1. CONSENT 07/02/2024

    Documents:

    OB 90 NORTH LIBERTY - RELOCATE SHED.PDF
    13 SOMERSET RD DOOR CHANGE.PDF
    14 DEER RUN MOVE SHED OFF.PDF
    17 TROTTERS MOVE SHED.PDF

2. NEW BUSINESS 05/14/2024

    Documents:

    27 RUGGED RD MAIN HOUSE.PDF
    27 RUGGED VIEW.PDF
    7 FOLGER NEW DWELLING.PDF
    OB 7 FOLGER ACCESSORY DWELLING.PDF
    125 MAIN ST REV SHED.PDF

3. OLD BUSINESS 05/21/2024

    Documents:

    OB 3 COMMERCIAL ST.PDF
    OB 2 CANDLE HOUSE HARDSCAPE.PDF
    OB 9 SALTI.PDF
    OB 30 RUSSELS - MAIN HOUSE.PDF
    OB 30 RUSSELS - GUEST HOUSE.PDF
    OB 12.5 PEQUOT ST MAIN HOUSE.PDF

4. 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

5. 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
ESTHERS ISLAND PHOTOS.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 MH ALTERATION.PDF
OB 19 MONOMOY ADDITION.PDF

6. 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 DEMO MOVE MAIN HOUSE.PDF
39 CLIFF NEW 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 LIFT NEW.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

7. OLD BUSINESS 06/18/2024

Documents:

OB 8 SILVER REV.PDF
OB 2 STONE ALLEY HDC 060624.PDF
OB 15 N. WATER HARDSCAPE OLD BIZ.PDF
OB 15 N. WATER PORCH DECK.PDF
OB 22 COFFIN ST NEW DWELLING.PDF
OB34A GROVE LANE POOL RELOCATE DRIVEWAY.PDF
OB 108 SURFSIDE SOLAR.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 4 N WATER ST.PDF

8. NEW BUSINESS 06/25/2024 VIEW

Documents:

18 LINDBERG AVE SOLAR PACKAGE.PDF

9. NEW BUSINESS 06/25/2024

Documents:

7A CLIFFORD POOL HARDSCAPE.PDF
7 BENJAMIN DR SOLAR PACKAGE.PDF
117 ORANGE DORMERS.PDF
61 SPARKS BOYS AND GIRLS CLUB SOLAR.PDF
8 SEA ST BARN.PDF
26 WARRENS LANDING - SOLAR PACKAGE.PDF
20 OCEAN AVE MAIN HOUSE ADDITION.PDF
20 OCEAN AVE COTTAGE ADDITION.PDF
20 OCEAN AVE HARDSCAPE.PDF
59 POLPIS NEW DWELLING.PDF
23 SANKATY DEMO GARAGE.PDF
60 WANOMA GH HDC NEW 061724.PDF
44 MADAKET - ADDITION.PDF
26 JEFFERSON - NEW DWELLING.PDF
20 MIDLAND AVE ADDITION.PDF
32 EASTON REV WINDOWS COTTAGE.PDF
32 EASTON REV WINDOWS MH.PDF
55 BURNELL POOL.PDF
13 SOMERSET RD DOOR CHANGE.PDF
14 DEER RUN MOVE SHED OFF.PDF
17 TROTTERS MOVE SHED.PDF
3 KITEHILL LANE ASBUILT NEW FENCE 061724.PDF
3 KITEHILL LANE ASBUILT NEW DECK 061724.PDF

10. OLD BUSINESS 07/02/2024

Documents:

OB 12 ANGOLA HDC DRIVEWAY REVISIONS.PDF
OB 16.5 WILLIAMS GUEST HOUSE HDC OLD BIZ.PDF
OB 21 CLARENDON ST - SOLAR PACKAGE (MAIN HOUSE).PDF
OB 39 QUAISE ROAD GARAGE HDC REVISION 1 OLD BUSINESS VIEW PACK.PDF
OB39 QUAISE ROAD MH HDC REVISION 1 OLD BUSINESS VIEW PACK.PDF
OB 31 EXETER STREET -.PDF
OB 3 PLEASANT_HDC OLD_06.27.24.PDF
OB 40 VESPER LANE SHED.PDF
OB 39 MONOMOY POOL HARDSCAPE OB 06.24.2024.PDF
OB 111B OLD SOUTH RD HDC OLD 062724.PDF
OB 51 W MIACOMET RD.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: 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

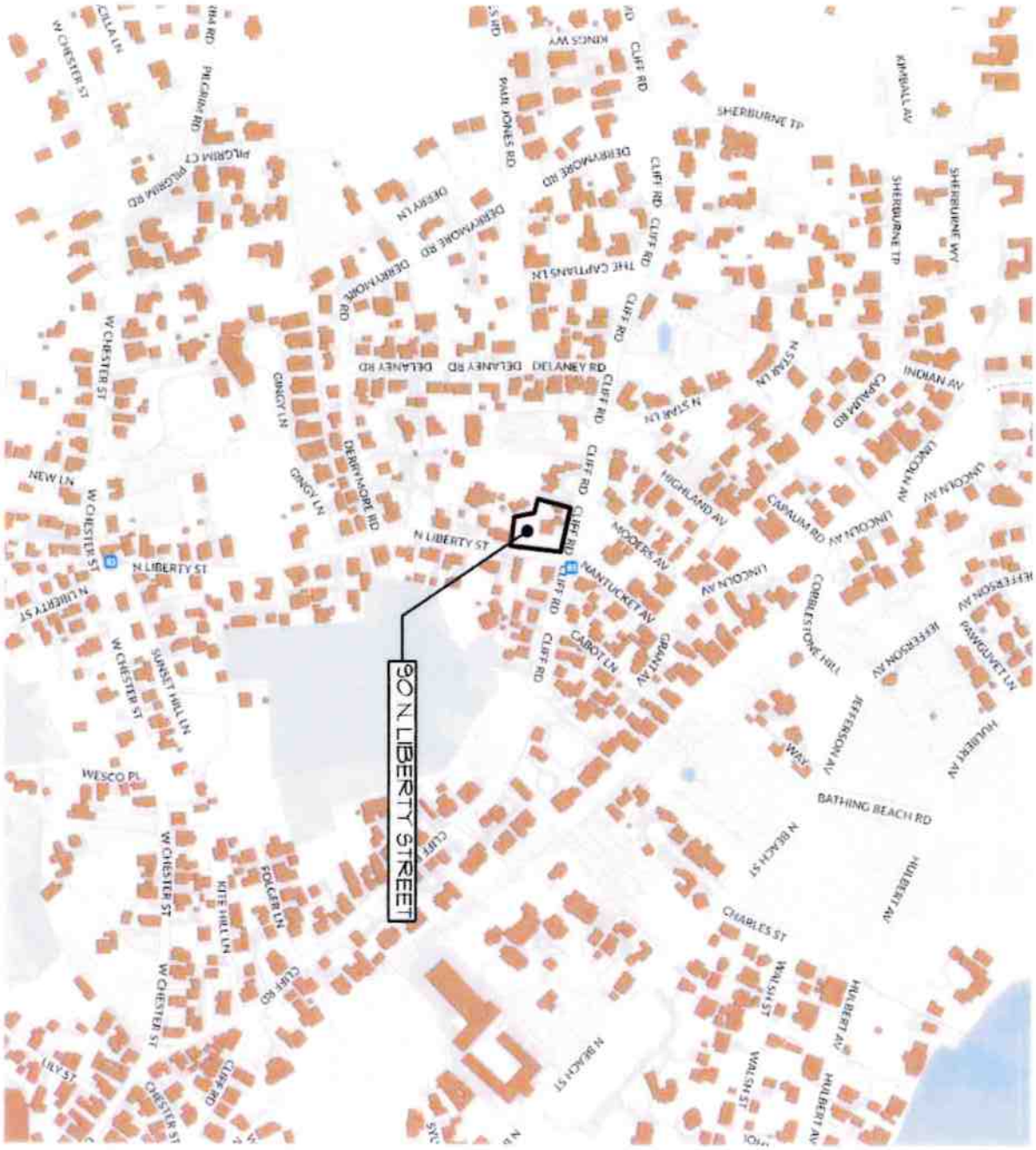
Doors Red (TIME MH)

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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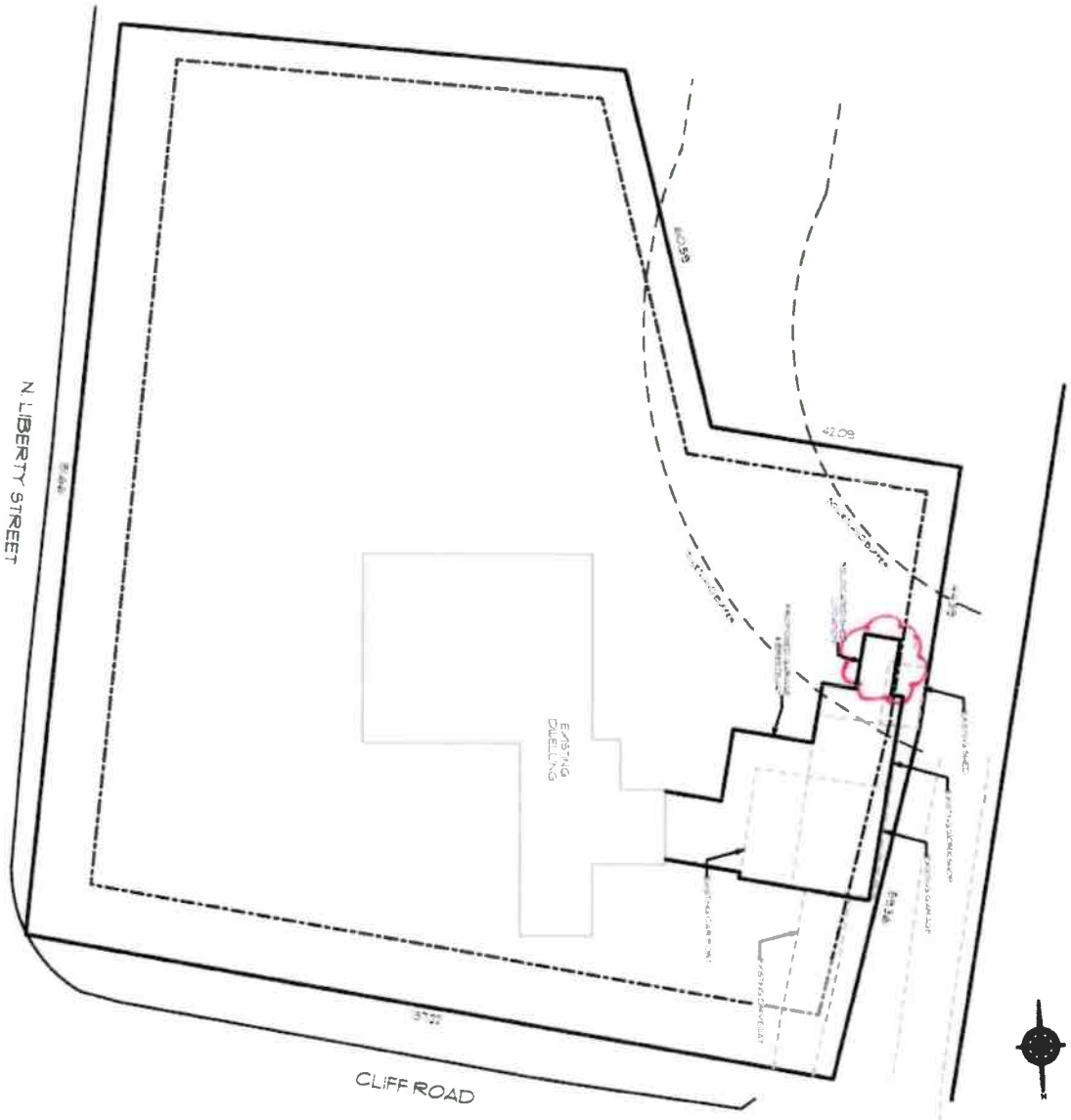

ID #
L-1.1

Project Title
Project Address
Nantucket, MA 02554
MAP NO: ZONING INFO:
PARCEL NO: PROJECT NO: REVISED:

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Site Plan

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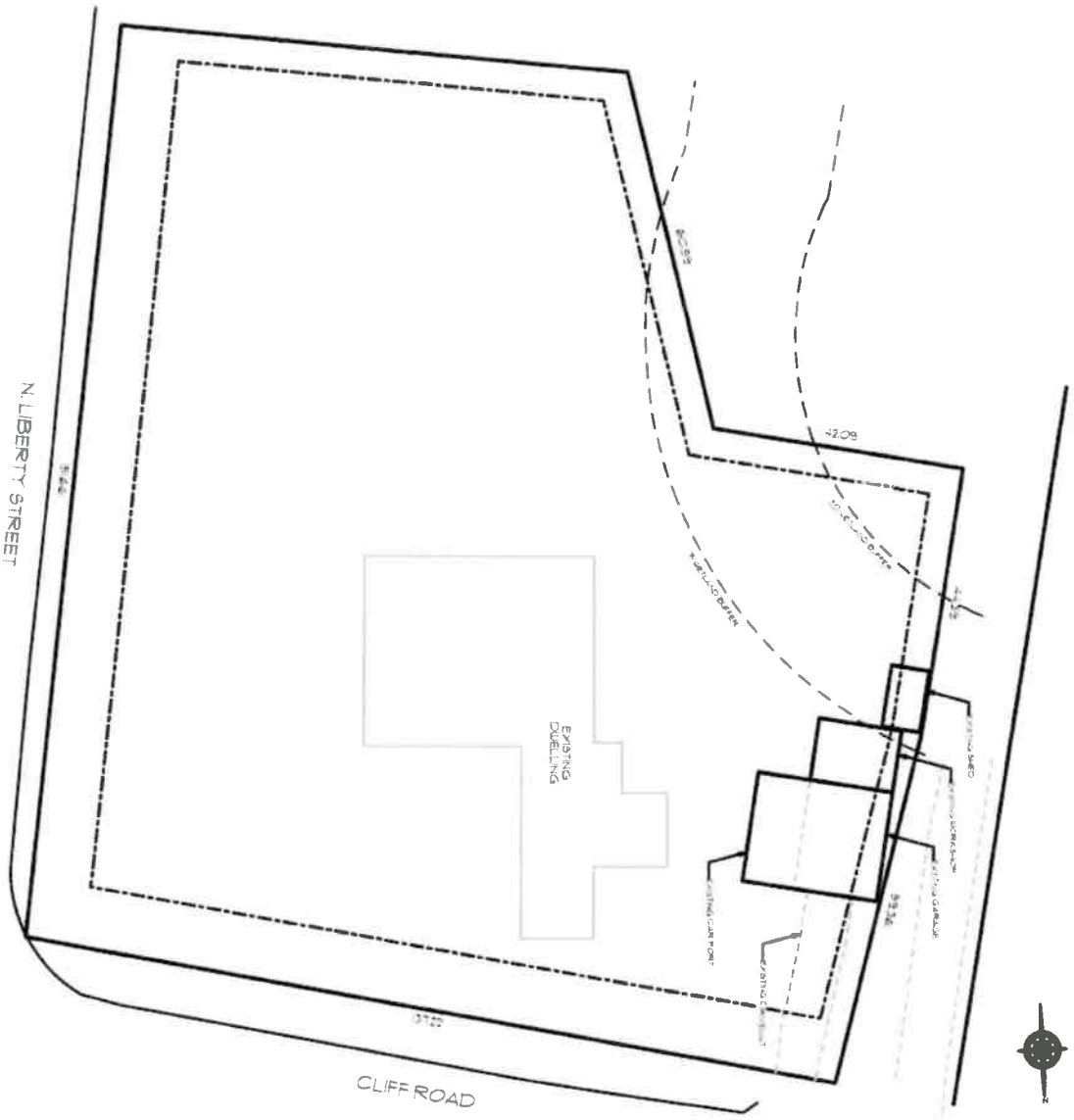

Existing

L-1.1

ID #

Renovations at
90 N. Liberty Street
Nantucket, MA 02554

MAP NO: ZONING INFO:
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Site Plan

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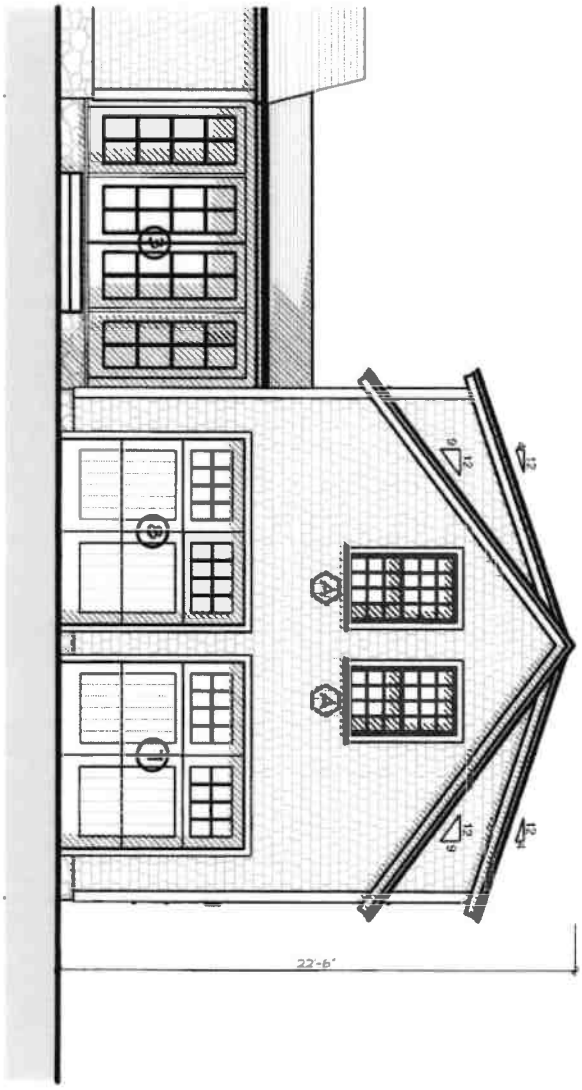

A-2.1

Project Title
Project Address
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North Elevation

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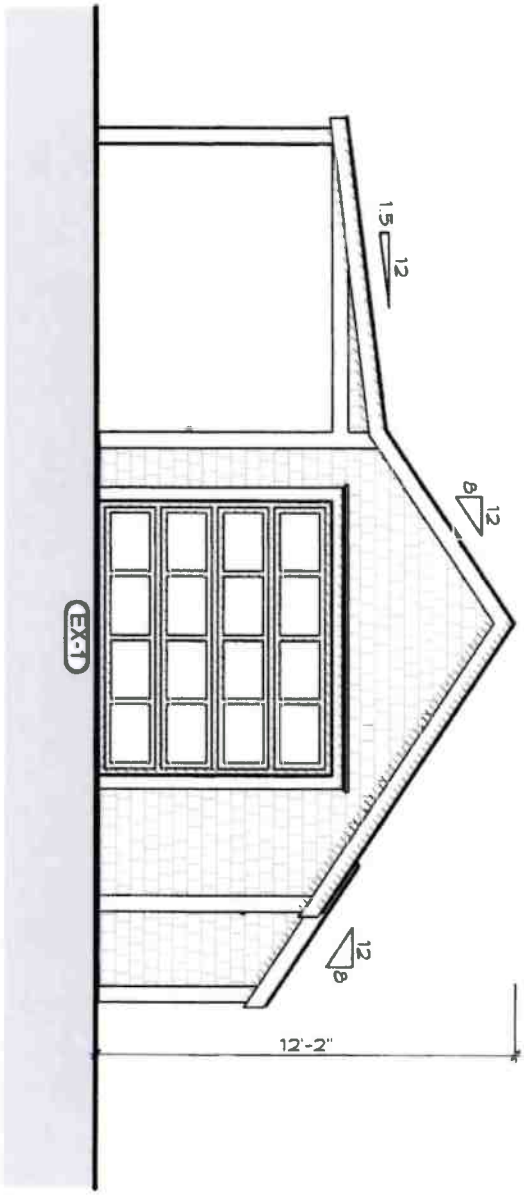

Existing

A-2.1

ID#

Renovations at
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Nantucket, MA 02554

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PARCEL NO: PROJECT NO: REVISED:

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North Elevation

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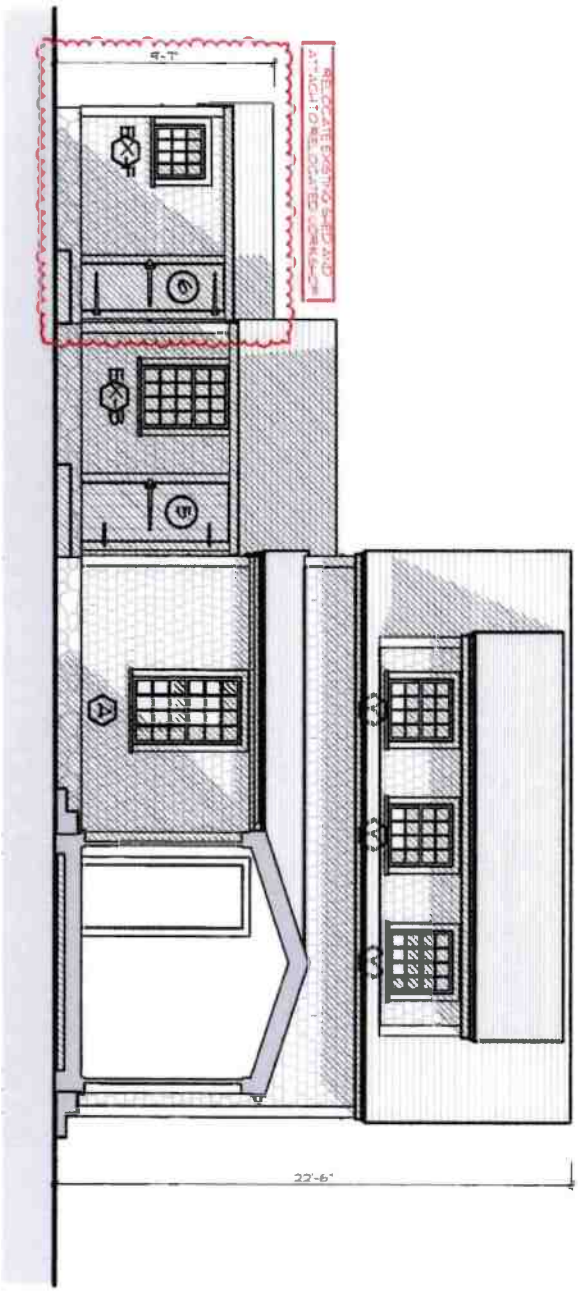

A-2.2

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East Elevation

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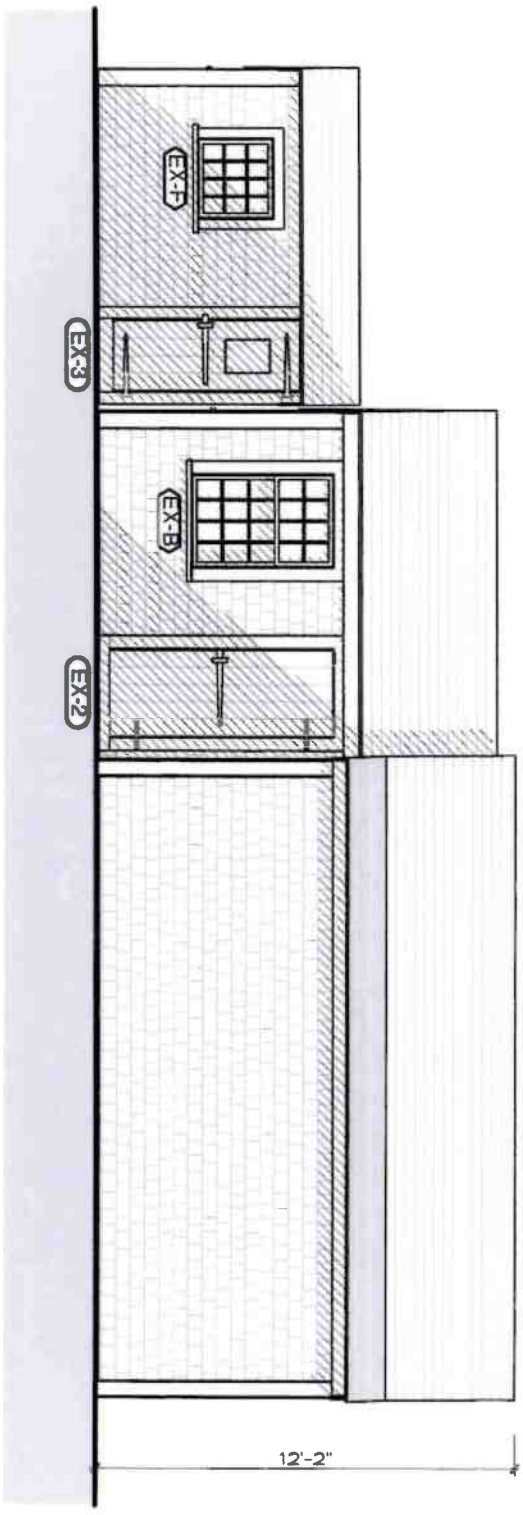

Existing

A-2.2

ID #

Renovations at
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East Elevation

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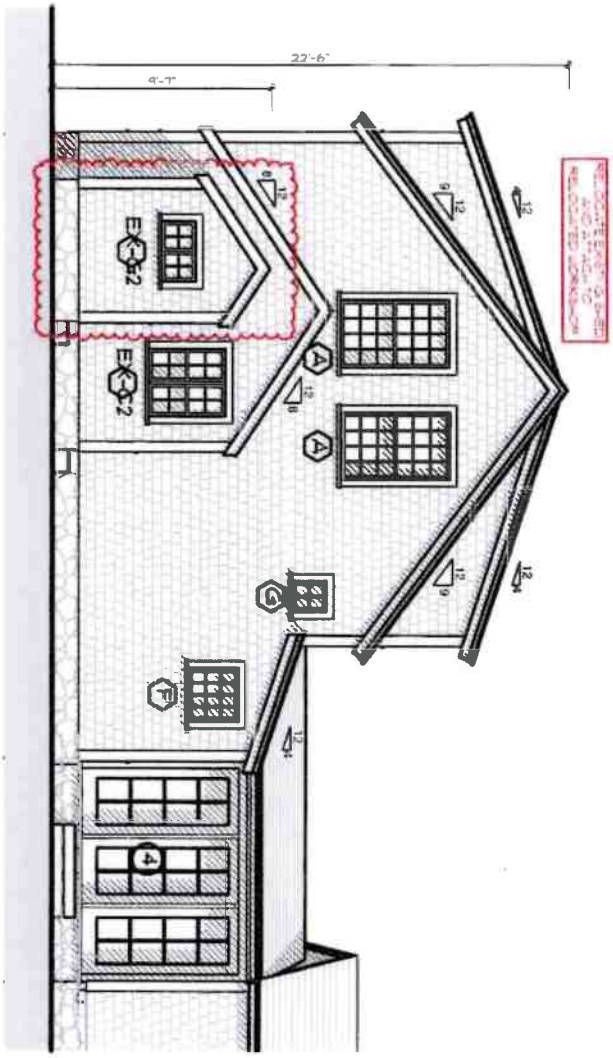

A-2.3

ID #

Project Title
Project Address
Nantucket, MA 02554

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South Elevation

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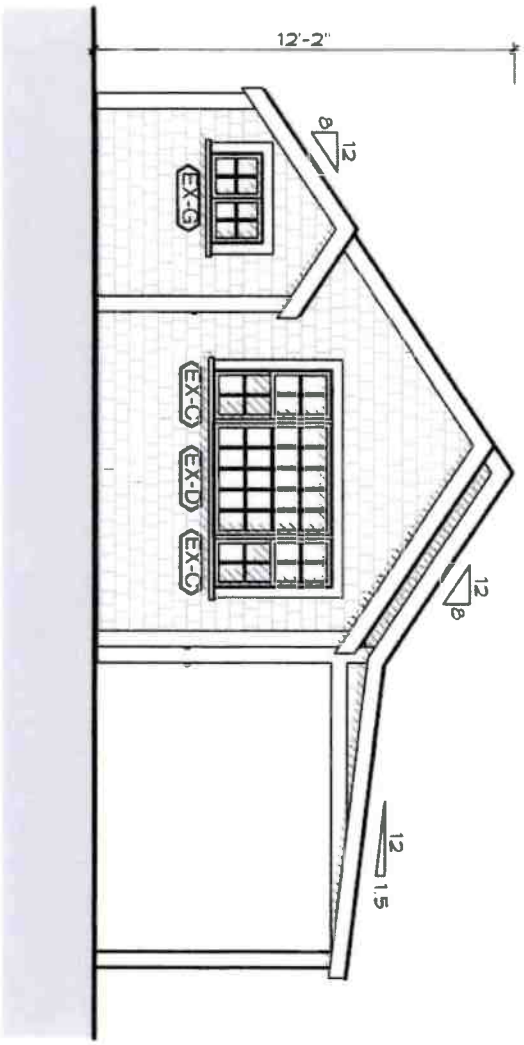
T: 508 228 5485 | T: 617 482 4543



Existing

A-2.3

Renovations at
90 N. Liberty Street
Nantucket, MA 02554

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

South Elevation

BOTTICELLI & POHL

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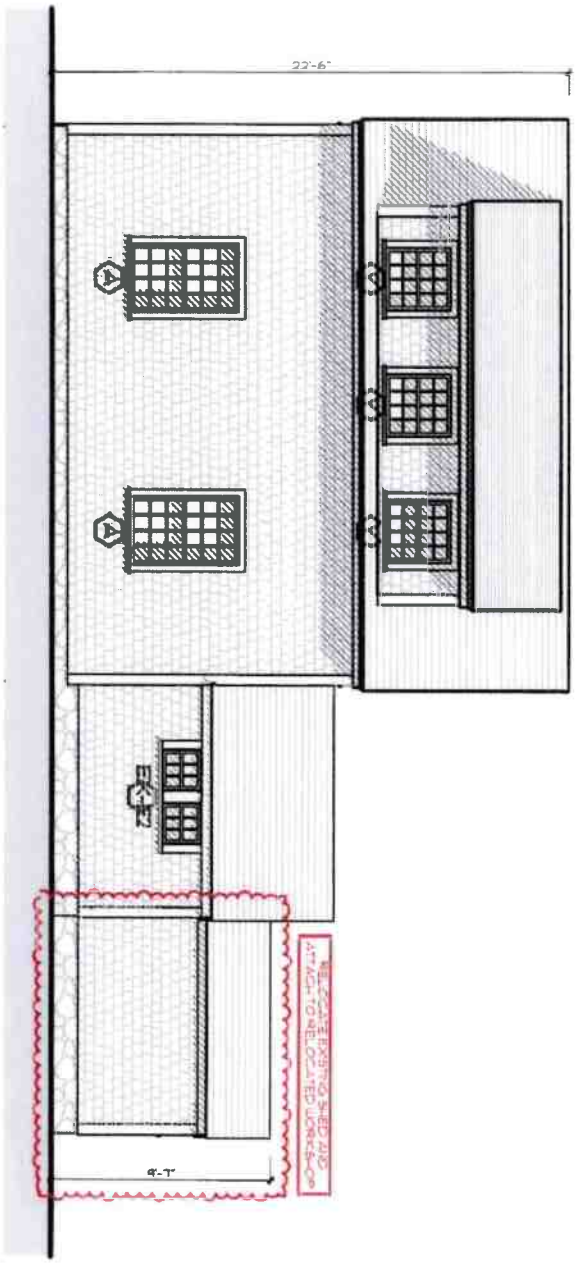

A-2.4

#D#

Project Title
Project Address
Nantucket, MA 02554

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

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West Elevation

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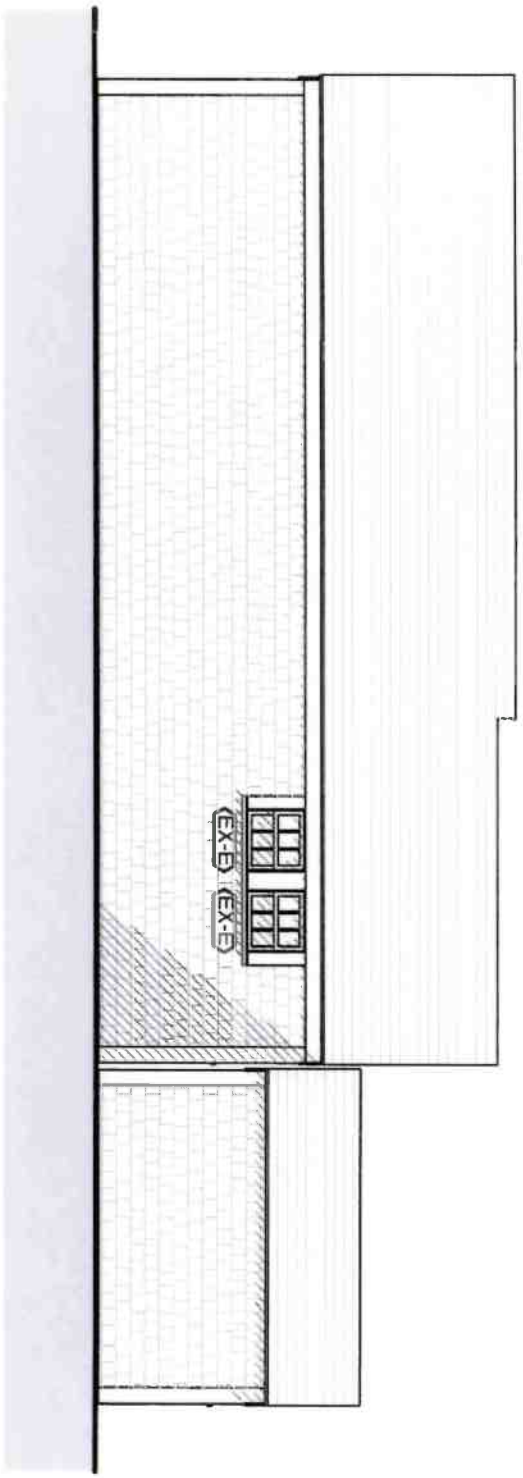
P: 508 228 5455 | P: 617 482 4545



Existing

A-2.4

ID #

Renovations at
90 N. Liberty Street
Nantucket, MA 02554

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

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West Elevation

BOTTICELLI & POHL

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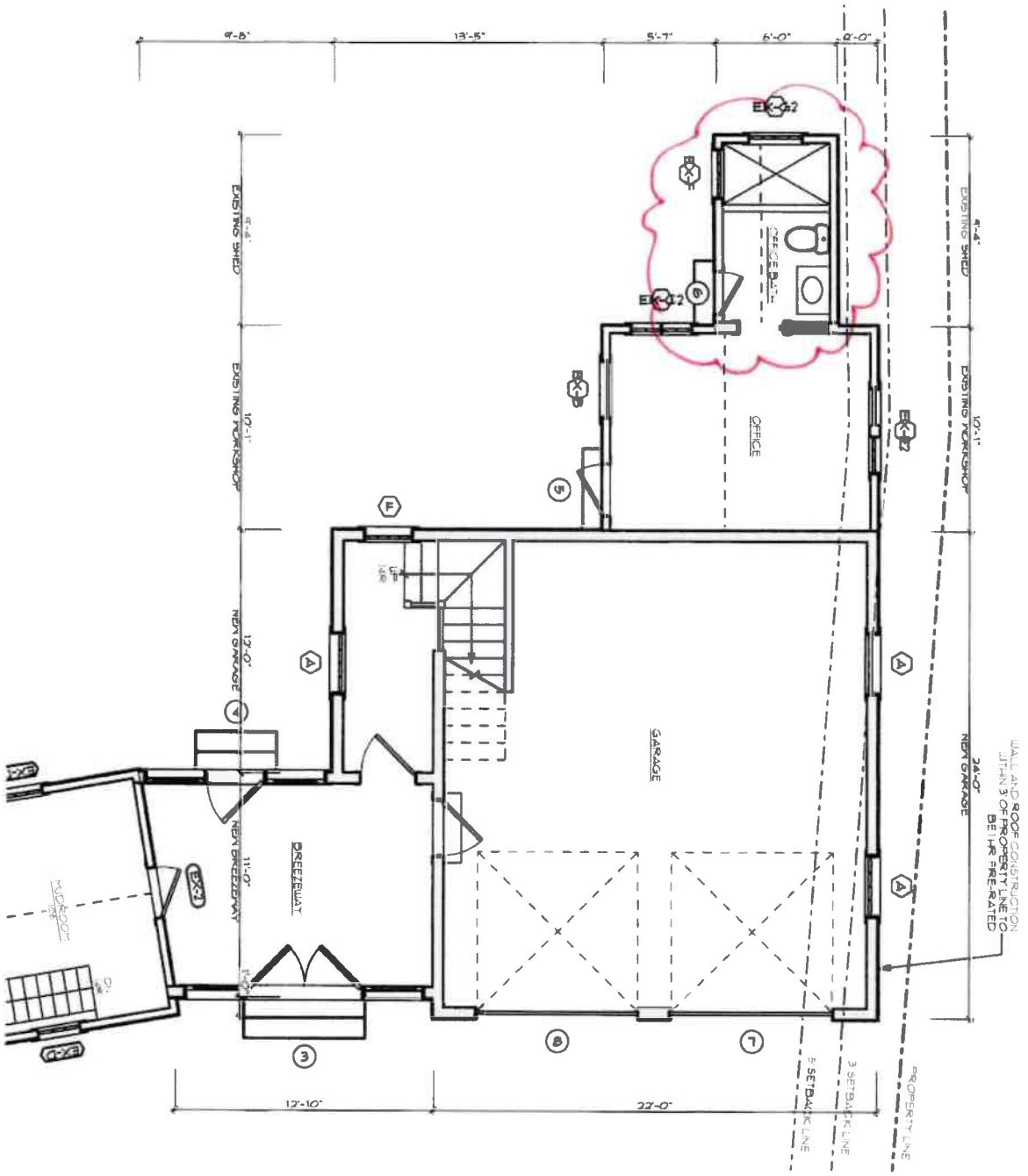
P. 508 228 5455 | P. 617 482 4543



A-1.1

ID #

Project Title

Project Address

Nantucket, MA 02554

MAP NO: ZONING INFO:

PARCEL NO: PROJECT NO: REVISED

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First Floor Plan

BOTTICELLI & POHL

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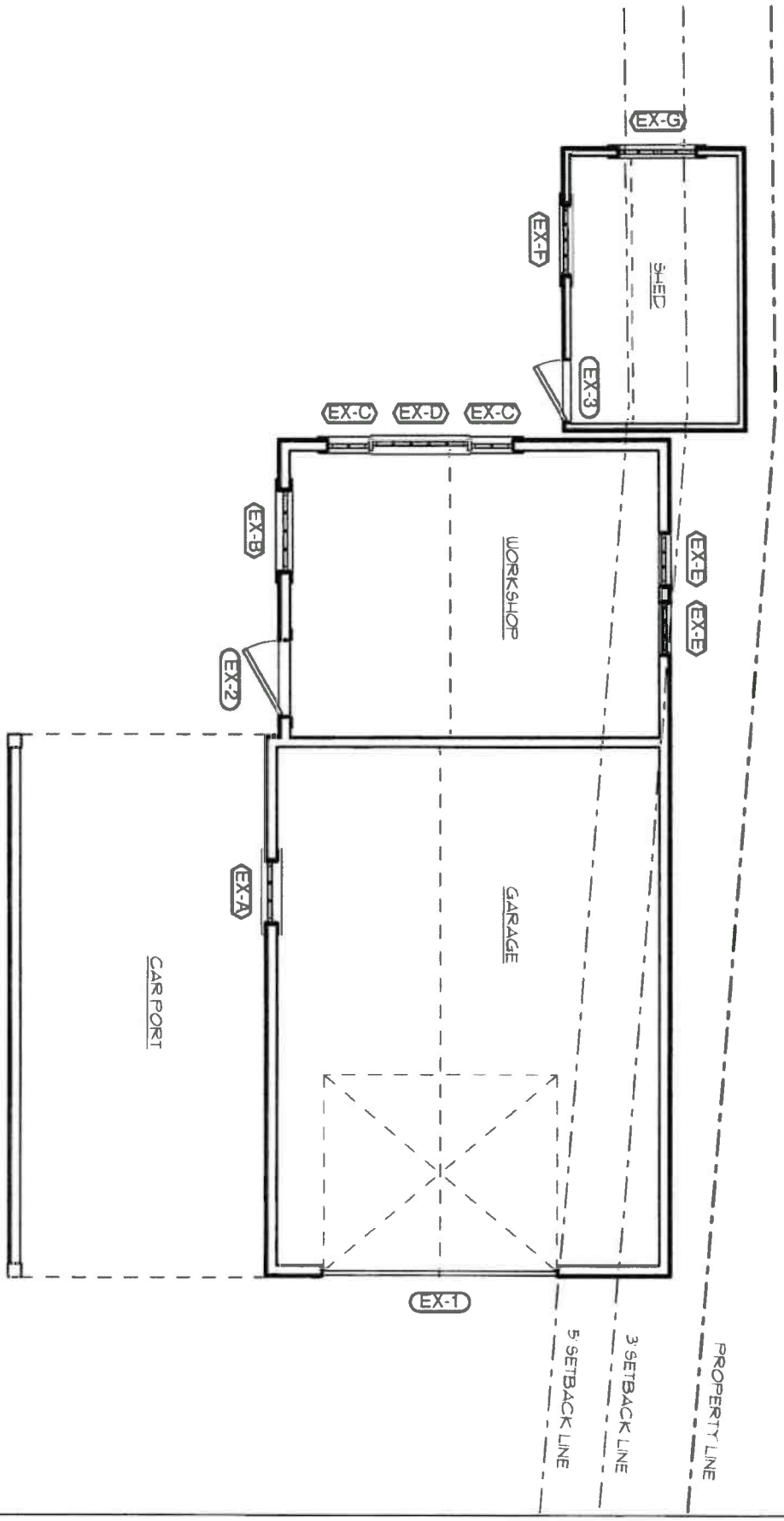

Existing

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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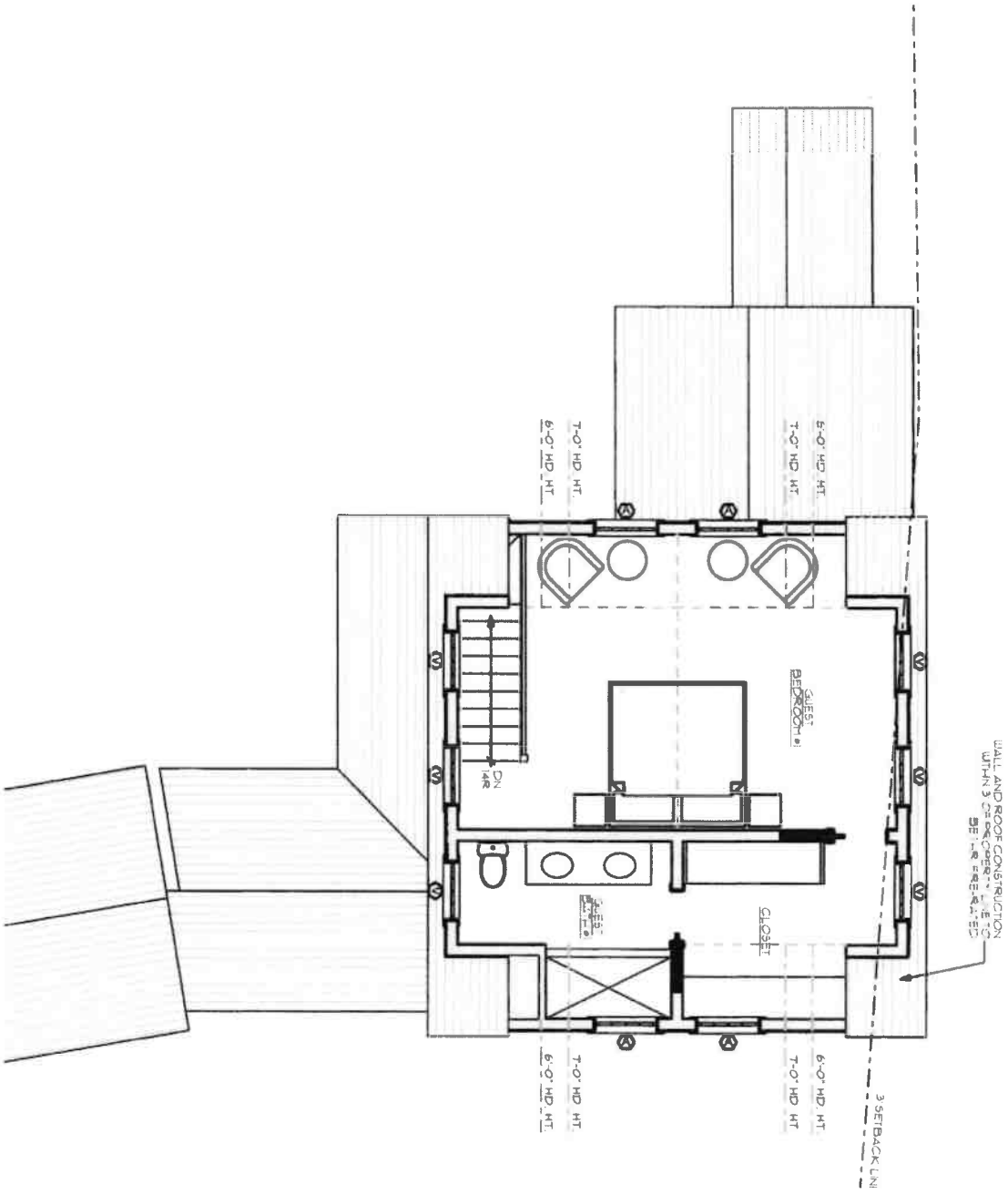
First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM



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

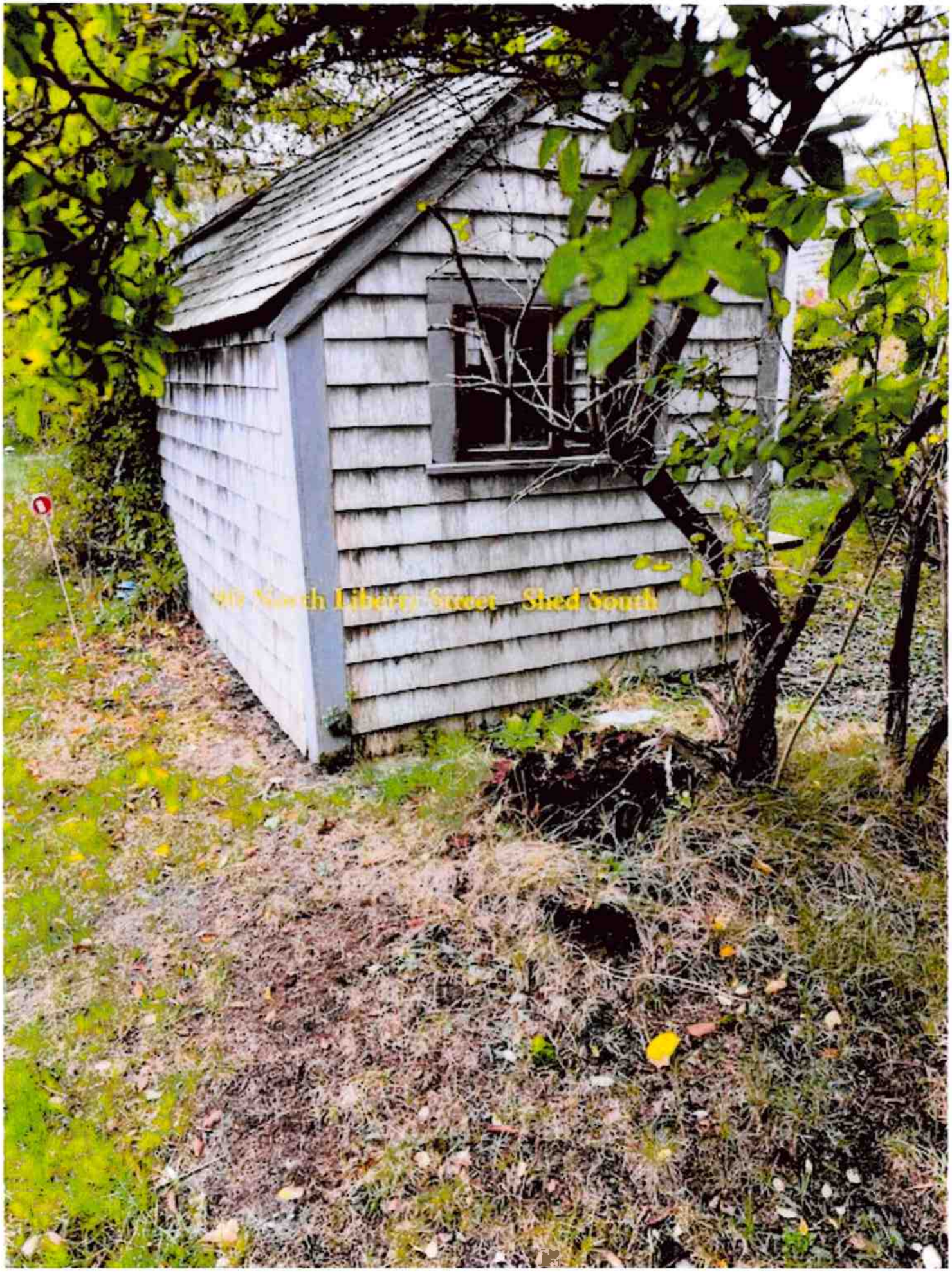
No.	Qn.	Type	Manufacturer	Frame Size	Lights	Comments
A	7	Double Hung	KSD	3'-0" x 4'-11"	12 over 12	Verify existing A window size & details
EX-B	1	Double Hung	Existing	2'-9 1/2" x 4'-0"	8 over 12	
EX-C2	1	(2) Double Hung	Existing	(2) 1'-6" x 3'-6 1/2"	4 over 4	
EX-E2	1	(2) Double Hung	Existing	(2) 1'-10"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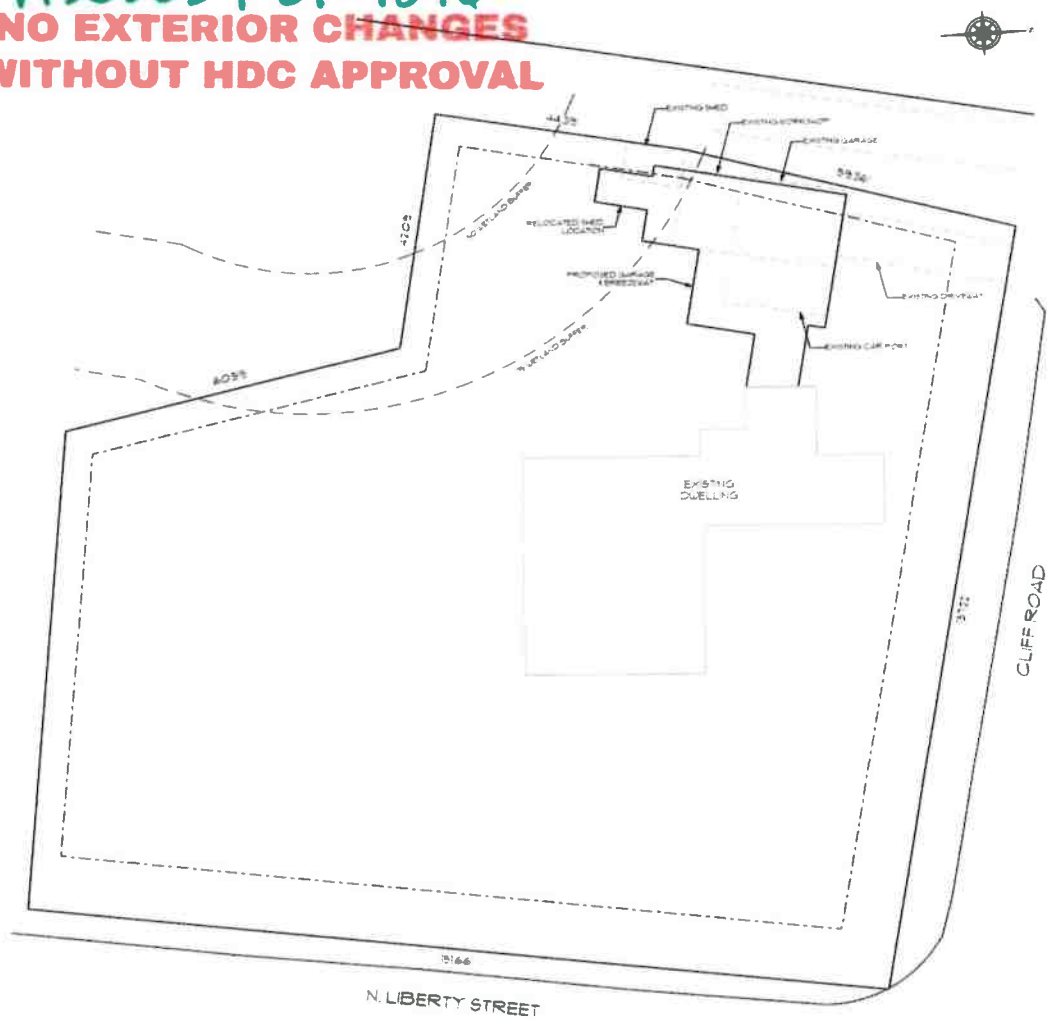
Locus Map
NOT TO SCALE



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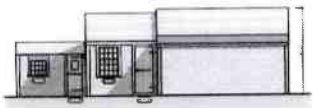
Existing North Elevation
SCALE: 1/8" = 1'-0"



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



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



Existing East Elevation
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Previously Submitted East Elevation
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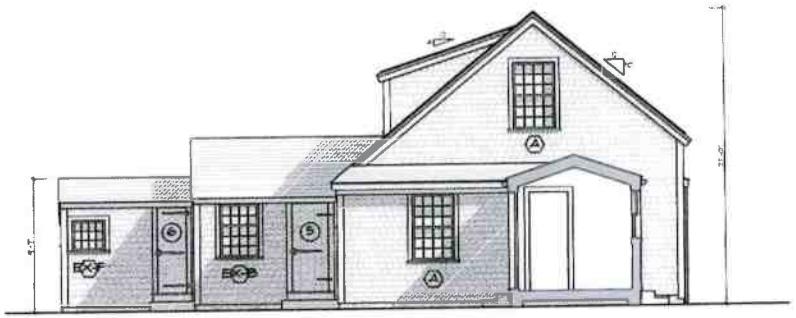


2 East Elevation
SCALE: 1/4" = 1'-0"

Garage E Street at
90 N Liberty St
Nantucket, MA
Window & Exterior Door Schedule

HDC Submission 3rd Round
Building Dept. Sub
Rev 3/28/2024

Window Schedule

No.	Qty.	Type	Manufacturer	Rough Size	Layout	Remarks
A	9	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	1/2 wide screen, 1/2 wide screen, 1/2 fixed pattern
B	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	1/2 wide screen
C	1	Casement	Kolbe	2'-6" x 4'-6"	1 over 1	
D	1	Casement	Kolbe	2'-6" x 3'-0"	1 over 1	
E	1	Casement	Kolbe	2'-6" x 4'-6"	1 over 1	
F	1	Casement	Kolbe	2'-6" x 3'-0"	1 over 1	
G	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
H	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
I	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
J	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
K	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
L	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
M	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
N	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
O	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
P	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
Q	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
R	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
S	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
T	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
U	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
V	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
W	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
X	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
Y	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	
Z	1	Casement	Kolbe	3'-0" x 4'-6"	1 over 1	

Door Schedule

No.	Qty.	Type	Manufacturer	Rough Size	Layout	Remarks
1	1	Swinging Entry Door	Kolbe	3'-0" x 7'-0"	1 Lite	1/2 wide screen door
2	1	Swinging Entry Door	Kolbe	3'-0" x 7'-0"	1 Lite	1/2 wide screen door
3	1	Swinging Entry Door	Kolbe	3'-0" x 7'-0"	1 Lite	
4	1	Swinging Entry Door	Kolbe	3'-0" x 7'-0"	1 Lite	
5	1	Garage Door	Kolbe	9'-0" x 7'-0"	16 Lite	
6	1	Garage Door	Kolbe	9'-0" x 7'-0"	16 Lite	
7	1	Swinging Entry Door	Kolbe	3'-0" x 7'-0"	1 Lite	

Notes:

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02584 | P 508.228.SPEC(7732) | F 508.228.7733 | BOTTICELLIANDPOHL.COM

DATE	REVISIONS

Major Josiah Coffin House
90 North Liberty Street
Nantucket, MA 02554
MAP NO. 41 ZONING INFO: RI
PARCEL NO. 22 PROJECT NO. 22 REVISED 1.29.24

North & East Elevations

ID #
G-2.1

APPROVED
HDC 2024.01.9846
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

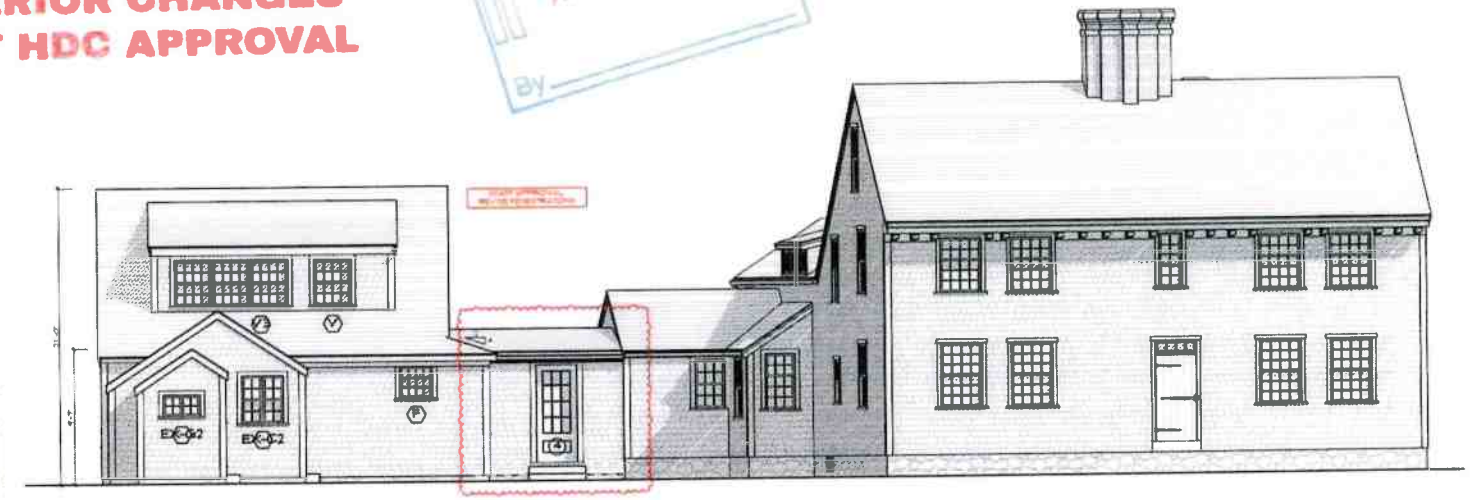
RECEIVED
APR 03 2024
By



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



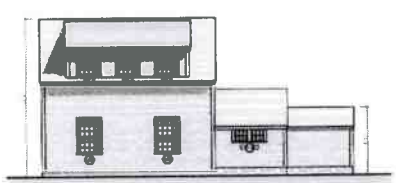
Previously Submitted South Elevation
SCALE: 1/8" = 1'-0"



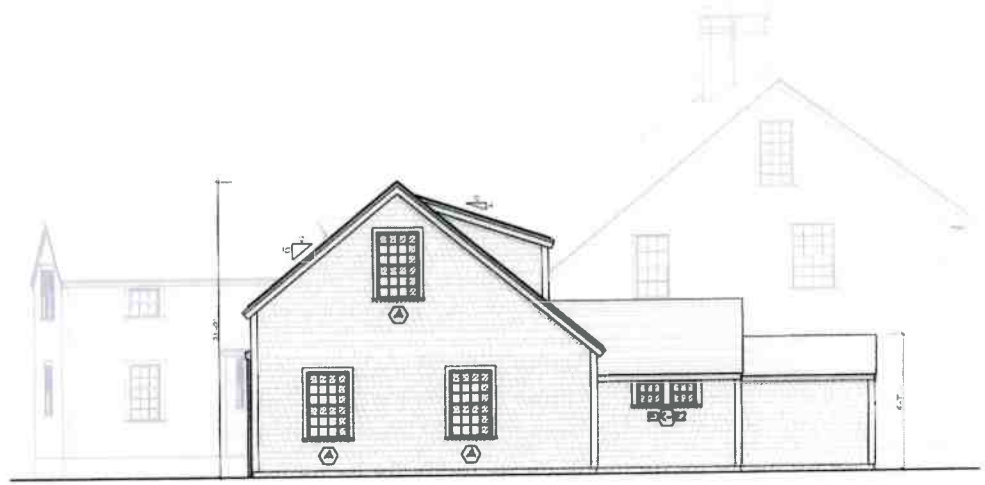
1 South Elevation
SCALE: 1/4" = 1'-0"



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



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



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

BOTTICELLI & POHL

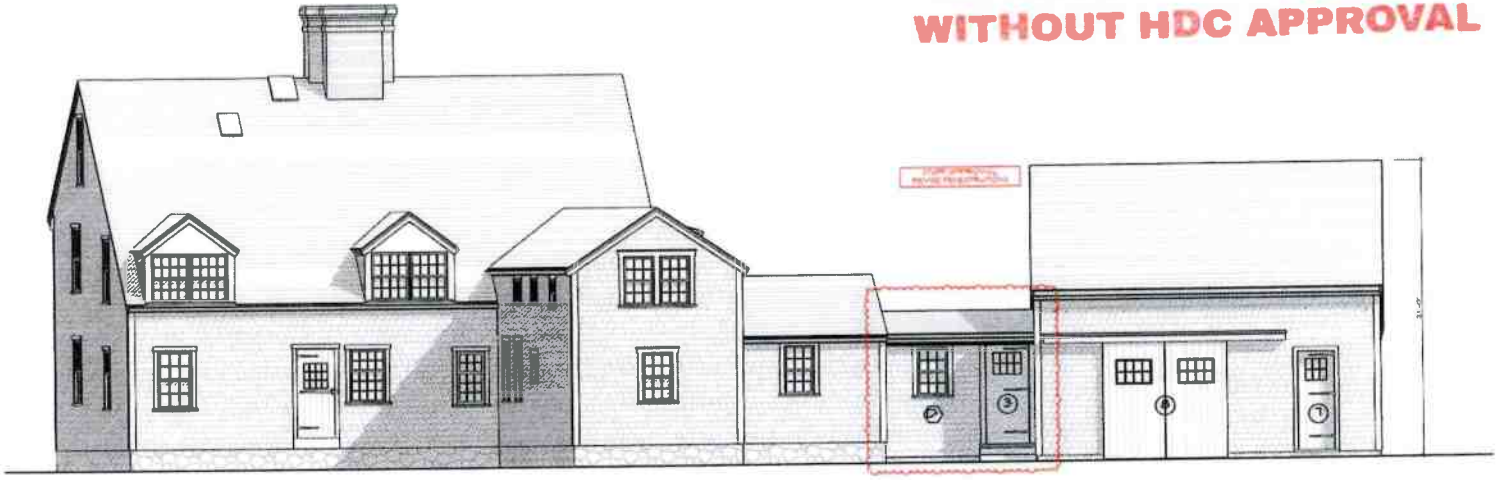
DATE REVISIONS

South & West Elevations

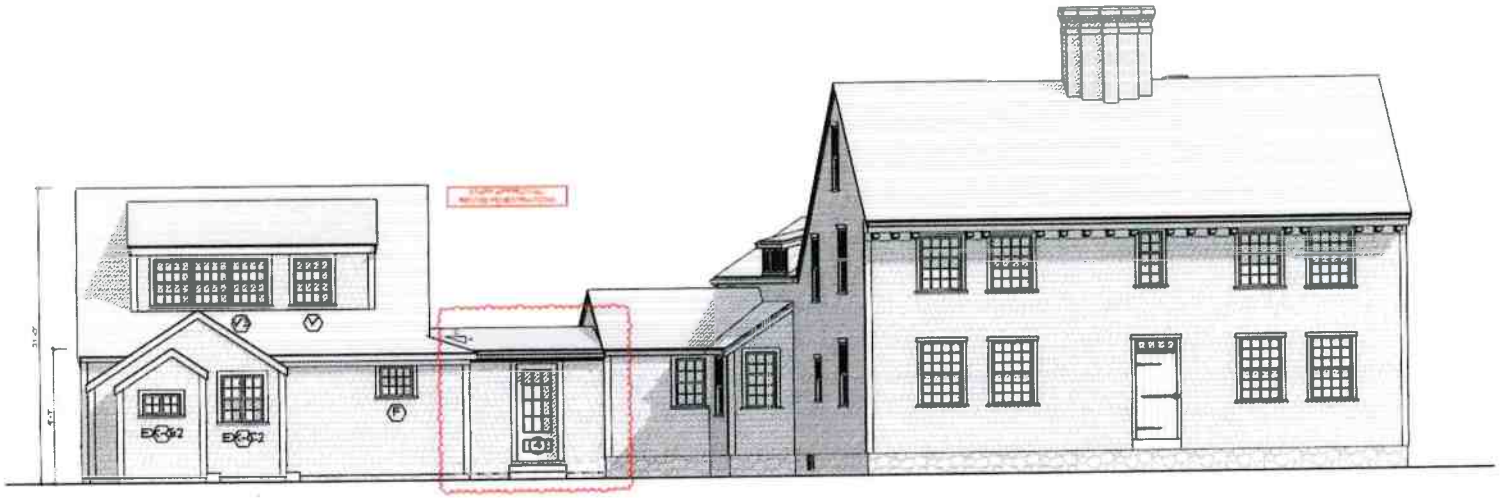
Major Josiah Coffin House
90 North Liberty Street
Nantucket, MA 02554

ID#
G-2.2

APPROVED
HDC2024.01.9846
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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



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

BOTTICELLI & POHL

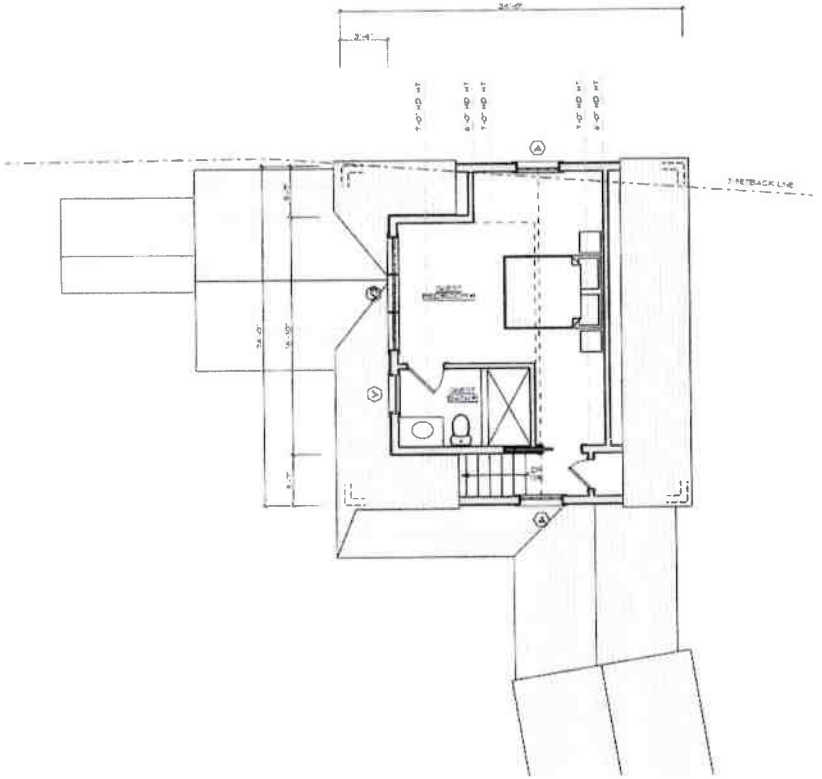
DATE REVISIONS

Exterior Elevations

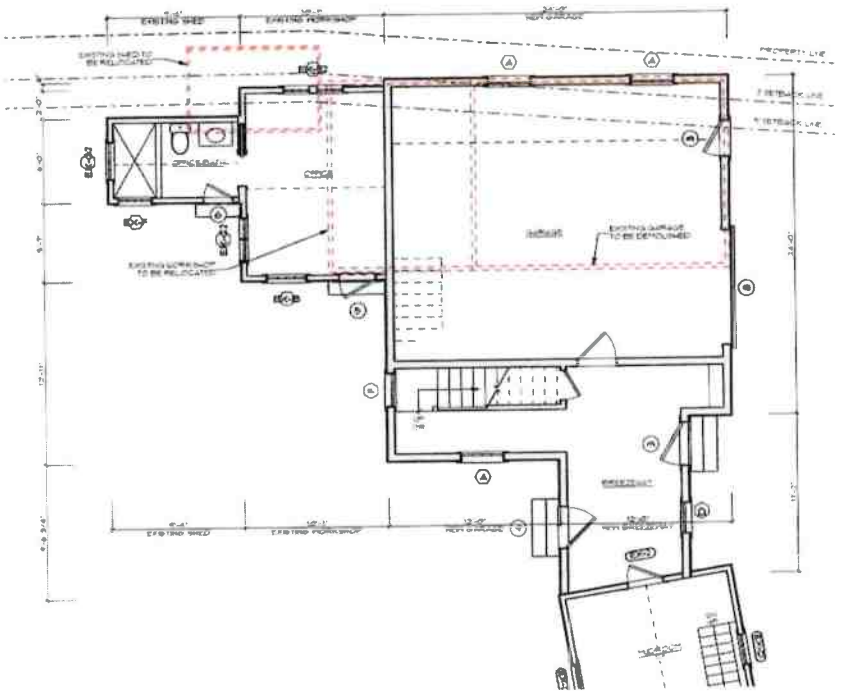
Major Josiah Coffin House
90 North Liberty Street
Nantucket, MA 02554

ID
G-2.3

APPROVED
HDC2024.01.9846
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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



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

BOTTICELLI & POHL

DATE REVISIONS

First & Second Floor Plans

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

ID#
G-1.1

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Petten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 90 North Liberty Preservation Trust

STREET ADDRESS 90 North Liberty Street

MAP/PARCEL 41/22

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON May 6, 2024

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

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

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

Signature 5/6/24

Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 96.3

Street & Number of Proposed Work: 13 SOMERSET ROAD

Owner of record: LOYD ARNOLD

Mailing Address: PO BOX 895
NANTUCKET, MA 02554

Contact Phone #: 508-221-0033 E-mail: LOYDARNOLD11@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: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 7016e2
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

- CHANGE FRONT + SIDE DOORS FROM GRAY TO COTTAGE RED
- N - ADD RAILING TO SIDE STEPS TO MATCH FRONT STEPS

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

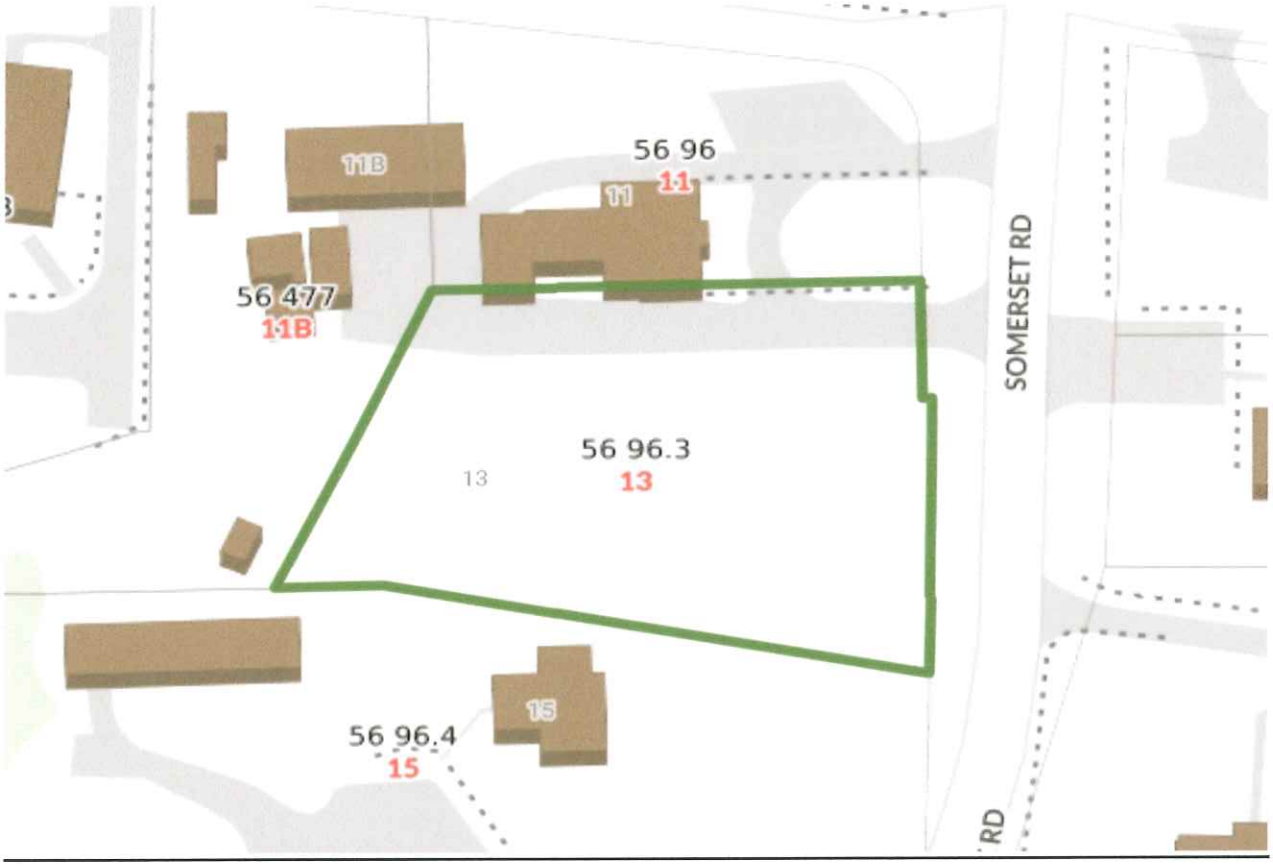
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim NTW Sash _____ Doors COTTAGE RED
Deck _____ Foundation _____ Fence _____ Shutters _____

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

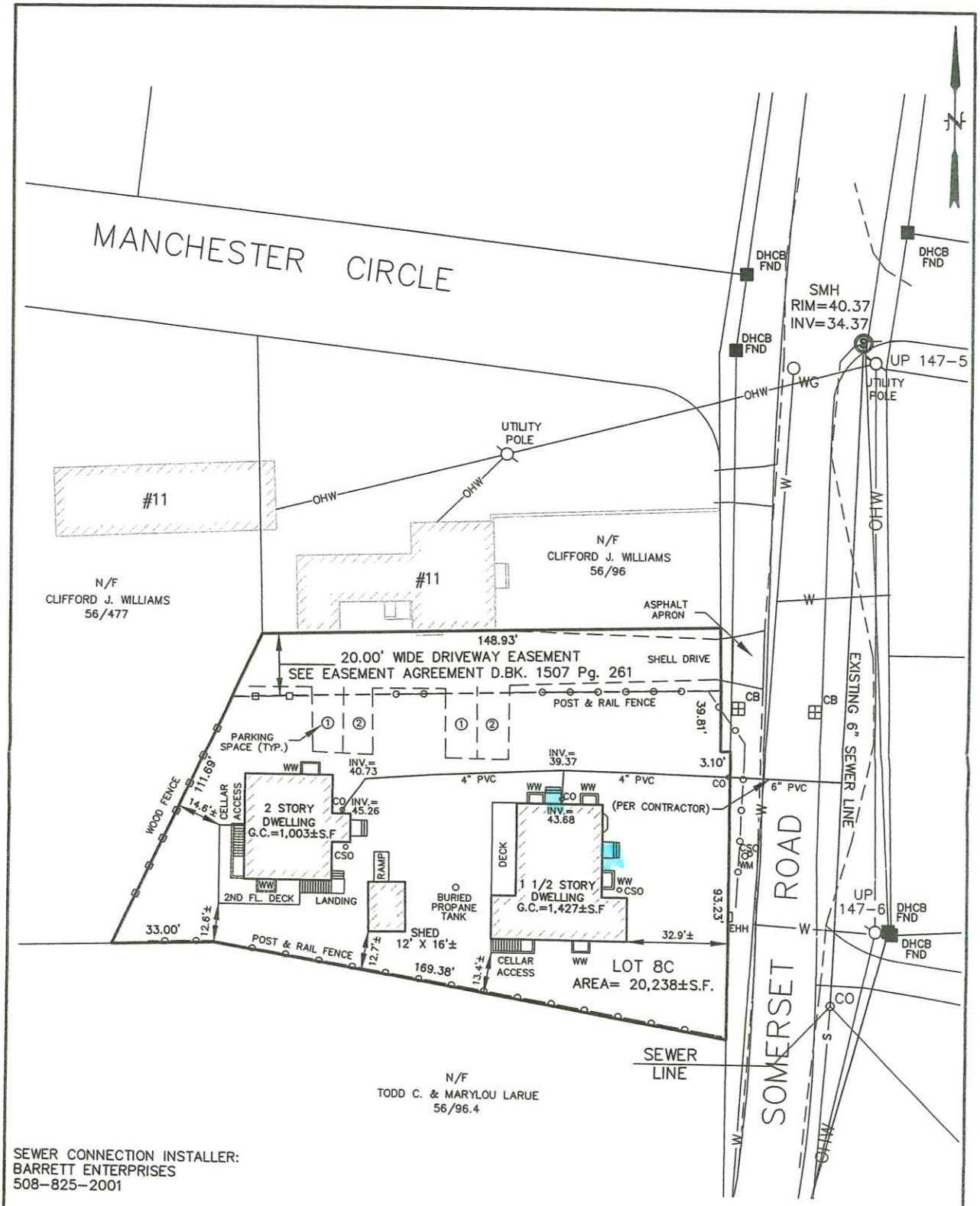
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 6/16/2024 Signature of owner of record _____ Signed under penalties of perjury

13 SOMERSET ROAD







SEWER CONNECTION INSTALLER:
BARRETT ENTERPRISES
508-825-2001

CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 12%±

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0088G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

N.B. 433/74 - 438/16 - 461/116

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

2/3/23

AS-BUILT PLOT PLAN
#13 SOMERSET ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: 12/1/2020
REVISED: 2/3/23 SHED AS-BUILT

DEED REFERENCE: Dd.Bk.1799 Pg.231
PLAN REFERENCE: PL No.2014-89

ASSESSOR'S REFERENCE:
MAP: 56 PARCEL: 96.3

PREPARED FOR:
LLOYD W. ARNOLD

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

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N-10992







FRONT DOOR CHANGE FROM GRAY TO COTTAGE RED





SIDE DOOR CHANGE FROM GRAY TO COTTAGE RED – ADD RAILING




13 A



CERTIFICATE NO: 70162 DATE ISSUED: 5/1/18

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 96.3

Street & Number of Proposed Work: 13 SOMERSET RD.

Owner of record: Lloyd W. ARNOLD

Mailing Address: P.O. BOX 895

NANTUCKET MA. 02554

Contact Phone #: 508 228 5812 508 221 0033 E-mail: lloydarnold11@comcast.net

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446

NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 4/25/18 Fee Paid: $ 286.80

Must be acted on by: 10/29/18

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: Doug Coombs acting

Member: _____

Member: _____

Member: _____

Member: _____ 5/1/18

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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' 9" Sq. Footage 1st floor: 1434 Decks/Patio: Size: 240 SF ☐ 1st floor ☐ 2nd floor

Width: 43' 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 19' 6" South 19' 6" East 19' 6" West 19' 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 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 12 /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"X8" Rake 1"X8" Soffit (Overhang) 6" Corner boards 1"X6" Frieze —

Window Casing 1"X4" Door Frame 1"X6" FRONT 1"X4" SIDE Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other Casement. 6Lt X2

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

Doors* (type and material): ☐ TDL ☐ SDL Front 3/4 Lt. 4 panel Rear 15Lt French Doors Side 9Lt.

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof DUAL GRAY Granite Gray

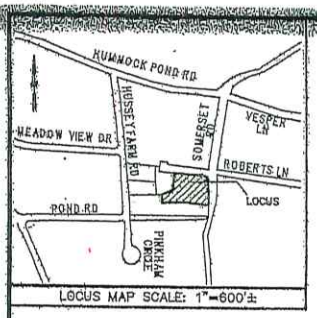
Trim NTW Sash TERRATONE. Doors ~~ORANGE RED~~ GRAY FRONT

Deck NTW Foundation GRAY Fence _____ Shutters SIDE

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

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

Date 4/25/18 Signature of owner of record _____ Signed under penalties of perjury



LOCUS MAP SCALE: 1"=600'±

NOTES:

1. STRUCTURES PREDATE ZONING JULY 27, 1972; (BUILDINGS STANDING PRIOR TO 1955).
2. LOT 8B SUBDIVIDED PURSUANT TO CHAPTER 41 SECTION 81L.
3. THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0088G; MAP EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. TOTAL AREA=53,143± S.F.
5. THE PLANNING BOARD DETERMINES THAT:

   LOT(S) 8A, 8B & 8C DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

6. NO ACCESS TO MANCHESTER CIRCLE IS ALLOWED FOR LOTS 8A & 8B PURSUANT TO STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL, RECORDED IN DEED BOOK 454 AT PAGE 105.

MERIDIAN: PL. BK. 21, PG. 67

NANTUCKET REGISTRY OF DEEDS

Date _____

Time _____

Plan Bk. _____ PG. _____

Plan File _____

Attest: _____ Register

RESERVED FOR REGISTRY USE ONLY

REFERENCES:
OWNER REFERENCE: CLIFFORD J. WILLIAMS

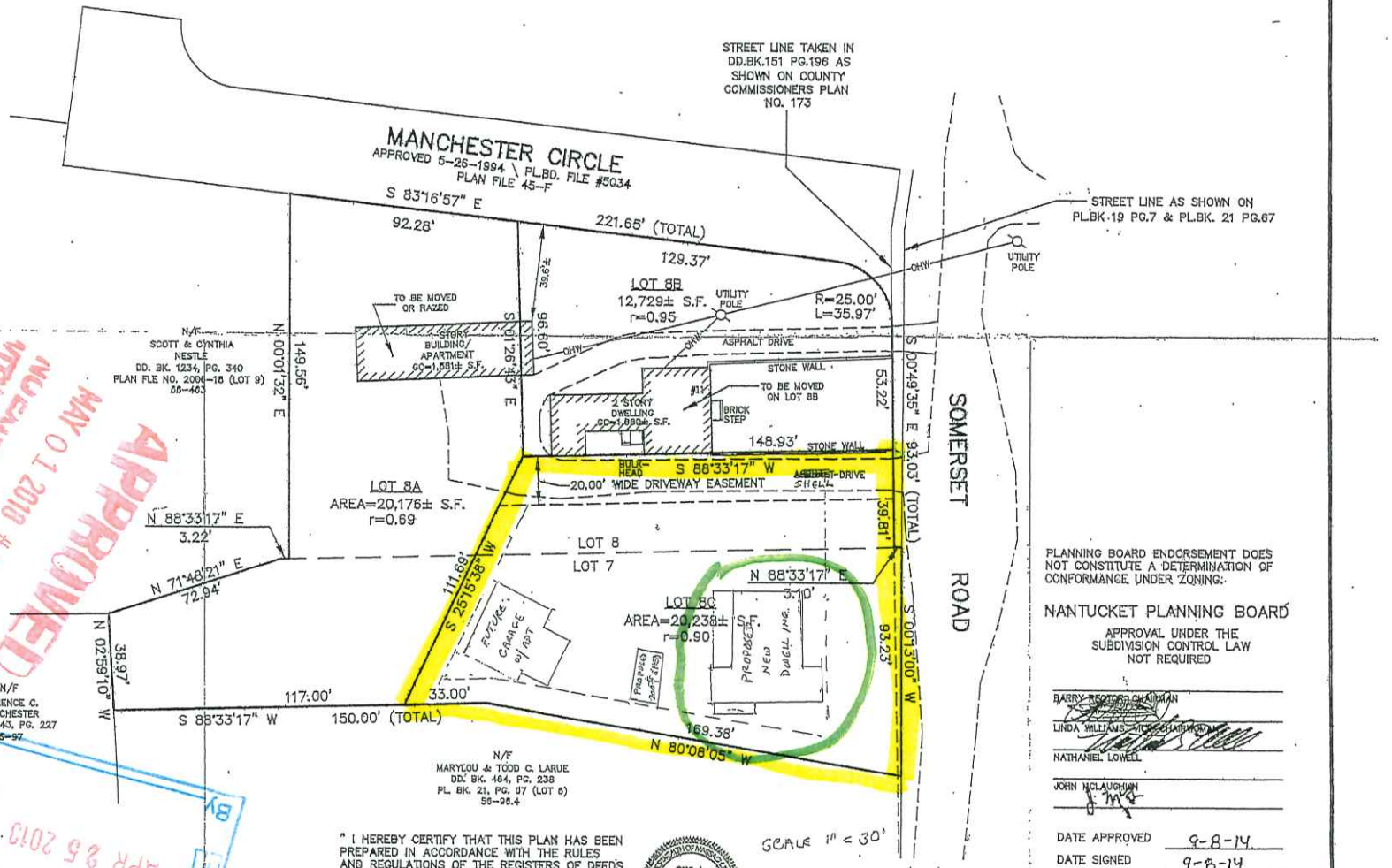
DEED REFERENCE: DEED BOOK 951, PAGE 133
PLAN REFERENCE: PLAN BOOK 21, PAGE 67 (LOT 7)
PLAN FILE NO. 2006-18 (LOT 8)

ASSESSORS REF.: MAP: 56 PARCELS: 96 & 96.3

CURRENT ZONING: R-20 (PWR)
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 30'
SIDE AND REAR LINE SETBACK: 10'
MAXIMUM GROUND COVER RATIO: 12.5%
EXISTING GROUND COVER RATIO: 13.2%±(LOT 8B)

LEGEND:

DD. BK.	DEED BOOK
DH	DRILL HOLE
DHCB	DRILL HOLE/CONCRETE BOUND
FND	FOUND
GC	GROUND COVER
N/F	NOW OR FORMERLY
PG.	PAGE
PL. BK.	PLAN BOOK
S.F.	SQUARE FEET
SSM	STEEL SURVEYORS MARKER
OHW	OVERHEAD WIRE



APPROVED
MAY 01 2013 #70162
NANTUCKET PLANNING BOARD

RECEIVED
APR 25 2013
BY

PLAN OF LAND
#11 & #13 SOMERSET ROAD
PLAN BOOK 21, PAGE 67 (LOT 7)
PLAN FILE NO. 2006-18 (LOT 8)
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: SEPTEMBER 02, 2014

PREPARED FOR:
CLIFFORD J. WILLIAMS

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

GRAPHIC SCALE
1"=30'
0 30 60 90 120

" I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

Paul J. Savitor
PROFESSIONAL LAND SURVEYOR

9/2/14
DATE

PAUL J. SAVITOR (No. 36124) REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE 1" = 30'

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY ROSSOFF, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRMAN

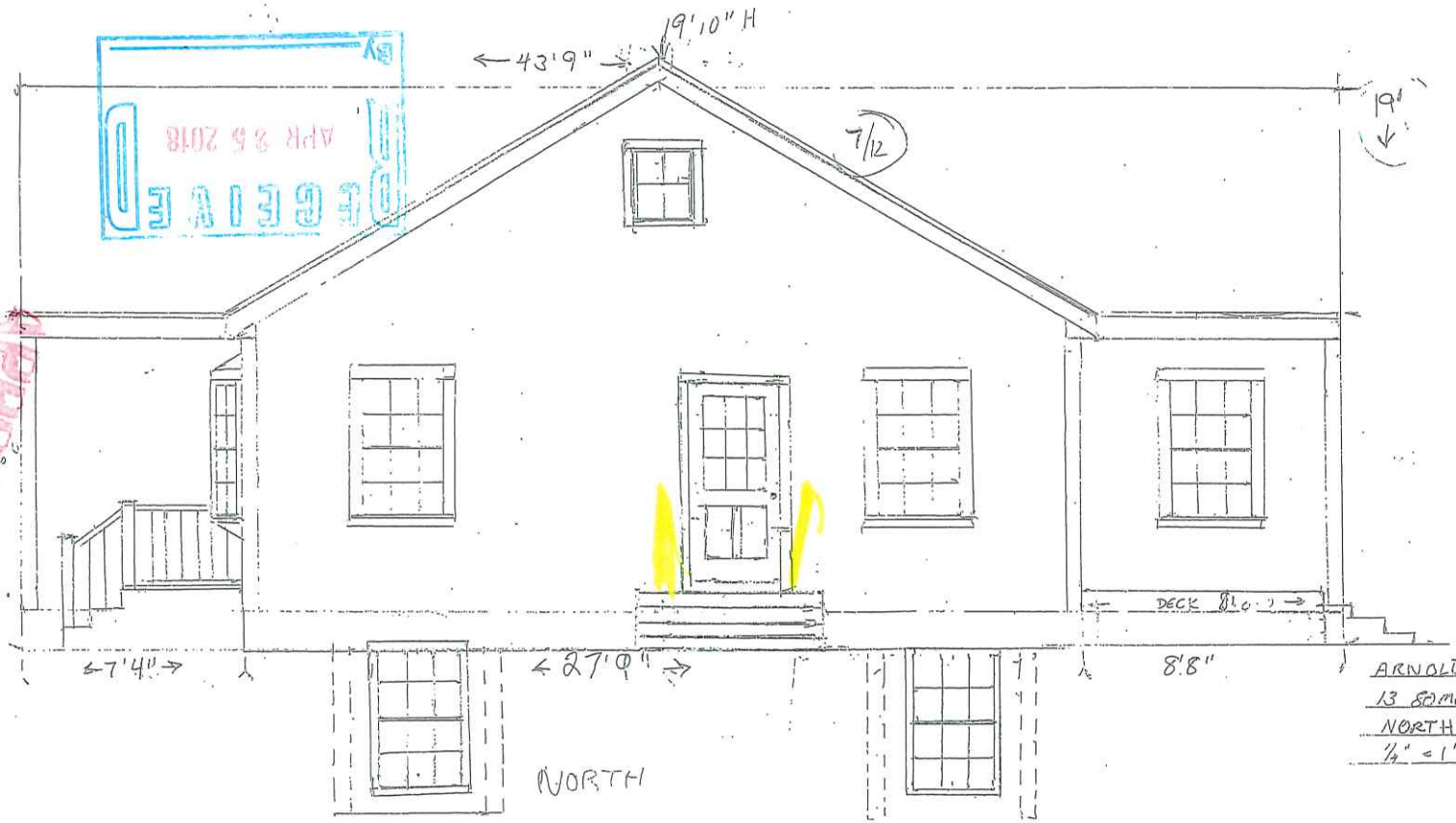
NATHANIEL LOWELL

JOHN MCLAUGHLIN

DATE APPROVED 9-8-14
DATE SIGNED 9-8-14
FILE NO. 7730

N-10406

NORTH



ARNOLD
13 SOMERSET RD
NORTH ELEVATION
1/4" = 1'

RECEIVED
APR 25 2018
By
APPROVED
MAY 01 2018 #70162

EAST- FRONT



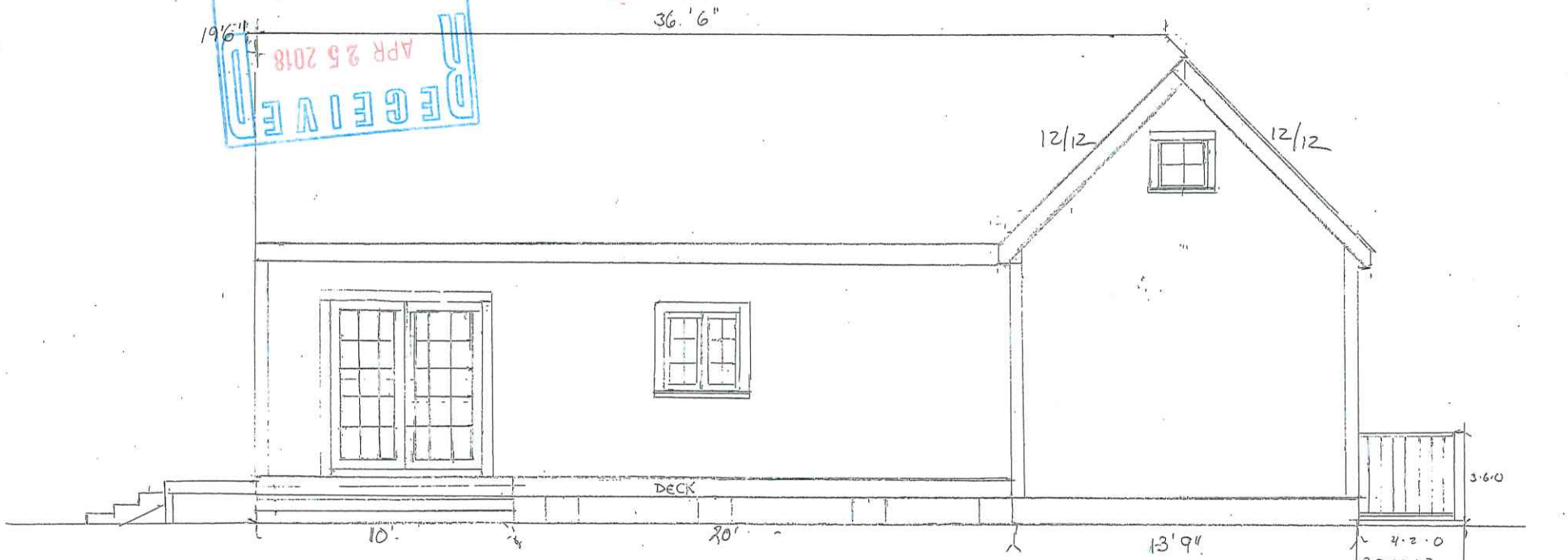
RECEIVED
APR 25 2018
By
APPROVED
MAY 01 2018 #70132

ARNOLD
13 SOMERSET RD
EASTERN Elevation
1/4" = 1'

WEST- REAR

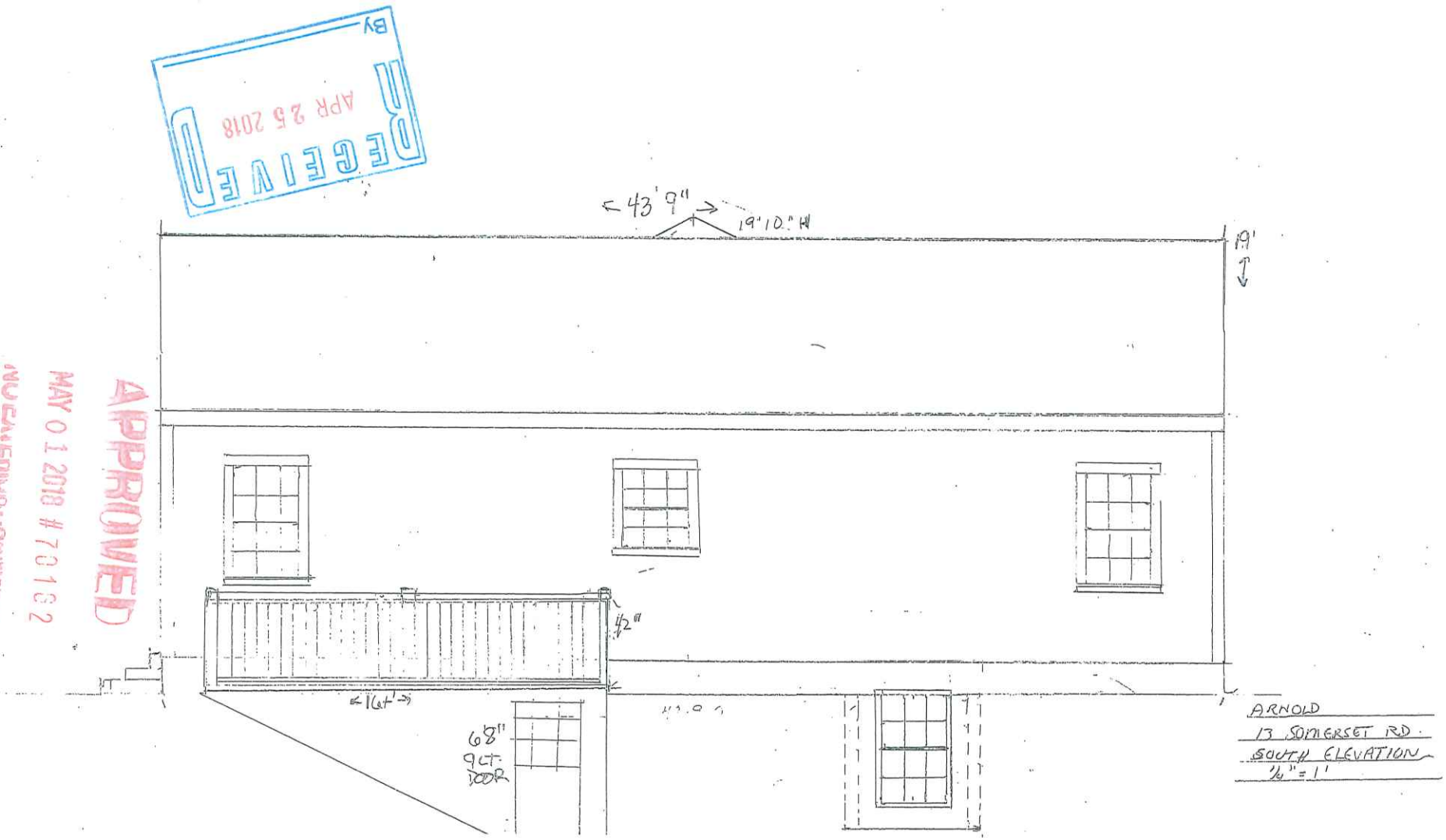
APPROVED
MAY 01 2018 #70162
NO ENERGY CHANGE
NTERIOR APPROVAL

RECEIVED
APR 25 2018
By



ARNOLD
13 SOMERSET RD
WESTERN ELEVATION
1/4" = 1'

SOUTH



RECEIVED
APR 25 2018
By

APPROVED
MAY 01 2018 #70162
NO EXTERIOR CHANGES
WITHOUT PRIOR APPROVAL

Arnold, 13 Somerset Rd

Window & door schedule

A/ Therma Tru FC- 61, 3-0 x 6-8

B/ Therma Tru FC-65 3-0 x6-8

C/ Andersen FWG 6068 with FWG 3068 grilles

D/ Andersen TW 2846 Terratone

E/ Andersen TW 2832 Terratone

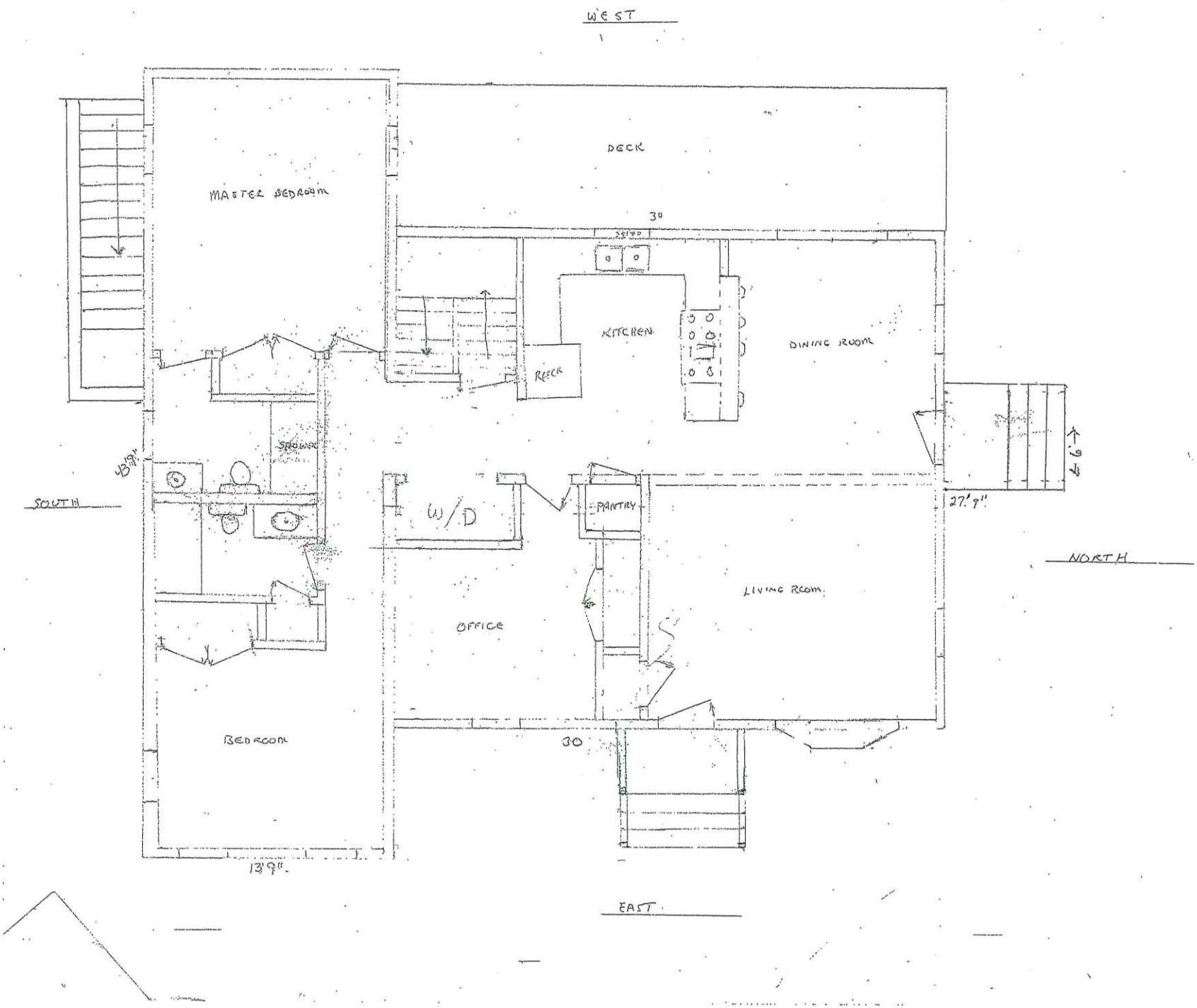
F/ Andersen TW30-DHP 3442-18, Terratone

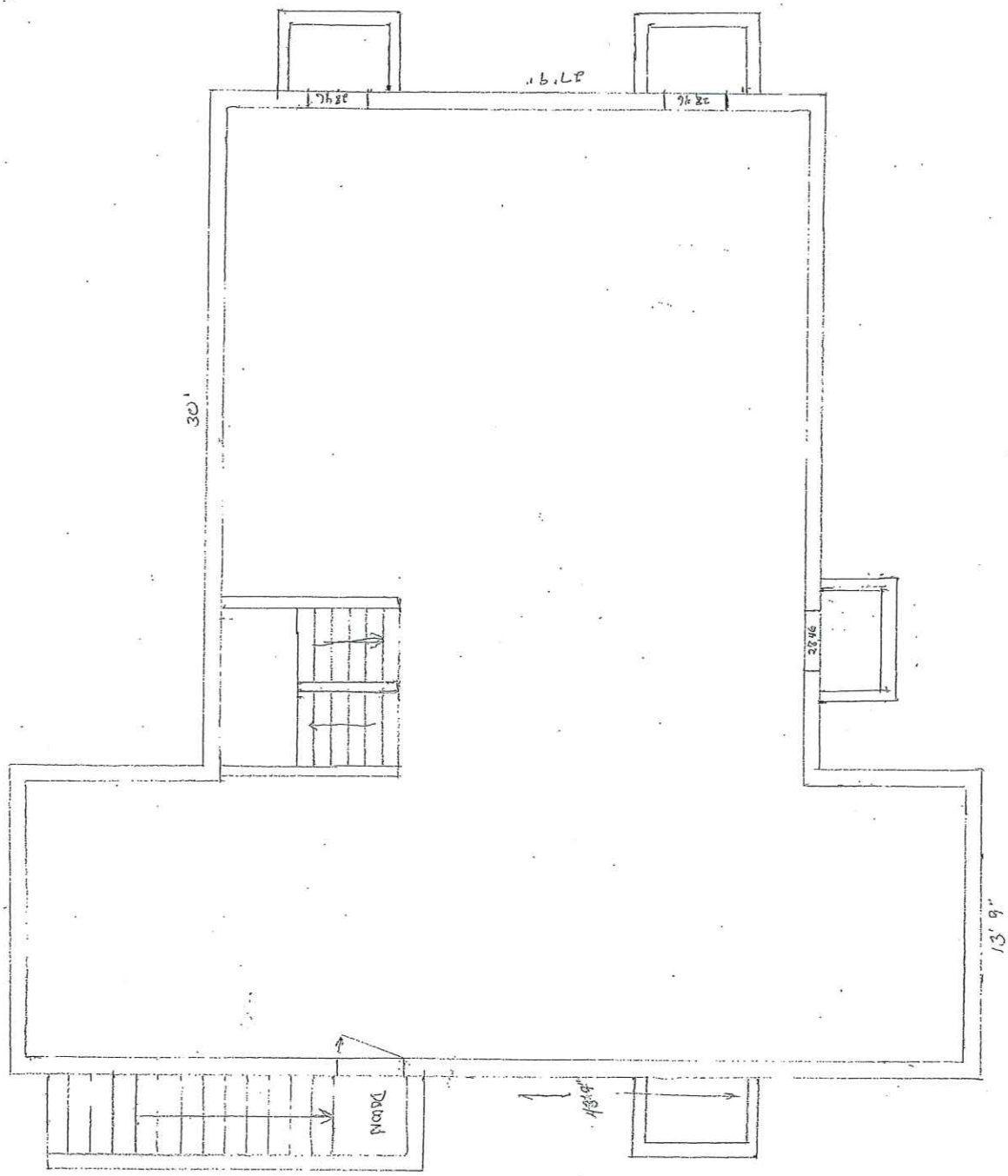
G/ Andersen CR 13 Terratone

H/ Andersen A 21 Terratone

I/ Andersen AW 21 Terratone

J/ Andersen TW 210410 Terratone


WEST
MASTER BEDROOM
DECK
30
KITCHEN
DINING ROOM
REFER
SOUTH
W/D
PANTRY
NORTH
OFFICE
LIVING ROOM
BEDROOM
30
13'9"
27'9"
9'4"
EAST


30'
131' 8"
ROAD

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 57 PARCEL N°. 14.1

Street & Number of Proposed Work: 14 DEER RUN ROAD

Owner of record: ALFRED/MARY NOVISSIMO

Mailing Address: 61 OLD SOUTH ROAD #315
NANTUCKET, MA 02554

Contact Phone #: 508-228-4032 E-mail: MARY@NOVIATION MEDIA.COM

AGENT INFORMATION (if applicable)

Name: LINNA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA (W) 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: 20' Sq. Footage 1st floor: 240' Decks/Patio: Size: 6'x4' ☐ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 13½' South 13½' East 13½' West 13½'

Additional Remarks

Historic Name: AFTER 1982

Original Date:

Original Builder:

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

MOVE 12'X20' SHED OFF TO 17 TROTTERS LANE WITH 6'X4' RAMP

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 NTW Clapboard (if applicable) _____ Roof COBBLESTONE GRAY
Trim NTW Sash RED TRIM Doors COTTAGE RED
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 06/16/2024 Signature of owner of record _____ Signed under penalties of perjury

Memorandum of Understanding
Shed Relocation

From:
Al and Mary Novissimo
14 Deer Run Road (residence)
61 Old South Road #315 (mailing)
Nantucket, MA 02554
508-221-0987
noviyat@concast.net

To:
Robert Grangrade
17 Trotters Lane
Nantucket, MA 02554
508-685-6523
Robertg02554@gmail.com

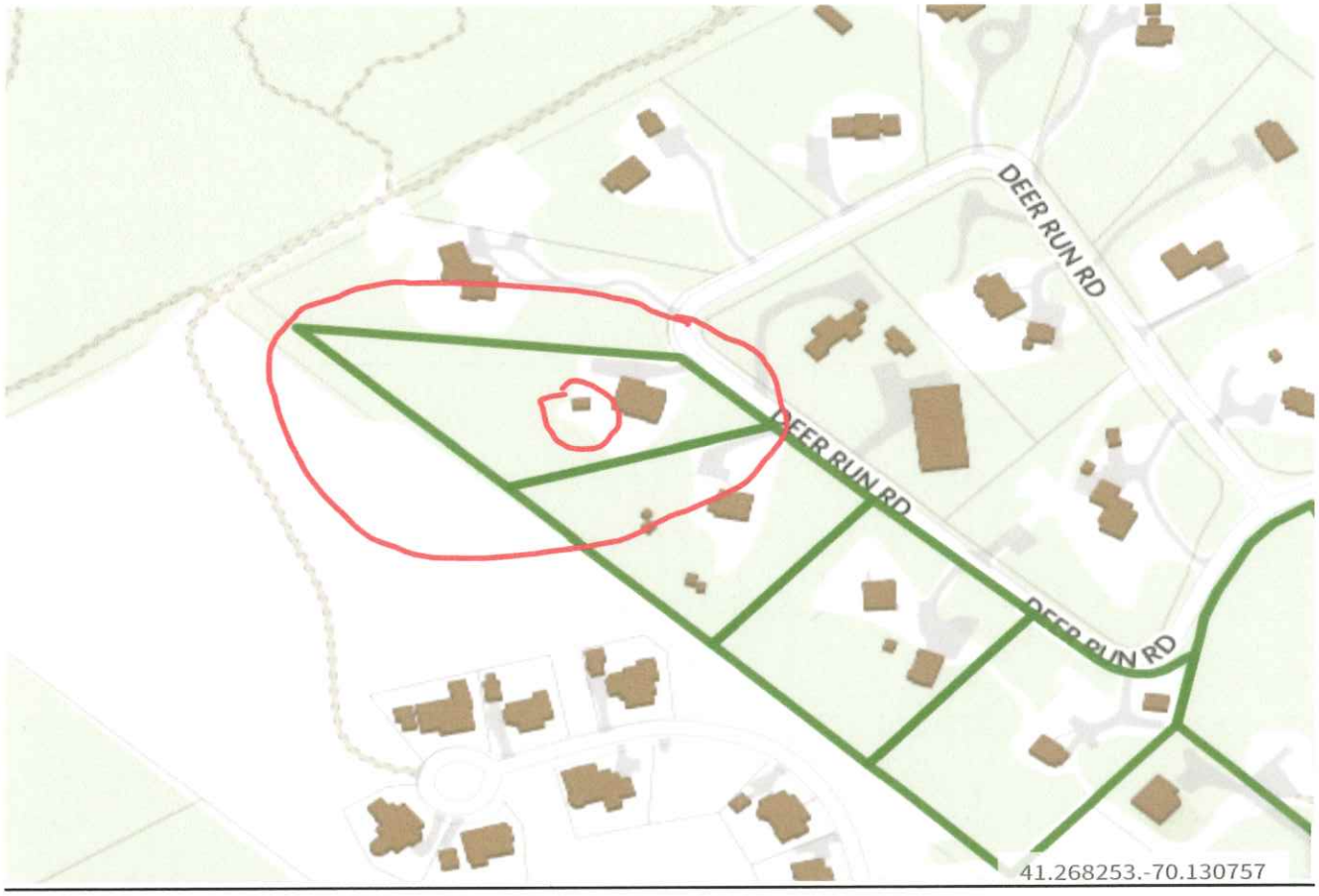
It is our intention to give Robert Grangrade at no cost the 240 square foot shed located on our property at 14 Deer Run Road and move it to his property at 17 Trotters Lane with the provision that he covers all costs of the move including filing for the proper HDC, Nantucket Building Department, and any other necessary approvals to relocate the shed.

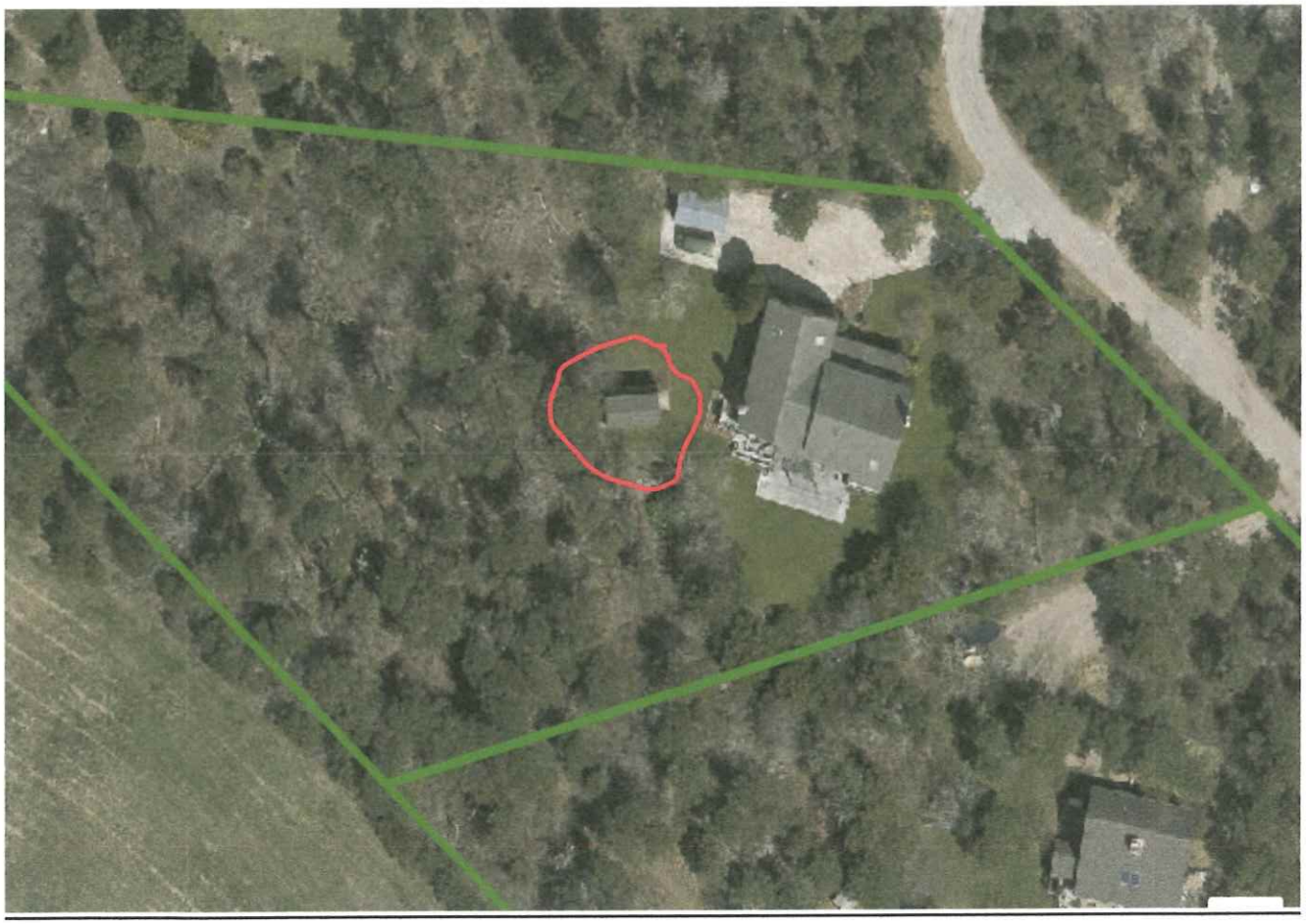
Al Novissimo

Mary Novissimo

Signed June 14, 2024

14 DEER RUN ROAD – MOVE 240 SF SHED OFF TO 17 TROTTERS LANE





EXISTING EAST ELELVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 285

Street & Number of Proposed Work: 17 TROTTERS LANE

Owner of record: ROBERT GRAN GRADE

Mailing Address: 17 TROTTERS LANE
NANTUCKET, MA 02554

Contact Phone #: 508-685-6528 E-mail: ROBERTG02554@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: 20' Sq. Footage 1st floor: 240' Decks/Patio: Size: 6' X 4' ☐ 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 13½' South 13½' East 13½' West 13½'

Additional Remarks: MOVE SHED ON FROM 14 DEER RUN ROAD WITH RAMP-6'X4'

Historic Name: AFTER 1982 (describe)

Original Date:

Original Builder:

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

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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 GAMBREL

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 _____

NO CHANGE

Gutters: ☐ Wood ☐ Aluminum ☐ 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 NTW Clapboard (if applicable) _____ Roof COBBLESTONE GRAY
Trim NTW Sash 1/1 COTTAGE RED TRIM Doors COTTAGE RED
Deck SMALL RAMP NTW RECESS Foundation GRAY Fence _____ Shutters _____

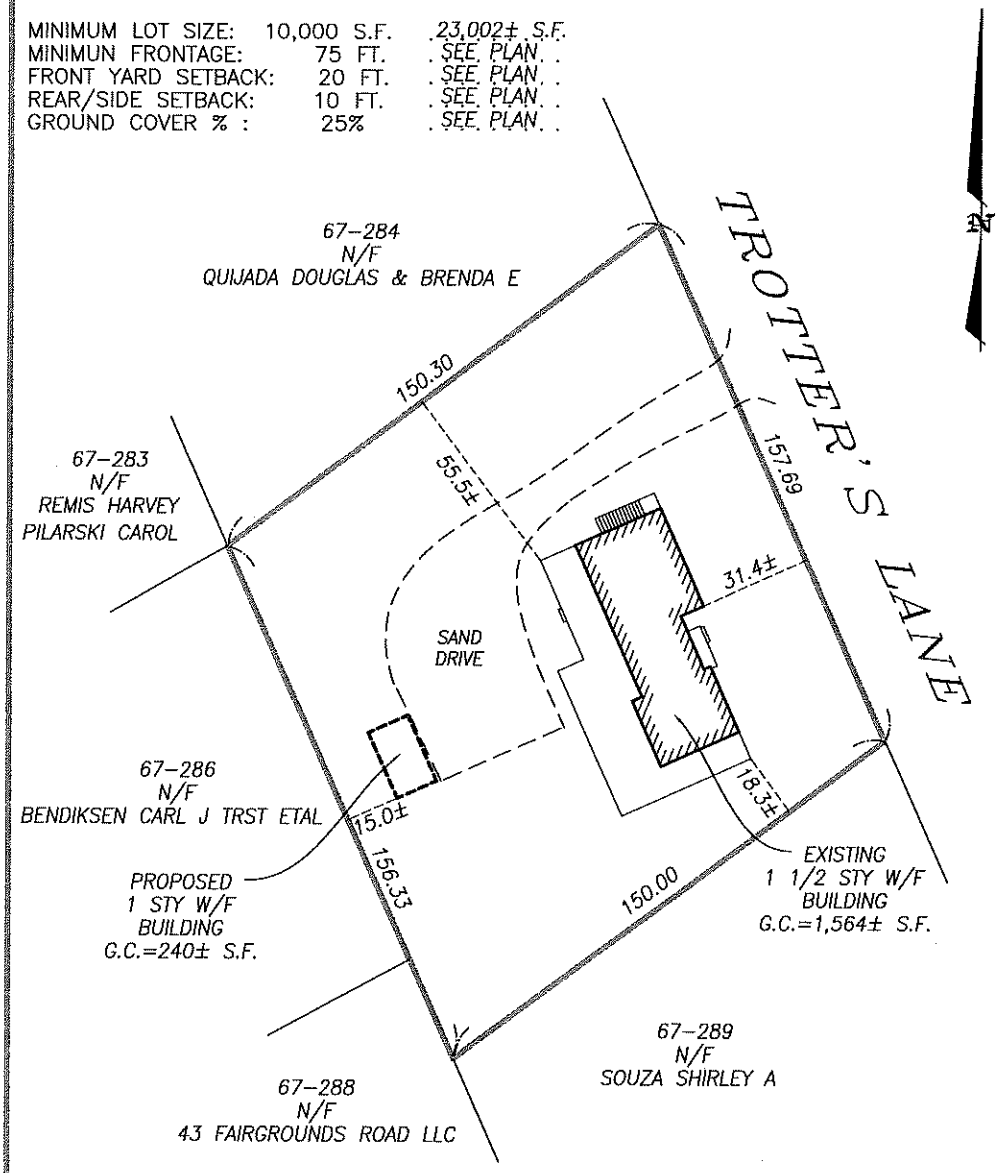
* Attach manufacturer's color samples if color is not from HDC approval list.

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 6/16/2024 Signature of owner of record _____ Signed under penalties of perjury

CURRENT ZONING CLASSIFICATION:
Residential 10 (R–10)

		EXISTING:
MINIMUM LOT SIZE:	10,000 S.F.	23,002± S.F.
MINIMUN FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	20 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	25%	SEE PLAN



PROPOSED SITE PLAN
OF LAND IN
NANTUCKET, MASS.

I CERTIFY, AS OF : 6/18/2024 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Edward F. King Jr
PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR. No. 45711
PROFESSIONAL LAND SURVEYOR

SCALE: 1"= 40' DATE: JUNE 18, 2024

Owner: ROBERT GLEN GRANGRADE

Deed: 1452–193 Plan: BOOK 19 PAGE 16; LOT 9A

Locus: 17 TROTTERS LANE

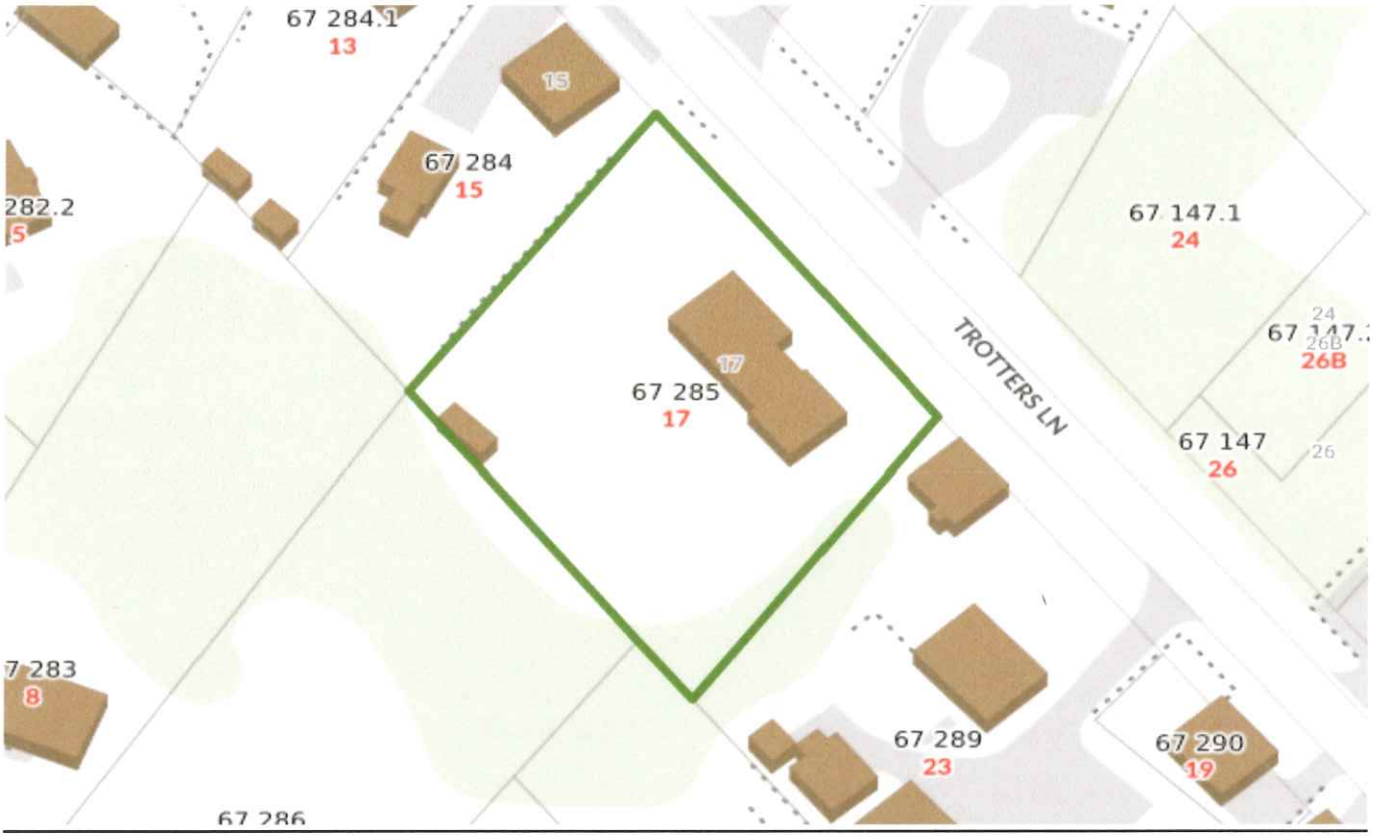
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND 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: 67 , PARCEL: 285

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

K–576

17 TROTTERS LANE – MOVE 240 SF SHED ON FROM 14 DEER RUN ROAD





EXISTING EAST BECOMES WEST ELEVATION FACING PARKING AREA ONCE MOVED ON



EXISTING NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED ON



EXISTING SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED ON



EXISTING WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED ON








Directions


Directions

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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PROPERTY DESCRIPTION

TAX MAP N°: 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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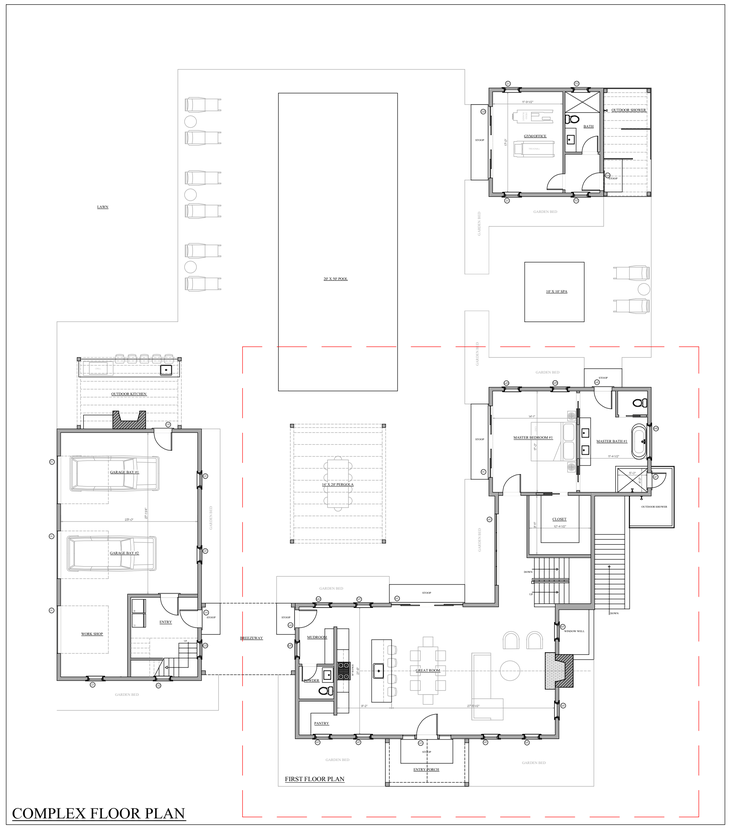
COVER SHEET
DATE: 04/26/2024
SCALE: AS NOTED

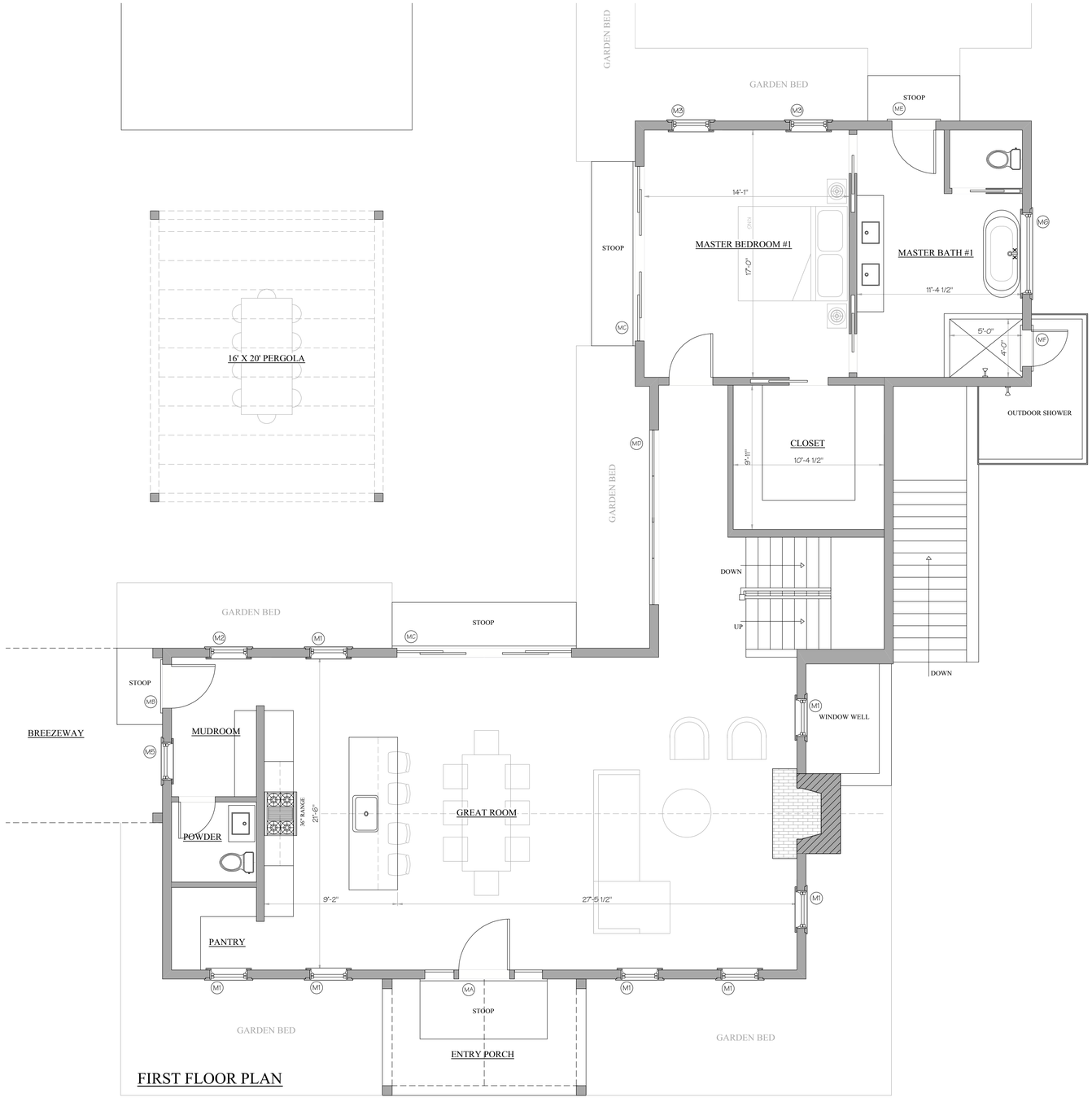
M/P: 67 / 916

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
(508) 228-2044 NORMANDRESIDENTIAL.COM

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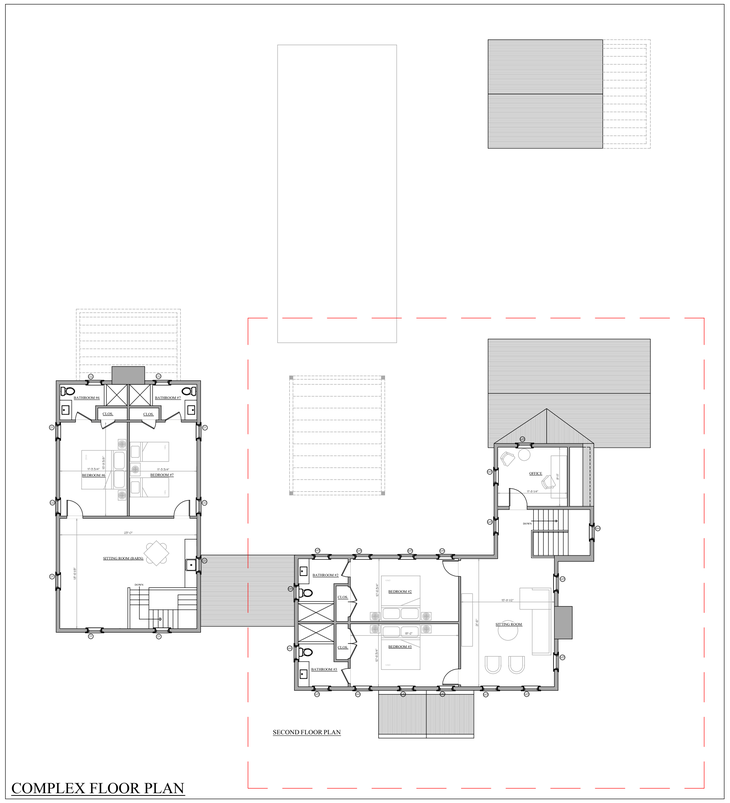
FIRST FLOOR PLAN
DATE: 04/26/2024
NOT TO SCALE

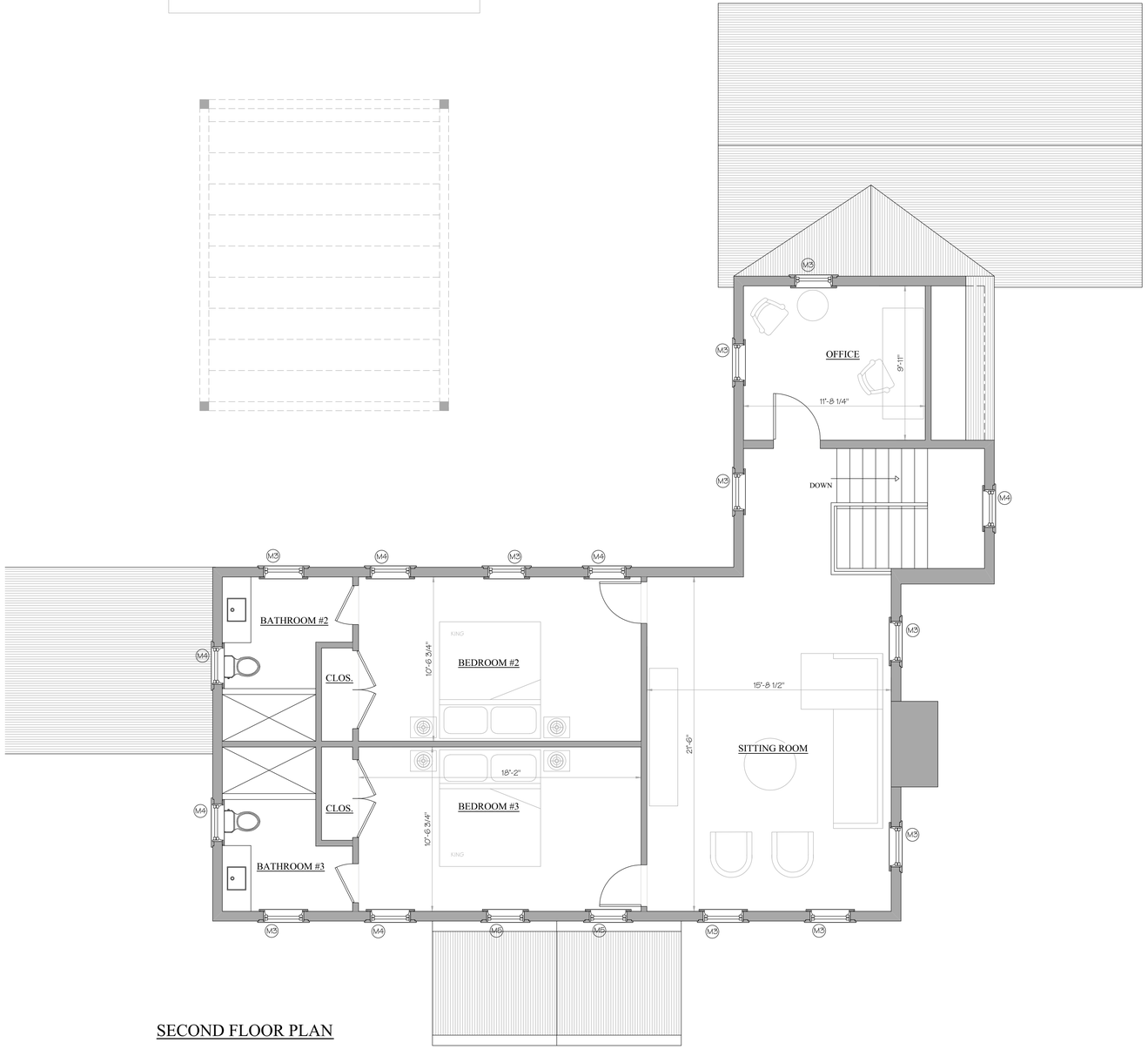
M/P: 67 / 916

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

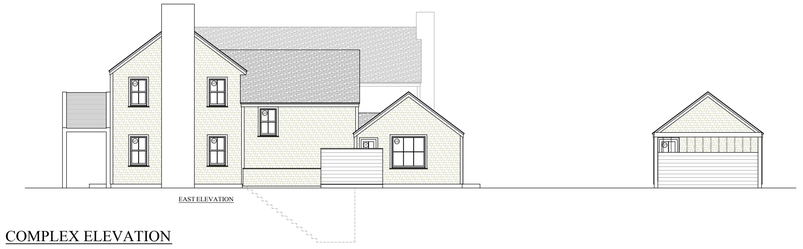
Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
M1	2' 9 1/4" x 4' 11 1/4"	2' 10" x 5' 0"	Andersen	2/2 Dbl. Hung	Single	ADH21050		7
M2	2' 9 1/4" x 4' 11 1/4"	2' 10" x 5' 0"	Andersen	2/2 Dbl. Hung	Single	ADH21050	Tempered	1
M3	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2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

NOT FOR CONSTRUCTION

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

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

ELEVATIONS
DATE: 04/26/2024
SCALE: 1/4" = 1' 0"

M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA



COMPLEX ELEVATION



SOUTH ELEVATION



COMPLEX ELEVATION



NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 175 - NANTUCKET, MA 02554
(508) 228-5044 - NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without their written permission. All common law copyright laws are and will be enforced.

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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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
Total Postage and Fees	$5.08

0554 15
Postmark Here
APR 29 2024
NANTUCKET MA 02554
04/29/2024

Sent To: Ellen Ray L Trustee
Street and Apt. No., or PO Box No.: 15 Bayberry Lane
City, State, ZIP+4®: Nantucket MA 02554

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

7021 2720 0002 1840 3849

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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
Postmark Here
NANTUCKET MA 02554
04/29/2024

Sent To: Majorie Aguilar
Street and Apt. No., or PO Box No.: 14 Scotts Way
City, State, ZIP+4®: Nantucket MA

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

7021 2720 0002 1840 4143

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Nantucket, MA 02554

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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: Rebecca Glidden & Jules Embry-Petrine
Street and Apt. No., or PO Box No.: 115 Pleasant St. Apt. 2
City, State, ZIP+4®: Nantucket MA 02554

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

7021 2720 0002 1840 3818

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For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02584

OFFICIAL USE

Certified Mail Fee	$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
Total Postage and Fees	$5.08

0554 15
Postmark Here
APR 29 2024
NANTUCKET MA 02554
04/29/2024

Sent To: Herbert & Irean Schreiber
Street and Apt. No., or PO Box No.: PO Box 2307
City, State, ZIP+4®: Nantucket MA 02584

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

7021 2720 0002 1840 3825

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Nantucket, MA 02554

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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 [illegible] lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***[illegible] DIVIDED LIGHT WINDOW/DOOR IS [illegible] SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN [illegible] USING MUNTINS.***

(initial to indicate read and understand)

✓ 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


curb cut



northeast property corner



northwest property corner

HISTORIC DISTRICT COMMISSION

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

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Ray Pohl
Chair

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Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Wolfram Family Trust

STREET ADDRESS 7 Folger Lane

MAP/PARCEL 42.4.4 / 33.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/6/2024

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

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

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

Signature 5/6/2024
Date

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

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

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

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

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

WLF - ACCESSORY DWELLING

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 33.3

Street & Number of Proposed Work: 7 Folger Lane

Owner of record: Wolfram Family Trust

Mailing Address: 74 Club Road, Riverside, CT 06878

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 44'-0" Sq. Footage 1st floor: 1,442 SF
Width: 34'-6" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 40'-11" x 11'-7 1/2" ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 21'-1" South 21'-1" East 21'-1" West 21'-1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☒ Brick (type) RED BRICK TO MATCH EXISTING HOUSE ☐ Other _____

Roof Pitch: Main Mass 8 1/2 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) _____ Corner boards 5" Frieze _____
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 10"

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

Doors* (type and material): ☒ TDL ☐ SDL Front 15-LITE FRENCH Rear 15-LITE FRENCH Side 15-LITE FRENCH
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 5/6/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER...Wolfram Family Trust.....

MAILING ADDRESS...74 Club Rd. Riverside, CT 06878.....

PROPERTY LOCATION...7 Folger Ln.....

ASSESSORS MAP/PARCEL...42.4.4 / 33.3.....

SUBMITTED BY:...Andrew Kotchen (Workshop/ APD).....

SEE ATTACHED PAGES

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

April 12, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.12 10:34:24 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 7 Folger Ln

Tax Map Number: 42.4.4 Parcel Number: 33.3

Owner of Record: WOLFRAM FAMILY TRUST

Description of Proposal: Additions to Existing House, replacement of windows and doors in kind, new accessory dwelling in rear, new shed, landscaping and hardscaping.

Anticipated HDC Submission Date: 05/06/2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	449		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	16 SUNSET HILL LN
4244	33	2	VIGODA ROBERT A TR	C/O RUBIN & RUDMAN LLP	53 STATE ST 15TH FL	BOSTON	MA	02109	5 FOLGER LN
4244	33	4	MRKONIC GEORGE TR	FOLGER SQUARE TR	2558 KENT RIDGE CT	BLOOMFIELD HILLS	MI	48301	10 FOLGER LN
4244	33	5	LAB TRUST	C/O BRUCE SANFORD	4200 MASSACHUSETTS AV NW #410	WASHINGTON	DC	20016	8 FOLGER LN
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN 1994 REV TR	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
Count:	**6**								

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C/O PARK & REC
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BOSTON, MA 02109

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

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4200 MASSACHUSETTS AV NW
#410
WASHINGTON, DC 20016

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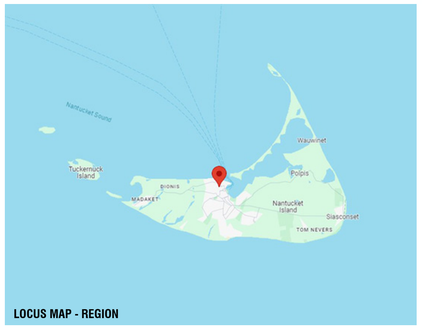
WLF ACCESSORY DWELLING

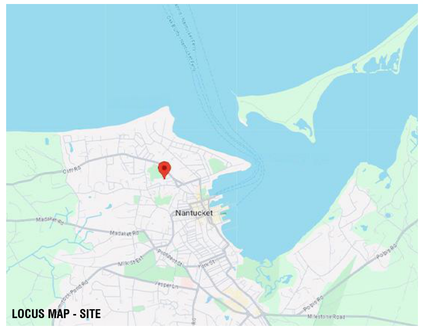
HDC SUBMISSION
7 FOLGER LANE
NANTUCKET, MA 02554
05/06/2024

PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY





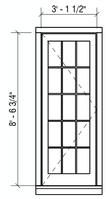
LOCUS MAP - REGION



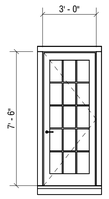
LOCUS MAP - SITE


LOCUS MAP - SITE

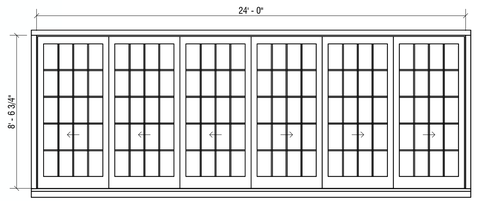
DOOR LEGEND



01
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



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

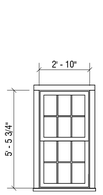


03
TYPE: 6 PANEL / 20 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD

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	•

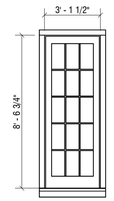
WINDOW LEGEND



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
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--

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Nantucket, MA 02554
T: (508) 228-9026

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

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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

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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
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EXISTING CONDITIONS

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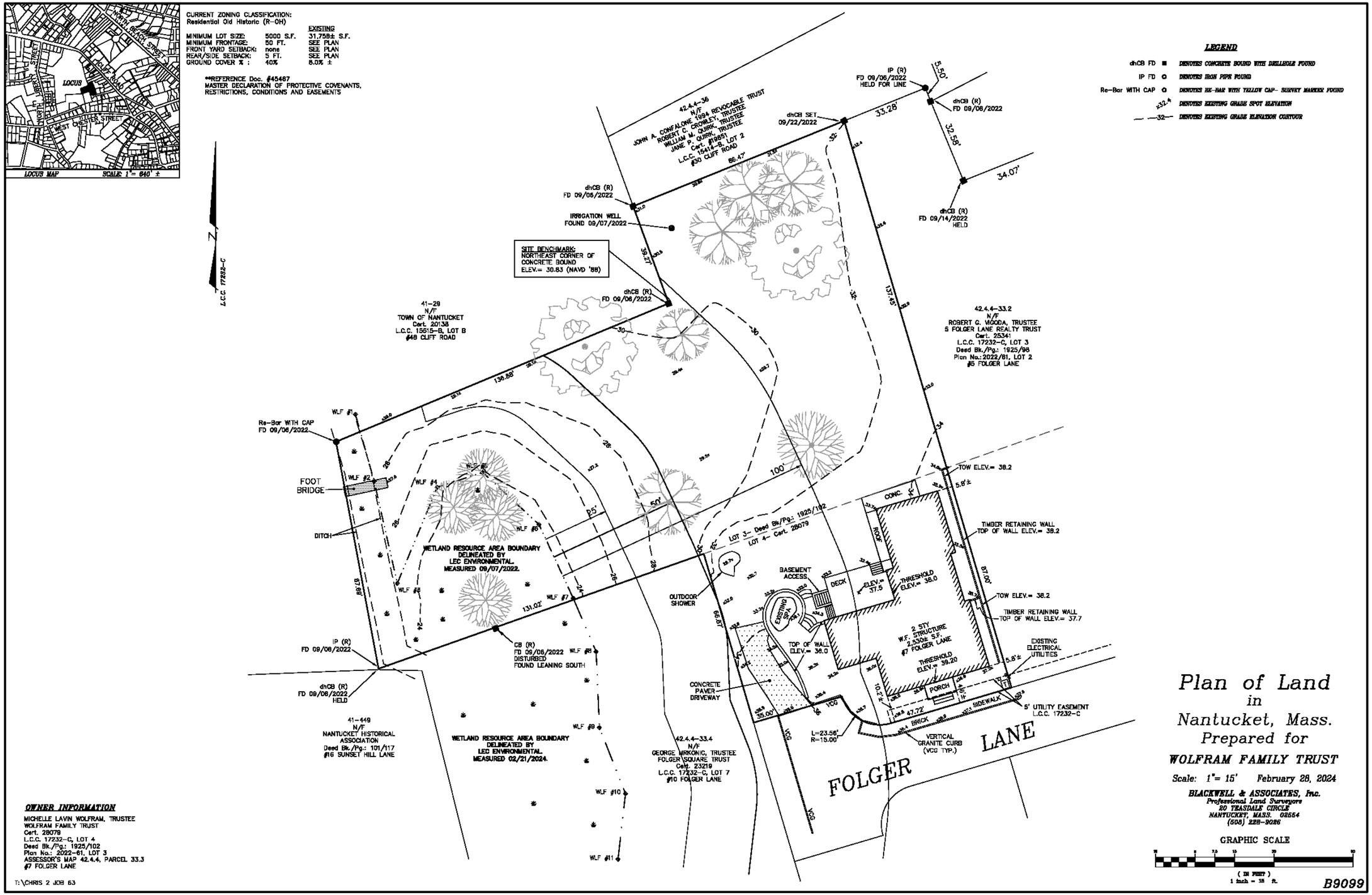

1 EXISTING CONDITIONS SURVEY

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

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

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EXISTING SURVEY

HDC-03

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

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WOLFRAM FAMILY TRUST
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STRUCTURAL ENGINEER
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MEP ENGINEER
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T: (508) 228-9026

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MIROSLAVA AHERN, LLC
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SITE PLAN

HDC-04

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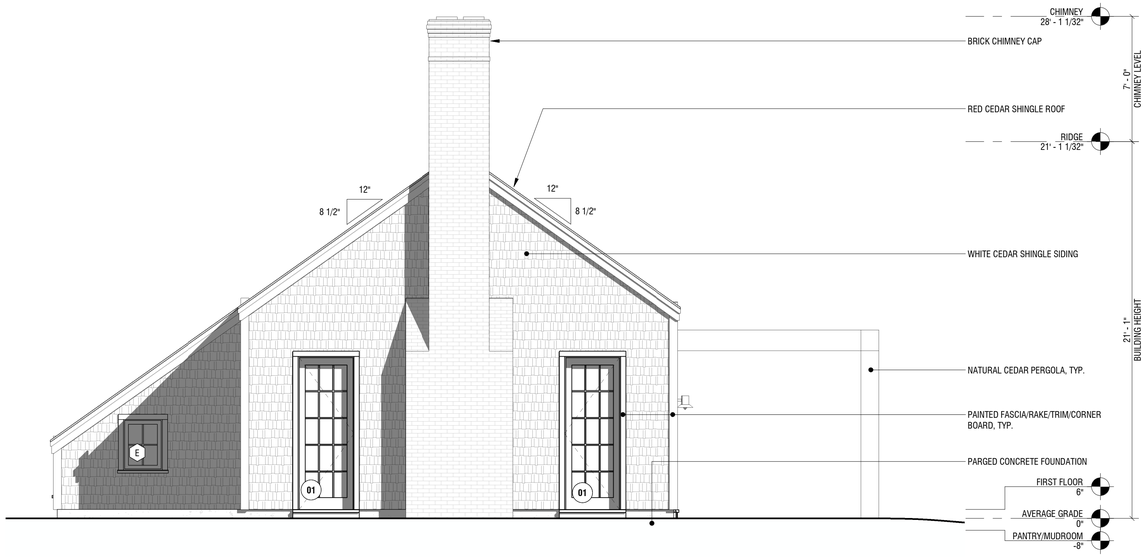
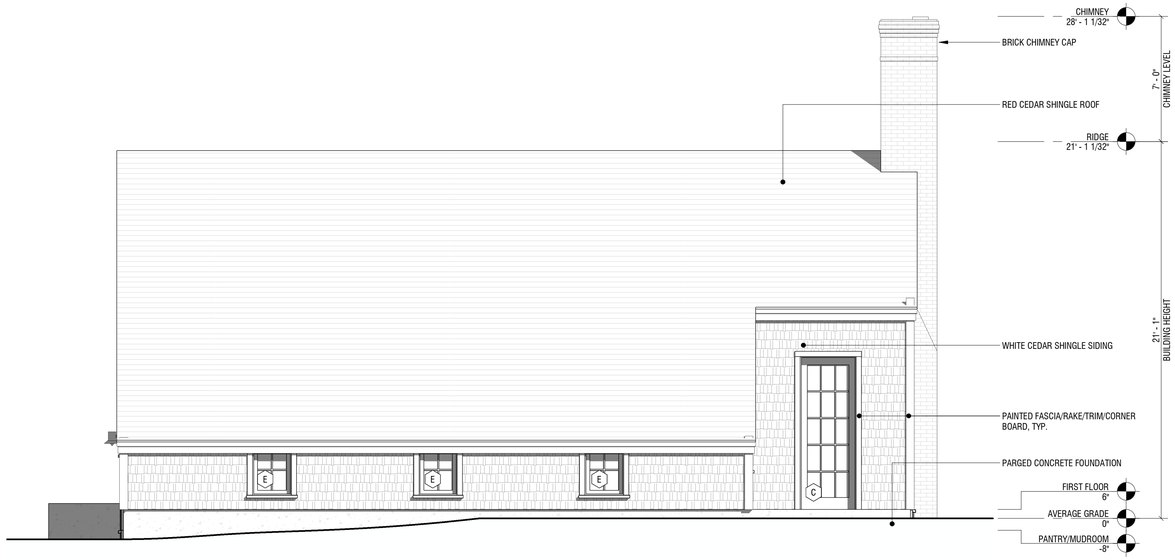


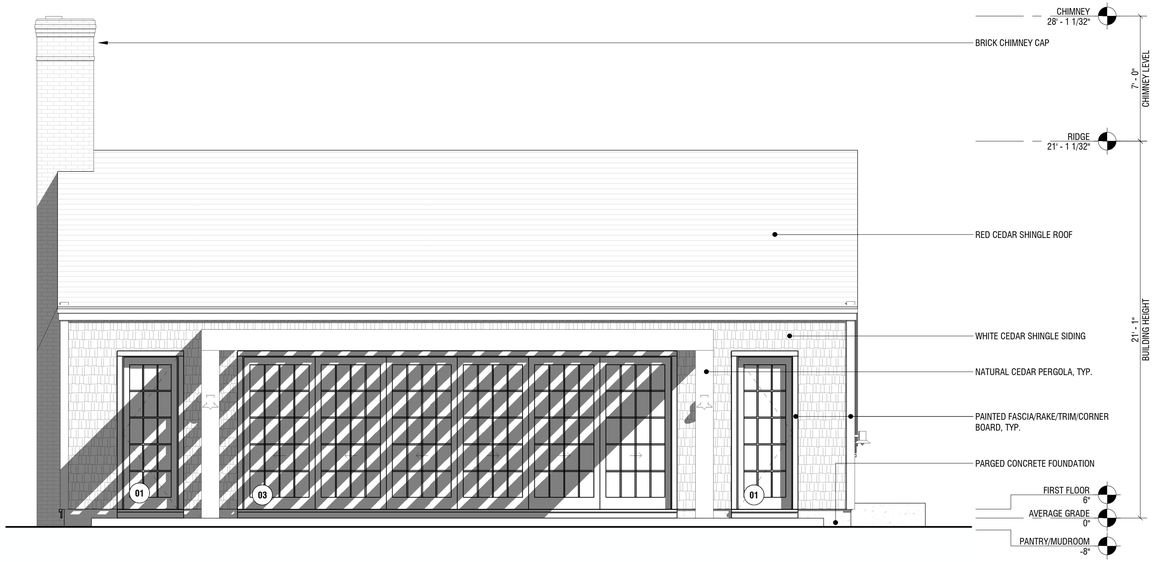
1 ELEVATION - EAST

1/4" = 1'-0"



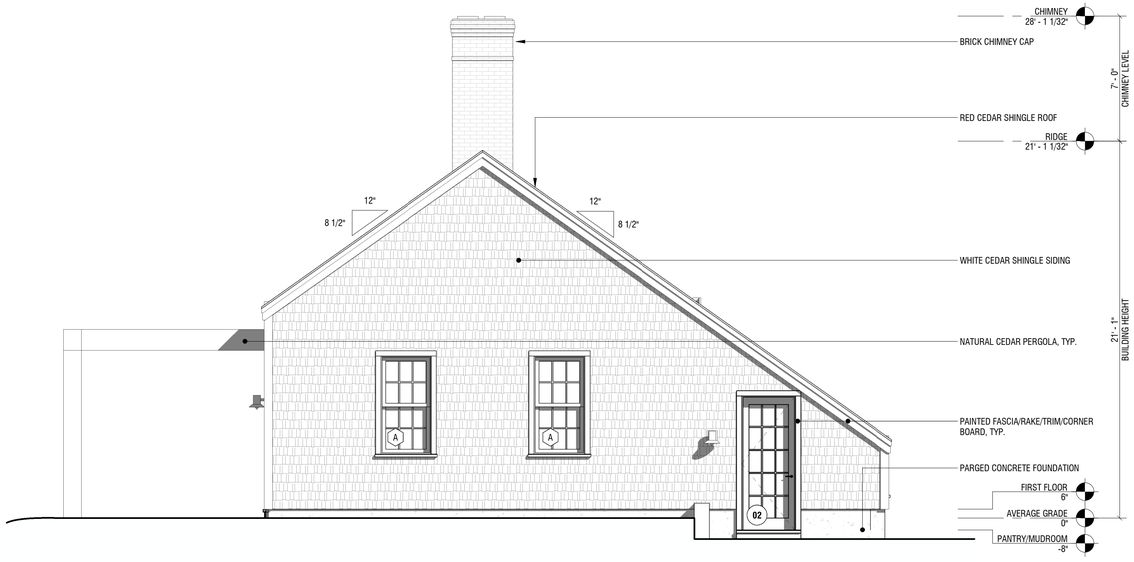
2 ELEVATION - SOUTH

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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WORKSHOP/APD ARCHITECTURE DPC
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T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
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STRUCTURAL ENGINEER

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--

MEP ENGINEER

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--

SURVEYOR

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BUILDING ELEVATIONS

HDC-05

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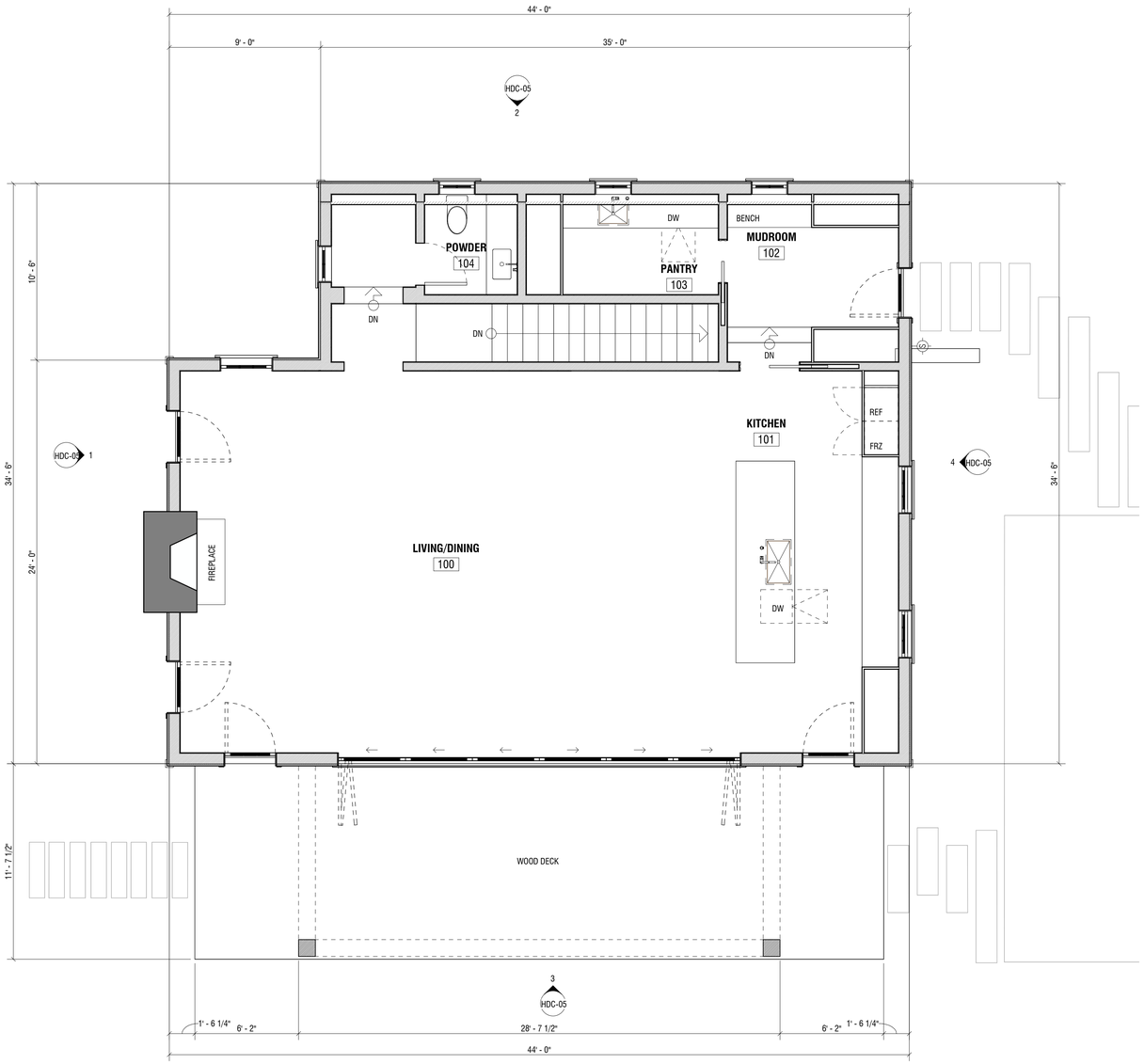
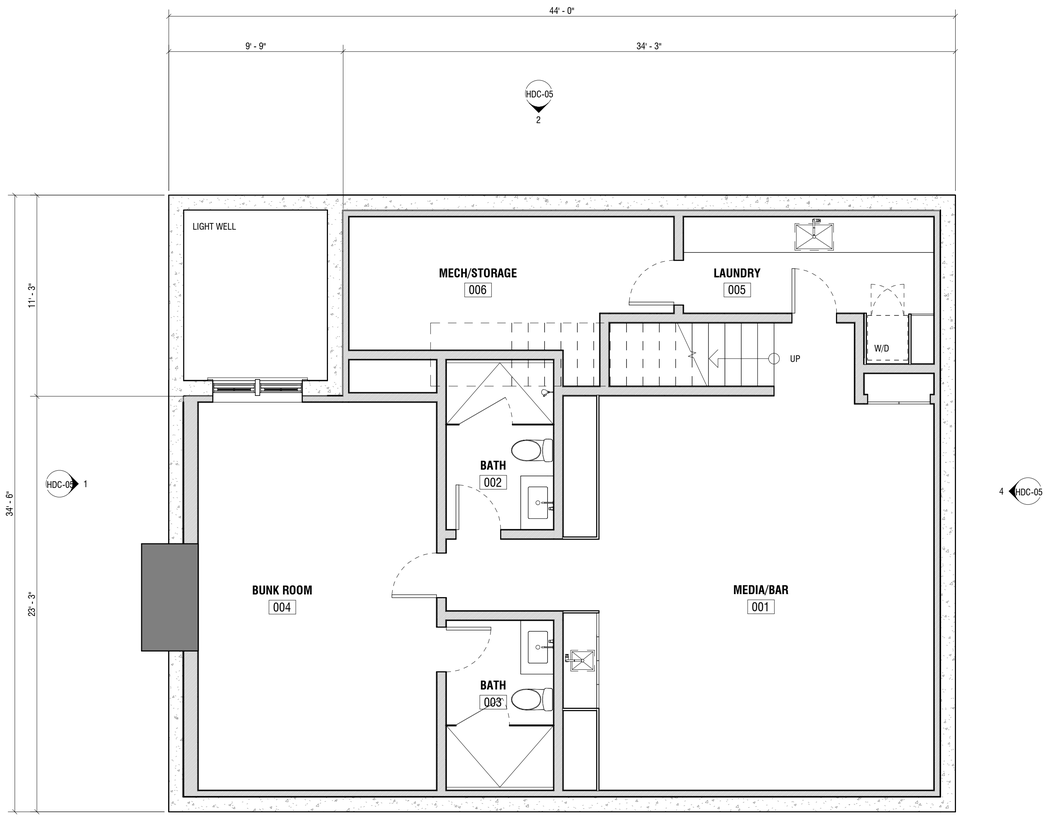


1 FIRST FLOOR PLAN

1/4" = 1'-0"



2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

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NANTUCKET, MA 02554

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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:	1/4" = 1'-0"
PROJ. NO.	323029

PLANS

HDC-06

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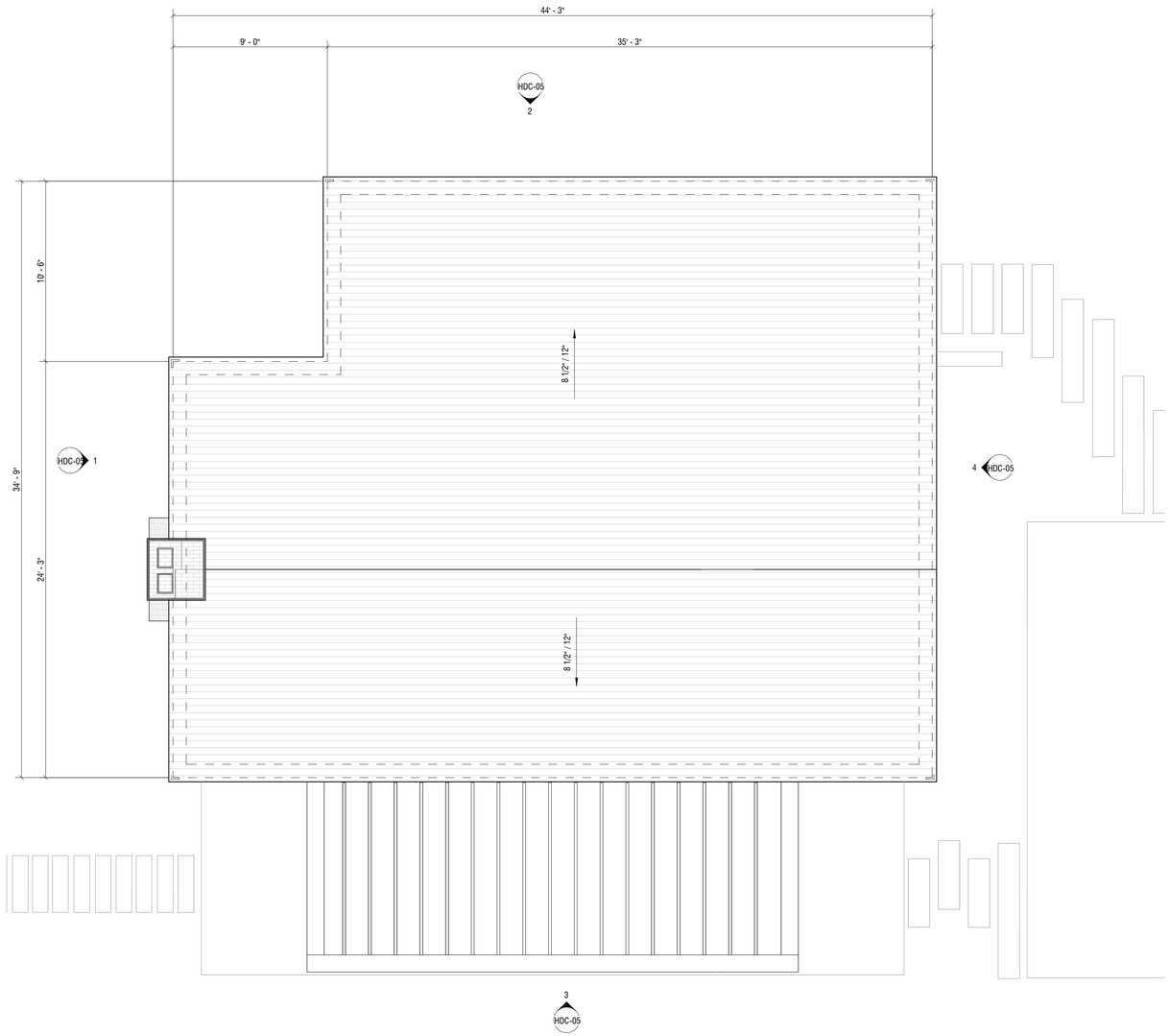

1 ROOF PLAN

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

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ISSUES

1	05/06/2024	HDC SUBMISSION

DRAWING INFO

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PROJ. NO.	323029

PLANS

HDC-07

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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:
	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: CURRENTLY NOT AVAILABLE B. Copy of Minutes (application item circled) INCLUDED HERE C. ONE SET OF PICTURES INCLUDED HERE 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: S.SAVAGE ON BEHALF OF WAPD Date: 6/27/2024

WORKSHOP/APD

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

Meeting Minutes

V. 2023.12.14

Date: June 25, 2024
Project: 7 Folger Lane
Nantucket, MA

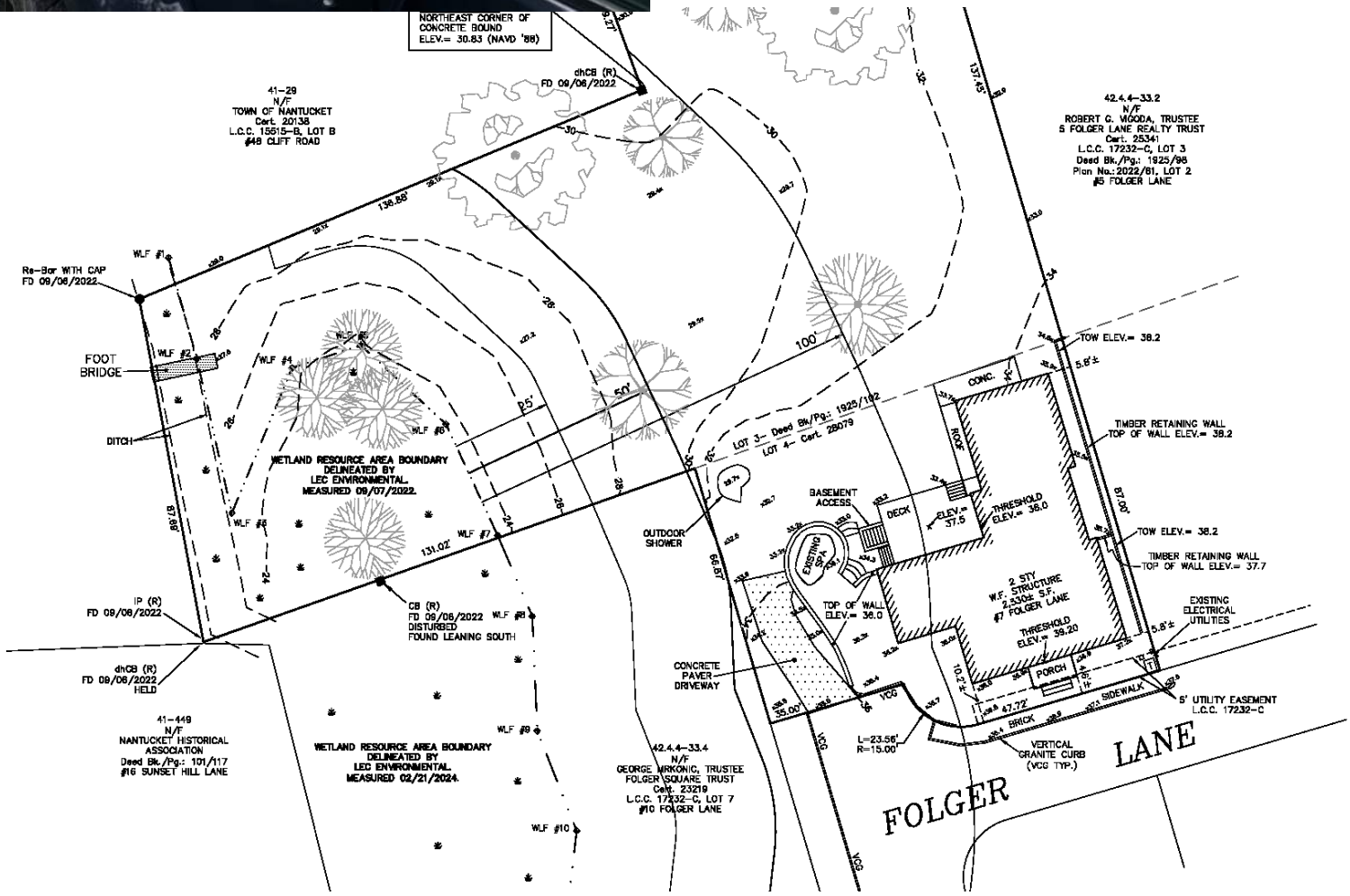
Subject: HDC Meeting Minutes

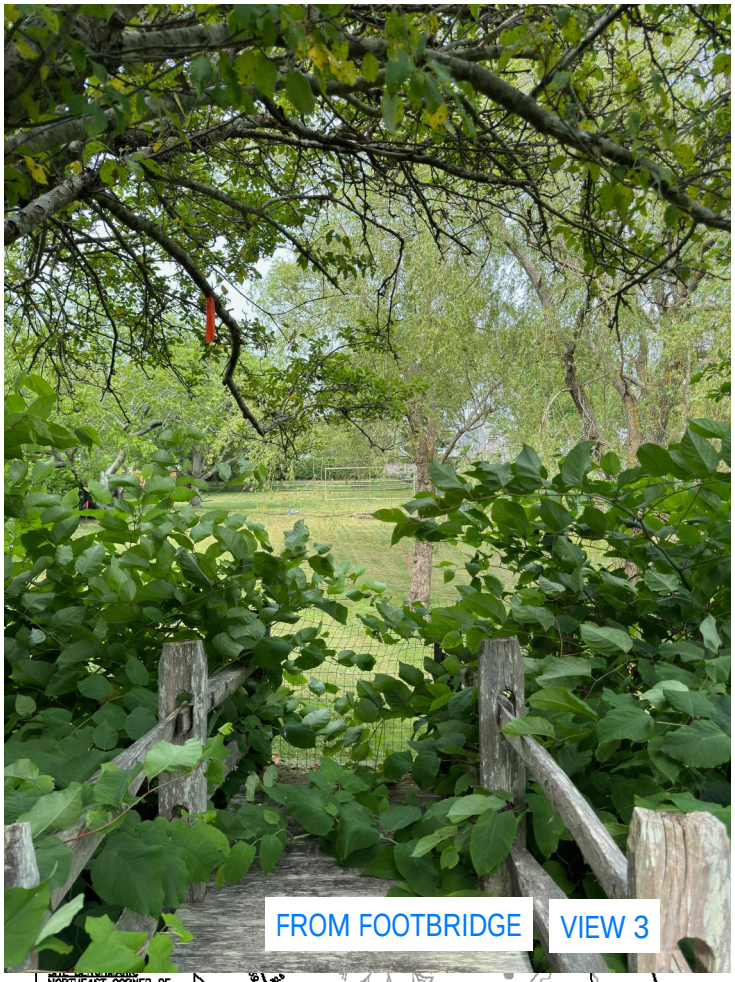
1. OVERVIEW
    a. WAPD presented the following applications:
        i. Main House application
        ii. Accessory Dwelling application
        iii. Shed application
2. DISCUSSION POINTS
    i. Main House application
        1. Motion to approve as submitted passed.
    ii. Accessory Dwelling Application
        1. Reviewed concerns about visibility of glass doors.
        2. WAPD to provide view frame on site showing extents of doors.
        3. WAPD to provide supplemental photos showing views from public way.
        4. Review for discussion w/Board.
    iii. Shed
        1. Fenestration should match existing house.
        2. Batten doors unframed
        3. Shingled siding.
        4. Revise location to back of driveway.
        5. Motion to hold for revisions passed.

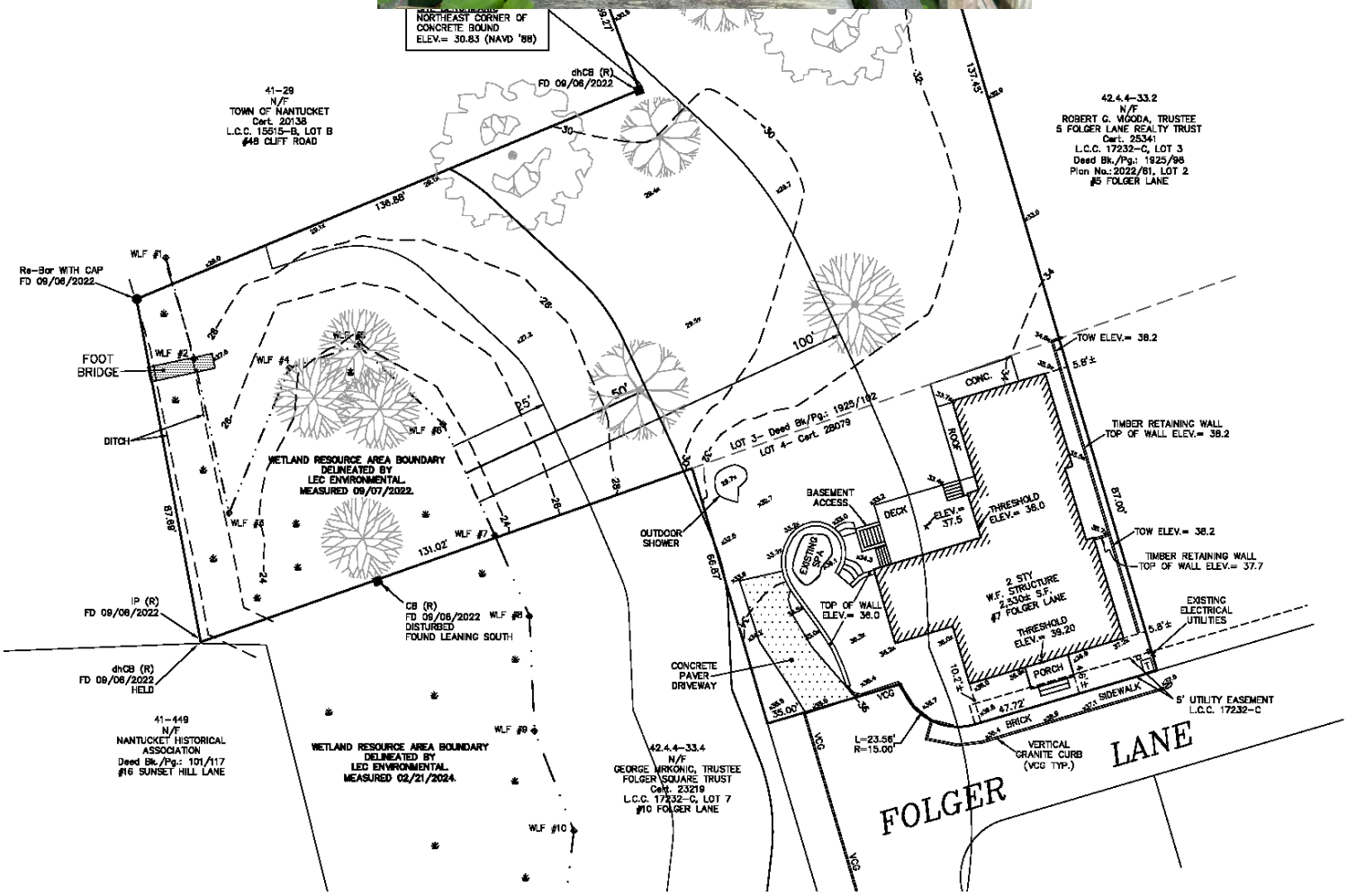
THIS DOCUMENT WAS CREATED BY WORKSHOP/APD. ANY ADDITIONS OR OBJECTIONS TO THE ITEMS ABOVE SHOULD BE SUBMITTED IN WRITING TO OUR OFFICE WITHIN (5) BUSINESS DAYS.



FROM FOLGER LANE VIEW 1



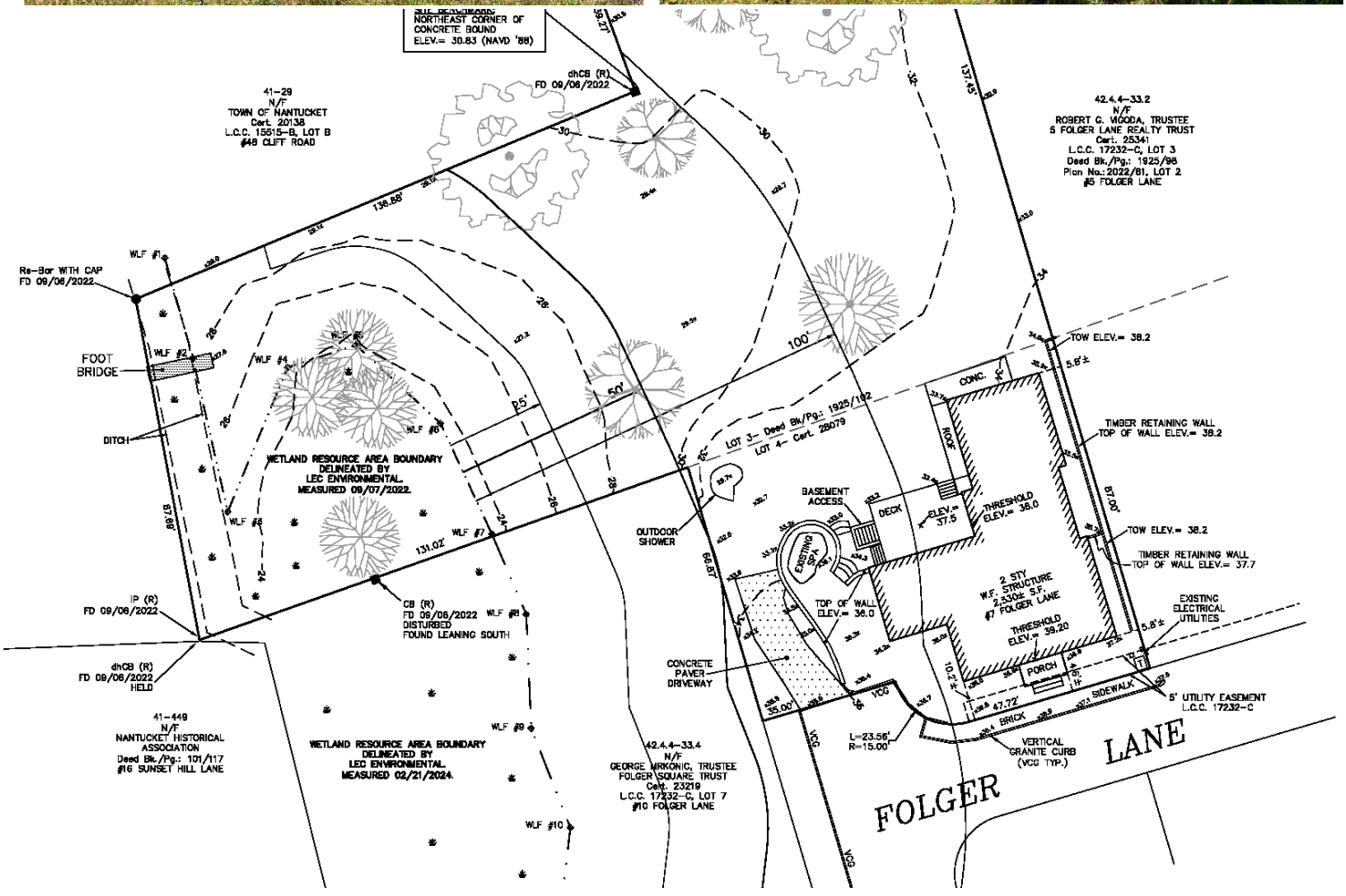

FROM FOOTBRIDGE
VIEW 3


NORTHEAST CORNER OF CONCRETE BOUND ELEV.= 30.83 (NAVD '88)
dhCB (R) FD 09/06/2022
41-29 N/F TOWN OF NANTUCKET Cert. 20138 L.C.C. 15515-B, LOT B #48 CLIFF ROAD
42.4.4-33.2 N/F ROBERT G. MIGODA, TRUSTEE 5 FOLGER LANE REALTY TRUST Cert. 25341 L.C.C. 17232-C, LOT 3 Deed Bk./Pg.: 1925/98 Plan No.: 2022/81, LOT 2 #5 FOLGER LANE
Re-Bar WITH CAP FD 09/06/2022
FOOT BRIDGE
DITCH
WETLAND RESOURCE AREA BOUNDARY DELINEATED BY LEC ENVIRONMENTAL. MEASURED 09/07/2022.
LOT 3- Deed Bk/Pg.: 1925/102
LOT 4- Cert. 28079
TOW ELEV.= 38.2
TIMBER RETAINING WALL TOP OF WALL ELEV.= 38.2
BASEMENT ACCESS
DECK
ELEV.= 37.5
THRESHOLD ELEV.= 38.0
OUTDOOR SHOWER
EXISTING SPA
TOP OF WALL ELEV.= 38.0
W.F. 2 STY STRUCTURE 2,330± S.F. #7 FOLGER LANE
THRESHOLD ELEV.= 39.20
TOW ELEV.= 38.2
TIMBER RETAINING WALL TOP OF WALL ELEV.= 37.7
EXISTING ELECTRICAL UTILITIES
IP (R) FD 09/06/2022
CB (R) FD 09/06/2022 DISTURBED FOUND LEANING SOUTH
dhCB (R) FD 09/06/2022 HELD
CONCRETE PAVER DRIVEWAY
PORCH
SIDEWALK
5' UTILITY EASEMENT L.C.C. 17232-C
VERTICAL GRANITE CURB (VCG TYP.)
L=23.56' R=15.00'
41-449 N/F NANTUCKET HISTORICAL ASSOCIATION Deed Bk./Pg.: 101/117 #16 SUNSET HILL LANE
WETLAND RESOURCE AREA BOUNDARY DELINEATED BY LEC ENVIRONMENTAL. MEASURED 02/21/2024.
42.4.4-33.4 N/F GEORGE MRKONIC, TRUSTEE FOLGER SQUARE TRUST Cert. 23219 L.C.C. 17232-C, LOT 7 #10 FOLGER LANE
FOLGER LANE





FROM COFFIN PARK PATH | VIEW 4



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.

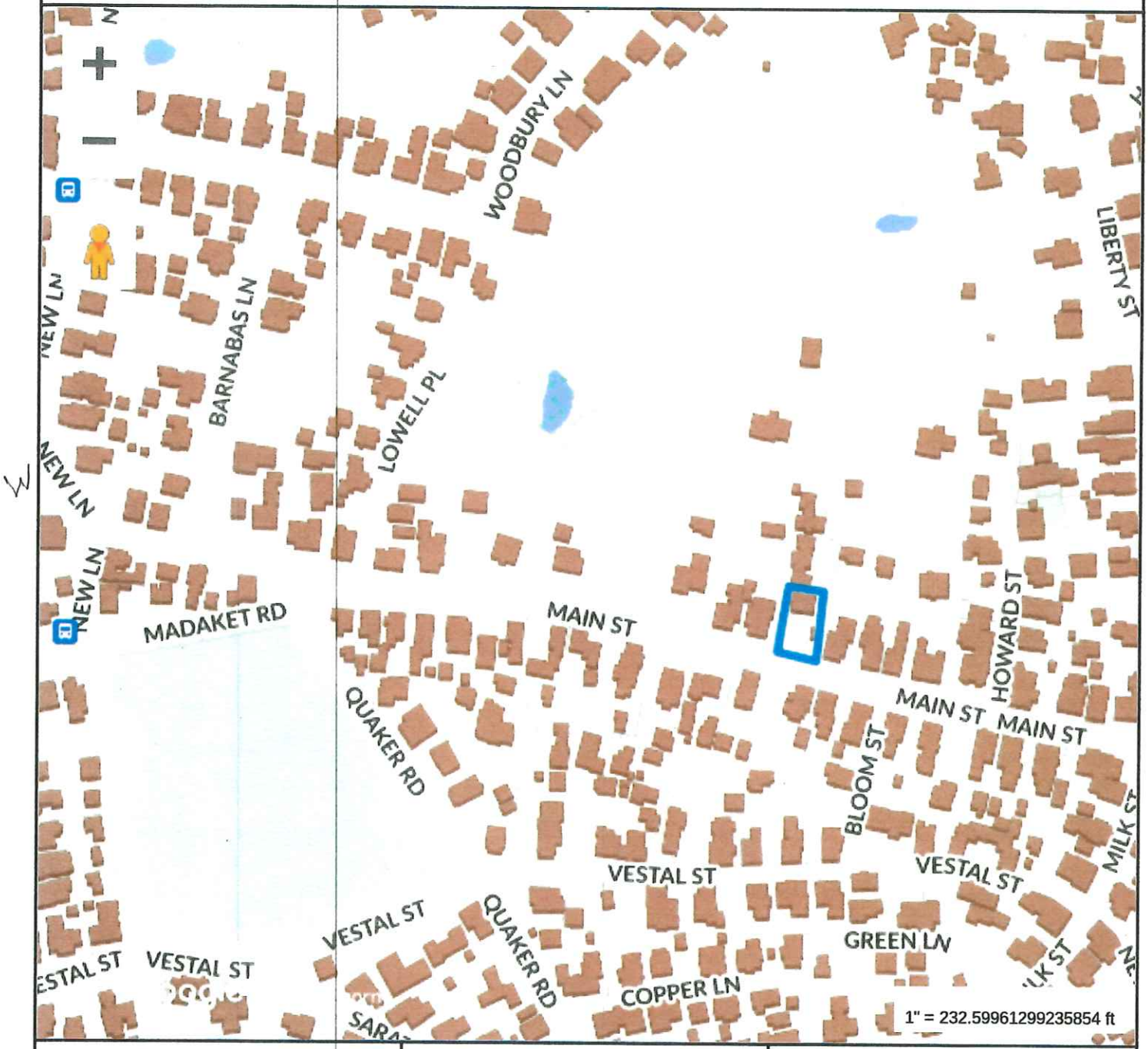
Date 4/23/24 Signature of owner of record Nancy Dratzal, agent Signed under penalties of perjury

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

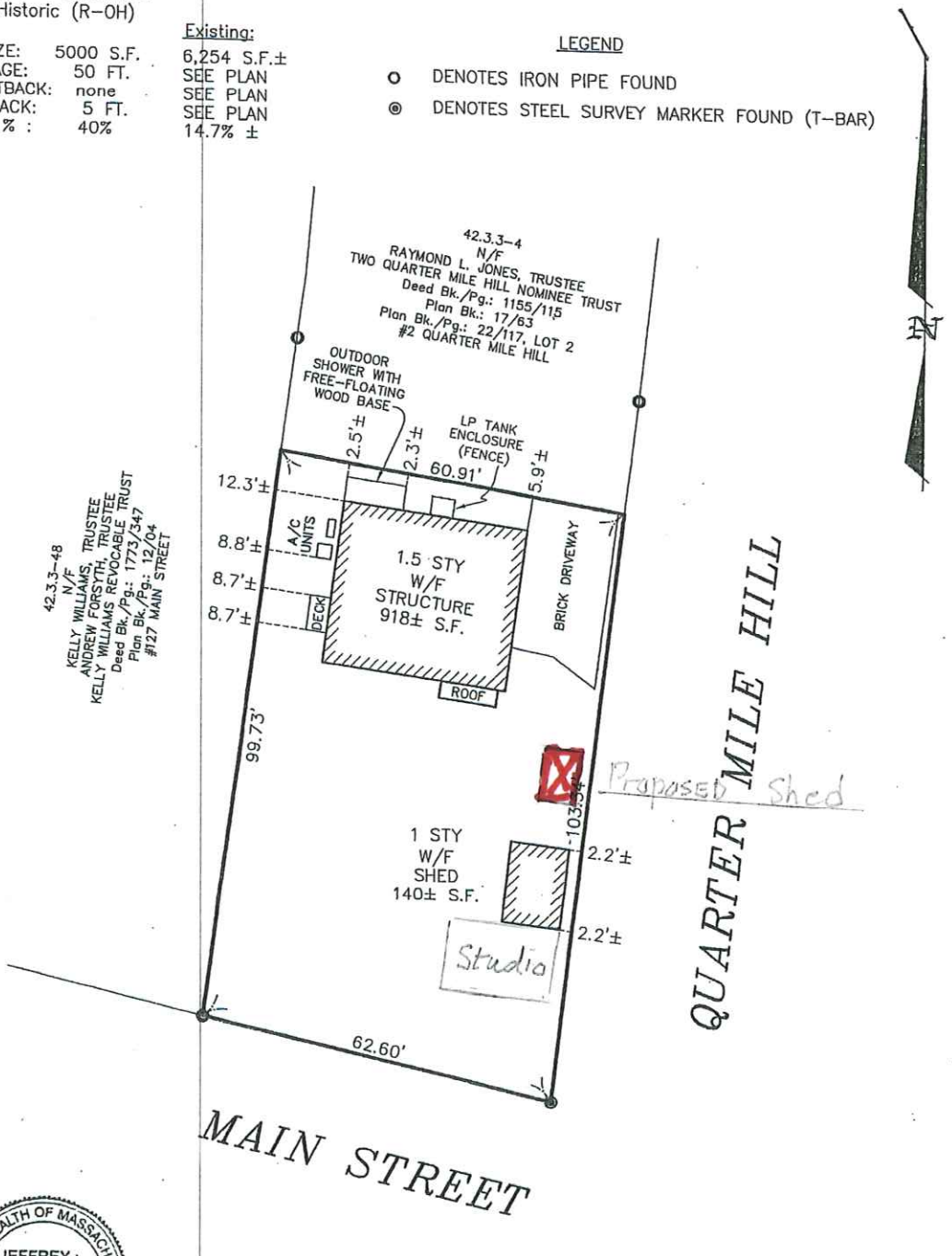
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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

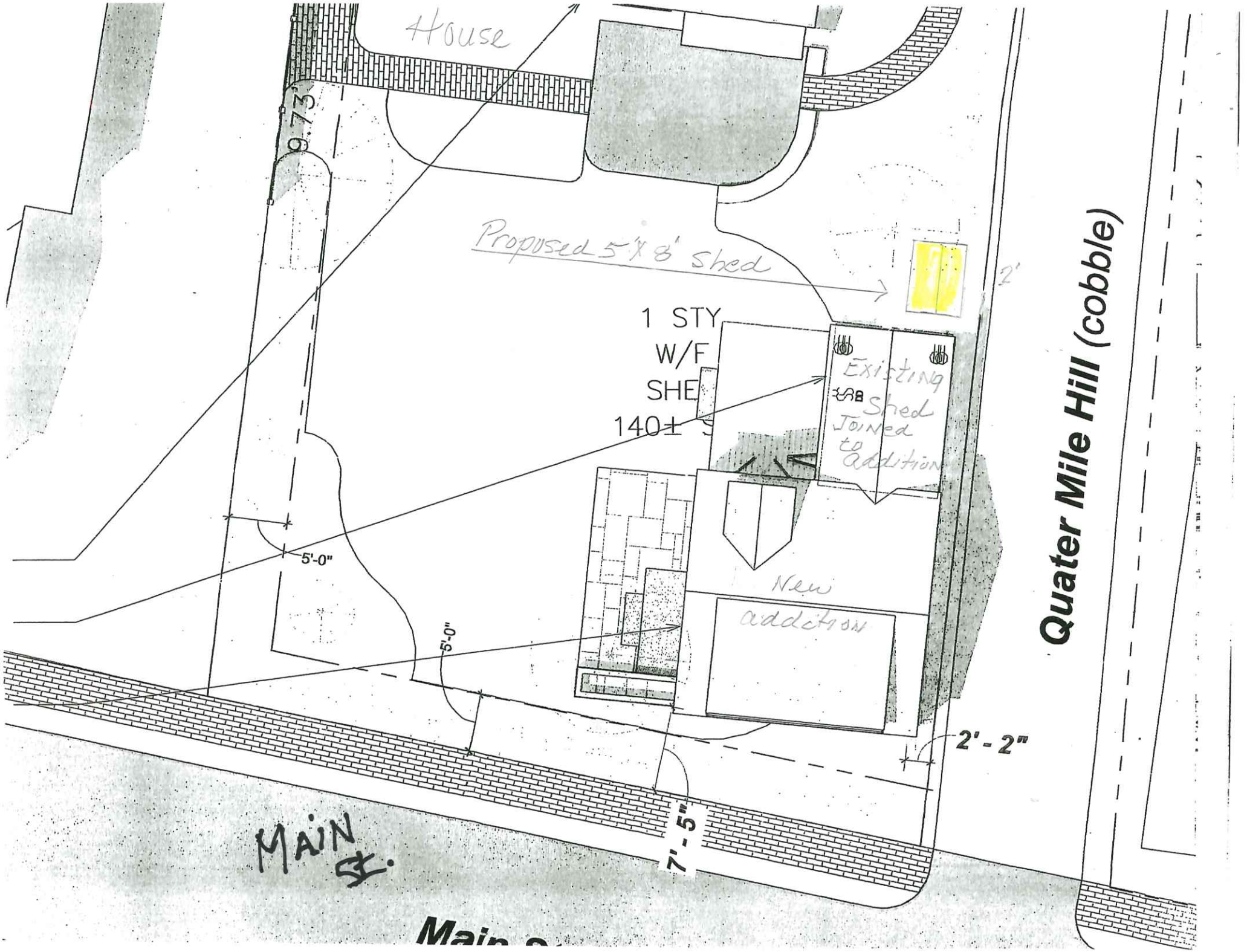
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND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

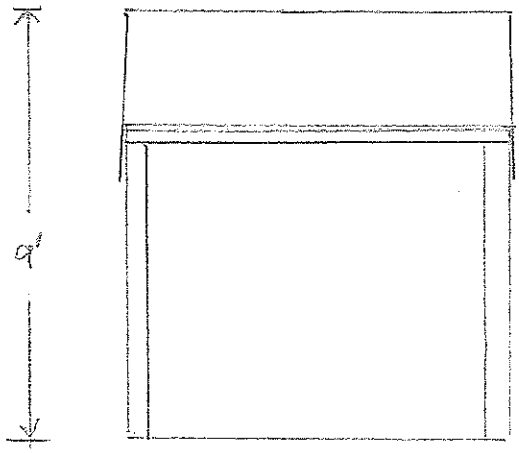
ASSESSOR MAP: 42.3.3, PARCEL: 49

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

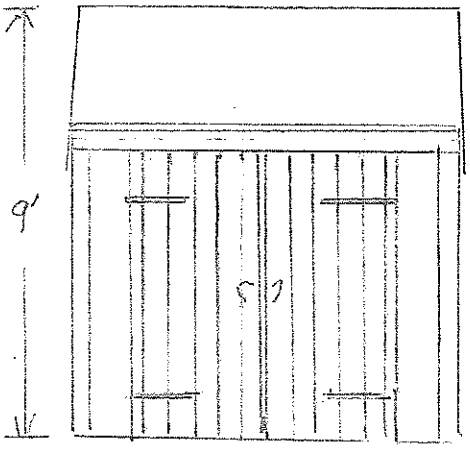
T:\JEFF 25 JOB 12
V:\DRAWFILES\B5214\BLP.dwg 11/2/2021 11:39:21 AM EDT

B5214

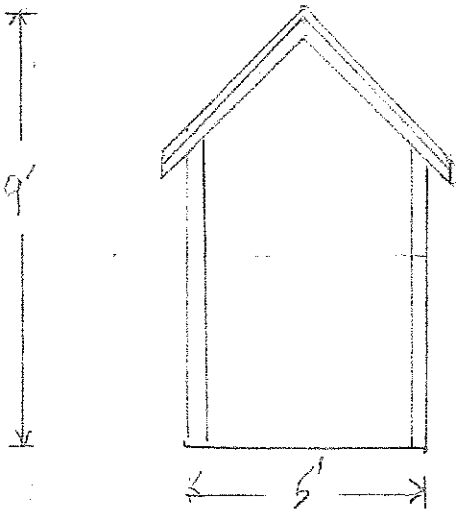

House
9.73'
Proposed 5'x 8' shed
1 STY
W/F
SHE
140±
Existing
Shed
Joined
to
addition
New
addition
5'-0"
5'-0"
2'
2' - 2"
7' - 5"
MAIN St.
Quater Mile Hill (cobble)



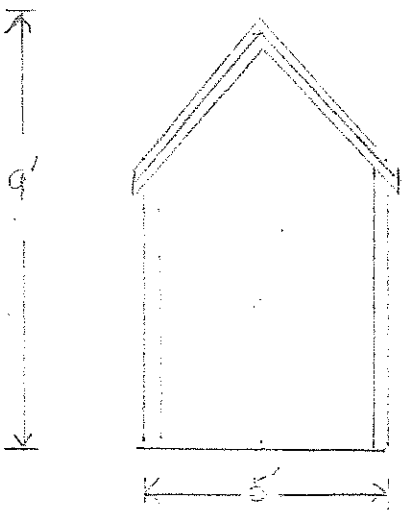
EAST Elevation



WEST - Elevation



South Elevation

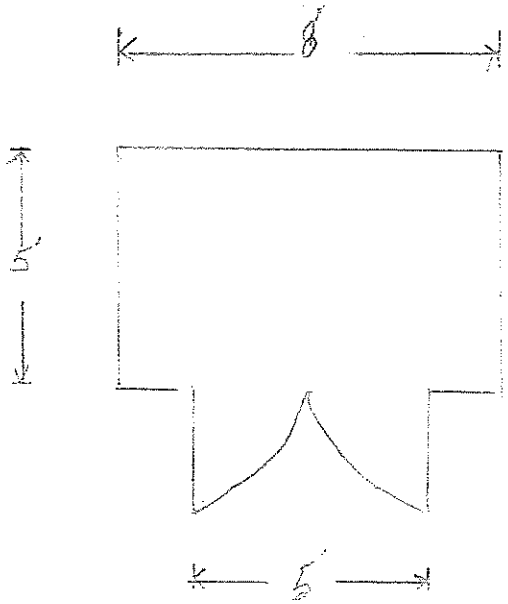


NORTH ELEVATION

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.

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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°: 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

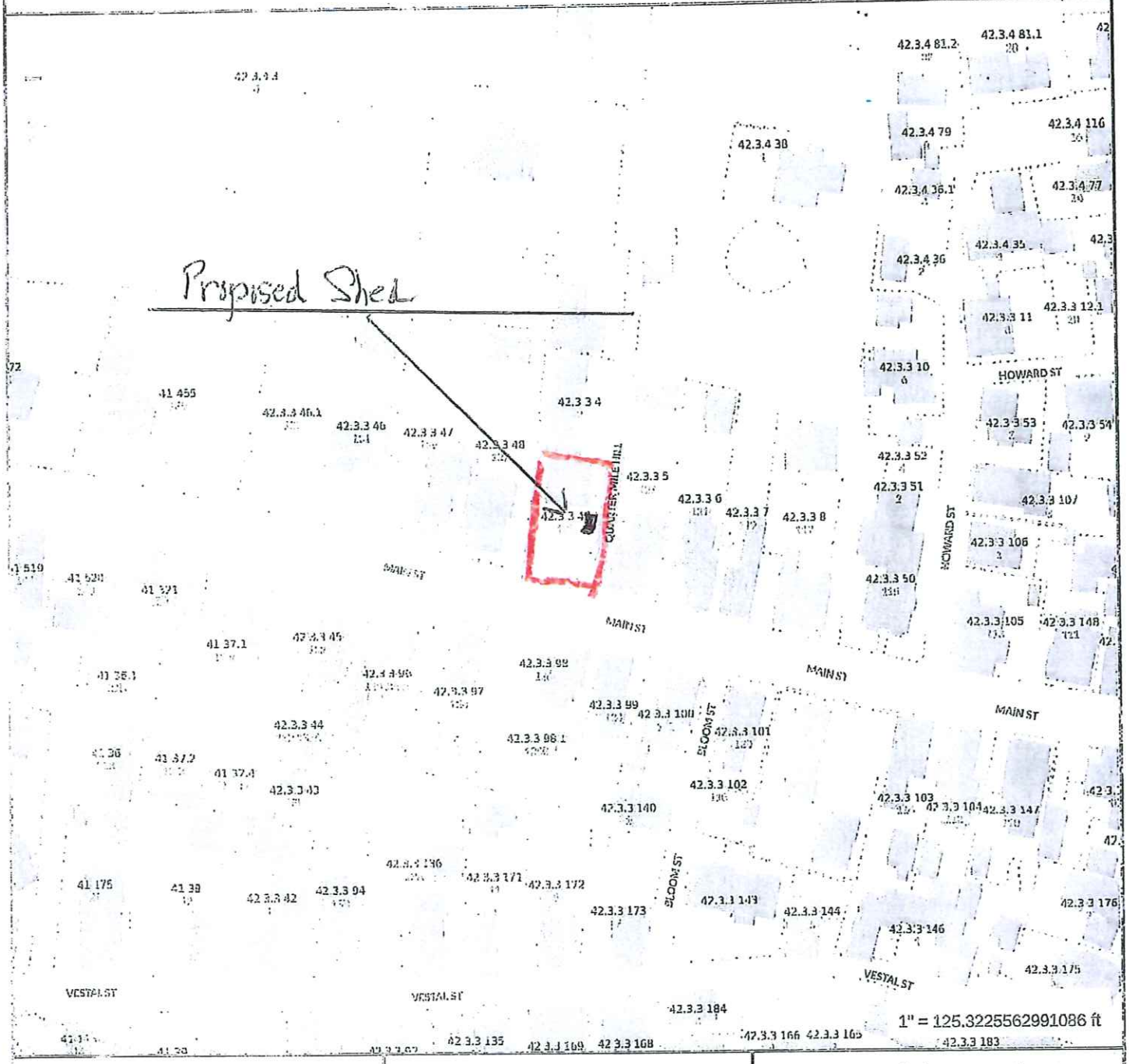
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

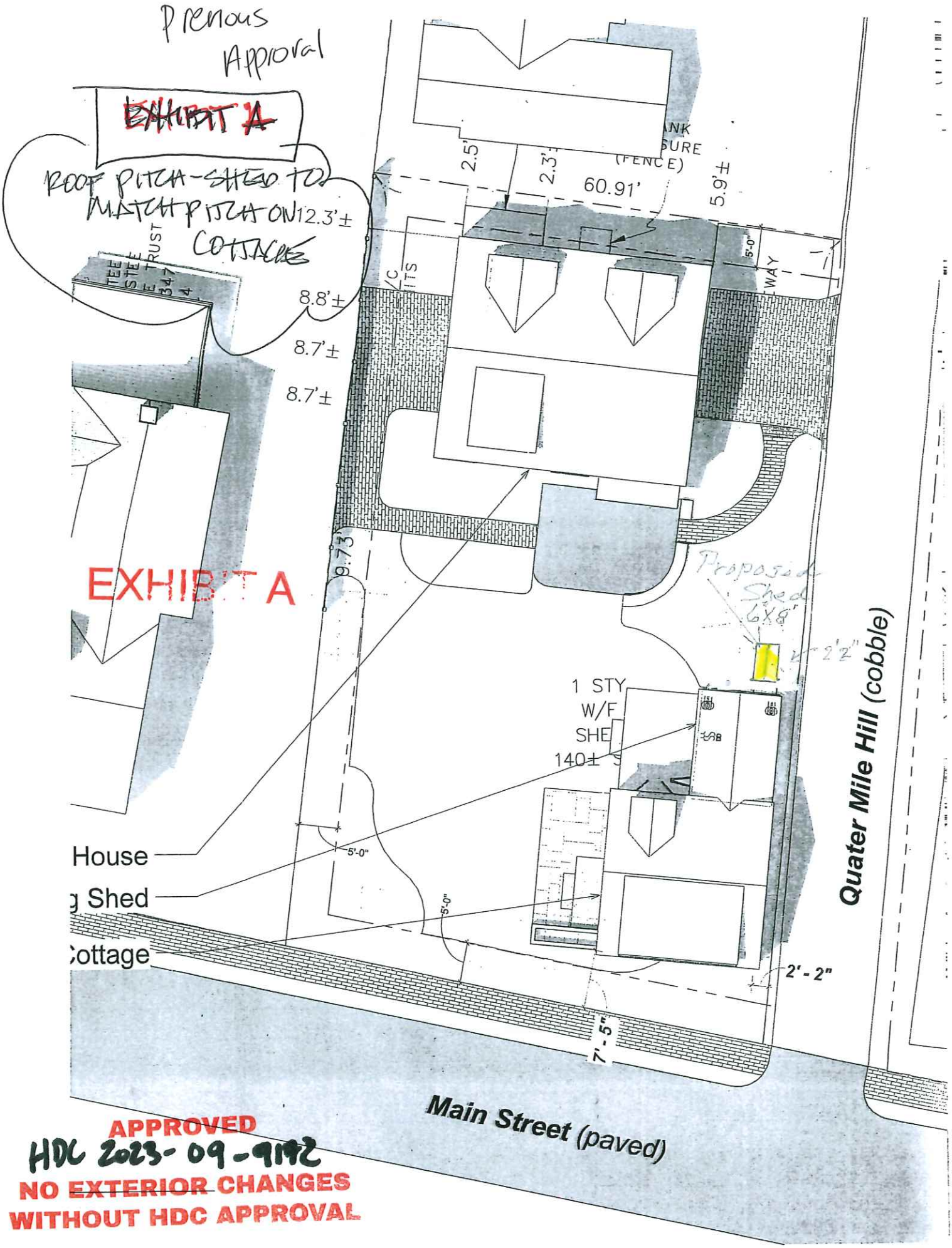
Property ID	42.3.3 49
Location	125 MAIN ST
Owner	RHODES THOMAS L II TR

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

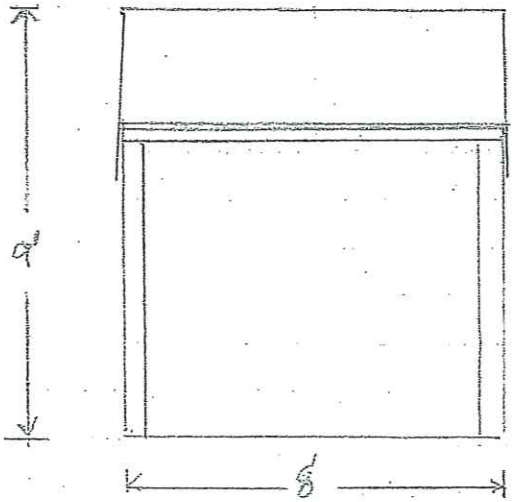
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



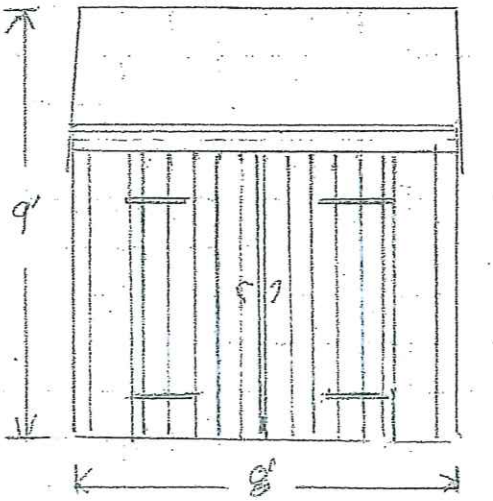
APPROVED
HDC 2023-09-9192
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Previous Approval

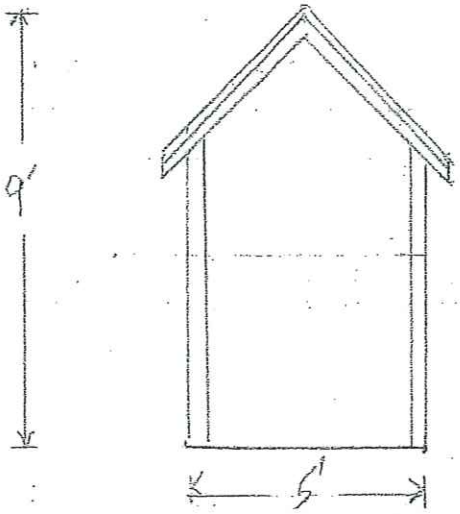
APPROVED
HDC 2023-09-9172
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



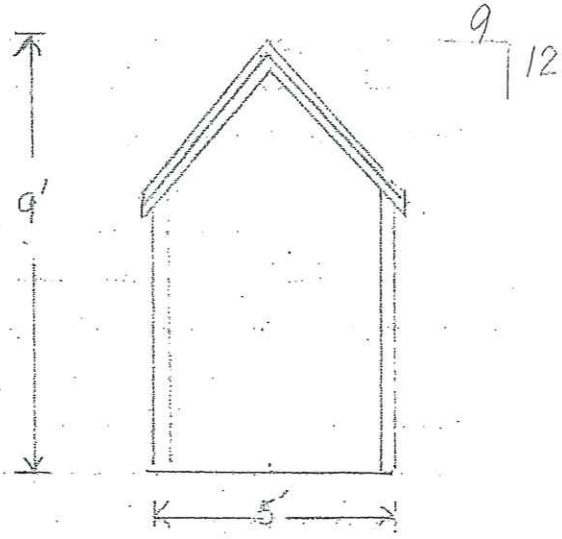
EAST Elevation



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:
	HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled) 3/26/24 Meeting
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

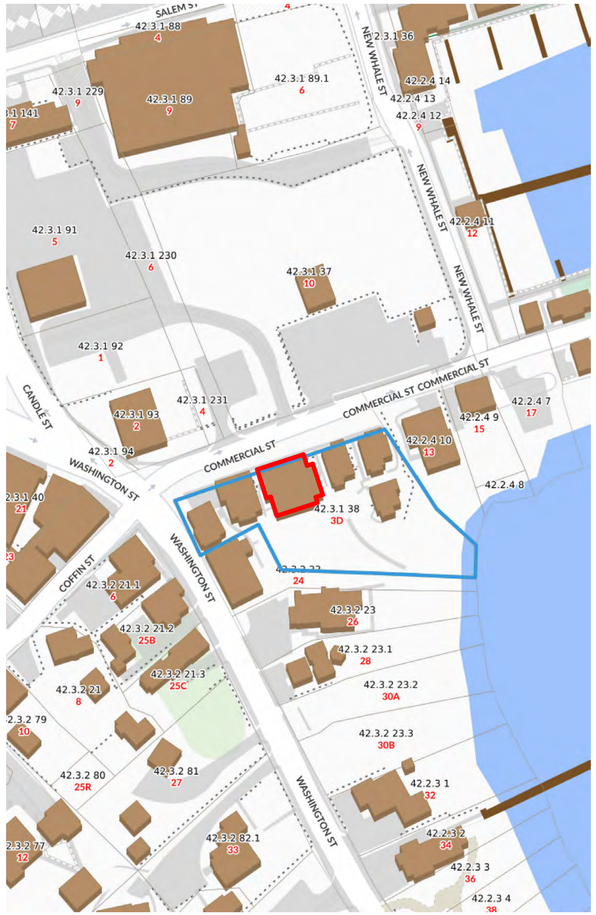
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

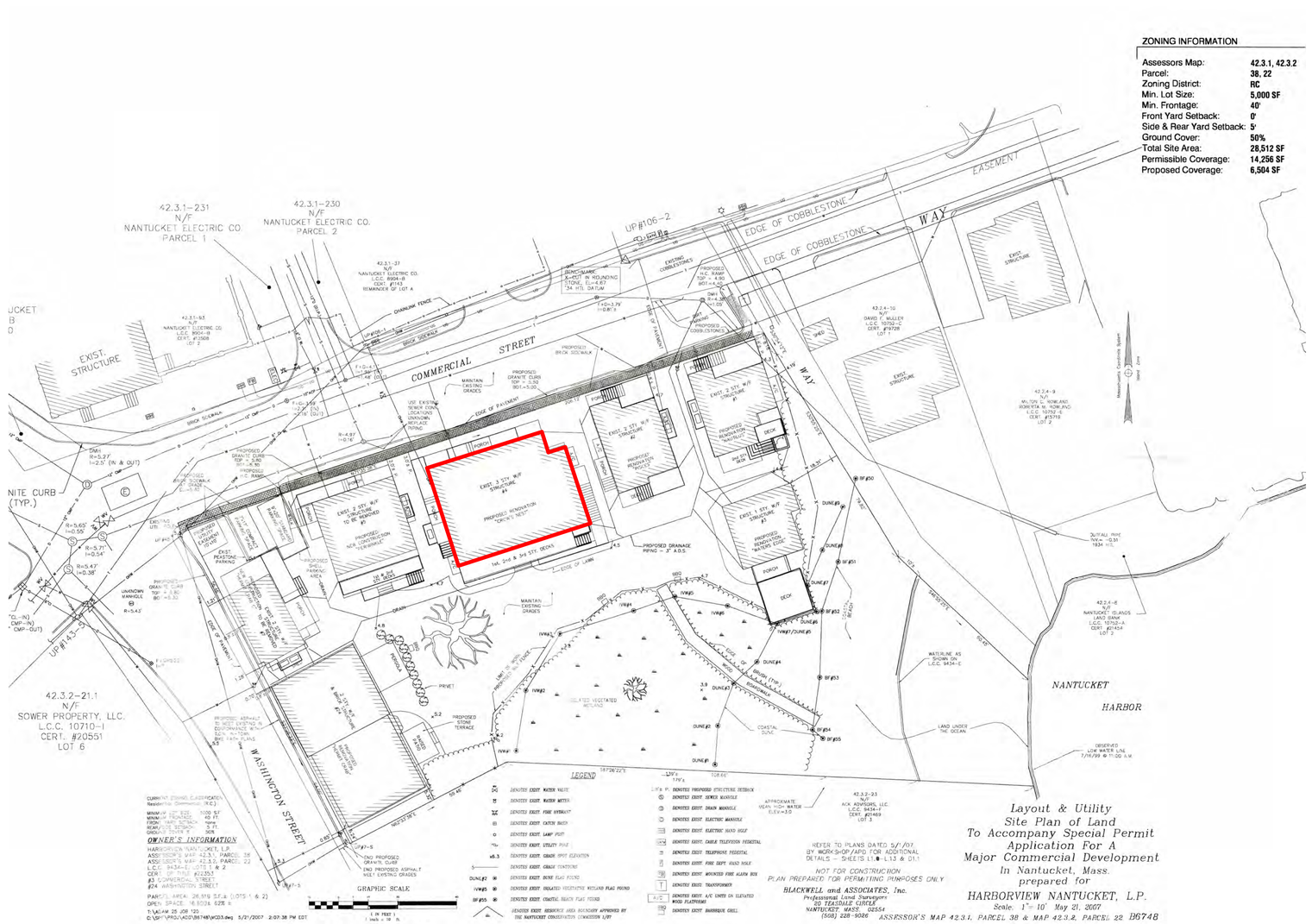
Signature: Amy Ledoux _____ Date: _____

TACK3 LLC

Old Business - Add Dormer

3 Commercial Street, Nantucket, MA




42.3.1-231
N/F
NANTUCKET ELECTRIC CO.
PARCEL 1
42.3.1-230
N/F
NANTUCKET ELECTRIC CO.
PARCEL 2
EASEMENT
EDGE OF COBBLESTONE
EDGE OF COBBLESTONE
WAY
COMMERCIAL STREET
EXIST. STRUCTURE
EXIST. 2 STY W/F STRUCTURE #1
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED 1st, 2nd & 3rd STY. DECKS
PROPOSED DRAINAGE PIPING = 3" A.B.S.
PROPOSED GRANITE CURB TOP = 8.80 BOT.=8.30
PROPOSED ASPHALT TO MATCH EXIST. ELEV. AT NEW CONCRETE WALK
PROPOSED STONE TERRACE
PROPOSED BRICK SIDEWALK
MAINTAIN EXISTING GRADES
EXIST. PEASTONE PARKING
EXIST. 2 STY W/F STRUCTURE #2
EXIST. 2 STY W/F STRUCTURE #3
PROPOSED RENOVATION TO EXIST. STRUCTURE
PORCH
DECK
42.3.2-21.1
N/F
SOWER PROPERTY, LLC.
L.C.C. 10710-I
CERT. #20551
LOT 6
WASHINGTON STREET
42.3.2-23
N/F
ACK ADVISORS, LLC
L.C.C. 9434-F
CERT. #21469
LOT 3
42.2.4-9
N/F
MILTON G. ROWLAND
ROBERTA M. ROWLAND
L.C.C. 10752-E
CERT. #13719
LOT 2
42.2.4-8
N/F
NANTUCKET ISLANDS LAND BANK
L.C.C. 10752-A
CERT. #21454
LOT 2
42.2.4-10
N/F
DAVID C. MULLEY
L.C.C. 10752-C
CERT. #19726
LOT 1
NANTUCKET
HARBOR
LAND UNDER THE OCEAN
WATERLINE AS SHOWN ON L.C.C. 9434-E
BUFFALO PAVE VIEW = 0.91 1934 HIS.
OBSERVED LOW WATER LINE 1/16/99 @ 11:00 A.M.
EDGE OF VEGETATION
DUNE #1
DUNE #2
DUNE #3
DUNE #4
DUNE #5
DUNE #6
DUNE #7
DUNE #8
BF#50
BF#51
BF#52
BF#53
BF#54
BF#55
IVW#1
IVW#2
IVW#3
IVW#4
IVW#5
IVW#6
IVW#7/DUNE#5
PRIVET
ROSA RUGOSA
BEACH GRASS
BEACH PLUM
SCRUB OAK
BRUSH (TYP.)
ISOLATED VEGETATED WETLAND
COASTAL DUNE
UP#106-2
UP#143-3
EXIST. 6" CMP-IN
EXIST. 12" CMP-IN
EXIST. 12" CMP-OUT
UNKNOWN MANHOLE
R=5.42'
R=5.65' I=0.55'
R=5.71' I=0.54'
R=5.47' I=0.38'
R=5.37' I=2.5' (IN & OUT)
R=4.97' I=0.16'
SMH
NITE CURB (TYP.)
CURB INLET
USE EXISTING SEWER CONN. LOCATIONS UNKNOWN, REPLACE PIPING
EXIST. GRANITE CURB TOP = 8.80 BOT.=8.30
EXIST. BRICK SIDEWALK
EXIST. BRICK SIDEWALK
EDGE OF PAVEMENT
EDGE OF PAVEMENT
CHAINLINK FENCE
BENCHMARK
X-CUT IN ROUNDING STONE EL.=4.67 (M.S.L. DATUM)
EXISTING COBBLESTONES
PROPOSED H.C. RAMP TOP = 4.00 BOT.=3.50
PROPOSED GRANITE CURB (TO MATCH EXIST.)
PROPOSED BRICK SIDEWALK
PROPOSED GRANITE CURB TOP = 11.50 BOT.=10.00
PROPOSED GRANITE CURB TOP = 5.80 BOT.=5.30
PROPOSED H.C. RAMP
PROPOSED SHED PARKING AREA
PROPOSED SHED PARKING AREA
PROPOSED ACK OVERHEAD
PROPOSED ACK OVERHEAD
PROPOSED UNDERGROUND
10' ± PROPOSED ACK OVERHEAD
EXIST. 2 STY W/F STRUCTURE TO BE REMOVED #1
EXIST. 2 STY W/F STRUCTURE TO BE REMOVED #2
EXIST. 2 STY W/F STRUCTURE #3
EXIST. 2 STY W/F STRUCTURE #4
EXIST. 2 STY W/F STRUCTURE #5
EXIST. 2 STY W/F STRUCTURE #6
EXIST. 2 STY W/F STRUCTURE #7
EXIST. 2 STY W/F STRUCTURE #8
EXIST. 2 STY W/F STRUCTURE #9
EXIST. 2 STY W/F STRUCTURE #10
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
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PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
PROPOSED RENOVATION TO EXIST. STRUCTURE
DECK
DECK
DECK
DECK
DECK
DECK
DECK
DECK
DECK
DECK
PORCH
PORCH
PORCH







NORTH SIDE







SOUTH SIDE

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

DD - Not For Construction

TACK3 LLC
3 Commercial Street, Nantucket, MA
Crow's Nest
HDC2 Photos

#	Date	Note
2	2023.12.07	HDC Submission
4	2024.02.29	HDC Resubmission
5	2024.04.29	HDC Resubmission

HDC2

4/29/2024 9:15:15 AM

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

Previous Submission





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

Previous Submission



② North Elevation
1/4" = 1'-0"



① South Elevation
1/4" = 1'-0"

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

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

DD - Not For Construction

TACK3 LLC
3 Commercial Street, Nantucket, MA
Crow's Nest
HDC3 Elevations

#	Date	Note
1	2023.12.01	Client Review
2	2023.12.07	HDC Submission
4	2024.02.29	HDC Resubmission
5	2024.04.29	HDC Resubmission

HDC3

4/29/2024 9:15:20 AM

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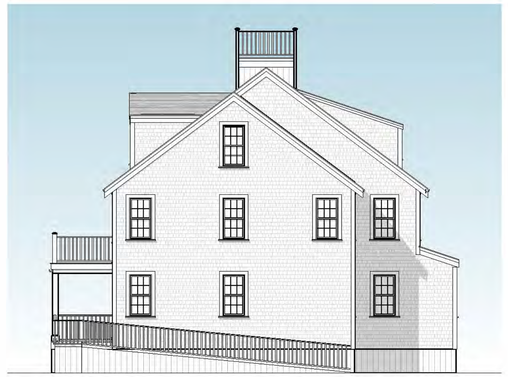
3 Existing West Elevation
1/8" = 1'-0"



Previous Submission



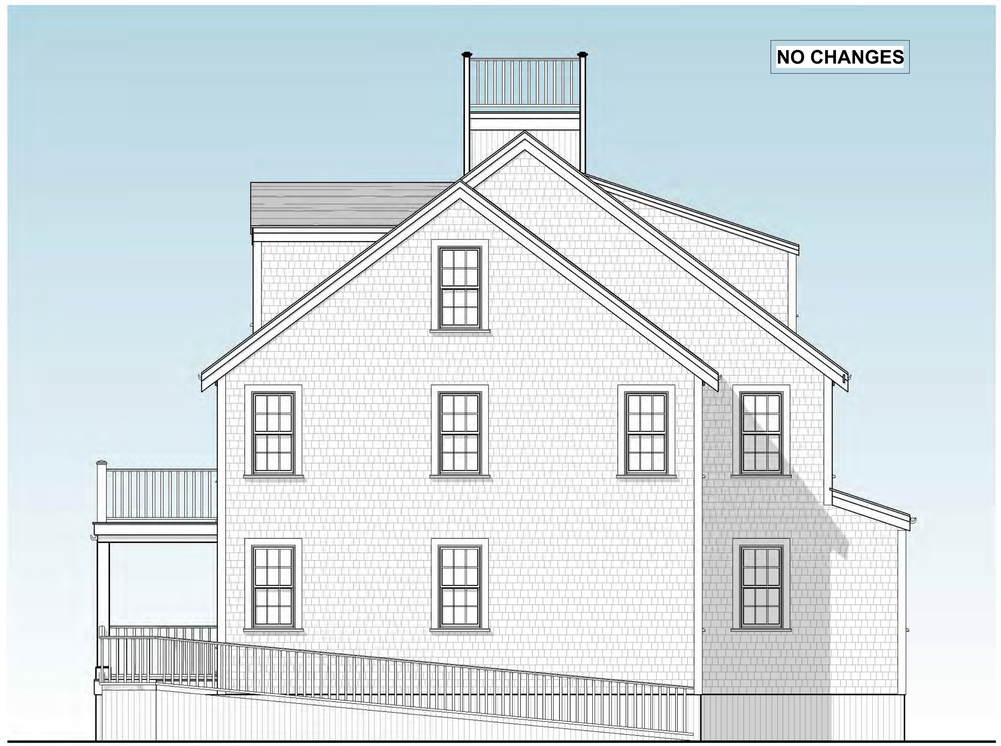
4 Existing East Elevation
1/8" = 1'-0"



Previous Submission



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



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

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

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

DD - Not For Construction

TACK3 LLC
3 Commercial Street, Nantucket, MA
Crow's Nest
HDC4 Elevations

#	Date	Note
1	2023.12.01	Client Review
2	2023.12.07	HDC Submission
4	2024.02.29	HDC Resubmission
5	2024.04.29	HDC Resubmission

HDC4

4/29/2024 9:15:23 AM

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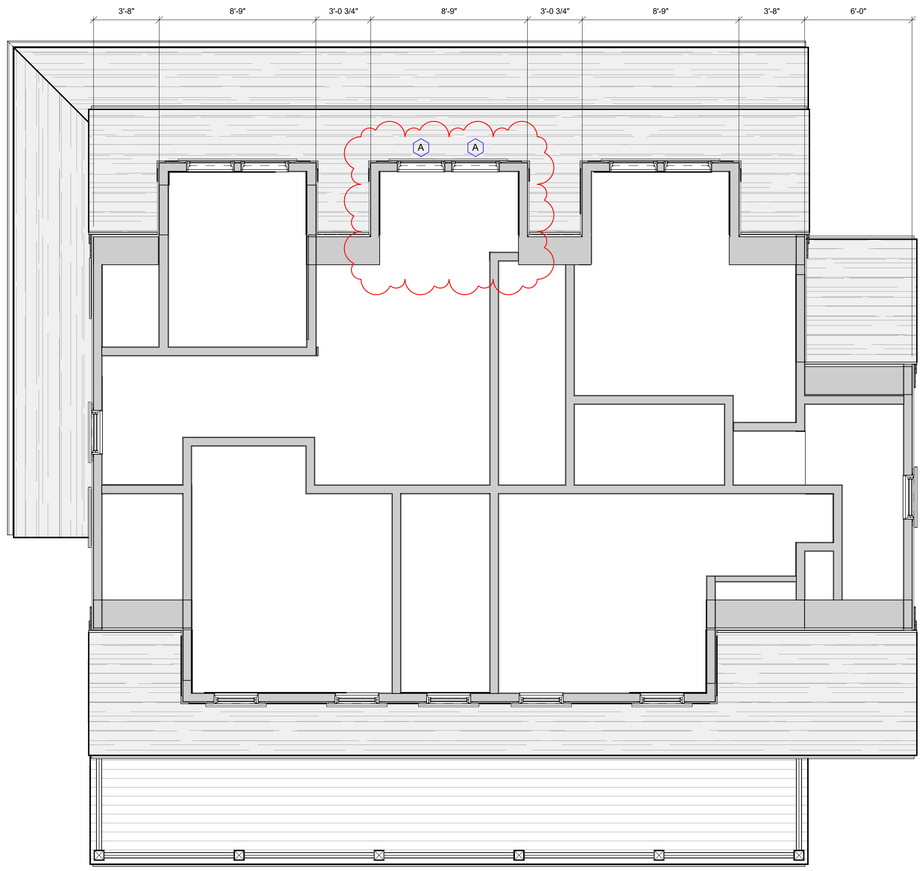

1 Third Floor Plan
1/4" = 1'-0"

A

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

WINDOW SCHEDULE - HDC

MARK	MANUFACTURER	WINDOW TYPE	MODEL	ROUGH WIDTH	ROUGH HEIGHT	FINISH	COMMENTS
A	Marvin Windows and Doors	Elevate Awning	ELAWN2926	2'-9"	2'-6 5/8"	White	Match Existing

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

DD - Not For Construction

TACK3 LLC
3 Commercial Street, Nantucket, MA
Crow's Nest
HDC5 Third Floor

#	Date	Note
1	2023.12.01	Client Review
2	2023.12.07	HDC Submission
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

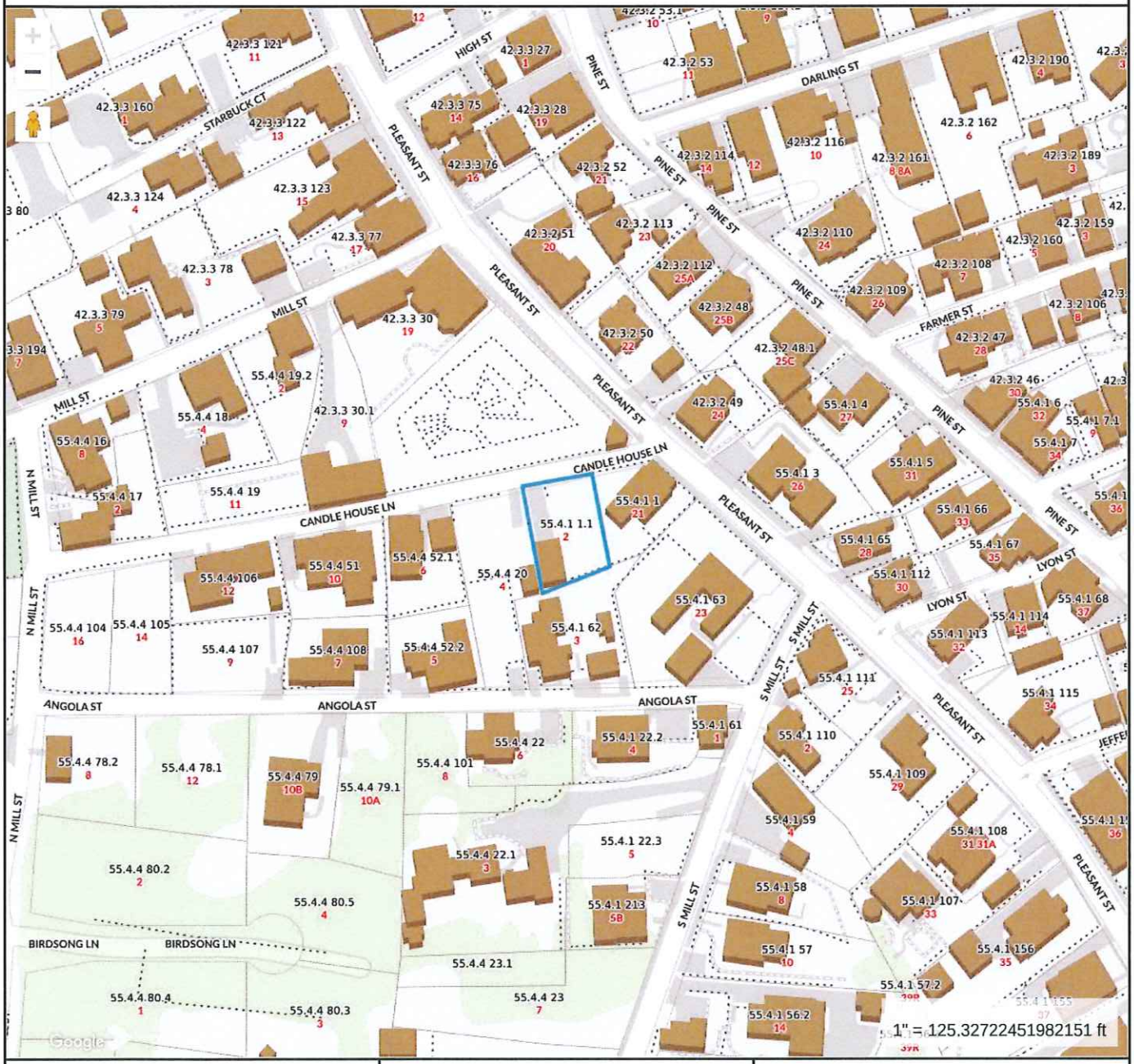
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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: 5/9/2024
	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

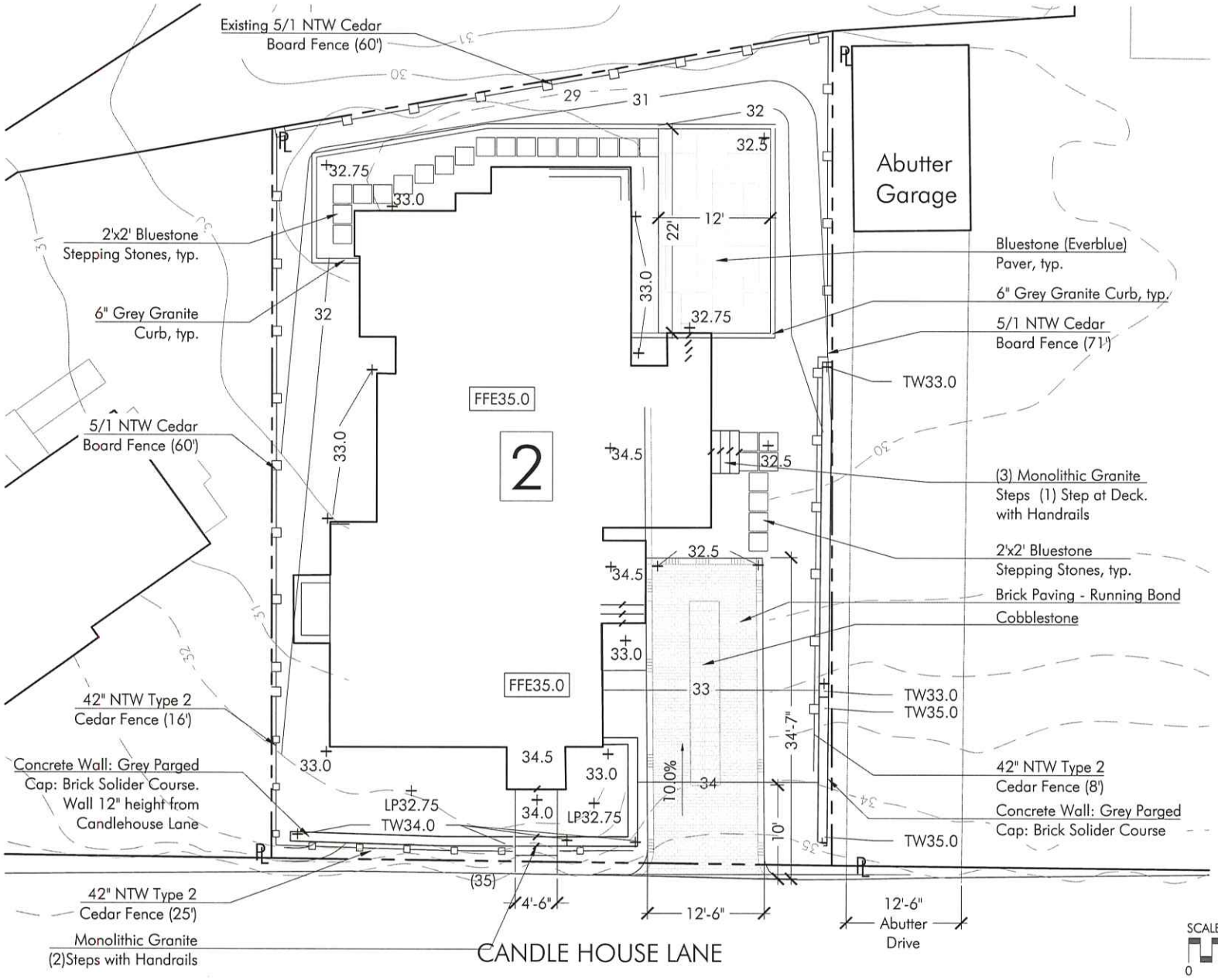
Property ID	191355
Location	2 CANDLE HOUSE LN
Owner	CANDLE HOUSE 2 LLC

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

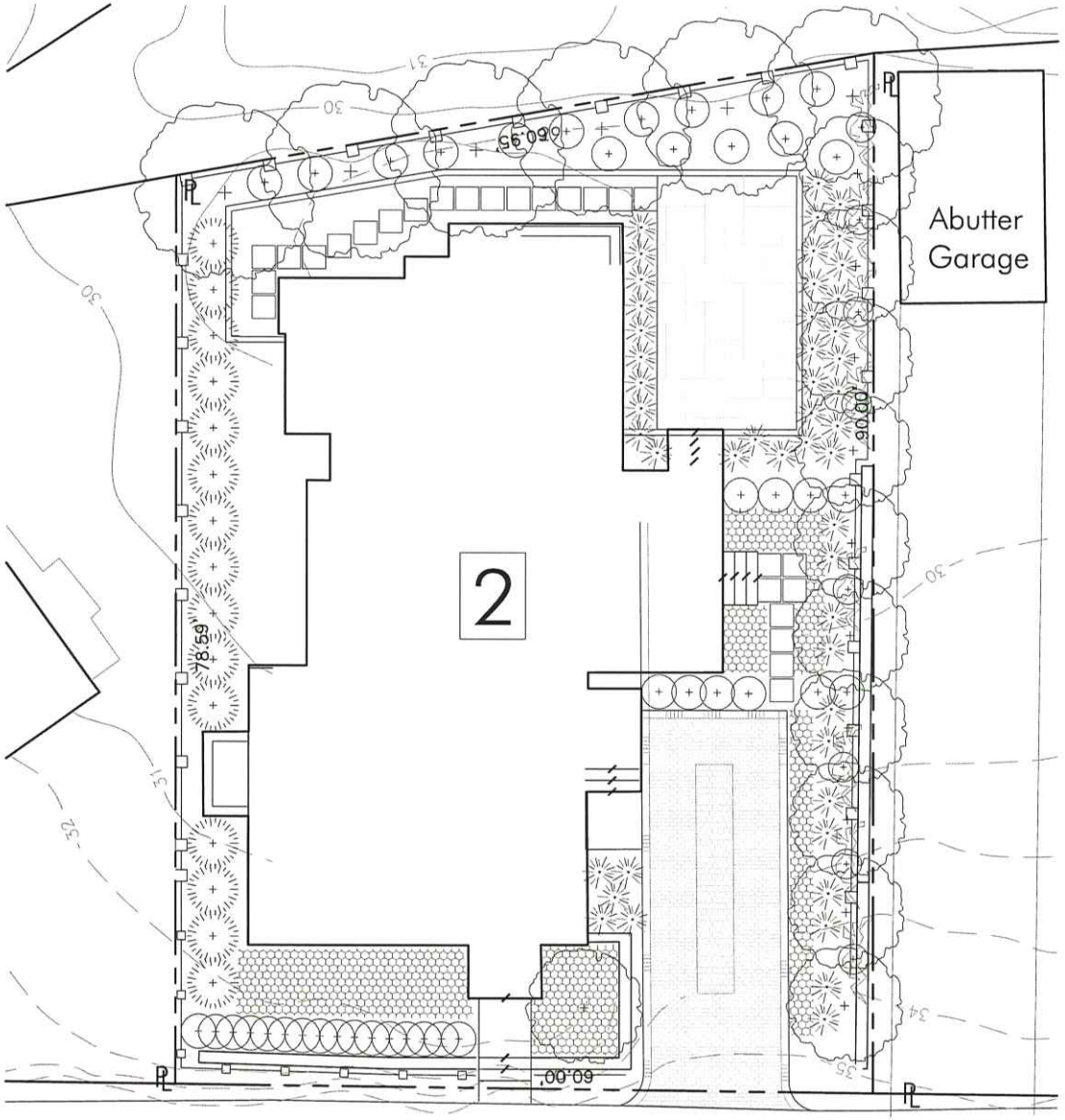
PROJECT: 2 CANDLEHOUSE LANE

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.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 3/25/24
	Address & HDC Case Number (ie HDC2020-05-0265): N/A
	Copy of Minutes (application item circled) N/A
✓	Reduced (8 ½ x 11) copy of application ✓
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps ✓
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) —
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation ✓ d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/15/24

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 APR 26 PM 11:34
ORIGINAL POSTING NUMBER: T 384

RECEIVED
2024 APR 30 PM 01:58
NANTUCKET TOWN CLERK
Posting Number:T 395

TOWN OF NANTUCKET

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

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, April 30, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_jnK0heUtRHeDaSzJPIIhcQ

To watch the live meeting, click here:
https://youtube.com/live/62CsMrNiYw8

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

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

AGENDA

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

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. DISCUSSIONS & VOTE

- Discussion of Article 38, ATM 2024

II. SIGNS

1.	Eaghmon Banks	1 Sparks Ave	Wall Sign	55/180.1	self
•	***SAC Recommends Approval (3-2)***				
2.	NIR Retail, LLC	4 Harbor Square (straight wharf fish)	Wall sign	42.2.4//1	WorkshopAPD
•	***SAC DOES NOT recommend approval (3-1). Applicant to present to full HDC Board***				
3.	NIR Retail, LLC	4 Harbor Square (straight wharf fish)	Wall sign (2)	42.2.4//1	WorkshopAPD
•	***SAC Recommends Approval (3-1)***				
4.	30 North Beach St LLC	30 North Beach Street	Wall Sign (1 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
5.	30 North Beach St LLC	30 North Beach Street	Wall Sign (2 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
6.	30 North Beach St LLC	30 North Beach Street	Wall Sign (3 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
7.	30 North Beach St LLC	30 North Beach Street	Flag Sign	29/130	Poyant Signs
•	***SAC Recommends Denial based on items 4-6 (5-0)***				
8.	Anthony Odoardi	38 Center Street	Projecting Sign	42.3.1/66	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS (5-0). Applicant to present to full HDC Board***				
9.	Anthony Odoardi	38 Center Street	Window Sign	42.3.1/66	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS (5-0).***				
10.	Bruce Percelay	76 Main Street	Projecting/Freestanding Sign	42.3.1/111	Sign Here Nantucket
•	***SAC Recommends APPROVAL. (4-1)***				
11.	Bruce Percelay	19 Broad Street	Projecting Sign	42.4.2/75	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS. (4-1) Applicant to present to full HDC Board***				
12.	32 Bartlett Rd LLC	32 Bartlett Road	Wall Sign	66/19	Sign Here Nantucket
•	***SAC Recommends Approval subject to serif font and elimination of sign lighting (not garage lights). (5-0)***				
13.	NIR Retail LLC	5 Old South Wharf	Projecting Sign	42.2.4/2	Sign Here Nantucket
•	***SAC Recommends Approval (5-0)***				
14.	Zero India Street LLC	1 Cambridge St	Projecting Sign	42.3.1/130.2	Sara Jemison
•	***SAC Recommends Approval subject to removal of copyright logo. (5-0)***				
15.	NAC Conservation Inc.	32 Washington St	Wall Sign	42.2.3/1	Jascin Finger
•	***SAC Recommends Approval subject to making it a projecting sign off front porch. (4-0)***				
16.	US REIF Marine Nantucket FEE LLC	4 Bayberry Ct	Wall Sign	55/704	Walt Spokowski
•	***SAC Recommends HOLD FOR REVISIONS. (4-0)***				

III. CONSENT

1.	Land Bank	15 Commercial Wharf	Move off demo	42.2.4/9	Eleanor Antonetti	HB
2.	6 Clara Dr LLC	6 Clara Drive	New Deck OD shower	66/283	NAG	RP
3.	89 Easton St Trust	89 Easton Street	Rev#9938; Dormer Revision	42.4.4/21	BPC	RP
4.	Blanchfield Thomas	67 Tom Nevers Rd	Roof change	76/52	Muto Inc	JP
5.	Emil Malfati	6 White Whale	Hardscape	66/536	LFW	JP
6.	Drake RE LLC	5 Davis Lane	Shed	82/72	LFW	JP
7.	Tood Raisch	13B Witherspoon	Shed	68/477.2	LFW	JP
8.	Cynthis Roche	34 Sparks Ave	Roof change	55/232.2	LFW	JP
9.	21 Sankaty Head Trust	21 Sankaty Head Rd	Rev	48/4	BPC	VO
10.	21 Sankaty Head Trust	23 Sankaty Head Rd	Rev windows - gazebo	48/4.1	BPC	VO
11.	Sea Daze LLC	27 Baxter Road	Historic Determination	49.2.3/10	Botticelli & Pohl	DC
12.	Welton Family Trust	6 Lyon St	Deck stairs	55.4.1/73	Caleb Kardell	CT
13.	White Elephant Hotel	50 Easton St	Reno canopy	42.4.1/23	Bill O'Brien	RP

IV. CONSENT WITH CONDITIONS –

1.	Jeffery Akseizer	14 Moores End Ln	Dormer & Front Porch	43/216	EMDA	RP
•	Date of construction to be added to the COA (c.1994)					
2.	Hugh Gorman Trust	10 Sheep Pond Rd	Rev#10070; addition & move-on	63 / 27	LINK	RP
•	Date of construction to be added to the COA (c.1977)					

3.	Monomoy Acquisitions	30 N Liberty	Roof change	41/160	Muto Inc	JP
•	Date of construction to be added to the COA (c.1938 – HDC Survey NAN.601)					
4.	Todd & Kelly Broderick	17 Starbuck Rd	MH addition	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors; add date of construction to COA (c.1967)					
5.	Todd & Kelly Broderick	17 Starbuck Rd	garage	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors					
6.	Todd & Kelly Broderick	17 Starbuck Rd	shed	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors & second COA to be submitted for second shed					
7.	Todd & Kelly Broderick	17 Starbuck Rd	pool	60/111	BPC	VO
•	Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
V.	**NEW BUSINESS 04/02/2024 – VIEW**					
1.	Michelle & Darren Black	28 Eel Point Road	Breezeway	40/44	Emeritus	
VI.	**NEW BUSINESS 04/02/2024**					
1.	Dean Behrend	12.5 Pequot	Move demo mh	80/20	Michael McKay	
2.	Dean Behrend	12.5 Pequot	dwelling	80/20	Michael McKay	
3.	Dean Behrend	12.5 Pequot	Move demo shed	80/20	Michael McKay	
4.	Dean Behrend	12.5 Pequot	Move demo studio	80/20	Michael McKay	
5.	Riverview Crossing, LLC	12.5 Pequot St	Pool & Hardscape	80/20	Behrend	
6.	Riverview Crossing, LLC	12.5 Pequot St	Garage	80/20	Behrend	
7.	Amelia Drive LLC	5 Amelia Drive	Material Change	67/436	Emeritus	
8.	Carolyn & Daniel Haley	8 Ipswich St	shed	71.3.2/275	JB Studio	
9.	Brian & Chrstine LLC	9 Salti Way	New Dwelling	20/51.1	JB Studios	
MOVED UP PER CHAIR OB04/09/2024						
10.	ACK Mid Island LLC	18-26 Sparks Ave	Rev Mixed use building			
•	*Commissioners: Pohl, Welch, Camp, Patten, Paul; Recused: Coombs, Oliver*					
11.	NHA	15 Broad St	New freight door	42.4.2/61	LFW	
12.	K22S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW	
13.	K22S LLC	126R Main St	New shed	42.3.3/98.1	LFW	
14.	41B Cliff Rd LLC	41B Cliff Road	Driveway	29/40	LFW	
15.	61 Fairgrounds LLC	61 Fairgrounds Road	Lot C Fencing	67/173.1	LFW	
16.	61 Fairgrounds LLC	15 Parker Lane	Lot B Fencing/Pool	67/173	LFW	
VII.	**OLD BUSINESS 04/09/2024**					
1.	Youngman, Robin	32 York Street	Window replace	55.4.1/101	Val Oliver	
•	*Commissioners: Pohl, Camp, Coombs, Patten, Thornewill. Recused: Oliver*					
2.	Amy & Ted Orenstein	5 Crows Nest Way	Windows/Doors	12/22.2	Sandcastle Const.	
•	*Commissioners: Welch, Camp, Coombs, Patten, Thornewill*					
3.	Doherty ACK LLC	2 Mariner Way	Rev. to pool	55.1.4/72.4	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
4.	Doherty ACK LLC	4 Mariner Way	Rev. to pool	55.1.4/72	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
5.	Doherty ACK LLC	6 Mariner Way	Rev. to pool	55.1.4/72.2	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
6.	1 N Swift Rock Tr	1 N Swift Rock	Pavillion	40/2	Emeritus	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.*					
GARAGE TO TRACK W/ PAVILLION						
7.	1 N Swift Rock Tr	1 N Swift Rock	Garage	40/2	Emeritus	
8.	3 Pleasant St Nom Tr	3 Pleasant St	Addition	42.3.3/155	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Thornewill.*					
9.	2538970 Ontario Inc	5 Coffin St (Sias)	Exterior alterations	73.1.4/21	Emeritus	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.*					
10.	Nantucket Island Resorts	19 N Water St Lot 8	New Dwelling	42.4.2/3	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Paul*					
11.	Harold Bros Realty LLC	2 & 4 Highland Ave	Garage Color Change/Out shower	30/287-289	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Paul*					
12.	39 Monomoy Rd LLC	39 Monomoy Rd	Primary dwell demo move add	54/79	WAPD	
•	*Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None*					





















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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel:	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"



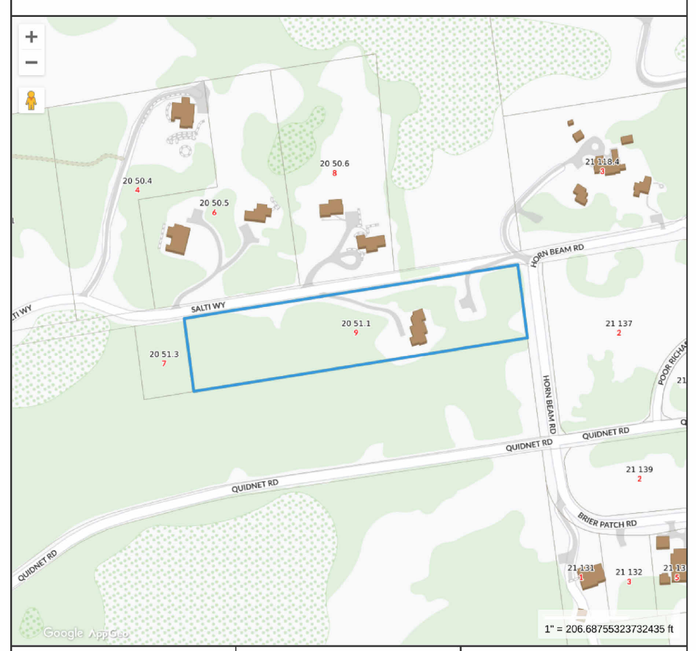
3 9 Salti Way Road View

1" = 1'-0"



4 9 Salti Way Road View 2

1" = 1'-0"



2 Locus Map

NTS

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PO Box 3741
Nantucket, MA 02584

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

Project

BRIAN & CHRISTINA LLC Residence

9 Salti Way, Nantucket, MA 02554

Sheet

Site Plan

Date

05.14.2024

Revisions

C.101

Scale As indicated

5/14/2024 4:29:43 PM

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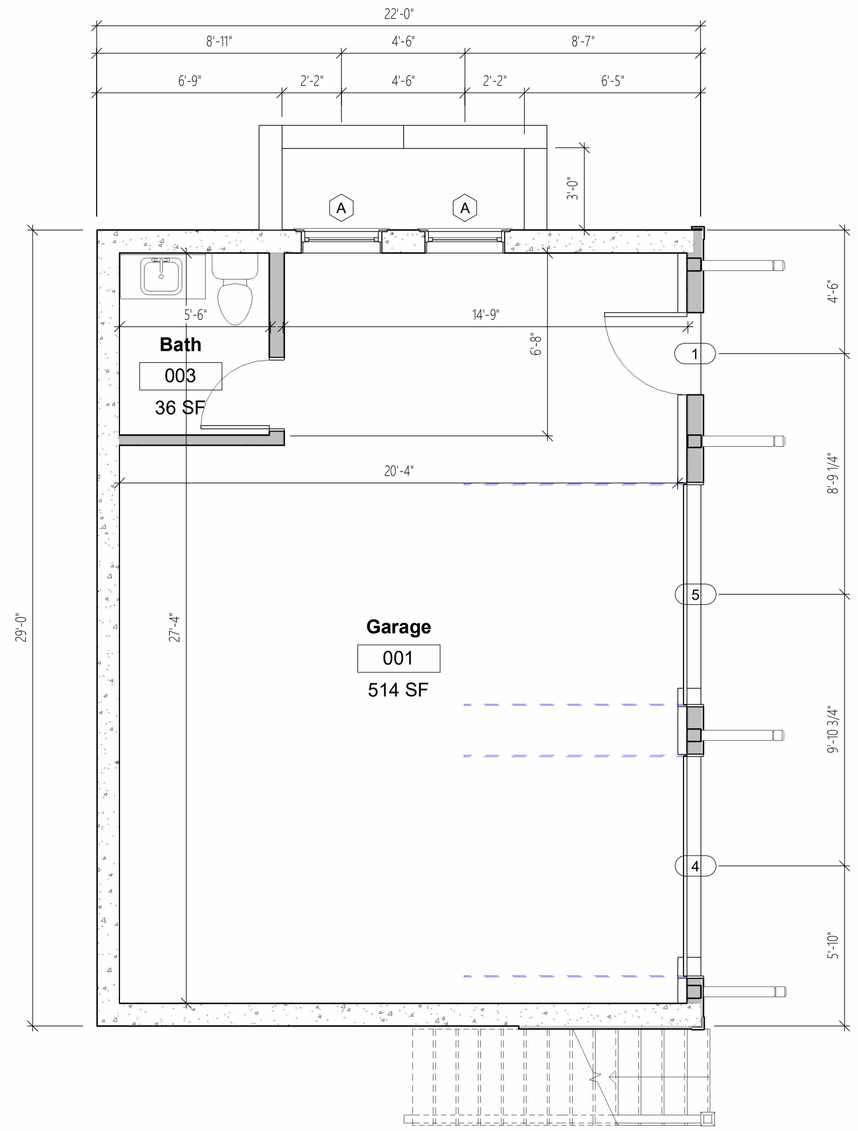
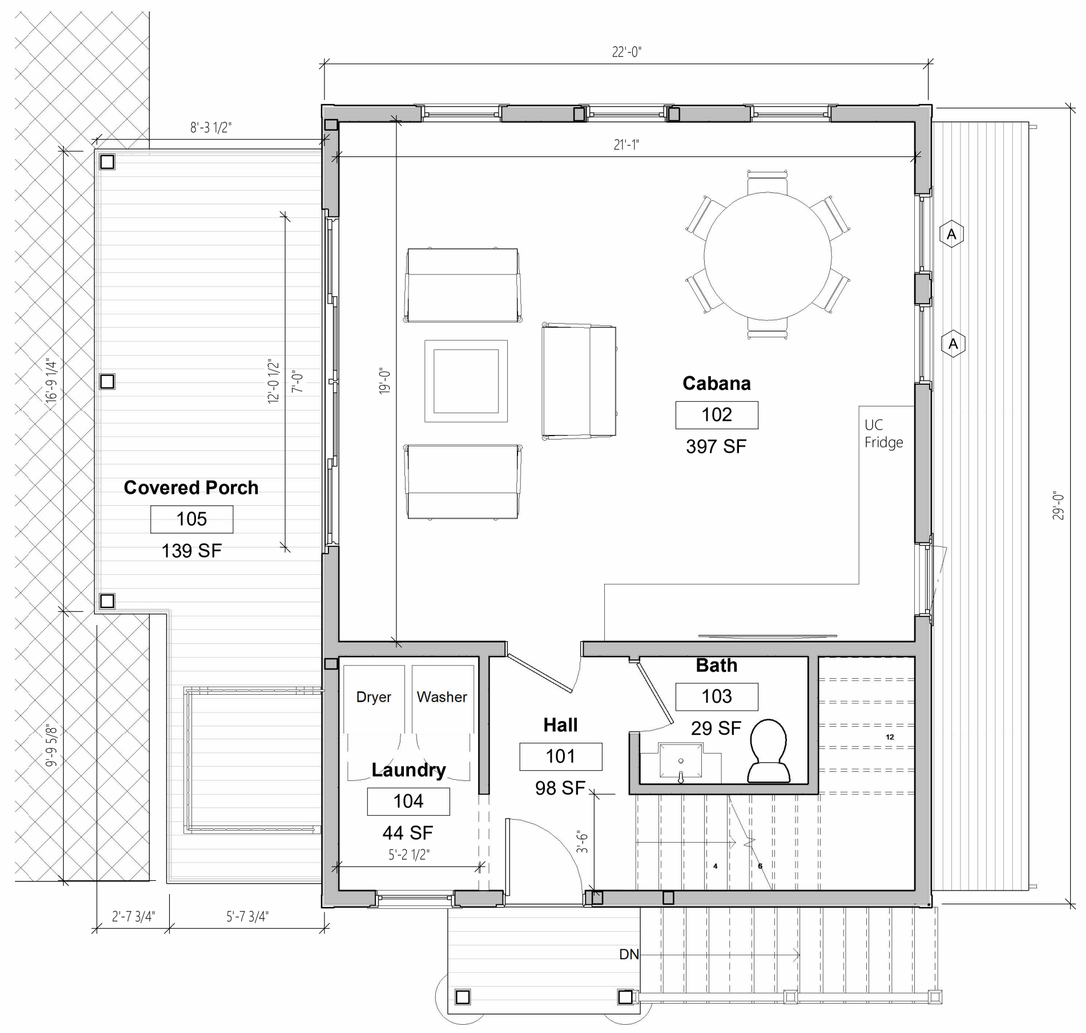


1 Garage Level

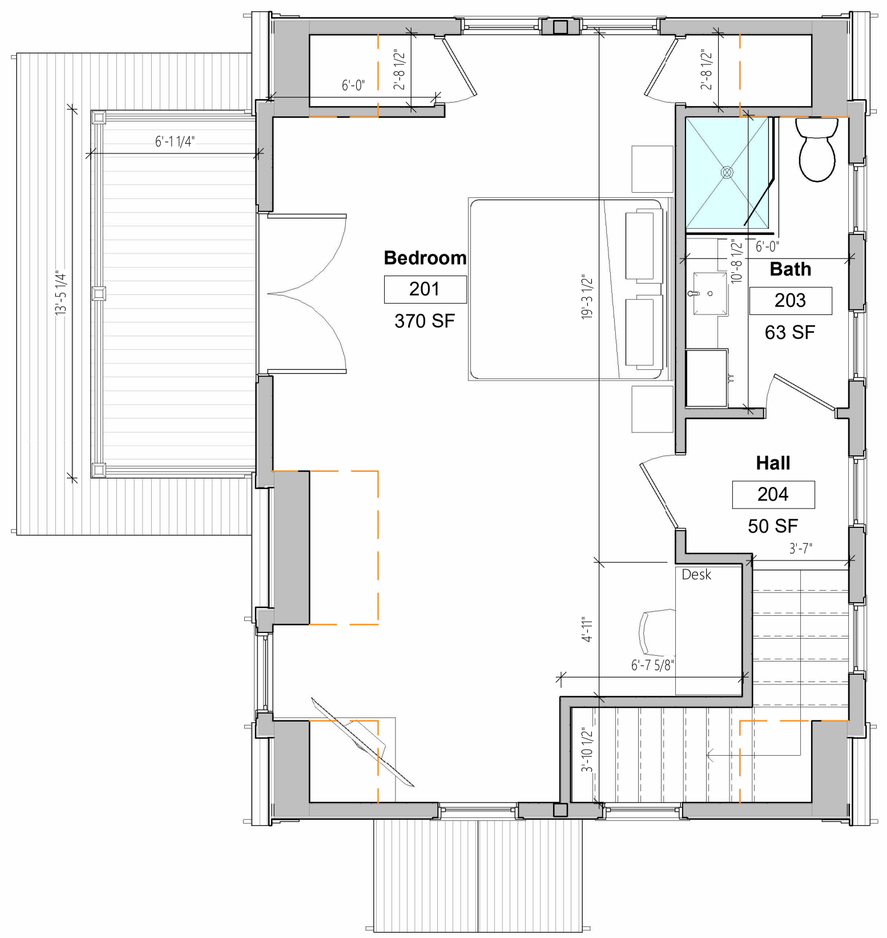
1/4" = 1'-0"



2 Level 1 - Cabana

1/4" = 1'-0"

Room Schedule					
Room Number	Room Type	Level	Area	Perimeter	Comments
001	Garage	Garage Level	514 SF	95' - 4"	
003	Bath	Garage Level	36 SF	24' - 2"	
Garage Level: 2			550 SF	119' - 6"	
101	Hall	Level 1 - Cabana	98 SF	58' - 2"	
102	Cabana	Level 1 - Cabana	397 SF	79' - 10"	
103	Bath	Level 1 - Cabana	29 SF	21' - 7 3/4"	
104	Laundry	Level 1 - Cabana	44 SF	27' - 4"	
105	Covered Porch	Level 1 - Cabana	139 SF	49' - 1 7/32"	
Level 1 - Cabana: 5			706 SF	236' - 0 31/32"	
201	Bedroom	Level 2 - Cabana	370 SF	118' - 4 9/16"	
203	Bath	Level 2 - Cabana	63 SF	33' - 1"	
204	Hall	Level 2 - Cabana	50 SF	33' - 10"	
Level 2 - Cabana: 3			484 SF	185' - 3 9/16"	
Grand total: 10			1740 SF	540' - 10 17/32"	



3 Level 2 - Cabana

1/4" = 1'-0"

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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"

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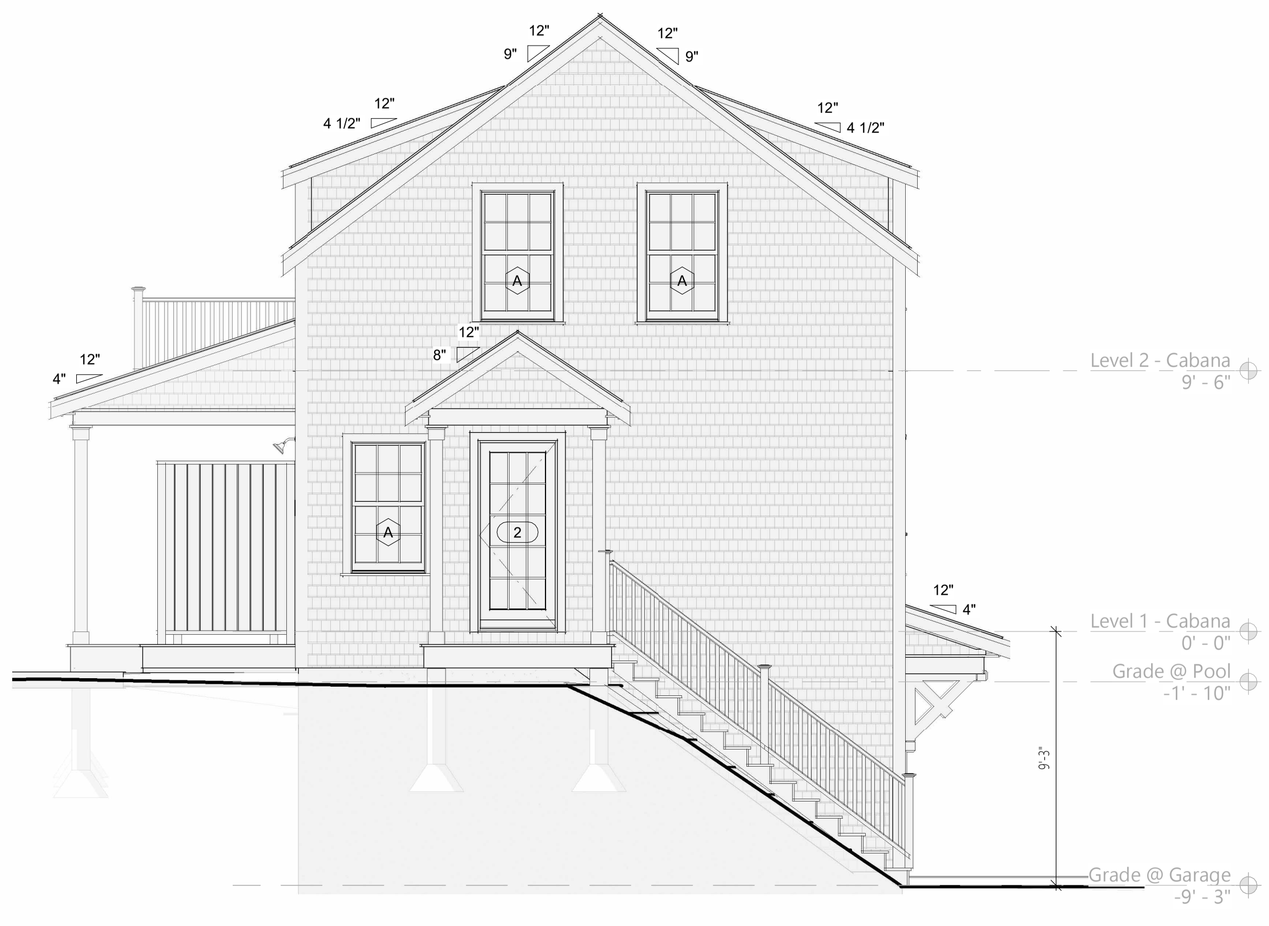
1 Proposed North Elevation
1/4" = 1'-0"



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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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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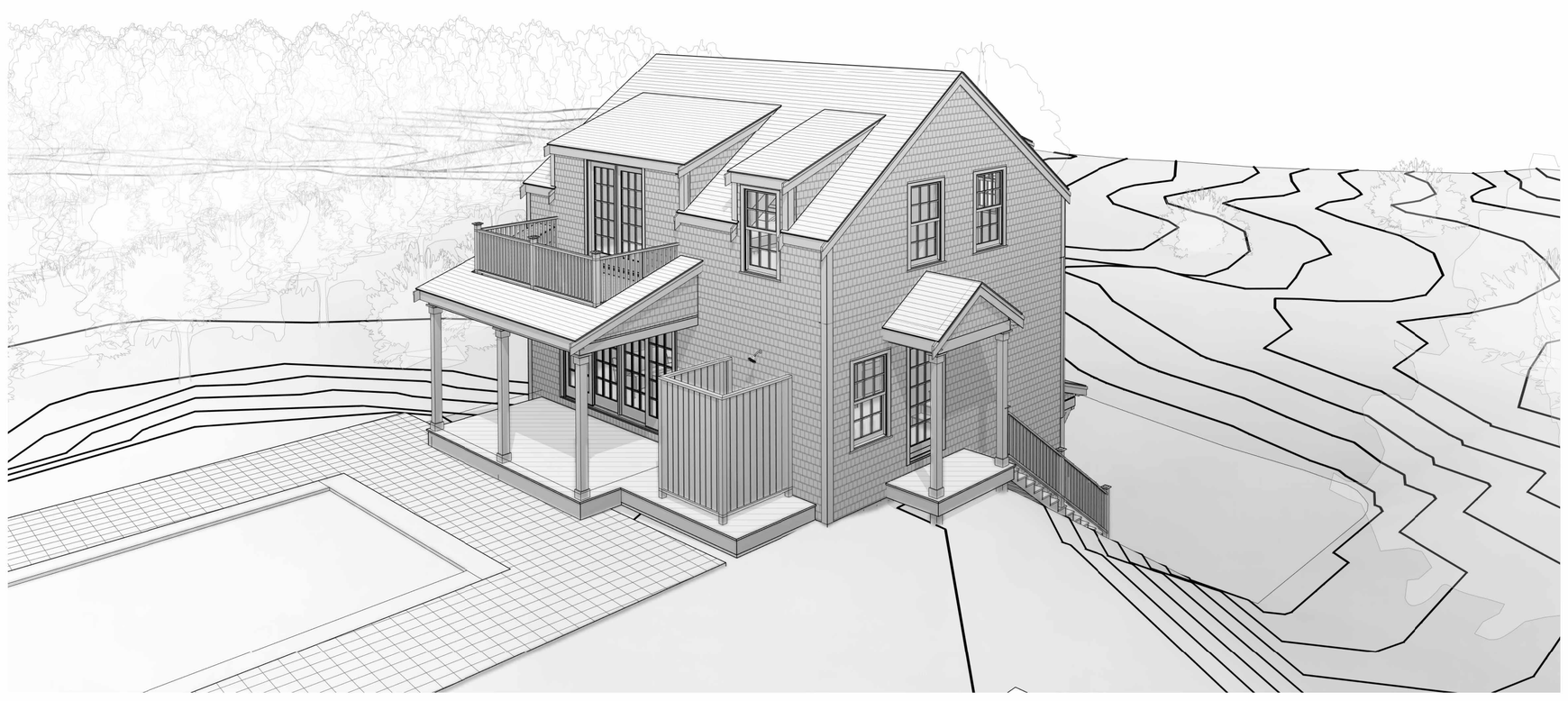
1 9 Salti Way - View 1



2 9 Salti Way - View 2

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Sheet

3D Views

Date

05.14.2024

Revisions

C.102

Scale

5/14/2024 4:29:55 PM

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

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OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: CWA _____ Date: 04/04/24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 77 PARCEL N°. 8.1

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

Owner of record: MORE THAN ENOUGH, LLC

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

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: CWA / CHIP WEBSTER ARCHITECTURE

Mailing Address: 11 S SHORE ROAD
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 8.5 /12 Dormer 4.5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 w/COVE Rake 1x10 w/COVE Soffit (Overhang) 0 Corner boards N/A Frieze N/A
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8x8

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

Doors* (type and material): ☐ TDL ☒ SDL Front CUSTOM Rear SLIDING Side SWING

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL
Trim SIDEWALK GREY Sash ~~SIDEWALK GREY~~ Doors BLACK
Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

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

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

Date 26 JUNE 2023 Signature of owner of record _____ Signed under penalties of perjury

30 Russels - Main House - Old Business
5/14/24

Board:
Ray Pohl / Stephen Welch / Abby Camp / Diane Coombs / Val Oliver

Motion:
Hold for Revisions

Ridge Pole - 30’

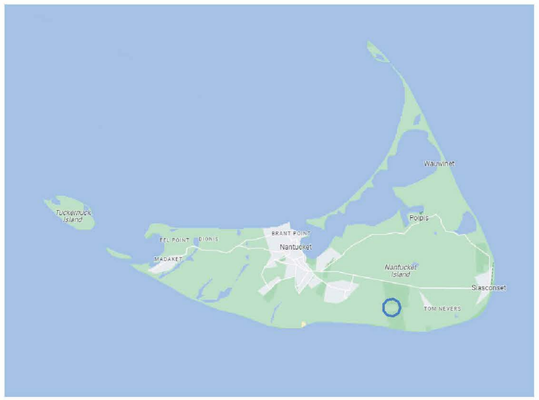
WIGWAM ROAD


Ridge Pole - 30’

NELSON

Main House

30 Russels, Nantucket, MA

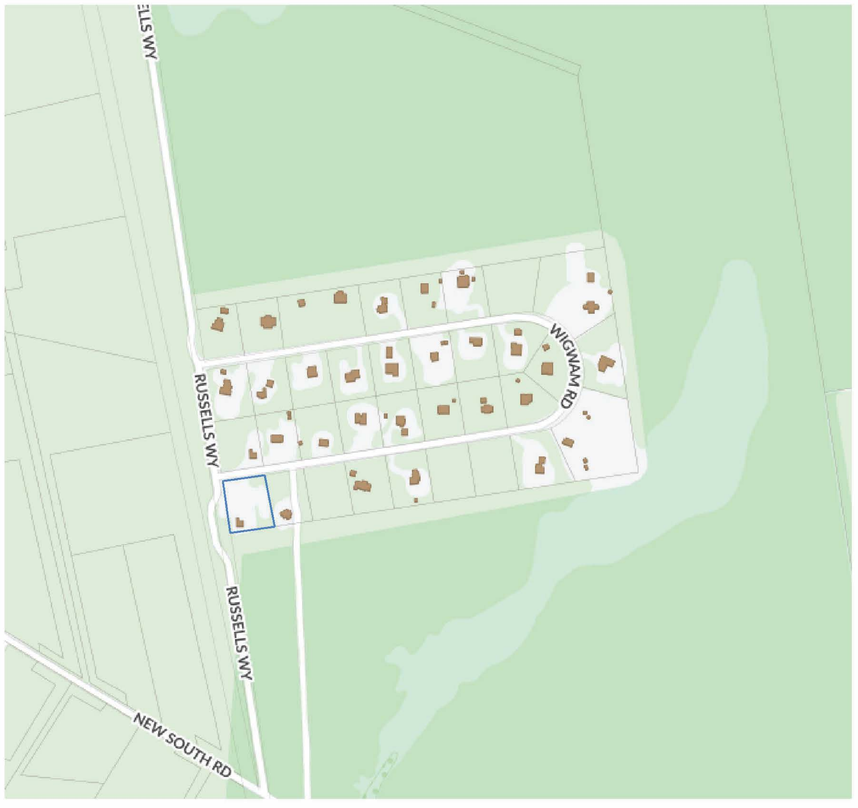


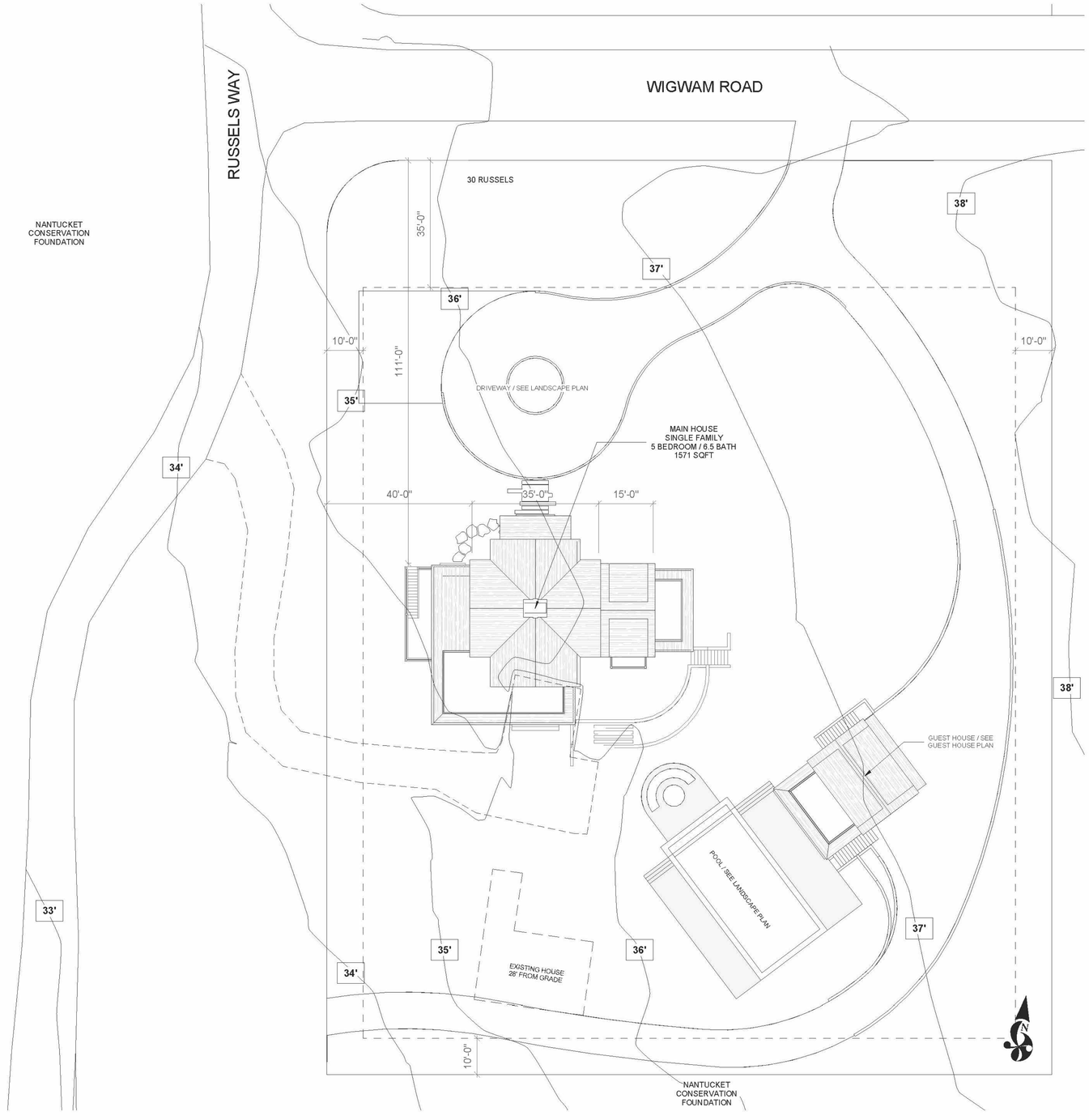
Ground Coverage Summary

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

Zoning Information

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





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

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

HDC - Not For Construction

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

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

HDC0

5/16/2024 10:23:52 AM

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1. Intersection of Wigwam and Russels



5. View From Russels Wy



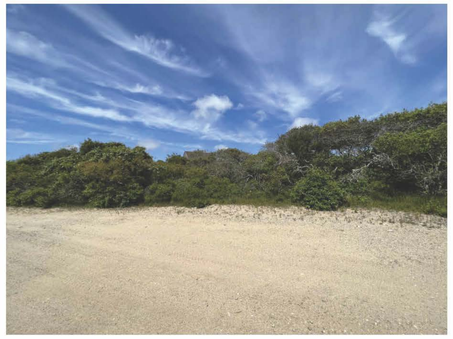
2. Turn onto Wigwam Rd



6. View From Russels Wy



3. View From Wigwam Rd



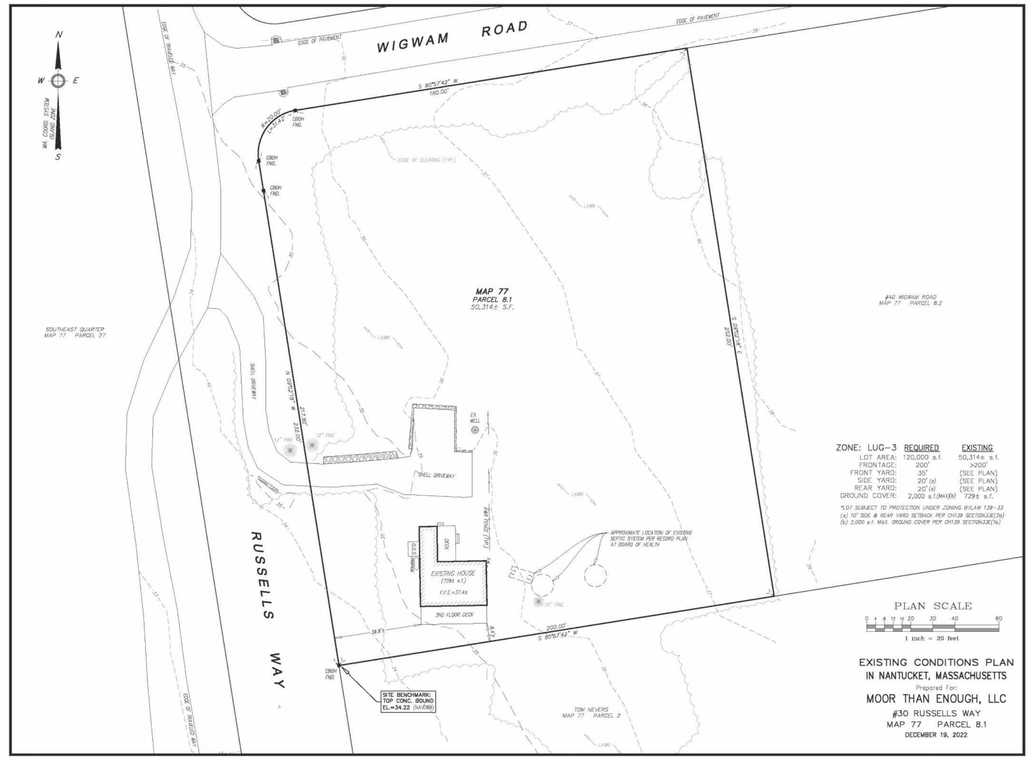
7. View From Russels Wy



4. View From Wigwam Rd



8. View From Russels Wy



Certified Survey



GIS Topography

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HDC - Not For Construction

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

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

HDC1

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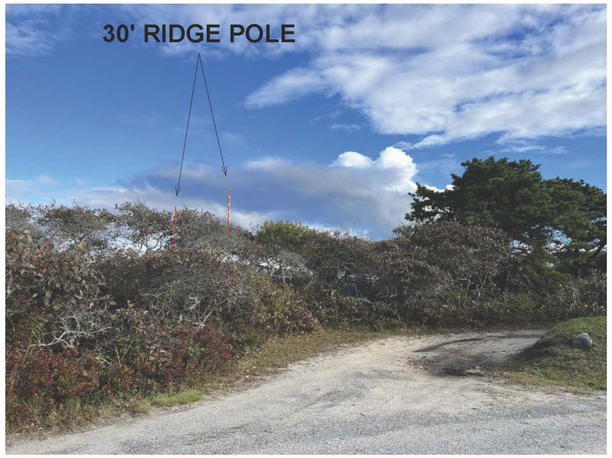
1. Intersection of Wigwam and Russels



2. Turn onto Wigwam Rd



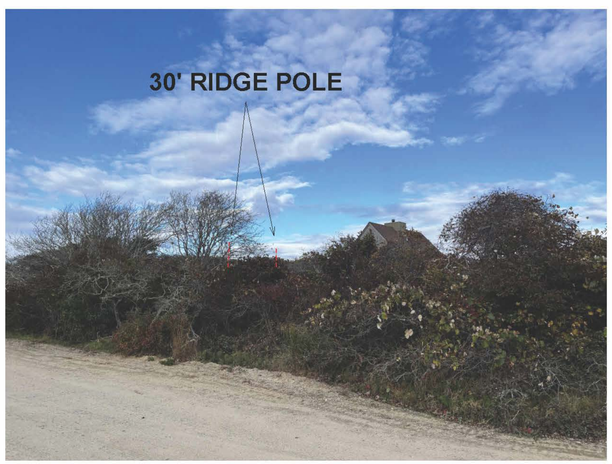
3. View From Wigwam Rd



4. Existing Driveway on Russels



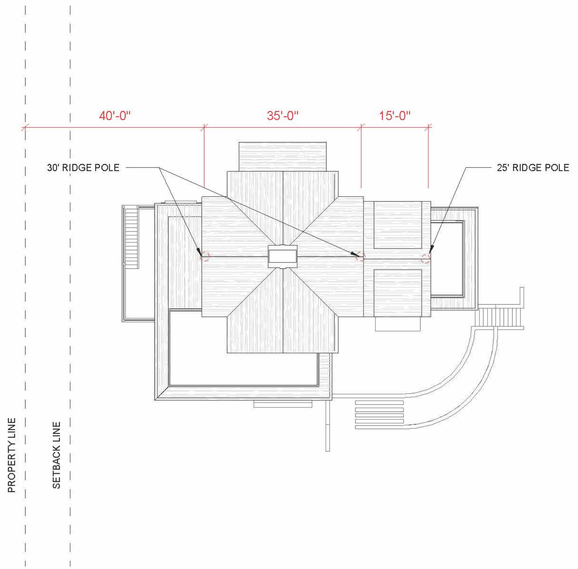
5. View From Russels Way



6. View From Russels Way



Photo Locations Numbered



Ridge Pole Locations

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HDC - Not For Construction

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

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

HDC2

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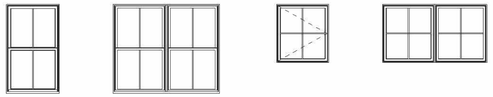


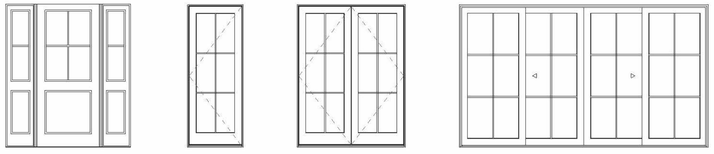
A A2 C C2

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

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

Base Window Specifications

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



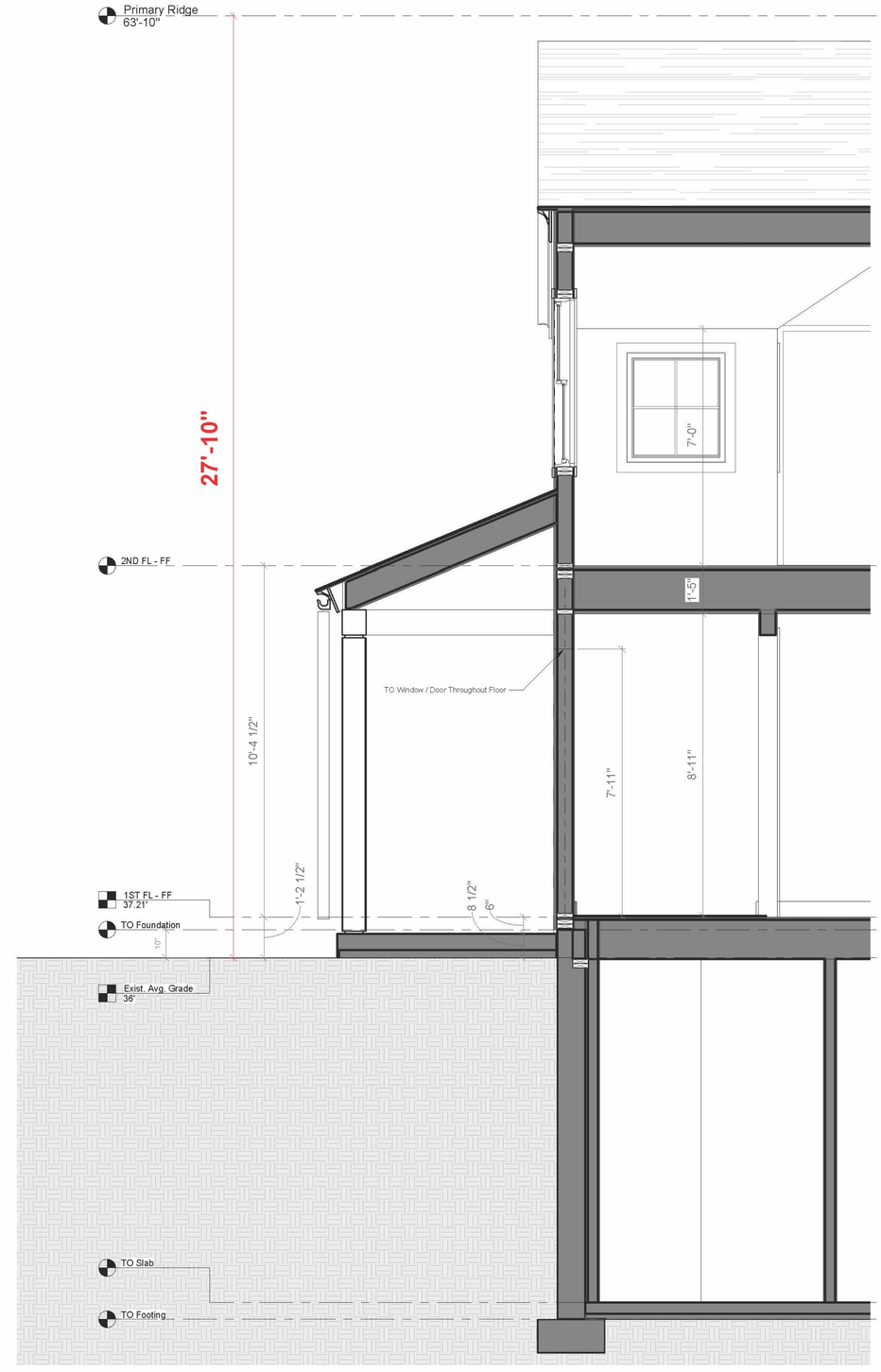
7680 3080 6080 131180

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

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

Base Door Specifications

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



HDC - Wall Section
1/2" = 1'-0"

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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

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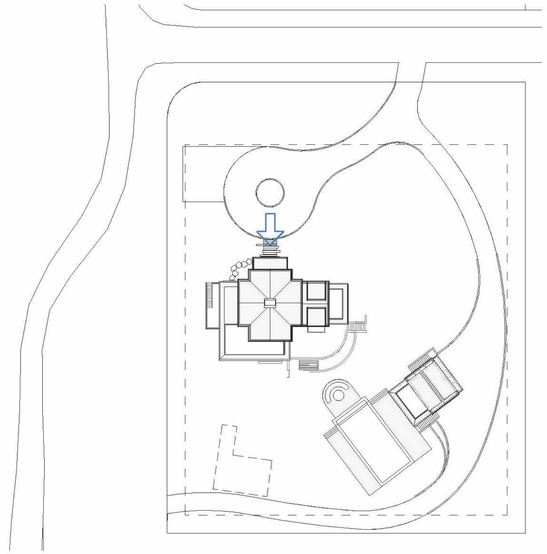
Original Submission



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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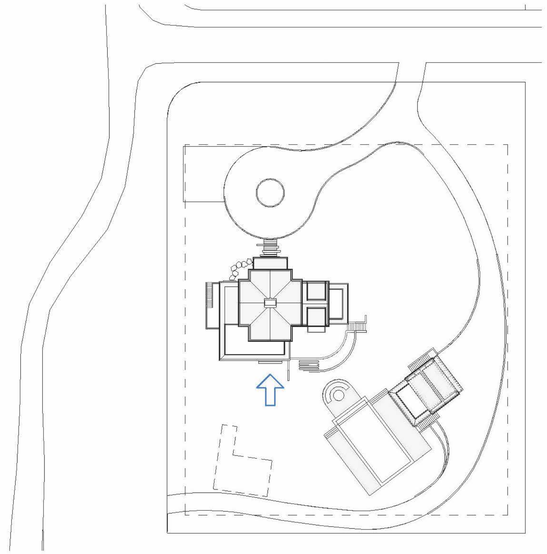
Original Submission



Previous Submission





Current Submission



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

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

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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

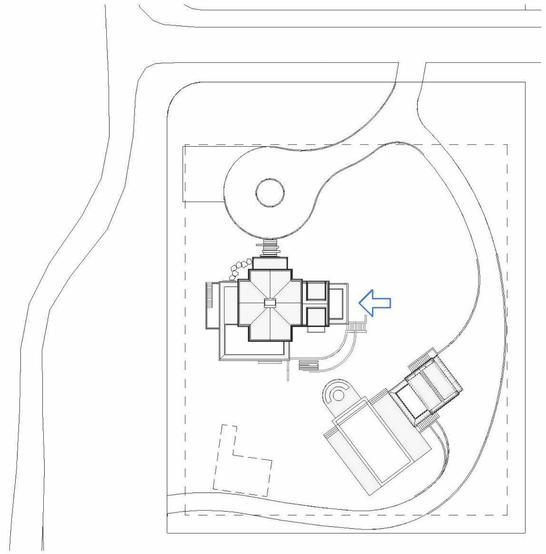
HDC5

Original Submission

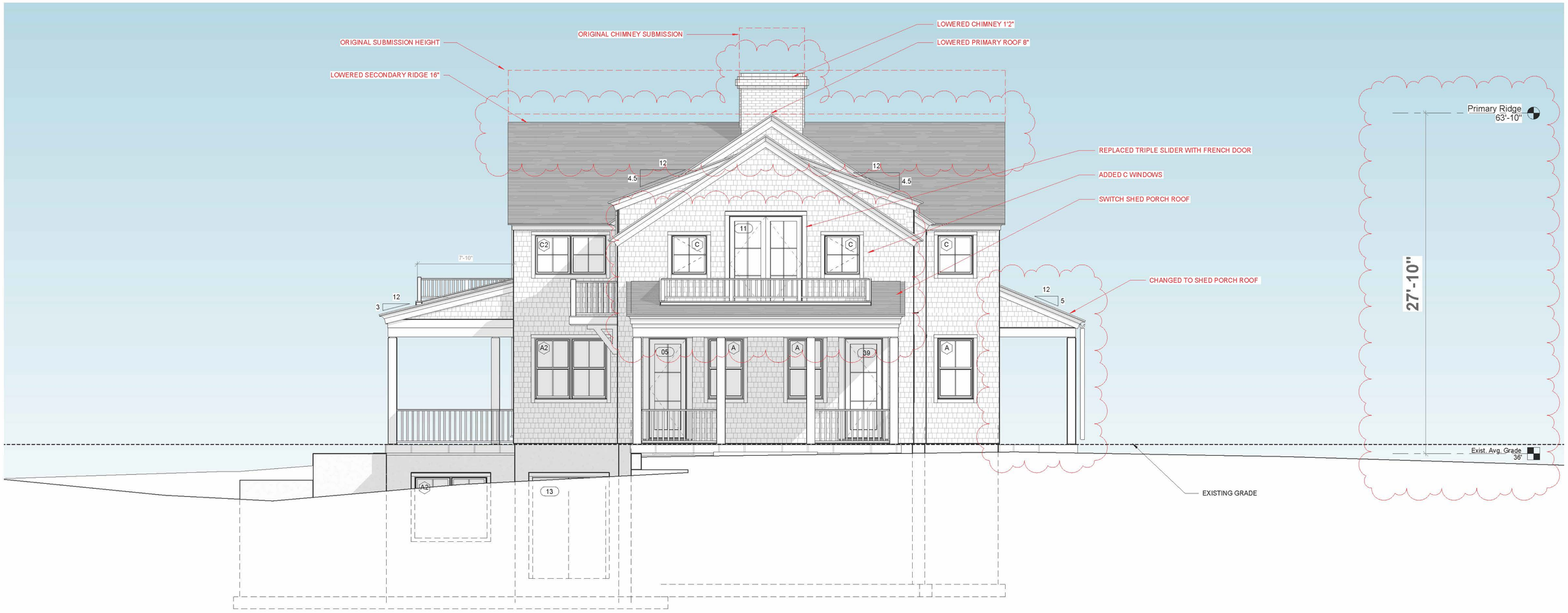


Previous Submission





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

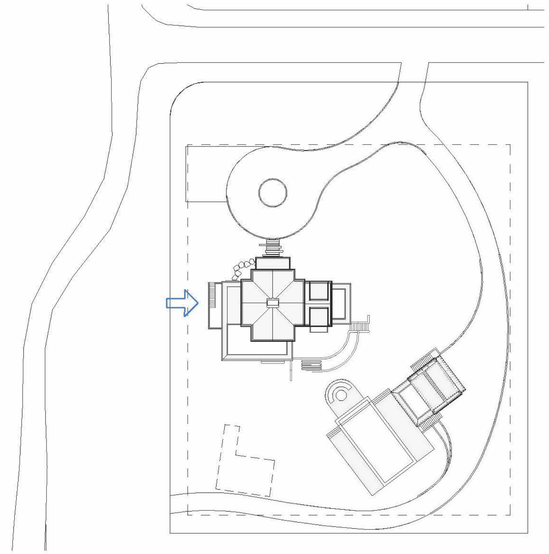
HDC6

Original Submission

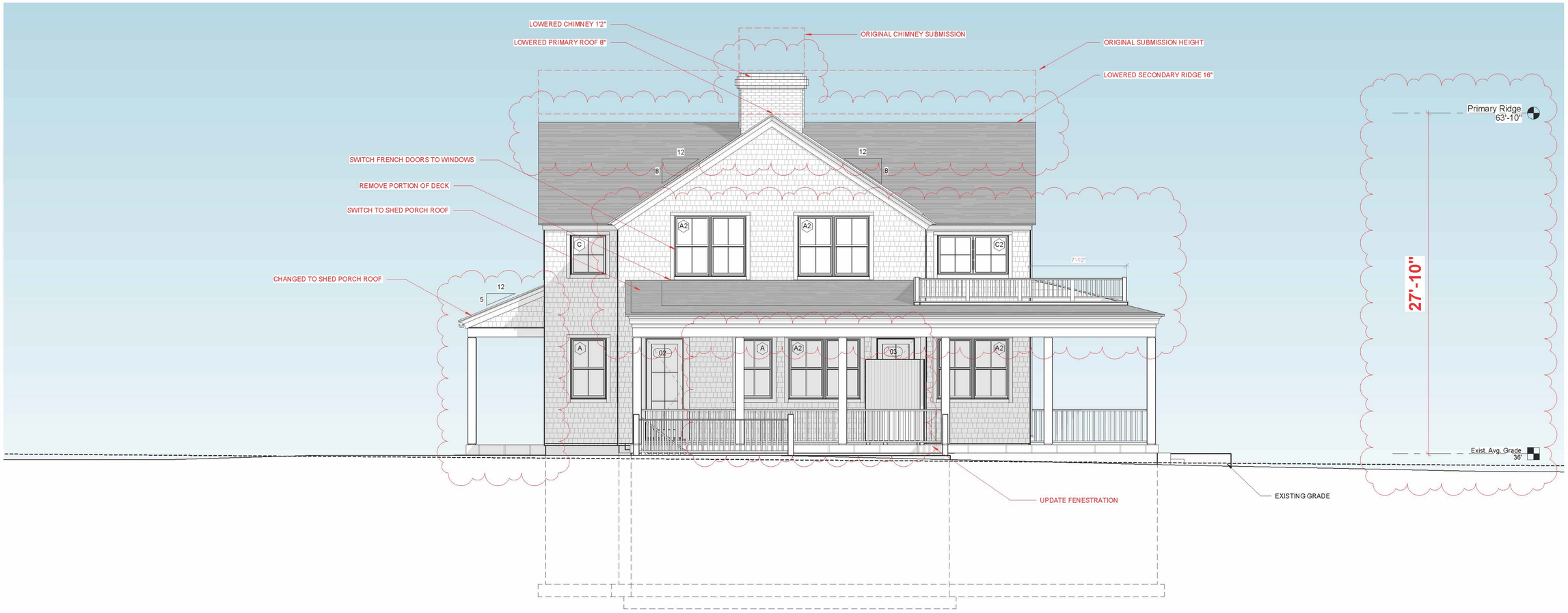


Previous Submission





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

5/16/2024 10:24:03 AM

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

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

5/16/2024 10:24:05 AM

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

HDC - Not For Construction

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

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

HDC8

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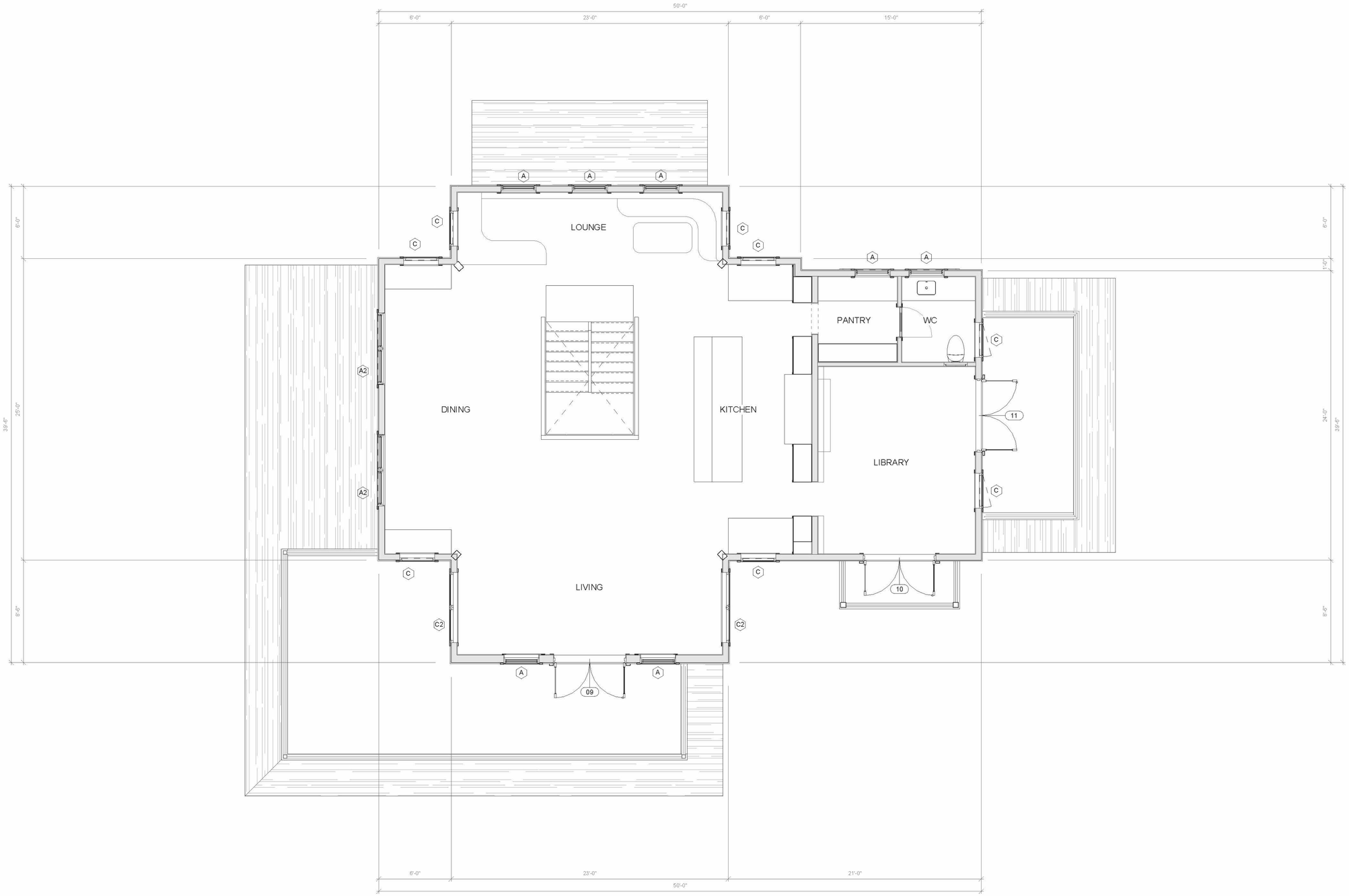

1 HDC - Second Floor
1/4" = 1'-0"

5/16/2024 10:24:06 AM

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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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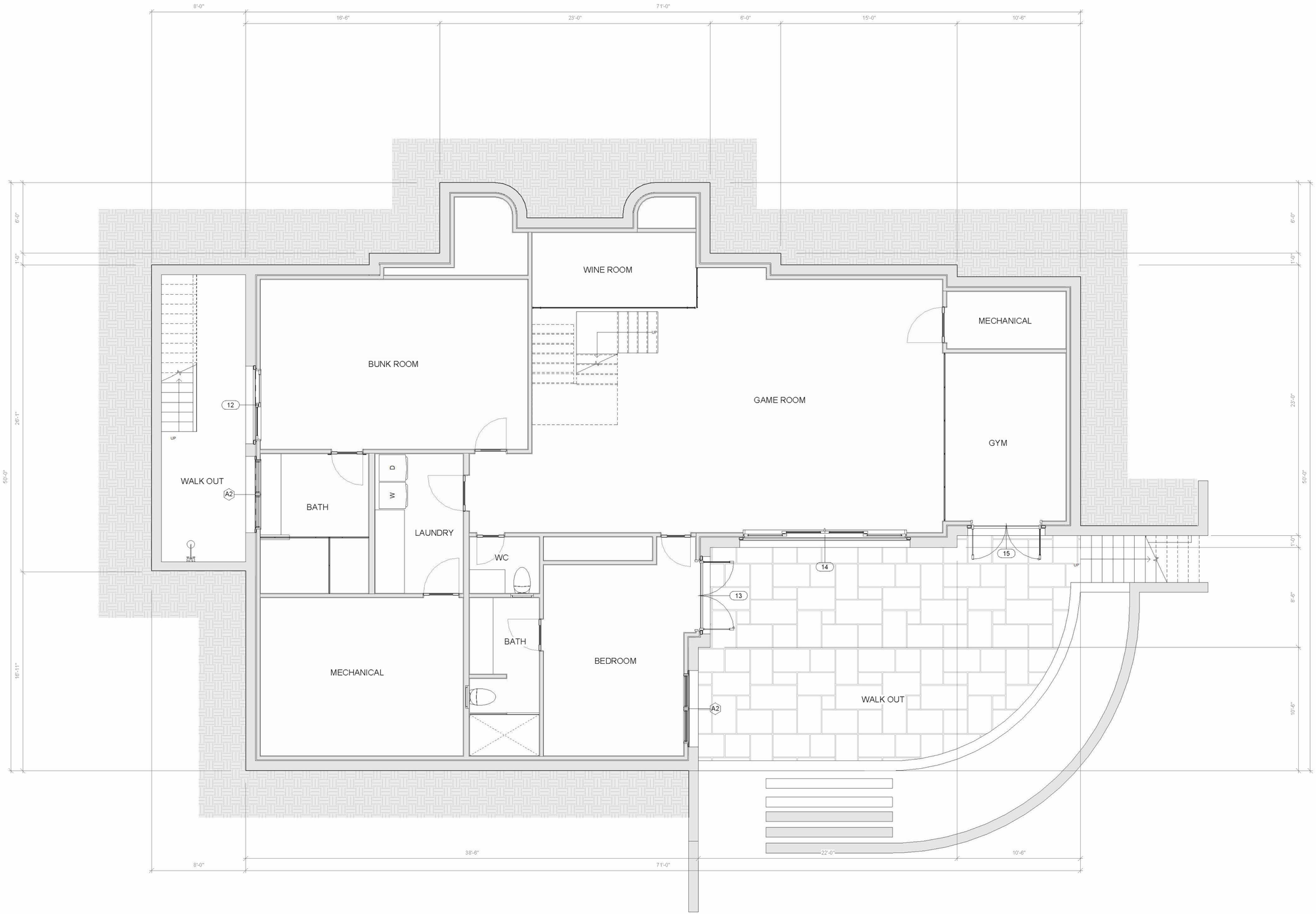

1 HDC - Basement
1/4" = 1'-0"

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...

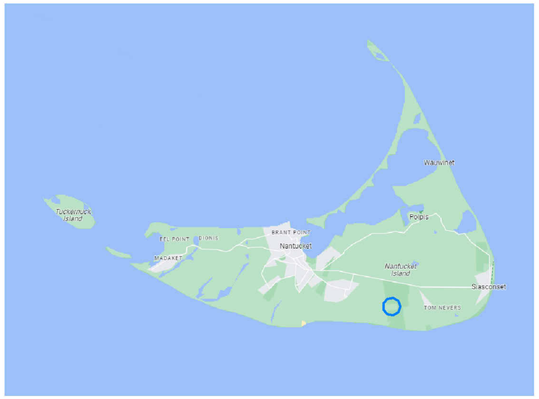
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 04/24/2024

NELSON

Guest House

30 Russels, Nantucket, MA

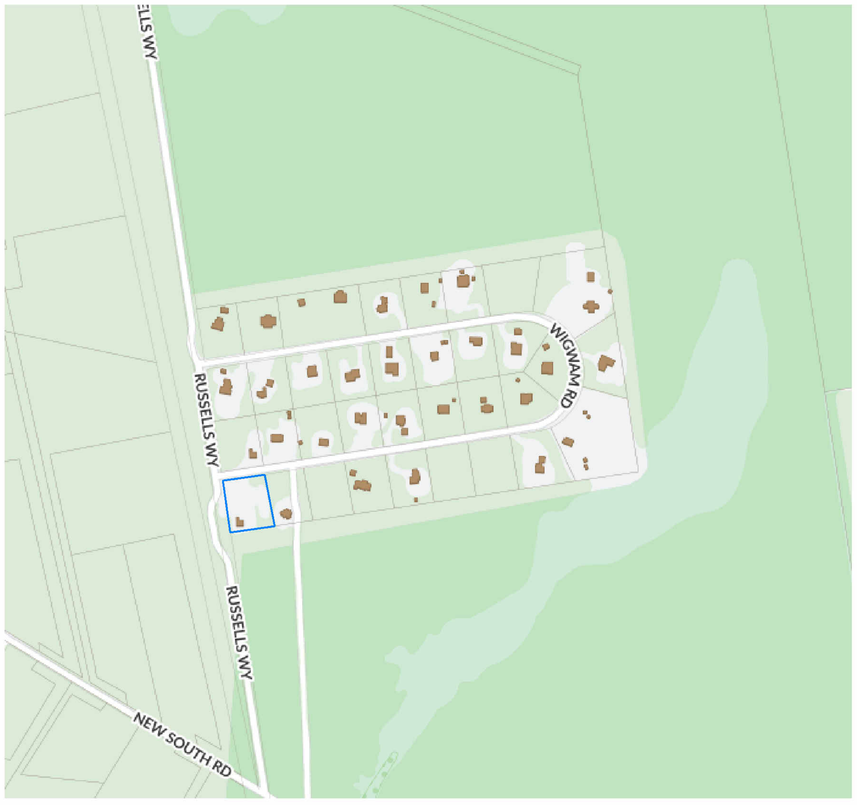


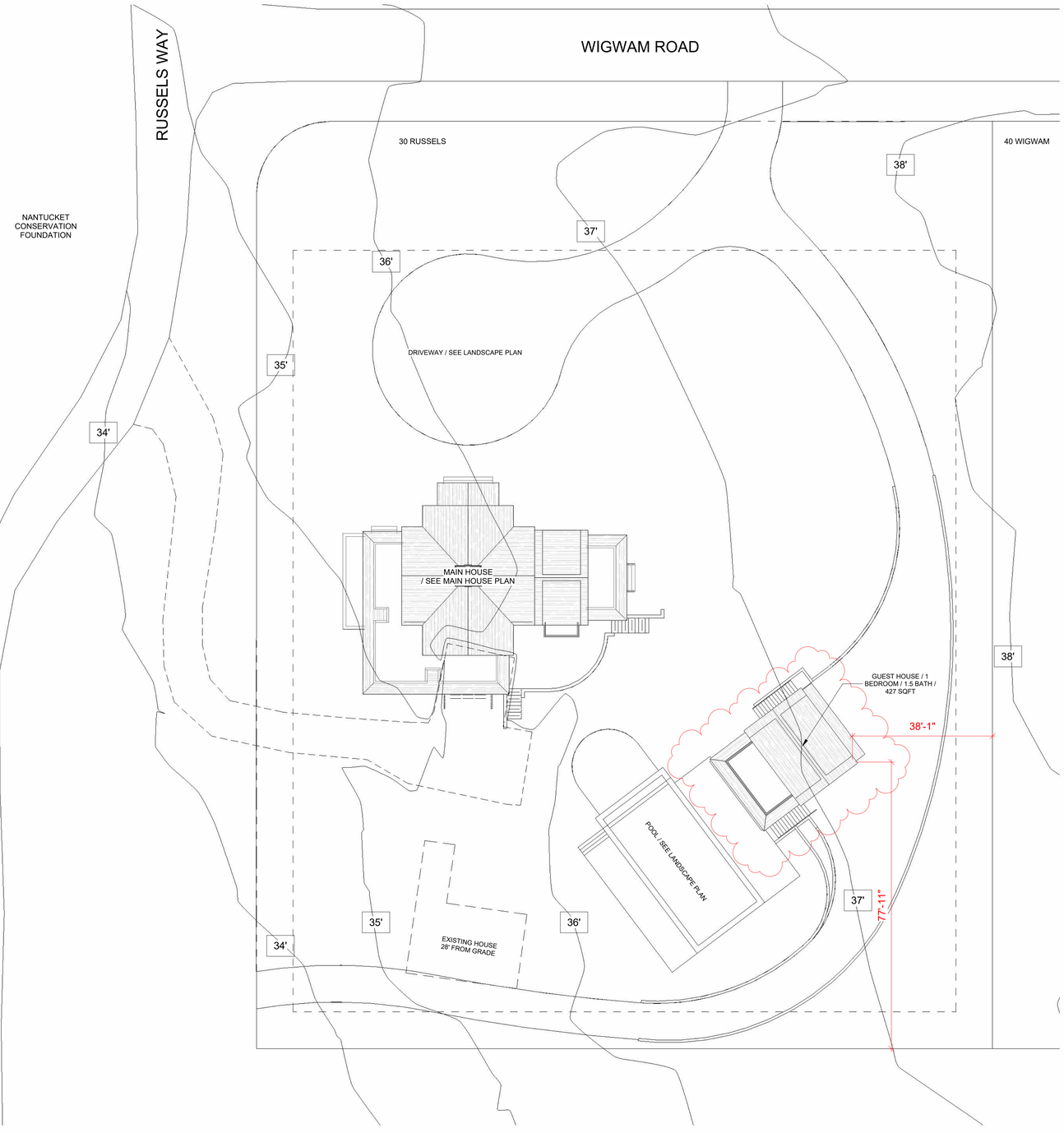
Ground Coverage Summary

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

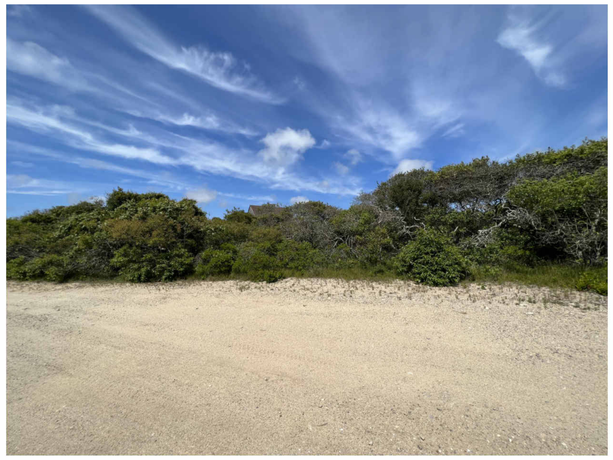




2. Turn onto Wigwam Rd



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
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC1

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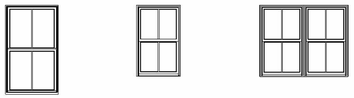


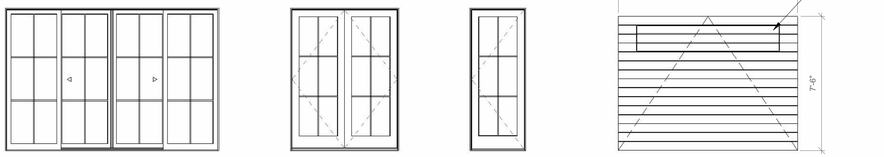
A B B2

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

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

Base Window Specifications

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



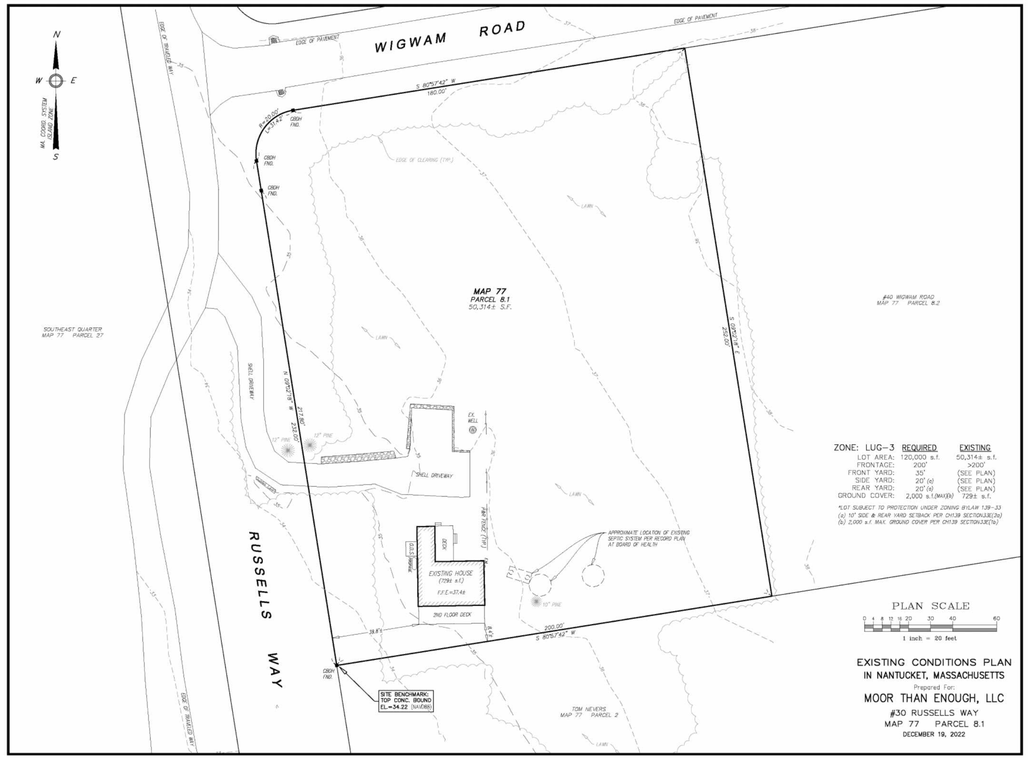
12080 6080 3080 Custom Garage Door

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

Door Schedule - HDC							
Mark	Manufacturer	Model	Rough Width	Rough Height	Finish	Function	Comments
01	Marvin Windows and Doors	UMSDPKT30080_PXXXXX-XXXXXP	21'-10"	7'-11 7/32"	Black	Exterior	
02	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"	Black	Exterior	
03	Marvin Windows and Doors	CUOFD3080	3'-2 7/16"	8'-0"	Black	Exterior	
04	Custom Garage Door	Custom			Black	Exterior	
05	Custom Garage Door	Custom			Black	Exterior	

Base Door Specifications

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



Certified Survey



GIS Topography

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HDC - Not For Construction

Nelson
30 Russles Way, Nantucket, MA
Guest House
HDC2 Doors and Windows

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

HDC2

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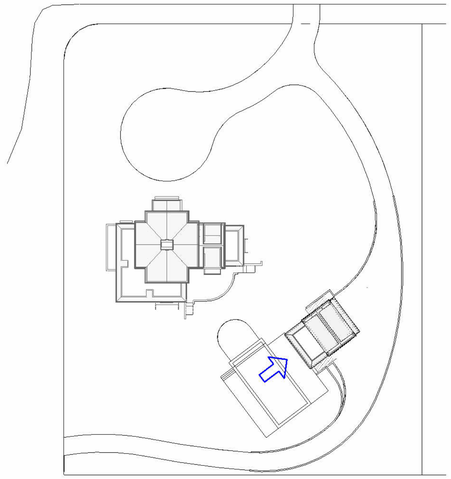
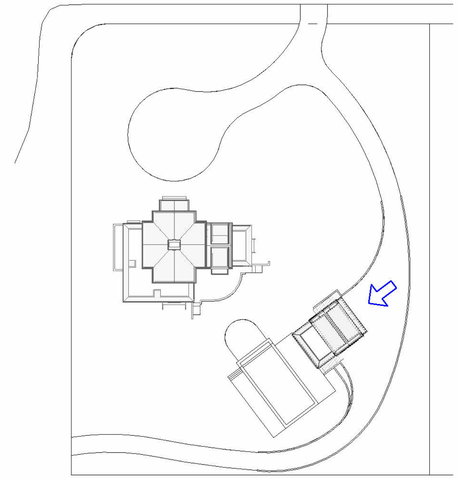


Site Plan



Site Plan

Current Submission



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

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

Current Submission



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

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

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
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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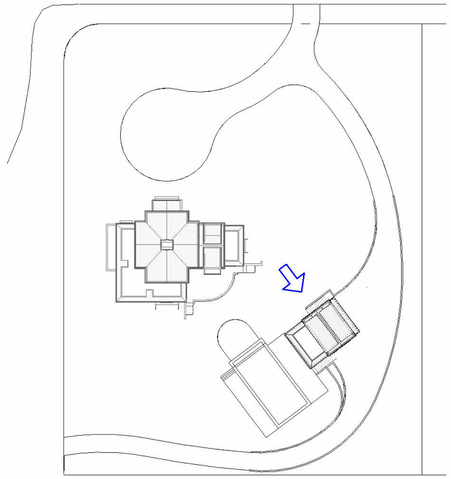
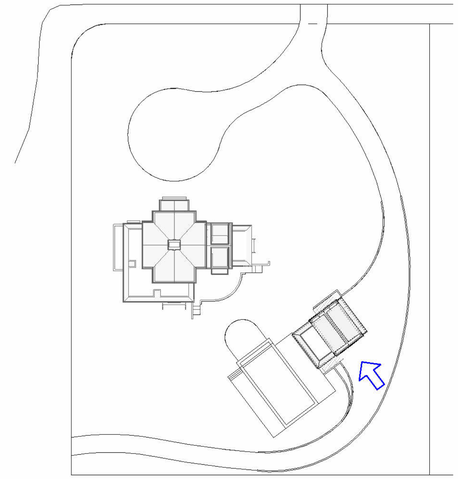
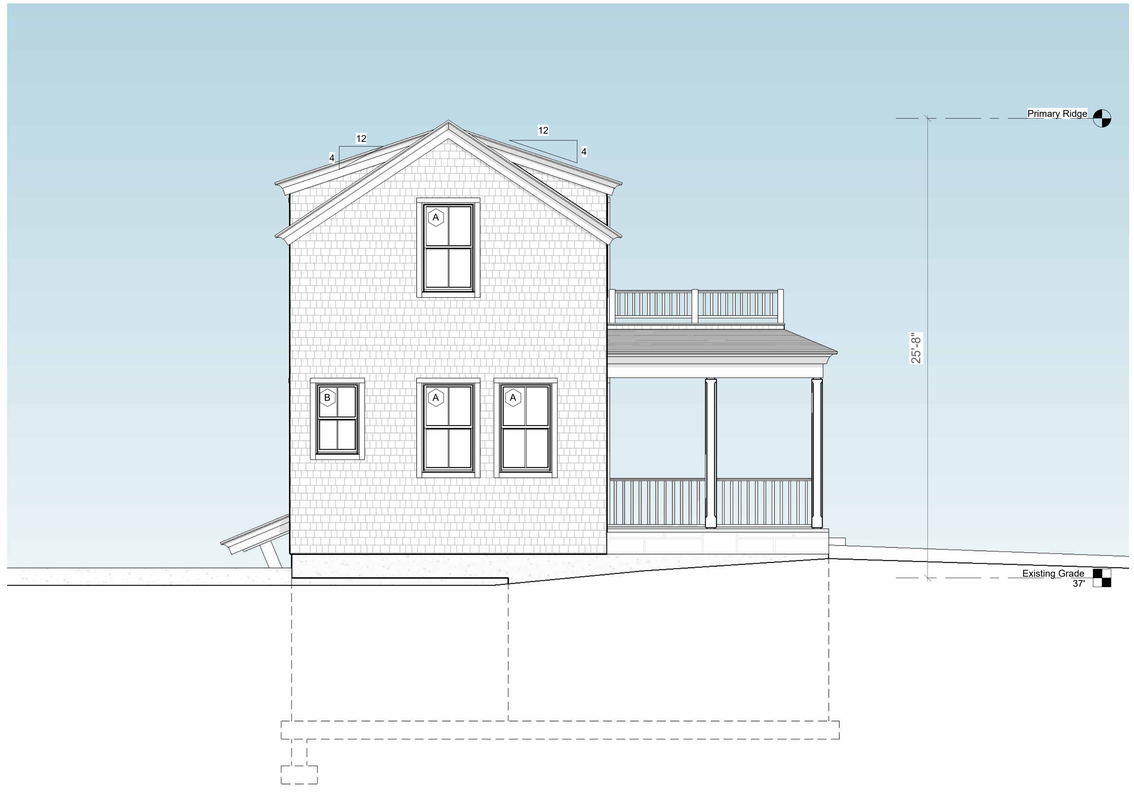


Site Plan



Site Plan

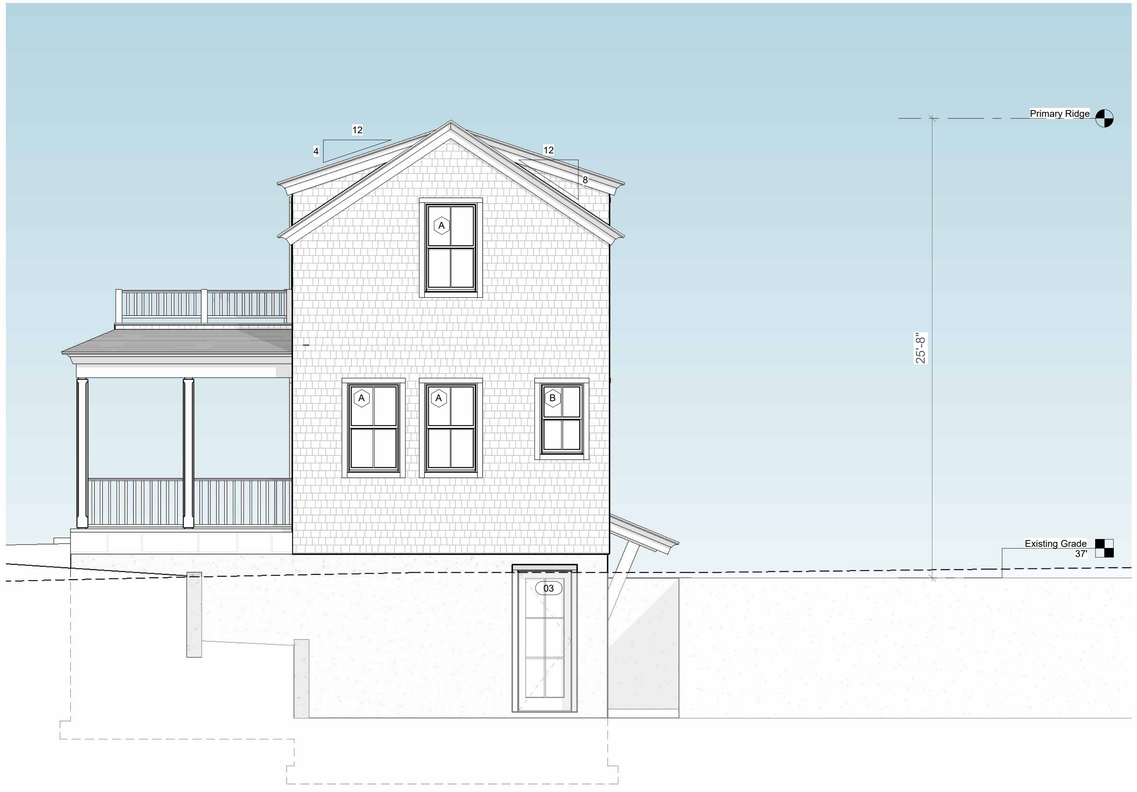
Current Submission



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

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
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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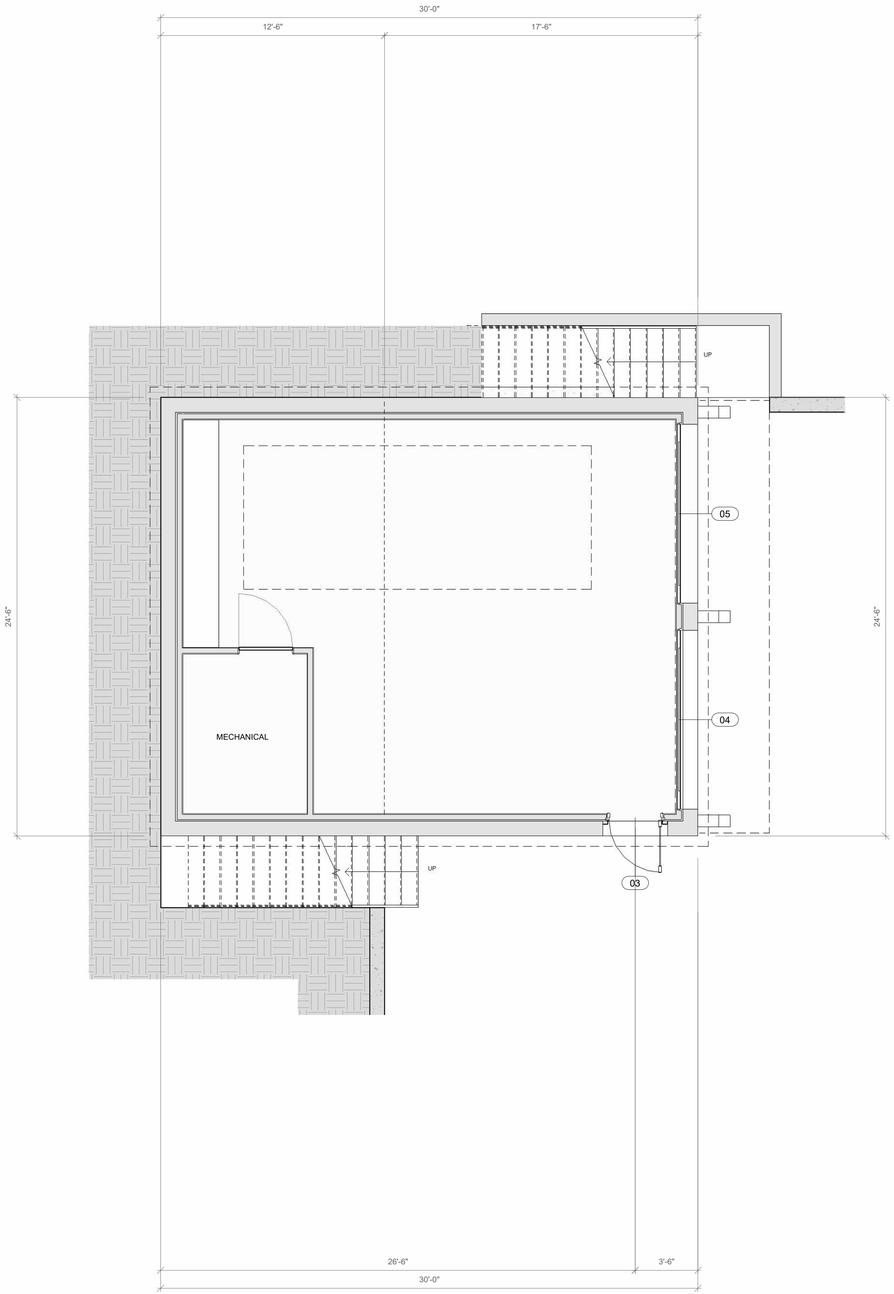
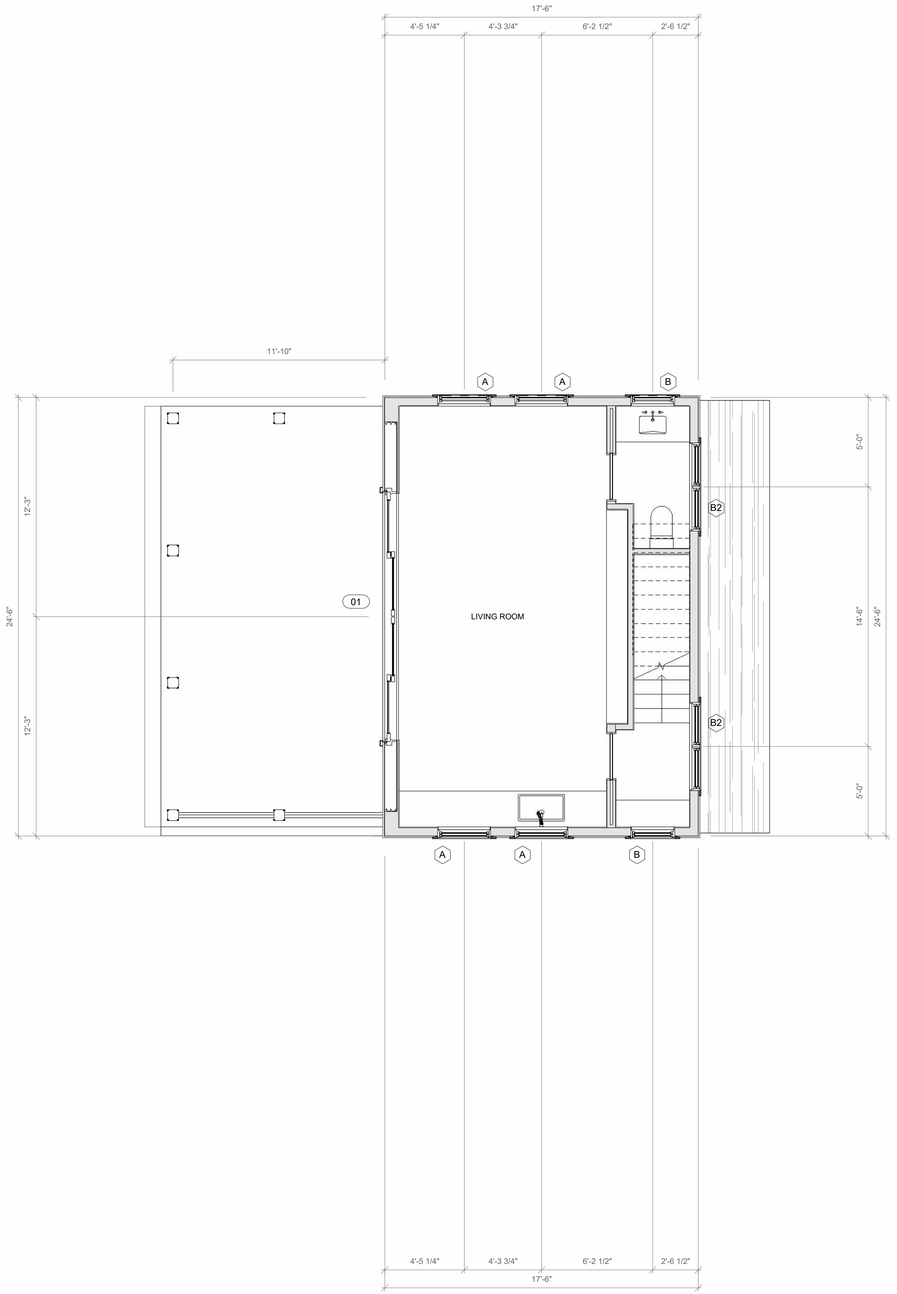


1 HDC - Basement Plan
1/4" = 1'-0"

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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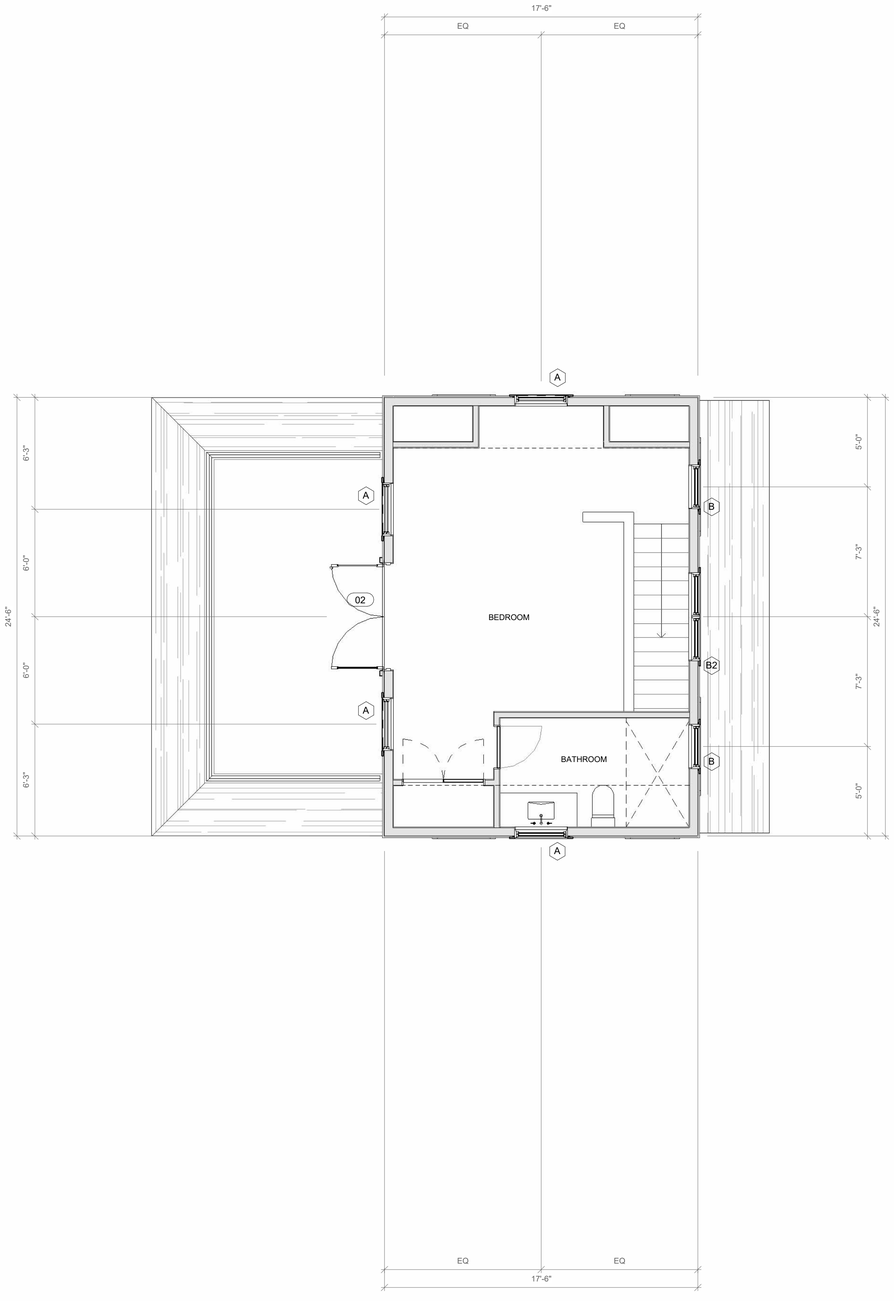
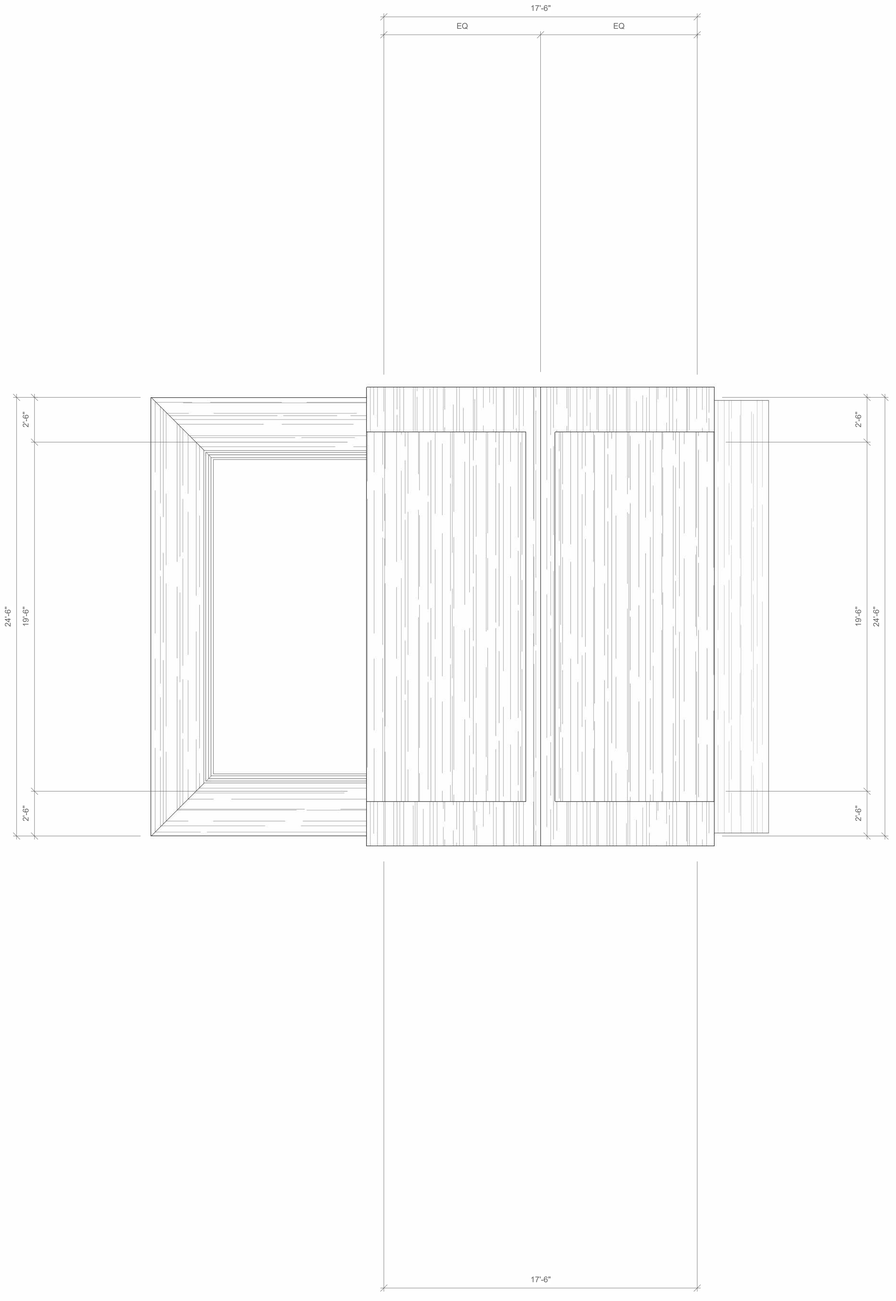


1 HDC - Second Floor
1/4" = 1'-0"



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

3/19/2024 10:03:03 AM

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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.

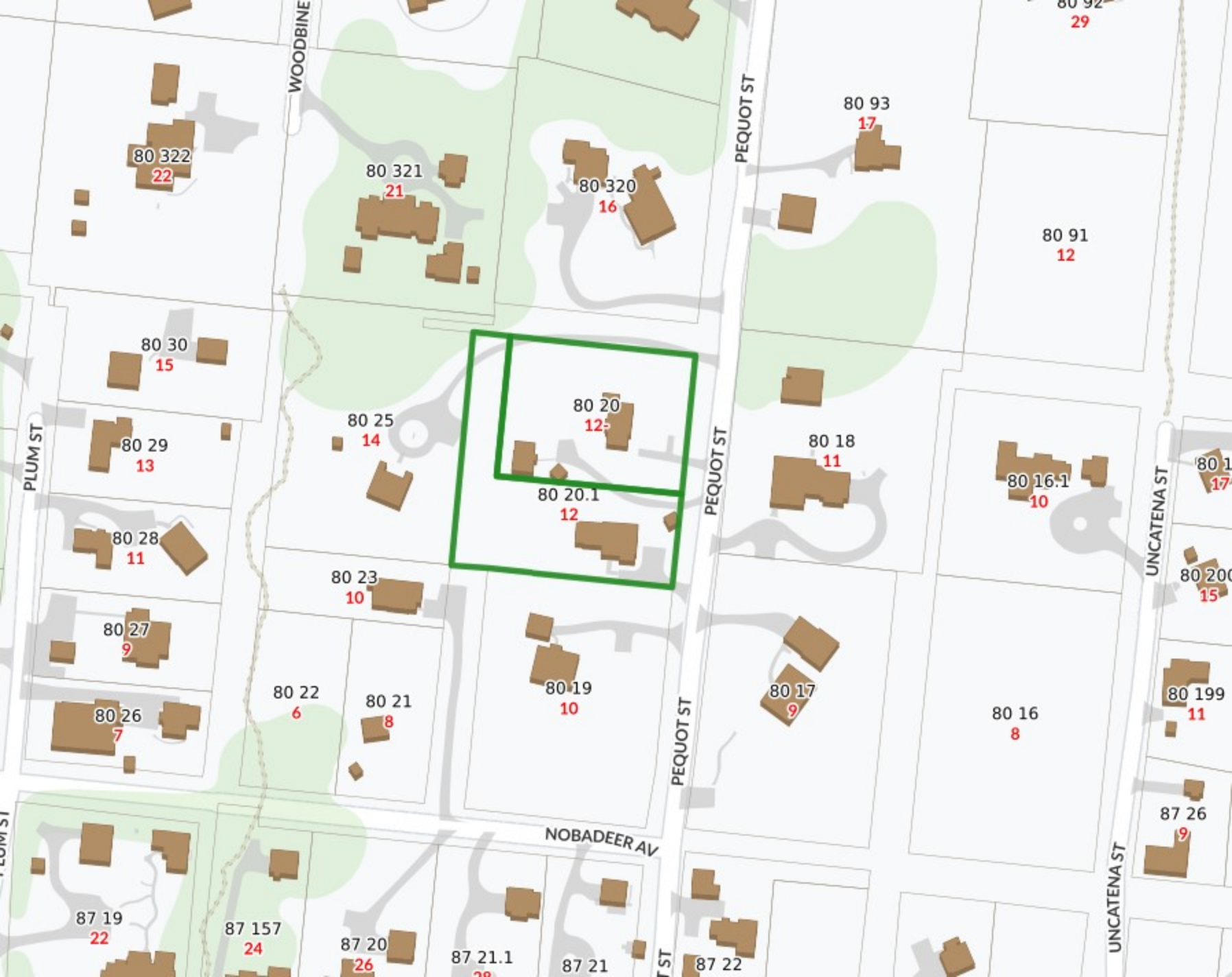
COLORS

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
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7
80 199
11
87 26
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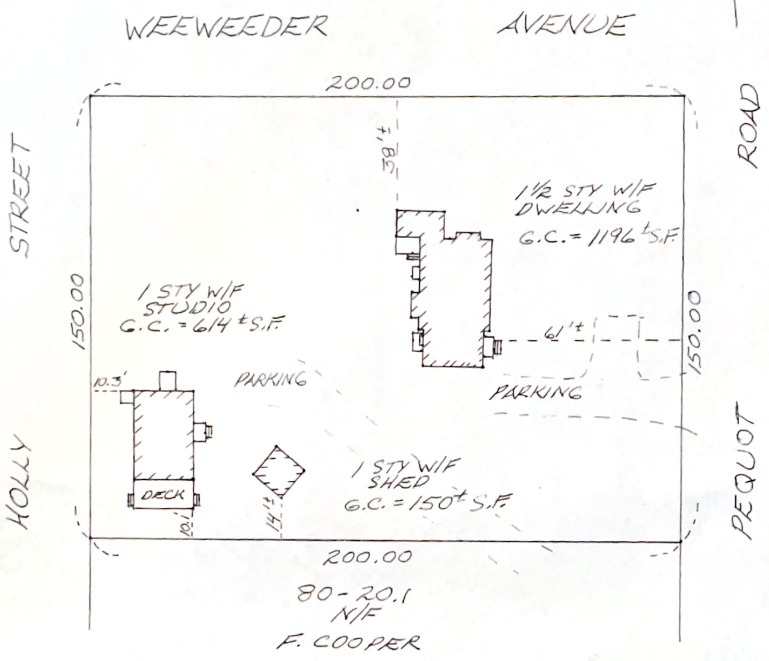
87 19
22
87 157
24
87 20
26
87 21.1
87 21
87 22

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

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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
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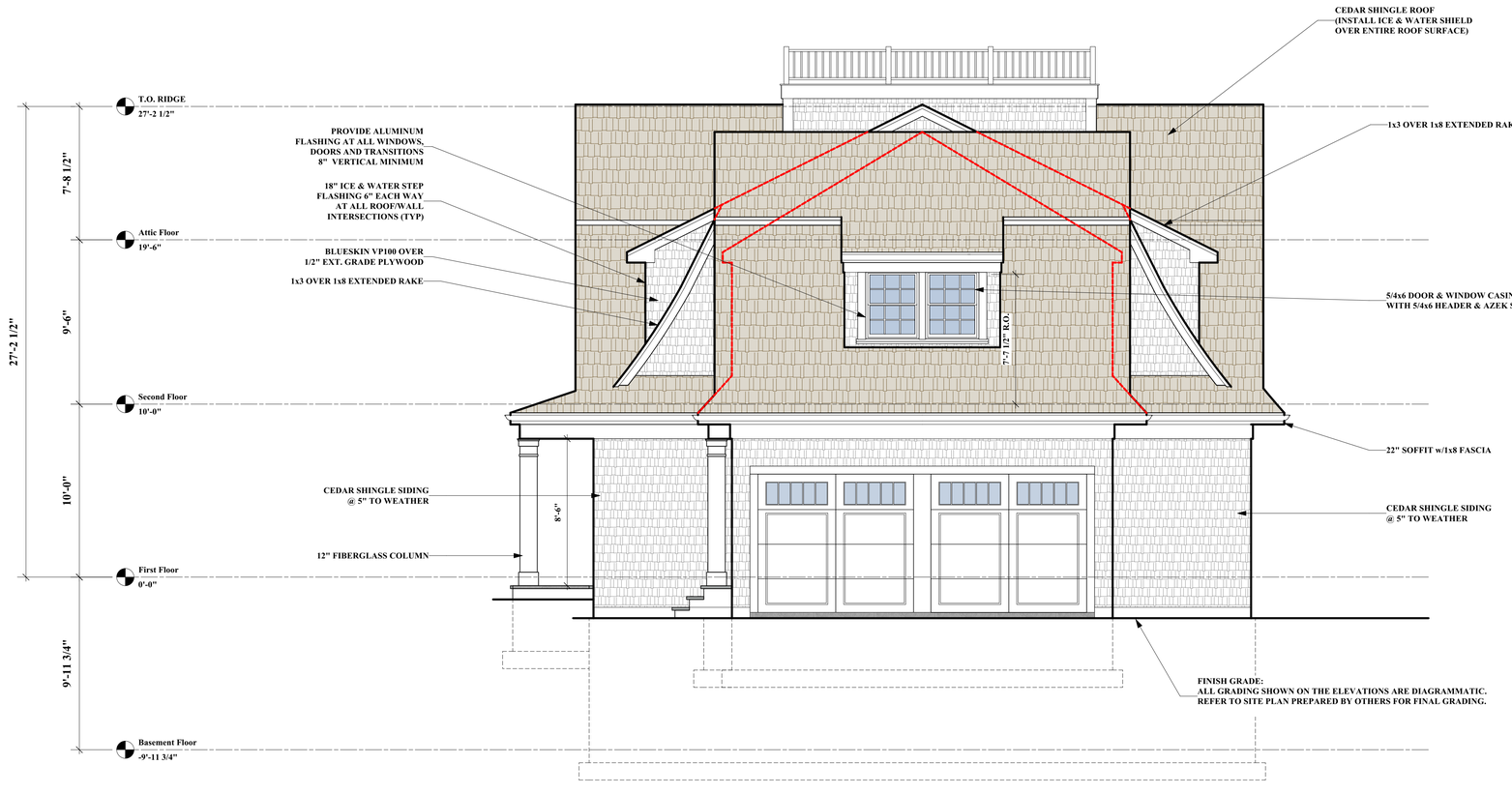
Comparison
East Elevation

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

A-2.1



1 / A-2.2 **North Elevation**

1/4" = 1'-0"

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

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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

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

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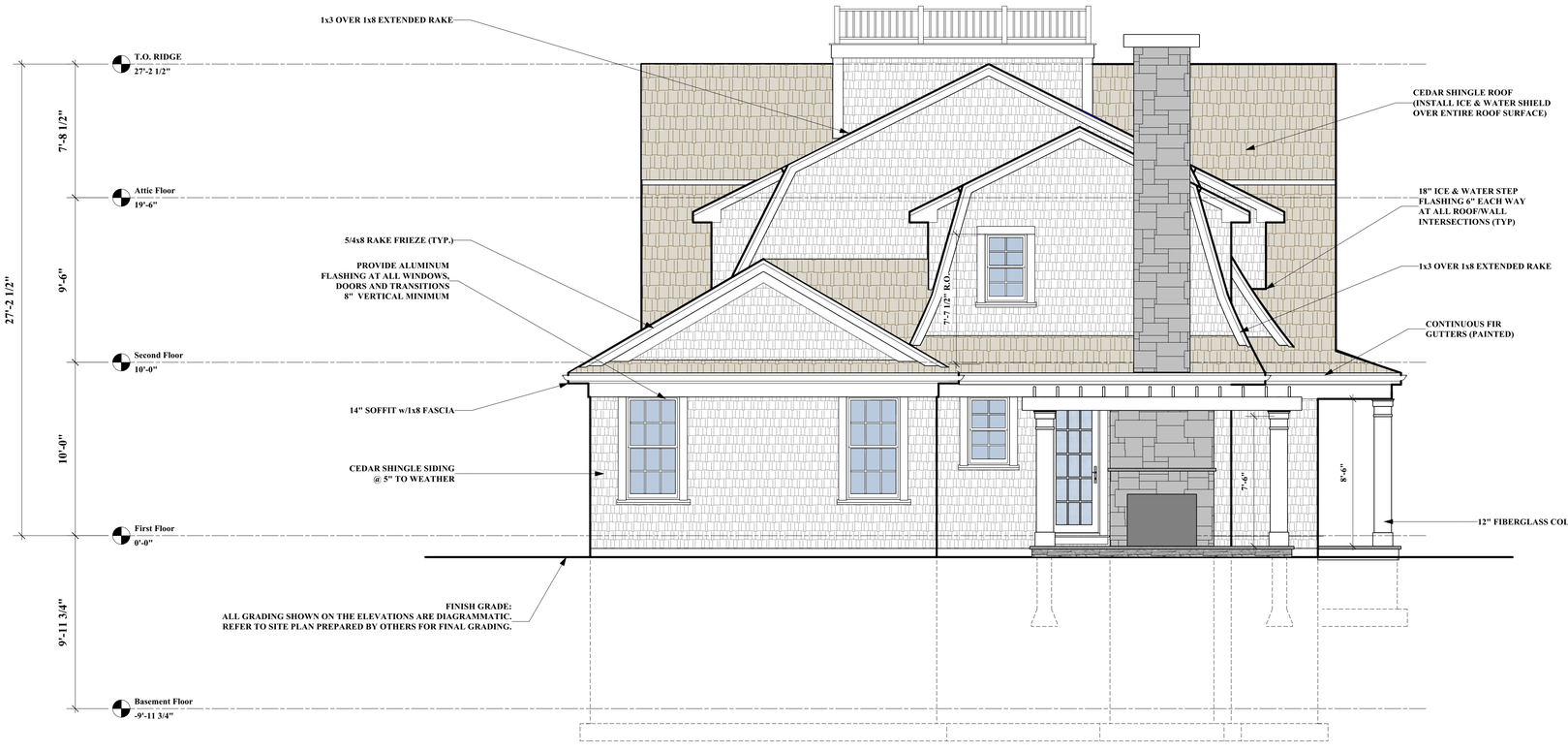
West Elevation

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

A-2.3



1 / A-2.4 **South Elevation**
1/4" = 1'-0"

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

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Dedham, MA 02026

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South Elevation

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

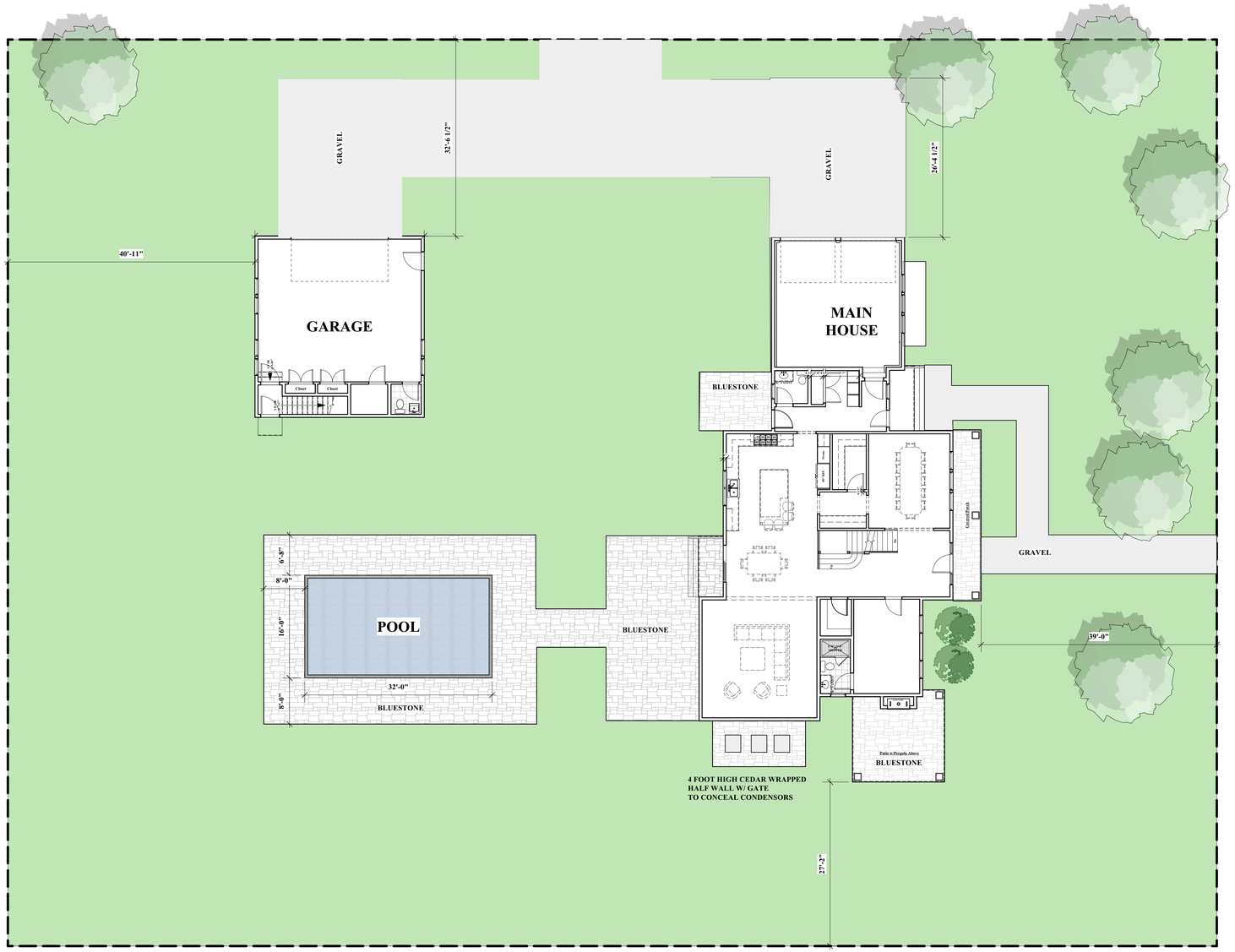
A-2.4

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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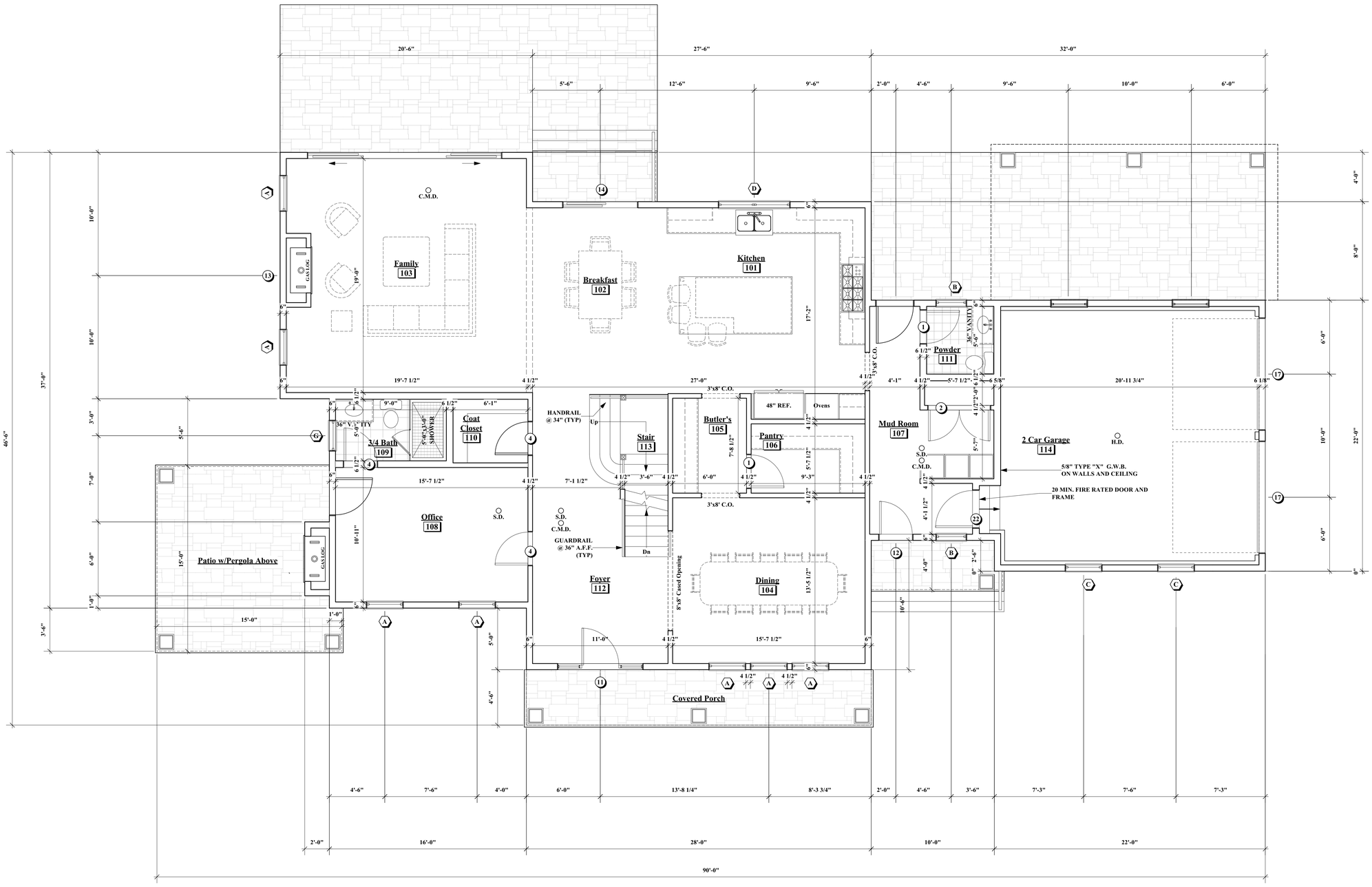
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1



1 First Floor Plan

A-1.2

1/4" = 1'-0"

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

COMMONWEALTH OF MASSACHUSETTS
REGISTERED ARCHITECT
MICHAEL L. MCKAY
NO. AR 6947

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

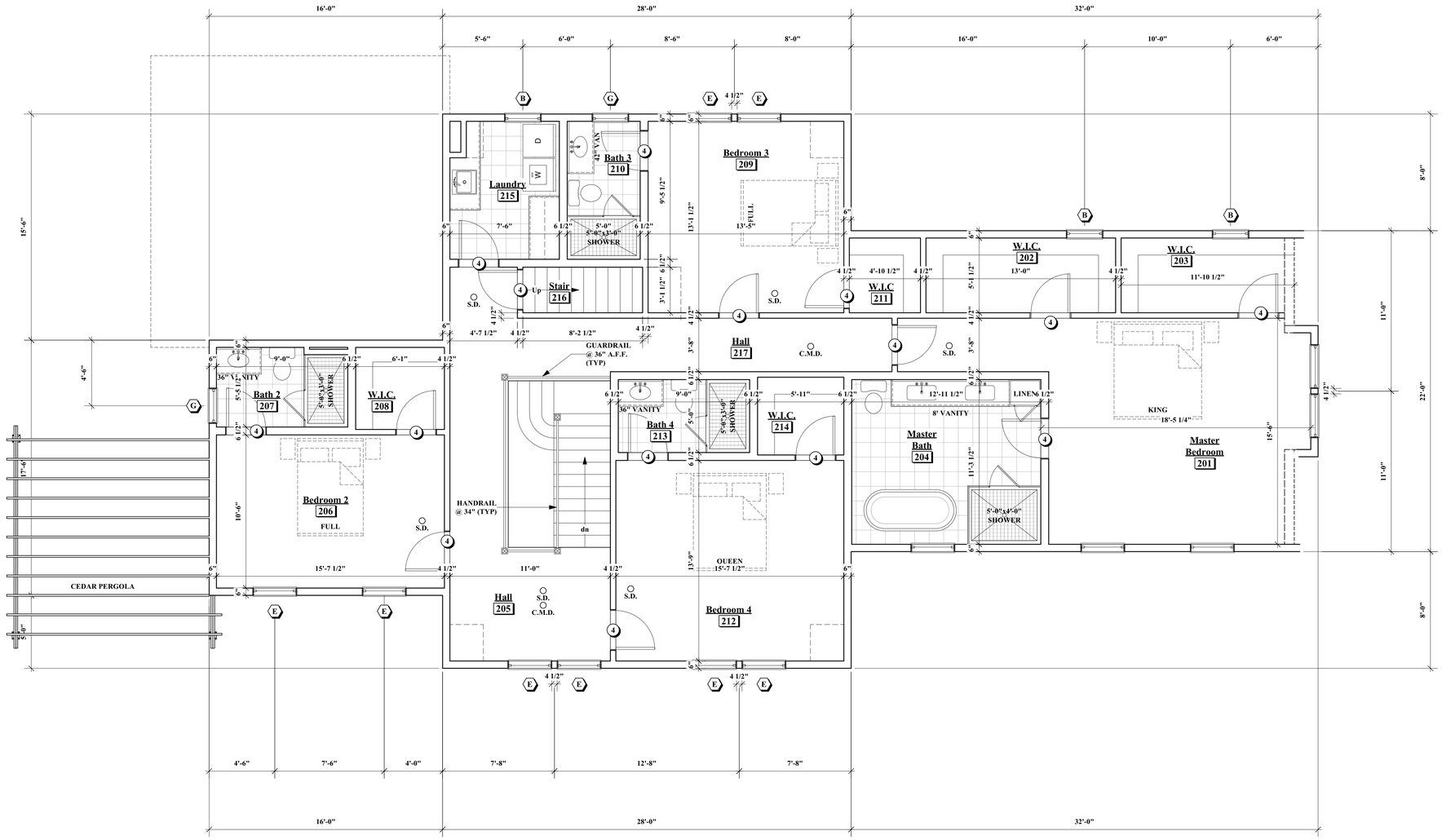
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

First Floor Plan

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

A-1.2



1 / A-1.2 Second Floor Plan

1/4" = 1'-0"

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. MCKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

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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

Second Floor Plan

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

A-1.3

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 349

Street & Number of Proposed Work: 104 SURFSIDE ROAD

Owner of record: Thomas and Kerry Donovan

Mailing Address: 176 Ithecaw Creek ST.
Charleston, SC 29492

Contact Phone #: 203 515 8697 E-mail: donovantom@msn.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO Box 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 92' Sq. Footage 1st floor: 2433 Decks/Patio: Size: 10x15 ☒ 1st floor ☐ 2nd floor
Width: 44'-41' Sq. footage 2nd floor: _____ Size: 20x12 ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 19'-3" ±6" South 17'-6" ±6" East 21'-0" ±6" West 21'-0" ±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-9" ± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer _____/12 Other 5/12 4/12

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): COPPER 3" DIA.

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 Rake 1x8 Soffit (Overhang) 6" Corner boards — Frieze 1x8
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square X 6x6 - 8x8

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

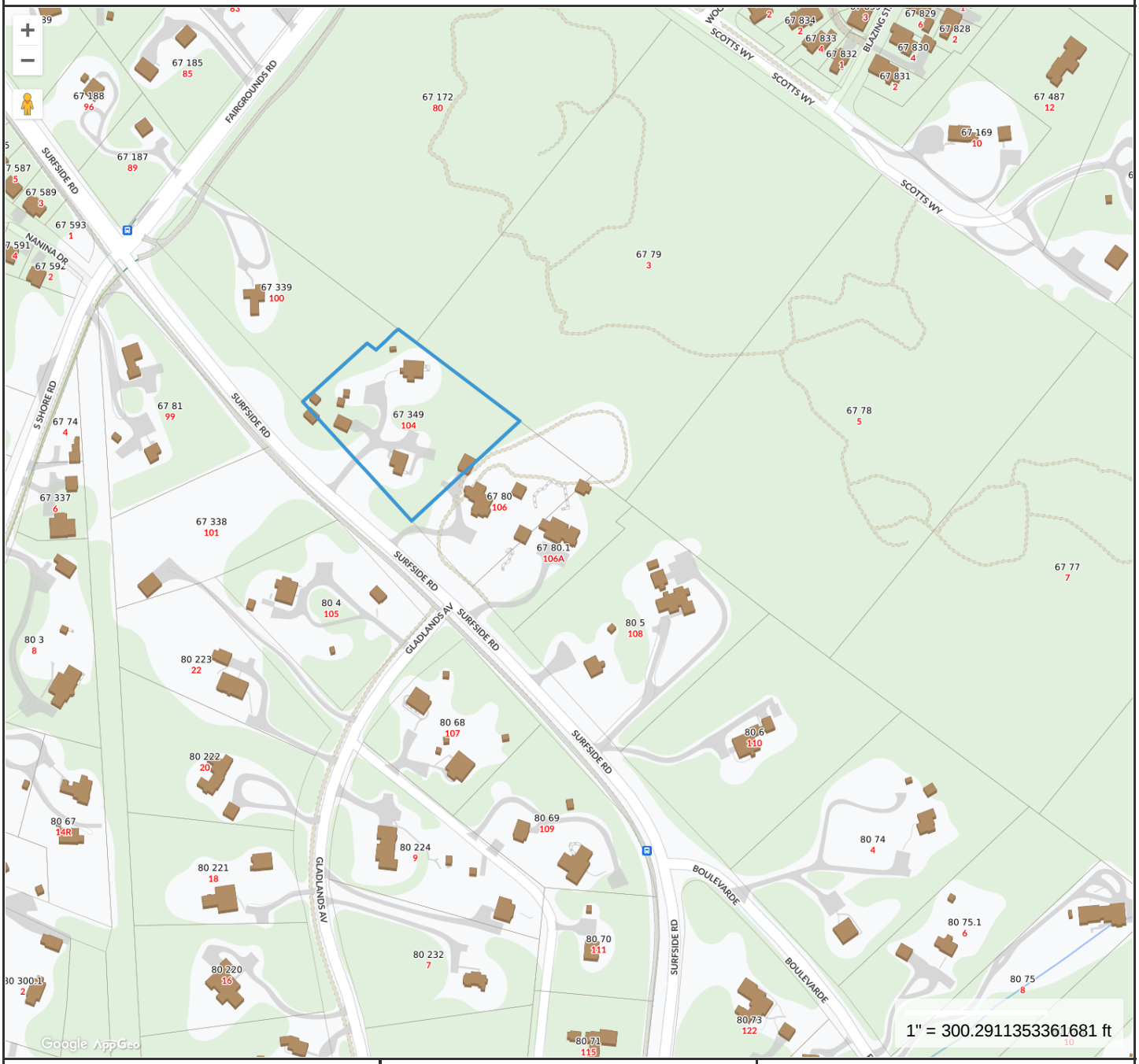
COLORS

Sidewall TO WEATHER Clapboard (if applicable) NATURAL Roof NATURAL TO WEATHER
Trim NANTUCKET GRAY Sash BLACK Doors BLACK
Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

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

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

Date 9/1/23 Signature of owner of record Kerry D _____ Signed under penalties of perjury



Property Information

Property ID	67 349
Location	104 SURFSIDE RD
Owner	FERRO MARY BETH

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

104 SURFSIDE RD

Location 104 SURFSIDE RD
Mblu 67/ / 349/ /
Acct# 00005699
Owner SMITH TIMOTHY B TR
Assessment $2,696,700
PID 5699
Building Count 2

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,351,100	$1,345,600	$2,696,700

Owner of Record

Owner SMITH TIMOTHY B TR
Co-Owner DONOVAN 2014 TRUST
Address 176 ITHECA CREEK ST
DANIEL ISLAND , SC 29492

Sale Price $4,400,000
Certificate
Book & Page 1949/275
Sale Date 09/22/2023
Instrument 00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SMITH TIMOTHY B TR	$4,400,000		1949/275	00	09/22/2023
FERRO MARY BETH	$18,000		1496/335	1J	08/20/2015
FERRO MARY BETH	$0		0568/125	99	03/25/1998
COLE MARY BETH FERRO	$0		0519/306	99	11/13/1996
COLE ROBERT F & MARY BETH F	$0		0448/038	99	06/01/1994

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SMITH TIMOTHY B TR	$4,400,000		1949/275	00	09/22/2023

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 2,399
Replacement Cost: $841,954
Building Percent Good: 92
Replacement Cost Less Depreciation: $774,600

Building Attributes	
Field	**Description**
Style:	Cape Cod

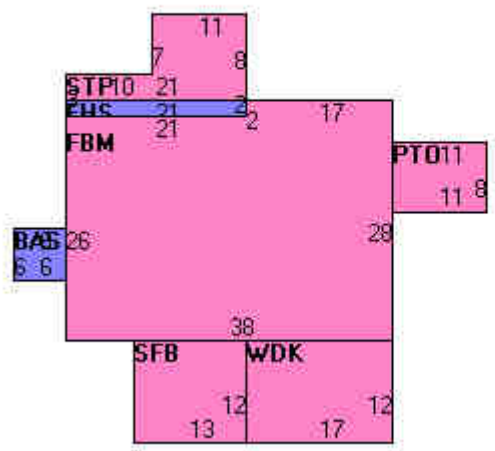
Model	Residential
Grade:	Above Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\13\52.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5699_6606.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,058	1,058
FBM	Basement, Finished	1,022	715
FHS	Half Story, Finished	1,064	532
SFB	Base, Semi-Finished	156	94
PTO	Patio	88	0
STP	Stoop	140	0
WDK	Deck, Wood	204	0
		3,732	2,399

Building 2 : Section 1

Year Built: 1955
Living Area: 976
Replacement Cost: $630,428
Building Percent Good: 88
Replacement Cost Less Depreciation: $554,800

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle

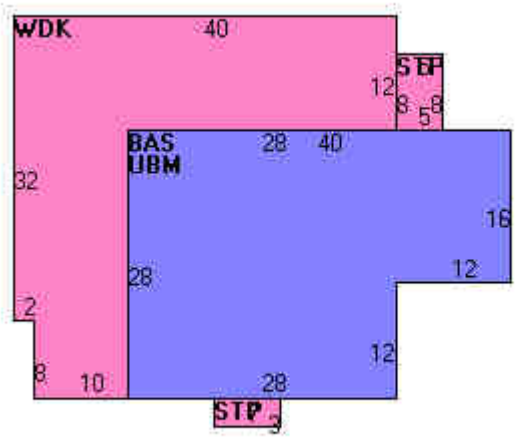
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\21\81.jpg)

Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5699_14608.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	976	976
STP	Stoop	61	0
UBM	Basement, Unfinished	976	0
WDK	Deck, Wood	800	0
		2,813	976

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FLU2	BRICK	1.00 UNITS	$4,900	2
FPL2	1.5 STORY CHIM	1.00 UNITS	$9,400	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG2
Neighborhood	475
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.46
Frontage	0
Depth	0
Assessed Value	$1,345,600

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
CAB2	W/PLUMBING ETC			144.00 S.F.	$5,100	1
SHD1	SHED FRAME			120.00 S.F.	$2,300	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,351,100	$1,345,600	$2,696,700

2023	$1,030,500	$1,284,000	$2,314,500
2022	$823,700	$909,100	$1,732,800
2021	$794,800	$965,900	$1,760,700
2020	$794,800	$829,600	$1,624,400

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HISTORIC DISTRICT COMMISSION

37 WASHINGTON STREET
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508-228-7231 • FAX 508-325-7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. If you wish to testify at a Commission meeting, please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form.

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Smith Timothy B Trust.....

MAILING ADDRESS.....176 Itheca Creek St., Daniel Island SC 29492.....

PROPERTY LOCATION.....104 Surfside Road, Nantucket.....

ASSESSORS MAP/PARCEL.....67 349.....

SUBMITTED BY:.....Ethan McMorrow Designs.....

SEE ATTACHED PAGES

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

January 22, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.01.22 14:47:28 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	79		CAMP RICHARDS CAMPERS ASSOCIATION INC		PO BOX 3002	NANTUCKET	MA	02584	3 SCOTTS WY
67	80		SMITH TIMOTHY B TR		176 ITHECAW CREEK ST	DANIEL ISLAND	SC	29492	106 SURFSIDE RD
67	81		DAVIS KELLY J		99 SURFSIDE RD	NANTUCKET	MA	02554	99 SURFSIDE RD
67	172		CAMP RICHARDS CAMPERS ASSOCIATION INC		PO BOX 3002	NANTUCKET	MA	02584	80 FAIRGROUNDS RD
67	338		WILLAUER WILLIAM A TRST		PO BOX 957	NANTUCKET	MA	02554	101 SURFSIDE RD
67	339		MIRRO DONALD & YVONNE A LIFE EST ETAL	C/O LOUIS MAGLIARO	6 KICE ROAD	FLORHAM PARK	NJ	07932	100 SURFSIDE RD
80	4		PS & QS LLC		26 MAIN ST	NANTUCKET	MA	02554	105 SURFSIDE RD
Count:	**7**								

CAMP RICHARDS CAMPERS ASSOCIATION INC
PO BOX 3002
NANTUCKET, MA 02584

SMITH TIMOTHY B TR
176 ITHECAW CREEK ST
DANIEL ISLAND, SC 29492

DAVIS KELLY J
99 SURFSIDE RD
NANTUCKET, MA 02554

CAMP RICHARDS CAMPERS ASSOCIATION INC
PO BOX 3002
NANTUCKET, MA 02584

WILLAUER WILLIAM A TRST
PO BOX 957
NANTUCKET, MA 02554

MIRRO DONALD & YVONNE A LIFE EST ETAL
C/O LOUIS MAGLIARO
6 KICE ROAD
FLORHAM PARK, NJ 07932

PS & QS LLC
26 MAIN ST
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

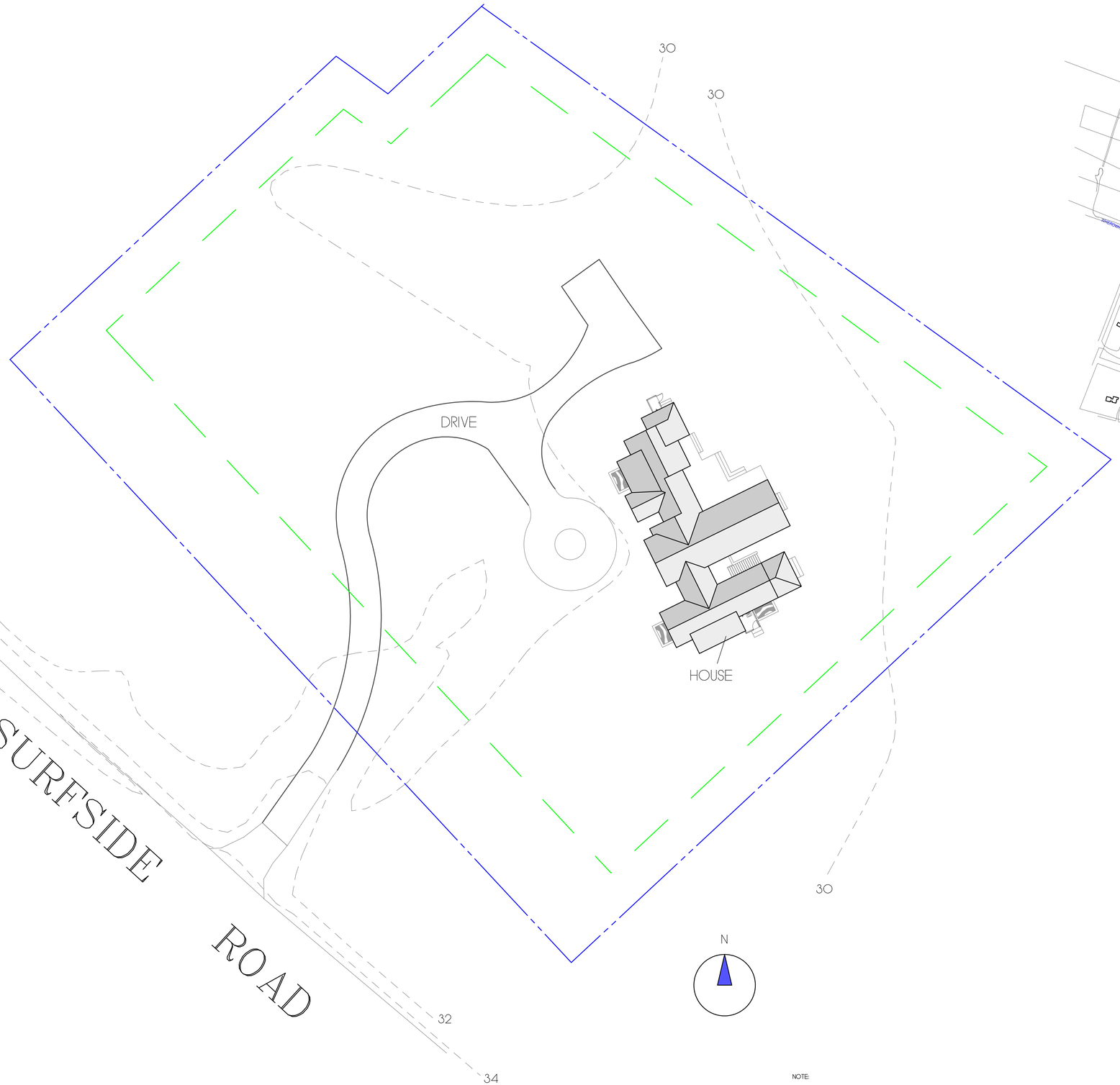
1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

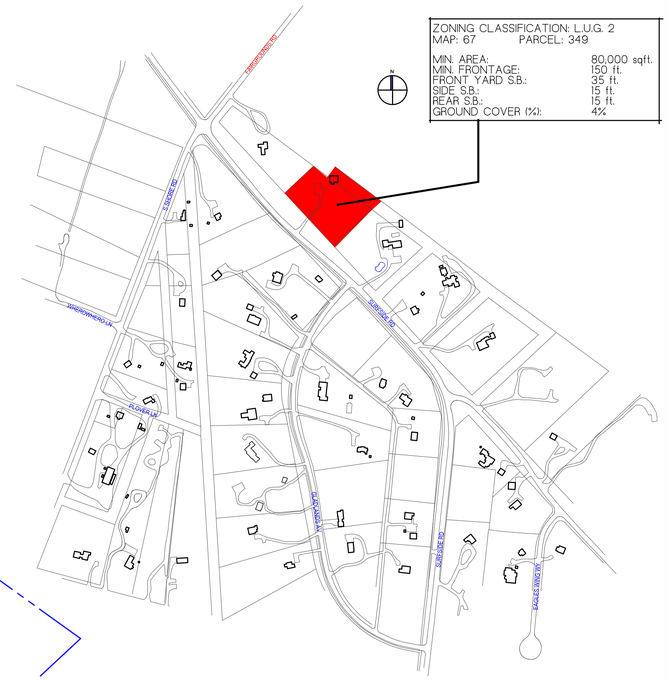
REQUIRED WHERE APPLICABLE:

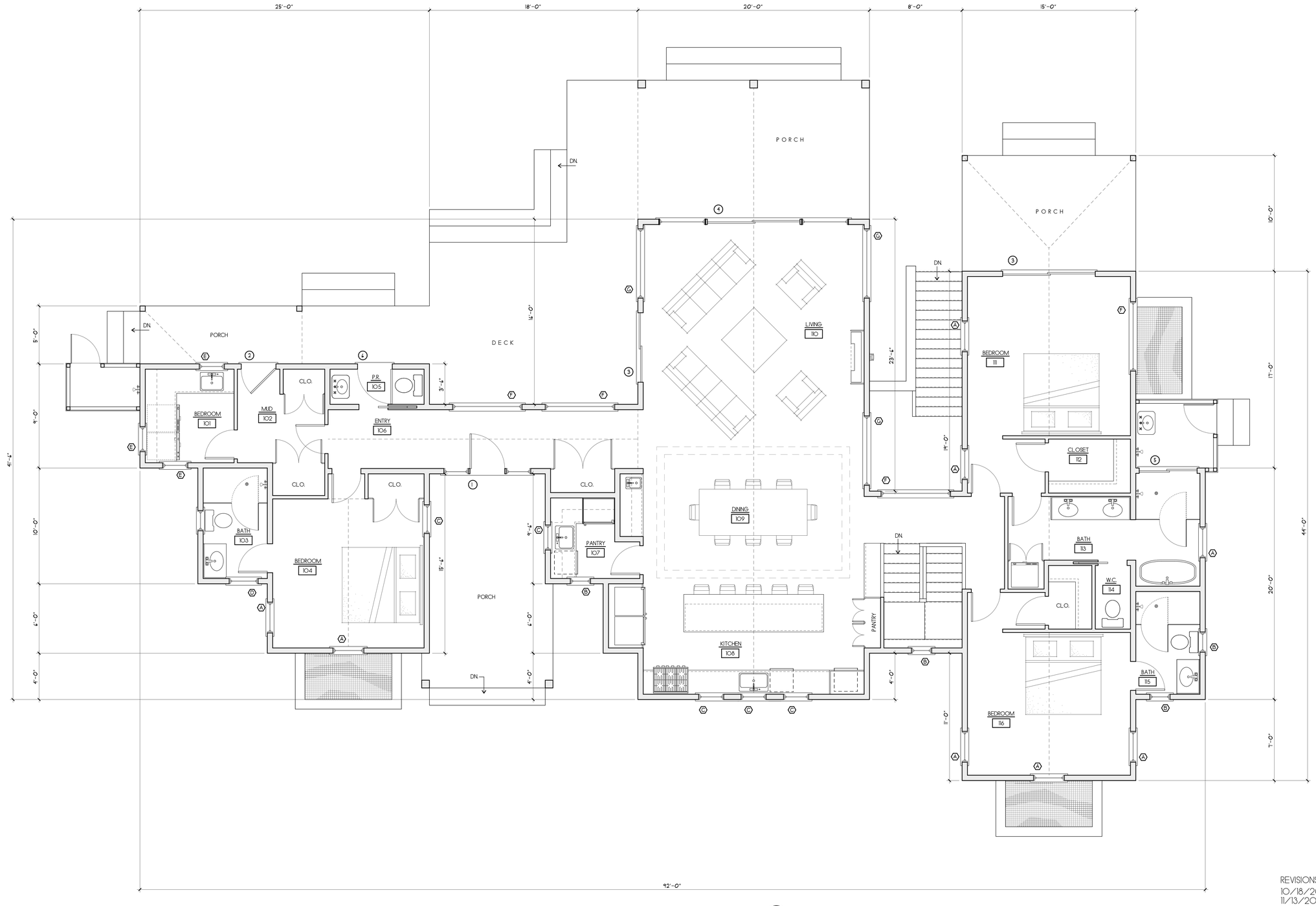
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008


HOUSE LOCATION
104
104




SURFSIDE RD
SURFSIDE RD
SURFSIDE RD



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

2,433 S.F.

N

REVISIONS:
10/18/2023: AS-BUILT MEASURING
11/13/2023: AS-BUILT PLANS
1/16/2024: HDC MOVE OFF (HOUSE)
4/3/2024: PROGRESS PRINT
4/10/2024: PROGRESS PRINT
5/6/2024: HDC PRINT

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

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

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

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DONOVAN 2014 TRUST
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan57@comcast.net

MAP: 67 PARCEL: 349
FLOOR PLANS
ADDRESS: 104 SURFSIDE ROAD NANTUCKET, MA 02564
DATE: 5/06/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



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



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

REVISIONS:
10/18/2023: AS-BUILT MEASURING
11/13/2023: AS-BUILT PLANS
1/16/2024: HDC MOVE OFF (HOUSE)
4/3/2024: PROGRESS PRINT
4/10/2024: PROGRESS PRINT
4/24/2024: 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.

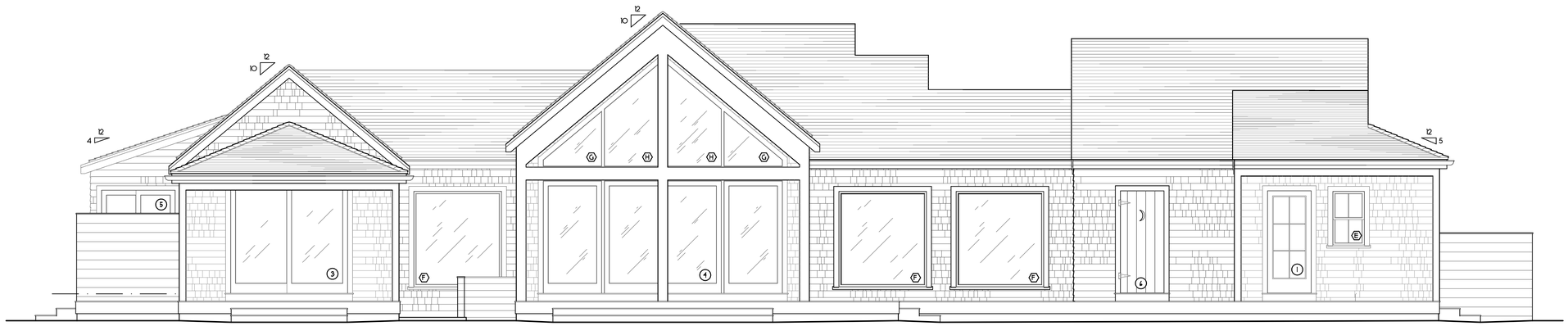
NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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.

DONOVAN 2014 TRUST
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 67 PARCEL: 349
ELEVATIONS
ADDRESS: 104 SURFSIDE ROAD NANTUCKET, MA 02564
DATE: 5/06/2024
SCALE: 1/2" = 1'-0"

SHEET NO.
a 3



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



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

REVISIONS:
10/18/2023: AS-BUILT MEASURING
11/13/2023: AS-BUILT PLANS
1/16/2024: HDC MOVE OFF (HOUSE)
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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.

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MAP: 67 PARCEL: 349
ELEVATIONS
ADDRESS: 104 SURFSIDE ROAD NANTUCKET, MA. 02564
DATE: 5/06/2024
SCALE: 1/2" = 1'-0"

SHEET NO.
a 4

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 179

Street & Number of Proposed Work: 28 Union Street

Owner of record: EDP Properties c/o Peter O. Carey

Mailing Address: 28 Union Street
Nantucket MA 02554

Contact Phone #: 540-220-0432 E-mail: pocarey@cox.net

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

RECEIVED
MAY 08 2024
By

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

Front of house needs repointing, (Front is clapboards, rest of house is cedar shingles.) Requesting color change - front of house and front door.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall: _____

~~Trim~~ Coventry Gray siding

~~Dock~~ Trim: unchanged white.

Clapboard (if applicable) _____

Sash _____

Foundation _____

Roof _____

Door: Newport Blue

Fence _____ Shutters _____

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

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

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

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

_____

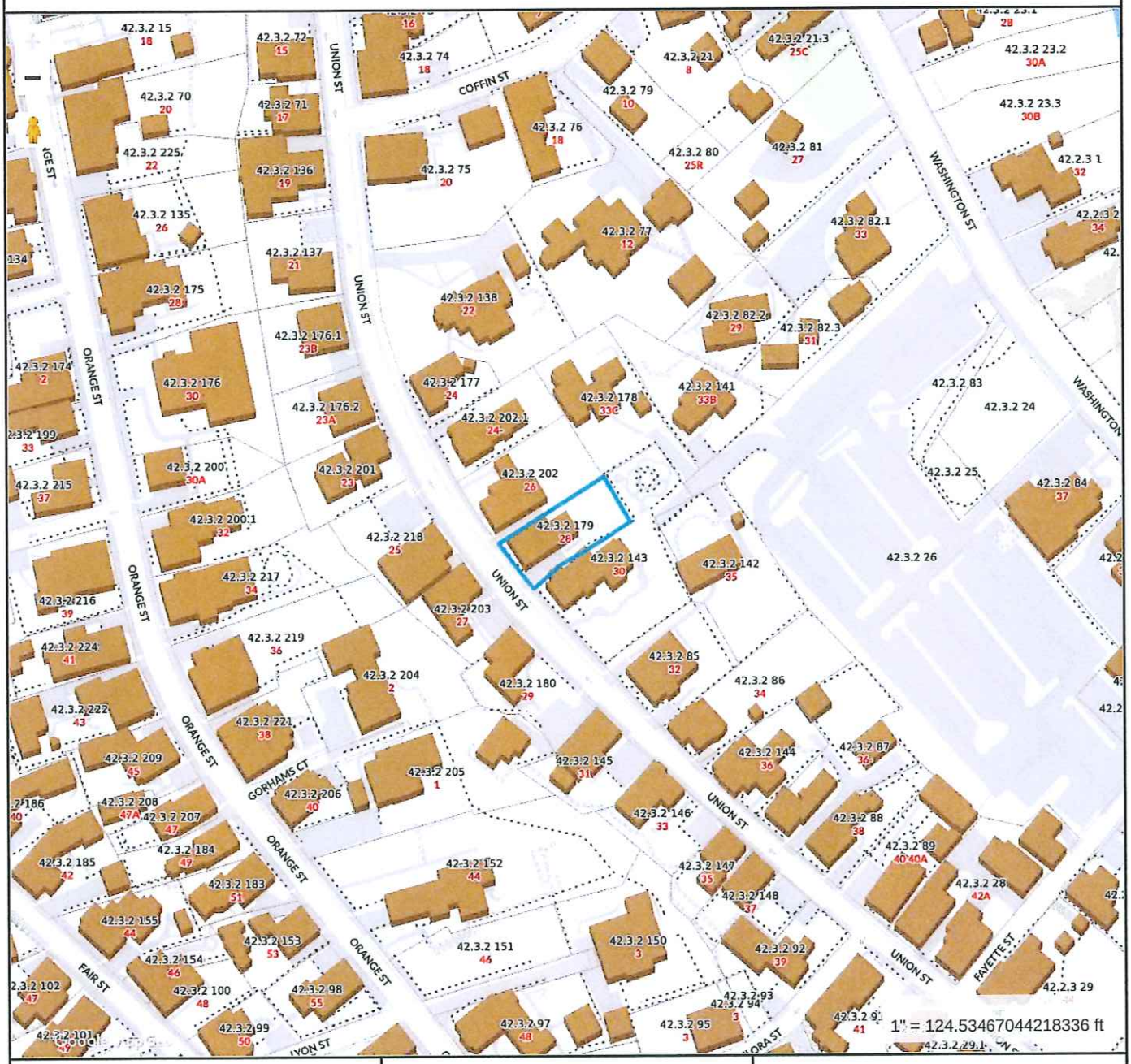
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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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By

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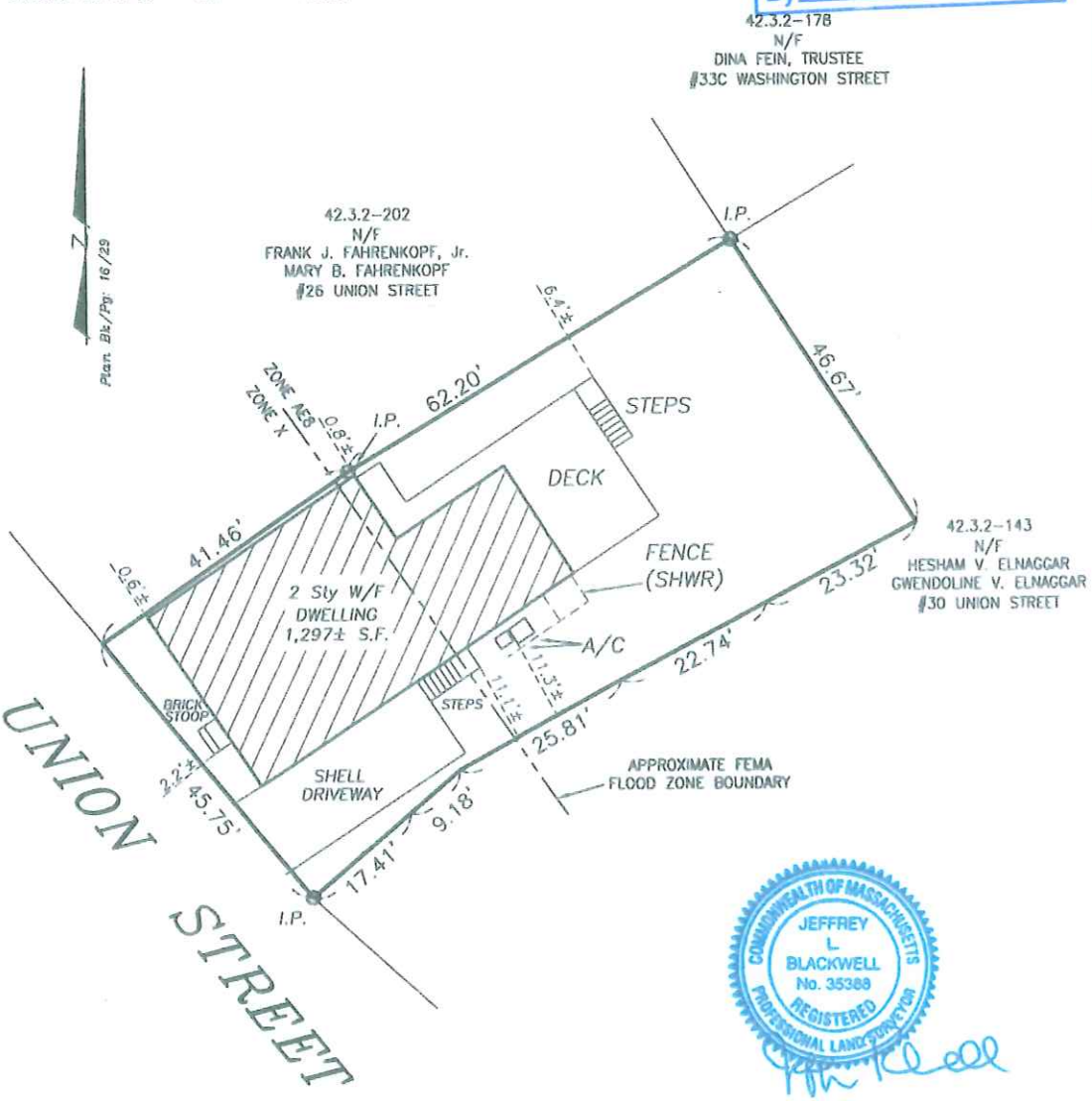
By

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (ROH)

		EXISTING
MINIMUM LOT SIZE:	5,000 S.F.	4,505± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	NONE	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER %:	40%	28.8%



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TO: ***EDP PROPERTIES, LLC*** . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: X & AE8, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C-0088 G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

©Blackwell & Associates Inc.

NOT TO BE RECORDED

MORTGAGE INSPECTION PLAN in Nantucket, MA

SCALE: 1"=20' DATE: DECEMBER 8, 2023

Owner: . . . . . ***JANET HAFLER*** . . . . . .

Deed Bk/Pg: 1022/290 . . Plan Bk/Pg:. . 16/29

Tax Map: 42.3.2-179 Locus: #28 UNION STREET

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9026

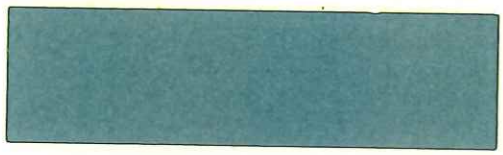
B5554

V:\DRAWFILES\B5554\MPP.dwg MPP 12/8/2023 11:18:22 1:1

ors approved by the Historic District Commission.
o individually approve each color choice,
ce and location of the structure.



MAIN STREET YELLOW



FOLGER BLUE



NEWPORT BLUE

FRONT DOOR



NANTUCKET BLUE



GARDNER GREEN



HUSSEY GREEN

such as the nature of the products, degree of gloss, size of area printed,
use color variance. Colors will differ in their wet and dry states.


Southwest
28
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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

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By


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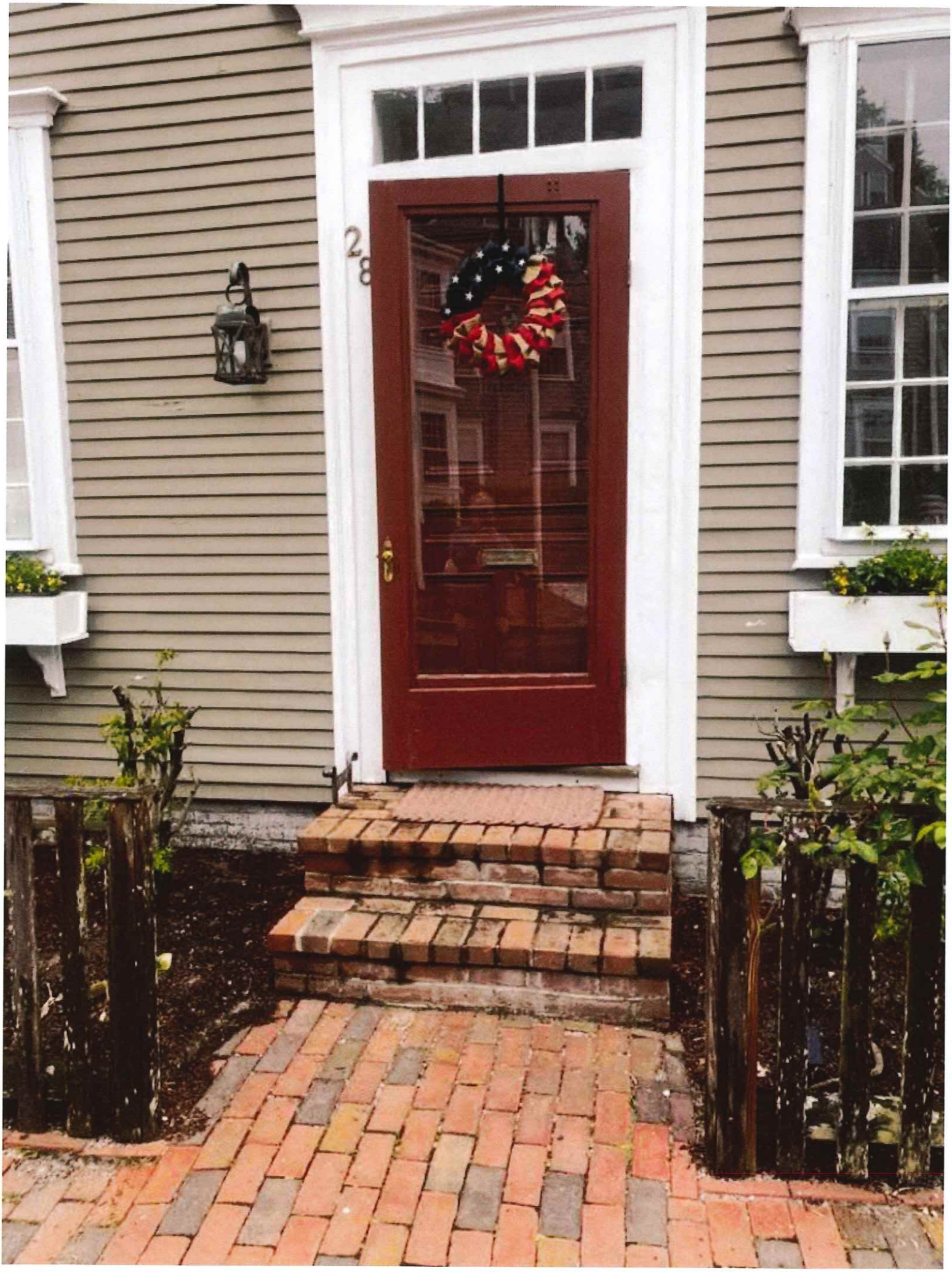

28

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.

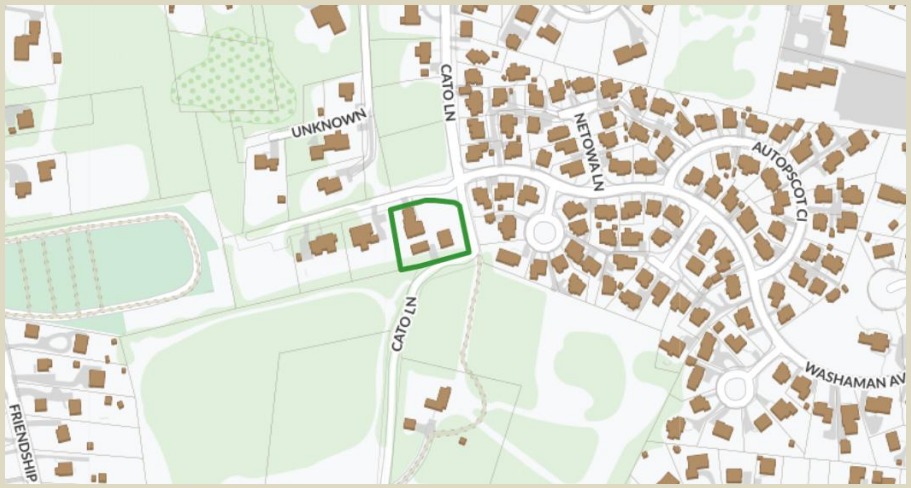
REQUIRED WHERE APPLICABLE:

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
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

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

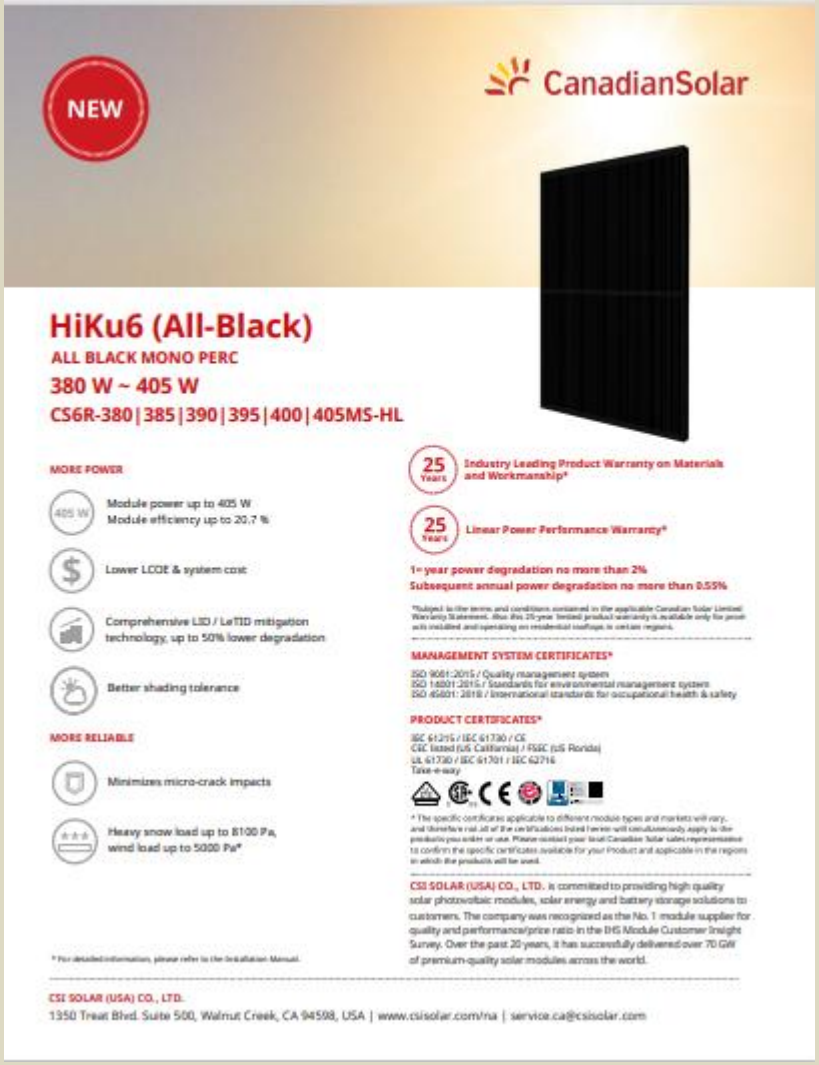
Elevations

COTUIT SOLAR

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

Project:
Mark Cook
37 Cato Lane
Nantucket, MA 02554

System:
20.8 kW DC
52 CanadianSolar 400W Solar Panels
52 Enphase IQ8+ Microinverters



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

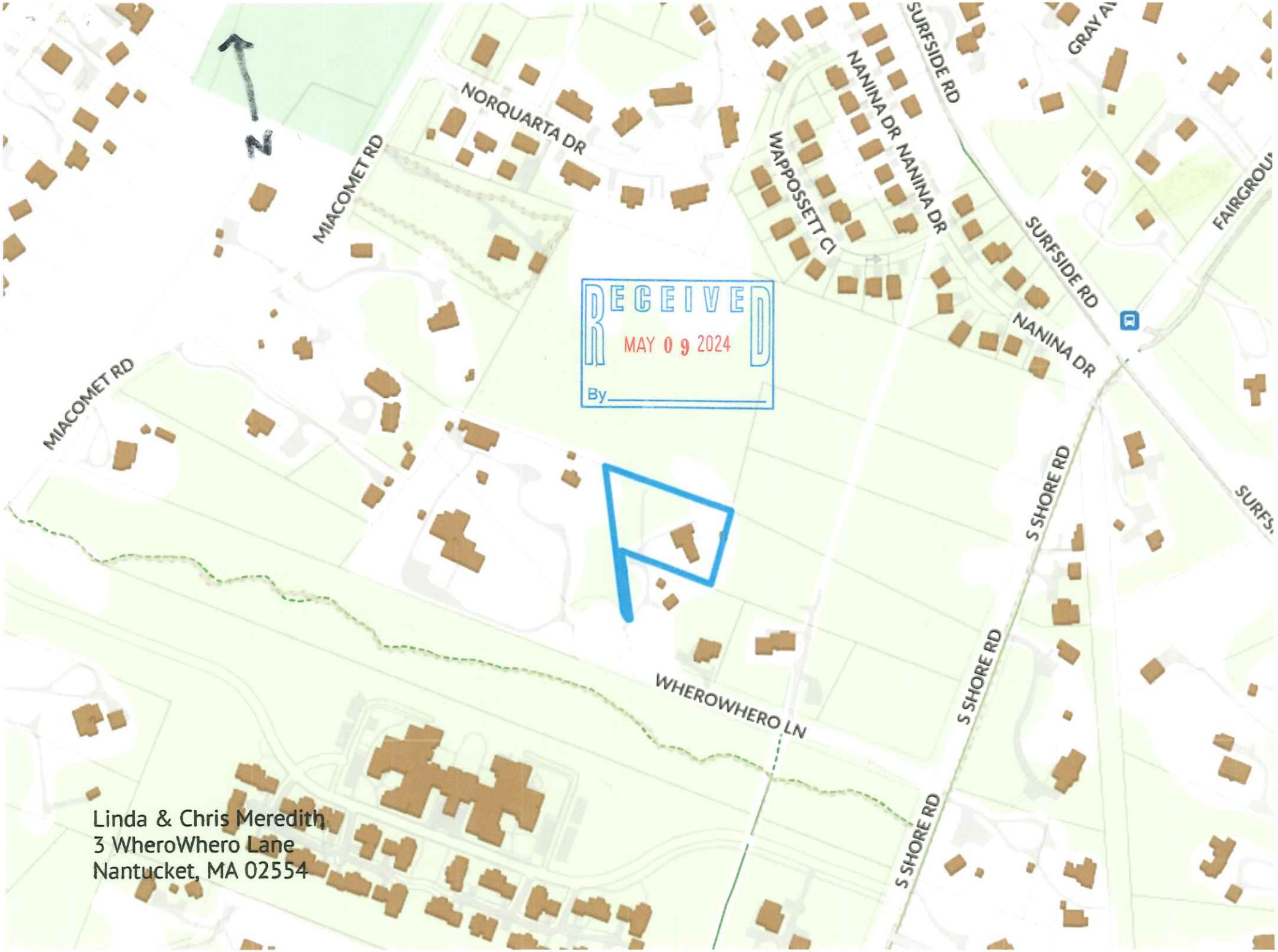
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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...

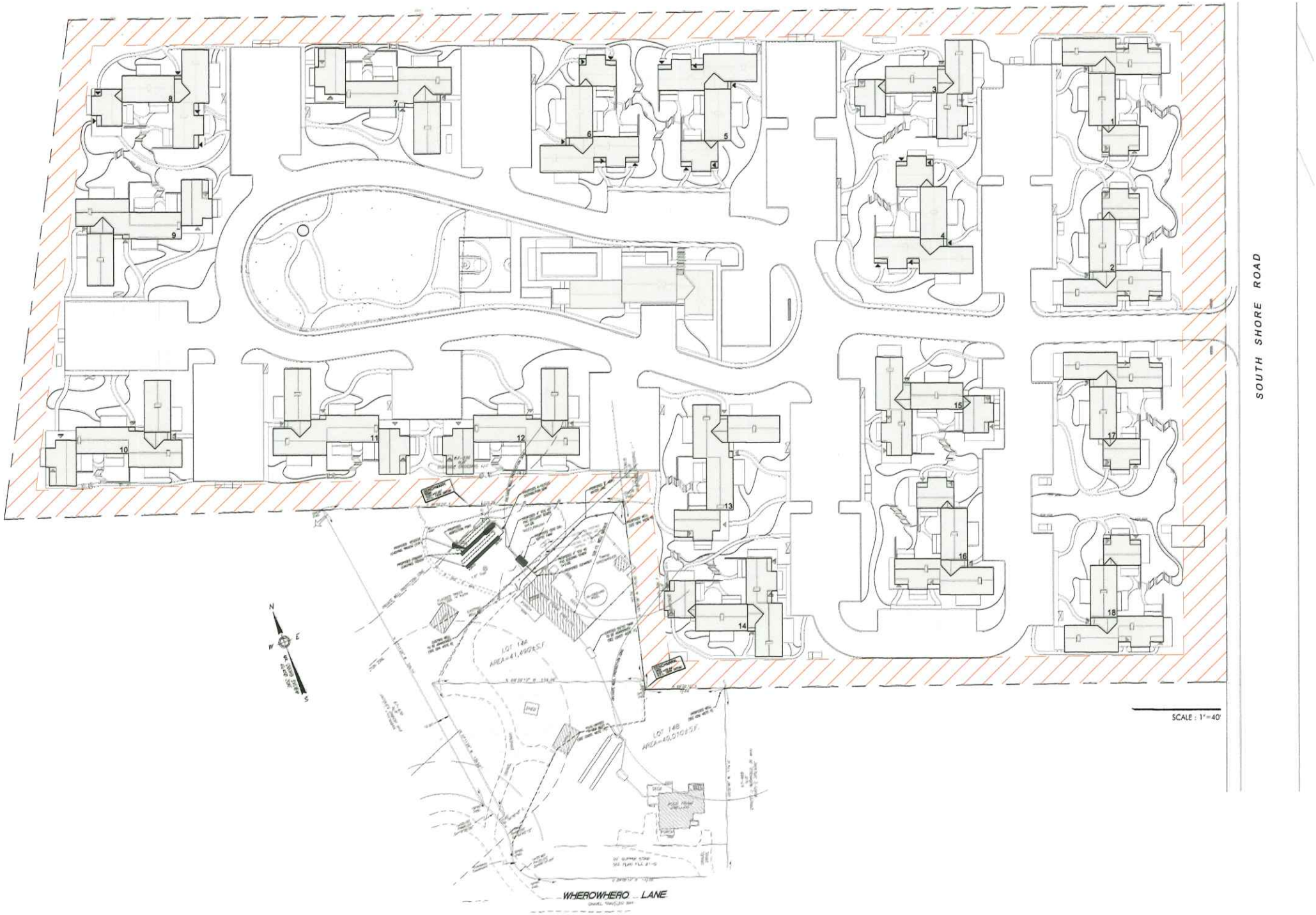
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

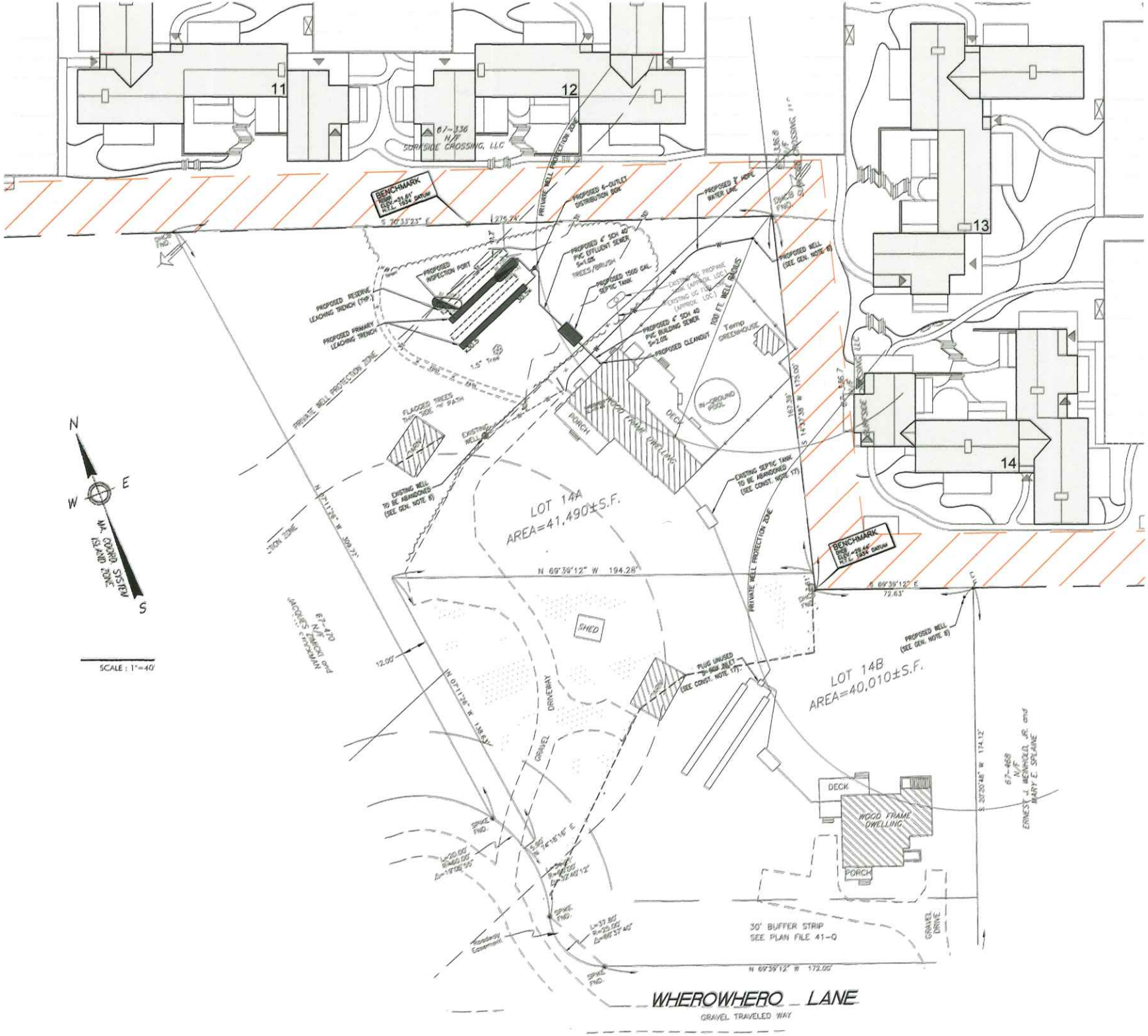
[signature] APRIL 29, 2024

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'



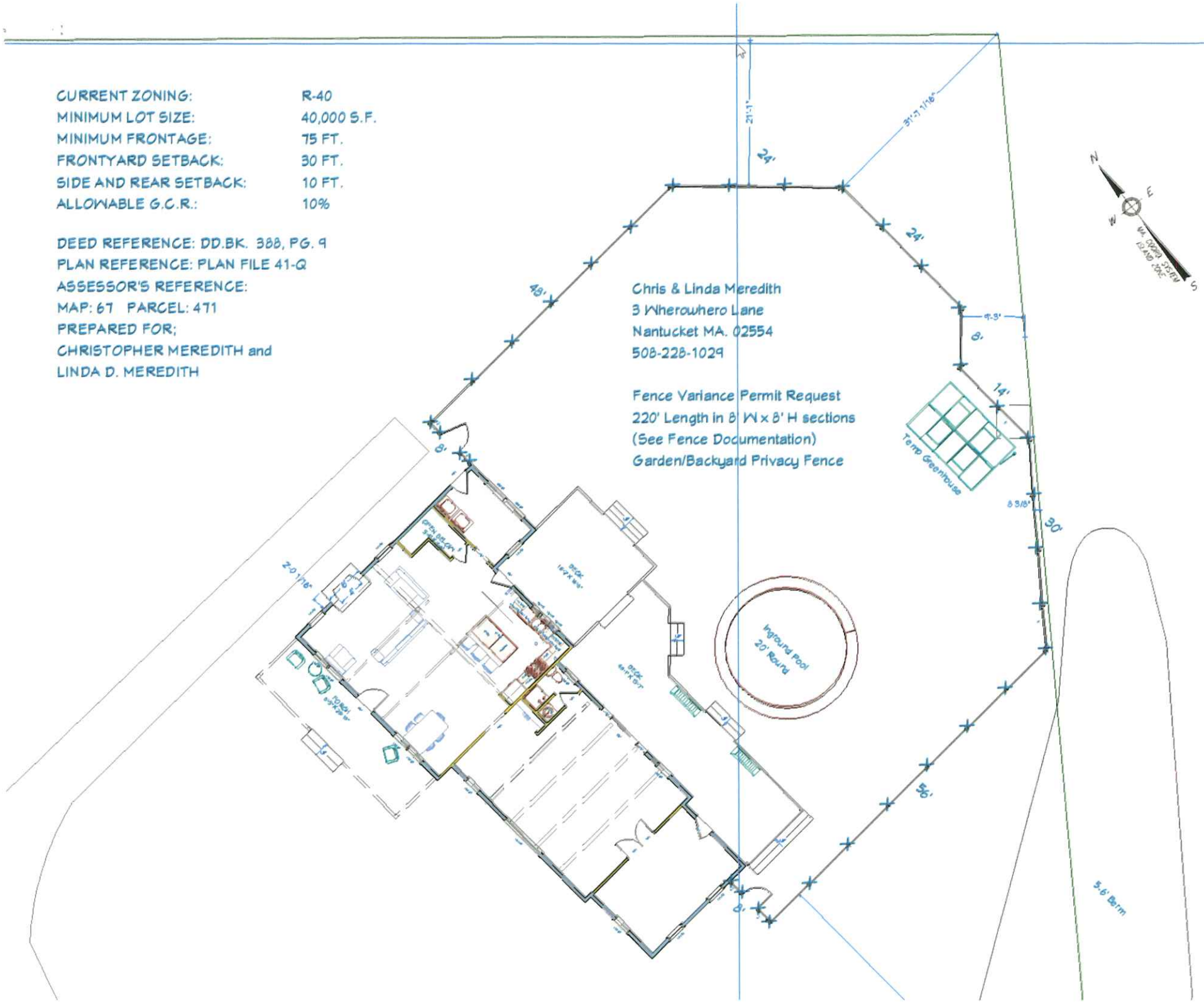
11
12
13
14
67-336
N/F
SURFSIDE CROSSING, LLC
BENCHMARK
PROPOSED 6-OUTLET DISTRIBUTION BOX
PROPOSED 3" HDPE WATER LINE
PROPOSED 4" SCH 40 PVC EFFLUENT SEWER S=1.0%
TREES/BRUSH
PROPOSED 1500 GAL. SEPTIC TANK
PROPOSED INSPECTION PORT
PROPOSED RESERVE LEACHING TRENCH (TYP.)
PROPOSED PRIMARY LEACHING TRENCH
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'
N 07°11'26" W 309.77'
N 07°11'26" W 138.63'
S 20°20'48" W 174.12'
N 69°39'12" W 172.00'
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 CROCKMAN
67-468
N/F
ERNEST J. WEINHOLD, JR. and MARY E. SPLAINE
DECK
WOOD FRAME DWELLING
PORCH
GRAVEL DRIVE
30' BUFFER STRIP
SEE PLAN FILE 41-Q
SPIKE FND.
Roadway Easement
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

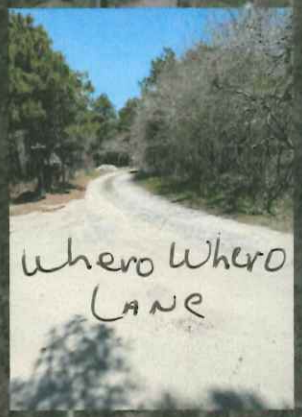




CAN NOT SEE PROPERTY
OR HOME FROM ANYWHERE
ON SURFSIDE ROAD

3 Wherowhero Lane

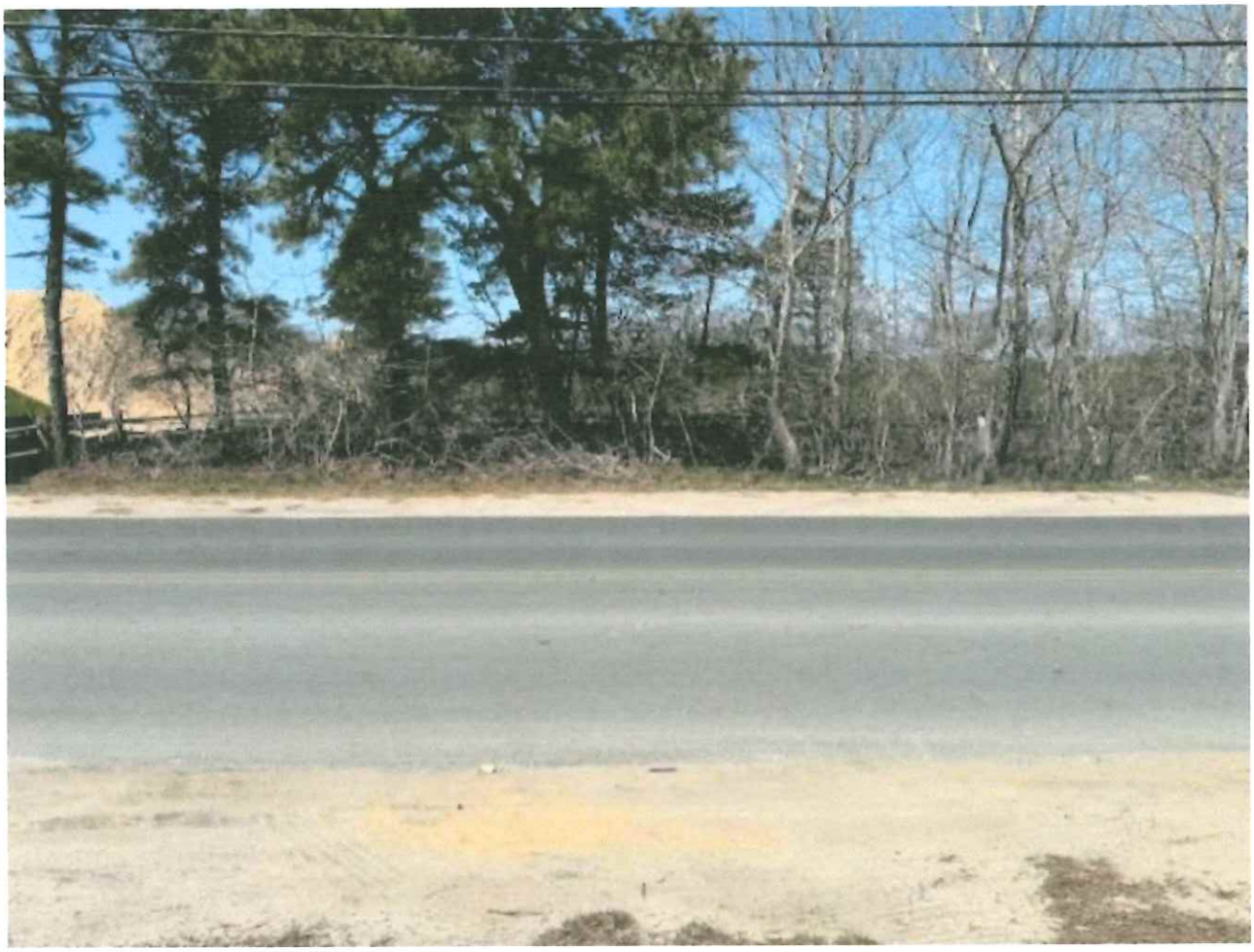
CAN NOT SEE PROPERTY
OR HOME FROM ANYWHERE
ON WHEROWHERO LANE
OR SHERBURNE COMMONS



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

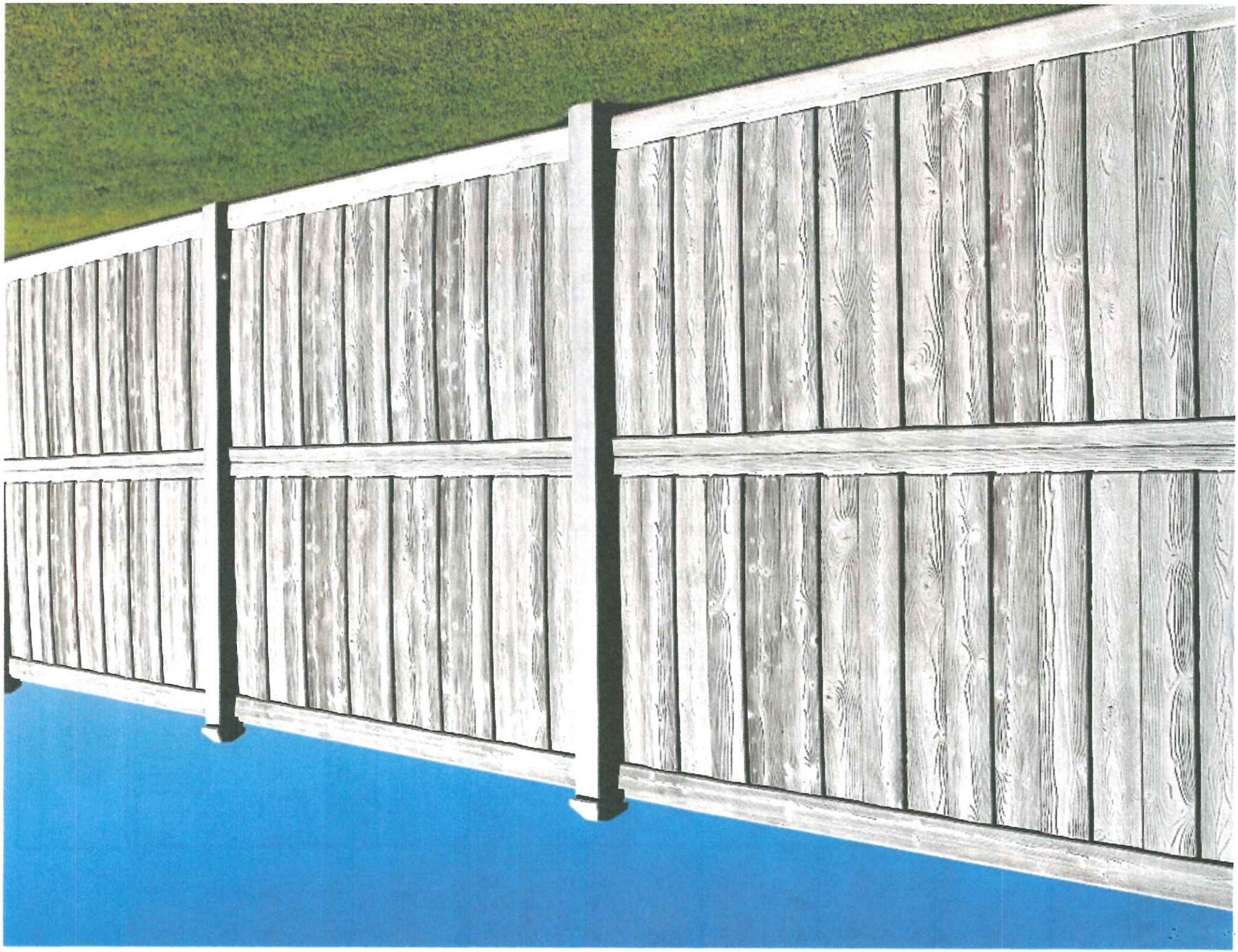


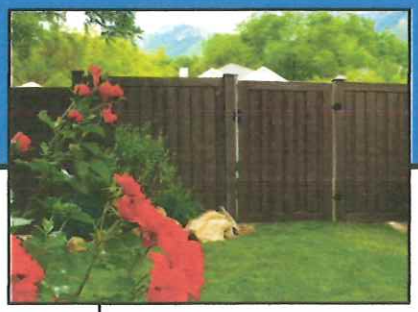
* MIACOMET ROAD VIEW
LOOKING EAST



* WHERO WHERO LANE VIEW
LOOKING NORTH





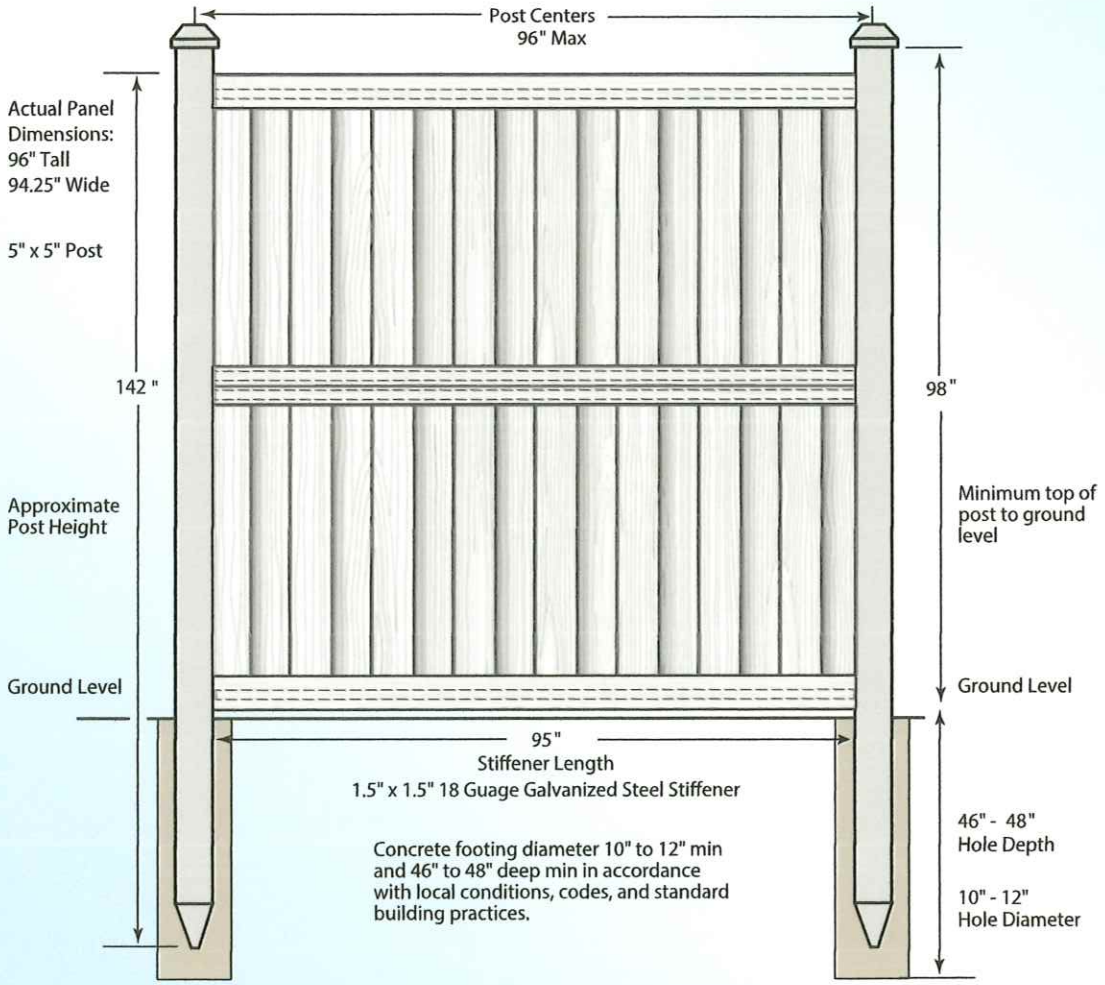


Purchase Factory Direct 24/7 - Heavy Duty Vinyl Fence & Decking
Your Trusted Manufacturer & Supplier Since 1995!
Phone: (507) 206-4154 - Website: www.vinylfenceanddeck.com

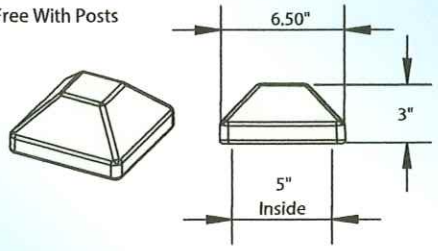
VINYL FENCE WHOLESALER

Technical Specifications - Ashland Privacy Fence

8' Tall x 8' Wide Sections



Post Cap Details
Caps Incuded Free With Posts



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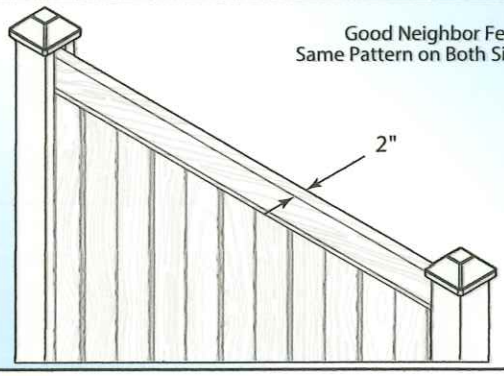
Phone: (507) 206-4154 - Website: www.vinylfenceanddeck.com

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.

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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°: 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 _____

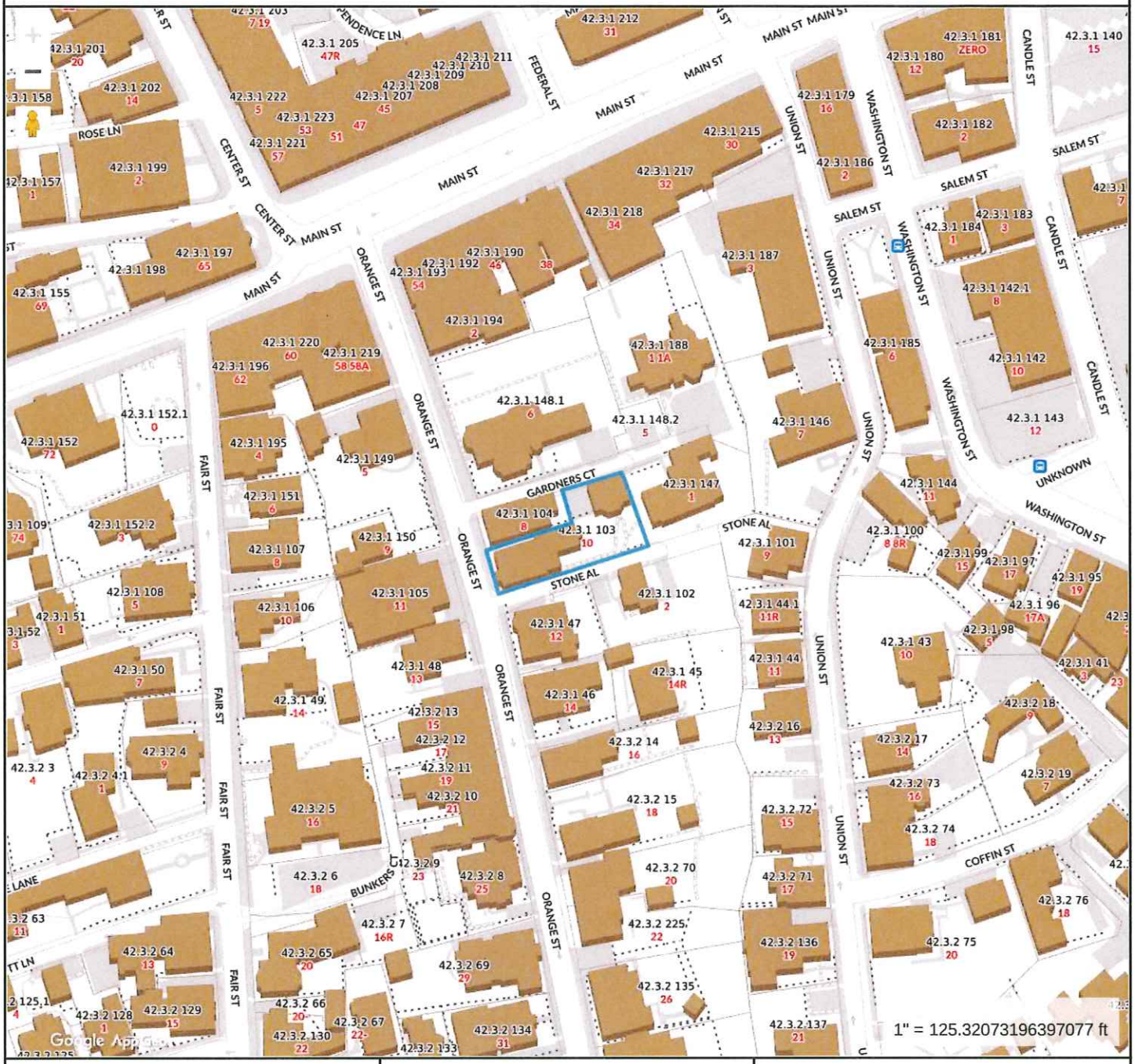
Trim _____ Sash _____ Doors _____

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

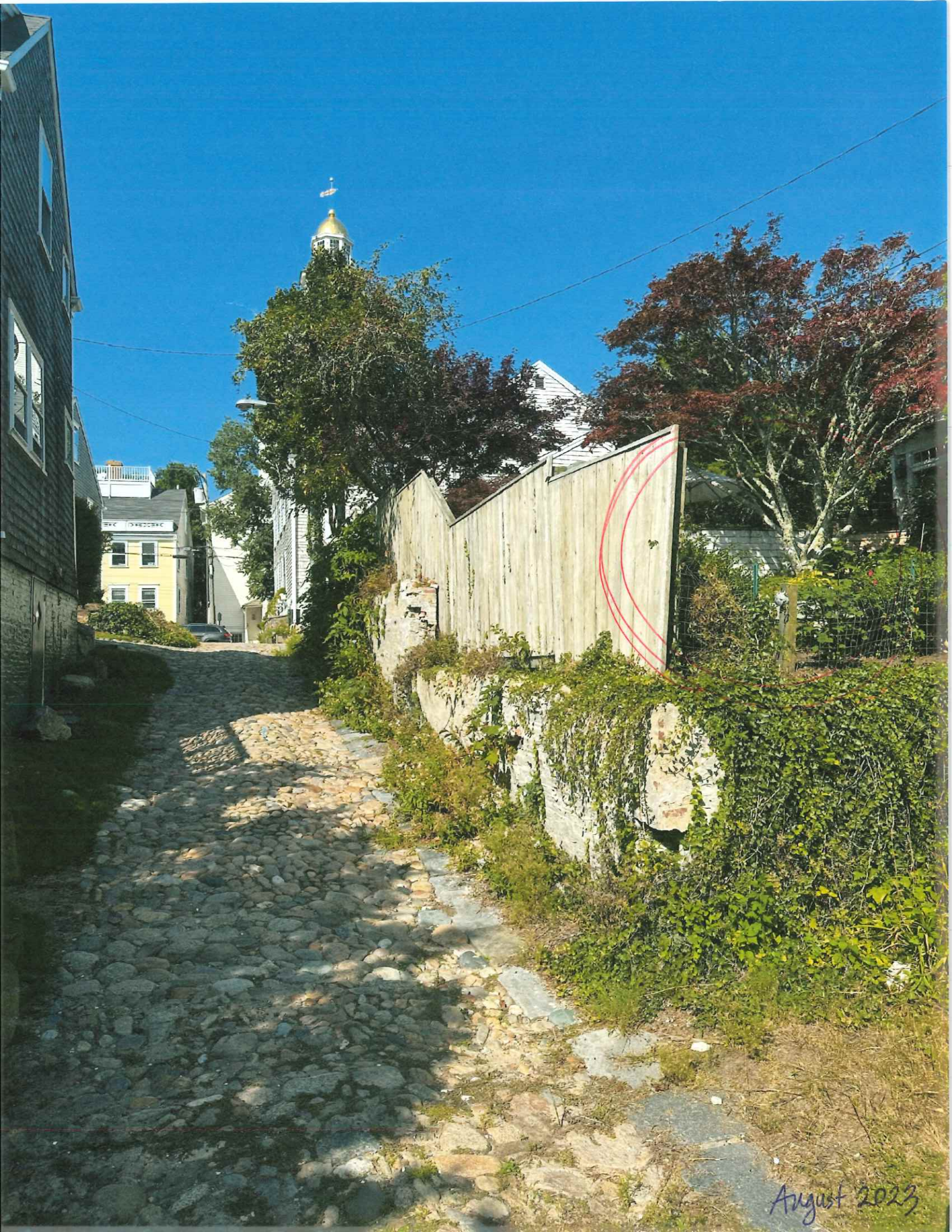
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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-

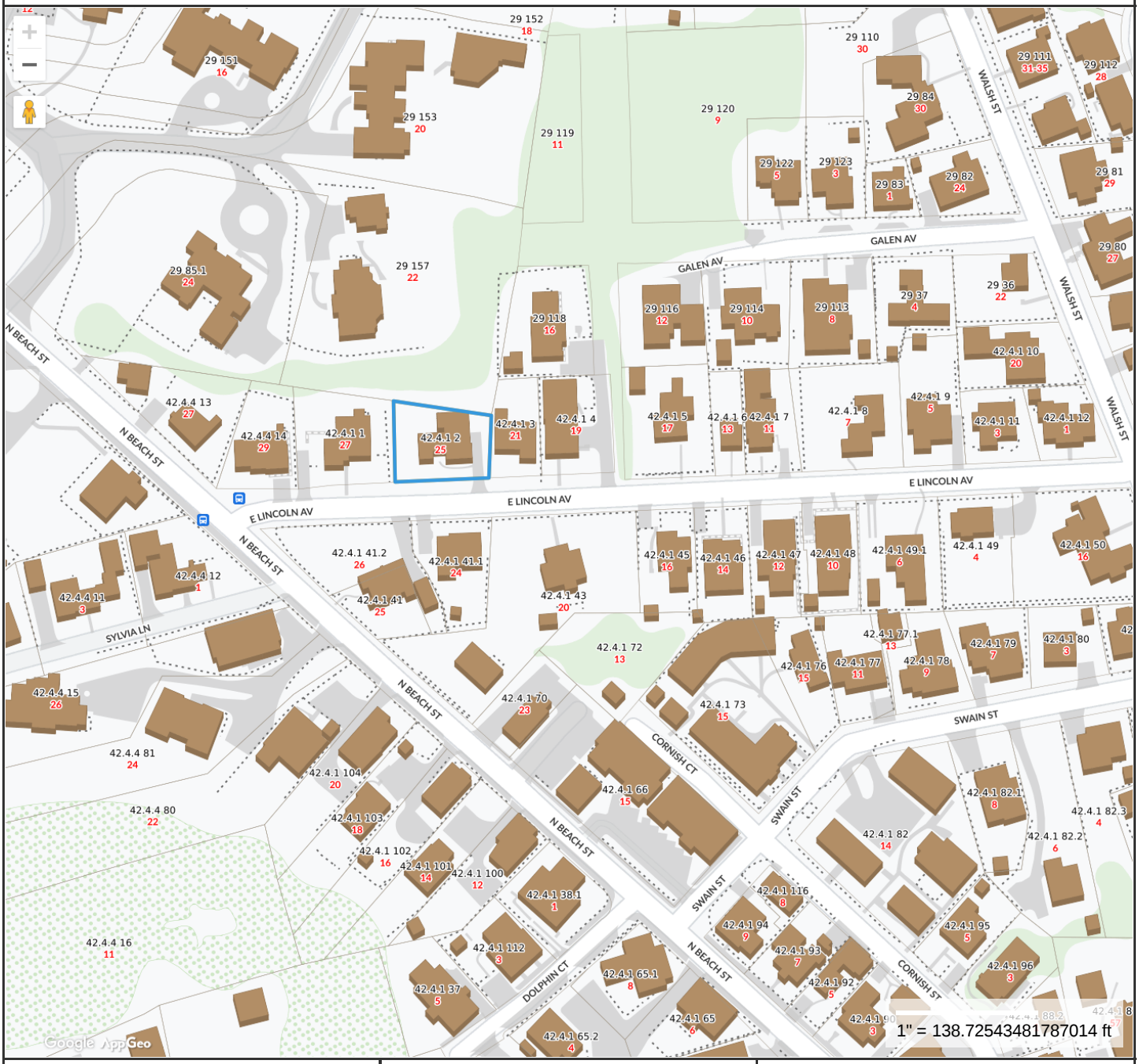
- 2 Cabot Lane was subdivided a couple of years ago, resulting in the creation of 4 Cabot Lane.
- The subdivision was approved for adding a basement under different ownership.
- The property includes the 1888 Victorian house known as the Harriet Swain house and a cottage at the back.
- The property was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

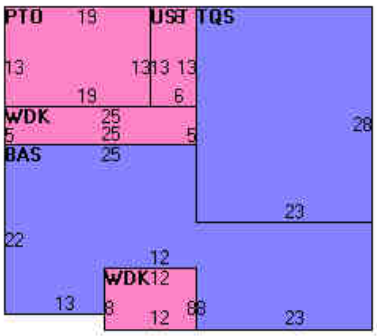
Building Attributes	
Field	**Description**
Style	Conventional
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior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

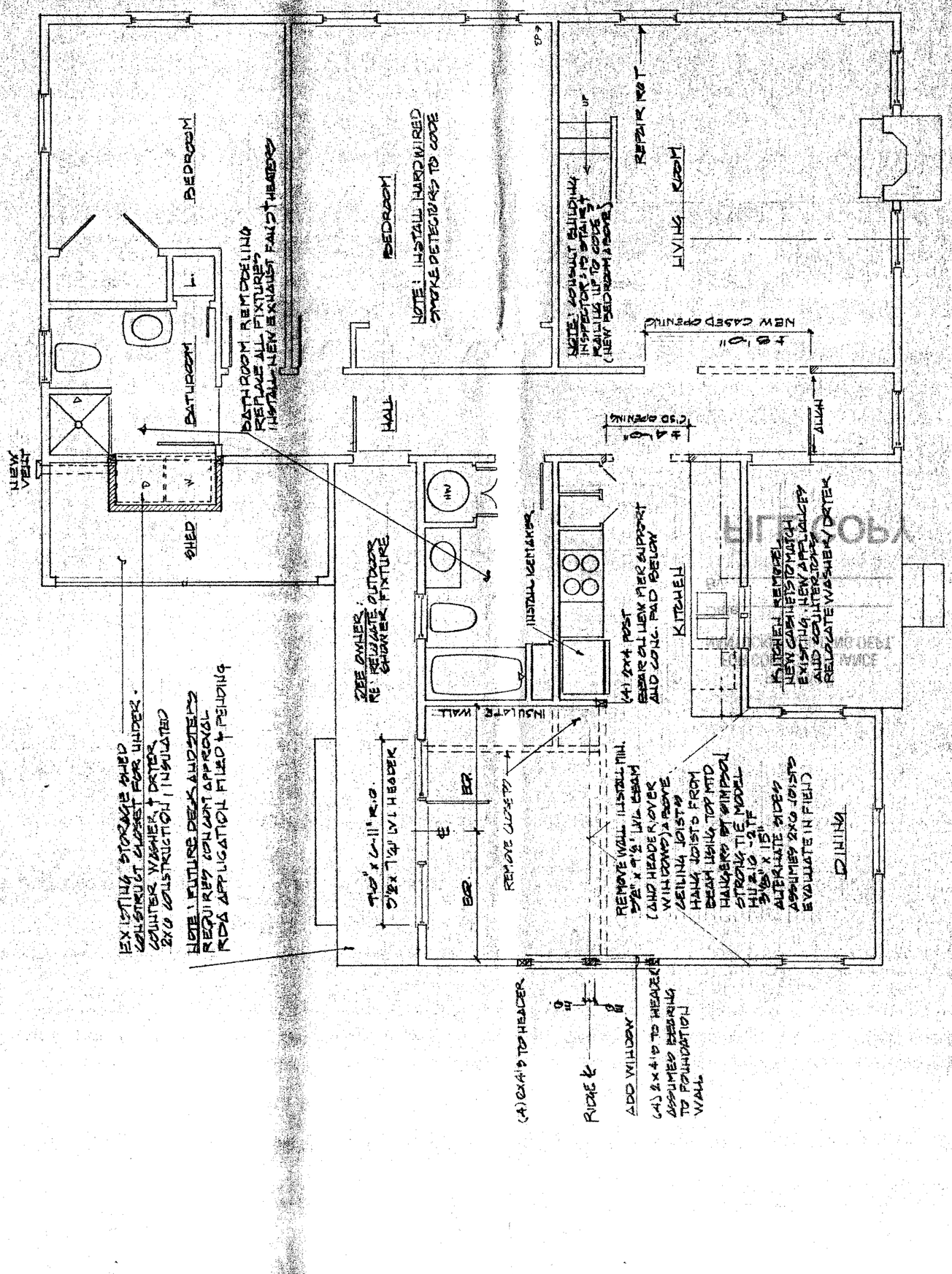
26 EAST LINCOLN AVENUE

PLAN : 1ST FLOOR ALTERATIONS

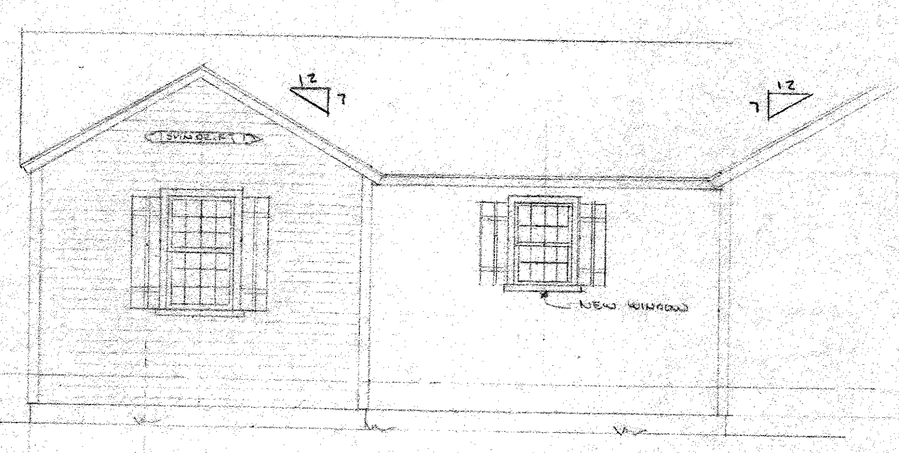
PERMITS PLUS

BOX [illegible]63

NANT[illegible]KET, MA

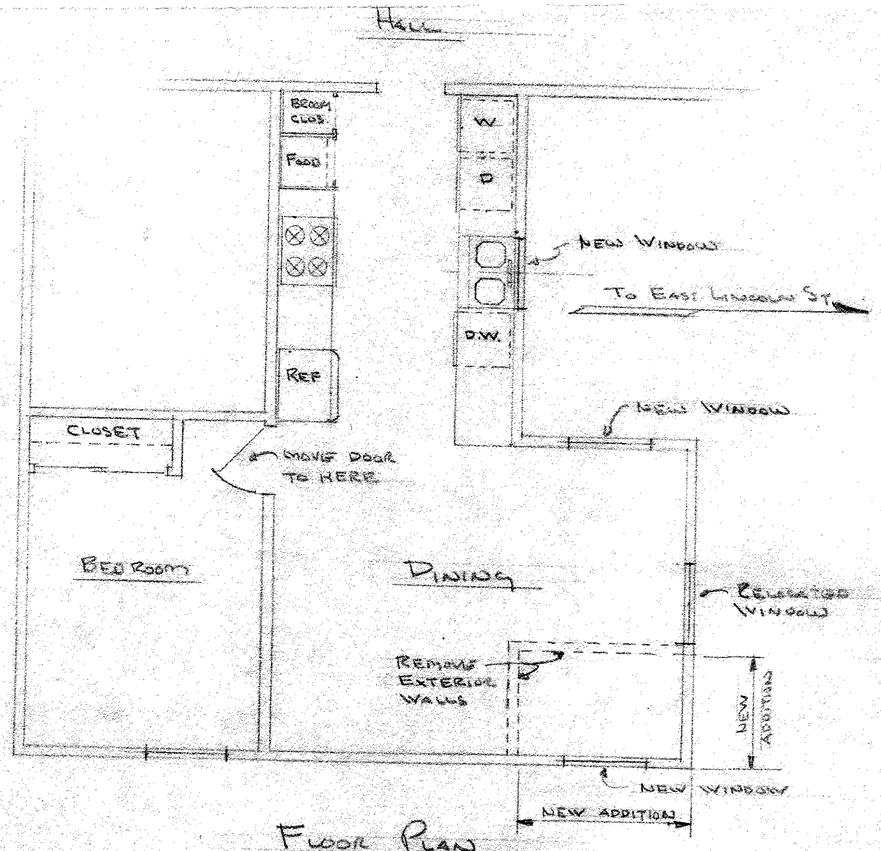


#108998 RWM
Oct 28, 1981
APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.



NEW ADDITION

EAST LINCOLN ST ELEVATION



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

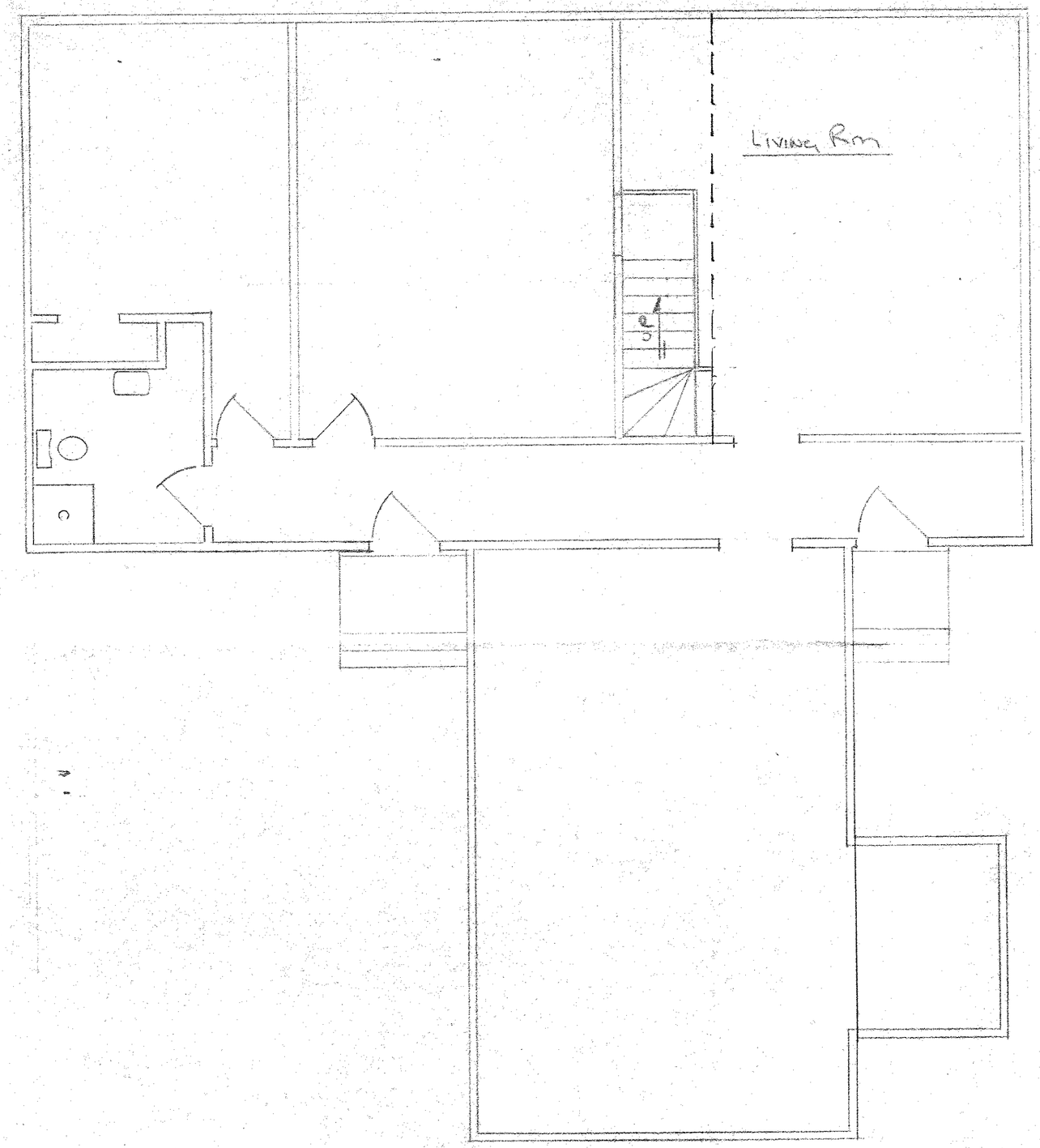


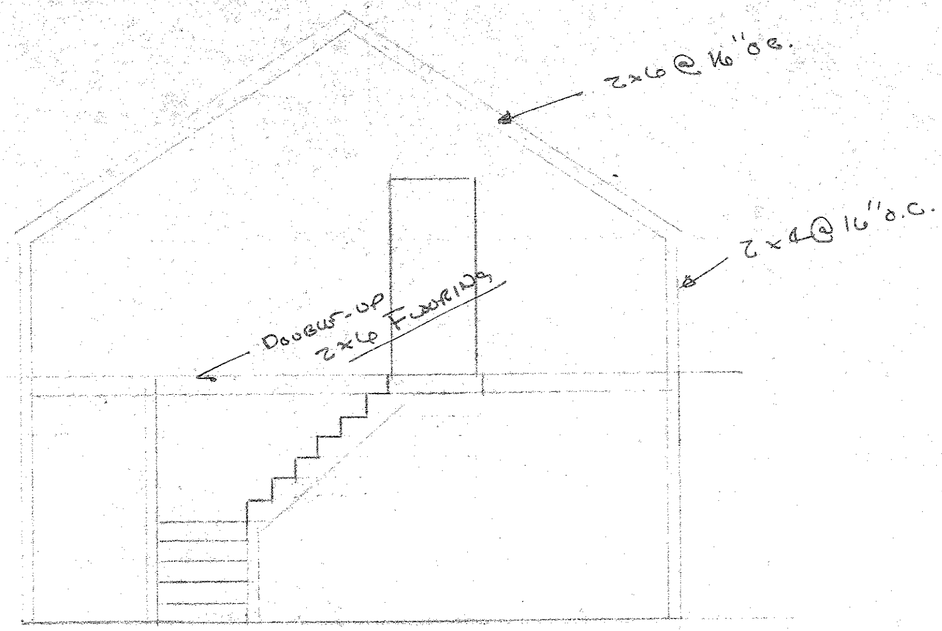
LEFT ELEVATION

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

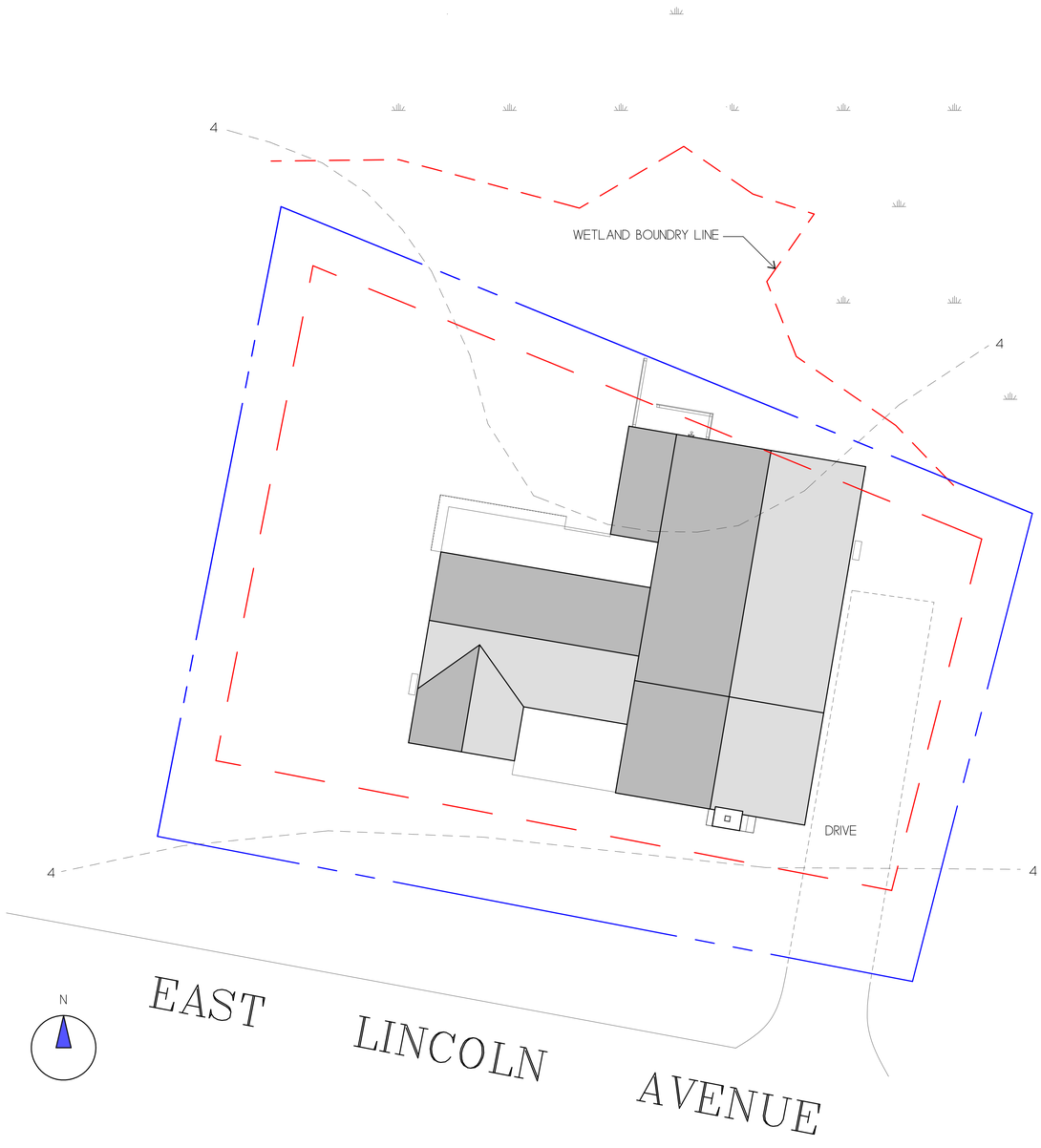
East Lincoln St

Nantucket, MA

Scale: 1/4" = 1'0"

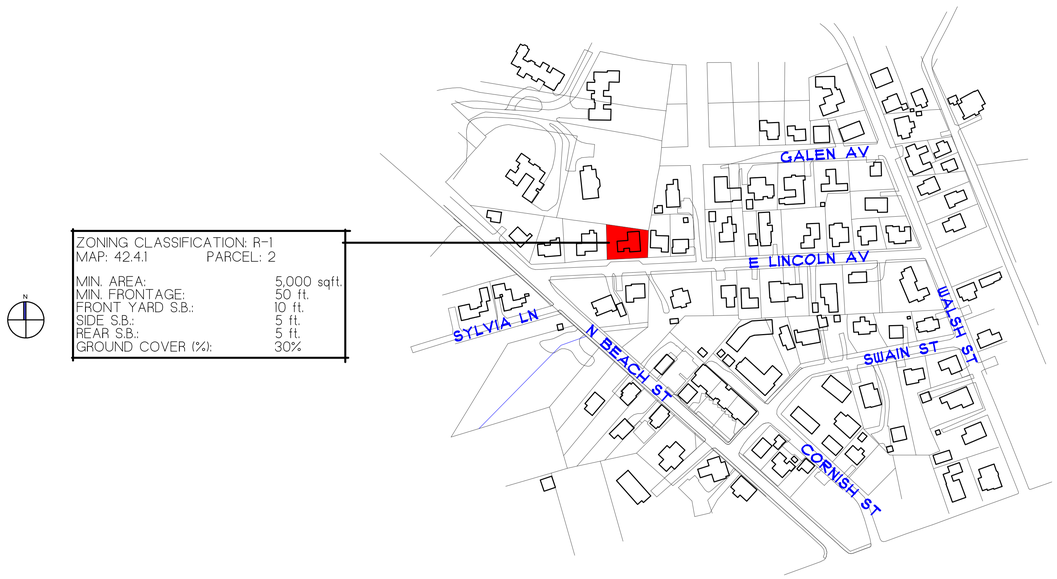
Date: Sept. 10, 1999


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:

ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:

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

NOTE:

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

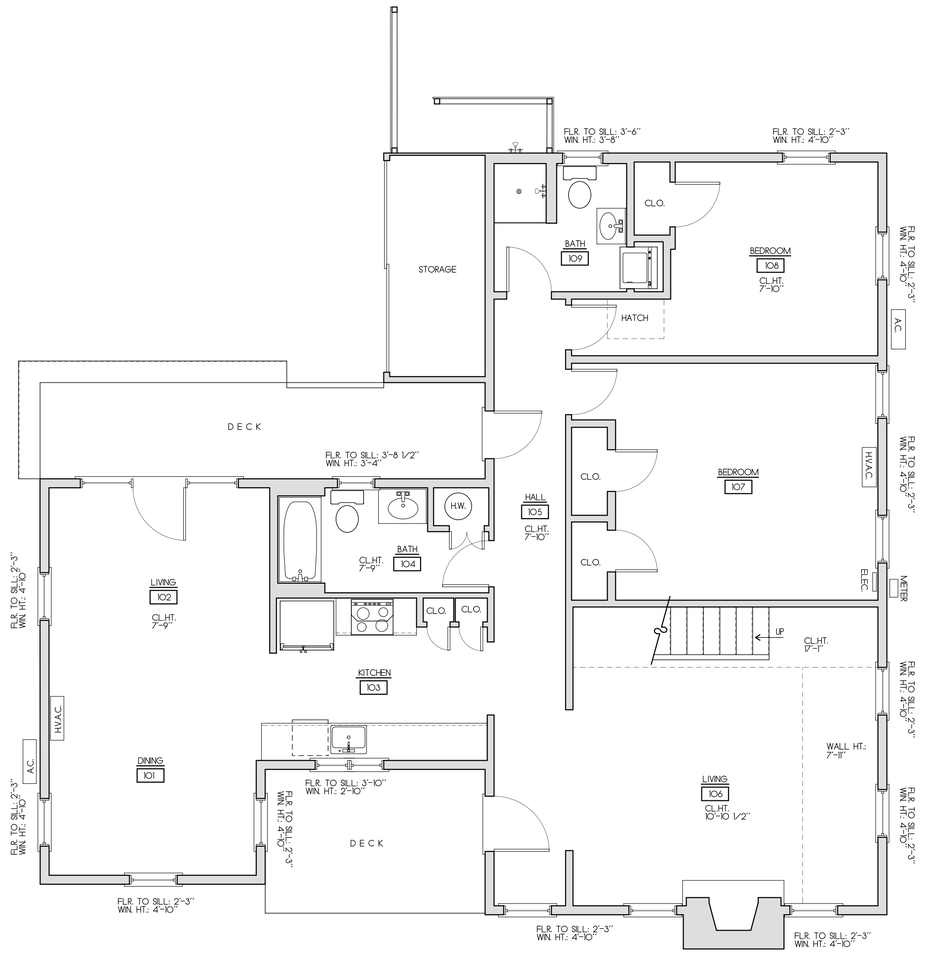
MAP: 42.4.1 PARCEL: 2
H.D.C. SITE PLAN

ADDRESS:
8 VESPER LANE
NANTUCKET, MA 02554

DATE: 9/30/2022

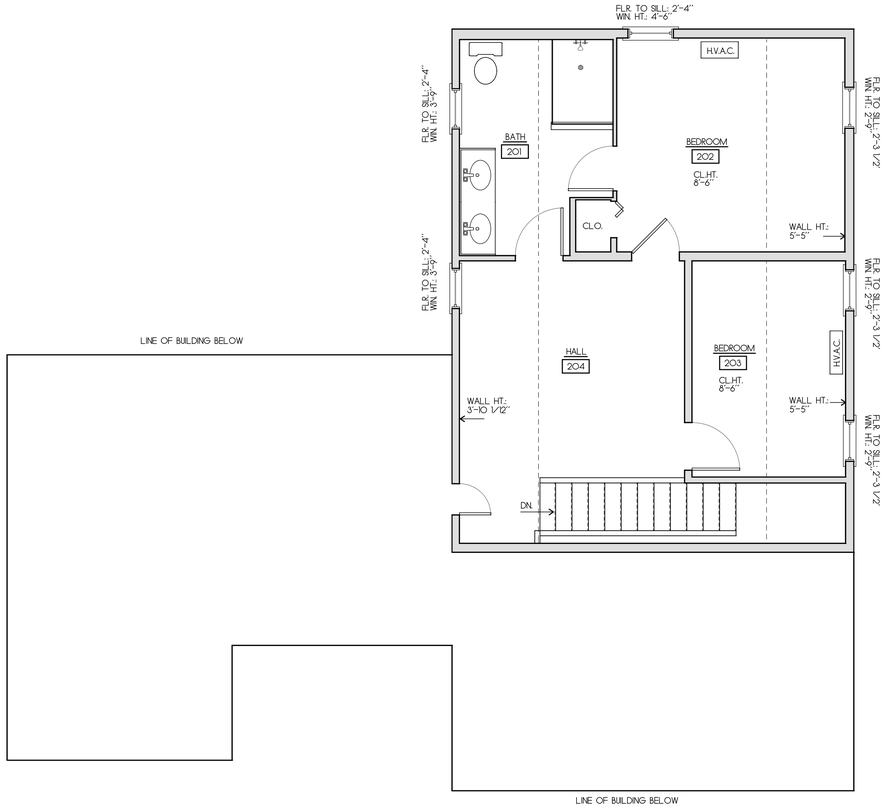
SCALE: 1/8" = 1'-0"

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"

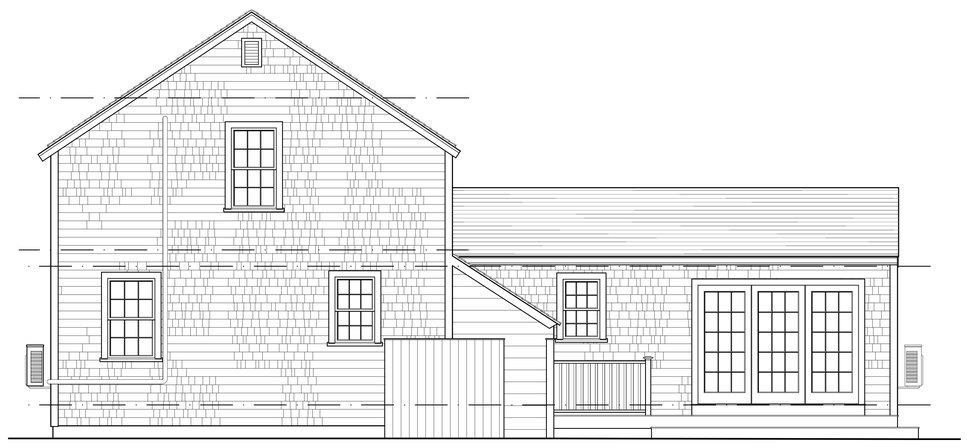
SHEET NO.
a 1



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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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

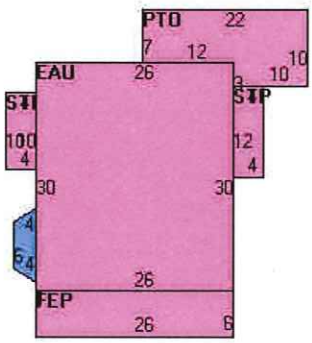
Building Attributes	
Field	**Description**
Style:	Bungalow
Model	Residential
Grade:	Average
Stories:	1.25
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat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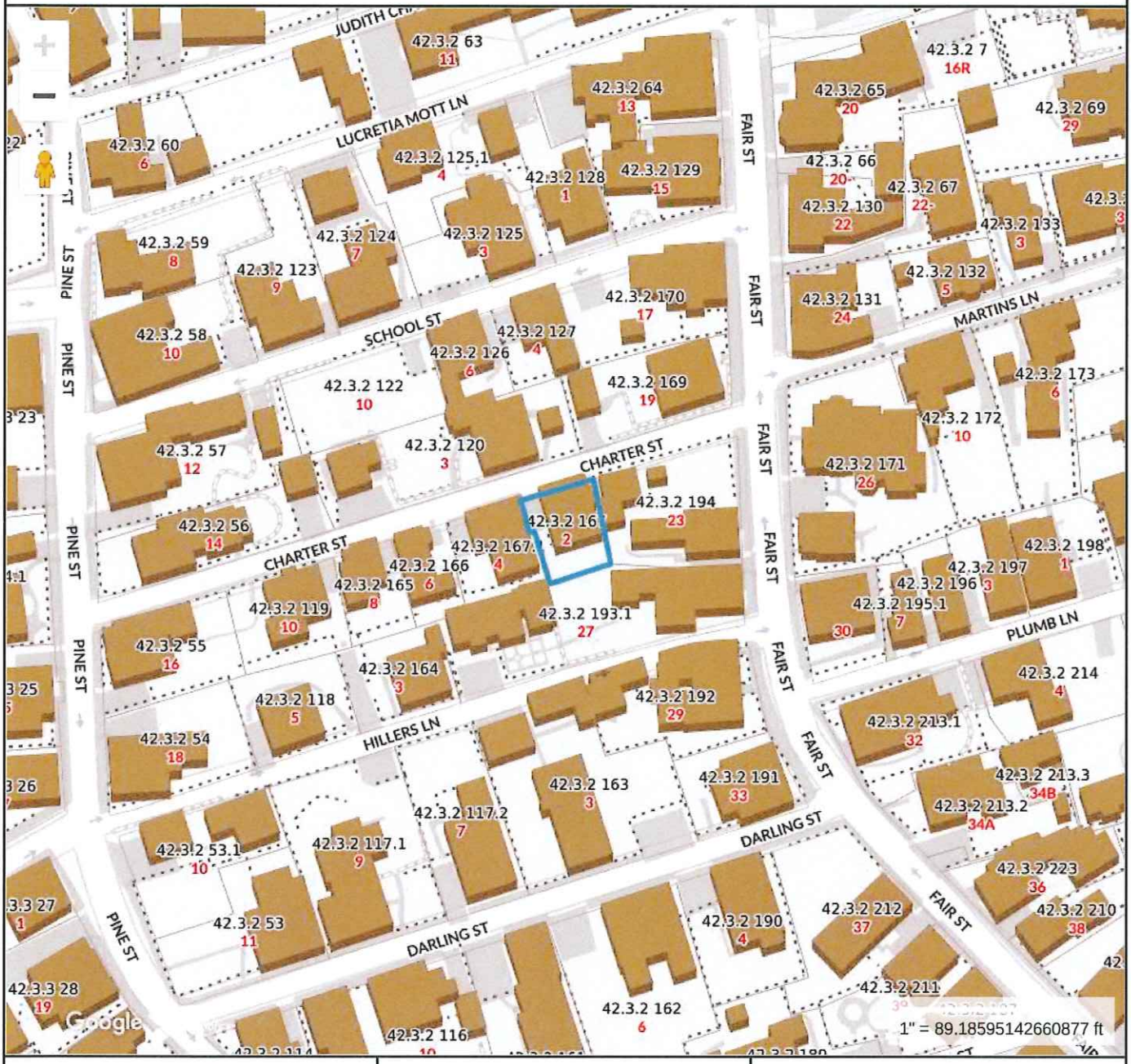
2 Charter Street



Property Information

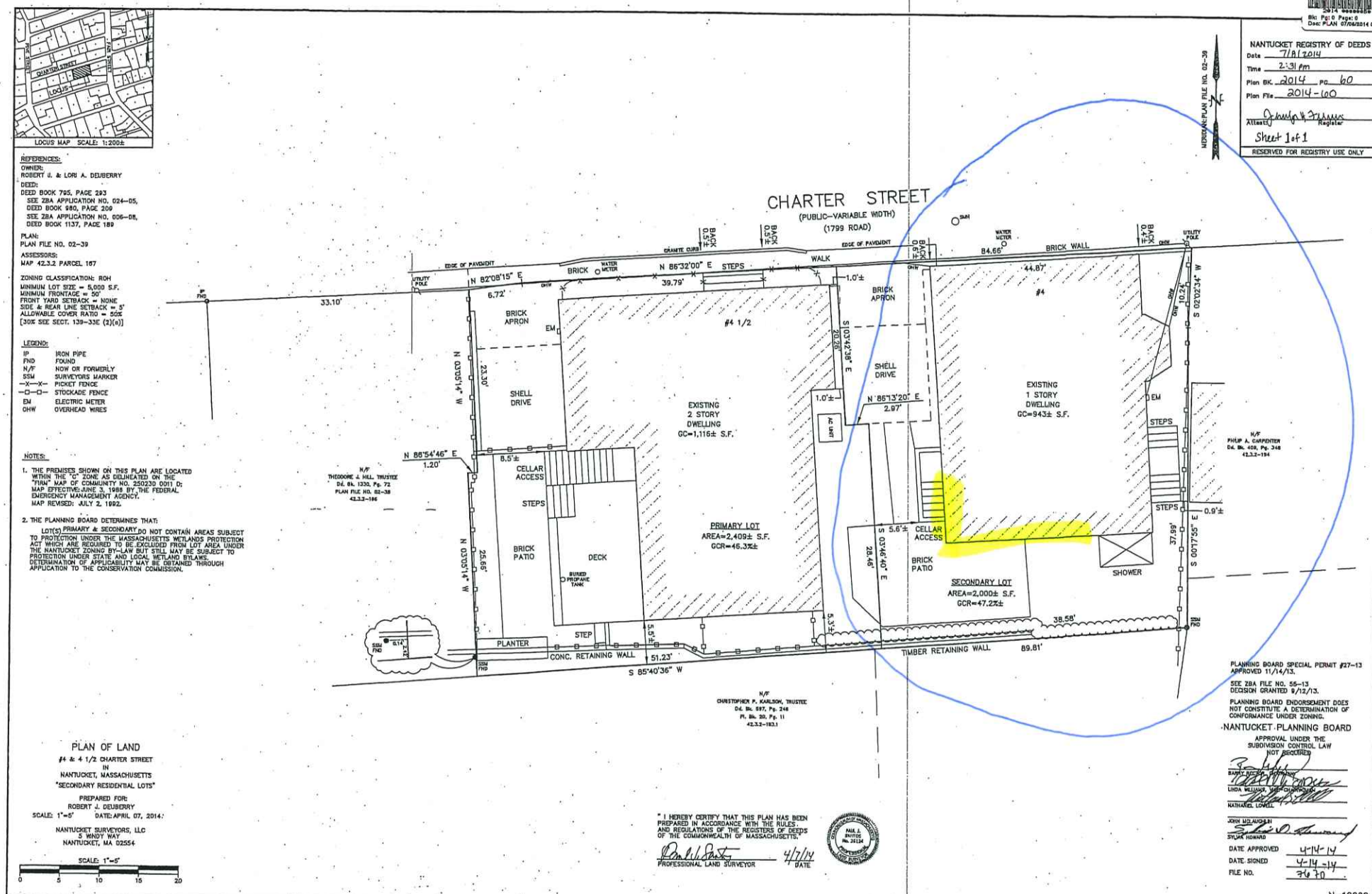
Property ID	9886
Location	2 CHARTER ST
Owner	BASKETT FRANCES ELIZABETH

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



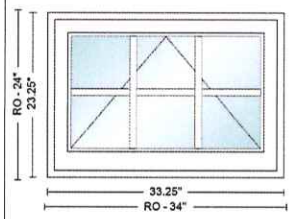
item 400
like kind

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**

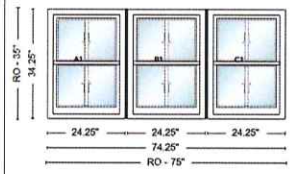
RO Size: 34" x 24" **Unit Size: 33 1/4" x 23 1/4"**

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"**

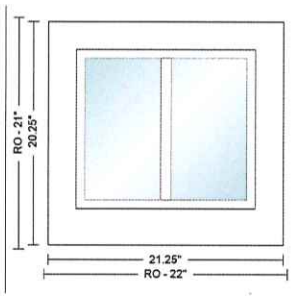
Mull: Factory Mulled, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ADH 2' 1/4"X2' 10 1/4" - ADH 2' 1/4"X2' 10 1/4" - ADH 2' 1/4"X2' 10 1/4", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional, Standard Product Performance, Equal Sash,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

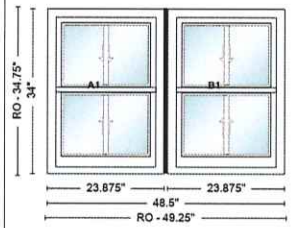


Item	Qty	Operation	Location	Unit Price	Ext. Price
400	**1**	**Fixed**	**None Assigned**	**$621.24**	**$621.24**

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 _____

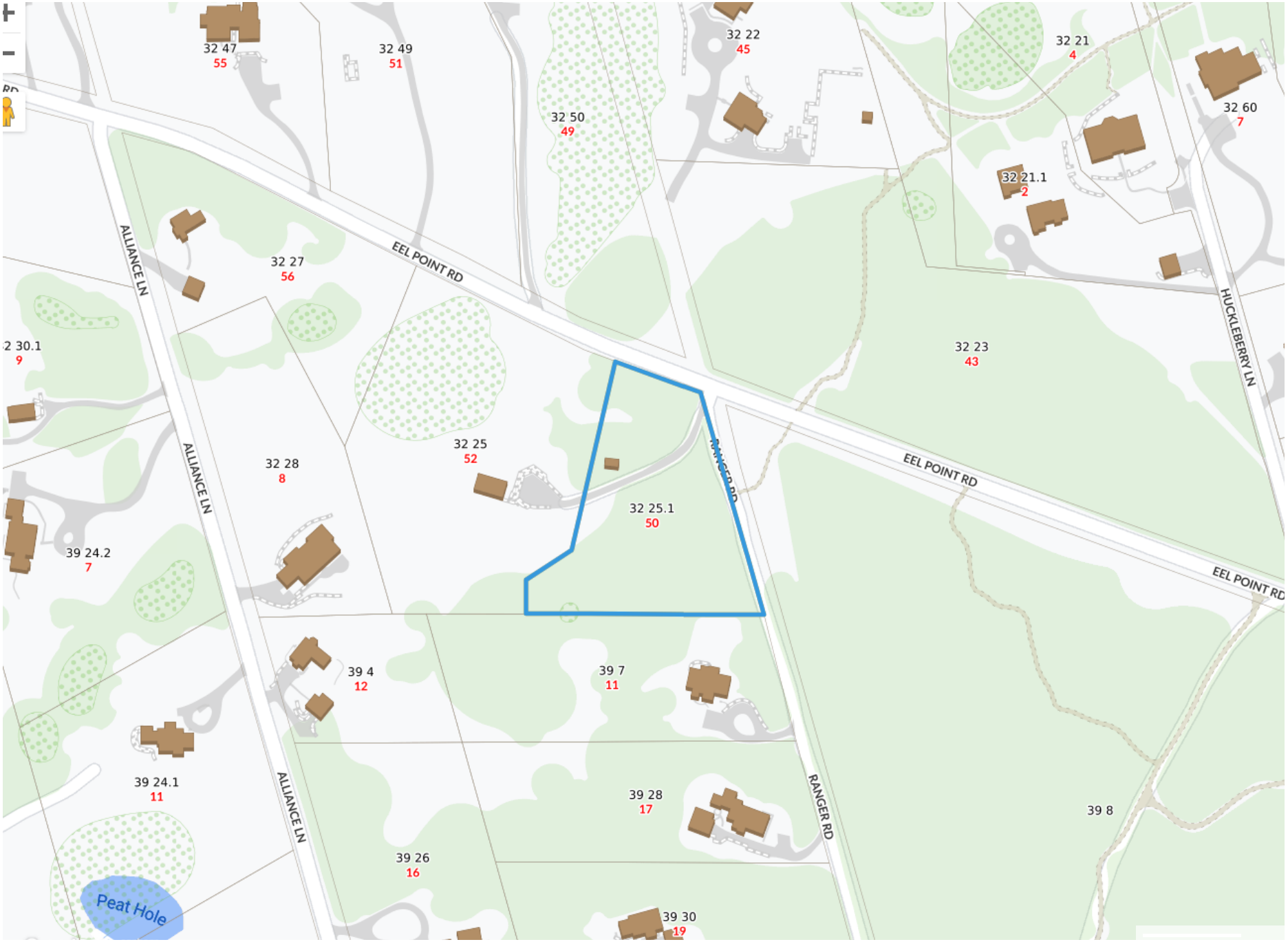
Trim _____ Sash _____ Doors _____

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

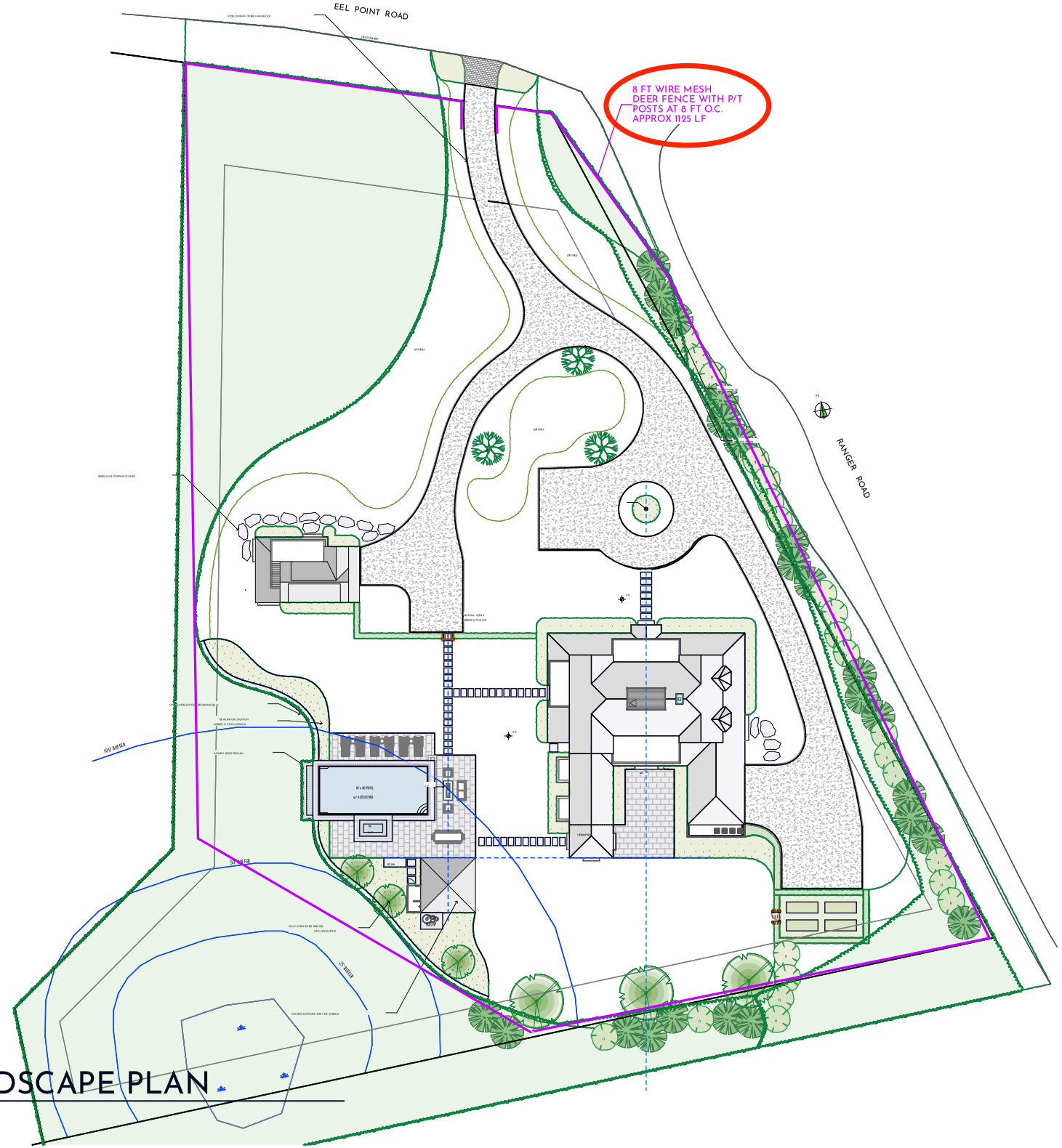
atlantic LANDSCAPING, INC

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

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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.

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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°: 79 PARCEL N°. 207

Street & Number of Proposed Work: 22 Woodland Dr.

Owner of record: Darla Stuckey

Mailing Address: 22 Woodland Dr.
Nantucket MA 02554

Contact Phone #: 908-310-2277 E-mail: darstuck9@aol.com

AGENT INFORMATION (if applicable)

Name: Darla Stuckey

Mailing Address: 22 Woodland Dr.

Contact Phone #: 908-310-2277 E-mail: darstuck9@aol.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 200 ft. Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 6' high Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 5/20/2024 Signature of owner of record Darla C. Stuckey Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Darla C. Stuckey

AS AGENT FOR _____

STREET ADDRESS 22 Woodland Dr.

MAP/PARCEL 79/207

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/20/2024

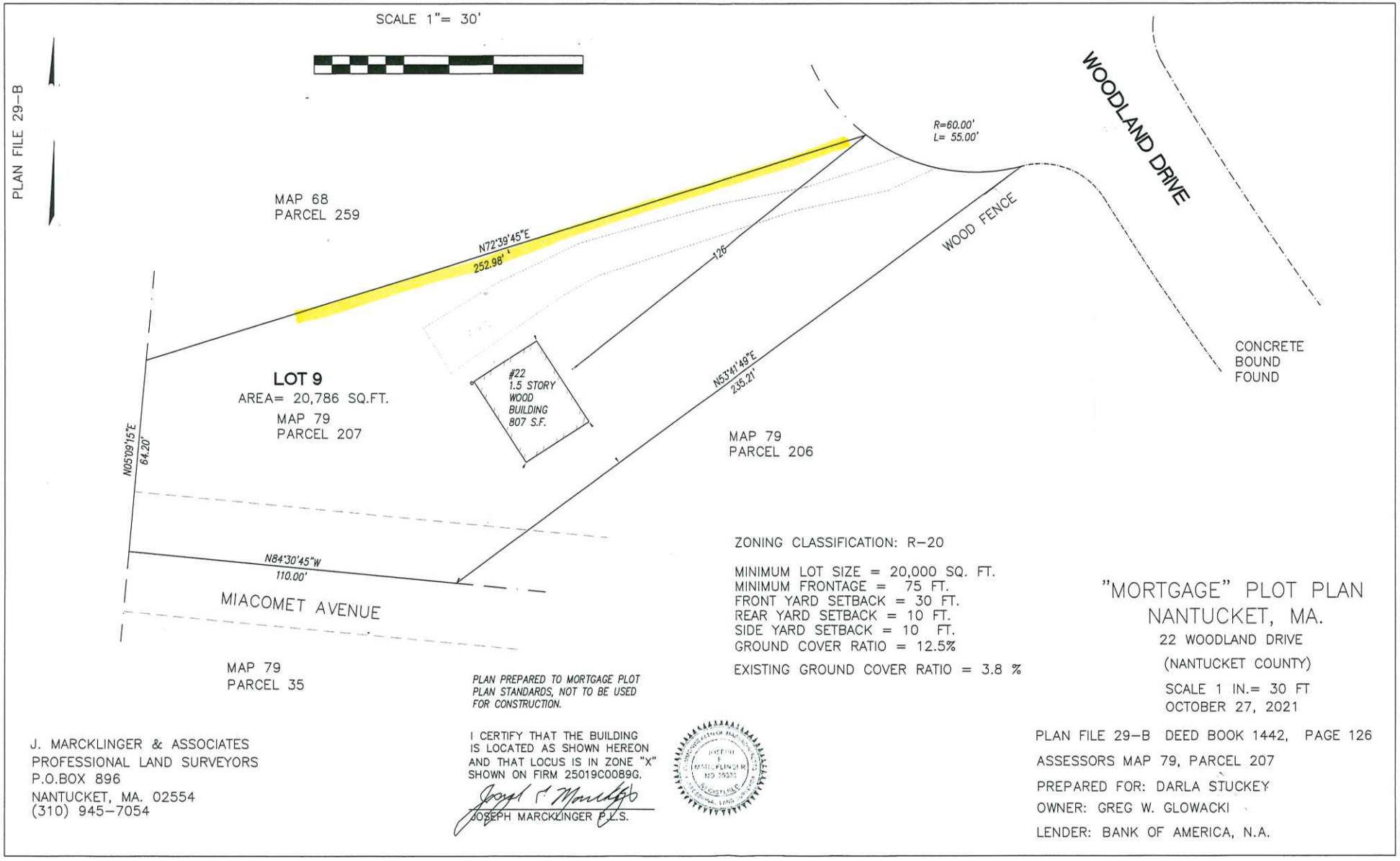
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Darla C. Stuckey 5/20/2024

Signature Date



ZONING CLASSIFICATION: R-20

MINIMUM LOT SIZE = 20,000 SQ. FT.
MINIMUM FRONTAGE = 75 FT.
FRONT YARD SETBACK = 30 FT.
REAR YARD SETBACK = 10 FT.
SIDE YARD SETBACK = 10 FT.
GROUND COVER RATIO = 12.5%

EXISTING GROUND COVER RATIO = 3.8 %

"MORTGAGE" PLOT PLAN
NANTUCKET, MA.

22 WOODLAND DRIVE

(NANTUCKET COUNTY)

SCALE 1 IN.= 30 FT
OCTOBER 27, 2021

PLAN PREPARED TO MORTGAGE PLOT PLAN STANDARDS, NOT TO BE USED FOR CONSTRUCTION.

I CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN HEREON AND THAT LOCUS IS IN ZONE "X" SHOWN ON FIRM 25019C0089G.

JOSEPH MARCKLINGER P.L.S.

J. MARCKLINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

PLAN FILE 29-B DEED BOOK 1442, PAGE 126

ASSESSORS MAP 79, PARCEL 207

PREPARED FOR: DARLA STUCKEY

OWNER: GREG W. GLOWACKI

LENDER: BANK OF AMERICA, N.A.

North property line from the street



Zoomed view of North property line from street



proposed fence type - 6 feet high



proposed fence 6 feet high



HISTORIC DISTRICT COMMISSION MEETING/DEADLINE SCHEDULE

April - July 2024

****SCHEDULE IS SUBJECT TO CHANGE****

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587 ext. 7050

Meeting Deadline	Meeting Type	Meeting Date/Time
Thursday, April 4th @12pm	Old Business	Tuesday, April 9th 4pm Hybrid*
Monday, April 8th @12pm	**New Business**	~~Tuesday, April 16th 4pm Hybrid*~~
****NO HDC & SAC MEETING DUE TO SCHOOL VACATION****		~~**SAC April 16th 9 am via Zoom.**~~
Thursday, April 18th @12pm	**New Business**/Old Business	Tuesday, April 23rd 4pm Hybrid*
Monday, April 22nd @12pm	**New Business**	Tuesday, April 30th 4pm Hybrid*
		SAC April 30th 9 am via Zoom.
Thursday, May 2nd @12pm	Old Business	~~Tuesday, May 7th 4pm Hybrid*~~
****NO HDC MEETING DUE TO 2024 ATM****		
Monday, May 6th @12pm	**New Business**	Tuesday, May 14th 4pm Hybrid*
		SAC May 14th, 9 am via Zoom
Thursday, May 16th @12pm	Old Business	Tuesday, May 21st, 4pm Hybrid*
Monday, May 20th @12pm	**New Business**	Tuesday, May 28th,4pm Hybrid*
		SAC May 28th, 9 am via Zoom.
Thursday, May 30th @12pm	Old Business	Tuesday, June 4th, 4pm Hybrid*
Monday, June 3rd @12pm	**New Business**	Tuesday, June 11th, 4pm Hybrid*
		SAC June 11th, 9 am via Zoom.
Thursday, June 13th @12pm	Old Business	Tuesday, June 18th, 4pm Hybrid*
Monday, June 17th @12pm	**New Business**	Tuesday, June 25th, 4pm Hybrid*
		SAC June 25th, 9 am via Zoom.
Thursday, June 27th @ 12pm	Old Business	Tuesday, June 2nd, 4pm Hybrid*
Monday, July 1st @ 12pm	**New Business**	Tuesday, July 9th, 4pm Hybrid*
		SAC July 9th, 9 am via Zoom.

Updated 5-1-24

HDC Website: Historic District Commission | Nantucket, MA - Official Website (nantucket-ma.gov)
HDC Agendas and Minutes: Agendas & Minutes • Nantucket, MA • CivicEngage (nantucket-ma.gov)
For all HDC related questions, comments, and/or concerns, contact Esmeralda Martinez, Land Use Specialist/HDC Compliance Coordinator. emartinez@nantucket-ma.gov. 508-325-7587 x 7050.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 149

Street & Number of Proposed Work: 4 MEADOW VIEW DR.

Owner of record: STAN + ERIN CHERVIN

Mailing Address: 4929 GLORIA DRIVE
ENCINO CA 91436

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SANNE PAYNE

Mailing Address: 75 GOLDFINCH DR.
NANTUCKET MA 02554

Contact Phone #: 332-0455 E-mail: Sannebser@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other RAISE SECTION of ROOF to create 2nd story

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: NO WORK Decks/Patio: Size: / ☐ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 908 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North 23'-2½" South 23'-2½" East 23'-2½" West 23'-2½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

* RAISE ROOF 4' to create 2nd FLR USABLE SPACE ADD DORMER + 5 windows

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall CEDAR Clapboard (if applicable) _____ Roof GREY to match
Trim White Sash White Doors _____
Deck NATURAL Foundation _____ Fence _____ Shutters _____

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

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

Date 5.1.24 Signature of owner of record Sanne For STAN + ERIN CHERVIN. Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Seanne Payne

AS AGENT FOR Stan + Erin Chernin

STREET ADDRESS 4 Meadow View Drive

MAP/PARCEL 56/149

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5.19.24

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

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

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

Signature 5.19.24 Date

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

(initial to indicate read and understand)

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

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

Stan C. <stanchervin@gmail.com> 5/1/2024 1:00 PM

Permission to act as our representative for 4 Meadowview Drive, Nantucket

To Sanne Henriksen <sanneibsen@comcast.net>

To Whom It May Concern:

Sanne Payne will be representing the property at 4 Meadow View Drive for all H.D.C. and permit matters.

Please feel free to contact me if you need anything.

Thank you

Stan Chervin

Owner, 4 Meadow View Drive
C: 818-268-2511
H: 828-788-4579
stanchervin@gmail.com

A1.1

SITE PLAN / LOCUS

CHERVIN RESIDENCE
4 MEADOW VIEW DRIVE
NANTUCKET MA 02554

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

Date: 5.1.24 HDC SUBMITTAL
Revisions:



LOCUS MAP
NOT TO SCALE

A-3. 2	ELEVATIONS
A-3.1	ELEVATIONS
A-2.1	FLOOR PLANS
A-1.1	SITE PLAN

DRAWING LIST

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
CHARLES W. HART & ASSOCIATES, INC.
8 WILLIAMS LANE
NANTUCKET, MA 02554

SITE PLAN OF LAND

PREPARED FOR:
STAN AND ERIN CHERVIN
4929 GLORIA DRIVE
ENCINO, CA 91436

1/10" = 1'-0"
ASSESSOR MAP #56
TAX PARCEL #149

ZONING REQUIREMENTS

ZONE:	R2	
MINIMUM FRONTAGE:	75'-0"	
MINIMUM LOT SIZE:	20,000 S.F.	
CURRENT FRONTAGE:	97'-0" S.F.	
CURRENT LOT SIZE:	20,145 +/- S.F.	
SIDE AND REAR YARD SETBACK:	10'-0"	
FRONT YARD SETBACK:	30'-0"	
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	12.5 %	
ALLOWABLE TOTAL GROUND COVERAGE:	2518 S.F.	
CURRENT TOTAL GROUND COVERAGE:	1964 S.F.	
CURRENT TOTAL GROUND COVERAGE RATIO:	7.8 %	
PROPOSED TOTAL GROUND COVERAGE:	NO CHANGE	
PROPOSED TOTAL GROUND COVERAGE RATIO:	NO CHANGE	

NOTE: ALL WINDOW AND DOOR SIZES TO BE VERIFIED IN FIELD BY CONTRACTOR BEFORE ORDERING.

WINDOW SCHEDULE

TYPE	AMT.	DESCRIPTION	MANUFACTURER	PRODUCT #	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
A	7	12/12 LIGHT DH	ANDERSON	TW2446	2'-4" X 4'-6"		MATCH EXISTING SIZES



2 NORTH ELEV



3 WEST ELEV

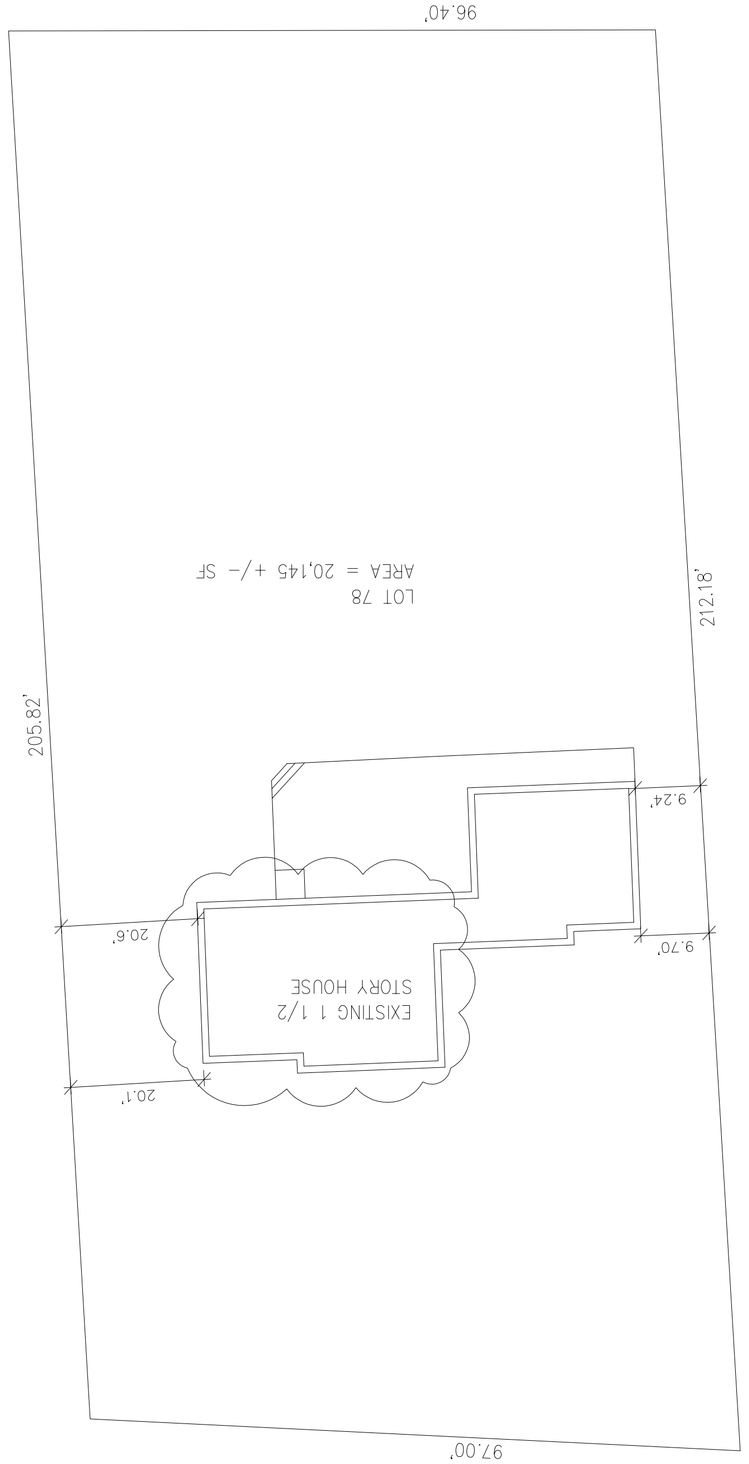


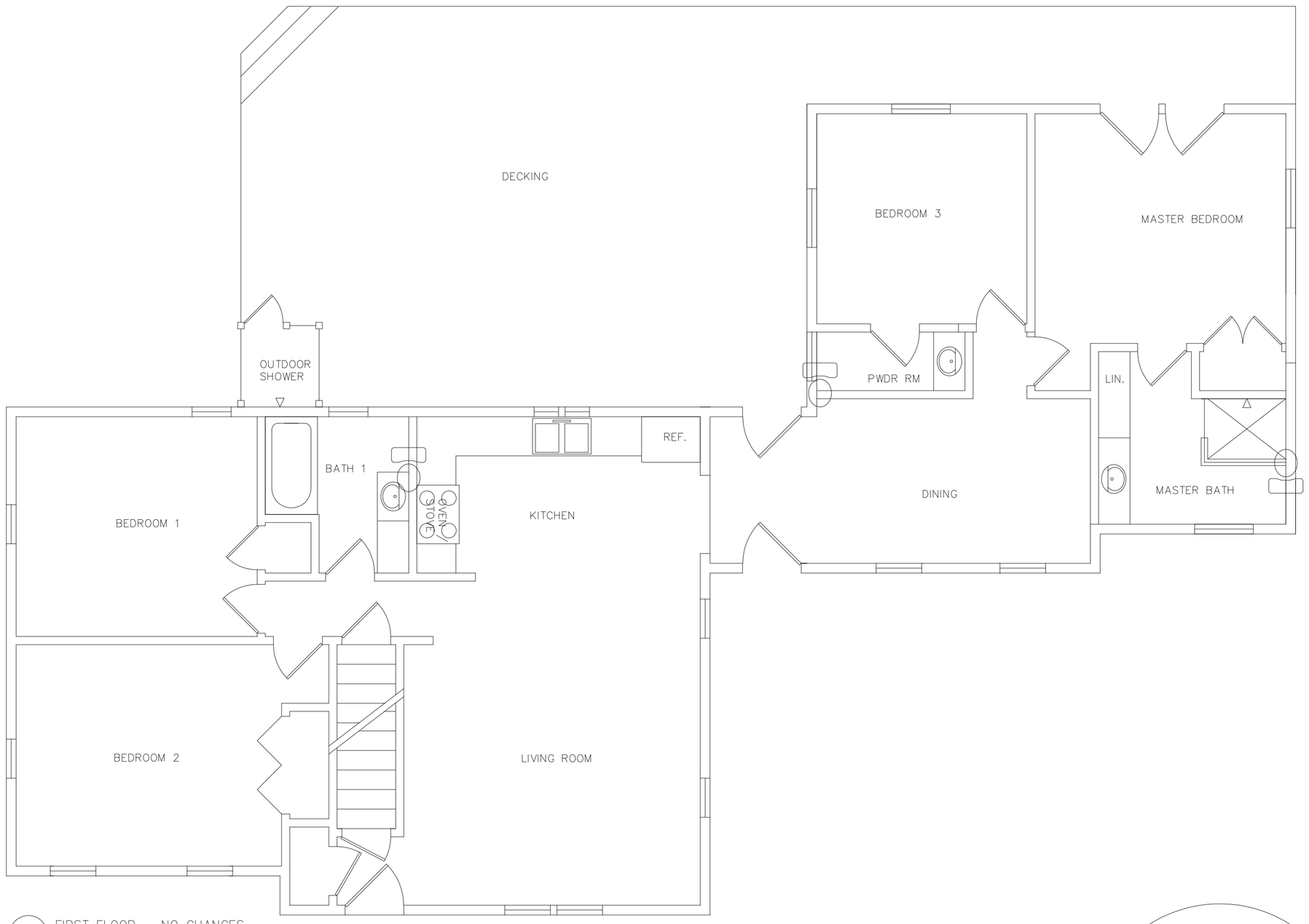
4 SOUTH ELEV



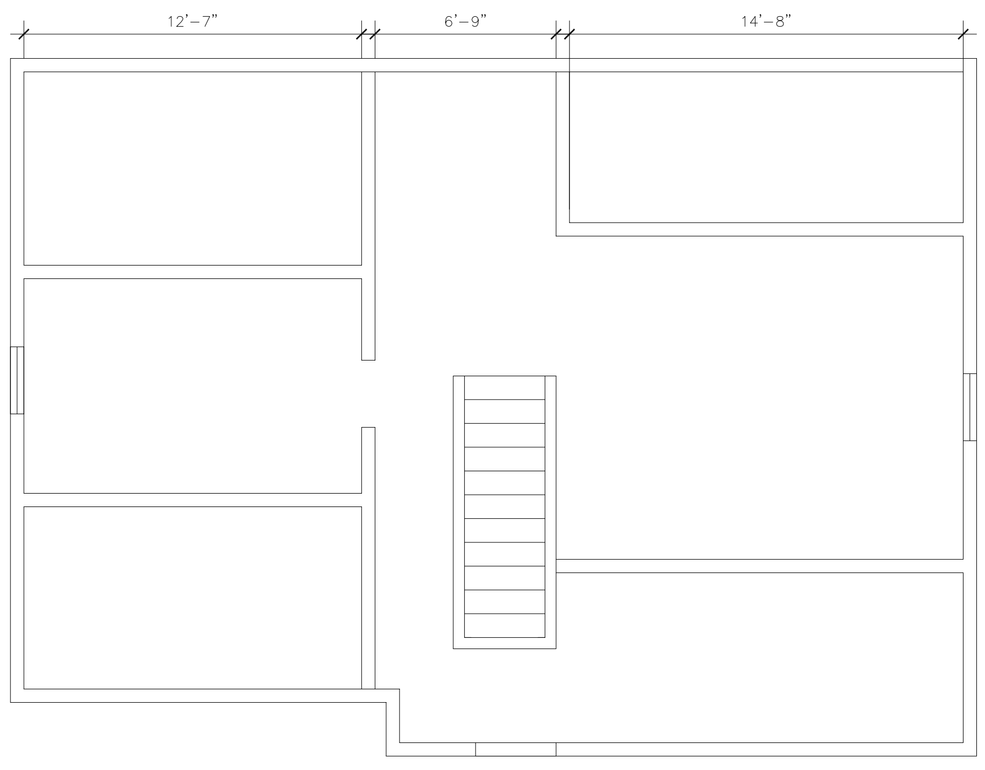
5 EAST ELEV

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

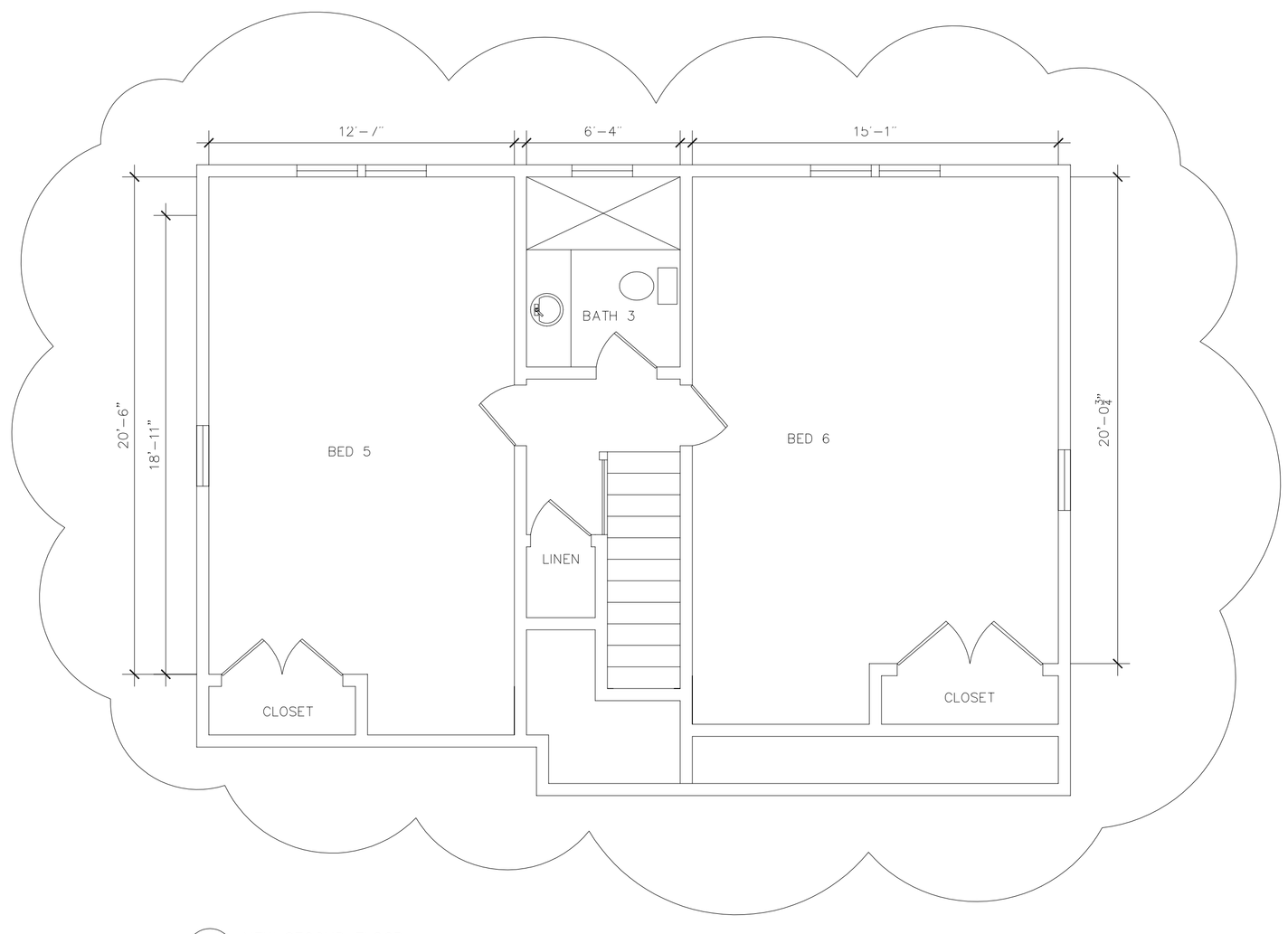




1 FIRST FLOOR – NO CHANGES
SCALE: 1/4" = 1'-0"



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



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

CHERVIN RESIDENCE
4 MEADOW VIEW DRIVE
NANTUCKET MA 02554

Date: 5.1.24 HDC SUBMITTAL
Revisions:

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

SITE PLAN / LOCUS

A2.1

CHERVIN RESIDENCE

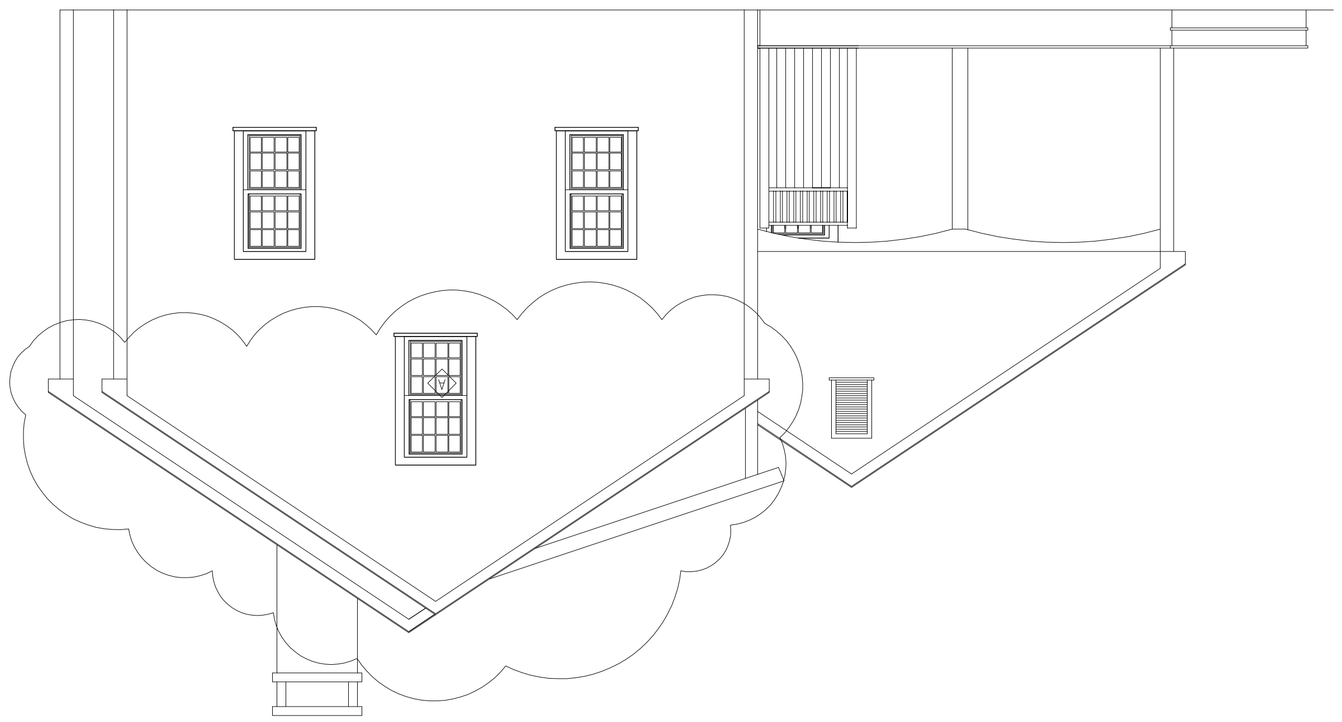
4 MEADOW VIEW DRIVE
NANTUCKET MA 02554

SITE PLAN / LOCUS

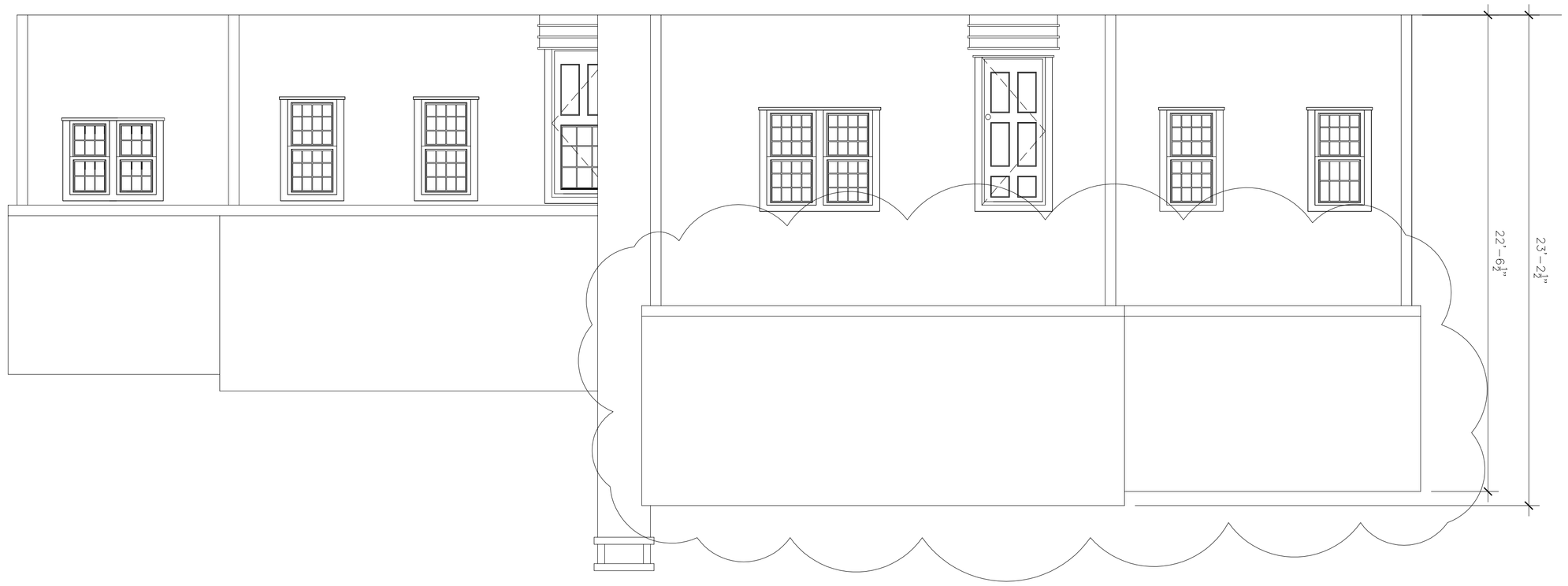
Drawn By: SP
Project No.: CHERVIN
Scale: NOTED

Date: 5.1.24 HDC SUBMITTAL
Revisions:

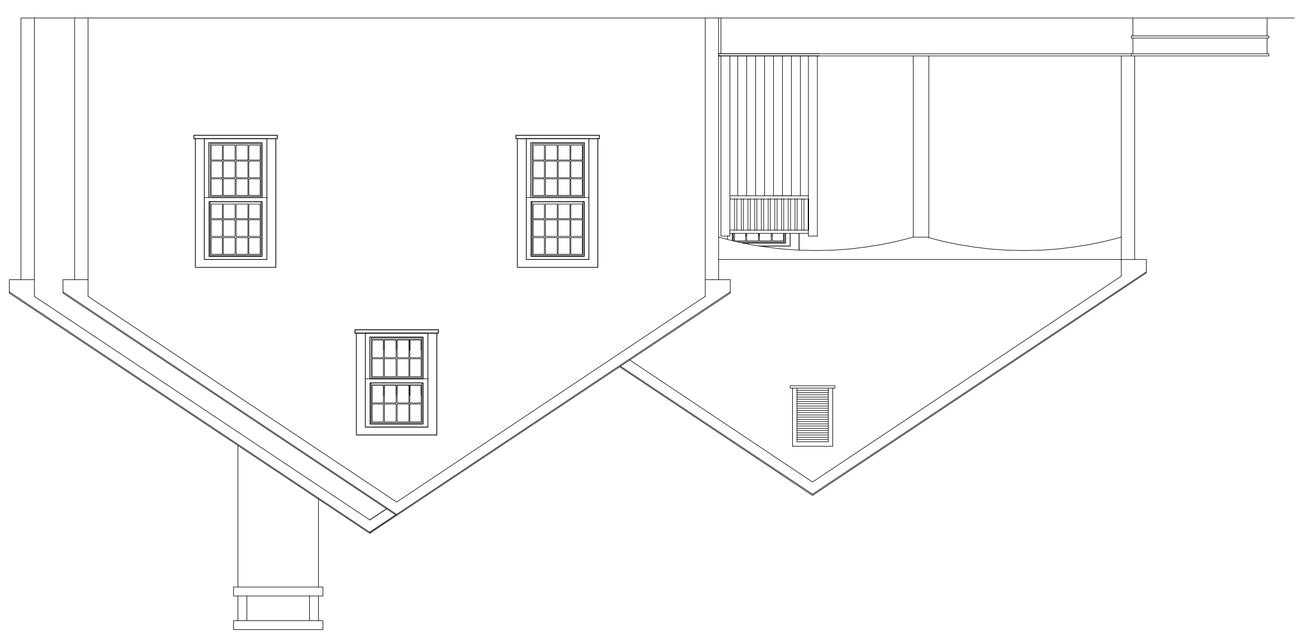
A3.1



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



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



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



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



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



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



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



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

CHERVIN RESIDENCE
4 MEADOW VIEW DRIVE
NANTUCKET MA 02554

Date: 5.1.24 HDC SUBMITTAL
Revisions:

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

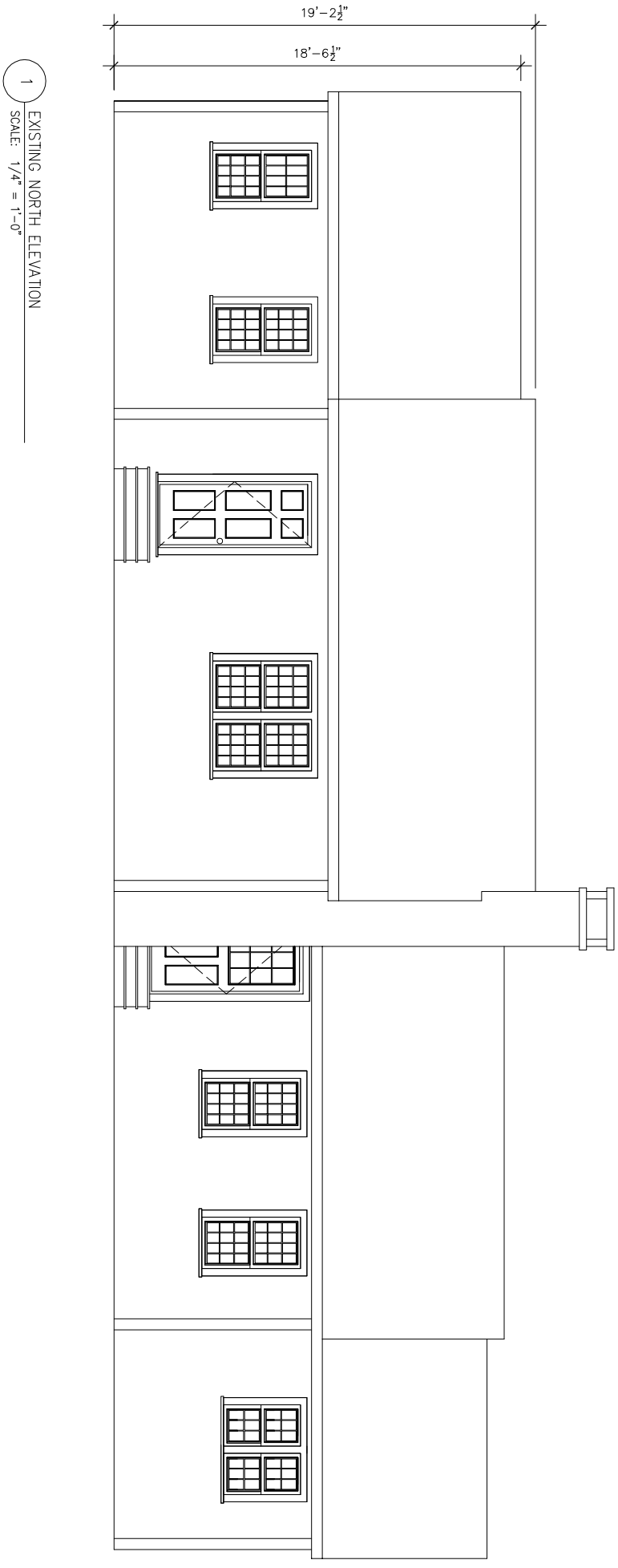
SITE PLAN / LOCUS

A3.2



2 EXISTING EAST ELEVATION

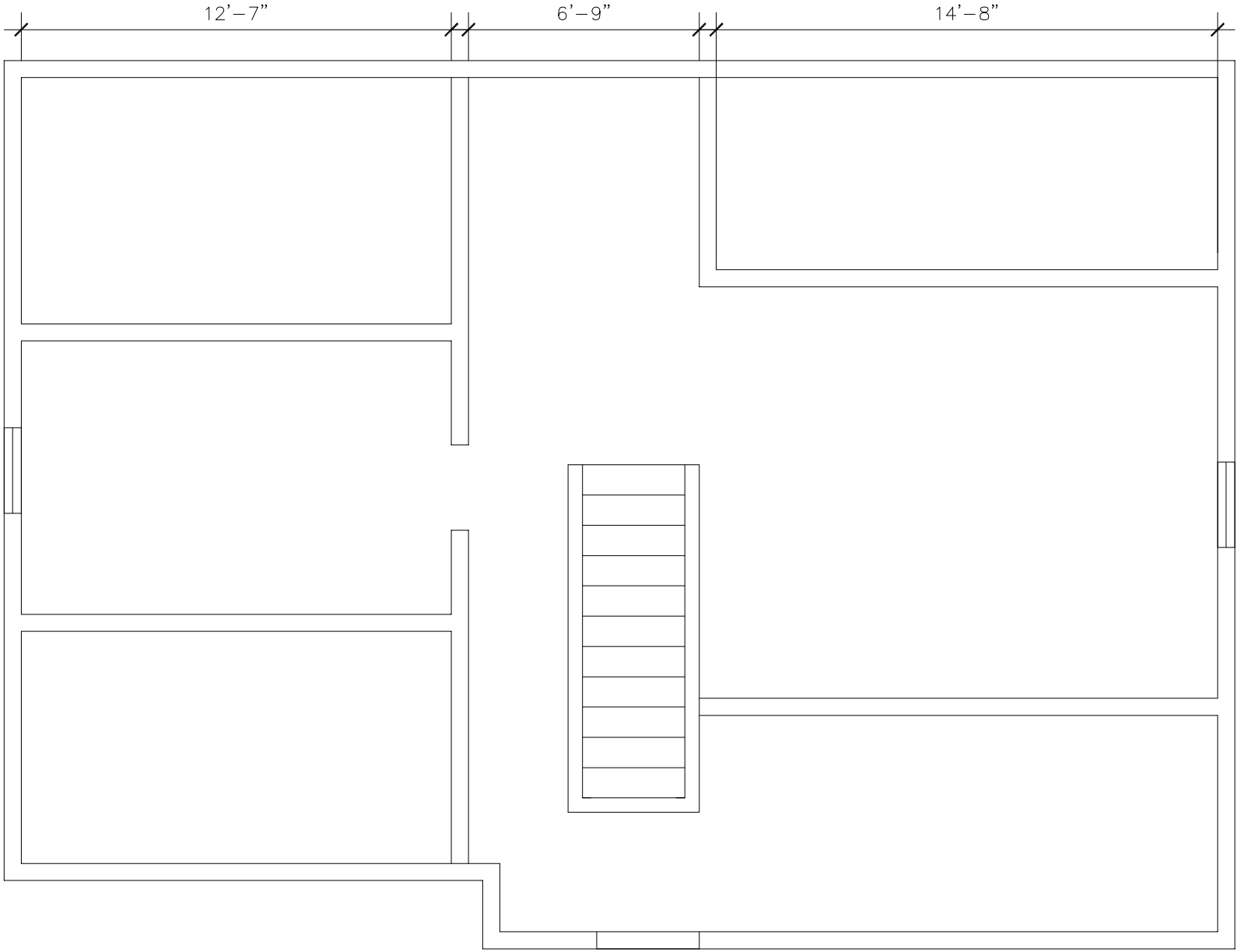
SCALE: 1/4" = 1'-0"



1

EXISTING NORTH ELEVATION

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



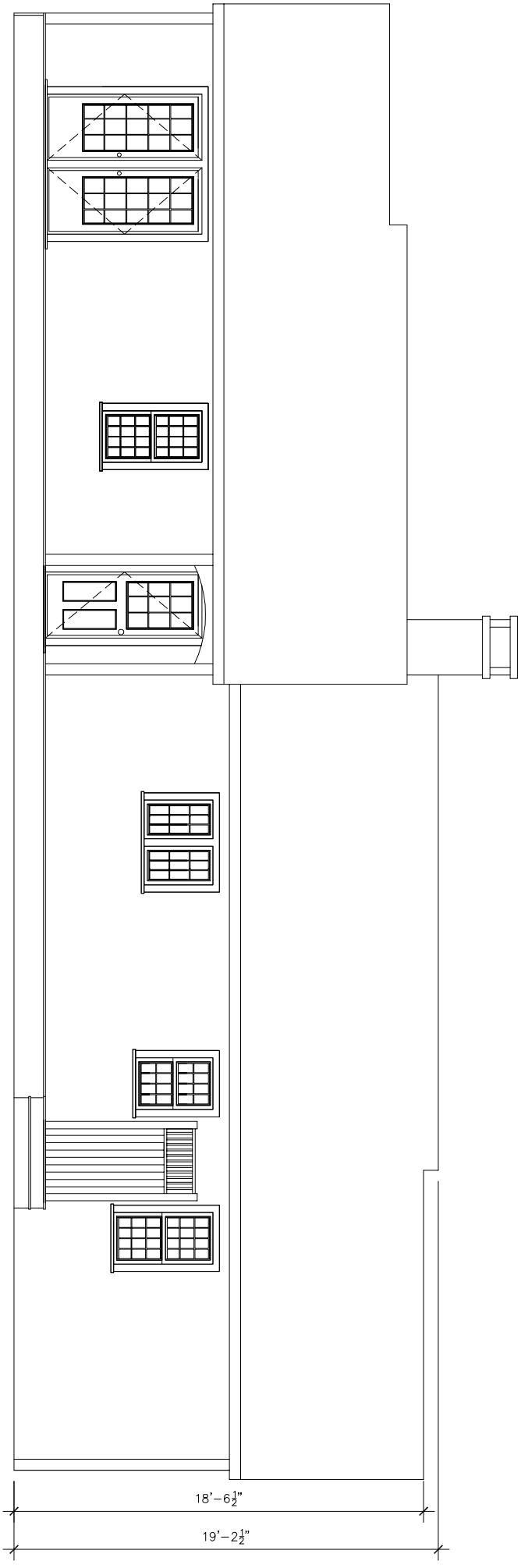
2 EXISTING SECOND FLOOR

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

1

EXISTING SOUTH ELEVATION

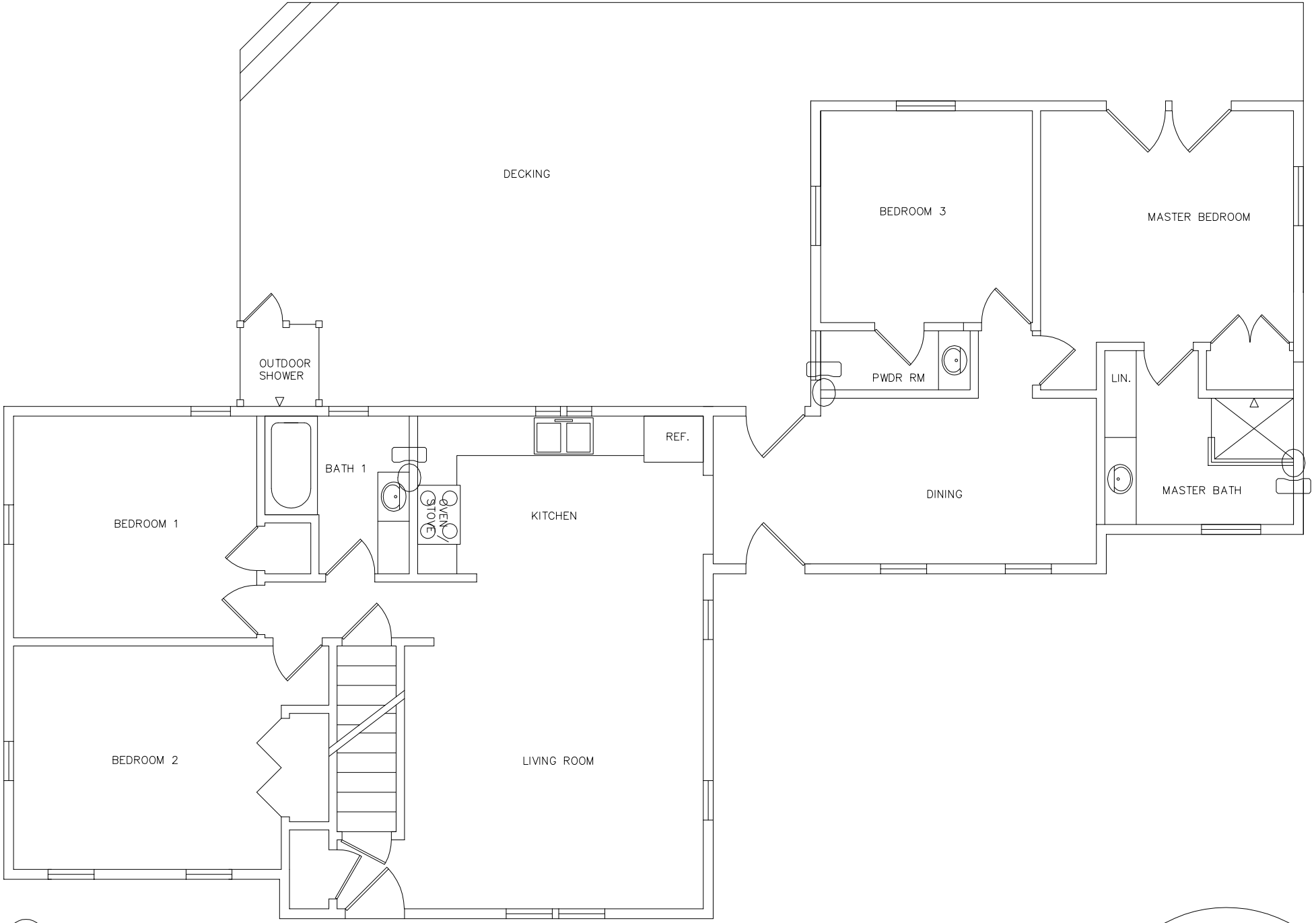
SCALE: 1/4" = 1'-0"





2 EXISTING WEST ELEVATION

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



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

LOCUS MAP

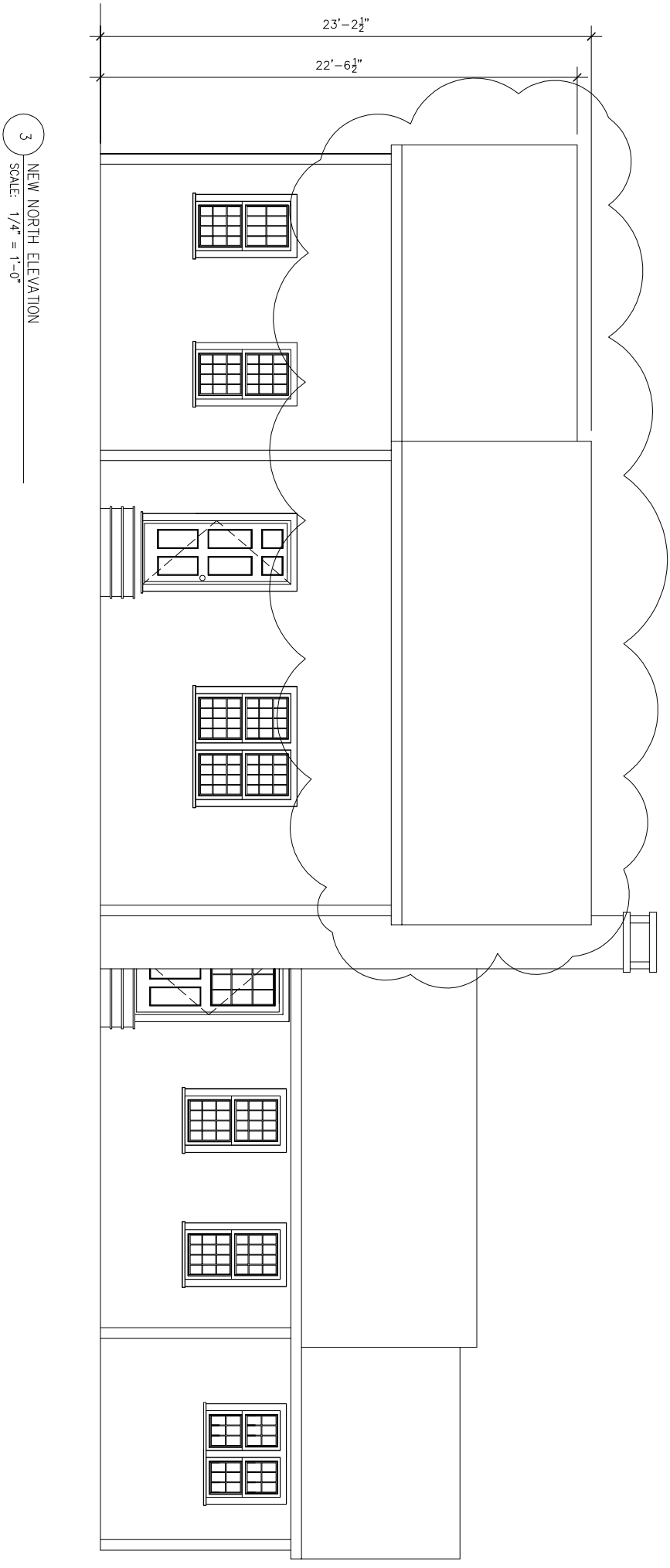
NOT TO SCALE



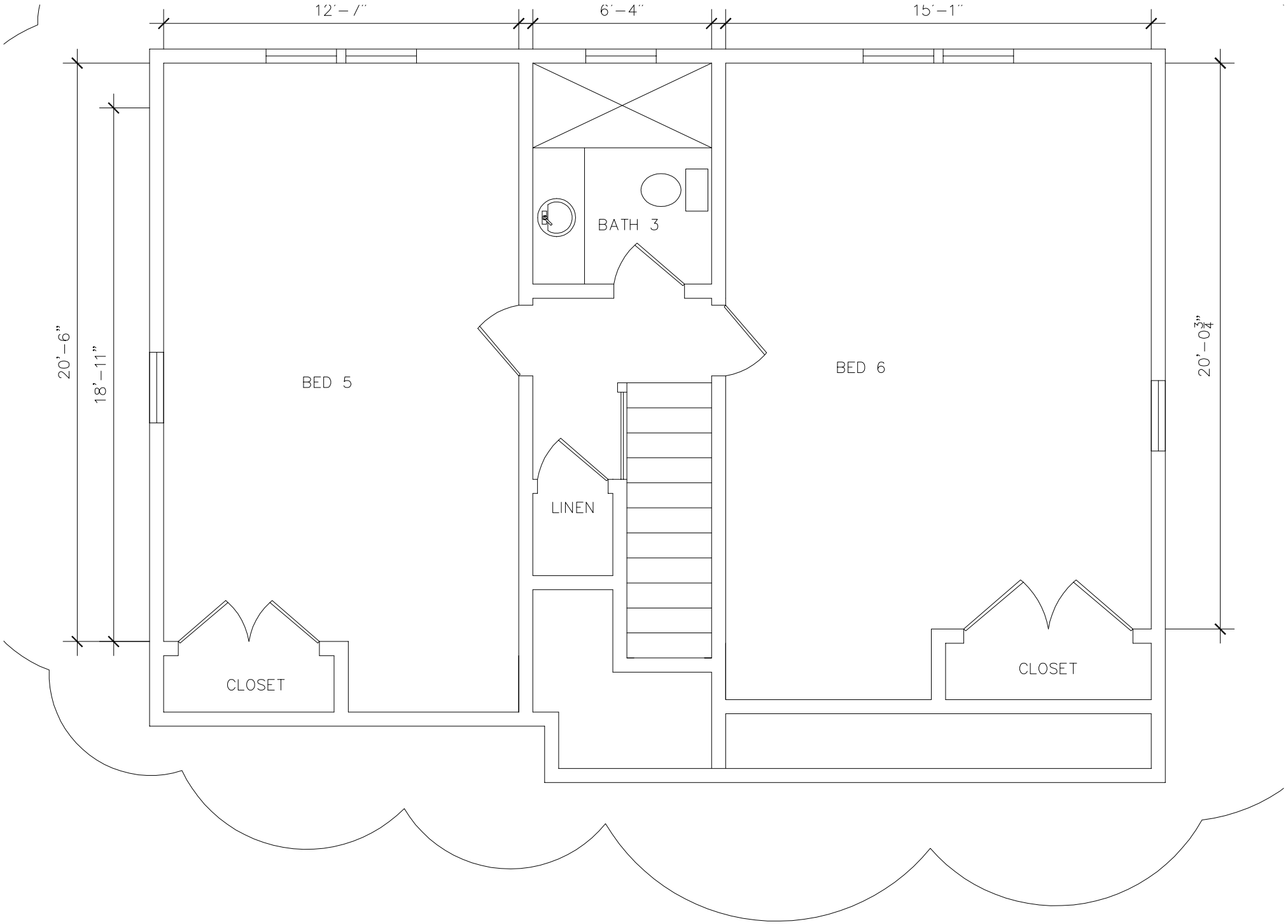


4 NEW EAST ELEVATION

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



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



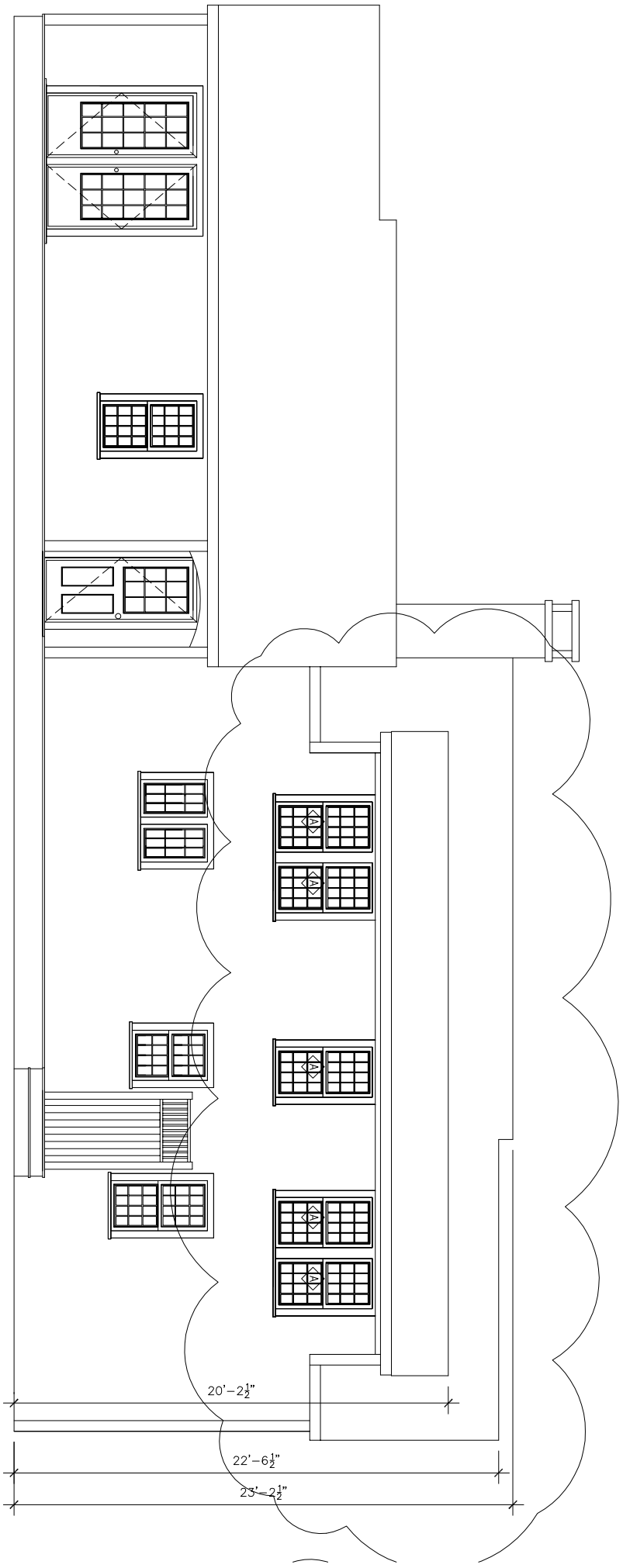
3 NEW SECOND FLOOR

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

3

NEW SOUTH ELEVATION

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





4 NEW WEST ELEVATION

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



2 NORTH ELEV



3 WEST ELEV



4 SOUTH ELEV

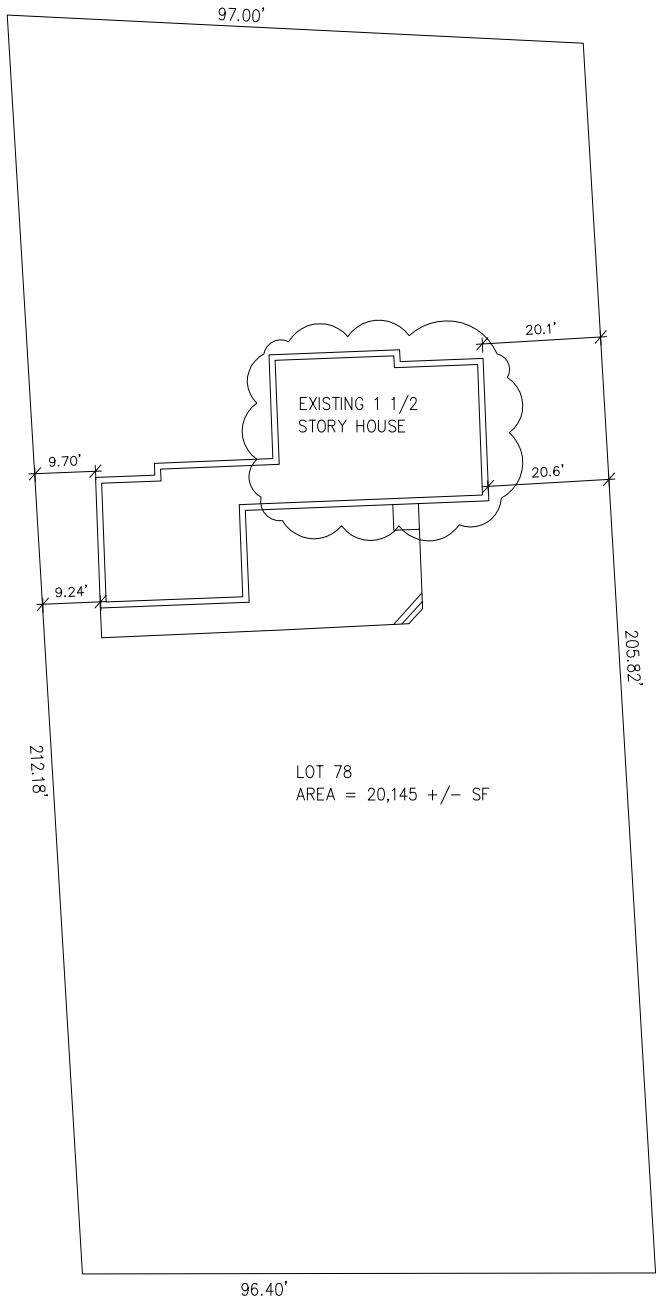


5 EAST ELEV

WINDOW SCHEDULE							
TYPE	AMT.	DESCRIPTION	MANUFACTURER	PRODUCT #	ROUGH OPENING (WxH)	FRAME SIZE (WxH)	NOTES
A	7	12/12 LIGHT DH	ANDERSON	TW2446		2'-4" X 4'-6"	MATCH EXISTING SIZES

NOTE: ALL WINDOW AND DOOR SIZES TO BE VERIFIED IN FIELD BY CONTRACTOR BEFORE ORDERING.

MEADOW VIEW DRIVE



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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 137 & 138

Street & Number of Proposed Work: 13-15 Nancy Ann Lane

Owner of record: 13 and 15 Nancy Ann LLC

Mailing Address: 800 Boylston St. 30th fl
Boston, MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 140'-0" Sq. Footage 1st floor: ~~13,581~~ 13,681 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 123'-9" Sq. footage 2nd floor: 14,820 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 30'-0" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) wood and metal

Leaders (material and size): wood and metal

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Vertical wood siding & Vertical Metal siding

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall wood-natural, Metal-Dove Grey Clapboard (if applicable) N/A Roof Dove Grey
Trim Natural Sash Black Doors Dove Grey
Deck N/A Foundation Natural Fence N/A Shutters N/A

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

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

Date 5/20/24 Signature of owner of record _____ Signed under penalties of perjury

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR 13 and 15 Nancy Ann LLC

STREET ADDRESS 800 Boylston St. 30th Fl, Boston MA 02199

MAP/PARCEL 68 / 137 & 138

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.20.2024

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

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

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

Michael Clancy — Signature

05.20.2024 — Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 13 &15 Nancy Ann Ln. on the following statement:

I Paul Pogorelc Manager, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

Client Signature

Date 3/21/2024



8 Williams Lane.Nantucket.MA.02554
508.325.4995

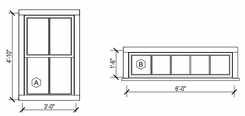
13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

HDC New Business Submission *05.20.2024*



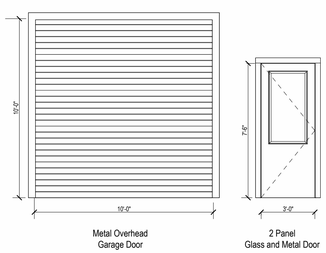
Locus Map



Double Hung
2/2 SDL

Fixed - Cupola
5 Lite SDL

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



Metal Overhead
Garage Door

2 Panel
Glass and Metal Door

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



North Elevation



East Elevation



South Elevation



West Elevation

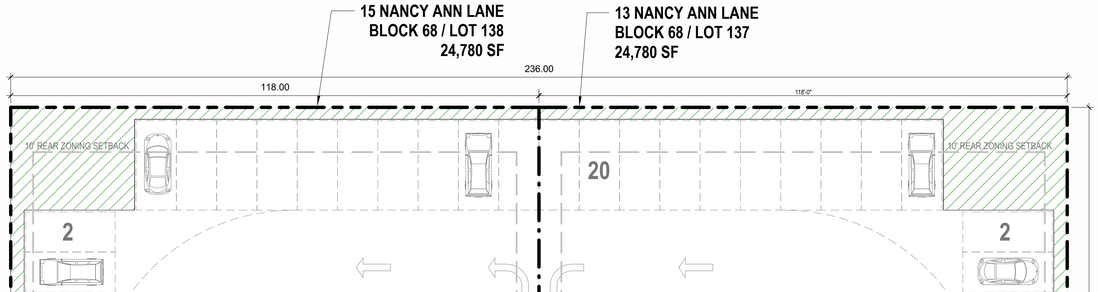
*"OPEN SPACE 1" = 4,678 SF
CONTINOUS SPACE ALONG 3 INTERIOR LOT LINES=

OPEN SPACE REQUIREMENT

REQUIRED:
9,912 SF (20% OF 49,560 SF LOT)
PROVIDED:
*"OPEN SPACE 1" = 4,678 SF
*"OPEN SPACE 2" = 5,518 SF / 4,615 sf
TOTAL: 10,196 SF (20.57%). COMPLIES

OFF-STREET PARKING

PROVIDED SURFACE SPOTS: 48 SPACES (2 HANDICAP)
BASEMENT GARAGE SPOTS (STACKERS): 74
TOTAL ON SITE: 122 SPACES



*"OPEN SPACE 2" = 5,518 SF
SPACE BETWEEN NANCY ANN LN. & BLDG.

NANCY ANNE LANE
PRIVATE 50.00 WIDE

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

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	49,560 SF (Both Lots)
Min. Lot Size:	10,000 SF
Allowable G.C.:	19,824 +/- SF
Existing G.C.:	0 SF
Proposed G.C.:	14,820 GSF
Total Proposed G.C.:	14,820 GSF

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

SHEET INDEX

G.101 Cover Sheet
A.100 Basement Floor Plan
A.101 First Floor Plan
A.102 Second Floor Plan
A.103 Roof Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
A.301 Exterior Perspectives

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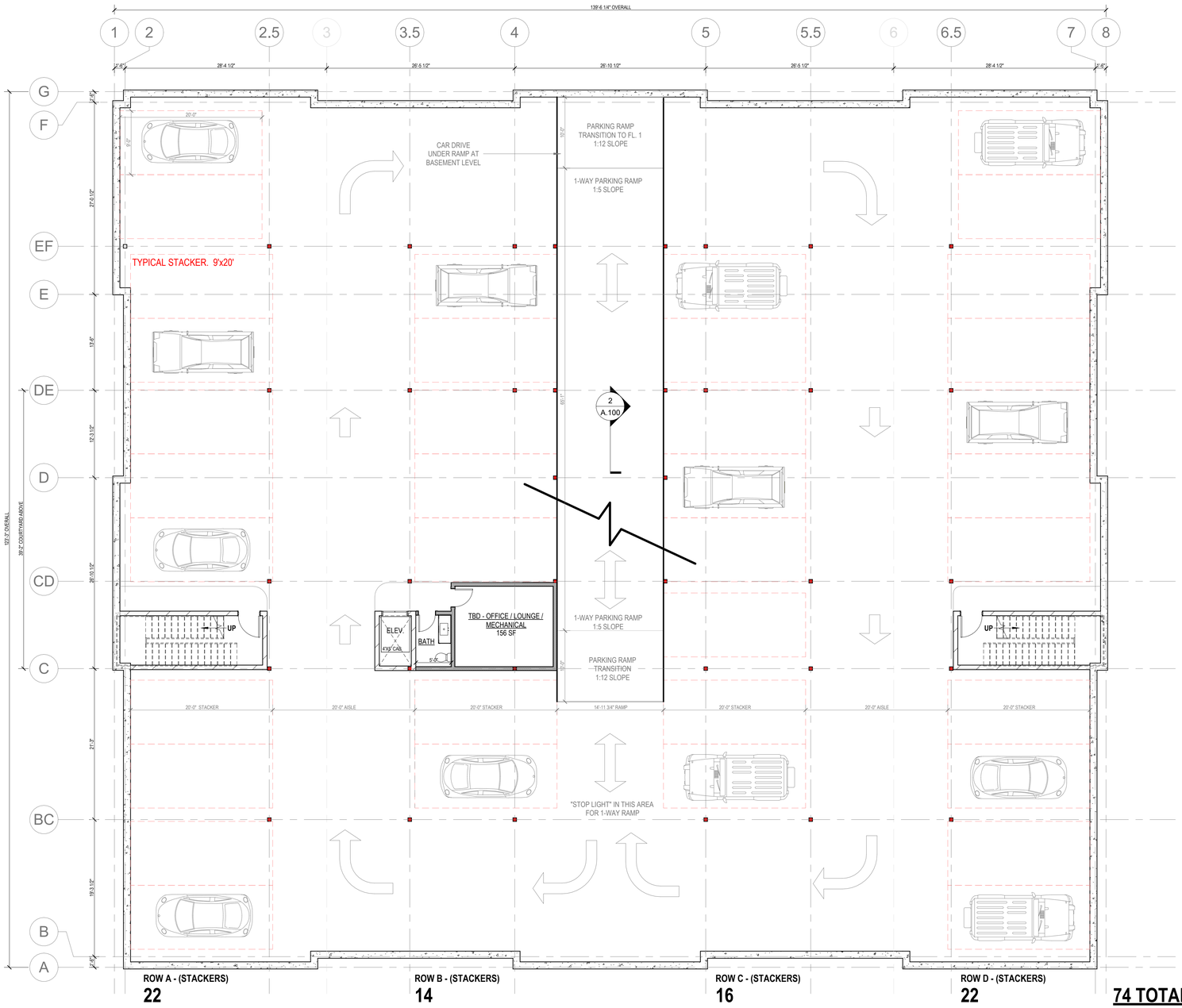
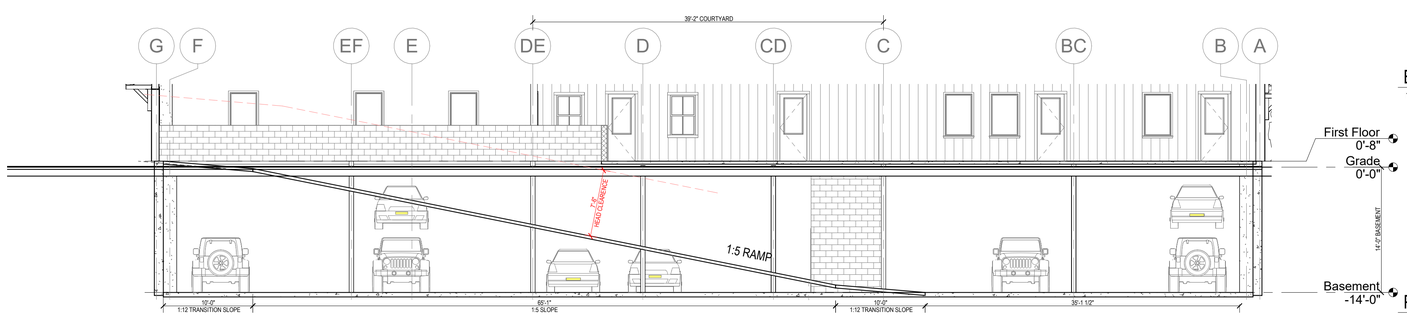
G.101
2329

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

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Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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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)
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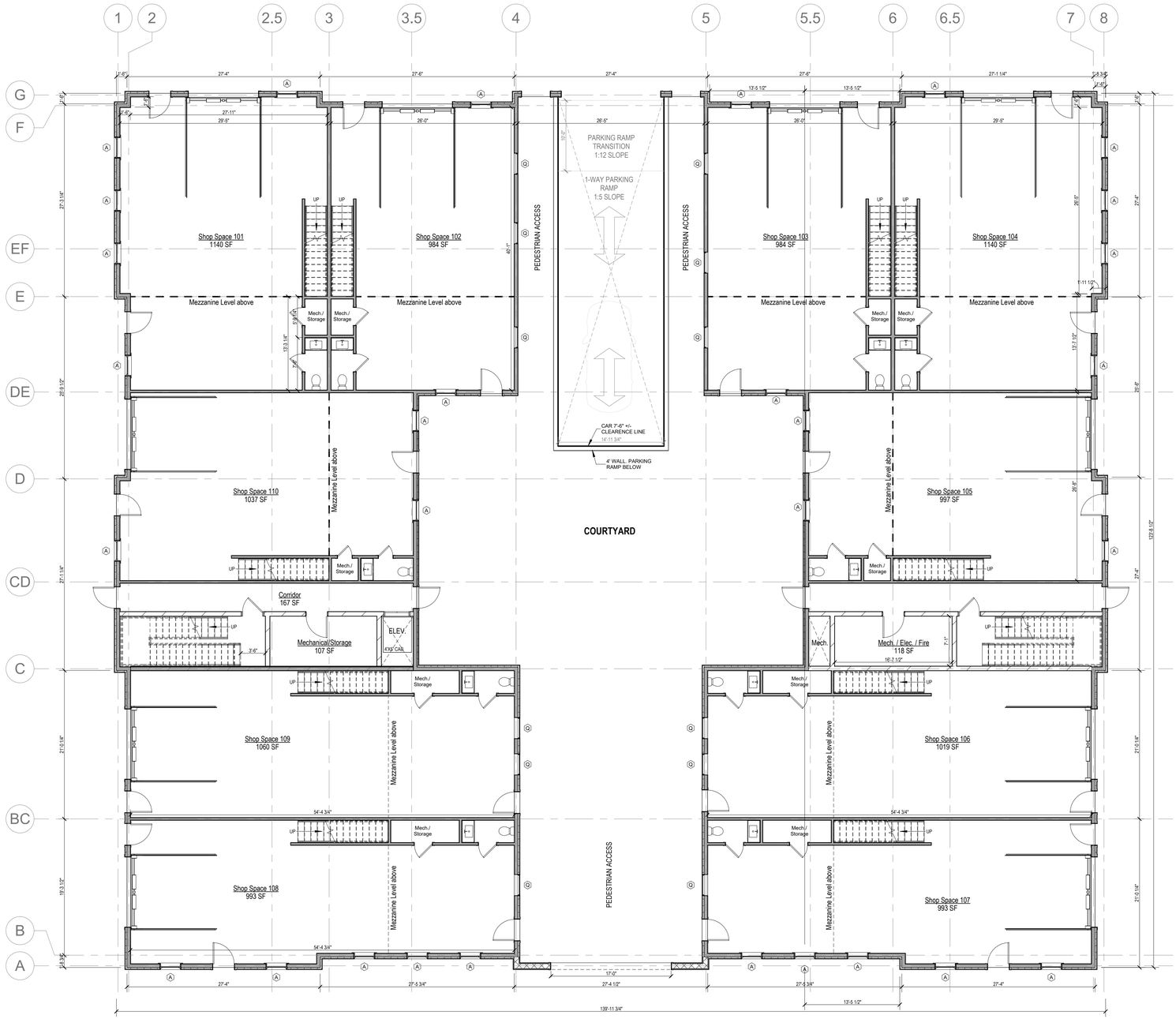
A.100

2329

HDC New Business Submission *05.20.2024*



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

12,587 GSF

2329

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

First Floor Plan

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	49,560 SF (Both Lots)
Min. Lot Size:	10,000 SF
Allowable G.C.:	19,824 +/- SF
Existing G.C.:	0 SF
Proposed G.C.:	14,820 GSF
Total Proposed G.C.:	14,820 GSF

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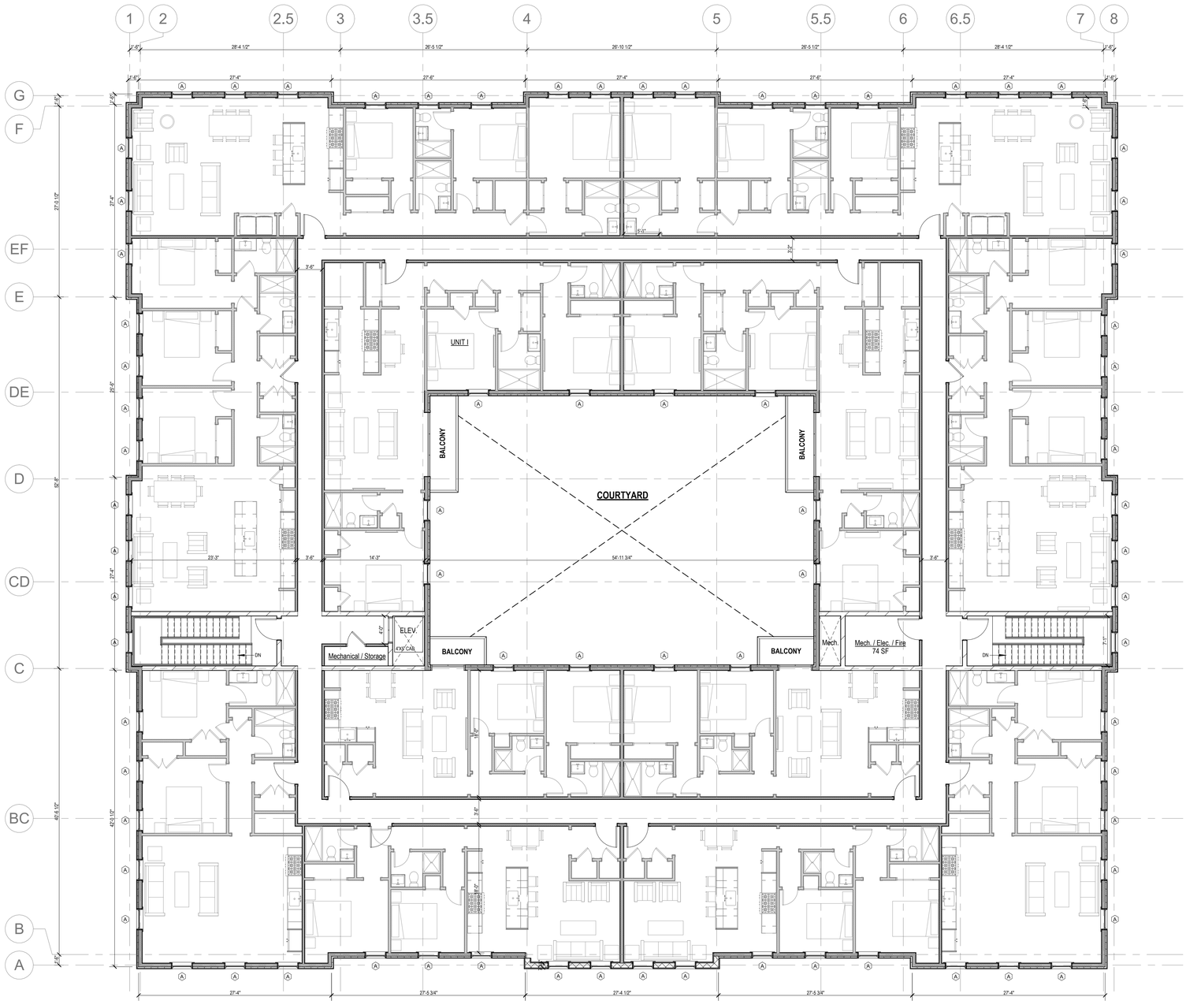
A.101
2329

HDC New Business Submission *05.20.2024*



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

14,820 GSF

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Second 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)
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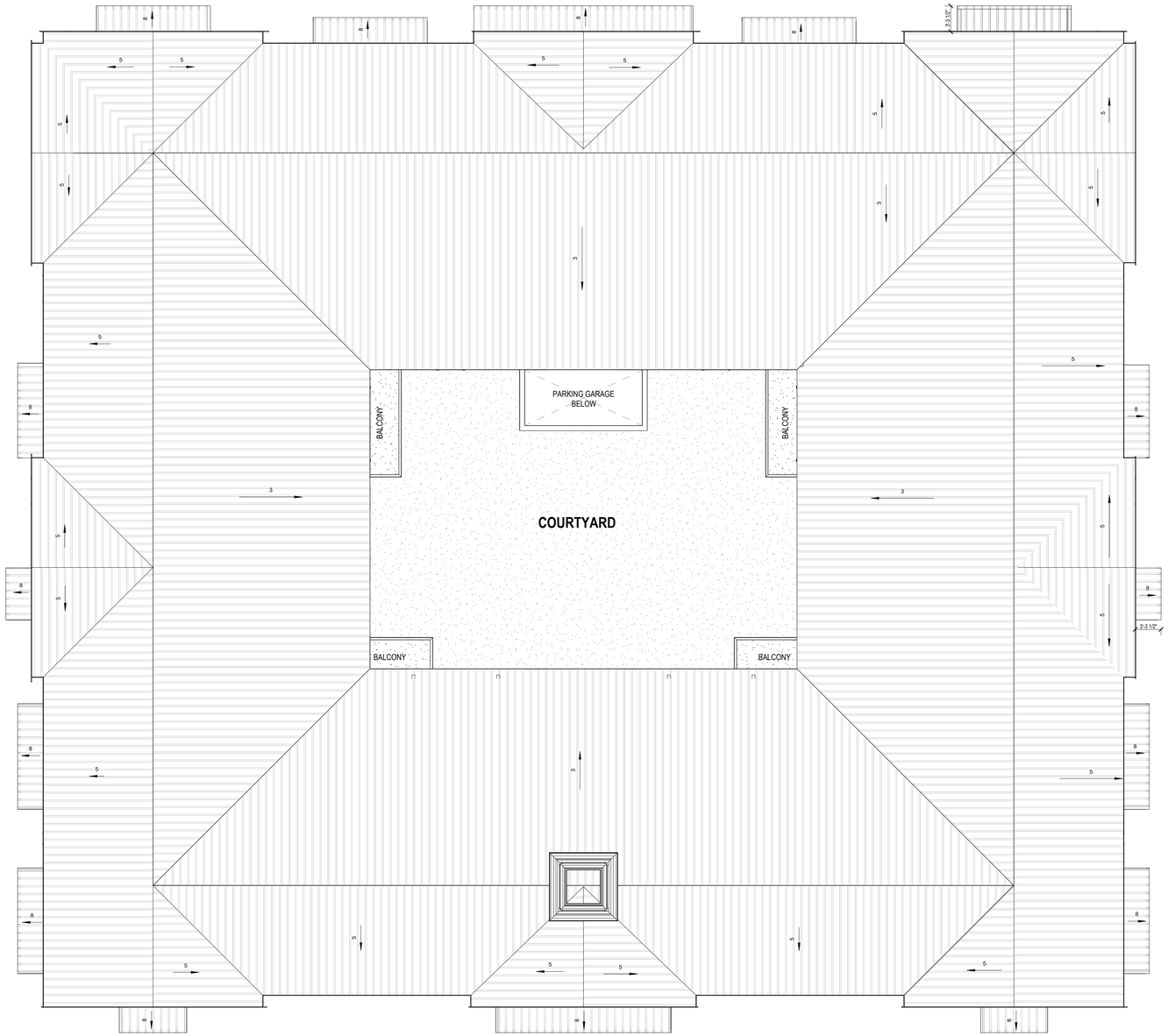
A.102
2329

HDC New Business Submission *05.20.2024*



Roof Plan
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

Roof Plan

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	49,560 SF (Both Lots)
Min. Lot Size:	10,000 SF
Allowable G.C.:	19,824 +/- SF
Existing G.C.:	0 SF
Proposed G.C.:	14,820 GSF
Total Proposed G.C.:	14,820 GSF

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

SHEET INDEX

G.101 Cover Sheet
A.100 Basement Floor Plan
A.101 First Floor Plan
A.102 Second Floor Plan
A.103 Roof Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
A.301 Exterior Perspectives

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A.103

2329

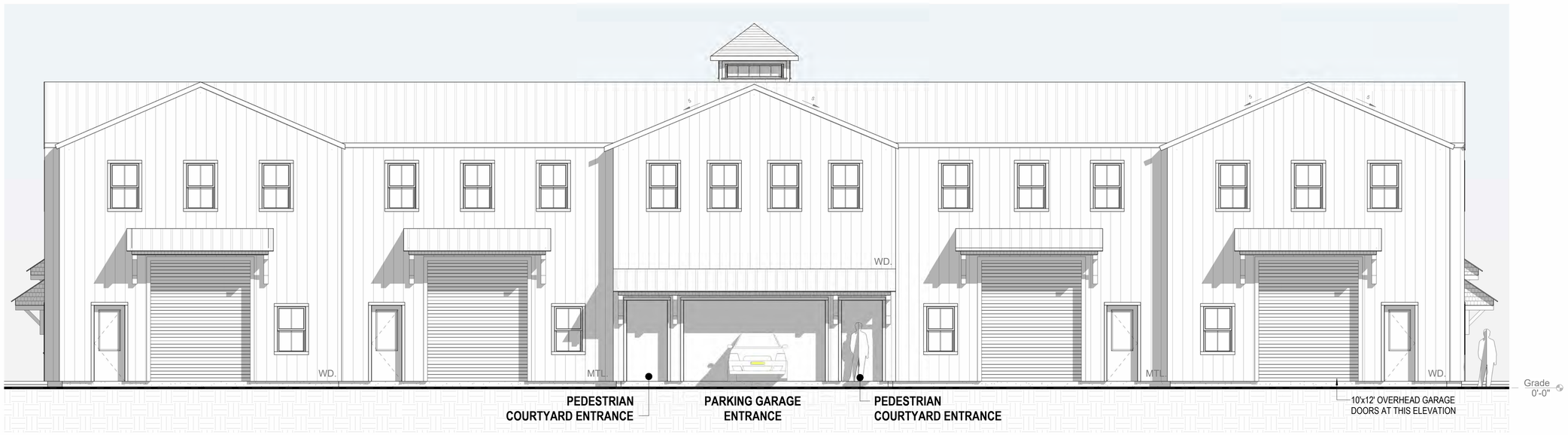
05.20.2024

HDC New Business Submission



South Elevation - Proposed

3/16" = 1'-0"



North Elevation - Proposed

3/16" = 1'-0"

2329

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13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus

8 Williams Lane
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Exterior Elevations

Site Information

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A.201

2329

HDC New Business Submission *05.20.2024*



East Elevation - Proposed
3/16" = 1'-0"



West Elevation - Proposed
3/16" = 1'-0"

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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Exterior Elevations

Site Information

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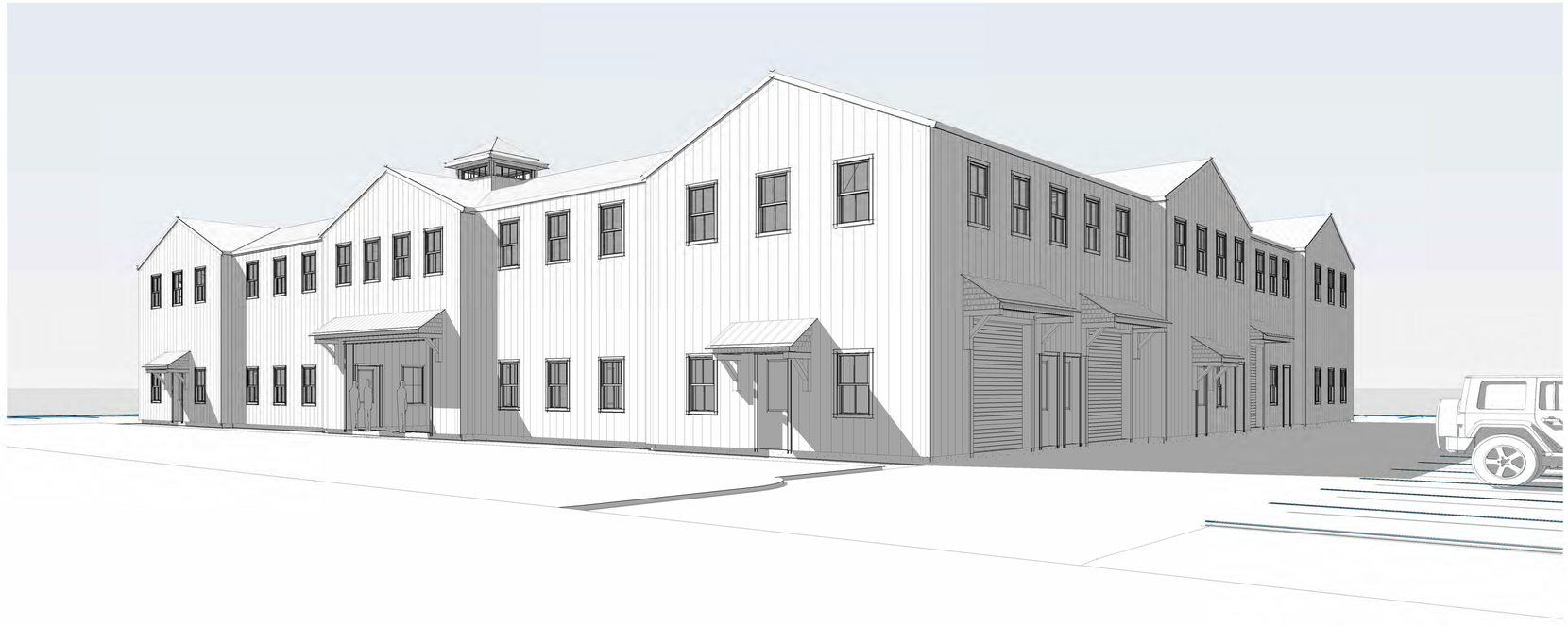
A.202

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
508.325.4995
www.emeritusltd.com

Exterior Perspectives

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A.301

2329


68 187.2
3
68 187.1
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68 186.3
8
MILES CT
68 186.1
4
68 186.2
2
68 185
19
GREGLEN AV
68 181
12A
68 181.1
12B
68 182
14A
68 182.1
14B
68 183
16
68 184
18A
68 184.1
18B
68 141
20
DAVKIM LN
68 139
17
68 140
19
68 136
11
68 137
13
68 138
15
NANCY ANN LN
68 336
2-4-6-8
ORCHID PL
68 337
IRIS PL
68 338
68 382
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68 381
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68 380
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68 367
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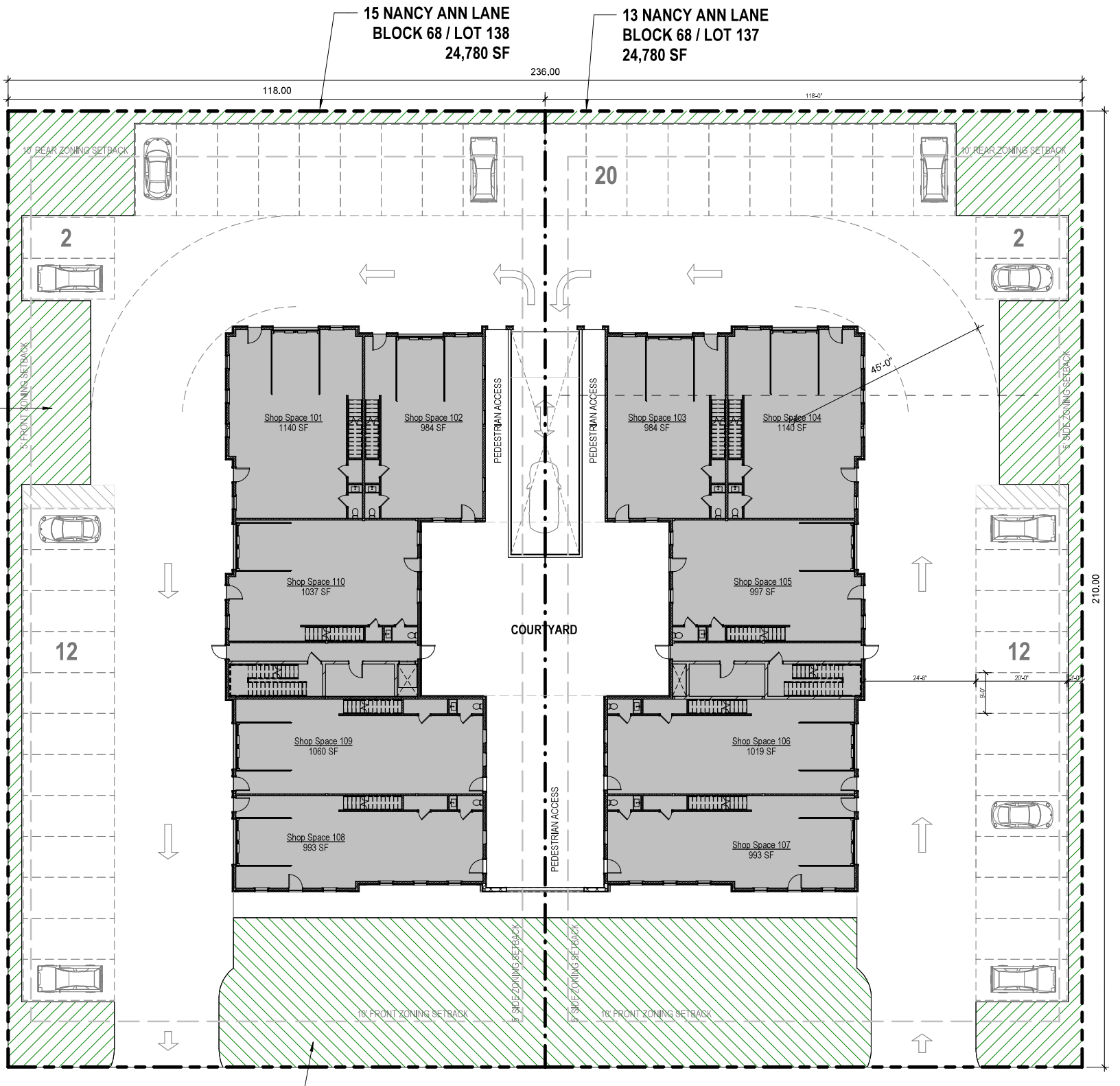
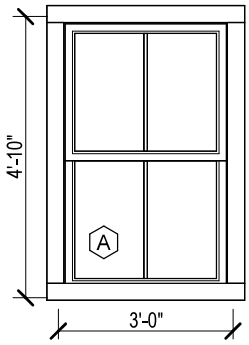
68 358
43

Locus Map

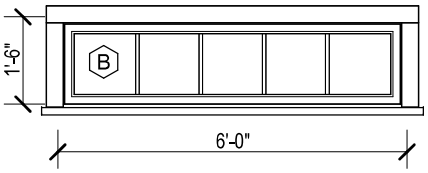


Overall Site Plan

1/16" = 1'-0"



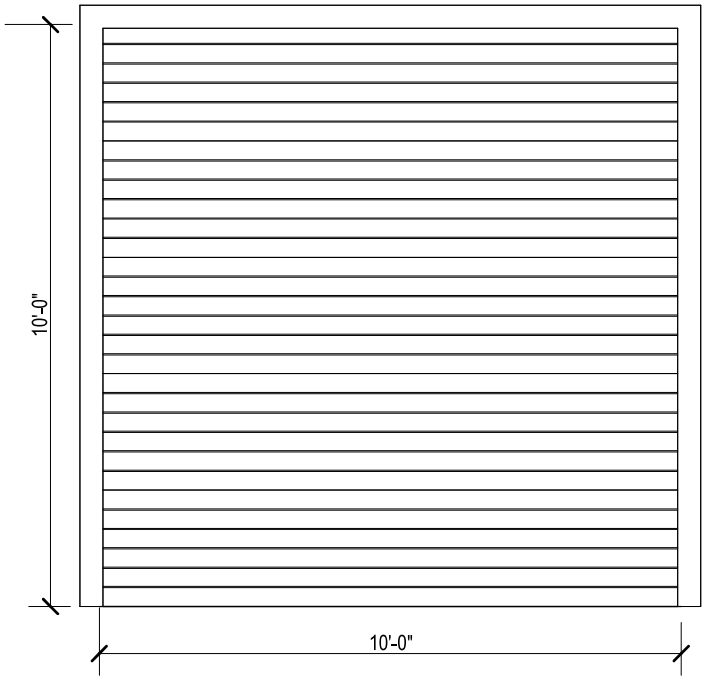
Double Hung
2/2 SDL



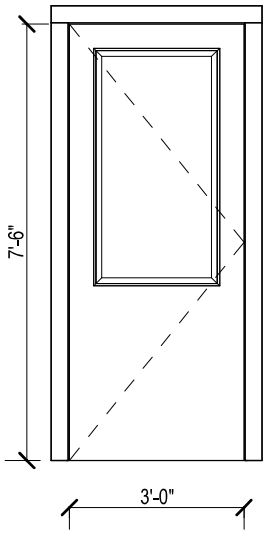
Fixed - Cupola
5 Lite SDL

Window Legend

1/4" = 1'-0"



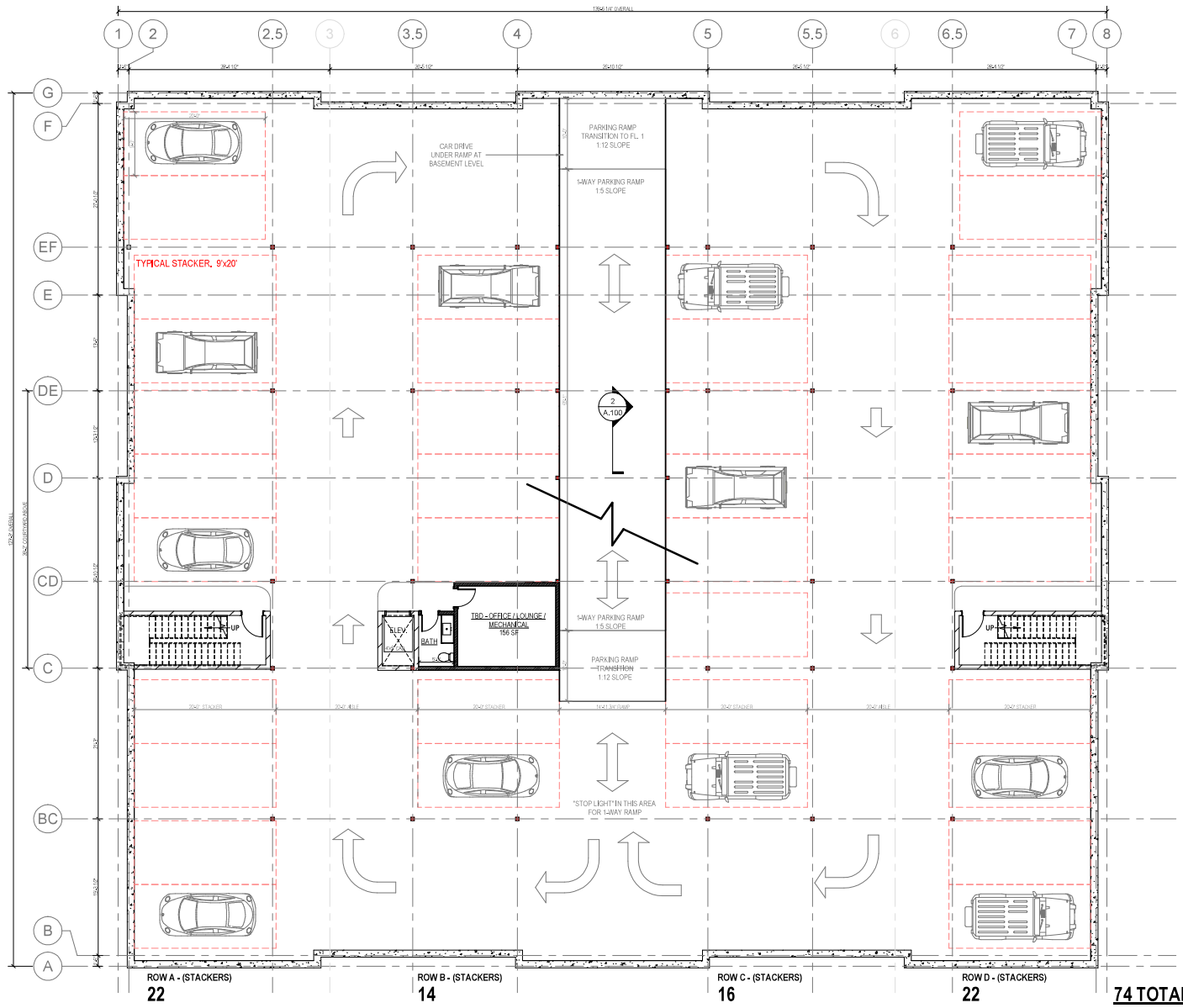
Metal Overhead
Garage Door



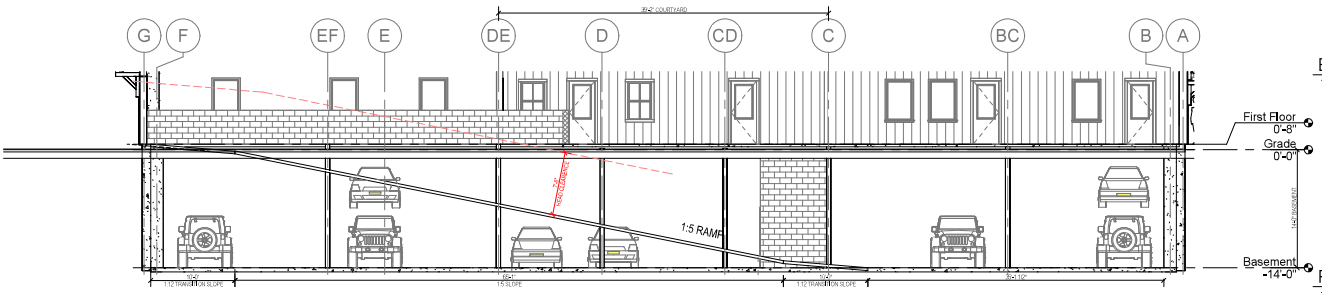
2 Panel
Glass and Metal Door

Door Legend

1/4" = 1'-0"



74 TOTAL SPACES



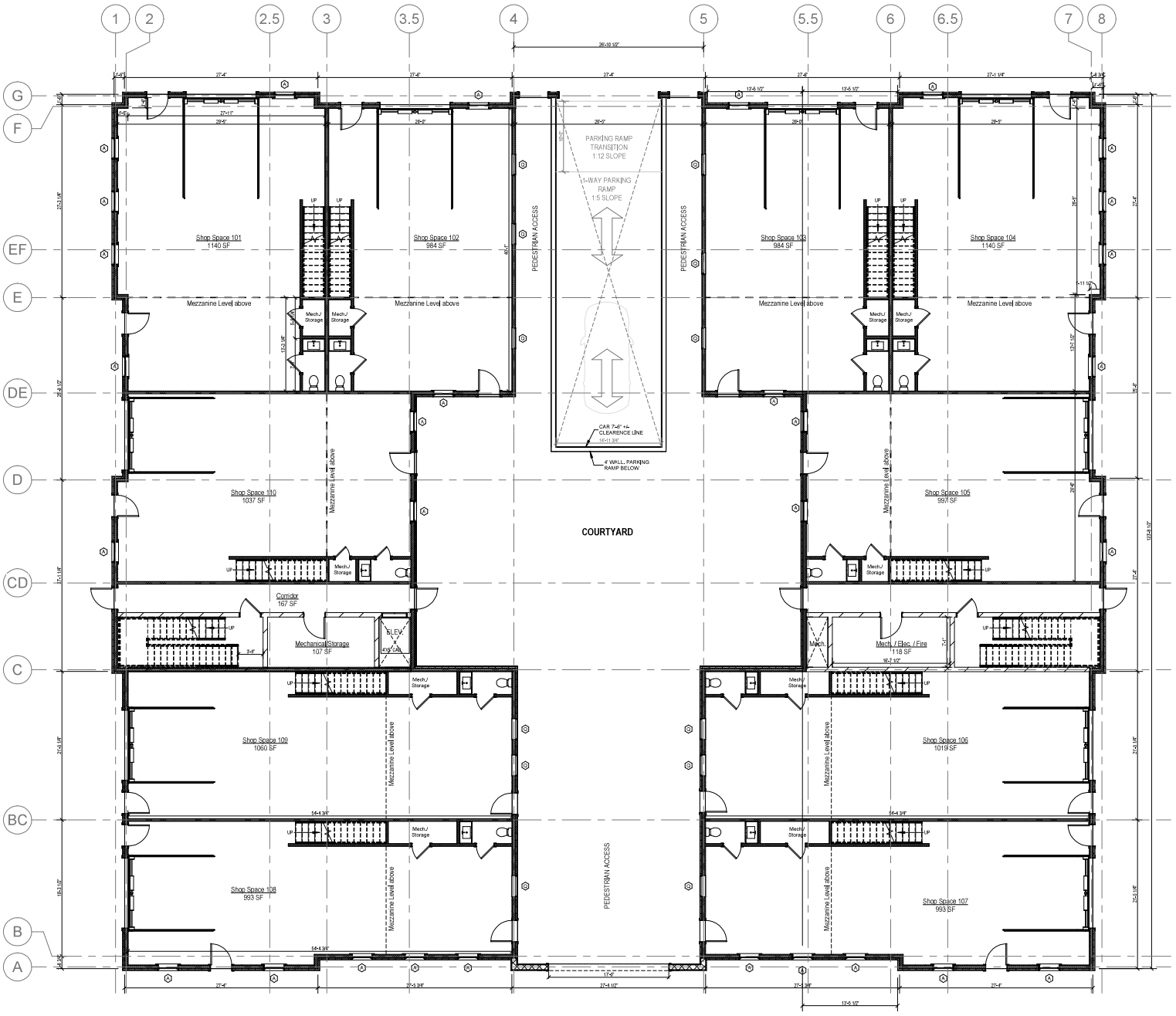
Basement Floor Plan_Parking Garage

1/8" = 1'-0"

16,949 GSF

Parking Garage Ramp Section

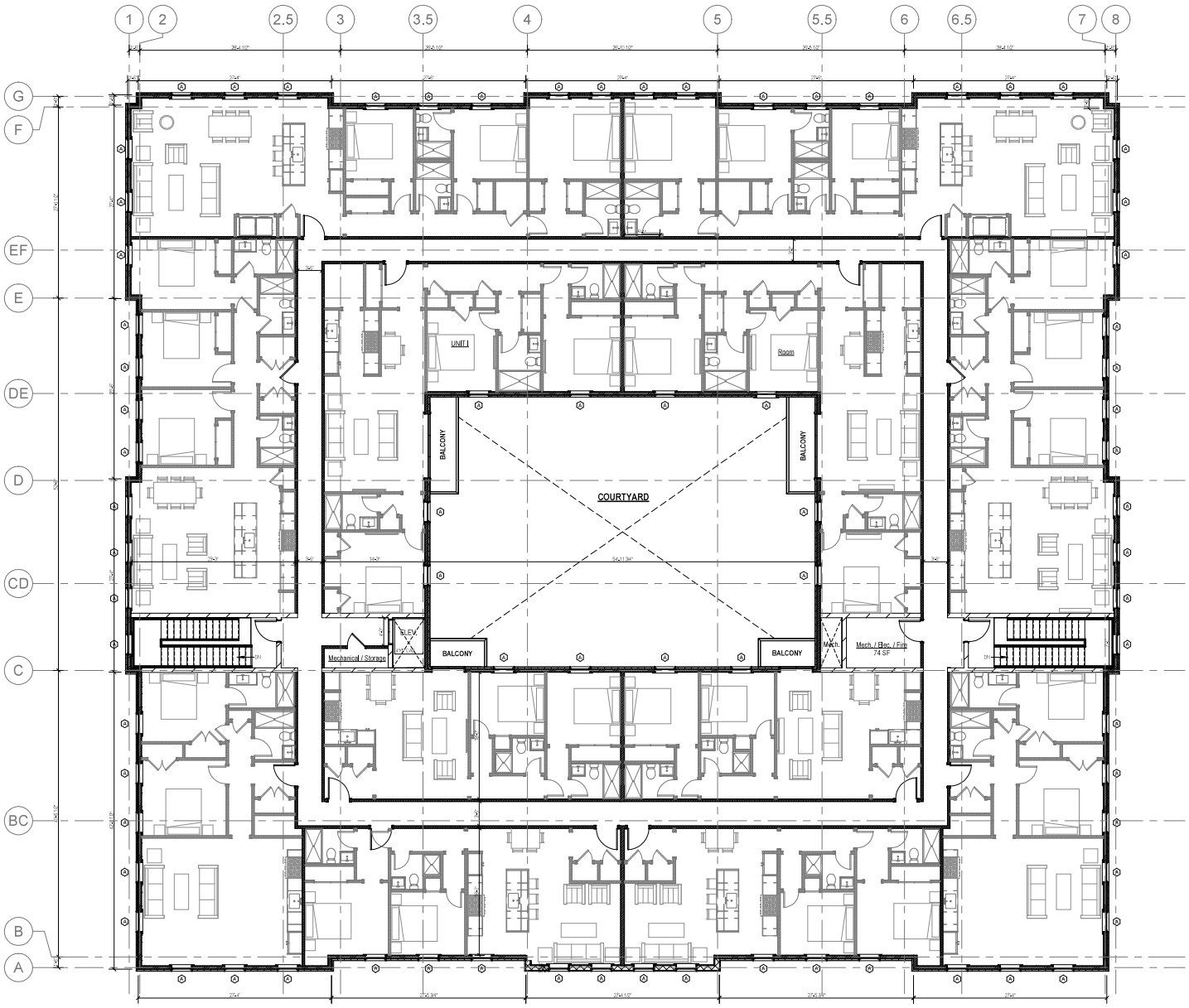
1/8" = 1'-0"



First Floor Plan

1/8" = 1'-0"

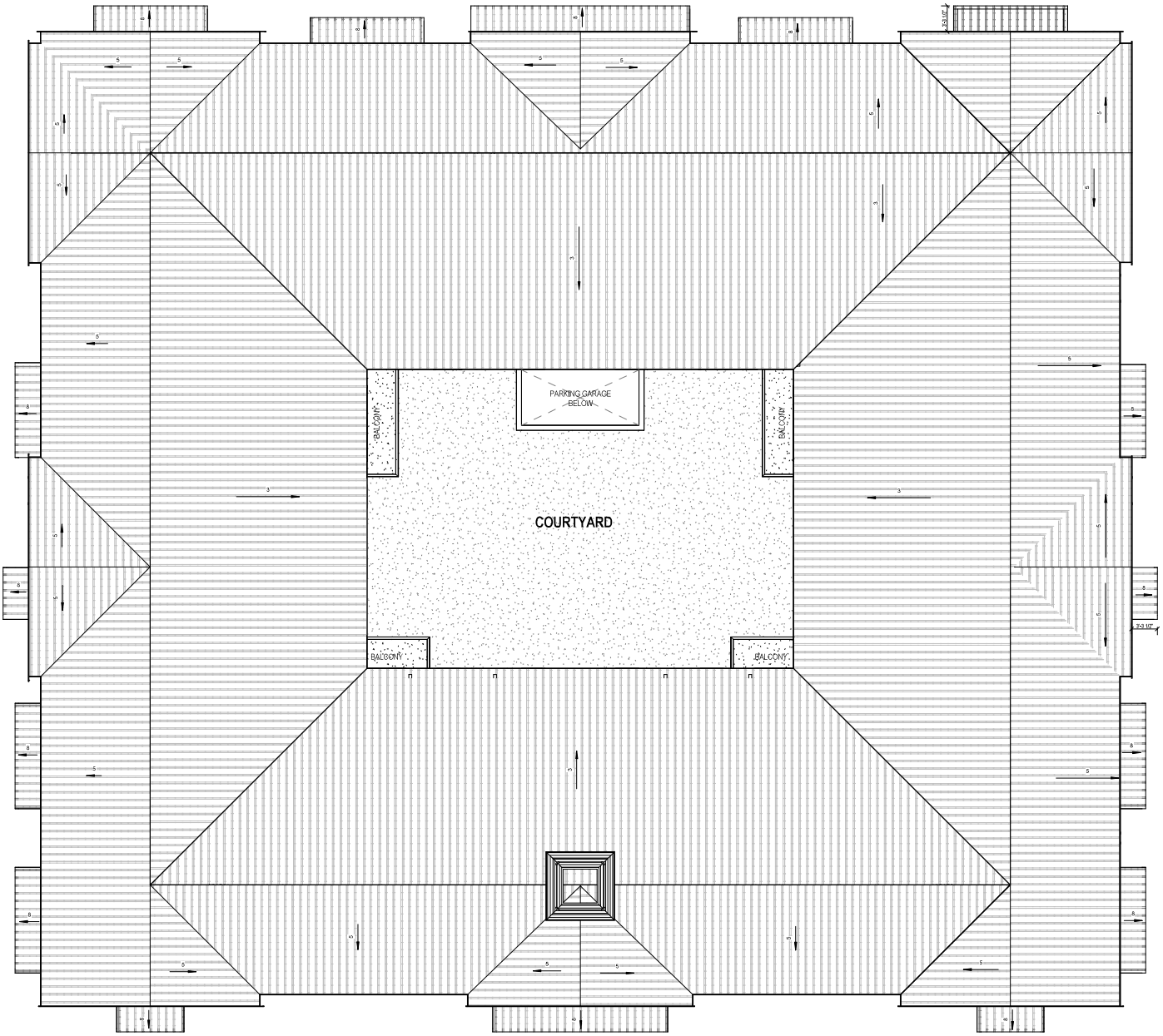
12,587 GSF



14,820 GSF

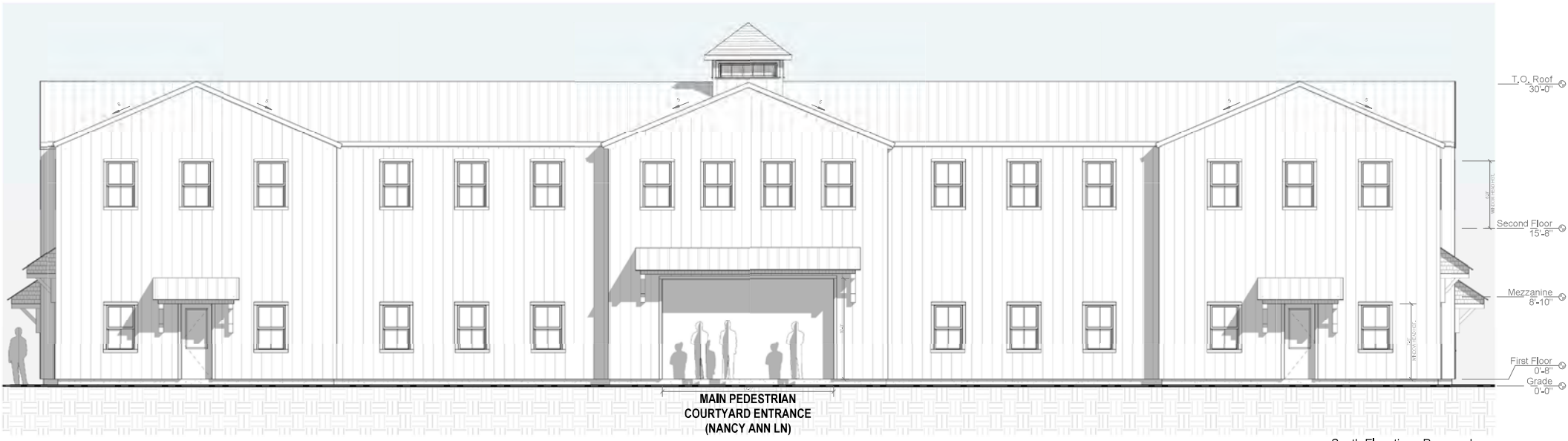
Second Floor Plan

1/8" = 1'-0"



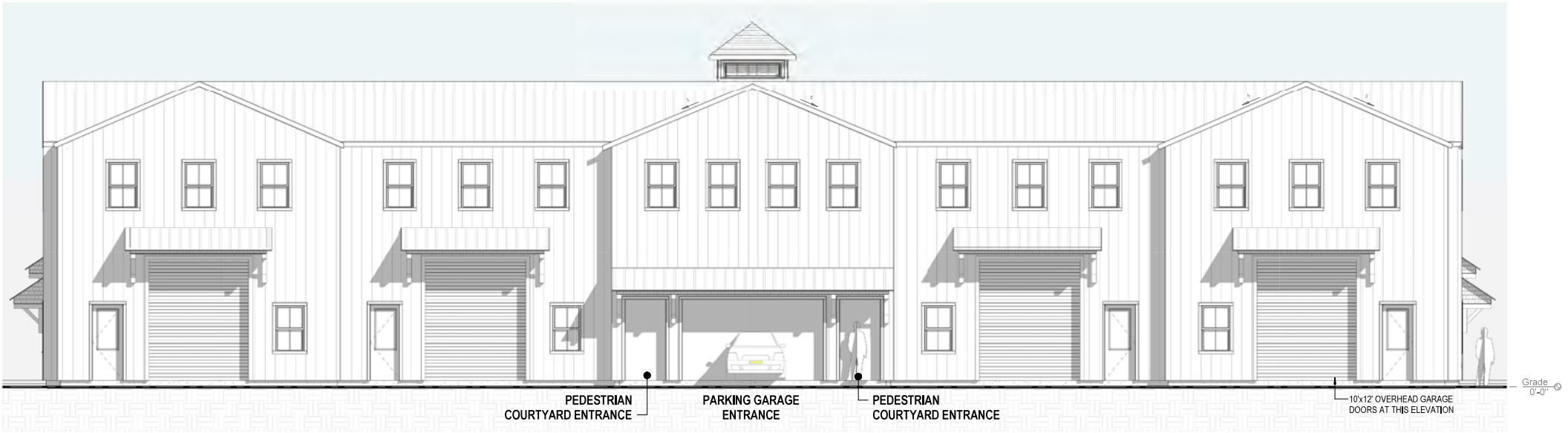
Roof Plan

1/8" = 1'-0"



South Elevation - Proposed

3/16" = 1'-0"



North Elevation - Proposed

3/16" = 1'-0"



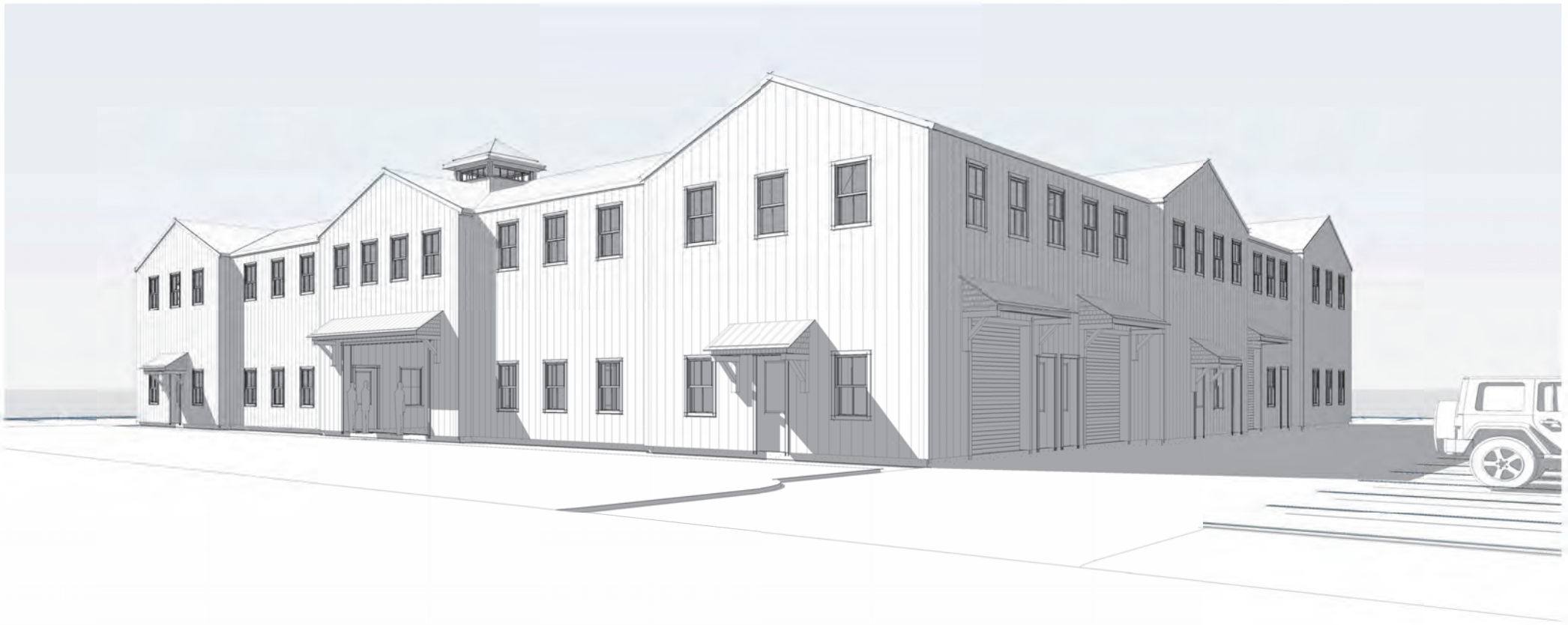
East Elevation - Proposed

3/16" = 1'-0"



West Elevation - Proposed

3/16" = 1'-0"





HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 13 - 15 Nancy Ann Lane

Tax Map Number: 69 Parcel Number: 137 & 138

Owner of Record: 13 and 15 Nancy Ann LLC

Description of Proposal: New Mixed-Use Building

Anticipated HDC Submission Date: 5/20/2024

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... 13 and15 Nancy Ann LLC

MAILING ADDRESS..... 800 Boylston St 30th FL Boston, Ma 02199

PROPERTY LOCATION..... 13/15 Nancy Ann Lane

ASSESSORS MAP/PARCEL..... 68 / 137 & 138

SUBMITTED BY:..... Emeritus LTD

SEE ATTACHED PAGES

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

May 16, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.16 15:27:54 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	136		ACK ACQUISITION LLC		C/O BERNKOPF GOODMAN LLP	BOSTON	MA	02210	11 NANCY ANN LN
68	139		GLOWACKI KIM		20 GREGLEN AVE	NANTUCKET	MA	02554	17 NANCY ANN LN
68	182		HILLS AND VALLEYS LLC		28 LOVERS LN	NANTUCKET	MA	02554	14A GREGLEN AV
68	182	1	TRC NANTUCKET REALTY LLC		14B GREGLEN AVE	NANTUCKET	MA	02554	14B GREGLEN AV
68	183		16 GREGLEN AVENUE LLC		35 MILK STREET	NANTUCKET	MA	02554	16 GREGLEN AV
68	337		RICHMOND MEADOWS TWO ACK LLC		23 CONCORD ST	WILMINGTON	MA	01887	IRIS PL
Count:	**6**								

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

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City, State, Z

GLOWACKI KIM
20 GREGLEN AVE
NANTUCKET, MA 02554

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$
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City, State, ZIP+4®

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

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

Postage
$
Total Postag
$
Sent To
Street and A
City, State, Z

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

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- ☐ Adult Signature Restricted Delivery $

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Street and
City, State,

HILLS AND VALLEYS LLC
28 LOVERS LN
NANTUCKET, MA 02554

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
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RICHMOND MEADOWS TWO ACK LLC
23 CONCORD ST
WILMINGTON, MA 01887

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- ☐ Adult Signature Required $
- ☐ 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

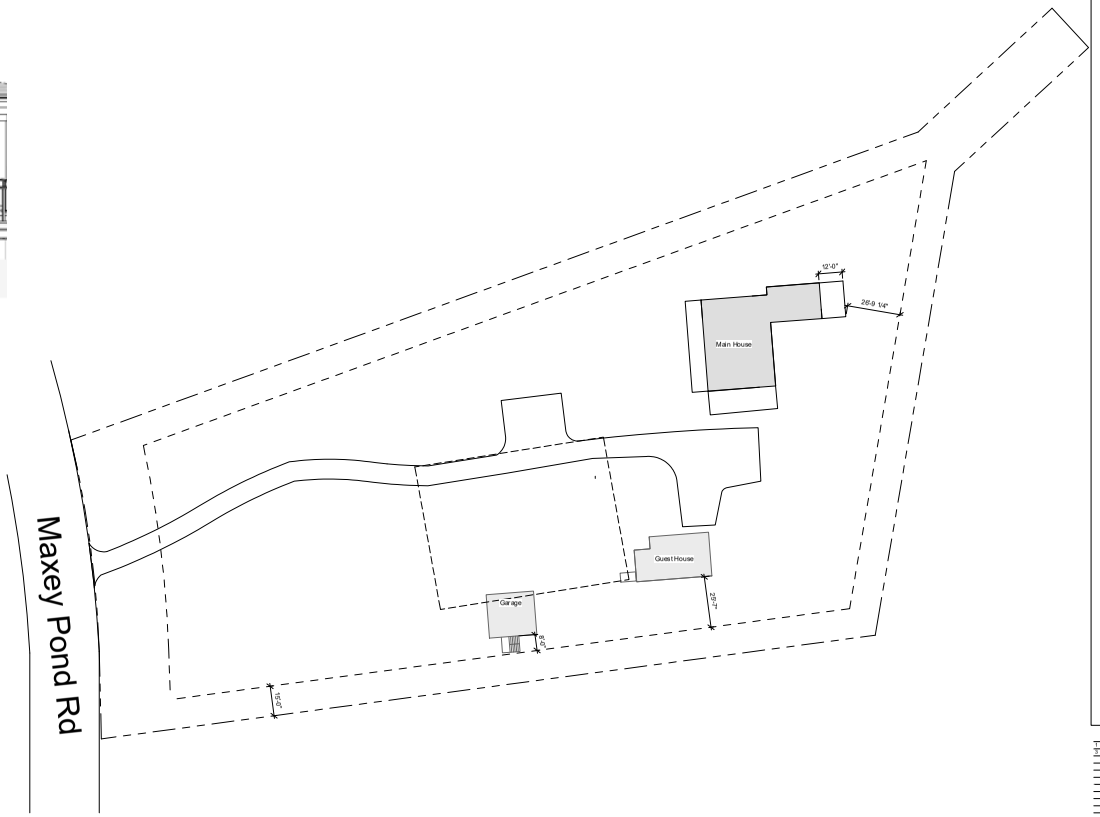
3 Maxey Pond, Nantucket, MA



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

5/18/2024 3:21:56 PM

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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

5/18/2024 3:21:57 PM

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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

5/16/2024 3:21:58 PM

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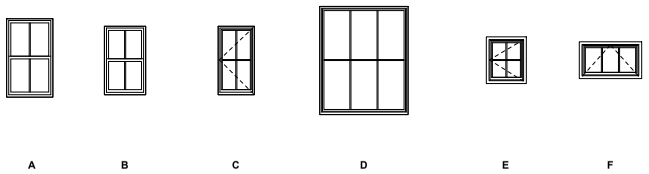
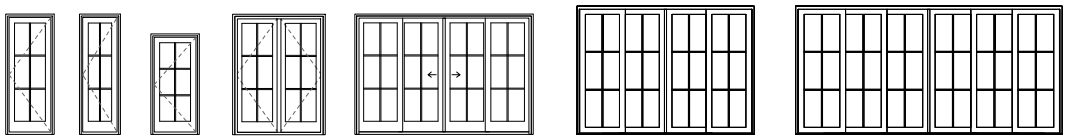


Window Legend
1/4" = 1'-0"

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

5/18/2024 3:21:58 PM

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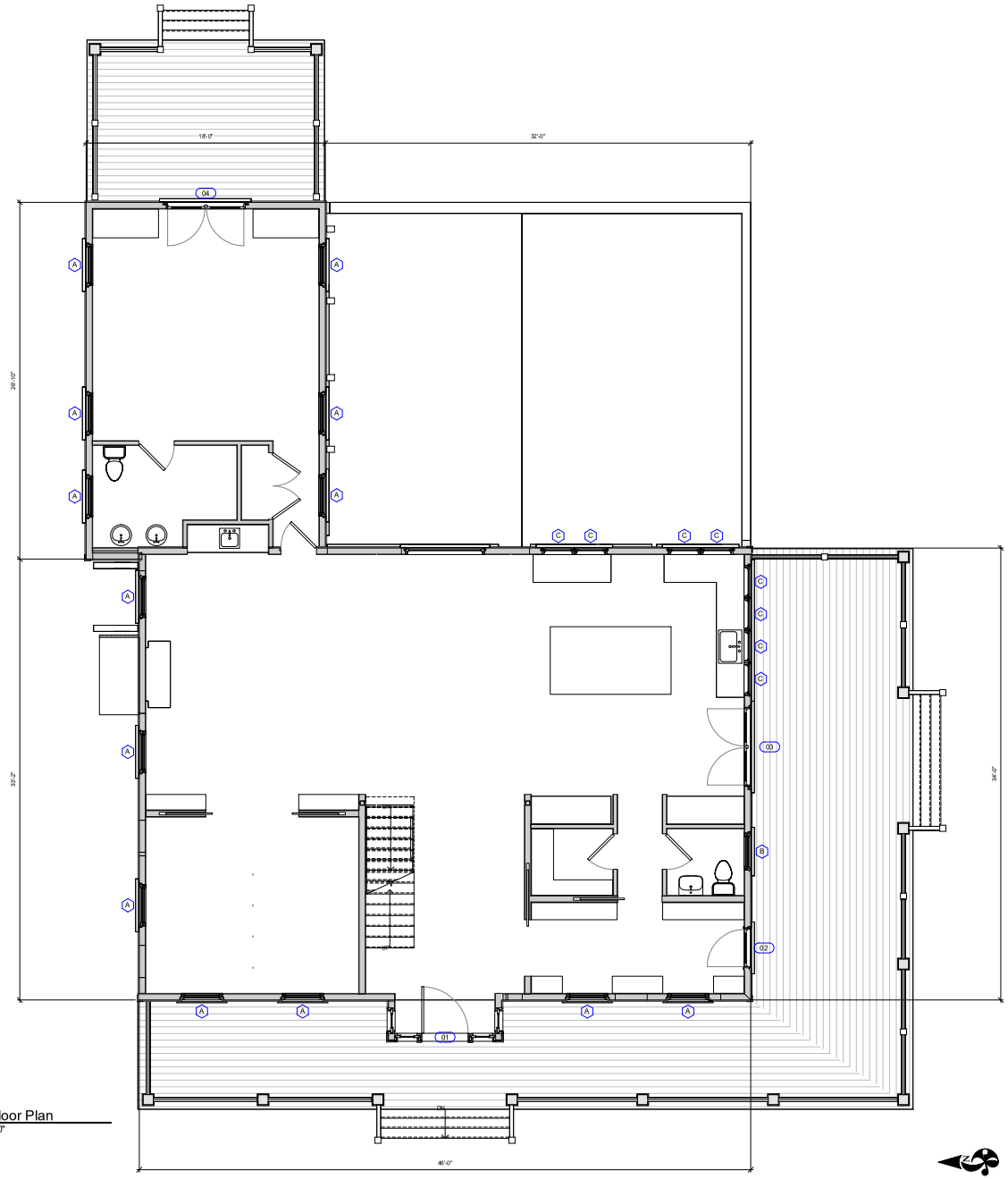

1 First Floor Plan
1/4" = 1'-0"

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

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

For Construction

Schaible
3 Maxey Pond Rd
Main House
HDC8 Floor 1

#	Date	Note
1	2024.01.29	HDC Submission
5	2024.05.18	HDC Submission

HDC8

5/18/2024 3:21:59 PM

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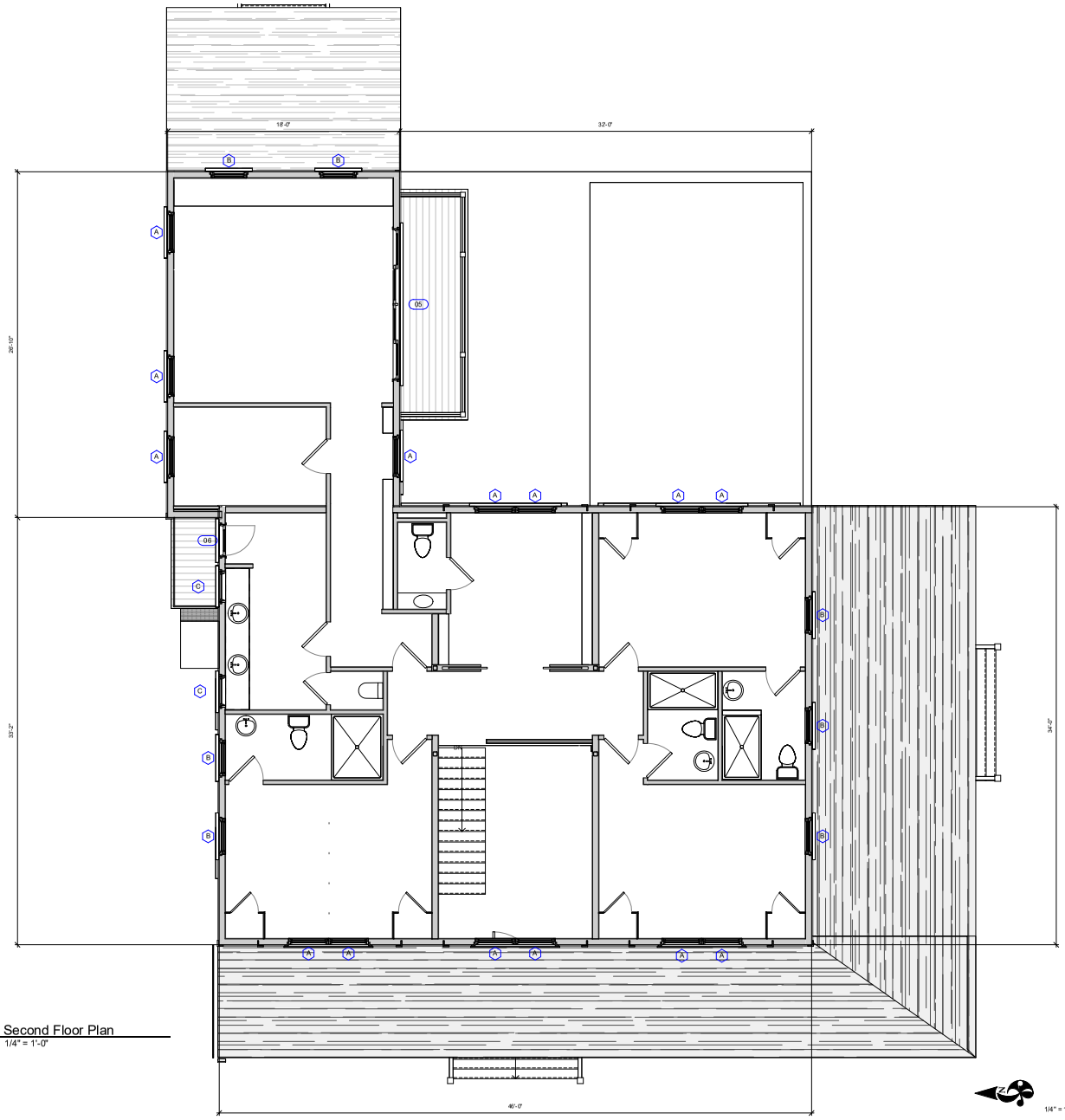

1 Second Floor Plan
1/4" = 1'-0"

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

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

For Construction

Schaible
3 Maxey Pond Rd
Main House
HDC9 Floor 2

#	Date	Note
1	2024.01.29	HDC Submission
5	2024.05.18	HDC Submission

HDC9

5/18/2024 3:22:00 PM

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link

AS AGENT FOR ACK 71 Orange Street LLC

STREET ADDRESS 71 Orange Street

MAP/PARCEL 55.4.1 / 167

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/22/24

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

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

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

Victoria Ewing 4/22/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 167

Street & Number of Proposed Work: 71 ORANGE ST.

Owner of record: ACK 71 ORANGE ST. LLC C/O HARBLER CAPITAL

Mailing Address: 8 SOUND SHORE DRIVE

GREENWICH, CT 06830

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001

NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 1822

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 3'-2"

Type: TYPE 2 PICKET W/ CAP

Length: 160' +/-

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

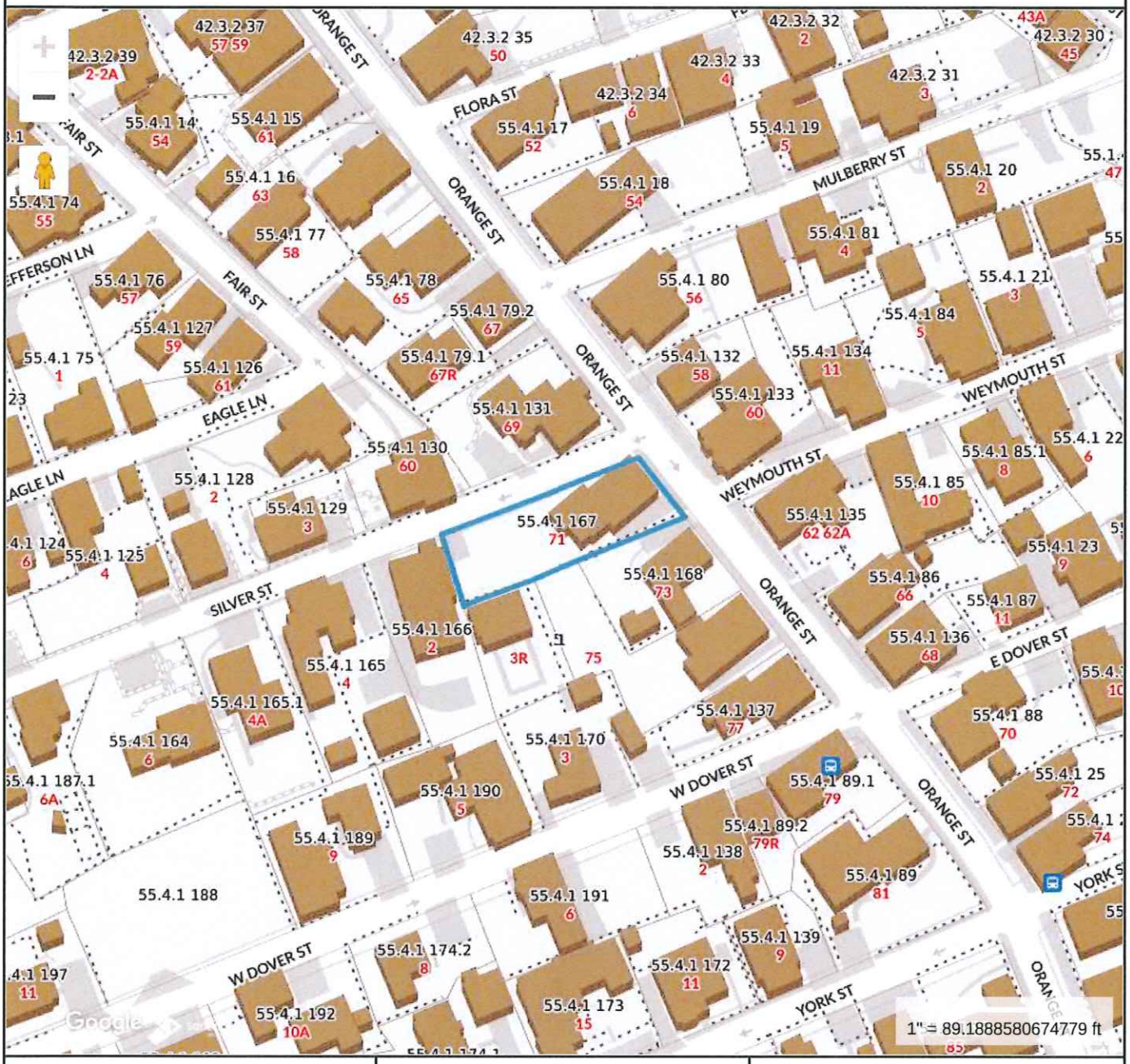
Trim WHITE Sash _____ Doors _____

Deck _____ Foundation _____ Fence WHITE Shutters _____

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

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

Date 4/22/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

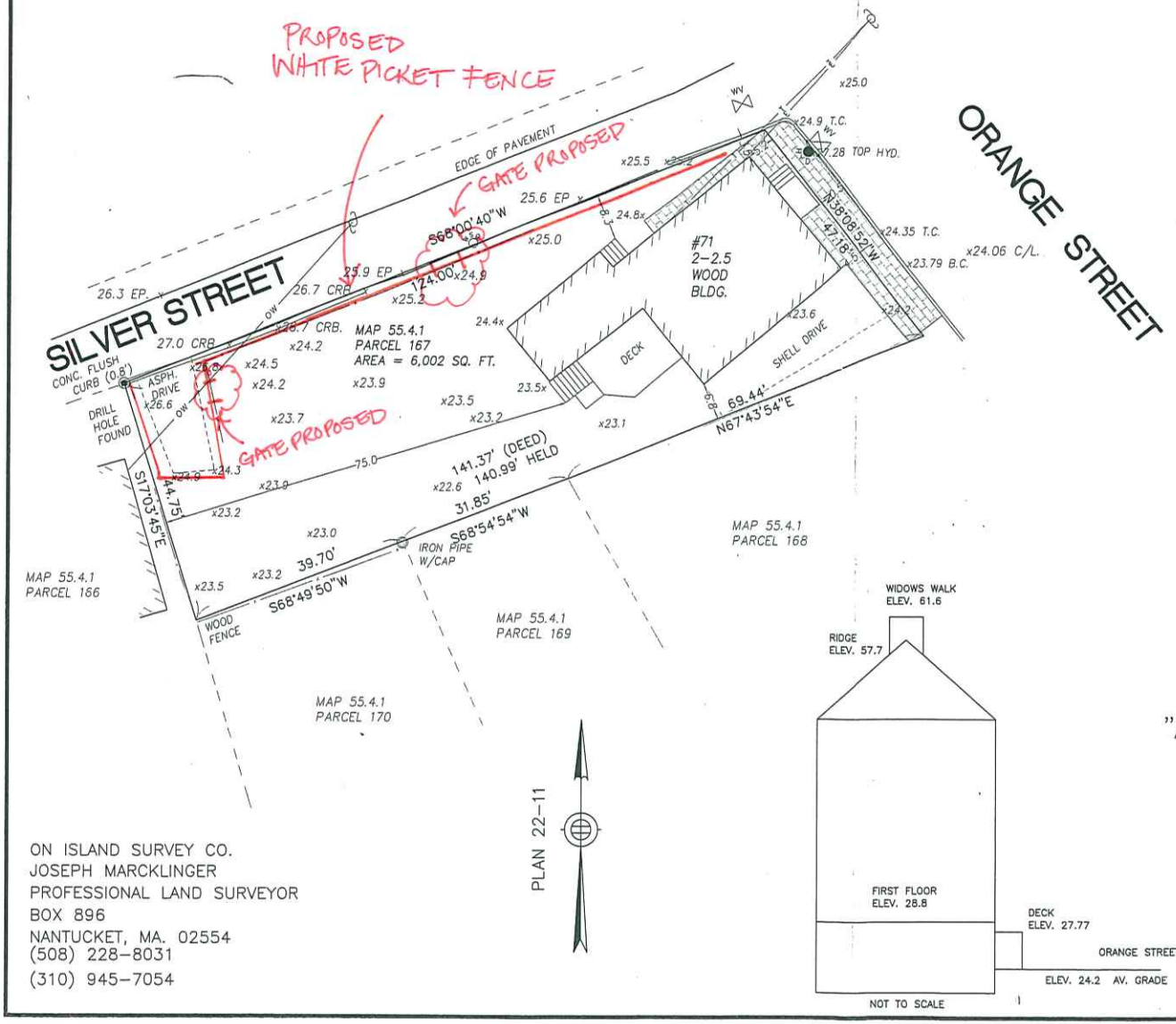
Property ID	11063
Location	71 ORANGE ST
Owner	ACK 71 ORANGE STREET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



ZONING CLASSIFICATION: RESIDENTIAL OLD HISTORIC

MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = NONE
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO 50%
GROUND COVER RATIO 18.7% (EXISTING)

I CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN HEREON.

THE SITE IS SITUATED IN "ZONE C" AS SHOWN ON F.E.M.A. MAP SHEET 0011 D, COMMUNITY PANEL #252030.

JOSEPH E. MARCKLINGER, P.L.S. DATE:

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCKLINGER
No. 30330
REGISTERED LAND SURVEYOR

NOTES:

DEED BOOK 511, PAGE 65
PLOT PLAN DATED: 12.29.94
PLAN NO. 22, PAGE 22
SWIFT PLAN AUG. 1928
SANBORN MAP OCT. 1923

"AS-BUILT" MORTGAGE PLOT PLAN IN NANTUCKET, MA.

71 ORANGE STREET
(NANTUCKET COUNTY)
PREPARED FOR: CASTLE
LENDER:

SCALE 1 IN.= 20 FT
JUNE 27, 2012

ASSESSORS MAP 55.4.1 PARCEL 167

ON ISLAND SURVEY CO.
JOSEPH MARCKLINGER
PROFESSIONAL LAND SURVEYOR
BOX 896
NANTUCKET, MA. 02554
(508) 228-8031
(310) 945-7054

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-22-17
MAP/PARCEL#: 55-41-162

Recorded By: AEG Date: 11/14 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 4 Orange st. 2. BUILDING NAME:

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Greenberg, Marvin & Dorothy R. Te

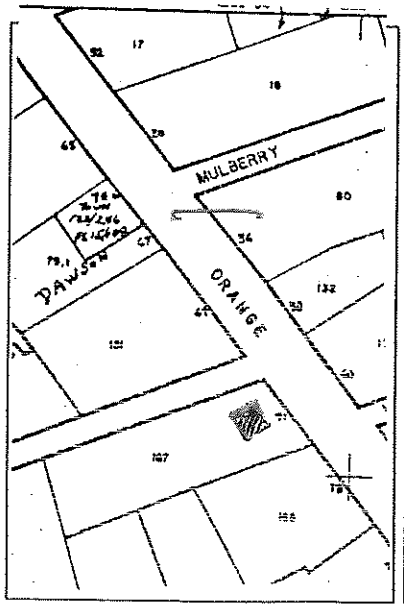
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

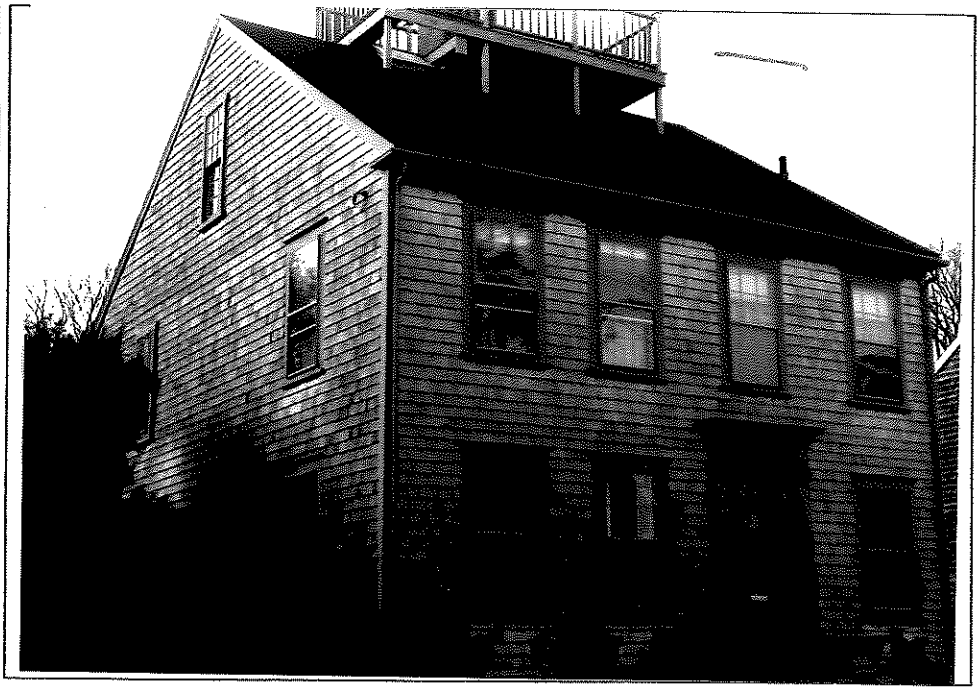
6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No
Interior accessible, explain:

8. MAP -- 3 X 2"





DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

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

26. NUMBER OF BAYS:

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

27. WINDOW FRAME TYPE:

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

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

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

29. PORCH:

○ a. front ○ b. side ○ c. wrap

30. DETAILS:

(check several if appropriate)

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

31. CONDITION:

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

32. INTEGRITY:

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

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

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

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

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

36. STYLE OF ARCHITECTURE:

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

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: 213
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 1.13A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

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

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

43. SURROUNDINGS: (check several if appropriate)

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

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

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

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

71 ORANGE ST

Location	71 ORANGE ST	**Mblu**	5541/ / 167/ /
Acct#	00011063	**Owner**	ACK 71 ORANGE STREET LLC
Assessment	$4,273,700	**PID**	11063
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,737,500	$1,536,200	$4,273,700

Owner of Record

Owner	ACK 71 ORANGE STREET LLC	**Sale Price**	$4,100,000
Co-Owner		**Certificate**	
Address	C/O HAEBLER CAPITAL 8 SOUND SHORE DR GREENWICH , CT 06830	**Book & Page**	1833/35
		Sale Date	06/24/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK 71 ORANGE STREET LLC	$4,100,000		1833/35	00	06/24/2021
ELLIOTT DIANE V	$3,737,500		01432/0110	00	04/25/2014
SEVENTY ONE ORANGE NANTUCKET LLC	$1,300,000		01343/0265	1O	09/17/2012
GREENBERG MARVIN & DOROTHY TRS	$0		00511/0065	99	07/23/1996
GREENBERG MARVIN & DOROTHY TRS	$0		00511/0063	99	07/23/1996

Building Information

Building 1 : Section 1

Year Built:	1822
Living Area:	3,718
Replacement Cost:	$3,156,299
Building Percent Good:	86
Replacement Cost Less Depreciation:	$2,714,400

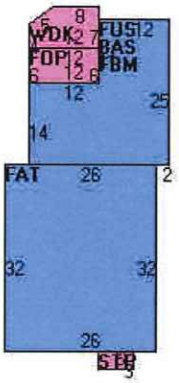
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Excellent +
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5
Total Bthrms:	5
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0029\71%20orange

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11063_127

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,300	1,300
FUS	Upper Story, Finished	1,300	1,300
FBM	Basement, Finished	1,300	910
FAT	Attic, Finished	832	208
FOP	Porch, Open, Finished	72	0
STP	Stoop	18	0
WDK	Deck, Wood	142	0
		4,964	3,718

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	2.00 UNITS	$21,000	1

FPO	EXTRA FPL OPEN	2.00 UNITS	$2,100	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	ROH
Neighborhood	850
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.13
Frontage	0
Depth	0
Assessed Value	$1,536,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$2,737,500	$1,536,200	$4,273,700
2023	$3,049,900	$1,463,000	$4,512,900
2022	$2,559,000	$1,219,800	$3,778,800
2021	$2,831,700	$1,123,500	$3,955,200
2020	$3,268,100	$1,123,500	$4,391,600

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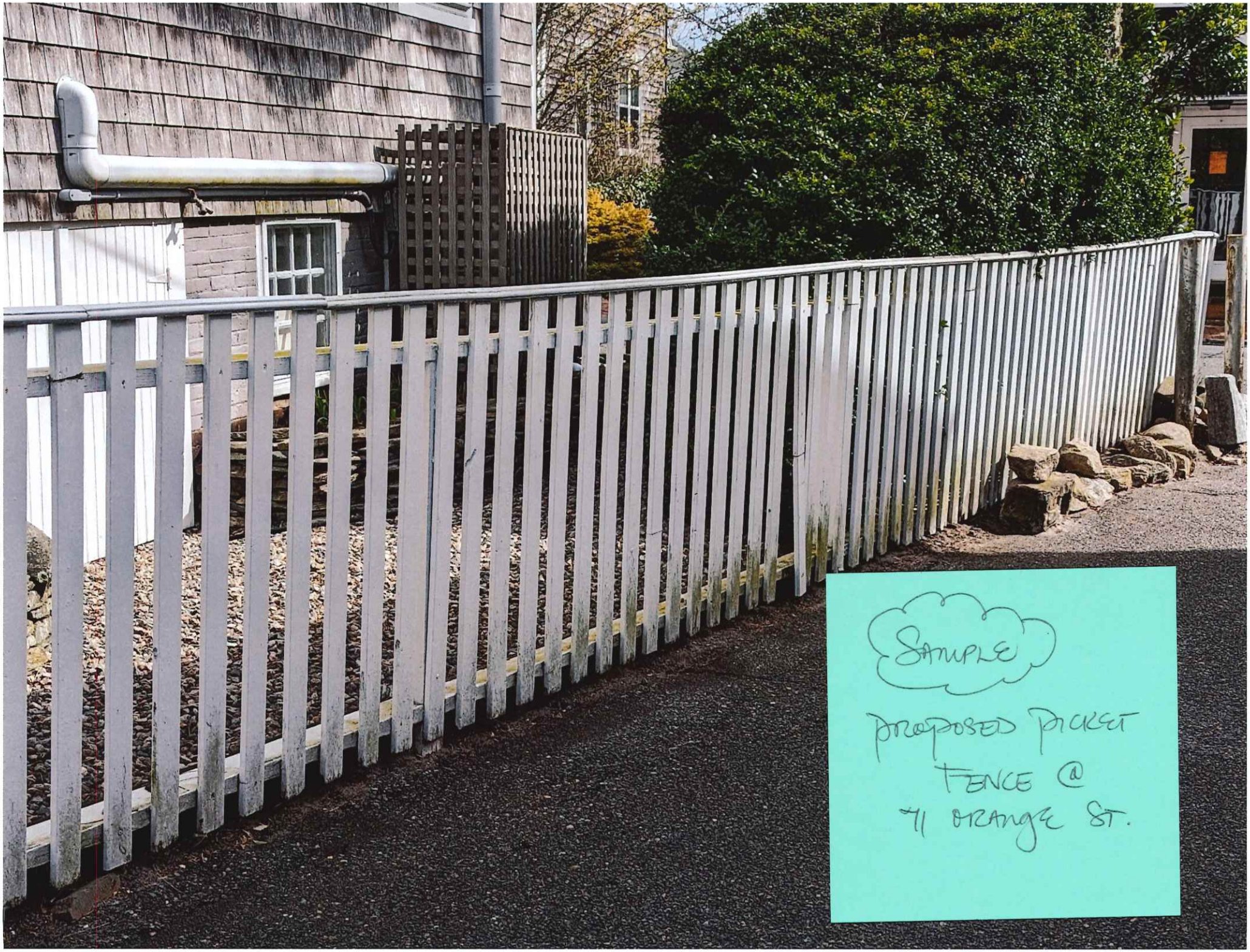
SAMPLE
PROPOSED
GATES
@ 71
ORANGE ST.

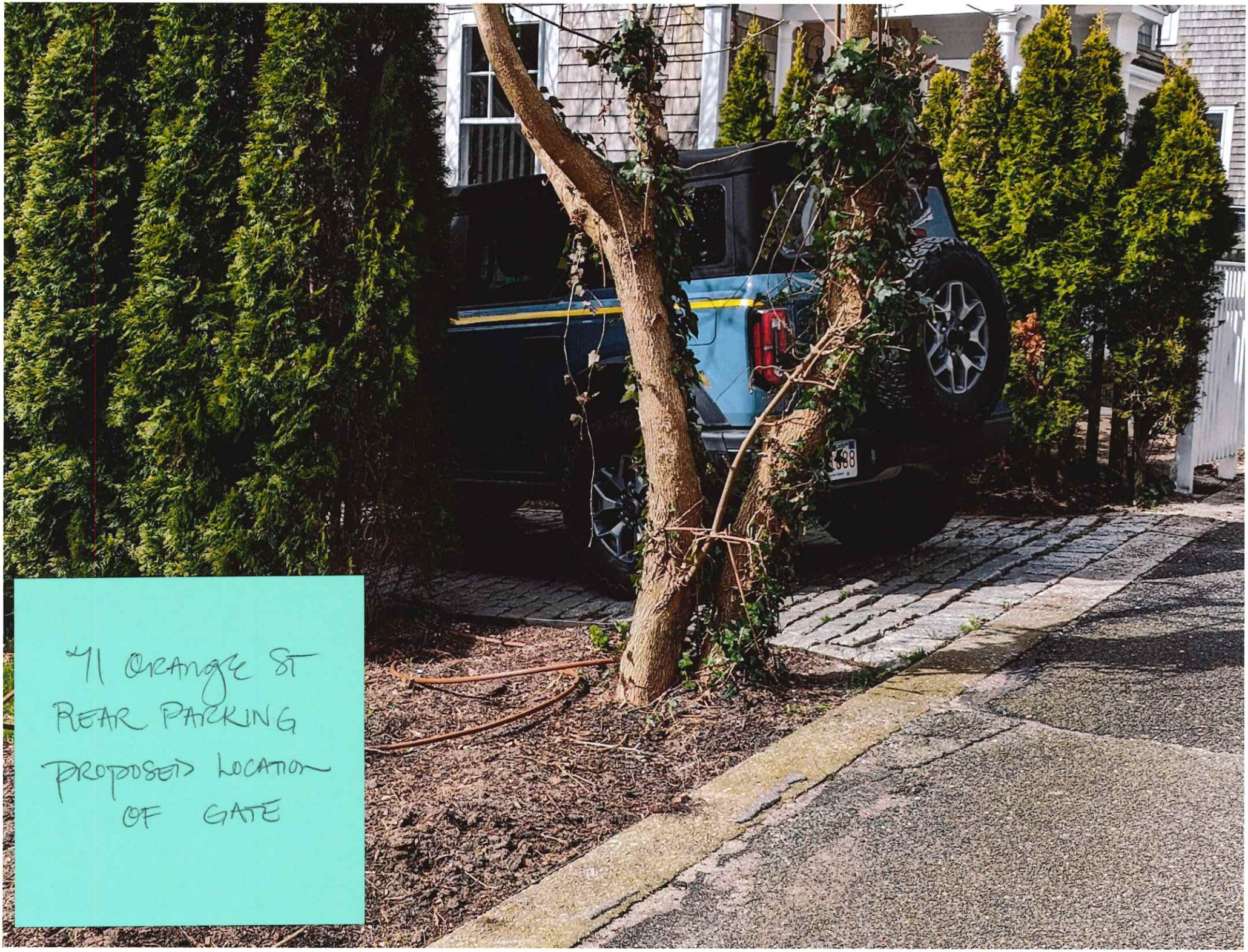

SAMPLE
PROPOSED PICKET
FENCE @
41 ORANGE ST.


41 ORANGE ST.


71
41 ORANGE ST
EAST


41 ORANGE ST.


71 ORANGE ST


41 ORANGE ST
REAR PARKING
PROPOSED LOCATION
OF GATE


71 ORANGE ST
NORTH


41 Orange St
North



71 ORANGE STREET →

NORTH/ WEST



41 Orange Street

Proposed Location of Gate

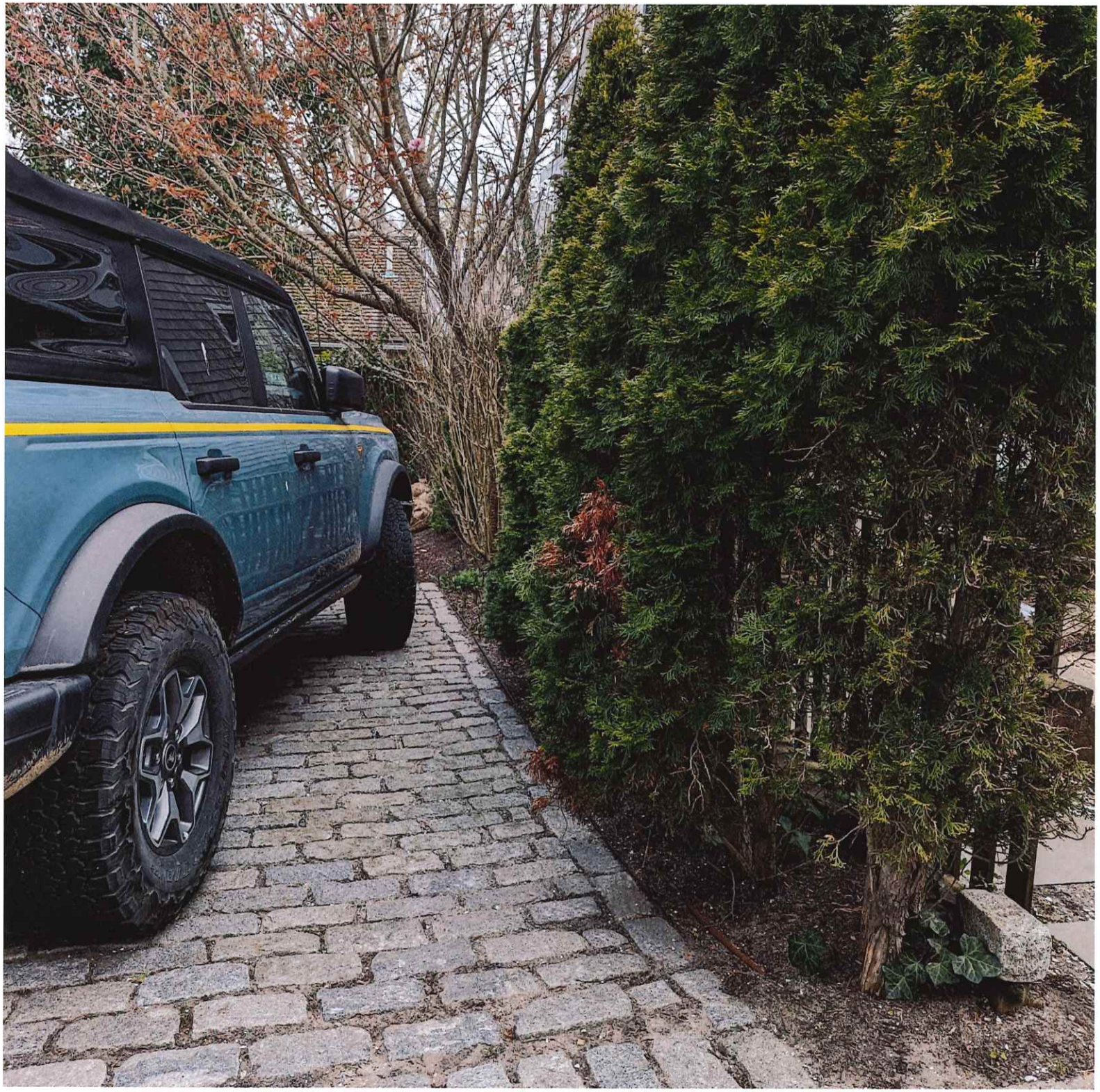


41 Orange Street



41 Orange St.

PROPOSED LOCATION OF GATE



41 Orange Street



41
ORANGE
STREET

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 5/23/24
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-03-10186
X	Copy of Minutes (application item circled) I DID MY OWN FROM VIDEO
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/23/24

May 14th, 2024

HDC meeting minutes by applicant (there are no minutes available by town minutes person)

Sitting Board Members- Ray, Abby, Diane, Joe, and Connie

Val -present project- submitted for metal building given what is in the area but asking to change that shingles instead. 60x60 and 30' tall.

Garfield Bloise- Pastor- We are willing to adjust what needs to be adjusted, we just need a church space

Larry Bogan- Deacon- retired here in 2016. My wife's family- the DeBarros and Rose family have been here since 1940. I am now a deacon at Servants Heart Ministries. We have been in a tent for the past two years, even in the wintertime. I want to invite you guys to come and see-you would be very impressed by what we have done inside this tent, you wouldn't believe it. Invite you to come worship with us…it's the real deal, no foolishness. I think Nantucket is well deserving to have a building that represents the community and our God. You are just good people- thank you.

Ray- lets run this by the board members and see where it goes.

Holly- A few comments- church buildings on Nantucket have historically been built out of wood, brick, or stone. Thank you I am happy to hear it is going to be shingled and in keeping with its surrounding area. Thank you for the context of the airport structures. The scale size and material should be more relevant to its neighbors….the residential neighbors. Churches are part of residential neighborhoods. Pg 152 of Building with Nantucket In Mind-"new commercial structures and also religious structures are a form of that- should have traditional materials-glad to hear it that you are using the shingles. Unusual shape, not additive massing. Maybe there is some way to bring in something like batten boards instead of metal? This is a historical moment on Nantucket.

Abutter- Meri Lepore- direct abutter at 87 Skyline Drive. I am more concerned with noise. The building will probably make it better, but it is very loud until 10pm at night sometimes. Where this is located looks like a very large building and the homes in this area are not very large. Where it is located on the property is literally right on the property line. I have three little kids and they are finally all sleeping through the night. I can't open my windows in the summer because there is going to be a church literally next to our property line and its going to be loud until 10 pm- I might lose my mind! I didn't know if this could be moved to more centrally located on the property so its not so close to all the residential homes. It is very close to our home. Large building not like anything in the neighborhood.

Abby- Congrats you are getting a new home. A few architectural features that would be nice. The front of the building has that temple like thing with the columns. Maybe you could expand on that…all two pilasters across from it to accentuate the front of the building. I would put two windows on either side of the front door. Clear story windows should be evenly spaced and relate to the arched windows down below. Like congregational church has those big arched windows and there is a lot of repetition in windows and sizes. I am wondering on that top roof should be like a hip roof. Middle section is overwhelming with two windows and arch above door.

Joe Paul- Question for applicant- is there some importance like symbol or icons related to plan shape? Or the arches and the number of arches? What is the motivation to their employment?

Val-Agent for Church We wanted it to look more like a church and the shape evolved out of metal building start. We can certainly work on that.

Joe Paul- I think seeing it exactly the same rendered with shingles and corner boards, and some kind of flare or something on the base to ground it would be helpful. A Water table like the animal hospital is the one public building I can think of. It diminishes the verticality and grounds it a little bit. I think it would be nice if there was some kind of style that becomes generated. Like the columns which are round, more like the animal hospital are tapered and give more of a human scale to it and that is a large building, but it sits nicely the landscape there. There are elements that you probably would or will explore once you convert to shingles. I like arched windows, but they lose their specialness with the amount used. Maybe use sparingly and if you are going to have shutters, they should reflect the shape of the window. There should be a correlation there. Its interesting shape and it does mask the scale of it, especially from this front elevation. I am curious to see how aesthetically it would look with the wood details once they show up when making that change. Last comment is the scale of the Palladian window should be looked at and the shutters doesn't work. Is the glass clear or some of it stained or translucent- just curious?

Diane- I have know this area where the tent is for years and years and years. I think perhaps the two windows up on the little center second story there with shutters, maybe it would be good not to have the shutters? Have that window a stained-glass window there? That would be nice. I am thinking of St Paul's and the sided. How many windows they have there and they are stained glass and lovely. Maybe the upper window without the side windows could be like the door bellow? Shingles is good and some sort of foundation thing like Joe mentioned. I am interested to see how it goes with the shingles and its exciting to replace the tent. The tent has been there over 20 years and well populated on Sundays and stuff.

Connie- I don't have much to add. On the south elevation, I don't know about the spacing of the windows. I'm a very symmetric person so I would like to see them symmetric but that is just me. The shingles might be an issue with fire code, like we have had at the hospital. Maybe look into that.? Im glad it will be shingled and I think it will look great. Congratulations.

Ray- I find this project very interesting and it reminds me of a place in Paris called Cirque D'hiver which means winter circus. Its been in existence for over a 100 years and it started out as a tent and now the building looks like a tent. This looks a lot like this building and I think that the things that kind of trouble me about have already been mentioned but I will reiterate- we see a lot of arches, there is a Palladian window over the front, the arched entry doors and arched windows that run down wither side with shutters. I think that would be too much of a good thing. The arches will be more important if there are less of them. Tall quiet windows on the sides in the same way like the Unitarian church as these triple hung windows that are probably 25 feet tall? They are huge but really simple. Then all the emphasis is on the front of the building. Meredith has voiced her opinion and concern as a neighbor and even though it is not really up to us about the noise..if something could be done about the siting of the building to appease the neighbors that would be fabulous. And neighborly.

Thomas Barada-(member of public) 14 Tashama- This building- I think Val nailed it. Its great looking. A good comment about the shutters. I think she did a great job on it. As far as the size, it is smaller or about the same size as St Marys. The one on Fair Street is way bigger and the congregational church is 13,000 sf, This is small in size and I think its great. I think the board should be open for stain glass windows down the road because they may not be able to afford them now.

Motion to hold for Revisions- **Abby**

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 55

Street & Number of Proposed Work: 42 MONOHANSETT

Owner of record: SERVANTS HEART INTL. MINISTRY

Mailing Address: 42 MONOHANSETT RD.
NANTUCKET, MA. 02554

Contact Phone # (774) 236-1128 E-mail: servantsheart.united@gmail.com

AGENT INFORMATION (if applicable)

Name: VAL OWNER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone # (508) 325-4319 E-mail: ackvall62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 1370.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other CHURCH BUILDING

Size of Structure or Addition: Length: 60' Sq. Footage 1st floor: 3950SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 61' Sq. footage 2nd floor: 2900SF > 6850SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 30' South 30' East 30' West 30'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 5 /12 Secondary Mass 9 /12 Dormer ____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☒ Other METAL STANDING SEAM

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

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

C. Dimensions: Fascia — Rake 1X10 Soffit (Overhang) 6"-8" Corner boards — Frieze _____

Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round 16" Square _____

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways TBD. Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall METAL Clapboard (if applicable) — Roof BLACK ARCH. ASPHALT.

Trim GREY Sash WHITE Doors NATURAL-FRONT - REST - GRAY OR WHITE

Deck N/A Foundation GREY Fence — Shutters _____

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

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

Date 3/14/24 Signature of owner of record [signature] Signed under penalties of perjury



Servants Heart Intl. Ministries

New Church Building

42 Monohansett Road


New Life Ministries
International



Airport structures across the street For context







EXISTING
STRUCTURES ON SITE

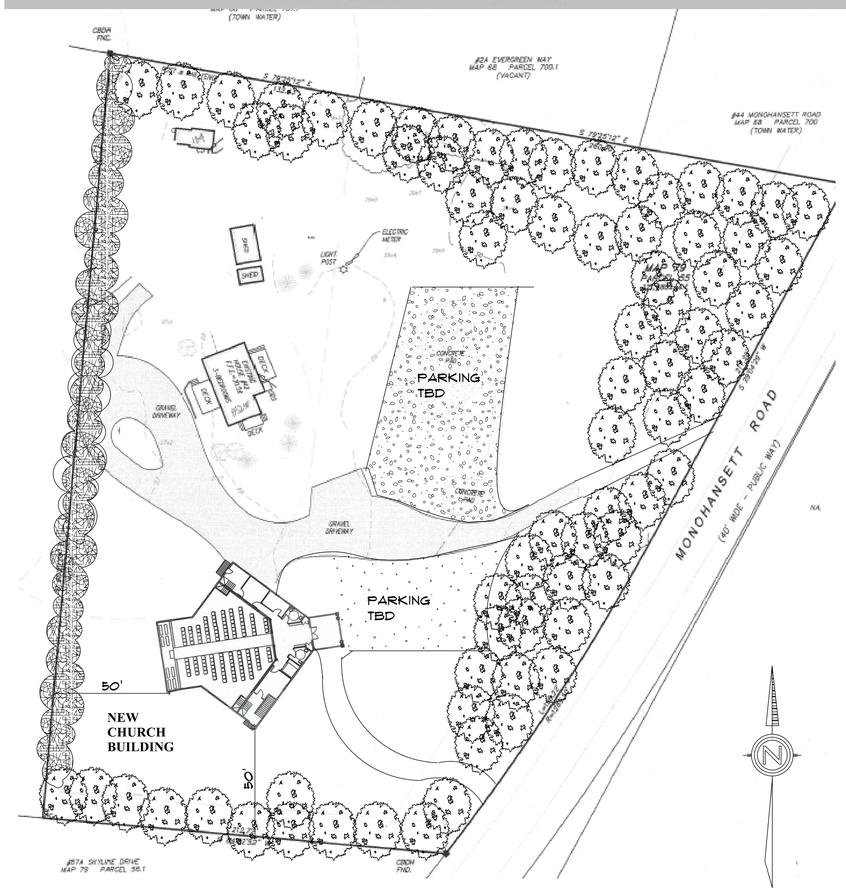




MAP 79 PARCEL 55

PROPOSED CHURCH BUILDING





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

42 MONOHANSETT- PROPOSED CHURCH BUILDING

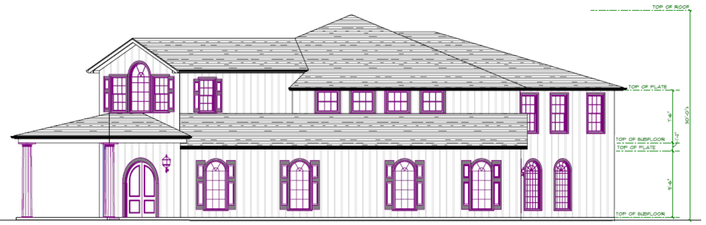
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584











PREVIOUS SUBMISSION

CHANGED SIDING TO
CEDAR SHINGLES

RIGHT (NORTH) ELEVATION



FRONT (EAST) ELEVATION



PREVIOUS SUBMISSION

CHANGED SIDING TO
CEDAR SHINGLES

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 3-14-24

42 MONOHANSETT- PROPOSED CHURCH BUILDING

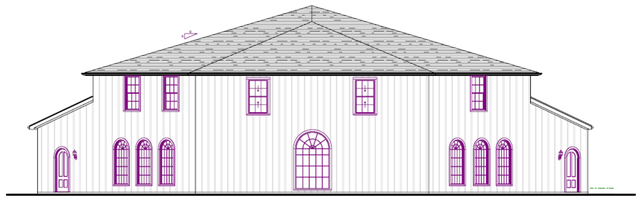
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584



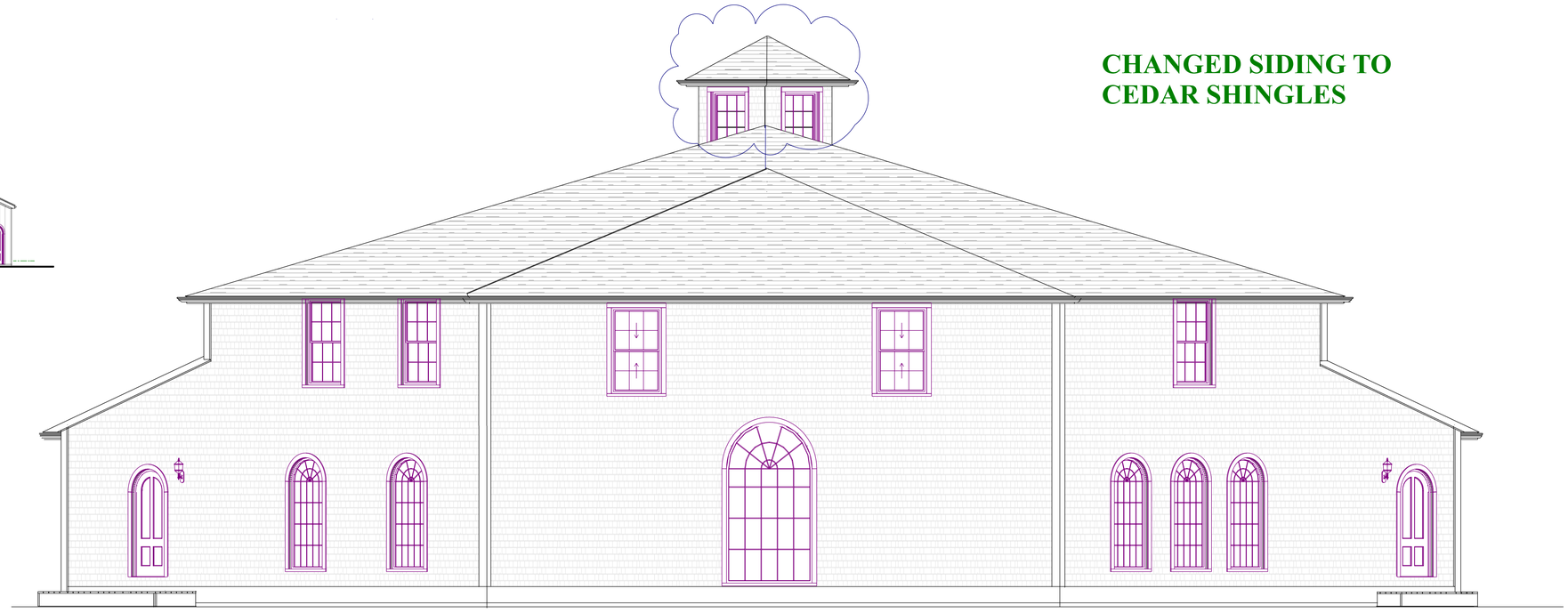
LEFT (SOUTH) ELEVATION



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION



CHANGED SIDING TO
CEDAR SHINGLES

REAR (WEST) ELEVATION

42 MONOHANSETT- PROPOSED CHURCH BUILDING

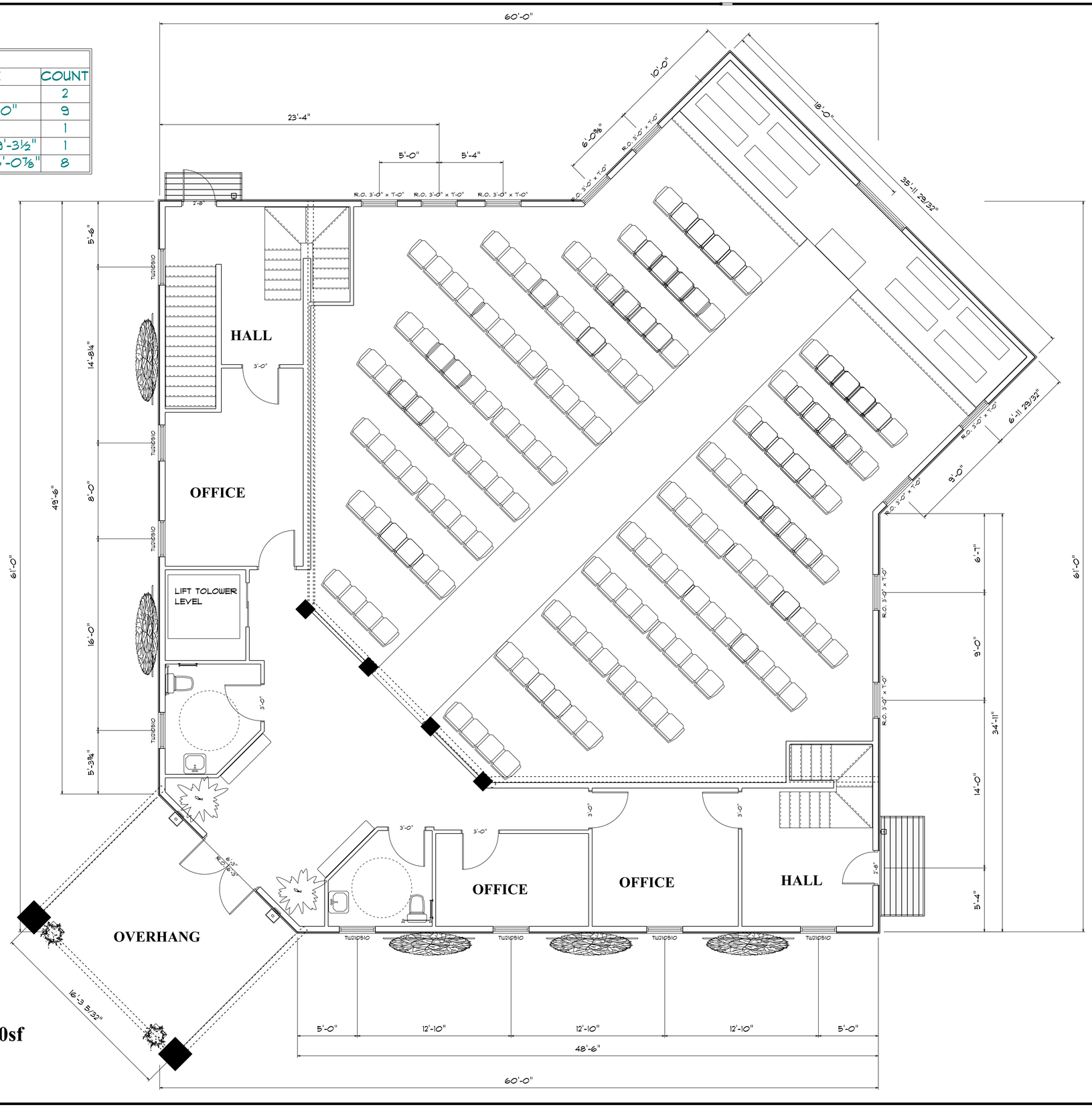
SCALE: 1/4"=1'

DRAWN BY: VO

DATE: 3-14-24

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

SDL WINDOWS- BRAND TBD		
PRODUCT CODE	SIZE	COUNT
32X80 ROUND TOP B 1	2'-8"	2
36X60 ROUND TOP-MODIFIED	3'-0" x 7'-0"	9
72X96 ROUND TOP E 2-MODIFIED	6'-3"	1
SE545-MODIFIED	5'-4½" x 9'-3½"	1
TW210510	2'-11⅝" x 6'-0⅞"	8



FIRST FLOOR PLAN-@ 3950sf

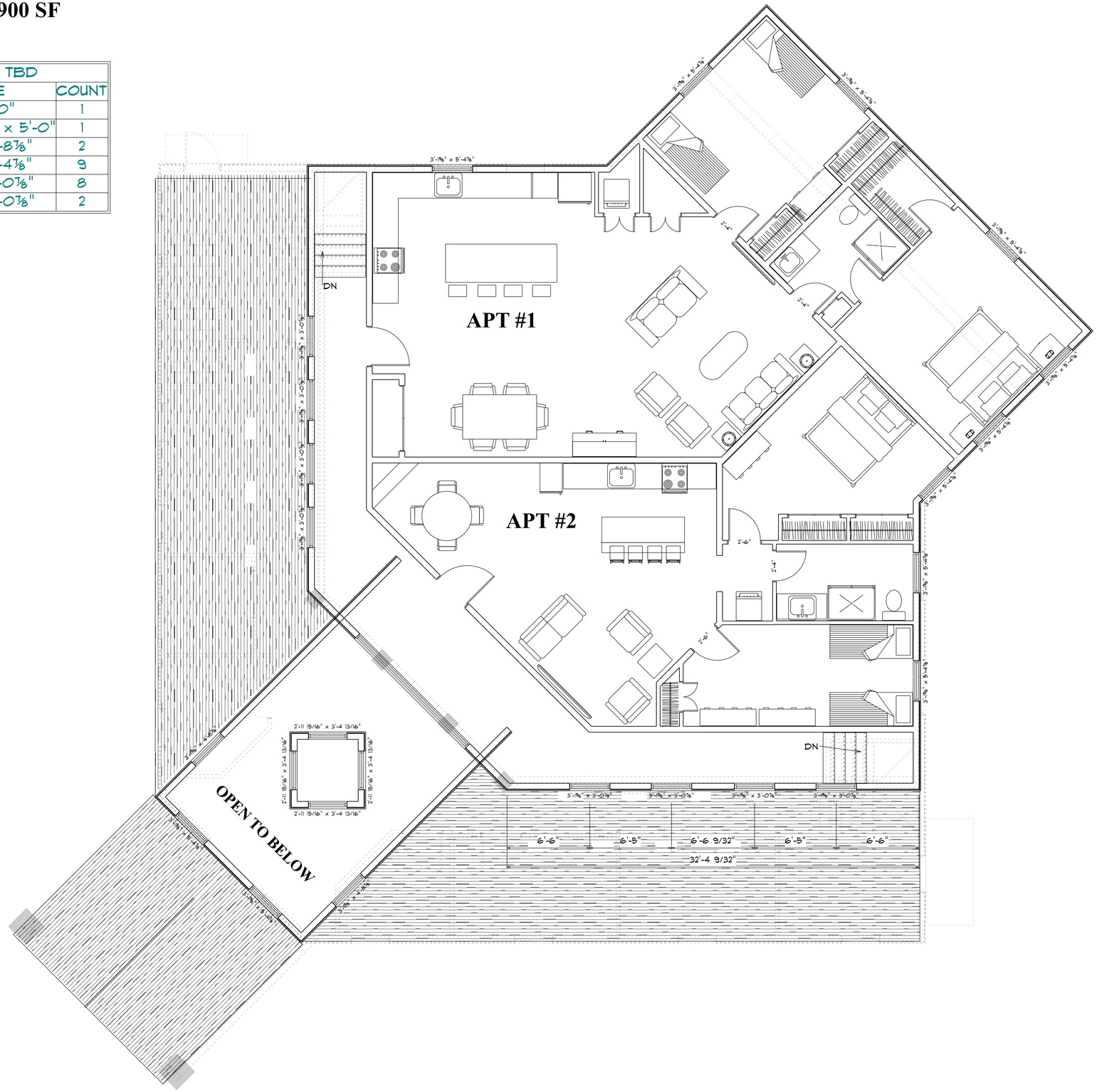
42 MONOHANSETT- PROPOSED CHURCH BUILDING

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

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

SECOND FLOOR PLAN- @ 2900 SF

SDL WINDOWS/DOORS- BRAND TBD		
PRODUCT CODE	SIZE	COUNT
36X60 ROUND TOP-MODIFIED	4'-0" x 7'-0"	1
36X60 ROUND TOP-MODIFIED	12'-2 23/32" x 5'-0"	1
TW3046-MODIFIED	3'-1⅝" x 4'-8⅞"	2
DHUNG	3'-1⅝" x 5'-4⅞"	9
DHUNG	3'-1⅝" x 3'-0⅞"	8
DHUNG	3'-1⅝" x 5'-0⅞"	2


APT #1
APT #2
OPEN TO BELOW
DN
DN
3'-1⅝" x 5'-4⅞"
3'-1⅝" x 5'-4⅞"
3'-1⅝" x 5'-4⅞"

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist **MUST** be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 5/29/24
	HDC Case Number (ie HDC2020-05-0265): N/A
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road 5/29/24
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/29/24

Meeting Minutes May 21, 2024

31 Squam Road – Squam Holdings LLC – Reno/additions/move – 21/3

HB: Was part of the Hutton Family Estate. Dates back to the 1930's, could be over 100 years old. Referenced Building with Nantucket in Mind pages 112-113 regarding glazing requirements. Should have a front door. French doors with windows not appropriate. Would like to see demo plan in red to show what is to remain.

AC: design dependent on lack of visibility. Fenestration is over the top, needs to be more appropriate to the area.

CT: lots of glass, has concerns with the amount of light at night as well as the visibility from the beach. Would like to see a section.

DC: too much fenestration.

VO: likes the scale, massing is great. Need to reduce the fenestration

SW: likes the scale and one story, would like to see some of the old picture windows remain. Need to reduce the fenestration.

SW: motion to hold for revisions. Fenestration revisions and section

Yes: SW, AC, DC, VO, CT

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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.

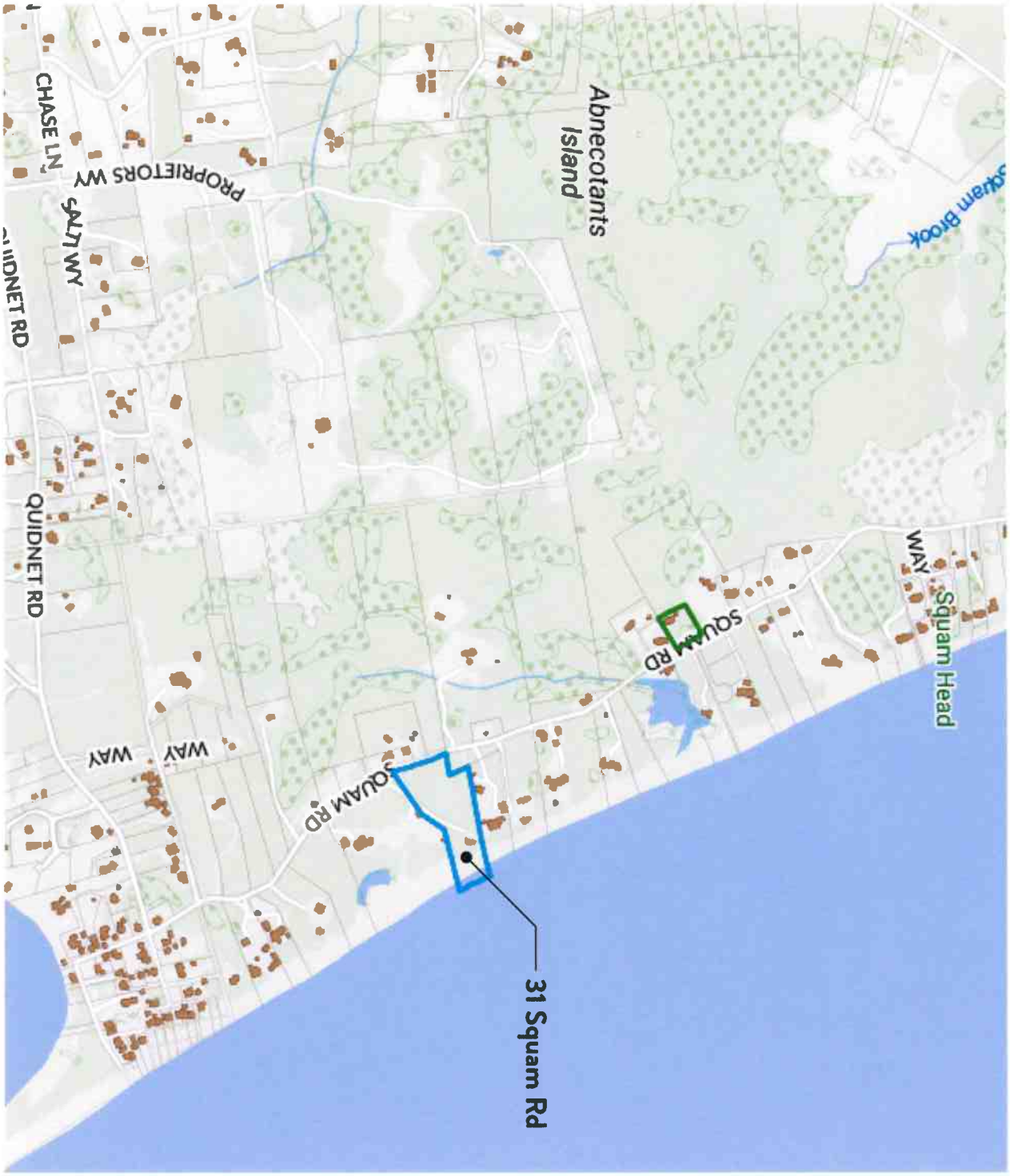
COLORS

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

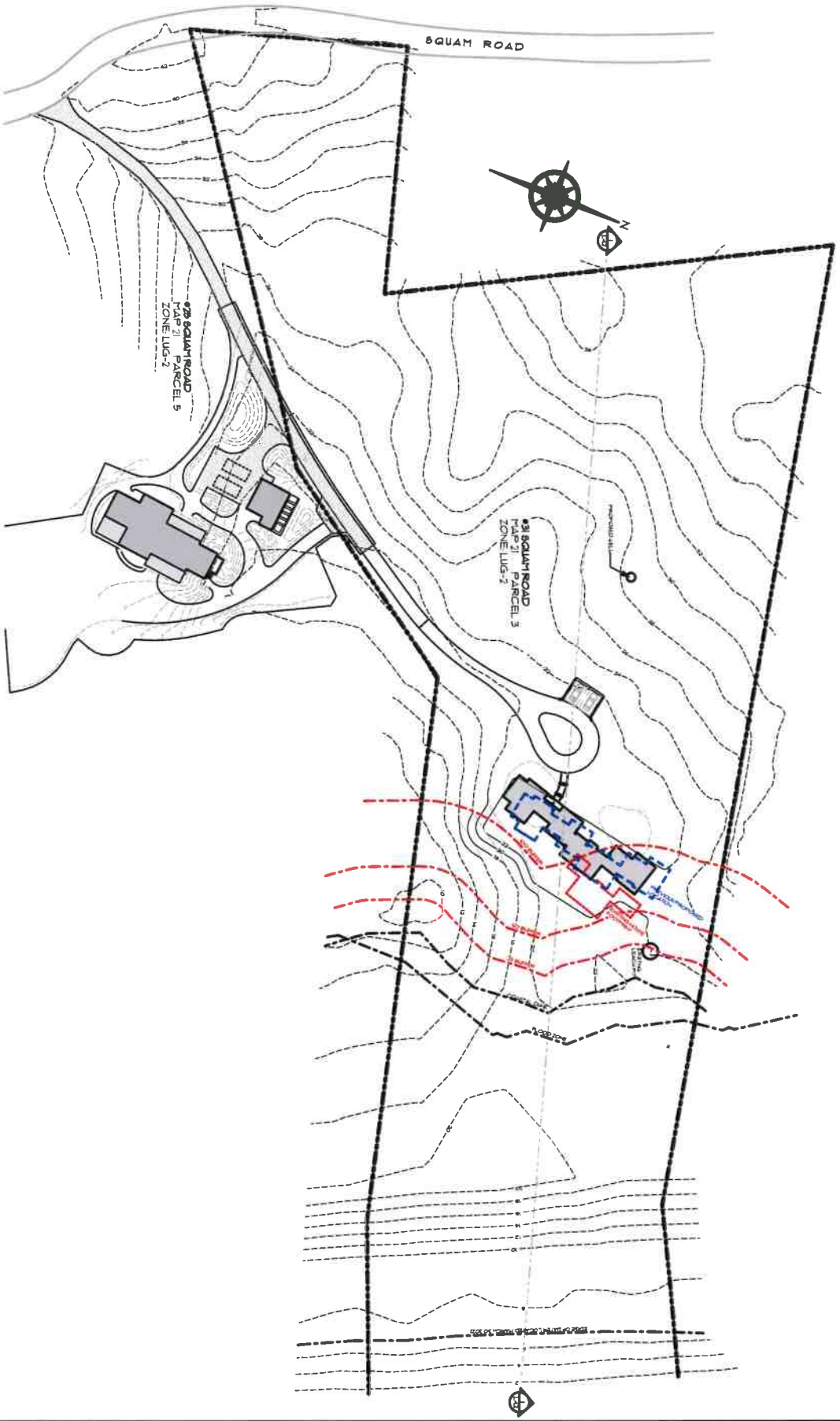
MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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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Site Plan

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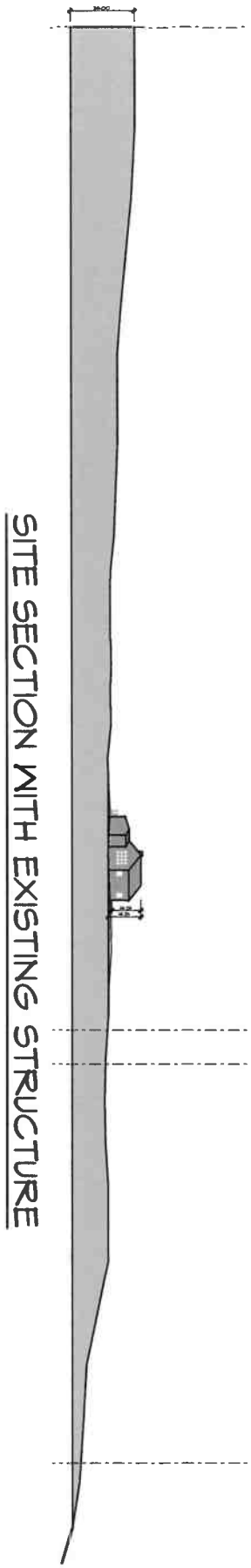
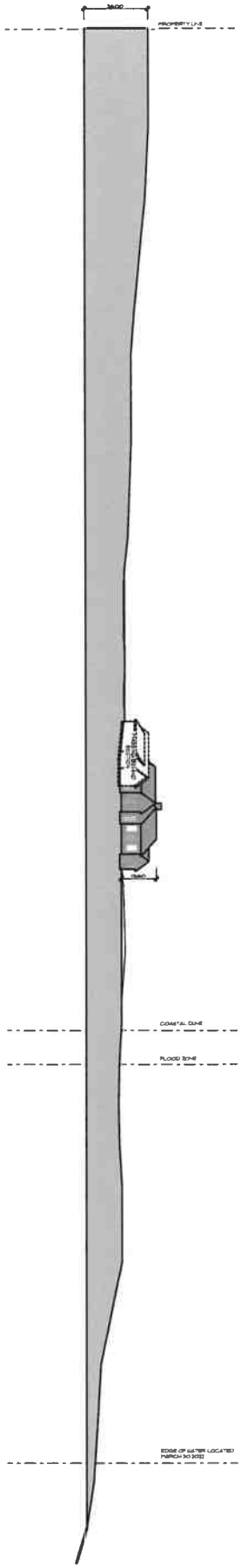
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



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:

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Site Section

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P 508 228 5455

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

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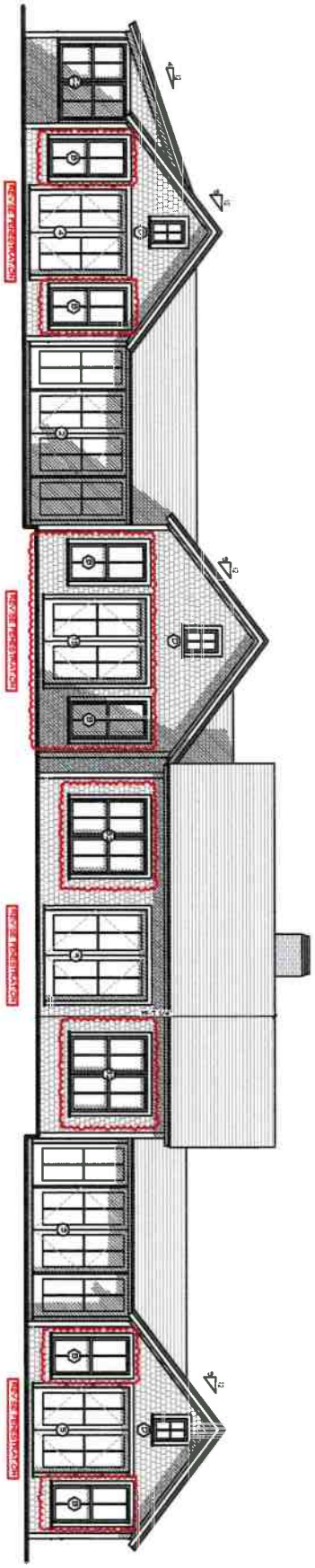

A-2.1

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

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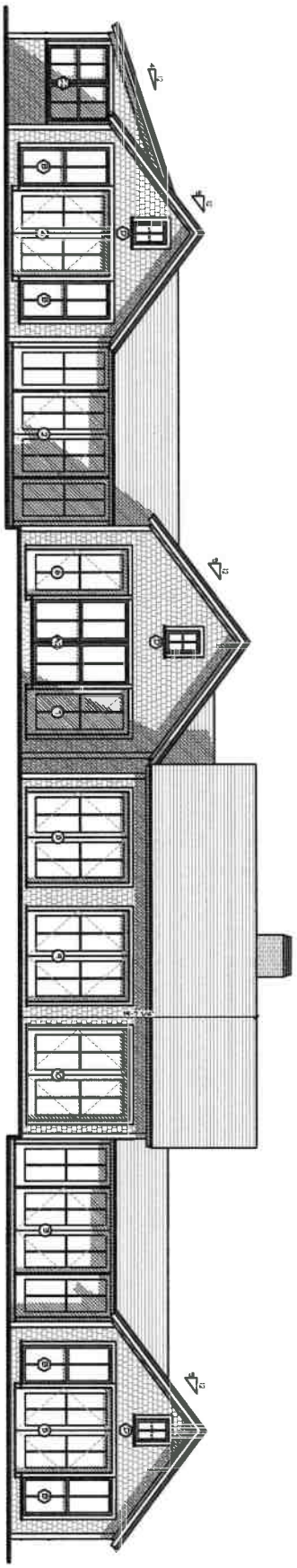
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



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

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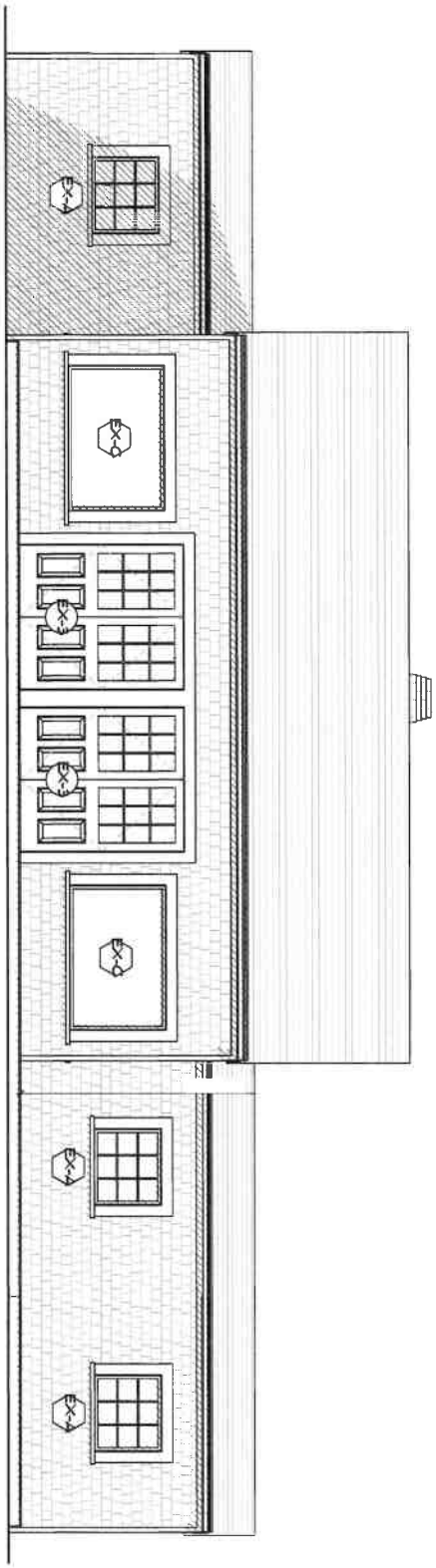
P 508 228 5455

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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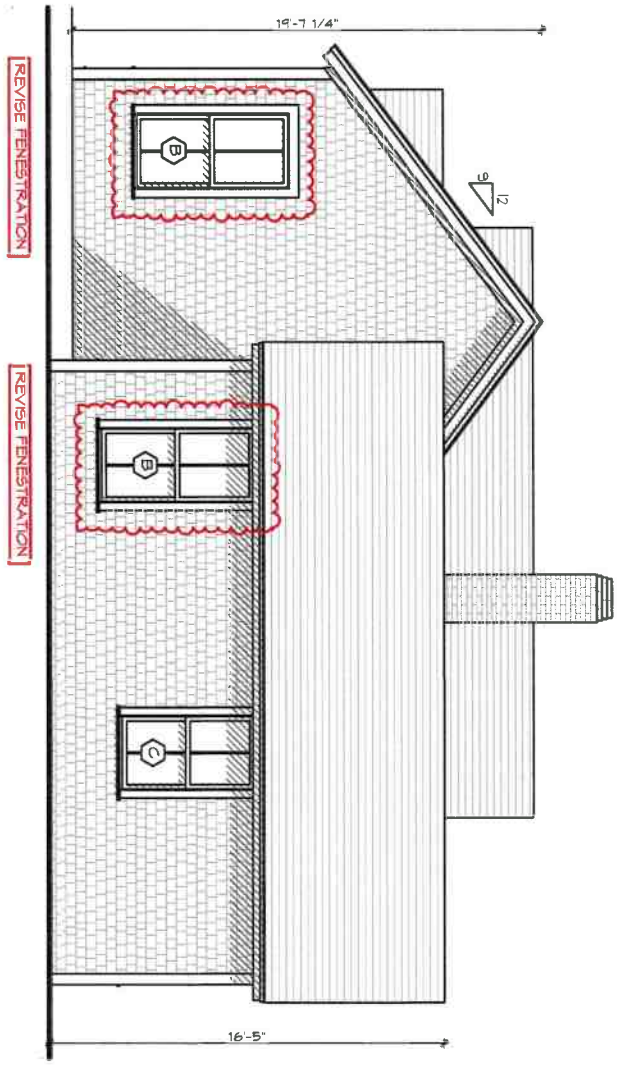
Existing East Elevation

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

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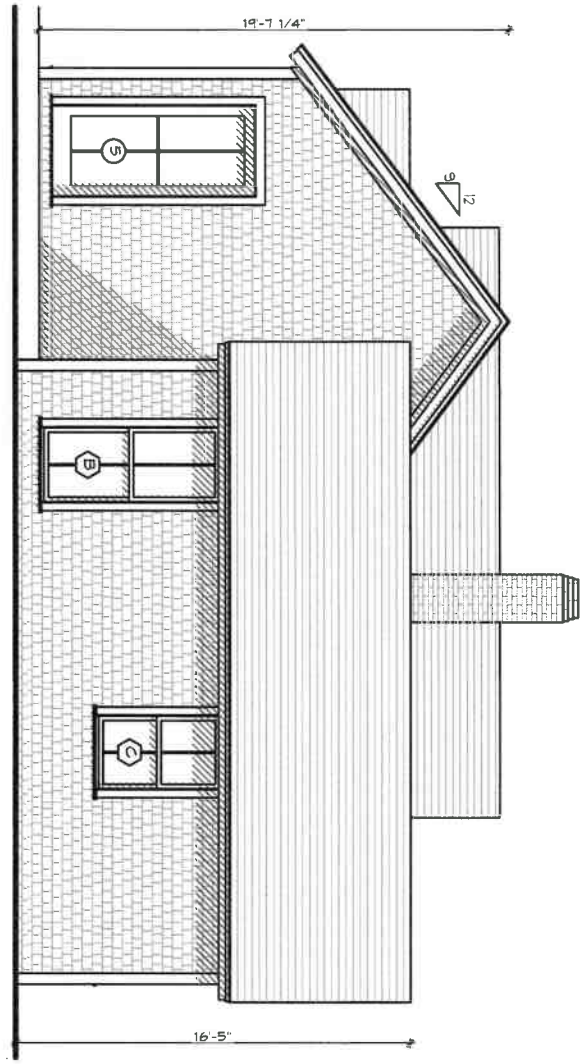
P 508 228 5455

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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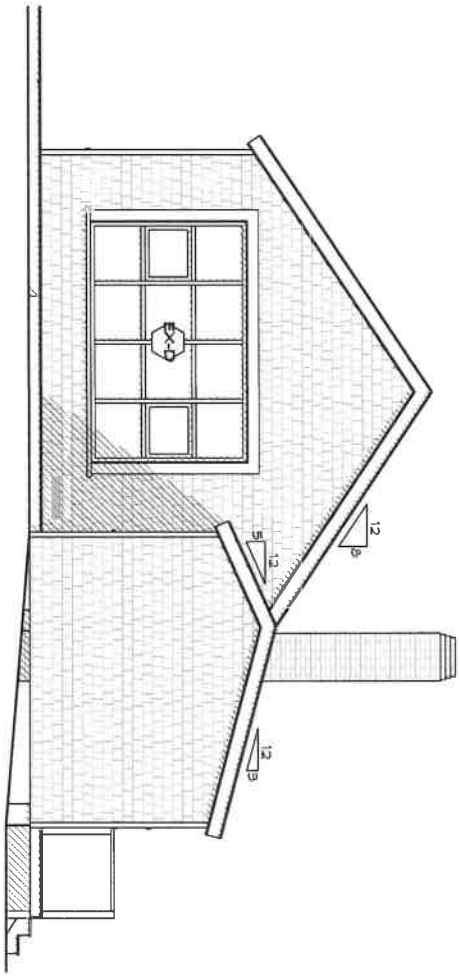
North Elevation

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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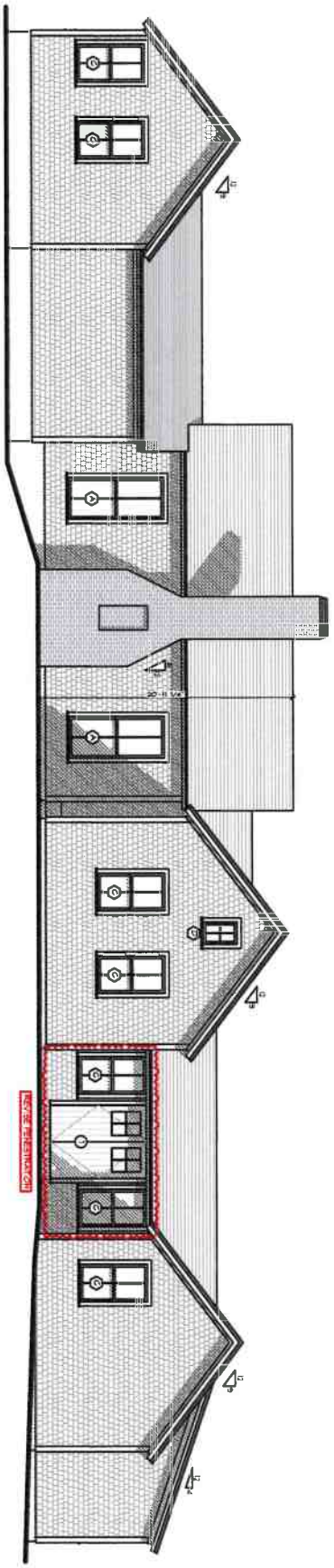
Existing North Elevation

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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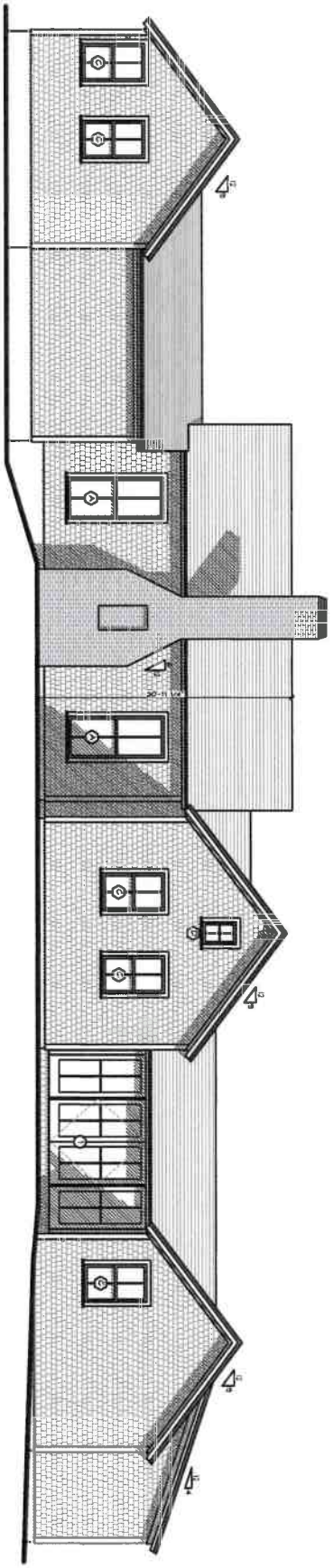
West Elevation

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

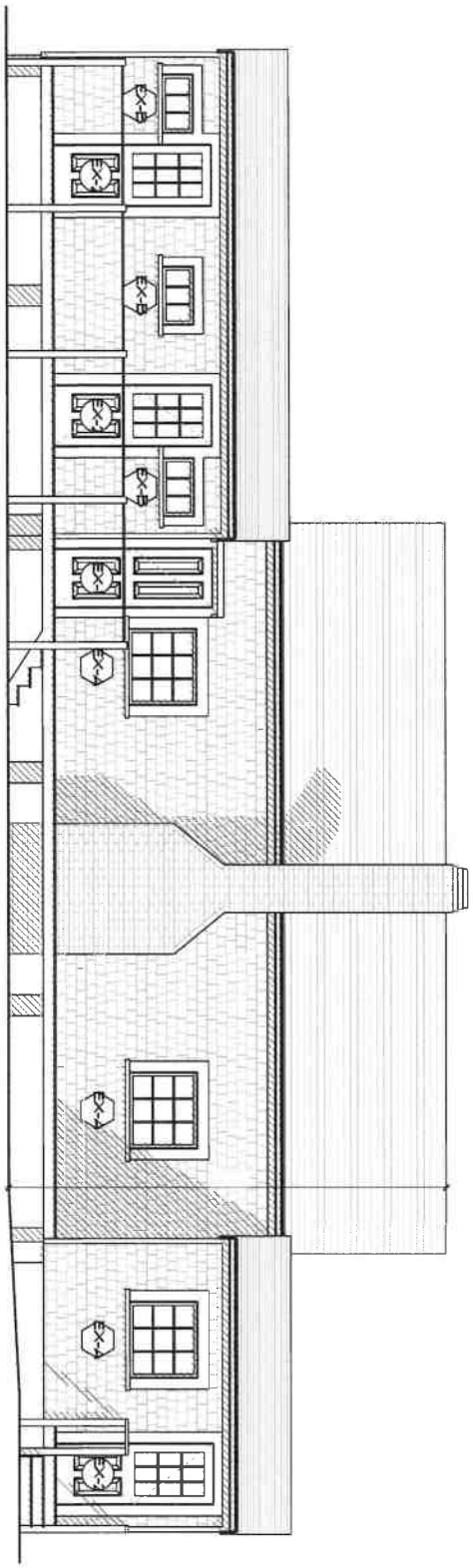
MAP NO: 21 ZONING INFO: LUG2
PARCEL NO: 3 PROJECT NO: REVISED:

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.

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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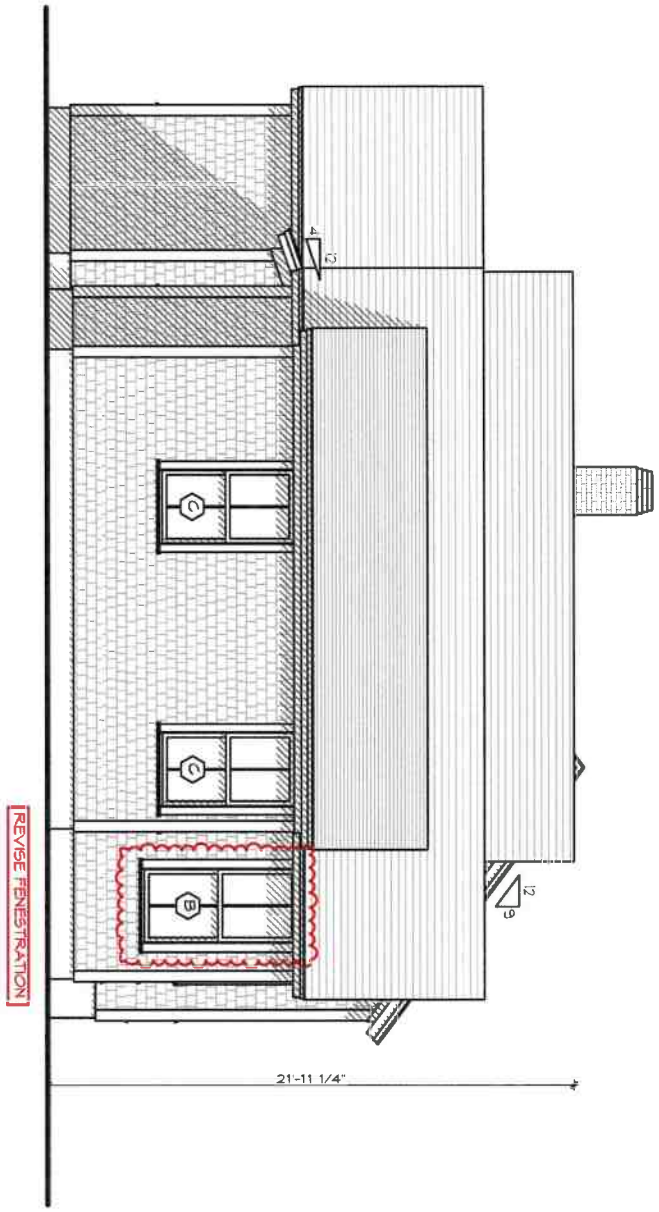
Existing West Elevation

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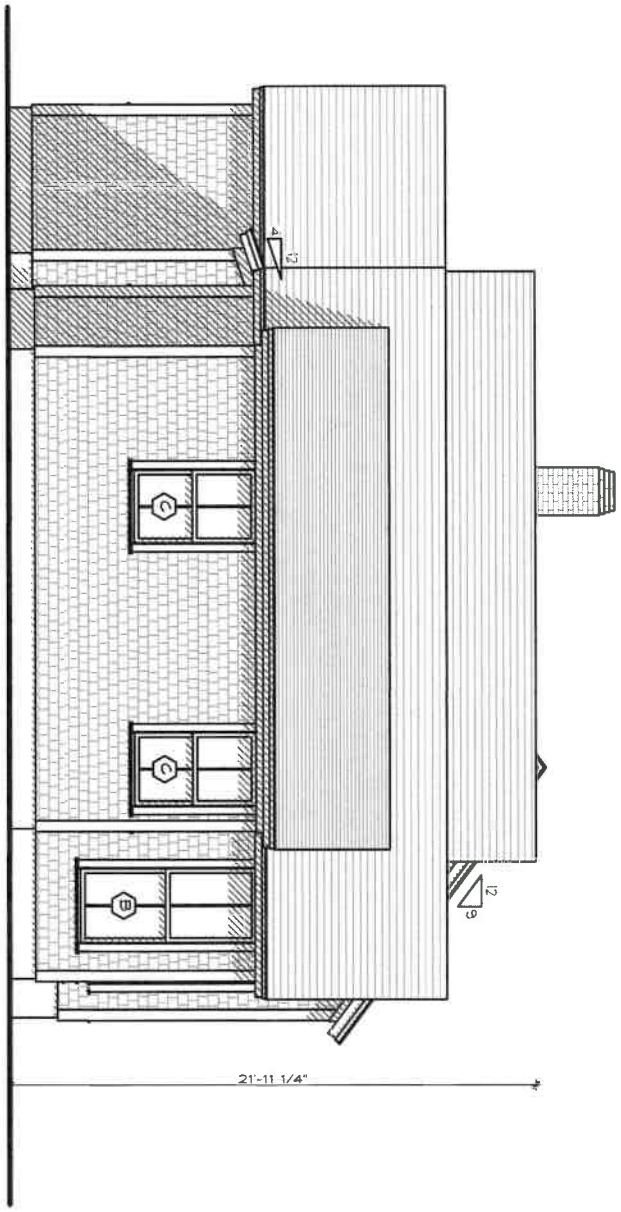
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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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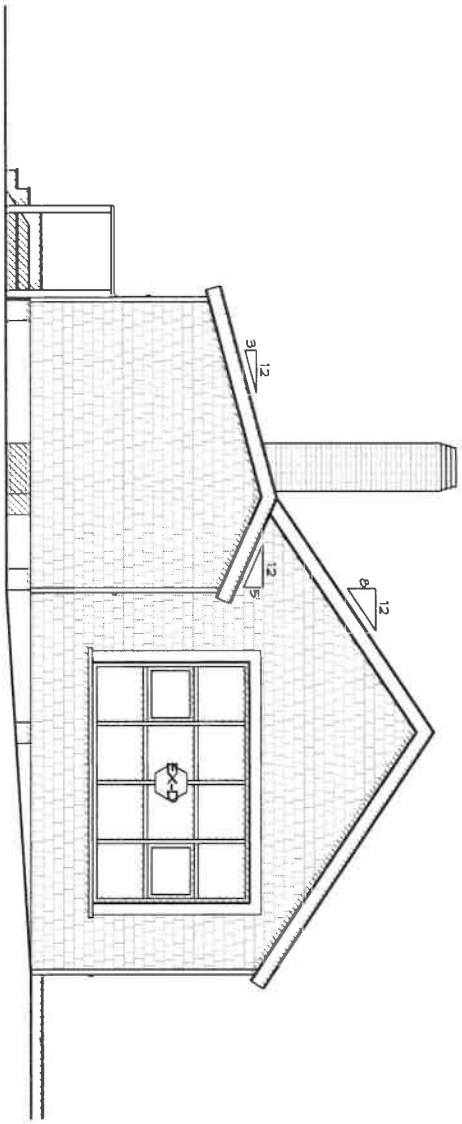
South Elevation

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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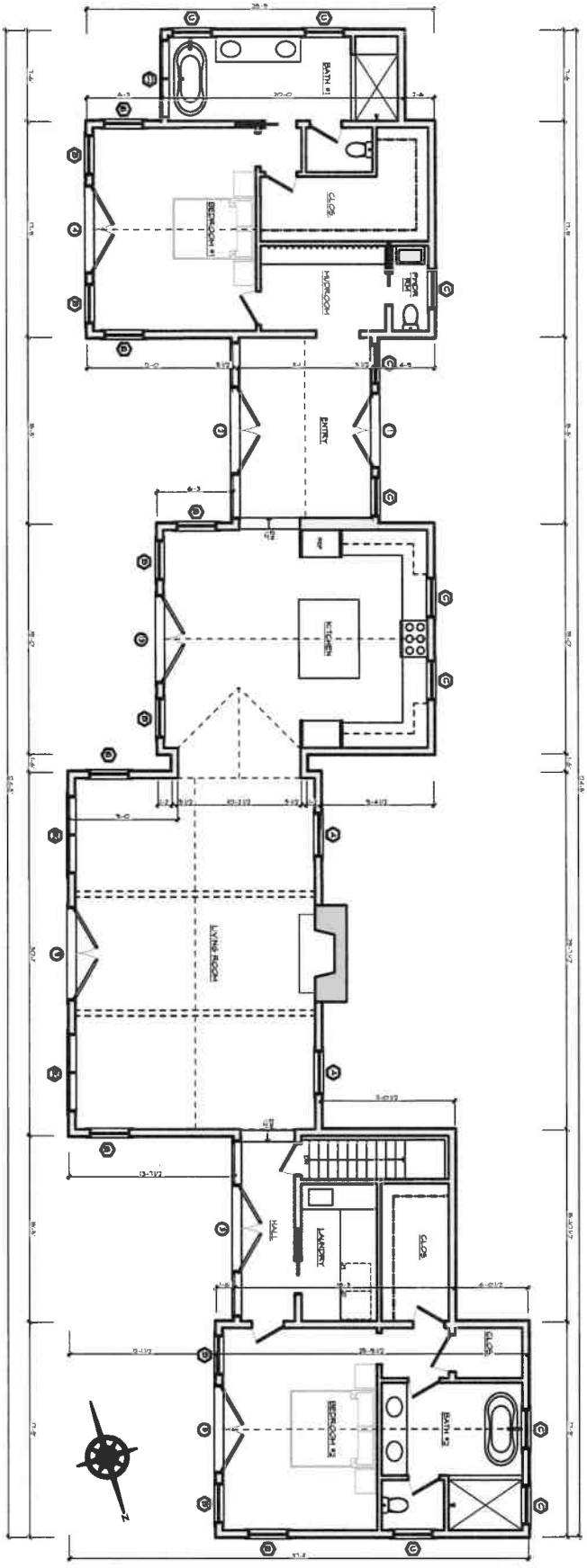
Existing South Elevation

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

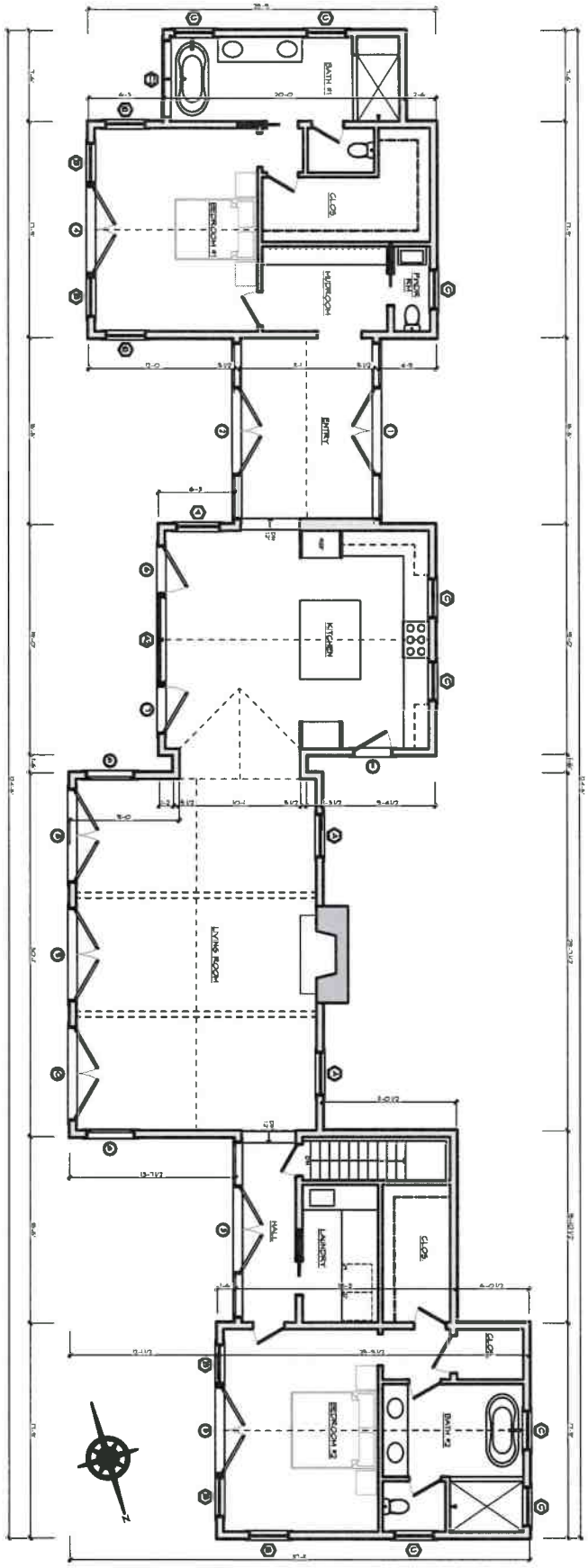
First Floor Plan

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 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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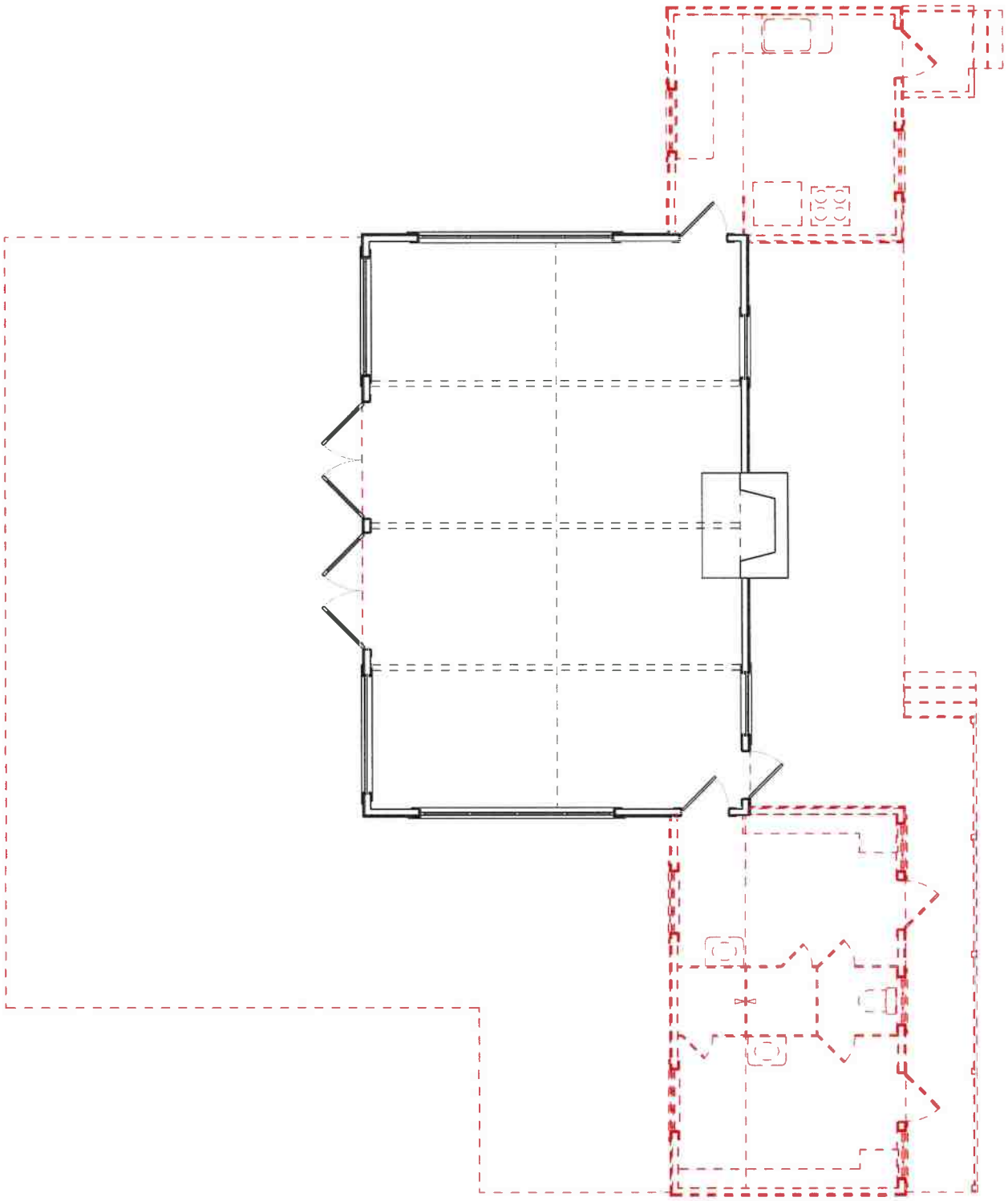
First Floor Plan

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

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

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Squam Holdings LLC

STREET ADDRESS 31 Squam Road

MAP/PARCEL 21/3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 29, 2024

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

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

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

LBott 5/29/24

Signature Date

Subject: Re: HDC Authorization for 31 Squam Road
Date: Thursday, November 30, 2023 at 9:53:36 AM Eastern Standard Time
From: Anita Bekenstein
To: Tammy Conway

I approve. Thanks Tammy!

> On Nov 30, 2023, at 9:44 AM, Tammy Conway <tammy@botticelliandpohl.com> wrote:
>
> Hi Anita,
> Can you please respond to this email giving Botticelli & Pohl permission to sign HDC applications on your behalf for 31 Squam Road?
> Thank you,
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 6 Old South Road
> Nantucket MA 02554
> 508-228-5455

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 37

Street & Number of Proposed Work: 106 SQUAM RD

Owner of record: 106 SQUAM RD LLC

Mailing Address: 17 FARMINGTON WAY
FARMINGTON CT 06032

Contact Phone #: 860-593-5729 E-mail: WAYNE.ELLIOTT@SWBC.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-64-10339
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 35'-0" Sq. Footage 1st floor: 910 SF
Width: 26'-0" Sq. footage 2nd floor: 910 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 613 SF ☒ 1st floor ☐ 2nd floor
Size: 100 SF ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North 0'-12" South 0'-0" East _____ West _____

Height of ridge above final finish grade: North 26'-0" South 26'-0" East 24'-7 1/2" West 24'-7 1/2"

Additional Remarks: PROPOSED SECONDARY CONSTRUCTION

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0'-10" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 6 /12 Secondary Mass _____/12 Dormer 10 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) PAINTED PMS 423

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GRAY PMS 423
C. Dimensions: Fascia 0'-7 1/4" Rake 0'-7 1/4" Soffit (Overhang) NONE Corner boards 0'-7 1/4" Frieze _____
Window Casing 0'-3 1/2" Door Frame 0'-4 1/2" Columns/Posts: Round _____ Square 0'-10"

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

Doors* (type and material): ☐ TDL ☒ SDL Front ENTRY 4 LITE/1 PANEL Rear 4 LITE/1 PANEL Side 2 PANEL (6-LITE)

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof PEWTER GRAY
Trim GRAY PMS 423 Sash GRAY PMS 423 Doors GRAY PMS 423
Deck NATURAL TO WEATHER Foundation PARGED GRAY Fence _____ Shutters _____

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

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

Date 5/29/24 Signature of ownar of record _____ Signed under penalties of perjury

SECONDARY

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be [illegible]

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road:	May 29, 2024 #2024-04-10339
X	Address & HDC Case Number (ie HDC2020-05-0265):	106 Squam Rd
X	Copy of Minutes (application item circled)	Notes Attached
x	Reduced (8 ½ x 11) copy of application	
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps	
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)	
X	Four (4) Large sets of scaled plans (3/16" or ¼" Scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule	
X	One set reduced plans: 8 ½ x11	
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.	
X	Submit documents to PLUS at 2 Fairgrounds Road	
X	Signed Affidavit: see below	

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/28/24

MAY 14, 2024 HDC MEETING NOTES FOR **106 SQUAM RD**

EXISITNG HOUSE ADDITIONS

Board motioned and approved "Minor Revisions Needed"

"sensitive approach to the original house."

Fenestration was the most concerning to the board.
Recommendation of 2/2 or 2/1 - lites. Panes should be vertical in nature, not horizontal.

Porch and shed additon are fine as is. Wauwinet dormer could be not as wide since it's not functional.

Remove corner boards on dormer and replace with cottage corners.

Possibly remove dormer altogether.

SECONDARY DWELLING NEW CONSTRUCTION

Board motioned and approved "Some Revisions Needed"

Once again, fenestration was the most concerning to the board in creating a visual language for the property.

Val, Joe and Chair in favor of Secondary Dwelling being taller than Existing house. "A variety of height is helpful to the property."

Increase scale of windows in places, particularly first floor East Elevation and North Elevations.

Porch Columns are fine, but look a little peculiar in elevation due to sight lines blocking windows.

Alter window bay styling on 2nd story West Elevation. The lowered flanking windows are not customary to Nantucket design.

Roof pitch could be lowered, in effect the height of the structure would not be as tall because you don't need the space up there.

The cross gable dormer height being lower than the ridge was well received.

Finesse cross buck railing.

TERTIARY AND SHED TRACKED WITH SIMILAR ALTERATIONS

Once these revisions and approvals on Exisitng House Additions and Secondary Dwellings, these are the substance of design concerns, and once made these two tracking proposals will fall into place and are fine.



Property Information

Property ID	85
Location	106 SQUAM RD
Owner	106 SQUAM ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

A106
SECONDARY DWELLING

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

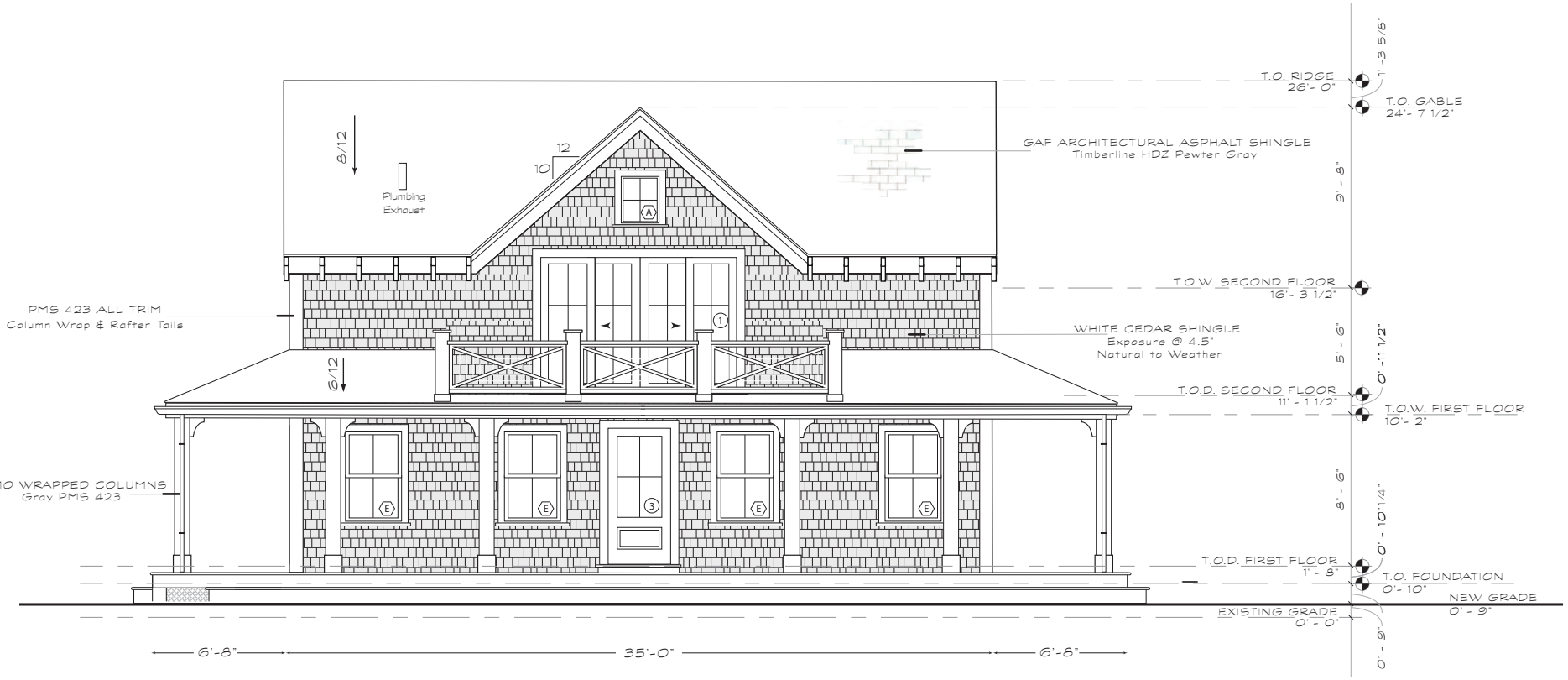
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



PROPOSED EAST ELEVATION
(REVISION)

NOT TO SCALE

DATE
5-21-24

DESCRIPTION
EAST ELEVATION

DRAWING #
A-102

A106

SECONDARY DWELLING

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

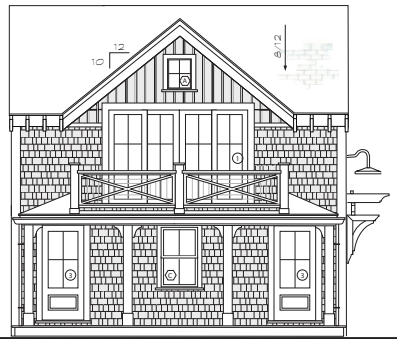
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

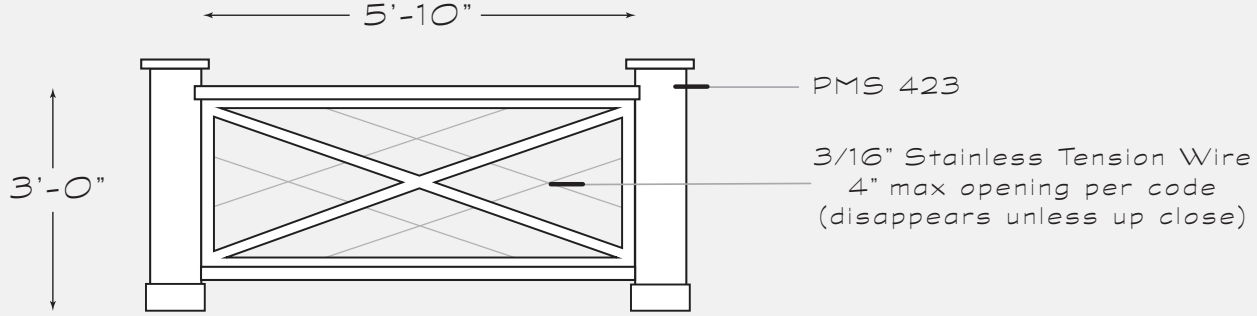
LANDSCAPE DESIGN
Fey Landscaping



SECONDARY EAST ELEVATION



TERTIARY EAST ELEVATION



CROSS BUCK RAILING DESIGN
TENSION RAILING CABLE IN COUNTERSPACES

NOT TO SCALE

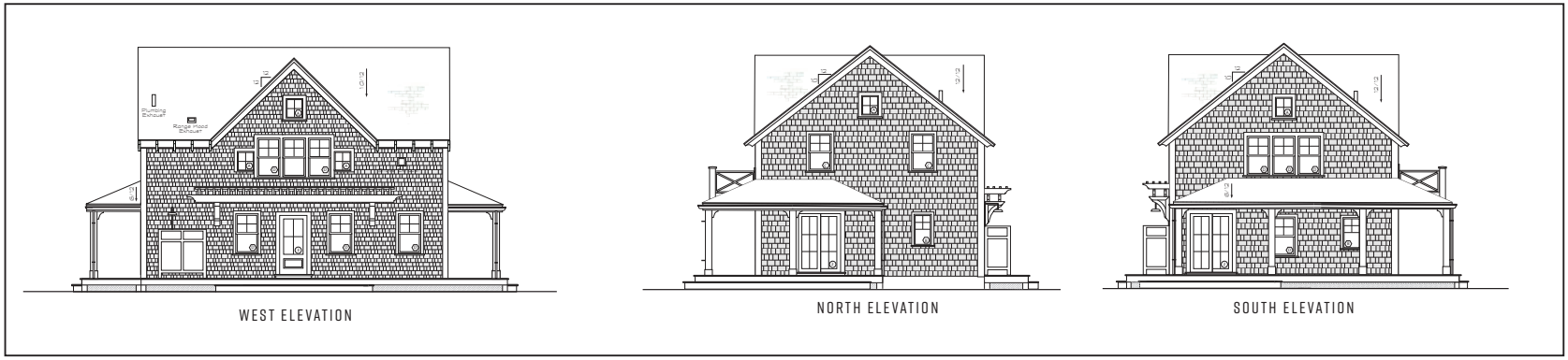
DATE
5-21-24

DESCRIPTION
RAILING DETAIL

DRAWING #
A-102B

A106
SECONDARY DWELLING

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



WEST ELEVATION | NORTH ELEVATION | SOUTH ELEVATION

PRIOR SUBMISSION



GAF ARCHITECTURAL
ASPHALT SHINGLE
Timberline HDZ Pewter Gray

PMS 423 ALL TRIM
Column Wrap & Rafter Tails

WHITE CEDAR SHINGLE
Exposure @ 4.5"
Natural to Weather

10x10 WRAPPED COLUMNS
Gray PMS 423

PROPOSED WEST ELEVATION
(Facing Preservation)



PROPOSED SOUTH ELEVATION
(Facing Exising House)



PROPOSED NORTH ELEVATION
(Facing Squam Rd)

NOT TO SCALE

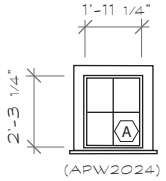
DATE
2-14-24
DESCRIPTION
REAR & SIDE ELEVATIONS
DRAWING #
A-103

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

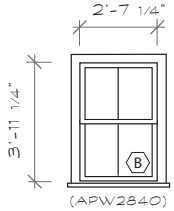
Window Schedule

NOT TO SCALE

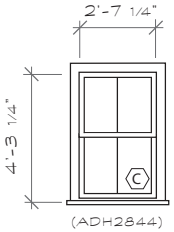
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	4	1'-11 1/4"	2'- 3 1/4"	2'- 0"	2'- 4"	Anderson Corporation	A Series APW2024	<=0.3	>=30	
B	2	1'-11 1/4"	3'- 7 1/4"	2'- 0"	3'- 8"	Anderson Corporation	A Series ADH2038	<=0.3	>=30	
C	2	2'- 7 1/4"	4'- 3 1/4"	2'- 8"	4'- 4"	Anderson Corporation	A Series ADH2844	<=0.3	>=30	
D	11	2'- 7 1/4"	4'- 7 1/4"	2'- 8"	4'- 8"	Anderson Corporation	A Series ADH2848	<=0.3	>=30	
E	4	2'- 9 1/4"	4'- 7 1/4"	2'- 10"	4'- 8"	Anderson Corporation	A Series ADH21048	<=0.3	>=30	



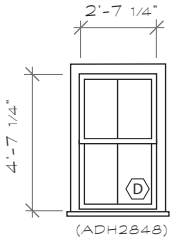
PICTURE (4 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



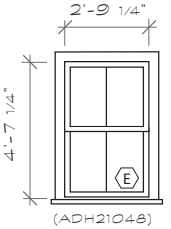
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



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



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

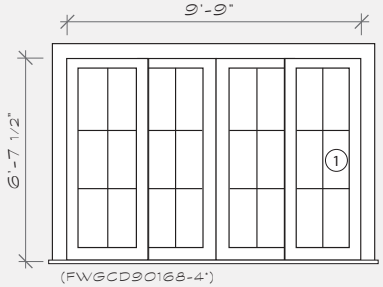


DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)

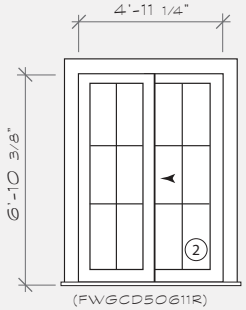
Door Schedule

NOT TO SCALE

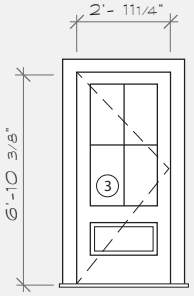
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	1	9'-9"	6'- 7 1/2"	9'- 10"	6'- 8"	Anderson Corporation	A Series FWGCD91068-4*	<=0.3	>=30	
2	2	4 - 11 1/4"	6'- 10 3/8"	5'- 0"	6'- 11"	Anderson Corporation	A Series FWGCD50611R	<=0.3	>=30	
3	2	2'-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



4-PANEL SLIDER (6 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



2-PANEL SLIDER (6 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



ENTRY DOOR
4 Lite/1 Panel
PMS 423 TRIM
(matches existing house)

DATE
2-14-24
DESCRIPTION
WINDOW & DOOR SCHEDULE
DRAWING #
A-101

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

M.C.S. ISLAND ZONE

THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

NOTE: EXISTING SEPTIC COMPONENTS DEPICTED HEREON ARE SCALED FROM RECORD PLANS AND THEIR LOCATION HAS NOT BEEN VERIFIED BY N.E.S. PC. FIELD CONDITIONS MAY VARY.

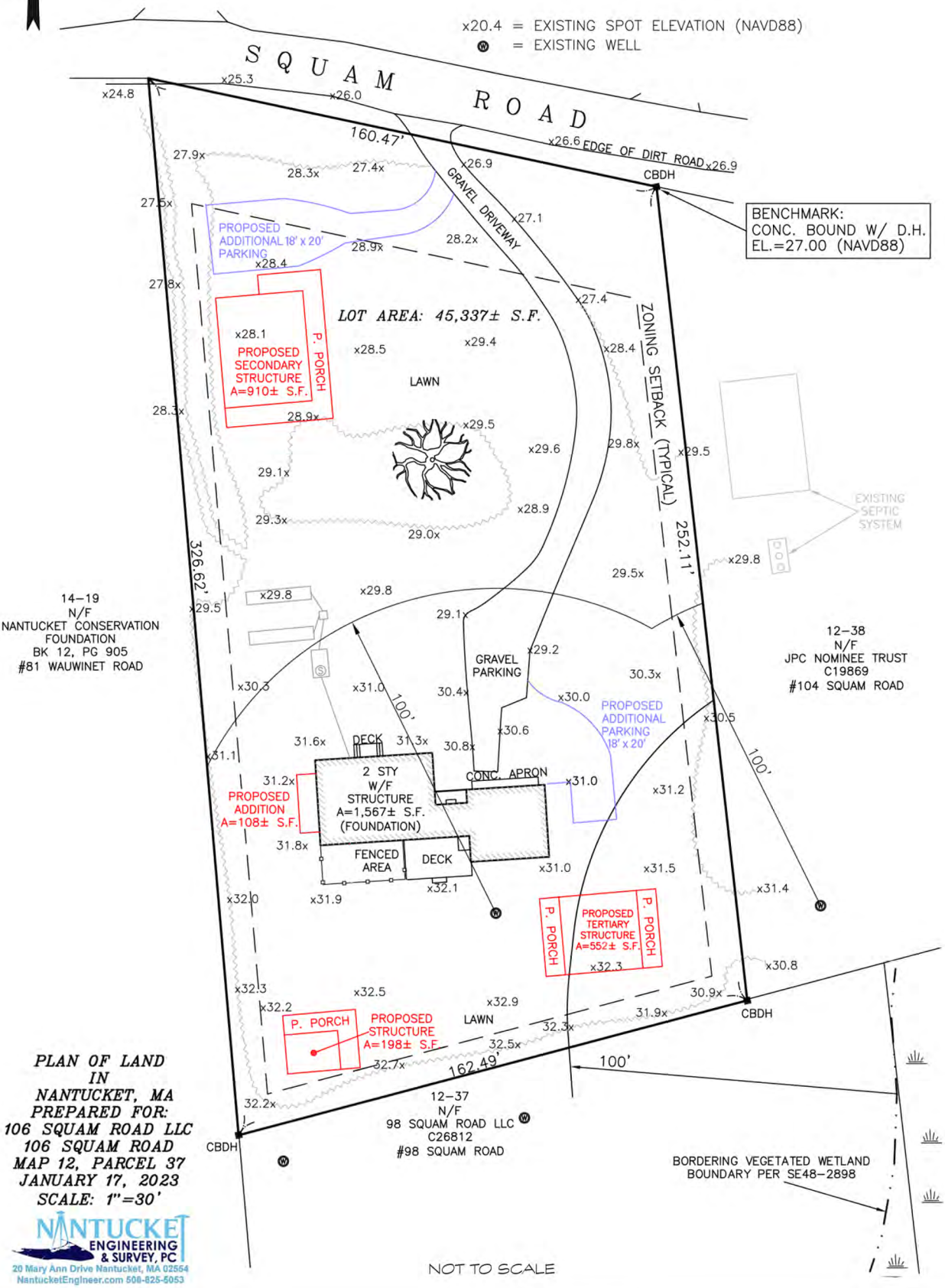
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

OWNER: 106 SQUAM ROAD LLC
ADDRESS: 106 SQUAM ROAD
ASSESSOR MAP 12, PARCEL 37
CERT# 24804 LCPL 15961-U, LOT 75

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 1 (LUG-1)

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	100 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER %:	7%

x20.4 = EXISTING SPOT ELEVATION (NAVD88)
Ⓦ = EXISTING WELL



NOT TO SCALE

PLAN OF LAND
IN
NANTUCKET, MA
PREPARED FOR:
106 SQUAM ROAD LLC
106 SQUAM ROAD
MAP 12, PARCEL 37
JANUARY 17, 2023
SCALE: 1"=30'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02564
NantucketEngineer.com 508-825-5053

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

TERTIARY

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road:	May 29, 2024 #2024-04-0321
X	Address & HDC Case Number (ie HDC2020-05-0265):	106 Squam Rd
X	Copy of Minutes (application item circled)	Notes Attached
x	Reduced (8 ½ x 11) copy of application	
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps	
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)	
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule	
X	One set reduced plans: 8 ½ x11	
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

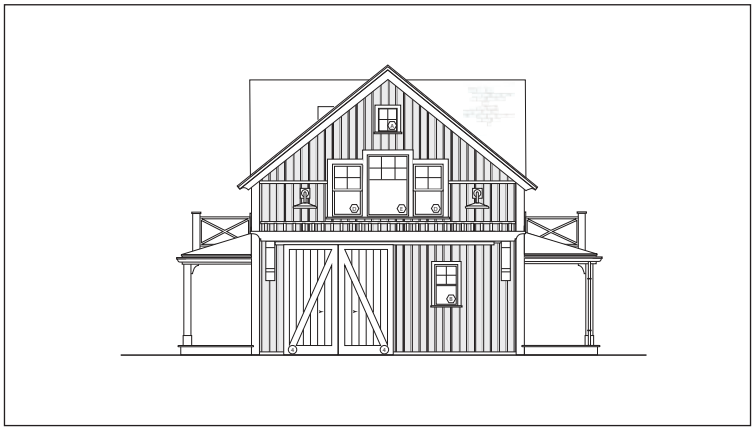
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

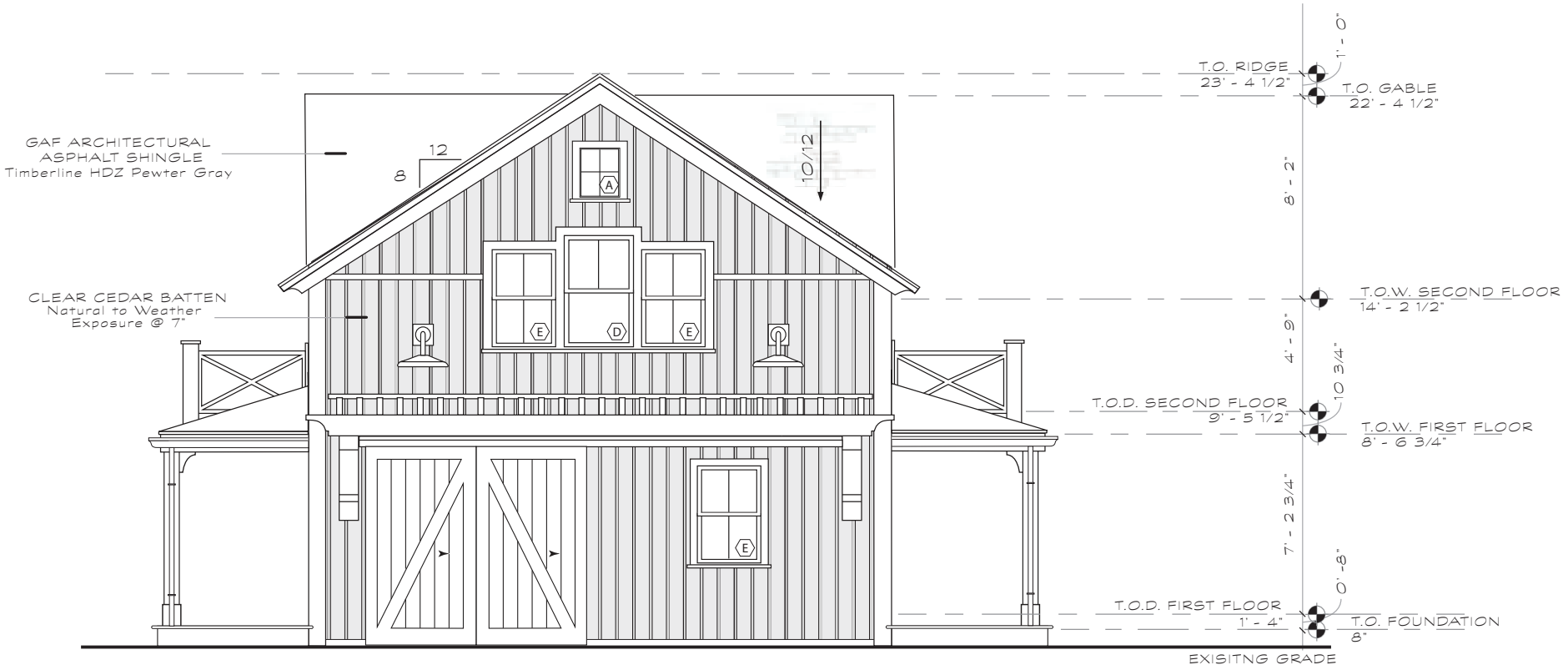
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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

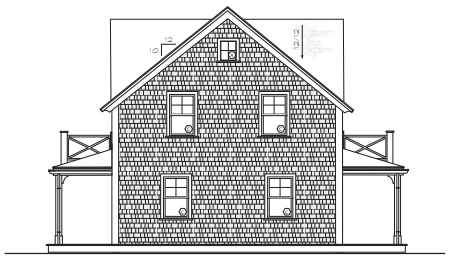
(REVISION)

NOT TO SCALE

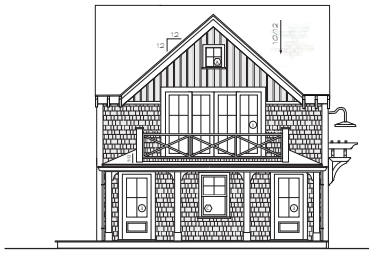
DATE
5-21-24
DESCRIPTION
FRONT ELEVATION
DRAWING #
B-102

B106
TERTIARY DWELLING

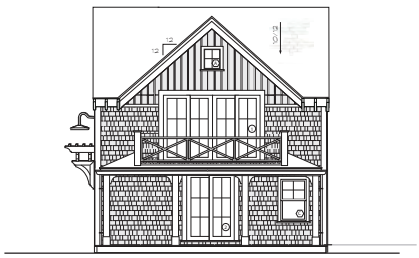
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



SOUTH ELEVATION

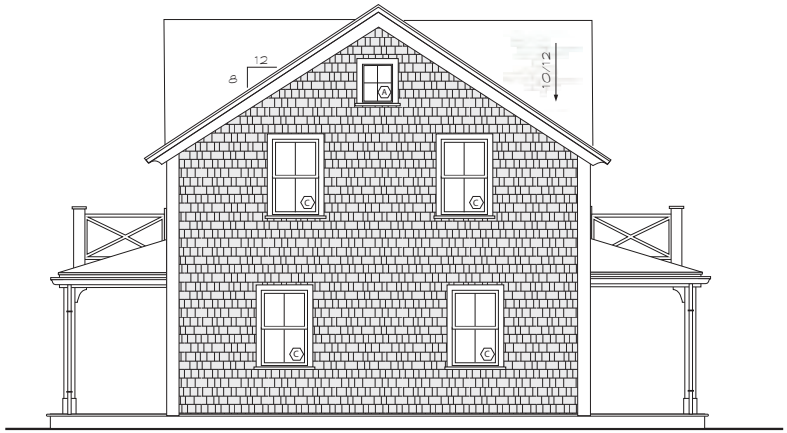


EAST ELEVATION

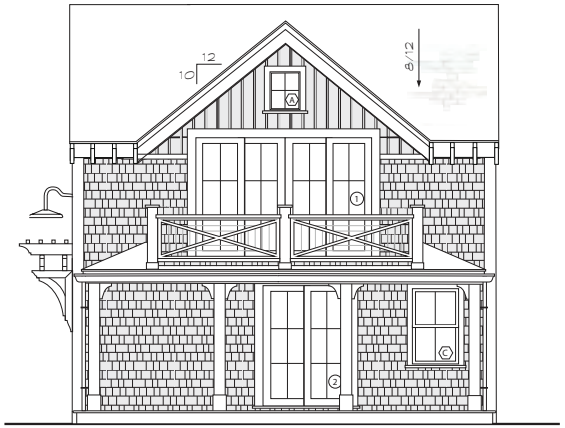


WEST ELEVATION

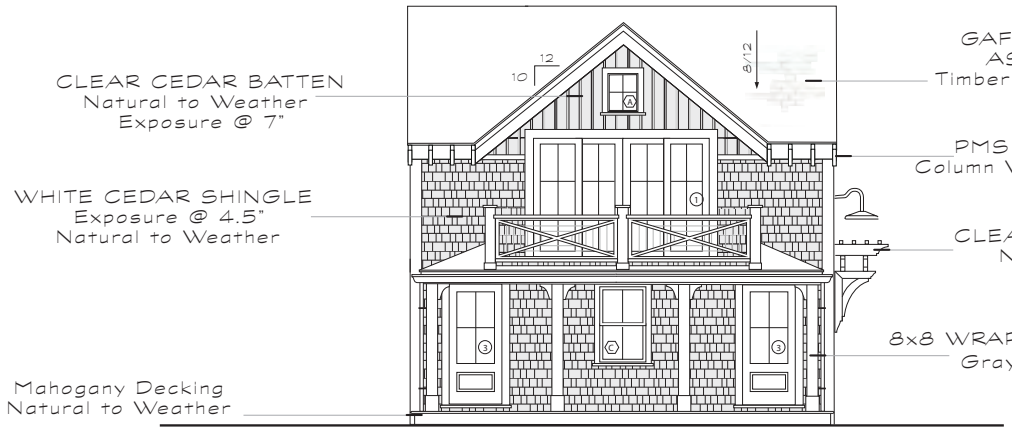
PRIOR SUBMISSION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

NOT TO SCALE

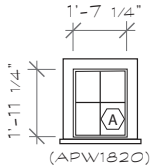
DATE
5-21-24
DESCRIPTION
SOUTH EAST & WEST ELEVATIONS
DRAWING #
B-103

B106
TERTIARY DWELLING

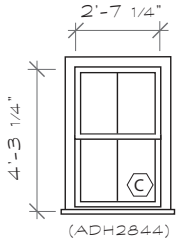
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Maine Mntn Homes
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
FEY LANDSCAPING

Window Schedule
NOT TO SCALE

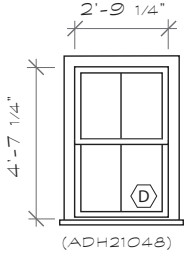
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	4	1'- 7 1/4"	1'- 11 1/4"	1'- 8"	2'- 0"	Anderson Corporation	A Series APW1820	<=0.3	>=30	
C	6	2'- 7 1/4"	4'- 3 1/4"	2'- 8"	4'- 4"	Anderson Corporation	A Series ADH2844	<=0.3	>=30	
D	1	2'- 9 1/4"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



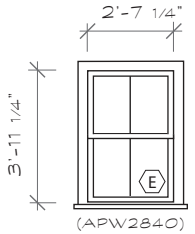
PICTURE (4 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



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



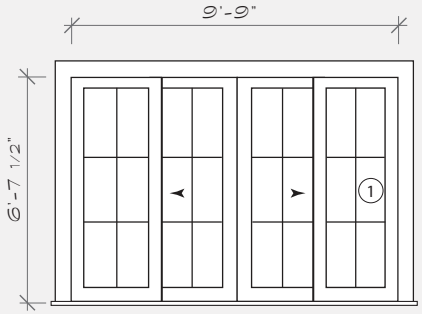
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



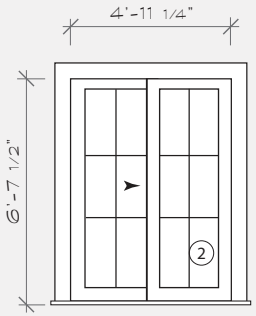
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)

Door Schedule
NOT TO SCALE

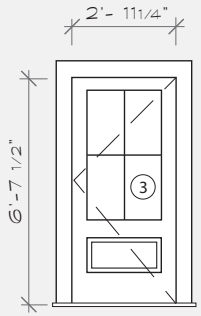
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	2	9'-9"	6'- 7 1/2"	9'- 10"	6'- 8"	Anderson Corporation	A Series FWGCD91068-4*	<=0.3	>=30	
2	1	4 - 11 1/4"	6'- 7 1/2"	5'- 0"	6'- 8"	Anderson Corporation	A Series FWGCD5068L	<=0.3	>=30	
3	2	2'- 1/4"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



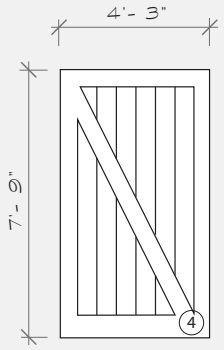
4-PANEL SLIDER (6 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



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

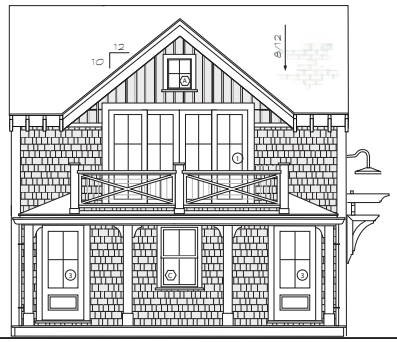
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

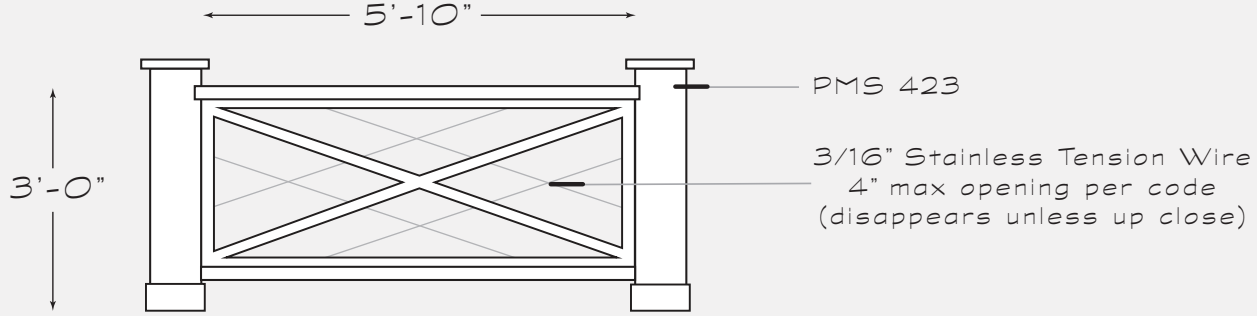
LANDSCAPE DESIGN
Fey Landscaping



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.

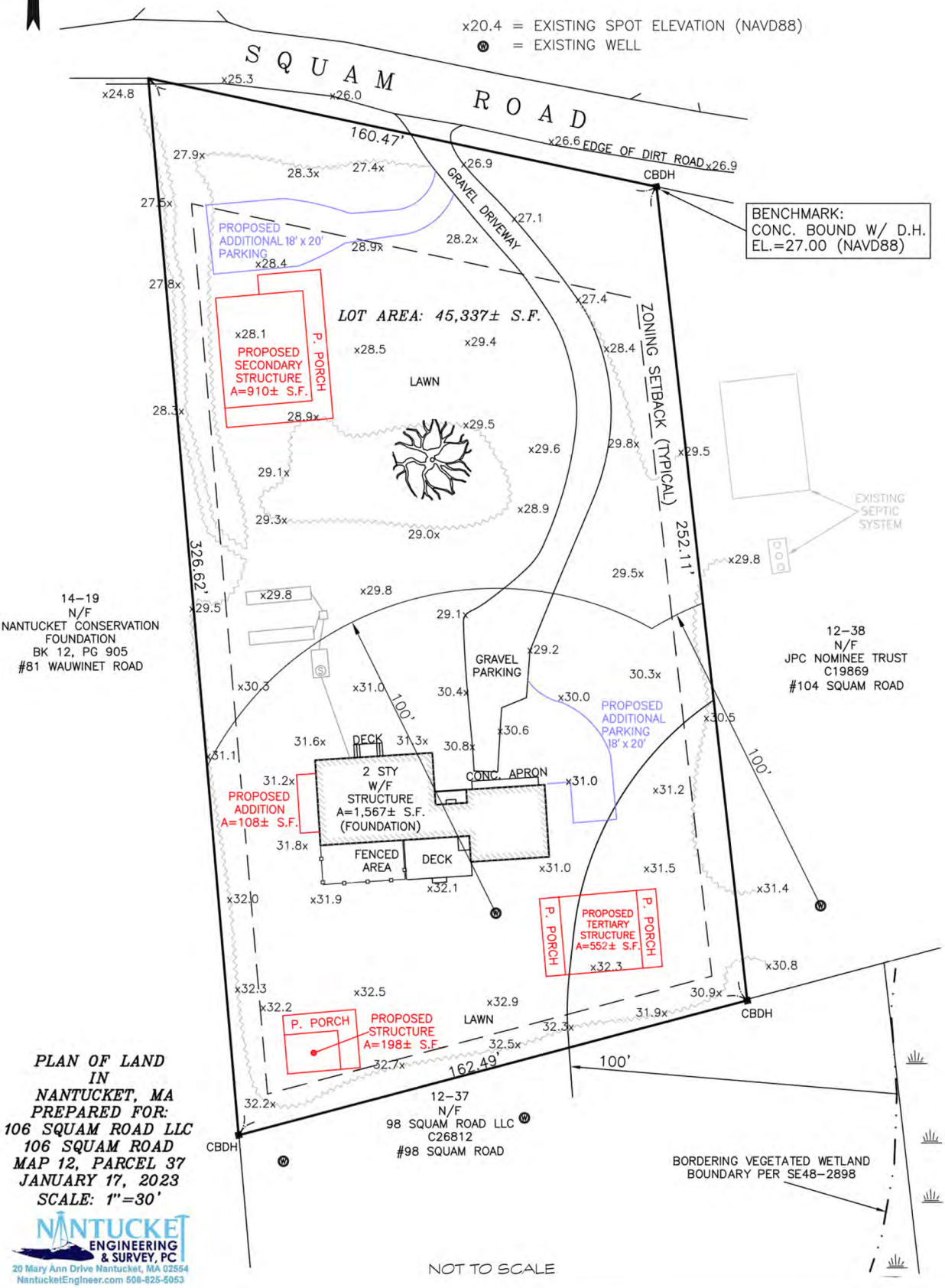
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

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

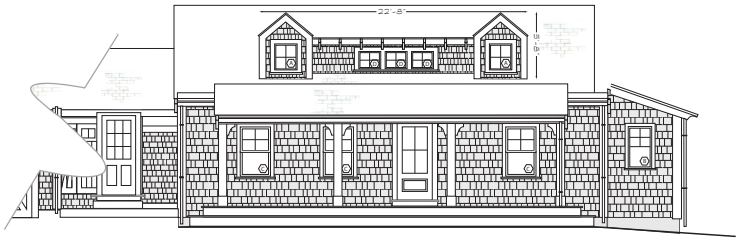
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

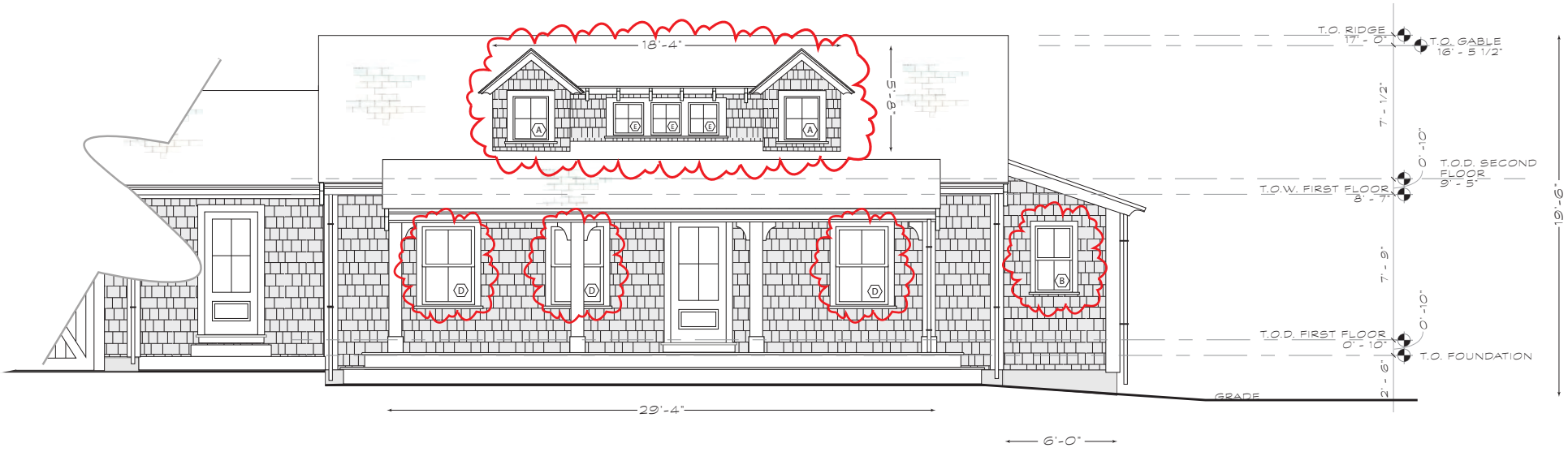
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



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

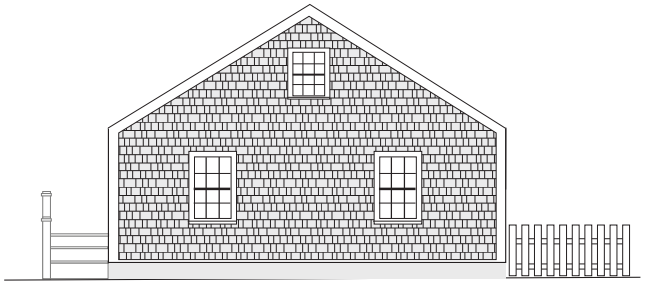
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

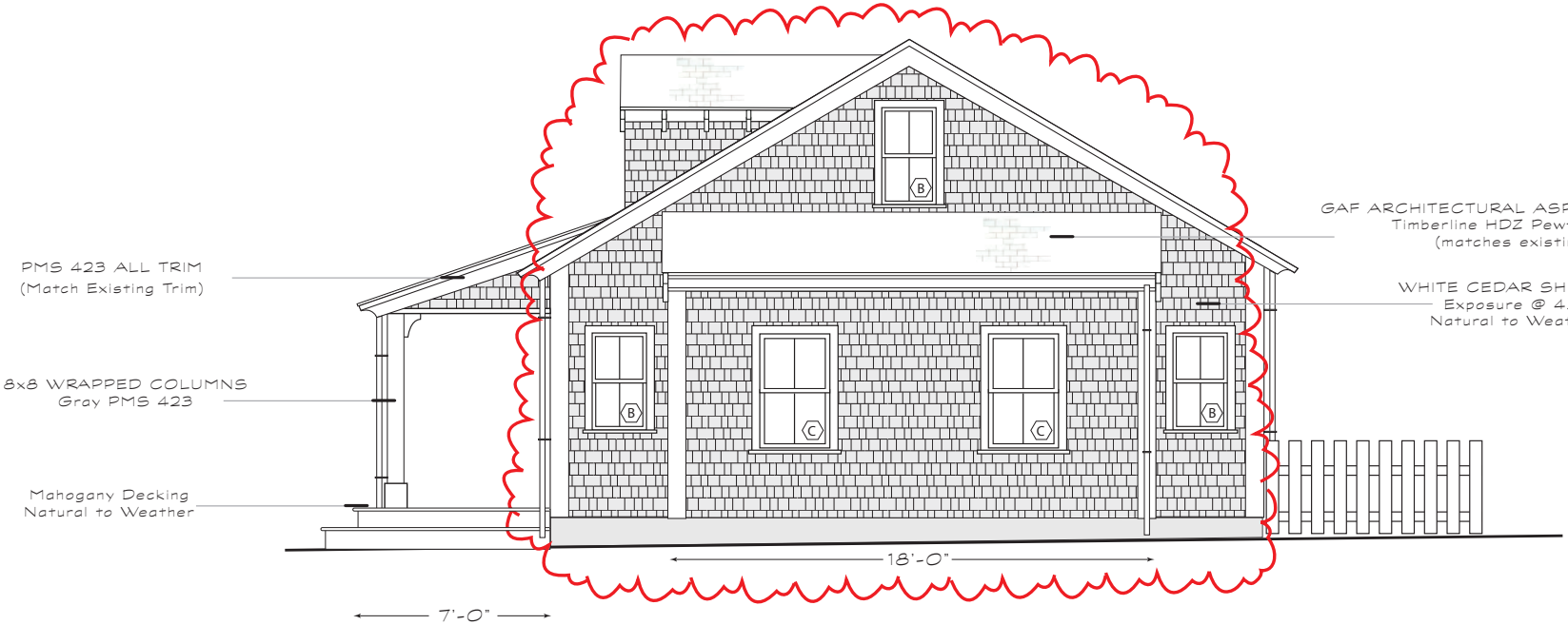
LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



AS BUILT



WEST ELEVATION
(Facing Preservation)

NOT TO SCALE

DATE
5-21-24

DESCRIPTION
WEST ELEVATION

DRAWING #
D-103

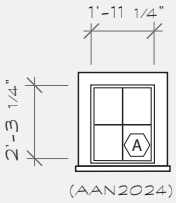
D106
MAIN HOUSE ADDITION

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

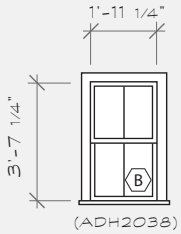
Door Schedule
NOT TO SCALE

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



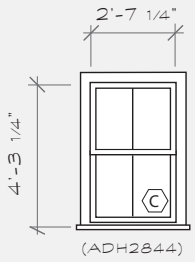
(AAN2024)

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



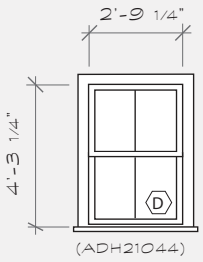
(ADH2038)

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



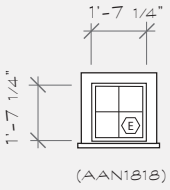
(ADH2844)

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



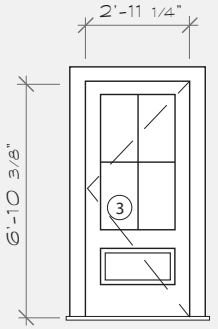
(ADH21044)

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.

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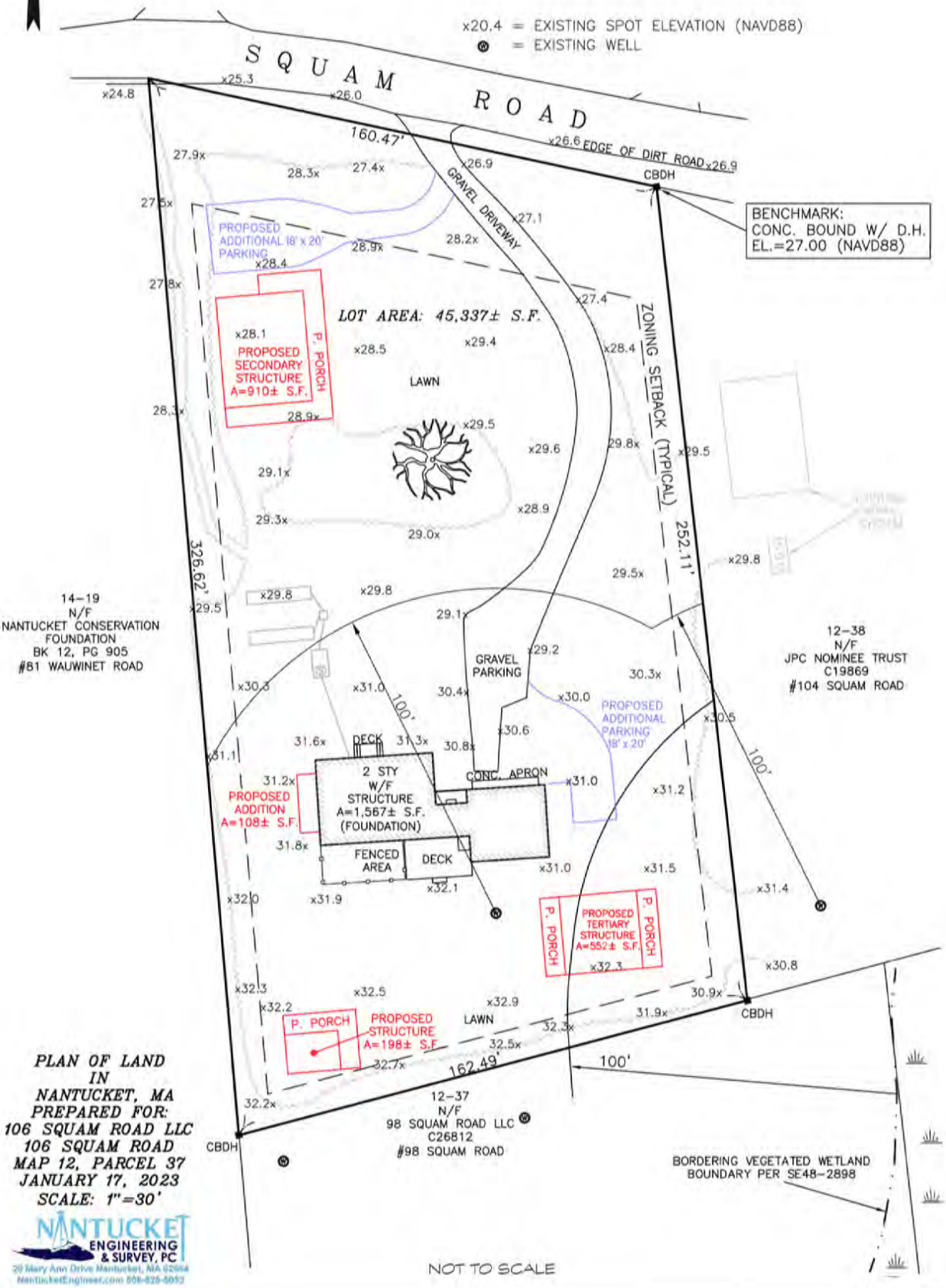
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

OWNER: 106 SQUAM ROAD LLC
ADDRESS: 106 SQUAM ROAD
ASSESSOR MAP 12, PARCEL 37
CERT# 24804 LCPL 15961-U, LOT 75

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 1 (LUG-1)

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	100 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER %	7%

x20.4 = EXISTING SPOT ELEVATION (NAVD88)
⊙ = EXISTING WELL



PLAN OF LAND
IN
NANTUCKET, MA
PREPARED FOR:
106 SQUAM ROAD LLC
106 SQUAM ROAD
MAP 12, PARCEL 37
JANUARY 17, 2023
SCALE: 1"=30'

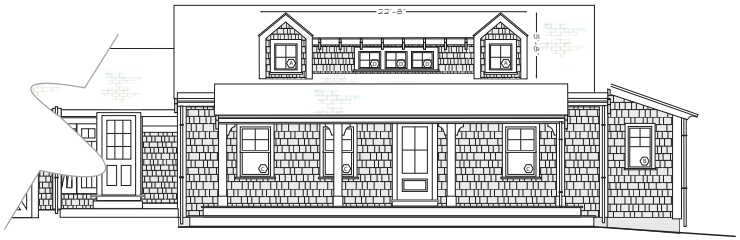
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

NOT TO SCALE

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

D106
MAIN HOUSE ADDITION

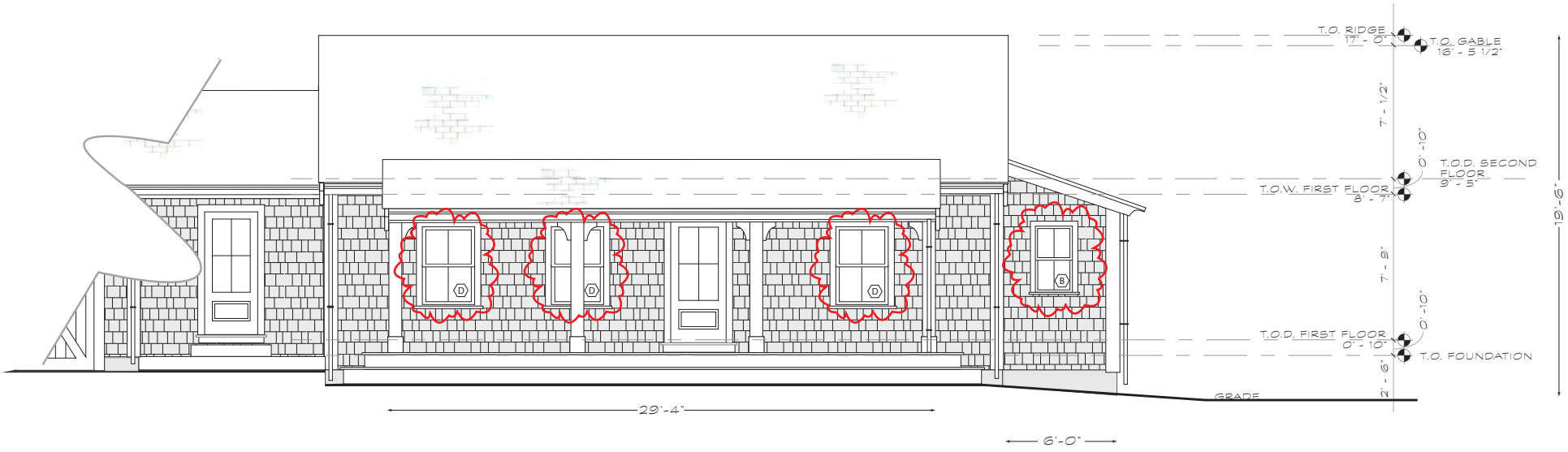
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



AS BUILT



NORTH ELEVATION
(Revision)

NOT TO SCALE

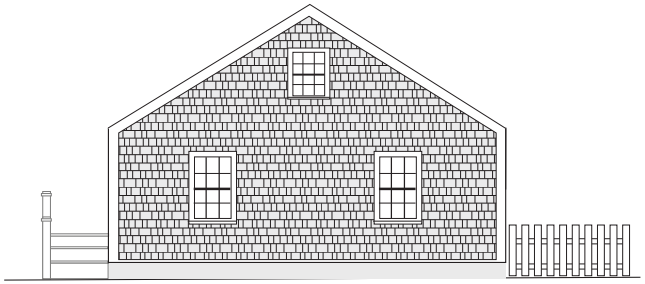
DATE
5-21-24
DESCRIPTION
NORTH ELEVATION
DRAWING #
D-102

D106
MAIN HOUSE ADDITION

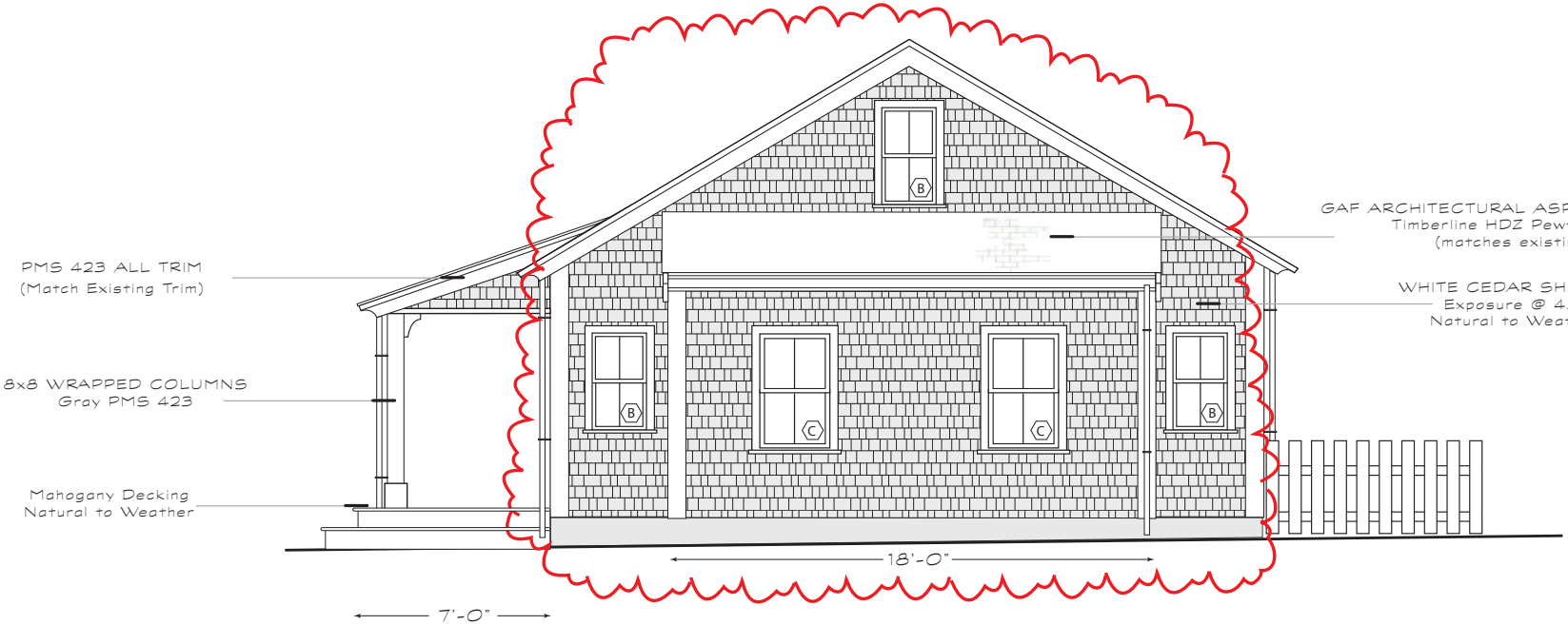
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



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.

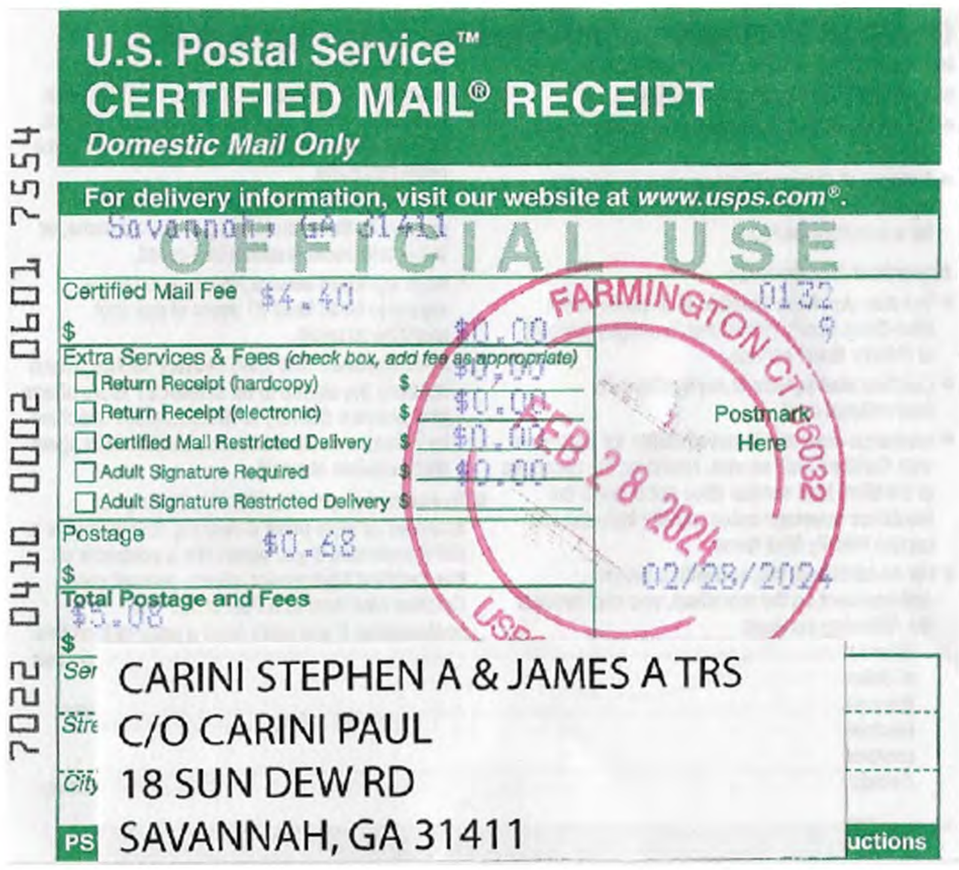
The above meeting policies may be waived at the discretion of the Chair.

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

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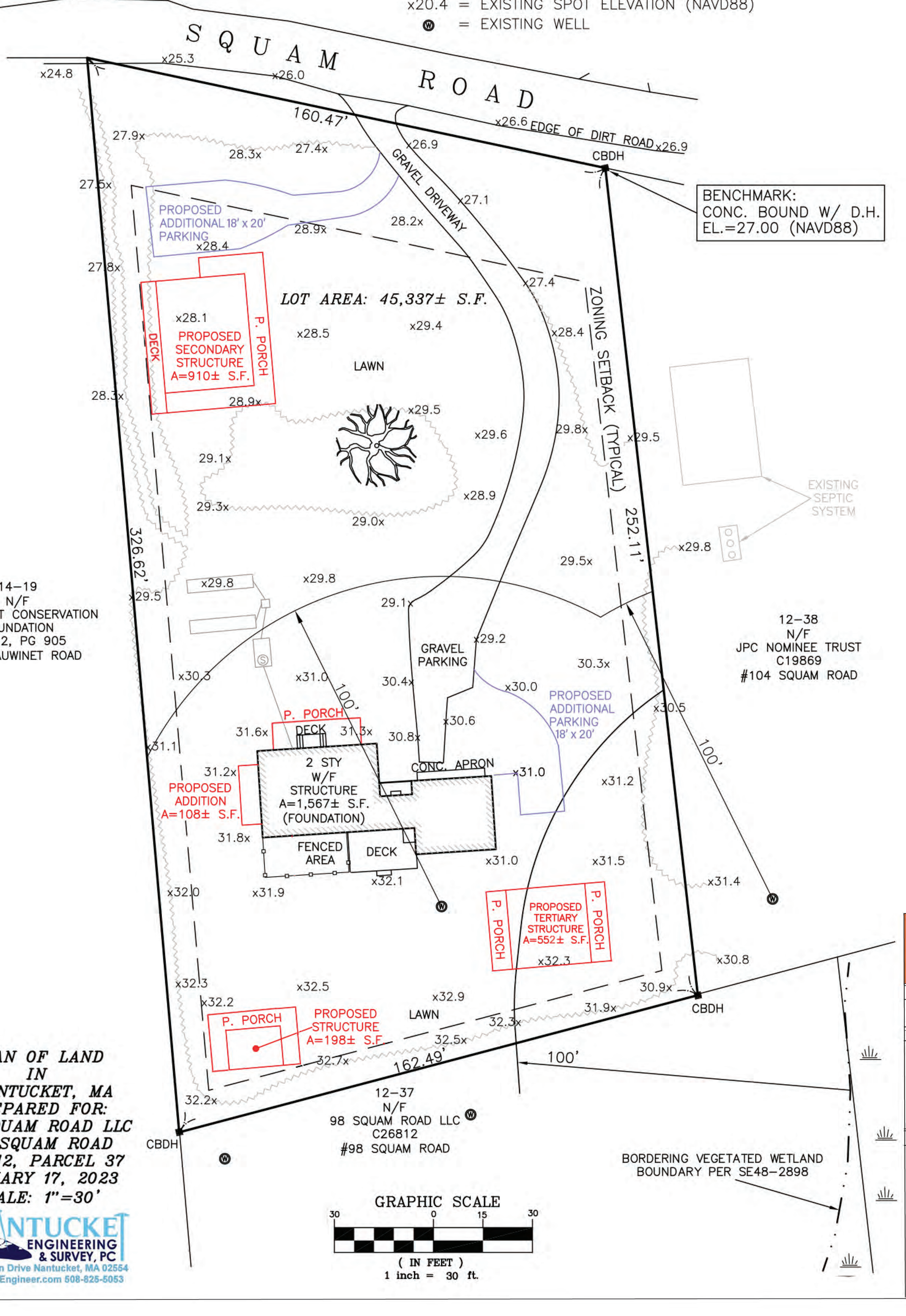
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

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

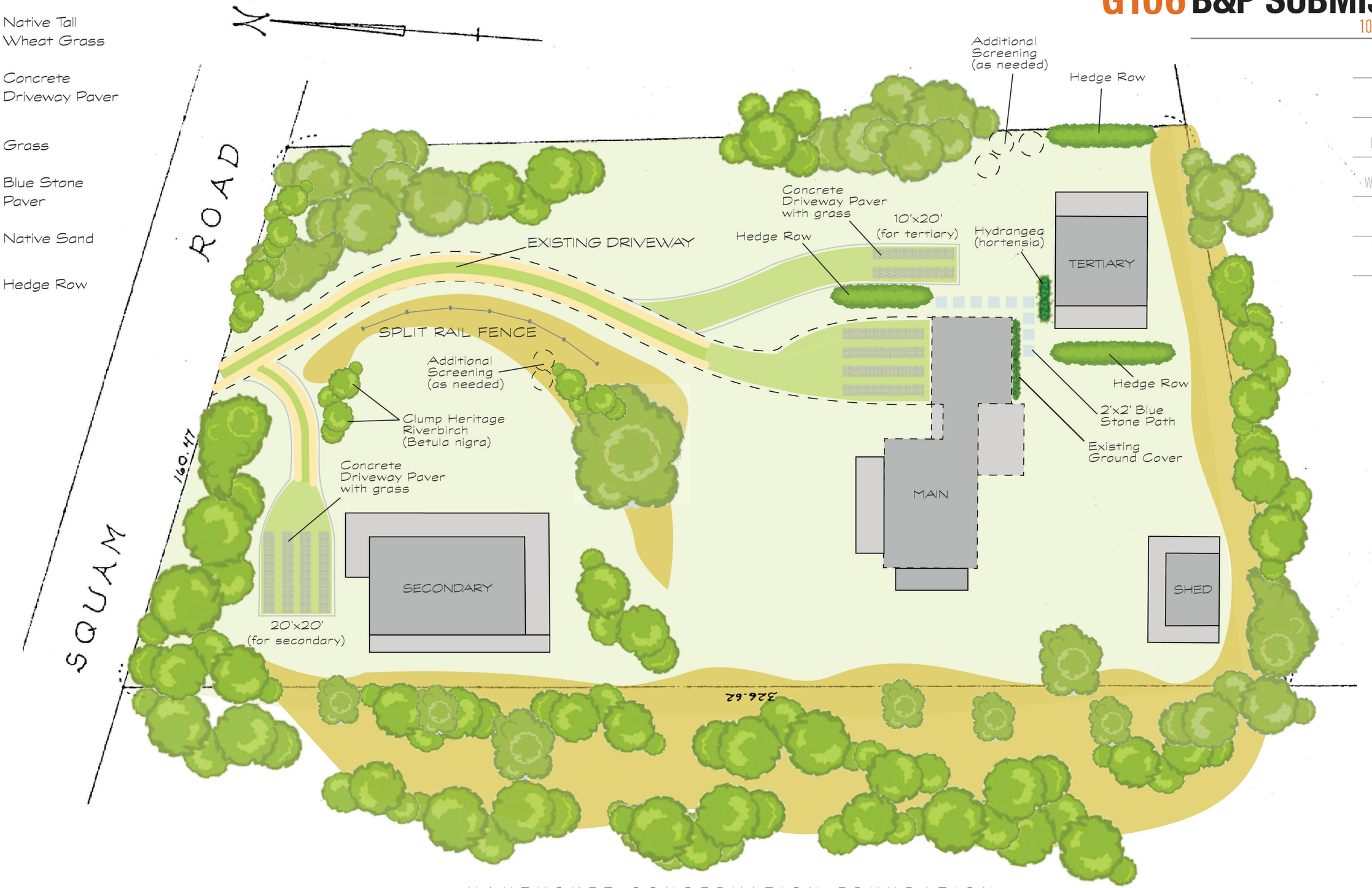
CONTRACTOR
Wayne Elliott/Owner

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

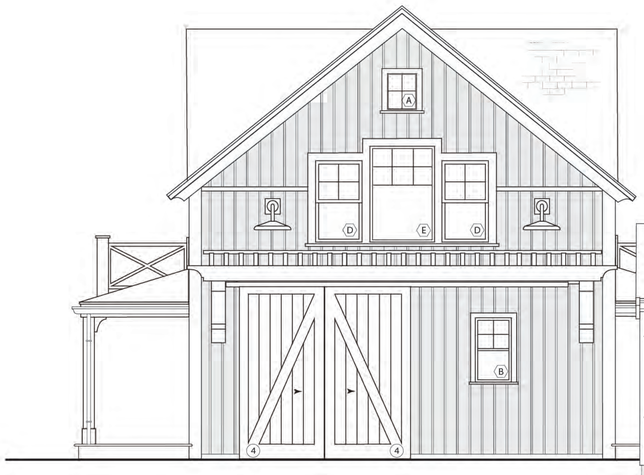
LANDSCAPE DESIGN
Fey Landscaping



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

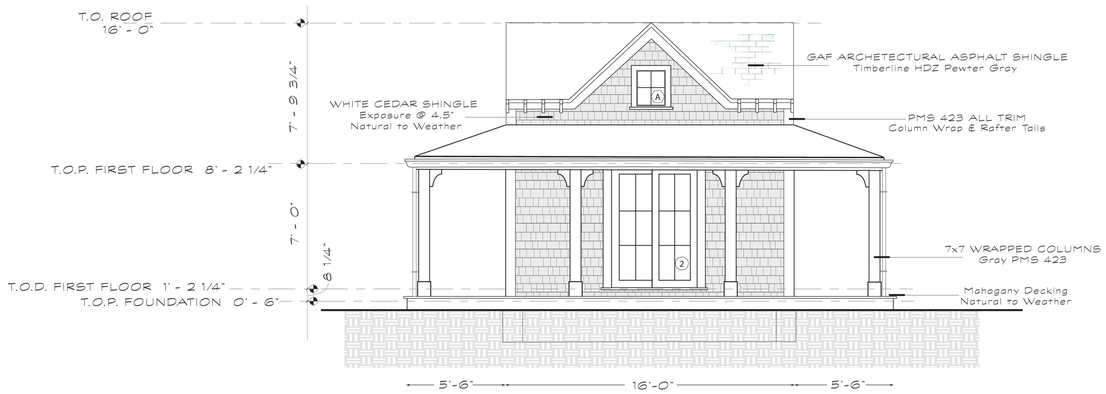
DESIGN
Studio1group LLC

STRUCTURAL
Maine Mountain Homes

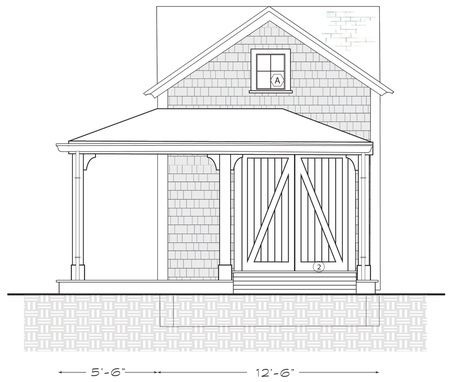
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Nantucket Engineering and Survey

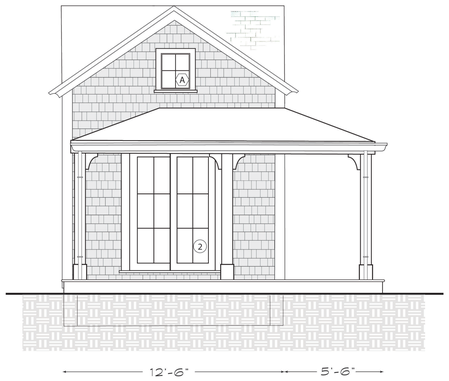
LANDSCAPE DESIGN
Fey Landscaping



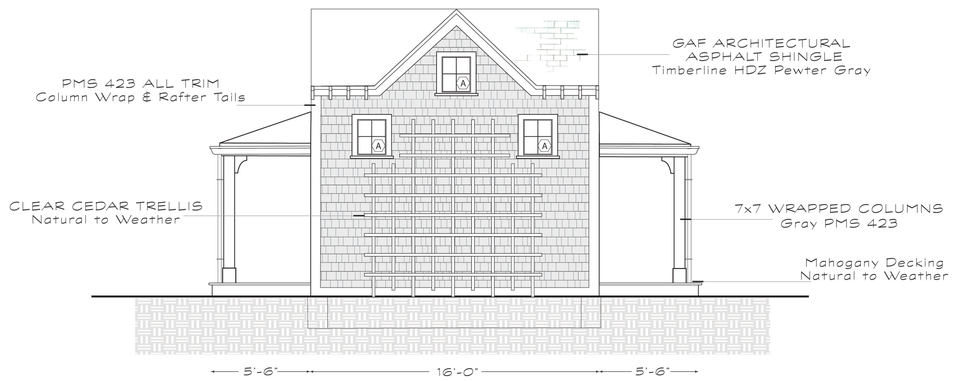
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
(north facing)



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"

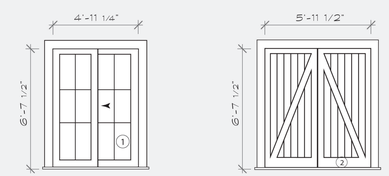
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	6	1'- 7 1/4"	1'- 11 1/4"	1'- 8"	2'- 0"	Anderson Corporation	A Series APW1820	<=0.3	>=30	



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

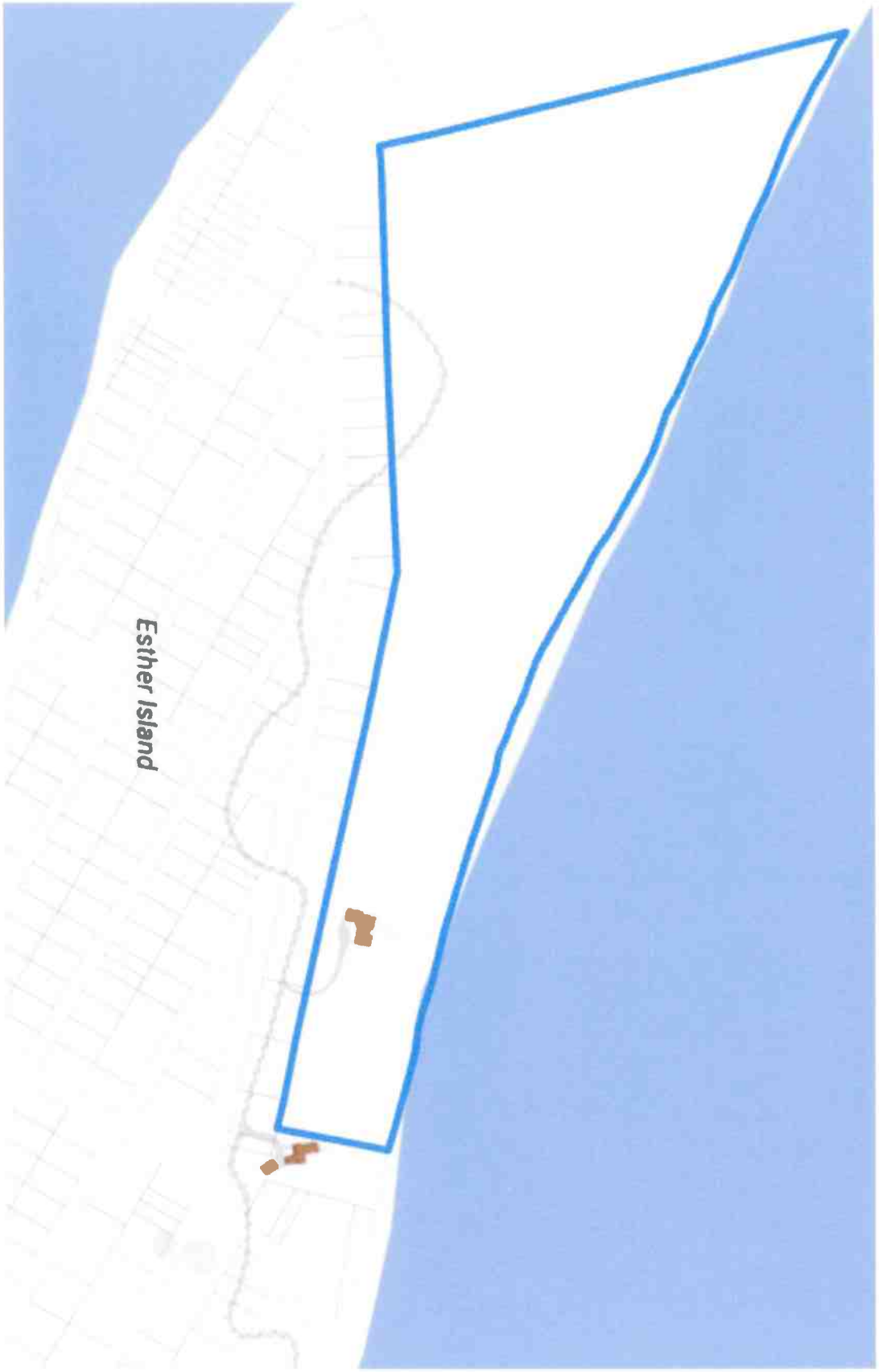
Trim Natural Sash Essex Green Doors Essex Green

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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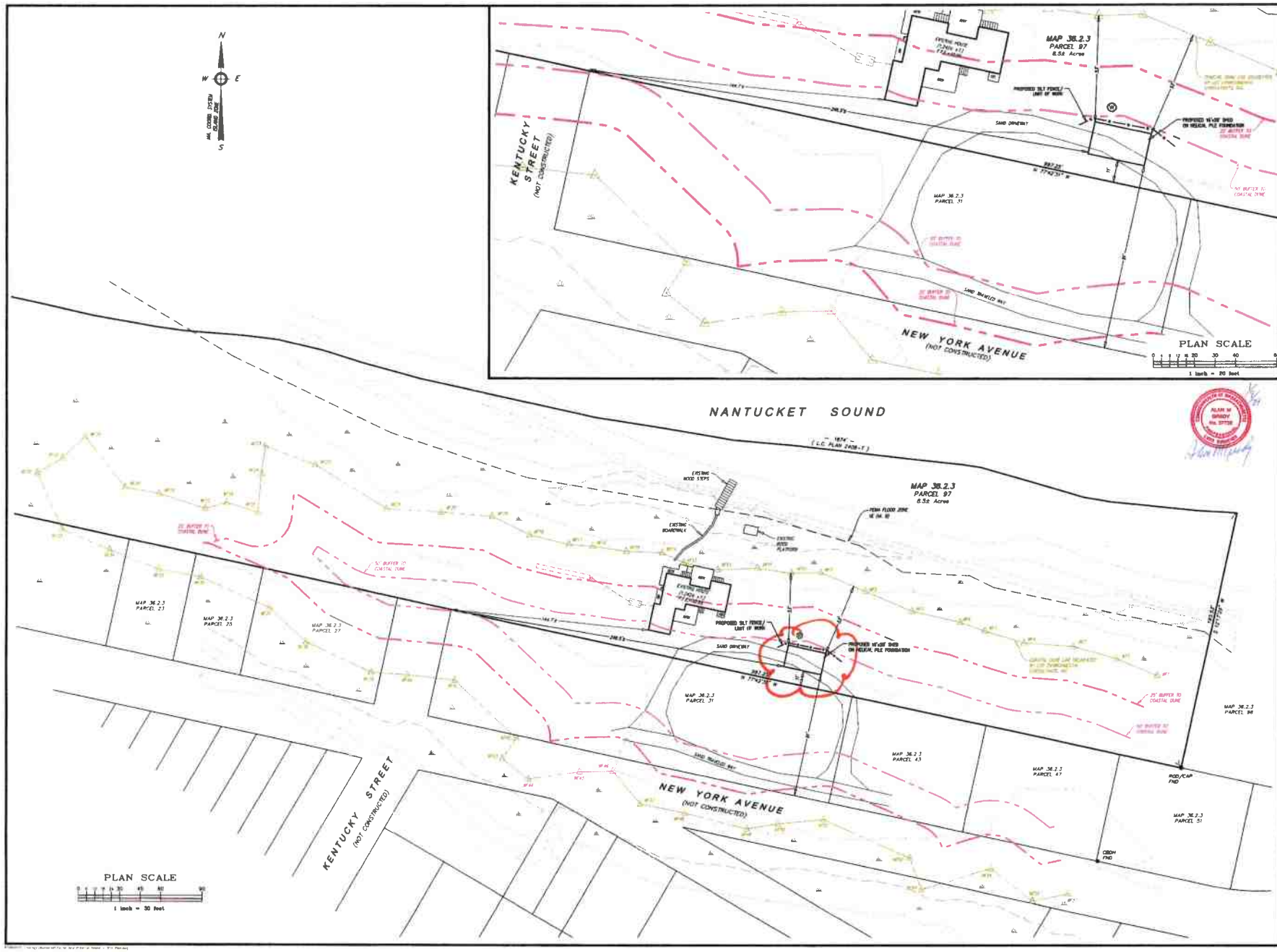
Locus Plan

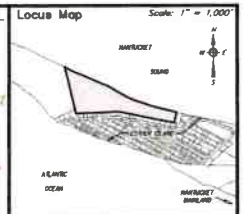
BOTTICELLI & POHL

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:

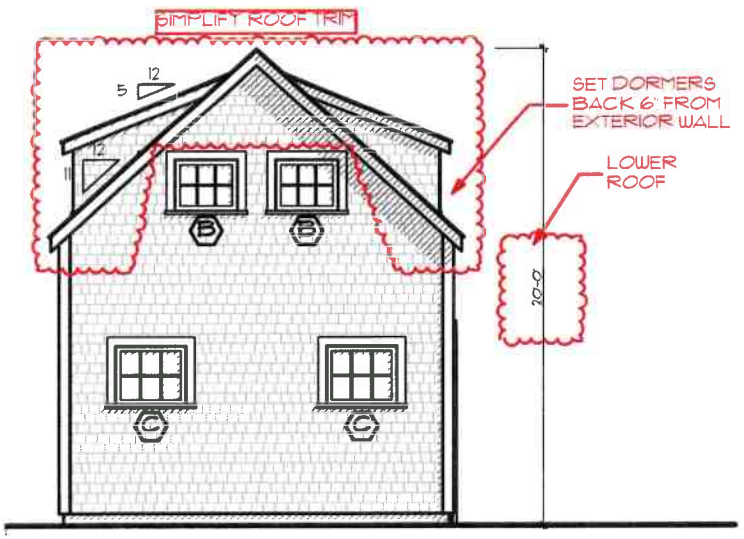
HAWKES END LLC

ESTHER ISLAND

MAP 36.2.3 PARCEL 97

No.	Date	Revision Description	By
-	-	-	-

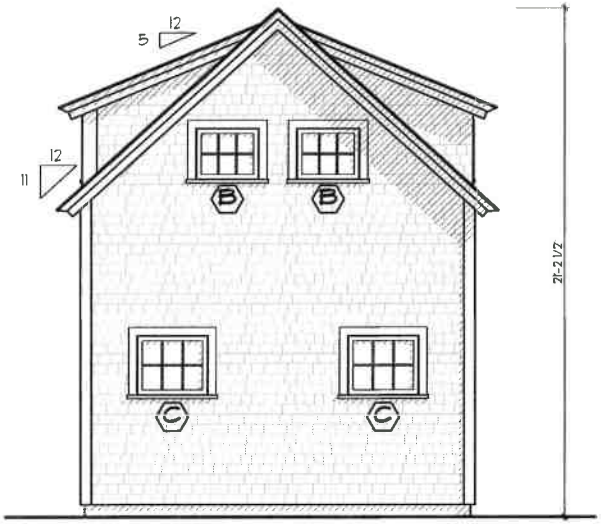
Date:	Drawn:	Checked:	Sheet:
JANUARY 8, 2024	RMM/ERC/BID	DFB/AMG	1 of 1



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PREVIOUSLY SUBMITTED EAST ELEVATION



PREVIOUSLY SUBMITTED NORTH ELEVATION

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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

North & East Exterior Elevations

Shed at
Esther Island
Nantucket, MA 02554

MAP NO: 36.2.3 ZONING INFO: LUG3
PARCEL NO: 97 PROJECT NO: 6 REVISED:

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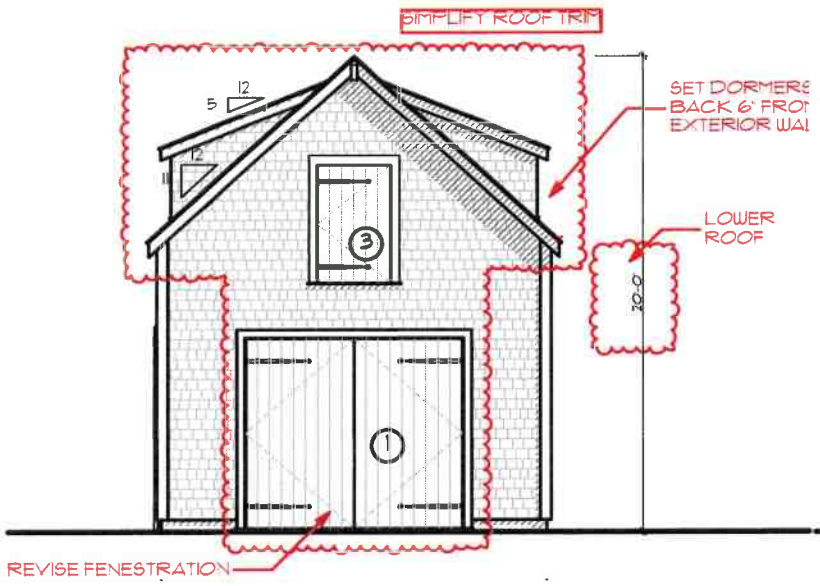
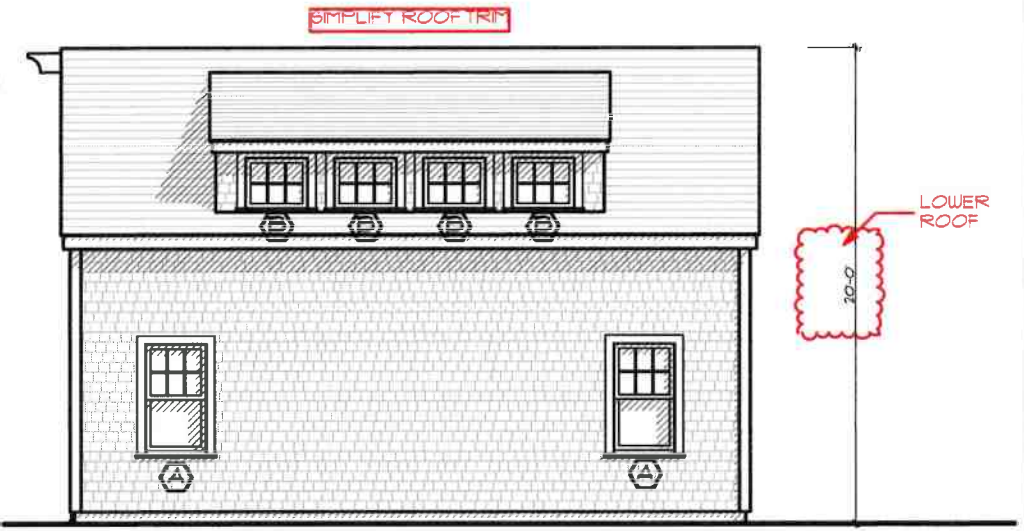
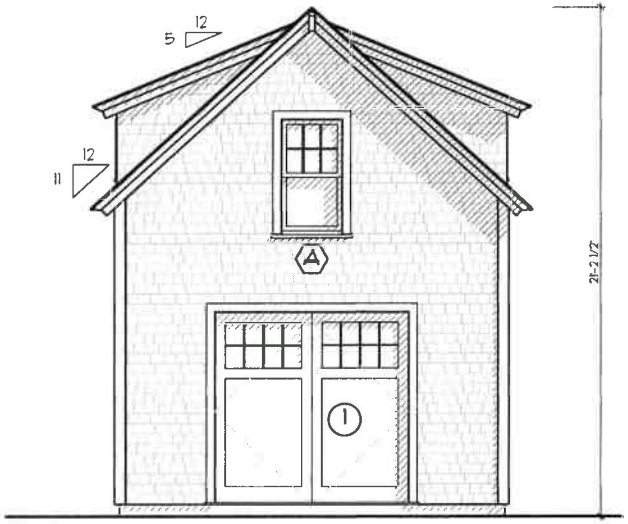
ID#
A-2.1



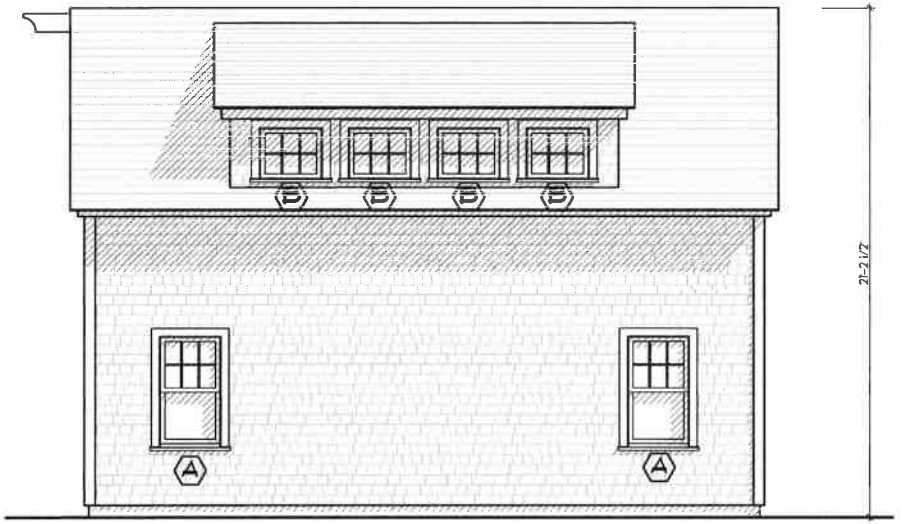
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PREVIOUSLY SUBMITTED WEST ELEVATION



PREVIOUSLY SUBMITTED SOUTH ELEVATION

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

South & West Exterior Elevations

Shed at Esther Island
Nantucket, MA 02554

MAP NO: 36.2.3 ZONING INFO: LUG3
PARCEL NO: 97 PROJECT NO: 6 REVISED:

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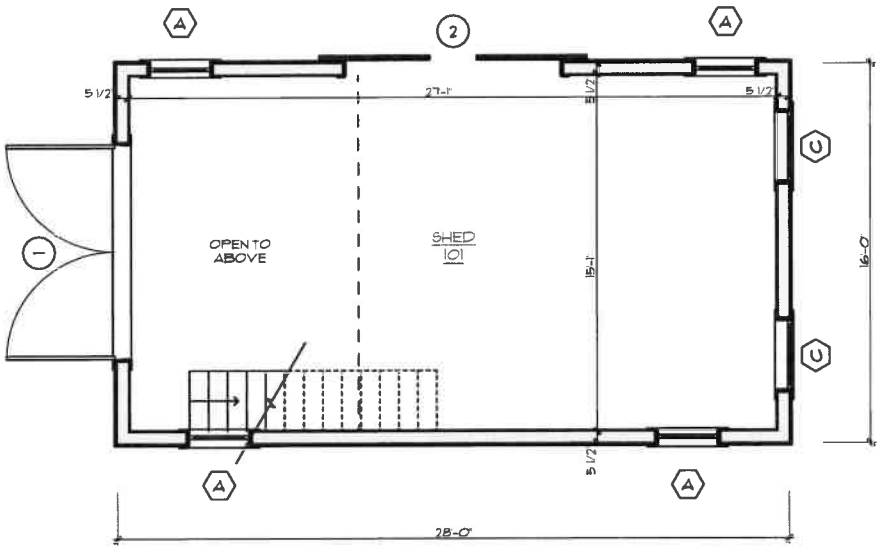
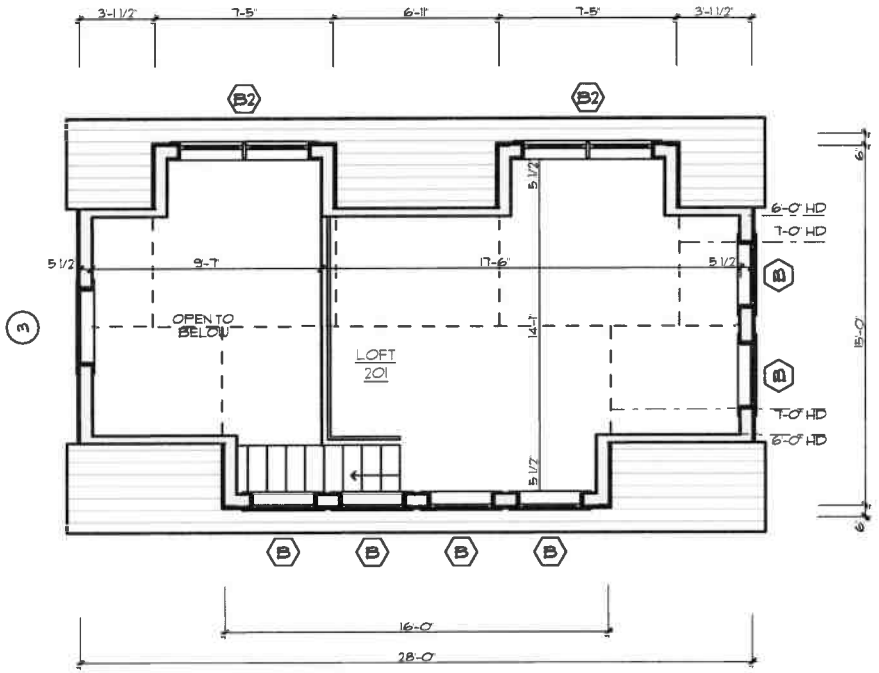
ID#
A-2.1



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BOTTICELLI & POHL

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

First & Second Floor Plans

Shed at
Esther Island
Nantucket, MA 02554

MAP NO: 36.2.3 ZONING INFO: LUG3
PARCEL NO: 97 PROJECT NO: 6 REVISED:

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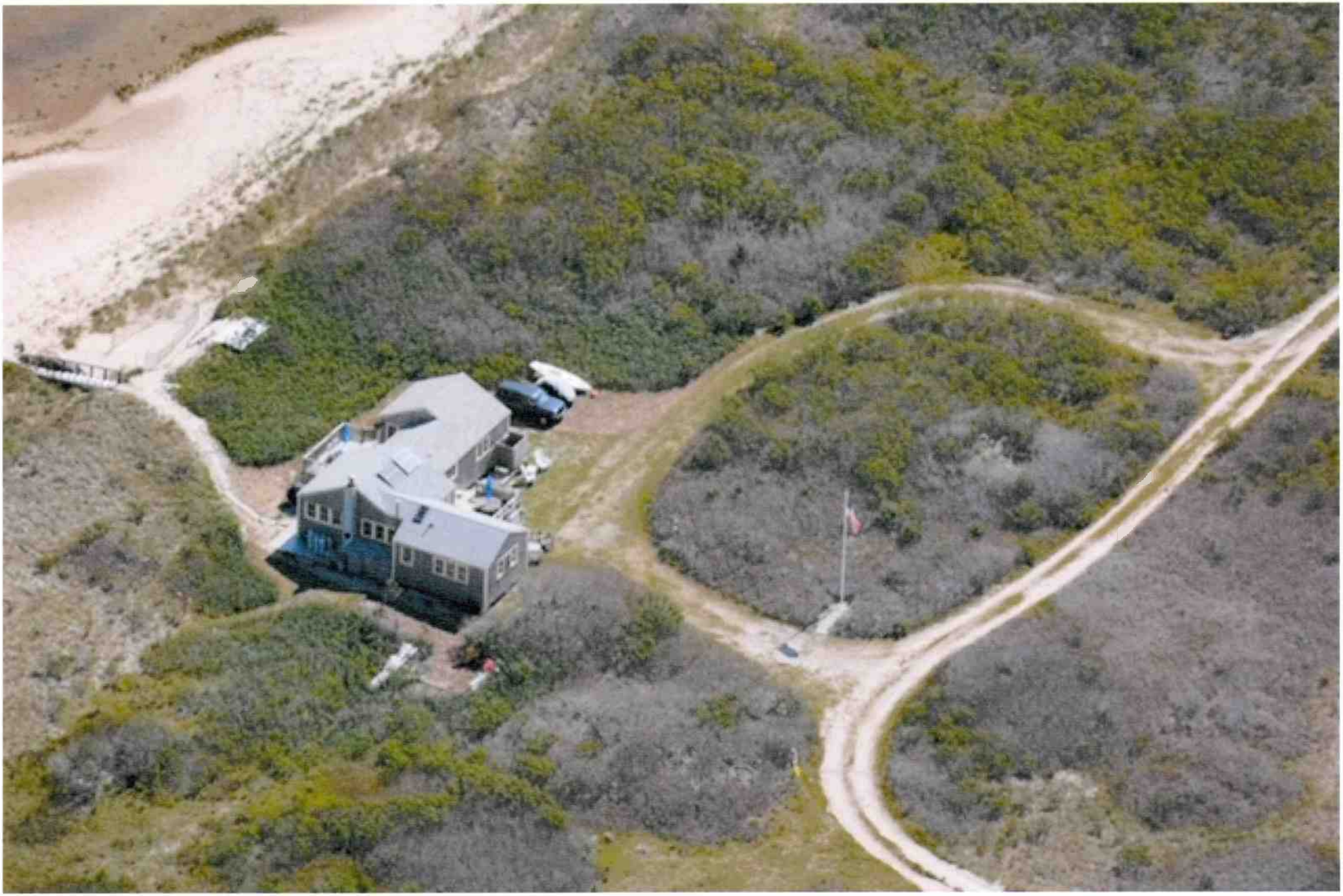
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-1.1













HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Hawkes End LLC

STREET ADDRESS Esther's Island

MAP/PARCEL 36.2.3/97

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 30, 2024

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

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

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

Signature

5/29/24

Date

BEAUDETTE AND SWAIN
PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
15 OLD SOUTH ROAD, SUITE D
P.O. BOX 2040
NANTUCKET, MASSACHUSETTS 02584

RICHARD P. BEAUDETTE
BRYAN J. SWAIN

PHONE (508) 228-1455
FAX (508) 228-4070
WWW.NANTUCKETLAWFIRM.COM

OF COUNSEL
KEVIN F. DALE
WILLIAM F. HUNTER

April 6, 2024

BY EMAIL AND REGULAR MAIL
Lisa Botticelli, AIA
Botticelli & Pohl Architects, PC
11 Old South Road
Nantucket, MA 02554

Re: Hawkes End, LLC
Esther's Island Cottage
Nantucket Assessor's Map 3623, Parcel 97
Agent Authorization Letter

Dear Lisa:

This letter will serve to confirm that I am the Manager of Hawkes End, LLC, a duly formed Massachusetts limited liability company and the owner of the property located on the West End of Nantucket at Esther's Island and shown as Parcel 97 on Nantucket Assessor's Map 3623. You and your architectural firm, Botticelli & Pohl Architects PC, are hereby authorized to act as the agent for Hawkes End, LLC and to sign and to file any and all permit applications and other documents with the Nantucket Conservation Commission, Nantucket Historic District Commission and other state and municipal boards and commissions to obtain permits for improvements on the Hawkes End, LLC Property. Thank you.

Sincerely,

Kevin F. Dale, Manager
Hawkes End, LLC

cc: Christopher Maroney
Scott Akins




MAKE END
NO

















e m e r i t u s

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Old Business Submission

88 Pocomo Rd - Main House

May 30, 2024

Dear Holly,

We are submitting the proposed plans for the June 4th Old Business meeting deadline. We will be providing ariel renderings per the Board's request as well as some grade level renderings to provide more information regarding the existing design. In an effort to keep the process going, we prefer to resubmit for this deadline given there has been roughly 8-9 weeks between meetings. In the interim, we will be working on possible alternatives provided our client approves and based on the boards feedback.

Sincerely,

Matthew R. MacEachern
Principal, Emeritus Development, Ltd

Project Address : 88 Pocomo Rd; Map 15 / Parcel 42

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 04.08.24
X	HDC Case Number (ie HDC2020-05-0265): HDC2024-
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2024- B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: HDC2024- B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Alex Bagmets Date: 05.30.24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Pocomo Rd.

Owner of record: 88 Pocomo Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2022-03-5885
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Revised building design

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 3167 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 29'-11" South " East " West "

Additional Remarks

Historic Name: n/a

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation Massing and Fenestration Changes
2. South Elevation "
3. West Elevation "
4. North Elevation "

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5½" Rake 7¼" Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round 5½" Square 3½"

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

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

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

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

Date 4/08/24 Signature of owner of record _____ Signed under penalties of perjury

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 5/28/24

88 Pocomo Rd / 88 Pocomo Trust

Emeritus LTD

15 / 42

Revised Building Design

Sitting Board: Camp, Pohl, Paul, Oliver

Chair: Welch Alternate: None

Camp: Likes previous version – this one looks like too many styles packed into one.

Pohl: Appreciates the historical references and although he does not object to the house, feels this design is more suitable in town rather than Pocomo.

Paul: Likes the previous version as well. The vertical and formal elements in this design should be closer to town. There are a lot of elements that work well when looking at the local symmetries from the historic references. But it feels like a lot when it is all connected together. On the East elevation, the four pitched roof that comes out of the main entry gable feels incongruent.

Oliver: A rendering of the view of the house from the harbor with the other homes on the bluff would be helpful. Agrees it is very formal – town formal. Confused about the hierarchy of the building and the main mass vs additive massing. Would like some clarity on what are doors and what are large windows.

Welch: Agrees with Ray, it feel like this design belongs in town. The Gable forward architectural dealing is incongruent with the connectors which are more typical out of Town masses. The roof pitches are too shallow on the gable forwards.

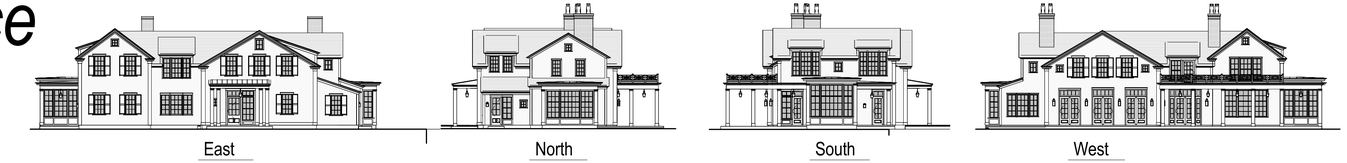
Motion to hold for revisions – requested a transcript of the minutes with primary points from each board member (Welch)

Roll Call Vote: Carried 5-0

88 Pocomo Trust Residence

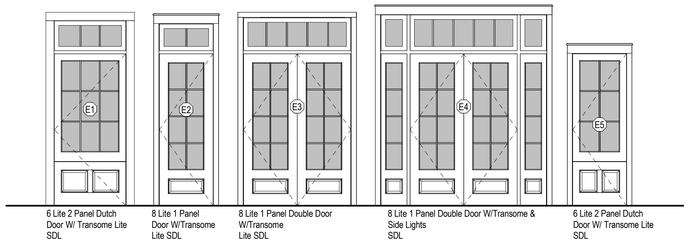
88 Pocomo Rd.
Nantucket, MA 02554

05.30.24

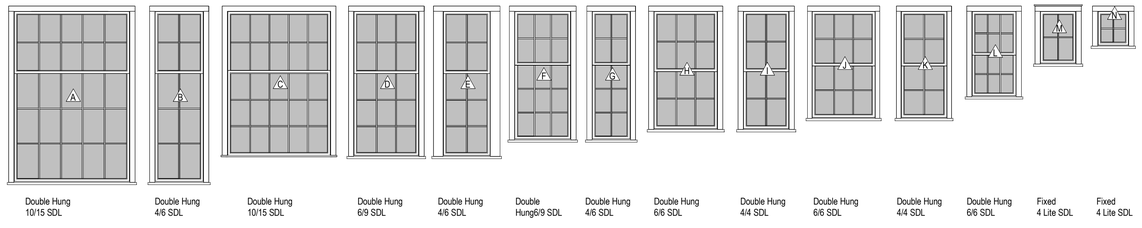




Locus Map

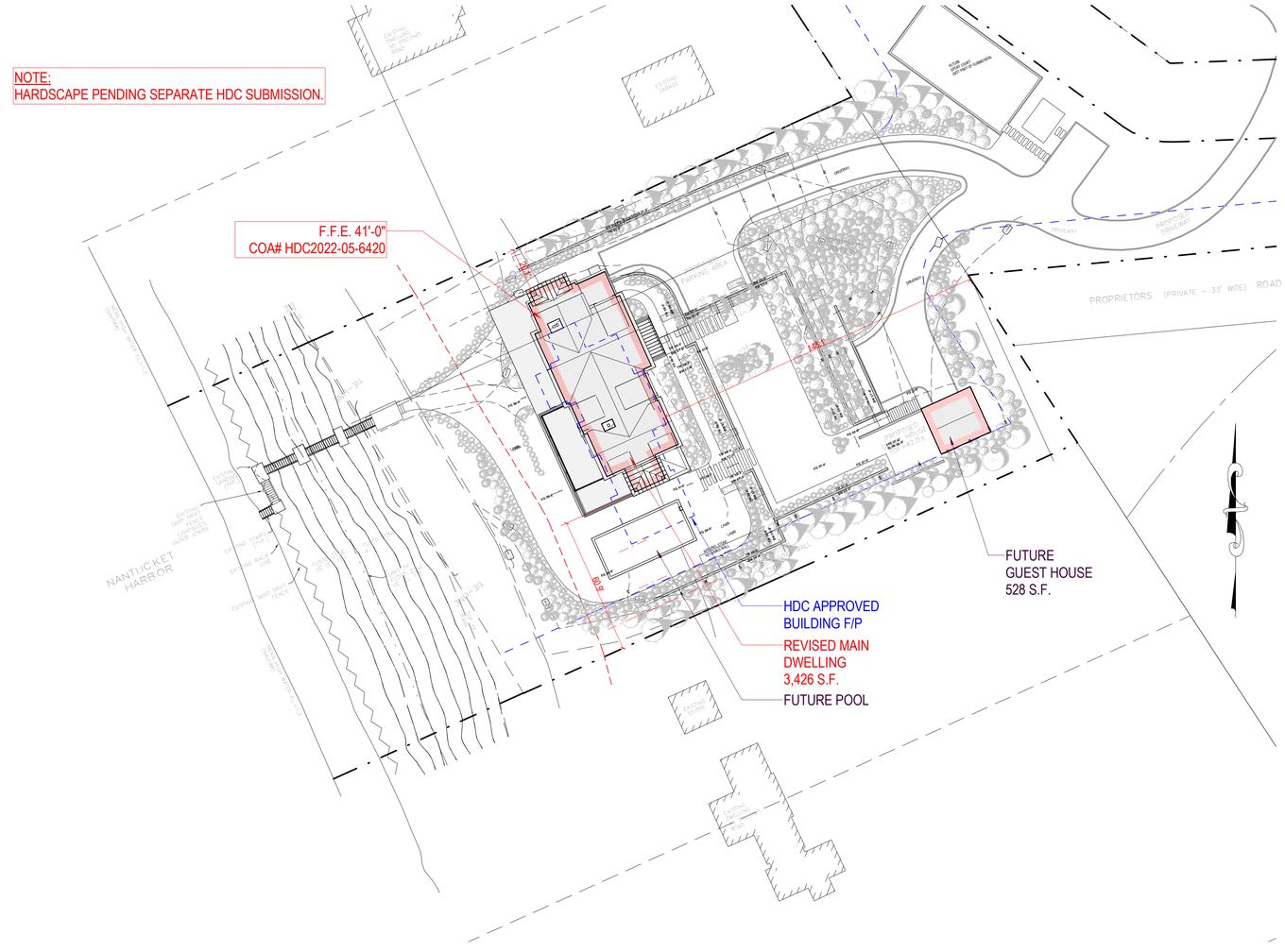


Door Legend
1/4" = 1'-0"



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

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.



SITE PLAN
1" = 30'-0"

HDC SUBMISSION

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

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

COVER SHEET

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

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

SHEET INDEX

A.301 Unnamed
G.102 SITE PLAN
G.1.1 COVER SHEET
A.100 BASEMENT PLAN
A.101 FIRST FLOOR PLAN
A.103 ROOF PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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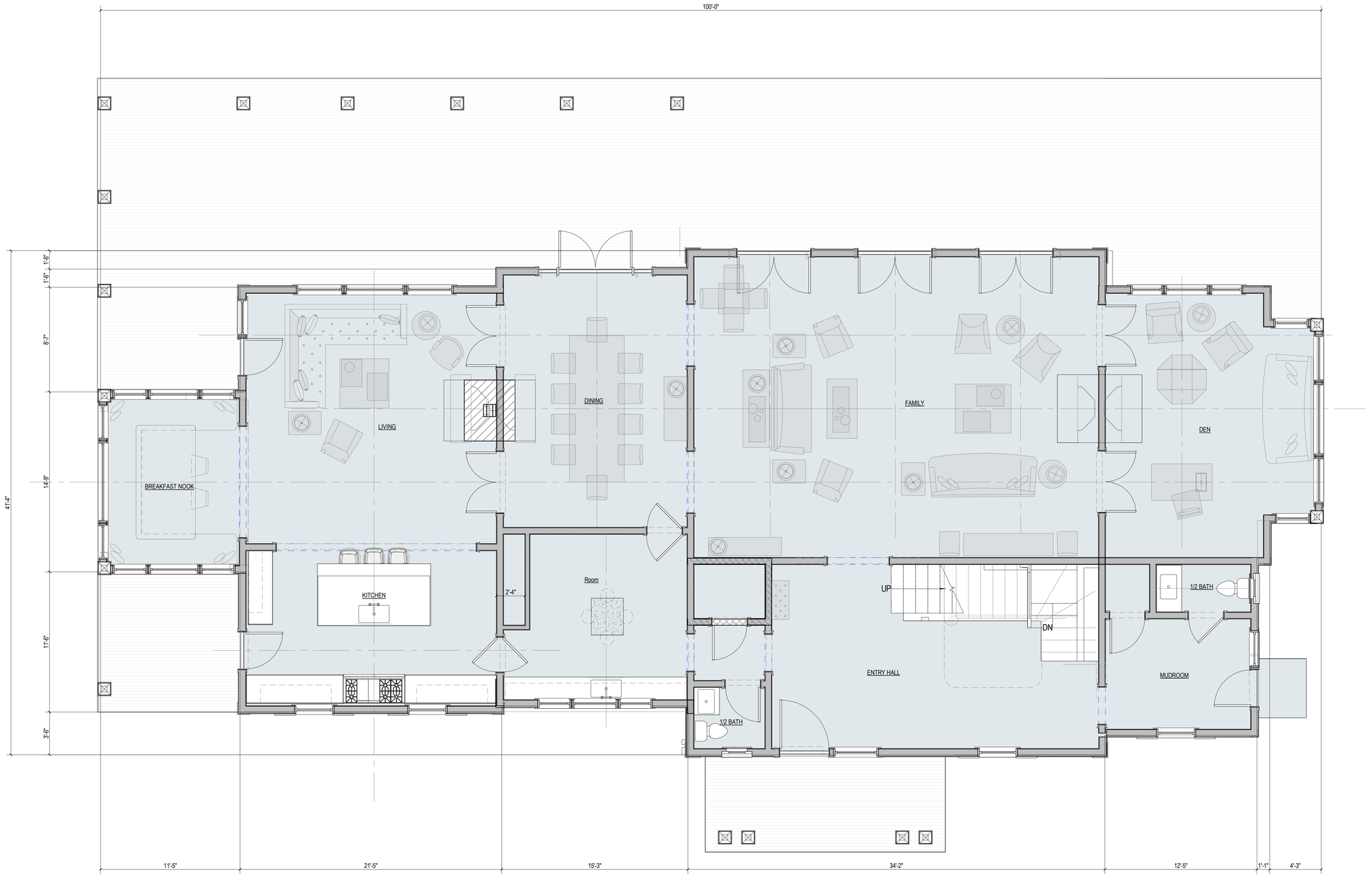
G.1.1
2128

05.30.24

HDC SUBMISSION



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

2128

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FIRST FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
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Proposed G.C.:	3,954 sf
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A.101
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05.30.24

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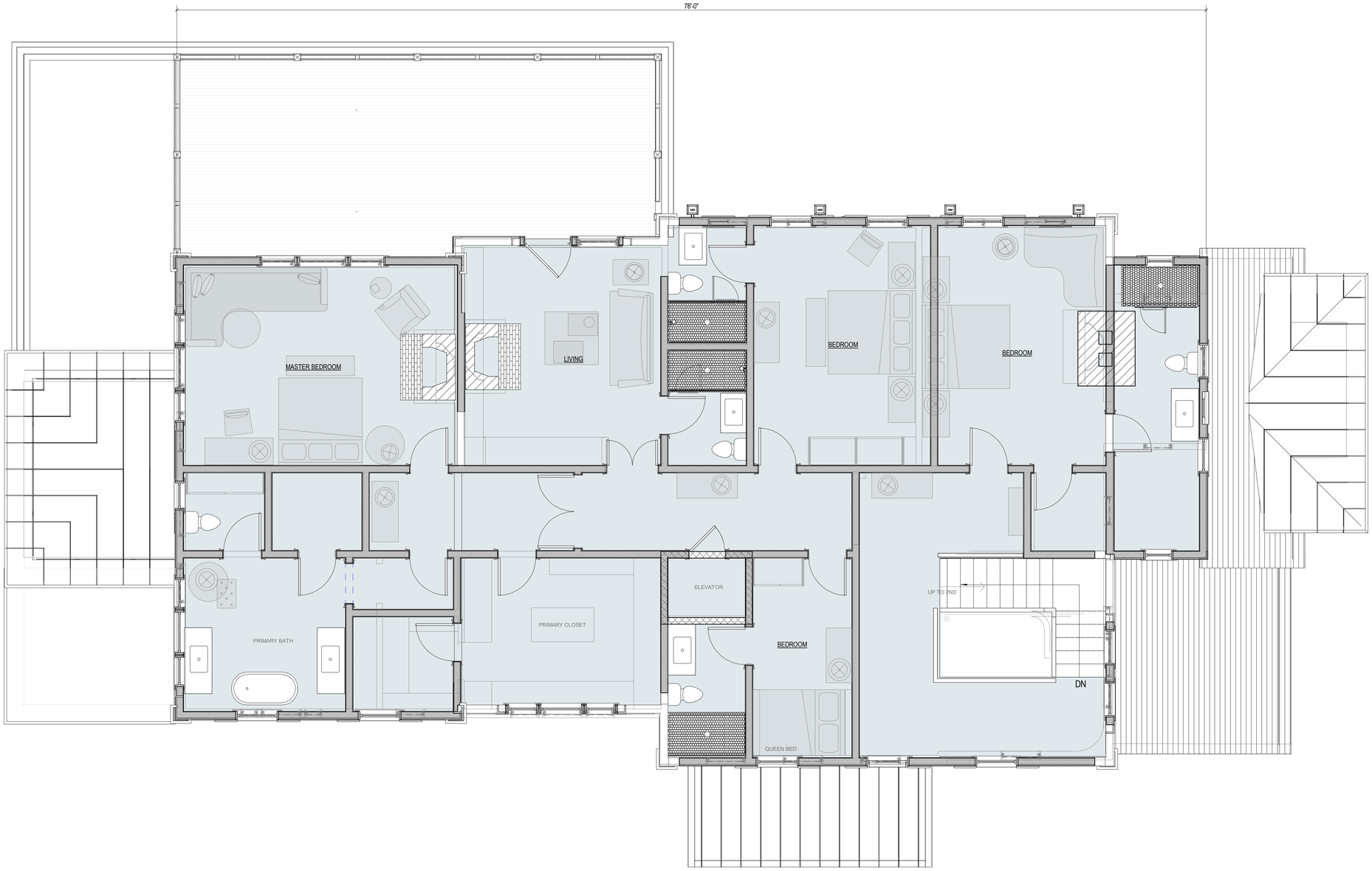

1 Second Floor Plan
1/4" = 1'-0"

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.
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Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

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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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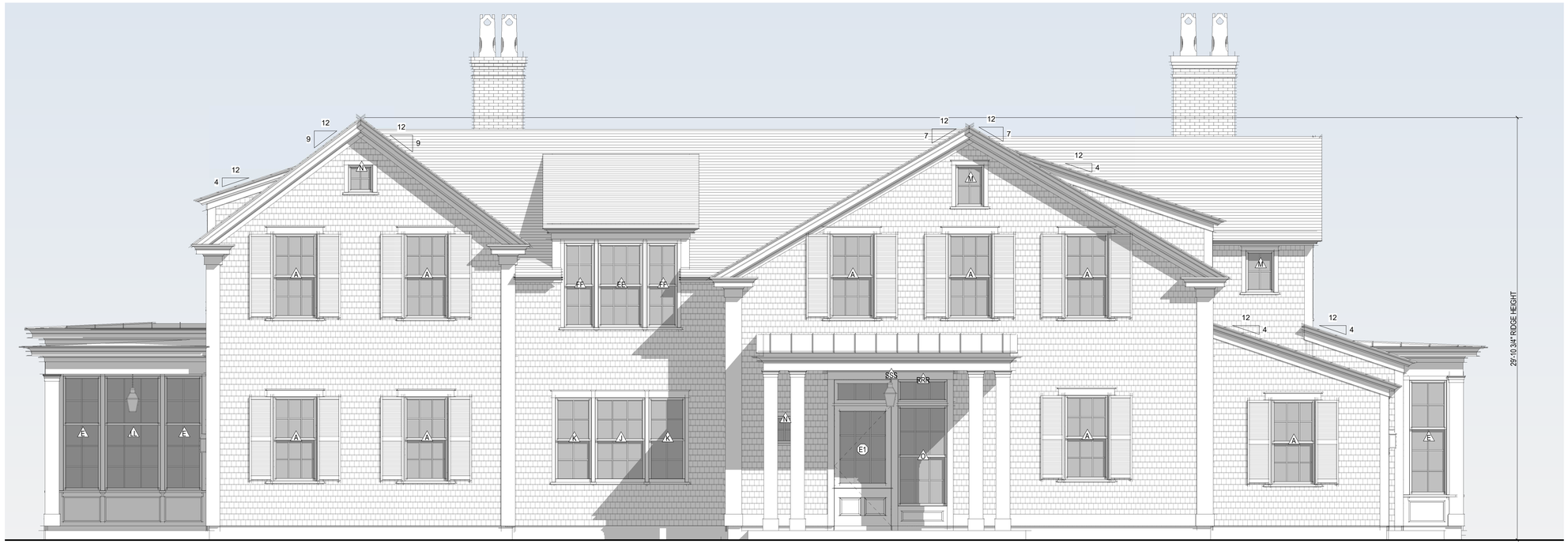
A.102
2128

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"

2128

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EXTERIOR ELEVATIONS

Site Information

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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

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A.202
2128

05.30.24

HDC SUBMISSION

















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PERSPECTIVE VIEWS

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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.

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.300
2128



6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

8 Lite 1 Panel Door W/Transome Lite SDL

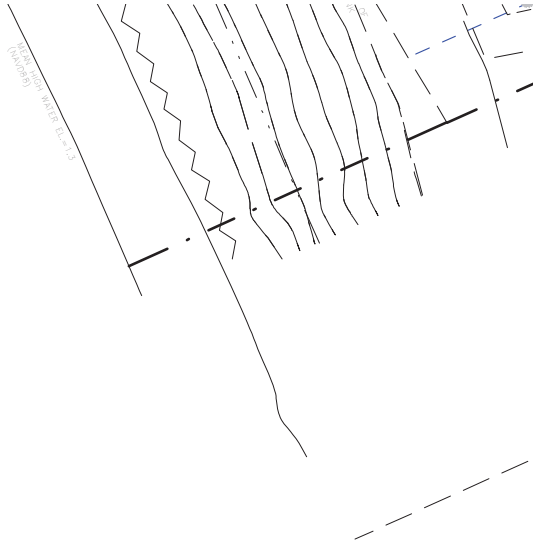
8 Lite 1 Panel Double Door W/Transome Lite SDL

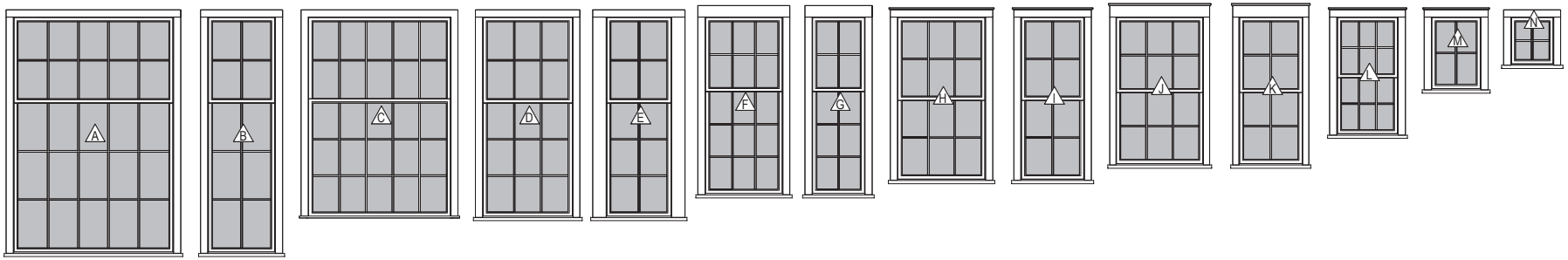
8 Lite 1 Panel Double Door W/Transome7 Side Lights SDL

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

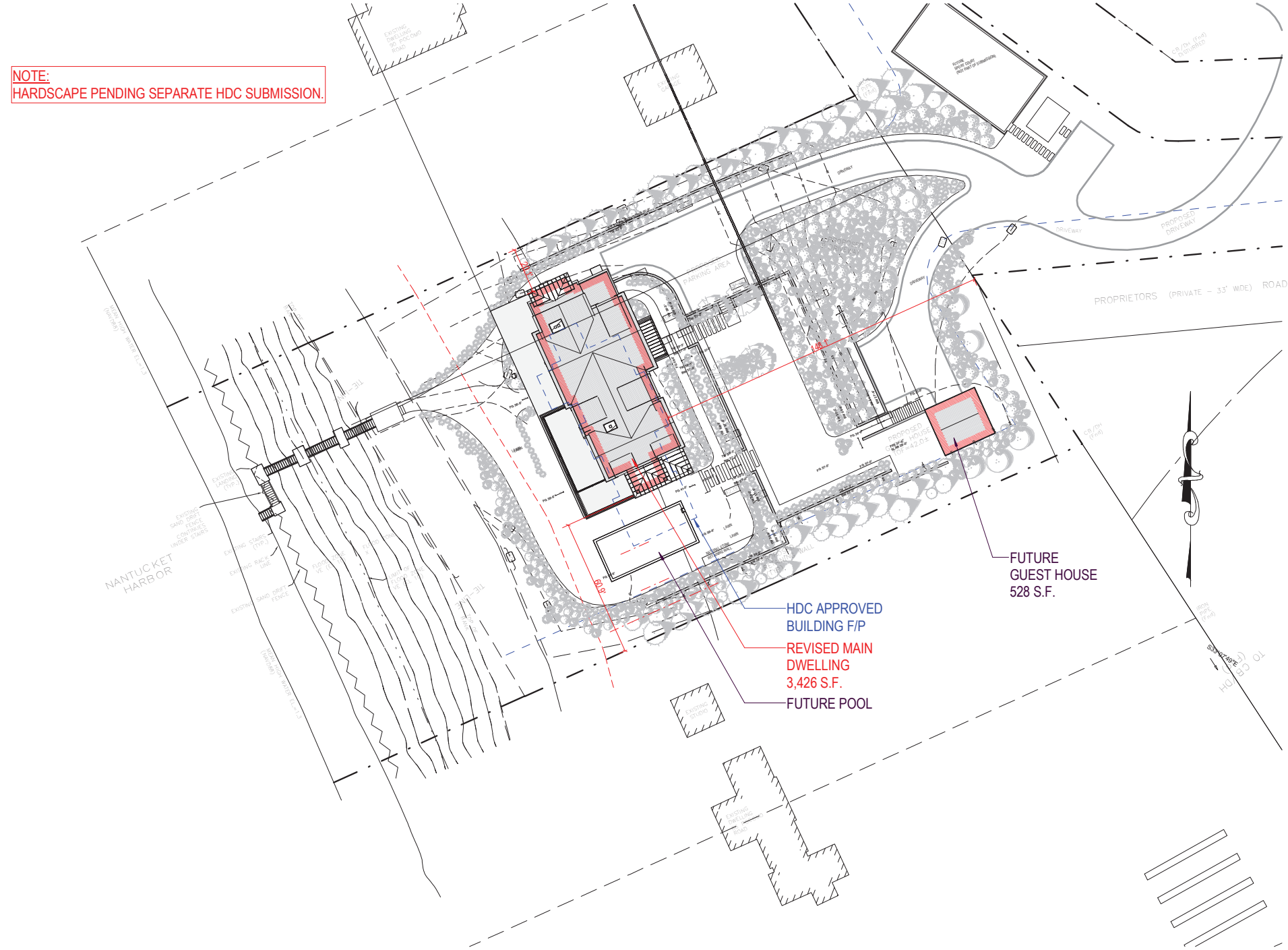
Fixed 4 Lite SDL

Fixed 4 Lite SDL

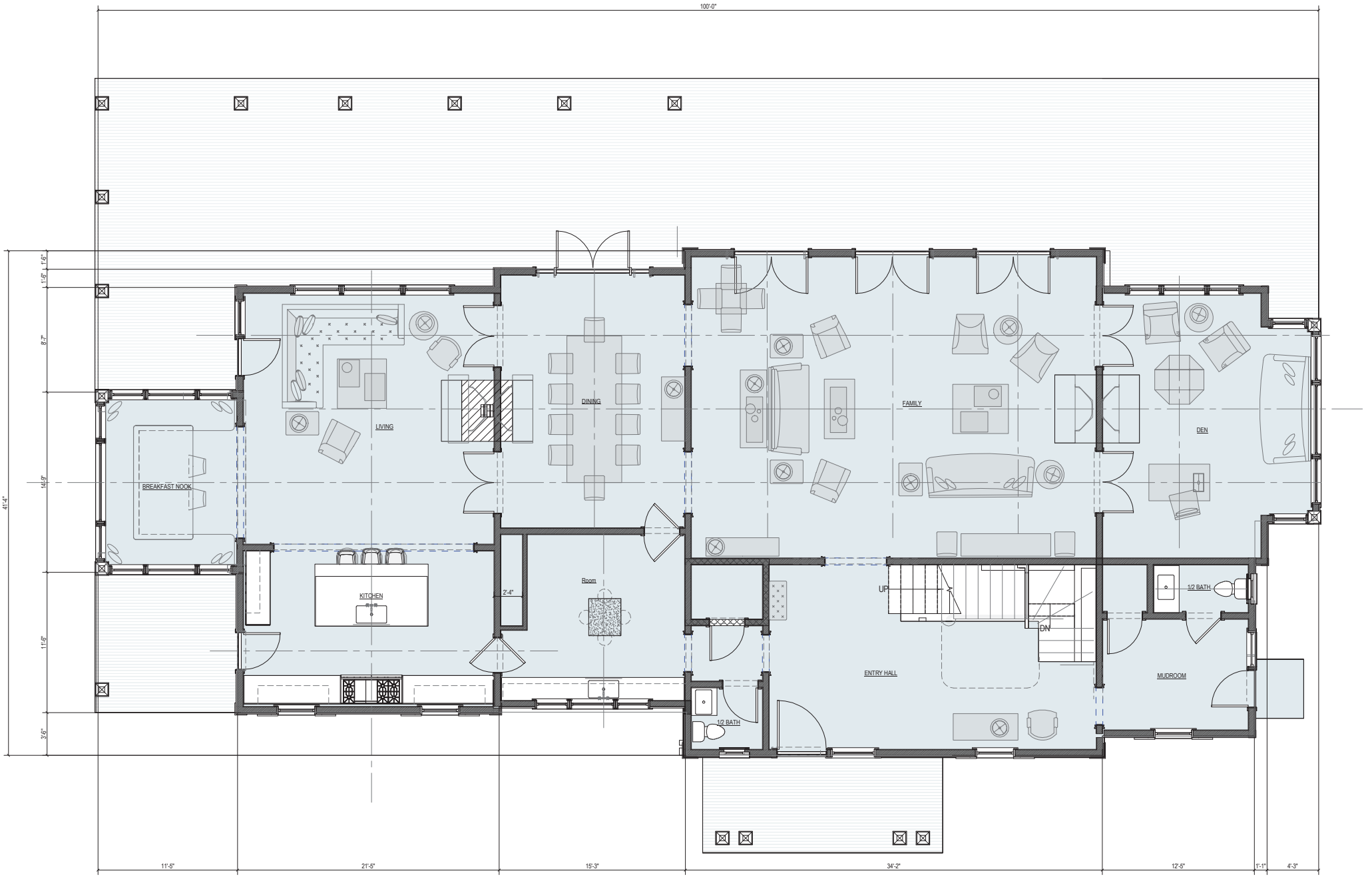
Window Legend

1/4" = 1'-0"

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.

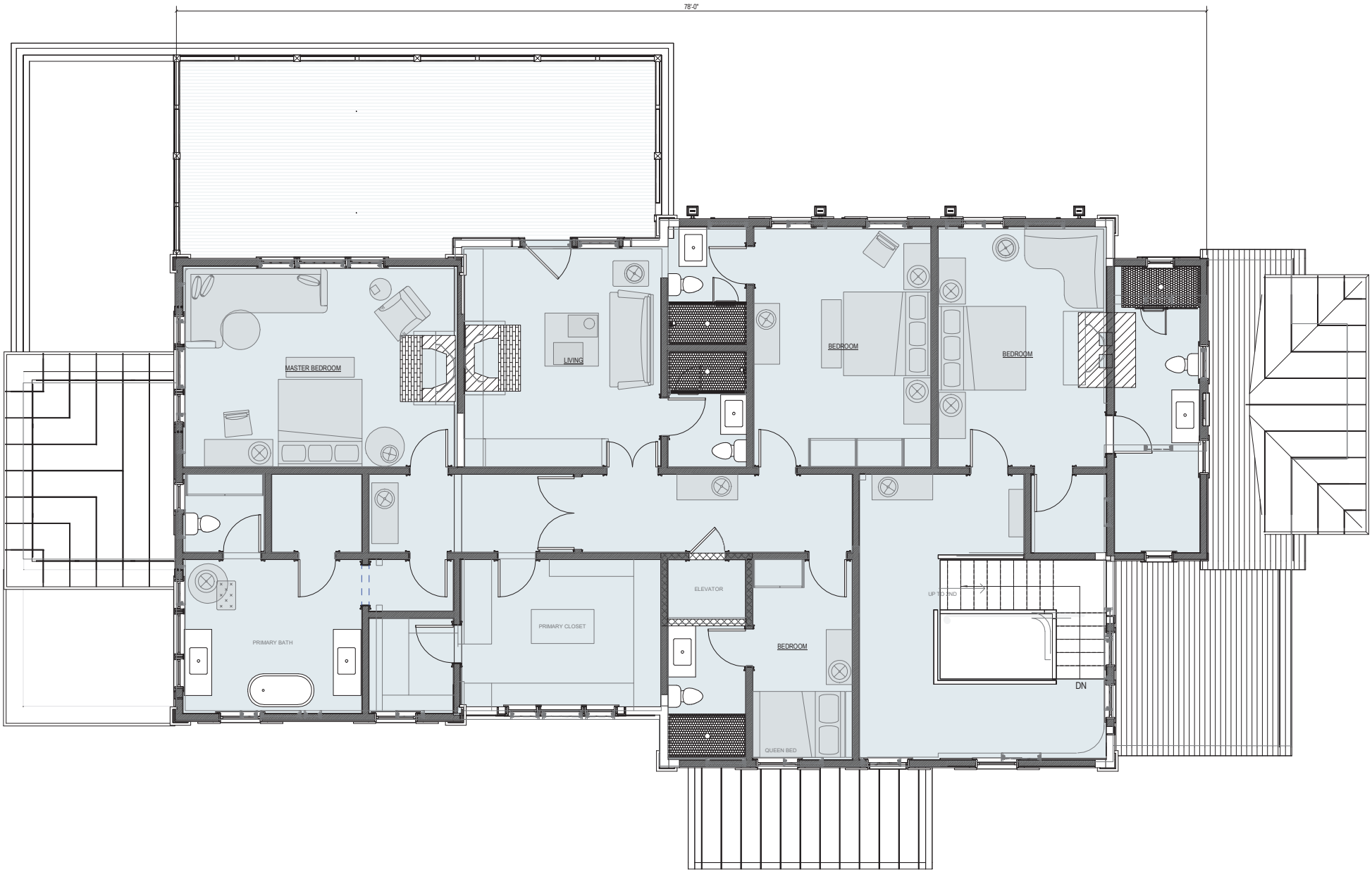


SITE PLAN
1" = 30'-0"



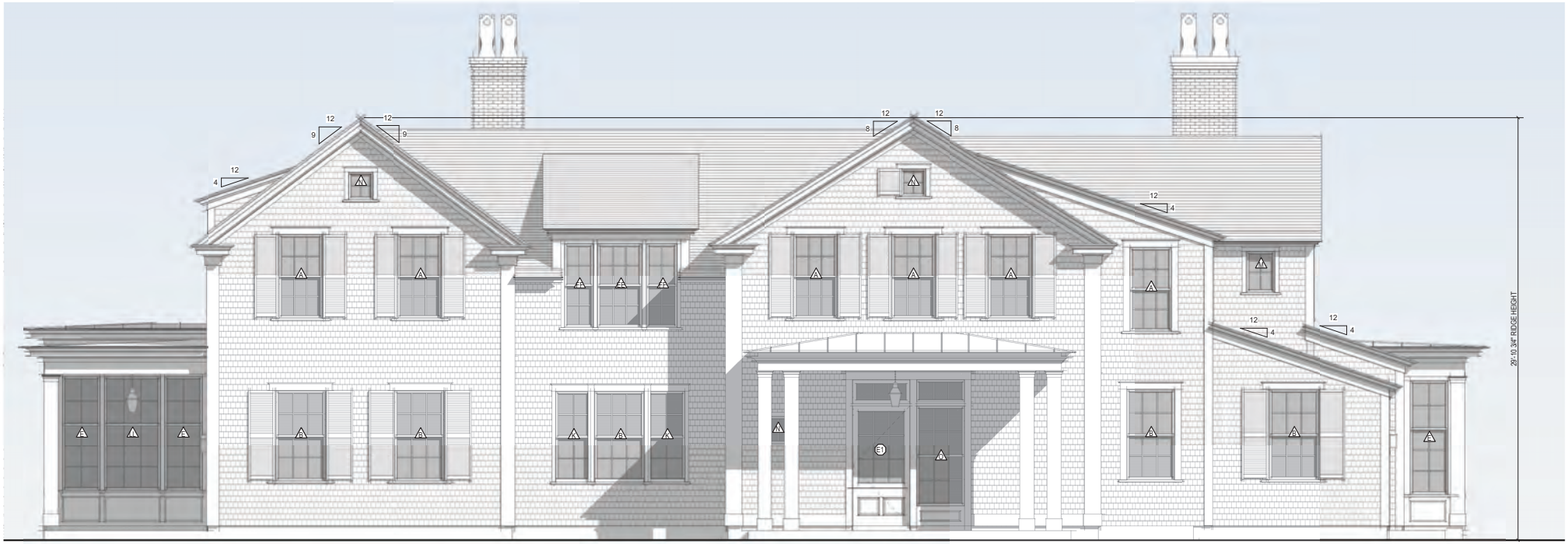
1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

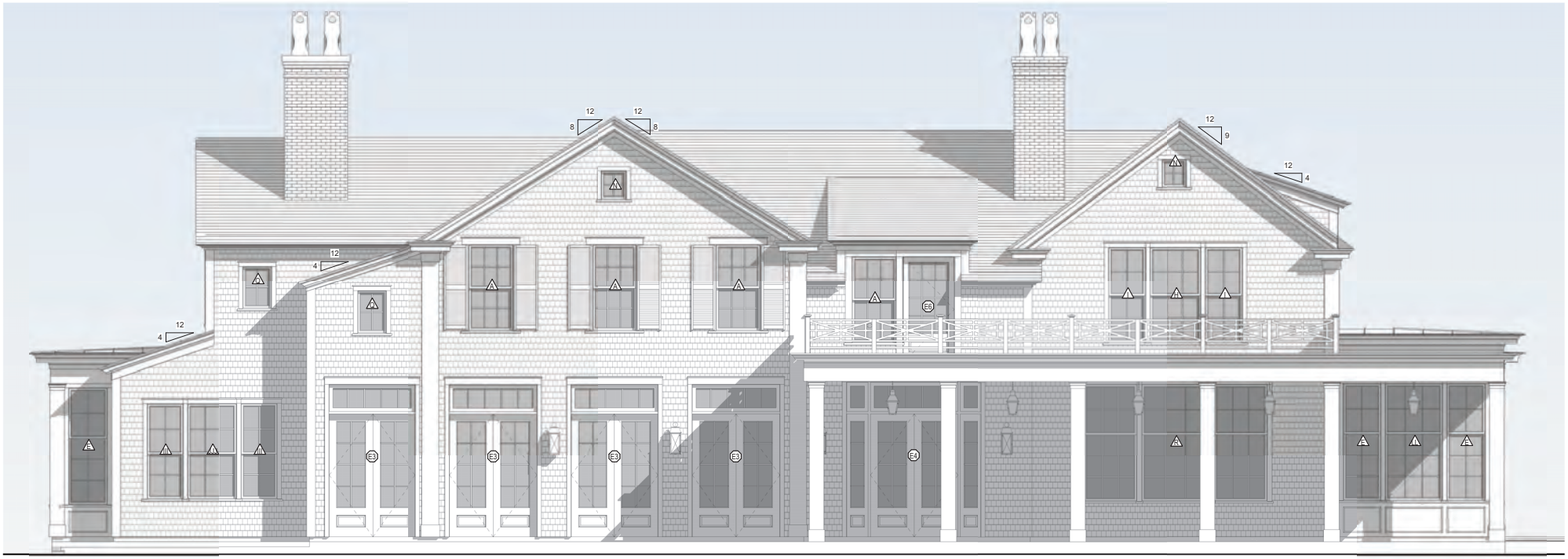


1 East Elevation
1/4" = 1'-0"



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

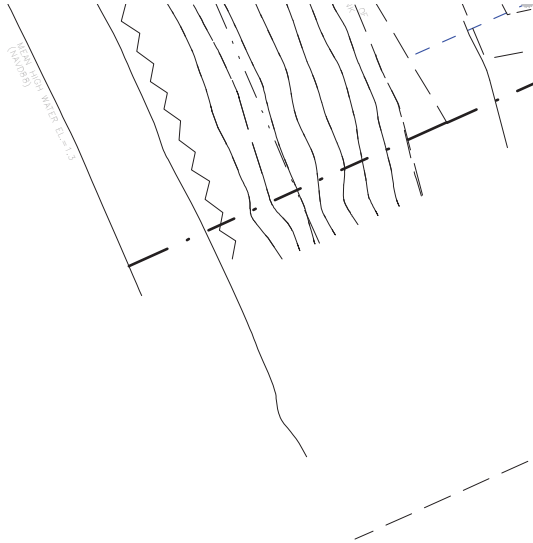
8 Lite 1 Panel Double Door W/Transome Lite SDL

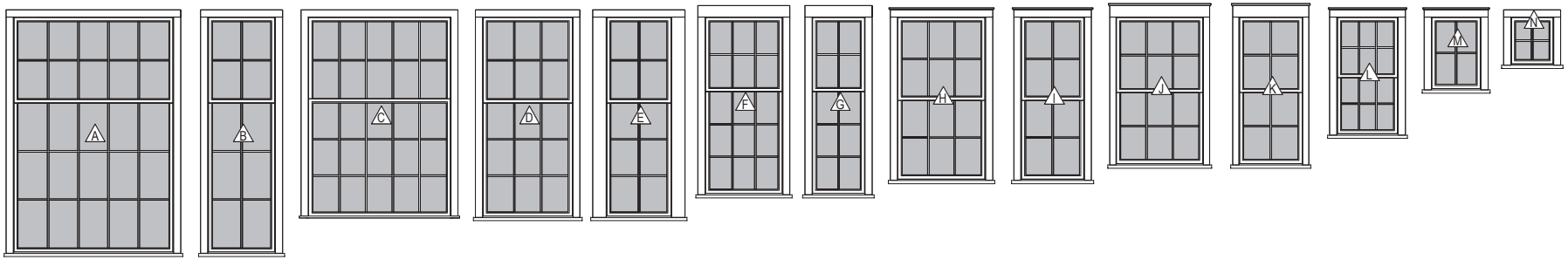
8 Lite 1 Panel Double Door W/Transome7 Side Lights SDL

6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

Door Legend

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

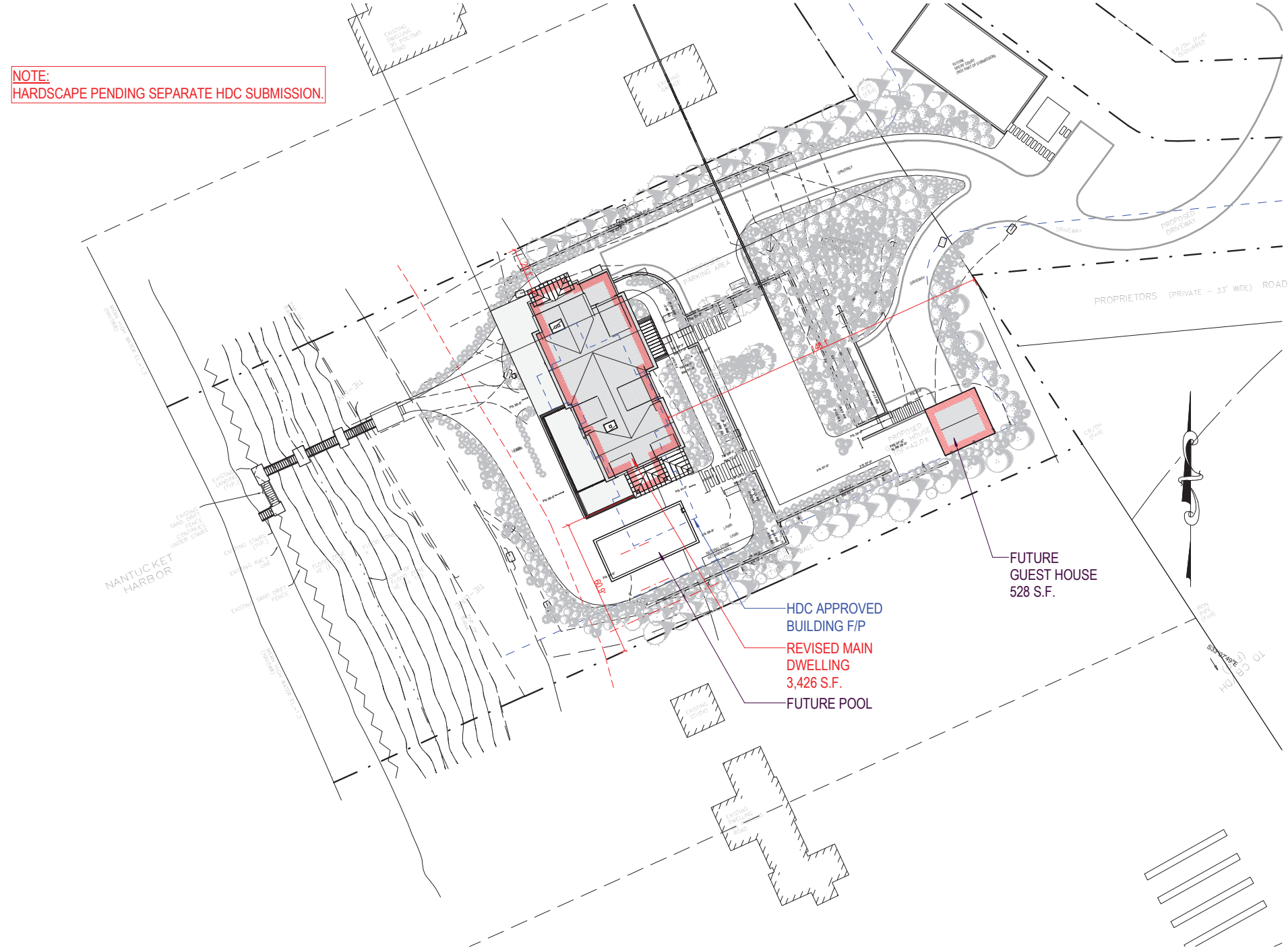
Fixed 4 Lite SDL

Fixed 4 Lite SDL

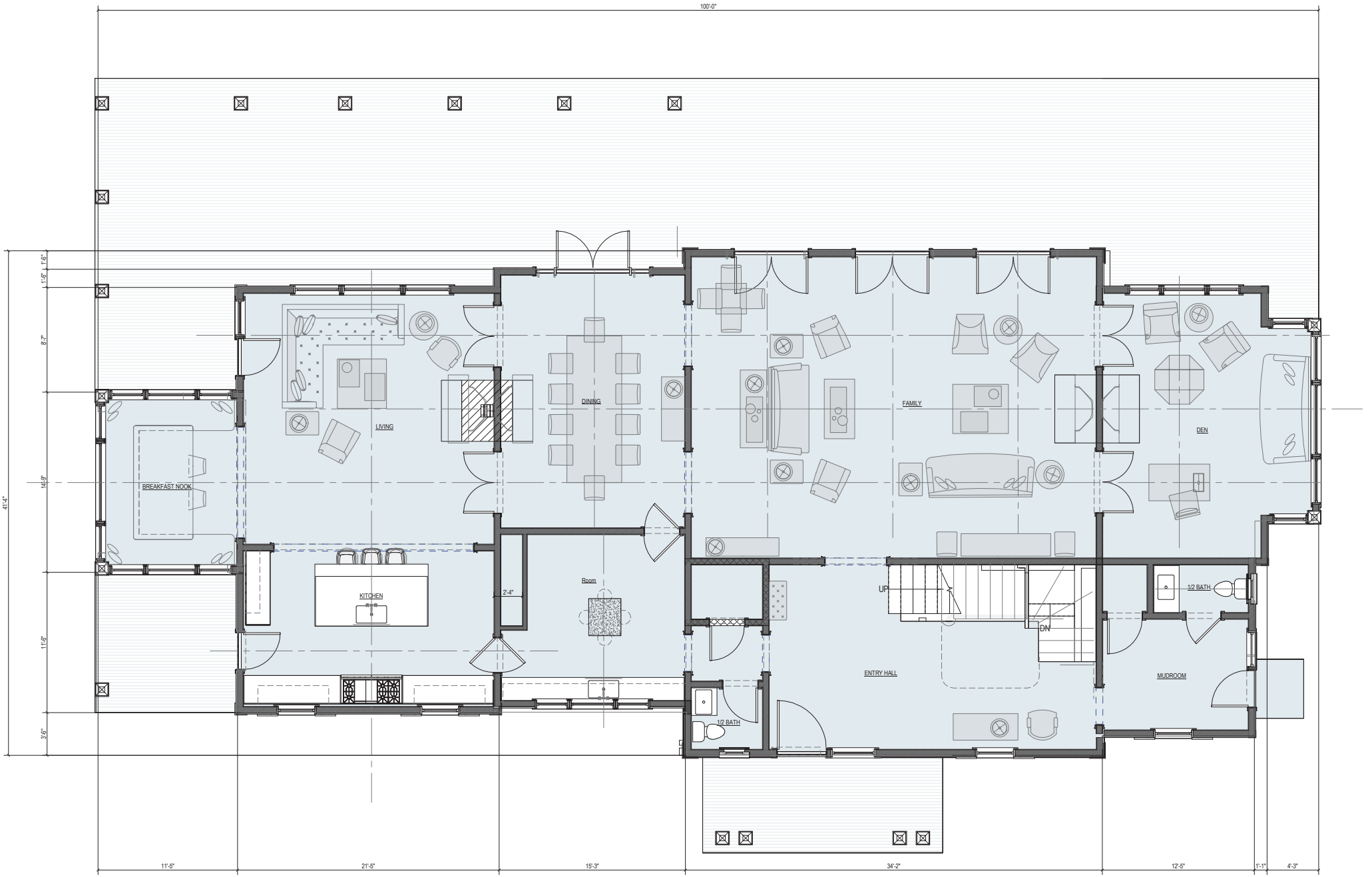
Window Legend

1/4" = 1'-0"

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.

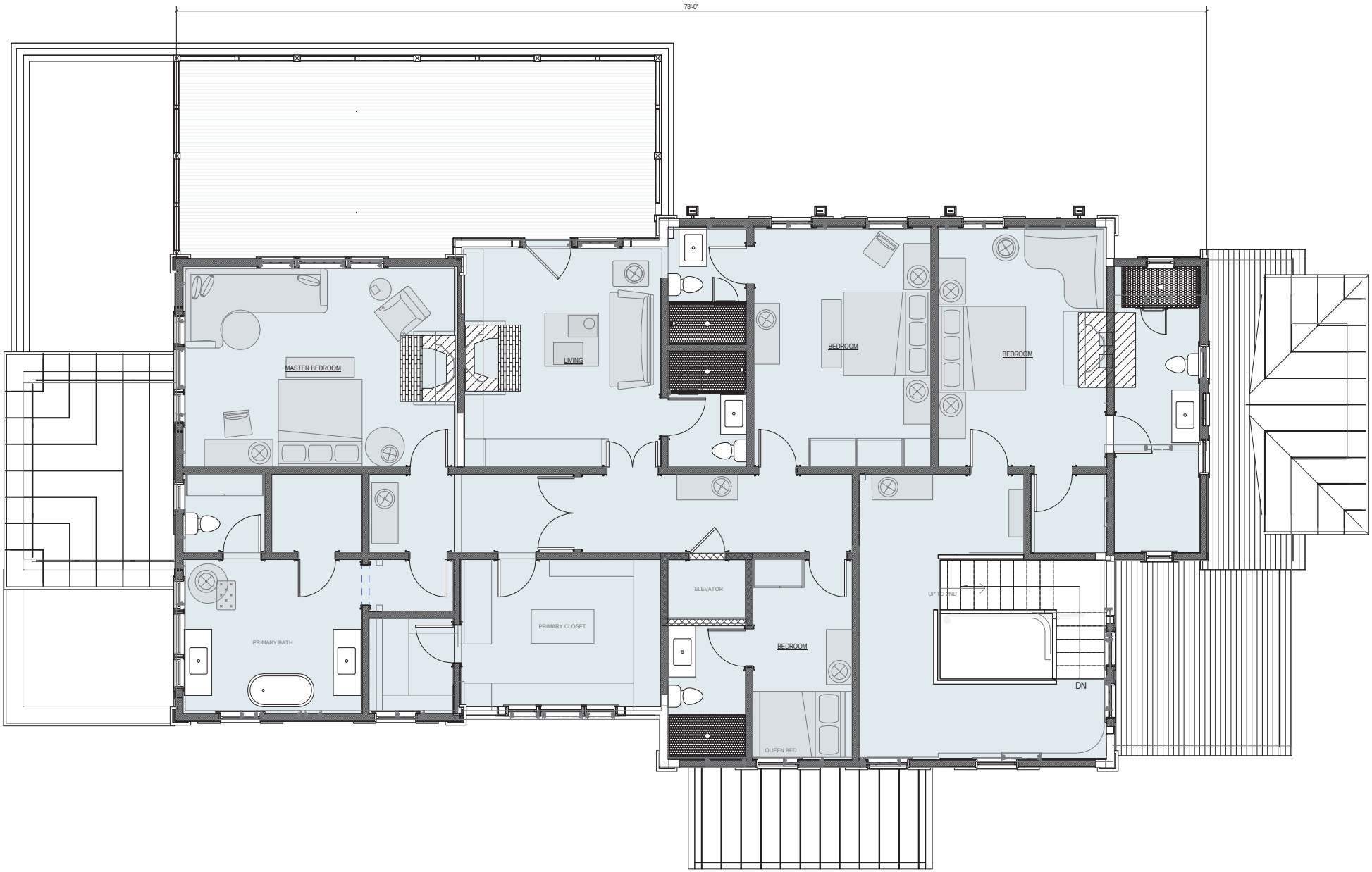


SITE PLAN
1" = 30'-0"



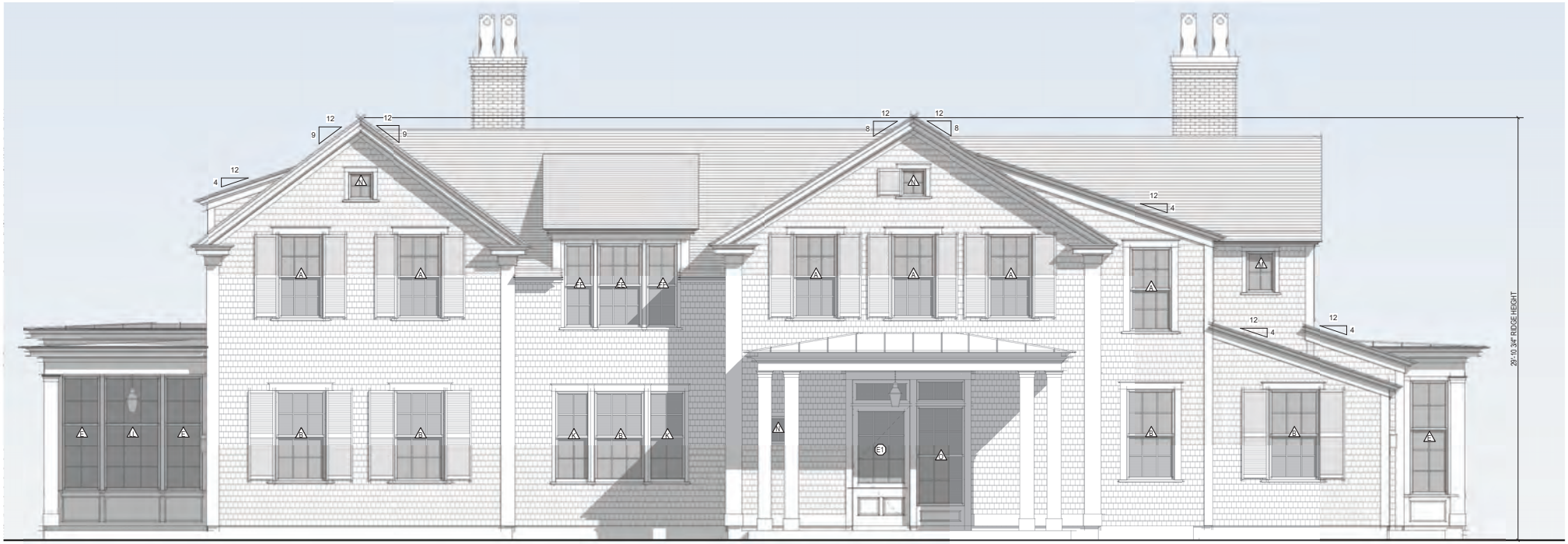
1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

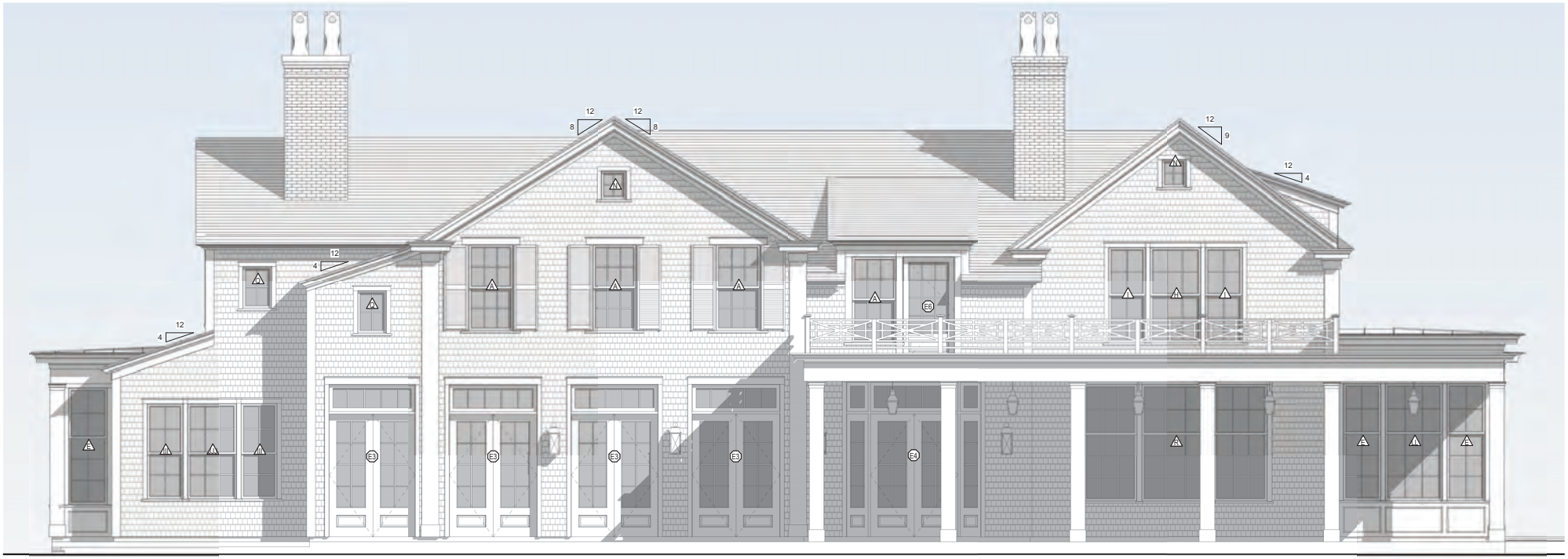


1 East Elevation
1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"



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



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

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	HDC Case Number (ie HDC2020-05-0265): HDC2024.03.10051 Address : 27 NORTH LIBERTY
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

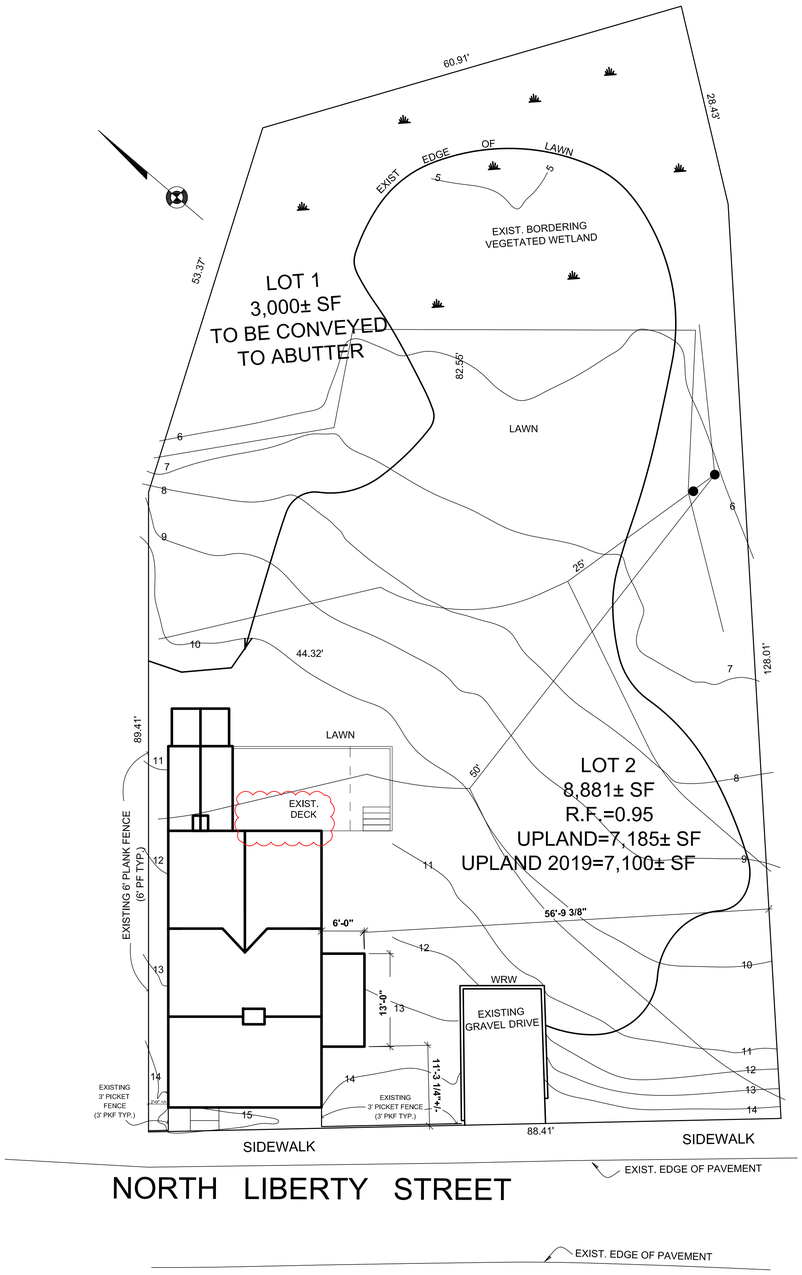
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024 04 1027b B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

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

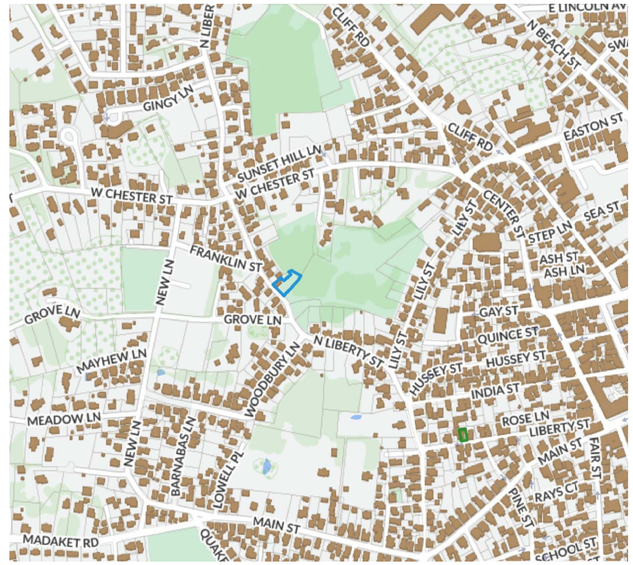
Signature: _____ Date: 5.30.24



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

2 SITE PLAN - EXISTING
1" = 20'-0"

Map & Parcel:	41/453
Zoning:	ROH
Min. Frontage:	50'
Front Setback	0'
Side/Rear Setback:	5'
Lot Size:	11,881 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	50%
Existing G.C.:	953 SF
Proposed G.C.:	120 SF
Total Proposed G.C.:	1073 SF



LOCUS MAP

GENERAL NOTE:

EXISTING DOORS, TRIM AND MATERIAL TO BE RETAINED FOR REUSE, UMO

WINDOW SCHEDULE			
ID	NO.	DESCRIPTION	DIMENSIONS
NEW WINDOWS			
N1	1	DH 6/6 WOOD	2'-1" x 3'-5" SASH
N2	1	DH 6/6 WOOD	2'-3 5/8" x 4'-1" SASH
N3	1	DH 6/6 WOOD	2'-7" x 3'-10" SASH
N4	1	DH 6/6 WOOD	2'-3" x 4'-9" SASH
N5	2	3 LITE TRANSOM WOOD	2'-9" x 1'-4" SASH
N6	1	DH 6/6 WOOD	2'-3" x 3'-9" SASH
	1	SKYLIGHT WOOD	2'-0" x 3'-0"
EXISTING WINDOWS			
E1	9	DH 6/6 WOOD	2'-7" x 4'-9" SASH
E2	2	DH 6/6 WOOD	2'-3 5/8" x 4'-1" SASH
E3	1	3 LITE TRANSOM WOOD	2'-9" x 1'-4" SASH
E4	2	DH 6/6 WOOD	2'-3" x 3'-9" SASH
E5	2	DH 6/6 WOOD	2'-7" x 4'-4" SASH
E6	1	DH 6/6 WOOD	2'-1" x 3'-5" SASH

- NEW BOSTON SASH WINDOWS OR EQUAL, SINGLE GLAZE, ADL, DBH WOOD WINDOWS; REMOVABLE STORMS & SCREENS

- ALL EXISTING WINDOWS TO REMAIN AND TO BE RESTORED; NEW REMOVABLE STORMS AND SCREENS

DOOR SCHEDULE			
ID	NO.	DESCRIPTION	DIMENSIONS
NEW DOORS			
A	1	ENTRY: 4 PANEL, SHAKER, 2 GLASS LITES	3'-0" x 7'-0" x 1 3/4"
B	1	12 lite, 3 Doors, 1 operating , 2 fixed	2'-11" x 7'-0" x 1 5/8"

SALVAGE DOORS - WOOD W/ THERMOPANE GLASS, W/ SCREEN DOORS ON EXTERIOR, EXTERNAL SHAKER GREY

Applied mutins for lites

WINDOW NOTES: (U.O.N.)
1. JAMB WIDTH TO BE DETERMINED ON SITE BEFORE ORDERING WINDOWS
2. ALL NEW WINDOW CASING DETAILS TO MATCH ELEVATIONS
3. ALL NEW WINDOWS AND DOORS MUST BE DP RATED IN ACCORDANCE TO BUILDING CODE 780 CMR53012
4. ALL GANGED WINDOWS TO HAVE DOUBLE STUD POCKET

NOTE: CONTRACTOR IS RESPONSIBLE FOR COORDINATING WINDOW AND DOOR SIZES AND FOR VERIFYING AND UPDATING ANY INCONSISTENCES

HDC 5.30.24 resubmission
HDC 2024 04 10276

4.01.2024
HDC
PREVIOUSLY APPROVED
COA 2023-10-9379

HDC
REVISED **APPROVED**

ka kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

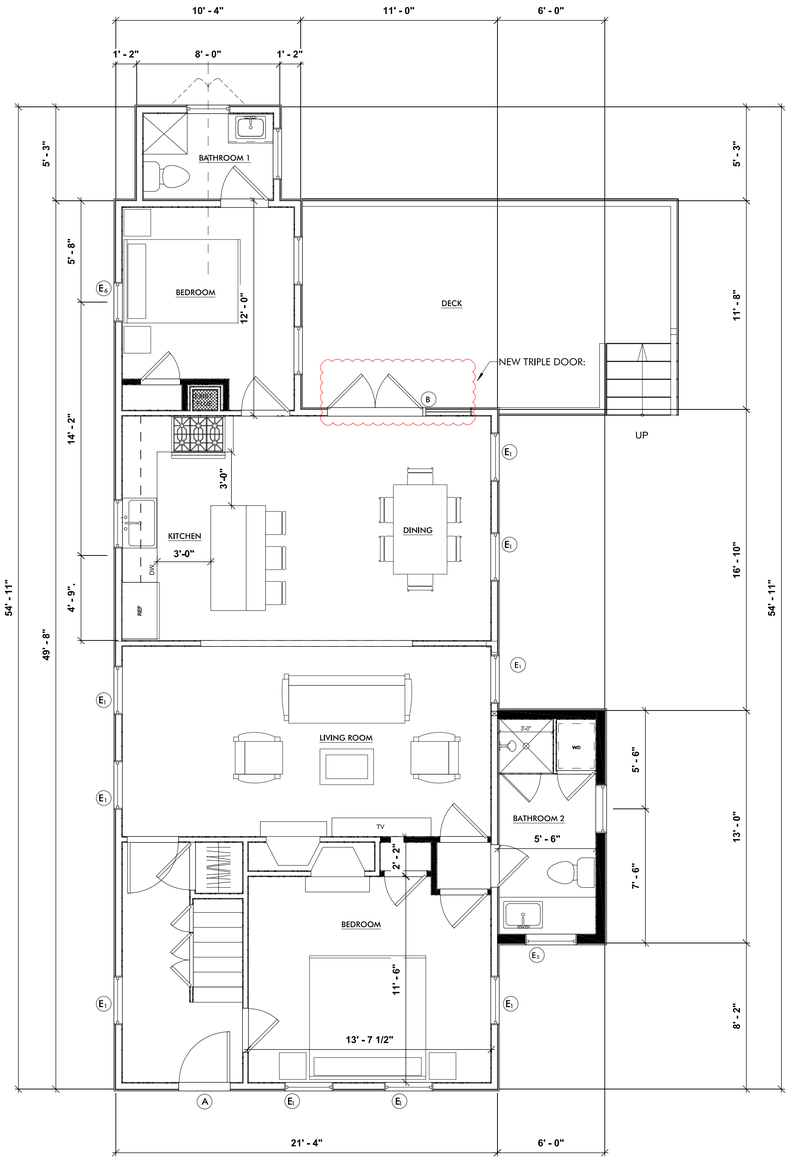
27 North Liberty St
Nantucket, MA 02554

COVER

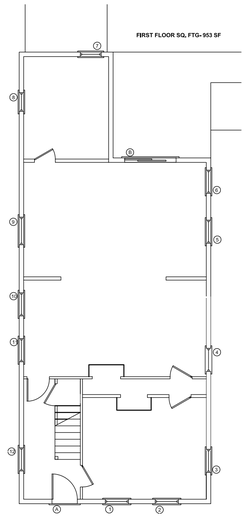
A-0

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

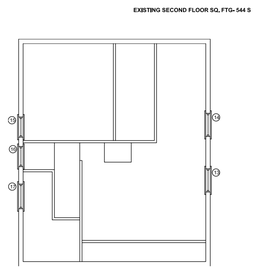
EXISTING 1ST FLOOR SF - 953 SF
PROPOSED 1ST FLOOR SF - 120 SF
TOTAL 1ST FLOOR SF - 1073 SF



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



3 EXISTING 1ST FLOOR
1/8" = 1'-0"



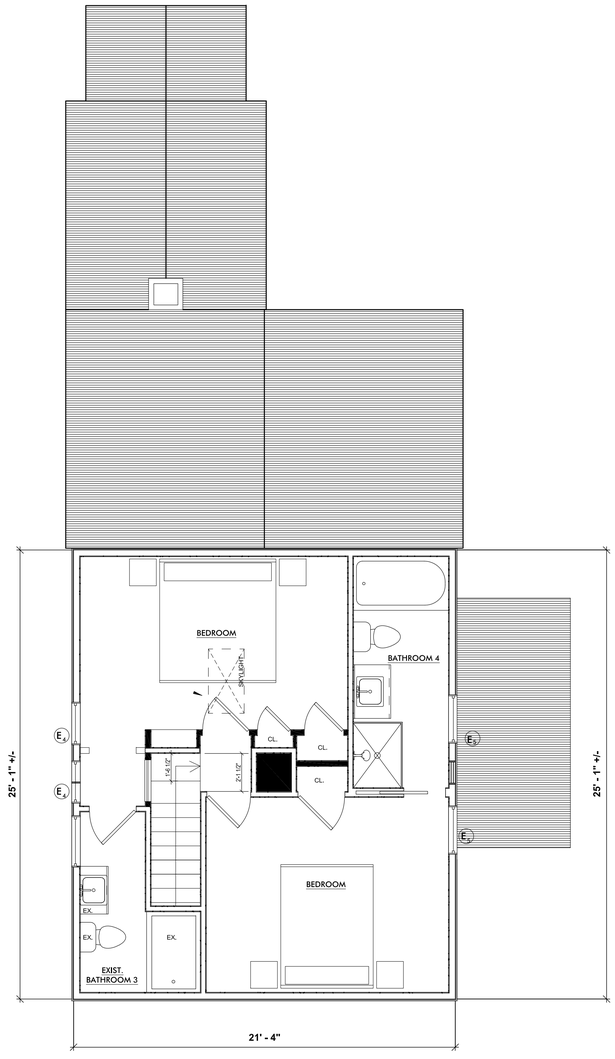
4 EXISTING 2ND FLOOR
1/8" = 1'-0"

NEW CONSTRUCTION:

EXISTING WALLS TO REMAIN:

EXISTING WALLS TO BE REMOVED:

EXISTING 2ND FLOOR SF - 544 SF
PROPOSED 2ND FLOOR SF - 0 SF
TOTAL 2ND FLOOR SF - 544 SF



2 SECOND FLOOR APPROVED
1/4" = 1'-0"

GENERAL NOTE:

EXISTING DOORS, TRIM AND MATERIAL TO BE RETAINED FOR REUSE

HDC 5.30.24 resubmission
4.01.2024
FOR HDC SUBMISSION
REVISED REAR DOOR

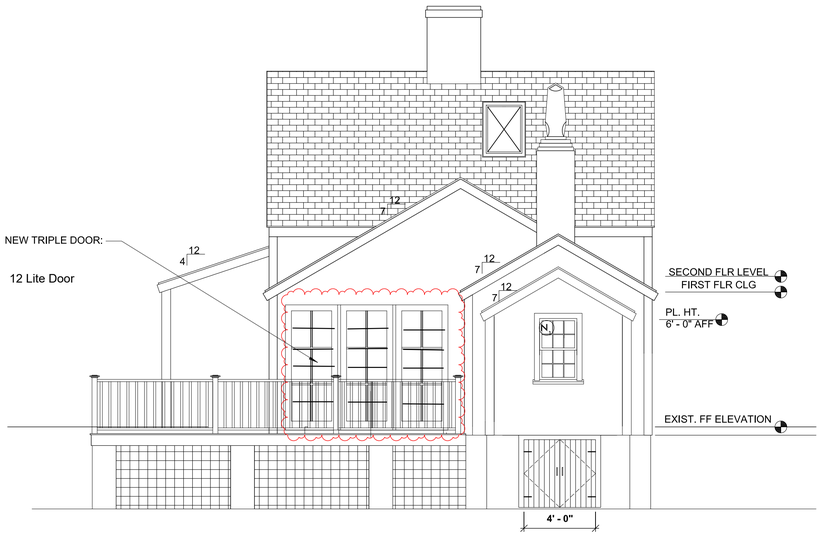
kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

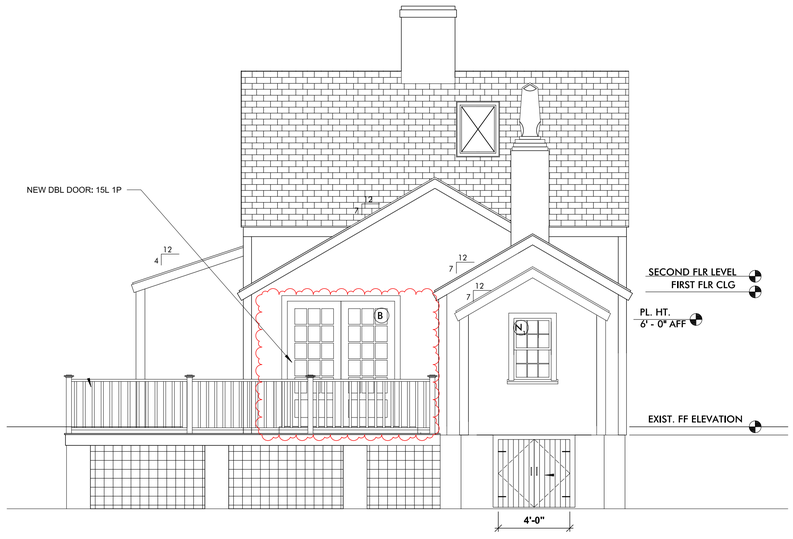
27 North Liberty St
Nantucket, MA 02554

FLOOR PLAN

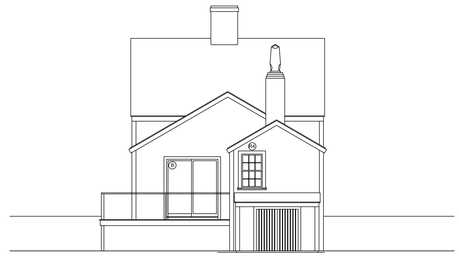
A-1 | SCALE: 1/4" = 1' -0"



1 **NORTHEAST ELEVATION - PROPOSED**
1/4" = 1'-0"



2 **NORTHEAST ELEVATION - PREVIOUSLY APPROVED**
1/4" = 1'-0"



3 **NORTHEAST ELEVATION - EXISTING**
1/8" = 1'-0"



4 **SOUTHEAST ELEVATION - PREVIOUSLY APPROVED**
1/4" = 1'-0"



5 **SOUTHEAST ELEVATION - EXISTING**
1/8" = 1'-0"

GENERAL NOTE:

EXISTING WINDOW, TRIM AND MATERIAL TO BE RETAINED FOR REUSE

HDC 5.30.24 resubmission
4.01.2024
FOR HDC SUBMISSION
REVISED REAR DOOR

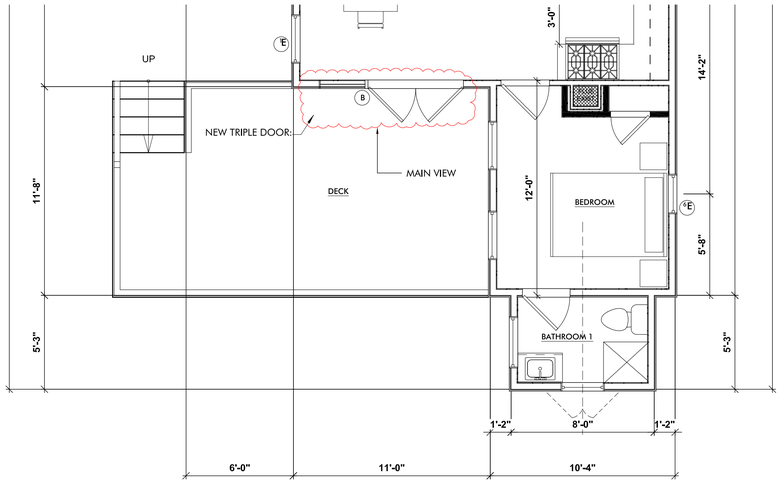
ka kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

27 North Liberty St
Nantucket, MA 02554

EXTERIOR ELEVATIONS

A-3 | SCALE: 1/4" = 1' -0"



1 **PARTIAL REAR PLAN**
1/4" = 1'-0"



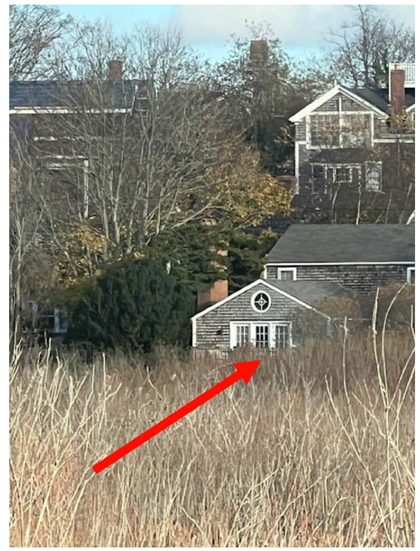
EXISTING REAR ELEVATION



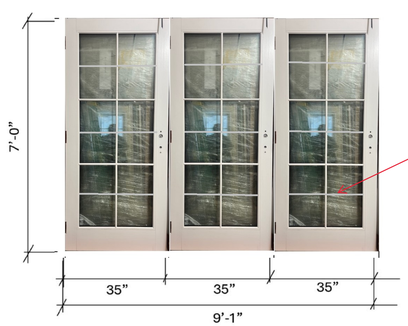
MAIN VIEW AT REAR OF LILLY POND



EXISTING SLIDING DOOR



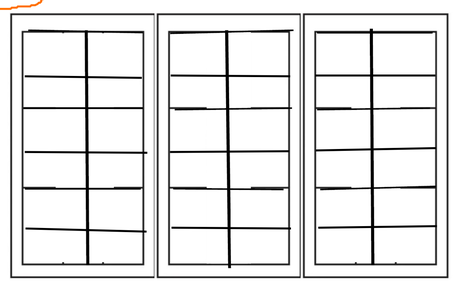
PRECEDENT VIEW ACROSS LILLY POND
TRIPLE FRENCH DOOR



Factory milled, cannot be seperated

DOOR TO BE:
3 SALVAGE DOORS
QUAKERGREY
EXTERIOR PAINT

Applied Mutins to simulate 12 lite door



Note:
No street visibility of rear doors from any public way

GENERAL NOTE:

EXISTING DOORS, TRIM AND MATERIAL TO BE RETAINED FOR REUSE

5.30.24 resubmission HDC
4.1.2024

FOR HDC SUBMISSION
REVISED REAR DOOR

ka kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

27 North Liberty St
Nantucket, MA 02554

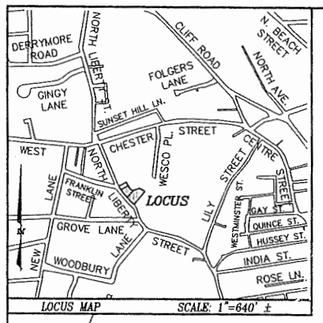
PARTIAL PLAN & IMAGE

A-4

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

2022 00000010
Bk: Pg: 0 Page: 0
Doc: PLAN 09/28/2022 01:17 PM

NANTUCKET REGISTRY OF DEEDS
Date: September 28, 2022
Time: 1:17 PM
Plan No.: 2022-40
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE

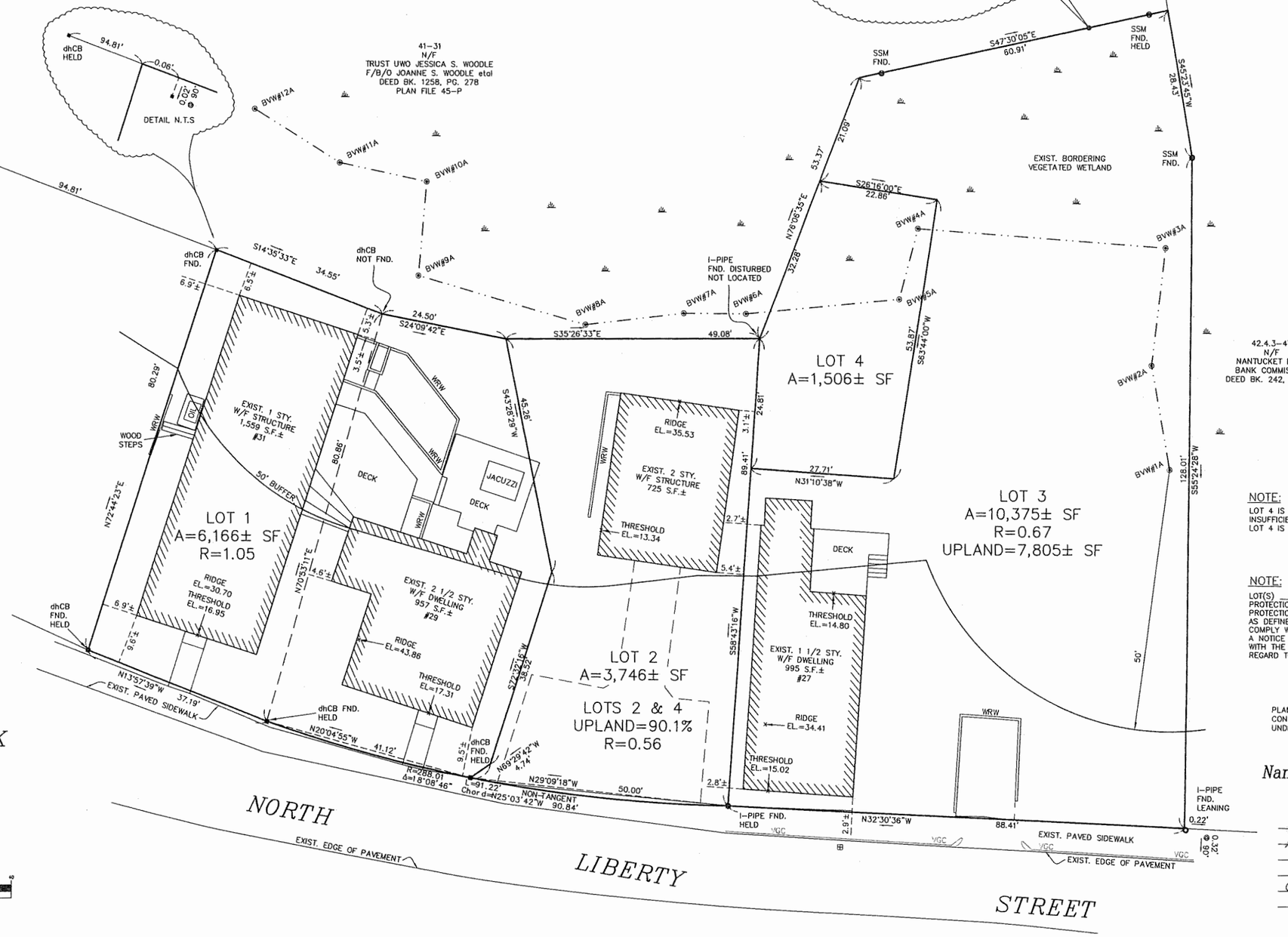


CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

LEGEND

- dhCB ■ — DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- SSM ⊙ — DENOTES STEEL SURVEY MARKER FOUND
- I-PIPE ○ — DENOTES IRON PIPE FOUND
- BVW#12A ⊛ — DENOTES EXIST. WETLAND FLAG FOUND
- DENOTES EXIST. WETLAND DELINEATION
- ⊞ — DENOTES EXIST. CATCHBASINS
- OIL — DENOTES EXIST. OIL TANK



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2-29-16
PROFESSIONAL LAND SURVEYOR DATE

BEING A SUBDIVISION OF LOT 1 SHOWN IN PLAN BOOK 19, PAGE 36 AND LAND SHOWN IN PLAN BOOK 15, PAGE 78

Plan of Land
in
Nantucket, MA
Prepared for
JEFFREY KASCHULUK

Scale: 1"= 10' February 29, 2016

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

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

T:\PAJE JOB 54
V:\DRAWFILES\B7891\ANR 02-24-2016.dwg 2/29/2016 1:15:49 PM EST

OWNER INFORMATION

NTP LLC
DEED BK. 1513, PG. 144
PLAN BK. 19, PG. 36 - LOT 1
ASSESSOR'S MAP 41, PARCEL 453
#27 NORTH LIBERTY STREET

JEFFREY KASCHULUK, TRUSTEE
NANTICUT REALTY TRUST
DEED BK. 1519, PG. 170
PLAN BK. 15, PG. 78
ASSESSOR'S MAP 41, PARCEL 486
#29 NORTH LIBERTY STREET

JEFFREY KASCHULUK, TRUSTEE
NANTICUT REALTY TRUST
DEED BK. 1519, PG. 170
PLAN BK. 15, PG. 78
ASSESSOR'S MAP 41, PARCEL 158
#31 NORTH LIBERTY STREET

42.4.3-47
N/F
NANTUCKET LAND BANK COMMISSION
DEED BK. 242, PG. 43

NOTE:
LOT 4 IS UNBUILDABLE DUE TO INSUFFICIENT FRONTAGE AND AREA. LOT 4 IS TO BE COMBINED WITH LOT 2.

NOTE:
LOT(S) 1-4 IS/ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOT(S).

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

03-07-16 DATE SIGNED
7991 FILE #

B7891

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 4.2.24
	Address & HDC Case Number (ie HDC2020-05-0265):
—	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
—	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/30/24

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 APR 26 PM 11:34
ORIGINAL POSTING NUMBER: T 384

TOWN OF NANTUCKET

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

RECEIVED
2024 APR 30 PM 01:58
NANTUCKET TOWN CLERK
Posting Number:T 395

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, April 30, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_jnK0heUtRHeDaSzJPIIhcQ

To watch the live meeting, click here:
https://youtube.com/live/62CsMrNiYw8

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

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

AGENDA

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

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. DISCUSSIONS & VOTE

- Discussion of Article 38, ATM 2024

II. SIGNS

1.	Eaghmon Banks	1 Sparks Ave	Wall Sign	55/180.1	self
•	***SAC Recommends Approval (3-2)***				
2.	NIR Retail, LLC	4 Harbor Square (straight wharf fish)	Wall sign	42.2.4//1	WorkshopAPD
•	***SAC DOES NOT recommend approval (3-1). Applicant to present to full HDC Board***				
3.	NIR Retail, LLC	4 Harbor Square (straight wharf fish)	Wall sign (2)	42.2.4//1	WorkshopAPD
•	***SAC Recommends Approval (3-1)***				
4.	30 North Beach St LLC	30 North Beach Street	Wall Sign (1 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
5.	30 North Beach St LLC	30 North Beach Street	Wall Sign (2 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
6.	30 North Beach St LLC	30 North Beach Street	Wall Sign (3 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval subject to updated drawing to reflect edge detail and elimination of flag sign. (5-0)***				
7.	30 North Beach St LLC	30 North Beach Street	Flag Sign	29/130	Poyant Signs
•	***SAC Recommends Denial based on items 4-6 (5-0)***				
8.	Anthony Odoardi	38 Center Street	Projecting Sign	42.3.1/66	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS (5-0). Applicant to present to full HDC Board***				
9.	Anthony Odoardi	38 Center Street	Window Sign	42.3.1/66	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS (5-0).***				
10.	Bruce Percelay	76 Main Street	Projecting/Freestanding Sign	42.3.1/111	Sign Here Nantucket
•	***SAC Recommends APPROVAL. (4-1)***				
11.	Bruce Percelay	19 Broad Street	Projecting Sign	42.4.2/75	Sign Here Nantucket
•	***SAC Recommends HOLD FOR REVISIONS. (4-1) Applicant to present to full HDC Board***				
12.	32 Bartlett Rd LLC	32 Bartlett Road	Wall Sign	66/19	Sign Here Nantucket
•	***SAC Recommends Approval subject to serif font and elimination of sign lighting (not garage lights). (5-0)***				
13.	NIR Retail LLC	5 Old South Wharf	Projecting Sign	42.2.4/2	Sign Here Nantucket
•	***SAC Recommends Approval (5-0)***				
14.	Zero India Street LLC	1 Cambridge St	Projecting Sign	42.3.1/130.2	Sara Jemison
•	***SAC Recommends Approval subject to removal of copyright logo. (5-0)***				
15.	NAC Conservation Inc.	32 Washington St	Wall Sign	42.2.3/1	Jascin Finger
•	***SAC Recommends Approval subject to making it a projecting sign off front porch. (4-0)***				
16.	US REIF Marine Nantucket FEE LLC	4 Bayberry Ct	Wall Sign	55/704	Walt Spokowski
•	***SAC Recommends HOLD FOR REVISIONS. (4-0)***				

III. CONSENT

1.	Land Bank	15 Commercial Wharf	Move off demo	42.2.4/9	Eleanor Antonetti	HB
2.	6 Clara Dr LLC	6 Clara Drive	New Deck OD shower	66/283	NAG	RP
3.	89 Easton St Trust	89 Easton Street	Rev#9938; Dormer Revision	42.4.4/21	BPC	RP
4.	Blanchfield Thomas	67 Tom Nevers Rd	Roof change	76/52	Muto Inc	JP
5.	Emil Malfati	6 White Whale	Hardscape	66/536	LFW	JP
6.	Drake RE LLC	5 Davis Lane	Shed	82/72	LFW	JP
7.	Tood Raisch	13B Witherspoon	Shed	68/477.2	LFW	JP
8.	Cynthis Roche	34 Sparks Ave	Roof change	55/232.2	LFW	JP
9.	21 Sankaty Head Trust	21 Sankaty Head Rd	Rev	48/4	BPC	VO
10.	21 Sankaty Head Trust	23 Sankaty Head Rd	Rev windows - gazebo	48/4.1	BPC	VO
11.	Sea Daze LLC	27 Baxter Road	Historic Determination	49.2.3/10	Botticelli & Pohl	DC
12.	Welton Family Trust	6 Lyon St	Deck stairs	55.4.1/73	Caleb Kardell	CT
13.	White Elephant Hotel	50 Easton St	Reno canopy	42.4.1/23	Bill O'Brien	RP

IV. CONSENT WITH CONDITIONS –

1.	Jeffery Akseizer	14 Moores End Ln	Dormer & Front Porch	43/216	EMDA	RP
•	Date of construction to be added to the COA (c.1994)					
2.	Hugh Gorman Trust	10 Sheep Pond Rd	Rev#10070; addition & move-on	63 / 27	LINK	RP
•	Date of construction to be added to the COA (c.1977)					

3.	Monomoy Acquisitions	30 N Liberty	Roof change	41/160	Muto Inc	JP
•	Date of construction to be added to the COA (c.1938 – HDC Survey NAN.601)					
4.	Todd & Kelly Broderick	17 Starbuck Rd	MH addition	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors; add date of construction to COA (c.1967)					
5.	Todd & Kelly Broderick	17 Starbuck Rd	garage	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors					
6.	Todd & Kelly Broderick	17 Starbuck Rd	shed	60/111	BPC	VO
•	Trim to be NTW or Grey as its immediate neighbors & second COA to be submitted for second shed					
7.	Todd & Kelly Broderick	17 Starbuck Rd	pool	60/111	BPC	VO
•	Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
V.	**NEW BUSINESS 04/02/2024 – VIEW**					
1.	Michelle & Darren Black	28 Eel Point Road	Breezeway	40/44	Emeritus	
VI.	**NEW BUSINESS 04/02/2024**					
1.	Dean Behrend	12.5 Pequot	Move demo mh	80/20	Michael McKay	
2.	Dean Behrend	12.5 Pequot	dwelling	80/20	Michael McKay	
3.	Dean Behrend	12.5 Pequot	Move demo shed	80/20	Michael McKay	
4.	Dean Behrend	12.5 Pequot	Move demo studio	80/20	Michael McKay	
5.	Riverview Crossing, LLC	12.5 Pequot St	Pool & Hardscape	80/20	Behrend	
6.	Riverview Crossing, LLC	12.5 Pequot St	Garage	80/20	Behrend	
7.	Amelia Drive LLC	5 Amelia Drive	Material Change	67/436	Emeritus	
8.	Carolyn & Daniel Haley	8 Ipswich St	shed	71.3.2/275	JB Studio	
9.	Brian & Chrstine LLC	9 Salti Way	New Dwelling	20/51.1	JB Studios	
****MOVED UP PER CHAIR** OB04/09/2024**						
10.	ACK Mid Island LLC	18-26 Sparks Ave	Rev Mixed use building			
•	*Commissioners: Pohl, Welch, Camp, Patten, Paul; Recused: Coombs, Oliver*					
11.	NHA	15 Broad St	New freight door	42.4.2/61	LFW	
12.	K22S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW	
13.	K22S LLC	126R Main St	New shed	42.3.3/98.1	LFW	
14.	41B Cliff Rd LLC	41B Cliff Road	Driveway	29/40	LFW	
15.	61 Fairgrounds LLC	61 Fairgrounds Road	Lot C Fencing	67/173.1	LFW	
16.	61 Fairgrounds LLC	15 Parker Lane	Lot B Fencing/Pool	67/173	LFW	
VII.	**OLD BUSINESS 04/09/2024**					
1.	Youngman, Robin	32 York Street	Window replace	55.4.1/101	Val Oliver	
•	*Commissioners: Pohl, Camp, Coombs, Patten, Thornewill. Recused: Oliver*					
2.	Amy & Ted Orenstein	5 Crows Nest Way	Windows/Doors	12/22.2	Sandcastle Const.	
•	*Commissioners: Welch, Camp, Coombs, Patten, Thornewill*					
3.	Doherty ACK LLC	2 Mariner Way	Rev. to pool	55.1.4/72.4	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
4.	Doherty ACK LLC	4 Mariner Way	Rev. to pool	55.1.4/72	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
5.	Doherty ACK LLC	6 Mariner Way	Rev. to pool	55.1.4/72.2	LFW	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver –* ***Held per applicant***					
6.	1 N Swift Rock Tr	1 N Swift Rock	Pavillion	40/2	Emeritus	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.*					
GARAGE TO TRACK W/ PAVILLION						
7.	1 N Swift Rock Tr	1 N Swift Rock	Garage	40/2	Emeritus	
8.	3 Pleasant St Nom Tr	3 Pleasant St	Addition	42.3.3/155	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Thornewill.*					
9.	2538970 Ontario Inc	5 Coffin St (Sias)	Exterior alterations	73.1.4/21	Emeritus	
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.*					
10.	Nantucket Island Resorts	19 N Water St Lot 8	New Dwelling	42.4.2/3	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Paul*					
11.	Harold Bros Realty LLC	2 & 4 Highland Ave	Garage Color Change/Out shower	30/287-289	Emeritus	
•	*Commissioners: Welch, Camp, Coombs, Oliver, Paul*					
12.	39 Monomoy Rd LLC	39 Monomoy Rd	Primary dwell demo move add	54/79	WAPD	
•	*Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None*					

Items 15-18 to track

13. 39 Monomoy Rd LLC	39 Monomoy Rd	Garage	54/79	WAPD
14. 39 Monomoy Rd LLC	39 Monomoy Rd	Pool cabana	54/79	WAPD
15. 39 Monomoy Rd LLC	39 Monomoy Rd	Shed	54/79	WAPD
16. 39 Monomoy Rd LLC	39 Monomoy Rd	Pool/spa	54/79	Ahern LLC
17. KAC Holdings LLC	156 Madaket Rd	Pickleball and driveway	39/13.4	Atlantic

- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill*

18. More than enough LLC	30 Russells Wy	Chimney deck grade	77/8.1	CWA

- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill, Patten; Alternates: None; Recused: None*

VIII. NEW BUSINESS 04/23/2024

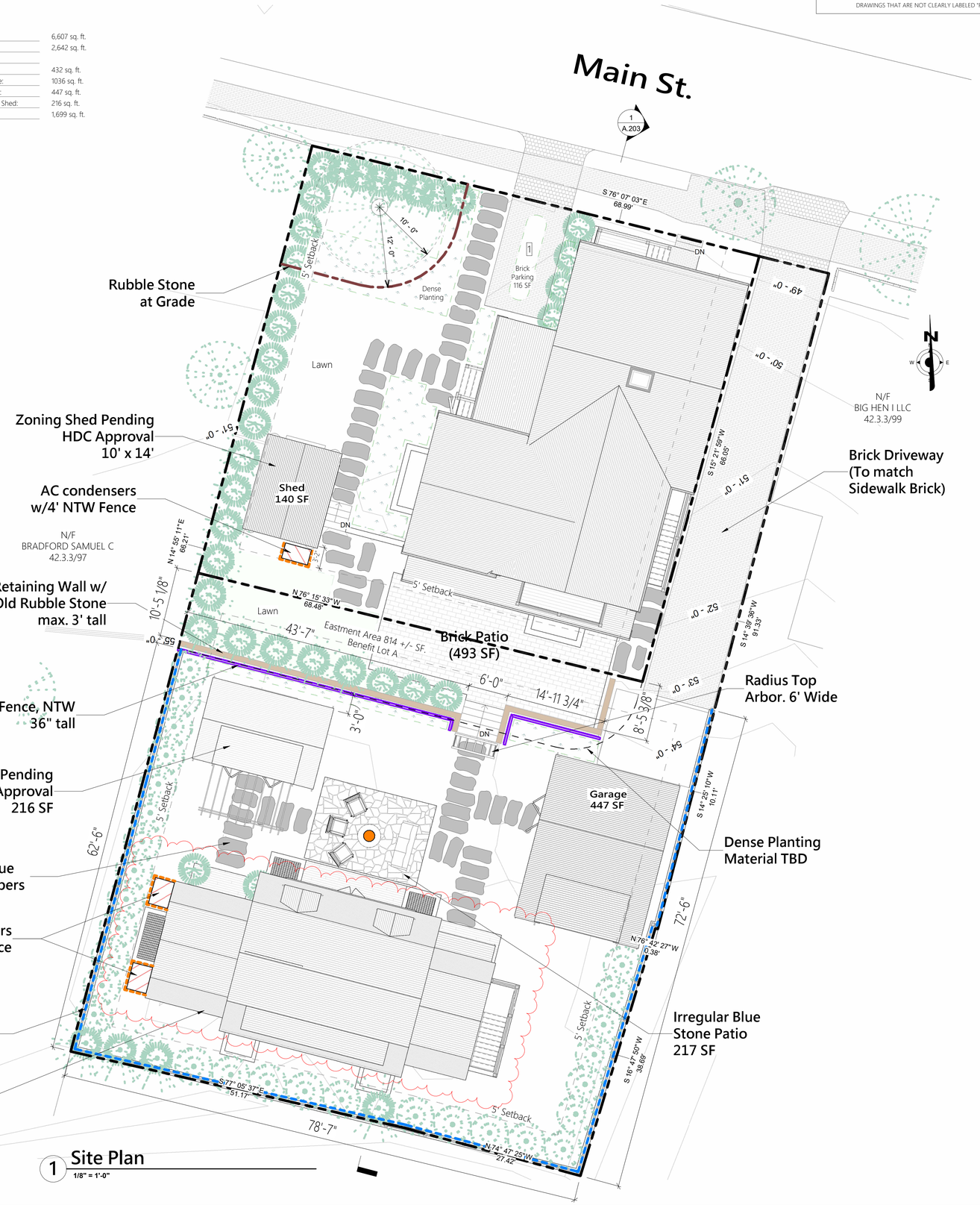
1. Servants Heart Ministry	42 Monohansett	church	79/55	Val Oliver
2. Timothy & Susan Grell	21 Field Ave	Pool	80/41	LINK
3. Fair City LLC	117 Old South Rd	garage	68/111&112	EMDA
4. Fair City LLC	117 Old South Rd	Hoop tent	68/111&112	EMDA
5. Fair City LLC	117 Old South Rd	fence	68/111&112	EMDA
6. George Metri	12 Angola	Driveway/ curb cut	55.4.4/78	KMLD
7. Robert Sarkasian	8 N Mill	Driveway/ curb cut	55.4.4/78.2	KMLD
8. Wayne Elliot	106 Squam Rd	Addition to MH	12/37	self
9. Wayne Elliot	106 Squam Rd	2nd dwelling	12/37	self
10. Wayne Elliot	106 Squam Rd	Tertary dwelling	12/37	self
11. Wayne Elliot	106 Squam Rd	shed	12/37	self
12. Gerald Oshea	10 Tom Nevers	Rev 2021-02-2847	71/13.2	Oliver
13. #3 Back St LLC	3 Back St	Move off demo	55.1.4/427	Thornewill
14. #3 Back St LLC	3 Back St	Move on with addition	55.1.4/427	Thornewill
15. #1 Back St LLC	1 Back St	Move off	55.1.4/427	Thornewill
16. #1 Back St LLC	1 Back St	New dwelling	55.1.4/427	Thornewill
17. Quarter Mile Hill	2 Quarter Mile Hill	New way surface	42.3.3/4	Gryphon Arch
18. 19 Monomoy Trust	19 Monomoy Rd	Addition	54/260	Gryphon Arch
19. A Barrett	17 Pine Tree	Revs	68/31	Topham
20. P & M Reis Trucking	10 Green Meadows	Fence	67/382	Joseph Martinez
21. Laura & Brian Millham	6 Boulevard Rd	Sports Court	80/75.1	Zoran Milorski
22. Squam Holdings	31 Squam Rd	Reno addition	21/3	Botticelli & Pohl
23. John Wise	16 Williams St	Driveway gate	55/372	Normand
24. John Wise	16 Williams St	New dwelling	55/372	Normand
25. John Wise	16 Williams St	New dwelling	55/372	Normand
26. John Wise	18 Williams St	New dwelling	55/371	Normand
27. John Wise	16.5 Williams St	driveway	55/372	Normand
28. John Wise	16.5 Williams St	New dwelling	55/372	Normand
29. John Wise	16.5 Williams St	New dwelling	55/372	Normand
30. NIR	19 N Water St (lot 9)	Hardscape	42.4.2/3	Ahern LLC
31. NIR	19 N Water St (lot 10)	Hardscape	42.4.2/3	Ahern LLC
32. Welton Family Trust	6 Lyon St	Deck stairs	55.4.1/73	Caleb Kardell CT
33. Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon
34. Dennis Keller	3 Nosegay	Revision rooftop solar	73.1.4/14	AckSmart
35. Michele Kolb	27 N Liberty	door	41/453	self
36. Michele Kolb	27 N Liberty	Garage	41/453	self
37. NIR	19 N Water St (Lot 8)	Hardscape	42.4.2/3	Ahern LLC
38. Third Point Holdings LLC	39 Quaise Rd	New Dwelling	26/3	Smith Hutton
39. Third Point Holdings LLC	39 Quaise Rd	Demo MH	26/3	Smith Hutton
40. Third Point Holdings LLC	39 Quaise Rd	Demo Garage	26/3	Smith Hutton
41. Third Point Holdings LLC	39 Quaise Rd	Garage	26/3	Smith Hutton
42. Ack Mug LLC	10 Silver St	New Dwelling	55.4.1/187	EMDA
43. 88 Pocomo Trust	88 Pocomo	Rev Massing Fenestration	15/42	Emeritus
44. 1 N Swift Rock Road Trust	1 N Swift Rock Road	Alterations	40/2	Emeritus
45. Elizabeth & Shawn Bristow	31 Exeter	addition	76.4.2/285	self
46. SE Cache Trust	6 W Dover	As built studio	55.4.1/191	John Brescher
47. 308 Madaket Holdings LLC	308 Madaket Rd	New shed	60.2.1/67	JB Studio
48. Egilmez Nejat	41 Goldfinch Dr	Add Portico	68/548	JB Studio
49. Breskman	34A Grove Ln	Pool Hardscape		LINK
50. M Gault	6 Forrest Ave	New Garage		LINK

HDC Submission Only - Not For Construction

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

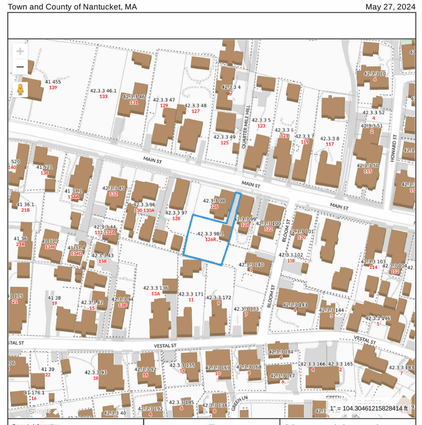
Property Info:

Map & Parcel:	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

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 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

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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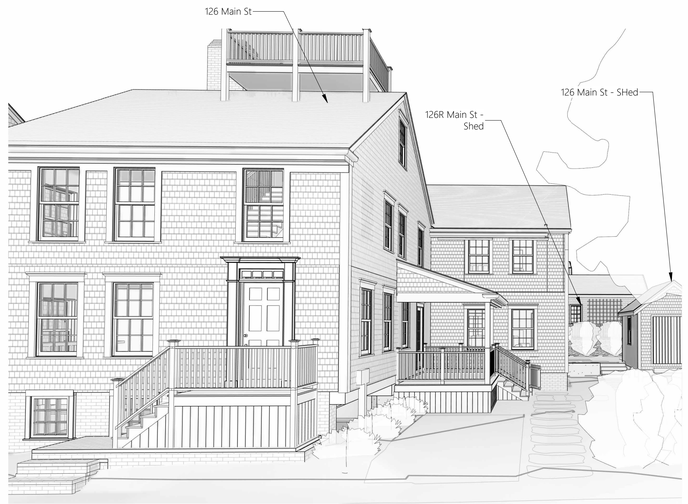
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



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

JBSTUDIO Residential and Commercial Design
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Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet
HDC Supplement

Date
05.30.2024

Revisions

A.202

Scale 3/16" = 1'-0"

5/30/2024 9:38:00 AM

HDC Submission Only - Not For Construction

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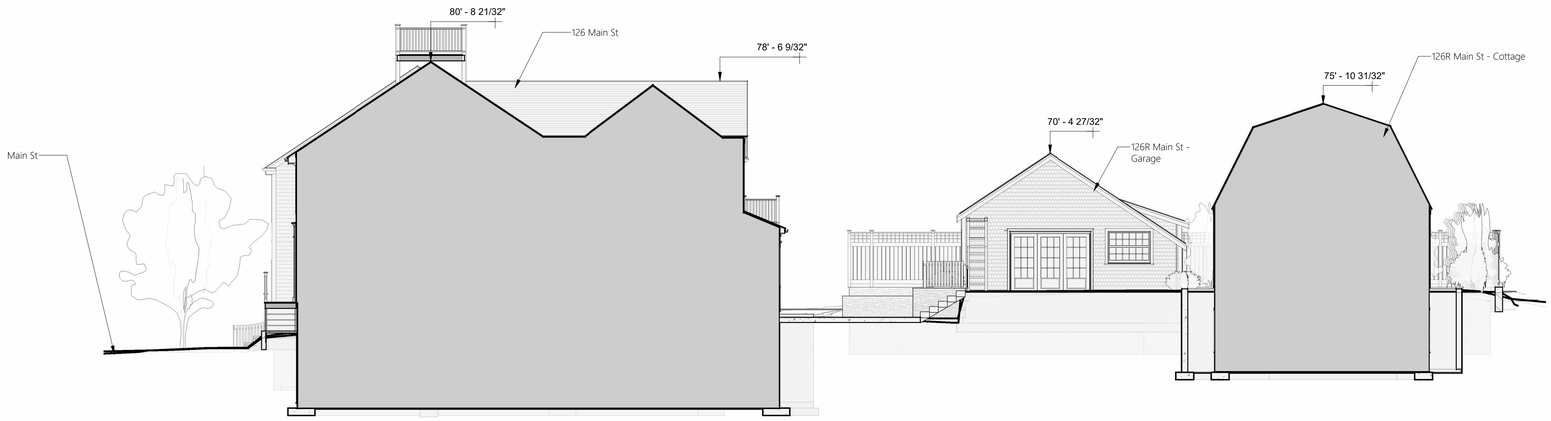

1 Site Section
1/8" = 1'-0"



2 Birds Eye View 1

4 Birds Eye View 3



3 Birds Eye View 2

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Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet
HDC Supplement 2

Date
05.30.2024

Revisions

A.203

Scale 1/8" = 1'-0"

5/30/2024 9:40:42 AM

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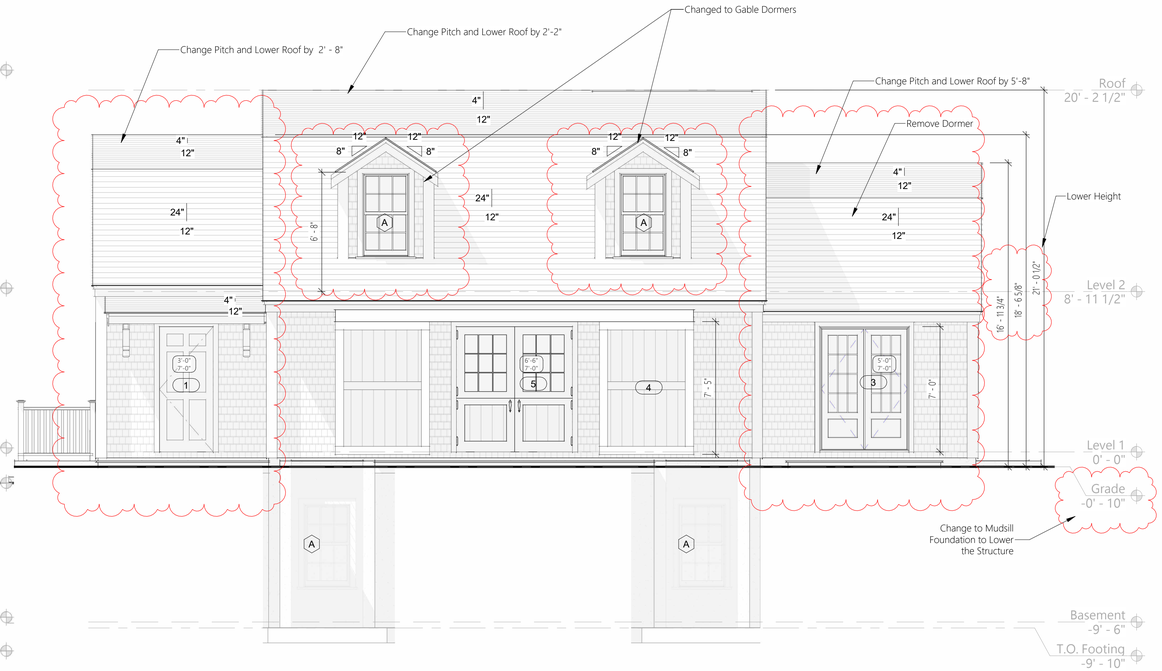
4 North Elevation - Previously Submitted



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



3 South Elevation - Previously Submitted



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

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Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet
Exterior Elevations

Date
05.30.2024

Revisions

A.101

Scale 1/4" = 1'-0"

5/30/2024 9:23:47 AM

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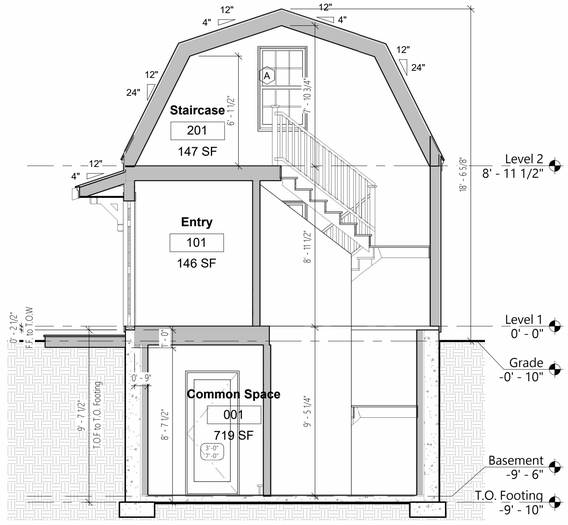
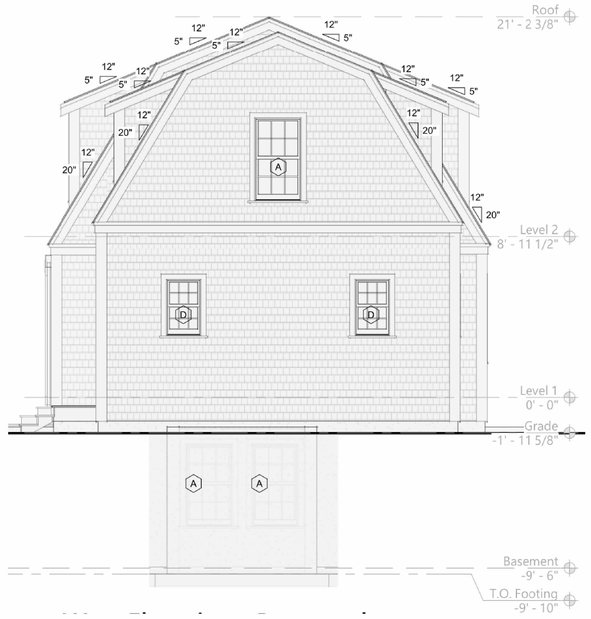
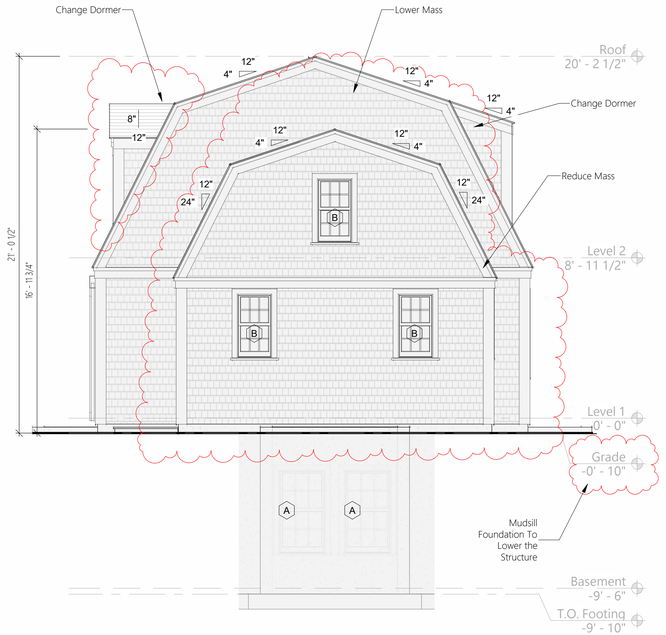


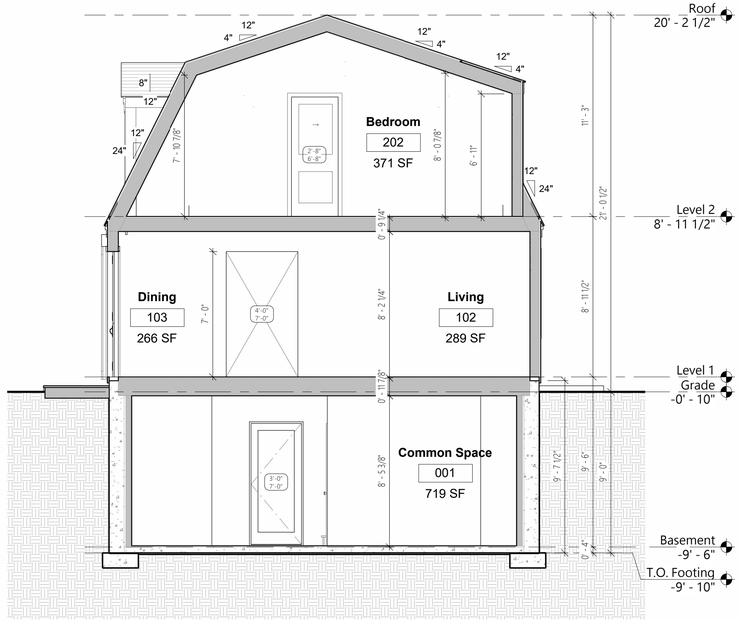
5 Building Section 1
1/4" = 1'-0"



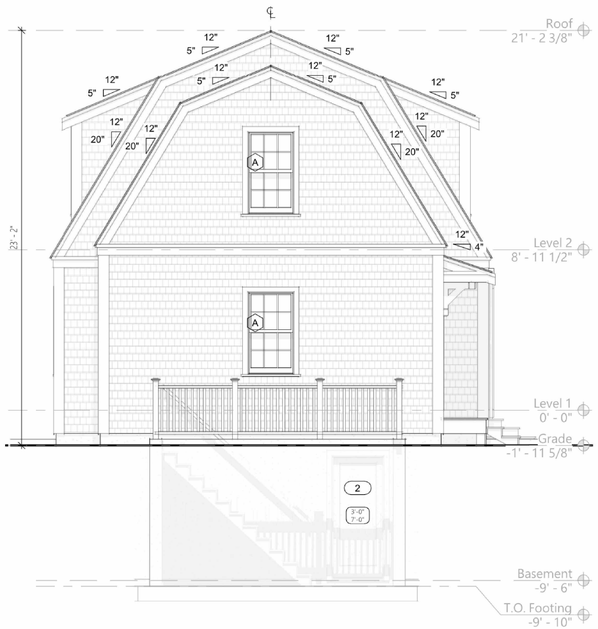
2 Previously Submitted West Elevation



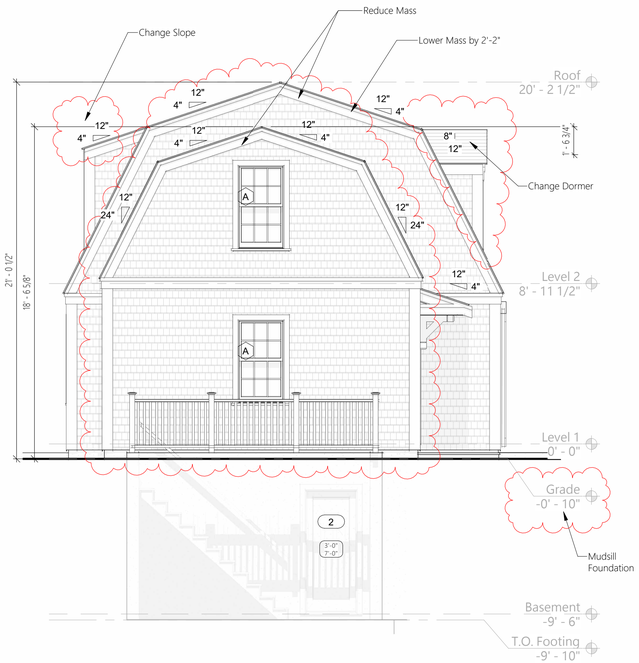
1 West Elevation - Proposed
1/4" = 1'-0"



6 Building Section 2
1/4" = 1'-0"



3 Previously Submitted East Elevation



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

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126R Main Street Cottage

126 Main Street, Nantucket, MA
02554

Sheet
Exterior Elevations

Date
05.30.2024

Revisions

A.102

Scale
As indicated

5/30/2024 9:23:52 AM

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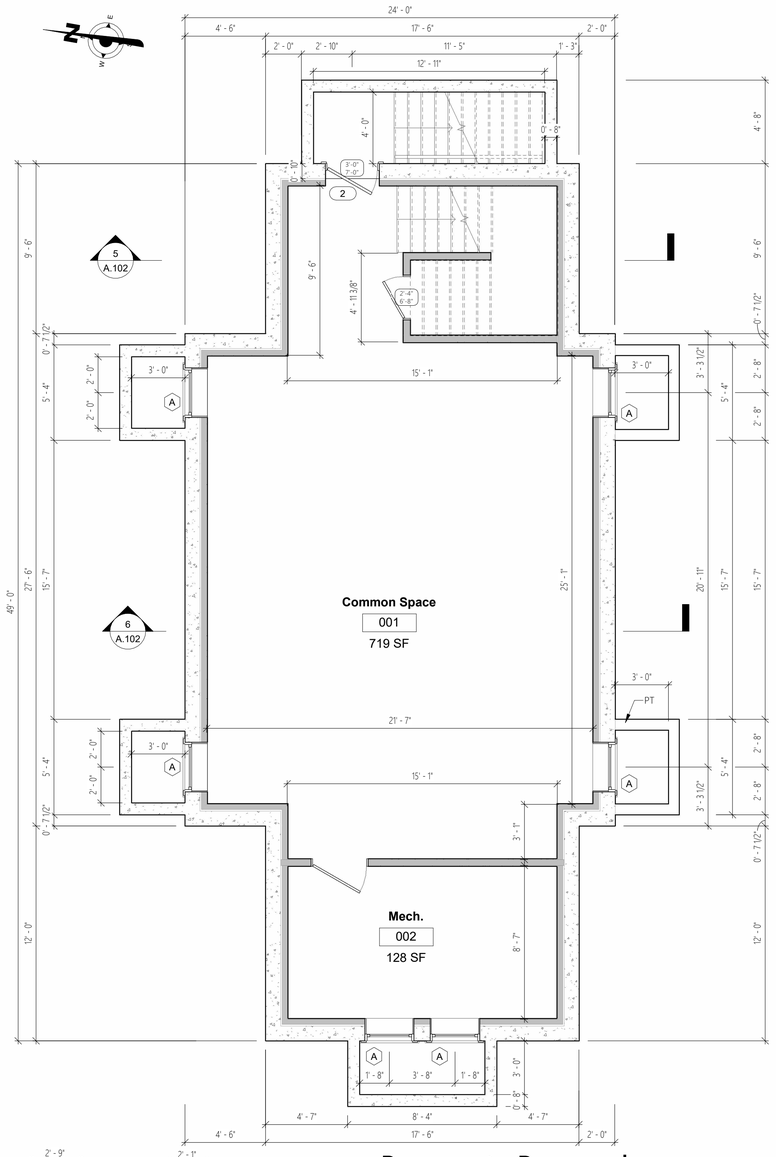
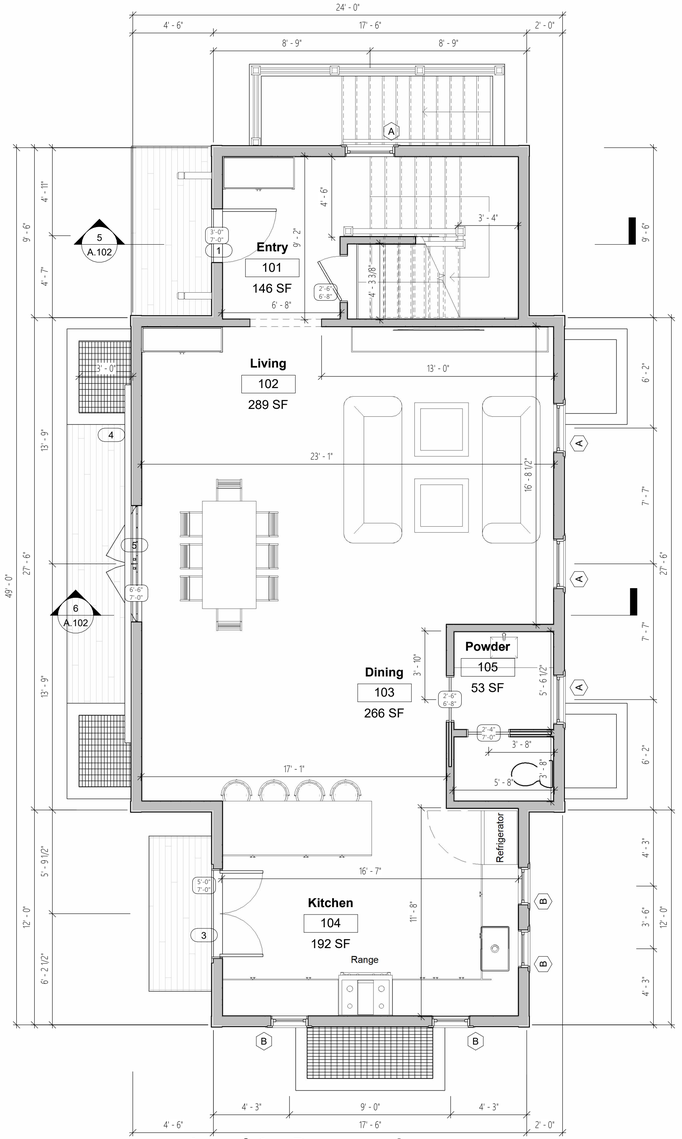
Note:

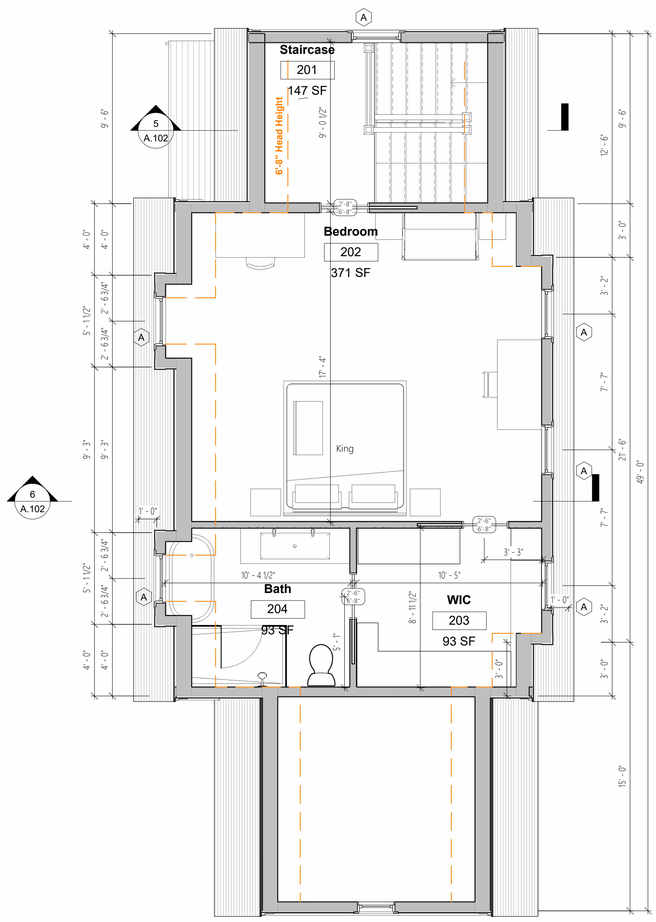
First Floor Area - 965 SF
Second Floor Area - 716 SF



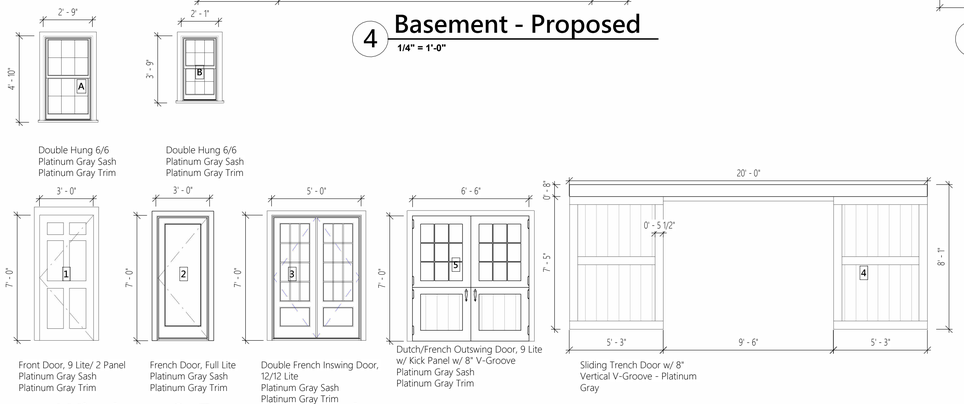
4 Basement - Proposed
1/4" = 1'-0"



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



2 Level 2 - Proposed
1/4" = 1'-0"



Windows & Doors Legend
1/4" = 1'-0"



5 3D View 1



6 3D View 2

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Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet

Floor Plans

Date

05.30.2024

Revisions

A.201

Scale 1/4" = 1'-0"

5/30/2024 9:23:59 AM

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

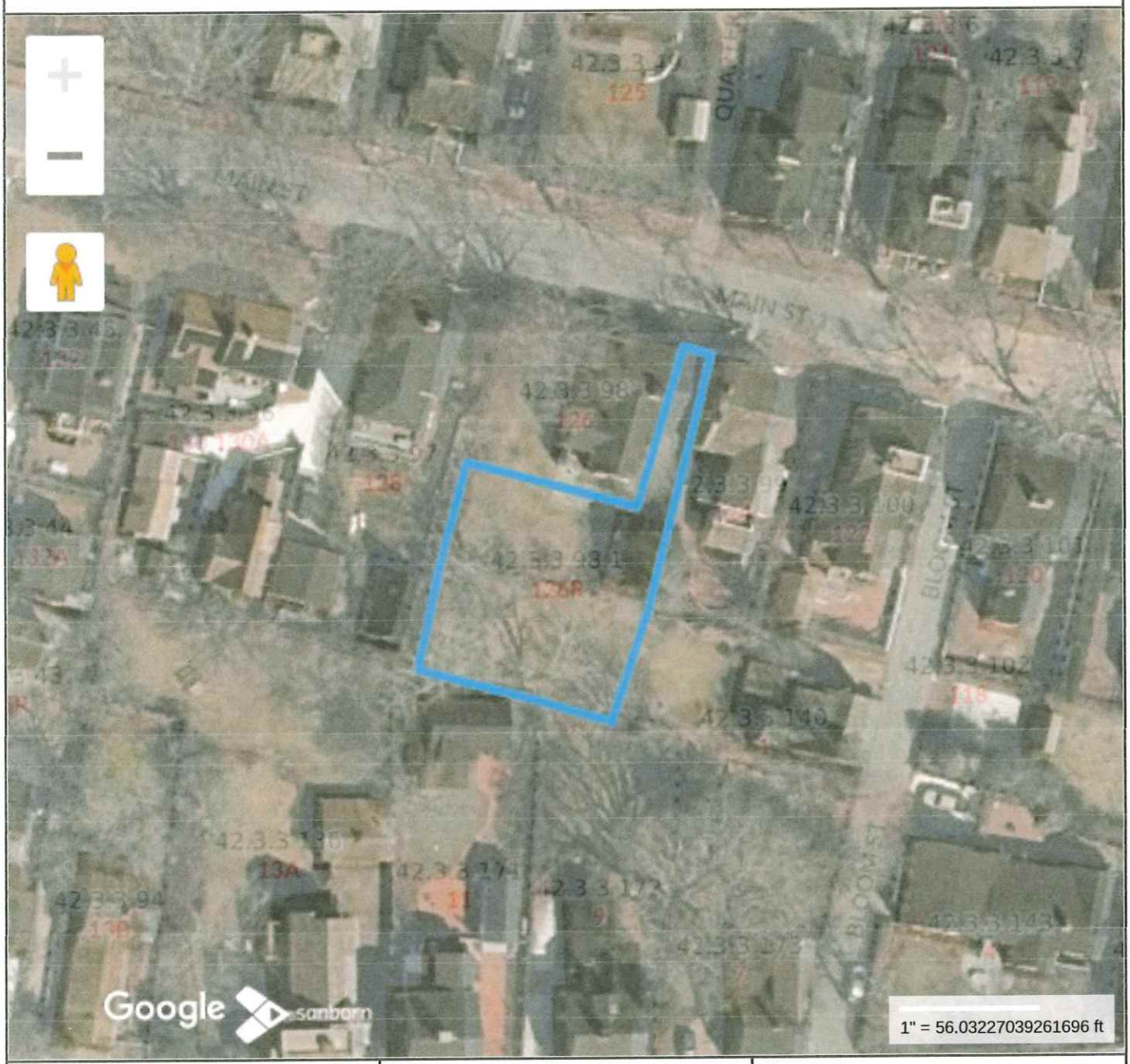
Property ID	191343
Location	126R MAIN ST
Owner	K22S LLC

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

Property ID	191343
Location	126R MAIN ST
Owner	K22S LLC

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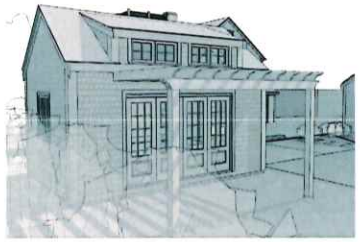
Geometry updated 02/08/2024
Data updated Jan. 2021

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

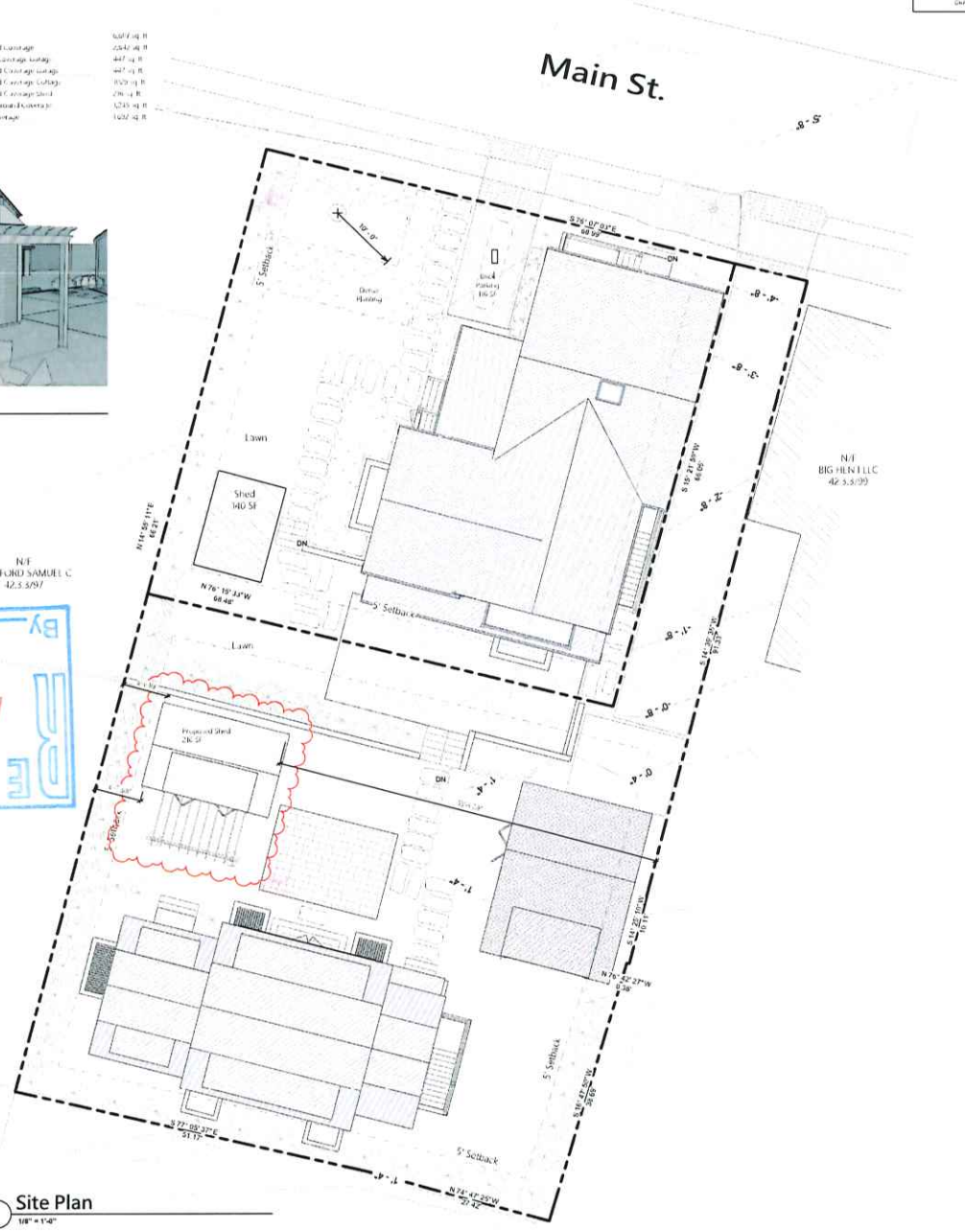
HDC Submission Only - Not For Construction

Property Info:

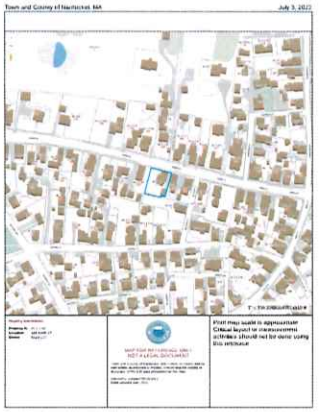
Map & Parcel	42-3-3/98	Lot Size	6,697 sq. ft.
District/Zoning	R-4H	Allowable Ground Coverage	2,542 sq. ft.
Minimum Lot Size	5,000 sq. ft.	Existing Ground Coverage Cottage	447 sq. ft.
Frontage	50 ft.	Proposed Ground Coverage Cottage	447 sq. ft.
Ground Cover Ratio	40%	Proposed Ground Coverage Cottage	8,929 sq. ft.
Front Setback	0 ft.	Proposed Ground Coverage Shed	216 sq. ft.
Side/Rear Setback	5 ft.	Total Proposed Ground Coverage	1,245 sq. ft.
		Total Ground Coverage	1,692 sq. ft.



3 Shed View



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



2 Locus Map
NTS

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Project

126R Main Street Shed

126 Main Street, Nantucket, MA 02554

Sheet

Site Plan

Date

02.26.2024

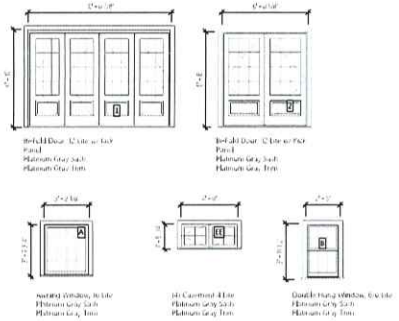
Revisions

C.100

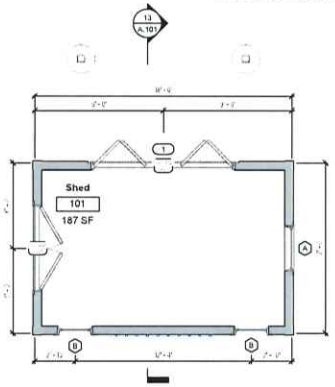
Scale As indicated

2/26/2024 5:17:07 PM

HDC Submission Only - Not For Construction



Door/Window Schedule
1/4" = 1'-0"



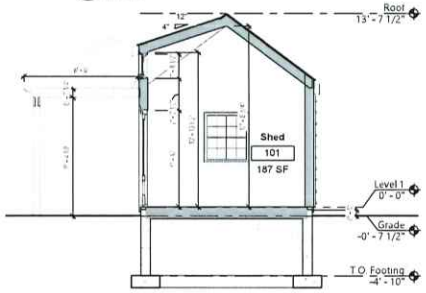
1 Level 1 - Proposed
1/4" = 1'-0"



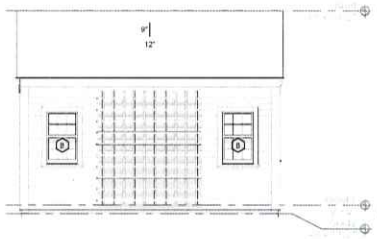
6 East Elevation - Proposed
1/4" = 1'-0"



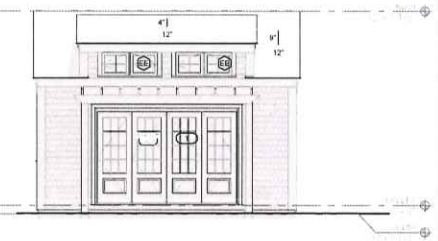
8 West Elevation - Proposed
1/4" = 1'-0"



13 Section 1
1/4" = 1'-0"

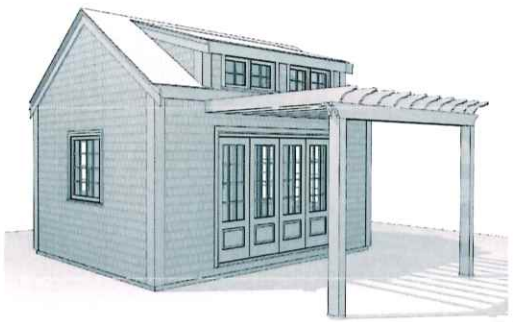


10 North Elevation - Proposed
1/4" = 1'-0"

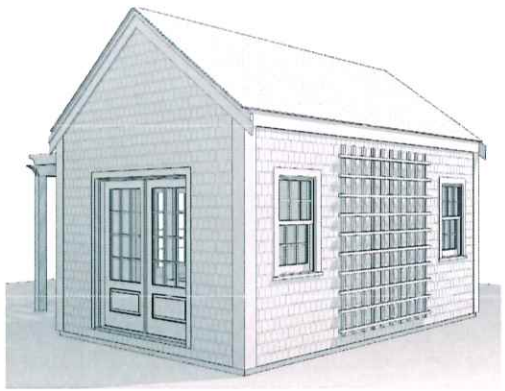


4 South Elevation - Proposed
1/4" = 1'-0"

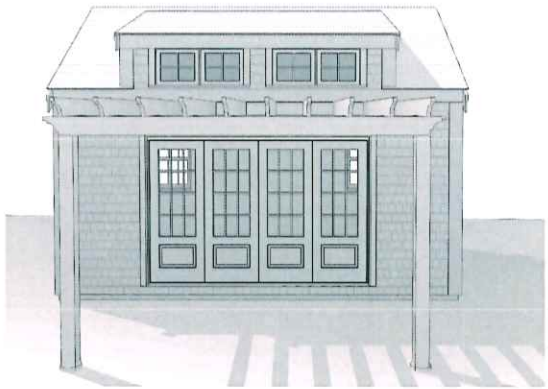




12 3D View 1



2 3D View 2



3 3D View 3

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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.

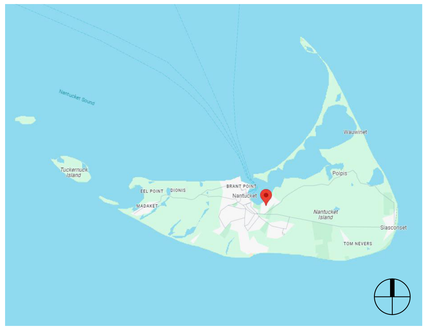
Date 0 04/04/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

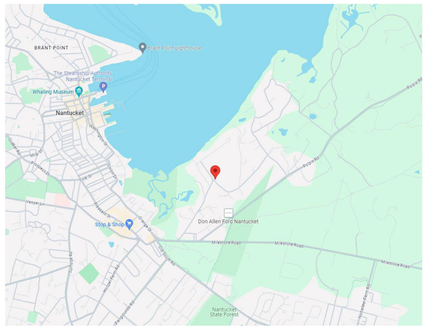
M39 MAIN HOUSE

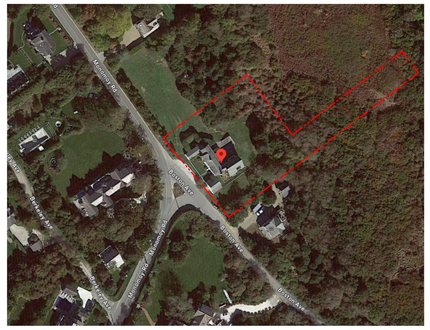
HDC REVISIONS TO PREVIOUS CERT: HDC2022-08-6851

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.

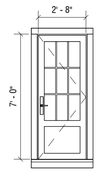
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

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



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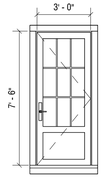

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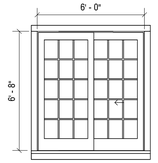

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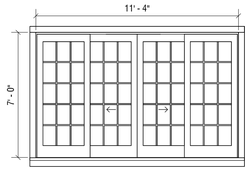

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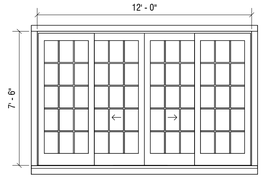

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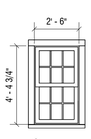
WINDOW LEGEND - PROPOSED



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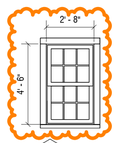

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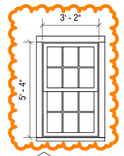

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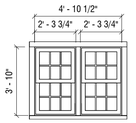

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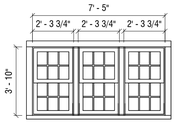

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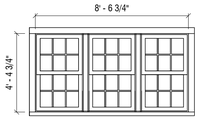

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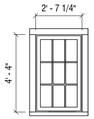

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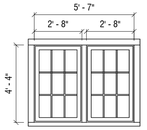
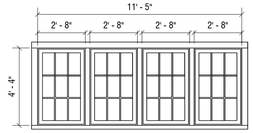


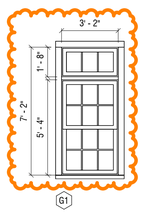
F2

TYPE: 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM



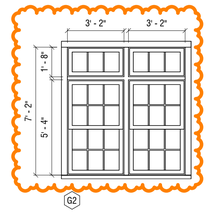
F3

TYPE: 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM



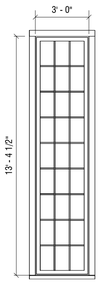
G1

TYPE: 3/6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG + FIXED
MFGR: LEPAGE CUSTOM



G2

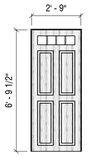
TYPE: 3/6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG + FIXED
MFGR: LEPAGE CUSTOM



I

TYPE: 27 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM

DOOR LEGEND - EXISTING



06

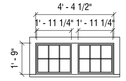
TYPE: 1 PANEL / 4 LITE
SASH: NATURAL WOOD
TRIM: WHITE
MODEL: SWING

WINDOW LEGEND - EXISTING



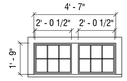
J

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



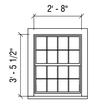
M

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



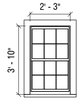
N

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



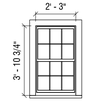
O

TYPE: 8/8 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



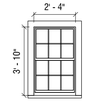
P

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



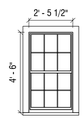
Q

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



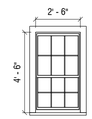
R

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



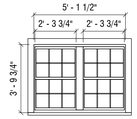
S

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



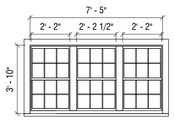
T

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



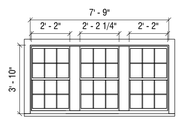
U

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



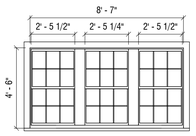
V

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



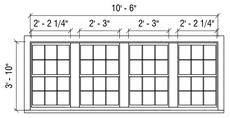
W

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

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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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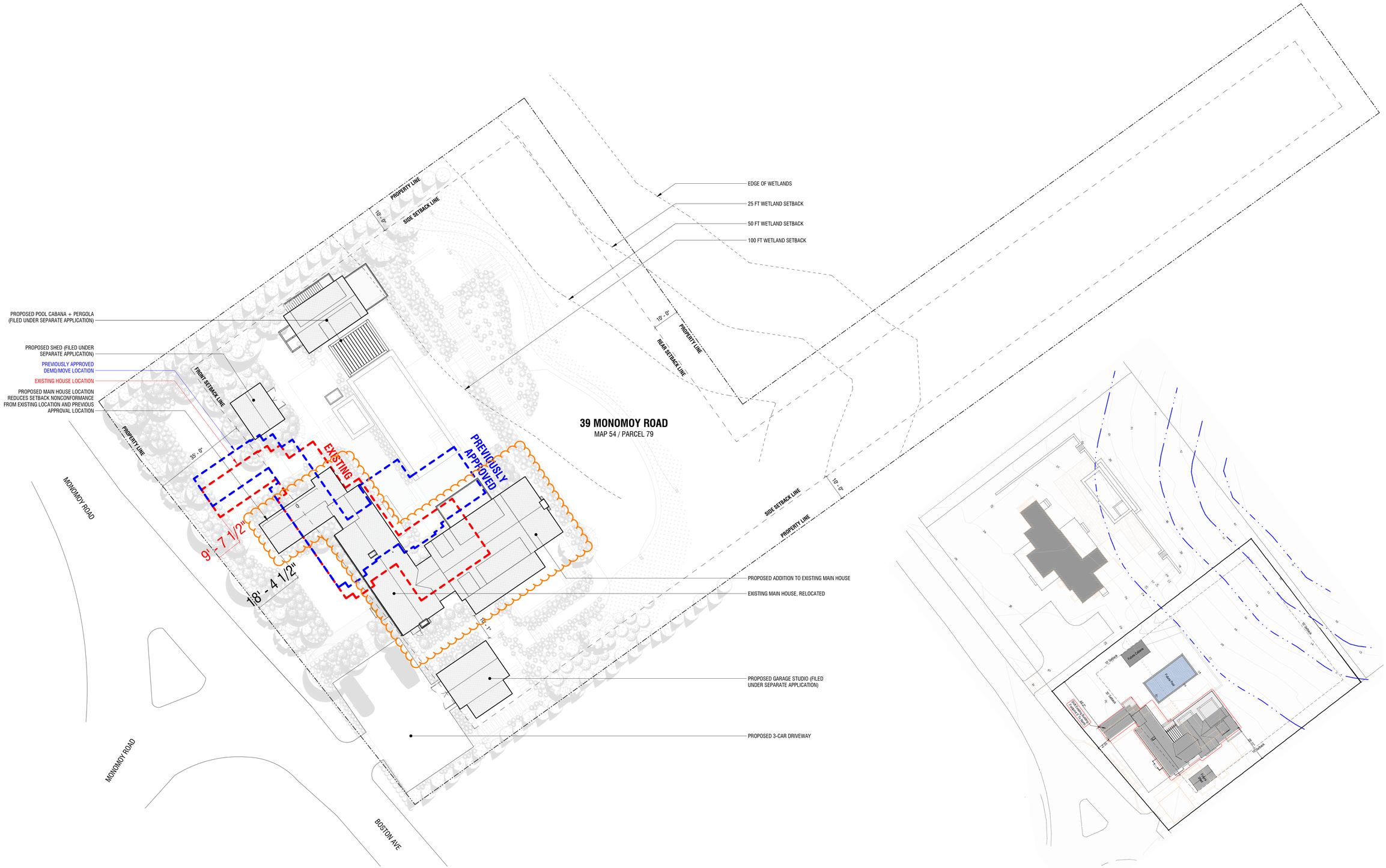

1 SITE PLAN
1/16" = 1'-0"

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

M39
MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

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05/30/2024	HDC REVISION II

DRAWING INFO

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DRAWN BY:	AAM
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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"

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PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-10

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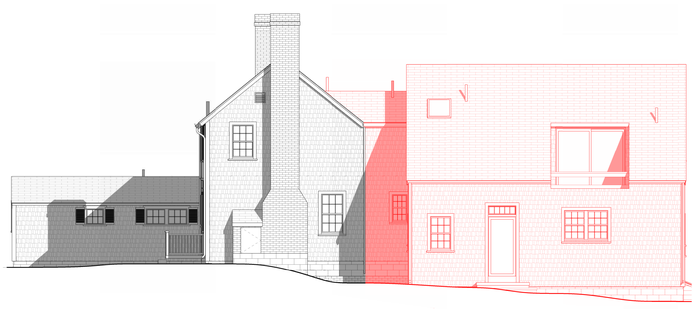
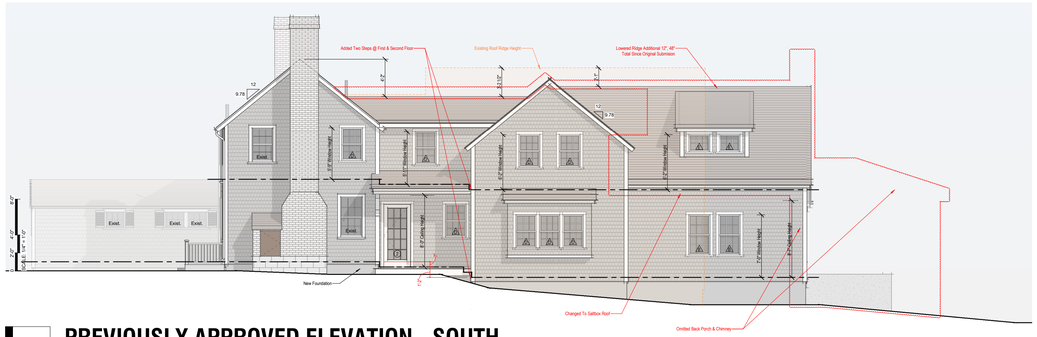


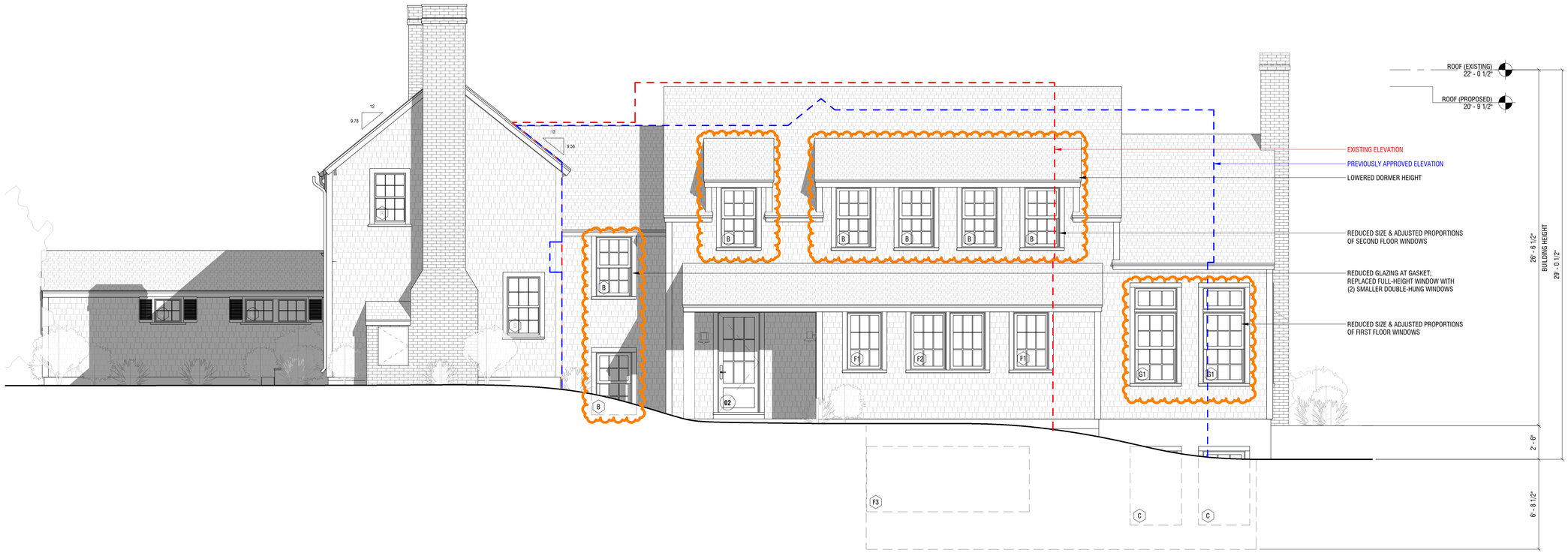
1 EXISTING ELEVATION - SOUTH
1/8" = 1'-0"



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"

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MAIN HOUSE

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SCALE:	As indicated
PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-11

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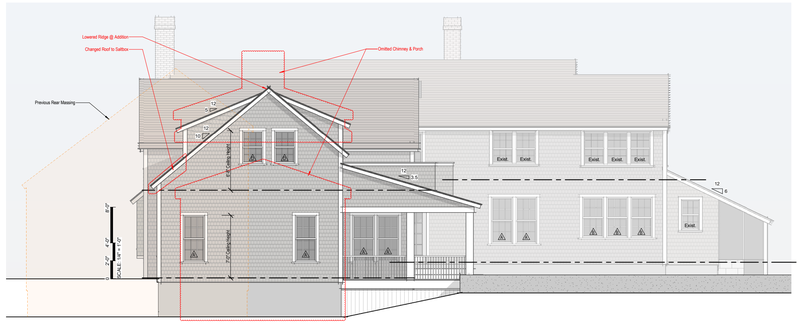
1 EXISTING ELEVATION - EAST

1/8" = 1'-0"


Lowered Ridge @ Addition
Changed Roof to Gable
Previous Rear Massing
Omitted Chimney & Porch
Exist.
Exist.
Exist.
Exist.
Exist.
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12
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6
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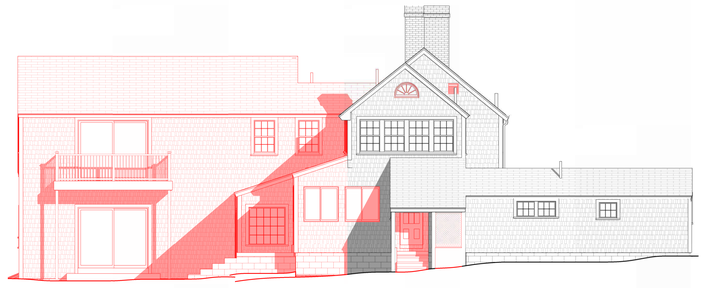
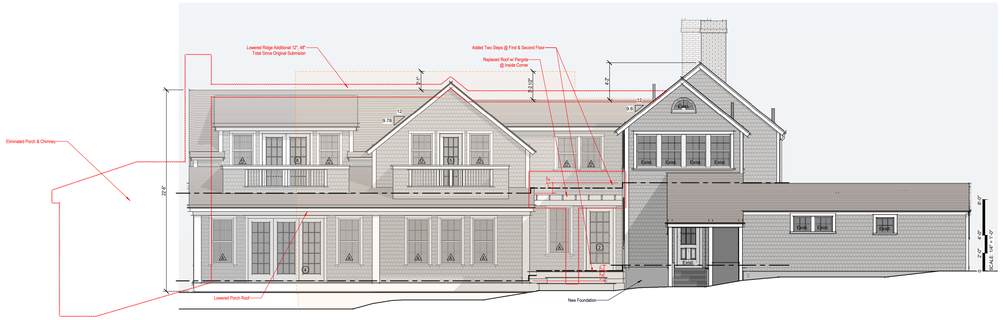
9.25
9.25



1 EXISTING ELEVATION - NORTH

1/8" = 1'-0"



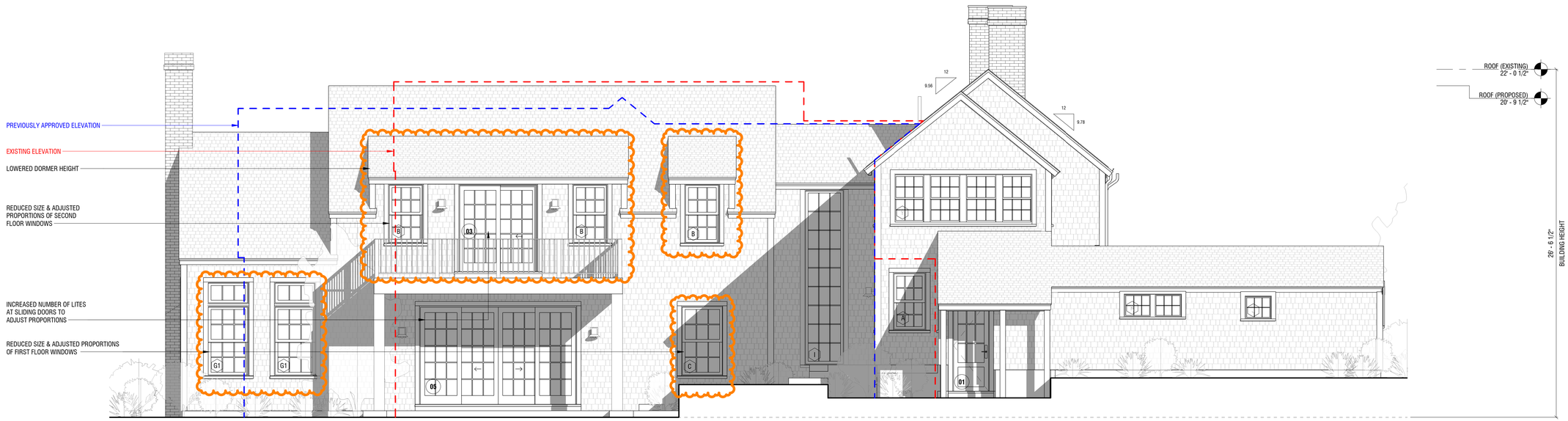
2 PREVIOUSLY APPROVED ELEVATION - NORTH

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

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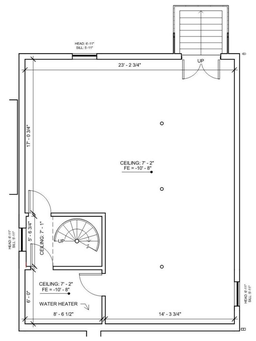
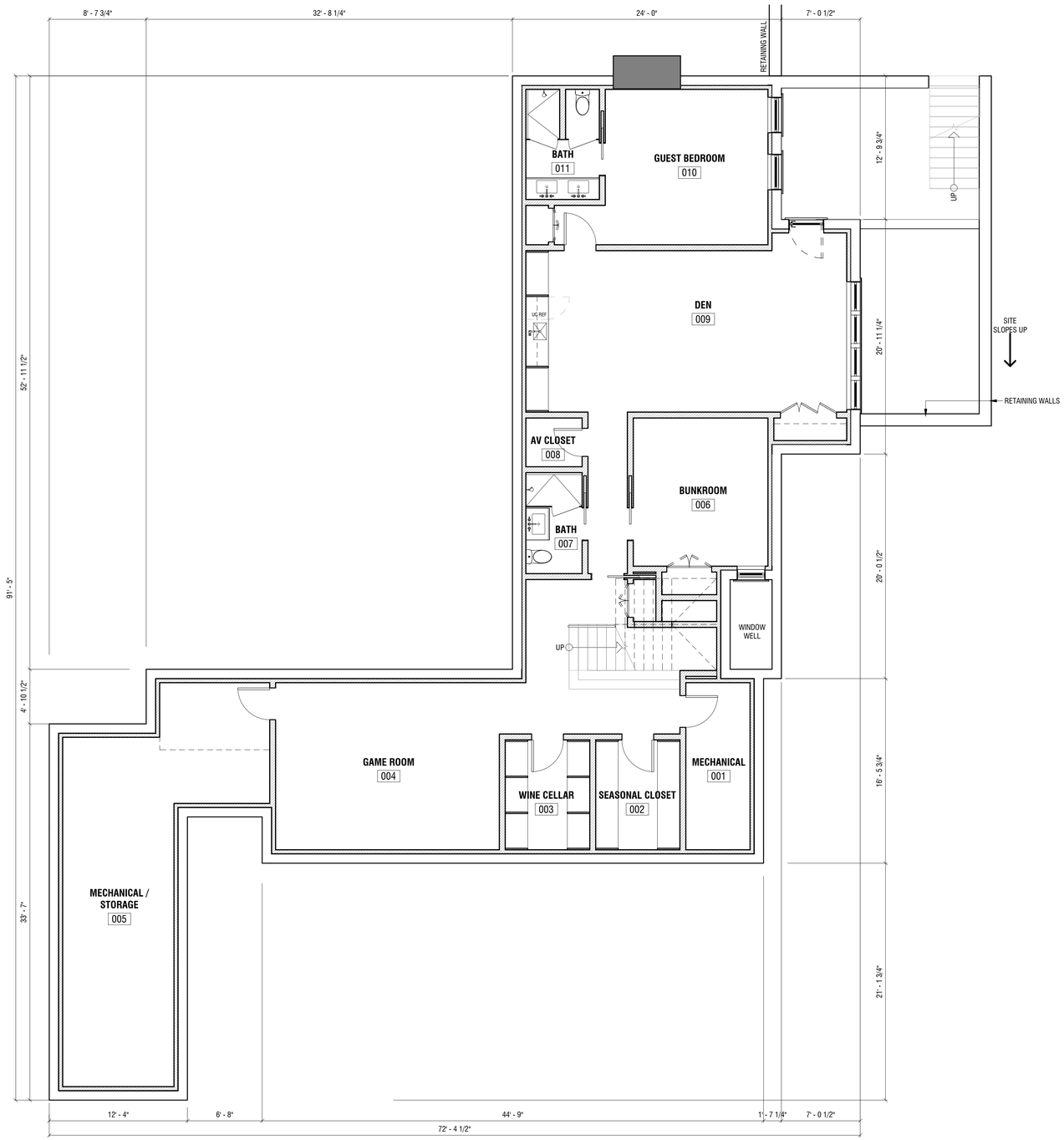


1 EXISTING - BASEMENT FLOOR PLAN

1/8" = 1'-0"



2 BASEMENT FLOOR PLAN

3/16" = 1'-0"

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

BASEMENT FLOOR PLAN

HDC-20

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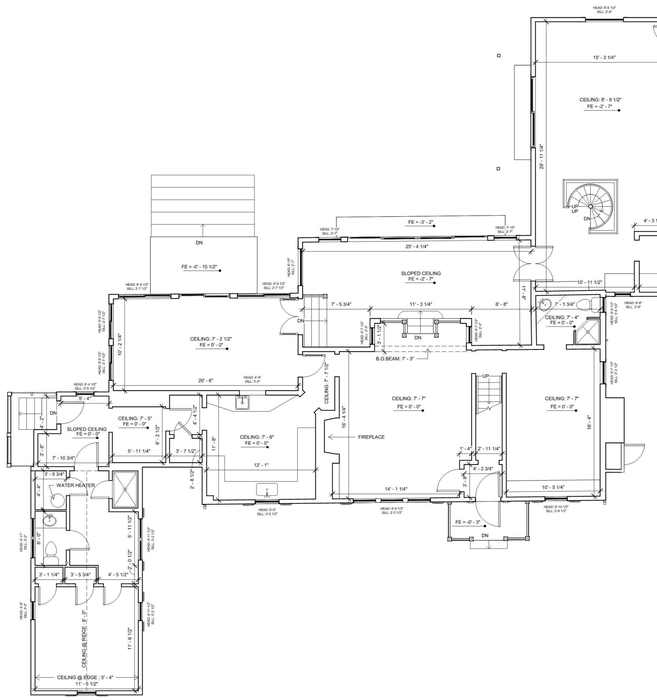
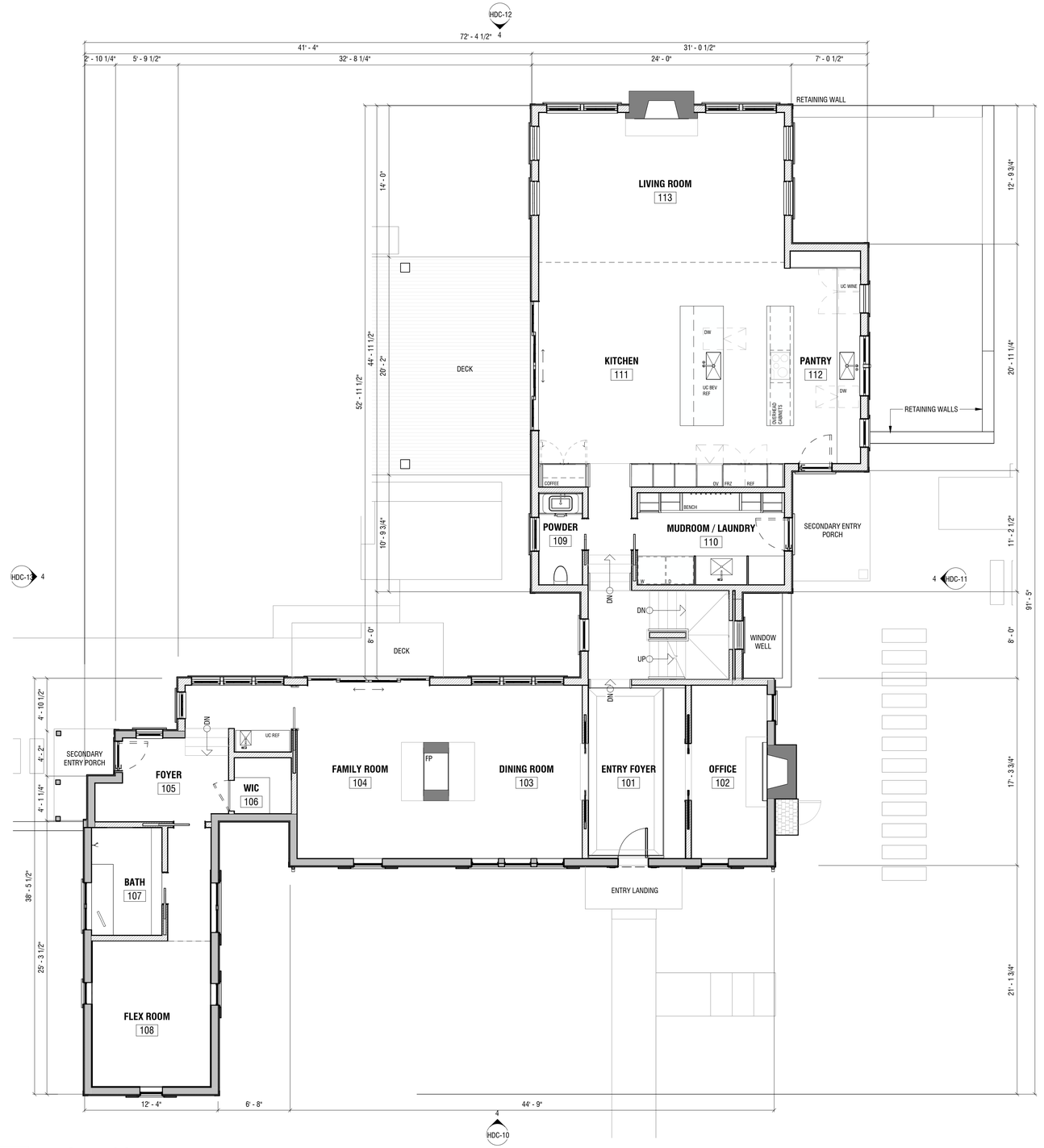


1 EXISTING - FIRST FLOOR PLAN

1/8" = 1'-0"



2 FIRST FLOOR PLAN

3/16" = 1'-0"

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

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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

FIRST FLOOR PLAN

HDC-21

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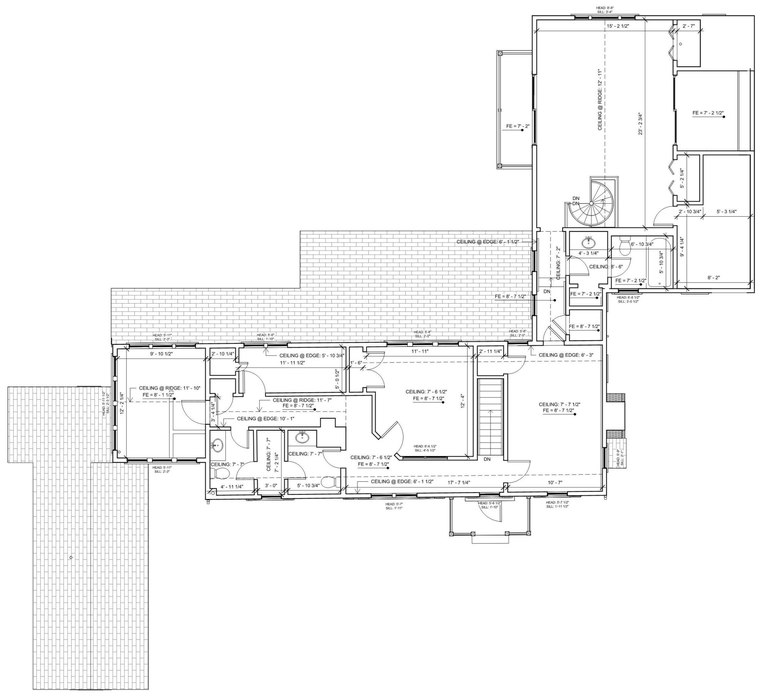
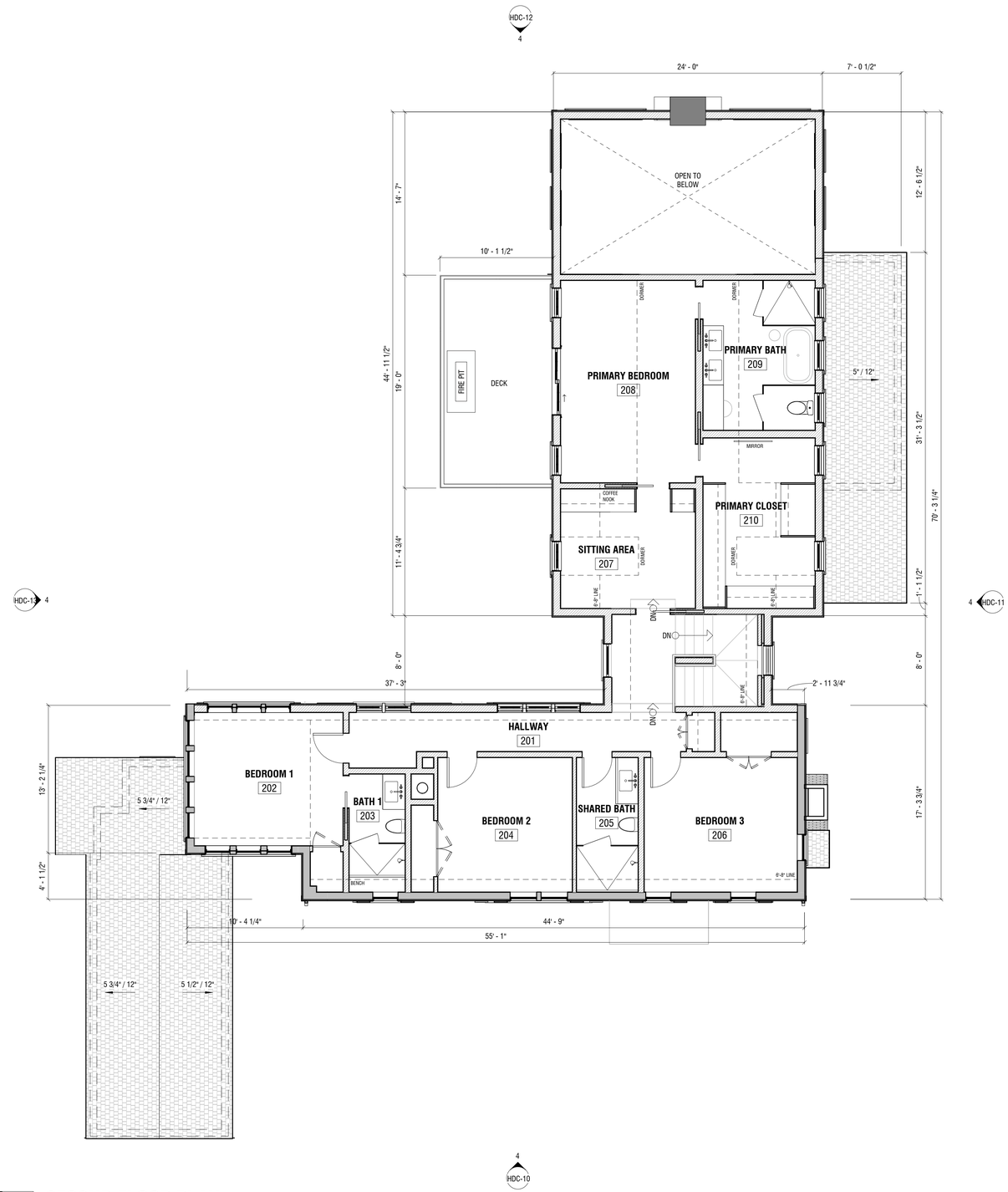


1 EXISTING - SECOND FLOOR PLAN

1/8" = 1'-0"



2 SECOND FLOOR PLAN

3/16" = 1'-0"

M39

MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

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62 Ledgeways, Wellesley, MA 02481

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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
PROJ. NO.	323035

SECOND FLOOR PLAN

HDC-22

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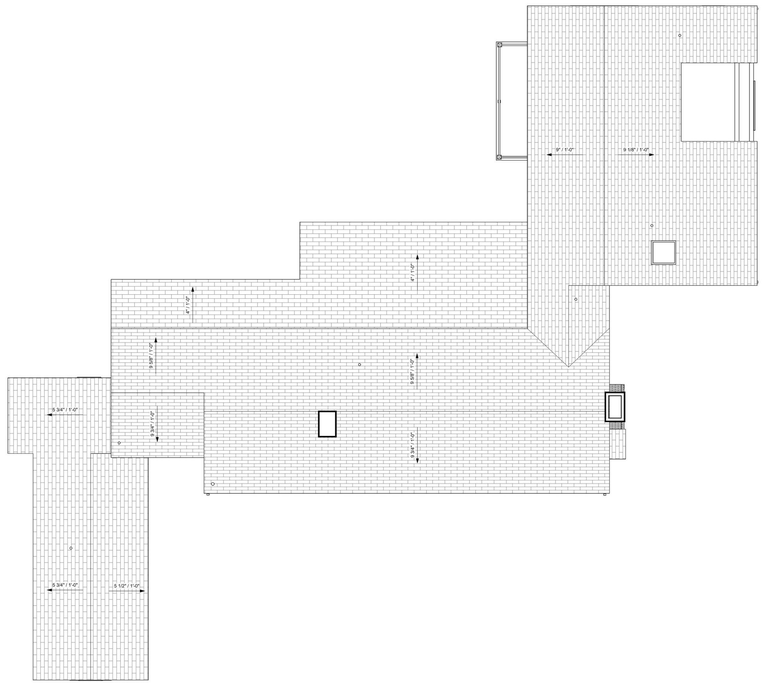
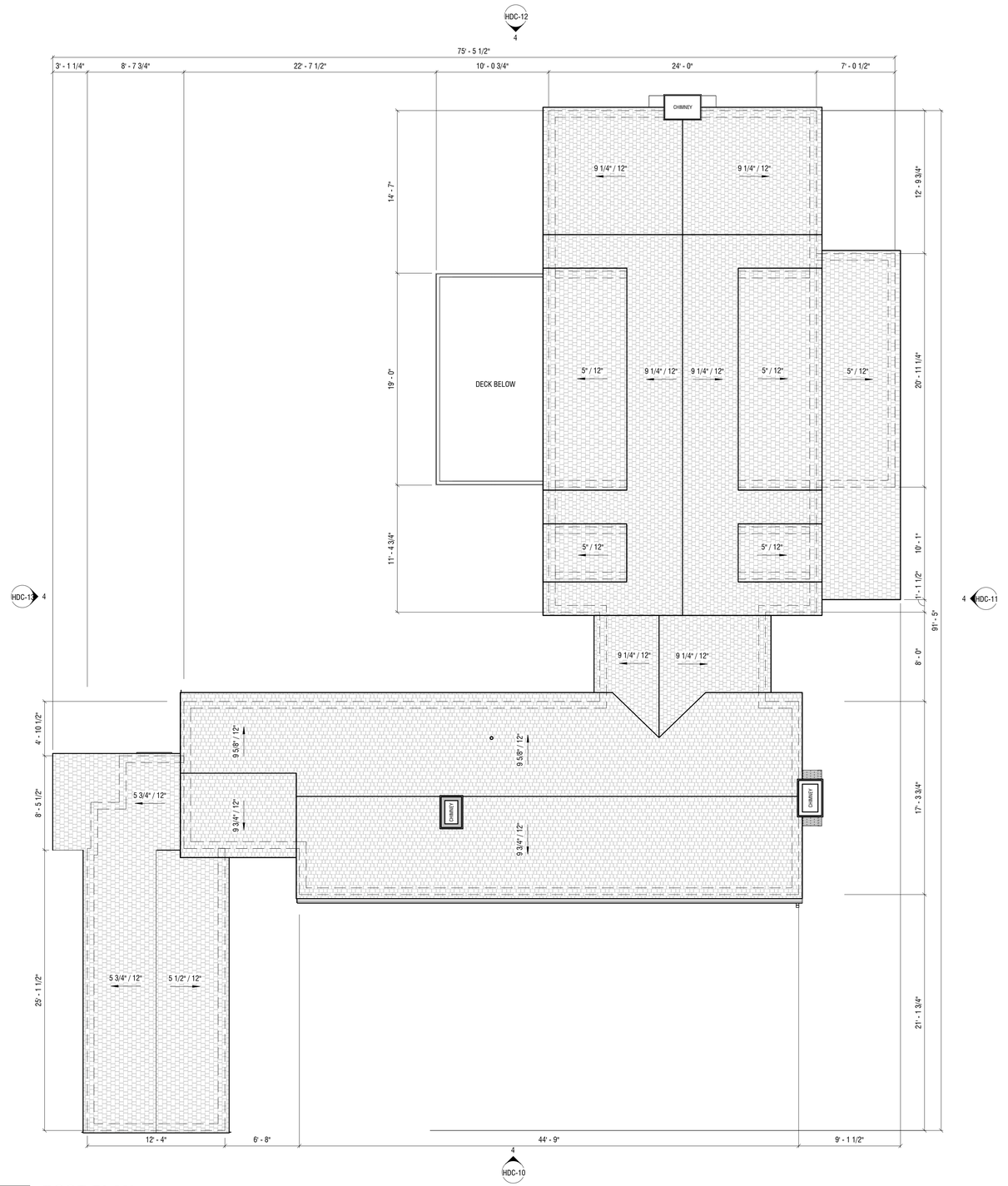


1 EXISTING - ROOF PLAN

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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62 Ledgeways, Wellesley, MA 02481

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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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DATE:	02/26/24
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PROJ. NO.	323035

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.

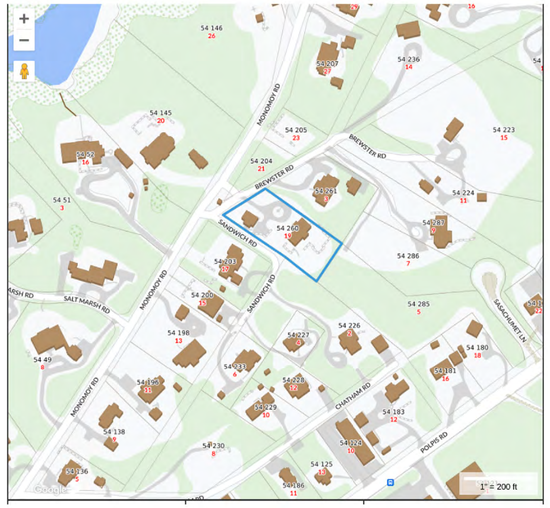
COLORS

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

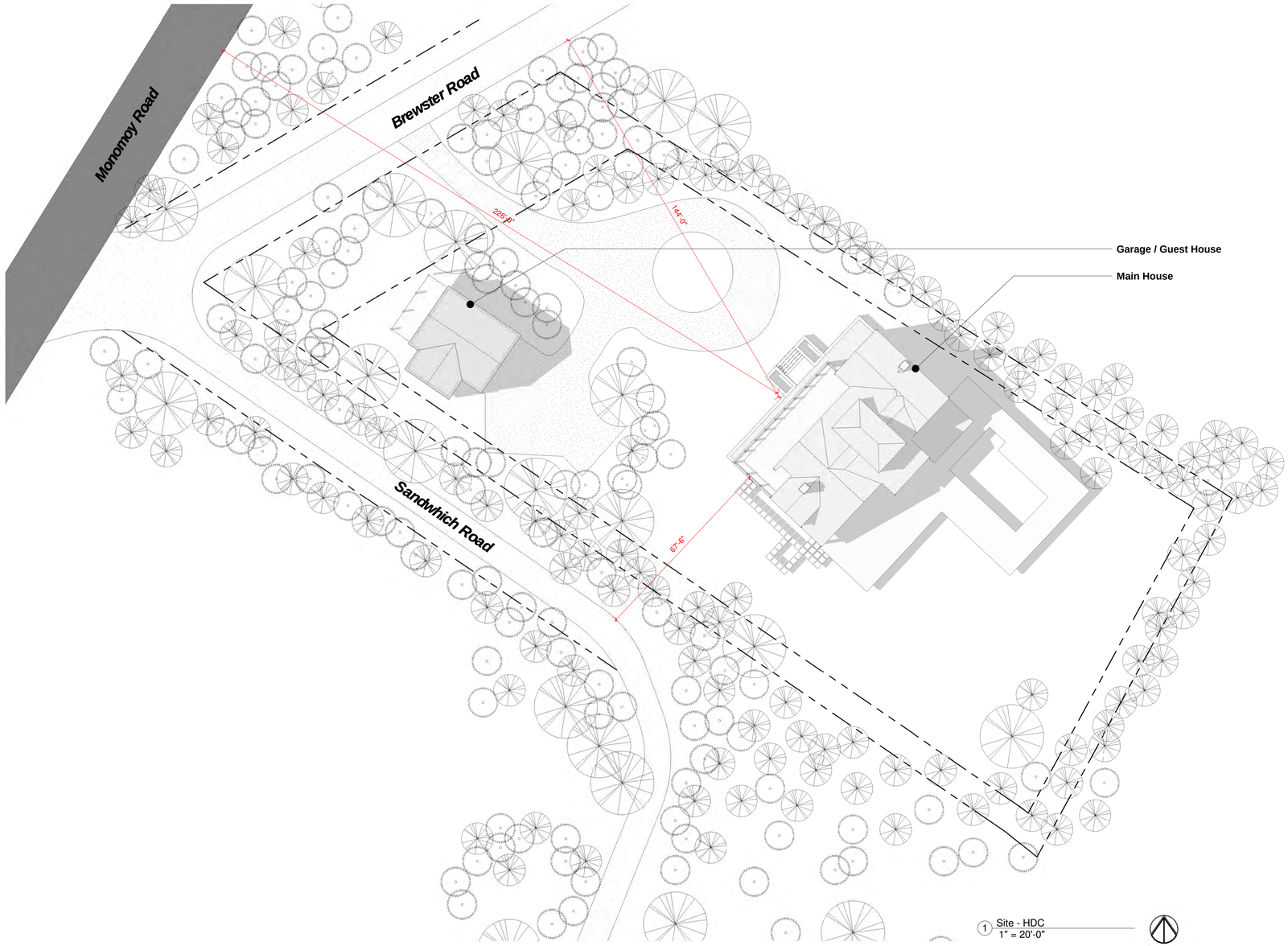
* Attach manufacturer's color samples if color is not from HDC approval list.

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

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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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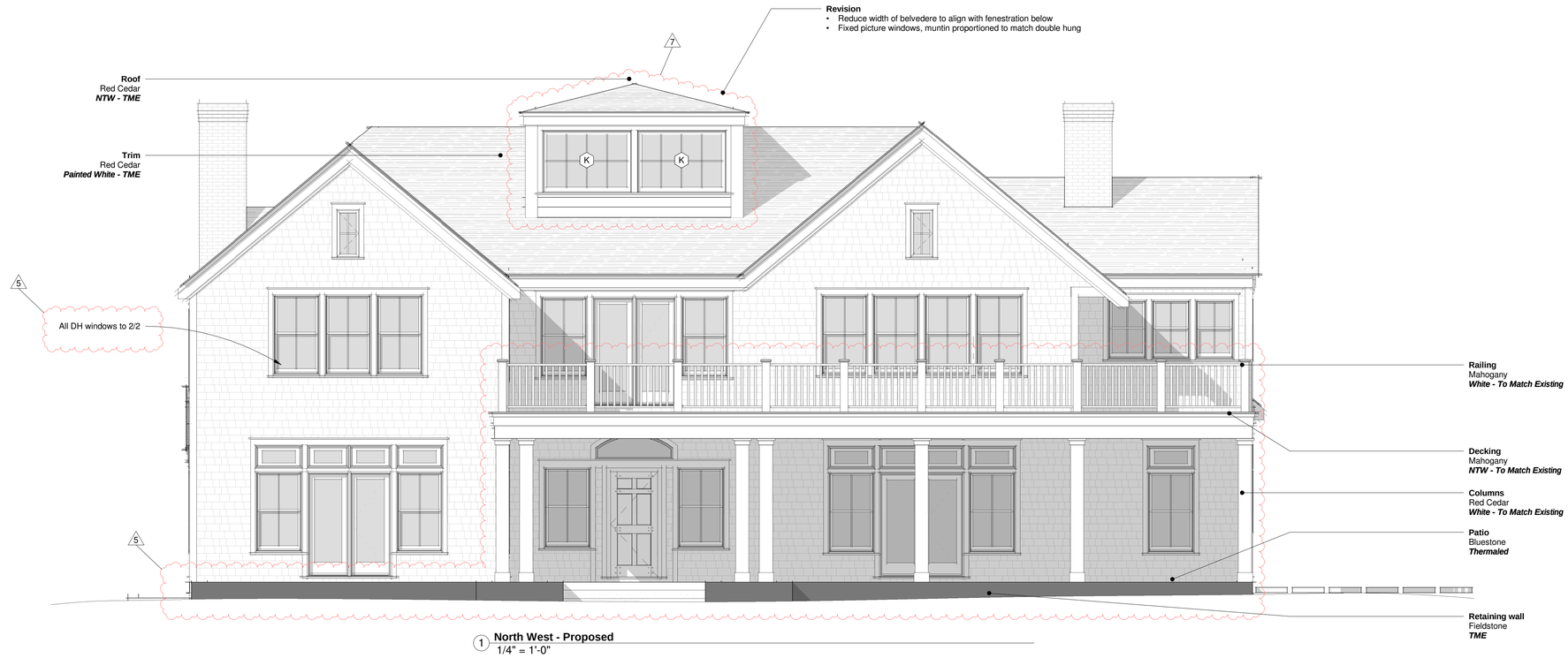

1 **North West - Proposed**
1/4" = 1'-0"

Proposed

Existing



2 **NW Elevation - Existing**
1/4" = 1'-0"

HDC Submission

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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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54 / 260

Structure
House

HDC Submission

#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Elevations

HDC2.2



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

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

Proposed

Existing



1 **NE Elevation - Existing**
1/4" = 1'-0"

2 **SW Elevation - Existing**
1/4" = 1'-0"

HDC Submission

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54 / 260

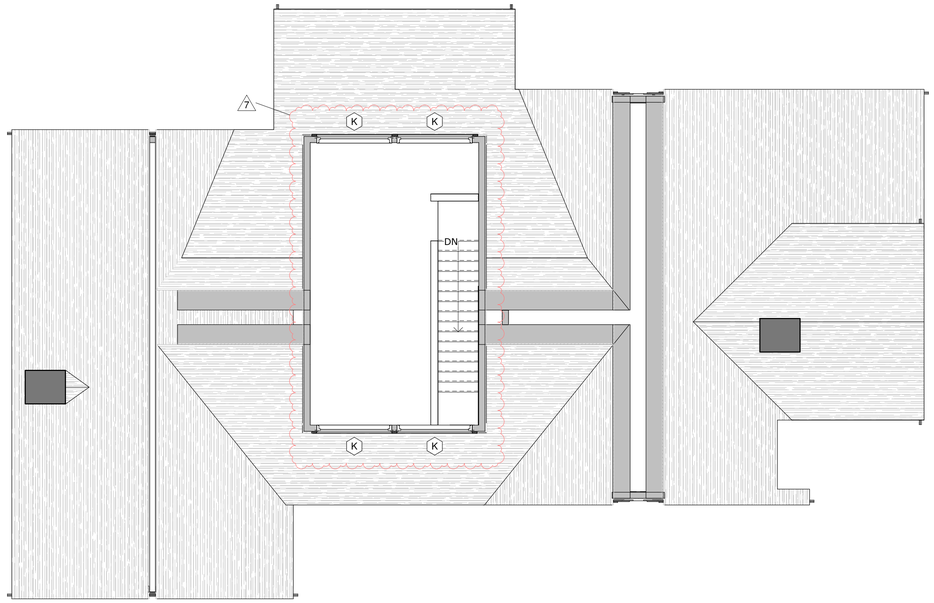
Structure
House

HDC Submission

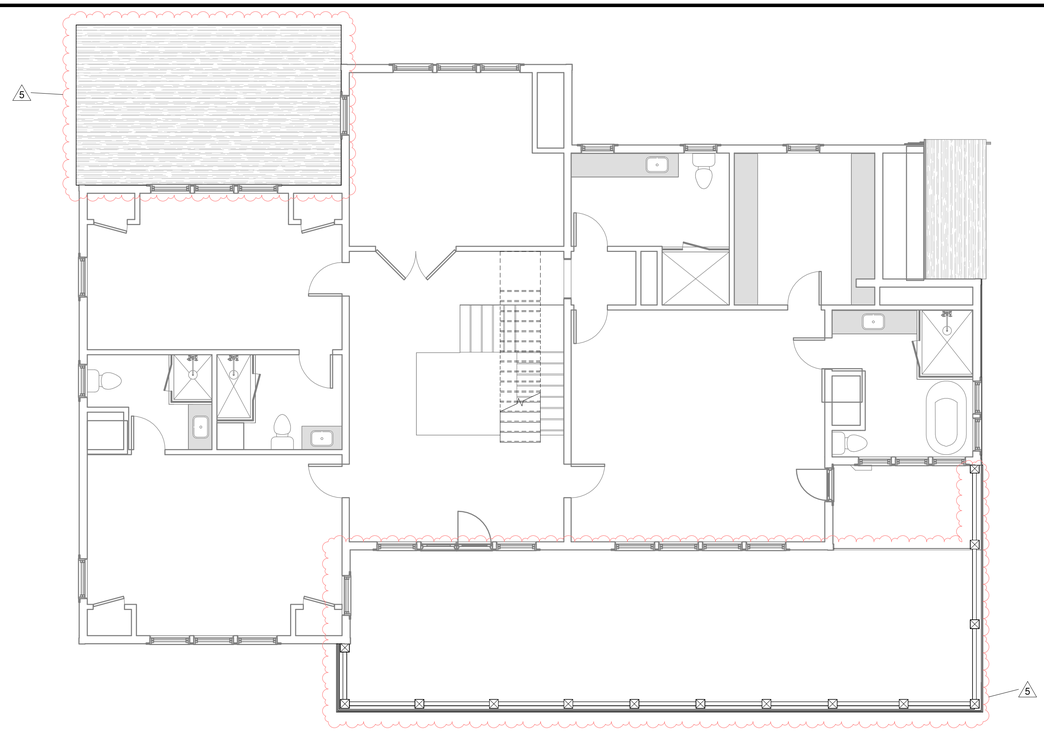
#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Elevations

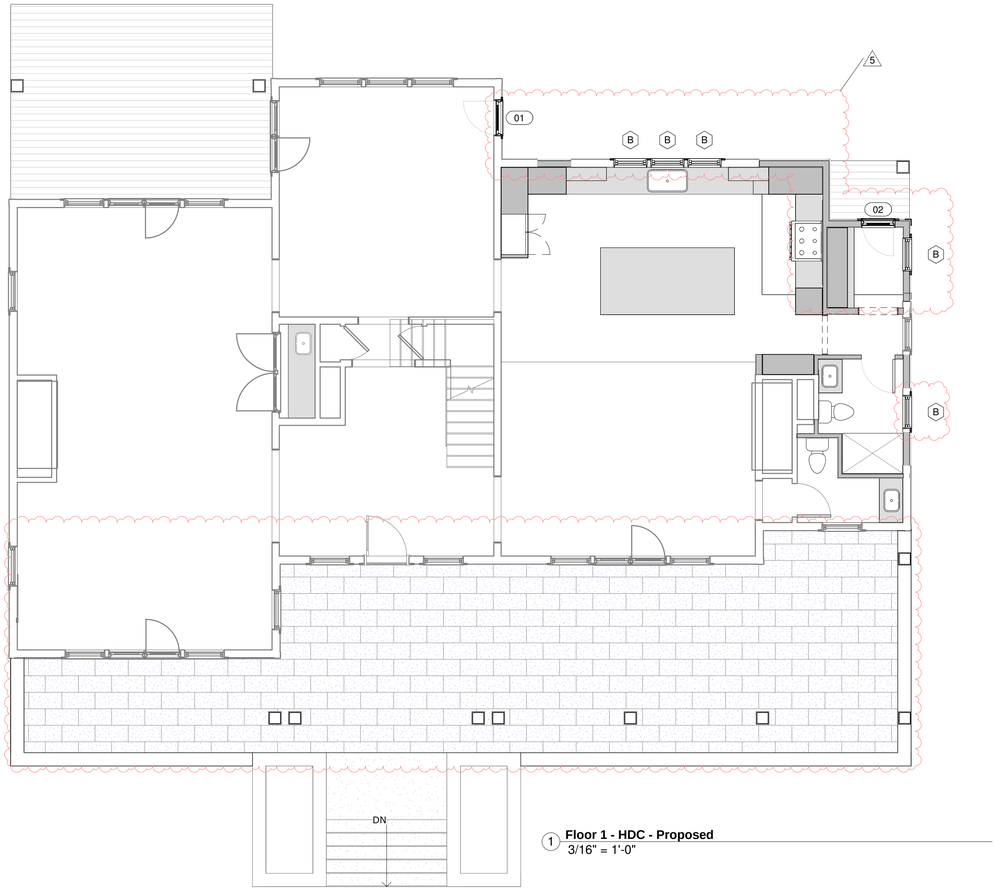
HDC2.3



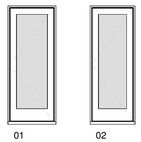
3 **Belvedere - HDC - Proposed**
3/16" = 1'-0"



2 **Floor 2 - HDC - Proposed**
3/16" = 1'-0"



1 **Floor 1 - HDC - Proposed**
3/16" = 1'-0"



Specifications - Doors

Screens
- Full sash

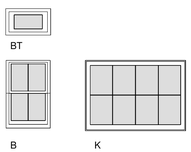
Interior Finish
- By Owner

Hardware
- By Owner

Elevations - Doors
1/4" = 1'-0"

Door Schedule - HDC

Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Unit Finish	Function	Phase Created	Comments
01	Andersen Corporation	400 Series	2'-8 5/8"	6'-8"	Fiberglass - Andersen - White	Exterior	New Construction	
02	Andersen Corporation	400 Series	2'-6 5/8"	6'-8"	Fiberglass - Andersen - White	Exterior	New Construction	



Specifications - Windows

Muntins
- SDL

Impact Protection
- Structural Plywood panels with fasteners and installation schedules stored on site

Screens
- Bottom Sash
- Low Transparency mesh

Storms
- Mahogany
- painted white
- with interchangable glazed/screened panels

Interior Finish
- By Owner

Hardware
- By Owner

Elevations - Windows
1/4" = 1'-0"

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Unit Finish	Phase Created	Comments
eFloor 1	B	Andersen Corporation	400-Series Tilt-Wash Double Hung	2'-6 1/8"	3'-9 3/8"	Vinyl - Andersen - White	New Construction	
eFloor 1	BT	Andersen Corporation	400-Series Door Transom	2'-6 5/8"	1'-6 5/16"	Vinyl - Andersen - White	New Construction	
Belvedere	K	Andersen Corporation	A-Series Picture Window	5'-8"	4'-0"	Fiberglass - Andersen - White	New Construction	Fixed

HDC Submission

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Project
Renovations

Location
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Nantucket MA

54 / 260

Structure
House

HDC Submission

#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Plans

HDC2.4

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Revision
- Reduce width of belvedere to align with fenestration below
- Fixed picture windows, muntin proportioned to match double hung



4 **North West - Proposed - Option 1**
3/16" = 1'-0"

19 Monomoy Road Nominee Trust

19 Monomoy Road
Nantucket MA

Renovations

54 / 260

No.	Description	Date
7	HDC Revision	2024.05.30

HDC Submission

OP1

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Revision
- Reduce width of belvedere to align with fenestration below
- Fixed picture windows, Large center window with flanking units,muntin proportioned to match double hung



1 **North West - Proposed - Option 2**
3/16" = 1'-0"

19 Monomoy Road Nominee Trust

19 Monomoy Road
Nantucket MA

Renovations

54 / 260

No.	Description	Date
7	HDC Revision	2024.05.30

HDC Submission

OP2

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.

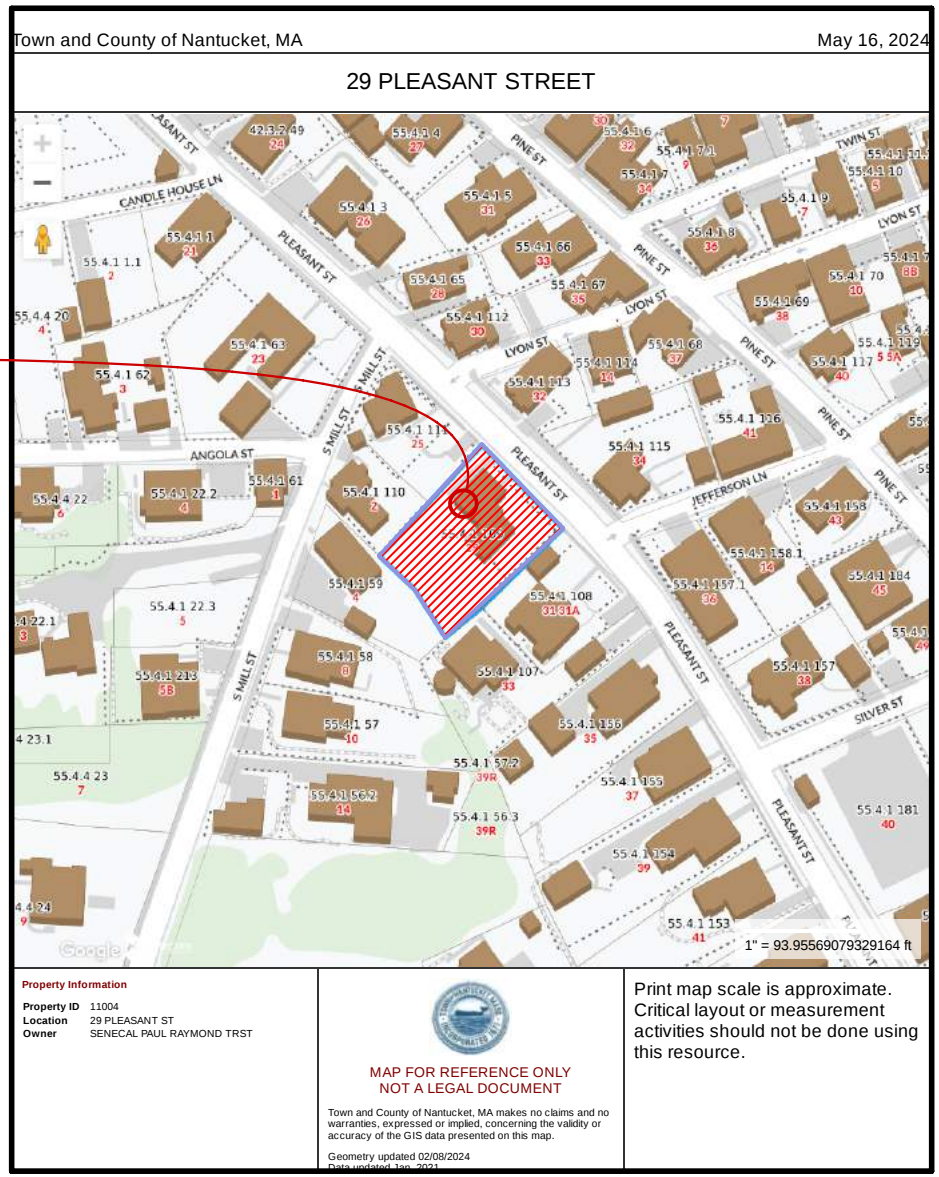
Thank you,

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



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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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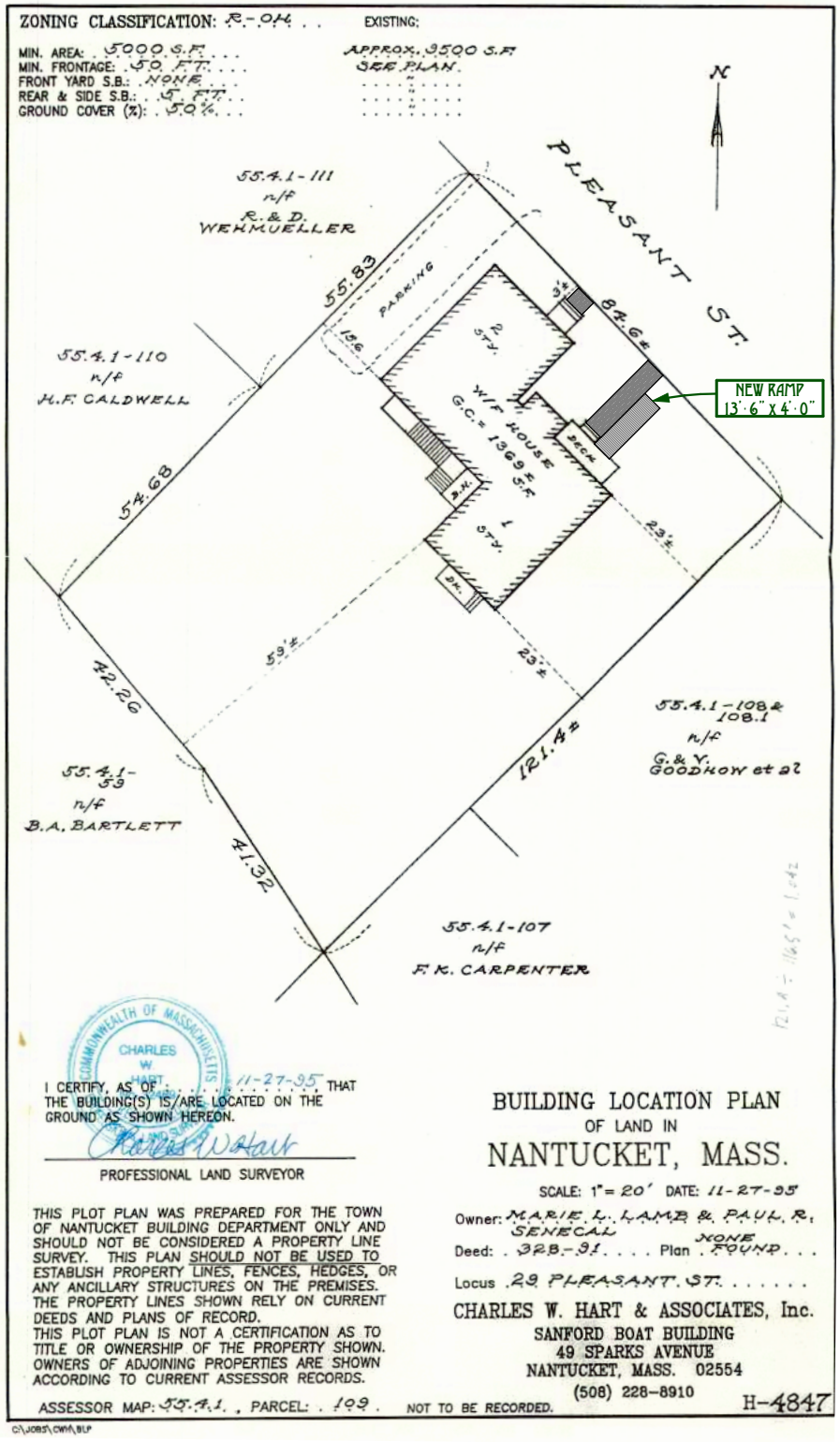

REVISIONS: 20 MAY 2024

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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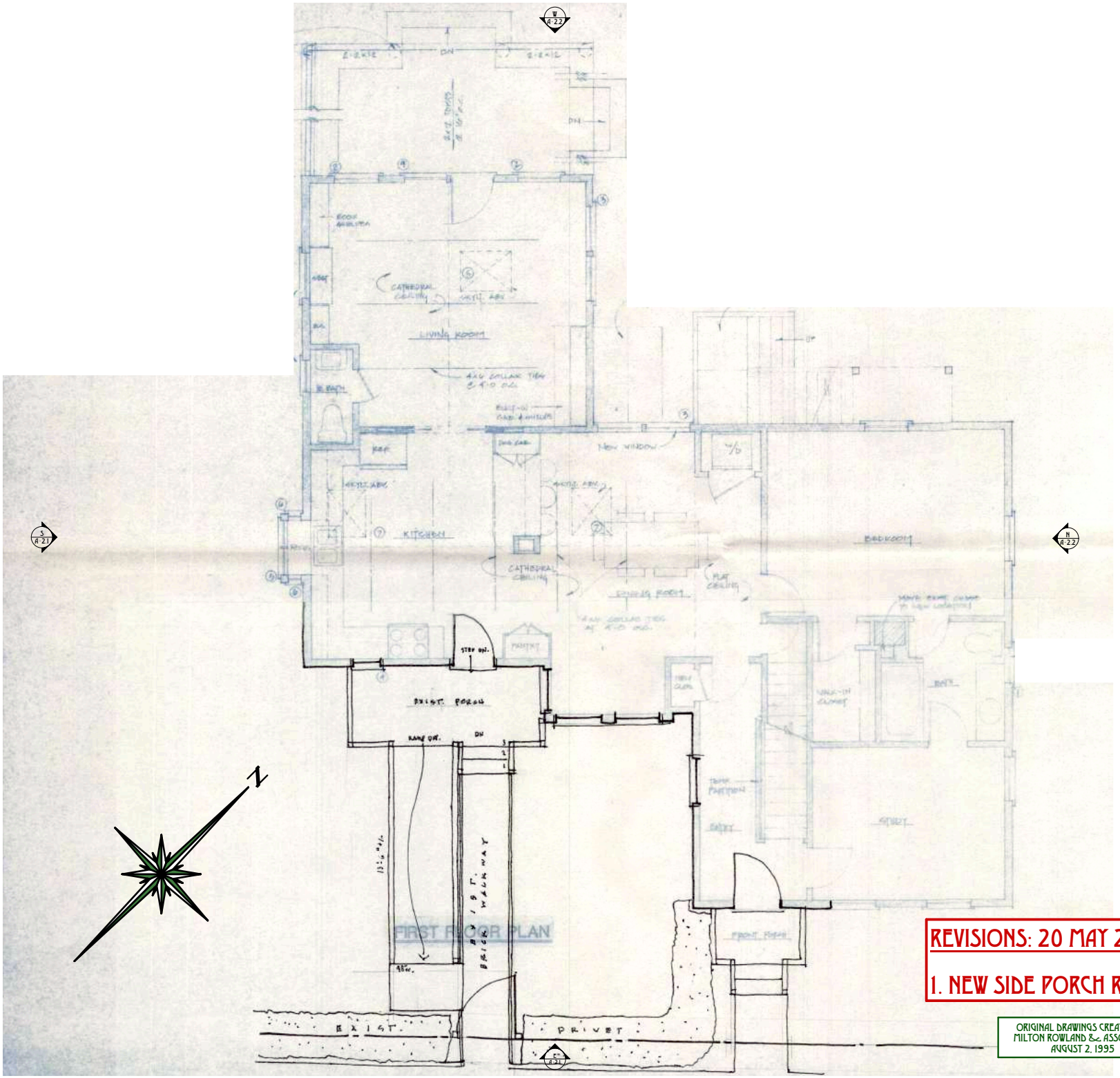

PROPOSED FIRST FLOOR PLAN · 503.0 S.F+/-

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

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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
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29 PLEASEANT STREET
NANTUCKET, MA 02554

HDC SUBMISSION
5/17/24

PROJECT NO.2024-09

MAP NO.:55.4.1 MAP NO.: 109

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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

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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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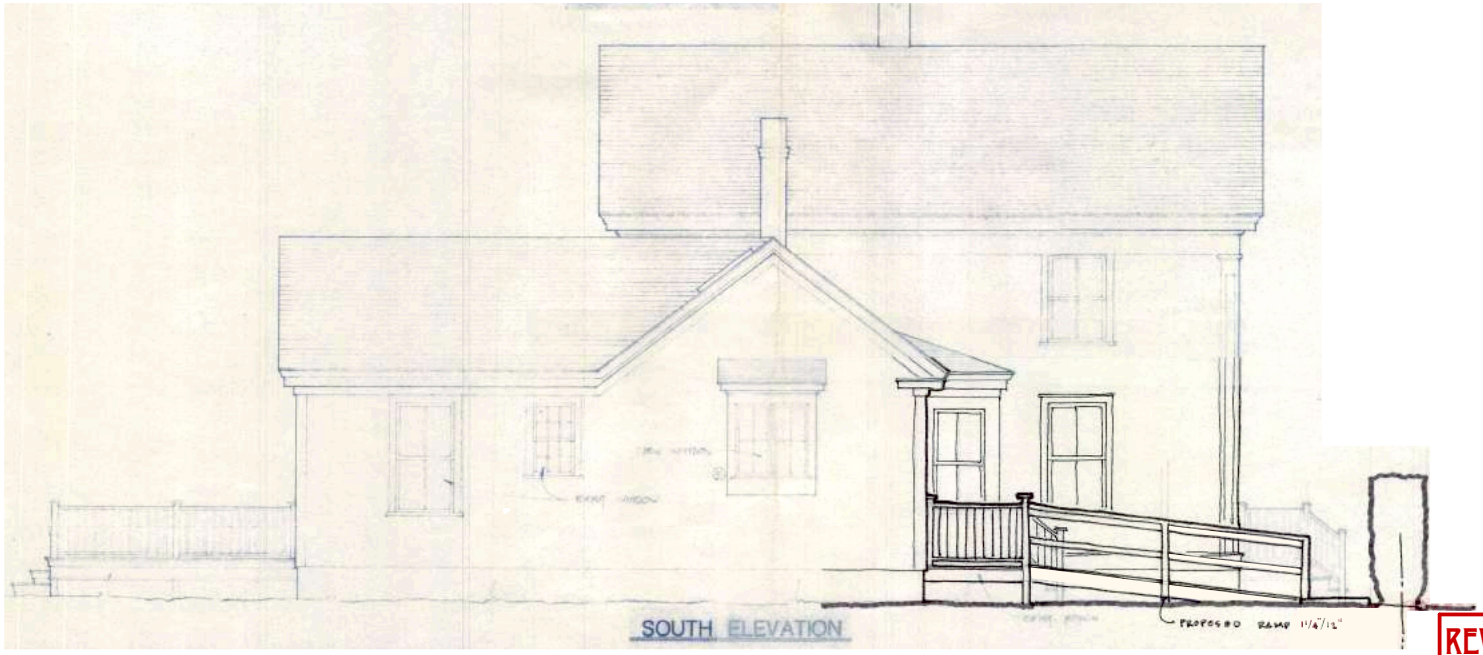
HDC-2.1



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:
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AUGUST 2, 1995

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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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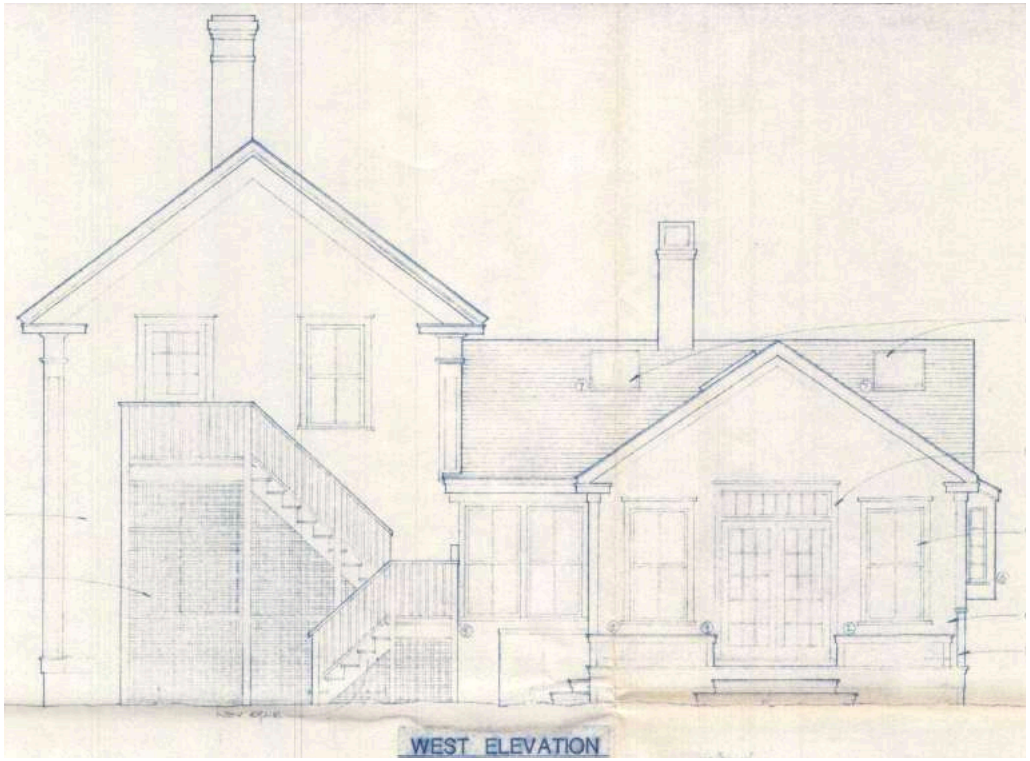

PROPOSED WEST ELEVATION

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

REVISIONS: 20 MAY 2024

1. NO CHANGE

ORIGINAL DRAWINGS CREATED BY:
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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

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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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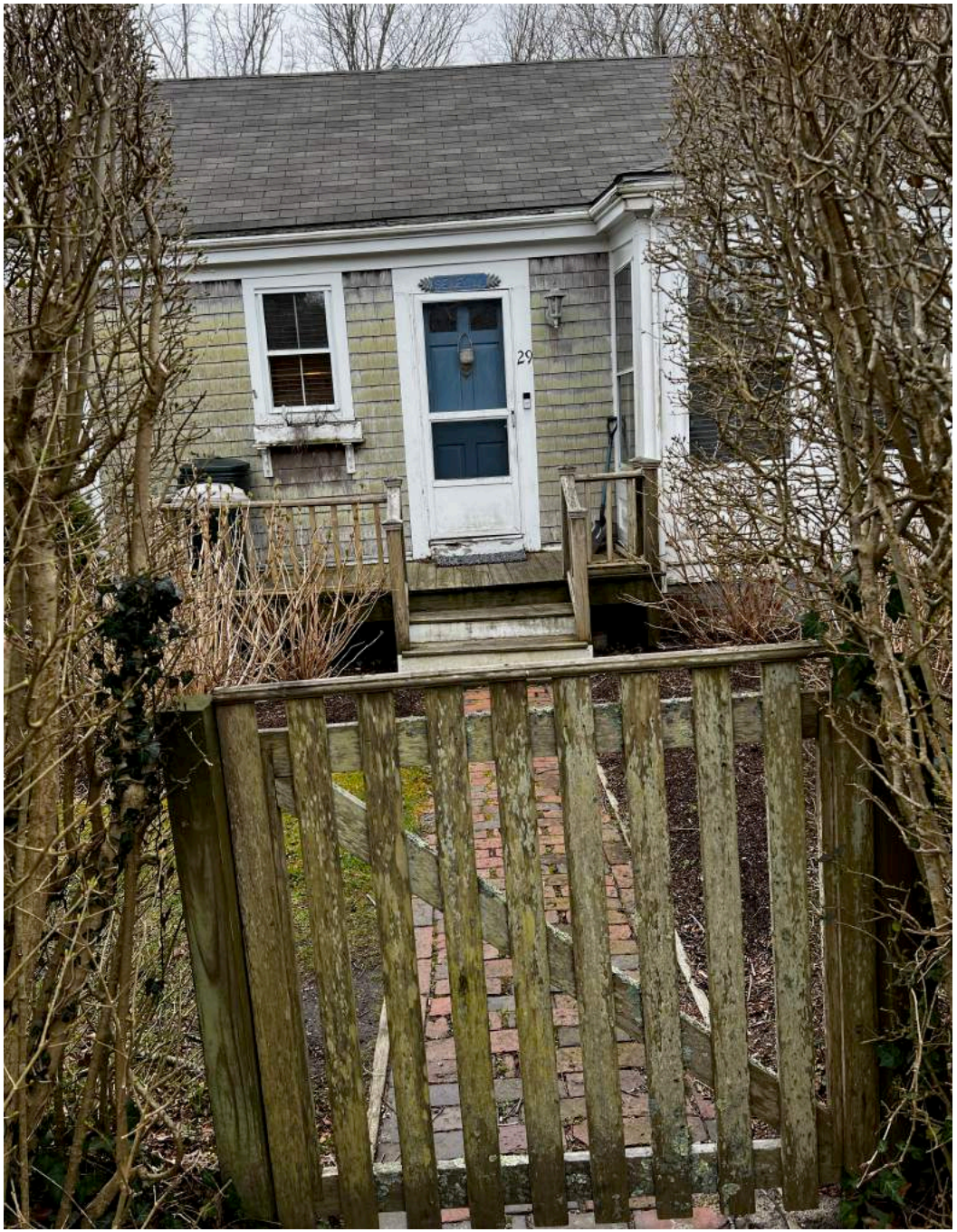

SENECAL 29 PLEASANT STREET · SIDE STOOP LOOKING WEST

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.

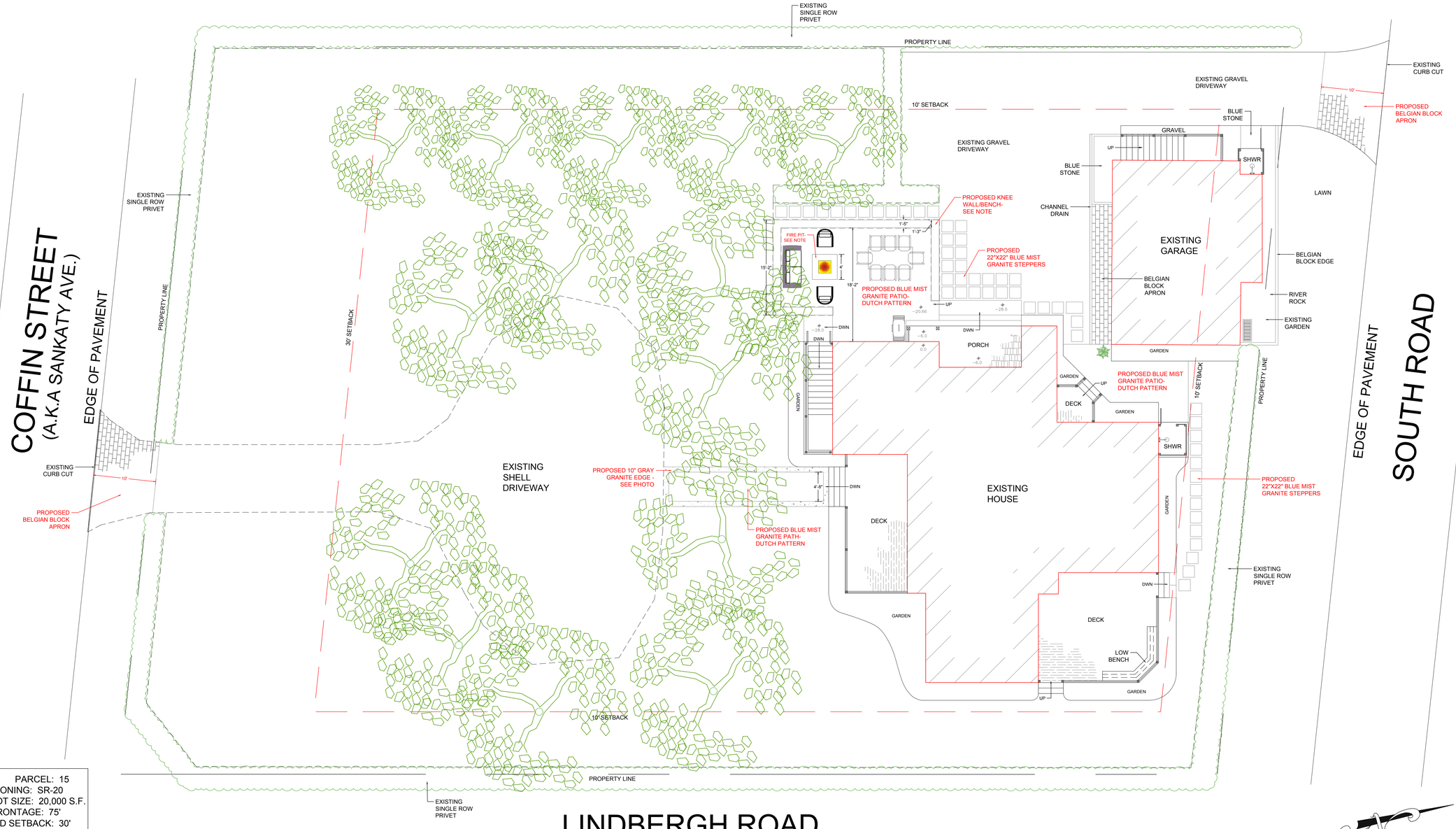
COLORS

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.

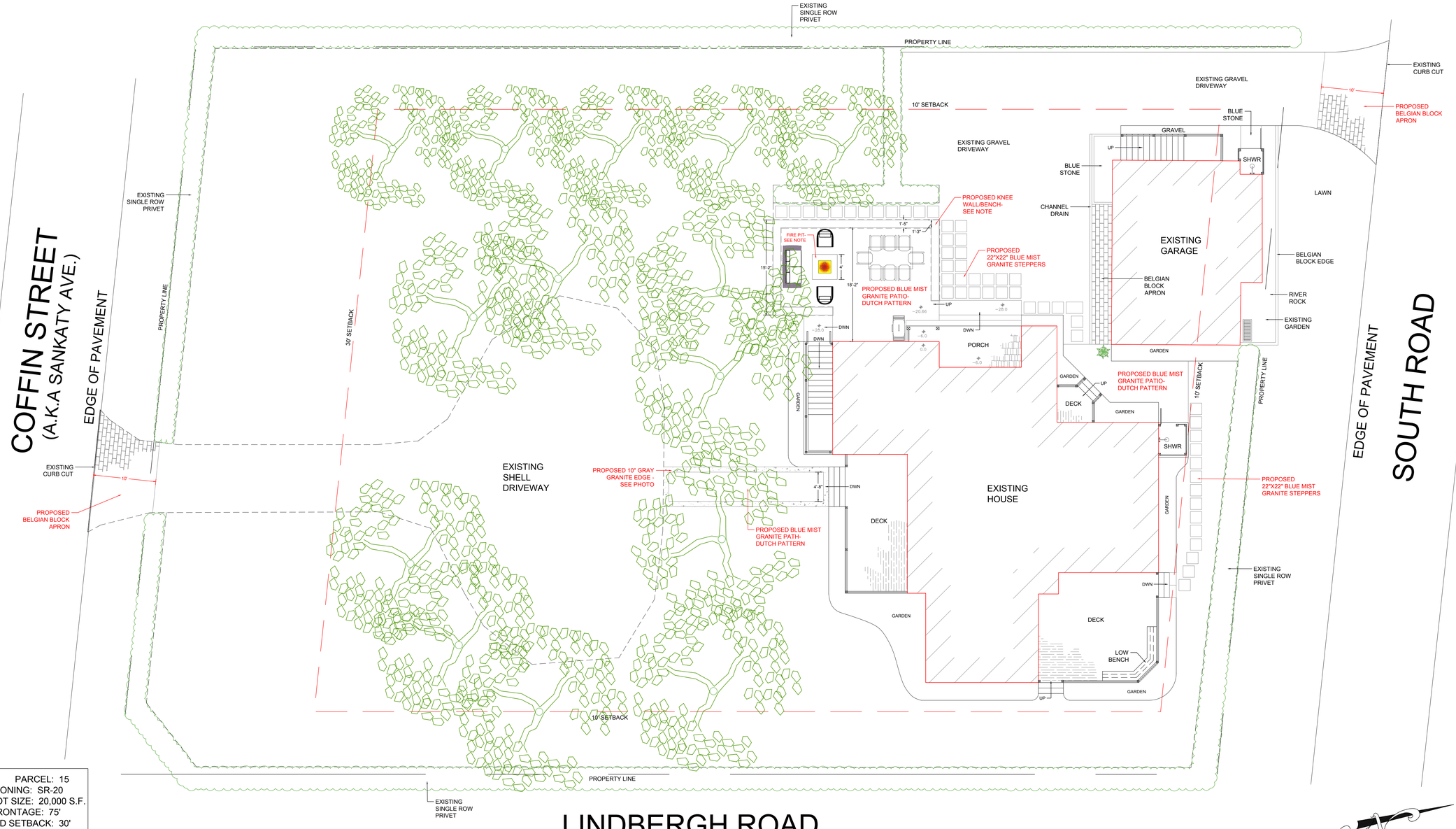
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

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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PT		POTENTILLA	CINQUEFOIL 'HAPPY FACE PINK PARADISE'
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AG		AGASTACHE	HYSSOP 'BLUE FORTUNE'
HP		HYPERICUM	ST. JOHN'S WORT
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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

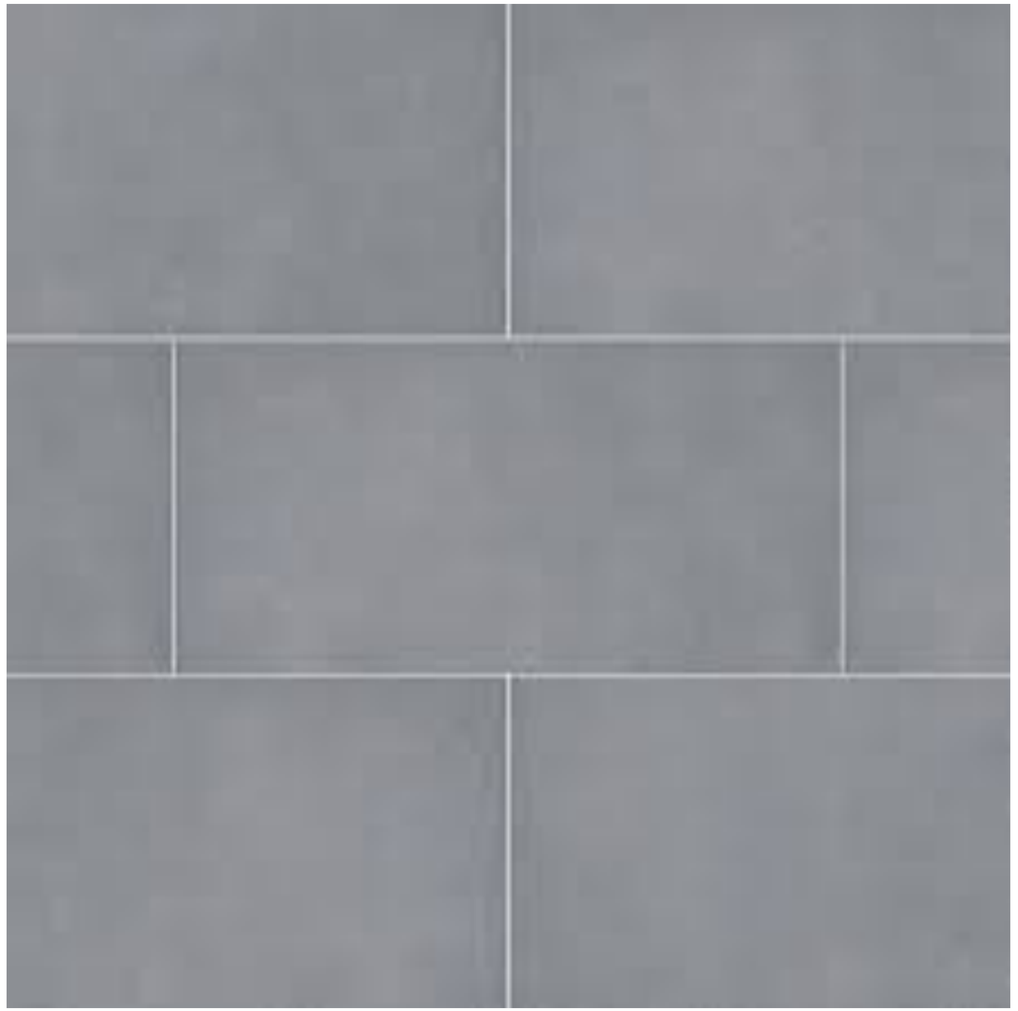


BELGIAN BLOCK APRON

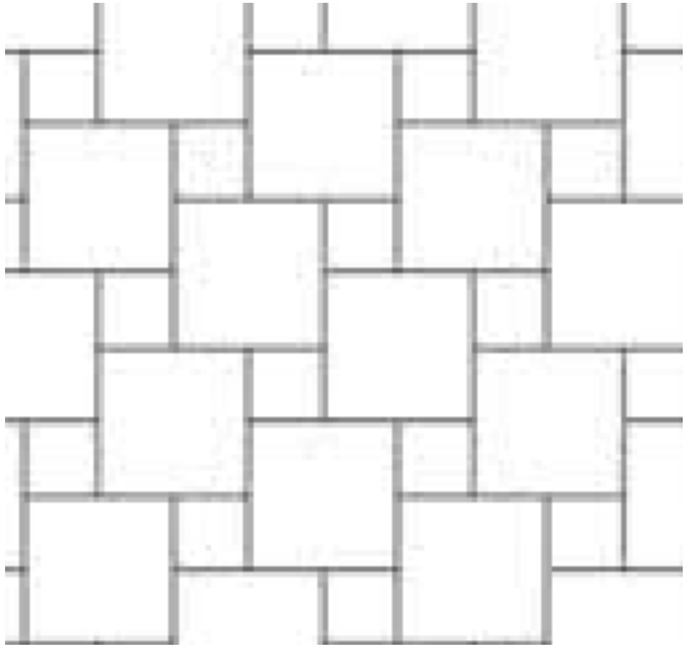


BLUE MIST GRANTE

PATIOS, WALL CAP, AND STEPPERS

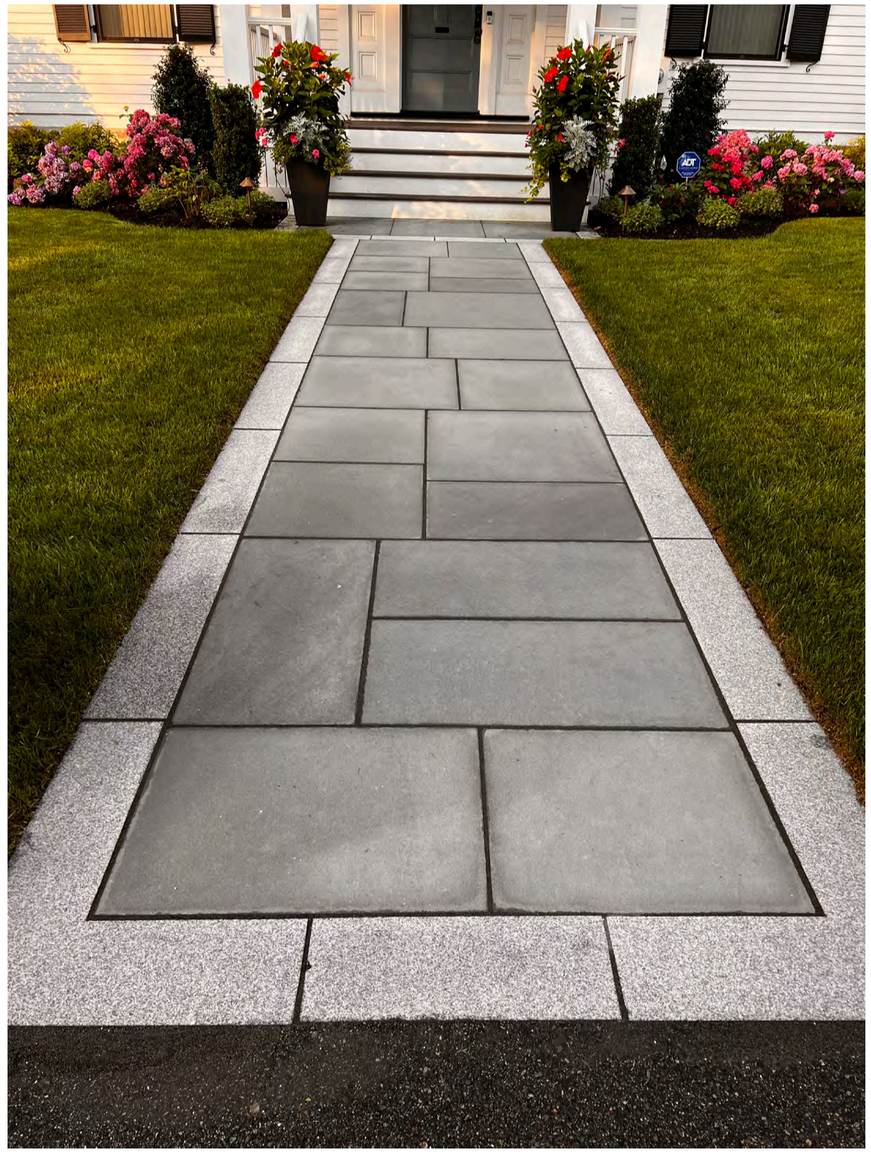


PATIOS & FRONT PATH -
DUTCH PATTERN



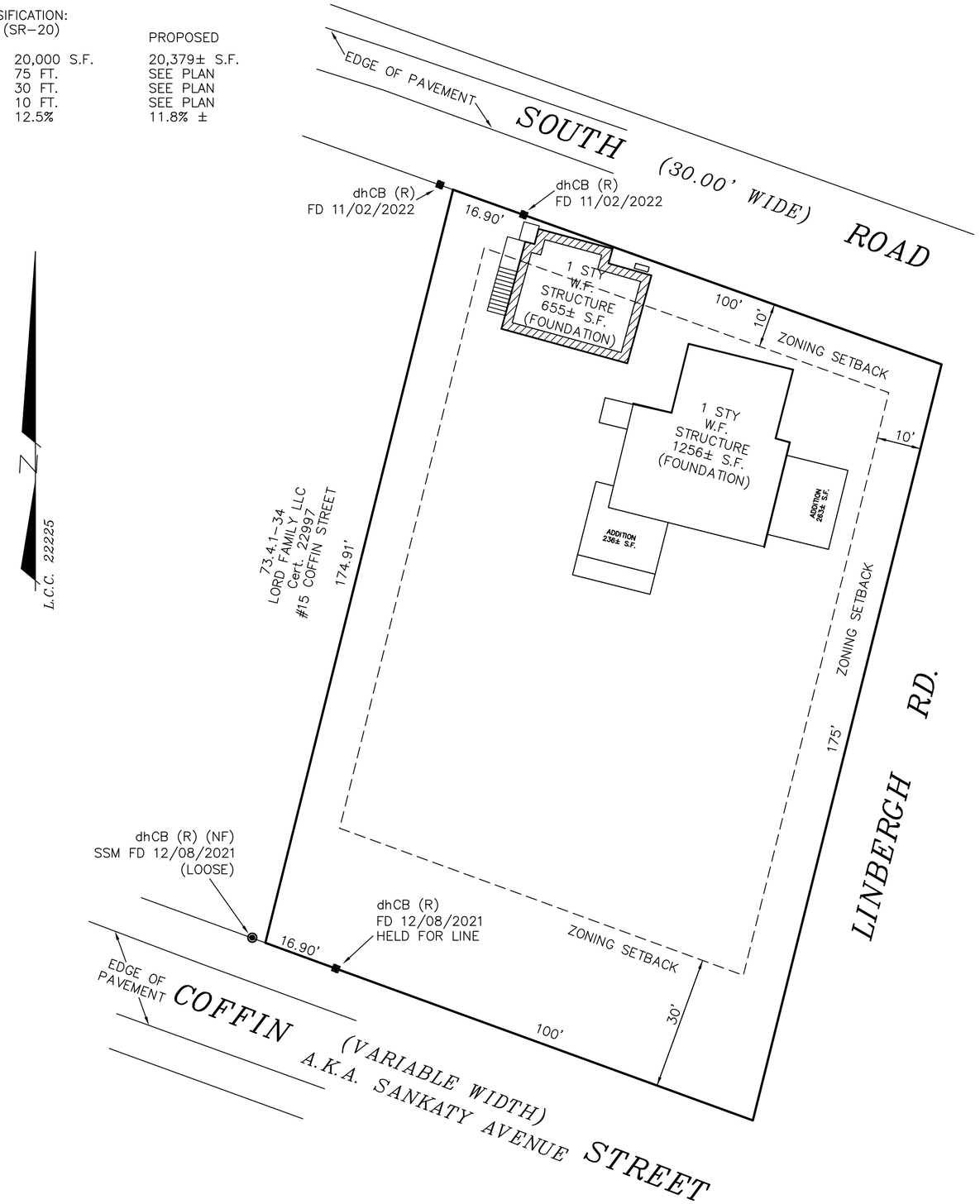
12” X 12”
12” X 24”
24” X 24”

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

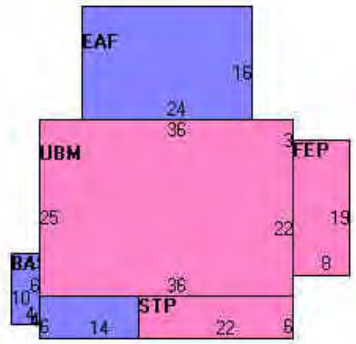
Building Attributes	
Field	**Description**
Style:	Bungalow
Model	Residential
Grade:	Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft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

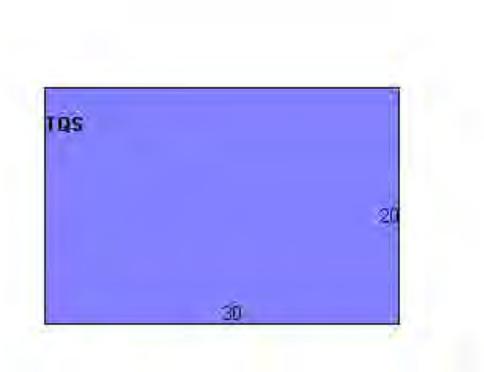
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Flr 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 _____

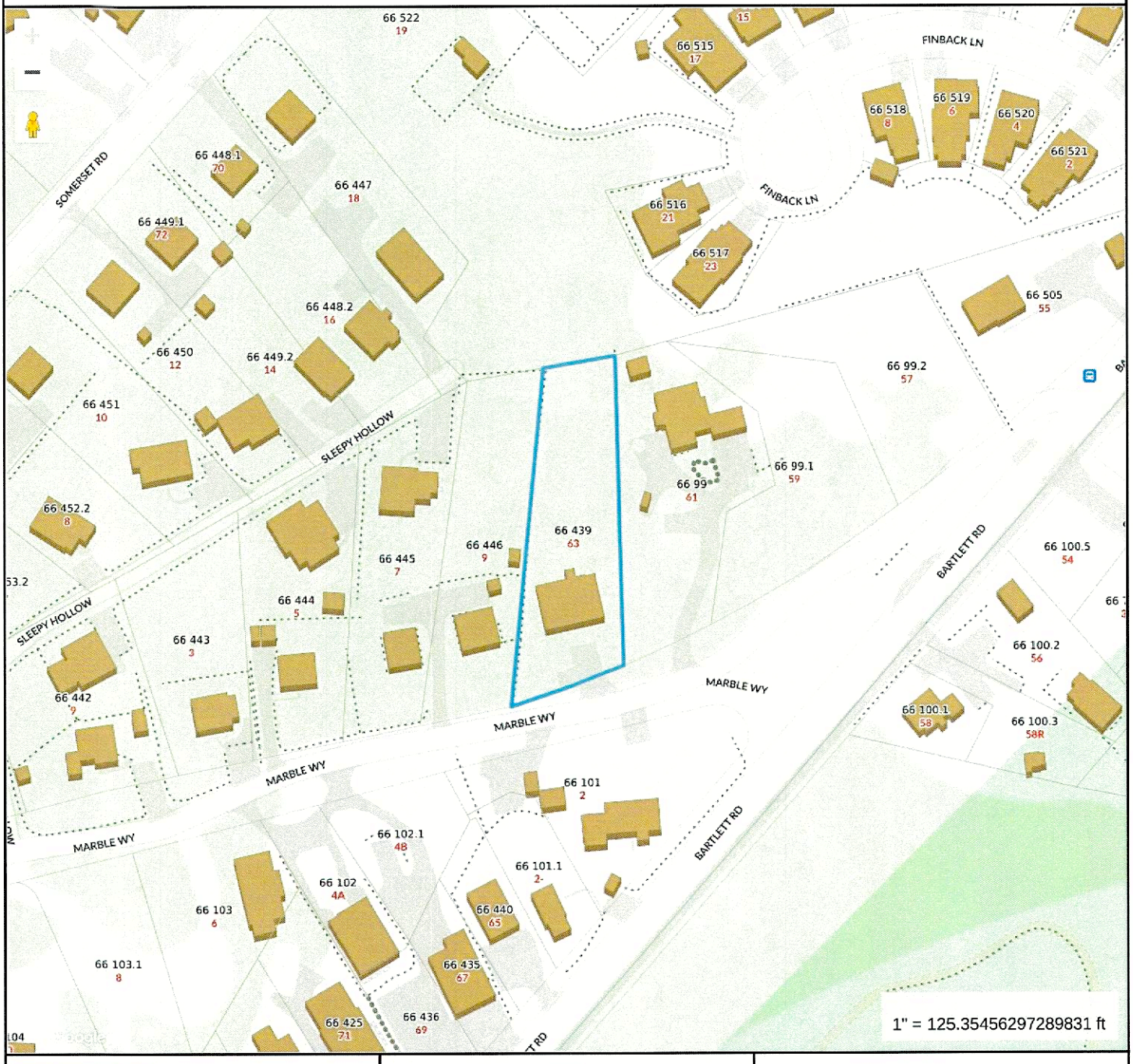
Trim _____ Sash _____ Doors _____

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.

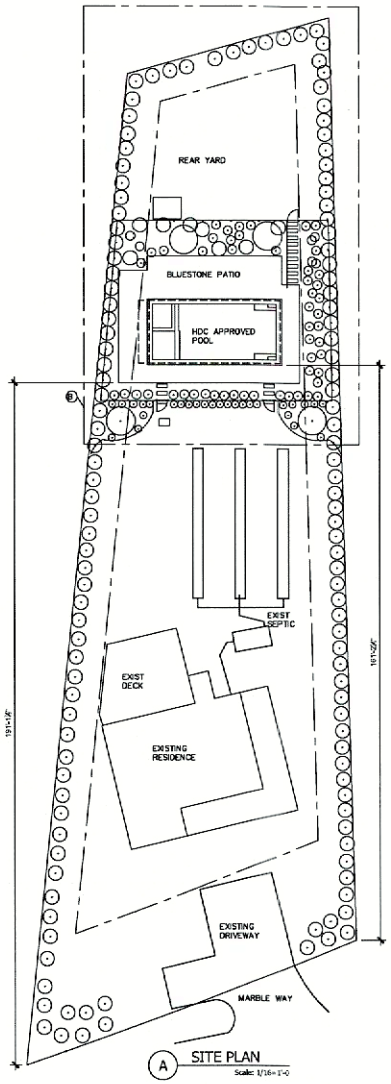
Welch

- 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.

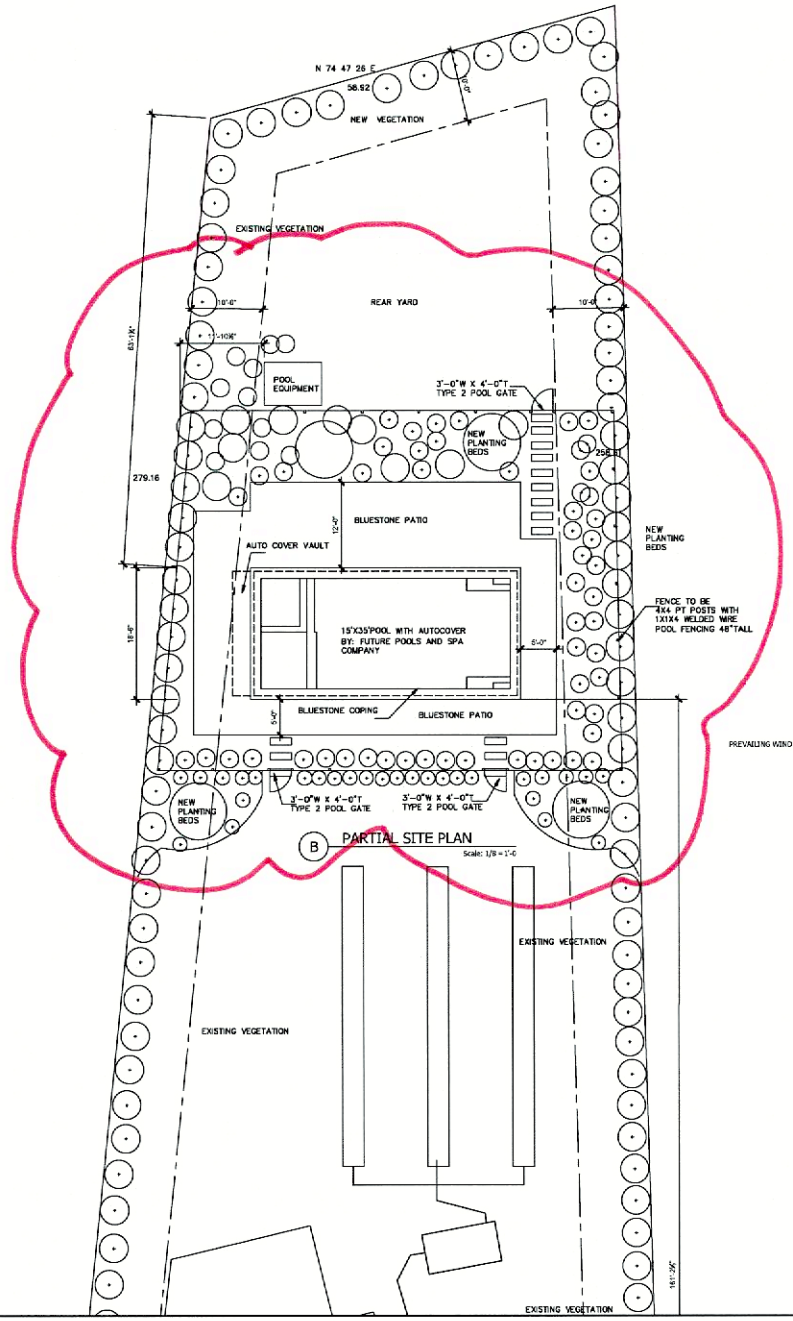
II. CONSENTS

	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

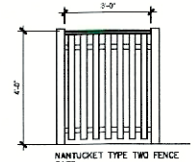
REVISED HARDSCAPE PLAN
5/21/2024



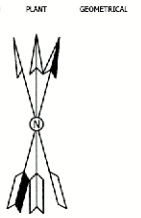
A SITE PLAN
Scale: 1/16"=1'-0"



B PARTIAL SITE PLAN
Scale: 1/8"=1'-0"



C GATE DETAIL
Scale: 1/2"=1'-0"



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

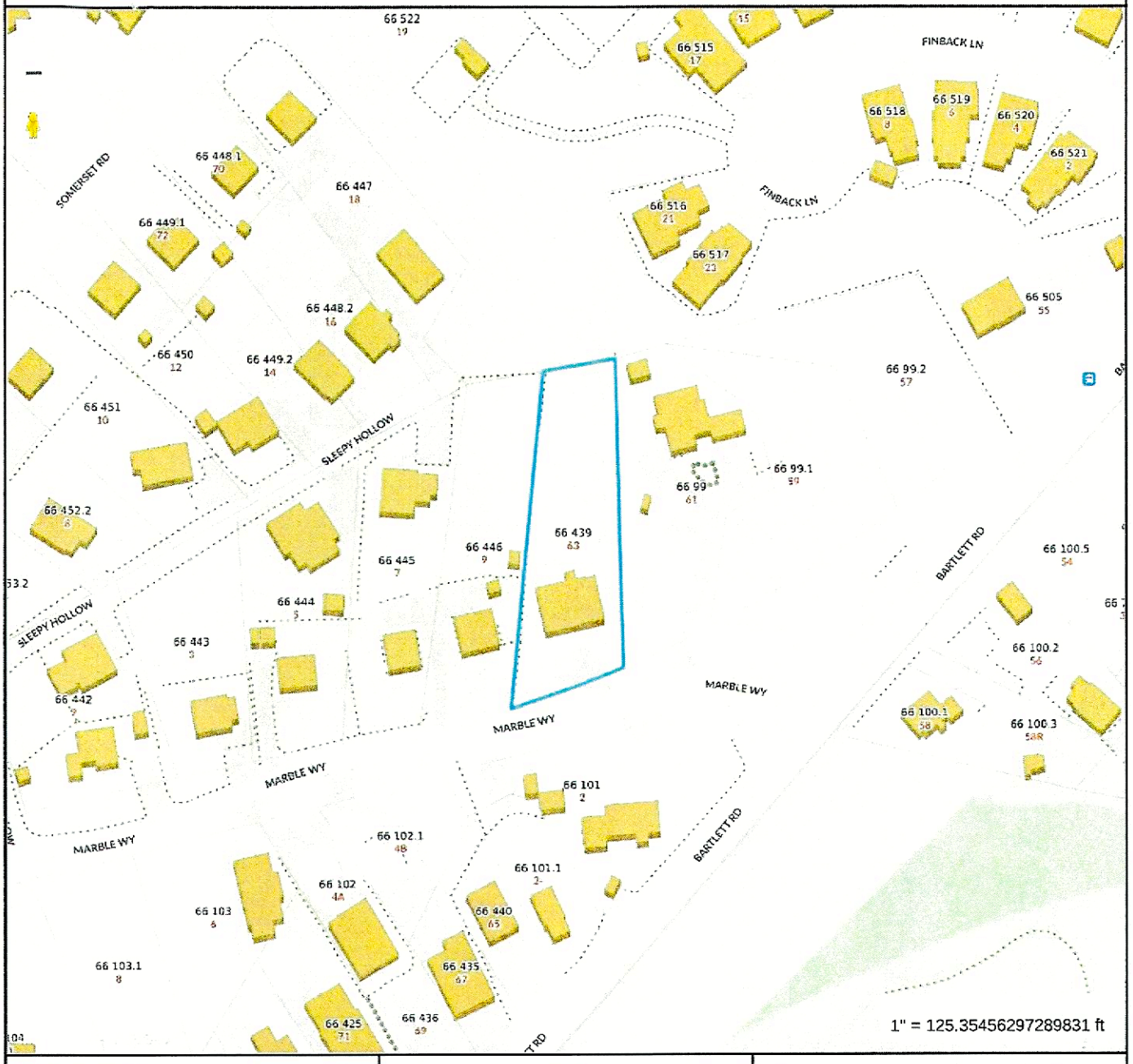
client number

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.

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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°: 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.

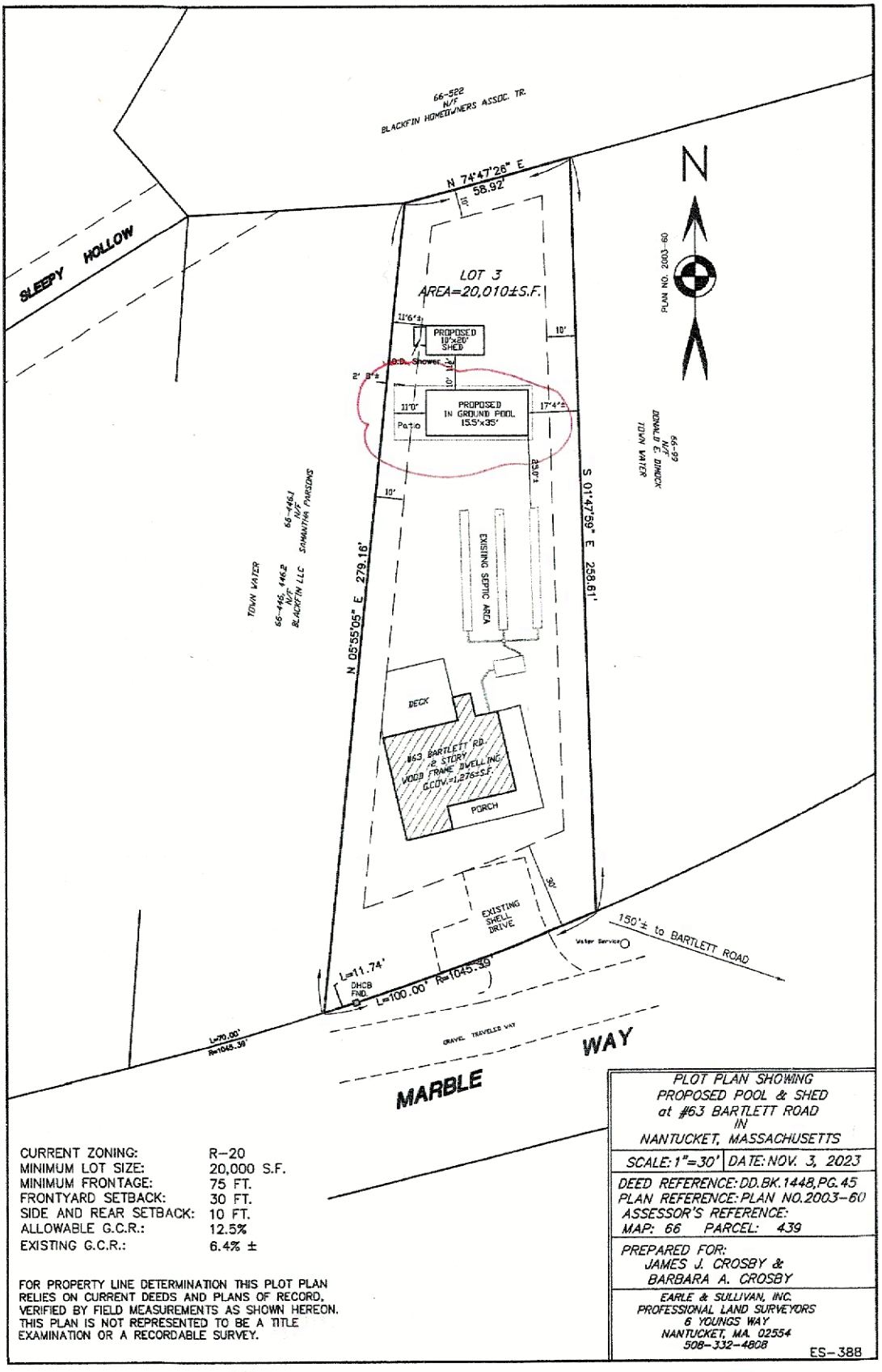
COLORS

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

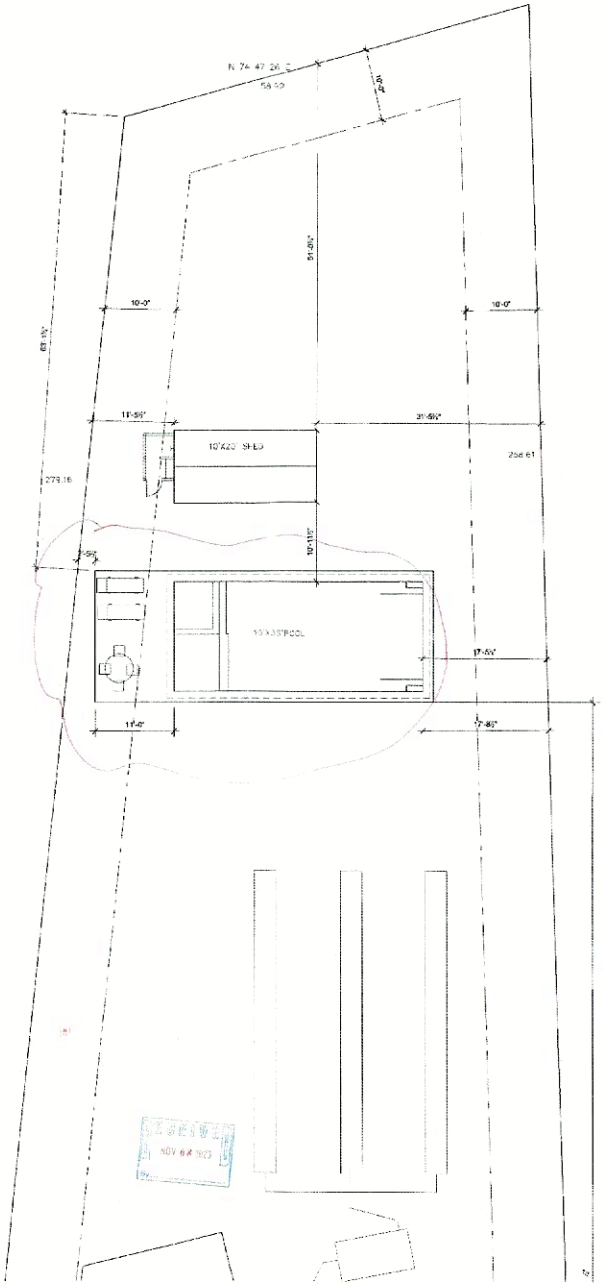
SCALE: 1"=30' | DATE: NOV. 3, 2023

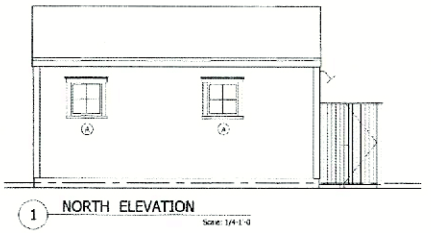
DEED REFERENCE: DD.BK.1448,PG.45
PLAN REFERENCE: PLAN NO.2003-60
ASSESSOR'S REFERENCE:
MAP: 66 PARCEL: 439

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





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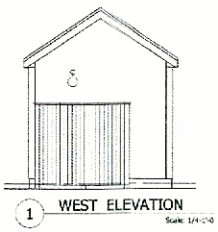

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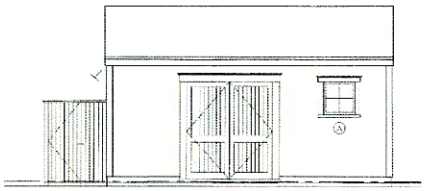
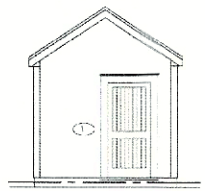
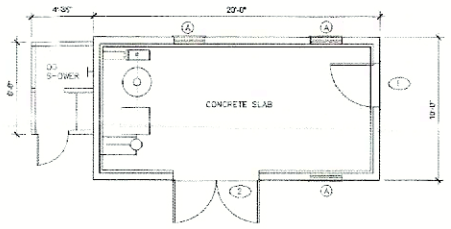


1 SOUTH ELEVATION
Scale: 1/4-1'-0



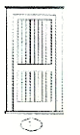
1 EAST ELEVATION
Scale: 1/4-1'-0



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

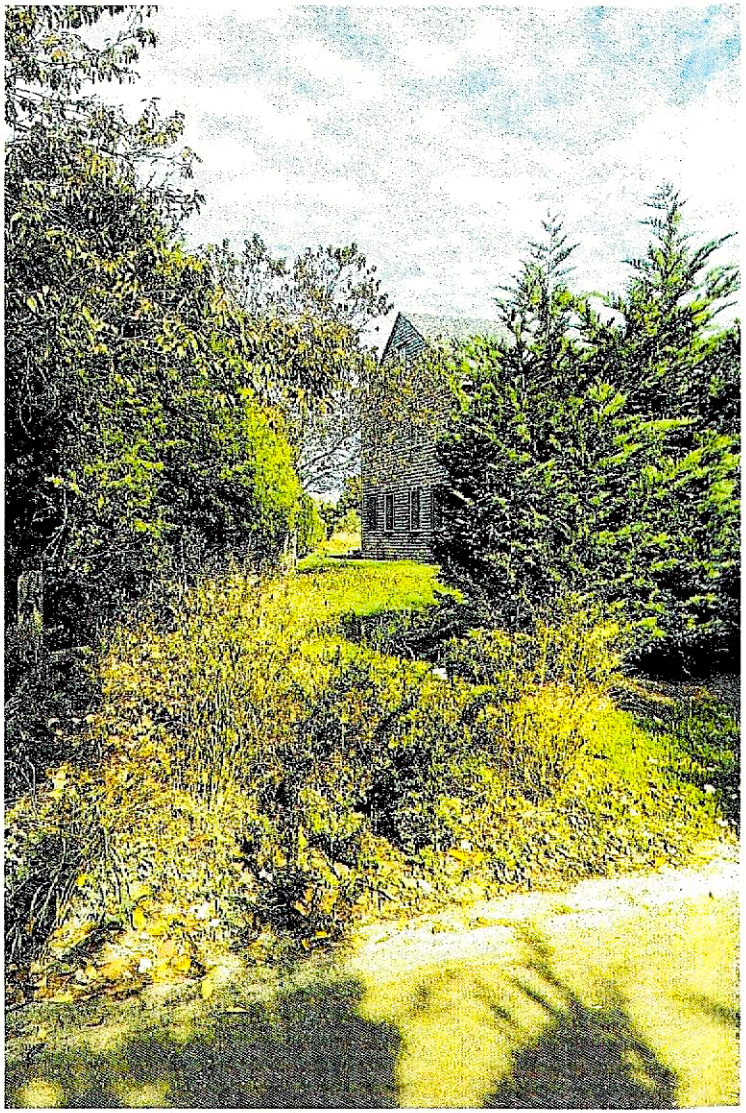
HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B: xxx copyright nag
client number

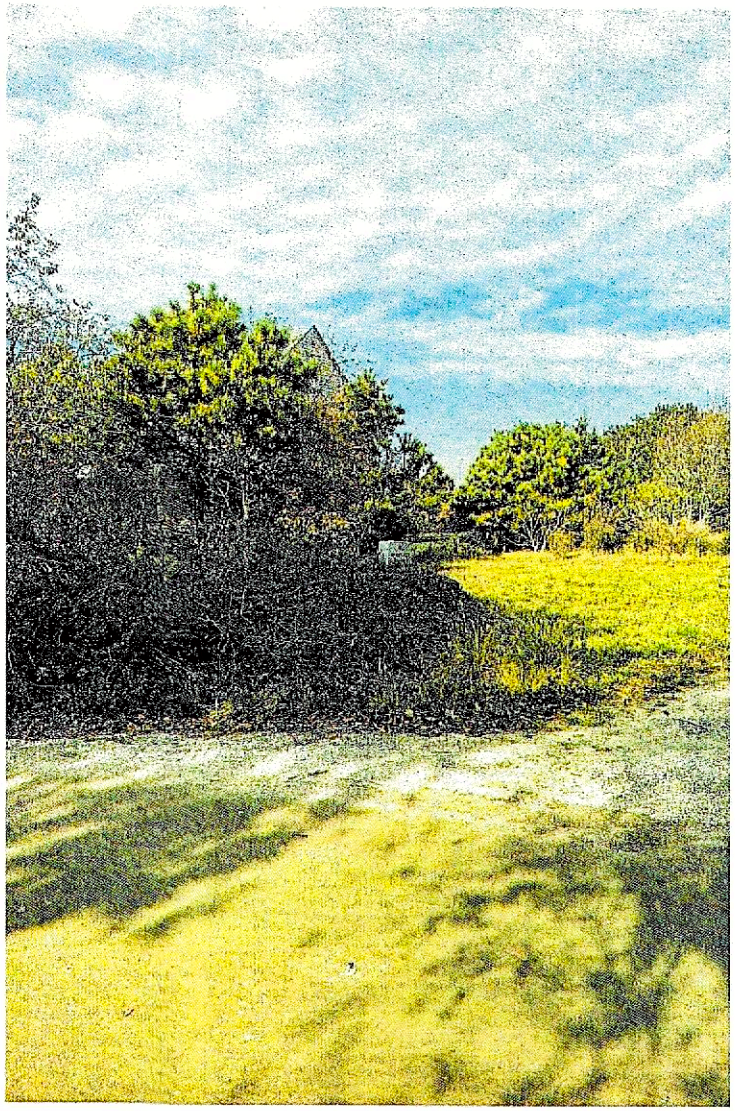
A1



SIDE N. WEST



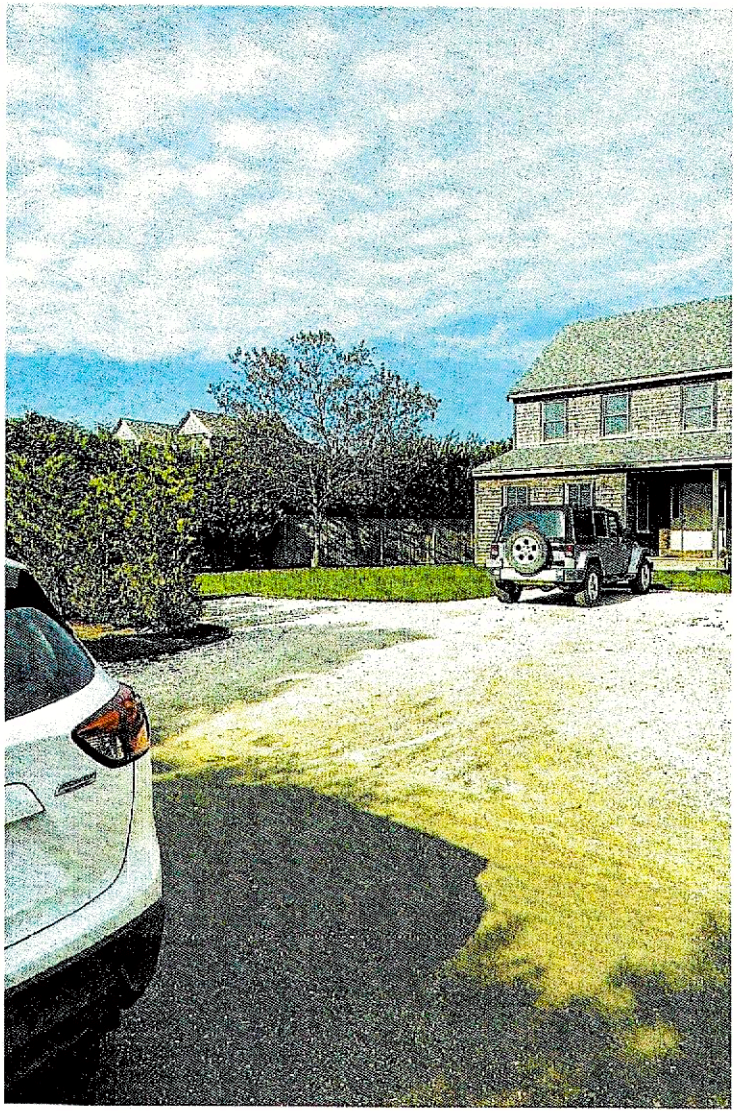
SIDE N. WEST CORNER



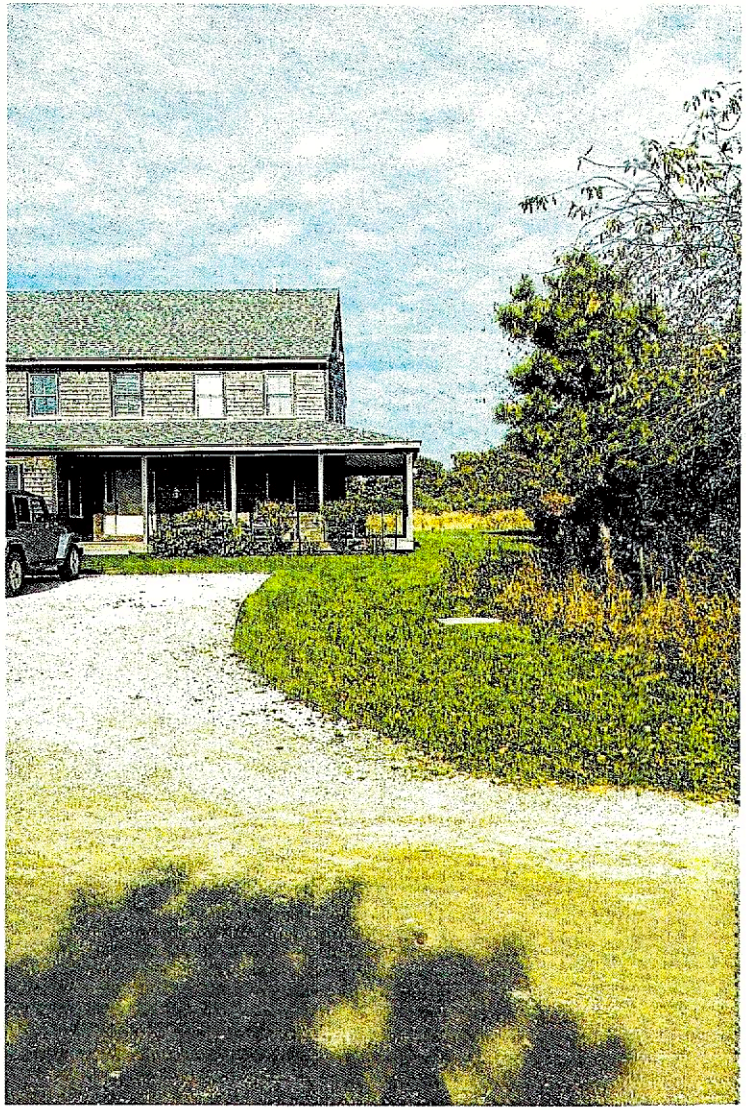
SIDE N. EAST CORNER



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.

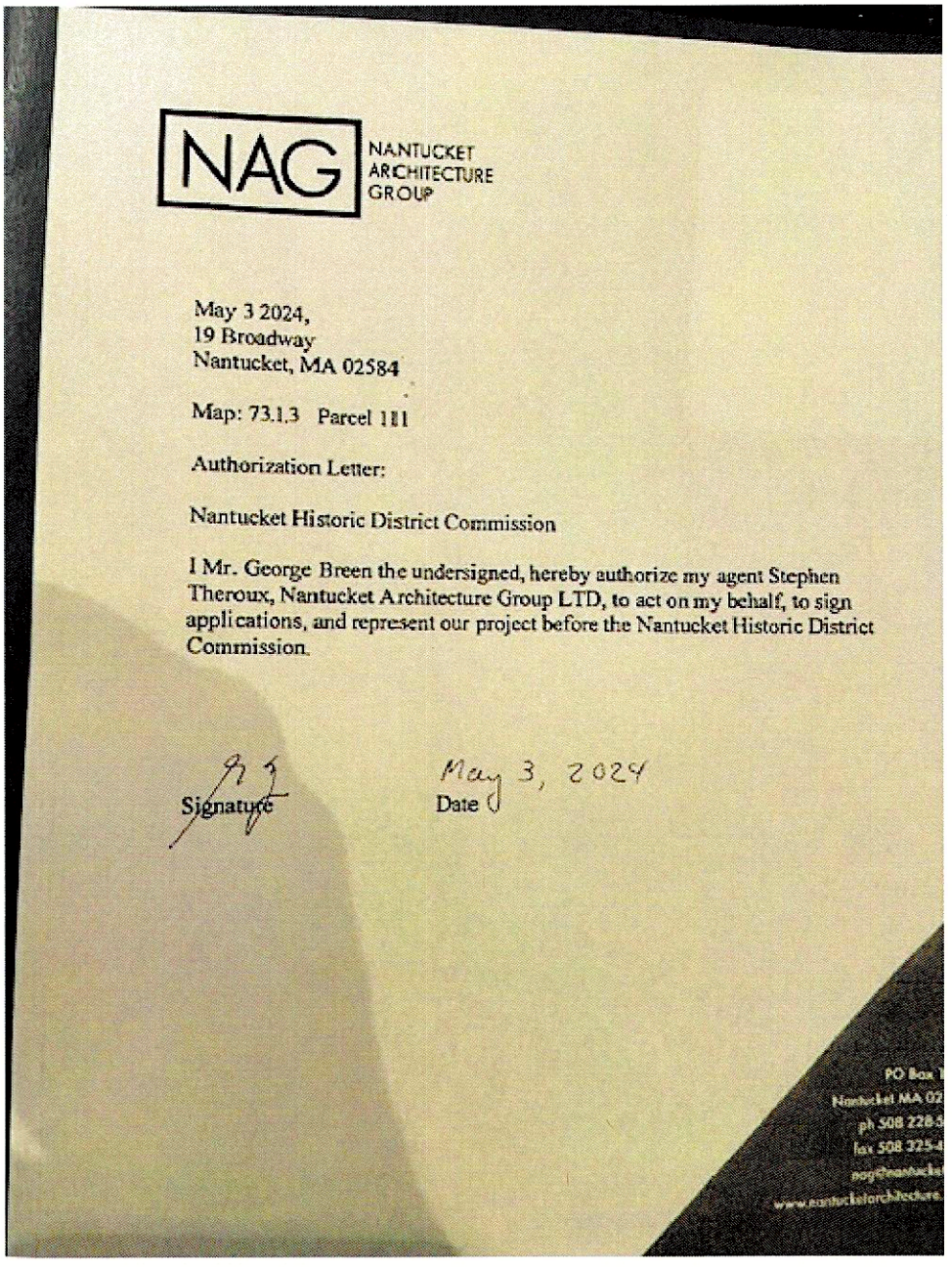
Geometry updated 02/08/2024
Data updated Jan. 2021

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)

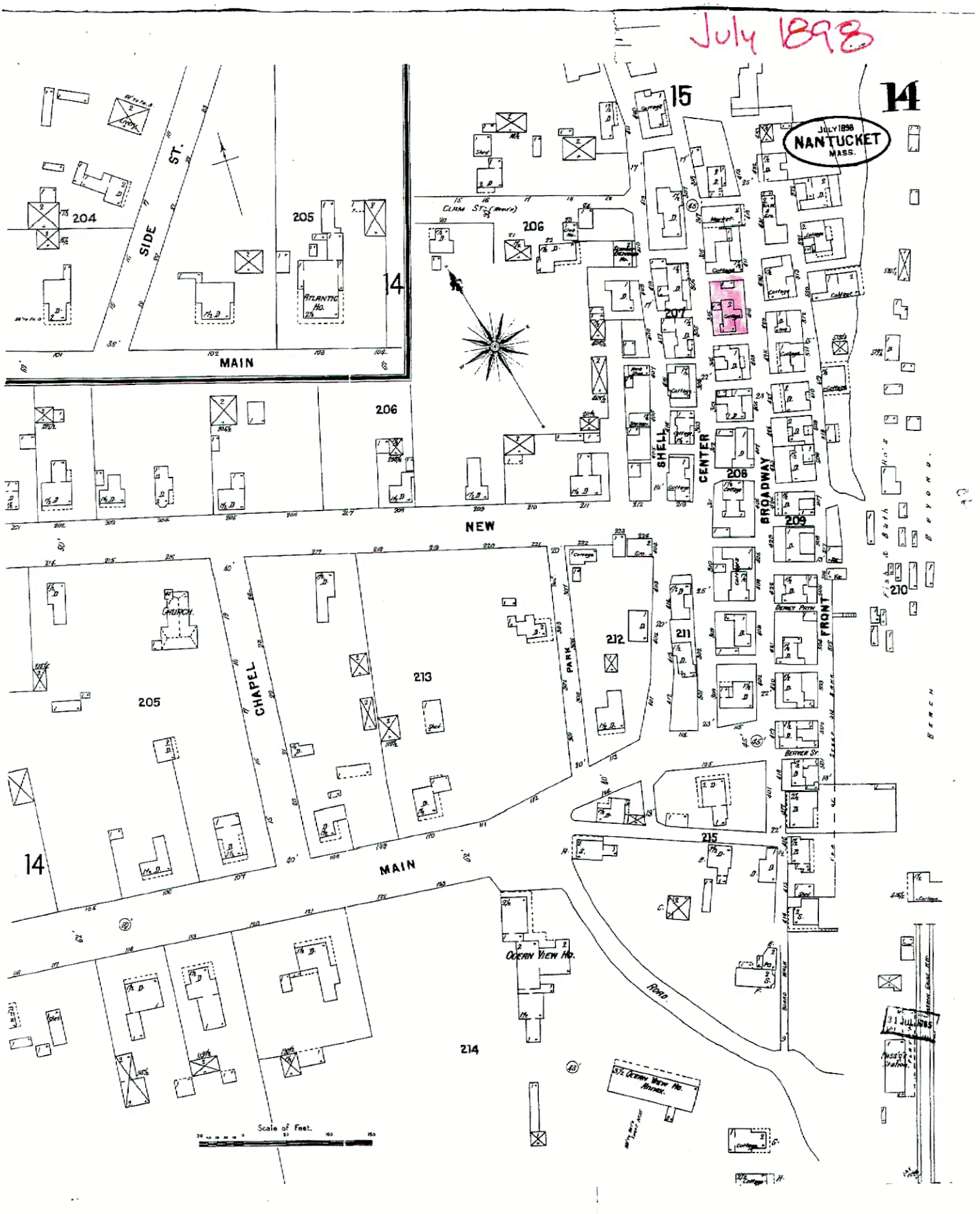
Survey/Film Roll #: SC6-37

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

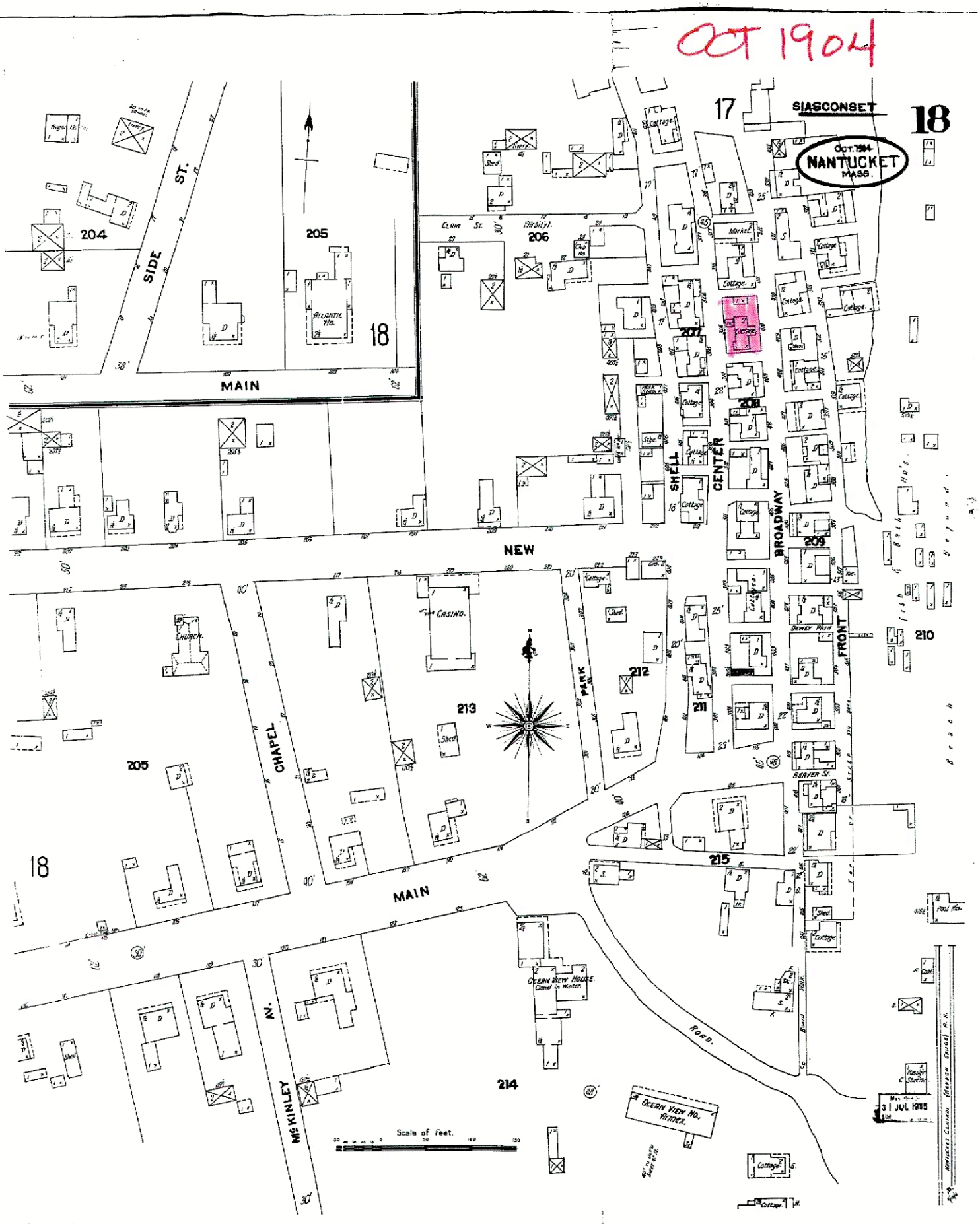
47. Sources: H.C.Foreman 'Early Nantucket and Its Whaling Houses',
  Page,
  39,
  Page,
  174,
  Interview with,
  JOAN.PORTER

July 1898



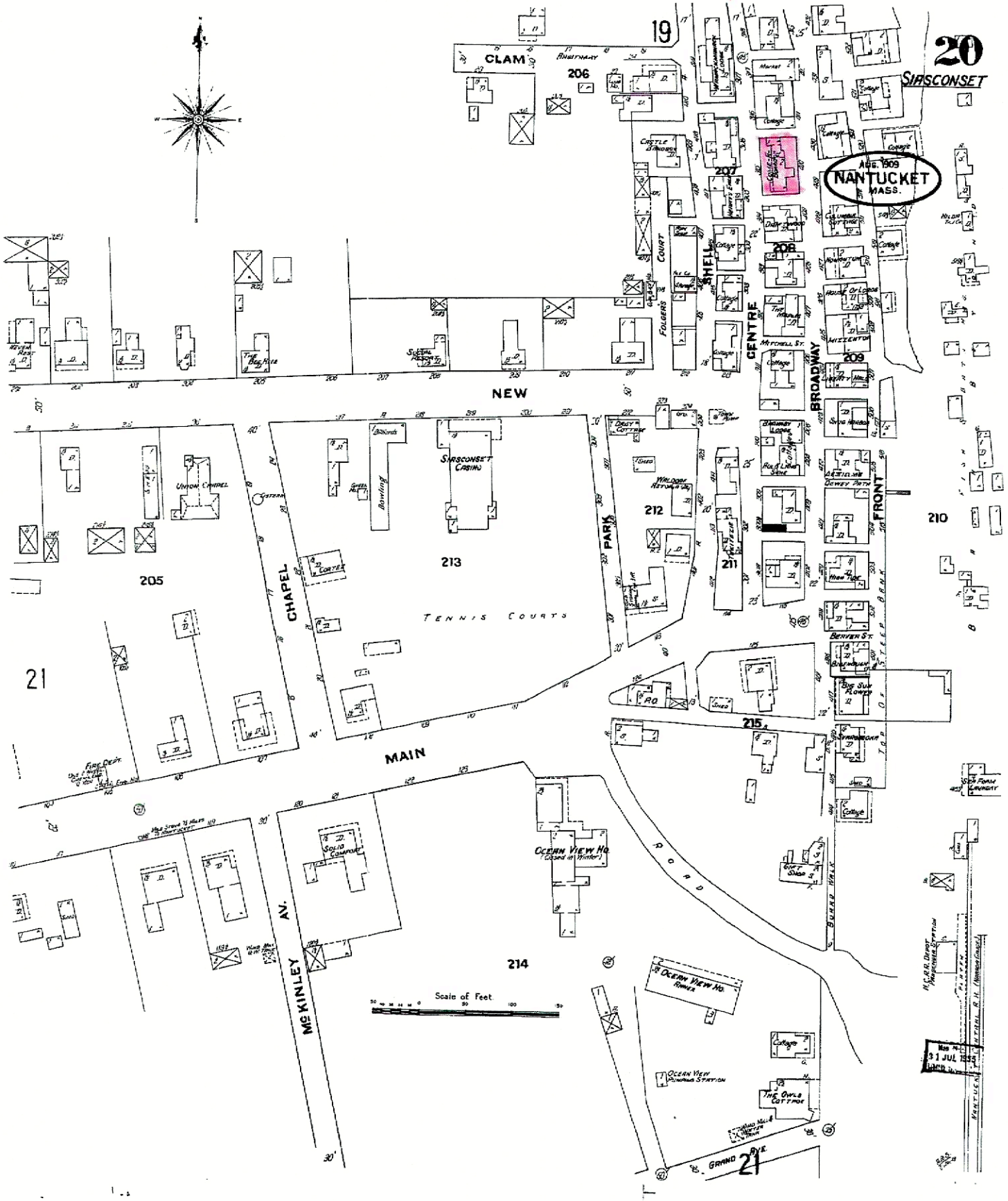
JULY 1898
NANTUCKET
MASS.
14
15
SIDE ST.
MAIN
204
205
206
207
208
209
210
211
212
213
214
215
ATLANTIC HO.
CLAM ST.
NEW
SHELL
CENTER
BROADWAY
FRONT
PARK
CHAPEL
CHURCH
BEAVER ST.
OCEAN VIEW HO.
ROAD
BEACH
BEYOND
Scale of Feet.

OCT 1904



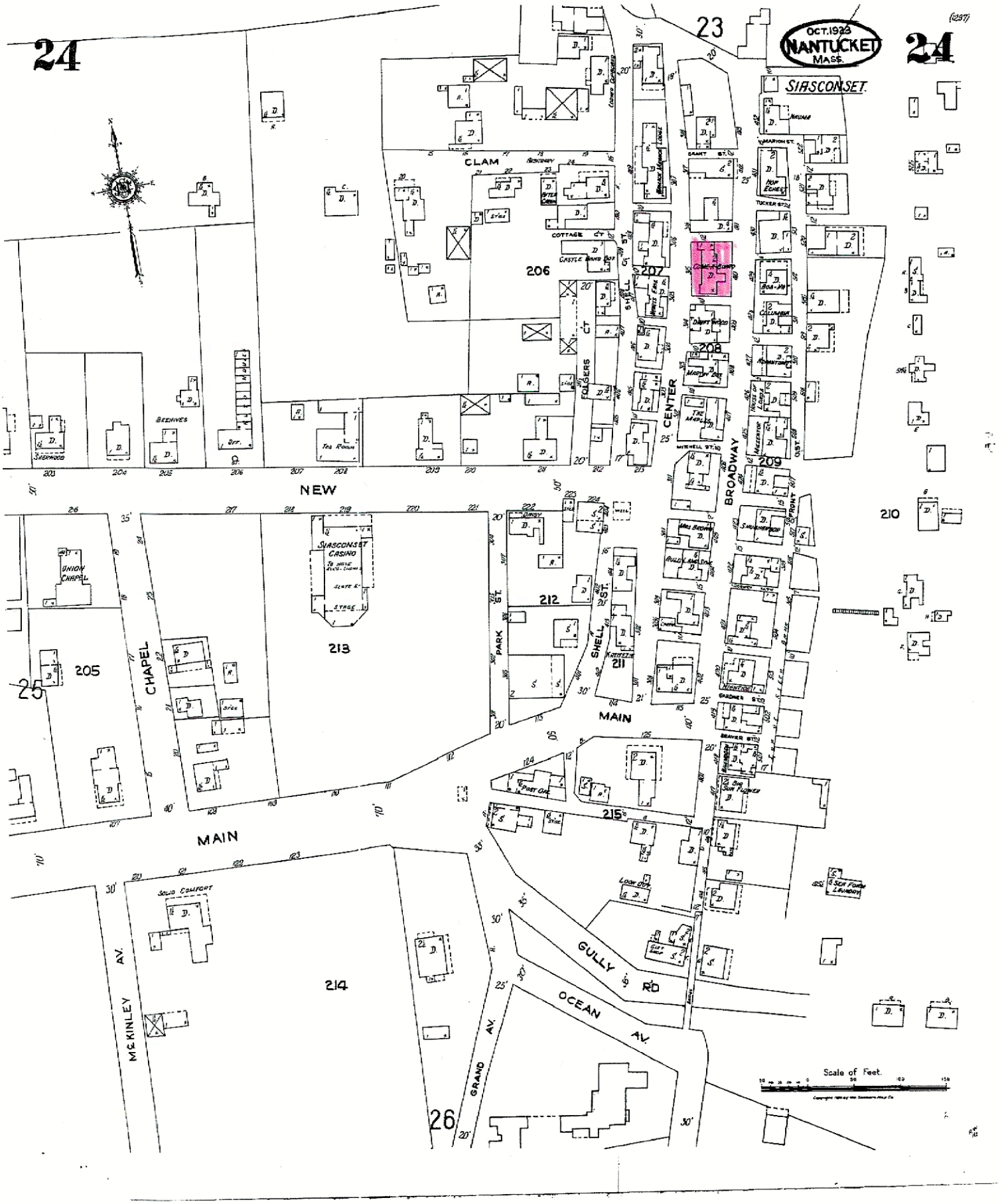
SIASCONSET
18
17
OCT. 1904
NANTUCKET
MASS.
SIDE ST.
MAIN
204
205
206
207
208
209
210
211
212
213
214
215
18
CLAM ST.
ATLANTIC HO.
CASINO
CHURCH
CHAPEL
PARK
SHELL
CENTER
BROADWAY
FRONT
BEAVER ST.
DEWEY PATH
OCEAN VIEW HOUSE
OCEAN VIEW HO. ANNEX
McKINLEY AV.
ROAD
Scale of Feet.
31 JUL 1915

Aug 1909

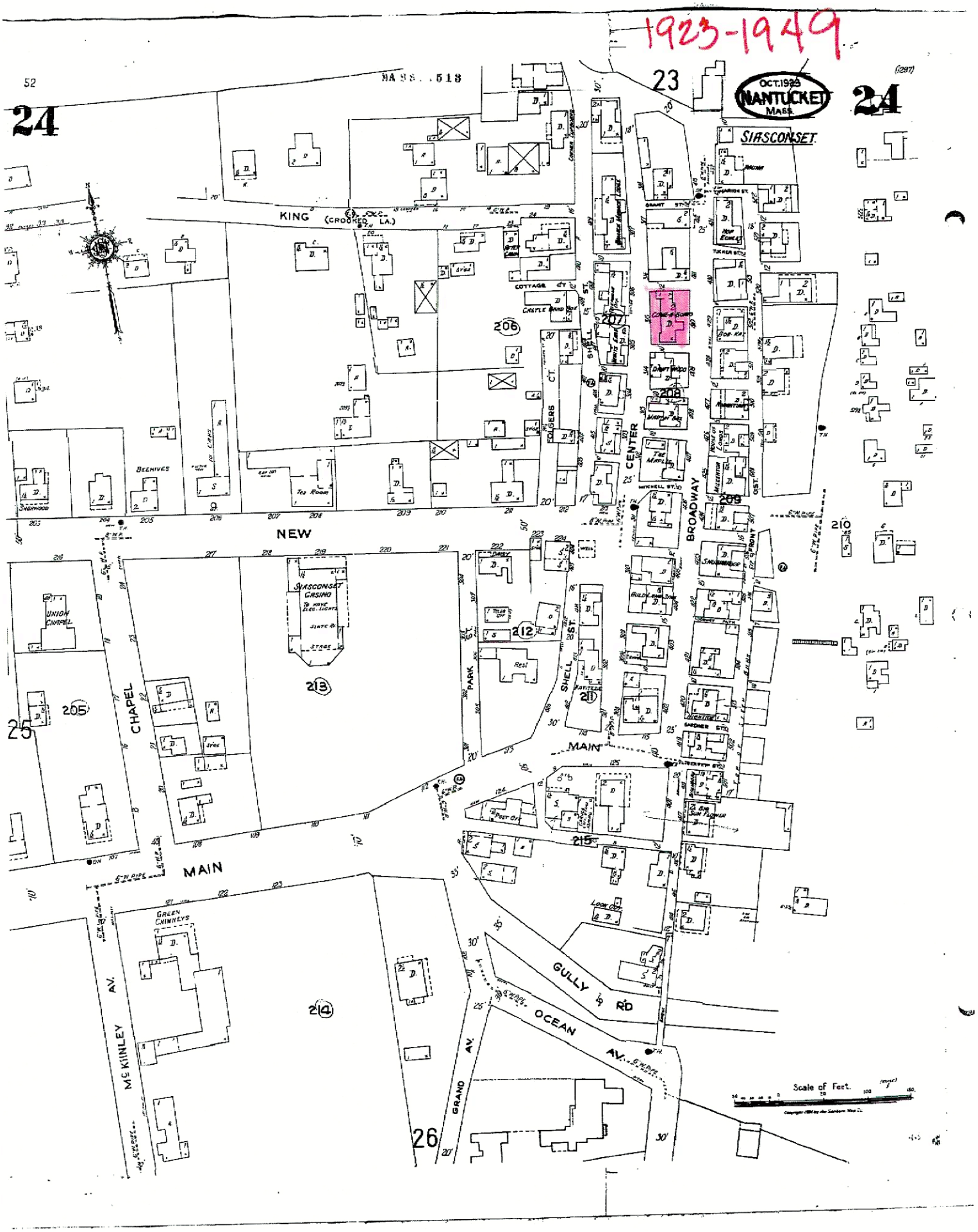


19
20
SIASCONSET
CLAM
206
207
208
209
210
211
212
213
214
215
205
21
NEW
MAIN
CHAPEL
PARK
CENTRE
BROADWAY
FRONT
SHELL
FOLGERS COURT
TENNIS COURTS
SIASCONSET CASINO
UNION CHAPEL
OCEAN VIEW HO.
(Closed in Winter)
OCEAN VIEW HO.
ANNEX
OCEAN VIEW PUMPING STATION
THE OWLS COTTAGE
GRAND AVE.
McKINLEY AV.
ROAD
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
BROADWAY
CENTER
SHELL ST.
PARK ST.
GULLY RD
OCEAN AV.
GRAND AV.
McKINLEY AV.
UNION CHAPEL
SIASCONSET CASINO
BEEHIVES
GREEN CHIMNEYS
Scale of Feet.

Forman

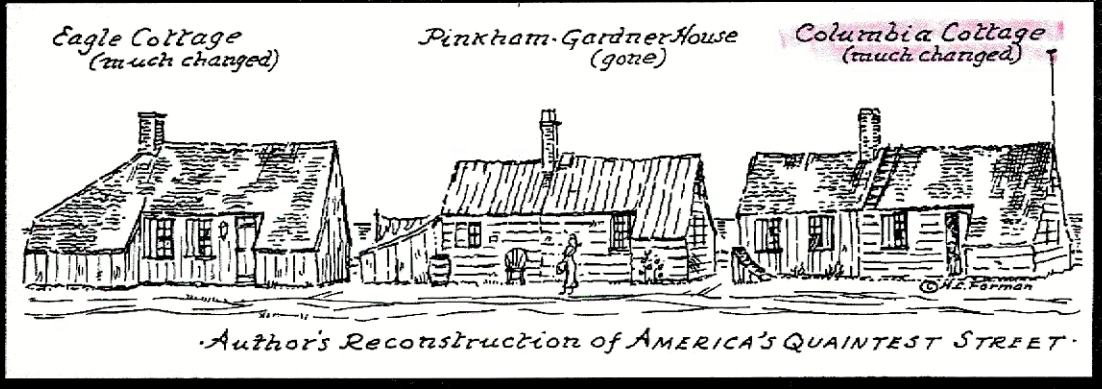
Early Nantucket AND ITS Whale Houses MILL HILL PRESS



Henry Chandlee Forman

Early Nantucket AND ITS Whale Houses



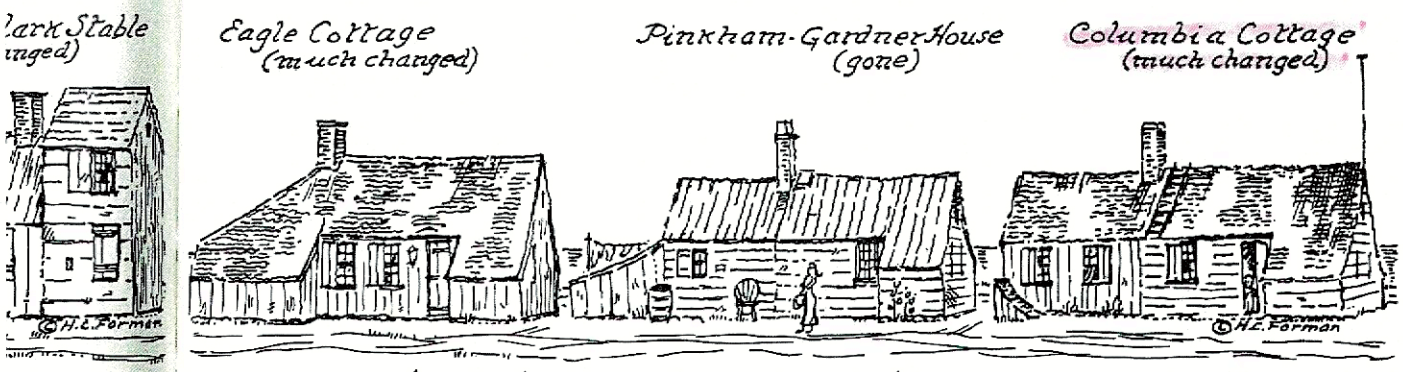


·Author's Reconstruction of AMERICA'S QUAINTEST STREET·

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

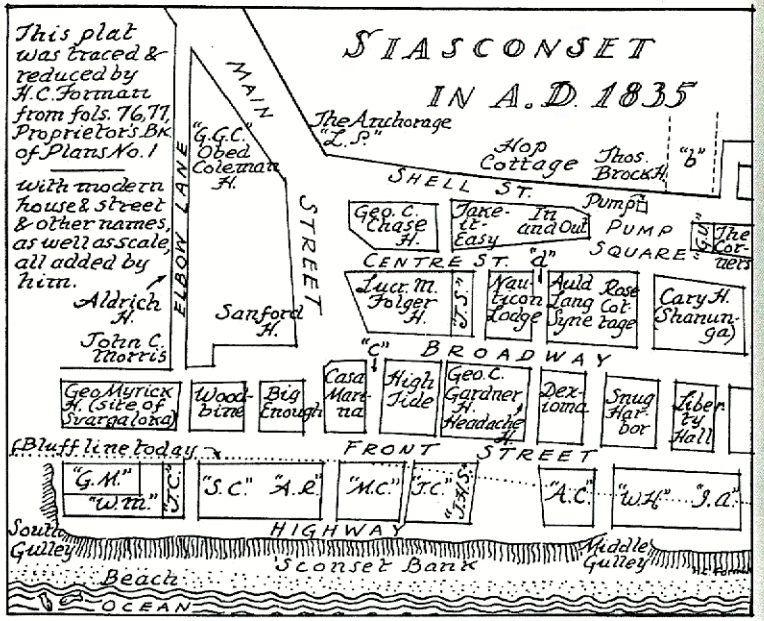
The Island records are full of items about sheep. In 1696, for example, a tax of 140 pounds of sheep's wool was levied upon the estate of Stephen Hussey. At another time it was voted at a Town Meeting that a committee be formed to keep the sheep out of the Town, and to demand that the "Lamb Marker," 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.

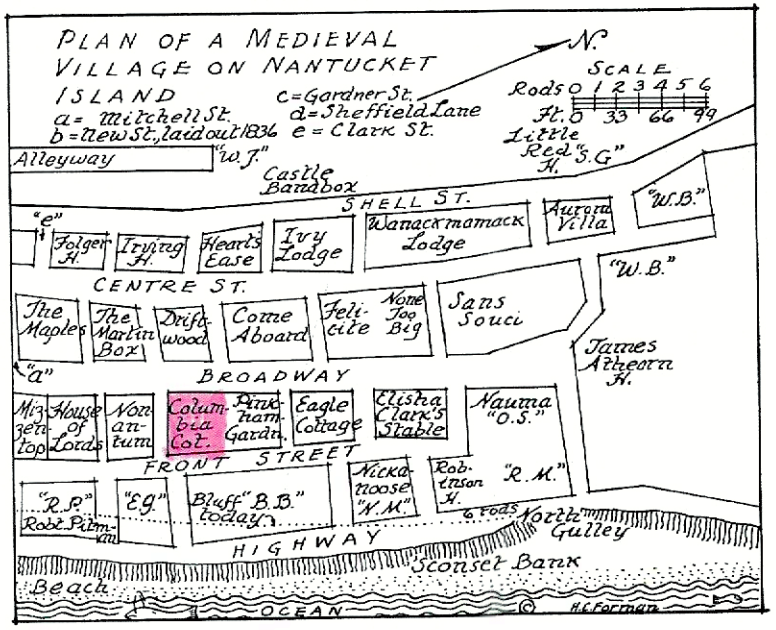
directed to the horizontal line of that watery surface, which is ever in motion, and ever threatening destruction to these shores. My ears were stunned with the roar of its waves rolling one over the other, as if impelled by a superior force to overwhelm the spot on which I stood."

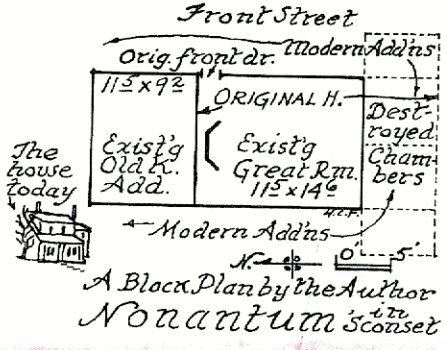
Crèvecoeur was probably wrong when he declared that the house he visited had been constructed on the ruins of one of the ancient huts. Because they had no foundation other than stone boulders, 'Sconset buildings were not erected on the ruins of others. What he meant perhaps was that the abode had been *extended* from the original fisherman's whale house.



6 – Eighteenth-Century 'Sconset

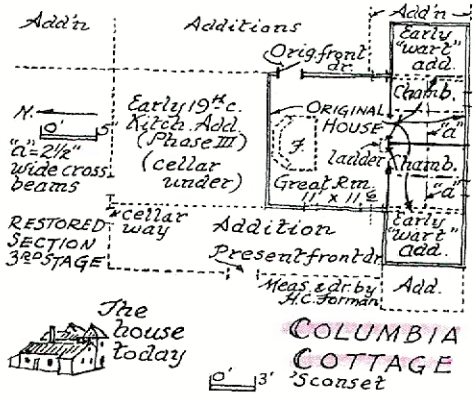
In 1758, some eighty-two years after the establishment of 'Sconset, the Town of Sherburne voted an impossible gridiron type of plan for the village. It ordered that "Siasconset Bank" be laid out into twenty-seven shares, beginning at the South Gulsh, or Gulley, to the southward of the "South Well" and extending northward along the bluff. Each lot was to be three rods, or forty-nine and a half feet, by





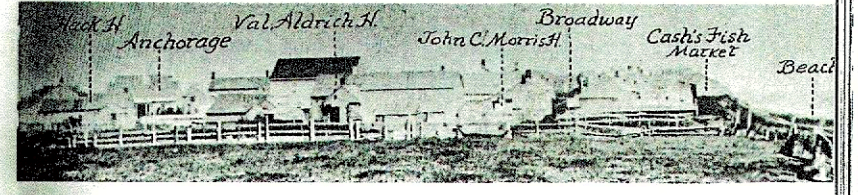
2 – A Doll Tea House

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]





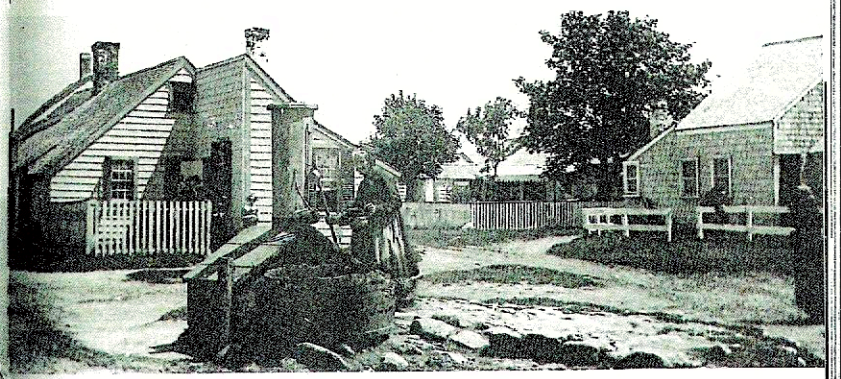
ABOVE: Looking south on Broadway, 'Sconset, in the 1860s, showing cottages as identified by author. Note type of medieval vertical-board palisaded fence commonly used. BELOW: 'Sconset from the south — oldest known photograph of the village (1860s).



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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Dallas, TX 75205

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.68
Total Postage and Fees	$5.08

MAY 21 2024 — Postmark Here — 05/21/2024

Sent To: Richard KUHPF
Street and Apt. No., or PO Box No.: 3806 STRATFORD AVE
City, State, ZIP+4®: DALLAS TX 75205

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

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

MAY 21 2024 — Postmark Here — 05/21/2024

Sent To: GULL WING LLC
Street and Apt. No., or PO Box No.: PO box 401
City, State, ZIP+4®: SIASCONSET MA 02564

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

7021 0350 0000 0870 5307

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Bethesda, MD 20816

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	$0.00
Postage	$0.68
Total Postage and Fees	$5.08

MAY 21 2024 — Postmark Here — 05/21/2024

Sent To: HELEN STRAUS
Street and Apt. No., or PO Box No.: 5 CHALFONT CT
City, State, ZIP+4®: BETHESDA MD 20816

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

7021 0350 0000 0870 5314

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Siasconset, MA 02564

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	$0.00
Postage	$0.68
Total Postage and Fees	$5.08

MAY 21 2024 — Postmark Here — 05/21/2024

Sent To: Mary O'Connell
Street and Apt. No., or PO Box No.: 13 Front St
City, State, ZIP+4®: SIASCONSET MA 02564

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

7021 0350 0000 0870 5291

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Fort Lee, NJ 07024

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	$0.00
Postage	$0.68
Total Postage and Fees	$5.08

MAY 21 2024 — Postmark Here — 05/21/2024

Sent To: JEFFREY LICHTMAN
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.

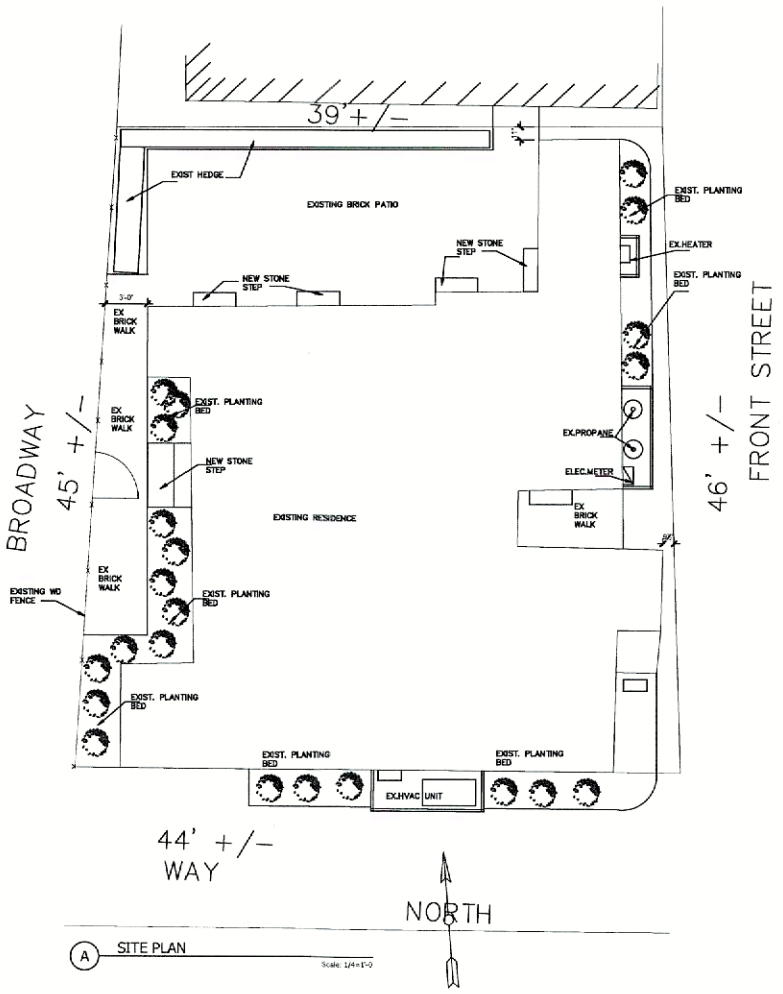
COLORS

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.

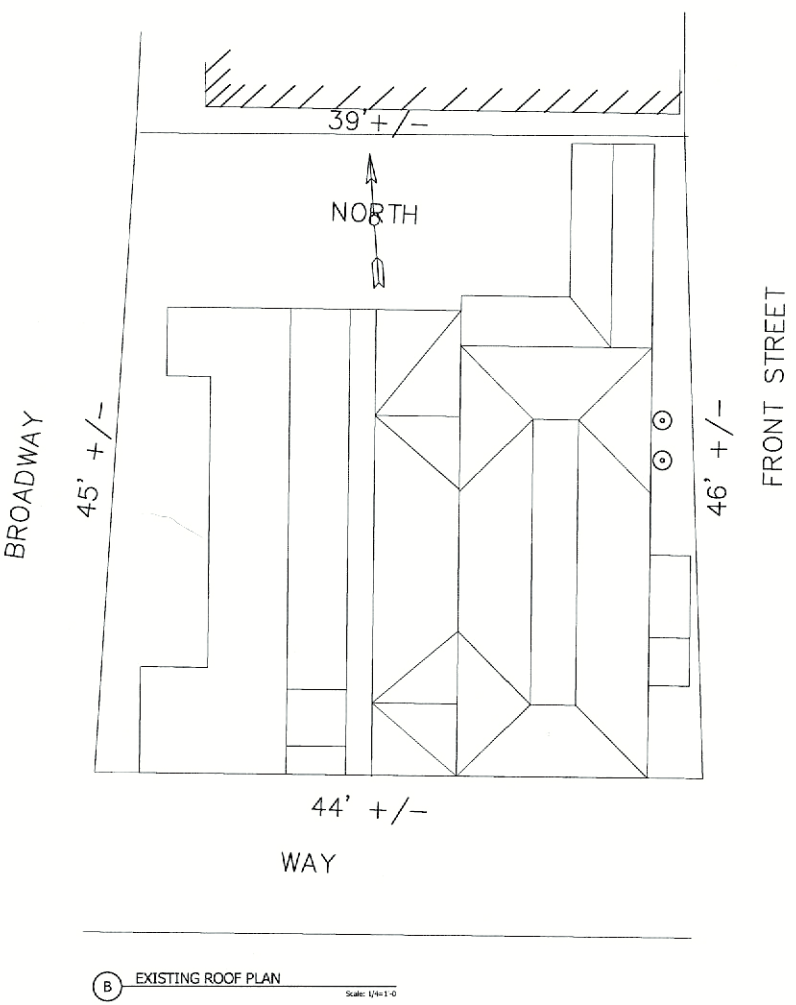
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

D/B Copyright neg 2024

2311.28

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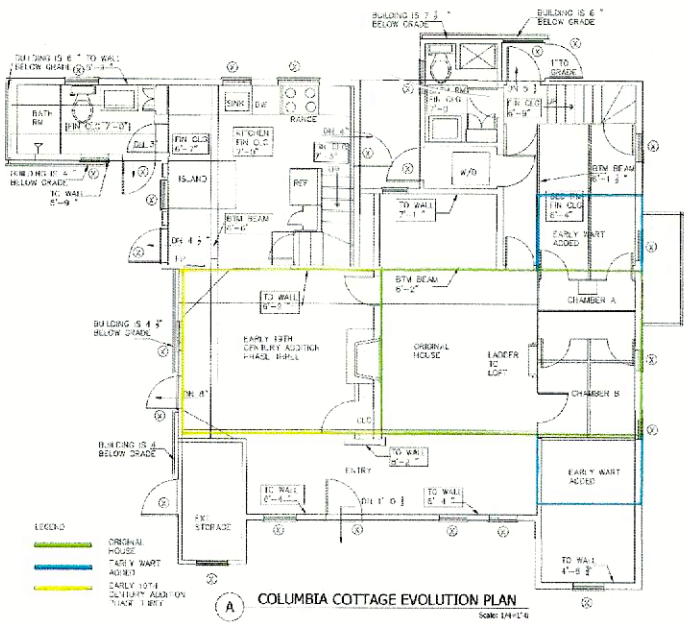
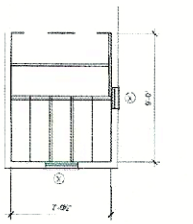


A COLUMBIA COTTAGE EVOLUTION PLAN

Scale: 1/4"=1'-0

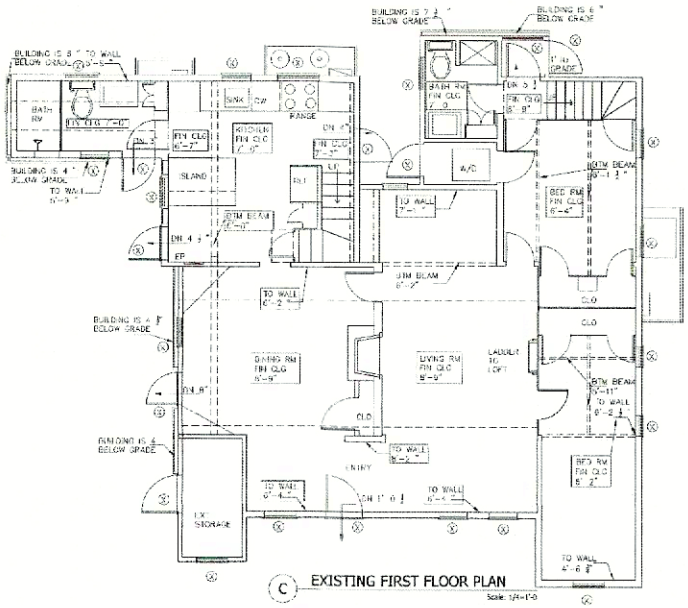


F EXISTING LOFT PLAN

Scale: 1/4"=1'-0

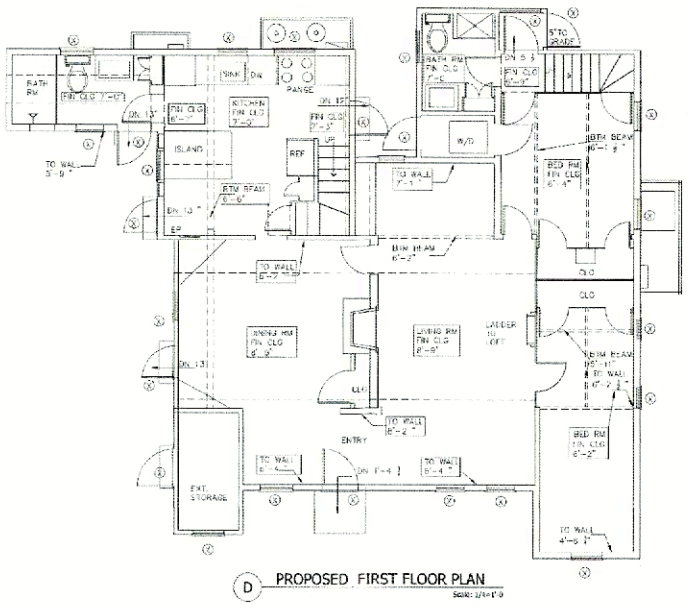
E EXISTING SECOND FLOOR PLAN

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
BIDDING:
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REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
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client number

A1



L EXISTING EAST ELEVATION

Scale: 1/4"=1'-0



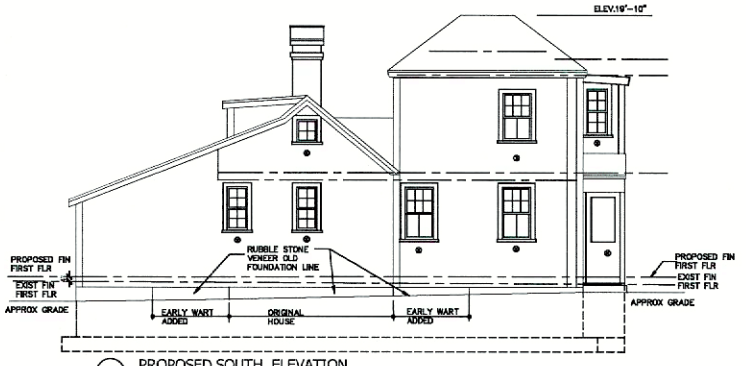
M PROPOSED EAST ELEVATION

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:

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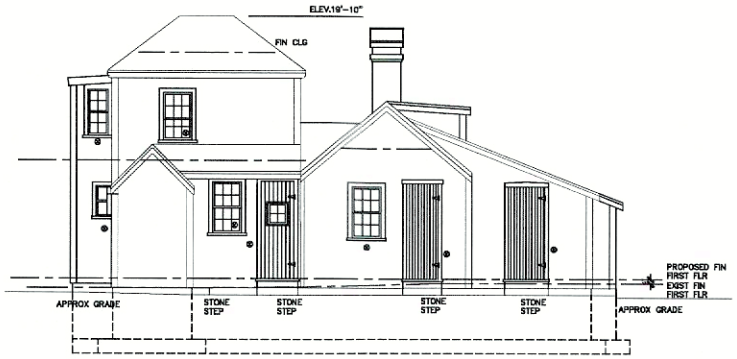
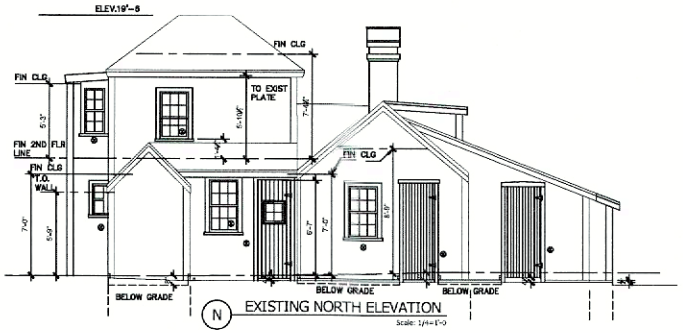
A2



P PROPOSED NORTH ELEVATION

Scale: 1/4=1'-0



N EXISTING NORTH 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

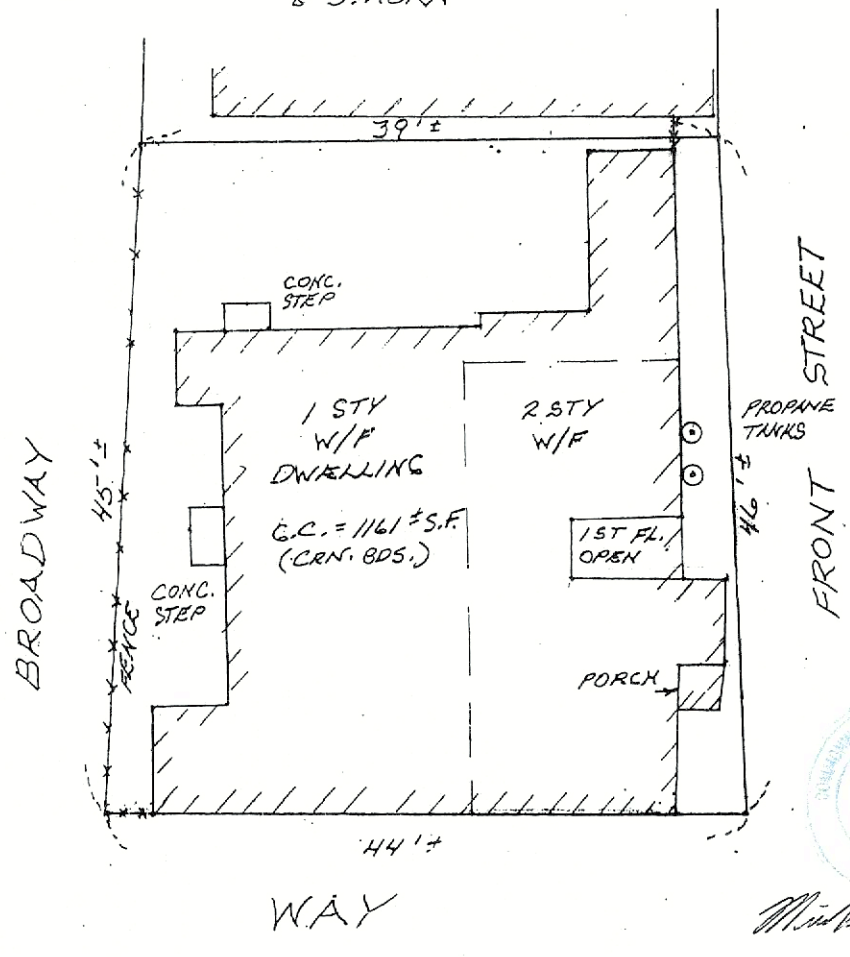
A3

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

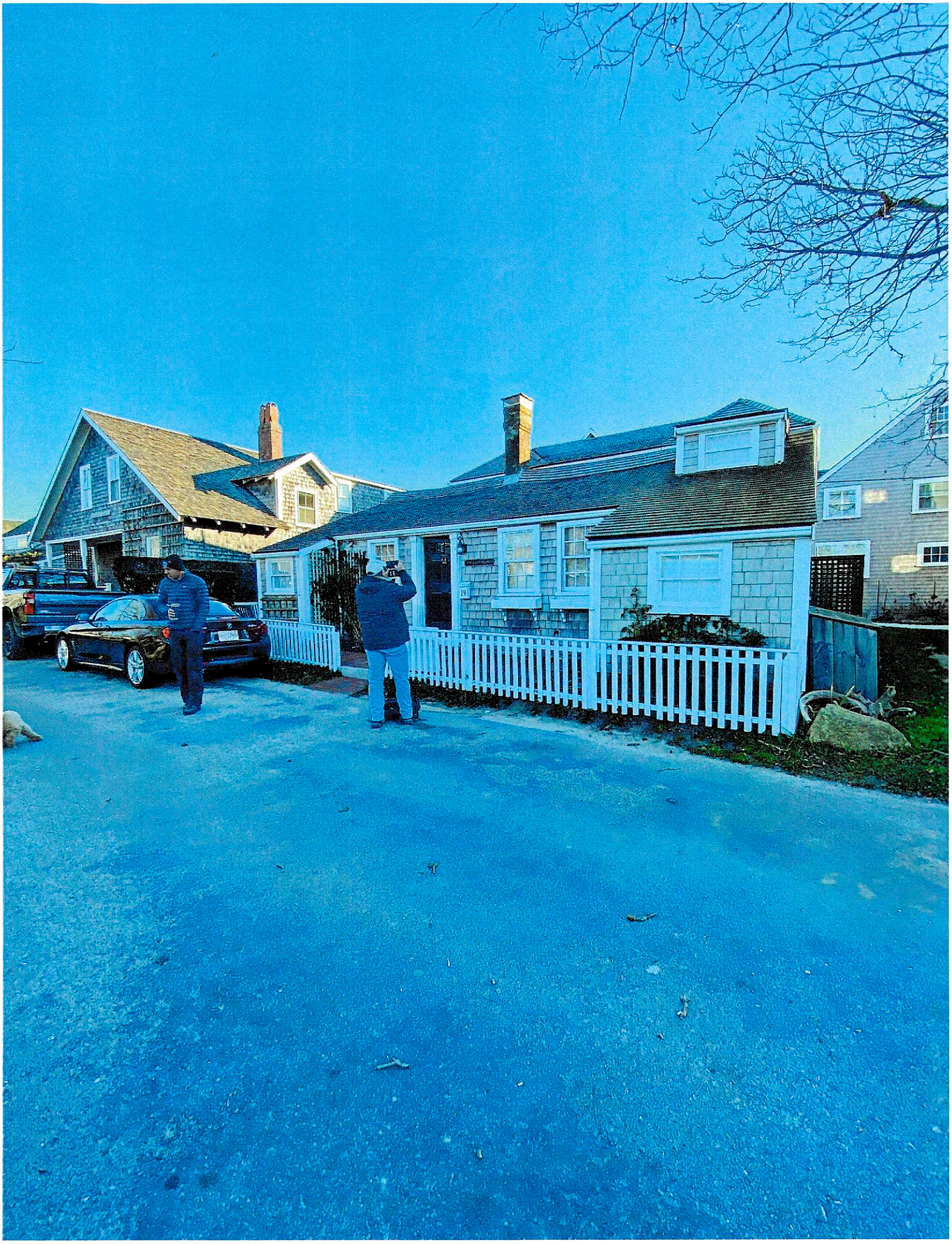
C-7878

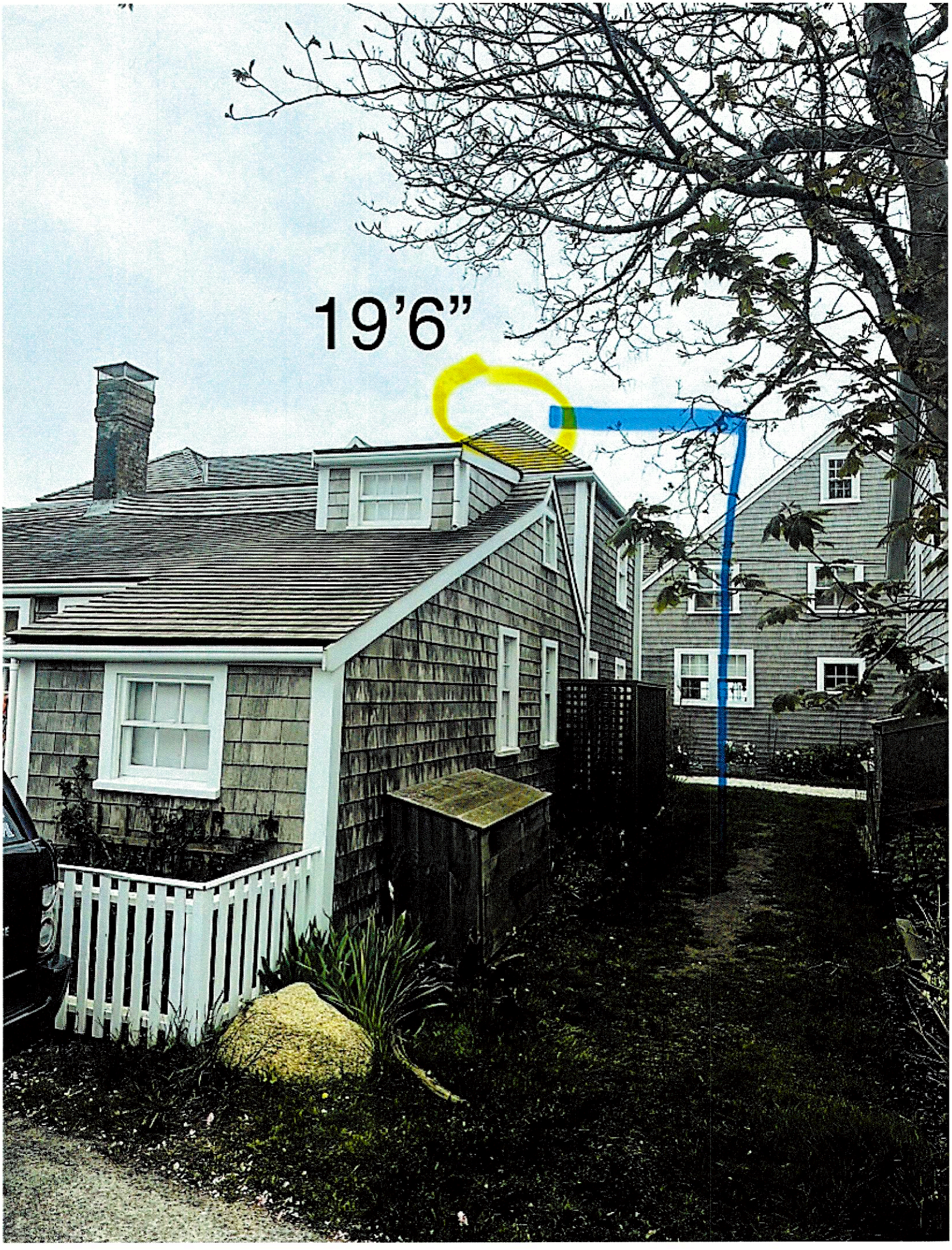

Neighbors
Height
RANGE ROVER


Neighbors
HEIGHT
RANGE ROVER


Neighbors
HEIGHT
RANGE ROVER
WRANGLER
DESTINATION
TIPGEORGE






19’6”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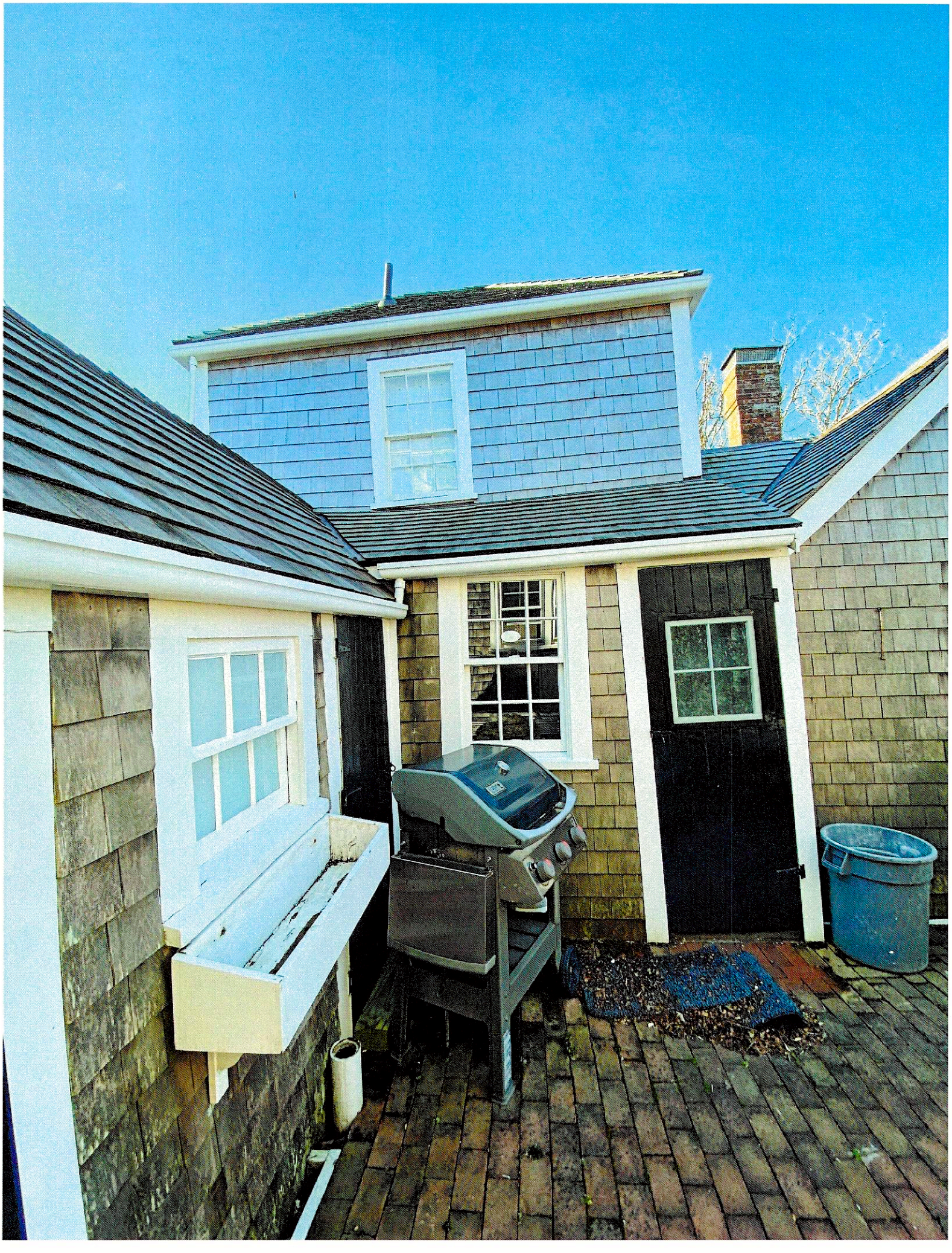
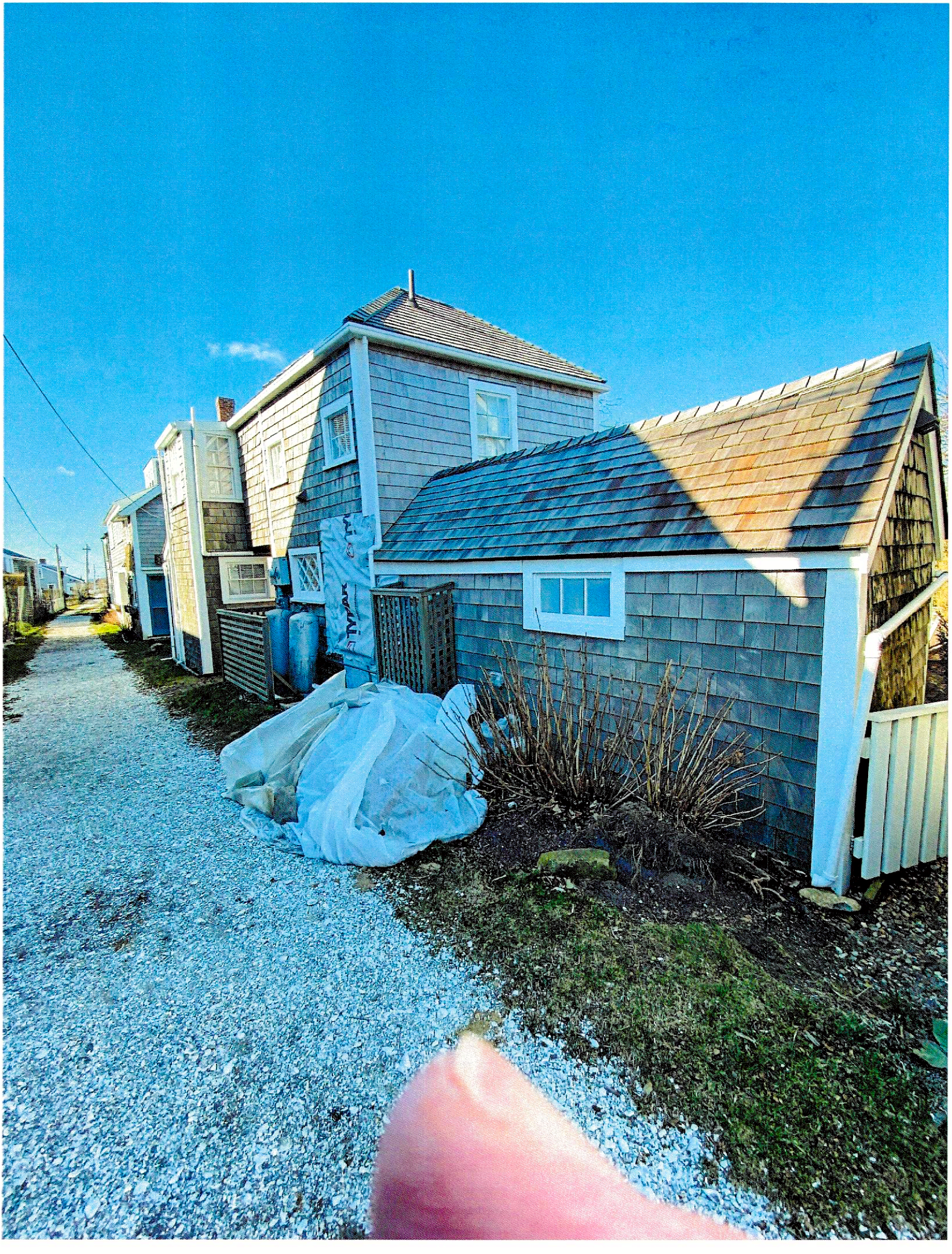
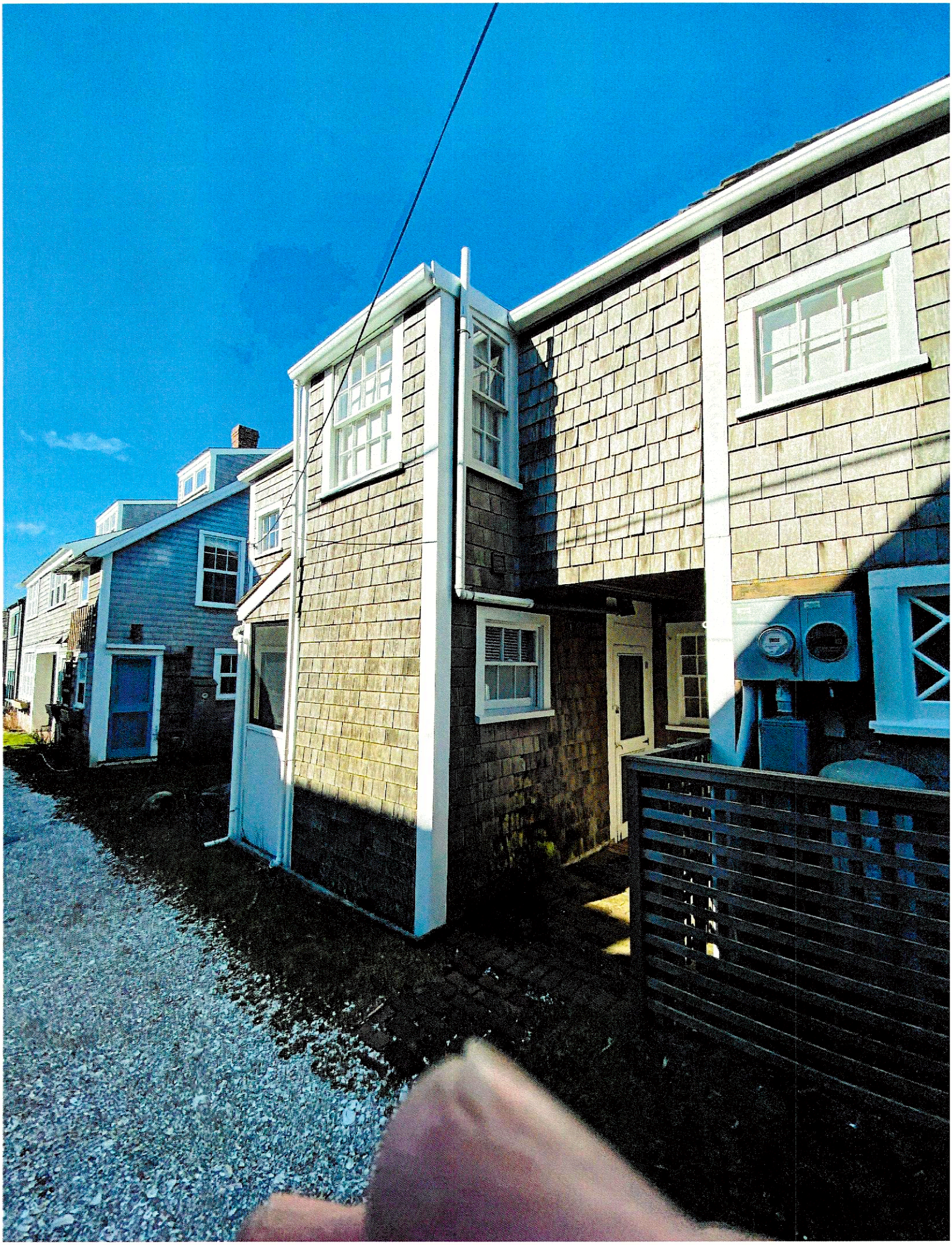
5/12
8/12


Weber
SPIRIT II
Nantucket Energy









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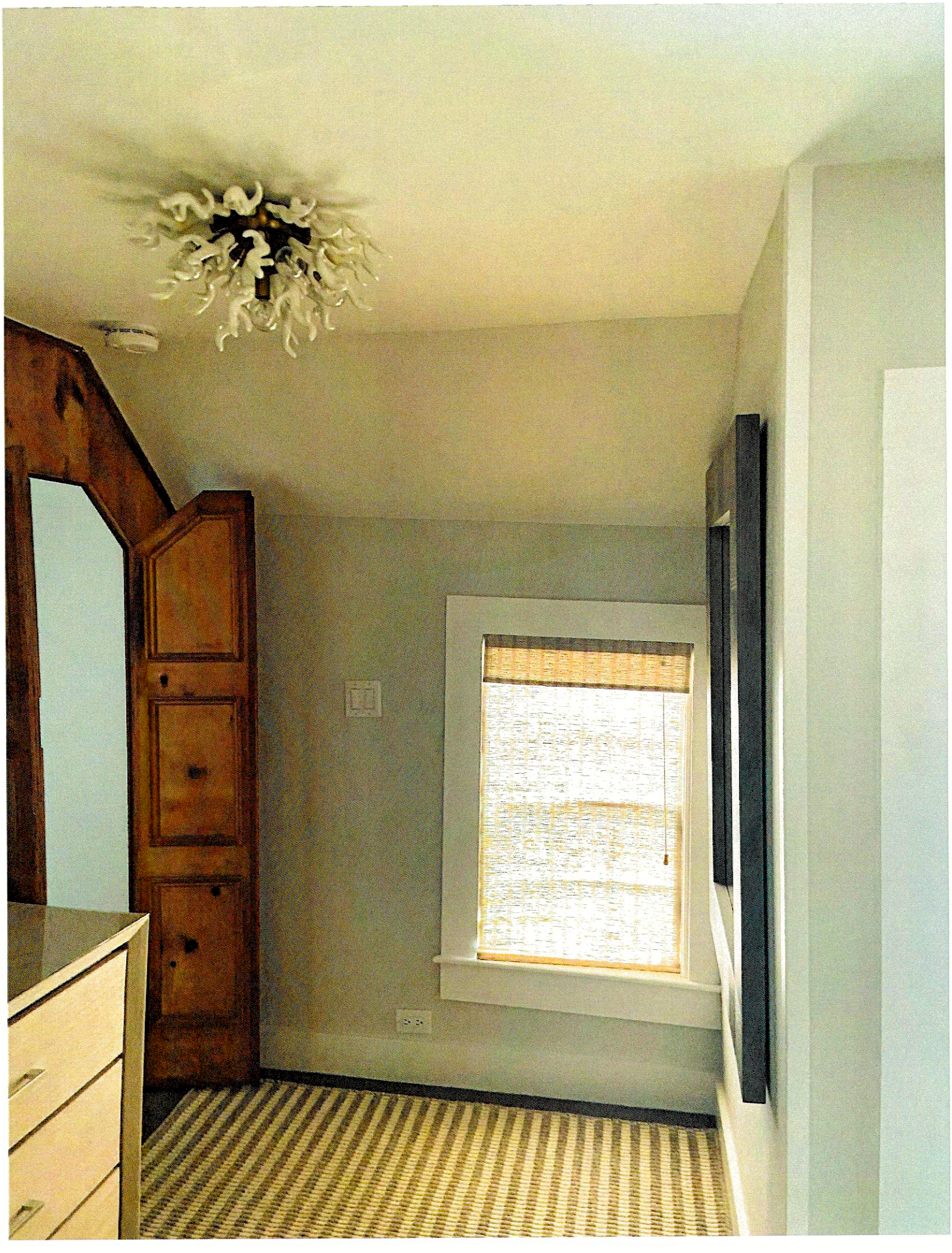


5/22

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.

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.

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.

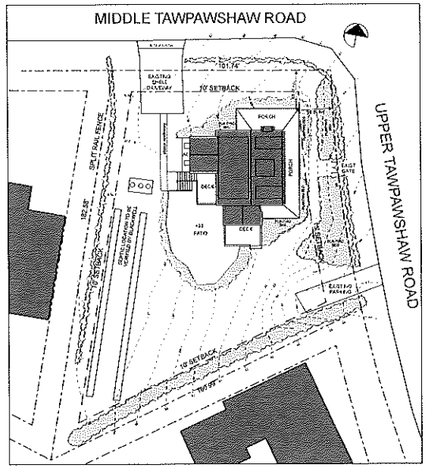
COLORS

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.

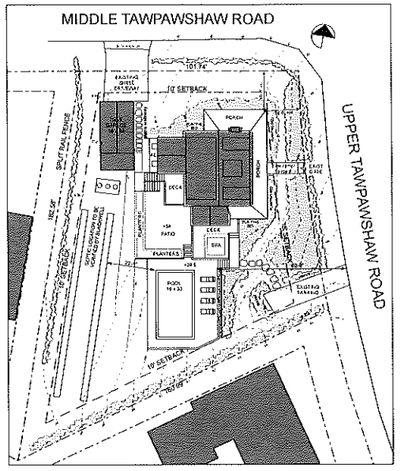
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

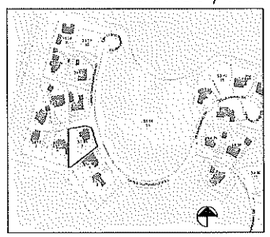
EXISTING HOUSE GROUND COVER- 1476 SF
PROPOSED GARAGE- 512 SF

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

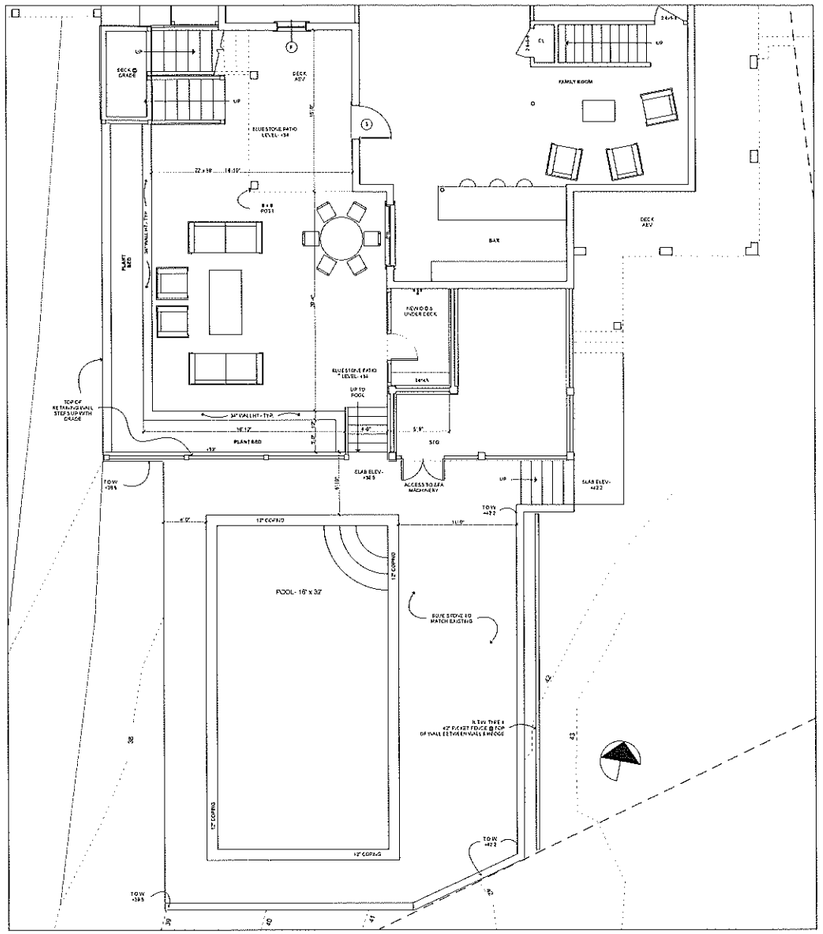
NOC 1	11/30/23

A New Pool at the
Chibaro Residence
2 Middle Tawpawshaw Road
Nantucket, Massachusetts

© Thornewill Design LLC 2023

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 4744 Fax: 508 228 3165

Sheet No:
A0.0



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

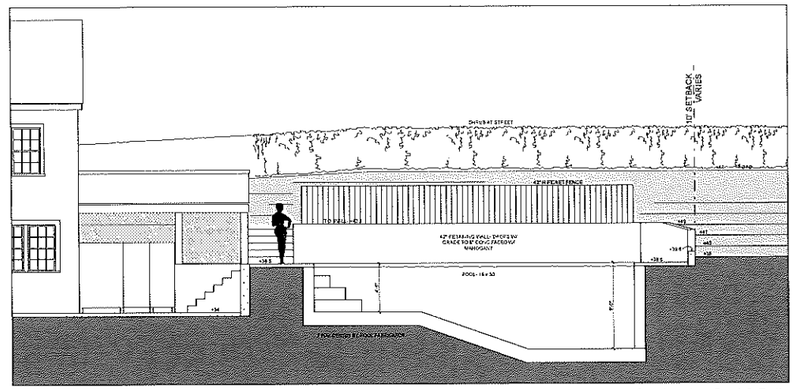
This drawing, the set and parts of the design shown thereon are the property of Thornewill Design LLC and may not be used in whole or in part without the written permission of Thornewill Design LLC.

© Thornewill Design LLC 2023

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax: 508 228 3143

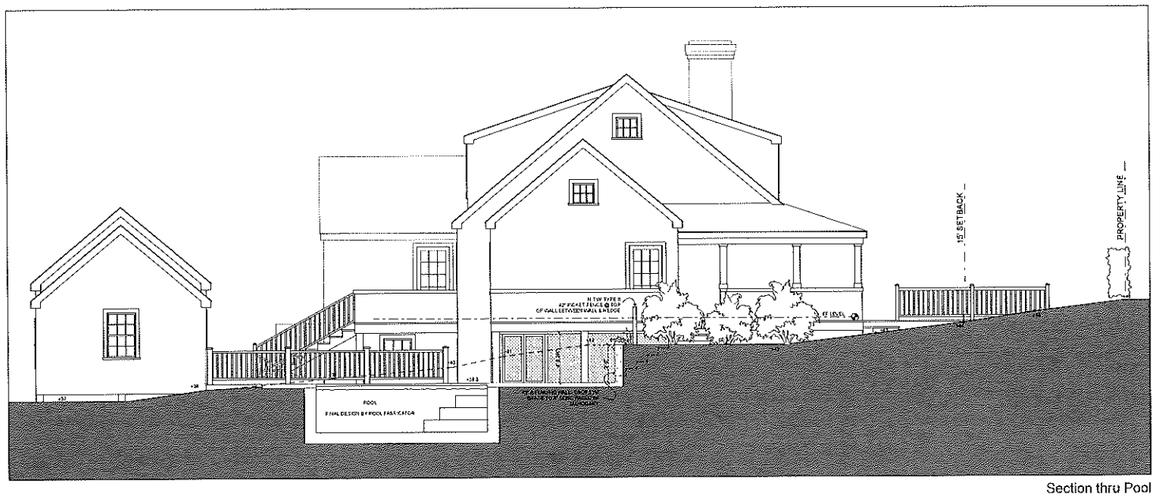
Sheet No:

A0.1



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

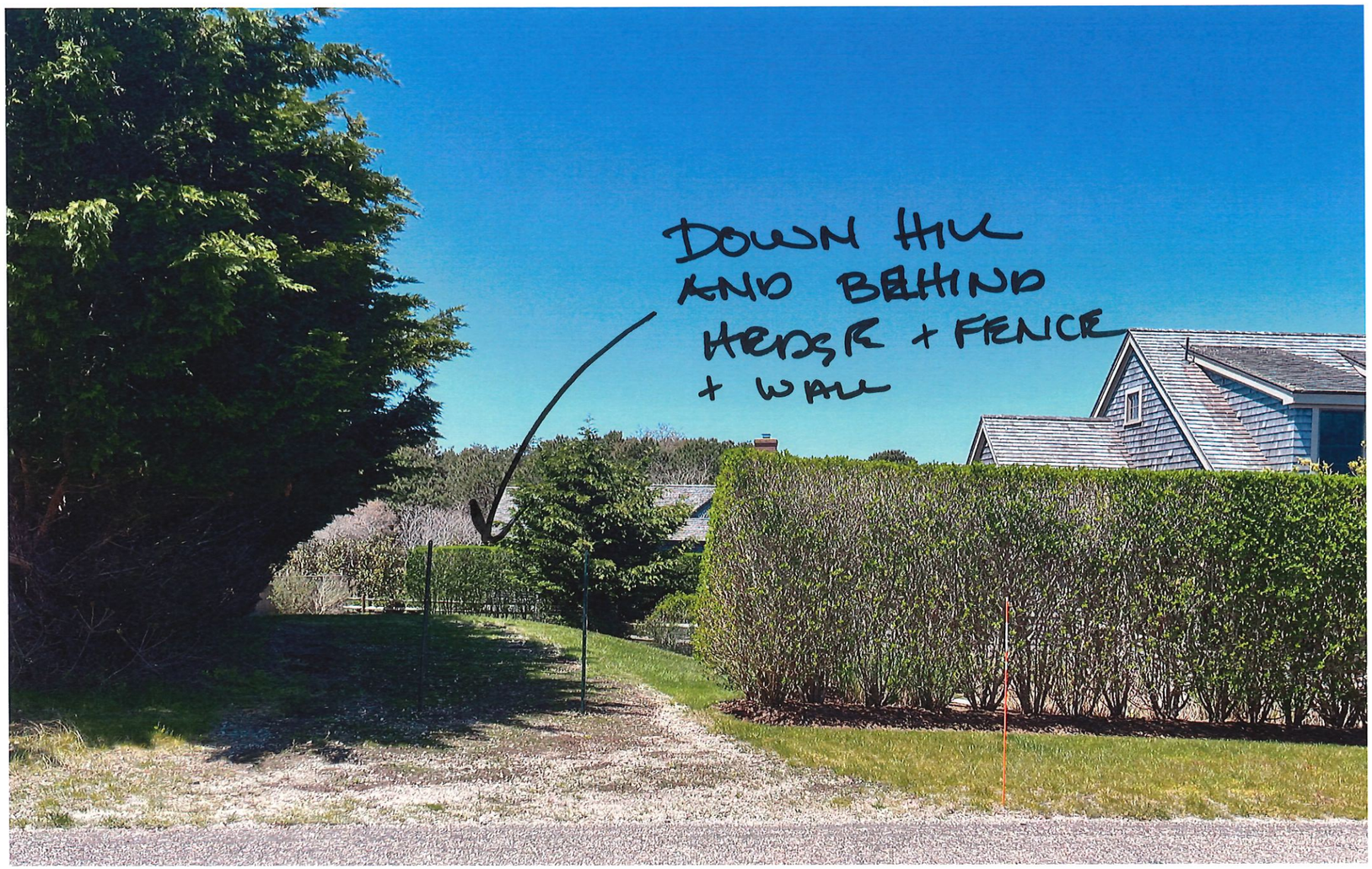
Sheet No:

A0.2

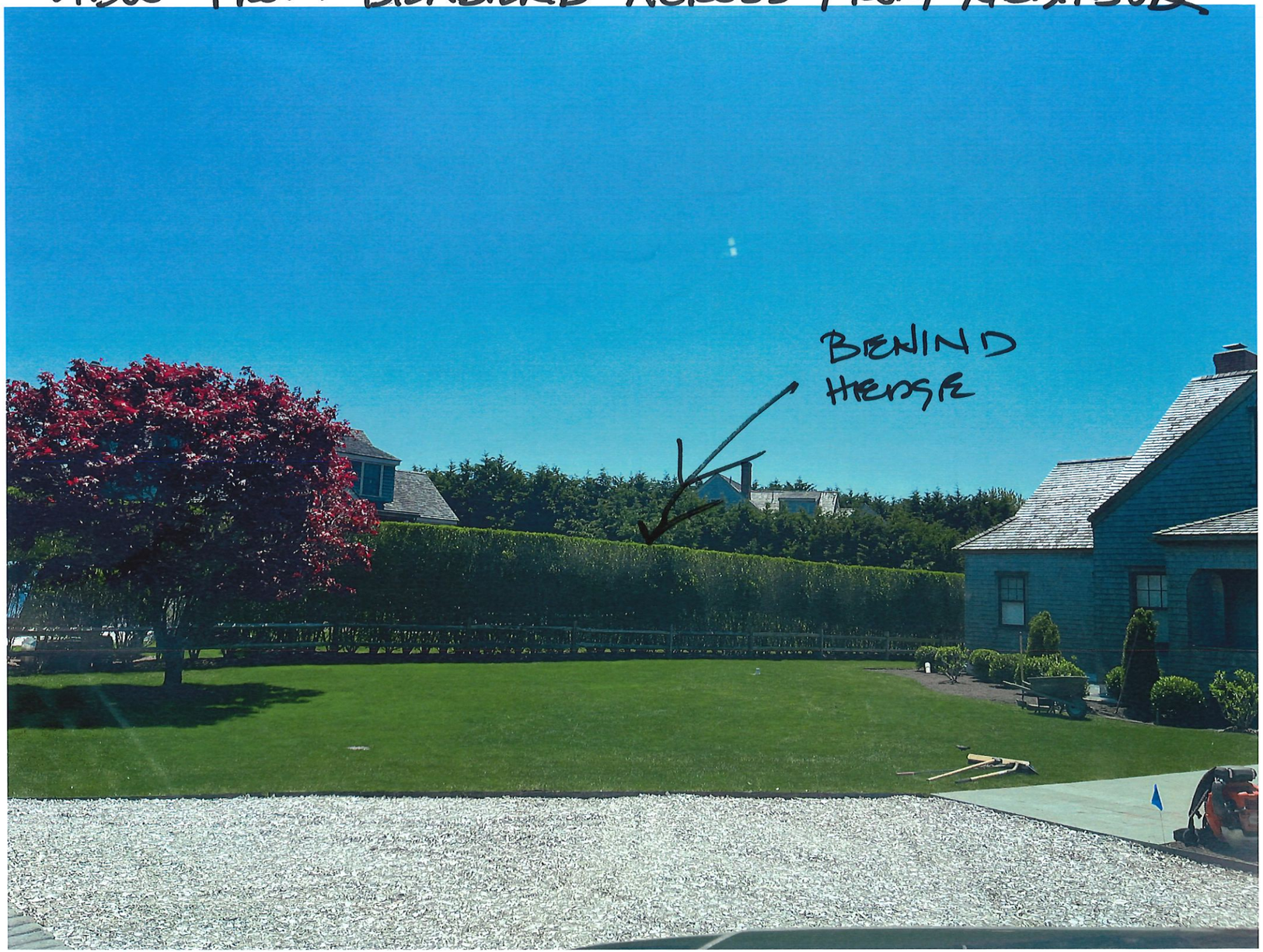
VIEW FROM MIDDLETAWPAW ENTRY



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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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✓ 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.

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REQUIRED WHERE APPLICABLE:

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

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✓ 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.

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

BHP (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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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

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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.

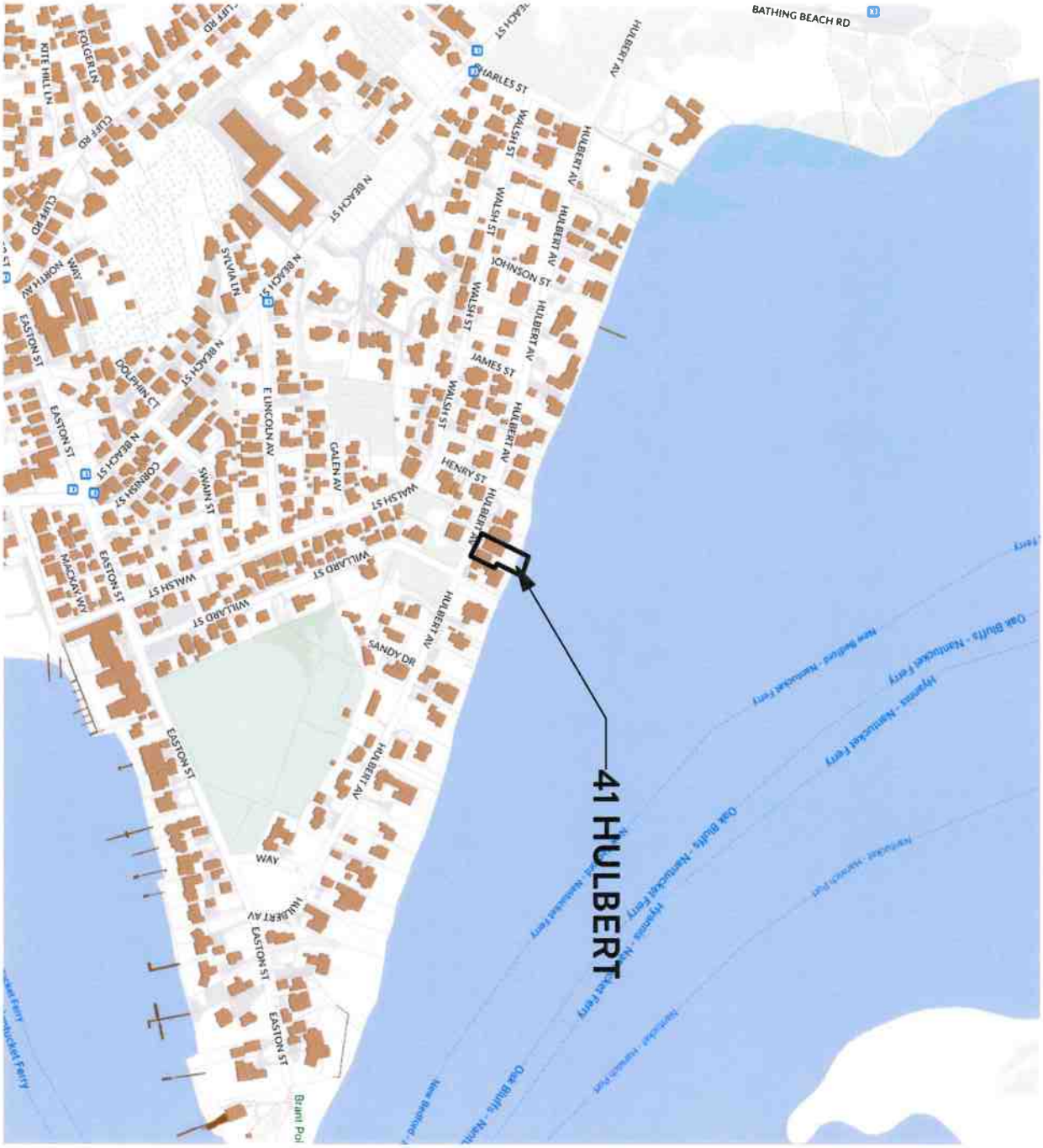
COLORS

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:

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Locus Map

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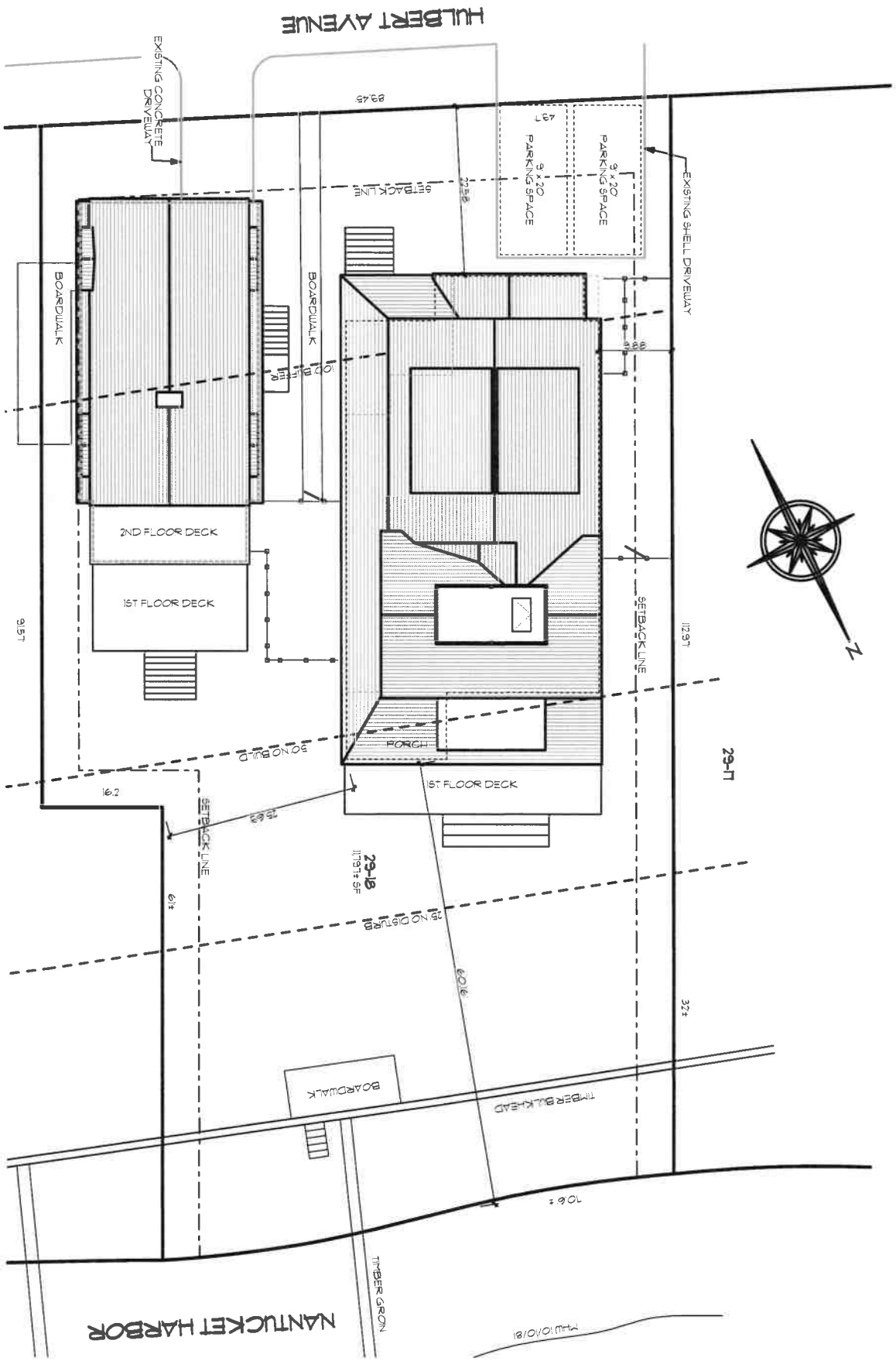
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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:

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Site Plan

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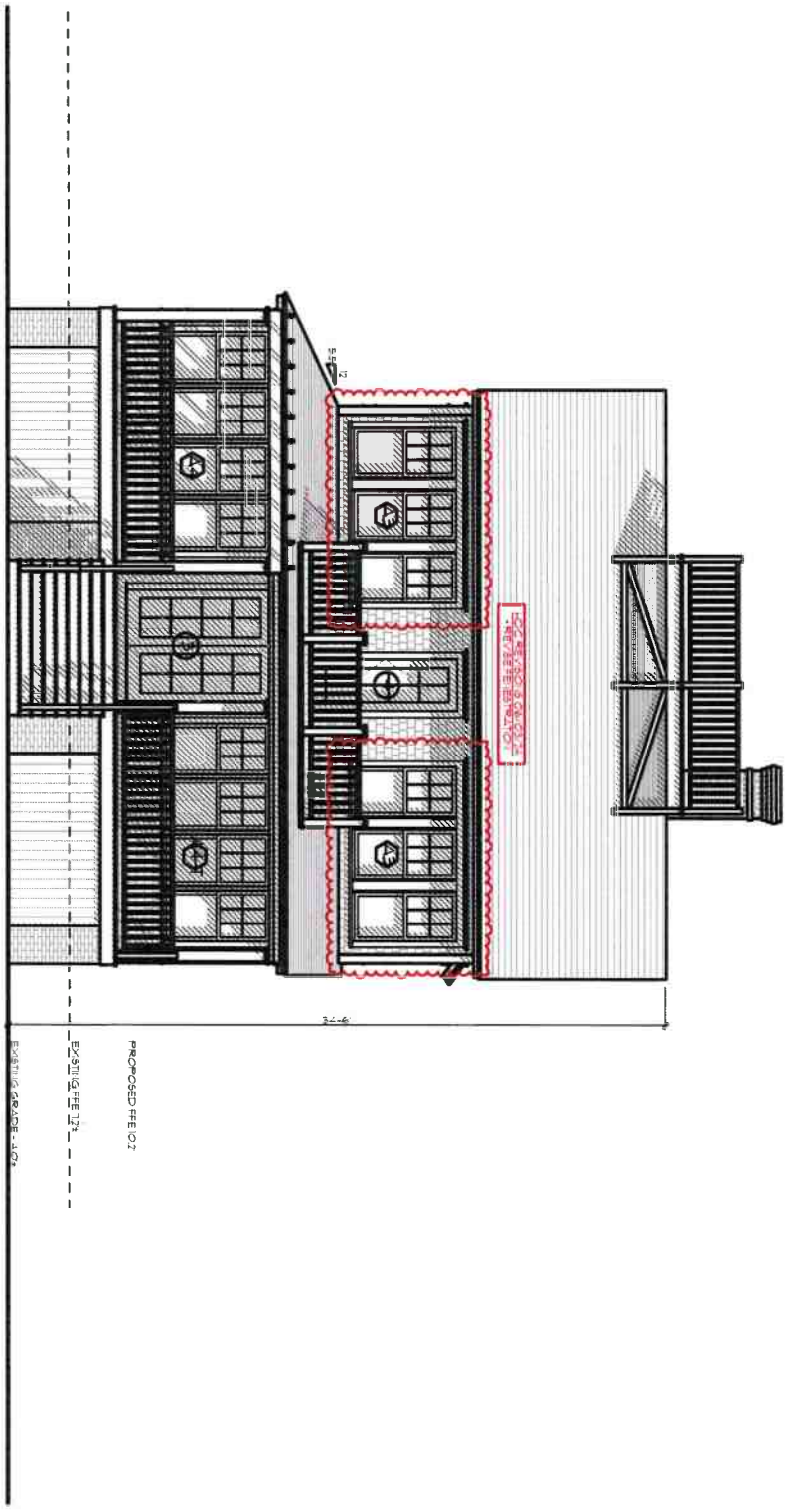

A-2.1

ID #

Residence at
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Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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North Elevation

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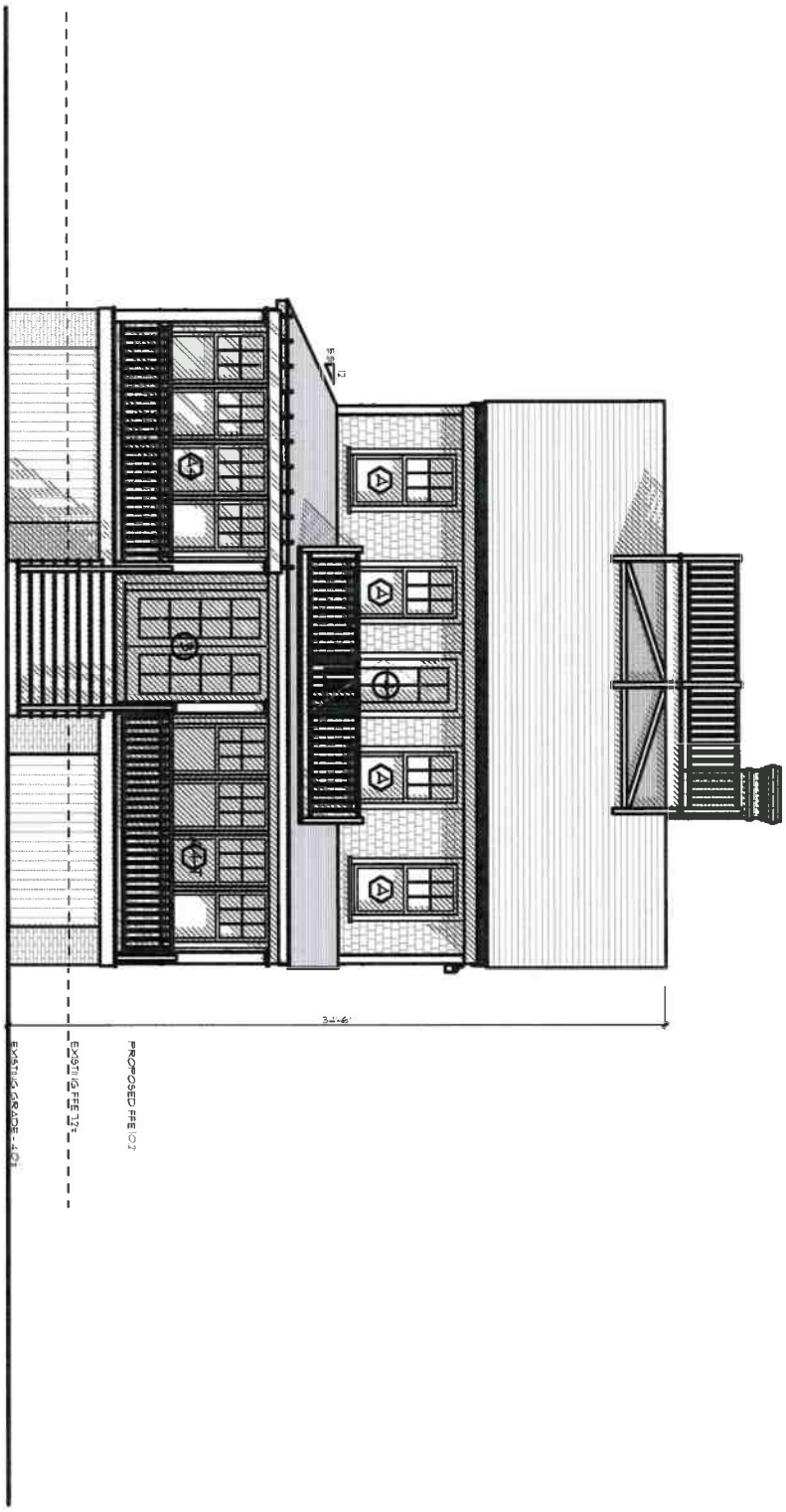

Revised

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

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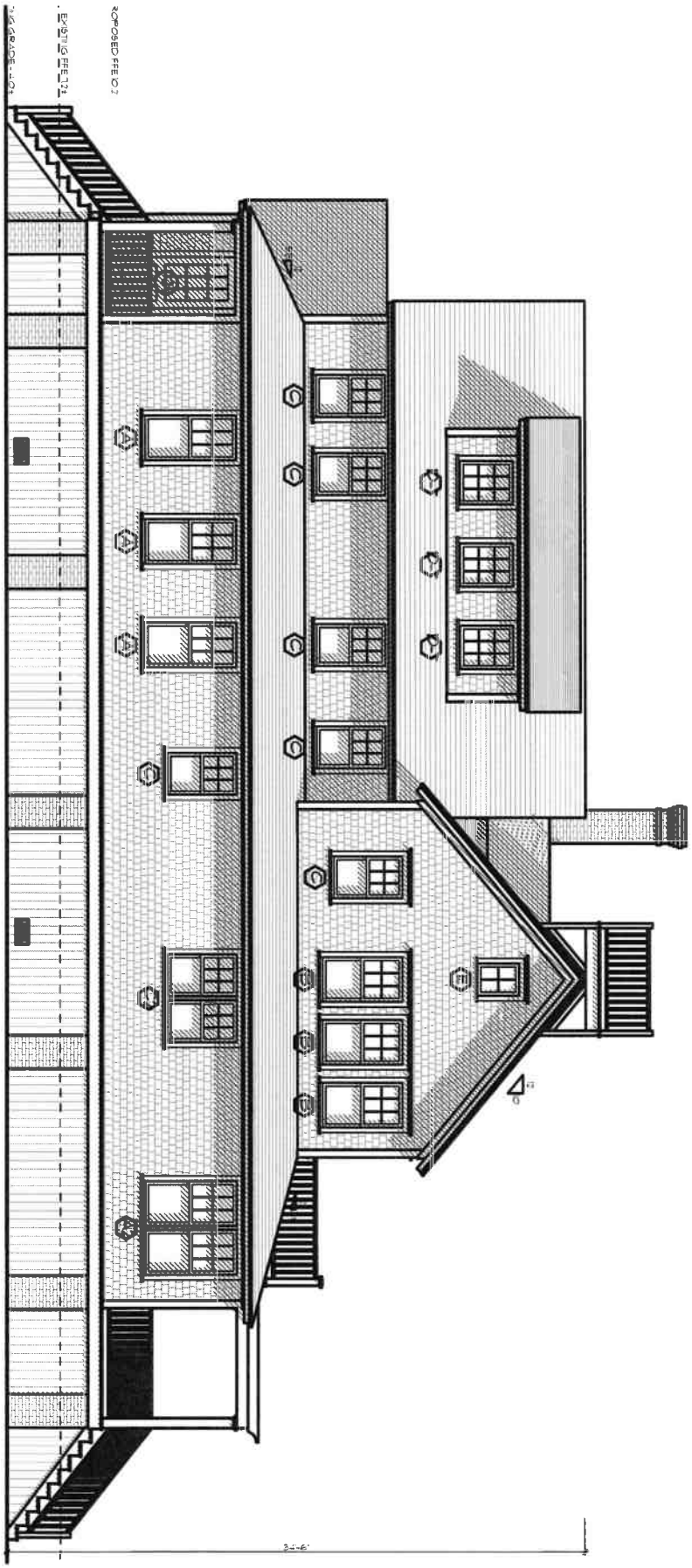

A-2.2

#ID

Residence at
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East Elevation

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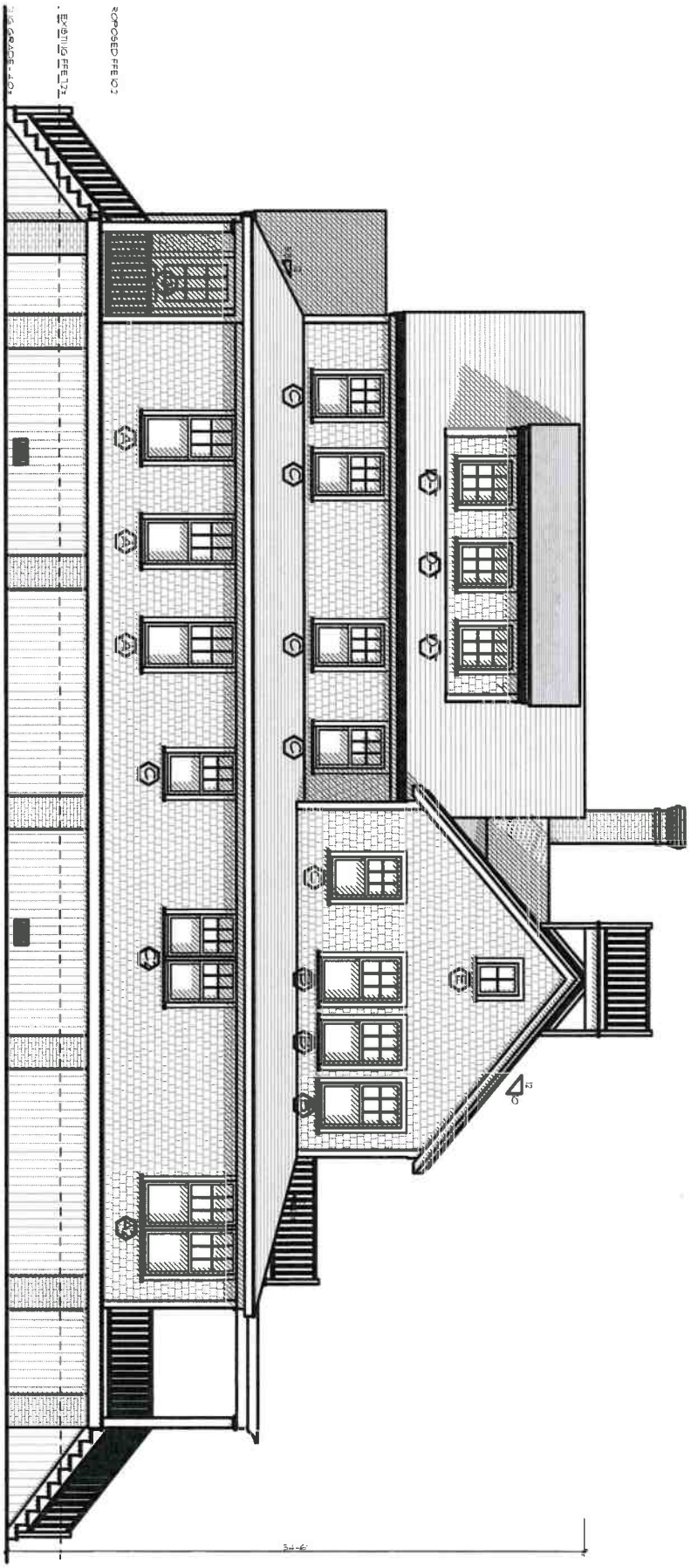

Approved

ID# A-2.2

Residence at
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East Elevation

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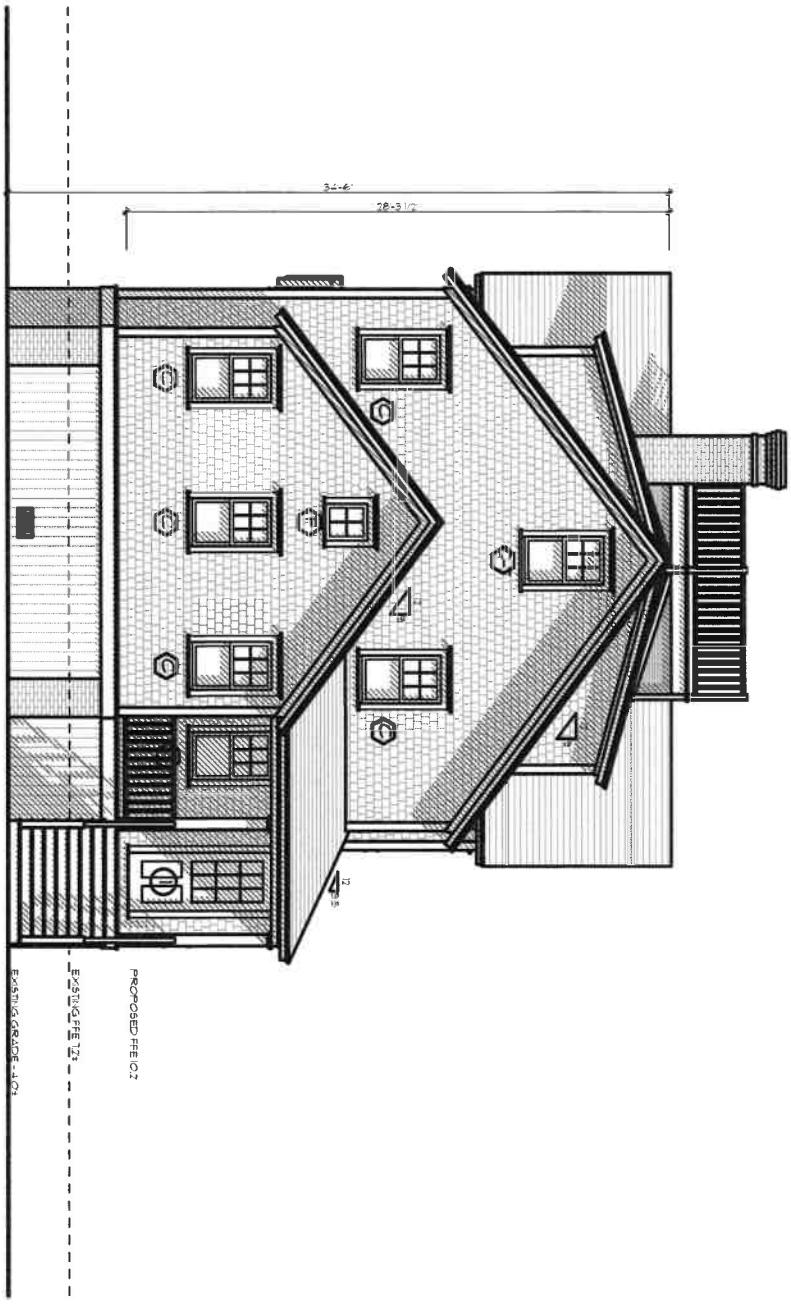

A-2.3 ID#

Residence at
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Nantucket, MA 02554

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PARCEL NO: 18 PROJECT NO: 86 REVISED:

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South Elevation

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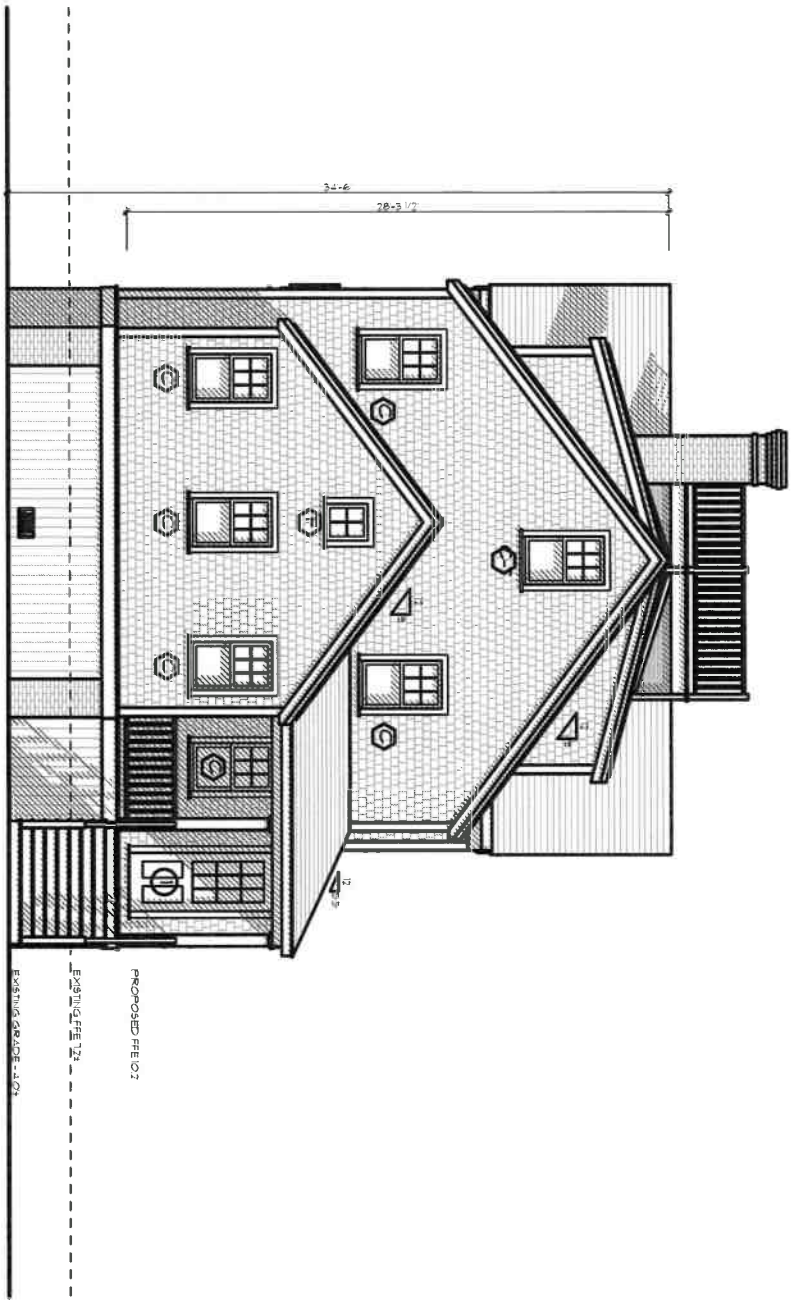

Previously Approved

ID# A-2.3

Residence at
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MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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South Elevation

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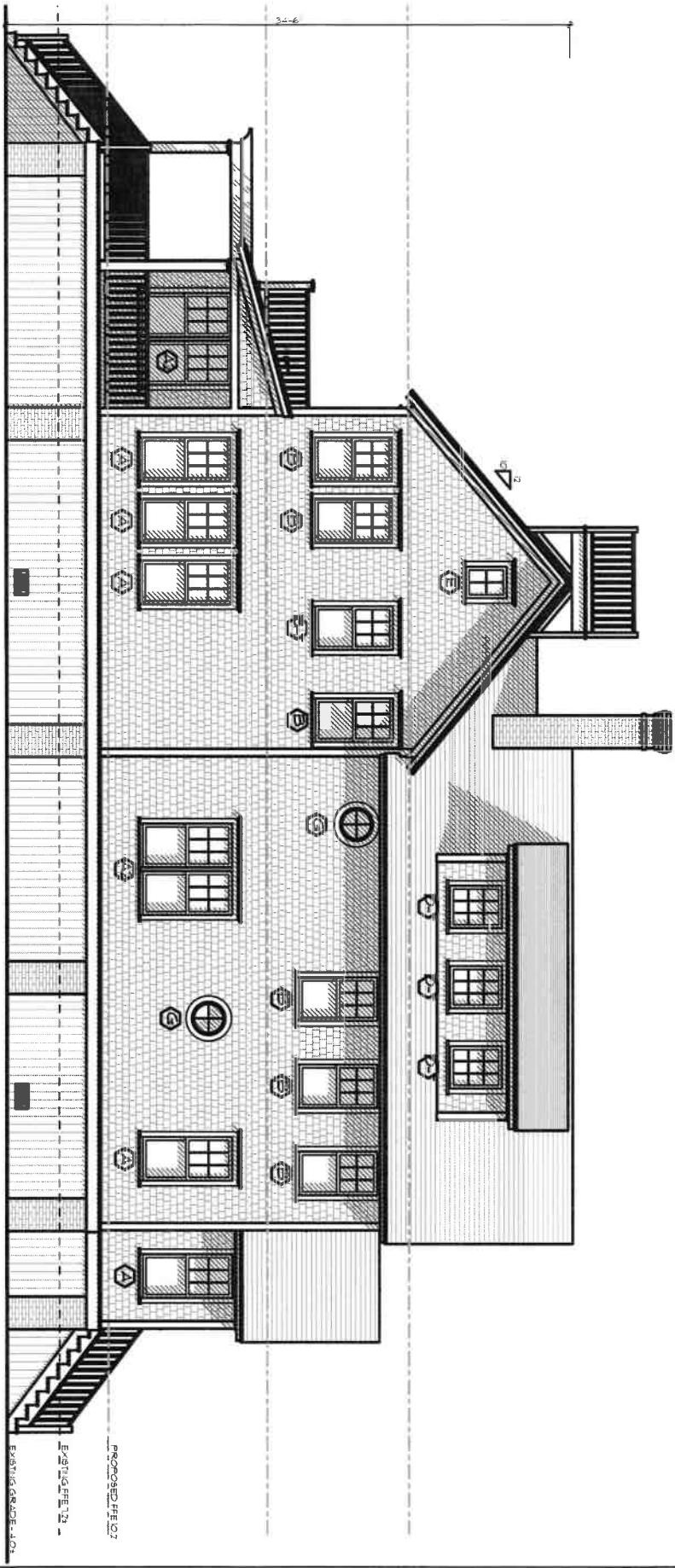
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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

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P 508 228 5455

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

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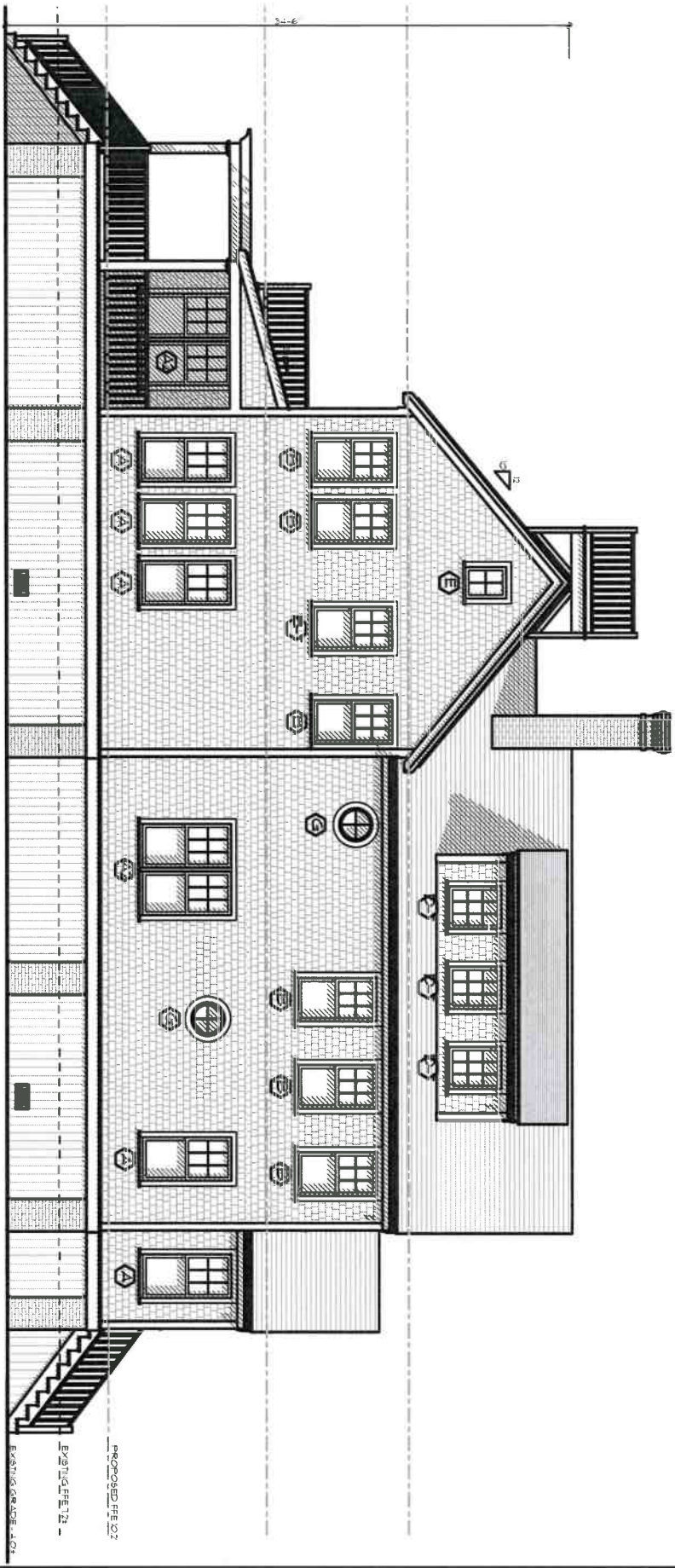

Previously Approved

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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West Elevation

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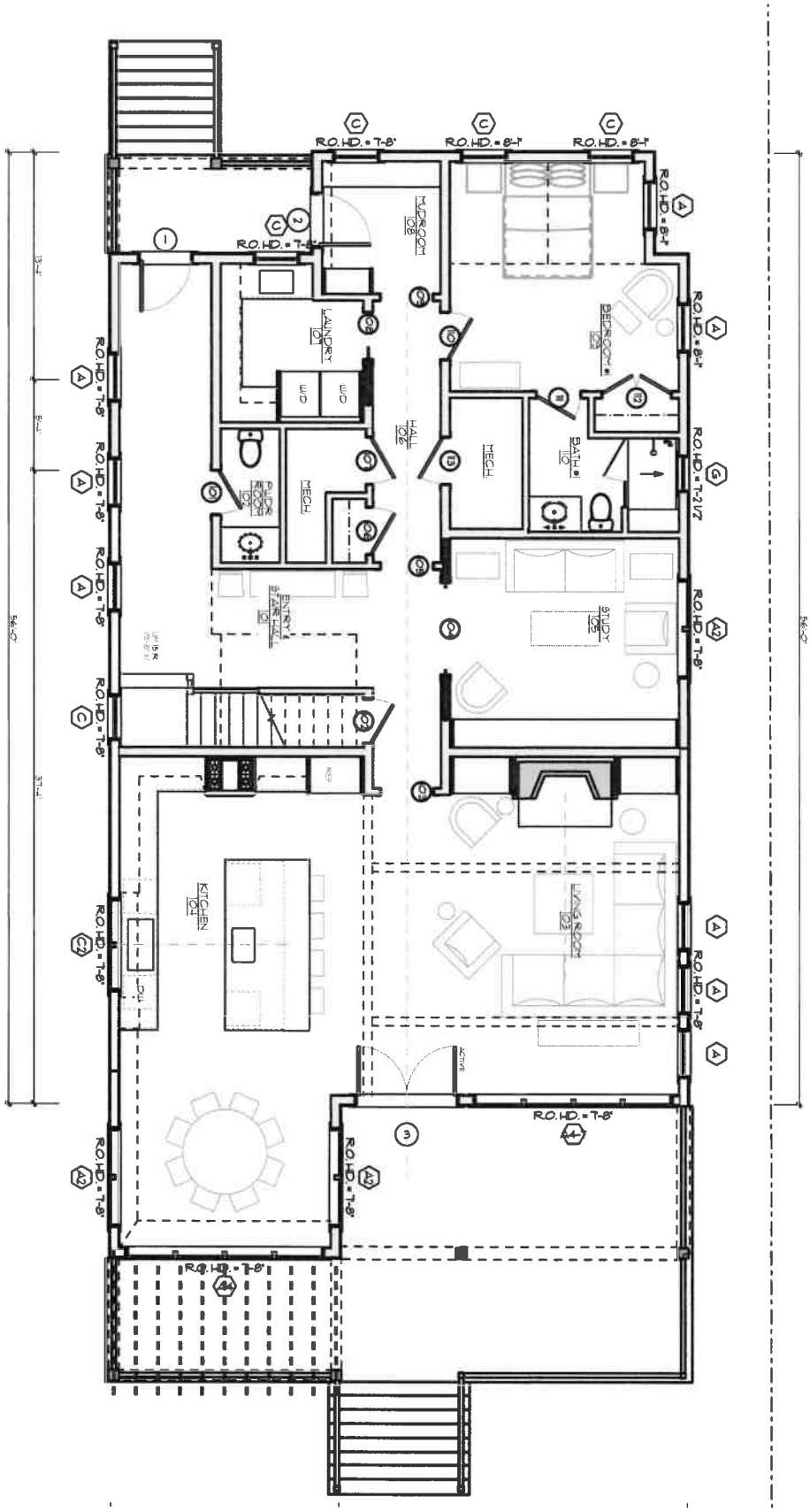

ID# A-1.1

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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First Floor Plan

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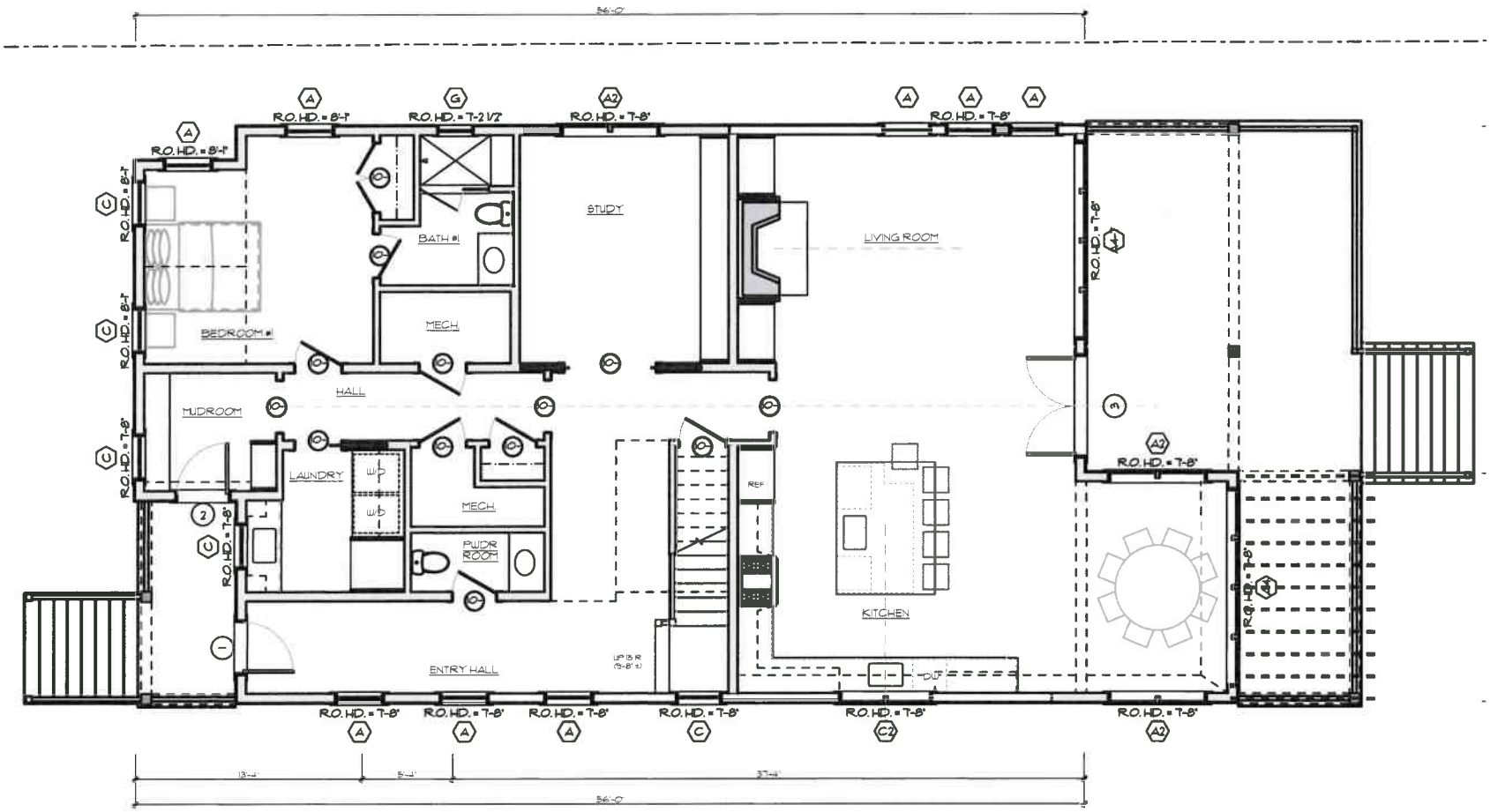

Previously Approved

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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
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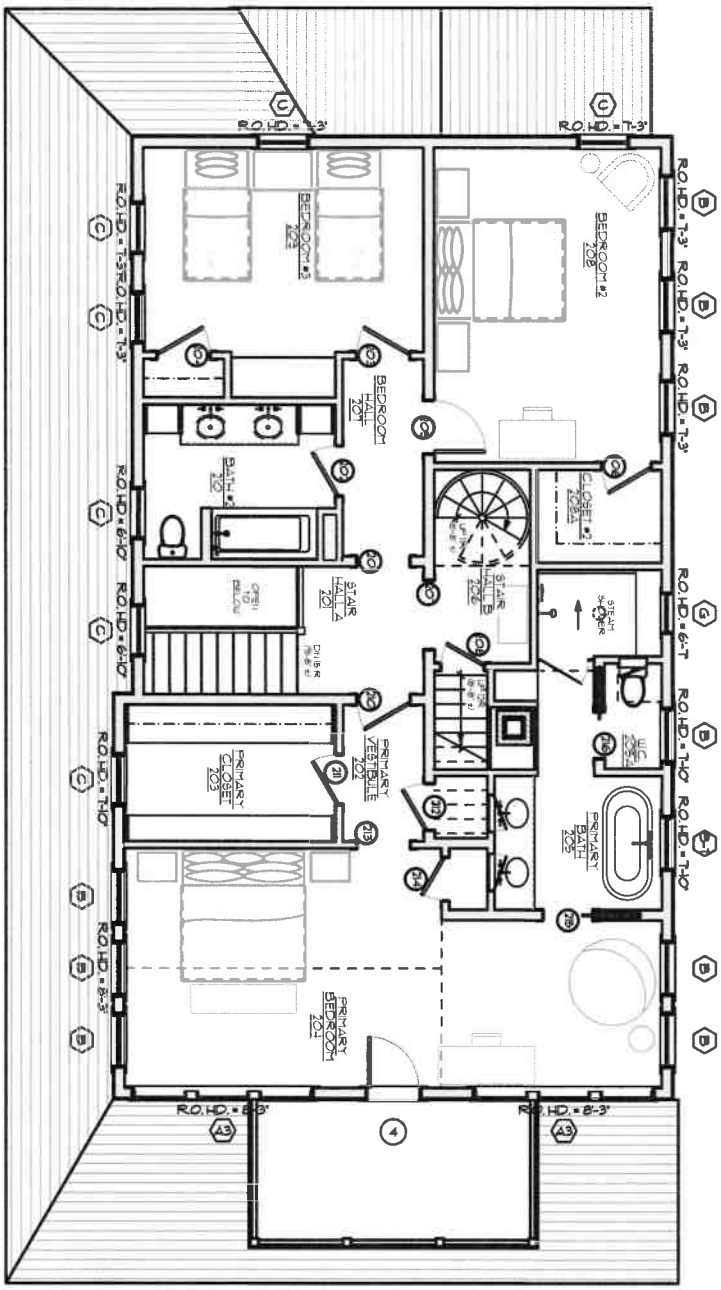
ID#
A-1.1



ID # A-1.2

Residence at
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PARCEL NO: 18 PROJECT NO: 86 REVISED:

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Second Floor Plan

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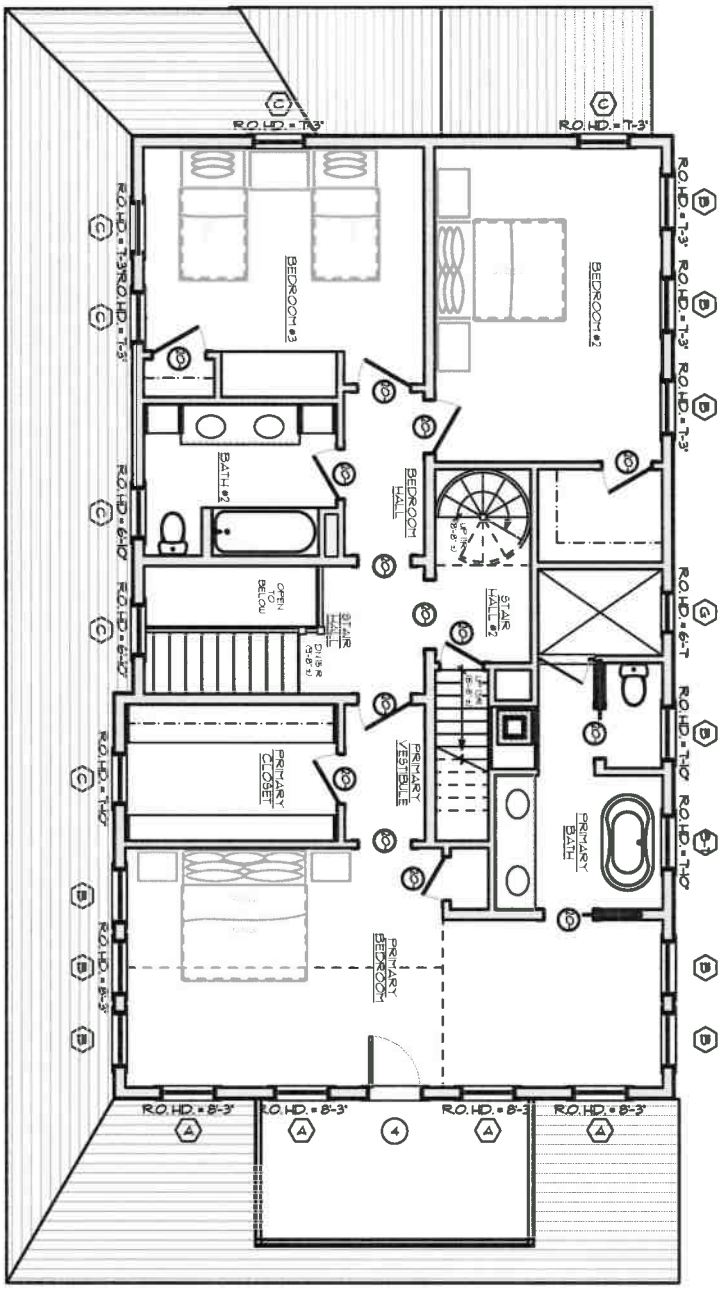

Previously Approved

ID# A-1.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
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Second Floor Plan

BOTTICELLI & POHL

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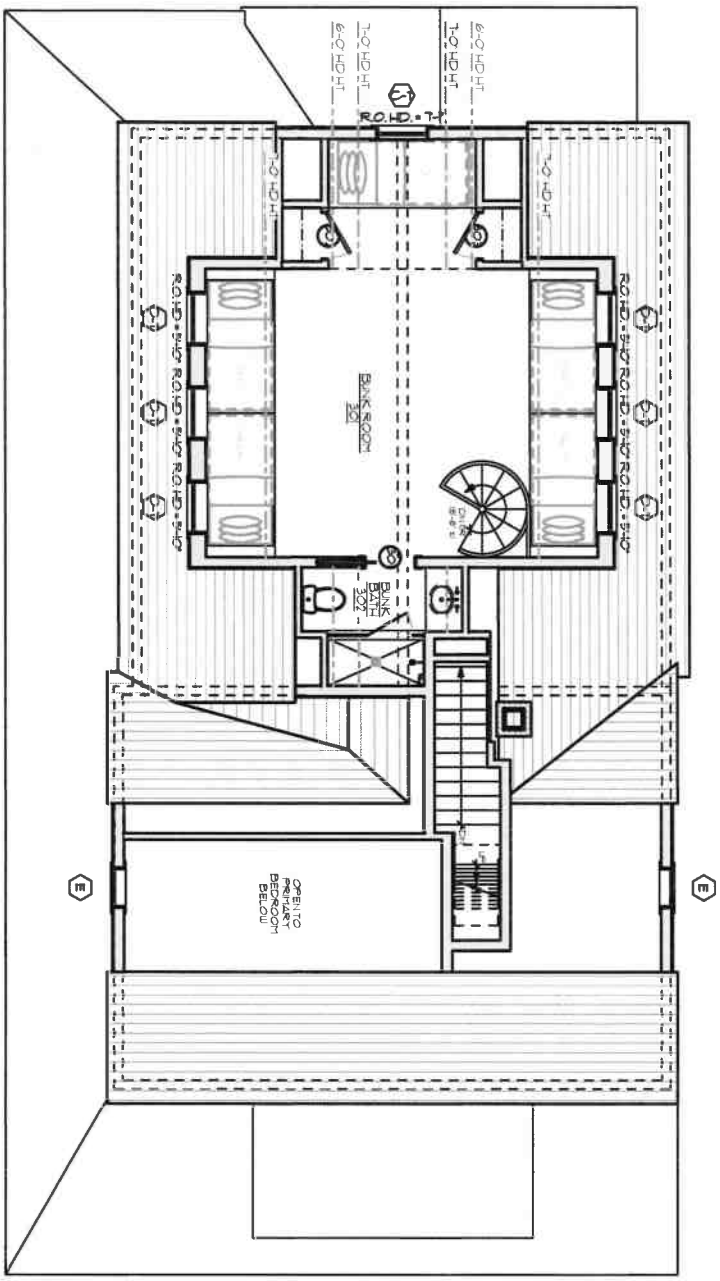
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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:

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Third Floor Plan

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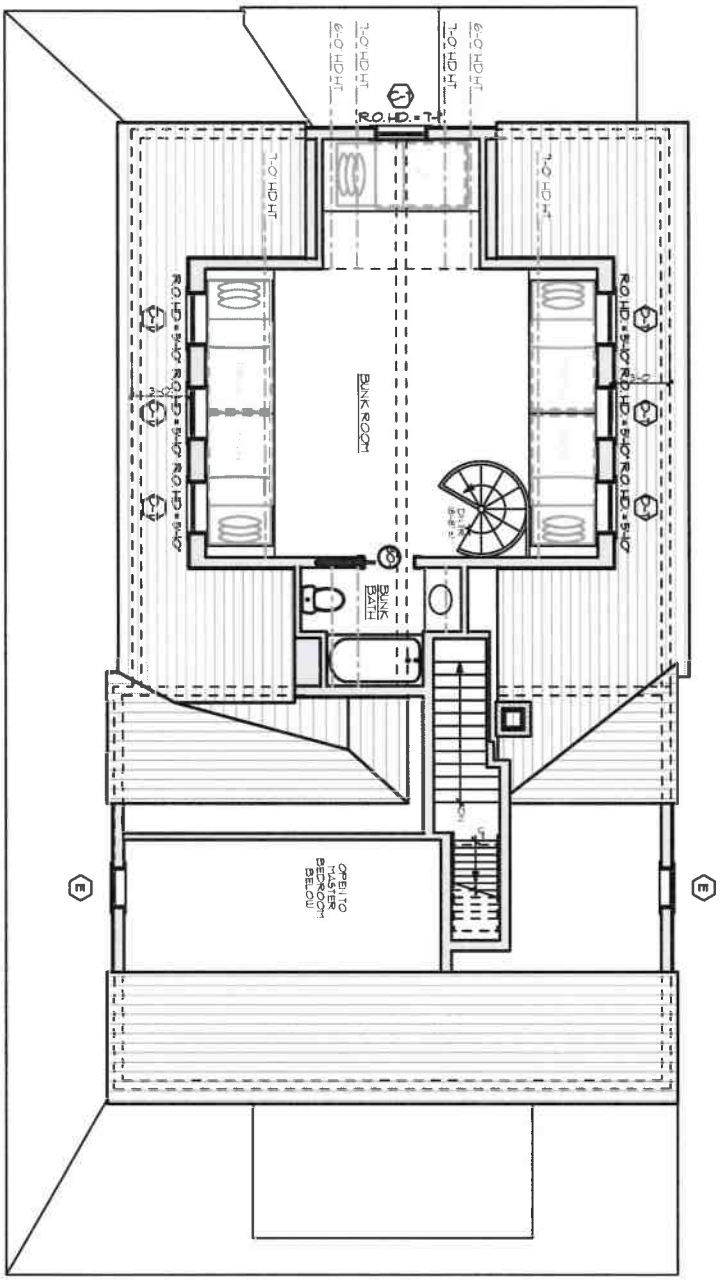
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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

BOTTICELLI & POHL

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

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Duira

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 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

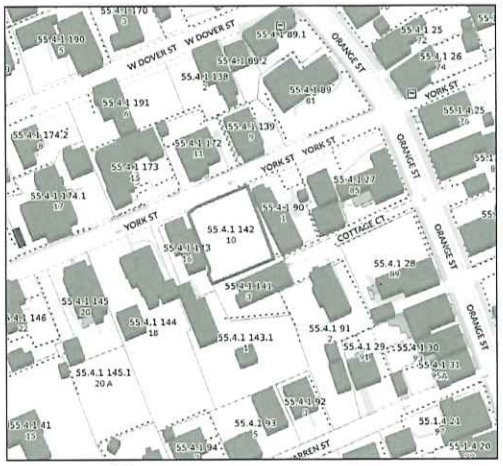
PERMITS PLUS, INC. & MWP DESIGN

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

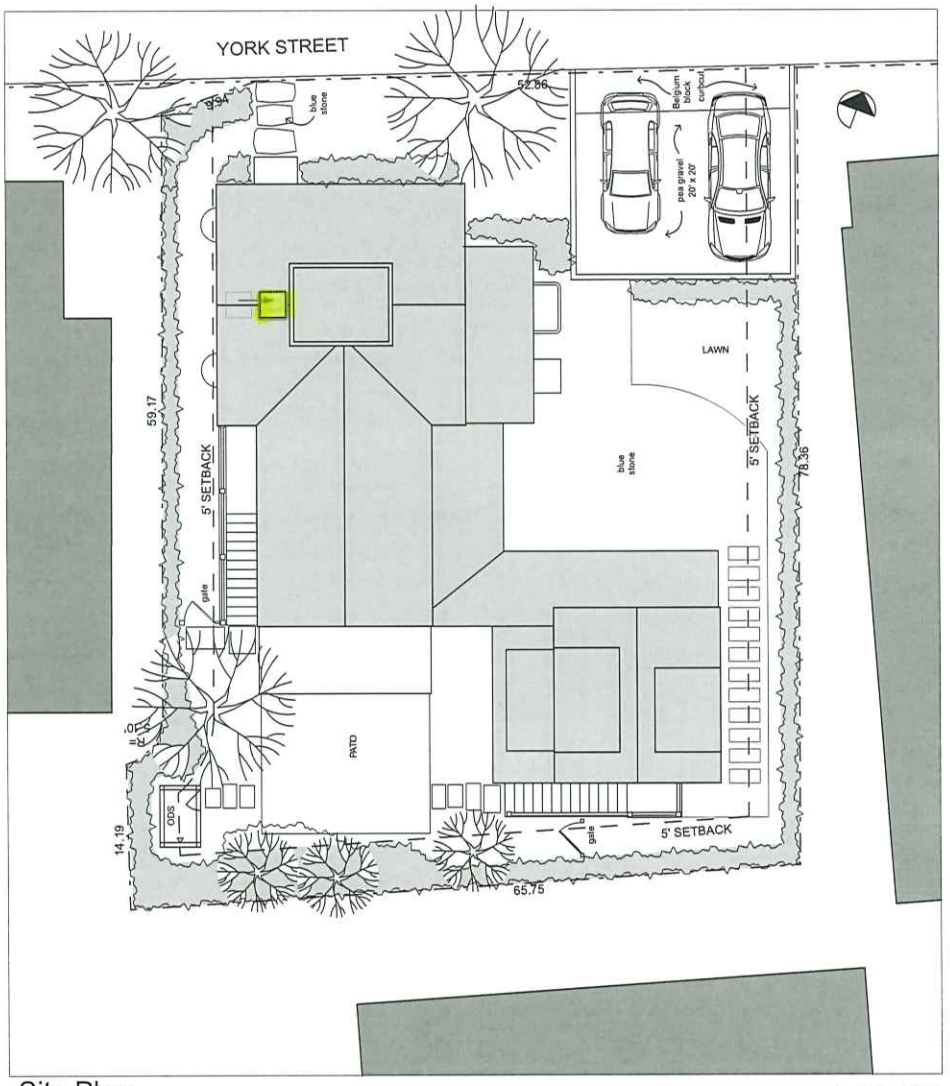
	EXISTING
MINIMUM LOT SIZE- 5000 S.F.	5002 SF
MINIMUM FRONTAGE- 50 SF	SEE PLAN
FRONT YARD SETBACK- NONE	
REAR & SIDE SETBACK- 5 FT	SEE PLAN
GROUND COVER RATIO- 40%	SEE PLAN

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

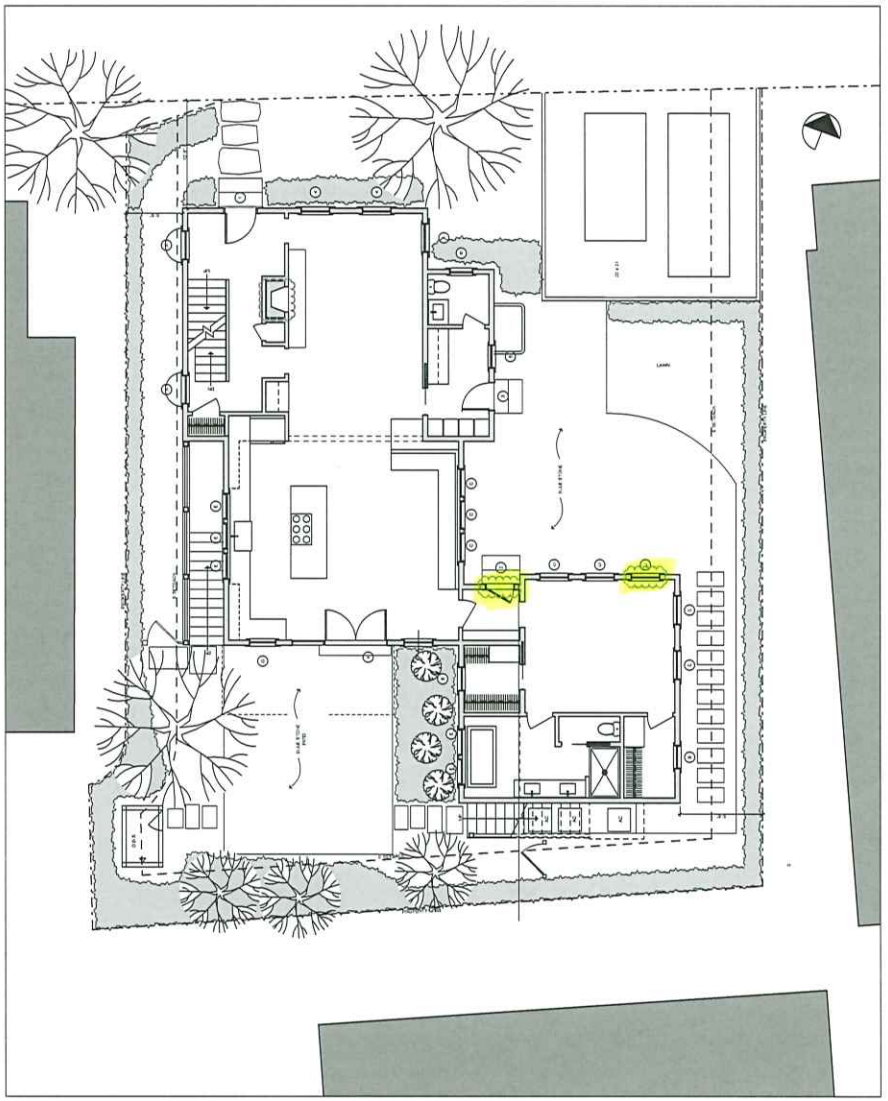




NORTH ELEVATION: REVISED

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.

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√ 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.

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

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(initial to indicate read and understand)

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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
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.

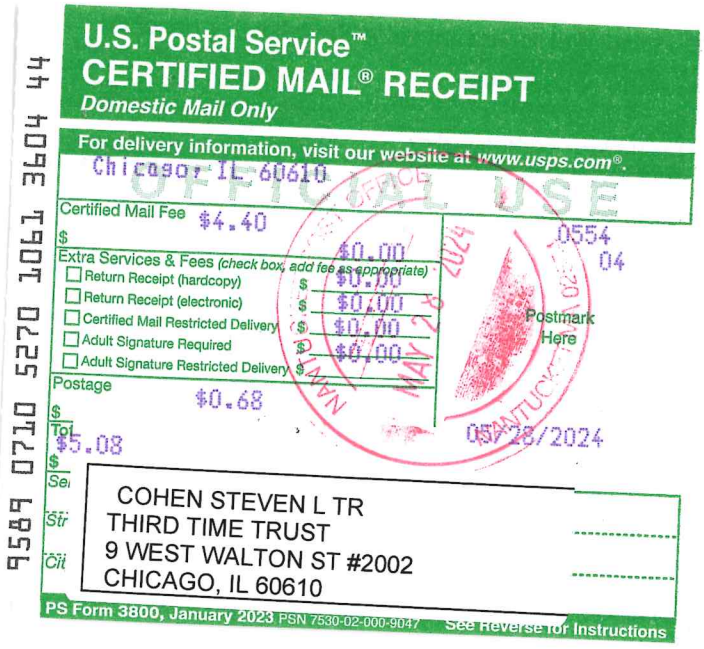


28 May 2024

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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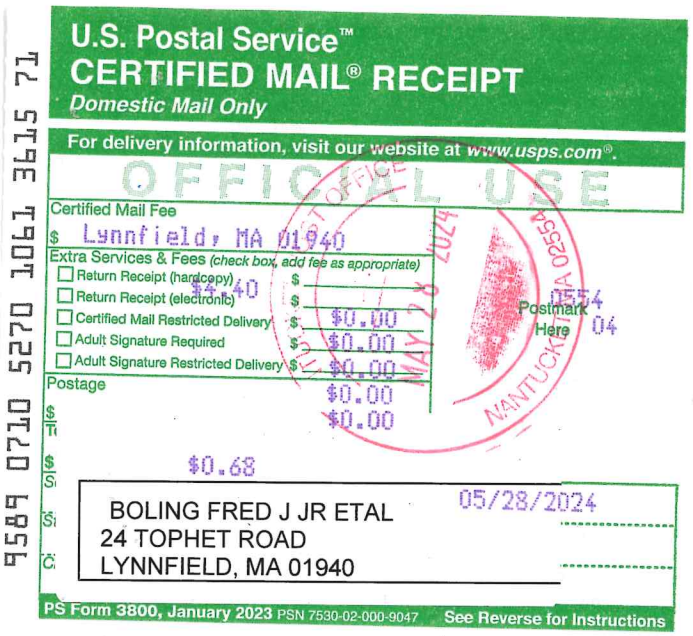
NANTUCKET MA 02554
0554 04
05/28/2024

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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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

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Vero Beach, FL 32963

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Total $5.08

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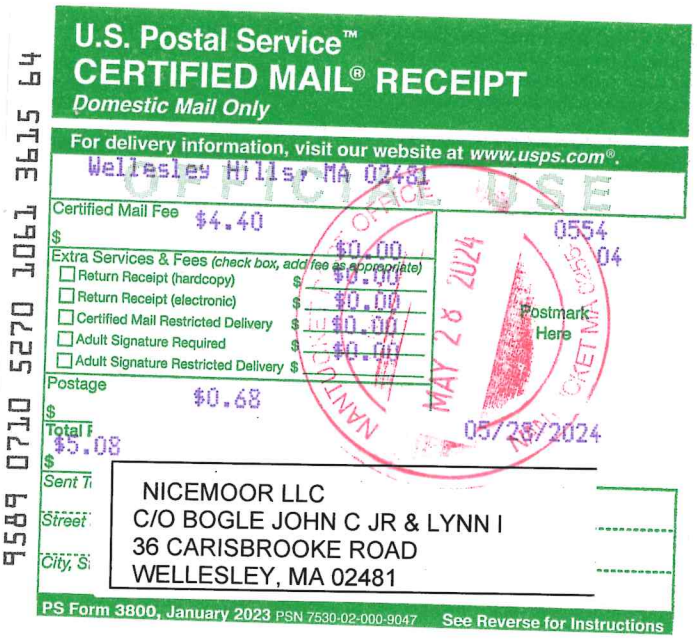
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

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

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- Adult Signature Restricted Delivery $

Postage $0.68

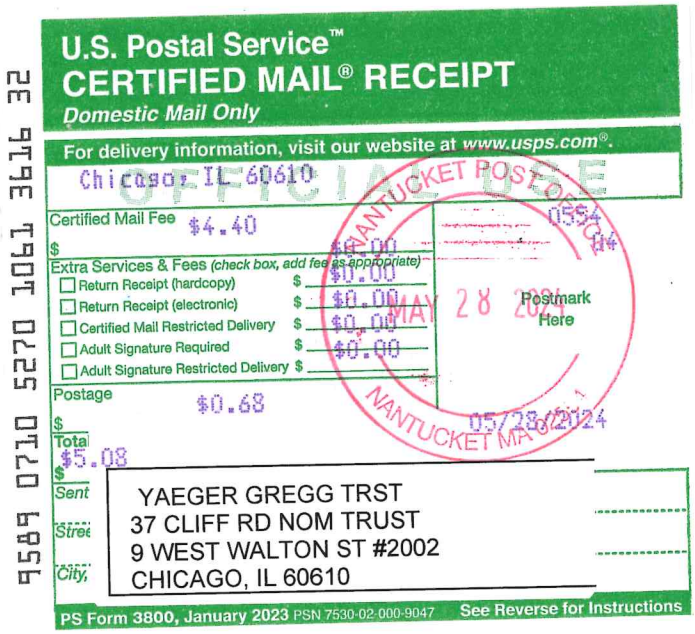
Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

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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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 _____

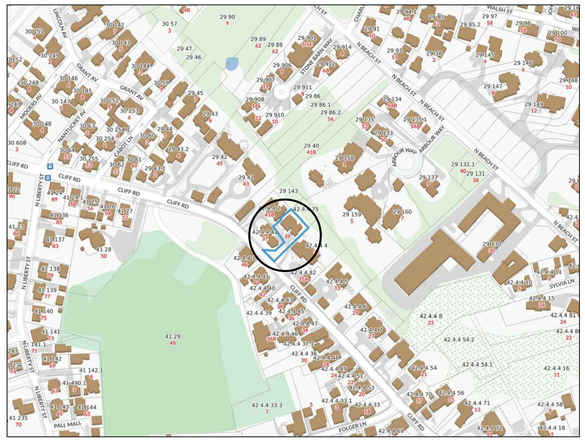
Deck _____ Foundation _____ Fence _____ Shutters _____

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

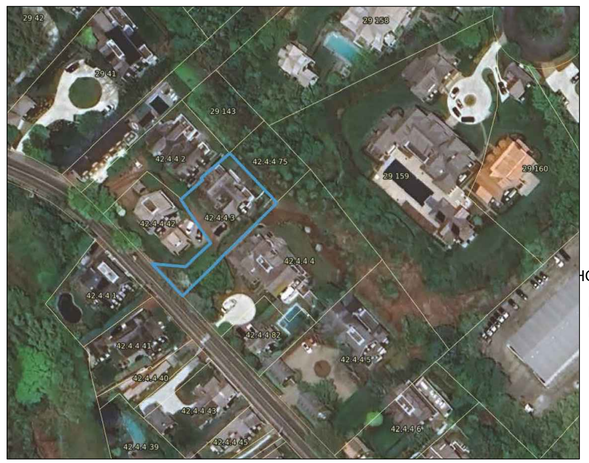
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

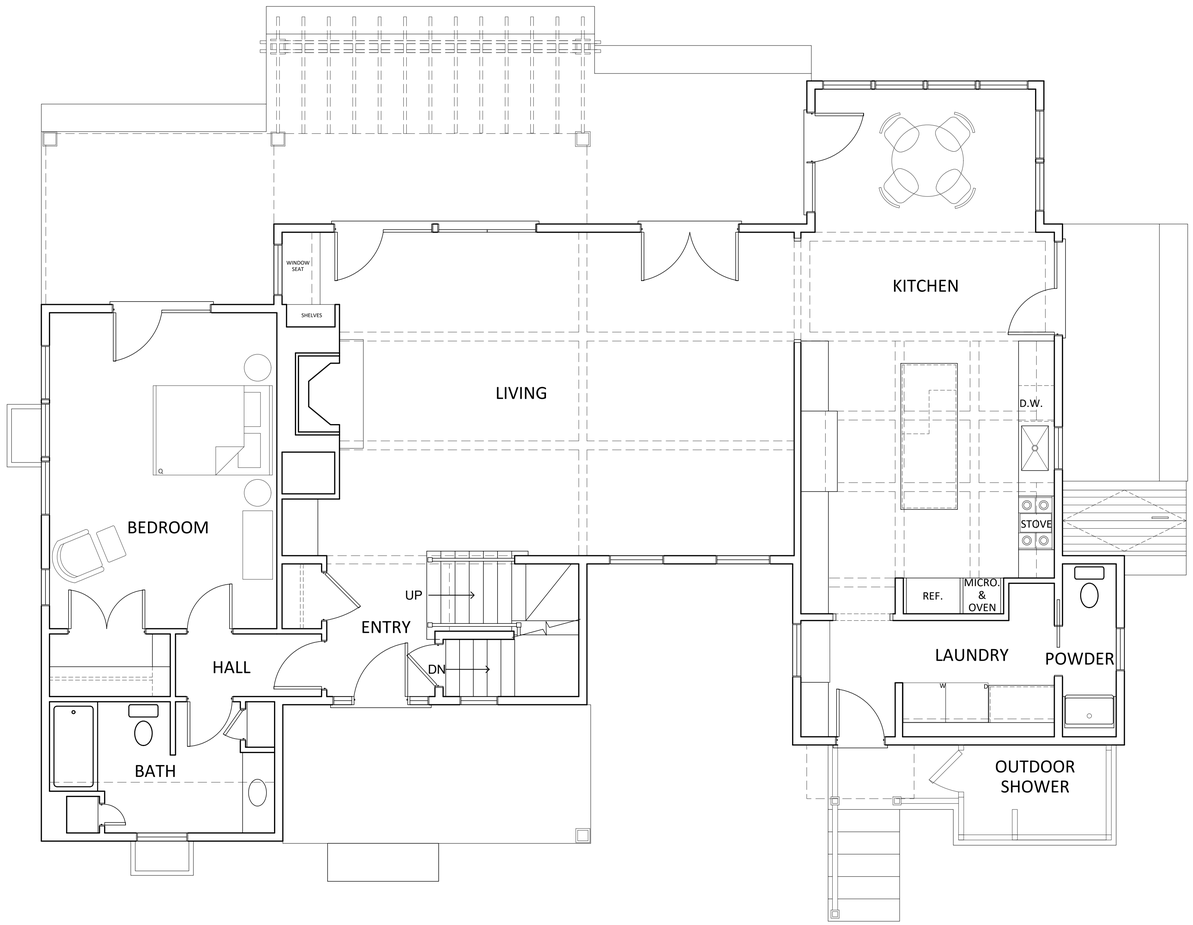
PHOTOS

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
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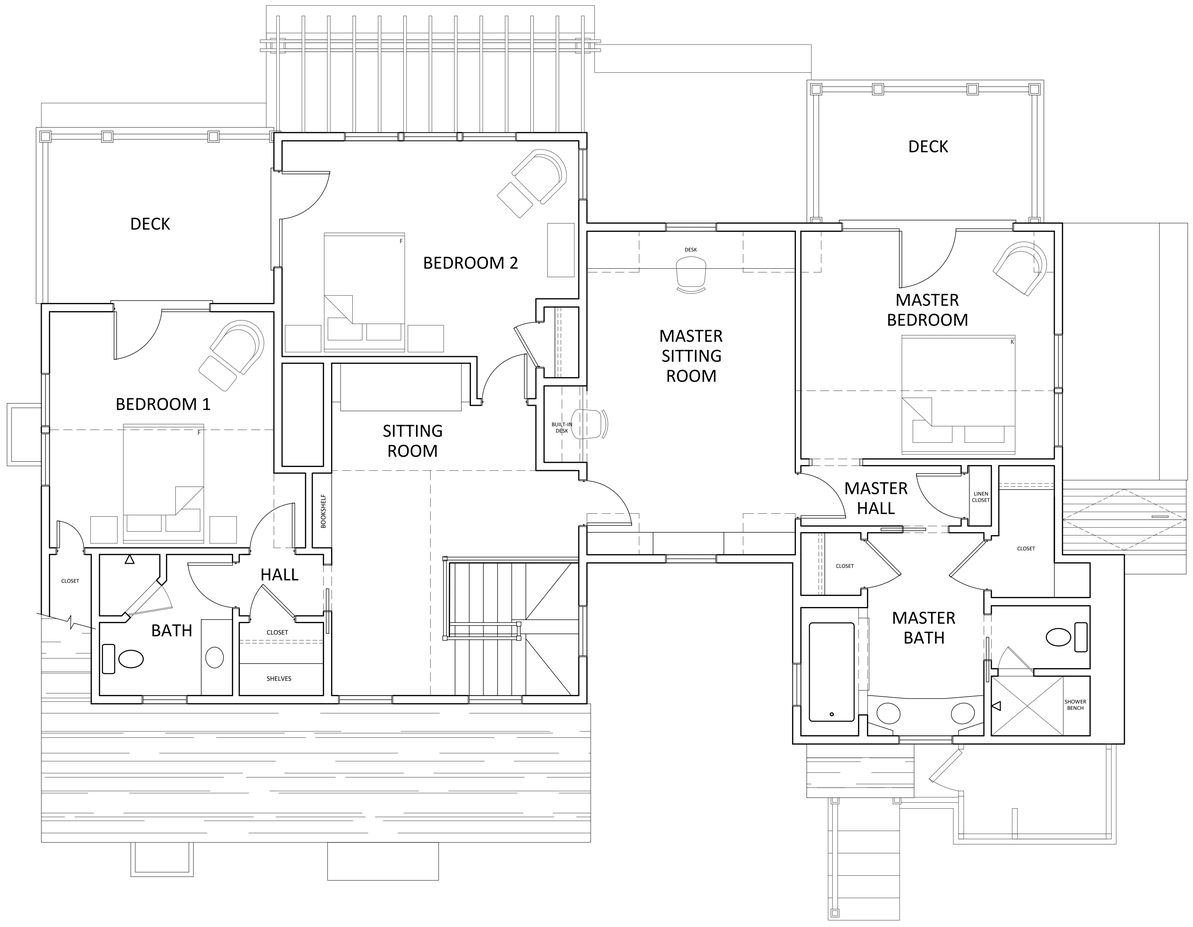

EXISTING SECOND FLOOR PLAN - 1,530SF
SCALE: 1/4" = 1'-0"

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
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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

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.

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:

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.

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

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

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

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

(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.

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

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

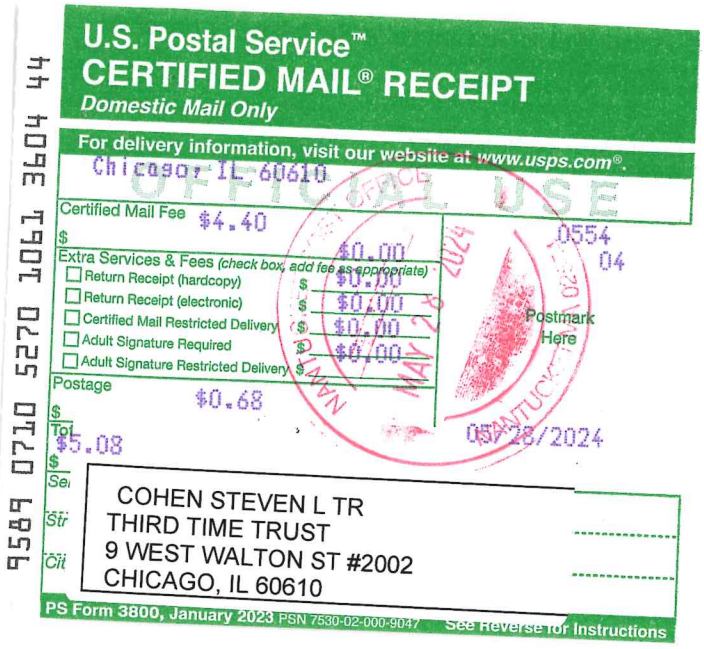
SEE ATTACHED PAGES

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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Extra Services & Fees (check box, add fee as appropriate)
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- Certified Mail Restricted Delivery $0.00
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Postage $0.68

Total $5.08

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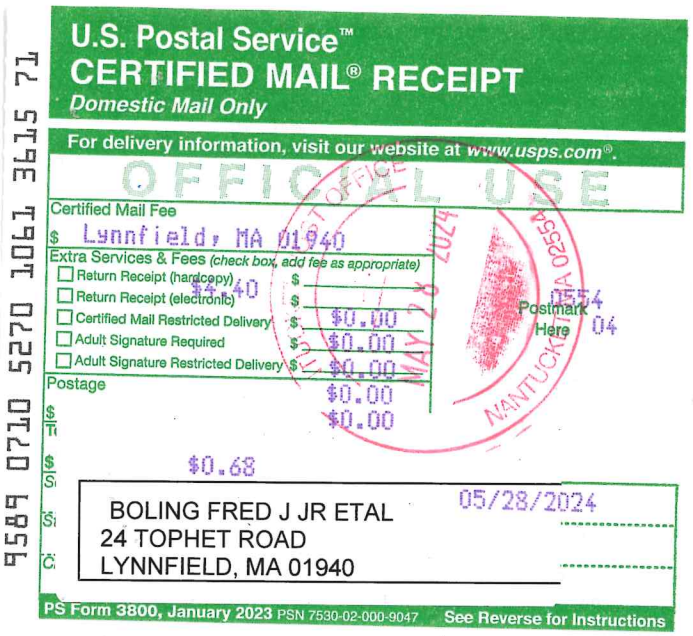
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

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

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NANTUCKET MA 02554
0554 04
05/28/2024

BOLING FRED J JR ETAL
24 TOPHET ROAD
LYNNFIELD, MA 01940

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Vero Beach, FL 32963

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- Adult Signature Restricted Delivery $

Postage $0.68

Total $5.08

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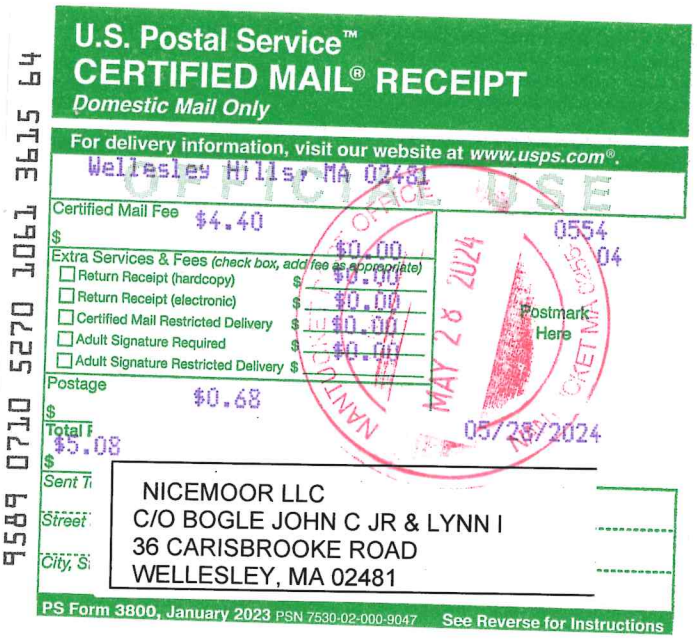
NANTUCKET MA 02554
0554 04
05/28/2024

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

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- Adult Signature Restricted Delivery $

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Total $5.08

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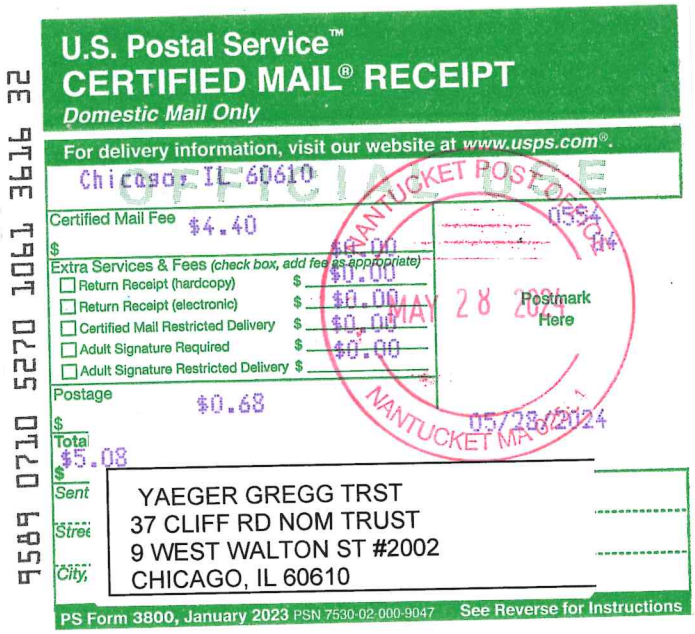
NANTUCKET MA 02554
0554 04
05/28/2024

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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- 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

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

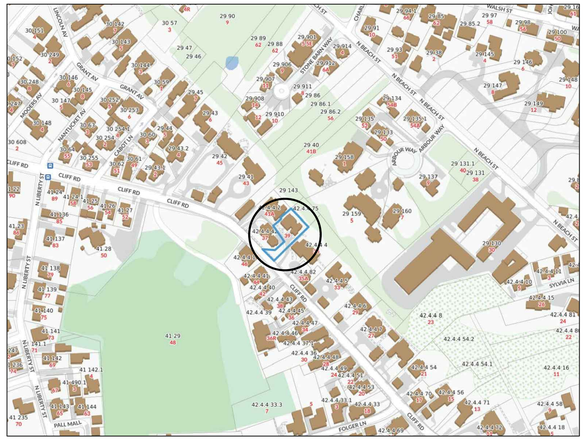
Deck NTW Foundation — Fence — Shutters —

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

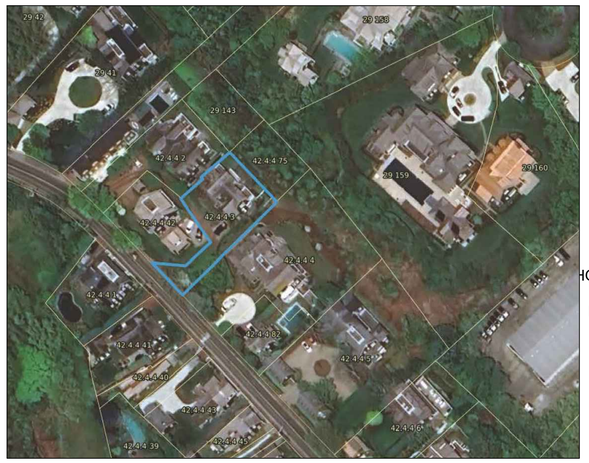
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

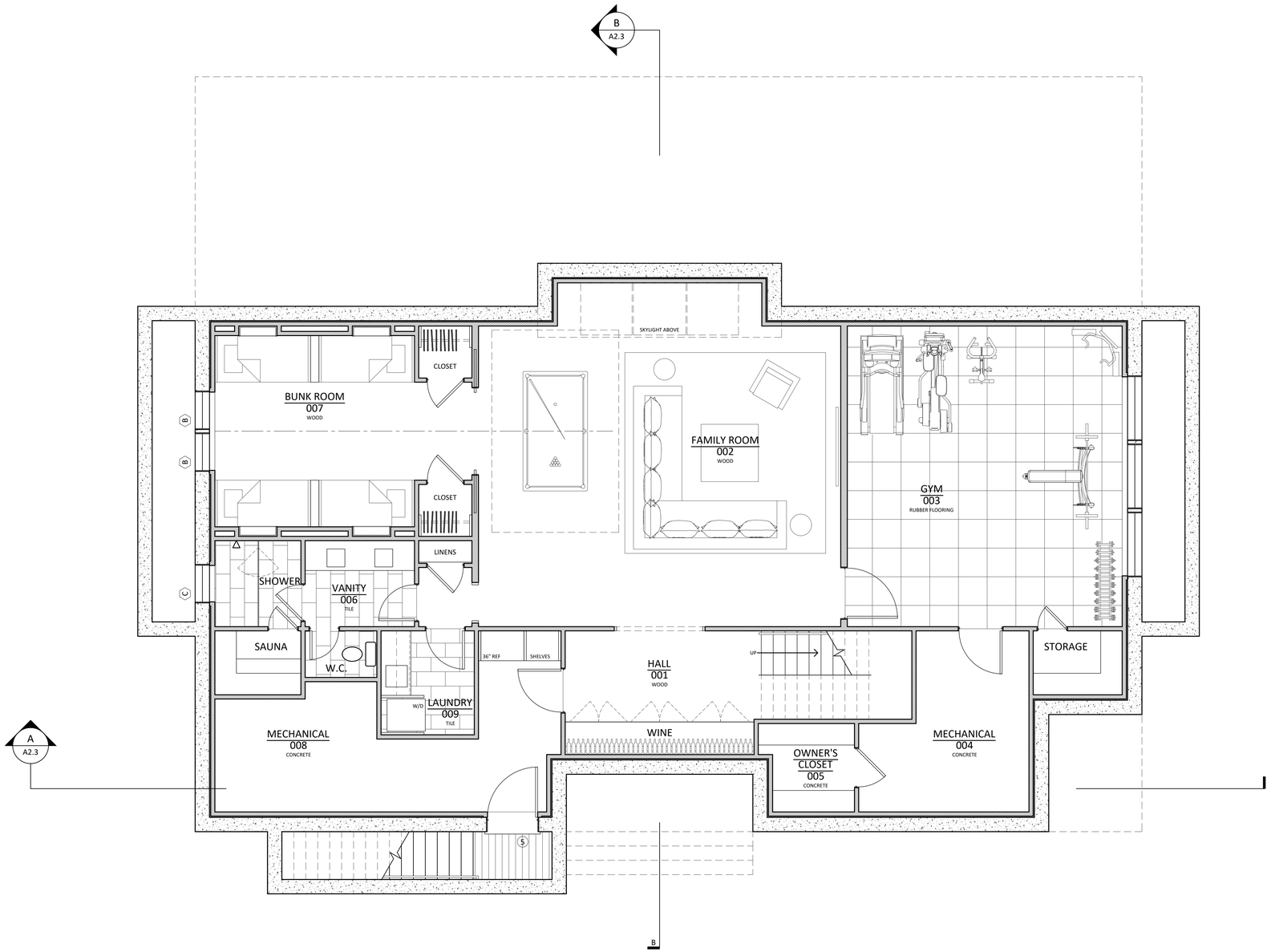
HDC - NEW
DWELLING

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"

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ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

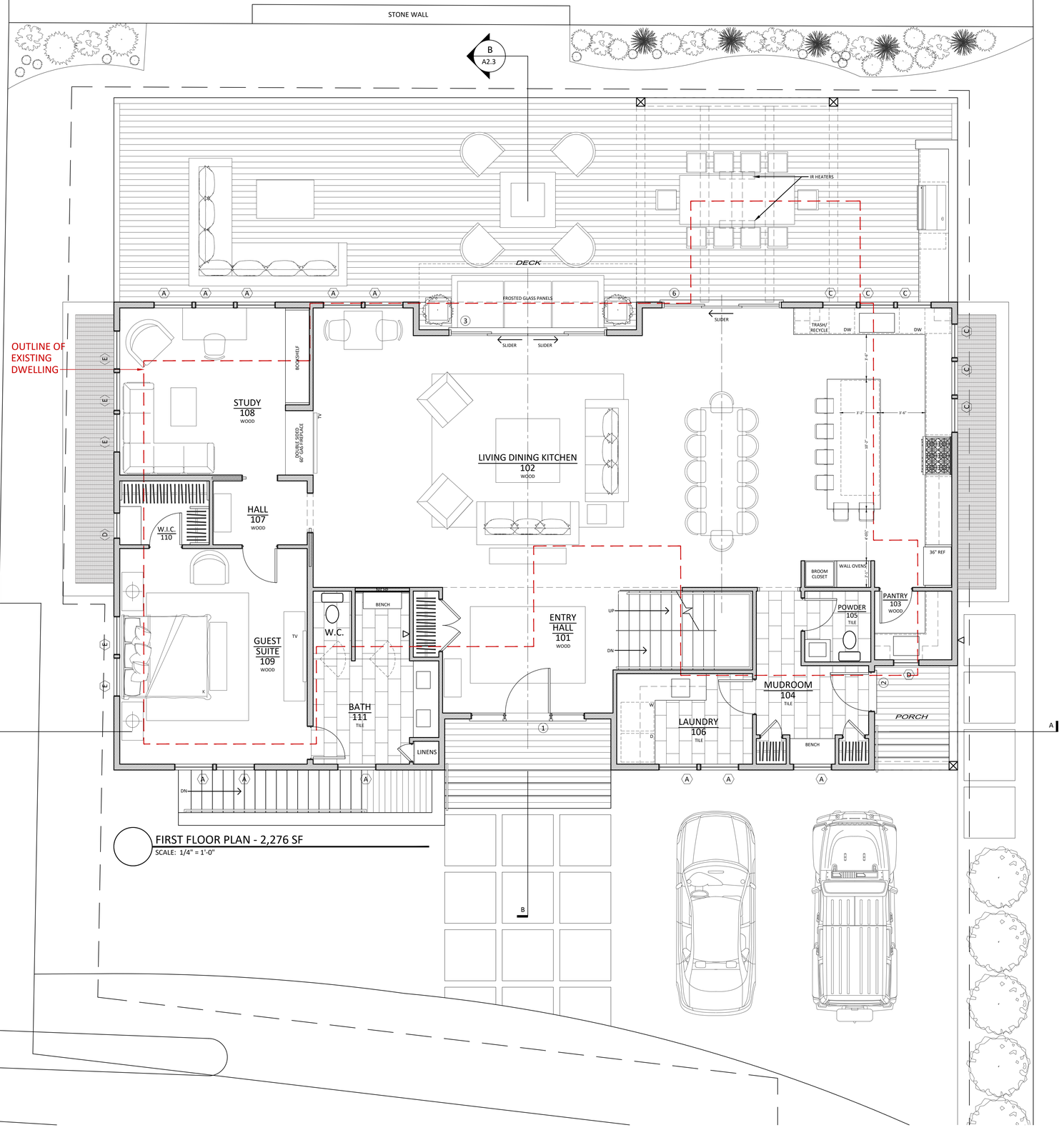
HDC - NEW DWELLING

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

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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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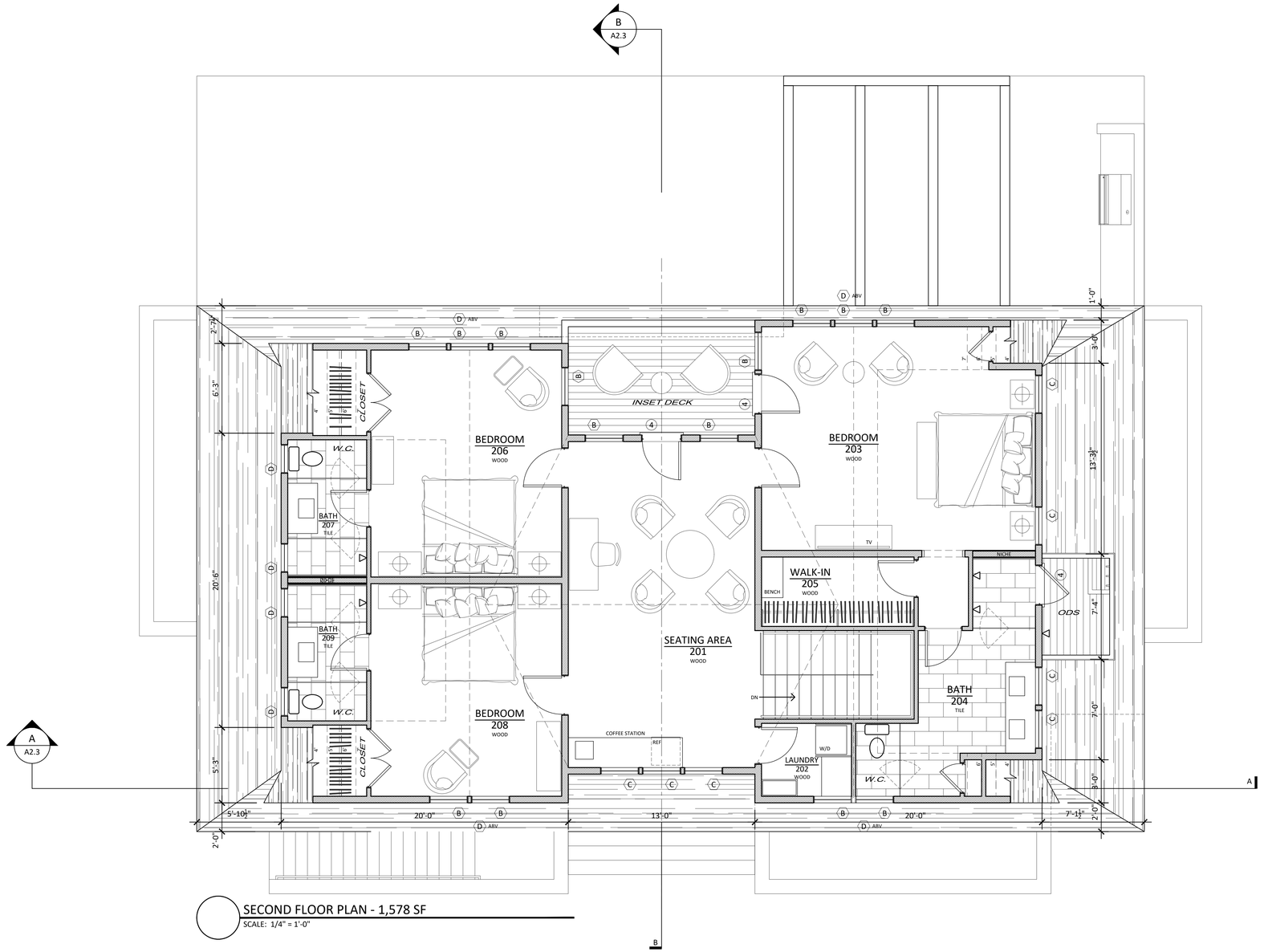


SECOND FLOOR PLAN - 1,578 SF
SCALE: 1/4" = 1'-0"

HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

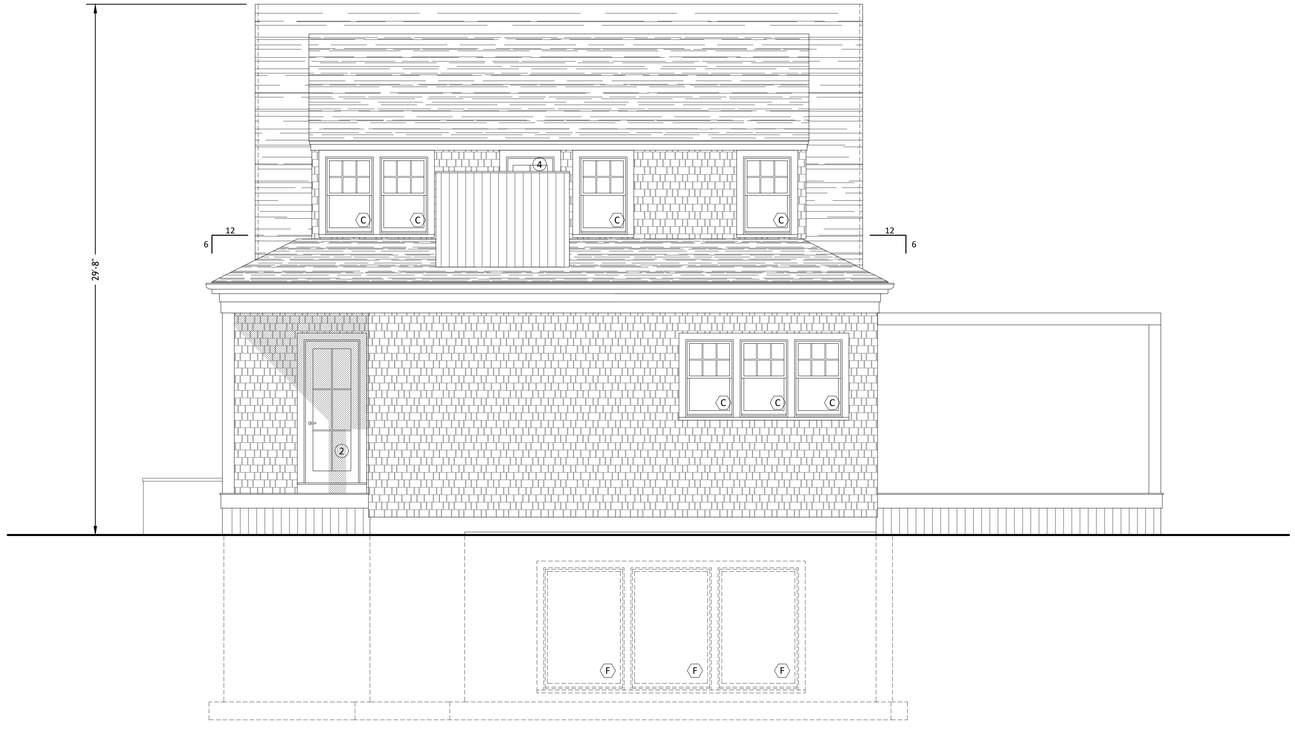
SECOND FLOOR PLAN

A1.2

28 MAY 2024



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



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

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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

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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NANTUCKET, MA 02554
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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

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.

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

The certificate is valid for three years from 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

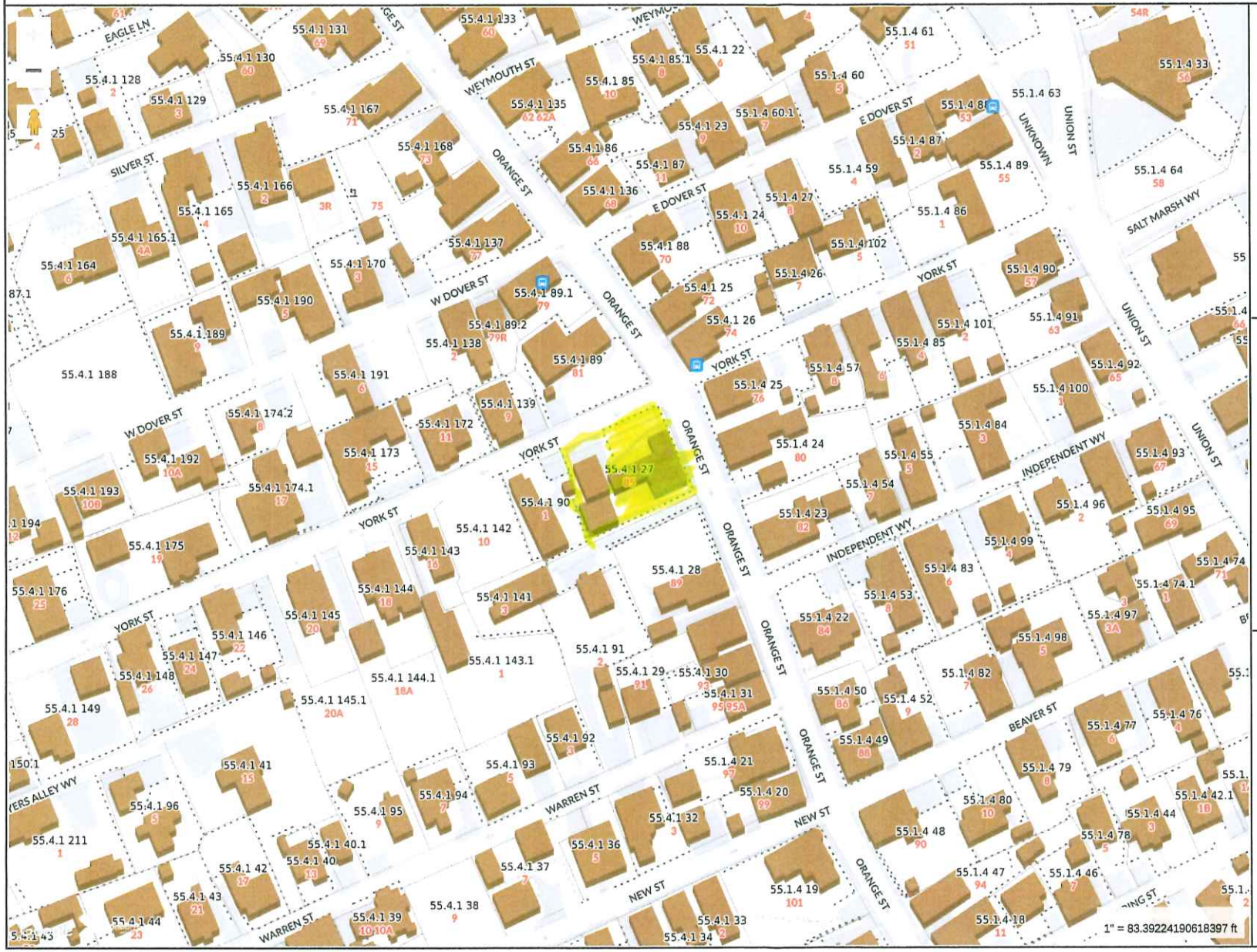
Trim MHC-11 Sash MHC-11 Doors Folder Blue MHC 4

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

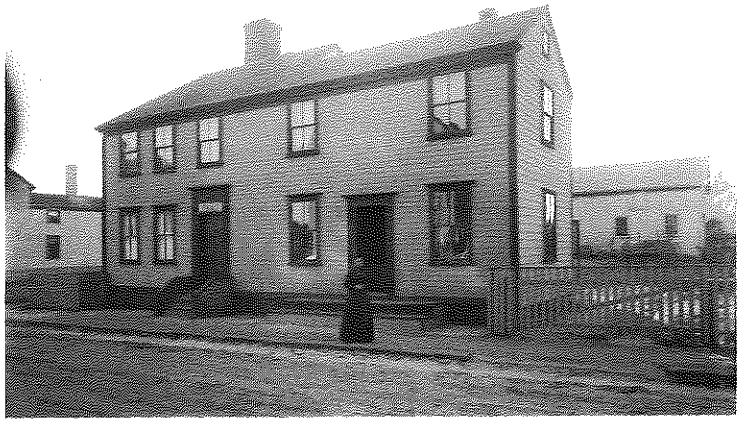
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

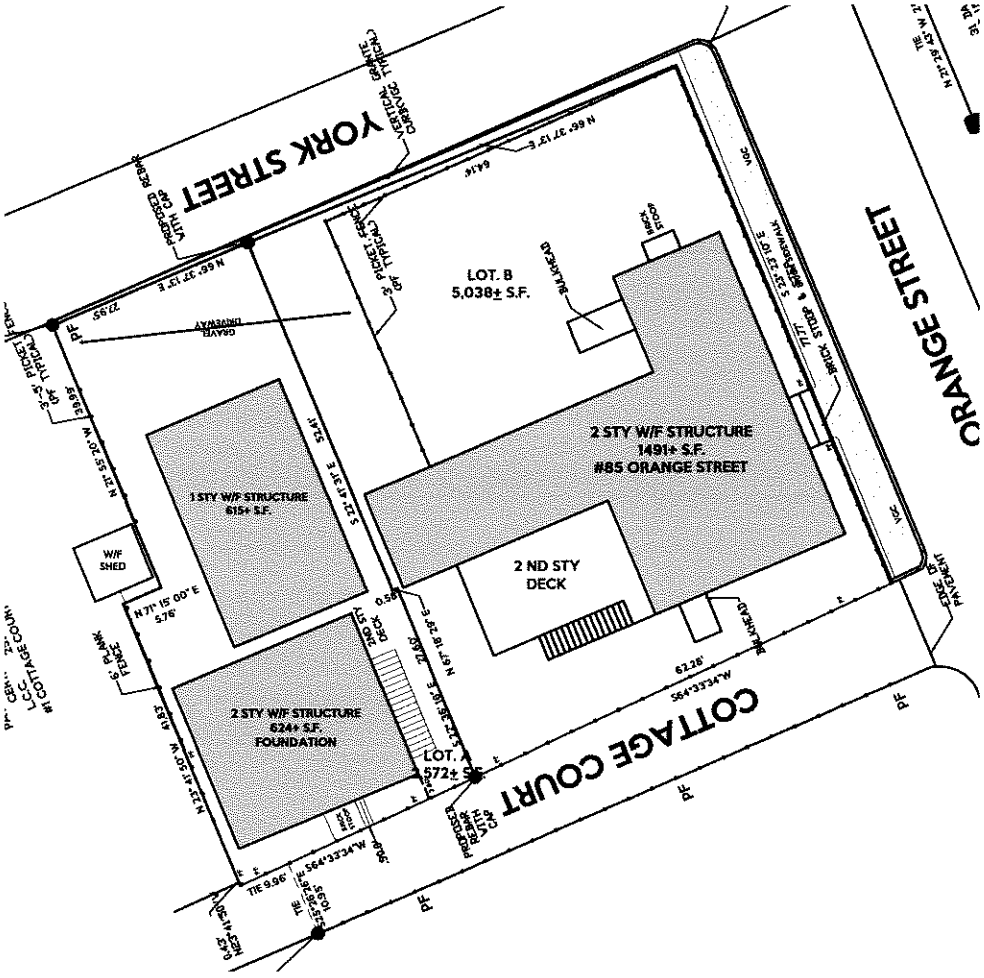
To the HDC,

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

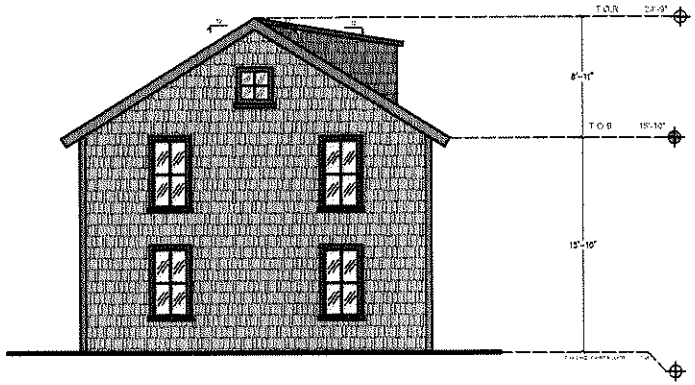





The only large change from the orignal design is a dormer proposed on the rear of the roof to create better head room in the third floor. We are proposing a classic shed design in line with other dormers in the neighborhood that we have observed. This will hardly be visible from Orange and slightly visible 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

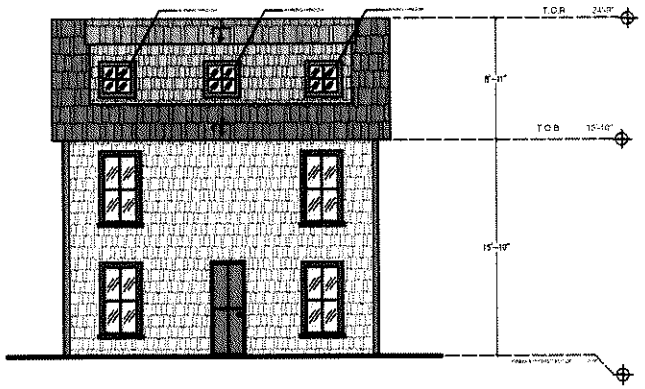
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

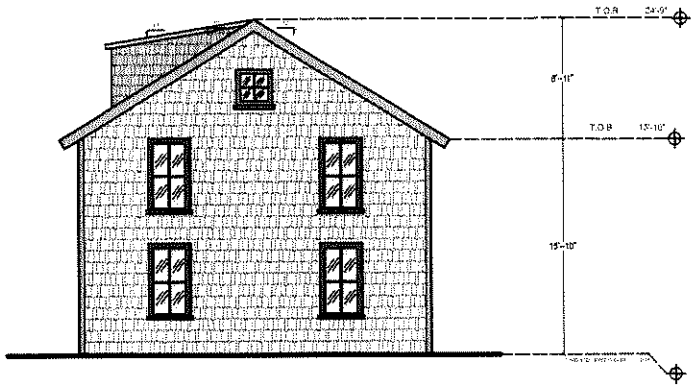
TITLE SHEET
COTTAGE COURT
ELEVATIONS 1

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.

oak

COMPANY
Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
e@oakdd.com

PROJECT NAME
Nantucket house remodel

LOCATION
85R ORANGE

FOR:
OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

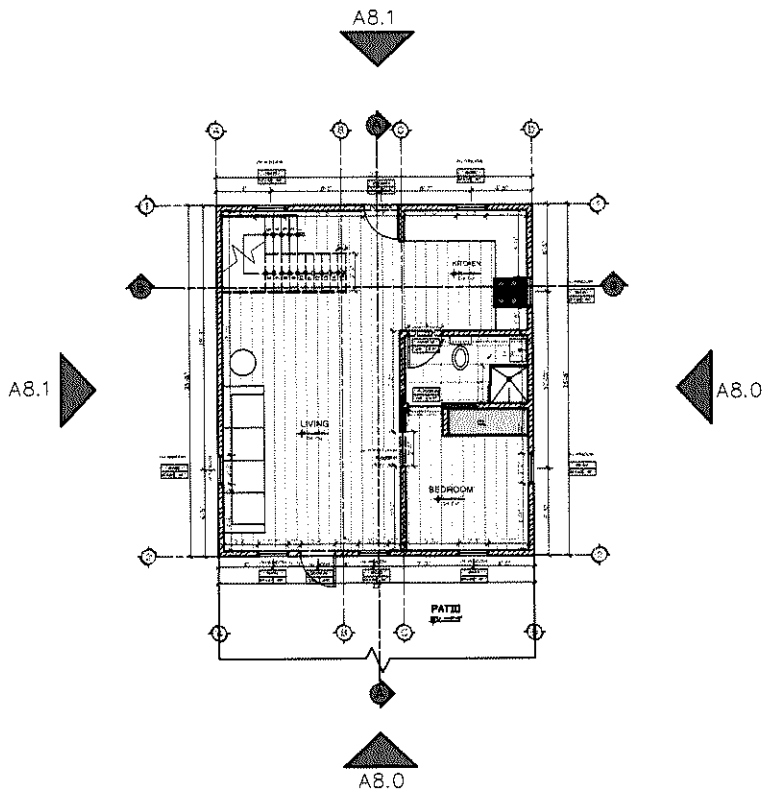
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
COTTAGE COURT
ELEVATIONS 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"

oak

COMPANY

Oak Development & Design LLC
po box 135 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

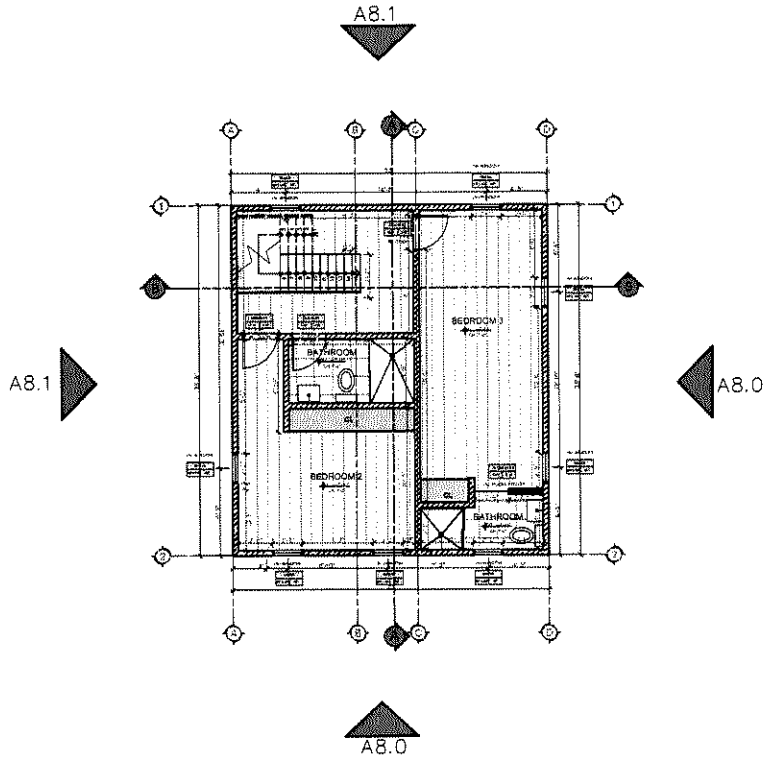
TITLE SHEET

COTTAGE COURT -
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"

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

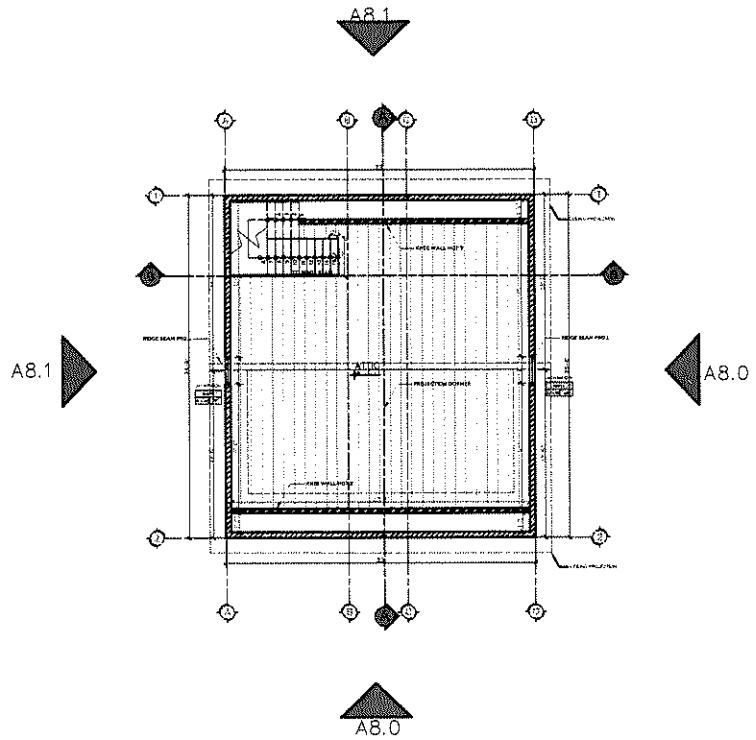
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
COTTAGE COURT – 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"

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

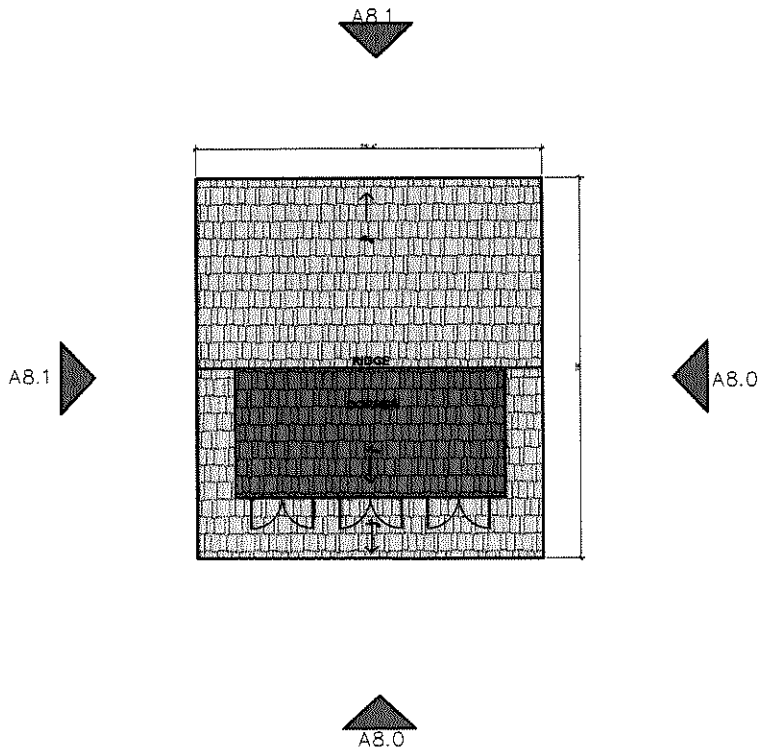
TITLE SHEET

COTTAGE COURT – 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

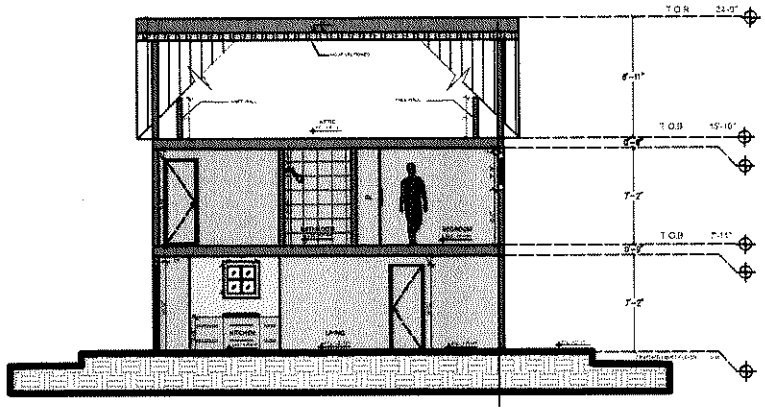
TITLE SHEET

COTTAGE COURT
ROOF PLAN

SCALE

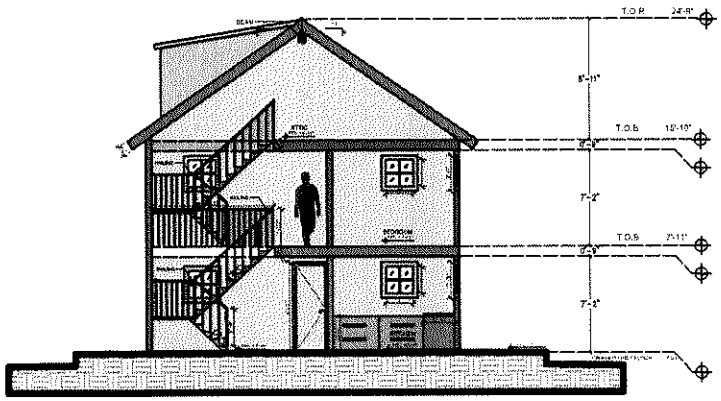
SHEET

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"

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 ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

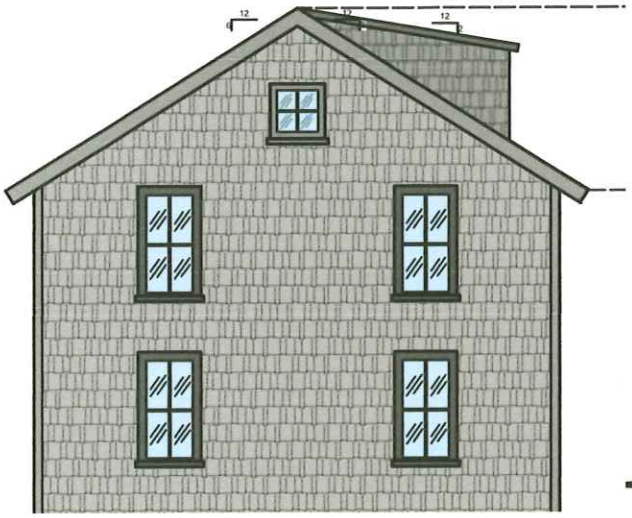
COTTAGE COURT SECTIONS

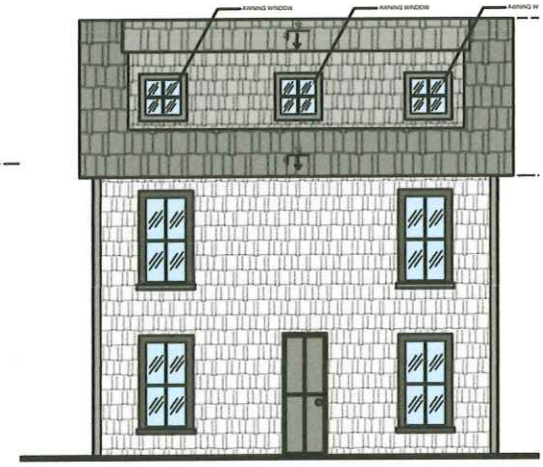
SCALE

SHEET

A9-0







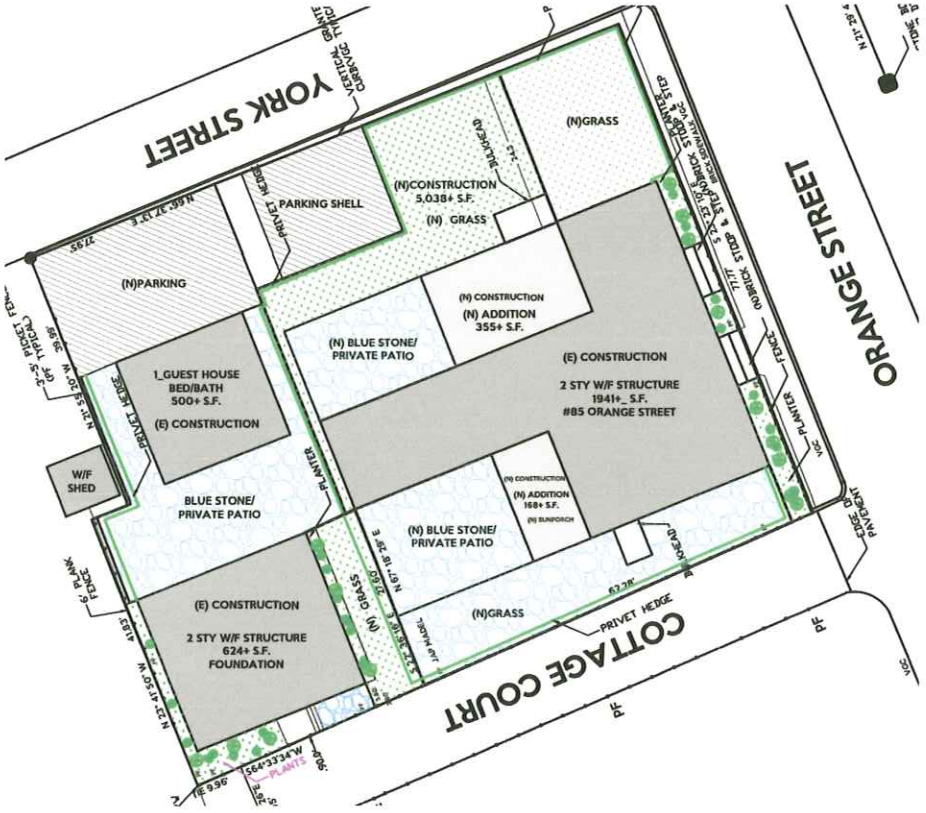
Neighboring dormers







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

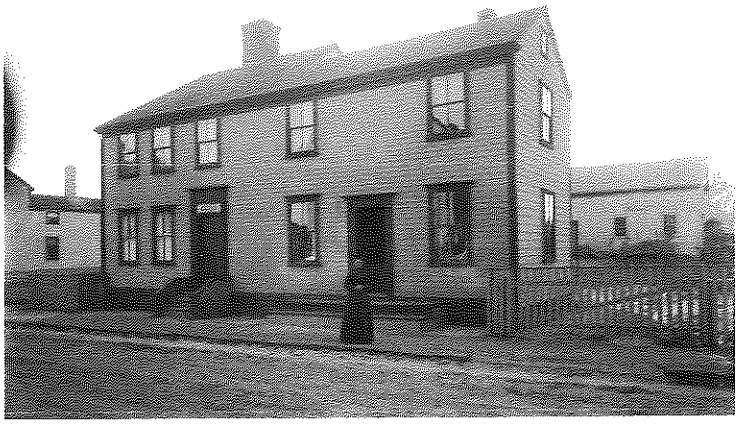
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

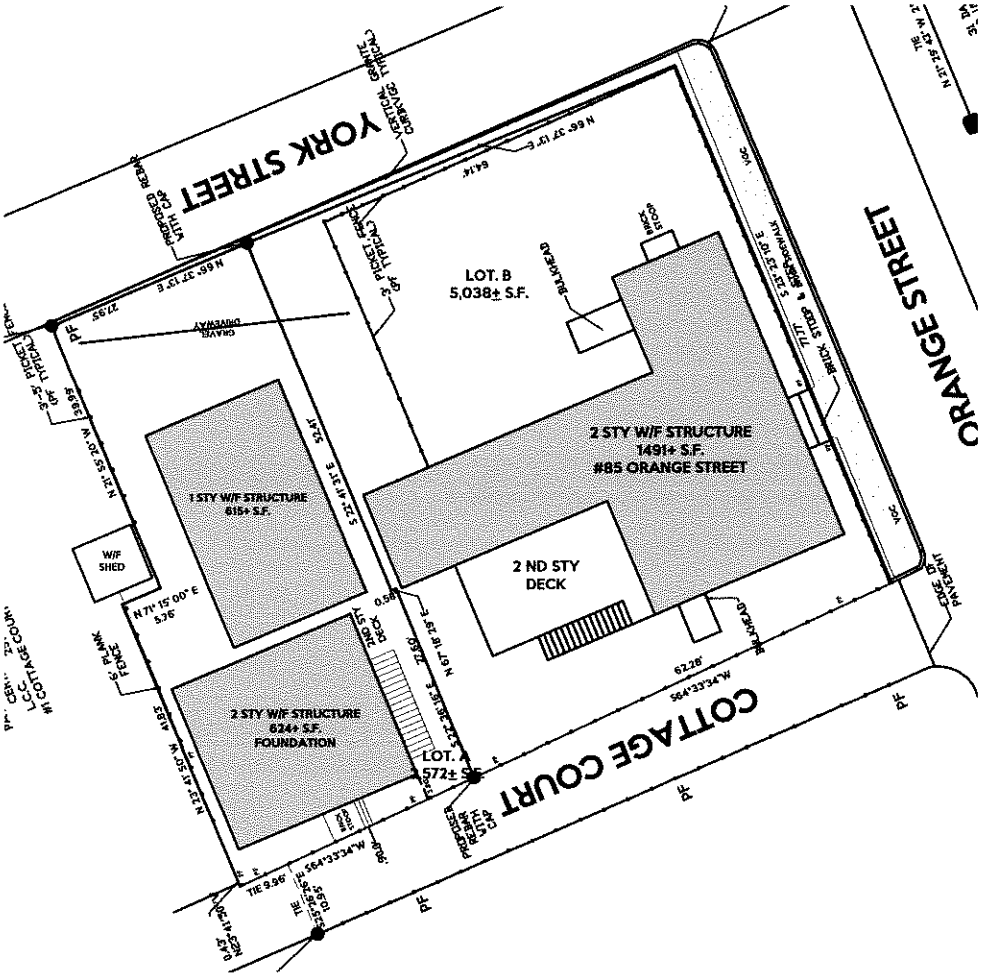
To the HDC,

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.

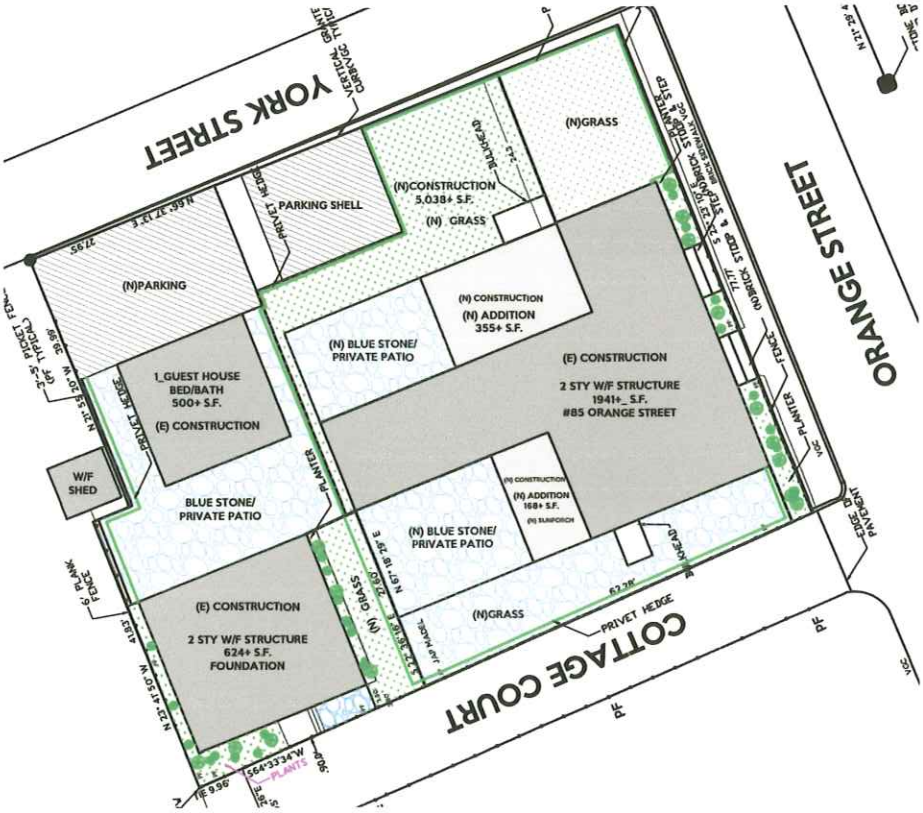
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

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


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

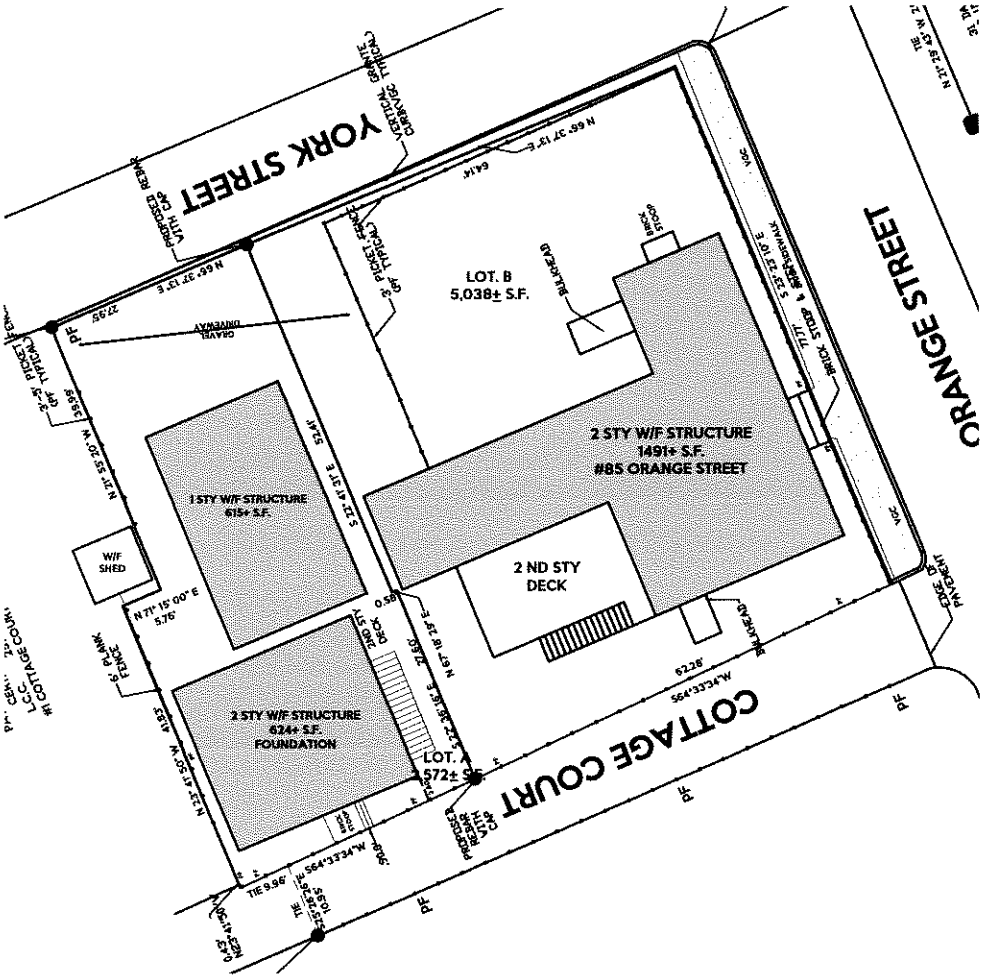
To the HDC,

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.

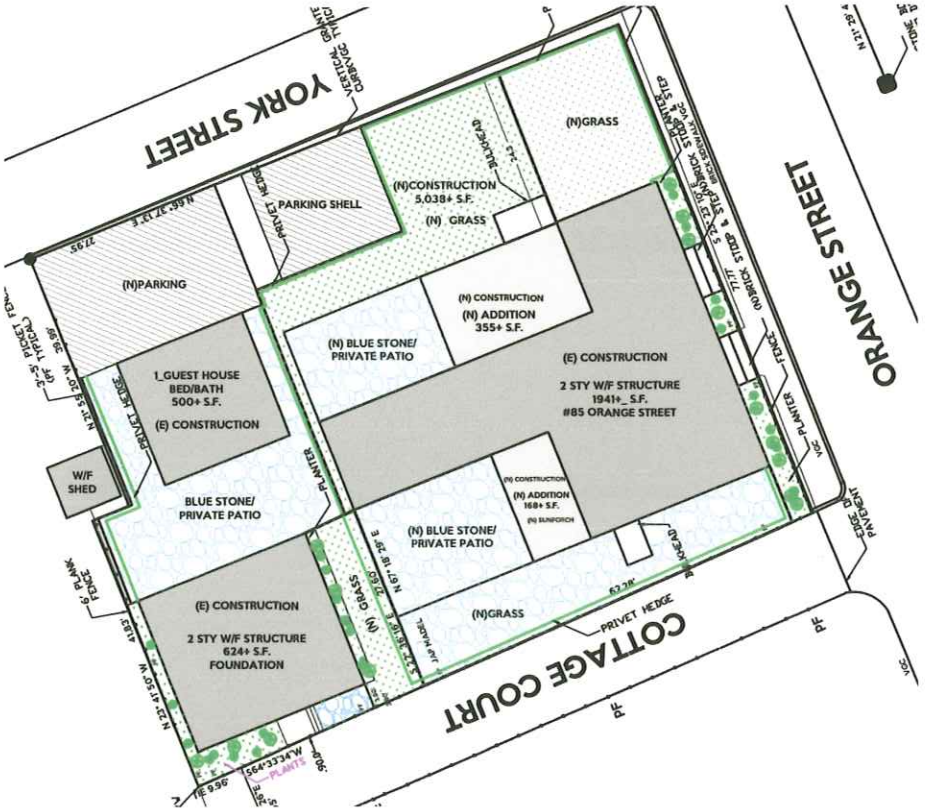
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

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

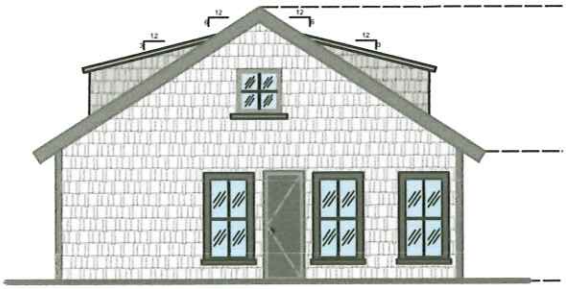
- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

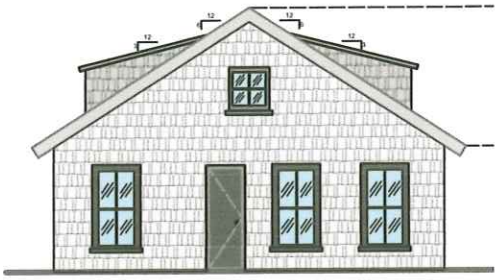
Rear Home / Guest House

- **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.**

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
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

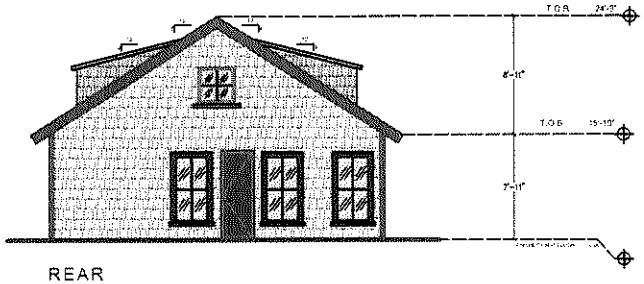
Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Rear Garage

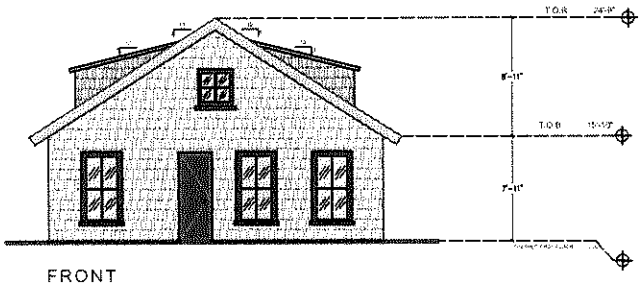




York St Frontage - North



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

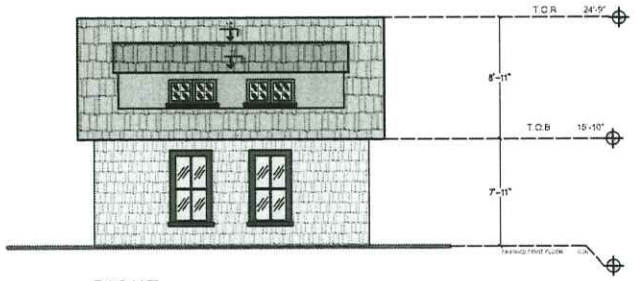
TITLE SHEET

GUEST HOUSE
ELEVATIONS 1

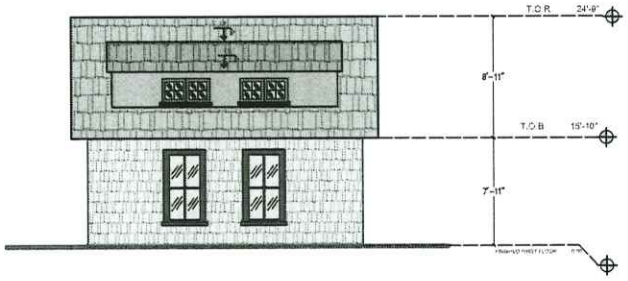
SCALE

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

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pj@oakdd.com

PROJECT NAME
Nantucket house remodel

LOCATION
85R GUEST HOUSE

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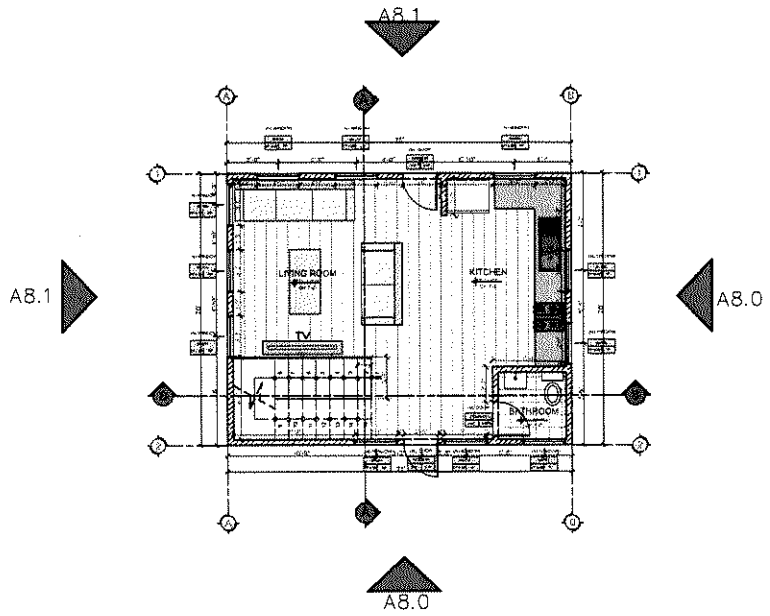
REVISIÓN 1:
REVISION 2:
REVISION 3:

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

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po box 125 Hingham Ma 02043
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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

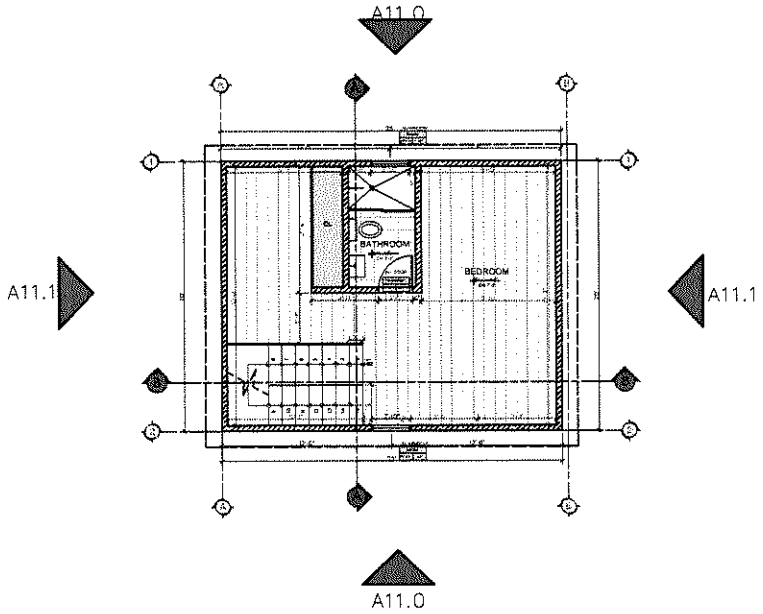
TITLE SHEET

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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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

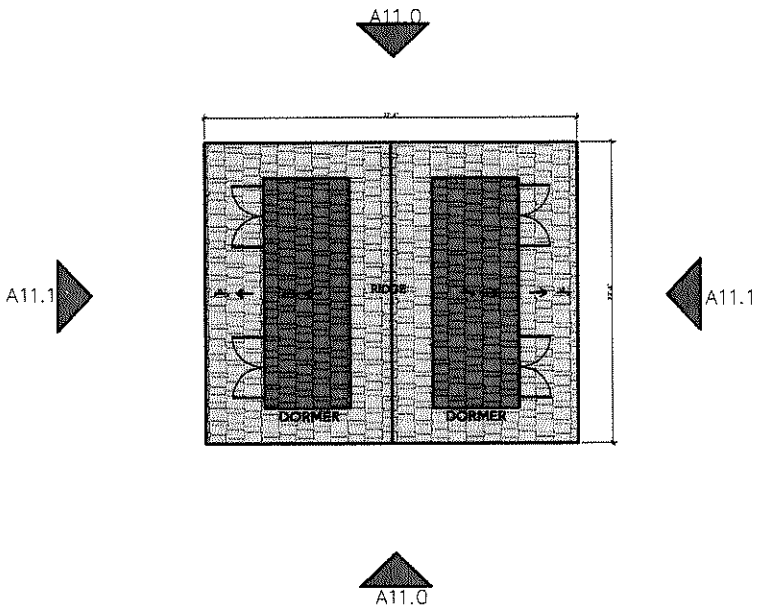
REVISIÓN 1:
REVISION 2:
REVISION 3:

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

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

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

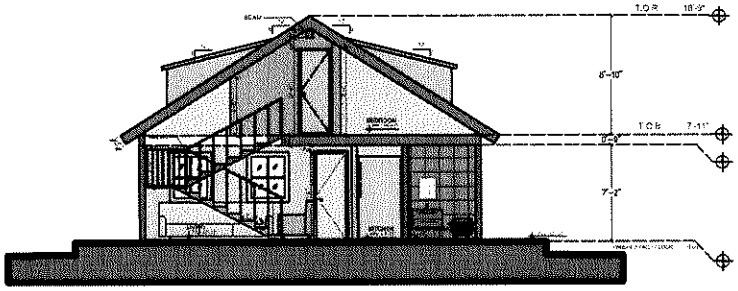
TITLE SHEET

GUEST HOUSE
ROOF PLAN

SCALE

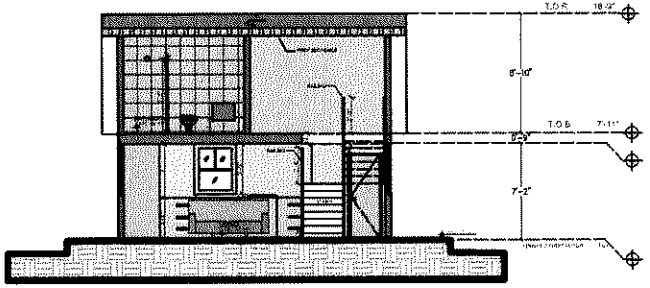
SHEET

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

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
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.

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

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

The certificate is valid for three years from 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 Orange Main House

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: $255.50 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 _____

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

*Cloud on drawings and submit photographs of existing elevations.

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

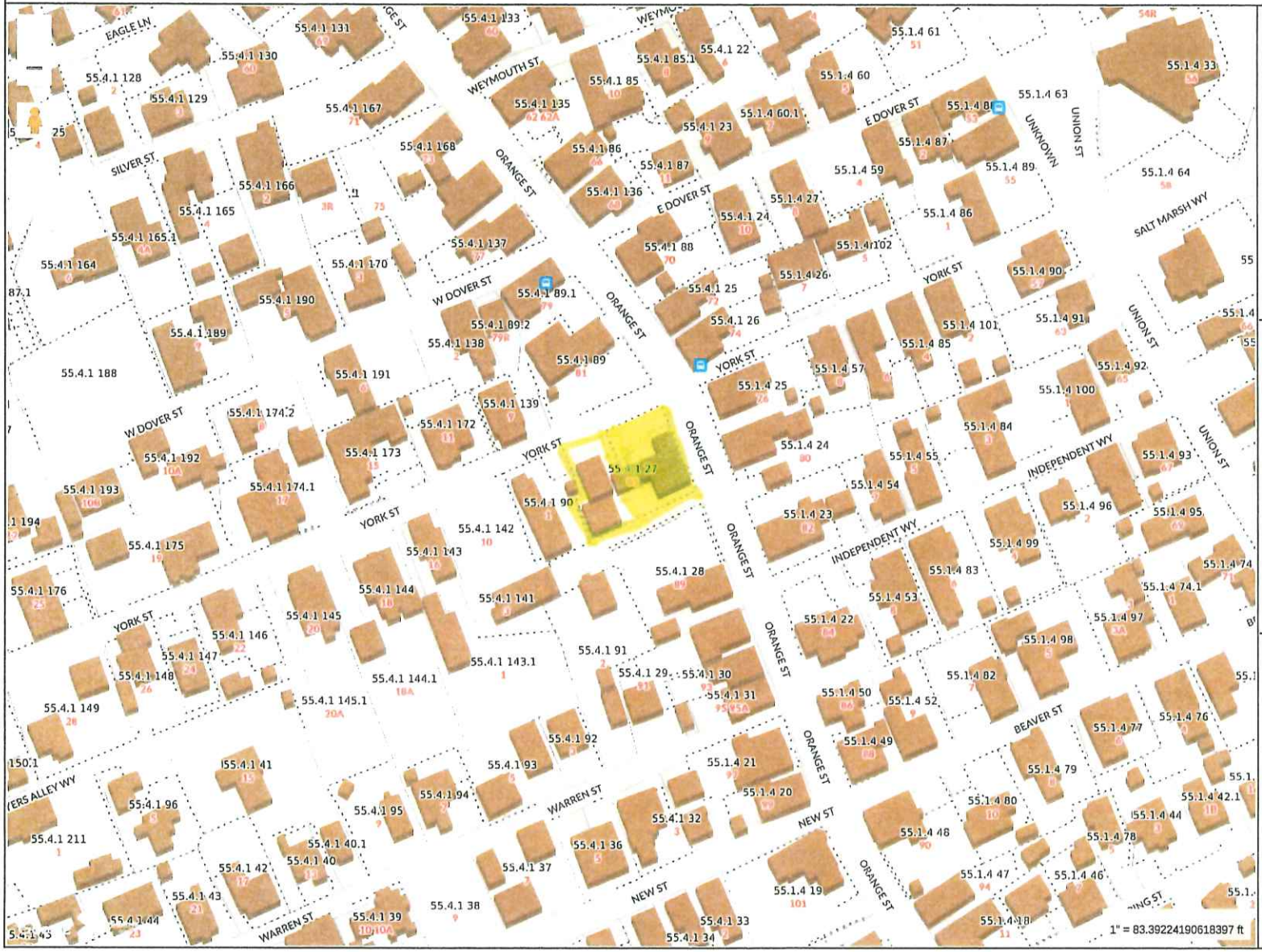
Trim MCH-11 Sash MCH-11 Doors MHC 4

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.

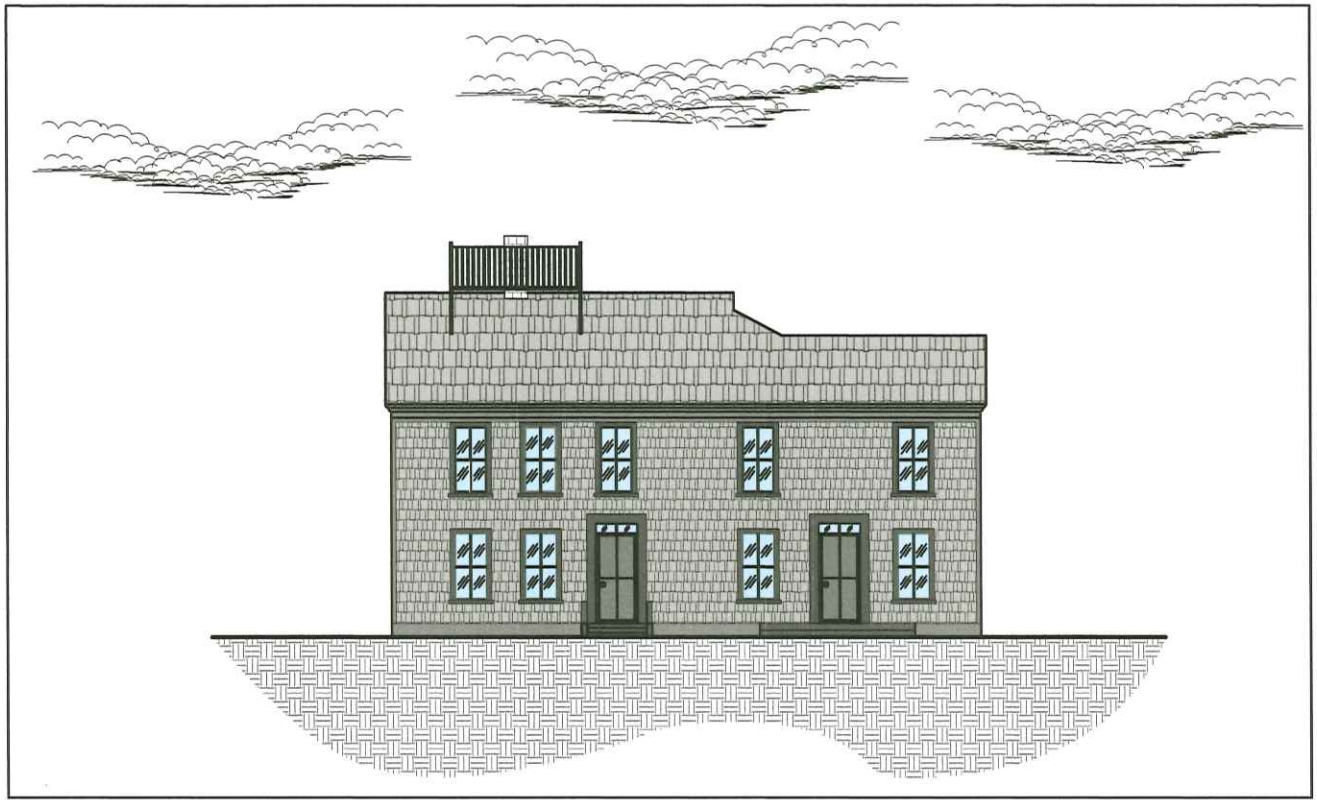
Sincerely,

PJ Antonik
CEO Oak Development & Design LLC



NANTUCKET HOUSE REMODEL ADDITION PROJECT

85 ORANGE ST NANTUCKET, MA 02554



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A.1.1. PROPOSED SITE PLAN
A.02. EXISTING FIRST FLOOR PLANS
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A.03. EXISTING ELEVATION PLAN
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A.04. PROPOSED FIRST FLOOR PLAN
A.4.1. PROPOSED SECOND FLOOR PLAN
A.4.2. PROPOSED THIRD FLOOR PLAN
A.4.3. PROPOSED ROOF PLAN
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A.06. MAIN HOUSE SECTIONS
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A.10.2. GUEST HOUSE ROOF PLAN
A.11. GUEST HOUSE ELEVATIONS
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

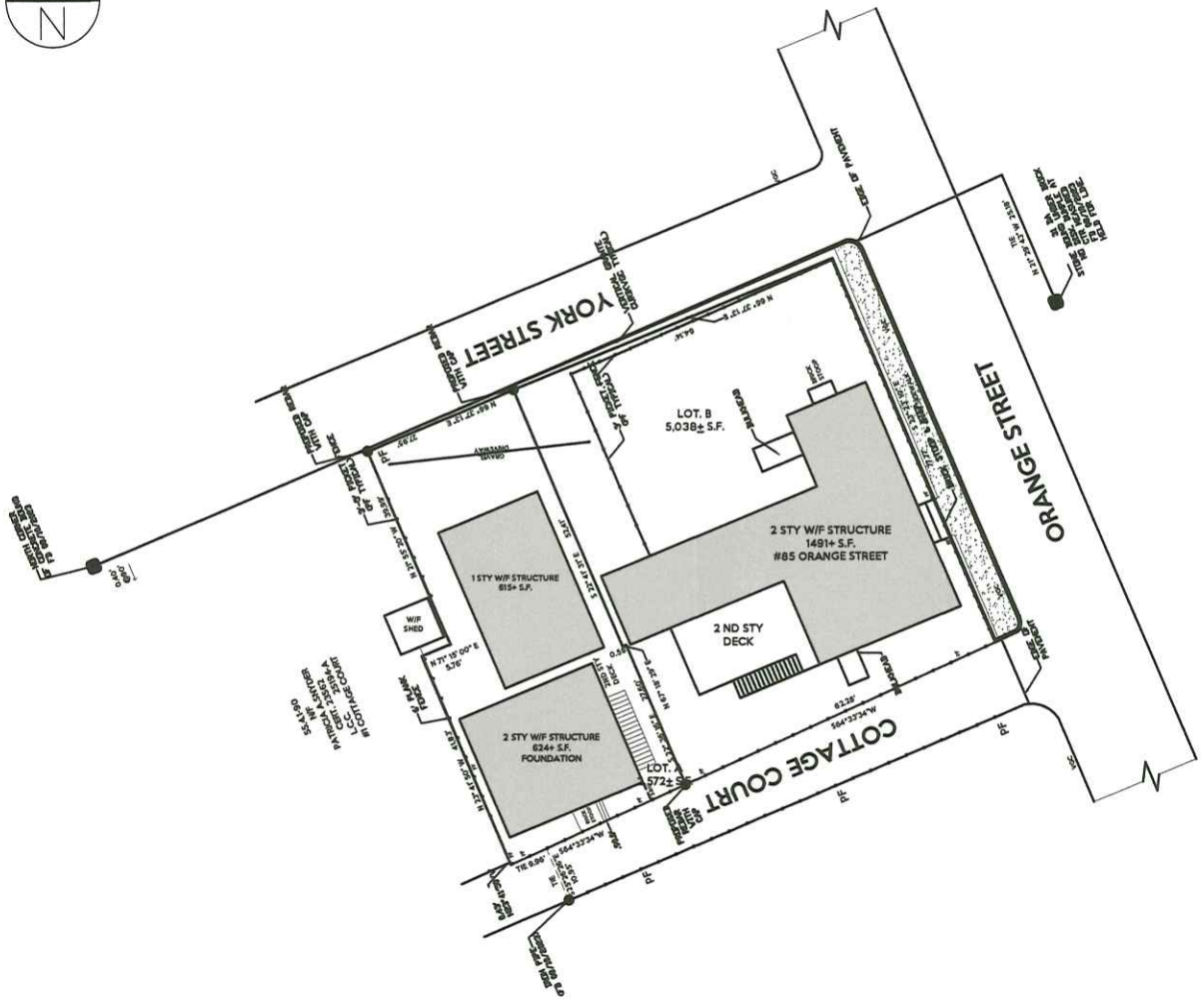
TITLE SHEET

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.

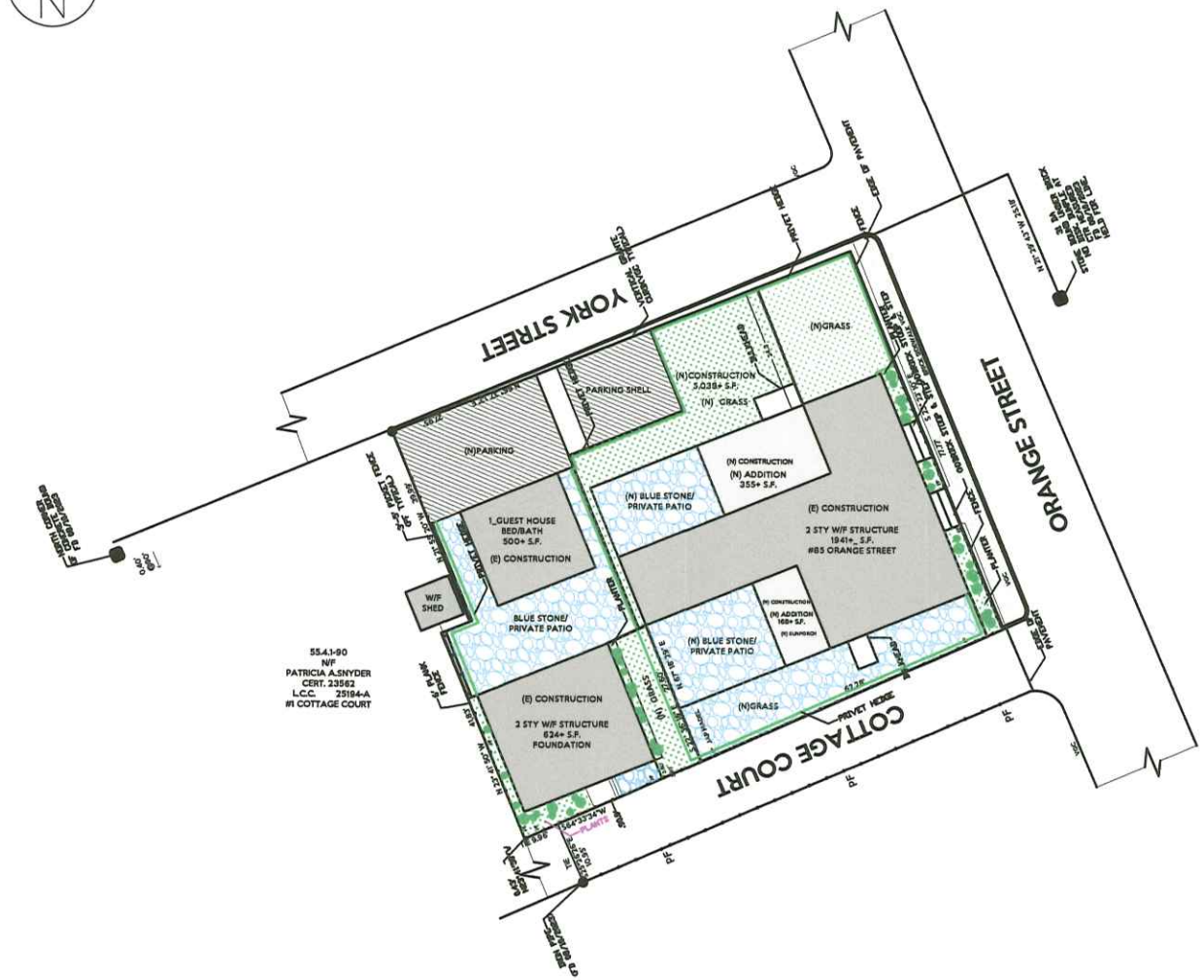
CONTRACTOR IS RESPONSIBLE TO MEET ALL BUILDING CODES REGARDLESS OF PLAN SPECIFICATIONS.

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.

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	
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)

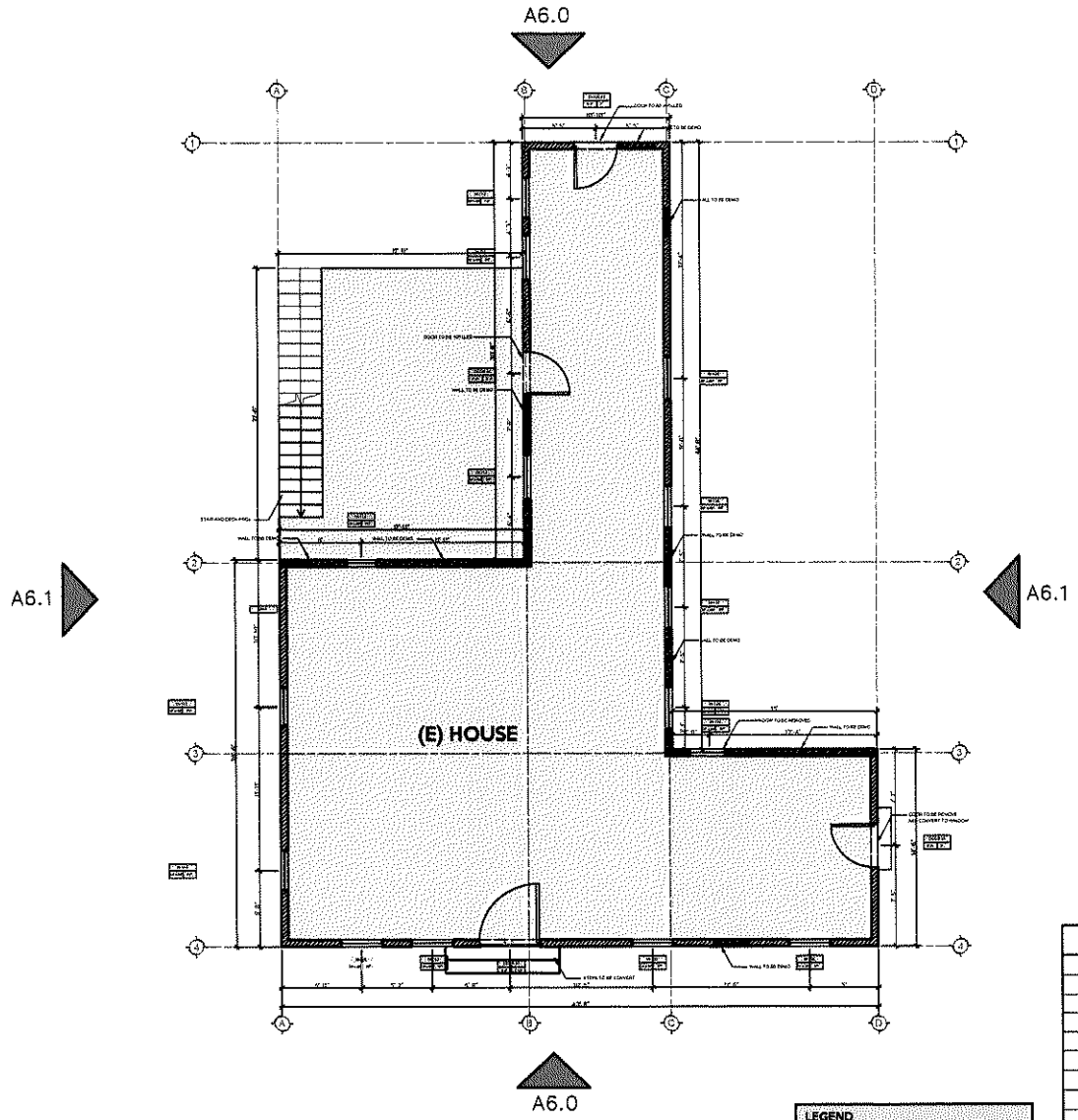
LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

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	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"

oak

COMPANY

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po box 125 Hingham Ma 02043
www.oakdd.com
e@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

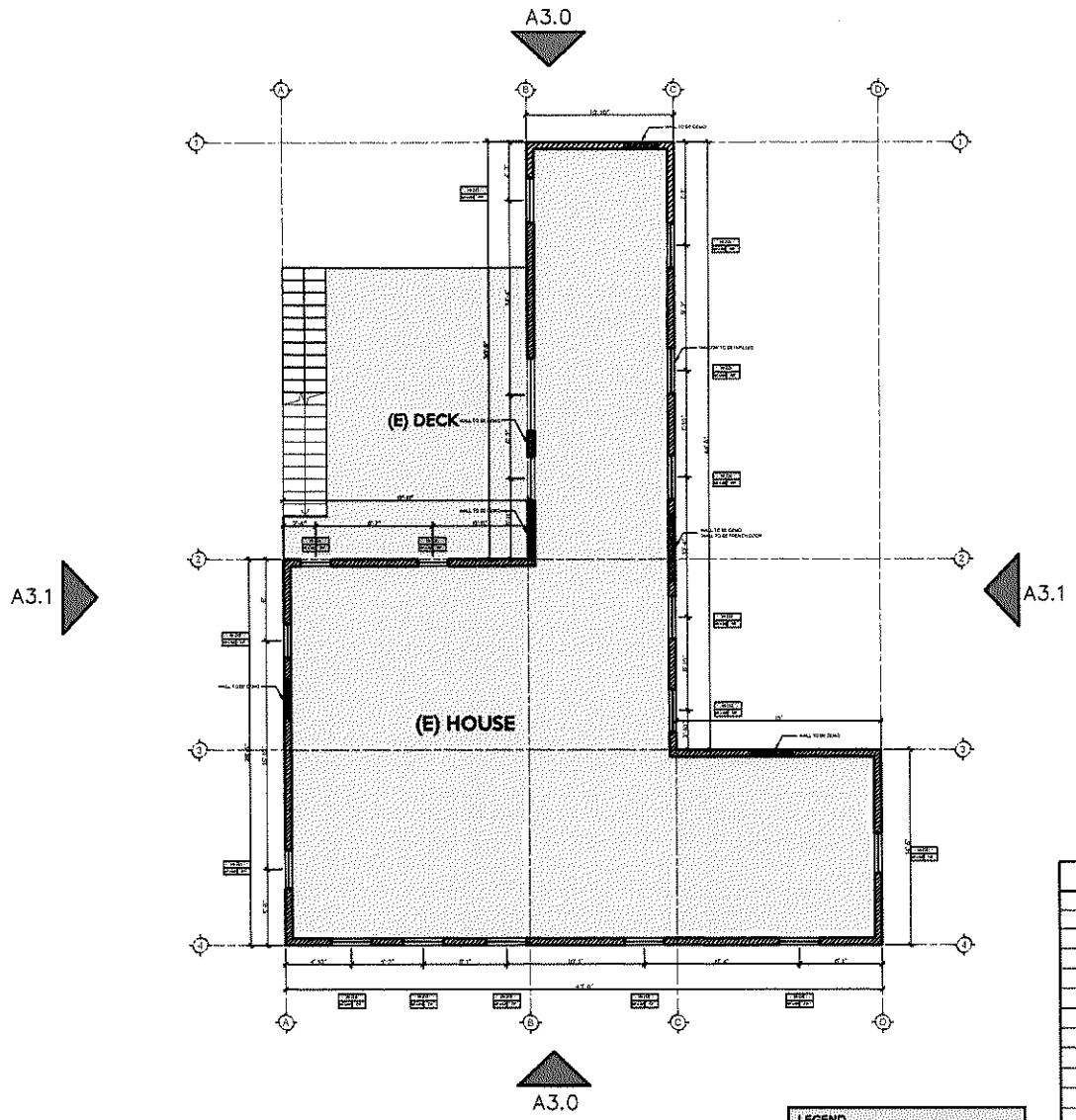
TITLE SHEET

EXISTING 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: 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

65 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

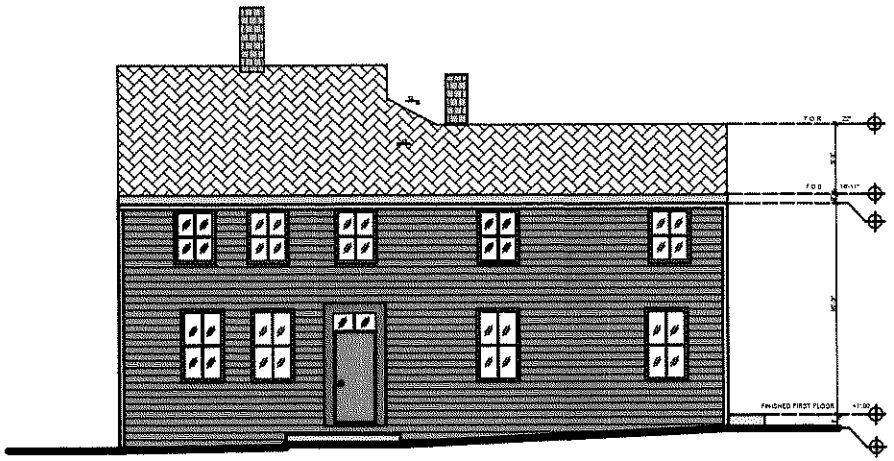
TITLE SHEET

EXISTING SECOND FLOOR PLAN

SCALE

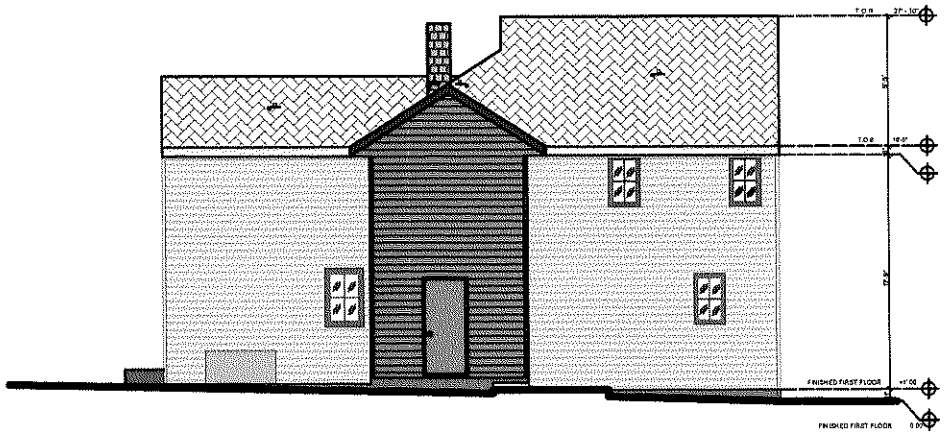
SHEET

A2-1



EXISTING FRONT ELEVATION

SCALE: ¼" = 1'-0"



EXISTING REAR ELEVATION

SCALE: ¼" = 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

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

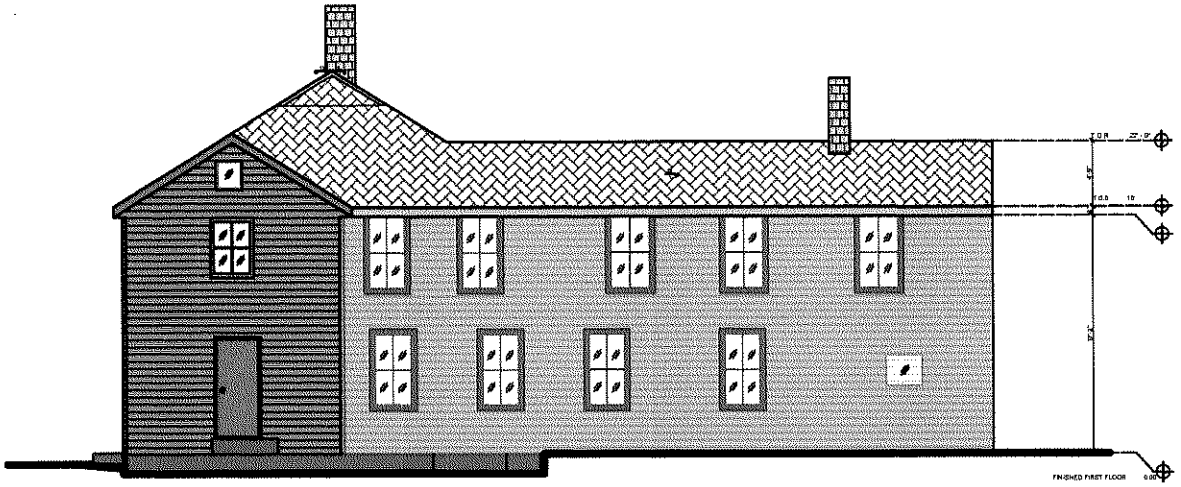
TITLE SHEET

EXISTING ELEVATIONS

SCALE

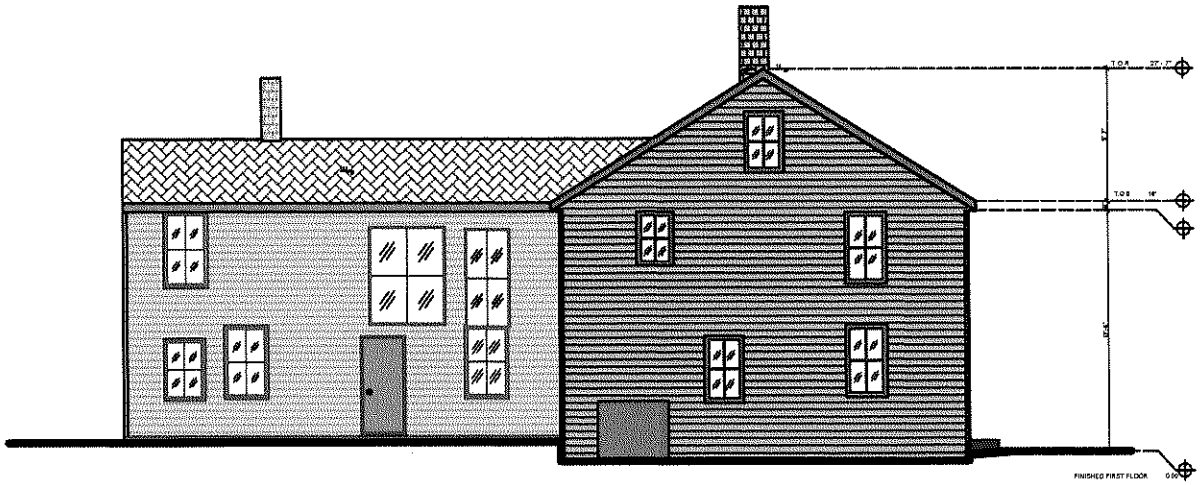
SHEET

A3-0



EXISTING RIGHT ELEVATION

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



EXISTING LEFT ELEVATION

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

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
[redacted]

PROJECT NAME

Nantucket house remodel

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85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

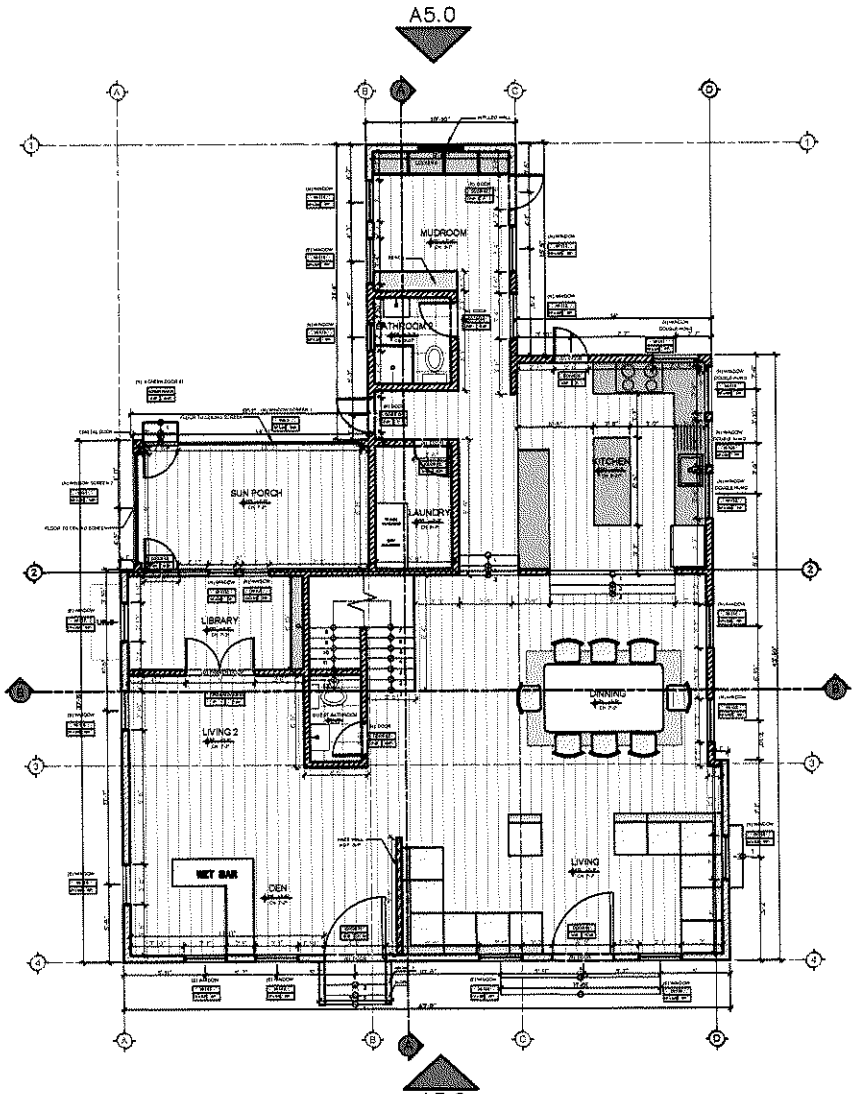
TITLE SHEET

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

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

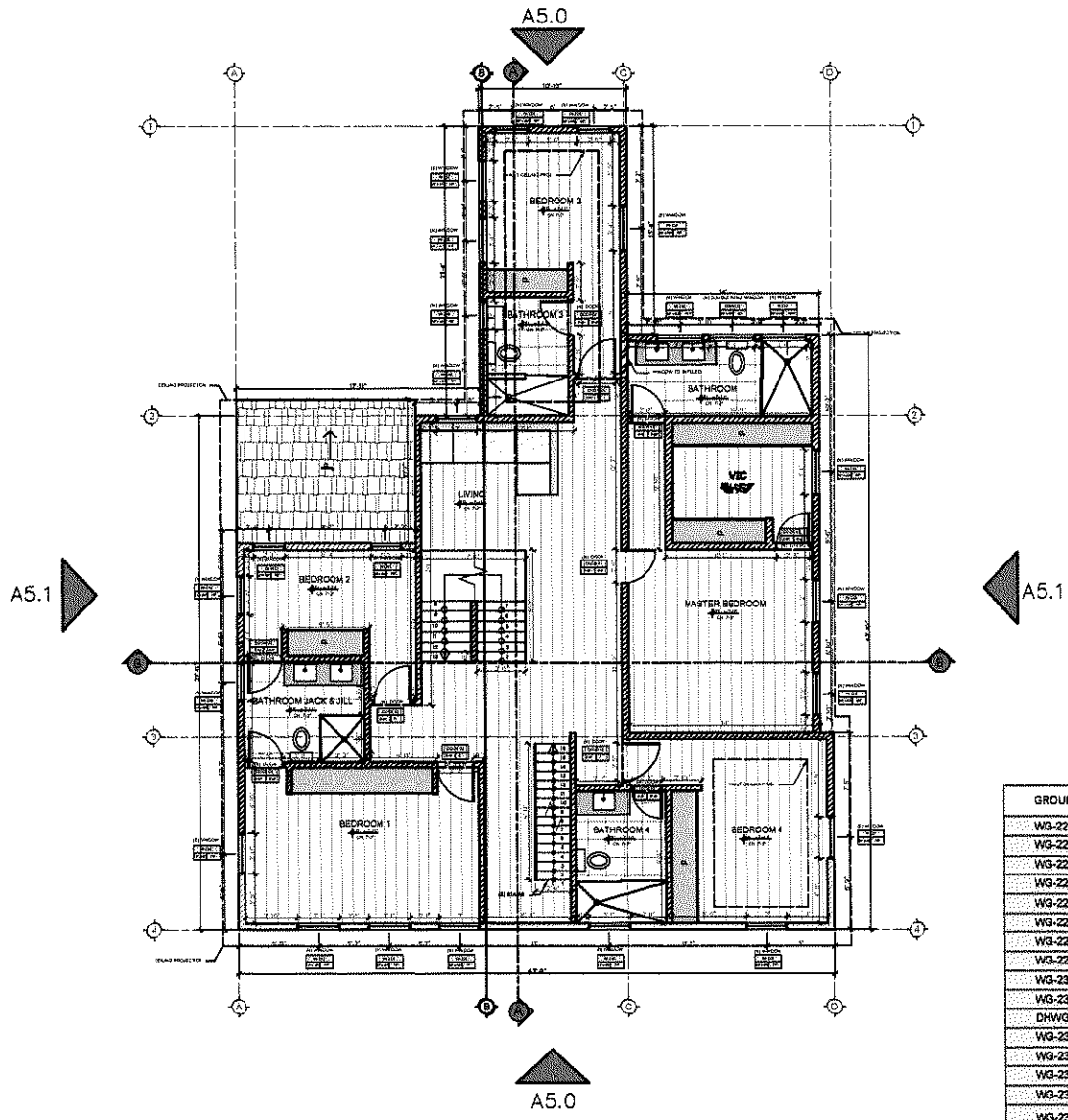
TITLE SHEET

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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g@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

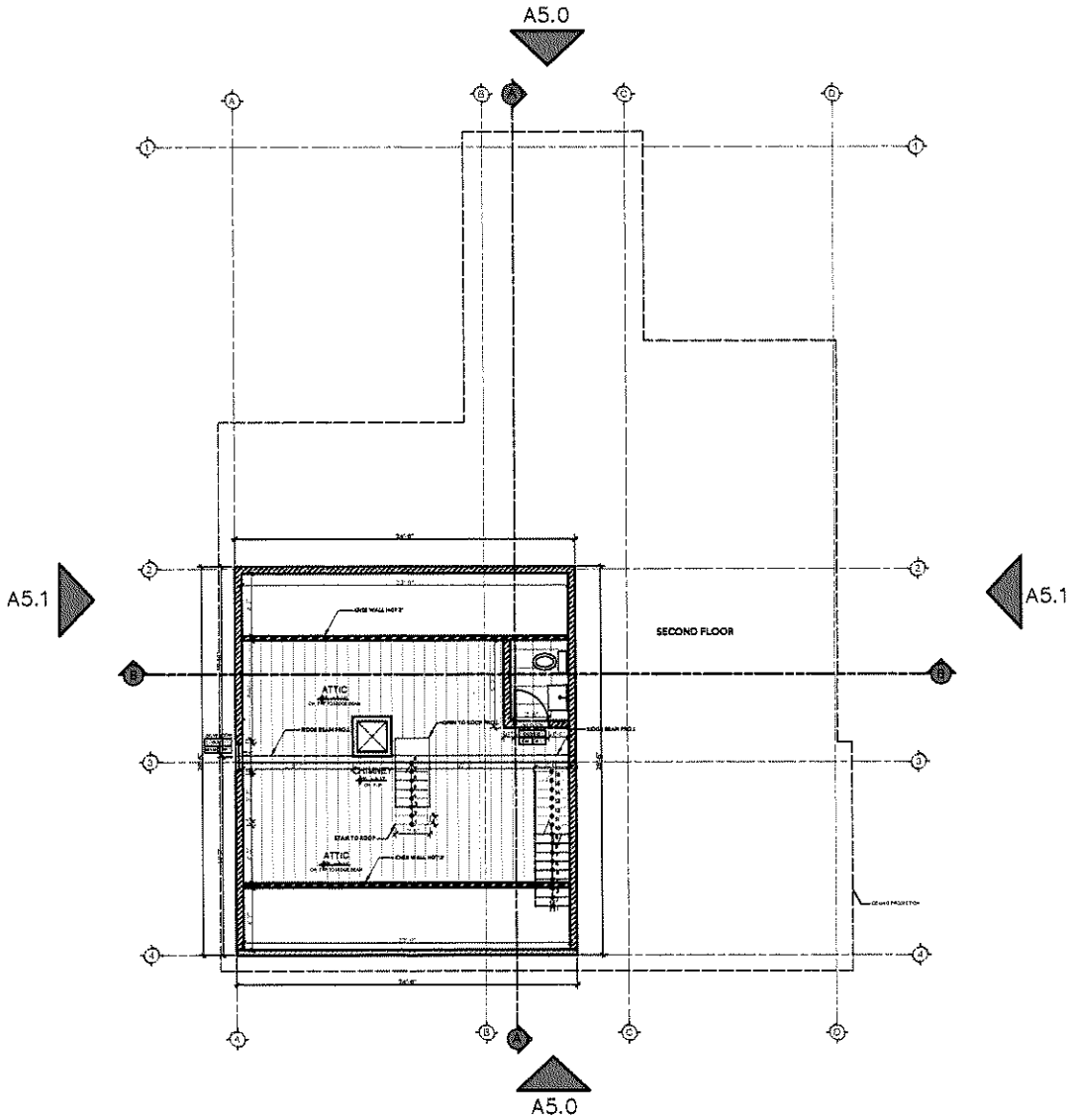
TITLE SHEET

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

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

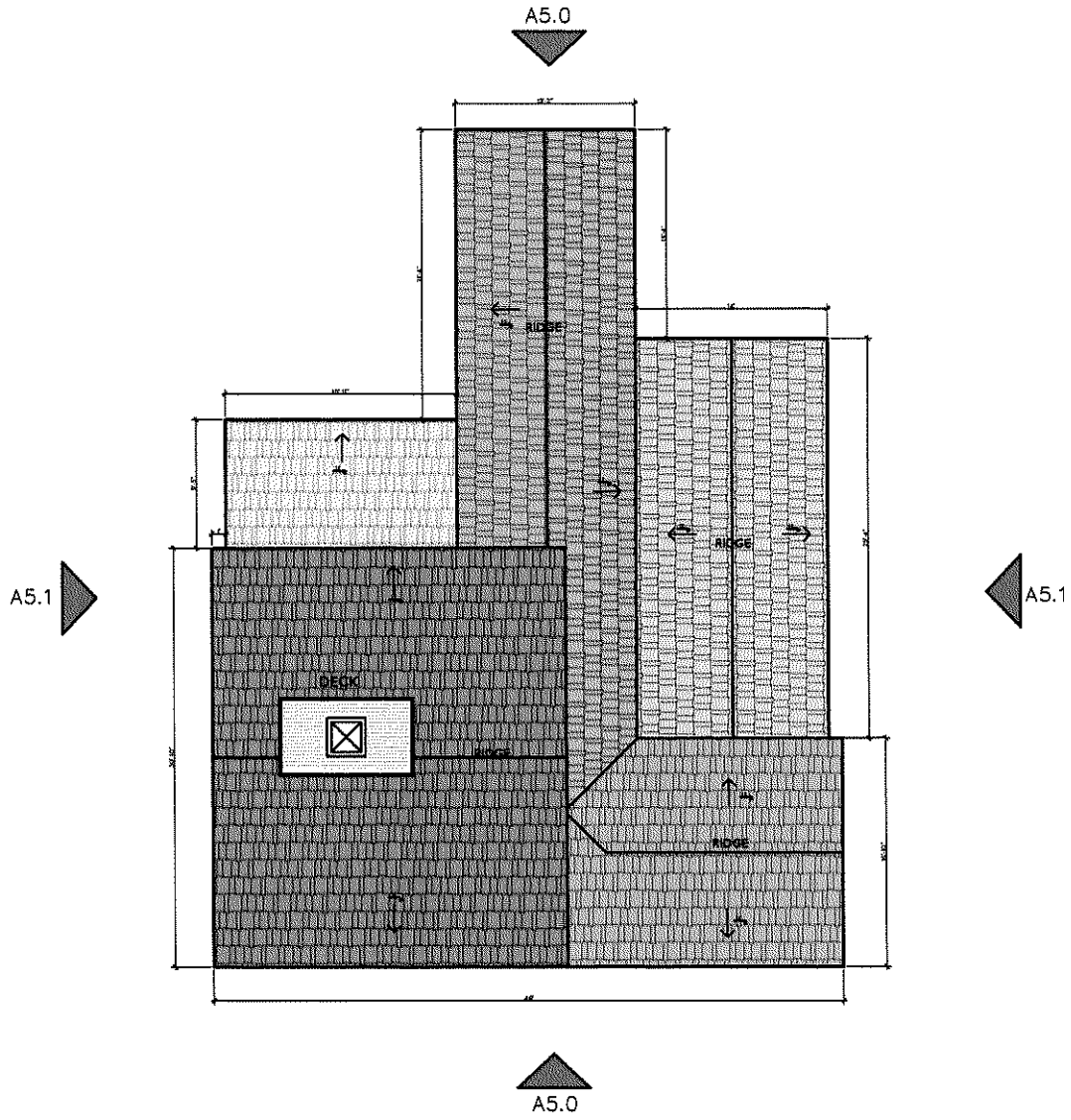
TITLE SHEET

PROPOSED ATTIC FLOOR PLAN

SCALE

SHEET

A4-2



PROPOSED ROOF PLAN

SCALE: 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

65 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:	
REVISION 2:	
REVISION 3:	

DATE

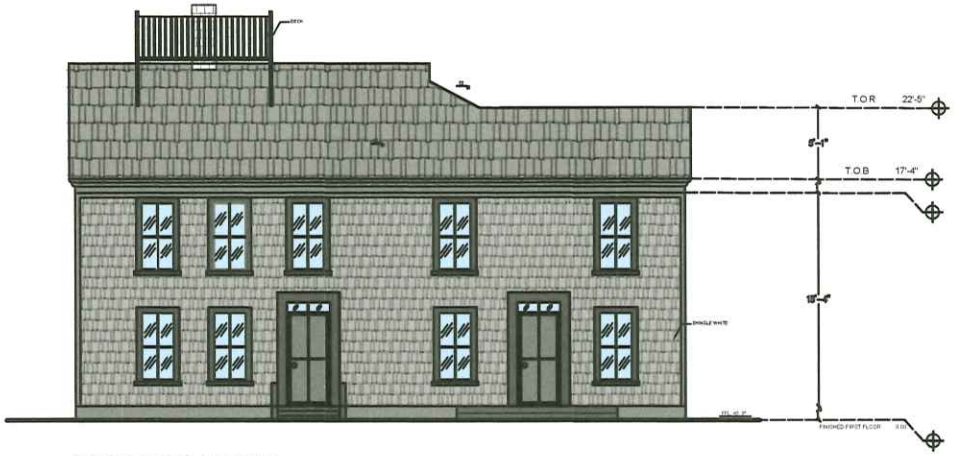
TITLE SHEET

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

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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

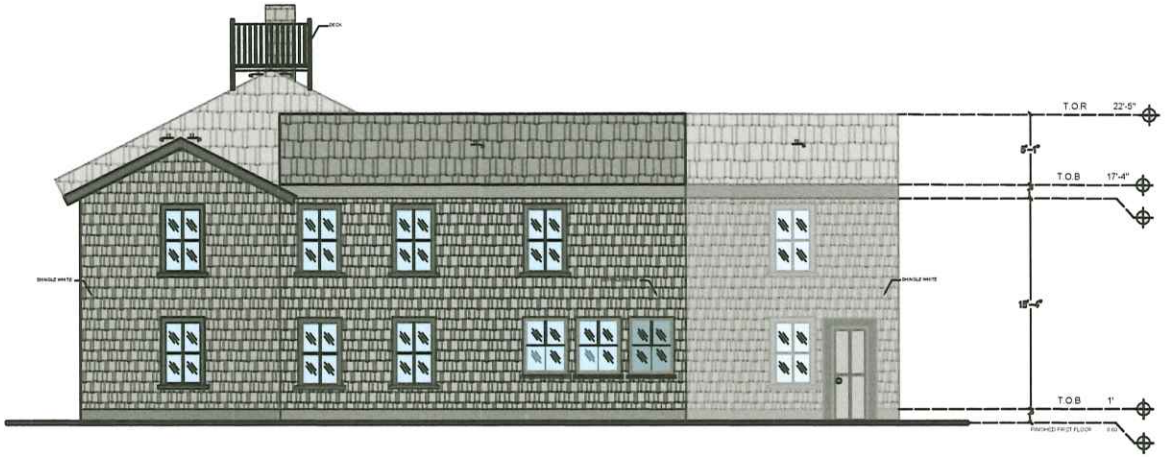
TITLE SHEET

ELEVATIONS

SCALE

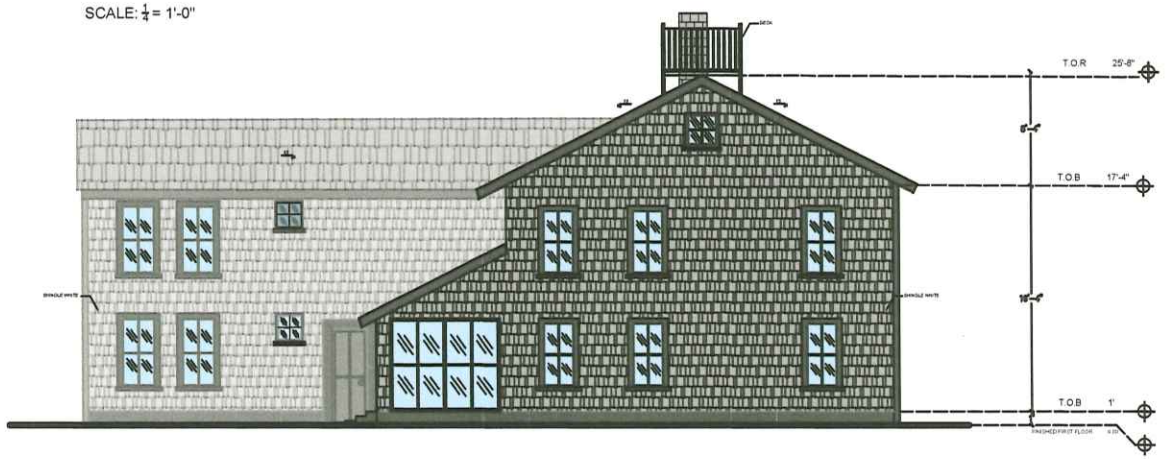
SHEET

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

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PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

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OAK

ARCHITECT DESIGNER

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ARCH. NUMBER

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REVISION 1:

REVISION 2:

REVISION 3:

DATE

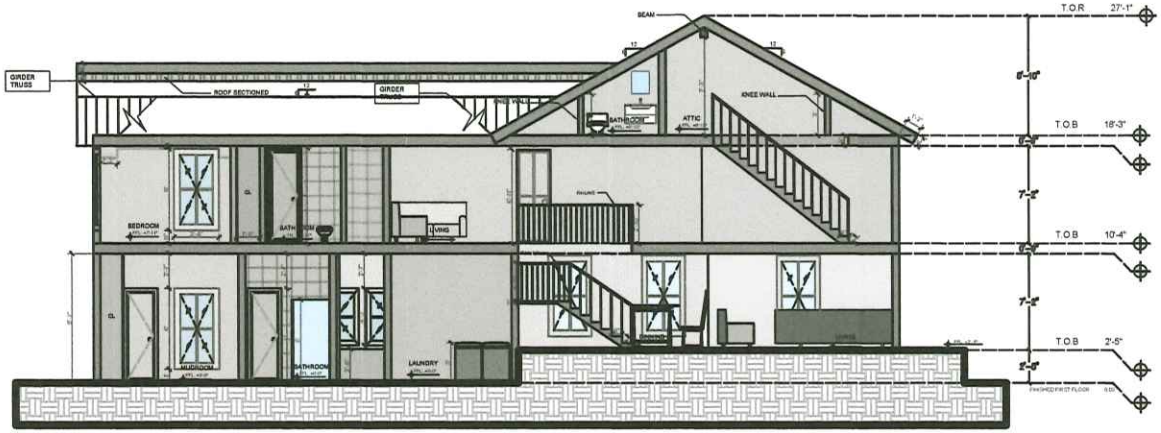
TITLE SHEET

ELEVATIONS

SCALE

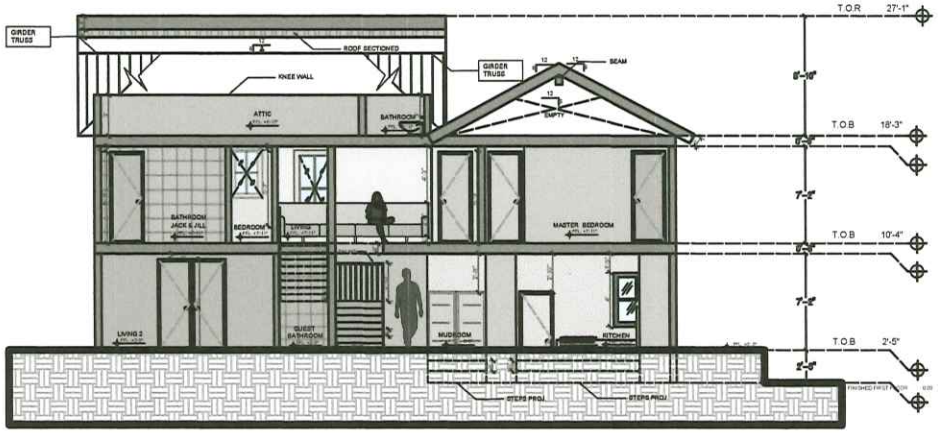
SHEET

A5-1



SECTION A

SCALE: $\frac{1}{4}$" = 1'-0"



SECTION B

SCALE: $\frac{1}{4}$" = 1'-0"

oak

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PROJECT NAME

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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



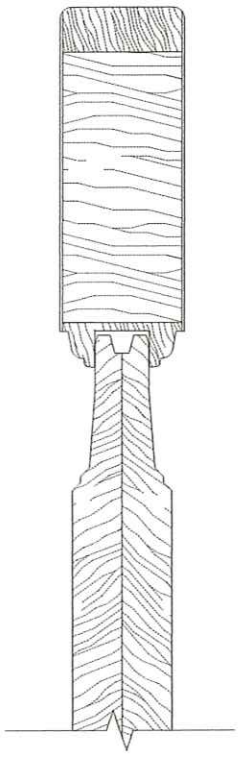
Front - South

Rear Garage

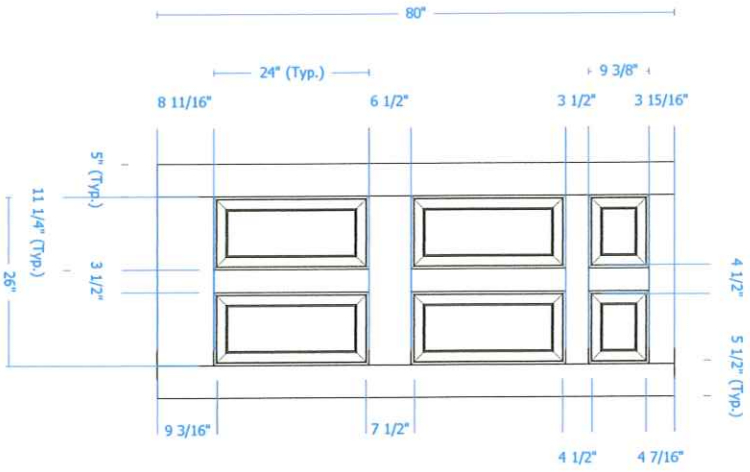


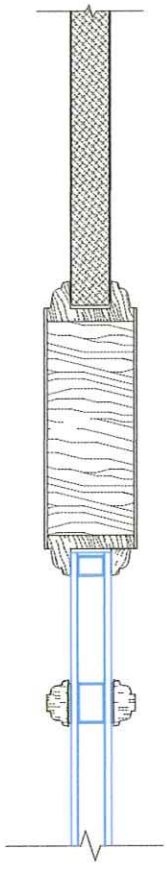


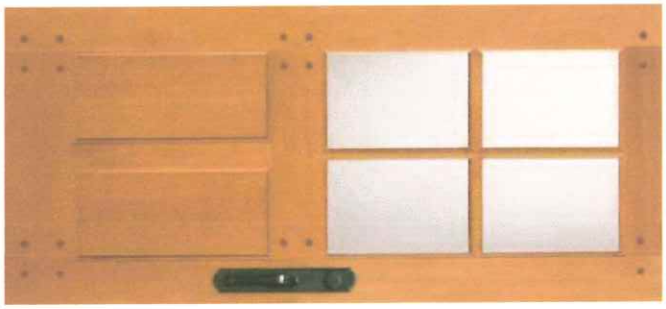
York St Frontage - North

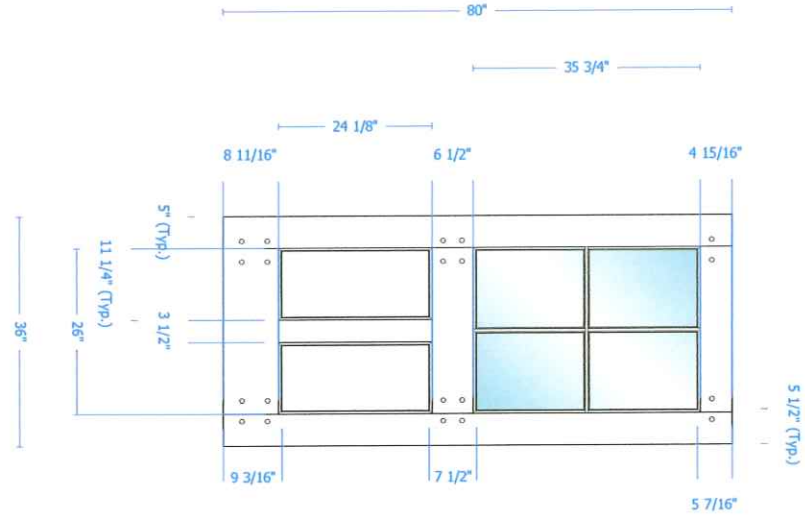





80"
24" (Typ.)
9 3/8"
8 11/16"
6 1/2"
3 1/2"
3 15/16"
5" (Typ.)
11 1/4" (Typ.)
3 1/2"
26"
4 1/2"
5 1/2" (Typ.)
9 3/16"
7 1/2"
4 1/2"
4 7/16"






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

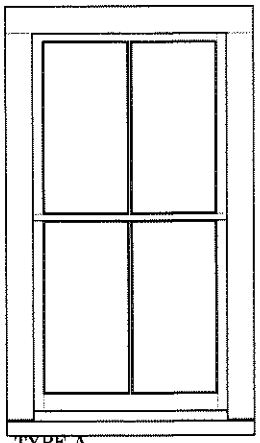
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/30/24

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



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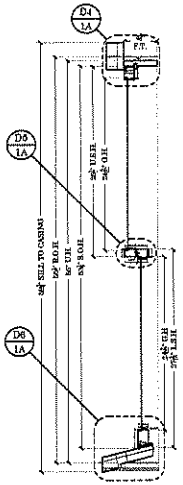

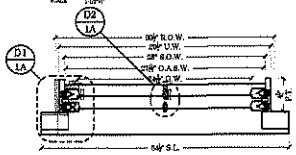

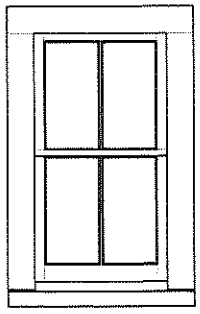

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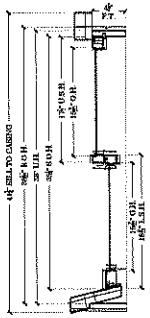

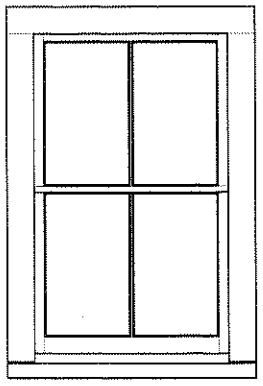

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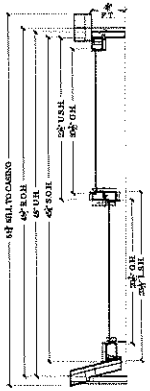
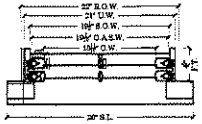






ABBREVIATIONS KEY

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

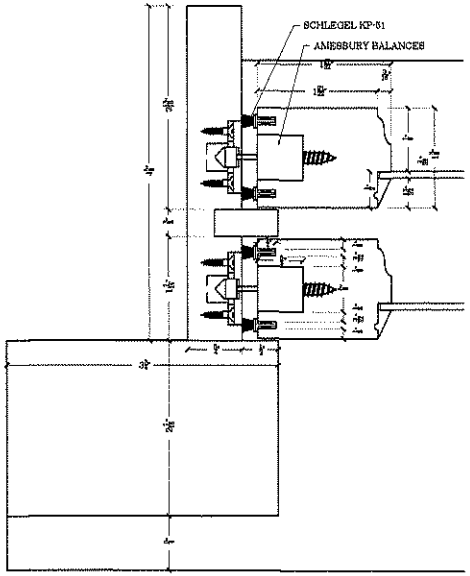
DATE: 11/7/2019

SCALE: NOTED

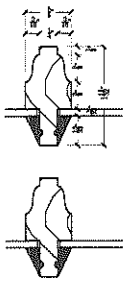
SHEET: 1 OF 3

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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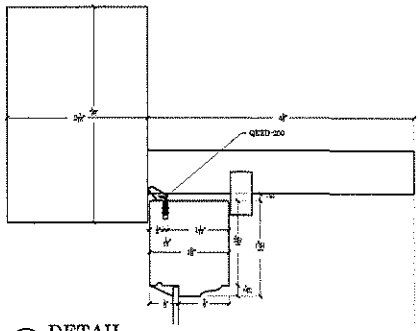

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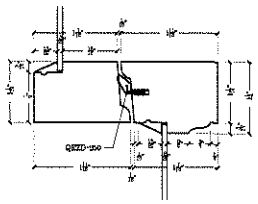

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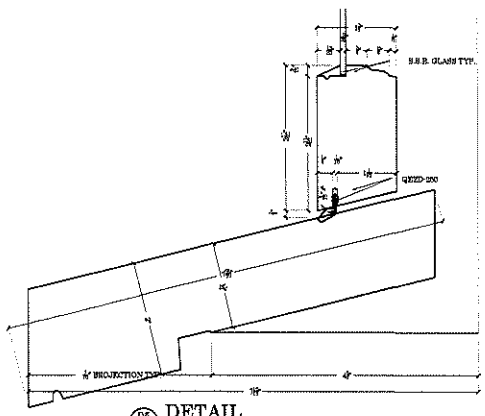


D5 / 1A DETAIL

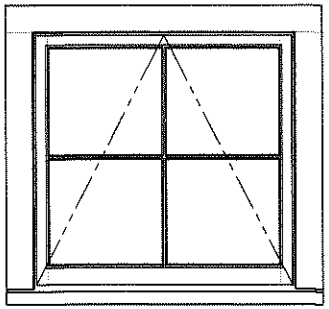
BOSTON
SASH & MILLWORK
667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
FAX # (508)880-8828
WWW.BOSTONSASH.COM

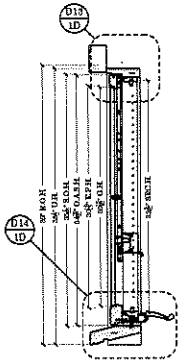
SUB./REVISION		
A	11/13/2019	FOR APPROVAL
2	11/18/2019	FOR APPROVAL
-	-	-
-	-	-

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

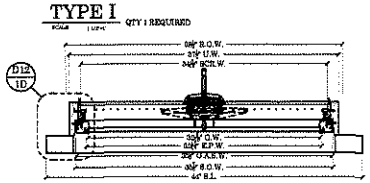
PLOT DATE

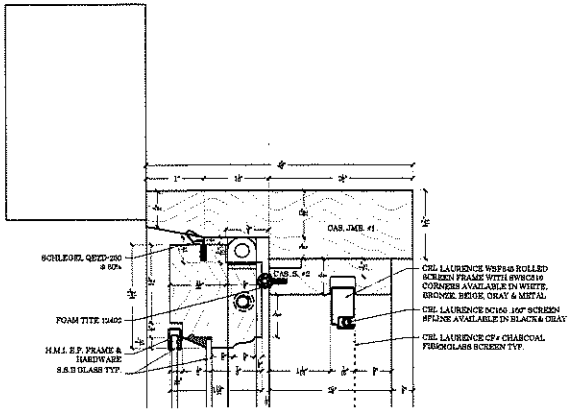
FILE LOCATION
J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg



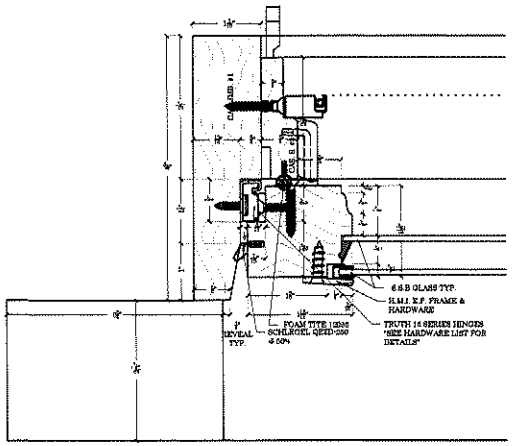


TYPE I
QTY 1 REQUIRED

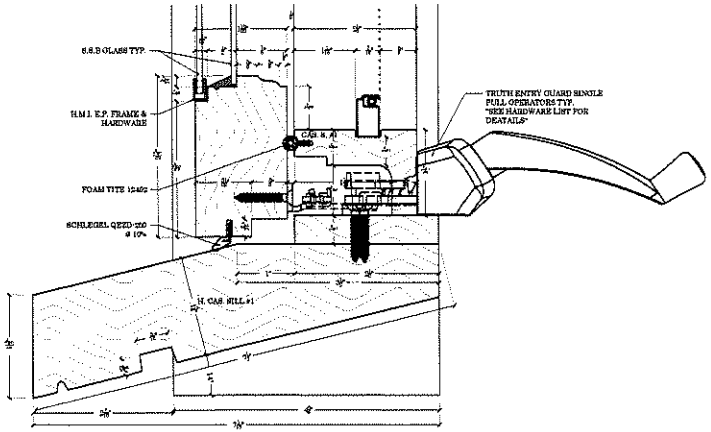




D7 1D DETAIL



D6 1A DETAIL



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)

BOSTON SASH & MILLWORK
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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

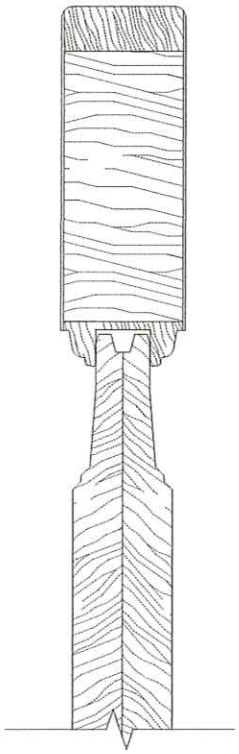
DATE: 11/7/2019

SCALE: NOTED

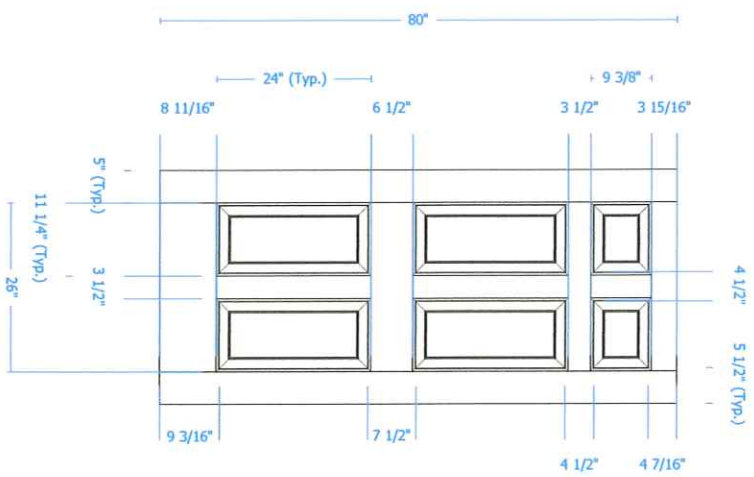
SHEET: 3 OF 3

PLOT DATE:

FILE LOCATION: J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg



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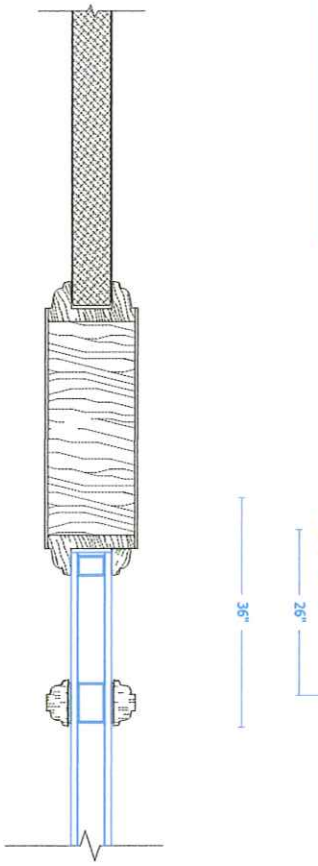

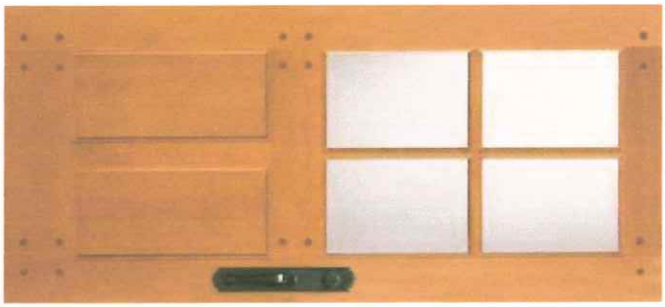

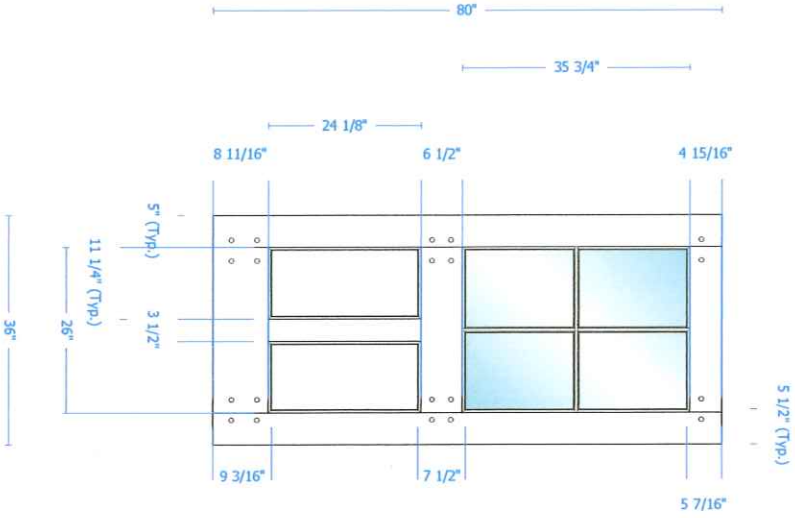
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26"
3 1/2"
36"
5 1/2" (Typ.)
9 3/16"
7 1/2"
5 7/16"

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.

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

The certificate is valid for three years from 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 _____

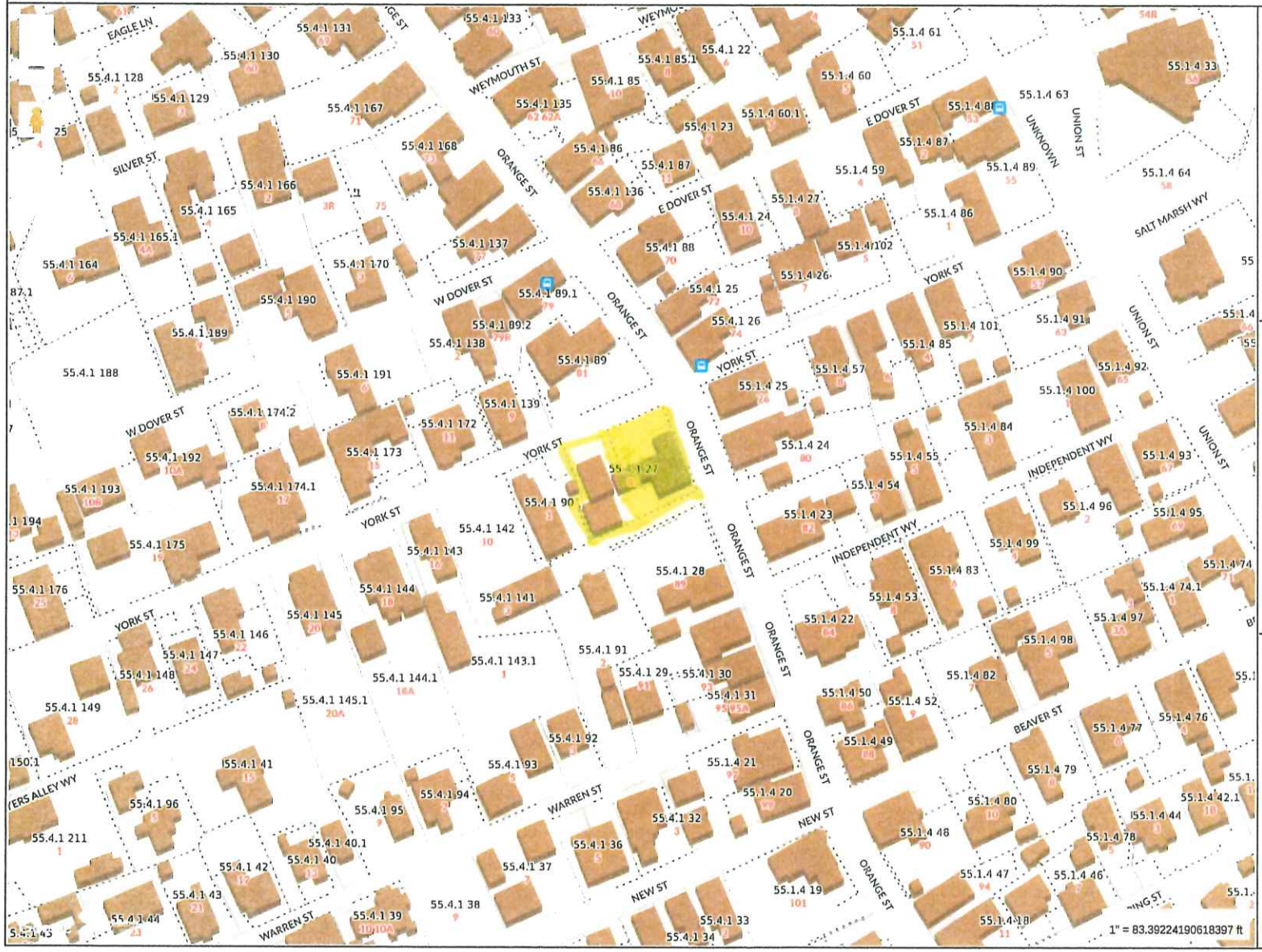
* Attach manufacturer's color samples if color is not from HDC approval list.

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

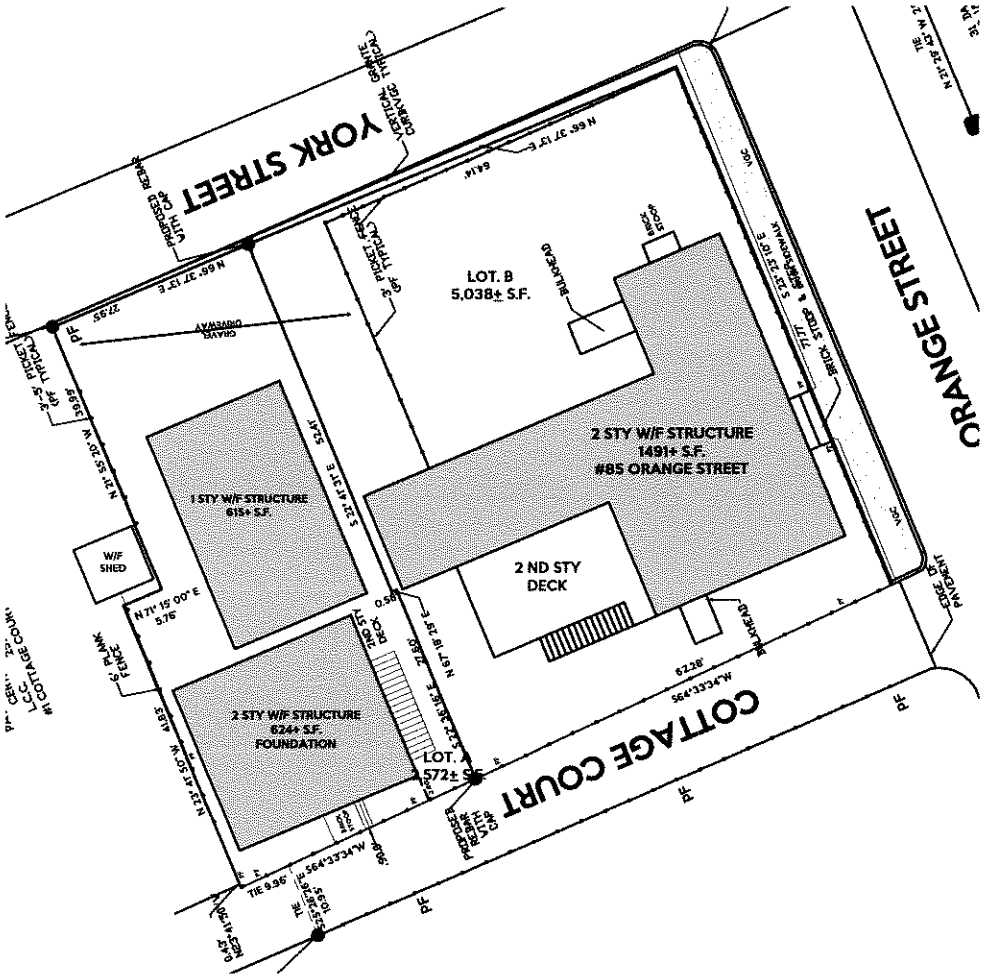
To the HDC,

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.

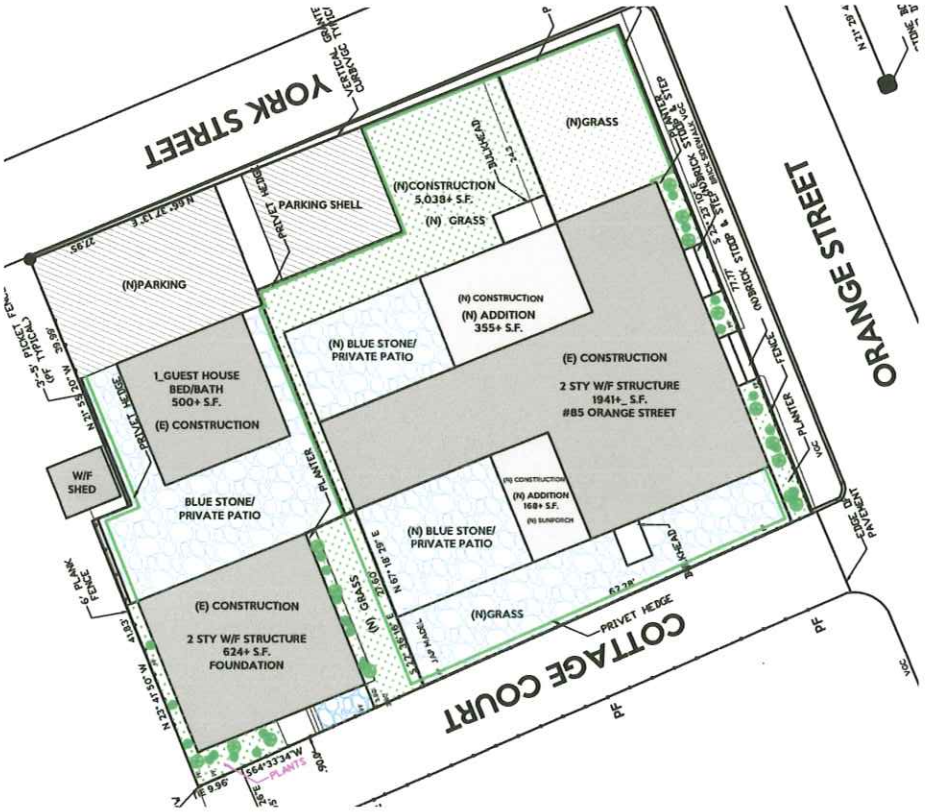
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

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.

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

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

RECEIVED JUN 03 2024

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

The certificate is valid for three years from 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 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 _____

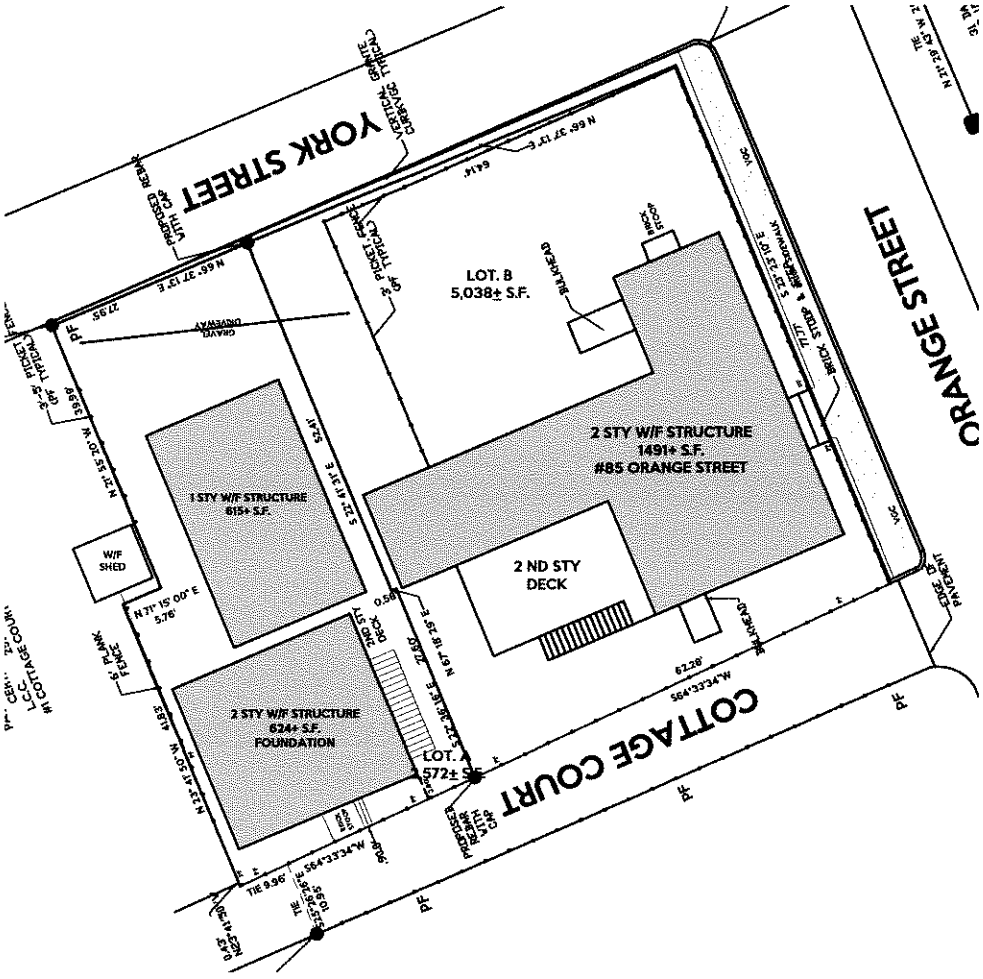
Deck _____ Foundation _____ Fence _____ Shutters _____

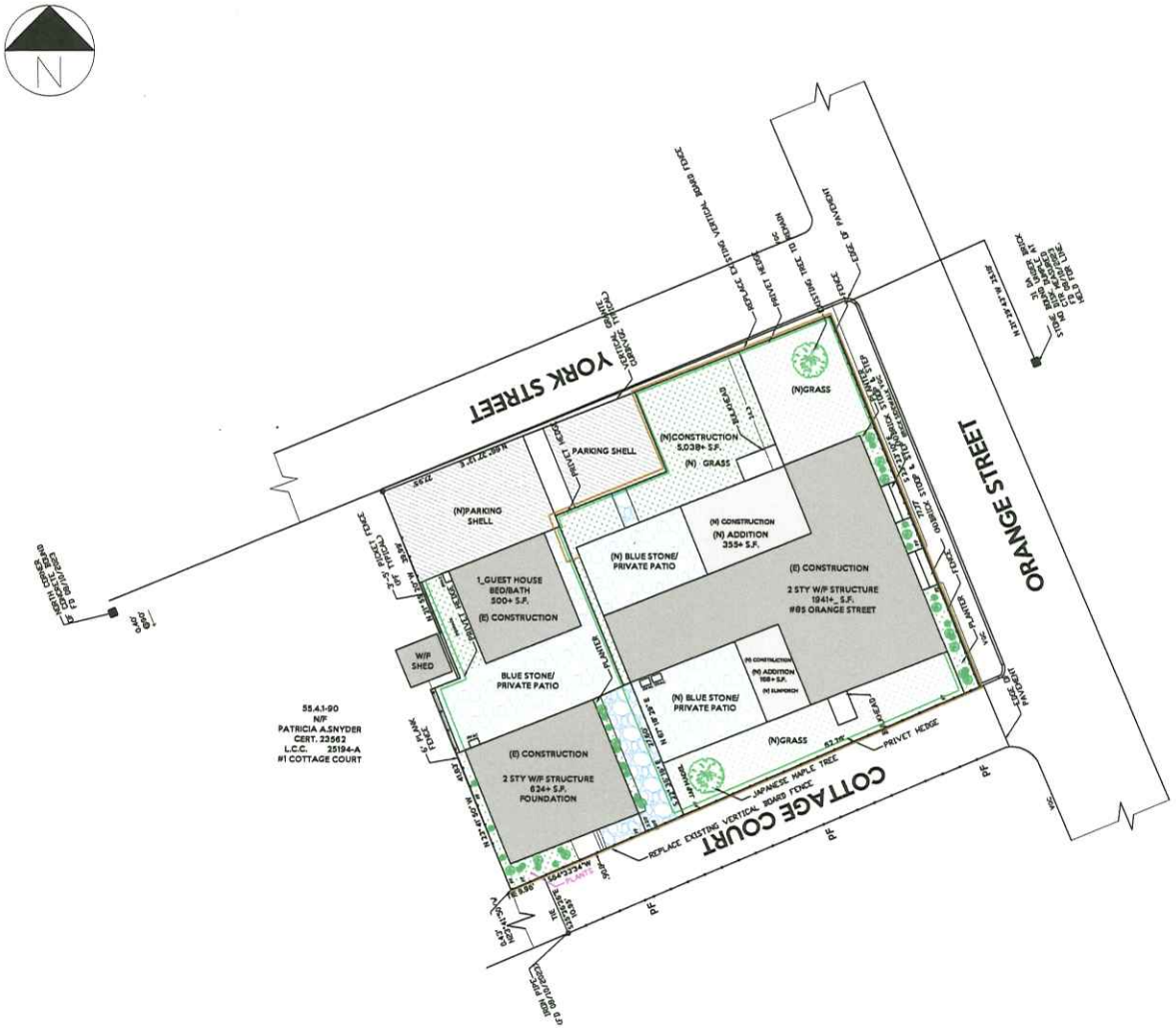
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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

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

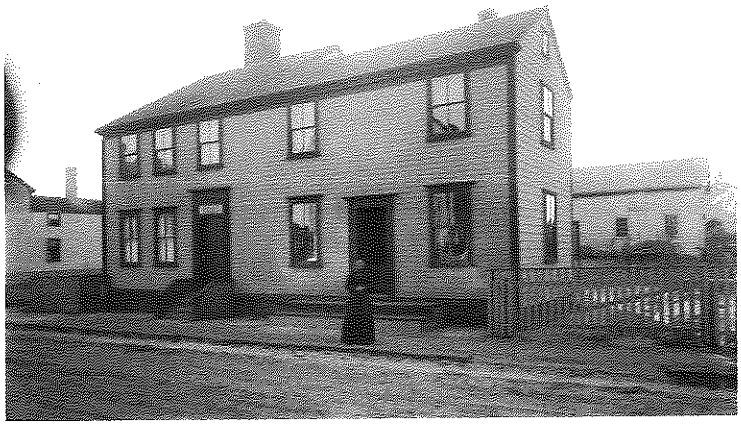
PROPOSED= 2014 SQFT

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,

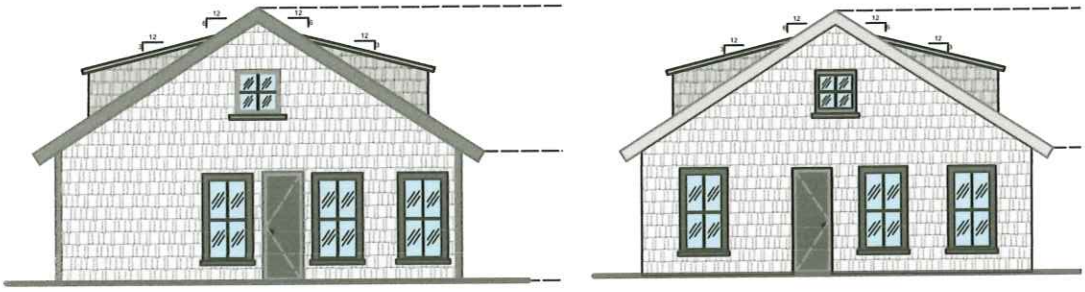
Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build 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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

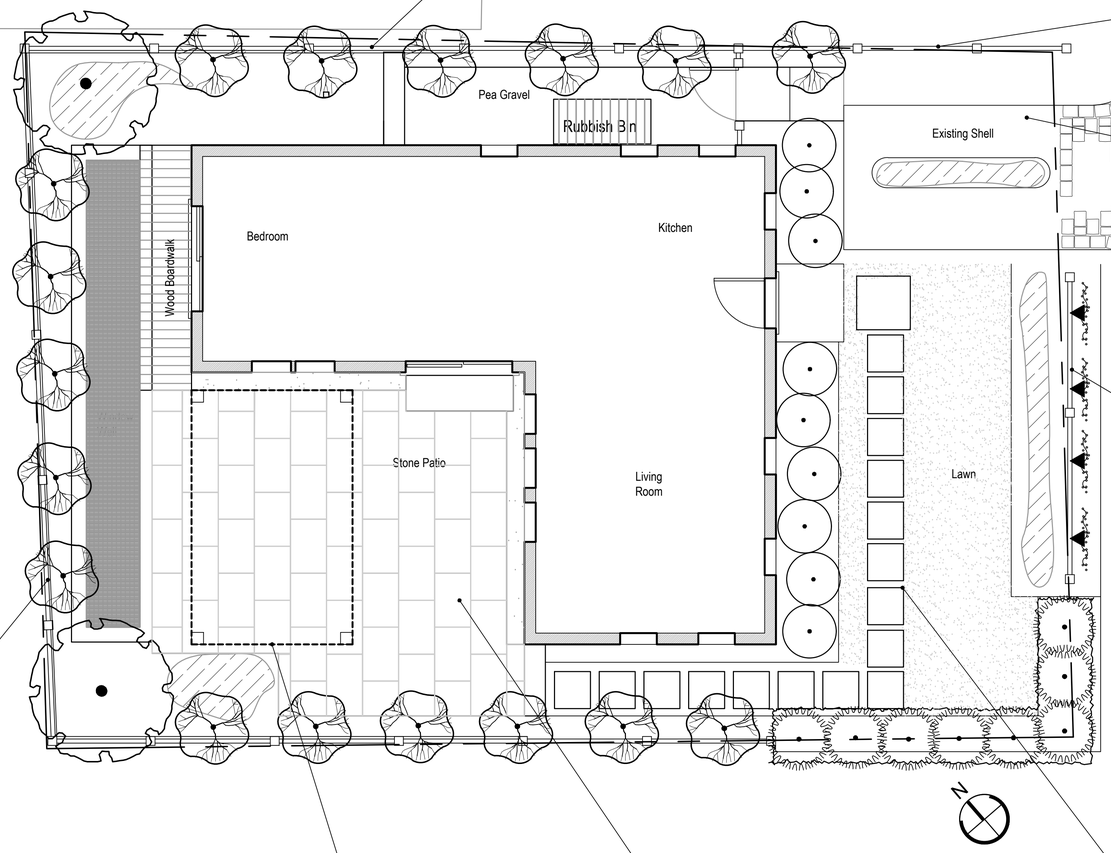
CABOT ROAD

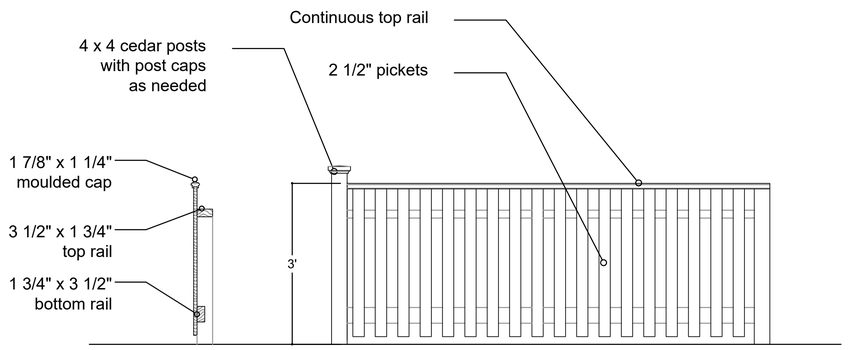
6' HIGH BOARD FENCE - NTW

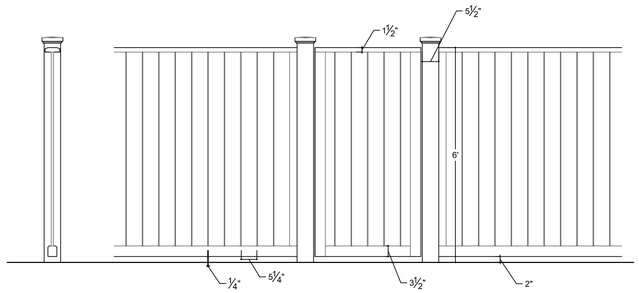
PERGOLA BY ARCHITECTS - NTW

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

© 2023 The Garden Design Co.

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

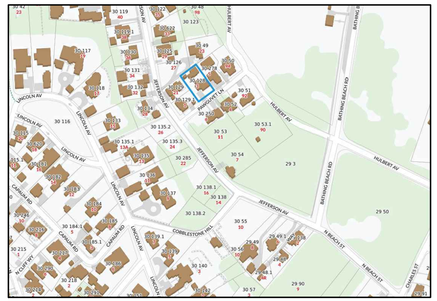
I, Amy Rowland of 3 Pawguvet Lane, give Julie Jordin permission to file on my behalf.
Signed,
Amy Rowland

> 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



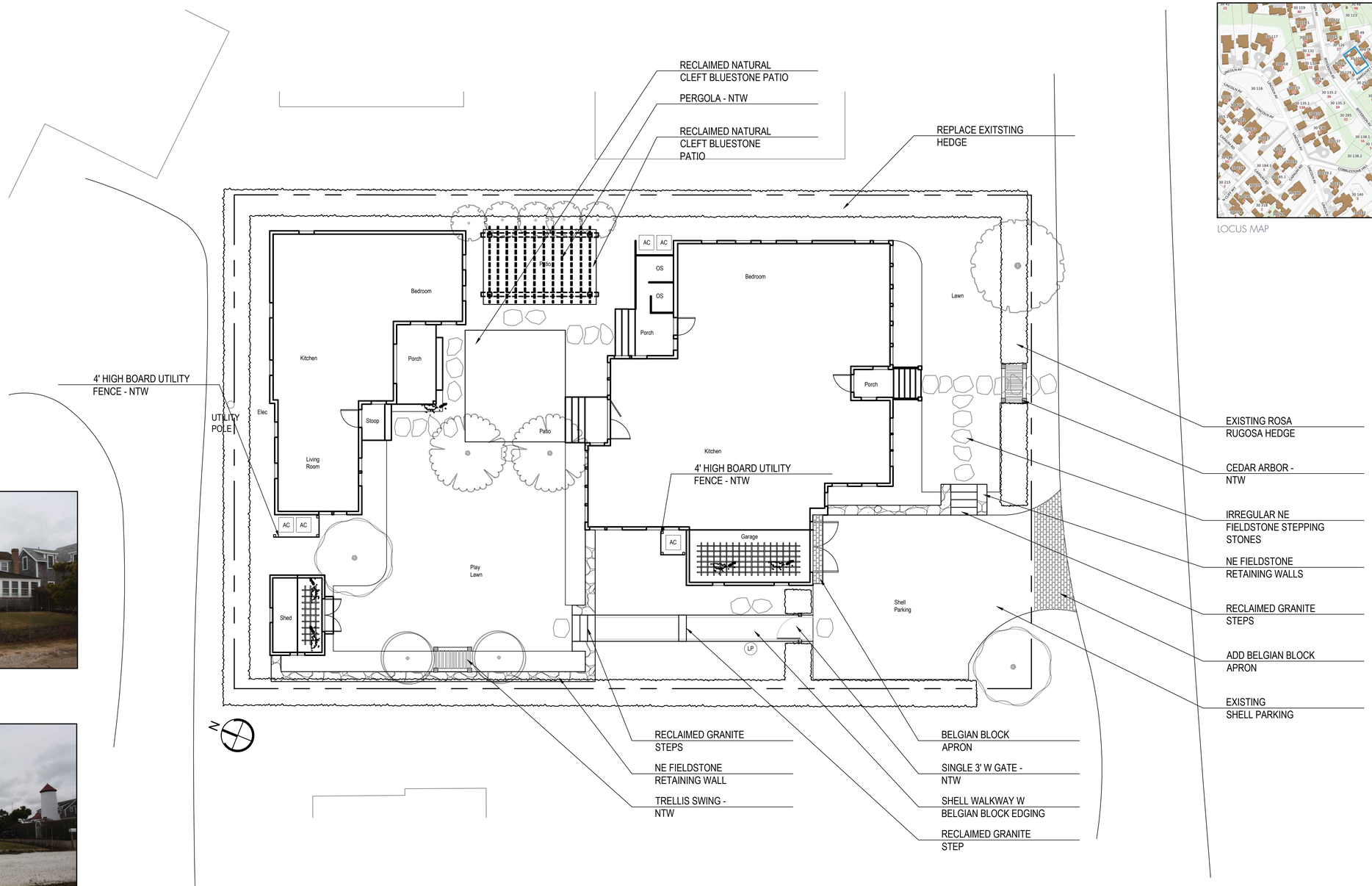
LOCUS MAP



EXISTING HOUSE



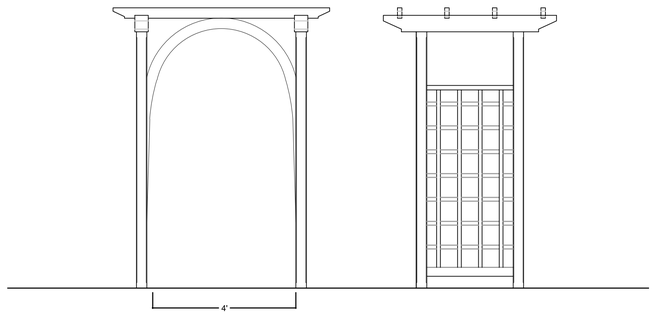
EXISTING DRIVEWAY AND RETAINING WALL



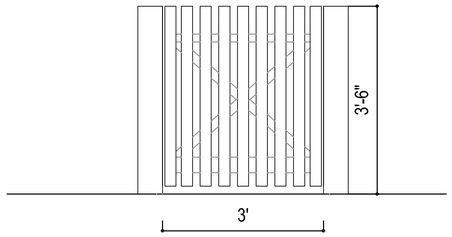
SCALE: 1/8"=1'-0" (IN FEET)
0 4' 8' 16'

CONCEPT PLAN
SCALE: 1/8" = 1'
DATE: 10.23.2023

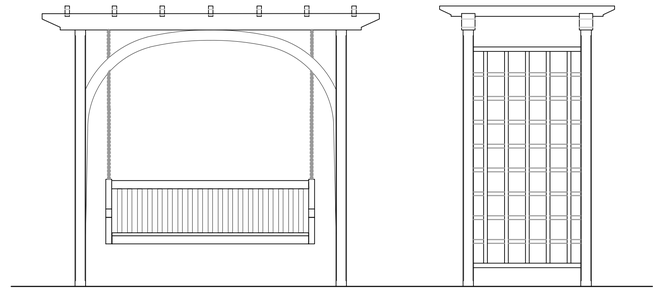
THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



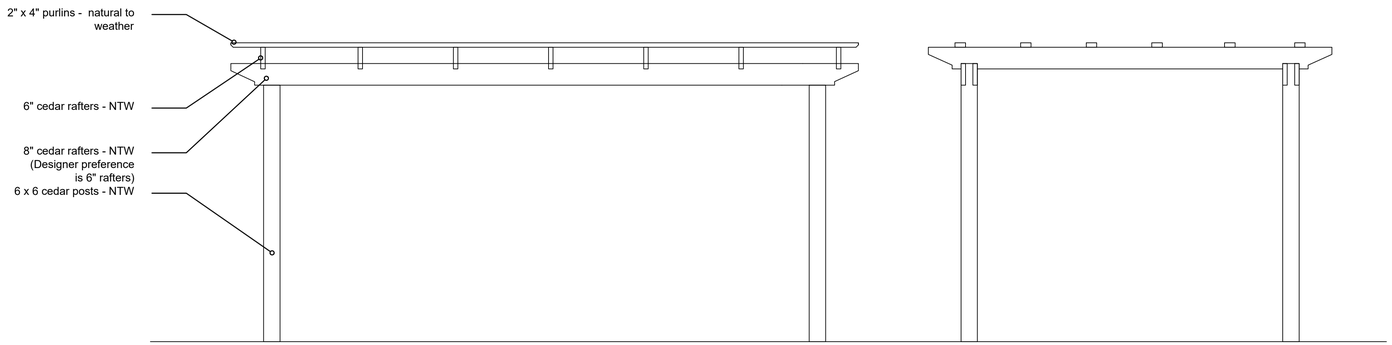
1 ARBOR
SCALE: 1/2" = 1' - 0" SECTION



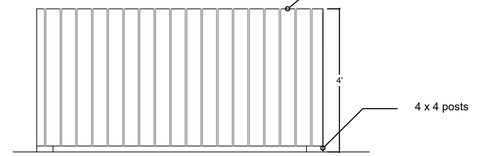
2 3' W SINGLE GATE
SCALE: 3/4" = 1' - 0" SECTION



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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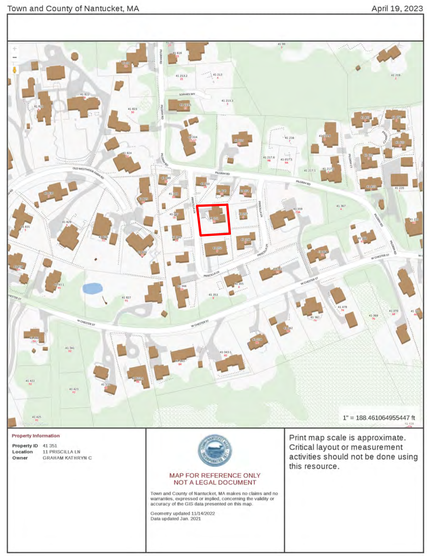
11 Priscilla Lane / Renovation



1 Locus Map

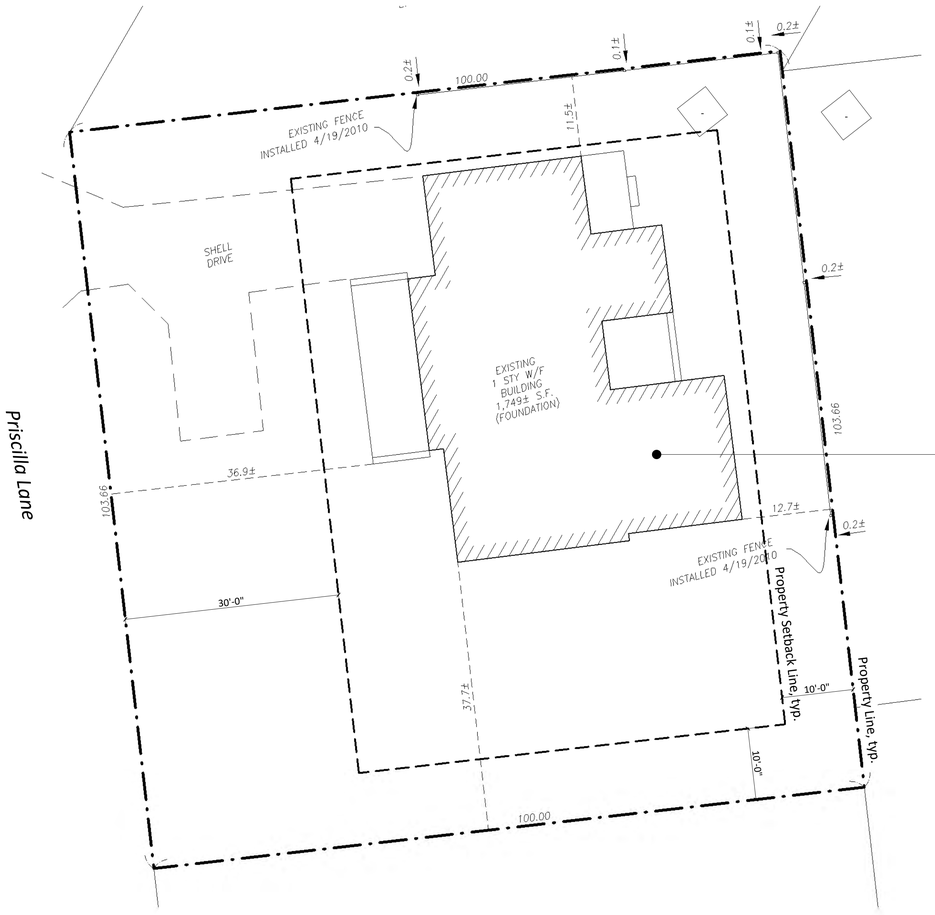
Not to Scale



Google Map - Aerial View

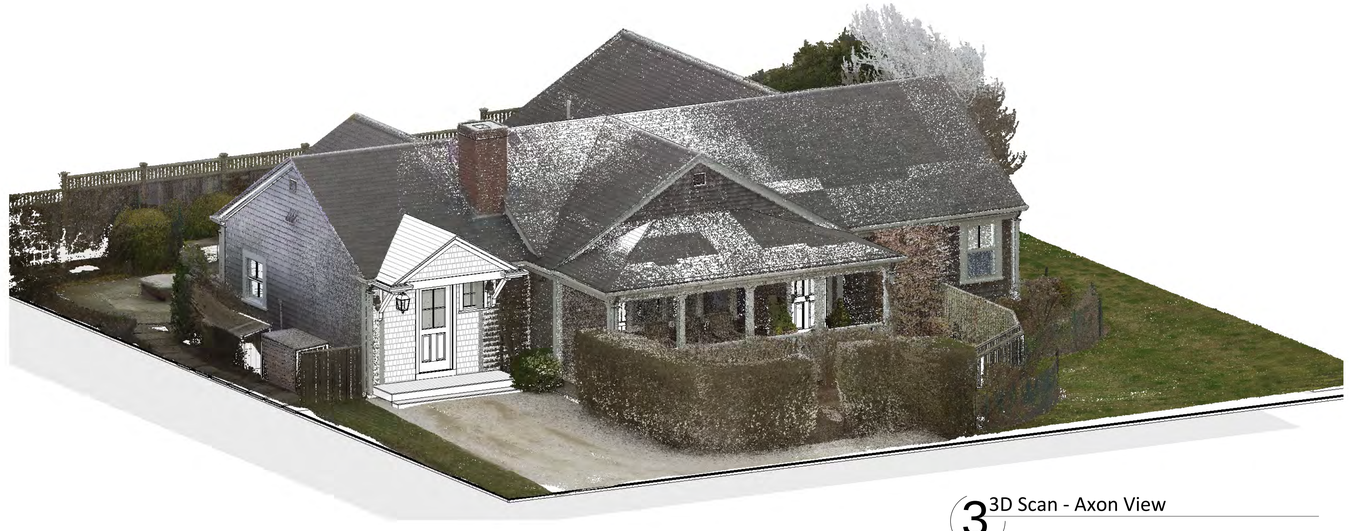


Street View



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

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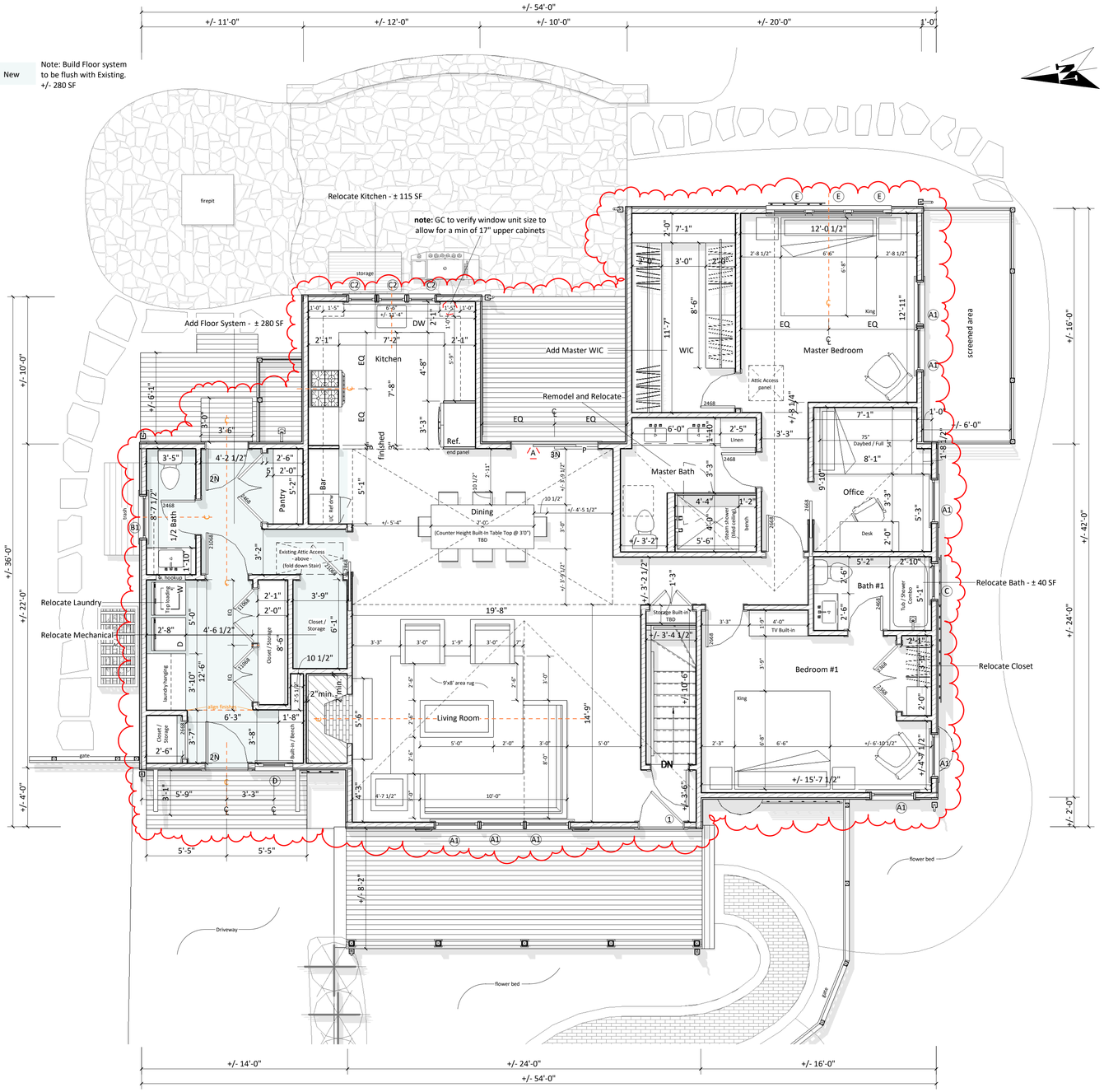
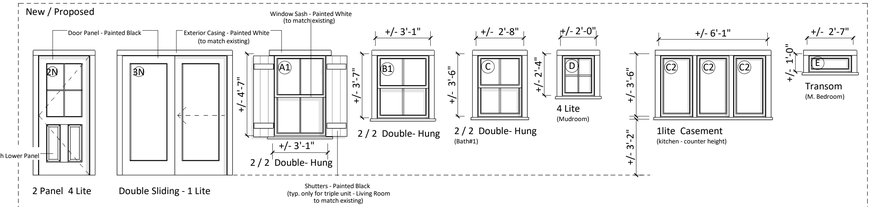
e. dtananytucket@gmail.com

11 Priscilla Lane / Renovation



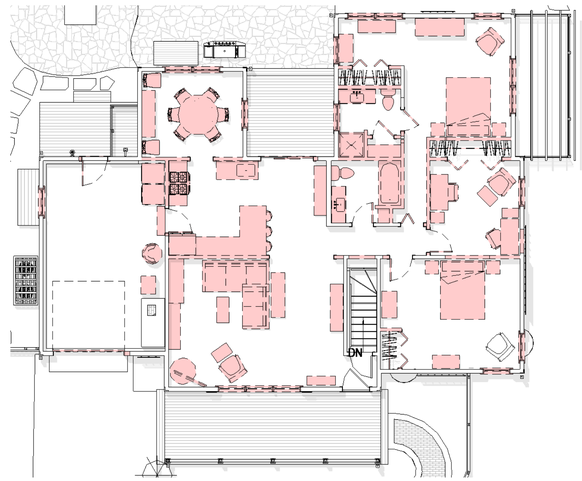
1 First Floor Plan
1/4" = 1'-0"



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
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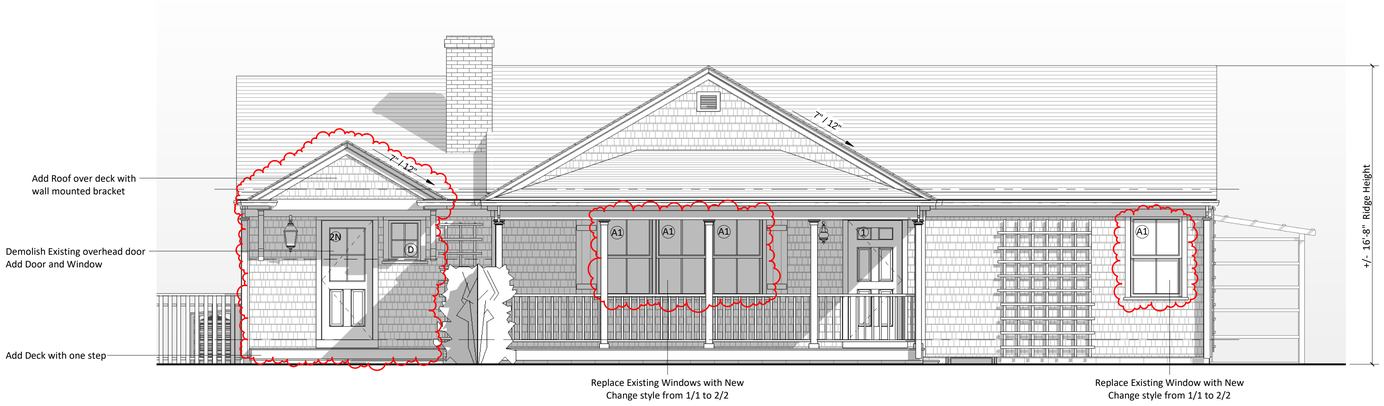
Revisions

HDC Submission 06.03.2024

A-101

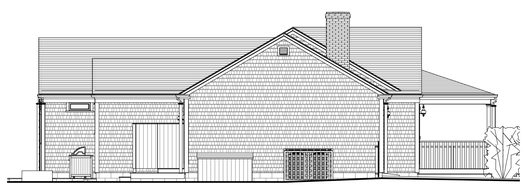
11 Priscilla Lane / Renovation



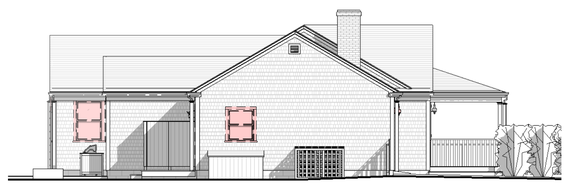
1 Proposed West Elevation
1/4" = 1'-0"



Existing North



2p Previously Approved North Elevation
1/8" = 1'-0"



2e Existing/Demo North Elevation
1/8" = 1'-0"

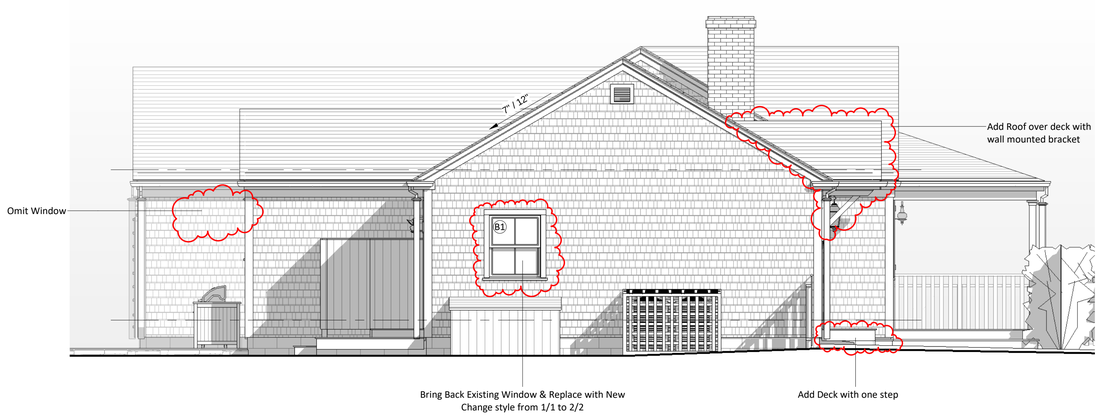


Existing West



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

IDEA
3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dteanantucket@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

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Available G.C. - ....± sq.ft.

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Revisions

A-201

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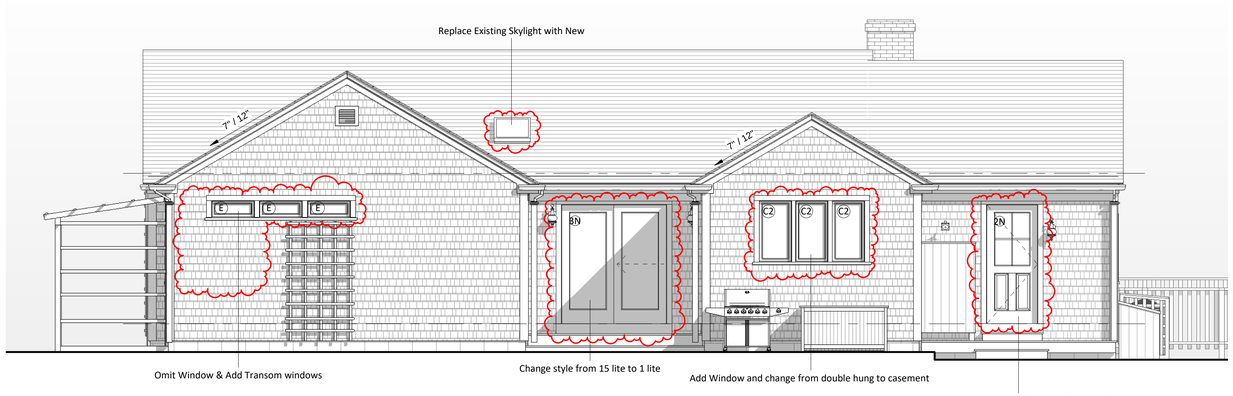
11 Priscilla Lane / Renovation



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"





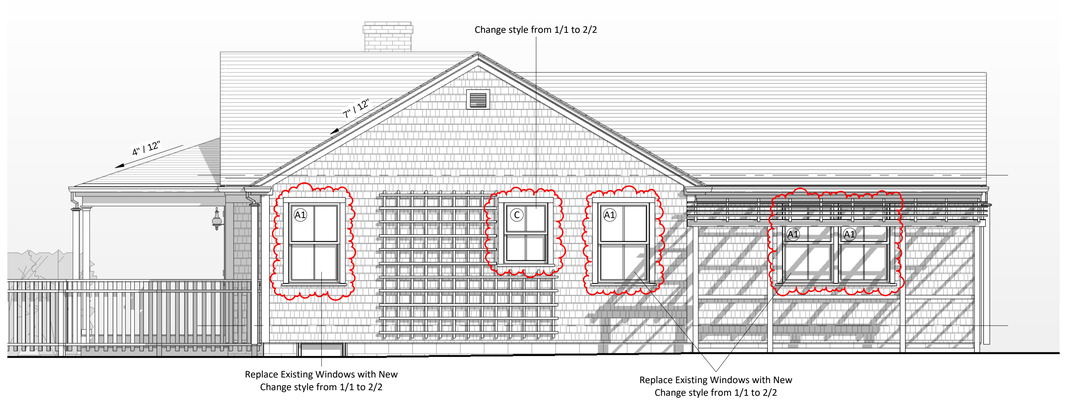
Existing East



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
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Existing G.C. - ....± sq.ft.
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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.

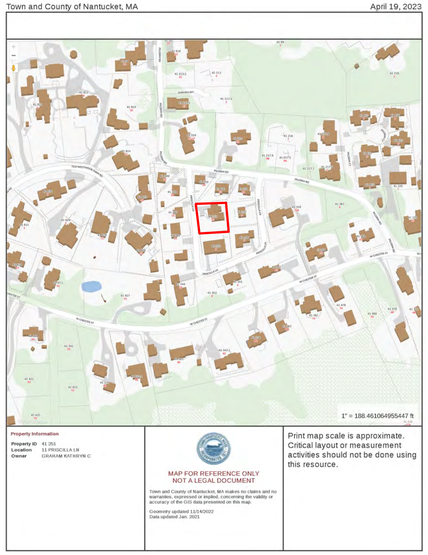
A.D. 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

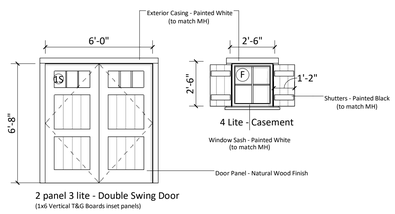
N/A 8 Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

11 Priscilla Lane / NEW SHED

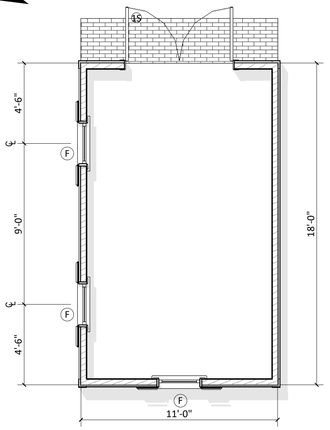


Locus Map



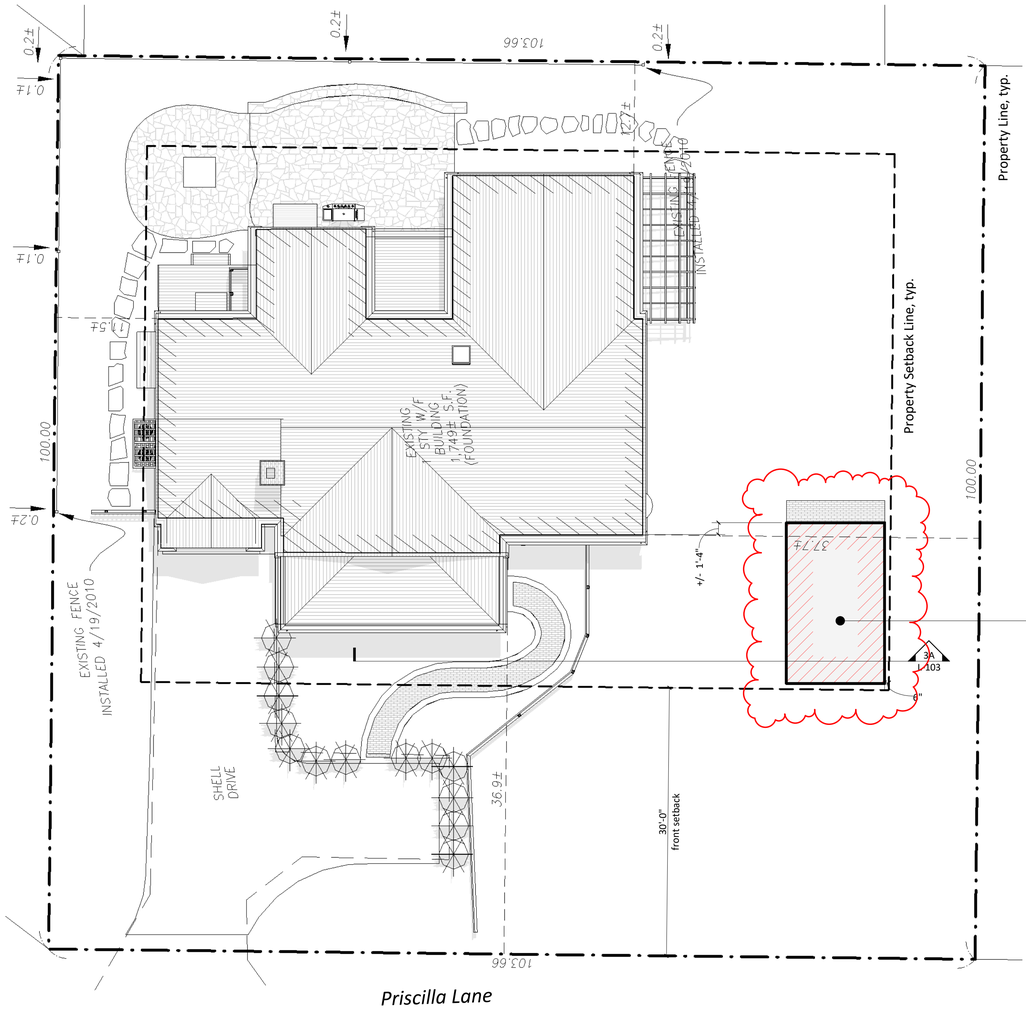
0 Window & Door Legend - Shed

1/4" = 1'-0"



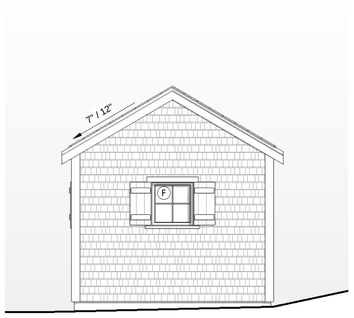
2 Floor Plan

1/4" = 1'-0"



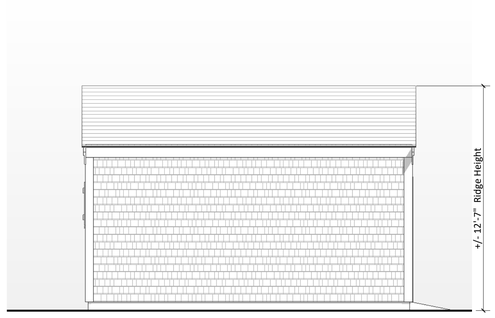
1 New Shed Location

1/8" = 1'-0"



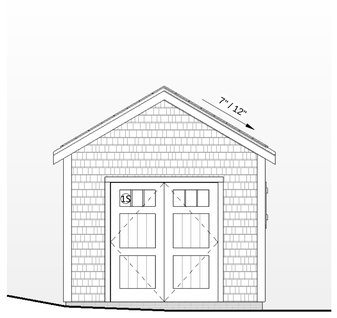
4 Proposed West Elevation - Shed

1/4" = 1'-0"



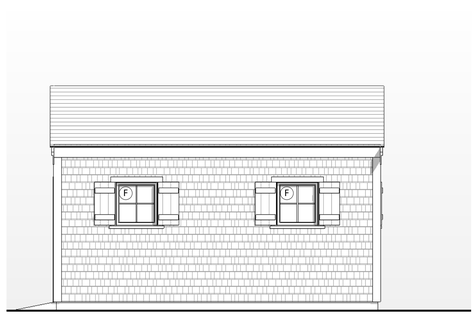
5 Proposed South Elevation - Shed

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.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 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

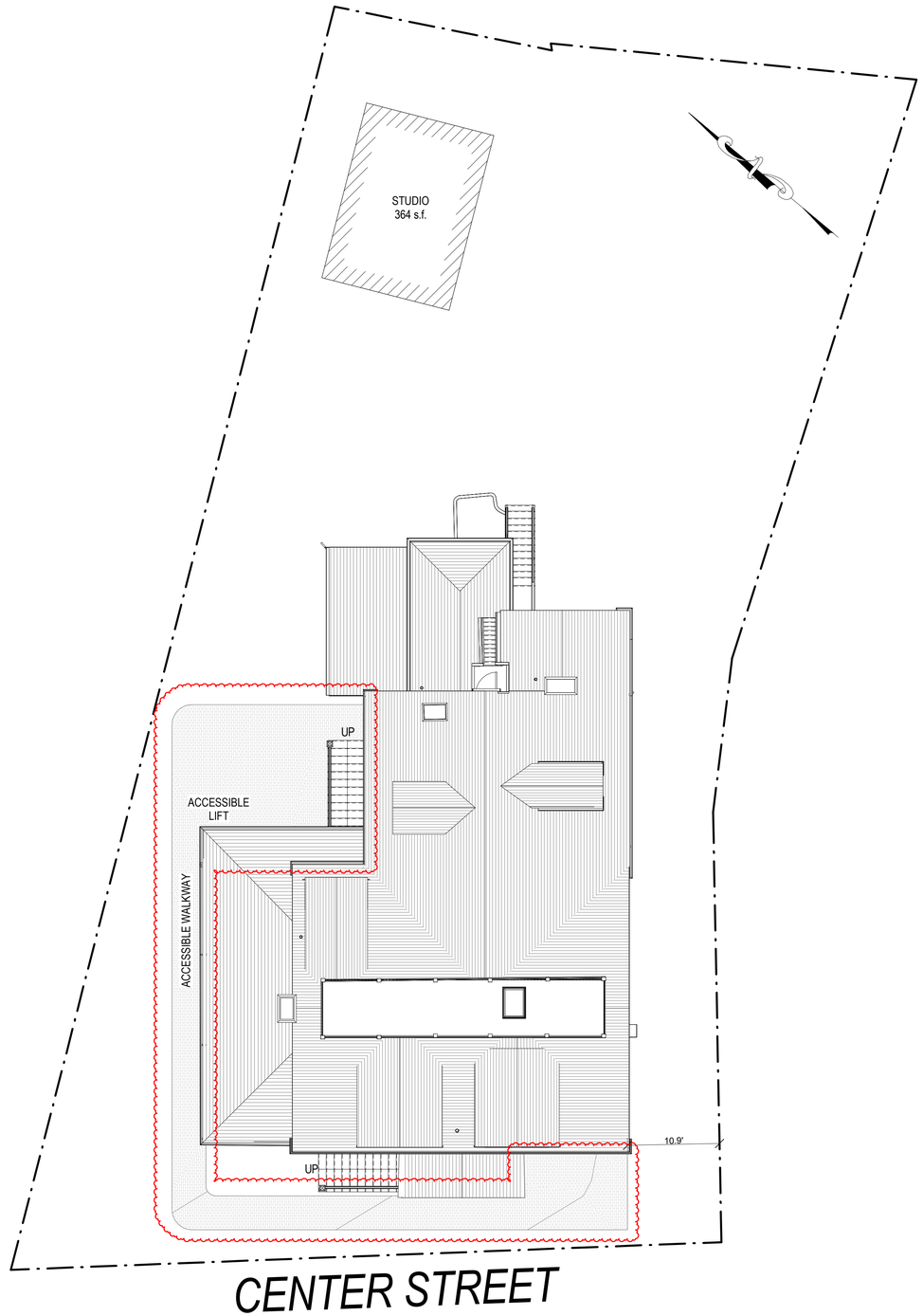
61 Center Street
Nantucket, MA

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.

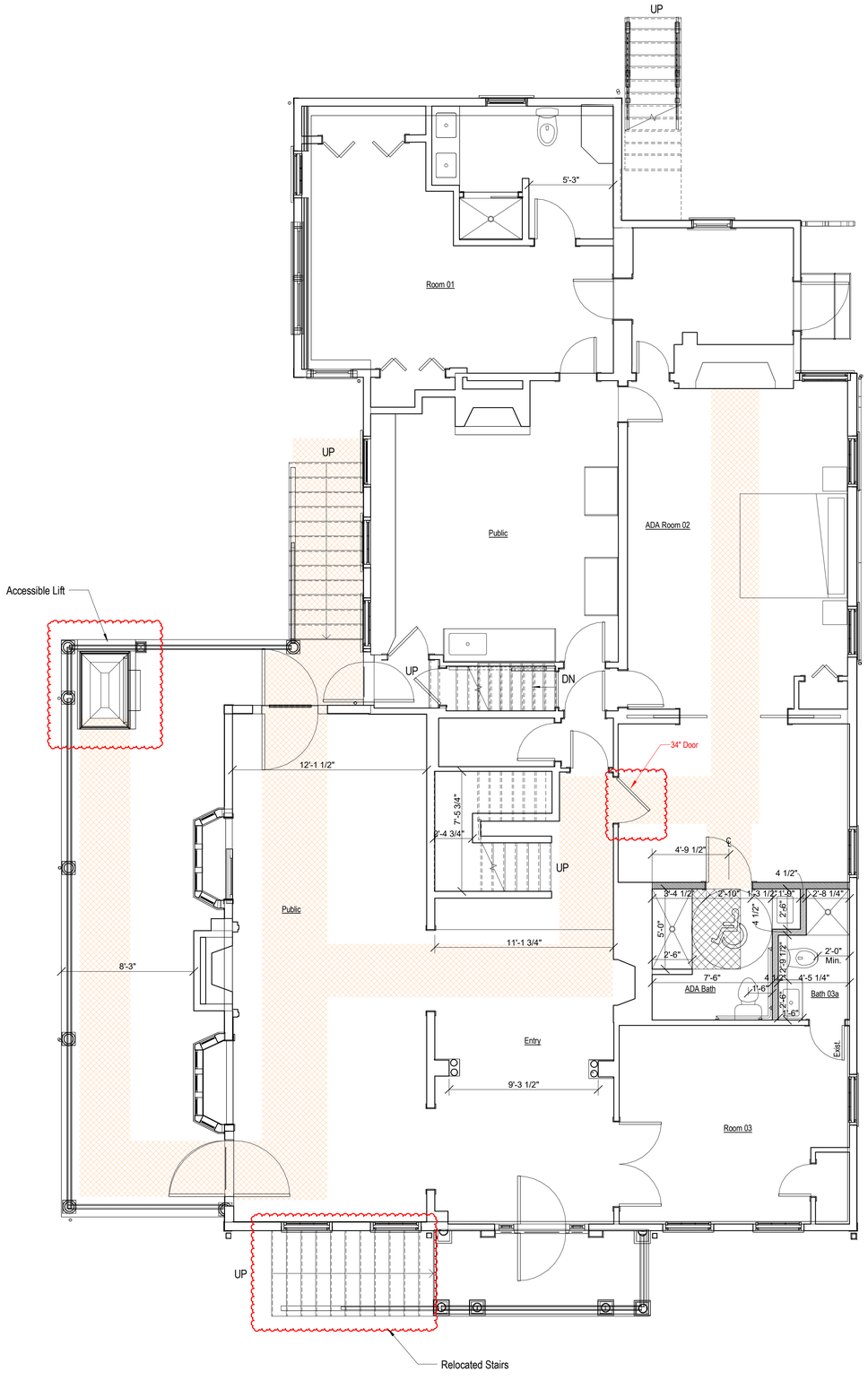
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.101

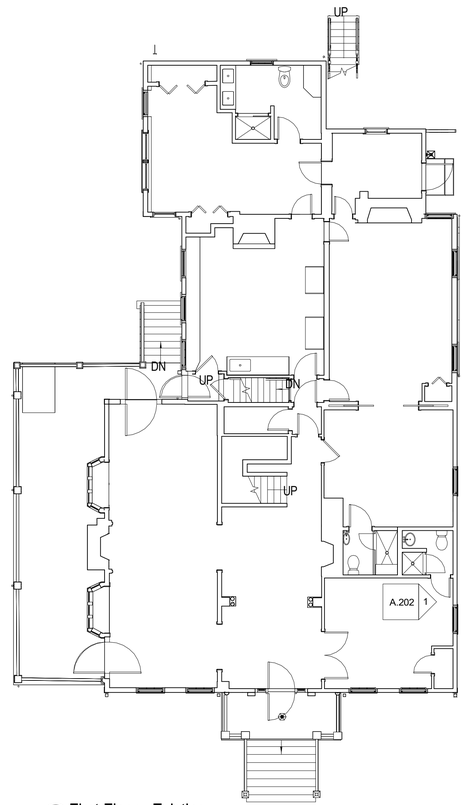
2205

06.03.24

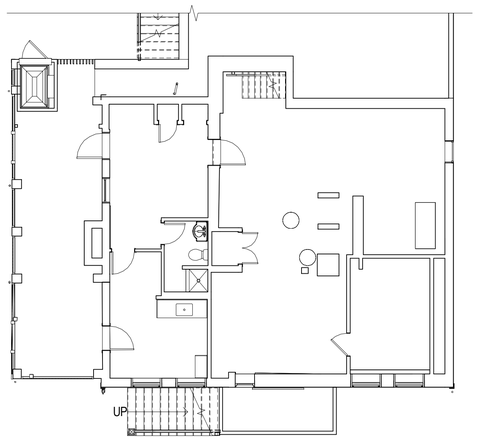
HDC SUBMISSION



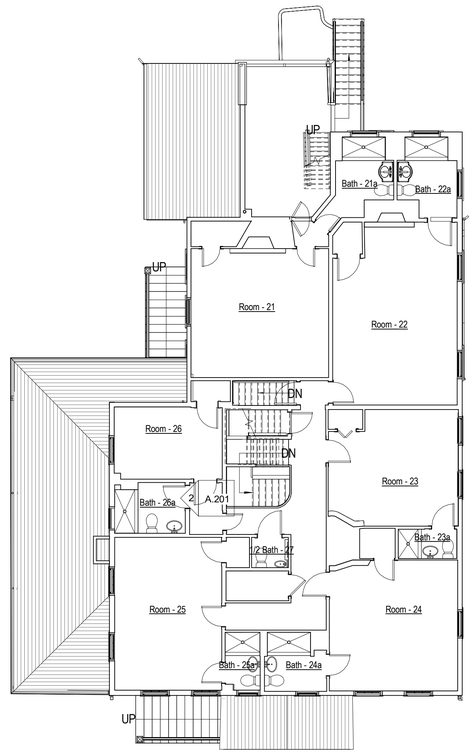
1 First Floor Plan - Proposed
1/4" = 1'-0"



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

Martin House Inn

61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement, First & Second Floor Plans

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.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

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

Martin House Inn

61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

EXTERIOR ELEVATIONS

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.

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Revision 1	Date 1

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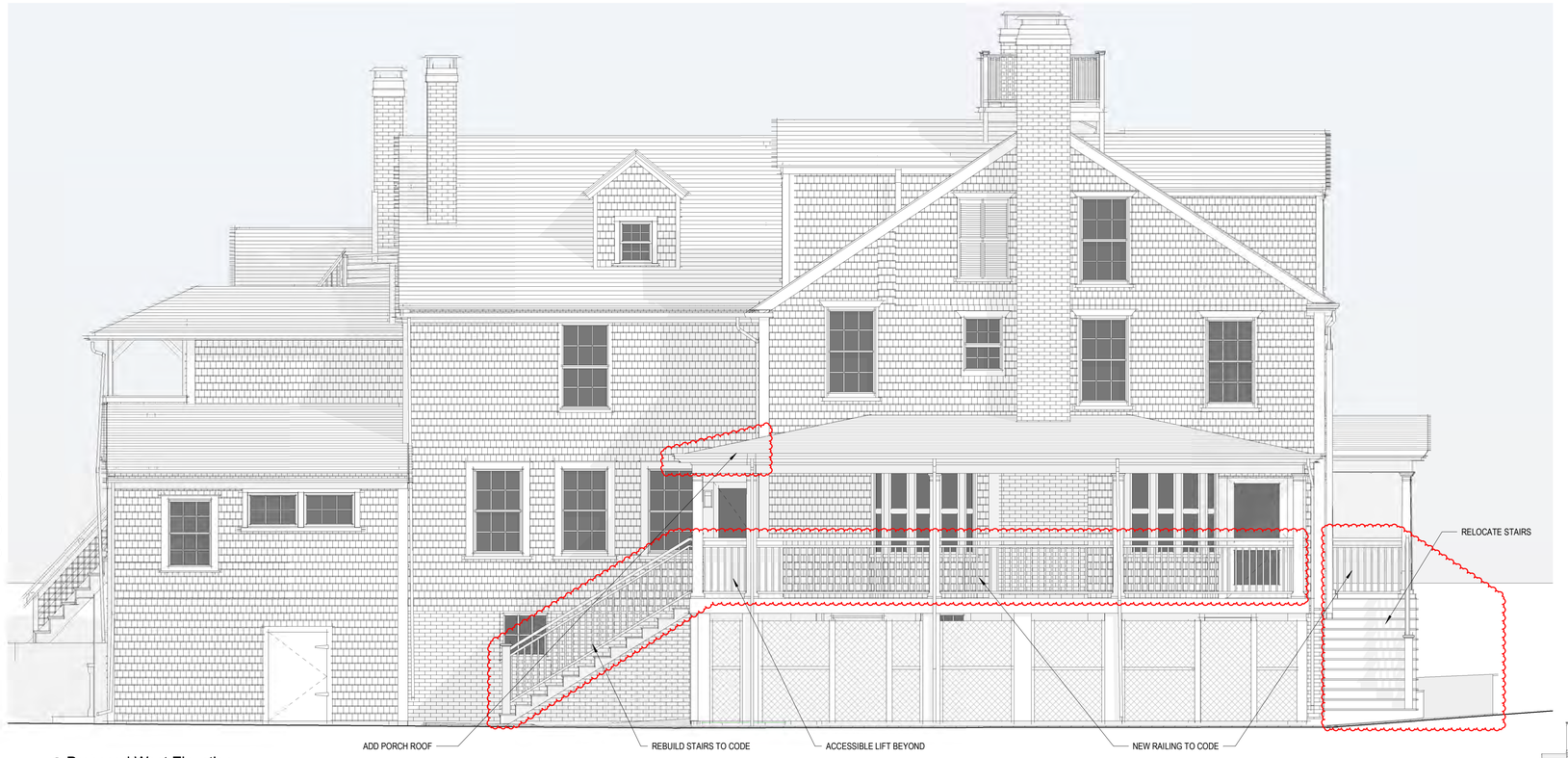
A.201
2205

06.03.24

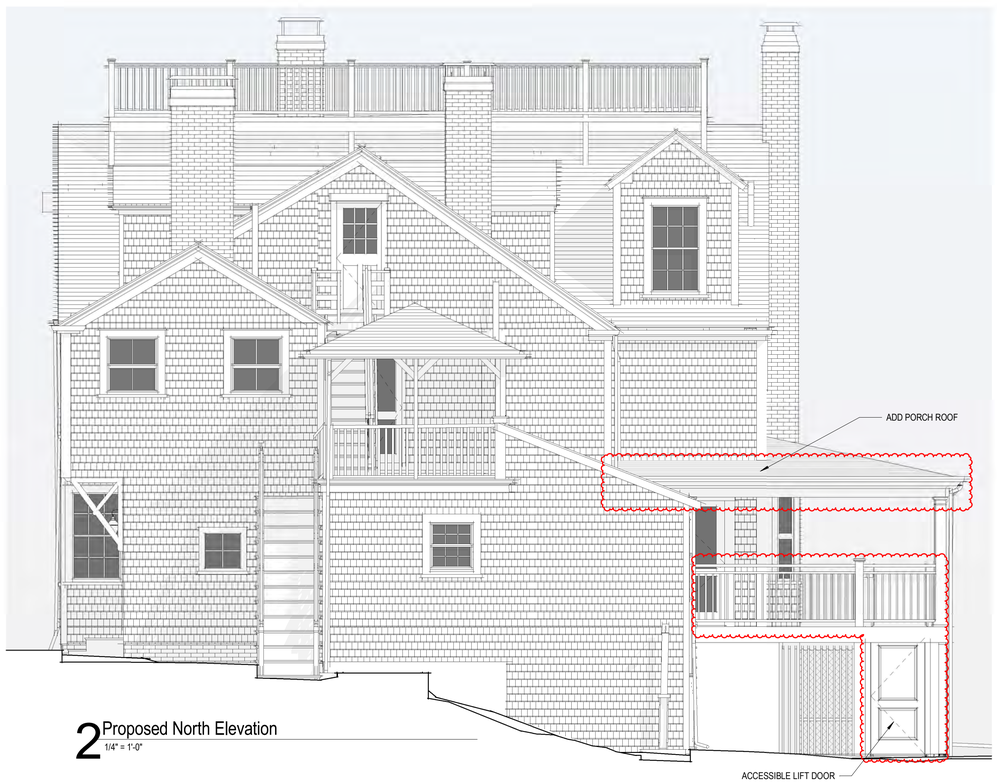
HDC SUBMISSION



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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61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
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PERSPECTIVE VIEWS

Site Information

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Current Zoning:	ROH
Minimum Frontage:	50 ft.
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Revisions

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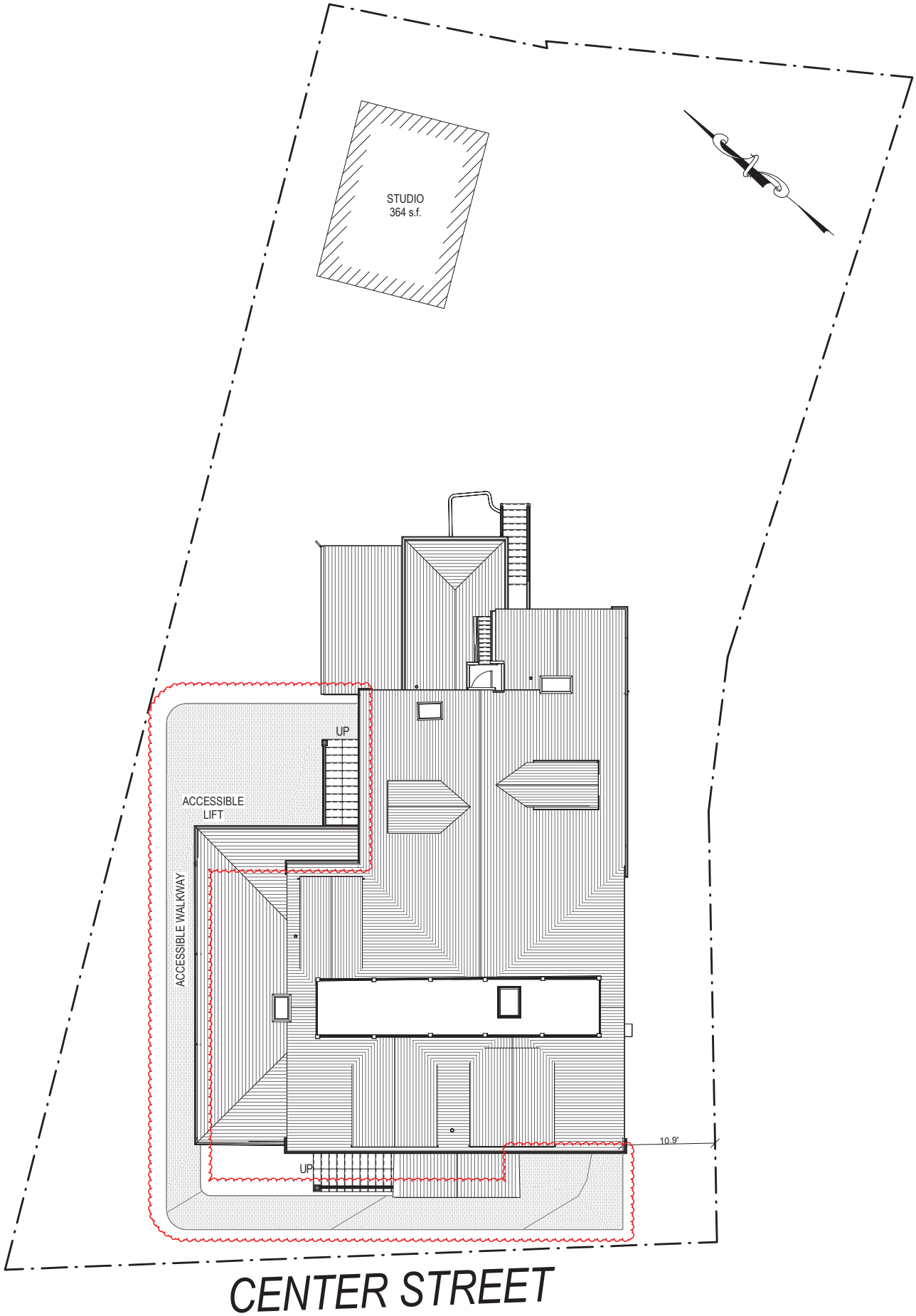
CENTRE ST

Martin House Inn

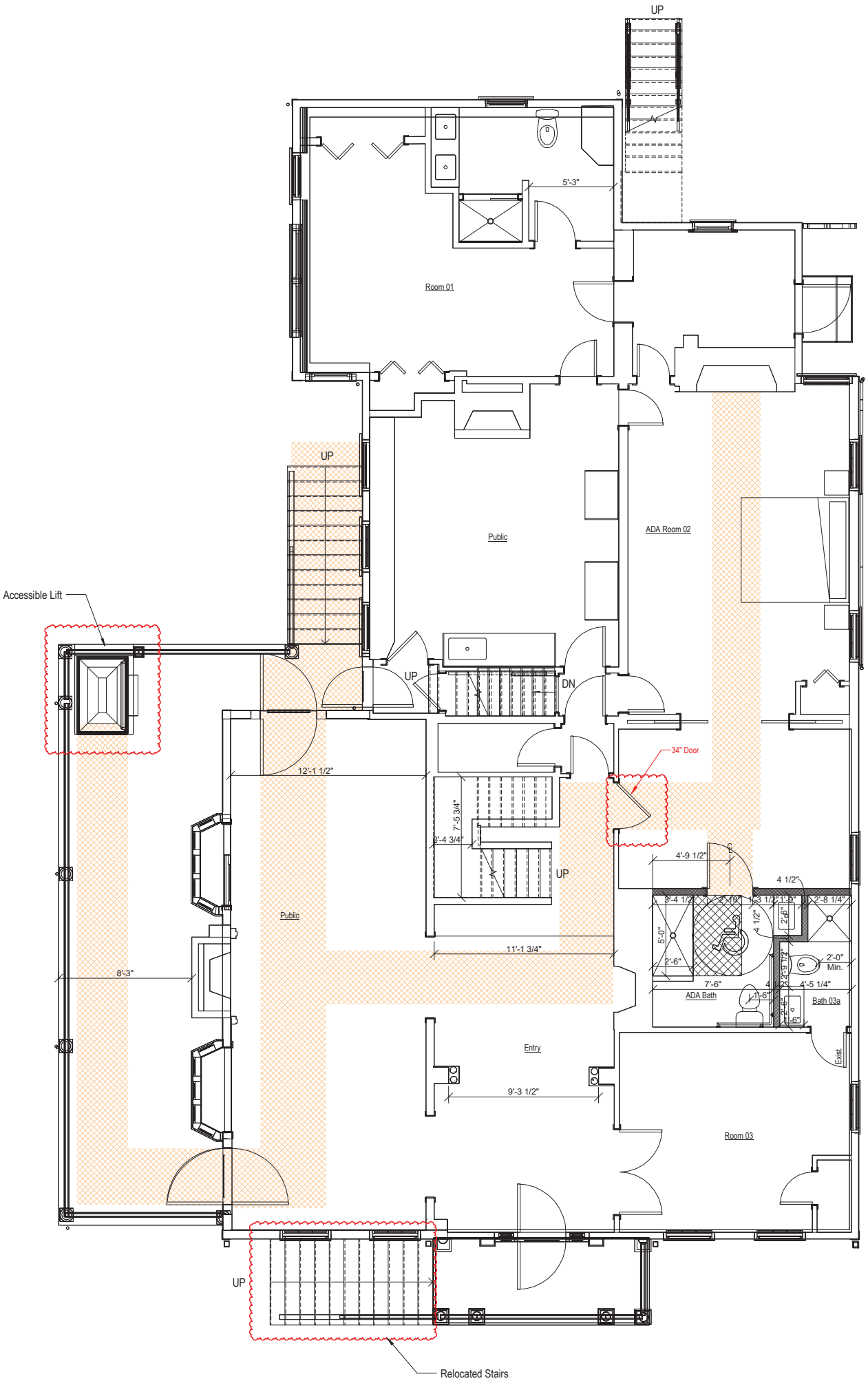
61 Center Street
Nantucket, MA



1 LOCUS
1 1/2" = 1'-0"

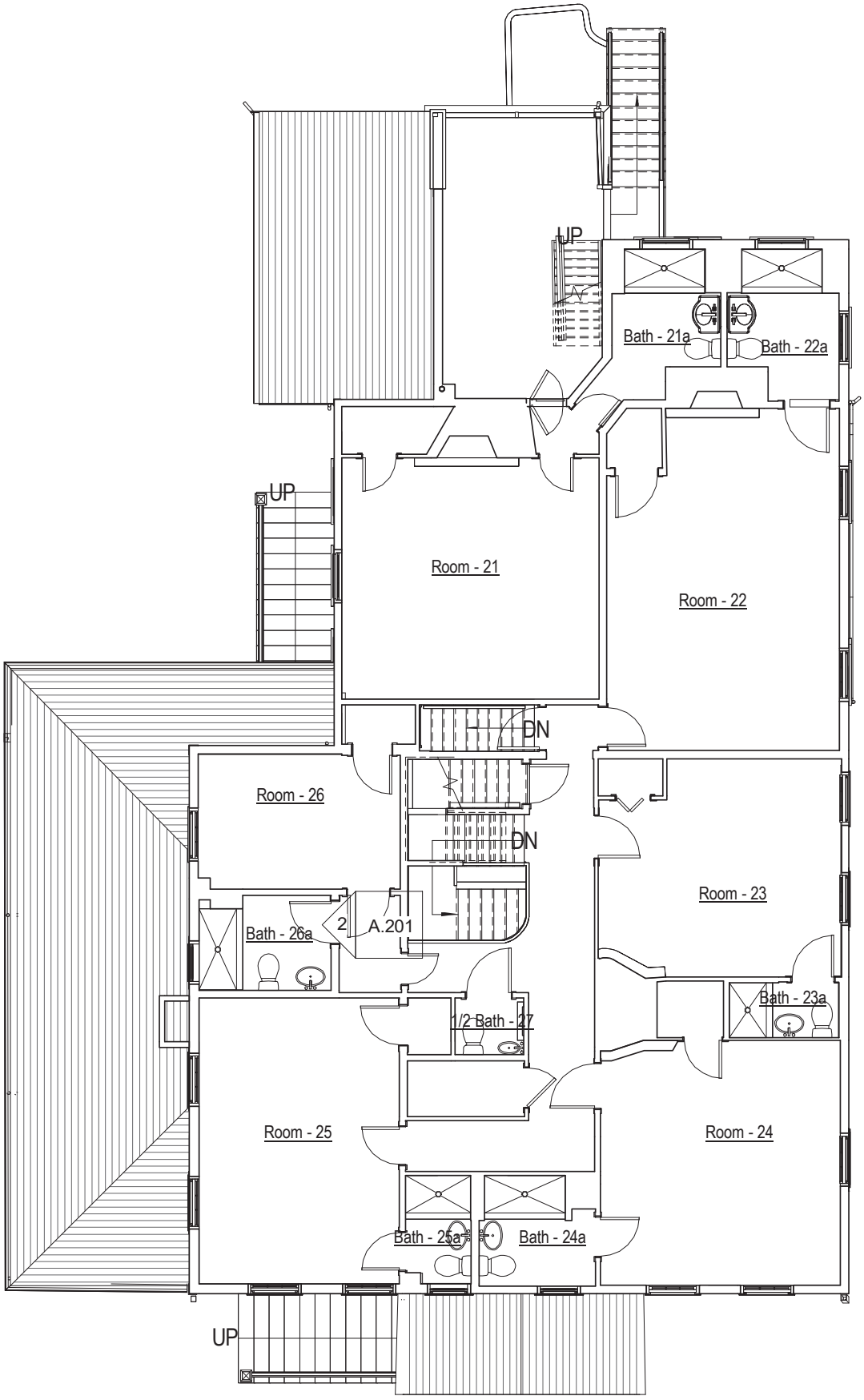


2 SITE PLAN
1/8" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



3 Second Floor Plan, No Change

1/8" = 1'-0"



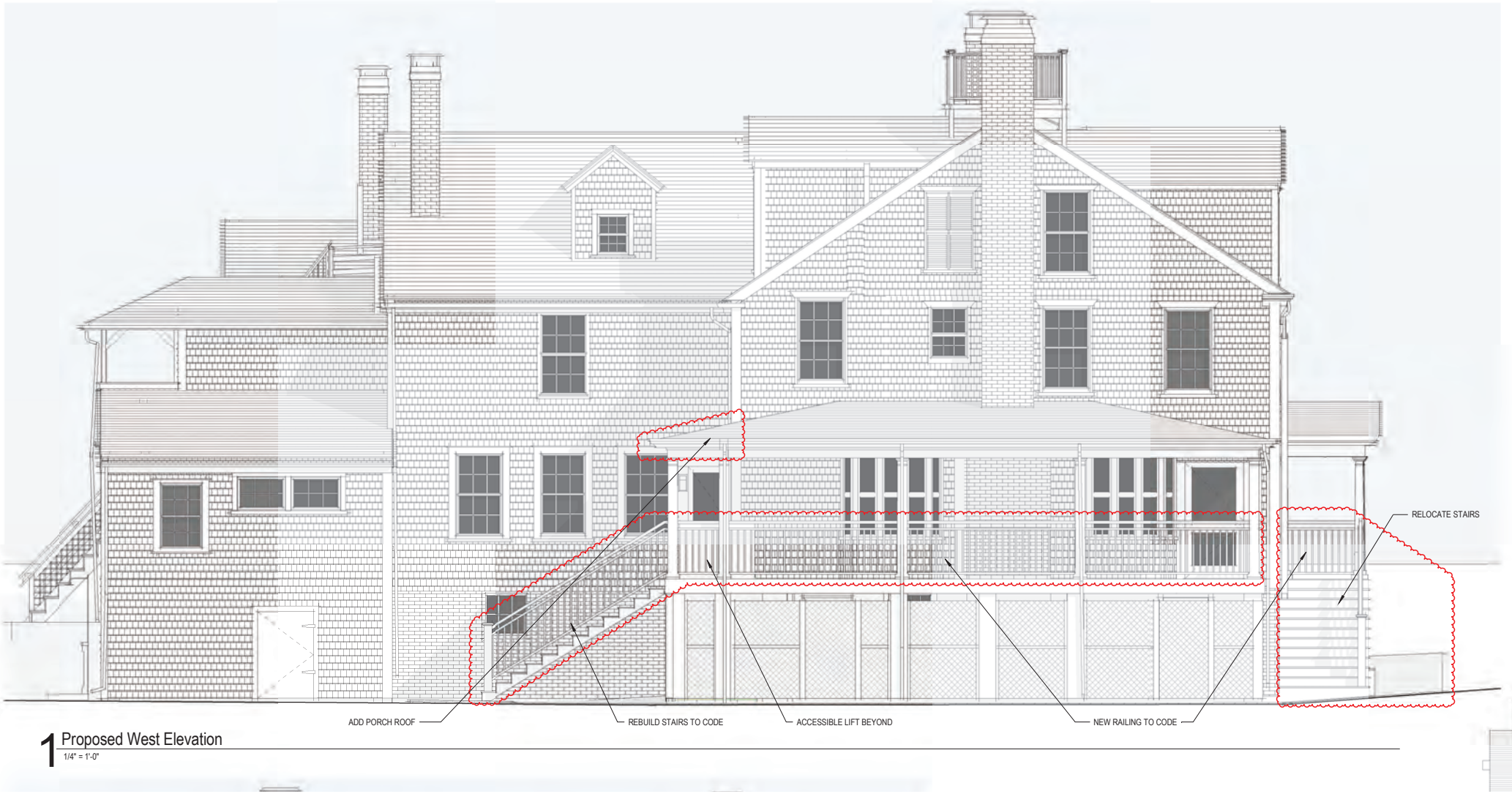
1 Proposed South Elevation

1/4" = 1'-0"



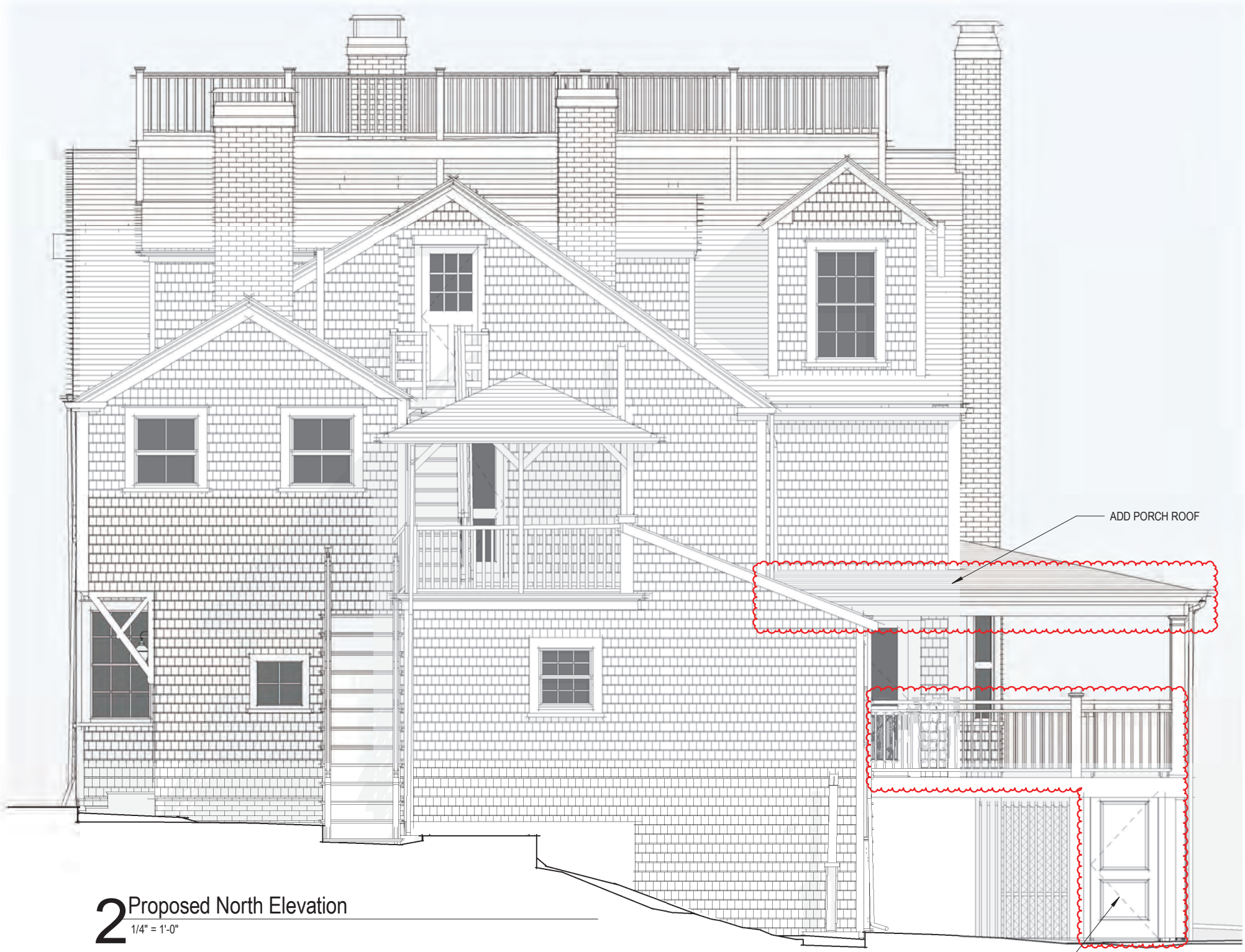
2 Proposed East Elevation
1/4" = 1'-0"

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?: _____

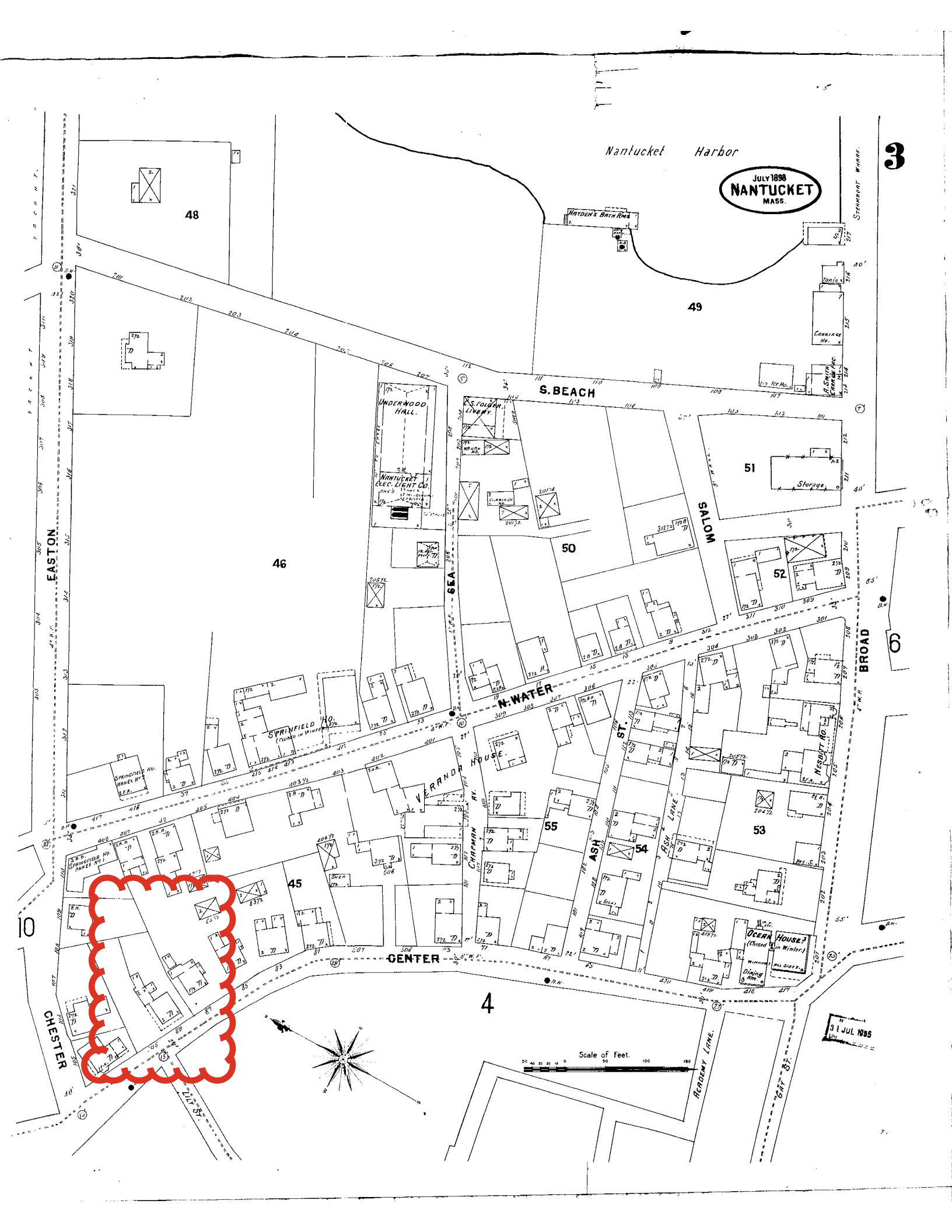
Major alterations or additions: _____
(with dates if known) _____

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: _____



Nantucket Harbor
JULY 1898
NANTUCKET
MASS.
3
48
49
46
50
51
52
53
54
55
45
6
10
4
S. BEACH
SALOM
BROAD
N. WATER
CENTER
EASTON
CHESTER
SEA
ASH ST.
ASH LANE
CHAPMAN AV.
VERANDA HOUSE
SPRINGFIELD HO.
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
S. FOLGER LIVERY
HAYDEN'S BATH RMS
Storage
NESBITT HO.
OCEAN HOUSE
ACADEMY LANE
GAY ST.
LILY ST.
Scale of Feet.
31 JUL 1895















MARTIN GUEST HOUSE
CENTER ST.
NANTUCKET

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
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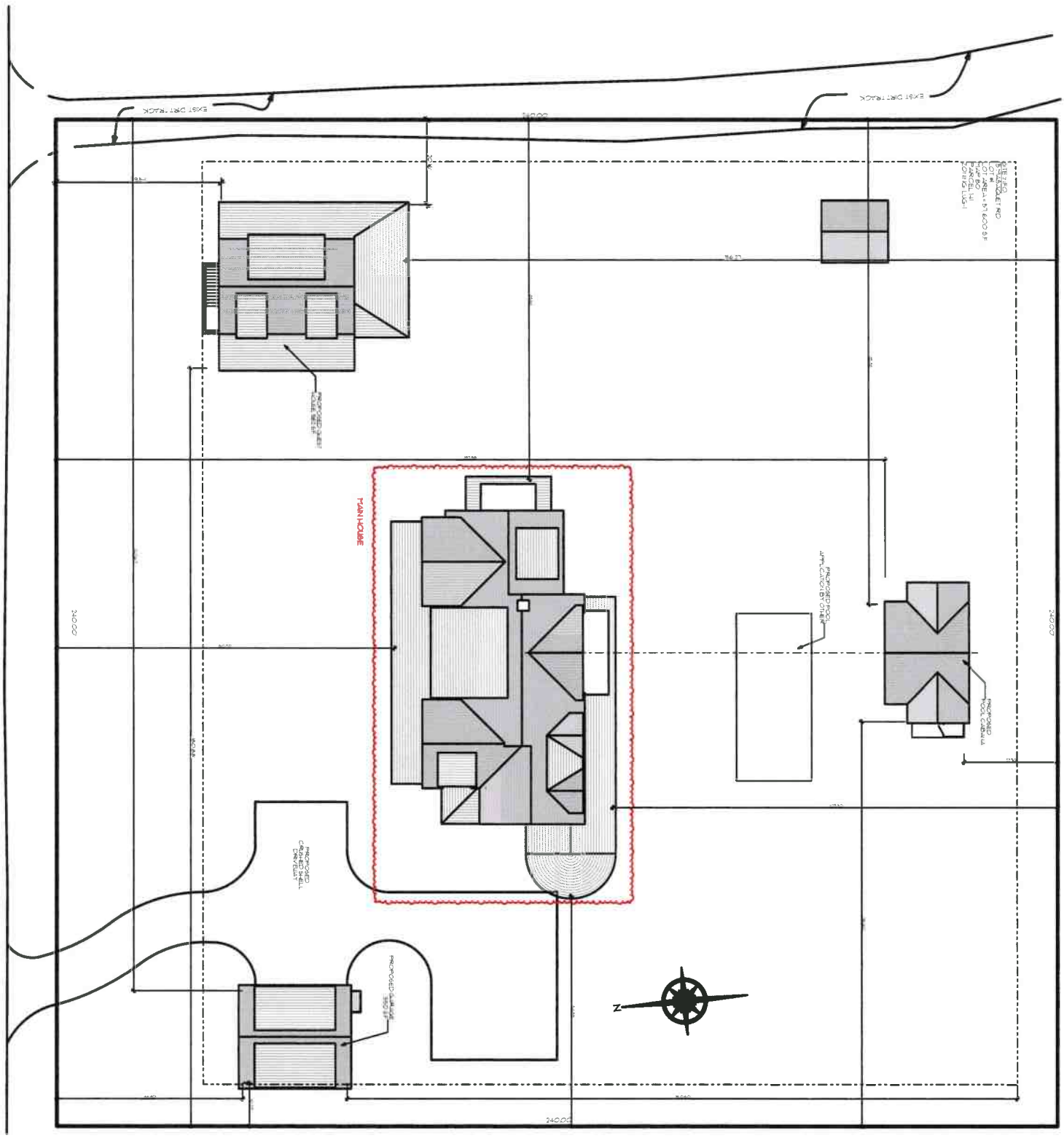

ID# L-1.2

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

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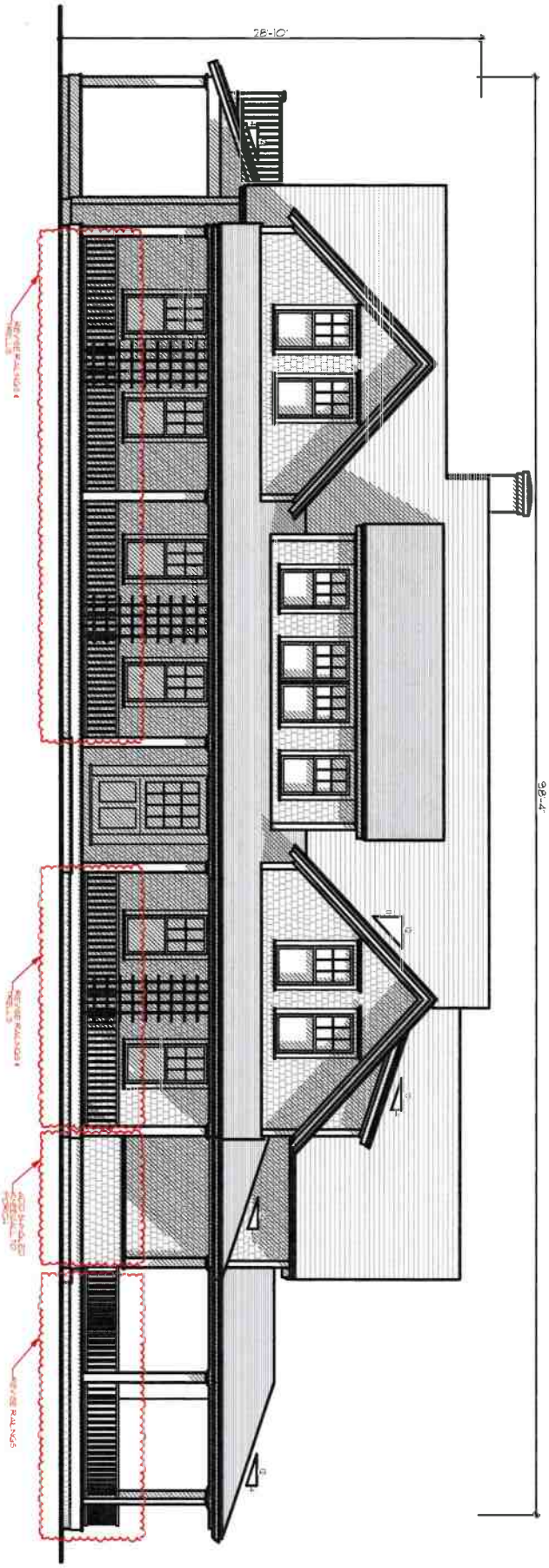

A-2.1

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

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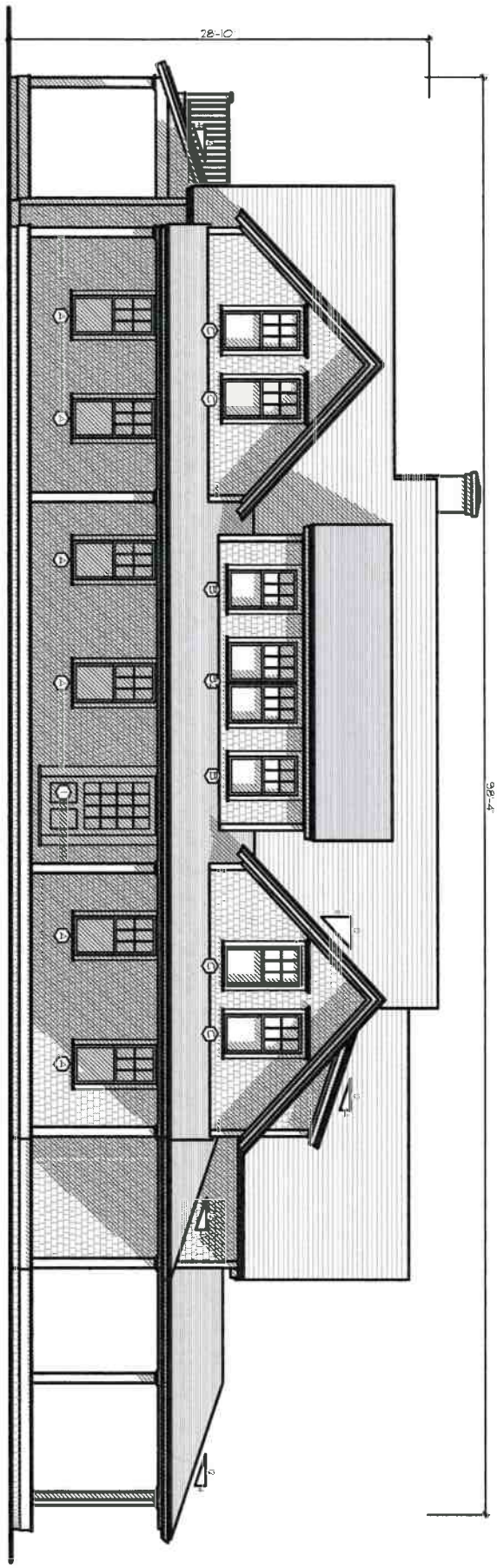

ID#
A-2.1b

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

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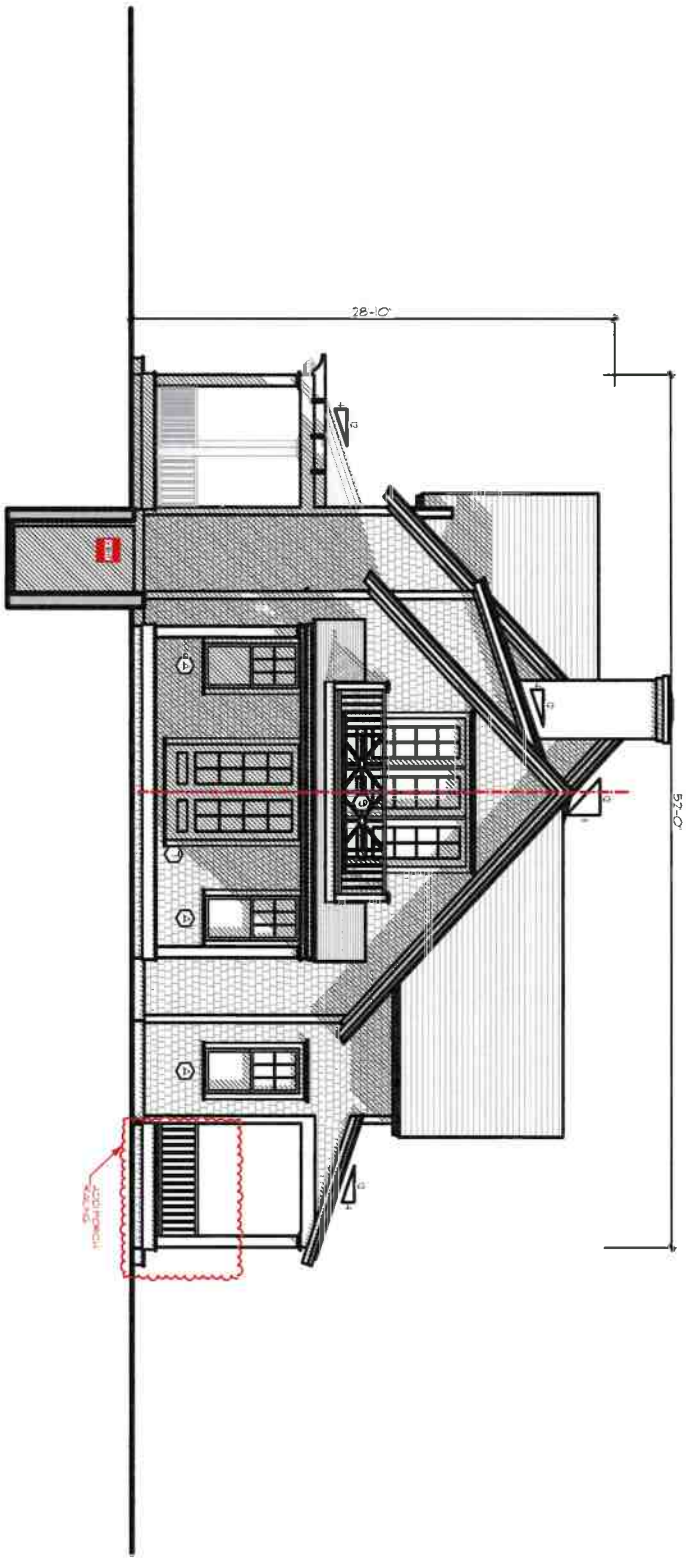

A-2.2

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

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P 508 228 5455

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P 617 482 4543

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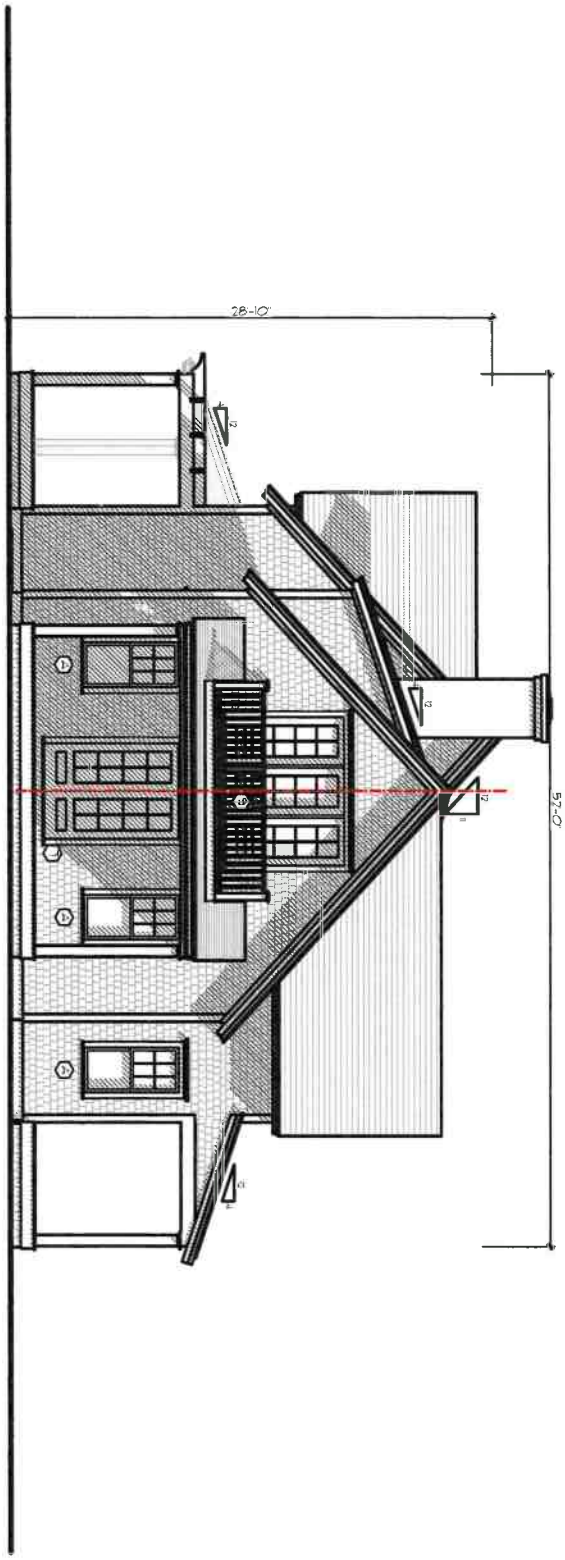

A-2.2b

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

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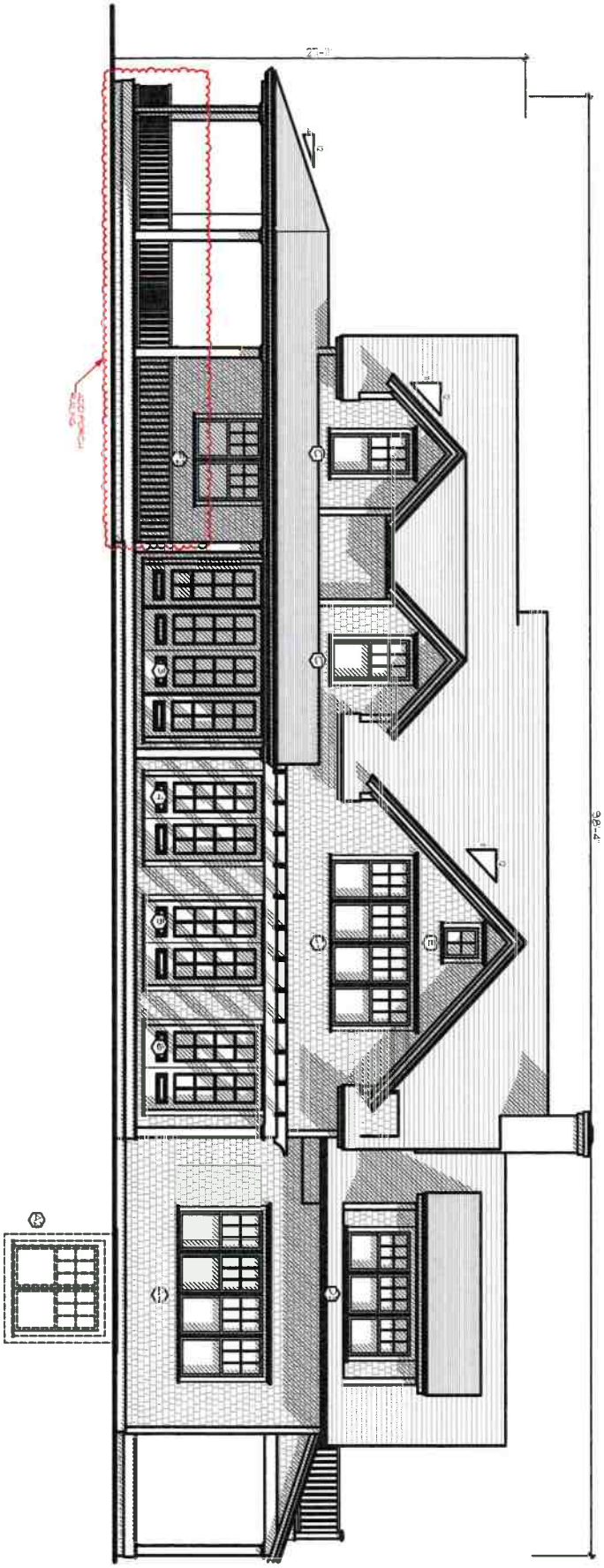

A-2.3

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

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P 617 482 4543

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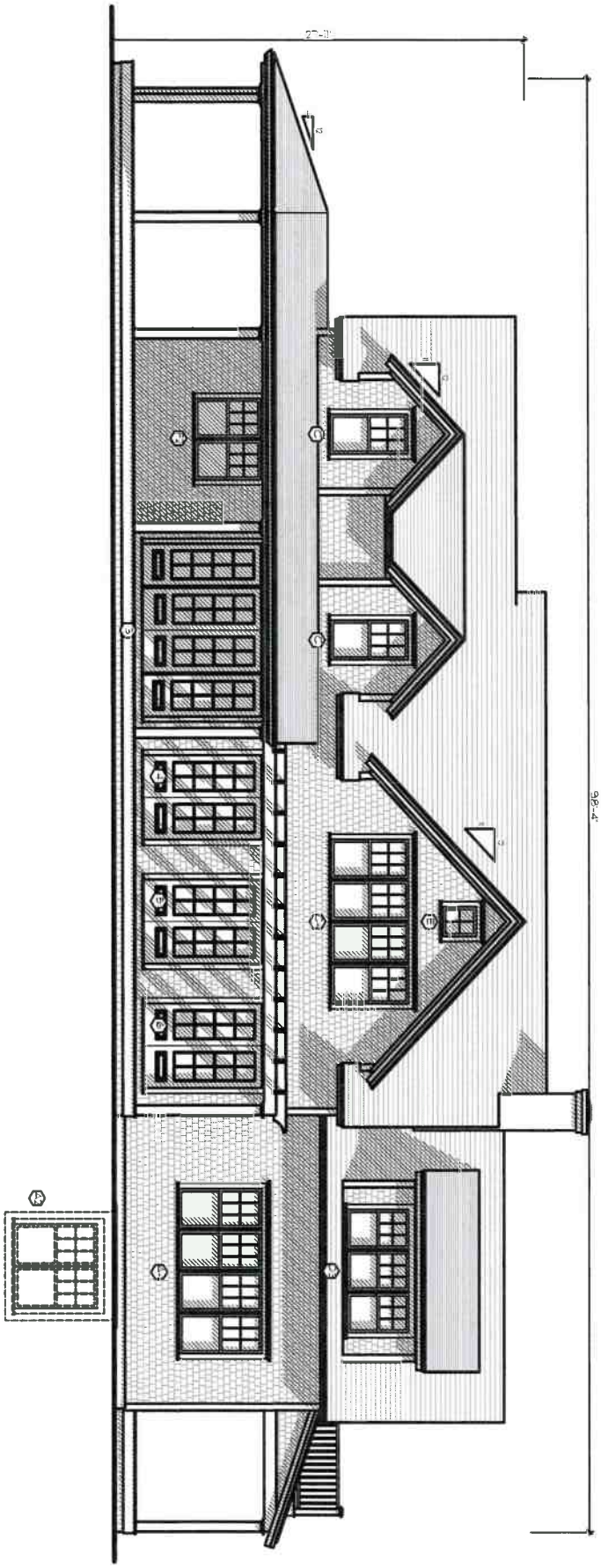

A-2.3b

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

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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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West Elevation

BOTTICELLI & POHL

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P 508 228 5455

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P 617 482 4543

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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

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Previously Approved West Elevation

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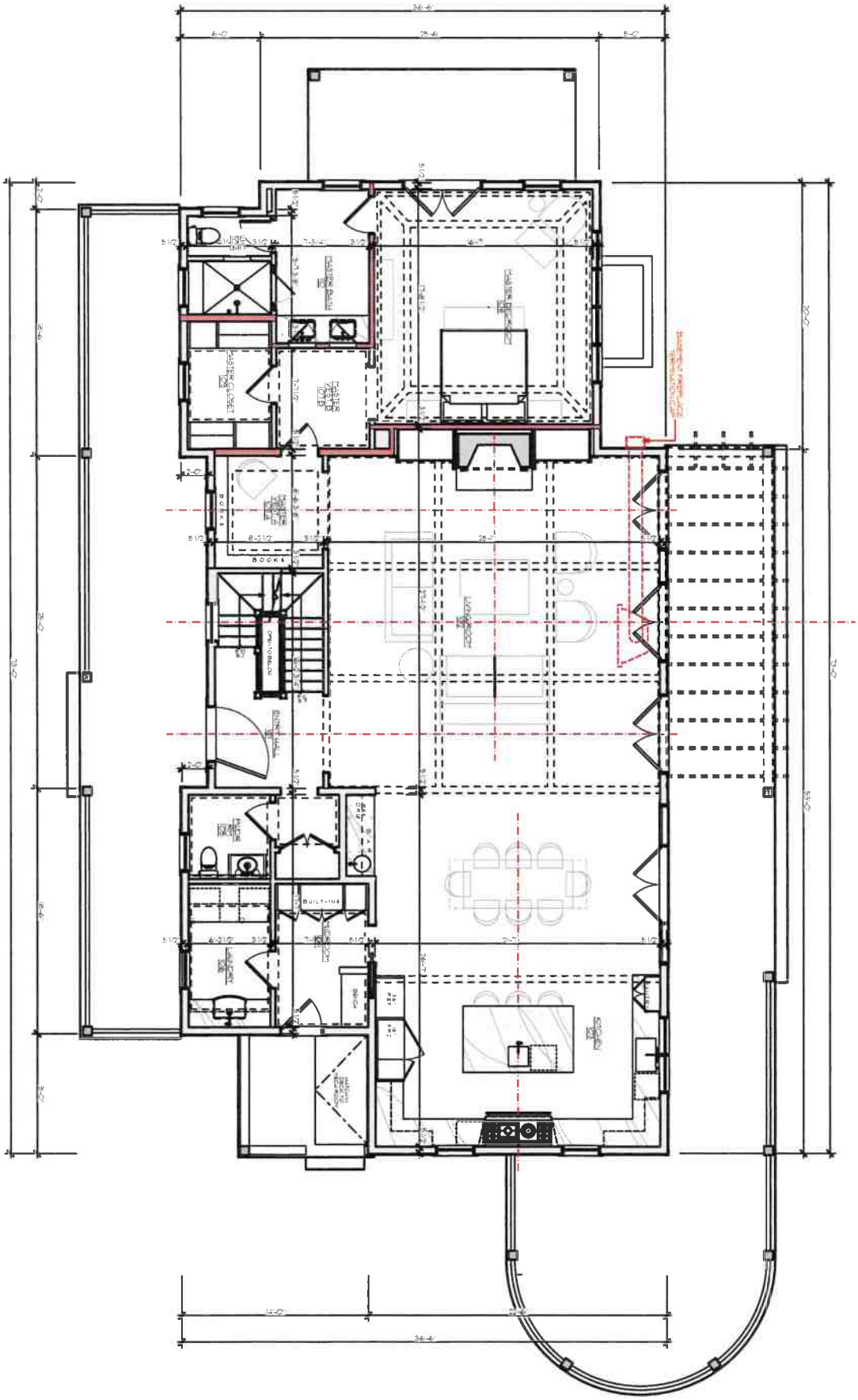
P 617 482 4543
BOTTICELLIANDPOHL.COM



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

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First Floor Plan

BOTTICELLI & POHL

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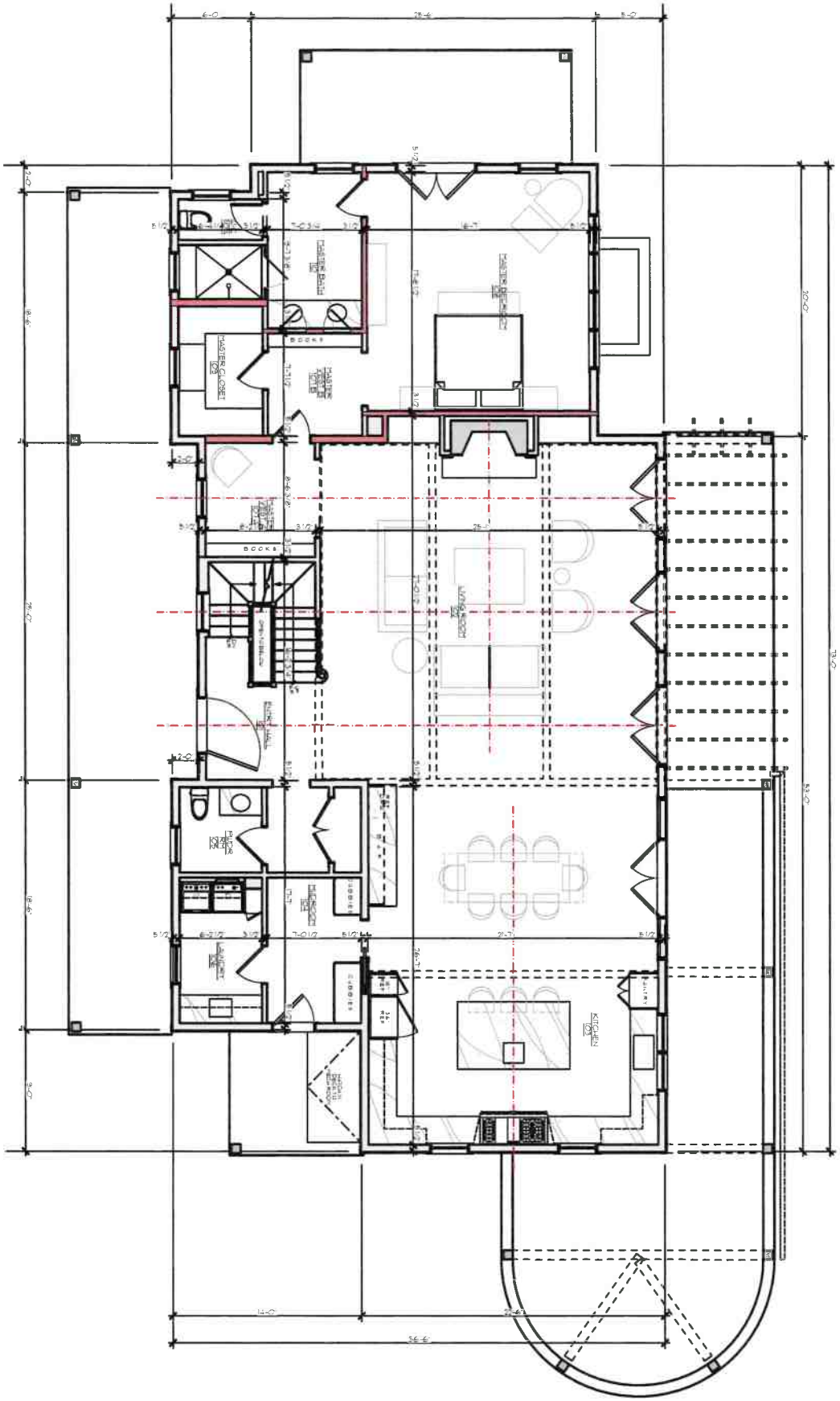
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.1b

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

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Previously Approved First Floor Plan

BOTTICELLI & POHL

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P 508 228 5455
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P 617 482 4543
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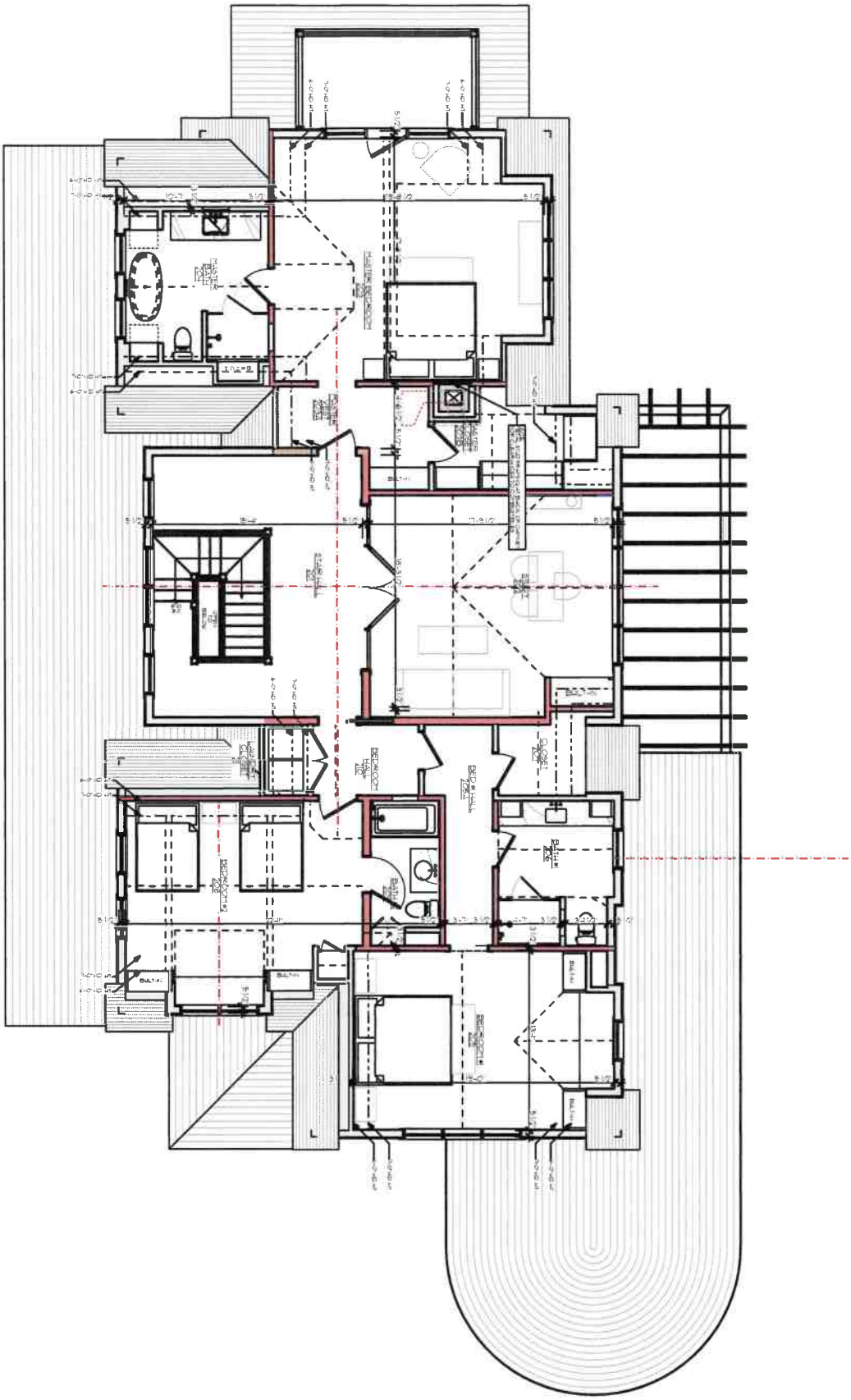

A-1.2

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

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Second Floor Plan

BOTTICELLI & POHL

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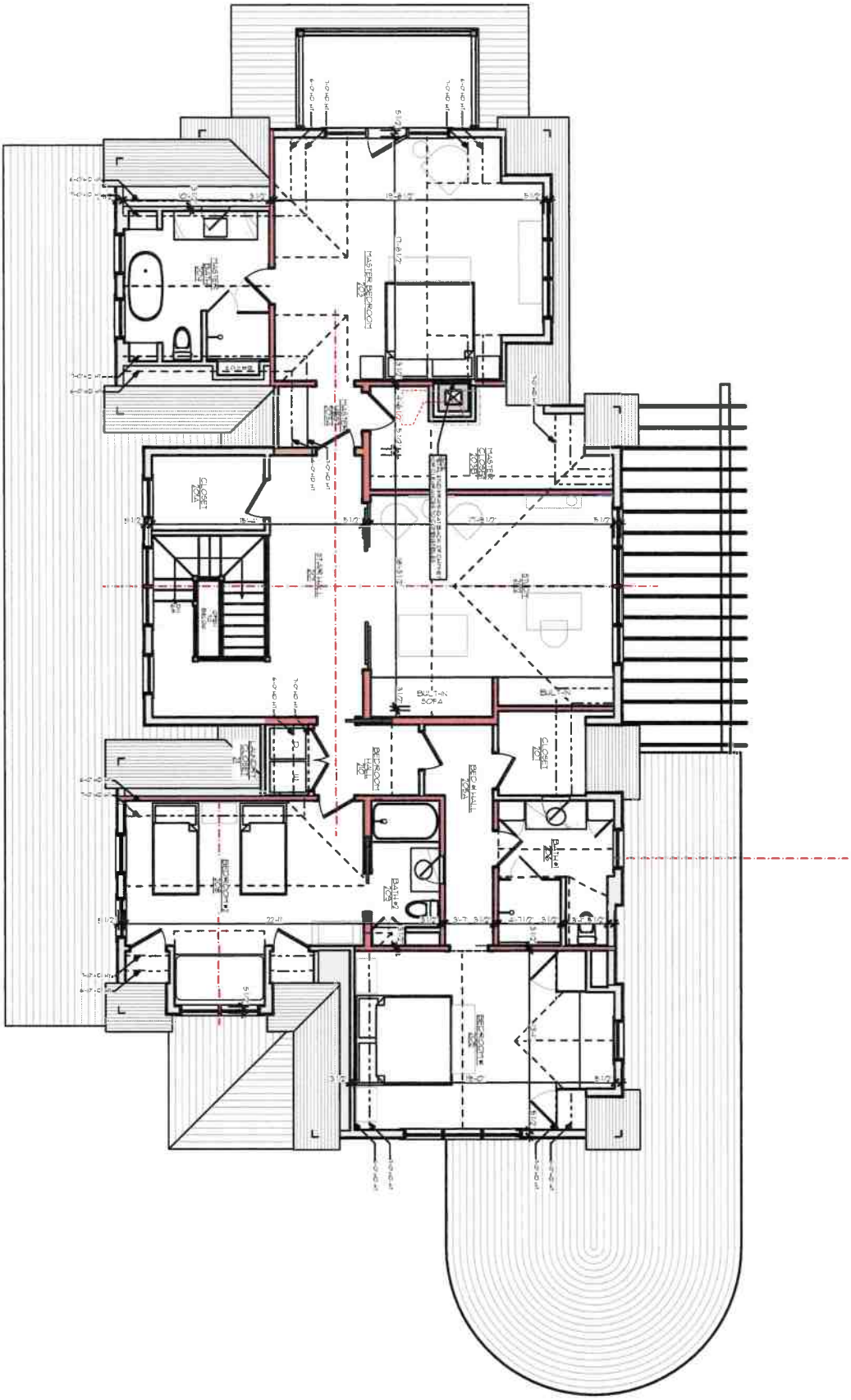
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



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

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P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

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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
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 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

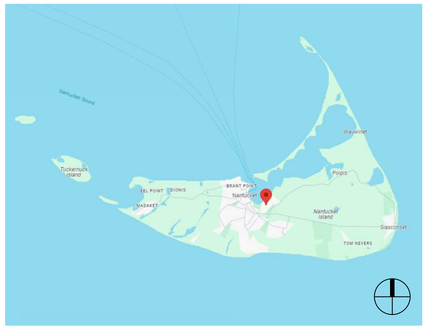
Signature Date

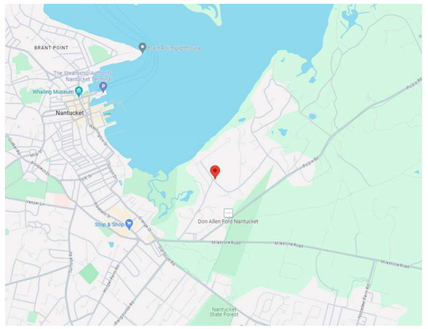
M39 CABANA

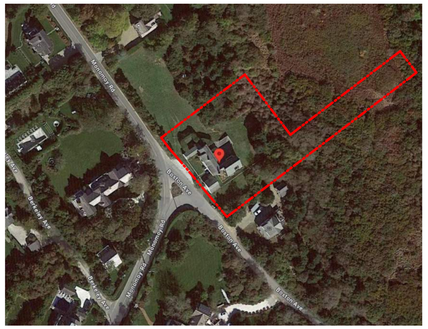
HDC REVISIONS TO PREVIOUS CERT

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

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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 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

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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:	
PROJ. NO.	323035

EXISTING CONDITIONS

HDC-02

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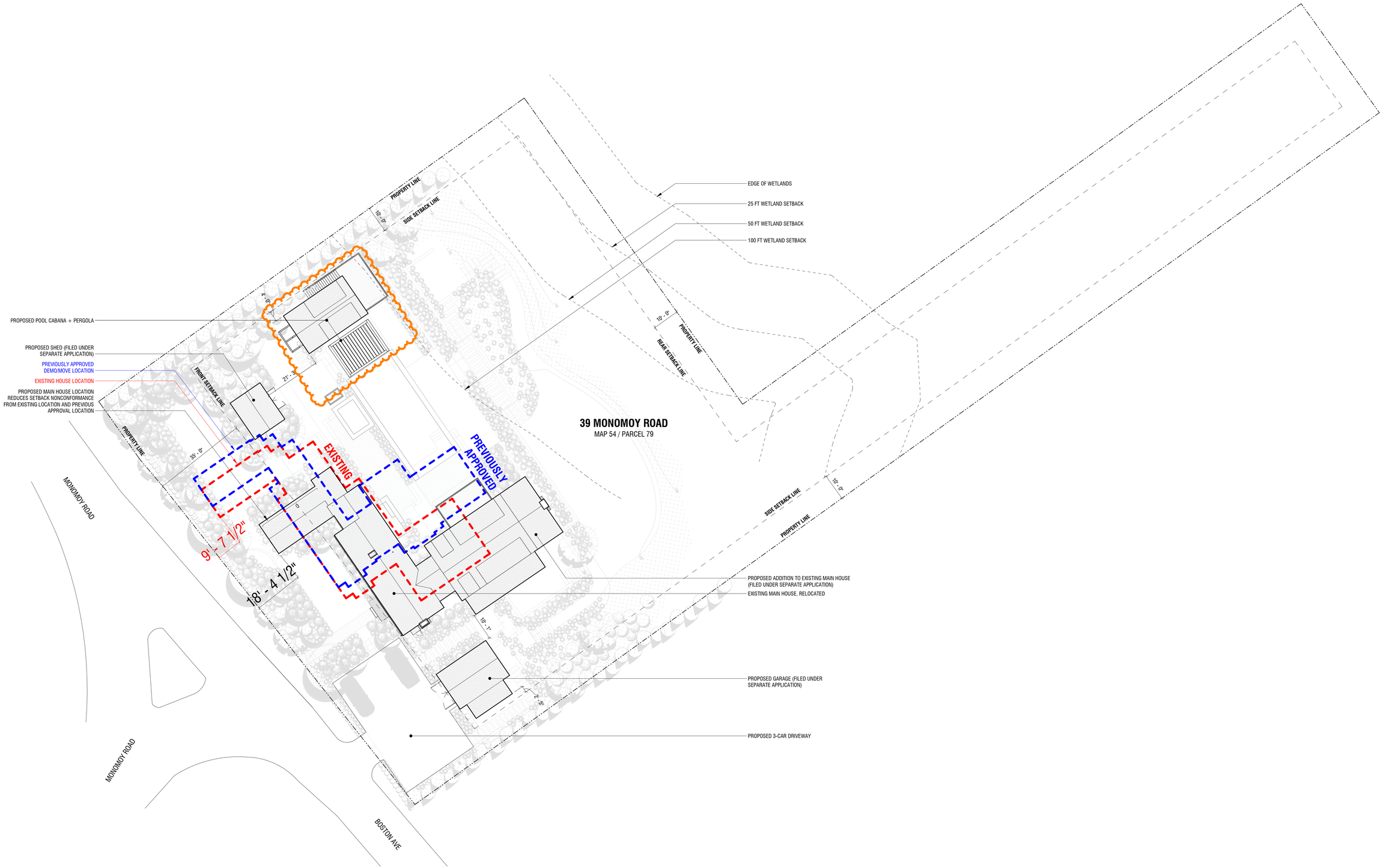

1 SITE PLAN

1/16" = 1'-0"

M39

CABANA

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SITE PLAN

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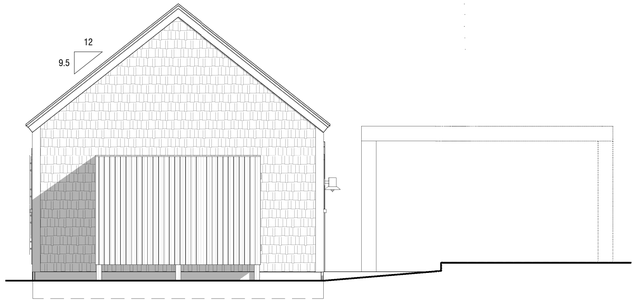
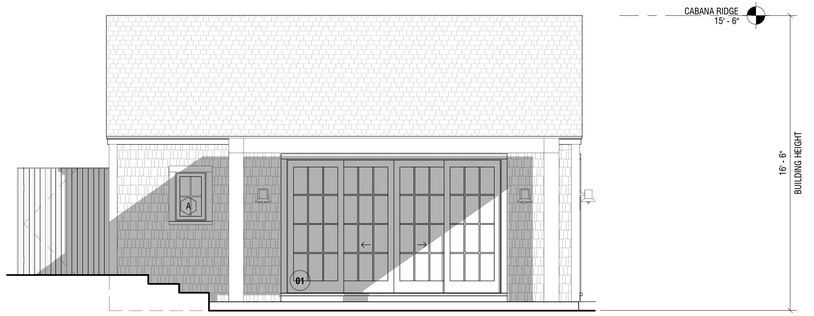


1 HDC APPROVAL 05/14/24 - WEST

1/4" = 1'-0"



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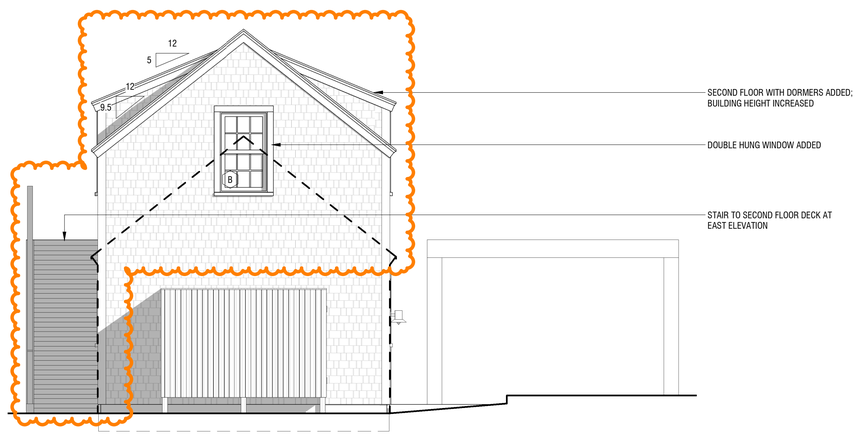
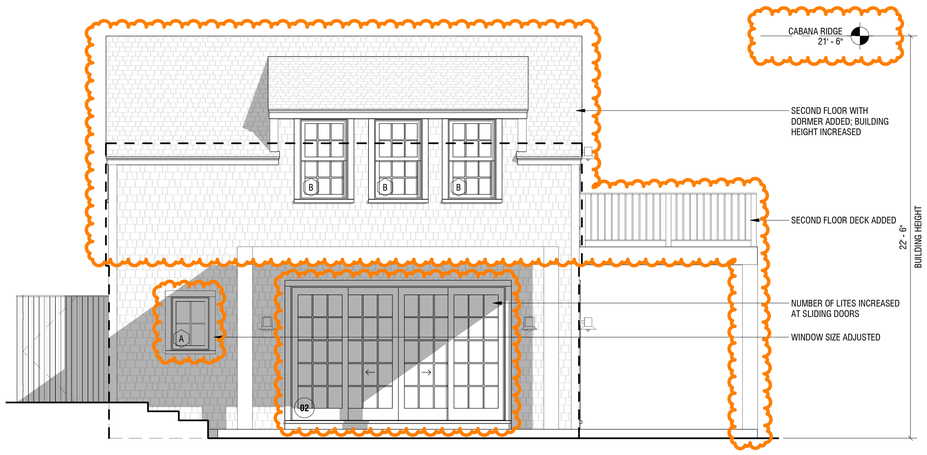
1/4" = 1'-0"



3 ELEVATION - WEST

1/4" = 1'-0"



4 ELEVATION - SOUTH

1/4" = 1'-0"

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BUILDING ELEVATIONS

HDC-10

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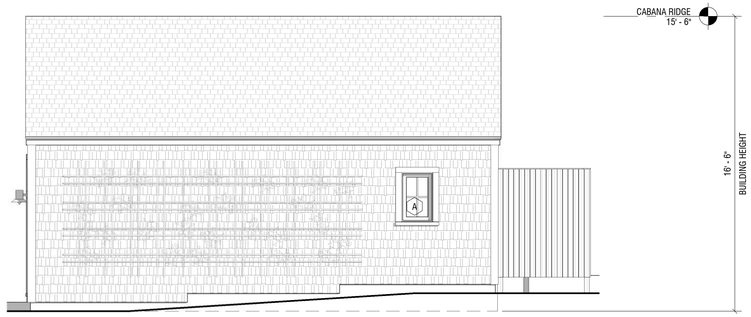
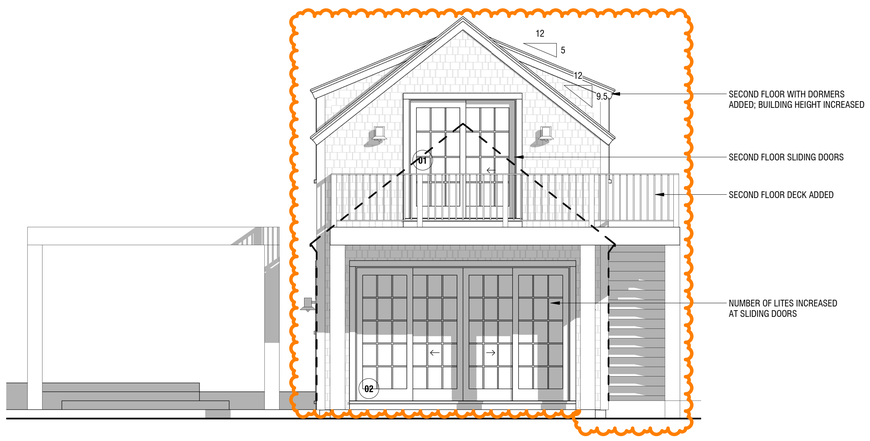
1 HDC APPROVAL 05/14/24 - EAST

1/4" = 1'-0"



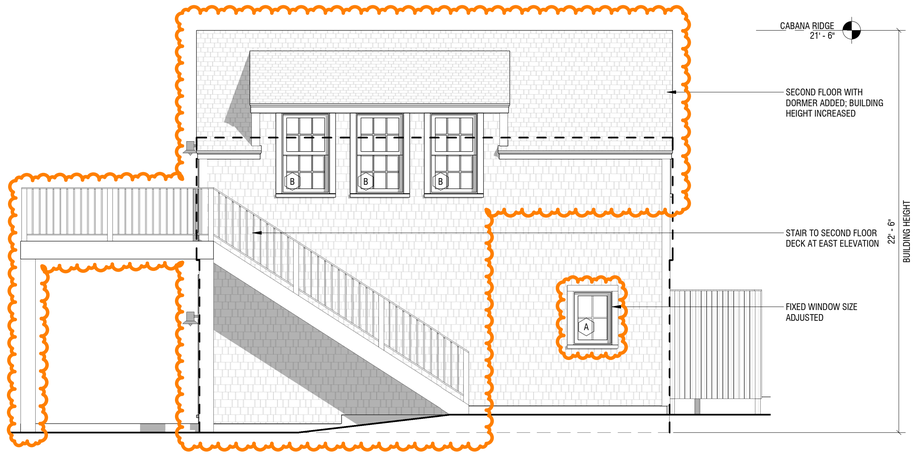
2 HDC APPROVAL 05/14/24 - NORTH

1/4" = 1'-0"



3 ELEVATION - EAST

1/4" = 1'-0"



4 ELEVATION - NORTH

1/4" = 1'-0"

M39

CABANA

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:	1/4" = 1'-0"
PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-11

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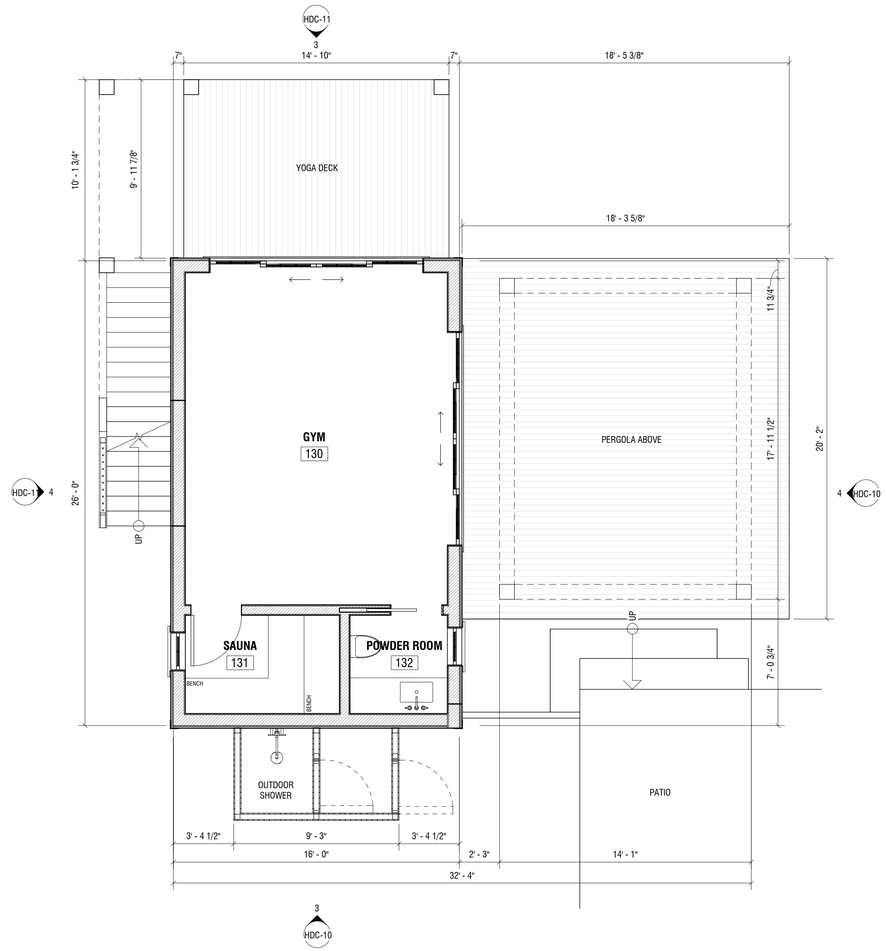

1 FIRST FLOOR PLAN

1/4" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

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CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
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SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

FIRST FLOOR PLAN

HDC-20

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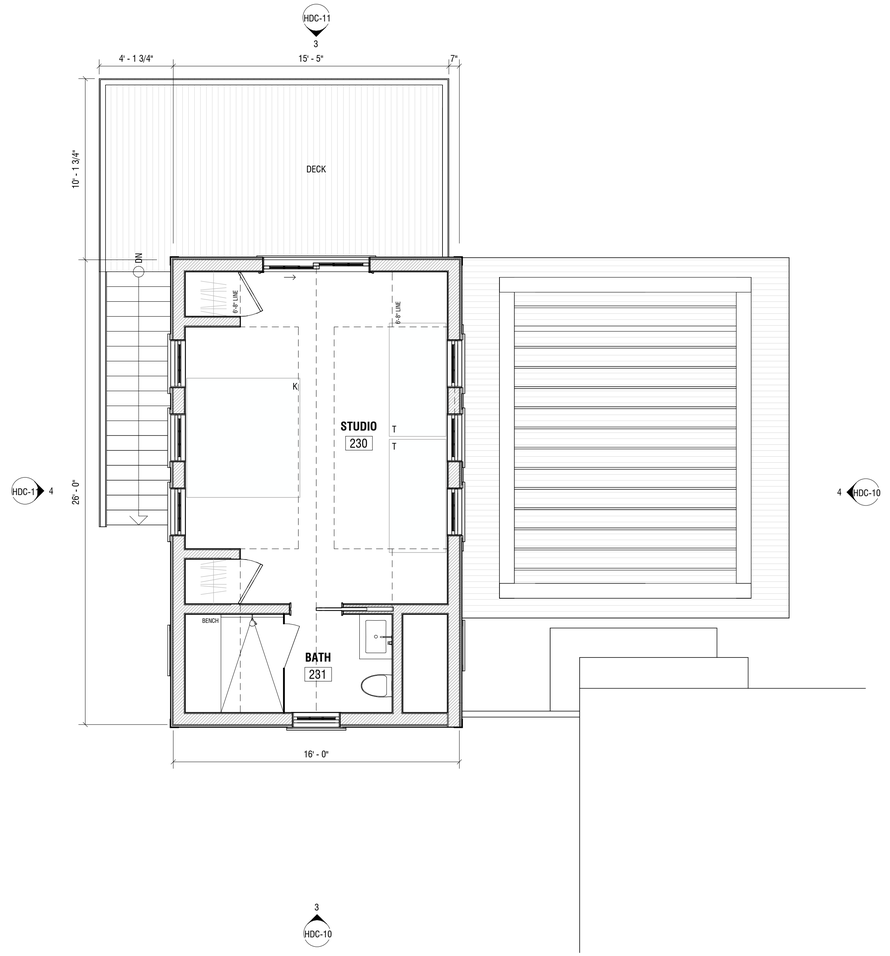

1 SECOND FLOOR PLAN - HDC

1/4" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

ARCHITECT

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06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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CHECKED BY:	ADK/ARK/MLW/JGK
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SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

SECOND FLOOR PLAN

HDC-21

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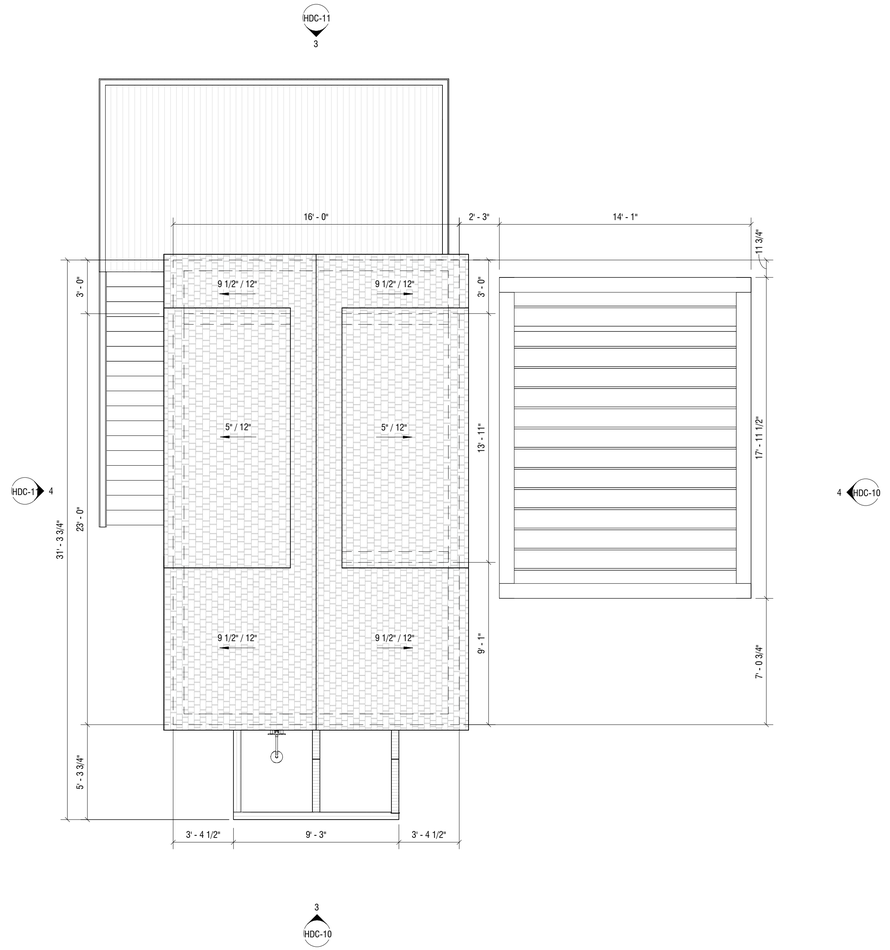

1 ROOF PLAN

1/4" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

ARCHITECT

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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

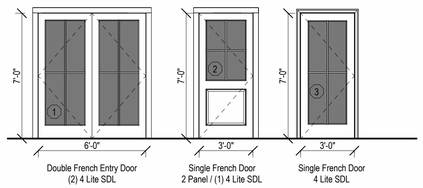
06/03/2024 — Date

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

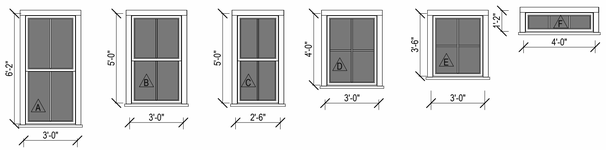


2 Locus Map
1/4" = 1'-0"



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



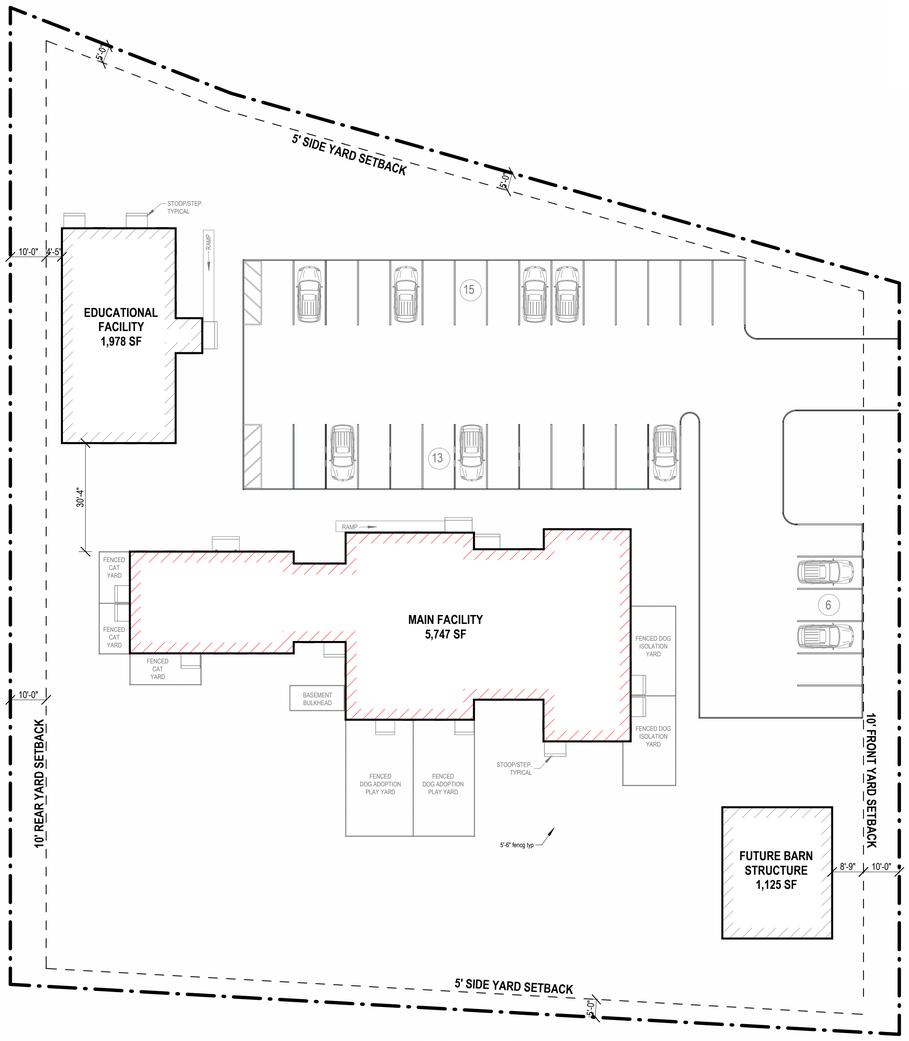
North Elevation



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"

HDC - New Business Submission
06.03.2024

2306

NISHA - Main Facility

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Nantucket, MA 02554

emeritus
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Revisions

First Floor Plan - Main Facility

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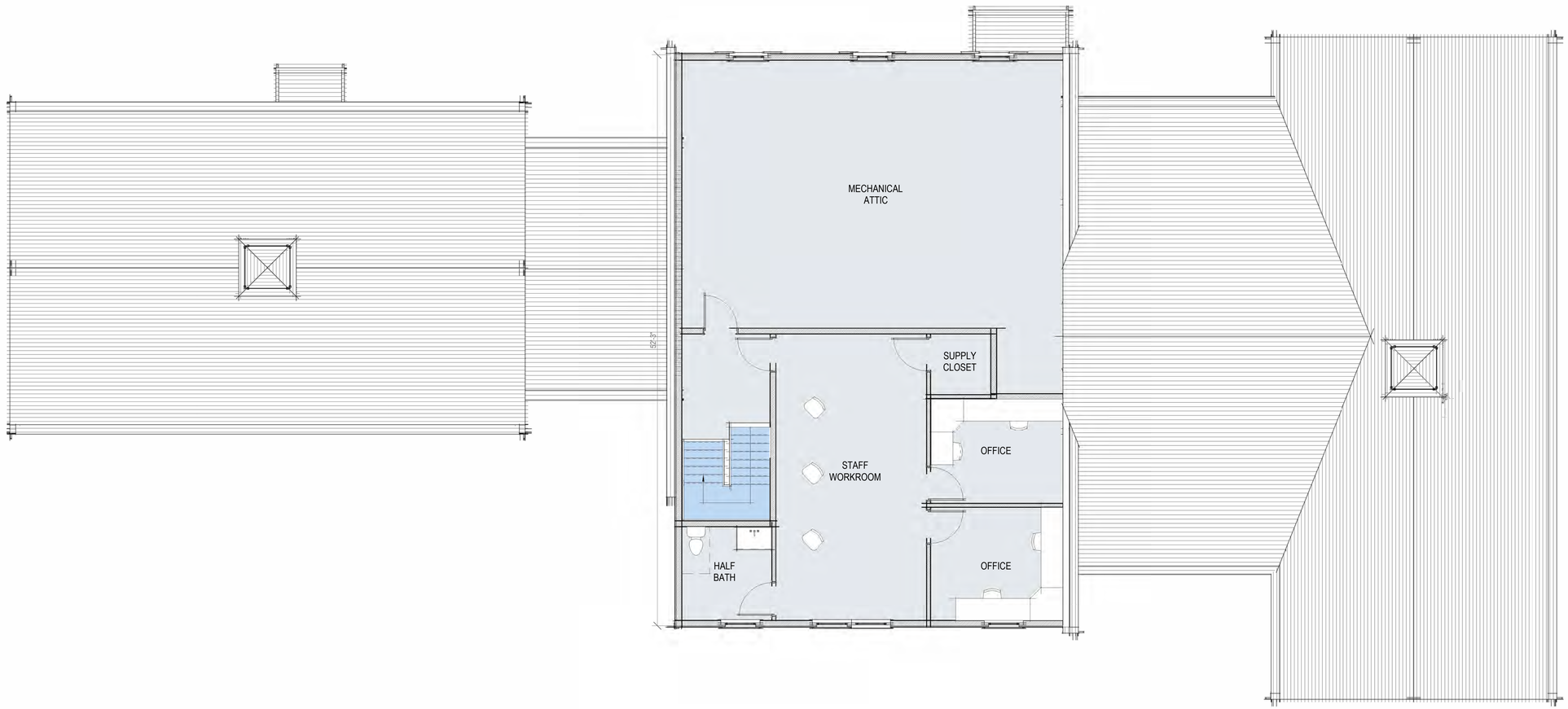
A.101
2306



1 Second Floor Plan - Main Facility
3/16" = 1'-0"

HDC - New Business Submission
06.03.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

emeritus
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508.325.4995
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A.202 Exterior Elevations - Main Facility
A.301 Exterior Perspectives - Main Facility

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

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

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Exterior Elevations - Main Facility

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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.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

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

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

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

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Sheet Index - Architectural & Structural

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Revisions

Exterior Perspectives - Main Facility

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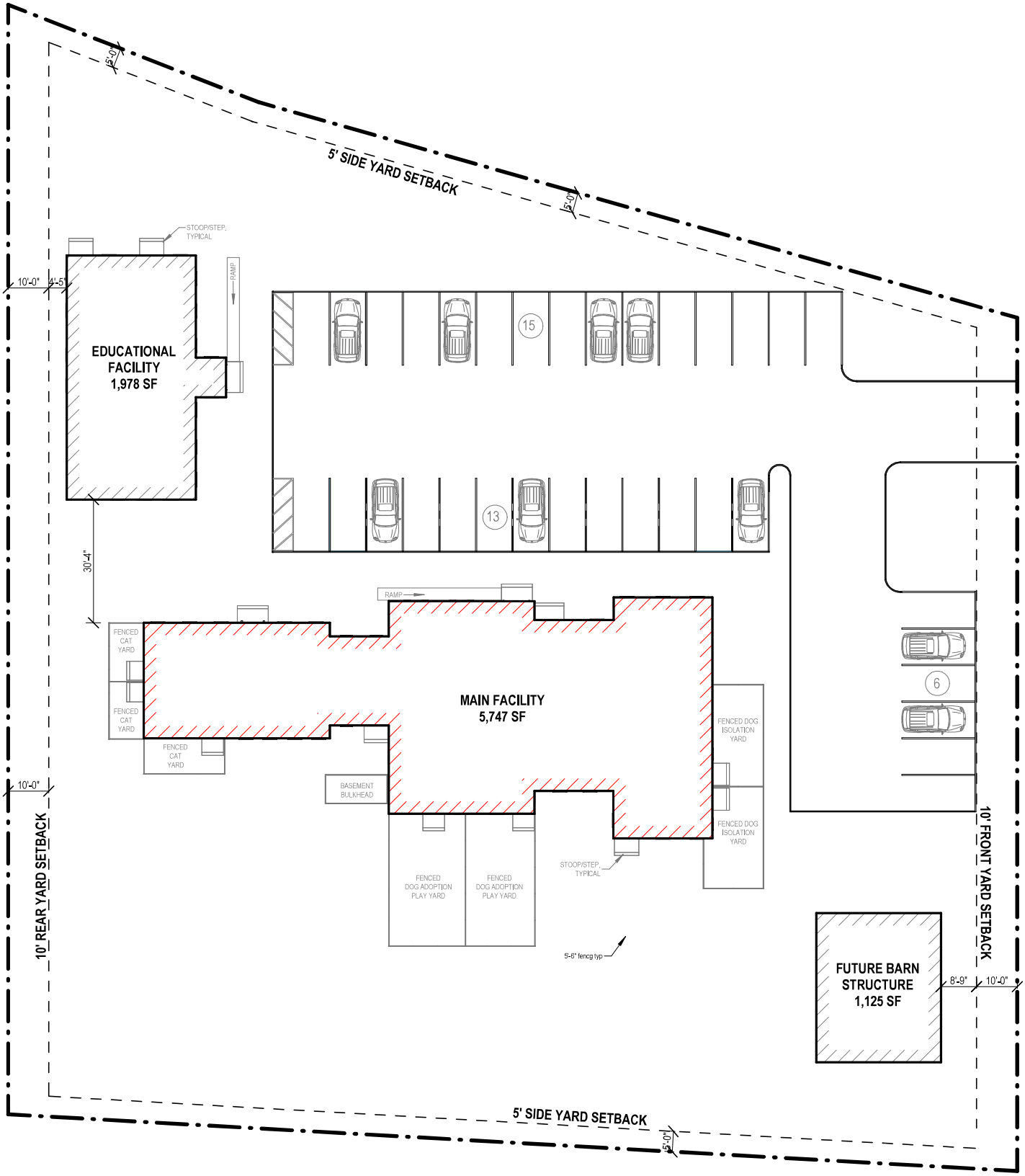
A.301
2306



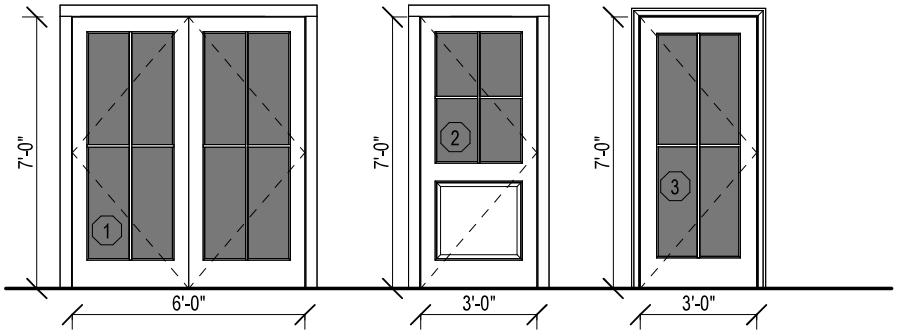
NOTE: ORIGINAL LOT HAS BEEN SUBDIVIDED INTO ADDITIONAL LOTS NOT SHOWN IN THIS SITE PLAN

1 Site Plan - Proposed
1" = 20'-0"



2 Locus Map

1/4" = 1'-0"



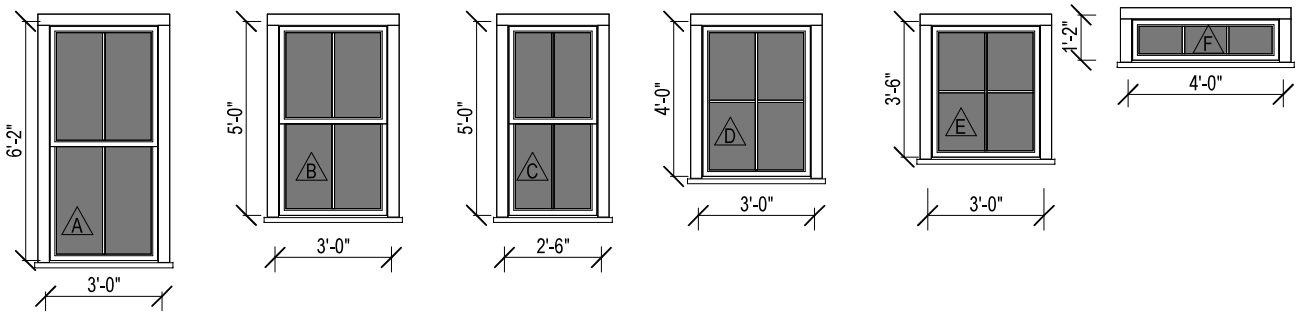
Double French Entry Door
(2) 4 Lite SDL

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

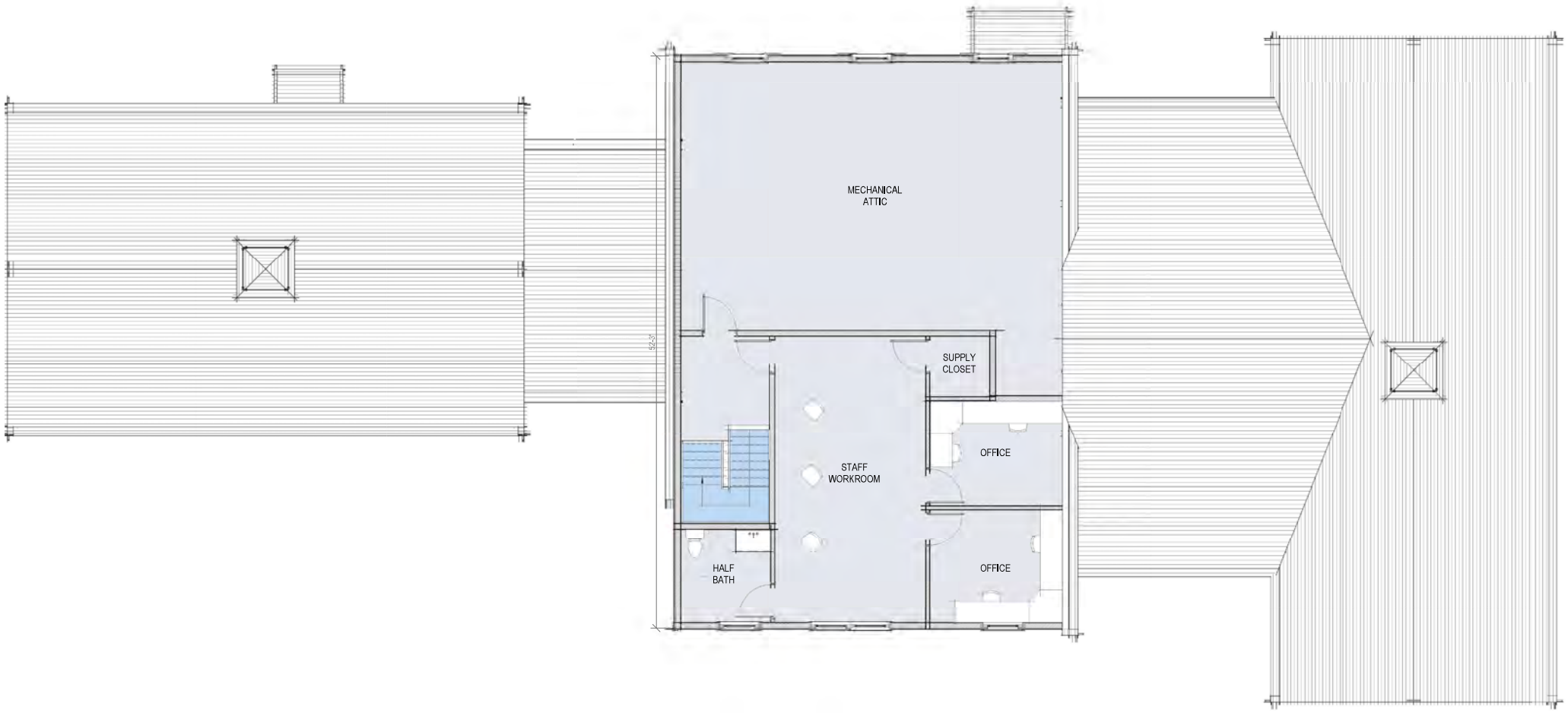
4 Window Legend

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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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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NANTUCKET POST OFFICE MAY 31 2024 02584 9998

Postmark Here

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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PO BOX 1057
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

MAY 31 2024 02584 9998

Postmark Here

WILSON MICHAEL J TR
2A EVERGREEN WAY REALTY TRUST
11 ARROWHEAD DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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MAY 31 2024

Postmark Here

WARD TONI L & JOHN E
44 MONOHANSETT RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

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NANTUCKET TOWN OF
NANTUCKET AIRPORT
16 BROAD ST
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postmark Here

BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7582 19

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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 _____

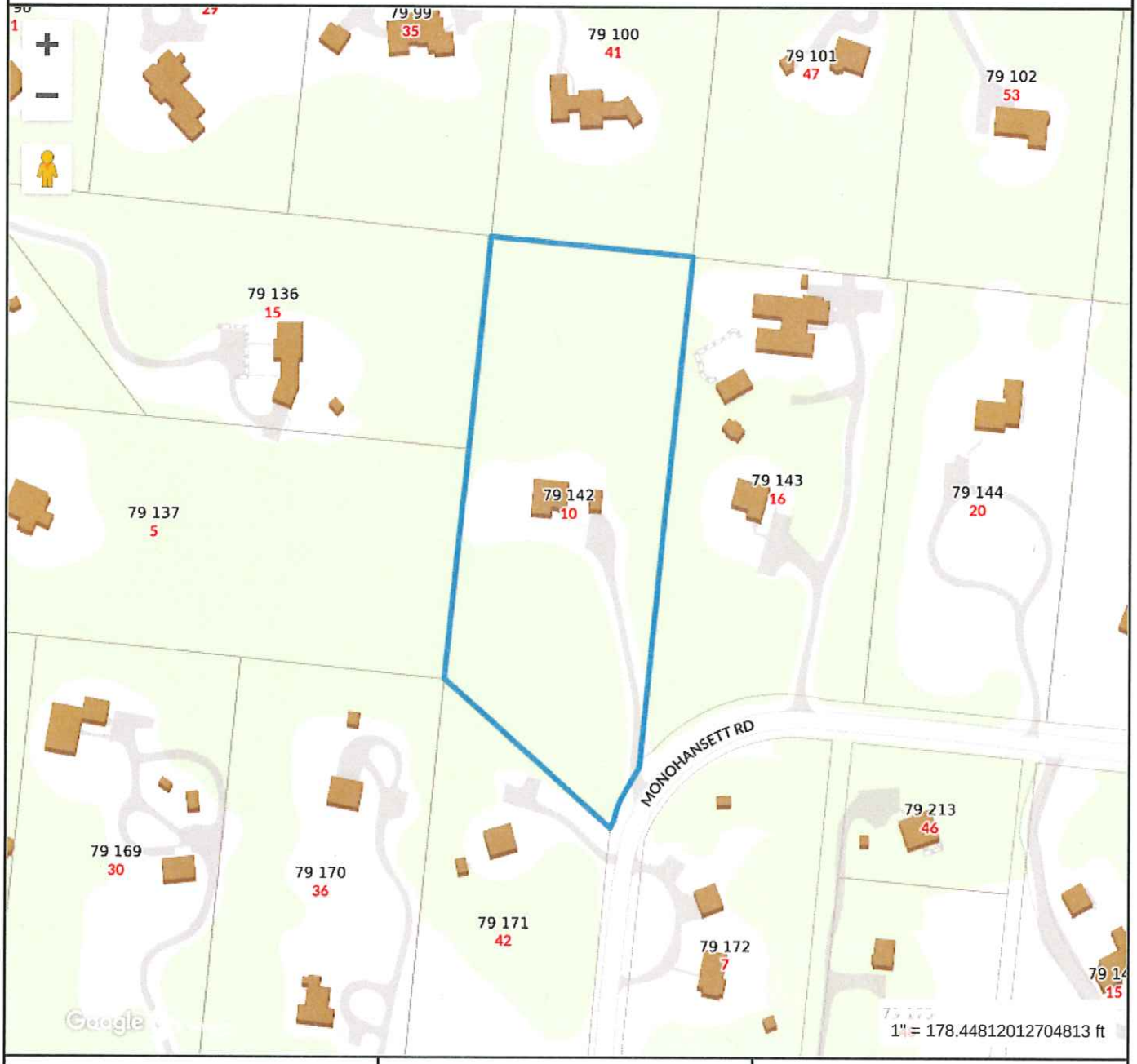
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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	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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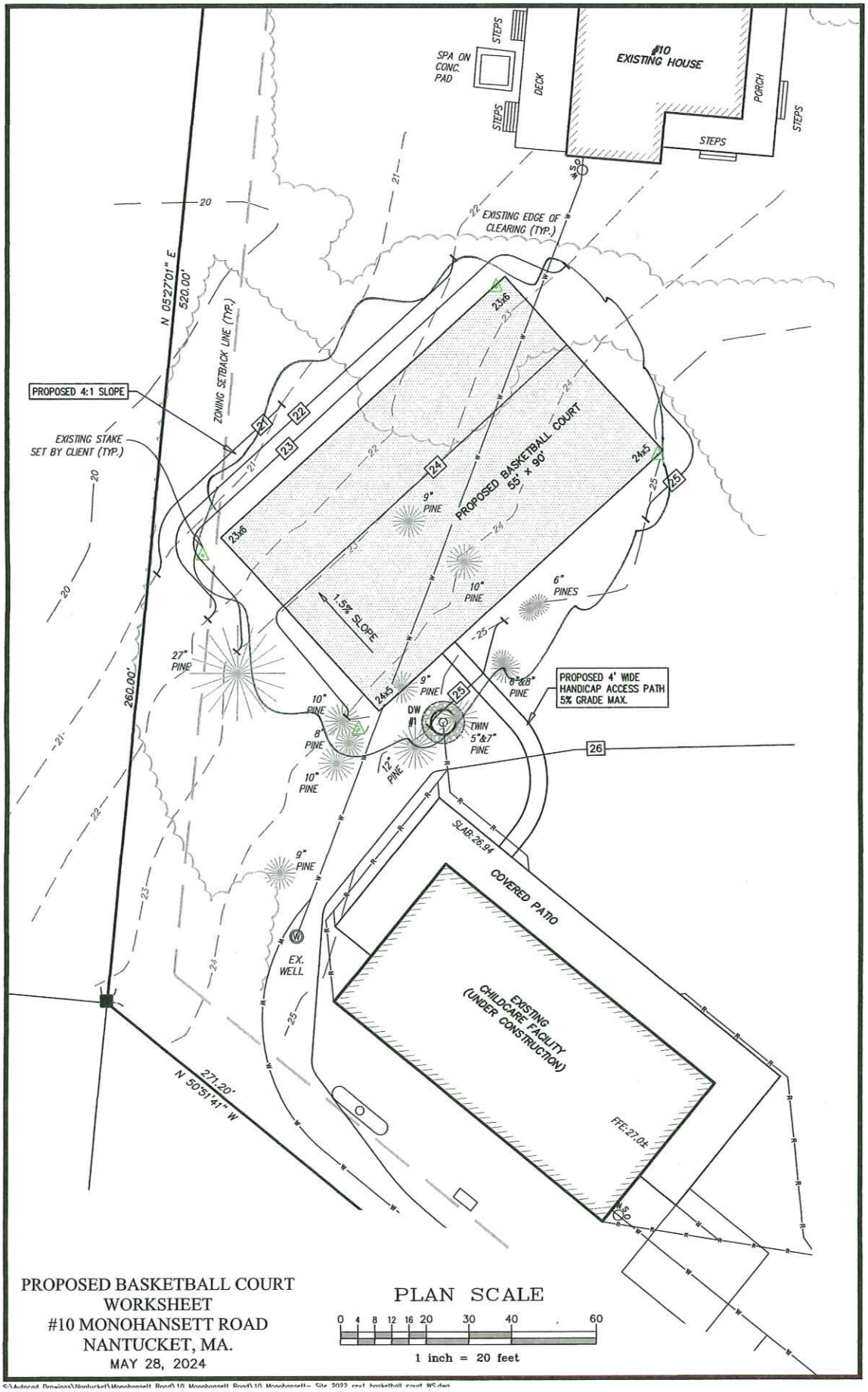

PROPOSED BASKETBALL COURT
WORKSHEET
#10 MONOHANSETT ROAD
NANTUCKET, MA.
MAY 28, 2024

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.

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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

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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 _____

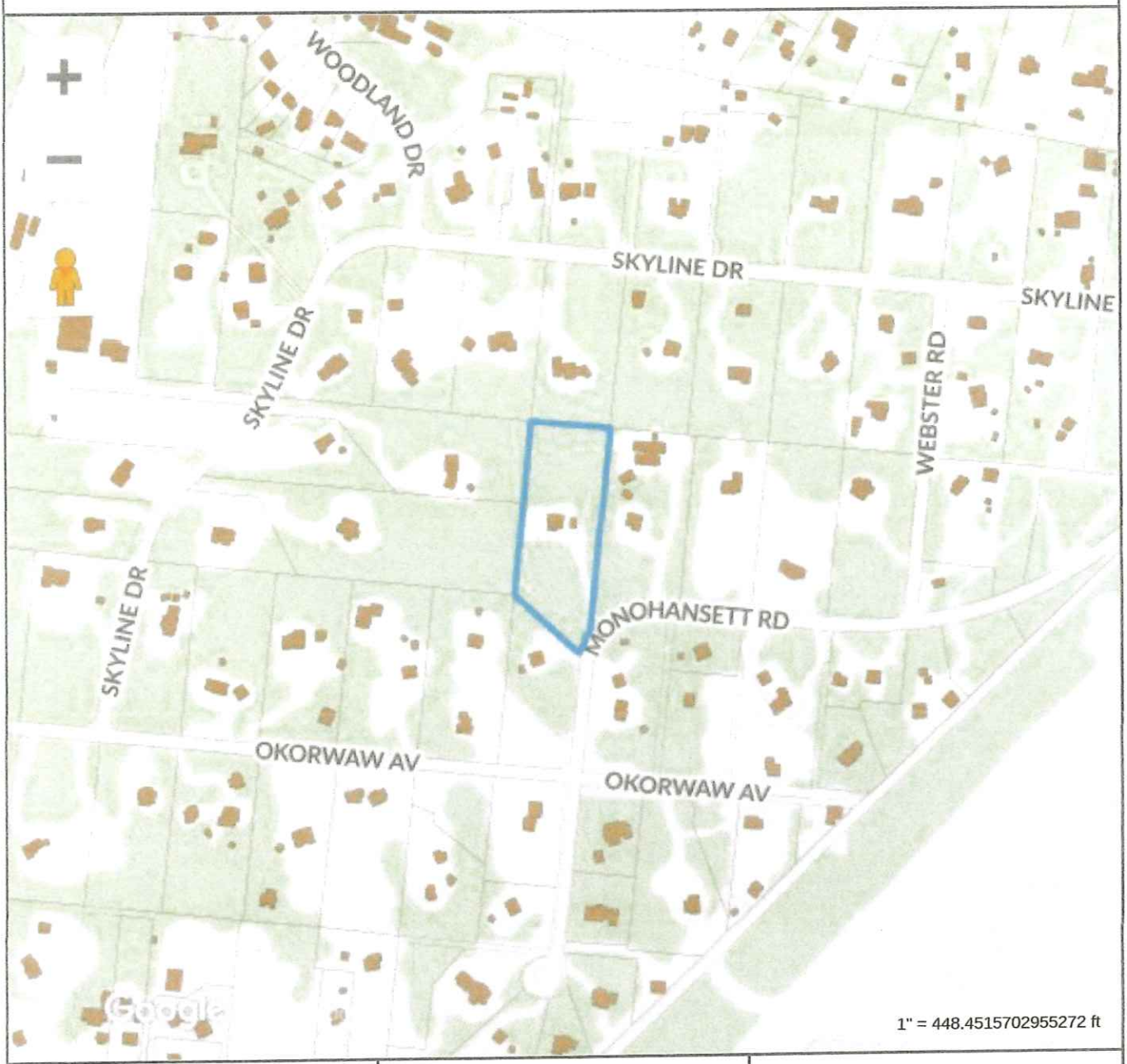
* Attach manufacturer's color samples if color is not from HDC approval list.

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

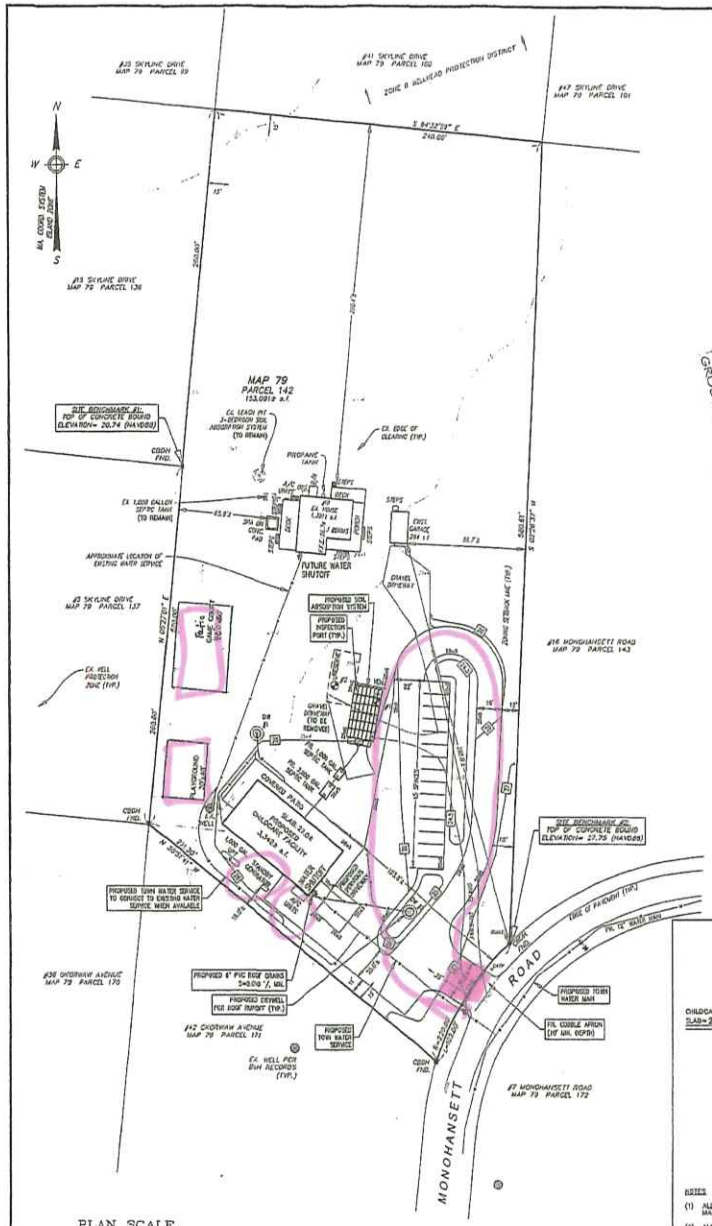
Property ID	7404
Location	10 MONOHANSETT RD
Owner	BRUNO CHARLES B & MARY M

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.


#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

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 112

Street & Number of Proposed Work: 20 DERRYMORE 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.

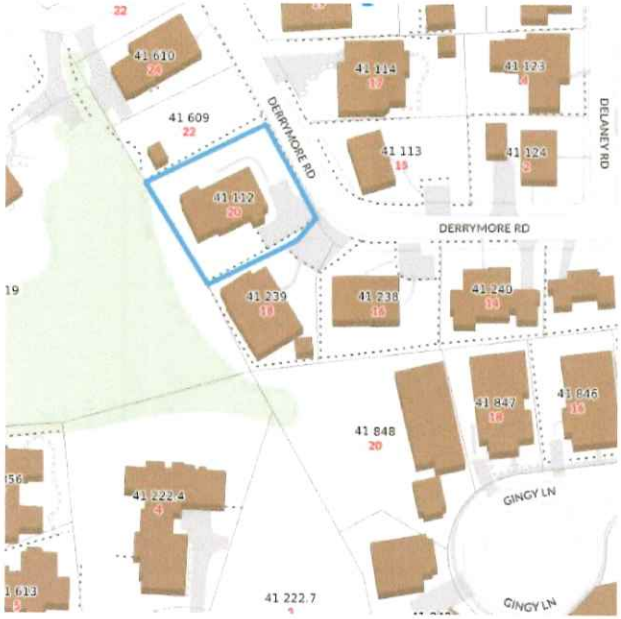
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash WHITE TIME Doors WHITE TIME
Deck _____ Foundation _____ Fence _____ Shutters _____

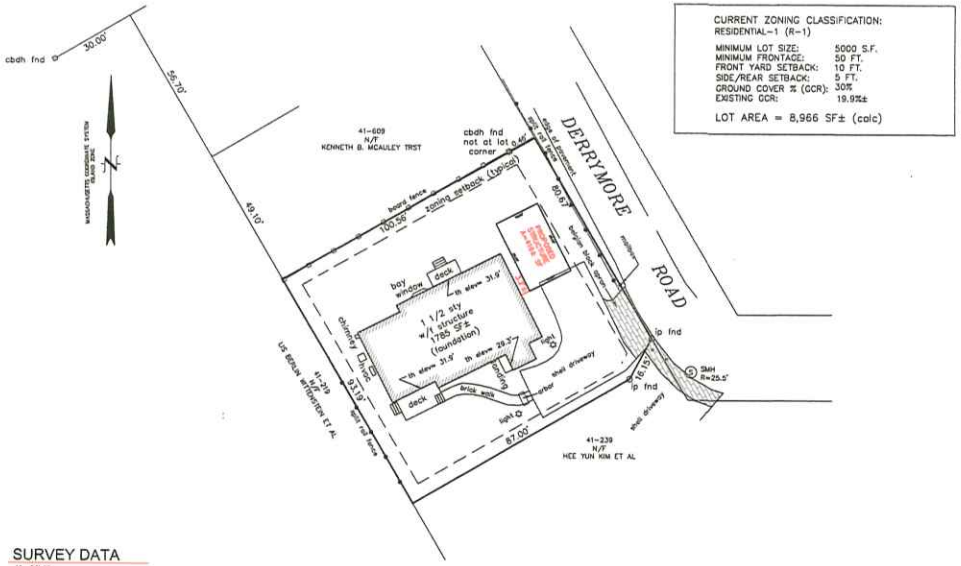
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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



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

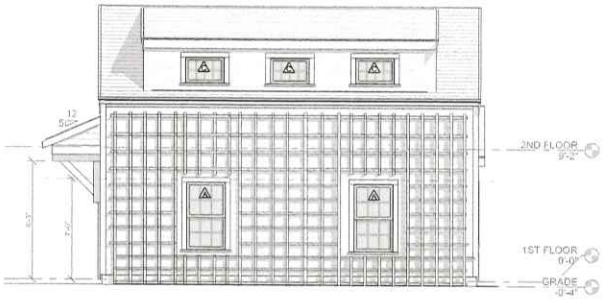
DRAWN Kim
CHECKED



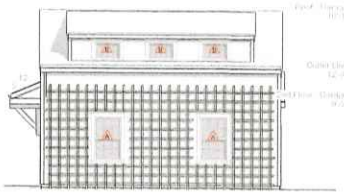
SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



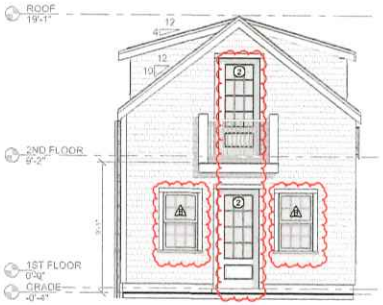
SOUTH ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



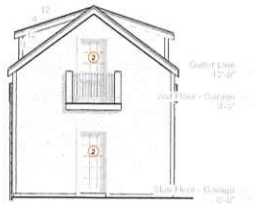
EAST ELEVATION - NO CHANGE
1/4" = 1'-0"



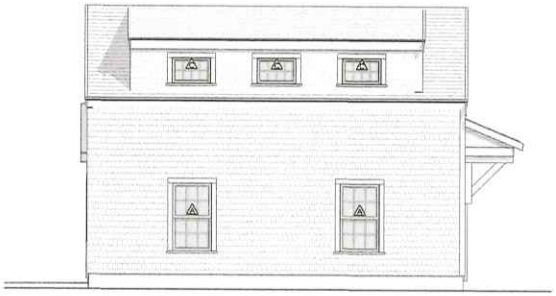
EAST ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



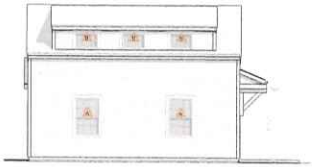
NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



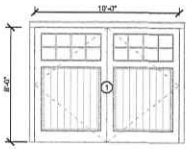
NORTH ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



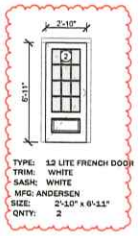
WEST ELEVATION - NO CHANGE
1/4" = 1'-0"



WEST ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"

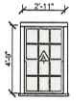


TYPE: 8/8 LITE GARAGE DOOR
TRIM: WHITE
SASH: WHITE
MFG: UPSTATE
MODEL: CARRIAGE DOOR
MODEL #: TBD
SIZE: 10' x 8'
QNTY: 1

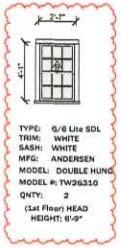


TYPE: 12 LITE FRENCH DOOR
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
SIZE: 2'-10" x 6'-11"
QNTY: 2

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

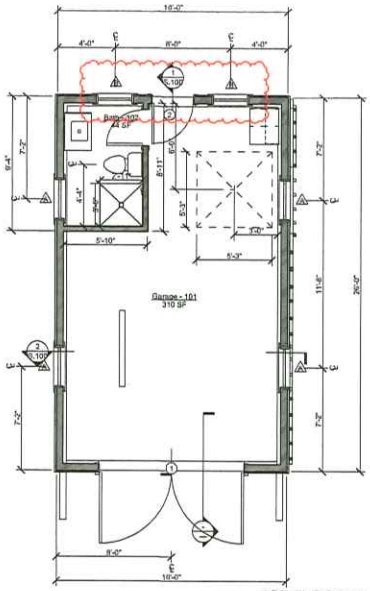
HDC Submission

ELEVATIONS

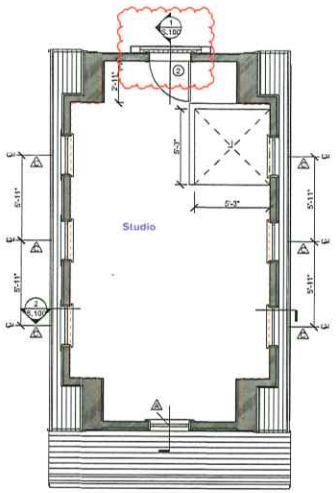
SCALE 1/4" = 1'-0"

A.150

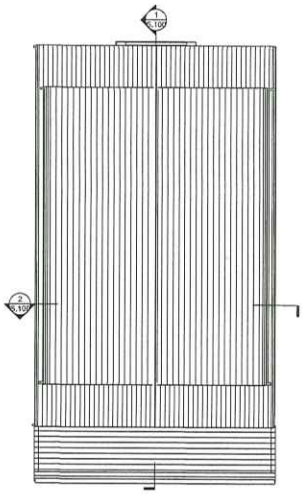
DRAWN Kim



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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 112

Street & Number of Proposed Work: 20 DERRYMORE RD

Owner of record: MICHAEL 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

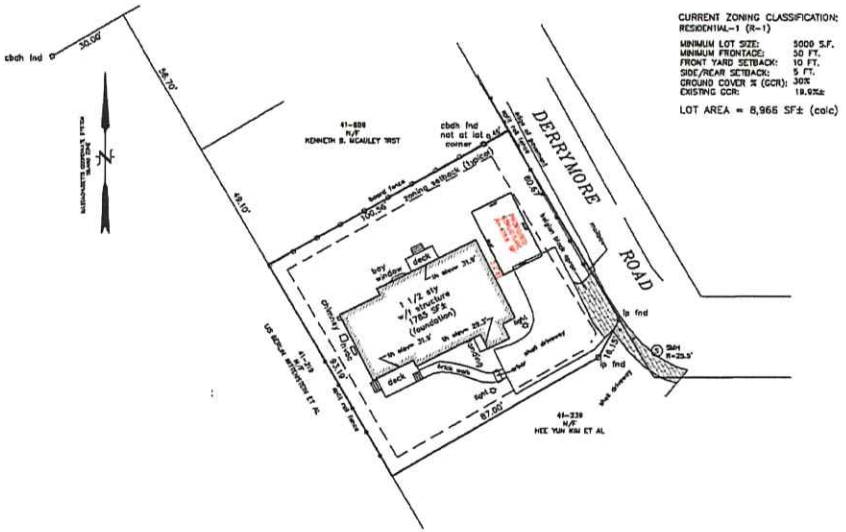
PER EXHIBIT A

EXHIBIT A

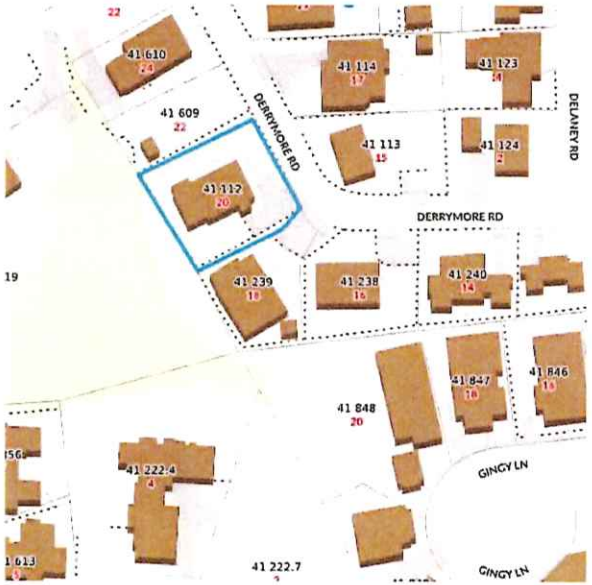
IV. OLD BUSINESS 01/02/2024

	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



Survey Data



Locus Map

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

10/06/23
2310626

HDC Submission

Survey and Locas Map

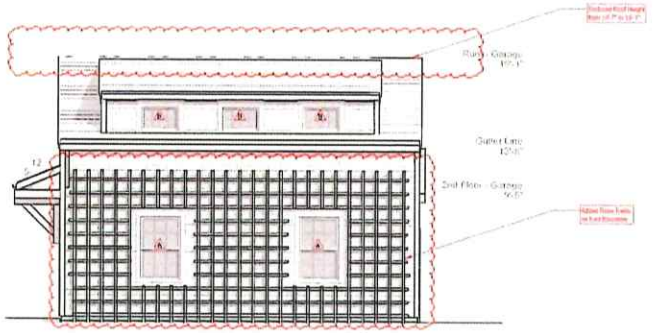
As indicated

A.1.1

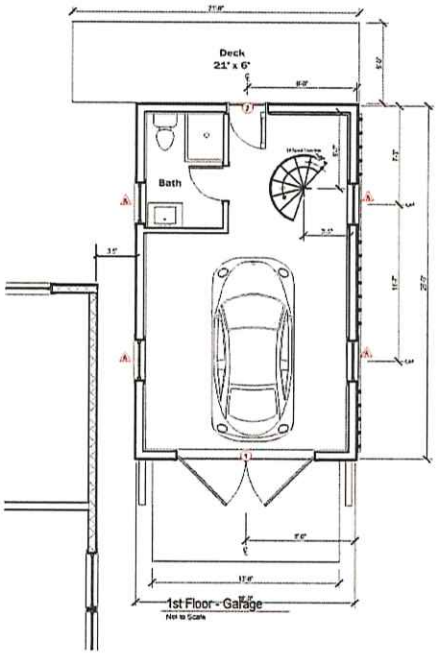
Kim

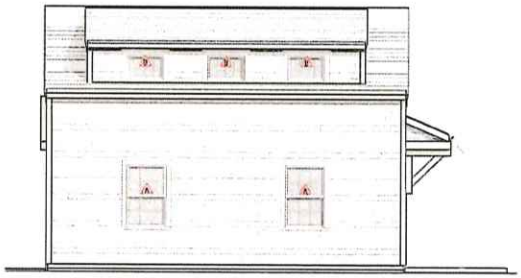


South Elevation - Garage

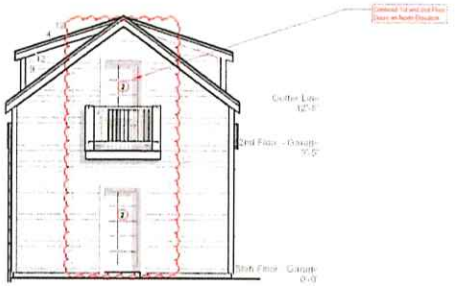


East Elevation - Garage

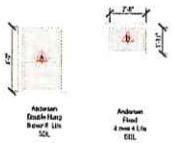




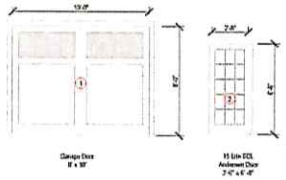
West Elevation - Garage



North Elevation - Garage

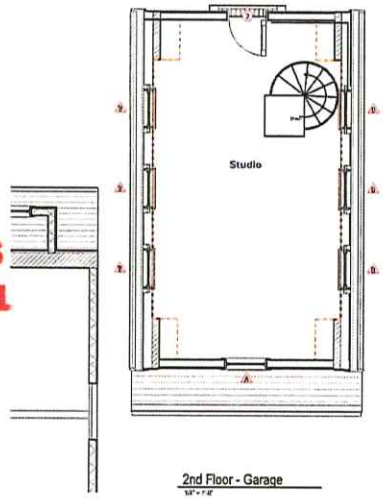


Window Legend



Door Legend

APPROVED
HDC2023.12.9682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



2nd Floor - Garage

Structures Unlimited

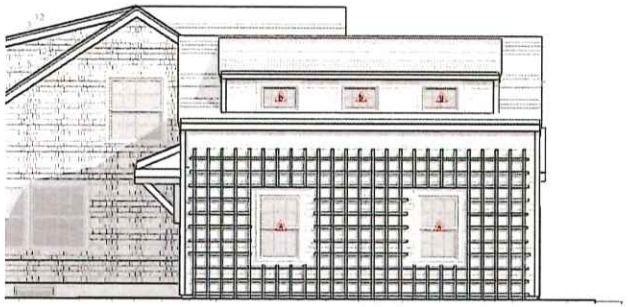
Pearlstein Residence - 20 Derrymore Rd

Manchester, MA 01944

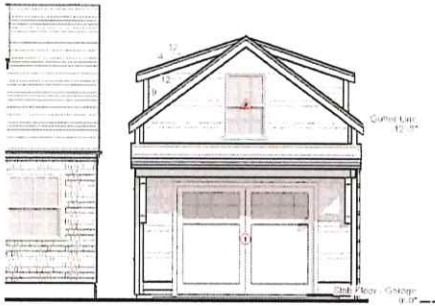
HDC Submission

Garage Elevations

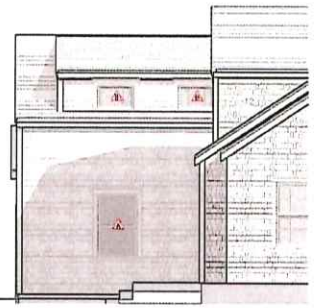
A.1.2



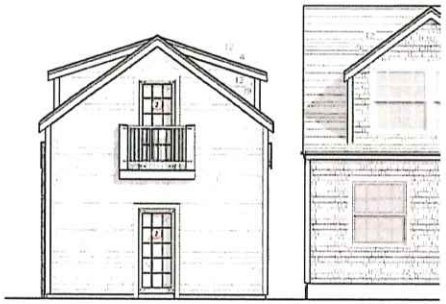
East Elevation - H + G



South Elevation - H + G



West Elevation - H + G

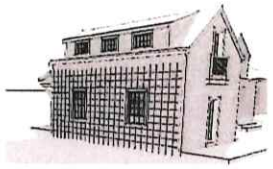


North Elevation - H + G



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

RECEIVED
JAN 31 2024
By

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-8527

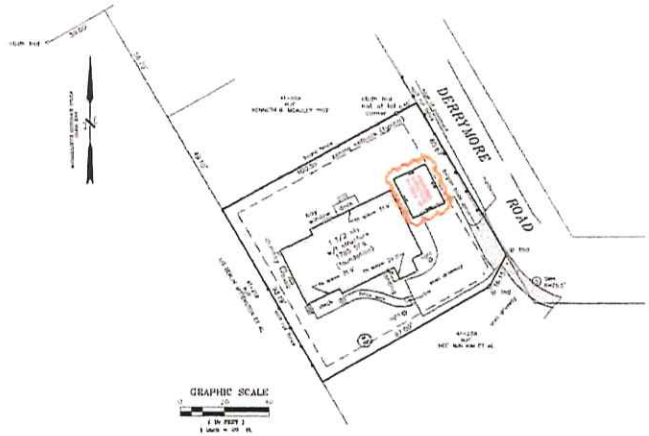
STAFF APPROVAL CHECKLIST

This checklist MUST be submitted with your Staff Approval.

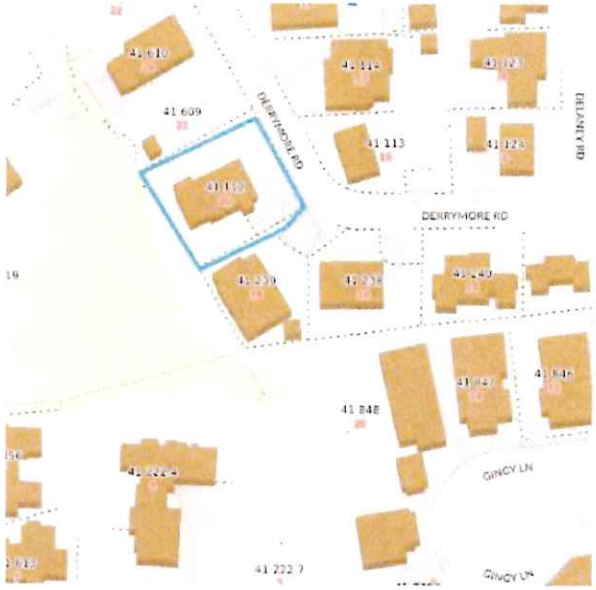
	Date of Drop Off & Sign In submission at Front Desk 1/31/2024
	Address & HDC case number: (ex. HDC2020-XX-XXXX) If applicable 20 DERRYMORE RD – 20
	Meeting Approval Date: 1/9/2024 Copy of Minutes (application item circled) WAIVED
✓	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site 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

RECEIVED
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

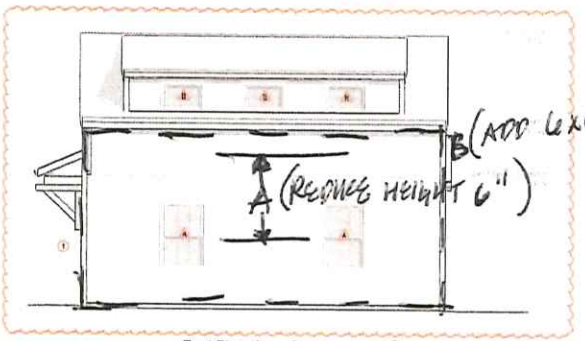
Survey and Locas Map

A.1.1

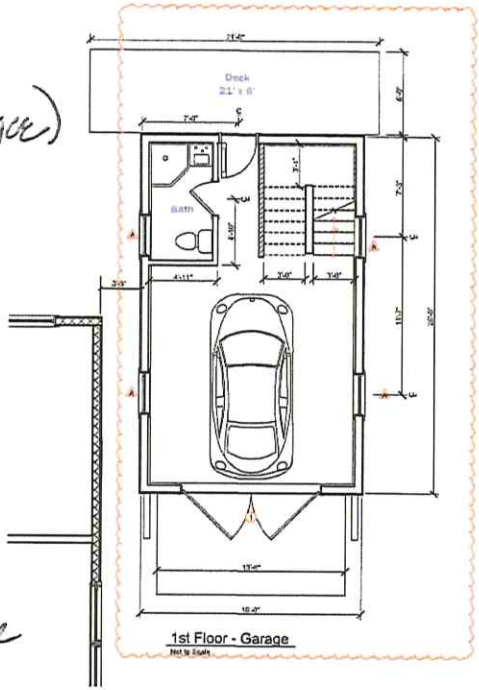
EXHIBIT A



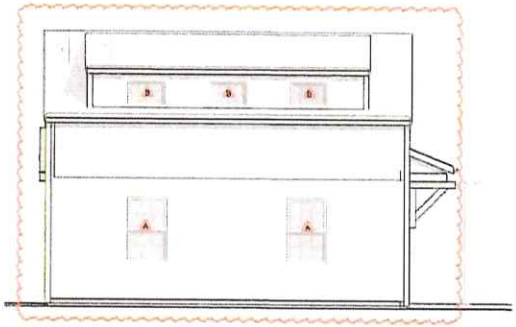
South Elevation - Garage



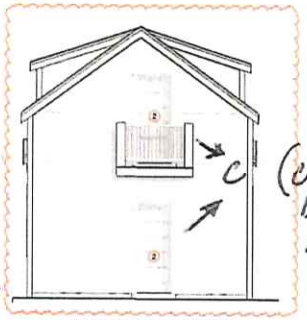
East Elevation - Garage



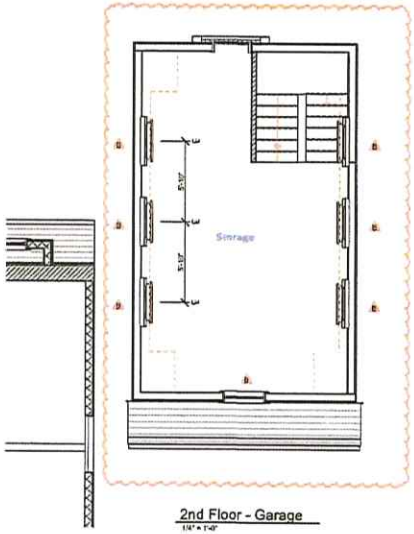
1st Floor - Garage



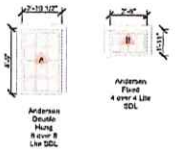
West Elevation - Garage



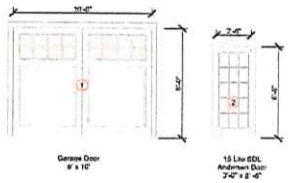
North Elevation - Garage



2nd Floor - Garage



Window Legend



Door Legend

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BY
DEC 27 2023

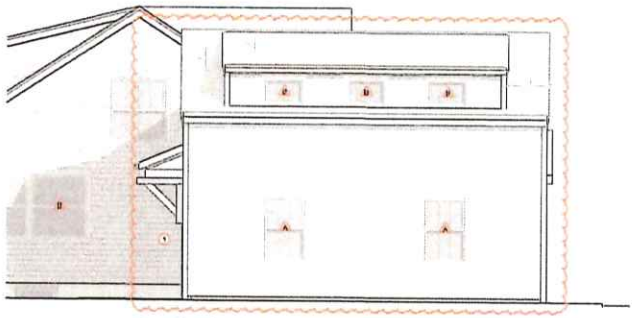
Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

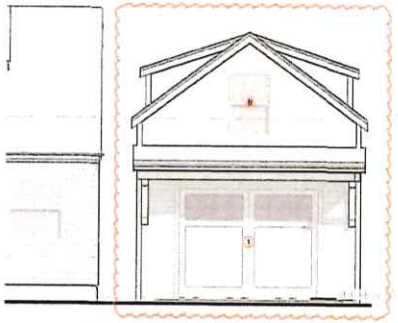
Garage Elevations

A.1.2

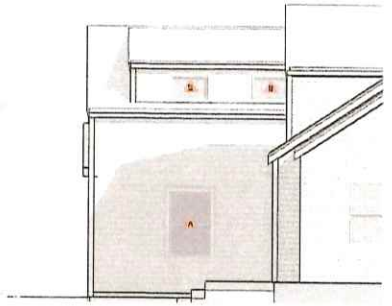
HDC Submission



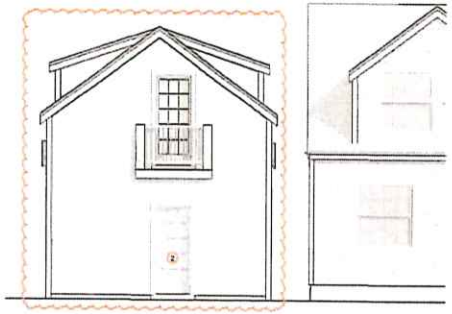
East Elevation - H + G
1/4" = 1'-0"



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

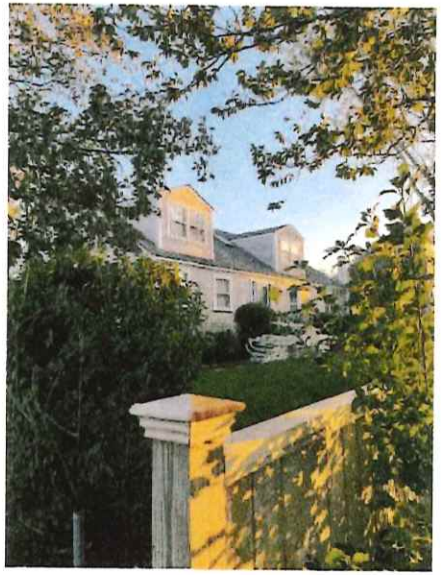
HDC Submission

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 _____

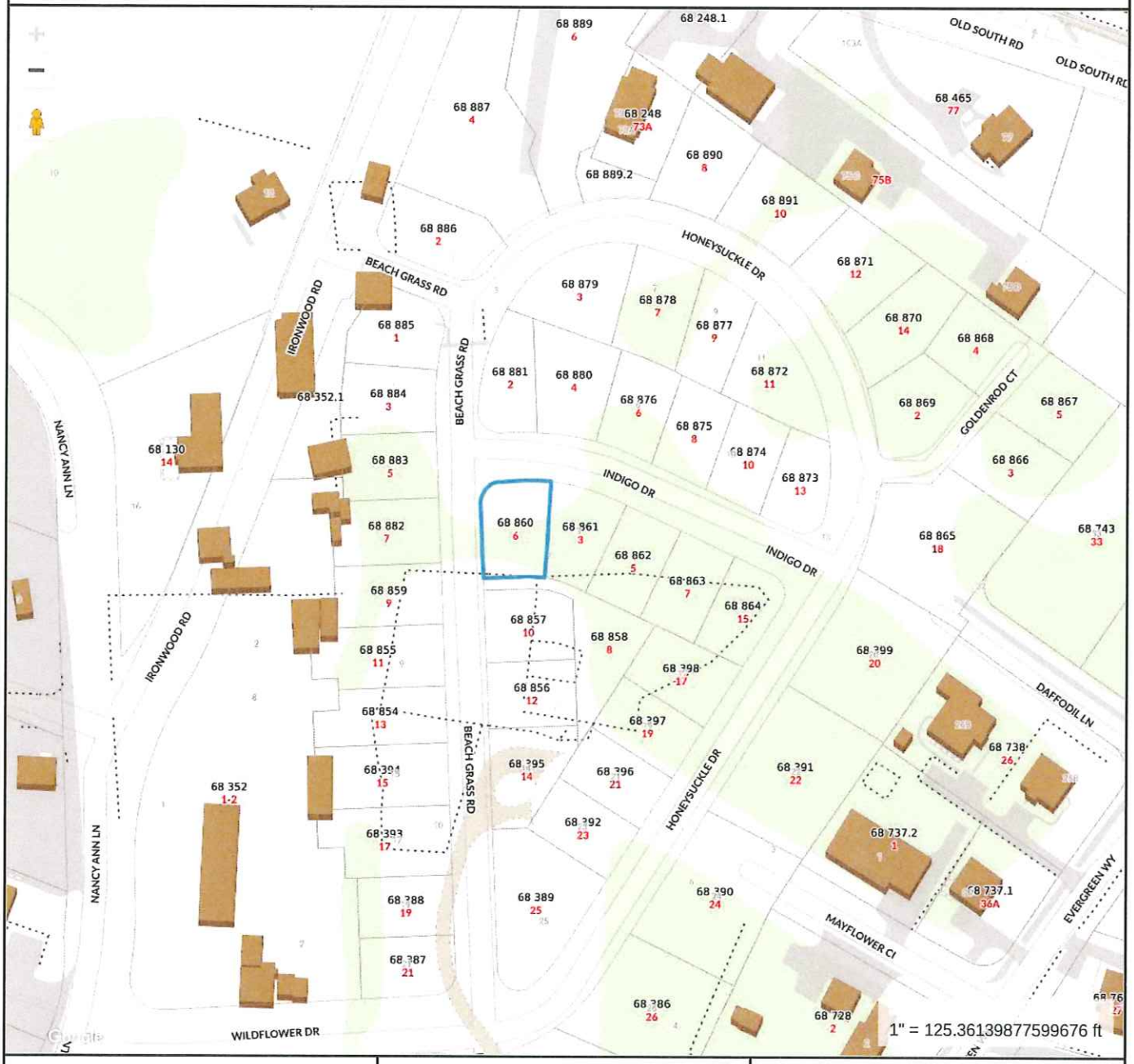
Trim _____ Sash WHITE Doors _____

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

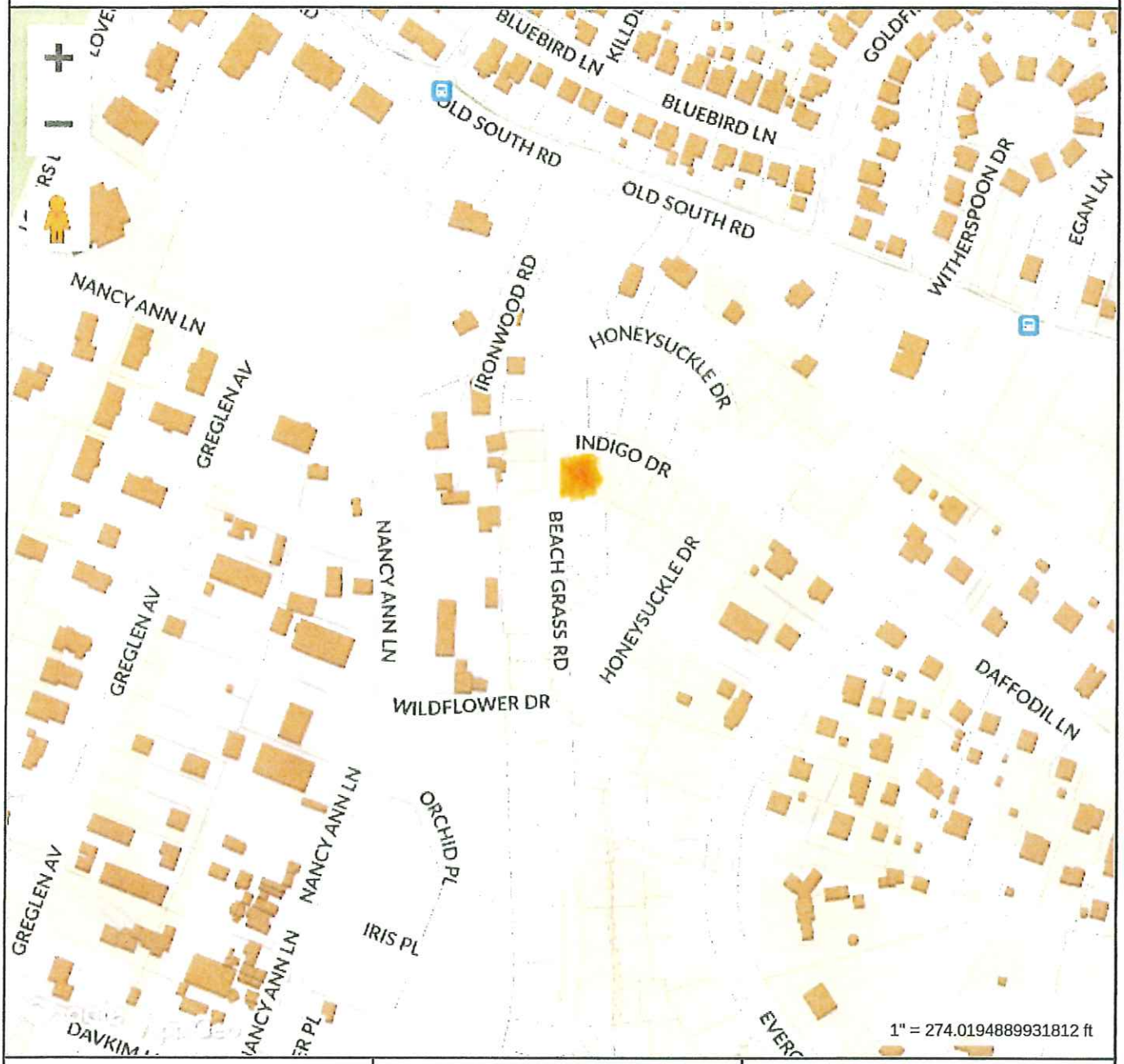
STAFF

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
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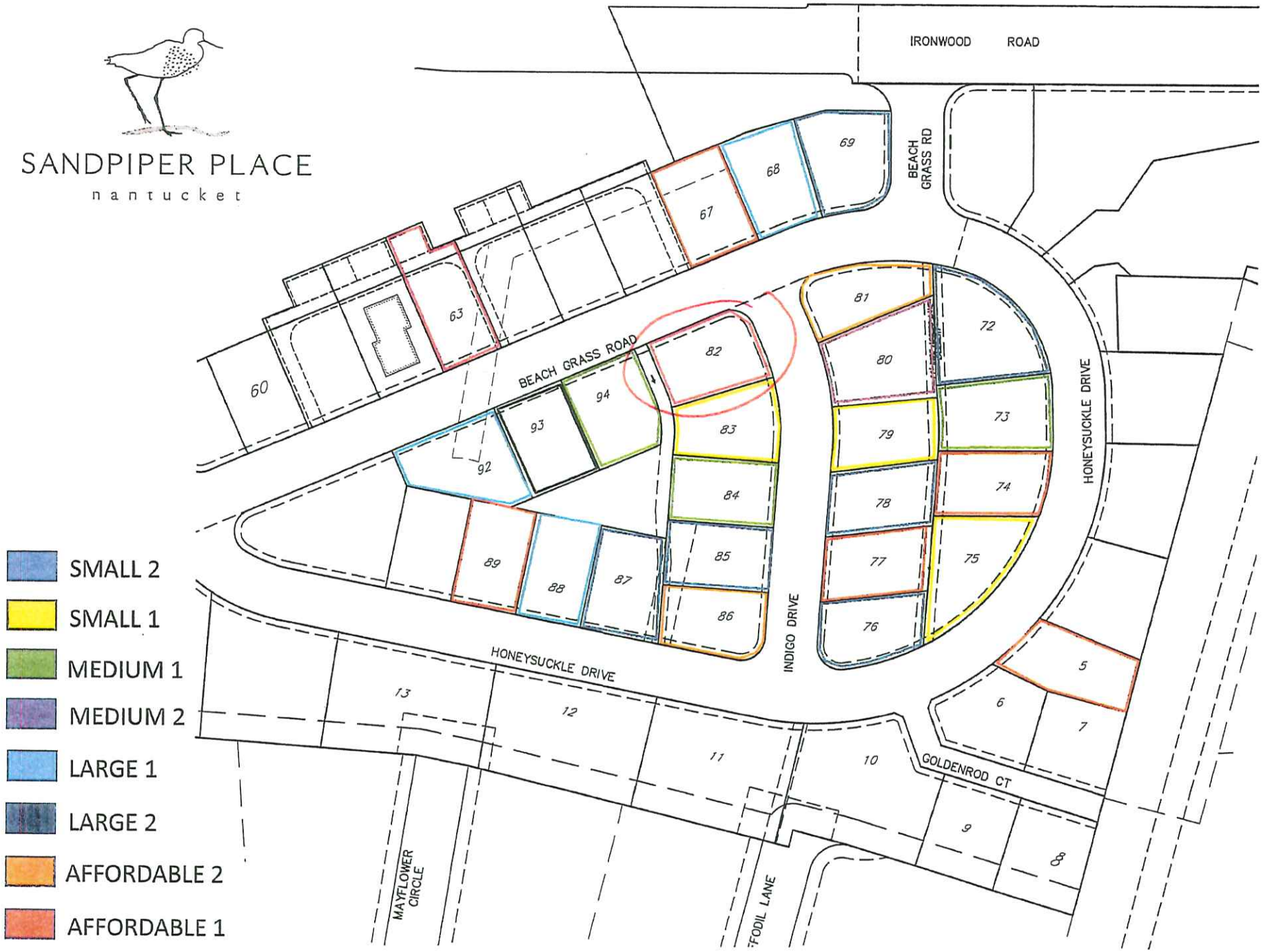
Geometry updated 07/15/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SANDPIPER PLACE

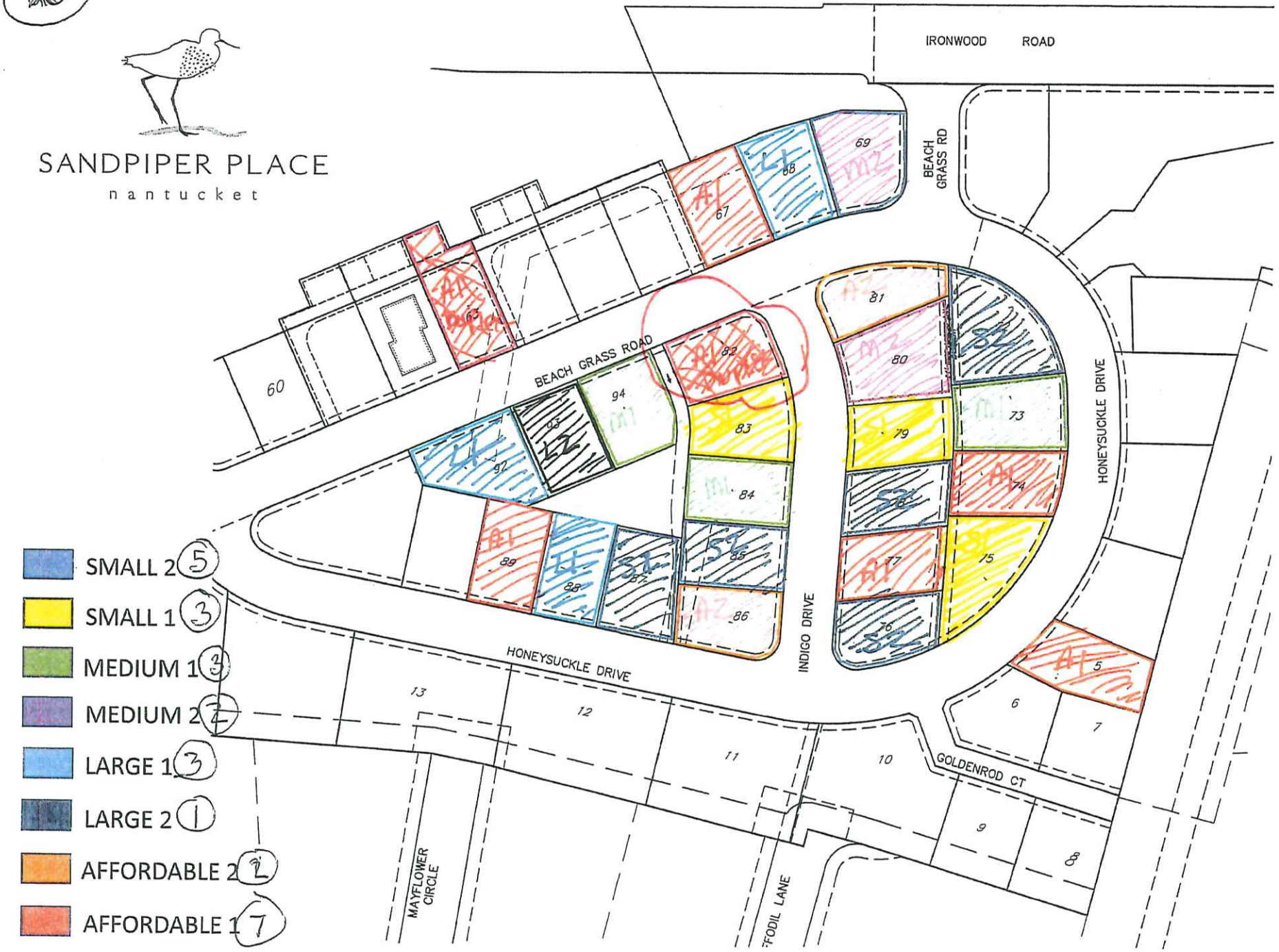
nantucket



26

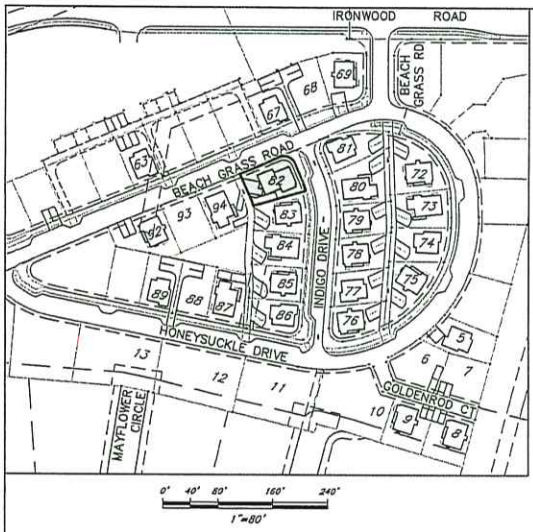
SANDPIPER PLACE

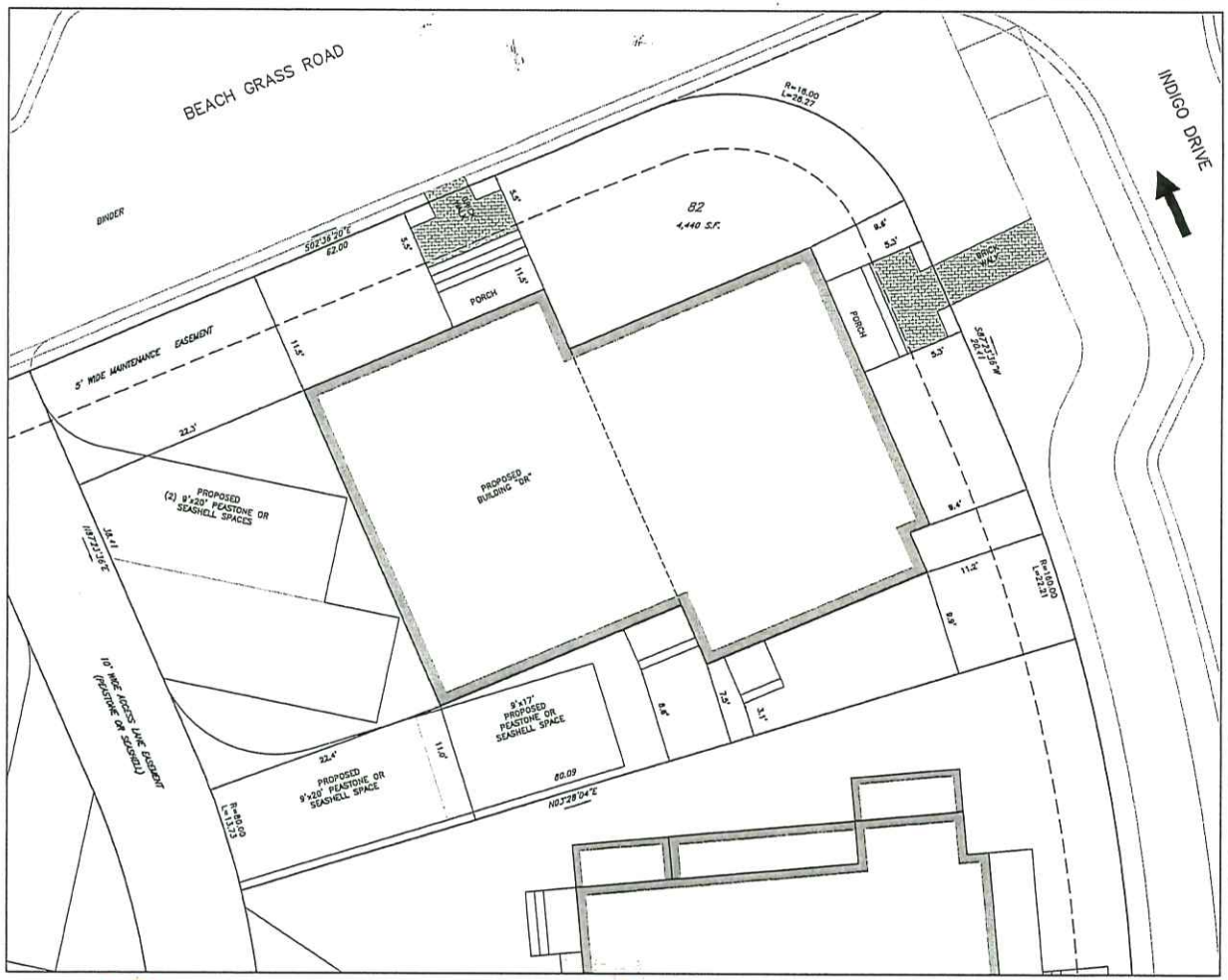
nantucket

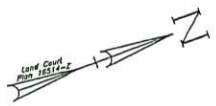




BEACH GRASS ROAD (82, 94, 93, 92)







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: 781.248.7590
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:

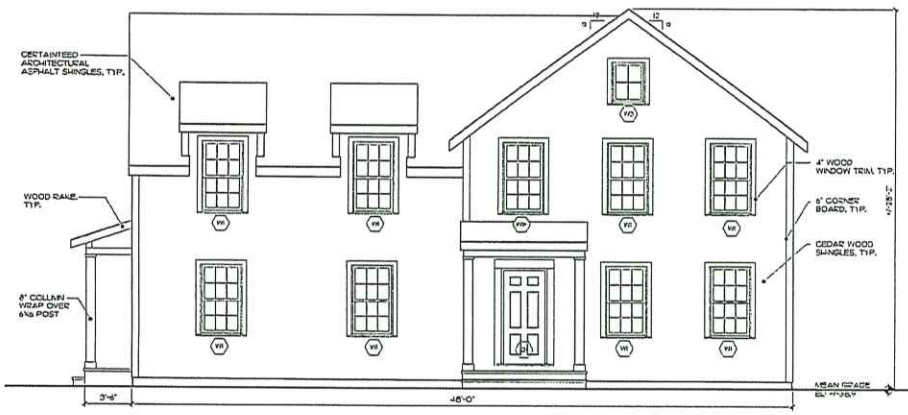
SITE PLAN
6 BEACH GRASS ROAD
SANDPIPER II
NANTUCKET, MASS.

Seal:

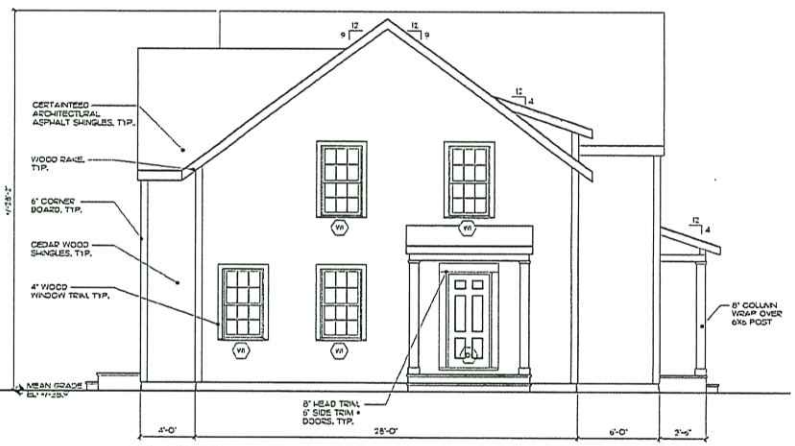
Drawing No.:

C1

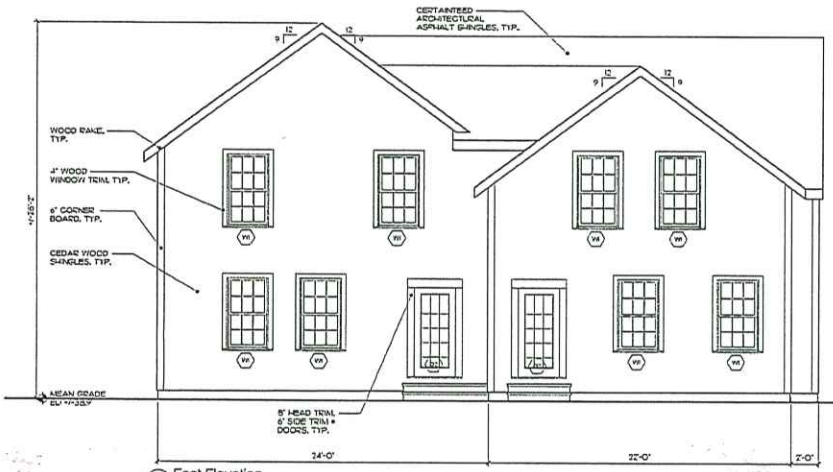
SHEET 1 OF 1



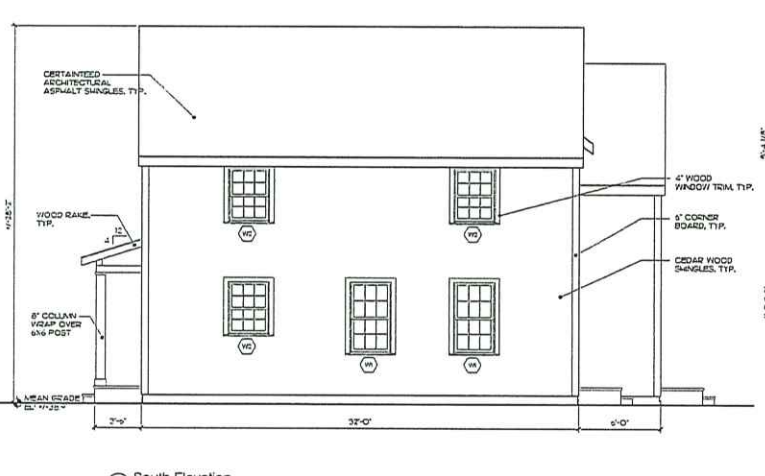
West Elevation
Scale: 1/4" = 1'-0"



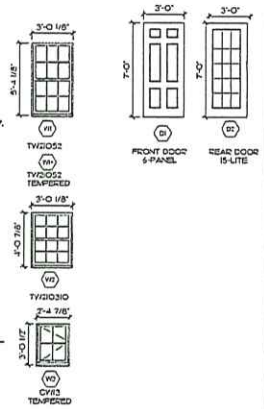
North Elevation
Scale: 1/4" = 1'-0"



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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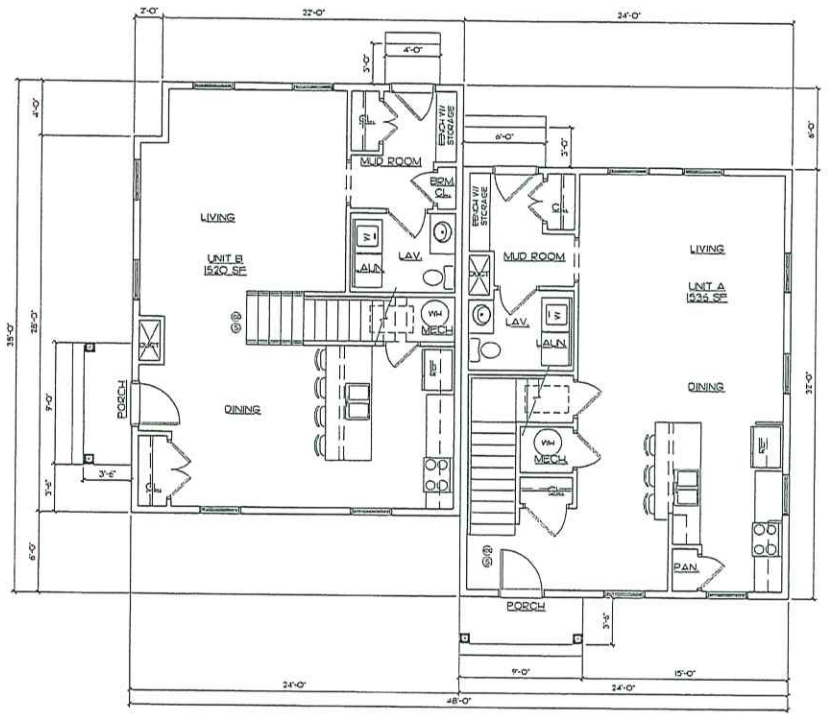
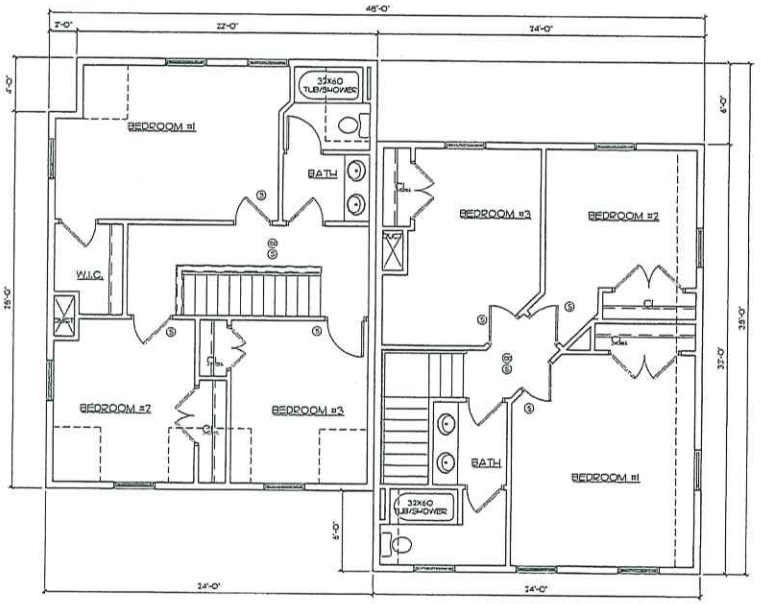
ISSUED	SHEET NUMBER
5/9/2022	2
REVISED / REVISED BY	JOB NO:
	21045



First Floor Plan



Second Floor Plan

Lot 82
Sandpiper Village
Nantucket, MA
Affordable

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ARCHITECTURE • INTERIORS • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
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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.

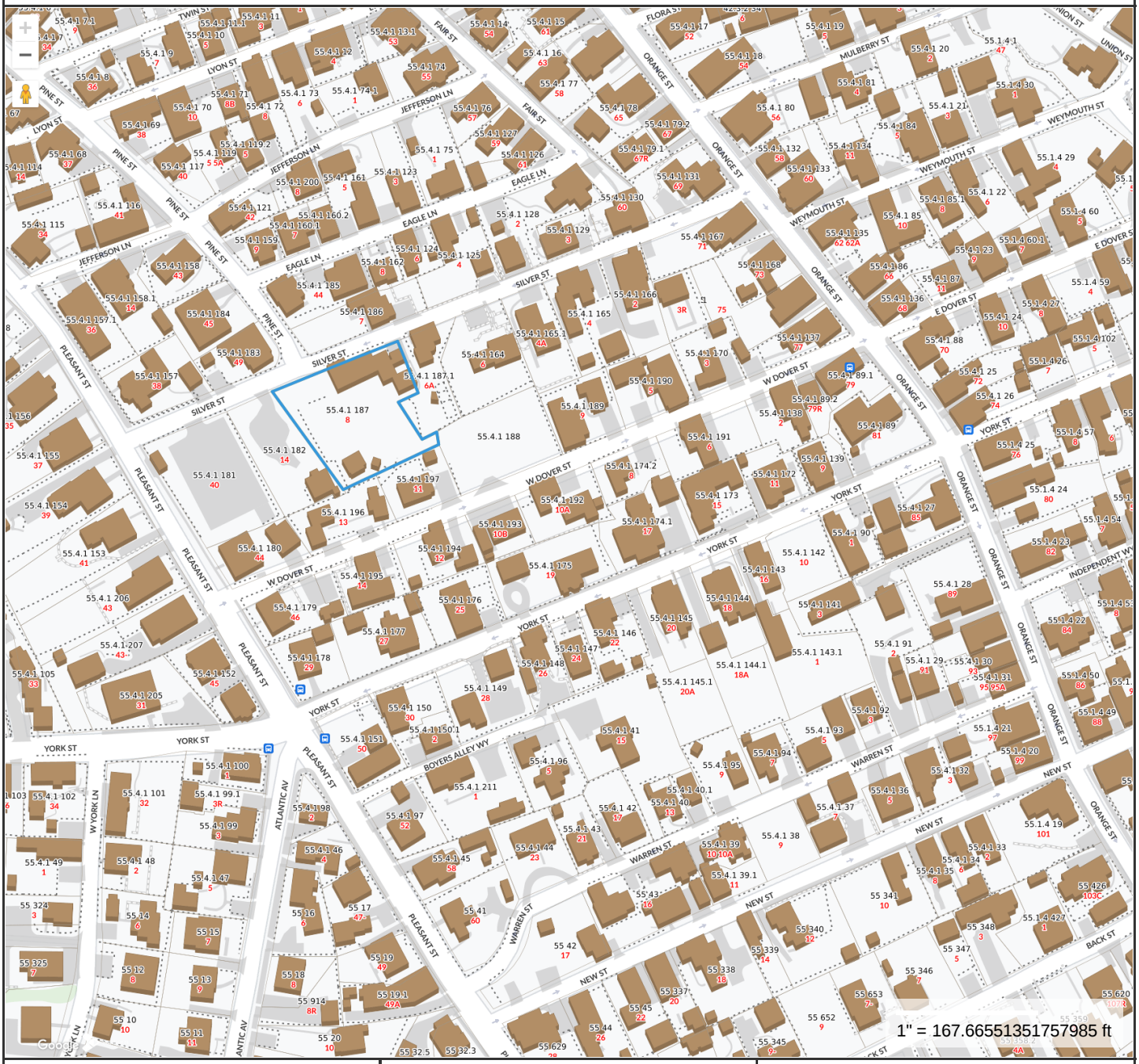
COLORS

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

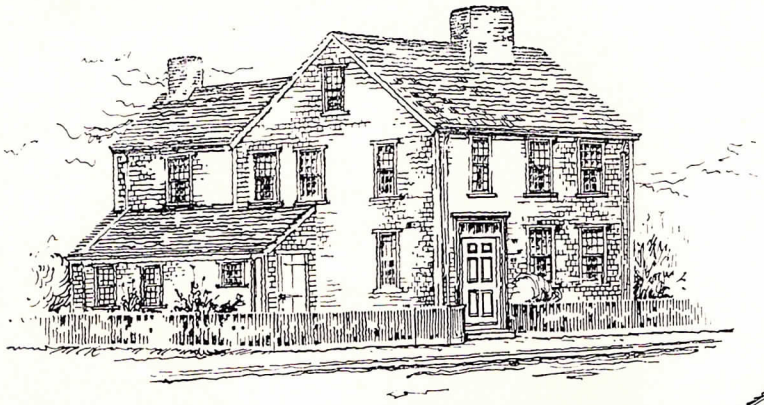
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single 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.

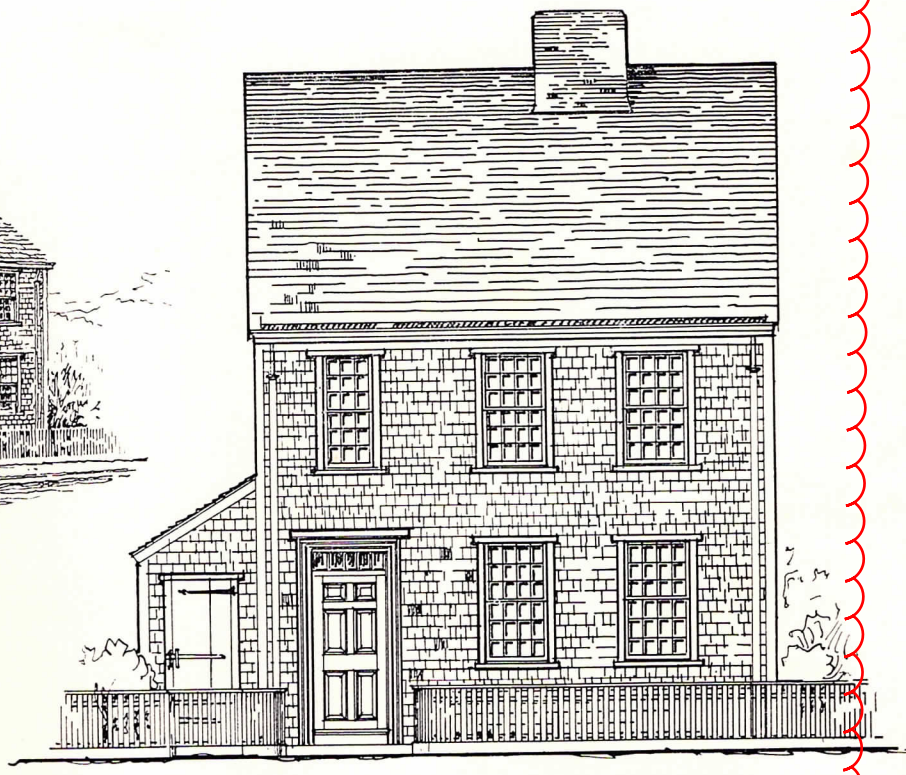
Affidavit Certifying Completeness of Old Business submission

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

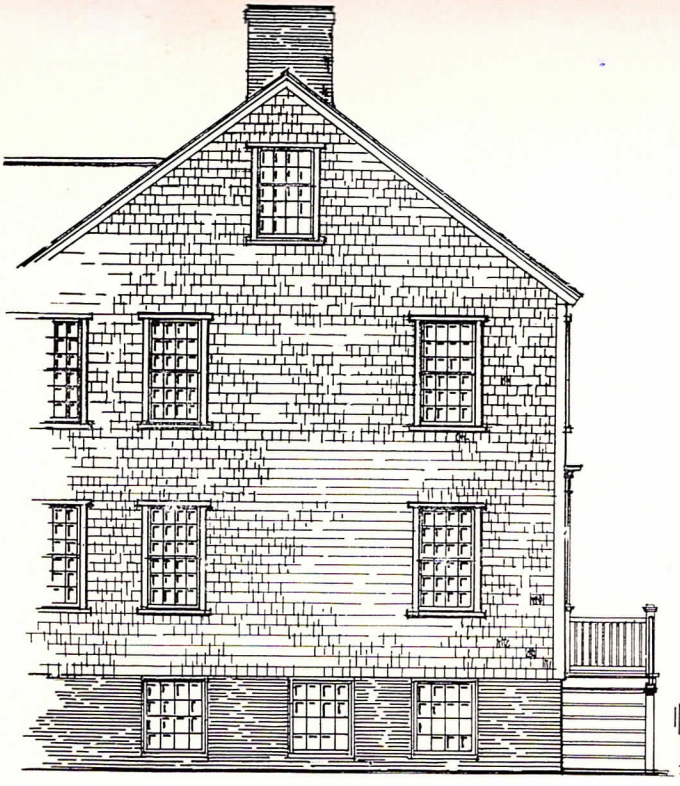


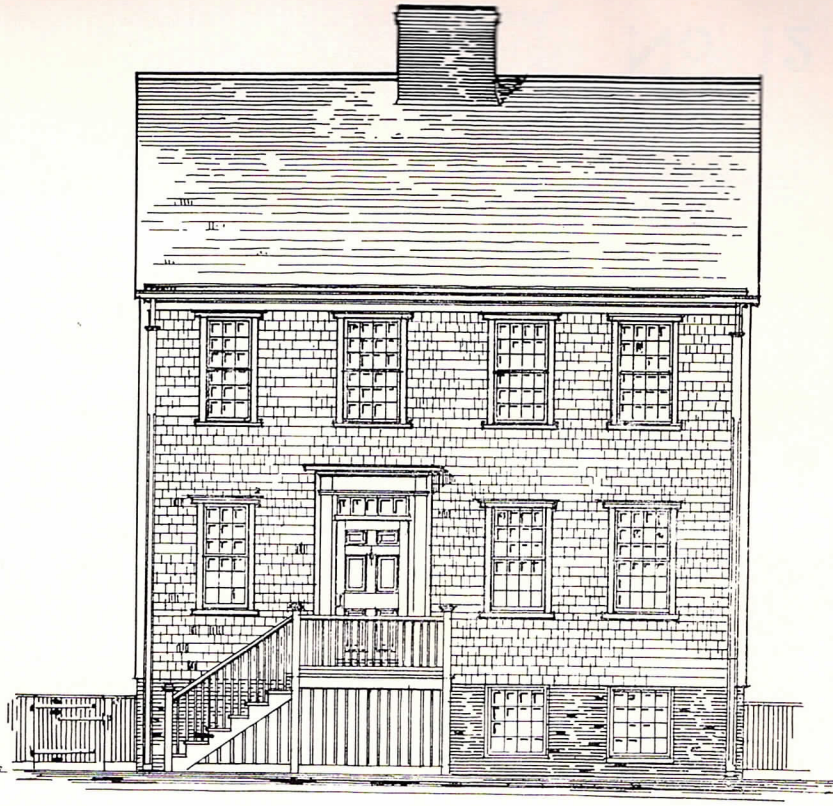
SKETCH



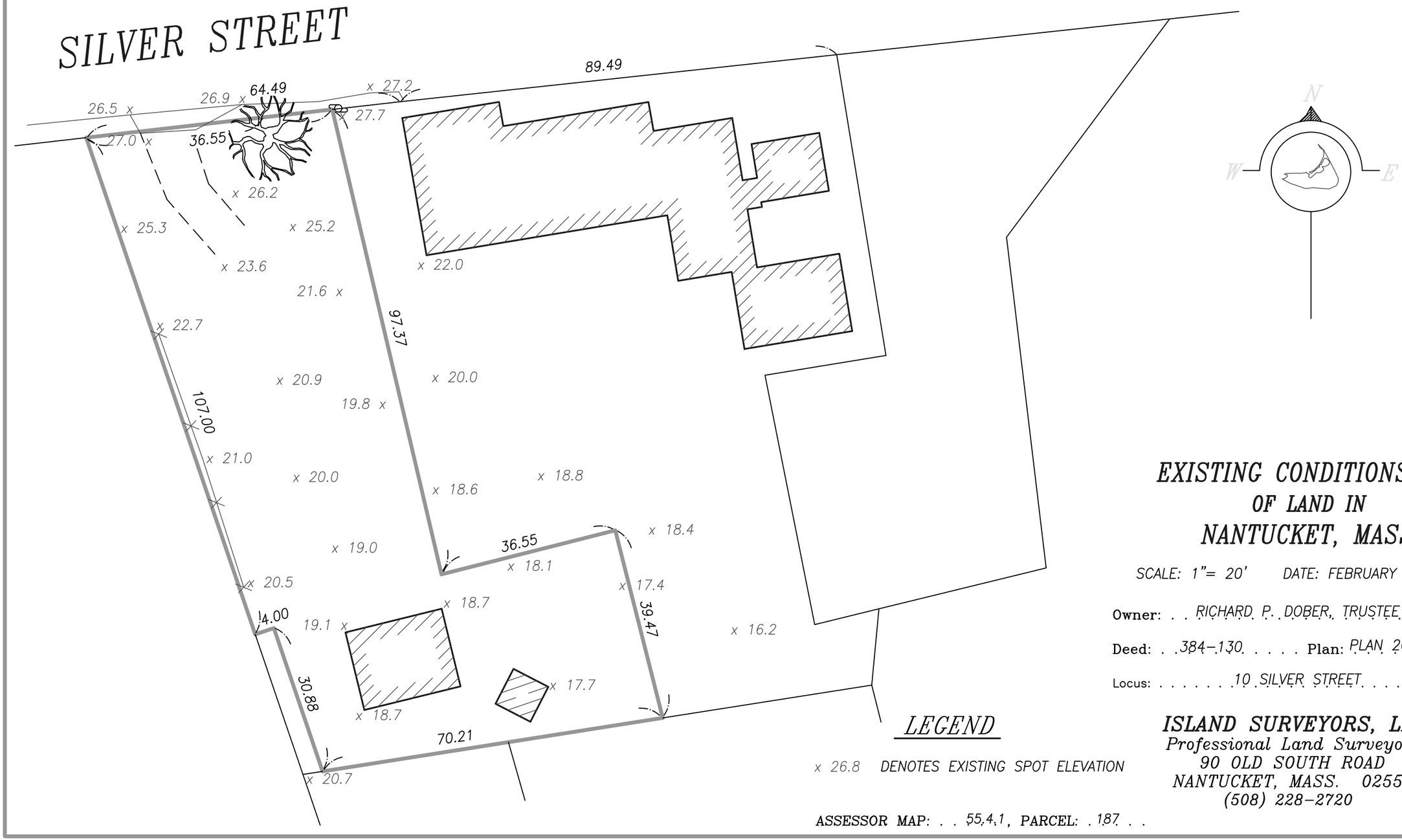
FRONT ELEVATION No. 10

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

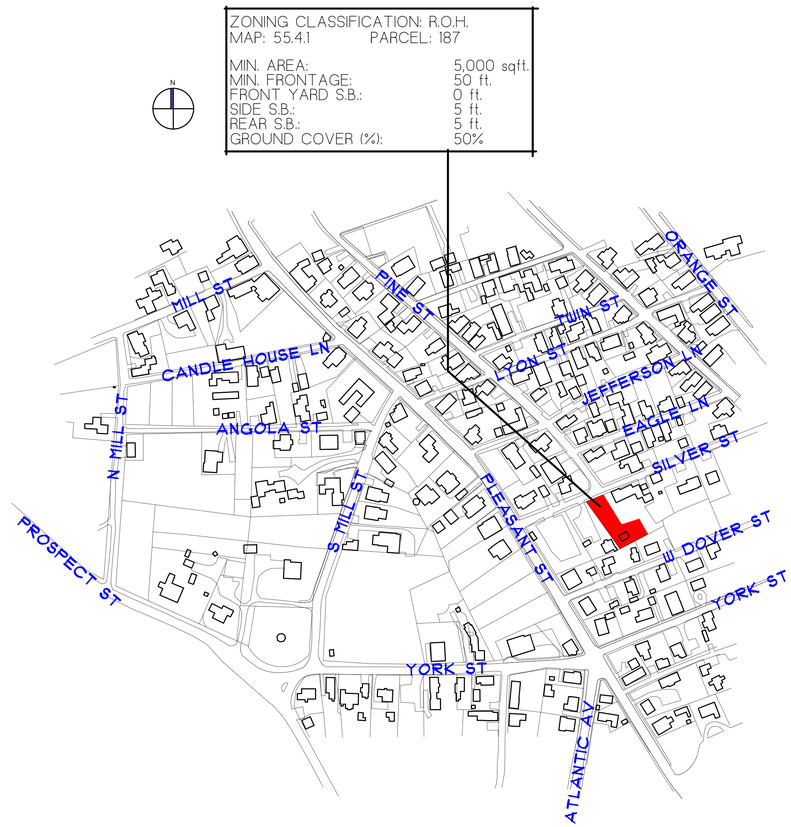
x 26.8 DENOTES EXISTING SPOT ELEVATION

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:
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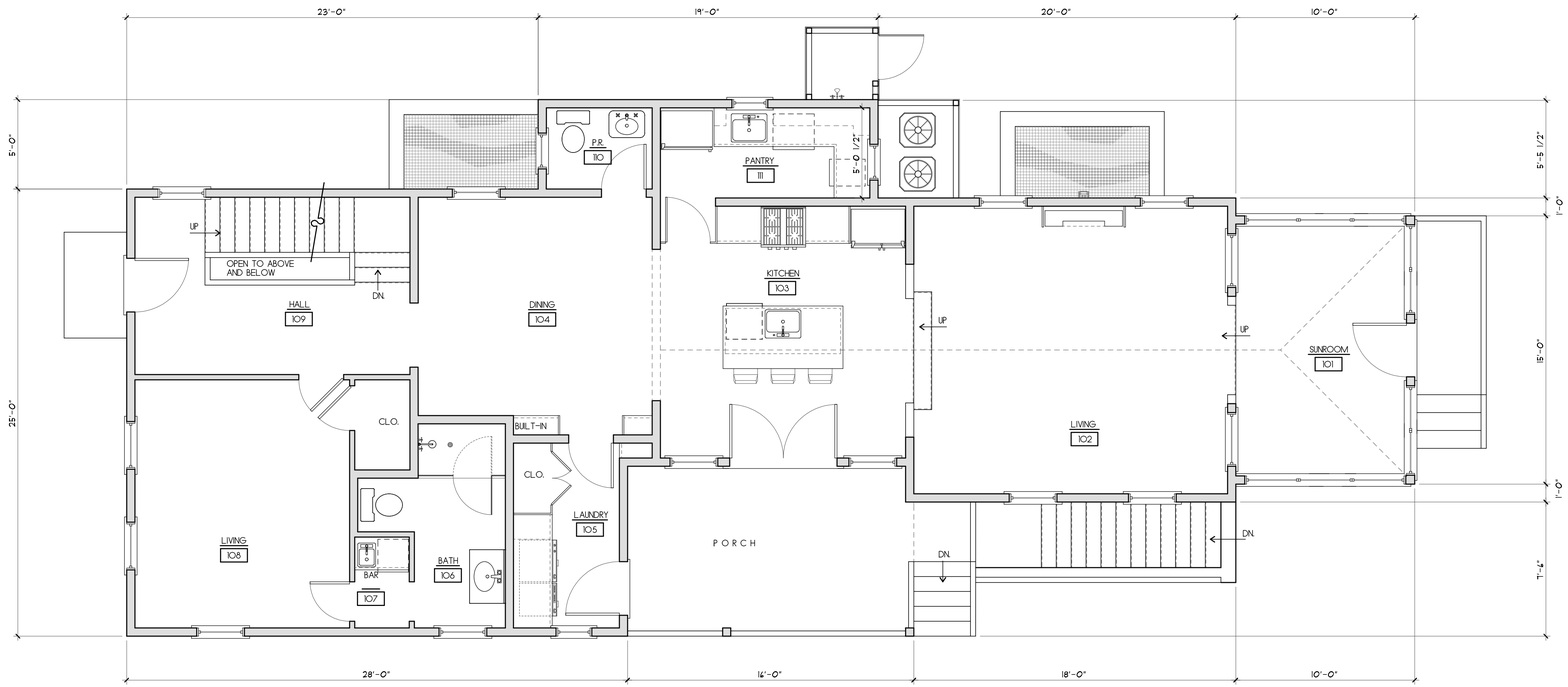
ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

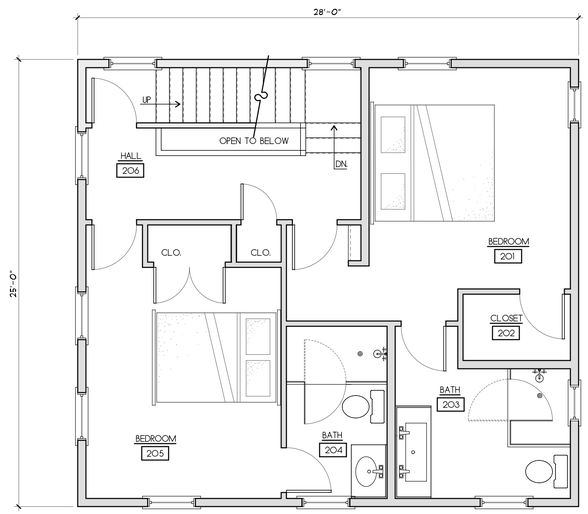
MAP: 55.4.1 PARCEL: 187
H.D.C. SITE PLAN
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1

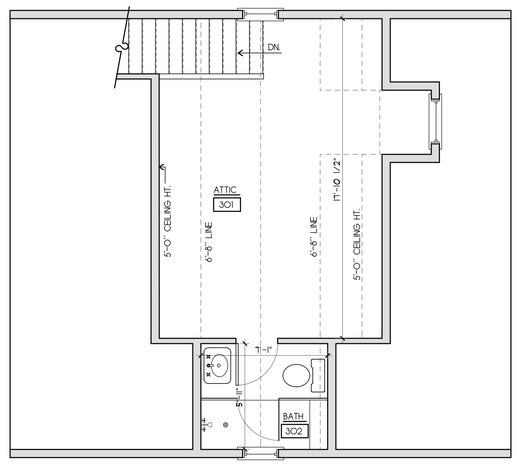


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1499 S.F.

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

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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



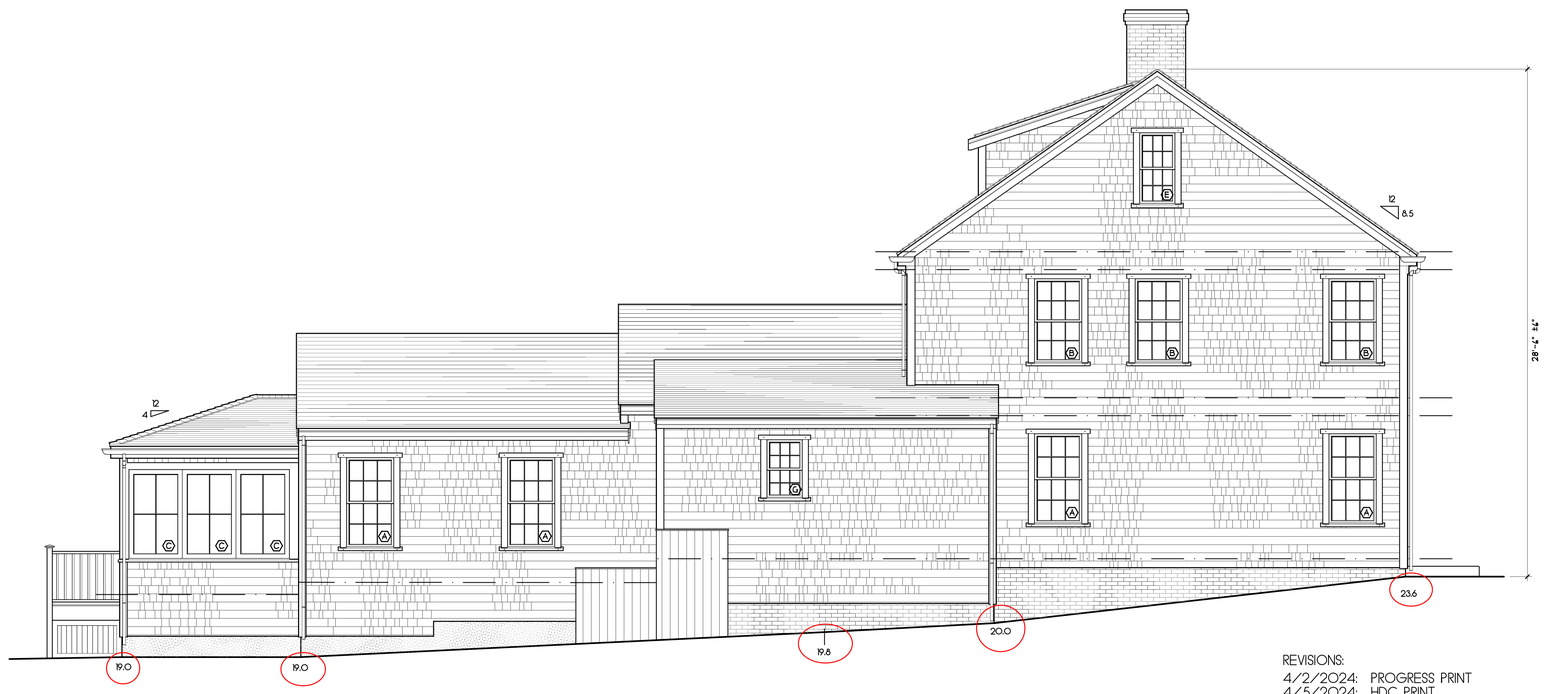
SOUTH ELEVATION ORIGIONAL SUBMISSION
SCALE: 1/4"=1'-0"



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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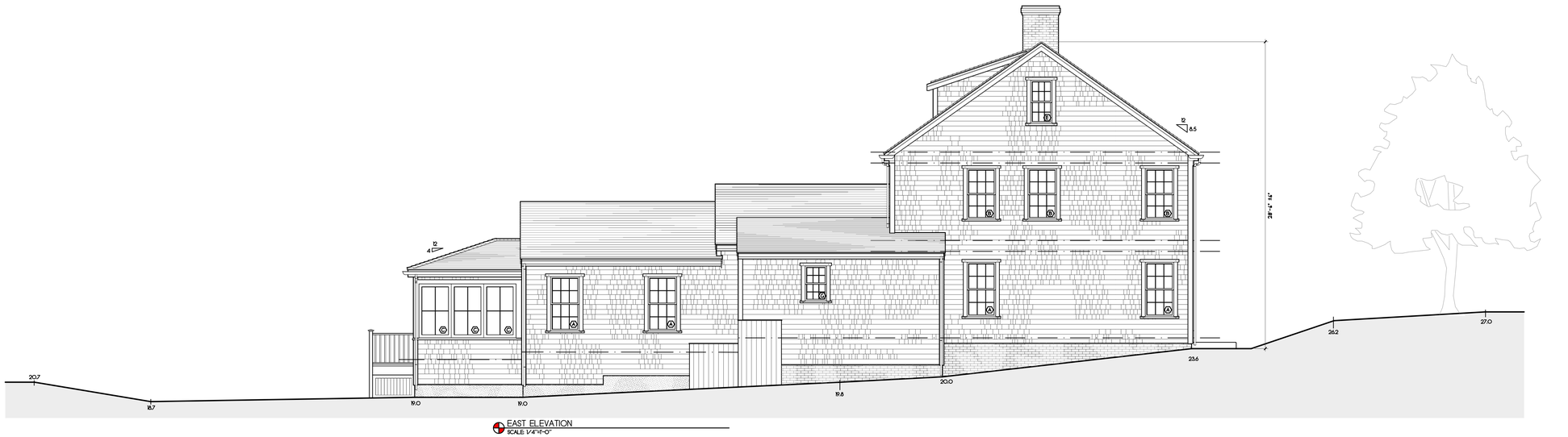
MAP: 55.4.1 PARCEL: 187
ELEVATIONS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/4" = 1'-0"

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)

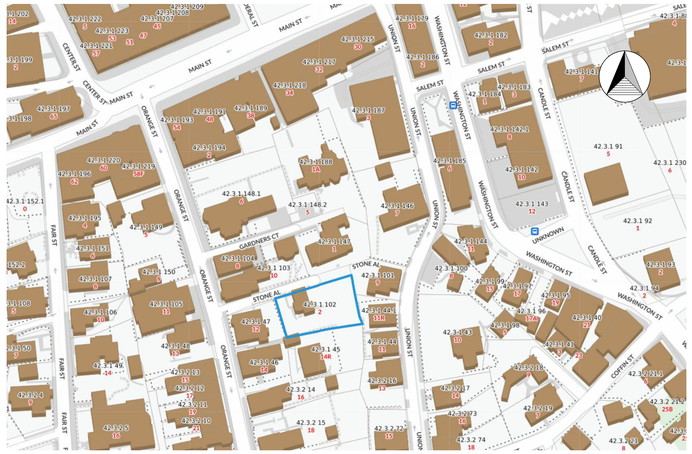
Carried 5-0

Ehinger Residence

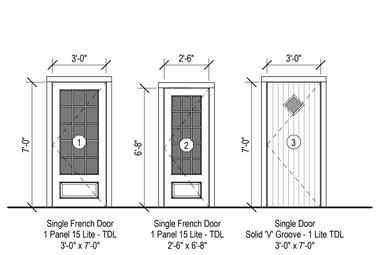
2 Stone Alley
Nantucket, MA 02554

06.05.24

HDC Submission



Locus Map

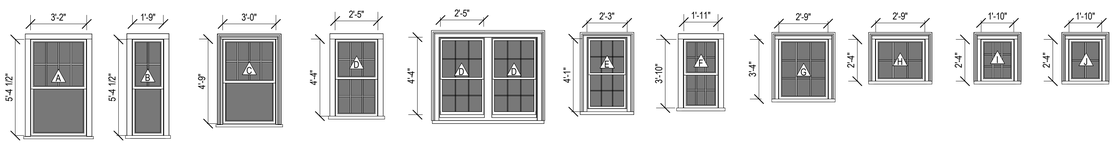


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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"

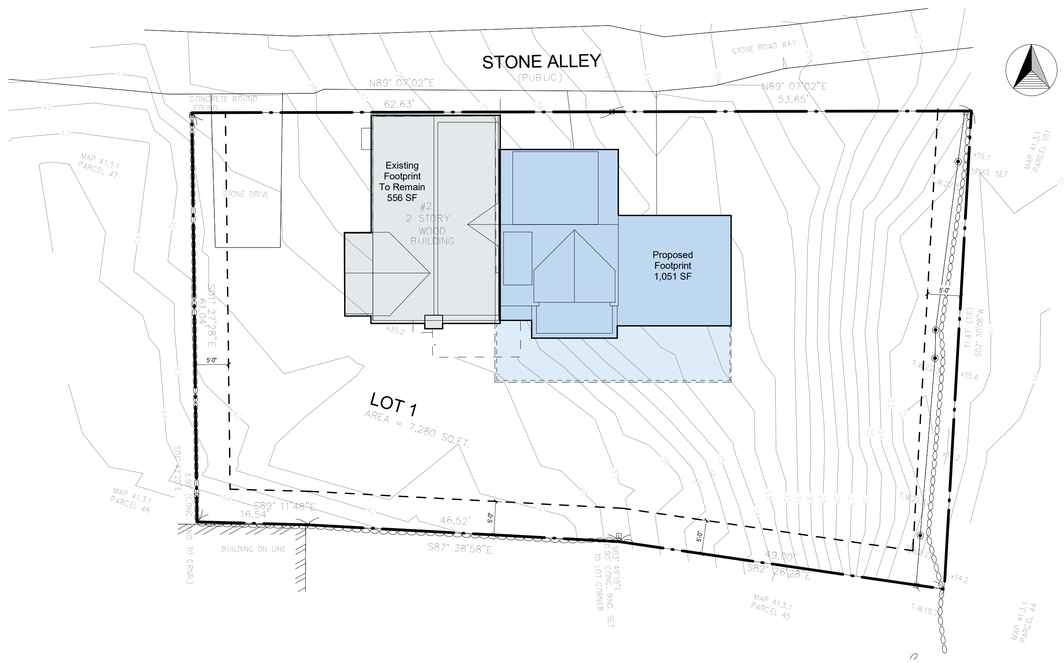


North Elevation

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.

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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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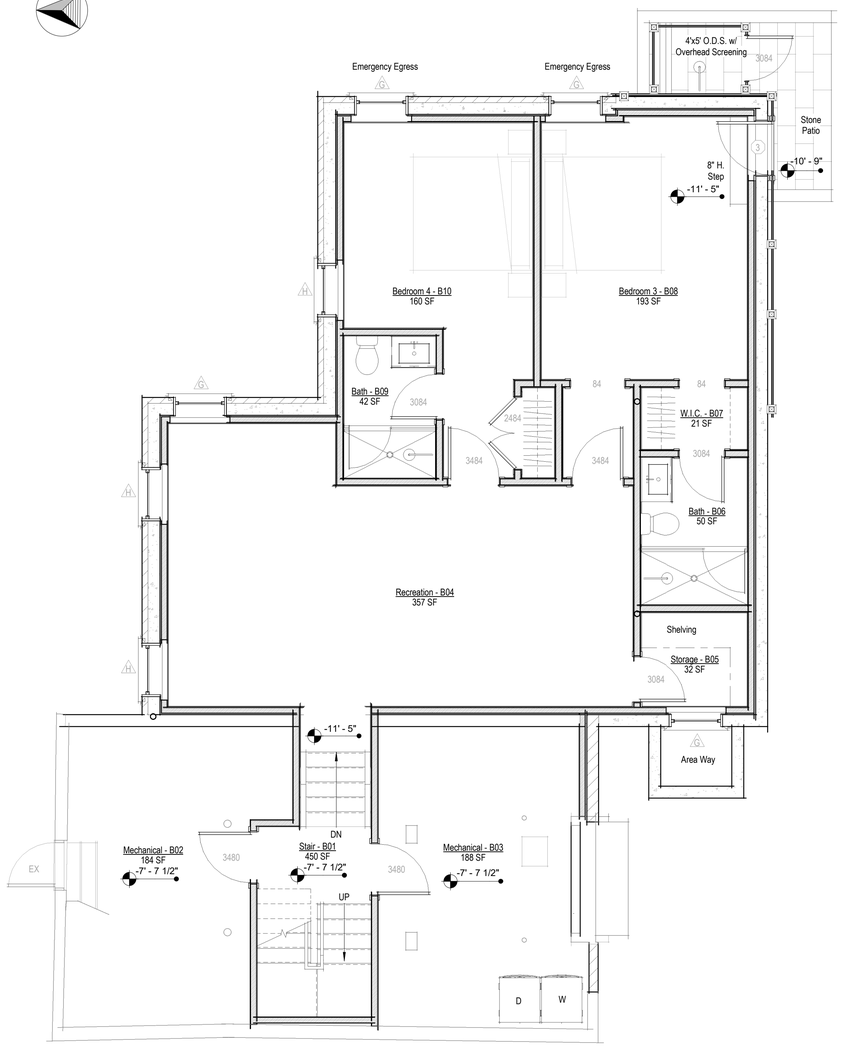
G.1.0

2110

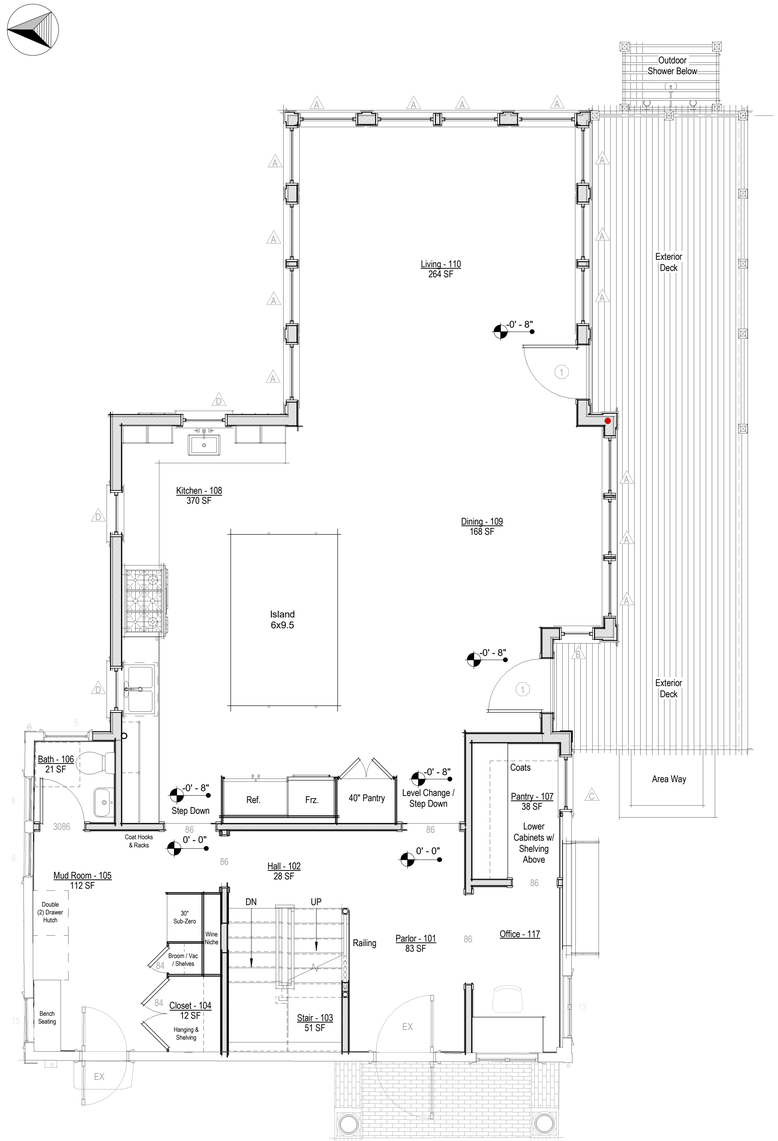
06.05.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

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Floor Plans

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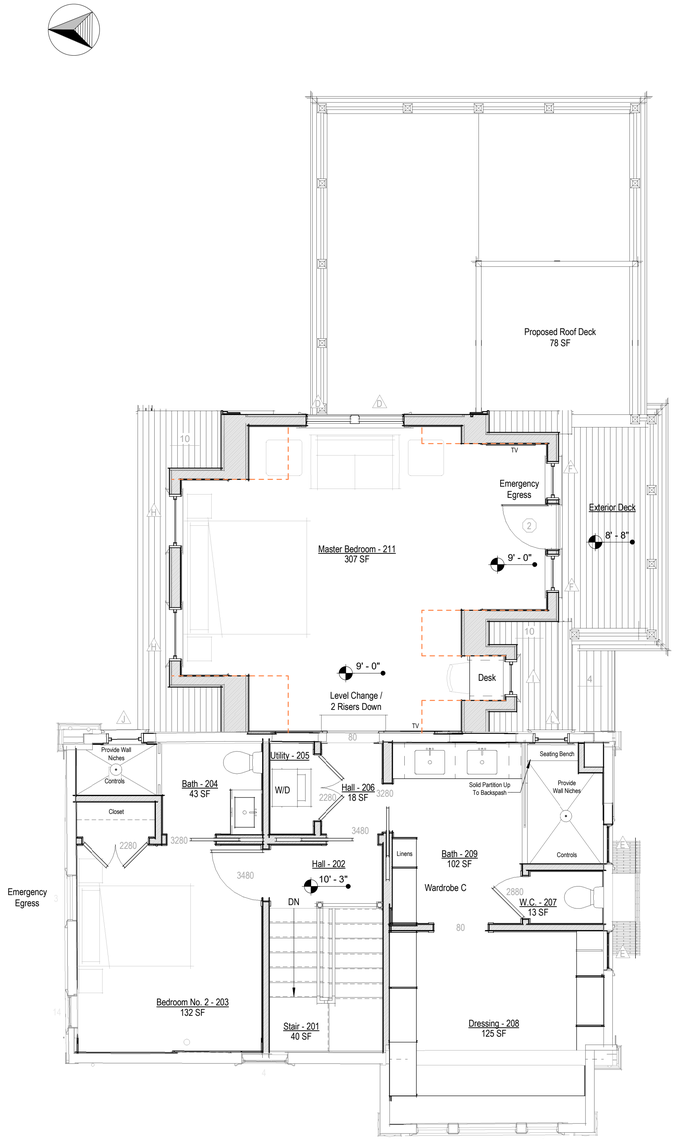
A.1.1

2110

06.05.24

HDC Submission



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

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Floor Plans

Site Information

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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

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Nantucket, MA 02554

emeritus
8 Williams Lane
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Exterior Elevations

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A.2.1

2110

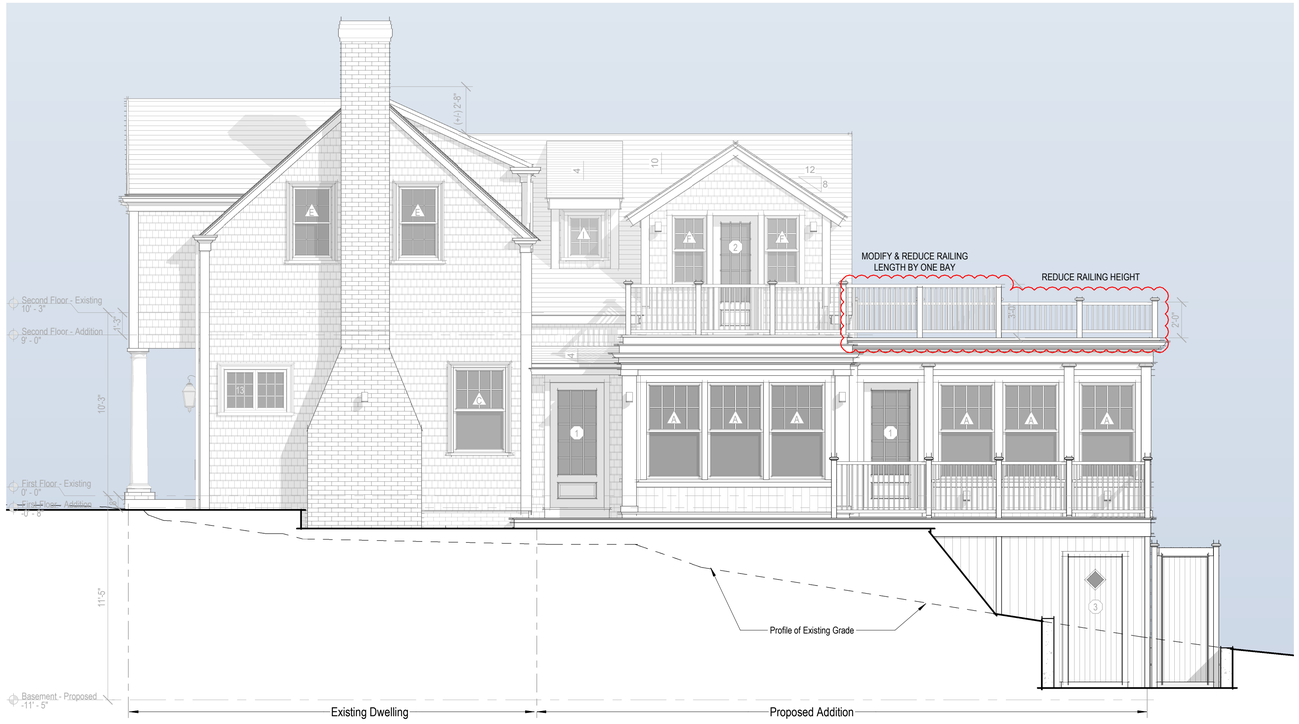
06.05.24

HDC Submission



South Elevation - Previously Submitted

1/8" = 1'-0"



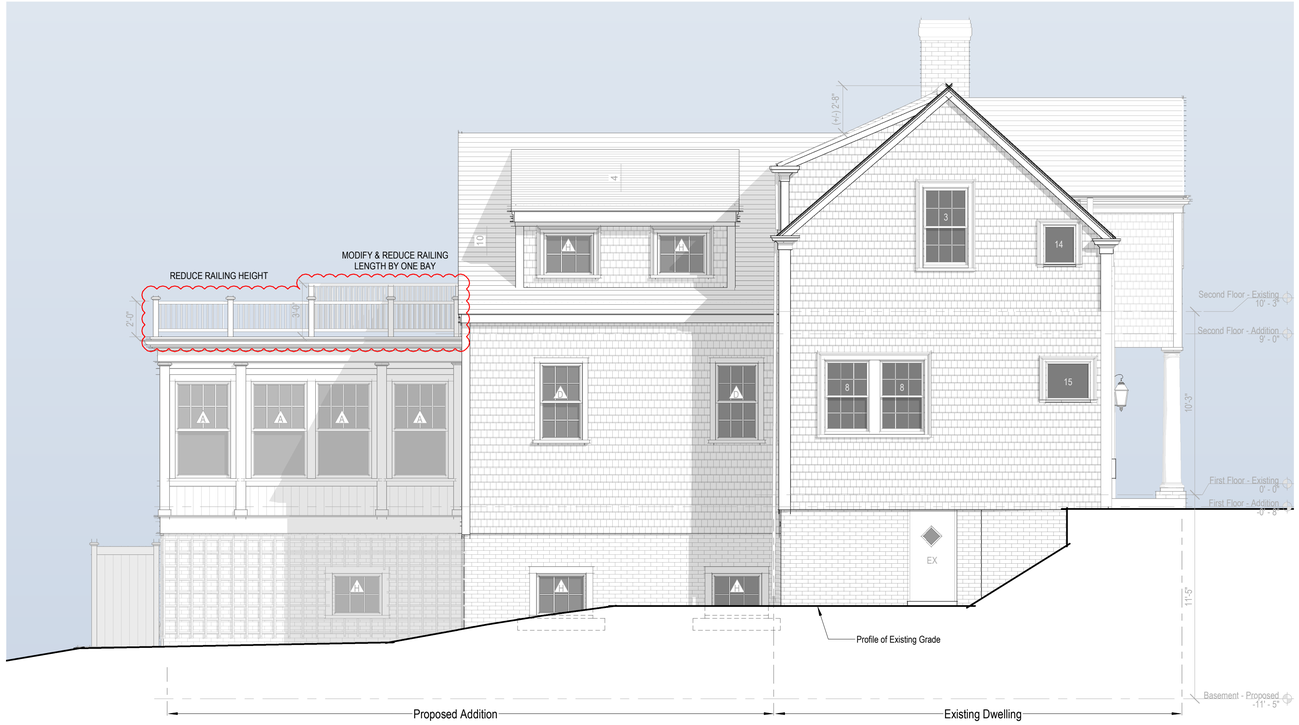
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

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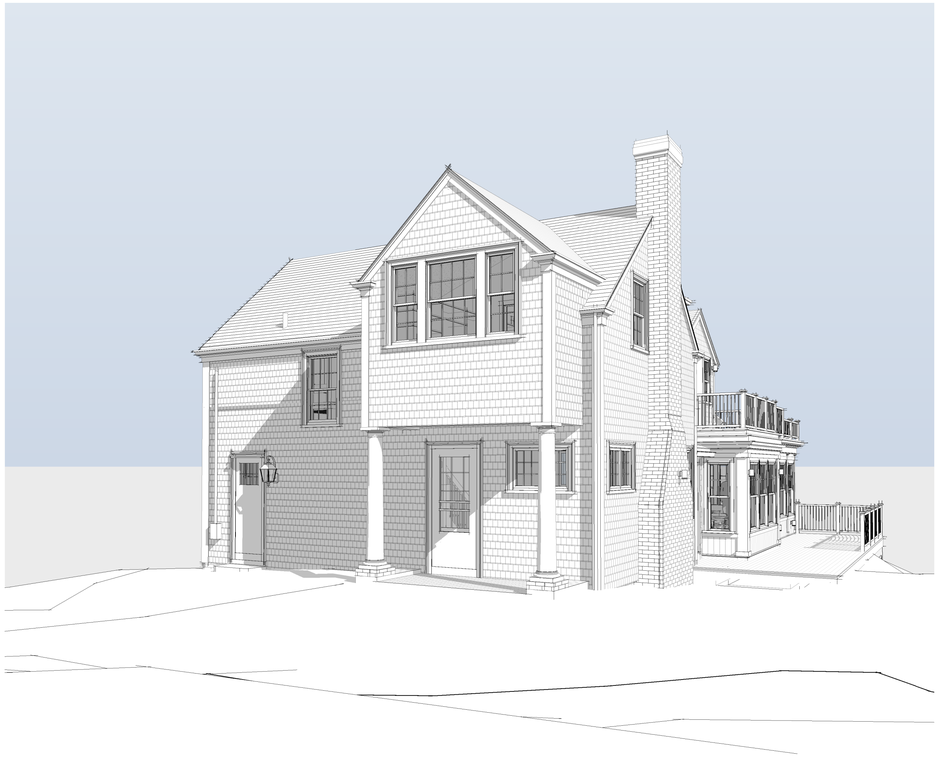
A.2.2

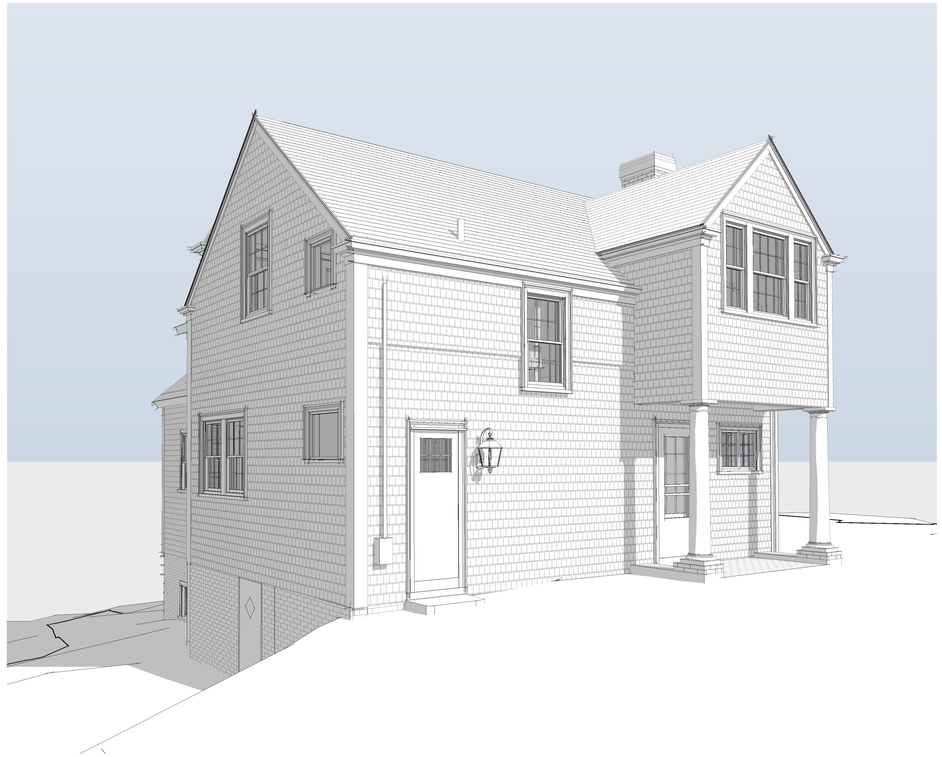
2110

06.05.24

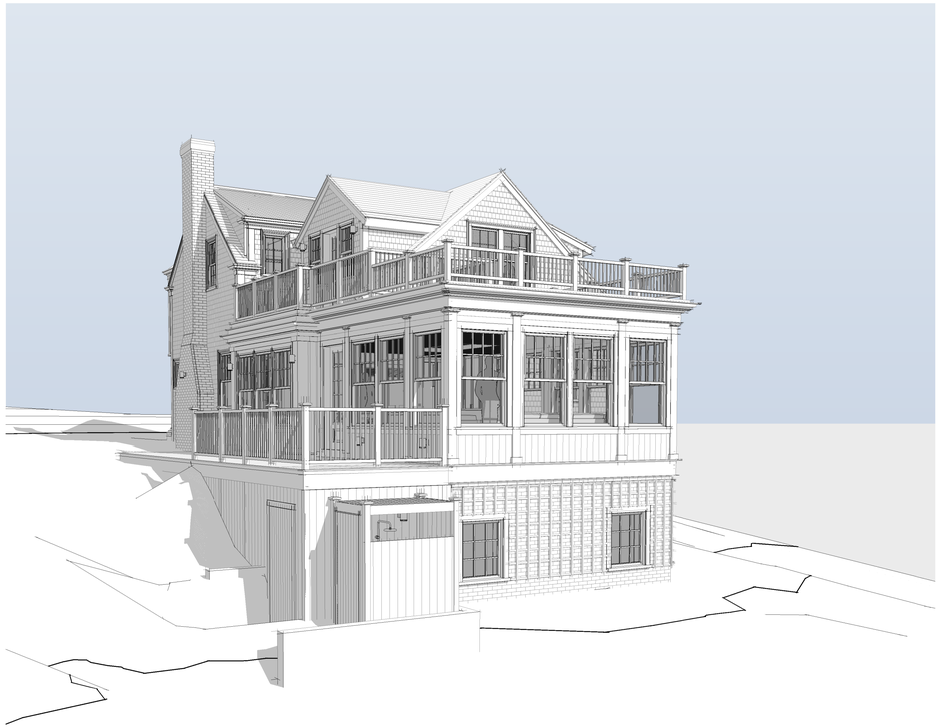
HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Perspective Views

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

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.

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
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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.

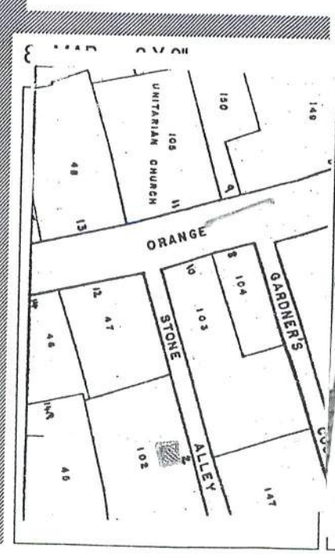
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

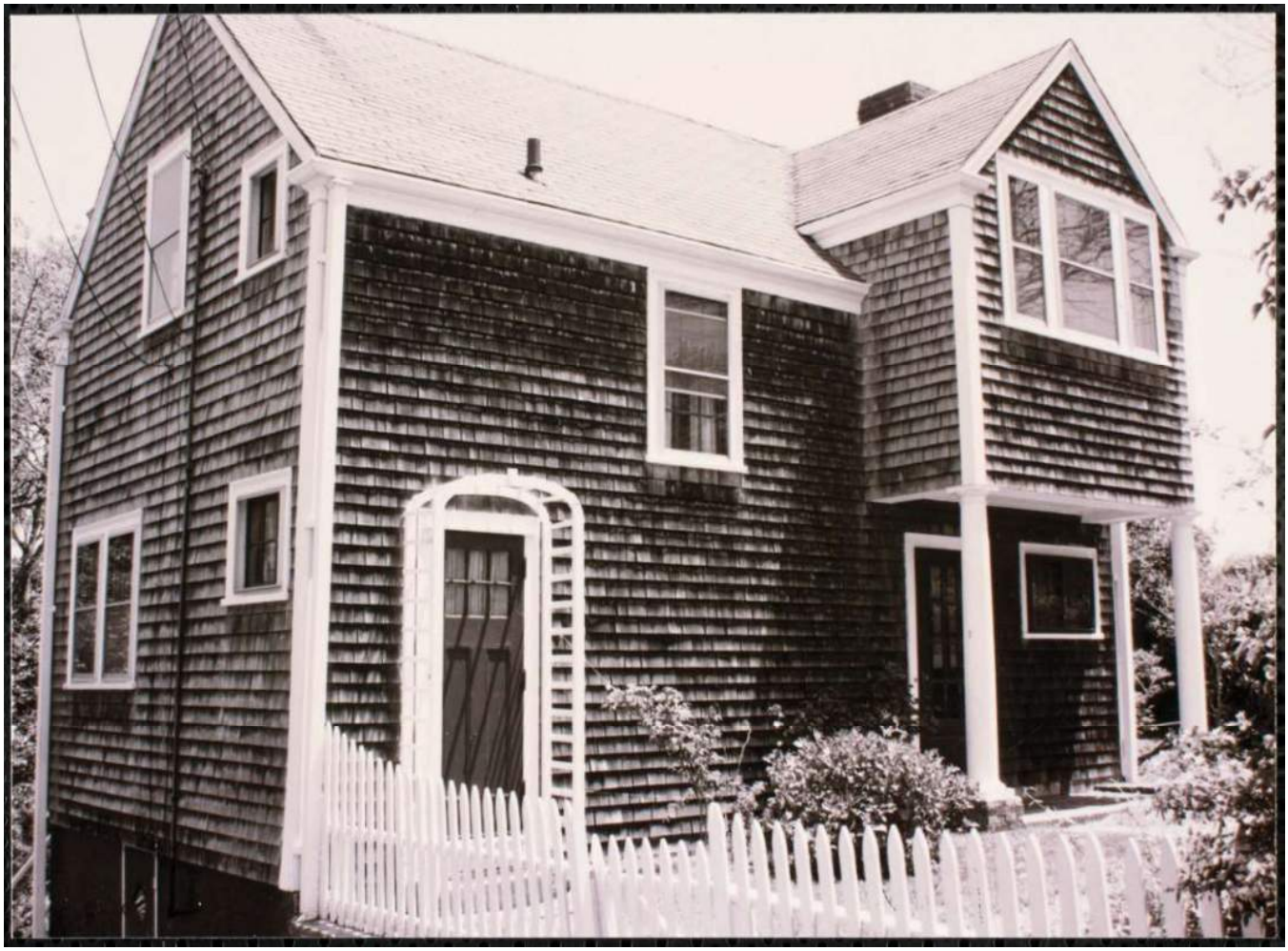
34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

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



2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



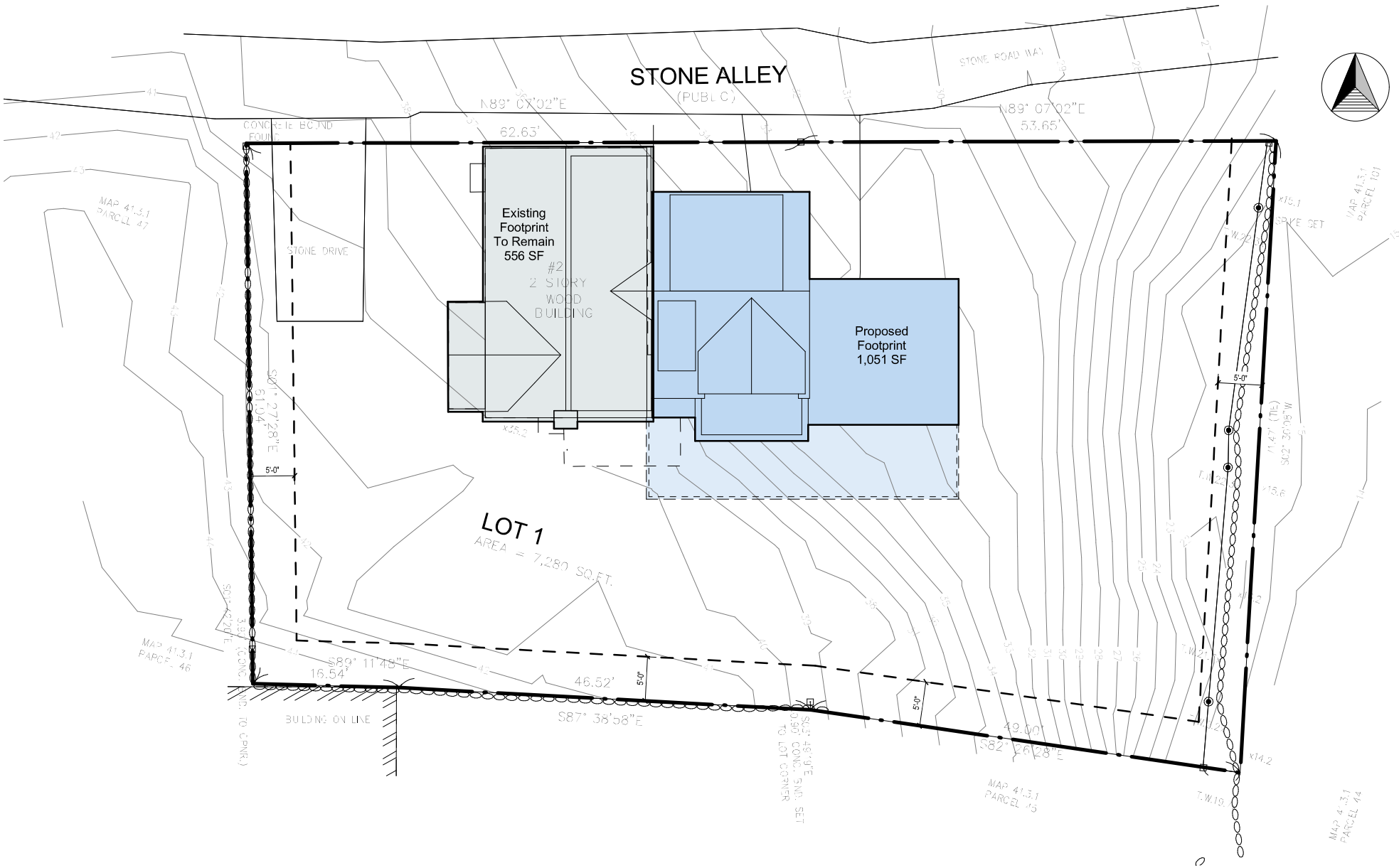
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

06.05.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



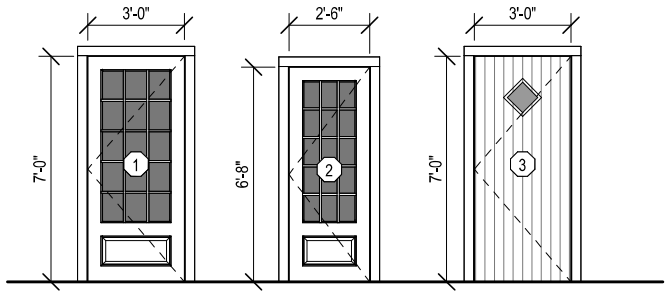
East Elevation



South Elevation



West Elevation



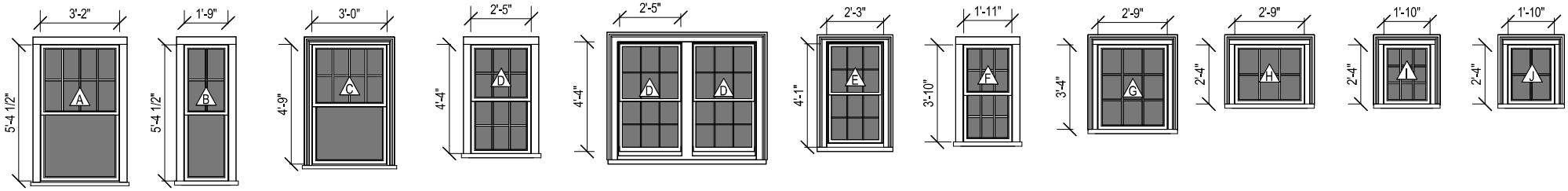
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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

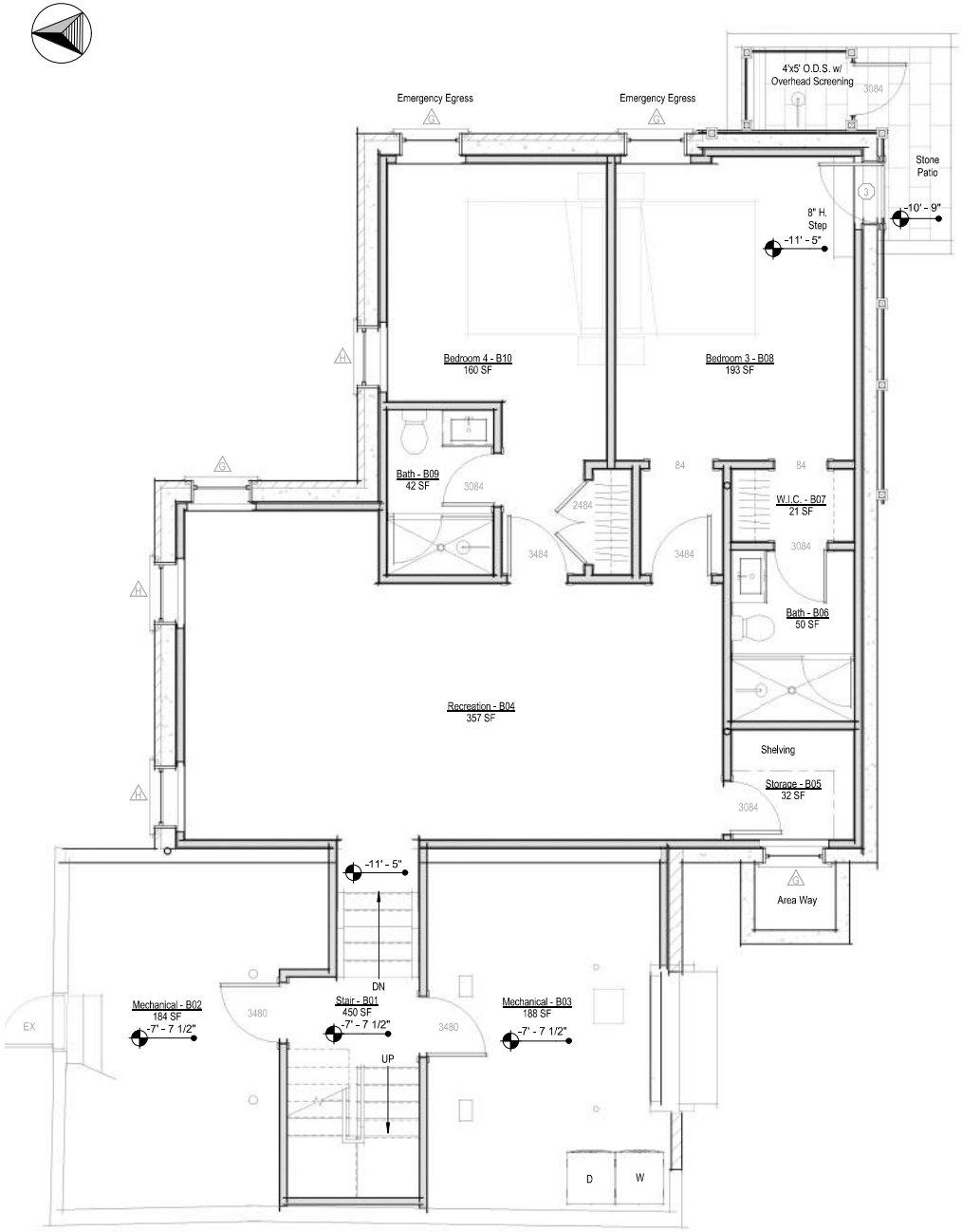
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

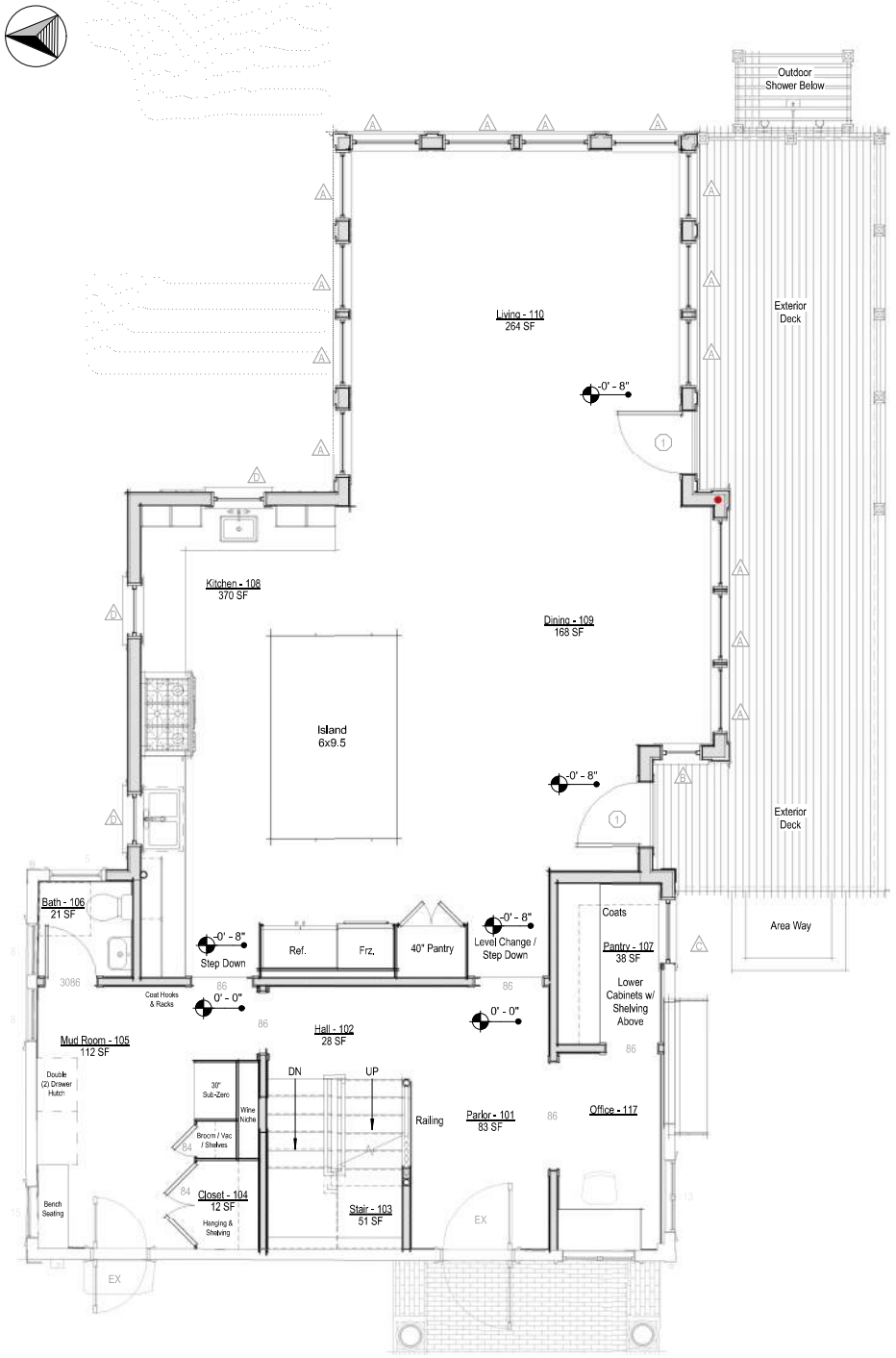
Window Legend

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



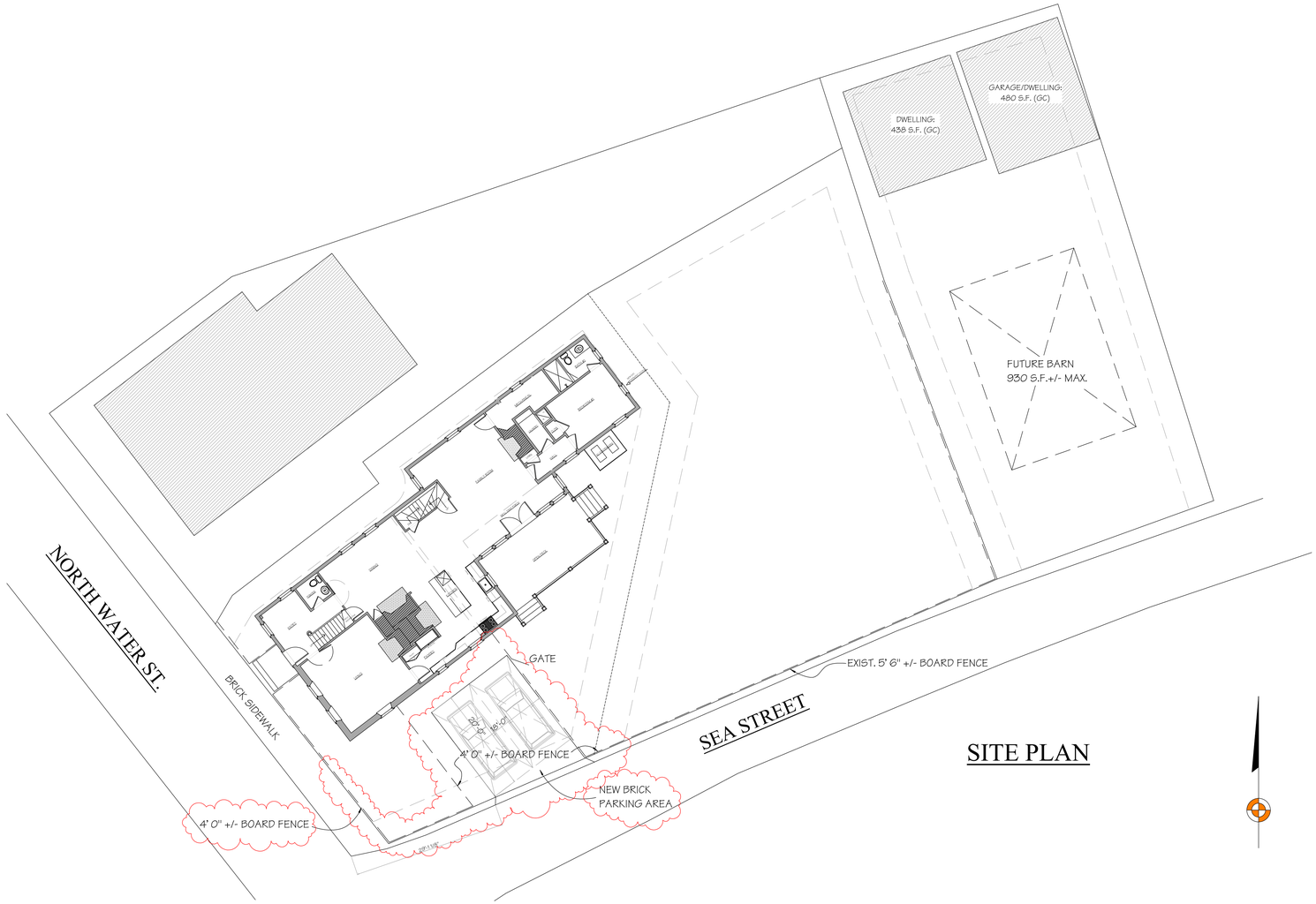

1FW 297


NO
PARKING
EITHER
SIDE

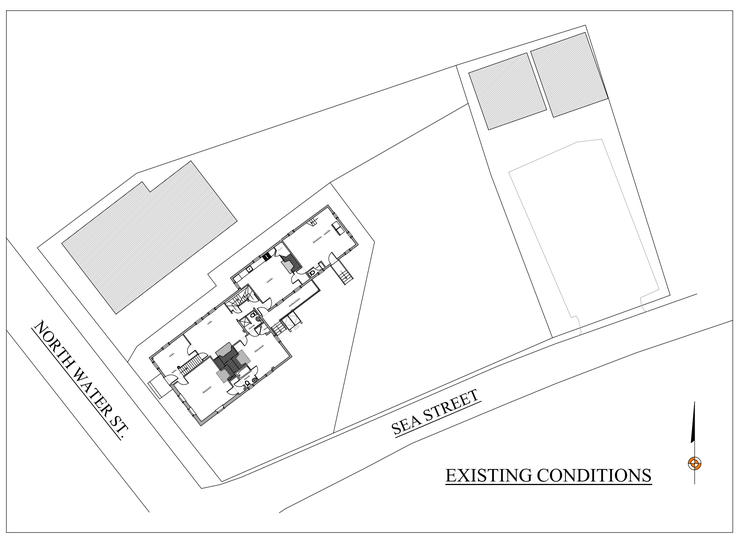


15 N. BEACH ST.
NANTUCKET, MA 02554





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

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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

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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

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): _____

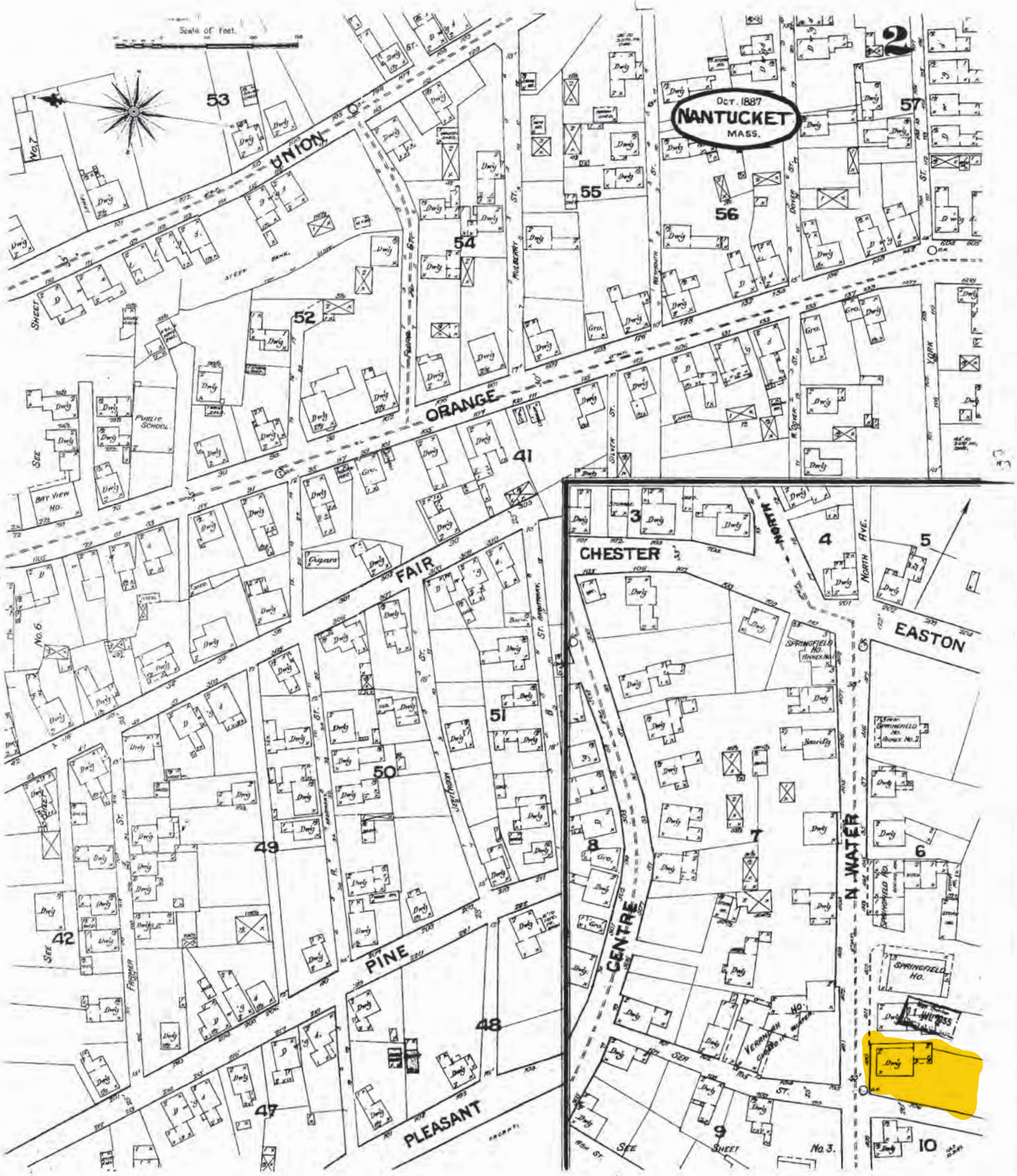
- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- ○ o. other: hedge

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

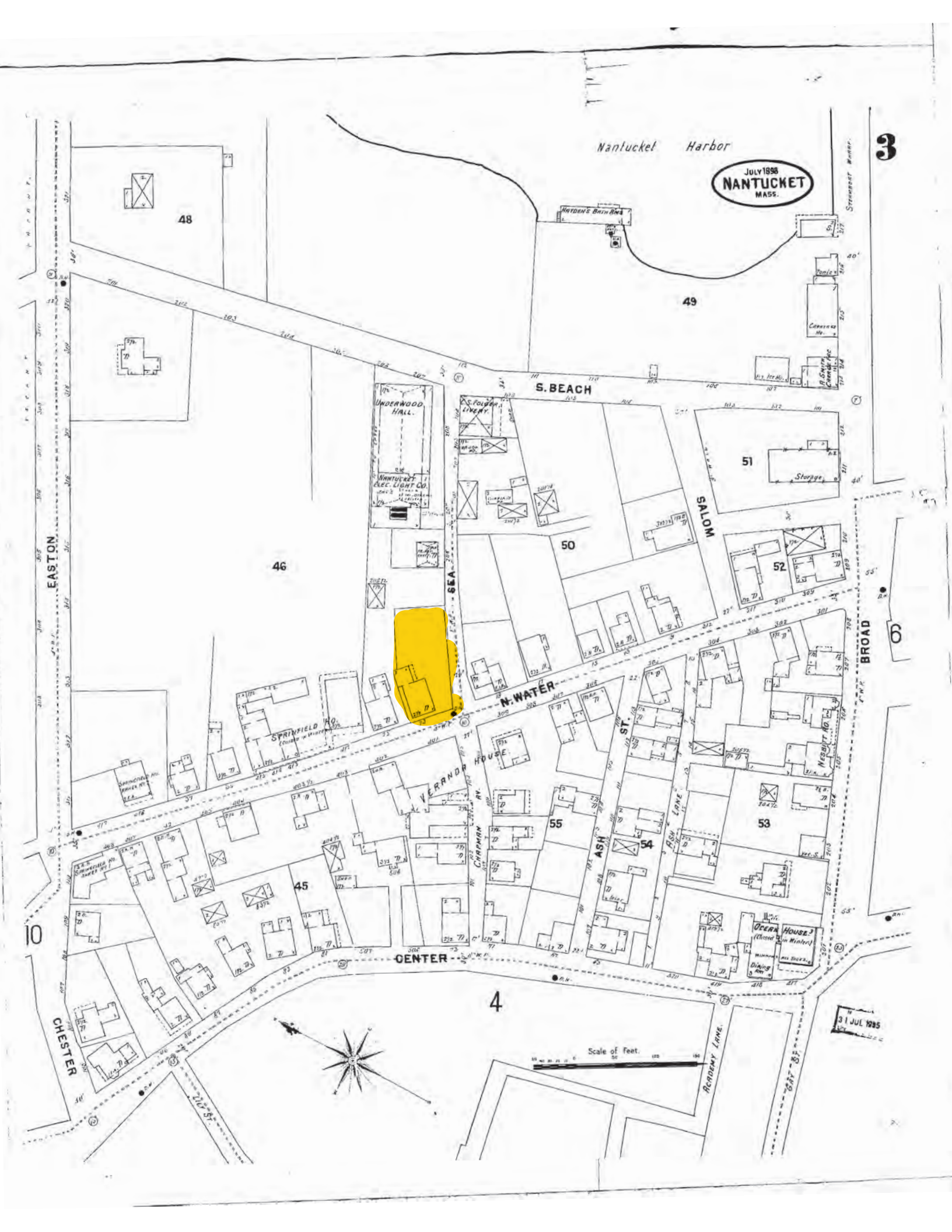






Scale of Feet.
Oct. 1887
NANTUCKET
MASS.
UNION
ORANGE
FAIR
PINE
PLEASANT
CHESTER
CENTRE
N. WATER
EASTON
NORTH AVE.
SPRINGFIELD HO.
PUBLIC SCHOOL
BAY VIEW HO.
SEE SHEET No. 3.


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

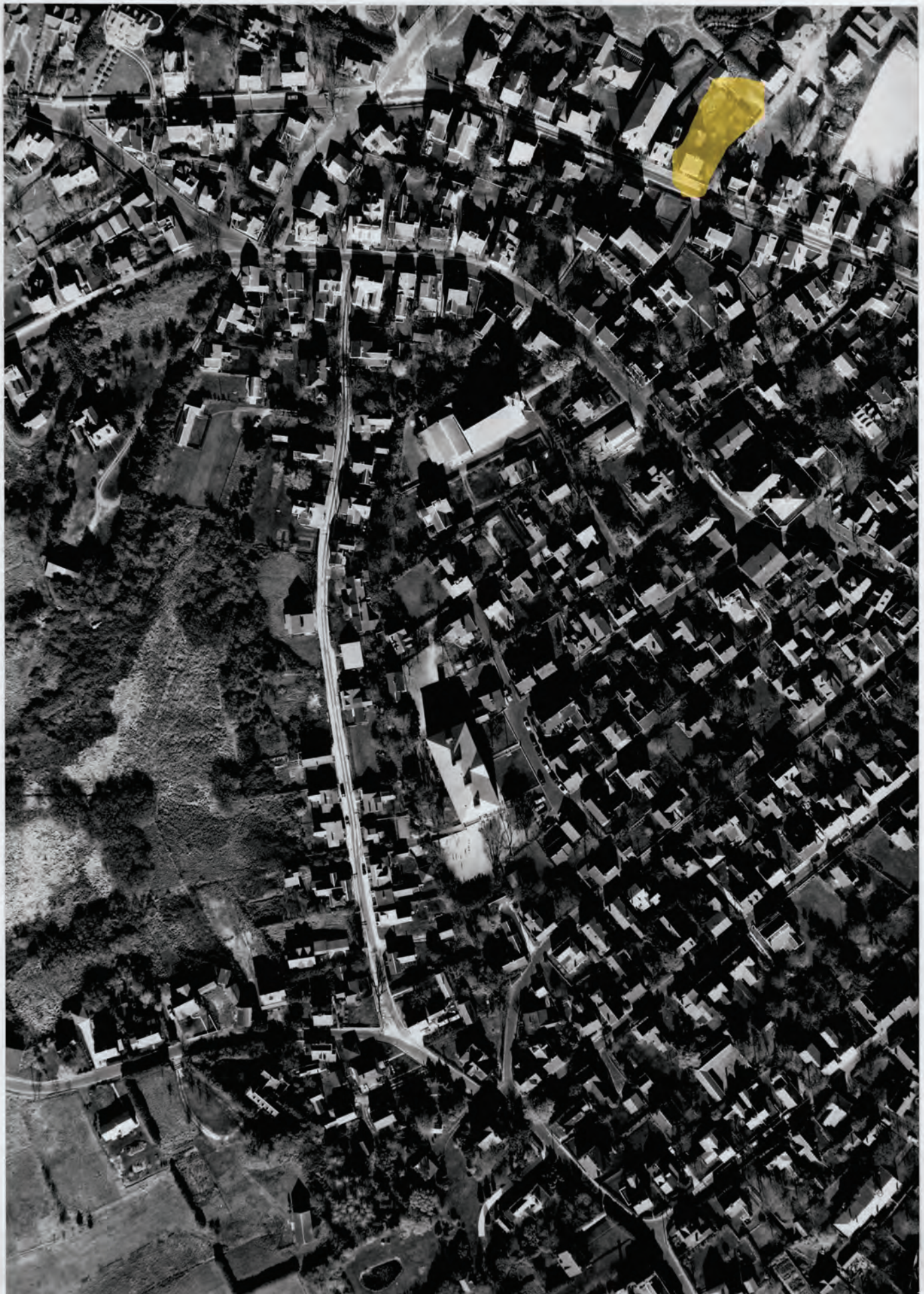

Nantucket Harbor
JULY 1898
NANTUCKET
MASS.
3
48
49
46
50
51
52
53
54
55
45
4
10
6
S. BEACH
UNDERWOOD HALL
S. FOLGER LIVERY
NANTUCKET ELEC. LIGHT CO.
Storage
SALOM
EASTON
SEA
N. WATER
BROAD
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBIT HO.
OCEAN HOUSE
CENTER
CHESTER
ACADEMY LANE
Scale 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

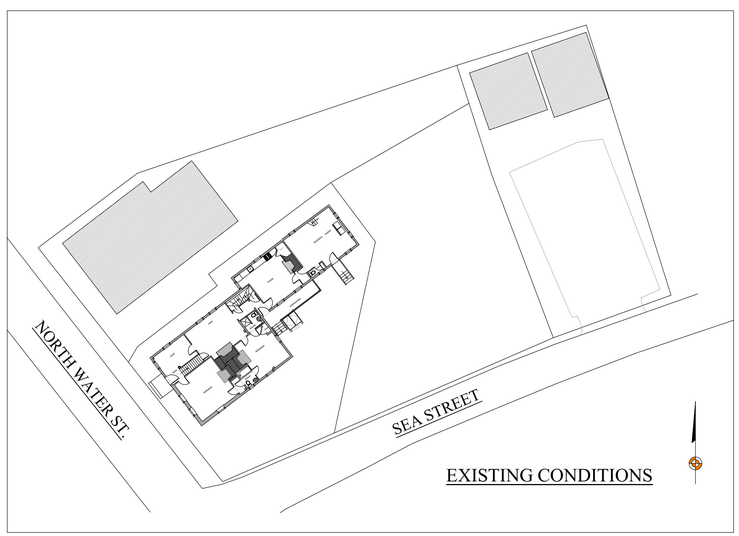

OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CENTRE
FEDERAL
S. WATER
CHESTNUT
E. CHESTNUT ST.
CREST HALL
COLONIAL INN
VERANDA HO.
OCEAN HO.
NESBITT HO.
THE GABLES
Scale of Feet


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

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P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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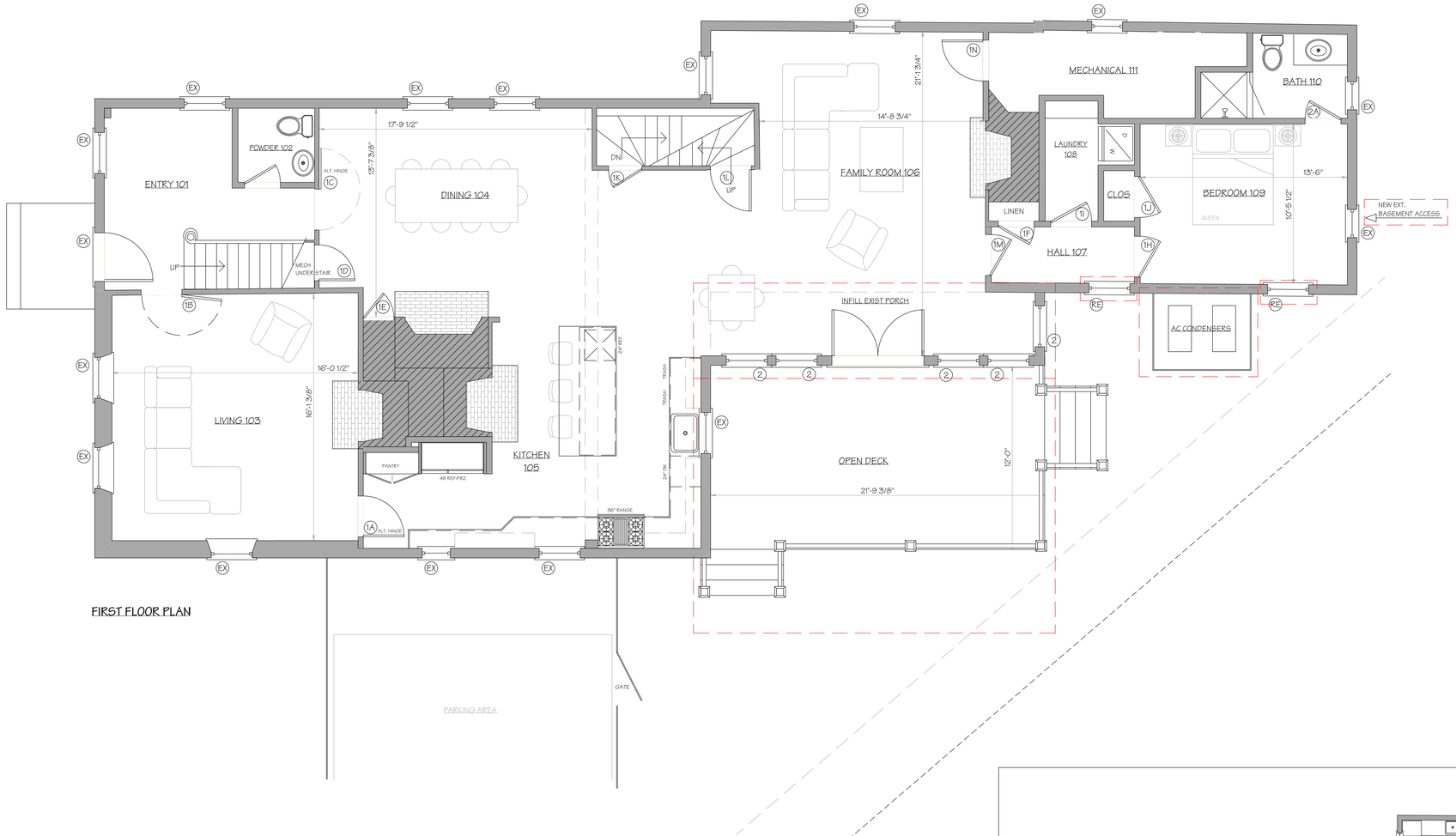
COVER SHEET
DATE: 06/05/2024
SCALE: AS NOTED

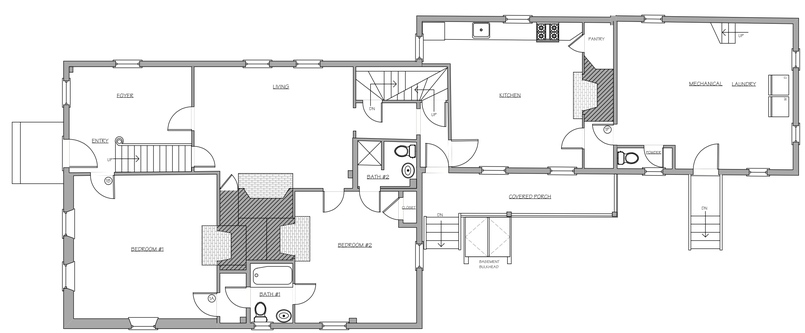
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



FIRST FLOOR PLAN

AS-BUILT

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
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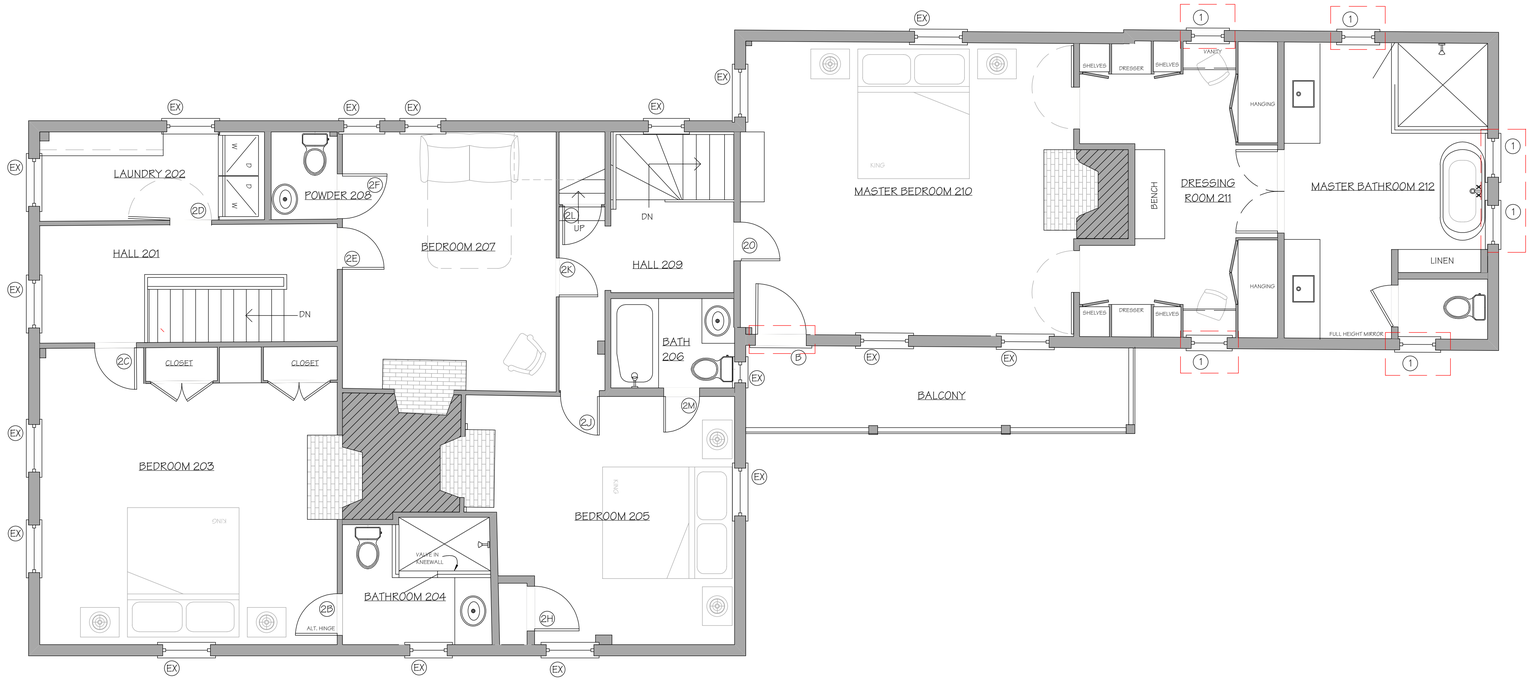
FIRST FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

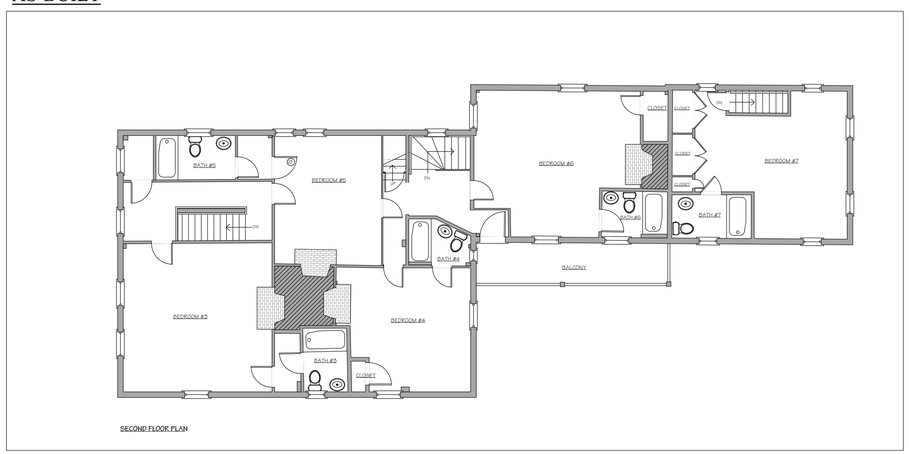
15 N. WATER ST.
NANTUCKET, MA

1



SECOND FLOOR PLAN

AS-BUILT



SECOND FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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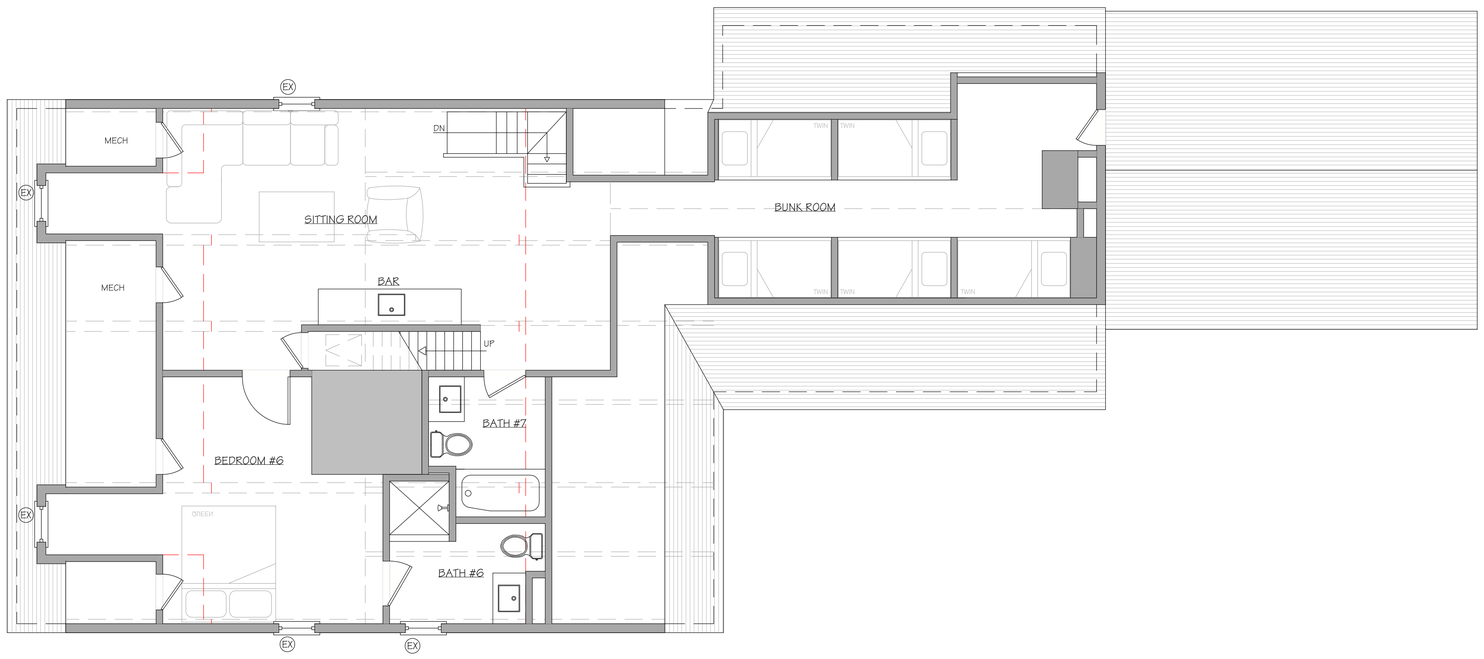
SECOND FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

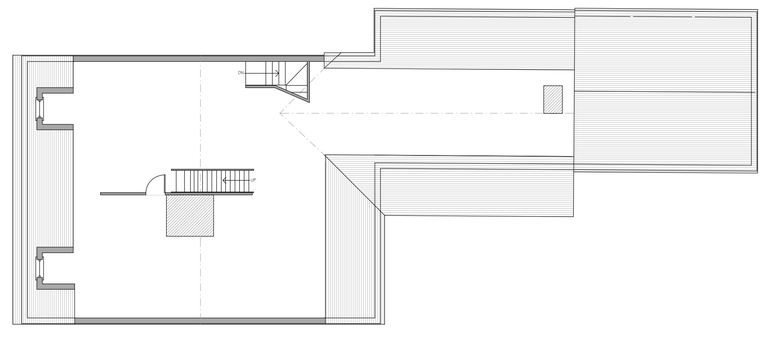
15 N. WATER ST.
NANTUCKET, MA

2



THIRD FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION



THIRD FLOOR PLAN

AS-BUILT

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(508) 228-2044 NORMANDRESIDENTIAL.COM

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THIRD FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1'-0"

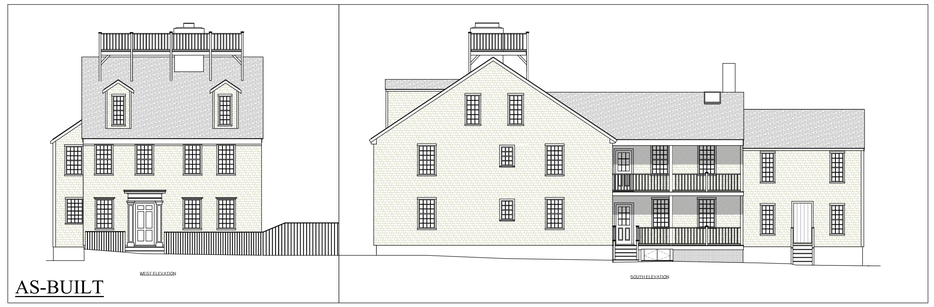
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

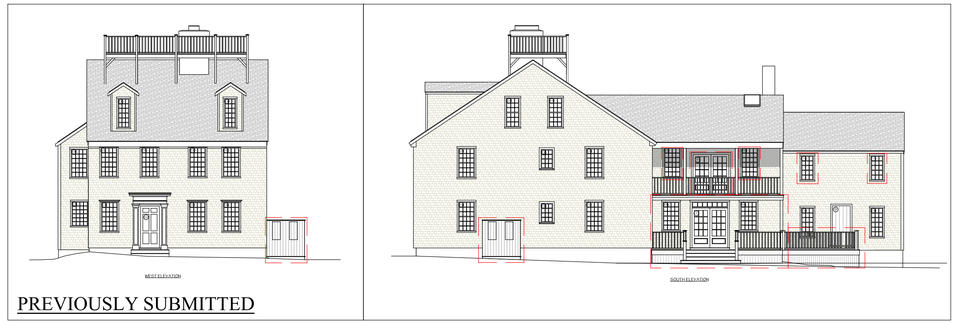
3



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
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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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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Restricted Delivery Fee (Endorsement Required)	
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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APR 09 2024

NANTUCKET MA 02554

7003 2260 0001 1628 8897

Sent To: 3 Step Lane LLC
Street, Apt. No.; or PO Box No.: 1140 Reservoir Ave
City, State, ZIP+4: Cranston, RI 02920

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NANTUCKET MA 02554

7003 2260 0001 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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NANTUCKET MA 02554

7003 2260 0001 1629 0005

Sent To: Michael C Veysey Trust
Street, Apt. No.; or PO Box No.: 311 Llwyds Ln
City, State, ZIP+4: Vero Beach, FL 32963

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NANTUCKET MA 02554

7003 2260 0001 1628 8859

Sent To: 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	$

Postmark Here

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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:

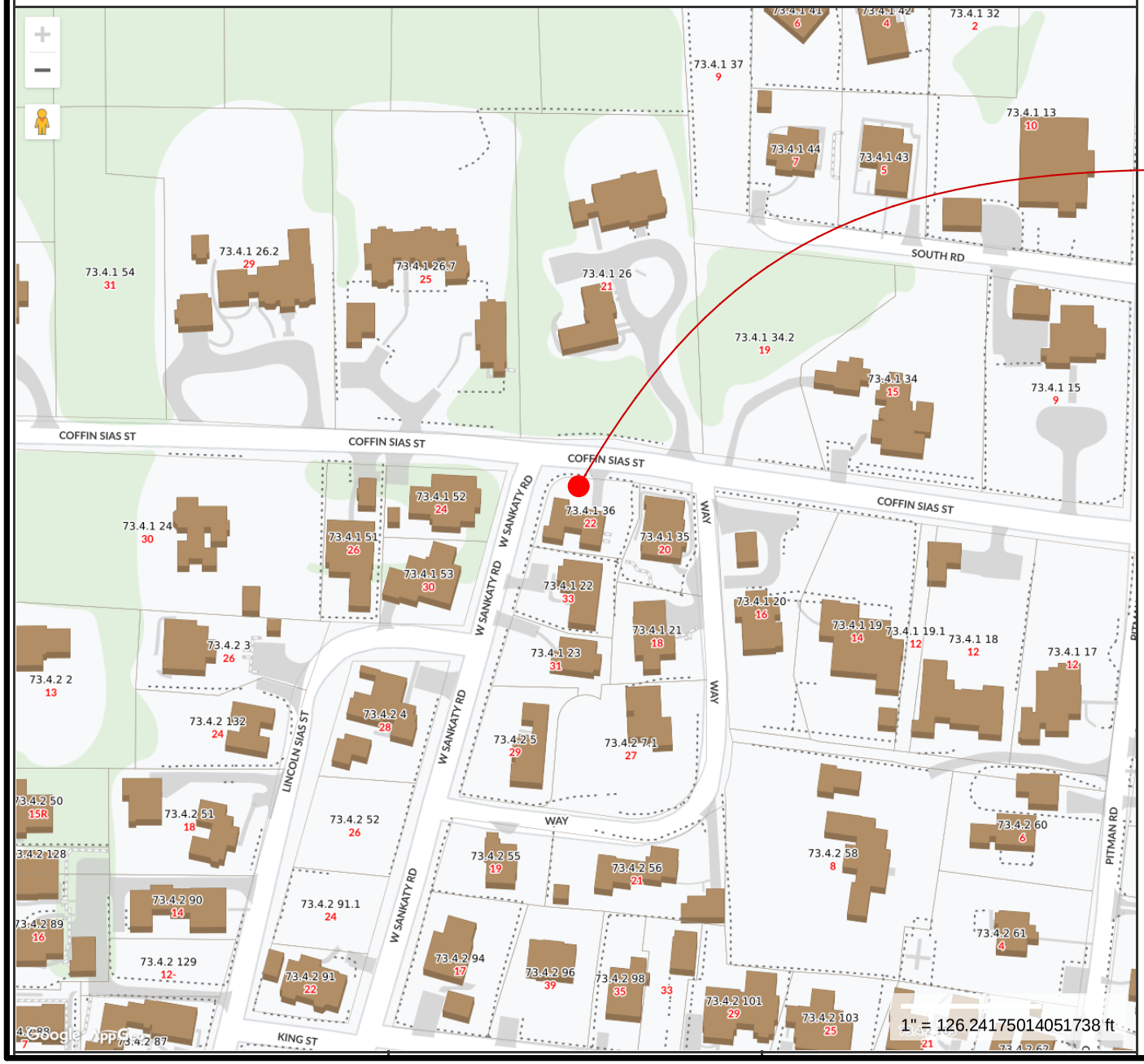
- Change roof pitch to 7/12
- Extend covered porch
- Lower plate

Approved with changes

Town and County of Nantucket, MA

May 13, 2023

22 COFFIN (SIAS) STREET LOCUS MAP



TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

22 COFFIN SIAS ST LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 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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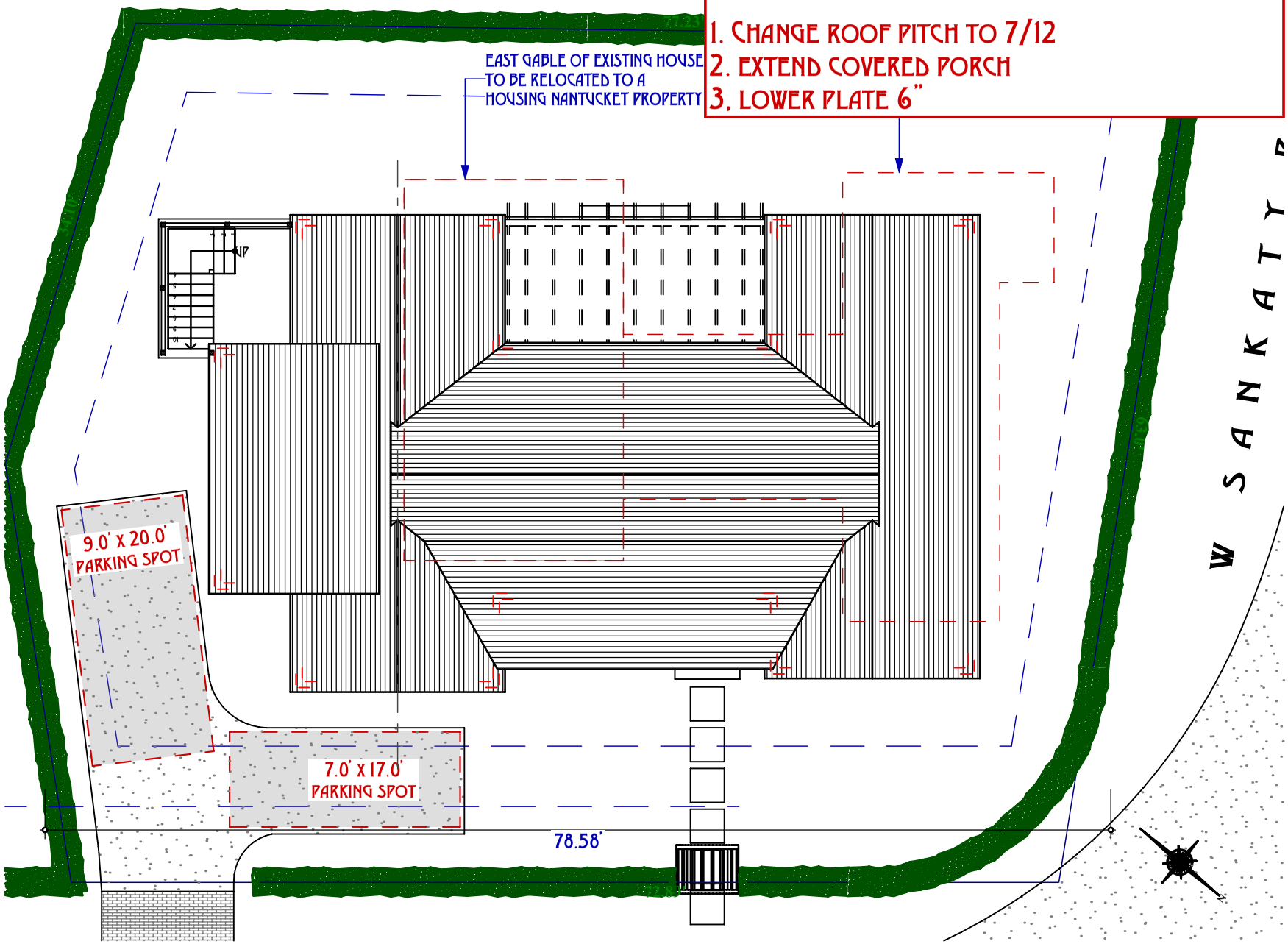
HDC 0.1



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'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 - 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

22 COFFIN SIAS ST SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 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"

TOPHAM DESIGN, LLC
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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

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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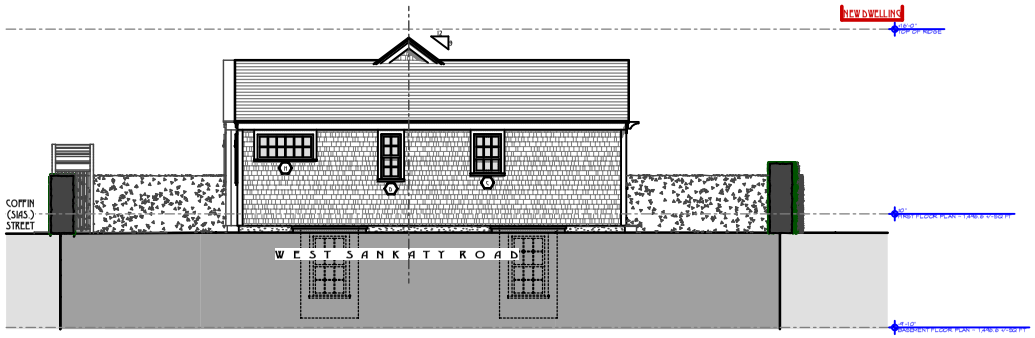
HDC 2.1

REVISIONS: 05 JUNE 2024

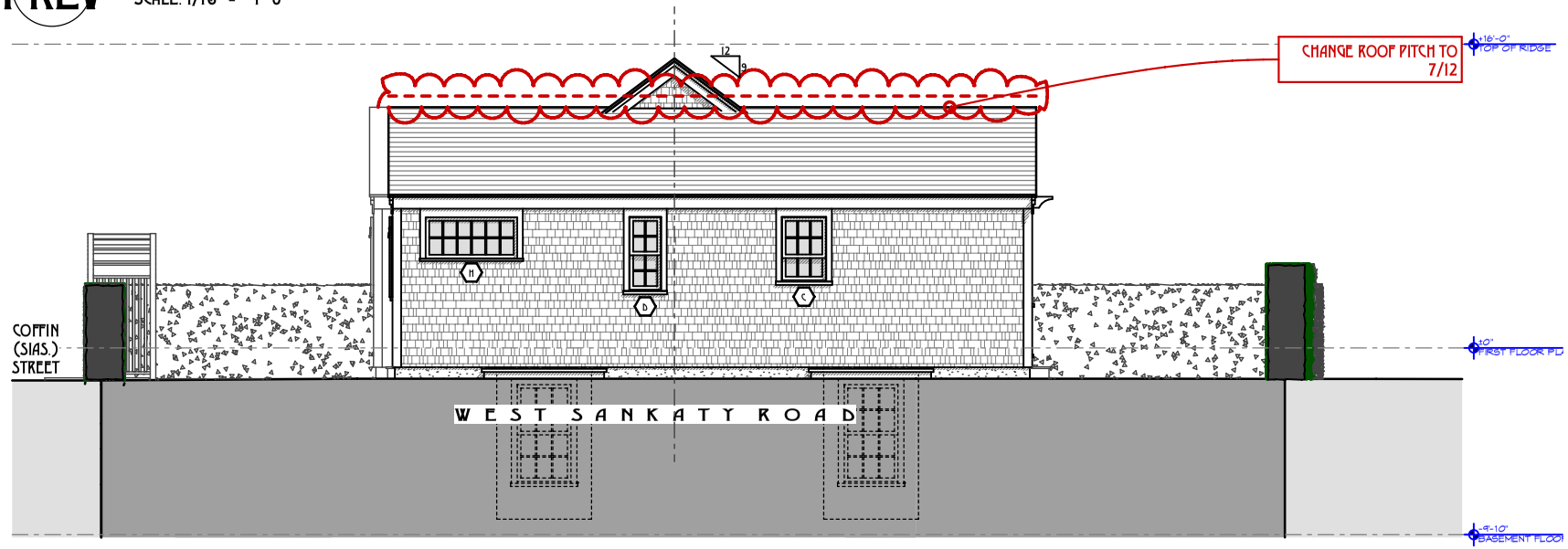
1. CHANGE ROOF PITCH TO 7/12



PREV

PROPOSED WEST ELEVATION (W SANKATY RD)

SCALE: 1/16" = 1'-0"



W

PROPOSED WEST ELEVATION (W SANKATY RD)

SCALE: 1:106.67

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 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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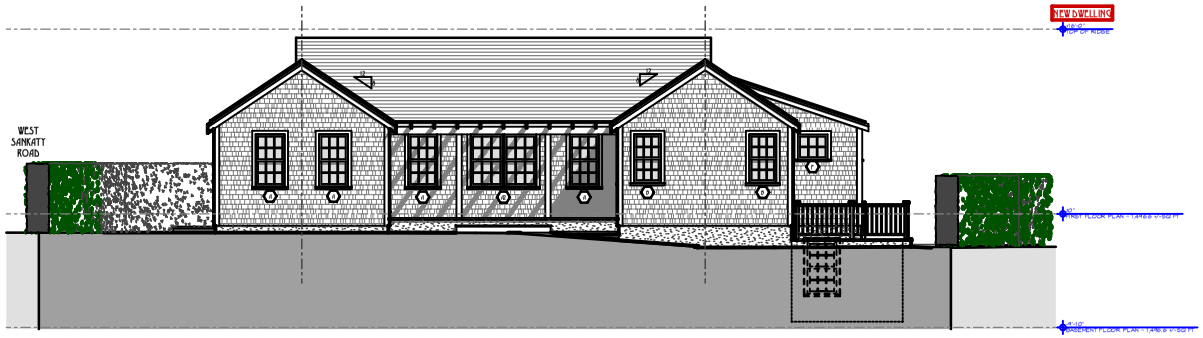
HDC 2.2

REVISIONS: 05 JUNE 2024

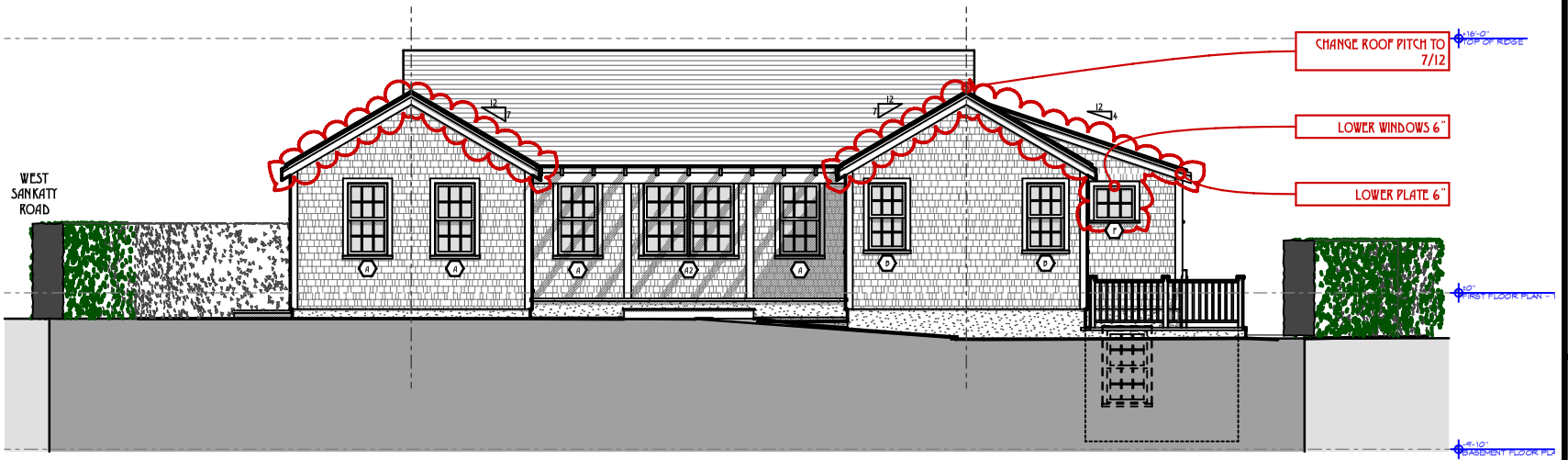
1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH
3. LOWER PLATE 6"



PREV

PROPOSED SOUTH ELEVATION (REAR)

SCALE: 1/16" = 1'-0"



S

PROPOSED SOUTH ELEVATION (REAR)

SCALE: 3/32" = 1'-0"

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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

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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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

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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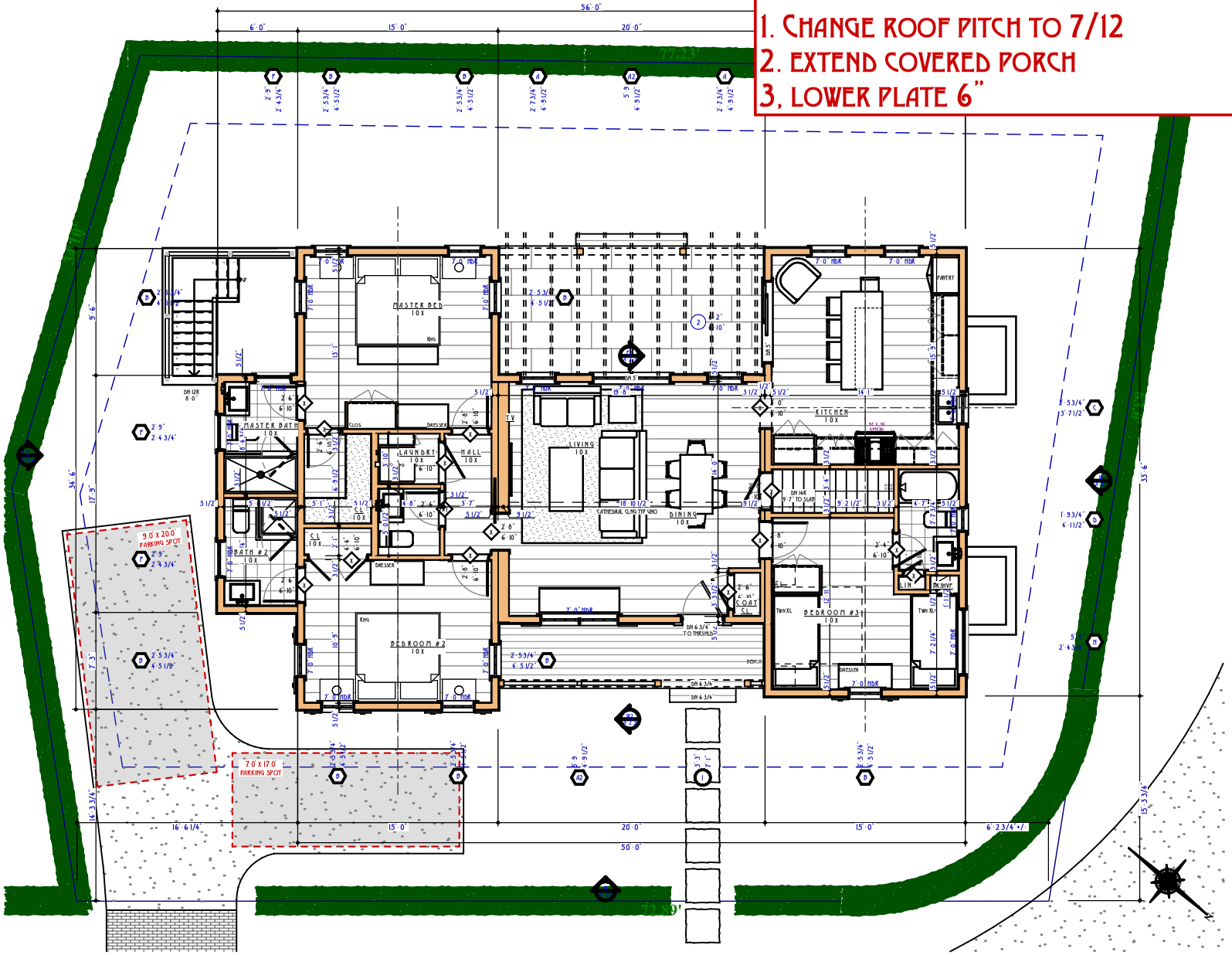
HDC 2.4

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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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 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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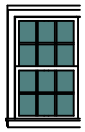
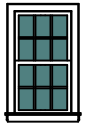
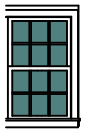
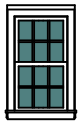
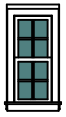
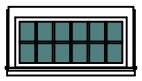
HDC 1.1

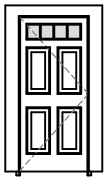
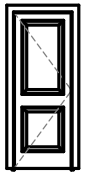
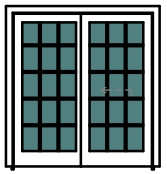
Schedule

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
1					
	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"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

BUILDING PERMIT NO.:

HDC SUBMISSION: 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

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.

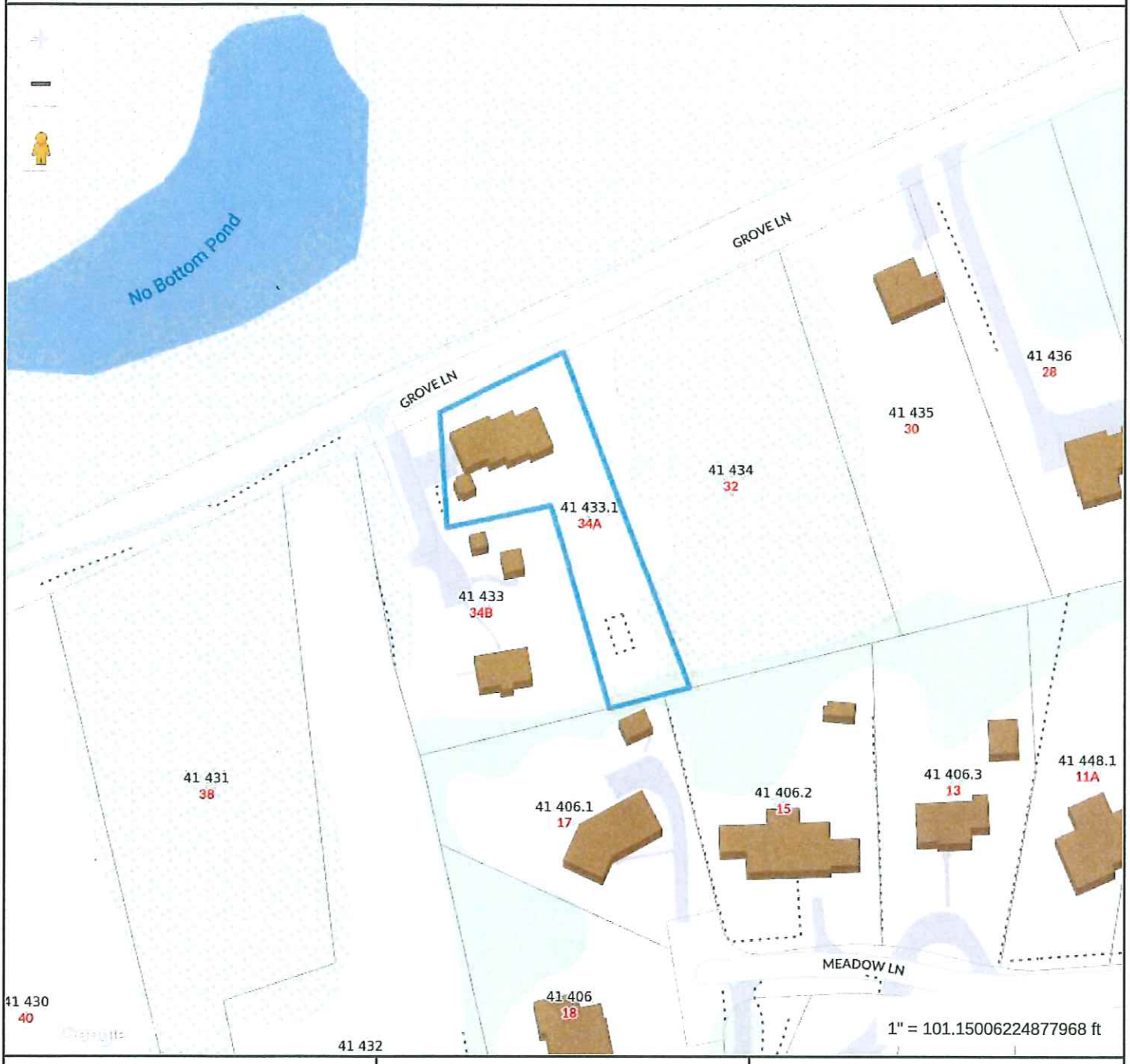
COLORS

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

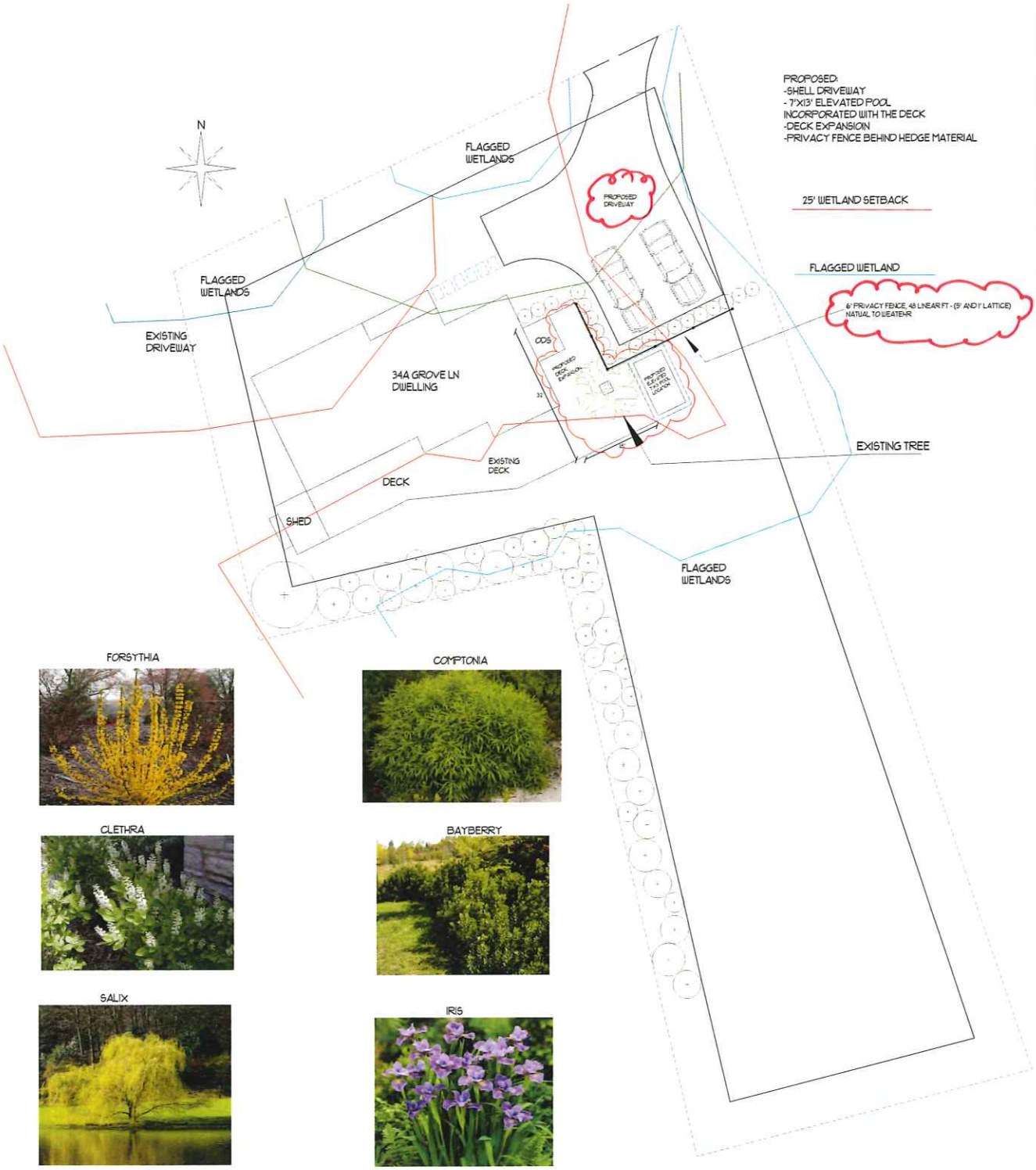
Property ID	2203
Location	34A GROVE LN
Owner	BRESKMAN LOUIS A & SELINA VANESSA

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.

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 apptica,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

(.'1lhy 1·1}nt1
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

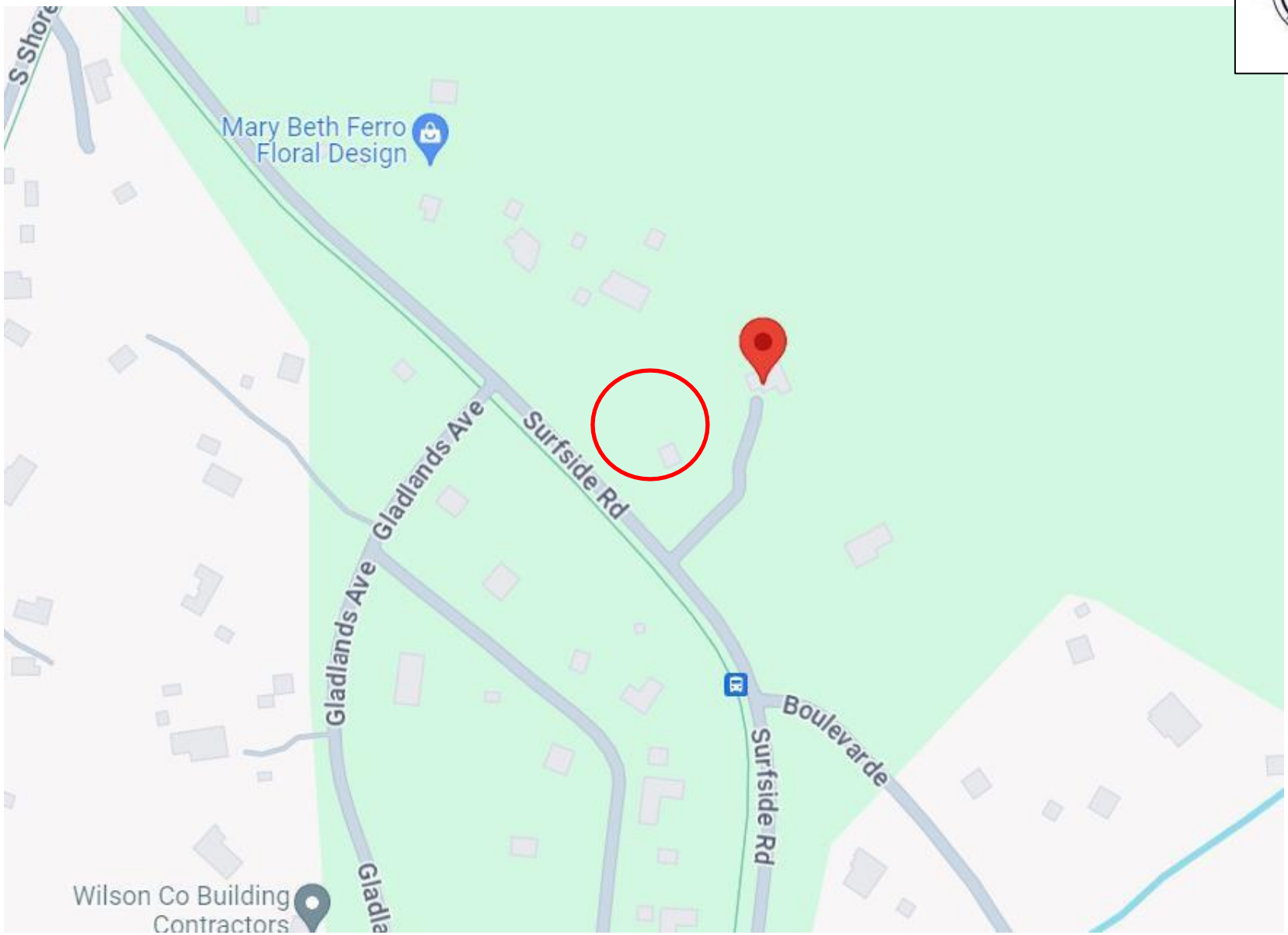
Use: 1090

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



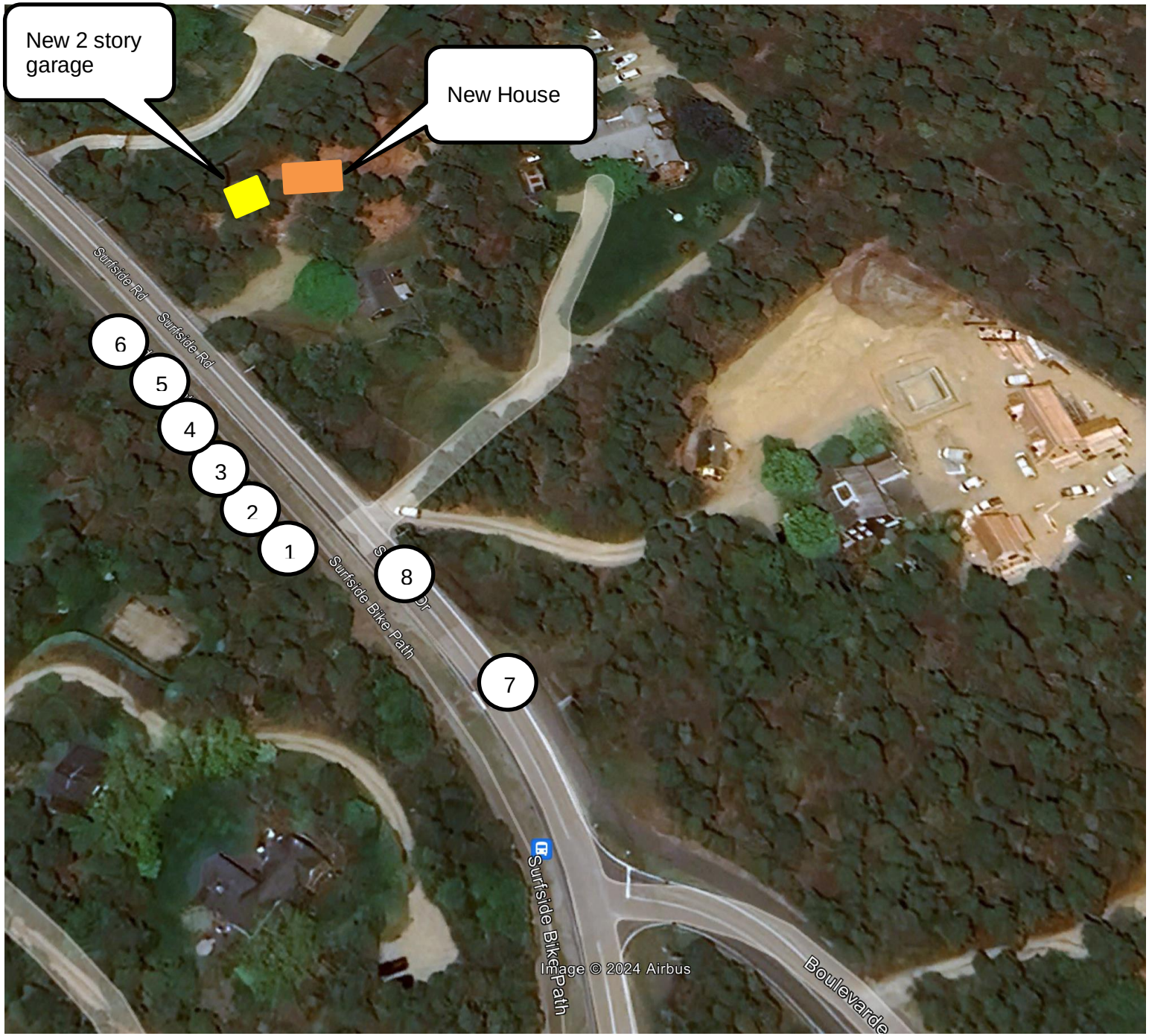

New 2 story garage
New House
6
5
4
3
2
1
8
7
Surfside Rd
Surfside Rd
Surfside Bike Path
Surfside Bike Path
Boulevarde
Image © 2024 Airbus

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

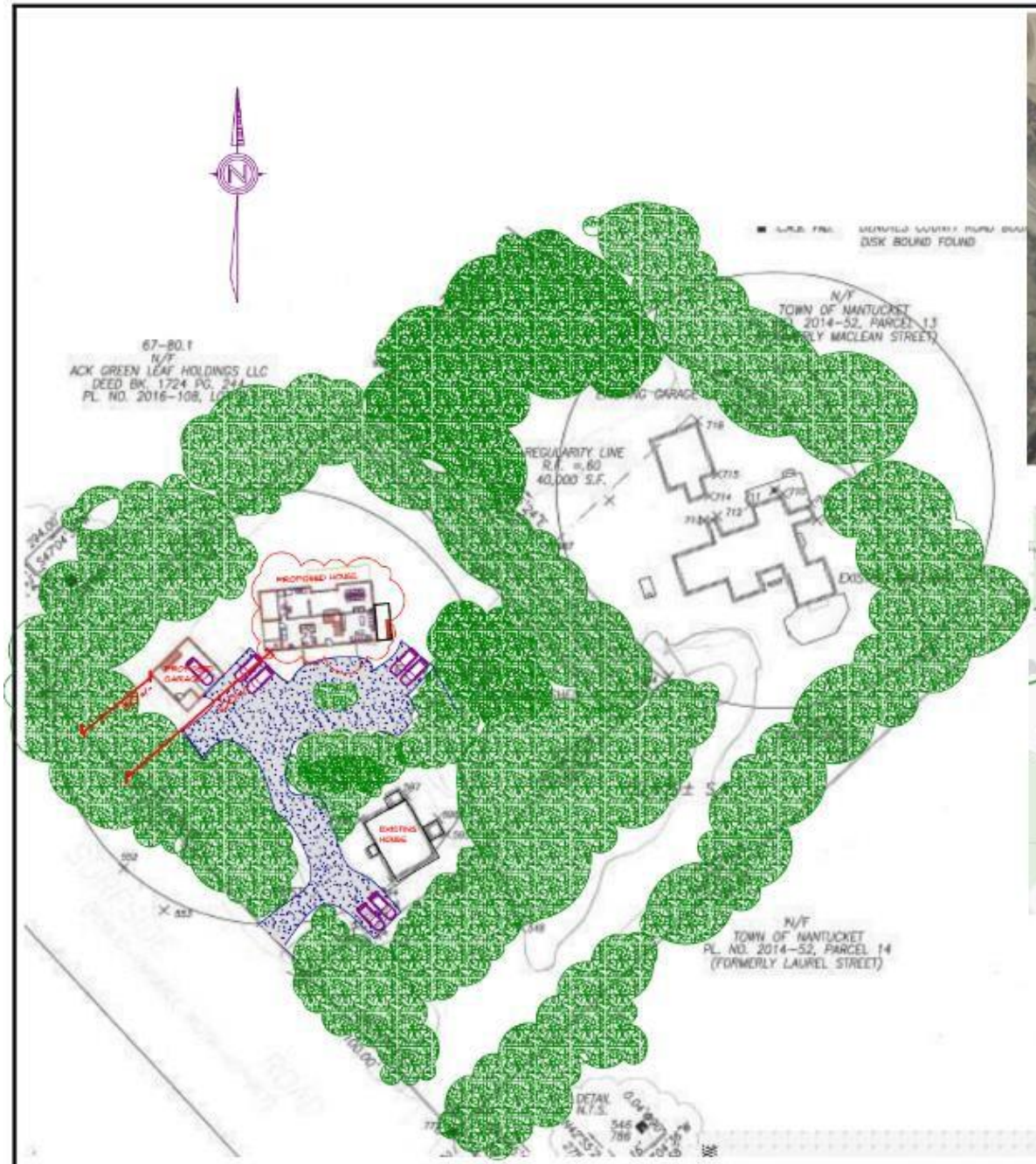


Image 7 taken from Surfside Road

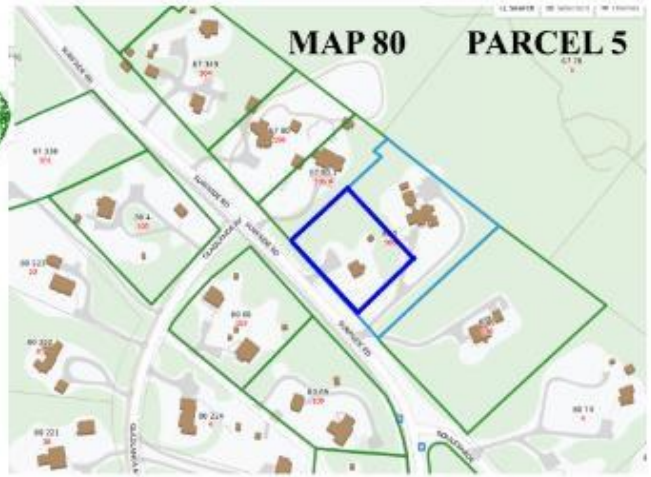


Image 8 taken from Surfside Road









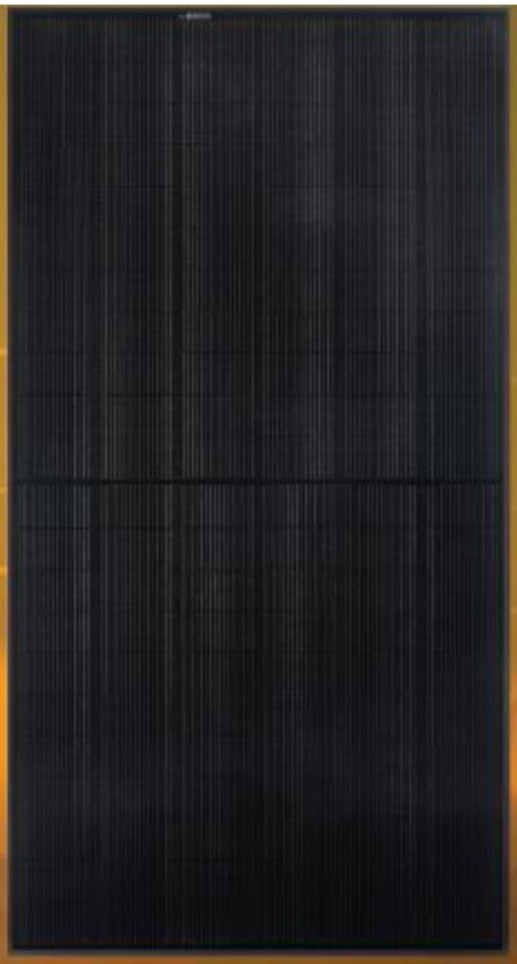
DAVIS-TORRES (NEW DWELLING)
PORTION OF 108 SURFSIDE RD
1-18-23



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

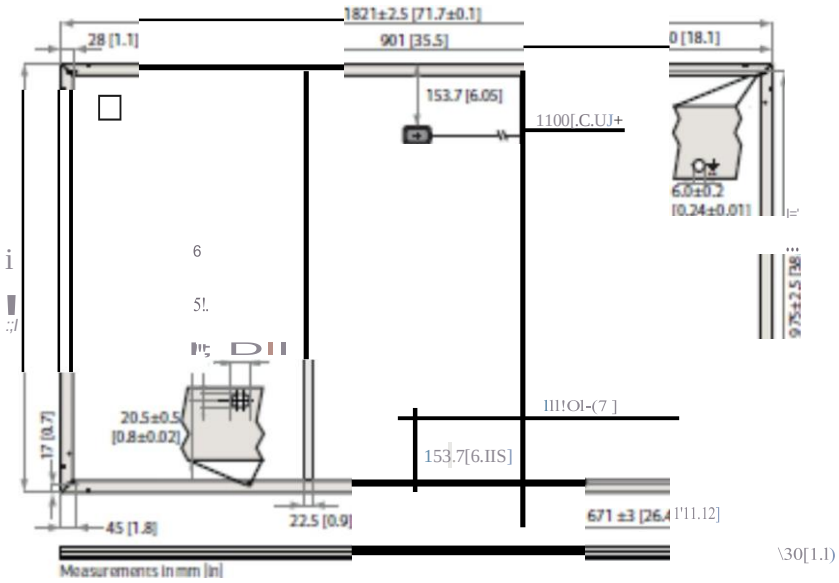
EXPERIENCE α PERFORMANCE

REC

LARS v

AIR\A .;s;e;, "•HU· ·-,•:11,1,u1,

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)

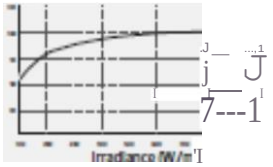
TEMPERATURE RATINGS*

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.

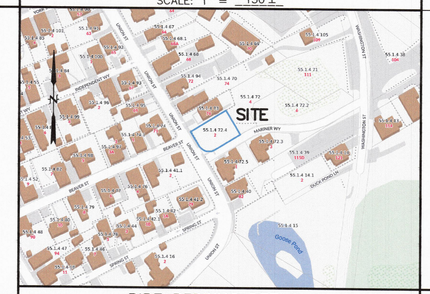
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



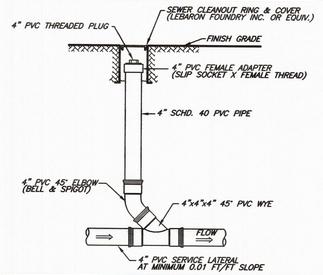
LOCUS MAP

SCALE: 1" = 150'±



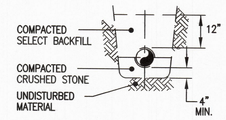
SEWER CLEANOUT DETAIL

(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

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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

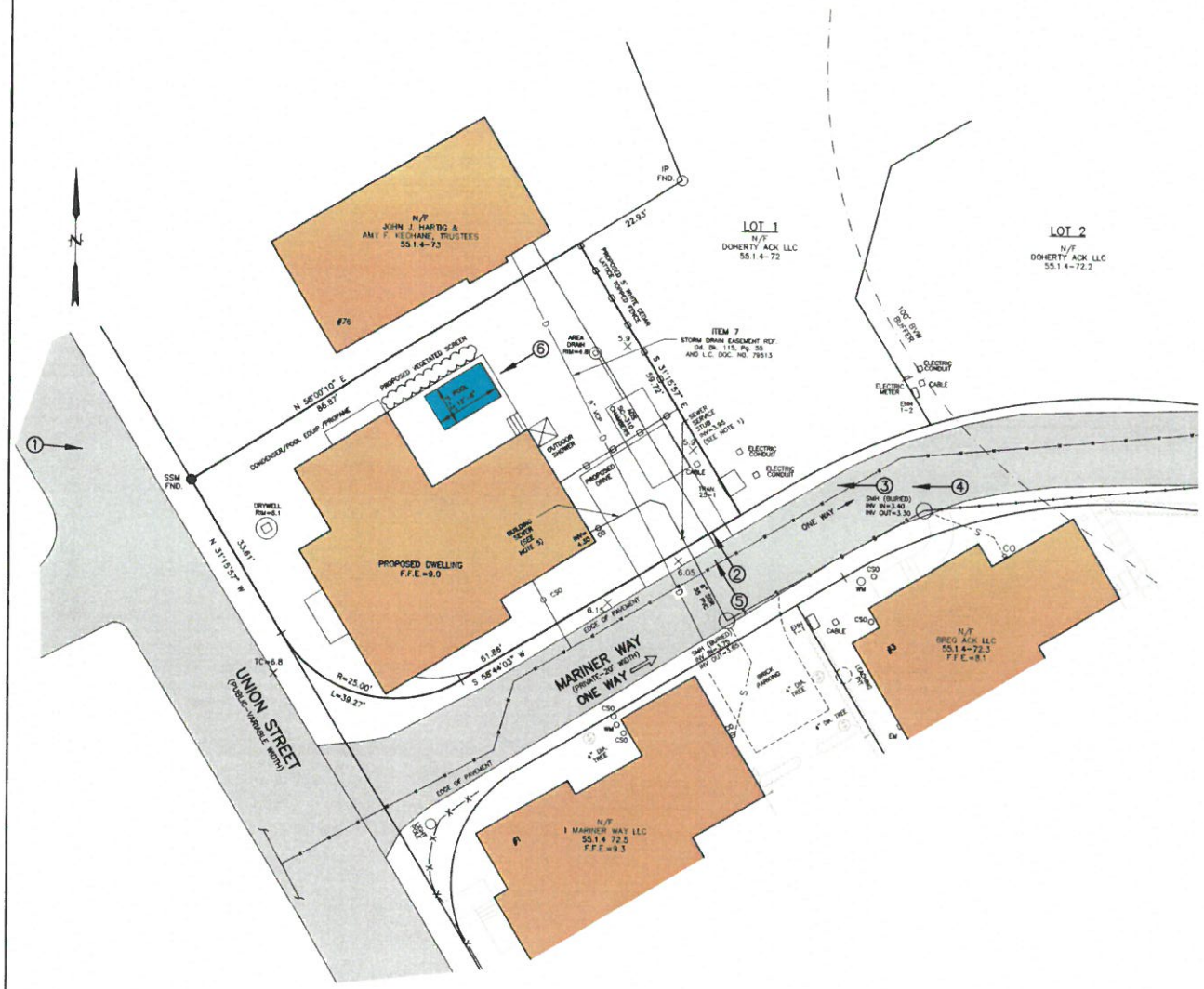
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

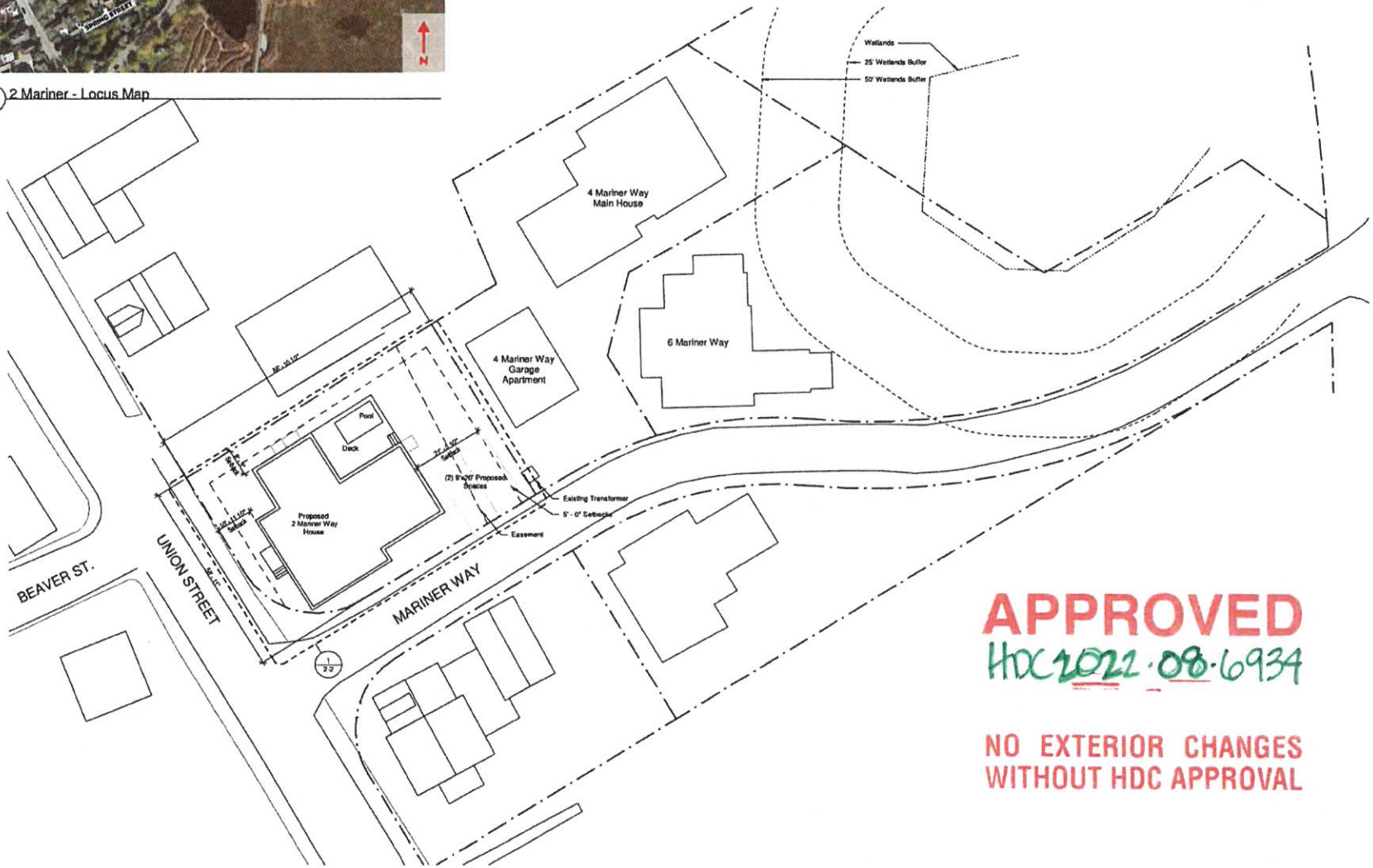
Voting	Welch, Camp, Coombs, Dutra, Patten
Alternates	None
Recused	Pohl, Oliver, Thornewill
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ben Normand
Public	None
Motion	**Motion to Approve (Coombs)**
Vote	Carried 5-0 — 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

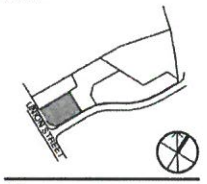
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

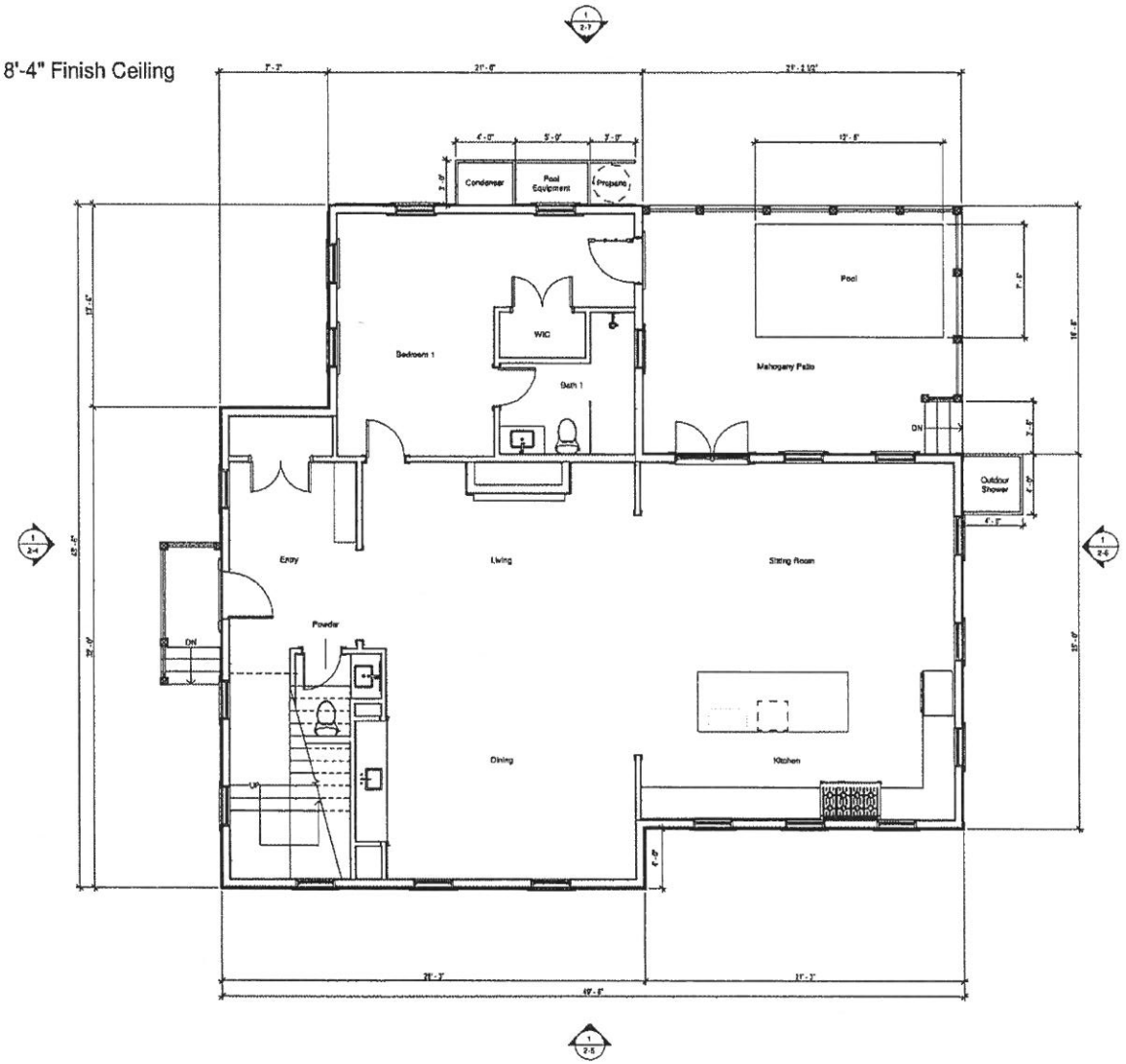
SHEET NAME:
Site Plan

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

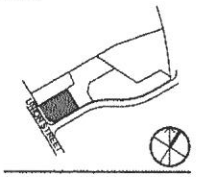
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

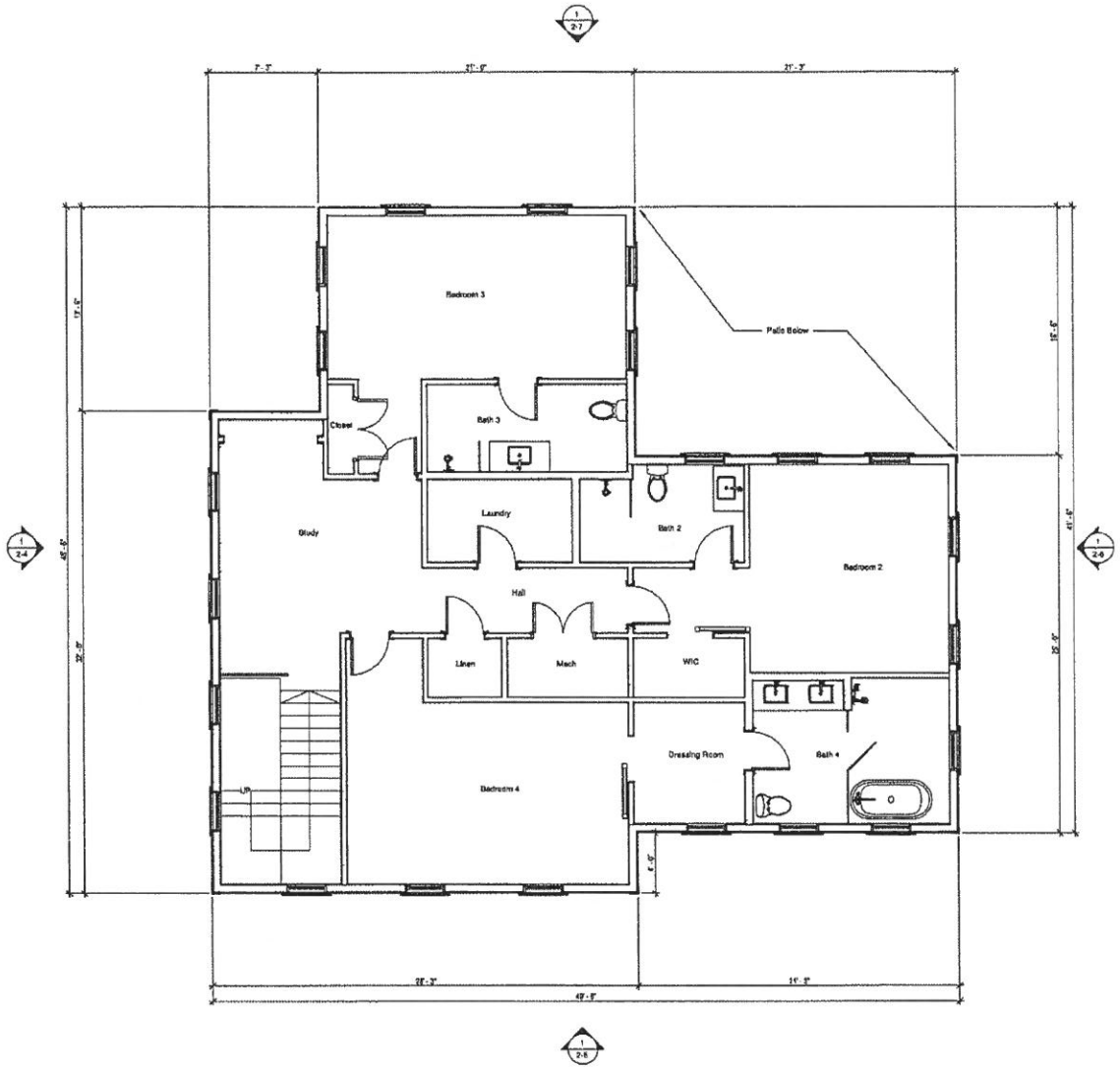
PROJECT #: P0370.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RS

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

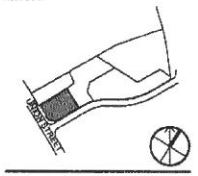
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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"						

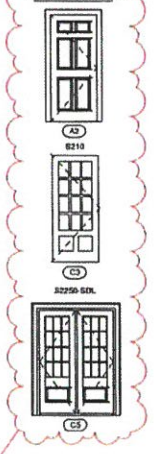
Materials Legend

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

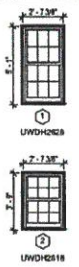
APPROVED
HDC2022.08.6934

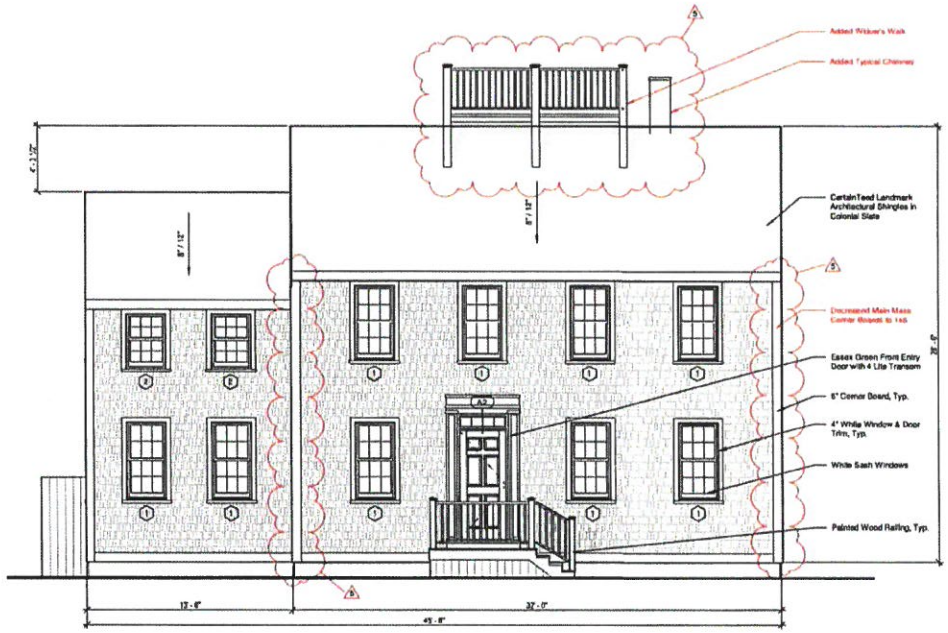
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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

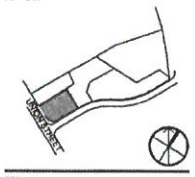
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(340) 228-0240

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"						

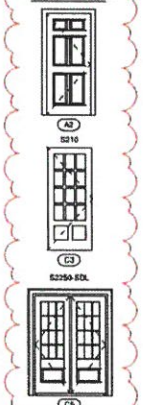
Materials Legend

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.

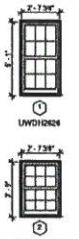
APPROVED
HDC 2022.08.6934

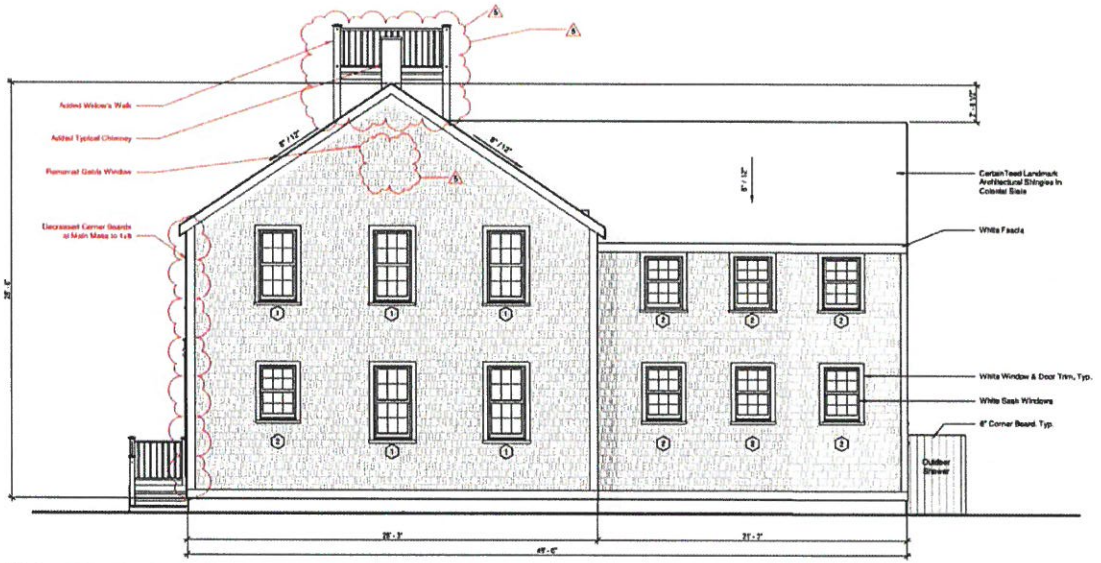
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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

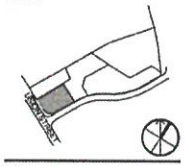
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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"						

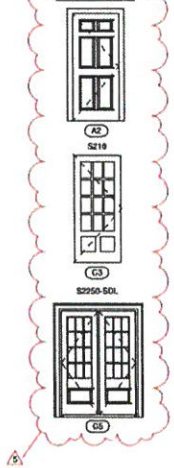
Materials Legend

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.

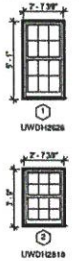
APPROVED
HDC2022.08.6934

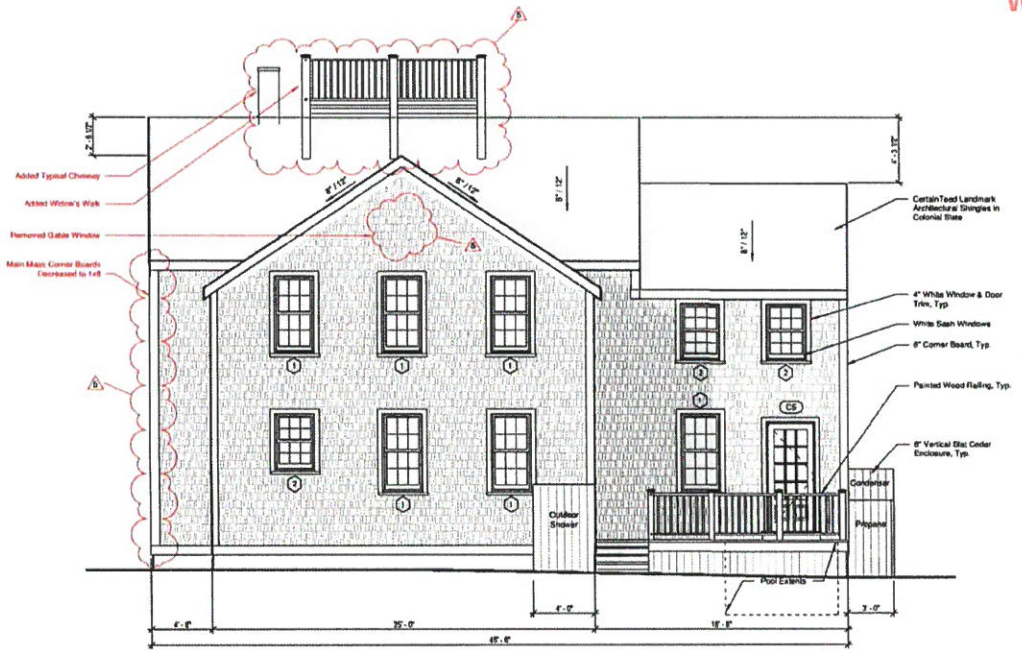
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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

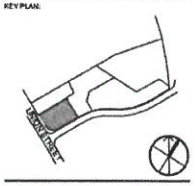
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0345

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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Materials Legend				
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Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched.
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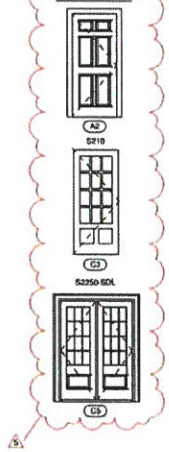
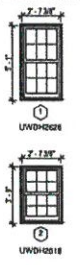
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Exterior Door Legend

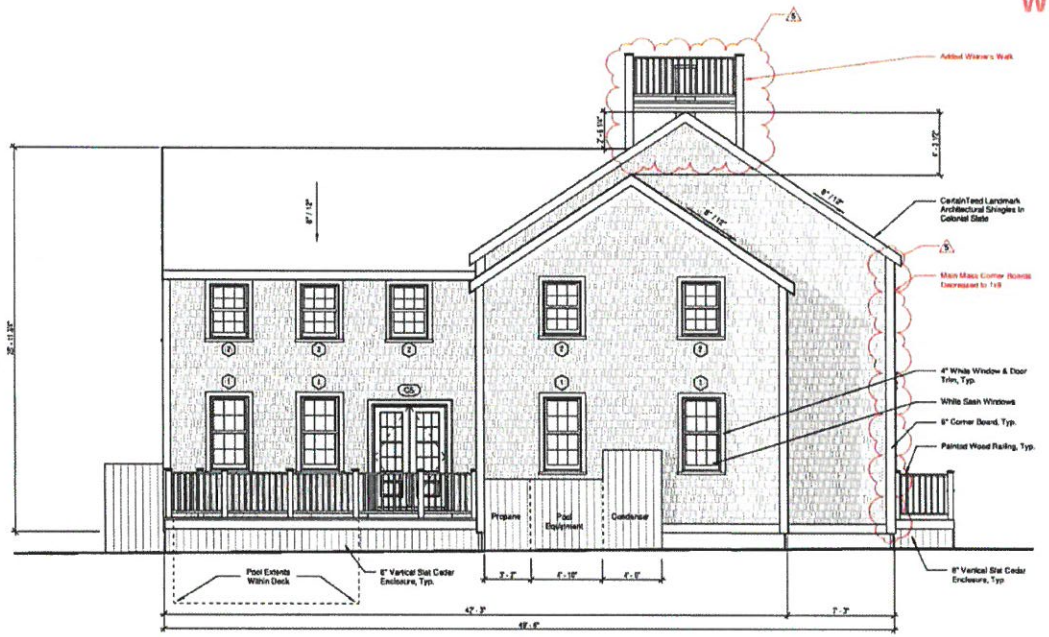


Window Legend



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

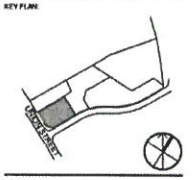
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

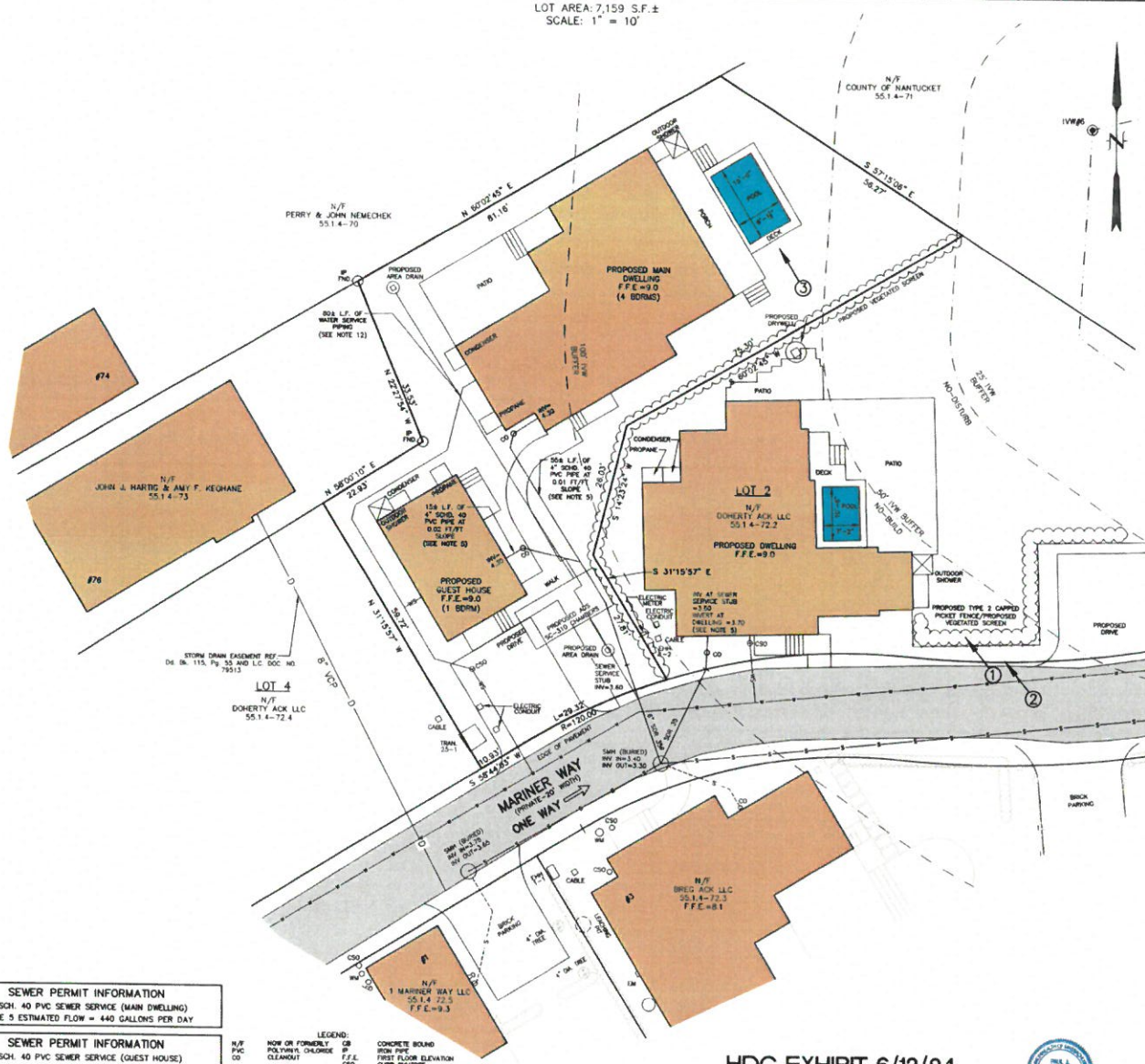
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

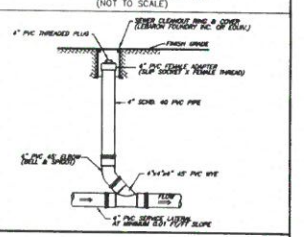
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



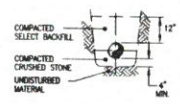
LOCUS MAP
SCALE: 1" = 150'±



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

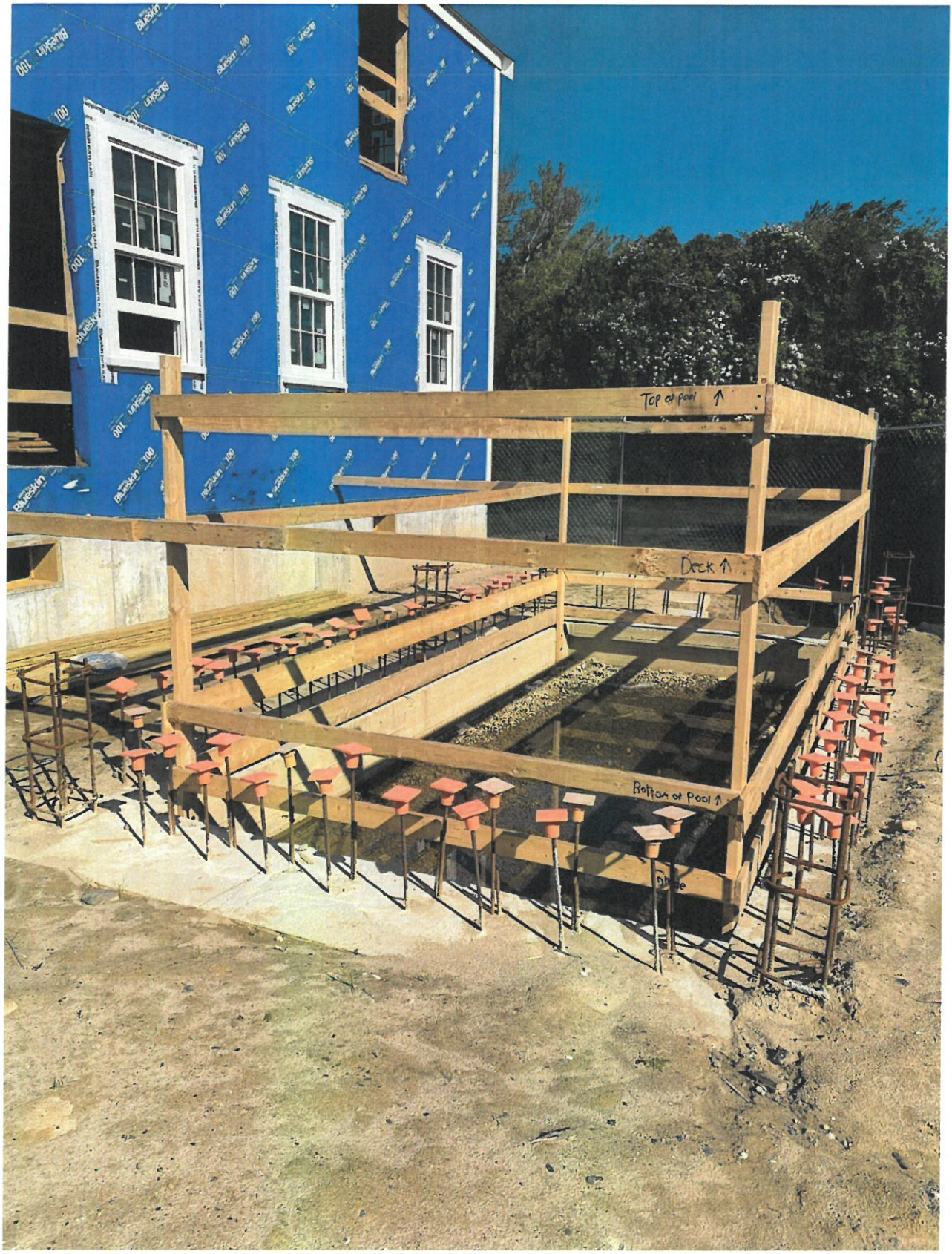


2 View of Property from Mariner Way

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

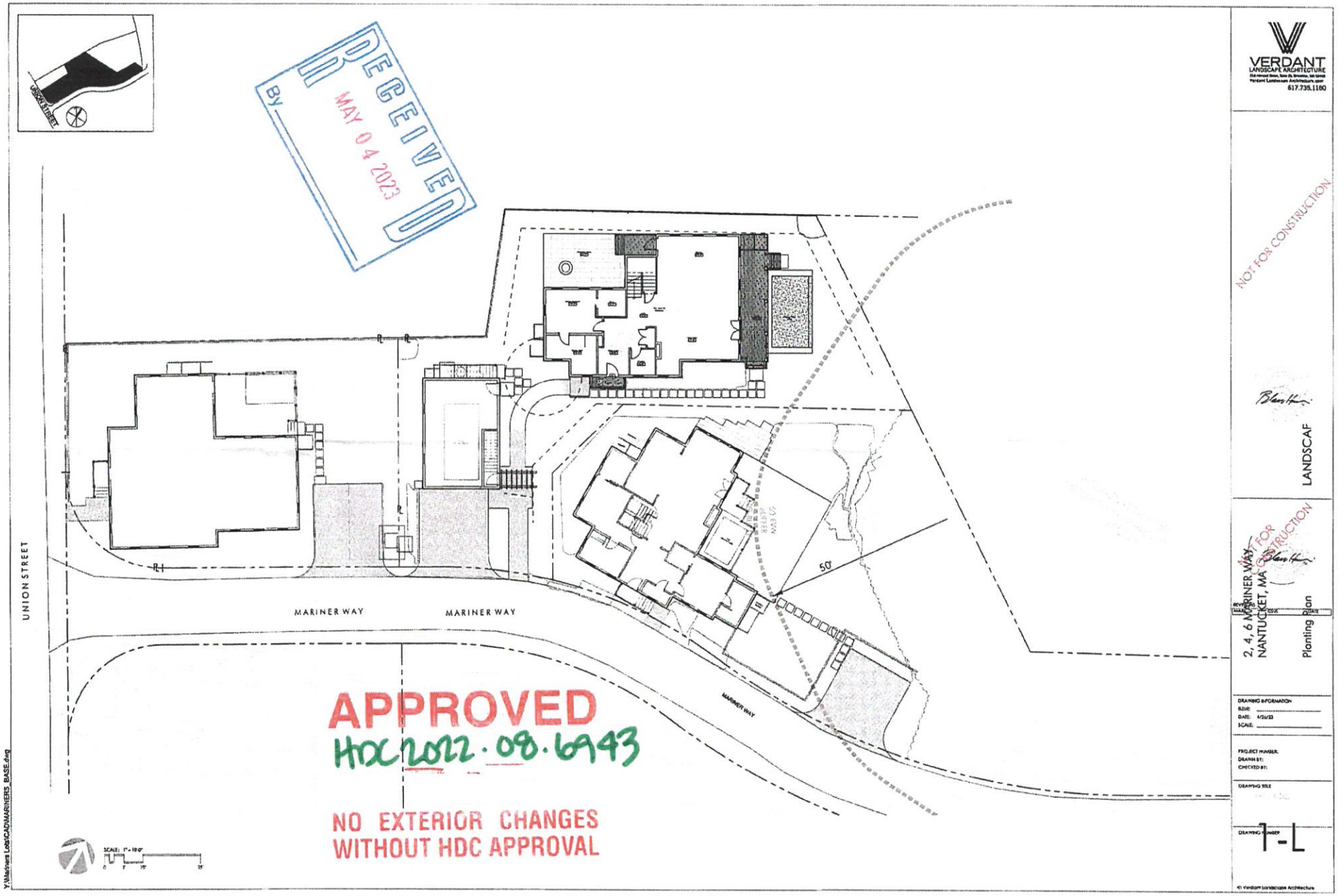
4. Doherty ACK LLC **08-6943**	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams

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

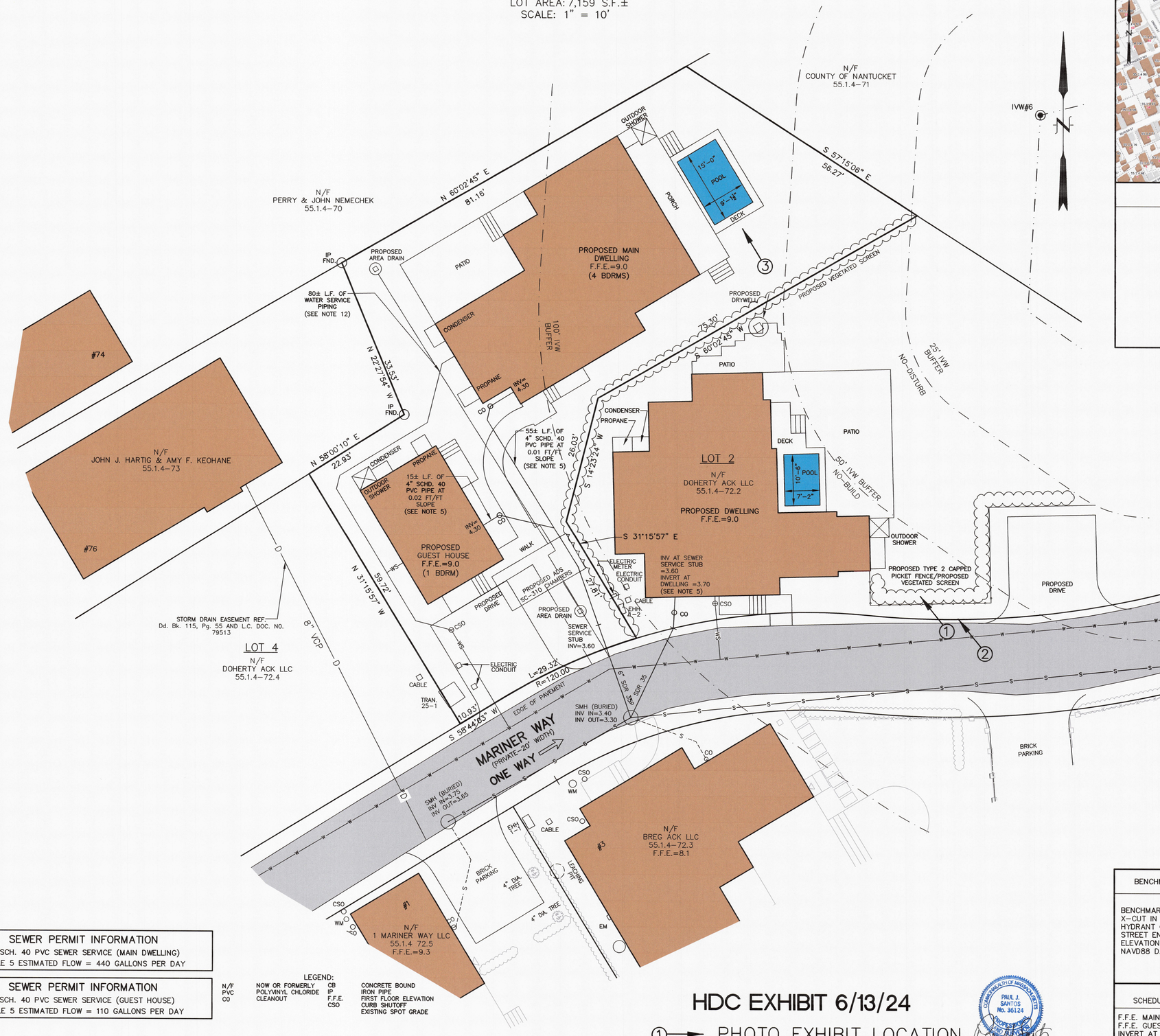
5. Doherty ACK LLC **08-6930**	6 Mariner Way	New dwelling	55.1.4/72.3	Linda Williams

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**

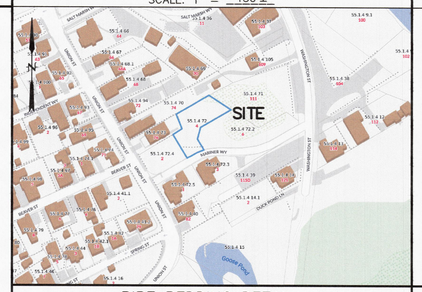

UNION STREET
MARINER WAY
MARINER WAY
MARINER WAY
50'
RECEIVED
BY
MAY 04 2023
APPROVED
HDC2022.08.6943
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
NOT FOR CONSTRUCTION
VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180
LANDSCAF
2, 4, 6 MARINER WAY
NANTUCKET, MA
Planting Plan
DRAWING INFORMATION
DATE: 4/26/23
PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
DRAWING TITLE
DRAWING NUMBER
T-L
Y:\Mariners Lab\CAD\MARINERS_BASE.dwg

SEWER & WATER CONNECTION PLOT PLAN

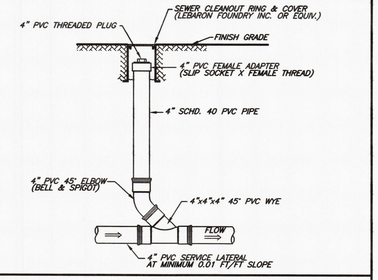
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



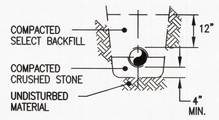
LOCUS MAP
SCALE: 1" = 150'±



SEWER CLEANOUT DETAIL
(NOT TO SCALE)



PIPE BEDDING DETAIL
(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1–888–344–7233.
5. PROPOSED BUILDING SEWER SHALL BE 4–INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1–FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL–RC)
7. SEE ORDER OF CONDITIONS SE 48–3512, Dd. Bk. 1888, Pg. 189, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
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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

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

COMMONWEALTH OF MASSACHUSETTS — PAUL J. SANTOS No. 36124 — PROFESSIONAL LAND SURVEYOR — 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

BENCHMARK INFORMATION

BENCHMARK:
X–CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

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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

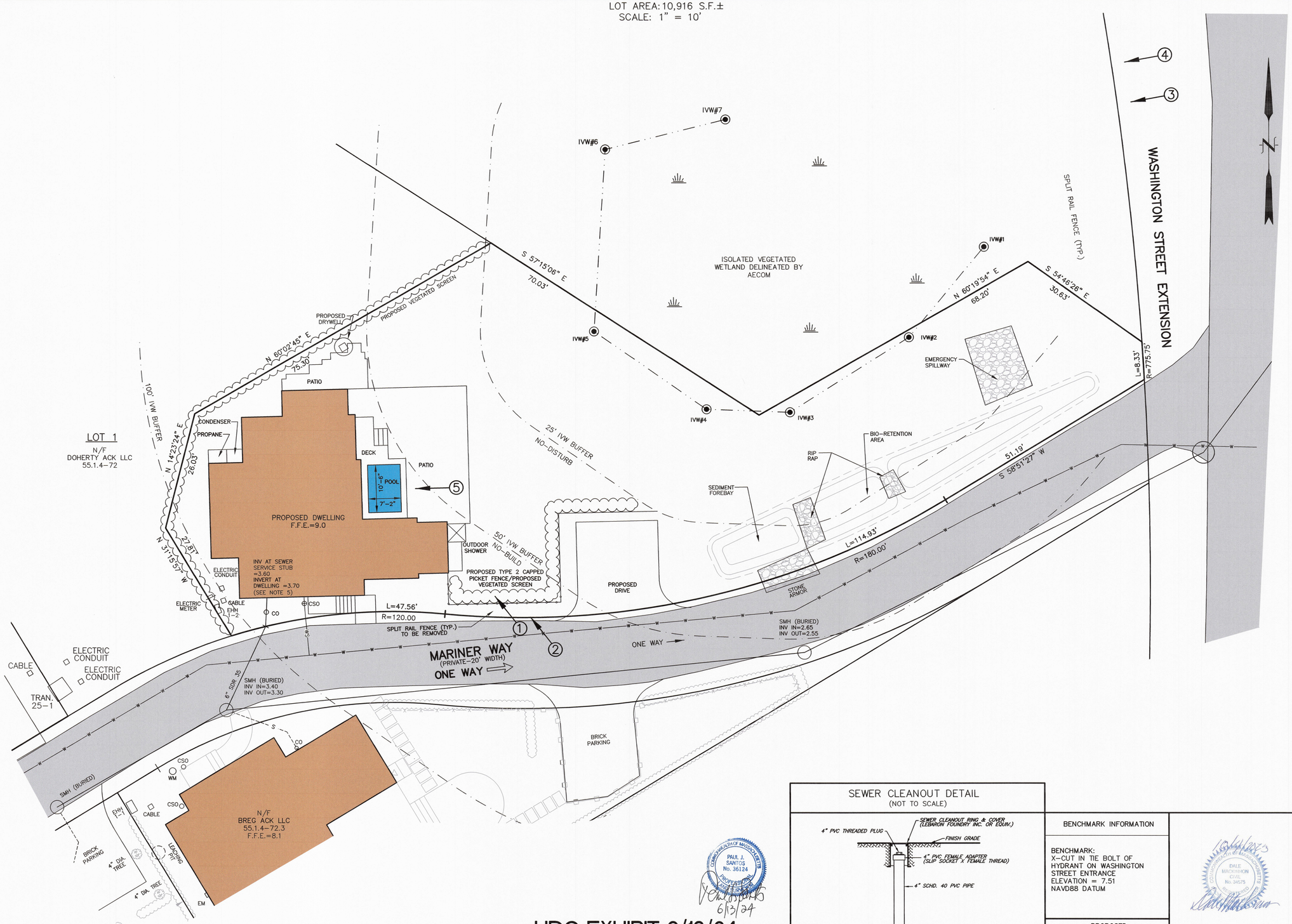
© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N–11450

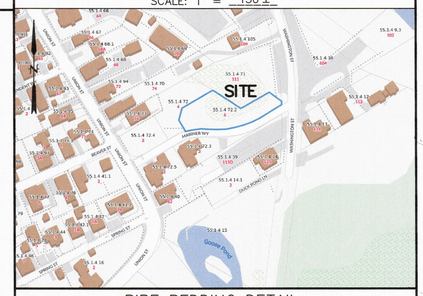
10/26/2023 - 13:09:19 | 1000x1414(50.1-141%) | HDC/AUTOCAD/N1450-1 Sewer Connection Plan 4 MARINER (24X36) 3-21-2024 AERIAL OVERLAY.dwg, 1:1

SEWER & WATER CONNECTION PLOT PLAN

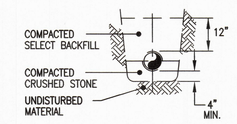
LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



LOCUS MAP
SCALE: 1" = 150'±



PIPE BEDDING DETAIL
(NOT TO SCALE)



NOTES

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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.
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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

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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

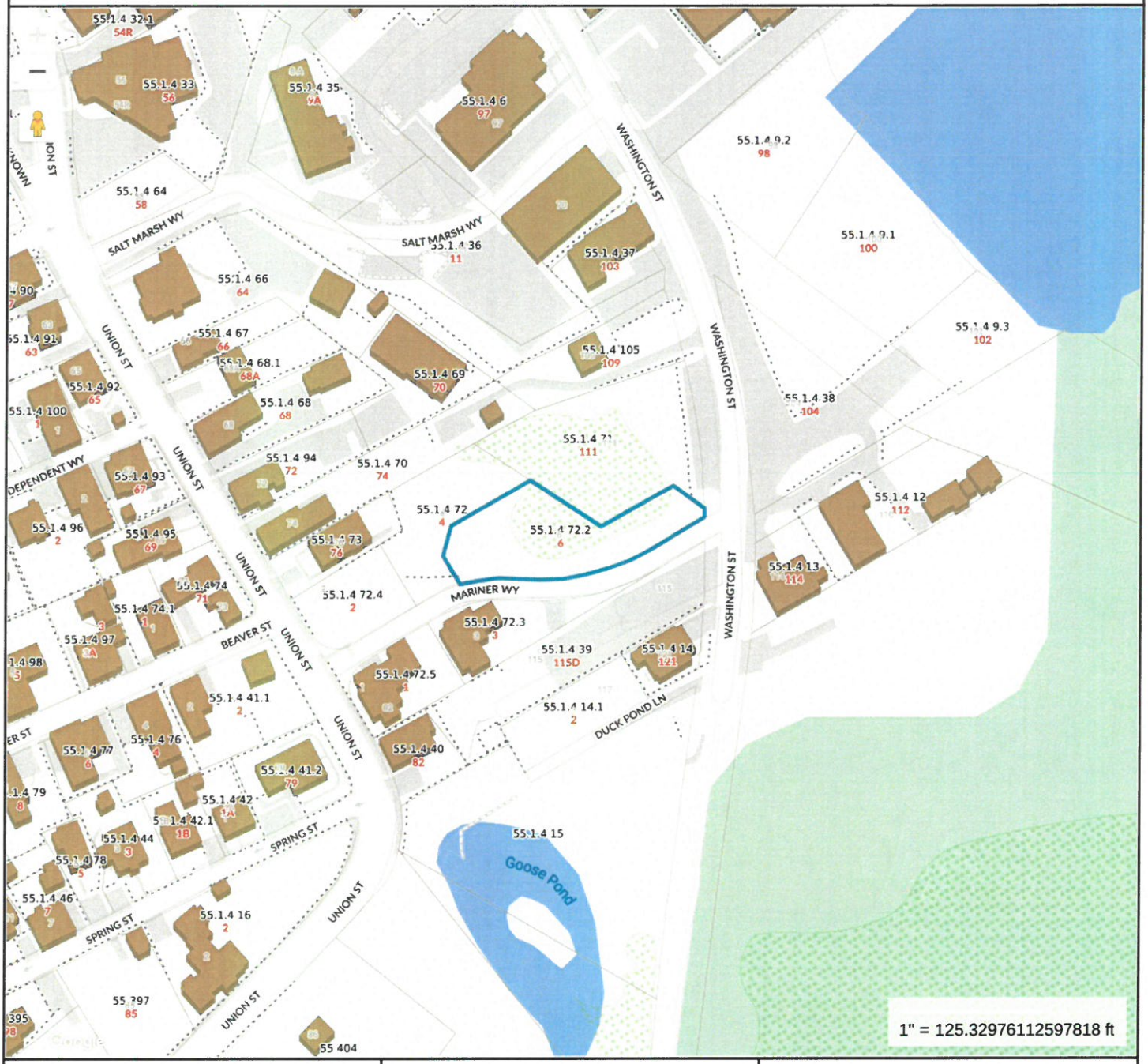
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single 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.
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: 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

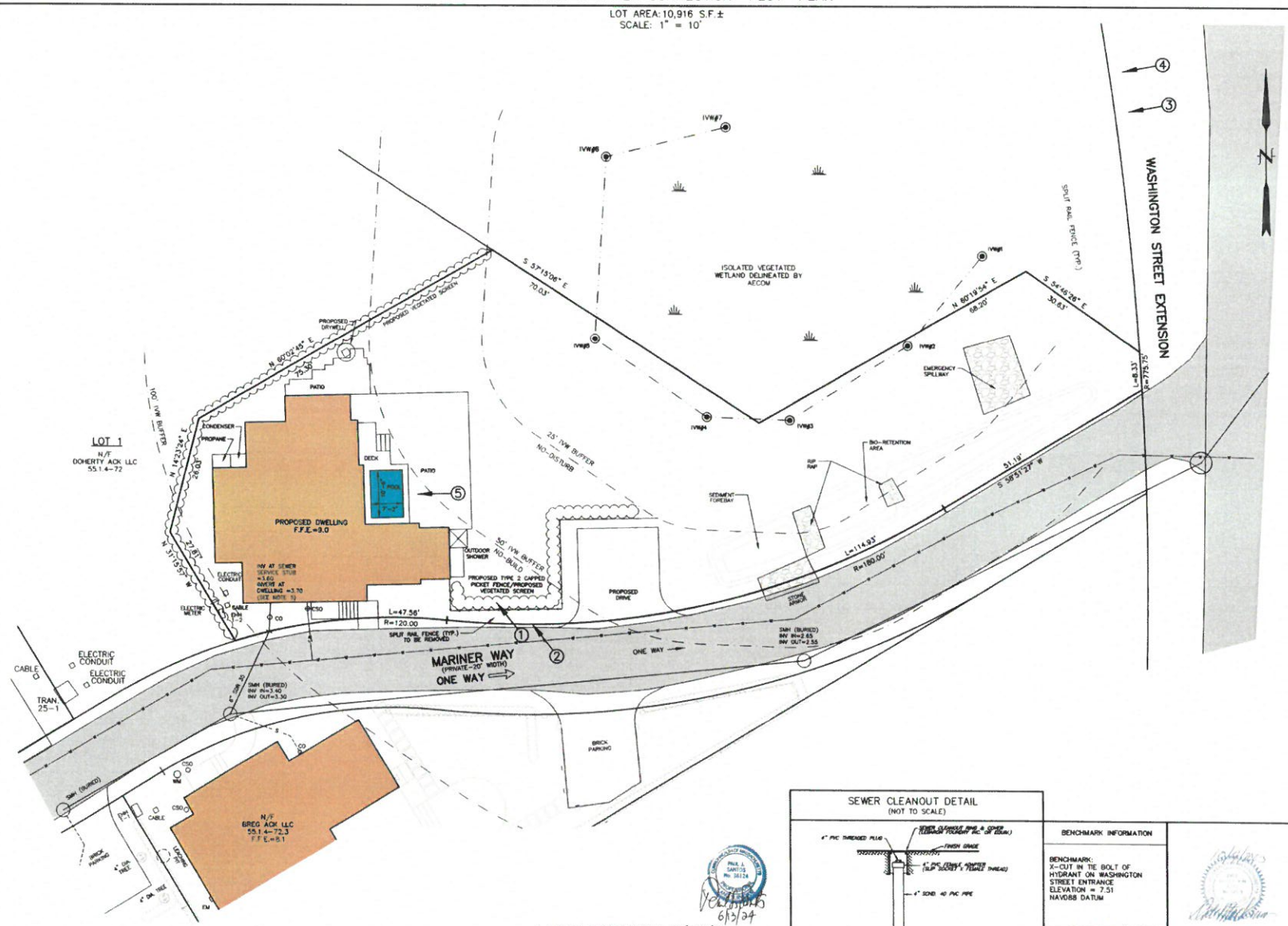
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

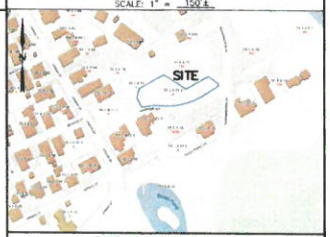
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



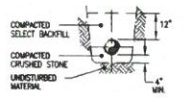
LOCUS MAP

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

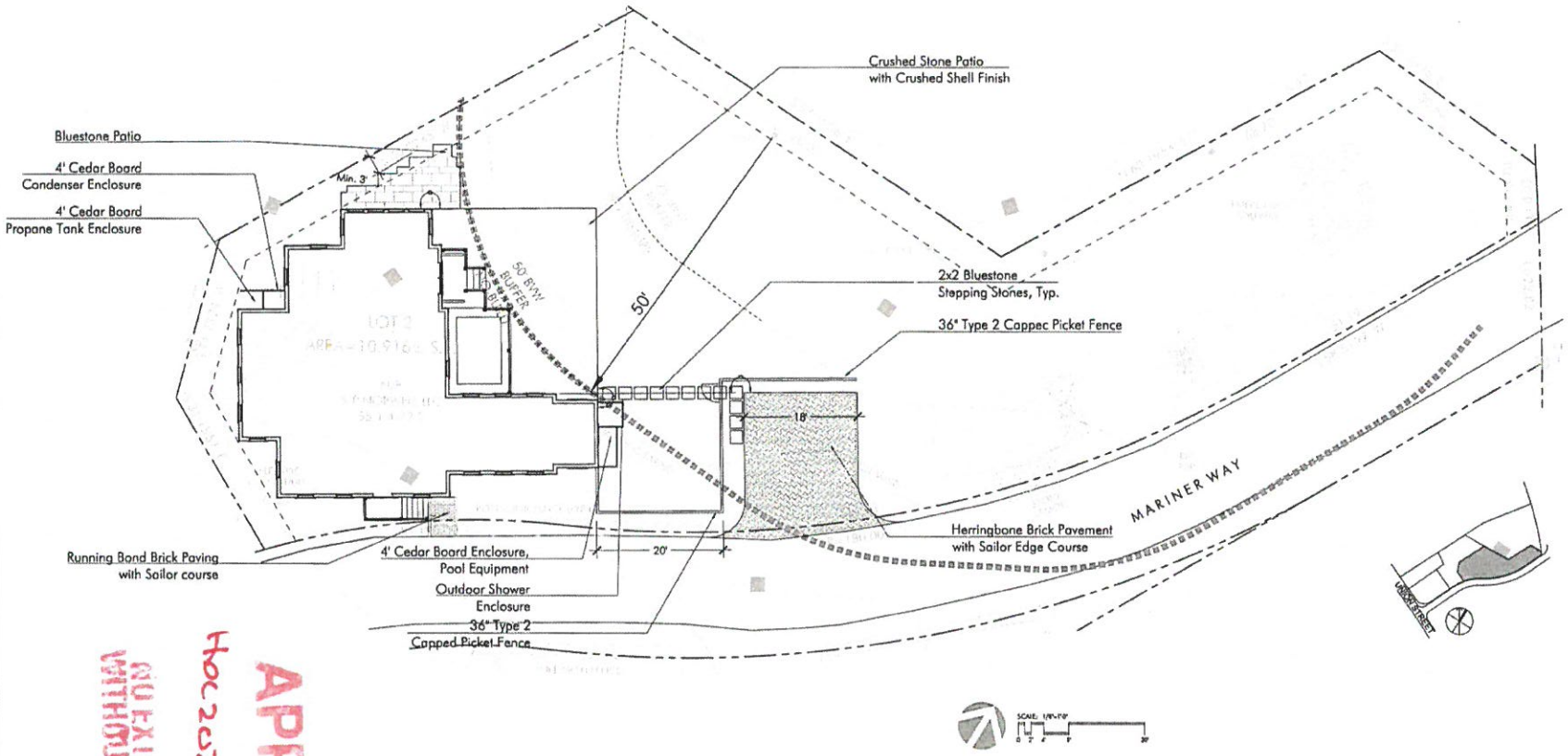
Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and 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.

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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:
	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.
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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

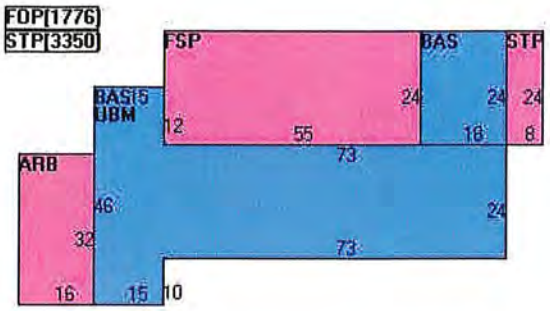
Building Attributes	
Field	Description
Style:	Clubs/Lodges
Model	Commercial

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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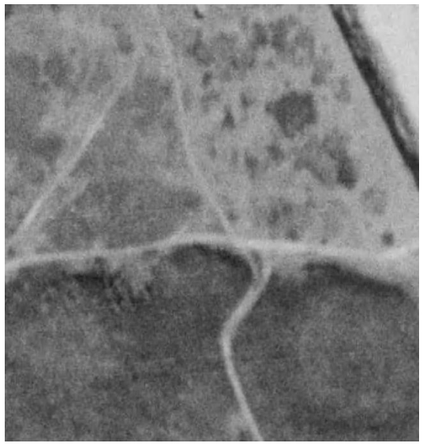
18 Hoicks Hollow - Sankaty Beach Club


1938


1969


1985


1994


2003


2005


2009


2016


2016


2018

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant**.**

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: 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°: 42.4.2 PARCEL N°. 90

Street & Number of Proposed Work: 4 N Water St

Owner of record: FP N Water

Mailing Address: 4 N Water St [redacted]

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus ltd

Mailing Address: 8 Williams Ln

Nantucket, MA 02554

Contact Phone #: 508 3254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☑ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Building Addition

Size of Structure or Addition: Length: 41'-4" Sq. Footage 1st floor: 994 Decks/Patio: Size: 15 SF ☑ 1st floor ☐ 2nd floor

Width: 31' Sq. footage 2nd floor: 990 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6"+/- South 4 East " West "

Height of ridge above final finish grade: North 26'-2" South 28'-3"+/- East 30'-10" West 28'-3"+/-

Additional Remarks

Historic Name: Obed Joy House

Original Date: 1846

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Varies 8"-42" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5 1/2" Rake 6 1/2" Soffit (Overhang) 4" Corner boards 5 1/2" Frieze 3"

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof TME

Trim White (TME) Sash White Doors White TME

Deck [redacted] Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/18/23 Signature of owner of record _____ Signed under penalties of perjury

	- Suggested that reviewing the site plan of the proposed new building would provide valuable insights into how the relocation and new construction aim to respect and preserve the historic character of the original structure while adapting to current living standards. **Camp** - Expressed a strong preference for renovating the existing historic buildings on the site, emphasizing the importance of preserving real, historical structures despite their aesthetic imperfections. - Highlighted the value of these buildings as genuine pieces of history, with their character enhanced by historical additions. - Voiced opposition to the demolition or relocation of these structures based on a brief glimpse of the proposed replacement, advocating for the preservation of history as it currently stands. **Pohl** - Suggested taking a comprehensive look at the entire project proposal to offer comments on the overall package, indicating a willingness to dedicate time to discuss the first item listed under new business in detail. **McEachern** - Concurred with Pohl and proceeded to provide a summary of the 4 North Water Street (Addition) item under New Business. (02:38:08)
Motion:	**Motion to hold for revisions. (Made by: Welch) (03:08:06) * This motion was in conjunction with Item 1. New Business 4 North Water Street – Addition.**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2023 – (as noted)

VIII. **NEW BUSINESS 01/02/2024**

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	FP 4 North Water -	4 North Water St	Addition	42.4.2/90	Emeritus LTD

Voting:	Pohl, Welch, Coombs, Camp, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Matthew McEachern
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Requested clarification on the proposed ground cover for an addition to an individually significant structure, noting the existing rear L from the 1890s is 845 square feet, with unclear documentation on the new addition's square footage. - Critiqued the proposed new infill Gable-ended Greek Revival addition as inappropriate for the historic structure, emphasizing that new additions should be compatible in massing, scale, and architectural features to maintain the property's historic integrity. - Highlighted the importance of recognizing each property as a record of its time, place, and use, cautioning against changes that create a false sense of historical development or add conjectural features from other buildings. - Mentioned that changes acquiring historic significance over time should be preserved, including the existing Obed Joy house and its rear addition. - Pointed out that the proposed addition, as viewed from the north, would obstruct the visibility of the fluted columns on three sides of the structure, questioning the classification of the revivalist period due to similarities between Gothic Revival and carpenter Revival styles. - Acknowledged that the addition does not attach to the main block of the Obed Joy house but still deemed it inappropriate for the site. - Suggested considering a separate structure for the new infill within the Old Historic District (OHD) as a more suitable approach, given zoning possibilities and the context of Matt's proposal for an additional structure.

Public Comments:	**Mickey Rowland**, Historic Structure Advisory Group - Noted that the proposed new building significantly overshadows the original structure in size, suggesting a more modest scale would be preferable. - Indicated a detached building might be more suitable, allowing for a design that respects the original structure without necessitating the removal of any historic parts. - Acknowledged the explanation given for connecting the buildings due to accessibility concerns but emphasized that a separate construction could still achieve compliance while preserving the integrity of the original building.
Concerns:	**McEachern (02:47:57)** - Clarified that while it's possible to achieve accessibility with detached buildings, the inclusion of an elevator lift and a handicap parking space between the two structures was a deliberate design choice to optimize accessibility. - Explained that the buildings were intentionally separated to ensure they would be perceived as distinct entities from the streetscape, while still enabling a single point of entry for enhanced accessibility, thereby avoiding the redundancy of two closely situated lifts. - Addressed concerns about the new building's scale, acknowledging the possibility of reducing its size in response to feedback, particularly from Mickey. - Highlighted the significant effort invested in accessibility analysis to address one of the main challenges of commercial projects in the core district: providing accessibility in a way that is both effective and aesthetically sympathetic, leading to the decision to connect the buildings with a one-story element. **Camp** - Emphasized the historic nature of the building, noting that as a standalone structure, it is not required to meet handicap accessibility standards through renovation, suggesting such adaptations could be applied to the new infill instead. - Strongly advocated for the structures to be separated to honor the historic house, suggesting that the current design, while fine, appears more modern and hotel-like rather than reflecting the historic character expected in such a context. - Voiced preference for preserving and restoring the historic ancillary structures extending down the back of the property, reinforcing the value of maintaining the integrity of the original building. - Expressed that any new construction should not overshadow the historic house but rather be designed in a way that is clearly subordinate, ensuring the new addition complements rather than competes with the historical significance of the existing structure. **Coombs** - Agreed with Abby and Holly on the importance of preserving the historic building along with its naturally evolved side part, emphasizing the need to protect rather than alter historic structures for additional construction. - Critiqued the proposed new building for resembling a hotel, highlighting concerns about its impact on the character of the Brand Point area. - Argued against relocating parts of the historic building to Madeket or elsewhere, advocating for keeping all components together to maintain the integrity of the site. - Suggested exploring alternatives to connect the two buildings, such as internal ramps, to allow accessibility without compromising the historical context. - Expressed that constructing a new, unrelated building next to the existing historic structure would be a significant mistake, undermining the area's historical continuity and aesthetic. **Welch** - Voiced concerns about the proposed East Elevation (A201), highlighting several issues: - The connector piece does not adequately honor the historic structure it attaches to, despite its relatively diminished value compared to the primary historic structure on the corner. - Described the combination of two different architectural styles through the connector as an "odd marriage," suggesting it does not create a cohesive aesthetic.

- Suggested that if the new addition is to be directly connected, it should reflect the style of the existing structure rather than possessing its own distinct identity, to avoid presenting an atypical combination of different periods and styles.
- Proposed the idea of a subterranean connector to maintain aesthetic integrity and suggested this could facilitate ADA compliance without compromising the visual harmony between the two structures.
- Recommended reviewing the first-floor plan and site plan for further context to these comments, indicating that the physical layout and connectivity of the proposed addition and the existing structure need careful reconsideration to preserve the site's historic character.

McEachern

- Explained the rationale behind the design approach, emphasizing that the one-story connector, due to its setback, is intended to make the structures appear as two separate entities from the street view.
- Discussed the deliberate decision not to mimic the Gothic Revival style of the existing structure, considering the architectural context of the area, including a neighboring two-story Greek Revival house.
- Aimed for the new addition to be perceived distinctly from the original structure, reflecting an intentional departure in style to ensure that each building is seen as independent despite their physical connection.

Welch

- Expressed concerns about the current design approach, particularly the connector piece between the existing structure and the proposed addition, deeming it an unsuccessful strategy.
- Suggested a potential solution that involves rotating the proposed structure 270 degrees, moving it to the upper backside of the lot, which could allow the existing structure to serve as the connector.
- Proposed that the kitchen and common area, which require ADA accessibility, be located at the rear side of the existing lot to facilitate accessibility without compromising the historic integrity of the site.
- Emphasized the importance of the new addition and the existing structure appearing as two separate buildings, suggesting that the physical connection should be discreet and positioned behind the new building, out of view.
- Highlighted the necessity of retaining and honoring both the original and the less historically significant structures, suggesting that the proposed changes would better respect the site's historic character.
- Clarified that for the proposal to be acceptable, it must present the buildings as distinct entities, achievable by repositioning the connector to be less visible and separate from the newly proposed addition.

Oliver

- Expressed agreement with Steven's proposal for repositioning the proposed two-story addition to make it appear as a separate structure from the existing building.
- Considered a similar idea of relocating the new section around the corner to further distinguish it from the original structure, enhancing the perception of it being independent.
- Emphasized the necessity for the new addition to visually present as a distinct entity, suggesting that if treated as a completely separate building, its style would harmonize with the existing house and others on the street, notably those of Greek Revival architecture.

Pohl

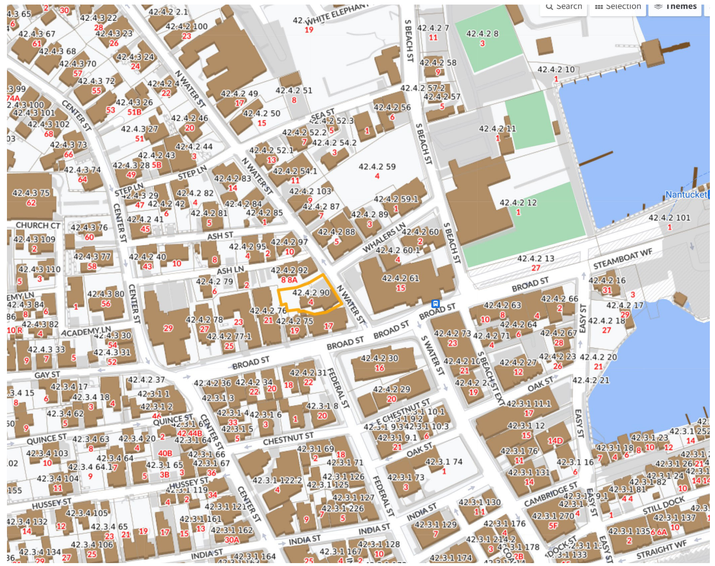
- Expressed initial surprise at the old age of the addition to the historic building, noting its lack of architectural resemblance to the main Carpenter's Gothic structure.
- Acknowledged insights from Holly and Mickey about the addition's historical connection to the main building, growing to appreciate its unique character.
- Discussed the possibility of retaining the one-story addition as a connector while introducing a new, adjacent building, thus respecting the historical relationship between the structures.

	- Raised aesthetic concerns regarding the proposed Greek Revival building, noting a perceived discrepancy in scale compared to the Carpenter's Gothic structure. - Suggested including a streetscape in the proposal to provide context and a better sense of scale among neighboring buildings. - Emphasized the desire for the new addition and the historic building to be perceived as two separate entities, suggesting that utilizing the existing rear addition as the connector could be a less contrived solution that honors the site's history. - Highlighted the importance of maintaining the distinct and standalone character of the Carpenter's Gothic building, suggesting that embracing its unique form in the design could facilitate the perception of the buildings as independent yet harmoniously connected. **McEachern** - Acknowledged the usefulness of including a streetscape in the proposal to better understand the project's context within the neighborhood. - Noted the unique and interesting character of the corner where the project is located, emphasizing that a detailed view of the streetscape, including the house directly next door, was considered extensively during the design process. **Welch** - Suggested that removing the connector, as per the board's concerns, could potentially increase available ground cover, opening the possibility for a slightly wider Greek Revival addition. - Proposed moving the bump out closer to the Carpenter Gothic structure, highlighting this adjustment as a potential benefit in terms of design flexibility and site utilization. - Indicated that such changes could create a more favorable trade-off for the project, improving its chances of success in addressing the board's feedback. - Mentioned that adjusting the proportions and positioning of the new addition in this manner could lead to a more successful and appropriate design, aligning with earlier comments about the presentation and proportions of the structures. **McEachern** - Clarified the board's desire to work with the existing structure, noting a lack of support for moving it and how this preference shapes the project's approach. - Acknowledged the importance of the connector in the project's success, suggesting the existing portion of the structure could remain while proposing a new building. - Highlighted potential accessibility challenges that might arise from maintaining the existing structure and constructing a new building, indicating the possibility of seeking variances from the state. - Expressed hope for support from the board in the event that variances are needed to address these accessibility issues. **Backus** - Acknowledged a clearer understanding of the project's intentions, especially concerning the conversion of the historic structure for commercial use. - Pointed out that converting an individually significant historic structure to commercial use might allow for exemptions from certain codes specifically because of its historic status. - Suggested the client might explore historic tax credits and other benefits eligible for historic structures, particularly those designated as individually significant. - Recommended considering these factors in the project planning, suggesting that having a separate structure for the new addition could be a more advantageous approach in leveraging the historic building's potential benefits and complying with relevant codes and incentives.
Motion:	**Motion to hold for revisions. (Made by: Welch) (03:08:06) * This motion was in conjunction with Item 8. Old Business 4 North Water Street – to track with Move Off Dwelling.**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Camp, Oliver
	Certificate # HDC2024 – (as noted)

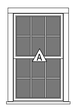
4 North Water Street

Nantucket, MA

06.13.24

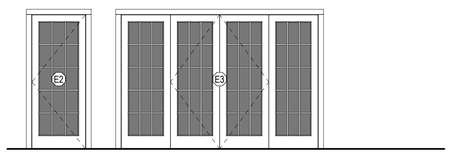


2 Locus Map
1/4" = 1'-0"

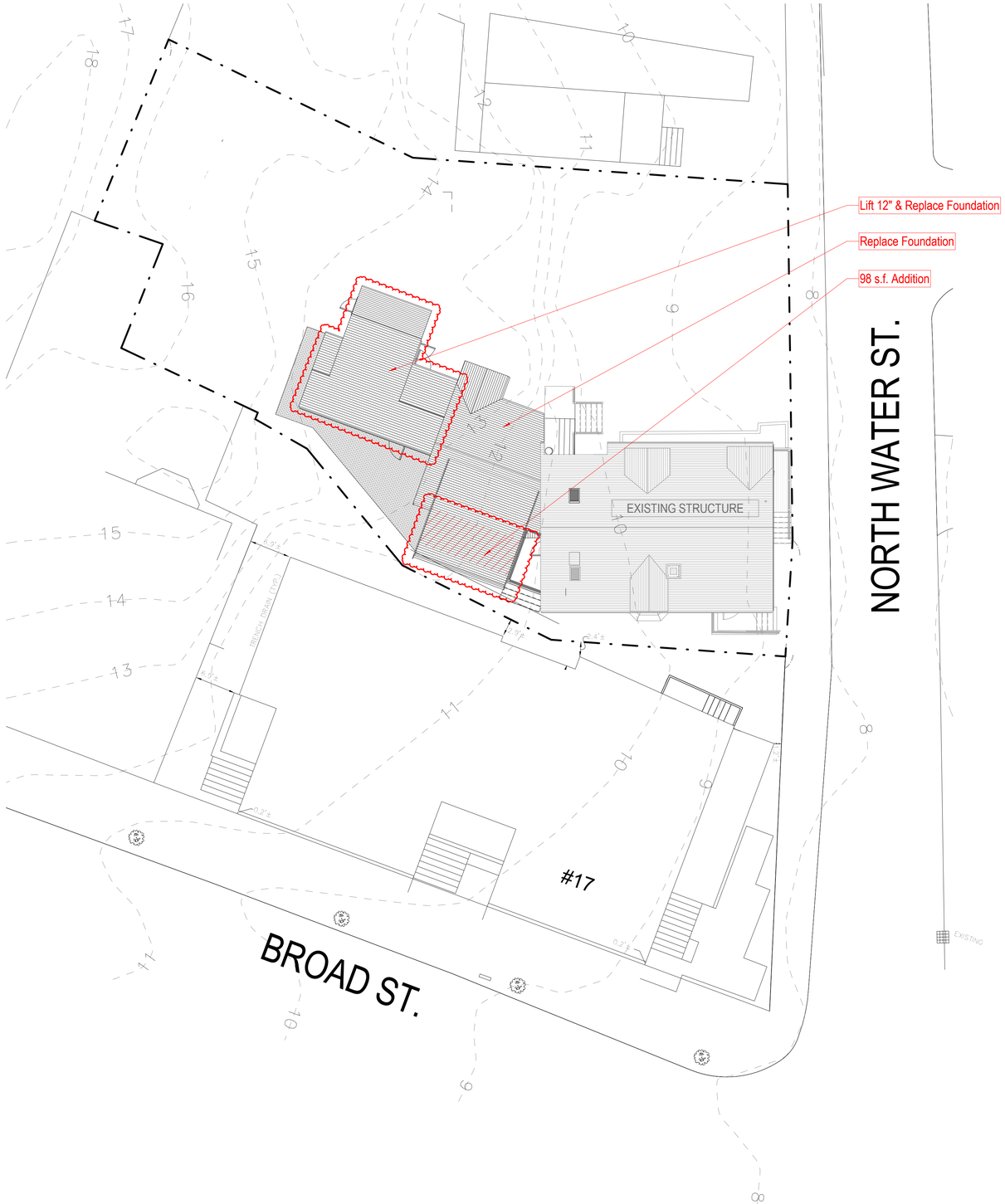


Double Hung
6/6 TDL

3 Window Legend
1/4" = 1'-0"



4 Exterior Door Legend
1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER SHEET
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

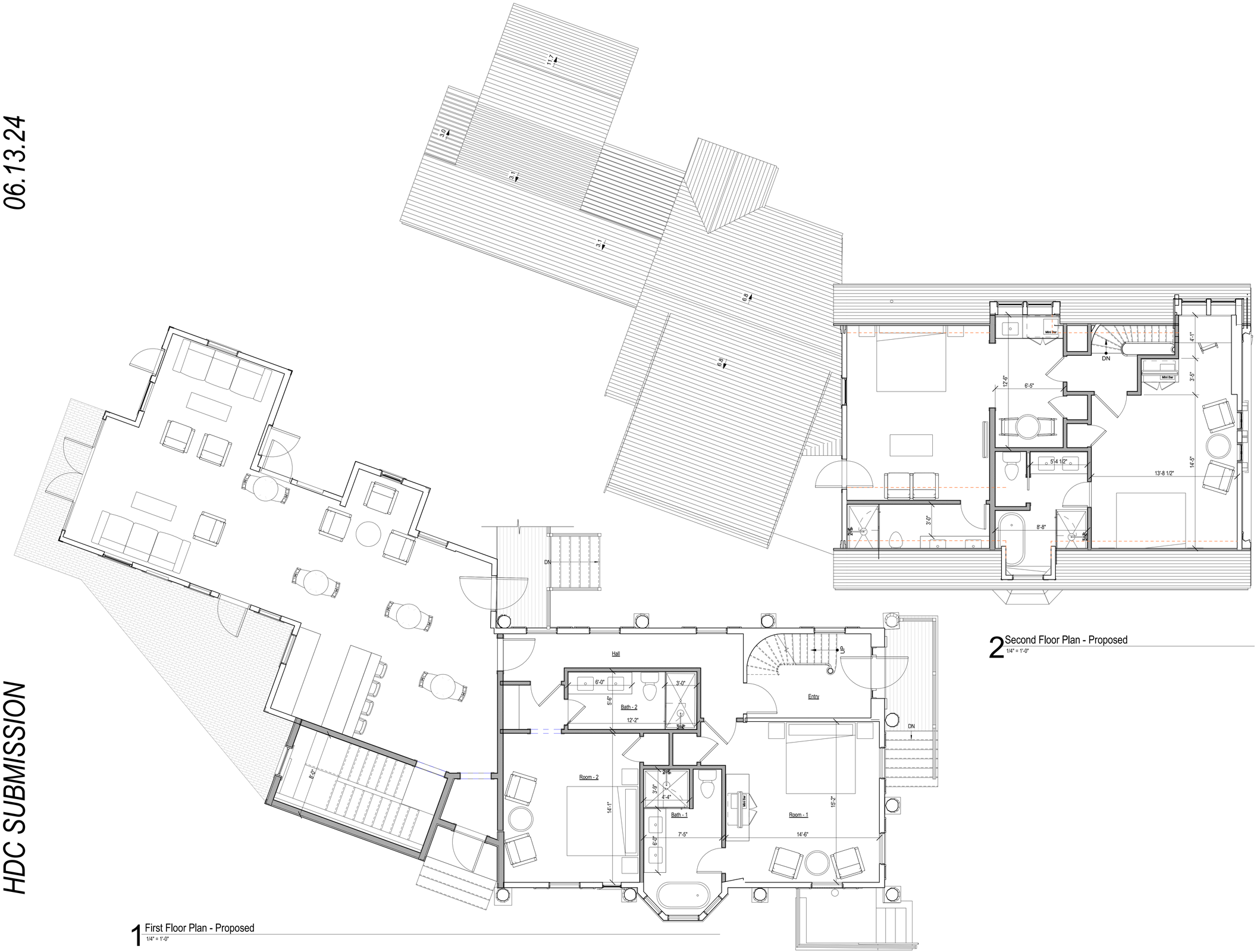
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2313

06.13.24

HDC SUBMISSION



1 First Floor Plan - Proposed
1/4" = 1'-0"

2 Second Floor Plan - Proposed
1/4" = 1'-0"

2313

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A.101

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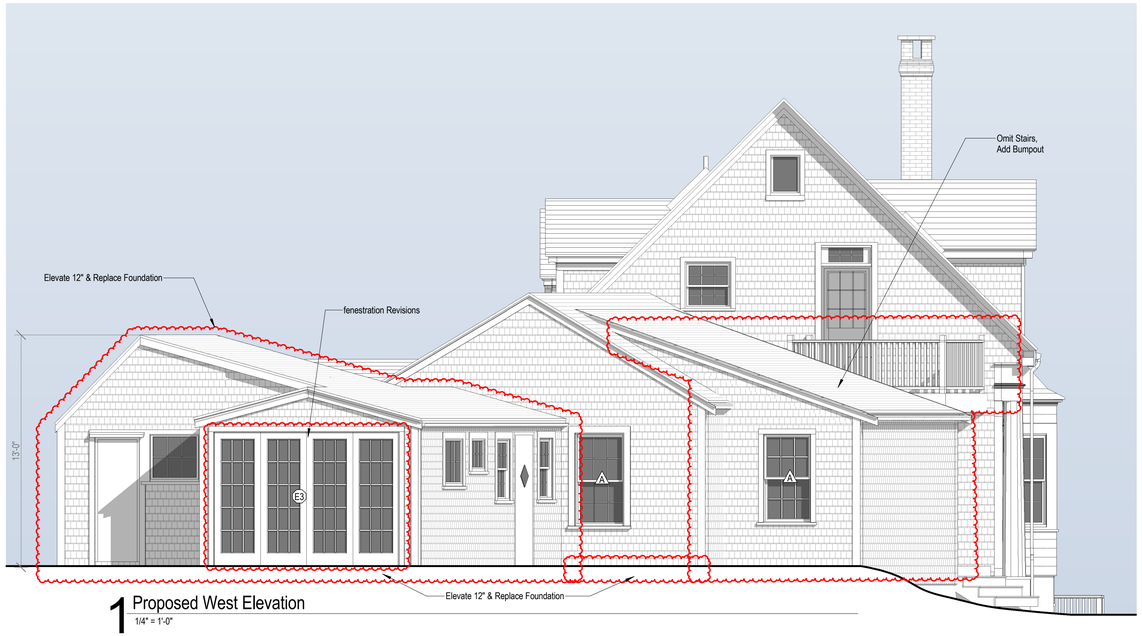


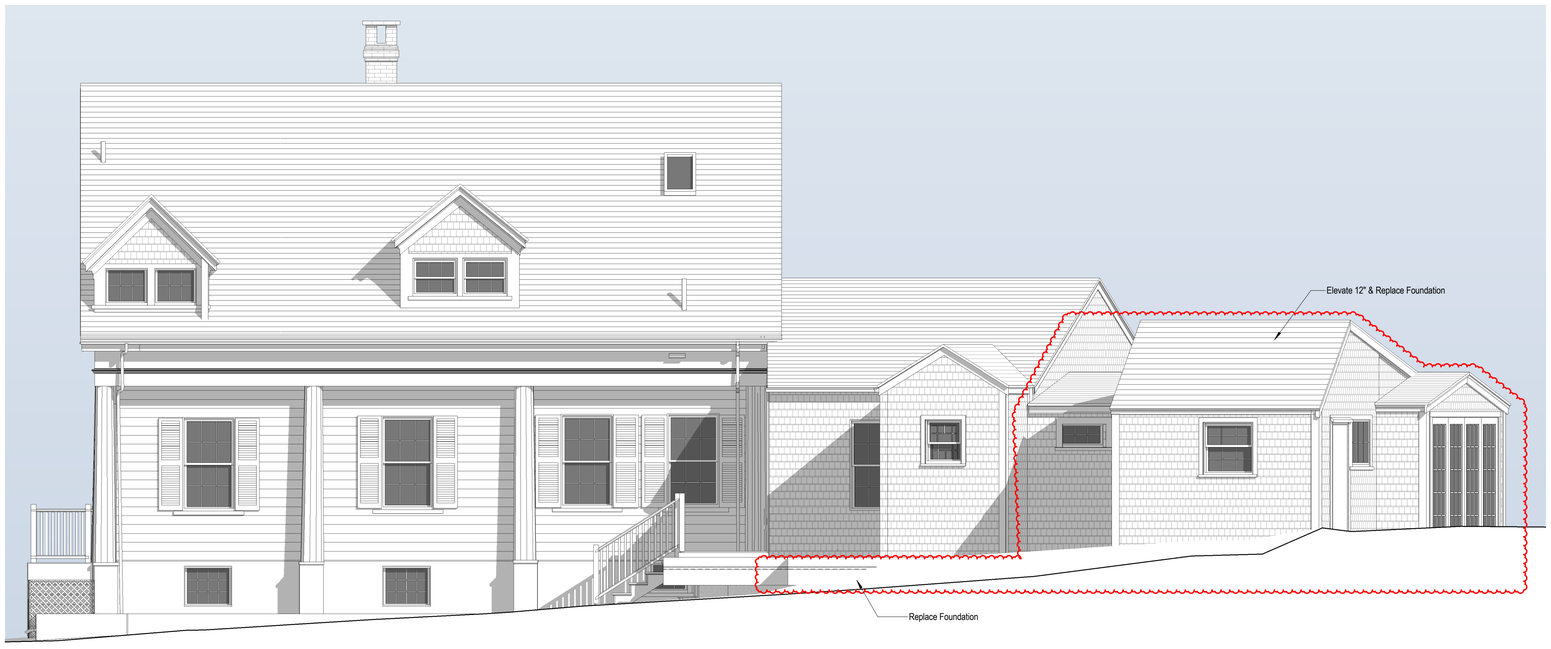
1 Proposed West Elevation
1/4" = 1'-0"



3 Existing West Elevation
1/8" = 1'-0"



4 Existing North Elevation
1/8" = 1'-0"



2 Proposed North Elevation
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2313

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EXTERIOR ELEVATIONS

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Revisions

Revision 1 Date 1

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A.202

2313

06.13.24

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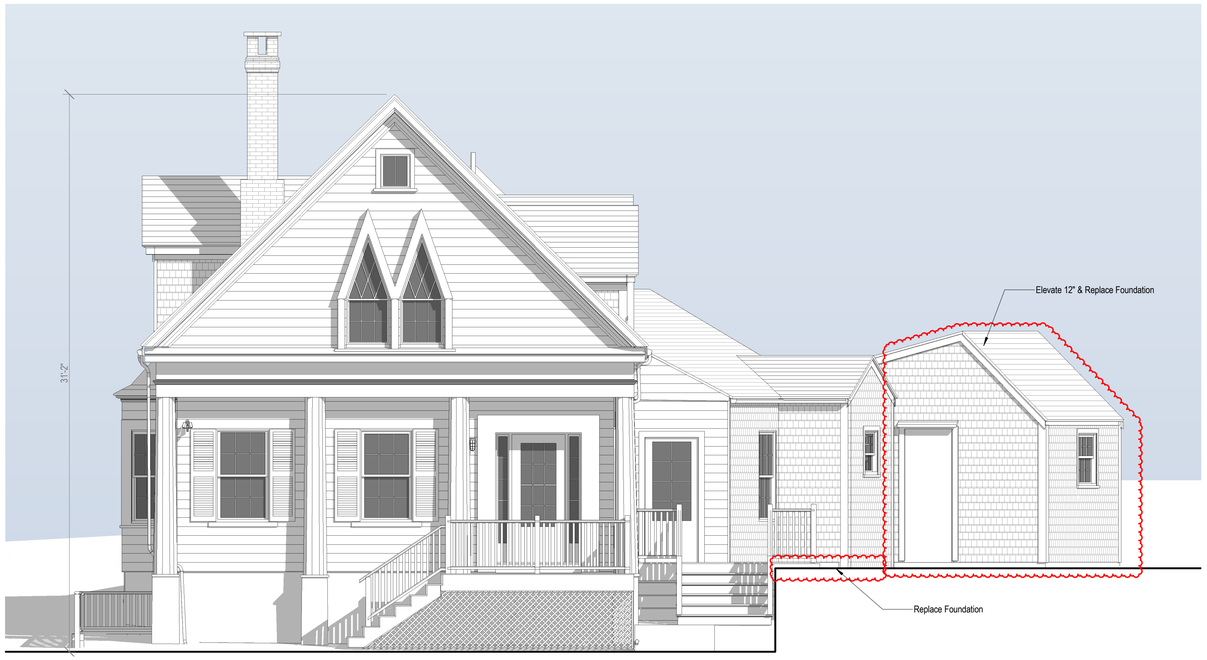

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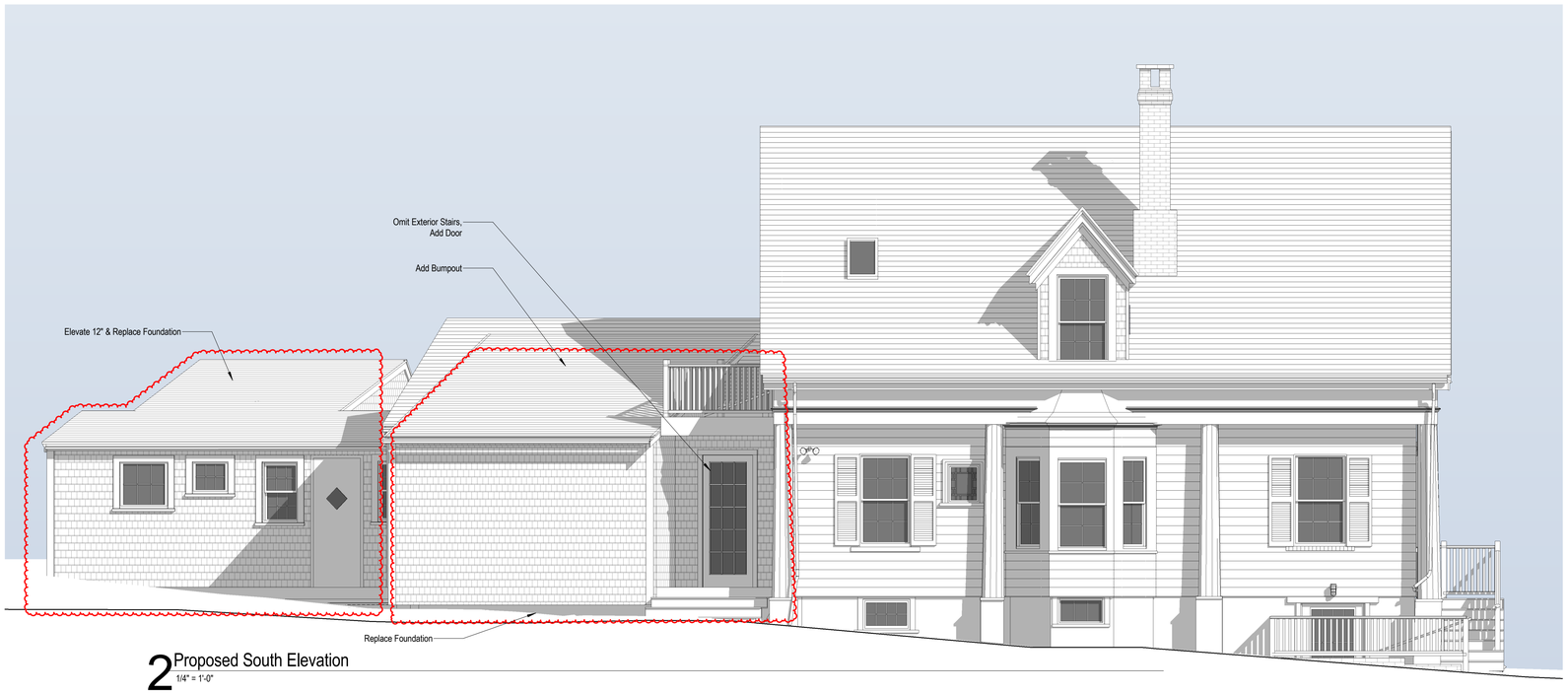
3 Existing East Elevation
1/8" = 1'-0"



4 Existing South Elevation
1/8" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

2313

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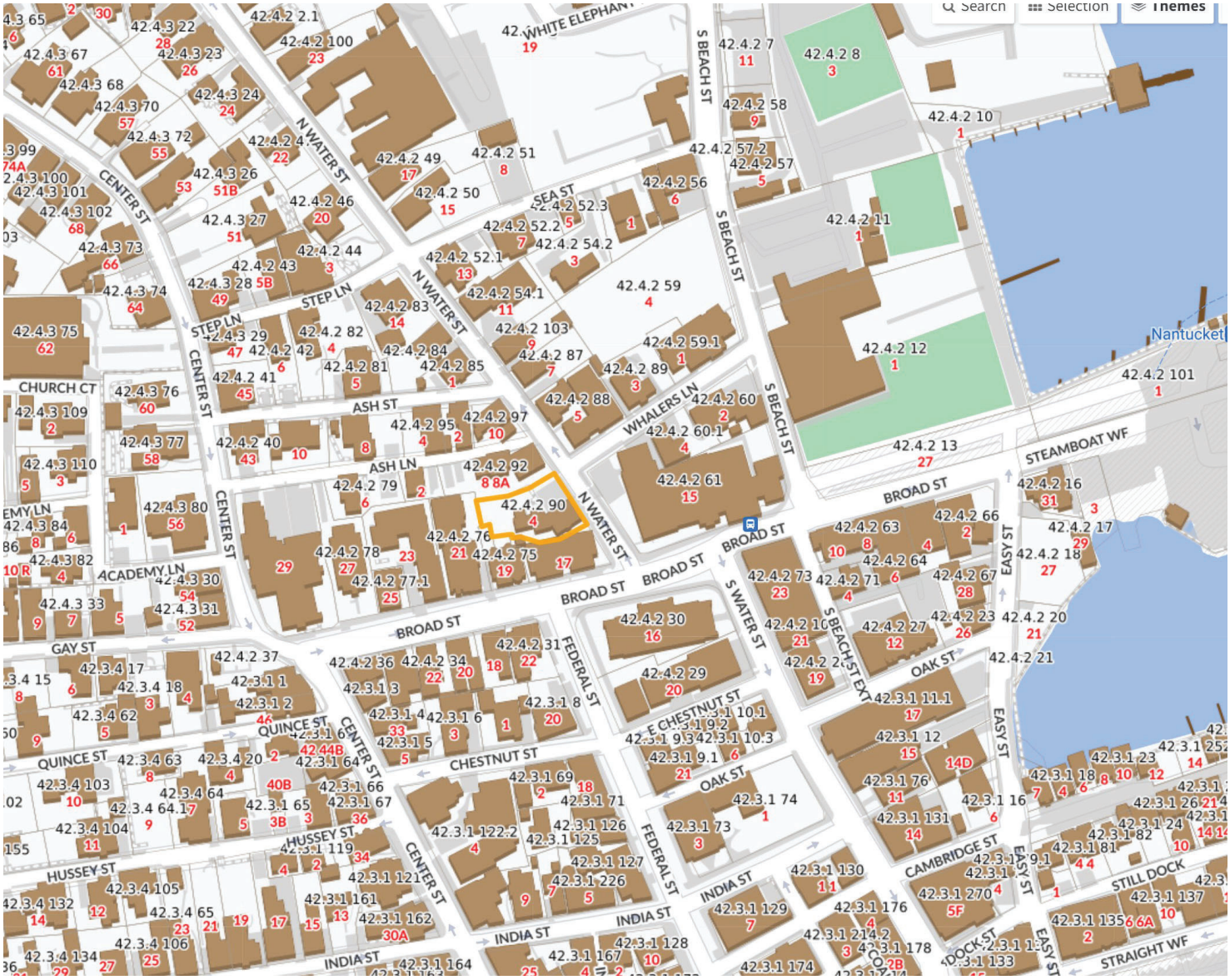
A.201

2313

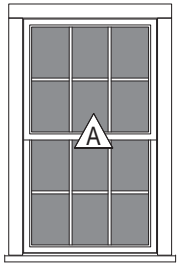
4 North Water Street

Nantucket, MA



2 Locus Map

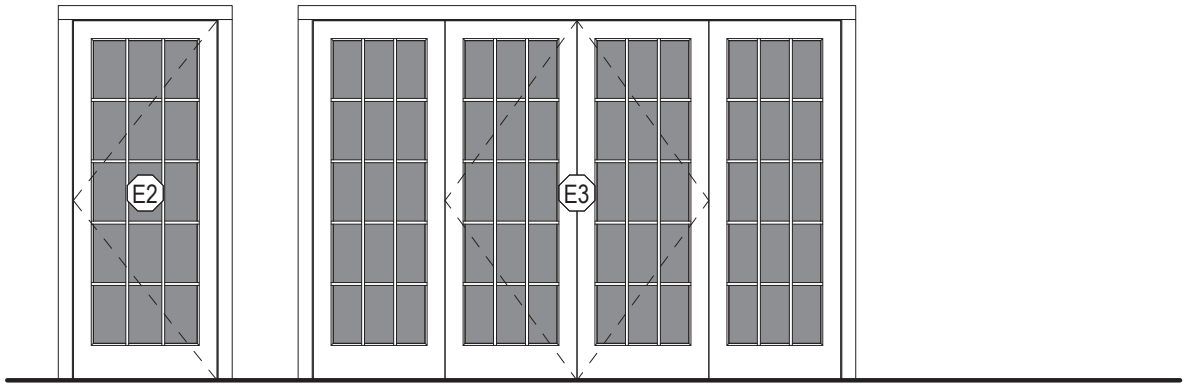
1/4" = 1'-0"



Double Hung
6/6 TDL

3 Window Legend

1/4" = 1'-0"



4 Exterior Door Legend

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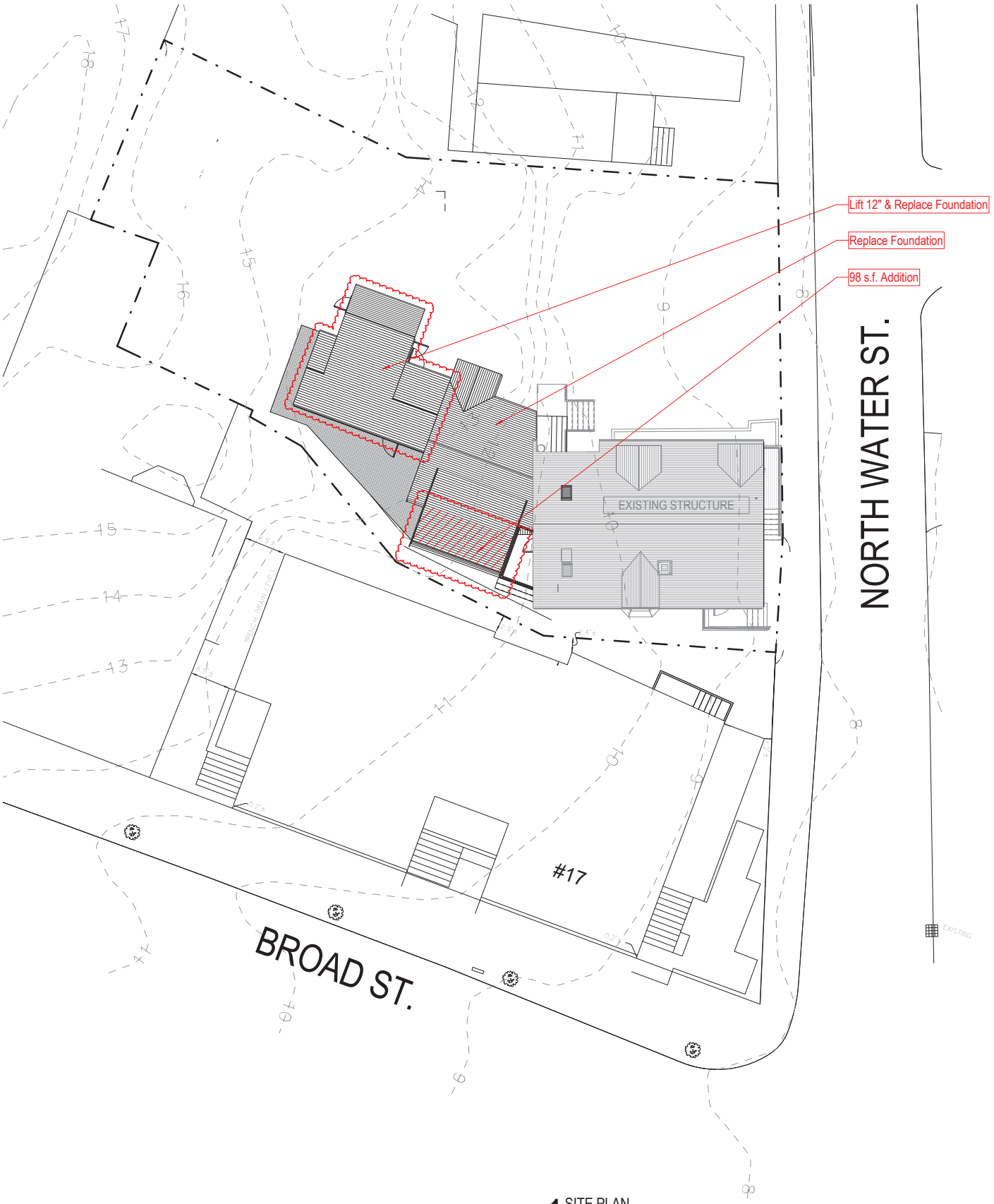
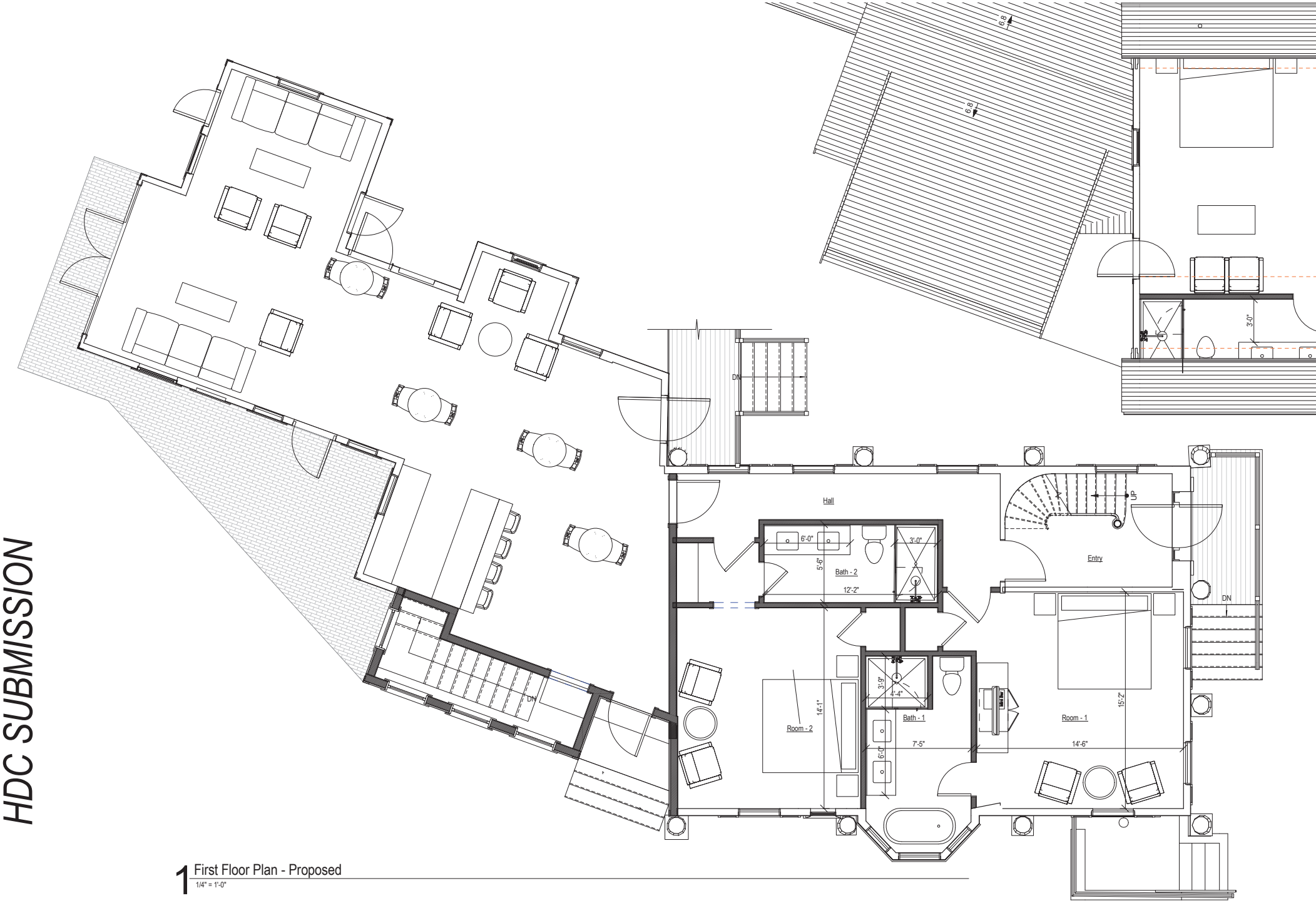


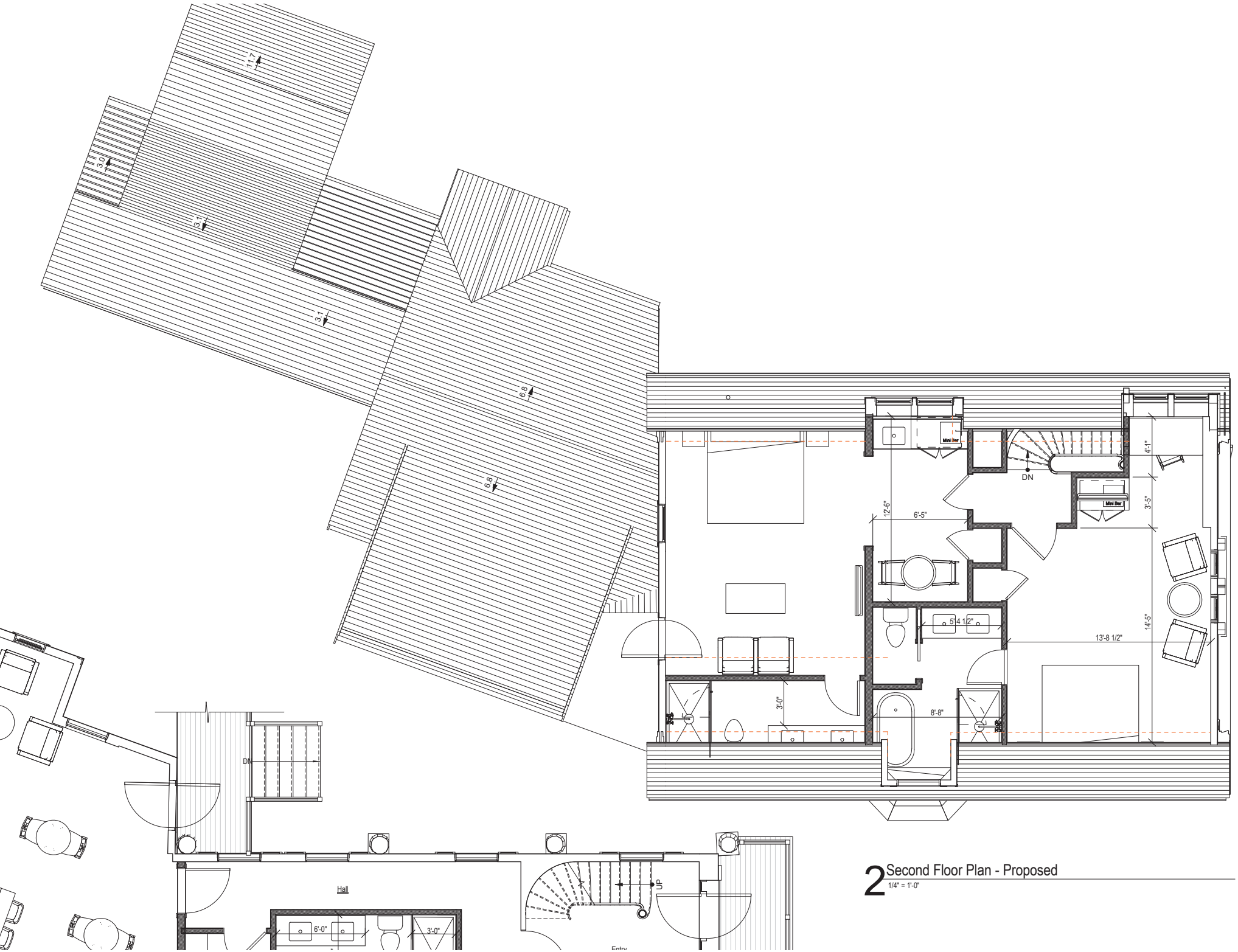
1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

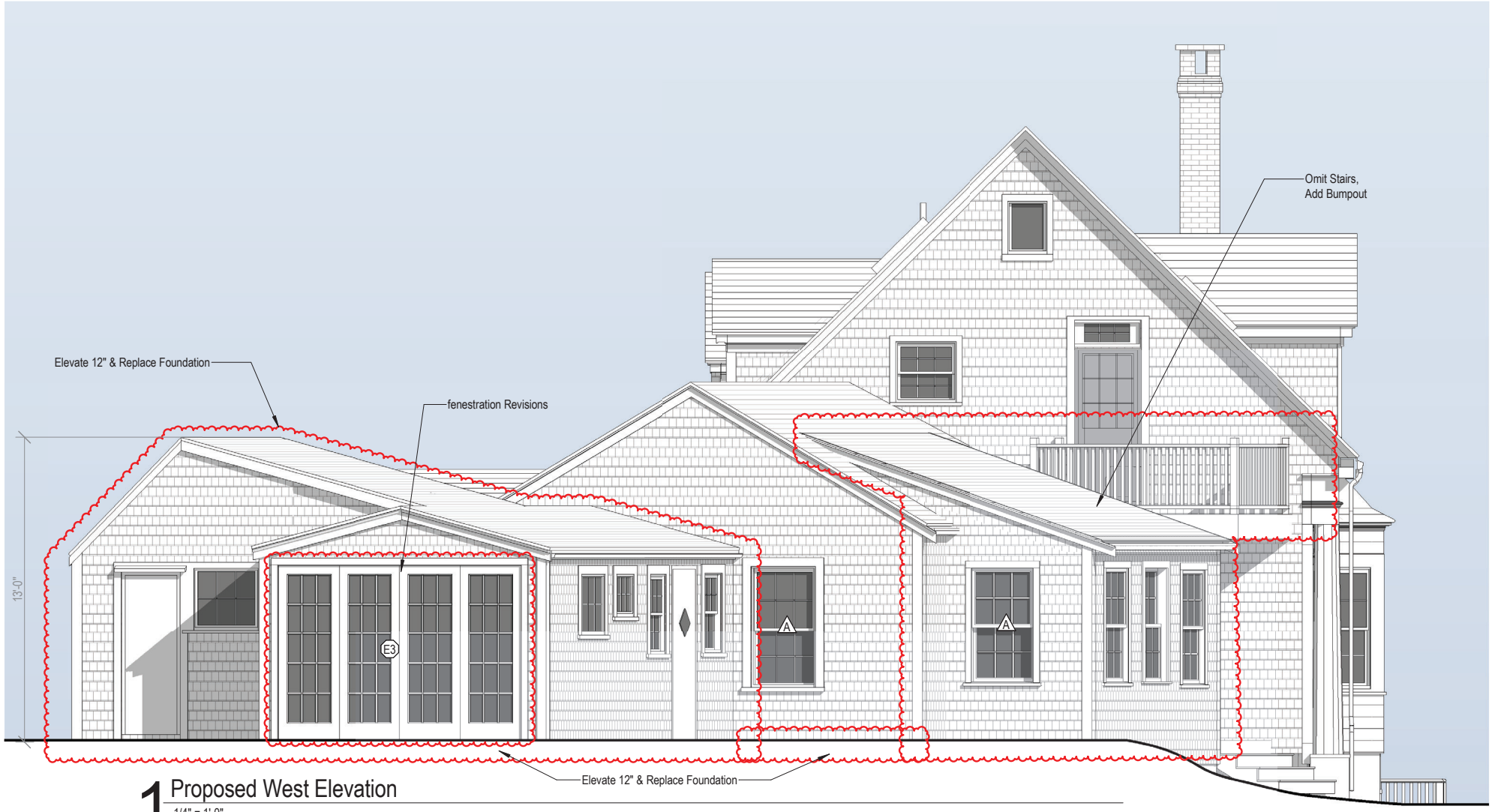


1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



1 Proposed West Elevation

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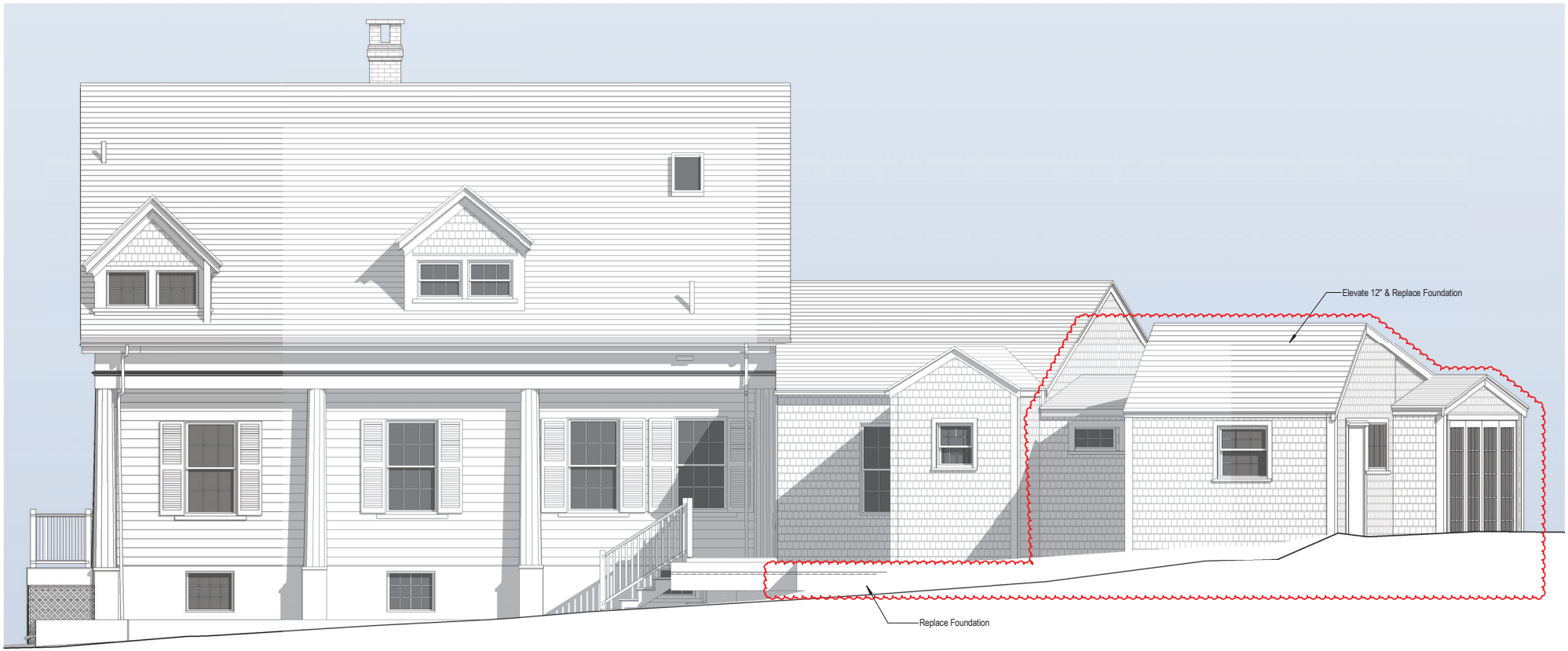
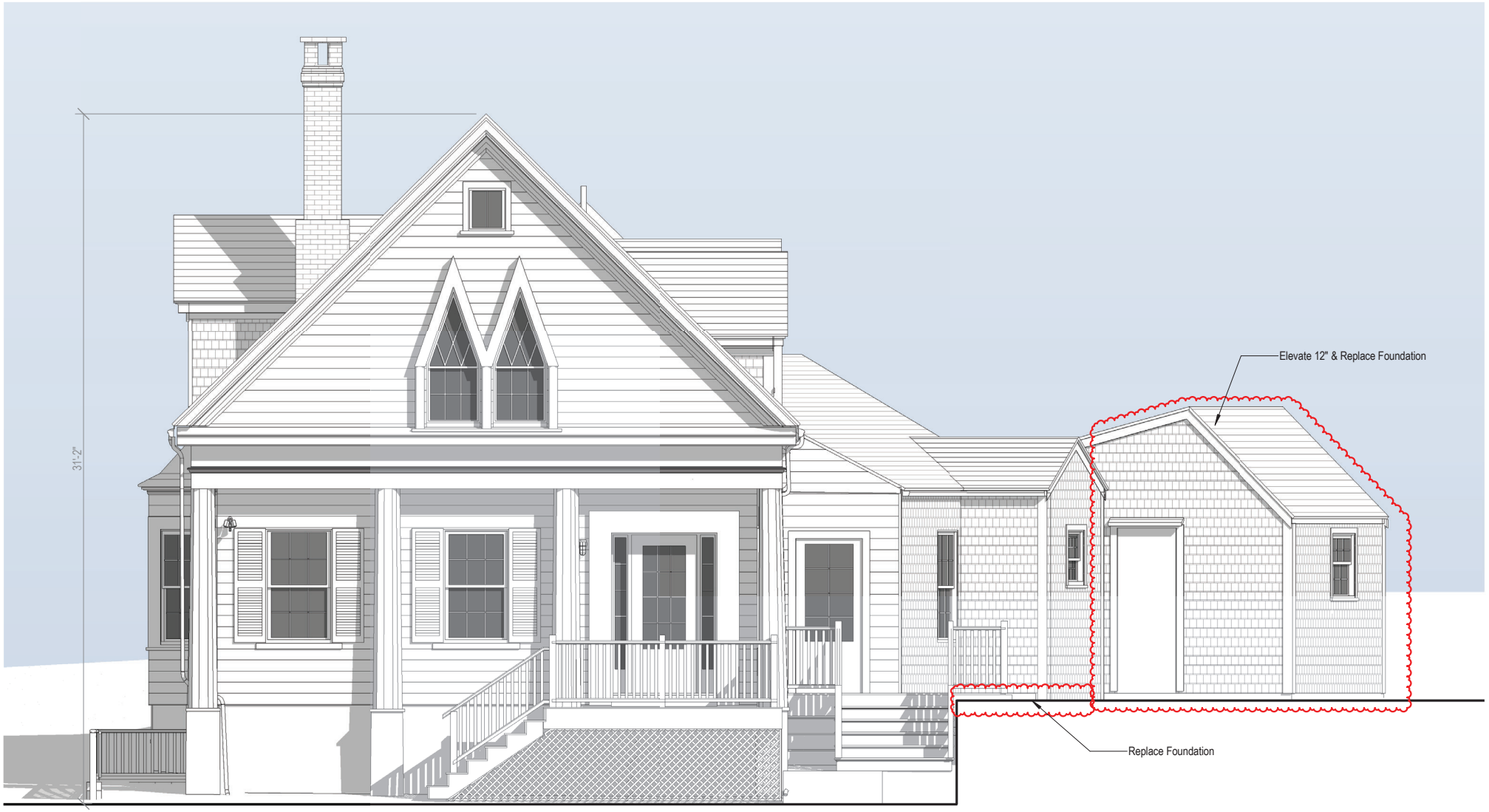


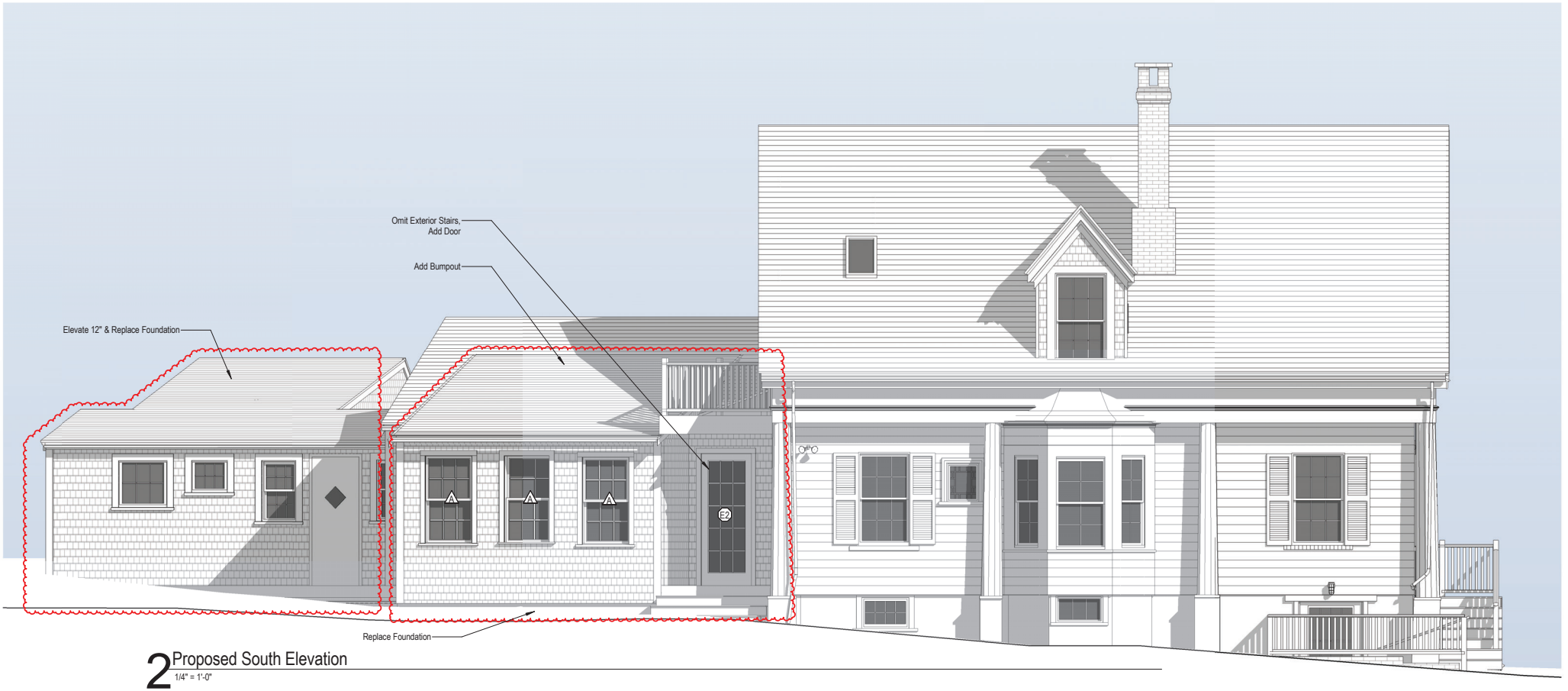
2 Proposed North Elevation

1/4" = 1'-0"



1 Proposed East Elevation

1/4" = 1'-0"



2 Proposed South Elevation

1/4" = 1'-0"


ONE
WAY

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: 206
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ✓ g. HABS research: # 957
- ○ h. NHA plaque records: _____
- ○ i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .16A ○ 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: hi

(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-20
MAP/PARCEL#: 4242-C90

Recorded By: AEG Date: 10/2 Organization: NHC

IDENTIFICATION:

1. STREET NAME & NO.: 4 North Water St. 2. BUILDING NAME: OBED JOY HOUSE

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Martin, [illegible] A. + Nancy A.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

[illegible]

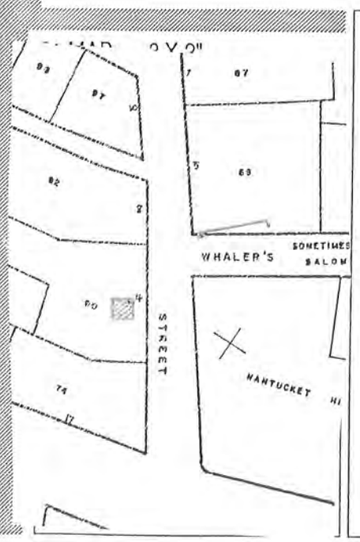
6. USE: Original: _____ Present: town offices

○ a. seasonal ✓ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No

Interior accessible, explain: yes - offices



9. PHOTO -- [illegible]



Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ✓ c. 1 3/4
- ○ d. 2
- ○ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ○ a. roof walk
- ○ b. dormers on street facade
- ✓ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ✓ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ○ a. brick, unpainted
- ○ b. brick, painted
- ✓ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center
- ○ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ○ a. one
- ✓ b. two
- ○ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ✓ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ○ a. center
- ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ✓ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:
- ✓ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)
- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ✓ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: 12-sided wood piers support entrance

31. CONDITION:
- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

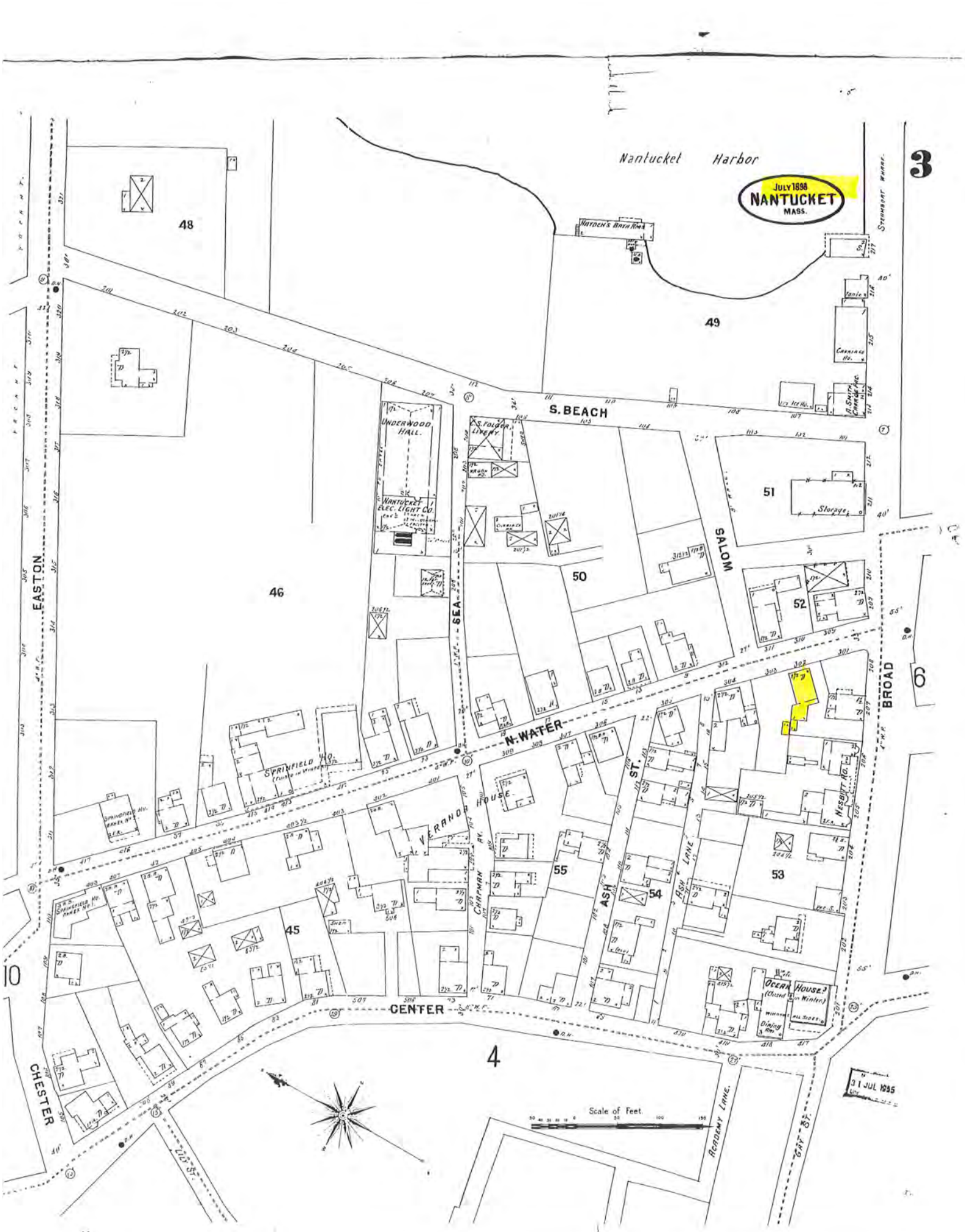
Major alterations or additions: Later dormers on sides, bay window south flank, shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS
(with dates if known)

SIGNIFICANCE:

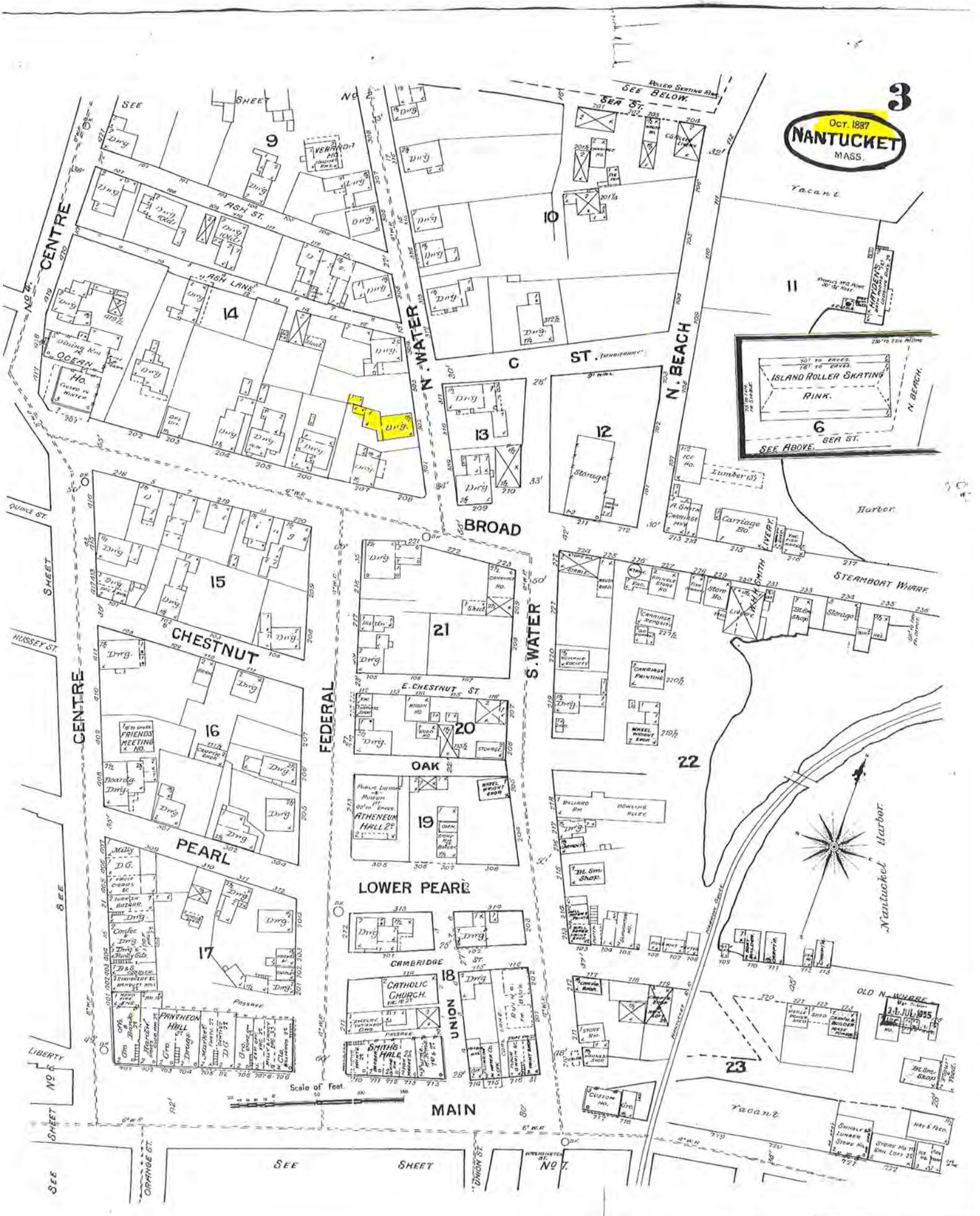
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

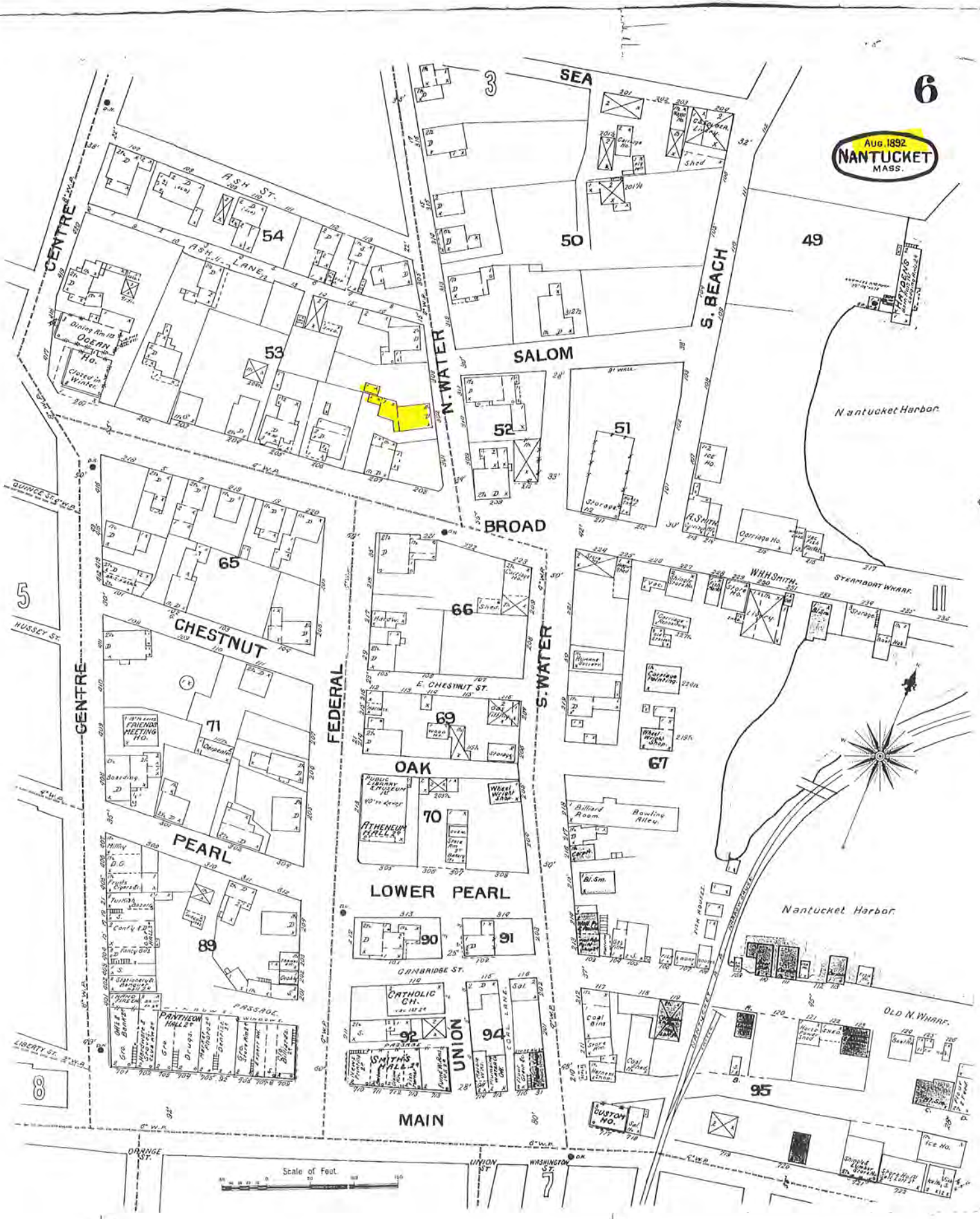
34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

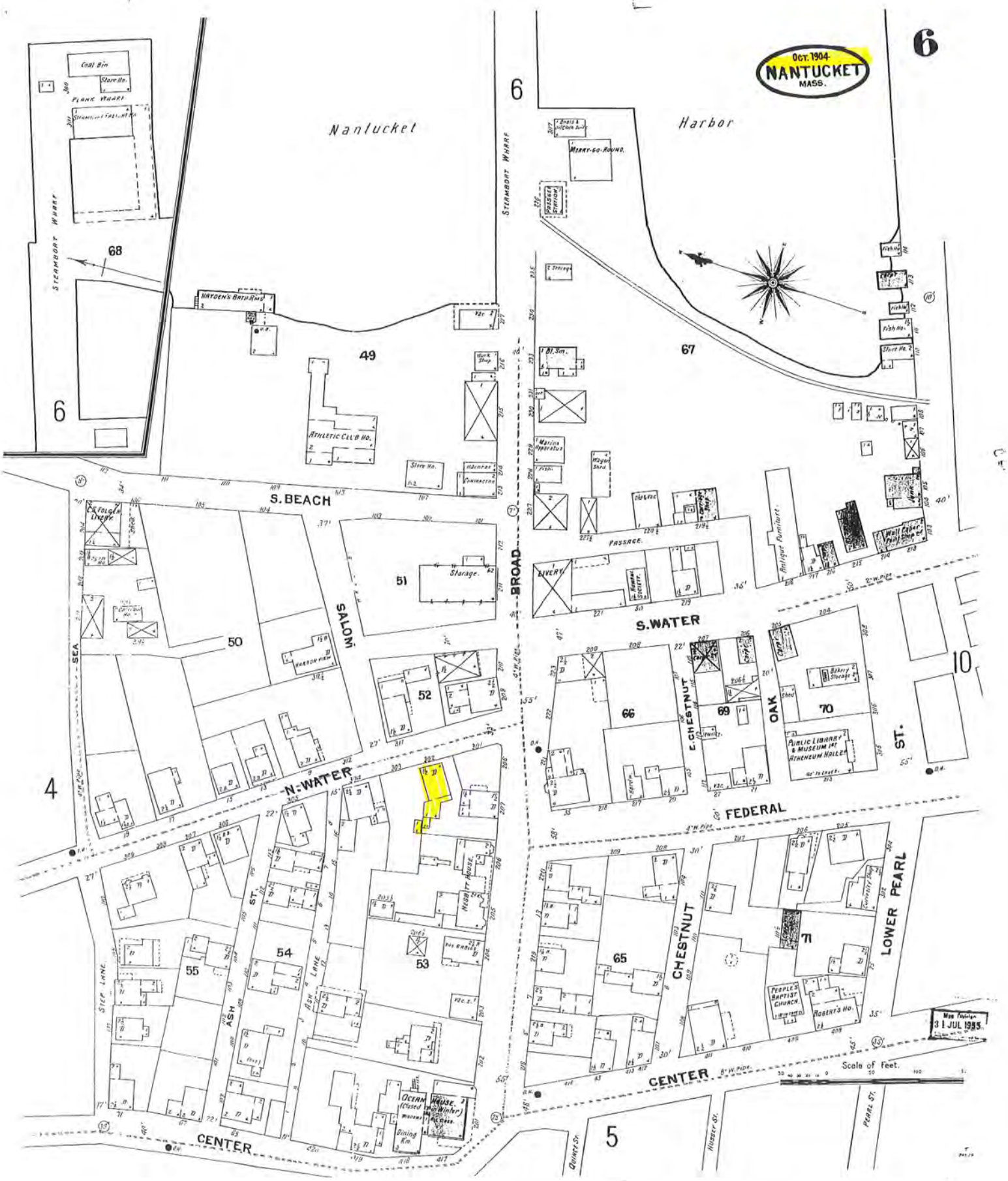
35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



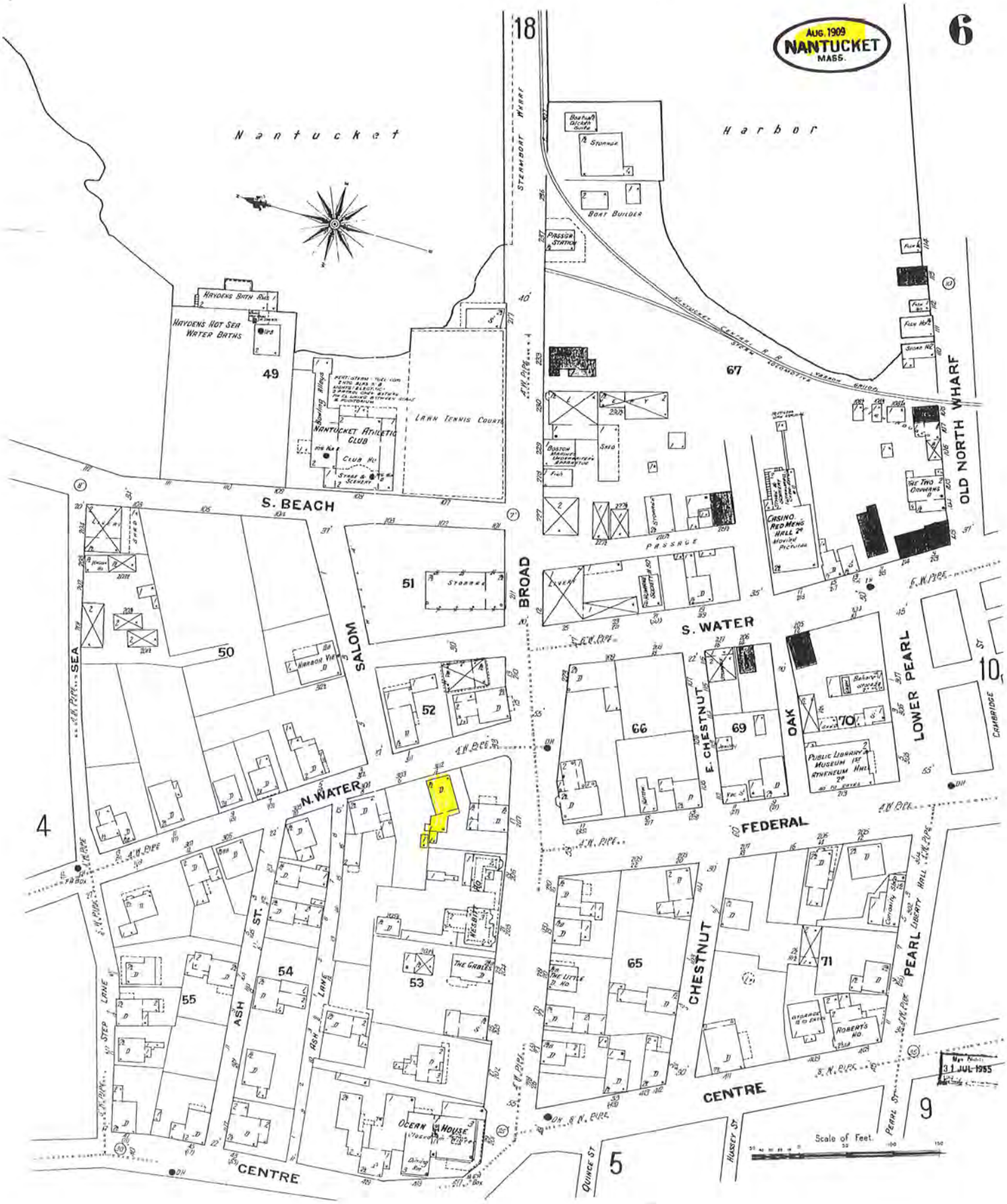
JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
C. S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
10
OCEAN HOUSE
CENTER
4
CHESTER
LILY ST.
ACADEMY LANE
GAY ST.
Scale of Feet
31 JUL 1895


3
Oct. 1887
NANTUCKET
MASS.
SEE SHEET No 2
SEE BELOW
SEA ST.
ROLLER SKATING RINK
CENTRE
No 4
ASH ST.
ASH LANE
OCEAN HO.
N. WATER
C ST.
N. BEACH
ISLAND ROLLER SKATING RINK.
SEE ABOVE
SEA ST.
N. BEACH
Vacant
Harbor
STEAMBOAT WHARF
BROAD
CHESTNUT
E. CHESTNUT ST.
S. WATER
FEDERAL
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
FRIENDS MEETING HO.
ATHENEUM HALL 2d
CATHOLIC CHURCH
SMITH'S HALL 2d
PANTHEON HALL
Storage
Lumber
Carriage Ho.
Nantucket Harbor
OLD N. WHARF
Scale of Feet
SEE SHEET No 7
SEE SHEET No 5
SEE SHEET
QUINCE ST.
HUSSEY ST.
LIBERTY
ORANGE ST.
UNION ST.
WASHINGTON ST.
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
6

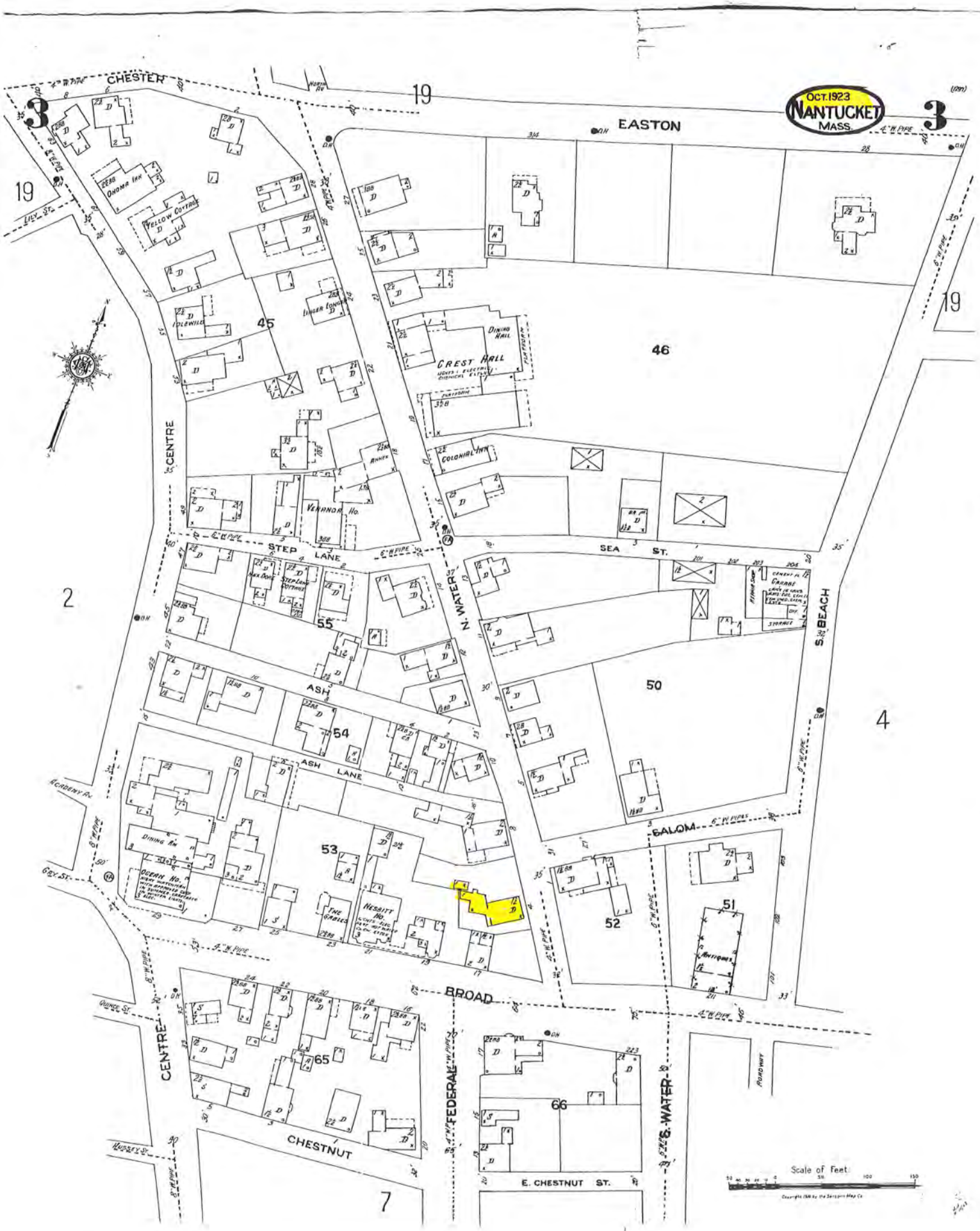

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
FRIENDS MEETING HO.
ATHENEUM HALL
PUBLIC LIBRARY & MUSEUM
CATHOLIC CH.
SMITH'S HALL
PANTHEON HALL
CUSTOM HO.
ICE HO.
Scale of Feet.



Oct. 1904
NANTUCKET
MASS.
6
Nantucket
Harbor
Merry-go-round
Passenger Station
Steamboat Wharf
Coal Bin
Store No.
Plank Wharf
68
Hayden's Bath Rms
49
Athletic Club Ho.
Store No.
Harness
Carriage
67
Marine Apparatus
Wagon Shed
Old & Fac
Carriage Shop
Antique Furniture
Wall Paper Paint Shop
Passage
Livery
Storage
51
S. Beach
Broad
Salom
S. Water
C. F. Folger Livery
Carriage Ho.
Harbor View
50
52
Sea
4
N. Water
66
E. Chestnut
69
Oak
70
Bakery Storage
Public Library & Museum 1st Atheneum Hall 2d
10
St.
Federal
Lower Pearl
Chestnut
65
71
People's Baptist Church
Robert's Ho.
Ash St.
Ash Lane
54
55
53
Negbitt House
Step Lane
Ocean House (Closed in Winter)
Dining Rm.
Center
5
Quince St.
Hussey St.
Pearl St.
Scale of Feet.
31 JUL 1955



AUG. 1909
NANTUCKET
MASS.
6
18
Nantucket
Harbor
STEAMBOAT WHARF
BOAT BUILDER
PASSGR STATION
HAYDENS BATH RMS
HAYDENS HOT SEA WATER BATHS
49
NANTUCKET ATHLETIC CLUB
LAWN TENNIS COURTS
67
OLD NORTH WHARF
S. BEACH
51
BROAD
S. WATER
CASINO. RED MENS HALL 2d
PASSAGE
50
SALOM
52
66
E. CHESTNUT
69
OAK
70
LOWER PEARL
10
CAMBRIDGE
N. WATER
FEDERAL
4
SEA
54
ASH ST.
55
53
THE GABLES
65
CHESTNUT
71
PEARL
LIBERTY HALL
STEP LANE
ASH LANE
ROBERTS HO.
CENTRE
OCEAN HOUSE
9
5
QUINCE ST
HUSSEY ST
PEARL ST
Scale of Feet.
31 JUL 1955


OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CHESTNUT
FEDERAL
S. WATER
E. CHESTNUT ST.
CREST HALL
DINING HALL
COLONIAL INN
VENANDA HO.
OHOMA INN
YELLOW COTTAGE
LINGER LONGER
IDLEWILD
STEP LANE COTTAGE
DINING RM
OCEAN HO.
NESBITT HO.
THE GABLES
GRANGE
ANTIQUES
ROADWAY
ACADEMY AV.
GRY ST.
QUINCE ST.
HUSSEY ST.
LILY ST.
45
46
50
51
52
53
54
55
65
66
19
2
3
4
7
Scale of Feet




Back to Map


ONE
WAY


© 2021 Google

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 9

Street & Number of Proposed Work: 19 Lindberg Av

Owner of record: Janet Eyre

Mailing Address: 49 Sixth Ave

San Francisco, CA 94118

Contact Phone #: _____ E-mail: jeyre1976@yahoo.com

AGENT INFORMATION (if applicable)

Name: Ack Smart

Mailing Address: 61 Old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-8605 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Install (13) all black PV modules to roof.

Size of Structure or ~~Addition~~ module: Length: 62.8" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 44.8" 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 _____ Signature of owner of record _____ Signed under penalties of perjury

DocuSign Envelope ID: FF6221D2-7FF0-4178-ABF2-4627CF11EFA7

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Esmeralda and the Historic District Commission,

I am the owner of the property located at 18 Lindberg Avenue

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Janet Eyre BD071A013F384AD...

Name Janet Eyre

Date 5/17/2024

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 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Janet Eyre

STREET ADDRESS 18 Lindberg Ave

MAP/PARCEL 73.4.1 / 9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/6/24

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…

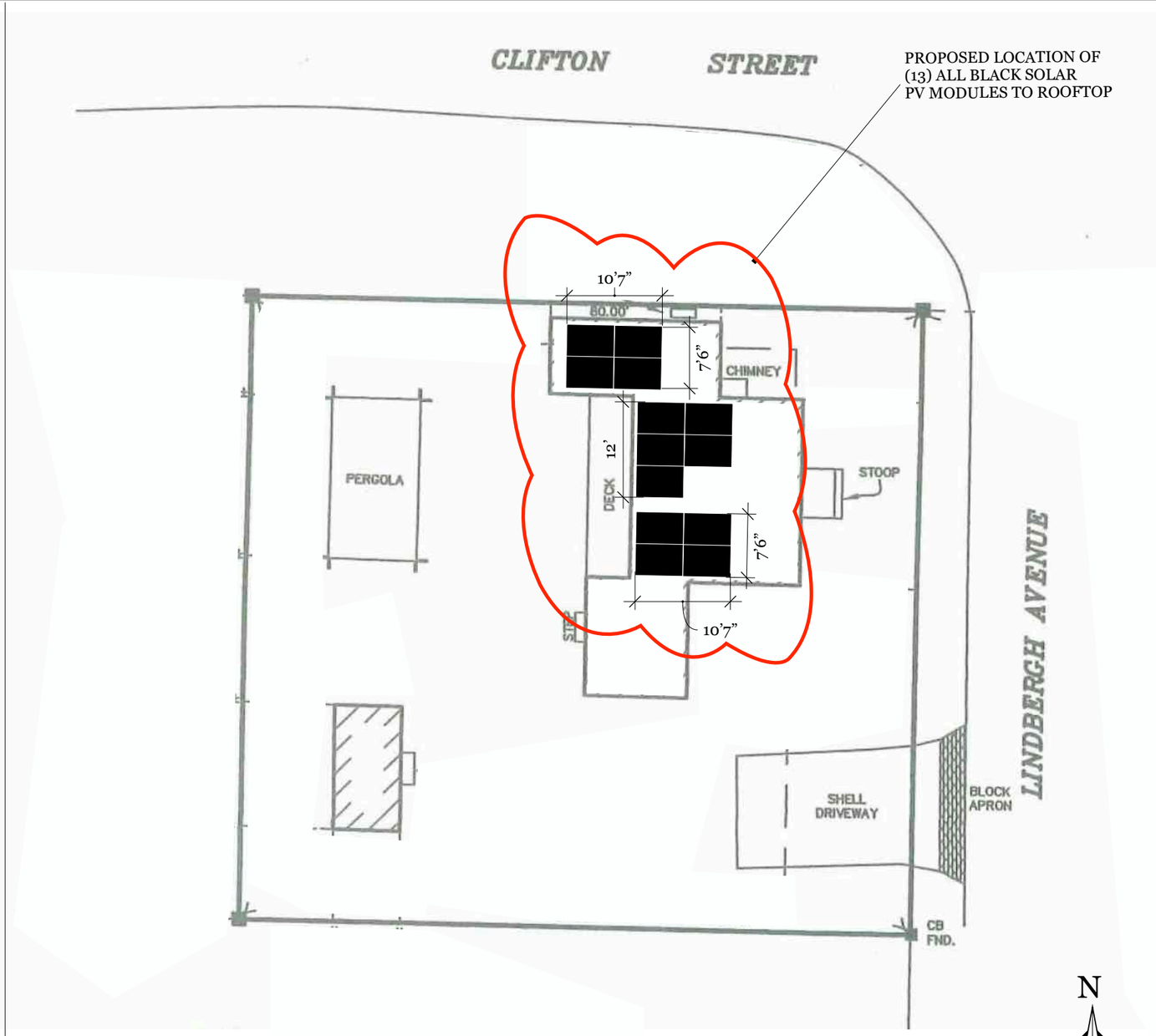
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 6/6/24
Date



Locus Map
Scale: Not to scale

Zoning Class: SR10
Front Setback: 20 ft
Side/Rear Setback: 10 ft/5 ft



Site Plan
Scale: 1" = 15' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

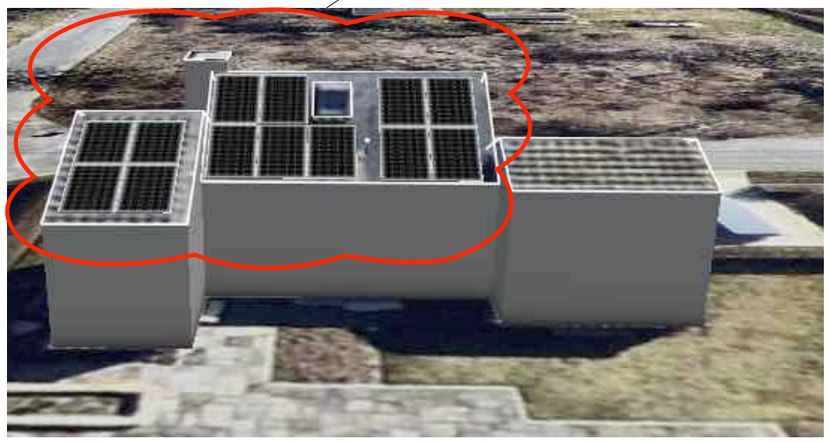
Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS

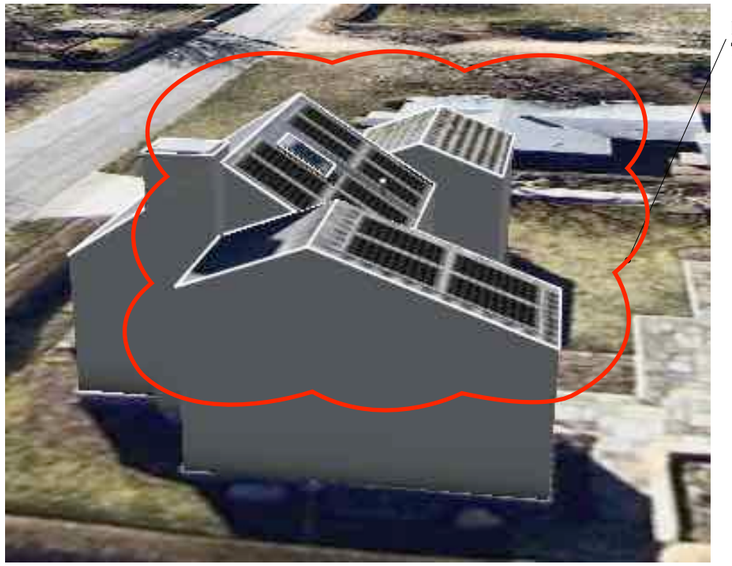
	MM/DD/YY	REMARKS
1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

PROPOSED LOCATION OF (13) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP

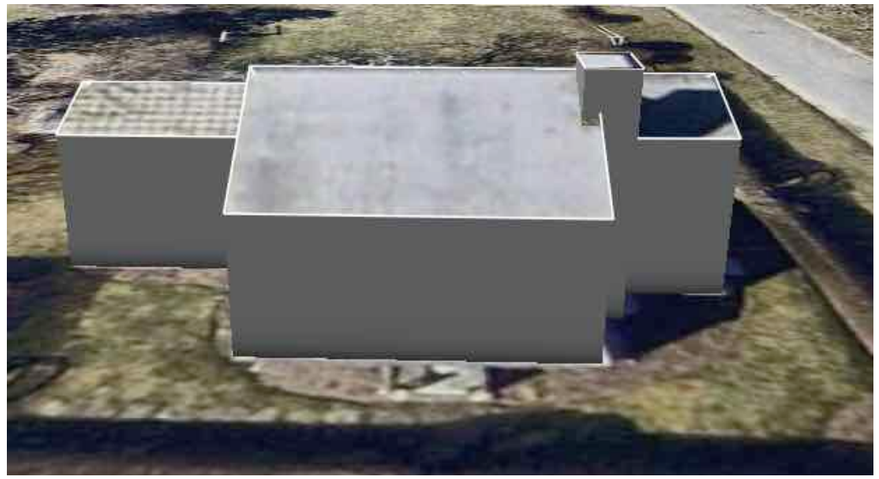


WEST ELEVATION



NORTH ELEVATION

PROPOSED LOCATION OF (13) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP



NO CHANGES TO EAST ELEVATION

EAST ELEVATION

PROPOSED LOCATION OF (13) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP



SOUTH ELEVATION

Scale: NOT TO SCALE

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS

1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

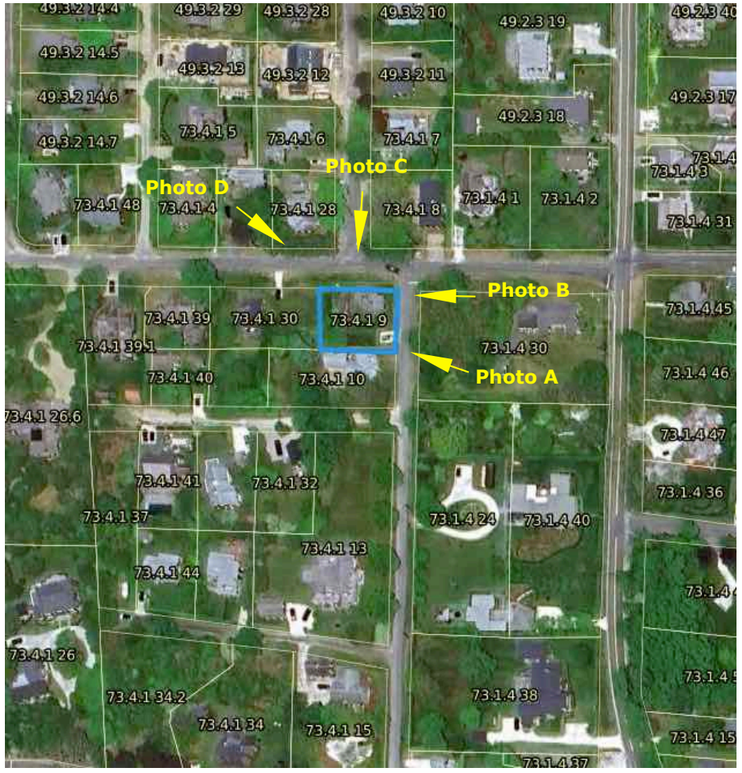




PHOTO A



PHOTO B



PHOTO C

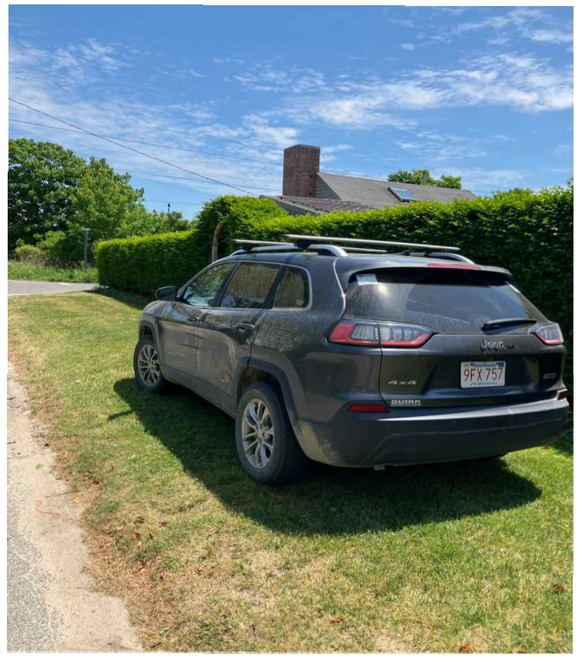


PHOTO D

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS

1	6/5/24	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)

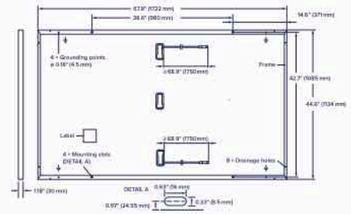
The ideal solution for:

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

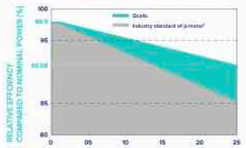


Electrical Characteristics

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
	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

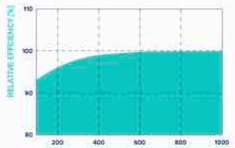


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)			

[1] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS		
1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 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 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

n/a 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RY 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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°: 79 PARCEL N°. 19

Street & Number of Proposed Work: 7 Clifford St

Owner of record: Carmine & Sheila Giardini

Mailing Address: 202 W Riverside Dr.
Jupiter, FL 33469

Contact Phone #: 561-685-3770 E-mail: Carmine@Carmines.com

AGENT INFORMATION (if applicable)

Name: Neil Yenor

Mailing Address: 2 Woodbury Ln
Nantucket, MA 02554

Contact Phone #: 646-670-7168 E-mail: skyeyenor@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 R-20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: 1450 sq.ft. ☒ 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

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 Blue Stone Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Gmail **Reid Yenor <rkyenor@gmail.com>**

Fwd: HDC Owner Authorization

1 message

Dustin Maury <dustin.maury@gmail.com> Mon, Dec 11, 2023 at 10:30 AM
To: Reid Yenor <rkyenor@gmail.com>

---------- Forwarded message ---------
From: **Carmine Giardini** <carmine@carmines.com>
Date: Mon, Dec 11, 2023 at 10:28 AM
Subject: RE: HDC Owner Authorization
To: dustin.maury@gmail.com <dustin.maury@gmail.com>
Cc: Cathy Ali <cathy@carmines.com>

I authorize Maury Associates and Reid Yenor to represent me as the owner of 7 Clifford St in all matters pertaining to historic district commission applications.

Best Regards,

Carmien Giardini

561-685-3770

From: Carmine Giardini
Sent: Monday, December 11, 2023 10:15 AM
To: Cathy Ali <cathy@carmines.com>
Subject: Fwd: HDC Owner Authorization

Sent from my iPhone

Begin forwarded message:

> **From:** Dustin Maury <dustin.maury@gmail.com>
> **Date:** December 11, 2023 at 10:11:34 AM EST
> **To:** Carmine Giardini <carmine@carmines.com>
> **Subject: HDC Owner Authorization**

Carmine,

Can you please respond to this email by saying “I authorize Maury associates and Reid Yenor to represent me as the owner of 7 Clifford St in all matters pertaining to historic district commission applications.”

Thank you,

--

Dustin Maury

Maury Associates, Inc.

General Contracting Since 1979

Construction Supervisor License #CS-108621

mauryassociates.com

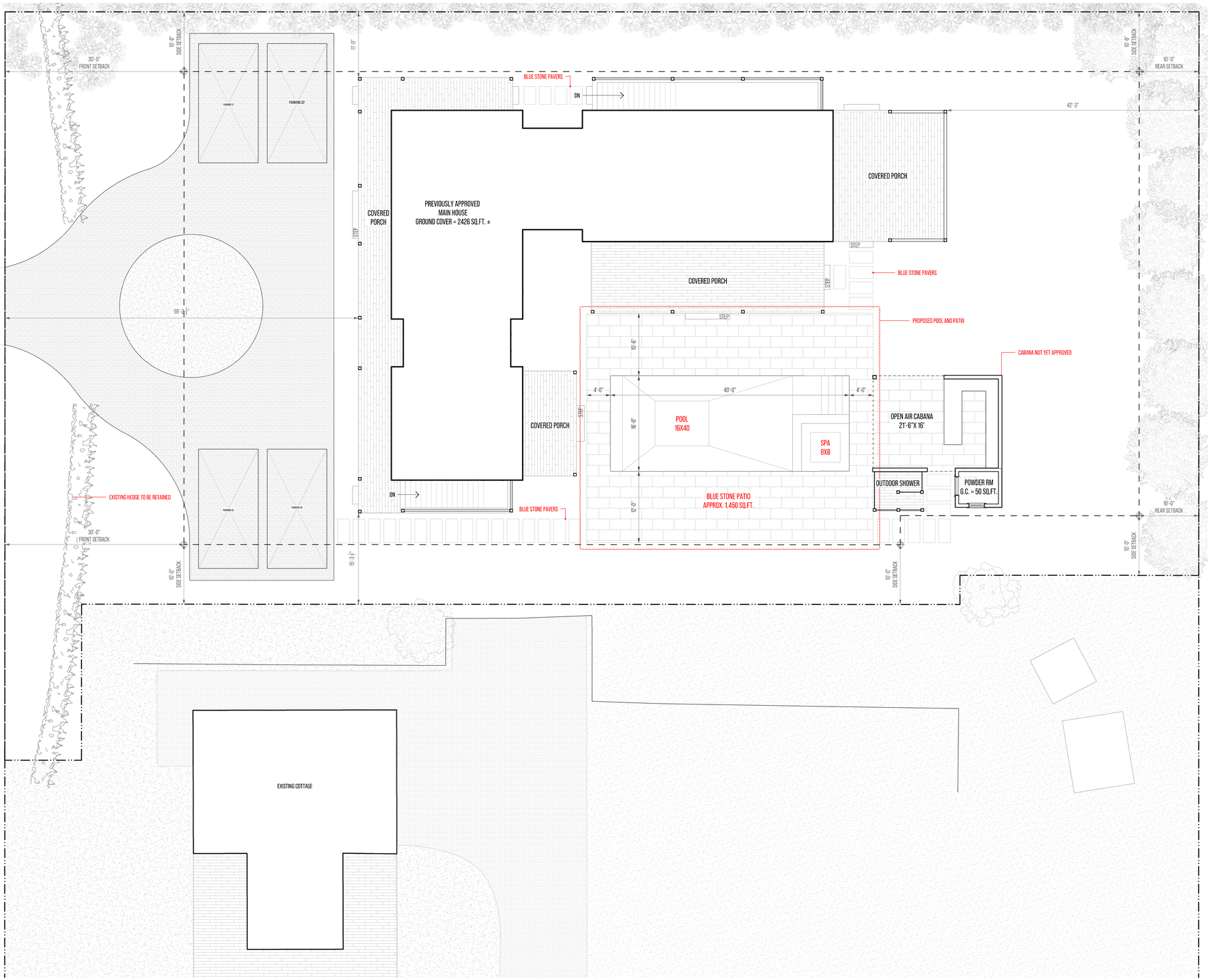
54 Old South Rd.

Nantucket, Ma. 02554

508-228-2193

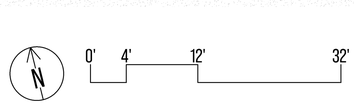
Cell 508-654-8315

--
Dustin Maury
Maury Associates, Inc.
General Contracting Since 1979
Construction Supervisor License #CS-108621
mauryassociates.com
54 Old South Rd.
Nantucket, Ma. 02554
508-228-2193
Cell 508-654-8315



1 SITE PLAN

SCALE : $\frac{1}{8}$" = 1'





2 LOCUS MAP

NOTES

ADDRESS: 7a CLIFFORD ST

7a SUBIDIVIDED IN LAND COURT

MAP/PARCEL: 79 / 19

ZONING CODE: R20

LOT AREA = 20,000 SQ.FT. ±

SETBACKS

- FRONT = 30'
- SIDE/REAR = 10'

GROUND COVER

- TOTAL ALLOWABLE = 2,500 SQ.FT. ±
- TOTAL OCCUPIED= 2,476 SQ.FT. ±
- MAIN HOUSE = 2,426 SQ.FT. ±
- CABANA = 50 SQ.FT. ±

SQUARE FOOTAGE

- BASEMENT (UNFINISHED) = 2,426 SQ.FT. ±
- FIRST FLOOR = 2,426 SQ.FT. ±
- SECOND FLOOR= 2,351 SQ.FT.±

MAIN HOUSE TOTAL = 7,203 SQ.FT.±

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
7a CLIFFORD ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 03, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
GIARDINI

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/14/23	SET 01
11/22/23	CONCEPT MEETING 01
01/03/24	HDC SUBMISSION 01
04/24/24	HDC STAFF APPROVAL

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

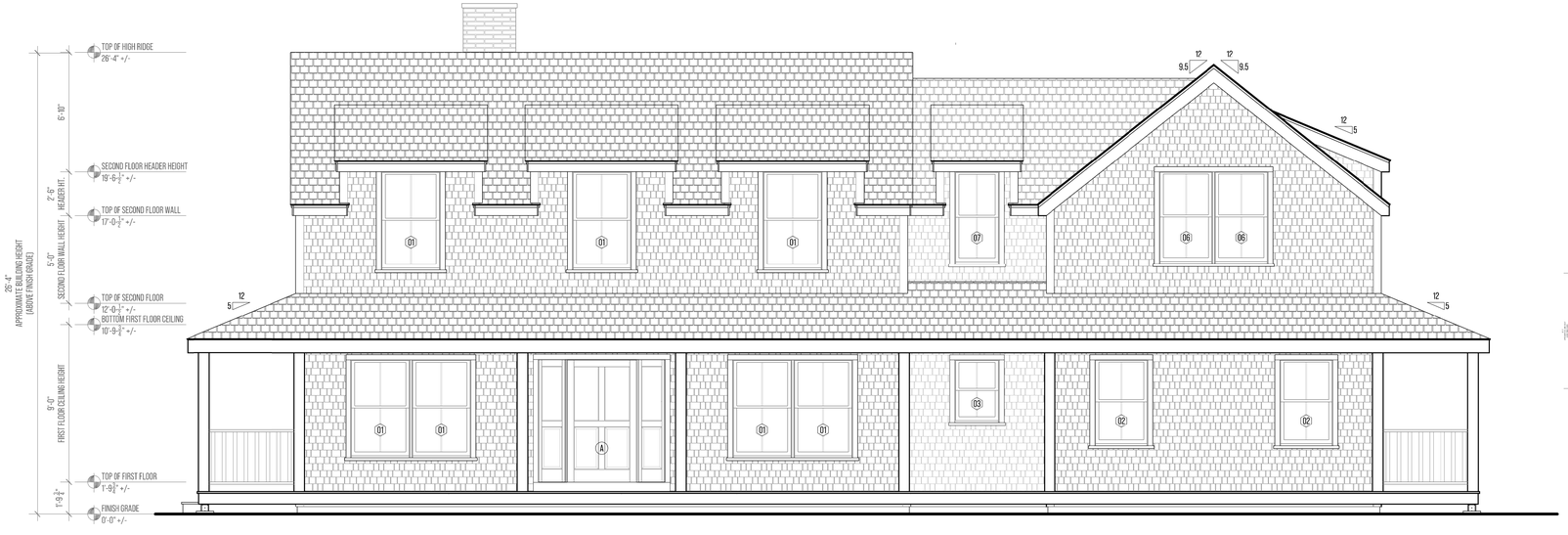
SITE
PLAN

SHEET NUMBER

A-0.00

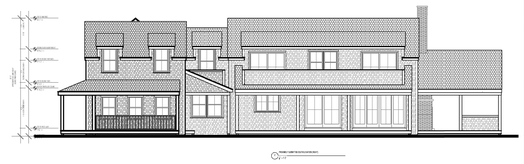
DRAWN BY

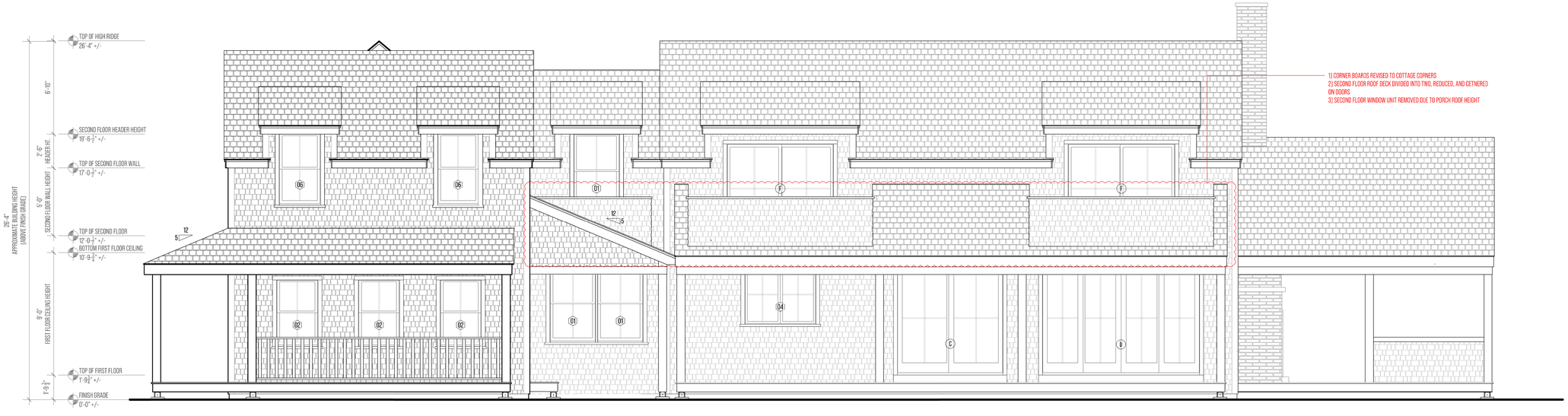
REID YENOR



1 WEST ELEVATION (FRONT)
1/4" = 1'-0"







2 SOUTH ELEVATION (RIGHT)
1/4" = 1'-0"

WINDOW SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
1	TW3456	DOUBLE HUNG	3'-5 5/8" X 5'-8 7/8"	2-OVER-2
2	TW30410	DOUBLE HUNG	3'-1 5/8" X 5'-0 7/8"	2-OVER-2
3	TW2636	DOUBLE HUNG	2'-7 5/8" X 3'-8 7/8"	2-OVER-2
4	CX245	CASEMENT	5'-2 3/4" X 4'-4 [13/16]"	4-LITE
5	TW38510	DOUBLE HUNG	3'-9 5/8" X 6'-0 7/8"	2-OVER-2
6	TW3052	DOUBLE HUNG	3'-1 5/8" X 5'-4 7/8"	2-OVER-2
7	TW2652	DOUBLE HUNG	2'-7 5/8" X 5'-4 7/8"	2-OVER-2
8	TW2846	DOUBLE HUNG	2'-9 5/8" X 4'-8 7/8"	2-OVER-2
9	CX12	CASEMENT	2' - 0 [1/8]" X 2' - 0 [1/8]"	2-LITE

DOOR SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	CUSTOM	4' - 0" X 7' - 0"	2 LITE W / 2 X 1670 SIDE LITES
B	SIDE DOOR	CUSTOM	3' - 0" X 7' - 0"	FULL 4-LITE
C	FWG8080	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 7' - 11 [1/2]"	4-LITE
D	FWGTG2080	ANDERSON GLIDING PATIO	11' - 9" X 7' - 11 [1/2]"	4-LITE
E	FWGTG0080	ANDERSON GLIDING PATIO	9' - 9" X 7' - 11 [1/2]"	4-LITE
F	FWG80611	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 6' - 10 [3/8]"	4-LITE

1 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
7a CLIFFORD ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 24, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
GIARDINI

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/14/23	SET 01
11/22/23	CONCEPT MEETING 01
01/03/24	HDC SUBMISSION 01

REVISION HISTORY:

DATE	DESCRIPTION
02/05/24	HDC REVISIONS 01
04/15/24	HDC REVISIONS 02
04/12/24	HDC REVISIONS 03
04/24/24	HDC STAFF APPROVAL

DRAWING TITLE

EXTERIOR ELEVATIONS

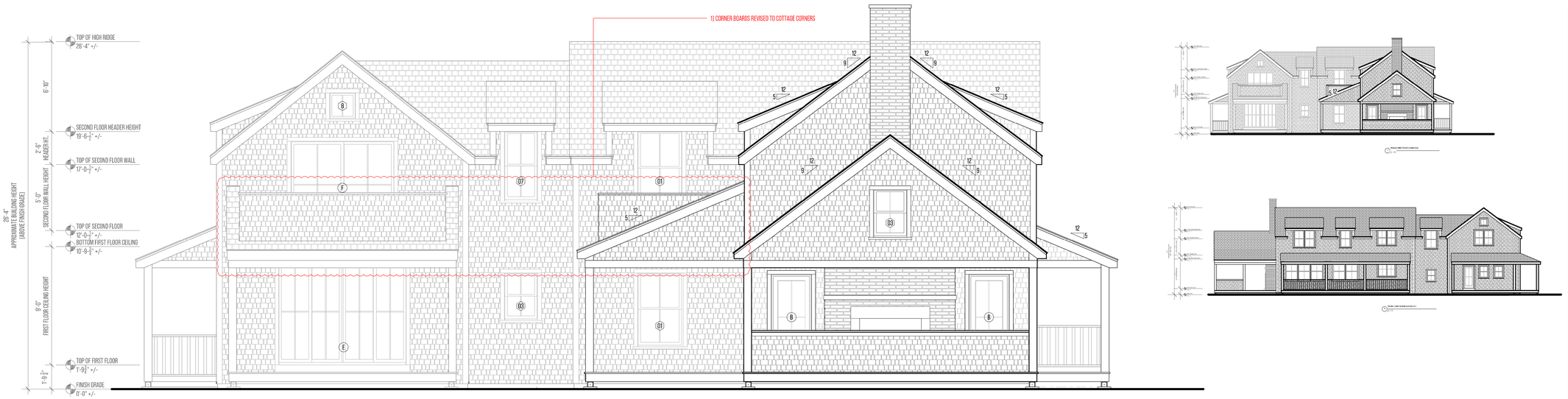
SHEET NUMBER

A-3.00

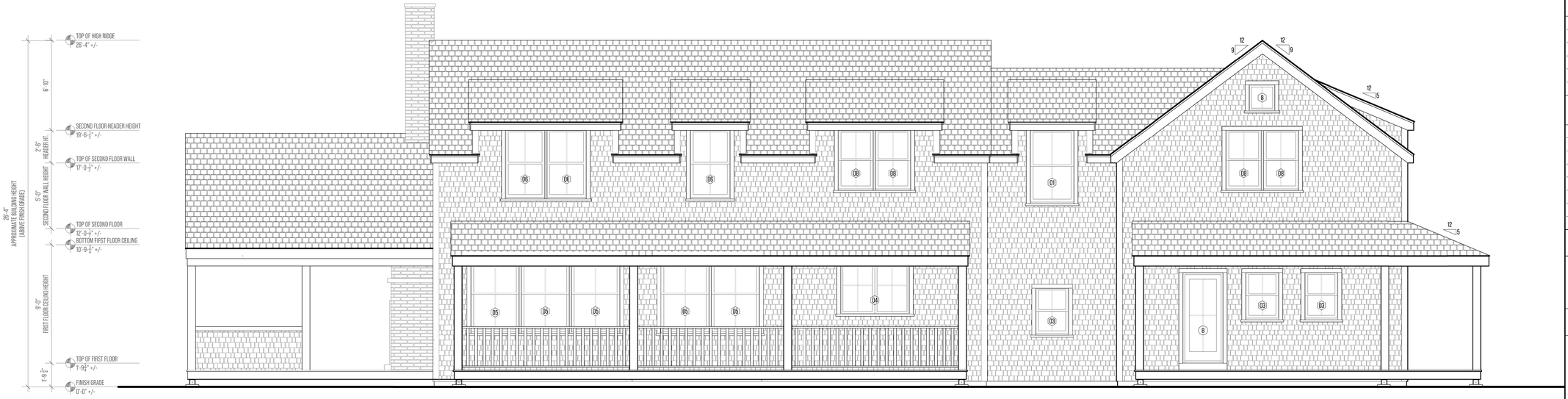
DRAWN BY

REID YENOR

MAURY ASSOCIATES SINCE 1974 GENERAL CONTRACTING



3 EAST ELEVATION (REAR)
1/4" = 1'-0"



4 NORTH ELEVATION (LEFT)
1/4" = 1'-0"

2 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

WINDOW SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
1	TW3456	DOUBLE HUNG	3'-5 5/8" X 5'-8 7/8"	2-OVER-2
2	TW30410	DOUBLE HUNG	3'-1 5/8" X 5'-0 7/8"	2-OVER-2
3	TW2636	DOUBLE HUNG	2'-7 5/8" X 3'-8 7/8"	2-OVER-2
4	CX245	CASEMENT	5'-2 3/4" X 4'-4 [13/16"]	4-LITE
5	TW38510	DOUBLE HUNG	3'-9 5/8" X 6'-0 7/8"	2-OVER-2
6	TW3052	DOUBLE HUNG	3'-1 5/8" X 5'-4 7/8"	2-OVER-2
7	TW2652	DOUBLE HUNG	2'-7 5/8" X 5'-4 7/8"	2-OVER-2
8	TW2846	DOUBLE HUNG	2'-9 5/8" X 4'-8 7/8"	2-OVER-2
9	CX12	CASEMENT	2' - 0 [1/8]" X 2' - 0 [1/8]"	2-LITE

DOOR SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	CUSTOM	4' - 0" X 7' - 0"	2 LITE W / 2 X 1670 SIDE LITES
B	SIDE DOOR	CUSTOM	3' - 0" X 7' - 0"	FULL 4-LITE
C	FWGB080	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 7' - 11 [1/2]"	4-LITE
D	FWGTZ080	ANDERSON GLIDING PATIO	11' - 9" X 7' - 11 [1/2]"	4-LITE
E	FWGT0080	ANDERSON GLIDING PATIO	9' - 9" X 7' - 11 [1/2]"	4-LITE
F	FWGB0611	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 6' - 10 [3/8]"	4-LITE

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
7a CLIFFORD ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 24, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
GIARDINI

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/14/23	SET 01
11/22/23	CONCEPT MEETING 01
01/03/24	HDC SUBMISSION 01

REVISION HISTORY:

DATE	DESCRIPTION
02/05/24	HDC REVISIONS 01
04/15/24	HDC REVISIONS 02
04/12/24	HDC REVISIONS 03
04/24/24	HDC STAFF APPROVAL

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

REID YENOR

MAURY ASSOCIATES SINCE 1979 GENERAL CONTRACTING

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 Reid Yenor

AS AGENT FOR Carmine & Sheila Giardini

STREET ADDRESS 7 Clifford St Nantucket, MA 02554

MAP/PARCEL 79 / 19

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.

Reid Yenor — Signature

06/03/2024 — 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°: 67 PARCEL N°. 506

Street & Number of Proposed Work: 7 Benjamin Dr

Owner of record: NHA Properties Inc

Mailing Address: PO Box 3149

Nantucket, MA 02584

Contact Phone #: _____ E-mail: mae@housingnantucket.org

AGENT INFORMATION (if applicable)

Name: Ack Smat

Mailing Address: 61 Old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-3605 E-mail: ben@acksmat.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 (2) all black 12 modules to rooftop

Size of Structure or ~~Addition~~ module: Length: 67-8" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 44.5" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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 6/5/24 Signature of owner of record _____ Signed under penalties of perjury

DocuSign Envelope ID: 3024EE77-F13D-4278-BBE8-8F22494167E8

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: 7C Surfside Rd., 7D Surfside Rd., 7 Benjamin Dr.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Anne Kuszpa 889A99FEAEA641...
Name Anne Kuszpa
Date 5/13/2024

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 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

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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR NHA Properties Inc

STREET ADDRESS 7 Benjamin Dr

MAP/PARCEL 67 / 506

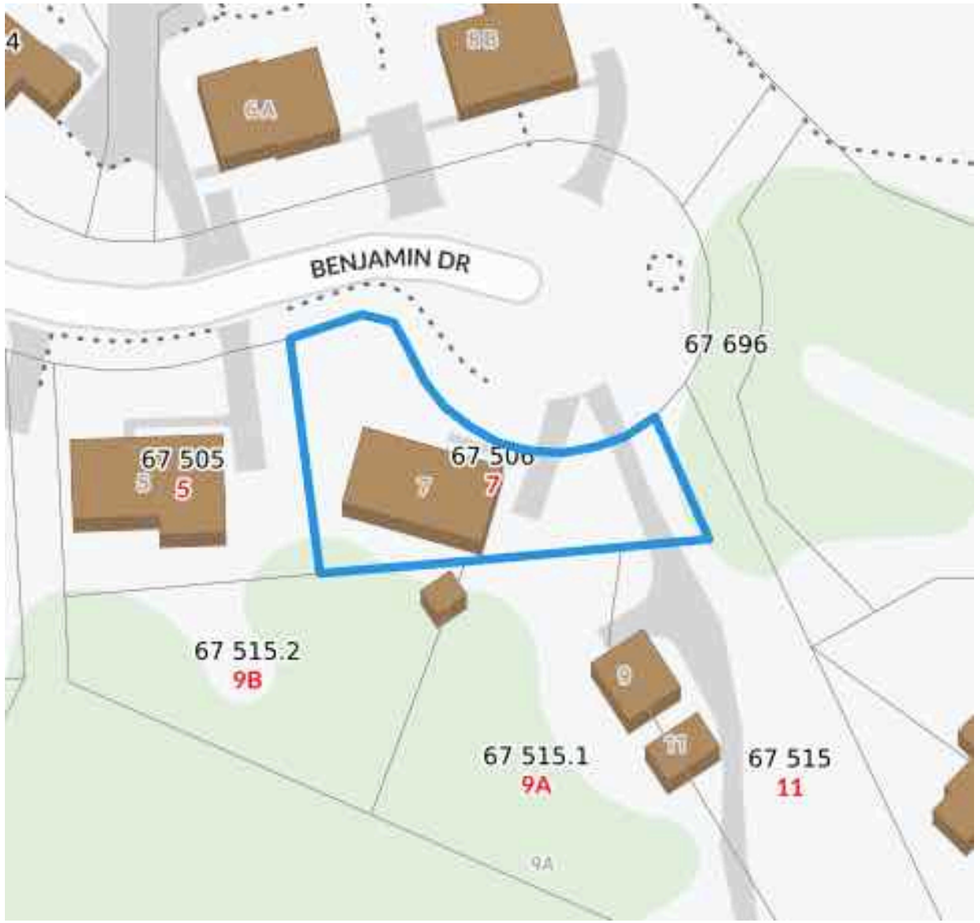
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/5/24

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.

Signature 6/5/24
Date

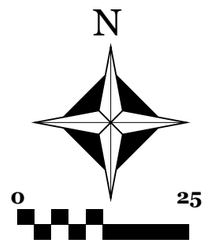


Locus Map
Scale: Not to scale

Zoning Class: LUG2
Front Setback: 35ft
Side/Rear Setback: 15 ft/15 ft



Site Plan
Scale: 1" = 25"



ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
8.93kW DC, 7.60kW AC

Owner:	NHA Properties Inc
Site Address:	7 Benjamin Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 506

REVISIONS

	MM/DD/YY	REMARKS
1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

NO CHANGE TO NORTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

PROPOSED LOCATION OF
(21) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

PROPOSED LOCATION OF
(21) ALL BLACK SOLAR
PV MODULES TO ROOFTOP



EAST ELEVATION



PROPOSED LOCATION OF
(21) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

SOUTH ELEVATION

Scale: NOT TO SCALE

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
8.93kW DC, 7.60kW AC

Owner:	NHA Properties Inc
Site Address:	7 Benjamin Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 506

REVISIONS

1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



PANELS WILL NOT BE VISIBLE FROM PUBLIC WAY



PHOTO A

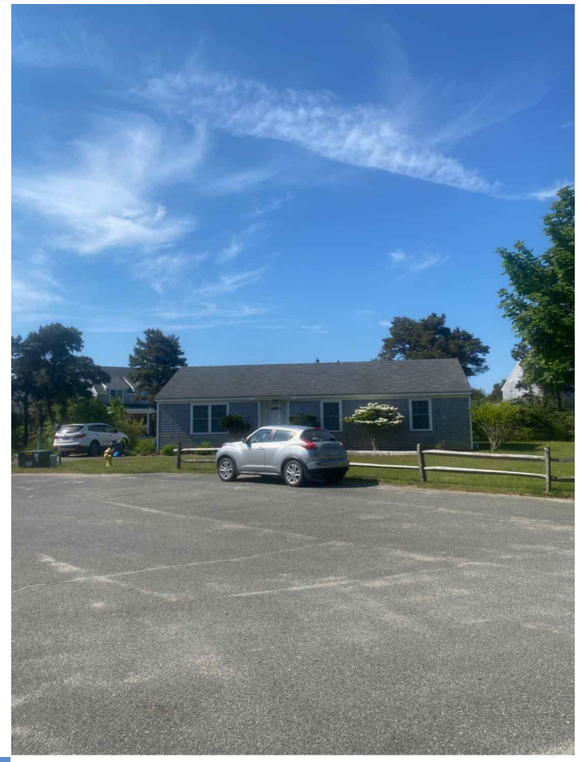


PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
8.93kW DC, 7.60kW AC

Owner:	NHA Properties Inc
Site Address:	7 Benjamin Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 506

REVISIONS

1	6/5/24	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)

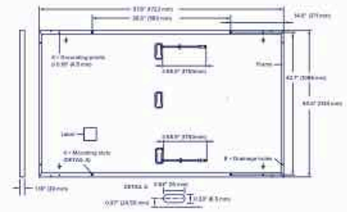
The ideal solution for:

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

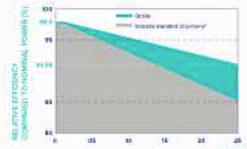


▪ Electrical Characteristics

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[3]	P_{MPP} [W]	405	410	415	420	425	430
	Short Circuit Current[3]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[3]	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[3]	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

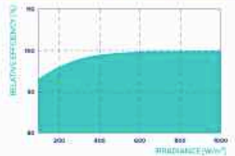


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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 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[4]		[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[4]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)		

[4] See Installation Manual

▪ Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2022-12_Rev02_en

qcells

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
8.93kW DC, 7.60kW AC

Owner:	NHA Properties Inc
Site Address:	7 Benjamin Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 506

REVISIONS

1	6/5/24	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°: 55 PARCEL N°. 377

Street & Number of Proposed Work: 117 ORANGE STREET

Owner of record: CALLEN MILLER INC

Mailing Address: 117 ORANGE ST
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW 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 DORMERS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1854

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

} NEW SHED DORMERS & 2nd STORY (SEE PLANS)

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 4 /12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TME

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH EXISTING
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH EXISTING
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME
Window Casing TME Door Frame _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof TME
Trim TME Sash TME Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/5/2021 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	3609
Location	117 ORANGE ST
Owner	CALLEN MILLER INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

117 ORANGE ST

Location	117 ORANGE ST	**Mblu**	55/ / 377/ /
Acct#	00003609	**Owner**	CALLEN MILLER INC
Assessment	$1,418,650	**PID**	3609
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,400	$686,250	$1,418,650

Owner of Record

Owner	CALLEN MILLER INC	**Sale Price**	$875,000
Co-Owner		**Certificate**	
Address	117 ORANGE ST NANTUCKET, MA 02554	**Book & Page**	1774/30
		Sale Date	10/20/2020
		Instrument	1O

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CALLEN MILLER INC	$875,000		1774/30	1O	10/20/2020
BLOOM PHILIP CHRISTOPHER	$717,000		01457/0262	00	10/30/2014
YOUNG BRENT B & JULIE A	$0		/0		08/27/2010
YOUNG BRENT B & JULIE A	$80,000		00239/0066	N	11/15/1985

Building Information

Building 1 : Section 1

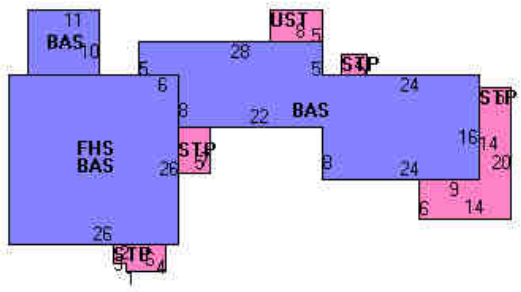
Year Built:	1854
Living Area:	1,879
Replacement Cost:	$816,145
Building Percent Good:	85
Replacement Cost Less Depreciation:	$693,700

Building Photo

Building Photo (https://images.vgsi.com/photos/NantucketMAPhotos//\0035\100_0069_35021.JPG)

Building Attributes	
Field	**Description**
Style:	Store
Model	Commercial
Grade	Average +10
Stories:	1.5
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Laminate
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Heat Pump
Struct Class	
Use:	STORE/SHP M94
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	3220
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Comn Wall	0.00

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3609_4259.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,528	1,528
FHS	Half Story, Finished	702	351
UST	Utility, Storage, Unfinished	40	0
WDK	Deck, Wood	222	0
		2,492	1,879

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL2	1.5 STORY CHIM	1.00 UNITS	$8,700	1
FPL1	FIREPLACE 1 ST	1.00 UNITS	$7,000	1
SAU	SAUNA	1.00 UNITS	$6,900	1

Land

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			1000.00 S.F.	$1,800	1
PAT2	PATIO-GOOD			175.00 S.F.	$3,500	1
WHPL	PERM HOTTUB			1.00 UNITS	$10,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$732,400	$686,250	$1,418,650
2023	$669,700	$623,857	$1,293,557
2022	$423,100	$567,143	$990,243
2021	$528,400	$493,100	$1,021,500
2020	$436,600	$493,100	$929,700

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

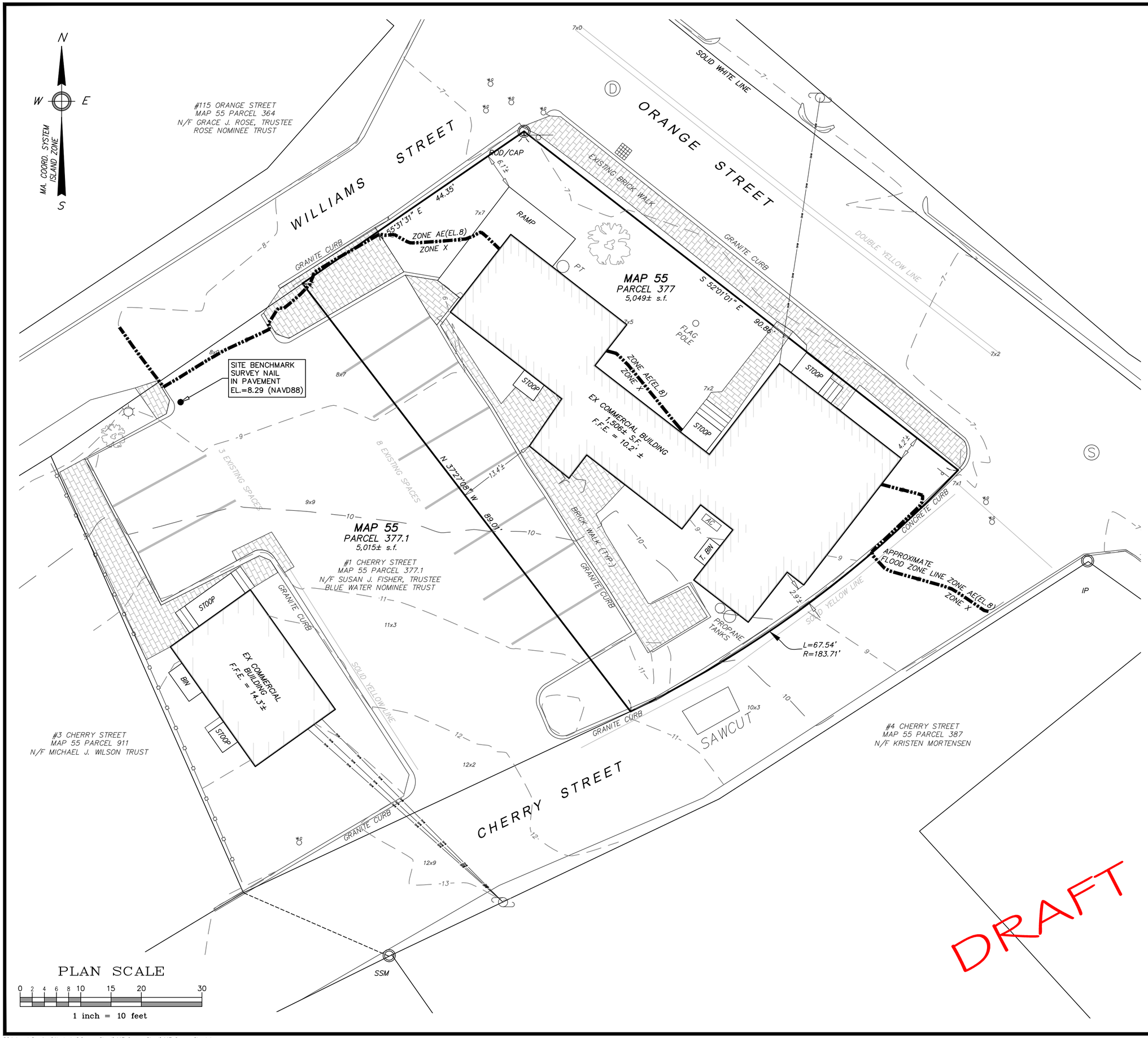
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008



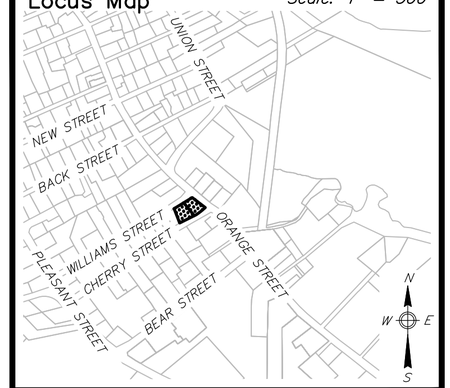

WILLIAMS ST
ONE WAY
ONE WAY
EZIA





Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #117 ORANGE ST
   MAP 55 PARCEL 377
2. OWNER: BLOOM, CHRISTOPHER PHILLIP
   PO BOX 2100
   NANTUCKET, MA 02584
3. DEED REF: Bk 1457 Pg 262
4. PLAN REF: Bk 22 Pg 97
5. A PORTION OF LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
7. LOCUS SUBJECT TO:
   SPECIAL PERMIT; SEE BOOK 382 PAGE 91
   PARKING EASEMENT; SEE BOOK 367 PAGE 174
   VARIANCE SEE BOOK; 353 PAGE 270
   ELECTRIC EASEMENT; SEE BOOK 182 PAGE 88

ZONE: CMI

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,049± s.f.
FRONTAGE:	50'	202.75'
FRONT YARD:	0'	4.2'±
SIDE/REAR YARD:	0'	2.9'±/13.4'±
GROUND COVER:	50% (MAX) (2,524 s.f.)	29.8± s.f. (1,506 s.f.)

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

ISAIAH TRUYMAN

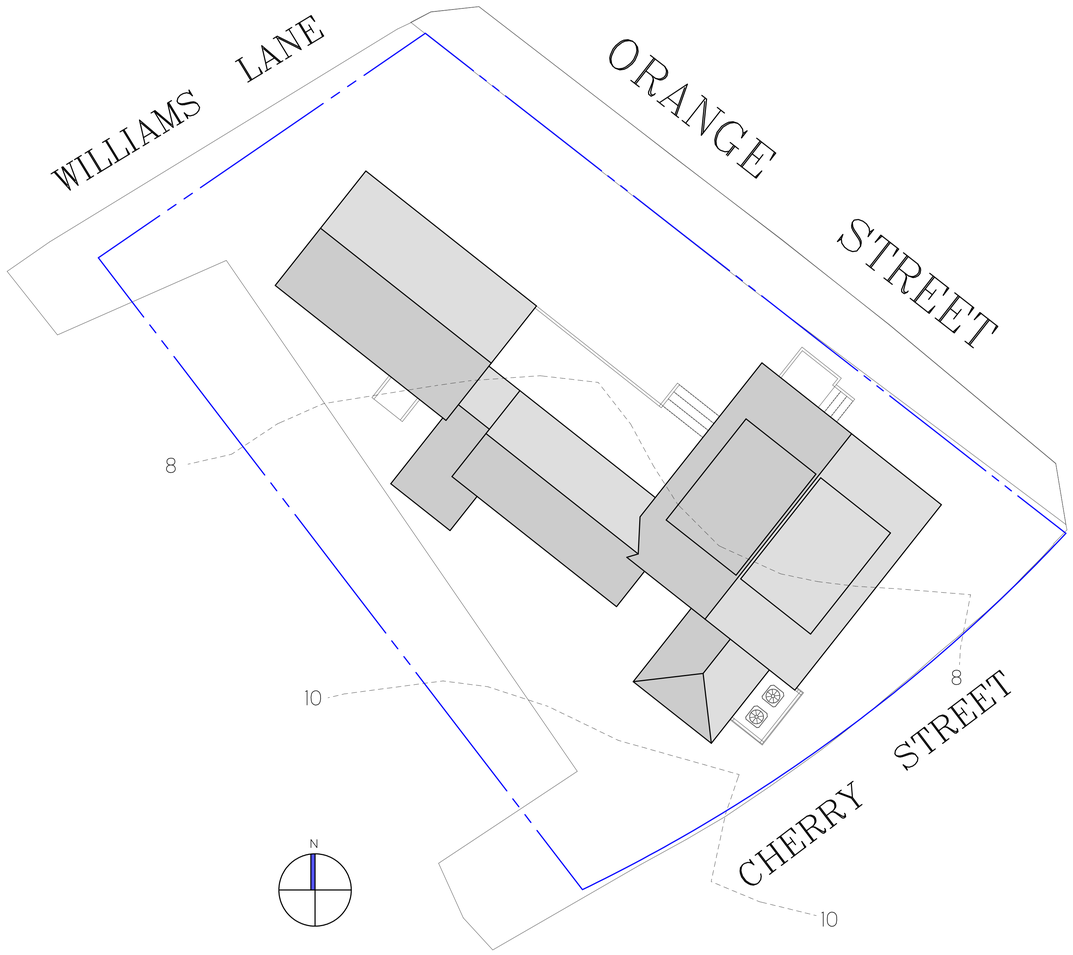
#117 ORANGE STREET

MAP 55 PARCEL 377

No.	Date	Revision Description	By
–	–	–	–

Date:	Drawn:	Checked:	Sheet:
AUGUST 25, 2020	CJS/BEI	DFB/AMG	1 of 1

S:\Autocad Drawings\Nantucket\Orange Street\117 Orange Street\117 Orange Street.dwg



ZONING CLASSIFICATION: C.M.I.
MAP: 55 PARCEL: 337

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 FT.
FRONT YARD S.B.:	0 FT.
SIDE S.B.:	0 FT.
REAR S.B.:	0 FT.
GROUND COVER (%):	50%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-6" X 3'-8 1/2"	1	6/6 D.H. (T.M.E.)

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
12/8/2020: AS-BUILT MEASURING
12/29/2020:AS-BUILT PLANS
6/5/2024: 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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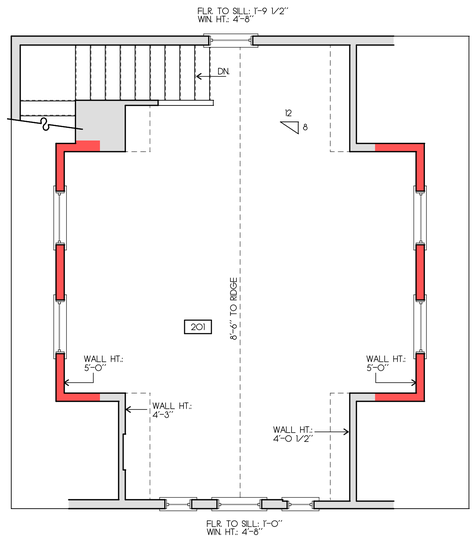
EZIA ATHLETIC CLUB

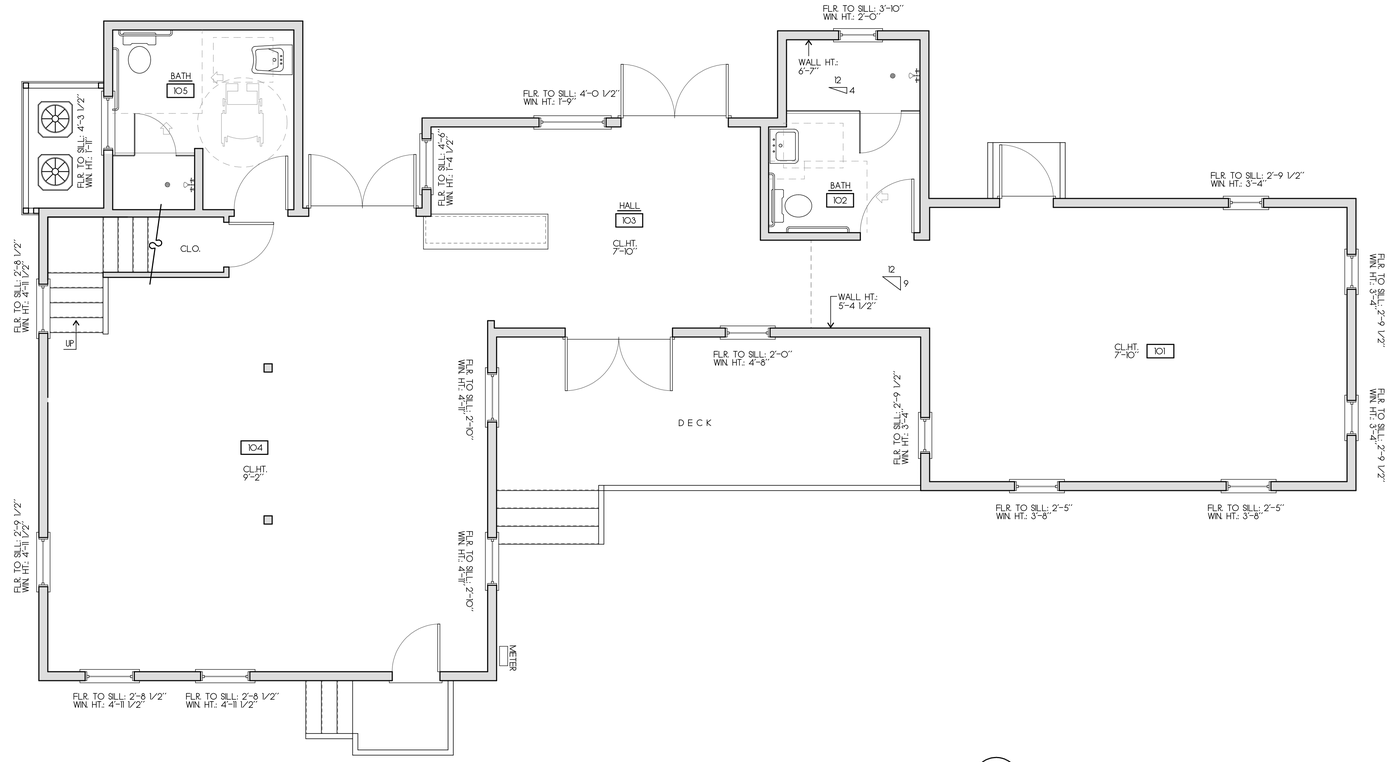
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 337
H.D.C. SITE PLAN ONLY
ADDRESS: 17 ORANGE STREET NANTUCKET, MA 02554
DATE: 6/05/2024
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

1,545 S.F.

N

KEY:
NEW WALLS:
EXISTING WALLS:

REVISIONS:
12/8/2020: AS-BUILT MEASURING
12/29/2020:AS-BUILT PLANS
6/5/2024: HDC PRINT

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PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 377

FLOOR PLANS

ADDRESS: 17 ORANGE STREET NANTUCKET, MA. 02554

DATE: 6/05/2024

SCALE: 1/4" = 1'-0"

SHEET NO.
a 1



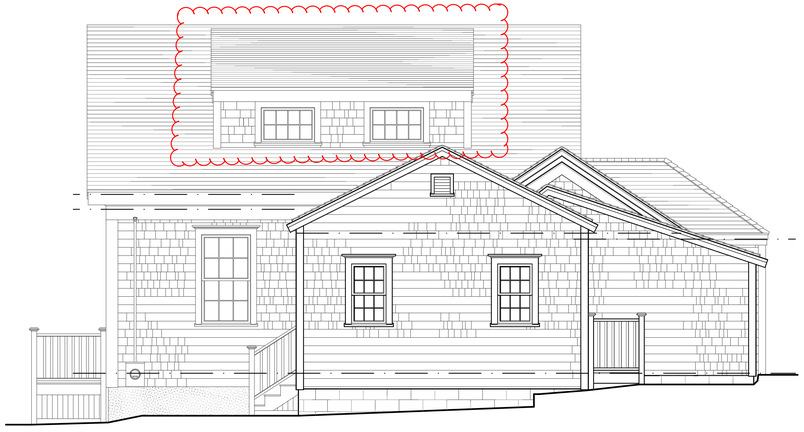
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
12/8/2020: AS-BUILT MEASURING
12/29/2020: AS-BUILT PLANS
6/5/2024: HDC PRINT

NOTE:
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NOTE:
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NOTE:
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DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 377

FLOOR PLANS

ADDRESS: 17 ORANGE STREET NANTUCKET, MA 02554

DATE: 6/05/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 2



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
12/8/2020: AS-BUILT MEASURING
12/29/2020:AS-BUILT PLANS
6/5/2024: 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.

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EZIA ATHLETIC CLUB

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethanx47@comcast.net

MAP: 55 PARCEL: 377

ELEVATIONS

ADDRESS: 17 ORANGE STREET NANTUCKET, MA 02554

DATE: 6/05/2024

SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 143

Street & Number of Proposed Work: 61 Sparks Avenue

Owner of record: Nantucket Boys + Girls Club

Mailing Address: 61 Sparks Ave

Nantucket, MA 02554

Contact Phone #: _____ E-mail: Jamie@nantucketboysandgirlsclub.com

AGENT INFORMATION (if applicable)

Name: SUNWIND, LLC.

Mailing Address: PO Box 700

Brewster, MA 02631

Contact Phone #: 823 246-6350 E-mail: tholmes@sunwindllc.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 Roof Mount Solar System

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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 REC 405 Rough Opening 3'-3" x 6'-6" Size _____ Location _____

Manufacturer _____ Rough Opening All Blocks Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☑ Other Solar Panels on Main (South facing) Roof

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 6-10-2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 Timothy Holmes President SunWind, LLC

AS AGENT FOR Nantucket Boys and Girls Club Inc

STREET ADDRESS 61 Sparks Ave

MAP/PARCEL 55 / 143

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON June 10, 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.

Timothy Holmes President SunWind, LLC — 6-10-24

Signature — Date

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Nantucket Boys and Girls Inc
61 Sparks Avenue
Nantucket, MA 02554

Assessors Map Number: 55 / 143
Lot Number:

Property ID: 3336

Year Built: 1966

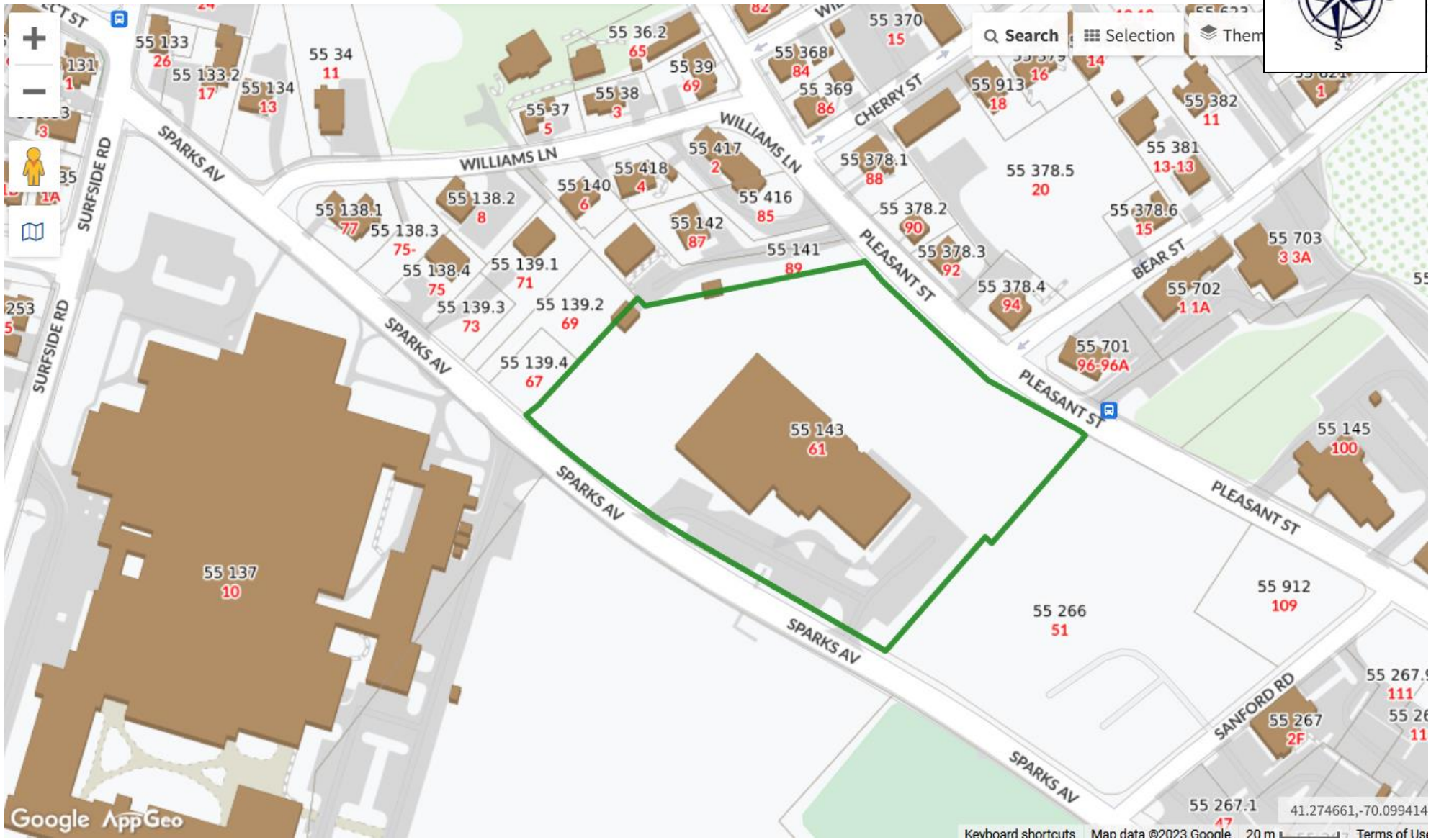
Use: 9580

Description: Charitable Recreation

Zone: CN

Property Size: 4.38 Acres

Locus Map 61 Sparks Avenue



System Layout



61 Sparks Ave looking North - Northeast



61 Sparks Ave looking northwest from Pleasant Street



SOLAR'S MOST TRUSTED

REC





REC ALPHα®
PURE SERIES
PRODUCT SPECIFICATIONS

405WP
20.3 W/FT²

PRODUCT
REC
25 YEAR
PROTRUST
WARRANTY
PERFORMANCE
LABOR
ELIGIBLE

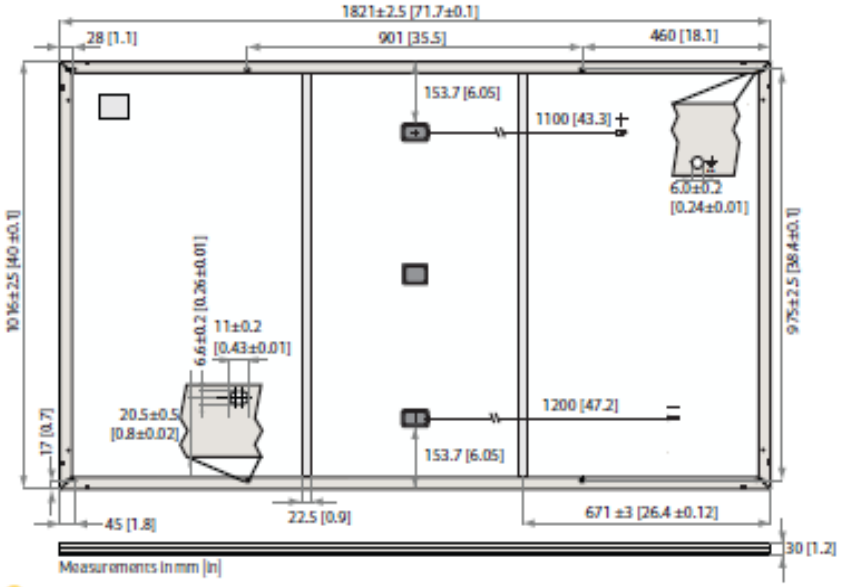
LEAD-FREE
ROHS COMPLIANT

EXPERIENCE
α
PERFORMANCE

REC
SOLAR'S MOST TRUSTED

PRODUCT SPECIFICATIONS

REC ALPHA PURE SERIES > PRODUCT SPECIFICATIONS



GENERAL DATA

Cell type:	132 half-cut REC heterojunction cells with lead-free, gapless technology 6 strings of 22 cells in series	Connectors:	Stäubli MC4 PV-KBT4/KST4, 12 AWG (4 mm²) in accordance with IEC 62852 IP68 only when connected
Glass:	0.13 in (3.2 mm) solar glass with anti-reflection surface treatment	Cable:	12 AWG (4 mm²) PV wire, 43+47 in (1.1+1.2 m) accordance with EN50618
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)
Junction box:	3-part, 3 by pass diodes, IP68 rated In accordance with IEC 62790	Origin:	Made in Singapore

ELECTRICAL DATA

	Product Code*: RECxxxA A Pure				
STC					
Power Output - P_{MAX} (Wp)	385	390	395	400	405
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V_{MPP} (V)	41.2	41.5	41.8	42.1	42.4
Nominal Power Current - I_{MPP} (A)	9.35	9.40	9.45	9.51	9.56
Open Circuit Voltage - V_{OC} (V)	48.5	48.6	48.7	48.8	48.9
Short Circuit Current - I_{SC} (A)	10.18	10.19	10.20	10.25	10.30
Power Density (W/sq ft)	19.3	19.6	19.8	20.1	20.3
Panel Efficiency (%)	20.8	21.1	21.3	21.6	21.9
NMOT					
Power Output - P_{MAX} (Wp)	293	297	301	305	309
Nominal Power Voltage - V_{MPP} (V)	38.8	39.1	39.4	39.7	40.0
Nominal Power Current - I_{MPP} (A)	7.55	7.59	7.63	7.68	7.72
Open Circuit Voltage - V_{OC} (V)	45.7	45.8	45.9	46.0	46.1
Short Circuit Current - I_{SC} (A)	8.16	8.20	8.24	8.28	8.32

Values at standard test conditions (STC: air mass AM 1.5, irradiance 1075 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/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
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
IEC 62321	Lead-free acc. to RoHS EU 863/2015

ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941

WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	<25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

See warranty documents for details. Conditions apply

MAXIMUM RATINGS

Operational temperature:	-40 ... +185°F (-40 ... +85°C)
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (146 lbs/sq ft)*
Maximum test load (rear):	-4000 Pa (83.5 lbs/sq ft)*
Max series fuse rating:	25 A
Max reverse current:	25 A

*See installation manual for mounting instructions. Design load = Test load/ 1.5 (safety factor)

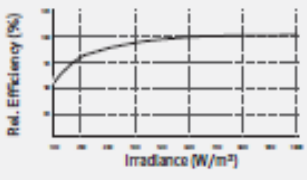
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P_{MAX}:	-0.26 %/°C
Temperature coefficient of V_{OC}:	-0.24 %/°C
Temperature coefficient of I_{SC}:	0.04 %/°C

*The temperature coefficients stated are linear values

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Specifications subject to change without notice.

Ref: PM-DS-12-01-Rev. C 10.21

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC
www.recgroup.com

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. I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS. (initial to indicate read and understand)
8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 51

Street & Number of Proposed Work: 8 Sea St.

Owner of record: Eight Sea Street LLC

Mailing Address: 800 Boylston St.
Boston MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 864 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 320 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 26' 0" ~~South~~ _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — New storage barn
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 14" ☐ 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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 6 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other hopper
☑ 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 Slider Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Duel black
Trim Natural Sash Gray Doors Natural
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 6/11/2024 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 040-39-19
MAP/PARCEL#:

Recorded By: AEG Date: Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1920 - Sanborn maps

6. USE: Original: Present:
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"





5/89

DESCRIPTION:

10. FOUNDATION
    ○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
    ○ a. post-and-beam ○ c. masonry load-bearing walls
    ○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
    ○ a. shingles - weathered ○ c. brick ○ e. board and batten
    ○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
    ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
    ○ a. shingles - weathered ○ c. brick ○ e. board and batten
    ○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
    ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
    ○ a. shingles - weathered ○ c. brick ○ e. board and batten
    ○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
    ○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
    ○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
    ○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
    ○ a. roof walk ○ e. balustrade
    ○ b. dormers on street facade ○ f. skylight
    ○ c. dormers on side elevations ○ g. roof hatch
    ○ d. dormers on rear elevation ○ h. cupola
    ○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
    ○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

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: _____
○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
○ e. Sanborn Maps, date: _____
○ f. NHA photos: _____
○ g. HABS research: _____
○ h. NHA plaque records: _____
○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a. at sidewalk ○ c. 20 feet or less
○ b. 10 feet or less ○ d. other: _____

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) _____

_____

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-6-14
MAP/PARCEL#: 42-42-05-1

Recorded By: AEG Date: 10/[illegible] Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 8 Sea St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Johnson, Sally R + Herman E +

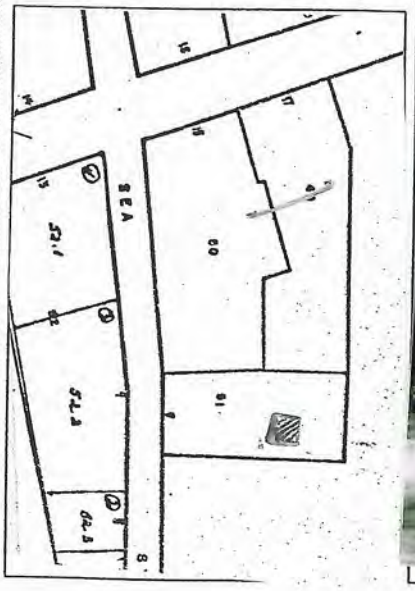
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1949 - Sanborn maps

6. USE: Original: Present:
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

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: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a. at sidewalk	○ c. 20 feet or less
○ b. 10 feet or less	○ d. other: _____

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) _____









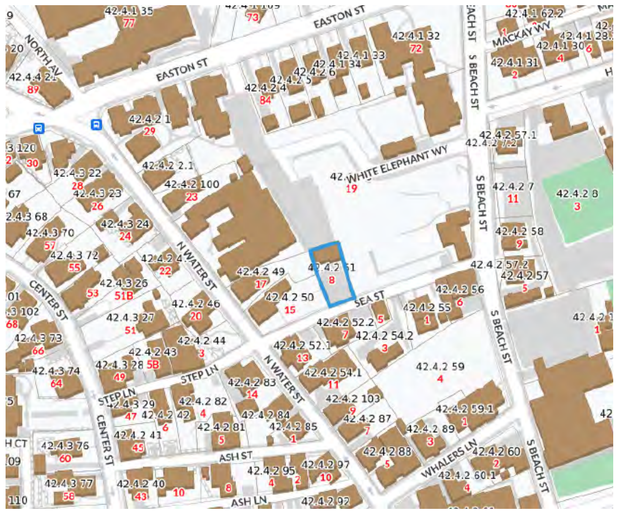








8 SEA ST.
NANTUCKET, MA 02554





SITE PLAN

MAP & PARCEL: 42.4.2 X 51
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 4,644 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER:
DWELLING: 438 S.F.
GARAGE/APT: 480 S.F.
PROPOSED NEW GROUND COVER: 864 S.F.
TOTAL GROUND COVER: 1,782 S.F.
ALLOWABLE GROUND COVER: 1,858 S.F.

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DESIGN, INC
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(508) 228-2044 NORMANDRESIDENTIAL.COM

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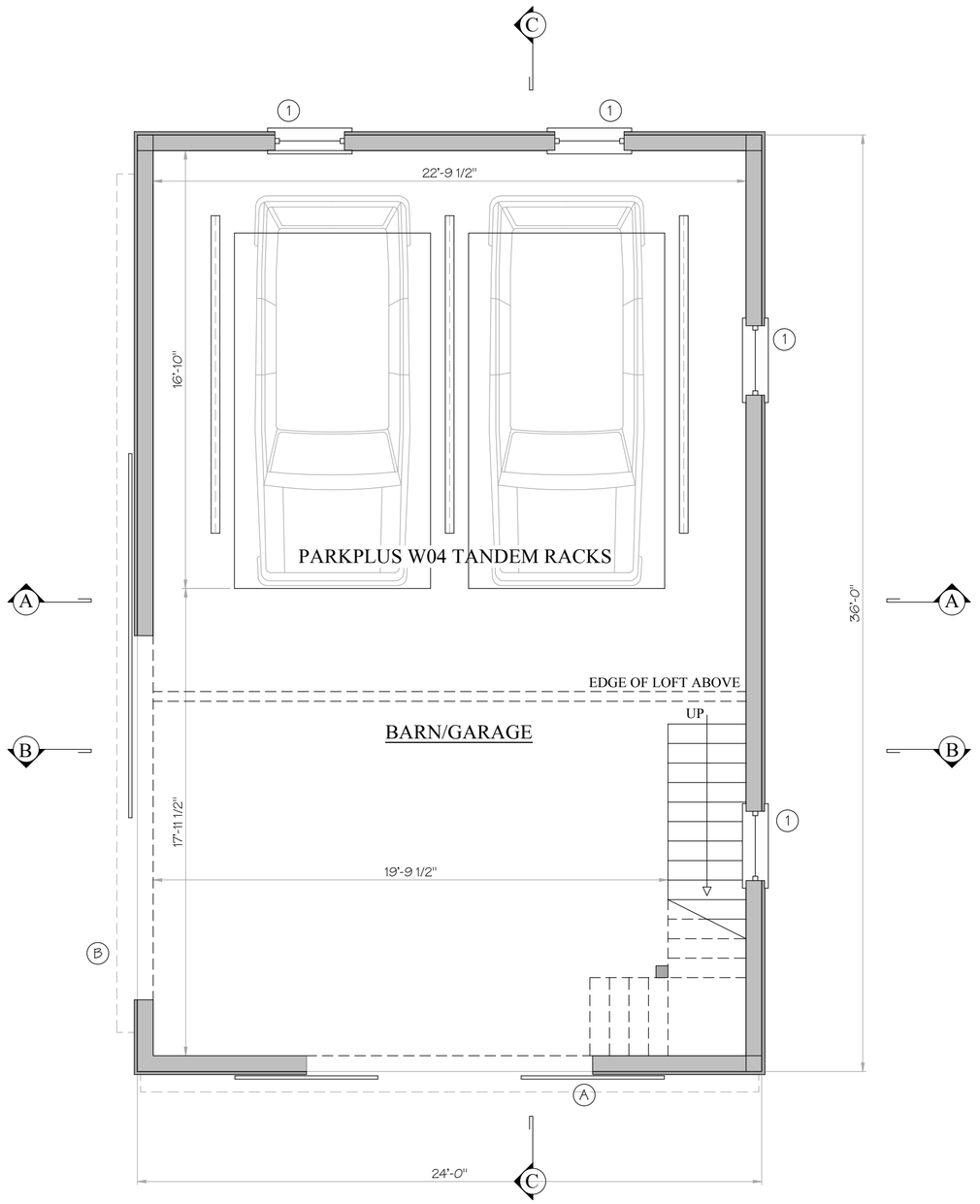
COVER SHEET
DATE: 06/11/2024
SCALE: AS NOTED

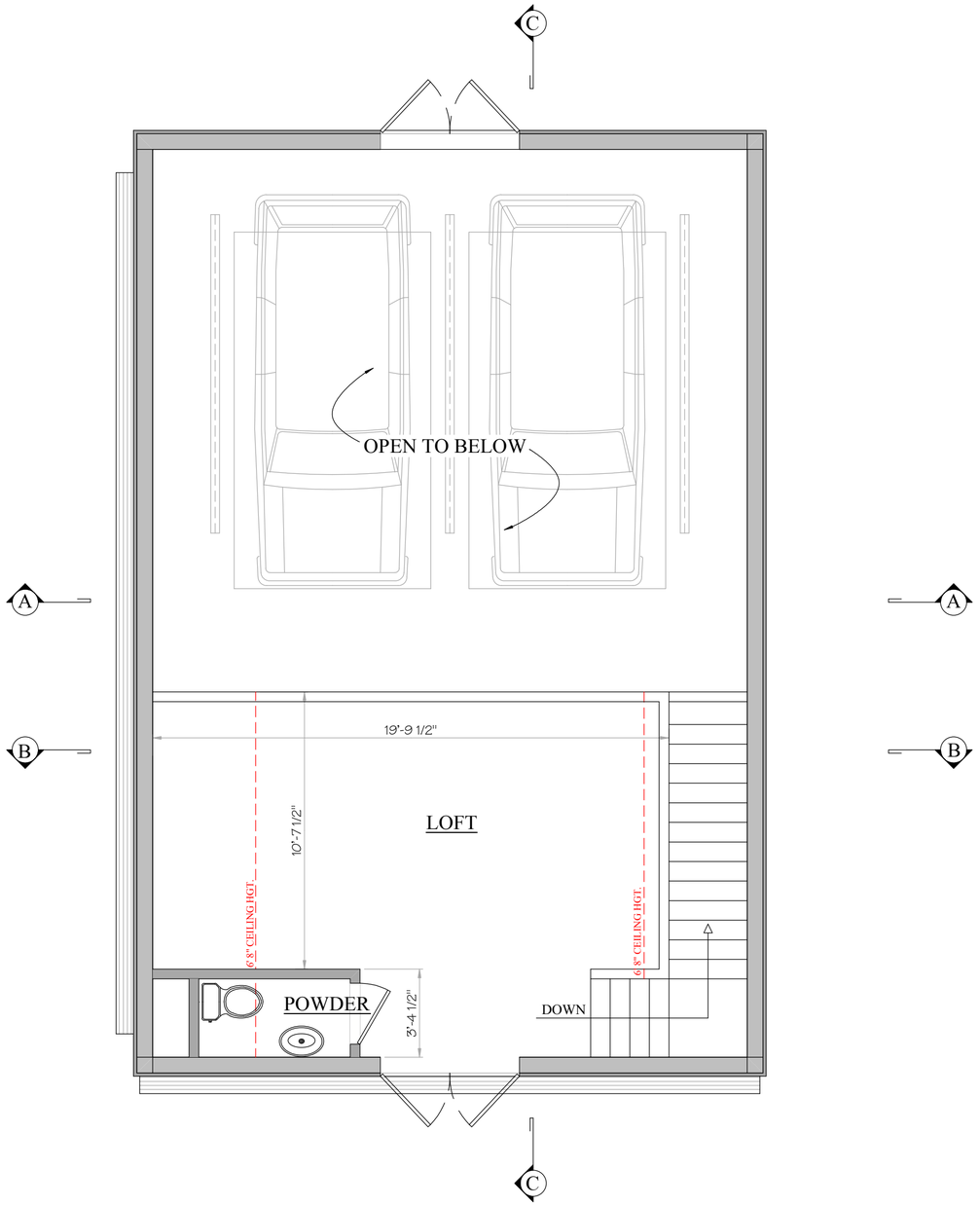
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



LOFT PLAN

NOT FOR CONSTRUCTION

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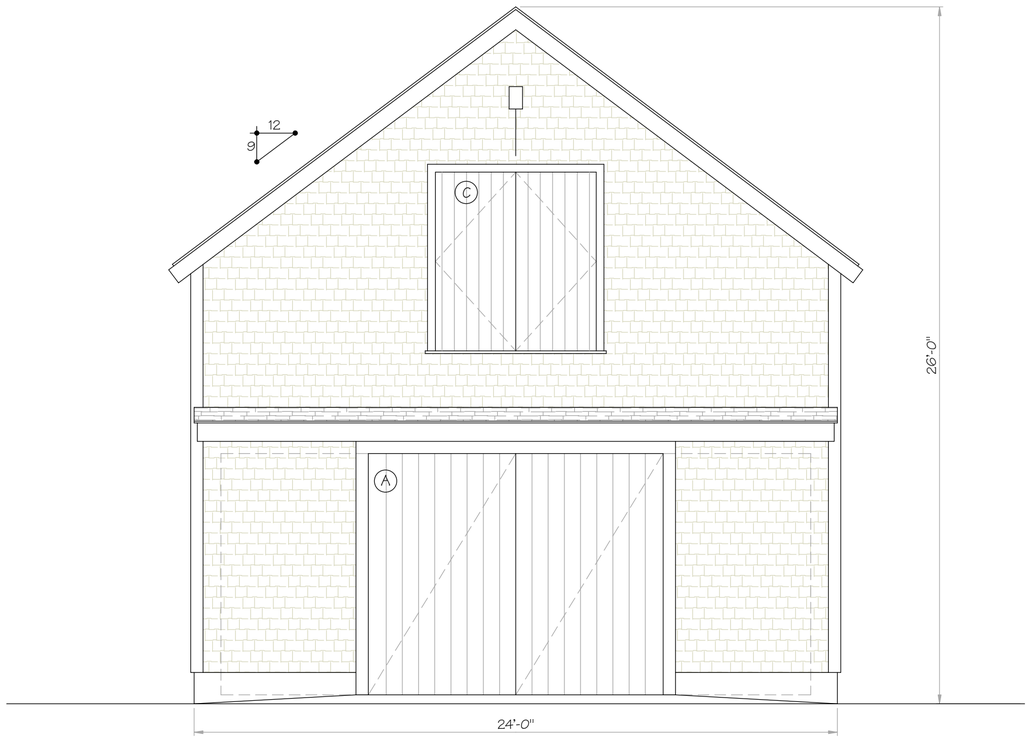
FIRST FLOOR PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

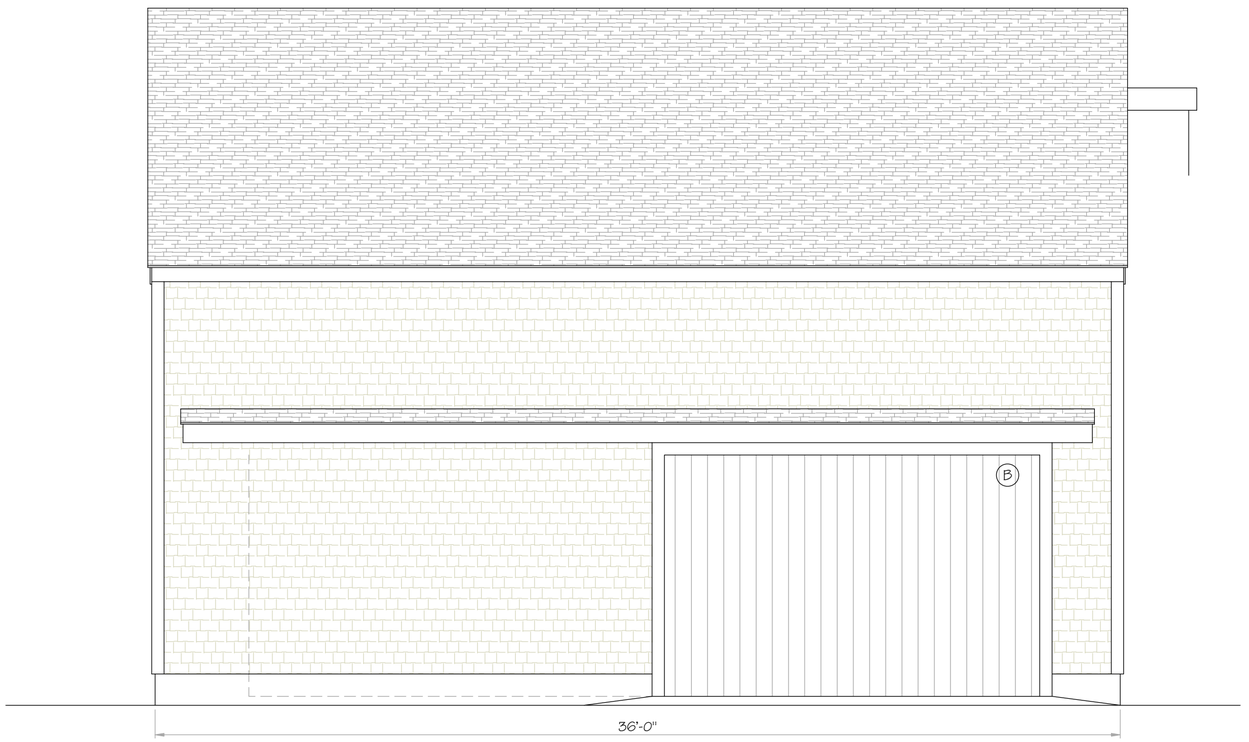
1



SOUTH ELEVATION

8 Sea St - Barn window/door schedule

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
1	3' 0" x 2' 9"	TBD	Boston Sash	12 light	Single	TBD	Fixed	4
A	(2) 5' 6" x 9' 0"	TBD	Custom	batten outswing	Double	NA		1
B	14' 0" x 9' 0"	TBD	Custom	batten slider	Single	NA		1
C	(2) 3' 0" x 6' 8"	TBD	Custom	batten outswing	Double	NA		1



WEST ELEVATION

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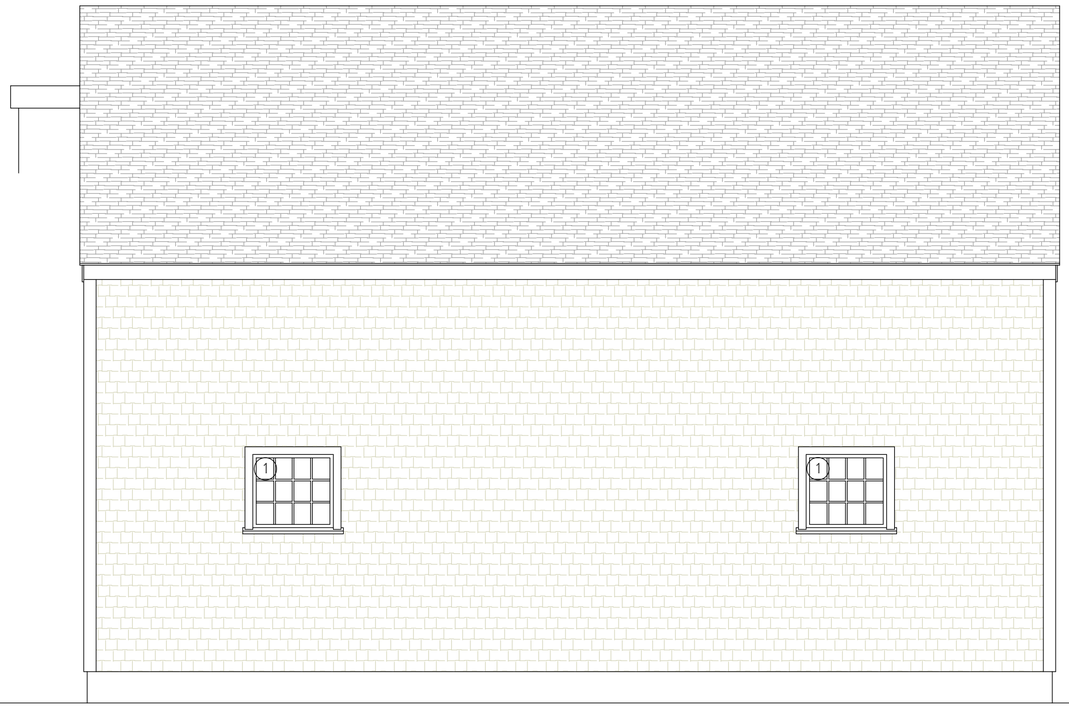
ELEVATIONS
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

2



EAST ELEVATION



NORTH ELEVATION

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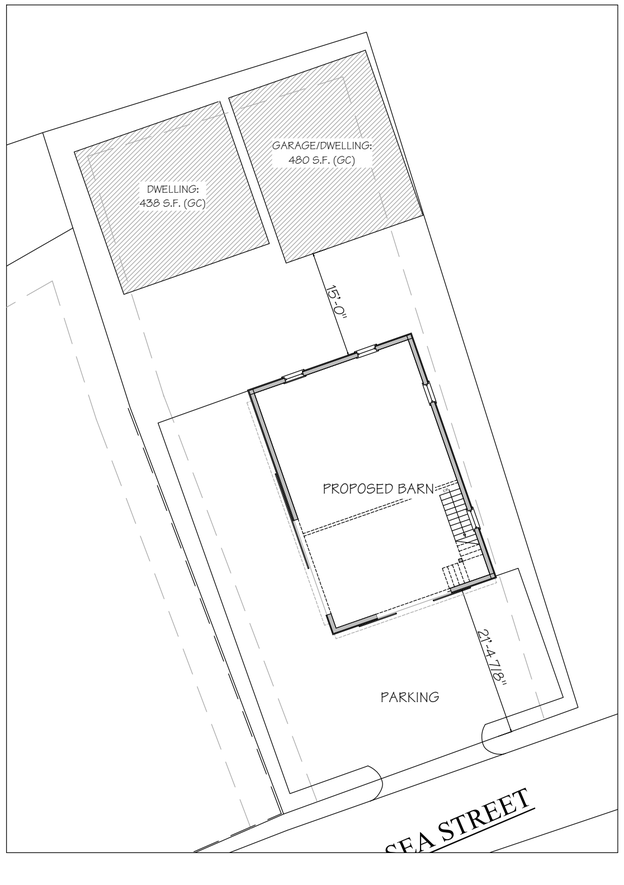
ATIC PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

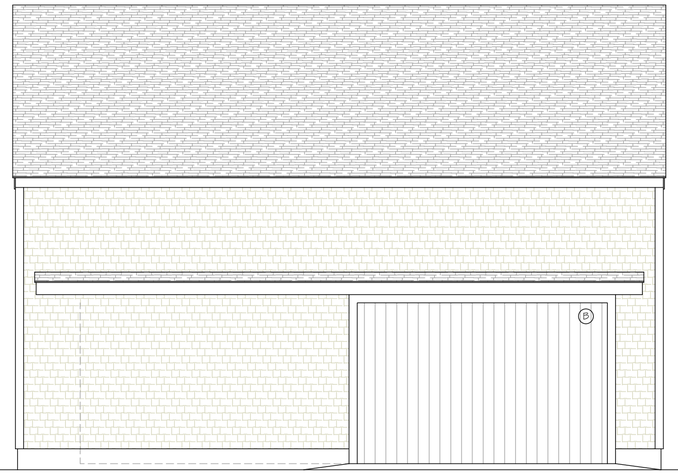
3



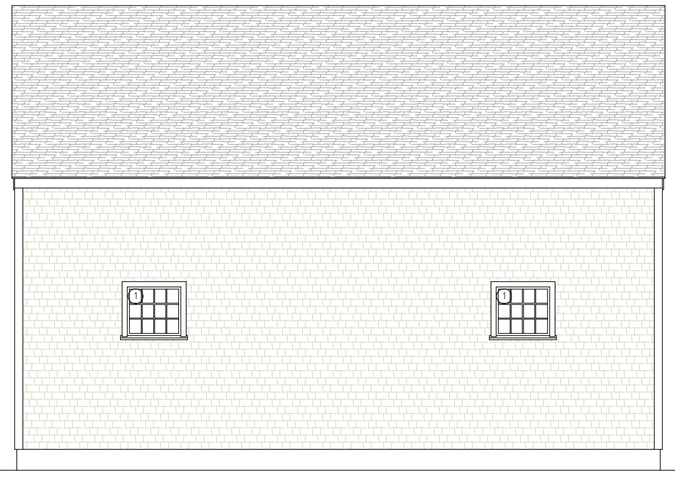


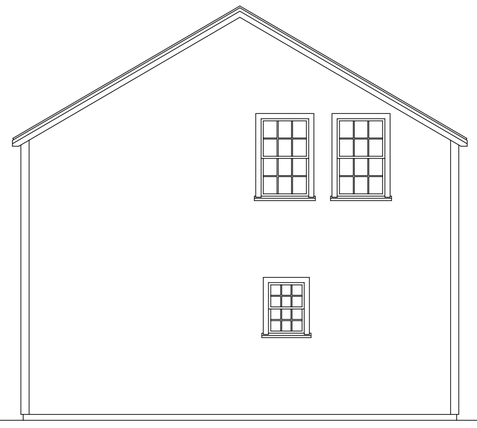
SOUTH ELEVATION - STREE VIEW





WEST ELEVATION - YARD VIEW





EAST ELEVATION

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STREETSCAPE ELEVATIONS
DATE: 06/11/2024
SCALE: AS NOTED

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

4

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.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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 Benjamin Normand

AS AGENT FOR Eight Sea Street LLC

STREET ADDRESS 8 Sea St.

MAP/PARCEL 42.4.2/51

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 17th 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

6/11/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Eight Sea Street LLC .....

MAILING ADDRESS..... 600 Boylston St. Boston MA 02199 .....

PROPERTY LOCATION..... 8 Sea St. .....

ASSESSORS MAP/PARCEL..... 42.4.2/51 .....

SUBMITTED BY:..... Ben 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.

June 11, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.11 15:45:53 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLAND RESORTS LLC
C/O NEW ENGLAND DEVELOP-ACCTING DEPT
75 PARK PLAZA #3
BOSTON, MA 02116

SEA STREET REALTY TRUST
7 SEA ST
NANTUCKET, MA 02554

SMILEY 17 NORTH WATER LLC
800 BOYLSTON ST 30TH FL
BOSTON, MA 02199

SMILEY 15 NORTH WATER LLC
800 BOYLSTON ST 30TH FL
BOSTON, MA 02199

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Sea St.

Tax Map Number: 42.4.2 Parcel Number: 51

Owner of Record: Eight Sea Street LLC

Description of Proposal: New storage building:
1st floor: 864 s.f.
2nd floor: 320 s.f.

Anticipated HDC Submission Date: June 17th 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.



7021 2720 0002 1840 3917

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Nantucket, MA 02554

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- Return Receipt (electronic) $0.00
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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.68

Total Postage and Fees $5.08

0554 08

NANTUCKET MA JUN 12 2024 02554-9998

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06/12/2024

Sent To: Sea Street Realty Trust
Street and Apt. No., or PO Box No.: 7 Sea Street
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Boston, MA 02116

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.68

Total Postage and Fees $5.08

0554 08

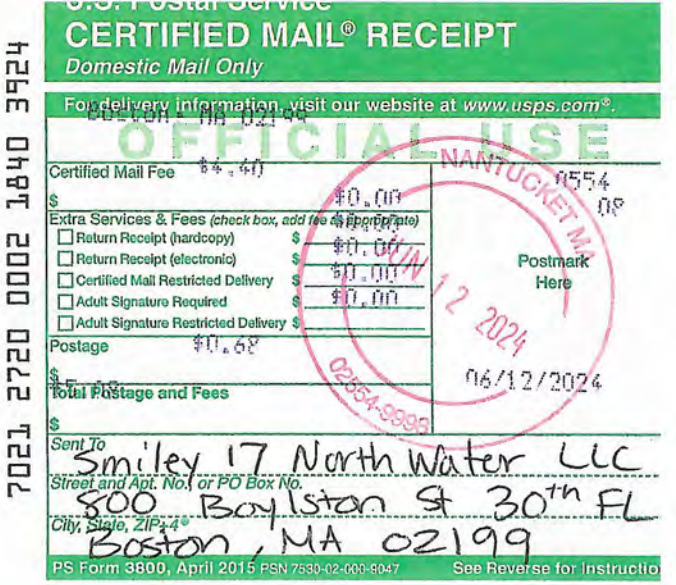
NANTUCKET MA JUN 12 2024 02554-9998

Postmark Here

06/12/2024

Sent To: Nantucket Island Resorts c/o Develop Act
Street and Apt. No., or PO Box No.: 75 Park Plaza #3
City, State, ZIP+4®: Boston, MA 02116

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Sent To: Smiley 17 North Water LLC
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City, State, ZIP+4®: Boston, MA 02199

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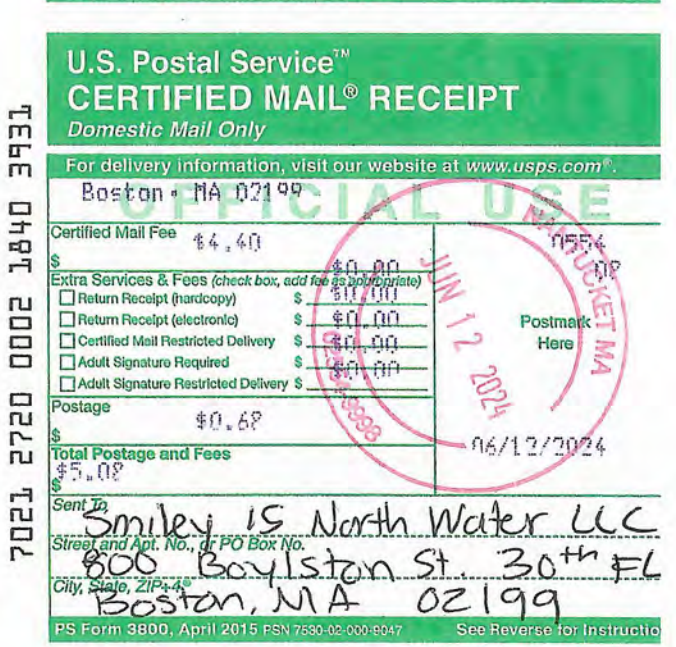

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City, State, ZIP+4®: Boston, MA 02199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 11.3

Street & Number of Proposed Work: 26 Warreas Landing Rd

Owner of record: John Buttrick

Mailing Address: 212 West 18th Street
New York, NY 10011

Contact Phone #: john.buttrick@gmail.com E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South #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 (94) all black PV module ground-mounted solar array.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*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 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

Sent via email to: hdcsubmissions@nantucket-ma.gov

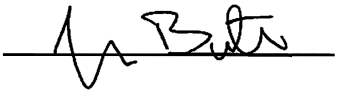
The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Esmeralda and the Historic District Commission,

I am the owner of the property located at 26 Warrens Landing Rd

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 John Buttrick

Date 5/20/24

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR John Buttrick

STREET ADDRESS 26 Warrens Landing

MAP/PARCEL 38 / 11/3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

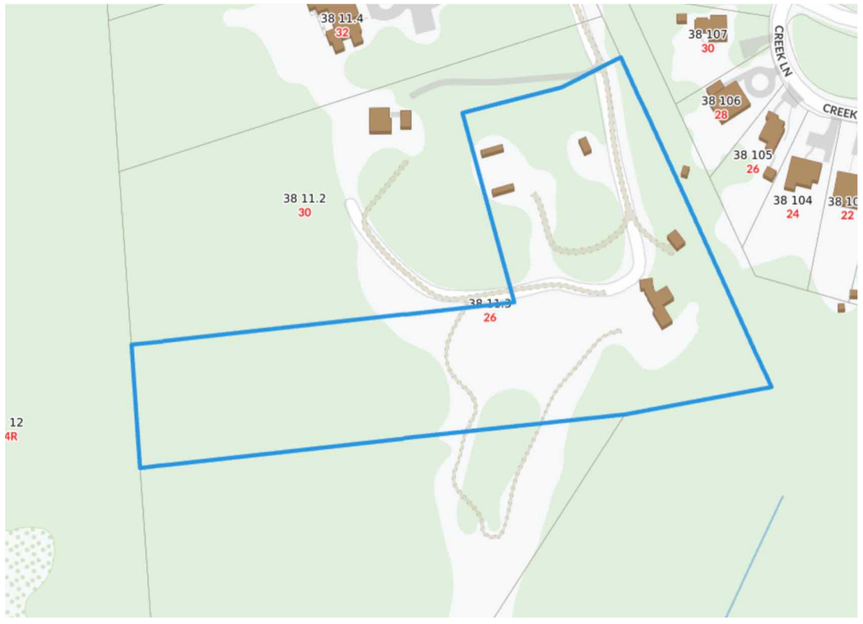
6/13/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

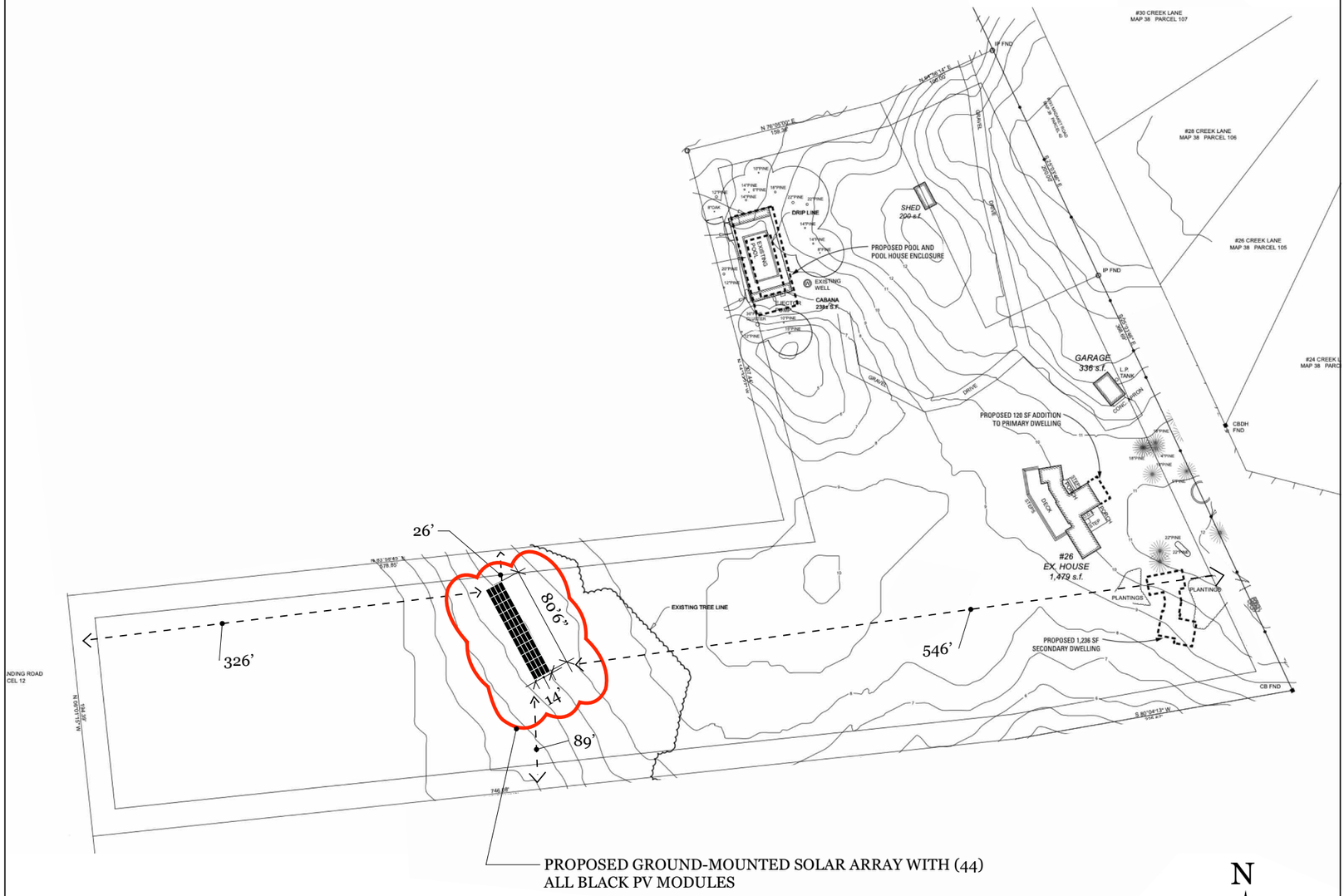
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 6/13/24
Date



Locus Map
Scale: Not to scale

Zoning Class: LUG3
Front Setback: 35ft
Side/Rear Setback: 20



Site Plan Scale: 1" = 100' 0"

GIS & SITE PLAN

GROUND SOLAR ARRAY
21.34kW DC, 20.00kW AC

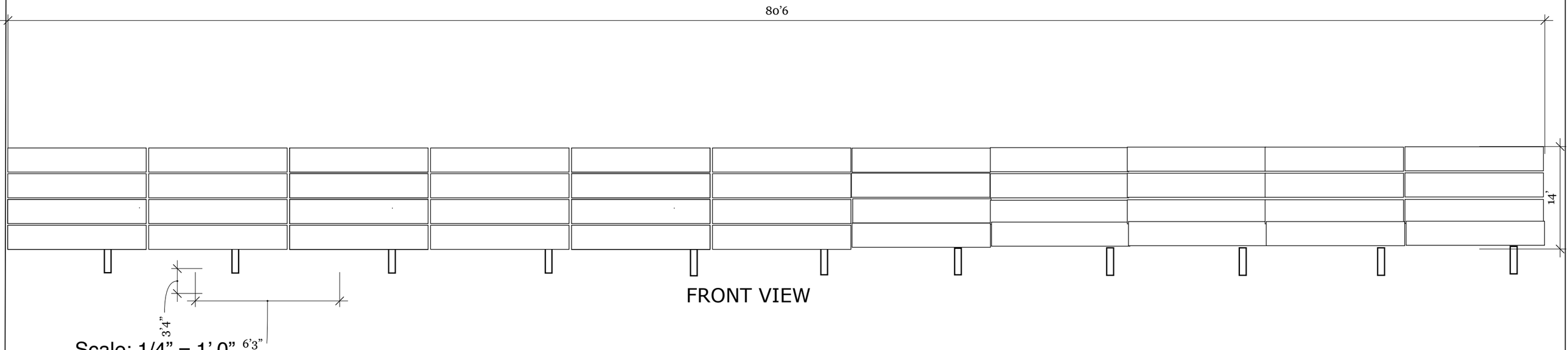
ACK SMART
(508) 257-1786
www.ACKsmart.com

Owner:	John Buttrick
Site Address:	26 Warrens Landing Rd
City, State, Zip:	Nantucket, MA 02554
Map: 38	Parcel: 11.3

REVISIONS

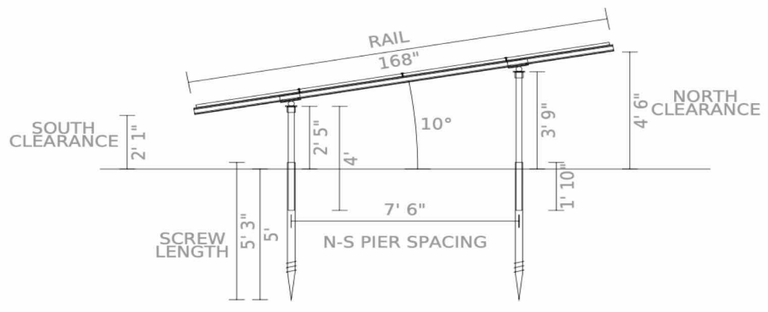
	MM/DD/YY	REMARKS
1	6/13/24	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 01



FRONT VIEW

Scale: 1/4” = 1’ 0”



SIDE VIEW

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

GROUND SOLAR ARRAY
21.34kW DC, 20.00kW AC

Owner:	John Buttrick
Site Address:	26 Warrens Landing Rd
City, State, Zip:	Nantucket, MA 02554
Map: 38	Parcel: 11.3

REVISIONS

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1	6/13/24	Submitted for HDC & Permitting review
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4		
5		

PV 02



THE GROUND ARRAY WILL NOT BE VISIBLE FROM PUBLIC WAY.

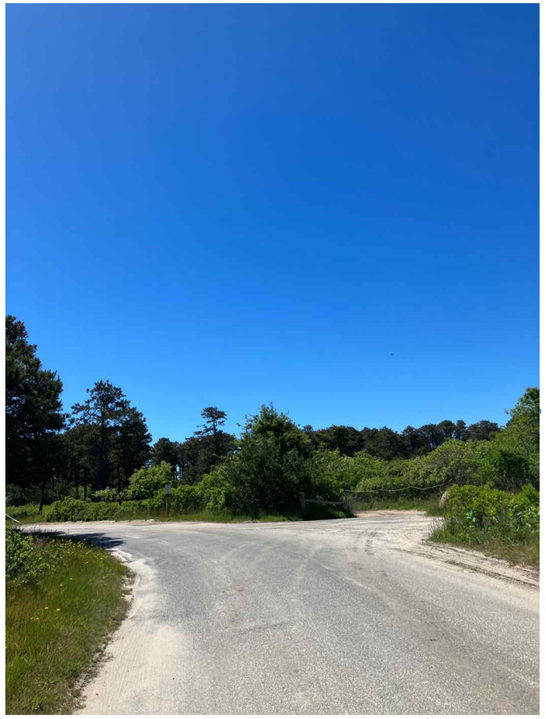

Photo A

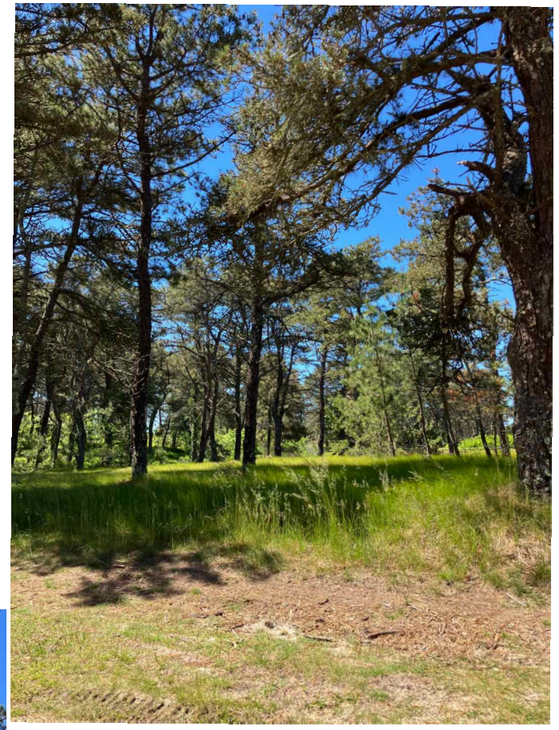

Photo B

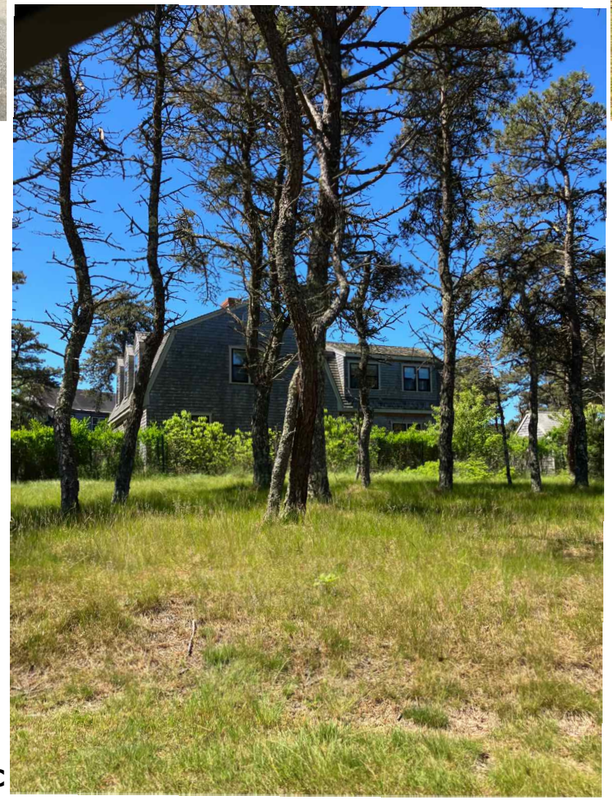

Photo C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PUBLIC WAY PHOTOS

GROUND SOLAR ARRAY
21.34kW DC, 20.00kW AC

Owner:	John Buttrick
Site Address:	26 Warrens Landing Rd
City, State, Zip:	Nantucket, MA 02554
Map: 38	Parcel: 11.3

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PV 03

Q.TRON BLK M-G2+ SERIES

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

PRELIMINARY

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

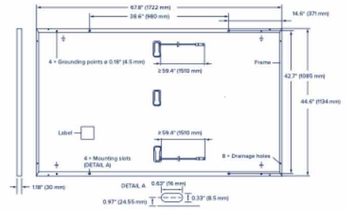
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

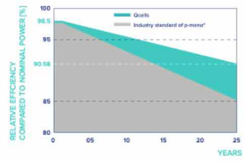


Electrical Characteristics

POWER CLASS				410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	410	415	420	425	430
	Short Circuit Current[1]	I_{SC}	[A]	13.39	13.42	13.46	13.49	13.53
	Open Circuit Voltage[1]	V_{OC}	[V]	38.58	38.61	38.64	38.67	38.70
	Current at MPP	I_{MPP}	[A]	12.68	12.75	12.82	12.88	12.95
	Voltage at MPP	V_{MPP}	[V]	32.32	32.55	32.77	32.98	33.20
	Efficiency[1]	η	[%]	≥21.4	≥21.6	≥21.9	≥22.2	≥22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	310.0	313.8	317.6	321.4	325.2
	Short Circuit Current	I_{SC}	[A]	10.79	10.82	10.84	10.87	10.90
	Open Circuit Voltage	V_{OC}	[V]	36.61	36.63	36.66	36.69	36.71
	Current at MPP	I_{MPP}	[A]	9.97	10.03	10.09	10.15	10.21
	Voltage at MPP	V_{MPP}	[V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

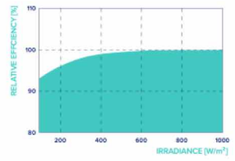


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-09_Rev00_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

GROUND SOLAR ARRAY
21.34kW DC, 20.00kW AC

Owner:	John Buttrick
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City, State, Zip:	Nantucket, MA 02554
Map: 38	Parcel: 11.3

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PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

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CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.2.4 PARCEL N°. 20

Street & Number of Proposed Work: 20 Ocean Ave

Owner of record: Ocean Avenue Nominee Trust

Mailing Address: 1055 Seahaven Dr.
Mamoroneck, NY 10543

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554 ~~Mamoroneck, NY 10543~~

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: _____ Sq. Footage 1st floor: 230 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 170 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North See plan South _____ East _____ West _____

Height of ridge above final finish grade: North 28' 3" South 28' 3" East 28' 3" West 16' 3"

Additional Remarks

Historic Name:

Original Date: 1970

Original Builder: major renovations in 2001

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Addition to existing structure
- 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 TME/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 6" Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☐ SDL Front Reuse existing Rear → _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

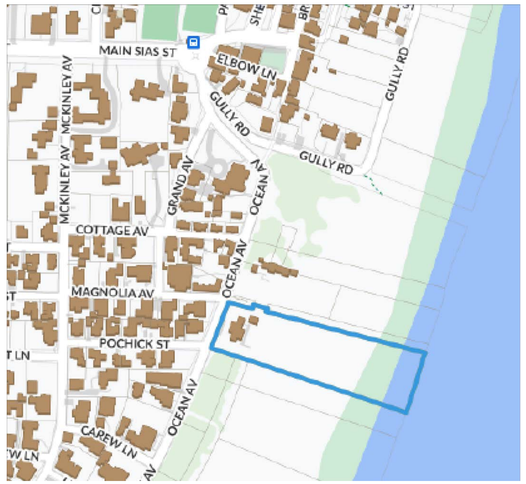
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Gray Fence _____ Shutters _____

* 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 6/13/2024 Signature of owner of record _____ Signed under penalties of perjury

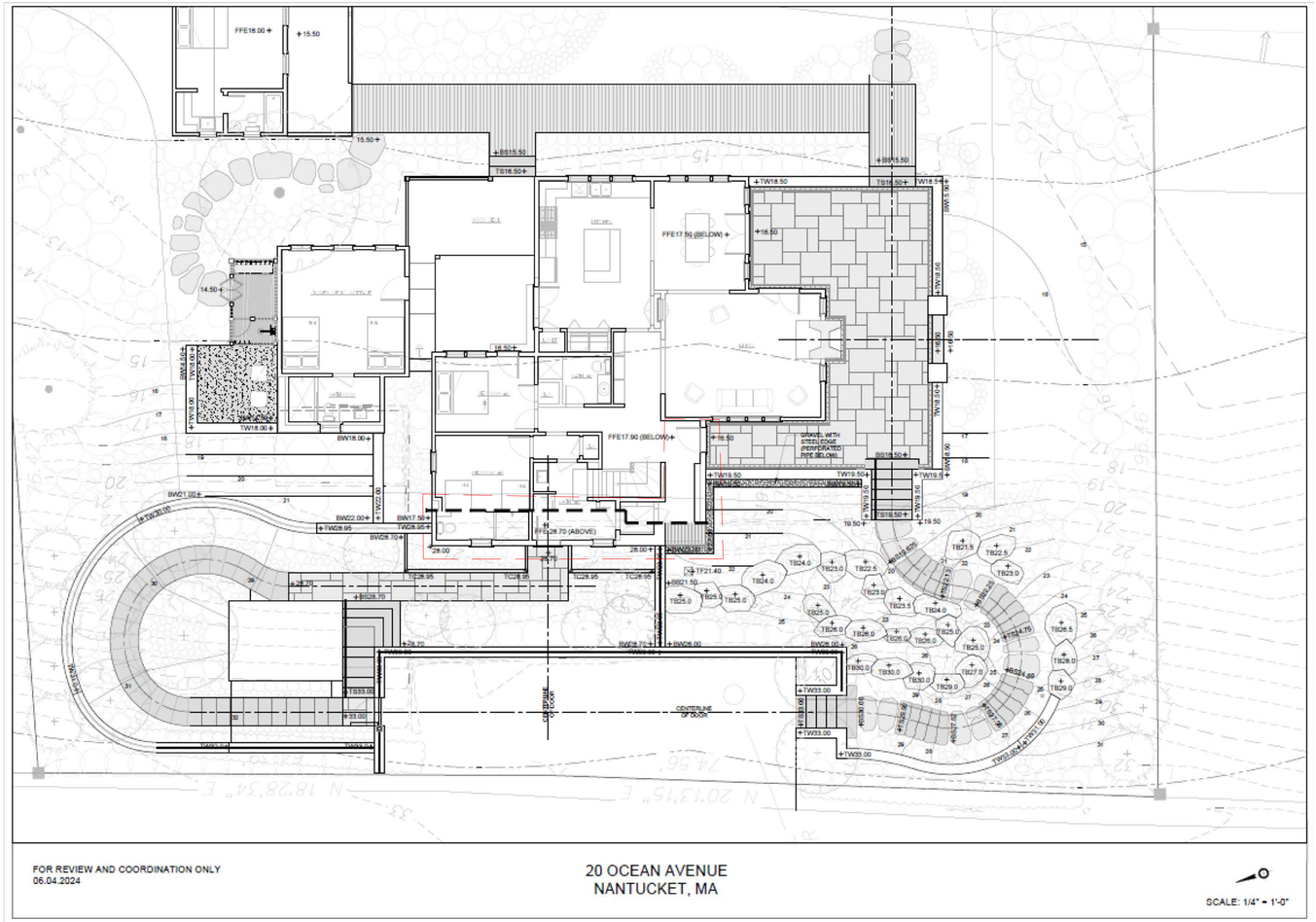
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA 02564



LOCUS MAP

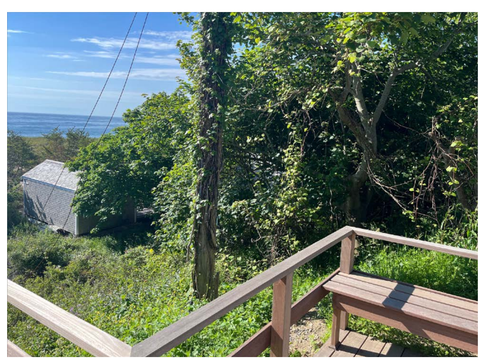


EXISTING CONDITIONS



PROPOSED LANDSCAPE PLAN

NOTE: CONNSULT BART LANDSCAPE ARCHITECTURES FOR MOST UP TO DATE LANDSCAPE DESIGN









NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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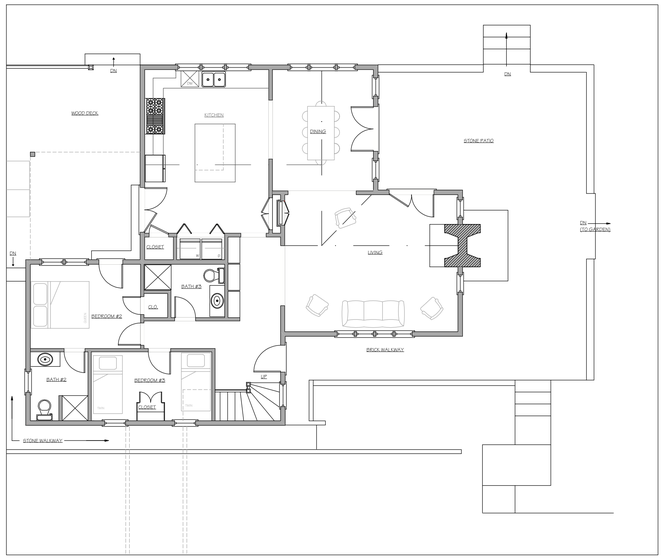
COVER SHEET
DATE: 06/13/2024
SCALE: AS NOTED

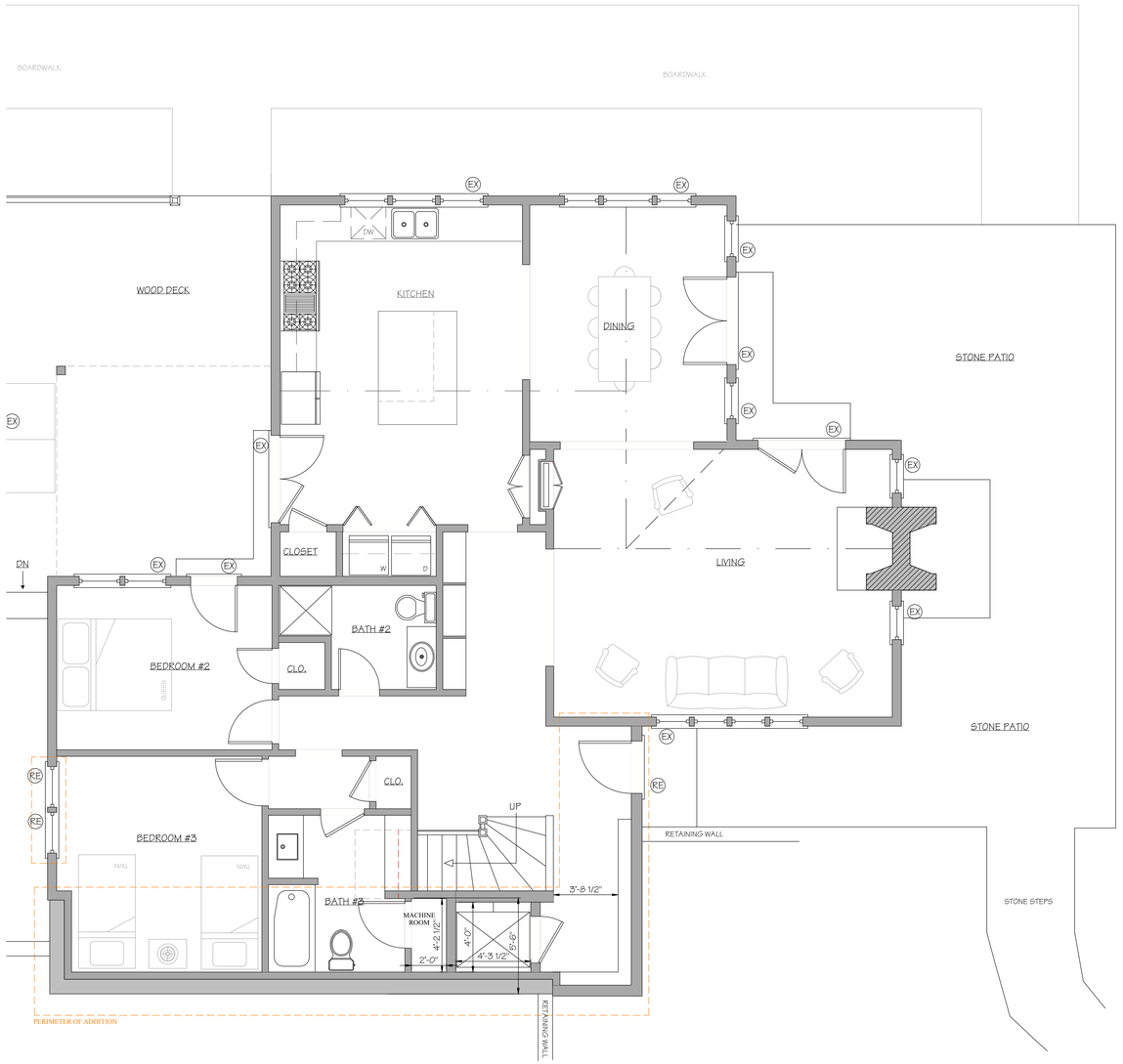
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

A



AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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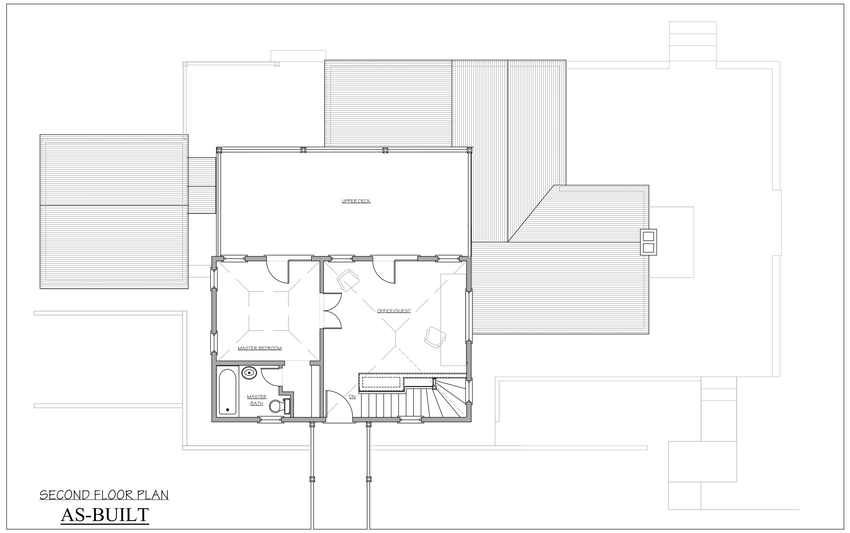
FIRST FLOOR PLAN
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

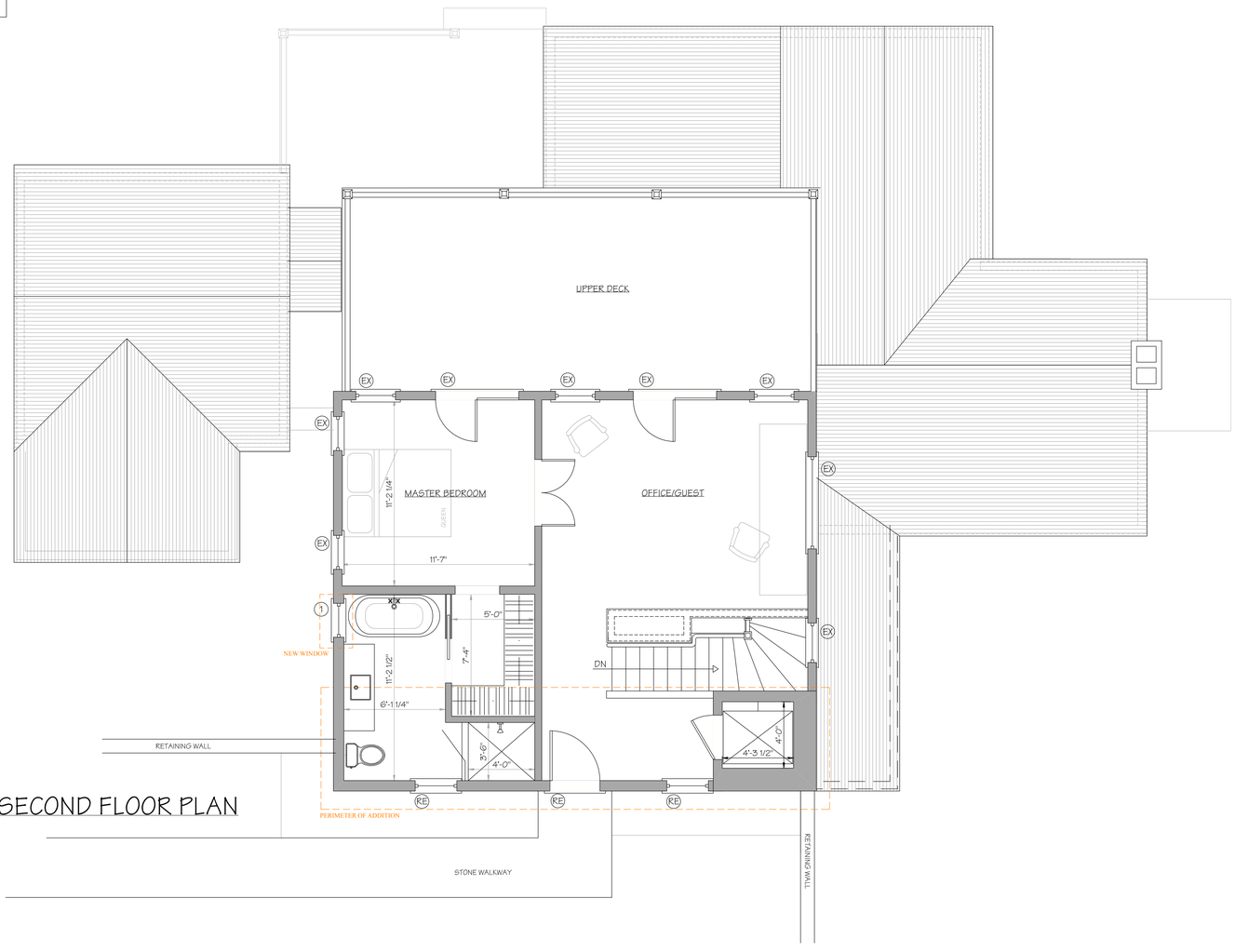
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

1



SECOND FLOOR PLAN
AS-BUILT



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: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

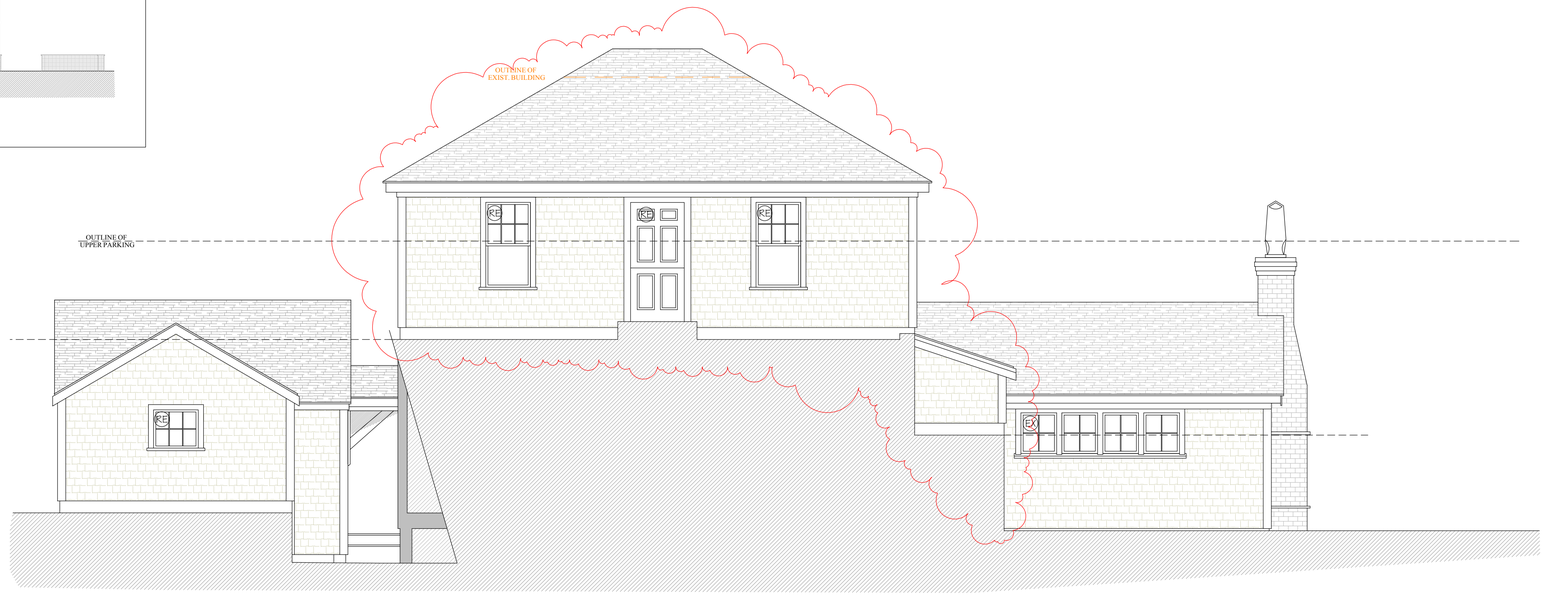
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

2



AS-BUILT

WEST ELEVATION



WINDOW/DOOR SCHEDULE

EX	- EXISTING WINDOW/DOOR
RE	- REUSED WINDOW/DOOR
1	- 2' 0" X 2' 3" CASEMENT WINDOW (TME)

WEST ELEVATION



AS-BUILT

NORTH ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

3



EAST ELEVATION

AS-BUILT

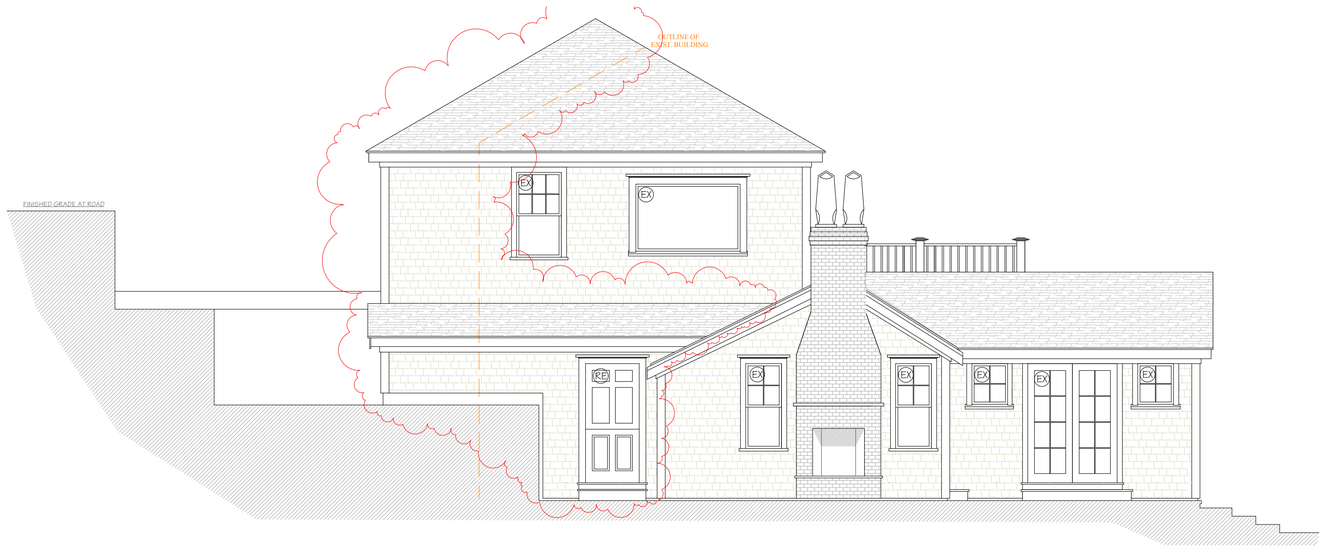


EAST ELEVATION



SOUTH ELEVATION

AS-BUILT



SOUTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 325-5344 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office. main house: $60.00 hardscape: $50.00 cottage add.: $50.00 shed: $50.00 } $230.00

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

TSAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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 Benjamin Normand

AS AGENT FOR Mayo & Elizabeth Stuntz

STREET ADDRESS 20 Ocean Ave.

MAP/PARCEL 73.2.4/20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/17/2024

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

6/10/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Mayo & Elizabeth Stuntz.....

MAILING ADDRESS..1055 Seahaven Dr. Mamaroneck NY

PROPERTY LOCATION....20 Ocean Ave.....

ASSESSORS MAP/PARCEL....73.2.4/20.....

SUBMITTED BY:..Ben 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.

June 11, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.11 09:54:39 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

DEBENEDICTIS DANIELLE TR
P O BOX 880
SIASCONSET, MA 02564

HAMILTON PAMELA DYER
106 LYME STREET
OLD LYME, CT 06371

BEAM REACH LLC
23 OCEAN AVE
NANTUCKET, MA 02554

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: 20 Ocean Ave.

Tax Map Number: 73.2.4 Parcel Number: 20

Owner of Record: Mayo & Elizabeth Stuntz

Description of Proposal: • Repair/replace existing retaining walls & hardscaping.
• Main house addition: 1st floor: 230 s.f. 2nd flr: 170 s.f.
• Studio addition: 1st flr: 91 s.f.
• New shed: 140 s.f.

Anticipated HDC Submission Date: 6/17/2024

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.

7021 2720 0002 1840 3870

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For delivery information, visit our website at www.usps.com®.
Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee	$4.40
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$5.08
$	

0554 0P

NANTUCKET MA 02554 JUN 11 2024 Postmark Here

06/11/2024

Sent To: Danielle Debenedicts Trust
Street and Apt. No., or PO Box No.: PO Box 880
City, State, ZIP+4®: Siasconset, MA 02564

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1840 3894

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.40
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$5.08
$	

0554 0P

NANTUCKET MA 02554 JUN 11 2024 Postmark Here

06/11/2024

Sent To: Beam Reach LLC
Street and Apt. No., or PO Box No.: 23 Ocean Ave
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

7021 2720 0002 1840 3863

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Old Lyme, CT 06371

OFFICIAL USE

Certified Mail Fee	$4.40
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$5.08
$	

0554 0P

NANTUCKET MA 02554 JUN 11 2024 Postmark Here

06/11/2024

Sent To: Pamela Dyer Hamilton
Street and Apt. No., or PO Box No.: 106 Lyme Street
City, State, ZIP+4®: Old Lyme, CT 06371

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

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Certified Mail Fee	$4.40
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$5.08
$	

0554 0P

NANTUCKET MA 02554 JUN 11 2024 Postmark Here

06/11/2024

Sent To: Nantucket Islands Land Bar
Street and Apt. No., or PO Box No.: 22 Broad Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.2.4 PARCEL N°. 20

Street & Number of Proposed Work: 20 Ocean Ave

Owner of record: Ocean Avenue Nominee Trust

Mailing Address: 1055 Seahaven Dr
Mamaroneck NY 10543

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: _____ Sq. Footage 1st floor: 91 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1970

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- 91 s.f. addition to structure
- New outdoor shower
- Cottage -

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass 7/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other awning
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Re-used

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

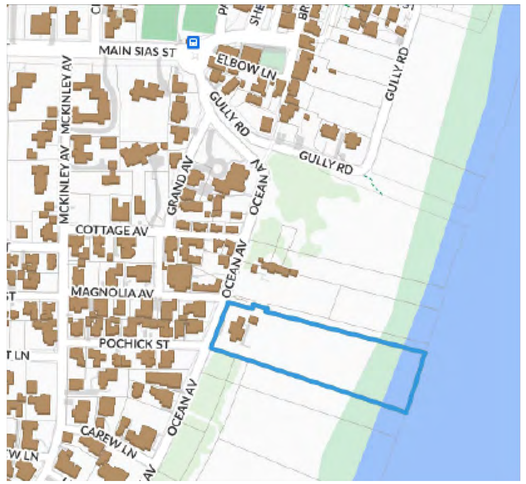
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors _____
Deck _____ Foundation Grey Fence _____ Shutters _____

* 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 6/13/24 Signature of owner of record _____ Signed under penalties of perjury

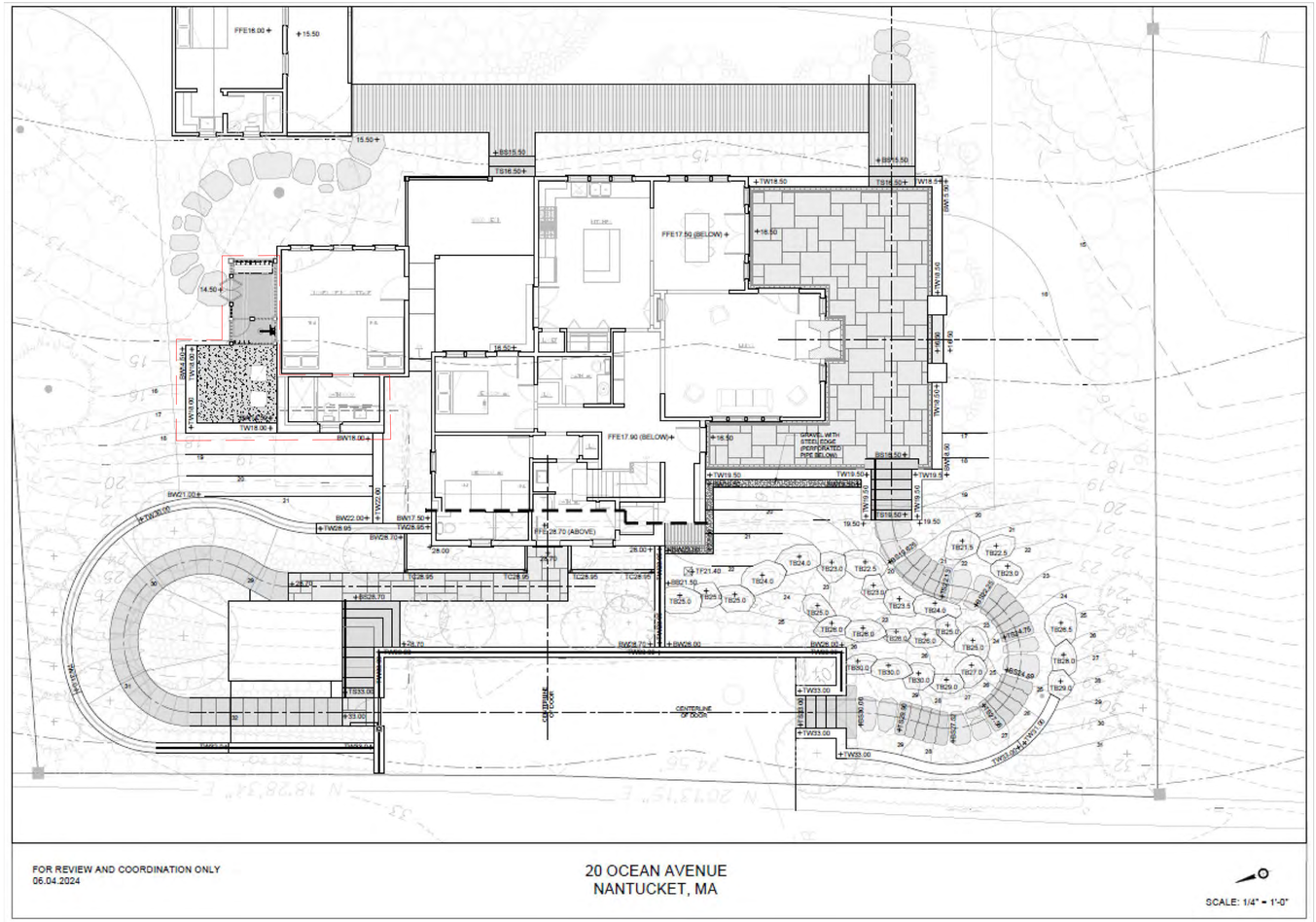
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA 02564



LOCUS MAP

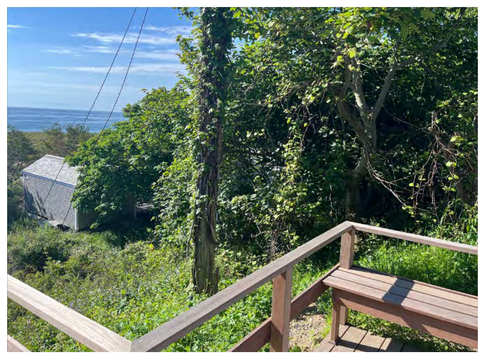


EXISTING CONDITIONS



PROPOSED LANDSCAPE PLAN

NOTE: CONNSULT BART LANDSCAPE ARCHITECTURES FOR MOST UP TO DATE LANDSCAPE DESIGN









NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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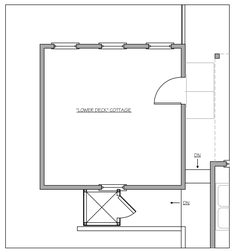
COVER SHEET
DATE: 06/13/2024
SCALE: AS NOTED

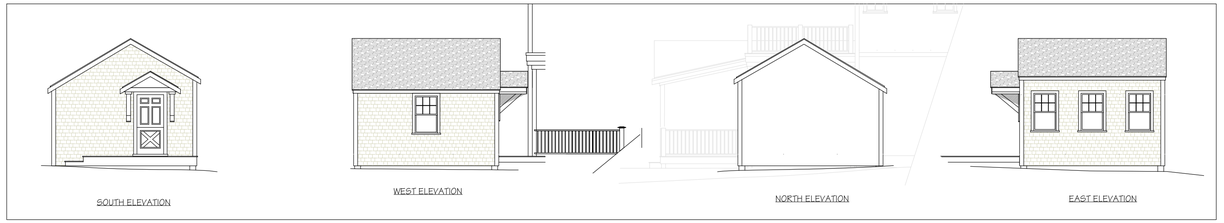
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

A



AS-BUILT



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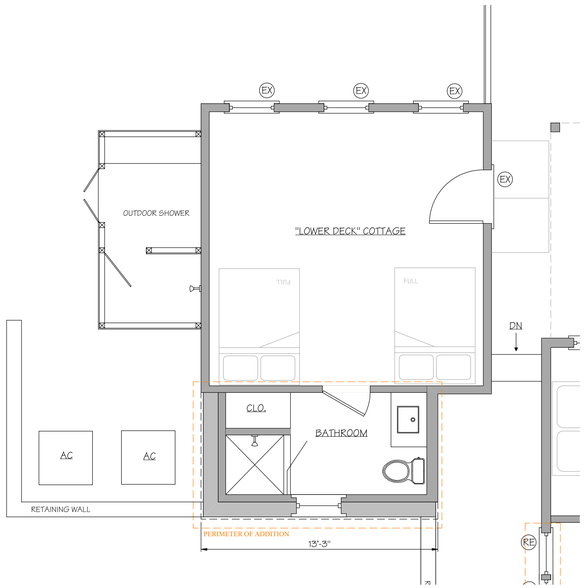
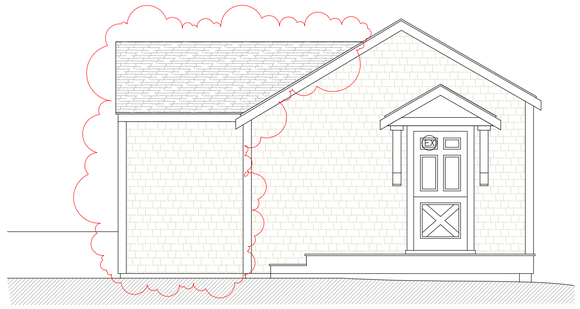
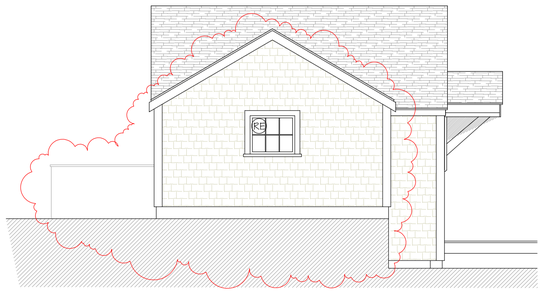


WINDOW/DOOR SCHEDULE

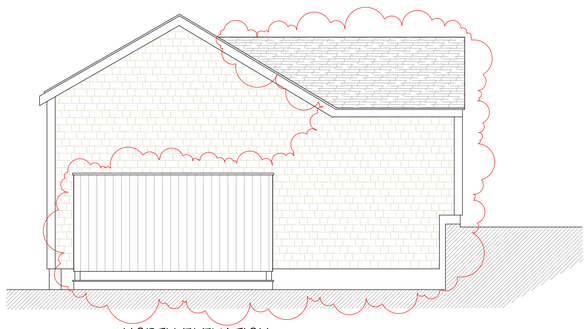
EX	- EXISTING WINDOW/DOOR
RE	- REUSED WINDOW/DOOR



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 325-5044 – NORMANDRESIDENTIAL.COM

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LOWER DECK COTTAGE PLAN AND ELEVATIONS
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office. main house: $60.00 hardscape: $50.00 cottage add.: $50.00 shed: $50.00 } $230.00

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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 Benjamin Normand

AS AGENT FOR Mayo & Elizabeth Stuntz

STREET ADDRESS 20 Ocean Ave.

MAP/PARCEL 73.2.4/20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/17/2024

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

6/10/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Mayo & Elizabeth Stuntz

MAILING ADDRESS: 1055 Seahaven Dr. Mamaroneck NY

PROPERTY LOCATION: 20 Ocean Ave

ASSESSORS MAP/PARCEL: 73.2.4/20

SUBMITTED BY: Ben 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.

June 11, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.11 09:54:39 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

DEBENEDICTIS DANIELLE TR
P O BOX 880
SIASCONSET, MA 02564

HAMILTON PAMELA DYER
106 LYME STREET
OLD LYME, CT 06371

BEAM REACH LLC
23 OCEAN AVE
NANTUCKET, MA 02554

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: 20 Ocean Ave.

Tax Map Number: 73.2.4 Parcel Number: 20

Owner of Record: Mayo & Elizabeth Stuntz

Description of Proposal: • Repair/replace existing retaining walls & hardscaping.
• Main house addition: 1st floor: 230 s.f. 2nd flr: 170 s.f.
• Studio addition: 1st flr: 91 s.f.
• New shed: 140 s.f.

Anticipated HDC Submission Date: 6/17/2024

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.

7021 2720 0002 1840 3870

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OFFICIAL USE

Certified Mail Fee $4.40
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

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JUN 11 2024
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02554-0998

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Street and Apt. No., or PO Box No. PO Box 880
City, State, ZIP+4® Siasconset, MA 02564

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) $ $0.00
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☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

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JUN 11 2024
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Street and Apt. No., or PO Box No. 23 Ocean Ave
City, State, ZIP+4® Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

7021 2720 0002 1840 3863

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For delivery information, visit our website at www.usps.com®.
Old Lyme, CT 06371

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$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

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Sent To Pamela Dyer Hamilton
Street and Apt. No., or PO Box No. 106 Lyme Street
City, State, ZIP+4® Old Lyme, CT 06371

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☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

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JUN 11 2024
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Sent To Nantucket Islands Land Ban
Street and Apt. No., or PO Box No. 22 Broad Street
City, State, ZIP+4® Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.2.4 PARCEL N°. 20

Street & Number of Proposed Work: 20 Ocean Ave

Owner of record: Ocean Avenue Nominee Trst

Mailing Address: 1055 Seahaven Dr
Mamoroneck, NY 10543

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 875
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: _____ 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

Hardscaping:
- replace retaining walls, steps, patio, & 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: 36"
Type: Type 2
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 Crust shell Walkways Stone Walls Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

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.

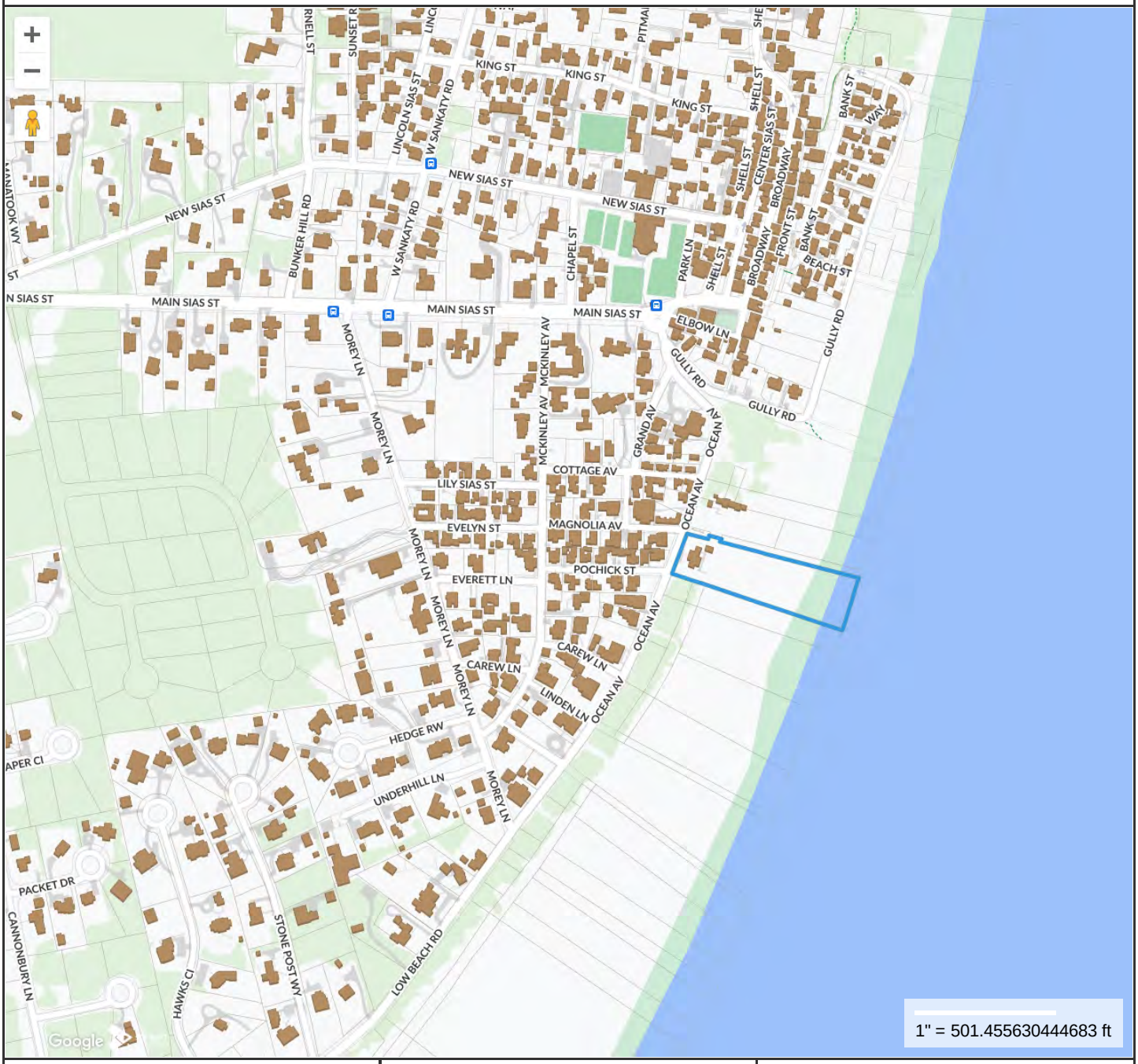
Date 6/13/2024 Signature of owner of record _____ Signed under penalties of perjury






LAND BANK
LAND BANK





Property Information

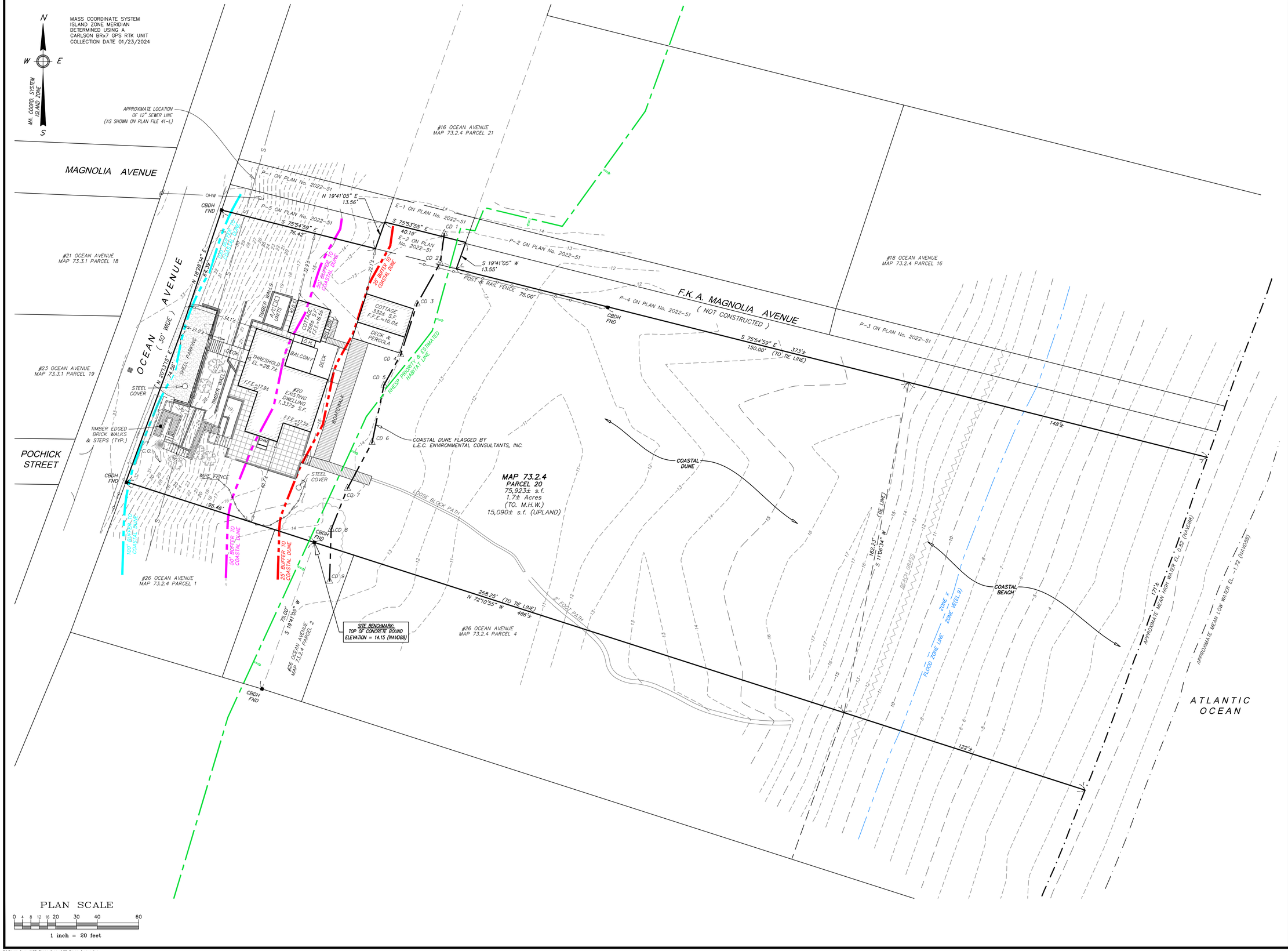
Property ID	11976
Location	20 OCEAN AV
Owner	STUNTZ ELIZABETH COHN TRUSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



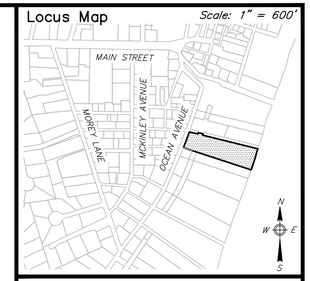
PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

Locus Map

Scale: 1" = 600'



Notes

1. LOCUS: #20 OCEAN AVENUE MAP 73.2.4 PARCEL 20
2. OWNER: ELIZABETH COHN STUNTZ, Trustee of THE OCEAN AVENUE NOMINEE TRUST 1055 SEAHAVEN DRIVE MAMORONECK, NY 10543
3. DEED REF: Bk. 703 Pg. 115
4. PLAN REF: LC Plan 9595-H (Lot 12) Plan File 41-L
5. VARIANCE REF: Bk:150 Pg:123
6. LOCUS DOES PARTIALLY FALL WITHIN A SPECIAL FLOOD HAZARD ZONE VE(EL.9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0114-G dated 06/09/2014.
7. LOCUS DOES PARTIALLY FALL 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	EXISTING
LOT AREA:	120,000 s.f.	75,923± s.f.
FRONTAGE:	200'	138.95'
FRONT YARD:	35'	21.0'±
SIDE YARD:	20'	22.1'±
REAR YARD:	20'	N.A.
GROUND COVER:	3% (MAX)	2.5% (1,927± s.f.)

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET (SIASCONSET), MA

Prepared For:

THE OCEAN AVENUE NOMINEE TRUST

#20 OCEAN AVENUE
MAP 73.2.4 PARCEL 20

No.	Date	Revision Description	By
–	–	–	–

Date:	Drawn:	Checked:	Sheet:
FEBRUARY 21, 2024	JMC/DAF/BEI	DFB/DAF	1 of 1



1 STEPPING STONES



2 BLUESTONE PAVING



3 SERPENTINE STAIRS WITH BLACK WROUGHT IRON HANDRAIL



4 STONE STAIR



5 BOULDER WALLS



6 STONE WALLS WITH WOOD PICKET GUARDRAIL - NATURAL FINISH



SITE PLAN

20 OCEAN AVENUE

SIASCONSET, MASSACHUSETTS

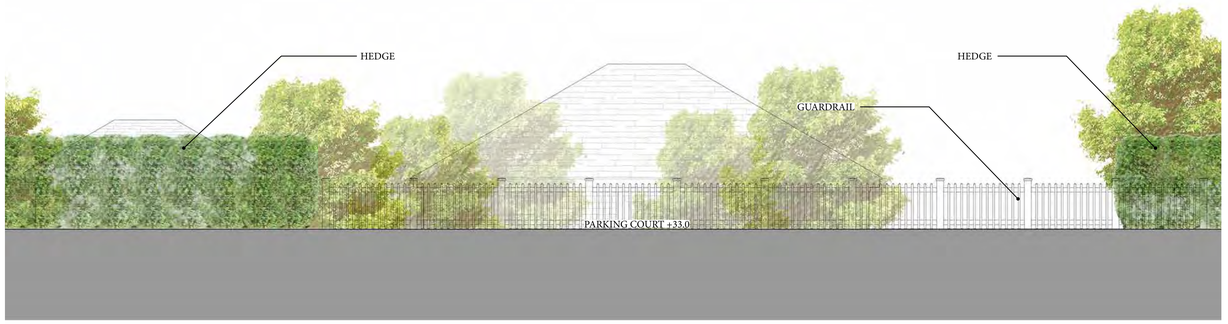
LEGEND

+10.0	SPOT ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+TB	TOP OF BOULDER

JUNE 17, 2024

SCALE: 1/8" = 1'-0"

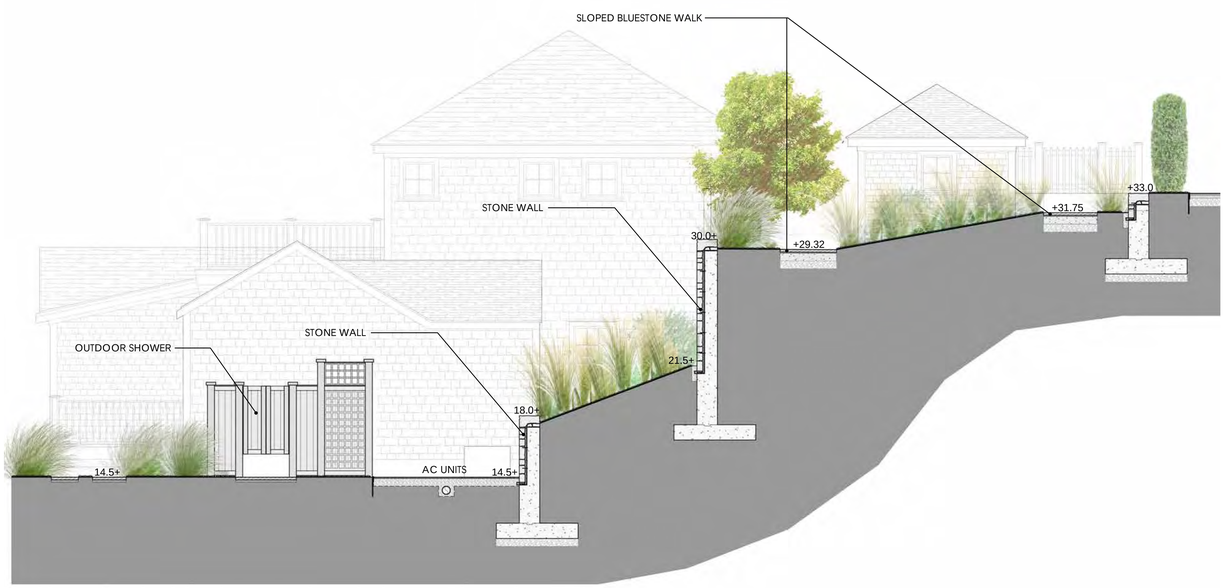
L1



A ELEVATION A



C SECTION / ELEVATION C



B SECTION / ELEVATION B

SECTIONS AND ELEVATIONS

20 OCEAN AVENUE

SIASCONSET, MASSACHUSETTS

JUNE 17, 2024

SCALE: 1/8" = 1'-0"

L2

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office. main house: $60.00 hardscape: $50.00 cottage add.: $50.00 shed: $50.00 } $230.00

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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 Benjamin Normand

AS AGENT FOR Mayo & Elizabeth Stuntz

STREET ADDRESS 20 Ocean Ave.

MAP/PARCEL 73.2.4/20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/17/2024

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

6/10/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Mayo & Elizabeth Stuntz

MAILING ADDRESS: 1055 Seahaven Dr. Mamaroneck NY

PROPERTY LOCATION: 20 Ocean Ave

ASSESSORS MAP/PARCEL: 73.2.4/20

SUBMITTED BY: Ben 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.

June 11, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.11 09:54:39 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

DEBENEDICTIS DANIELLE TR
P O BOX 880
SIASCONSET, MA 02564

HAMILTON PAMELA DYER
106 LYME STREET
OLD LYME, CT 06371

BEAM REACH LLC
23 OCEAN AVE
NANTUCKET, MA 02554

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: 20 Ocean Ave.

Tax Map Number: 73.2.4 Parcel Number: 20

Owner of Record: Mayo & Elizabeth Stuntz

Description of Proposal: • Repair/replace existing retaining walls & hardscaping.
• Main house addition: 1st floor: 230 s.f. 2nd flr: 170 s.f.
• Studio addition: 1st flr: 91 s.f.
• New shed: 140 s.f.

Anticipated HDC Submission Date: 6/17/2024

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.

7021 2720 0002 1840 3870

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee $4.40
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554-0998

Sent To Danielle Debenedicts Trust
Street and Apt. No., or PO Box No. PO Box 880
City, State, ZIP+4® Siasconset, MA 02564

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1840 3894

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.40
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554

Sent To Beam Reach LLC
Street and Apt. No., or PO Box No. 23 Ocean Ave
City, State, ZIP+4® Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

7021 2720 0002 1840 3863

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Old Lyme, CT 06371

OFFICIAL USE

Certified Mail Fee $4.40
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554-0998

Sent To Pamela Dyer Hamilton
Street and Apt. No., or PO Box No. 106 Lyme Street
City, State, ZIP+4® Old Lyme, CT 06371

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1840 3887

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.40
$ $0.00
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 Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554-0998

Sent To Nantucket Islands Land Ban
Street and Apt. No., or PO Box No. 22 Broad Street
City, State, ZIP+4® Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 26.1

Street & Number of Proposed Work: 59 POLPIS RD

Owner of record: RANDY SHARP

Mailing Address: PO BOX 2449
NANTUCKET

Contact Phone #: 508 ~~228~~ 2080 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET

Contact Phone #: 228 9101 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: 80' Sq. Footage 1st floor: 2280 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 33 Sq. footage 2nd floor: 1918 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 28'-4" South 28'-4" East 24'-1" West 23'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 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 9 /12 ~~4/12~~ Other PORCH 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 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____

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 ANDERSEN A SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front 4 LIGHT SIDELT Rear 6 LIGHT FR Side 6 LIGHT

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT Clapboard (if applicable) _____ Roof BLACK

Trim WHITE Sash WHITE Doors WHITE

Deck NAT MAHOGANY Foundation NAT. CONC Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/14/24 Signature of owner of record Randy Sharp Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

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   (initial to indicate read and understand)
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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 Carrie Thornewill

AS AGENT FOR RANDY SHARP

STREET ADDRESS 59 POCPIS RD

MAP/PARCEL 54/26.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/14/24

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.

Carolen Thornewill 6/14/24

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 59 POCPIS RD

Tax Map Number: 54 Parcel Number: 26.1

Owner of Record: RANDY SHARP

Description of Proposal: NEW CONSTRUCTION SINGLE FAMILY DWELLING AND GARAGE STUDIO AND POOL @ REAR.

Anticipated HDC Submission Date: June 17 '24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

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If you have any questions, please contact the HDC office at 508.325.7587.

REVISED Nov 2012

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... RANDY SHARP .....

MAILING ADDRESS..... PO BOX 2449 .....

PROPERTY LOCATION..... 59 POLPIS RD .....

ASSESSORS MAP/PARCEL..... 54/26 .....

SUBMITTED BY:.... CARLIE THORNEWELL .....

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.

June 5, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.05 09:20:41 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

KOCOLOSKI ADAM P & HILLARY A TR
31 CANTON AVENUE
MILTON, MA 02186

CASELLA KRISTINA J
9 KELLEY RD
NANTUCKET, MA 02554

HAMSON DALE & ANDREA
29 CANDLEWOOD DR
TOPSFIELD, MA 01983

Abutters Listing

BLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	14		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	56 POLPIS RD
54	25		KOCOLOSKI ADAM P & HILLARY A TR		31 CANTON AVENUE	MILTON	MA	02186	57 POLPIS RD
54	98		CASELLA KRISTINA J		9 KELLEY RD	NANTUCKET	MA	02554	9 KELLEY RD
54	261		HAMSON DALE & ANDREA		29 CANDLEWOOD DR	TOPSFIELD	MA	O1983	59B POPLIS RD
ount:	4								

9589 0710 5270 1555 3409 83

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Total Postage and Fees

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Street and Apt. No., or PO Box No.: 2 BROAD ST
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Thornewill
48 Dukes Road
Nantucket Islands

Nantucket Islands Landbank
Broad St
Nantucket, MA 02554

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9589 0710 5270 1555 3409 76

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Sent To: Kocoloski
Street and Apt. No., or PO Box No.: 3 CANTON AVE
City, State, ZIP+4®: MILTON MA 02186

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Thorne
48 Duke
Nantucke

[illegible] and Hillary Kocolowski
3 Canton Avenue
Milton, MA 02186

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Sent To: Casella
Street and Apt. No., or PO Box No.: 9 Kelly Rd
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Thornewill
48 Dukes Road
Nantucket Islands

[illegible] Casella
[illegible] Kelly Rd
[illegible] Nantucket, MA 02554

9589 0710 5270 1555 3409 52

9589 0710 5270 1555 3409 52

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Postage

Total Postage and Fees

Postmark Here

Sent To: HANSON
Street and Apt. No., or PO Box No.: 2 CASTLEWOOD DR
City, State, ZIP+4®: TOPSFIELD MA 01983

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Thorne
48 Duke
Nantucke

[illegible] and Andrea Hanson
2 Castlewood Dr
Topsfield, MA 01983

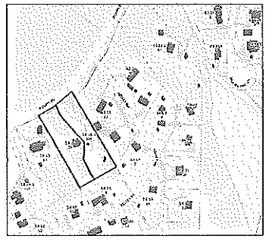
A New Home at
59 Polpis Road

Nantucket , Massachusetts

ZONING INFORMATION
MAP 57 PARCEL 28.1
ZONE: LUG-1

	EXISTING
MINIMUM LOT SIZE- 40,000 S.F	42,167 S.F
MINIMUM FRONTAGE- 100 FT	
FRONT YARD SETBACK- 35 FT	
REAR & SIDE SETBACK- 10 FT	
GROUND COVER RATIO- 7.0% or 2951 S.F	

PROPOSED HOUSE GROUND COVER- 2260 SF
FUTURE GARAGE/ STUDIO G.C.- 441 SF
TOTAL G.C. AREA- 2921 SF



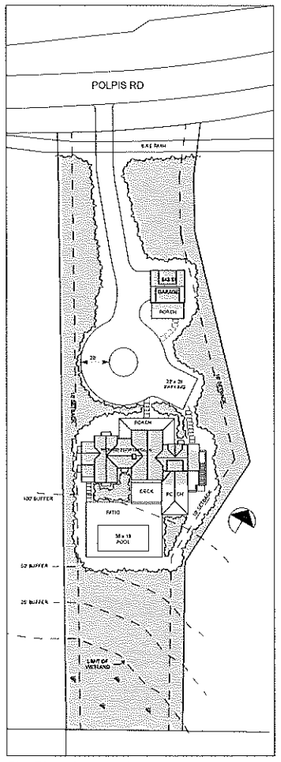
Locus



Northeast Perspective



Southwest Perspective



Site Plan- Proposed

SCALE 1" = 30'

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.0	BASEMENT FLOOR PLAN
	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLAN
	A1.3	ROOF PLAN
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS
	A3.1	SECTIONS
	A3.2	SECTIONS
STRUCTURALS	S1.1	FOUNDATION PLAN

ISSUED/REVISION DATE
NOC 6 8/15/25

A New House at
59 Polpis Road
Nantucket, Massachusetts

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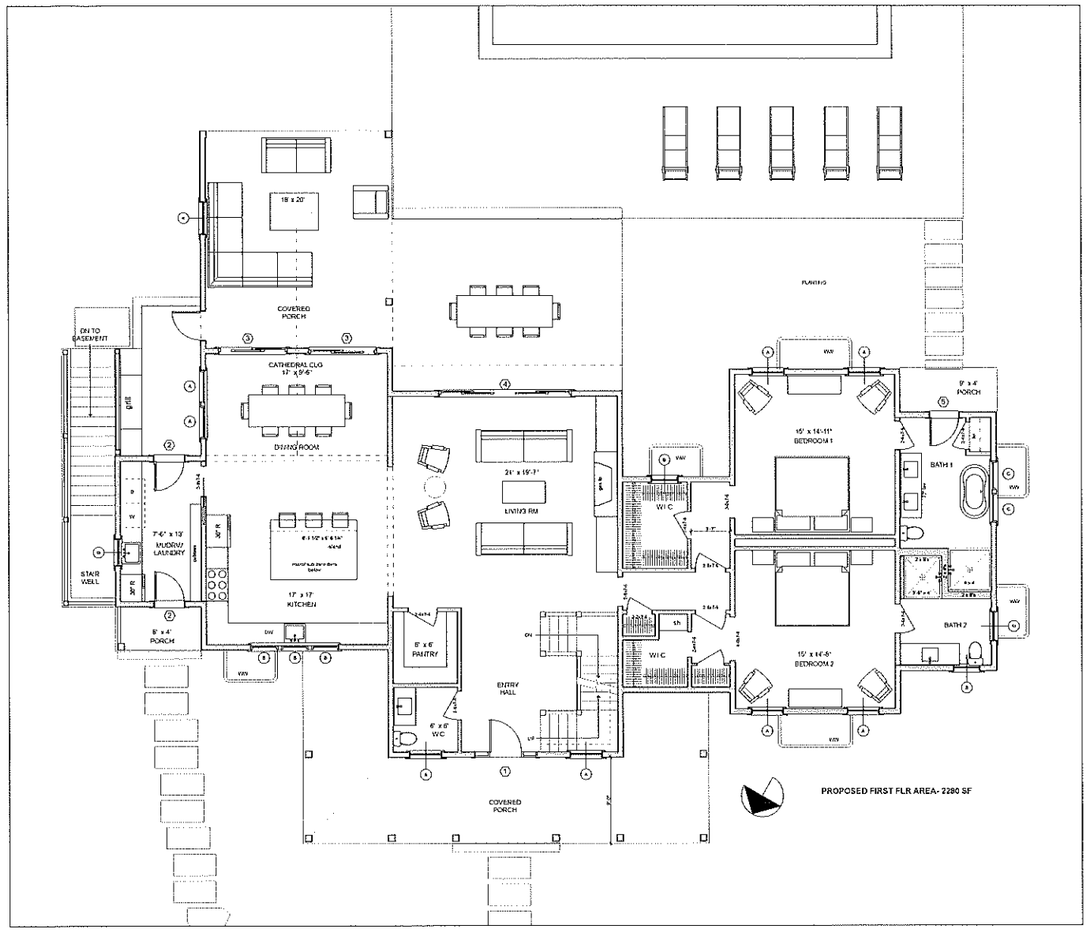
Thornewill Design LLC
40 Dixon Road
Nantucket, Ma. 02554
Tele. 508 228 4766 Fax 508 228 1165

Sheet No:
A0.0



First Floor Plan- Proposed

SCALE 1/4" = 1'-0"

ISSUES/REVISION DATE

NOC 1 4/15/22

A New House at
59 Polpis Road
Nantucket, Massachusetts

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48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 4141 Fax 508 228 3165

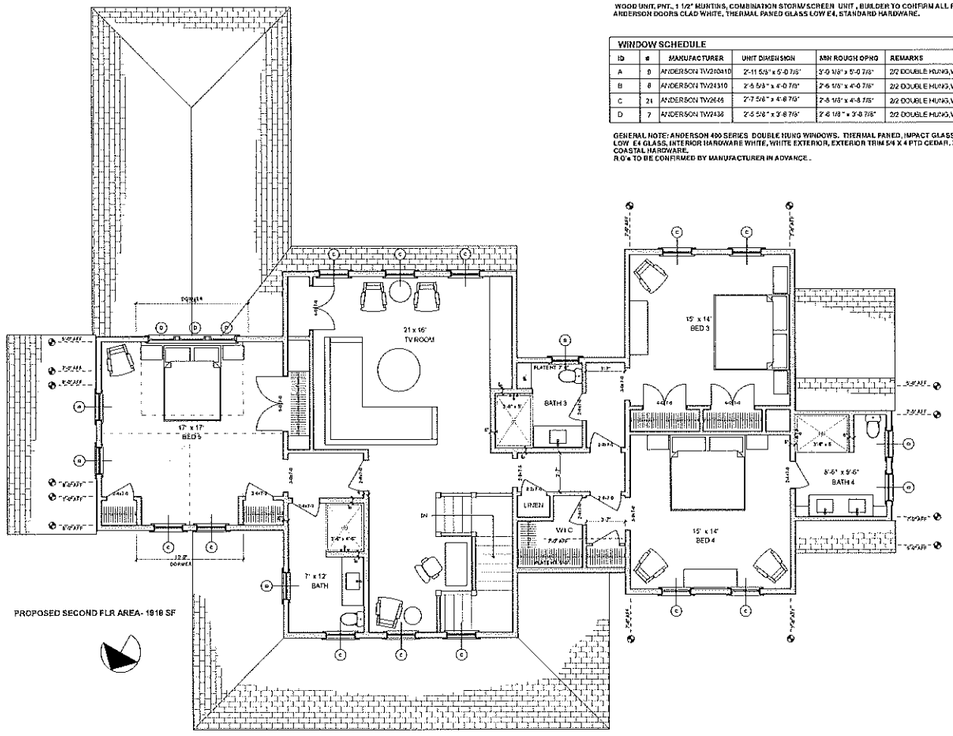
Sheet No:
A1.1

DOOR SCHEDULE						
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	1	SIMPSON OR EQUAL	3'-0" x 7'-6"	3'-3" x 7'-8 1/2"	3/0 4 LITE ASW1 PANEL ELEQUWARH 12" SIDELIGHTS-(2 LITES ASW PANEL BELOW. MAHOGONY SEALED TO WEATHER	30	31
2	1	SIMPSON OR EQUAL	2'-8 1/8" x 7'-6"	2'-9" x 7'-8 1/2"	4 LITE ASW 2 PANEL BELOW	30	31
3	2	ANDERSON	5'-11 1/4" x 7'-6"	6'-0" x 7'-8 1/2"	6 LITE (EA PANEL) GLIDER	30	31
4	1	ANDERSON	12'-0" x 7'-6"	12'-3" x 7'-8 1/2"	6 LITE (EA PANEL) GLIDER	30	31
5	1	ANDERSON	2'-8 1/8" x 7'-6"	2'-9" x 7'-8 1/2"	6 LITE FRENCH INSWING	30	31
6	1	ANDERSON FWH29611	2'-8 1/8" x 6'-10 3/8"	2'-9" x 6'-11"	6 LITE FRENCH INSWING	30	31
7	1	ANDERSON FWH50611	4'-11 1/4" x 6'-10 3/8"	5'-0" x 6'-11"	8 LITE FRENCH INSWING	30	31

WOOD UNIT, PNT., 1 1/8" MUNTINS, COMBINATION STORM/SCREEN UNIT , BUILDER TO CONFIRM ALL R.O.'s.
ANDERSON DOORS CLAD WHITE, THERMAL PANED GLASS LOW E4, STANDARD HARDWARE.

WINDOW SCHEDULE							
ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
A	9	ANDERSON TW30410	2'-11 5/8" x 5'-0 7/8"	3'-0 1/8" x 5'-0 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	31
B	8	ANDERSON TW23110	2'-5 5/8" x 4'-0 7/8"	2'-6 1/8" x 4'-0 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	31
C	24	ANDERSON TW2446	2'-7 5/8" x 4'-8 7/8"	2'-8 1/8" x 4'-8 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	31
D	7	ANDERSON TW2436	2'-5 5/8" x 3'-8 7/8"	2'-6 1/8" x 3'-8 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	31

GENERAL NOTE: ANDERSON 400 SERIES DOUBLE HUNG WINDOWS. THERMAL PANED, IMPACT GLASS, 5/8 MUNTINS , LOW E4 GLASS, INTERIOR HARDWARE WHITE, WHITE EXTERIOR, EXTERIOR TRIM 5/4 X 4 PTD CEDAR, BATHROOM, CLAD COLOR WHITE COASTAL HARDWARE.
R.O.'s TO BE CONFIRMED BY MANUFACTURER IN ADVANCE..



PROPOSED SECOND FLR AREA- 1918 SF

Second Floor Plan- Proposed

SCALE 1/4" = 1'-0"

ISSUES/REVISION DATE

HDC 1	4/11/24

A New House at
59 Pojpis Road
Nantucket, Massachusetts

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Sheet No:
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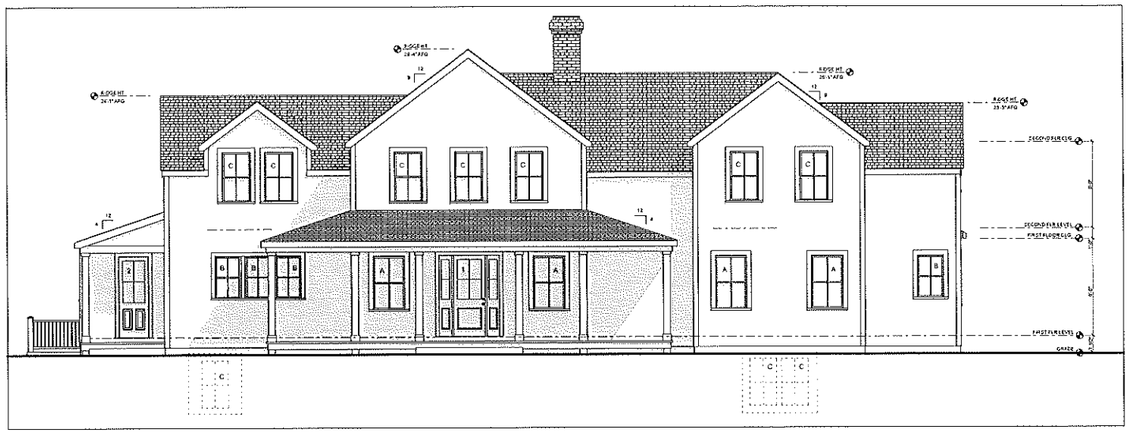
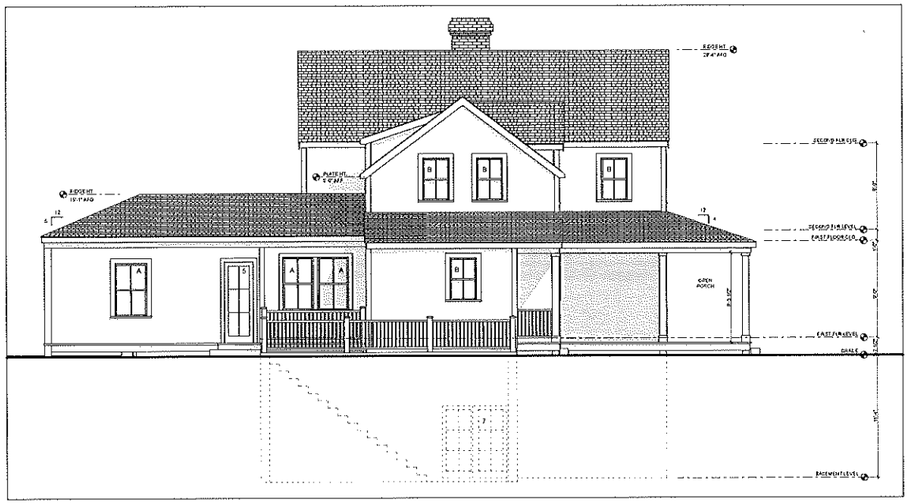


North Elevation- Proposed

SCALE 1/4" = 1'-0"

GENERAL NOTES MATERIALS

ROOF- LAUGHARNE WEATHERED WOOD AR DIRECTIONAL SHINGLES
EXT WALLS- WHITE CEDAR SHINGLES
CORNER LEG - 1/4" x 4" PNT WHITE
SAVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 IN 3" DIMENSIONED - PTD WHITE
CHIMNEY- FACE RED BRICK
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM- 1 x 4- PNT WHITE
DECK- 1 x 4 MAHOGANY NATURAL
POSTS- 8" PNT WHITE



East Elevation- Proposed

SCALE 1/4" = 1'-0"

ISSUED/REVISION DATE	
MDC 1	8/15/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

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48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9141 Fax: 508 228 3365

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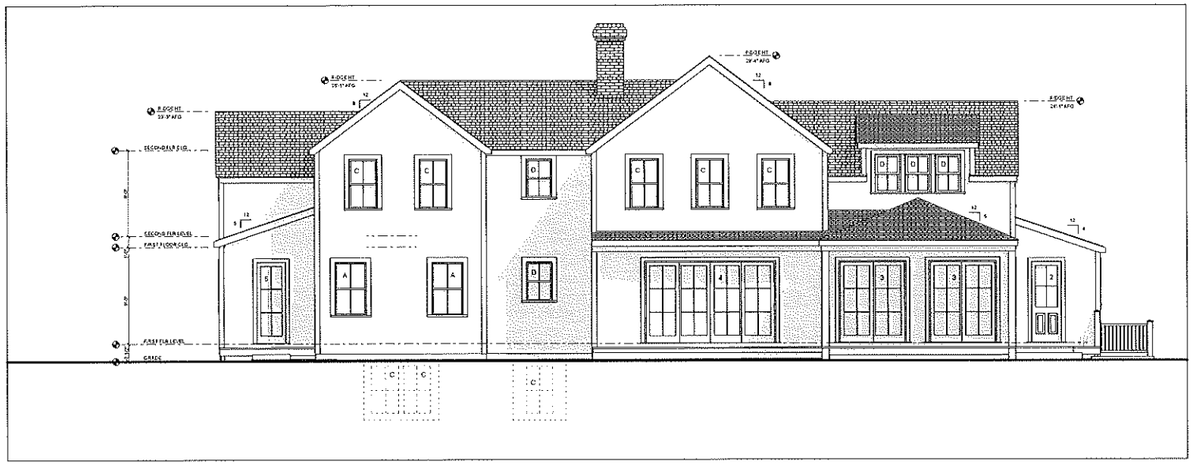
A2.1



South Elevation- Proposed

SCALE 1/4" = 1'-0"

GENERAL NOTES MATERIALS

ROOF: LANDMARK DEATHERED WOOD ARCHITECTURAL SHINGLES
EXT WALLS: WHITE CEDAR SHINGLES
CORNER BOG - 5/4" x 6" PIN WHITE
EAVE: 1 x 8 PTD WHITE
FACIA: 1 x 8 PTD WHITE
RAKES: 1 x 8 1/4 X 3" SHADOWED - PTD WHITE
CHIMNEY: FAUX RED BRICK
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM: 1 x 4 PNT WHITE
DECK: 1 x 4 MAHOGANY NATURAL
POSTS: 8" PNT WHITE



West Elevation- Proposed

SCALE 1/4" = 1'-0"

ISSUED/REVISION DATE	
MDC 1	6/11/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

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Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A2.2

IMMEDIATE CONTEXT PHOTOS



59 Polpis Rd

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.

59 B POLPIS MAIN HOUSE




59 B
Pouds
Cottage


57 Polpis Cottage

CERTIFICATE NO: _____ Demo DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 4.1

Street & Number of Proposed Work: 23 Sankaty Head Rd

Owner of record: 23 Sankaty Mead Trust

Mailing Address: 16030 Ventura Blvd, Ste 380
Encino, CA 91436

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: P.O. Box 822
Nantucket, MA 02554

Contact Phone #: 508-228-2722 E-mail: irina@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20' +/- Sq. Footage 1st floor: 378 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 19' +/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1980's (see 1982 reg. plot plan)

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 6/17/2024 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N.A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✗ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✗ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✗ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

tlr✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✗ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✗ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 Joseph Paul

AS AGENT FOR 23 Sankaty Head Road Trust

STREET ADDRESS 23 Sankaty Head Road

MAP/PARCEL Map 48 / Parcel 4.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 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

06/17/2024
Date







WEST – FACING SANKATY HEAD RD



SOUTH – FACING SANKATY LIGHTHOUSE



EAST – FACING OCEAN



NORTH – FACING HOUSE

bpc
ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
23 SANKATY HEAD RD TRUST
23 SANKATY HEAD RD
NANTUCKET, MA

GARAGE DEMO

HDC

SITE PLAN
SCALE: 1/16"=1'-0"

C1.1

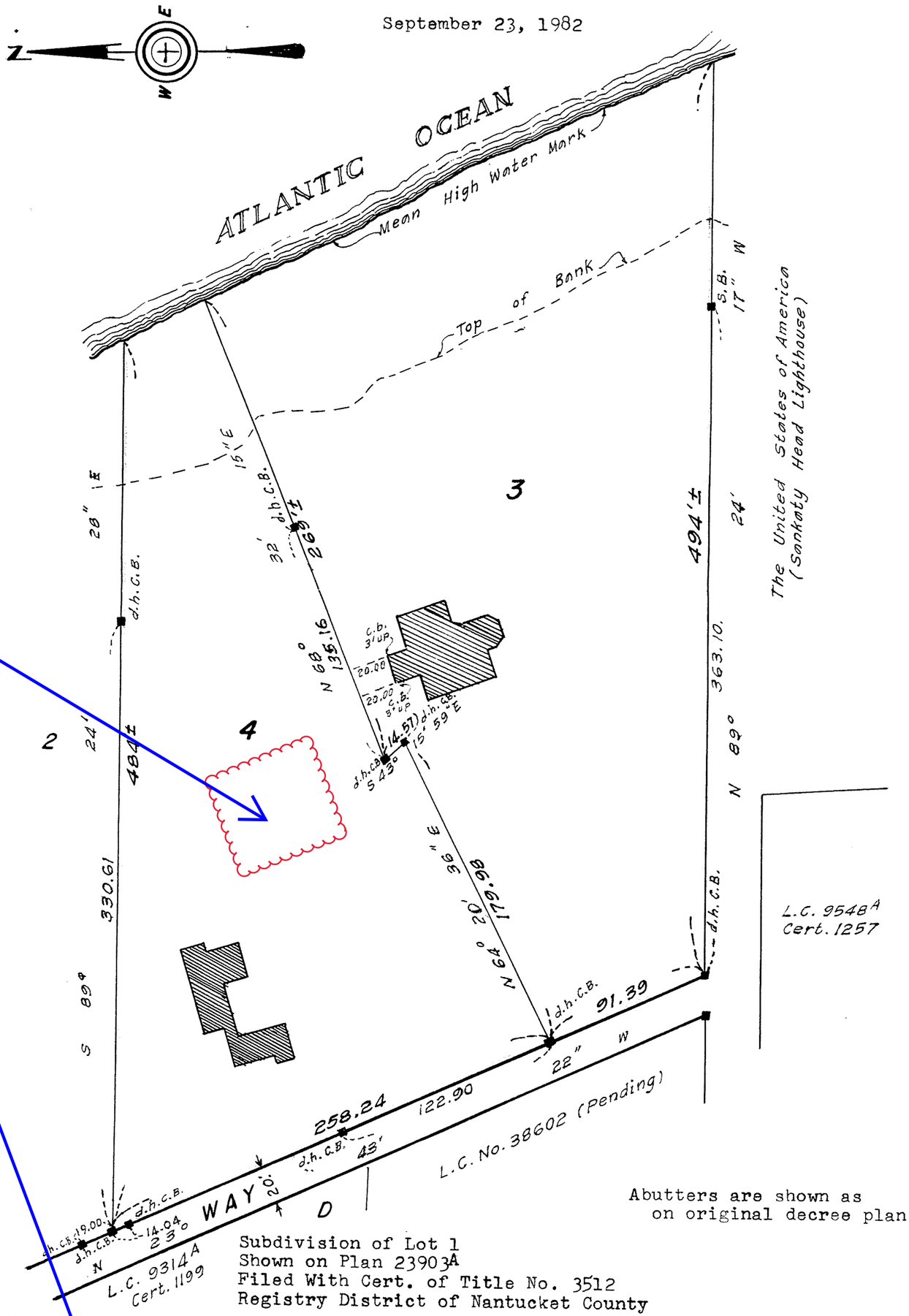
MAY 17, 2024

SUBDIVISION PLAN OF LAND IN NANTUCKET

23903B

John J. Shugrue, Surveyor

September 23, 1982



Abutters are shown as on original decree plan.

Subdivision of Lot 1
Shown on Plan 23903A
Filed With Cert. of Title No. 3512
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as Lots 3 & 4
By the Court.

October 15, 1982 Jeanne M. Maloney Deputy Recorder.

C.J.B.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
OCT. 15, 1982
Scale of this plan 60 feet to an inch
Louis A. Moore, Engineer for Court

This plan filed with Certificate No. 10,446

Form LCE-S-3. 2500 9-81

23 SANKATY HEAD RD

Location	23 SANKATY HEAD RD	**Mblu**	48/ / 4/1 /
Acct#	00002691	**Owner**	MURPHY PATRICK M TR
Assessment	$5,872,174	**PID**	2691
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,600	$5,139,574	$5,872,174

Owner of Record

Owner	MURPHY PATRICK M TR	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	80 PARK AVE, 5K NEW YORK, NY 10016	**Book & Page**	C27776/0
		Sale Date	08/06/2020
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MURPHY PATRICK M TR	$0		C27776/0	99	08/06/2020
MURPHY PATRICK M	$0		C27775/0	99	08/06/2020
MURPHY MAY M ETAL	$0		C27766/0	99	07/31/2020
MURPHY MARY M TRS ETAL	$0		C27765/0	99	07/30/2020
FREEMAN REALTY TRUST	$0		C0010/0446		02/01/1983

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	2,040
Replacement Cost:	$837,426
Building Percent Good:	86
Replacement Cost Less Depreciation:	$720,200

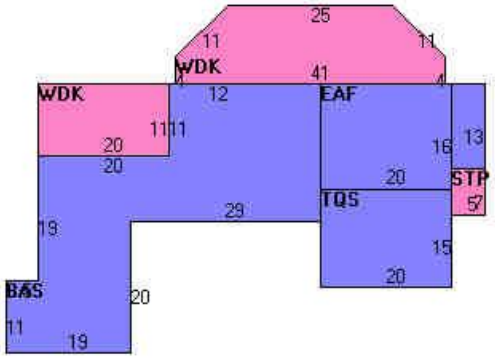
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0028\23%20sankat

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2691_317

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,703	1,703
TQS	Three Quarter Story	300	225
EAF	Attic, Expansion, Finished	320	112
STP	Stoop	35	0
WDK	Deck, Wood	648	0
		3,006	2,040

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,800	1

Land

Land Use

Use Code	1013
Description	SFR WTFRNT
Zone	LUG3
Neighborhood	800
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.51
Frontage	0
Depth	0
Assessed Value	$5,139,574

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR5	W/LOFT GOOD			380.00 S.F.	$9,600	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,600	$5,139,574	$5,872,174
2022	$479,200	$3,804,461	$4,283,661
2021	$435,700	$3,566,700	$4,002,400
2020	$435,700	$3,923,400	$4,359,100
2018	$450,200	$3,328,900	$3,779,100

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60 Wanoma Way GH RENO M/P 92 / 13

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.
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.***.
_____	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 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.
9.5	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.
_____	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°: 92 PARCEL N°. 13

Street & Number of Proposed Work: 60 Wanoma Way (Guest House)

Owner of record: Suni and William Harford

Mailing Address: 48 Peaceable Hill Rd.
Ridgefield, CT 06877

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritas Ltd.

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration alterations, Add Porch, Color Change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 316 SF ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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 7 Porch

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 4" 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 _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural (no change) Clapboard (if applicable) _____ Roof Natural

Trim White (color change) Sash White (color change) Doors White (color change)

Deck Natural (tme) 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 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Suni & William Harford

STREET ADDRESS 60 Wanoma Way

MAP/PARCEL 92 / 13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 06.17.24

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 06.17.24

Signature Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 60 Wanoma Way (street address of property) on the following statement:

I SUNI HARFORD (print name of property owner/applicant), the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

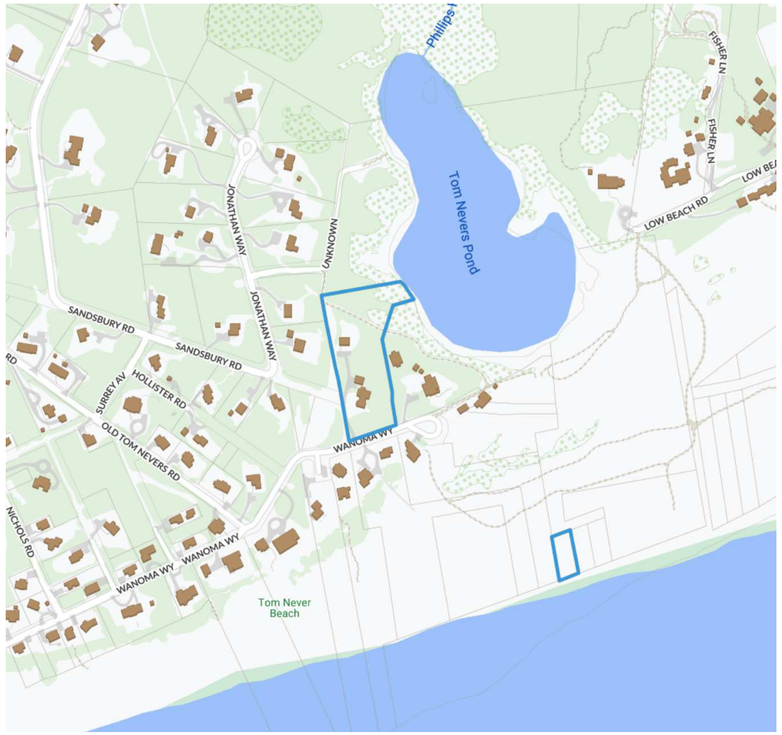
Client Signature 1/10/24 Date

60 Wanoma Way, Guest House

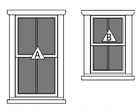
Cottage
60 Wanoma Way
Nantucket, MA

06.17.24

HDC SUBMISSION

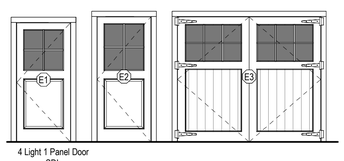


1 Locus Map
1/4" = 1'-0"



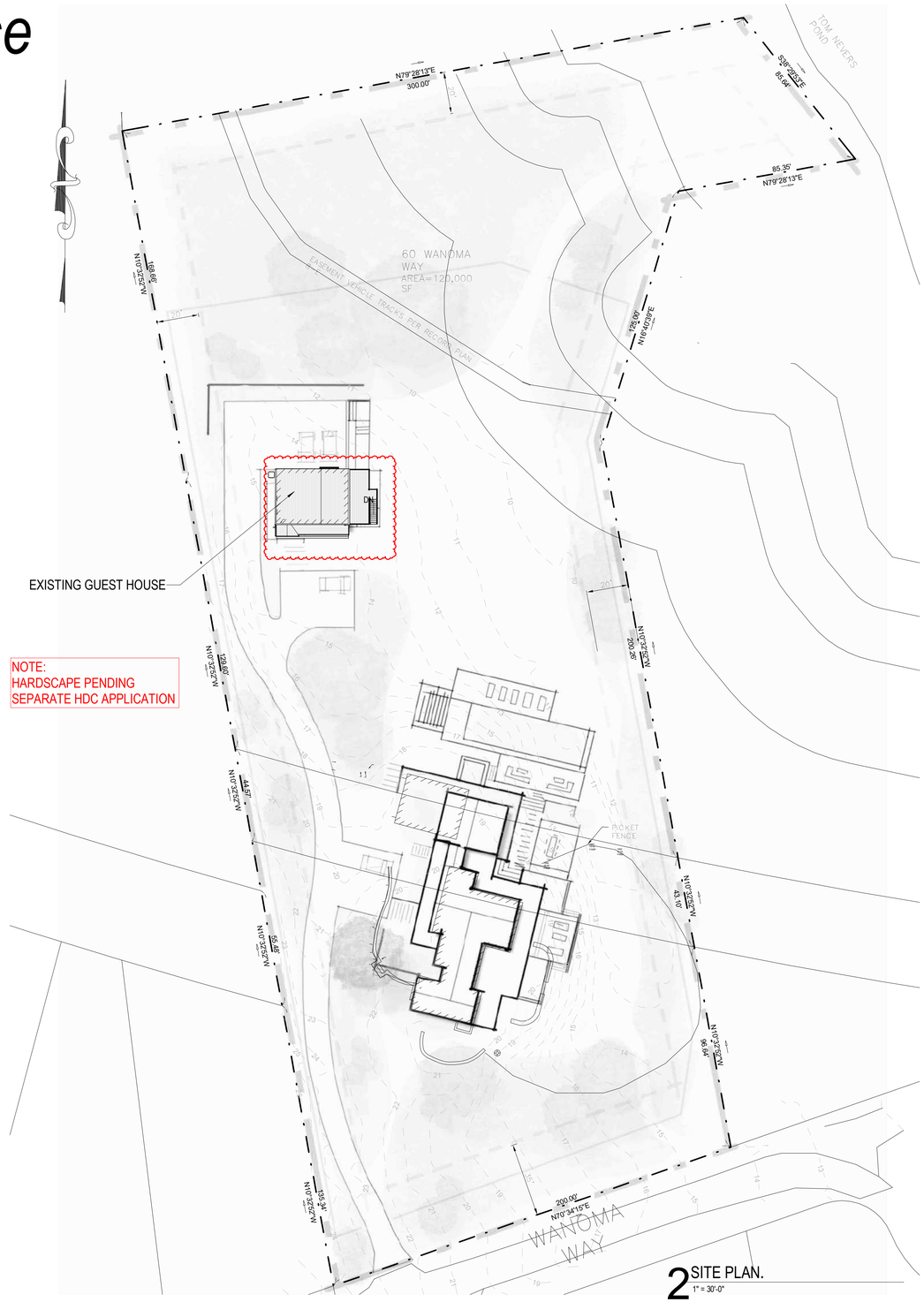
Double Hung 2/2 SDL
Double Hung 2/2 SDL

3 Window Legend
1/4" = 1'-0"



4 Light 1 Panel Door SDL

4 Exterior Door Legend
1/4" = 1'-0"



NOTE:
HARDSCAPE PENDING
SEPARATE HDC APPLICATION

2 SITE PLAN.
1" = 30'-0"

2322

60 Wanoma Way, Guest House
Cottage
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel: ------
Current Zoning: ------
Minimum Frontage: ------
Front Setback: ------
Side/Rear Setback: ------

Lot Size: ------
Min. Lot Size: ------
Allowable G.C.: ------
Existing G.C.: ------
Proposed G.C.: ------
Total Proposed G.C.: ------

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.100 Cover Sheet
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

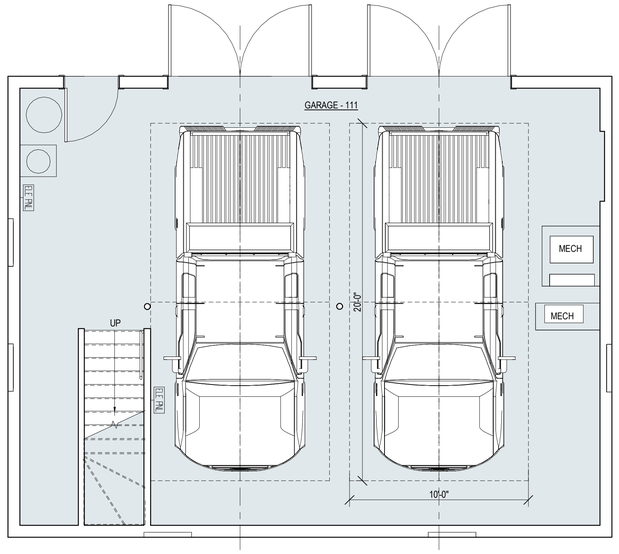
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

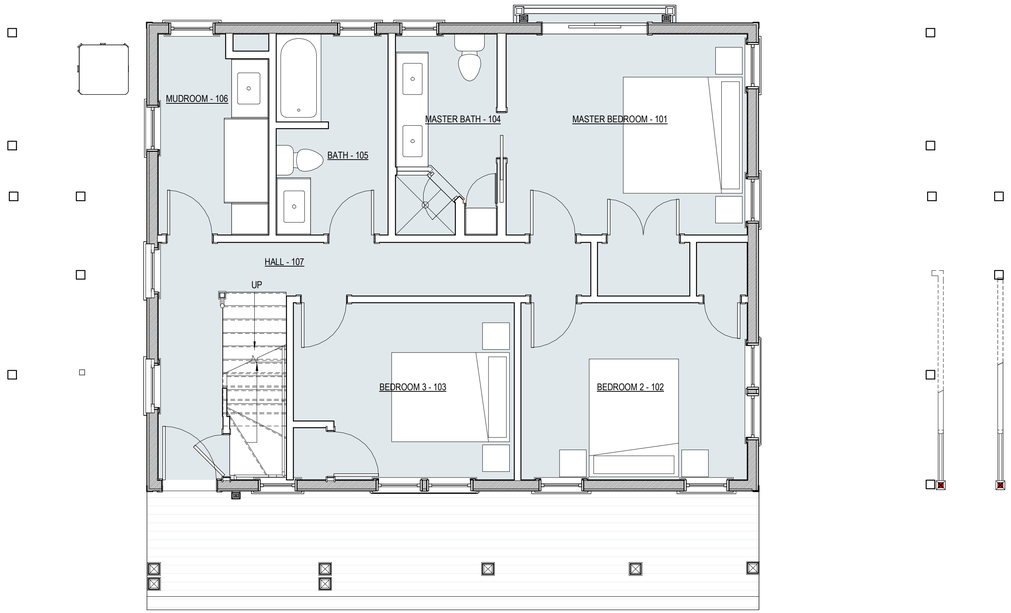
G.100
2322

06.17.24

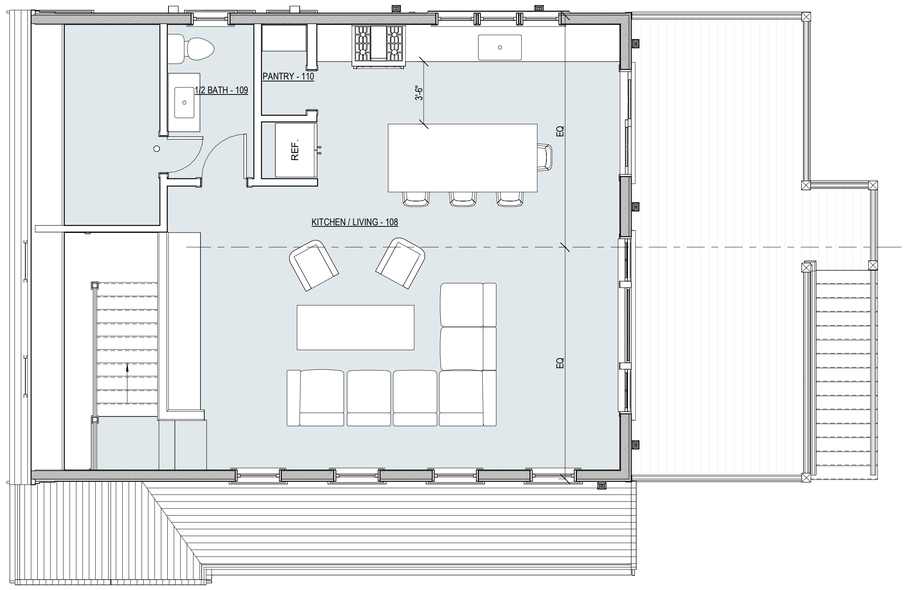
HDC SUBMISSION



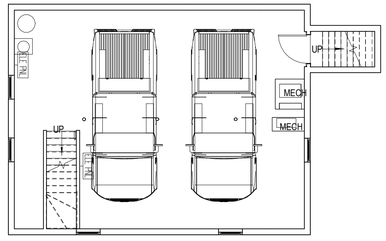
1 Basement Plan - Proposed
1/4" = 1'-0"



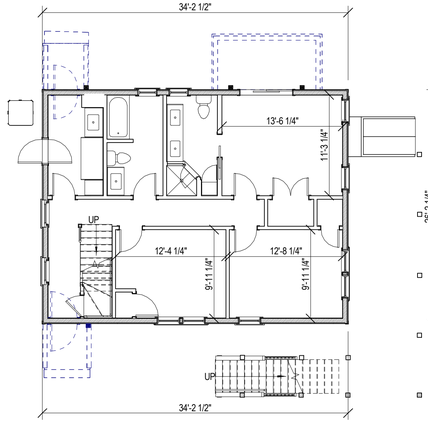
2 First Floor Plan - Proposed
1/4" = 1'-0"



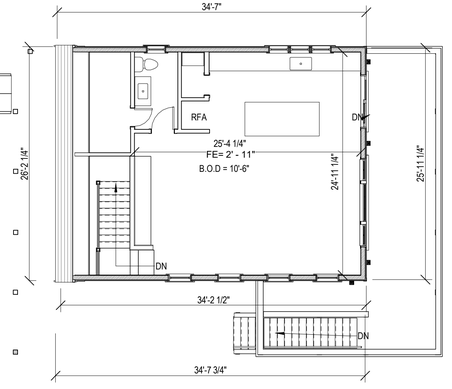
3 Second Floor Plan - Proposed
1/4" = 1'-0"



4 Basement Plan - Existing
1/8" = 1'-0"



5 First Floor Plan - Existing
1/8" = 1'-0"



6 Second Floor Plan - Existing
1/8" = 1'-0"

2322

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FLOOR PLANS

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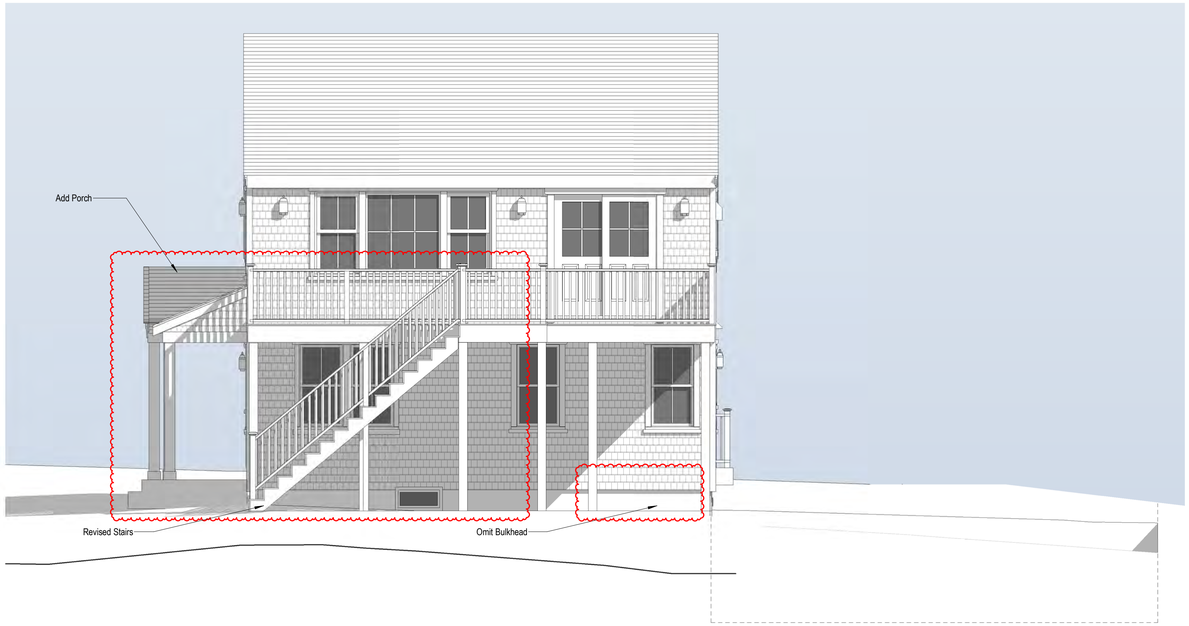
A.101
2322

06.17.24

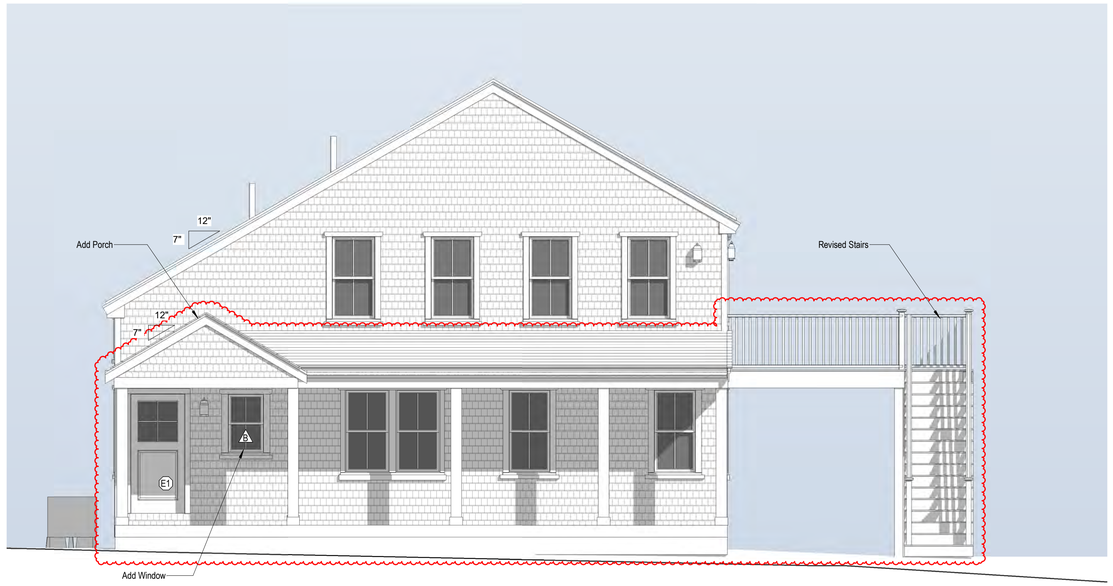
HDC SUBMISSION



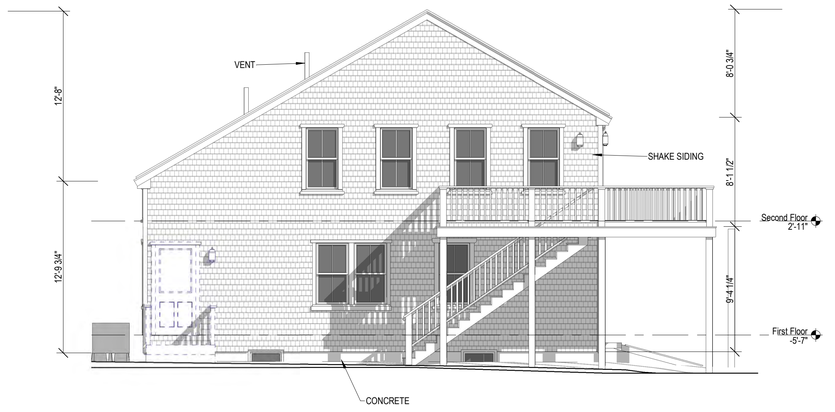
1 East Elevation - Proposed
1/4" = 1'-0"



East Exterior Elevation
3/16" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



South Exterior Elevation
3/16" = 1'-0"

2322

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EXTERIOR ELEVATIONS

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Revisions

Revision 1 Date 1

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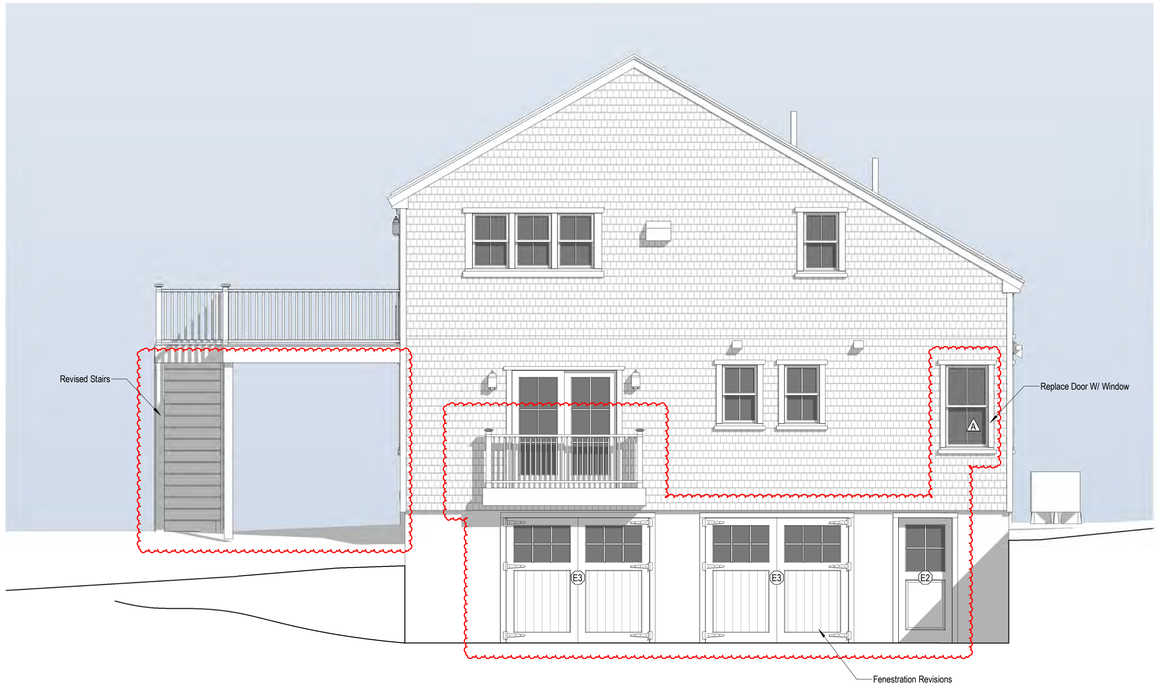
A.201
2322

06.17.24

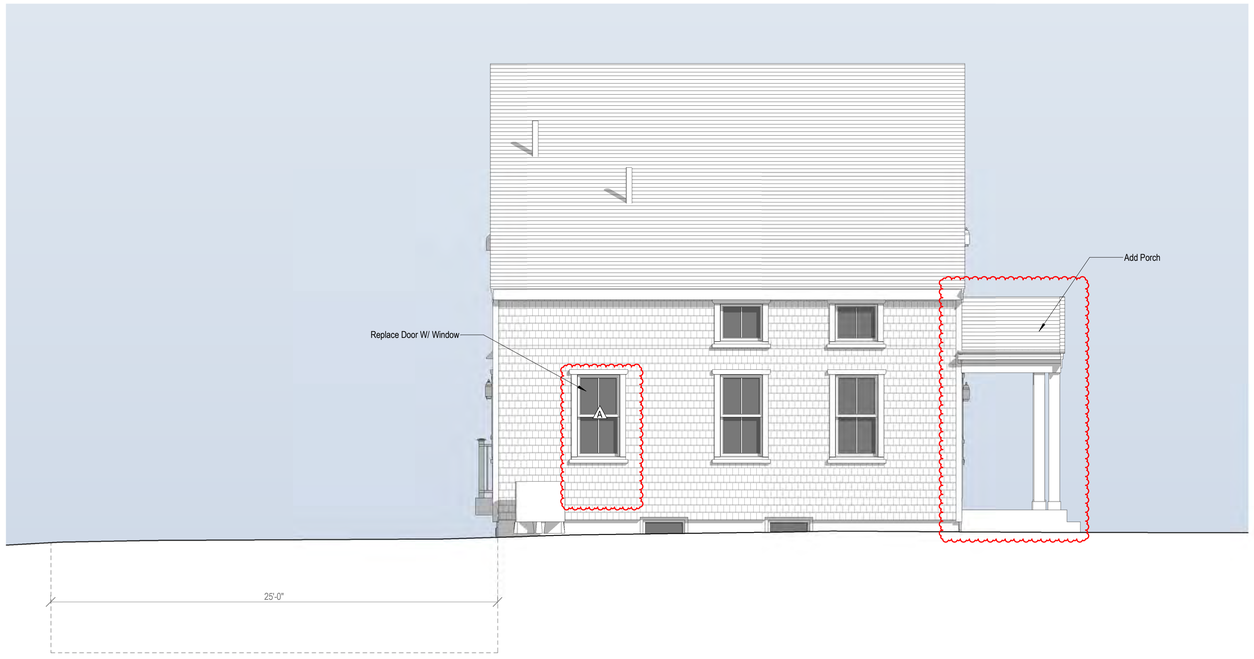
HDC SUBMISSION



1 North Elevation - Proposed
1/4" = 1'-0"



3 North Exterior Elevation
3/16" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"



4 West Exterior Elevation
3/16" = 1'-0"

2322

60 Wanoma Way, Guest House
Cottage
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel: ------
Current Zoning: ------
Minimum Frontage: ------
Front Setback: ------
Side/Rear Setback: ------

Lot Size: ------
Min. Lot Size: ------
Allowable G.C.: ------
Existing G.C.: ------
Proposed G.C.: ------
Total Proposed G.C.: ------

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.100 Cover Sheet
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

Revision 1 Date 1

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A.202
2322

60 Wanoma Way, Guest House

Cottage
60 Wanoma Way
Nantucket, MA

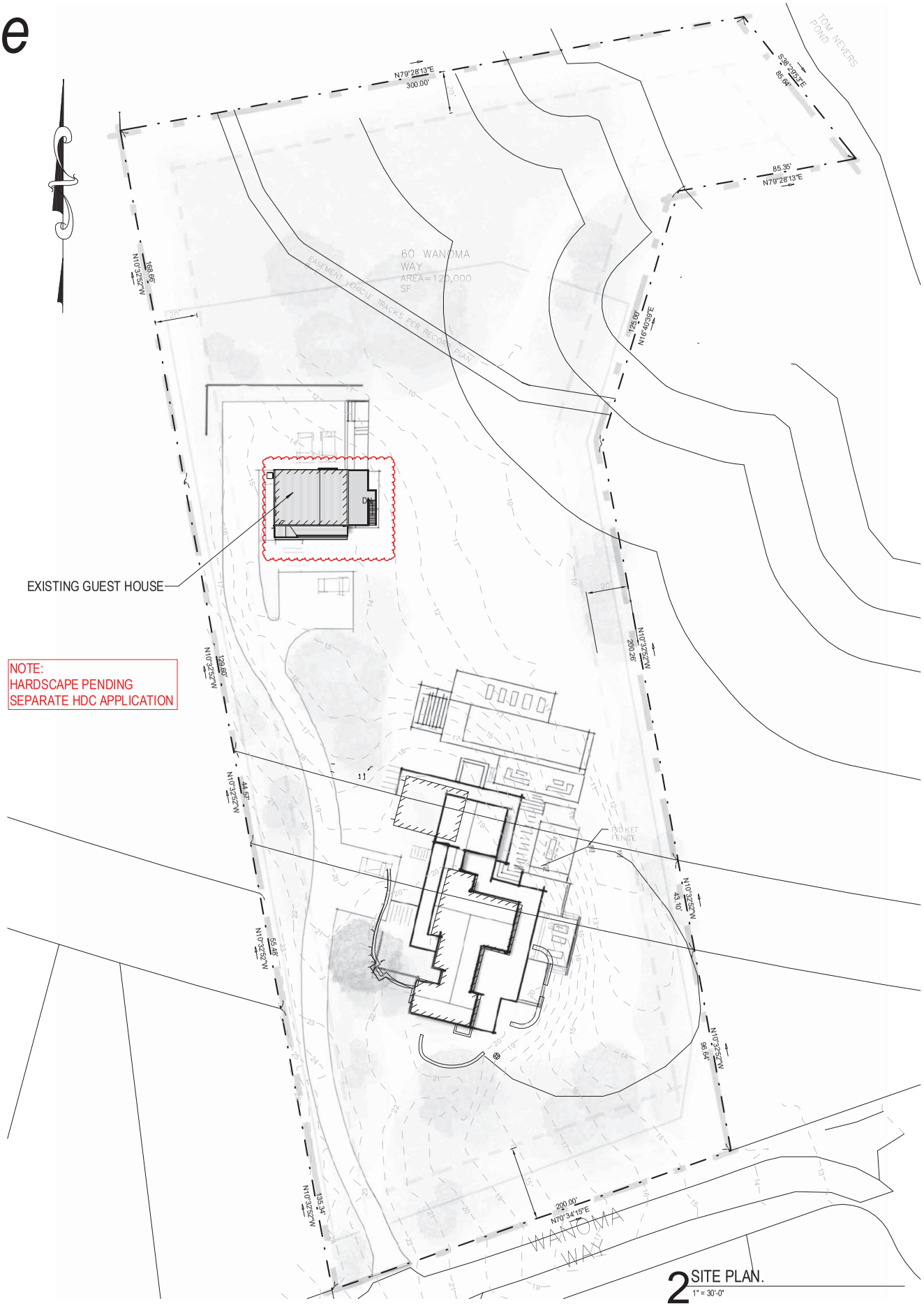


1 Locus Map
1/4" = 1'-0"

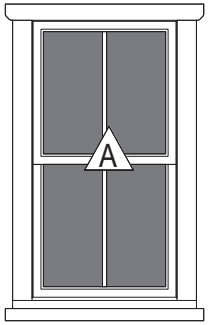
EXIST

NOTE:
HARDSC
SEPARAT

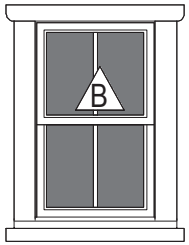
use



2 SITE PLAN.
1" = 30'-0"



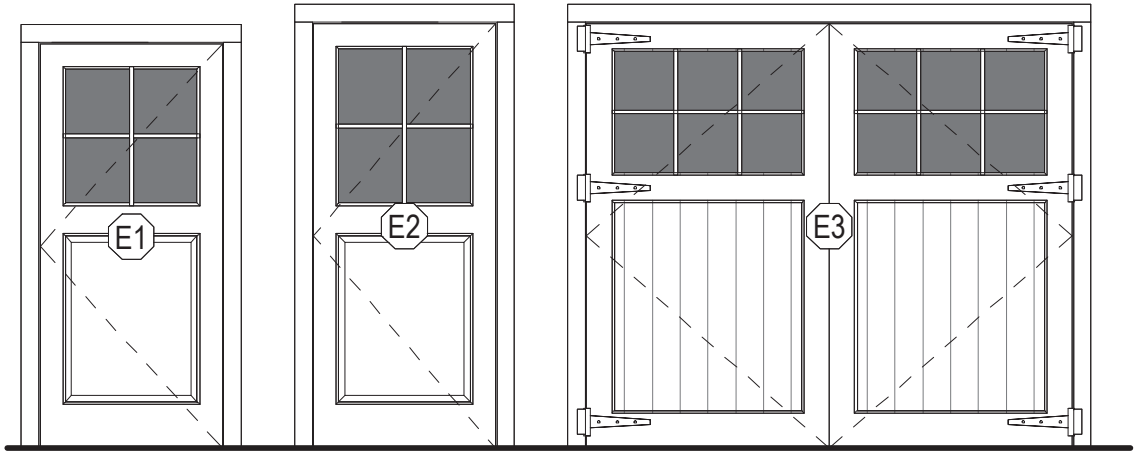
Double Hung
2/2 SDL



Double Hung
2/2 SDL

3 Window Legend

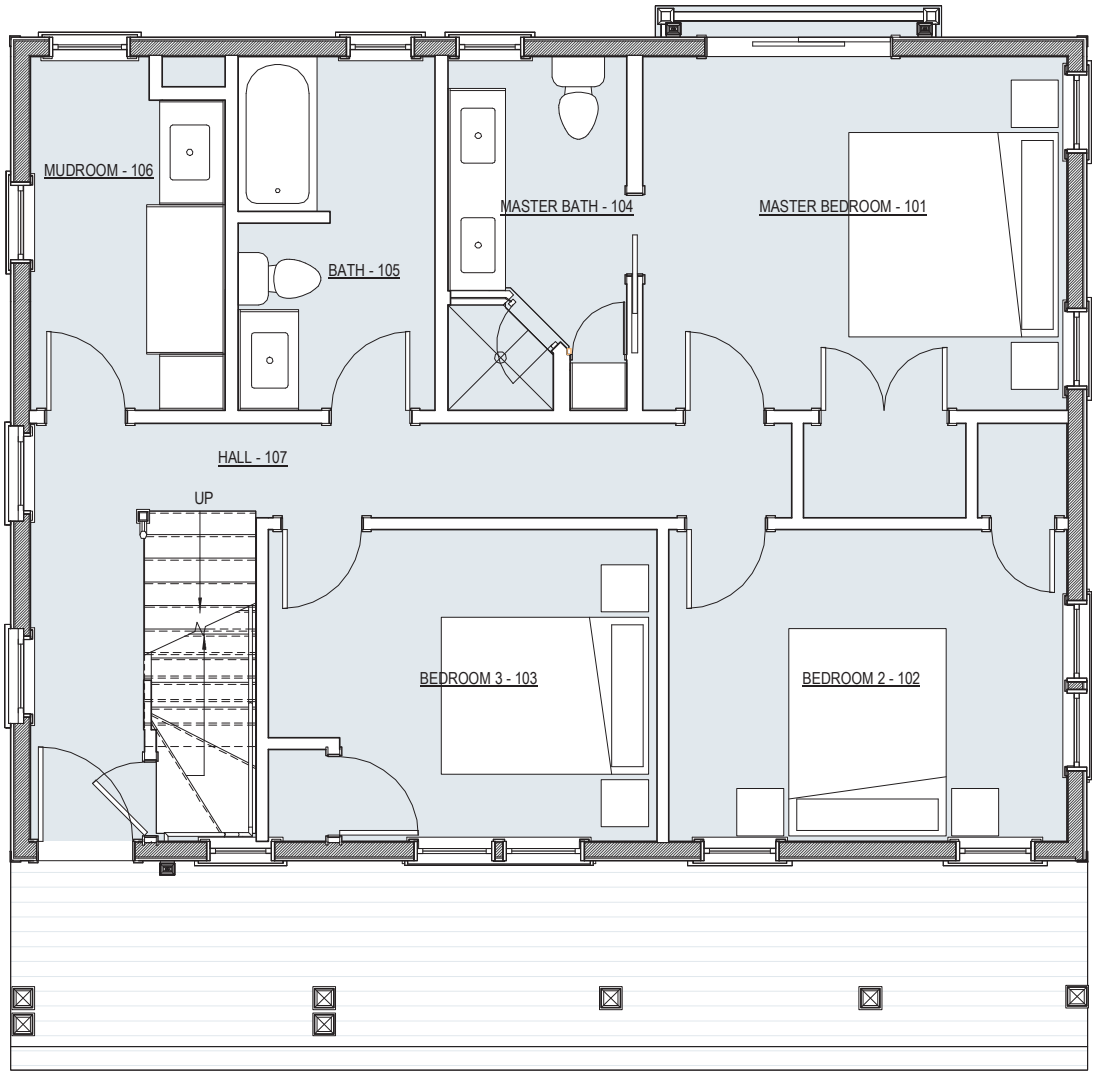
1/4" = 1'-0"



4 Light 1 Panel Door
SDL

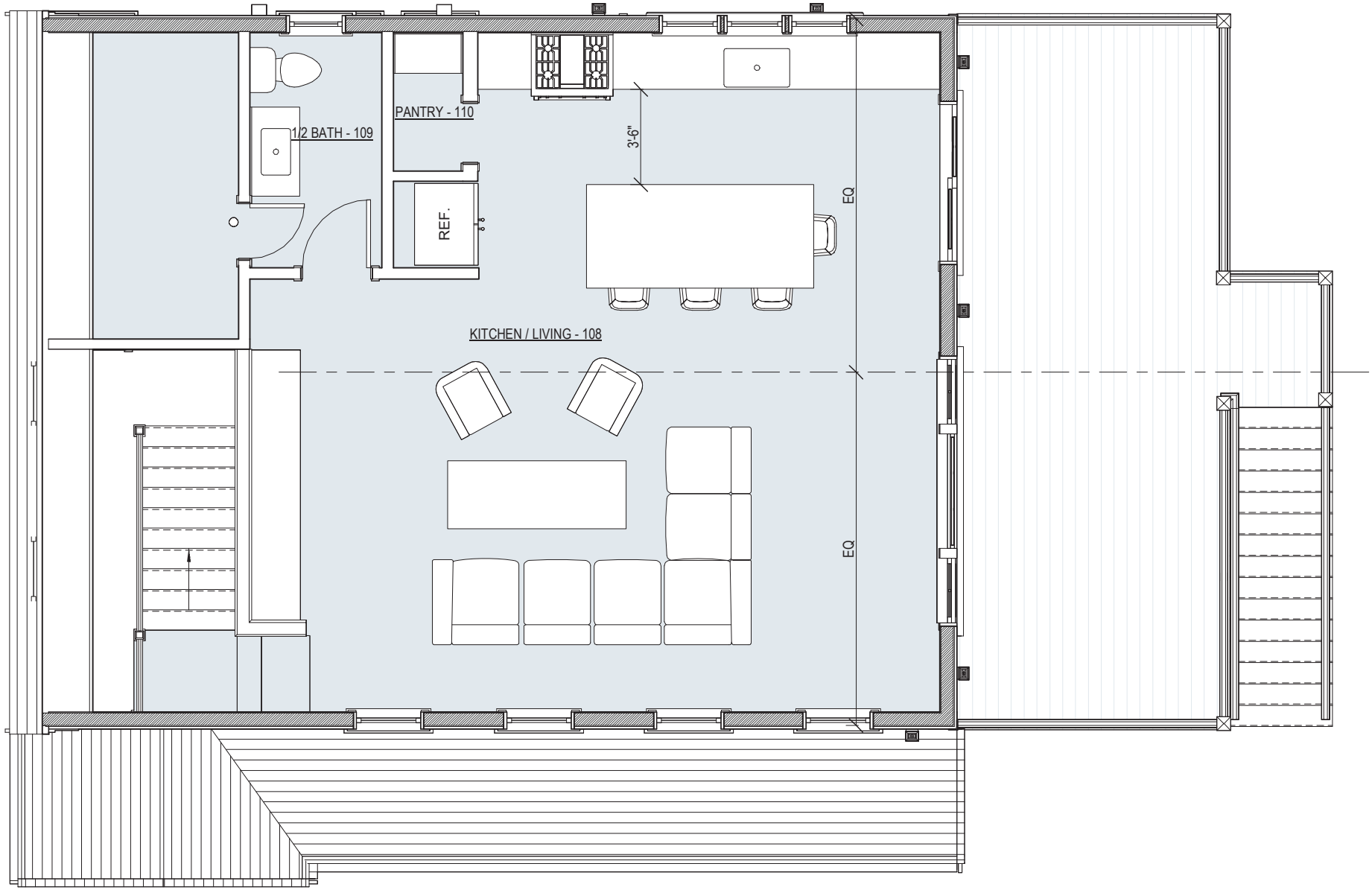
4 Exterior Door Legend

1/4" = 1'-0"



2 First Floor Plan - Proposed

1/4" = 1'-0"



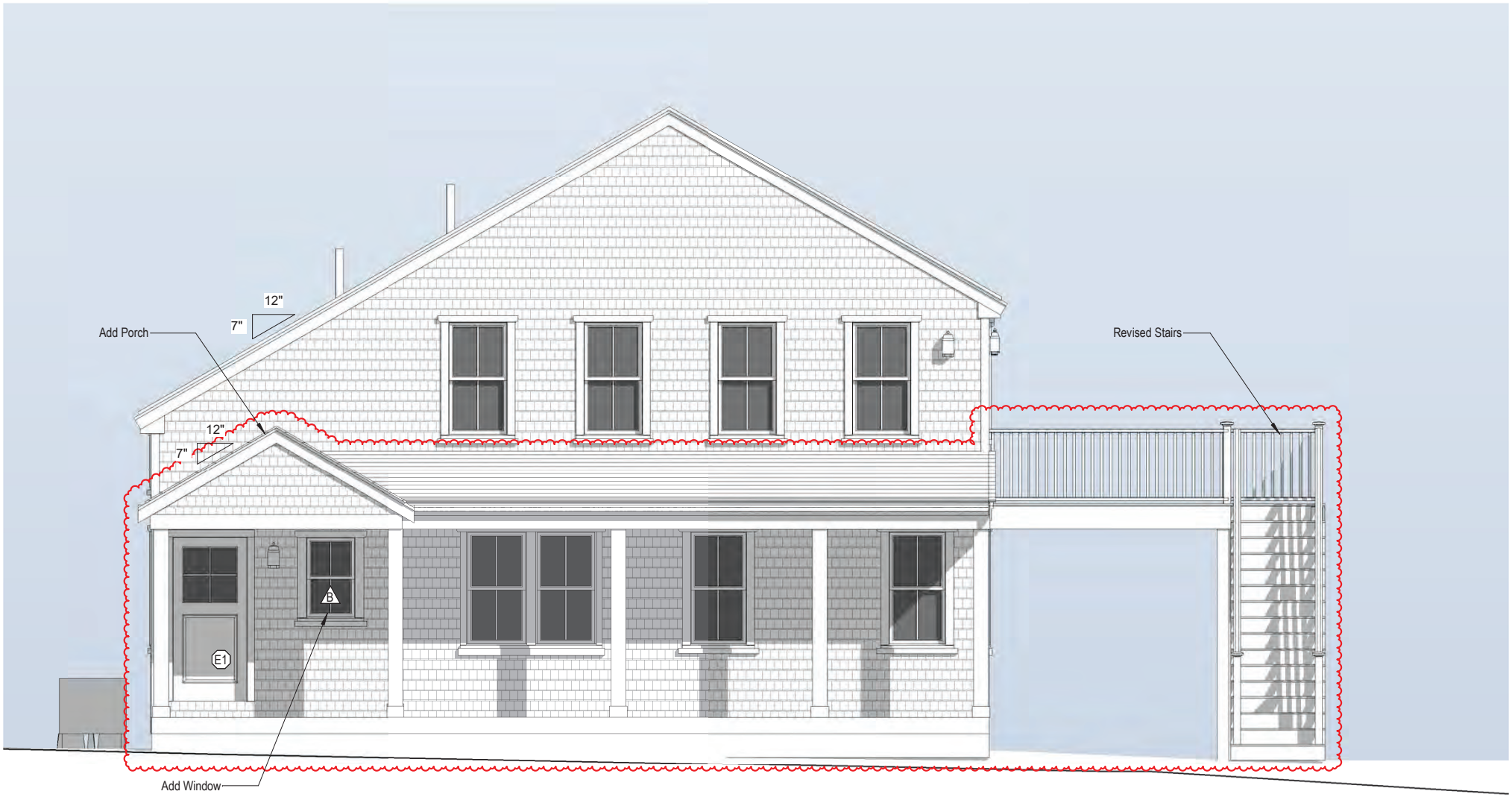
3 Second Floor Plan - Proposed

1/4" = 1'-0"



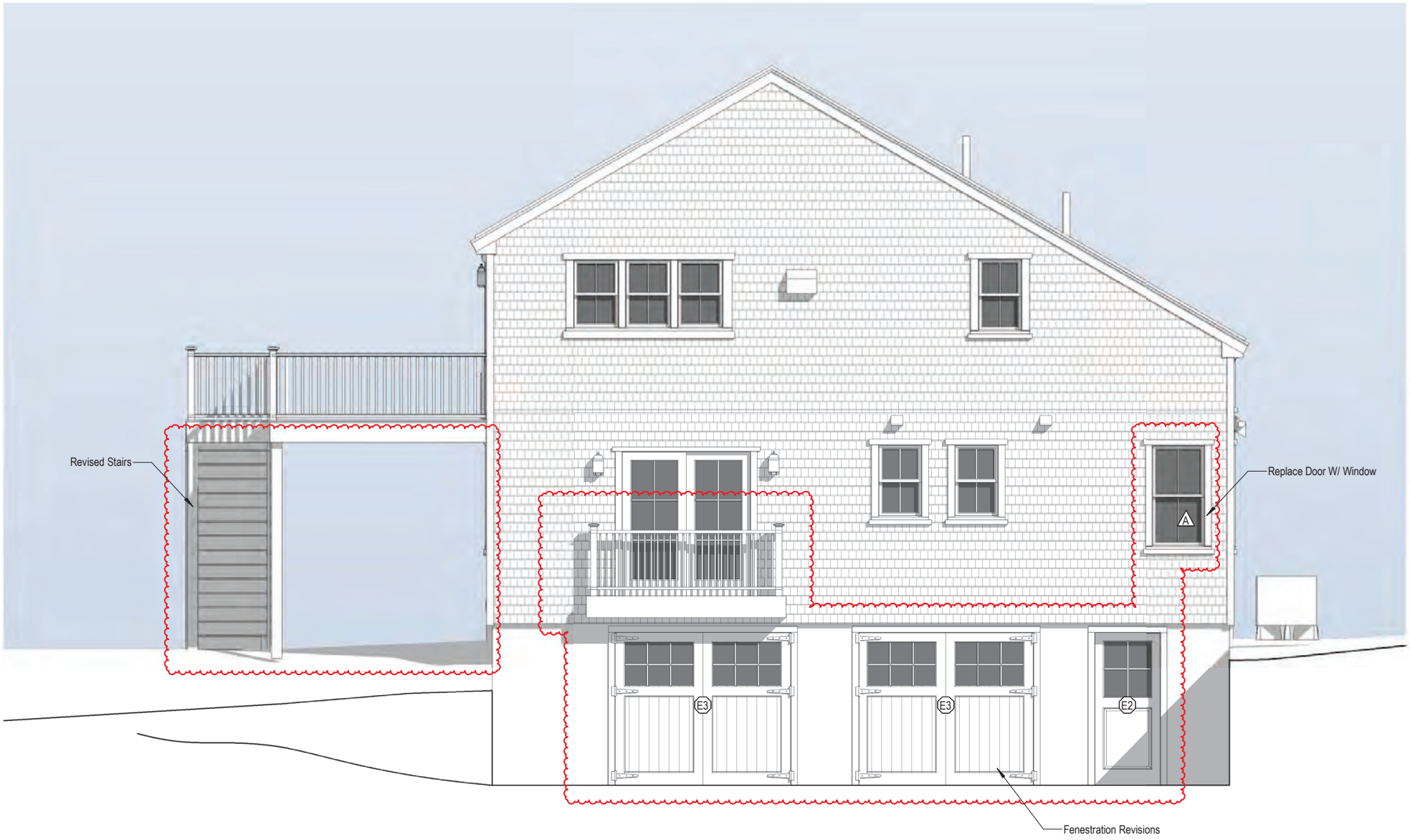
1 East Elevation - Proposed

1/4" = 1'-0"



2 South Elevation - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



2 West Elevation - Proposed

1/4" = 1'-0"







Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee:** See back of application for fee schedule or call the office.

4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. 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°: 41 PARCEL N°. 322

Street & Number of Proposed Work: 44 Madaket Rd

Owner of record: Webster David E. Jr Trust

Mailing Address: 11 South Shore
Nantucket,

Contact Phone #: 5082283600 E-mail: lucas@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Luc Chip Webster/CWA

Mailing Address: _____

Contact Phone #: _____ 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: 33' Sq. Footage 1st floor: /

Width: 18' Sq. footage 2nd floor: 553

Sq. footage 3rd floor: _____

Decks/Patio: Size: 44 ☐ 1st floor ☑ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 270 South 270 East 270 West 270

Height of ridge above final finish grade: North 27' South 27' East 27 West 27'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation add 2nd fl extension
2. South Elevation extend dormer/add 2nd fl extension
3. West Elevation alter fenestration
4. North Elevation n/a

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.) _____ no change

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 to be kind

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 to be kept Doors _____

Deck _____ Foundation to be kept Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the 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 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I CHIP WEBSTER

AS AGENT FOR CHIP WEBSTER

STREET ADDRESS 44 Madaket Road

MAP/PARCEL 41/322

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 06/15/2024

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...

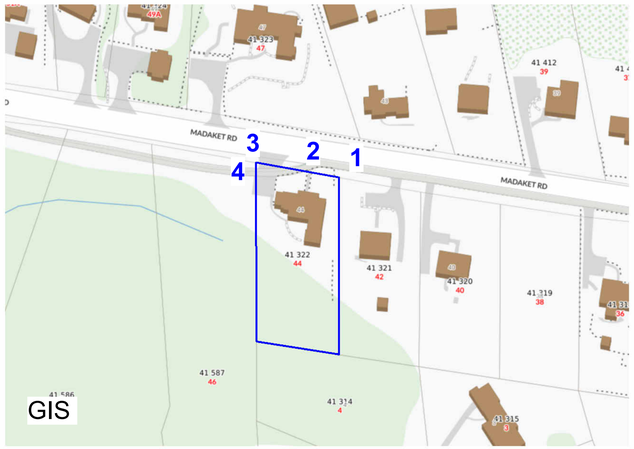
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 06/15/2024

WEBSTER

Main House

44 Madaket, Nantucket, MA



Zoning Information

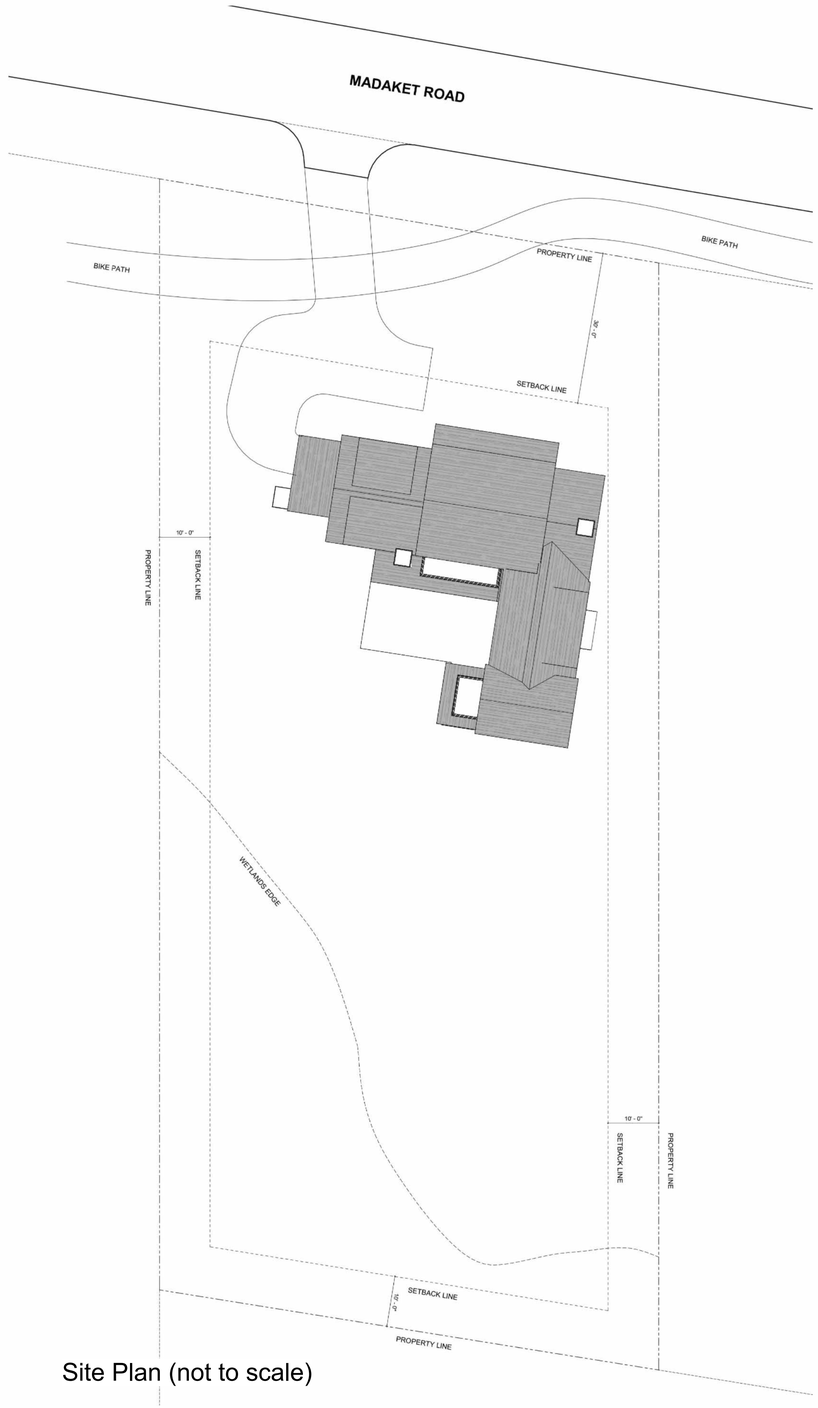
Map: 41
Parcel: 322
Zoning District: R 20
Minimum Lot Size: 20,000 SF
Front Yard Set Back: 30'
Rear Yard Set Back: 10'
Ground Cover Ratio: 12.5%
Lot Area:











Site Plan (not to scale)

CHIP WEBSTER ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Webster
Main House
44 Madaket, Nantucket, MA

HDC - Not For Construction

#	Date	Note

HDC 1

6/13/2024 12:26:22 PM

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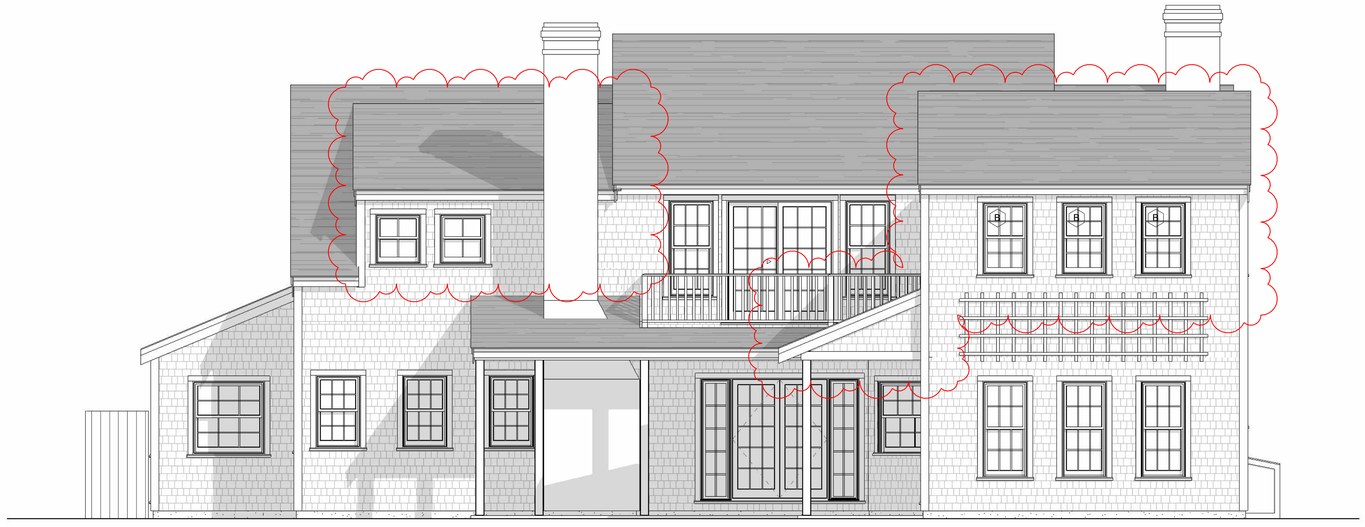
Existing



1 North
1/4" = 1'-0"



Existing



2 South
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Webster
Main House
44 Madaket, Nantucket, MA

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#	Date	Note
1	2013.03.01	Edit in: View>Revisions

HDC 2

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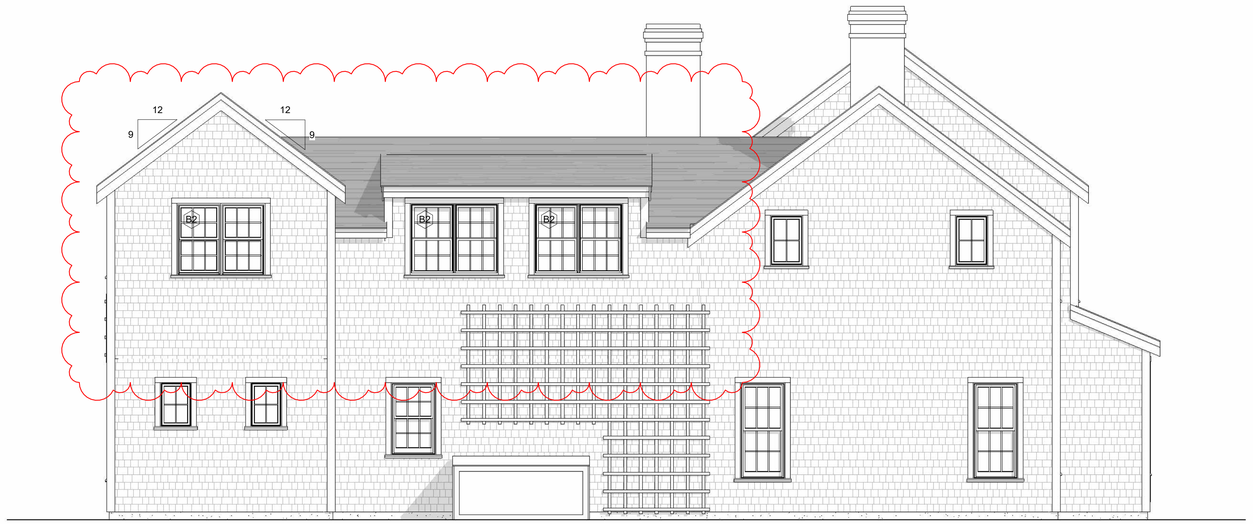
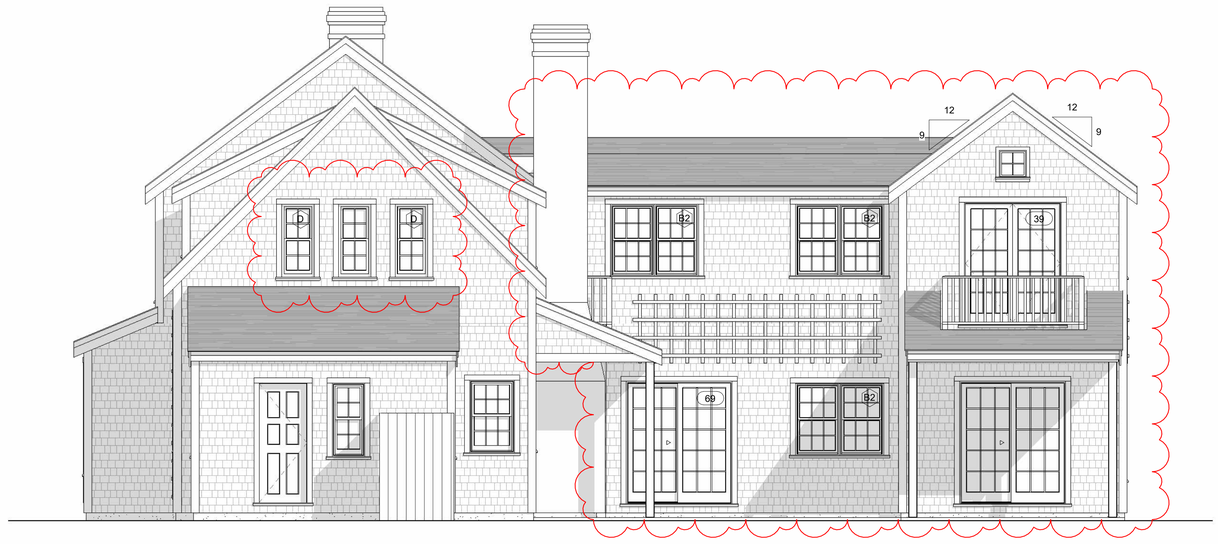
Existing



1 East
1/4" = 1'-0"



Existing



2 West
1/4" = 1'-0"

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Main House
44 Madaket, Nantucket, MA

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1	2013.03.01	Edit in: View>Revisions

HDC 3

6/13/2024 12:26:27 PM

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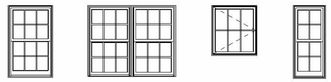
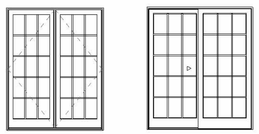
Window Schedule				
Type Mark	Manufacturer	Rough Width	Rough Height	Comments
B	Marvin Windows and Doors	2' - 7"	4' - 1"	
B2	Marvin Windows and Doors	5' - 0 1/4"	4' - 0 3/8"	
D	Marvin Windows and Doors	1' - 10 3/4"	4' - 1 1/2"	
F	Marvin Windows and Doors	2' - 7 1/2"	2' - 10"	
G		1' - 6 1/2"	1' - 6 1/2"	



B B2 F D

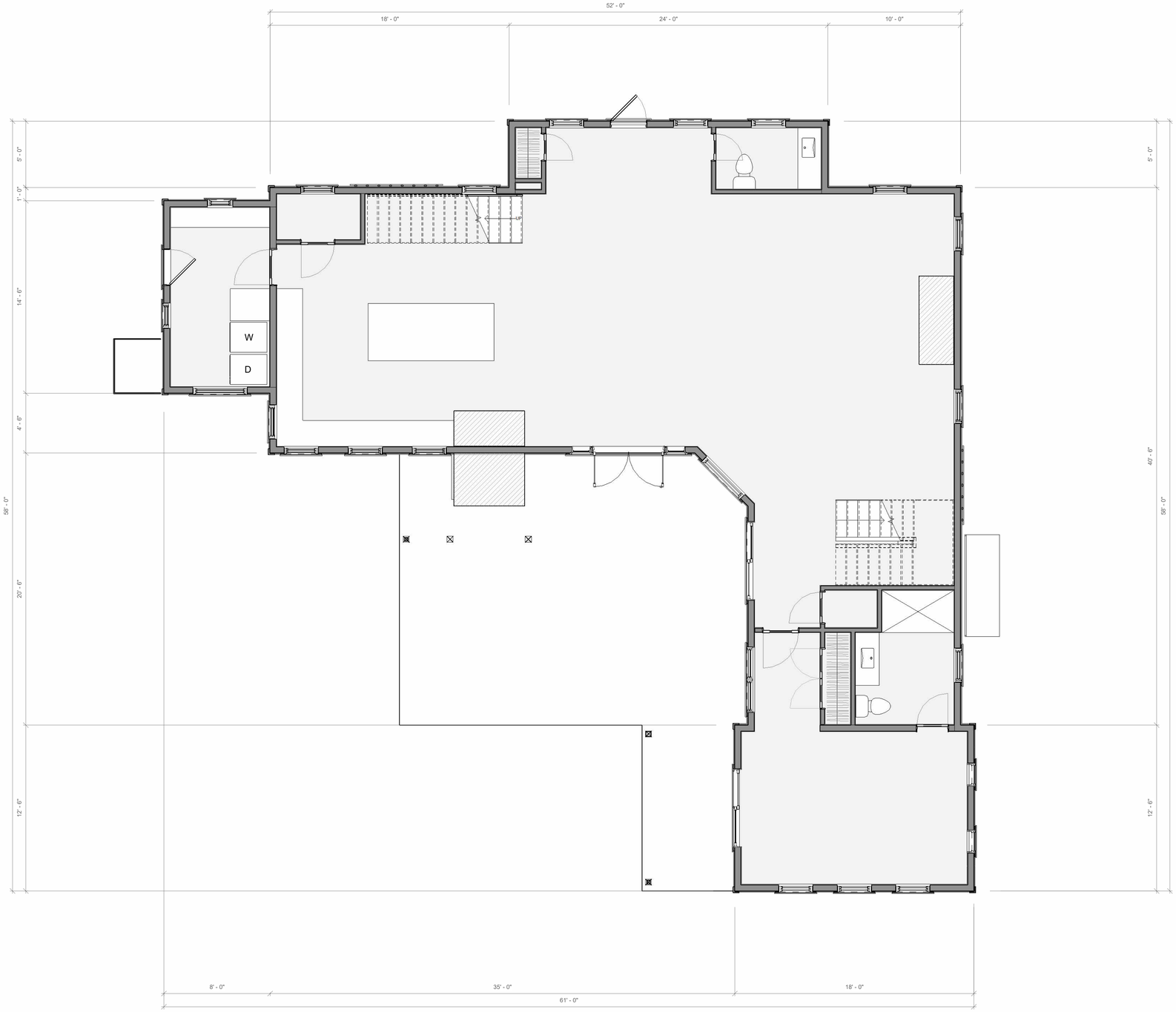
Window Legend
1/4" = 1'-0"

Door Schedule					
Level	Mark	Manufacturer	Rough Width	Rough Height	Comments
EX Floor 1	69	Match Existing	6' - 0"	6' - 10 1/2"	
EX Floor 2	39	Match Existing	5' - 6"	6' - 10 1/2"	



French Door 6068 Sliding Door 6068

Door Legend
1/4" = 1'-0"



1 Floor 1
1/4" = 1'-0"

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HDC 4

6/13/2024 12:26:28 PM

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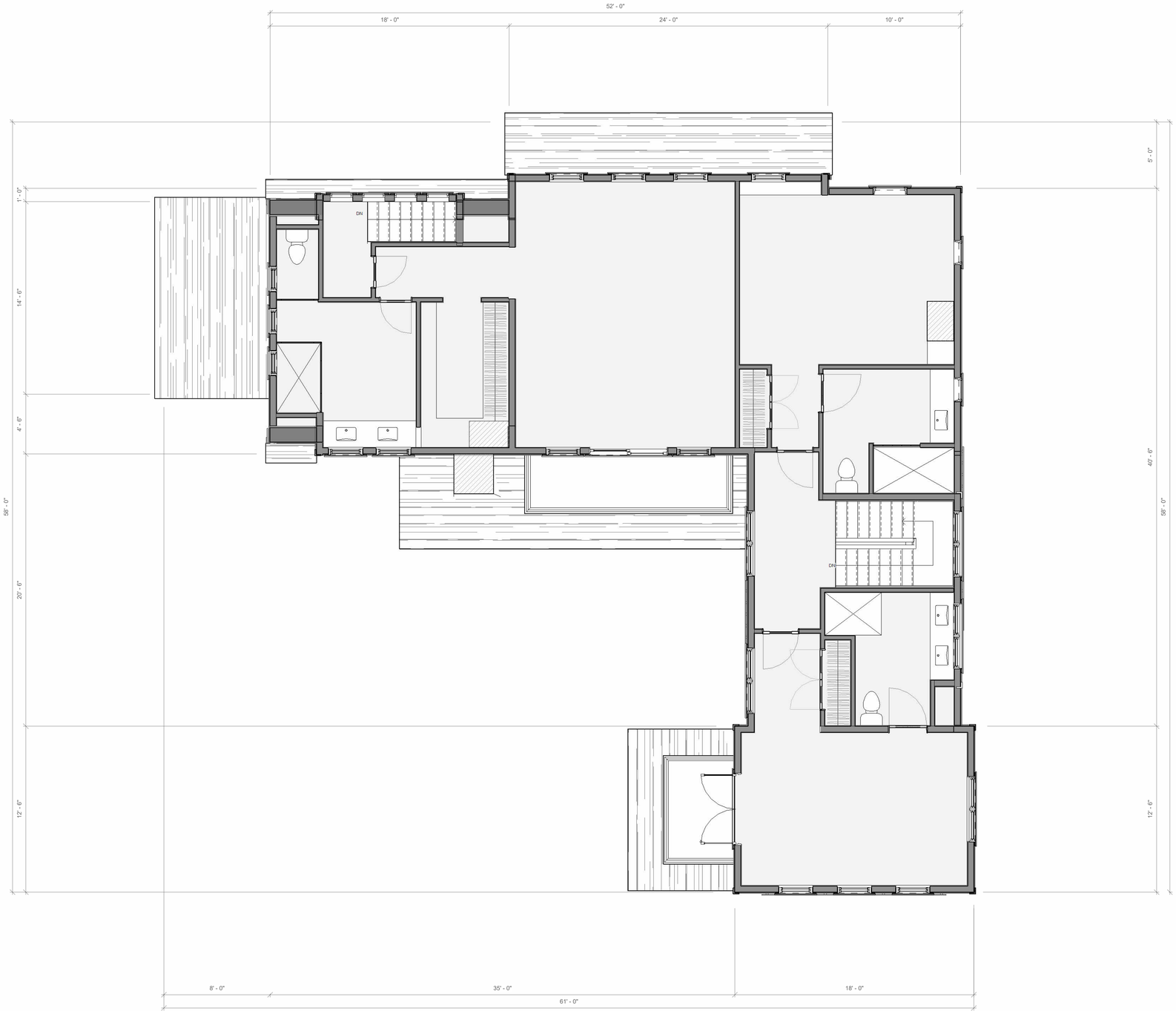

1 Floor 2
1/4" = 1'-0"

Webster
Main House
44 Madaket, Nantucket, MA

HDC - Not For Construction

#	Date	Note

HDC 5

6/13/2024 12:26:29 PM

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26 Jefferson Ave
New Dwelling

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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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.

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.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 135.2

Street & Number of Proposed Work: 26 Jefferson Avenue

Owner of record: Rug Cottage Nominee Trust: Peter + Bonnie McLaughlin Trustees

Mailing Address: PO Box 274
Lafayette Hill, PA 19444

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: 43'-6" Sq. Footage 1st floor: 1248.5 Decks/Patio: Size: 6' x 13' ☒ 1st floor ☐ 2nd floor
Width: 44'-6" Sq. footage 2nd floor: _____ Size: 3'-6" x 3'-6" ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South 0 to -9" East 0 to -7½" West -4½" + -4½"

Height of ridge above final finish grade: North 16'-7" South 19'-1" East 19'-1" West 15'-9"

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 5'-0" MAX ☐ 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 ____/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 _____ Soffit (Overhang) 6" Corner boards 5/4 x 6 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 12 Lite/Panel, Wood Rear _____ Side 15 Lite/Panel + 24 Lite/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 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 6/11/24 Signature of owner of record _____ Signed under penalties of perjury

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Lafayette Hill, PA 19444

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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: 26 Jefferson Avenue

Tax Map Number: 30 Parcel Number: 135.2

Owner of Record: Pug Cottage Nominee Trust

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: June 17, 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: Pug Cottage Nominee Trust

MAILING ADDRESS: PO Box 274 Lafayette Hill, PA 19444

PROPERTY LOCATION: 26 Jefferson Avenue

ASSESSORS MAP/PARCEL: 30/135.2

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.

June 7, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.07 10:50:14 -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
30	129	1	DOLAN SHELLEY W		775 LINCOLN AVE	WINNETKA	IL	60093	1 PAWGUVET LN
30	134		AMBRECHT FAMILY TRUSTS LLC	C/O REEVES D AMBRECHT	26 DEEP RUN	COHASSET	MA	02025	28 JEFFERSON AV
30	135		MCCAUSLAND PETER TRST ETAL	SEVEN DOORS NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	13 LINCOLN AV
30	135	1	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	13A LINCOLN AV
30	135	3	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE	PA	19444	24 JEFFERSON AV
30	250		GLAVIN MARTIN G & KIMBERLY D		4051 GULF SHORE BLVD	NAPLES	FL	34103	6 PAWGUVET LN
Count:	**6**								

DOLAN SHELLEY W
775 LINCOLN AVE
WINNETKA, IL 60093

AMBRECHT FAMILY TRUSTS LLC
C/O REEVES D AMBRECHT
26 DEEP RUN
COHASSET, MA 02025

MCCAUSLAND PETER TRST ETAL
SEVEN DOORS NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
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GLAVIN MARTIN G & KIMBERLY D
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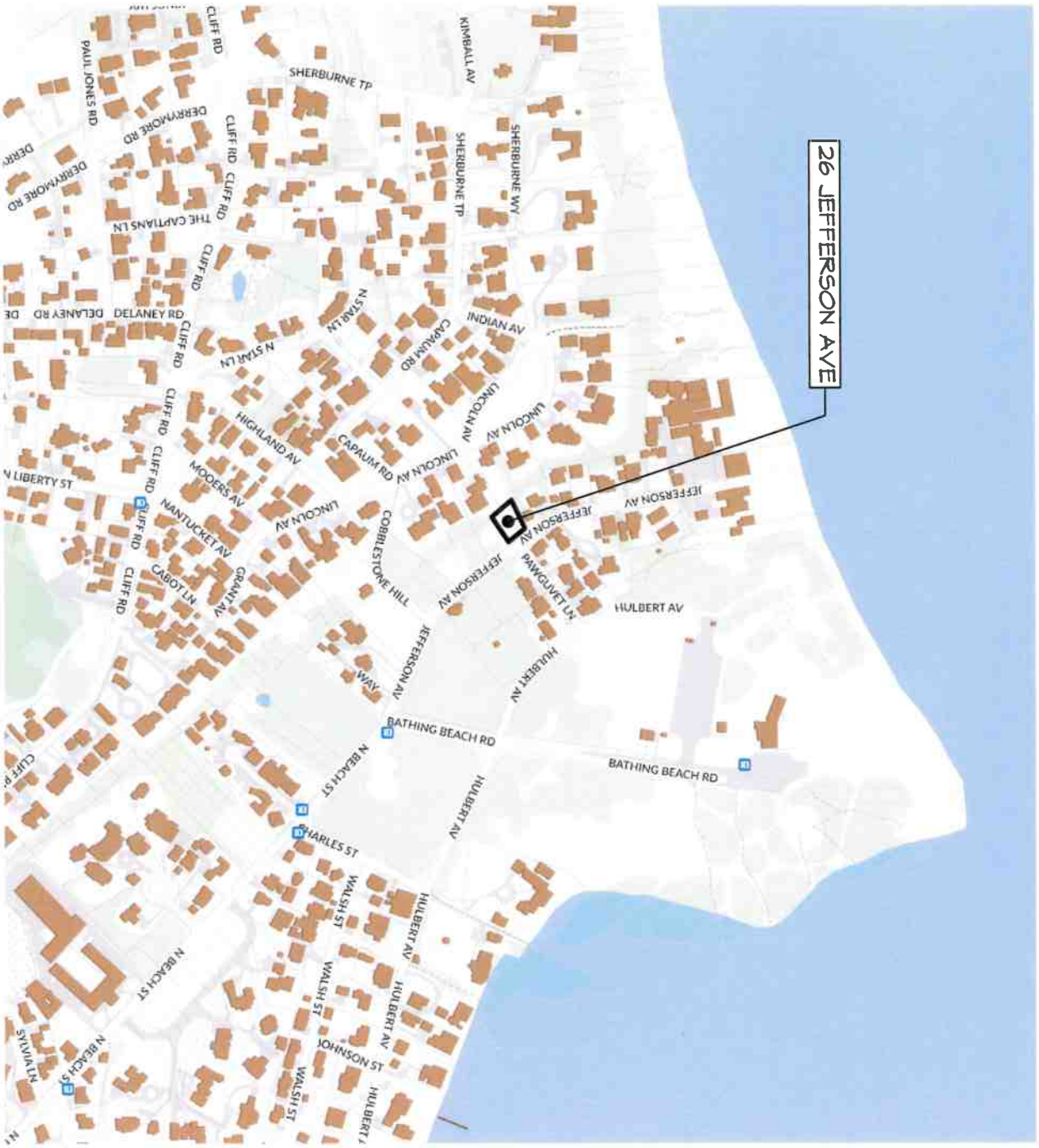

ID # L-1.1

Residence at
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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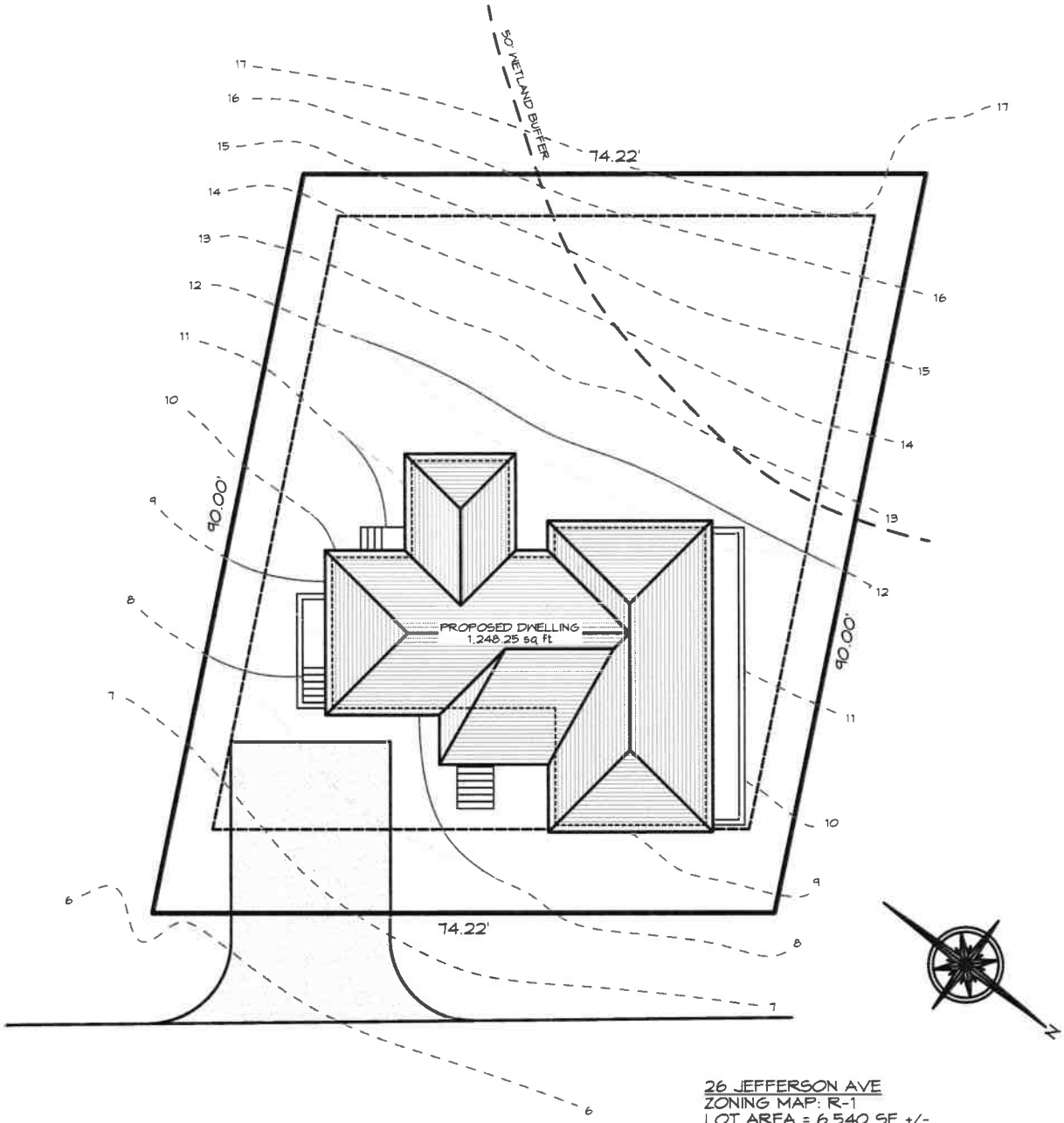
Locus Map

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



26 JEFFERSON AVE
ZONING MAP: R-1
LOT AREA = 6,540 SF +/-
ALLOWABLE GROUND
COVERAGE = 1,962 SF

L-1.2

Residence at
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
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Site Plan

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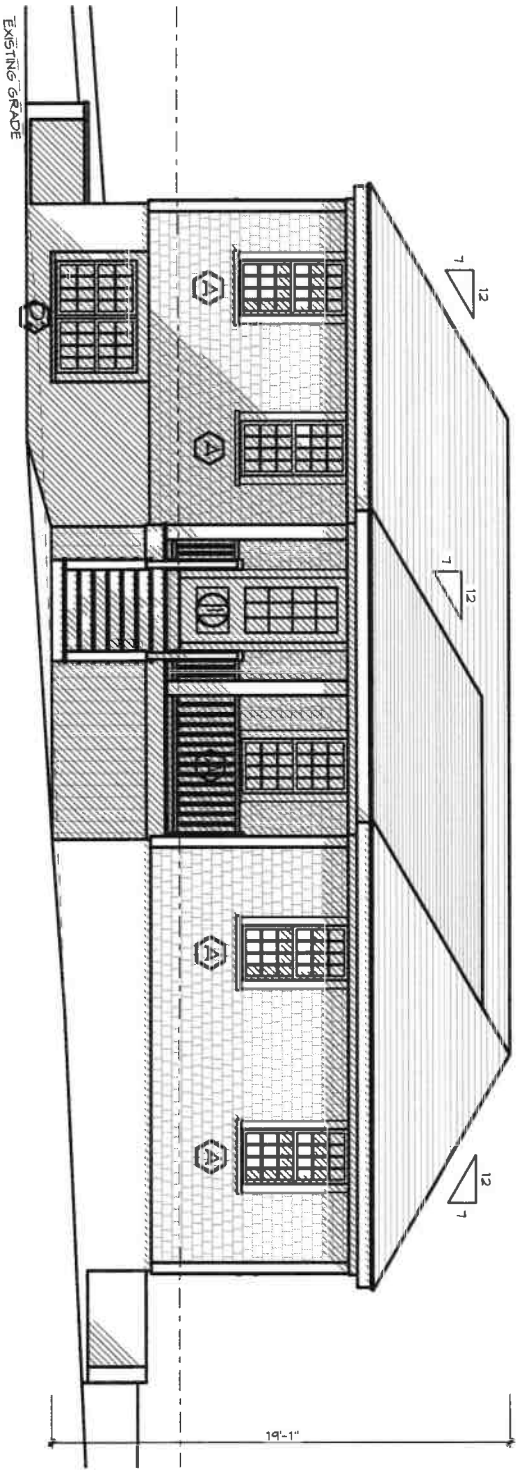

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East Elevation

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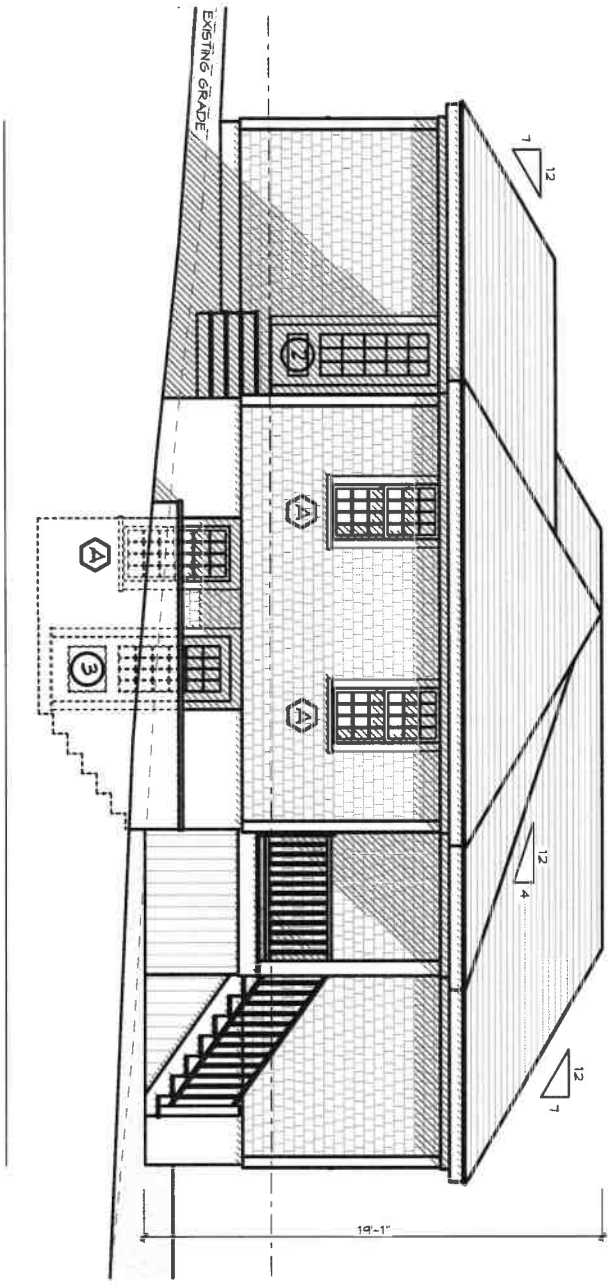

A-2.2

ID#

Residence at
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South Elevation

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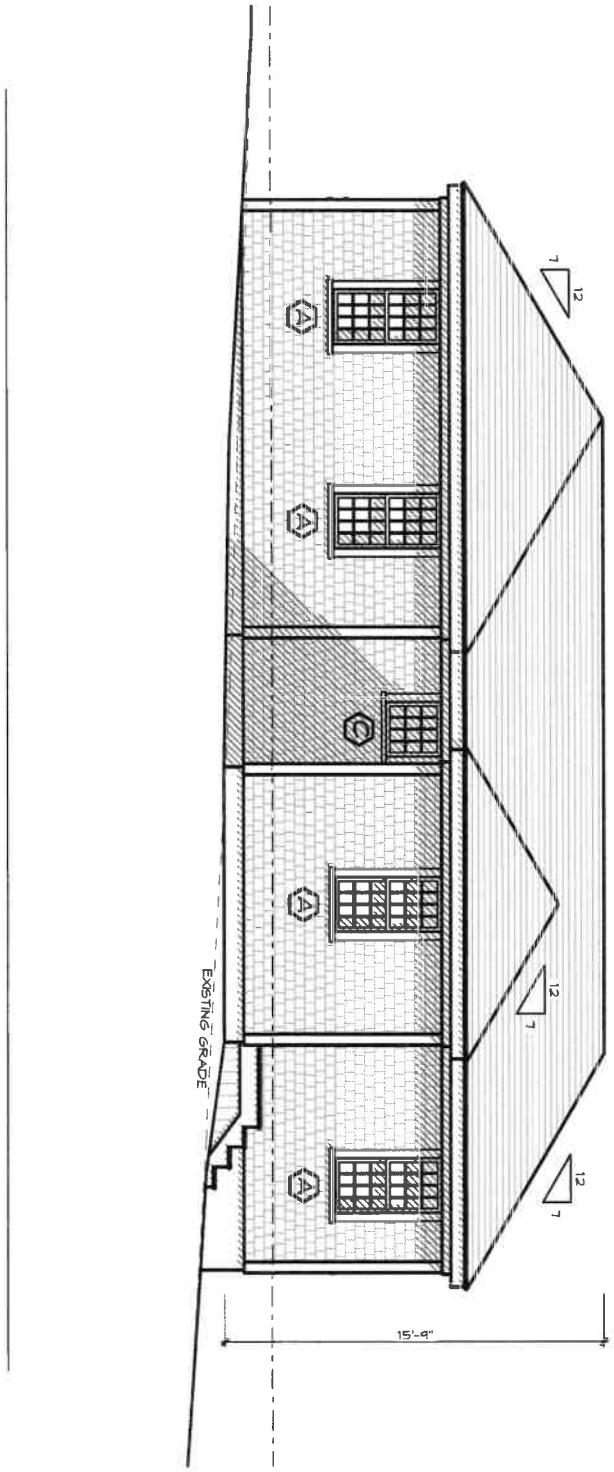

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Residence at
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Nantucket, MA 02554

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PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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West Elevation

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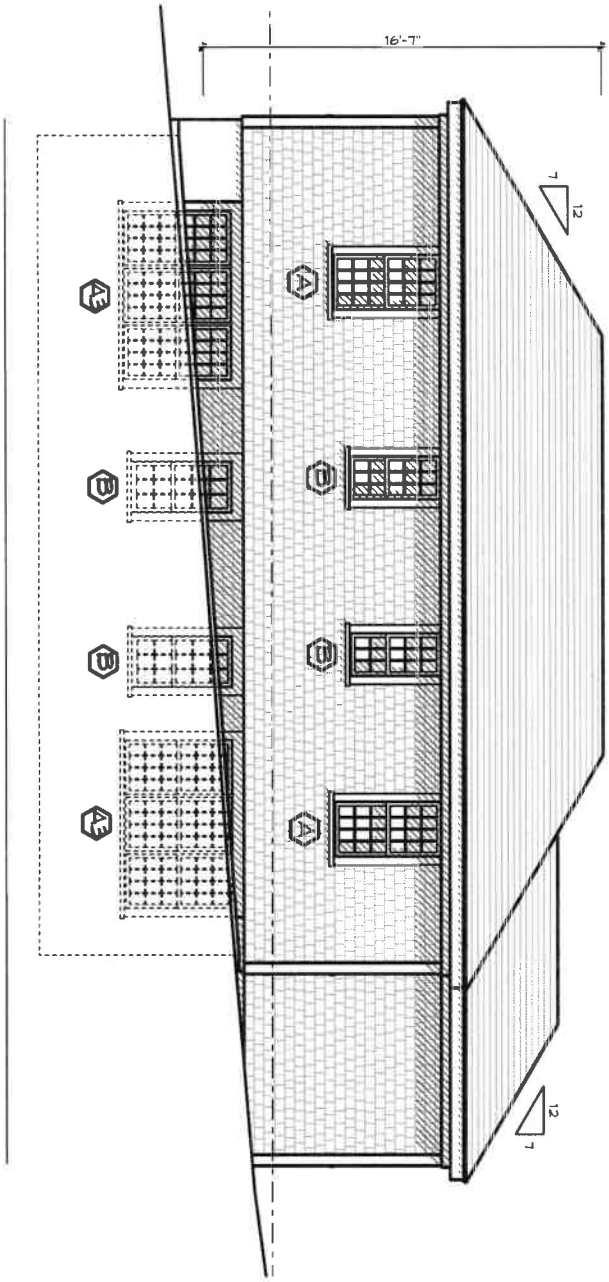

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North Elevation

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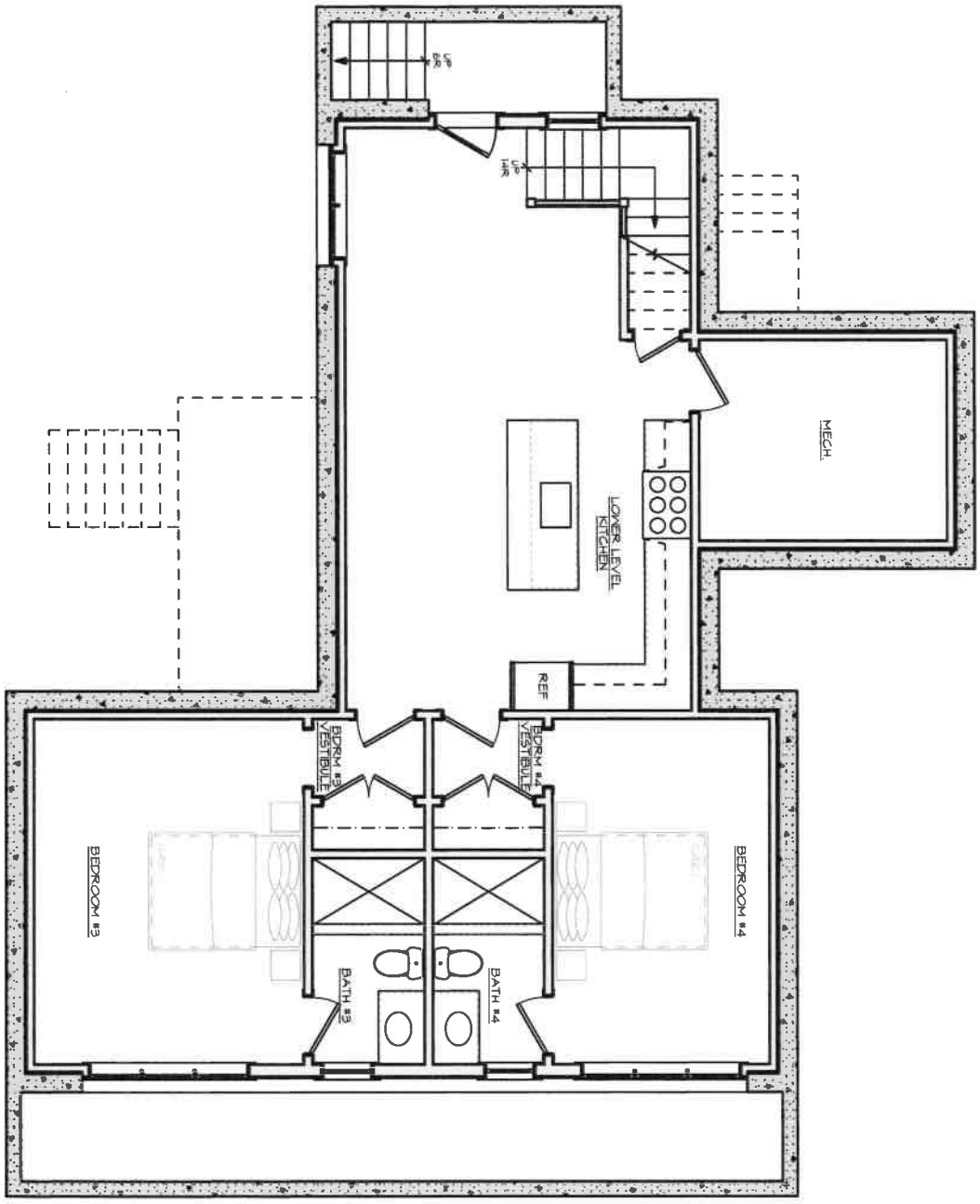

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Lower Level Plan

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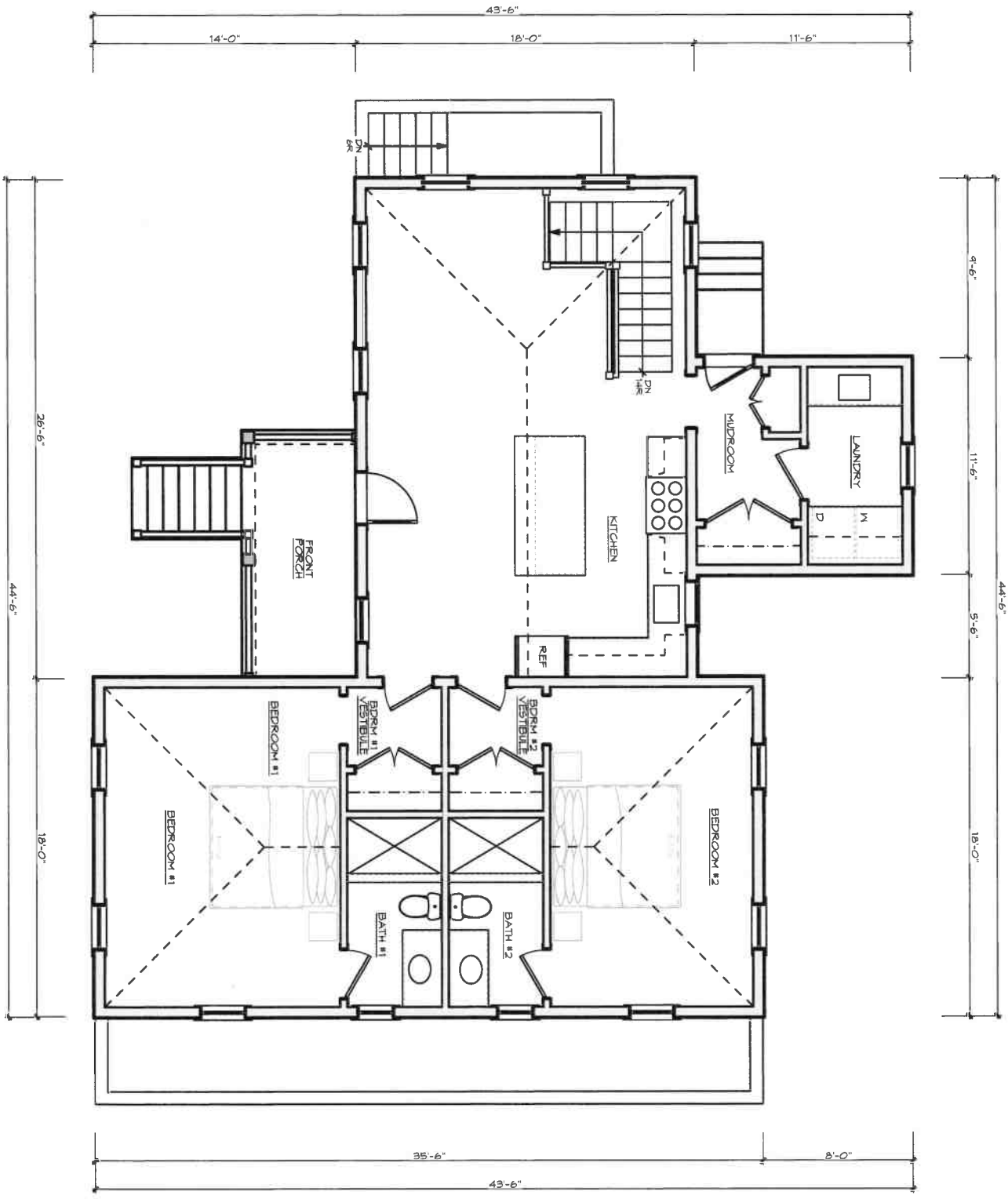

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PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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First Floor Plan

BOTTICELLI & POHL

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P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM

Cottage at
26 Jefferson Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 6/17/24
Build. Dept. Sub:
Revs:

Notes:

1. All windows to be by KSD, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be KSD, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Glass Size	Unit Size	Rough Opening	Lights	Comments
A	14	Double Hung	KSD	6 x 8	2'-4 1/2" x 4'-8"	TBD	12 over 12	
A3	2	Double Hung	KSD	6 x 8	(3) 2'-4 1/2" x 4'-8"	TBD	12 over 12	
B	4	Double Hung	KSD	6 x 8	1'-10 1/2" x 4'-0"	TBD	9 over 6	
C	1	Casement	KSD	6 x 8	2'-4 1/2" x 2'-6"	TBD	12	
D2	1	Double Hung	KSD	6 x 8	(2) 2'-4 1/2" x 3'-7"	TBD	8 over 8	

Door Schedule

No.	Qn.	Type	Manuf.		Unit Size	Rough Opening	Lights	Comments
1	1	Front Door	TBD		2'-8" x 7'-0"	TBD	12	12 light over 2 panel
2	1	Side Door	TBD		2'-6" x 7'-0"	TBD	15	15 light over panel
3	1	Basement Door	TBD		2'-8" x 7'-6"	TBD	24	24 light over panel


26 Jefferson Avenue

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 Pug Cottage Nominee Trust

STREET ADDRESS 26 Jefferson Avenue

MAP/PARCEL 30 | 135.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 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

Date 6/17/24

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

June 18, 2024

To the Commissioners,

I, Peter McCausland Trustee of Pug Cottage Nominee Trust, owner of record of property located at 26 Jefferson Avenue authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Peter McCausland

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

EA 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°: 59.3 PARCEL N°. 164

Street & Number of Proposed Work: 20 MIDLAND AVENUE

Owner of record: GREGORY + AILEEN TUORTO

Mailing Address: 65 BATTIN ROAD

FAIR HAVEN, NJ 07704

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: GRYPHON ARCHITECTS

Mailing Address: PO BOX 325

NANTUCKET, MA 02554

Contact Phone #: 508-228-2820 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: + 210 FT² Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

DORMER: 22.5' x 7' Width: _____ Sq. footage 2nd floor: + 159 FT² Size: _____ ☐ 1st floor ☐ 2nd floor

1ST FL: 17.5' x 12' Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-12" South 0-12" East 0-12" West 0-12"

Height of ridge above final finish grade: North No change ~~South~~ ~~East~~ ~~West~~

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation NEW FOUNDATION + DORMER ADDITION - SEE DRAWINGS
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer 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 _____ 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 SEE DRAWINGS

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 Awning

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) NTW Roof Gray

Trim NTW Sash White Doors White + (entry) Edgar Blue

Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the ~~specifications or the~~ plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the ~~terms and~~ conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6-16-24 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..... Gregory and Aileen Tuorto

MAILING ADDRESS..... 65 battin Road, Fair haven, NJ 07704

PROPERTY LOCATION..... 20 Midland Ave

ASSESSORS MAP/PARCEL..... 59.3 / 164

SUBMITTED BY:..... Gryphon Architects Inc.

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 13, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 20 Midland Avenue

Tax Map Number: 59.3 Parcel Number: 164

Owner of Record: Tourto Family

Description of Proposal: House on new foundation, in situ. Renovations

Anticipated HDC Submission Date: 2024.06.17

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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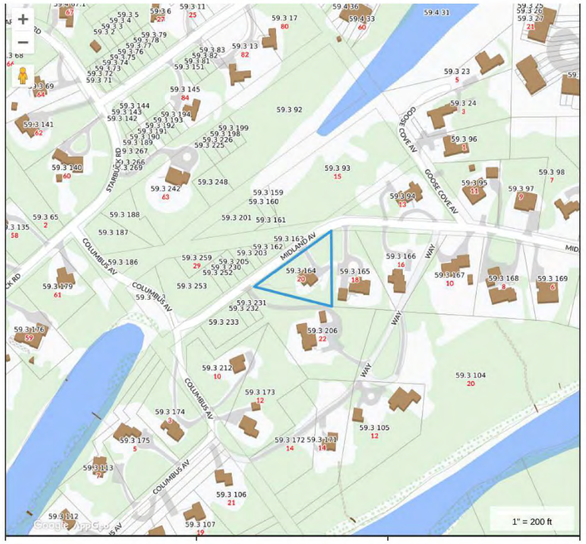

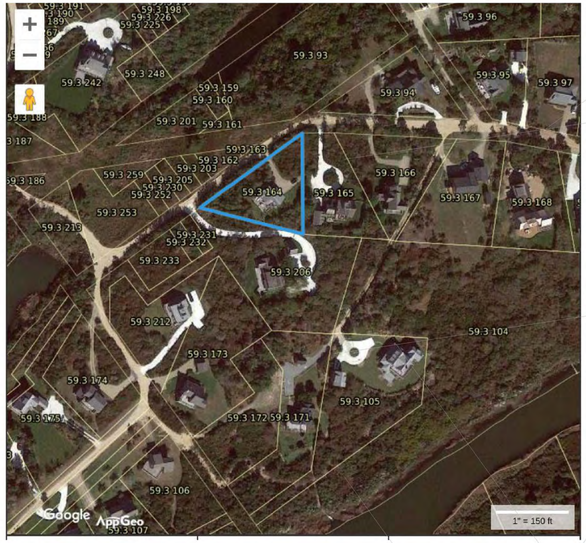









1 Site - HDC Proposed
1" = 15'-0"

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
Tuorto Family

Project
Renovation

Location
20 Midland Avenue
Nantucket MA

59.3 / 164

Structure
Site

Project Status

#	Description	Date
6	HDC Submission	2024.06.17

Site

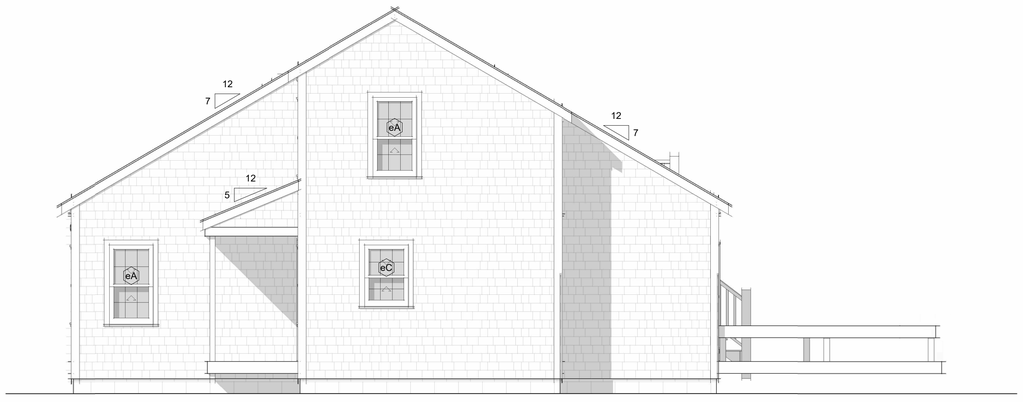
HDC1.0



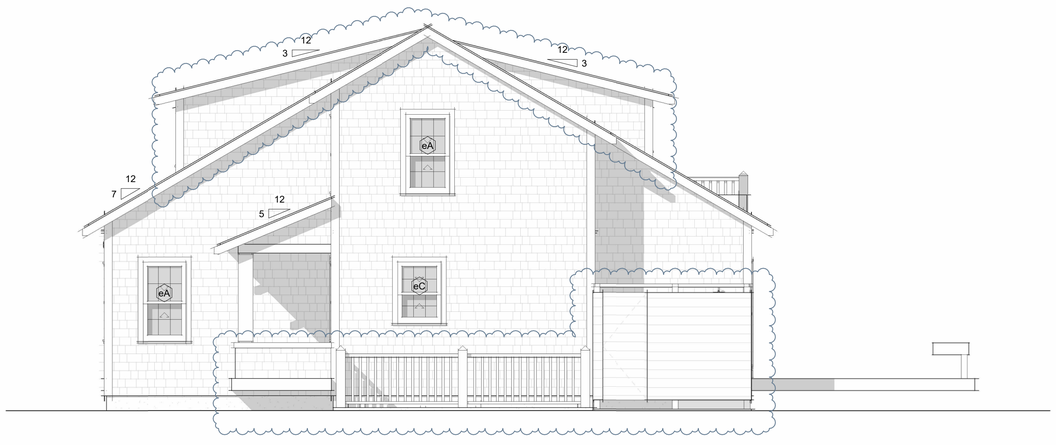
6 **North East - Existing**
1/4" = 1'-0"



1 **North East - HDC Proposed**
1/4" = 1'-0"



5 **North West - Existing**
1/4" = 1'-0"



2 **North West - HDC Proposed**
1/4" = 1'-0"

HDC Submission

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The Sanford Boat Building
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www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Tourto Family

Project
Renovation

Location
20 Midland Avenue
Nantucket MA

59.3 / 164

Structure
House

#	Description	Date
6	HDC Submission	2024.06.17

Elevations

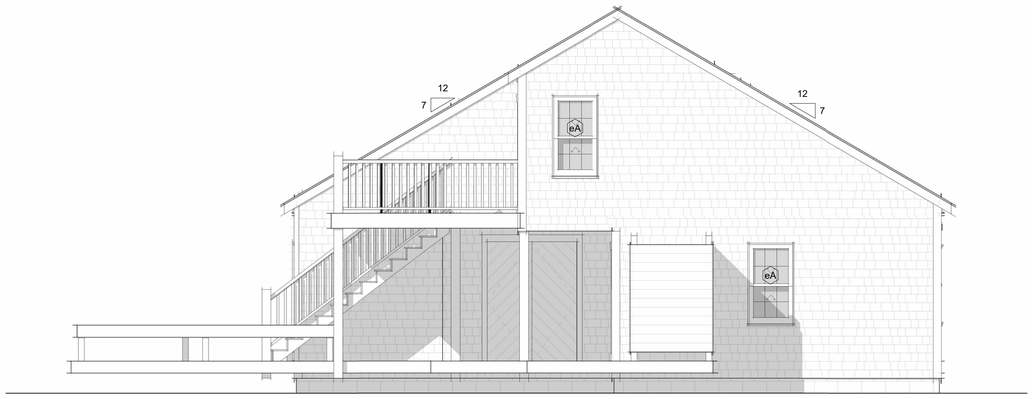
HDC1.1



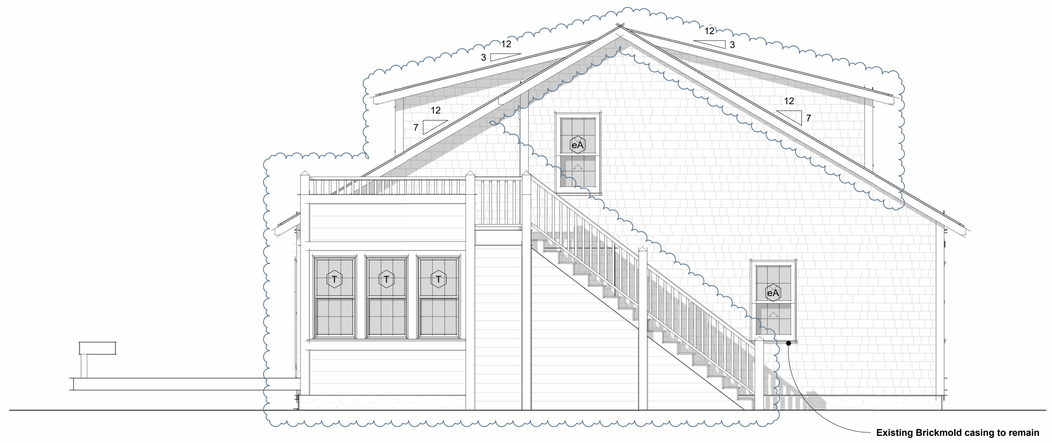
1 **South West - Existing**
1/4" = 1'-0"



3 **South West - HDC Proposed**
1/4" = 1'-0"



2 **South East - Existing**
1/4" = 1'-0"



4 **South East - HDC Proposed**
1/4" = 1'-0"

HDC Submission

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ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Tourto Family

Project
Renovation

Location
20 Midland Avenue
Nantucket MA

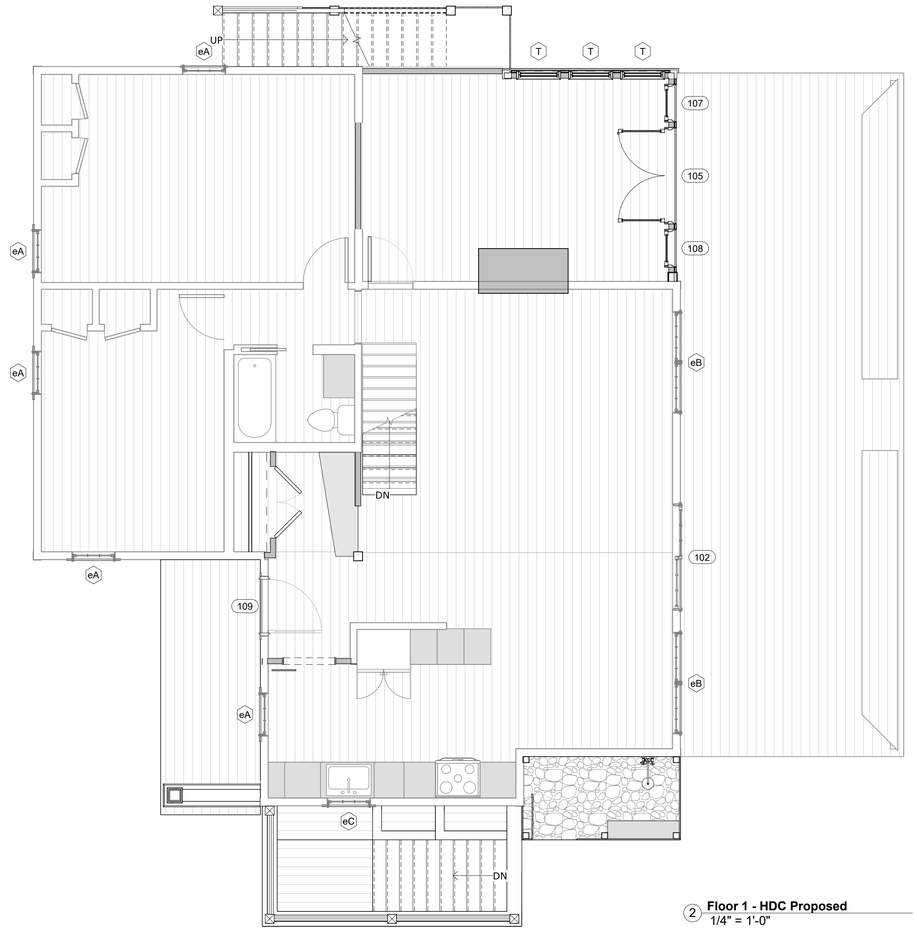
59.3 / 164

Structure
House

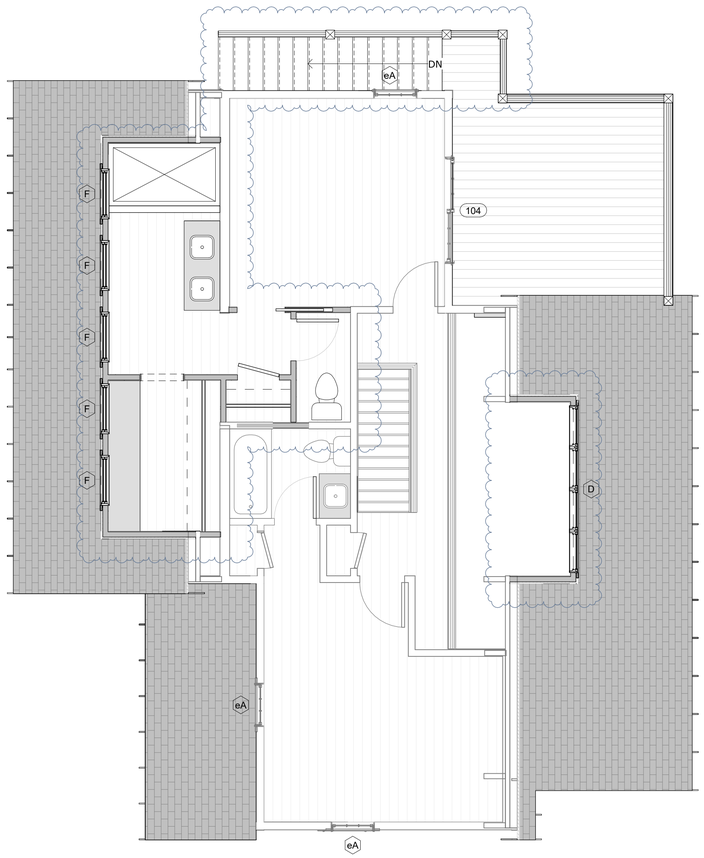
#	Description	Date
6	HDC Submission	2024.06.17

Elevations

HDC1.2



2 **Floor 1 - HDC Proposed**
1/4" = 1'-0"



1 **Floor 2 - HDC Proposed**
1/4" = 1'-0"

Door Schedule - HDC Proposed

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Phase Created	Function	Comments
105	Marvin Windows and Doors	UID 5468	5'-5 5/8"	6'-10 1/2"	Aluminum-Marvin-Stonewhite	New Construction	Exterior	
106	Marvin Windows and Doors	UID 3080	3'-2 7/16"	8'-2 1/2"	Aluminum-Marvin-Stonewhite	New Construction	Exterior	
107	Marvin Windows and Doors	UID 2068	2'-2 7/16"	6'-10 1/2"	Aluminum-Marvin-Stonewhite	New Construction	Exterior	
108	Marvin Windows and Doors	UID 2068	2'-2 7/16"	6'-10 1/2"	Aluminum-Marvin-Stonewhite	New Construction	Exterior	
109	Simpsons Door Company	77664	3'-4"	6'-10"		New Construction	Exterior	Painted - Folger Blue

Window Schedule - HDC Proposed

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Phase Created	Cladding Material	Comments
New TO Slab	J	Marvin Windows and Doors	ELDH3456	2'-10 1/2"	4'-8 1/4"	New Construction	Ultrex-Marvin-Stonewhite	
Floor 1	T	Marvin Windows and Doors	ELDH3056	2'-6 1/2"	4'-8 1/4"	New Construction	Ultrex-Marvin-Stonewhite	
Floor 2	D	Marvin Windows and Doors	ELAWN2527	9'-5"	2'-3 5/8"	New Construction	Ultrex-Marvin-Stonewhite	
Floor 2	F	Marvin Windows and Doors	ELDH3436	2'-10 1/2"	3'-0 1/4"	New Construction	Ultrex-Marvin-Stonewhite	

HDC Submission

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Structure
House

#	Description	Date
6	HDC Submission	2024.06.17

Plans

HDC1.3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev 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

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

√ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

EA 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.1.4 PARCEL N°. 17

Street & Number of Proposed Work: 32 Easton

Owner of record: Ducks Crossing llc

Mailing Address: 1651 Waverly st

Palo Alto CA 94301

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

02554

Contact Phone #: 228 7820 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: _____ 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: N/A

Original Date: 1960

Original Builder: unknown

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

Replace windows, Doors casings & sidewall as Required

*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 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☒ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type overhead Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof _____

Trim White Sash White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____

Signed by Agent under Power of Attorney

Signed under penalties of perjury

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.104
Historic Name:	
Common Name:	
Address:	32 Easton St
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	4214-017; BP3-33;
Year Constructed:	1960
Architectural Style(s):	No style;
Use(s):	Out Building; Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation; Transportation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, May 30, 2024 at 2:52 PM

NAN.104

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP3-33
MAP/PARCEL#: 4214-017

104

Recorded by: CR Date: 07/19/89 Organization: AGS

CD
Absent
VIUS. MSW

IDENTIFICATION

1. Street Name & No.: 32 EASTON ST

2. Building Name: N/A

3. Ownership: Private

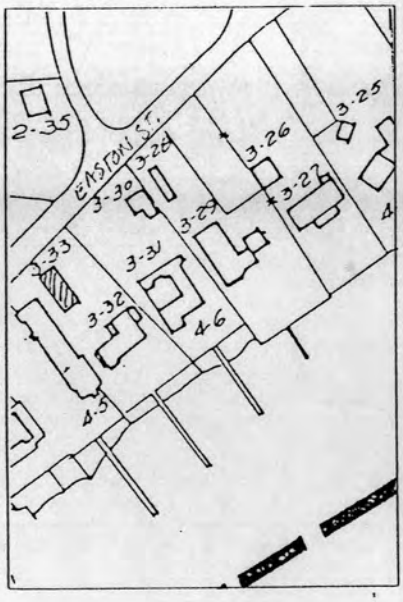
4. Present Owner: CROSS, LISA W

5. Ownership History:
Unknown

6. Use: Original: Garage/Guesthouse Present: Garage/Guesthouse
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



9



Revised 5/89

NAN.104

Survey/Film Roll #: BP3-33

104

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:S/1-M
11. Approximate Frontage (ft.): 25
12. Setback from Street (ft.):10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: BP3-32
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Skylight,Cupola,
Trellis
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 2
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis,Entry Stairs with Balustrade
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1960
Source: Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records



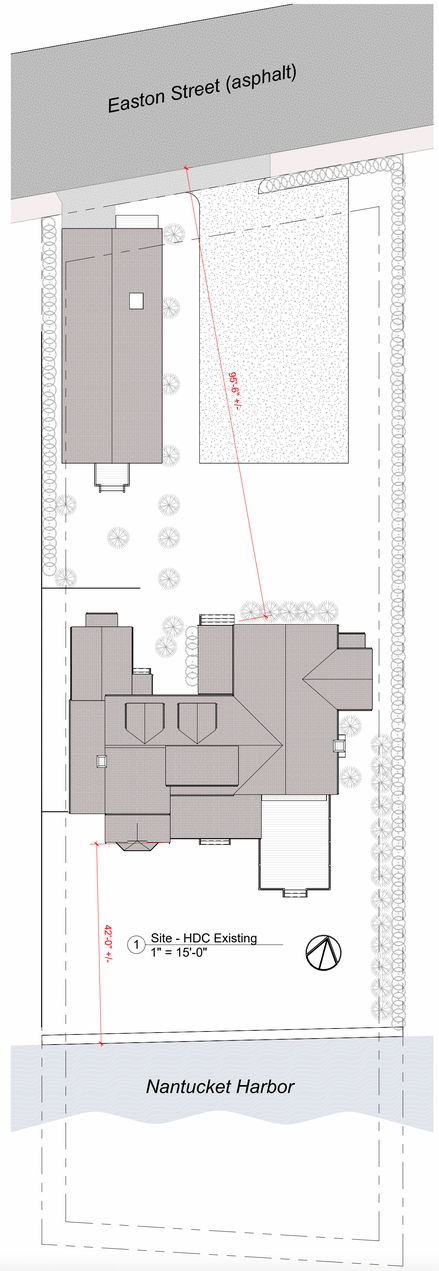
Locus



Aerial


Harbor View


Street View





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PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Mitigation

Location
32 Easton St
Nantucket, MA

42.1.4 / 17

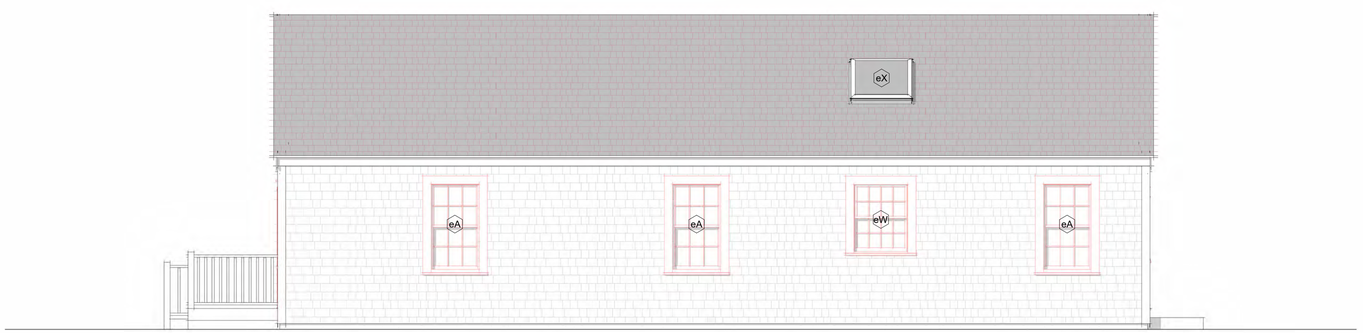
Structure
Site

HDC

#	Description	Date
1	HDC Submission	2024.06.17

Site

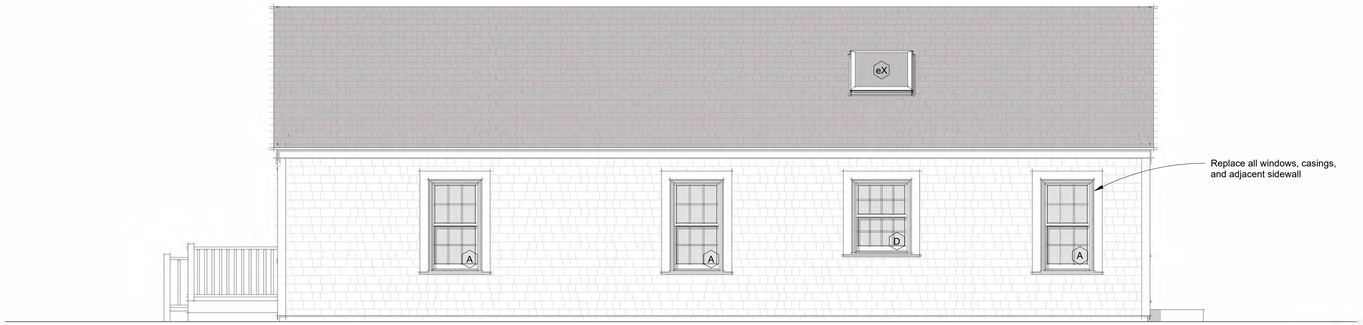
HDC1.0



5 **East - Driveway Side - Demo**
1/4" = 1'-0"



6 **North - Street Side - Demo**
1/4" = 1'-0"



2 **East - Driveway Side - Proposed**
1/4" = 1'-0"



1 **North - Street Side - Proposed**
1/4" = 1'-0"


East Elevation


North Elevation

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Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

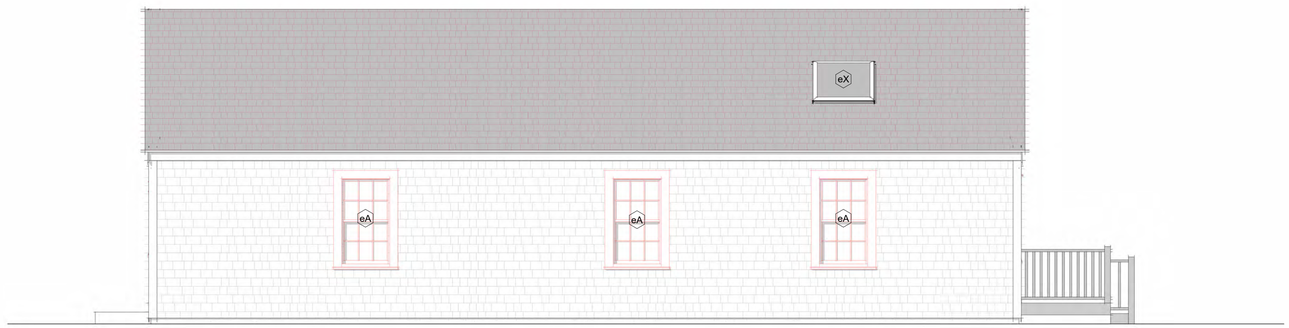
42.1.4 / 17

Structure
Cottage

#	Description	Date
1	HDC Submission	2024.06.17

Elevations North & East

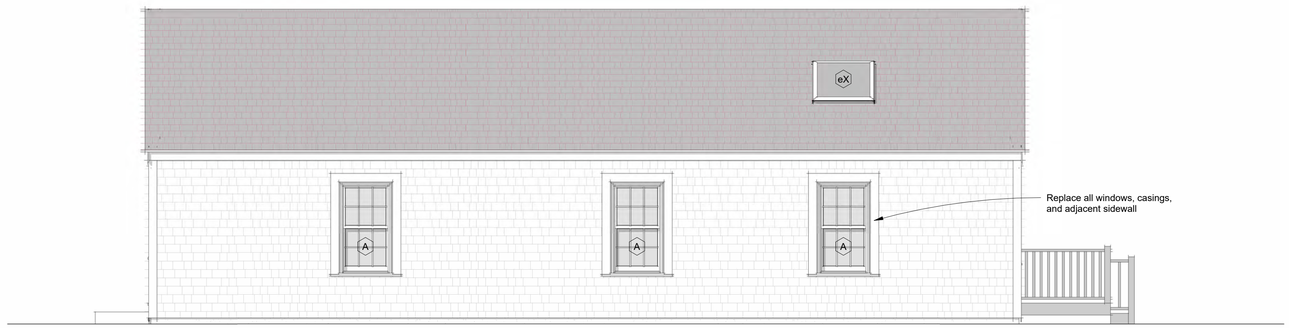
HDC1.1



2 West - Lot Line - Demo
1/4" = 1'-0"



1 South - Rear -Demo
1/4" = 1'-0"



3 West - Lot line - Proposed
1/4" = 1'-0"



4 South - Rear - Proposed
1/4" = 1'-0"


West Elevation


South Elevation

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Lead Remediation

Location
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Nantucket MA

42.1.4 / 17

Structure
Cottage

#	Description	Date
1	HDC Submission	2024.06.17

Elevations South & West

HDC1.2

Window Schedule - Existing

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Phase Created
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eD	Brosco	DH 6/6: 8" x 10"	2'-6"	4'-1"	Existing
Floor 1	eD	Brosco	DH 6/6: 8" x 10"	2'-6"	4'-1"	Existing
Floor 1	eW	Brosco	DH 8/8: 8" x 10"	3'-2"	4'-1"	Existing
Floor 1	eX	Andersen Corporation	RW4144	3'-4"	3'-7"	Existing
Floor 1	eX	Andersen Corporation	RW4144	3'-4"	3'-7"	Existing
Floor 1	eY	Andersen	CTC3	5'-11 3/4"	3'-3 1/8"	Existing
Floor 2	eZ	Brosco	DH 6/6: 6" x 8"	2'-0"	3'-4 1/4"	Existing
Floor 2	eZ	Brosco	DH 6/6: 6" x 8"	2'-0"	3'-4 1/4"	Existing

Window Schedule - Proposed

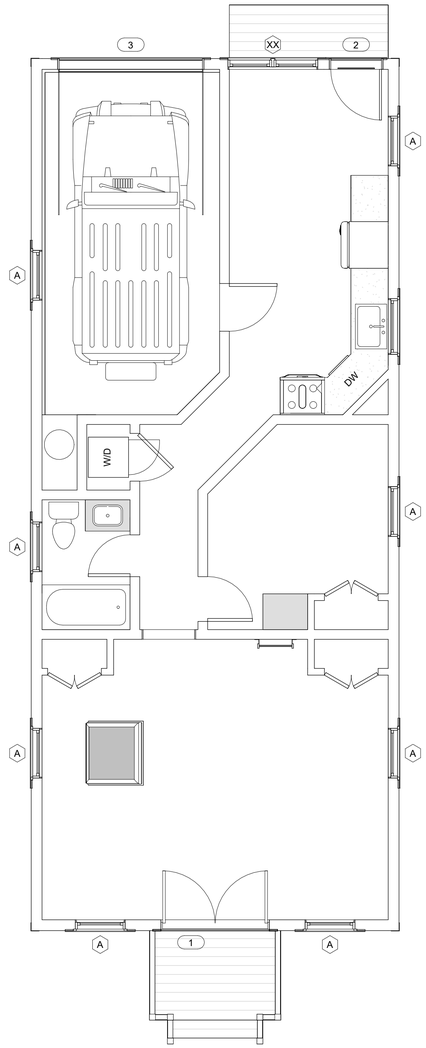
Level	Type Mark	Manufacturer	Model	Mulled Units	Rough Width	Rough Height	Cladding Material	Phase Created
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	D	Marvin Windows and Doors	UWDH3220		3'-2 3/8"	4'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	XX	Marvin Windows and Doors	UWDH2420	2	5'-1 1/4"	4'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	Y	Marvin Windows and Doors	UWDHTRRT7439		6'-3 3/4"	3'-2 13/16"	Wood-Marvin-Pine	Lead Remediation
Floor 2	Z	Marvin Windows and Doors	UWDH1614		1'-10 3/8"	3'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 2	Z	Marvin Windows and Doors	UWDH1614		1'-10 3/8"	3'-1 1/2"	Wood-Marvin-Pine	Lead Remediation

Door Schedule - Existing

Mark	Manufacturer	Model	Rough Width	Rough Height	Function	Exterior Unit Finish	Phase Created	Comments
e1	Andersen Corporation	400 Series	5'-11 3/4"	6'-8"	Exterior	Vinyl - Andersen - White	Existing	
e2	Simpson or Similar	21068 4 panel 4 lite	3'-0"	6'-9"	Exterior		Existing	Painted White
e3	Unknown	Garage	8'-2"	7'-1"	Exterior		Existing	Painted White

Door Schedule - Proposed

Mark	Manufacturer	Model	Rough Width	Rough Height	Function	Cladding Material	Phase Created	Comments
1	Marvin Windows and Doors	UWIFD6068	6'-1 5/8"	6'-10 1/2"	Exterior	Wood-Marvin-Pine	Lead Remediation	
2	Upstate Doors	21068 4 panel 4 lite	3'-0"	6'-9"	Exterior		Lead Remediation	Painted White
3	Upstate Doors	8070 Board	8'-2"	7'-1"	Exterior		Lead Remediation	Painted White



1 **Floor 1 - Door & Window Replacement**
1/4" = 1'-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
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA
42.1.4 / 17

Structure
Cottage

#	Description	Date
1	HDC Submission	2024.06.17

Plan, Doors & Windows

HDC1.3

HDC Submission

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

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

na 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

na 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6 **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

ga 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

na 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

na 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.1.4 PARCEL N°. 17

Street & Number of Proposed Work: 32 Easton

Owner of record: Ducks Crossing llc

Mailing Address: 1651 Waverly st

Palo Alto CA 94301

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

02554

Contact Phone #: 228 7820 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: _____ 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: N/A

Original Date: 1960

Original Builder: unknown

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

Replace windows, Doors casings & sidewall as Required

*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 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☒ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type overhead Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Clapboard (if applicable) _____ Roof _____

Trim White Sash White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Signed by Agent on behalf of owner

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.103
Historic Name:	
Common Name:	
Address:	32 Easton St
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	4214-017; BP3-32;
Year Constructed:	1948
Architectural Style(s):	No style;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
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;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, May 30, 2024 at 2:45 PM

NAN.103

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP3-32
MAP/PARCEL#: 4214-017

103

Recorded by: ANR Date: 03/09/89 Organization: AGS

C/D
Pl Brant
USGS NAN

IDENTIFICATION

1. Street Name & No.: 32 EASTON ST

2. Building Name: N/A

3. Ownership: Private

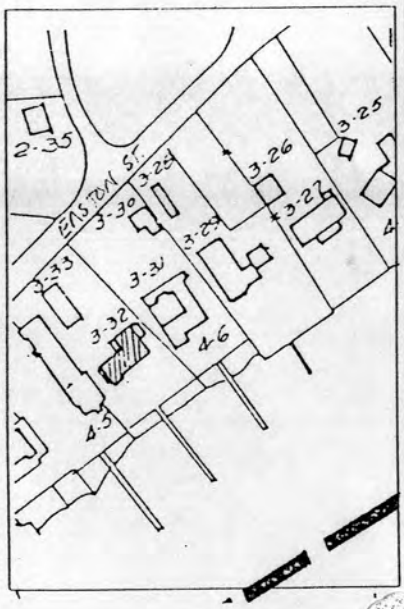
4. Present Owner: CROSS, LISA W.

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Year-round

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



9



Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

103

10. Lot Size:1/2-M
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.):40 or more feet
13. Orientation to Street Address: Gabled,Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Fence,Parking, Guesthouse,BP3-33,Garage
16. Other Notable Features: waterfront

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2 1/2
23. Roof Shape: Gable,Shed
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Side Elevation,Dormers/Front Facade
26. Dormer Roof(s): Gable
27. Chimney Material: Brick-painted
28. Chimney Position: Sidewall
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: N/A
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: Side
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1948
Source: Wannacomet Water Company
Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Wannacomet Water Company

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1983

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.1

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1975

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HDC1.2

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1971

Ducks Crossing LLC

32 Easton St
Nantucket, MA

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HDC

HDC1.3

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1968

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Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

No.	Description	Date
1	HDC Submission	2024.06.17

HDC1.4

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Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.5

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42.1.4 / 17

HDC

No.	Description	Date
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HDC1.6

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1954



Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

HDC1.7

No.	Description	Date
1	HDC Submission	2024.06.17

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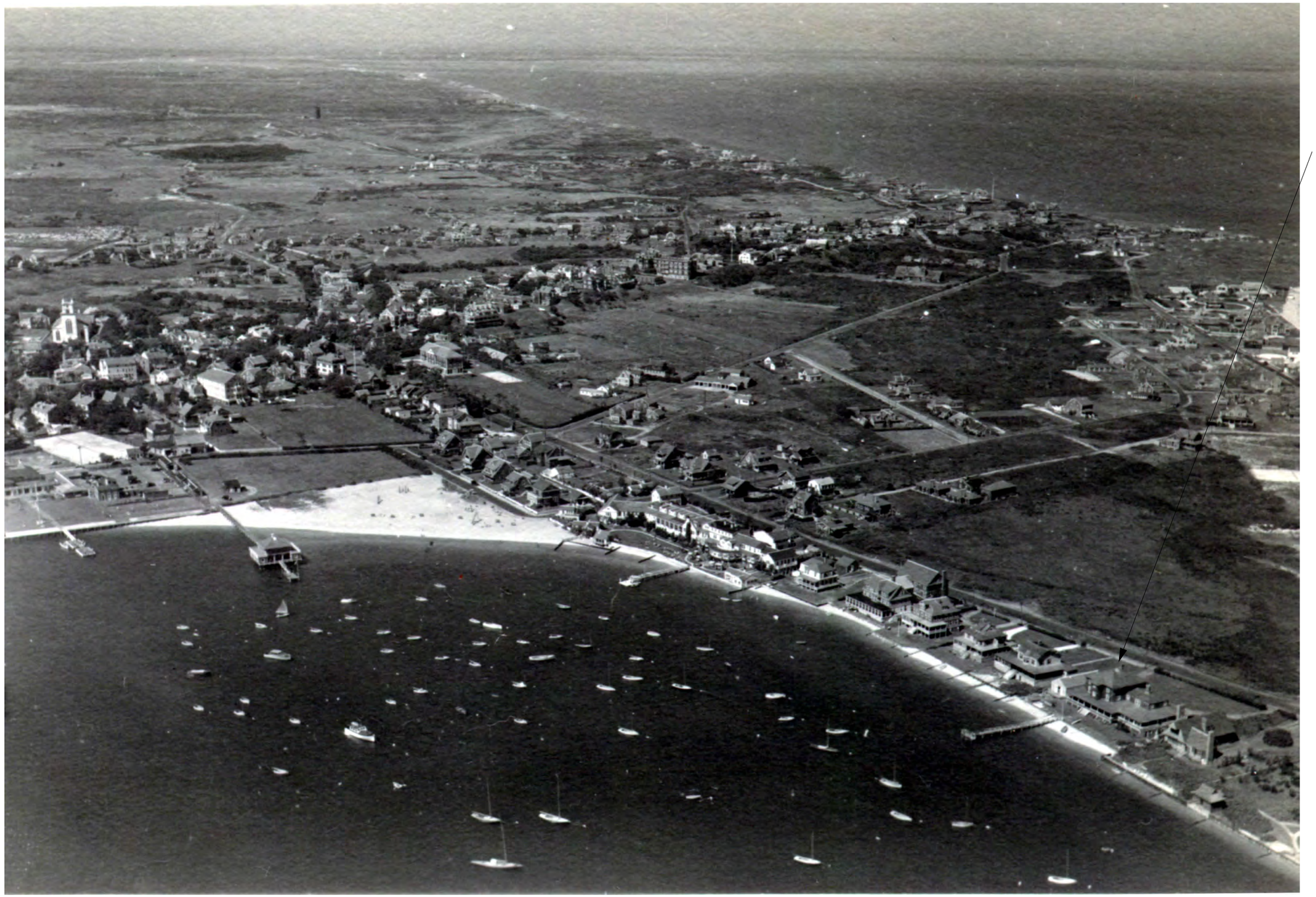

1940s
Original house
Demolished ~1948

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Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.8

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1940
Original house

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.9

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Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.10

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Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.11

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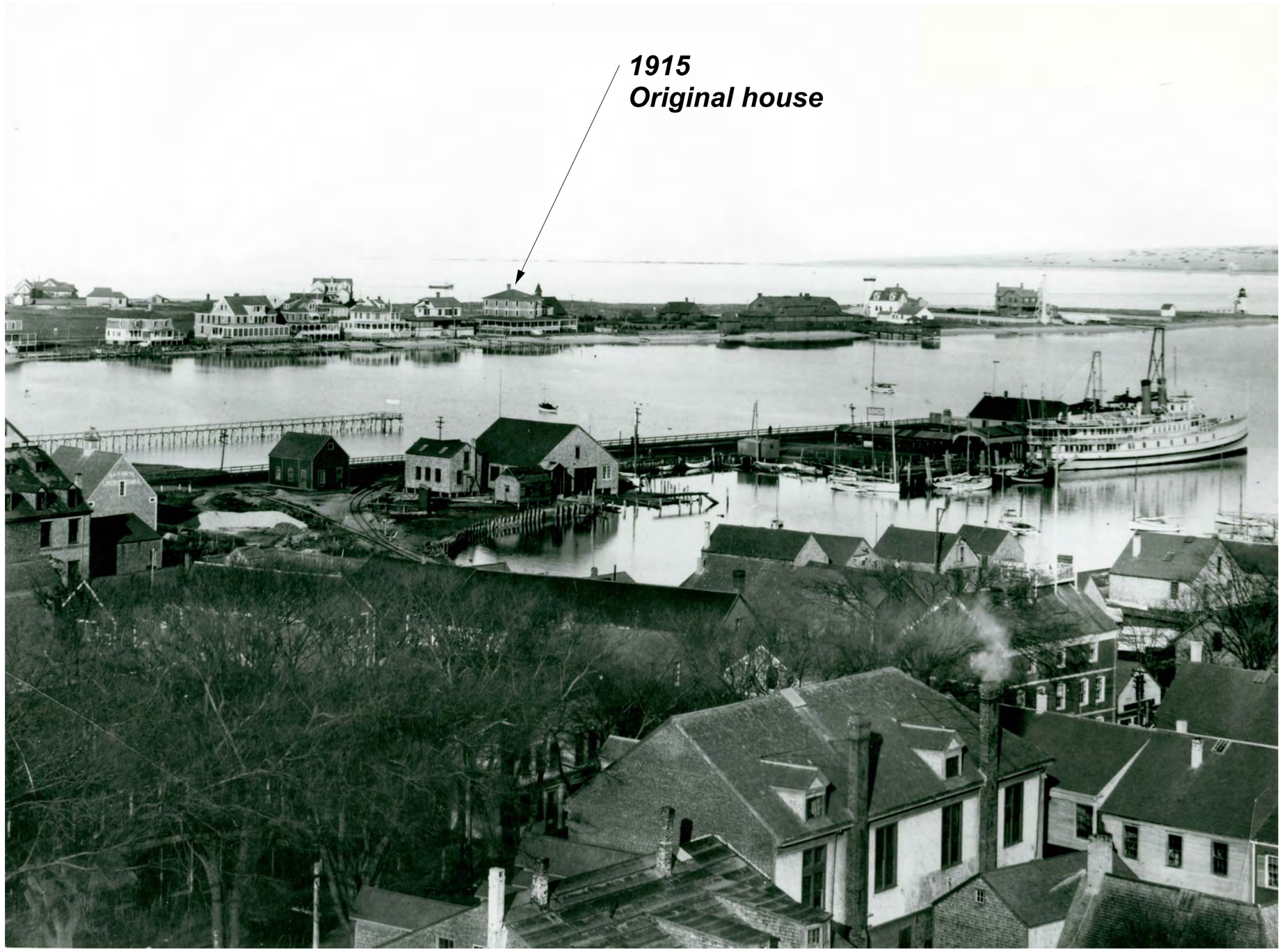

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

HDC1.12

No.	Description	Date
1	HDC Submission	2024.06.17

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1900
Original house



Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.13

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Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.14

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Window & Door Replacement

32 Easton Street

June 17th, 2024

Window Survey

NARRATIVE

Built in 1948, the main house and cottage located at 32 Easton Street sits on 14,800 square feet of land amongst other residential properties roughly 45 feet from the harbor, and well off the street. Since the time of build, there have been alterations and additions to the property, resulting in its current construction and condition. In 1983, a 78 square foot single story addition was added to the first floor of the home on the south side. This bay was added at dimensions of 6'x13' with Anderson perma shield windows installed along with the same trim and finished details as the existing structure. Marvin patio doors were installed on the first floor of the southern elevation and interior renovations were also completed. These alterations and addition were approved under the permit number 3107-83 and HDC COA 13031.

Shortly after in 1984, Interior alterations were completed resulting in a change of the exterior profile. The construction of a bedroom and bathroom on the third floor created a new shed dormer on the southern elevation as well as two new gable dormers on the northern elevation. Andersen Narroline windows were installed in this phase. This proposal for alterations to the attic was approved under the permit number 3769-84 and HDC COA 14061.

Then in 1985, the cottage on the property, which doubles as a garage, was completely remodeled and new Andersen skylights were installed. This construction was completed under the permit number 3929-85 and HDC COA 14,412.

A first floor addition to the house utilizing Andersen Narroline windows was constructed on the first floor in 1989. This proposal for this addition was approved under permit number 6556-89 and HDC COA 18,895.

Lastly, the most recent work on the structure was performed in 1993 under the permit number 10273-93 and HDC COA 23,896. The work centered around a new office space and primary bath.

June 17th, 2024

Window Survey



Brosco window with metal and wood jamb and triple track storm. Likely installed at time of construction.

June 17th, 2024

Window Survey



Brosco window with triple track storm
Plastic jamb/track circa 1948-1988
ex eB, eC, eE



Andersen Narroline window with triple track storm circa ~1988



Andersen casement circa ~1988



Entry Door, with storm doors open



Entry Door, with storm doors closed



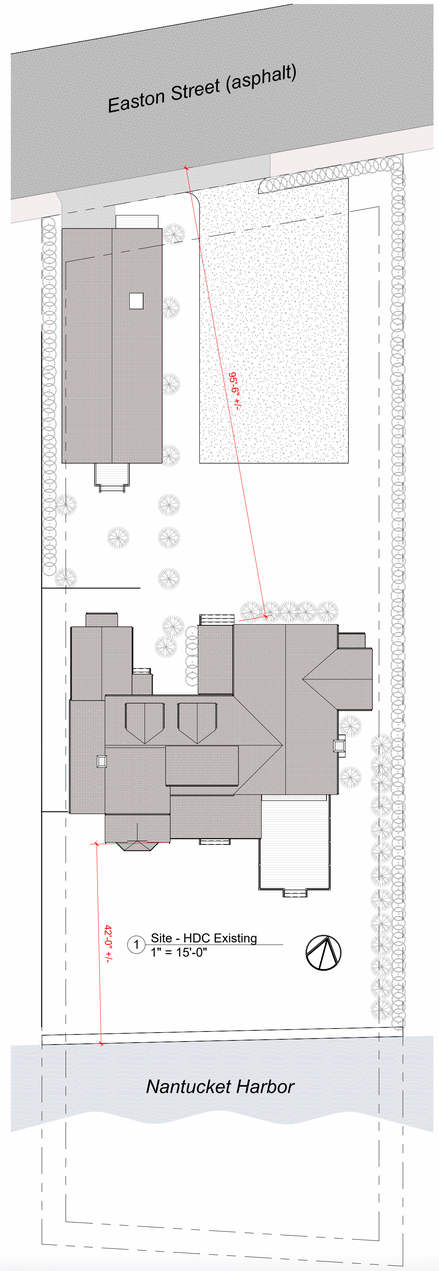
Locus



Aerial


Harbor View


Street View





HDC Submission

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PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Mitigation

Location
32 Easton St
Nantucket, MA

42.1.4 / 17

Structure
Site

HDC

#	Description	Date
1	HDC Submission	2024.06.17

Site

HDC1.0

HDC Submission





2 **North - Street Side - Demo**
1/4" = 1'-0"

Existing

Proposed



1 **North - Street Side - Proposed**
1/4" = 1'-0"

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Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

Elevations North

HDC1.1





1 South - Harbor Side - Demo
1/4" = 1'-0"

Existing

Proposed



2 South - Harbor Side - Proposed
1/4" = 1'-0"

HDC Submission

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Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

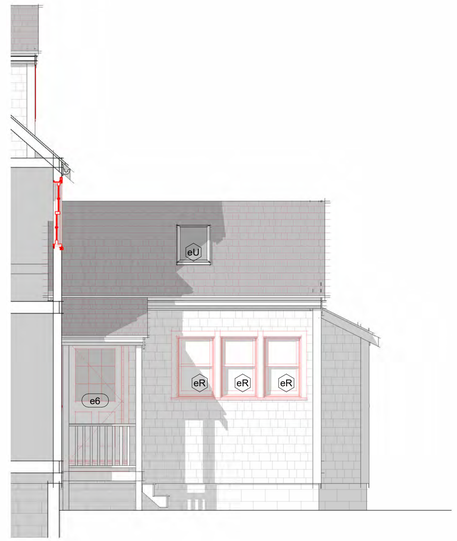
Elevations South

HDC1.2





3 East - Side - Demo
1/4" = 1'-0"



4 East - Cut - Demo
1/4" = 1'-0"

Existing

Proposed





1 East - Proposed
1/4" = 1'-0"



2 East - Cut - Proposed
1/4" = 1'-0"

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Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

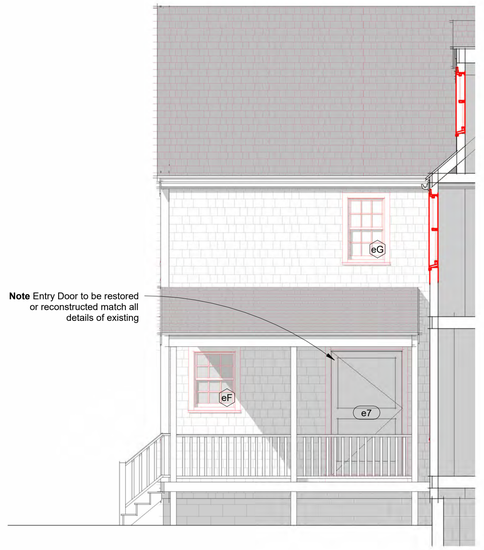
Elevations East

HDC1.3





2 **West - Side - Demo**
1/4" = 1'-0"



5 **West - Cut - Demo**
1/4" = 1'-0"

Existing

Proposed





1 **West - Side - Proposed**
1/4" = 1'-0"



3 **West - Cut - Proposed**
1/4" = 1'-0"

HDC Submission

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Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

Elevations West

HDC1.4

Schedule - Windows Existing

Type Mark	Phase Created	Phase Demolished	Manufacturer	Model	Type	Rough Width	Rough Height	Comments
eA	Existing	Lead Remediation	Brosco	9.5 x 13 6/6 DH	9.5" x 13"	2'-10 1/2"	5'-1"	Exposed spring balance with metal/ wood runners
eA	Existing	Lead Remediation	Brosco	9.5 x 13 6/6 DH	9.5" x 13"	2'-10 1/2"	5'-1"	Exposed spring balance with metal/ wood runners
eA	Existing	Lead Remediation	Brosco	9.5 x 13 6/6 DH	9.5" x 13"	2'-10 1/2"	5'-1"	Exposed spring balance with metal/ wood runners
eA	Existing	Lead Remediation	Brosco	9.5 x 13 6/6 DH	9.5" x 13"	2'-10 1/2"	5'-1"	Exposed spring balance with metal/ wood runners
eA	Existing	Lead Remediation	Brosco	9.5 x 13 6/6 DH	9.5" x 13"	2'-10 1/2"	5'-1"	Exposed spring balance with metal/ wood runners
eB	Existing	Lead Remediation	Brosco	9 x 12 6/6 DH	9" x 12"	2'-9"	4'-9"	Concealed spring balance with plastic runners
eB	Existing	Lead Remediation	Brosco	9 x 12 6/6 DH	9" x 12"	2'-9"	4'-9"	Concealed spring balance with plastic runners
eB	Existing	Lead Remediation	Brosco	9 x 12 6/6 DH	9" x 12"	2'-9"	4'-9"	Concealed spring balance with plastic runners
eB	Existing	Lead Remediation	Brosco	9 x 12 6/6 DH	9" x 12"	2'-9"	4'-9"	Concealed spring balance with plastic runners
eC	Existing	Lead Remediation	Brosco	9 x 11 6/6 DH	9" x 11"	2'-9"	4'-5"	Concealed spring balance with plastic runners
eD	Existing	Lead Remediation	Brosco	8 x 10 6/6 DH	8" x 10"	2'-6"	4'-1"	Exposed spring balance with metal/ wood runners
eD	Existing	Lead Remediation	Brosco	8 x 10 6/6 DH	8" x 10"	2'-6"	4'-1"	Exposed spring balance with metal/ wood runners
eE	Existing	Lead Remediation	Brosco	8 x 9 6/6 DH	8" x 9"	2'-6"	3'-9"	Concealed spring balance with plastic runners
eE	Existing	Lead Remediation	Brosco	8 x 9 6/6 DH	8" x 9"	2'-6"	3'-9"	Concealed spring balance with plastic runners
eF	Existing	Lead Remediation	Brosco	8 x 8 6/6 DH	8" x 8"	2'-6"	3'-5"	Exposed spring balance with metal/ wood runners
eF	Existing	Lead Remediation	Brosco	8 x 8 6/6 DH	8" x 8"	2'-6"	3'-5"	Exposed spring balance with metal/ wood runners
eF	Existing	Lead Remediation	Brosco	8 x 8 6/6 DH	8" x 8"	2'-6"	3'-5"	Exposed spring balance with metal/ wood runners
eG	Existing	Lead Remediation	Brosco	7 x 9 6/6 DH	7" x 9"	2'-3"	3'-9"	Exposed spring balance with metal/ wood runners
eG	Existing	Lead Remediation	Brosco	7 x 9 6/6 DH	7" x 9"	2'-3"	3'-9"	Exposed spring balance with metal/ wood runners
eG	Existing	Lead Remediation	Brosco	7 x 9 6/6 DH	7" x 9"	2'-3"	3'-9"	Exposed spring balance with metal/ wood runners
eG	Existing	Lead Remediation	Brosco	7 x 9 6/6 DH	7" x 9"	2'-3"	3'-9"	Exposed spring balance with metal/ wood runners
eH	Existing	Lead Remediation	Brosco	9 x 13 6 lite	9 x 13			Fixed
eH	Existing	Lead Remediation	Brosco	9 x 13 6 lite	9 x 13			Fixed
eH	Existing	Lead Remediation	Brosco	9 x 13 6 lite	9 x 13			Fixed
eJ	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung Picture	51-5/16" x 56-7/8"	4'-3 13/16"	4'-9 3/8"	All Andersen units likely Narrowline Series (no longer exists in this format)
eK	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung Picture	51-5/16" x 52-7/8"	4'-3 13/16"	4'-5 3/8"	
eL	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	35-5/8" x 56-7/8"	3'-0 1/8"	4'-9 3/8"	
eL	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	35-5/8" x 56-7/8"	3'-0 1/8"	4'-9 3/8"	
eL	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	35-5/8" x 56-7/8"	3'-0 1/8"	4'-9 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eO	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 48-7/8"	2'-10 1/8"	4'-1 3/8"	
eO	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 48-7/8"	2'-10 1/8"	4'-1 3/8"	
eO	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 48-7/8"	2'-10 1/8"	4'-1 3/8"	
eP	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 56-7/8"	2'-2 1/8"	4'-9 3/8"	
eP	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 56-7/8"	2'-2 1/8"	4'-9 3/8"	
eQ	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	21-5/8" x 52-7/8"	1'-10 1/8"	4'-5 3/8"	
eQ	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	21-5/8" x 52-7/8"	1'-10 1/8"	4'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eS	Existing	Lead Remediation	Andersen Corporation	400-Series Casement	48" x 35-15/16"	4'-0 1/2"	3'-0 7/16"	
eT	Existing	Lead Remediation	Andersen Corporation	400-Series Awning	28-3/8" x 24-1/8"	2'-4 7/8"	2'-0 5/8"	
eU	Existing	None	VELUX	FS	C04	1'-9"	3'-1 7/8"	Labeled as Andersen on permit plans
eU	Existing	None	VELUX	FS	C04	1'-9"	3'-1 7/8"	Labeled as Andersen on permit plans

Schedule - Windows HDC Proposed

Type Mark	Phase Created	Manufacturer	Model	Mulled Units	Rough Width	Rough Height	Cladding Material	Comments
A	Lead Remediation	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	
A	Lead Remediation	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	
A	Lead Remediation	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	
A	Lead Remediation	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	
A	Lead Remediation	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	
B	Lead Remediation	Marvin Windows and Doors	UWDH2824		2'-10 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
B	Lead Remediation	Marvin Windows and Doors	UWDH2824		2'-10 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
B	Lead Remediation	Marvin Windows and Doors	UWDH2824		2'-10 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
B	Lead Remediation	Marvin Windows and Doors	UWDH2824		2'-10 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
C	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
D	Lead Remediation	Marvin Windows and Doors	UWDH2624		2'-8 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
D	Lead Remediation	Marvin Windows and Doors	UWDH2624		2'-8 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
E	Lead Remediation	Marvin Windows and Doors	UWDH2418		2'-6 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
E	Lead Remediation	Marvin Windows and Doors	UWDH2418		2'-6 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
F	Lead Remediation	Marvin Windows and Doors	UWDH2416		2'-6 3/8"	3'-5 1/2"	Wood-Marvin-Pine	
F	Lead Remediation	Marvin Windows and Doors	UWDH2416		2'-6 3/8"	3'-5 1/2"	Wood-Marvin-Pine	
F	Lead Remediation	Marvin Windows and Doors	UWDH2416		2'-6 3/8"	3'-5 1/2"	Wood-Marvin-Pine	
G	Lead Remediation	Marvin Windows and Doors	UWDH2018		2'-2 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
G	Lead Remediation	Marvin Windows and Doors	UWDH2018		2'-2 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
G	Lead Remediation	Marvin Windows and Doors	UWDH2018		2'-2 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
G	Lead Remediation	Marvin Windows and Doors	UWDH2018		2'-2 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
H	Lead Remediation	Marvin Windows and Doors	UWAWN3228		2'-9"	2'-4 9/16"	Wood-Marvin-Pine	
H	Lead Remediation	Marvin Windows and Doors	UWAWN2828		2'-5"	2'-4 9/16"	Wood-Marvin-Pine	
H	Lead Remediation	Marvin Windows and Doors	UWAWN2828		2'-5"	2'-4 9/16"	Wood-Marvin-Pine	
J	Lead Remediation	Marvin Windows and Doors	UWAWN4848		4'-1"	4'-9 9/16"	Wood-Marvin-Pine	
K	Lead Remediation	Marvin Windows and Doors	UWAWN4848		4'-1"	4'-5 9/16"	Wood-Marvin-Pine	
L	Lead Remediation	Marvin Windows and Doors	UWDH3024		3'-0 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
L	Lead Remediation	Marvin Windows and Doors	UWDH3024		3'-0 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
L	Lead Remediation	Marvin Windows and Doors	UWDH3024		3'-0 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
NN	Lead Remediation	Marvin Windows and Doors	UWDH2822	2	5'-9 1/4"	4'-5 1/2"	Wood-Marvin-Pine	
NN	Lead Remediation	Marvin Windows and Doors	UWDH2822	2	5'-9 1/4"	4'-5 1/2"	Wood-Marvin-Pine	
OO	Lead Remediation	Marvin Windows and Doors	UWDH2824	2	5'-9 1/4"	4'-9 1/2"	Wood-Marvin-Pine	
P	Lead Remediation	Marvin Windows and Doors	UWDH2024		2'-2 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
P	Lead Remediation	Marvin Windows and Doors	UWDH2024		2'-2 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
Q	Lead Remediation	Marvin Windows and Doors	UWDH1622		1'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
Q	Lead Remediation	Marvin Windows and Doors	UWDH1622		1'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
R	Lead Remediation	Marvin Windows and Doors	UWDH2016		2'-2 3/8"	3'-5 1/2"	Wood-Marvin-Pine	
R	Lead Remediation	Marvin Windows and Doors	UWDH2016		2'-2 3/8"	3'-5 1/2"	Wood-Marvin-Pine	
RR	Lead Remediation	Marvin Windows and Doors	UWDH2016	2	4'-5 1/4"	3'-5 1/2"	Wood-Marvin-Pine	
RR	Lead Remediation	Marvin Windows and Doors	UWDH2016	2	4'-5 1/4"	3'-5 1/2"	Wood-Marvin-Pine	
RR	Lead Remediation	Marvin Windows and Doors	UWDH2016	2	4'-5 1/4"	3'-5 1/2"	Wood-Marvin-Pine	
RRR	Lead Remediation	Marvin Windows and Doors	UWDH2016	3	6'-8 1/8"	3'-5 1/2"	Wood-Marvin-Pine	
S	Lead Remediation	Marvin Windows and Doors	UWFCA4836		4'-1"	3'-0 9/16"	Wood-Marvin-Pine	
T	Lead Remediation	Marvin Windows and Doors	UWAWN2624		2'-3"	2'-0 9/16"	Wood-Marvin-Pine	

Note All new windows to have impact rated glazing and removable storm panels.
All awning and casement units to be fixed.

Schedule - Doors Existing

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Function	Phase Created	Comments
e1	Marvin Windows and Doors	UWIFD9068	9'-0 13/16"	6'-10 1/2"	Wood-Marvin-Pine	Exterior	Existing	Possibly equivalent Andersen Narrowline 3 panel patio hinged door
e2	Andersen Corporation	400 Series	3'-0 7/8"	6'-8"		Exterior	Existing	Andersen Narrowline model (no longer exists in this format)
e3	Andersen Corporation	400 Series	5'-11 3/4"	6'-8"		Exterior	Existing	Andersen Narrowline model (no longer exists in this format)
e4	Andersen Corporation	400 Series	3'-0 7/8"	6'-8"		Exterior	Existing	Andersen Narrowline model (no longer exists in this format)
e5	Simpson or Similar	3068 9 Lite 2 Panel	3'-2"	6'-9"		Exterior	Existing	
e6	Simpson or Similar	3068 9 Lite 2 Panel	3'-2"	6'-9"		Exterior	Existing	
e7	Custom	Entry Door	4'-2"	7'-1"		Exterior	Existing	

Schedule - Doors HDC Proposed

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Function	Phase Created	Comments
1	Marvin Windows and Doors	UWIFD9068	9'-0 13/16"	6'-10 1/2"	Wood-Marvin-Pine	Exterior	Lead Remediation	
2	Marvin Windows and Doors	UWIFD3068	3'-2 7/16"	6'-10 1/2"	Wood-Marvin-Pine	Exterior	Lead Remediation	
3	Marvin Windows and Doors	UWIFD6068	6'-1 5/8"	6'-10 1/2"	Wood-Marvin-Pine	Exterior	Lead Remediation	
4	Marvin Windows and Doors	UWIFD3068	3'-2 7/16"	6'-10 1/2"	Wood-Marvin-Pine	Exterior	Lead Remediation	
5	Upstate Doors	3068 9 Lite 2 Panel	3'-2"	6'-9"		Exterior	Lead Remediation	Wood, painted white
6	Upstate Doors	3068 9 Lite 2 Panel	3'-2"	6'-9"		Exterior	Lead Remediation	Wood, painted white

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event (Design Review) with the written permission of the designer. The contents of this document are not to be reproduced, or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and licensed event only. Copyright © 01/7/2024 1:08:42 AM

gryphon ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Remediation

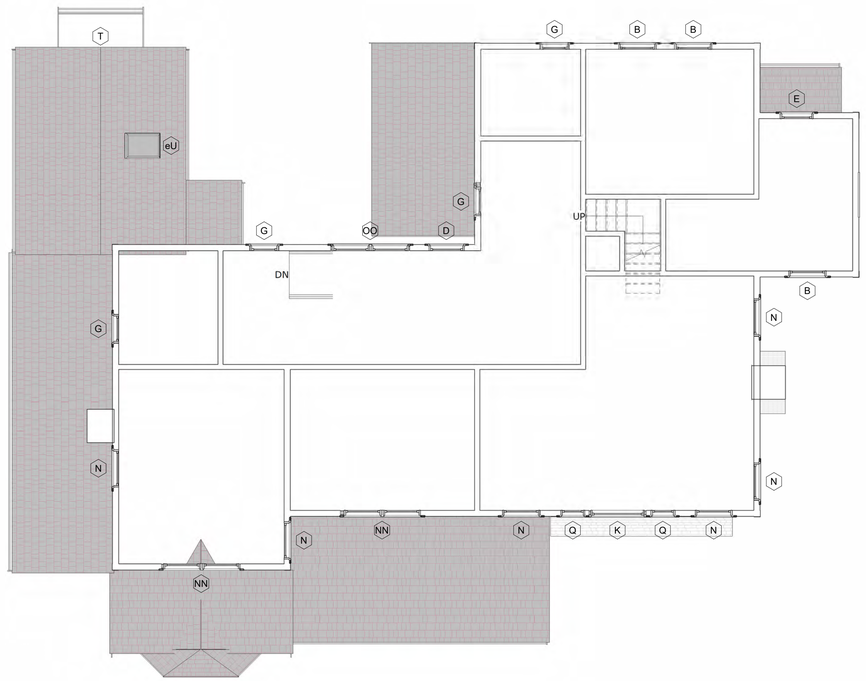
Location
32 Easton Street
Nantucket MA
42.1.4 / 17

Structure
House

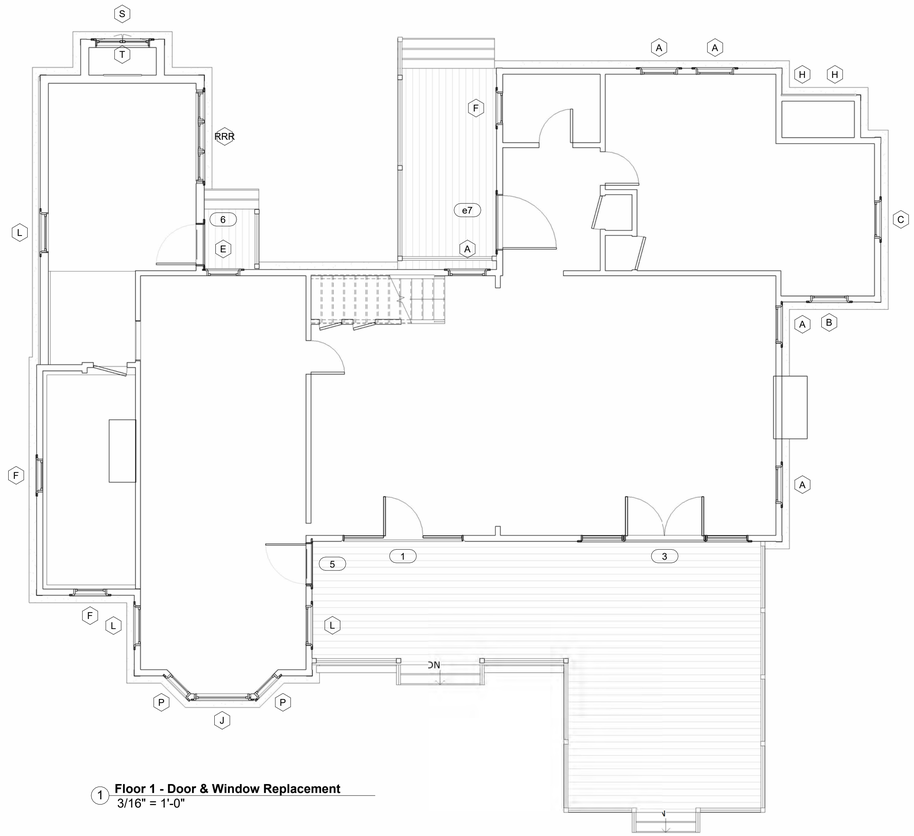
#	Description	Date
2	HDC Submission	2024.06.17

Doors & Windows Schedule

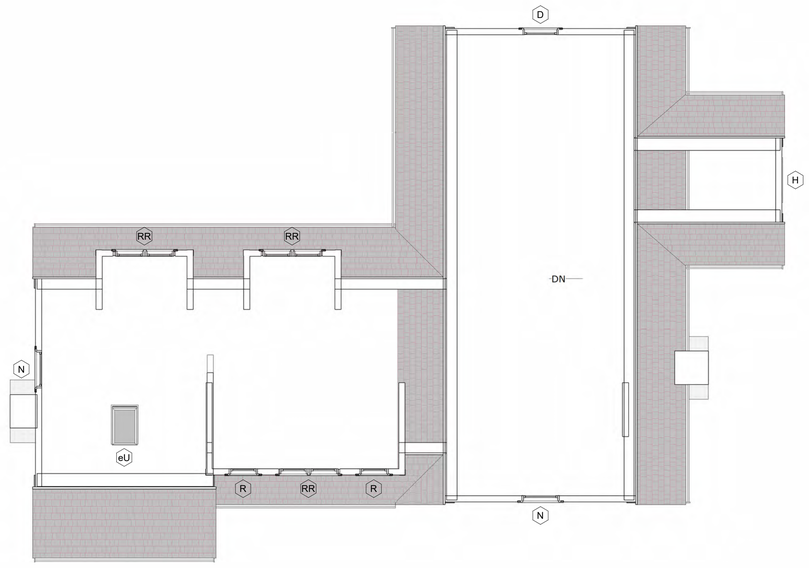
HDC1.5



2 **Floor 2 - Door & Window Replacement**
3/16" = 1'-0"



1 **Floor 1 - Door & Window Replacement**
3/16" = 1'-0"



3 **Floor 3 - Door & Window Replacement**
3/16" = 1'-0"

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 6/17/2024 9:47:17 AM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

Plans

HDC1.6

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49.3.2 PARCEL N°. 1.4

Street & Number of Proposed Work: 55 BURNELL STREET

Owner of record: NOTLIH LLC

Mailing Address: 31A OCEAN AVENUE
SIASCONSET, MA 02564

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District SR20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 800 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: NEW IN-GROUND POOL - 40'X20' WITH AUTO-COVER

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: Pool Equipment
Type: 4' H NTW BOARD
Length: 6' X 8'

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 SHELL DRIVE Material 36' X 24'

Hardscape materials: Driveways BELGIAN APRON Walkways CUT GRANITE Patios CUT GRANITE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

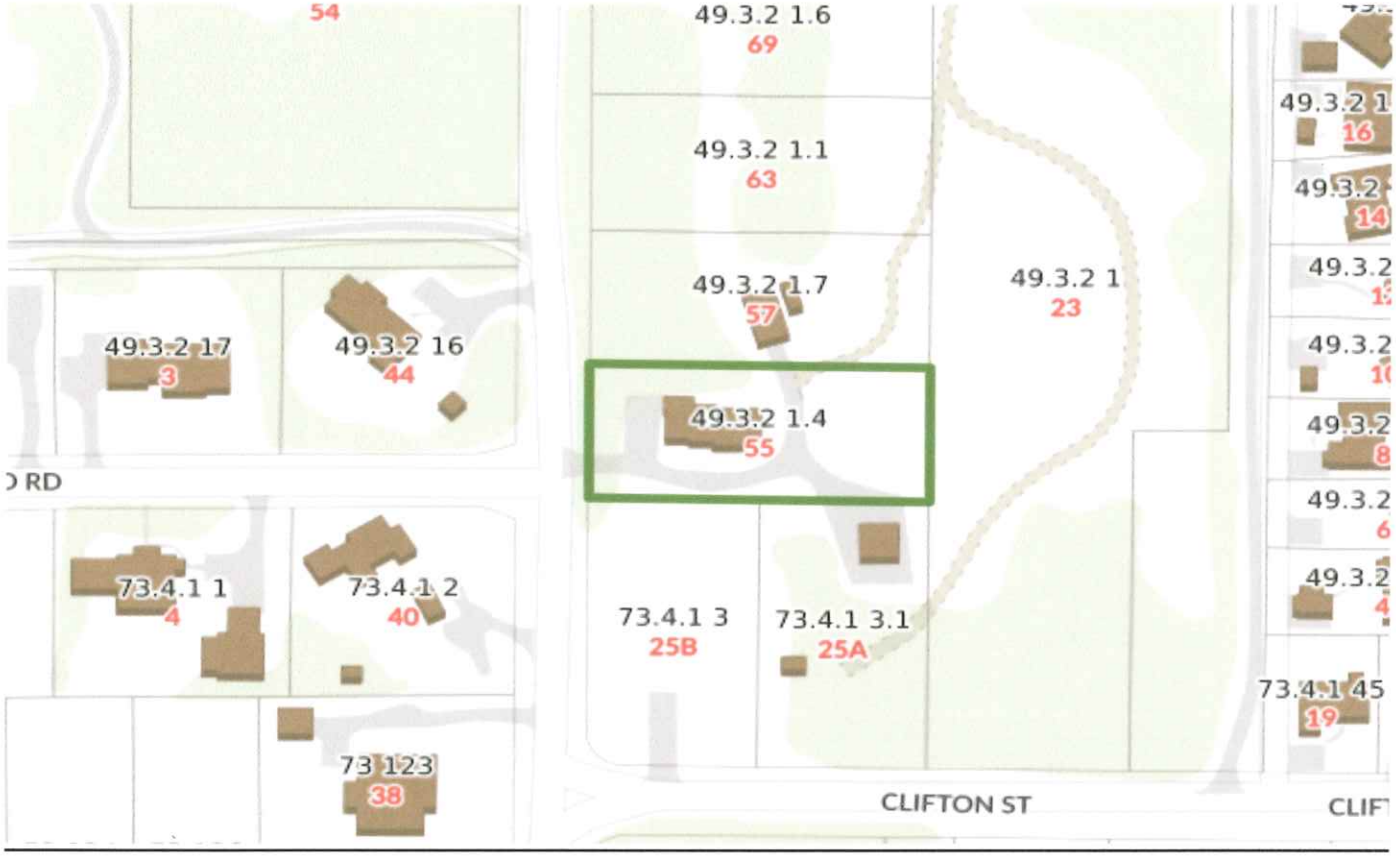
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

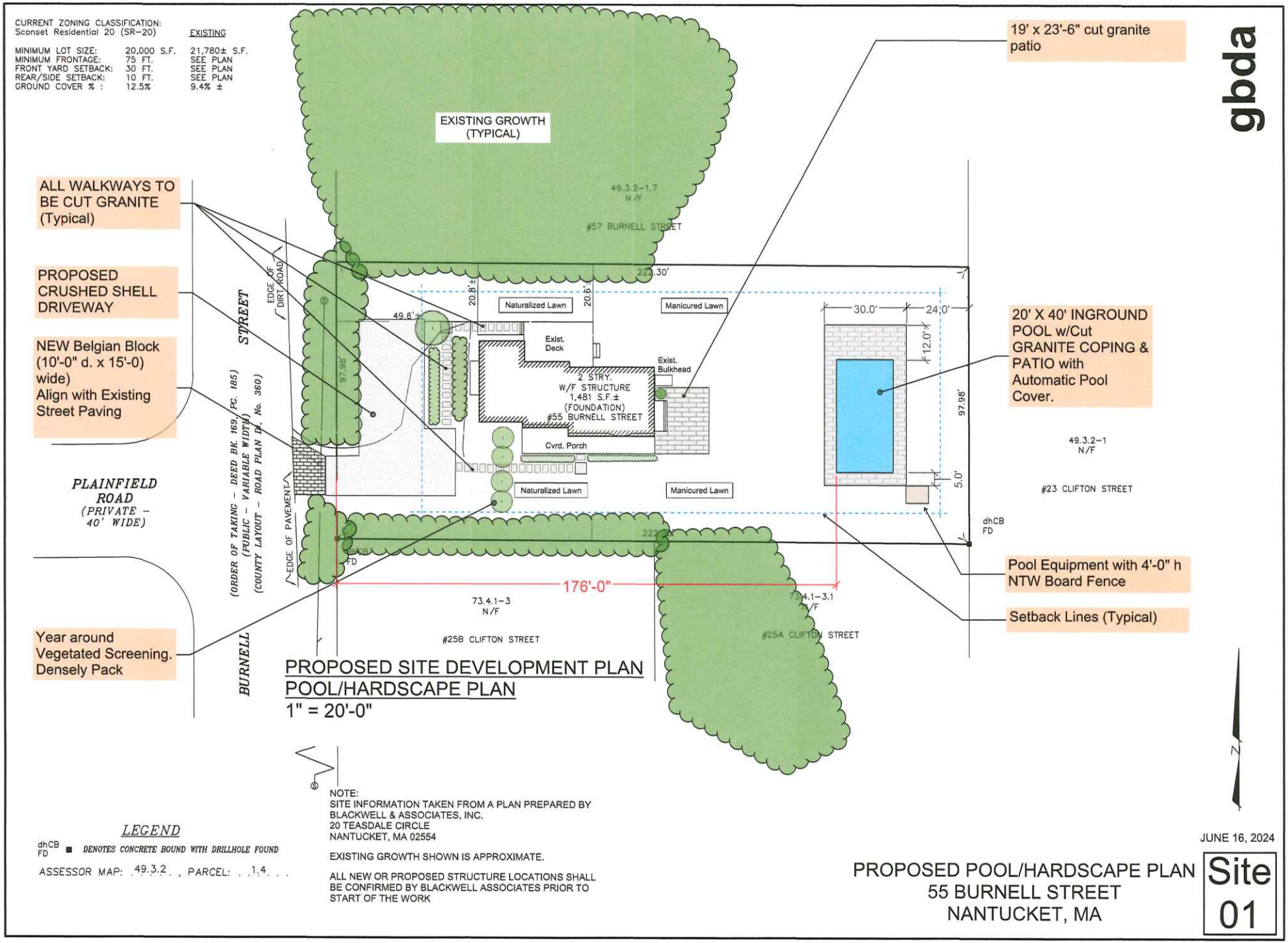
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/16/2024 Signature of owner of record _____ Signed under penalties of perjury

FROM BURNELL STREET






CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR-20)
EXISTING
MINIMUM LOT SIZE: 20,000 S.F. 21,780± 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% 9.4% ±
EXISTING GROWTH (TYPICAL)
ALL WALKWAYS TO BE CUT GRANITE (Typical)
PROPOSED CRUSHED SHELL DRIVEWAY
NEW Belgian Block (10'-0" d. x 15'-0) wide)
Align with Existing Street Paving
PLAINFIELD ROAD
(PRIVATE - 40' WIDE)
(ORDER OF TAKING - DEED BK. 169, PG. 185)
(PUBLIC - VARIABLE WIDTH)
(COUNTY LAYOUT - ROAD PLAN DY. No. 360)
BURNELL STREET
EDGE OF DIRT ROAD
EDGE OF PAVEMENT
Year around Vegetated Screening. Densely Pack
49.3.2-1.7
N/F
#57 BURNELL STREET
222.30'
49.6'±
20.8'±
20.6'
Naturalized Lawn
Manicured Lawn
Exist. Deck
Exist. Bulkhead
2 STRY.
W/F STRUCTURE
1,481 S.F.±
(FOUNDATION)
#55 BURNELL STREET
Cvrd. Porch
97.98'
Naturalized Lawn
Manicured Lawn
222.30'
dhCB
FD
176'-0"
73.4.1-3
N/F
#25B CLIFTON STREET
73.4.1-3.1
N/F
#25A CLIFTON STREET
19' x 23'-6" cut granite patio
30.0'
24.0'
12.0'
20' X 40' INGROUND POOL w/Cut GRANITE COPING & PATIO with Automatic Pool Cover.
97.98'
5.0'
49.3.2-1
N/F
#23 CLIFTON STREET
dhCB
FD
Pool Equipment with 4'-0" h NTW Board Fence
Setback Lines (Typical)
PROPOSED SITE DEVELOPMENT PLAN
POOL/HARDSCAPE PLAN
1" = 20'-0"
N
NOTE:
SITE INFORMATION TAKEN FROM A PLAN PREPARED BY
BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MA 02554
EXISTING GROWTH SHOWN IS APPROXIMATE.
ALL NEW OR PROPOSED STRUCTURE LOCATIONS SHALL BE CONFIRMED BY BLACKWELL ASSOCIATES PRIOR TO START OF THE WORK
LEGEND
dhCB FD ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
ASSESSOR MAP: 49.3.2 , PARCEL: 1.4
gbda
JUNE 16, 2024
PROPOSED POOL/HARDSCAPE PLAN
55 BURNELL STREET
NANTUCKET, MA
Site 01

VIEW FROM BURNELL STREET









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 96.3

Street & Number of Proposed Work: 13 SOMERSET ROAD

Owner of record: LOYD ARNOLD

Mailing Address: PO BOX 895
NANTUCKET, MA 02554

Contact Phone #: 508-221-0033 E-mail: LOYDARNOLD11@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: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 7016e2
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- CHANGE FRONT + SIDE DOORS FROM GRAY TO COTTAGE RED
- N - ADD RAILING TO SIDE STEPS TO MATCH FRONT STEPS

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

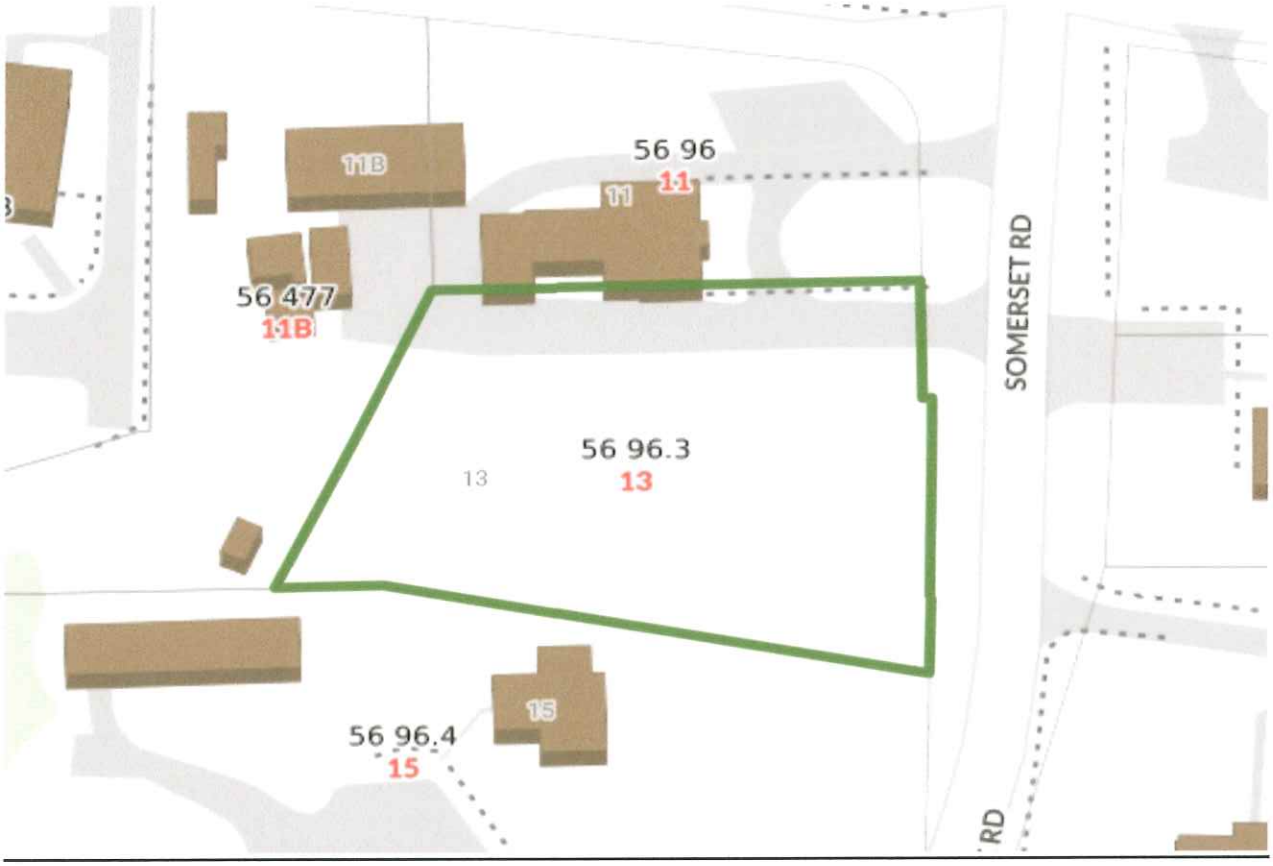
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim NTW Sash _____ Doors COTTAGE RED
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

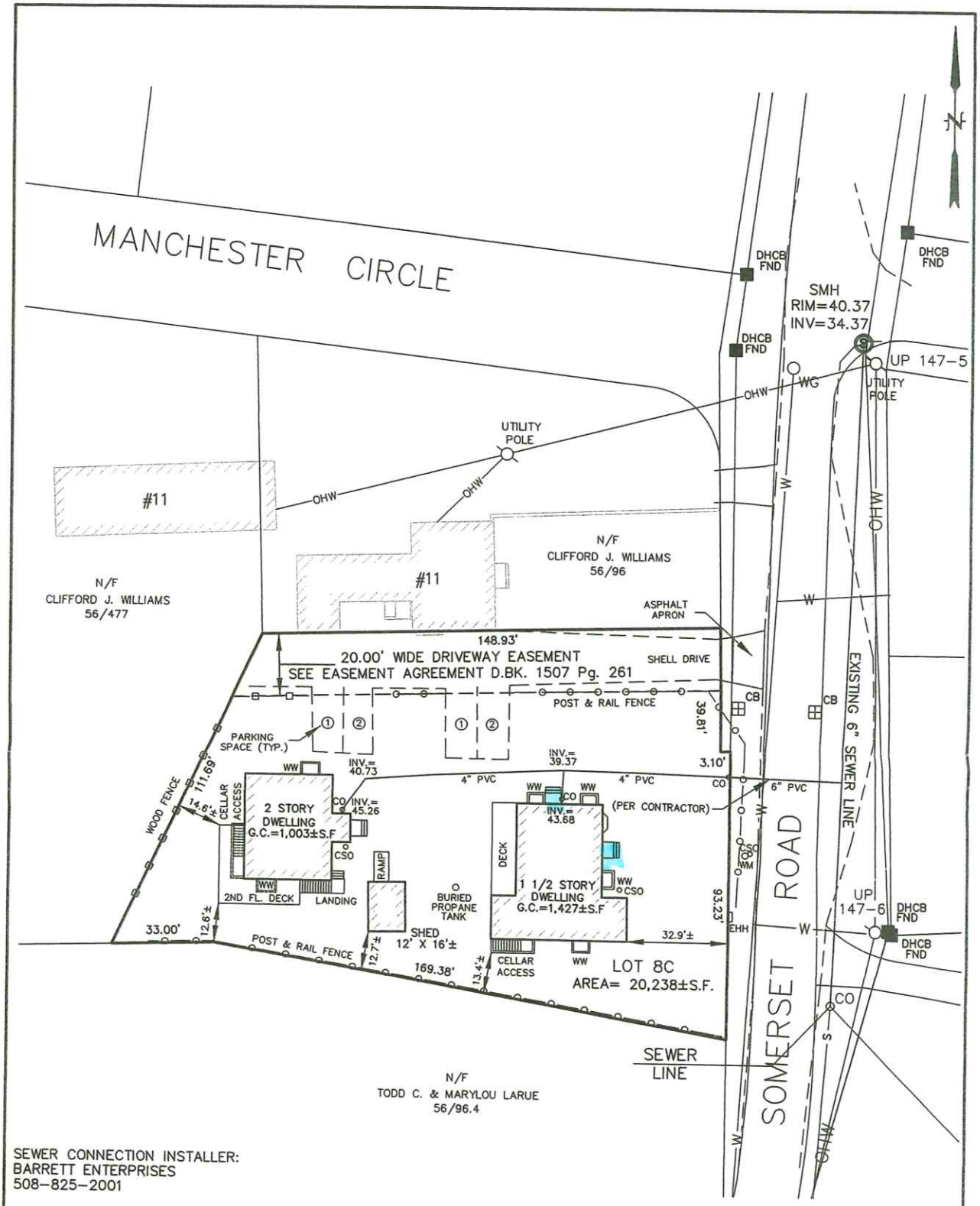
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/16/2024 Signature of owner of record _____ Signed under penalties of perjury

13 SOMERSET ROAD







SEWER CONNECTION INSTALLER:
BARRETT ENTERPRISES
508-825-2001

CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 12%±

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0088G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 433/74 - 438/16 - 461/116

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

2/3/23

AS-BUILT PLOT PLAN
#13 SOMERSET ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: 12/1/2020
REVISED: 2/3/23 SHED AS-BUILT

DEED REFERENCE: Dd.Bk.1799 Pg.231
PLAN REFERENCE: PL No.2014-89

ASSESSOR'S REFERENCE:
MAP: 56 PARCEL: 96.3

PREPARED FOR:
LLOYD W. ARNOLD

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

N-10992







FRONT DOOR CHANGE FROM GRAY TO COTTAGE RED





SIDE DOOR CHANGE FROM GRAY TO COTTAGE RED – ADD RAILING




13 A



CERTIFICATE NO: 70162 DATE ISSUED: 5/1/18

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 96.3

Street & Number of Proposed Work: 13 SOMERSET RD.

Owner of record: Lloyd W. ARNOLD

Mailing Address: P.O. BOX 895

NANTUCKET MA. 02554

Contact Phone #: 508 228 5812 508 221 0033 E-mail: lloydarnold11@comcast.net

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446

NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 4/25/18 Fee Paid: $ 286.80

Must be acted on by: 10/29/18

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: Doug Coombs acting

Member: _____

Member: _____

Member: _____

Member: _____ 5/1/18

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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' 9" Sq. Footage 1st floor: 1434 Decks/Patio: Size: 240 SF ☐ 1st floor ☐ 2nd floor

Width: 43' 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 19' 6" South 19' 6" East 19' 6" West 19' 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 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 12 /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"X8" Rake 1"X8" Soffit (Overhang) 6" Corner boards 1"X6" Frieze —

Window Casing 1"X4" Door Frame 1"X6" FRONT 1"X4" SIDE Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other Casement. 6Lt X2

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer C/C ANDERSON

Doors* (type and material): ☐ TDL ☐ SDL Front 3/4 Lt. 4 panel Rear 15Lt French Doors Side 9Lt.

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof DUAL GRAY Granite Gray

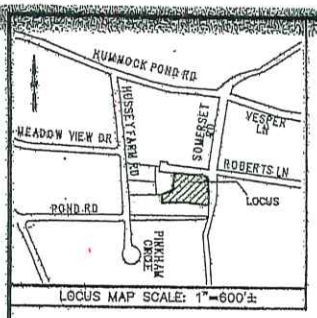
Trim NTW Sash TERRATONE. Doors ~~ORANGE RED~~ GRAY FRONT

Deck NTW Foundation GRAY Fence _____ Shutters SIDE

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/25/18 Signature of owner of record _____ Signed under penalties of perjury



LOCUS MAP SCALE: 1"=600'±

NOTES:

1. STRUCTURES PREDATE ZONING JULY 27, 1972; (BUILDINGS STANDING PRIOR TO 1955).
2. LOT 8B SUBDIVIDED PURSUANT TO CHAPTER 41 SECTION 81L.
3. THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0088G; MAP EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. TOTAL AREA=53,143± S.F.
5. THE PLANNING BOARD DETERMINES THAT:

   LOT(S) 8A, 8B & 8C DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

6. NO ACCESS TO MANCHESTER CIRCLE IS ALLOWED FOR LOTS 8A & 8B PURSUANT TO STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL, RECORDED IN DEED BOOK 454 AT PAGE 105.

MERIDIAN: PL. BK. 21, PG. 67

NANTUCKET REGISTRY OF DEEDS

Date _____

Time _____

Plan Bk. _____ PG. _____

Plan File _____

Attest: _____ Register

RESERVED FOR REGISTRY USE ONLY

REFERENCES:
OWNER REFERENCE: CLIFFORD J. WILLIAMS

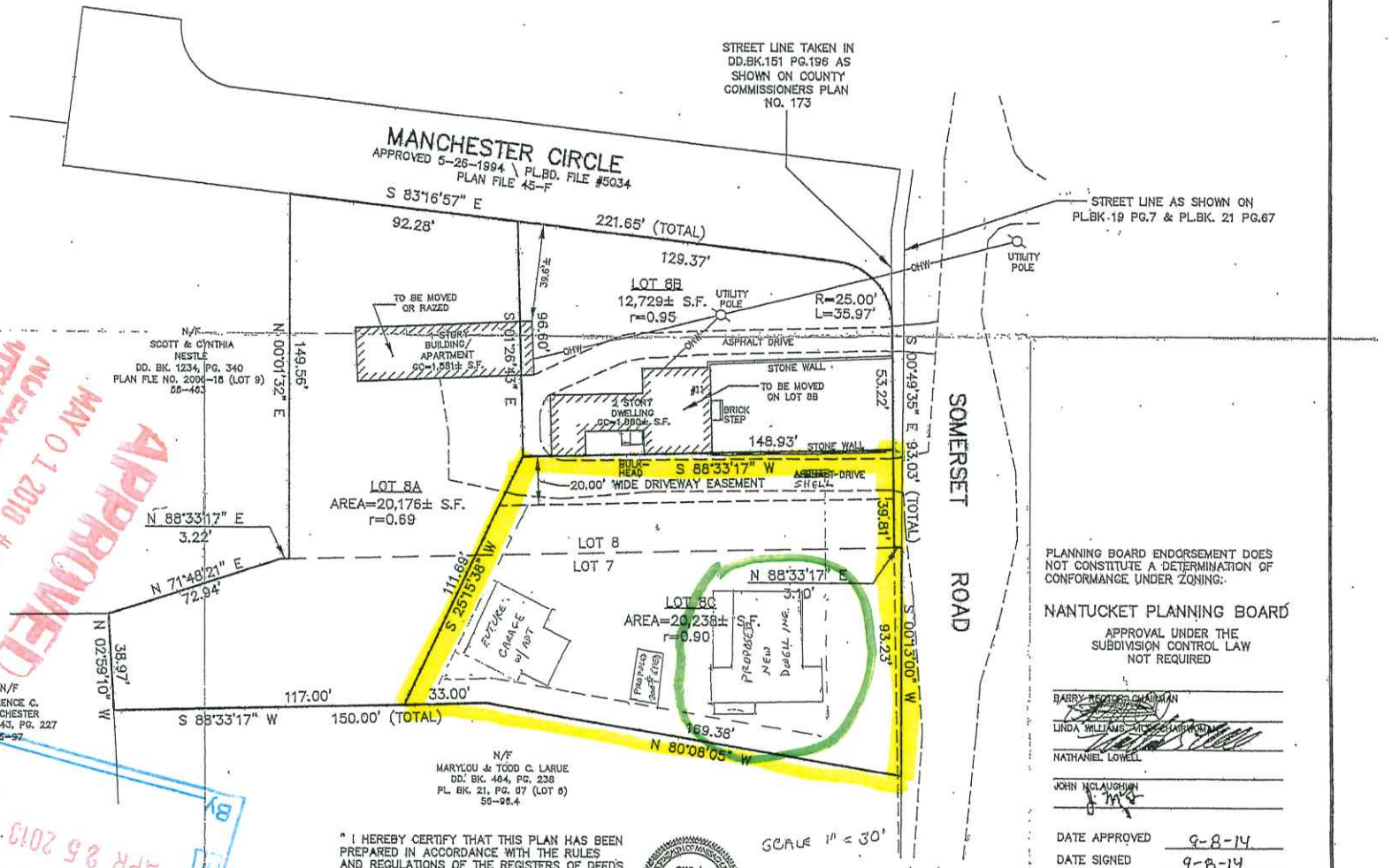
DEED REFERENCE: DEED BOOK 951, PAGE 133
PLAN REFERENCE: PLAN BOOK 21, PAGE 67 (LOT 7)
PLAN FILE NO. 2006-18 (LOT 8)

ASSESSORS REF.: MAP: 56 PARCELS: 96 & 96.3

CURRENT ZONING: R-20 (PWR)
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 30'
SIDE AND REAR LINE SETBACK: 10'
MAXIMUM GROUND COVER RATIO: 12.5%
EXISTING GROUND COVER RATIO: 13.2%±(LOT 8B)

LEGEND:

DD. BK.	DEED BOOK
DH	DRILL HOLE
DHCB	DRILL HOLE/CONCRETE BOUND
FND	FOUND
GC	GROUND COVER
N/F	NOW OR FORMERLY
PG.	PAGE
PL. BK.	PLAN BOOK
S.F.	SQUARE FEET
SSM	STEEL SURVEYORS MARKER
OHW	OVERHEAD WIRE



APPROVED
MAY 01 2013 #70162
NANTUCKET PLANNING BOARD

RECEIVED
APR 25 2013
BY

PLAN OF LAND
#11 & #13 SOMERSET ROAD
PLAN BOOK 21, PAGE 67 (LOT 7)
PLAN FILE NO. 2006-18 (LOT 8)
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: SEPTEMBER 02, 2014

PREPARED FOR:
CLIFFORD J. WILLIAMS

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=30'
0 30 60 90 120

" I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

Paul J. Savitor
PROFESSIONAL LAND SURVEYOR

9/2/14
DATE

PAUL J. SAVITOR (No. 36124) REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE 1" = 30'

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY ROSSOFF, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRMAN

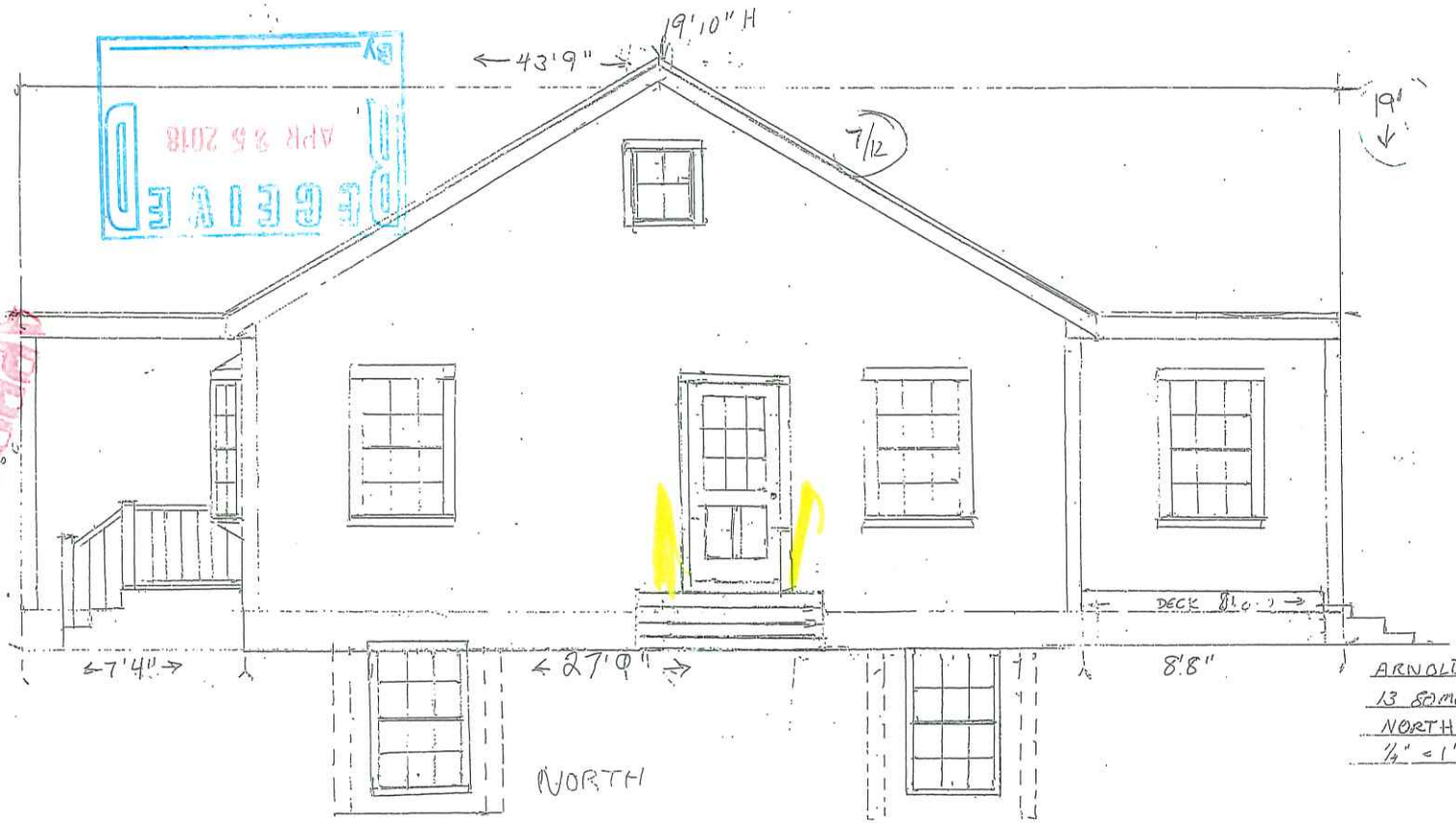
NATHANIEL LOWELL

JOHN MCLAUGHLIN

DATE APPROVED 9-8-14
DATE SIGNED 9-8-14
FILE NO. 7730

N-10406

NORTH



ARNOLD
13 SOMERSET RD
NORTH ELEVATION
1/4" = 1'

RECEIVED
APR 25 2018
By
APPROVED
MAY 01 2018 #70162

EAST- FRONT



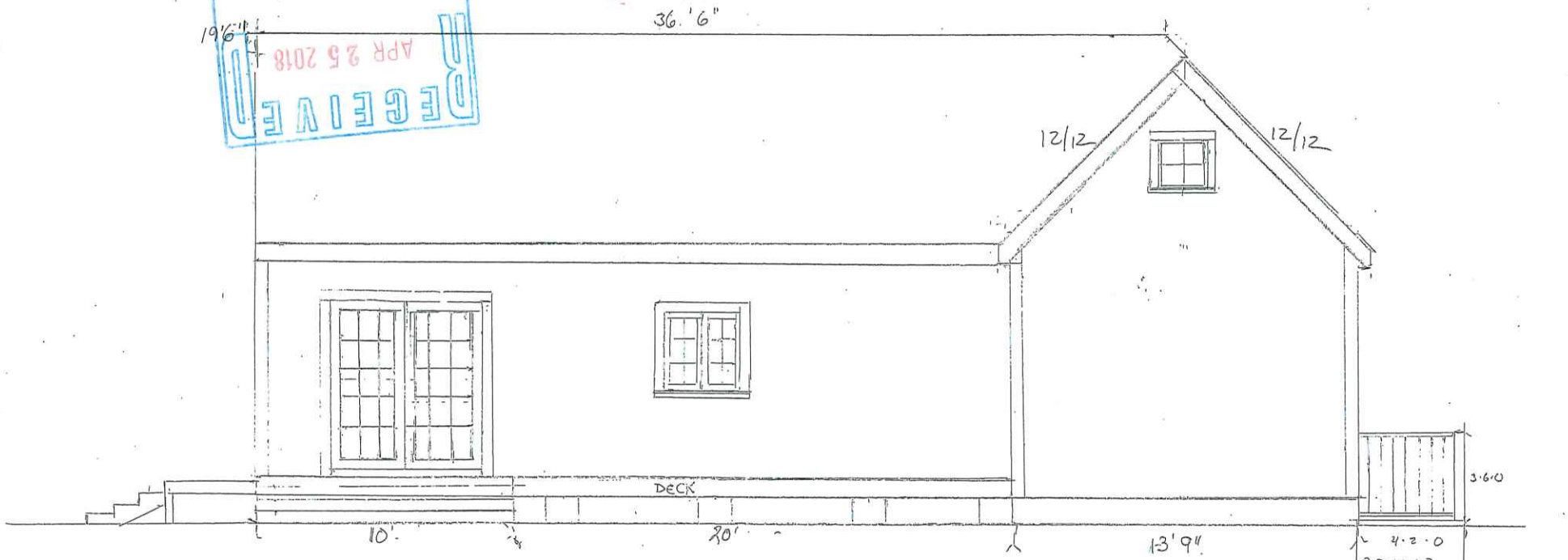
RECEIVED
APR 25 2018
By
APPROVED
MAY 01 2018 #70132

ARNOLD
13 SOMERSET RD
EASTERN Elevation
1/4" = 1'

WEST- REAR

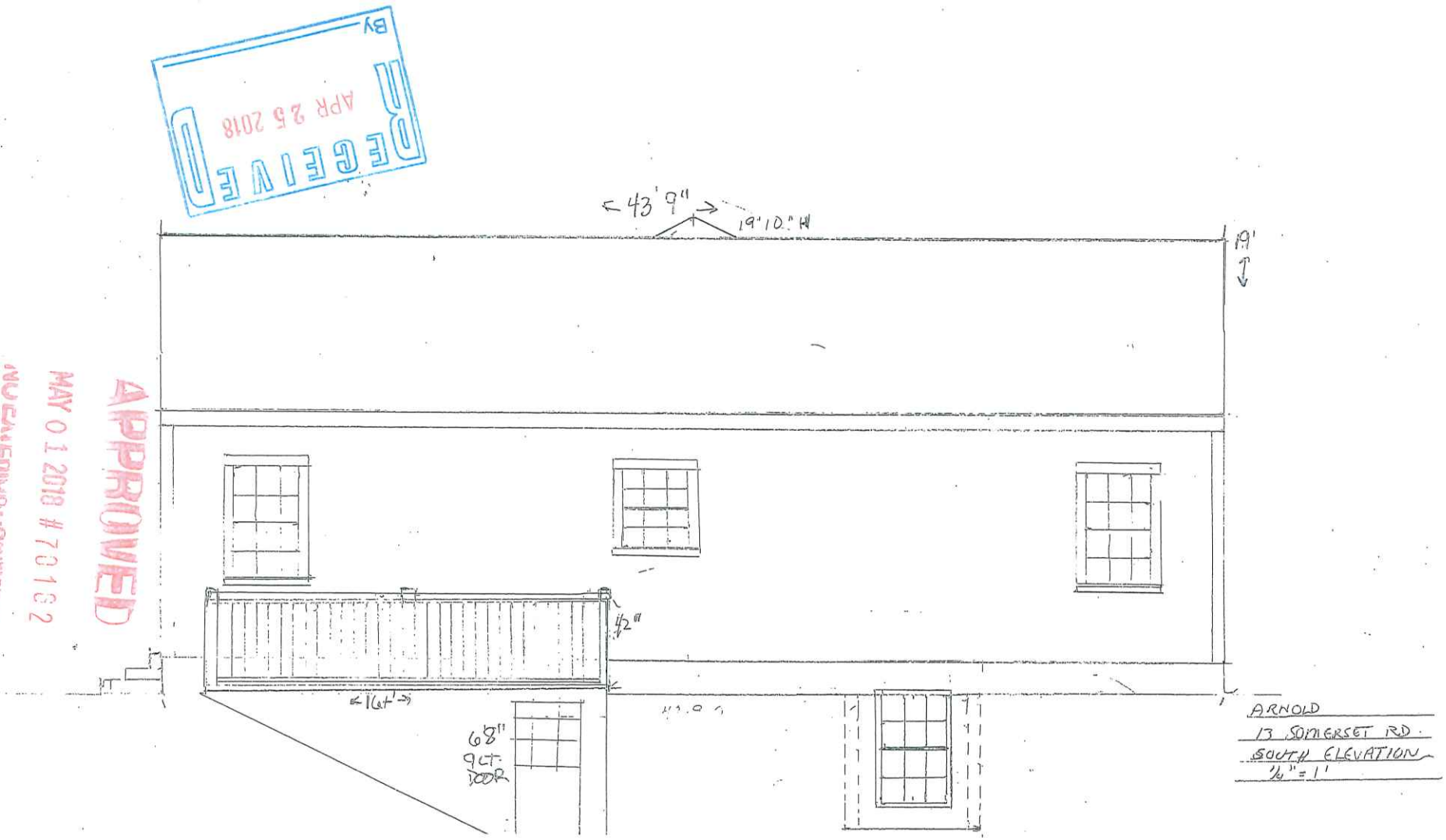
APPROVED
MAY 01 2018 #70162
NO ENERGY CHANGE
NTERIOR APPROVAL

RECEIVED
APR 25 2018
By



ARNOLD
13 SOMERSET RD
WESTERN ELEVATION
1/4" = 1'

SOUTH



RECEIVED
APR 25 2018
By

APPROVED
MAY 01 2018 #70162
NO EXTERIOR CHANGES
WITHOUT PRIOR APPROVAL

Arnold, 13 Somerset Rd

Window & door schedule

A/ Therma Tru FC- 61, 3-0 x 6-8

B/ Therma Tru FC-65 3-0 x6-8

C/ Andersen FWG 6068 with FWG 3068 grilles

D/ Andersen TW 2846 Terratone

E/ Andersen TW 2832 Terratone

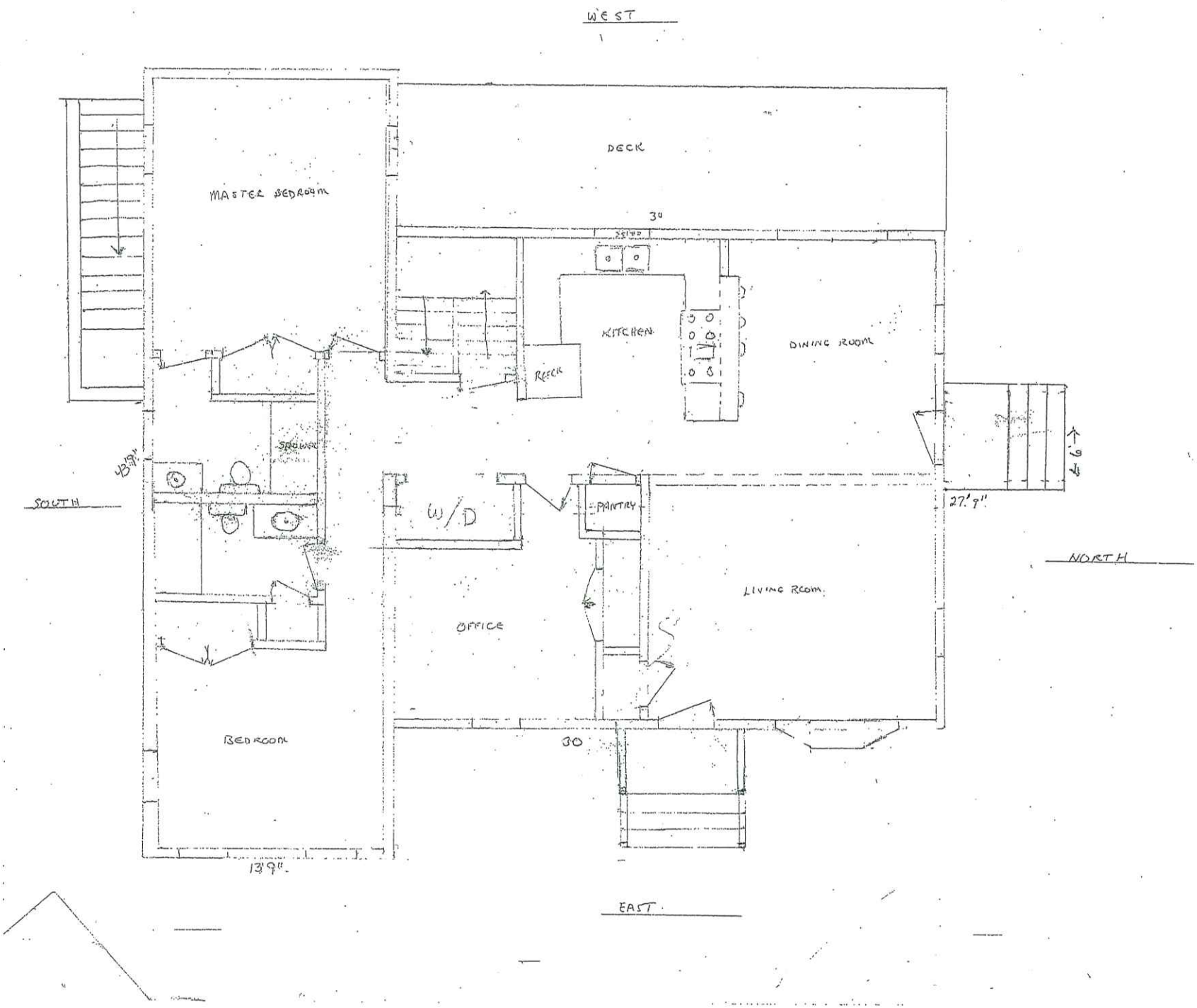
F/ Andersen TW30-DHP 3442-18, Terratone

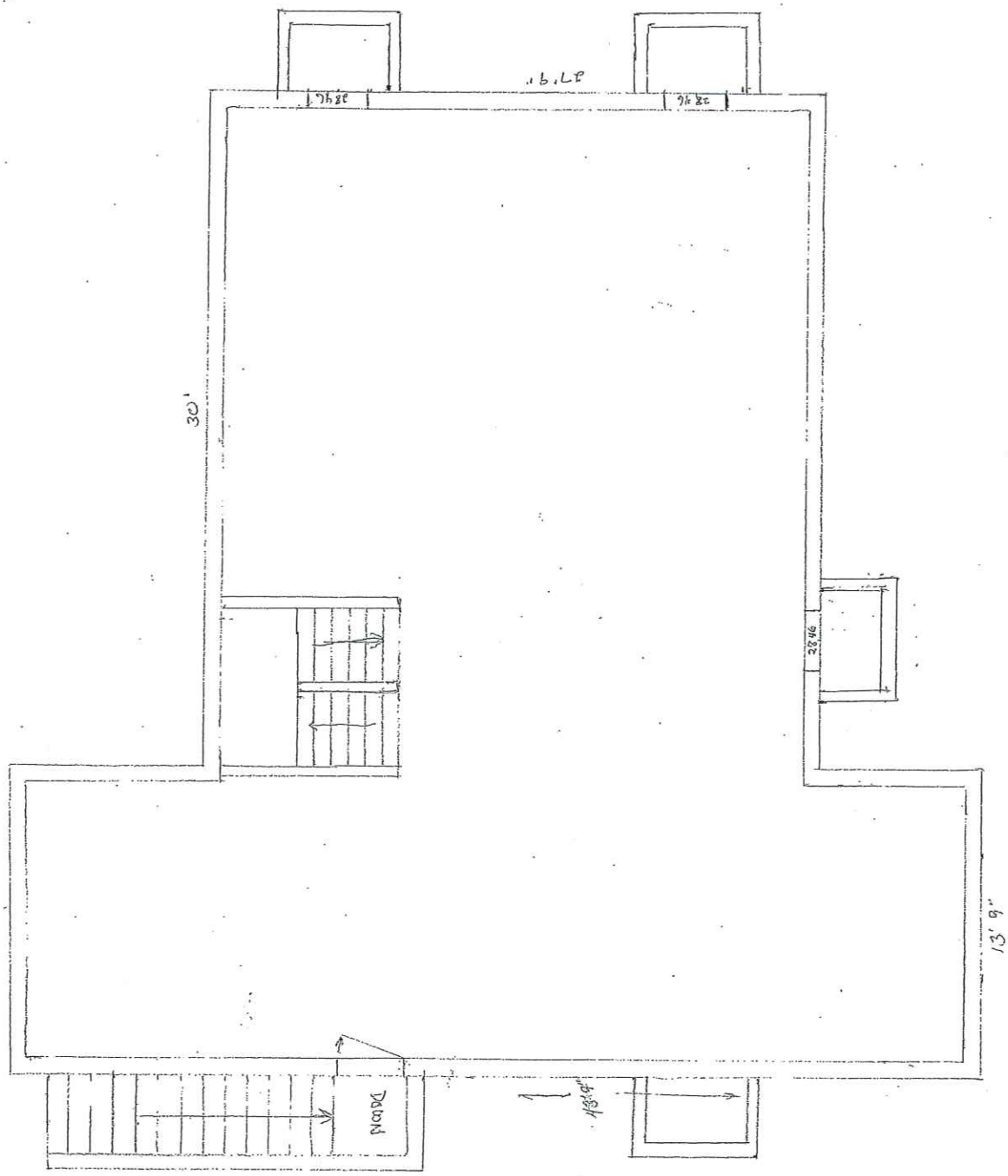
G/ Andersen CR 13 Terratone

H/ Andersen A 21 Terratone

I/ Andersen AW 21 Terratone

J/ Andersen TW 210410 Terratone


WEST
MASTER BEDROOM
DECK
30
KITCHEN
DINING ROOM
REFER
SOUTH
W/D
PANTRY
NORTH
OFFICE
LIVING ROOM
BEDROOM
30
13'9"
27'9"
9'4"
EAST


30'
131' 8"
ROAD

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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PROPERTY DESCRIPTION

TAX MAP N°: 57 PARCEL N°. 14.1

Street & Number of Proposed Work: 14 DEER RUN ROAD

Owner of record: ALFRED/MARY NOVISSIMO

Mailing Address: 61 OLD SOUTH ROAD #315
NANTUCKET, MA 02554

Contact Phone #: 508-228-4032 E-mail: MARY@NOVIATION MEDIA.COM

AGENT INFORMATION (if applicable)

Name: LINNA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA (W) 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: 20' Sq. Footage 1st floor: 240' Decks/Patio: Size: 6'x4' ☐ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 13½' South 13½' East 13½' West 13½'

Additional Remarks

Historic Name: AFTER 1982

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE 12'X20' SHED OFF TO 17 TROTTERS LANE WITH 6'X4' RAMP

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 NTW Clapboard (if applicable) _____ Roof COBBLESTONE GRAY
Trim NTW Sash RED TRIM Doors COTTAGE RED
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 06/16/2024 Signature of owner of record _____ Signed under penalties of perjury

Memorandum of Understanding
Shed Relocation

From:
Al and Mary Novissimo
14 Deer Run Road (residence)
61 Old South Road #315 (mailing)
Nantucket, MA 02554
508-221-0987
noviyat@concast.net

To:
Robert Grangrade
17 Trotters Lane
Nantucket, MA 02554
508-685-6523
Robertg02554@gmail.com

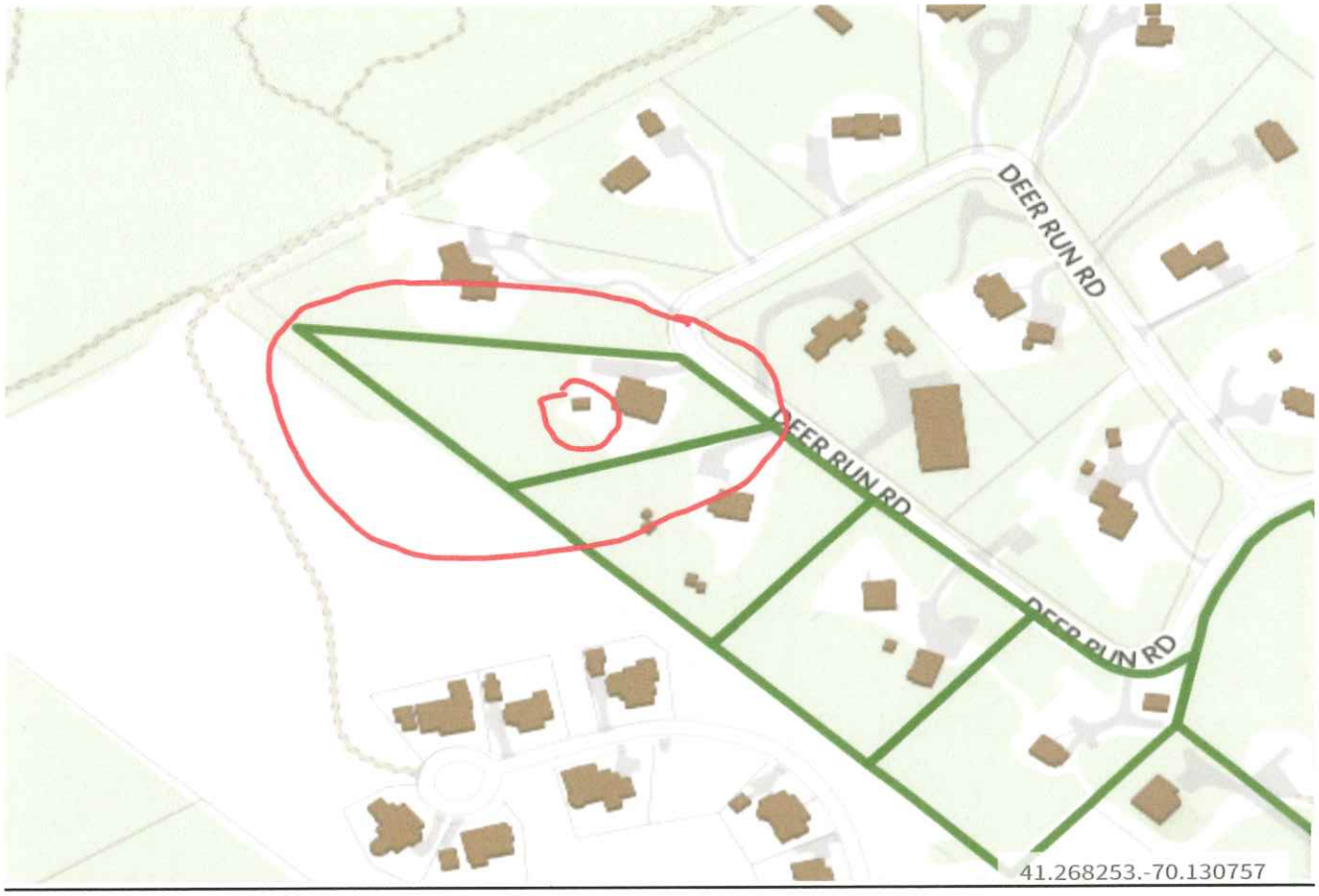
It is our intention to give Robert Grangrade at no cost the 240 square foot shed located on our property at 14 Deer Run Road and move it to his property at 17 Trotters Lane with the provision that he covers all costs of the move including filing for the proper HDC, Nantucket Building Department, and any other necessary approvals to relocate the shed.

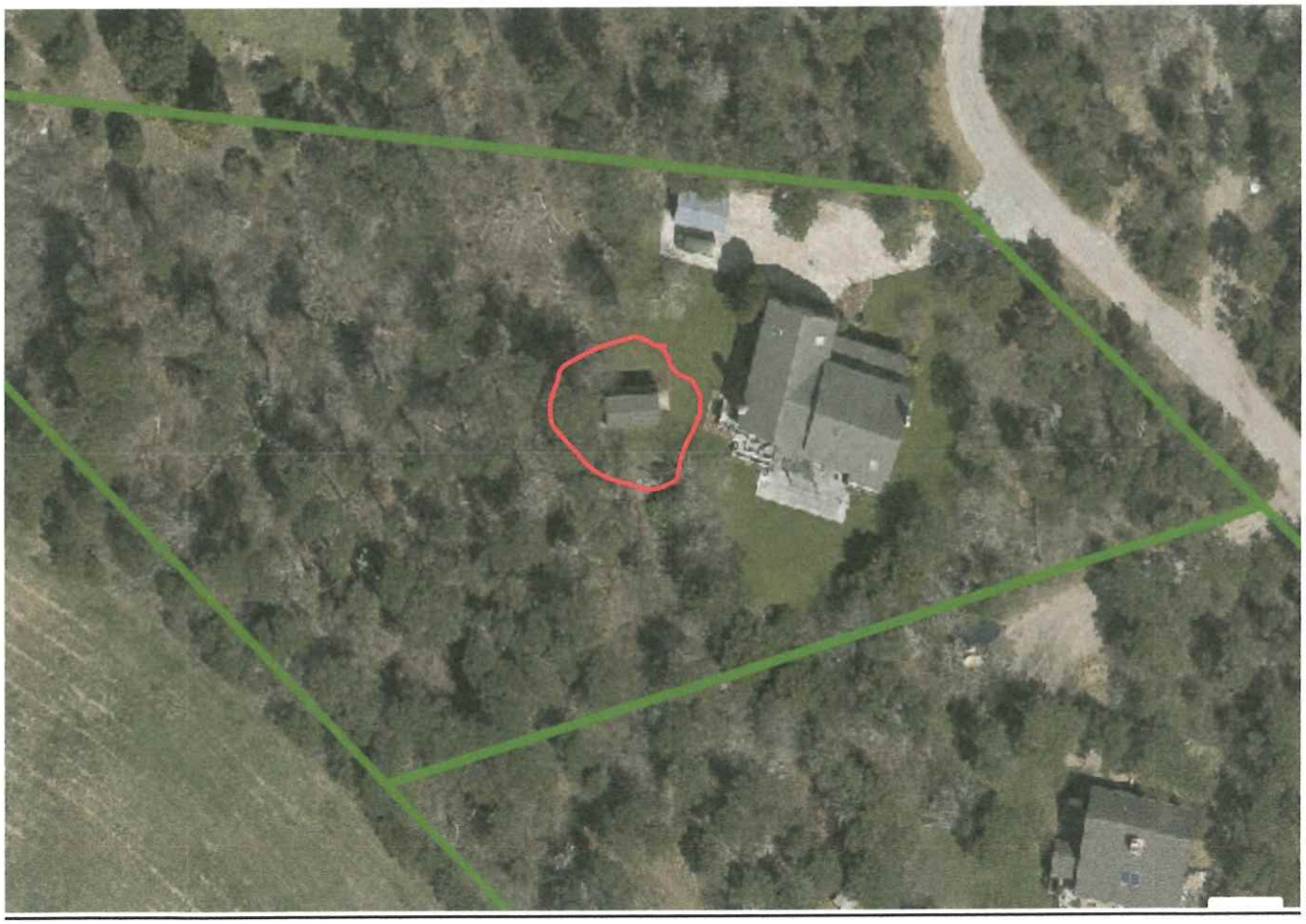
Al Novissimo

Mary Novissimo

Signed June 14, 2024

14 DEER RUN ROAD – MOVE 240 SF SHED OFF TO 17 TROTTERS LANE





EXISTING EAST ELELVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 285

Street & Number of Proposed Work: 17 TROTTERS LANE

Owner of record: ROBERT GRAN GRADE

Mailing Address: 17 TROTTERS LANE
NANTUCKET, MA 02554

Contact Phone #: 508-685-6528 E-mail: ROBERTG02554@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: 20' Sq. Footage 1st floor: 240' Decks/Patio: Size: 6' X 4' ☐ 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 13½' South 13½' East 13½' West 13½'

Additional Remarks: MOVE SHED ON FROM 14 DEER RUN ROAD WITH RAMP-6'X4'

Historic Name: AFTER 1982 (describe)

Original Date:

Original Builder:

REVISIONS* 1. East Elevation 2. South Elevation 3. West Elevation 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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 GAMBREL

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 _____

NO CHANGE

Gutters: ☐ Wood ☐ Aluminum ☐ 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 NTW Clapboard (if applicable) _____ Roof COBBLESTONE GRAY
Trim NTW Sash 1/1 COTTAGE RED TRIM Doors COTTAGE RED
Deck SMALL RAMP NTW RECESS Foundation GRAY Fence _____ Shutters _____

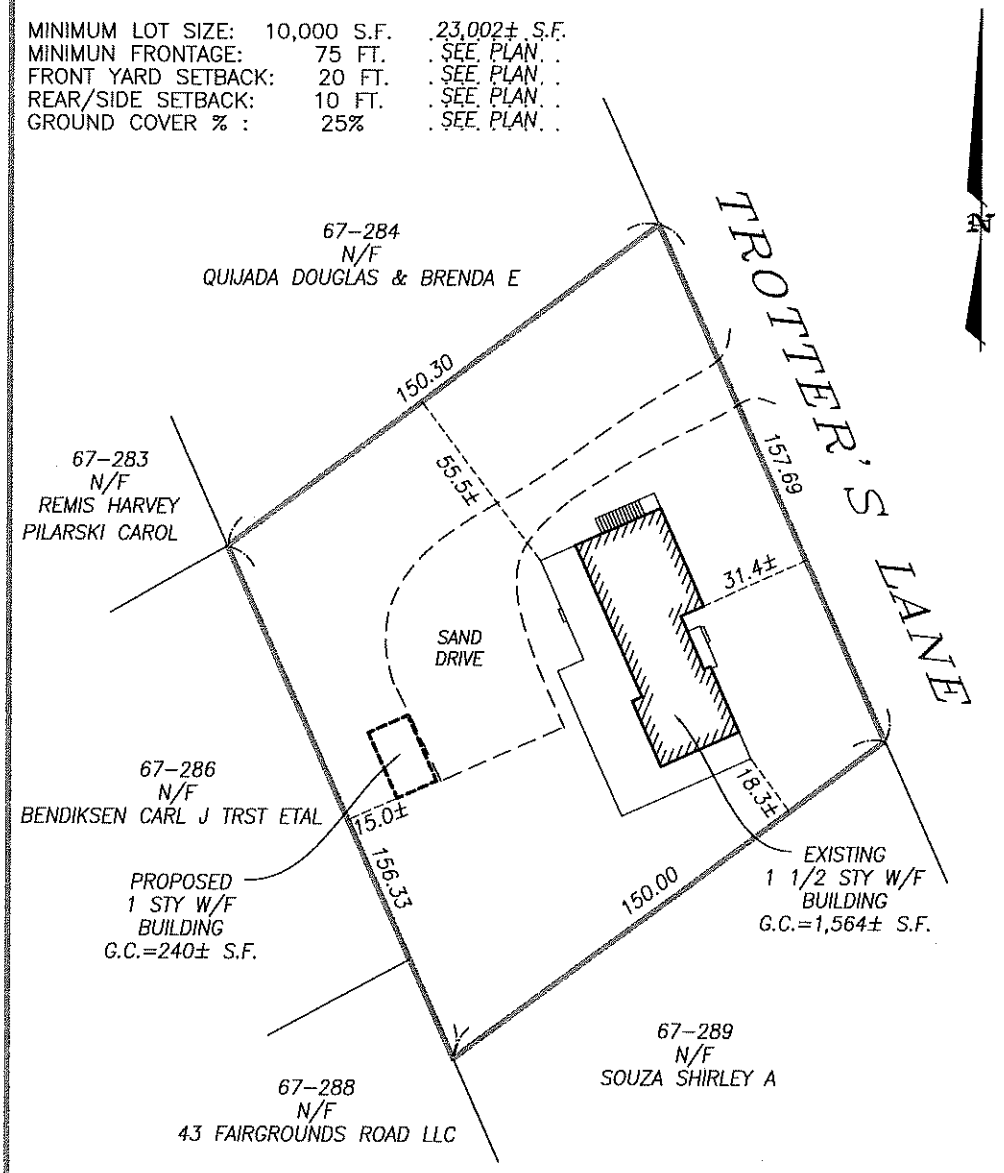
* Attach manufacturer's color samples if color is not from HDC approval list.

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 6/16/2024 Signature of owner of record _____ Signed under penalties of perjury

CURRENT ZONING CLASSIFICATION:
Residential 10 (R–10)

		EXISTING:
MINIMUM LOT SIZE:	10,000 S.F.	23,002± S.F.
MINIMUN FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	20 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	25%	SEE PLAN



PROPOSED SITE PLAN
OF LAND IN
NANTUCKET, MASS.

I CERTIFY, AS OF : 6/18/2024 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Edward F. King Jr
PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR. No. 45711
PROFESSIONAL LAND SURVEYOR

SCALE: 1"= 40' DATE: JUNE 18, 2024

Owner: ROBERT GLEN GRANGRADE

Deed: 1452–193 Plan: BOOK 19 PAGE 16; LOT 9A

Locus: 17 TROTTERS LANE

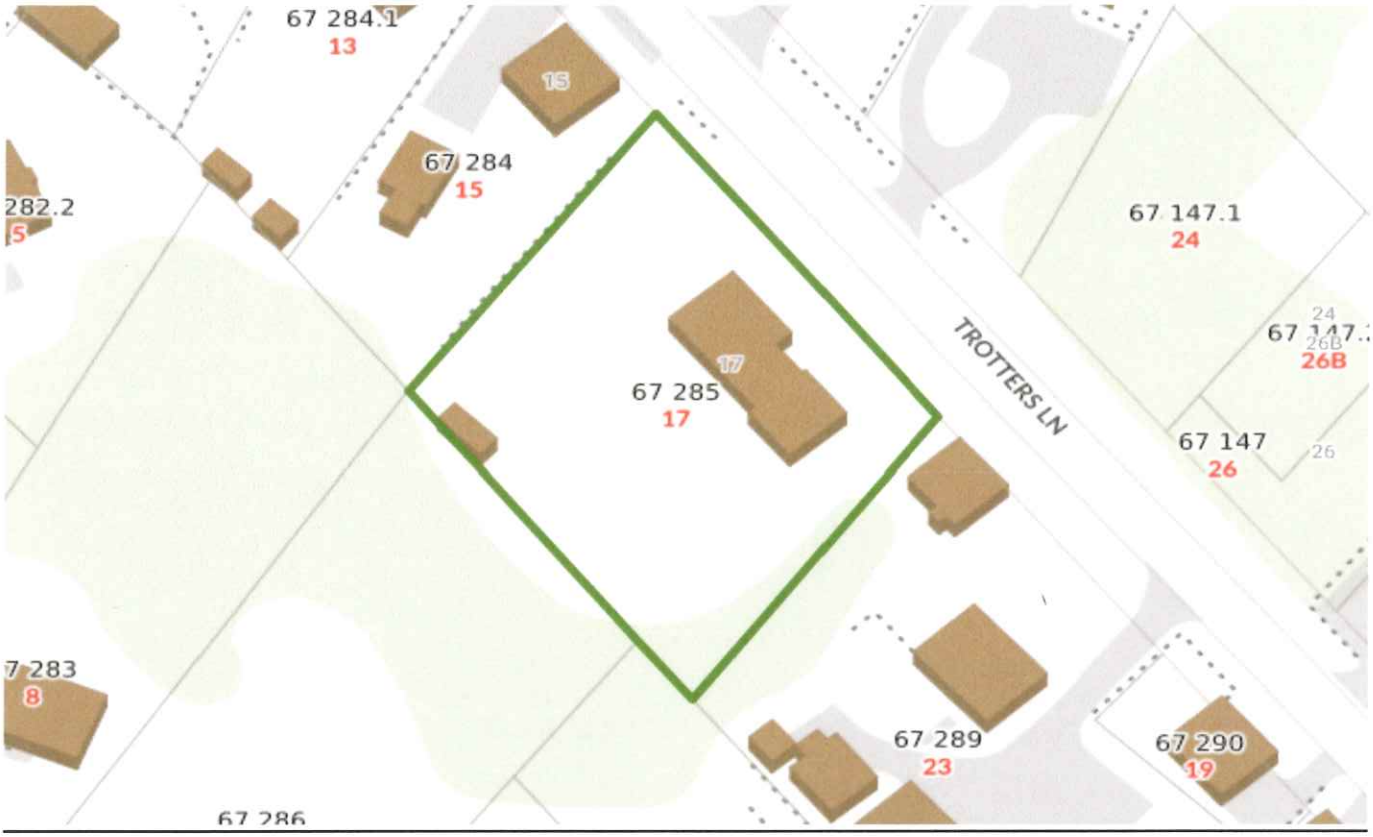
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND 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: 67 , PARCEL: 285

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–576

17 TROTTERS LANE – MOVE 240 SF SHED ON FROM 14 DEER RUN ROAD





EXISTING EAST BECOMES WEST ELEVATION FACING PARKING AREA ONCE MOVED ON



EXISTING NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED ON



EXISTING SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED ON



EXISTING WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED ON








Directions


Directions

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 64

Street & Number of Proposed Work: 3 KITE HILL LANE

Owner of record: KITE HILL THREE REALTY TRUST

Mailing Address: PATRICK PLANCHE
3 KITE HILL LANE, NANTUCKET, MA 02554

Contact Phone #: 508/308-8861 E-mail: PPLANCHE@SWAPONZ.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: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* 1. East Elevation (describe)

2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: STICKY FENCE
Length: 56'

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.

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N BEACH ST
EASTON ST
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CROOKED LN
GROVE LN
NEW LN
LILY ST
BROAD ST
EASY ST
INDIA ST
MAIN ST
WASHINGTON ST
UNION ST
FAIR ST
PINE ST
MILL ST
PROSPECT ST
NEW ST
ORANGE ST
BEAR ST
WINN ST
MILK ST
HUMMOCK POND RD
HAWTHORNE LN
BURNT SWAMP LN
DUKES RD
VESTAL ST
MILLBROOK RD
VESPER LN
POND RD
CATO LN
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TASHAMA LN
FIRST WY
SPARKS AV
FRIENDSHIP LN
BAILEY RD
BACKUS LN
ALLENS LN
HOOPER FARM RD
FAIRGROUNDS RD
TICCOMA WY
AMELIA DR
MARSH HAWK LN
SOMERSET LN
MARBLE WY
BARTLETT RD
KEEL LN
APPLETON RD
ESSEX RD
GRAY AV
WOOD LILY RD
RUGGED RD
SURFSIDE RD
MIACOMET AV
MIZZENMAST EXT
MIACOMET RD
W MIACOMET RD
GLADLANDS AV
CORREIA LN
ELLENS WY
TRIPP DR
S SHORE RD
FOLGER AV
FIELD AV
MASAQUET AV
BOULEVARDE
PEQUOT ST
PLUM ST
NONANTUM AV
NOBADEER AV
POCHICK AV
OKORWAW AV
MONOHANSETT RD
SKYLINE DR
LOVERS LN
NANCY ANN LN
DAFFODIL LN
EVERGREEN WY
OLD SOUTH RD
EGAN LN
MARY ANN DR
MACYS LN
HINSDALE RD
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SUN ISLAND RD
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S VALLEY RD
SHIMMO POND RD
GARDNER RD
KELLEY RD
CATHCART RD
MONOMOY RD
TETAWKIMMO DR
ALTAR ROCK RD
BUNKER RD
UNKNOWN
WAY TO OLD SOUTH RD
RUSSELLS WY
WIGWAM RD
NEW SOUTH RD
WAQUOIT RD
MADEQUECHAM VLY RD
WAY
POND VIEW DR
HUMMOCK POND RD
GOLFVIEW DR
SOMERSET RD
BARTLETT FARM RD
AHAB DR
HELLER WY
DAVIS LN
WALBANG AV
WALL ST
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TROTTS HILLS RD
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Town of Nantucket - GIS Mapsheet

May 18, 2018

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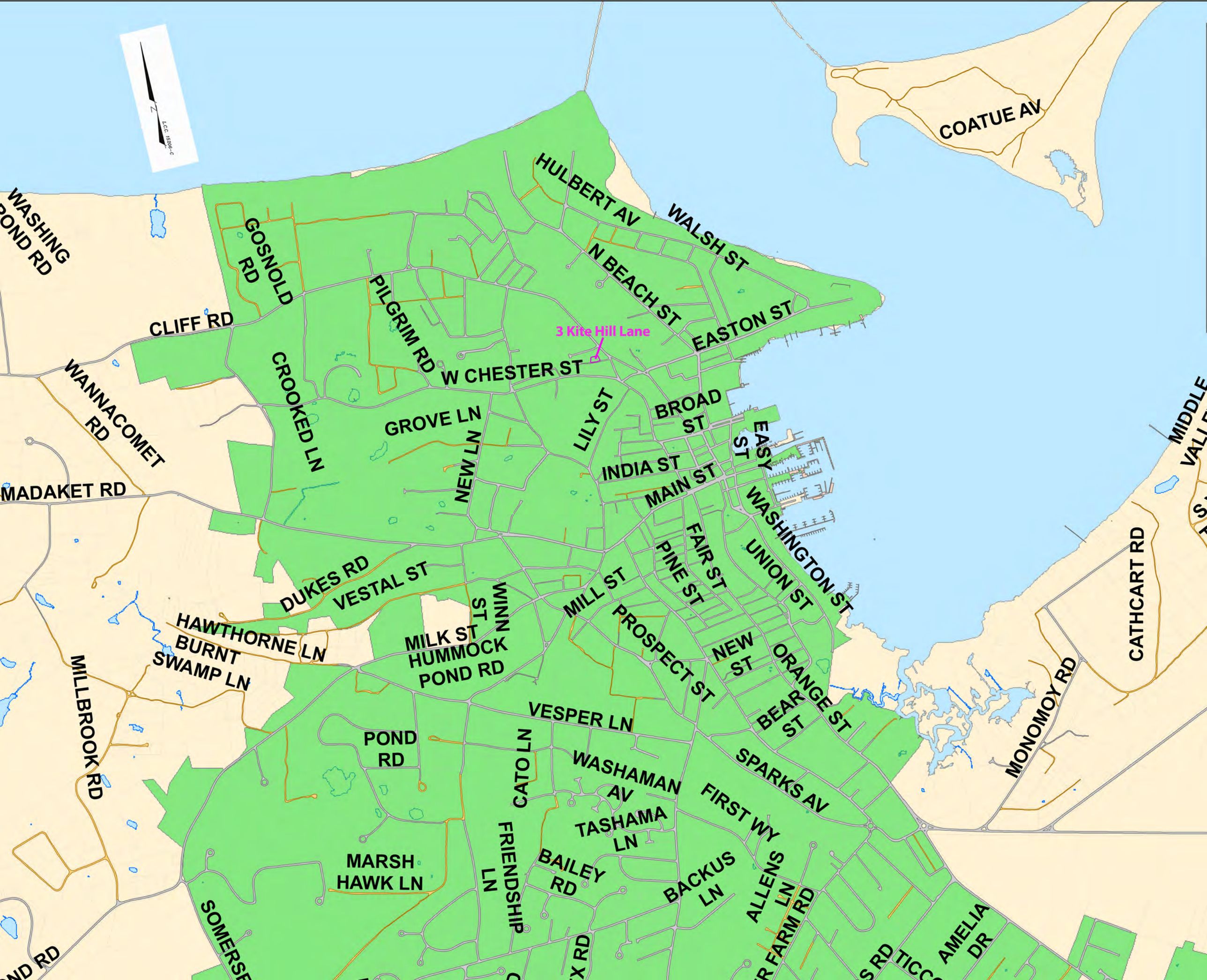
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554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BURNT SWAMP LN
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MONOMOY RD
FIRST WY
TASHAMA LN
MARSH HAWK LN
FRIENDSHIP LN
BAILEY RD
BACKUS LN
ALLENS LN
AMELIA DR

KITE HILL THREE REALTY TRUST - 3 Kite Hill Lane
For Fence and deck permit.



42.4.4-69
N/F
RICHARD ROSENBAUM
KIMBERLY ROSENBAUM
Deed Bk./Pg.: 1665/185
Plan Bk./Pg.: 23/32
#16 CLIFF ROAD

dhCB FD 06-06-16
HELD FOR BEARING BASIS

IP FD
06-06-16

87.33'

278"
16" High
185" DECK (340 ft2)
157"
96"
197"

1 1/2 STY
W.F. STRUCTURE
#3 KITE HILL LANE

THRESHOLD
ELEV.= 42.38

DECK

51.22'

SHELL
PARKING

53.18'

PORCH

GRAVEL AREA

50.00'

42.4.4-63
N/F
KYLE WILLIAM MCGRADY
Deed Bk./Pg.: 1818/190
#1 KITE HILL LANE

SITE BENCHMARK:
BENCH TIE SET
IN UTILITY POLE
ELEV.= 40.00
ASSUMED DATUM

42.4.4-64
N/F
KITE HILL THREE
REALTY TRUST
Cert. 23858
L.C.C. 15206-C, LOT C
#3 KITE HILL LANE

TREE

6"x6"
TIMBER POST

dhCB FD
06-03-16

53.34' MEAS.
53.22' REC

FENCE (56'Lx 6'H)

EASEMENT

EASEMENT

TREE

42.4.4-62
N/F
BENJAMIN MCGRATH
LINDA MCGRATH
Cert. 25710
L.C.C. 40903-A
#12 CLIFF ROAD

dhCB FD
06-03-16

-ohw-

CLIFF ROAD

SUNSET (PRIVATE VAR. WIDTH) AVENUE
a.k.a KITE HILL LANE

-ohw-

-ohw-

EXIST. 6" SEWER
MAIN

SHELL
DRIVEWAY

CONCRETE
PAVER
PARKING

42.4.4-25
N/F
MICHELE KOLB
PHILIP ROSS
Deed Bk./Pg.: 1746/143
Plan Bk./Pg.: 20/121
#2 KITE HILL LANE

CB FD (D)
06-06-16
TOP BROKEN
BASE PLUMB

42.4.3-11.1
N/F
ALLEN HUNTINGTON BREED, TRUSTEE
ROBERT TAYLOR BREED, TRUSTEE
Deed Bk./Pg.: 1607/24
Plan File 42-C, LOT 5
Plan Bk./Pg.: 20/106

1 1/2 STY
W.F. STRUCTURE
#86 CENTER STREET

OWNER INFORMATION
KITE HILL THREE REALTY TRUST
CERT. OF TITLE #23858
L.C.C. 15206-C, LOT C
ASSESSOR'S MAP 42.4.4, PARCEL 64
#3 KITE HILL LANE

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

November 1, 2022

KITE HILL THREE REALTY TRUST - 3 KITE HILL LANE, NANTUCKET, MA 02554

FOR FENCE PERMIT (will be painted in white)



KITE HILL THREE REALTY TRUST - 3 KITE HILL LANE, NANTUCKET, MA 02554

FOR FENCE PERMIT (will be painted in white)



KITE HILL THREE REALTY TRUST - 3 KITE HILL LANE, NANTUCKET, MA 02554

Neighbor Fence



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 64

Street & Number of Proposed Work: 3 KITE HILL LANE

Owner of record: KITE HILL THREE REALTY TRUST

Mailing Address: PATRICK PLANCHE

3 KITE HILL LANE, NANTUKET, MA 02554

Contact Phone #: 508/308-8861 E-mail: pplanche@swaponz.com SWAPONZ.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: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 340 FT2 ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: 3. West Elevation

Original Date: 4. North Elevation

Original Builder: *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

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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 PRESSURE TREATED 2X8 WOOD

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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BAILEY RD
BACKUS LN
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HOOPER FARM RD
FAIRGROUNDS RD
TICCOMA WY
AMELIA DR
MARSH HAWK LN
SOMERSET LN
MARBLE WY
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KEEL LN
APPLETON RD
ESSEX RD
GRAY AV
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RUGGED RD
SURFSIDE RD
MIACOMET AV
MIZZENMAST EXT
MIACOMET RD
W MIACOMET RD
GLADLANDS AV
CORREIA LN
ELLENS WY
TRIPP DR
S SHORE RD
FOLGER AV
FIELD AV
MASAQUET AV
BOULEVARDE
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PLUM ST
NONANTUM AV
NOBADEER AV
POCHICK AV
OKORWAW AV
MONOHANSETT RD
SKYLINE DR
LOVERS LN
NANCY ANN LN
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EVERGREEN WY
OLD SOUTH RD
EGAN LN
MARY ANN DR
MACYS LN
HINSDALE RD
NOBADEER FARM RD
SUN ISLAND RD
MILESTONE CROSSING
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S VALLEY RD
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MONOMOY RD
TETAWKIMMO DR
ALTAR ROCK RD
BUNKER RD
UNKNOWN
WAY TO OLD SOUTH RD
RUSSELLS WY
WIGWAM RD
NEW SOUTH RD
WAQUOIT RD
MADEQUECHAM VLY RD
WAY
POND VIEW DR
HUMMOCK POND RD
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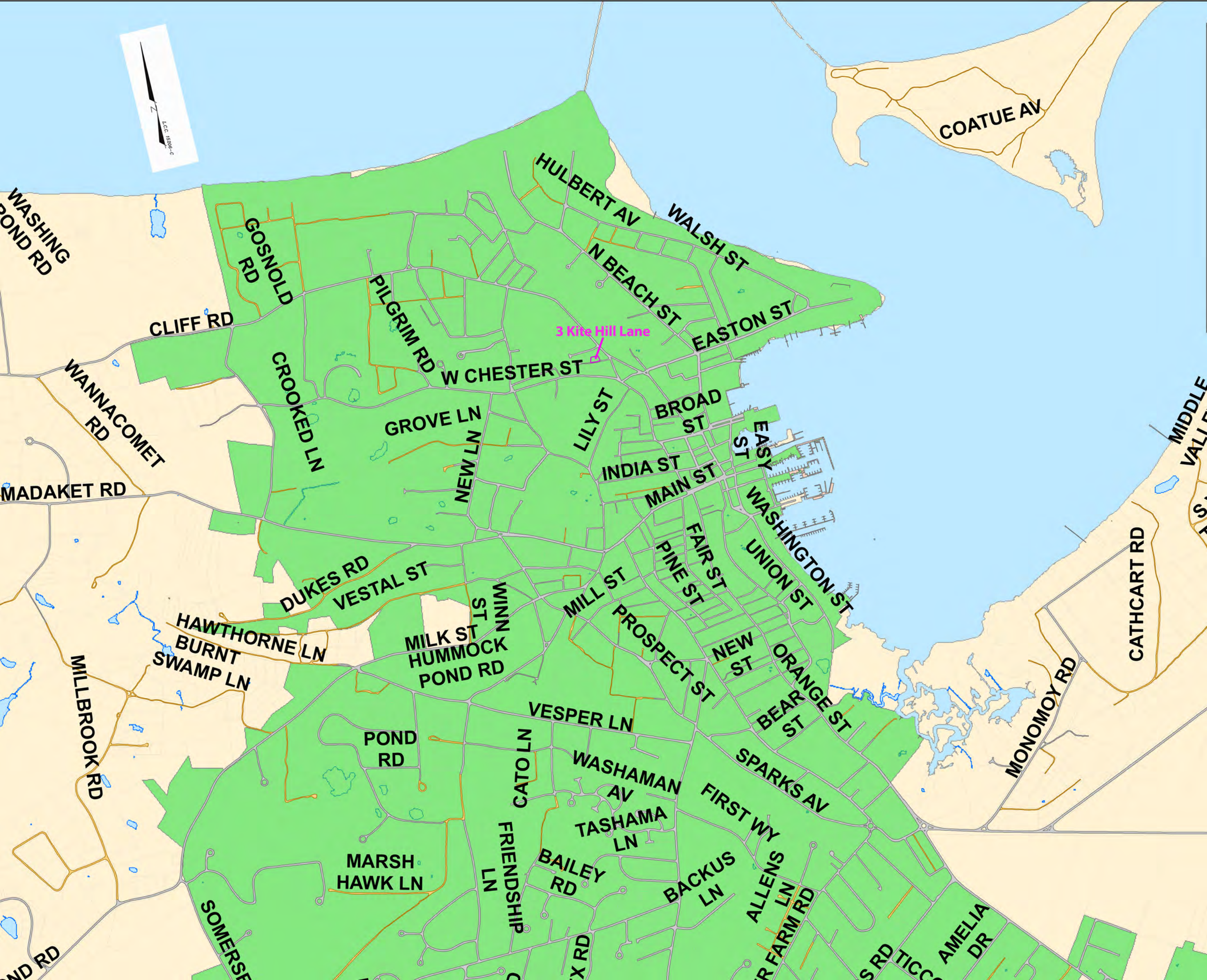
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MILLBROOK RD
VESPER LN
POND RD
CATO LN
WASHAMAN AV
SPARKS AV
MONOMOY RD
FIRST WY
TASHAMA LN
MARSH HAWK LN
FRIENDSHIP LN
BAILEY RD
BACKUS LN
ALLENS LN
AMELIA DR

KITE HILL THREE REALTY TRUST - 3 Kite Hill Lane
For Fence and deck permit.



42.4.4-69
N/F
RICHARD ROSENBAUM
KIMBERLY ROSENBAUM
Deed Bk./Pg.: 1665/185
Plan Bk./Pg.: 23/32
#16 CLIFF ROAD

dhCB FD 06-06-16
HELD FOR BEARING BASIS

IP FD
06-06-16

87.33'

278"
16" High
185" DECK (340 ft2)
157"
96"
197"

1 1/2 STY
W.F. STRUCTURE
#3 KITE HILL LANE

THRESHOLD
ELEV.= 42.38

DECK

51.22'

SHELL
PARKING

53.18'

PORCH

GRAVEL AREA

50.00'

42.4.4-63
N/F
KYLE WILLIAM MCGRADY
Deed Bk./Pg.: 1818/190
#1 KITE HILL LANE

SITE BENCHMARK:
BENCH TIE SET
IN UTILITY POLE
ELEV.= 40.00
ASSUMED DATUM

42.4.4-64
N/F
KITE HILL THREE
REALTY TRUST
Cert. 23858
L.C.C. 15206-C, LOT C
#3 KITE HILL LANE

TREE

6"x6"
TIMBER POST

dhCB FD
06-03-16

53.34' MEAS.
53.22' REC

FENCE (56'Lx 6'H)

EASEMENT

EASEMENT

TREE

42.4.4-62
N/F
BENJAMIN MCGRATH
LINDA MCGRATH
Cert. 25710
L.C.C. 40903-A
#12 CLIFF ROAD

dhCB FD
06-03-16

-ohw-

CLIFF ROAD

SUNSET (PRIVATE VAR. WIDTH) AVENUE
a.k.a KITE HILL LANE

-ohw-

-ohw-

EXIST. 6" SEWER
MAIN

SHELL
DRIVEWAY

CONCRETE
PAVER
PARKING

42.4.4-25
N/F
MICHELE KOLB
PHILIP ROSS
Deed Bk./Pg.: 1746/143
Plan Bk./Pg.: 20/121
#2 KITE HILL LANE

CB FD (D)
06-06-16
TOP BROKEN
BASE PLUMB

42.4.3-11.1
N/F
ALLEN HUNTINGTON BREED, TRUSTEE
ROBERT TAYLOR BREED, TRUSTEE
Deed Bk./Pg.: 1607/24
Plan File 42-C, LOT 5
Plan Bk./Pg.: 20/106

1 1/2 STY
W.F. STRUCTURE
#86 CENTER STREET

OWNER INFORMATION
KITE HILL THREE REALTY TRUST
CERT. OF TITLE #23858
L.C.C. 15206-C, LOT C
ASSESSOR'S MAP 42.4.4, PARCEL 64
#3 KITE HILL LANE

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

November 1, 2022

KITE HILL THREE REALTY TRUST - 3 KITE HILL LANE, NANTUCKET, MA 02554

FOR DECK PERMIT



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: 6/20/24
	Address & HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled) Requested Revisions written on plans
✓	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: Katy Mitchell Date: 6/19/24

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°: 55.4.4 PARCEL N°. 78

Street & Number of Proposed Work: 12 Angola Street

Owner of record: George Metn

Mailing Address: _____

Agent

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: KHLD - Katy Hitchell

Mailing Address: 16B Amelia Drive

Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: Coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ She

☐ 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

See Plans + Photos

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 Brick & Cobble w/ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. Cobble Apron

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

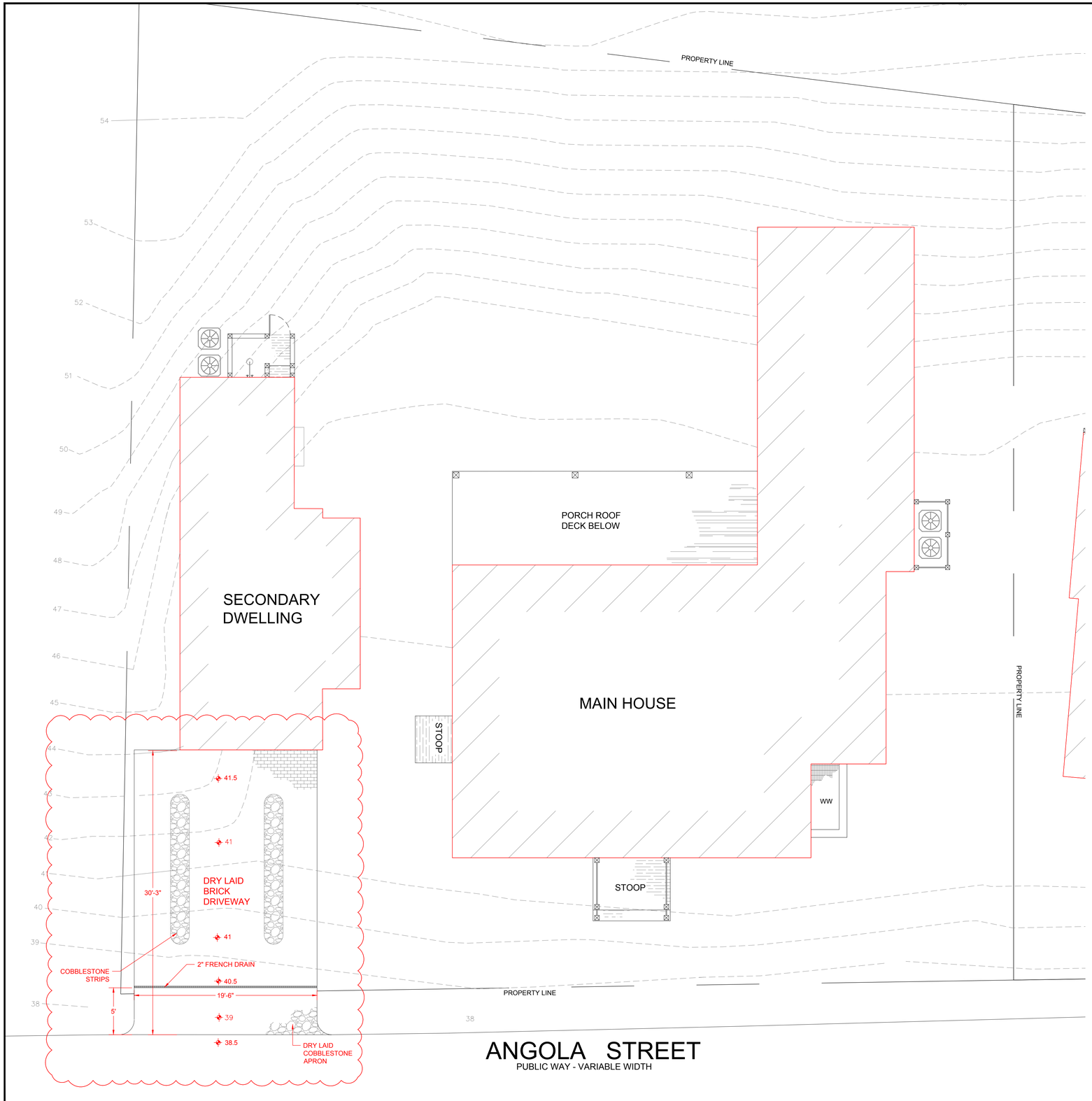
Trim _____ Sash _____ Doors _____

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 any revisions to this application will initiate a new sixty-day review period.

Date 3/28/24 Signature of owner of record _____ Signed under penalties of perjury





MAP: 55.4.4 PARCEL: 78
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

NORTH MILL VIEW



ANGOLA STREET VIEW



COBBLE APRON



BRICK W/ COBBLE DRIVEWAY LAYOUT



NOTE:
PROPOSED DRIVEWAY TO BE BRICK WITH COBBLESTONE STRIPS AND 5' COBBLESTONE APRON (148 SQFT +/- TOTAL COBBLESTONE, 490 SQFT +/- TOTAL BRICK).

NOTE:
PLEASE SEE ATTACHED PHOTOS OF DRIVEWAYS IN THE NEIGHBORHOOD.

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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

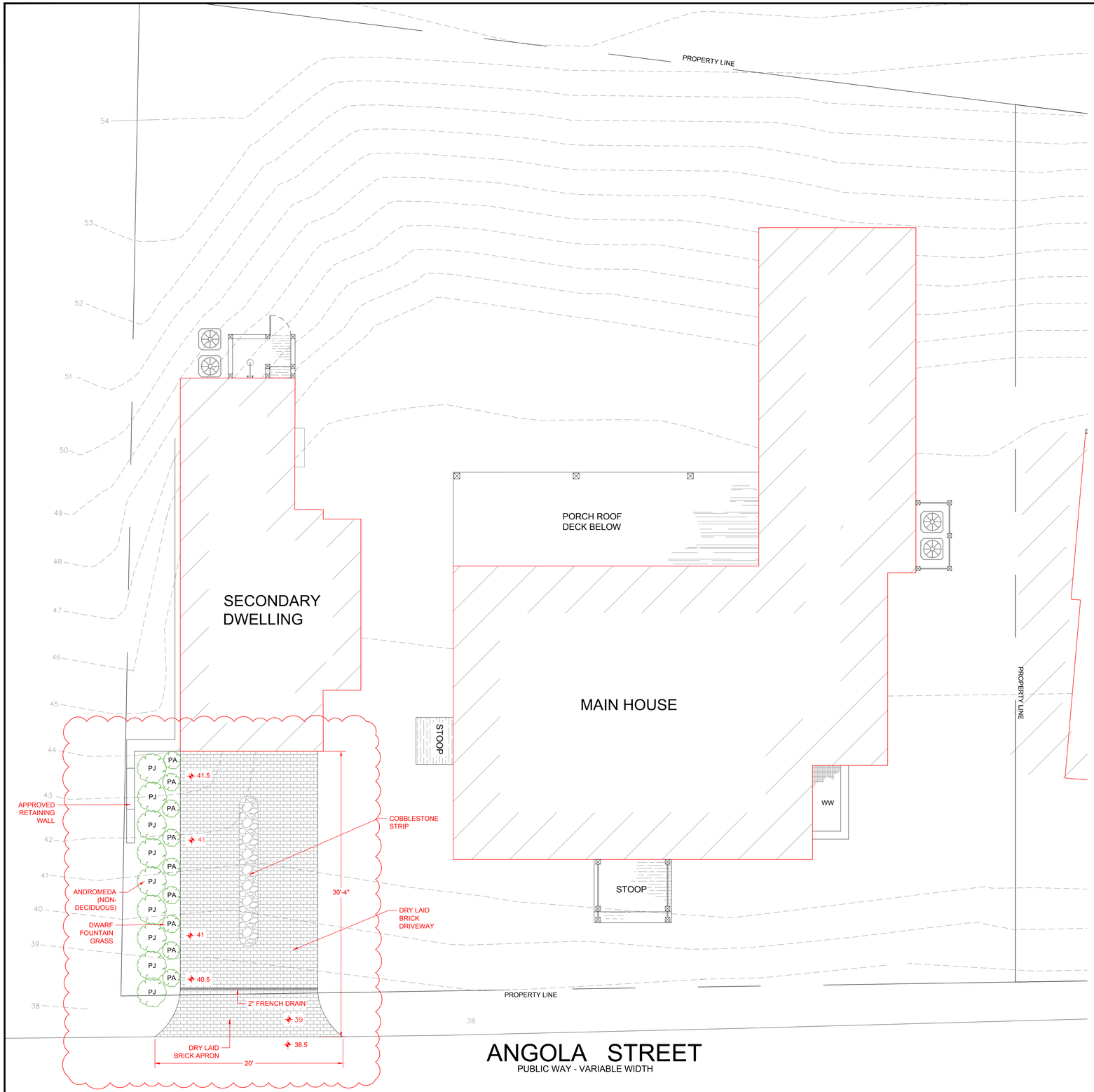
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

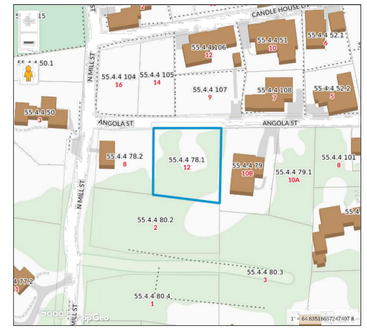
12 Angola Street
PROPOSED DRIVEWAY

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 3/26/24

SHEET:

S.1





MAP: 55.4.4 PARCEL: 78
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

NORTH MILL VIEW



ANGOLA STREET VIEW



BRICK W/ COBBLE DRIVEWAY LAYOUT

NOTE:
RETAINAGE LEFT OF DRIVEWAY PREVIOUSLY APPROVED WITH GARAGE.

NOTE:
PROPOSED DRIVEWAY TO BE BRICK WITH COBBLESTONE STRIP AND 5' BRICK APRON

REVISIONS: 6/19/24
*MAKE APRON BRICK TO MATCH DRIVEWAY.
*NARROW DRIVEWAY TO ONE PARKING SPACE.
*SHOW APPROVED RETAINING ON LEFT SIDE OF DRIVEWAY.
*ADD PLANTING BETWEEN DRIVEWAY AND RETAINING/PROPERTY LINE.

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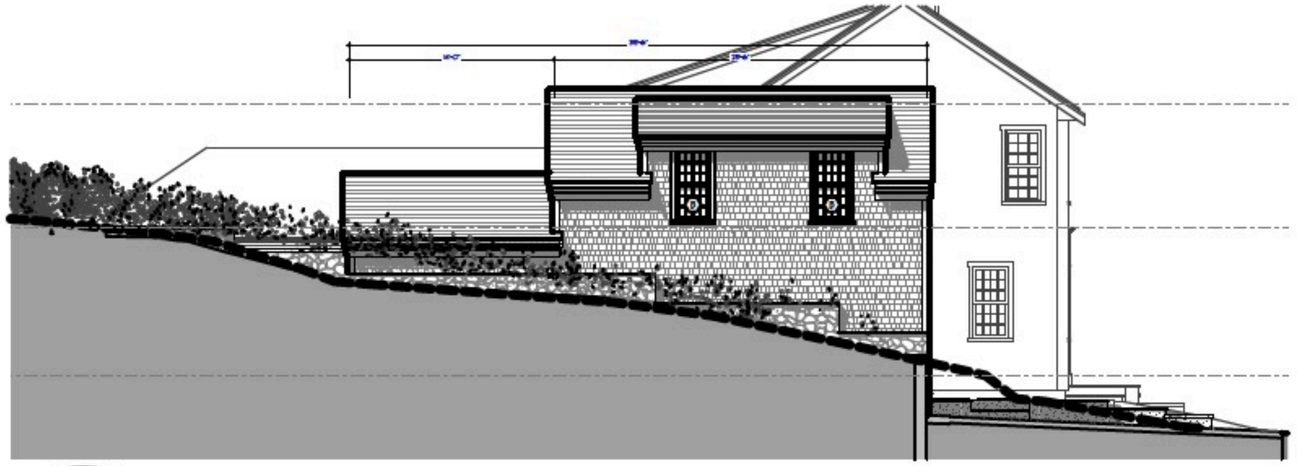
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

12 Angola Street
PROPOSED DRIVEWAY

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 3/26/24
REVISIONS: 6/19/24

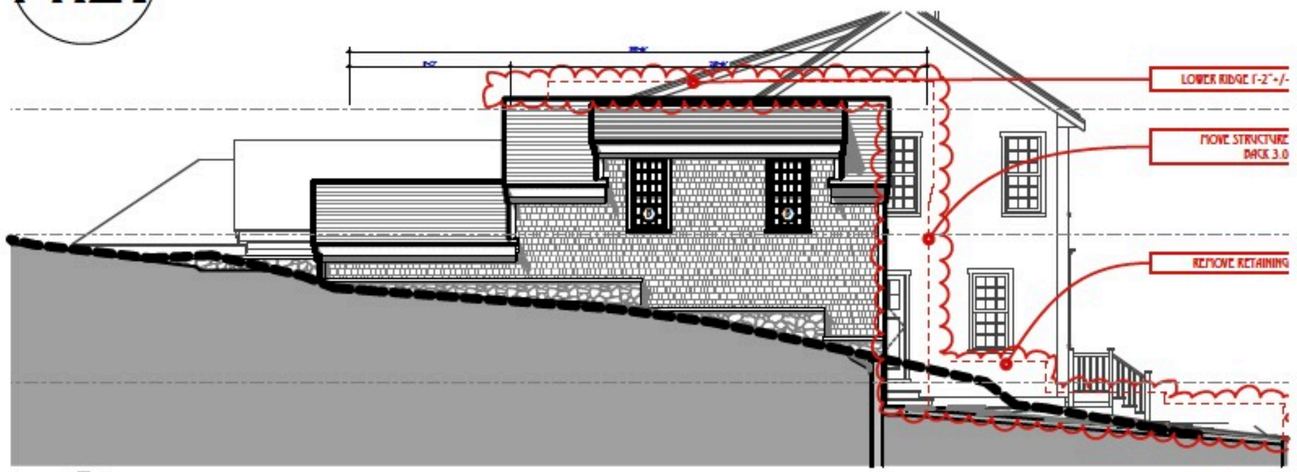
SHEET:
S.1



PREV

PROPOSED GARAGE STUDIO EAST ELEVATION

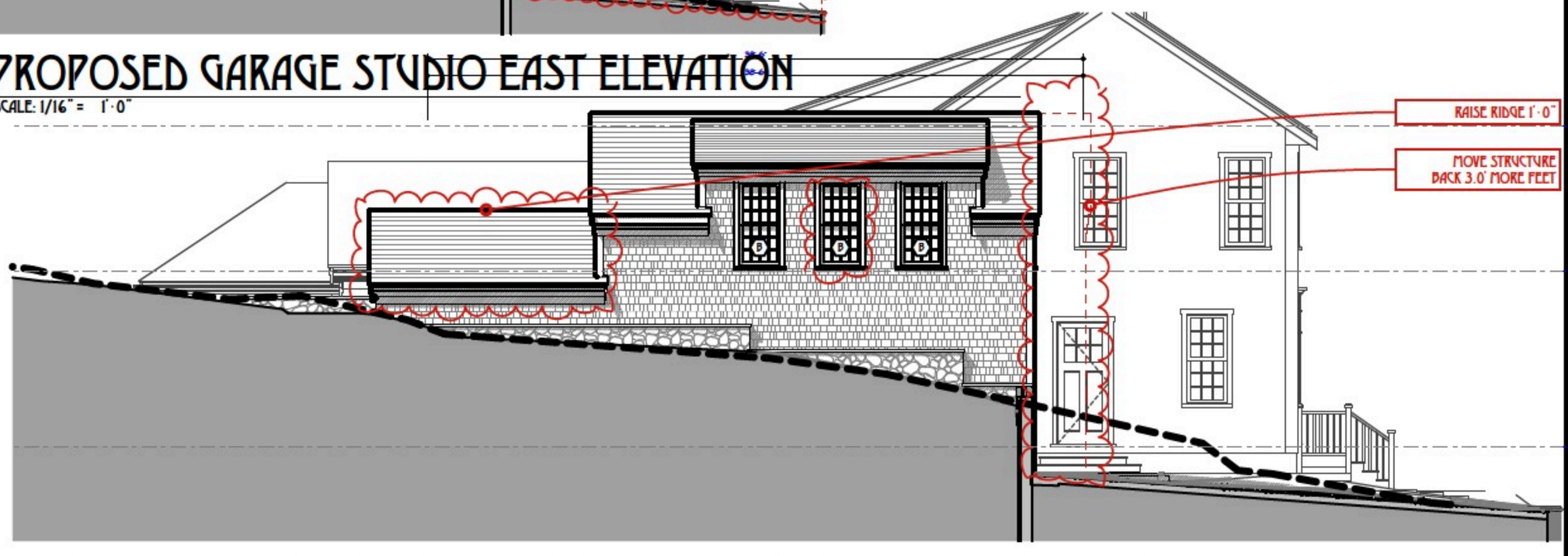
SCALE: 1/16" = 1'-0"



PREV

PROPOSED GARAGE STUDIO EAST ELEVATION

SCALE: 1/16" = 1'-0"



E

PROPOSED GARAGE STUDIO EAST ELEVATION

SCALE: 3/32" = 1'-0"

REVISIONS: 18 MAY 24

1. MOVE STRUCTURE BACK 3.0' MORE FEET
2. ADD BLACK WROUGHT IRON BARN DOOR STRAPS
3. RAISE RIDGE

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	//	

PROPOSED GARAGE STUDIO EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL PLANS UPDATED CERTIFICATE NO:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
5/18/24

PROJECT NO:2022-15

MAP NO.:55.4.4	MAP NO.: 78
ZONING : R-OH	ALLOWABLE % C.:40%

ALL ARCHITECTURAL DESIGNS CONTAINED AND THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO REPRODUCTION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024.

HDC
GS-0.6

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: 6/20/2024
✓	HDC Case Number (ie HDC2020-05-0265): Unknown Address : 16.5 Williams St.
✓	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
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.
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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 6/19/2024

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°: 55 PARCEL N°. 372

Street & Number of Proposed Work: 16 1/2 Williams St

Owner of record: John Wise

Mailing Address: 21 East St.
Winchester MA 01890

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: 15' Sq. Footage 1st floor: 315 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 21' Sq. footage 2nd floor: 315 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 20' 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

New second dwelling

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ 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: _____
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 1x6 Rake 1x6 Soffit (Overhang) 6" Corner boards 5/4x6 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 4x4

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 4 panel Rear 15 light 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 Dual black

Trim Quaker Gray Sash Sand tone Doors Sand tone

Deck Natural Foundation Gray Fence _____ Shutters _____

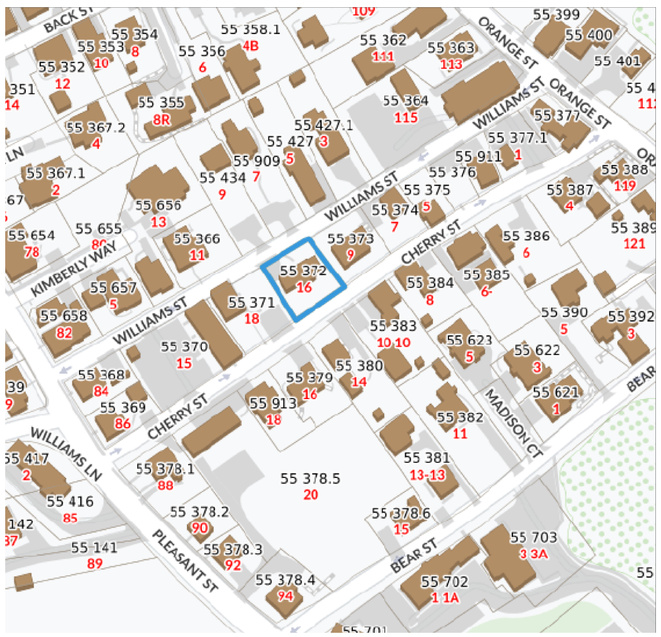
* Attach manufacturer's color samples if color is not from HDC approval list.

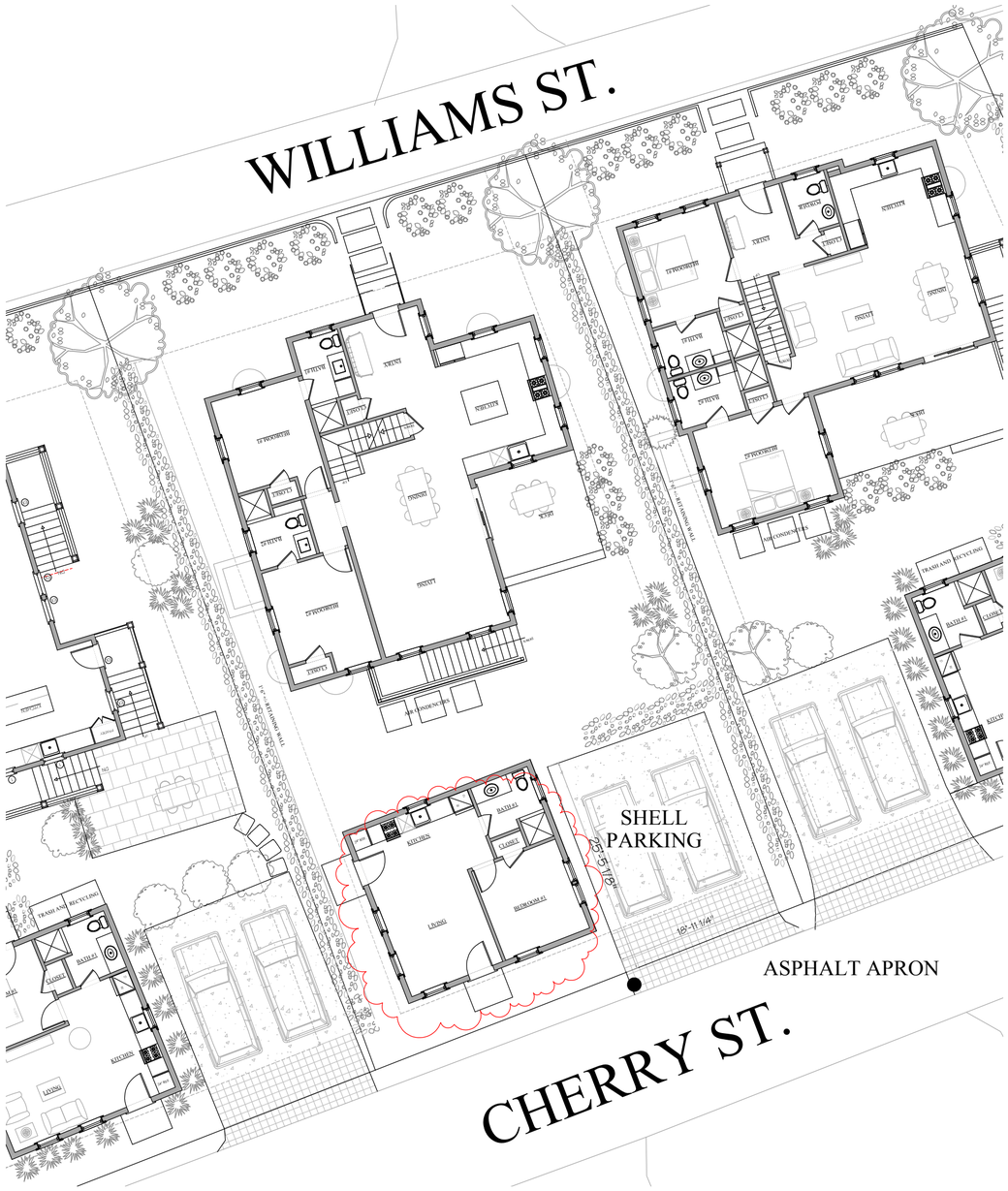
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/2/2024 Signature of owner of record _____ Signed under penalties of perjury

16.5 WILLIAMS ST
NANTUCKET, MA 02554







MAP & PARCEL: 55/372
ZONE: R5
FRONT / REAR SETBACKS: 10' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 5,000 s.f.
GROUND COVER RATIO: 40%
PROPOSED NEW GROUND COVER:
- MAIN HOUSE: 1201 S.F.
- GUEST HOUSE: 483 S.F.
TOTAL GROUND COVER: 1684 S.F.
ALLOWABLE GROUND COVER: 2,000 S.F.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
15 COMMERCIAL WHARF ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

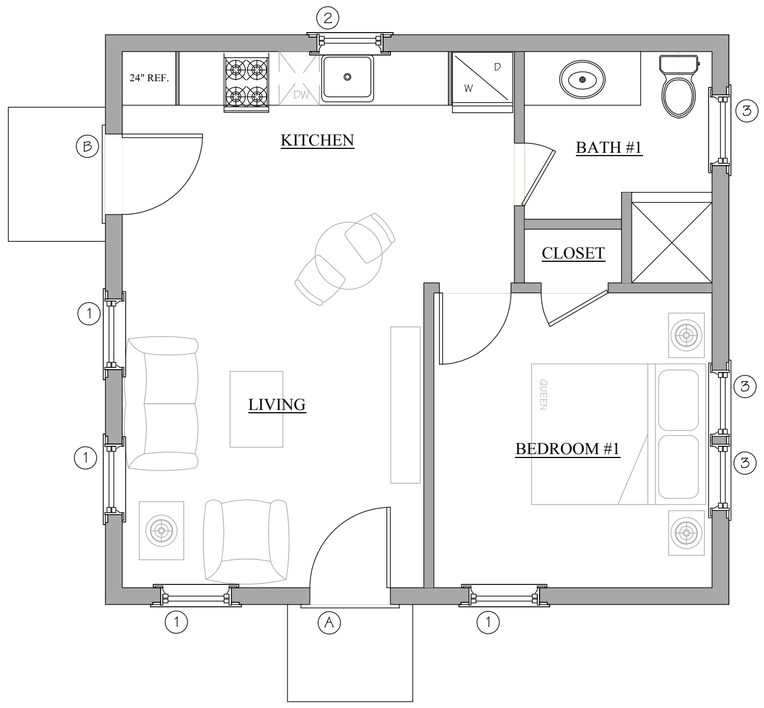
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 06/19/2024
SCALE: AS NOTED

M/P: 55/372

16.5 WILLIAMS ST
NANTUCKET, MA

A



FIRST FLOOR PLAN

483 S.F. (GROUND COVER)

16.5 Williams Guest House 6/17/2024

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 8" x 4' 2"	2' 10 1/4" x 4' 5 3/8"	Grn.Mnt.	6/6 Double hung	Single	MDH 2822	4
2	2' 4" x 3' 6"	2' 6 1/4" x 3' 9 3/8"	Grn.Mnt.	6/6 Double hung	Single	MDH 2418	1
3	2' 4" x 1' 10	TBD	Grn.Mnt.	6 light awning	Single	TBD	5
A	3' 0" x 6' 8"	TBD	TBD	4 panel	Single		1
B	3' 0" x 6' 8"	TBD	TBD	15 light	Single		1

Window Notes (unless otherwise noted)

1. Jamb width to be determined on site before ordering windows
2. All window casing details to match elevations
3. All windows and doors must be D.P. rated in accordance to Building Code 780 CMR 5301.2
4. All ganged windows to have double stud pocket

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
15 COMMERCIAL WHARF ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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FLOOR PLANS
DATE: 06/19/2024
SCALE: 1/4" = 1' 0"

M/P: 55/372

RESIDENCE
16.5 WILLIAMS ST
NANTUCKET, MA

1



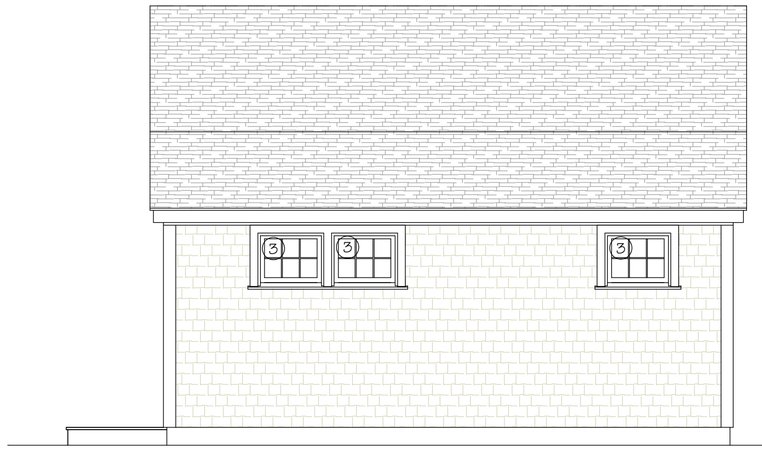
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

PREVIOUSLY SUBMITTED



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
15 COMMERCIAL WHARF ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 06/19/2024
SCALE: 1/4" = 1'0"

M/P: 55/372

RESIDENCE
16.5 WILLIAMS ST
NANTUCKET, MA

2





WILLIAMS ST. STREETSCAPE



CHERRY ST. STREETSCAPE

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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STREETSCAPES
DATE: 06/19/2024
SCALE: 1" = 10' 0"

WILLIAMS ST.
NANTUCKET, MA

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°: 76.1.3 PARCEL N°. 106

Street & Number of Proposed Work: 21 Clarendon St (Main House)

Owner of record: Powers Landscaping Inc

Mailing Address: 160 Hummock Pond Rd

Nantucket, MA 02554

Contact Phone #: 508-326-9486 E-mail: cpowers@landscaping@gmail.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd #510

Nantucket, MA 02554

Contact Phone #: 508-332-3605 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Install (30) all black PV modules to main House rooftop.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

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

DocuSign Envelope ID: F46375A6-86CB-4D97-AADA-AFF8B0D8AAD9

hdcsubmissions@nantucket-ma.gov

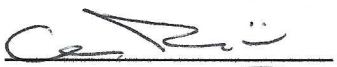
The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

I am the owner of the property located at: 21 Clarendon St.

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 Christopher Powers
Date 5/15/2024

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 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Chris Powers

STREET ADDRESS 21 Clarendon St

MAP/PARCEL 76.1.3 / 106

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/23/24

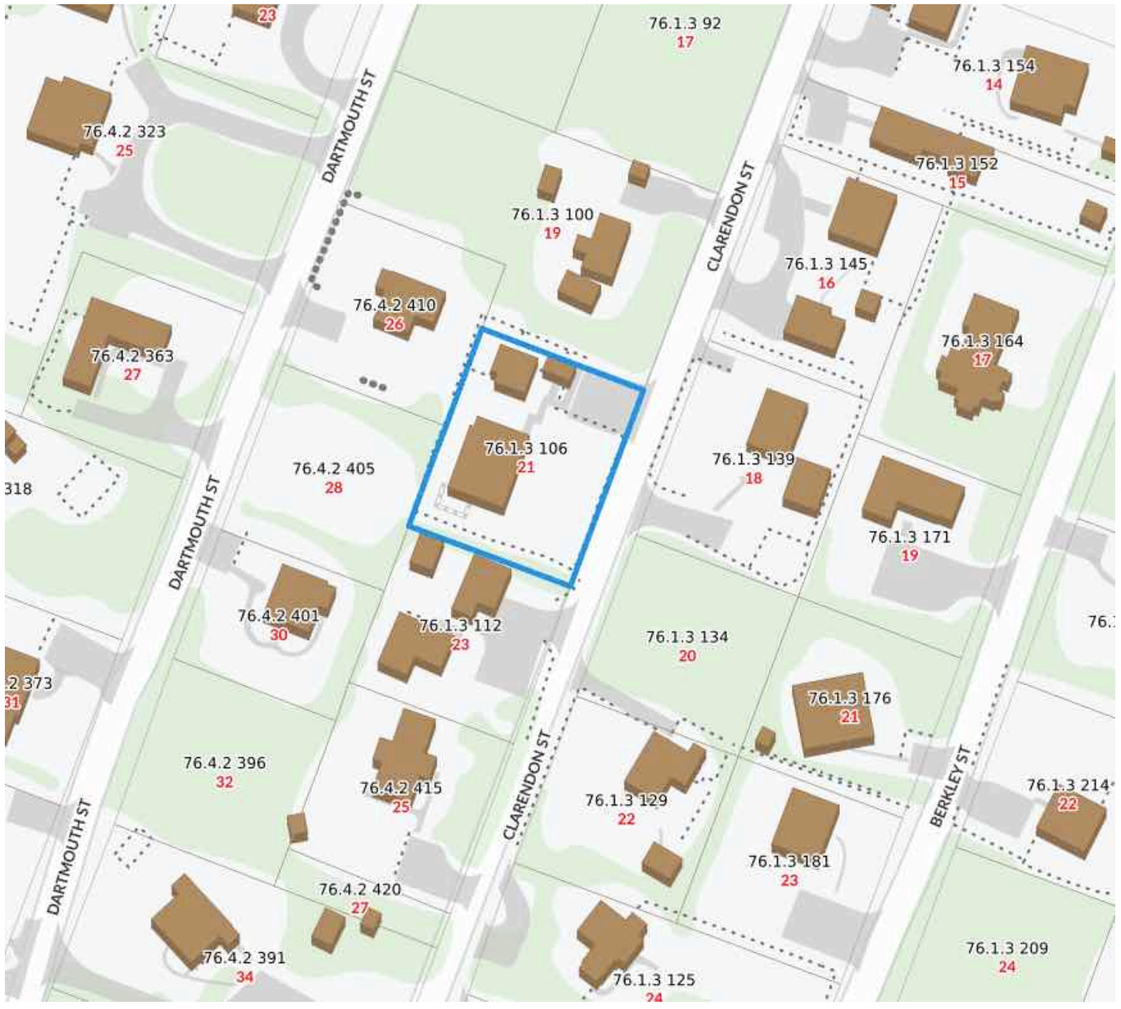
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

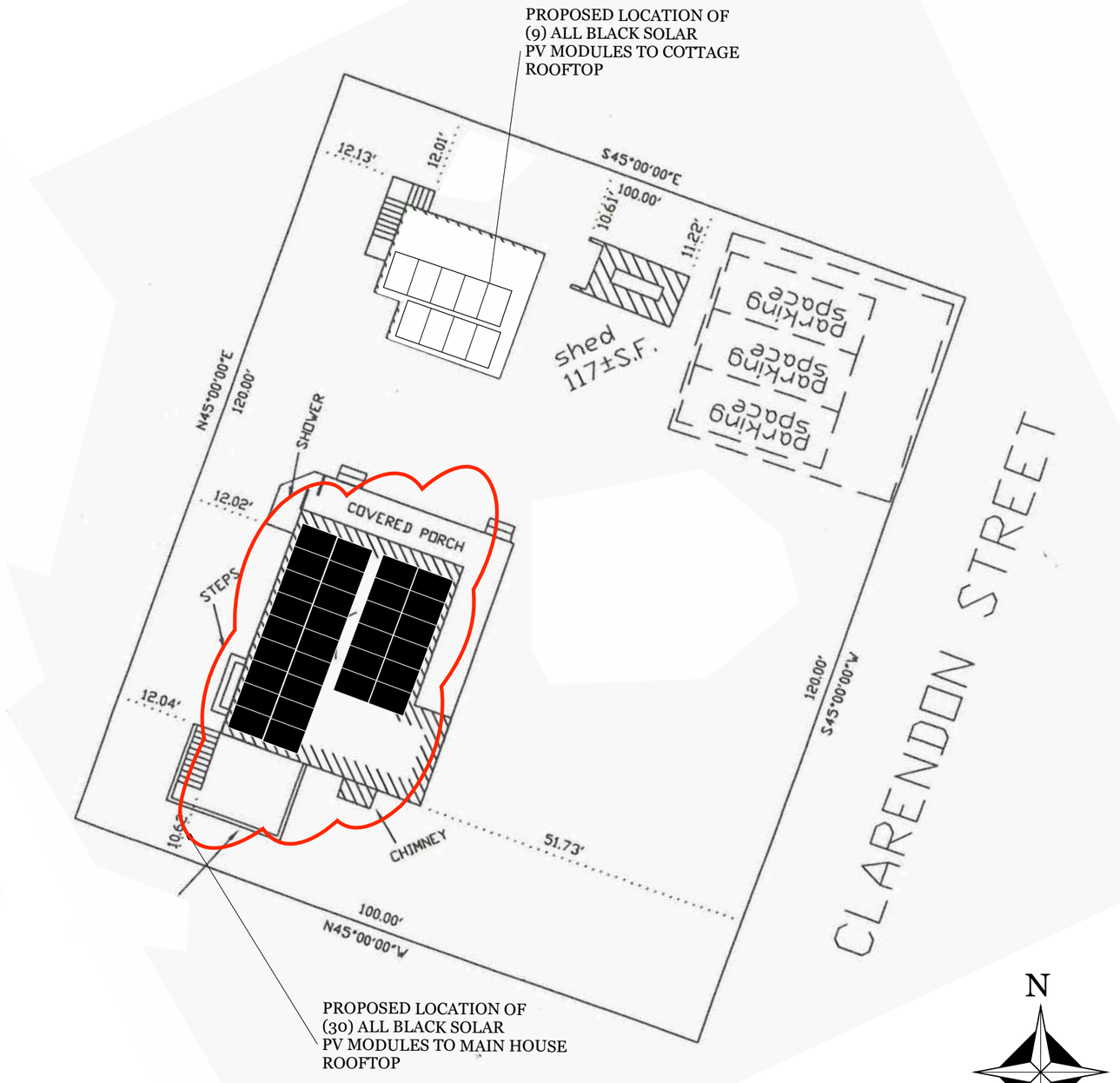
Signature 5/23/24

Signature Date



Locus Map
Scale: Not to scale

Zoning Class: LUG3
Front Setback: 35ft
Side/Rear Setback: 20ft/20 ft



Site Plan
Scale: 1" = 20”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

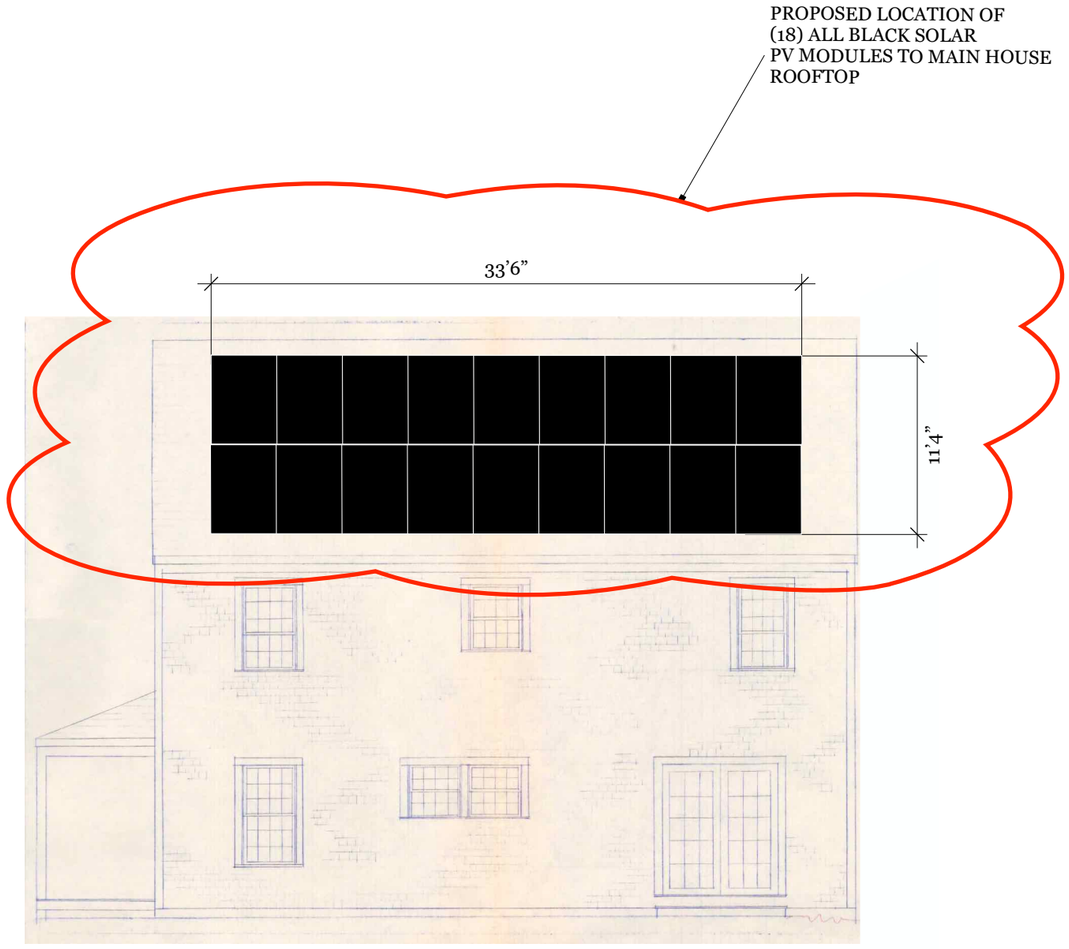
ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

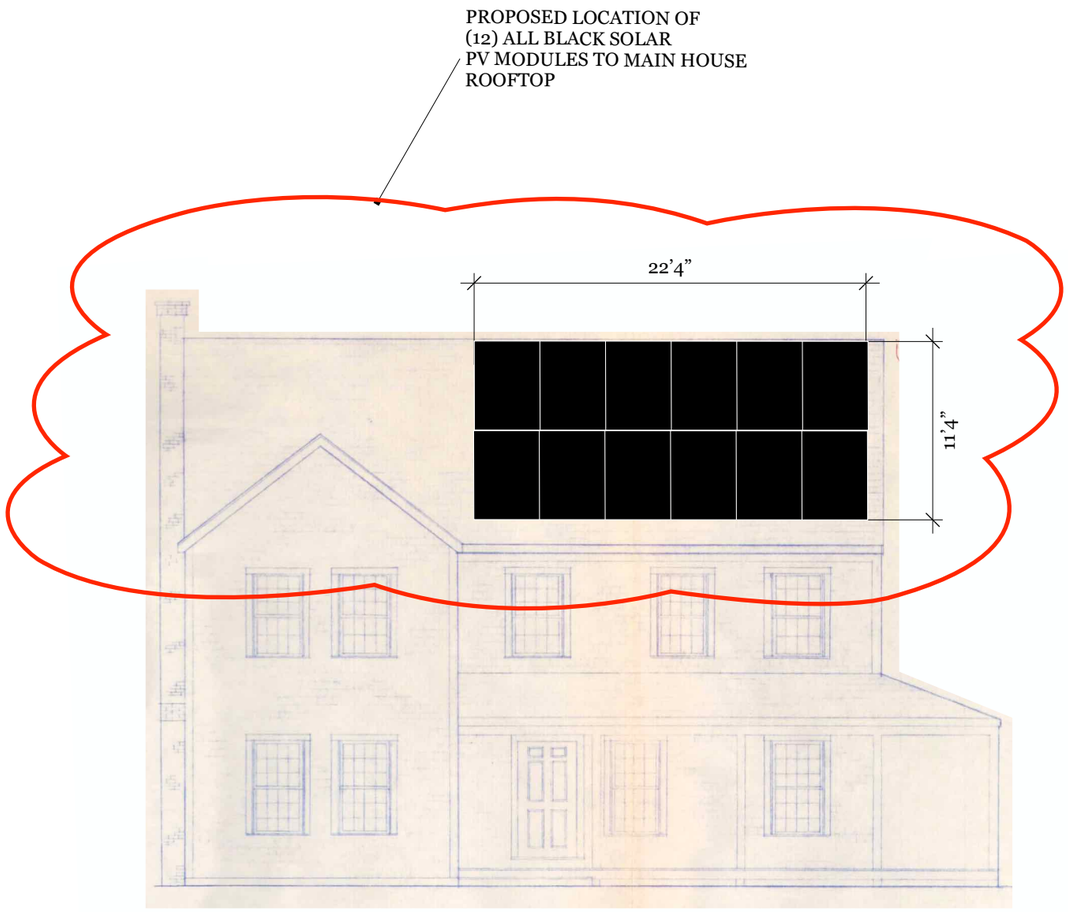
REVISIONS

	MM/DD/YY	REMARKS
1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



WEST ELEVATION



EAST ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

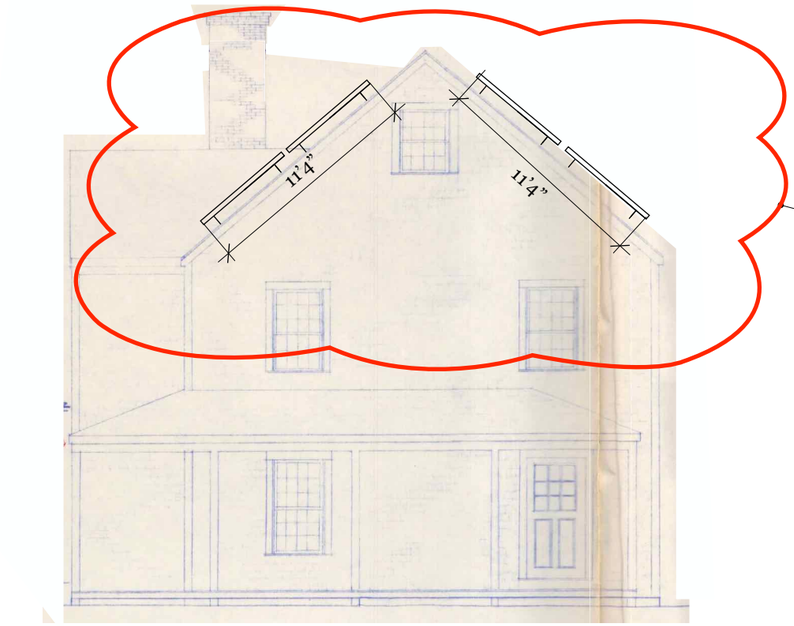
ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

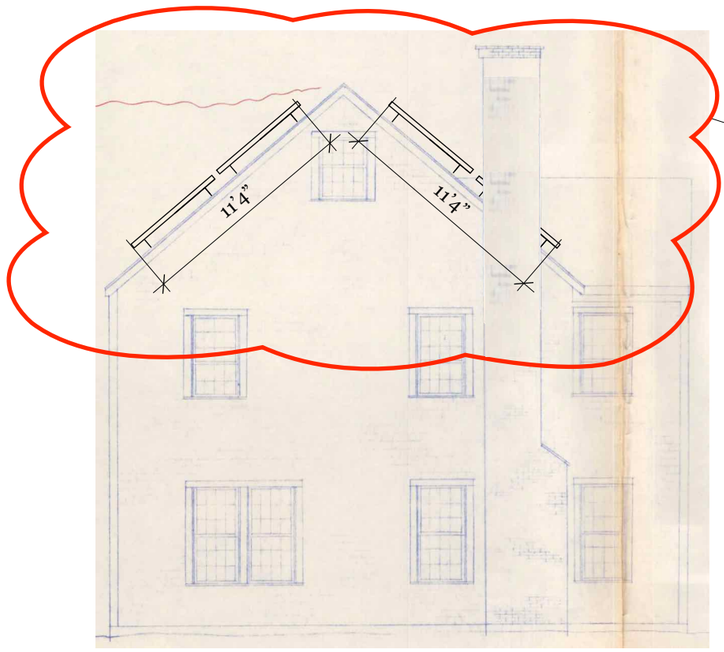
1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



PROPOSED LOCATION OF (33) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP

NORTH ELEVATION



PROPOSED LOCATION OF (33) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP

SOUTH ELEVATION

Scale: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03





PHOTO A

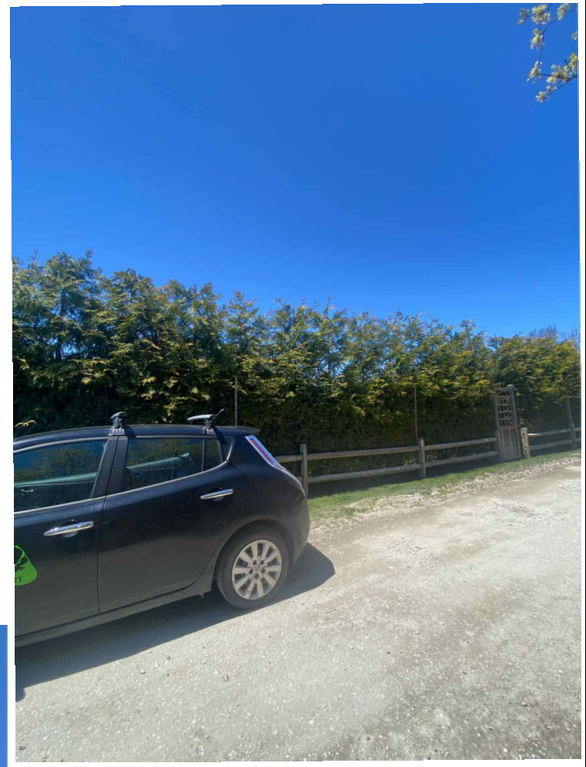


PHOTO B

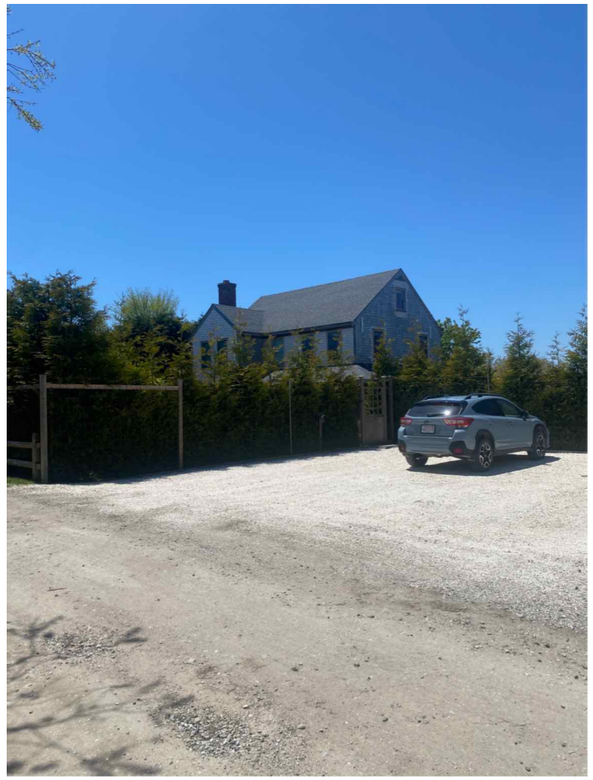


PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Q.TRON BLK M-G2+ SERIES

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

qcells

PRELIMINARY

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

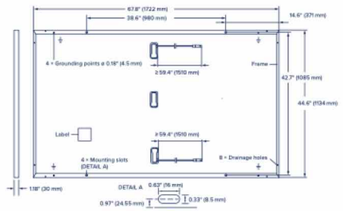
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

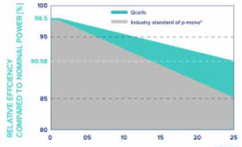


Electrical Characteristics

POWER CLASS				410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	410	415	420	425	430
Minimum	Short Circuit Current[1]	I_{SC}	[A]	13.39	13.42	13.46	13.49	13.53
Minimum	Open Circuit Voltage[1]	V_{OC}	[V]	38.58	38.61	38.64	38.67	38.70
Minimum	Current at MPP	I_{MPP}	[A]	12.68	12.75	12.82	12.88	12.95
Minimum	Voltage at MPP	V_{MPP}	[V]	32.32	32.55	32.77	32.98	33.20
Minimum	Efficiency[1]	η	[%]	≥ 21.4	≥ 21.6	≥ 21.9	≥ 22.2	≥ 22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	310.0	313.8	317.6	321.4	325.2
Minimum	Short Circuit Current	I_{SC}	[A]	10.79	10.82	10.84	10.87	10.90
Minimum	Open Circuit Voltage	V_{OC}	[V]	36.61	36.63	36.66	36.69	36.71
Minimum	Current at MPP	I_{MPP}	[A]	9.97	10.03	10.09	10.15	10.21
Minimum	Voltage at MPP	V_{MPP}	[V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

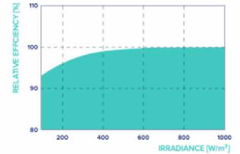


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730		C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)			

[3] See Installation Manual

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

C Certified US UL 61730 CE TÜVRheinland CERTIFIED www.tuv.com ID 111120277

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-09_Rev05_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

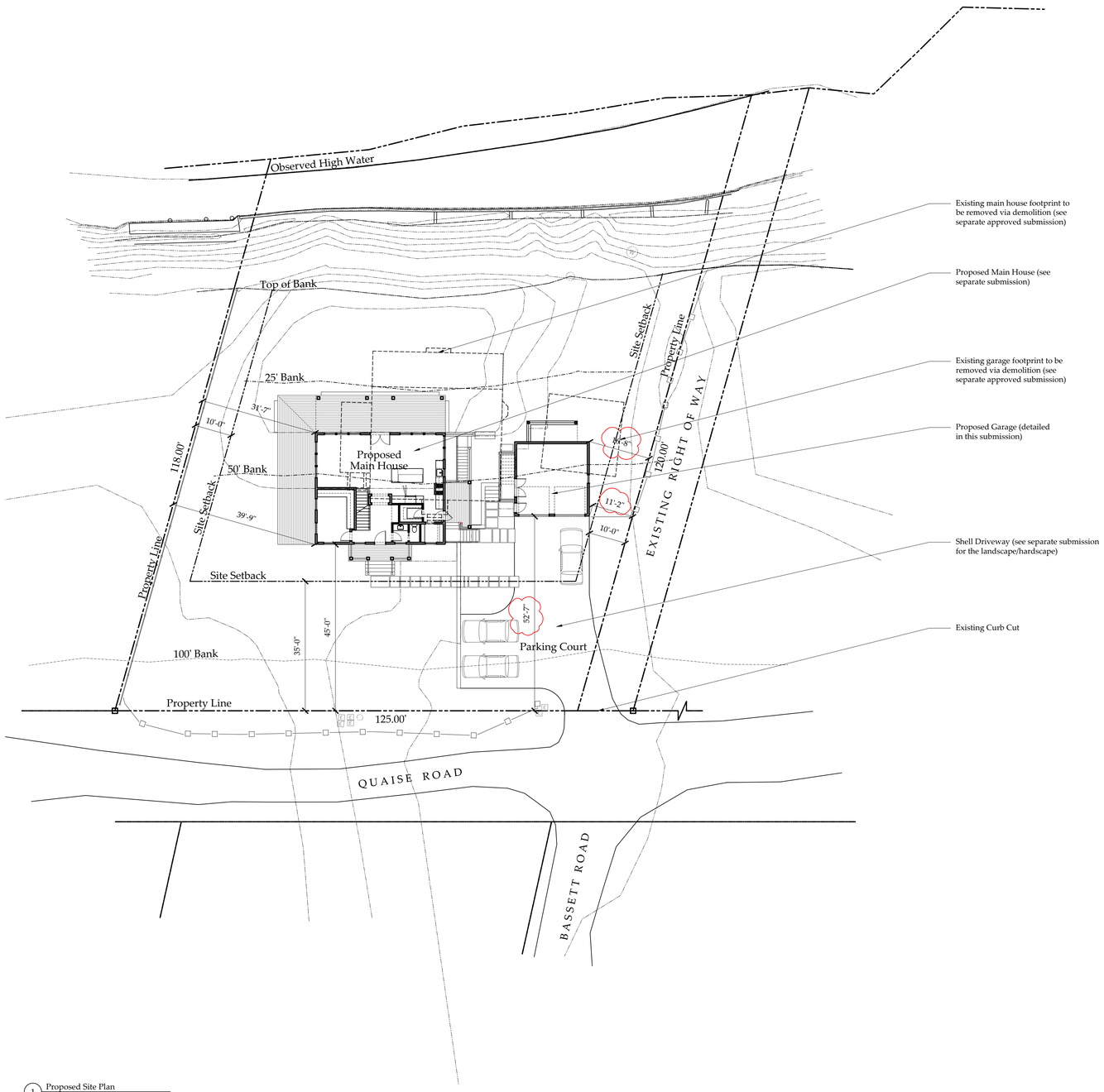
Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

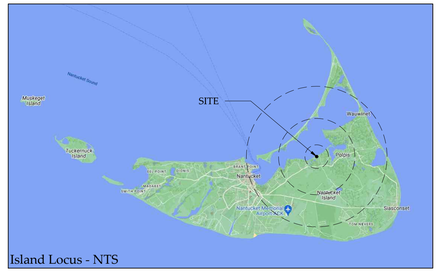
PROPOSED



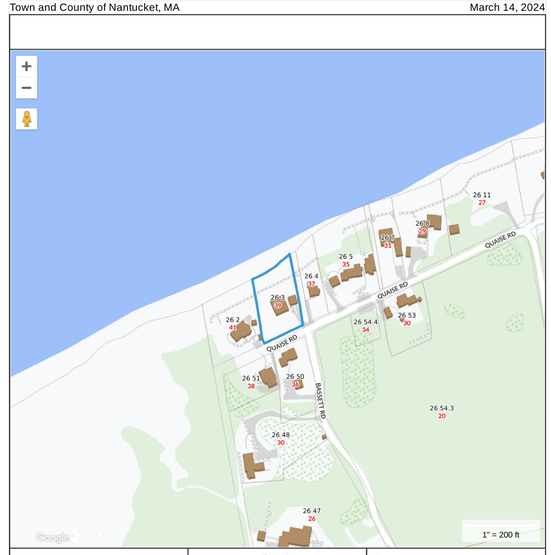
1 Proposed Site Plan
Scale: 1/16" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

Project North True North



Locus Map



Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.

Drawing List	
AG1.1	Proposed Site Plan; Locus; Zoning Information
AG2.1	Existing/Proposed Floor Plans
AG3.1	Existing/Proposed Elevations
AG3.2	Existing/Proposed Elevations
AG3.3	Proposed East Elevation with Main House
AG5.1	Proposed Window and Door Schedule

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Nantucket, MA 02554

Garage
Proposed Site Plan
Locus
Zoning Information

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

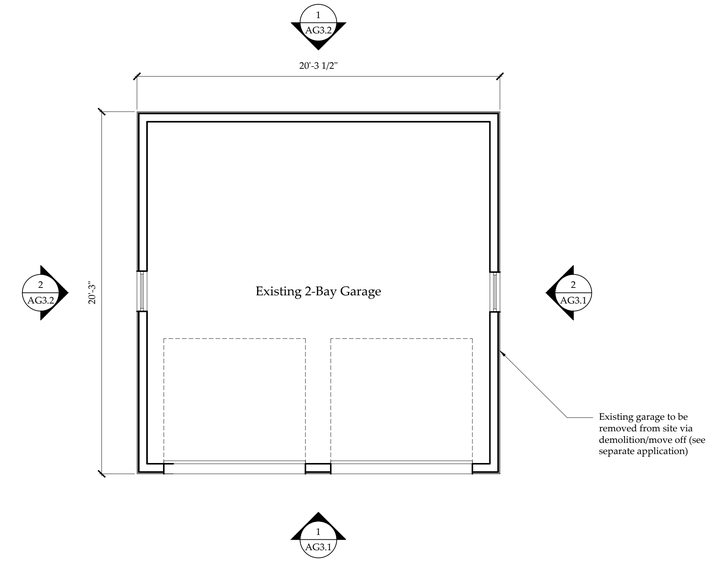
Project number: 23-62

AG1.1

EXISTING

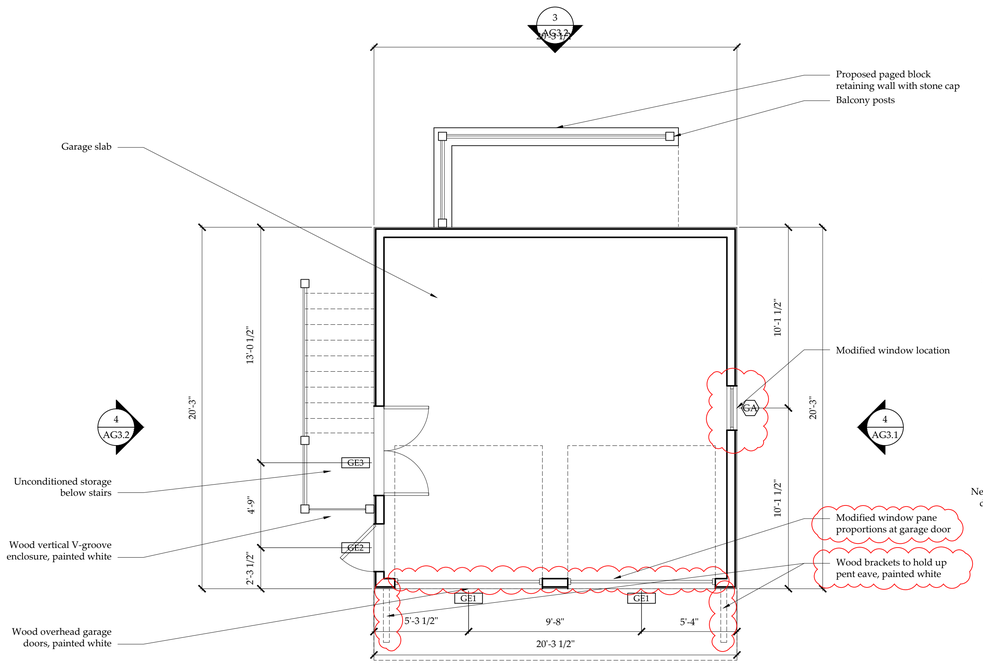
General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

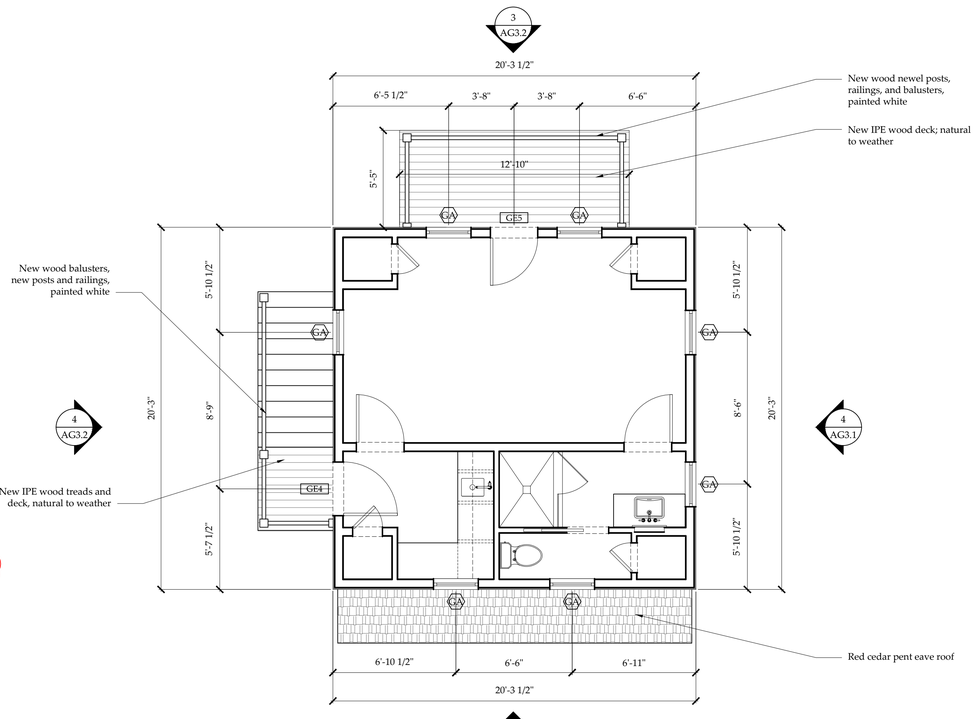


1 Existing Garage First Floor Plan
Scale: 1/4" = 1'-0"

PROPOSED



2 Proposed Garage First Floor Plan
Scale: 1/4" = 1'-0"



3 Proposed Garage Second Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

Project North

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Garage
Existing/Proposed
Floor Plans

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
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Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

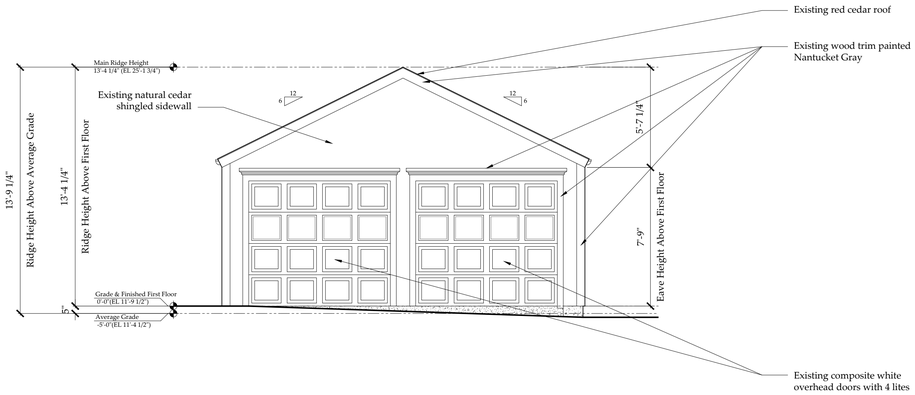
Project number: 23-62

AG2.1

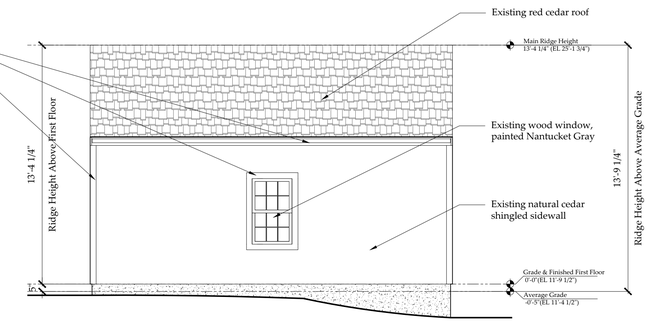
EXISTING

General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

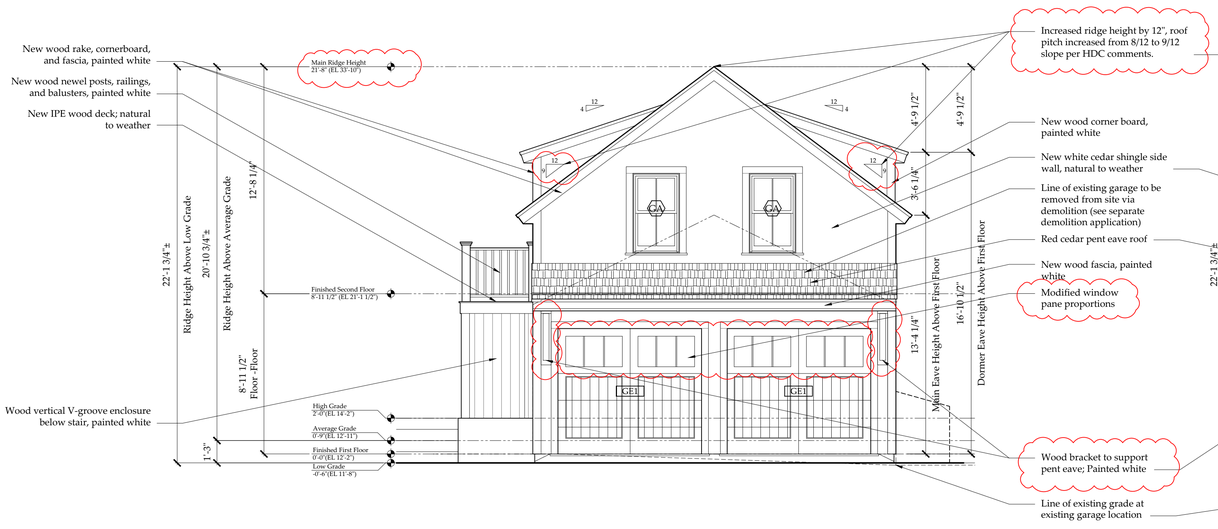


1 Existing Garage South Elevation
Scale: 1/4" = 1'-0"

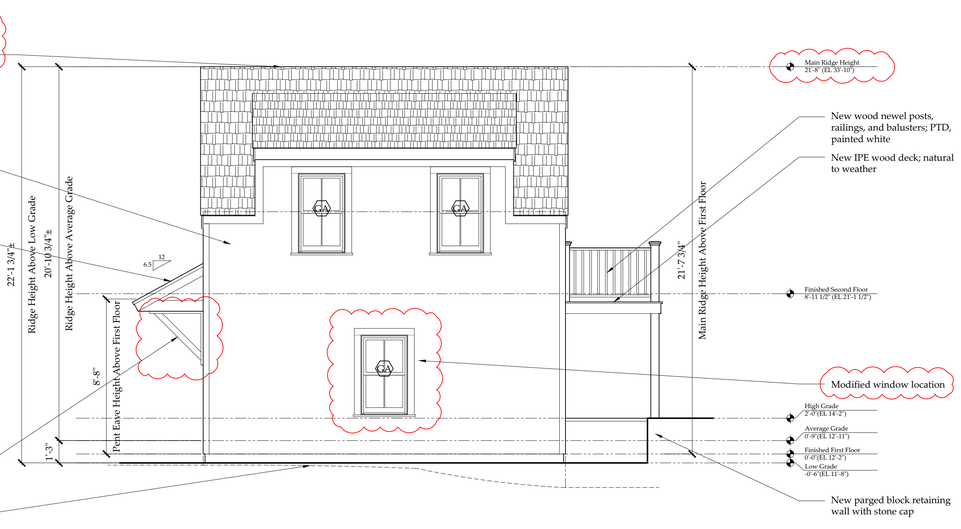


2 Existing Garage East Elevation
Scale: 1/4" = 1'-0"

PROPOSED



3 Proposed Garage South Elevation
Scale: 1/4" = 1'-0"



4 Proposed Garage East Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

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Garage
Existing/Proposed Elevations

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

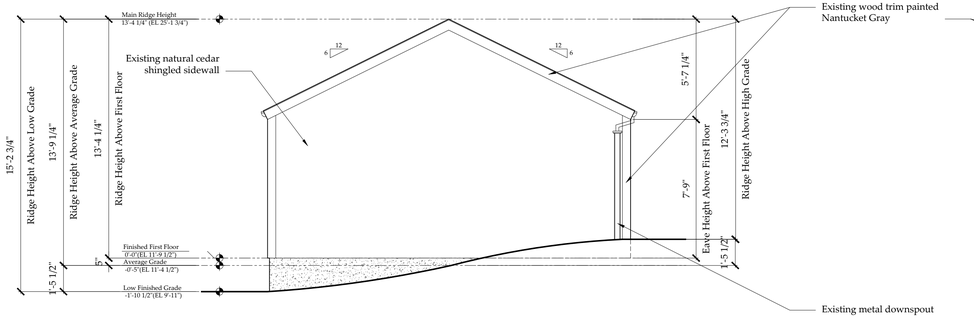
Project number: 23-62

AG3.1

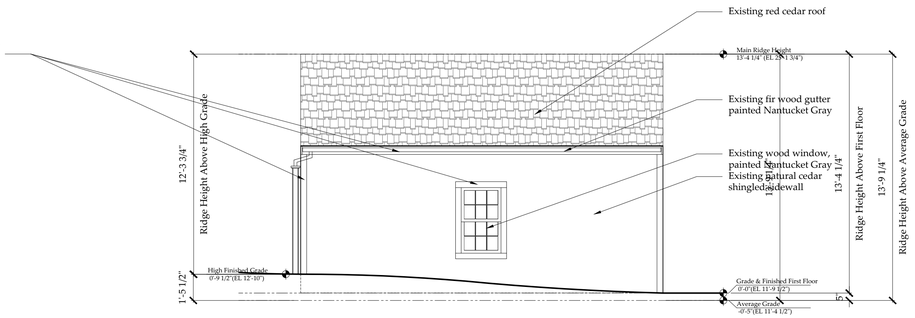
EXISTING

General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

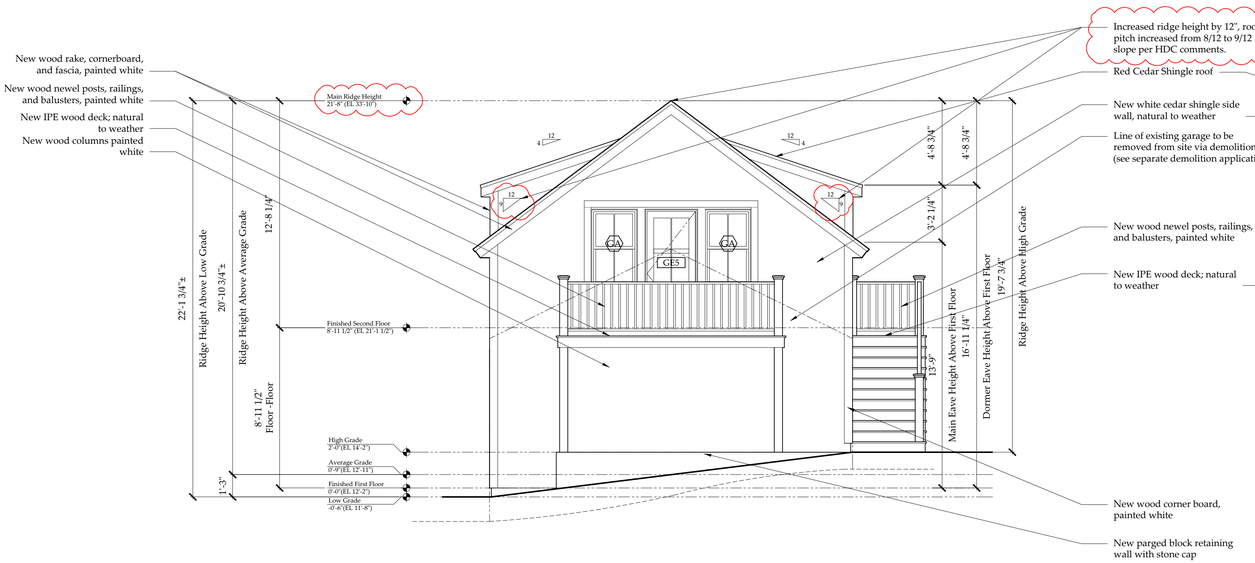


1 Existing Garage North Elevation
Scale: 1/4" = 1'-0"

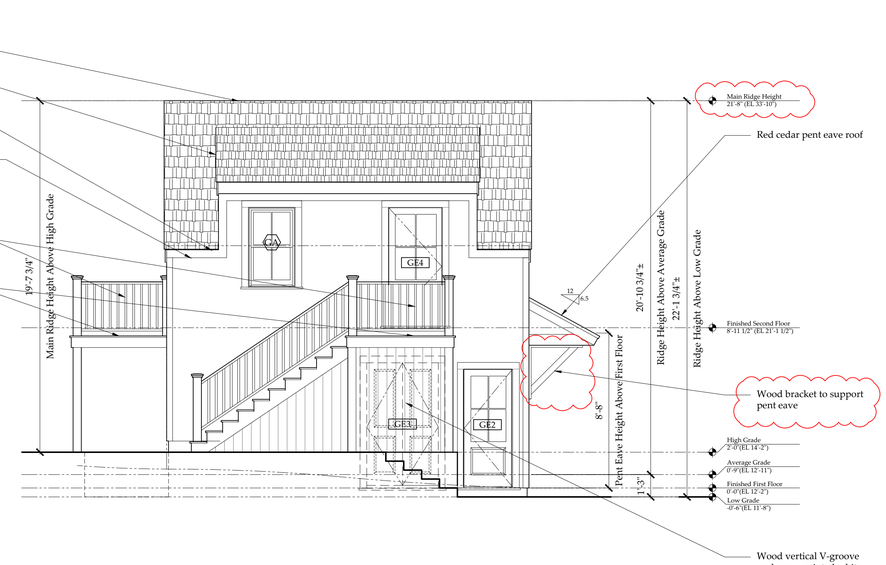


2 Existing Garage West Elevation
Scale: 1/4" = 1'-0"

PROPOSED



3 Proposed Garage North Elevation
Scale: 1/4" = 1'-0"



4 Proposed Garage West Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

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Garage
Existing/Proposed Elevations

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
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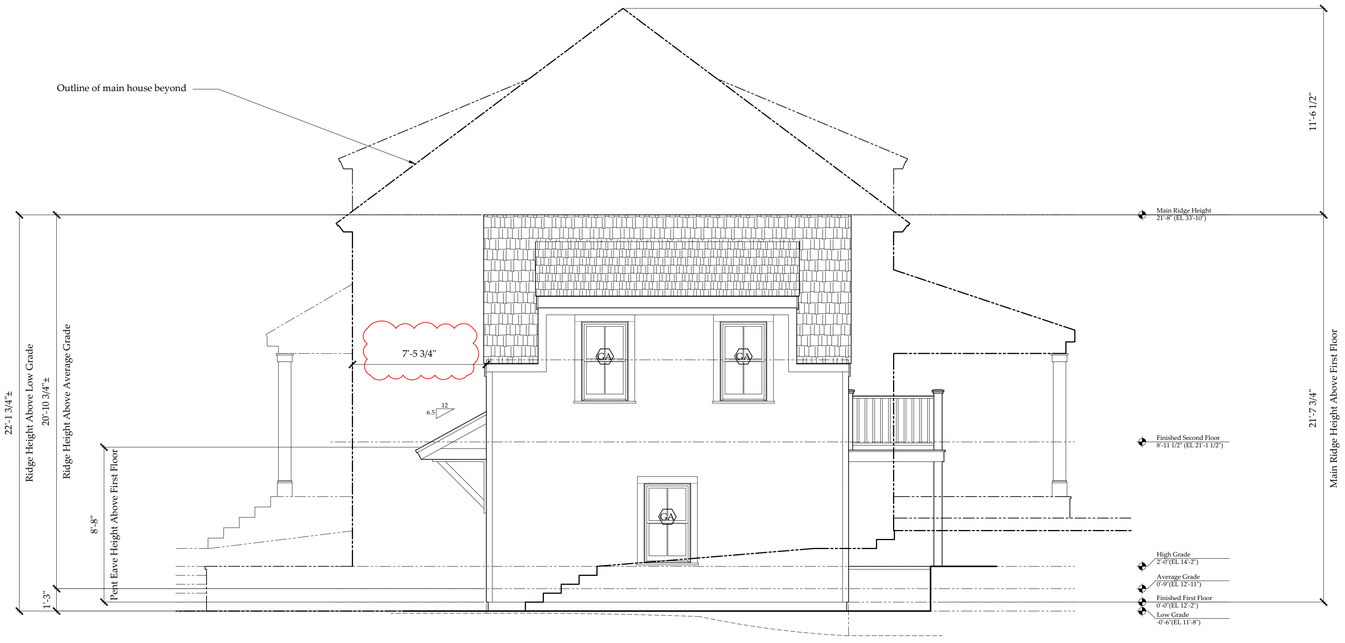
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

AG3.2

PROPOSED



1 Proposed Garage East Elevation with Main House
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

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Garage
Proposed East Elevation with Main House

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
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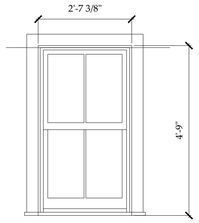
Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

AG3.3

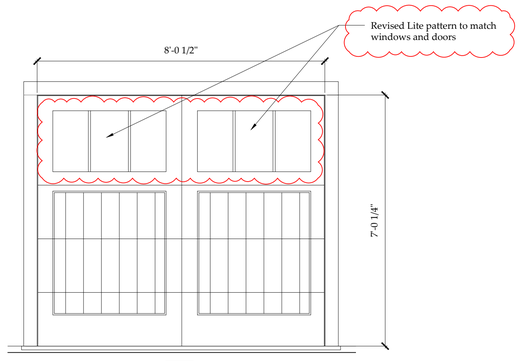


GA

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung - 2/2 Lite Window
Unit Code -	UWDH2624
RO Size -	2'-8 3/8"w x 4'-9 1/2"h
Unit Size -	2'-7 3/8"w x 4'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer Bar
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress

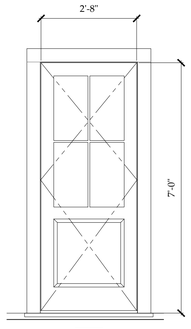
1 Proposed Window Types
Scale: 1/2" = 1'-0"



GE1

Unit Specifications

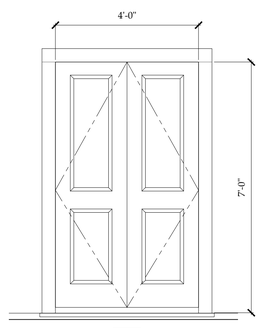
Manufacturer -	Designer Doors
Unit Type -	8 Lite over 1 Panel Overhead Garage Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	8'-0"W x 7'-0"H Nominal
Glazing -	Single Glazed True Divide
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" TDL
Screen -	n/a
Notes -	Overhead Operating



GE2

Unit Specifications

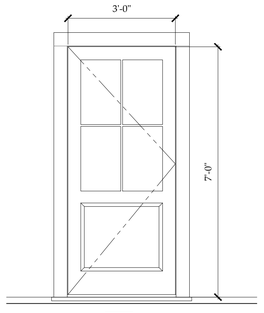
Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Lite
Screen -	n/a
Notes -	



GE3

Unit Specifications

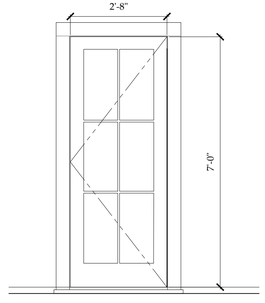
Manufacturer -	Nantucket Millworks
Unit Type -	Pair 2-Panel Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-0"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	n/a
Screen -	n/a
Notes -	



GE4

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite Wood 1 Panel Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



GE5

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	Single 6-Lite French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	

2 Proposed Door Types
Scale: 1/2" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

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Nantucket, MA 02554

Garage Proposed Window and Door Schedule

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

AG5.1

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: 4/3/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 39 Quaise Rd.
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
✓	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: 6/17/24

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°: 26-3 PARCEL N°. 39

Street & Number of Proposed Work: 39 QUAISE RD.

Owner of record: THIRD POINT HOLDINGS, LLC

Mailing Address: P.O. BOX 835

TETON VILLAGE, WY 83025

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: SMITH & HUTTON

91 CHESTNUT RD, PAOLI, PA 19301

Contact Phone #: _____ E-mail: jennifer@smithnutton.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'-3" Sq. Footage 1st floor: 411 SF Decks/Patio: Size: 12'-10 x 5'-6 ☐ 1st floor ☑ 2nd floor

Width: 20'-3 1/2" Sq. footage 2nd floor: 411 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0" South ~12" East 0" West 0"

Height of ridge above final finish grade: North 20'-1" South 21'-4" East 21'-4" West 18'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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 _____/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) 4" WD. BOXED LEADERS, PTD.

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles NATURAL TO WEATHER ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 7 1/2" Soffit (Overhang) 6" Corner boards 5 1/2" Frieze 3"

Window Casing 4 1/2" Door Frame 4 1/2" Columns/Posts: Round _____ Square 8 1/2"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear ~~FAIR~~ 6 LITE, WD Side 4 LITE + WD. PANEL

Garage Door(s): Type OVERHEAD Material WOOD, PAINTED WHITE

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR, NATURAL Clapboard (if applicable) _____ Roof RED CEDAR, NATURAL TO WEATHER

Trim WHITE, PAINTED Sash WHITE, PAINTED Doors WHITE, PAINTED

Deck IPE, 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 03/20/24 Signature of owner of record _____ Signed under penalties of perjury

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.

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)

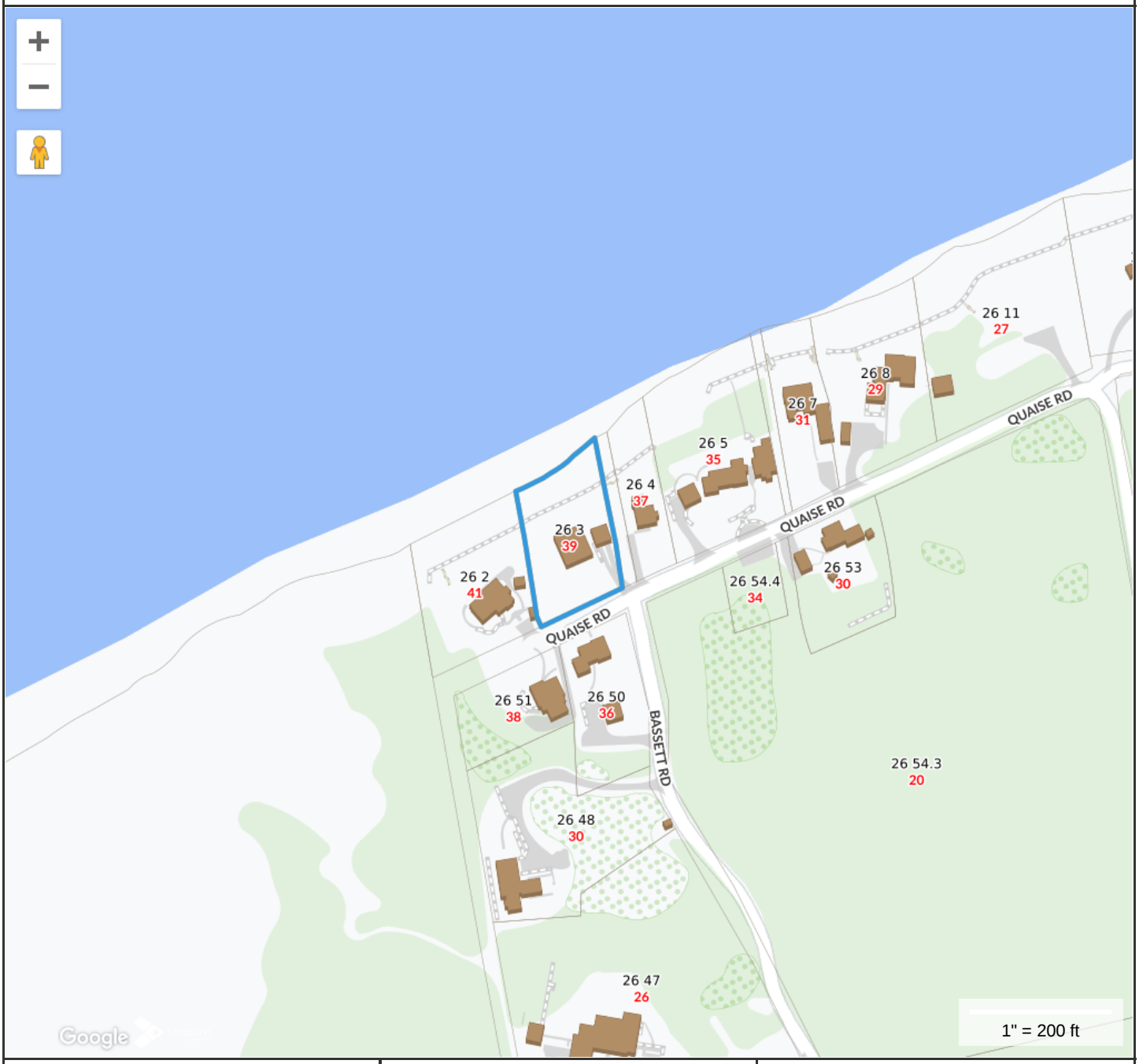
7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing 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



Property Information

Property ID	669
Location	39 QUAISE RD
Owner	THIRD POINT HOLDINGS LLC

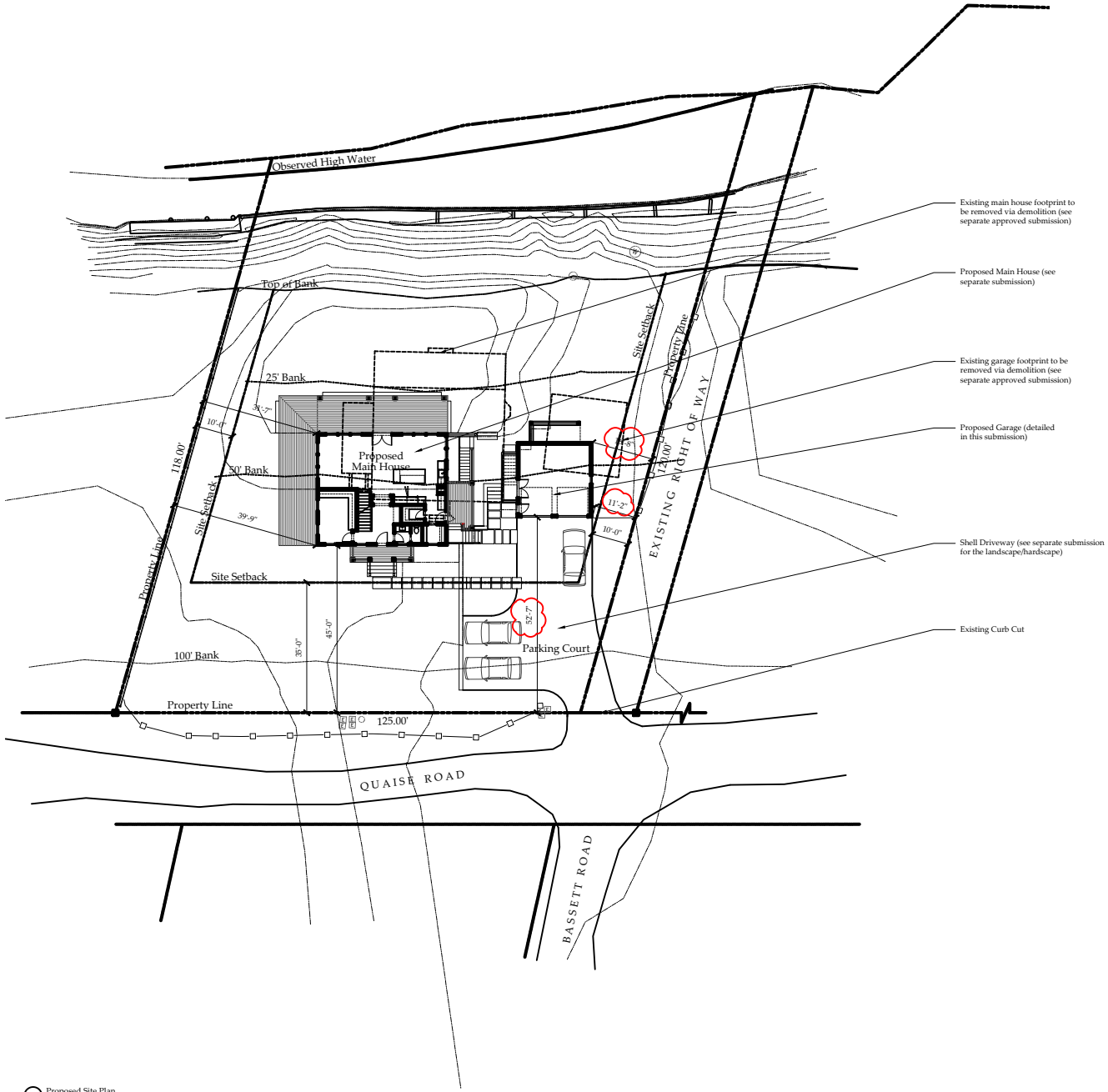
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

PROPOSED



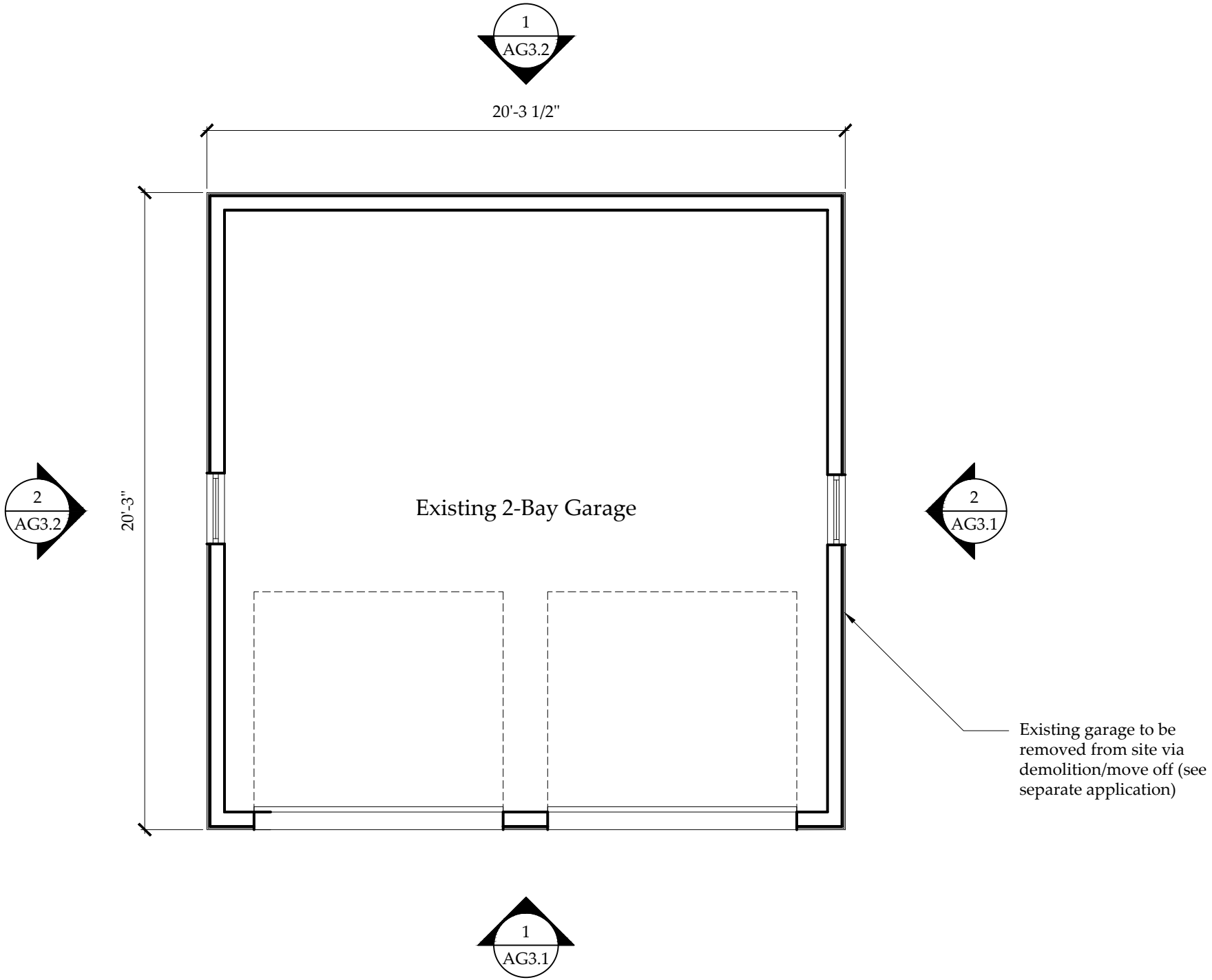
1 Proposed Site Plan
Scale: 1/16" = 1'-0"

REVISION
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

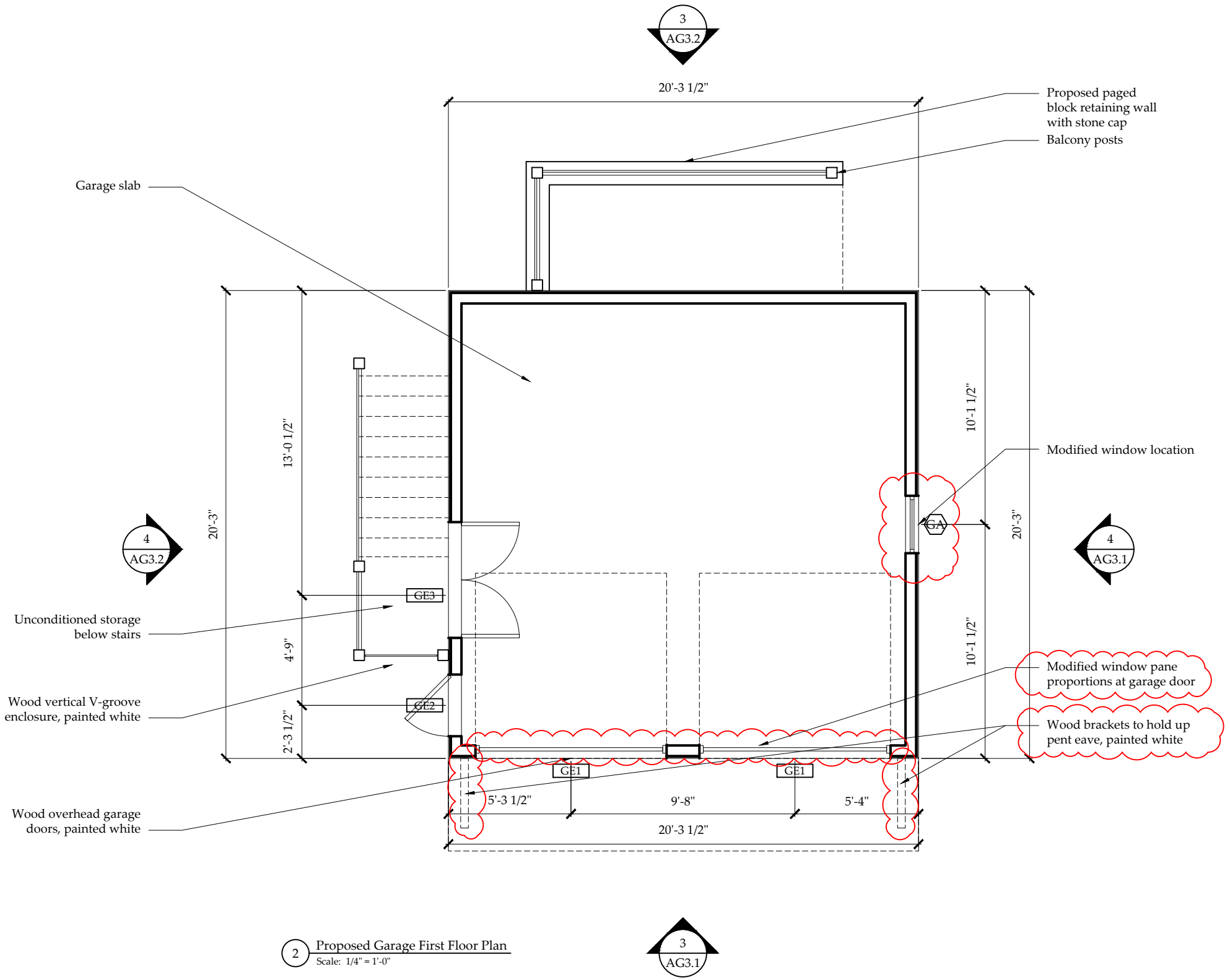
Project North True North

Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.

Drawing List	
AG1.1	Proposed Site Plan; Locus; Zoning Information
AG2.1	Existing/Proposed Floor Plans
AG3.1	Existing/Proposed Elevations
AG3.2	Existing/Proposed Elevations
AG3.3	Proposed East Elevation with Main House
AG5.1	Proposed Window and Door Schedule

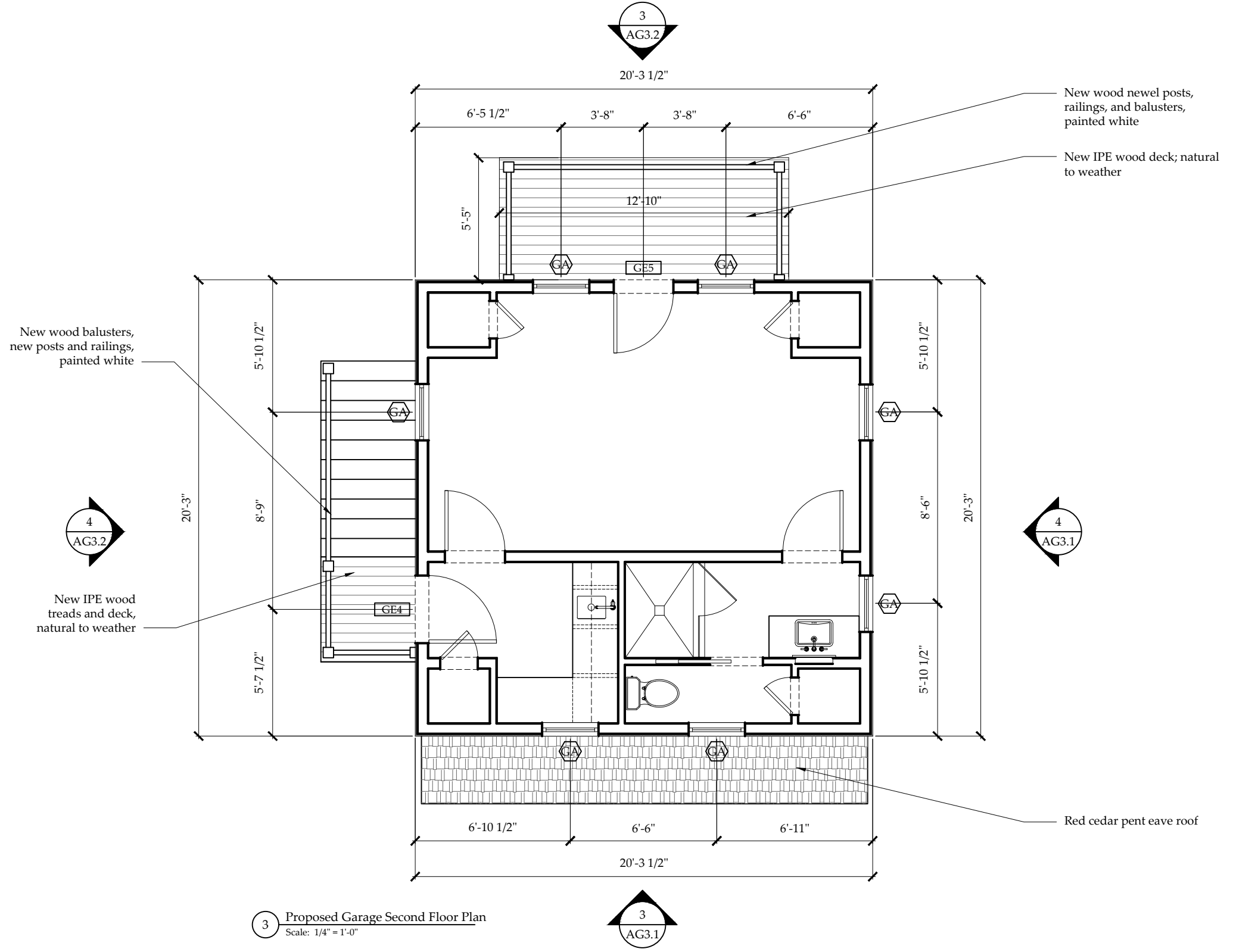


1 Existing Garage First Floor Plan
Scale: 1/4" = 1'-0"



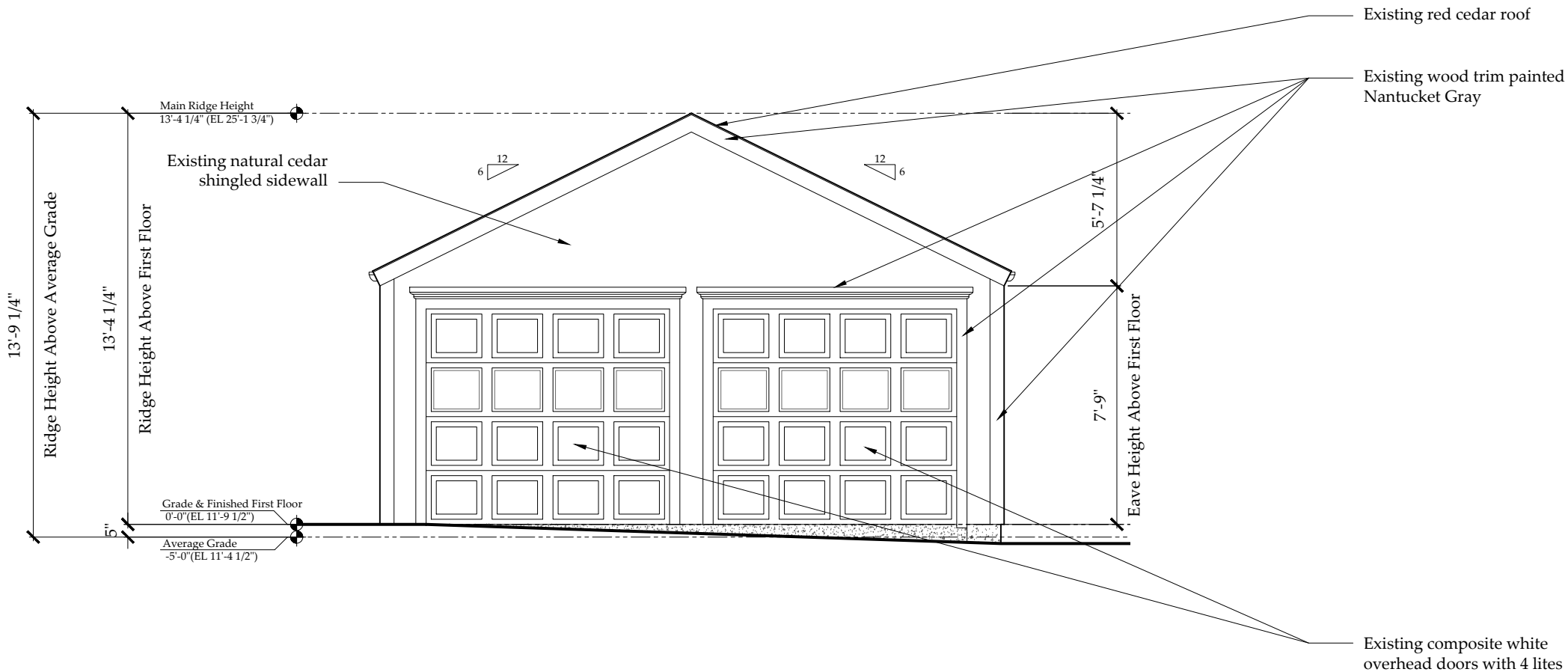
2 Proposed Garage First Floor Plan

Scale: 1/4" = 1'-0"



3 Proposed Garage Second Floor Plan

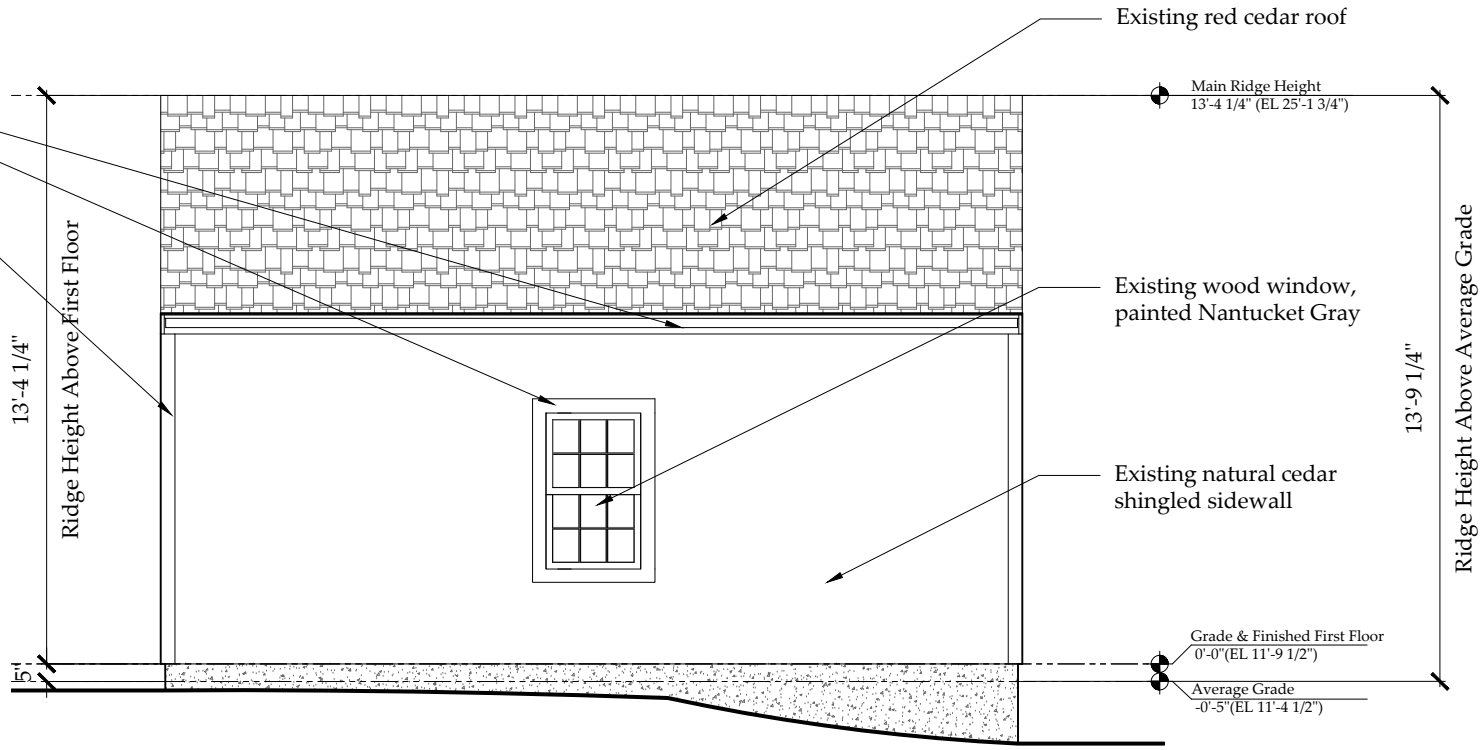
Scale: 1/4" = 1'-0"



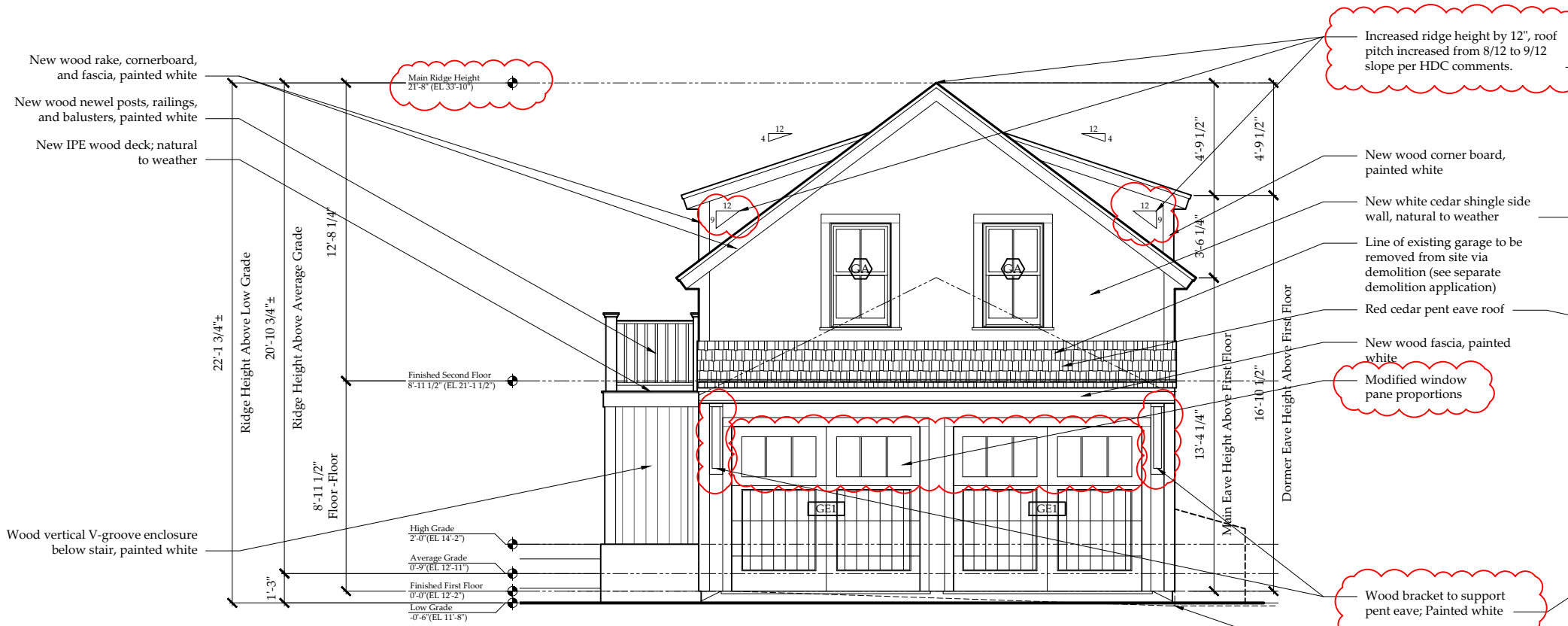
1 Existing Garage South Elevation

Scale: 1/4" = 1'-0"

- Existing red cedar roof
- Existing wood trim painted Nantucket Gray
- Existing composite white overhead doors with 4 lites

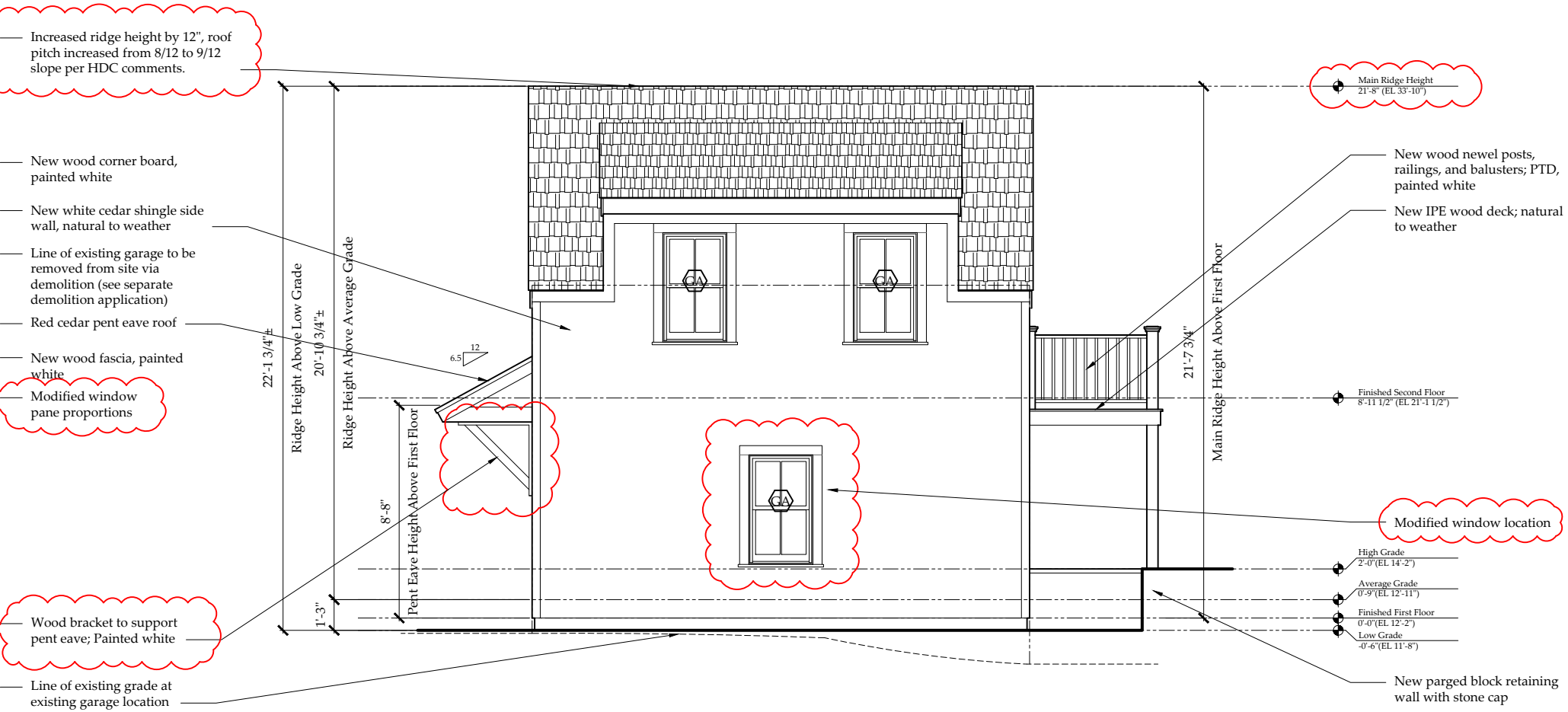


2 Existing Garage East Elevation
Scale: 1/4" = 1'-0"

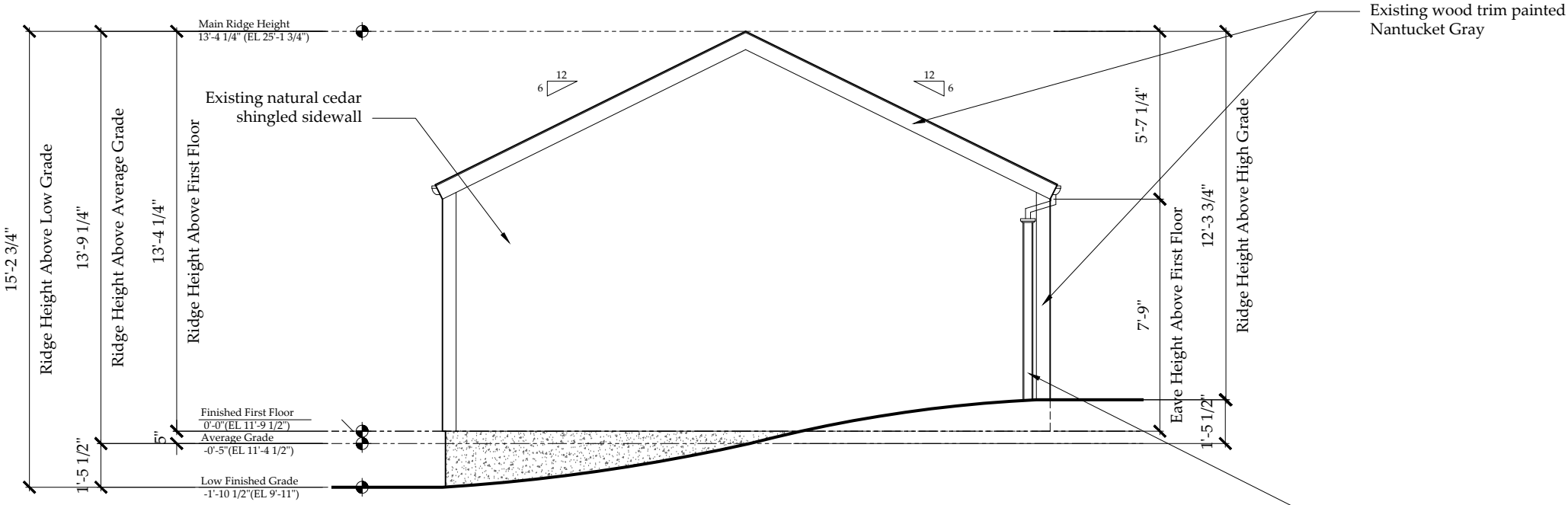


3 Proposed Garage South Elevation

Scale: 1/4" = 1'-0"

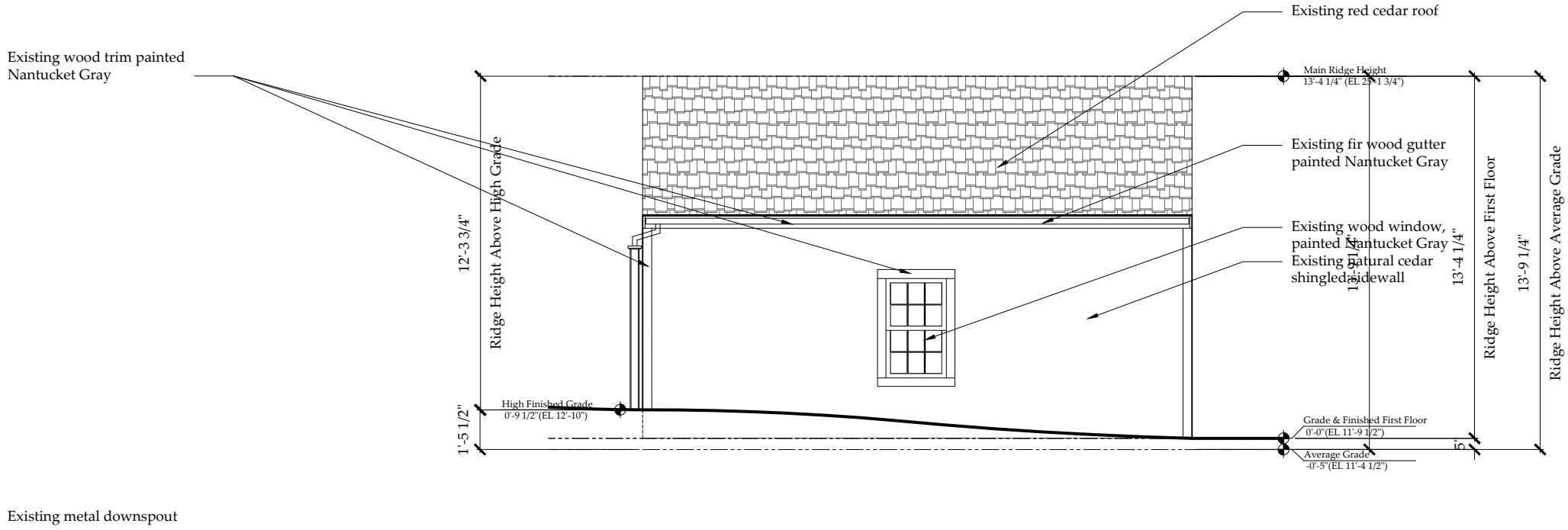


4 Proposed Garage East Elevation
Scale: 1/4" = 1'-0"



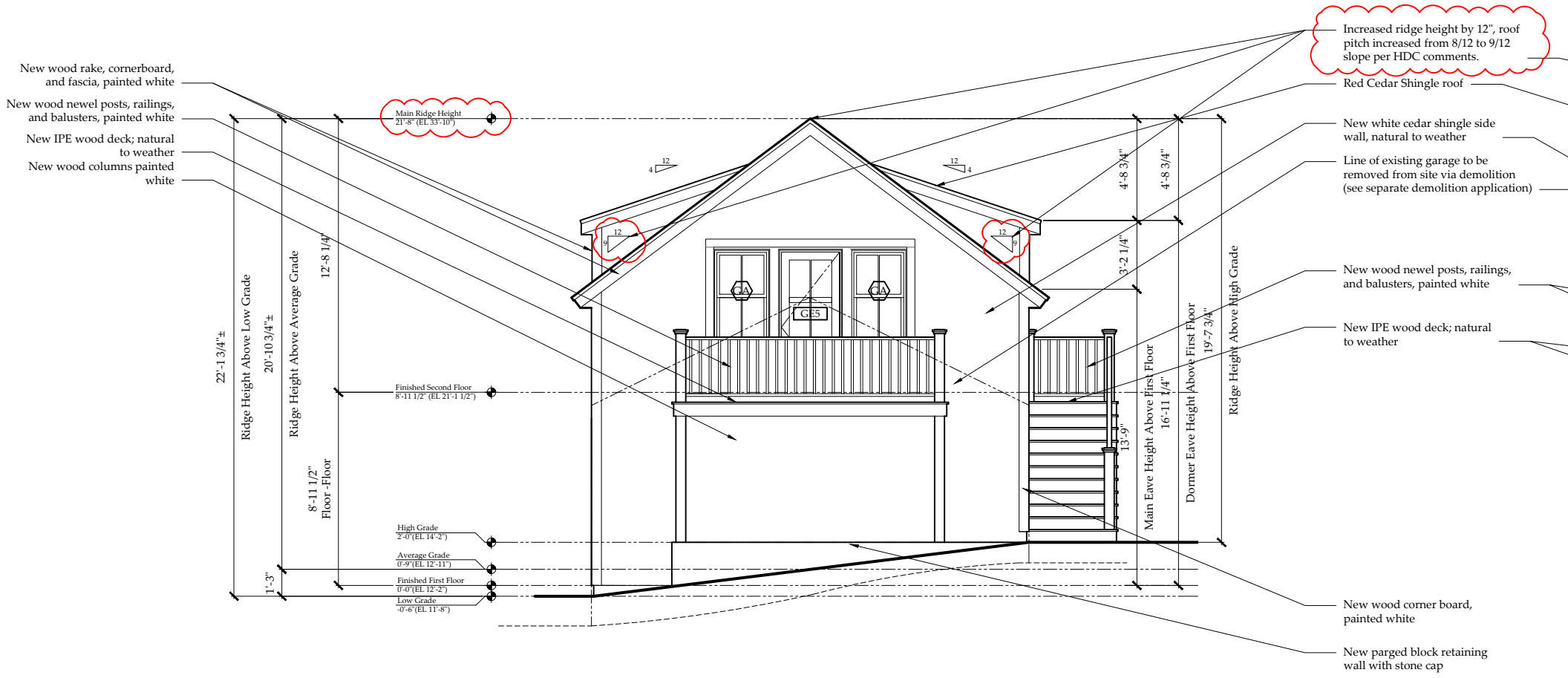
1 Existing Garage North Elevation

Scale: 1/4" = 1'-0"

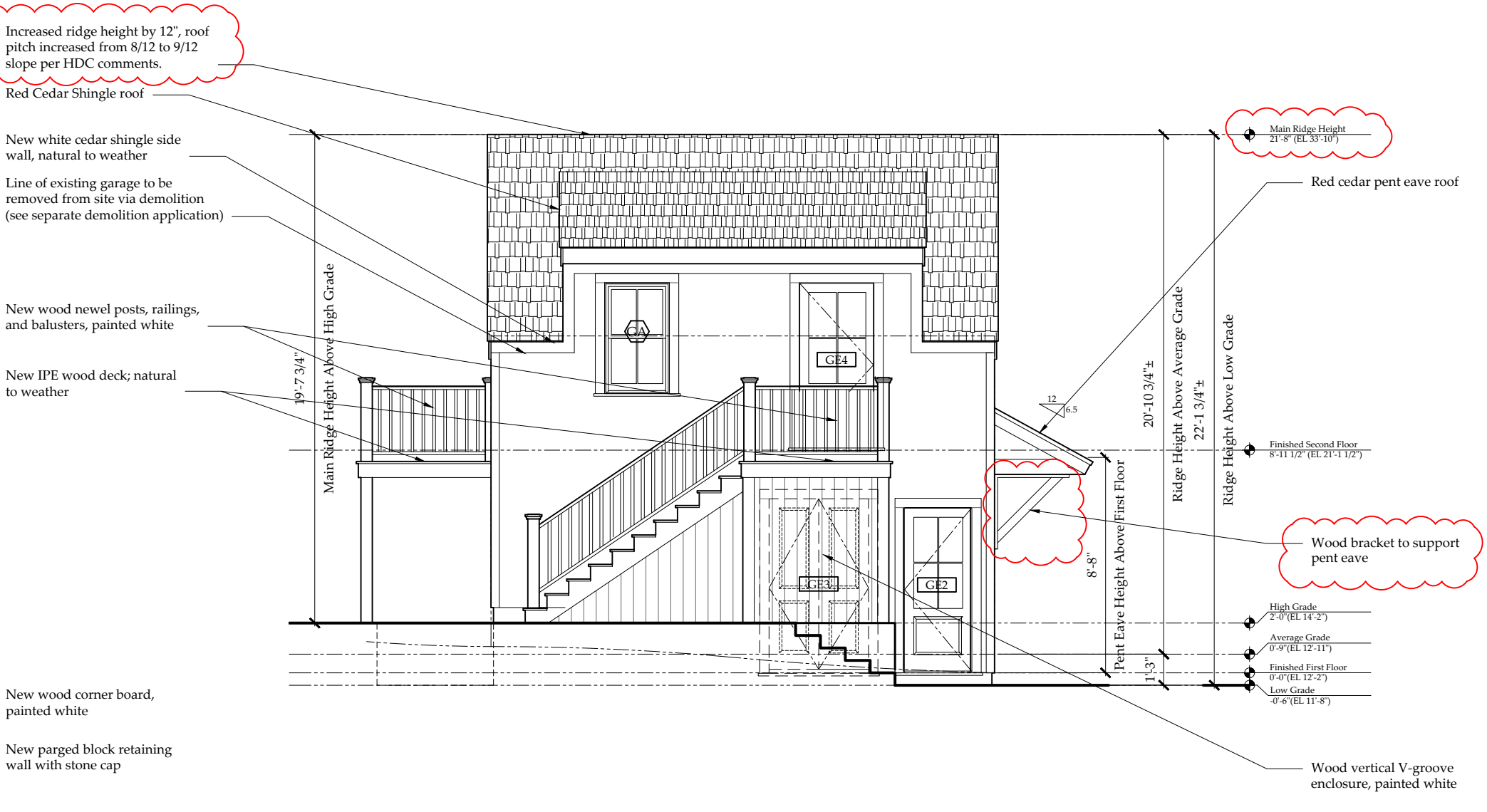


2 Existing Garage West Elevation

Scale: 1/4" = 1'-0"

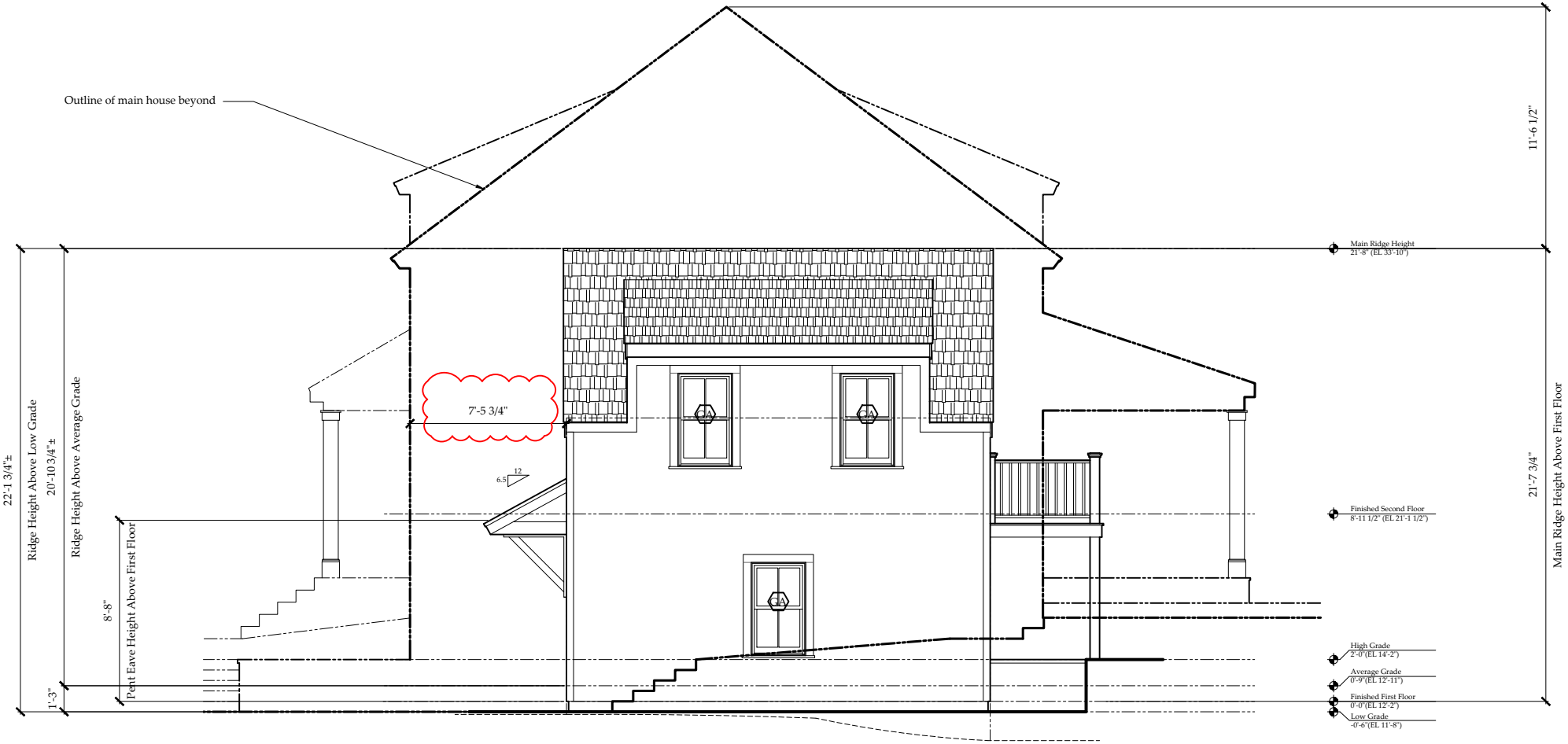


3 Proposed Garage North Elevation
Scale: 1/4" = 1'-0"



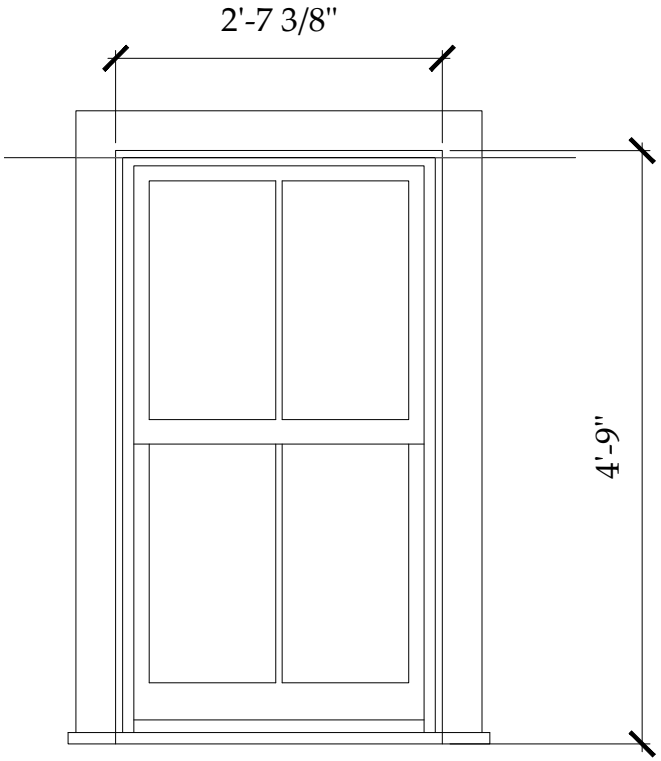
4 Proposed Garage West Elevation

Scale: 1/4" = 1'-0"



1 Proposed Garage East Elevation with Main House

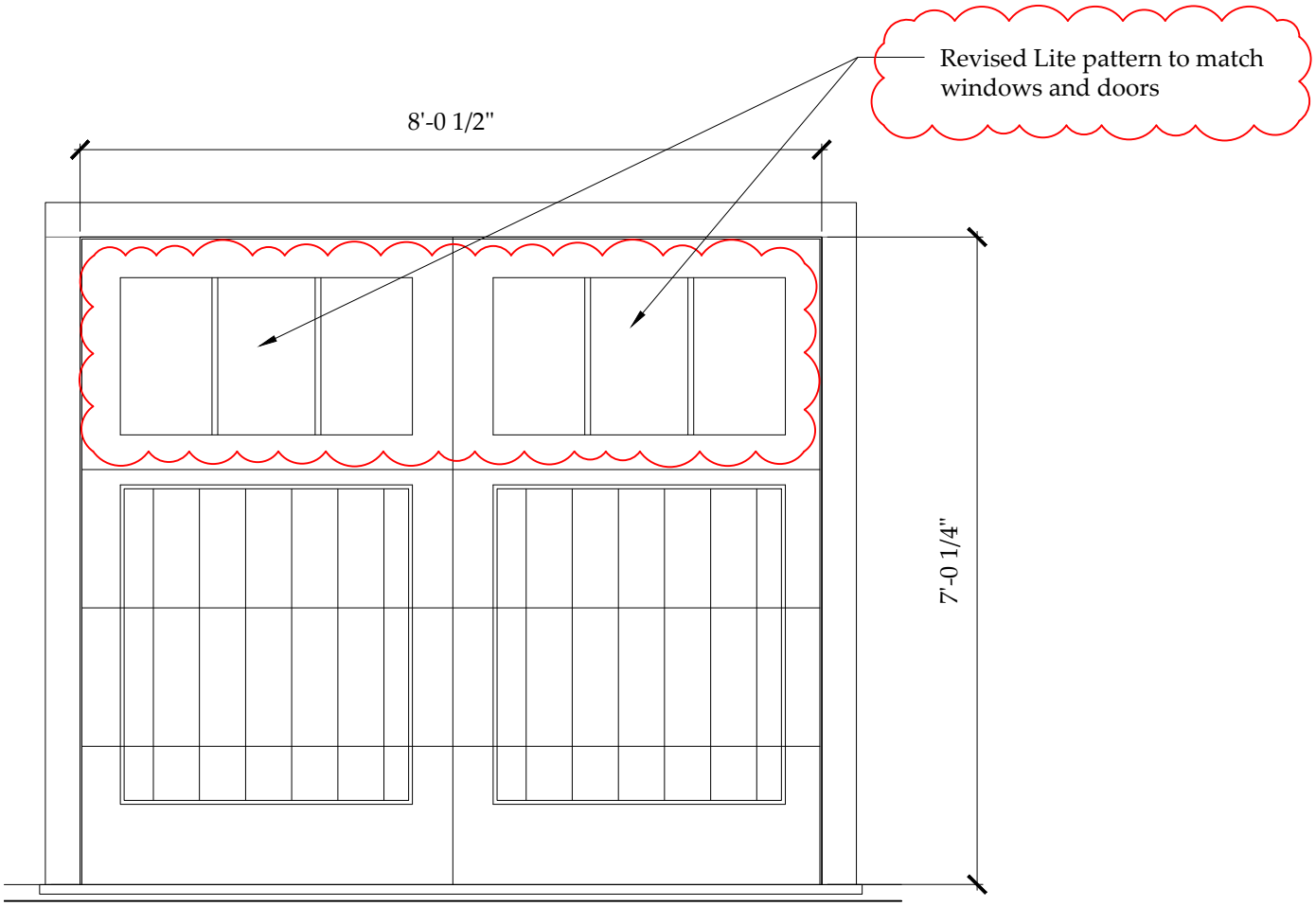
Scale: 1/4" = 1'-0"



GA

Unit Specifications

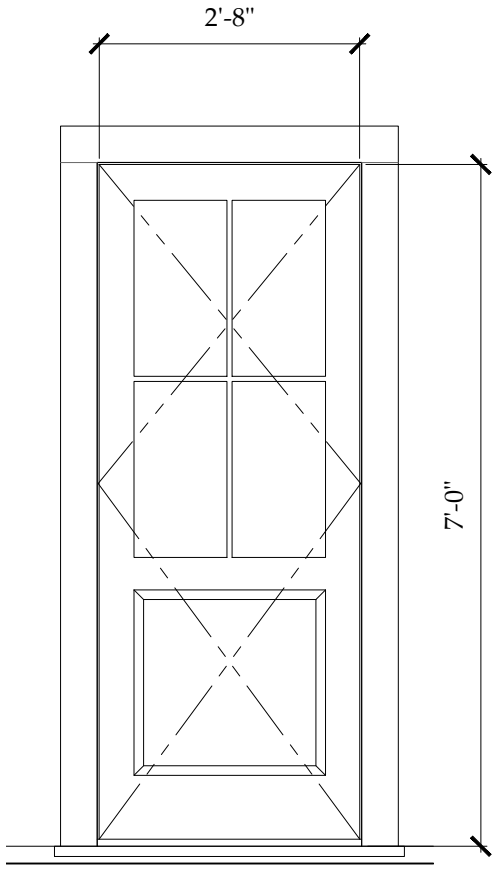
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung - 2/2 Lite Window
Unit Code -	UWDH2624
RO Size -	2'-8 3/8"w x 4'-9 1/2"h
Unit Size -	2'-7 3/8"w x 4'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer Bar
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



GE1

Unit Specifications

Manufacturer -	Designer Doors
Unit Type -	8 Lite over 1 Panel Overhead Garage Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	8'-0"W x 7'-0"H Nominal
Glazing -	Single Glazed True Divide
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" TDL
Screen -	n/a
Notes -	Overhead Operating



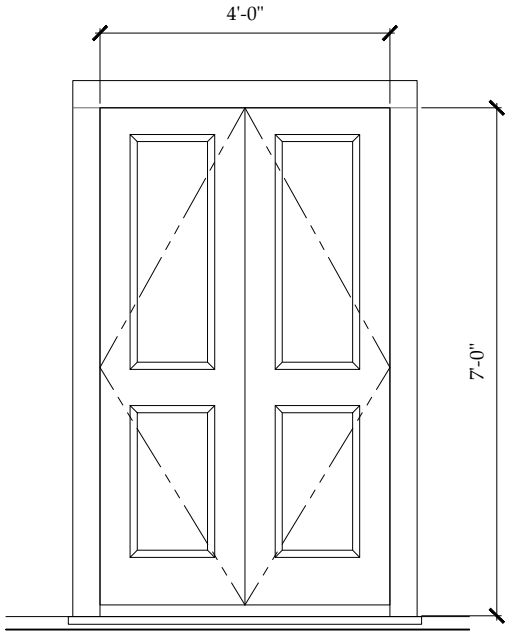
GE2

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Lite
Screen -	n/a
Notes -	

2 Proposed Door Types

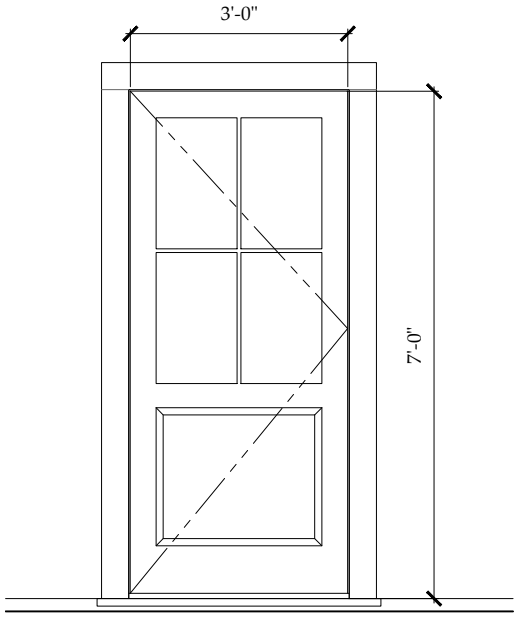
Scale: 1/2" = 1'-0"



GE3

Unit Specifications

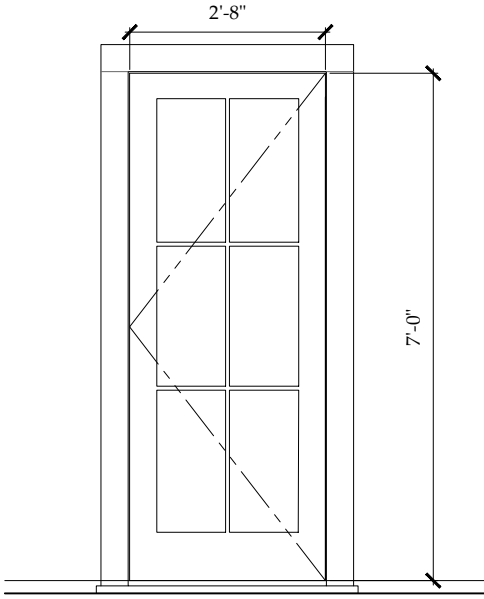
Manufacturer -	Nantucket Millworks
Unit Type -	Pair 2-Panel Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-0"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	n/a
Screen -	n/a
Notes -	



GE4

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite Wood 1 Panel Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



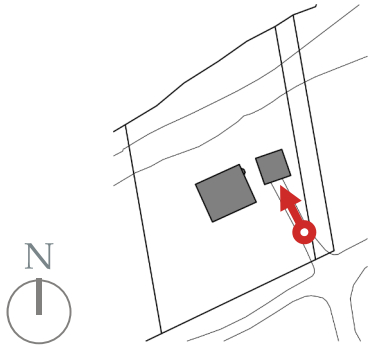
GE5

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	Single 6-Lite French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



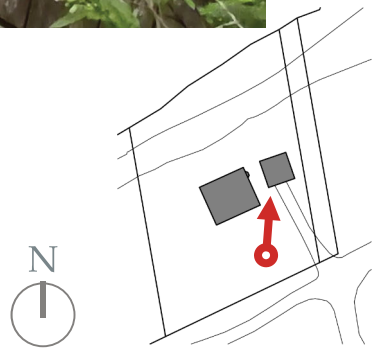
EXISTING South Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



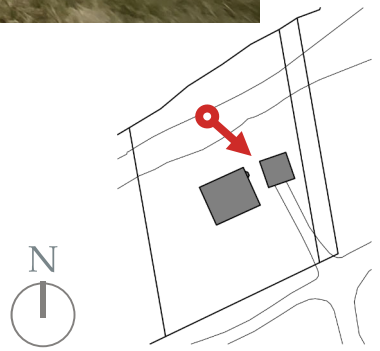
EXISTING Southwest Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



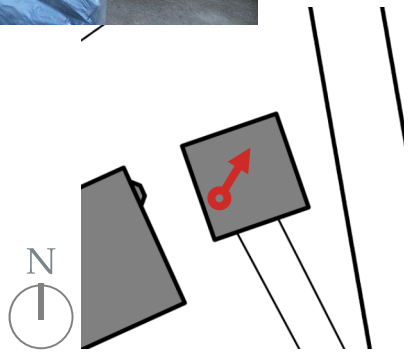
EXISTING Northwest Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



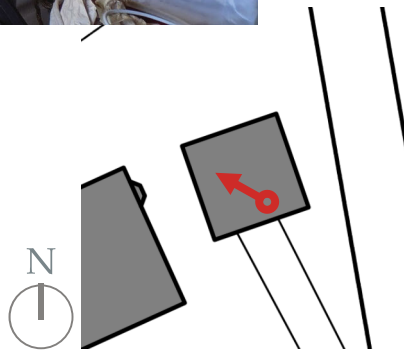
EXISTING North Wall - Garage Interior



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



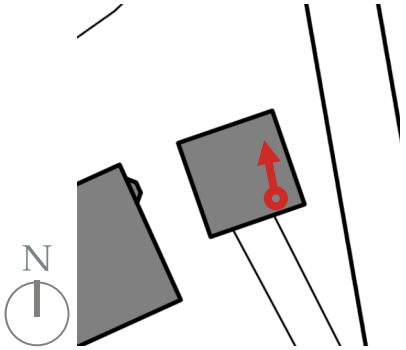
EXISTING West Wall and North West Corner - Garage Interior



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



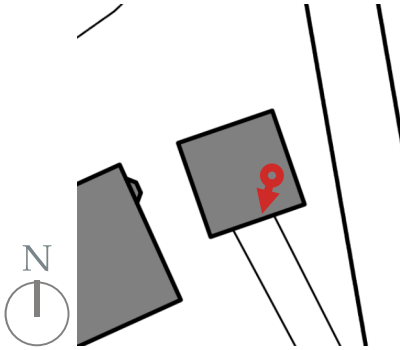
EXISTING East Wall - Garage Interior



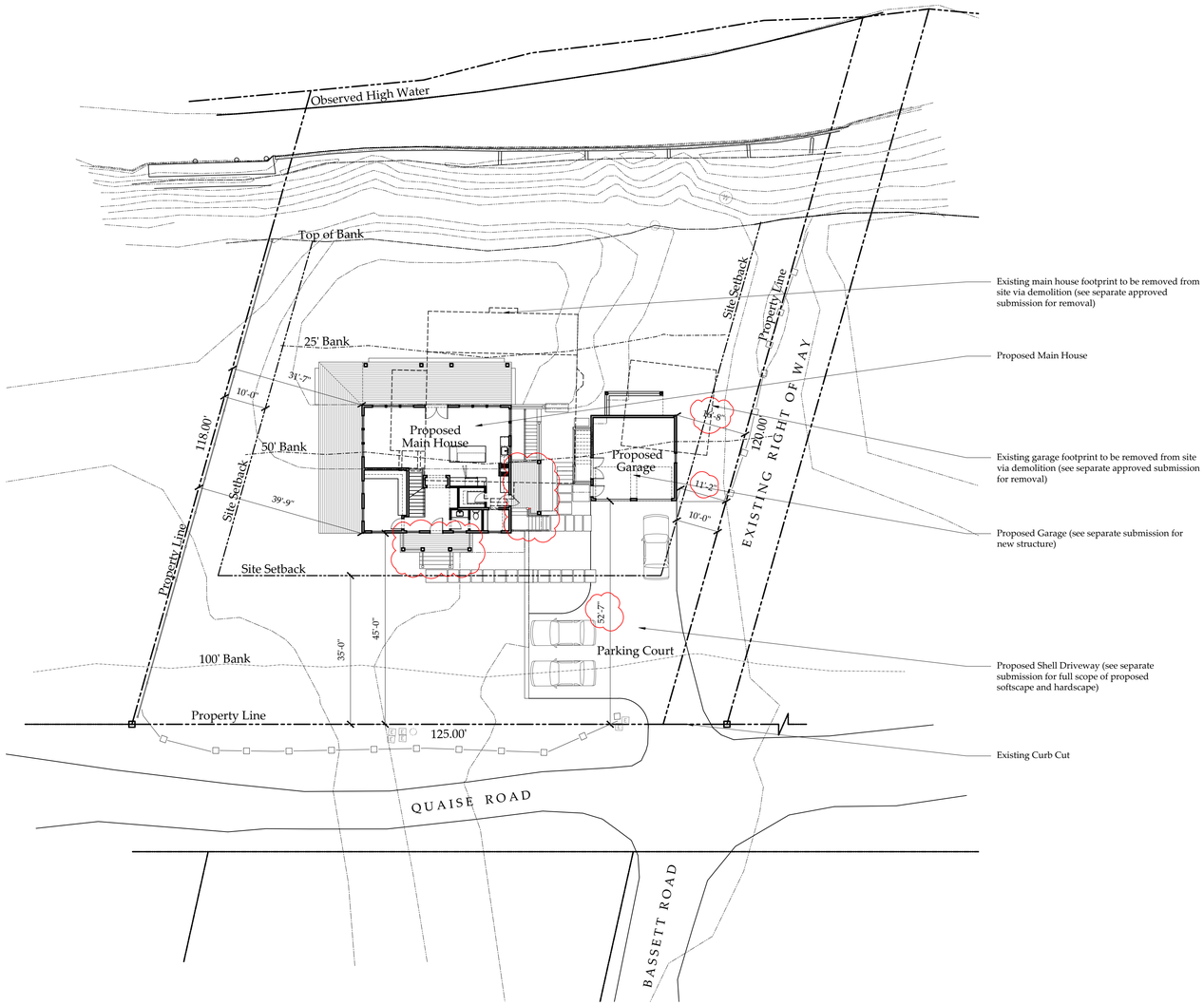
Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



EXISTING South Wall and Ceiling - Garage Interior

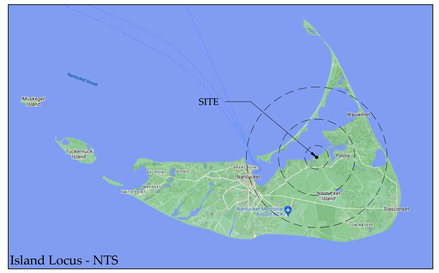


PROPOSED

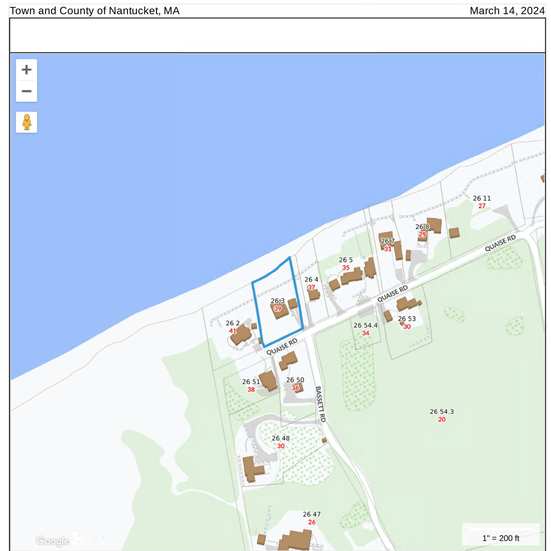


1 Proposed Site Plan
Scale: 1/16" = 1'-0"

Project North True North



Locus Map



REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Drawing List

A1.1	Proposed Site Plan; Locus; Zoning Information
EX2.1	Main House; Existing Floor Plans
A2.0	Main House; Proposed Lower Level Floor Plan
A2.1	Main House; Proposed First Floor Plan
A2.2	Main House; Proposed Second Floor Plan
A3.1	Main House; Existing/Proposed; North Elevation
A3.2	Main House; Existing/Proposed; East Elevation
A3.2	Main House; Existing/Proposed; South Elevation
A3.4	Main House; Existing/Proposed; West Elevation
A3.5	Main House; Proposed South Elevation with Garage
A5.1	Main House; Proposed Window and Door Schedule

Zoning Information

Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.

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Main House
Proposed Site Plan
Locus
Zoning Information

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

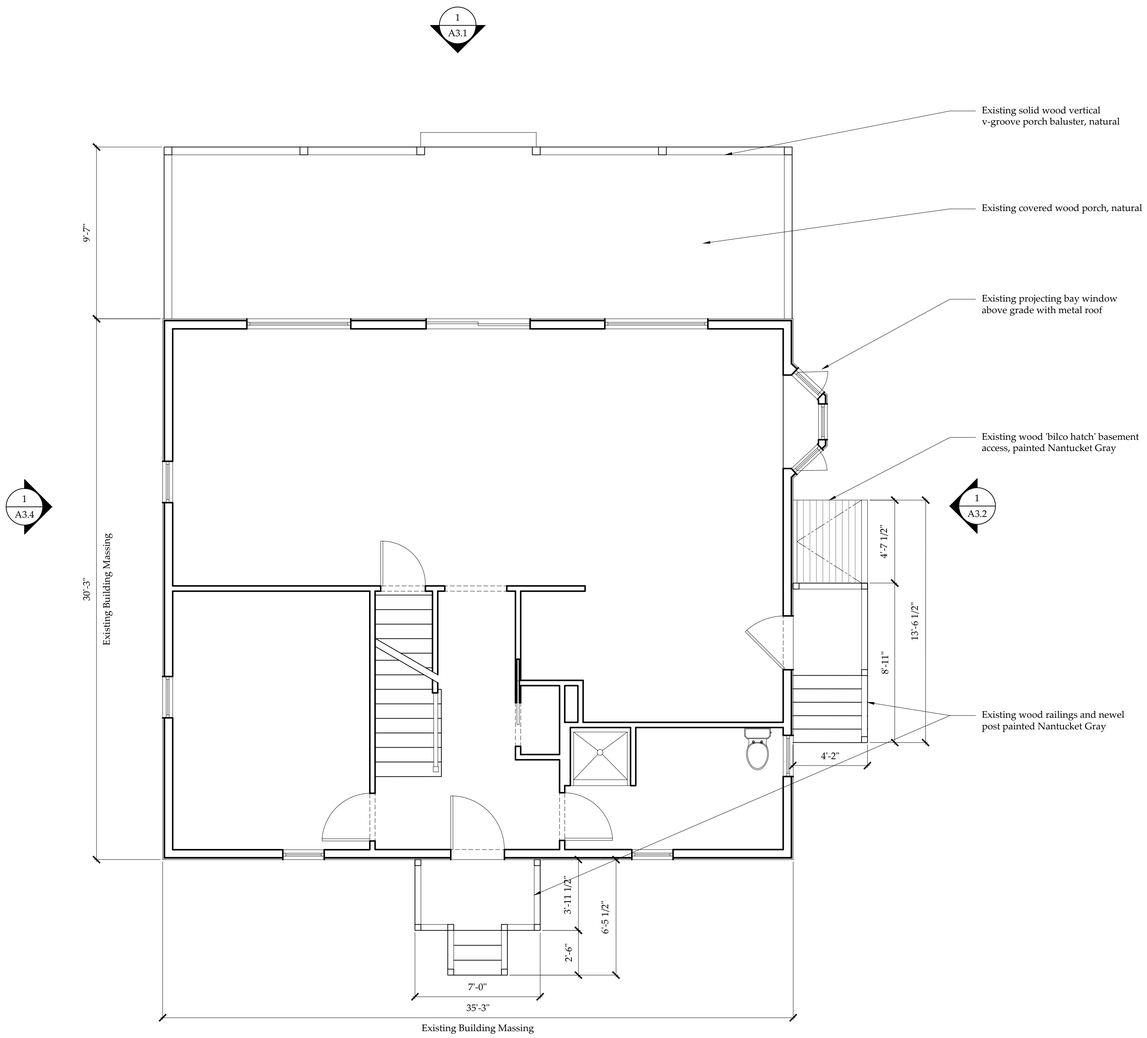
Project number: 23-62

A1.1

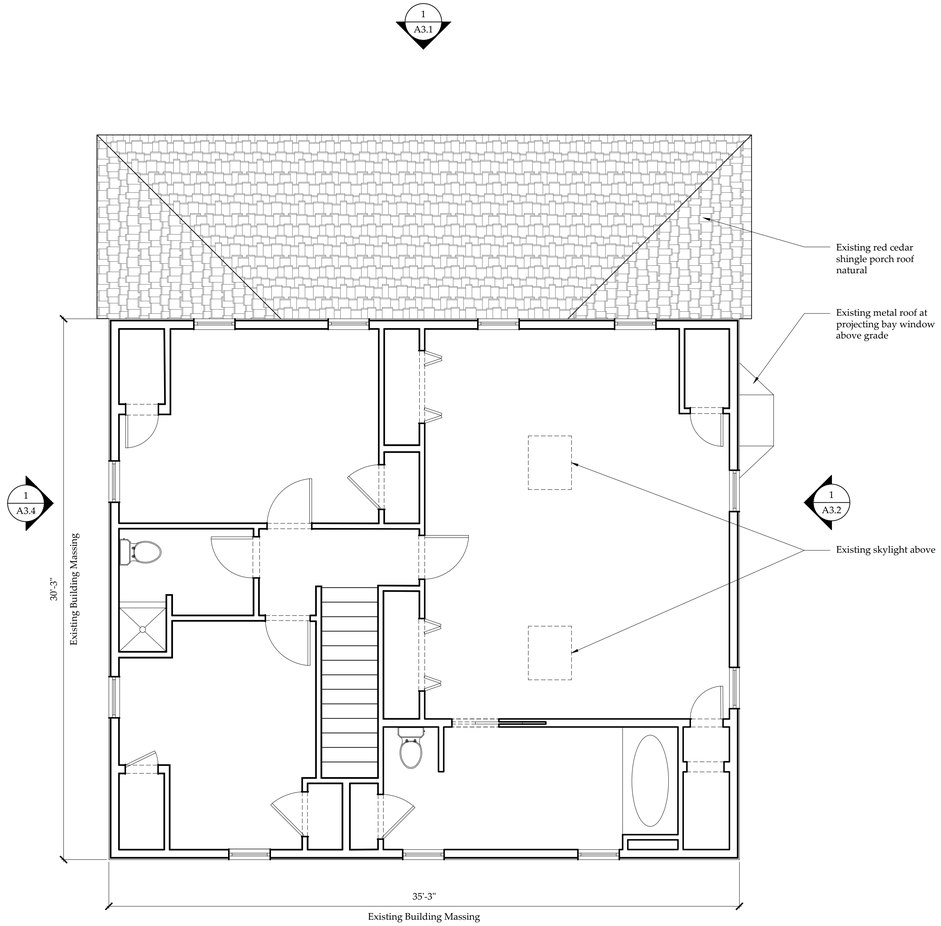
EXISTING

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"



1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Main House
Existing Floor Plans

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Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

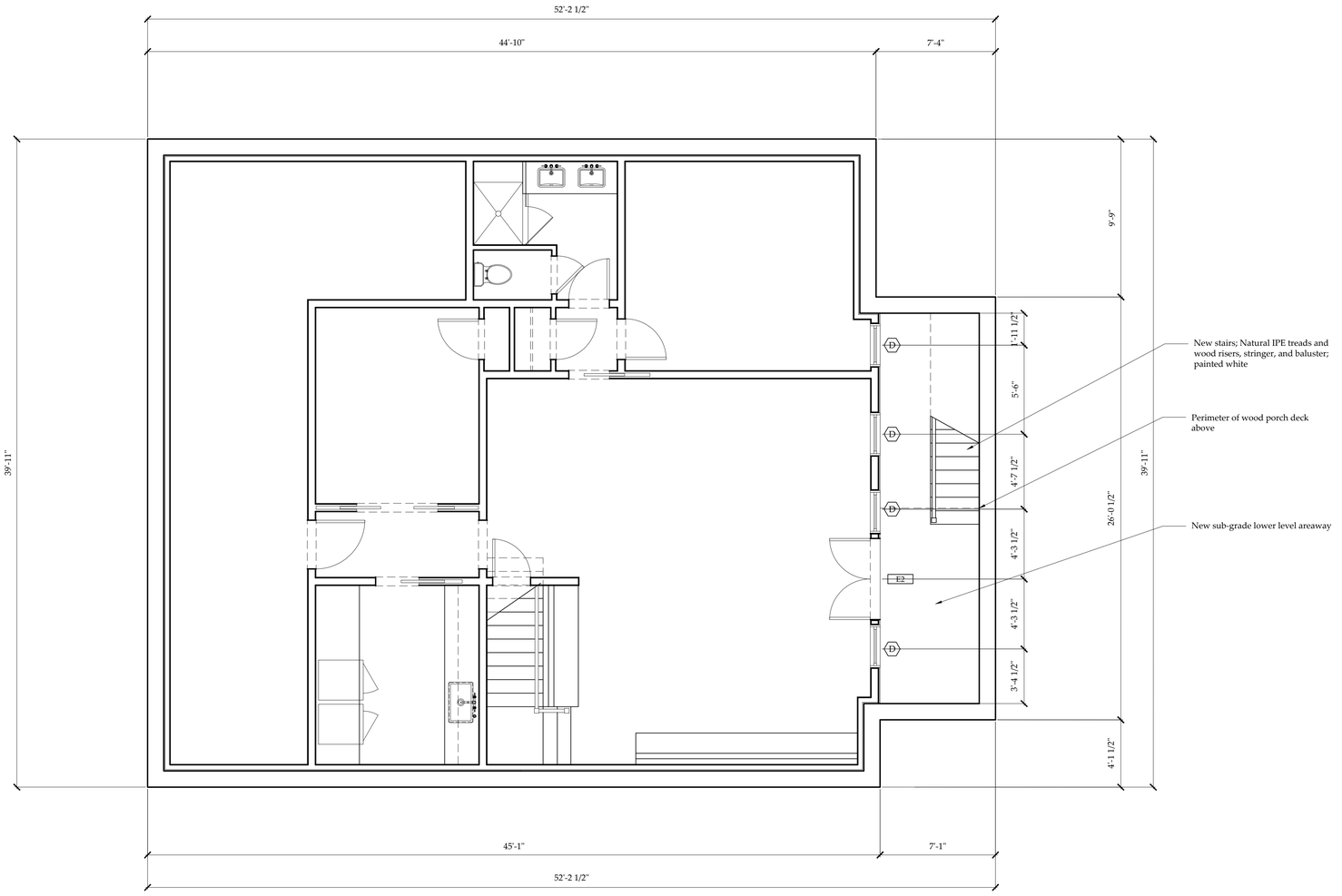
Project number: 23-62

EX2.1

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House Lower Level Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Main House
Proposed Lower Level
Floor Plan

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Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

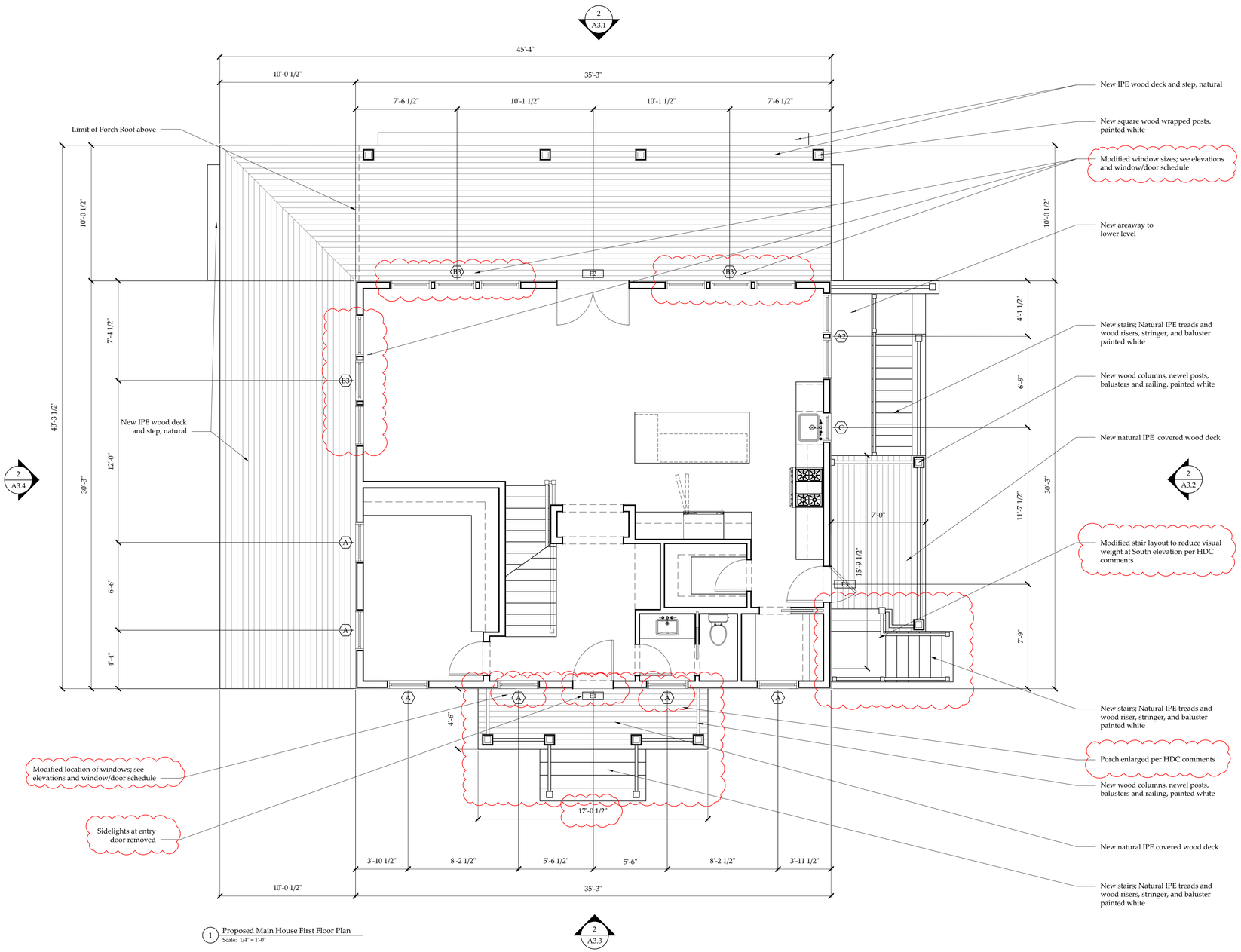
Project number: 23-62

A2.0

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House First Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mullied, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
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Main House
Proposed
First Floor Plan

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*Issued for HDC Approval
*Not For Construction
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*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

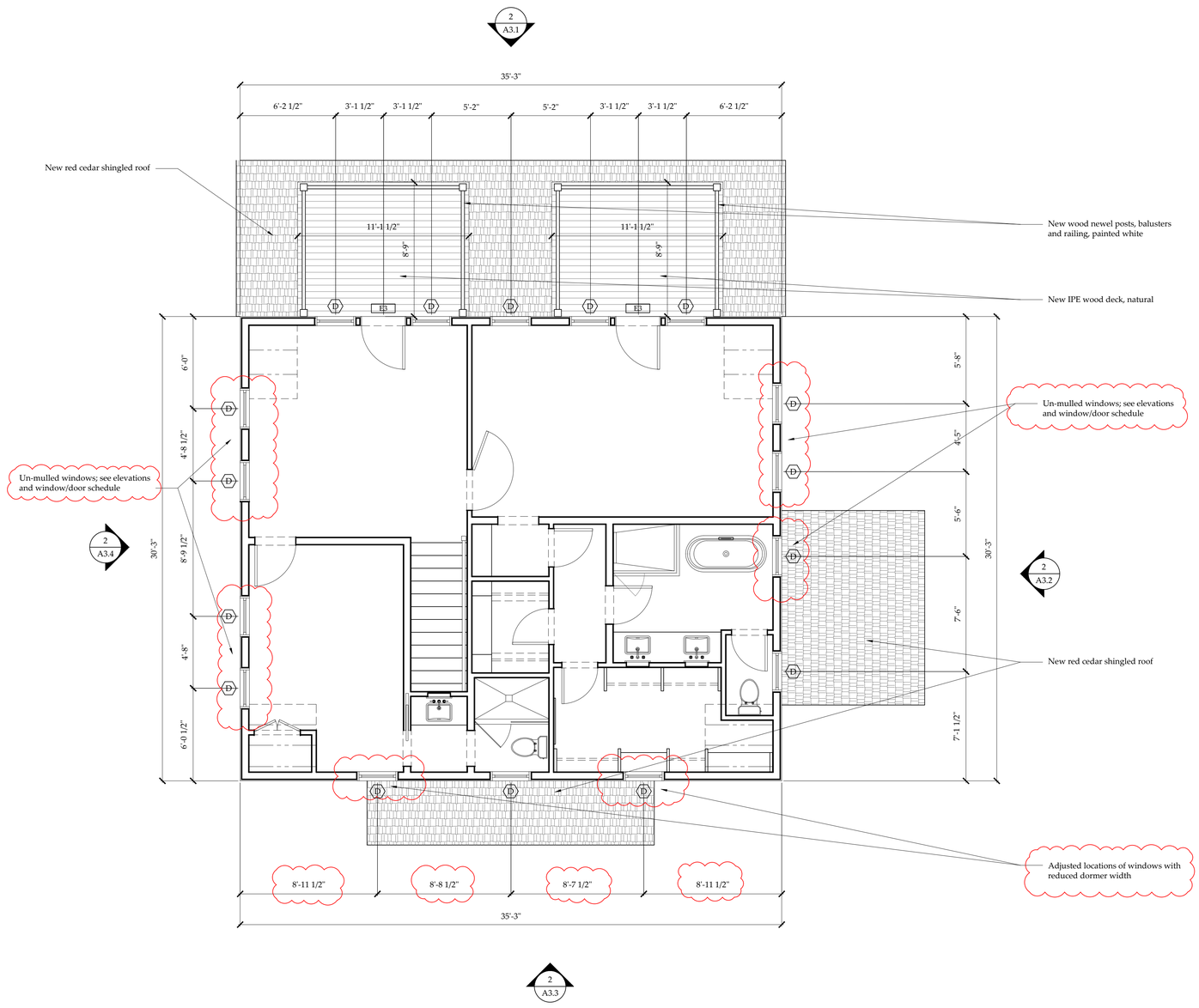
Project number: 23-62

A2.1

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House Second Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
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Project North

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Proposed Main House
Second Floor Plan

MAIN HOUSE NEW CONSTRUCTION
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*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

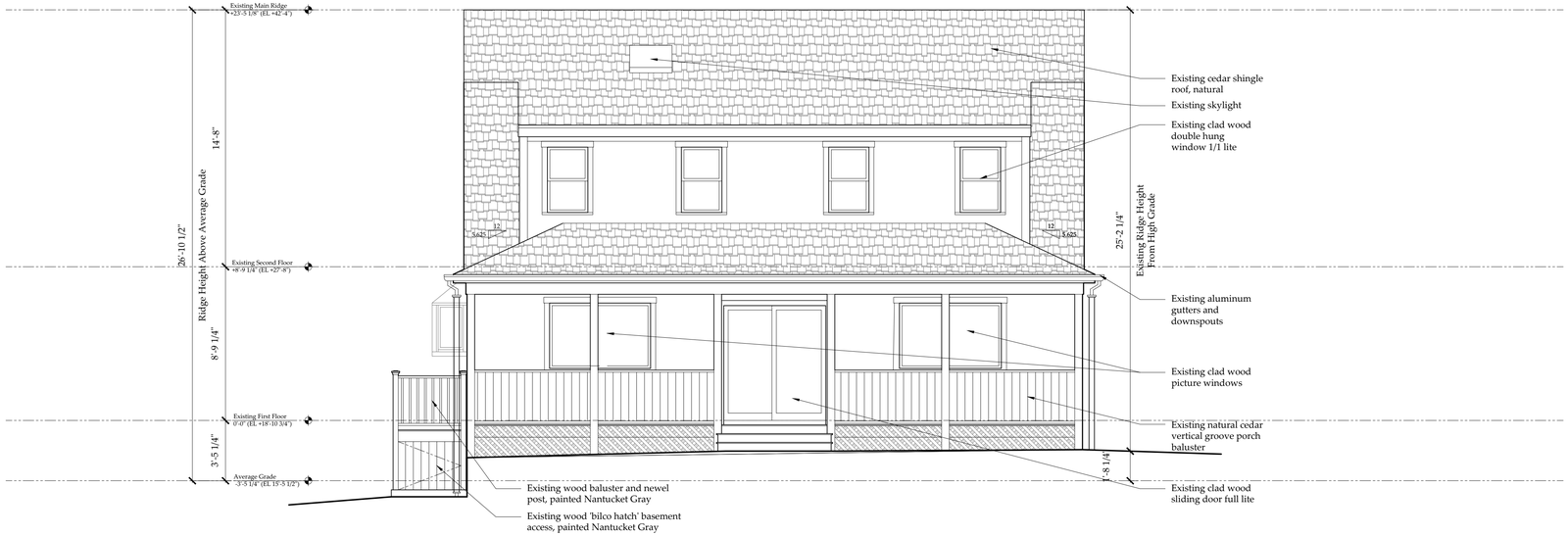
Project number: 23-62

A2.2

EXISTING

General HDC Notes:

- Existing main house to be removed via demolition (see separate approved submission)



1 Existing Main House North Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



2 Proposed Main House North Exterior Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
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Main House
Existing/Proposed
North Elevation

MAIN HOUSE NEW CONSTRUCTION
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*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

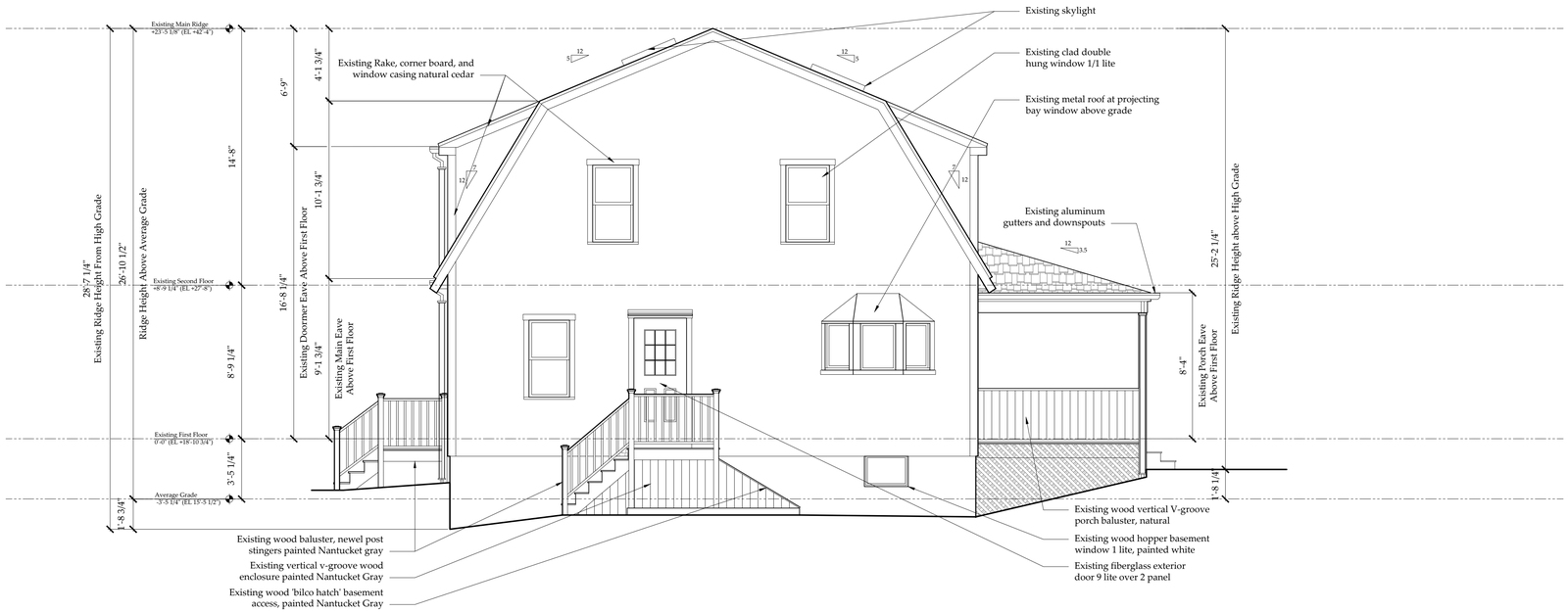
Project number: 23-62

A3.1

EXISTING

General HDC Notes:

- Existing main house to be removed via demolition (see separate approved submission)

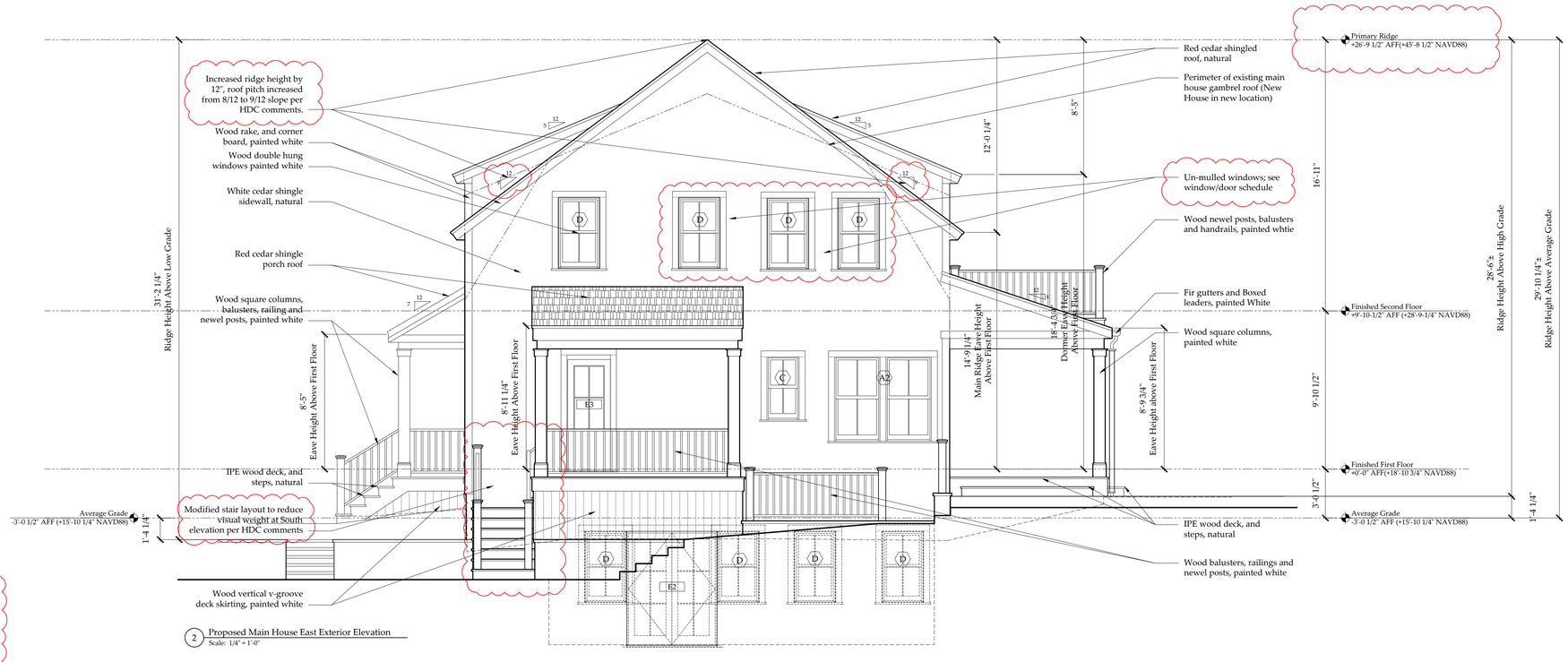


1 Existing Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



2 Proposed Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

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1. Roof pitch updated to 9/12 slope per HDC comments.
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Main House
Existing/Proposed
East Elevation

MAIN HOUSE NEW CONSTRUCTION
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Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A3.2

EXISTING

General HDC Notes:
- Existing main house to be removed via demolition (see separate approved submission)



1 Existing Main House South Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:
- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



2 Proposed Main House South Exterior Elevation
Scale: 1/4" = 1'-0"

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Main House
Existing/Proposed
South Elevation

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

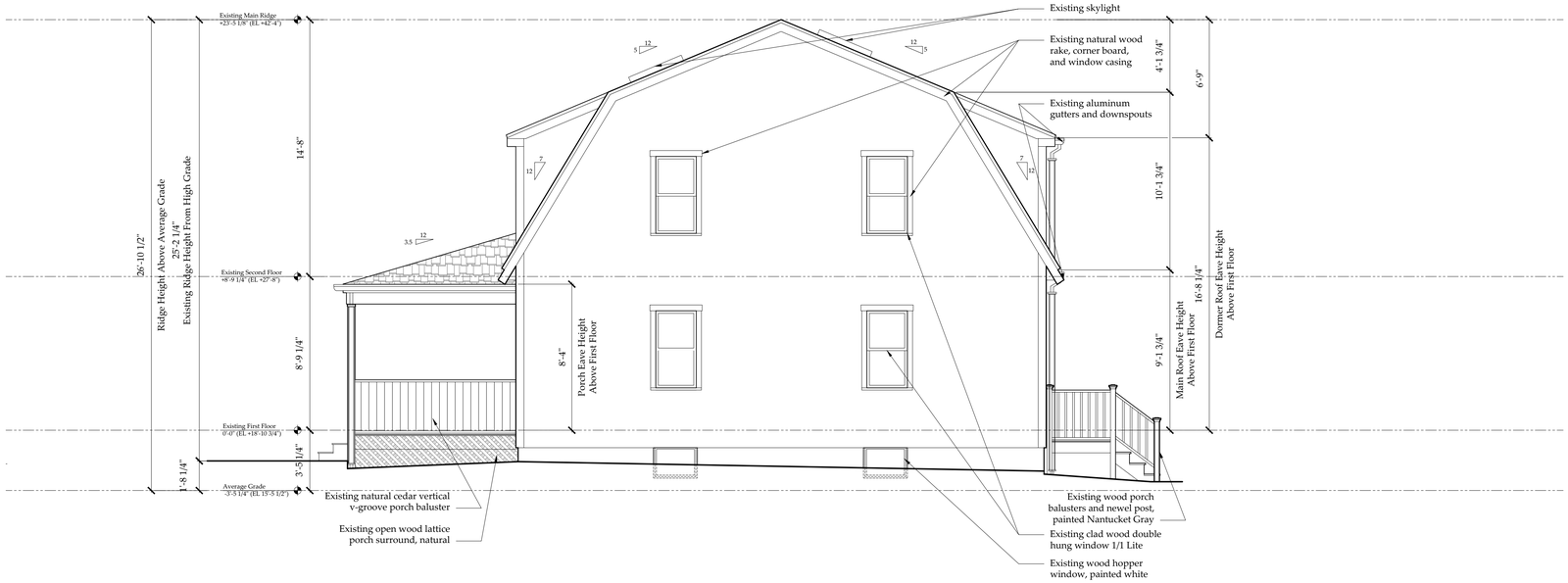
Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A3.3

EXISTING

General HDC Notes:
- Existing main house to be removed via demolition (see separate approved submission)



1 Existing Main House West Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:
- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



2 Proposed Main House West Exterior Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

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Third Point Holdings, LLC.
39 Quaise Road
Nantucket, MA 02554

Main House
Existing/Proposed
West Elevation

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A3.4

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House South Exterior Elevation with Garage
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

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Main House
Proposed with Garage
South Elevation

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

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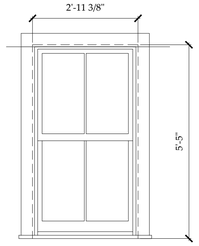
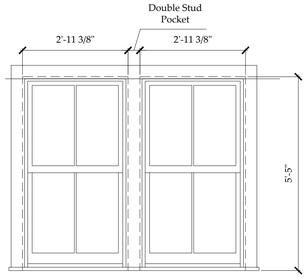
A3.5



A

Unit Specifications

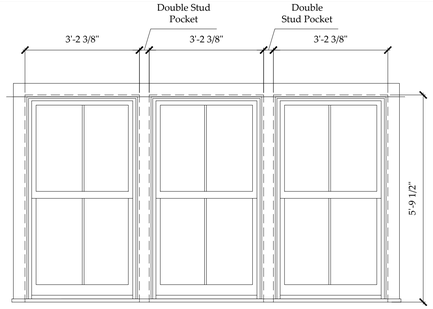
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH3028
RO Size -	3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

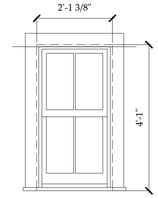
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	(2) UWDH3028
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B3

Unit Specifications

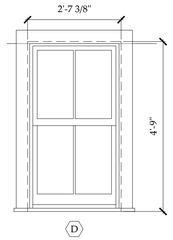
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 1/3 Sash 2/4 Lite Window
Unit Code -	(3) UWDH3230
RO Size -	(3) 3'-2 3/8"w x 5'-9 1/2"h
Unit Size -	(3) 3'-1 3/8"w x 5'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(3) Wood Framed Insect Screen
Notes -	-



C

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH2020
RO Size -	2'-2 3/8"w x 4'-1 1/2"h
Unit Size -	2'-1 3/8"w x 4'-1"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	-

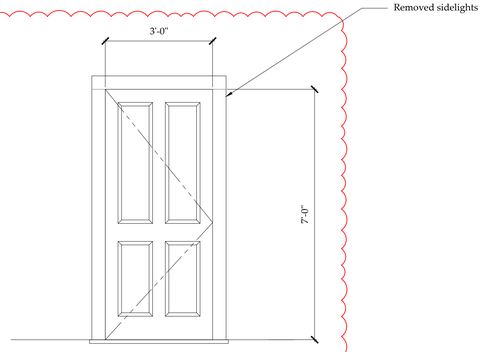


D

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH2624
RO Size -	2'-8 3/8"w x 4'-9 1/2"h
Unit Size -	2'-7 3/8"w x 4'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress

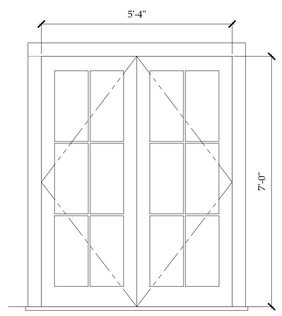
1 Proposed Window Types
Scale: 1/2" = 1'-0"



E1

Unit Specifications

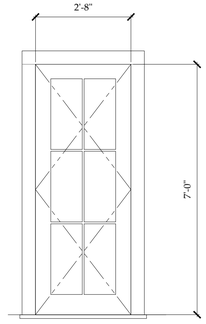
Manufacturer -	Nantucket Millworks
Unit Type -	4 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 7'-0"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame, Exterior Swing
Notes -	



E2

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	6 Lite Pair of French Doors
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



E3

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	15 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	

2 Proposed Door Types
Scale: 1/2" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
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Nantucket, MA 02554

Proposed Window & Door Schedule

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A5.1

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: 4/3/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 39 Quaise Rd.
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
✓	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: 6/17/24

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°: 26-3 PARCEL N°. 39

Street & Number of Proposed Work: 39 QUAISE RD

Owner of record: THIRD POINT HOLDINGS, LLC

Mailing Address: P.O. BOX 835

TETON VILLAGE, WY 83025

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SMITH & HUTTON

Mailing Address: 91 CHESTNUT RD.

PAOLI, PA 19301

Contact Phone #: 610.644.4400 E-mail: jennifer@smithhutton.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: 30'-3" Sq. Footage 1st floor: 1067 SF

Width: 35'-3" Sq. footage 2nd floor: 1067 SF

Sq. footage 3rd floor: _____

Decks/Patio: Size: 11' x 4'-6" ☑ 1st floor ☐ 2nd floor

Size: 15'-9 x 7' ☑ 1st floor ☐ 2nd floor

10' x 45' 1ST FLR.

(2) 11' x 8'-9 2ND FLR.

Difference between existing grade and proposed finish grade: North 0" South +6" East -6" West +5'

Height of ridge above final finish grade: North 27'-5" South 29'-2" East 30' West 27'-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 8'-1" + ☐ 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 5 /12 Other 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) 4" WD. BOXED LEADERS, PTD.

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles NATURAL TO WEATHER ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 7 1/2" Soffit (Overhang) 6" Corner boards 5 1/2" Frieze 5"

Window Casing 4 1/2" Door Frame 4 1/2" Columns/Posts: Round ____ Square 8 1/2"

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 4 PANEL WOOD W/ 3 LITE SIDEL. Rear PAIR 6 LITE, WD. Side 6 LITE, WD.

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR, NATURAL Clapboard (if applicable) _____ Roof RED CEDAR, NATURAL

Trim WHITE, PAINTED Sash WHITE, PAINTED Doors WHITE, PAINTED

Deck IPE, 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 03/20/24 Signature of owner of record _____ Signed under penalties of perjury

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)

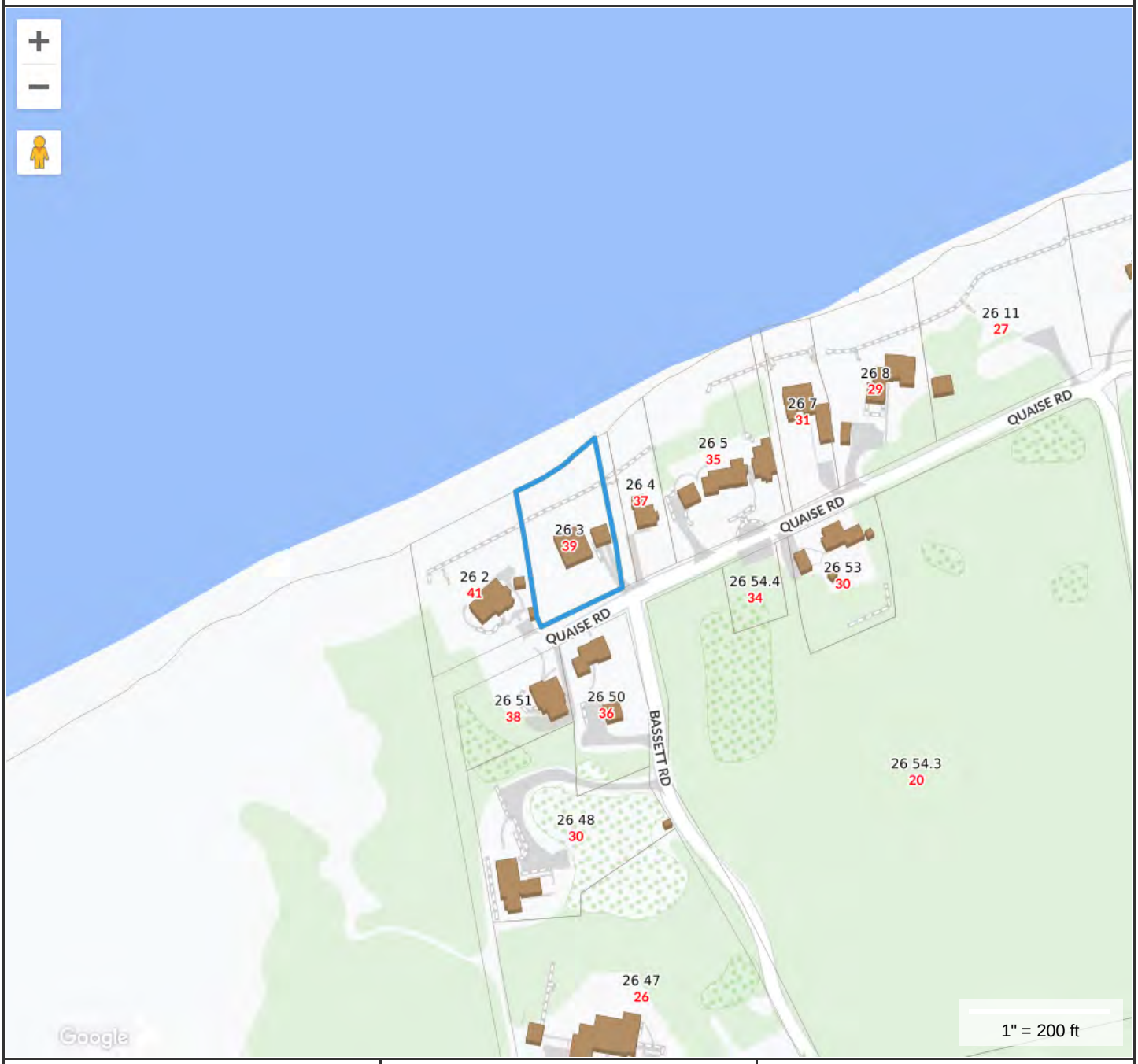
7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing 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



Property Information

Property ID	669
Location	39 QUAISE RD
Owner	THIRD POINT HOLDINGS LLC

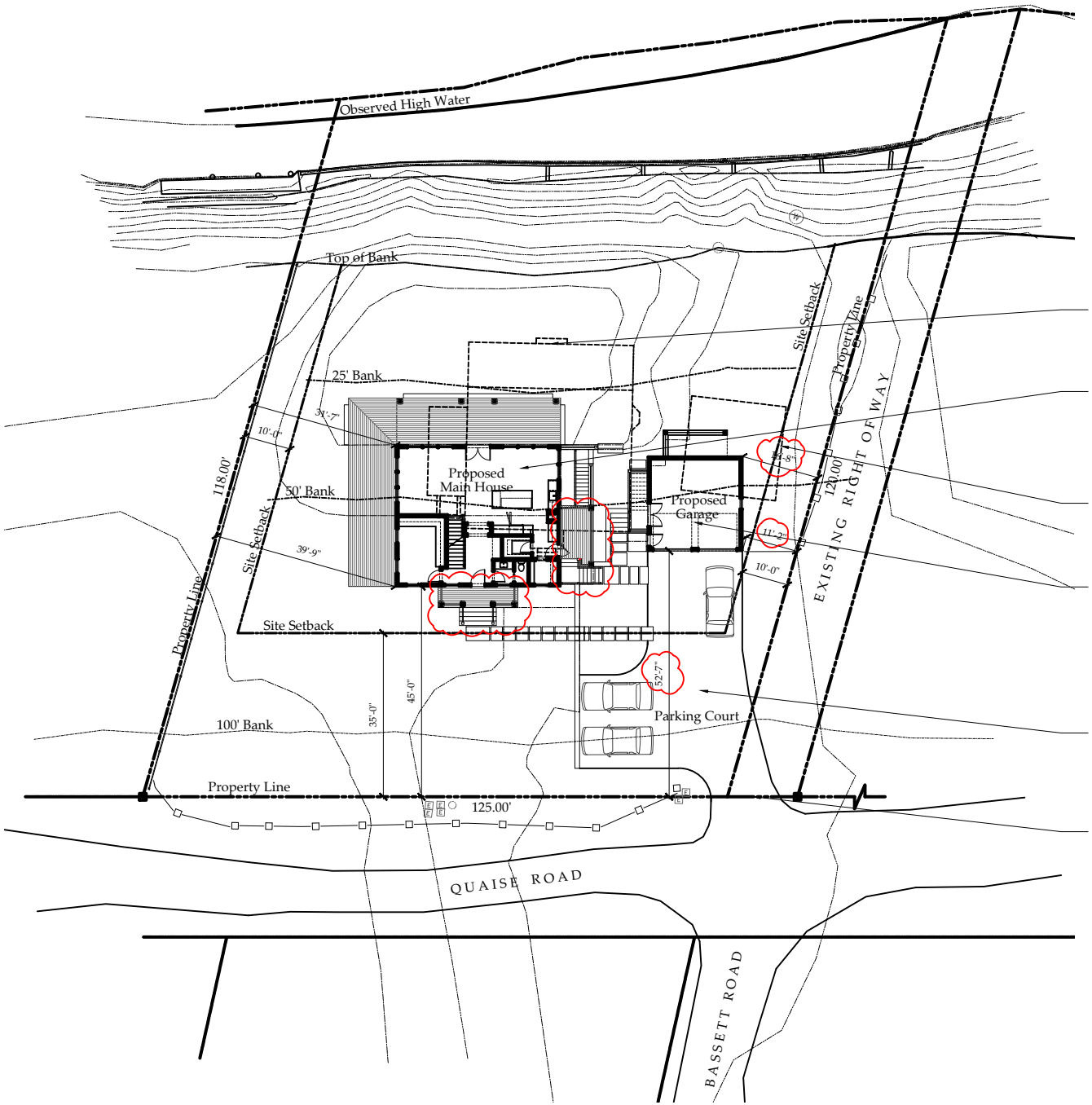
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

PROPOSED



Existing main house footprint to be removed from site via demolition (see separate approved submission for removal)

Proposed Main House

Existing garage footprint to be removed from site via demolition (see separate approved submission for removal)

Proposed Garage (see separate submission for new structure)

Proposed Shell Driveway (see separate submission for full scope of proposed softscape and hardscape)

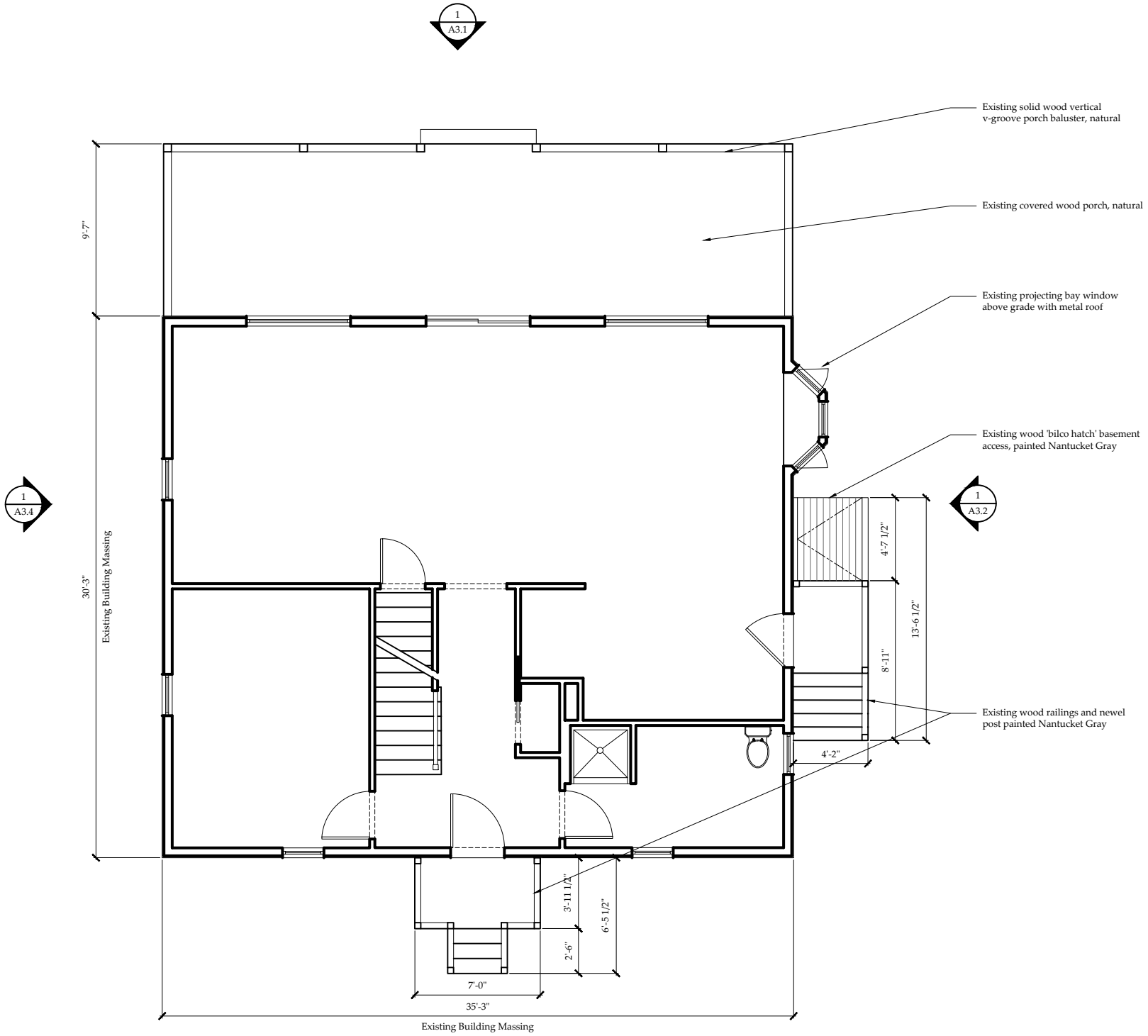
Existing Curb Cut

1 Proposed Site Plan
Scale: 1/16" = 1'-0"

Project North True North

Drawing List	
A1.1	Proposed Site Plan; Locus; Zoning Information
EX2.1	Main House; Existing Floor Plans
A2.0	Main House; Proposed Lower Level Floor Plan
A2.1	Main House; Proposed First Floor Plan
A2.2	Main House; Proposed Second Floor Plan
A3.1	Main House; Existing/Proposed; North Elevation
A3.2	Main House; Existing/Proposed; East Elevation
A3.2	Main House; Existing/Proposed; South Elevation
A3.4	Main House; Existing/Proposed; West Elevation
A3.5	Main House; Proposed South Elevation with Garage
A5.1	Main House; Proposed Window and Door Schedule

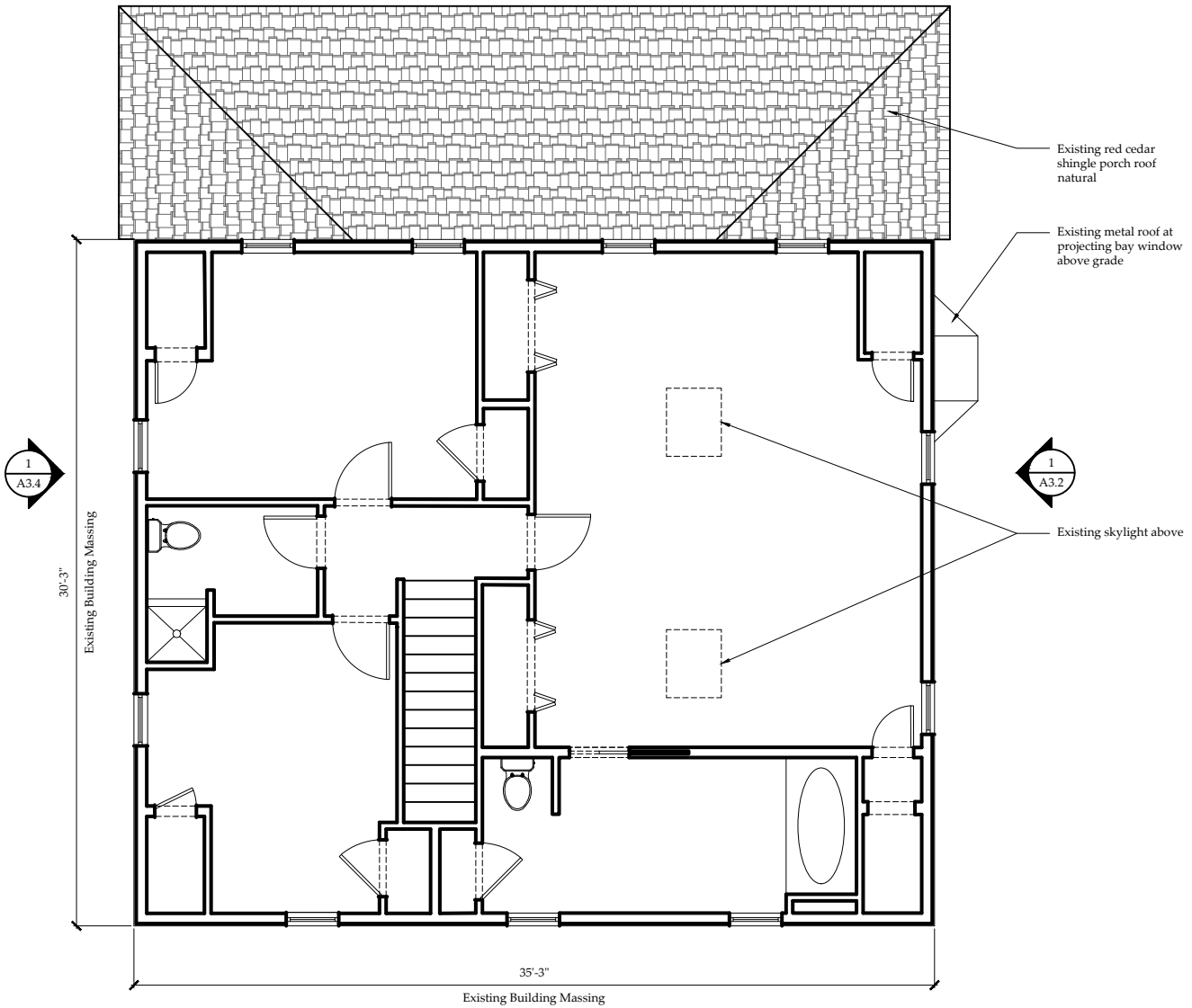
Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

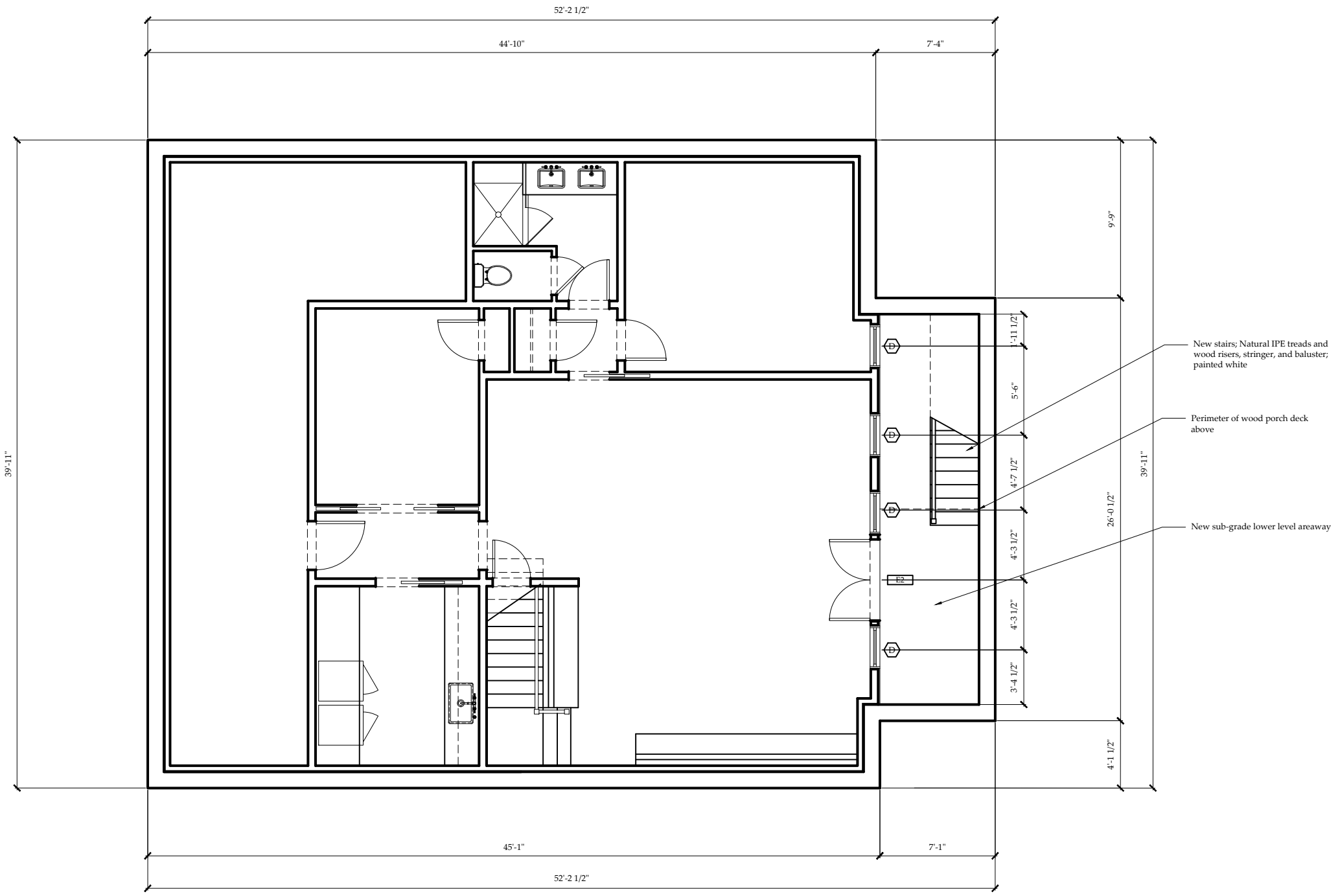
1
A3.3

1
A3.1

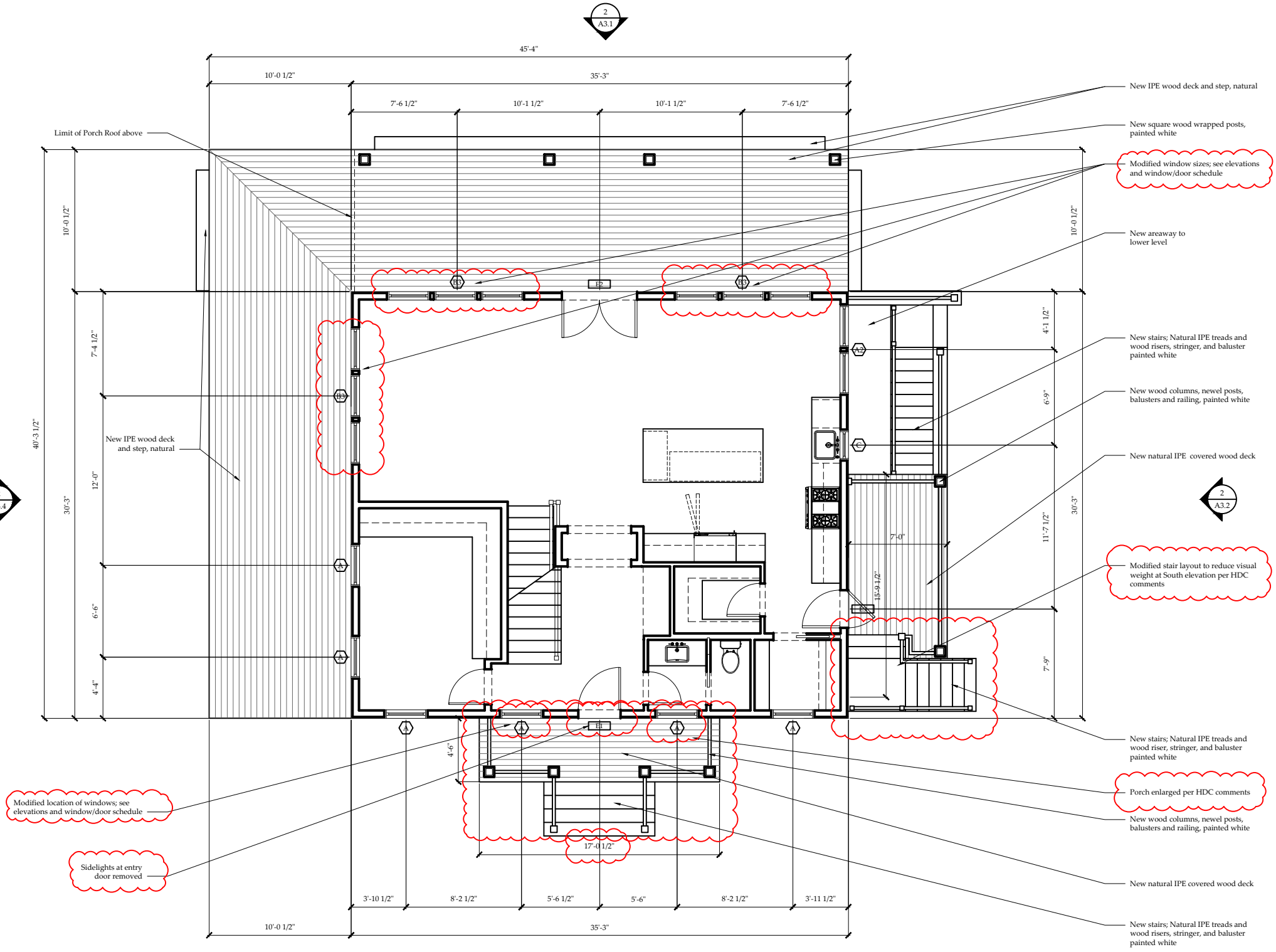


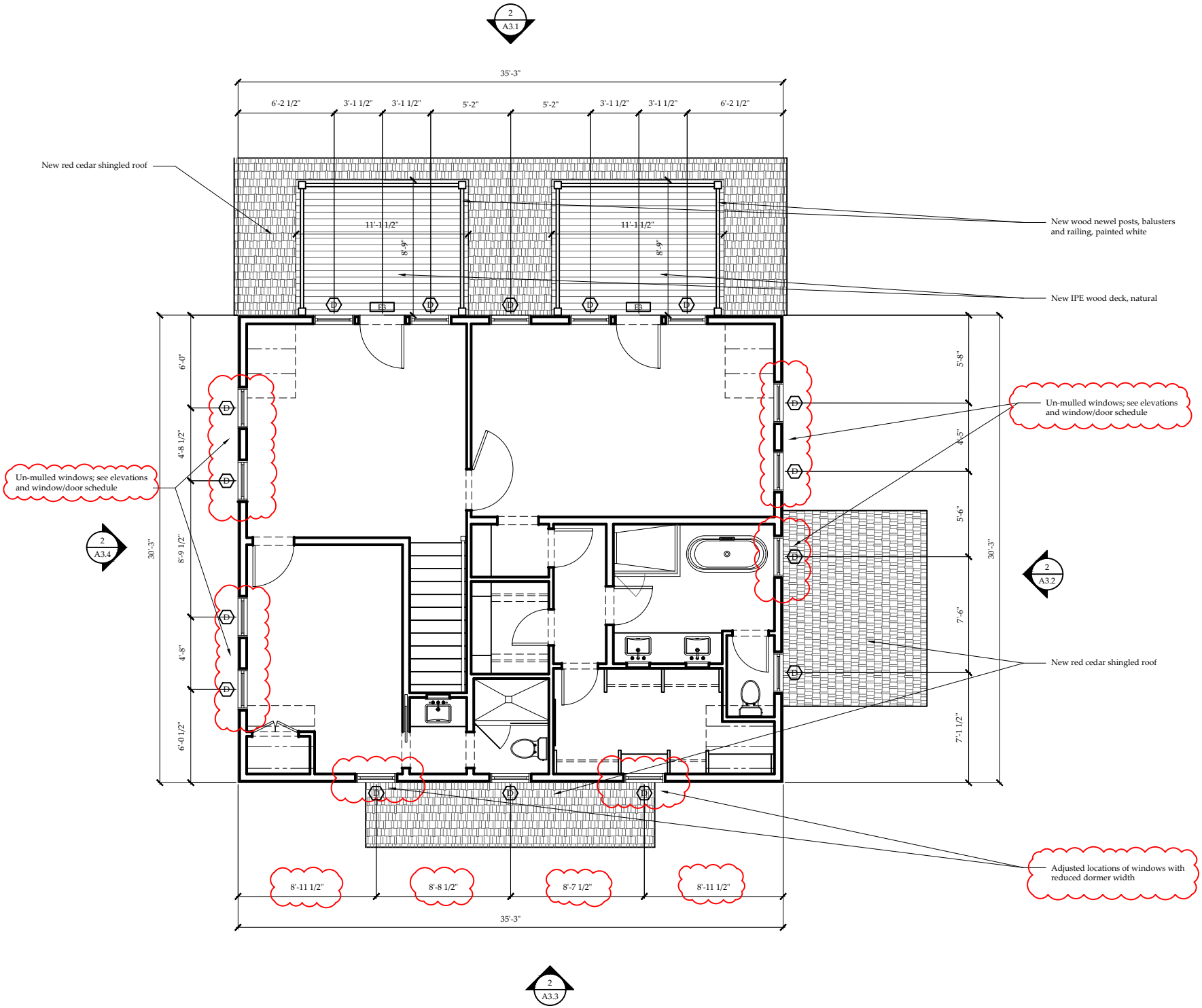
1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

1
A3.3

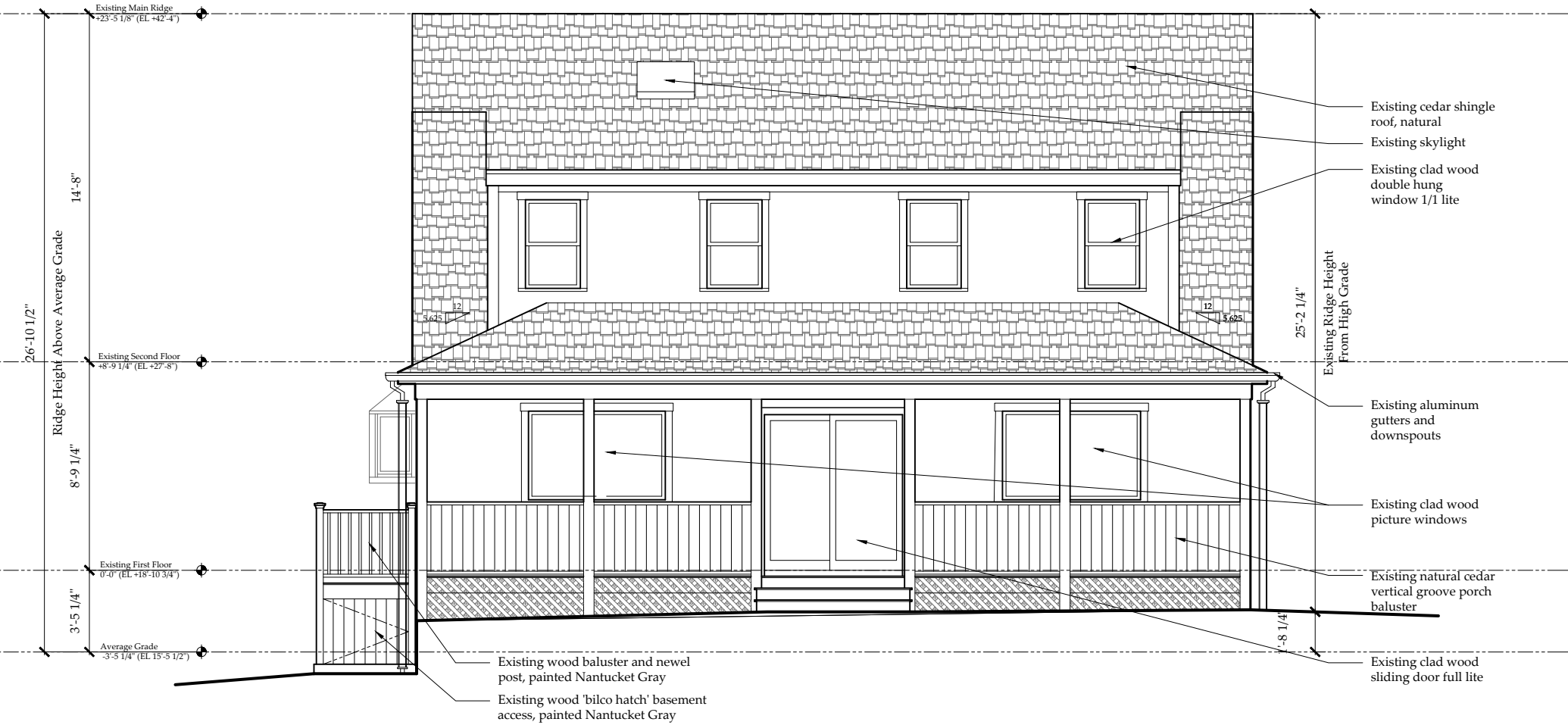


1 Proposed Main House Lower Level Floor Plan
Scale: 1/4" = 1'-0"


2
A3.1
45'-4"
10'-0 1/2"
35'-3"
7'-6 1/2"
10'-1 1/2"
10'-1 1/2"
7'-6 1/2"
Limit of Porch Roof above
New IPE wood deck and step, natural
New square wood wrapped posts, painted white
Modified window sizes; see elevations and window/door schedule
New areaway to lower level
New stairs; Natural IPE treads and wood risers, stringer, and baluster painted white
New wood columns, newel posts, balusters and railing, painted white
New natural IPE covered wood deck
Modified stair layout to reduce visual weight at South elevation per HDC comments
New stairs; Natural IPE treads and wood riser, stringer, and baluster painted white
Porch enlarged per HDC comments
New wood columns, newel posts, balusters and railing, painted white
New natural IPE covered wood deck
New stairs; Natural IPE treads and wood risers, stringer, and baluster painted white
Modified location of windows; see elevations and window/door schedule
Sidelights at entry door removed
40'-3 1/2"
10'-0 1/2"
30'-3"
7'-4 1/2"
12'-0"
6'-6"
4'-4"
4'-6"
4'-1 1/2"
6'-9"
11'-7 1/2"
7'-9"
15'-9 1/2"
7'-0"
17'-0 1/2"
3'-10 1/2"
8'-2 1/2"
5'-6 1/2"
5'-6"
8'-2 1/2"
3'-11 1/2"
10'-0 1/2"
35'-3"
2
A3.4
2
A3.2
2
A3.3
1
Proposed Main House First Floor Plan
Scale: 1/4" = 1'-0"



1 Proposed Main House Second Floor Plan
Scale: 1/4" = 1'-0"



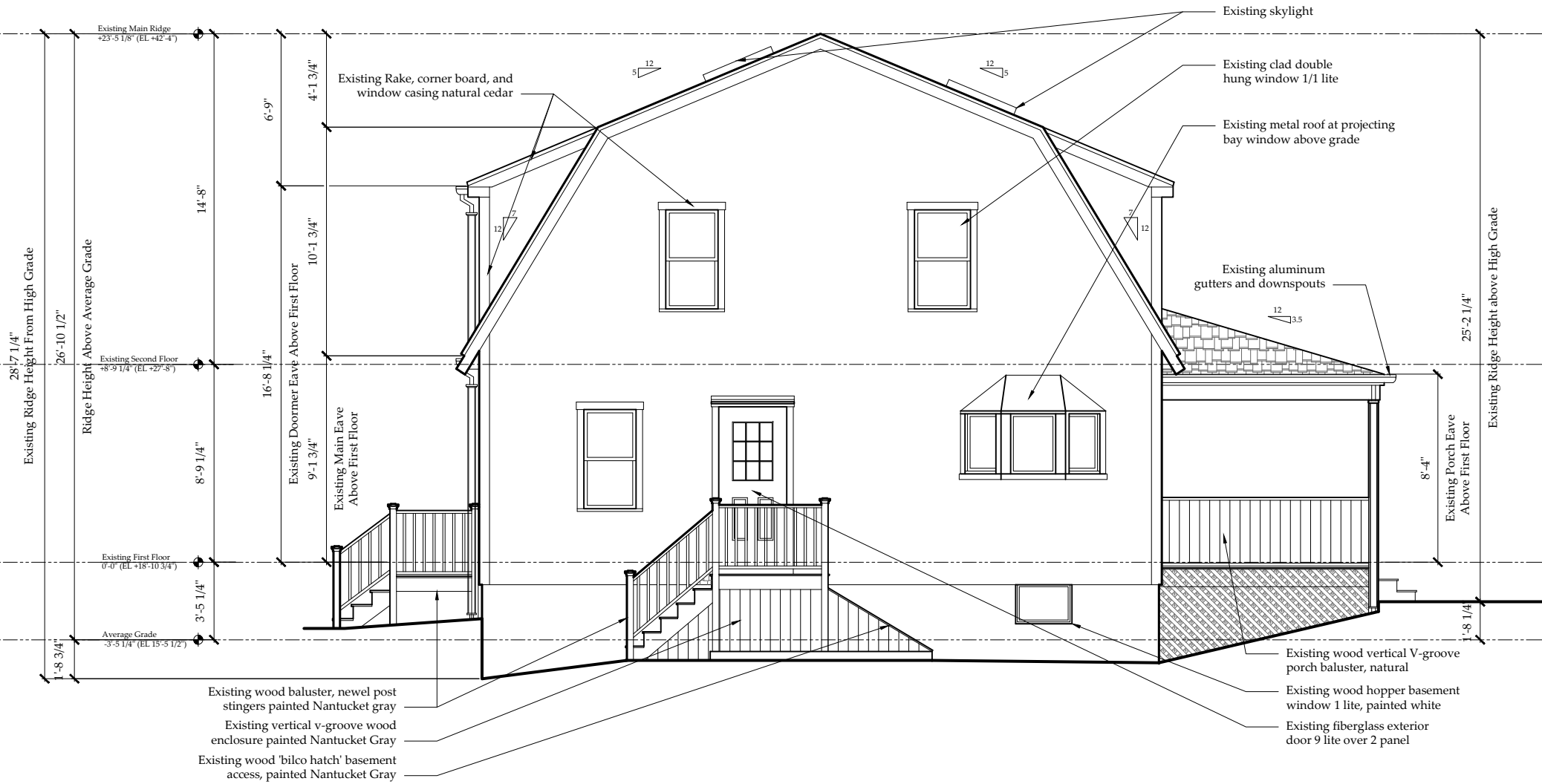
1 Existing Main House North Exterior Elevation

Scale: 1/4" = 1'-0"

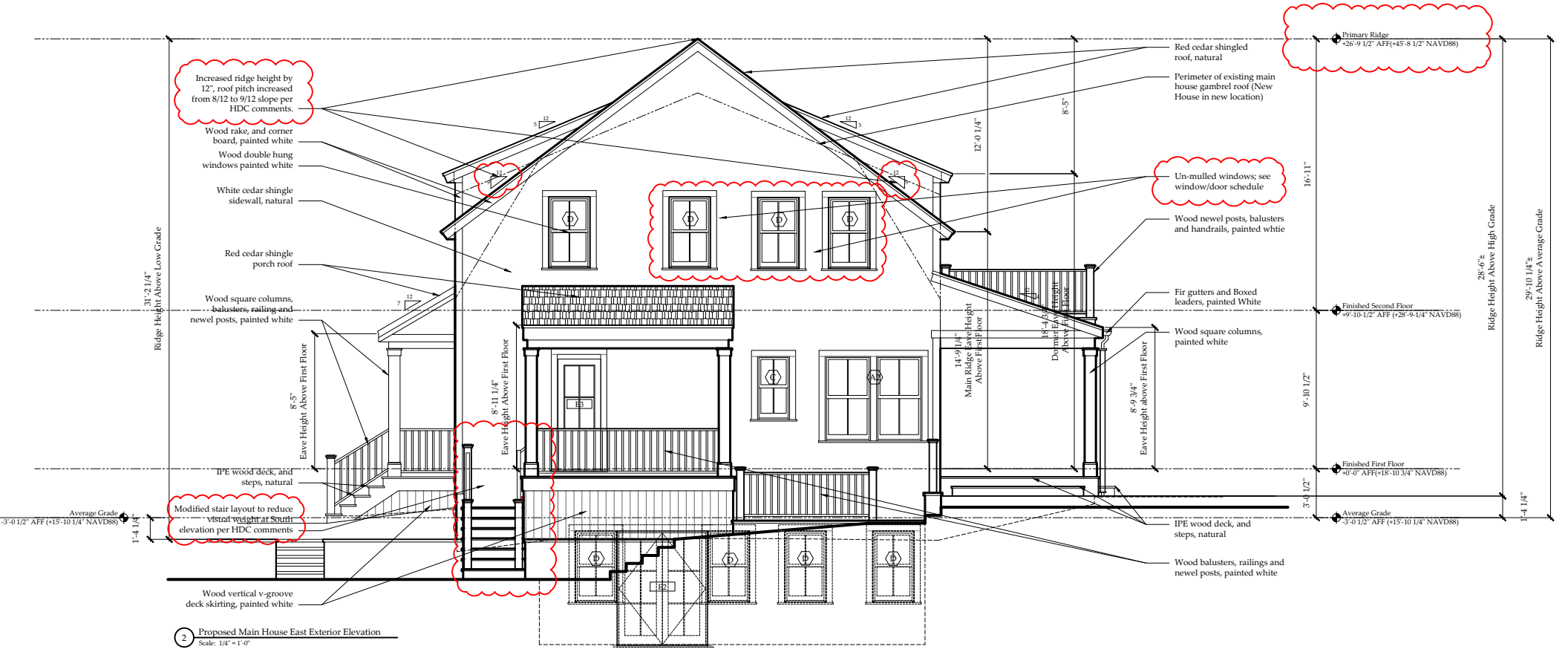


2 Proposed Main House North Exterior Elevation

Scale: 1/4" = 1'-0"



1 Existing Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

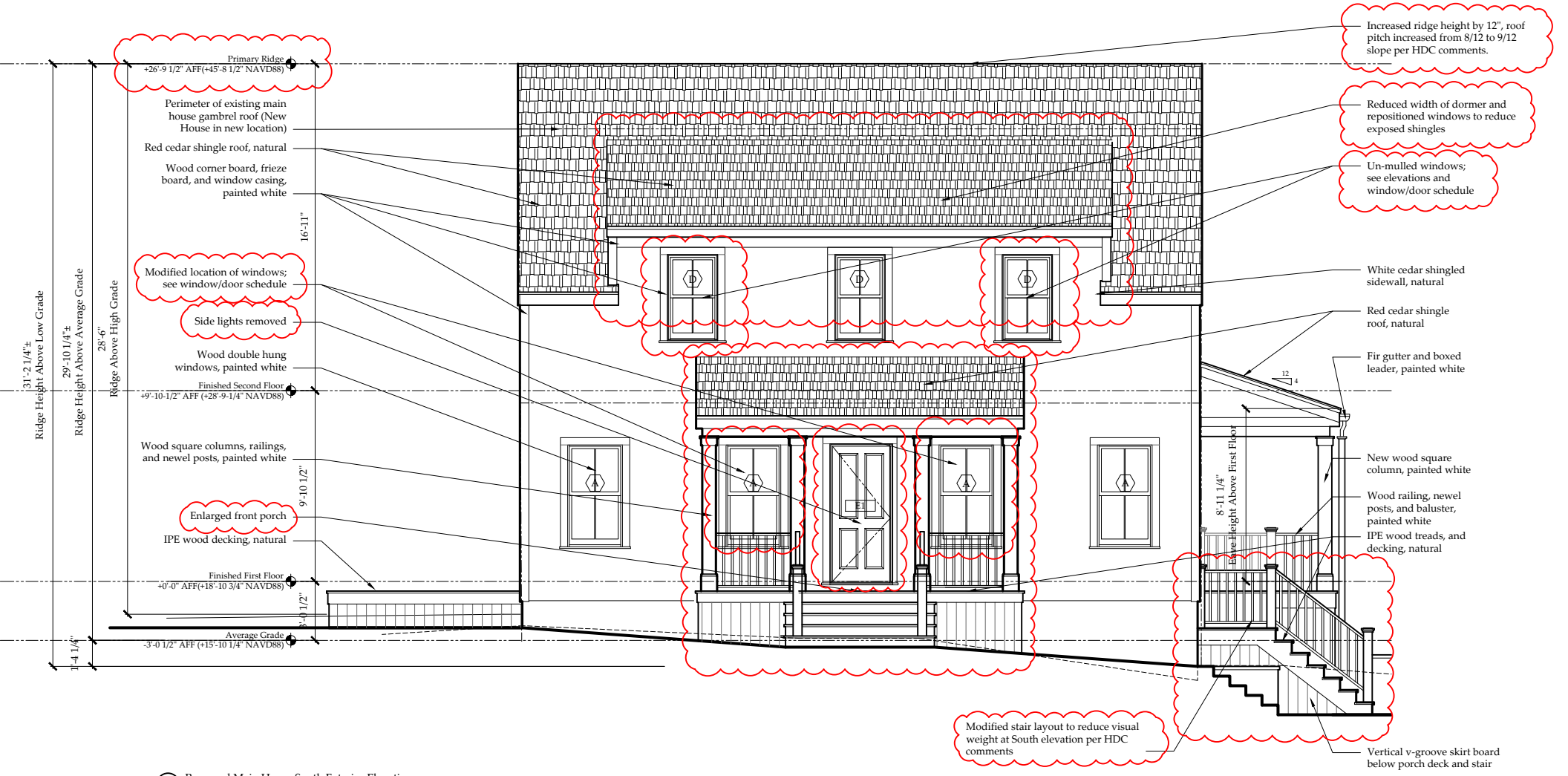


2 Proposed Main House East Exterior Elevation
Scale: 1/4" = 1'-0"



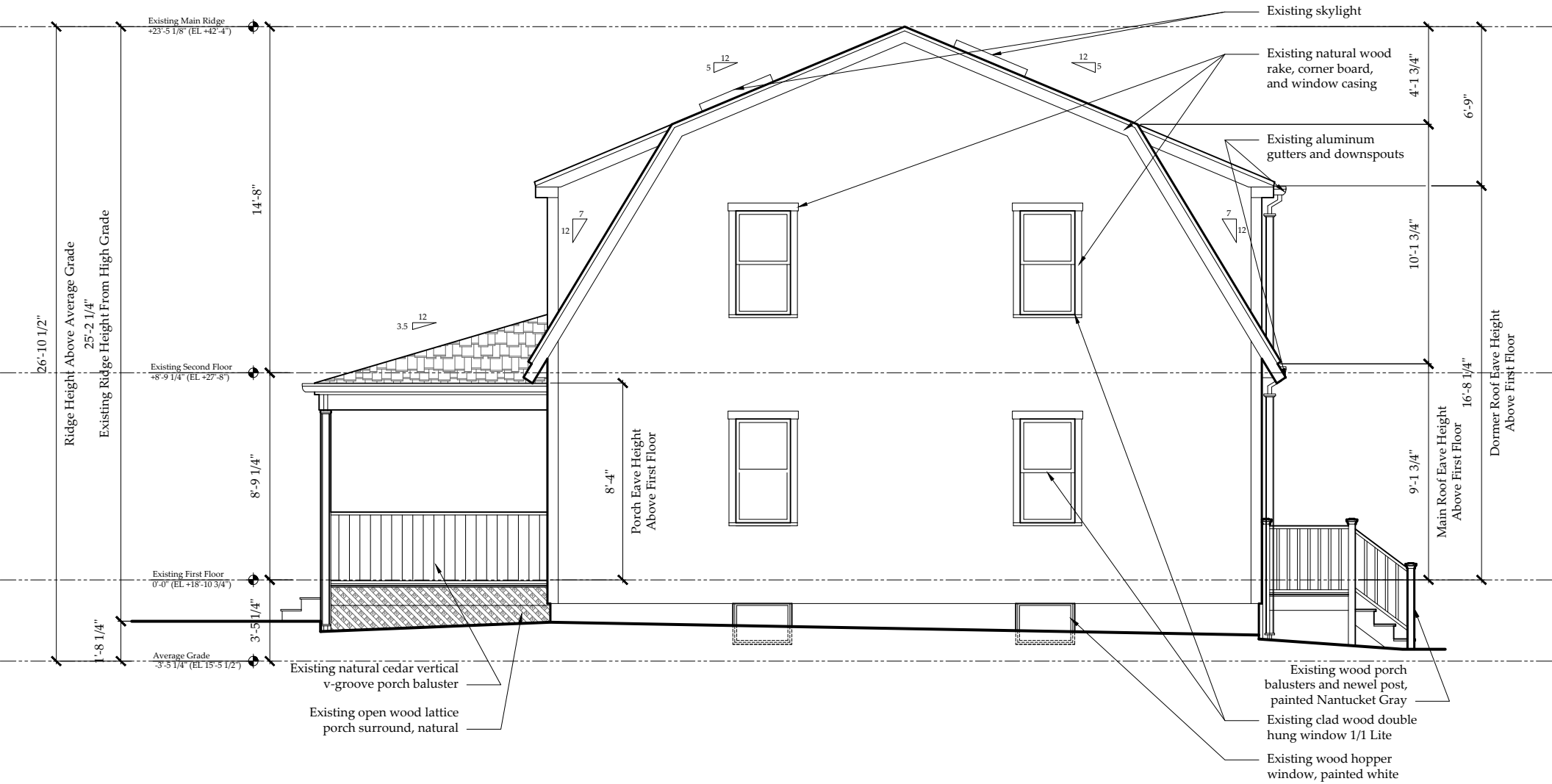
1 Existing Main House South Exterior Elevation

Scale: 1/4" = 1'-0"



2 Proposed Main House South Exterior Elevation

Scale: 1/4" = 1'-0"



1 Existing Main House West Exterior Elevation

Scale: 1/4" = 1'-0"



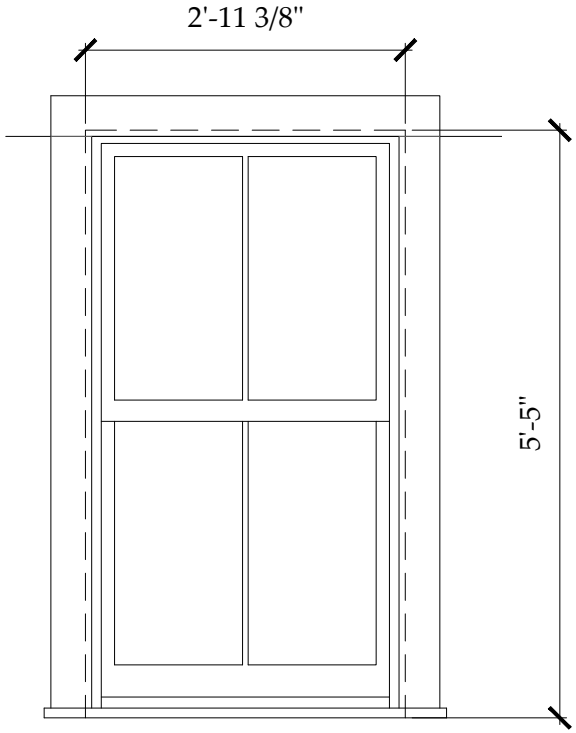
2 Proposed Main House West Exterior Elevation

Scale: 1/4" = 1'-0"



1 Proposed Main House South Exterior Elevation with Garage

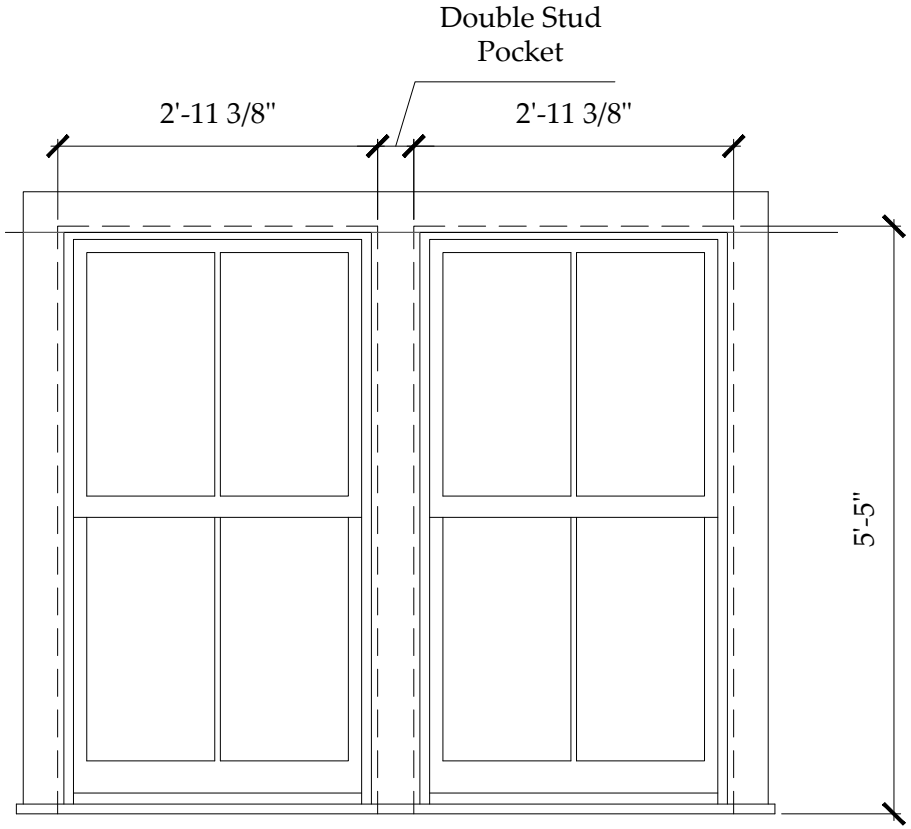
Scale: 1/4" = 1'-0"



A

Unit Specifications

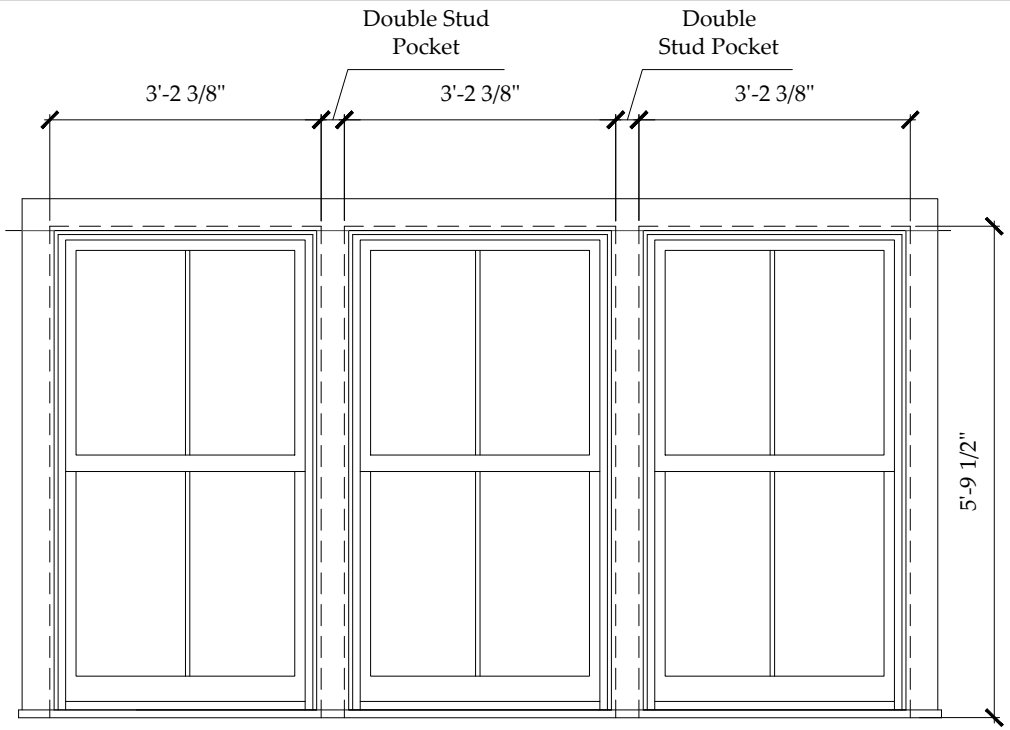
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH3028
RO Size -	3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

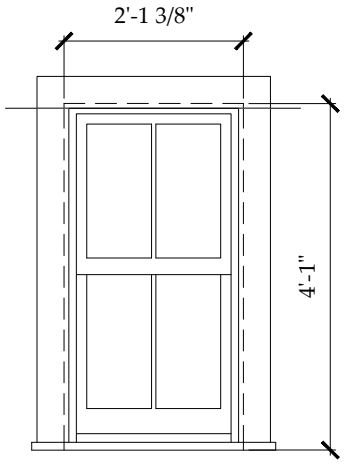
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	(2) UWDH3028
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B3

Unit Specifications

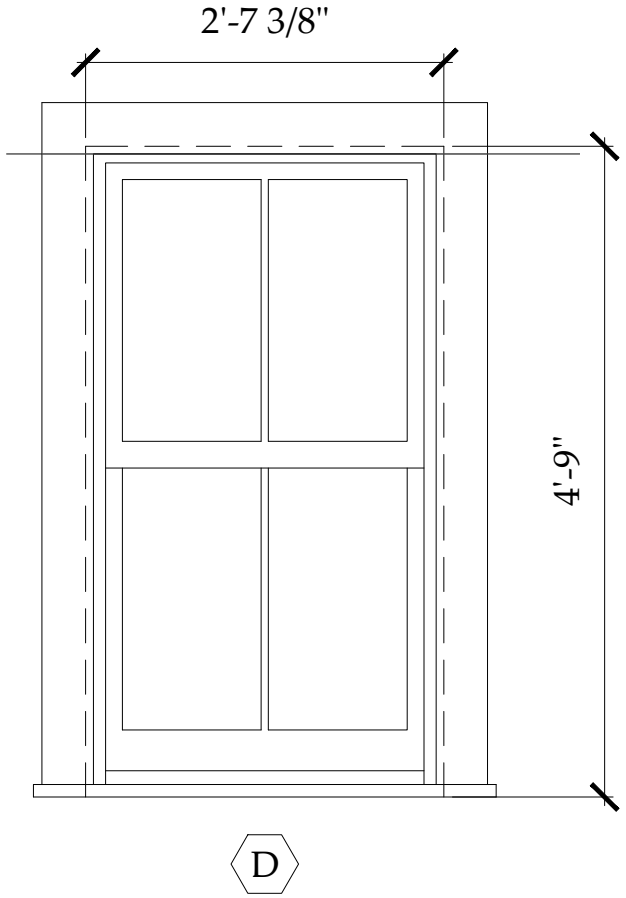
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 1/3 Sash 2/4 Lite Window
Unit Code -	(3) UWDH3230
RO Size -	(3) 3'-2 3/8"w x 5'-9 1/2"h
Unit Size -	(3) 3'-1 3/8"w x 5'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(3) Wood Framed Insect Screen
Notes -	-



C

Unit Specifications

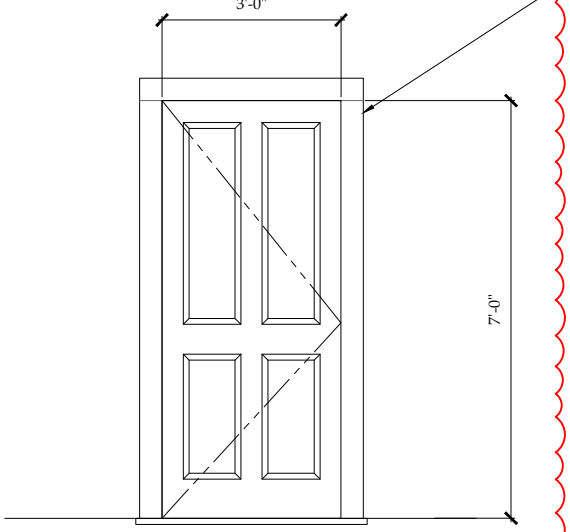
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH2020
RO Size -	2'-2 3/8"w x 4'-1 1/2"h
Unit Size -	2'-1 3/8"w x 4'-1"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	-



D

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH2624
RO Size -	2'-8 3/8"w x 4'-9 1/2"h
Unit Size -	2'-7 3/8"w x 4'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



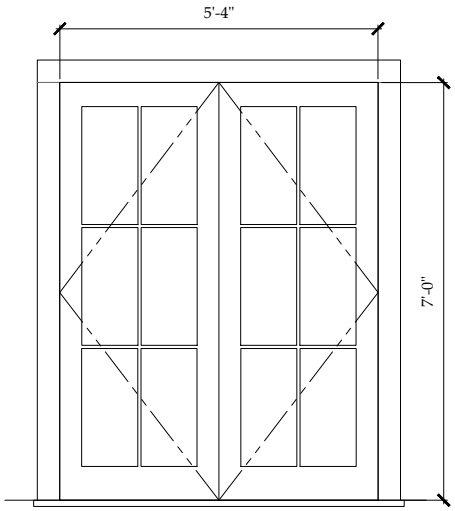
E1

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 7'-0"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame, Exterior Swing
Notes -	

2 Proposed Door Types

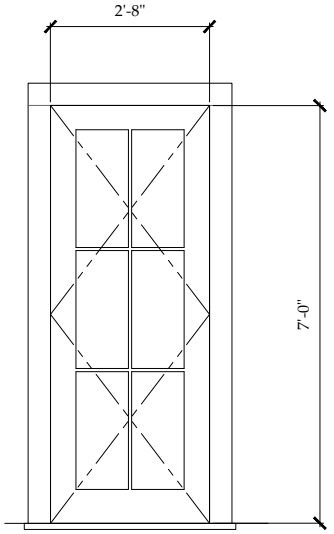
Scale: 1/2" = 1'-0"



E2

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	6 Lite Pair of French Doors
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



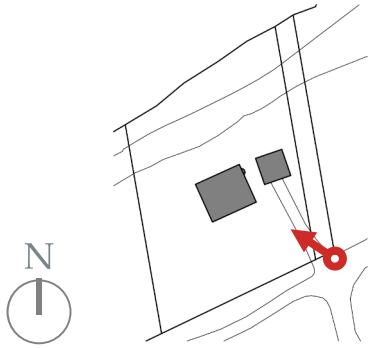
E3

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	15 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



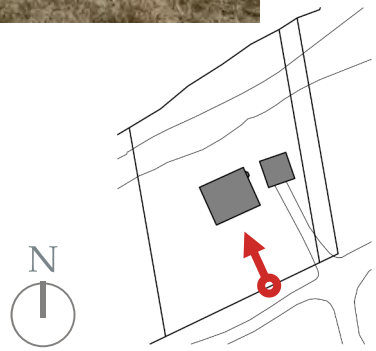
EXISTING Southeast Elevation



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House



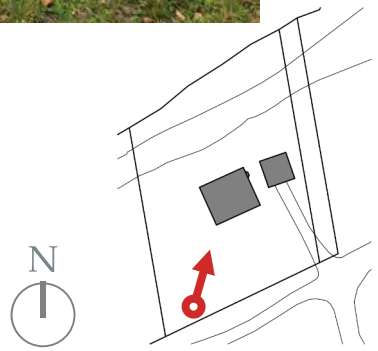
EXISTING South Elevation



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House

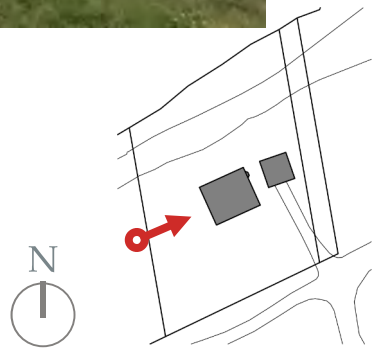


EXISTING Southwest Elevation



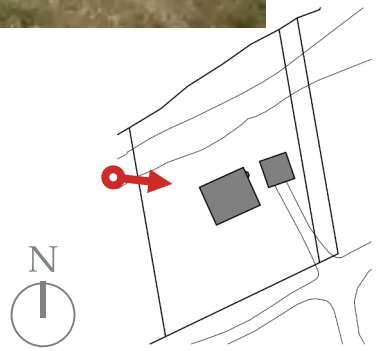


EXISTING West Elevation



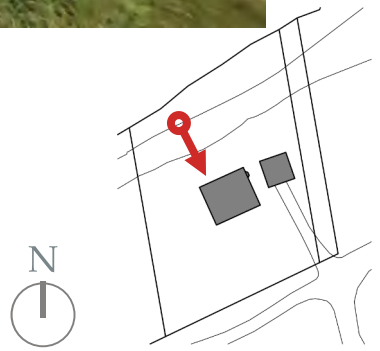


EXISTING Northwest Elevation



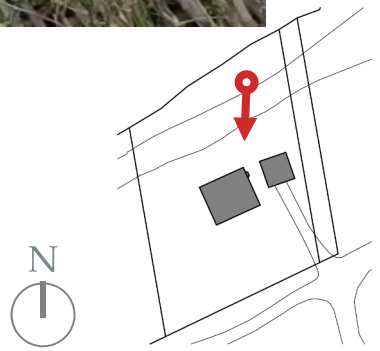


EXISTING North Elevation





EXISTING Northeast Elevation

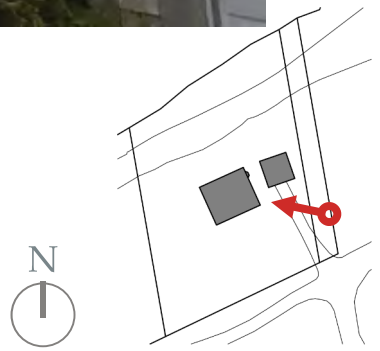


EXISTING Northeast Elevation

Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House

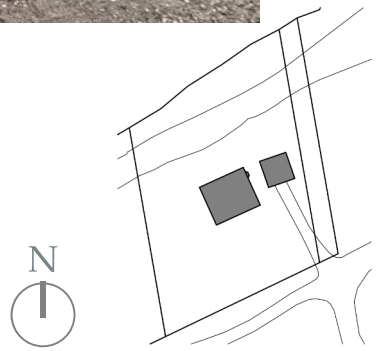


EXISTING Southeast Elevation



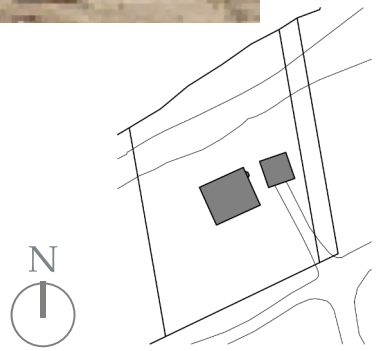


NEIGHBORING PROPERTY South Elevation





NEIGHBORING PROPERTY West Elevation



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: 4/27/24
	HDC Case Number (ie HDC2020-05-0265): 2024-04-10289 Address : 31 EXETER ST.
	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: 2024-24-10289 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: 6/27/24

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°: 76.4.2 PARCEL N°. 285

Street & Number of Proposed Work: 31 EXETER ST.

Owner of record: SHAWN + ELIZABETH BRISTOW

Mailing Address: P.O. Box 846

SCONSET, MA 02564

Contact Phone #: 603.498.9518 E-mail: captshawn@mac.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 (GARAGE) ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 29'6" Sq. Footage 1st floor: 541'6" 40'-mudroom

Width: 25'4" Sq. footage 2nd floor: 541'6"

Sq. footage 3rd floor: _____

Decks/Patio: Size: 11x26'6" ☒ 1st floor ☐ 2nd floor

Size: 8'x13' ☐ 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 24'10 3/4" South 24'10 3/4" East 24'10 3/4 West 24'10 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 5" ☐ 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 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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ 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) N/A Corner boards 1x6 Frieze _____

Window Casing 1x3.5" Door Frame 1x5.5" Columns/Posts: Round _____ Square 7"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSON 400

Doors* (type and material): ☒ TDL ☐ SDL Front 6-Lite / Painted Rear 18-Lite / Painted Side 18-lite / Painted

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR Clapboard (if applicable) N/A Roof GRAY

Trim CEDAR Sash WHITE Doors QUAKER GRAY

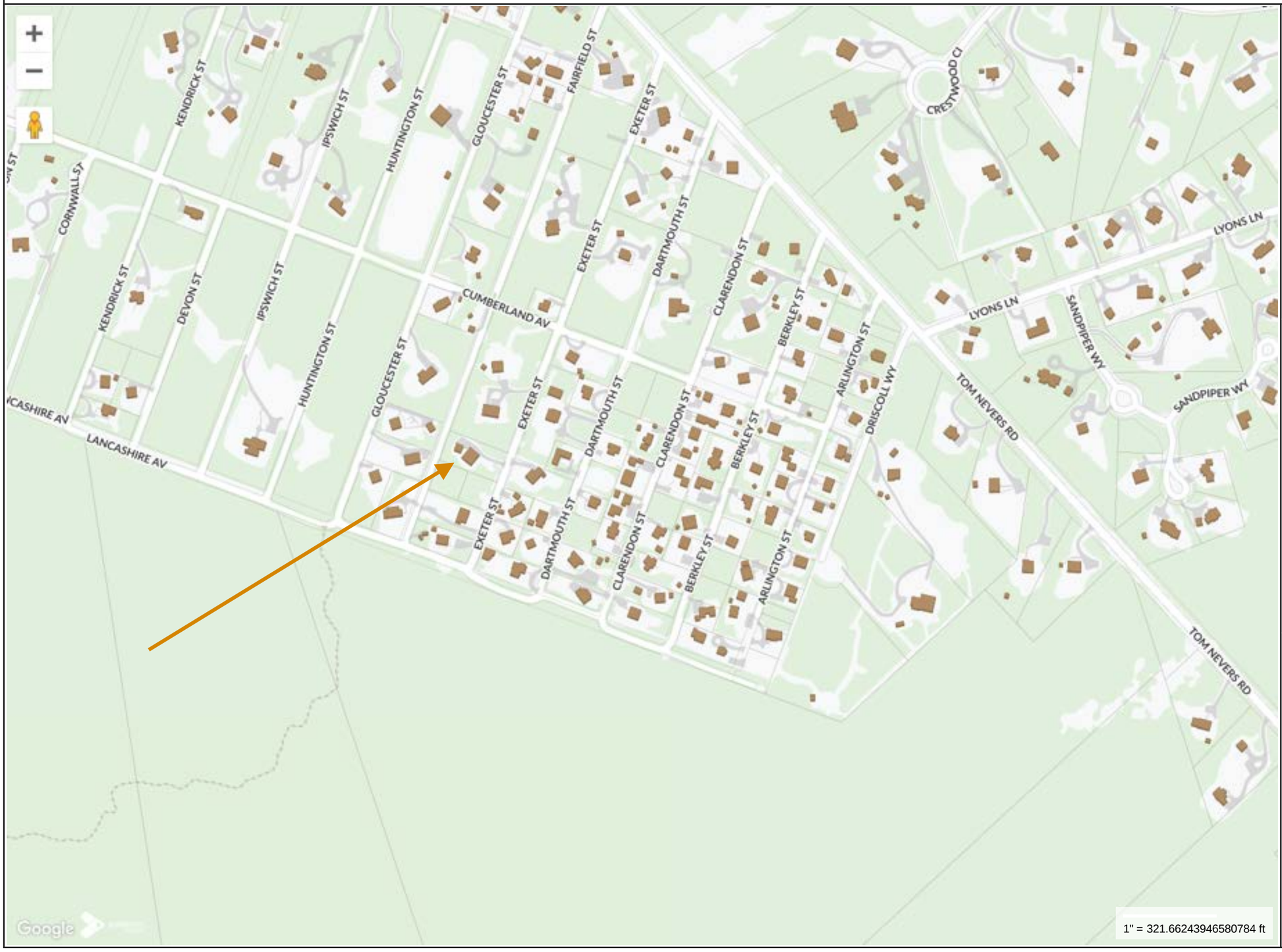
Deck CEDAR Foundation GRAY Fence _____ Shutters _____

* 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 4/8/2024 Signature of owner of record _____ Signed under penalties of perjury

Locus Map - 31 Exeter

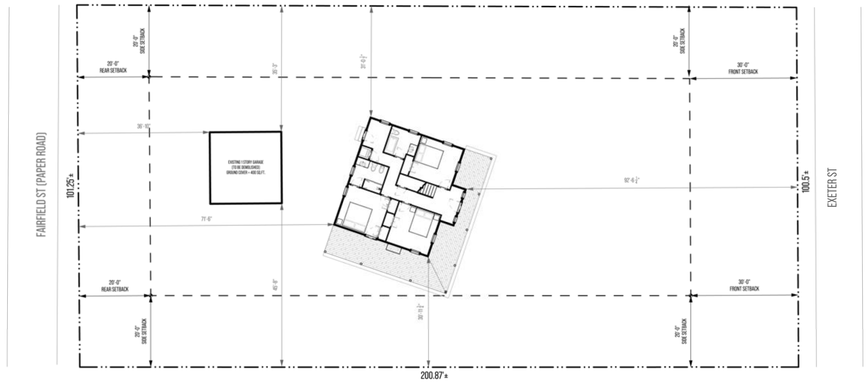


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

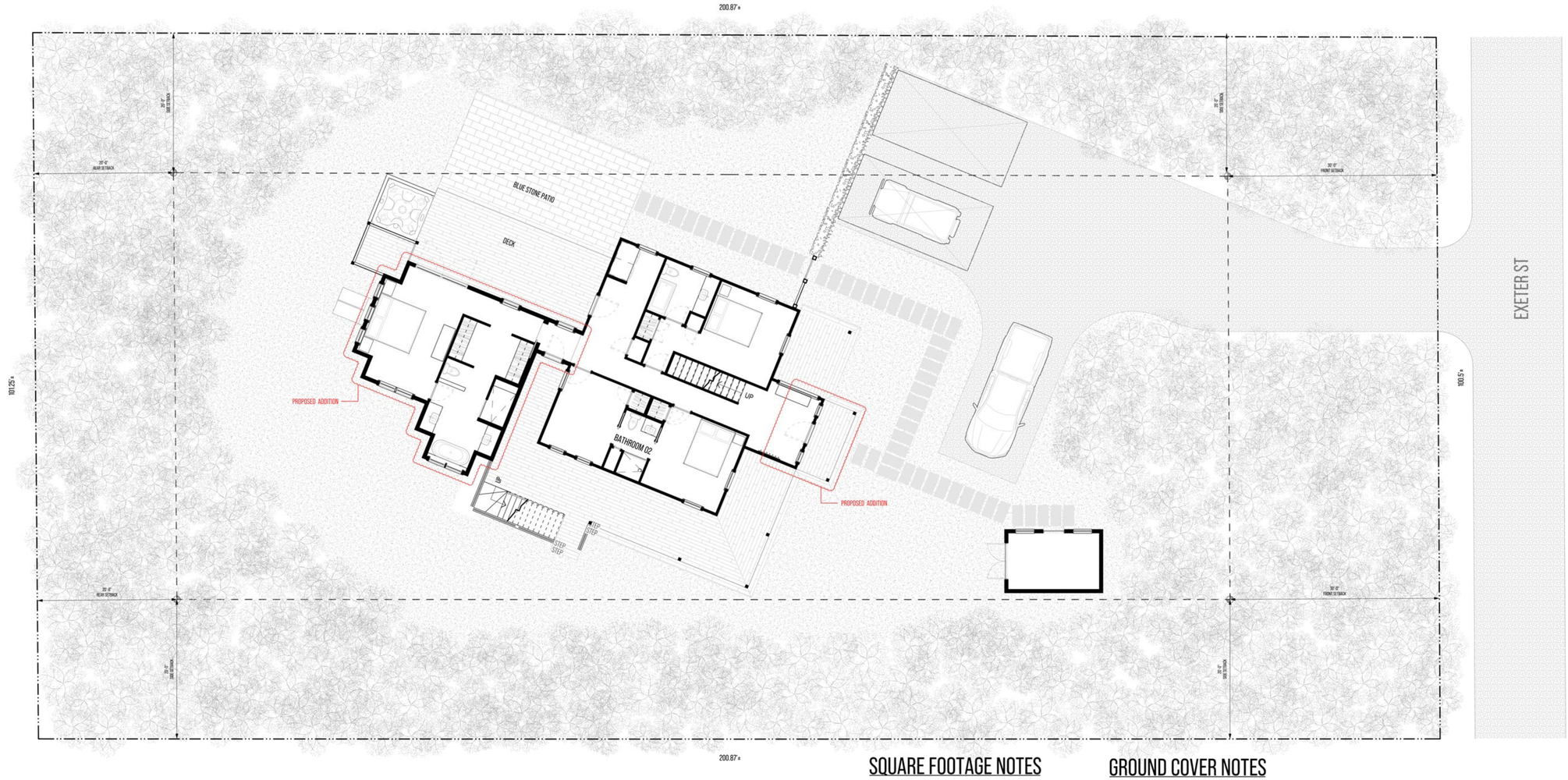
Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 EXISTING SITE PLAN

SCALE : 1:20



2 PROPOSED SITE PLAN

SCALE : $\frac{1}{8}$" = 1'

SQUARE FOOTAGE NOTES

EXISTING SQUARE FOOTAGE = 1720 SQ.FT.
ADDITION SQUARE FOOTAGE = 1,163 SQ.F.T. ±
TOTAL SQUARE FOOTAGE = 2,883 SQ.FT. ±

GROUND COVER NOTES

ALLOWABLE GROUND COVER = 1,500 SQ.FT.
EXISTING GROUND COVER = 924 SQ.F.T ±
ADDITION GROUND COVER = 566 SQ.F.T ±
TOTAL GROUND COVER = 1,490 SQ.F.T. ±

0' 4' 12' 28'

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
10/02/23	CONCEPT PLANS 01
10/26/23	CONCEPT PLANS 02
01/11/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

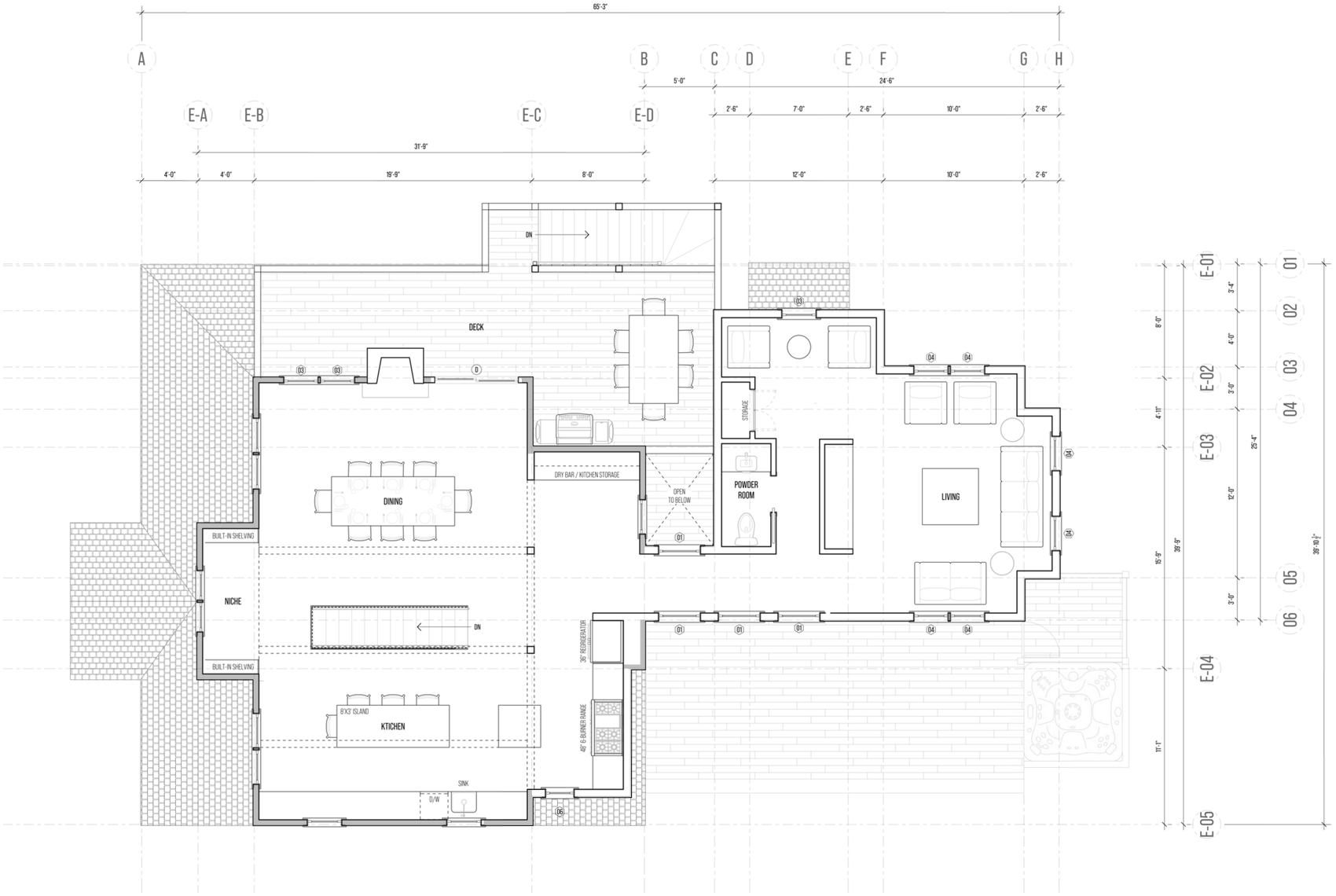
DRAWING TITLE

SITE PLAN

SHEET NUMBER

A-0.00

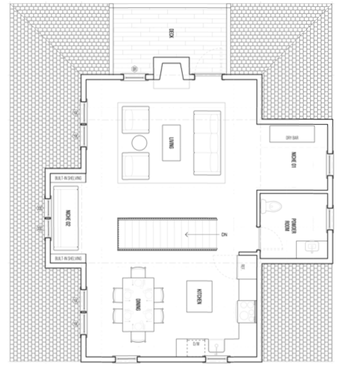
DRAWN BY



1 SECOND FLOOR PLAN
SCALE : 1/4" = 1'

EXISTING STRUCTURE
PROPOSED STRUCTURE

0' 2' 6' 14'



2 EXISTING SECOND FLOOR PLAN
SCALE : 1/8" = 1'

WINDOW SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
1	P3060	PICTURE	6	2' - 11 15/16" X 6' - 0 7/16"	
2	A21	AWNING	5	2' - 0 5/8" X 2' - 0 5/8"	
3	TW2631O	DOUBLE HUNG	5	2' - 8 1/8" X 4' - 0 7/8"	2 X MULLED 2 UNIT & 1 SINGLE UNIT
4	TW2632	DOUBLE HUNG	8	2' - 8 1/8" X 3' - 4 7/8"	3 X MULLED 2 UNIT & 2 SINGLE UNITS
5	FWT60110	TRANSOM	1	5' - 11 1/4" X 1' - 9 13/16"	
6	C13	CASEMENT	1	2' - 0 1/8" X 2' - 11 15/16"	

DOOR SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	TBD	1	TBD	
B	FWH60611	FRENCH SWING	1	5' - 11 1/4" X 6' - 10 3/8"	
C	FWH31611	INSWING	1	3' - 0 1/8" X 6' - 10 3/8"	
D	GPSD610	GLIDING PATIO	1	5' - 11 3/4" X 6' - 10"	

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
10/02/23	CONCEPT PLANS 01
10/27/23	CONCEPT PLANS 02
01/11/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

SECOND
FLOOR PLAN

SHEET NUMBER

A-1.20

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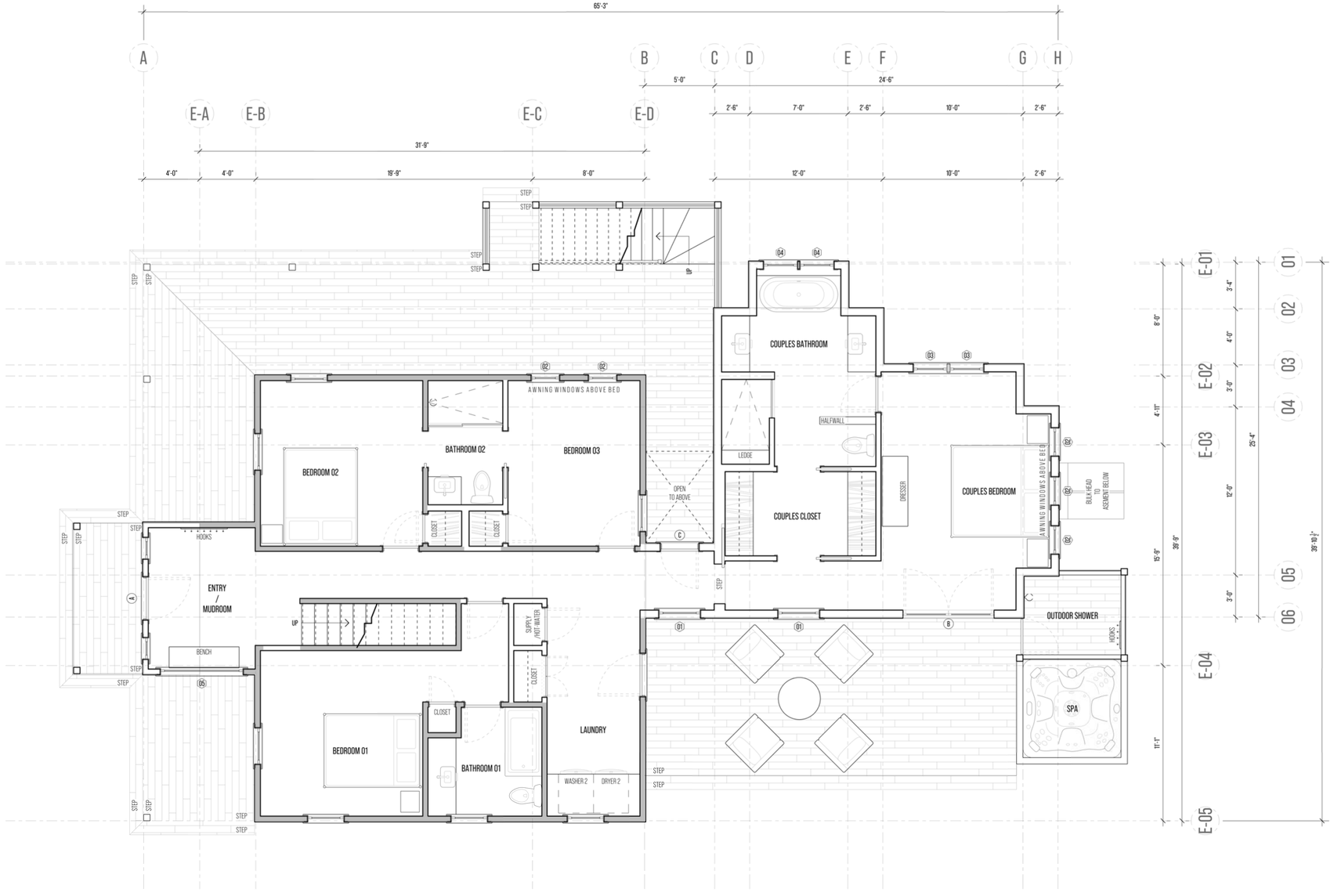


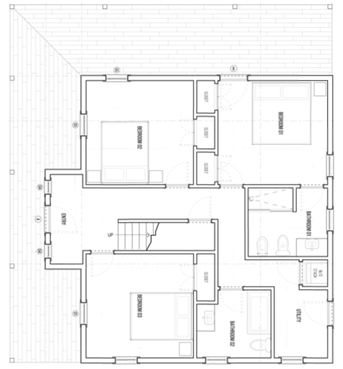
1 FIRST FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1'

EXISTING STRUCTURE

PROPOSED STRUCTURE

0' 2' 6' 14'



2 EXISTING FIRST FLOOR PLAN

SCALE : $\frac{1}{8}$" = 1'

WINDOW SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
1	P3060	PICTURE	6	2' - 11 15/16" X 6' - 0 7/16"	
2	A21	AWNING	5	2' - 0 5/8" X 2' - 0 5/8"	
3	TW2G310	DOUBLE HUNG	5	2' - 8 1/8" X 4' - 0 7/8"	2 X MULLED 2 UNIT & 1 SINGLE UNIT
4	TW2632	DOUBLE HUNG	8	2' - 8 1/8" X 3' - 4 7/8"	3 X MULLED 2 UNIT & 2 SINGLE UNITS
5	FWT60110	TRANSOM	1	5' - 11 1/4" X 1' - 9 13/16"	
6	C13	CASEMENT	1	2' - 0 1/8" X 2' - 11 15/16"	

DOOR SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	TBD	1	TBD	
B	FWH60611	FRENCH SWING	1	5' - 11 1/4" X 6' - 10 3/8"	
C	FWH31611	INSWING	1	3' - 0 1/8" X 6' - 10 3/8"	
D	GPSD610	GLIDING PATIO	1	5' - 11 3/4" X 6' - 10"	

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:
TO BE DETERMINED

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
10/02/23	CONCEPT PLANS 01
10/26/23	CONCEPT PLANS 02
01/11/23	CONCEPT PLANS 02

REVISION HISTORY:

DATE	DESCRIPTION

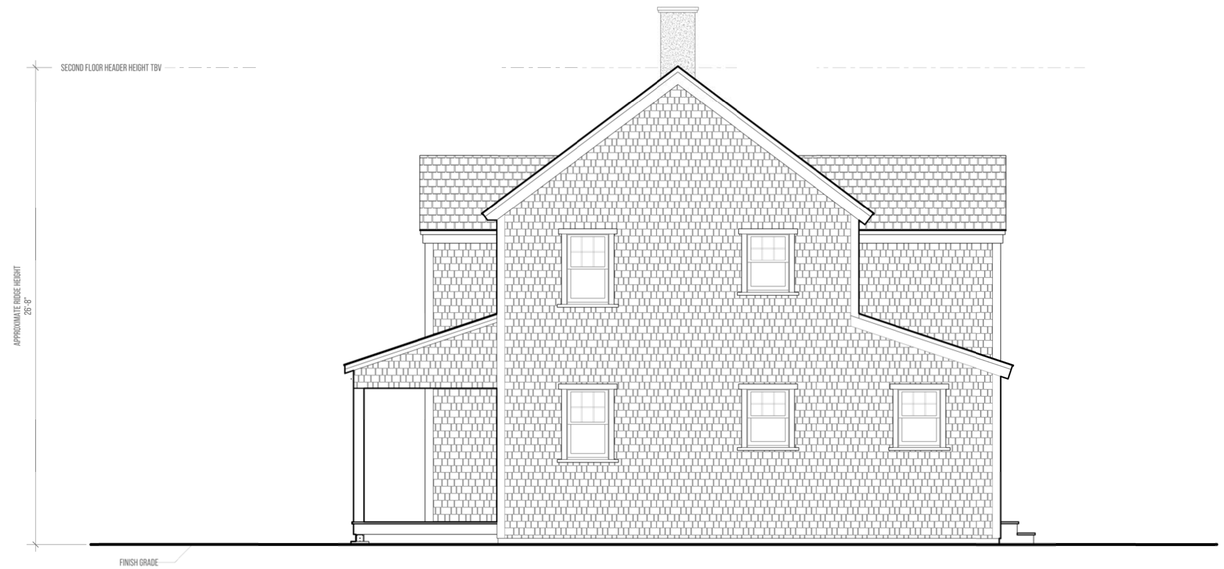
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-1.10

DRAWN BY



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

1 EXISTING EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPT. 26, 2023

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

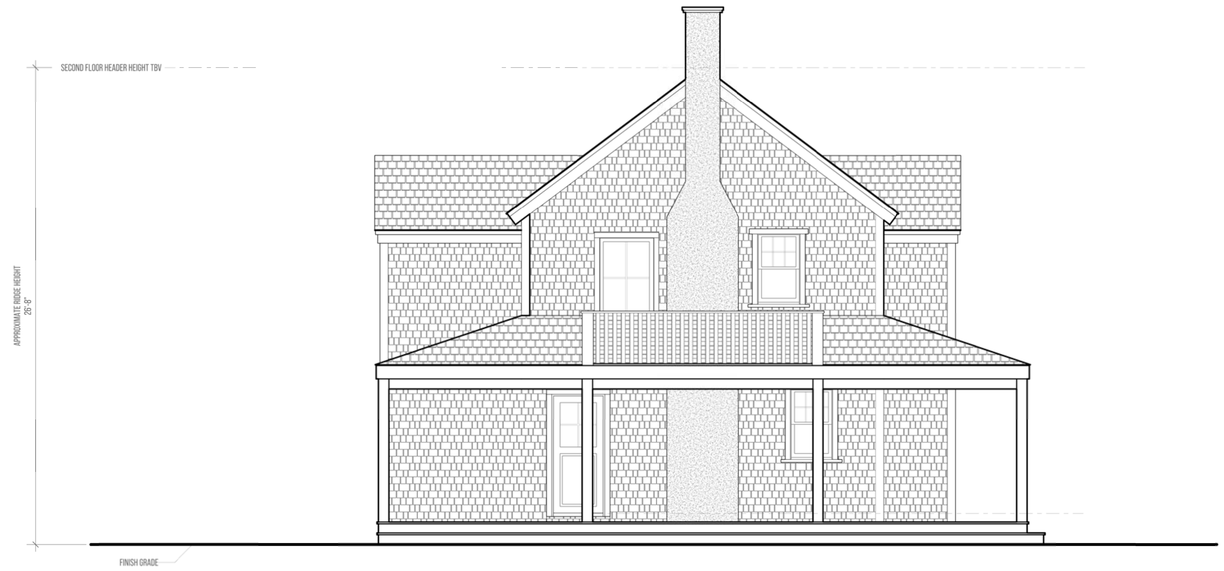
SHEET NUMBER

EA-3.00

DRAWN BY



3 SOUTH ELEVATION
$\frac{1}{4}$" = 1'-0"



4 WEST ELEVATION
$\frac{1}{4}$" = 1'-0"

2 EXISTING EXTERIOR ELEVATIONS

SCALE : $\frac{1}{4}$" = 1'

0' 2' 6' 14'

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPT. 26, 2023

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:
-

CONTRACTOR:
-

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

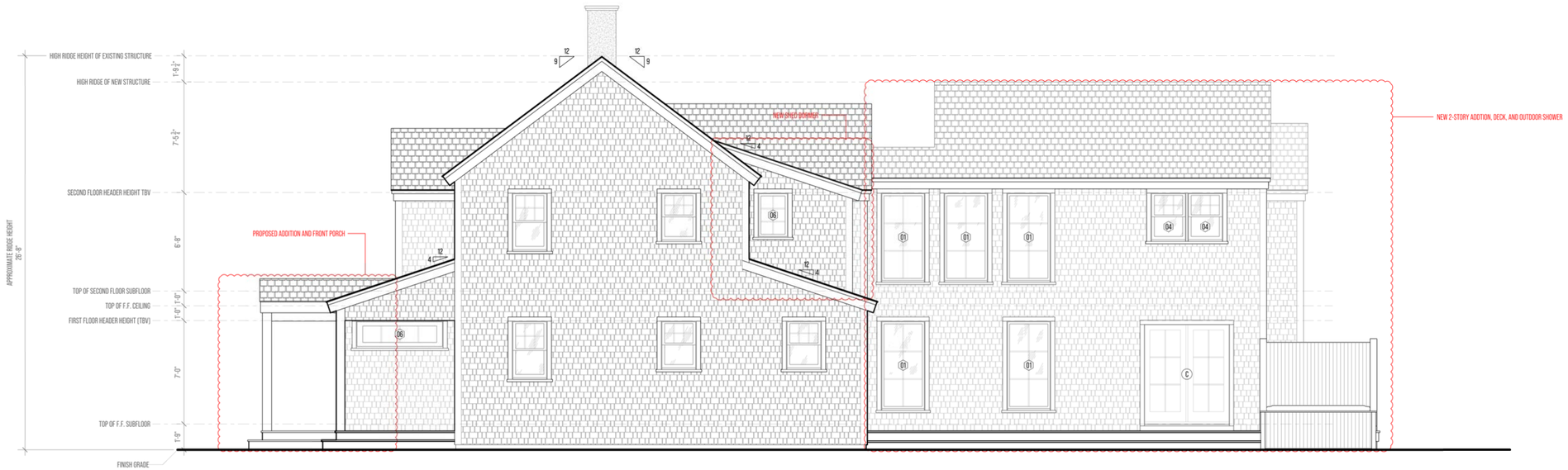
SHEET NUMBER

EA-3.00

DRAWN BY



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

1 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

PROJECT INFORMATION

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NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:
-

CONTRACTOR:
-

DRAWING INFORMATION

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10/26/23	CONCEPT PLANS 02
01/11/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

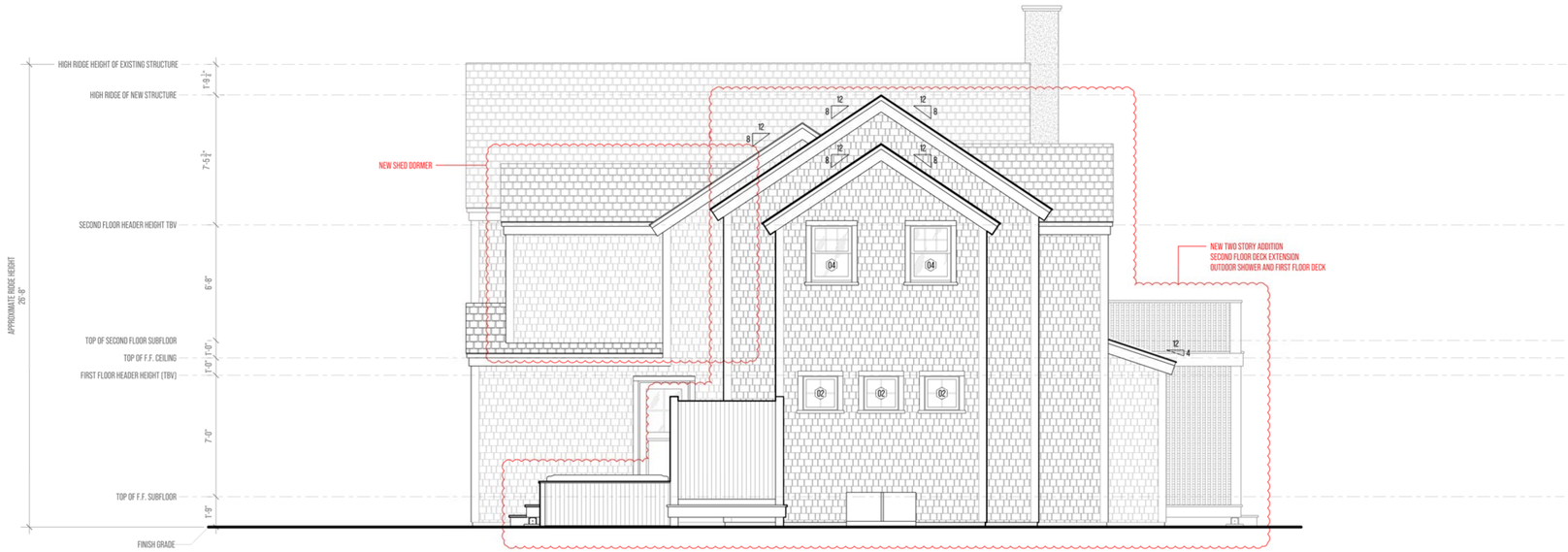
DRAWING TITLE

EXTERIOR ELEVATIONS

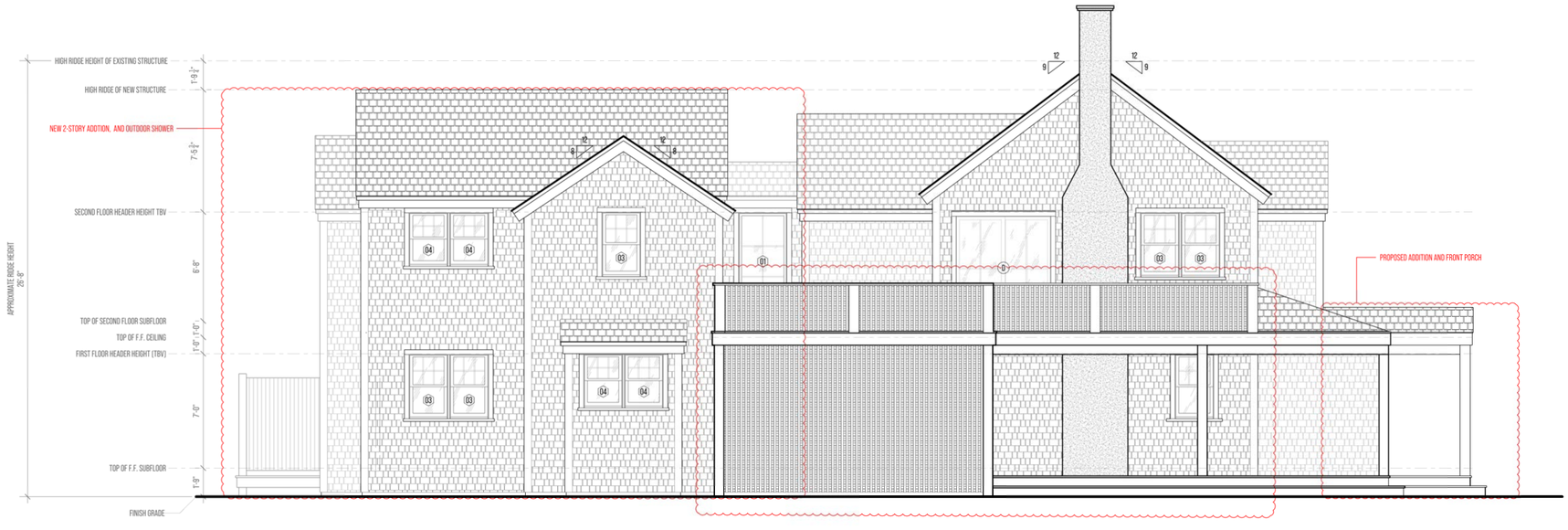
SHEET NUMBER

A-3.00

DRAWN BY



3 SOUTH ELEVATION
$\frac{1}{4}$" = 1'-0"



4 WEST ELEVATION
$\frac{1}{4}$" = 1'-0"

2 EXTERIOR ELEVATIONS

SCALE : $\frac{1}{4}$" = 1'

0' 2' 6' 14'

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

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DATE	NAME
10/02/23	CONCEPT PLANS 01
10/26/23	CONCEPT PLANS 02
01/11/23	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

























Meeting: 5/28/24
Youtube link: https://www.youtube.com/live/oQVDn4jnaa8

3:04:43

Ray: unclear as to what is new. Trying to judge the visibility. Nothing is standing out as being egregiously wrong.

Steve: Board myself, regular board with Carrie. Keep it simple. Comment on elevations.

Ray: Examined pieces on back. Furthest away from exeter. There is a paper road behind called fairfield street. I dont think to back is visible from paper road

Carrie: Most concerned with exeter elevations. Trying to orient. Did not get to see before. Compass are difficult. Adding small roof and some second floor decking. Most of this is not going to be visible unless you open up a bunch of vegetation. I need to study it more.

Abby: If joe is looking at this would you like be on it. Joes in for abby.

Joe: My house is on the locus plan. I can tell you fairfield is as traveled as exeter. All of these streets the paper rd exist. All the ones that come off parallel are traveled. Rear looks most appropriate with steps. Pent roof, I feel a little bit of tension. Current roof that moves to the left has a hip roof now we have exposed. If the hip roof conceal all the decks that would be desirable. I agree with Carrie bulk of changes on side, but not visible from public way.

Val: (cant hear, not speaking into microphone) Ive got nothing. Im freezing.

Steve: I dont have anything to add. Do we feel comfortable with exhibit A?

Someone: I feel like a view would be helpful.

Steve: There are some madaket elements. Motion to be held for revisions. Provide bubbled in existing. And a view.

Transcript from Youtube

opposition um 31
3:04:46
exitor okay and who do we have Sean okay Sean welcome to the HTC when
3:04:52
you see your site plan uh you can get started awesome just confirming you all
3:04:58

can hear me here yes yep beautiful all right great yeah so we're talking about 31 exitor Street here uh exitor street
3:05:05
is a right-and turn off of Tom NE Road uh down one of The Valleys it's a dirt road the property is located on the
3:05:12
right hand side uh the scope of The Proposal here would be uh a small
3:05:18
addition on the front of the home 4 by10 which would bump out the mudro and then there would be an addition off the back
3:05:24
um that would be made possible by the square footage of the existing 20 X20
3:05:30
garage uh that we be proposing to demo uh if possible uh additionally there's
3:05:37
uh some additional work to the deck on the second floor uh slight expansion of the deck on the second floor in the
3:05:42
addition of a deck uh on the first floor off of the uh new proposed addition on
3:05:49
the northwest side of the home anything else Sean uh I don't believe so you I
3:05:57
understand you're representing your own application um in the future you decide to Branch out when you propose add uh
3:06:04
modifications to a structure please bubble them it's much easier for us all to understand uh not only the context
3:06:12
but specifically what's being proposed on this application I think it's seems
3:06:18
relatively benign and I'm going to suggest we proceed with this as though we're reviewing the entirety of uh the
3:06:25
structure and if we comment on something that's existing Sean can tell us whether it's existing or not is anyone okay with
3:06:32
that yeah yes but do we need to look at the demo first he mentioned a demo
3:06:38
there's no no it's just additions right alterations no there this would include
3:06:45
to create to generate the square footage for the new Edition this would include a demo of the existing 20x20 garage which
3:06:51
is located behind the uh main main house right okay so I anticipate that would be
3:06:57
anticipated that's a separate application uh that you know we can review these uh you obviously cannot
3:07:04
proceed until you get an approval for the demolition work so you would need to
3:07:10
submit a separate application and we can review that okay uh worth noting that I
3:07:16
uh under advisement from the staff at the HDC uh to include it in this application so the demo is included in
3:07:24
this somewhere yeah under advisement from somebody in the office there I asked that specific question I believe I
3:07:29
noted up toward the top of the application demo somewhere well okay hey hey everybody let's just keep some
3:07:36
decorum um Sean when I just want to get a clarification you saying you included
3:07:41
it you included it as a narrative element in the application or you provided drawings and other information
3:07:47
uh uh I checked the Demo Box I'm G I'm sorry Sean I'm going to
3:07:52
just short circuit that whole discussion um we're going to need a application
3:07:57
that is for a demo of the garage that shows images of the garage a site plan
3:08:03
Locus plan and that should be and the age of the structure and that should be sufficient to
3:08:09
proceed uh I can't say that it's I can't imagine it's going to be an issue uh
3:08:15

given the location and so on and so forth and unless it's a Sears and Robux garage or something but um that is a
3:08:22
separate application we'll need to proceed that way for now we're going to proceed with what's in front of
3:08:27
us everybody good yes Ray would you like to
3:08:32
begin yeah um I would like to underscore this idea that it's very difficult for
3:08:40
us as a board we have your existing conditions they're on one set of drawings and then when we go down to the
3:08:47
new proposed unless we have photographic
3:08:52
memories which at least I don't have um I I'm unclear as to what's new although
3:08:59
looking at the site plan it gave me a little bit of uh an idea what you're doing I'm just
3:09:07
trying to judge the visibility of any of this to be honest with you I mean nothing standing out at me as being
3:09:13
egregiously wrong but um aside
3:09:20
from aside from the very vertical element that I see on South
3:09:27
elevation that last little tiny
3:09:33
tail see it on oh yeah okay Mr chair can you come back to me I
3:09:40
want to see where these little elements are and check the visibility the one on the south and the one on the west one in
3:09:48
the South only projects like 30 Ines off the building okay so two matters to facilitate this one uh the board is
3:09:55
myself Abby well regular board and Carrie oh oh car's on this yeah okay and
3:10:02
um guys what I'd like to do to keep it simple is comment on the elevations if there's anything you find inappropriate
3:10:09
just comment on it and then we can get a clarification from Shawn whether it's existing or not I don't like to proceed
3:10:15
this way we're not going to proceed this way on a regular basis but it's what we have now I and we'll go from there and
3:10:22
see if there's revisions or not and I can facilitate from there who would like
3:10:27
to begin on this kind of half I can re oh excellent thank you so I've examined
3:10:35
the pieces on the quote unquote back the back being the point furthest
3:10:41
away from exiter now even given the fact and we all all too familiar out there with the
3:10:48
paper Road phenomenon there's a paper road behind all this called Fairfield
3:10:55
street but I don't think that those two little appendages the 30inch thing that's on the very back and the other
3:11:02
thing that's on the the South I don't think they're egregious enough to
3:11:07
warrant they're needing to be changed just because of they're visible from a
3:11:12
paper road but that's just me that's my only comment okay thank you
3:11:19
okay Carrie I'm I think most concerned with
3:11:26
the exitor elevation oops sorry um I I'm just I'm
3:11:34
still trying to orient myself I'm sorry I didn't get to see this before now um because I think
3:11:39

the uh the compasses on the plans are difficult con comparing to the
3:11:47
elevations I don't know why but get the main mass is closest to exitor that
3:11:53
exists and the addition is to the rear so in my mind the most important is
3:11:58
what's visible which would be from exitor and most of that exists
3:12:04
correct yes what you're looking at the the top um image there elevation is
3:12:10
almost what you see from the road which you can the driveway yes so you're
3:12:16
adding a little pent roof in the existing porch roof and some elements to
3:12:24
the left some more second floor decking [Music]
3:12:29
um there are six over ones that exist now is that correct yep that's correct
3:12:36
ministration yeah I feel like most of this is not going to be visible unless you open up a whole bunch of
3:12:43
[Music] um vegetation for the addition and then I might be a little bit more concerned
3:12:50
but [Music] um yeah I got to study it a little more
3:12:58
thanks okay thanks Abby um so I was going to ask if Joe is looking at this
3:13:03
would you like to be on this Joe you don't have to I I'll sit on
3:13:09
it okay Joe in for Abby my house happens to be on the
3:13:16
Locust plan H and I can tell you that Fairfield is
3:13:21
as traveled as exitor oh really oh yeah
3:13:26
okay differ all of these [Music] um I believe I mean uh all of these
3:13:33
streets the paper roads exist the parallel to Tom never Road and that
3:13:40
Lancashire but I believe all the ones that come off parallel are equally
3:13:48
traveled um I don't know if it's a major concern um
3:13:53
because the most impactful elevation is the side uh View and um the rear we'll
3:14:03
call it the Fairfield elevation which is I guess the let me
3:14:08
just look the South um that actually looks the most
3:14:14
um typical or appropriate with the series of stepped um Gables I think and
3:14:23
then to what um Carrie said regarding the front elevation uh that will be visible the
3:14:29
pent roof the way that it I don't know if it's pent roof that shallow gabled
3:14:36
roof I I feel like that thing of buting the Gable up above there's a little bit
3:14:42
of tension there um that feels a little peculiar to me
3:14:47
and then the current roof As you move to the left has this hip that wraps around
3:14:53
but now we have a second floor deck where the railing is fully exposed there
3:14:59

and um I can appreciate trying to capture more second floor deck but I
3:15:05
actually think that existing hip roof if that thing went around and somehow
3:15:11
concealed all of this deck that you're adding on the side that would be desirable um
3:15:19
um other than that I think I agree with Carrie that the bulk the bulk of the changes are on the side they'll be
3:15:27
visible from the neighbor's house but they're not going to be visible from the
3:15:32
public way okay think that those are my comments thank you Joe
3:15:39
V I have nothing more to say I think's a lot of this
3:15:49
old1 windows or
3:15:58
D1 guys can't see
3:16:04
it I've got nothing I'm freezing microphone
3:16:10
frustration freezing icicle a minute okay um
3:16:20
I really don't have anything to add I guess where I am is I'd like to get a sense of the board do we feel
3:16:26
comfortable with um moving this forward with an exhibit a
3:16:31
or would we prefer to have uh anything we asked for in particular within
3:16:38
revisions and the drawings bubble to show existing and proposed or to show
3:16:44
proposed versus existing I I feel like a view might be helpful just from what Joe
3:16:49
said because I wasn't really thinking that all the streets are yeah okay yeah
3:16:56
the only thing I'll add is there I mean there are some kind of matet Ash elements to this that are not typical
3:17:02
Tom never so uh Sean where we are with this is we're going to have a motion to
3:17:08
hold for revisions uh revisions obviously being consistent with what we have discussed here this evening and um
3:17:15
for you to along with those revisions provide bubble in anything that's proposed versus existing also do that
3:17:23
not only in the elevations but the floor plans and um we'll see you when you come
3:17:29
back which is you know not atypical in of itself motion inter inter viiew uh Sean
3:17:37
you don't need to do anything on a view we'll do that once we get a copy of the drawing staff will let us know and we'll
3:17:42
uh be able to go out there with our tablets okay I would say it's worth on
3:17:48
the existing and the the set of the set that you have right there new and existing is called out on the floor
3:17:54
plans there uh shaded versus not shaded yeah and on just on the proposed elevations go ahead and bubble in what's
3:18:01
what's changing from the prior existing is there a motion this is higher okay uh
3:18:07
all in FA motion you guys we have a motion is everybody good with the motion yeah okay I mean yay we're going to get
3:18:13
another bite at the Apple uh all in favor say I hi any opposed carries

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: 06.27.24
	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: 06.19.24

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 06.18.24

3 Pleasant Street / 3 Pleasant St Nom. Trust

42.3.3 / 155

Addition

Sitting Board: Oliver, Camp, Thornewill

Alternates: Patten & Paul

Holly: East dormer on façade is concern and not appropriate

Rowland: Front gable dormer is odd, stands out as unusual for this structure; No dormer or lower windows just below the eave line

Thornewill: Dormer on front is only problem; seems like it doesn't belong; a little concerned about french doors on the north but fence & vegetation mediates concern

Paul: The gable dormer feels like a foreign element; If the gable dormer went to a shed with the same window I'd be supportive of that

Patten: Would be in favor of no dormer but bring the window down below the eave

Oliver: The dormer is the main concern; Is there any merit in pushing the dormer back and making it a shed; what about using one of the six light windows in place of the transom dormer

Camp: Why can't it be like the massing on the left, a full two stories

Motion to Hold for minor revisions (Paul)
Carried 5-0 Oliver, Camp, Thornewill, Paul, Patten (aye)

3 Pleasant Street

Nantucket, MA

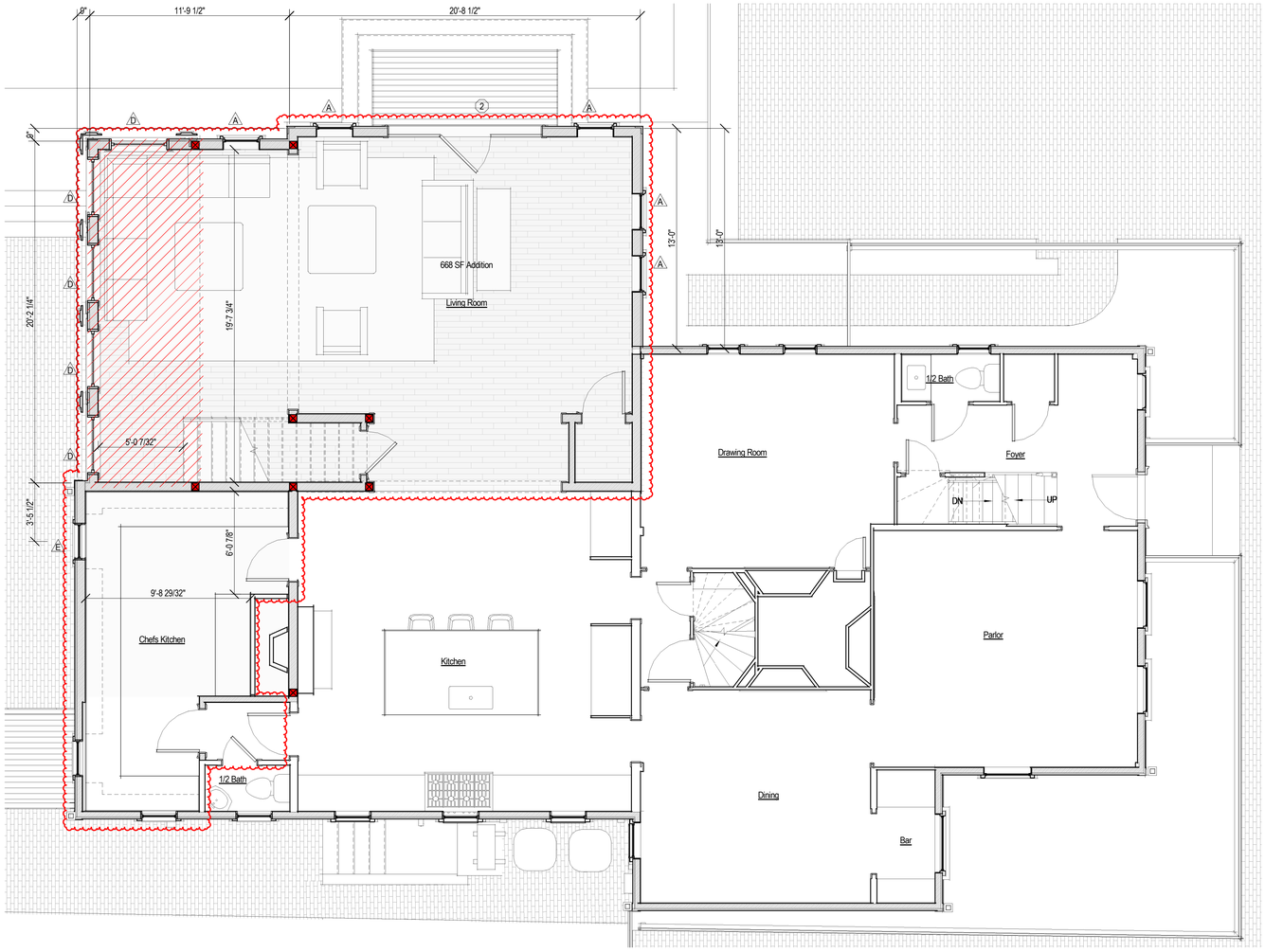
06.27.24

HDC Submission

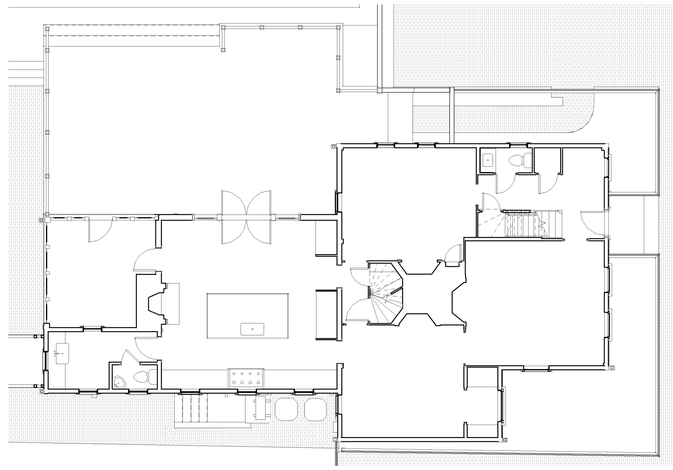


06.27.24

HDC Submission



1 Proposed First Floor Plan
1/4" = 1'-0"



2 Existing First Floor Plan
1/8" = 1'-0"

2404

3 Pleasant Street

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	-------
Current Zoning:	-------
Minimum Frontage:	-------
Front Setback:	-------
Side/Rear Setback:	-------
Lot Size:	-------
Min. Lot Size:	-------
Allowable G.C.:	-------
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

First Floor Plan

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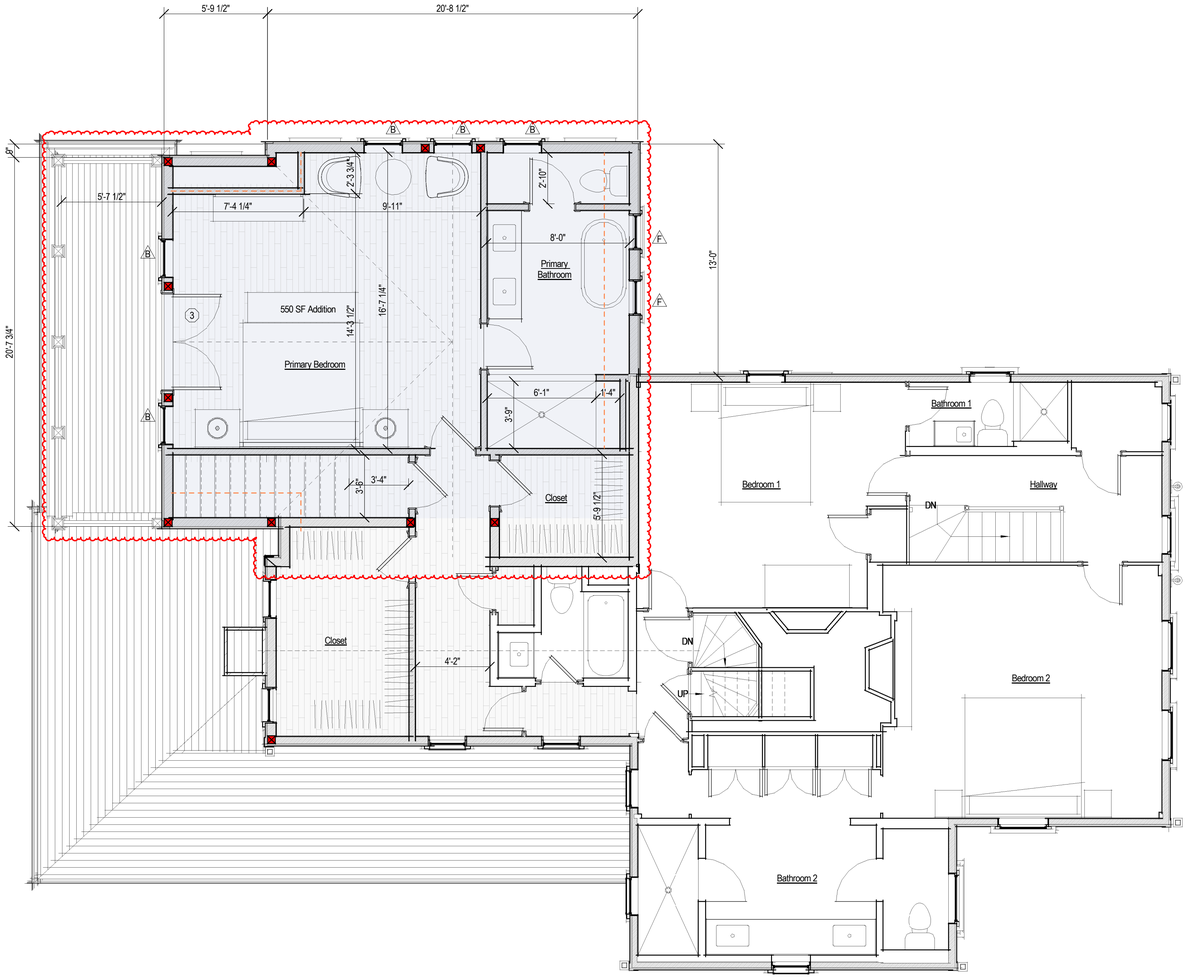
A.1.1

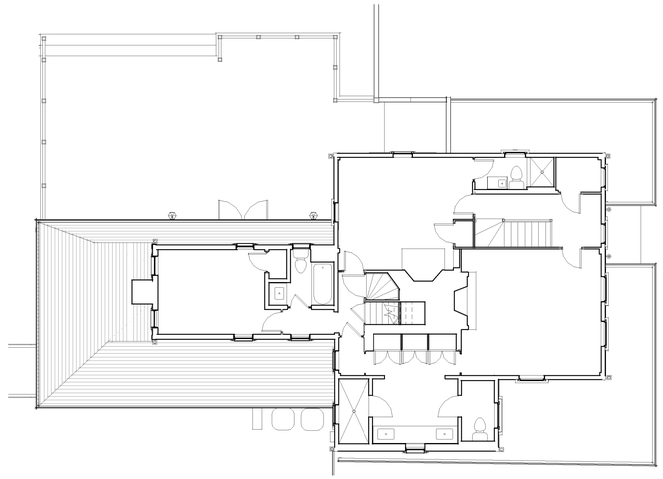
2404

06.27.24

HDC Submission



1 Proposed Second Floor Plan
1/4" = 1'-0"



2 Existing Second Floor Plan
1/8" = 1'-0"

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A.2.2	Exterior Elevations

Revisions

Revision 1	Date 1

Second Floor Plan

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A.1.2

2404

06.27.24

HDC Submission



Proposed East Elevation
1/4" = 1'-0"



East Elevation - Existing
1/8" = 1'-0"



North Elevation - Existing
1/8" = 1'-0"



East Perspective



East Elevation - 1st Submission
1/8" = 1'-0"

Proposed North Elevation
1/4" = 1'-0"



East Elevation - 2nd Submission
1/8" = 1'-0"



East Elevation - 3rd Submission
1/8" = 1'-0"

2404

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Revisions

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Exterior Elevations

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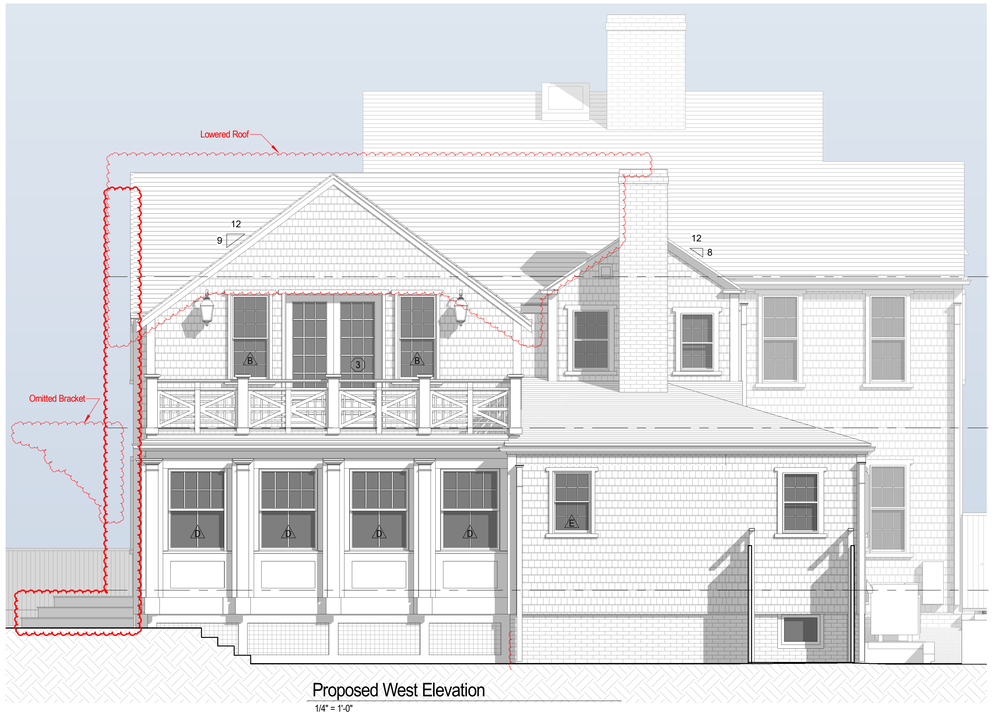
A.2.1

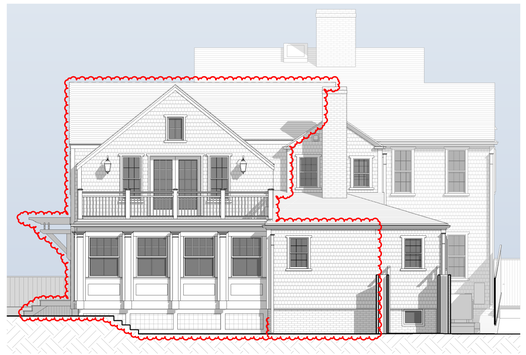
2404

06.27.24

HDC Submission



Proposed West Elevation
1/4" = 1'-0"

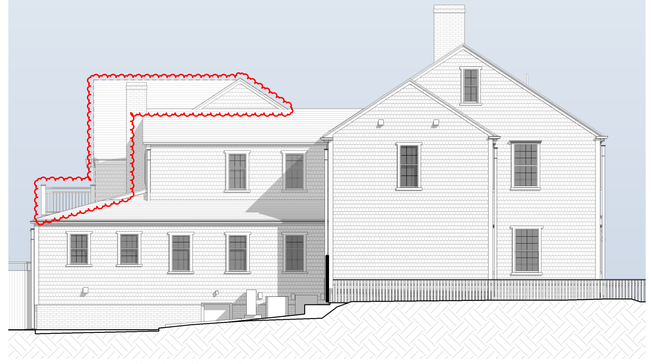


Original West Elevation
1/8" = 1'-0"



Existing West Elevation
1/8" = 1'-0"

Proposed South Elevation
1/4" = 1'-0"



Original South Elevation
1/8" = 1'-0"



Existing South Elevation
1/8" = 1'-0"

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Exterior Elevations

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A.2.2

2404



3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



3 Pleasant Street
3 Pleasant Street
Nantucket, MA 02554

View From Summer Street

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8 Williams Lane Nantucket, MA
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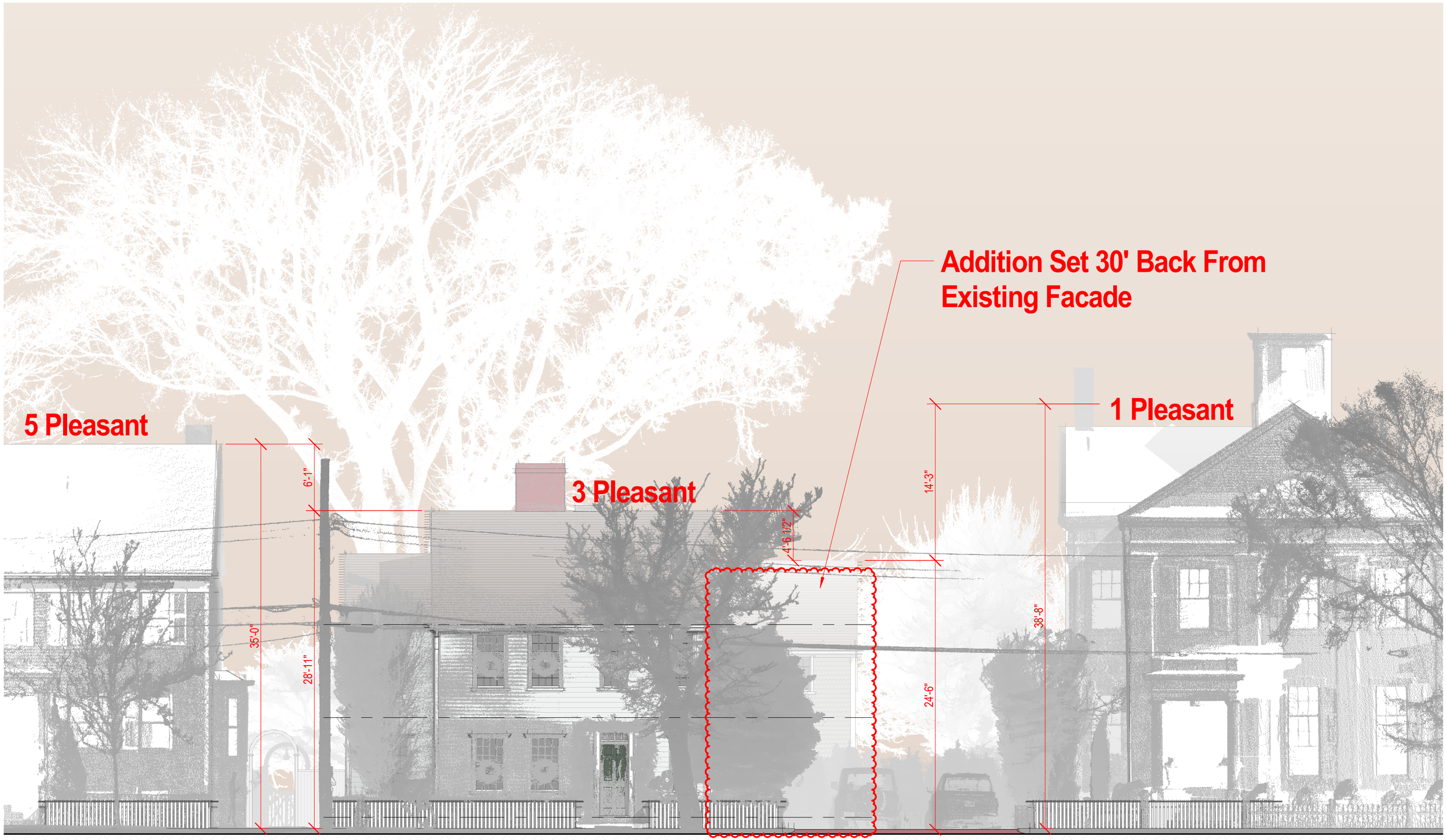
www.emeritusdevelopment.com



3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

Facade Study

1/8" = 1'-0"

emeritus

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

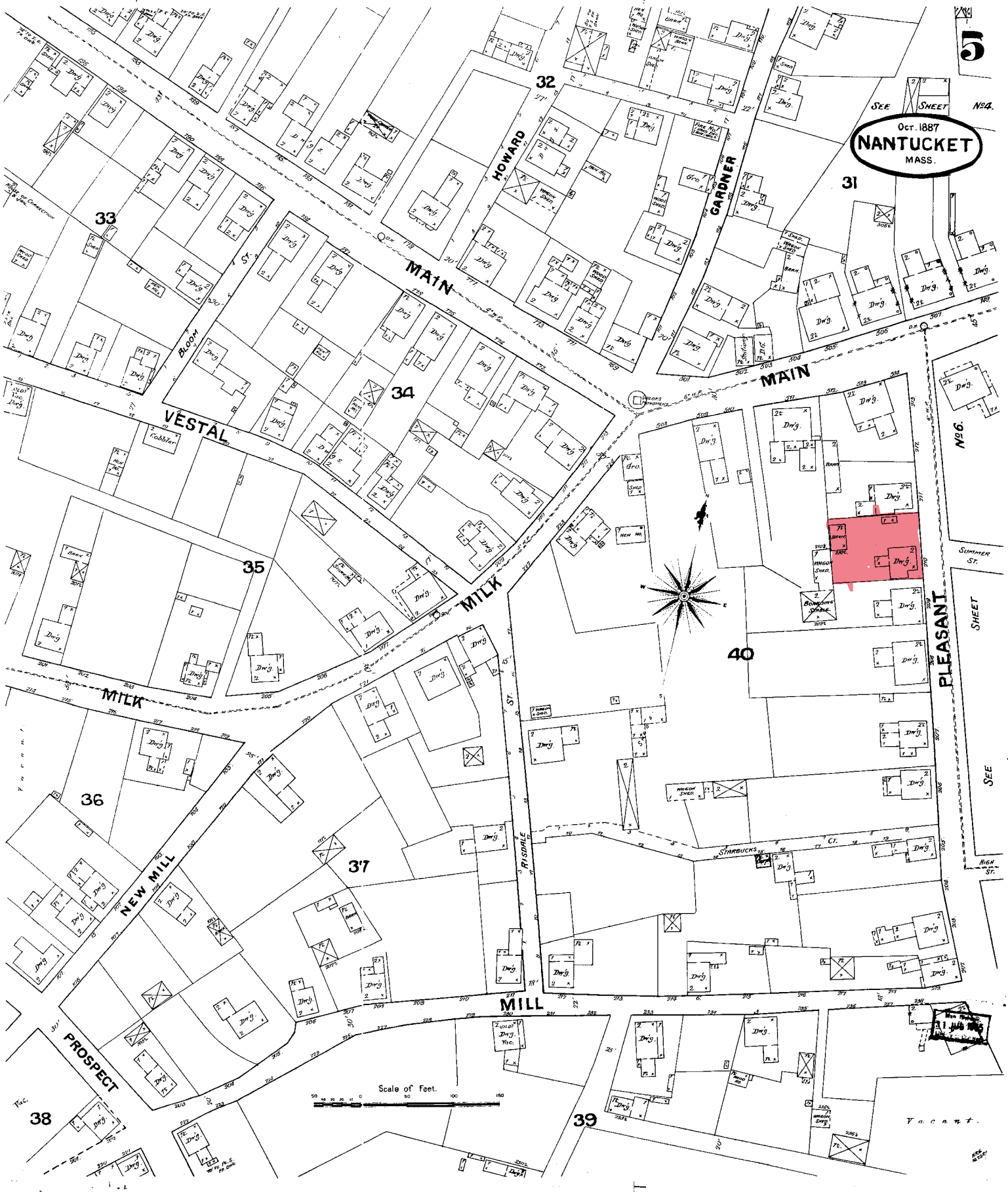
COLORS (To match Existing)

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.

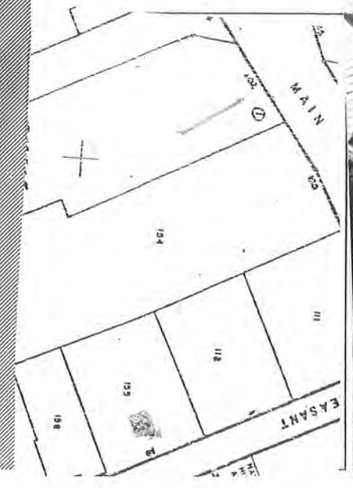
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 1804 for Reuben Dow four years after he married Elizabeth Bunker. Rebecca Dow Folger (daughter): sold Josiah. 1902 - by will to Horace R. Coleman. Henry Coleman lived here as a boy. 1919 - Artemes W. Cahoon. - 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: _____









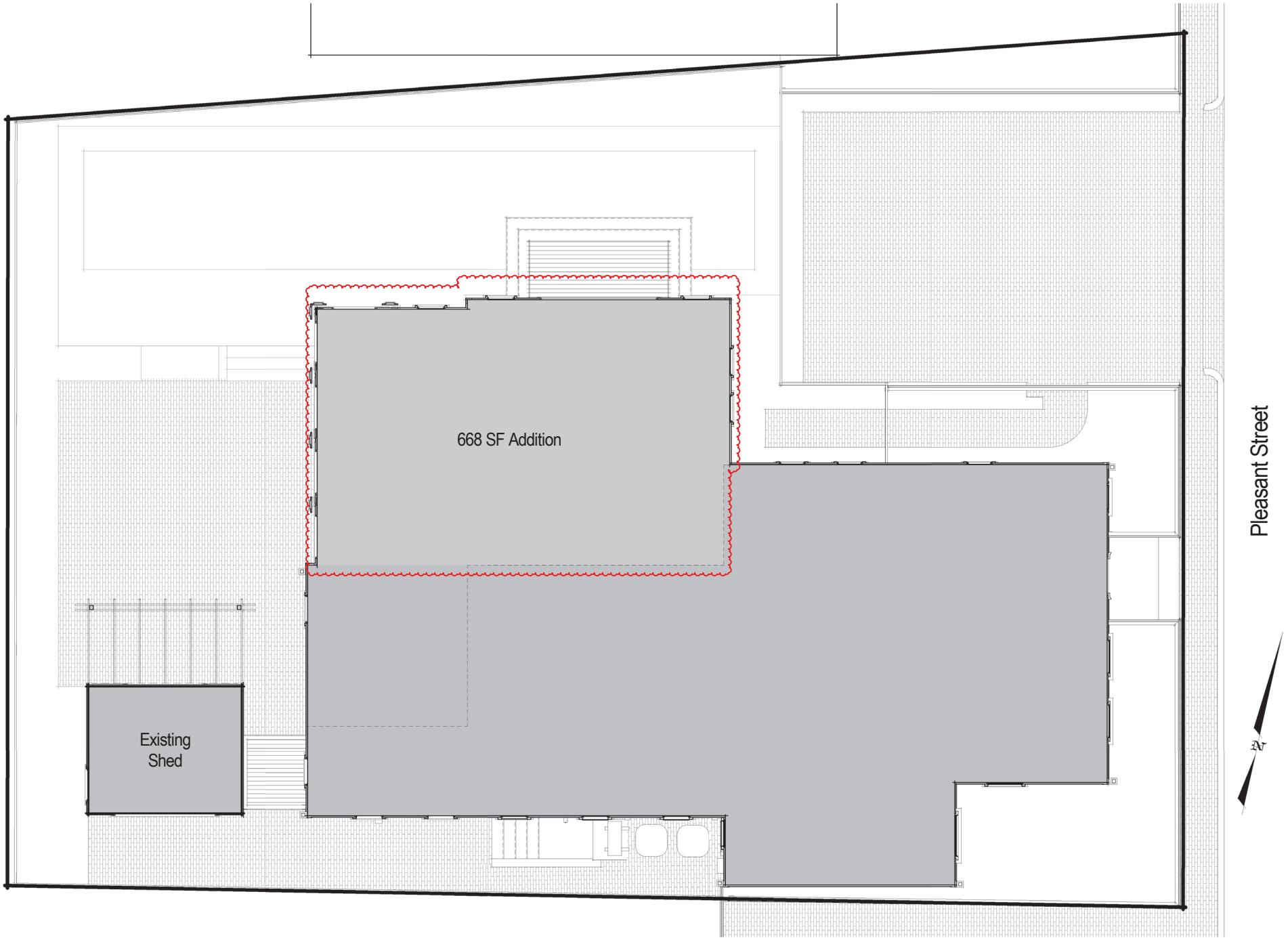






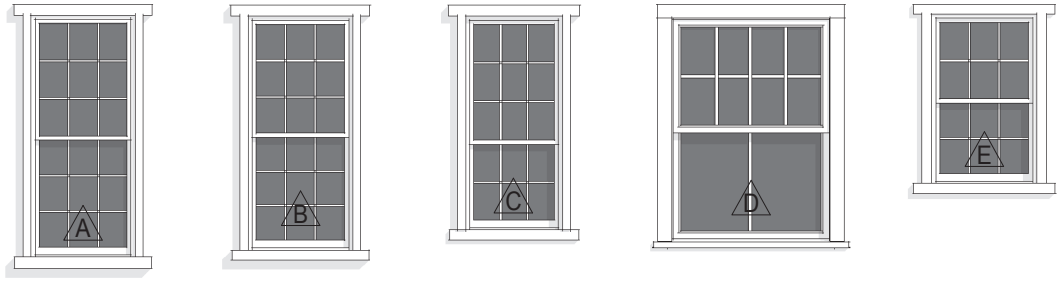
Locus Map

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



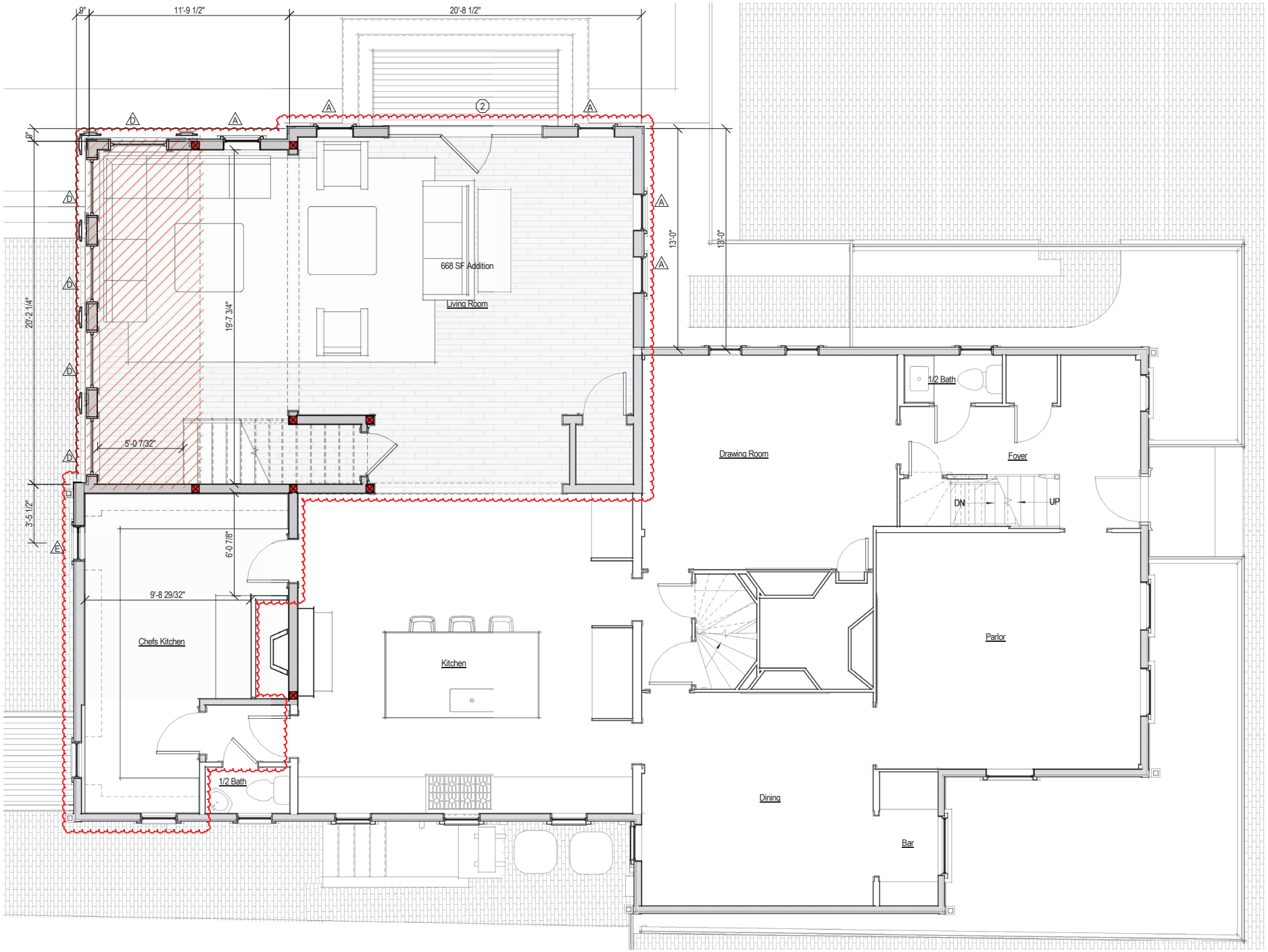
French Door
15 Lite 1 Panel TDL

Triple French Door
(3) 15 Lite TDL

Double French Door
(2) 15 Lite TDL

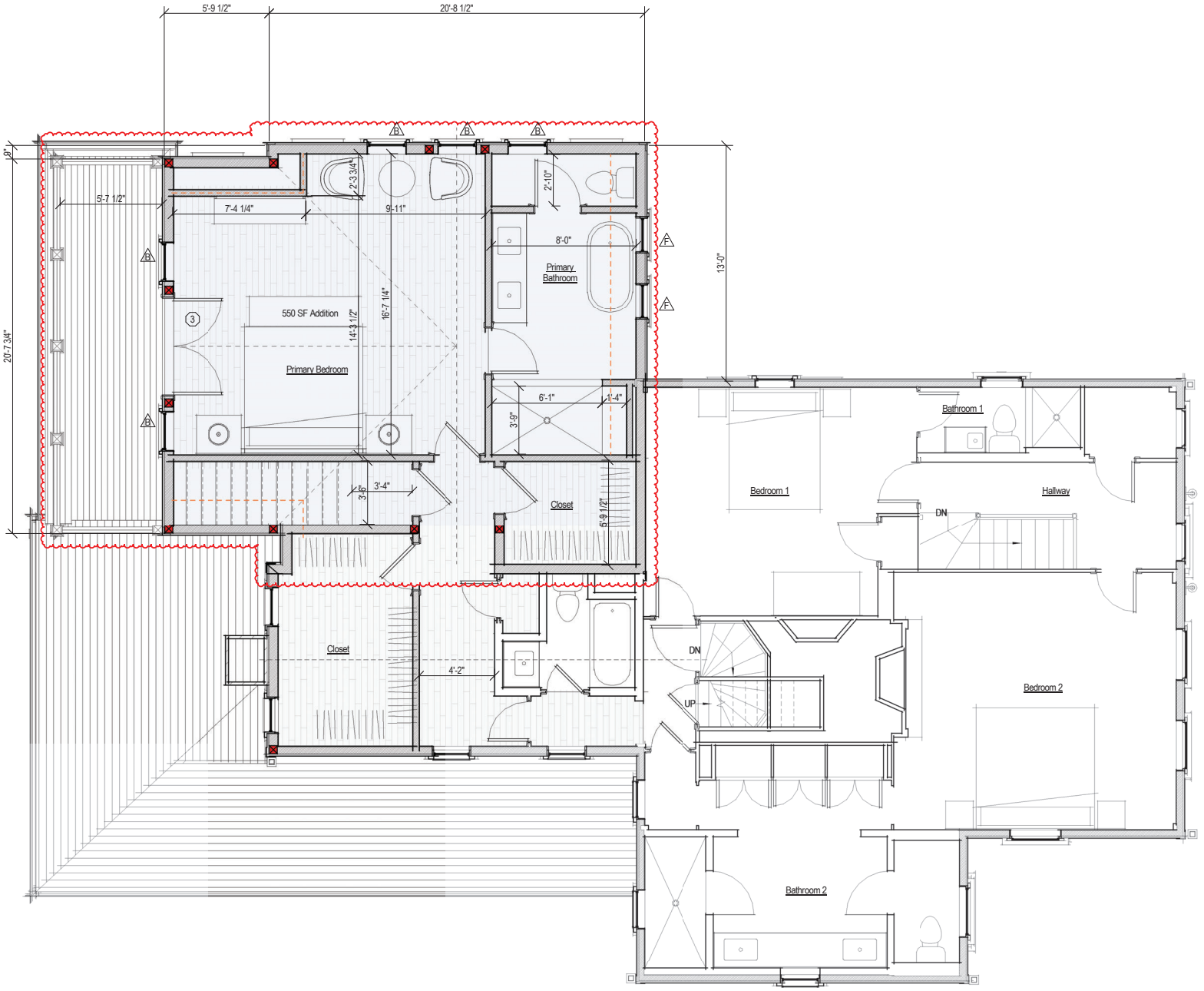
Window & Door Legend

Not to Scale



1 Proposed First Floor Plan

1/4" = 1'-0"



1 Proposed Second Floor Plan

1/4" = 1'-0"



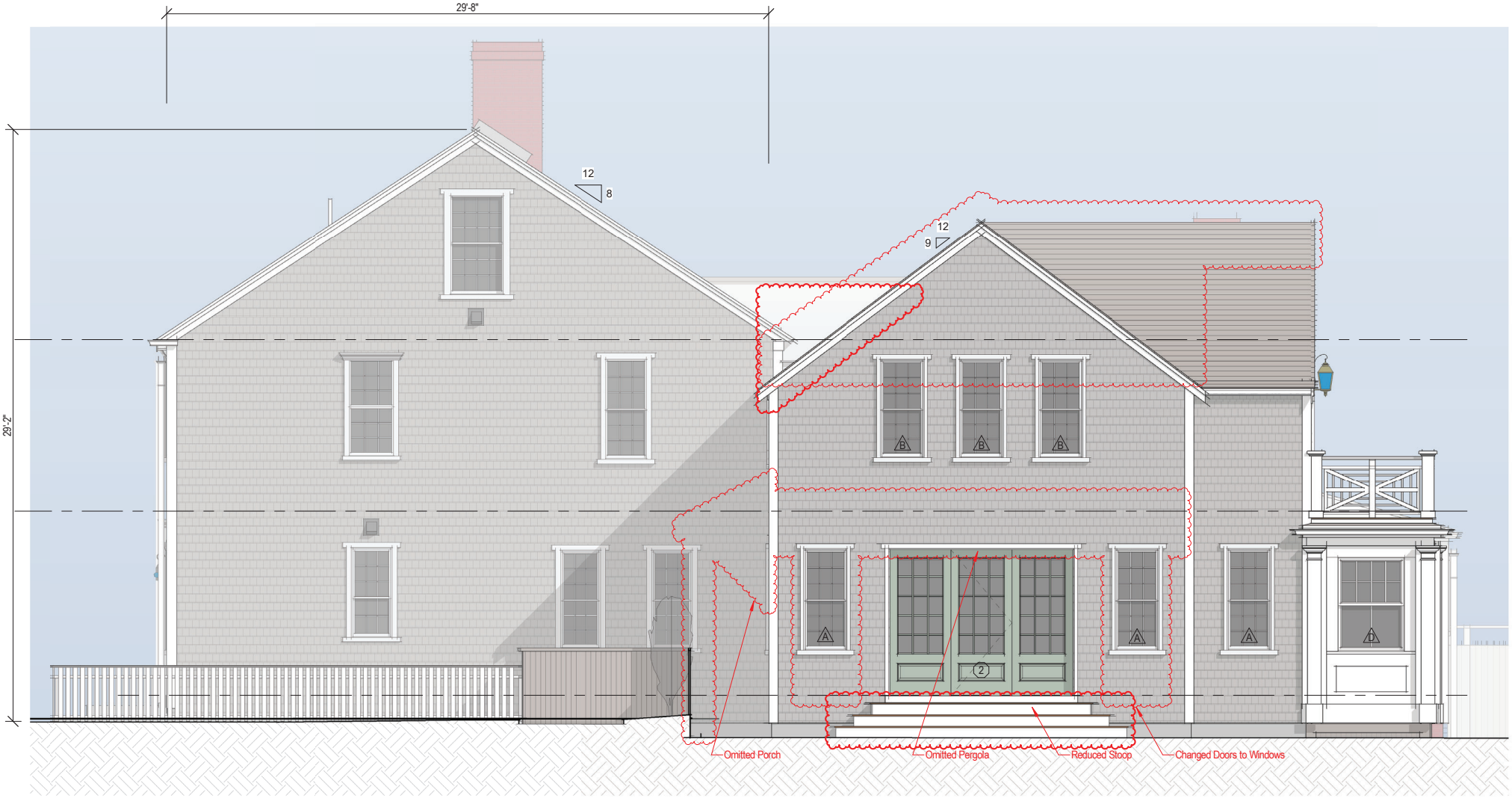
Proposed East Elevation

1/4" = 1'-0"



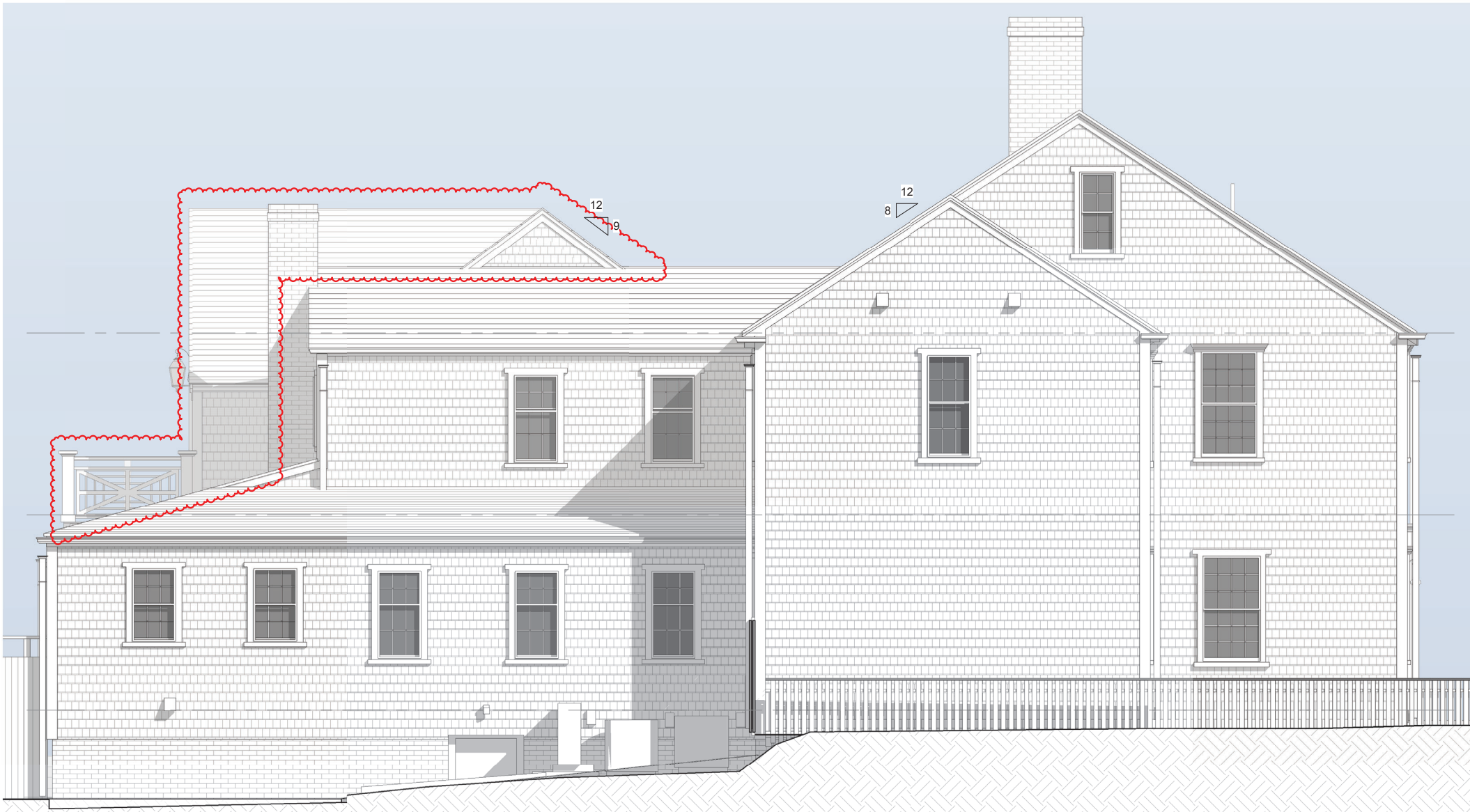
Proposed West Elevation

1/4" = 1'-0"



Proposed North Elevation

1/4" = 1'-0"



Proposed 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: 6/26/24
✓	HDC Case Number (ie HDC2020-05-0265): 2024-04-10350 Address : 40 VESPER 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.) ALL (4) ELEVATIONS
✓ ✓ ✓ ✓ ✓	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.
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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: Victoria P. Ewing Date: 6/26/24



Property Information

Property ID	3305
Location	40 VESPER LN
Owner	WIGGINS CHRISTINA B & THOMAS

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

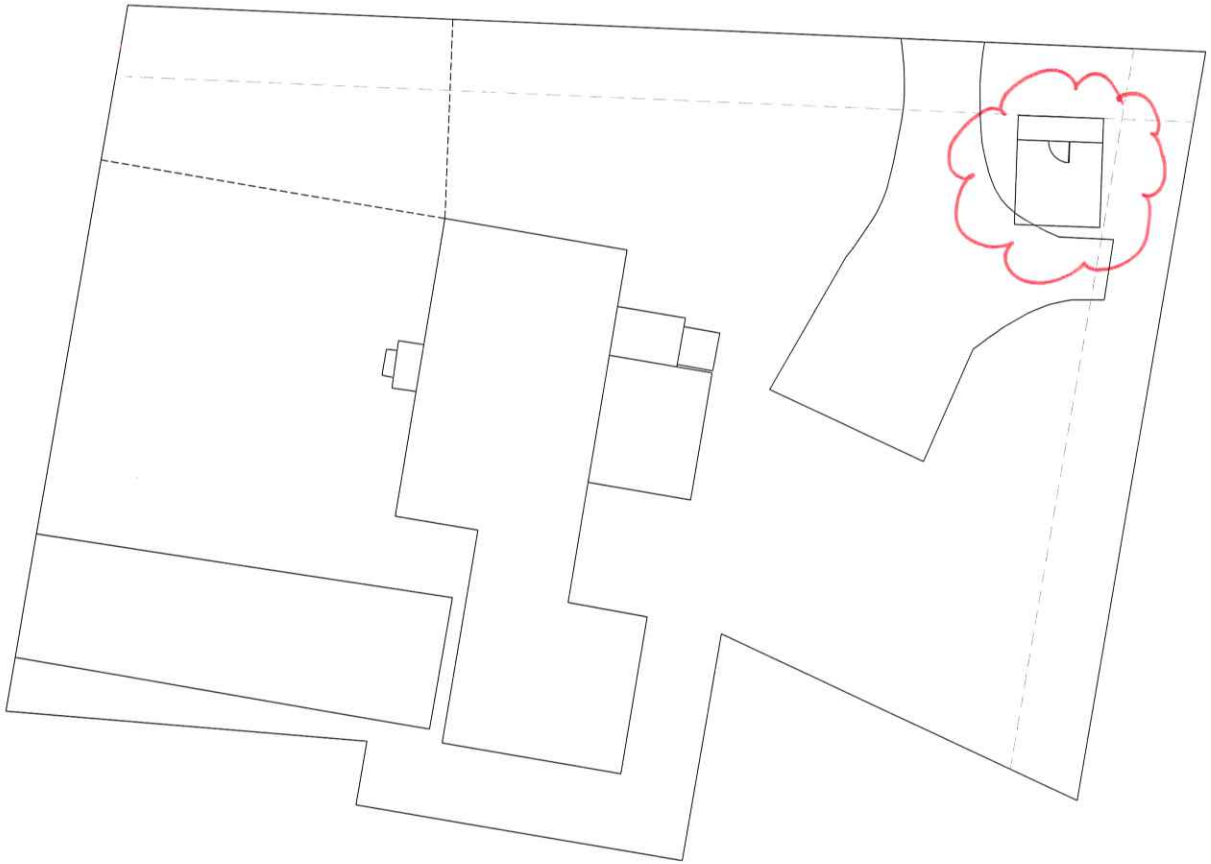
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

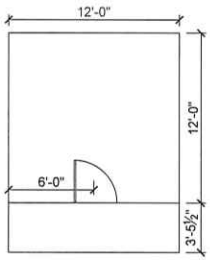
40 Vesper Lane

-Drawing-



1 Site Plan

SCALE: 1/8" = 1'-0"



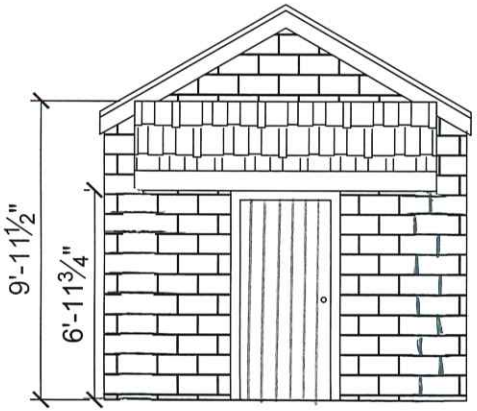
2 Floor Plan

SCALE: 1/4" = 1'-0"

-Revisions-

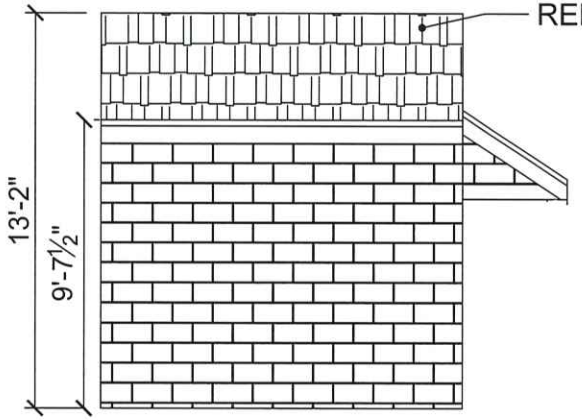
6/26/24

LINK PERMITTING AND DESIGN
Nantucket, Ma 02554



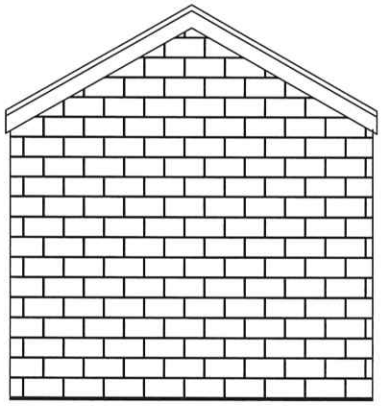
3 North Elevations

SCALE: 1/4" = 1'-0"



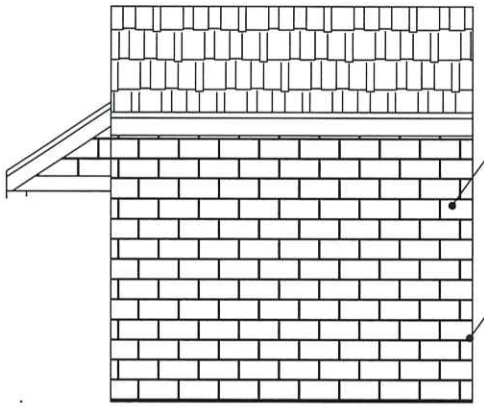
4 East Elevations

SCALE: 1/4" = 1'-0"



5 South Elevations

SCALE: 1/4" = 1'-0"



6 West Elevations

SCALE: 1/4" = 1'-0"

-Prepared For-

40 Vesper Lane

-Drawing-

-Revisions-

6/26/24

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 39 MONOMOY ROAD LLC

STREET ADDRESS 39 MONOMOY ROAD

MAP/PARCEL 54 / 79 & 54 / (PORTION OF) 8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

06/25/2024

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

06/25/2024 — 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.

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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: 6/25/2024
	HDC Case Number (ie HDC2020-05-0265):
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	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: MIROSLAVA AHERN Date: 06/24/2024

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°: 54 PARCEL N°. 79

Street & Number of Proposed Work: 39 MONOMOY ROAD

Owner of record: 39 MONOMOY ROAD LLC

Mailing Address: 34 MAIN ST 3ND FLOOR, 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 LUG1) ☐ Roof ☒ Other 7'x11' SPA

Size of Structure or Addition: Length: 43' Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 700 SF ☐ 1st floor ☐ 2nd floor

POOL: Width: 17' Sq. footage 2nd floor: _____ DECKS Size: 1200 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 PEASTONE Walkways GRANITE PAVERS Walls PARGED CONCRETE

* Note: Complete door and window schedules are required. APRON: ANTIQUE GRANITE

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. 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 _____ Signature of owner of record Miroslava Ahern Signed under penalties of perjury

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 6/27/24

Re: HDC COA Application for 39 Monomoy Road [54/79]
39 Monomoy Road, LLC

*Minutes from HDC Meeting 5/14/2024 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was heard 5/14/24. The attached meeting minutes have been generated by this office, as they are not available at the time of this submittal. The changes to the enclosed plans are reflective of the motion made at the 5/14/24 meeting.

Thank you.

Miroslava Ahern, LLC

HDC Minutes 05/14/2024

Start: 1:44

39 Monomoy Road (M39)

Board: Ray Pohl (Chair), VAL, ABBY, DIANE & STEPHEN

MIRKA: Board had a chance to see pool already – we resent the updated plans, not sure if they are available. Matching what WAPD proposed – the pool and spa didn't change. Updated plans for the main house. Pool is set 3' below the street – doing transitioning of front lot that is in front of shed, then we have an 18' transition from the deck into the main house with the spa integrated, and another 12' transition to the pool and pool cabana. Revised plans are opening the front landscape and I hear your concern re: the screening and bulkiness and love the idea of opening the front even more, especially around the parking and the front arrival. Would still like to keep some privacy aspect because of the pool and everything that is happening in the back. Everything is behind the building, below the street – it will be screened partially with the building and partially with the shed and supporting landscape. Will not be visible at the time of inspection. Grading is shown in detail and the cross-section that shows how we are working with the grading and trying to support the grading. Landscape has already been changed and just want to keep the privacy buffer from street and shed.

Holly: Thank you to Mirka for having more natural vegetation. Concerned re: vegetation along the road – this historic area has been open. Boston Ave. right out front has been open. Wonders how the vegetation will fit to provide buffer as proposed. Site Plan - showing how it has actually changed with the context of the existing structure and how it is going to be moved – would be helpful. Natural, natural, natural and not privet, privet everywhere. We want to see this structure, it's a historic structure and like how they are bringing it back to its natural light.

SANDY: No comment.

ABBY: Wants to make sure we can't see it [pool] from the street. To Holly's point, make it more naturalistic. Would like to see somehow if we can see the pool from the street.

Stephen: Concern with illustration shown earlier – obliteration of the transition space: public space, throght semi-private space, to private space of the house. House is on the corner, had that type of a transition. Appreciate the effort to make modification – introduction of Cypress in that area is inappropriate. Architectural element – and other plant materials – is a different feeling. Limiting or eliminating view of the front of the house is a matter of plant material becoming an architectural element.

VAL: No comment.

DIANE: Would like to see the planting along either side of the house – further Monomoy – looking back at the house – first part where the garage is – for more natural vegetation. That part of Monomoy was a little more relaxed and didn't have formal edges. Particularly where the swimming pool is, which is facing north, use to be a more wide-open field. Would like to see what can be don't so it's not so formal.

RAY: Consensus is to bring back less formal, less architectural landscape.

DIANE: Motion to hold for revisions.

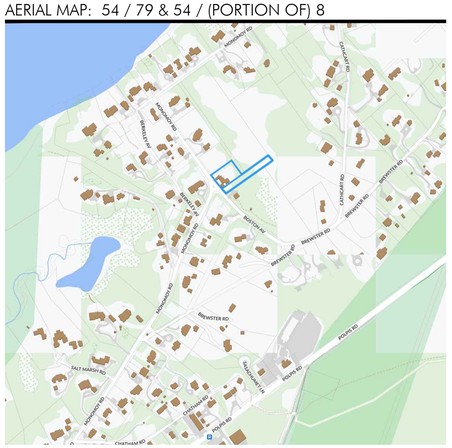
CARRIED UNANIMOUSLY.

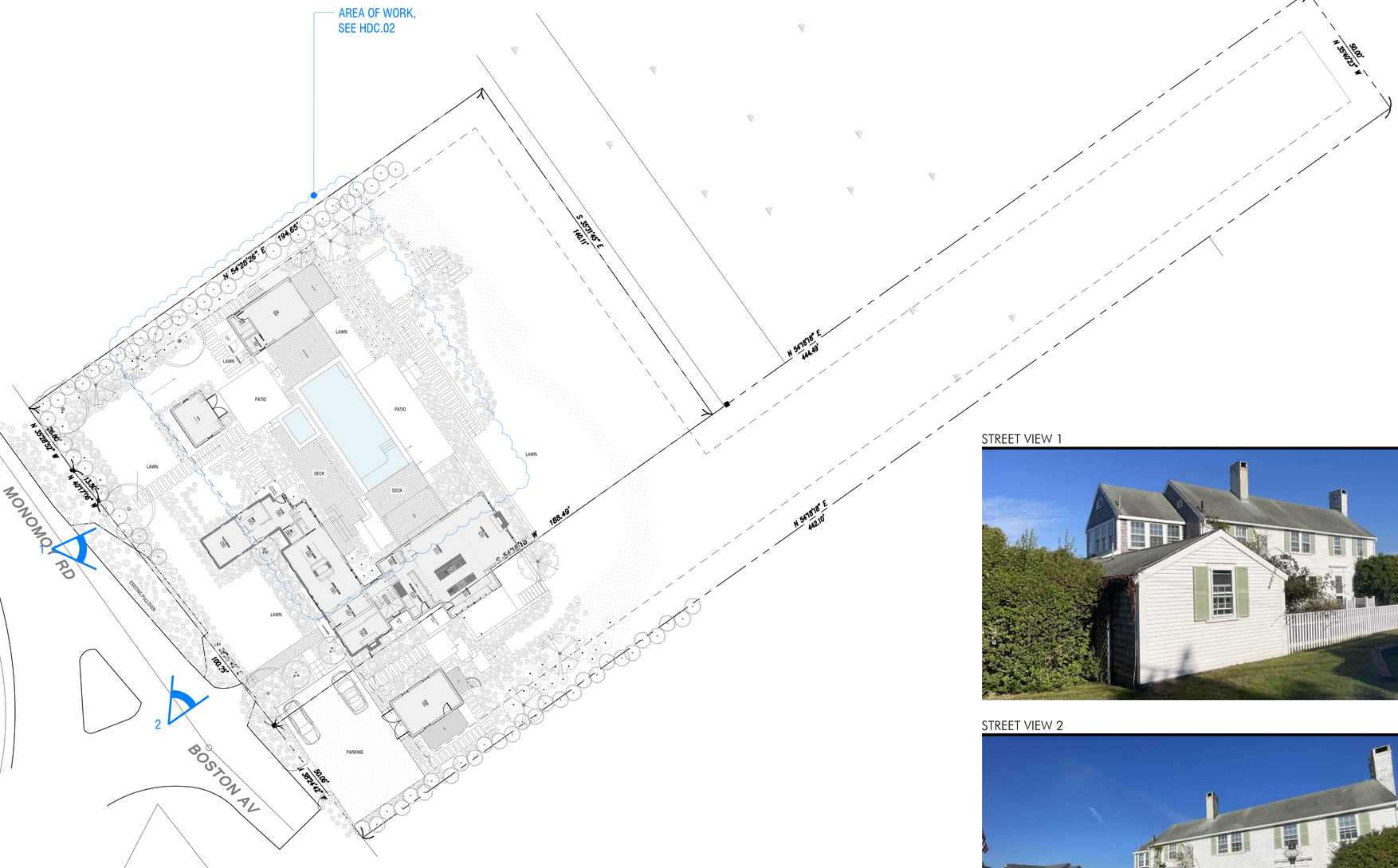
END: 1:53

GIS MAP: 54 / 79 & 54 / (PORTION OF) 8



AERIAL MAP: 54 / 79 & 54 / (PORTION OF) 8





STREET VIEW 1

STREET VIEW 2



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

M39

39 MONOMOY ROAD, NANTUCKET, MA

OWNER

39 MONOMOY ROAD LLC
34 Main St 2nd FL,
Nantucket, MA 02554

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

BRACKEN ENGINEERING, INC.
18 Old South Road Nantucket, MA, 02554
(508) 325 0044

N

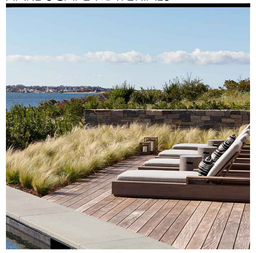
HDC SUBMISSION
POOL & HARDSCAPE
COVER

DRAWING INFO

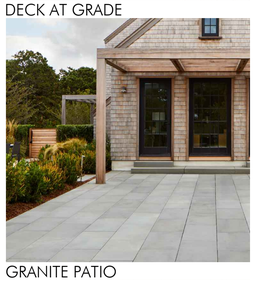
DATE	JUNE 24, 2024
SCALE	1:20
DRAWN BY	JH

HDC.01

HARDSCAPE MATERIALS



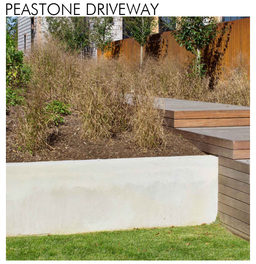
DECK AT GRADE



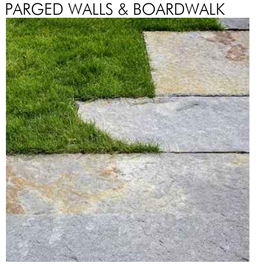
GRANITE PATIO



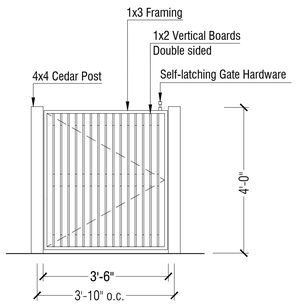
PEASTONE DRIVEWAY



PARGED WALLS & BOARDWALK



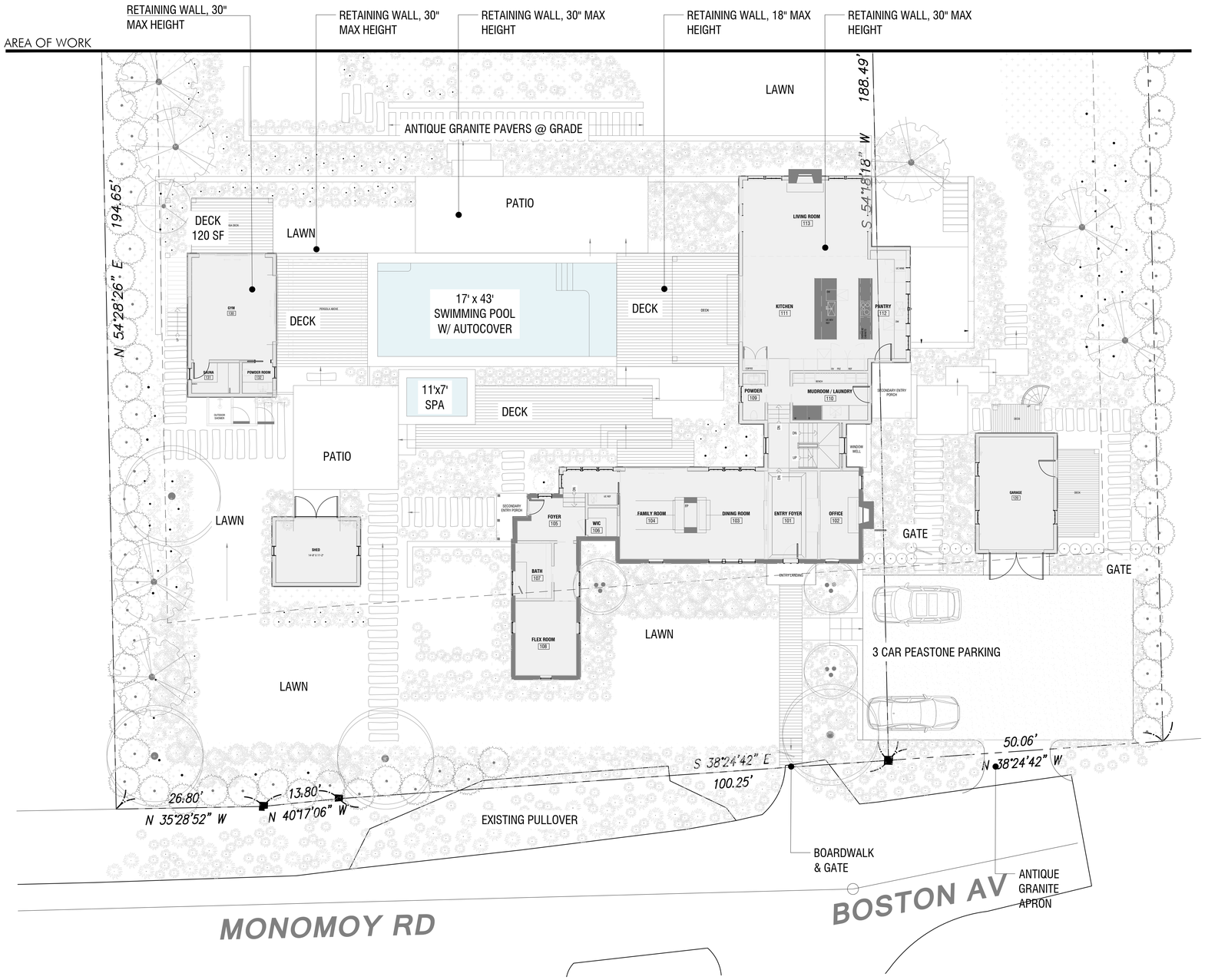
ANTIQUE GRANITE PAVERS



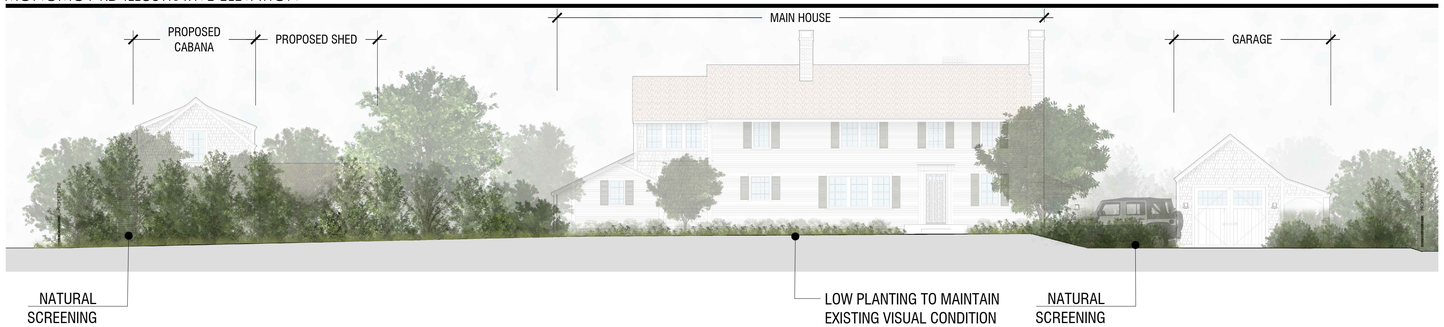
1 WOODEN GATE: ELEVATION

Scale:1/2" = 1'-0"

AREA OF WORK



MONOMOY RD ILLUSTRATIVE ELEVATION



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PROJECT

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ARCHITECT

WORKSHOP / APD
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SURVEYOR

BRACKEN ENGINEERING, INC.
18 Old South Road Nantucket, MA, 02554
(508) 325 0044

HDC SUBMISSION
POOL & HARDSCAPE
LAYOUT PLAN

DRAWING INFO

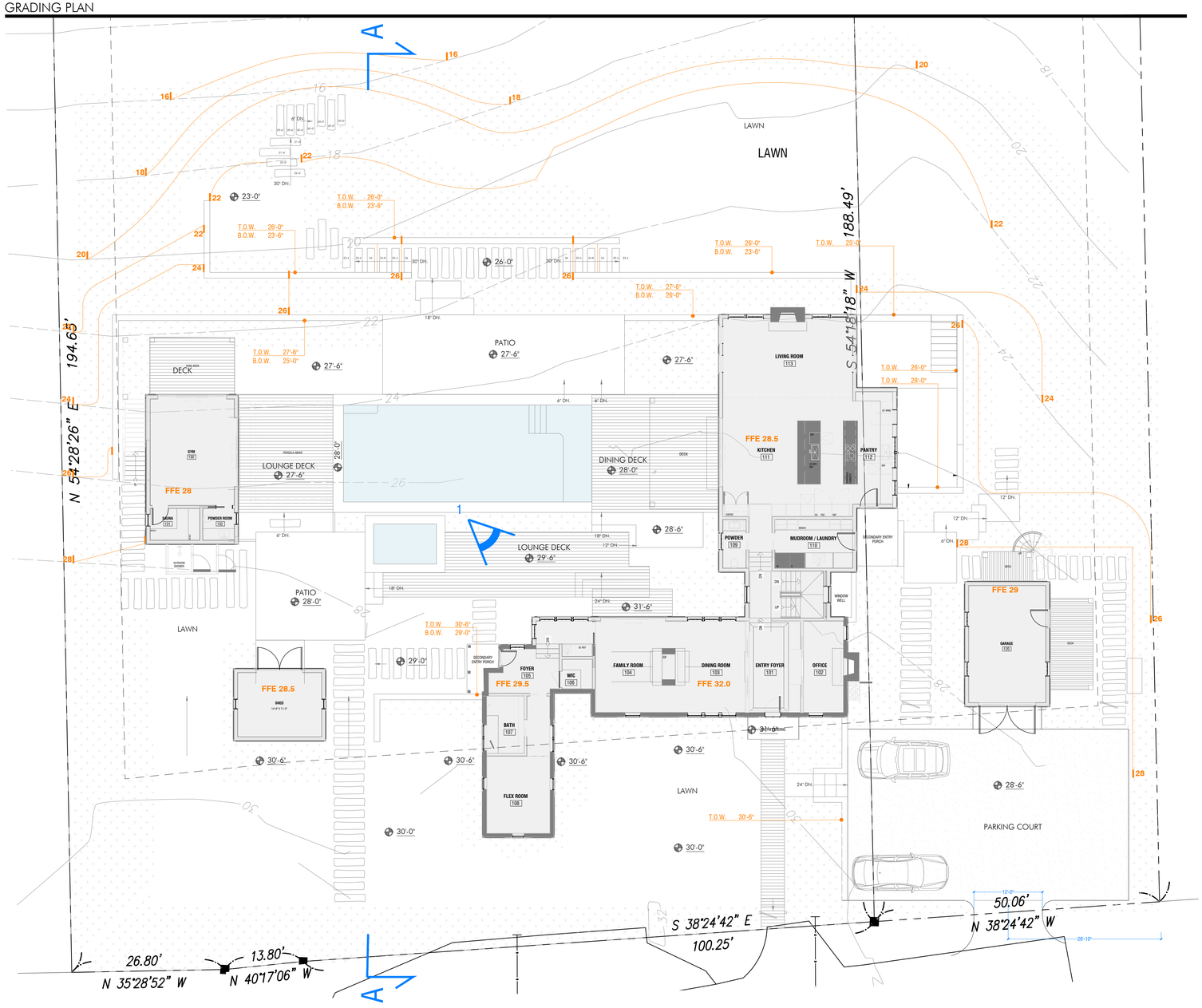
DATE	JUNE 24, 2024
SCALE	1:10
DRAWN BY	JH

HDC.02

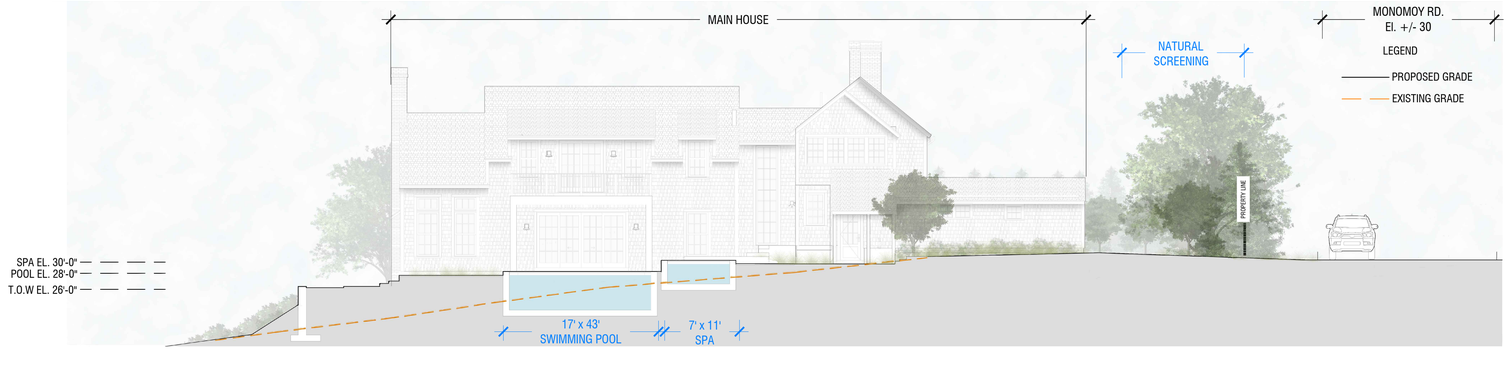
VIEW 1: EXISTING GRADE SLOPE



GRADING PLAN



SECTION AA



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HDC SUBMISSION
POOL & HARDSCAPE
GRADING PLAN

DRAWING INFO

DATE	JUNE 24, 2024
SCALE	1:10
DRAWN BY	JH

HDC.03

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

	HDC case number: (ex HDC2020-xx-xxxx), if applicable
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	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 x11
	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: _____

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 6/25/24

111 OSR LLC / 111B Old South Road

Emeritus LTD

68 / 167

New Mixed Use Structure

Sitting Board: Camp, MacLeod, Patten, Pohl

Chair: Welch Alternate: N/A

Camp: Described the building as handsome looking, attractive and appropriate.

MacLeod: Appreciates the gable forward design and uninterrupted roof line. Recommends lowering the second-floor windows so the sills meet just above the lower roof break. Recommends doing the same to the second floor plate height thus reducing the overall height of the structure. Suggests extending the depth of the front porch by 18" in width to make the roof meet the vertical wall at a higher breaking point.

Patten: Questioned the need for the Cupola but will defer to the panels unified opinion as a whole.

Pohl: Agrees with what has been said by the other reviewers and did not have any additional comments to share.

Welch: Requested an alternative roof design of the gable end front façade. The mass is too large, the roof plane is also too large. Prefer less tall second floor height. Increase the porch roof slope to reduce the amount of shingle between the roof breaking point at the window sills above. Suggest raising the header height of the porch roof which will also reduce the amount of shingle between the roof and windows above.

Motion to hold for revisions
(MacLeod)

Carried 5-0



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.emeritusltd.com



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
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Minimum Frontage:	50 FT
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111B Old South Road
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emeritus

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Mixed-Use Structure
111B Old South Road
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111B Old South Road
Nantucket, MA 02554

Zoning Information

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Existing Conditions

Date: 05.03.24

emeritus
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508.325.4995
www.emeritusltd.com

Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554



West Elevation



South Elevation



East Elevation



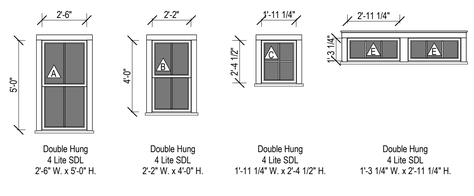
North Elevation

06.27.24

HDC Submission



Locus Map



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

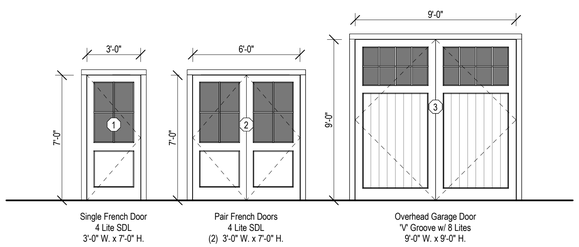
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

Double Hung
4 Lite SDL
1'-11 1/4" W. x 2'-4 1/2" H.

Double Hung
4 Lite SDL
1'-3 1/4" W. x 2'-11 1/4" H.

Window Legend

1/4" = 1'-0"



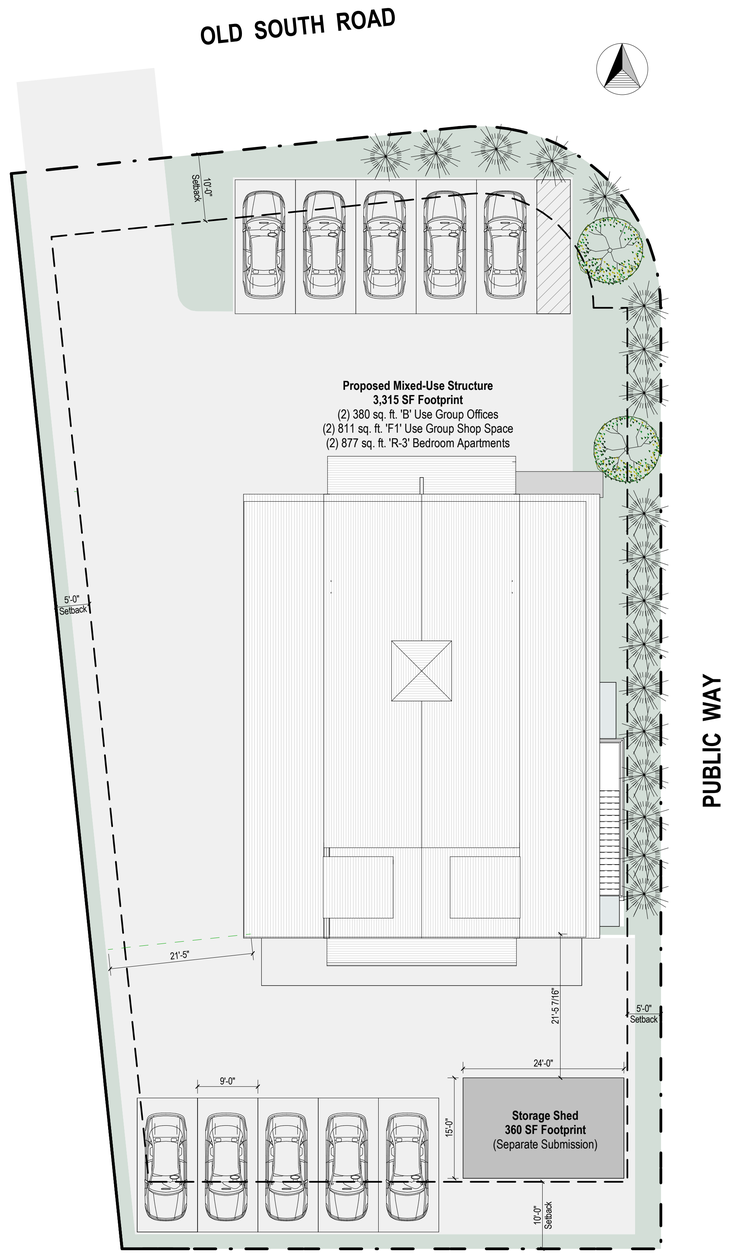
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

Pair French Doors
4 Lite SDL
(2) 3'-0" W. x 7'-0" H.

Overhead Garage Door
"V" Groove w/ 8 Lites
9'-0" W. x 9'-0" H.

Exterior Door Legend

1/4" = 1'-0"



Site Plan

3/32" = 1'-0"

2332

Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT
Lot Size:	14,503 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	4,000 SF 40%
Existing G.C.:	0 SF
Proposed G.C.:	3,315 SF + 440 SF
Total Proposed G.C.:	3,755 SF

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A.1.2	Second Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

Cover Sheet

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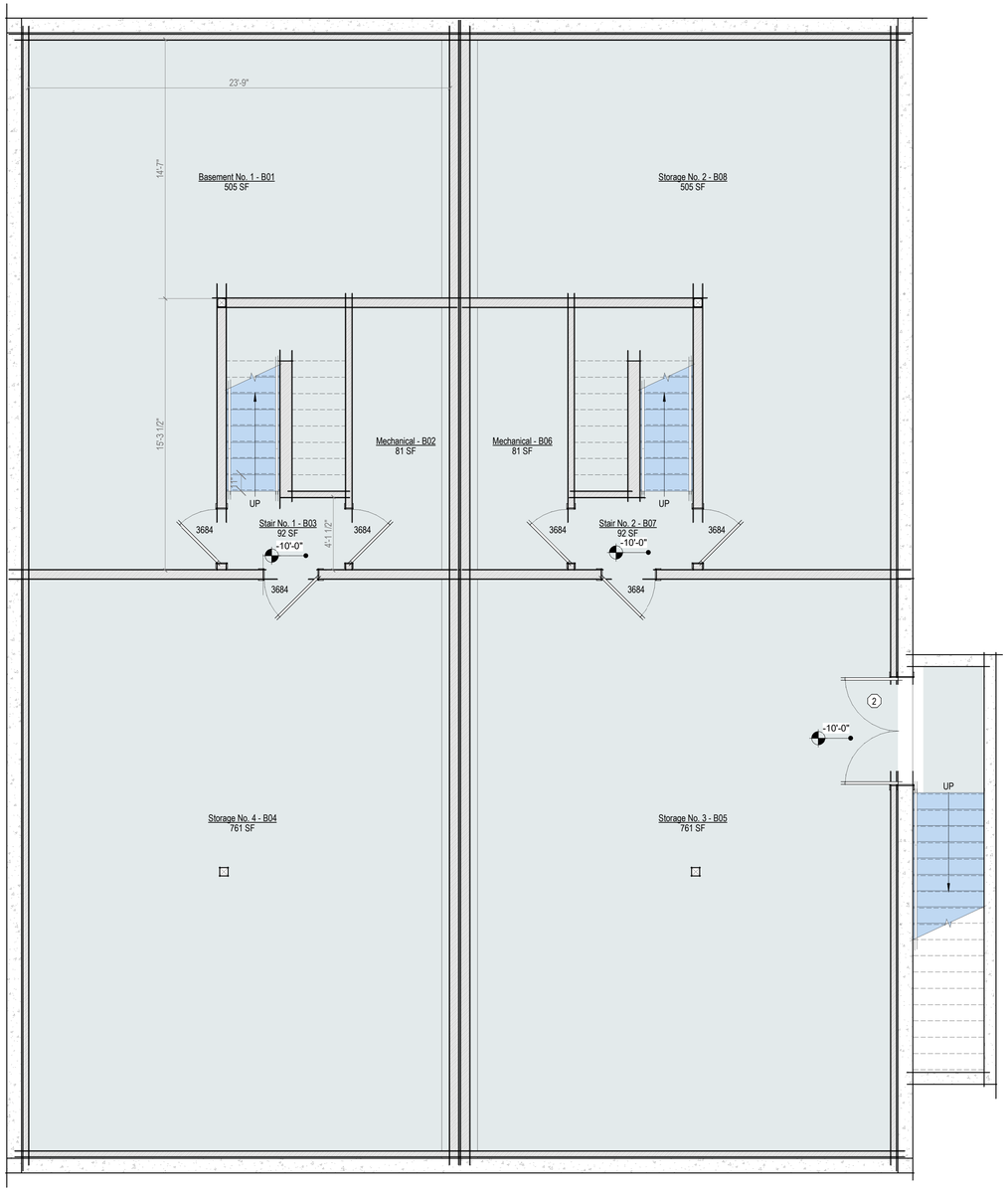
G.0.1

2332

06.27.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

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Basement Plan

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A.1.0

2332

06.27.24

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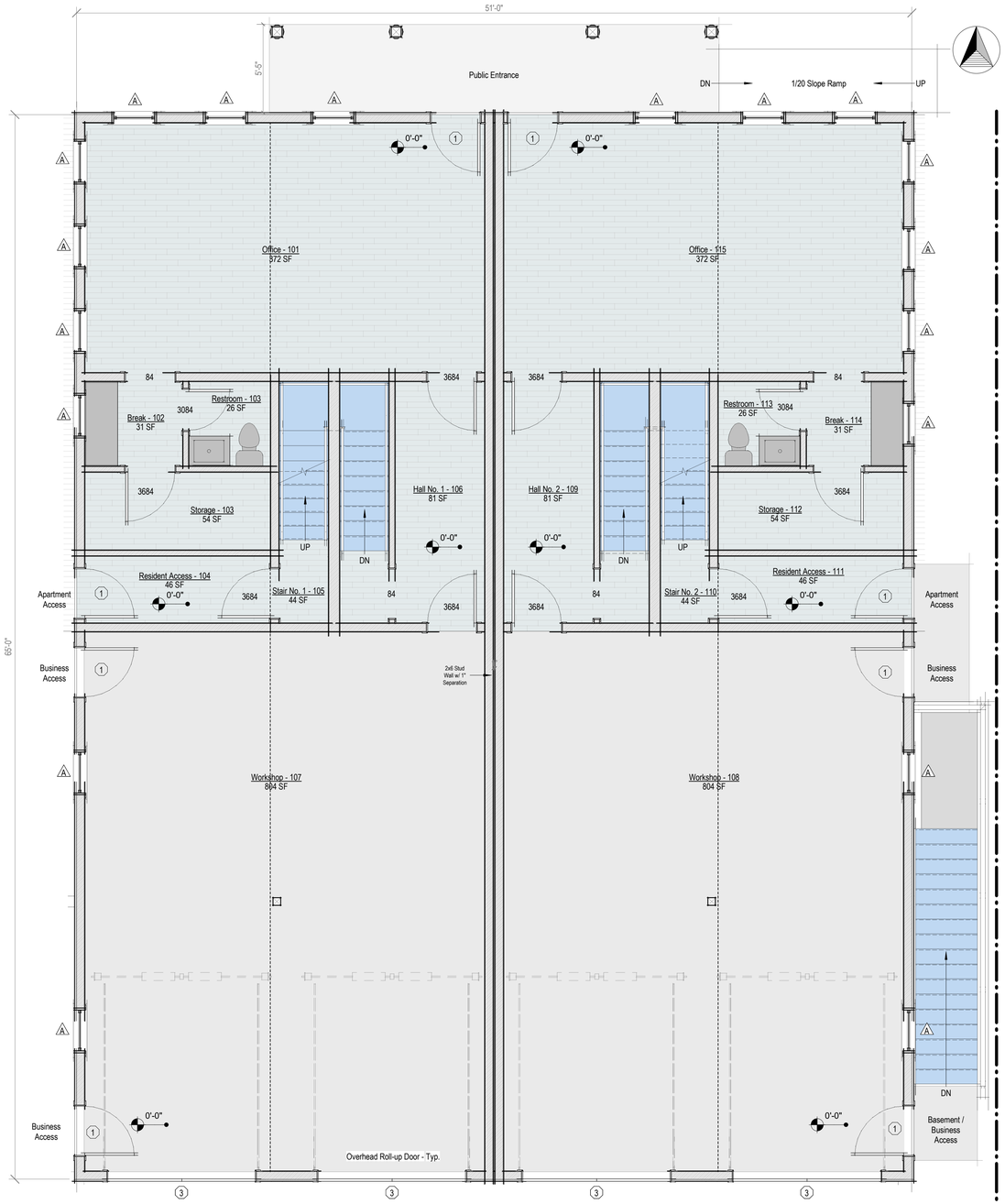

First Floor Plan - Proposed

1/4" = 1'-0"

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First Floor Plan

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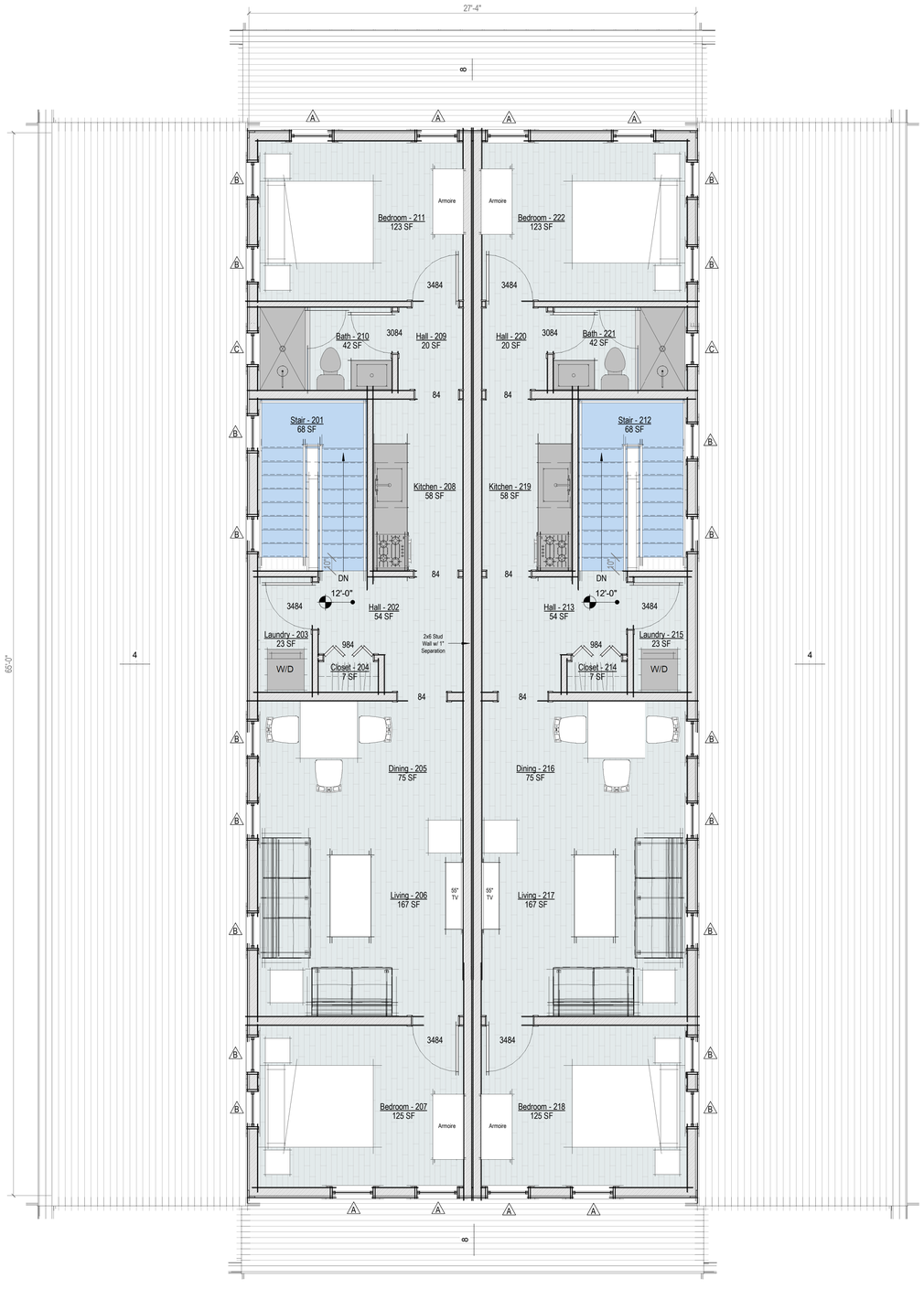

Second Floor Plan - Proposed

1/4" = 1'-0"

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A.1.2

2332

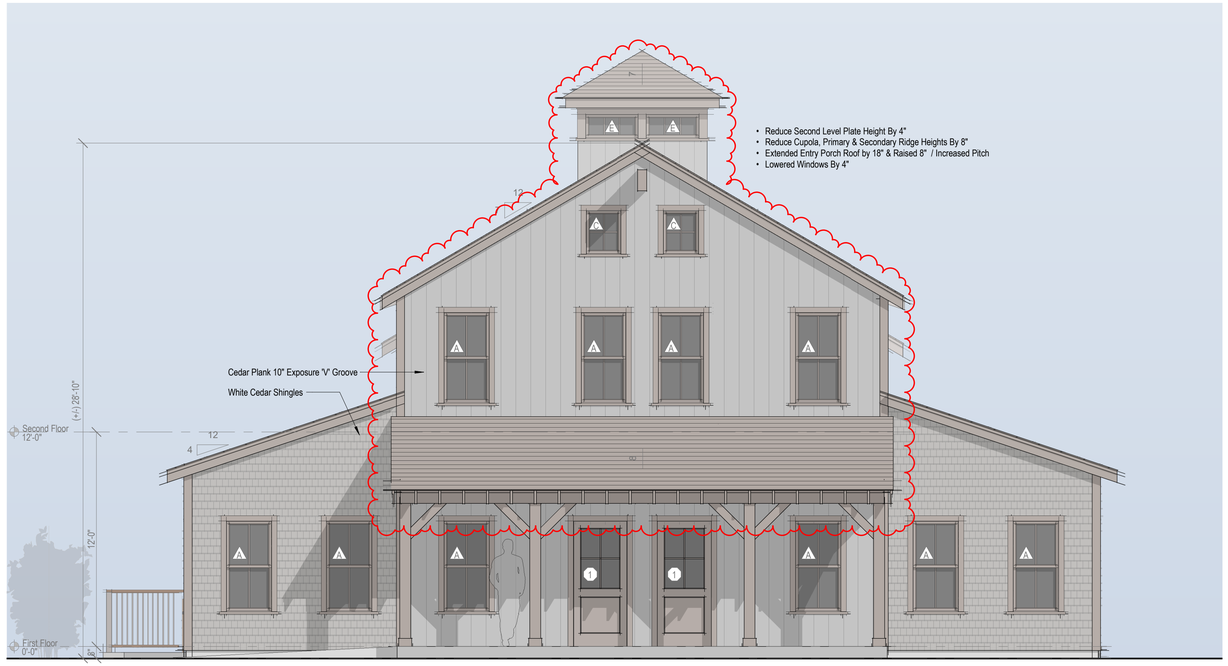
06.27.24

HDC Submission



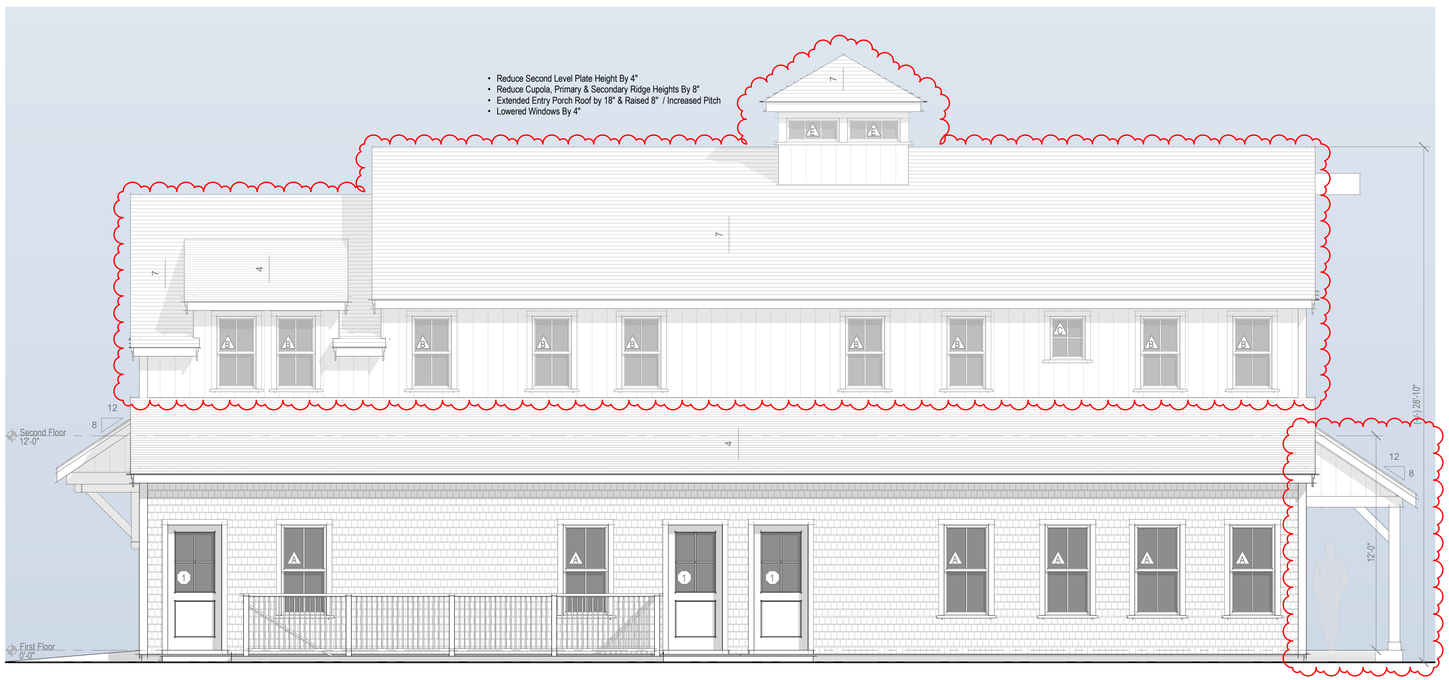
East Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"

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A.2.1

2332

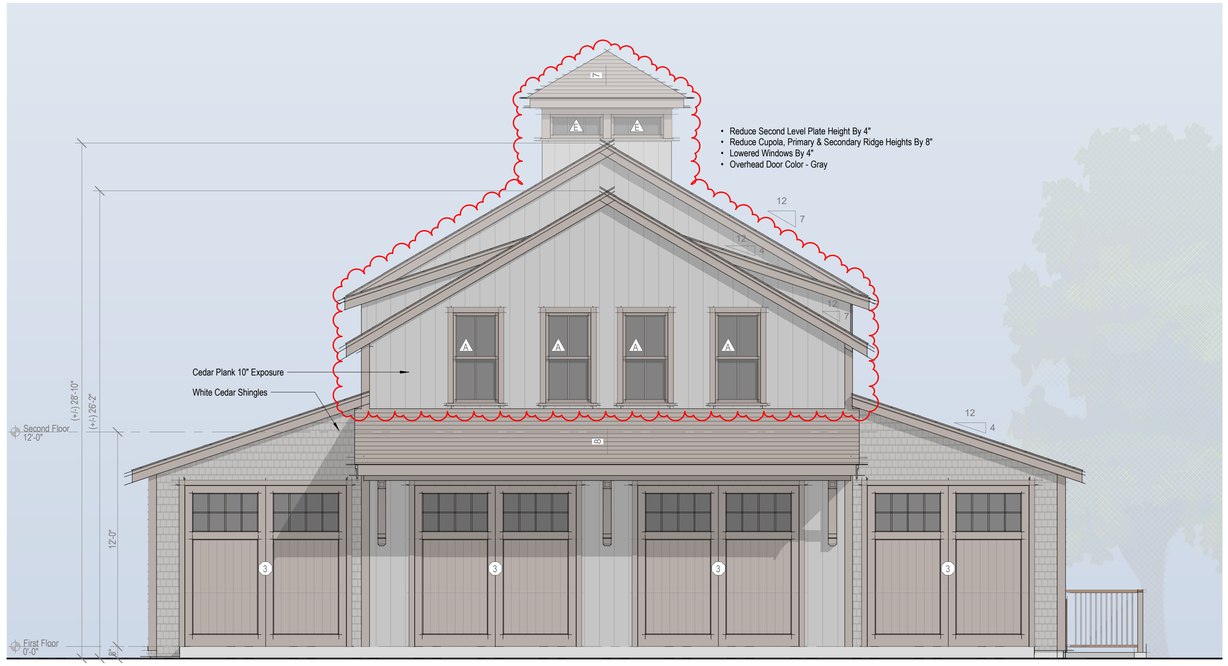
06.27.24

HDC Submission



West Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"

2332

Mixed-Use Structure

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Exterior Elevations

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A.2.2

2332

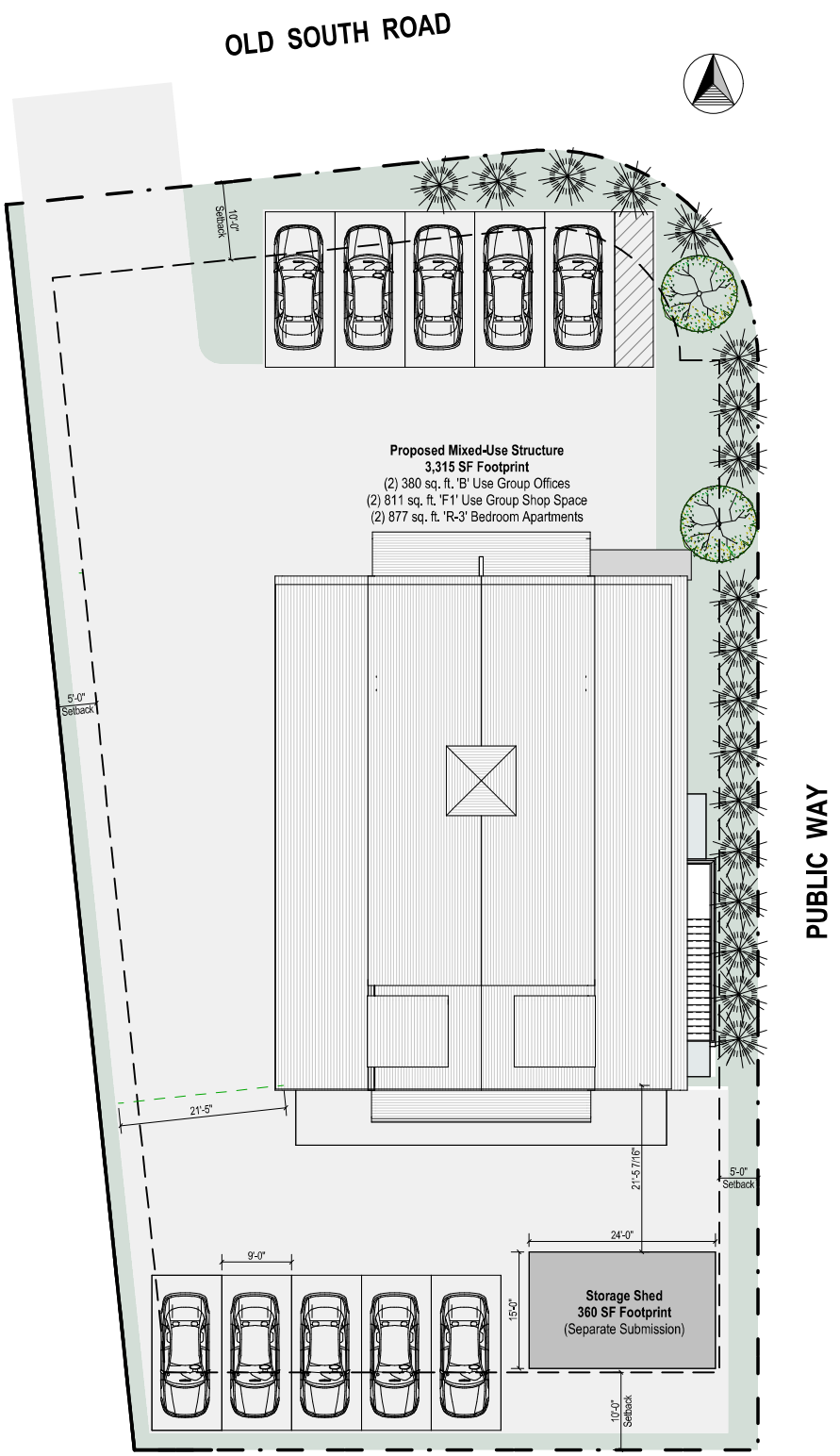
Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

06.27.24



Locus Map



Site Plan

3/32" = 1'-0"



West Elevation



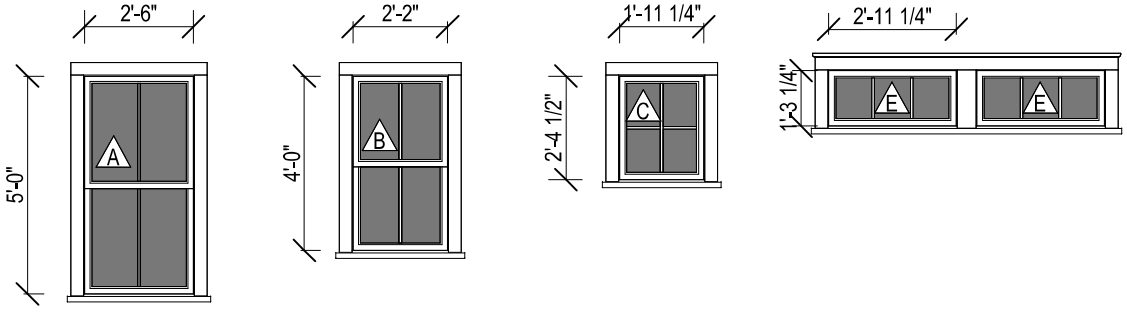
South Elevation



East Elevation



North Elevation



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

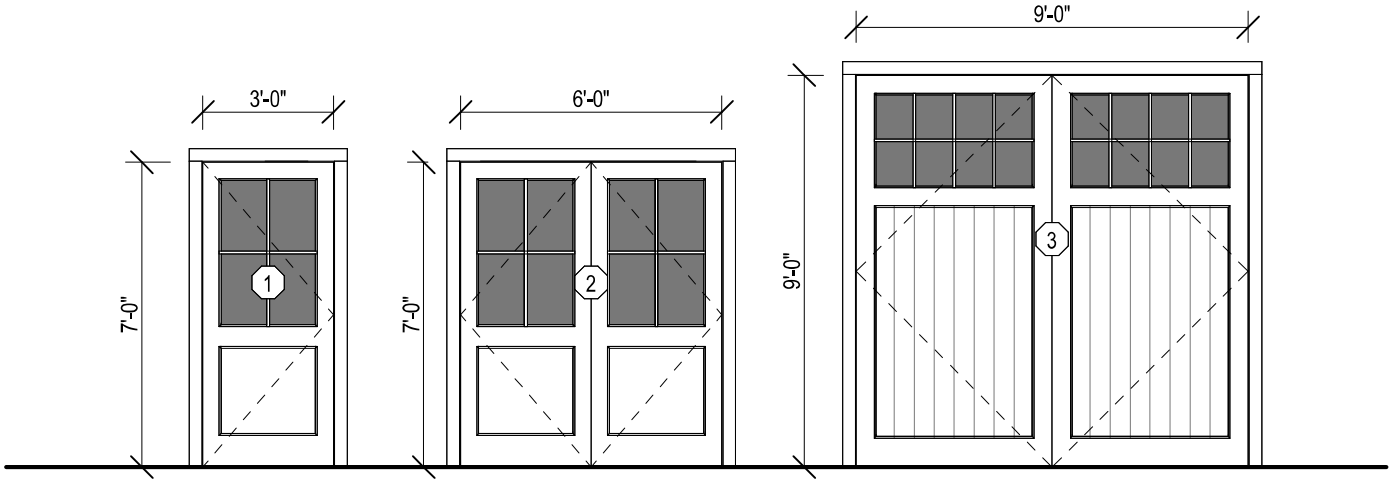
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

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"



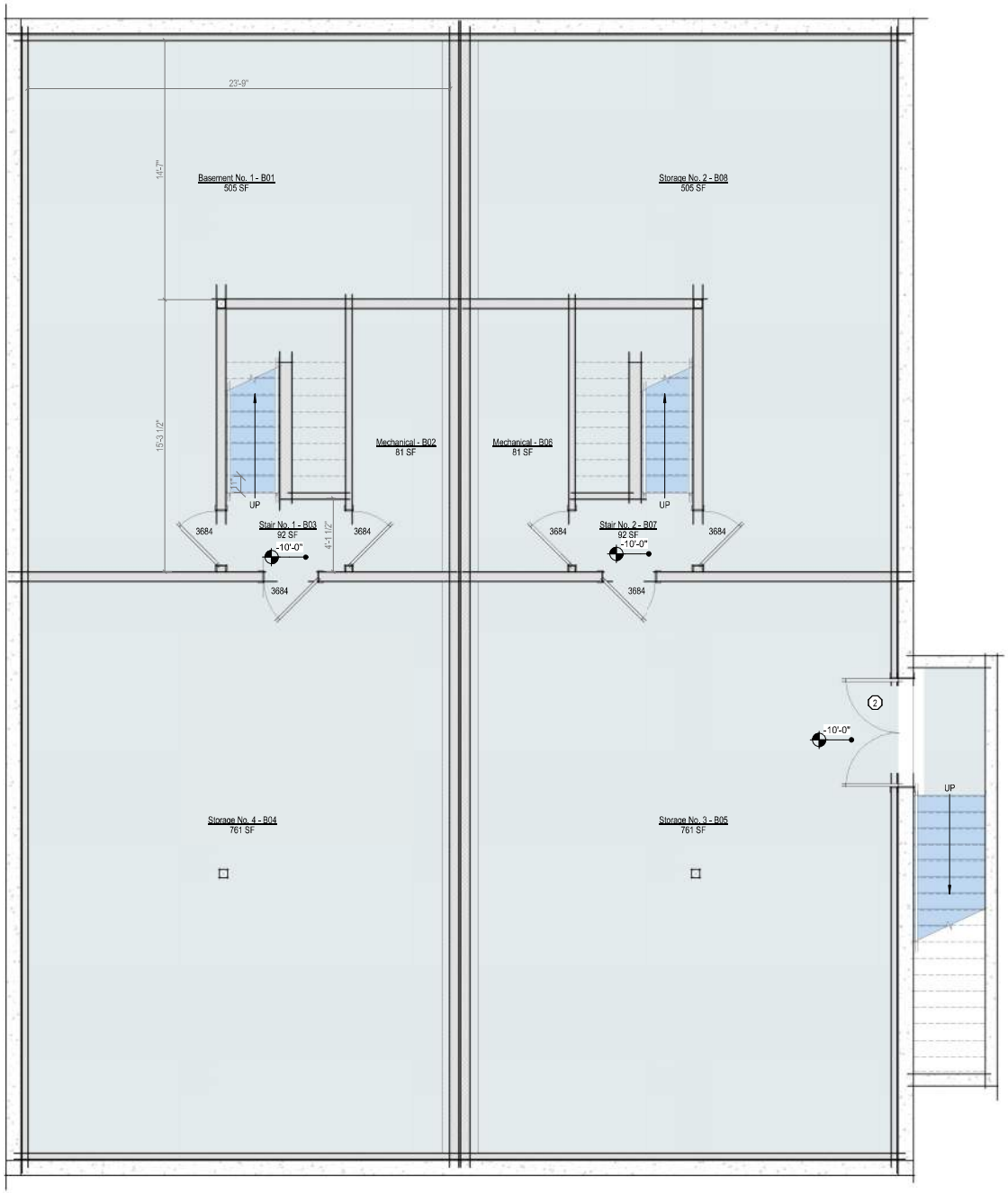
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

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.

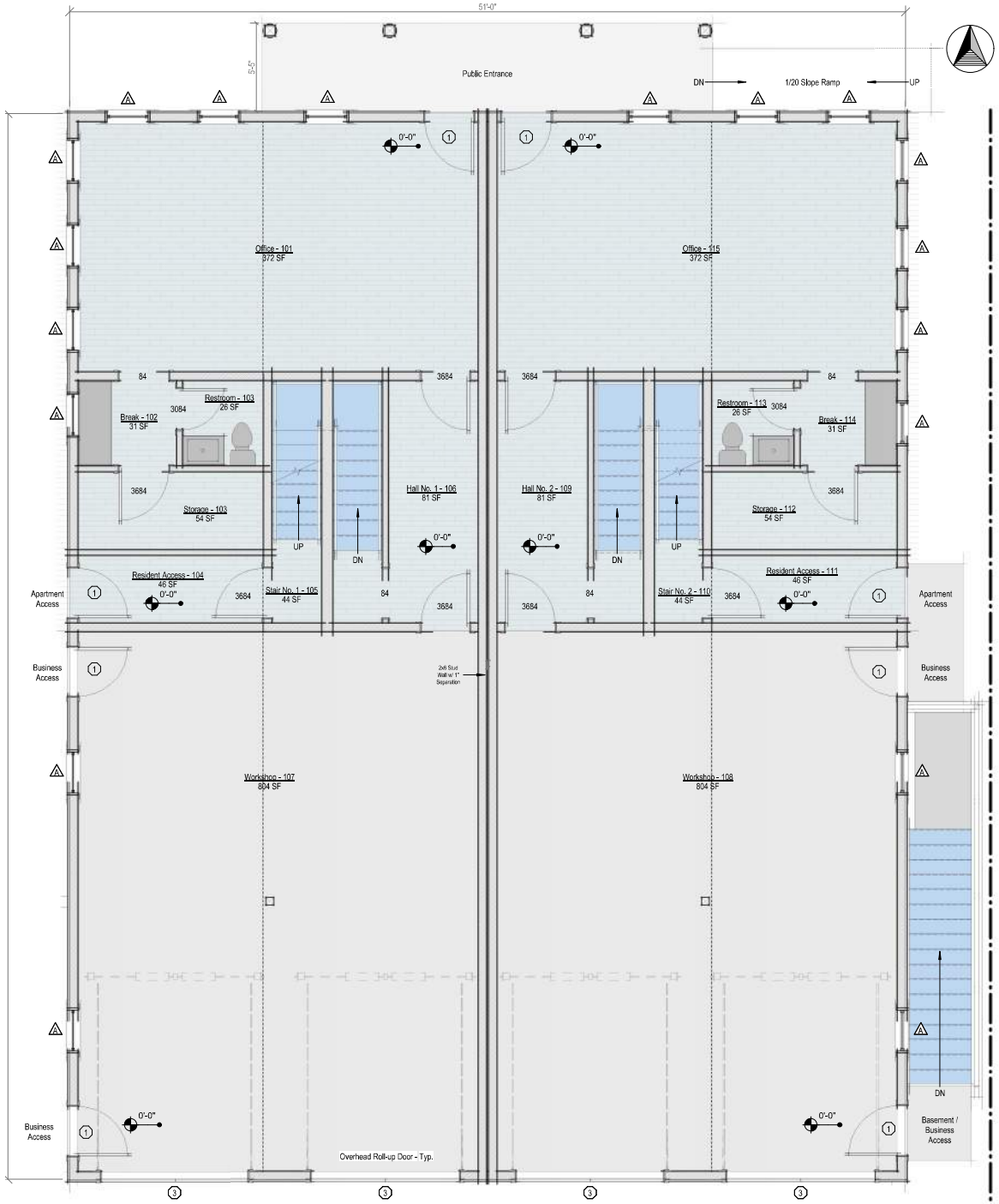
Exterior Door Legend

1/4" = 1'-0"



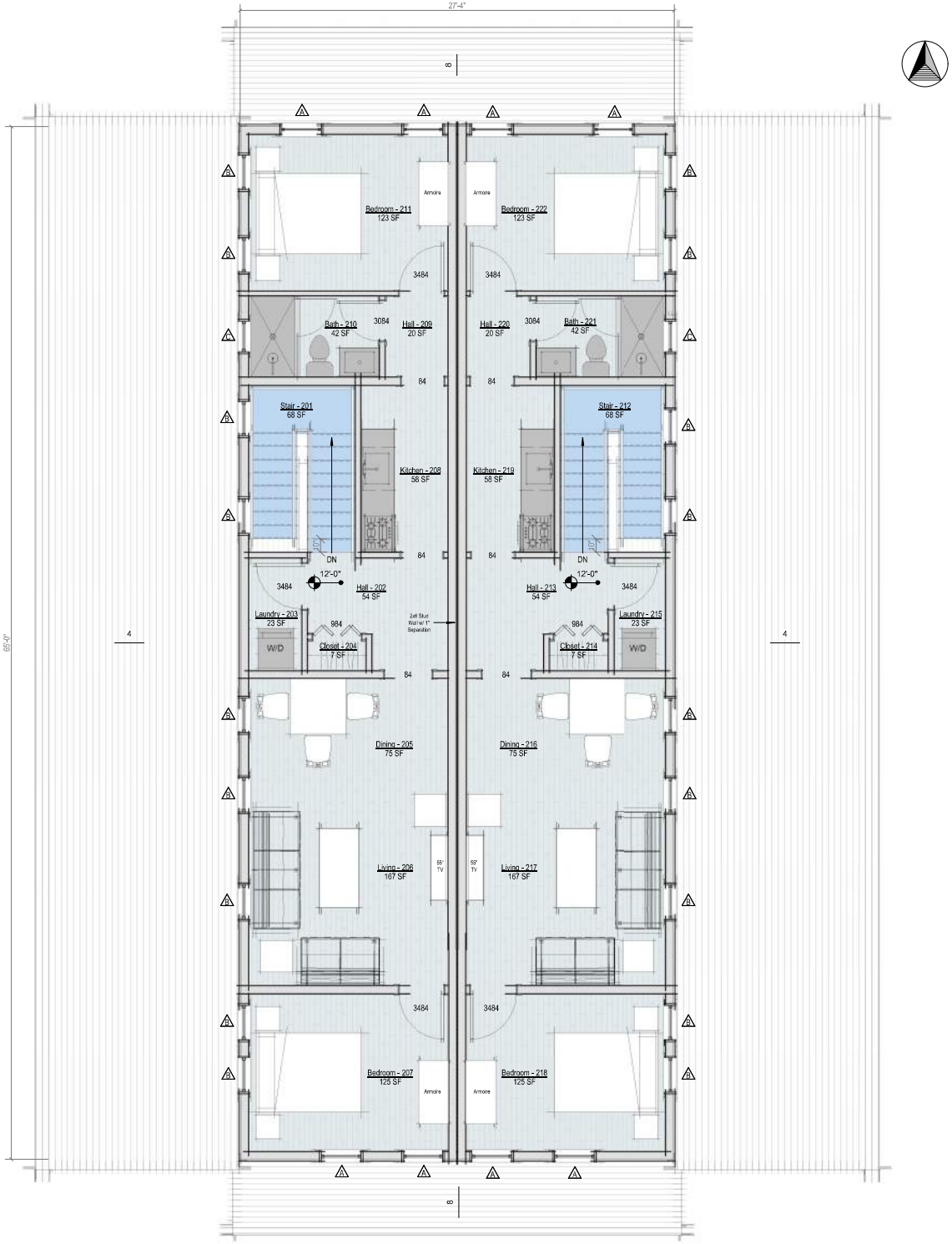
Basement Plan - Proposed

1/4" = 1'-0"



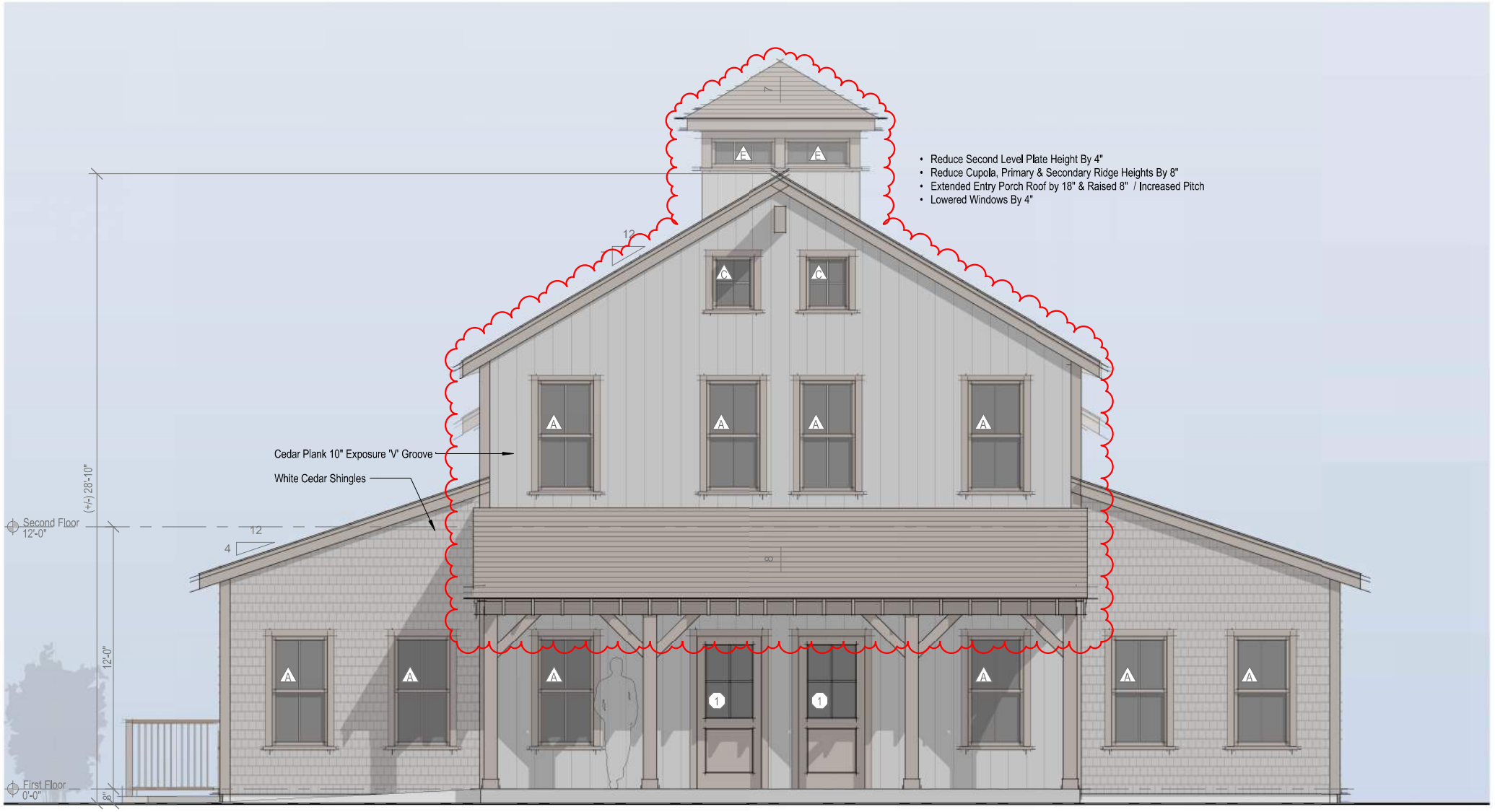
First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



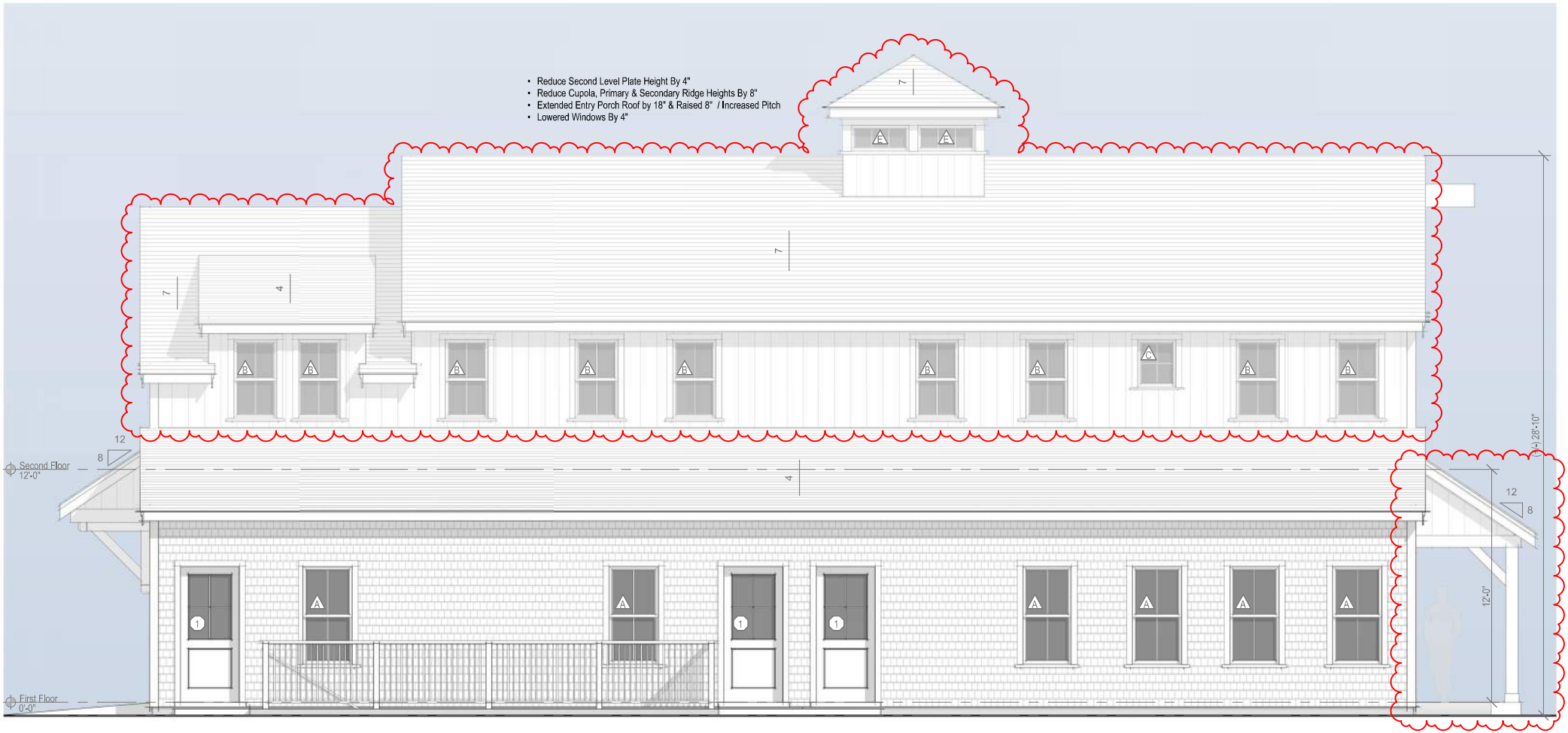
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Proposed

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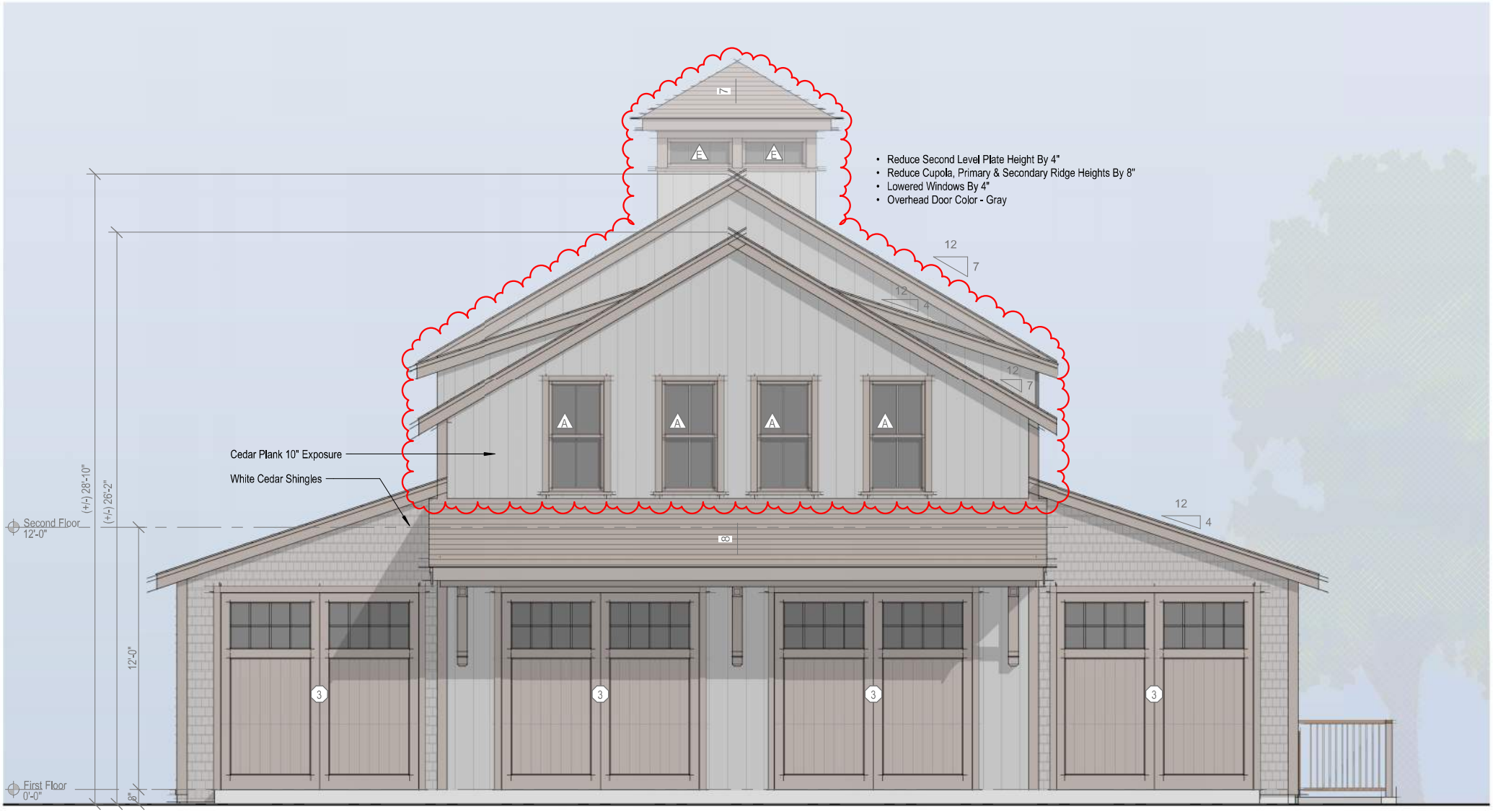
East Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 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: 06/27/2024
	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: 06/27/2024

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 6/27/24

Re: HDC COA Application for 51 W. Miacomet Road [81/52]
Cohen Steven, Trustee co Area 51 Trust

*Minutes from HDC Meeting 6/18/2024 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was heard 6/18/24. The attached meeting minutes have been generated by this office, as they are not available at the time of this submittal. The changes to the enclosed plans are reflective of the motion made at the 6/18/24 meeting.

Thank you.

Miroslava Ahern, LLC

HDC Minutes 06/18/2024

Start: 1:05

51 West Miacomet Road (A51)

Board: Stephen Welch (Chair), VAL, ABBY, CONNIE & CARRIE

MIRKA: Has Steve Cohen to chime in if he's available. Reminder this is application for the pool – question about the location and visibility was the biggest concern – we staked out pool as suggested – seen on last page. Property doesn't have a frontage – main house was already approved. Last page stake out sheet clearly shows where pool is in relationship to existing building – during your site view you could see the 3' stakes and vegetation is 4'-6' and you cannot see the pool. Steven will clarify the question of the frontage. We are clustering the pool to the back of the other lots. Other pools already approved. Closer to 41 and 43 which are rear abutters. Very limited with the clearing. Driveway is existing, main house is approved and we are working with the space we have. Other concern re: The glass railing – has been eliminated. We have the big walkout on driveway side – cross section – height of walls has been adjusted with a safety railing. Glass was changed to Corten Steel railing – images on first page. Was held for revisions with more information. Height of walls and safety railing, pool adjustment all addressees the concerns. Confirmed there will be a buffer of 5' natural vegetation. Corten Steel blends in – very dark color – blends even more into the surrounding and natural landscape. Proposing natural buffers in various areas to tuck in the screening – buffer between screening and walk-out. Pool will be at existing grade. You really only see the first 4' up from the house. Backyard is not visible – drove it with planning members, zoning members and our team.

Steven Cohen, Esq.: Visibility – the road is elevation 8 – lot is elevation of 18/20. Has an average of 3'-5' of vegetation. People viewing from the road would be below vegetatin and would need to ne 11' tall to see over the vegetation. Building is unusual and has no relationship to the road – road goes all the way around structure in a 'V' shape. Balcony is looking towards the water – in this case it makes sense. All houses in that area are basically developed that way. The pool is in the location due to the rules of the Moorland Management District focuses on protecting the views of the scenery – centers the outdoor activity instead of focusing that activity into the Moorlands. The structure protects the Moorlands from the view of the pool activity.

Holly: No comment.

Tom Barada (39 W. Miacomet) – Cohen said they're trying to cluster the pools together. This pool is in the front of the house not in the back. He said the road goes in a 'V' shape, but the access to the road is in the front of the property where the pool is. The front of the house has a walkout basement, so is that building with "Nantucket in style"? Spoke with planning and they have concerns re: the railing and the two walls being over 8'. HDC said its not their purview, but Marcus said he is going to flag it and they'll come back to you. Retaining wall system is what's used in landscape for gardens – It's square wire. That's not a railing, that's industrial. I wasn't able to raise this with HDC because it got pushed through without comment. Fenestration concerns. No plans here to show any lights. 18'L x 8'H accordion door for garage that's going to be lit up like a Christmas tree. Safety wise for the railings concerns. Whole house is backwards. USGS at the end of the driveway shows it is 16' from the road. I can see bottom of

foundation of the house looking up. [Mirka: references photos of house from the road included in application].

VAL: Doesn't understand it. Has more concern with the walk-down than she does with the pool. Has a tendency to agree with Mr. Barada – that's going to be lit up… I don't understand it. I think the fencing is rather unusual as well. Questioned the cross-section from the driveway toward the front door – what will we see? [Mirka: you will see top safety railing on top of the wall, parallel with the house and along the driveway – which will be screened with natural planting. Staggered wall and everything is sunken so you will only see the ground level of the main house. All existing vegetation is around 4-6' and railing is only 3'. House is elevation 20'.] Thinks she needs to see a perspective of that view with accurate grade marks.

CARRIE: I think the railing against around that wall should possibly be a solid shingle to blend into house shingle and get a little height to mask some of the light coming out of that well. Seems our only purview today because the railing is up for application. The well we're all quite concerned about. The pool is a relatively small pool and flat on the ground – re: Steven Cohen's comments re: elevation – don't see that as being visible. Railing is our only purview. Thinks you will see the railing from the street. You'll see the post and then nothing – so that's atypical. NTW railing or shingled wall on the back side – the whole perimeter of the rail needs to be mitigated and something more solid as safety would be my vote. This is a very natural landscape and the light will be a problem – although not our purview – but the well is the purveyor of this in this incredibly natural setting.

ABBY: Share the concerns – not about the pool although can't find the elevation of pool to house – commented on the gang of nano-doors. If the driveway goes in front of those – questioned if that is less screening. Driveway goes across nano-doors to the basement. Commented then there won't be any vegetation. Important to see the elevations – completes the whole 'we know what it looks like'. Not sure the shingled fence is going to be more visible than a wire fence. Not sure about that. If we're holding for revisions would like to see elevation with the pool so I can see how the pool relates to the East side of the house.

CONNIE: Original concern was that the pool is in front of the house – appears it won't be visible. That being said, next issue is the railing. I do like the idea of the shingles which might help with the increase in lighting – but guess that has to go to the Planning Board as well. In favor of seeing revisions.

STEPHEN WELCH: Clarified – this is a hardscape plan. Concerns principally – the rail system being a dark color is not going to be visible. Skating on thin ice re: architectural elements such as lighting that we don't typically rule on. Would like to have the driveway changed/reworked so the driveway entry is further to the north – and more of a straight shot into the parking area – within paper road or on the lot itself. Would eliminate the potential lighting effects flooding the Moorlands characteristics which is what we are looking to preserve. Thinks it would be a simple modification. [Mirka: fully restricted - restrictions to the property and cannot touch it – can only use existing clearing for the construction of the house only] Asked about supplemental planting w/Native plant materials – Native to the Moorlands. [Mirka: we can definitely add that] Give height and close in section of this small triangle here. 'This' visibility is my principal concern. [Mirka: Area can be fully screened and planted – just have to remain around septic square]. Couple options: Consider if shingle rail is more appropriate, if vegetation is more appropriate, and vegetation more appropriate to Moorlands materials, Not visible at time of inspection, elevation and grade plan. We do not have consensus is what that rail system would look like – where we do have

consensus is where we'd like to see a perspective that's accurate with the respect to the grade differential. Consensus with the railing don't want to see the railing, if we do we'll see effects of lighting directly – wire fence, well be seeing the lighting through it which is a problem – may/may not be in our purview. Still a concern that affects the final decision. Consensus on where the elevation of the poolside. Need to assess the visual elements before we can make a determination.

CARRIE: Motion to hold for revisions - Additional information: Elevation from the poolside, perspective accurately reflecting grade and to some extent the natural plant materials.

CARRIED UNANIMOUSLY.

END: 1:32

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

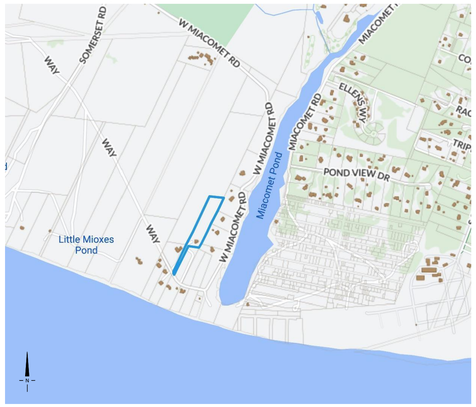
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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





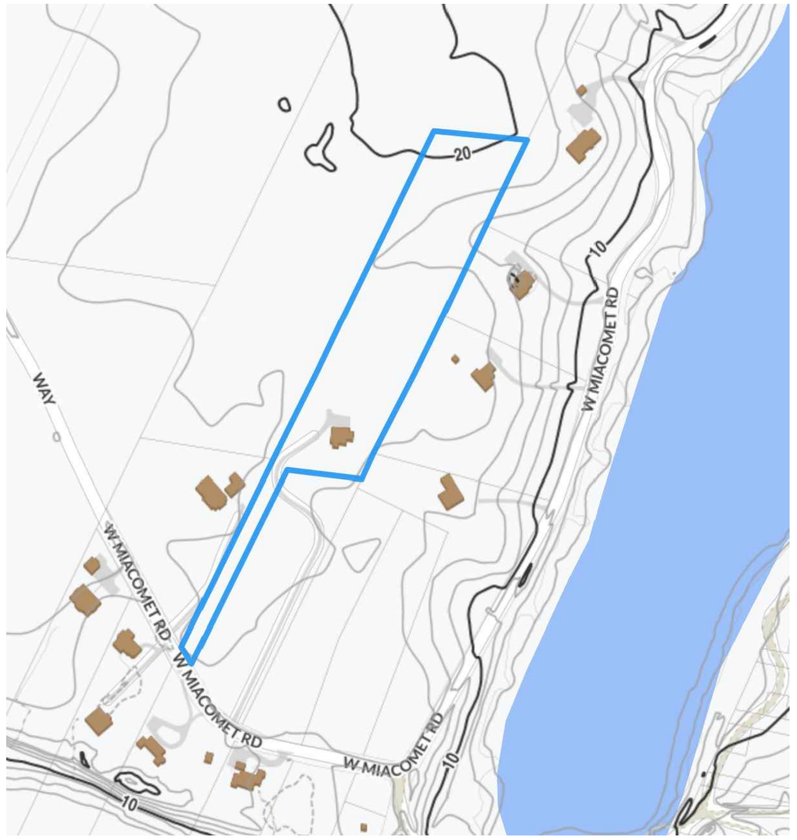



PHOTO 1


PHOTO 2


PHOTO 3


PHOTO 4


PHOTO 5



PHOTO 6


PHOTO 7


PHOTO 8


PHOTO 9


PHOTO 10

AHERN LLC
LANDSCAPE DESIGN STUDIO
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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	JUNE 27, 2024
SCALE	N/A
DRAWN BY	VS

HDC.01





VIEW FROM W MIACOMET RD AT DRIVEWAY ENTRANCE
DISTANCE TO STRUCTURE APPROX. 648 FEET

VIEW 1



VIEW FROM W MIACOMET RD AT MIACOMET POND

VIEW 2



VIEW FROM W MIACOMET RD FROM WEST APPROACH
DISTANCE TO STRUCTURE APPROX. 867 FEET

VIEW 3

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HDC SUBMISSION
PUBLIC VIEW VISIBILITY

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	N/A
DRAWN BY	VS

HDC.02

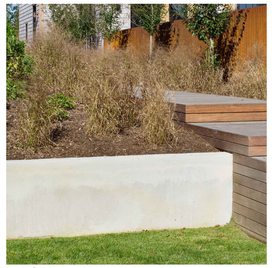
HARDSCAPE MATERIALS

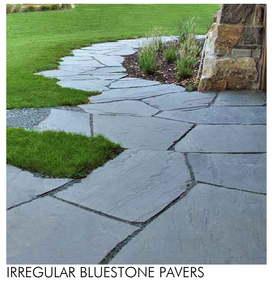

BLUESTONE POOL COPING


BLUESTONE RISERS



36" (H) WOODEN FENCE NTW


PARGED WALL


IRREGULAR BLUESTONE PAVERS

NATURAL PLANTING


BLUESTEM

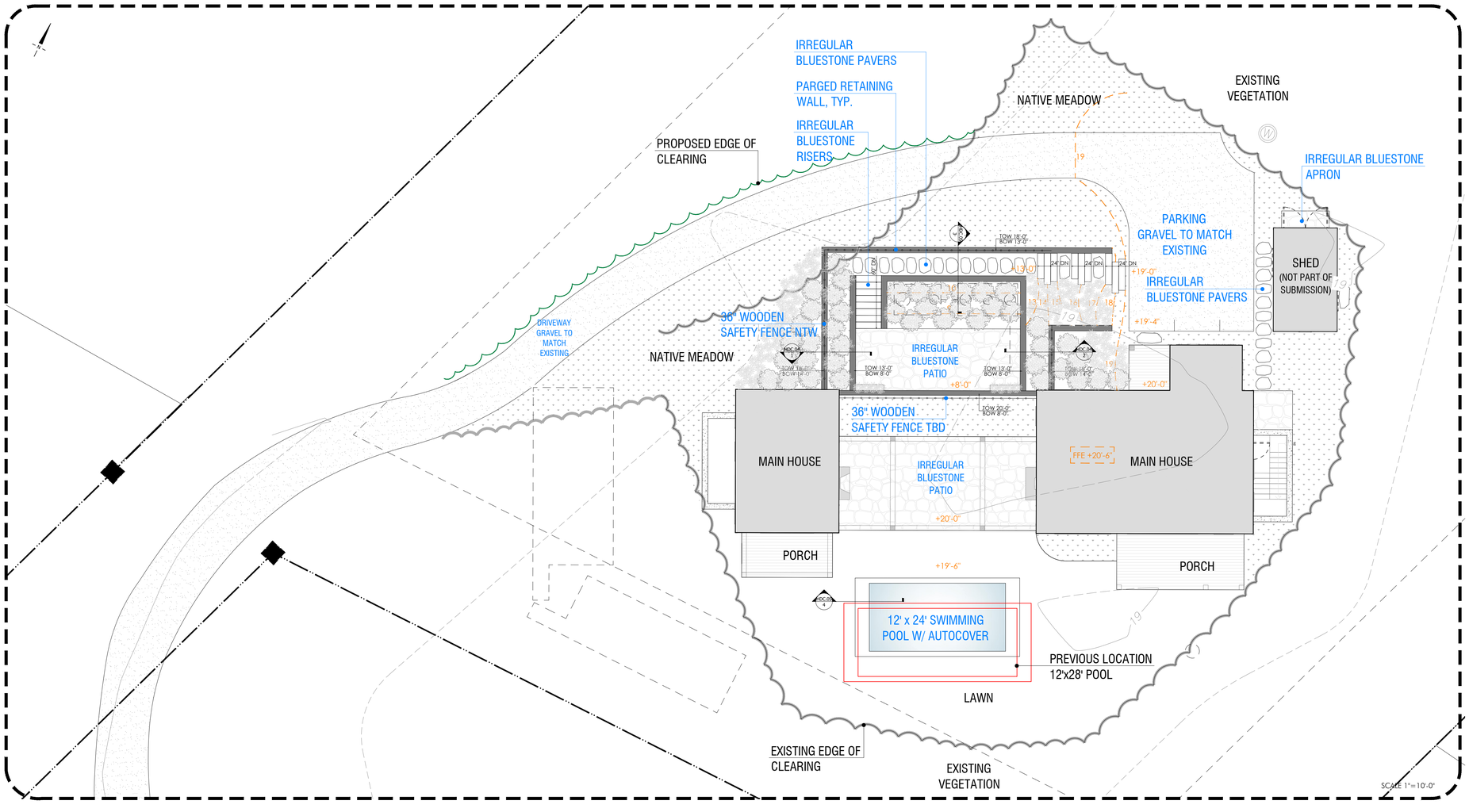

LOWBUSH BLUEBERRY


BAYBERRY

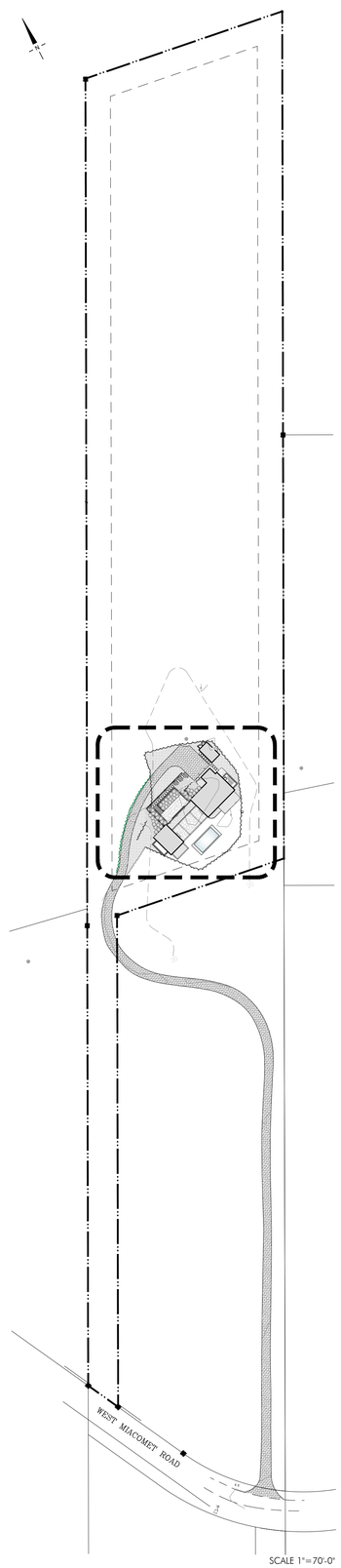

FESCUE


HIGHBUSH BLUEBERRY


BEACH PLUM



OVERALL SITE PLAN



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HDC SUBMISSION
SITE PLAN

DRAWING INFO

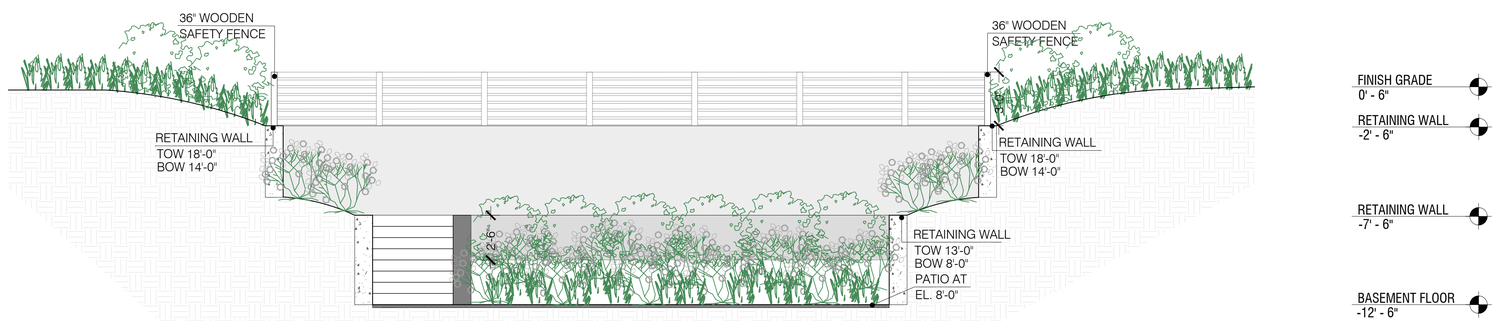
DATE	JUNE 27, 2024
SCALE	1"=10'-0"
DRAWN BY	VS

HDC.03



1 CROSS SECTION A-A

Scale:1/4" = 1'-0"



2 CROSS SECTION B-B

Scale:1/4" = 1'-0"

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HDC SUBMISSION
CROSS SECTION

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	1/4"=1'-0"
DRAWN BY	VS

HDC.04



3 CROSS SECTION C-C

Scale:1/4" = 1'-0"



4 CROSS SECTION D-D

Scale:1/4" = 1'-0"

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HDC SUBMISSION
CROSS SECTION

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	1/4"=1'-0"
DRAWN BY	VS

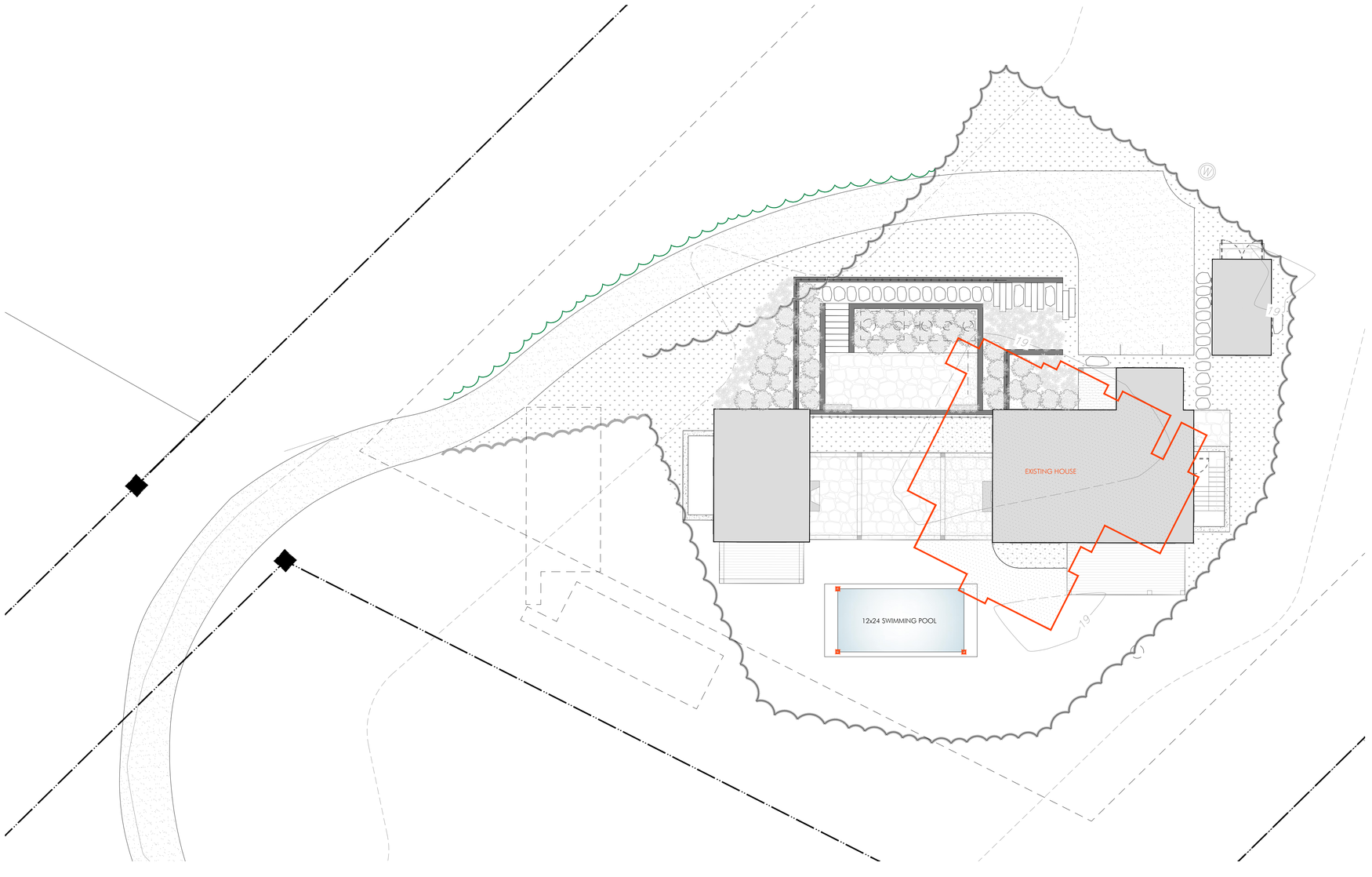
HDC.05











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PROJECT

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HDC SUBMISSION
POOL STAKING

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	3/32"=1'-0"
DRAWN BY	VS

HDC.06