacha LLC	12 Sesachacha Rd	Demo move garage	21/83	Bottichelli & Pohl
14. 12 Sesachacha LLC	12 Sesachacha Rd	New garage	21/83	Bottichelli & Pohl
15. Stark point LLC	16 Easton St	Studio Addition	42.4.1/11	Bottichelli & Pohl
16. Skyline Drive, LLC	6 Woodland Dr	Cabana	79/209	Stow MT Builders
17. Dan Driscoll	15 Madaket Rd	Rooftop solar	41/299.3	Acksmart
18. Dukes Road Trust	2 Dukes Road	New Guset	41/187	Botticelli & Pohl
19. Dukes Road Trust	2 Dukes Road	New Garage	41/187	Botticelli & Pohl
20. Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD
21. Schneider Family	10 West Dover St	New Dwelling	55.4.1/192	Val Oliver
22. Patience Killen	1 Old North Wharf	Addition	42.3.1/80	Val Oliver
23. Naughty Cal LLc	26B Daffodil Ln	Rooftop solar	68/738.2	Acksmart
24. St Mary's Church	3 Federal	Railing	42.3.1/174	Hollister Consulting
25. Andy Bender	2 Braeburn Way	Rooftop solar pool house	39/41	Acksmart
26. Three North Gully Road LLC	7 N. Gully Road	New Dwelling	73.1.3/123	Boticelli & Pohl
27. 48 Hulbert LLC	48 Hulbert Ave	Handicap access	29/63	Mark Avery

Portico examples from Naushop area.






TIME TO PAWZ
43
43


BLESSINGS

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Property Info:

Map & Parcel:	68/548	Lot Size:	5,418 sq. ft.
District/Zoning:	RC-2	Allowable Ground Coverage:	2,709 sq. ft.
Minimum Lot Size:	5,000 sq.ft.	Existing Ground Coverage:	1,112 sq. ft.
Frontage:	40 ft.	Proposed Ground Coverage MH:	0 sq. ft.
Ground Cover Ratio:	50%		
Front Setback:	20 ft.	Total Proposed Ground Coverage:	0 sq. ft.
Side/Rear Setback:	5 ft.		



2 Photo from the Front/Goldfinch Drive
NTS



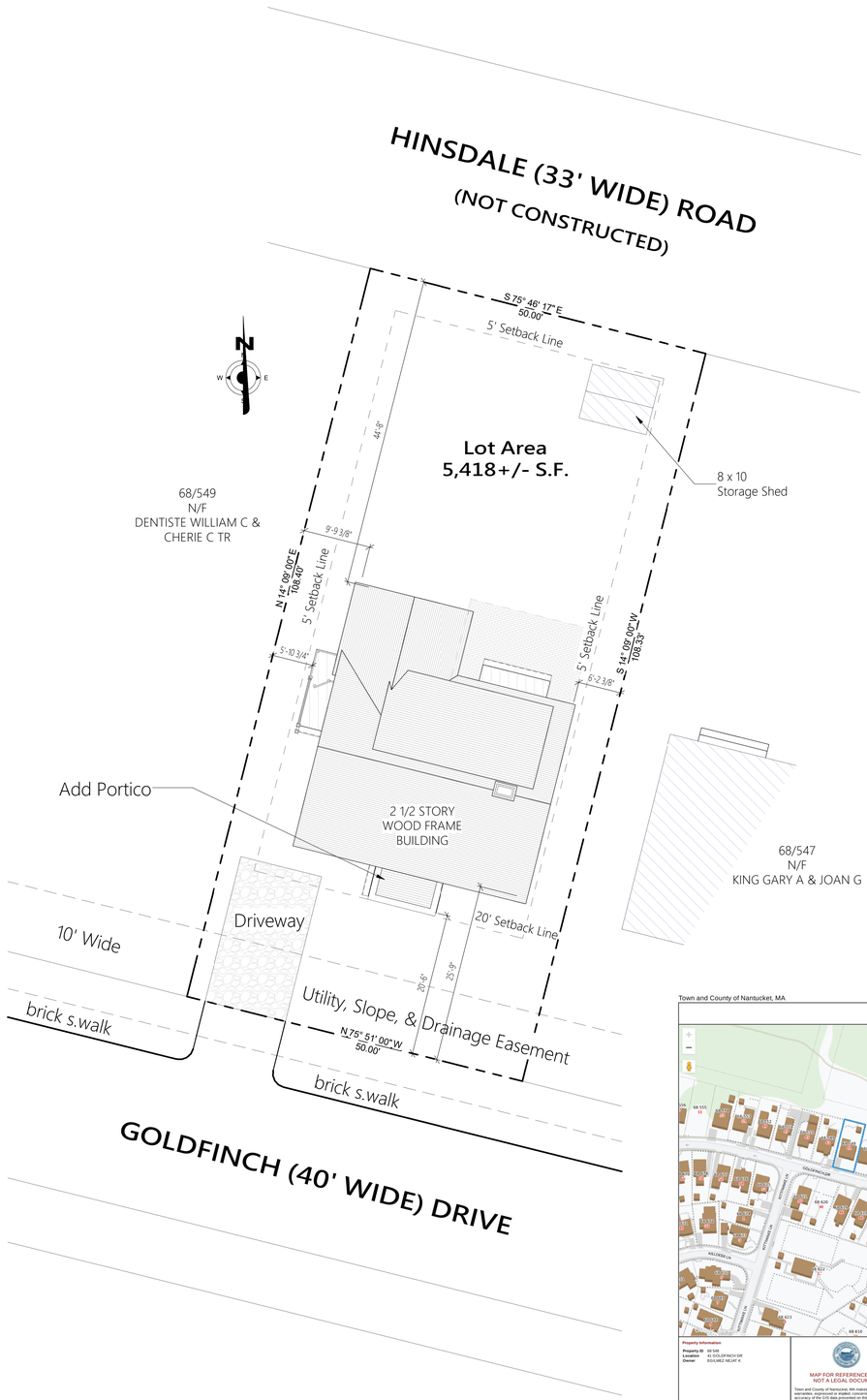
3 Existing House Photo - Back
NTS



4 Existing House Photo - West
NTS



5 Existing House Photo - East
NTS



1 Site Plan
1" = 10'-0"

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email: juraj@theJBStudio.com

Project
Goldfinch Residence
- Main House
41 Goldfinch Dr., Nantucket, MA
02554

Sheet
Site Plan

Date
06.13.2024

Revisions

C.101

Scale
As indicated

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1 South Elevation - Previously Approved
1/4" = 1'-0"



2 West Elevation - Previously Approved
1/4" = 1'-0"



3 South Elevation - Proposed
1/4" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"

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Project

Goldfinch Residence - Main House

41 Goldfinch Dr., Nantucket, MA 02554

Sheet

Exterior Elevations

Date

06.13.2024

Revisions

A.201

Scale 1/4" = 1'-0"

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1 East Elevation - Previously Approved
1/4" = 1'-0"



2 North Elevation - Previously Approved
1/4" = 1'-0"



3 East Elevation - Proposed
1/4" = 1'-0"



4 North Elevation - No Changes
1/4" = 1'-0"

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Project
Goldfinch Residence - Main House
41 Goldfinch Dr., Nantucket, MA 02554

Sheet
Exterior Elevations

Date
06.13.2024

Revisions

A.202

Scale 1/4" = 1'-0"

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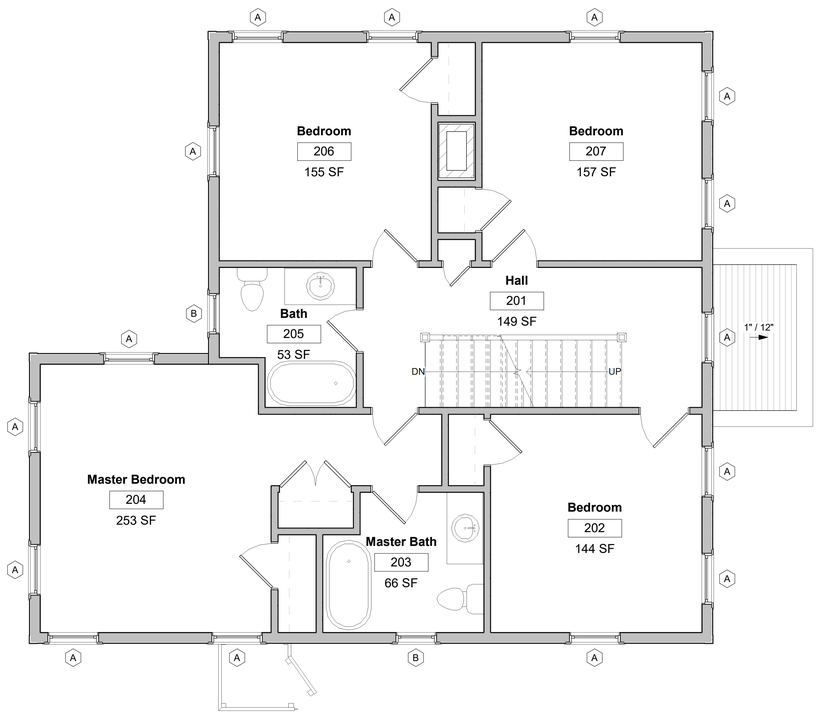
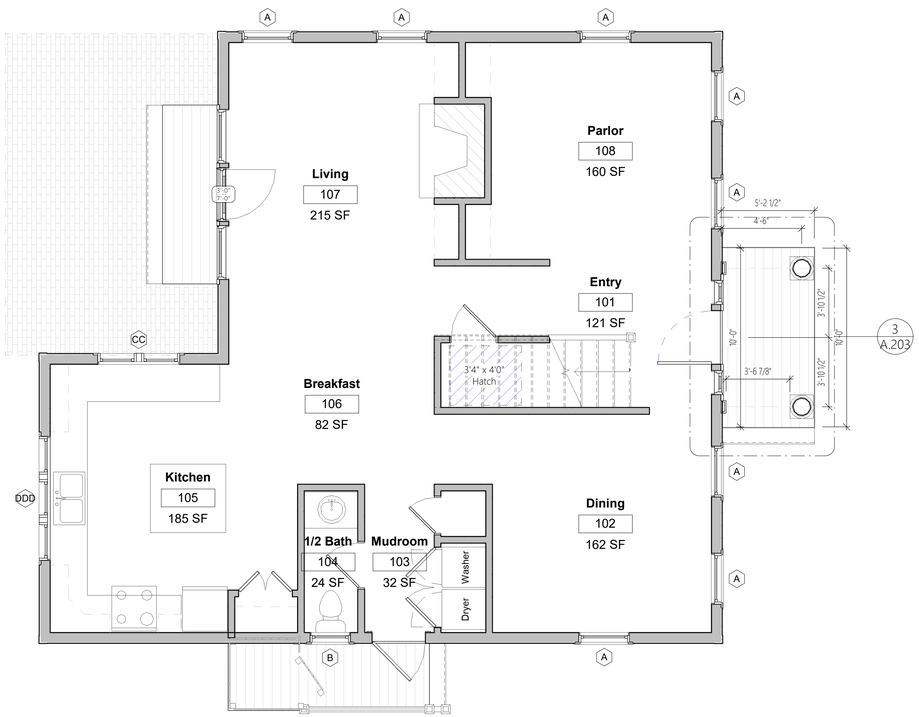
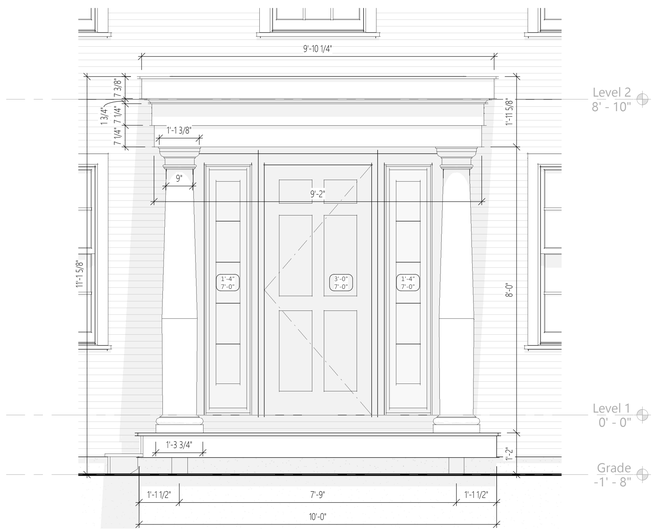


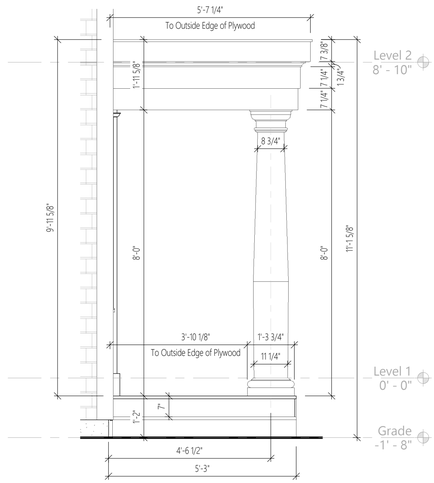
5 Level 2
1/4" = 1'-0"



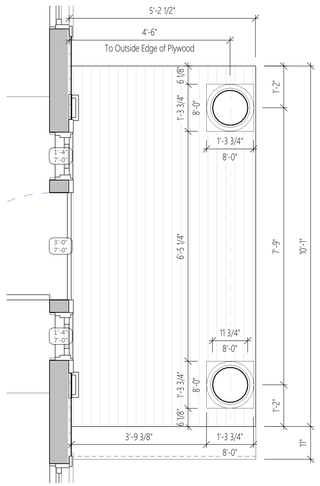
4 Level 1
1/4" = 1'-0"



1 South Portico Elevation
1/2" = 1'-0"



2 West Portico Elevation
1/2" = 1'-0"



3 Level 1 - Callout 1
1/2" = 1'-0"

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Project
Goldfinch Residence - Main House
41 Goldfinch Dr., Nantucket, MA 02554

Sheet
Portico Elevations and Floor Plan

Date
06.13.2024

Revisions

A.203

Scale
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